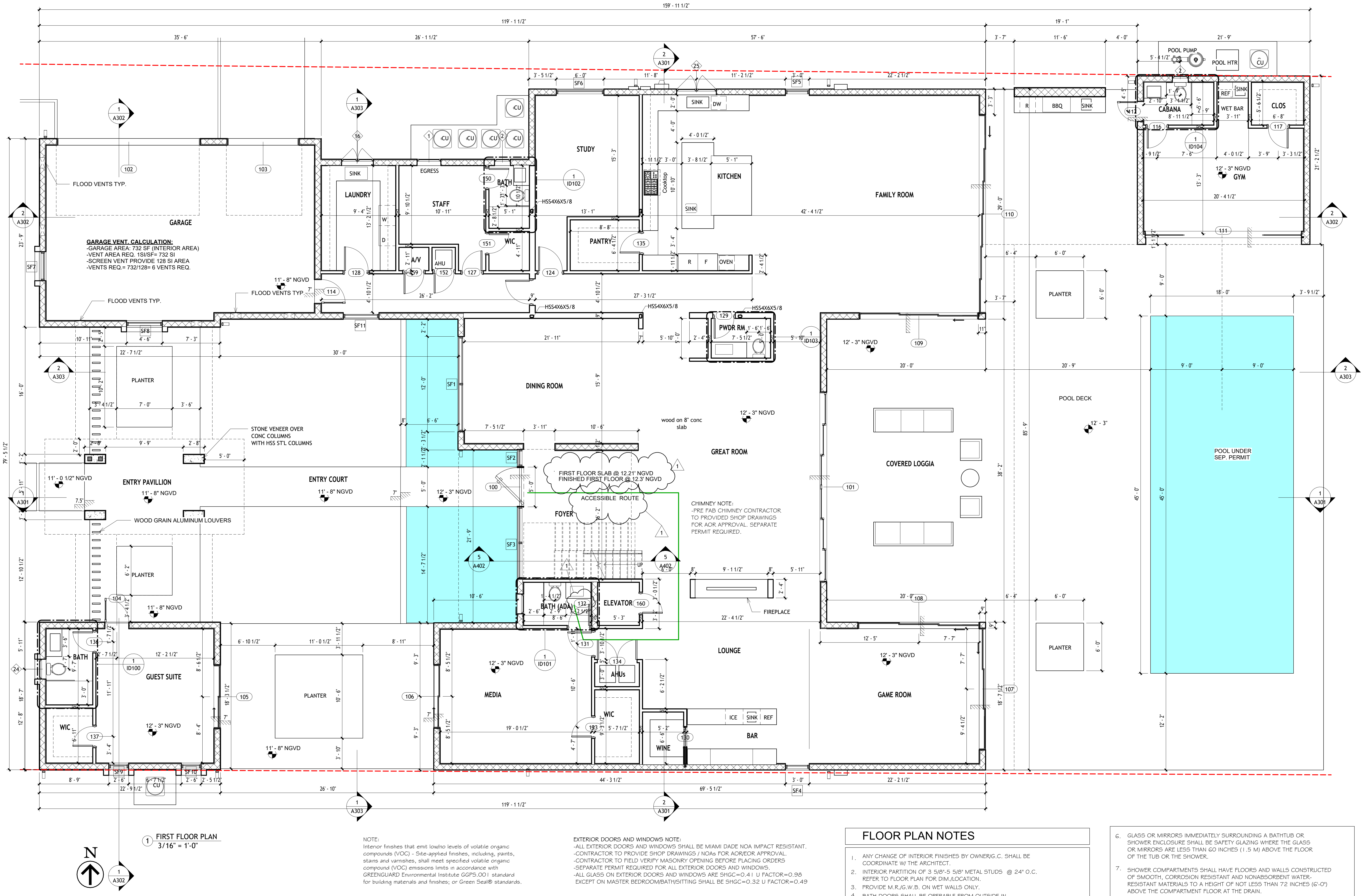




RESIDENCE:
GS JPD 10635
LLC

10635 SW 63 AV
MIAMI, FL
SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968
GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS		
NO.	DESC	DATE
1	Pinecrest-Building	1-16-25

SCHEMATIC SET



JOB NUMBER:
CHECKED BY: GB
ISSUE DATE: 11/11/2024
SCALE: AS NOTED

SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A101

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

FLOOR PLAN NOTES

- ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATE W/ THE ARCHITECT.
- INTERIOR PARTITION OF 3 5/8"-5 5/8" METAL STUDS @ 24" O.C. REFER TO FLOOR PLAN FOR DIM./LOCATION.
- PROVIDE M.R./G.W.B. ON WET WALLS ONLY.
- BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
- CLOSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1.5 M) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.

- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1.5 M) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.
- SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES (6'-0") ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
- ALL WINDOWS AT BEDROOMS SHALL BE 'EGRESS' TYPE, U.O.N. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION DOES NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

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

NOTE:
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 GPPS.001 standard for building materials and finishes; or Green Seal® standards.

EXTERIOR DOORS AND WINDOWS NOTE:
-ALL EXTERIOR DOORS AND WINDOWS SHALL BE MIAMI DADE NOA IMPACT RESISTANT.
-CONTRACTOR TO PROVIDE SHOP DRAWINGS / NOAs FOR AOR/EOR APPROVAL.
-CONTRACTOR TO FIELD VERIFY MASONRY OPENING BEFORE PLACING ORDERS
-SEPARATE PERMIT REQUIRED FOR ALL EXTERIOR DOORS AND WINDOWS.
-ALL GLASS ON EXTERIOR DOORS AND WINDOWS ARE SHGC=0.41 U FACTOR=0.98 EXCEPT ON MASTER BEDROOM/BATH/SITTING SHALL BE SHGC=0.32 U FACTOR=0.49