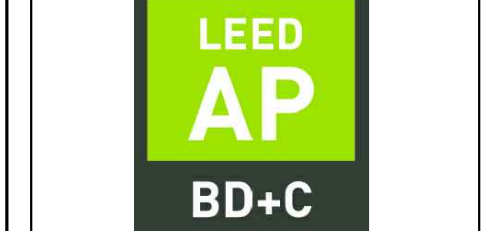


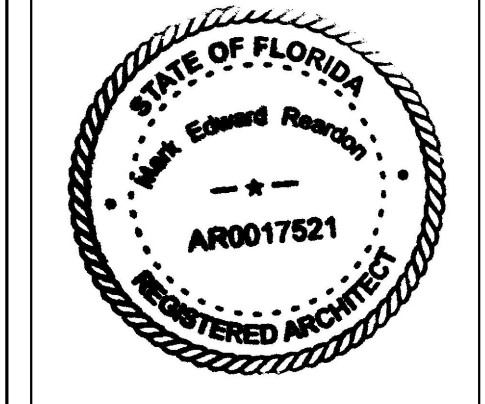
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NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

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

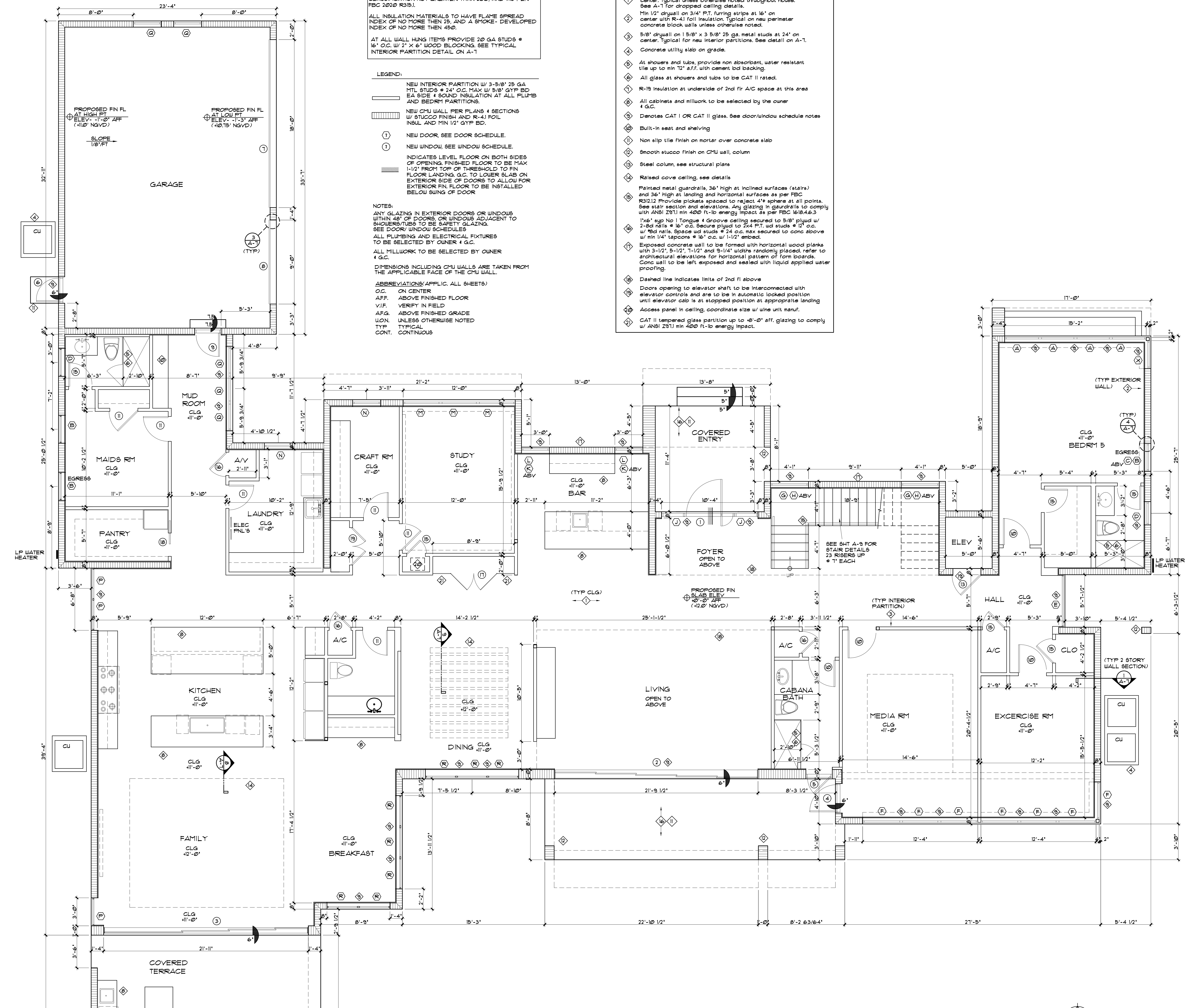
DRAWN BY: MER
DATE: 5/15/23
SCALE: AS NOTED
SHEET NO.:

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 R310.1.
ALL INSULATION MATERIALS TO HAVE FLAME SPREAD INDEX OF NO MORE THAN 25, AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 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 HTL 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-41 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 SILING 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.I.F. VERIFY IN FIELD
AFG. 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 H-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" F.T. furring strips at 16" on center with R-41 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 absorbent, water resistant tile up to min 12" aff. with cement bed backing.
 - 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 Z97.1 min 400 ft.-lb energy impact as per FBC 1618.4.6.3.
 - 1"x6" sup No 1 Tongue & Groove ceiling secured to 5/8" plywood w/ 2x8s nails @ 16" o.c. Secure plywood to 2x4 F.T. wd studs @ 12" o.c. w/ 16d nails. Space wd studs @ 24 o.c. nbd secured to conc above w/ min 1/4" tapcons @ 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", 7-1/2" and 9-1/4" 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 Z97.1 min 400 ft.-lb energy impact.



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