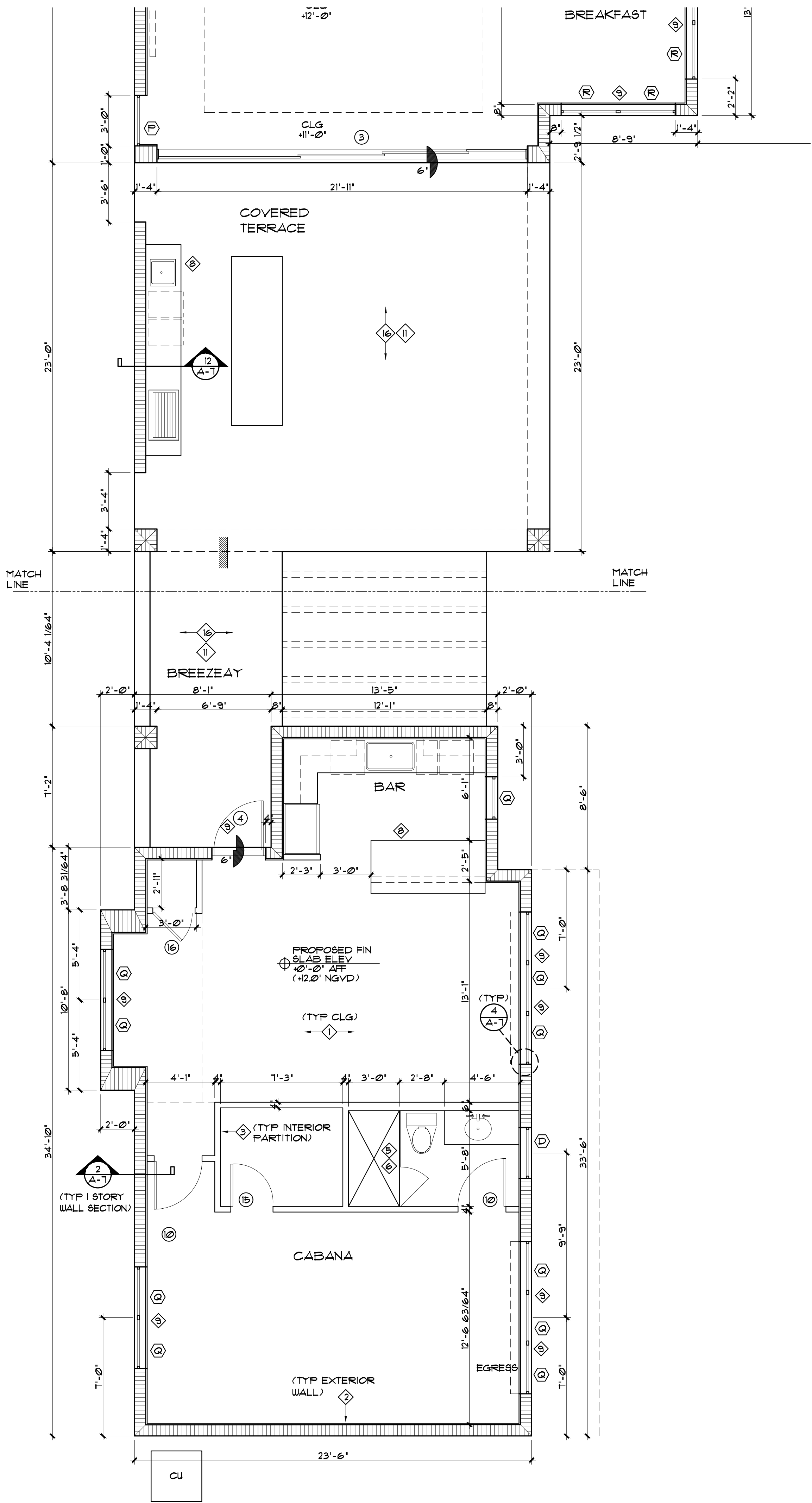


CODE REFERENCE- 2020 FLORIDA BUILDING CODE
ALL CEILING AND WALL FINISHES TO HAVE FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200, AND AS PER FBC 2020 R315.1.
ALL INSULATION MATERIALS TO HAVE FLAME SPREAD INDEX OF NO MORE THEN 25, AND A SMOKE- DEVELOPED INDEX OF NO MORE THEN 450.
AT ALL WALL HUNG ITEMS PROVIDE 20 GA STUDS @ 16" O.C. W/ 2" X 6" WOOD BLOCKING. SEE TYPICAL INTERIOR PARTITION DETAIL ON A-1

LEGEND:
NEW INTERIOR PARTITION W/ 3-5/8" 25 GA MTL STUDS @ 24" O.C. MAX W/ 5/8" GYP BD EA SIDE & SOUND INSULATION AT ALL PLUMB AND BEDRM PARTITIONS.
NEW CMU WALL, PER PLANS & SECTIONS W/ STUCCO FINISH AND R-4.1 FOIL INSUL AND MIN 1/2" GYP BD.
NEW DOOR, SEE DOOR SCHEDULE.
NEW WINDOW, SEE WINDOW SCHEDULE.
INDICATES LEVEL FLOOR ON BOTH SIDES OF OPENING. FINISHED FLOOR TO BE MAX 1-1/2" FROM TOP OF THRESHOLD TO FIN FLOOR LANDING, G.C. TO LOWER SLAB ON EXTERIOR SIDE OF DOORS. TO ALLOW FOR EXTERIOR FIN FLOOR TO BE INSTALLED BELOW SWING OF DOOR

NOTES:
ANY GLAZING IN EXTERIOR DOORS OR WINDOWS WITHIN 48" OF DOORS, OR WINDOWS ADJACENT TO SHOWERS/TUBS TO BE SAFETY GLAZING. SEE DOOR/WINDOW SCHEDULES
ALL PLUMBING AND ELECTRICAL FIXTURES TO BE SELECTED BY OWNER & G.C.
ALL MILLWORK TO BE SELECTED BY OWNER & G.C.
DIMENSIONS INCLUDING CMU WALLS ARE TAKEN FROM THE APPLICABLE FACE OF THE CMU WALL.
ABBREVIATIONS/ APPLIC. ALL SHEETS)
O.C. ON CENTER
AFF. ABOVE FINISHED FLOOR
V.F. VERIFY IN FIELD
A.F.G. ABOVE FINISHED GRADE
U.O.N. UNLESS OTHERWISE NOTED
TYP TYPICAL
CONT. CONTINUOUS

KEY NOTES
Ceiling: new min 1/2" drywall on 1"x3" metal hi-hats at 16" on center. Typical unless otherwise noted throughout house. See A-1 for dropped ceiling details.
Min 1/2" drywall on 3/4" P.T. furring strips at 16" on center with R-4.1 foil insulation. Typical on new perimeter concrete block walls unless otherwise noted.
5/8" drywall on 1 5/8" x 3 5/8" 25 ga. metal studs at 24" on center. Typical for new interior partitions. See detail on A-1.
Concrete utility slab on grade.
At showers and tubs, provide non absorbant, water resistant tile up to min 12" aff. with cement bed blocking.
All glass at showers and tubs to be CAT II rated.
R-19 insulation at underside of 2nd flr A/C space at this area
All cabinets and millwork to be selected by the owner & G.C.
Denotes CAT I OR CAT II glass. See door/window schedule notes
Built-in seat and shelving
Non slip tile finish on mortar over concrete slab
Smooth stucco finish on CMU wall, column
Steel column, see structural plans
Raised cove ceiling, see details
Painted metal guardrails, 36" high at inclined surfaces (stairs) and 36" high at landing and horizontal surfaces as per FBC R312.12 Provide pickets spaced to reject 4" sphere at all points. See stair section and elevations. Any glazing in guardrails to comply with ANSI Z98.1 min 400 ft-lb energy impact as per FBC 1608.6.3
1"x6" syp No 1 Tongue & Groove ceiling secured to 5/8" plywood w/ 2-8d nails @ 16" o.c. Secure plywood to 2x4 P.T. wd studs @ 12" o.c. w/ 8d nails. Space wd studs @ 24 o.c. max secured to conc above w/ min 1/4" lapcom @ 16" o.c w/ 1-1/2" embed.
Exposed concrete wall to be formed with horizontal wood planks with 3-1/2", 5-1/2", 1-1/2" and 3-1/4" widths randomly placed refer to architectural elevations for horizontal pattern of form boards. Conc wall to be left exposed and sealed with liquid applied water proofing.
Dashed line indicates limits of 2nd flr above
Doors opening to elevator shaft to be interconnected with elevator controls and are to be in automatic locked position until elevator cab is at stopped position at appropriate landing
Access panel in ceiling, coordinate size w/ wine unit manuf.
CAT II tempered glass partition up to 8'-0" aff. glazing to comply w/ ANSI Z98.1 min 400 ft-lb energy impact.

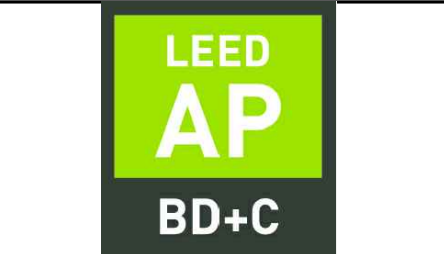


1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

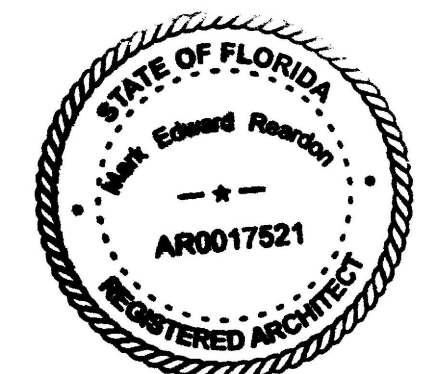
REVISION BY

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NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALITY DRAWINGS, & WRITTEN SPECIFICATIONS
THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



NEW HOUSE FOR:
5900 LLC
5900 SW 114 TER
PINECREST, FL

DRAWN BY: MER
DATE: 5/15/23
SCALE: AS NOTED
SHEET NO.: A-2.1