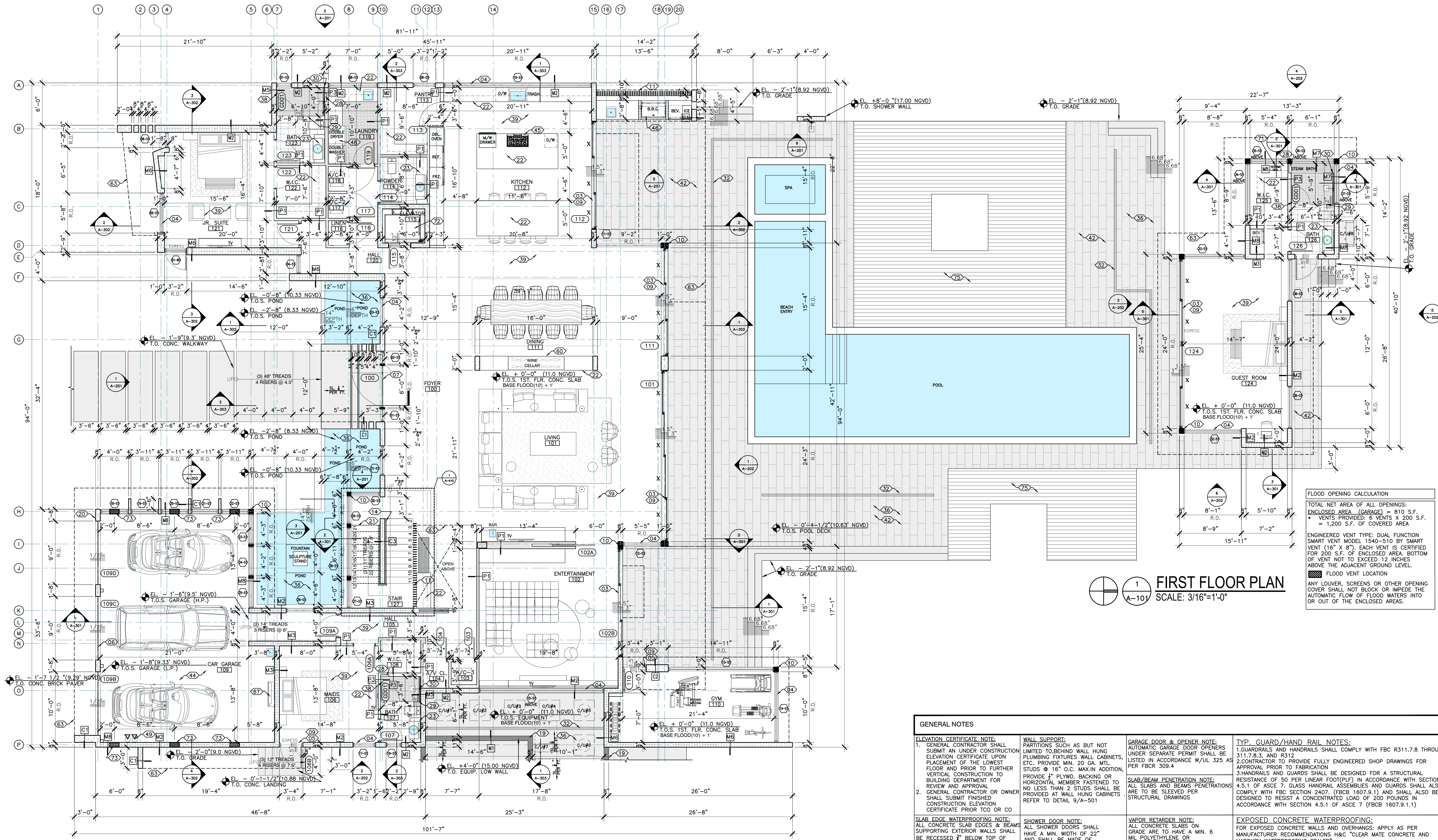




FLOOD OPENING CALCULATION

TOTAL NET AREA OF ALL OPENINGS:
ENCLOSED AREA (GARAGE) = 810 S.F.
VENTS PROVIDED: 6 VENTS X 200 S.F.
= 1,200 S.F. OF COVERED AREA

ENGINEERED VENT TYPE: DUAL FUNCTION
SMART VENT MODEL 1540-510 BY SMART
VENT (16" X 8"). EACH VENT IS CERTIFIED
FOR 200 S.F. OF ENCLOSED AREA. BOTTOM
OF VENT NOT TO EXCEED 12 INCHES
ABOVE THE ADJACENT GROUND LEVEL.

ANY LOUVER, SCREENS OR OTHER OPENING
COVER SHALL NOT BLOCK OR IMPEDE THE
AUTOMATIC FLOW OF FLOOD WATERS INTO
OR OUT OF THE ENCLOSED AREAS.

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 PROJECT. THE CERTIFICATE SHALL BE PLACED IN 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	WALL SUPPORT: PARTITIONS SUCH AS BUT NOT LIMITED TO, BEHIND WALL HUNG PLUMBING FIXTURES, WALL CABINETS, ETC. PROVIDE MIN. 20 GA. MTI 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: 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	TYPE GUARD/HAND RAIL NOTES: 1. GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBC 317.1.7.8 THROUGH 317.1.8.3.2.

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 GLASS OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 17 5'-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) 18 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.) 19 STEEL COL./BEAM (REFER TO STRUCTURAL) PROVIDE BREAK METAL TO MATCH STOREFRONT/SDO SYSTEM FINISH. JOINTS AT BREAK METAL SHALL OCCUR AT CENTER OF WINDOW MULLIONS (TYP.) 20 VERTICAL/HORIZONTAL ALUM. LOUVERS, WITH FAUX WOOD PAINT FINISH TO MATCH COMPOSITE W/ PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 21 STAINLESS STEEL DOORS 22 EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S 23 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) 24 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) 25 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 26 WOOD COMPOSITE CLADDING MODEL A801 TEAK BY ARCHITECTURAL WOOD SYSTEMS. REFER TO ELEVATIONS. INSTALL AS PER MANUFACTURER RECOMMENDATIONS. WALL APPLICATION TO BE ON 5/8" CD/EXT. PLYWOOD OR 1/2" OSB. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT) 27 A/C EQUIPMENT ALUM. LOUVERED SCREEN/ENCLOSURE GATES TO MATCH COLOR OF WINDOW FRAME 28 CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH PAINT FINISH (ALL SIDES) 29 LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER TO BE SELECTED BY OWNER/ARCHITECT 30 FLOATING POLISHED CONC. TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 31 CUSTOM BUILT-IN CABINETS. WORK BY OTHERS 32 WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS 33 BACKLIT FLOATING MIRROR 34 RAIN SHOWER HEAD 35 SHOWER BAR, HEAD AND CONTROLS SYSTEM 36 A/C EQUIPMENT. (SEE MEP DWG'S) 37 SHOWER NICHES. REFER TO DETAIL 4 & 6/A-500 38 CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE 39 INFINITY DRAIN 5"-10" 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR) 40 10"-15" CENTER DRAIN BY INFINITY DRAIN (SHOWERS INTERIOR) 41 LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS 42 NOT USED 43 S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 44 S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 45 PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103 46 PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKWAYS AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4 47 PROVIDE HYDROBOND WATERPROOFING BY LATICRETE ON WALK-IN SHOWER FLOORS & WHERE STAND ALONE TUB IS USED AS PER MANUFACTURER RECOMMENDATIONS. TURN UP WATERPROOFING 12" ON WALLS. PRODUCT EXCEEDS ANSI A118.10 AND A118.12 REFER TO PERMIT 48 FINISH FLOOR MATERIAL TO BE 3/8" PORCELAIN TILE (TYPICAL ALL THROUGHOUT FIRST FLOOR) (SECOND FLOOR BATHS EXCEPT MASTER BATH & BALCONIES). SELECTION BY OWNER OR ID 49 STUCCO REVEAL 3/4" X 1/2". TYP. SEE DETAIL 1/A-501 50 ICYNENE PROSEAL SPRAY INSULATION TO UNDERSIDE OF SLAB TO ACHIEVE R-VALUE AS PER ENERGY CALCS. REFER TO MECHANICAL DWG'S 51 POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID 52 POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT) 53 CONC. SLAB WITH BROOM FINISH 54 GAS COOK TOP WITH EXHAUST SYSTEM ABOVE 55 GAS BBQ GRILL 56 GAS WATER HEATER. REFER TO MEP DWG'S. 57 GAS CLOTHES DRYER. 58 ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S 59 (LEVEL 5 FINISH) 8" M.R. CMB PAINTED ON 3/4" GALV. METAL FURRING OR MTL. STUD WALL. (SEE WALL TYPE DETAILS) 60 (LEVEL 5 FINISH) 8" M.R. CMB CEILING PAINT ON USG 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL (SEE WALL TYPE DETAILS) 61 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" X 4" FIELD SAMPLE FOR REFERENCE 62 WALL TILE FINISH TO BE SELECTED BY OWNER/ID 63 RENF. CONC. BEAM (SEE STRUCTURAL DWG'S) 64 CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S) 65 CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S) 66 FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S 67 PROVIDE MIN. 6 MIL. VISCQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S) 68 BACK FILL UNDER STRUCTURAL CONC. SLAB 69 REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY ID 70 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS) 71 OPEN CELL PAPER DRIVEWAY ON WELL COMPACTED SAND 72 EDGE OF STRUCTURE ABOVE 73 LINE OF SOFFIT ABOVE 74 FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY. SELECTION BY OWNER OR ID 75 FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY. SELECTION BY OWNER OR ID 76 LOCATION OF CAR GARAGE A/C. REFER TO MECHANICAL DRAWINGS 77 2"x6" W DRIP SPOUT AT BOTT. OF WALL. DRIP EDGE TO EXTEND 2" BEYOND WALL PLANE 78 EXTERIOR MTL. FRAME SOFFIT. REFER TO STRUCTURAL DRAWINGS. SOFFIT TO BE CLADDED WITH COMPOSITE WOOD SYSTEM AS PER NOTE 17 OF THIS LEGEND 79 PLANTER DRAIN. REFER TO LANDSCAPE DRAWINGS FOR DRAIN DETAIL 80 MTR. STEAM MODEL MS SUPER 3E, MAX 13-BUTLER, AND MS AROMA STEAM BATH SYSTEM. GENERATOR SIZED FOR CERAMIC FINISH. INSTALL AS PER MANUFACTURER RECOMMENDATIONS AND CLEARANCES. PROVIDE FRONT ACCESS PANEL 81 TRACTION LIFT SYSTEM BY RESIDENTIAL ELEVATORS MODEL LIT-950 HP-3 OR SIMILAR. ELEVATOR 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) A NATURAL REFRIGERANTS OR OTHER REFRIGERANTS THAT CONTAIN NO HYDROFLUOROCARBONS (HFC's). (C) INTERIOR FINISHES THAT EMT 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 GGFS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES, OR GREEN SEAL/UL 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	64 LINE OF SOFFIT ABOVE 65 FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY. 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 2"x6" W DRIP SPOUT AT BOTT. OF WALL. DRIP EDGE TO EXTEND 2" BEYOND WALL PLANE 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 MTR. STEAM MODEL MS SUPER 3E, MAX 13-BUTLER, AND MS AROMA STEAM BATH SYSTEM. GENERATOR SIZED FOR CERAMIC FINISH. INSTALL AS PER MANUFACTURER RECOMMENDATIONS AND CLEARANCES. PROVIDE FRONT ACCESS PANEL 72 TRACTION LIFT SYSTEM BY RESIDENTIAL ELEVATORS MODEL LIT-950 HP-3 OR SIMILAR. ELEVATOR 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. 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