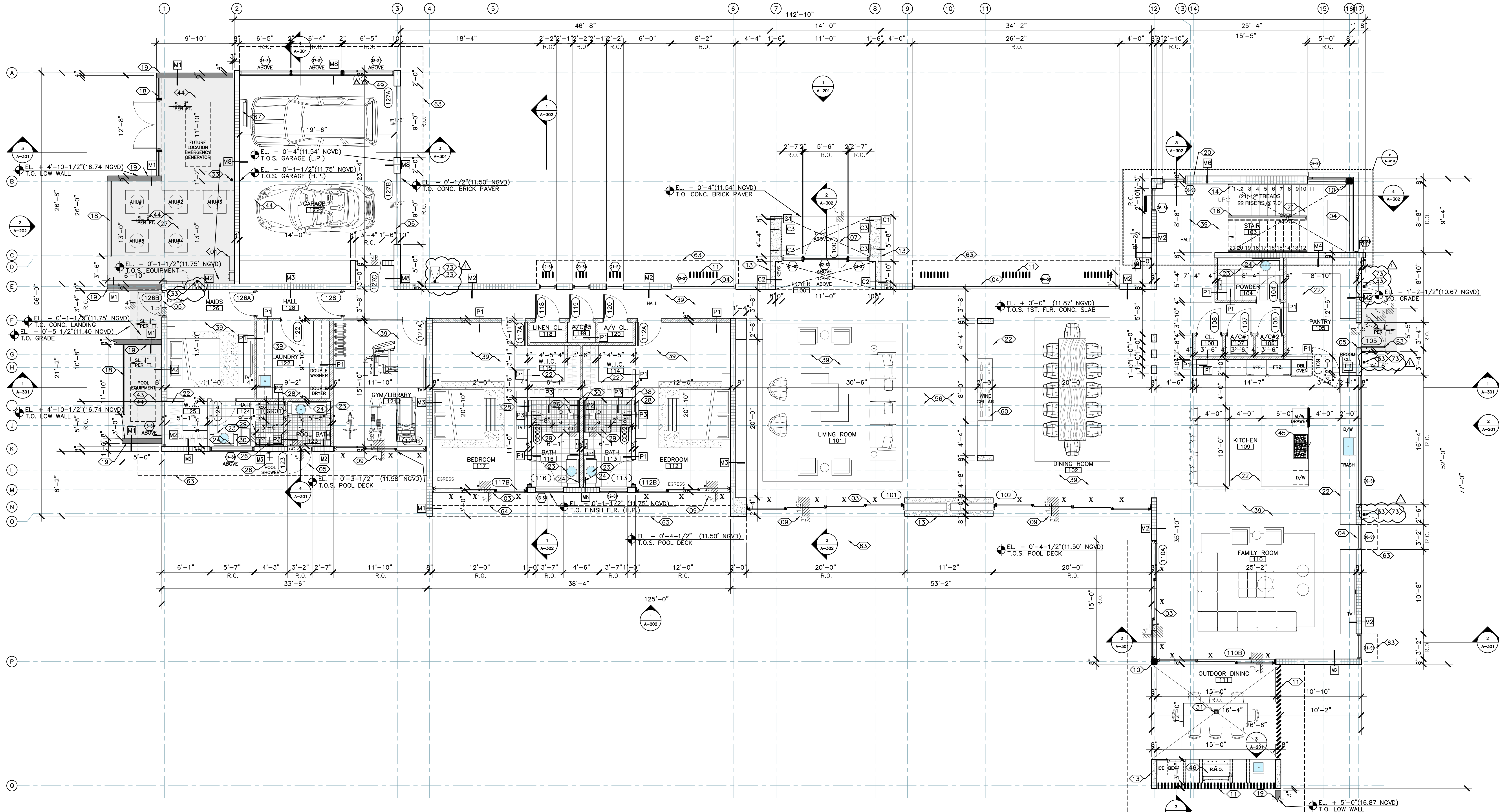




FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

CALL-OUT LEGEND 1. ELEC. METER, ATS, AND MDP LOCATION. REFER TO ELECTRICAL DWG'S FOR ADDITIONAL INFO. 2. ELECTRICAL PANEL. REFER TO MEP. 3. 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) 4. 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) 5. 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) 6. GARAGE OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 7. MAIN ENTRY PIVOT DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 8. 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) 9. 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.) 10. STEEL COL/B.EAM (REFER TO STRUCTURAL). PROVIDE BREAK METAL TO MATCH STOREFRONT/250 SYSTEM FINISH. JOINTS AT BREAK METAL SHALL OCCUR AT CENTER OF WINDOW WALLINGS (TYP.) 11. VERTICAL/HORIZONTAL ALUM. LOUVERS, WITH FAUX WOOD PAINT FINISH TO MATCH COMPOSITE WOOD FINISH. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 12. STAINLESS STEEL DOORS 13. EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S 14. S.S./P.W. WD. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8 AND PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 15. S.S. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8 AND PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 16. 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 17. 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. SUFFIT APPLICATIONS TO BE ON 5/8" CD/EXT PLYWOOD. (BY OTHERS UNDER SEPARATE PERMIT) 18. A/C EQUIPMENT ALUM. LOUVERED SCREEN/ENCLOSURE GATES TO MATCH COLOR OF WINDOW FRAMES 19. CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH PAINT FINISH (ALL SIDES) 20. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER TO BE SELECTED BY OWNER/ARCHITECT	21. FLOATING WOOD TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 22. CUSTOM BUILT-IN CABINERY WORK. BY OTHERS 23. CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE 24. BACKLIT FLOATING MIRROR 25. RAIN SHOWER HEAD 26. SHOWER BAR, HEAD AND CONTROLS SYTEM 27. A/C EQUIPMENT. (SEE MEP DWG'S) 28. SHOWER NICHES. REFER TO DETAIL 4 & 6/A-500 29. CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE 30. INFINITY DRAIN 5-TIP 65 SERIES UNDER DRAIN (SHOWERS INTERIOR) 31. "TD-15-3" CENTER DRAIN BY INFINITY DRAIN (SHOWERS INTERIOR) 32. LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS 33. ALUM. DOWNSPOUT AND LEADER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 34. S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 35. S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 36. PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103 37. PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKING SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 38. PROVIDE HYDROBOND WATERPROOFING BY LATICRETE 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-603 FOR WATERPROOFING DETAILS. ALL OTHER WALK-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103. 39. 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 40. STUCCO REVEAL 3/4" X 1/2". TYP. SEE DETAIL 1/A-501 41. BATT INSULATION BELOW ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS. REFER TO MECHANICAL DWG'S	42. POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID 43. POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT) 44. CONC. SLAB WITH BROOM FINISH 45. GAS COOK TOP WITH EXHAUST SYSTEM ABOVE 46. GAS BBQ GRILL 47. GAS WATER HEATER. REFER TO MEP DWG'S. 48. GAS CLOTHES DRYER. 49. ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S 50. (LEVEL 5 FINISH) 8" M.R. GWS PAINTED ON 8" GALV. METAL FURNISH OR MTL. STUD WALL. (SEE WALL TYPE DETAILS) 51. (LEVEL 5 FINISH) 8" M.R. GWS CEILING PAINT ON USG 1 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL. (SEE WALL TYPE DETAILS) 52. SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" X 4" 53. WALL TILE FINISH TO BE SELECTED BY OWNER/ID 54. REINF. CONC. BEAM (SEE STRUCTURAL DWG'S) 55. CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S) 56. CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S) 57. FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S 58. PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S) 59. BACK FILL UNDER STRUCTURAL CONC. SLAB 60. REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY ID 61. 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS) 62. BROCK PAVEN PAVEN DRIVEWAY ON WELL COMPACTED SAND 63. EDGE OF STRUCTURE ABOVE	64. LINE OF SOFFIT ABOVE 65. FINISH FLOOR MATERIAL TO BE 5/8" ENGINEER WOOD. INSTALLATION AS PER MANUFACTURER RECOMMENDATIONS. SELECTION BY OWNER OR ID 66. FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY. SELECTION BY OWNER OR ID 67. LOCATION OF CAR GARAGE A/C. REFER TO MECHANICAL DRAWINGS 68. TOTO EP WALL HUNG TOILET (CW4280MFG) OR EQUAL 69. EXTERIOR MTL. FRAME SOFFIT. REFER TO STRUCTURAL DRAWINGS. SOFFIT TO BE CLADDED WITH COMPOSITE WOOD SYSTEM AS PER NOTE 17 OF THIS LEGEND 70. PLANTER DRAIN. REFER TO LANDSCAPE DRAWINGS FOR DRAIN DETAIL 71. TAPERED RIGID INSULATIONS ABOVE CONC. ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS. REFER TO MECHANICAL DWG'S 72. 3" DIA. S.S. PLANTER DRAIN SPOUT TO EXTEND MIN. 12" FROM FACE OF WALL 73. 24" BLACK VINYL SPLASH BLOCK
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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 CO SLAB EDGE WATERPROOFING NOTE: ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 3" BELOW TOP OF SLAB OR FOR THE WIDTH OF THE EXTERIOR WALL. SEE STRUCTURAL. BATHROOM FIXTURE CLEARANCE: BATHROOM FIXTURES SHALL BE INSTALLED PER FIGURE FBCR 307.1. SEE DETAIL 15/A-501 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. VILLAGE OF PINECREST ZONING CODE DIVISION 5.27(b)-(6)-ENERGY EFFICIENT DESIGN AND CONSTRUCTION: (1) REQUIREMENTS. NEW RESIDENTIAL STRUCTURES THAT EXCEED 6,000 SQUARE FEET IN LIVABLE, AIR-CONDITIONED AREA SHALL INCLUDE THE FOLLOWING ENERGY EFFICIENT AND ENVIRONMENTALLY CONSERVATIVE IMPROVEMENTS: A. EITHER A MINIMUM OF ONE SOLAR WATER HEATER, TANKLESS WATER HEATER, OR A HYBRID ELECTRIC WATER HEATER; OR A PHOTOVOLTAIC SOLAR ELECTRIC SYSTEM. B. AN AIR CONDITIONING SYSTEM THAT HAS A MINIMUM SEASONAL ENERGY EFFICIENCY RATING (SEER) OF 15 AND UTILIZES NATURAL REFRIGERANTS OR OTHER REFRIGERANTS THAT CONTAIN NO HYDROCHLOROFLUOROCARBONS (HCFCs). C. INTERIOR FINISHES THAT EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) - SITE-APPLIED FINISHES, INCLUDING, PAINTS, STAINS AND VARNISHES, SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GQPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES; OR GREEN SEAL STANDARDS. D. PERMEABLE DRIVEWAYS CONSISTING OF POROUS CONCRETE, OPEN CELL UNIT PAVERS (TURF BLOCK), FLAGSTONE, OR BRICK PAVERS, ALLOWING THE INFILTRATION OF WATER INTO THE UNDERLYING SOIL. NO INDIVIDUAL SLAB OF PAVEMENT OR FLAGSTONE MAY EXCEED 42 SQUARE FEET IN AREA. E. DOCUMENTATION OF COMPLIANCE WITH THE ENERGY EFFICIENT DESIGN AND CONSTRUCTION REQUIREMENTS SHALL BE PROVIDED IN THE FORM OF AN AFFIDAVIT SIGNED BY THE GENERAL CONTRACTOR PRIOR TO THE ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY	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" PLYWOOD, BACKING OR HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS. REFER TO DETAIL 9/A-501 SHOWER DOOR NOTE: ALL CONCRETE DOORS & BEAMS SUPPORTING EXTERIOR WALLS SHALL HAVE A MIN. WIDTH OF 22" AND SHALL BE MADE OF CATEGORY II TEMPERED GLASS INSULATION NOTE: INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273	GARAGE DOOR & OPENER NOTE: AUTOMATIC GARAGE DOOR OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/UL 325 AS PER FBCR 309.4 SLAB/BEAM PENETRATION NOTE: ALL SLABS AND BEAMS PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS VAPOR RETARDER NOTE: SHOWER COMPARTMENT MUST BE FINISHED IN SMOOTH IMPERVIOUS MATERIALS TO A MIN. HEIGHT OF 72" PER FBCR 307.2	TYP. GUARD/HAND RAIL NOTES: 1. GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBC R311.7.8 THROUGH R311.7.8.3, 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 FBC SECTION 2407. (FBCB 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 (FBCB 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.H&C-CONCRETE.COM STUCCO PROTECTION ADMIXTURE: APPLY AS PER MANUFACTURER RECOMMENDATIONS KRYSTOL MORTAR ADMIXTURE (KMA) MANUFACTURED BY KRYTON 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
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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
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