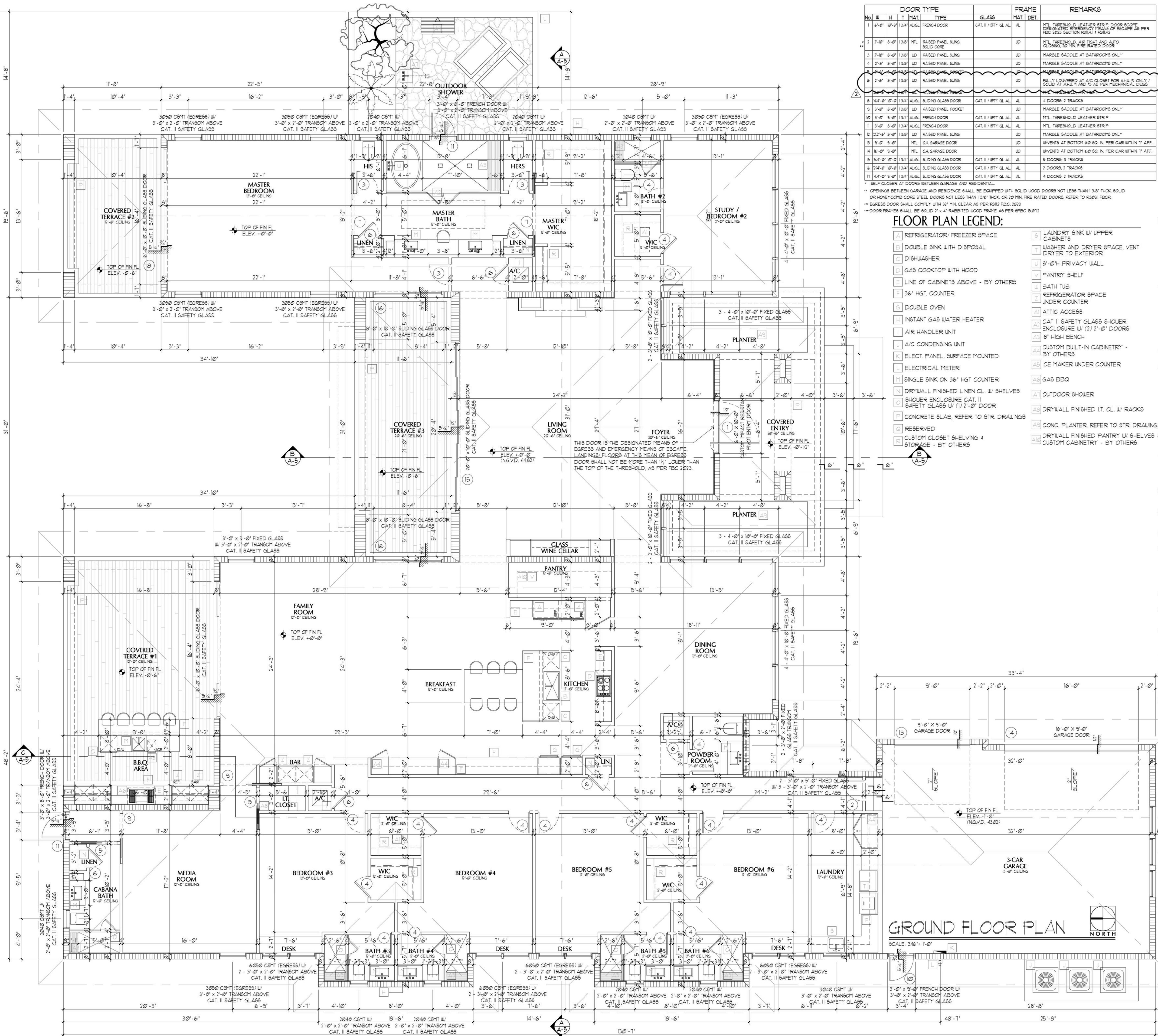


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DOOR TYPE						FRAME		REMARKS
NO	W	H	T	MAT	TYPE	GLASS	MAT DET.	
1	6'-0"	8'-0"	1'-0"	ALU.	FRENCH DOOR	CAT. II / 8" FT. GL.	AL	MTL THRESHOLD WEATHER STRIP DOOR SCOPE PER 2023 SECTION R302.1 / R302.2 ESCAPE AS PER
2	2'-10"	8'-0"	1'-0"	MTL	RAISED PANEL SLING SOLID CORE		UD	MTL THRESHOLD WEATHER STRIP AND AUTO CLOSING 10 MIN FIRE RATED DOOR
3	2'-10"	8'-0"	1'-0"	MTL	RAISED PANEL SLING		UD	MARBLE SADDLE AT BATHROOMS ONLY
4	2'-8"	8'-0"	1'-0"	MTL	RAISED PANEL SLING		UD	MARBLE SADDLE AT BATHROOMS ONLY
5	2'-6"	8'-0"	1'-0"	MTL	RAISED PANEL SLING		UD	MARBLE SADDLE AT BATHROOMS ONLY
6	2'-6"	8'-0"	1'-0"	MTL	RAISED PANEL SLING		UD	BULLY LOWERED AT 60" DOOR FOR AHEAD ONLY / MARBLE SADDLE AT BATHROOMS ONLY
7	2'-6"	8'-0"	1'-0"	MTL	RAISED PANEL SLING		UD	MARBLE SADDLE AT BATHROOMS ONLY
8	4'-4"	8'-0"	1'-0"	ALU.	SLIDING GLASS DOOR	CAT. II / 8" FT. GL.	AL	4 DOORS 2 TRACKS
9	3'-0"	8'-0"	1'-0"	MTL	RAISED PANEL DOOR		UD	MARBLE SADDLE AT BATHROOMS ONLY
10	3'-0"	8'-0"	1'-0"	ALU.	FRENCH DOOR	CAT. II / 8" FT. GL.	AL	MTL THRESHOLD WEATHER STRIP
11	3'-0"	8'-0"	1'-0"	ALU.	FRENCH DOOR	CAT. II / 8" FT. GL.	AL	MTL THRESHOLD WEATHER STRIP
12	2'-6"	8'-0"	1'-0"	MTL	RAISED PANEL SLING		UD	MARBLE SADDLE AT BATHROOMS ONLY
13	9'-0"	8'-0"	1'-0"	MTL	CH GARAGE DOOR		UD	W/VENTS AT BOTTOM 60" SQ. IN. PER CAR WITHIN 1" AFF.
14	14'-0"	8'-0"	1'-0"	MTL	CH GARAGE DOOR		UD	W/VENTS AT BOTTOM 60" SQ. IN. PER CAR WITHIN 1" AFF.
15	3'-0"	8'-0"	1'-0"	ALU.	SLIDING GLASS DOOR	CAT. II / 8" FT. GL.	AL	9 DOORS 3 TRACKS
16	2'-6"	8'-0"	1'-0"	ALU.	SLIDING GLASS DOOR	CAT. II / 8" FT. GL.	AL	2 DOORS 2 TRACKS
17	4'-4"	8'-0"	1'-0"	ALU.	SLIDING GLASS DOOR	CAT. II / 8" FT. GL.	AL	4 DOORS 2 TRACKS

FLOOR PLAN LEGEND:

