

GENERAL NOTES

1. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR/OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
2. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS.
3. ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OF BEFORE CONSTRUCTION AND /OR FABRICATION OF THE WORK.
4. CONTRACTOR AND SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF WORK. DO NOT SCALE DRAWINGS. ARCHITECT SHALL BE NOTIFIED IN WRITING, PRIOR TO COMMENCING ANY WORK, OF ANY ERRORS OR DISCREPANCIES IN DRAWINGS OR BETWEEN PREPARED DRAWINGS AND FIELD CONDITIONS.
5. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT).
6. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
7. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR, IN ACCORDANCE WITH THE OWNER-CONTRACTOR AGREEMENT.
8. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR BELOW FINISHED FLOOR IS TO BE PRESSURE TREATED.
9. INTERIOR PARTITIONS SHALL BE 25 GAUGE STEEL STUDS @ 24" O/C WITH 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.
10. ALL MATERIALS AND PRODUCTS USED FOR AND IN CONSTRUCTION ARE REQUIRED TO HAVE APPLICABLE PRODUCTS CONTROL CODE APPROVAL/NOA.
11. CONTRACTOR SHALL CARRY ALL NECESSARY INSURANCE AS REQUIRED BY LAW AND HOLD HARMLESS THE OWNER OR ARCHITECT FROM ANY LOSS, LIABILITY, CLAIM OR DEMAND FOR DAMAGES ARISING OUT OF OR RELATING TO THE PERFORMANCE OF THE WORK AS DESCRIBED BY THESE DRAWINGS.
12. THE OWNER SHALL EFFECT AND MAINTAIN FIRE, EXTENDED COVERAGE AND VANDALISM INSURANCE FOR 100% OF THE INSURABLE VALUE OF ALL CONSTRUCTION ON THE SITE.
13. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS FREE FROM ANY DEFECTS OR MALFUNCTIONS FOR A PERIOD OF ONE YEAR COMMENCING FROM THE SUBSTANTIAL COMPLETION DATE OR FROM THE TIME OF OCCUPANCY, WHICHEVER OCCURS FIRST. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK EXECUTED BY SUBCONTRACTORS OR OTHER TRADES, PLUMBING EQUIPMENT.
14. THE CONTRACTOR SHALL ACQUIRE ALL PERMITS AND LICENSES AND PAY ALL FEES NECESSARY FOR THE EXECUTION OF THE WORK.
15. ALL STRUCTURAL METAL ITEMS AND FASTENERS AND BOLTS SHALL BE HOT DIPPED GALVANIZED.
16. STRUCTURAL WOOD OTHER THAN HEAVY TIMBER SHALL HAVE A MINIMUM BENDING STRESS OF; FB = 1200 P.S.I.
17. ALL GROUND UNDER CONSTRUCTION SHALL RECEIVE A TERMITE POISONING TREATMENT BY APPROVED EXTERMINATOR WHO WILL FURNISH THE OWNER WITH A 1 YEAR BOND.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL DIMENSIONS OF THE FOUNDATION PLAN WITH THE FLOOR PLAN BEFORE BEGINNING CONSTRUCTION. CONTACT ARCHITECT IN THE EVENT OF DISCREPANCIES.
19. THE CONTRACTOR SHALL FURNISH THE ARCHITECT OR OWNER WITH A WRITTEN CERTIFICATION OF THE FINISH FLOOR HEIGHT ABOVE MEAN SEA LEVEL BY A LICENSED SURVEYOR.
20. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT OR OWNER ANY UNDERGROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNDESIRABLE CONDITION ENCOUNTERED DURING EXCAVATIONS.
21. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND APPROVE/DISAPPROVE ALL SHOP DRAWINGS OR OTHER SUBMITTALS PRIOR TO THE ARCHITECT'S REVIEW. THE ARCHITECT'S REVIEW WILL BE FOR CONSISTENCY WITH THE DESIGN AND NOT CONSTITUTE AN AUTHORIZATION FOR ORDERING, FABRICATION OR DELIVERY. THE ARCHITECT WILL NOT REVIEW ANY SUBMITTALS UNTIL THEY HAVE BEEN REVIEWED AND ACCEPTED BY THE GENERAL CONTRACTOR. NO EXCEPTIONS.
22. THE CONTRATOR SHALL SECURE SITE IF A HURRICANE WARNING IS ISSUED, REMOVE ALL DUMPSTERS AND SCAFFOLDING, AND REMOVE, OR SAFELY SECURE, ALL BUILDING MATERIALS, AND EQUIPMENT. ALERT SUBS OF THEIR RESPONSIBILITIES TO SECURE OR REMOVE THEIR MATERIALS AND EQUIPMENT. STOP JOB PROCESSES THAT WILL LIKELY BECOME DAMAGED BY THE HURRICANE, SUCH AS WINDOW INSTALLATIONS, HOUSEWRAP, OR LANDSCAPING. COMPLETE THOSE CONSTRUCTION TASKS THAT WILL LIKELY PREVENT DAMAGE, SUCH AS CONCRETE WORK, CLOSING IN A HOUSE, OR FILLING IN FOUNDATION EXCAVATIONS. CLEAN UP ALL CONSTRUCTION DEBRIS.

CONTRACTOR NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT. WORK CANNOT PROCEED UNTIL ARCHITECT GIVES HIS/HERS WRITTEN AUTHORIZATION TO DO SO.
2. CONTRACTOR SHALL SUBMIT 1 BLUELINE AND 1 REPRODUCIBLE SET OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE FABRICATION OR ERECTION OF ALL REINFORCING AND STRUCTURAL STEEL COMPONENTS
3. CONTRACTOR SHALL TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION, AND REROUTE THE UTILITY PHONE, & CABLE LINES TO ACCOMMODATE NEW CONSTRUCTION.
4. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
5. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
6. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
7. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
8. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
9. CONTRACTOR SHALL VERIFY THAT STRUCTURE IS CONSTRUCTED WITHIN THE CONFINES OF BUILDING PAD

AREA TABULATION

Zoning District: EU-1

Lot Size 38,768 s.f.

	REQUIRED	PROPOSED
Building Height	28'-0" (max)	27'-11"
Maximum Building Coverage	25.0%	24.3%
Floor Area Ratio	0.24 (Max.)	0.24 (Proposed)

SETBACKS	REQUIRED	PROPOSED
Front	50 ft.	80 ft.
Rear	25 ft.	85 ft.
Sides	20 ft.	20 ft.

AC AREAS:

Floor House A/C 5,185 s.f.

NON AC AREAS:

Garage #11,410 s.f.

Garage #21,380 s.f.

Covered Porch1,344 s.f.

Front Entry 132 s.f.

Footprint9,451 s.f.

BUILDING DESIGN DATA

Occupancy: R-3
Type of Construction: V-B (Unprotected), Unsprinklered

PROPERTY DATA:

FOLIO# 20-5015-005-0490

PRIMARY ZONE: 2300 ESTATES- 1
ACRE

Legal Description:

SUNILAND ESTATES PB 50-28

LOT 9 BLK 3

F/A/U 30-5015-005-0490

MUNI ZONE: EU-1

FLOOD ZONE "X" (per survey prepared by
Pinnell Survey Inc.

VILLAGE OF PINECREST NOTES

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. PUBLIC WORKS CONTACT INFORMATION IS: publicworks@pinecrest-fl.gov
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB (OR EDGE NEW DRIVEWAY APPROACH) WILL BE A MINIMUM OF 20' FROM THE EDGE OF THE OPPOSITE SIDE OF THE ROAD FOR RESIDENTIAL STREETS AND 22' FOR ALL SECTION-LINE AND HALF-SECTION LINE ROADS. THIS STANDARD ALSO APPLIES TO CONCRETE OR ASPHALT DRIVEWAYS.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE – NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE ROW WILL BE SAND GROWN, 'EMPIRE ZOYSIA'
16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

SINGLE FAMILY RESIDENCE FOR:

Bhagwansingh

8100 SW 120TH STREET

PINECREST, FLORIDA 33156



CONTRACTOR ENERGY CODE NOTE

1. GENERAL CONTRACTOR OR OWNER BUILDER TO VERIFY SHGC AND U-VALUES SPECIFIED ON ENERGY CALCULATIONS FOR ALL GLASS PRIOR TO ORDERING OF WINDOWS & DOORS. VALUES MUST BE FOLLOWED IN ORDER TO COMPLY WITH THE ENERGY CODE. INFORM ARCHITECT OF ANY DISCREPANCIES.
2. EXTERIOR BLOCK WALLS TO HAVE A MIN. R-4.1 VALUE BUT MAY BE INCREASED BY ARCHITECT OR MECHANICAL ENGINEER. REFER TO ENERGY CALCULATIONS FOR SPECIFIC R VALUES TO BE FOLLOWED. INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTS AND ENERGY CALCULATION VALUES.
3. ROOF/ ATTIC INSULATION SHALL BE A MINIMUM OF R-20 VALUE BUT MAY BE INCREASED BY ARCHITECT OR MECHANICAL ENGINEER. REFER TO ENERGY CALCULATIONS FOR SPECIFIC R VALUES TO BE FOLLOWED. INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTS AND ENERGY CALCULATION VALUES.
4. ALL MECHANICAL EQUIPMENT, INCLUDING DUCTWORK AND DIFFUSERS/RETURNS, SHALL FOLLOW SPECIFICATIONS PER MECHANICAL DRAWINGS. ANY DEVIATIONS OF EQUIPMENT SHALL BE APPROVED BY ARCHITECT OR MECHANICAL ENGINEER PRIOR TO ORDERING EQUIPMENT. ENERGY CALCULATIONS MAY HAVE TO BE REVISED BY MECHANICAL ENGINEER PRIOR TO VERIFY SUBSTITUTIONS WILL PASS CODE.

PROJECT TEAM

ARCHITECTURE
JSR DESIGN GROUP
ONE WEST CAMINO REAL,
BOCA RATON FL 33432
(561) 362-7203

STRUCTURAL
Design Engineering & Supply, Inc.
2799 NW Boca Raton Blvd , Suite # 111
Boca Raton, FL 33431
(561) 705-2930

MEP
WHITELOCKE & WILLIAMS' CONSULTING ENGINEERS
18446 OLD PRINCETON LANE,
BOCA RATON, FL 33498
(561) 703-0625

SURVEYOR
PINNELL SURVEY, INC
5300 West Hillsboro Blvd. Suite 215-A
Coconut Creek, FL 33073
(954) 418-4940

LANDSCAPE
Gabriela Fojt
2700 E Oakland Park Blvd. Suite C
Fort Lauderdale, FL 33306
(954)478-3064

CIVIL
Josh Lerman, P.E.
Florida Soil and Water
(561)212-1994

SCOPE OF WORK

This is a new one story single family home

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2023.
2. FLORIDA BUILDING CODE 2023 EXISTING EDITION.
3. A.C.I. 318-11 FOR REINFORCED CONCRETE.
4. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
5. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
6. FLORIDA ACCESSIBILITY CODE 2023.

CALL before you dig.
811 or 1-800-432-4770
or visit
www.callsunshine.com



NEW HOUSE FOR:

BHAGWANSINGH HOUSE

8100 SW 120TH STREET

PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR9571

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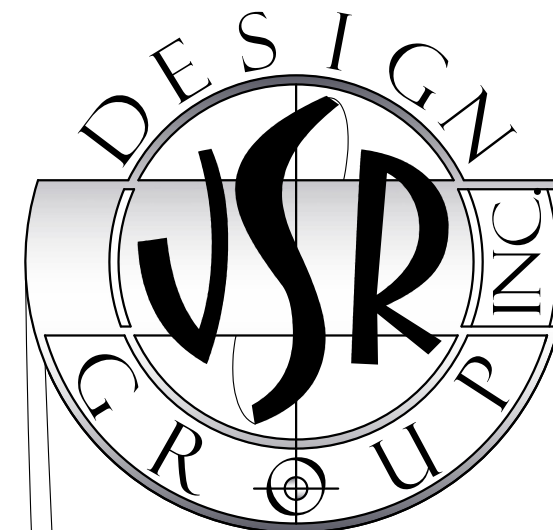
- 1 CITY COMMENTS
04-22-25
- 2 CITY COMMENTS
11-22-25
- 3 CITY COMMENTS
12-04-25

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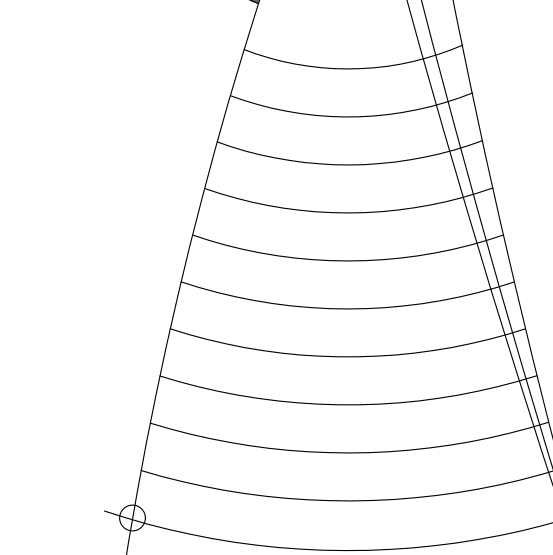
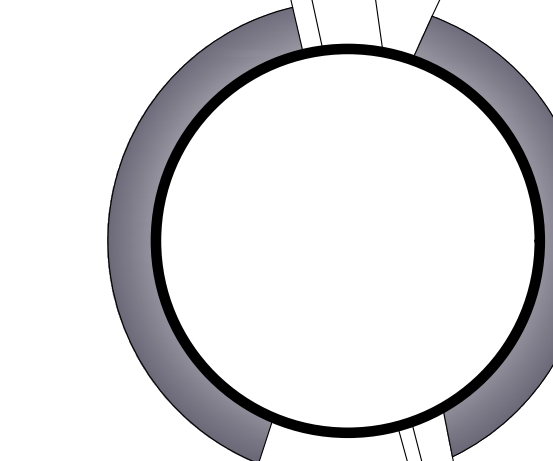
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NEW HOUSE FOR:
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8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
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FL LICENSE# AR95171

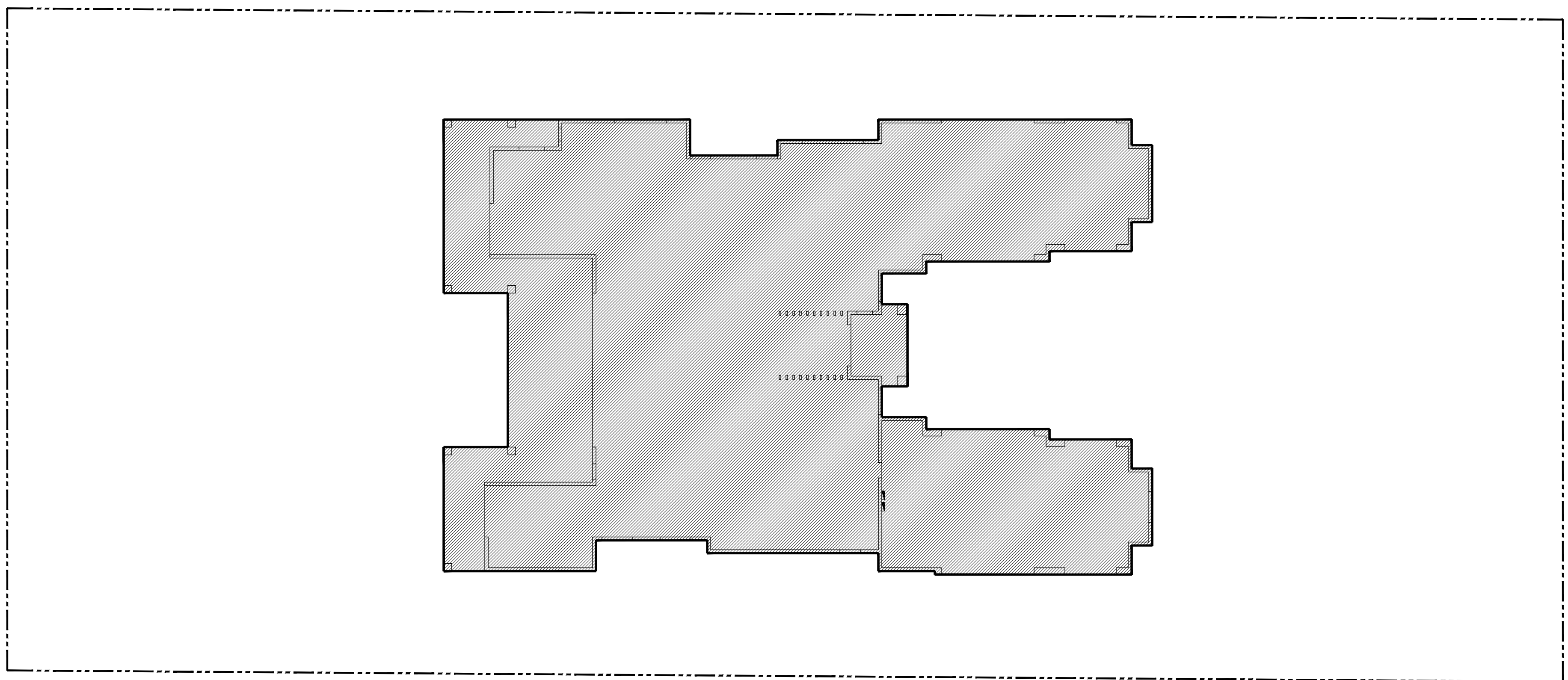
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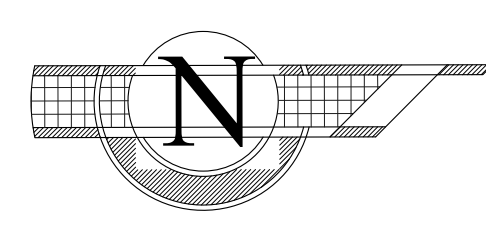
LEGEND

--- LOT PERIMETER

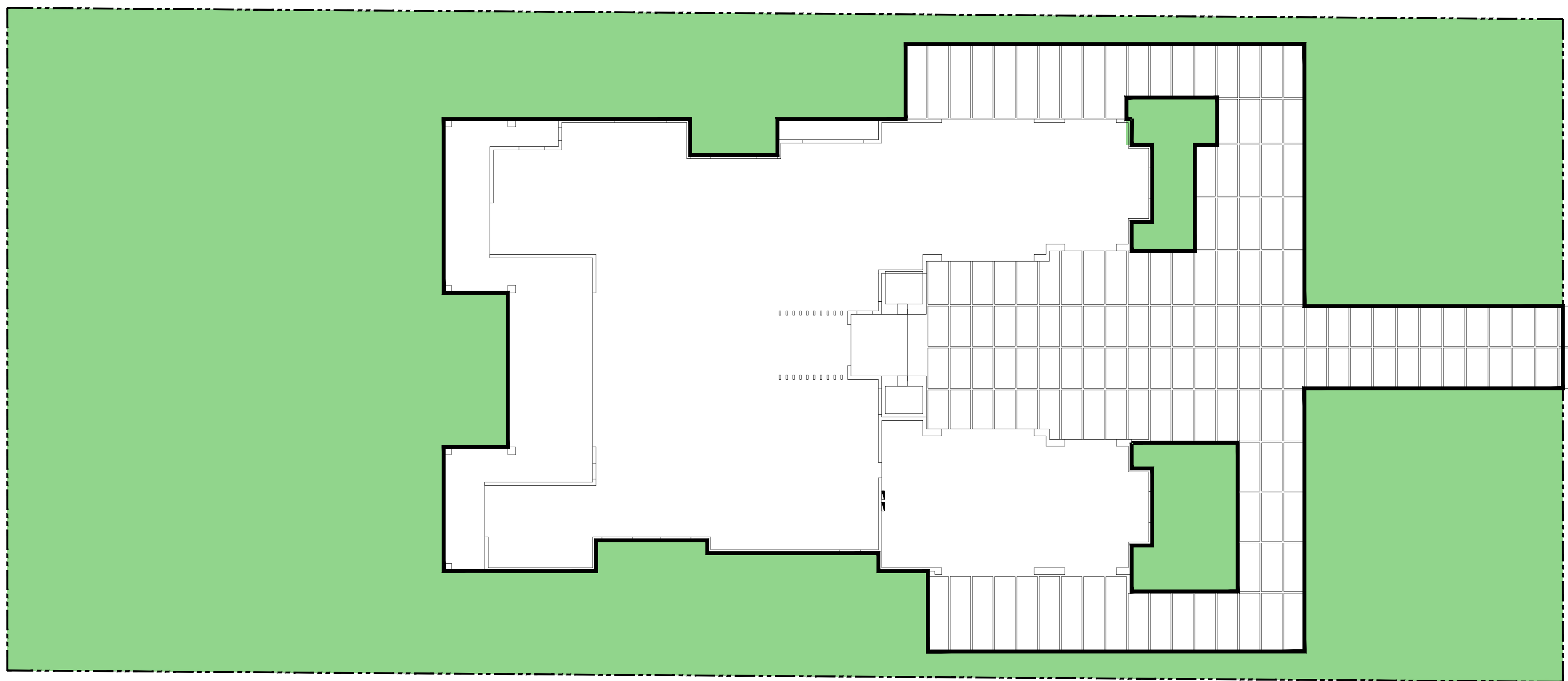
[Hatched Box] BUILDING COVERAGE

LOT AREA = 39,085

	REQUIRED	PROPOSED
Maximum Building Coverage	9,771 s.f. (25%)	9,584 s.f. (24.5%)



LOT COVERAGE CALCULATION
1/16" SCALE.



LEGEND

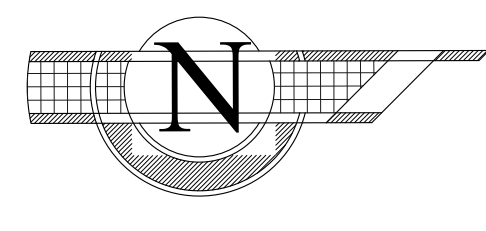
--- LOT PERIMETER

[Green Box] PERVIOUS AREA (GREEN AREA)

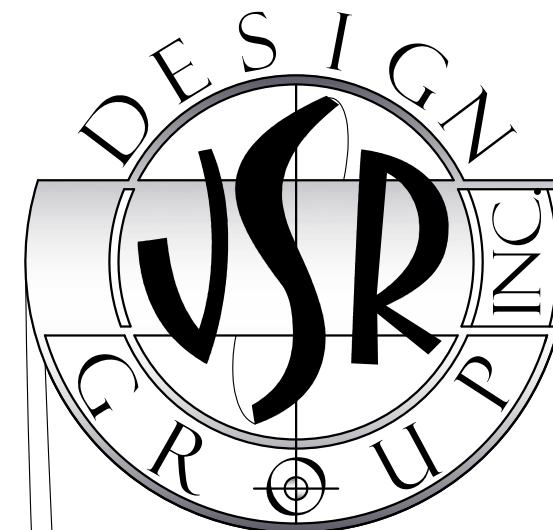
[Hatched Box] IMPERVIOUS AREA

IMPERVIOUS/PERVIOUS CALCULATION

	REQUIRED	PROPOSED
Maximum Impervious surface	17,588 s.f. (45%)	16,209 s.f. (41.5%)
Minimum green area (pervious)	21,496 s.f. (55%)	22,876 s.f. (58.5%)



IMPERVIOUS/PERVIOUS CALCULATION
1/16" SCALE.



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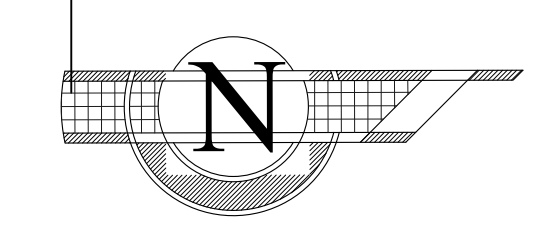
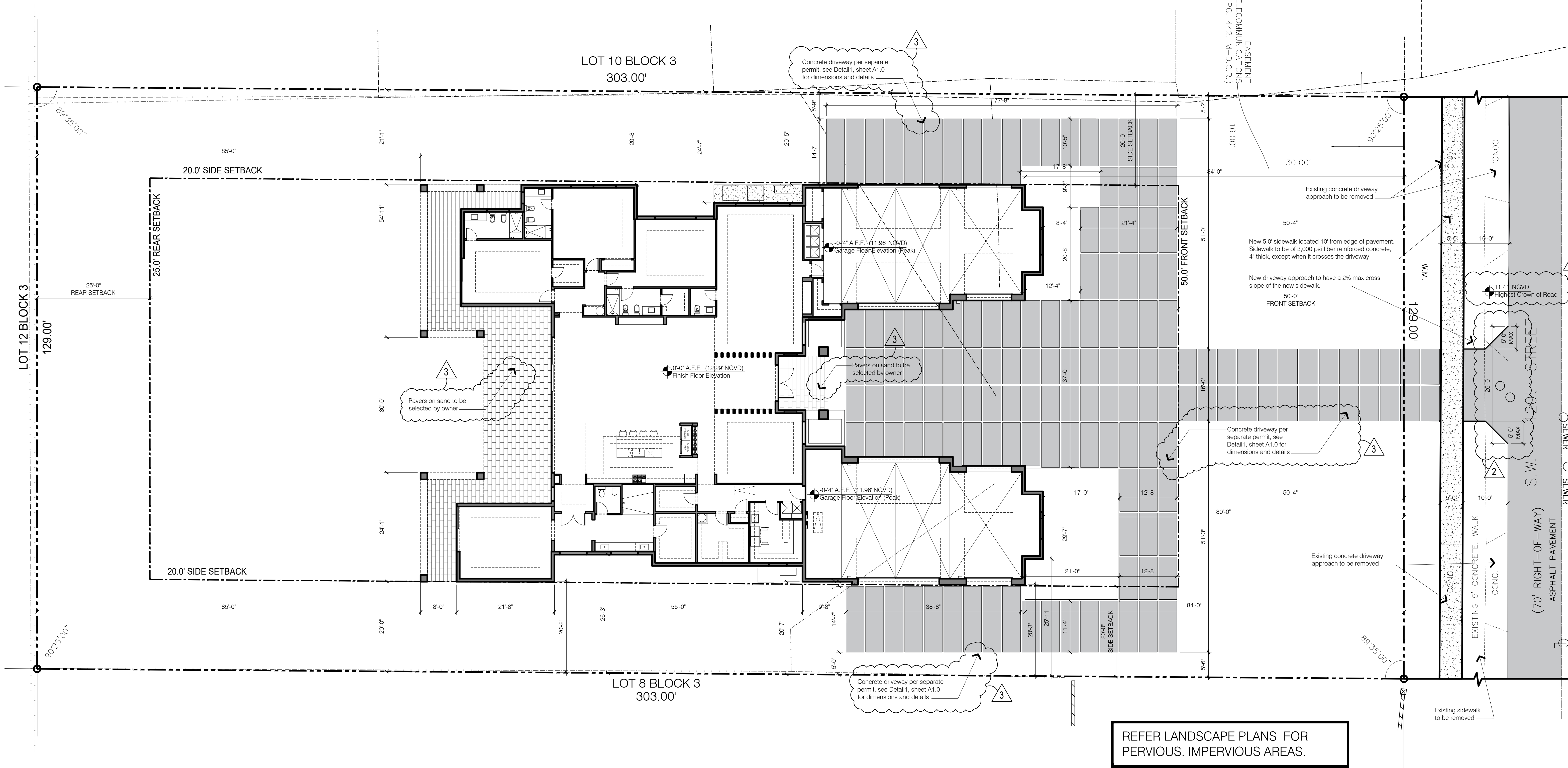
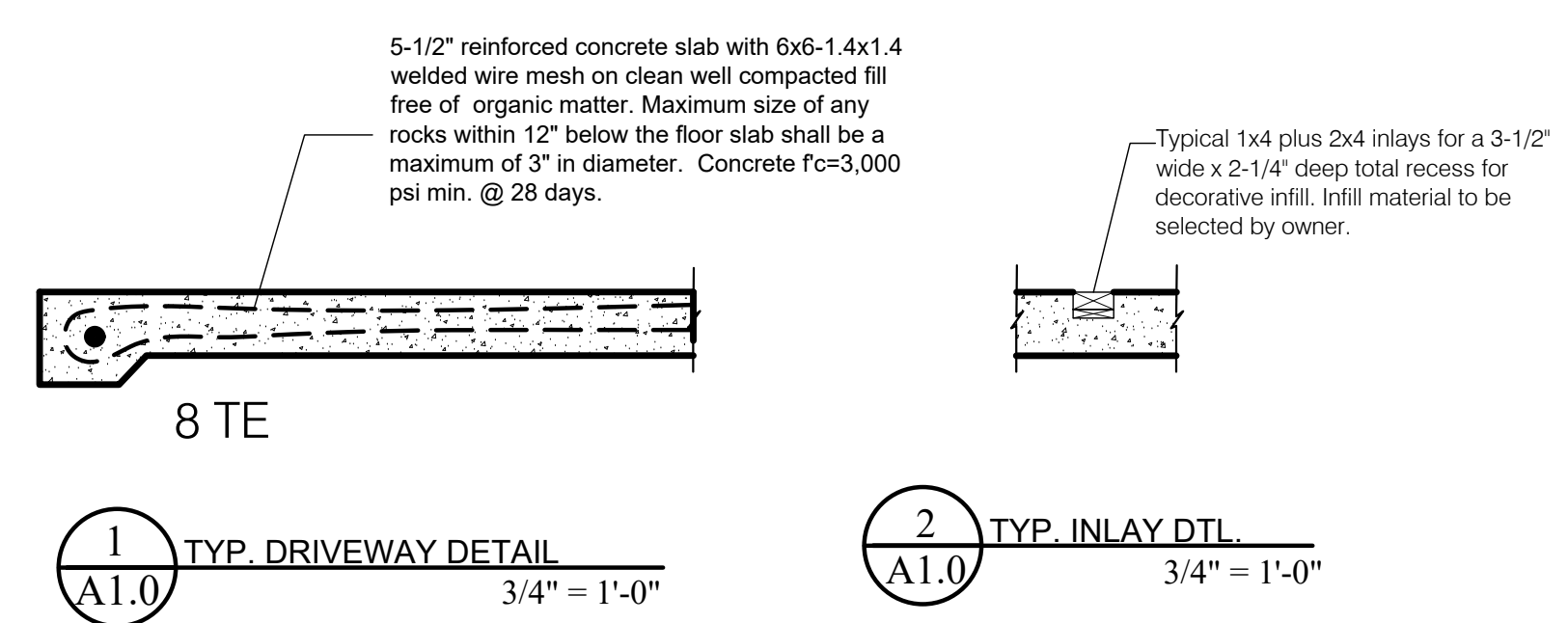
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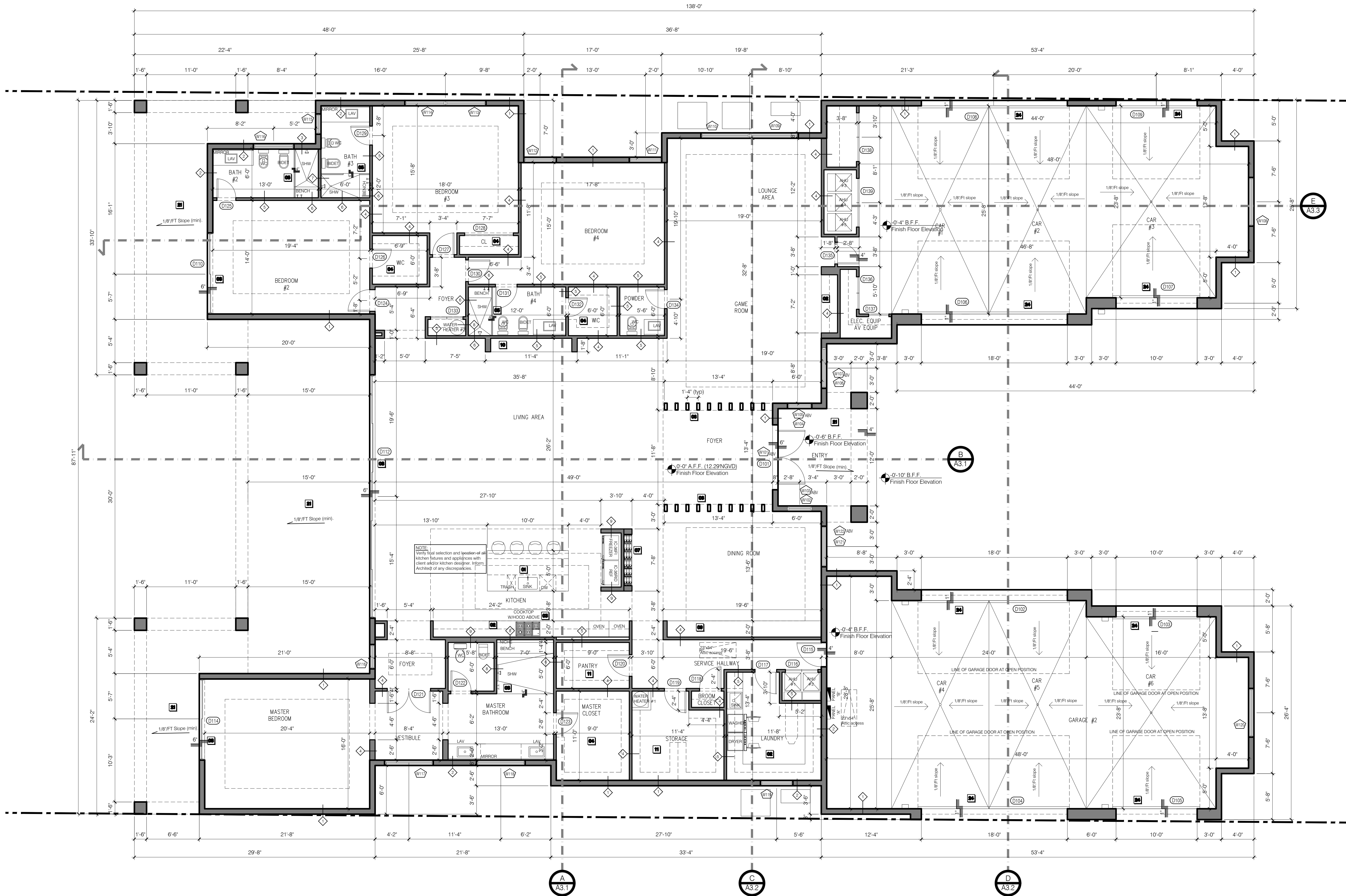
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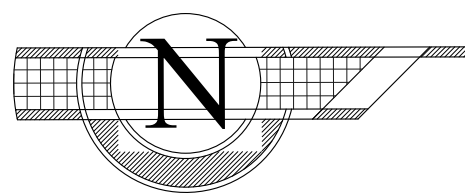
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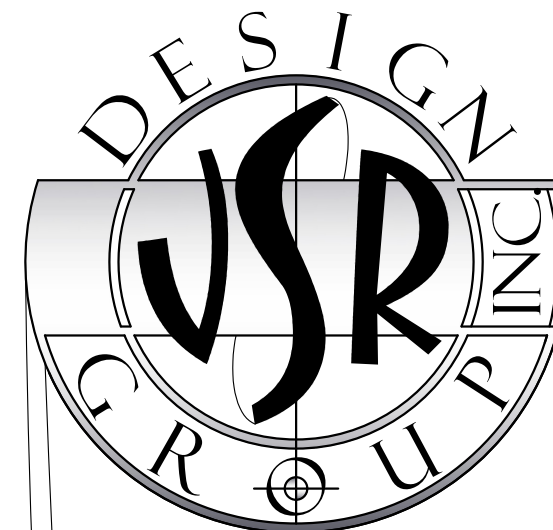
PROPOSED SITE PLAN
3/32" SCALE.



SEE SHEET A2.2 FOR KEY NOTES
AND WALL TYPE NOTES



PROPOSED FLOOR PLAN
3/16" SCALE.



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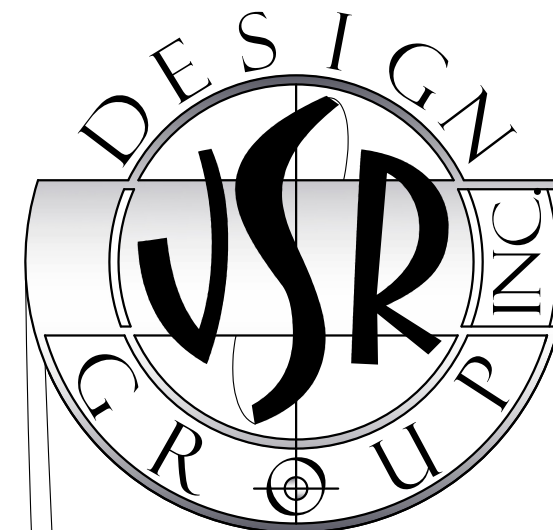
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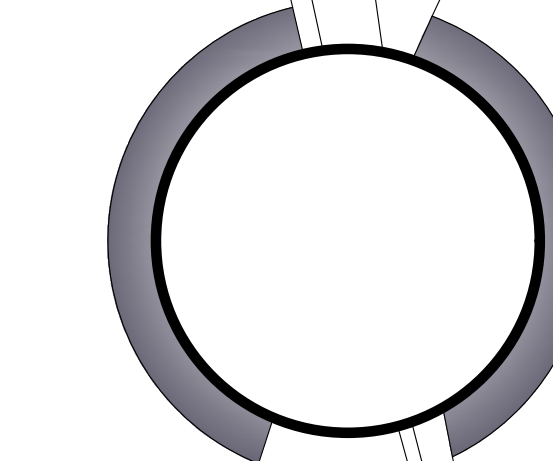
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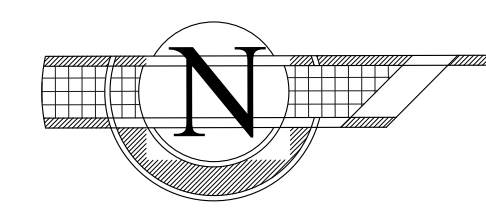
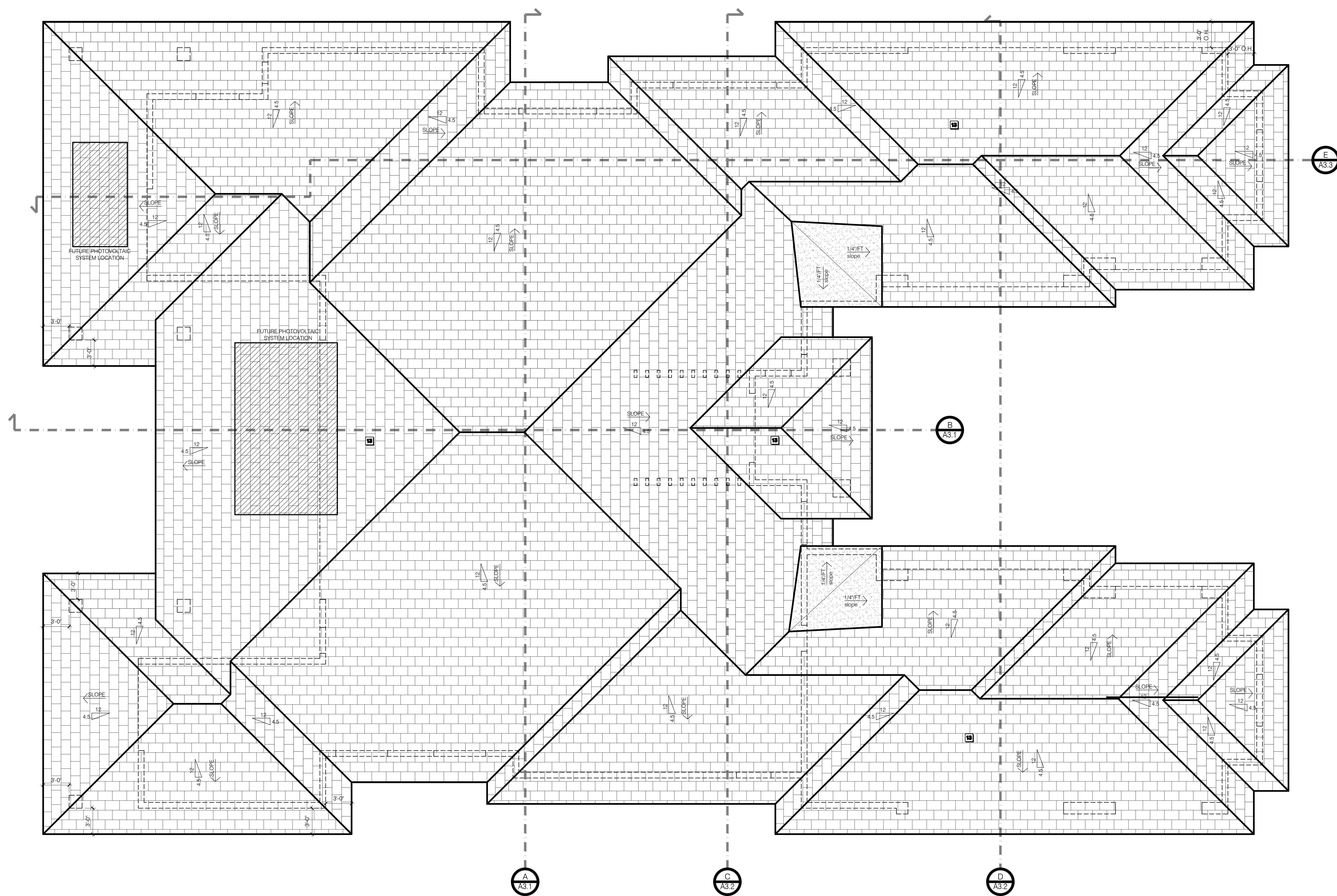


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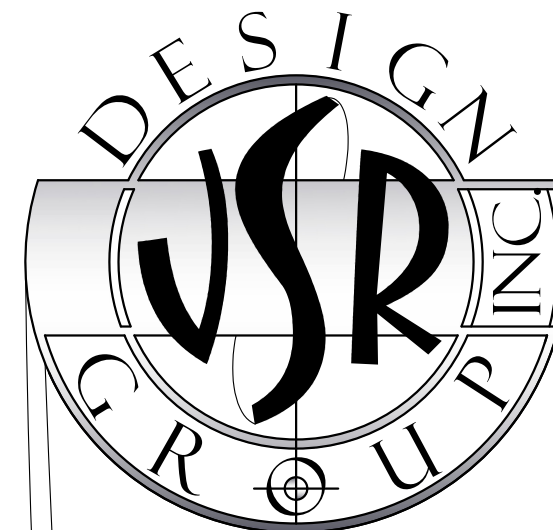
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A1.2



ROOF PLAN
3/16" SCALE.



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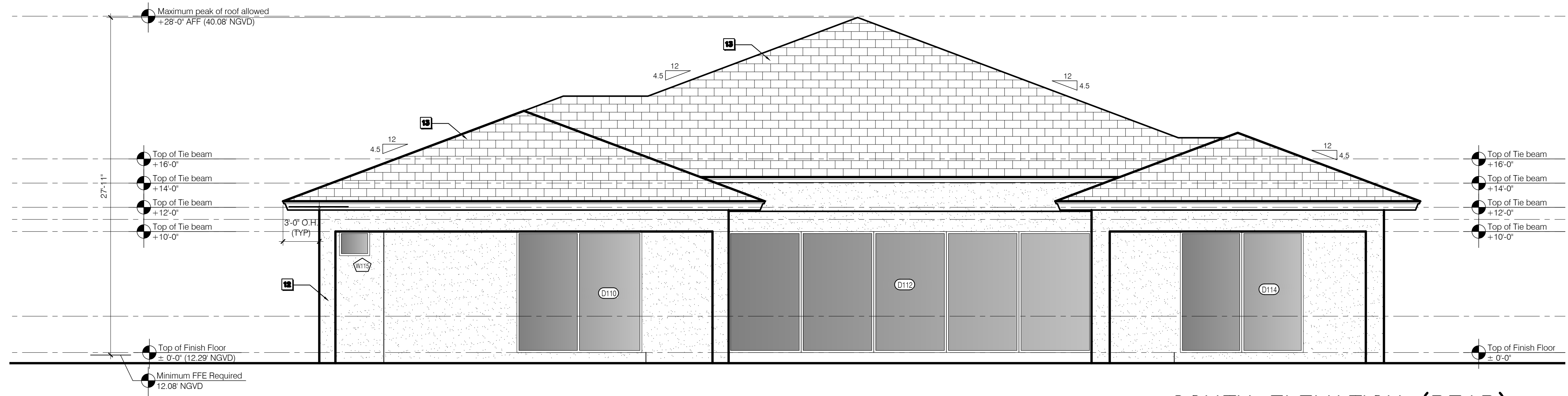
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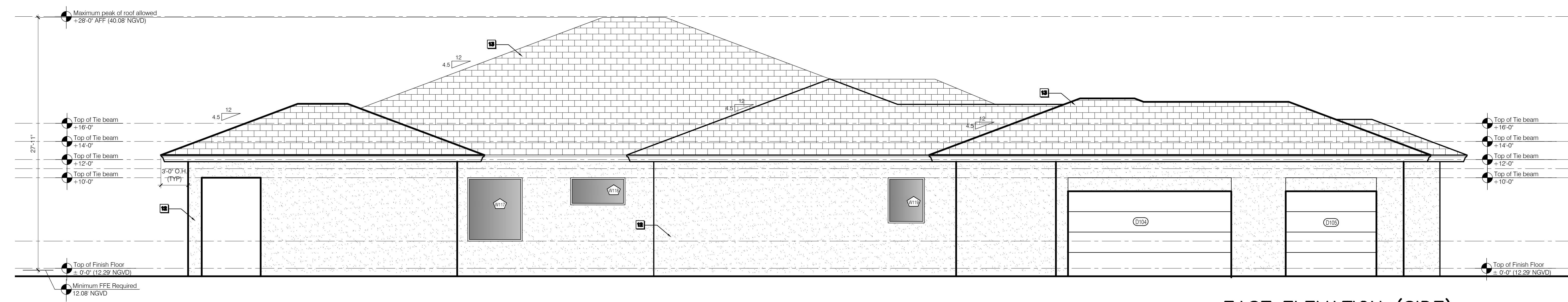
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NORTH ELEVATION (FRONT)
3/16" SCALE.

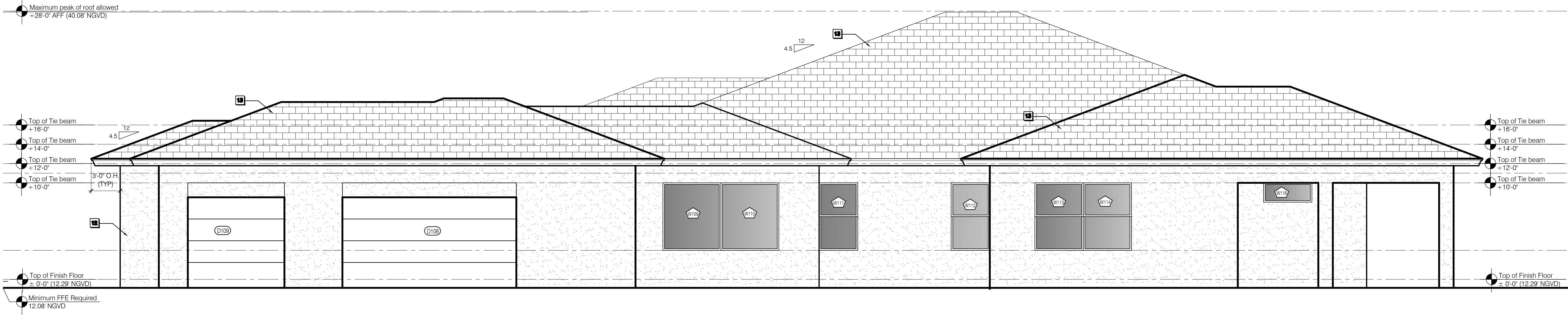


SOUTH ELEVATION (REAR)
3/16" SCALE.



EAST ELEVATION (SIDE)
3/16" SCALE.

SEE SHEET A2.2 FOR KEY NOTES
AND WALL TYPE NOTES



WEST ELEVATION (SIDE)
3/16" SCALE.

NOTE:
R302.11 Fireblocking.
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.
Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:

1.1. Vertically at the ceiling and floor levels.

1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.

5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

Wall Legend	
1	New CMU wall. Stucco outside, 1/2" Gypsum board over 1" x 2" pressure treated furring @ 16" O.C.
2	New CMU wall. Stucco outside, 1/2" moisture resistant drywall over 1" x 2" pressure treated furring @ 16" O.C. (with optional tiles) inside.
3	New CMU wall. Stucco outside, 1/2" backer board or cement board with tiles (shower side) over 1" x 2" pressure treated furring @ 16" O.C.
4	Interior partition 1/2" Gypsum board on both sides.
5	Interior partition 1/2" Gypsum board one side, 1/2" moisture resistant drywall inside with optional tiles other side.
6	Interior partition 1/2" backer board or cement board with tiles shower side, 1/2" Gypsum board other side.
7	Interior partition 1/2" backer board or cement board with tiles both sides
8	Interior partition 1/2" backer board or cement board with tiles shower side, 1/2" moisture resistant drywall inside with optional tiles other side.
9	Interior partition 1/2" Gypsum board one side, 1/2" moisture resistant drywall inside with optional tiles both sides.
WALL TYPE NOTES: 1) Garage wall: Walls separating garage from any habitable spaces to have a min. 1/2" thick gypsum board on garage side.	
INSULATION NOTES: A) Exterior block walls to have a min. R-4.1 value. Refer to energy calculations for specific R values to be followed. Inform Architect of any discrepancies. B) Interior partitions separating conditioned from unconditioned spaces to have a min R-13 value. D) All walls separating bathrooms from habitable rooms to have a min R-11 batt. or better insulation for sound.	
MOISTURE RESISTANCE NOTE: Provide greenboard on these areas as per wall legend: Powder rooms, bathrooms, kitchen and laundry room and all wet areas.	

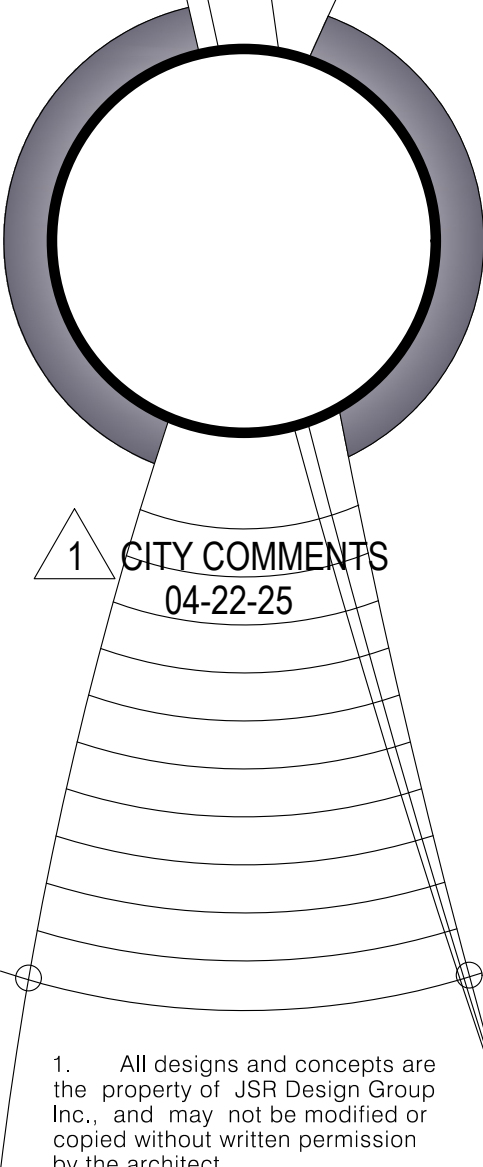
KEY LEGEND	
01	36" high kitchen island to be selected by owner.
02	36" high cabinets w/upper cabinets above. To be selected by owner. Final selection and location of fixtures and appliances to be coordinated w/Architect.
03	36" electric cooktop with hood above.
04	Closet cabinets, layout and configuration to be selected by owner.
05	New tempered glass shower enclosure to be selected by owner.
06	4" x 10" floor to ceiling decorative posts @ 14" O.C. to be selected by owner.
07	Wine wall to selected by owner/ Interior Designer. G.C to install per manufacturer's specifications.
08	Door track to be recessed as required by threshold or bottom track to avoid trip hazard. GC to ensure weepholes properly drain and there's a minimum 1-1/2" drop into pavers and min. slope of 1/8"/ft. GC to remove pavers and redirect if necessary to comply.
09	Optional 36" high cabinets to be selected by owner.
10	Wall mounted ventless electric fireplace to be selected by owner.
11	Storage cabinets, layout and configuration to be selected by owner.
12	2 Layers smooth stucco finish (TYP)
13	Flat concrete roof tile over 90# hot mopped mineral surface roofing to 30# felt tin tagged @ 6" O.C. on laps and two rows staggered @ 12" o.c. between laps. applied over 5/8" exterior grade sheathing nailed per FBC.
14	4" stucco band
15	(Garage niche????)
16	Icnene Spray insulation (Polycynene) 5.5" thick at roof deck. R-20 minimum
17	Pre-engineered, pre-manufactured wood roof trusses. See structural drawings for framing information. Submit shop drawings
18	5/8" Gypsum Wall Board Ceiling. Refer to sheet A4.1 for ceiling design.
19	Decorative wood baseboard to be selected by owner
20	Continuous painted aluminum 3" x 3" drip over 1" x 3" pressure treated drip edge. Applied over 2" x 8" surfaced fascia
21	Pavers on sand to be selected by owner
22	Smooth stucco exterior coating over hi ribbed paper backed gyp. metal lath over moisture resistant barrier over 5/8" CDX plywood attached to trusses.
23	1"x 3" Fire Stop Typical
24	Side mounted garage opener to maximize ceiling clearance. Opener to be selected by owner and installed per manufacturer's specifications.
25	Pre-engineered, pre-manufactured wood roof trusses with continuous sloped 24" depth or as required by truss company. See section .Truss company to coordinate design and final height prior to fabrication to ensure a minimum of 14'-0 clear ceiling clearance at center of garage. Notify architect if discrepancies found.



NEW HOUSE FOR:
BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH 561-362-7203
A226002033

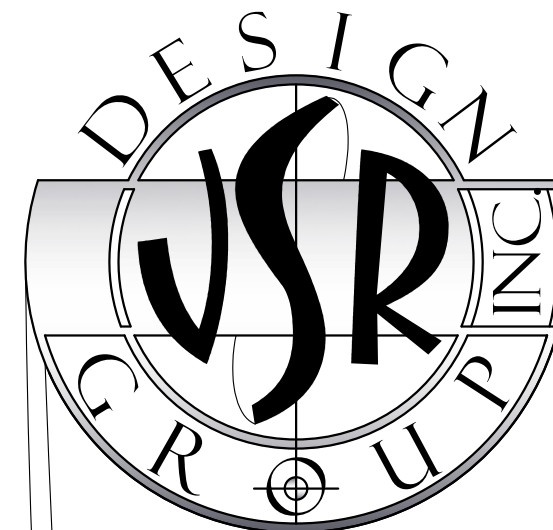


1 CITY COMMENTS
04-22-25

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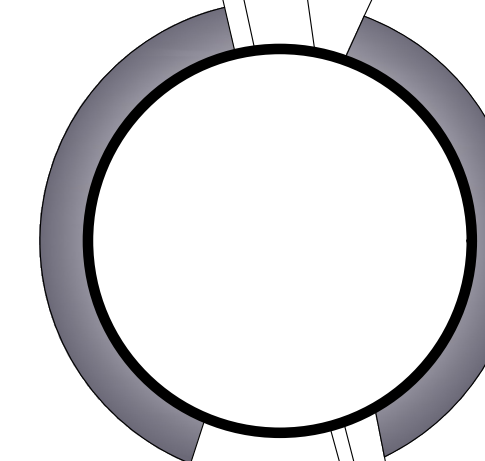
A2.2



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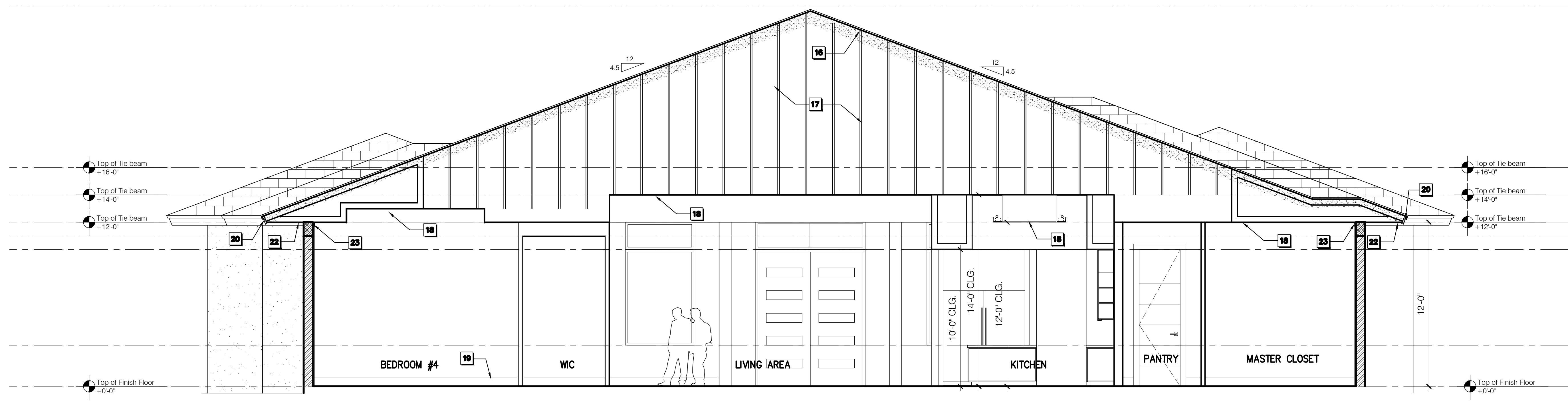
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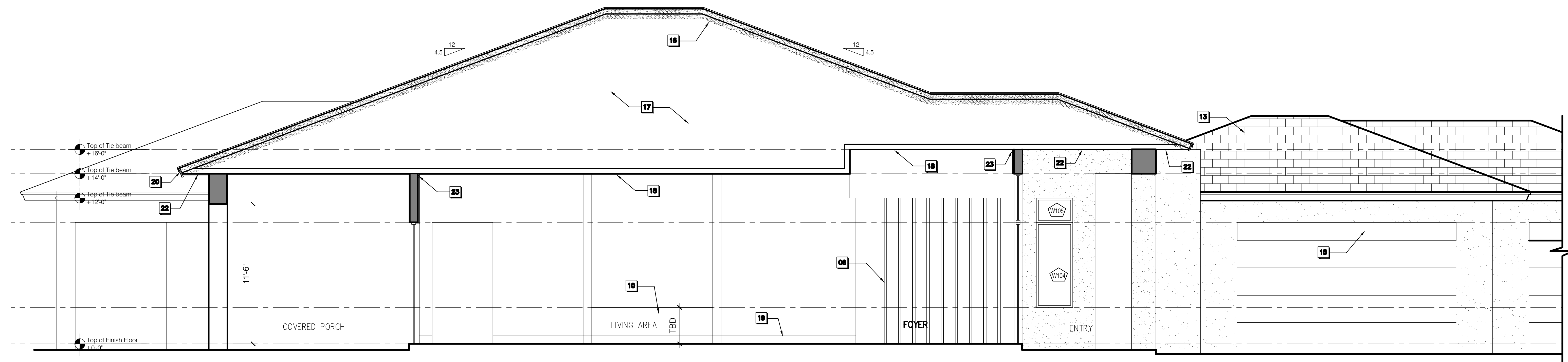
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A3.1

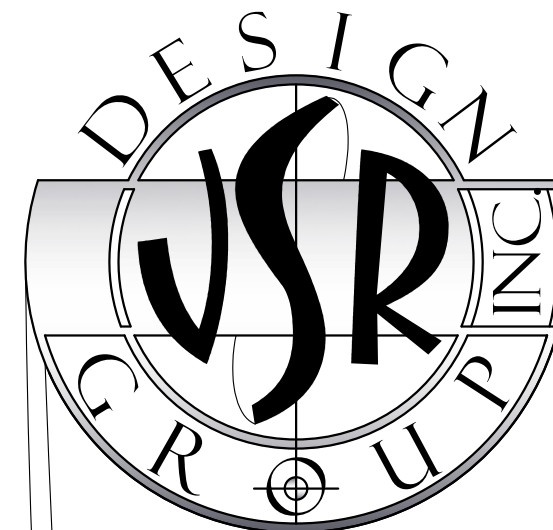


SECTION A
1/4" SCALE.



SECTION B
1/4" SCALE.

SEE SHEET A2.2 FOR KEY NOTES
AND WALL TYPE NOTES



NEW HOUSE FOR:
BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

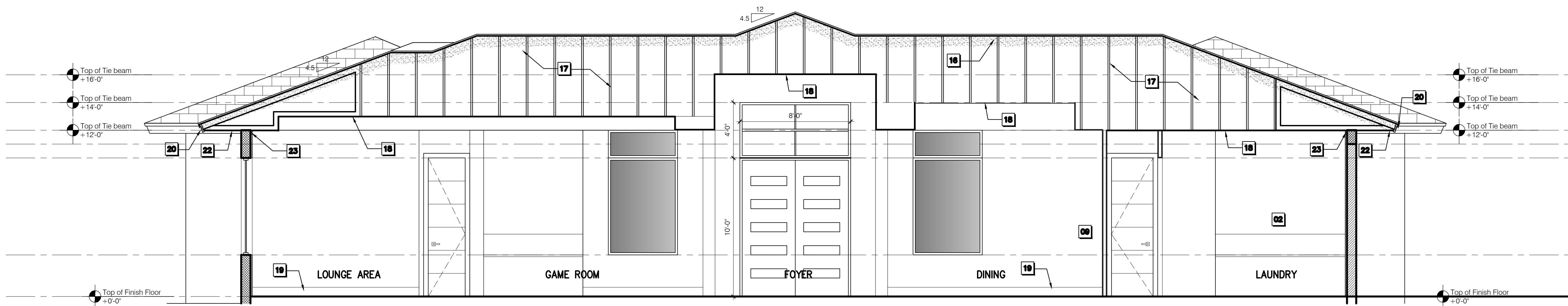
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A3.2

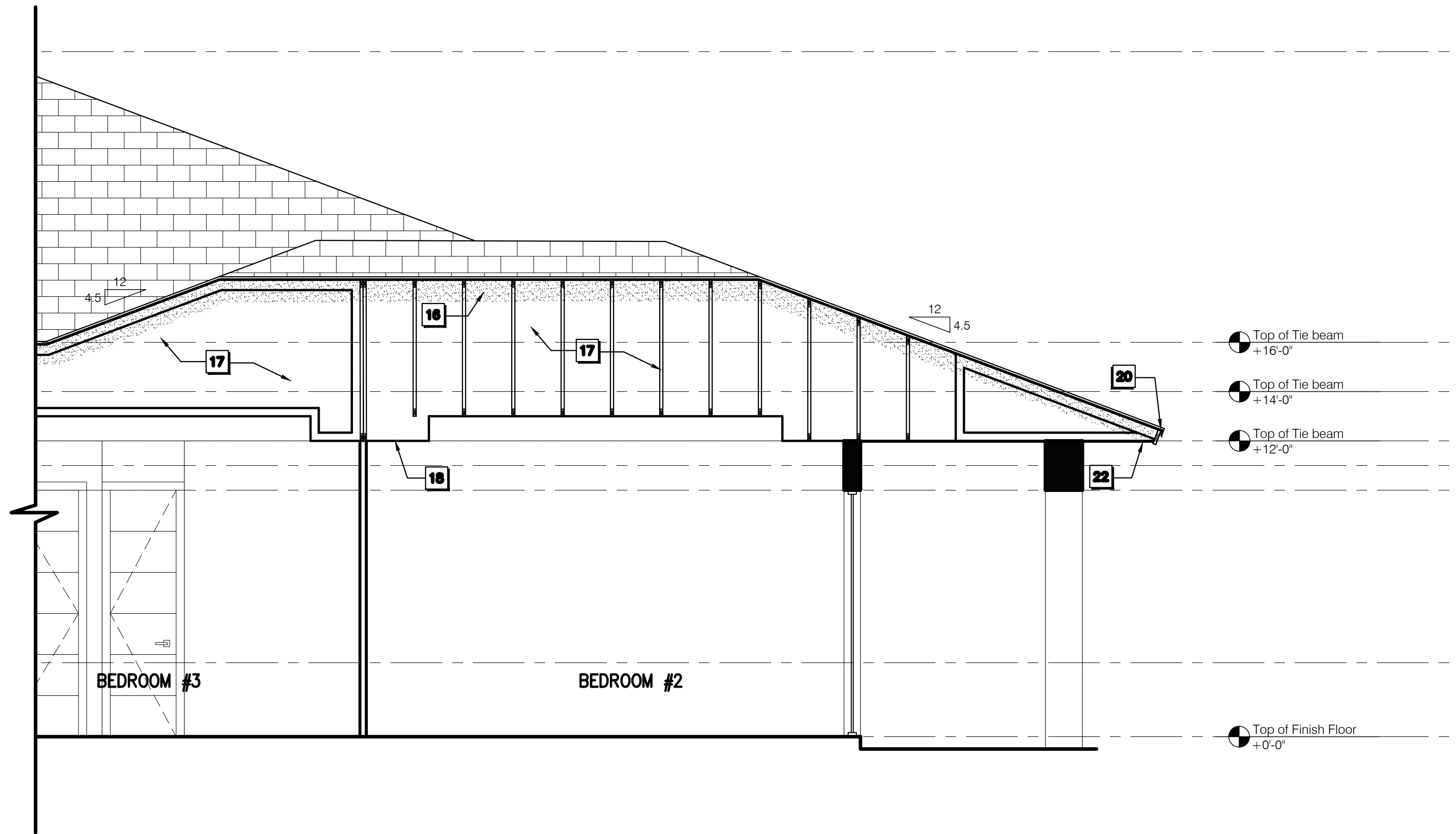
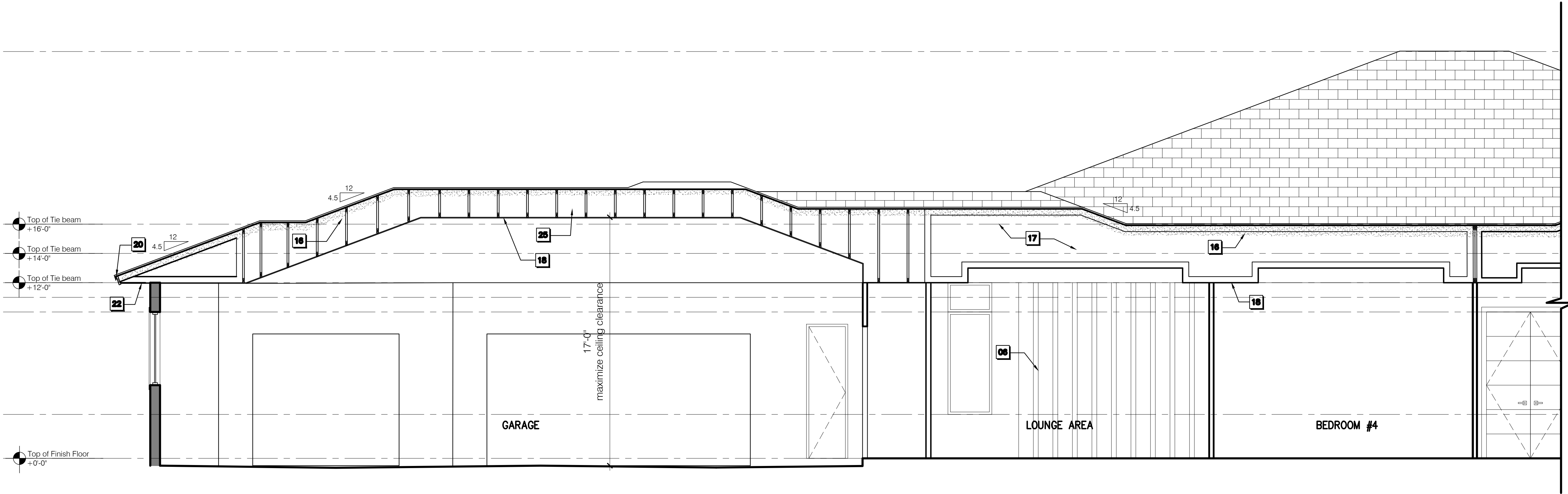


SECTION C
1/4" SCALE.



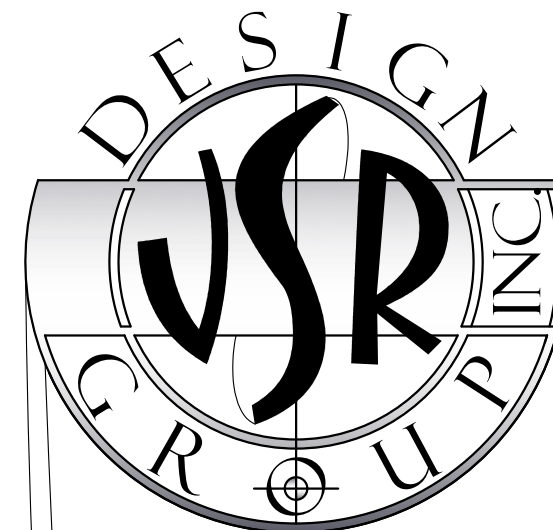
SECTION D
1/4" SCALE.

SEE SHEET A2.2 FOR KEY NOTES
AND WALL TYPE NOTES



SECTION E
1/4" SCALE.

SEE SHEET A2.2 FOR KEY NOTES
AND WALL TYPE NOTES



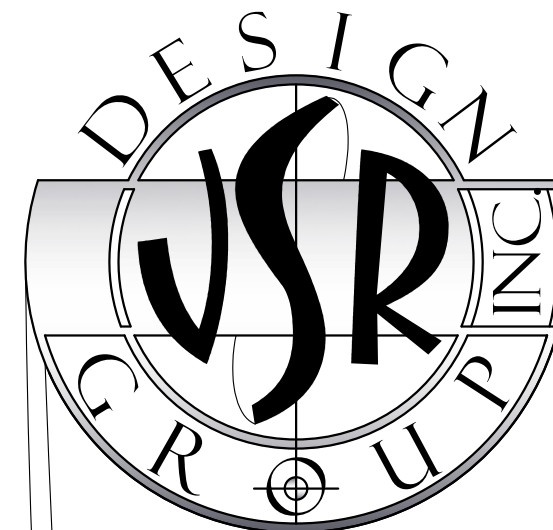
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A3.3



NEW HOUSE FOR:
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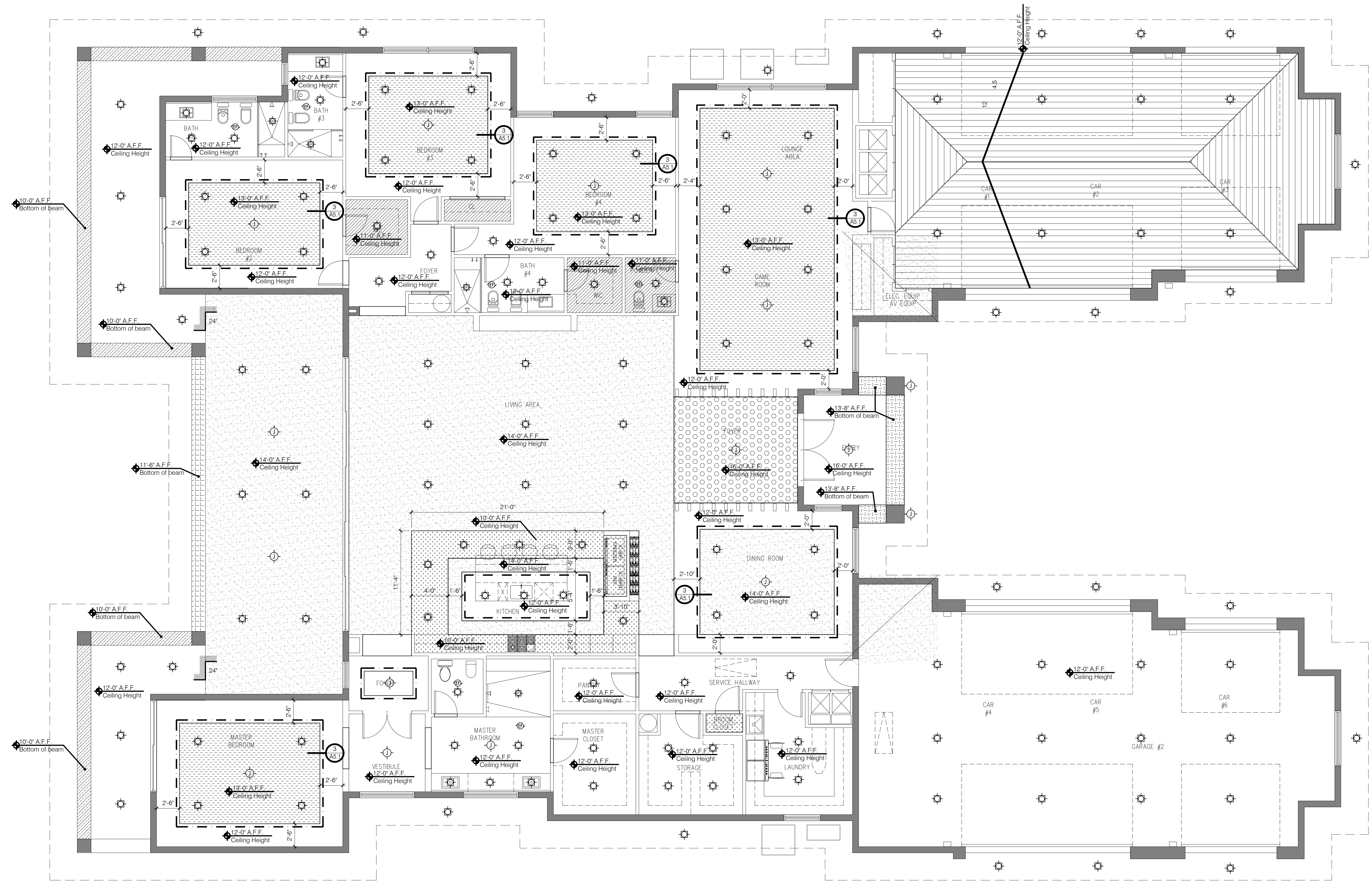
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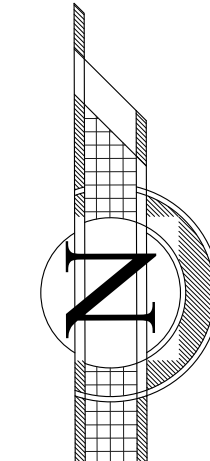
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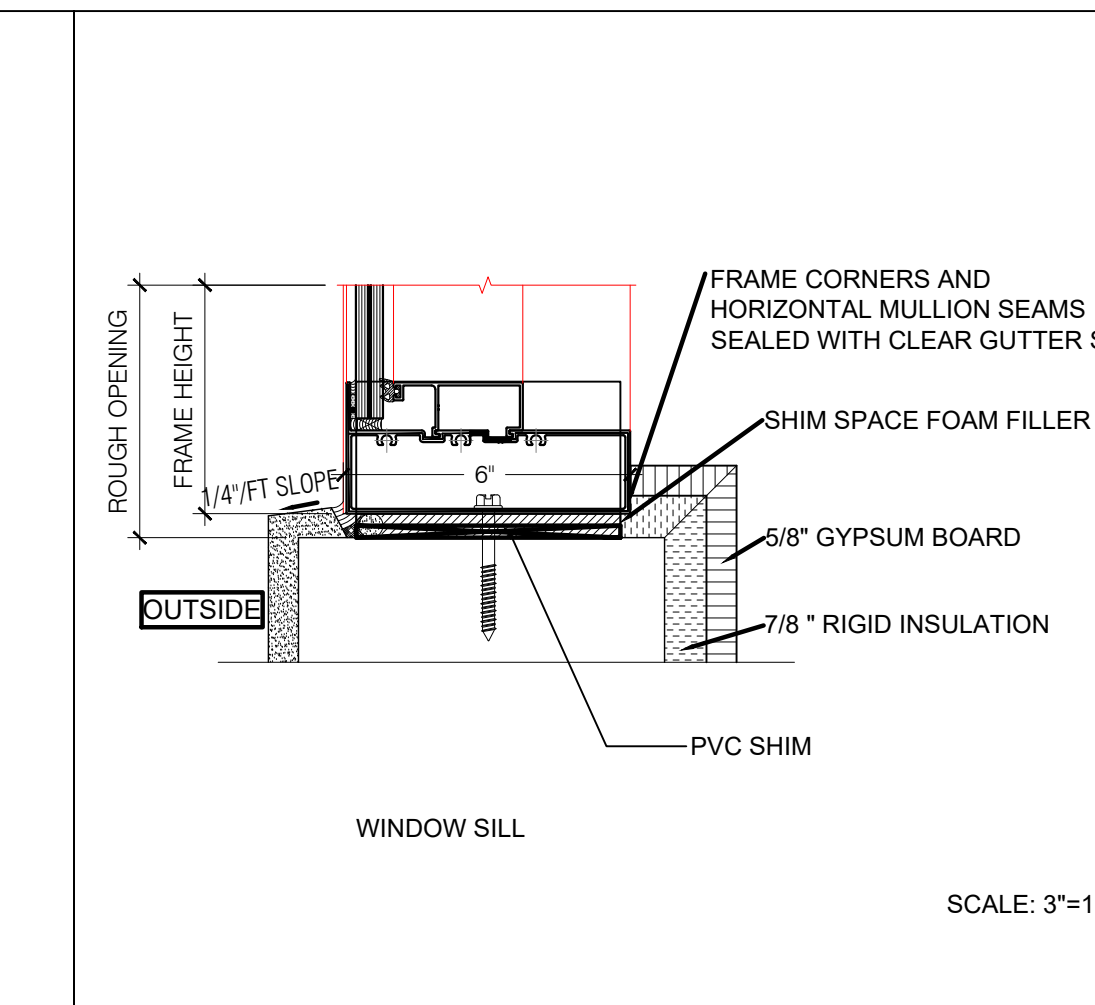
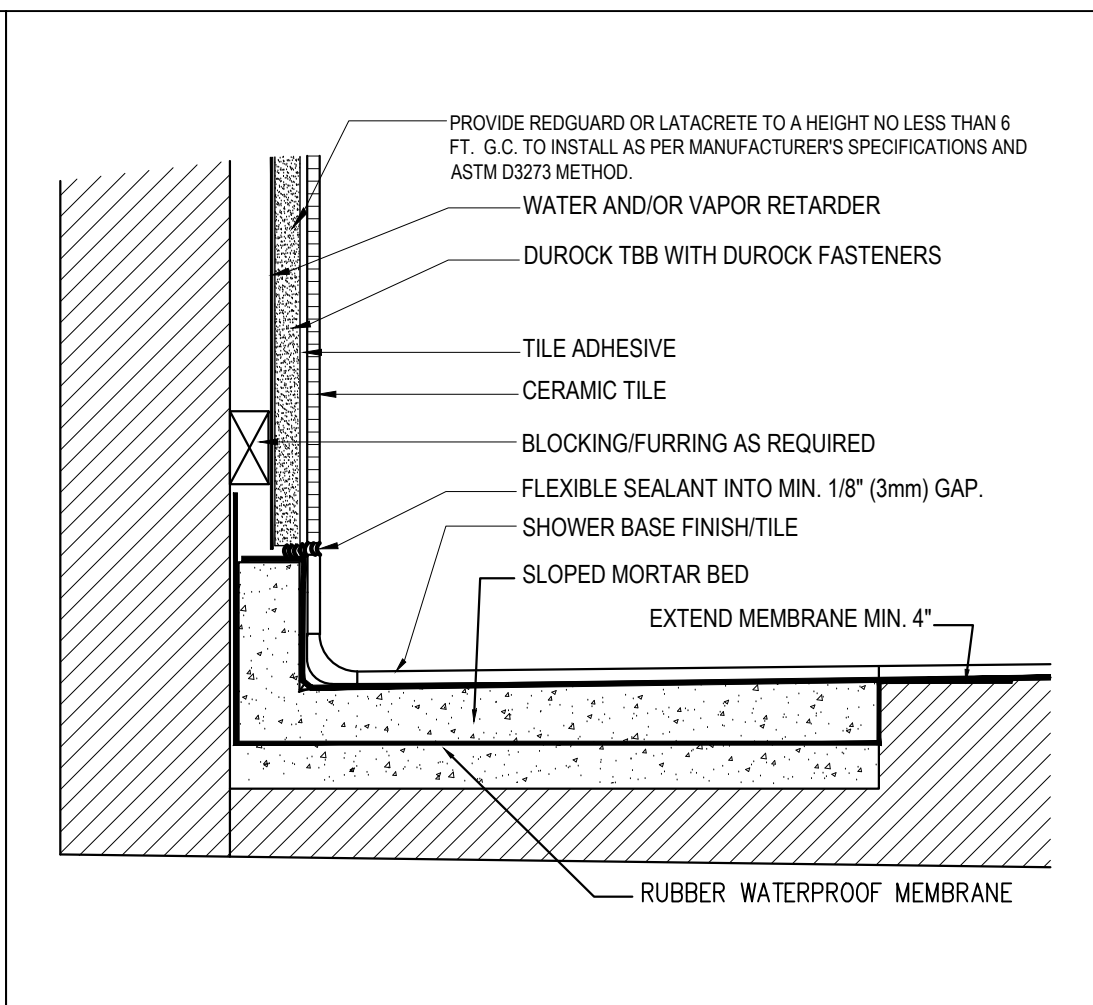
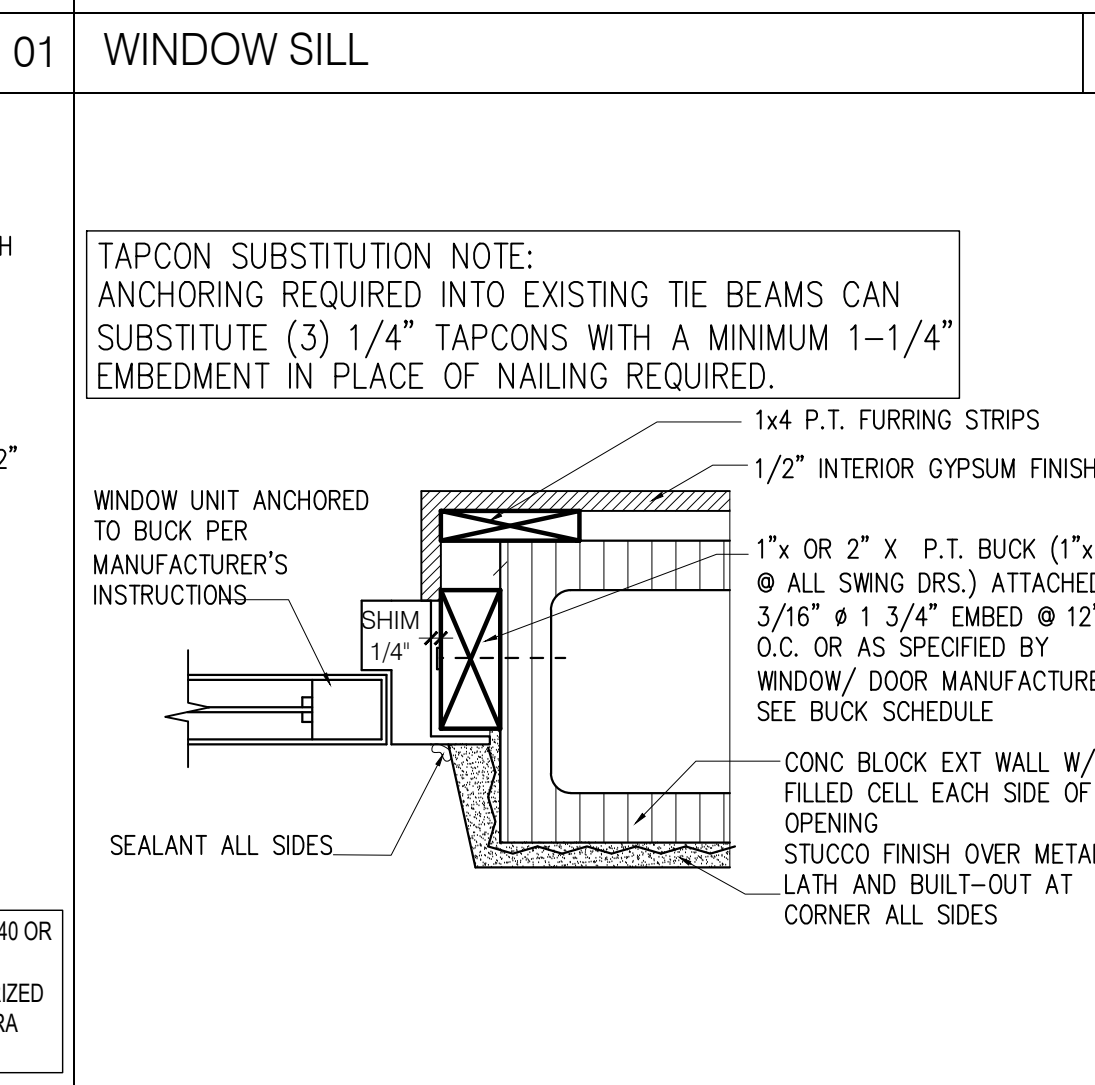
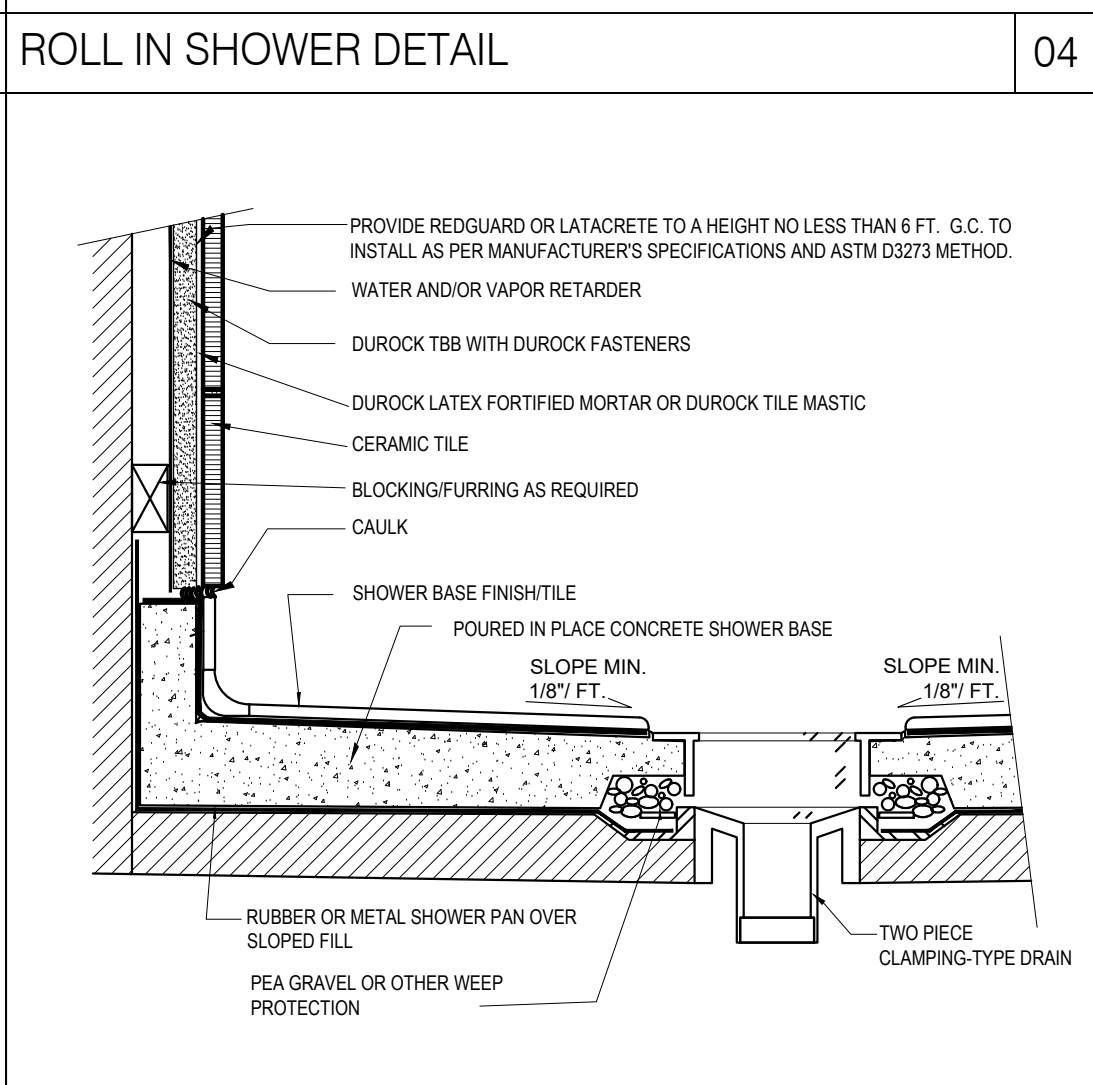
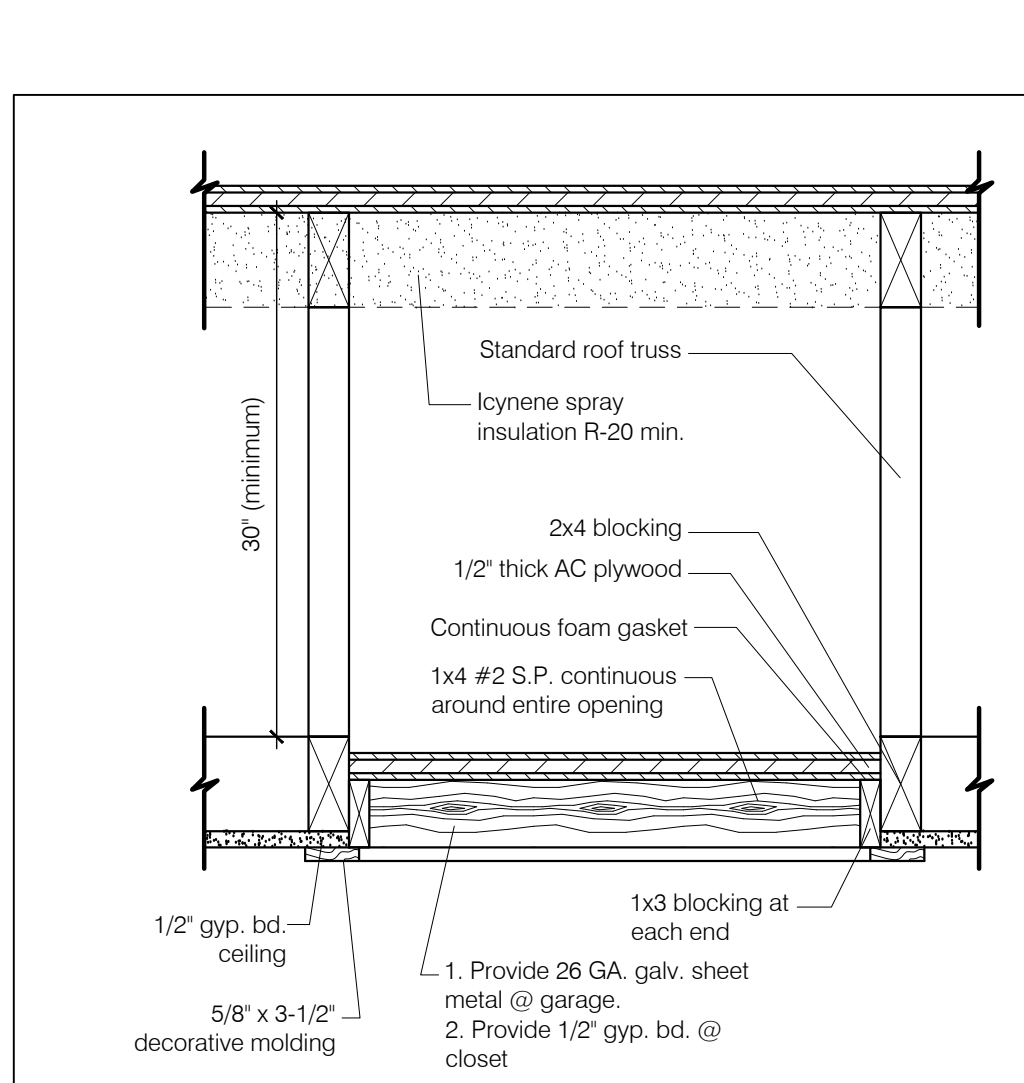
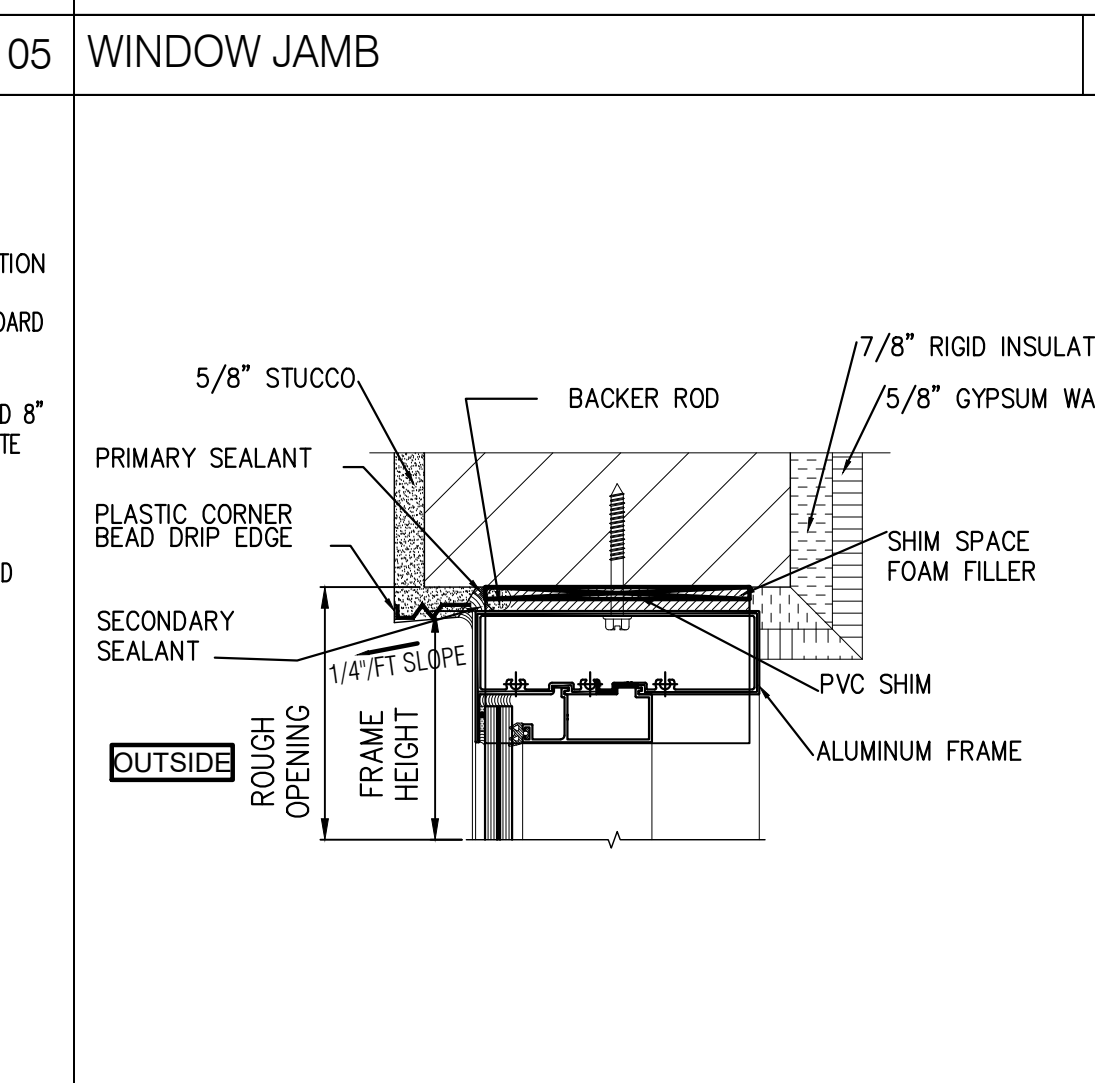
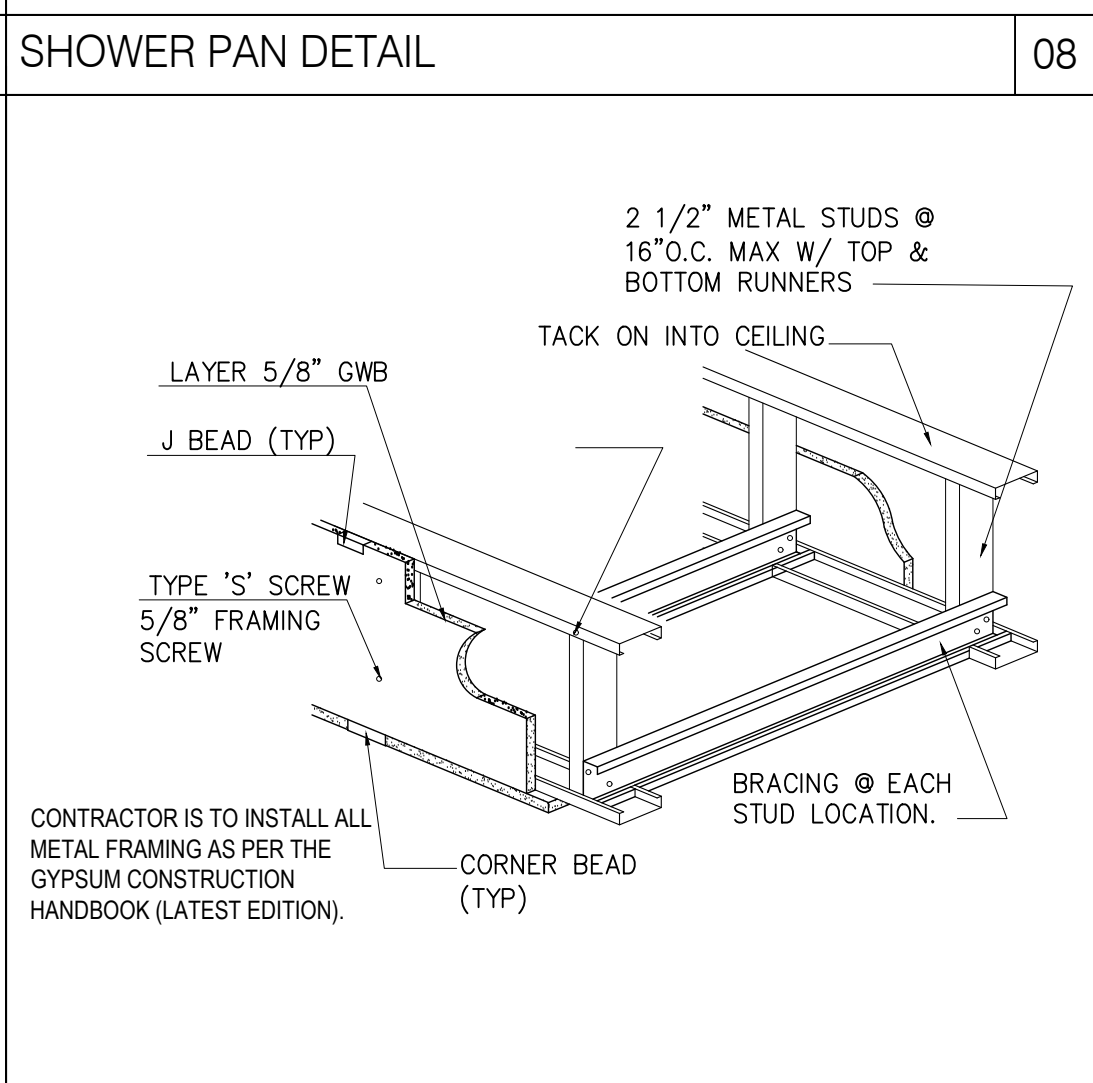
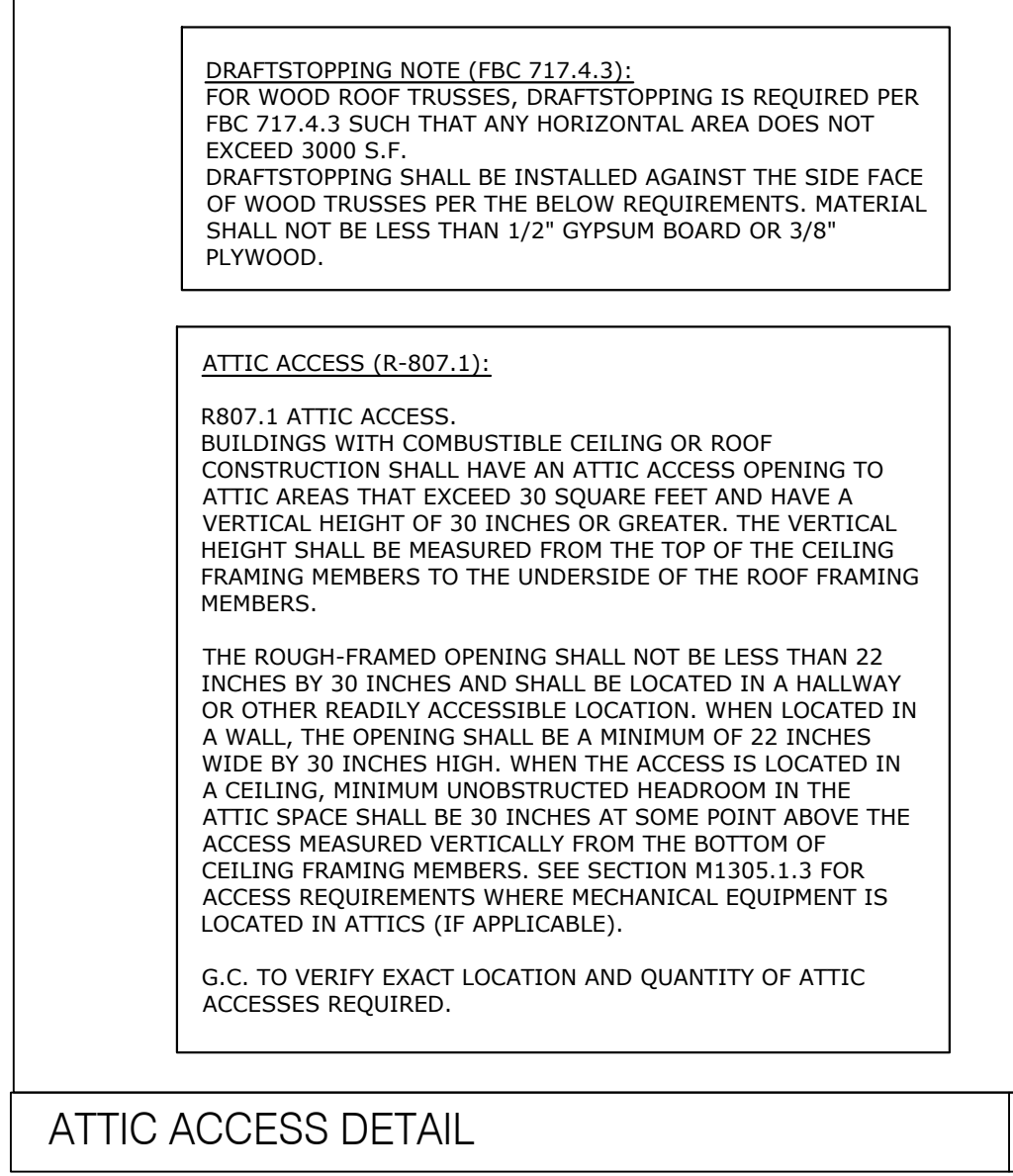
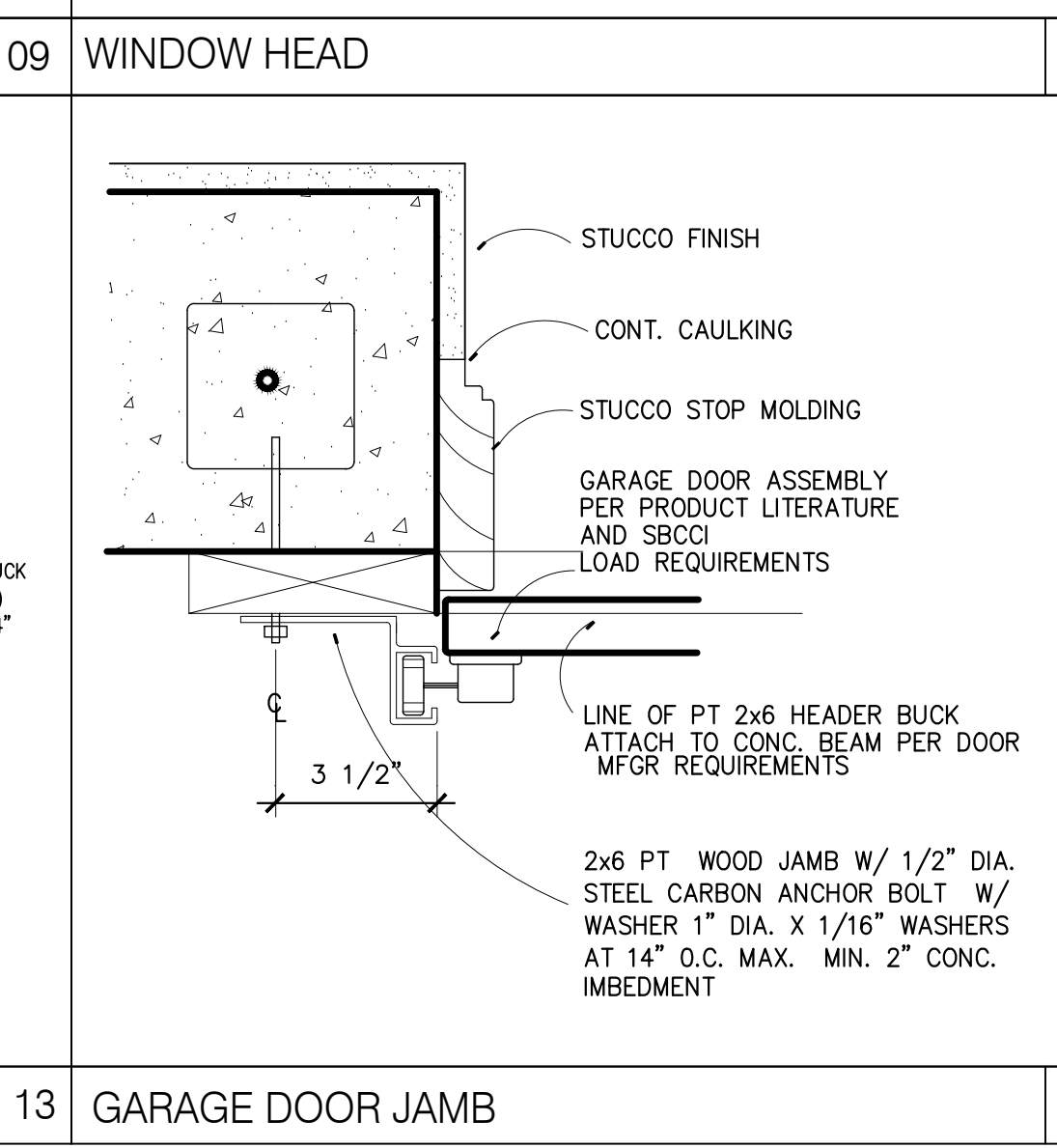
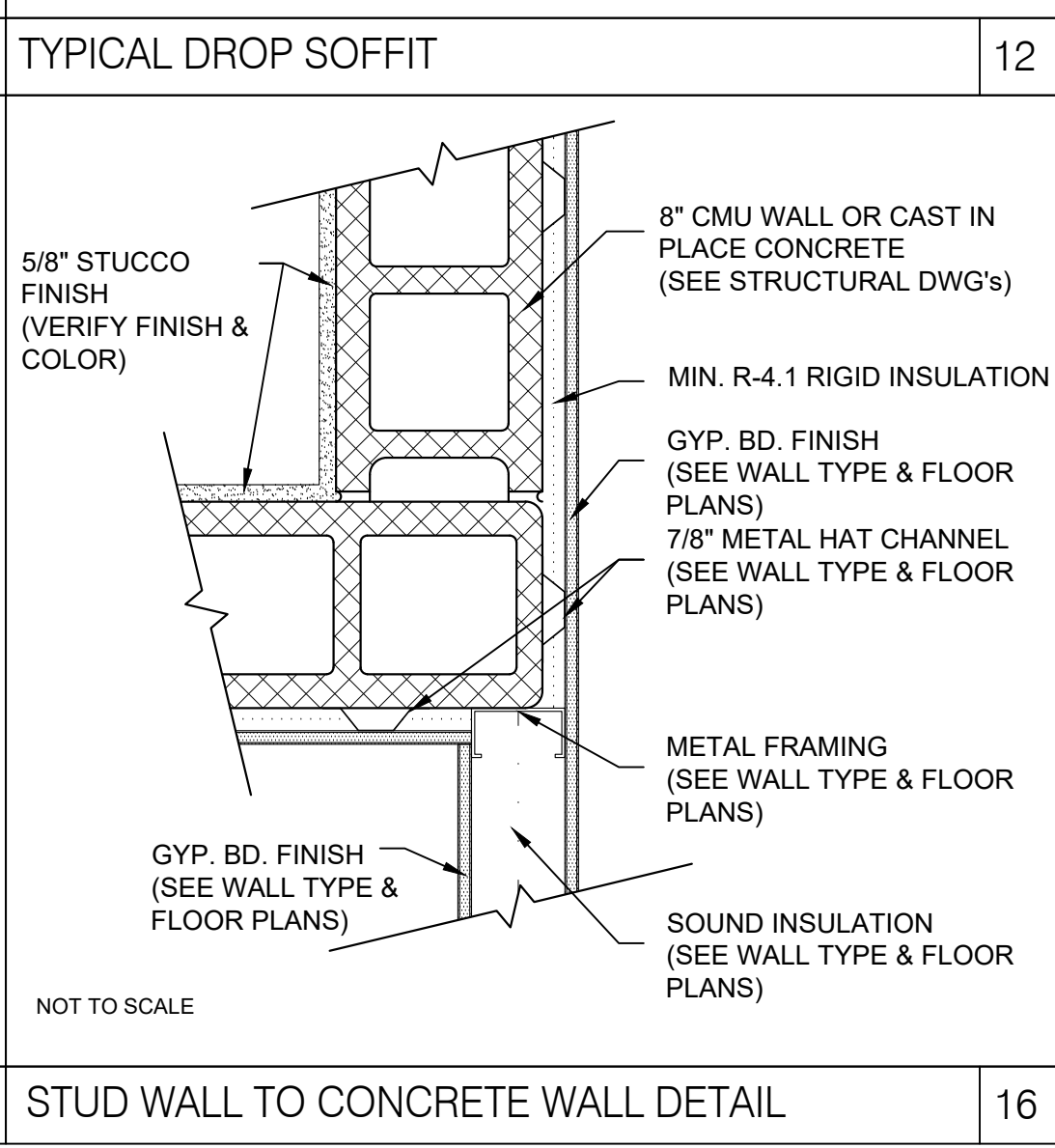
A4.1



ELECTRICAL SYMBOL LEGEND					
	J-BOX FOR FAN/PENDANT/CHANDELIER		SMOKE DETECTOR CLG. MOUNT		SMOKE ALARM/CARBON MONOXIDE DETECTOR COMBO CLG. MOUNT
	INCANDESCENT LIGHTING SURFACE MOUNTED FIXTURE		CARBON MONOXIDE DETECTOR		EXHAUST FAN
	INCANDESCENT LIGHTING WALL MOUNTED FIXTURE		2"x4" FLUORESCENT LIGHTING (SURFACE MNT.)		FLOOD LIGHTS
	RECESSED LIGHTING FIXTURE		JUNCTION BOX		MAIN DISTRIBUTION PANEL
	RECESSED LIGHTING WALL-WASHER FIXTURE		CEILING FAN		GARAGE DOOR OPENER
	RECESSED LIGHTING VAPOR-PROOF FIXTURE				UNDER-CABINET OR COVE FLUORESCENT LIGHTING

FIRST FLOOR REFLECTED CEILING PLAN
1/4" SCALE.



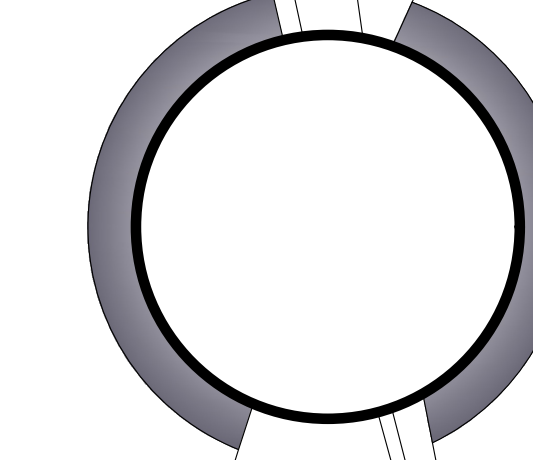
	01		02	
	05		06	
	09		10	
	13		14	
17	15	19	23	27



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27423
A5.1

IF DOORS AND WINDOWS ARE BEING ORDERED PRIOR TO FIELD MEASURING OF CONSTRUCTED OPENINGS, THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENINGS WITH ARCHITECTURE AND STRUCTURAL OPENING SCHEDULES. ANY DISCREPANCIES OR OMISSIONS SHALL BE RESOLVED BY ARCHITECT PRIOR TO ANY ORDERS.

CONTRACTOR ENERGY CODE COORDINATION NOTE

1.
- GENERAL CONTRACTOR OR OWNER BUILDER TO VERIFY SHGC AND U-VALUES SPECIFIED ON ENERGY CALCULATIONS FOR ALL GLASS PRIOR TO ORDERING OF WINDOWS & DOORS. VALUES MUST BE FOLLOWED IN ORDER TO COMPLY WITH THE ENERGY CODE. INFORM ARCHITECT OF ANY DISCREPANCIES.
2.
- EXTERIOR BLOCK WALLS TO HAVE A MIN. R-4.1 VALUE BUT MAY BE INCREASED BY ARCHITECT OR MECHANICAL ENGINEER. REFER TO ENERGY CALCULATIONS FOR SPECIFIC R VALUES TO BE FOLLOWED. INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTS AND ENERGY CALCULATION VALUES.
3.
- ROOF/ ATTIC INSULATION SHALL BE A MINIMUM OF R-20 VALUE BUT MAY BE INCREASED BY ARCHITECT OR MECHANICAL ENGINEER. REFER TO ENERGY CALCULATIONS FOR SPECIFIC R VALUES TO BE FOLLOWED. INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTS AND ENERGY CALCULATION VALUES.
4.
- ALL MECHANICAL EQUIPMENT, INCLUDING DUCTWORK AND DIFFUSERS/RETURNS, SHALL FOLLOW SPECIFICATIONS PER MECHANICAL DRAWINGS. ANY DEVIATIONS OF EQUIPMENT SHALL BE APPROVED BY ARCHITECT OR MECHANICAL ENGINEER PRIOR TO ORDERING EQUIPMENT. ENERGY CALCULATIONS MAY HAVE TO BE REVISED BY MECHANICAL ENGINEER PRIOR TO VERIFY SUBSTITUTIONS WILL PASS CODE.

NOTES:

1.
- SIZES LISTED AS FOOT/INCHES/FOOT/INCHES.
2.
- ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION. ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION.
3.
- HARDWARE IS TO SELECTED BY OWNER OR INTERIOR DESIGNER.
4.
- DOORS QUANTITIES VERIFIED BY OTHERS. TEMPER GLASS AS REQUIRED.
5.
- ALL EXTERIOR DOORS/WINDOWS TO BE IMPACT RESISTANT WITH PRODUCT CODE APPROVALS.
6.
- ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURERS CUT SHEET/PRODUCT APPROVALS)
7.
- ALL EGRESS WINDOWS IN SLEEPING ROOM SHALL COMPLY WITH FBC-R 310.2. SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ FT., 5.0 SQ FT ON GRADE LEVEL. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F., WIDTH SHALL BE 20" MIN. CLEAR OPEN AND NET CLEAR HEIGHT OF 24 IN. AND 20 IN. NET CLEAR WIDTH. (G.C. TO VERIFY WITH MANUFACTURER)
8.
- GLASS TINT TO BE SELECTED BY OWNER.
9.
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH FBC-R4501.17.1.9
10.
- ALL WINDOWS/DOORS SHALL COMPLY WITH FBC 5TH EDITION (2024)

PROVIDE WINDOW FLASHING CONSISTING OF WINDOWSEAL™40 OR EQUAL. WINDOWSEAL™40 IS A 40 MIL SELF-ADHERING, SELF-SEALING CONSTRUCTION TAPE CONSISTING OF RUBBERIZED ASPHALT WATERPROOFING COATING, LAMINATED TO AN EXTRA HIGH STRENGTH POLYETHYLENE FILM BACKING

NOTE:
SEE STRUCTURAL ENGINEER DRAWINGS FOR REQUIRED DOOR & WINDOW PRESSURES.

ROUGH OPENING WINDOW/DOOR GENERAL NOTE:

- ROUGH OPENINGS FOR EXTERIOR WINDOWS ARE A TOTAL OF 3-1/4" WIDER AND 3-1/4" LONGER VERTICALLY (EQUALLY SPACED SIDE TO SIDE AND TOP TO BOTTOM) THAN THE SIZES LISTED.
- ROUGH OPENINGS FOR EXTERIOR DOORS ARE A TOTAL OF 3-1/4" WIDER AND 2" LONGER VERTICALLY (EQUALLY SPACED SIDE TO SID AND TOP TO BOTTOM) THAN THE SIZES LISTED.

1ST FLOOR DOOR SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	ROOM NAME	REMARKS
	WIDTH	HEIGHT				
EXTERIOR	D101	(2) 4'-0"	10'-0"	DOUBLE SWING	ALUM/GLASS	Entry
	D102	18'-0"	9'-0"	OVERHEAD	METAL	Garage #2
	D103	9'-0"	9'-0"	OVERHEAD	METAL	Garage #2
	D104	18'-0"	9'-0"	OVERHEAD	METAL	Garage #2
	D105	9'-0"	9'-0"	OVERHEAD	METAL	Garage #2
	D106	18'-0"	9'-0"	OVERHEAD	METAL	Garage #1
	D107	9'-0"	9'-0"	OVERHEAD	METAL	Garage #1
	D108	18'-0"	9'-0"	OVERHEAD	METAL	Garage #1
	D109	9'-0"	9'-0"	OVERHEAD	METAL	Garage #1
	D110	10'-0"	10'-0"	SGD	ALUM/GLASS	Bedroom #2 2 Equal panels
	D112	30'-0"	10'-0"	SGD	ALUM/GLASS	Living Area 5 Equal panels
	D114	10'-0"	10'-0"	SGD	ALUM/GLASS	Master Bedroom 2 Equal panels
INTERIOR	D115	3'-0"	10'-0"	SWING	WOOD	Garage #2 To comply w/FBC R 302.5.1
	D116	(2) 2'-0"	10'-0"	DOUBLE SWING	WOOD	AHU Closet
	D117	2'-8"	10'-0"	SWING	WOOD	Laundry
	D118	2'-8"	10'-0"	SWING	WOOD	Broom closet
	D119	2'-8"	10'-0"	SWING	WOOD	Storage
	D120	2'-8"	10'-0"	SWING	WOOD	Pantry
	D121	(2) 2'-6"	10'-0"	DOUBLE SWING	WOOD	Master Bedroom
	D122	2'-6"	10'-0"	SWING	WOOD	Toilet Room
	D123	2'-8"	10'-0"	SWING	WOOD	Master closet
	D124	2'-8"	10'-0"	SWING	WOOD	Bedroom #2
	D125	2'-6"	10'-0"	SWING	WOOD	Bath #2
	D126	2'-4"	10'-0"	SWING	WOOD	Closet
	D127	2'-8"	10'-0"	SWING	WOOD	Bedroom #3
	D128	(2) 3'-0"	10'-0"	DOUBLE SWING	WOOD	Closet
	D129	2'-6"	10'-0"	SWING	WOOD	Bath #3
	D130	2'-8"	10'-0"	SWING	WOOD	Bedroom #4
	D131	2'-8"	10'-0"	SWING	WOOD	Bath #4 This door complies with FBC R320.1.1 required for (one) residential bathroom.
	D132	2'-4"	10'-0"	SWING	WOOD	Closet
	D133	(2) 2'-0"	10'-0"	DOUBLE SWING	WOOD	Closet
	D134	2'-6"	10'-0"	SWING	WOOD	Powder
	D135	2'-8"	10'-0"	SWING	WOOD	Garage #1 To comply w/FBC R 302.5.1
	D136	(2) 2'-0"	9'-0"	DOUBLE SWING	WOOD	Garage #1
	D137	2'-6"	9'-0"	SWING	WOOD	Garage #1
	D138	(2) 3'-0"	9'-0"	SWING	WOOD	Garage #1
	D139	(2) 3'-0"	9'-0"	DOUBLE SWING	WOOD	Garage #1

1ST FLOOR WINDOW SCHEDULE						
MARK	SIZE		TYPE	FRAME	ROOM NAME	
	WIDTH	HEIGHT				
W101	8'-0"	4'-0"	TRANSOM	ALUMINUM	Entry	
W102	3'-0"	7'-0"	FIXED	ALUMINUM	Entry	
W103	3'-0"	2'-0"	TRANSOM	ALUMINUM	Entry	
W104	3'-0"	7'-0"	FIXED	ALUMINUM	Entry	
W105	3'-0"	2'-0"	TRANSOM	ALUMINUM	Entry	
W106	5'-0"	7'-0"	FIXED	ALUMINUM	Game Room	
W107	5'-0"	2'-0"	TRANSOM	ALUMINUM	Game Room	
W108	6'-0"	5'-0"	HORIZONTAL SLIDER	ALUMINUM	Garage #1	
W109	6'-0"	7'-0"	FIXED	ALUMINUM	Game Room	
W110	6'-0"	7'-0"	FIXED	ALUMINUM	Game Room	
W111	4'-0"	7'-0"	SINGLE HUNG	ALUMINUM	Bedroom #4	Egress to comply w/ FBC-R310
W112	4'-0"	7'-0"	SINGLE HUNG	ALUMINUM	Bedroom #4	Egress to comply w/ FBC-R310
W113	5'-0"	7'-0"	SINGLE HUNG	ALUMINUM	Bedroom #3	Egress to comply w/ FBC-R310
W114	5'-0"	7'-0"	SINGLE HUNG	ALUMINUM	Bedroom #3	Egress to comply w/ FBC-R310
W115	2'-6"	2'-0"	FIXED	ALUMINUM	Bath #3	
W116	5'-0"	2'-0"	FIXED	ALUMINUM	Bath #2	
W117	6'-0"	7'-0"	FIXED	ALUMINUM	Master Vestibule	
W118	6'-0"	3'-0"	FIXED	ALUMINUM	Master Bath	
W119	4'-0"	5'-0"	FIXED	ALUMINUM	Laundry	
W120	6'-0"	5'-0"	HORIZONTAL SLIDER	ALUMINUM	Garage #2	
W121	5'-0"	7'-0"	FIXED	ALUMINUM	Dining Room	
W122	5'-0"	2'-0"	TRANSOM	ALUMINUM	Dining Room	

NEW HOUSE FOR:
BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

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3.
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