

GENERAL NOTES

1. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF

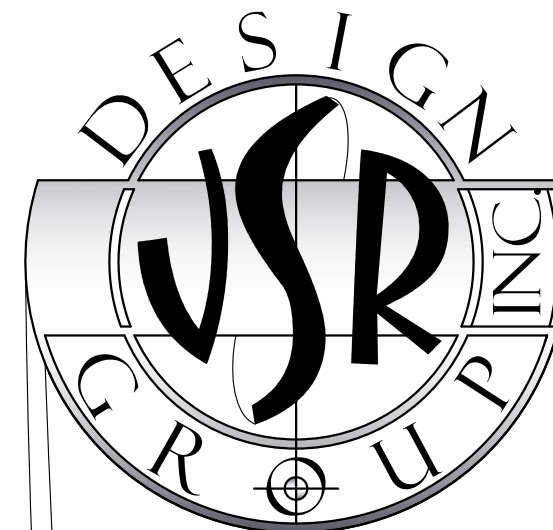
- CONTRACTOR NOTES

-

AREA TABULATION

CS

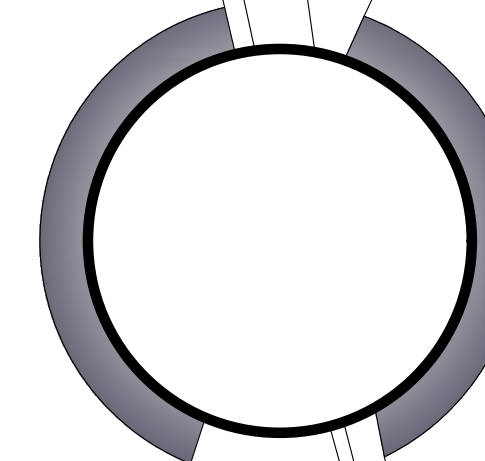
6. LANDSCAPE
GENERAL LAYOUT
LANDSCAPE PLAN, PLANT SCHEDULE



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
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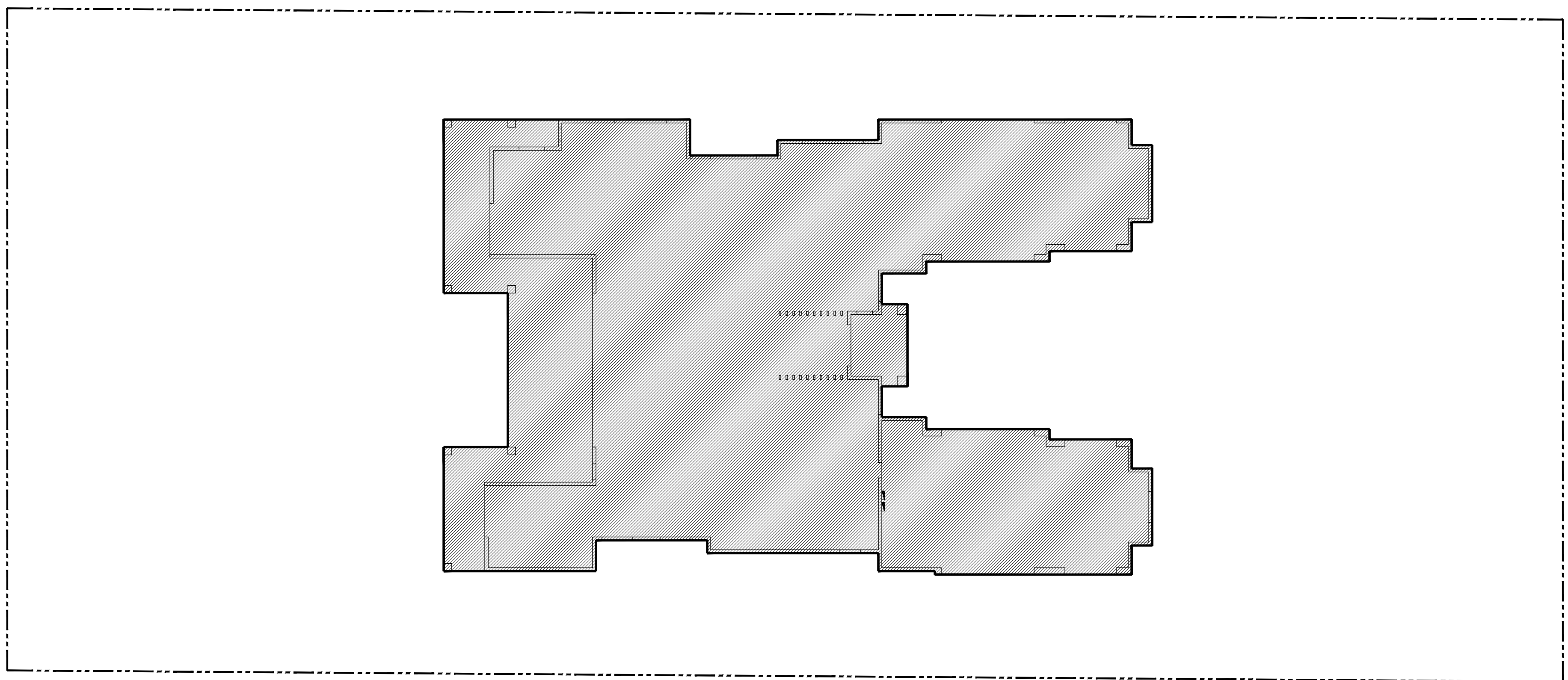


4 CITY COMMENTS
03-02-26

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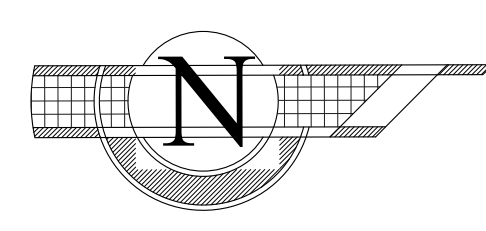
LEGEND

--- LOT PERIMETER

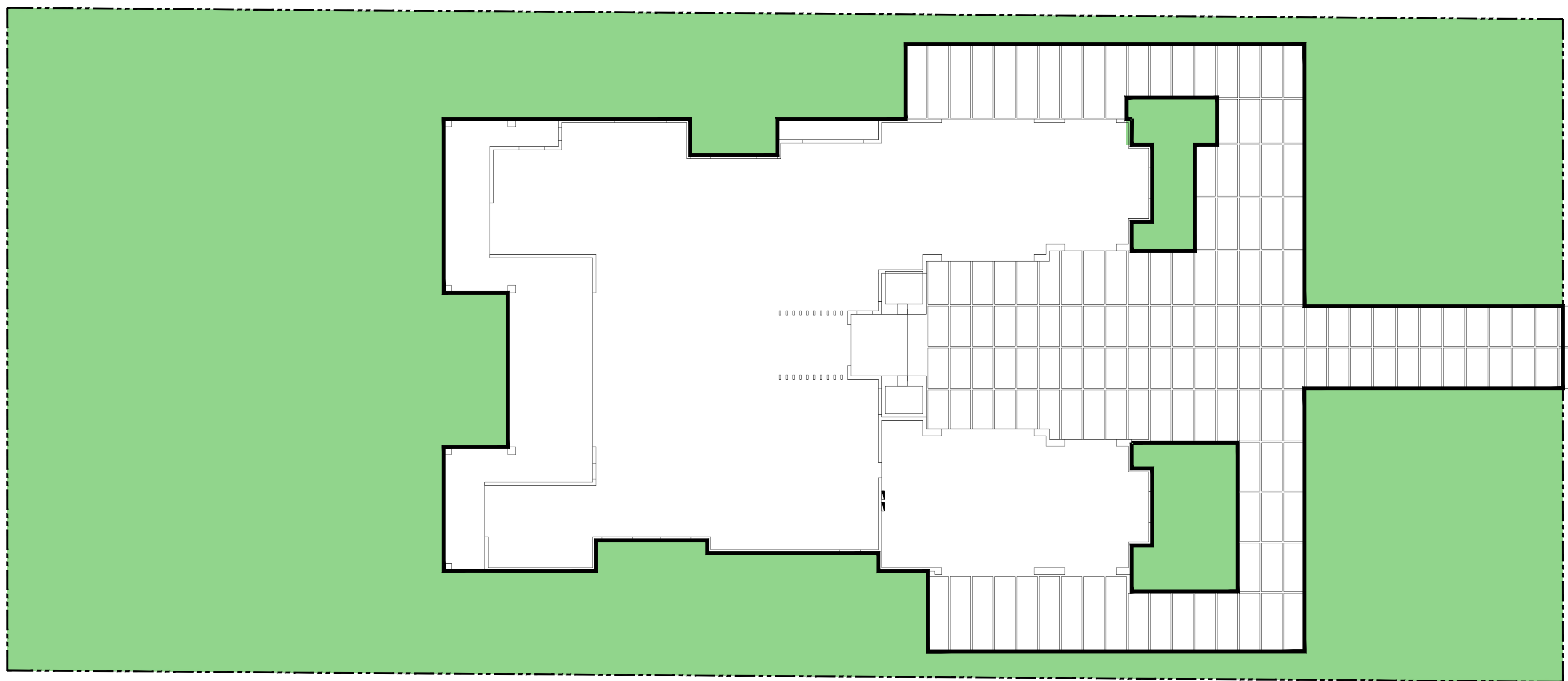
[Hatched Box] BUILDING COVERAGE

LOT AREA = 38,768 s.f.

	REQUIRED	PROPOSED
Maximum Building Coverage	9,771 s.f. (25%)	9,584 s.f. (24.7%)



LOT COVERAGE CALCULATION
1/16" SCALE.



LEGEND

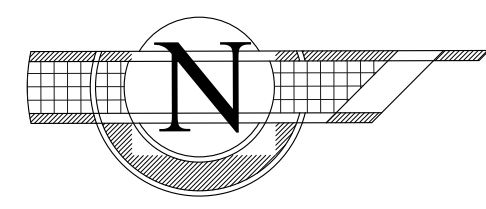
--- LOT PERIMETER

[Green Box] PERVIOUS AREA (GREEN AREA)

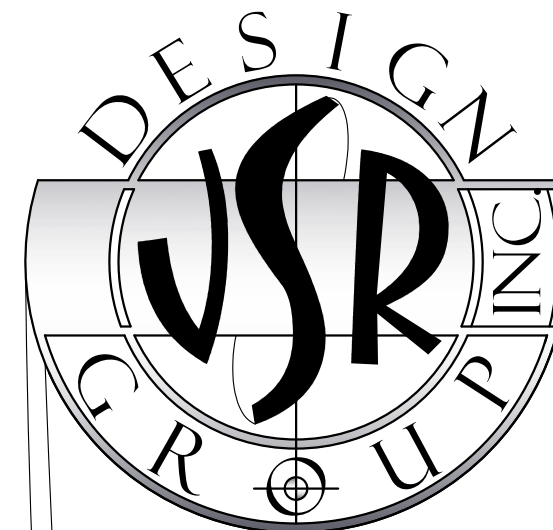
[White Box] IMPERVIOUS AREA

IMPERVIOUS/PERVIOUS CALCULATION

	REQUIRED	PROPOSED
Maximum Impervious surface	17,446 s.f. (45%)	16,209 s.f. (41.8%)
Minimum green area (pervious)	21,322 s.f. (55%)	22,876 s.f. (59.0%)



IMPERVIOUS/PERVIOUS CALCULATION
1/16" SCALE.