- A REFRIGERATOR / FREEZER SPACE

B DOUBLE SINK WITH DISPOSAL

C DISHWASHER

D GAS COOKTOP WITH HOOD

E LINE OF CABINETS ABOVE - BY OTHERS

F 36" HGT. COUNTER

G DOUBLE OVEN

H INSTANT GAS WATER HEATER

I AIR HANDLER UNIT

J A/C CONDENSING UNIT

K ELECT. PANEL, SURFACE MOUNTED

L ELECTRICAL METER

M SINGLE SINK ON 36" HGT COUNTER

N DRYWALL FINISHED LINEN CL. W/ SHELVES

O SHOWER ENCLOSURE CAT. II SAFETY GLASS W/ (1) 2'-0" DOOR

P CONCRETE SLAB, REFER TO STR. DRAWINGS

Q RESERVED

R CUSTOM CLOSET SHELVING & STORAGE - BY OTHERS
- S LAUNDRY SINK W/ UPPER CABINETS

T WASHER AND DRYER SPACE, VENT DRYER TO EXTERIOR

U 8'-0" H PRIVACY WALL

V PANTRY SHELF

W BATH TUB

X REFRIGERATOR SPACE UNDER COUNTER

Y ATTIC ACCESS

Z CAT. II SAFETY GLASS SHOWER ENCLOSURE W/ (2) 2'-0" DOORS

AA 18" HIGH BENCH

AB CUSTOM BUILT-IN CABINETRY - BY OTHERS

AC CE MAKER UNDER COUNTER

AD GAS BBQ

AE OUTDOOR SHOWER

AF DRYWALL FINISHED IT. CL. W/ RACKS

AG CONC. PLANTER, REFER TO STR. DRAWINGS

AH DRYWALL FINISHED PANTRY W/ SHELVES & CUSTOM CABINETRY - BY OTHERS

GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY ON CONSIDERATIONS OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- ALL DIMENSIONS SHALL BE CONSIDERED NOMINAL, UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- DO NOT SCALE DIMENSIONS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS & CONDITIONS, IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- SHOWER/BATH-TUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIAL (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 12" INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN BY SECTION R-302.1 FEB 2023
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING OPERABLE FROM THE INSIDE. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT (5.7 SF. IN AREA). THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR. NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR AS PER F.B.C. 2023 SECTION R302.1 THRU R302.4
- NUMBERS OF ADJACENT ARE PLACED VISIBLE AND READABLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 4 INCHES MIN. IN HEIGHT AS PER F.B.C. 2023 R303
- REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE & REINF.
- ALL FIXED GLASS PANELS SHALL BE 3/4" SAFETY GLASS CAT. II MINIMUM
- CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING ANY GLAZING WITHIN 60" OF THE FINISH FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE AS PER TABLE R-308.4.5 FEB 2023
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET NFPA 21-2.4.4
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. NFPA 21-2.4.5
- ATTICS NOT USED FOR HABITATION PURPOSES SHALL HAVE PROVISIONS FOR THE EMISSION OF EXCESS HEAT. F.B.C. 2023-1029.2
- TERMITE STATEMENT: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 1029.2 REGISTERED TERMITE CONTROL. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS PER F.B.C. 2023 R303.9
- HEIGHT OF WINDOW SILL AT 2ND FLOOR EGRESS WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
- SHUTTERS USED TO PROTECT OPENINGS ABOVE THE FIRST STORY OF ANY BUILDING MUST BE PERMANENTLY INSTALLED AND CLOSABLE FROM THE INSIDE OF THE BUILDING AS PER SECTION 2419.6.1 FEB 2023
- FLAME SPREAD AND SMOKE DENSITY: WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER F.B.C. 2023 SECTION R302.9 INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL-ASSEMBLY WALL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER F.B.C. 2023 SECTION R302.10
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. AS PER F.B.C. 2023 R302.7
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD TO WHICH IT COMPLIES. THE LABEL SHALL BE VISIBLE IN THE FINAL INSTALLATION AS PER F.B.C. R308.1 OPERATIVE WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION F.B.C. 2023 2413.1.6
- IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED WITH THE ROUGH-FRAMED OPENING NOT LESS THAN 22" BY 30" AS PER F.B.C. 2023 SECTION 1029.2 FOR ROOFS WITH AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5 FEET. PER F.B.C. 2023 SECTION 1029.2 (EXCEPTION 2) BATHROOMS SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AS PER F.B.C. 2023 SECTION 1029.2 (EXCEPTION 1)
- COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76 MM) FROM RECEASED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. F.B.C. 2023 SECTION R302.13
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE BASE FLOOR ELEVATION AS PER F.B.C. 2023 R302.2 OF THE FLORIDA MECHANICAL CODE, OR AT AN ELEVATION EQUAL TO THE FINISHED FLOOR OF THE HOUSE / BUILDING.
- DESIGNATE MEANS OF EGRESS AND EMERGENCY MEANS OF ESCAPE, LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" (38 MM) LOWER THAN THE TOP OF THE THRESHOLD AS PER F.B.C. 2023 R303.1.3. ALSO THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 13/4" INCHES (36 MM) BELOW THE TOP OF THE THRESHOLD.
- BUILDING IS TO BE BUILT ABOVE MINIMUM BASE FLOOR ELEVATION IN ACCORDANCE WITH SECTION R302.2 FEB 2023. PLEASE SEE PLOT PLAN FOR BASE FLOOR HEIGHT AND FINISH FLOOR ELEVATION.
- IN BUILDINGS WITH STONE APPLICATION, PRE-FABRICATED WOOD BRACKETS, AND/OR PRE-FABRICATED TRIMS, A STUCCO SCRATCH COAT SHALL BE PROVIDED ON THE MASONRY BLOCK WITH A WATERPROOFING SEALER (SUPER THOROSEAL OR APPROVED EQUIVALENT) ON TOP OF THE SCRATCH COAT. PRIOR TO THE STONE/PRE-FABRICATED TRIM OR BRACKET INSTALLATION.
- STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLORIDA BUILDING CODE 2023 - BUILDING, FIFTH EDITION SECTION 290.01 AND SECTION 290.9, AND SHALL CONSIST OF AT LEAST TWO COATS AND THE TOTAL THICKNESS SHALL NOT BE LESS THAN 1/2".

