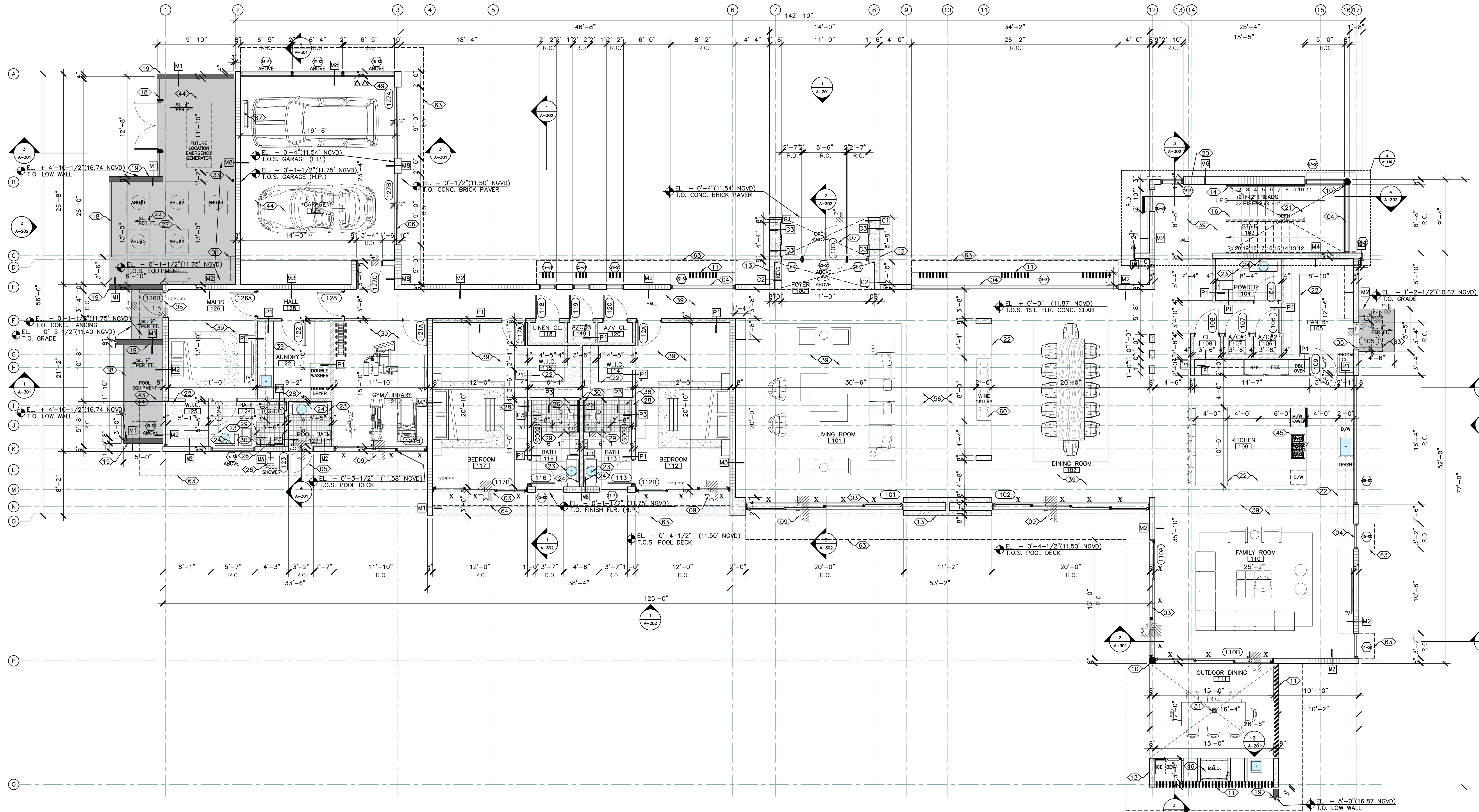


1
A-101
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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)	TYP. GUARD/HAND RAIL NOTES: 1. GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBCR 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 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 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.	SHOWER DOOR NOTE: ALL SHOWER DOORS SHALL HAVE A MIN. WIDTH OF 22" AND SHALL BE MADE OF CATEGORY II TEMPERED GLASS	SLAB/BEAM PENETRATION NOTE: ALL SLABS AND BEAMS PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS	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
BATHROOM FIXTURE CLEARANCE: BATHROOM FIXTURES SHALL BE INSTALLED PER FIGURE FBCR 307.1. SEE DETAIL 15/A-501	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	SHOWER COMPARTMENT NOTE: SHOWER COMPARTMENT MUST BE FINISHED IN SMOOTH IMPERVIOUS MATERIALS TO A MIN. HEIGHT OF 72" PER FBCR 307.2	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
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.			
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			

CALL-OUT LEGEND			
11. ELEC. METER, ATS, AND MDP LOCATION. REFER TO ELECTRICAL DWG'S FOR ADDITIONAL INFO.	21. FLOATING WOOD TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	31. POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID	41. LINE OF SOFFIT ABOVE
12. ELECTRICAL PANEL. REFER TO MEP	22. CUSTOM BUILT-IN CABINERY WORK. BY OTHERS	32. POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT)	42. FINISH FLOOR MATERIAL TO BE 5/8" ENGINEER WOOD. INSTALLATION AS PER MANUFACTURER RECOMMENDATIONS. SELECTION BY OWNER OR ID
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)	23. WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS	33. CONC. SLAB WITH BROOM FINISH	43. FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY. SELECTION BY OWNER OR ID
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)	24. BACKLIT FLOATING MIRROR	34. GAS COOK TOP WITH EXHAUST SYSTEM ABOVE	44. LOCATION OF CAR GARAGE A/C. REFER TO MECHANICAL DRAWINGS
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)	25. RAIN SHOWER HEAD	35. GAS BBQ GRILL	45. TOTO EP WALL HUNG TOILET (CW4280MF) OR EQUAL
16. GARAGE OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)	26. SHOWER BAR, HEAD AND CONTROLS SYSTEM	36. GAS WATER HEATER. REFER TO MEP DWG'S.	46. EXTERIOR MTL. FRAME SOFFIT. REFER TO STRUCTURAL DRAWINGS. SOFFIT TO BE CLADDED WITH COMPOSITE WOOD SYSTEM AS PER NOTE 17 OF THIS LEGEND
17. MAIN ENTRY PIVOT DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)	27. A/C EQUIPMENT.(SEE MEP DWG'S)	37. GAS CLOTHES DRYER.	47. PLANTER DRAIN. REFER TO LANDSCAPE DRAWINGS FOR DRAIN DETAIL
18. 4'-0" HIGH SELF CLOSING 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)	28. SHOWER NICHE. REFER TO DETAIL 4 & 6/A-500	38. ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S	48. TAPERED RIGID INSULATIONS ABOVE CONC. ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS. REFER TO MECHANICAL DWG'S
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.)	29. CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE	39. INFINITY DRAIN S-TIT 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)	49. 3" DIA. S.S. PLANTER DRAIN SPOUT TO EXTEND MIN. 12" FROM FACE OF WALL
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 WALLINGS (TYP.)	30. INFINITY DRAIN S-TIT 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)	40. LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS	50. SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" 3/4" FIELD SAMPLE FOR REFERENCE
21. VERTICAL/HORIZONTAL ALUM. LOUVERS. WITH FAUX WOOD PAINT FINISH TO MATCH COMPOSITE WOOD COMPOSITE CLADDING MODEL A801 TEAK BY ARCHITECTURAL WOOD SANDING. REFER TO ELEVATIONS. INSTALL AS PER MANUF. RECOMMENDATIONS. WALL APPLICATION TO BE ON FURNISHING STRIPS. SOFFIT APPLICATIONS TO BE ON 5/8" CD/EXT PLYWOOD (BY OTHERS UNDER SEPARATE PERMIT)	31. TD-15-3" CENTER DRAIN BY INFINITY DRAIN (SHOWERS INTERIOR)	51. ALUM. LEADER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	51. WALL TILE FINISH TO BE SELECTED BY OWNER/ID
22. STAINLESS STEEL DOORS	32. LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS	52. S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	52. REINF. CONC. BEAM (SEE STRUCTURAL DWG'S)
23. EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S	33. ALUM. LEADER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	53. S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	53. CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S)
24. S.S./P/E WD. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8.PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	34. S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	54. PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103	54. CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S)
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)	35. PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103	55. PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKING SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4	55. FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S
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)	56. PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKING SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4	56. PROVIDE MIN. 6 MIL. VISQUEUR VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S)	56. PROVIDE MIN. 6 MIL. VISQUEUR VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S)
27. WOOD COMPOSITE CLADDING MODEL A801 TEAK BY ARCHITECTURAL WOOD SANDING. REFER TO ELEVATIONS. INSTALL AS PER MANUF. RECOMMENDATIONS. WALL APPLICATION TO BE ON FURNISHING STRIPS. SOFFIT APPLICATIONS TO BE ON 5/8" CD/EXT PLYWOOD (BY OTHERS UNDER SEPARATE PERMIT)	57. PROVIDE HYBROND 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-502 FOR WATERPROOFING DETAILS. ALL OTHER WALL-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103.	57. BACK FILL FILL UNDER STRUCTURAL VAPOR SLAB.	57. BACK FILL FILL UNDER STRUCTURAL VAPOR SLAB.
28. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF ADDRESS NUMBER SHALL BE DETERMINED BY ARCHITECT	58. PROVIDE HYBROND 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-502 FOR WATERPROOFING DETAILS. ALL OTHER WALL-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103.	58. REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY ID	58. REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY ID
29. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF ADDRESS NUMBER SHALL BE DETERMINED BY ARCHITECT	59. PROVIDE HYBROND 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-502 FOR WATERPROOFING DETAILS. ALL OTHER WALL-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103.	59. 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS)	59. 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS)
30. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF ADDRESS NUMBER SHALL BE DETERMINED BY ARCHITECT	60. PROVIDE HYBROND 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-502 FOR WATERPROOFING DETAILS. ALL OTHER WALL-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103.	60. BRICK PAVEMENT PAVING DRIVEWAY ON WELL COMPACTED SAND	60. BRICK PAVEMENT PAVING DRIVEWAY ON WELL COMPACTED SAND
31. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF ADDRESS NUMBER SHALL BE DETERMINED BY ARCHITECT	61. STUCCO REVEAL, 3/4"x 1/2", TYP. SEE DETAIL 1/A-501	61. EDGE OF STRUCTURE ABOVE	61. EDGE OF STRUCTURE ABOVE
32. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF ADDRESS NUMBER SHALL BE DETERMINED BY ARCHITECT	62. BATT INSULATION BELOW ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS. REFER TO MECHANICAL DWG'S		