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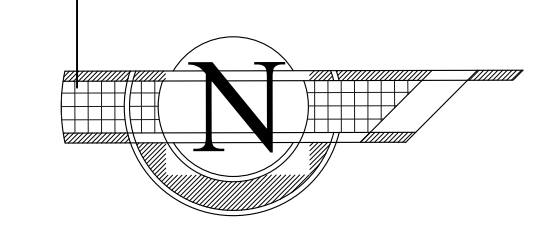
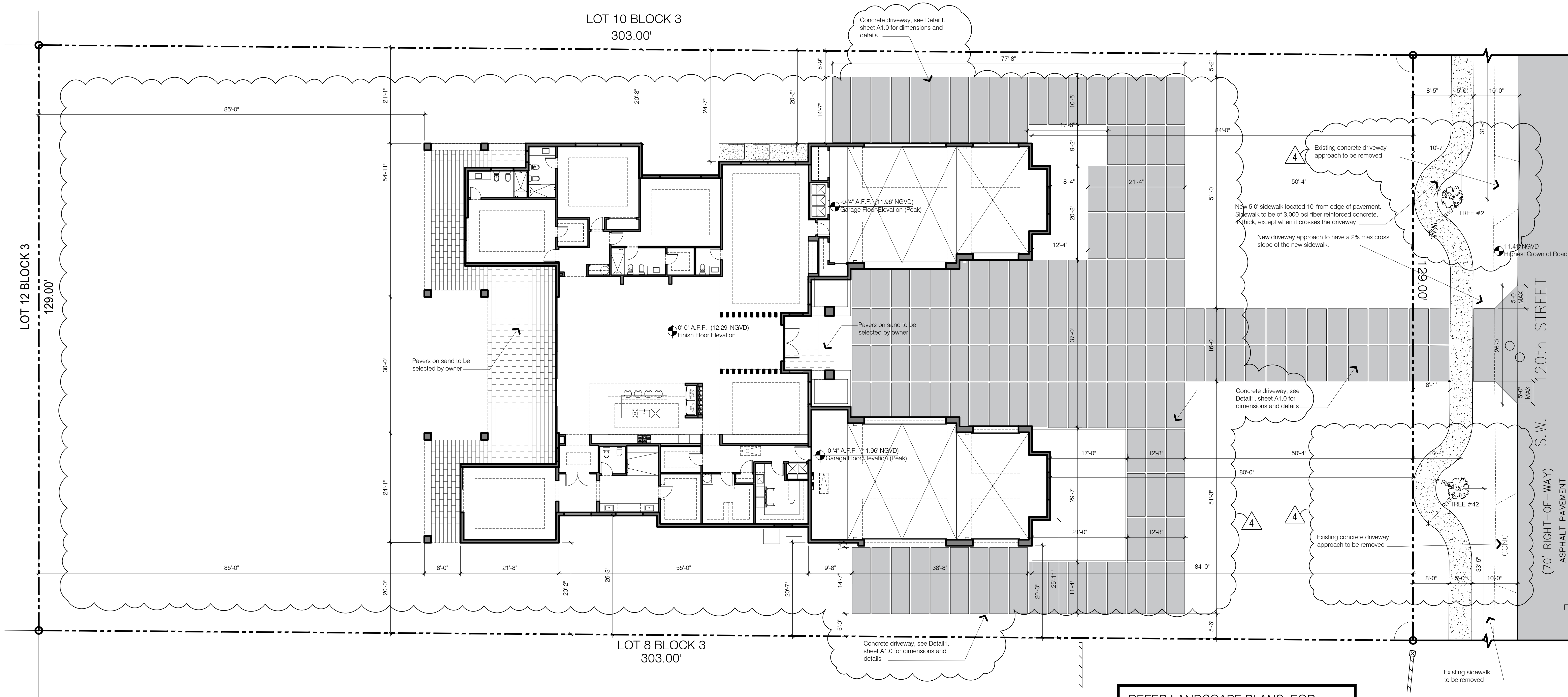
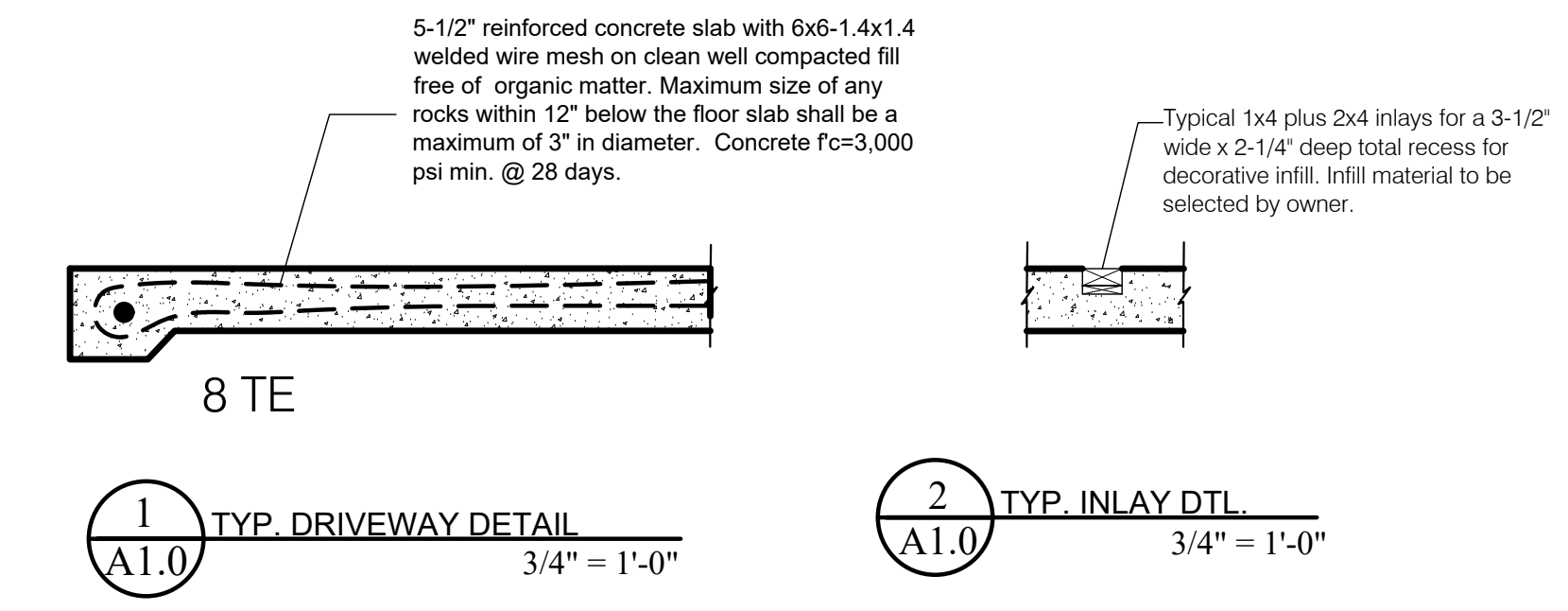
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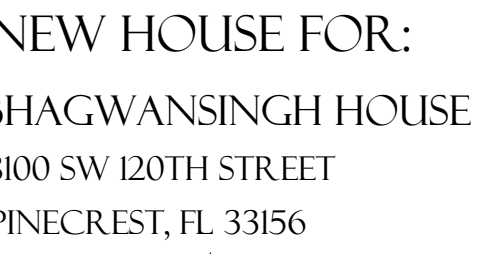
- 1 CITY COMMENTS 04-22-25
- 2 CITY COMMENTS 08-21-25
- 3 CITY COMMENTS 12-04-25
- 4 CITY COMMENTS 03-02-26

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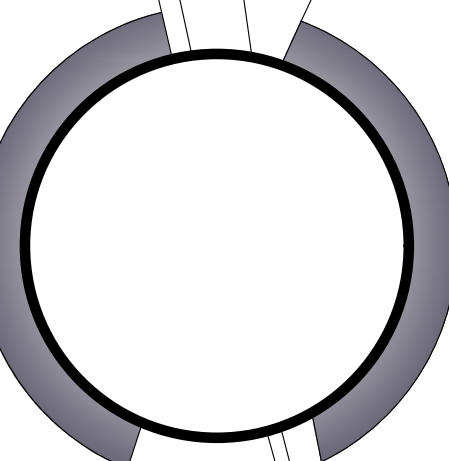


PROPOSED SITE PLAN
3/32" SCALE.



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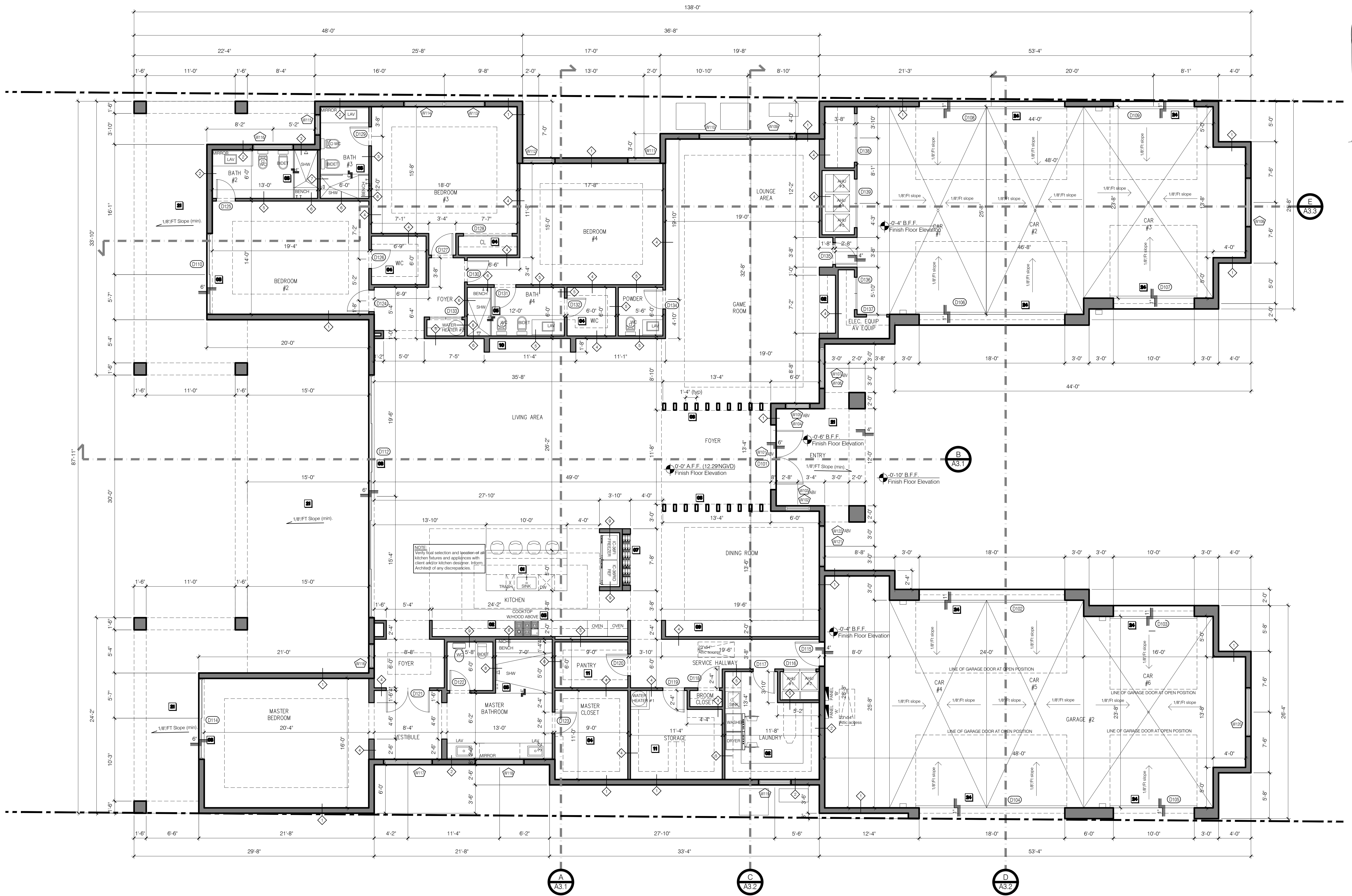


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04-22-25

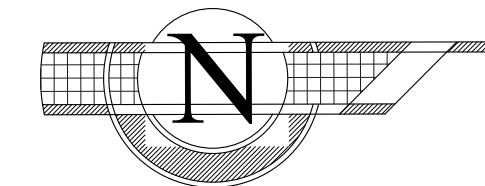
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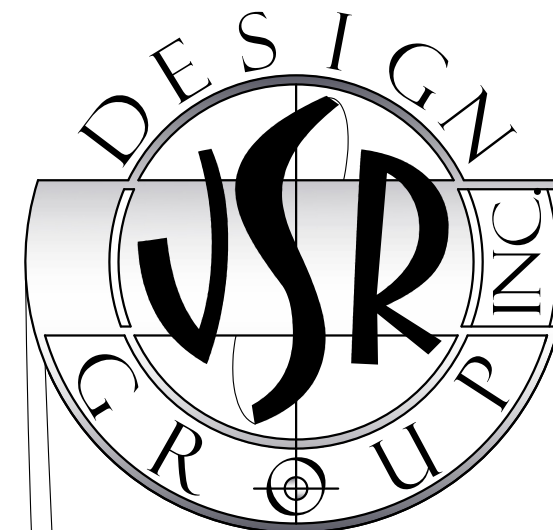
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SEE SHEET A2.2 FOR KEY NOTES
AND WALL TYPE NOTES



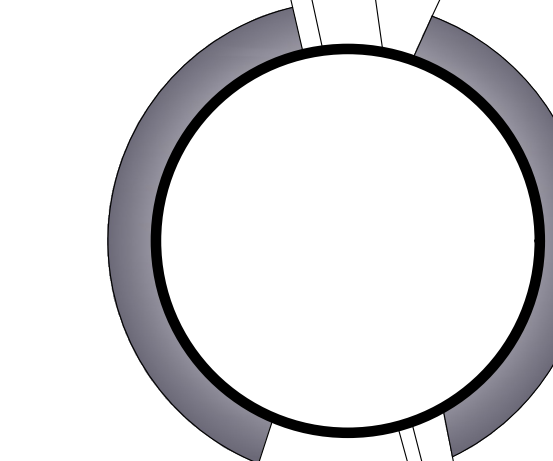
PROPOSED FLOOR PLAN
3/16" SCALE.



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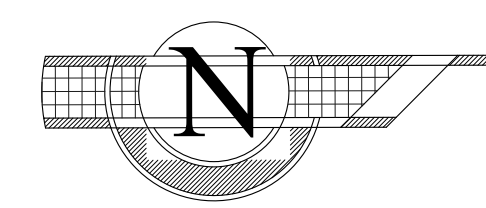
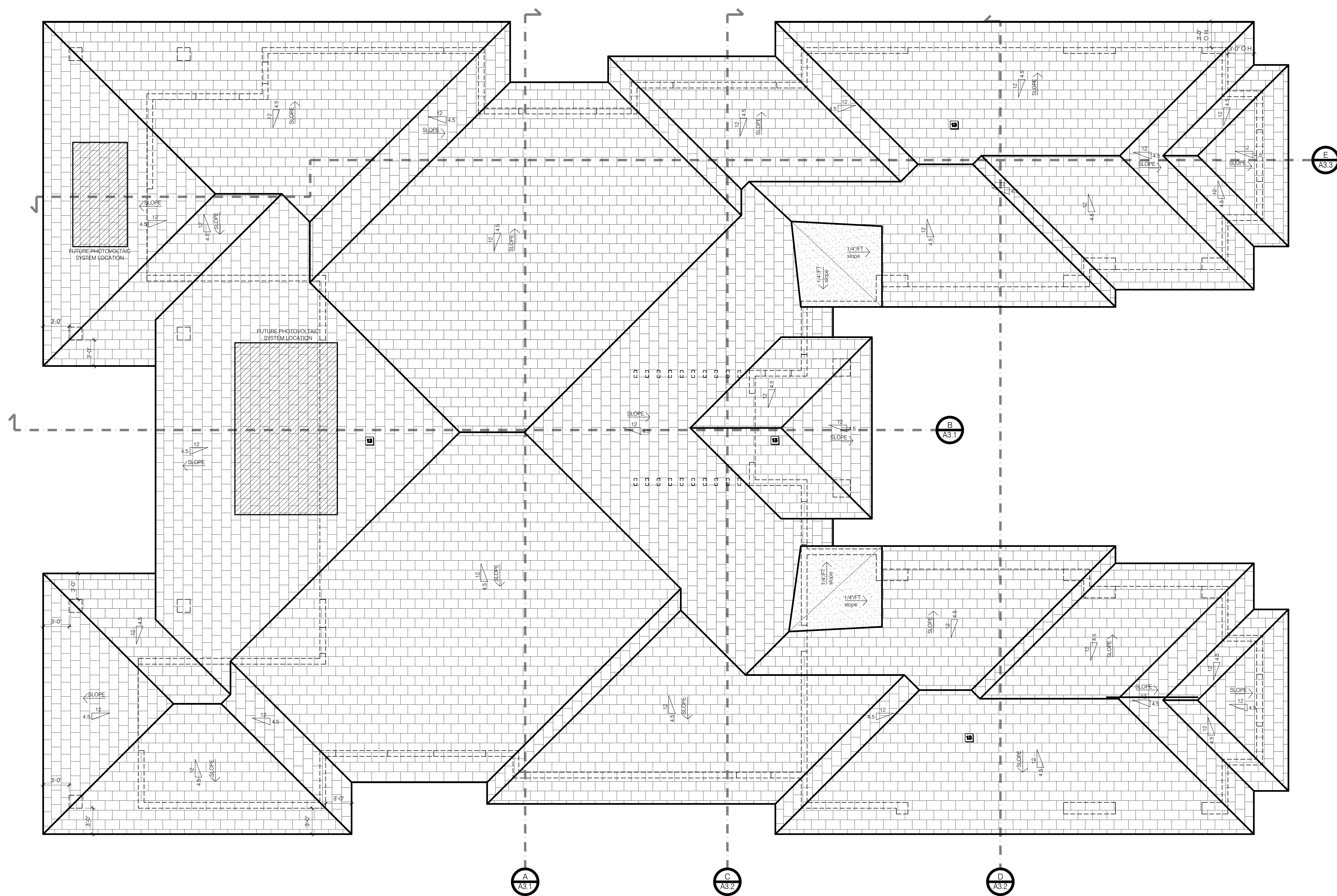


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04-22-25

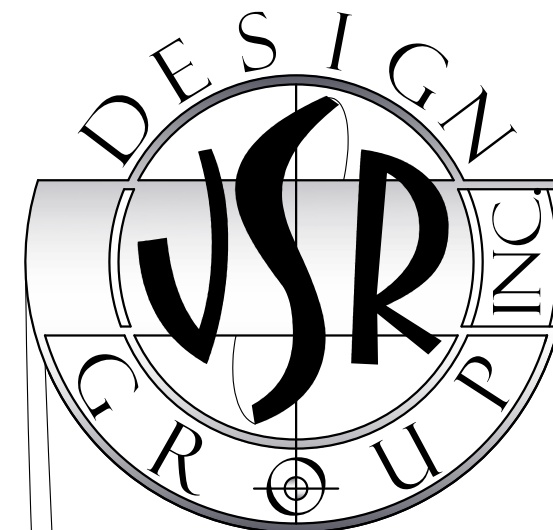
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A1.2



ROOF PLAN
3/16" SCALE.



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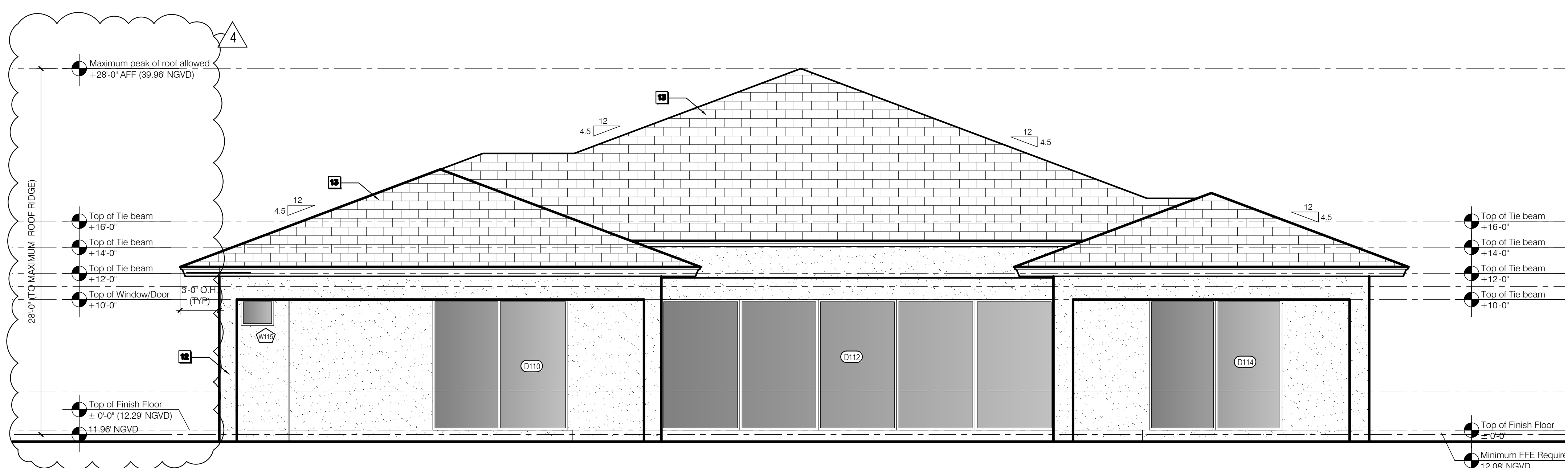
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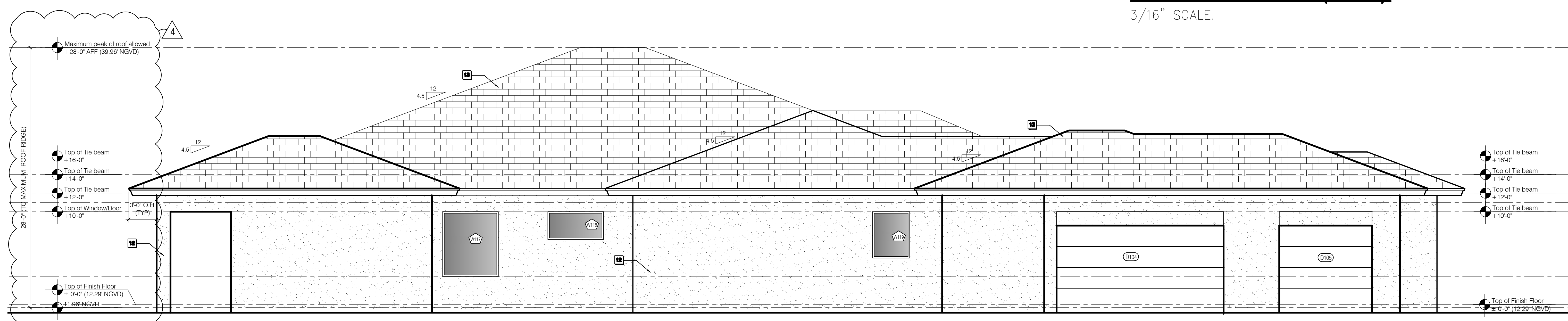
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NORTH ELEVATION (FRONT)
3/16" SCALE.

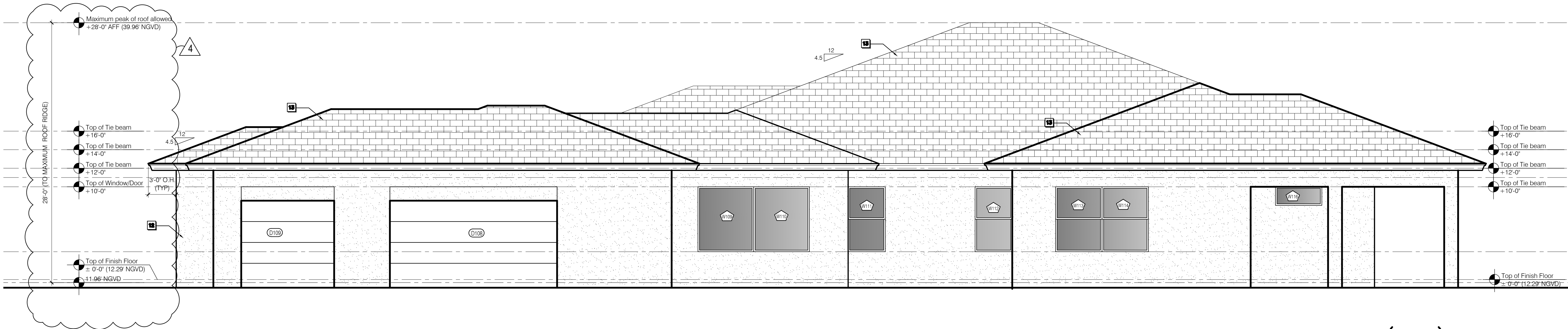


SOUTH ELEVATION (REAR)
3/16" SCALE.



EAST ELEVATION (SIDE)
3/16" SCALE.

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



WEST ELEVATION (SIDE)

3/16" SCALE.

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 be 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 Icynene Spray Insulation (Polysiprene) 5.5" thick at roof deck. R-20 minimum. To comply with FBC-R806.5
- 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.

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).

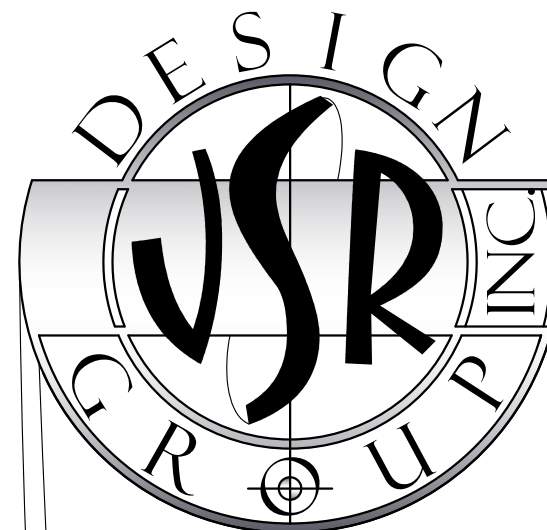
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

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.



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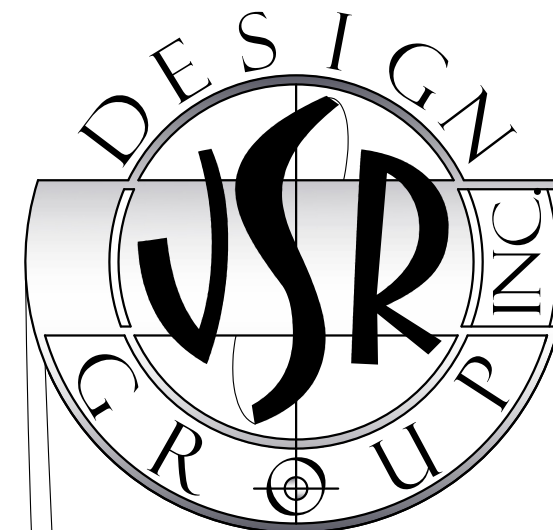
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A2.2



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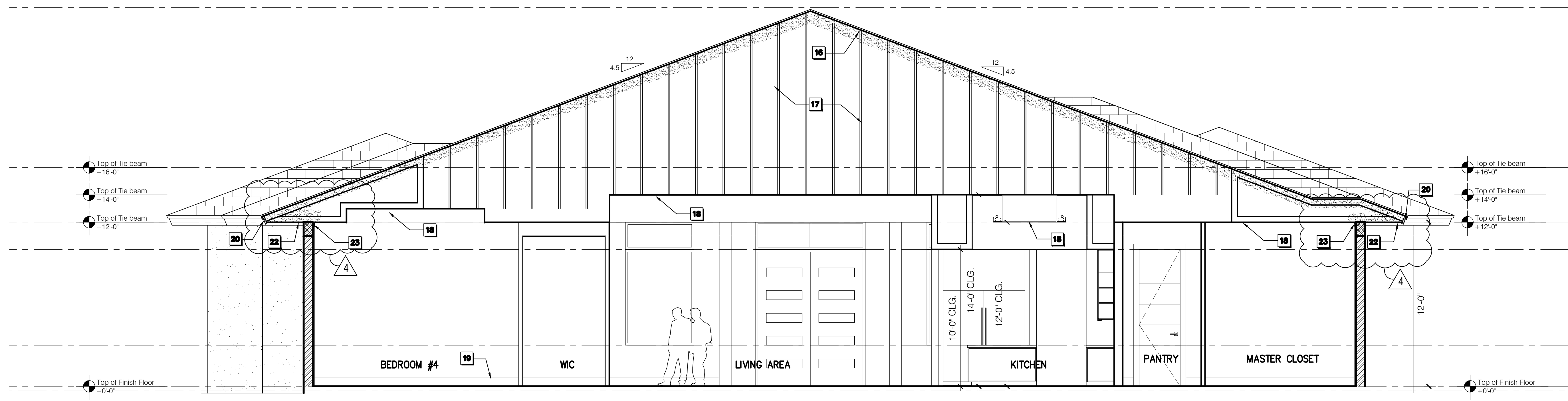
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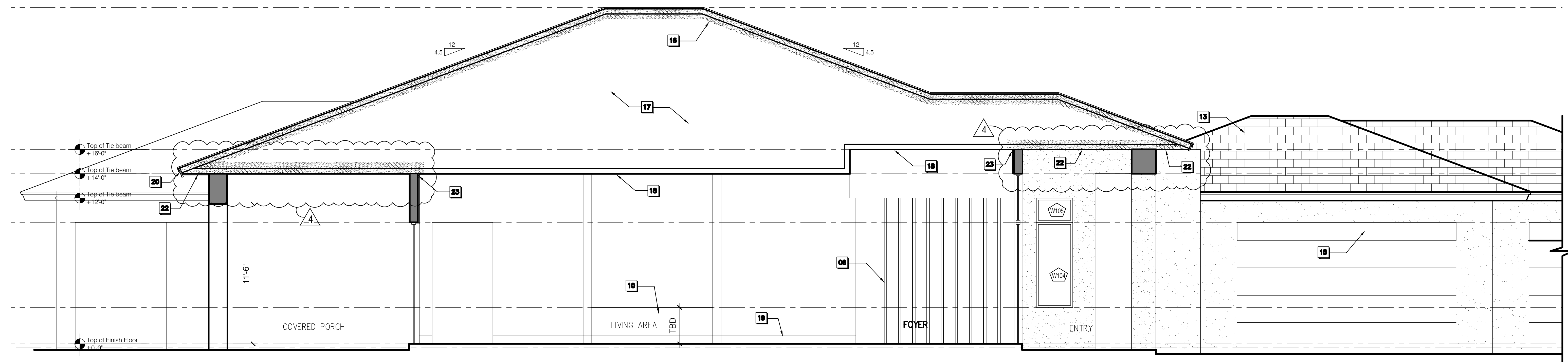
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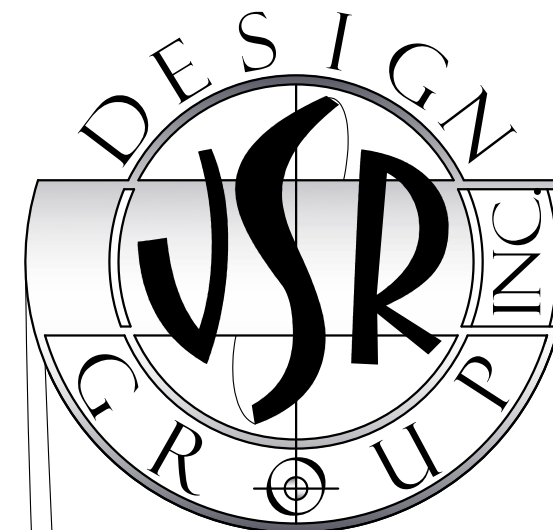


SECTION A
1/4" SCALE.



SECTION B
1/4" SCALE.

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



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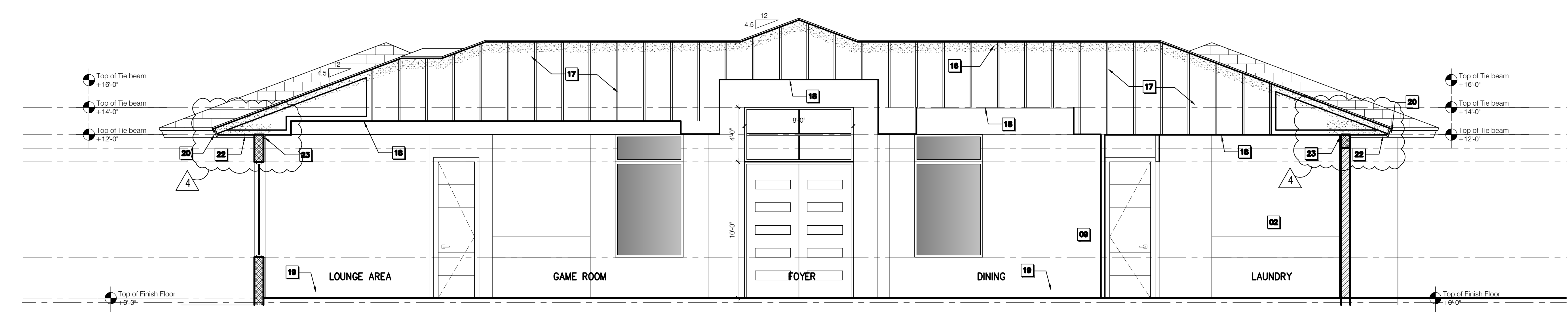
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A3.2

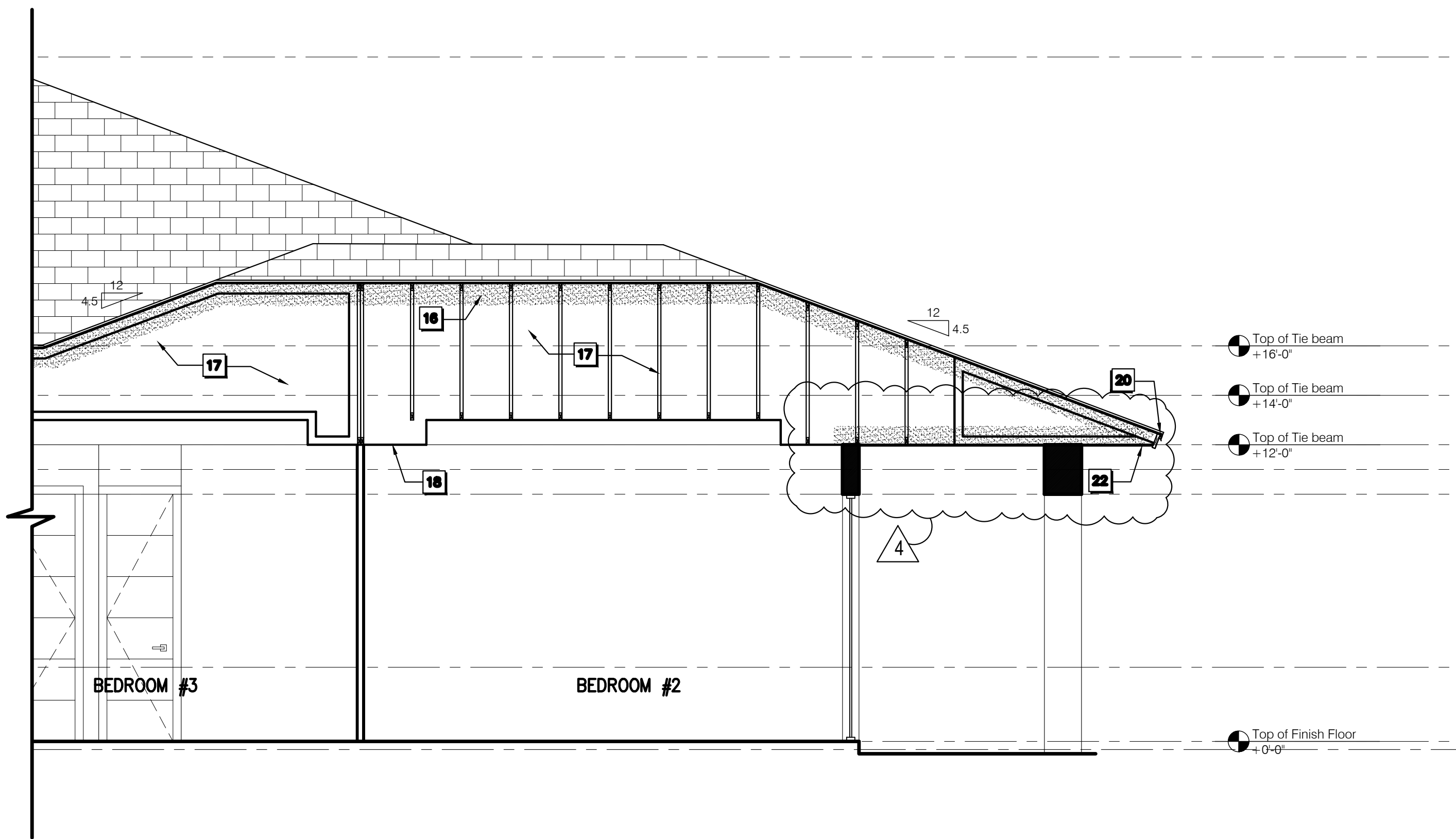
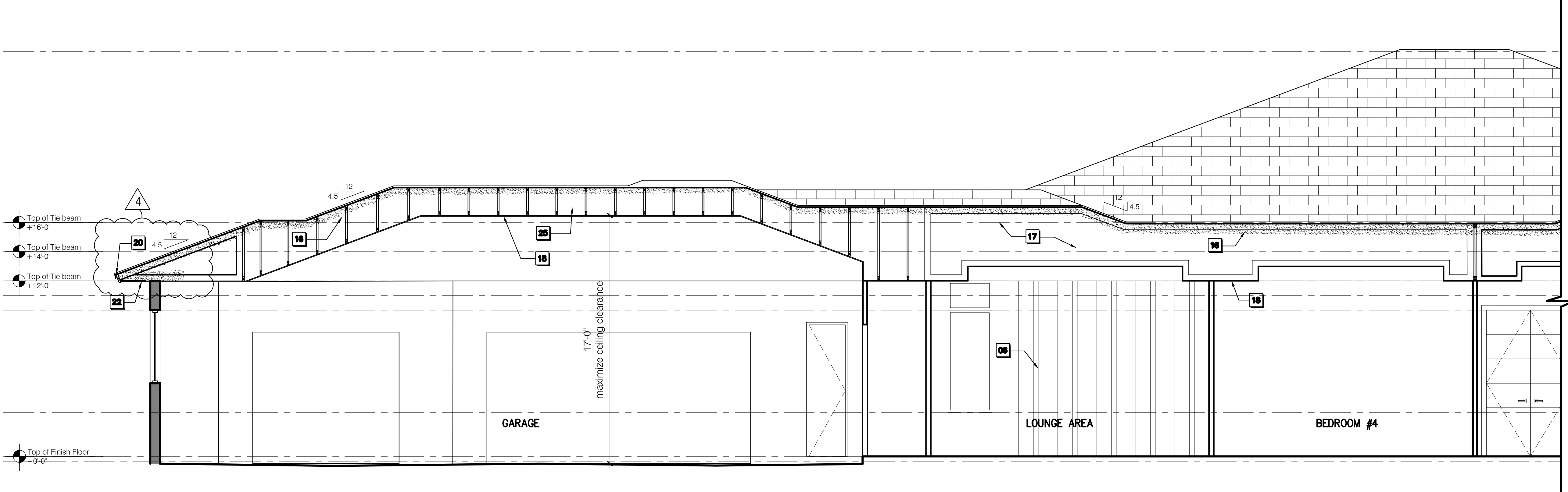


SECTION C
1/4" SCALE.



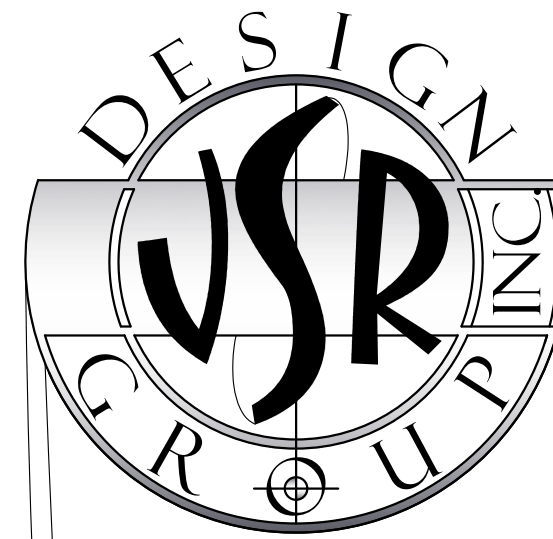
SECTION D
1/4" SCALE.

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SECTION E
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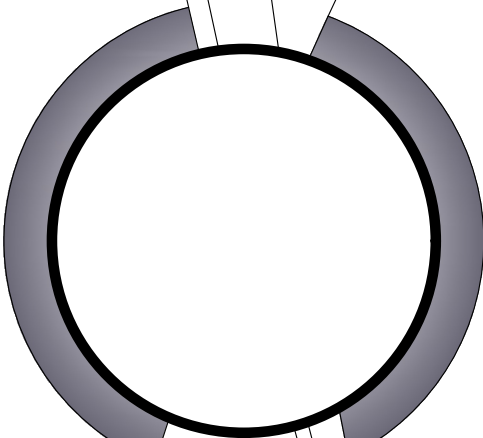
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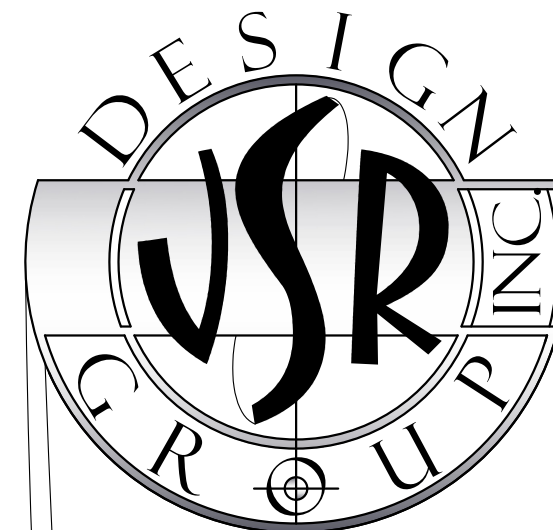
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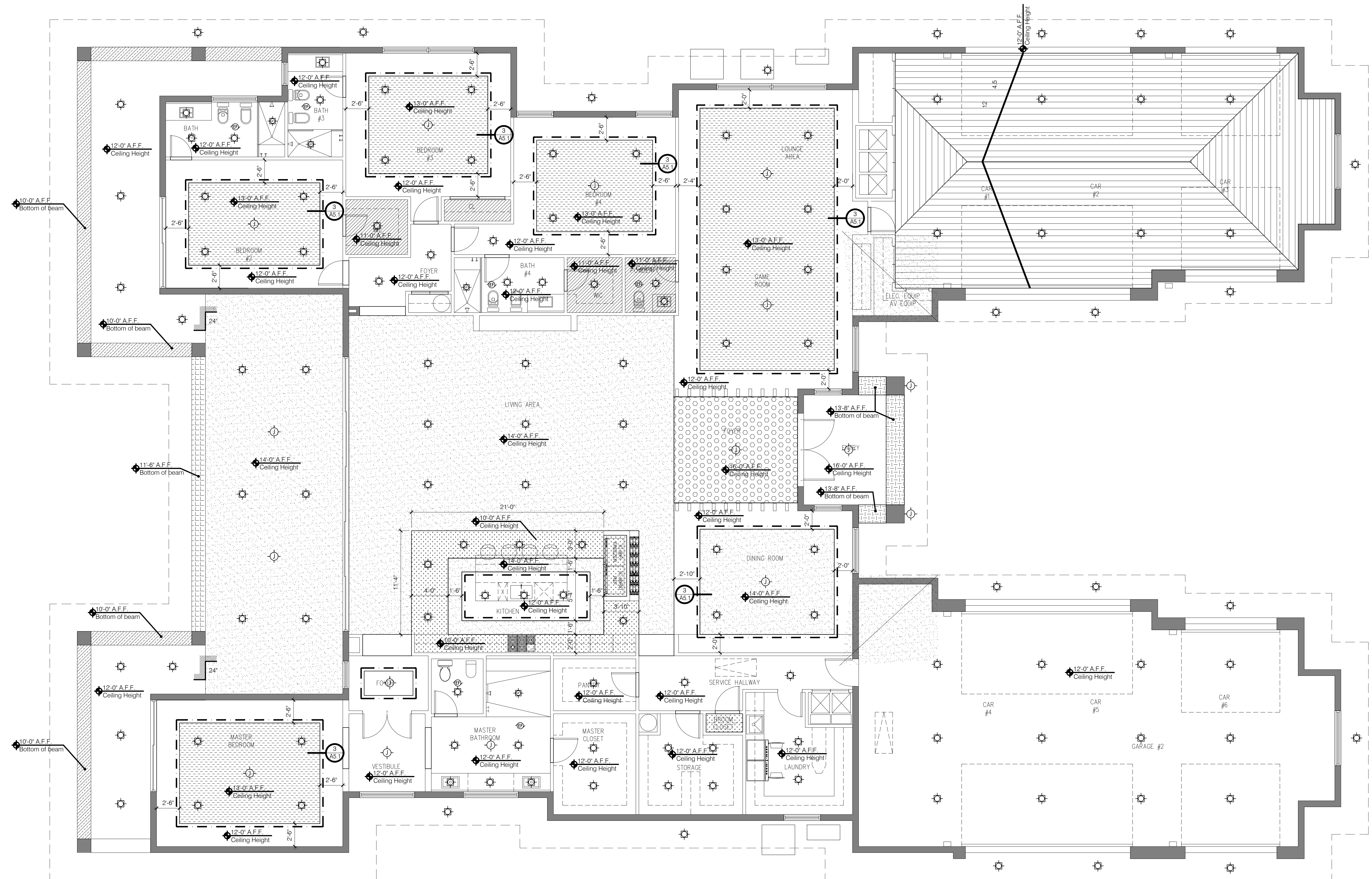
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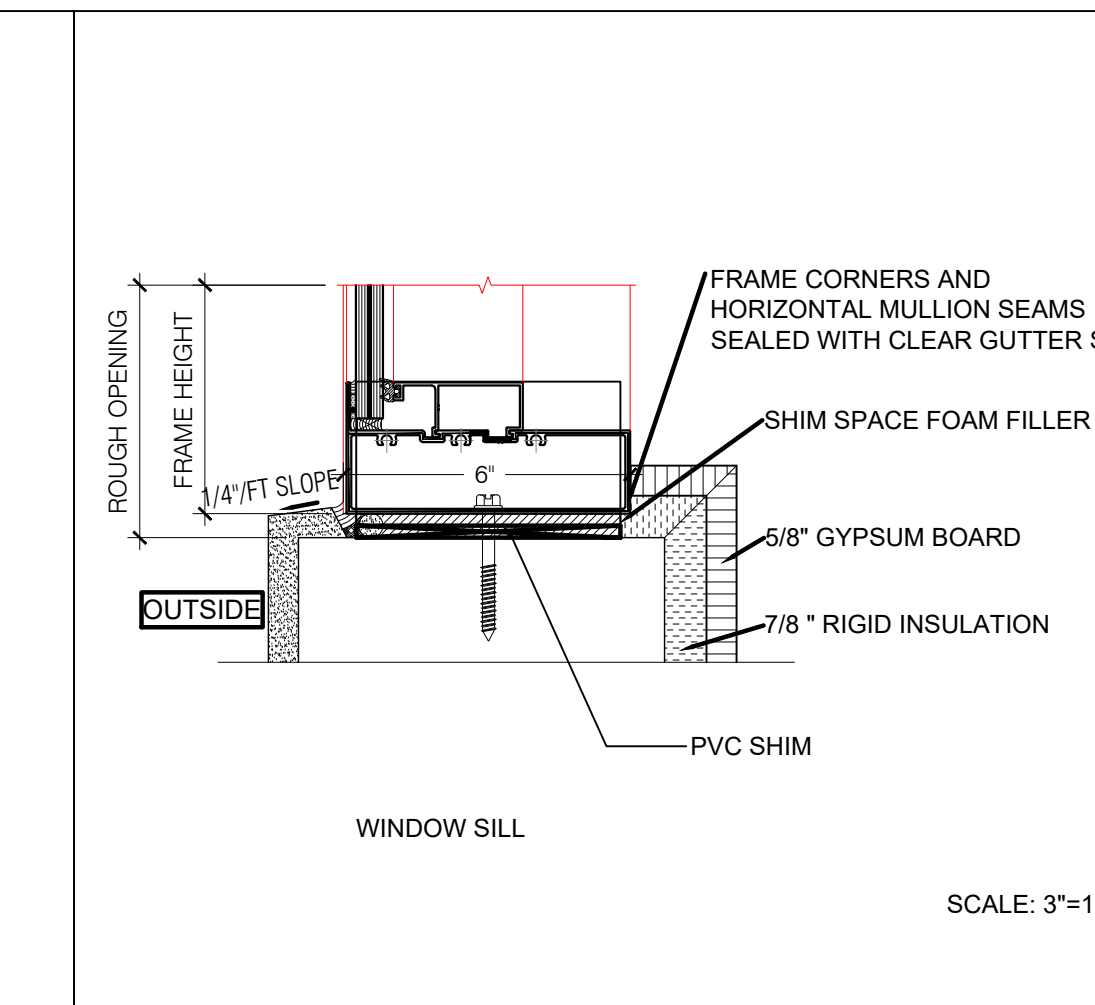
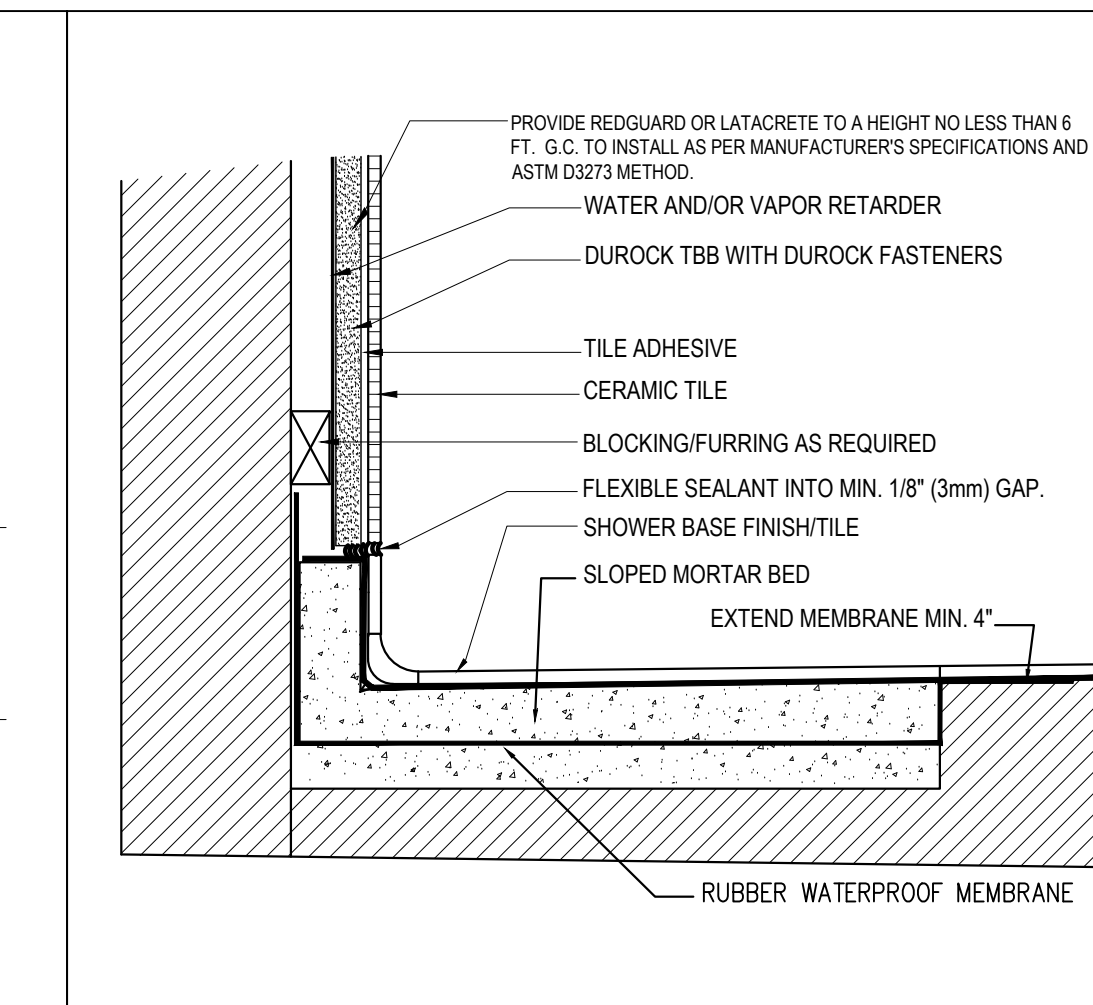
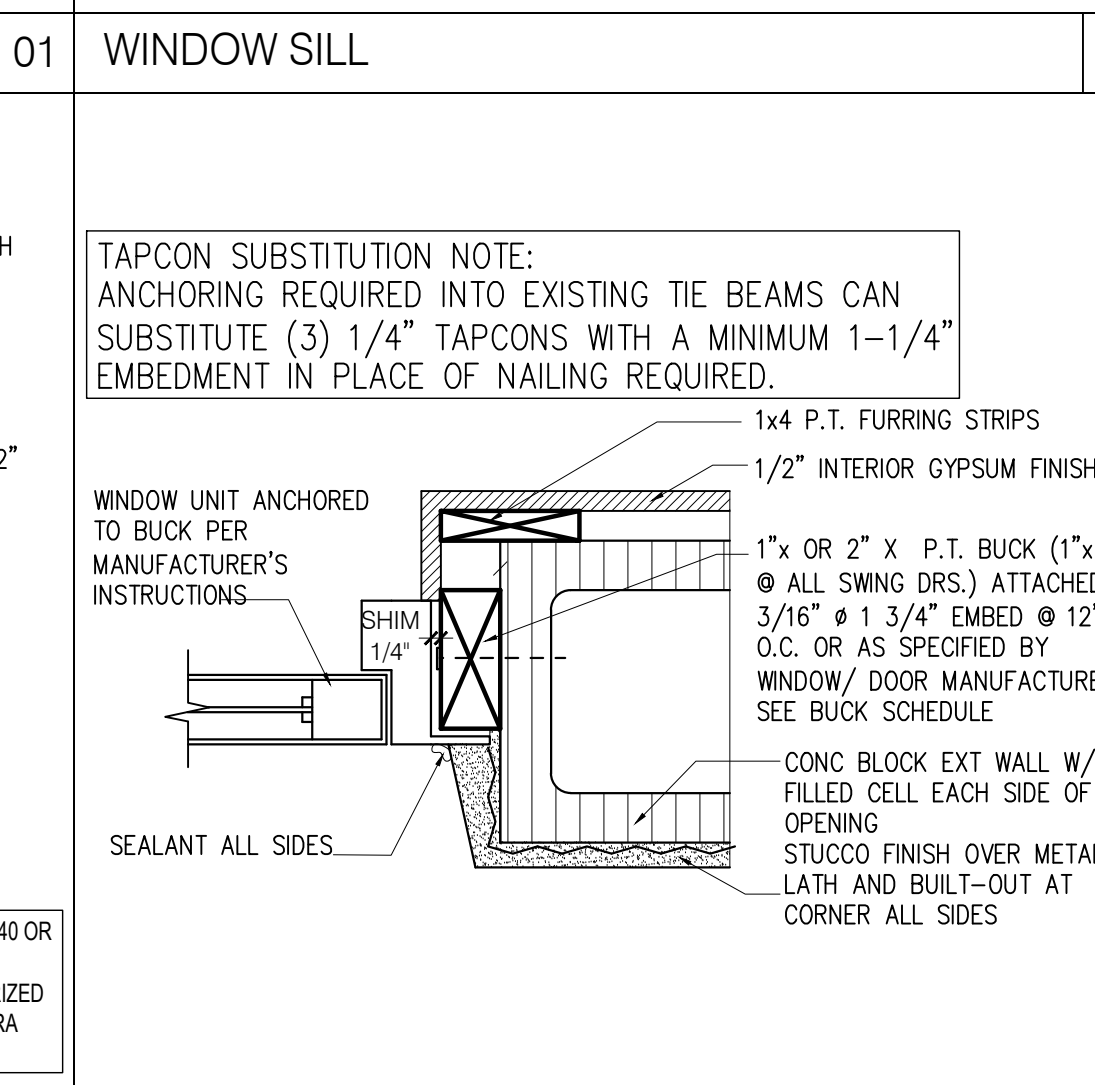
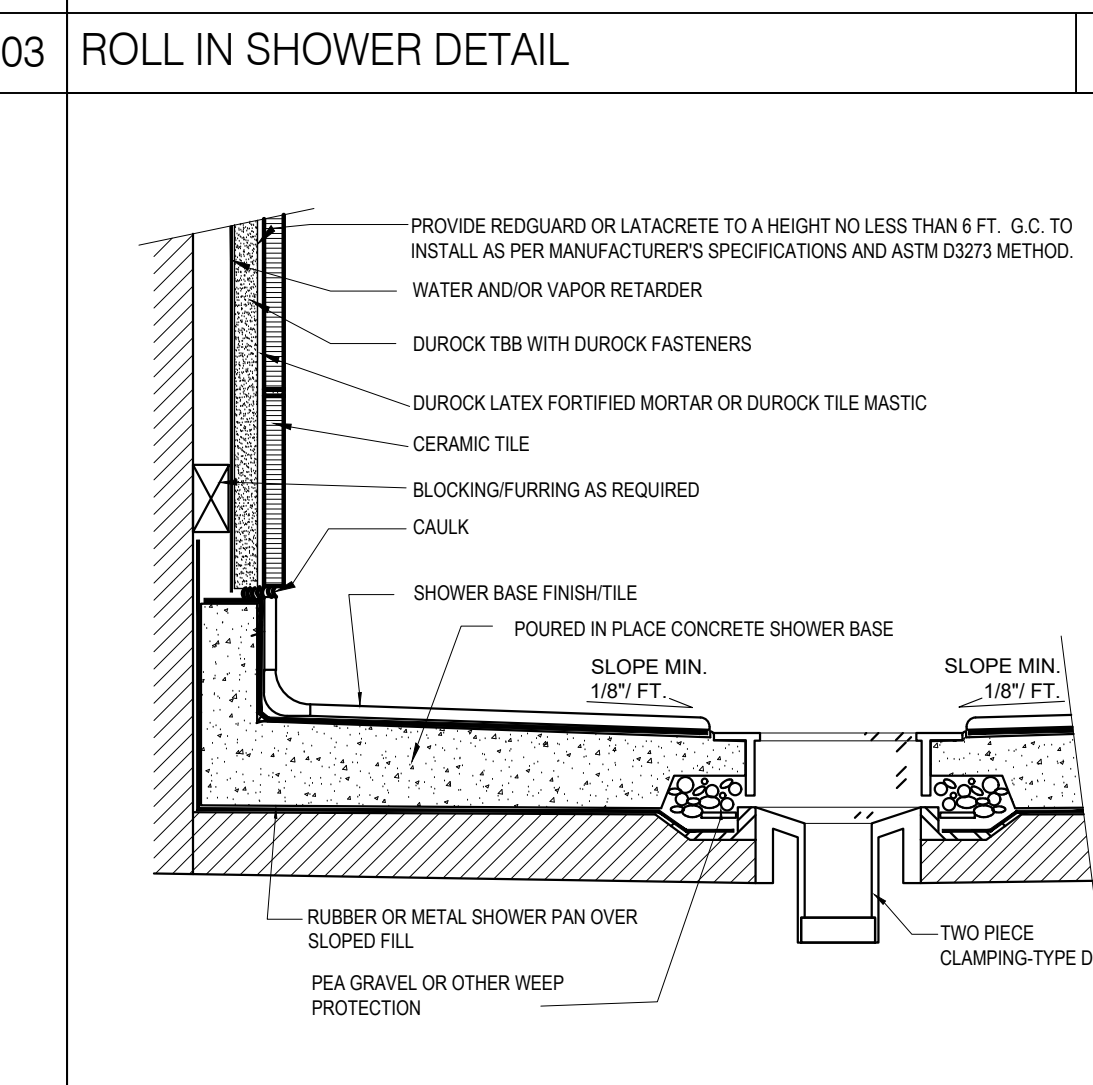
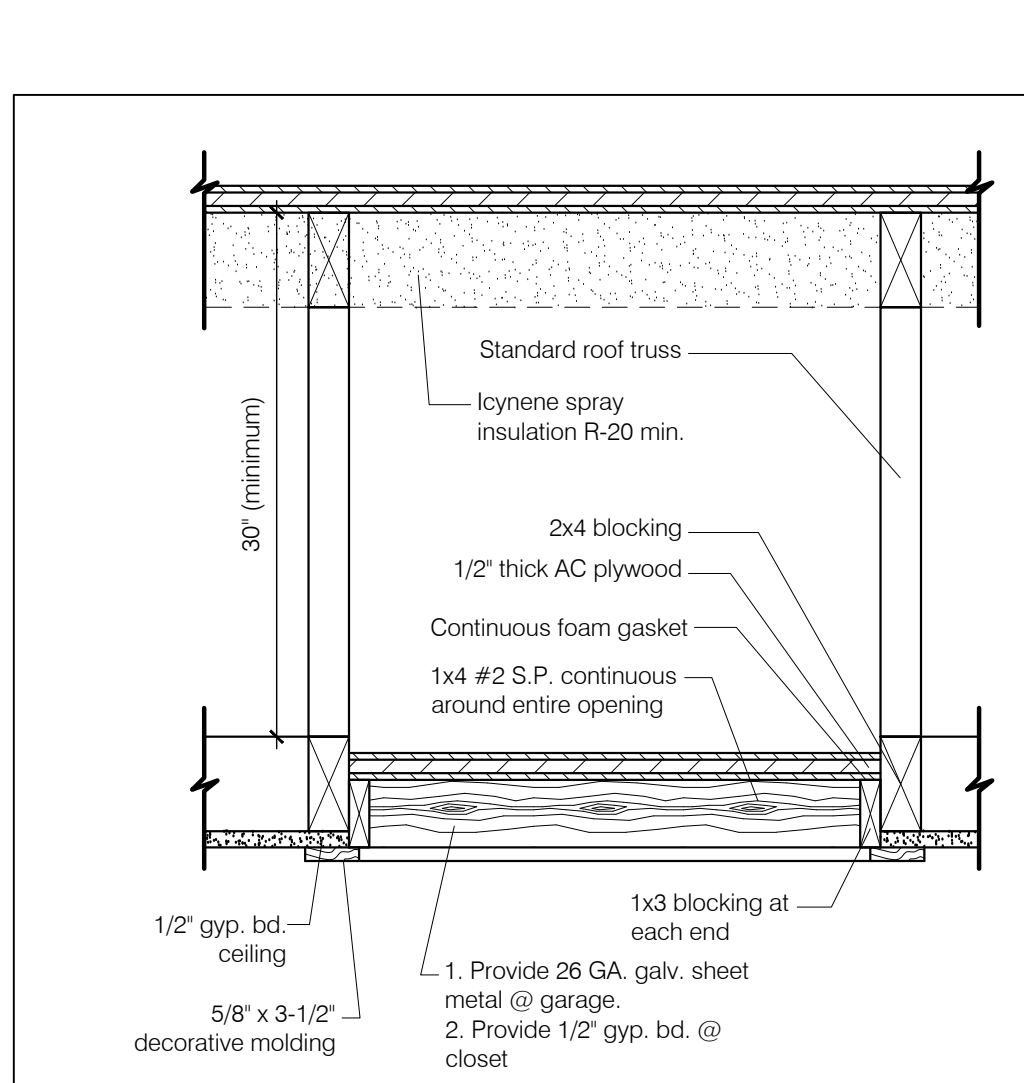
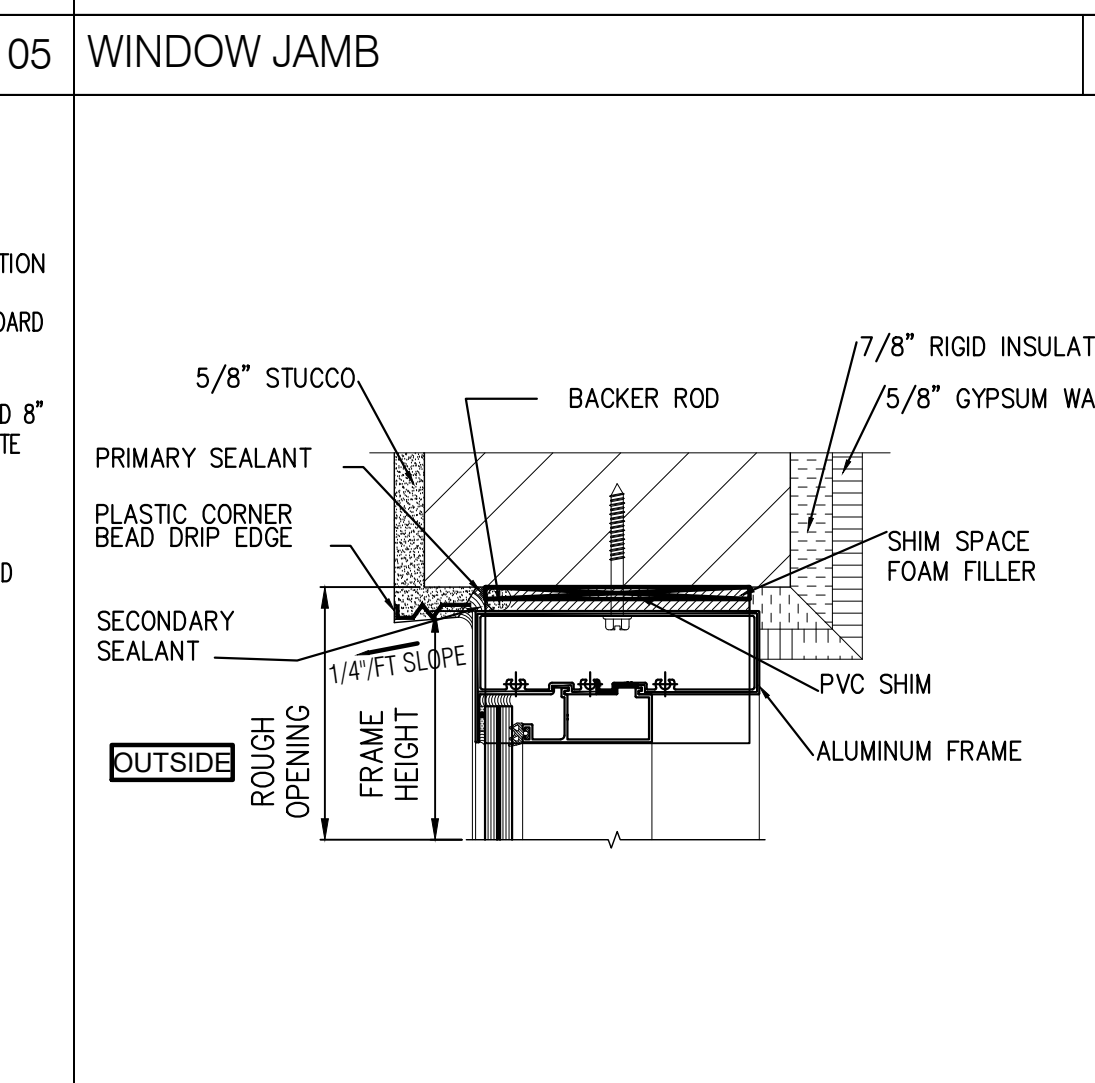
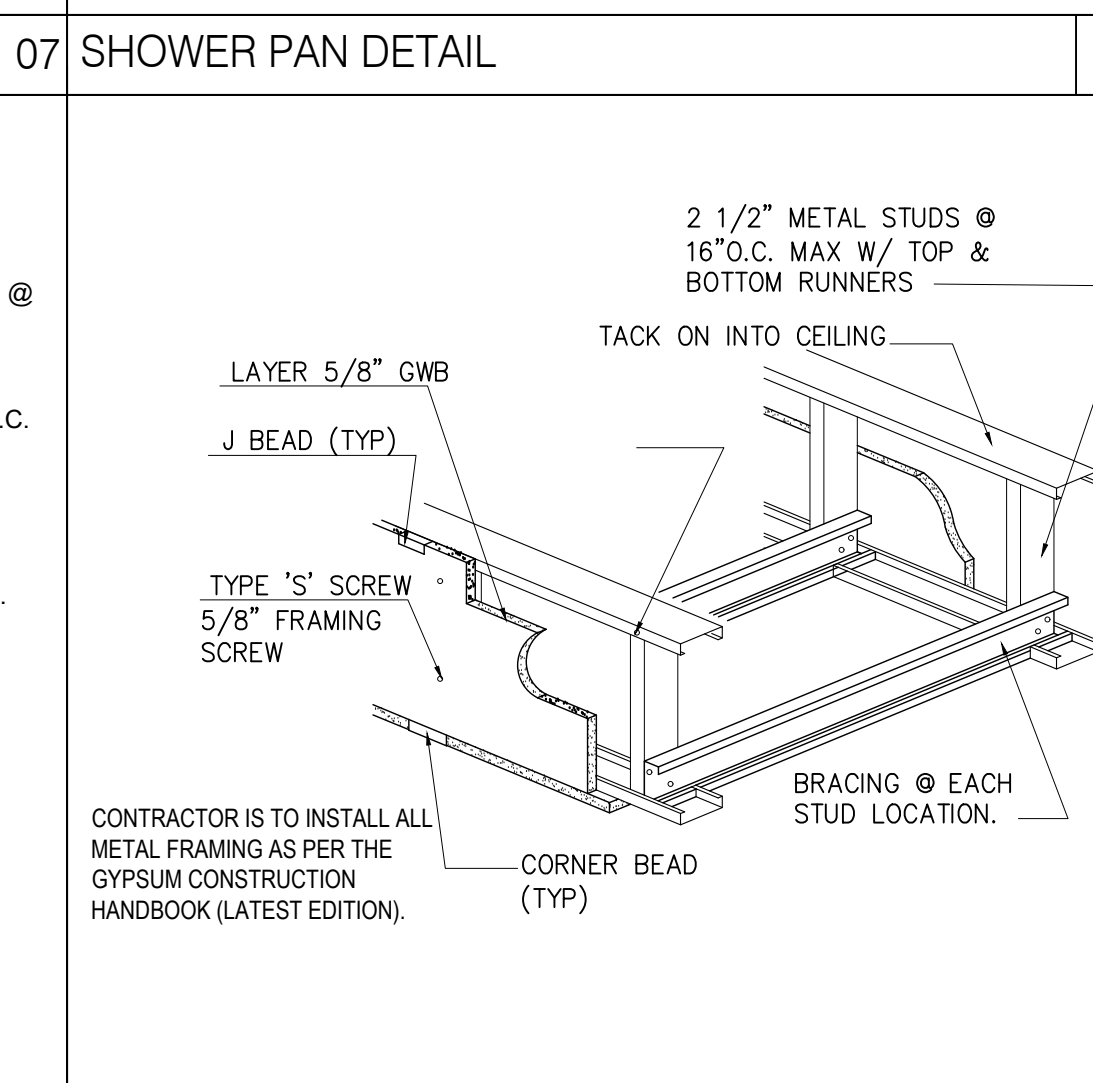
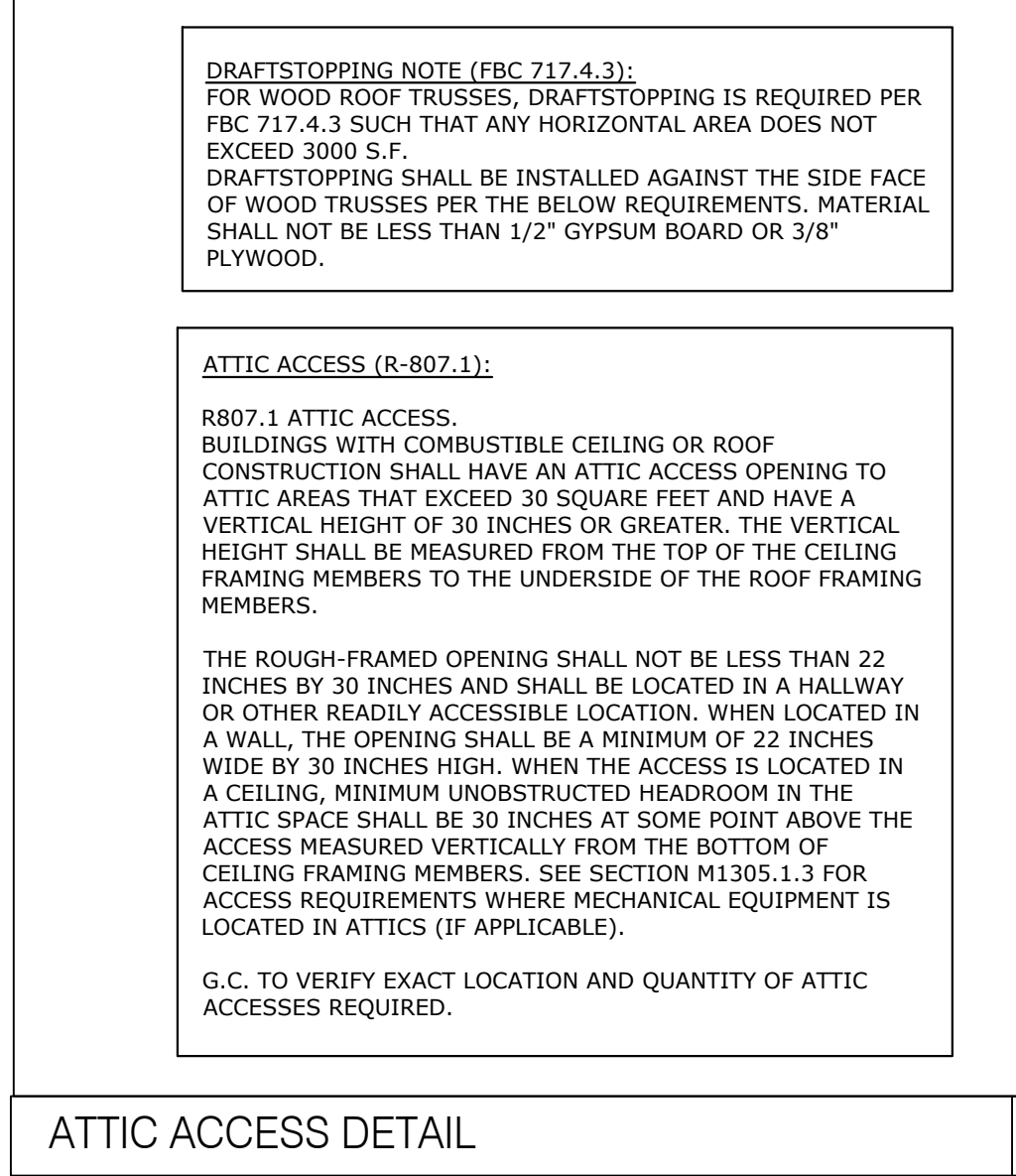
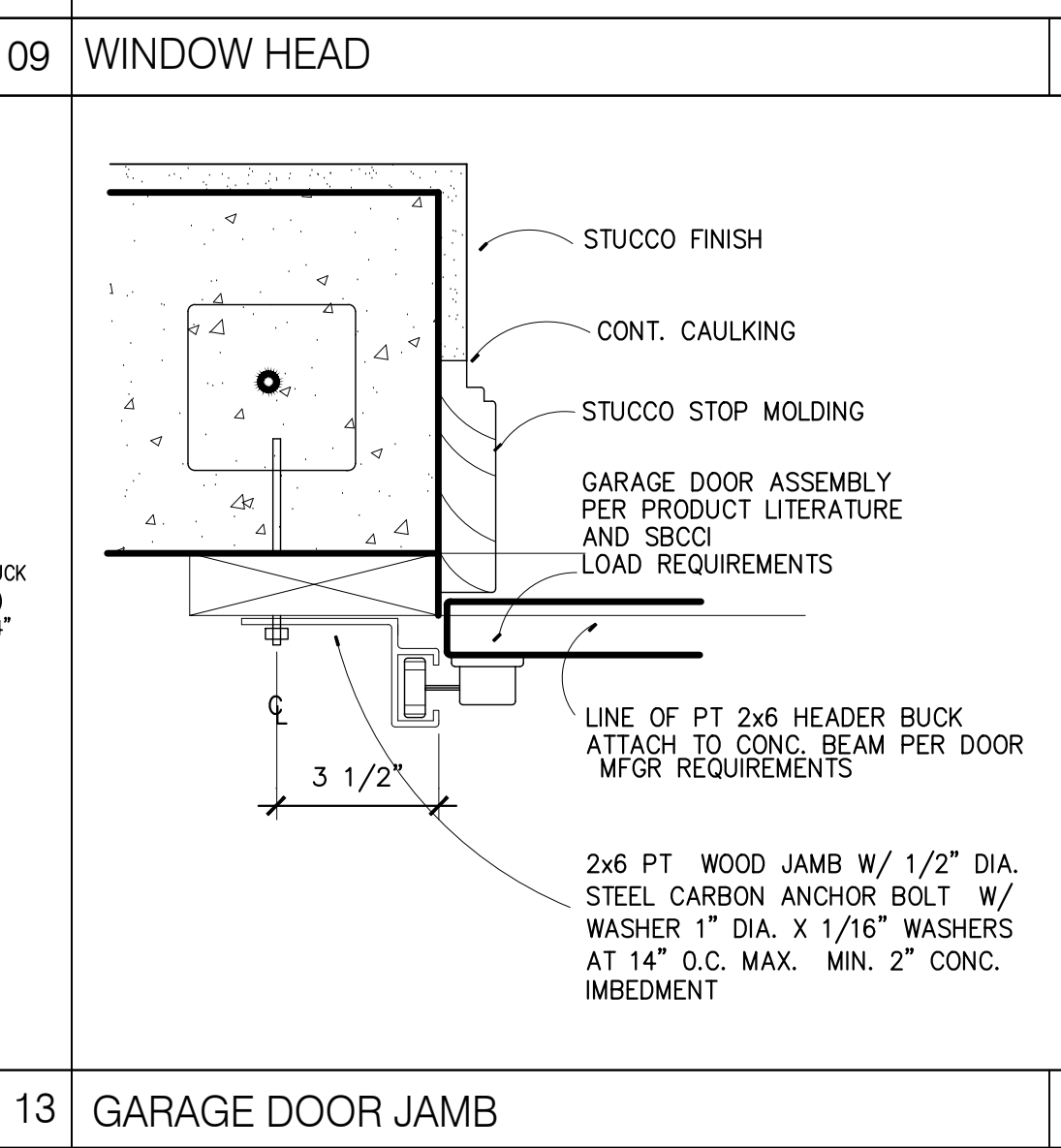
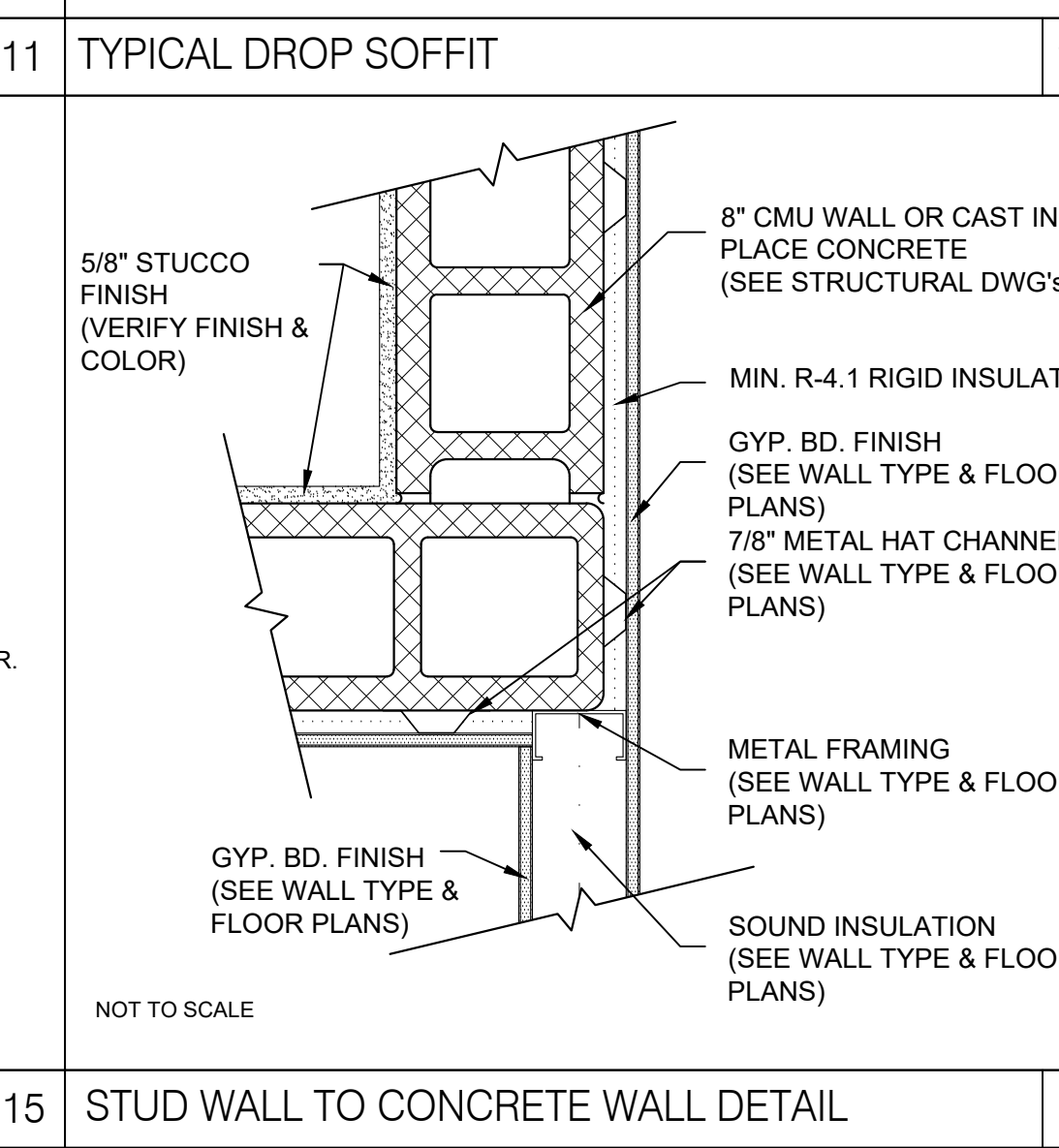
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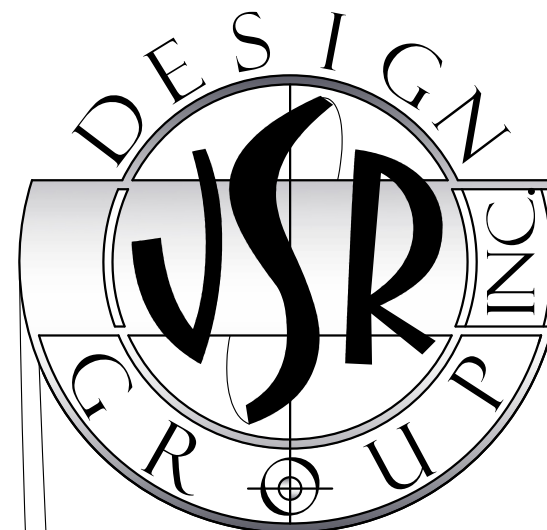
A4.1



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.

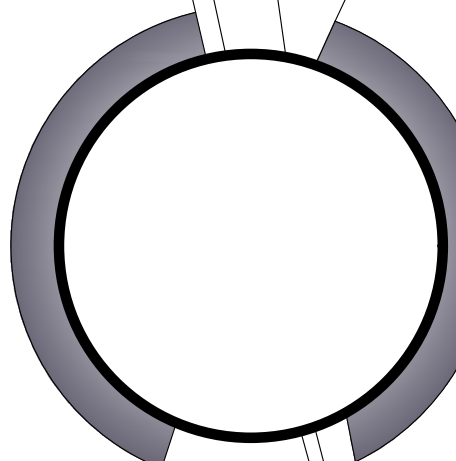
	01		02		03
	04		05		06
	07		08		09
	10		11		12
	13		14		15
	16				



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

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AR95171

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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

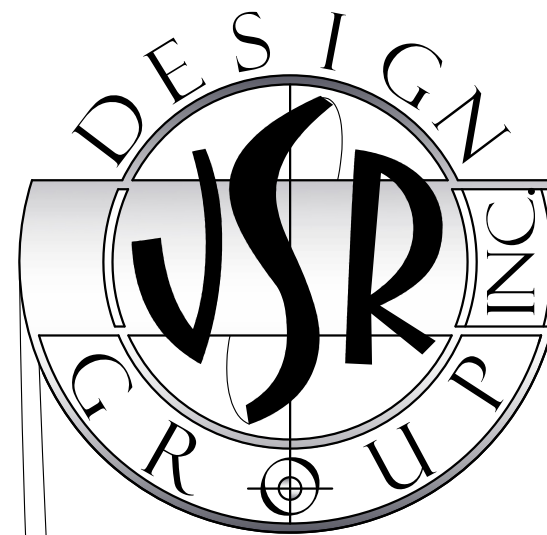
NOTE:
SEE STRUCTURAL ENGINEER DRAWINGS FOR REQUIRED DOOR & WINDOW PRESSURES.

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	

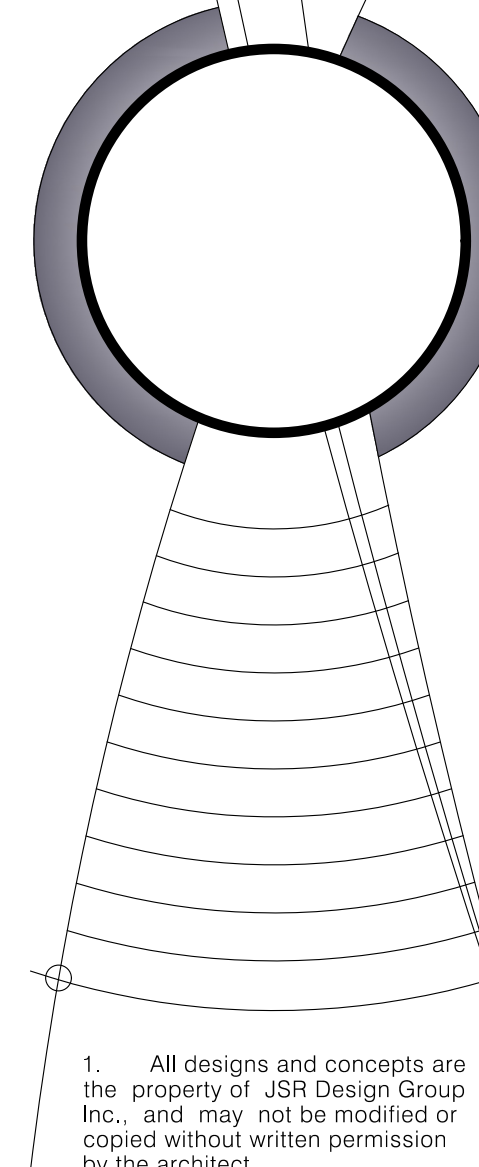
1ST FLOOR WINDOW SCHEDULE						
MARK	SIZE		TYPE	FRAME	ROOM NAME	
	WIDTH	HEIGHT				
W101	8'-0"	4'-0"	TRANSOM	ALUMINUM	Entry	
W102	3'-0"	7'-0"	FIXED	ALUMINUM	Entry	
W103	3'-0"	2'-0"	TRANSOM	ALUMINUM	Entry	
W104	3'-0"	7'-0"	FIXED	ALUMINUM	Entry	
W105	3'-0"	2'-0"	TRANSOM	ALUMINUM	Entry	
W106	5'-0"	7'-0"	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	



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A6.1