SHOWER PAN MEMBRANE

SHOWER PAN MEMBRANES MUST SLOPE 1/4" PER 12" MIN. TOWARD DRAIN AND HAVE PENETRATIONS 1" MIN. ABOVE THRESHOLD, 2014 FBC 417.5.2., TYP.

SHOWER ENCLOSURE

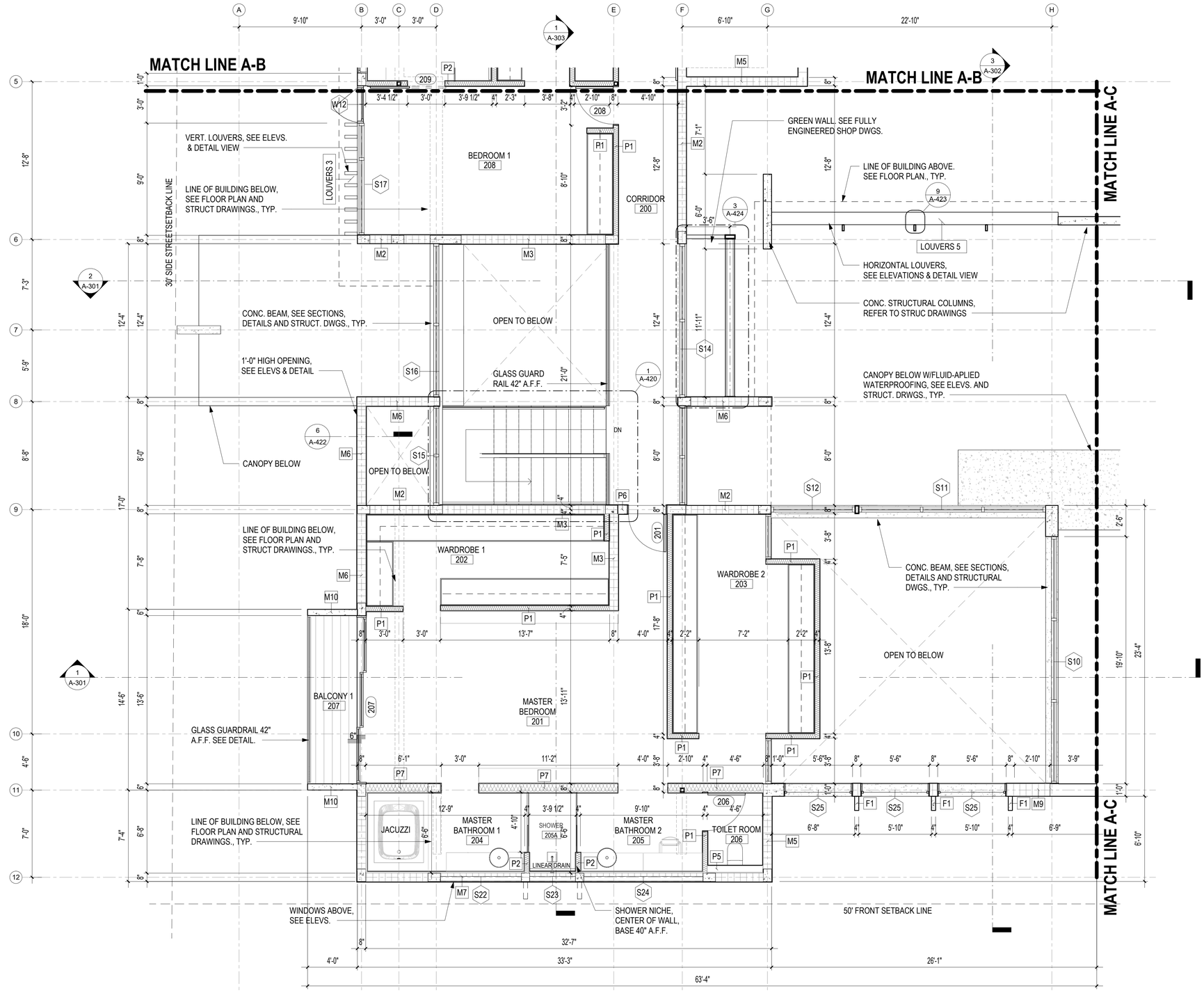
SHOWER ENCLOSURE SHALL BE CATEGORY CLASS II SAFETY GLAZING PER SECTION R308.1, TABLE R308.4.1 THRU R308.4.3 OF THE FBC 2014 RESIDENTIAL WITH 3/8" TEMPERED SAFETY GLASS.

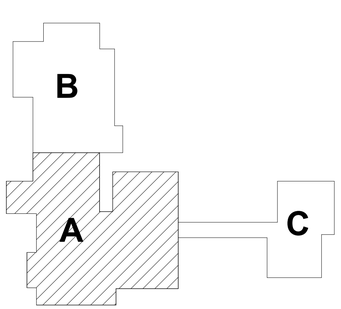
TERMITE TREATMENT

CONTRACTOR SHALL PROVIDE TREATMENT PROTECTION UNDER SLAB AGAINST ASUTERRANEAN TERMITS BY A LICENSED PEST CONTROL COMPANY. TREATMENT SHALL BE IN ACCORDANCE WITH THE RULES AND LAWIS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS PER 2014 FBC 1816 AND 2014 FBC 105.10.

GENERAL PLAN NOTES

1. TOP OF GROUND SLAB ELEVATION OF NGVD 18.00 = 0'-0.
2. ALL EQUIPMENT, PUMPS AND MACHINE SHALL BE INSTALLED AT ELEVATION NGVD 18.00 = 0'-0".
3. REFER TO SHEET A-601 FOR WALL TYPE CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ALL RELATED CODES.
5. ALL DIMENSIONS ARE TO FACE OF BLOCK AT EXTERIOR MASONRY WALLS AND FACE OF STUD AT INTERIOR PARTITIONS.
6. VERIFY ALL ACTUAL MASONRY OPENINGS FOR GLAZING SYSTEM MANUFACTURER AND REQUIRED INSTALLATION REQUIREMENTS.
7. ALL INTERIOR PARTITIONS SHALL BE 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE AS REQUIRED, UNLESS OTHERWISE NOTED.
8. DRYWALL SHALL GEORGIA PACIFIC - 5/8" DENSARMOR PLUS - ABUSE RESISTANT INTERIOR DRYWALL PANEL UP TO 48" AFF.
9. PROVIDE SOUND BATT INSULATING AROUND ALL WALLS IN HVAC CLOSETS, UTILITY ROOM, HALL BATHROOMS, MASTER BATHROOM.
10. PROVIDE MOISTURE AND MOLD RESISTANT/G.W.B. AT ALL WET WALL LOCATIONS.
11. INTERIOR & EXTERIOR PAINT TO BE A THREE COAT APPLICATION WITH I PRIMER COAT AND 2 FINISH PAINT COATS. PAINT SHALL BE BENJAMIN MOORE, MOORCRAFT & MOOREGUARD OR EQUAL IN QUALITY
12. PROVIDE SOLID WHITE PLASTIC LAMINATED CLOSET SHELVING AT ALL CLOSETS NOT HAVING BUILT-IN CABINETS, INCLUDE HANGING RODS AT REQUESTED LOCATIONS BY THE CLIENTS.
13. GRESS WINDOWS: PROVIDE AT OUTSIDE WINDOWS OR DOORS OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A MINIMUM CLEAR OPENING OF NO LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SF IN AREA MINIMIM. THE BOTTOM OF ANY OPENING SHALL NOT E MORE THAN 44" ABOVE THE ROOM FINISH FLOOR.
14. ALL CABINETRY ARE CUSTOM DESIGN. CONTRACTOR SHALL COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS REQUIRED FOR ALL EQUIPMENT PRIOR TO INSTALLATION.
15. ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE LUTRON DECORA FLUSH WHITE WITH CONCEALED FASTENERS FACEPLATE. MOUNT WALL OUTLETS HORIZONTALLY AT 10" ABOVE FINISHED FLOOR TO BOTTOM OF OUTLET. MOUNT WALL SWITCHES AT 39" ABOVE FINISH FLOOR TO CENTER OF SWITCH.
16. WALL MOUNTED TOILETS ON ROOMS 108 AND 206 HAVE INTEGRAL STEEL CARRIER CONCEALED IN THE PARTITION WALLS ALONG WITH THE WATER TANK. MODEL TO BE SELECTED BY ARCHITECT AND OWNER.
17. ALL SHOWERS SHALL HAVE A S.S. LINEAR DRAIN. CONTRACTOR SHALL RECESS THE SHOWER AND BATHROOM SLAB AS NECESSARY TO INSTALL THE BAHROOM FLOOR TILE, THE SHOWER FLOOR TILE AND THE BEDROOM FLOOR FINISH FLUSH.





KEY PLAN

N.T.S.

SECOND FLOOR PARTIAL PLAN A

1/4" = 1'-0"

#26000522

MATEU

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ARCHITECTURE INTERIOR DESIGN PLANNING

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PINECREST, FLORIDA 33156

CASA @ 63RD AVENUE

NEW SINGLE-FAMILY RES.
EU-1 RESIDENTIAL ESTATE

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PHASE
Project Status

FILE NAME:
M2405 Casa Pa' Fernanda_CD\MODEL\ARCH\Casa on 63rd ave_DY.rvt

PROJECT NO:
MA 2405

DRAWN BY:
DY

CHECKED BY:
RJM

ISSUE DATE:
11/14/24

REVISIONS

SHEET TITLE
SECOND FLOOR PARTIAL PLAN A

SHEET: A-106
OF: