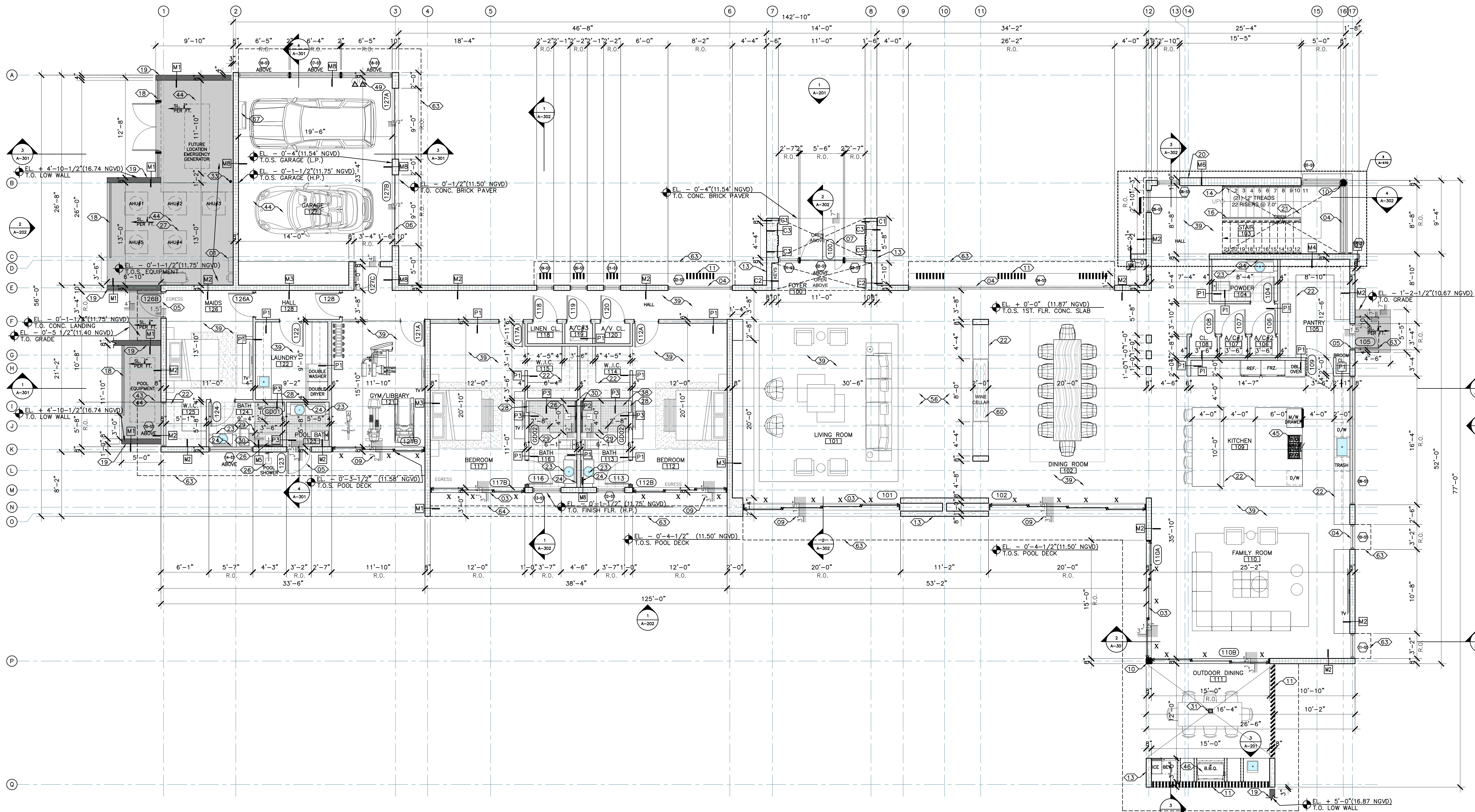


1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

CALL-OUT LEGEND

- 11 ELEC. METER, ATS, AND MDP LOCATION. REFER TO ELECTRICAL DWG'S FOR ADDITIONAL INFO.
- 12 ELECTRICAL PANEL. REFER TO MEP.
- 13 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME S.D. SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 14 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME STOREFRONT SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 15 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME FRENCH DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 16 GARAGE OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 17 MAIN ENTRY PIVOT DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 18 4'-0" HIGH SELF CLOSING S.S. GATE SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DEVICE MIN. 54" A.F.F. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 19 GENERAL CONTRACTOR TO COORDINATE DEPTH OF DEPRESSION IN SLAB WITH DOOR MANUF. AT EXTERIOR DOORS AND SLIDING GLASS DOOR SYSTEMS. INTERIOR FINISH TO BE FLUSH WITH DOOR SYSTEM SILL (TYP.)
- 20 STEEL COL./BEAM (REFER TO STRUCTURAL) PROVIDE BREAK METAL TO MATCH STOREFRONT/S.D. SYSTEM FINISH. JOINTS AT BREAK METAL SHALL OCCUR AT CENTER OF WINDOW WALKINGS (TYP.)
- 21 VERTICAL/HORIZONTAL ALUM. LOUVERS, WITH FAUX WOOD PAINT FINISH TO MATCH COMPOSITE WOOD PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
- 22 STAINLESS STEEL DOORS
- 23 EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S
- 24 S.S./P.W. HD. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8 & PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
- 25 S.S. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8 & PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
- 26 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
- 27 WOOD COMPOSITE CLADDING MODEL A801 TEAK BY ARCHITECTURAL WOOD SONS. REFER TO ELEVATIONS. INSTALL AS PER MANUF. RECOMMENDATIONS. WALL APPLICATION TO BE ON FURNISHING STRIPS. SOFFIT APPLICATIONS TO BE ON 5/8" CD/EXT. WOOD (BY OTHERS UNDER SEPARATE PERMIT)
- 28 A/C EQUIPMENT ALUM. LOUVERED SCREEN/ENCLOSURE GATES TO MATCH COLOR OF WINDOW FRAMES
- 29 CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH PAINT FINISH (ALL SIDES)
- 30 LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER TO BE SELECTED BY OWNER/ARCHITECT
- 31 FLOATING WOOD TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
- 32 CUSTOM BUILT-IN CABINETY WORK. BY OTHERS
- 33 WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS
- 34 BACKLIT FLOATING MIRROR
- 35 RAIN SHOWER HEAD
- 36 SHOWER BAR, HEAD AND CONTROLS SYSTEM
- 37 A/C EQUIPMENT. (SEE MEP DWG'S)
- 38 SHOWER NICHE. REFER TO DETAIL 4 & 6/A-500
- 39 CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE
- 40 INFINITY DRAIN S-TIF 65 SERIES UNDER DRAIN (SHOWERS INTERIOR)
- 41 "TD-15-3" CENTER DRAIN BY INFINITY DRAIN (SHOWERS INTERIOR)
- 42 LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS
- 43 ALUM. LEADER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
- 44 S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
- 45 S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
- 46 PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103
- 47 PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKING SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4
- 48 PROVIDE HYBRID/NO WATERPROOFING BY LACTICRETE ON WALK-IN SHOWER FLOORS & WHERE STAND ALONE TUB IS USED AS PER MANUFACTURER RECOMMENDATION. TURN UP WATERPROOFING 12" ON WALLS. PRODUCT EXCEEDS ANSI A118.10 AND A118.12 REFER TO SHEET A-502 FOR WATERPROOFING DETAILS. ALL OTHER WALK-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103.
- 49 FINISH FLOOR MATERIAL TO BE 3/8" PORCELAIN TILE (TYPICAL ALL THROUGHOUT FIRST FLOOR) (SECOND FLOOR BATHS EXCEPT MASTER BATH). SELECTION BY OWNER OR ID
- 50 STUCCO REVEAL 3/4" X 1/2". TYP. SEE DETAIL 1/A-501
- 51 BATT INSULATION BELOW ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS. REFER TO MECHANICAL DWG'S
- 52 POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID
- 53 POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT)
- 54 CONC. SLAB WITH BROOM FINISH
- 55 GAS COOK TOP WITH EXHAUST SYSTEM ABOVE
- 56 GAS BBQ GRILL
- 57 GAS WATER HEATER. REFER TO MEP DWG'S.
- 58 GAS CLOTHES DRYER.
- 59 ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S
- 60 (LEVEL 5 FINISH) 8" M.R. GWS PAINTED ON 8" GALV. METAL FURNING OR MTL. STUD WALL. (SEE WALL TYPE DETAILS)
- 61 (LEVEL 5 FINISH) 8" M.R. GWS CEILING PAINT ON USG 1 1/2" SUSPENDED GRID SYSTEM OR FIELD SAMPLE FOR REFERENCE
- 62 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" X 4"
- 63 WALL TILE FINISH TO BE SELECTED BY OWNER/ID
- 64 REINF. CONC. BEAM (SEE STRUCTURAL DWG'S)
- 65 CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S)
- 66 CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S)
- 67 FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S
- 68 PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S)
- 69 BACK FILL UNDER STRUCTURAL CONC. SLAB
- 70 REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY ID
- 71 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS)
- 72 BROCK PAVEN PAVEN DRIVEWAY ON WELL COMPACTED SAND
- 73 EDGE OF STRUCTURE ABOVE

GENERAL NOTES

- ELEVATION CERTIFICATE NOTE:**
1. GENERAL CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON COMPLETION OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
2. GENERAL CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO CO OR
- WALL SUPPORT:**
PARTITIONS SUCH AS BUT NOT LIMITED TO, BEHIND WALL HUNG PLUMBING FIXTURES, WALL CABINETS, ETC. PROVIDE MIN. 20 GA. MTL. STUDS @ 16" O.C. MAX. IN ADDITION, PROVIDE 1" PLYWD. BACKING OR HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS. REFER TO DETAIL 9/A-501
- GARAGE DOOR & OPENER NOTE:**
1. AUTOMATIC GARAGE DOOR OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/UL 325 AS PER FBCR 309.4
2. CONTRACTOR TO PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
3. HANDRAILS AND GUARDS SHALL BE DESIGNED FOR A STRUCTURAL RESISTANCE OF 50 PER LINEAR FOOT (PLF) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7, GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH FBCR SECTION 2407. (FBCR 1607.9.1) AND SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7 (FBCR 1607.9.1.1)
- SLAB/BREAM PENETRATION NOTE:**
ALL SLABS AND BEAMS PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS
- TYP. GUARD/HAND RAIL NOTES:**
1. GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBCR 311.7.8 THROUGH 311.7.8.3, AND R312
2. CONTRACTOR TO PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
3. HANDRAILS AND GUARDS SHALL BE DESIGNED FOR A STRUCTURAL RESISTANCE OF 50 PER LINEAR FOOT (PLF) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7, GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH FBCR SECTION 2407. (FBCR 1607.9.1) AND SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7 (FBCR 1607.9.1.1)
- EXPOSED CONCRETE WATERPROOFING:**
FOR EXPOSED CONCRETE WALLS AND OVERHANGS: APPLY AS PER MANUFACTURER RECOMMENDATIONS H&C "CLEAR MATE CONCRETE AND MASONRY WATERPROOFING SEALER"
FOR EXPOSED CONCRETE EXTERIOR FLOORS: APPLY AS PER MANUFACTURER RECOMMENDATIONS H&C "CLEAR MATE CONCRETE SEALER SOLID COLOR SOLVENT-BASED" AND "SHARKGRIP SLIP RESISTANT ADDITIVE."
CONTACT: H&S 1-800-867-8248 WWW.HC-CONCRETE.COM
- STUCCO PROTECTION ADMIXTURE:**
APPLY AS PER MANUFACTURER RECOMMENDATIONS KRYSTOL MORTAR ADMIXTURE (KMA) MANUFACTURED BY KRYTON TO STUCCO FINISH. CONTACT MIKE BARRON 1-813-376-6481 OR 1-800-267-8280. WWW.KRYTON.COM
- WINDOW/DOOR OPENING NOTE:**
FOR ALL WINDOW GROUP AND DOORS, GENERAL CONTRACTOR SHALL VERIFY WITH MANUF. EXACT OPENING REQUIRED AND SIZE OF WINDOWS AND DOORS PRIOR TO BUILDING WALLS
- WALL AND CEILING FINISHES NOTE:**
SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273
- WALL TYPE LEGEND**
NEW METAL STUD KNEE WALL. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
NEW METAL STUD WALL. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
NEW METAL STUD WALL WITH SAFB. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
CONCRETE WALL/COLUMN. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION. REFER TO STRUCTURAL DWG'S FOR STRUCTURAL INFO.
NEW CMU BLOCK WALL. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
- APPLIANCE PLUMBING FIXTURE NOTES:**
1. CONTRACTOR SHALL COORDINATE ROUGH IN DIMENSIONS OF ALL APPLIANCES AND PLUMBING FIXTURES WITH CLIENT OR SALES REPRESENTATIVE IN ORDER TO VERIFY FIELD CONDITIONS AND LOCATIONS PRIOR TO INSTALLATION.
2. ALL APPLIANCES AND PLUMBING FIXTURES TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. OWNER'S KITCHEN AND PLUMBING REPRESENTATIVE TO PROVIDE LIST OF ALL APPLIANCES AND FIXTURES TO BE INSTALLED, ALONG WITH THEIR INSTALLATION REQUIREMENTS AND RECOMMENDATIONS. CONTRACTOR TO CONTACT ARCHITECT IN CASE OF ANY DISCREPANCY BETWEEN THE DOCUMENTS, OWNER'S REPRESENTATIVE'S SPEC'S, PRIOR TO INSTALLATION AND/ OR ROUGH INS.