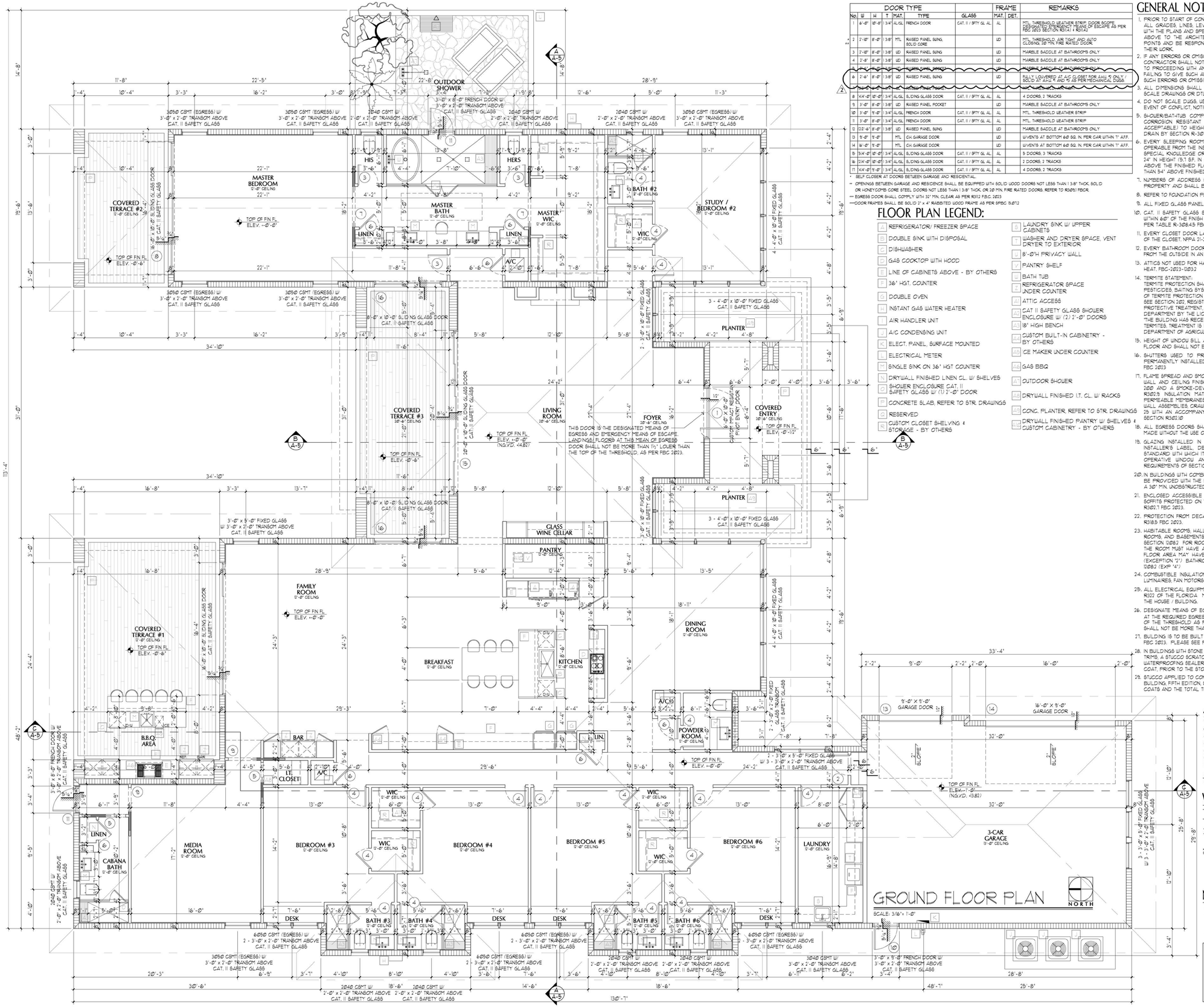

DOOR TYPE						GLASS	FRAME		REMARKS
No.	W	H	T	MAT.	TYPE		MAT.	DET.	
1	6'-0"	8'-0"	1 3/4"	AL/GL	FRENCH DOOR	CAT. II / SFTY GL AL	AL		MTL. THRESHOLD WEATHER STRIP, DOOR SCOPE, DESIGNATED EMERGENCY MEANS OF ESCAPE AS PER FBC 2023 SECTION R311.4 & R311.2
2	2'-0"	8'-0"	1 3/8"	MTL	RAISED PANEL SWING, SOLID CORE		WD		MTL. THRESHOLD, AIR TIGHT AND AUTO CLOSING, 20 MIN. FIRE RATED DOOR.
3	2'-0"	8'-0"	1 3/8"	WD	RAISED PANEL SWING		WD		MARBLE SADDLE AT BATHROOMS ONLY
4	2'-0"	8'-0"	1 3/8"	WD	RAISED PANEL SWING		WD		MARBLE SADDLE AT BATHROOMS ONLY
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
6	2'-6"	8'-0"	1 3/8"	WD	RAISED PANEL SWING		WD		FULLY LOUVERED AT A/C CLOSET FOR AHU # 2 ONLY, SOLID AT AHU # 1 AND #3 AS PER MECHANICAL DWGS
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
8	4'-0" x 8'-0"		1 3/4"	AL/GL	SLIDING GLASS DOOR	CAT. II / SFTY GL AL	AL		4 DOORS, 2 TRACKS
9	3'-0"	8'-0"	1 3/8"	WD	RAISED PANEL POCKET		WD		MARBLE SADDLE AT BATHROOMS ONLY
10	3'-0"	8'-0"	1 3/4"	AL/GL	FRENCH DOOR	CAT. II / SFTY GL AL	AL		MTL. THRESHOLD WEATHER STRIP
11	3'-0"	8'-0"	1 3/4"	AL/GL	FRENCH DOOR	CAT. II / SFTY GL AL	AL		MTL. THRESHOLD WEATHER STRIP
12	2'2'-6"	8'-0"	1 3/8"	WD	RAISED PANEL SWING		WD		MARBLE SADDLE AT BATHROOMS ONLY
13	9'-0"	9'-0"		MTL	CH. GARAGE DOOR		WD		WINTA AT BOTTOM 60 SQ. IN. PER CAR WITHIN 1' AFF.
14	16'-0"	9'-0"		MTL	CH. GARAGE DOOR		WD		WINTA AT BOTTOM 60 SQ. IN. PER CAR WITHIN 1' AFF.
15	3'4'-0"	8'-0"	1 3/4"	AL/GL	SLIDING GLASS DOOR	CAT. II / SFTY GL AL	AL		5 DOORS, 3 TRACKS
16	3'4'-0"	8'-0"	1 3/4"	AL/GL	SLIDING GLASS DOOR	CAT. II / SFTY GL AL	AL		2 DOORS, 2 TRACKS
17	4'4'-0"	8'-0"	1 3/4"	AL/GL	SLIDING GLASS DOOR	CAT. II / SFTY GL AL	AL		4 DOORS, 2 TRACKS

* SELF CLOSER AT DOORS BETWEEN GARAGE AND RESIDENTIAL.

** OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED DOORS. REFER TO R302.5 FBCR.

*** EGRESS DOOR SHALL COMPLY WITH 32" MIN. CLEAR AS PER R311.2 F.B.C. 2023

**** DOOR FRAMES SHALL BE SOLID 2" x 4" RABBITED WOOD FRAME AS PER SPEC 15-2012

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
- AA ATTIC ACCESS
- AB CAT II SAFETY GLASS SHOWER ENCLOSURE W/ (2) 2'-0" DOORS
- AC 18" HIGH BENCH
- AD CUSTOM BUILT-IN CABINETRY - BY OTHERS
- AE ICE MAKER UNDER COUNTER
- AF GAS BBQ
- AG OUTDOOR SHOWER
- AH DRYWALL FINISHED I.T. CL. W/ RACKS
- AI CONC. PLANTER, REFER TO STR. DRAWINGS
- AJ DRYWALL FINISHED PANTRY W/ SHELVES & CUSTOM CABINETRY - BY OTHERS

GENERAL NOTES:

1. 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 CONSISTENCIES 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.
2. 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 FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
3. ALL DIMENSIONS SHALL BE CONSIDER 'NOMINAL' UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DTLS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
4. DO NOT SCALE DWGS, USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS & CONDITIONS, IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
5. SHOWER/BATH-TUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN BY SECTION R-307.2 FBC 2023
6. 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 R310.2 THRU R310.4
7. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 4 INCHES MIN. IN HEIGHT, AS PER FBC 2023 R319
8. REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE & REINF.
9. ALL FIXED GLASS PANELS SHALL BE ¾" SAFETY GLASS CAT. II MINIMUM
10. 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 FBC 2023
11. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET. NFPA 21-2.4.4
12. 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
13. ATTICS NOT USED FOR HABITATION PURPOSES SHALL HAVE PROVISIONS FOR THE EMISSION OF EXCESS HEAT. FBC-2023-1202.2
14. 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 202, REGISTERED TERMITICIDE. 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 R318.1
15. 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
16. 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 2413.6.1 FBC 2023
17. 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 FBC. 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 ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 75 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER F.B.C. 2023 SECTION R302.10
18. 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 FBC2023 R311.2
19. GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH A MANUFACTER'S OR INSTALLER'S LABEL DESIGNATING TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION AS PER FBC R308.1. OPERATIVE WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION FBC 2023 2413.1.6
20. 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 R807 FBC 2023. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED.
21. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. IN ACCORDANCE WITH SECTION R302.7 FBC 2023.
22. PROTECTION FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS IN ACCORDANCE WITH SECTION R318.5 FBC 2023.
23. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" AS PER F.B.C. 2023 SECTION 1208.2. FOR ROOMS WITH SLOPED CEILING , 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 1208.2 (EXCEPTION 2)) BATHROOMS SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AS PER F.B.C. 2023 SECTION 1208.2 (EXP. "4")
24. COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76 MM) FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. FBC 2023 SECTION R302.13
25. ALL ELECTRICAL EQUIPMENT SHALL DE INSTALLED ABOVE BASE FLOOD ELEVATION AS PER FBC 2023 R322 OF THE FLORIDA MECHANICAL CODE, OR AT AN ELEVATION EQUAL TO THE FINISHED FLOOR OF THE HOUSE / BUILDING.
26. DESIGNATE MEANS OF EGRESS AND EMERGENCY MEANS OF ESCAPE. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 ½" INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. AS PER FBC 2023 R311.3.1. ALSO THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 13/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.
27. BUILDING IS TO BE BUILT ABOVE MINIMUM BASE FLOOD ELEVATION IN ACCORDANCE WITH SECTION R322 FBC 2023. PLEASE SEE PLOT PLAN FOR BASE FLOOD HEIGHT AND FINISH FLOOR ELEVATION.
28. 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.
29. STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLORIDA BUILDING CODE 2023 - BUILDING, FIFTH EDITION, SECTION 2510.1 AND SECTION 2512.9, 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	6,297 SQUARE FEET
GARAGE	859 SQUARE FEET
COVERED ENTRY	149 SQUARE FEET
COVERED TERRACE #1	534 SQUARE FEET
COVERED TERRACE #2	228 SQUARE FEET
COVERED TERRACE #3	367 SQUARE FEET
PRIVATE SHOWER PATIO	332.08 SQUARE FEET
ACCESSORY STRUCTURE	548.68 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-19 INSULATION BETWEEN STUDS.

NOTE:

INTERIOR FINISHES SHALL MEET SPECIFIED VOC EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGF6.0@0 STANDARD FOR BUILDING MATERIAL AND FINISHES OR GREEN SEAL(R) STANDARDS.

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:

2 08.10.23 BLDG. DEPT. REV.

OWNER:
HERITAGE HOME BUILDERS, LLC.
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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

STATE OF FLORIDA EDGARDO PEREZ AR0015394 REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: E=e_perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kilidjian, Starr & Associates", L=Doral, S=Florida, C=US
Date: 2023.10.19 10:44:10-04'00'

FIRST FLOOR PLAN

DATE :	01.16.2023
SCALE :	AS SHOWN
DRAWN :	SJP
CHECK BY:	EP
JOB NO. :	22-22

SHEET NO. : A-1