

ZONING LEGEND :		
ZONING DESIGNATION:	EU-1	
FLOOD ZONE:	X	
LOT SIZE:	40,118 SF	ALLOWED: 8,023.6 SF (20.0%) PROPOSED: 7,493 SF (18.7%)
SETBACKS:	ALLOWED: 50'-0" (FRONT WEST), 20'-0" (SIDE NORTH), 20'-0" (SIDE SOUTH), 25'-0" (REAR EAST)	PROPOSED: 54'-1" (FRONT WEST), 20'-1" (SIDE NORTH), 24'-2" (SIDE SOUTH), 145'-5" (REAR EAST)
MAX HEIGHT:	35'-0" (TWO STORY)	32'-2 1/2"
IMPERVIOUS AREA:	18,053.1 SF (45.0%)	14,596 SF (36.4%)
GREEN SPACE:	22,064.9 SF (55.0%)	25,048.8 SF (62.4%)
MAX F.A.R.:	FIRST FLOOR: 8,023.6 SF (20.0%) SECOND FLOOR: 4,011.8 SF (10.0%)	7,493 SF (18.7%) 3,988 SF (9.9%)

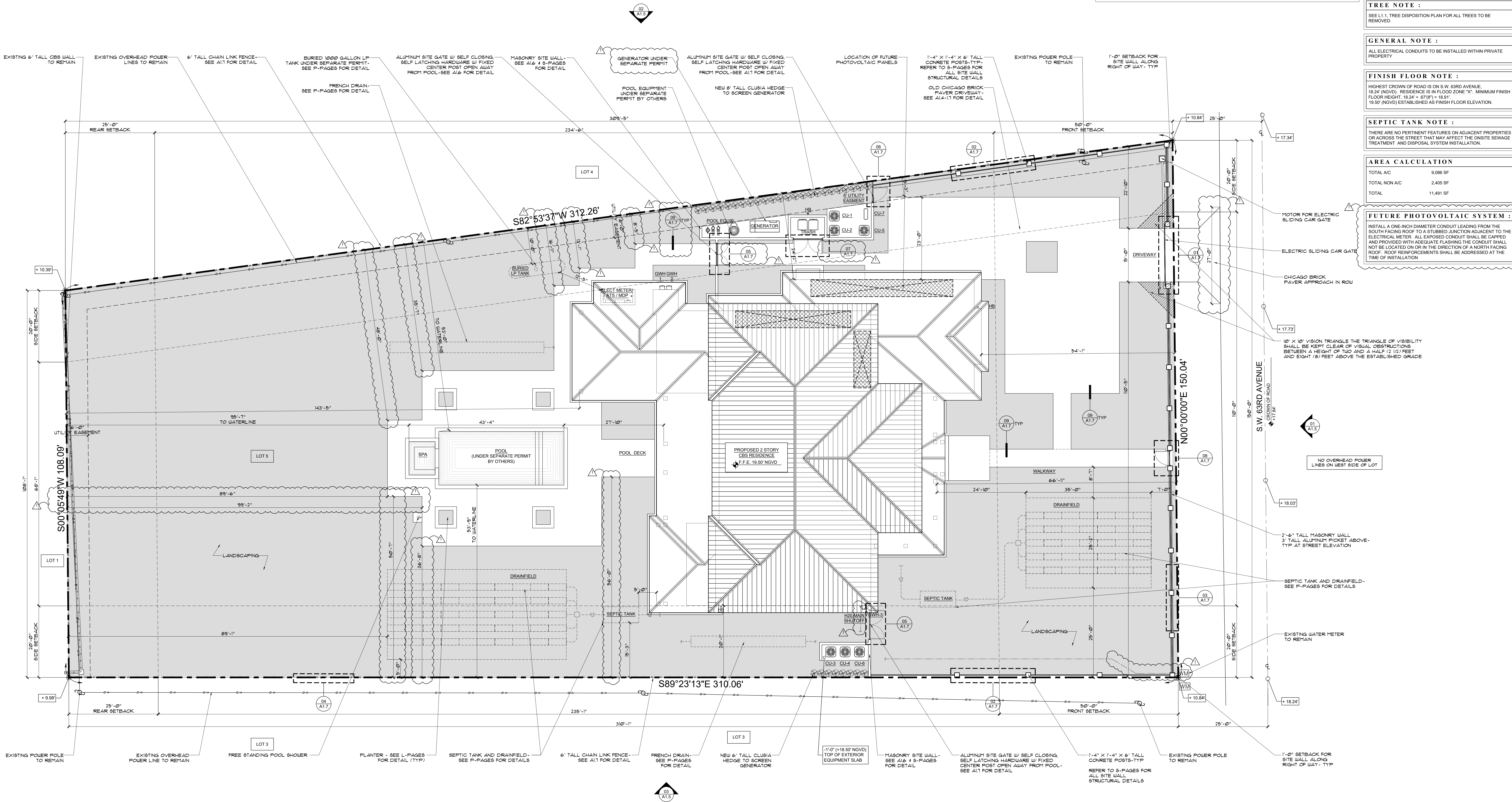
RAINWATER NOTE :
ALL RAINWATER TO BE RETAINED ON PRIVATE PROPERTY.
SITE GATE NOTE :
PER FBC RESIDENTIAL - R4101.17.1.8 GATES THAT PROVIDE ACCESS TO A POOL MUST OPEN IN THE DIRECTION AWAY FROM THE POOL WITH SELF CLOSING, SELF LATCHING HARDWARE.
SITE WALL NOTE :
2.5' MAX. HEIGHT ON SITE WALL ALONG BBL WITHIN VISIBILITY AREAS.
TREE NOTE :
SEE L1.1. TREE DISPOSITION PLAN FOR ALL TREES TO BE REMOVED.
GENERAL NOTE :
ALL ELECTRICAL CONDUITS TO BE INSTALLED WITHIN PRIVATE PROPERTY.

FINISH FLOOR NOTE :
HIGHEST CROWN OF ROAD IS ON S.W. 63RD AVENUE, 18.24' (NGVD). RESIDENCE IS IN FLOOD ZONE "X". MINIMUM FINISH FLOOR HEIGHT: 18.24' + 0.78' = 19.02'. 19.50' (NGVD) ESTABLISHED AS FINISH FLOOR ELEVATION.

SEPTIC TANK NOTE :
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES OR ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

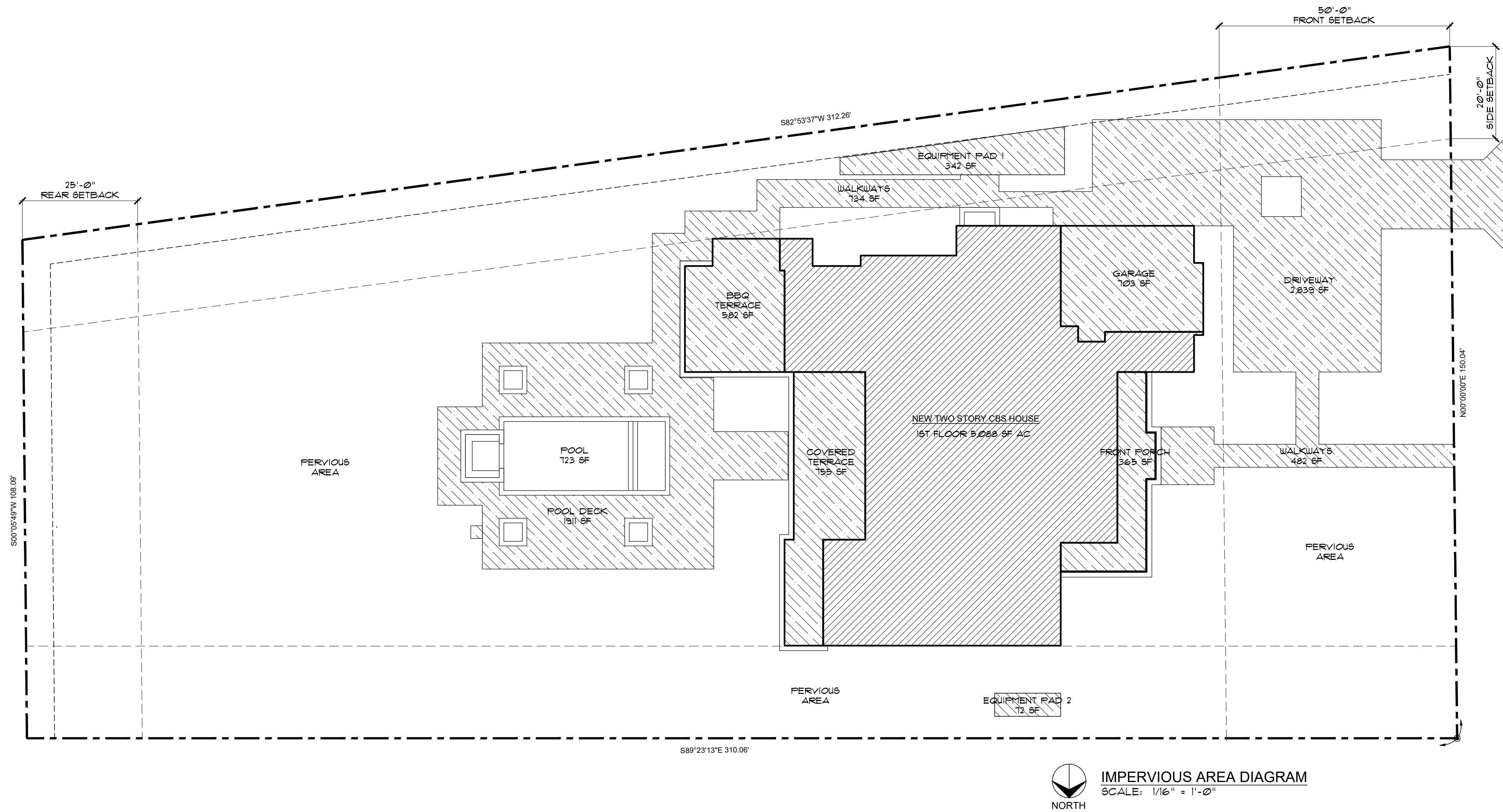
AREA CALCULATION
TOTAL A/C: 9,086 SF
TOTAL NON A/C: 2,405 SF
TOTAL: 11,491 SF

FUTURE PHOTOVOLTAIC SYSTEM :
INSTALL A ONE-INCH DIAMETER CONDUIT LEADING FROM THE SOUTH FACING ROOF TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

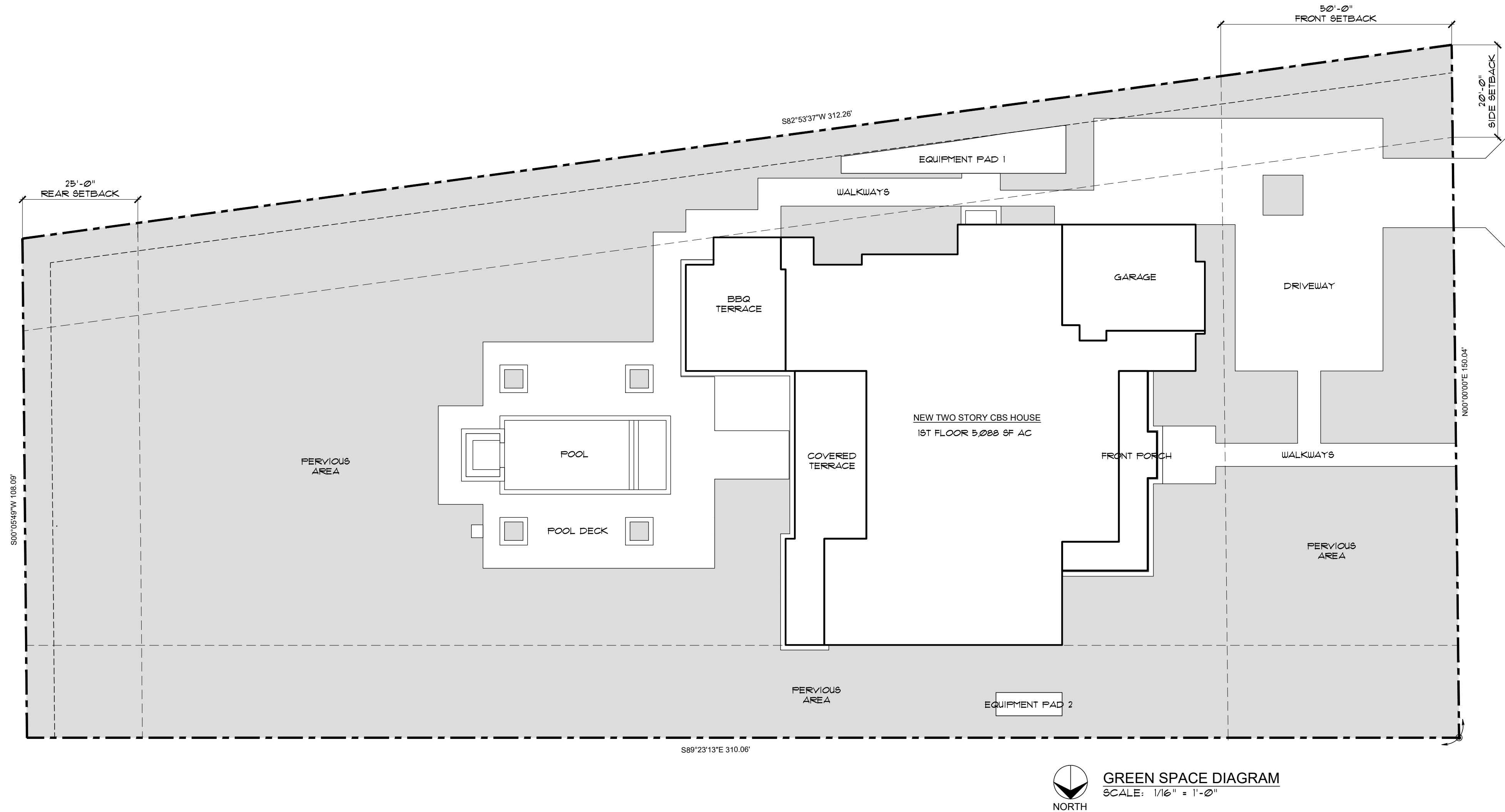


NORTH
SITE PLAN
SCALE: 3/32" = 1'-0"

NOTE :	CLIENT :	PROJECT INFORMATION :	ARCHITECT :	SEAL :	DRAWING INFORMATION :	SHEET :
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IMPERVIOUS AREA CALCULATION			
LOT SIZE:	40,118 SF (100%)	LOT COVERAGE BREAKDOWN:	
MAX IMPERVIOUS AREA ALLOWED:	18,053.1 SF (45%)	FRONT PORCH	365 SF
PROPOSED IMPERVIOUS AREA:	14,596 SF (36.4%)	A/C AREA	5,088 SF
		GARAGE	103 SF
		COVERED TERRACE	189 SF
		BBQ COVERED TERRACE	587 SF
		POOL	123 SF
		POOL DECK	131 SF
		DRIVEWAY	2,839 SF
		EQUIPMENT PAD 1	342 SF
		EQUIPMENT PAD 2	79 SF
		WALKWAYS	1,216 SF
		TOTAL	14,596 SF



GREEN SPACE CALCULATION		
LOT SIZE:	40,118 SF (100%)	
MIN GREEN SPACE REQUIRED:	22,064.9 SF (55%)	
PROPOSED GREEN SPACE:	25,048.8 SF (62.4%)	



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39'-0"
MAXIMUM HEIGHT (MEASURED FROM ADJ. GRADE)
1'-1 1/2"
10'-1"
14'-6"
+33'-6"
MAX ALLOWABLE HEIGHT
+32'-1 1/2"
TOP OF ROOF
+24'-7"
TOP OF THE BEAM AT SECOND FLOOR
+22'-7 1/2"
TYP WIN HEAD HEIGHT
+17'-2 1/2"
TYP WIN SILL HEIGHT
+14'-6"
TOS SECOND FLOOR
+11'-10"
TOP OF THE BEAM AT ONE STORY VOLUMES
+10'-1 1/2"
TYP WIN TRANSOM HT.
+6'-1 1/2"
TYP WIN HEAD HEIGHT
+3'-1 1/2"
TYP WIN SILL HEIGHT
+0'-0" (19.50' NGVD)
TOS FIRST FLOOR
-1'-6" (18.91' NGVD)
ADJ GRADE (CROWN OF ROAD +8')



01 EAST SITE ELEVATION
SCALE: 3/16" = 1'-0"

39'-0"
MAXIMUM HEIGHT (MEASURED FROM ADJ. GRADE)
1'-1 1/2"
10'-1"
14'-6"
+33'-6"
MAX ALLOWABLE HEIGHT
+32'-1 1/2"
TOP OF ROOF
+24'-7"
TOP OF THE BEAM AT SECOND FLOOR
+22'-7 1/2"
TYP WIN HEAD HEIGHT
+17'-2 1/2"
TYP WIN SILL HEIGHT
+14'-6"
TOS SECOND FLOOR
+11'-10"
TOP OF THE BEAM AT ONE STORY VOLUMES
+10'-1 1/2"
TYP WIN TRANSOM HT.
+6'-1 1/2"
TYP WIN HEAD HEIGHT
+3'-1 1/2"
TYP WIN SILL HEIGHT
+0'-0" (19.50' NGVD)
TOS FIRST FLOOR
-1'-6" (18.91' NGVD)
ADJ GRADE (CROWN OF ROAD +8')



02 NORTH SITE ELEVATION
SCALE: 3/16" = 1'-0"

39'-0"
MAXIMUM HEIGHT (MEASURED FROM ADJ. GRADE)
1'-1 1/2"
10'-1"
14'-6"
+33'-6"
MAX ALLOWABLE HEIGHT
+32'-1 1/2"
TOP OF ROOF
+24'-7"
TOP OF THE BEAM AT SECOND FLOOR
+22'-7 1/2"
TYP WIN HEAD HEIGHT
+17'-2 1/2"
TYP WIN SILL HEIGHT
+14'-6"
TOS SECOND FLOOR
+11'-10"
TOP OF THE BEAM AT ONE STORY VOLUMES
+10'-1 1/2"
TYP WIN TRANSOM HT.
+6'-1 1/2"
TYP WIN HEAD HEIGHT
+3'-1 1/2"
TYP WIN SILL HEIGHT
+0'-0" (19.50' NGVD)
TOS FIRST FLOOR
-1'-6" (18.91' NGVD)
ADJ GRADE (CROWN OF ROAD +8')



03 SOUTH SITE ELEVATION
SCALE: 3/16" = 1'-0"

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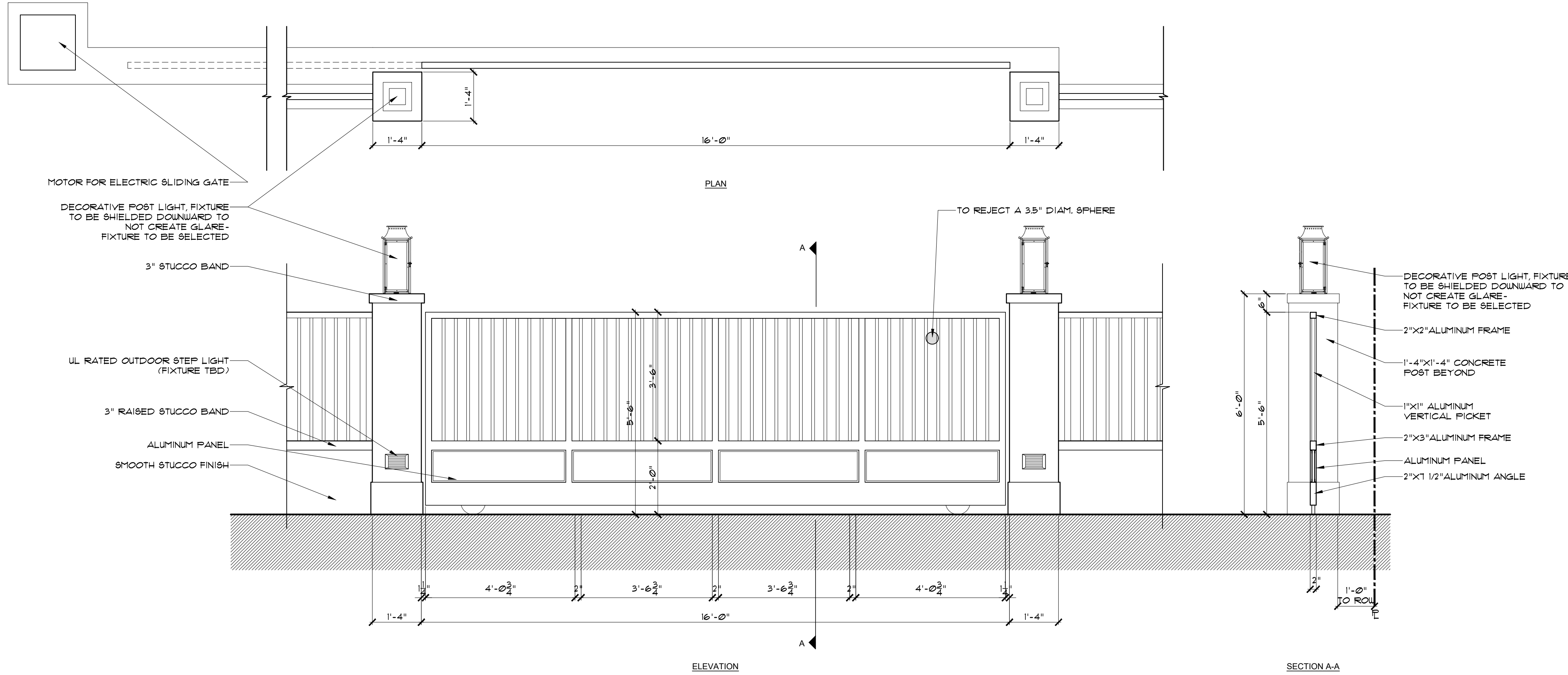
PROJECT INFORMATION :
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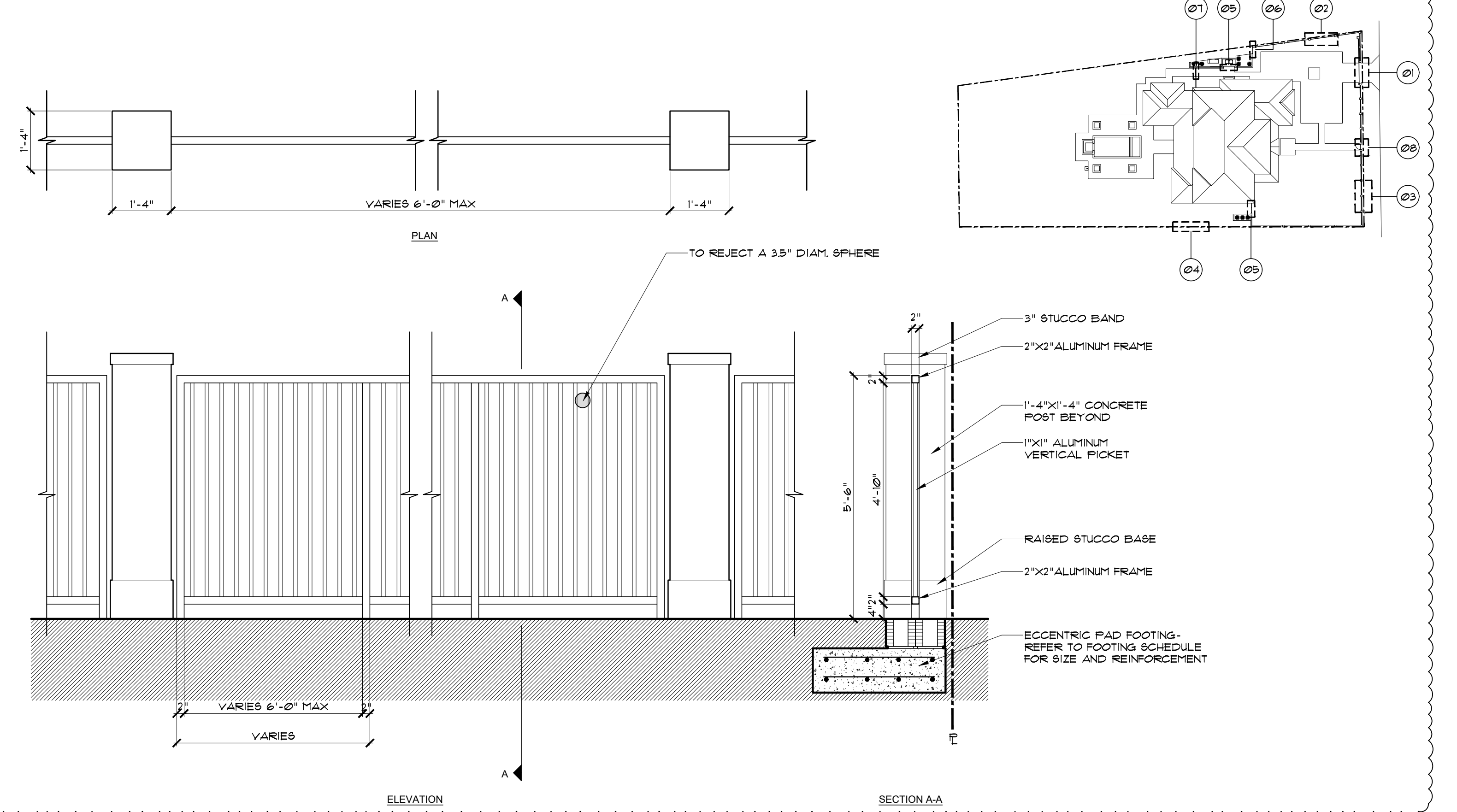
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DRAWING INFORMATION :
ISSUED 04.25.25
BLDG. DEPT. COMMENTS 08.25.25

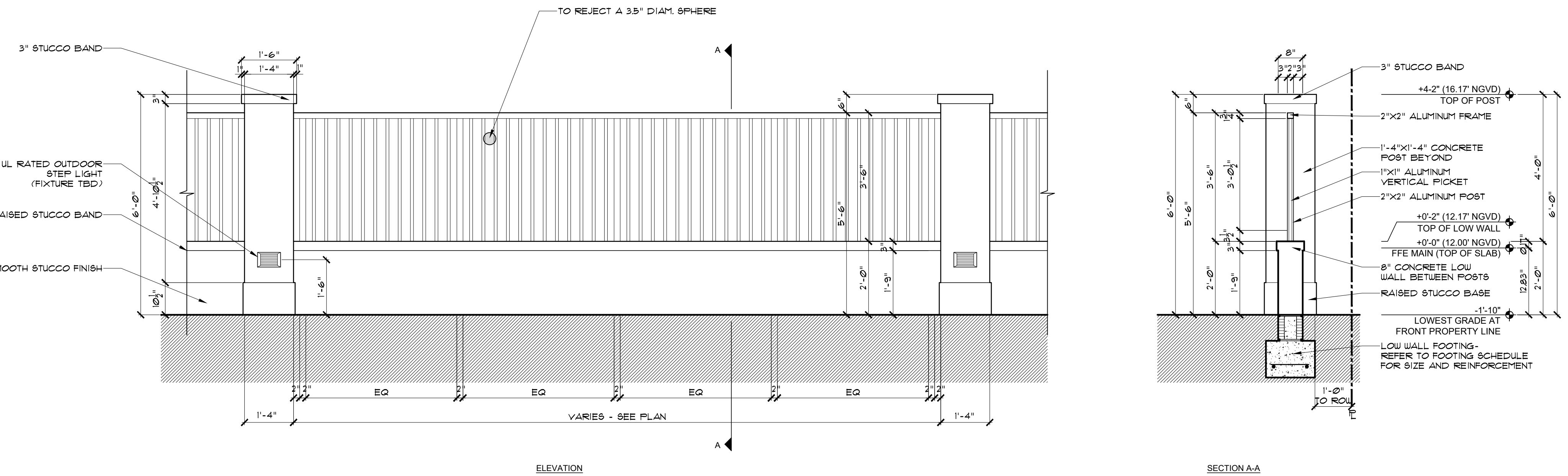
SHEET :
A1.6



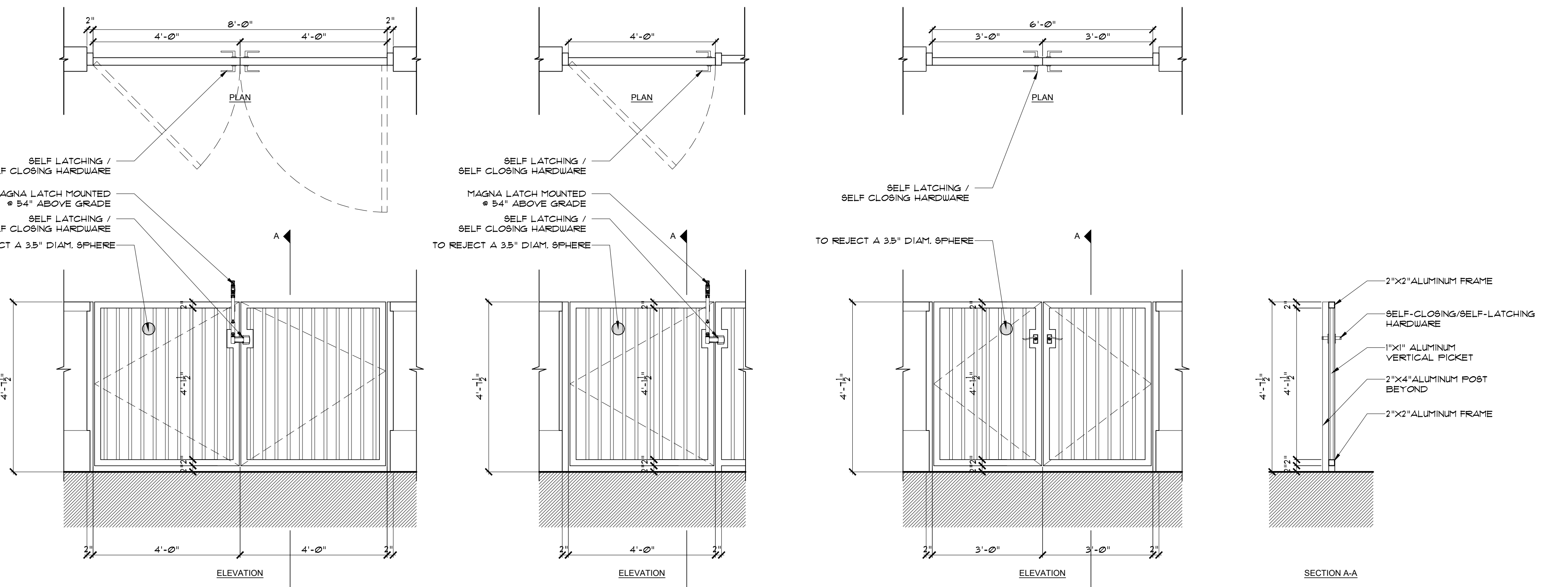
01 SINGLE CAR GATE DETAIL
SCALE: 1/2"=1'-0"