AREA CALCULATIONS

TOTAL A/C SPACE	6,791 SQUARE FEET
GARAGE	829 SQUARE FEET
COVERED ENTRY	149 SQUARE FEET
COVERED TERRACE #1	534 SQUARE FEET
COVERED TERRACE #2	228 SQUARE FEET
COVERED TERRACE #3	36.1 SQUARE FEET
PRIVATE SHOWER PATIO	332.01 SQUARE FEET
ACCESSORY STRUCTURE	549.68 SQUARE FEET
TOTAL	9,314.69 SQUARE FEET

WALL LEGEND:

- INDICATES 8"x8"x16" MASONRY UNITS
- INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL FINISH EACH SIDE
- NO. 25 GAUGE CHANNEL-SHAPED STUDS 16" O.C. WITH 1 FULL-LENGTH LAYERS OF 1/2" DRYWALL EACH SIDE AND R-15 INSULATION BETWEEN STUDS.

NOTE:

INTERIOR FINISHES SHALL MEET SPECIFIED VOC EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE (GGI) STANDARD FOR FINISH FLOOR ELEVATION. REFER APPROVED SITE PLAN FOR GARAGE FLOOR ELEVATION.

ELEVATION NOTES:

- CONDENSING UNIT T.O.S. ELEVATION SHALL BE NOT LESS THAN F.F.E.
- REFER APPROVED SITE PLAN FOR FINISH FLOOR ELEVATION.
- REFER APPROVED SITE PLAN FOR GARAGE FLOOR ELEVATION.

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REVISIONS:

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08.10.23 BLDG. DEPT. REV.

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SUITE 1500

MIAMI, FL 33156

PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE

BY HERITAGE HOME BUILDERS, LLC.

7725 SOUTHWEST 114 STREET

VILLAGE OF PINECREST, FL 33156

SEAL:

FIRST FLOOR PLAN

DATE: 01.16.2023

SCALE: AS SHOWN

DRAWN: SP

CHECK BY: EP

JOB NO.: 22-22

A-1

SHEET NO.: