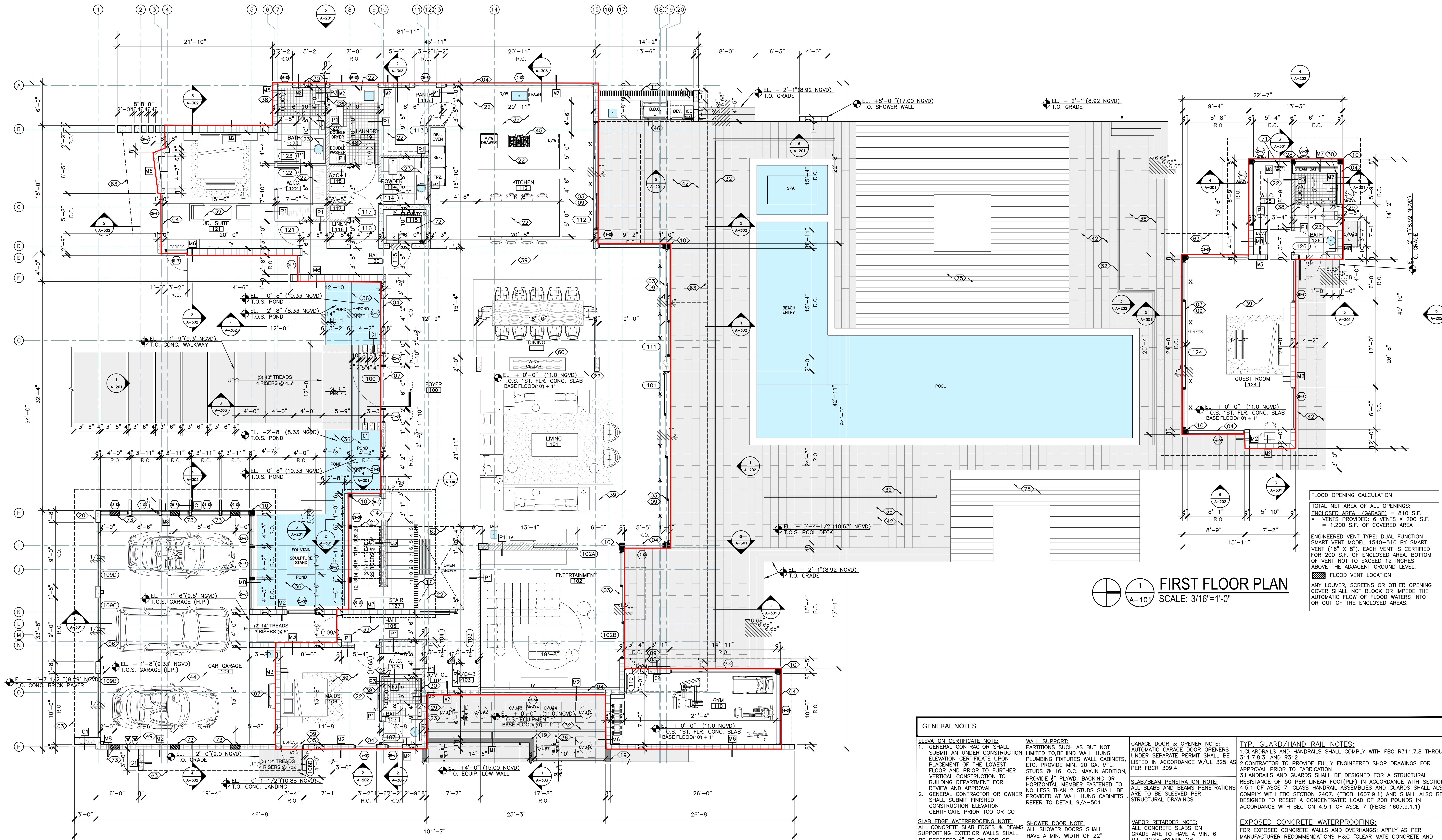




FLOOD OPENING CALCULATION

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.

■ FLOOD VENT LOCATION

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	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	TYP. GUARD/HAND RAIL NOTES: 1. GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBC R311.7.8 THROUGH 311.7.13. 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. (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&C 1-800-867-8246 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 723	SHOWER COMPARTMENT NOTE: SHOWER COMPARTMENT MUST BE FINISHED IN SMOOTH IMPERVIOUS MATERIALS TO A MIN. HEIGHT OF 72" PER FBCR 307.2	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 SPECS, PRIOR TO INSTALLATION AND/OR ROUGH INS.
FLOOD NOTE: ALL CONSTRUCTION MATERIAL BELOW DESIGN FLOOR ELEVATION (D.F.E.) (11.00' NGVD) MUST BE FLOOD RESISTANT	LINE OF SOFFIT ABOVE: A MACHINE ROOM LESS SYSTEM COORDINATE WITH MANUFACTURER ALL REQUIREMENTS. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	VILLAGE OF PINECREST ZONING CODE DIVISION 5.27(b)-(c)-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 HYDROFLUOROCARBONS (HFCs). 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 GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES, OR GREEN SEAL LOW 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 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. 22 ELECTRICAL PANEL. REFER TO MEP 33 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) 44 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) 55 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) 66 GARAGE GLASS OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 77 MAIN ENTRY PIVOT DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 88 5'-0" HIGH SELF CLOSING S.S. GATE SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DOOR MIN. 54" A.F.F. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 99 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.) 100 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.) 110 VERTICAL/HORIZONTAL ALUM. LOUVERS, WITH FAUX WOOD PATTERN FINISH TO MATCH COMPOSITE W/ PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 120 STAINLESS STEEL DOORS 130 EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S 140 S.S./P.W. WD. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 150 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) 160 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 170 WOOD COMPOSITE CLADDING MODEL A501 TEAK BY ARCHITECTURAL WOOD SINGS. REFER TO ELEVATIONS. INSTALL AS PER MANUF. RECOMMENDATIONS. WALL APPLICATION TO BE ON 1/2" NON DIRECTIONAL. STUCCO WITH PART FIBER GLASS (FIB) STUCCO WITH PART FIBER GLASS (FIB) 180 LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER SHALL BE AS PER ARCHITECT/ARCHITECT Trade Stamp Name 190 JOSE 7/17/2024 11:08:46 AM HRS Approved	210 FLOATING POLISHED CONC. TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 220 CUSTOM BUILT-IN CABINETY WORK. BY OTHERS 230 WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS 240 BACKLIT FLOATING MIRROR 250 RAIN SHOWER HEAD 260 SHOWER BAR, HEAD AND CONTROLS SYSTEM 270 A/C EQUIPMENT. (SEE MEP DWG'S) 280 SHOWER NICHES. REFER TO DETAIL 4 & 6/A-500 290 CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE 300 INFINITY DRAIN S-TIF 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR) 310 TID-15-3" CENTER DRAIN BY INFINITY DRAIN (SHOWERS INTERIOR) 320 LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS 330 NOT USED 340 S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 350 S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS 360 PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103 370 PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKWAYS SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4 380 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 390 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" X 4" FIELD SAMPLE FOR REFERENCE 400 WALL TILE FINISH TO BE SELECTED BY OWNER/IO 410 RENF. CONC. BEAM (SEE STRUCTURAL DWG'S) 420 CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S) 430 CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S) 440 FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S 450 PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S) 460 BACK FILL UNDER STRUCTURAL CONC. SLAB 470 REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY IO 480 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS) 490 OPEN CELL PAPER DRIVEWAY ON WELL COMPACTED SAND 500 EDGE OF STRUCTURE ABOVE	510 POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR IO 520 POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT) 530 CONC. SLAB WITH BROOM FINISH 540 GAS COOK TOP WITH EXHAUST SYSTEM ABOVE 550 GAS BBQ GRILL 560 GAS WATER HEATER. REFER TO MEP DWG'S. 570 GAS CLOTHES DRYER. 580 ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S 590 (LEVEL 5 FINISH) 8" M.R. CMB PAINTED ON 3/4" GALV. METAL FURRING OR MTL. STUD WALL. (SEE WALL TYPE DETAILS) 600 (LEVEL 5 FINISH) 8" M.R. CMB CEILING PAINT ON USG 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL (SEE WALL TYPE DETAILS) 610 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" X 4" FIELD SAMPLE FOR REFERENCE 620 WALL TILE FINISH TO BE SELECTED BY OWNER/IO 630 RENF. CONC. BEAM (SEE STRUCTURAL DWG'S) 640 CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S) 650 CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S) 660 FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S 670 PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S) 680 BACK FILL UNDER STRUCTURAL CONC. SLAB 690 REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY IO 700 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS) 710 OPEN CELL PAPER DRIVEWAY ON WELL COMPACTED SAND 720 EDGE OF STRUCTURE ABOVE	730 LINE OF SOFFIT ABOVE 740 FINISH FLOOR MATERIAL TO BE 5/8" ENGINEER WOOD. INSTALLATION AS PER MANUFACTURER RECOMMENDATIONS. SELECTION BY OWNER OR IO 750 FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY. SELECTION BY OWNER OR IO 760 LOCATION OF CAR GARAGE A/C. REFER TO MECHANICAL DRAWINGS 770 2" H6xW DRIP SPOUT AT BOT. OF WALL. DRIP EDGE TO EXTEND 2" BEYOND WALL PLANE 780 EXTERIOR MTL. FRAME SOFFIT. REFER TO STRUCTURAL DRAWINGS. SOFFIT TO BE CLADDED WITH COMPOSITE WOOD SYSTEM AS PER NOTE 17 OF THIS LEGEND 790 PLANTER DRAIN. REFER TO LANDSCAPE DRAWINGS FOR DRAIN DETAIL 800 MR. 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 810 TRACTION LIFT SYSTEM BY RESIDENTIAL ELEVATORS MODEL LIT-950 HP-3 OR SIMILAR. ELEVATOR SHALL INCLUDE THE FOLLOWING ENERGY EFFICIENT AND ENVIRONMENTALLY CONSERVATIVE IMPROVEMENTS: (1) EITHER A MINIMUM OF ONE SOLAR WATER HEATER, TANKLESS WATER HEATER, OR A HYBRID ELECTRIC WATER HEATER, OR A PHOTOVOLTAIC SOLAR ELECTRIC SYSTEM. (2) A MACHINE ROOM LESS SYSTEM COORDINATE WITH MANUFACTURER ALL REQUIREMENTS. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 820 GARAGE FLOOD VENTS PER FBC R222.2.2. BOT. OF EACH OPENING MUST BE 12" OR LESS ABOVE ADJ. GROUND LEVEL. REFER TO CALCULATIONS ON SHEET A-101 SMART VENT MODEL #1540-510 S.S. 16" X 8". SEE CALCS. 830 16" X 24" ELEVATOR ACCESS PANEL. BOTTOM OF PANEL MIN. 8" A.F.F. COORDINATE WITH ELEVATOR MANUF. 840 VARNISHED "NOCAL" COMPOSITE WOOD DECKING. INSTALL AS PER MANUF. RECOMMENDATIONS. CONTACT BRIGHT AUSE 303-588-8123 850 IMPACT RESISTANT BERMUDA BRONZE ALUM. CASEMENT WINDOW SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT) 860 ZURIN CAST IRON BODY PRIMARY ROOF DRAIN. SEE PLUMBING DRAWINGS FOR SIZE AND CALCULATIONS (OR EQUAL) 870 BENCHMARK CLEAR PINE CLADDING 1x6 CAR30 STIPES SMOOTH BY THERMORY (OR EQUAL) 880 REFLECTING POND SYSTEM (BY OTHERS UNDER SEPARATE PERMIT).