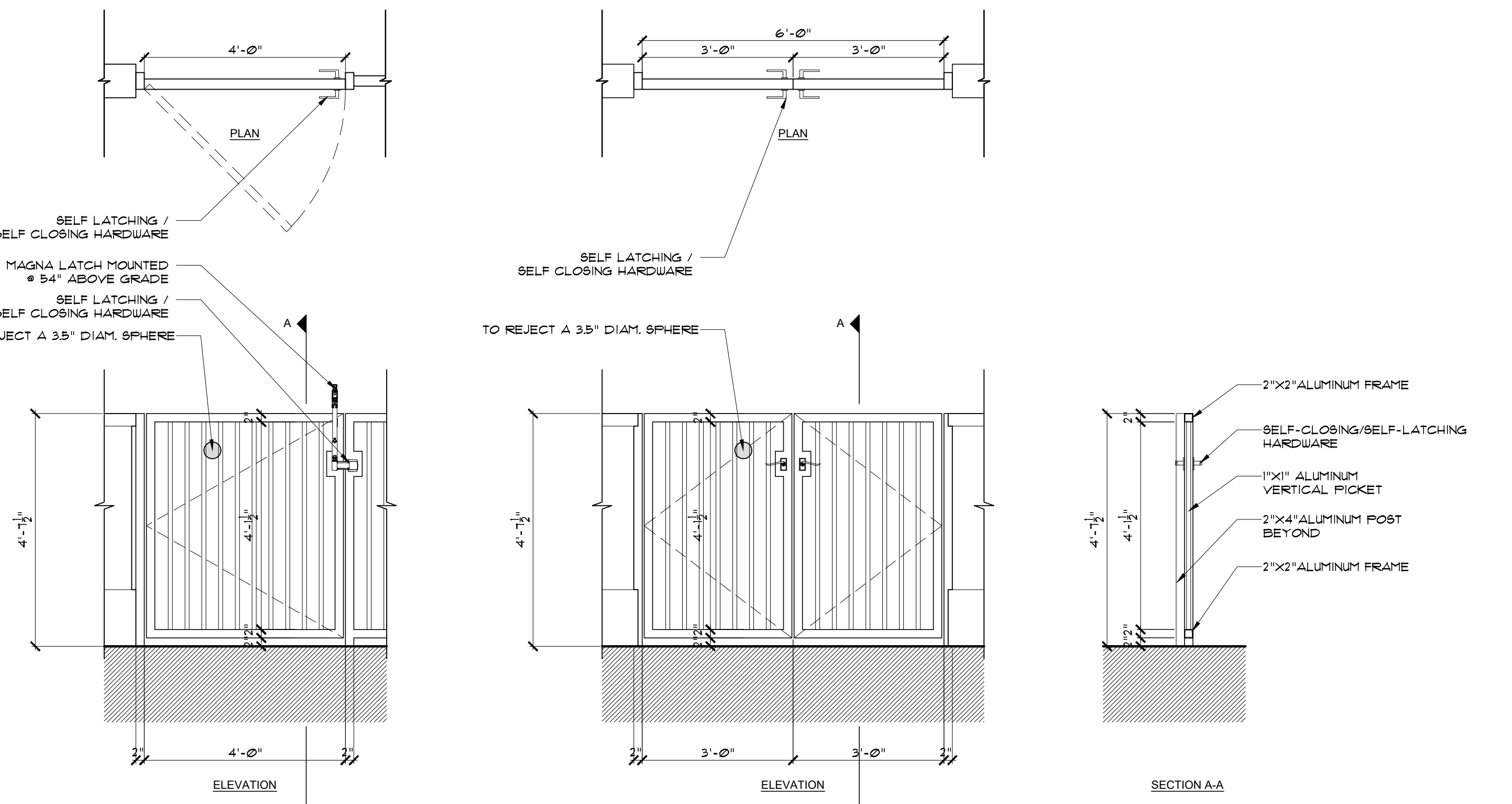
02 TYPICAL SITE FENCE DETAIL
SCALE: 1/2"=1'-0"



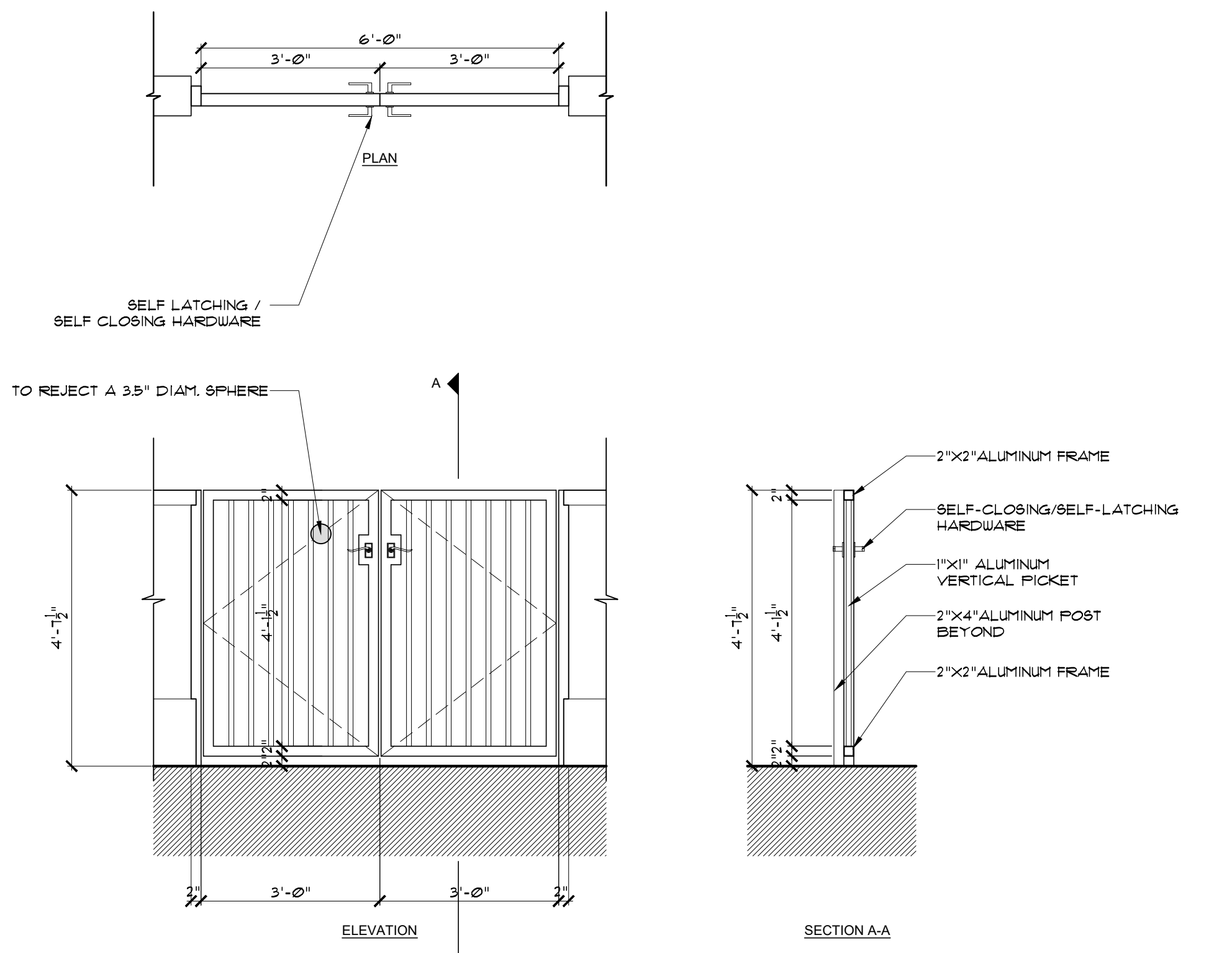
03 TYPICAL SITE FENCE WITH LOW WALL DETAIL
SCALE: 1/2"=1'-0"



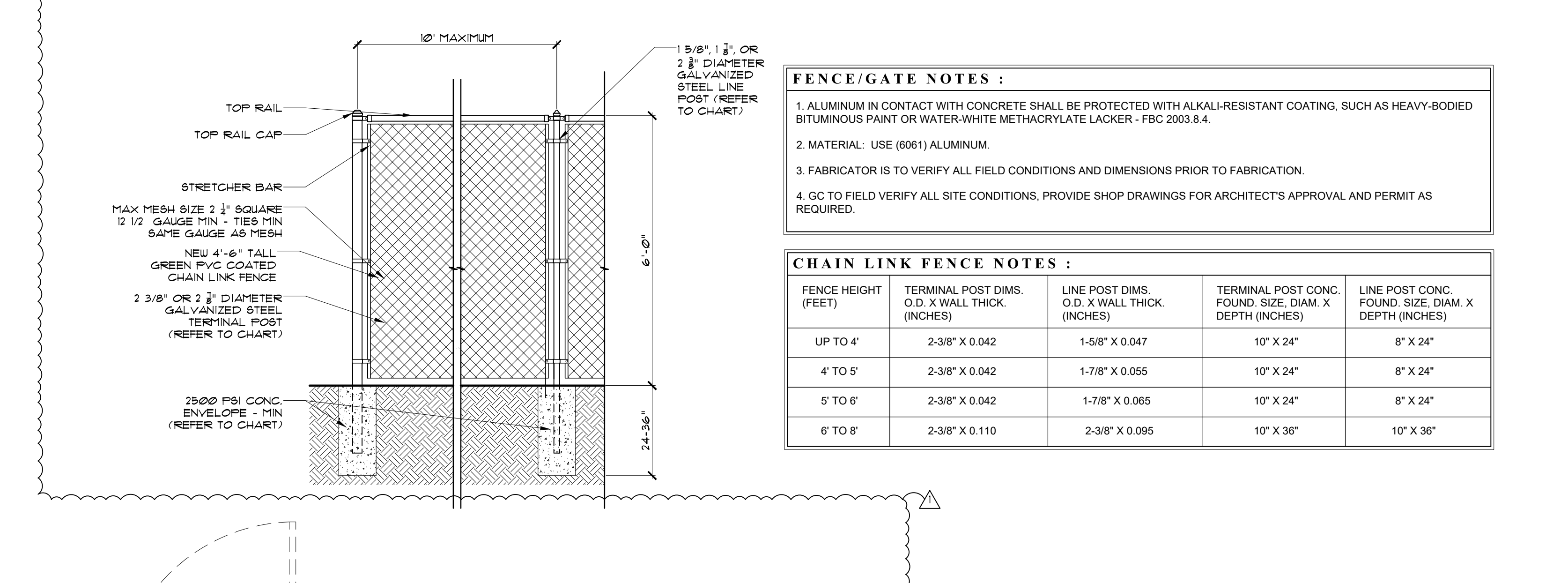
05 PROPOSED DOUBLE SITE GATE DETAIL
SCALE: 1/2"=1'-0"



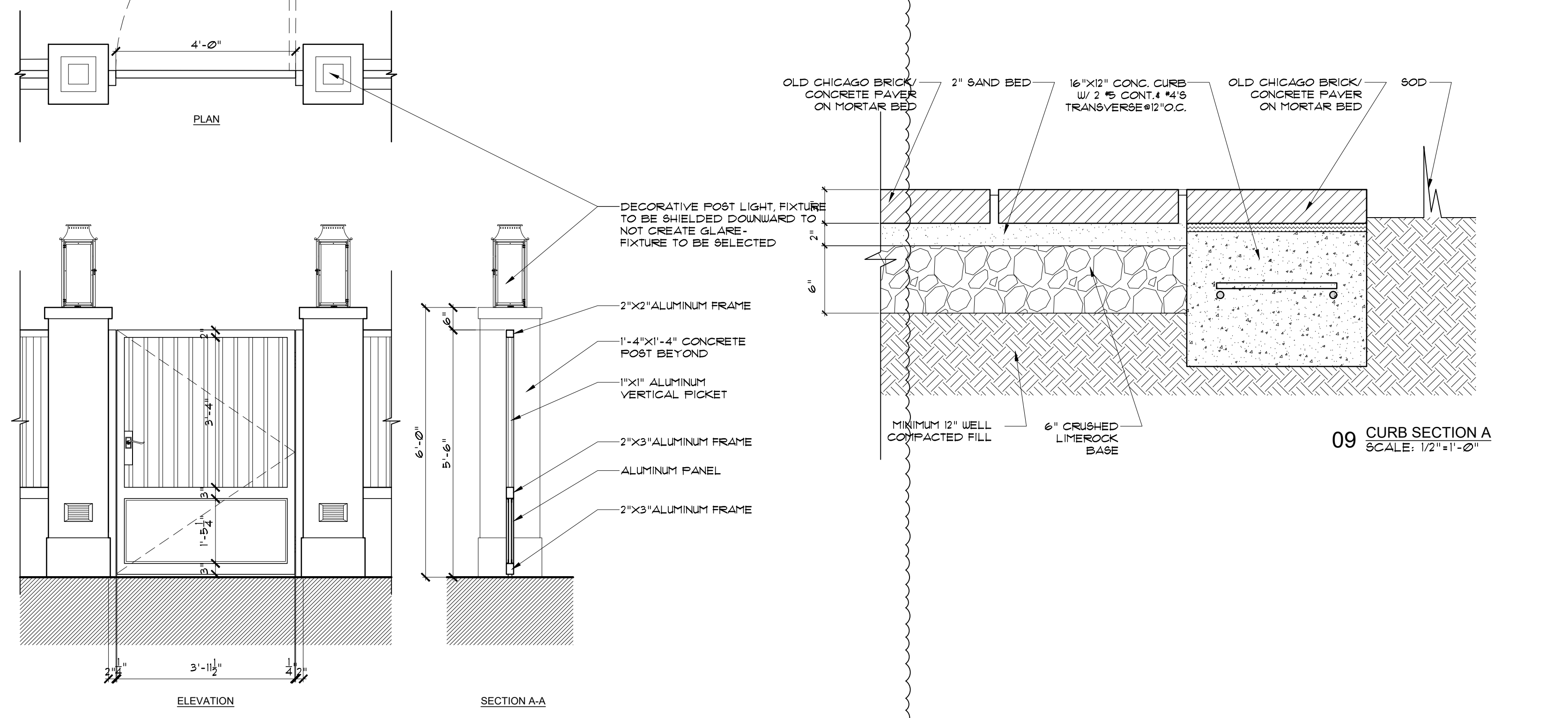
06 PROPOSED SINGLE GATE DETAIL
SCALE: 1/2"=1'-0"



07 PROPOSED DOUBLE GATE DETAIL AT GENERATOR PAD
SCALE: 1/2"=1'-0"



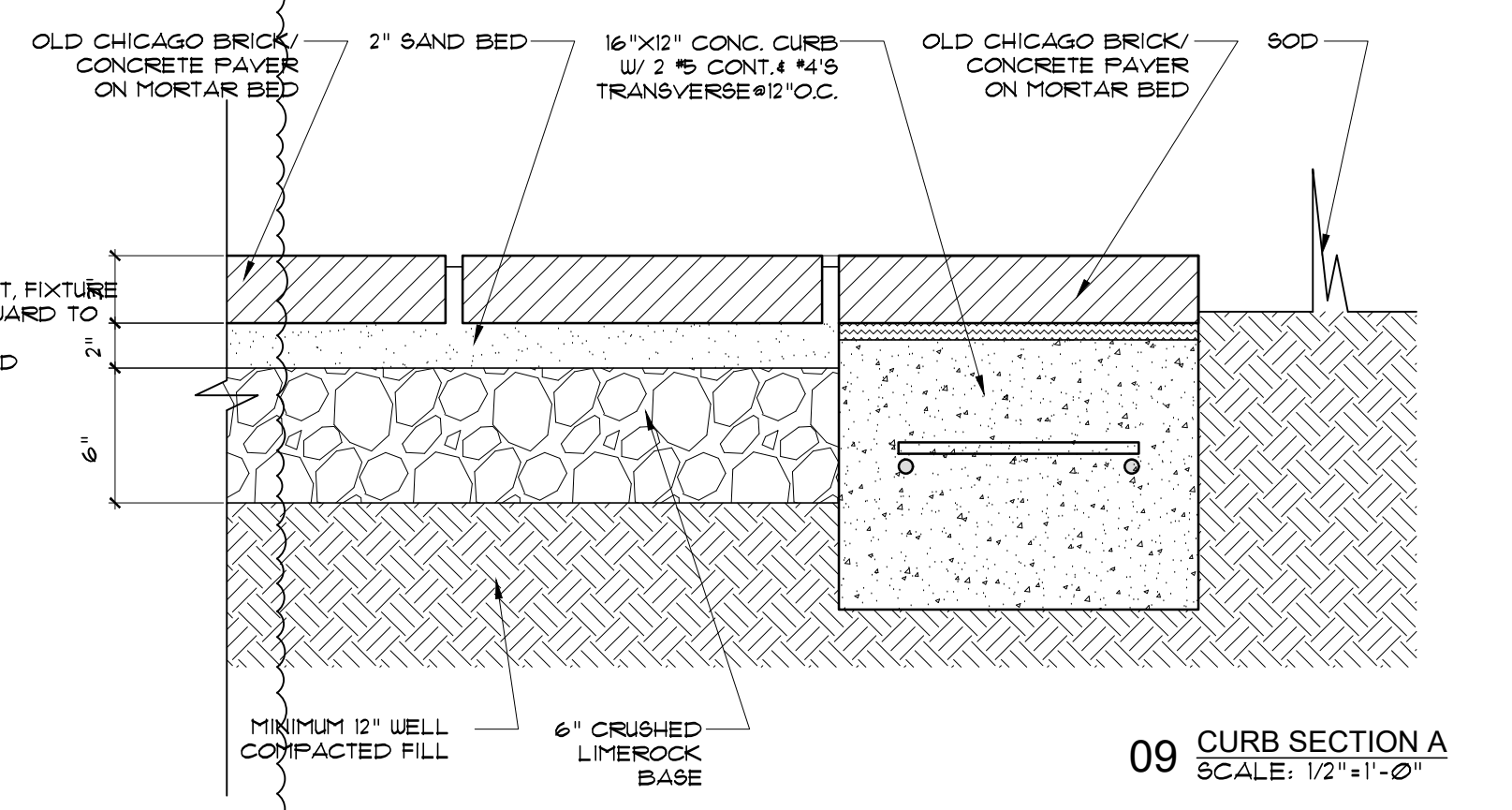
04 TYPICAL CHAIN LINK FENCE DETAIL
SCALE: 1/2"=1'-0"



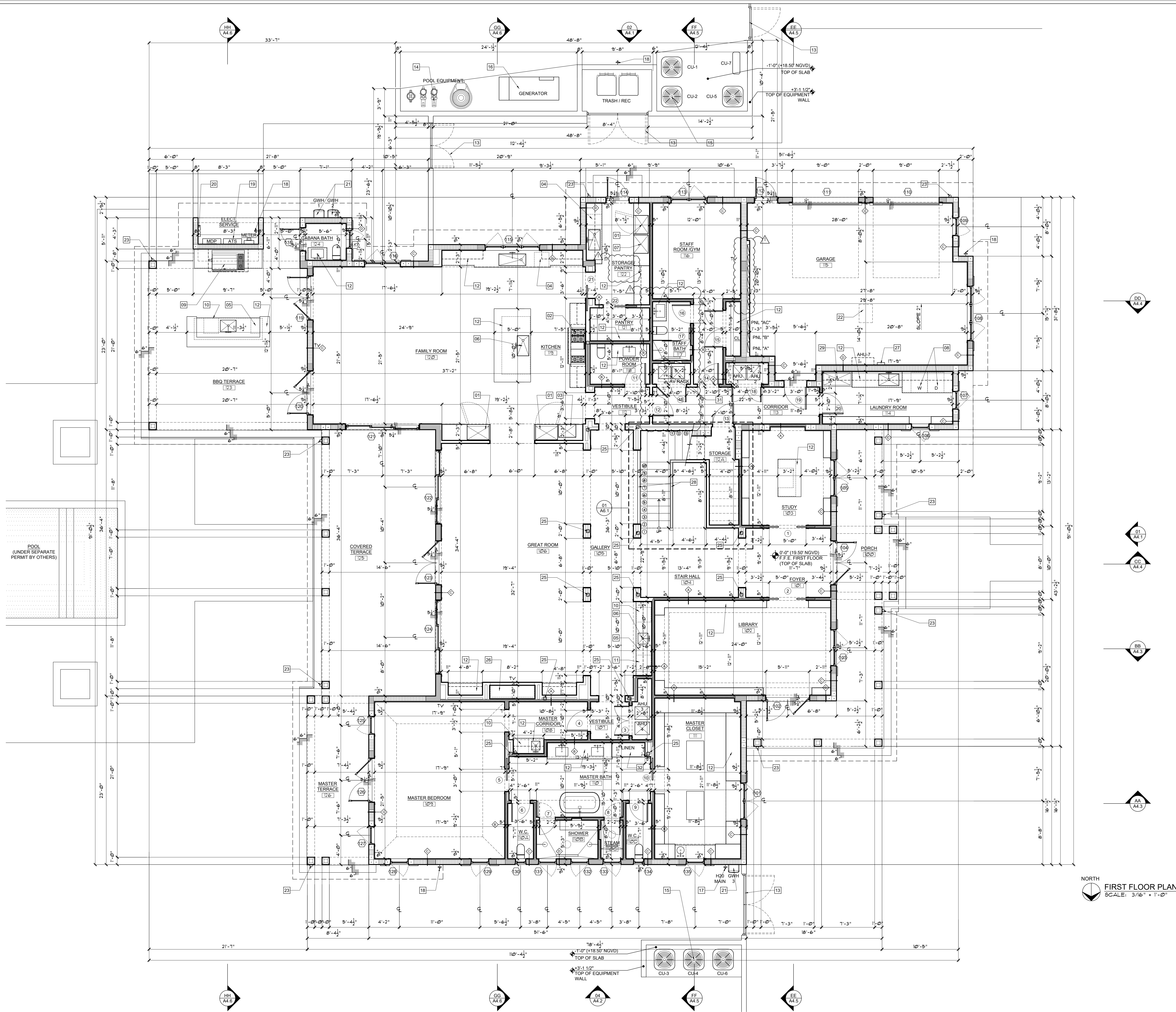
08 PROPOSED SINGLE GATE DETAIL AT ENTRANCE
SCALE: 1/2"=1'-0"

- FENCE/GATE NOTES :**
1. ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH ALKALI-RESISTANT COATING, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE METHACRYLATE LACKER - FBC 2003.8.4.
 2. MATERIAL : USE (6061) ALUMINUM.
 3. FABRICATOR IS TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
 4. GC TO FIELD VERIFY ALL SITE CONDITIONS, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL AND PERMIT AS REQUIRED.

CHAIN LINK FENCE NOTES :				
FENCE HEIGHT (FEET)	TERMINAL POST DIMS. O.D. X WALL THICK. (INCHES)	LINE POST DIMS. O.D. X WALL THICK. (INCHES)	TERMINAL POST CONC. FOUND. SIZE, DIAM. X DEPTH (INCHES)	LINE POST CONC. FOUND. SIZE, DIAM. X DEPTH (INCHES)
UP TO 4'	2-3/8" X 0.042	1-5/8" X 0.047	10" X 24"	8" X 24"
4' TO 5'	2-3/8" X 0.042	1-7/8" X 0.055	10" X 24"	8" X 24"
5' TO 6'	2-3/8" X 0.042	1-7/8" X 0.065	10" X 24"	8" X 24"
6' TO 8'	2-3/8" X 0.110	2-3/8" X 0.095	10" X 36"	10" X 36"



09 CURB SECTION A
SCALE: 1/2"=1'-0"



WALL LEGEND :	
SYMBOLS	DESCRIPTION
	C.M.U./CONCRETE STRUCTURE
	INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT
	INTERIOR PARTITION - METAL STUD & GYPSUM

- PLAN NOTES :**
- BUILT IN REFRIGERATOR/ FREEZER
 - 60" LPG DUAL FUEL RANGE W/ EXHAUST HOOD ABOVE
 - BUILT IN MICROWAVE W/ TRIM KIT
 - DISHWASHER
 - ICE MAKER
 - ZIP WATER HYDRO TAP SYSTEM
 - WALL OVEN
 - WASHER/ DRYER
 - LPG BBQ W/ HOOD ABOVE
 - UNDER COUNTER REFRIGERATOR
 - WINE COOLER
 - CUSTOM CABINETRY/ BUILT IN /SHELVING (SEE ID FOR DETAIL)
 - ALUMINUM SITE GATE W/ SELF CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.6 FOR DESIGN)
 - POOL EQUIPMENT ON CONCRETE SLAB - POOL AND EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS
 - AC CUJS ON CONCRETE SLAB (SEE P-PAGES FOR DETAIL)
 - LP GENERATOR (UNDER SEPARATE PERMIT)
 - MAIN WATER SHUTOFF VALVE & ROSE BIBB (SEE P-PAGES FOR DETAIL)
 - HOSE BIBB (SEE P-PAGES FOR DETAIL)
 - UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MOP (SEE E-PAGES FOR DETAIL)
 - TELEPHONE/ CABLE SERVICE BOXES
 - LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
 - ATTIC ACCESS - 22"x30" MIN
 - 4" ROUND COPPER DOWNSPOUT
 - 6" COPPER GUTTER
 - STRUCTURAL STEEL COLUMN (SEE S-PAGES FOR DETAIL)
 - PRIMO II DIRECT VENT LPG FIREPLACE 72"x18" OPENING
 - ELECTRIC VEHICLE CHARGER (SEE E-PAGES FOR DETAIL)
 - GRAB RAIL / GUARD RAIL - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE SHEET A1.7 FOR DETAIL)
 - DOG WASHING STATION
 - NOT USED
 - AV RACKS - REFER TO LOW VOLTAGE CONSULTANT
 - STEAM GENERATOR
 - STANDING SEAM METAL ROOF - NOA 23-0206.02

TERMITE NOTE :

FBC SECTION 1816 - PRIOR TO GROUND CONCRETE POURING A CERTIFICATE OF COMPLIANCE SHALL PRESENTED TO THE BUILDING DEPARTMENT, ISSUED BY A LICENSED PEST CONTROL COMPANY CONTAINING THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

SOIL STATEMENT :

A SUBSOIL INVESTIGATION WAS PERFORMED BY A GEOTECHNICAL ENGINEERING COMPANY, IN ORDER TO DETERMINE SUBSOIL CONDITIONS RELATIVE TO FOUNDATION DESIGN FOR THE PROPOSED STRUCTURE. A COPY OF THE REPORT IS ATTACHED TO THIS SUBMITTAL. PLEASE SEE S-PAGES FOR COMPLETE FOUNDATION DESIGN.

INSULATION NOTE :

R4.1 RIGID INSULATION TO BE APPLIED TO ALL NEW EXTERIOR WALLS.

R30.0 AIR IMPERMEABLE, OPEN CELL, SPRAY FOAM INSULATION FOR ALL UNVENTED ATTIC SPACES APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH FBC 1203.3.5.1. ICYNENE OR APPROVED EQUAL.

FBOR 302.10 - INSULATION MATERIALS, FACINGS, VAPOR RETARDERS, SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.

VAPOR BARRIER NOTE :

FBOR 568.2.3 - A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS.

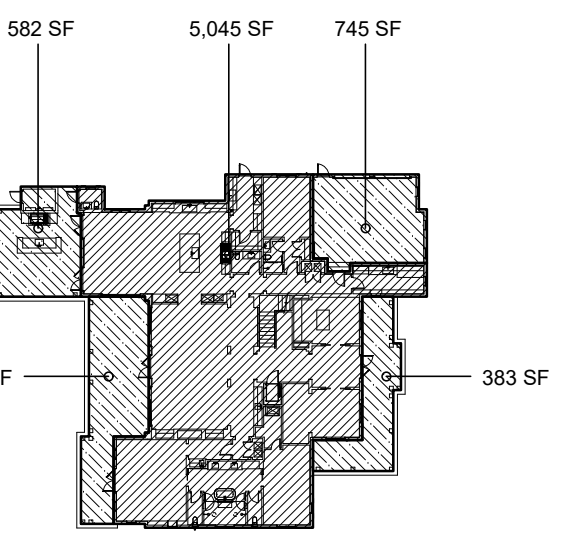
WINDOW & DOOR NOTE :

WINDOWS AND DOORS UNDER SEPARATE PERMIT

SHOP DRAWING APPROVAL :

ALL REQUIRED SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.

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



AREA CALCULATIONS :			
	AC AREA	NCN AC AREA	TOTAL AREA
FIRST FLOOR	5,045 SF	2,465 SF	7,510 SF
SECOND FLOOR	3,336 SF	0 SF	3,336 SF
TOTAL	8,381 SF	2,465 SF	10,846 SF

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PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63RD AVE
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ARCHITECT :

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SEAL :

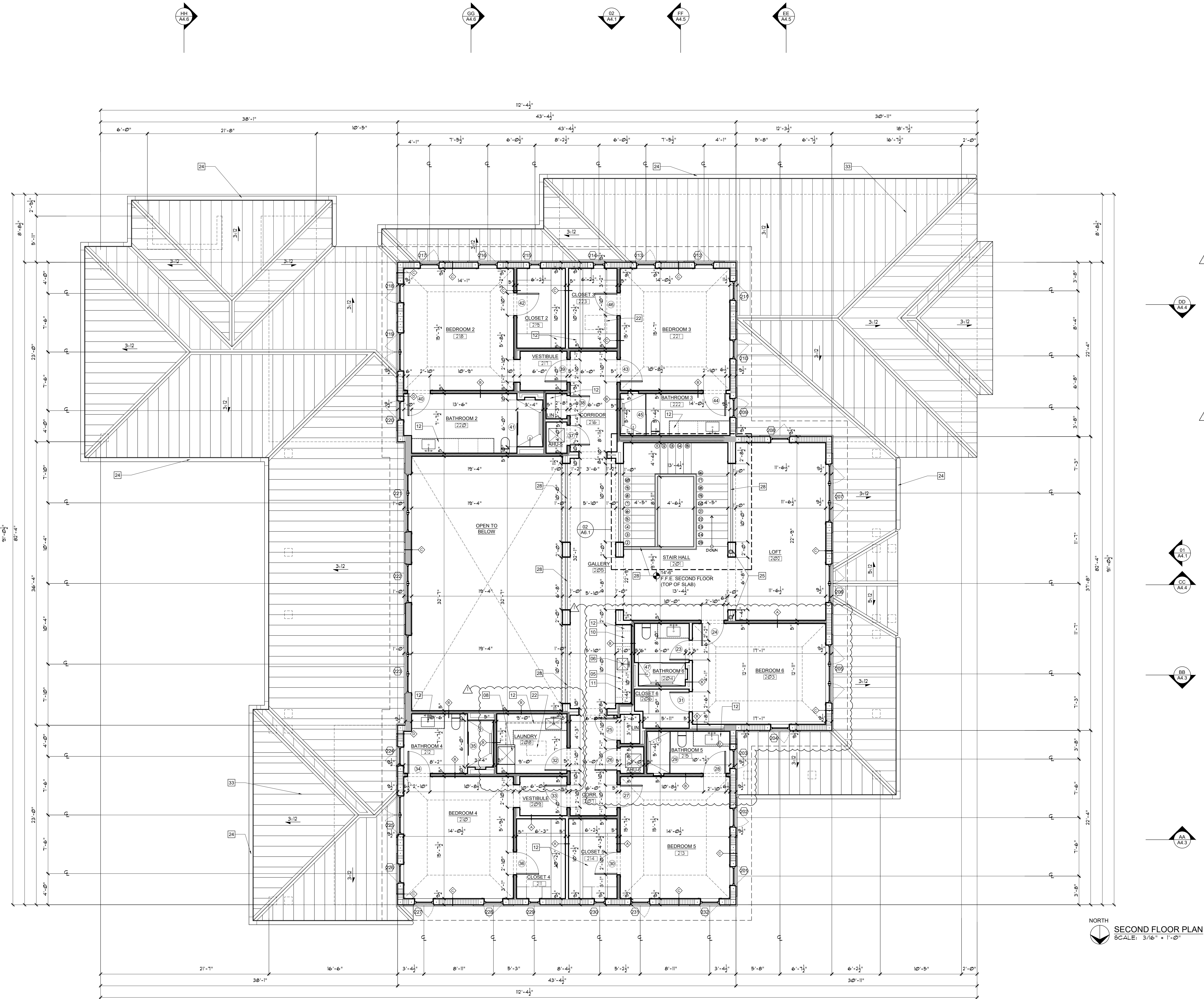
Digitally signed by Antonio O Sosa
Date: 2025.08.30
42727-0400

DRAWING INFORMATION :

ISSUED 04.25.25
BLDG. DEPT. COMMENTS 08.25.25

SHEET :

A2.1



WALL LEGEND :	
SYMBOLS	DESCRIPTION
	C.M.U./CONCRETE STRUCTURE
	INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT
	INTERIOR PARTITION - METAL STUD & GYPSUM

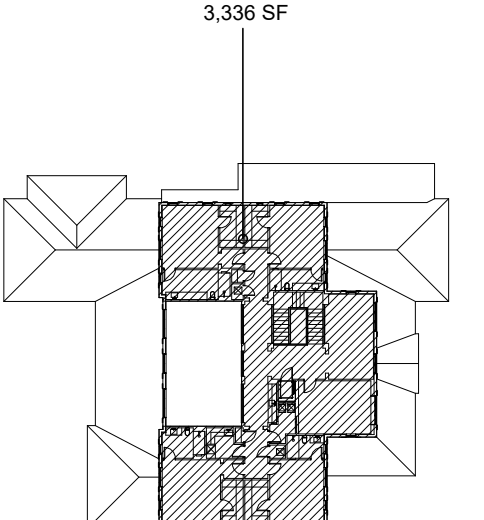
PLAN NOTES :	
01	BUILT IN REFRIGERATOR/ FREEZER
02	60" LPG DUAL FUEL RANGE W/ EXHAUST HOOD ABOVE
03	BUILT IN MICROWAVE W/ TRIM KIT
04	DISHWASHER
05	ICE MAKER
06	ZIP WATER HYDRO TAP SYSTEM
07	WALL OVEN
08	WASHER/ DRYER
09	LPG BBQ W/ HOOD ABOVE
10	UNDER COUNTER REFRIGERATOR
11	WINE COOLER
12	CUSTOM CABINETRY/ BUILT IN /SHELVING (SEE ID FOR DETAIL)
13	ALUMINUM SITE GATE W/ SELF CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.6 FOR DETAIL)
14	POOL EQUIPMENT ON CONCRETE SLAB - POOL AND EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS
15	AC CLTS ON CONCRETE SLAB (SEE A-PAGES FOR DETAIL)
16	LP GENERATOR (UNDER SEPARATE PERMIT)
17	WATER SHUT OFF VALVE & ROSE BIBB (SEE P-PAGES FOR DETAIL)
18	HOSE BIBB (SEE P-PAGES FOR DETAIL)
19	UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MOP (SEE E-PAGES FOR DETAIL)
20	TELEPHONE/ CABLE SERVICE BOXES
21	LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
22	ATTIC ACCESS - 22"X30" MIN
23	4" ROUND COPPER DOWNSPOUT
24	6" COPPER GUTTER
25	STRUCTURAL STEEL COLUMN (SEE S-PAGES FOR DETAIL)
26	PRIMO II DIRECT VENT LPG FIREPLACE 72"X18" OPENING
27	ELECTRIC VEHICLE CHARGER (SEE E-PAGES FOR DETAIL)
28	GRAB RAIL / GUARD RAIL - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE SHEET A1.7 FOR DETAIL)
29	DOG WASHING STATION
30	NOT USED
31	AV RACKS - REFER TO LOW VOLTAGE CONSULTANT
32	STEAM GENERATOR
33	STANDING SEAM METAL ROOF - NOA 23-0206.02

INSULATION NOTE :	
R4.1 RIGID INSULATION TO BE APPLIED TO ALL NEW EXTERIOR WALLS.	
R30.0 AIR IMPERMEABLE, OPEN CELL, SPRAY FOAM INSULATION FOR ALL UNVENTED ATTIC SPACES APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH FBC 1203.3.5.1. ICYNENE OR APPROVED EQUAL.	
FBC 302.10 - INSULATION MATERIALS, FACINGS, VAPOR RETARDERS, SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.	

WINDOW & DOOR NOTE :	
WINDOWS AND DOORS UNDER SEPARATE PERMIT	

SHOP DRAWING APPROVAL :	
ALL REQUIRED SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.	

ROOF NOA :	
1. DREXEL STANDING SEAM METAL PANEL NOA: 23-0206.02	



AREA CALCULATIONS :			
	A/C AREA	NON A/C AREA	TOTAL AREA
FIRST FLOOR	5,945 SF	2,465 SF	7,510 SF
SECOND FLOOR	3,336 SF	0 SF	3,336 SF
TOTAL	8,381 SF	2,465 SF	10,846 SF

NOTE :

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PROJECT INFORMATION :

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PINECREST, FL 33156

ARCHITECT :

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Date: 2025.08.30 14:27:49 -0400

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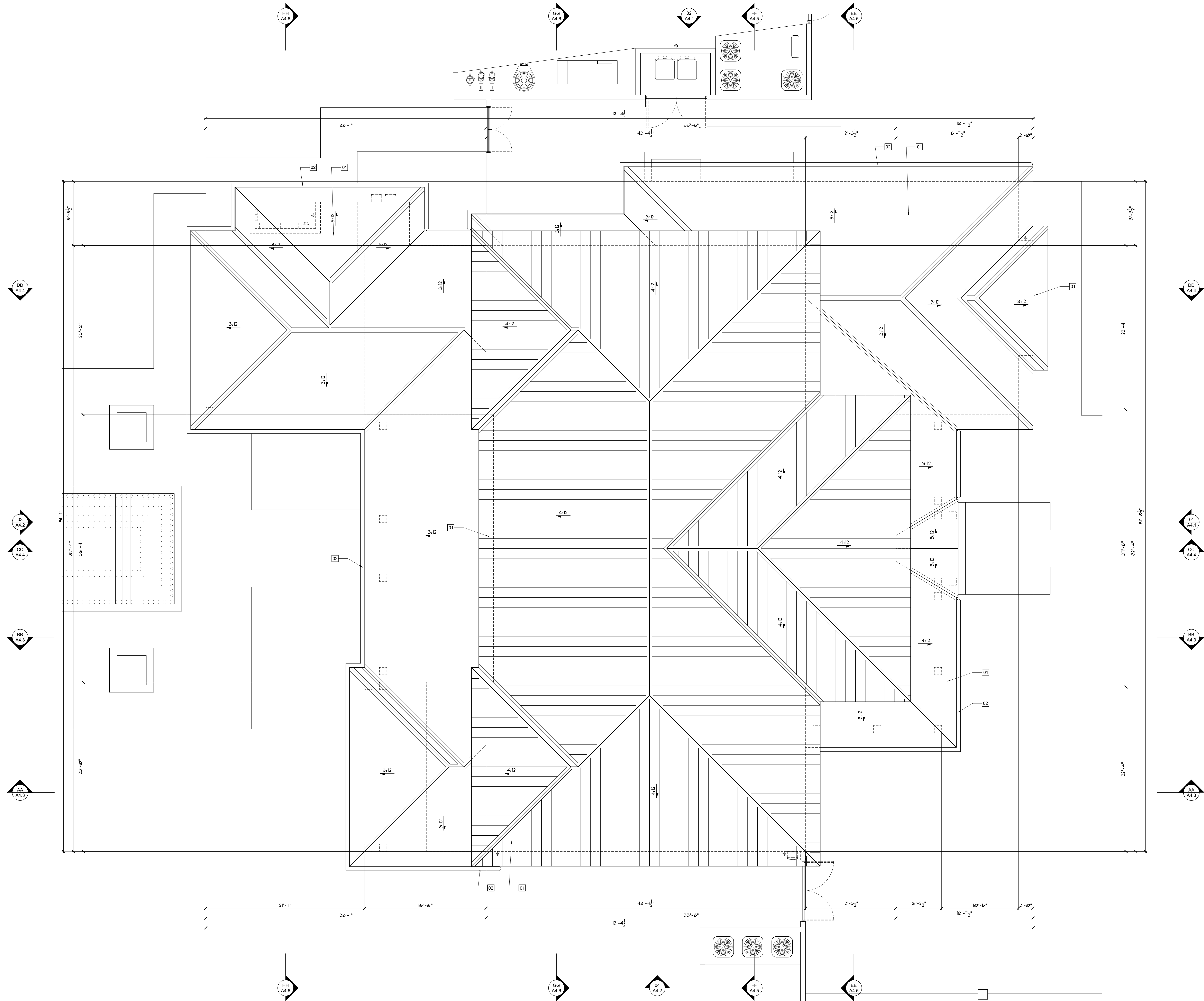
ISSUED	04.25.25
BLDG. DEPT. COMMENTS	08.25.25

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SHEET :

A2.2

ROOF PLAN NOTES :	
01	STANDING SEAM METAL ROOF
02	6" COPPER GUTTER
ROOF NOA :	
1. DREXEL STANDING SEAM METAL PANEL NOA: 23-0206.02	
FUTURE PHOTOVOLTAIC SYSTEM :	
INSTALL A ONE-INCH DIAMETER CONDUIT LEADING FROM THE SOUTH FACING ROOF TO A STUBBED JUNCTION ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION	



NORTH
ROOF PLAN
SCALE: 3/16" = 1'-0"

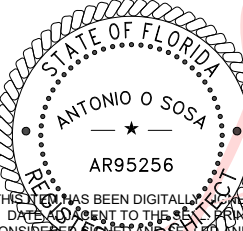
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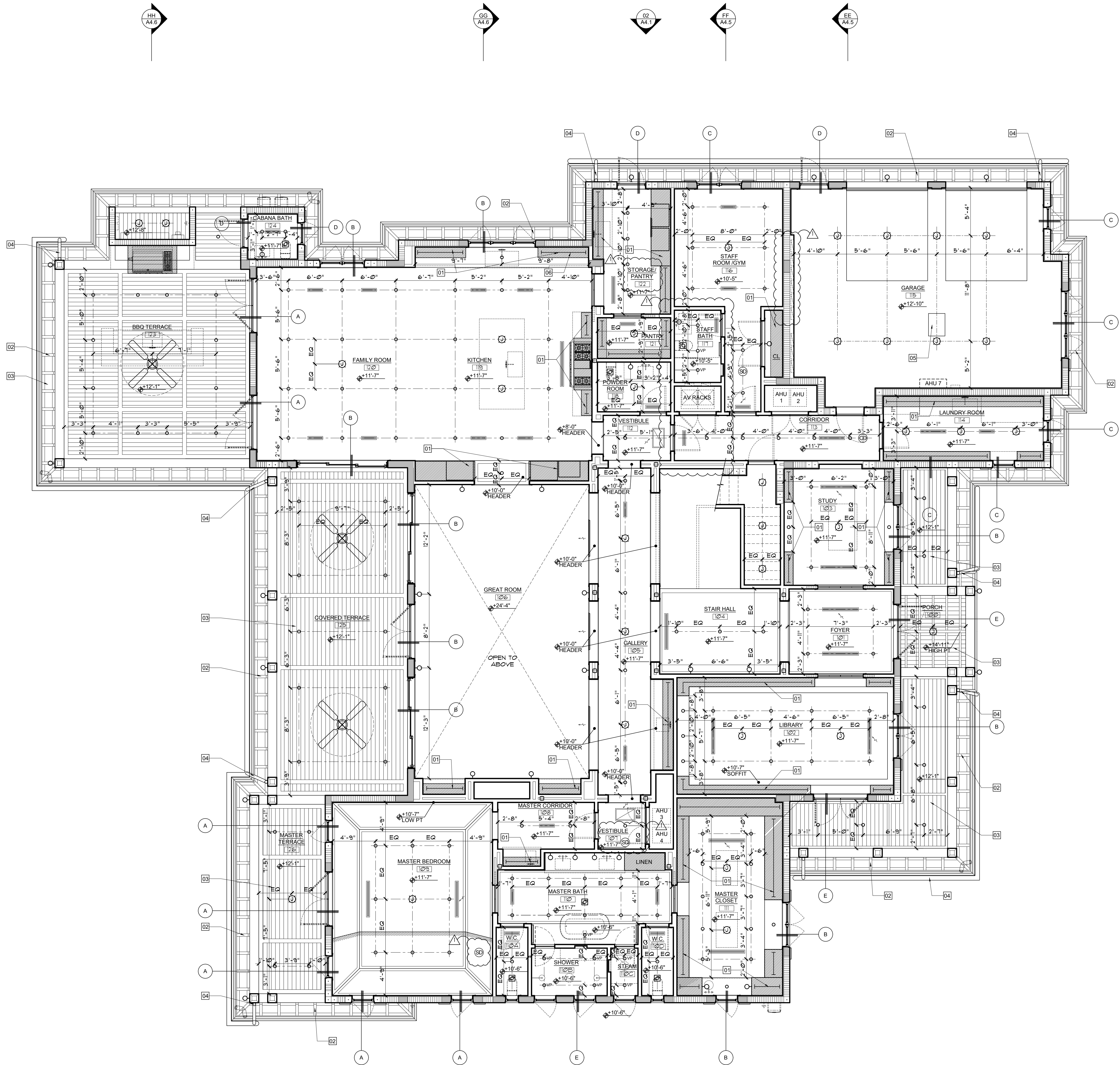
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Antonio O. Sosa
AR95256
Date: 2025.08.30
1428311-0400

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SHEET :
A2.3

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WALL LEGEND :	
SYMBOLS	DESCRIPTION
	C.M.U./CONCRETE STRUCTURE
	INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT
	INTERIOR PARTITION - METAL STUD & GYPSUM

CEILING LEGEND :		
TAG	DESCRIPTION	NOTES
	RECESSED LIGHT	
	RECESSED LIGHT	VAPOR BARRIER TRIM
	CEILING MOUNTED J-BOX	
	WALL SCONCE	
	CABINET LIGHTING	
	STEP LIGHT	
	EXHAUST FAN	
	LINEAR A/C DIFFUSER	
	LINEAR A/C RETURN	
	SMOKE DETECTOR	
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR	

NOTE: ELECTRICAL & A/C INFORMATION SHOWN IS FOR LAYOUT PURPOSES ONLY. REFER TO ENGINEERING PAGES FOR ALL RELEVANT INFORMATION

CEILING PLAN NOTES :	
[01]	BUILTIN CABINETRY / CLOSET FURNITURE UP TO CEILING
[02]	DECORATIVE WOOD BRACKET - SEE A6.4 FOR DETAIL
[03]	1X8 SOUTHERN PINE TONGUE AND GROOVE
[04]	6" COPPER GUTTER WITH DOWNSPOUT
[05]	22" x 30" ATTIC ACCESS
[06]	PROVIDE ACCESS PANEL AS PART OF CABINETRY - SEE ID-PAGES

TYP CEILING NOTES :	
1.	ALL HEIGHTS ARE MEASURED FROM INTERIOR FINISHED FLOOR UNLESS OTHERWISE NOTED.
2.	ARCHITECT TO COORDINATE ALL LIGHTING AND A/C DIFFUSERS/RETURNS ON CEILING PLAN WITH GC AND APPLICABLE TRADES.

WINDOW SHADE KEY :	
(A)	AUTOMATIC DOUBLE SHADES (BLACKOUT / SHEER)
(B)	AUTOMATIC SINGLE SHADE (SHEER)
(C)	MANUAL SINGLE SHADE (SHEER)
(D)	OPAQUE GLASS
(E)	SECURITY GLASS

NORTH
FIRST FLOOR CEILING PLAN
SCALE: 3/16" = 1'-0"

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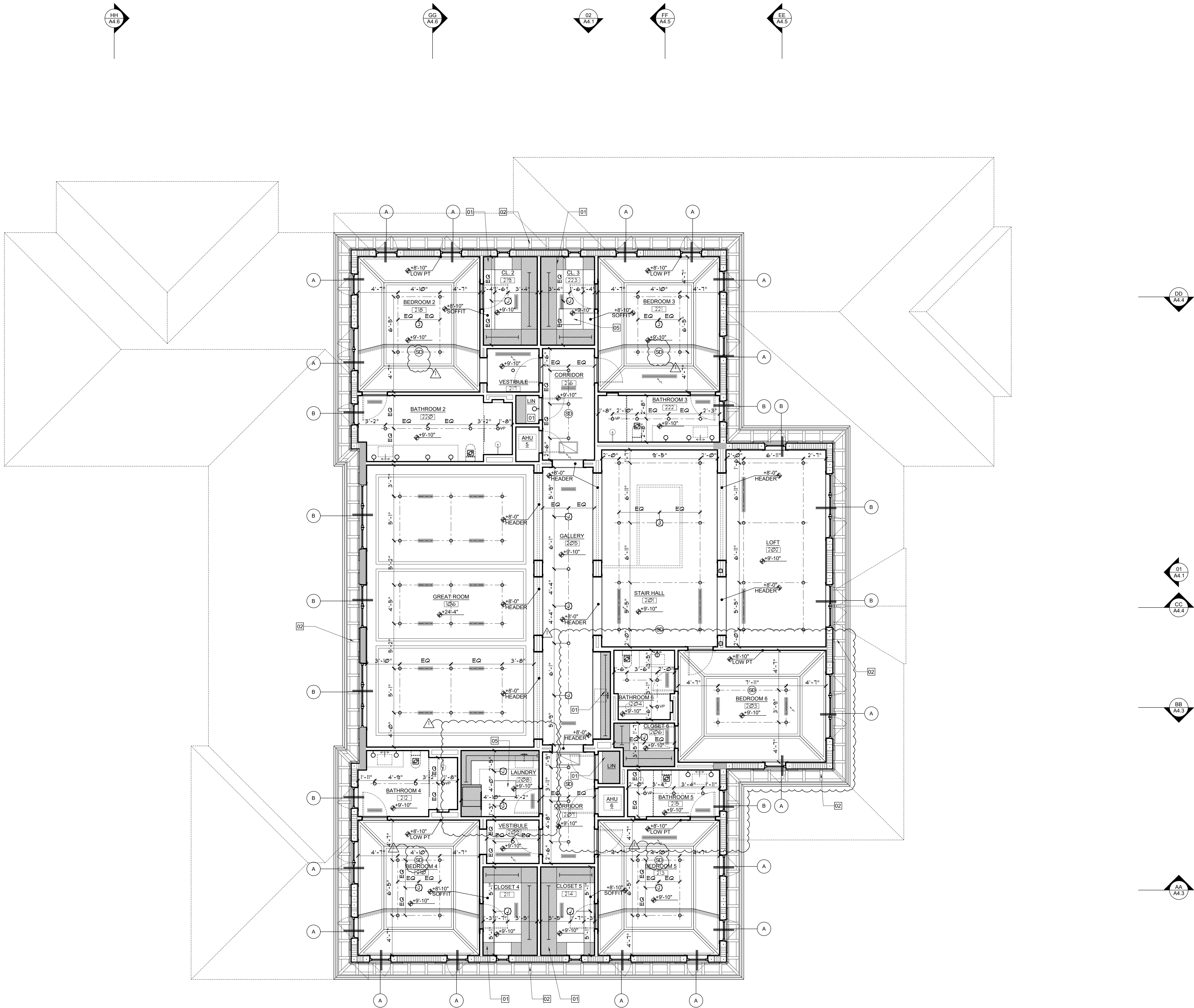
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ISSUED 04.25.25
BLDG. DEPT. COMMENTS 08.25.25

SHEET :
A3.1

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WALL LEGEND :	
SYMBOLS	DESCRIPTION
	C.M.U./CONCRETE STRUCTURE
	INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT
	INTERIOR PARTITION - METAL STUD & GYPSUM

CEILING LEGEND :		
TAG	DESCRIPTION	NOTES
	RECESSED LIGHT	
	RECESSED LIGHT	VAPOR BARRIER TRIM
	CEILING MOUNTED J-BOX	
	WALL SCONCE	
	CABINET LIGHTING	
	STEP LIGHT	
	EXHAUST FAN	
	LINEAR A/C DIFFUSER	
	LINEAR A/C RETURN	
	SMOKE DETECTOR	
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR	

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REFER TO ENGINEERING PAGES FOR ALL RELEVANT INFORMATION

CEILING PLAN NOTES :	
[01]	BULTIN CABINERY / CLOSET FURNITURE UP TO CEILING
[02]	DECORATIVE WOOD BRACKET - SEE A6.4 FOR DETAIL
[03]	1X6 SOUTHERN PINE TONGUE AND GROOVE
[04]	6" COPPER GUTTER WITH DOWNSPOUT
[05]	22" x 30" ATTIC ACCESS
[06]	PROVIDE ACCESS PANEL AS PART OF CABINERY - SEE ID-PAGES

TYP CEILING NOTES :	
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2.	ARCHITECT TO COORDINATE ALL LIGHTING AND A/C DIFFUSERS/RETURNS ON CEILING PLAN WITH GC AND APPLICABLE TRADES.

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(C)	MANUAL SINGLE SHADE (SHEER)
(D)	OPAQUE GLASS
(E)	SECURITY GLASS

NORTH
SECOND FLOOR CEILING PLAN
SCALE: 3/16" = 1'-0"

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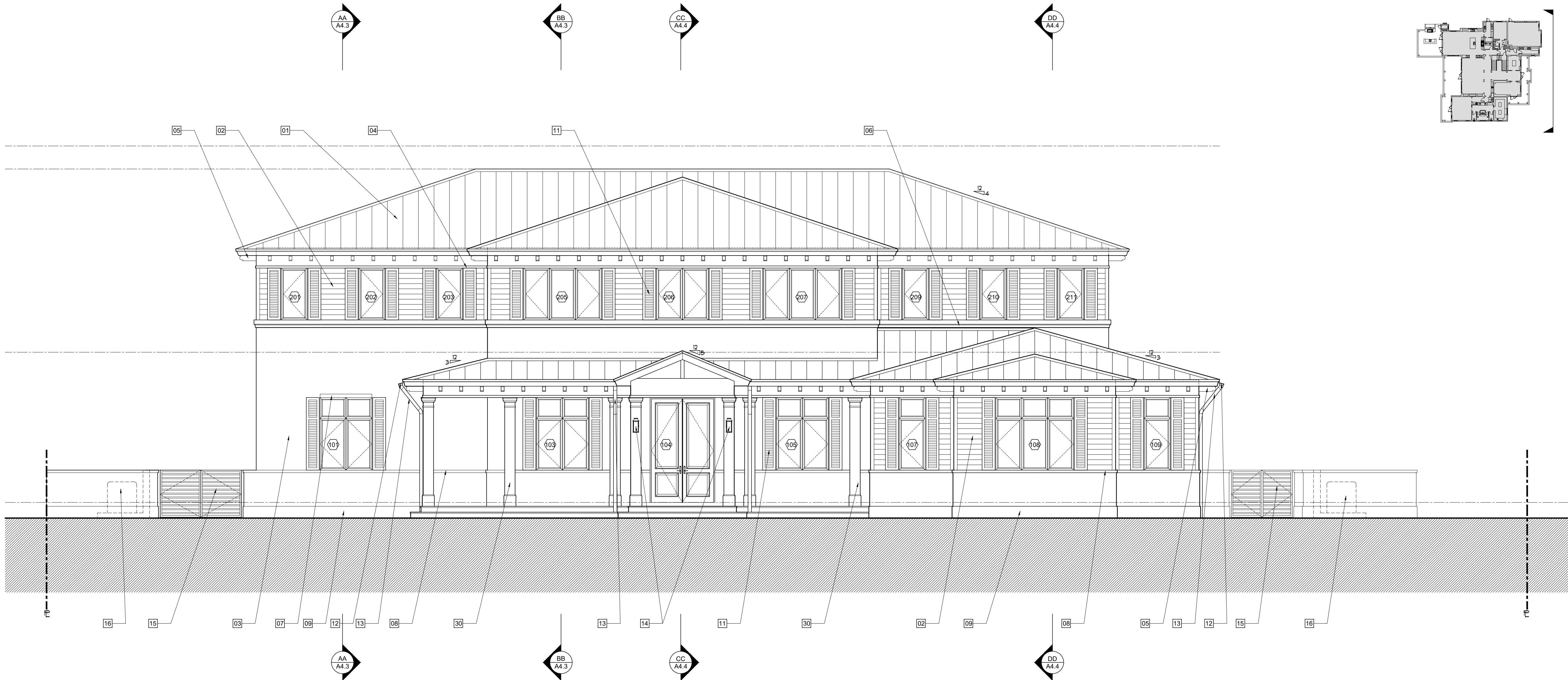
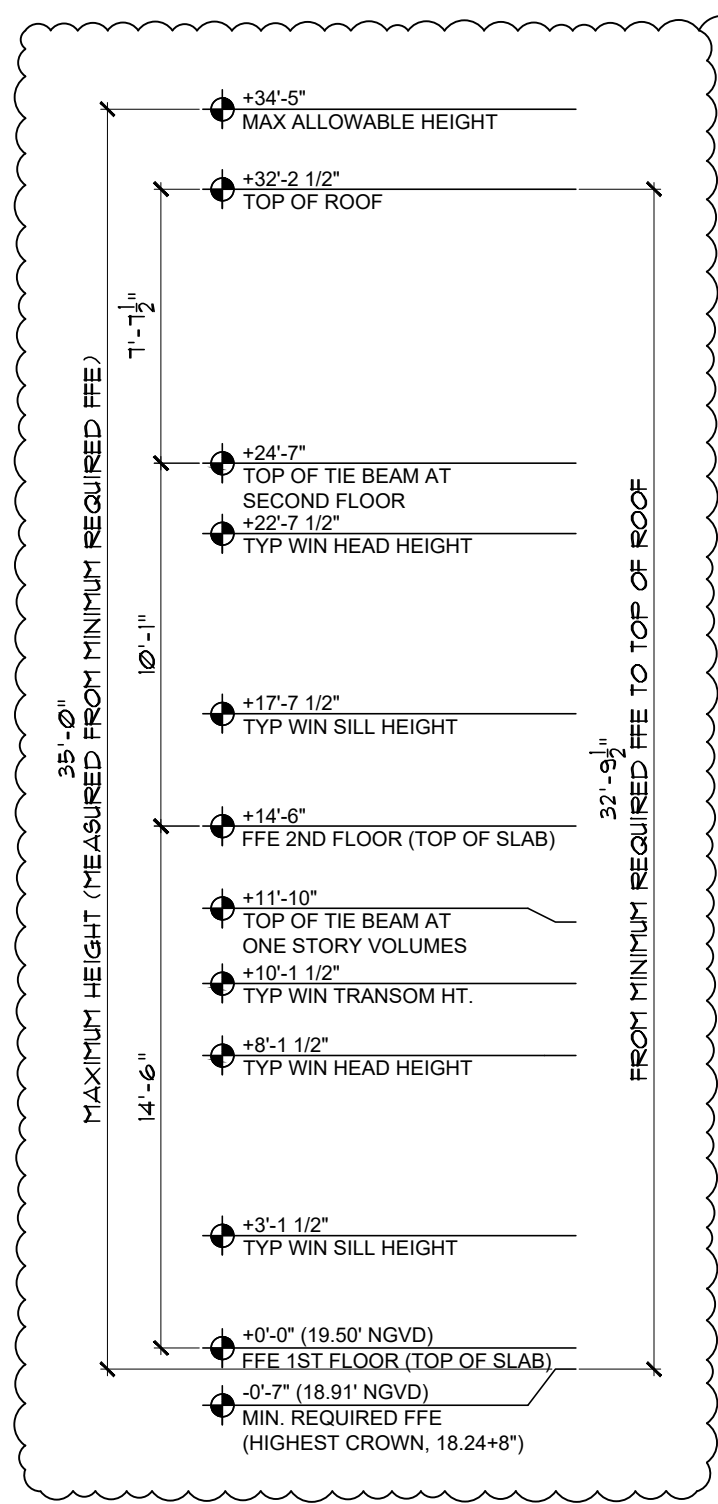
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ISSUED 04.25.25
BLDG. DEPT. COMMENTS 08.25.25

