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-7

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.
- (T) NEW DOOR, SEE DOOR SCHEDULE.
- (T) 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.

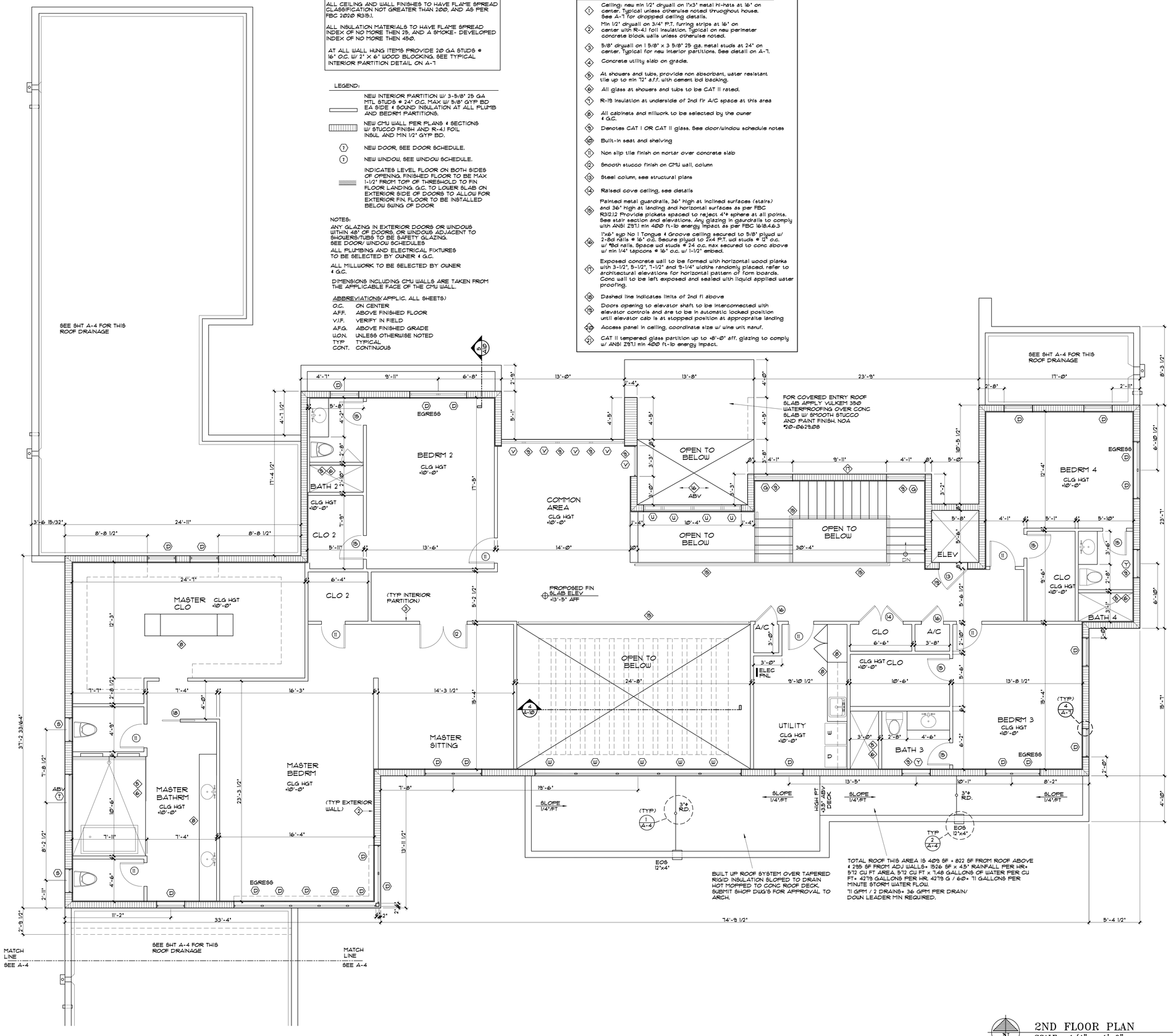
DIMENSIONS INCLUDING CMU WALLS ARE TAKEN FROM THE APPLICABLE FACE OF THE CMU WALL.

ABBREVIATIONS(APPLIC. ALL SHEETS)

O.C.	ON CENTER
A.F.F.	ABOVE FINISHED FLOOR
V.I.F.	VERIFY IN FIELD
A.F.G.	ABOVE FINISHED GRADE
U.O.N.	UNLESS OTHERWISE NOTED
TYP	TYPICAL
CONT.	CONTINUOUS

KEY NOTES

1. Ceiling: new min 1/2" drywall on 1"x3" metal hi-hats at 16" on center. Typical unless otherwise noted thruoghout house. See A-7 for dropped ceiling details.
2. 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.
3. 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-7.
4. Concrete utility slab on grade.
5. At showers and tubs, provide non absorbant, water resistant tile up to min 72" a.f.f. with cement bd backing.
6. All glass at showers and tubs to be CAT II rated.
7. R-19 insulation at underside of 2nd flr A/C space at this area
8. All cabinets and millwork to be selected by the owner & G.C.
9. Denotes CAT I OR CAT II glass. See door/window schedule notes
10. Built-in seat and shelving
11. Non slip tile finish on mortar over concrete slab
12. Smooth stucco finish on CMU wall, column
13. Steel column, see structural plans
14. Raised cove ceiling, see details
15. Painted metal guardrails, 36" high at inclined surfaces (stairs) and 36" high at landing and horizontal surfaces as per FBC R312.1.2 Provide pickets spaced to reject 4"ø sphere at all points. See stair section and elevations. Any glazing in gaurdrails to comply with ANSI Z97.1 min 400 ft-lb energy impact as per FBC 1618.4.6.3
16. 1"x6" sup No 1 Tongue & Groove ceiling secured to 5/8" plywd w/ 2-8d nails @ 16" o.c. Secure plywd 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" tapcons @ 16" o.c. w/ 1-1/2" embed.
17. 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.
18. Dashed line indicates limits of 2nd fl above
19. 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
20. Access panel in ceiling, coordinate size w/ wins unit manuf.
21. CAT II tempered glass partition up to 48"-0" aff. glazing to comply w/ ANSI Z97.1 min 400 ft-lb energy impact.



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY

MARK REARDON R.A. architect
LIC # AR-0017521
mark@reardonarchitect.com
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910

LEED AP BD+C

NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHI- TECTURAL, 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.

STATE OF FLORIDA — Mark Edward Reardon — AR0017521 — REGISTERED ARCHITECT

Mark Reardon
Digitally signed by Mark Reardon
Date: 2023.07.06 07:27:53 -04'00'

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

DRAWN BY:	MER
DATE:	5/15/23
SCALE:	AS NOTED
SHEET NO.:	A-3