

GENERAL NOTES:

- THESE PLANS ARE FOR CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ANY CHANGES MADE PRIOR TO APPROVAL BY OWNER AND ENGINEER ARE DISALLOWED AS EXTRAS AND THE CONTRACTOR MAY BE REQUIRED TO RESTORE TO PLANS.
- ANY CONFLICTS BETWEEN DRAWINGS SHALL BE GOVERNED BY THE MOST STRINGENT APPLICABLE.
- ANY AND ALL APPLICABLE CODES, ALL OR IN PART, APPLIED TO THESE DRAWINGS SHALL BE IMPLEMENTED AS REQUIRED. ALL REFERENCES AND/OR REQUIREMENTS SHALL APPLY AS DETAILED IN THE DRAWINGS.
- ANY ERRORS, OMISSIONS, AND AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR CORRECTIONS PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST FLORIDA BUILDING CODE, FEDERAL, STATE AND LOCAL ORDINANCES, INDUSTRY CODES AND STANDARDS, AND SUBJECT TO LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS SHALL BE INSPECTED UPON RECEIPT FOR CONFORMANCE TO THE DESIGN DRAWINGS AND ANY DAMAGE SHALL BE DOCUMENTED.
- THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS TO LOCATE ALL SLAB DEPRESSIONS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, SLEEVES, ETC.
- THE ENGINEER OF RECORD SHALL BE INVITED TO PARTICIPATE IN THE PRE-JOB BRIEF PRIOR TO INSTALLATION OF ALL STRUCTURAL SYSTEMS.
- SPACE SHALL NOT BE USED OR OCCUPIED UNTIL FINAL INSPECTION BY AND APPROVAL OF THE ENGINEER OF RECORD.
- OPENINGS FROM PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PERSONS SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR 20 MINUTE FIRE RATED DOOR AS PER R308 F.B.C. 2011 6TH ED.
- ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR. ALL DOOR DIMENSIONS SHOWN TO BE VERIFIED BY GC. REFER TO SCHEDULE FOR DOOR SIZE AND TYPE. ALL ADA CLEARANCES TO BE VERIFIED AND ADHERED TO BY GC.
- GLASS WALL AND GLASS DOOR TO BE SAFETY CATEGORY II.
- ALL GLASS WINDOWS/DOORS TO RECEIVE IMPACT GLASS AND TO COMPLY W/ENERGY CALCULATION.
- PROVIDE HANDRAILS AT 34" HT AND GUARD RAIL AT 42" HT. GC TO SUBMIT SHOP DRAWINGS. SEE DETAILS.
- EMERGENCY MEANS OF ESCAPE EXIT DOOR. ACCORDING TO FBC'11 R310.4. DOOR SHALL BE SIDE HINGED, 32" MIN. WIDTH CLEARANCE & 18" MIN. CLEAR HT.
- LANDING MUST NOT BE MORE THAN 1'- 1/2" LOWER THAN THE TOP OF THRESHOLD. (FBC'11 R 311.3.1)
- COORDINATE ALL MASONRY OPENING FOR WINDOWS & DOORS WITH WINDOWS & DOORS MANUFACTURER PRIOR TO TIE BEAM AND BLOCK ERECTION.
- ALL GLASS WINDOWS/DOORS TO RECEIVE IMPACT RESISTANT GLASS AND TO COMPLY W/ENERGY CALCULATIONS.
- PLEASE SEE STRUCTURAL DRAWINGS FOR WIND CALCULATIONS.

GLASS U: 0.81
SGHC=0.50

CONTRACTOR'S RESPONSIBILITIES:

- CONTRACTOR SHALL READ, UNDERSTAND, AND COMPLY WITH ALL NOTES, CALLOUTS, ANNOTATIONS, AND OTHER COMMENTS HEREIN.
- CONTRACTOR SHALL BE KNOWLEDGEABLE, PROPERLY LICENSED AND MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ETC.
- CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND PREVENTION OF INJURY AT THE JOB SITE TO ALL PERSONS EMPLOYED ON THE WORK, PERSON VISITING THE WORK, AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPERTY AT THE SITE OR ADJACENT THERETO.
- CONTRACTOR SHALL REVIEW, CHECK, AND VERIFY ALL PLANS, DIMENSIONS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, UNSAFE CONDITIONS, OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, STANDARDS, AND PROPER INSTALLATION OF ALL SYSTEMS, STRUCTURES, AND COMPONENTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL SYSTEM.
- CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, STANDARD BUILDING CODE, LOCAL CODES & ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, AND ACCEPTABLE TRADE PRACTICES. FOR ANY CONFLICTS BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE DESIGN.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING JOB COPIES OF CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS, AND CLARIFICATIONS SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF UPDATED PLANS.
- CONTRACTOR SHALL COMPLY WITH ALL FIELD STORAGE, HANDLING, INSTALLATION, BRACING, ANCHORAGE, AND FIELD ASSEMBLY REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE & SOLELY ACCOUNTABLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL WORK PERFORMED.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING NECESSARY TO ENSURE A STABLE STRUCTURE DURING CONSTRUCTION.
- ALL WORK PERFORMED SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- CONTRACTOR SHALL ADEQUATELY PROTECT ALL WORK, ADJACENT PROPERTY, AND THE PUBLIC FROM ALL DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
- THE APPROVAL OF ANY WORK BY ANY INSPECTOR DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE DRAWINGS.
- JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY CONTACTED FOR THE INSPECTION AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT UNDER A SEPARATE CONTRACT.
- CONTRACTOR SHALL KEEP THE JOB SITE FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND LEAVE THE BUILDING BROOM CLEAN.

REQUESTS FOR INFORMATION (RFI):

- RFI SHALL ORIGINATE WITH CONTRACTOR AND SHALL BE SUBMITTED IN THE FORM SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
- RFI SHALL BE SUBMITTED IN A PROMPT MANNER SO AS TO AVOID DELAYS IN CONTRACTOR'S WORK.
- ENGINEER SHALL TAKE UP TO FIVE (5) BUSINESS DAYS TO REVIEW AND RETURN EACH RFI. HOWEVER, THE ENGINEER WILL ATTEMPT TO EXPEDITE THE REVIEW OF EACH RFI WITHIN A REASONABLE TIME FRAME.
- RFI RESPONSES ARE NOT INTENDED TO AUTHORIZE ANY INCREASE IN CONSTRUCTION COST, SCHEDULE OR TIME EXTENSIONS, OR CONSTRUCTION IN CONFLICT WITH ANY OF THE APPLICABLE CODES OR SPECIFIED DESIGN STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY PERCEIVED SCOPE, SCHEDULE, COST IMPACTS, OR ADJUSTMENTS. IF CONTRACTOR REQUESTS ADDITIONAL COST, INCREASE IN SCHEDULE OR ADJUSTMENT IN SCOPE, THE CONTRACTOR SHALL NOT PROCEED WITH ADDITIONAL WORK UNTIL APPROVED IN WRITING BY THE OWNER OR PROJECT REPRESENTATIVE.

EGRESS

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 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 SQ. FT. IN AREA (5.0 SQ. FT. FOR GROUND LEVEL), THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MOPERABLE WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH F.B.C. 2011
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET. NFPA 21-2.4.3
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY PER NFPA 21-2.4.4.

GLASS & GLAZING

- GLAZING IN DOORS SHALL BE CATEGORY I (GLASS < 9 SQ.FT) OR CATEGORY II (GLASS > 9 SQ. FT.) SAFETY GLAZING PER FBC R308.4.1 GLAZING ADJACENT TO DOORS WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR SHALL BE CATEGORY I (GLASS < 9 SQ.FT) OR CATEGORY II (GLASS > 9 SQ. FT.) SAFETY GLAZING PER FBC R308.4.2
- CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING ANY GLAZING WITHIN 60" ABOVE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURES SHALL BE CATEGORY II SAFETY GLAZING PER FBC R308.3.1
- 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 WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION AS PER F.B.C. 2011

COATING & SEALING

- ALL SURFACES TO BE COATED SHALL BE CLEAN, FREE OF DIRT, GREASE, OIL, MOISTURE AND OTHER FOREIGN MATTER.
- CLEANING SHALL BE PERFORMED AFTER ASSEMBLY OF EACH COMPONENT HAS BEEN COMPLETED.
- PROVIDE ONE COAT OF RUST INHIBITING PAINT, MIN. 3 MIL DRY FILM THICKNESS ON ALL STRUCTURAL STEEL (EXCEPT STAINLESS STEEL), GALVANIZED STEEL, AND SURFACES EMBEDDED IN OR IN CONTACT WITH CONCRETE SHALL NOT RECEIVE ANY TYPE OF COATING.
- JOINTS, CREVICES, SEAMS, EDGES, ETC. SHALL BE CAULKED PRIOR TO TOP-COATING TO PREVENT THE COLLECTION OF MOISTURE.
- PRIMER AND PAINT COATINGS SHALL BE APPLIED TO ALL SURFACES EXPOSED TO WEATHER WITH EXTERIOR PAINT UNLESS NOTED OTHERWISE.
- PRIOR TO APPLICATION, THE COLOR OF COATINGS SHALL BE DETERMINED BY THE OWNER OR DELEGATED INDIVIDUAL. PRIMER AND TOP COAT SHOULD HAVE A DIFFERENCE IN COLOR OR TINT.

FOR LANDSCAPING SEE LANDSCAPE PLAN. IRRIGATION PERMIT BY OTHERS
FOR DRIVEWAYS AND WALKWAYS SEE CIVIL DRAWING

ROOM AREAS AND SCHEDULES

ROOM NAME	AREA (SF)	FLOOR FINISH	WALL FINISH	CEILING FINISH
FOYER	150	STONE	PAINT	PAINT
PANTRY / STORAGE	92	TILE	PAINT	PAINT
FAMILY ROOM	386	STONE	PAINT	PAINT
DINING ROOM	484	STONE	PAINT	PAINT
BAR	93	STONE	PAINT	PAINT
KITCHEN	392	STONE	PAINT	PAINT
MEDIA ROOM	292	STONE	PAINT	PAINT
WORK SPACE	197	STONE	PAINT	PAINT
GUEST ENTRY	208	STONE	PAINT	PAINT
LANAI	356	STONE	PAINT	PAINT
BBQ AREA	333	STONE	PAINT	PAINT
UTILITY ROOM	27	TILE	PAINT	PAINT
POWDER ROOM	42	TILE	PAINT	PAINT
CABANA BATHROOM	31	TILE	PAINT	PAINT
ALCOVE / CLOSET	44	TILE	PAINT	PAINT
HALLWAY	206	STONE	PAINT	PAINT
STUDY ROOM	450	STONE	PAINT	PAINT
MAID QUARTER	250	TILE	PAINT	PAINT
MASTER BEDROOM	385	STONE	PAINT	PAINT
MASTER BATHROOM	170	TILE	PAINT	PAINT
WALK IN CLOSET	265	STONE	PAINT	PAINT
BEDROOM #2	184	STONE	PAINT	PAINT
BATHROOM #2	43	TILE	PAINT	PAINT
LAUNDRY / MUDROOM	132	TILE	PAINT	PAINT
GARAGE	663	CONCRETE	PAINT	PAINT
FOYER #2	150	STONE	PAINT	PAINT
HALLWAY	200	STONE	PAINT	PAINT
BEDROOM #3	218	STONE	PAINT	PAINT
BAHTROOM #3	51	TILE	PAINT	PAINT
BEDROOM #4	218	STONE	PAINT	PAINT
BATHROOM #4	51	TILE	PAINT	PAINT
BEDROOM #5	236	STONE	PAINT	PAINT
BATHROOM #5	51	TILE	PAINT	PAINT
ALCOVE TYP.	28	N/A	PAINT	PAINT
STORAGE	44	TILE	PAINT	PAINT
COVERED TERRACE TYP.	204	STONE	PAINT	PAINT

- FOR ROOF & EXTERIOR WALLS MATERIALS REFER TO DETAILS

WINDOWS & DOORS SCHEDULE

WINDOWS	DIMENSIONS	HEAD HEIGHT	SILL HEIGHT	TYPE	NOTES
A	3' X 5'-9"	9'-0"	3'-0"	operable	
A1	8' x 5'-6"	9'-0"	3'-3"	non-operable	
A2	3' x 5'-6"	9'-0"	3'-3"	non-operable	
B	6' X 9'	9'-0"	0'-0"	operable	
B1	6' X 5'-9"	9'-0"	3'-0'	operable	
C	3' X 9'	9'-0"	0'-0"	non-operable	
D	3' x 5'	9'-0"	4'-0"	operable	
E	2' x 3'-9"	9'-0"	3'-0"	operable	
G	6' X 2'	9'-0"	7'-0"	non-operable	above storage
H	6' X 5'-9"	9'-0"	3'-0"	non-operable	behind sink
I	6' X 8'-6"	8'-6"	0'-6"	operable	bathtub storefront
J	2'-6" X 5'-9"	9'-0"	3'-0"	non-operable	
2A	1'-6" x 9'	9'-0"	0'-0"	non-operable	
DOORS	DIMENSIONS	HEAD HEIGHT	TYPE	NOTES	
1	6' x 9'	9'-0"	double		
1A	6' x 9'	9'-0"	double	Sliding	
2	3' x 9'	9'-0"	single		
3A	12' x 9'	9'-0"	sliding		
3	16' x 9'	9'-0"	sliding		
4	7' x 9'	9'-0"	single		
5	10' x 9'	9'-0"	double		
6	18' x 8'	8'-0"	garage		
7	9' x 9'	9'-0"	sliding		
8	3' x 9'	9'-0"	double		
9	9' x 9'	9'-0"	single		



CASTRO RESIDENCE

ARCHITECTURAL NOTES

12715 ROLLING ROAD DRIVE
PINECREST, FL 33156

SEAL

PREPARED BY: SY

CHECKED BY: NAC

REV	DATE	DESCRIPTION
0	10/03	ISSUED FOR BIDDING
1	03/04	REVISED AS SHOWN

SCALE: AS SHOWN

JOB NO: 22-PRO-0010

SHEET NO.	REV.
A-500	1