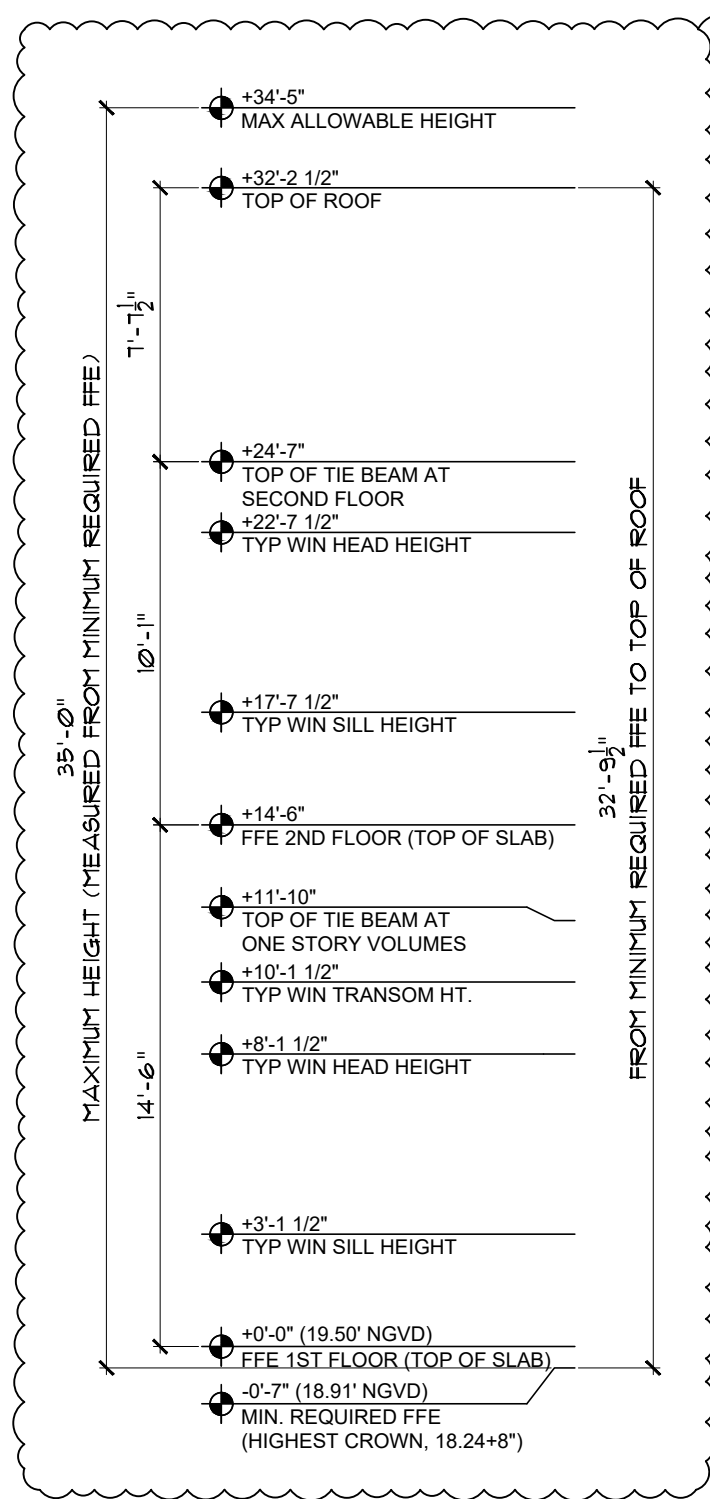
SHEET :
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- ELEVATION / SECTION NOTES :**
- 01 ALUMINUM STANDING SEAM ROOF (SEE A2.3 FOR NOA)
 - 02 STUCCO SIDING (SEE A6.4 FOR DETAIL)
 - 03 STUCCO - SMOOTH SAND FINISH (TYP)
 - 04 2 1/2" STUCCO BAND WITH SMOOTH SAND FINISH
 - 05 DECORATIVE 4X8 FIR BRACKET
 - 06 PRECAST CONCRETE MOLDING (SEE A6.4 FOR DETAIL)
 - 07 4" RAISED STUCCO BAND
 - 08 3" RAISED STUCCO BAND
 - 09 RAISED STUCCO BASE (+ OR - 12", ARCHITECT TO COORDINATE IN FIELD)
 - 10 STUCCO PANEL (SEE A6.4 FOR DETAIL)
 - 11 DECORATIVE COMPOSITE SHUTTER
 - 12 6" HALF ROUND COPPER GUTTER
 - 13 4" ROUND COPPER DOWNSPOUT
 - 14 OUTDOOR RATED LIGHT FIXTURE / FAN (COORDINATE MOUNTING HEIGHT UPON FINAL SELECTION)
 - 15 ALUMINUM SITE GATE W/ SELF CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN)
 - 16 AC C/S ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
 - 17 MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL)
 - 18 HOSE BIBB (SEE P-PAGES FOR DETAIL)
 - 19 TELEPHONE/ CABLE SERVICE BOXES
 - 20 UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MDP (SEE E-PAGES FOR DETAIL)
 - 21 EXHAUST CAP - COORDINATE WITH M-PAGES FOR HOOD, DRYER, ETC (SEE M-PAGES FOR DETAIL)
 - 22 ELECTRIC VEHICLE CHARGER (SEE E-PAGES FOR DETAIL)
 - 23 R-30 OPEN CELL SPRAY FOAM INSULATION (SEE INSULATION NOTE SHEET A2.1)
 - 24 WOOD RAFTER W/ CONCEALED CONNECTORS (SEE S-PAGES FOR DETAIL)
 - 25 CUSTOM CABINETRY/ BUILT IN /SHELVING (SEE ID FOR DETAIL)
 - 26 GRAB RAIL / GUARD RAIL - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE SHEET A1.7 FOR DETAIL)
 - 27 PRIMO 1" DIRECT VENT LPG FIREPLACE 72"X18" OPENING
 - 28 LPG BBQ W/ HOOD ABOVE
 - 29 1X6 SOUTHERN PINE TONGUE AND GROOVE
 - 30 STUCCO COLUMN DETAIL (SEE A6.4 FOR DETAIL)
 - 31 LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
- NOTE: REFER TO S-9 FOR ALL WIND PRESSURES

01 WEST ELEVATION
SCALE: 3/16" = 1'-0"



02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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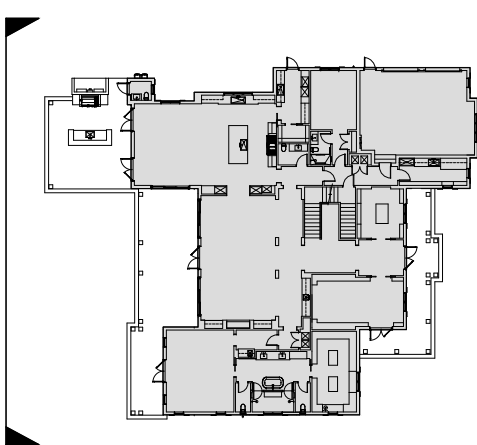
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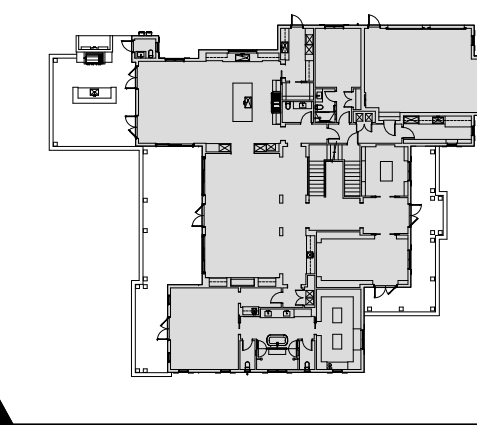
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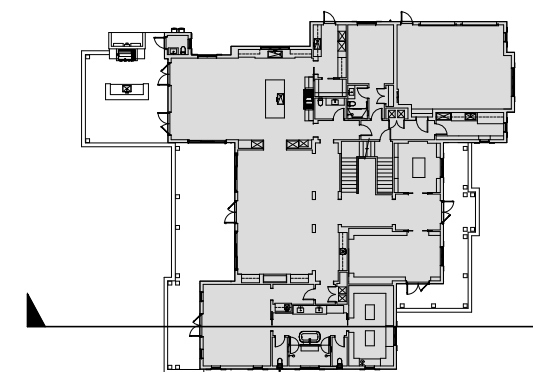
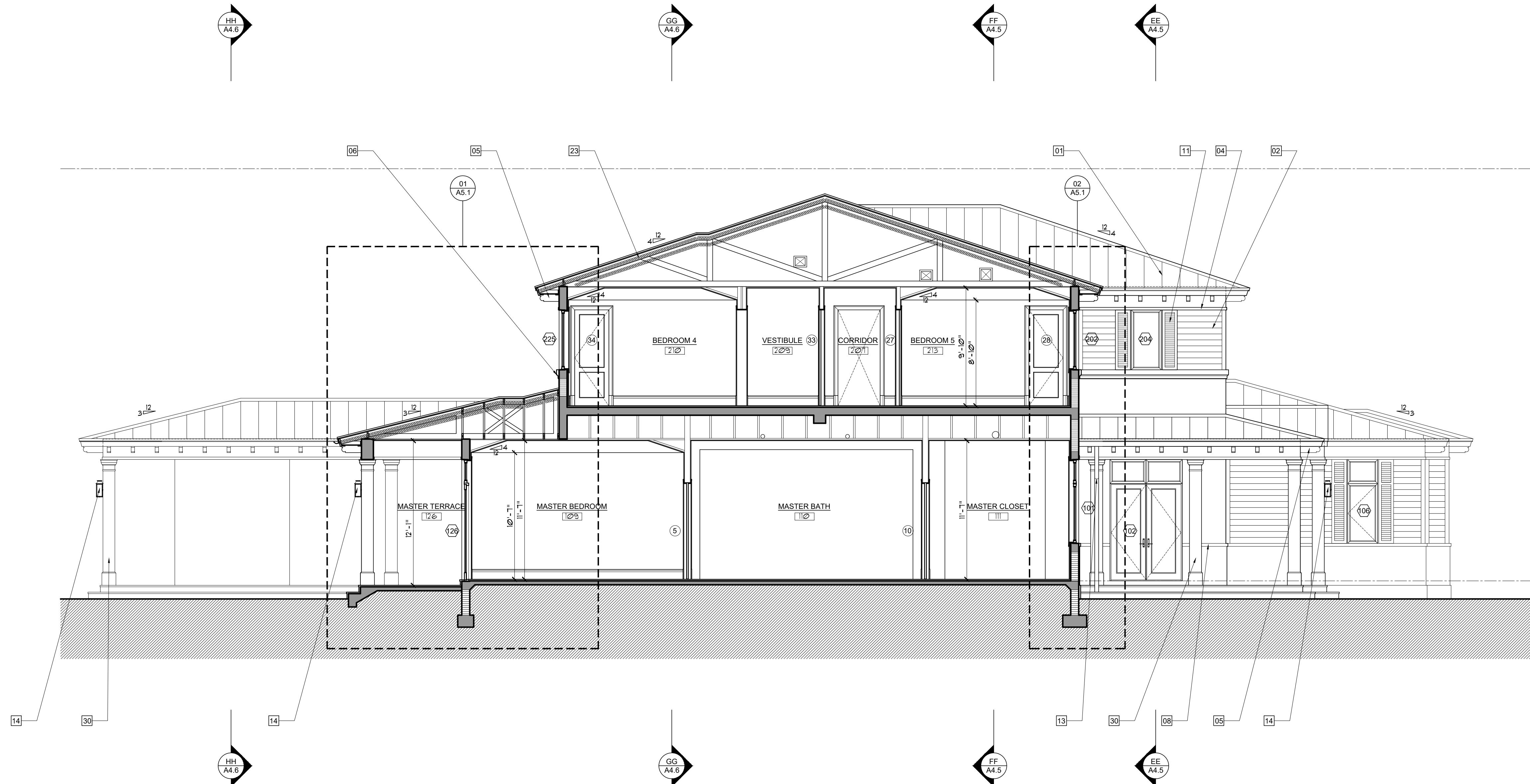
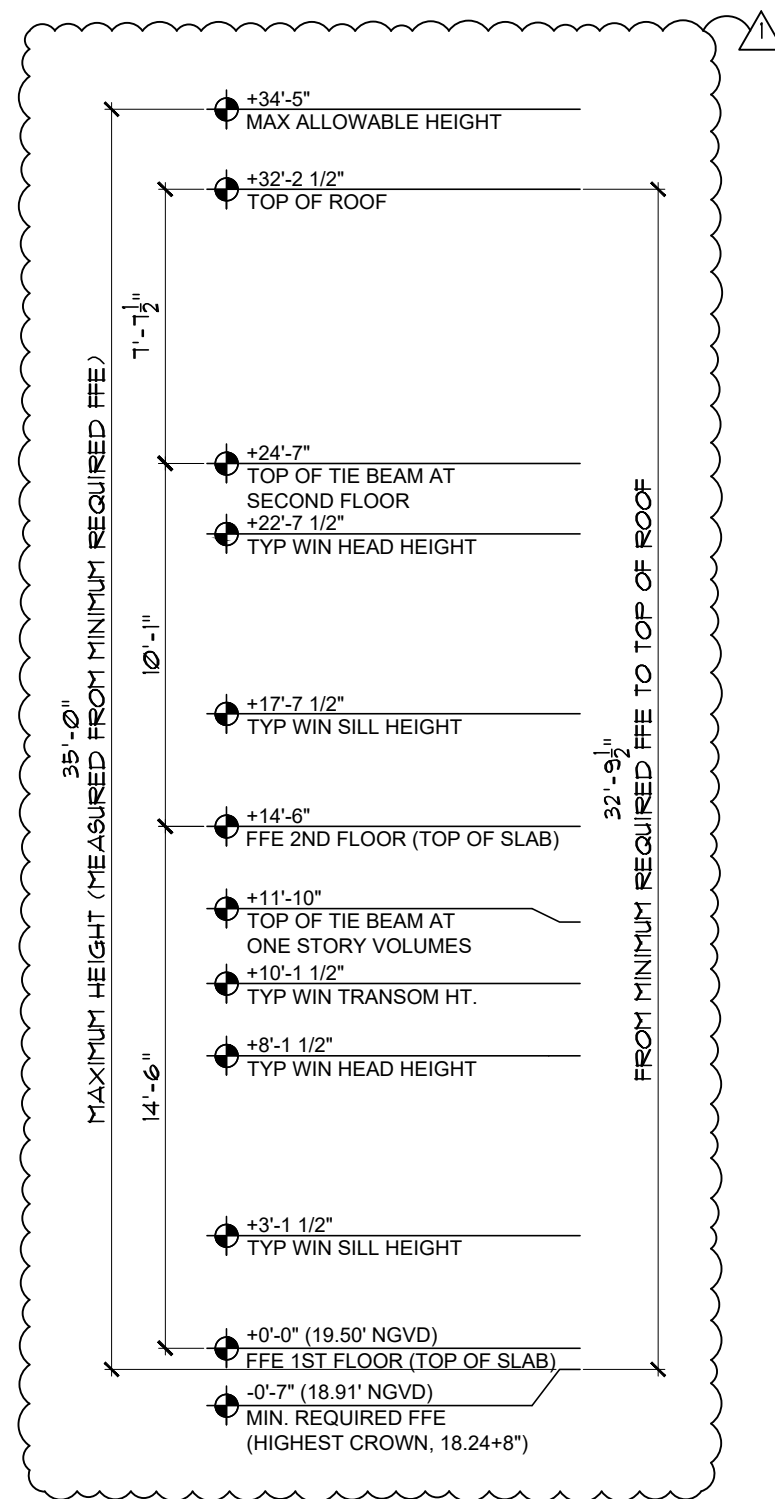
- 03 EAST ELEVATION
SCALE: 3/16" = 1'-0"



- 04 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

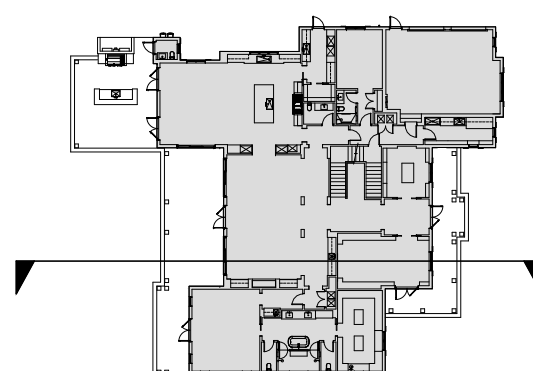
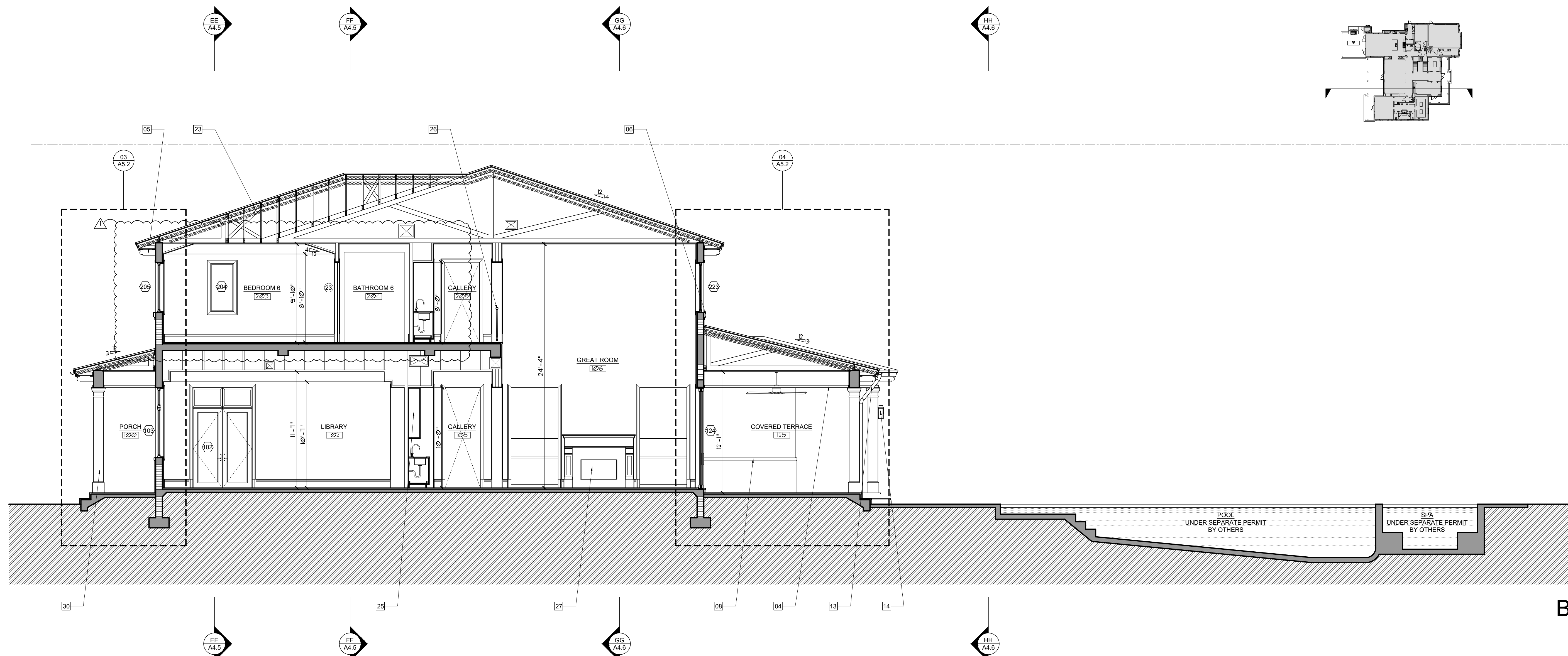
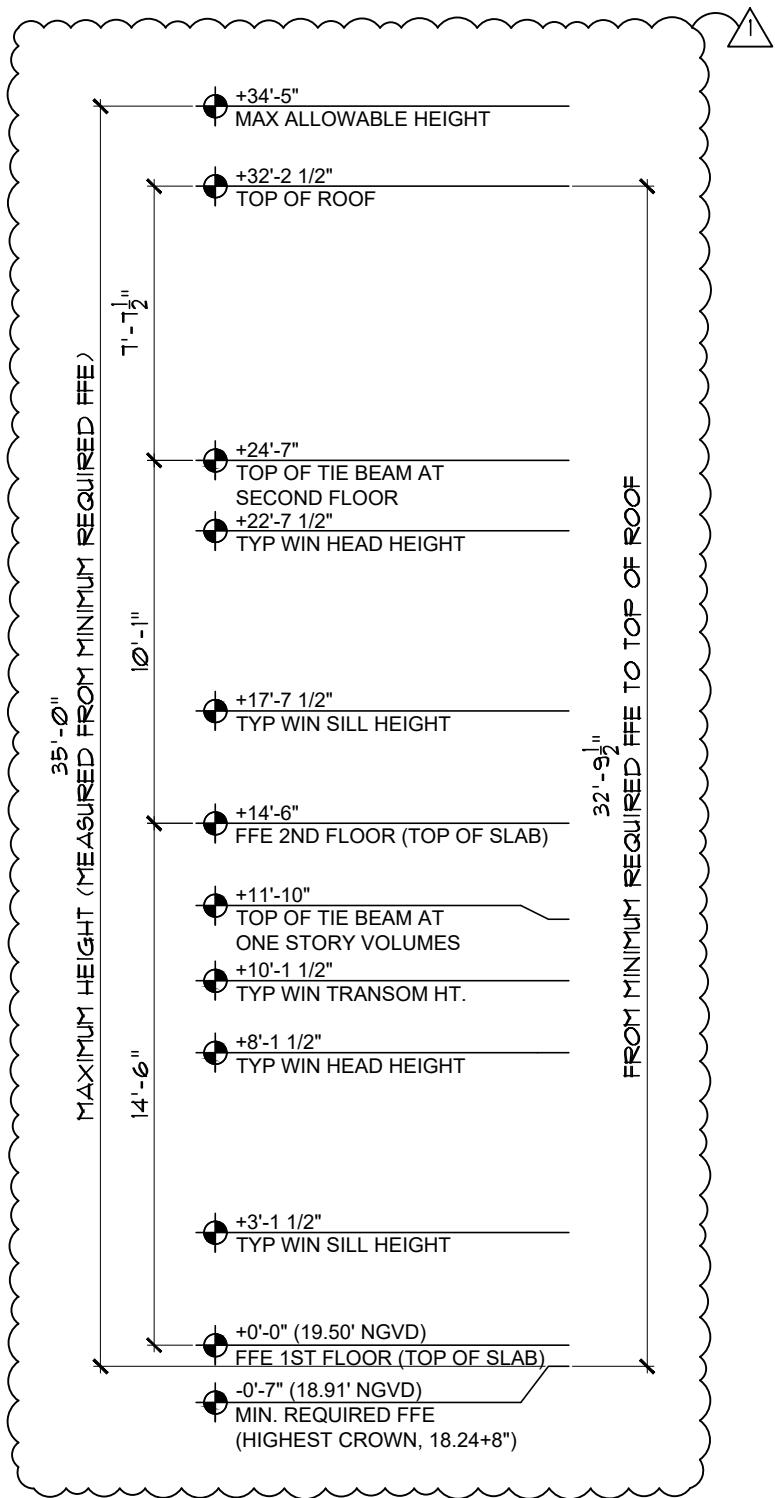
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 - 30 STUCCO COLUMN DETAIL (SEE A6.4 FOR DETAIL)
 - 31 LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
- NOTE: REFER TO S-9 FOR ALL WIND PRESSURES

AA SECTION AA
SCALE: 3/16" = 1'-0"



BB SECTION BB
SCALE: 3/16" = 1'-0"

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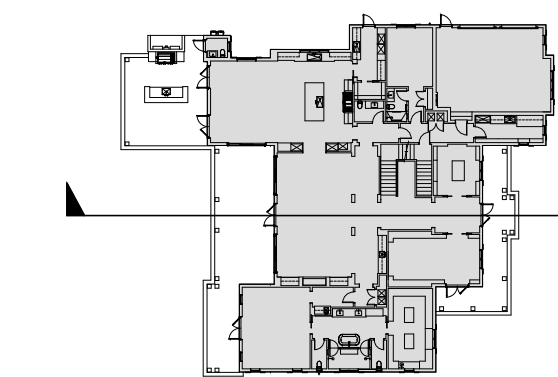
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ISSUED 04.25.25
BLDG. DEPT. COMMENTS 08.25.25

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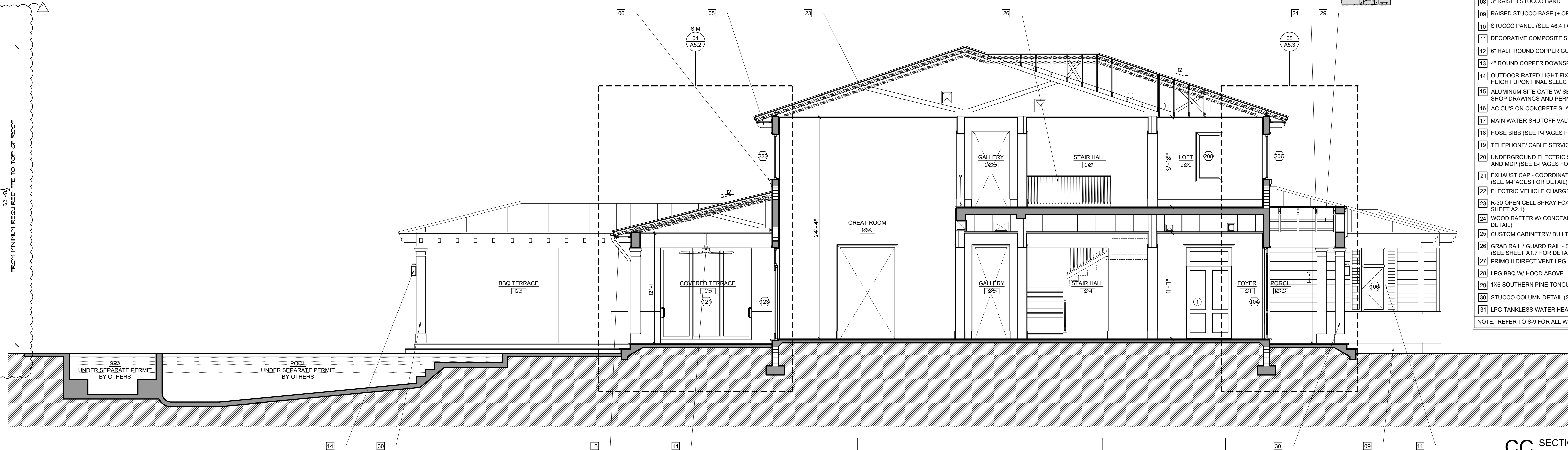
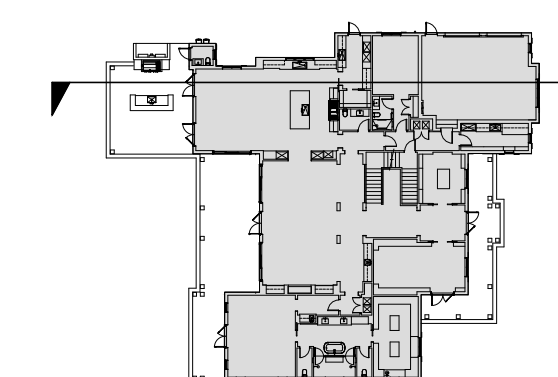
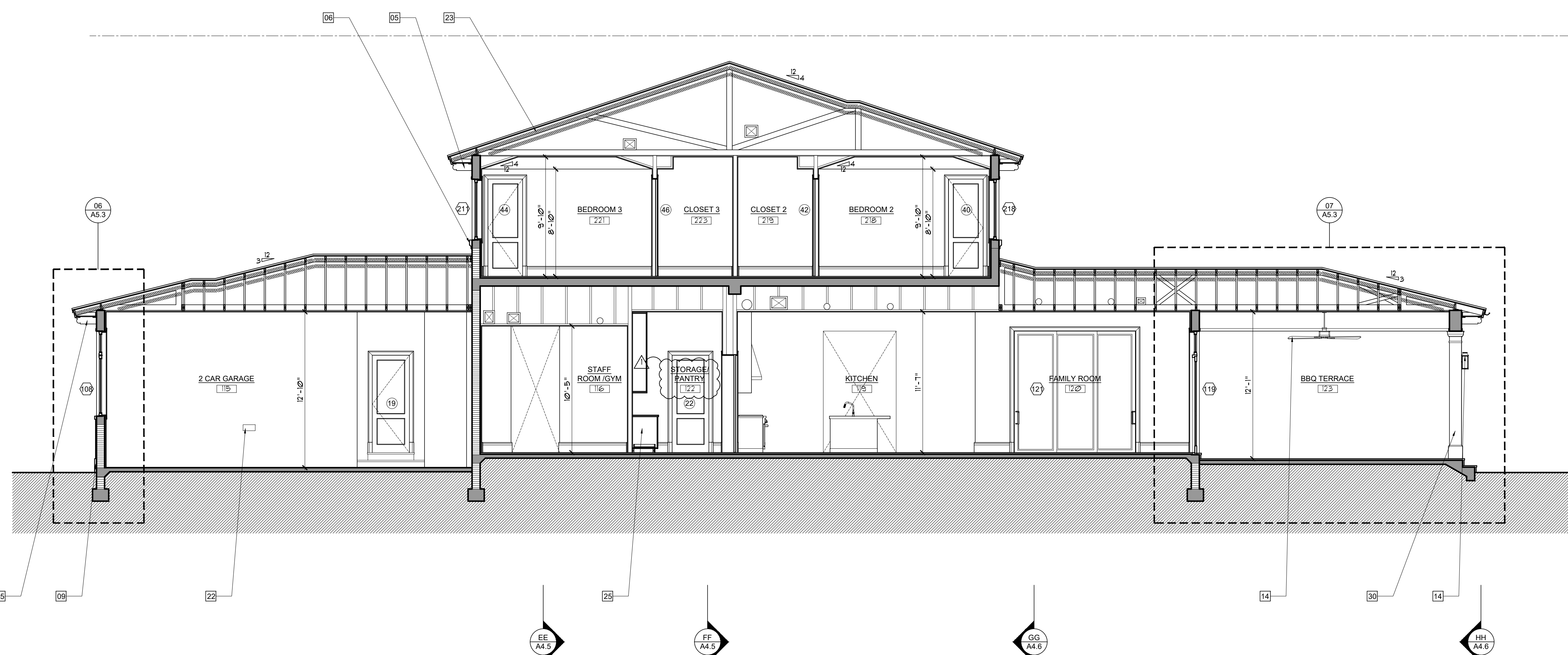
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HH
A4.6GG
A4.6FF
A4.5EE
A4.5

ELEVATION / SECTION NOTES :

- [01] ALUMINUM STANDING SEAM ROOF (SEE A2.3 FOR NOA)
[02] STUCCO SIDING (SEE A6.4 FOR DETAIL)
[03] STUCCO - SMOOTH SAND FINISH (TYP)
[04] 2 1/2" STUCCO BAND WITH SMOOTH SAND FINISH
[05] DECORATIVE 4X8 FIR BRACKET
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[15] ALUMINUM SITE GATE W/ SELF CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN)
[16] AC CLUS ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
[17] MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL)
[18] HOSE BIBB (SEE P-PAGES FOR DETAIL)
[19] TELEPHONE/ CABLE SERVICE BOXES
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[23] R-30 OPEN CELL SPRAY FOAM INSULATION (SEE INSULATION NOTE SHEET A2.1)
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[25] CUSTOM CABINETRY/ BUILT IN /SHELVING (SEE ID FOR DETAIL)
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[31] LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
NOTE: REFER TO S-9 FOR ALL WIND PRESSURES

CC SECTION CC
SCALE: 3/16" = 1'-0"HH
A4.6GG
A4.6FF
A4.5EE
A4.5EE
A4.5FF
A4.5GG
A4.6HH
A4.6DD SECTION DD
SCALE: 3/16" = 1'-0"EE
A4.5FF
A4.5GG
A4.6HH
A4.6

NOTE :

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CLIENT :

ALBERT MILO
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PROJECT INFORMATION :

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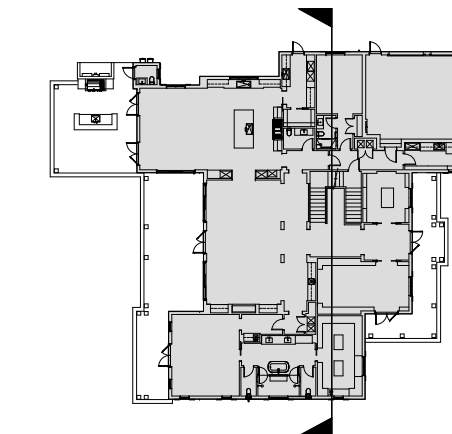
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ISSUED 04.25.25
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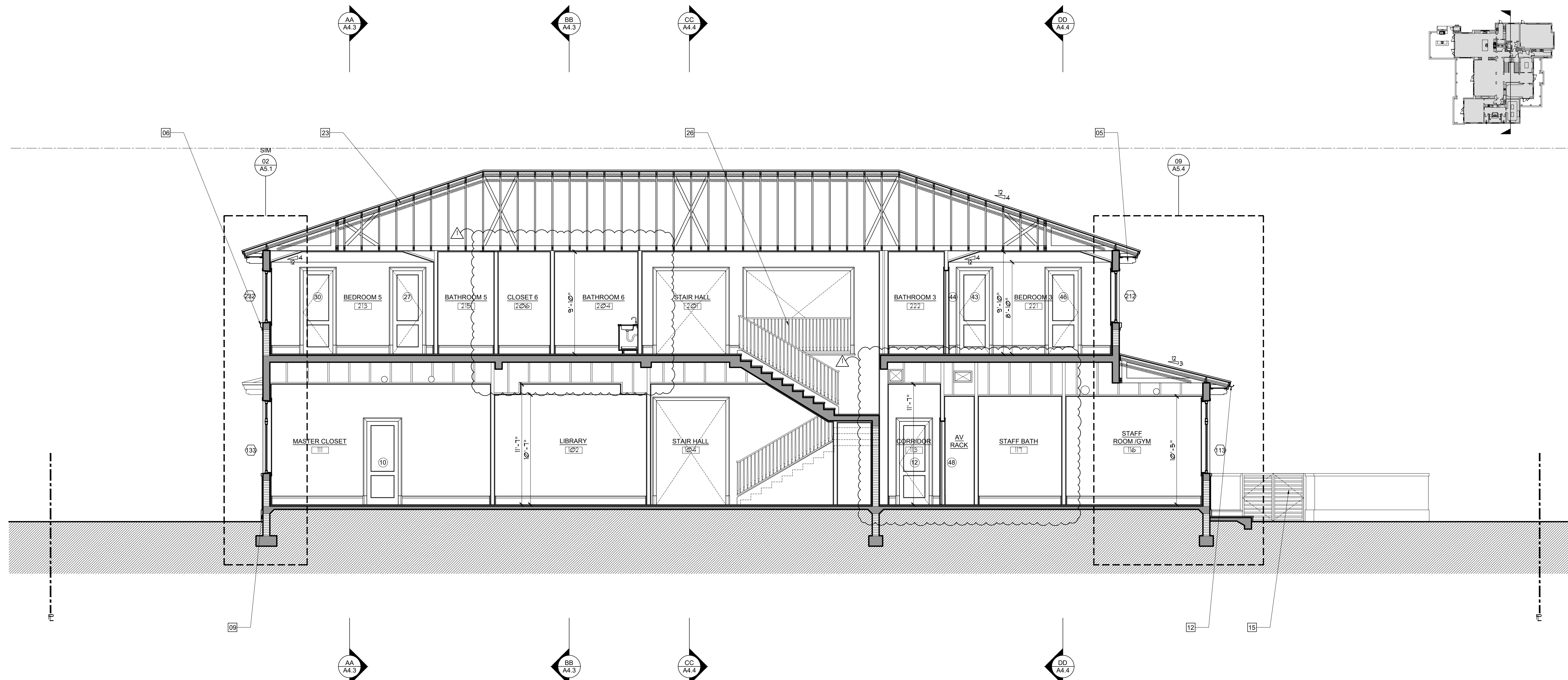
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- EE** SECTION EE
SCALE: 3/16" = 1'-0"

EE SECTION EE
SCALE: 3/16" = 1'-0"



FF SECTION FF
SCALE: 3/16" = 1'-0"

SECTION FF
SCALE: 3/16" = 1'-0"

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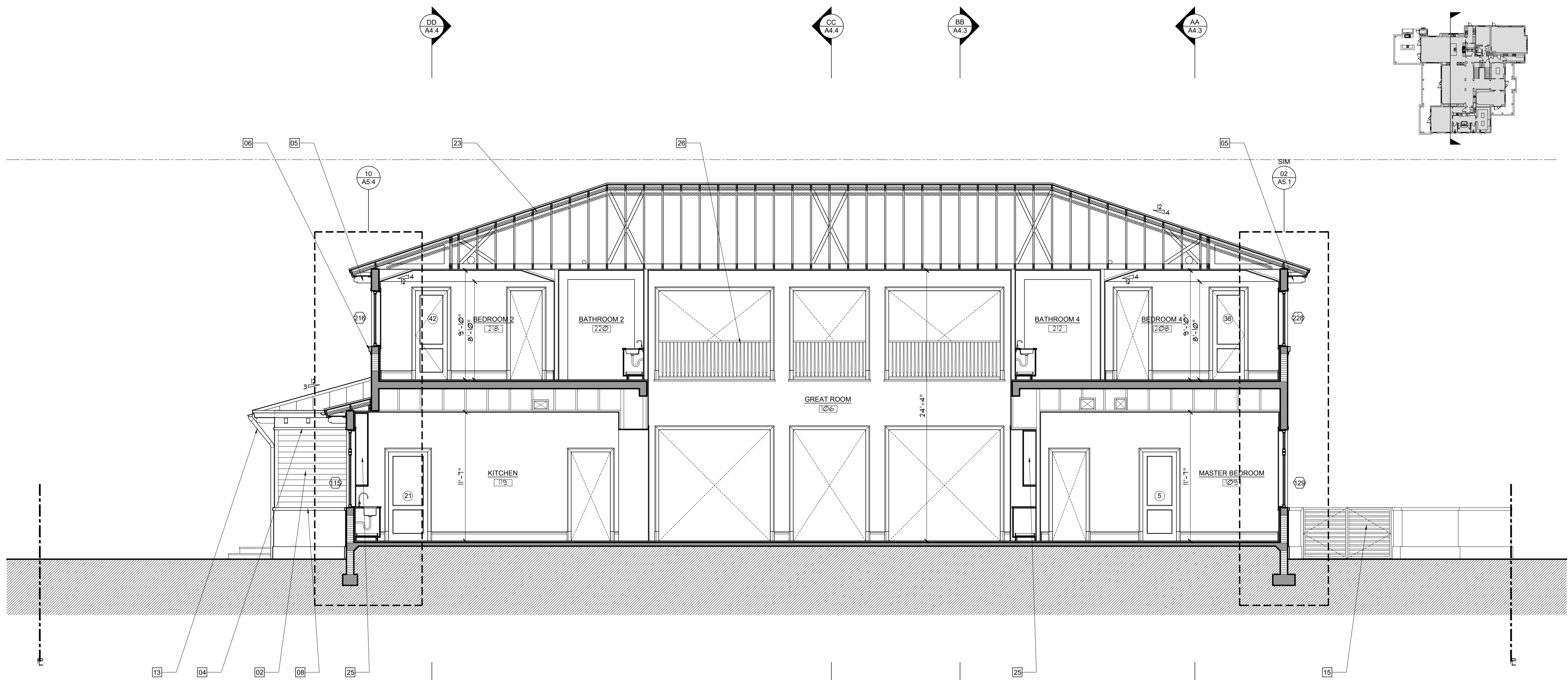
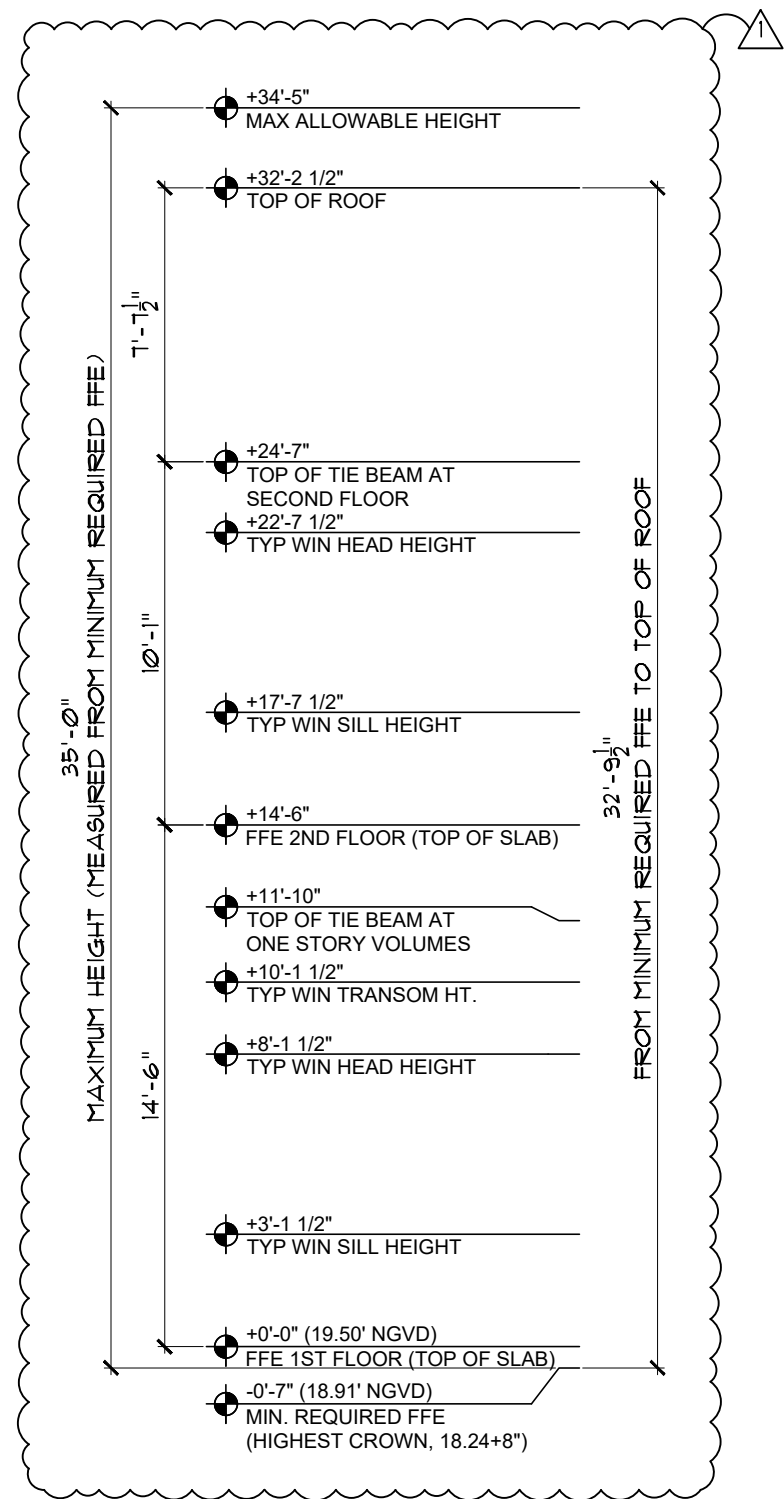

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BLDG. DEPT. COMMENTS	1 08.25.25

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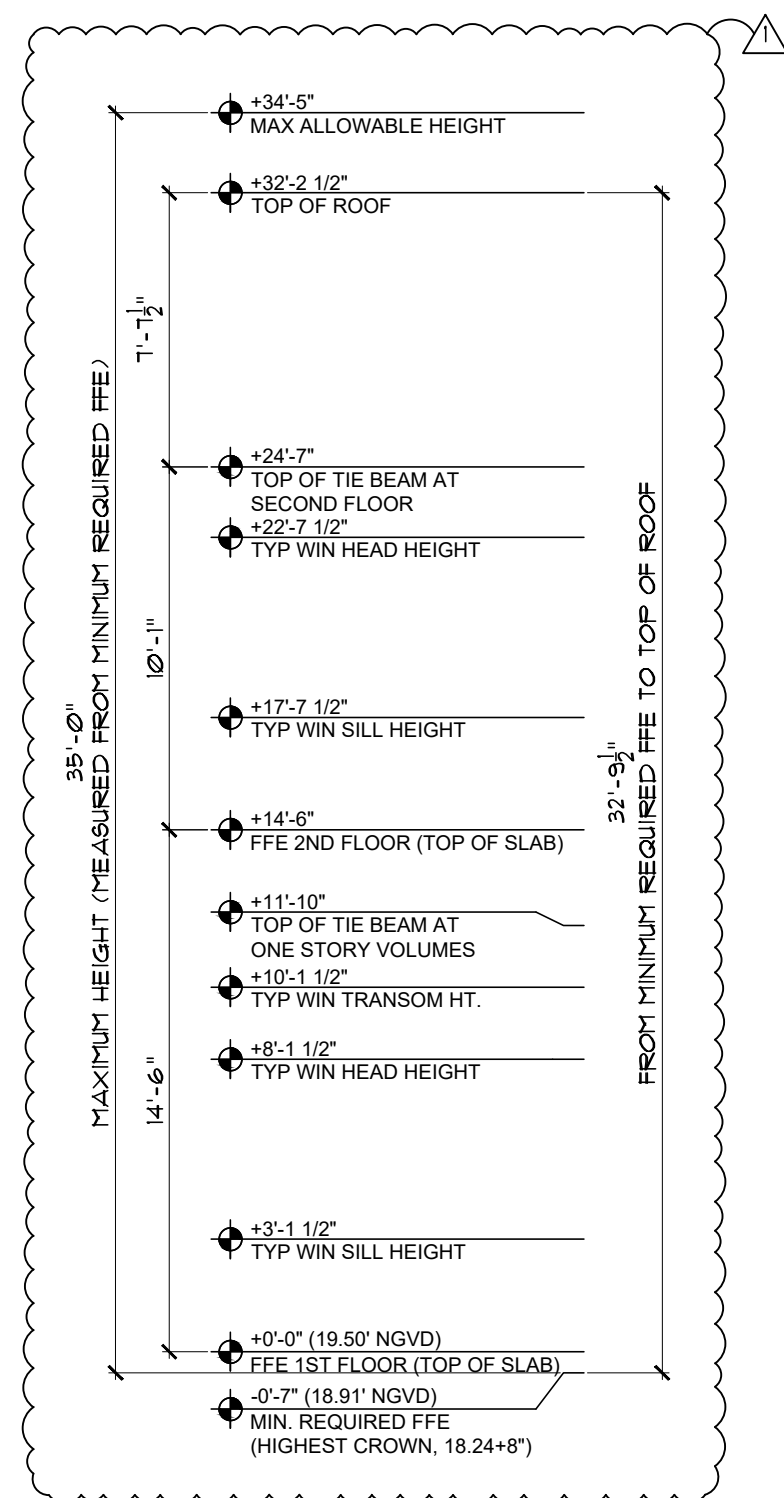
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A4.5



- ELEVATION / SECTION NOTES :**
- 01 ALUMINUM STANDING SEAM ROOF (SEE A2.3 FOR NOA)
 - 02 STUCCO SIDING (SEE A6.4 FOR DETAIL)
 - 03 STUCCO - SMOOTH SAND FINISH (TYP)
 - 04 2 1/2" STUCCO BAND WITH SMOOTH SAND FINISH
 - 05 DECORATIVE 4X8 FIR BRACKET
 - 06 PRECAST CONCRETE MOLDING (SEE A6.4 FOR DETAIL)
 - 07 4" RAISED STUCCO BAND
 - 08 3" RAISED STUCCO BAND
 - 09 RAISED STUCCO BASE (+ OR - 12", ARCHITECT TO COORDINATE IN FIELD)
 - 10 STUCCO PANEL (SEE A6.4 FOR DETAIL)
 - 11 DECORATIVE COMPOSITE SHUTTER
 - 12 6" HALF ROUND COPPER GUTTER
 - 13 4" ROUND COPPER DOWNSPOUT
 - 14 OUTDOOR RATED LIGHT FIXTURE / FAN (COORDINATE MOUNTING HEIGHT UPON FINAL SELECTION)
 - 15 ALUMINUM SITE GATE W/ SELF CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN)
 - 16 AC CU/S ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
 - 17 MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL)
 - 18 HOSE BIBB (SEE P-PAGES FOR DETAIL)
 - 19 TELEPHONE/ CABLE SERVICE BOXES
 - 20 UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MDP (SEE E-PAGES FOR DETAIL)
 - 21 EXHAUST CAP - COORDINATE WITH M-PAGES FOR HOOD, DRYER, ETC (SEE M-PAGES FOR DETAIL)
 - 22 ELECTRIC VEHICLE CHARGER (SEE E-PAGES FOR DETAIL)
 - 23 R-30 OPEN CELL SPRAY FOAM INSULATION (SEE INSULATION NOTE SHEET A2.1)
 - 24 WOOD RAFTER W/ CONCEALED CONNECTORS (SEE S-PAGES FOR DETAIL)
 - 25 CUSTOM CABINETRY/ BUILT IN /SHAVING (SEE ID FOR DETAIL)
 - 26 GRAB RAIL / GUARD RAIL - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE SHEET A1.7 FOR DETAIL)
 - 27 PRIMO II DIRECT VENT LPG FIREPLACE 72"x18" OPENING
 - 28 LPG BBQ W/ HOOD ABOVE
 - 29 1X6 SOUTHERN PINE TONGUE AND GROOVE
 - 30 STUCCO COLUMN DETAIL (SEE A6.4 FOR DETAIL)
 - 31 LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
- NOTE: REFER TO S-9 FOR ALL WIND PRESSURES

GG SECTION GG
SCALE: 3/16" = 1'-0"



HH SECTION HH
SCALE: 3/16" = 1'-0"

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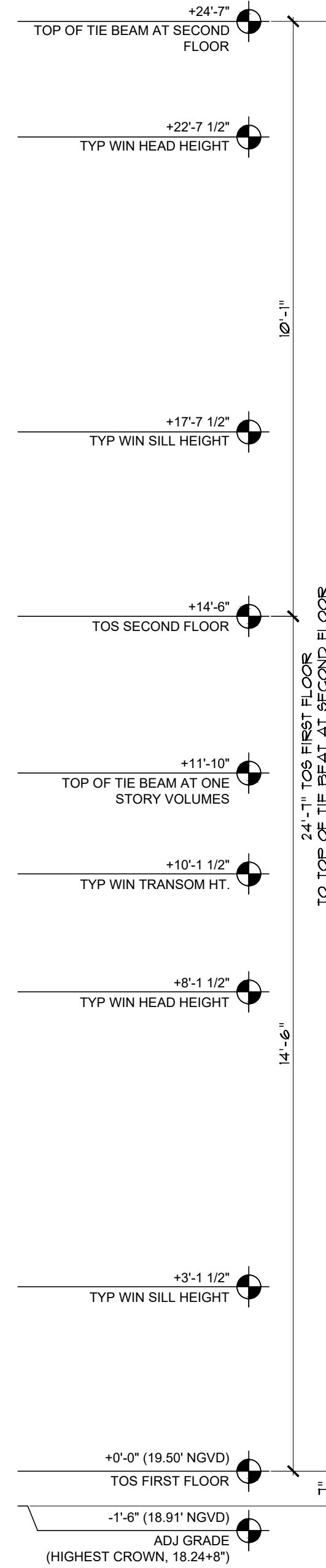
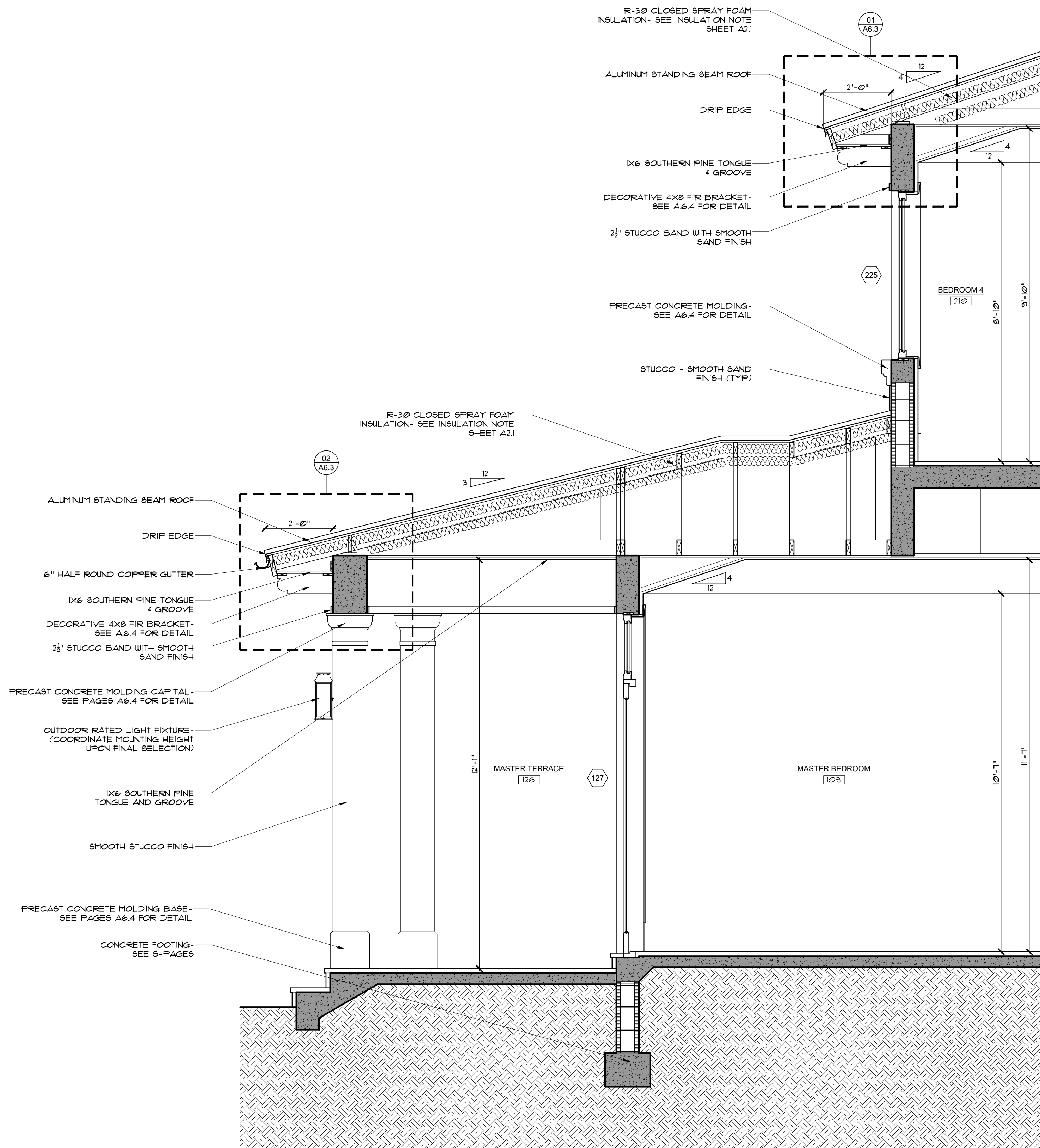
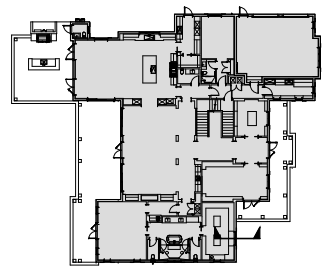
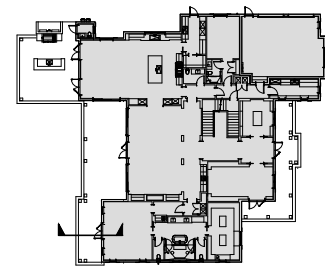
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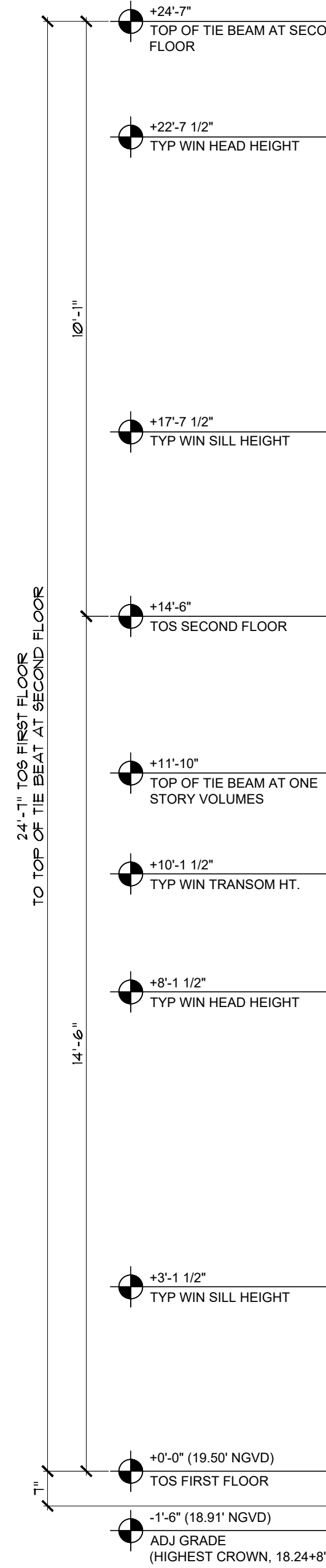
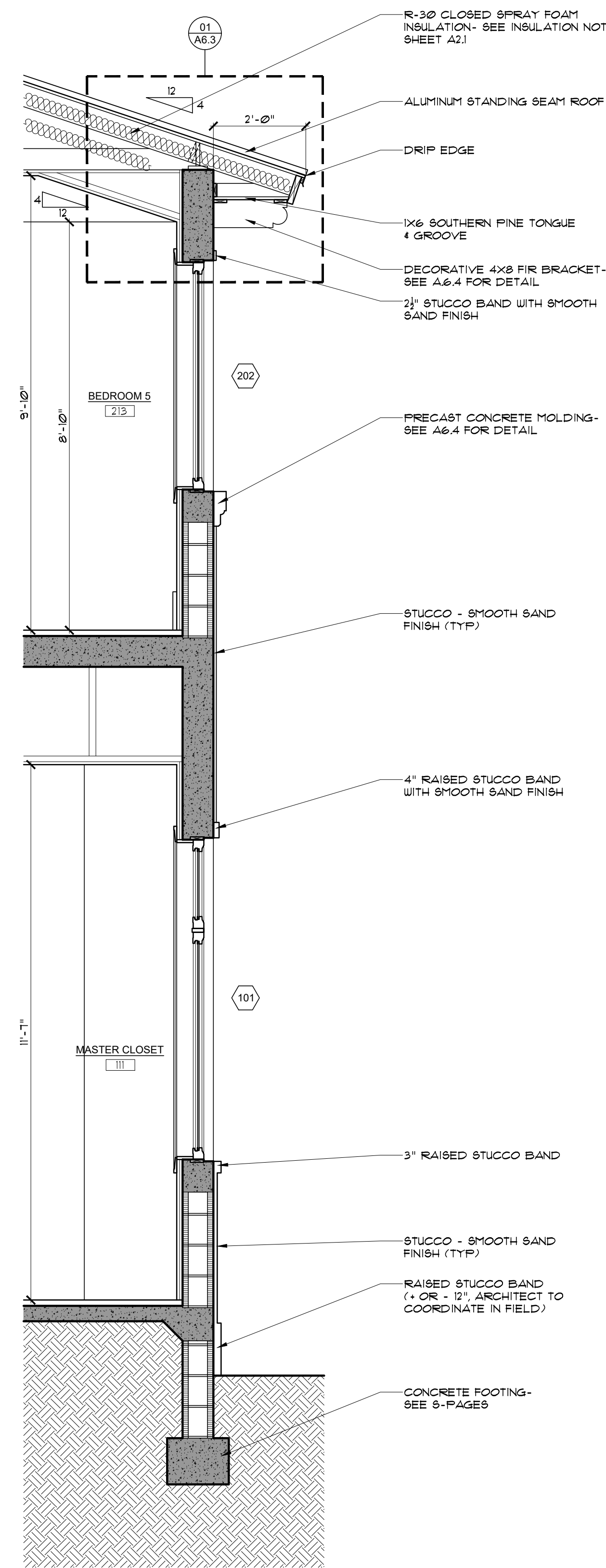
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SHEET :

A4.6



01 WALL SECTION
SCALE: 1/2" = 1'-0"



02 WALL SECTION
SCALE: 1/2" = 1'-0"

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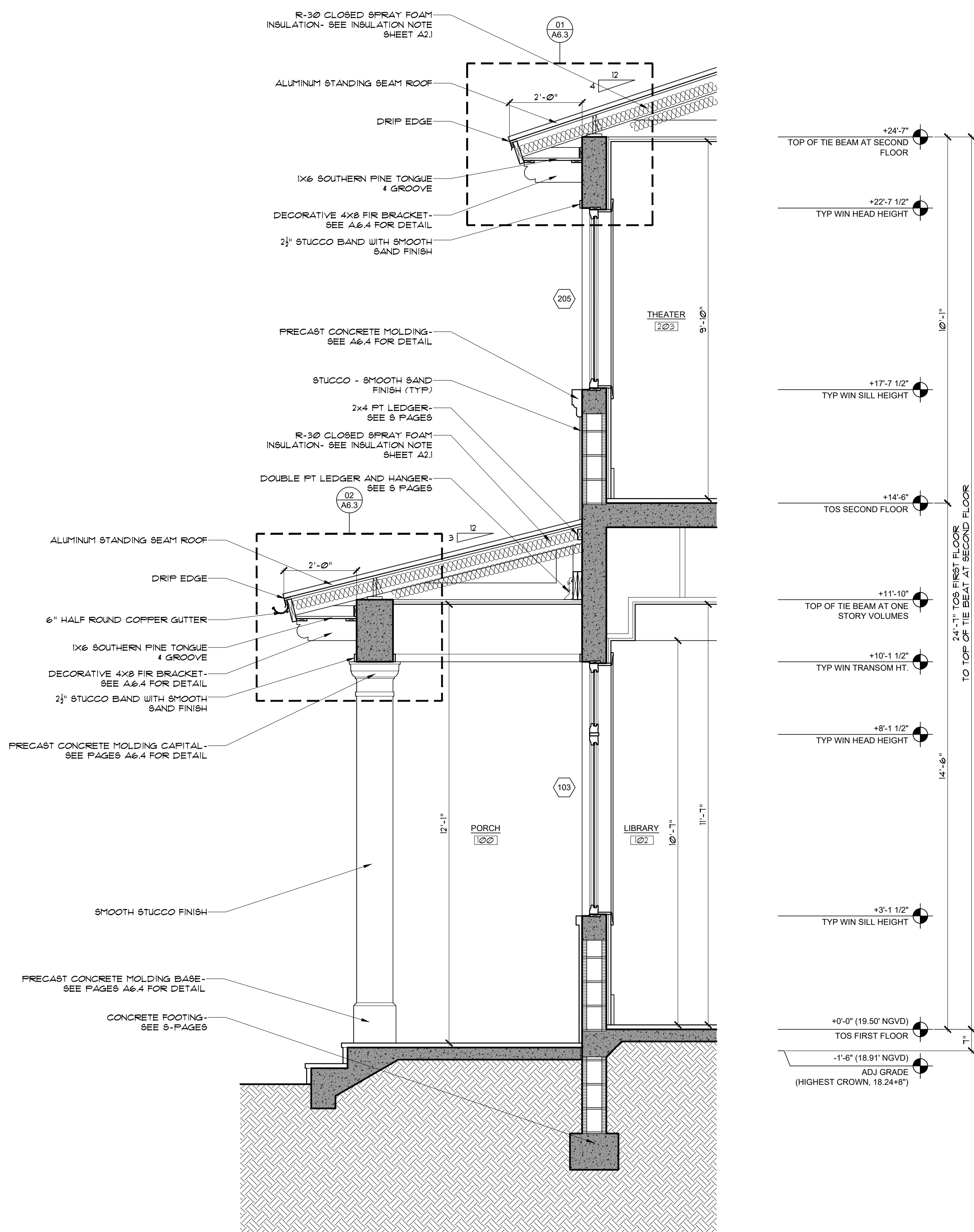
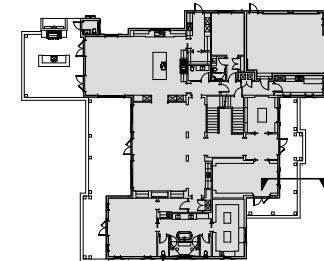
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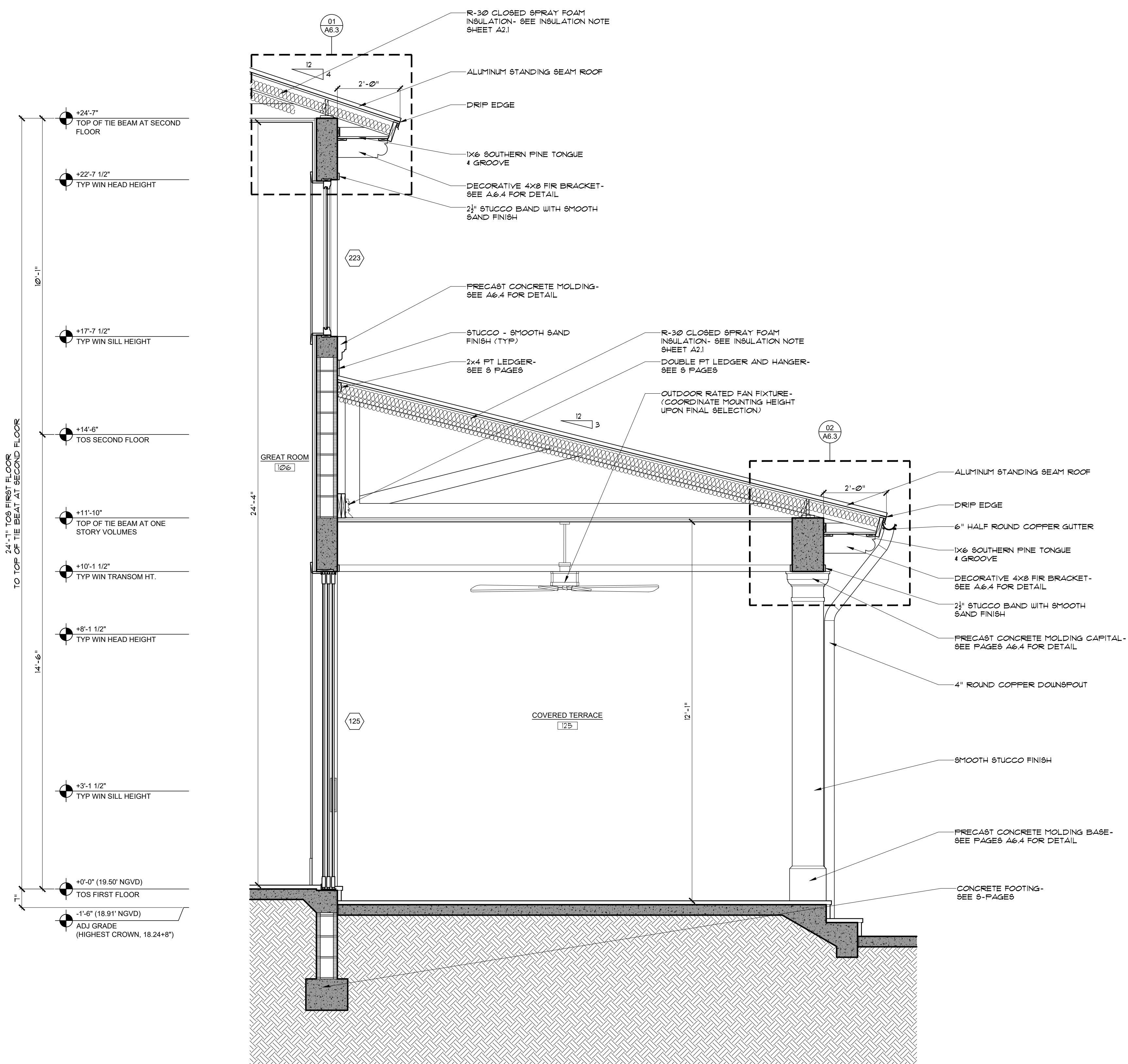
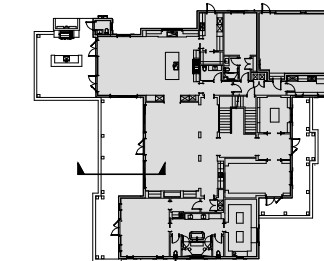
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SHEET :

A5.1



03 WALL SECTION
SCALE: 1/2" = 1'-0"



04 WALL SECTION
SCALE: 1/2" = 1'-0"

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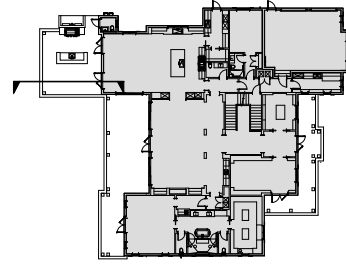
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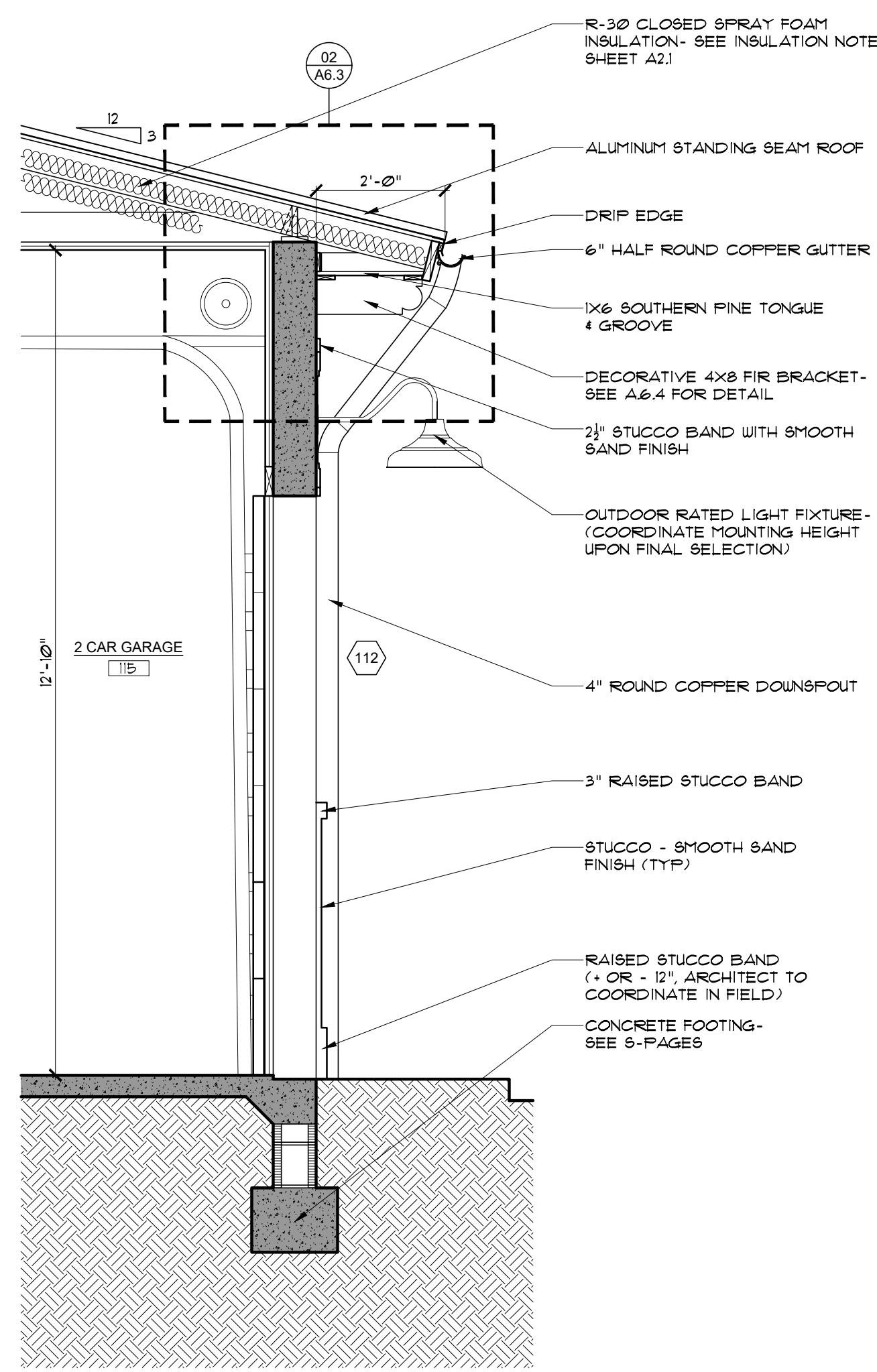
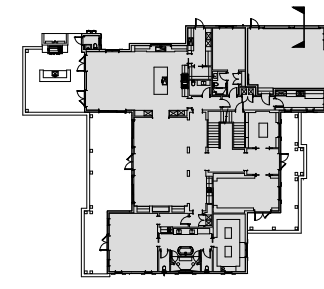
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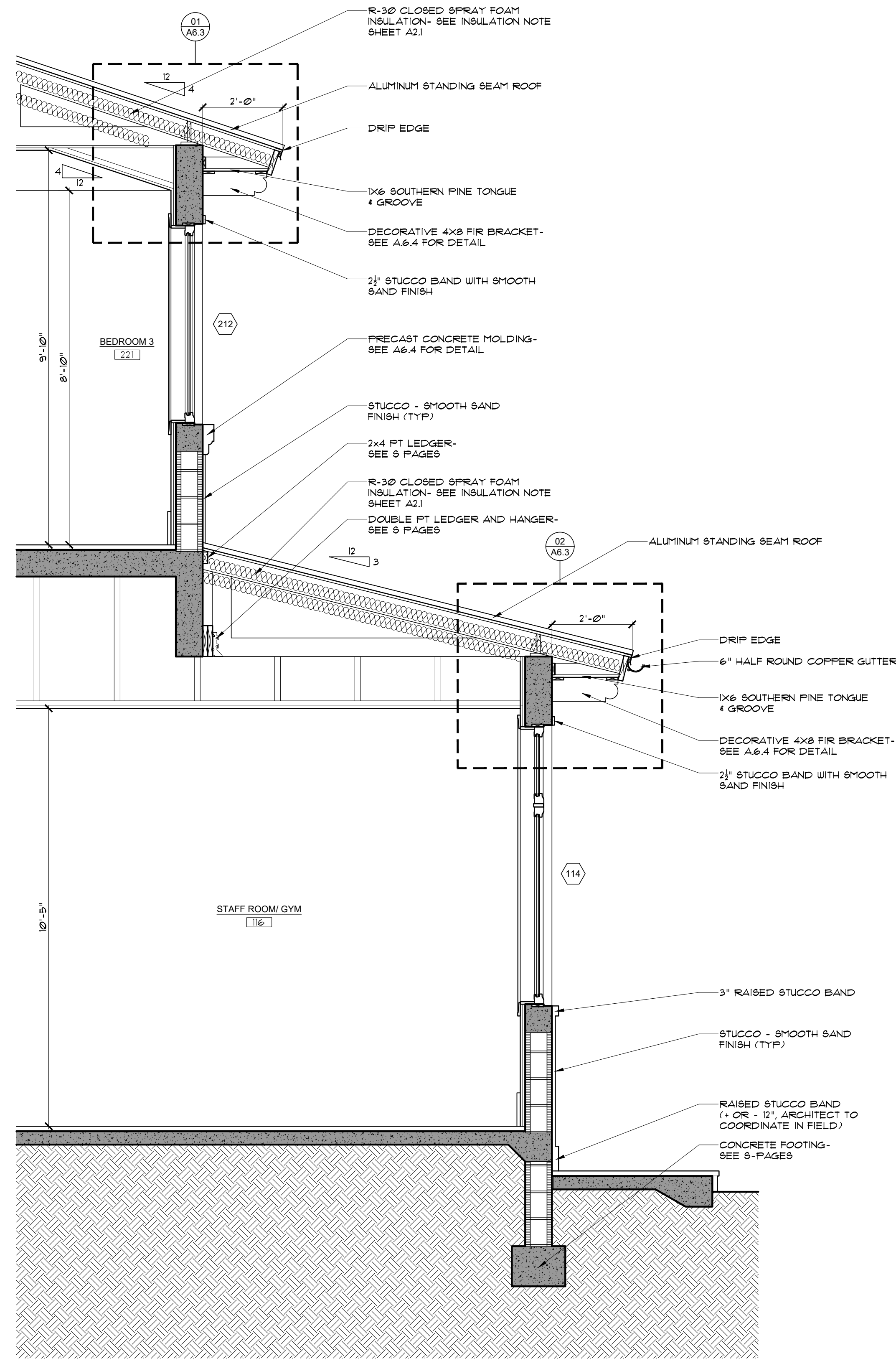
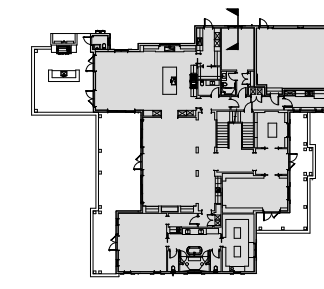
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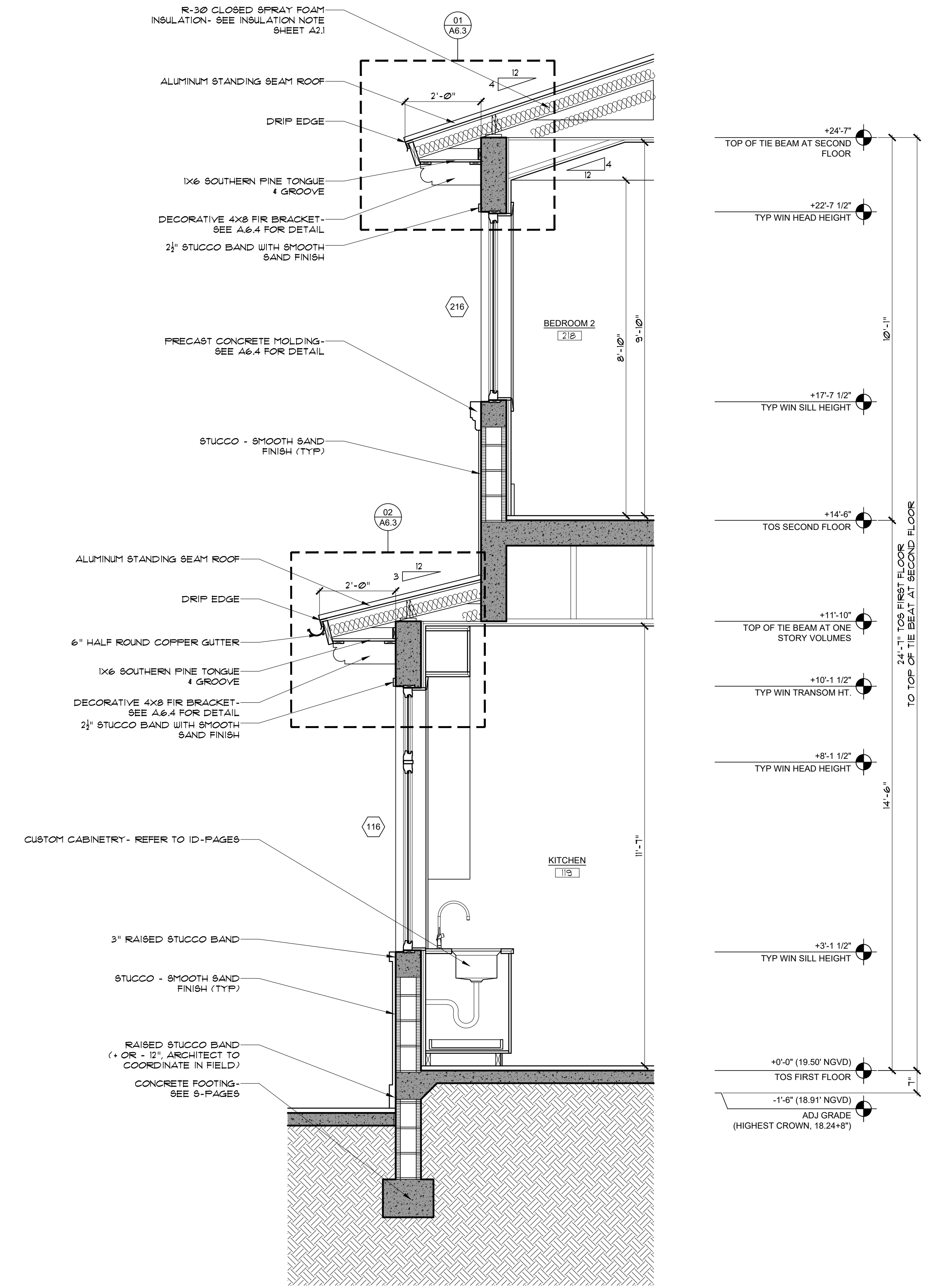
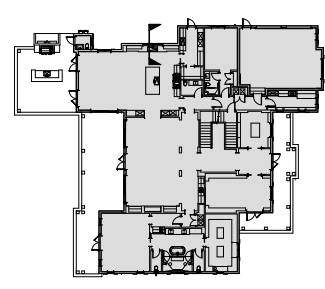
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08 WALL SECTION
SCALE: 1/2" = 1'-0"



09 WALL SECTION
SCALE: 1/2" = 1'-0"



10 WALL SECTION
SCALE: 1/2" = 1'-0"

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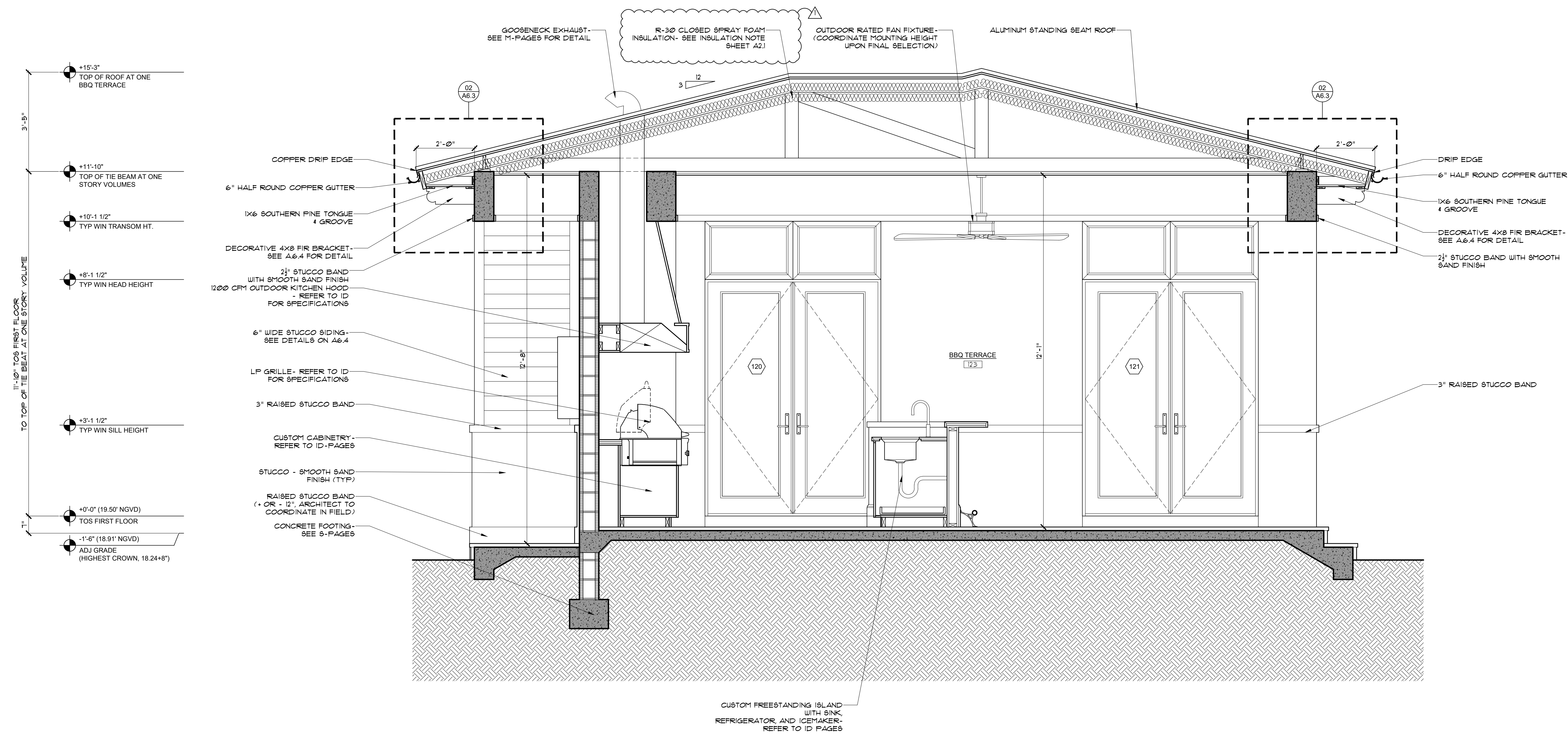
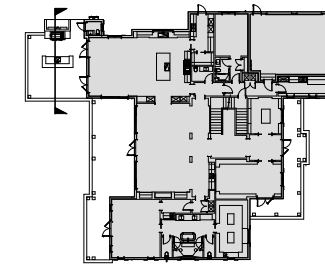
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A5.4



11 WALL SECTION
SCALE: 1/2" = 1'-0"

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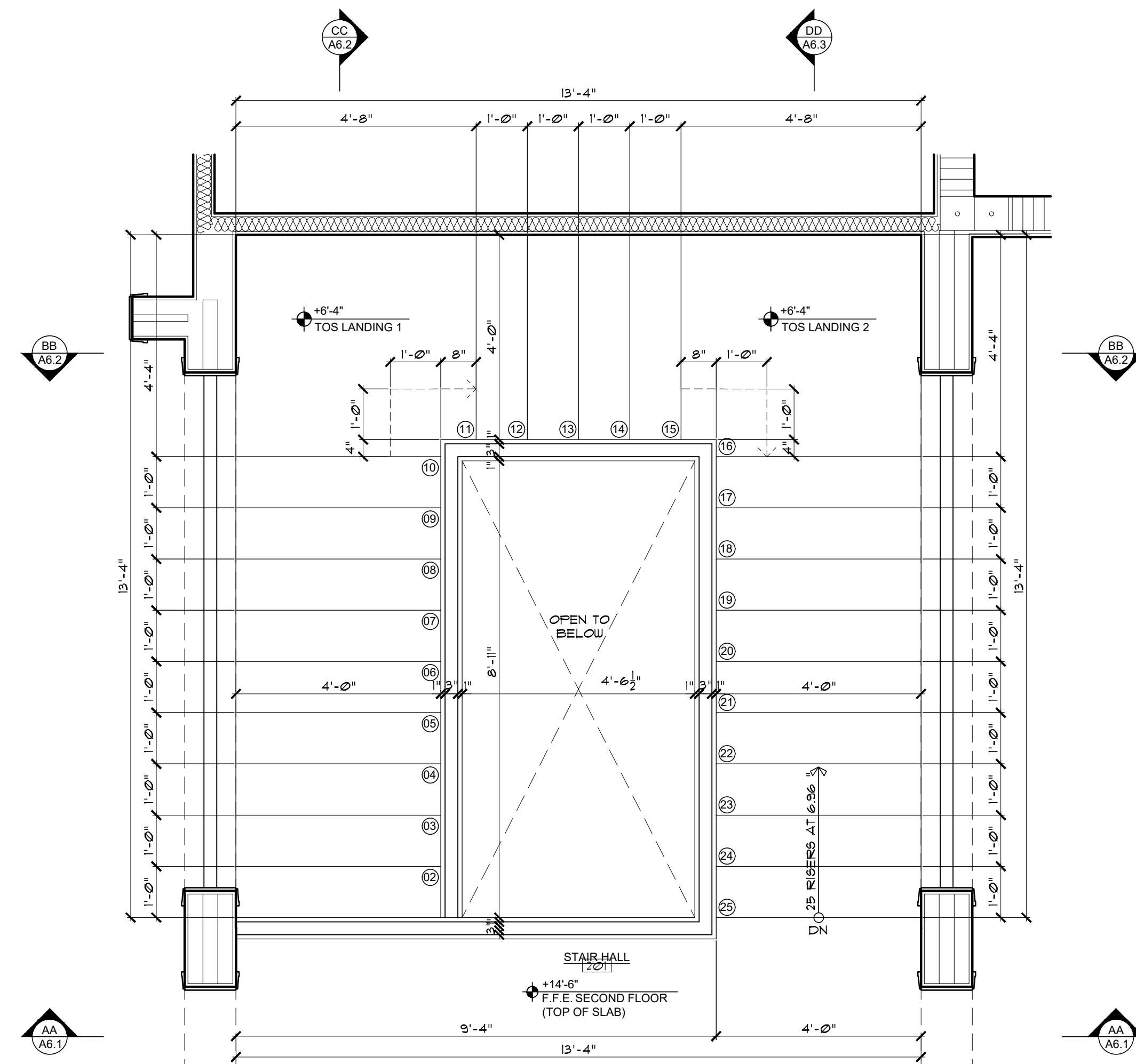
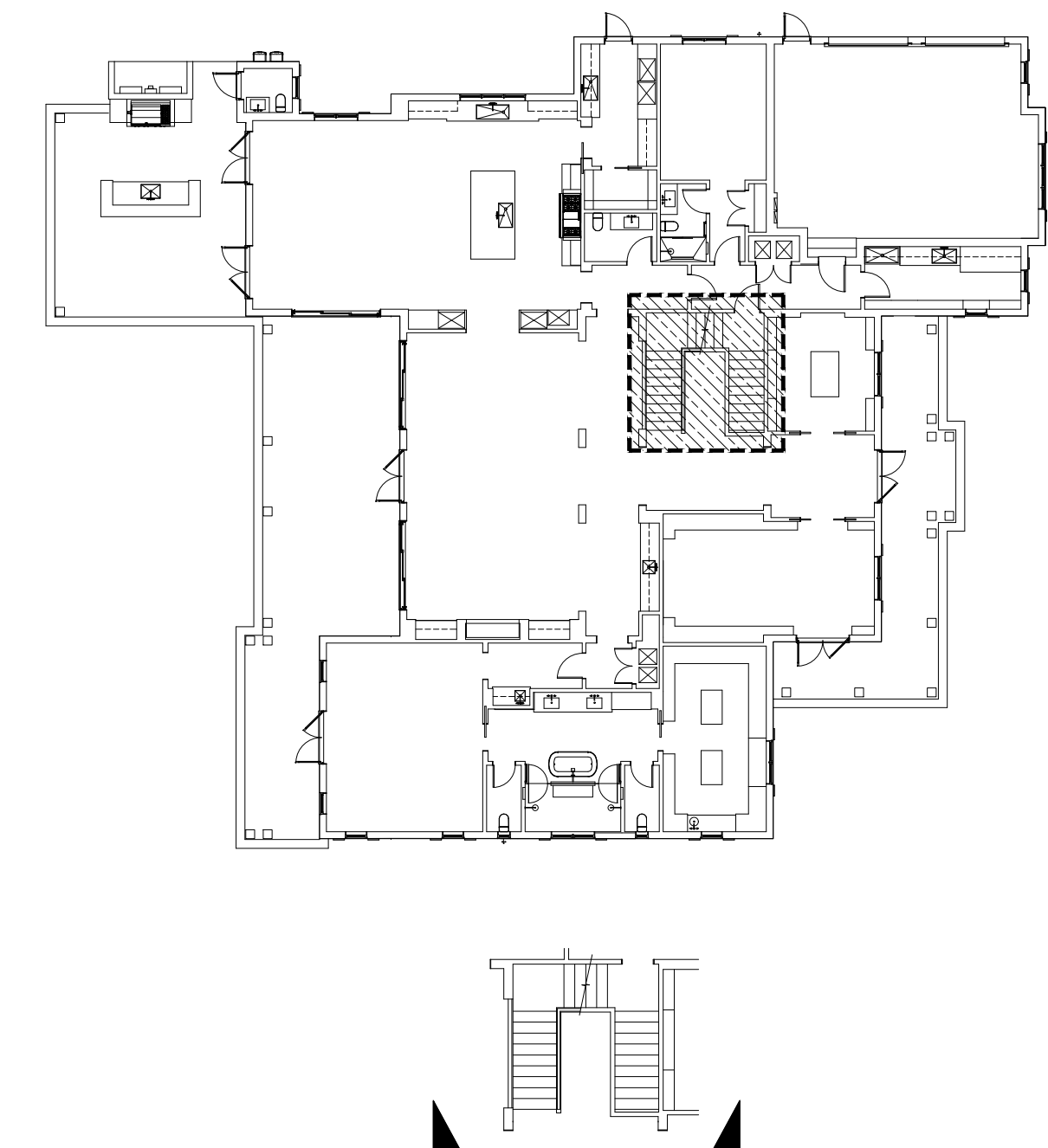
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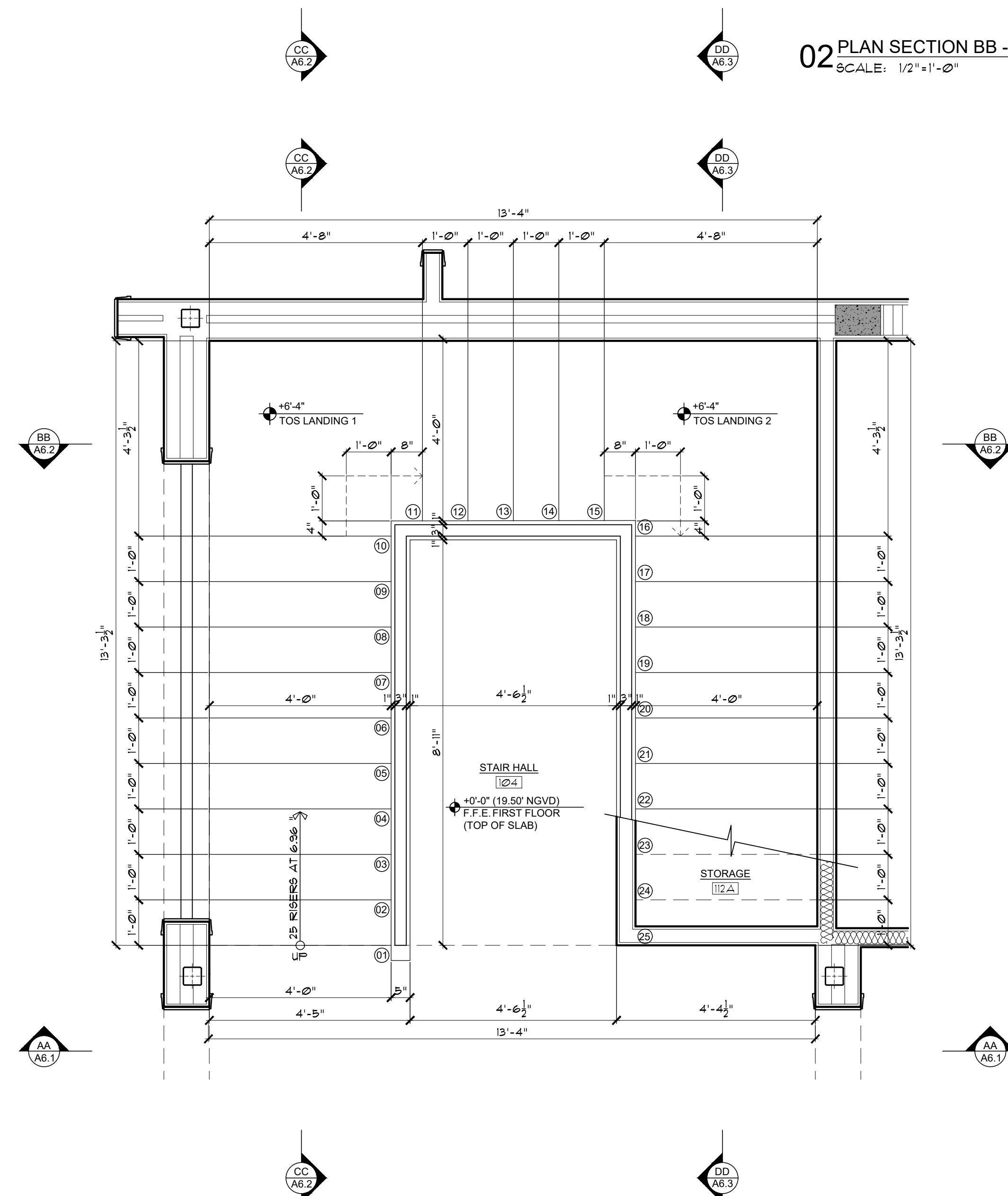
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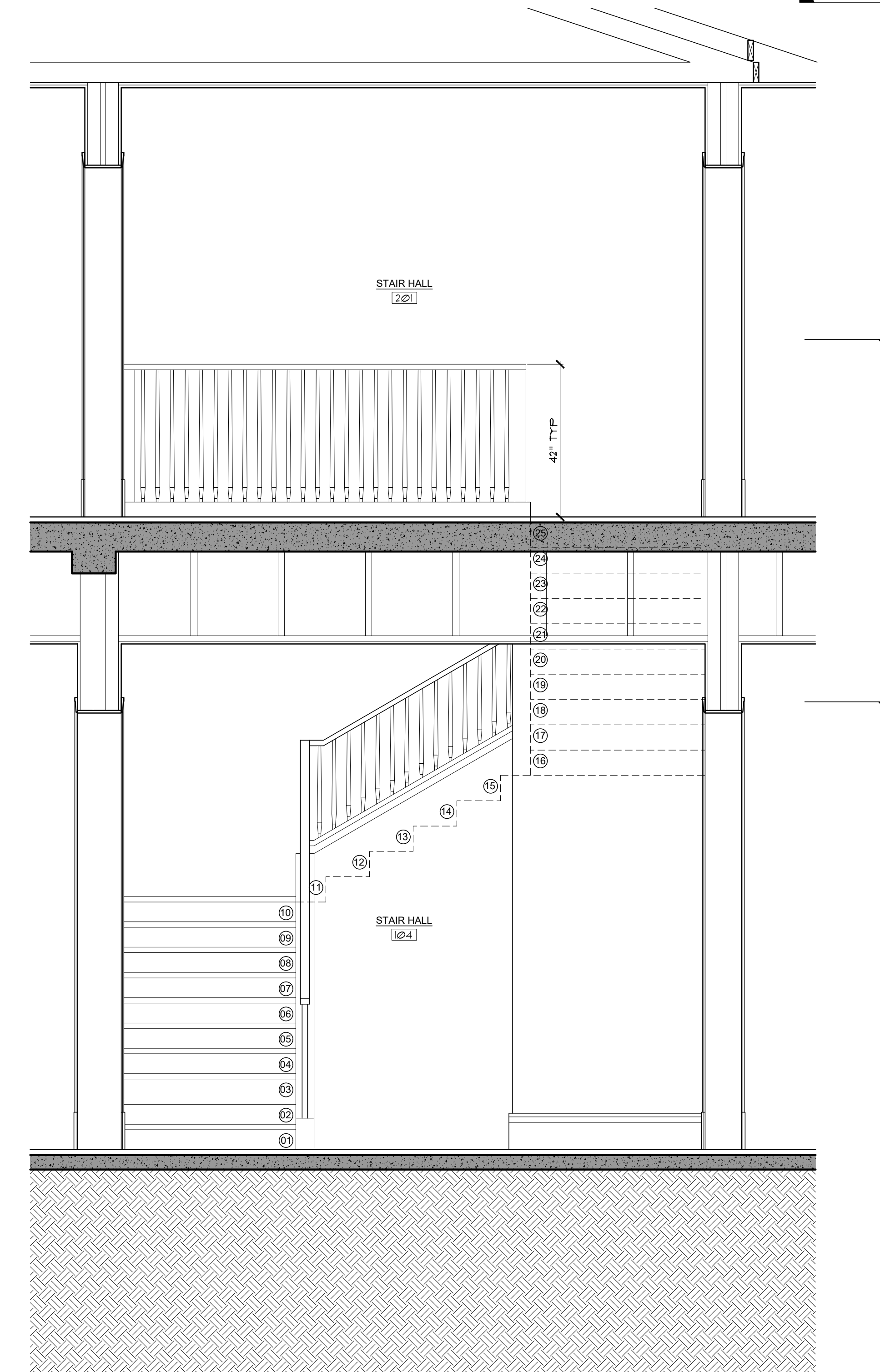
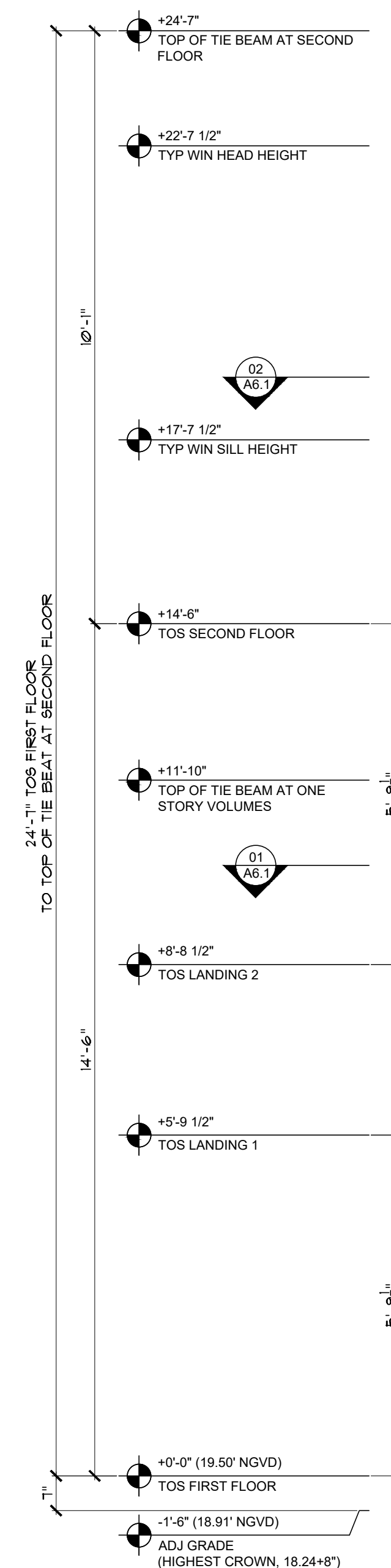
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02 PLAN SECTION BB - SECOND FLOOR
SCALE: 1/2"=1'-0"



01 PLAN SECTION AA - FIRST TO SECOND FLOOR
SCALE: 1/2"=1'-0"



AA STAIR SECTION DETAIL
SCALE: 1/2"=1'-0"

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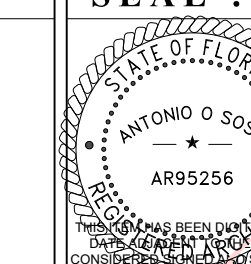
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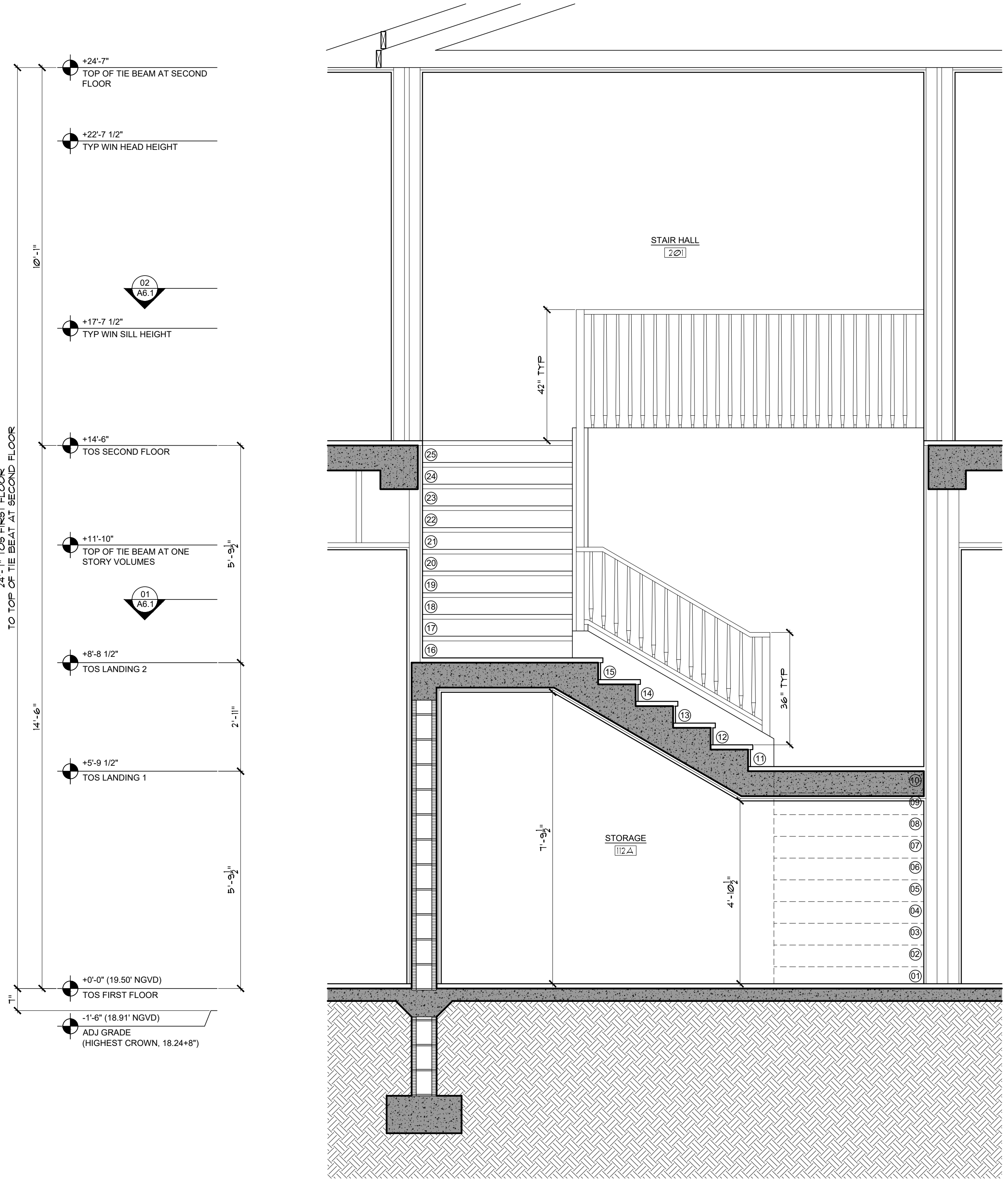
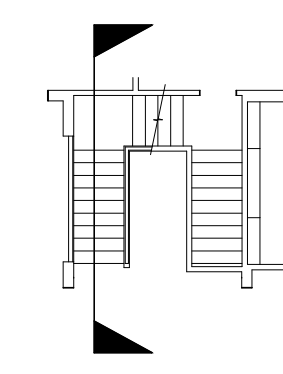
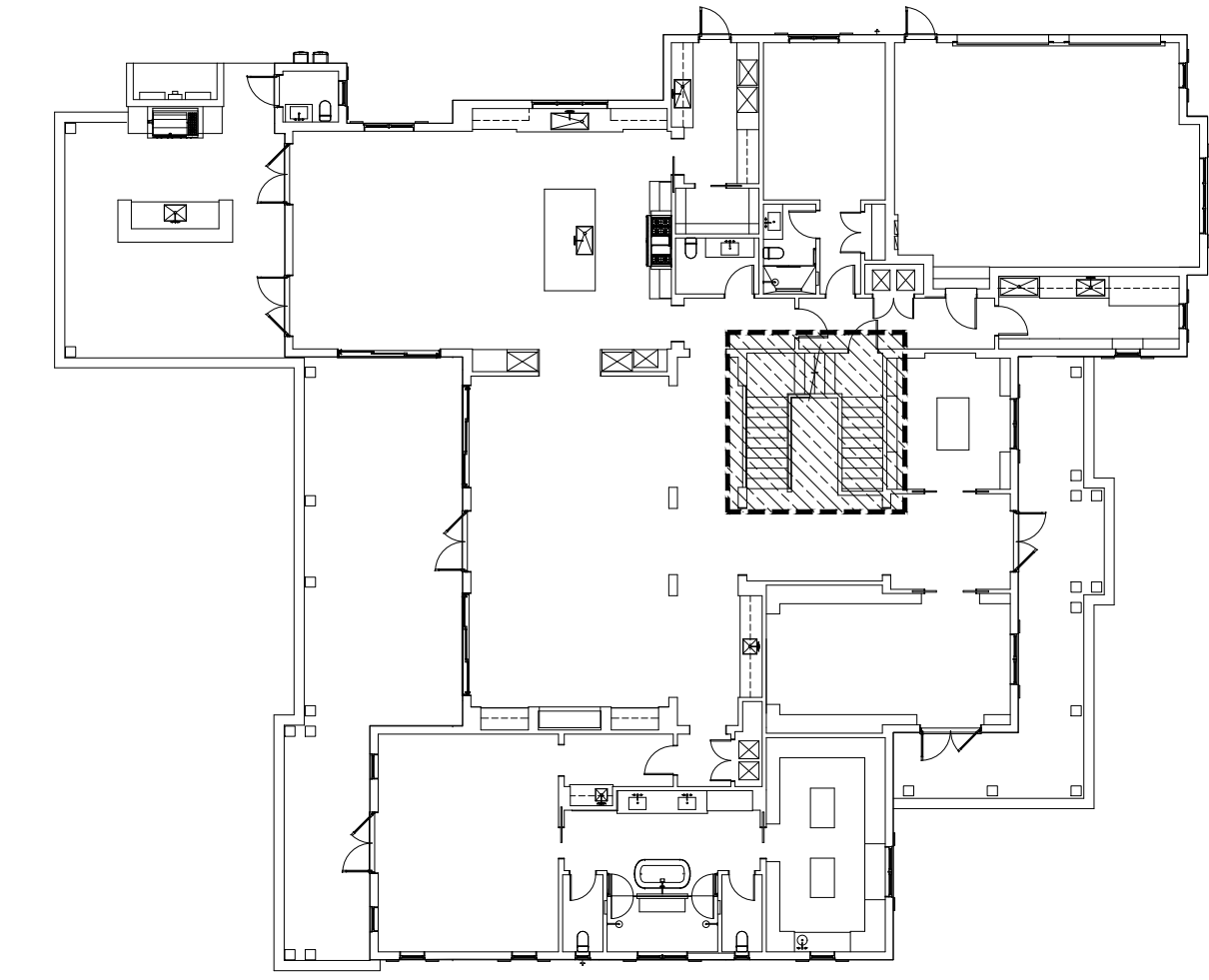
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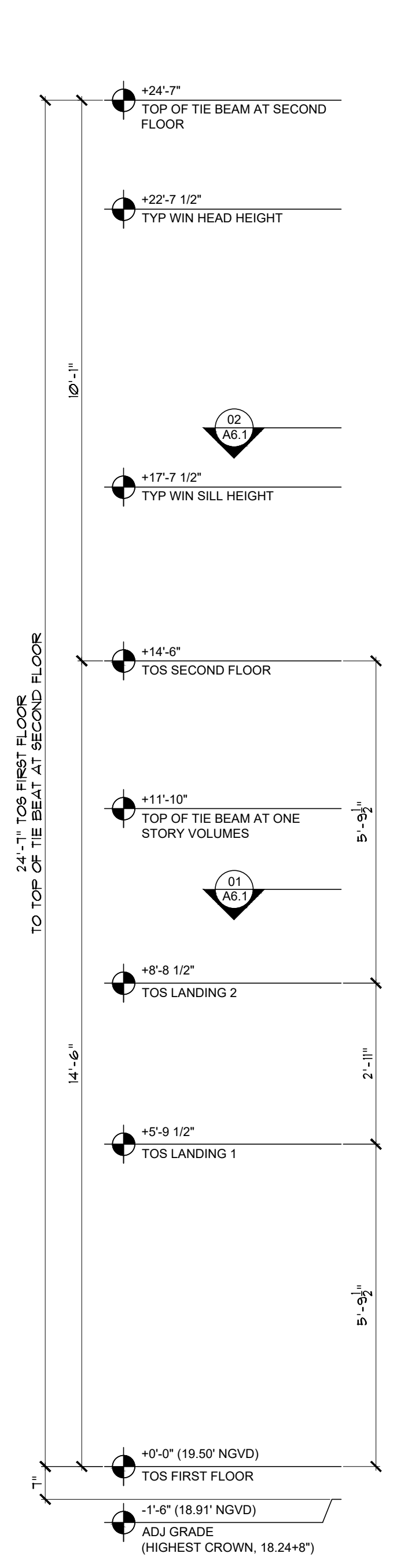
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BB STAIR SECTION DETAIL
SCALE: 1/2"=1'-0"



CC STAIR SECTION DETAIL
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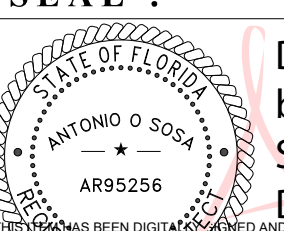
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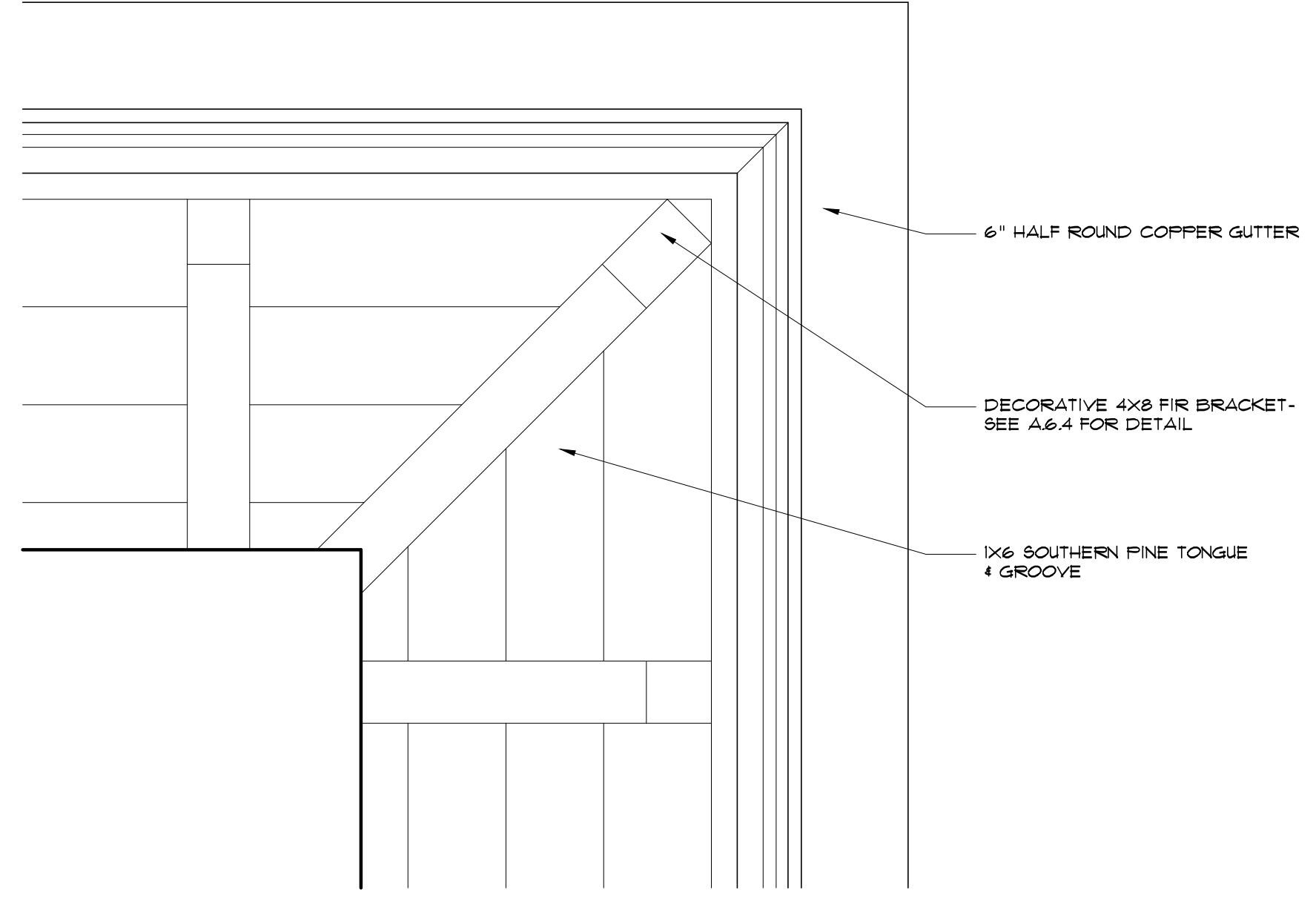
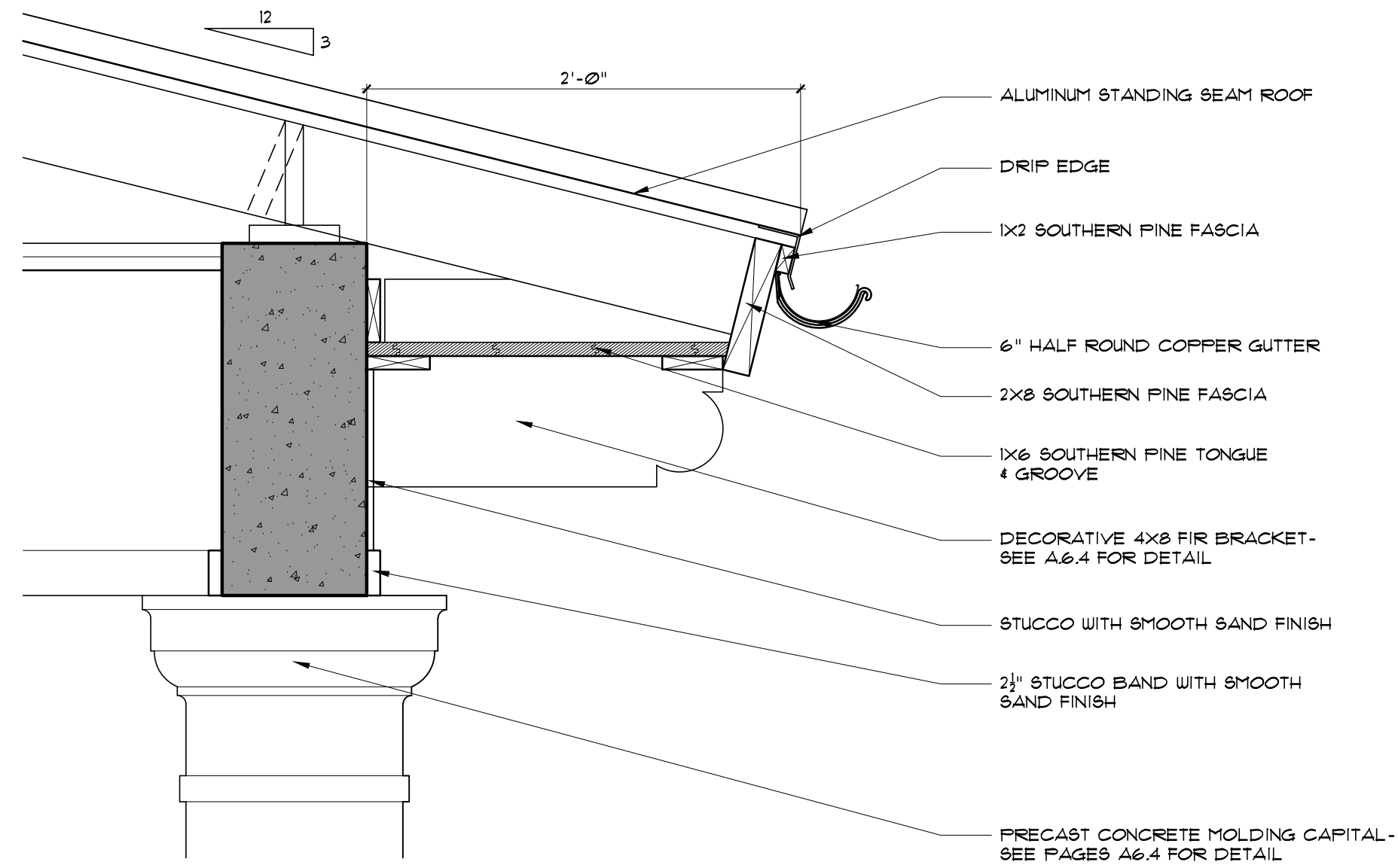
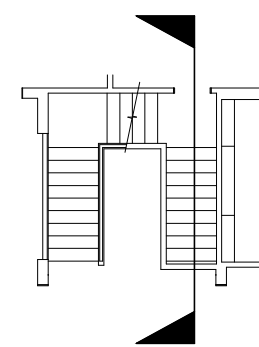
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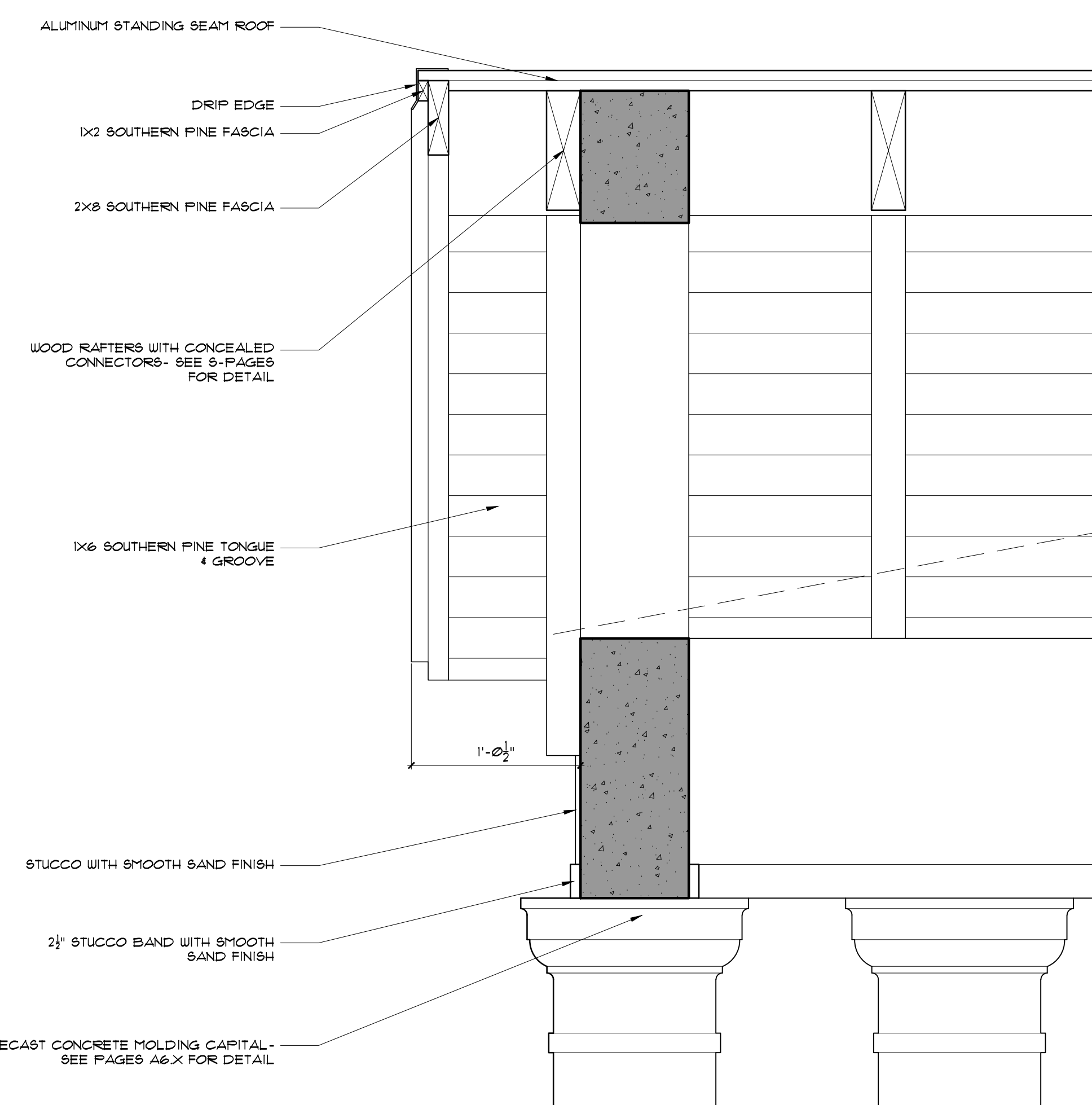
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ISSUED 04.25.25

SHEET :
A6.2

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02 TYPICAL EAVE DETAIL "B"
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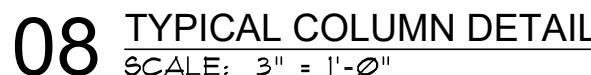
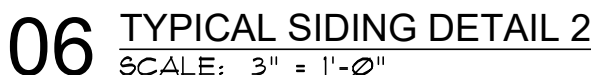
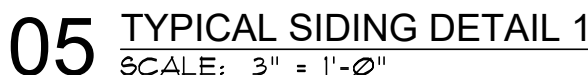


03 TYPICAL EAVE DETAIL "C"
SCALE: 1-1/2" = 1'-0"



04 GUARD RAIL / GRAB RAIL DETAIL
SCALE: 3" = 1'-0"

SHEET :
A6.3



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STATE OF FLORIDA
ANTONIO O SOSA
— ★ —
AR95256
RECORDS SECTION

Digitally signed
by Antonio O
Sosa
Date: 2025.08.30
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ISSUED	04.25.25
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EXTERIOR OPENING SCHEDULE :

TAG	ROOM #	LOCATION	TYPE	SQ.FT.	WIDTH	HEIGHT	MATL	FINISH	WINDOW	DOOR	MANUF	HINGE/ACT	ASSEMBLY	NOA / FL APPROVAL	HARDWARE	
FIRST FLOOR																
101	111	MASTER CLOSET	VII	35.00 SF	60"	84"	ALUM	WHITE	●	●	ESW	LH-RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
102	102	LIBRARY	XII	75.00 SF	72"	120"	ALUM	WHITE		●	ESW	LH-RH	FD, TR	NOA 23-0724.12		
103	102	LIBRARY	VII	35.00 SF	60"	84"	ALUM	WHITE	●	●	ESW	LH-RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
104	101	FOYER	XIII	58.33 SF	72"	120"	WOOD	STAIN		●	SIGNATURE	LH-RH	FD	FL 17222		
105	103	STUDY	VII	35.00 SF	60"	84"	ALUM	WHITE	●	●	ESW	LH-RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
106	114	LAUNDRY ROOM	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
107	114	LAUNDRY ROOM	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
108	115	GARAGE	VIII	52.50 SF	90"	84"	ALUM	WHITE	●	●	ESW	LH, FX, RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
109	115	GARAGE	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
110	115	GARAGE	XIV	81.00 SF	108"	108"	ALUM	WHITE		●	HAAS	OVERHEAD	FL 17430			
111	115	2 CAR GARAGE	XIV	81.00 SF	108"	108"	ALUM	WHITE		●	HAAS	OVERHEAD	FL 17430			
112	115	2 CAR GARAGE	XI	27.50 SF	30"	110"	ALUM	WHITE		●	ESW	RH	FD	NOA 23-0724.12		
113	119	STAIR ROOM / GYM	VII	35.00 SF	60"	84"	ALUM	WHITE	●	●	ESW	LH-RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
114	122	STORAGE / PANTRY	XI	23.75 SF	36"	96"	ALUM	WHITE		●	ESW	RH	FD	NOA 23-0724.12		
115	119	KITCHEN	VIII	52.50 SF	90"	84"	ALUM	WHITE	●	●	ESW	LH, FX, RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
116	120	FAMILY ROOM	VII	35.00 SF	60"	84"	ALUM	WHITE	●	●	ESW	LH-RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
117	124	CABANA BATH	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
118	124	CABANA BATH	XI	30.00 SF	36"	96"	ALUM	WHITE		●	ESW	LH	FD	NOA 23-0724.12		
119	120	FAMILY ROOM	XII	58.33 SF	72"	120"	ALUM	WHITE		●	ESW	LH-RH	FD, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
120	120	FAMILY ROOM	XII	58.33 SF	72"	120"	ALUM	WHITE		●	ESW	LH-RH	FD, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
121	120	FAMILY ROOM	X	101.67 SF	120"	120"	ALUM	WHITE		●	ESW	SGD	NOA 23-0918.06			
122	106	GREAT ROOM	X	101.67 SF	120"	120"	ALUM	WHITE		●	ESW	SGD	NOA 23-0918.06			
123	106	GREAT ROOM	XII	75.00 SF	72"	120"	ALUM	WHITE		●	ESW	LH-RH	FD, TR	NOA 23-0724.12		
124	106	GREAT ROOM	X	101.67 SF	120"	120"	ALUM	WHITE		●	ESW	SGD	NOA 23-0918.06			
125	109	MASTER BEDROOM	VI	17.50 SF	30"	84"	ALUM	WHITE		●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
126	109	MASTER BEDROOM	XII	75.00 SF	72"	120"	ALUM	WHITE		●	ESW	LH-RH	FD, TR	NOA 23-0724.12		
127	109	MASTER BEDROOM	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
128	109	MASTER BEDROOM	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
129	109	MASTER BEDROOM	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
130	110A	W.C.	IX	3.75 SF	18"	30"	ALUM	WHITE	●		ESW	RH	CMT	NOA 20-1116.01		
131	110B	SHOWER	VI	35.00 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
132	110B	SHOWER	VI	35.00 SF	30"	84"	ALUM	WHITE	●	●	ESW	RH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
133	110C	STEAM	VI	35.00 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
134	110D	W.C.	IX	3.75 SF	18"	30"	ALUM	WHITE	●		ESW	CMT (FIXED)	NOA 20-1116.01			
135	111	MASTER CLOSET	VI	17.50 SF	30"	84"	ALUM	WHITE	●	●	ESW	LH	FX, CMT, TR	NOA 24-1007.07, 20-1116.01, 24-0312.06		
SECOND FLOOR																
200	213	BEDROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
201	213	BEDROOM 5	I	25.00 SF	60"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
202	215	BATHROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
203	203	THEATER	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
204	203	THEATER	IV	37.50 SF	90"	60"	ALUM	WHITE		●	ESW	LH, FX, RH	CMT	NOA 24-1007.07, 20-1116.01, 24-0312.06		
205	202	LOFT	II	25.00 SF	60"	60"	ALUM	WHITE	●		ESW	LH-RH	CMT	NOA 24-1007.07, 24-0312.06		
206	202	LOFT	IV	37.50 SF	90"	60"	ALUM	WHITE		●	ESW	LH, FX, RH	CMT	NOA 24-1007.07, 20-1116.01, 24-0312.06		
207	202	LOFT	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
208	222	BATHROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
209	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
210	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
211	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
212	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
213	223	CLOSET 3	IX	3.75 SF	18"	30"	ALUM	WHITE	●		ESW	CMT (FIXED)	NOA 20-1116.01			
214	219	CLOSET 2	IX	3.75 SF	18"	30"	ALUM	WHITE	●		ESW	CMT (FIXED)	NOA 20-1116.01			
215	218	BEDROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
216	218	BEDROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
217	218	BEDROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
218	218	BEDROOM 2	II	25.00 SF	60"	60"	ALUM	WHITE	●		ESW	LH-RH	CMT	NOA 24-1007.07, 24-0312.06		
219	220	BATHROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
220	106	GREAT ROOM	V	37.50 SF	90"	60"	ALUM	WHITE		●	ESW	CMT (FIXED)	NOA 20-1116.01, 24-0312.06			
221	106	GREAT ROOM	III	25.00 SF	60"	60"	ALUM	WHITE	●		ESW	CMT (FIXED)	NOA 20-1116.01, 24-0312.06			
222	106	GREAT ROOM	V	37.50 SF	90"	60"	ALUM	WHITE		●	ESW	CMT (FIXED)	NOA 20-1116.01, 24-0312.06			
223	212	BATHROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
224	210	BEDROOM 4	II	37.50 SF	60"	60"	ALUM	WHITE	●		ESW	LH-RH	CMT	NOA 24-1007.07, 24-0312.06		
225	220	BEDROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
226	210	BEDROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
227	210	BEDROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		
228	211	CLOSET 4	IX	3.75 SF	18"	30"	ALUM	WHITE	●		ESW	CMT (FIXED)	NOA 20-1116.01			
229	214	CLOSET 5	IX	3.75 SF	18"	30"	ALUM	WHITE	●		ESW	CMT (FIXED)	NOA 20-1116.01			
230	213	BEDROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	LH	CMT	NOA 24-1007.07		
231	213	BEDROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●		ESW	RH	CMT	NOA 24-1007.07		

EXTERIOR OPENING NOTES:

SH SINGLE HUNG
HR HORIZONTAL ROLLER
CMT CASEMENT
FX FIXED
TR FIXED TRANSOM

FD FRENCH DOOR
SL SLIDE LITE
SGD SLIDING GLASS DOOR
MB MULL BAR

HARDWARE NOTES:

PP PUSH PLATE
PS PASSAGE
KL KEYS LOCK
DB DEAD BOLT
DM DUMMY (P) = FULL DUMMY
CP CUP PLATE

PL PULL PLATE
KP KICK PLATE
CL CLOSER
RL ROLLER LATCH

ALL WINDOWS AND EXTERIOR DOORS ARE NEW. REFER TO ELEVATIONS FOR WIND PRESSURES OF ALL OPENINGS AND HANDING OF CASEMENTS AND EXTERIOR DOORS. *WINDOWS SHALL HAVE A U VALUE = 0.84 AND SHGC = 0.50

EGRESS NOTE:
FBC SECTION 1005 - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A SILL HEIGHT NOT TO EXCEED 44" AFF. MIN. NET CLEAR OPENING HEIGHT 24" WIDTH 20" MIN. NET CLEAR OPENING AREA: 5.7 SF. GROUND FLOOR: 5.0 SF

GLASS NOTE:
FBC R308.4.2/R308.3.1 EXTERIOR GLASS DOORS SHALL BE CATEGORY II SAFETY GLAZING
FBC R308.4.2 GLAZING ADJACENT TO DOORS (WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR) SHALL BE CATEGORY II SAFETY GLAZING
FBC R308.4.6 GLAZING ADJACENT TO STAIRS SHALL BE CATEGORY I GLAZING



SHEET :

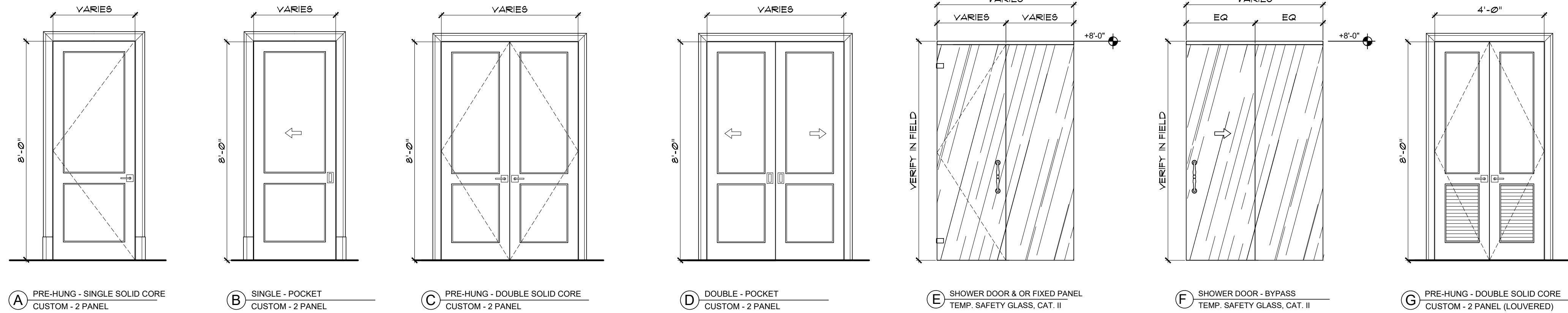
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INTERIOR DOOR SCHEDULE :

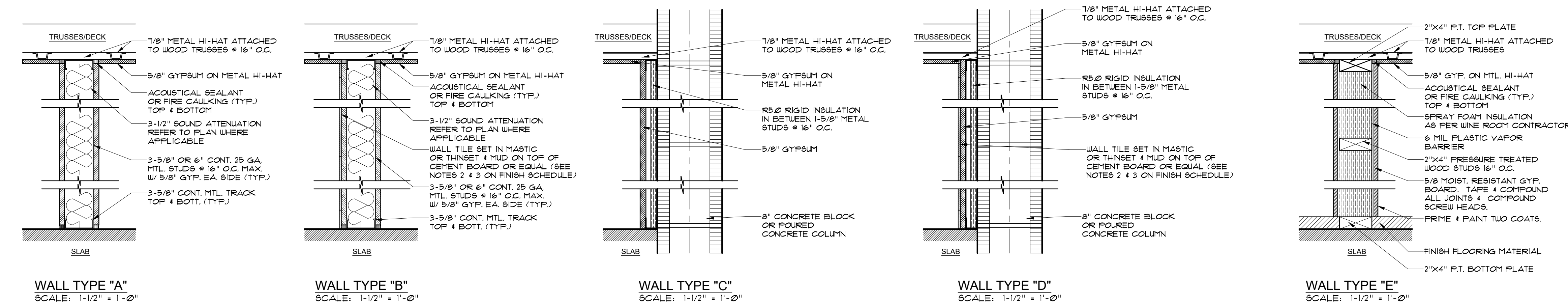
TAG	ROOM #	LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	MATL	JAMB	FINISH	SINGLE	DOUBLE	BACK	SWING	REMARKS	HARDWARE
		FIRST FLOOR													
(01)	103	STUDY	D	5'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH-RH		PS, FB
(02)	102	LIBRARY	D	5'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH-RH		PS, FB
(03)	107	VESTIBULE (AHU - 3 & 4)	C	4'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH-RH		DM, RL
(04)	108	MASTER CORRIDOR	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(05)	110	MASTER BATH	B	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	--		PR
(06)	110A	W.C.	A	2'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PR
(07)	110B	SHOWER	E	2'-2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	PS
(08)	110C	SHOWER	E	2'-2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	PS
(09)	110D	W.C.	A	2'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(10)	111	MASTER CLOSET	B	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	--		PS
(11)	118	POWDER ROOM	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PR
(12)	113	CORRIDOR	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(13)	112A	STORAGE	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(14)	116	STAFF ROOM / GYM	C	5'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH-RH		DM, RL
(15)	117	STAFF BATH	F	5'-2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(16)	117	STAFF BATH	F	5'-2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(17)	115	CORRIDOR (AHU - 4 & 5)	A	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH	SEE GARAGE DOOR NOTE BELOW	KL
(18)	115	GARAGE	A	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH	SEE GARAGE DOOR NOTE BELOW	KL
(19)	115	LAUNDRY ROOM	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(20)	115	STORAGE / PANTRY	B	3'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	--		PS
(21)	115	STORAGE / PANTRY	B	3'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	--		PS
(22)	204	BATHROOM 6	A	2'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(23)	203	BEDROOM 6	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(24)	207	CORRIDOR (LINEN)	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(25)	213	BEDROOM 5	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(26)	215	BATHROOM 5	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PR
(27)	215	BATHROOM 5	F	5'-4 1/2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(28)	215	BATHROOM 5	F	5'-4 1/2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(29)	215	BATHROOM 5	F	5'-4 1/2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(30)	215	BATHROOM 5	F	5'-4 1/2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(31)	206	CLOSET 6	A	2'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(32)	208	LAUNDRY	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(33)	209	VESTIBULE	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PR
(34)	212	BATHROOM 4	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(35)	212	BATHROOM 4	F	6'-0"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(36)	211	CLOSET 4	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(37)	216	CORRIDOR (AHU - 5)	A	2'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(38)	216	CORRIDOR (LINEN)	A	2'-4"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PS
(39)	217	VESTIBULE	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(40)	220	BATHROOM 2	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PR
(41)	220	BATHROOM 2	F	6'-0"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(42)	219	CLOSET 2	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PS
(43)	221	BEDROOM 3	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(44)	222	BATHROOM 3	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH		PR
(45)	222	BATHROOM 3	F	5'-4 1/2"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(46)	223	CLOSET 5	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	RH		PS
(47)	204	BATHROOM 6	F	6'-0"	VIF	--	GLASS	--	--	●	●	●	--	SEE GLASS NOTES BELOW	SH
(48)	116	STAFF ROOM / GYM	G	4'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●	●	●	LH-RH	LOUVERED	DM, RL

HARDWARE NOTES:
 PR PRIVACY
 PS PASSAGE
 KL KEYED LOCK
 DB DEAD BOLT
 DM DUMMY (F) = FULL DUMMY
 SH SHOWER PULL
 PP PUSH PLATE
 PL PULL PLATE
 KP KICK PLATE
 CL CLOSER
 RL ROLLER LATCH
 CP CUP PULL
 FB FLUSH BOLT
 * HARDWARE MANUFACTURER TO BALDWIN OR EQUAL

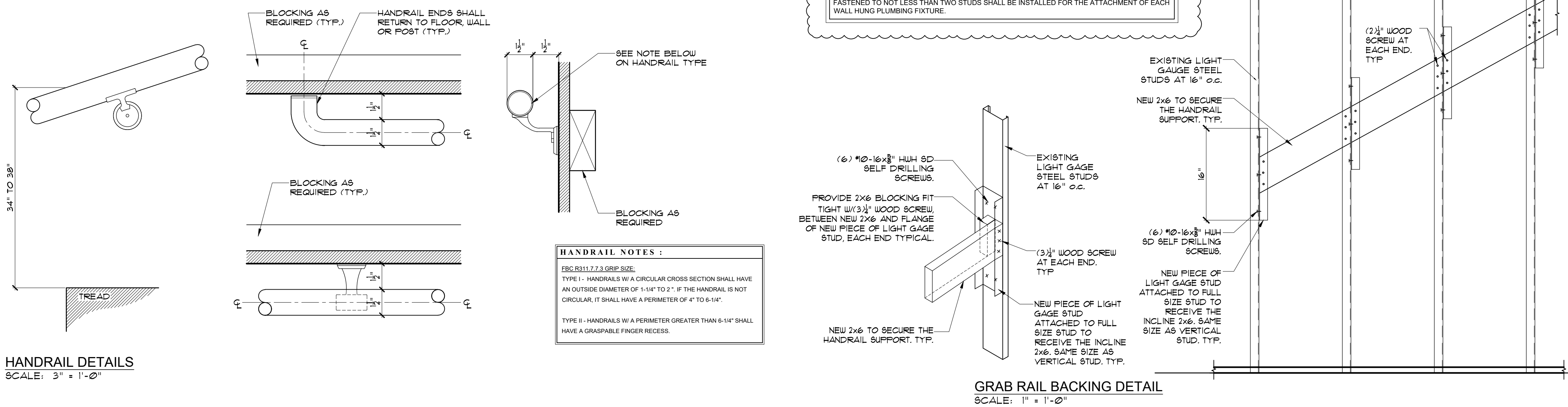
GLASS:
 FBC R410.2.3.1.3.2 - DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II SAFETY GLAZING.
 FBC R410.2.6.1 & R308.4.5 - GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER, & WITHIN 60" HORIZONTALLY FROM TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II.
 SHOWER ACCESS MINIMUM CLEAR WIDTH OF 22" FBC R2708.1.1
GARAGE:
 **MUST BE SOLID WOOD OR HONEY COMB CORE STEEL DOOR, MIN. OF 1-3/8" THICK, OR 20 MIN FIRE-RATED AND SELF-CLOSING.
 NFPA 101:
 24.2.4.4 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 24.2.4.5 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.



INTERIOR DOOR TYPES
 SCALE: 3/8" = 1'-0"

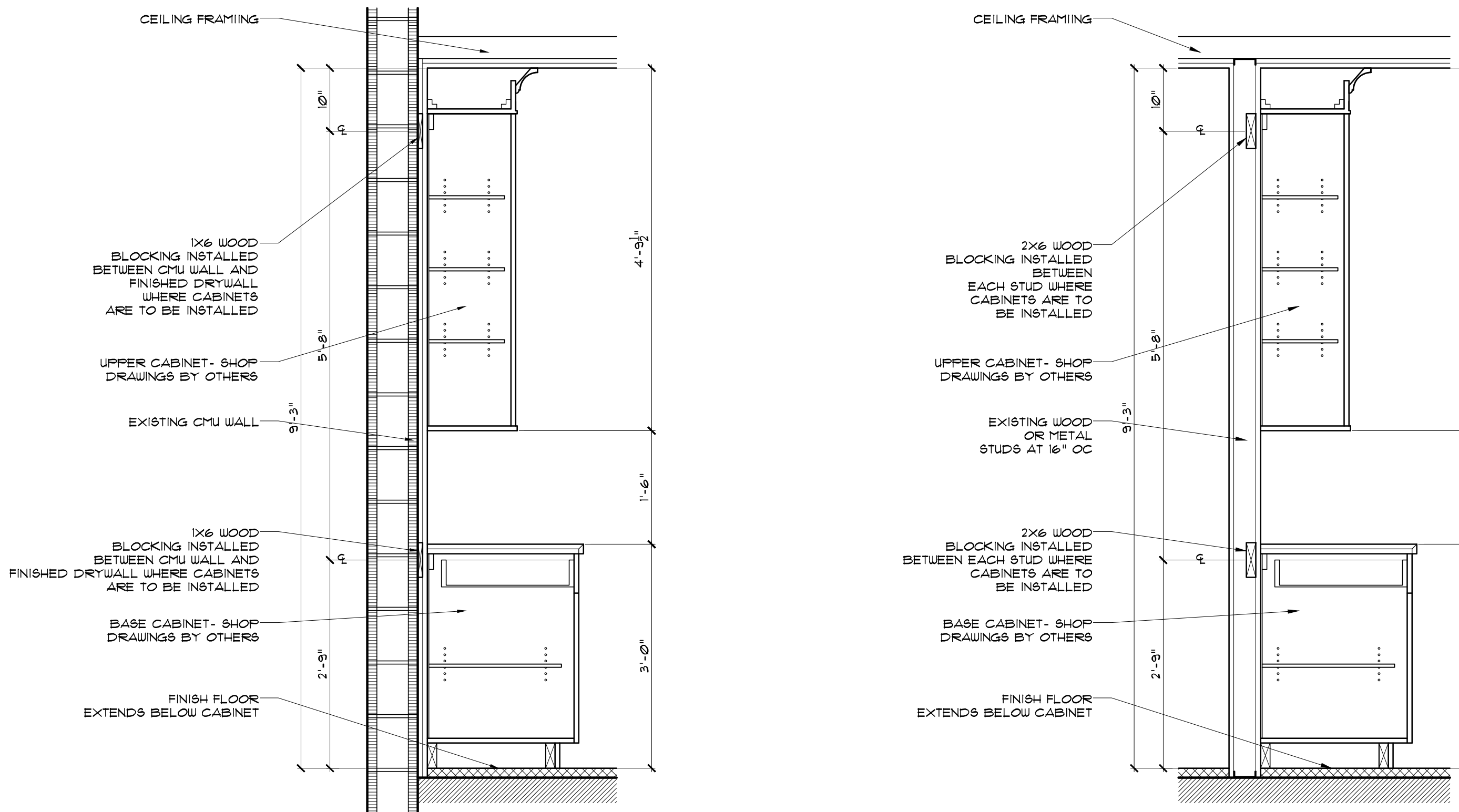


PARTITION NOTE:
 FBC R411.4.5.1.1.2.3 - STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 864 INCH4360 MM. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT. A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.



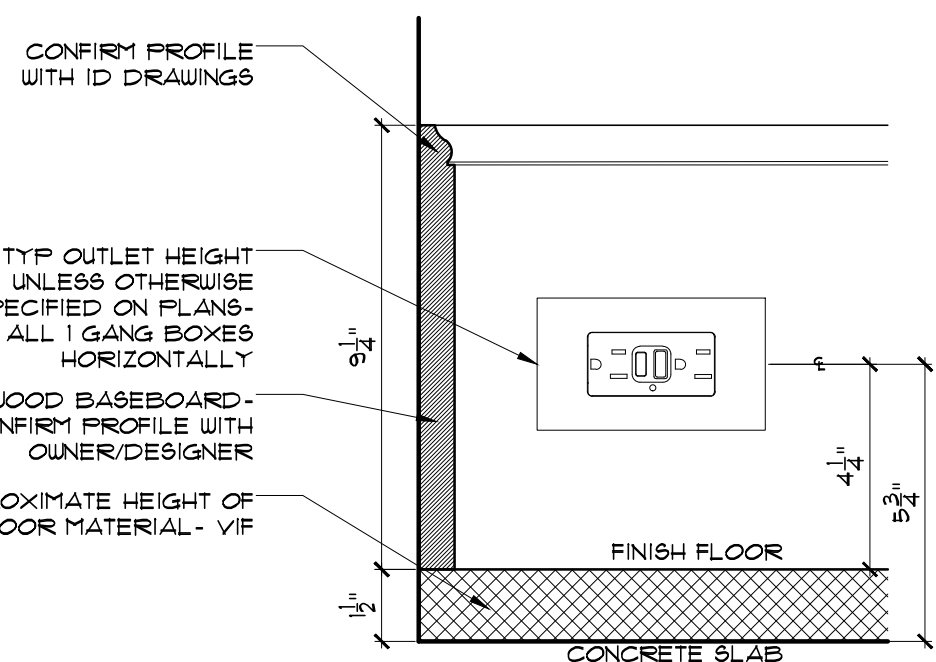
HANDRAIL DETAILS
 SCALE: 3/4" = 1'-0"

GRAB RAIL BACKING DETAIL
 SCALE: 1" = 1'-0"

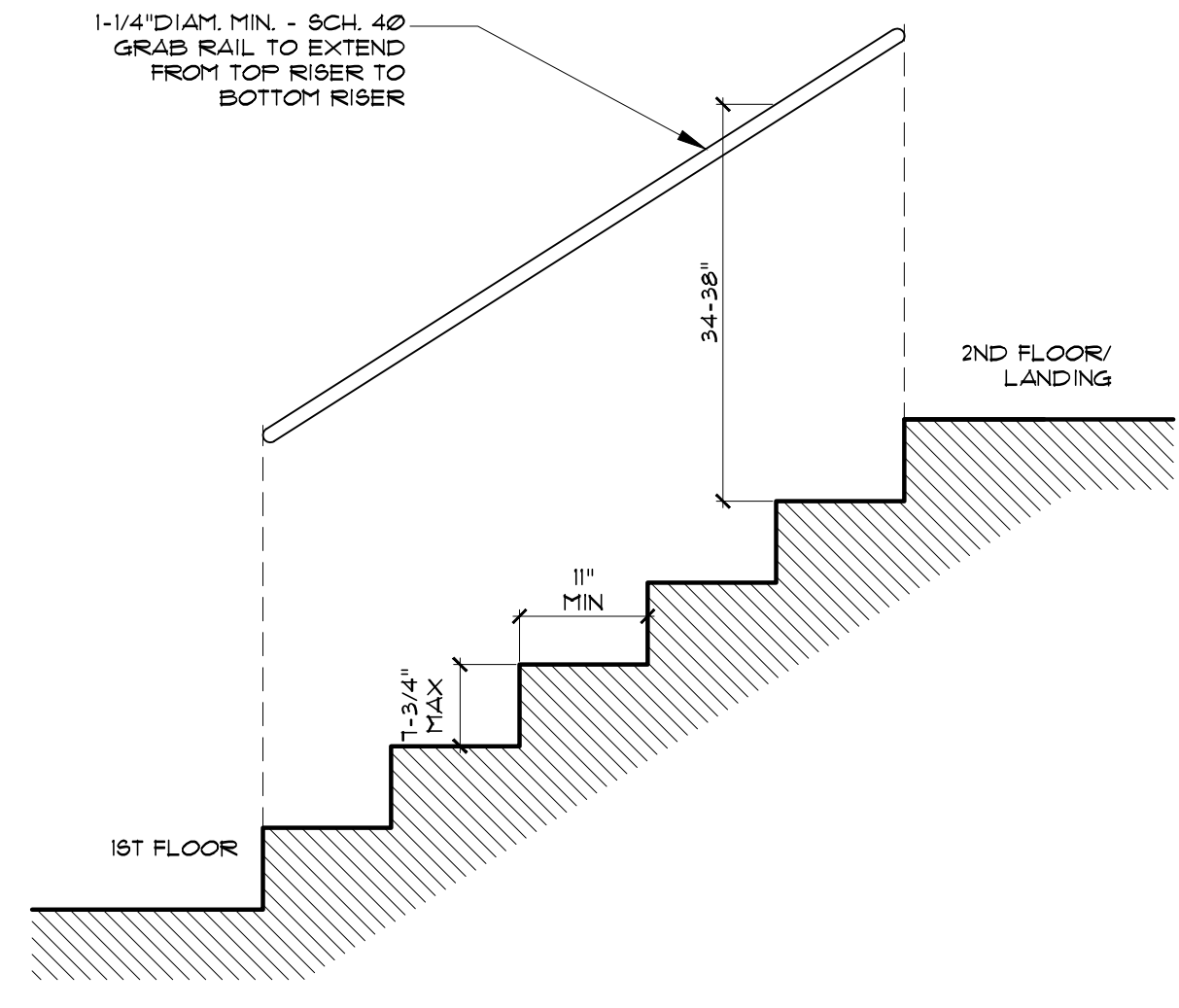


TYPICAL CABINET MOUNTING DETAIL
 ON CMU WALL
 SCALE: 3/4" = 1'-0"

TYPICAL CABINET MOUNTING DETAIL
 ON INTERIOR PARTITION
 SCALE: 3/4" = 1'-0"



TYPICAL BASEBOARD RECEPTACLE DETAIL
 SCALE: 3/4" = 1'-0"



TYPICAL GRAB RAIL DETAIL
 SCALE: 3/4" = 1'-0"

STAIRS, RAILING, AND GUARD RAIL NOTES:
 1. ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH ALKALI-RESISTANT COATING, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE METHACRYLATE LACER - FBC 2003.8.4.
 2. MATERIAL: USE (6061) ALUMINUM.
 3. FABRICATOR IS TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
 4. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
 5. GC TO FIELD VERIFY ALL SITE CONDITIONS, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL AND PERMIT AS REQUIRED.
 6. PER FBC R311.7.1.3 R311.7.5 MINIMUM WIDTH OF STAIR AND MINIMUM DEPTH OF LANDING 36"
 7. PER FBC R312.1.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER