GENERAL NOTES :

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* THE SHELL BUILDING IS ORIGINALLY PERMITTED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, DADE COUNTY EDITION. LIFE SAFETY CODE IS THE NATIONAL FIRE PROTECTION ASSOCIATION, INC., NFPA 101, 2024 EDITION.

ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL ADDITION, 2023 AND NFPA 2024.

1. THESE PLANS REPRESENT IMPROVEMENTS TO AN EXISTING BUILDING. THE DEMO PLANS ARE BASED UPON EXISTING DRAWINGS AND FIELD SURVEYS TO PROVIDE AN OVER ALL PLAN OF THE STRUCTURE. ALL CRITERIA DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN-FIELD BY THE CONTRACTOR. CONTRACTOR TO VERIFY ALL DIMENSIONS, STUB-UPS, AND OTHER INFORMATION CONTAINED HEREIN BEFORE BEGINNING ANY WORK. CONTACT LANDLORD/ARCHITECT IF ANY DISCREPANCIES OCCUR.

2. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF THE WORK.

3. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING. ANY INFORMATION ON THESE DRAWINGS APPEARING TO BE UNCLEAR OR AMBIGUOUS SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION.

4. WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES IN THE BUILDING AND ZONING CODE FOR THE MUNICIPALITY HAVING JURISDICTION AND THE FLORIDA BUILDING CODE.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO PREPARING THE BID, TO VERIFY EXISTING SITE CONDITIONS DURING THE BID PHASE AND UPON COMPLETION OF THE DEMOLITION WORK. PRIOR TO THE START OF ANY WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY UNCOVERED CONDITIONS EFFECTING DEMOLITION. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IF HE/SHE DOES NOT NOTIFY THE CONSTRUCTION MANAGER IN A TIMELY MANNER. SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO THE CONSTRUCTION MANAGER WITHIN 10 DAYS OF CONTRACT AWARD. APPROVAL MUST BE IN WRITING.

6. ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION. ANY MODIFICATIONS TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE ARCHITECT. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE OF THE WORK. WHEN COMPLETED, THE PROJECT MUST MEET LOCAL CODES FOR VACANT SPACE. LIGHTING AND LIFE SAFETY SYSTEMS MUST BE IN PLACE AND OPERABLE.

7. THE CONTRACTOR SHALL PROVIDE SITE AND BUILDING ACCESS TO THE ARCHITECT, CITY FIELD INSPECTORS, AND ANY OTHER PERSON REQUIRED OR ENTRUSTED WITH INSPECTIONS OF THE PROJECT. A LADDER SHALL BE AVAILABLE AT ALL TIMES ON THE JOB SITE.

8. NO PENETRATIONS SHALL BE MADE THROUGH THE FLOOR OR CEILING WITHOUT BUILDING OWNER'S ENGINEER'S APPROVAL. ANY PENETRATIONS THAT ARE APPROVED SHALL BE FIRE CAULKED USING UL STANDARDS TO MAINTAIN THE 1-HR FIRE-RATING AT ALL DEMISING WALLS AND 2-HR FIRE-RATING AT FLOORS & CEILINGS OF THE SPACE.
   a. ANY WORK INVOLVING THE CUTTING, PENETRATION THROUGH, NEW ROOF PENETRATIONS, TRENCHING OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING SHELL, OR THE INTERRUPTION OF OWNER/BASE UTILITY SYSTEMS, ETC. SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK. IF SO STIPULATED IN THE OWNER'S CONSTRUCTION CRITERIA, PERMISSION SHALL BE SECURED IN WRITING. IF REQUIRED, THE OWNER'S DESIGNATED SUBCONTRACTOR SHALL BE CONTRACTED TO PERFORM THE WORK.
   b. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BE FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE OWNER'S CONSTRUCTION CRITERIA, TO SECURE PERMISSION AS REQUIRED BY THE OWNER, AND TO ONLY OPERATE DURING HOURS DESIGNATED BY THE PROPERTY MANAGER.

DRAWINGS, NOTES & DIMENSIONS

1. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
   a. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THIS SPECIFIC BUILDING AREA INDICATED BY JOB NAME AND NUMBER AND LOCATION. THE DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.
   b. DO NOT SCALE DRAWINGS. PROMPTLY CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OF ANY ERROR, OMISSION, OR DISCREPANCY.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSION.
3. ALL "HOLD" DIMENSIONS SHALL BE MONITORED TO ASSURE CORRECTNESS FOR COORDINATION WITH FURNISHINGS.
4. ANY DIMENSION REVISIONS/MODIFICATIONS ARE TO BE BROUGHT TO ATTENTION OF PROJECT MANAGER FOR REVIEW/APPROVAL.
5. ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO START OF CONSTRUCTION, HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB, WHICH COULD AFFECT FABRICATION/INSTALLATION WORK OF OTHER TRADES OR VENDORS(E.G., CABINET CONTRACTORS), SHALL BE BROUGHT TO ATTENTION OF ARCHITECT AND PROJECT MANAGER OF TENANT.
   c. VARIATIONS IN FLOOR LEVEL IN EXCESS OF ½" FOR EVERY 10'-0" IN EVERY DIRECTION WILL REQUIRE LEVELING OF SLAB BY GC, LEVELING OF SLAB TO BE DONE AS REQUIRED READY TO RECEIVE TENANT FLOOR FINISHES. GC TO VERIFY SLAB CONDITIONS PRIOR TO BID SUBMISSION.

SITE CONDITIONS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION OF UTILITY TRENCHES, BOTH INTERIOR AND EXTERIOR. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS AND CERTIFICATES OF OCCUPANCY.
2. MAINTAIN ACCESS TO EXISTING SIDEWALK AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS, OTHER OCCUPIED SPACES OR FACILITIES.
3. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS AND OTHER ADJACENT OCCUPIED FACILITIES. CONTRACTOR TO COMPLY WITH ALL CODES AND OBTAINED PERMITS REQUIRED FOR TEMPORARY BARRIERS, ETC.
4. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES AND COVERED PASSAGEWAYS, WHERE REQUIRED.
5. PROTECT EXISTING SITE IMPROVEMENTS AND LANDSCAPING THAT ARE TO REMAIN.
6. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO FACILITIES THAT ARE TO REMAIN. WHEN REQUIRED, G.C. TO PROVIDE AN 8'-0" HIGH BARRICADE AT FRONT PROPERTY LINE, IF NEEDED OR REQUIRED BY CODE. G.C. TO OBTAIN BUILDING PERMIT FOR BARRICADE AND PAY ALL RELATED FEES. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DELIVERIES AND WORK STAGING TO MINIMIZE THE OBSTRUCTION OF THE PUBLIC SIDEWALK. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF THE BUILDING. ALL EXIT PATHWAYS TO REMAIN PASSABLE AT ALL TIMES.
7. PROTECT WALLS, CEILINGS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING DEMOLITION.
8. TEMPORARY PARTITIONS: ERECT AND MAINTAIN FLOOR TO CEILING DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE OCCUPIED AREAS FROM FUMES AND NOISE.

CONTRACTOR'S RESPONSIBILITIES

1. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. CONCEALED CONDITIONS SHALL BE ADDRESSED WITH DUE CAUTION SUCH THAT UTILITIES AND SYSTEMS ARE PROTECTED.
2. CONTRACTOR SHALL PREPARE ALL EXISTING SURFACES AS NECESSARY TO RECEIVE ALL NEW WORK AS PER THESE SHEETS AND SHALL ALSO EXAMINE ALL SITE CONDITIONS AND VERIFY ALL DIMENSIONS BASED ON EXISTING CONDITIONS. THE GC SHALL CONTACT THE ARCHITECT FOR CLARIFICATIONS OR INTERPRETATIONS AS NECESSARY TO COMPLETE THE JOB.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO THESE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTOR, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY.
4. GC SHALL SCHEDULE FOR AND INCLUDE COSTS/FEES NECESSARY FOR USE OF BUILDING ELEVATOR OR ANY SPECIAL CARTAGE, RIGGING, HOISTING, DELIVERIES, TRANSPORTATION, ETC., CONNECTED WITH CONTRACT WORK.
   a. GC SHALL COORDINATE CLOSELY WITH VARIOUS TENANT VENDORS OR CONTRACTORS, REGARDING INFORMATION IN NOTE ABOVE.
5. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A SUBCONTRACTOR LIST WITHIN 10 DAYS OF THE CONTRACT AWARD.
6. CONTRACTOR SHALL INCLUDE ALL PERMITS, LABOR, MATERIALS, & EQUIPMENT TO PROVIDE FIRST CLASS AND COMPLETE INSTALLATIONS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
7. CONTRACTOR SHALL KEEP PREMISES OF WORK AREA CLEAN DAILY, BROOM CLEAN AT PROJECT COMPLETION, AND SHALL REMOVE ALL REFUSE FROM SITE AND DISPOSE OF ACCORDING TO LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF THE PROJECT SITE AS WELL AS THE FINAL CLEANUP JUST PRIOR TO TURNOVER. ALL TOOLS, MACHINERY, EQUIPMENT, AND MATERIALS SHALL BE REMOVED AND THE PREMISES SHALL BE LEFT IN A NEAT AND ORDERLY MANNER.
8. OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGH THEY ARE NOT LISTED SEPARATELY.
9. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A 40BC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
10. CONTRACTOR SHALL VERIFY AND SET IN ALL CAST-IN INSERTS, ANCHORS, BOLTS, PLATES, ETC. AS MAY BE REQUIRED FOR ATTACHMENT OF THE VARIOUS BUILDING COMPONENTS PRIOR TO PLACEMENT OF CONCRETE. ALL ROUGH-IN NAILS, BOLTS, AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.
11. THE GENERAL CONTRACTOR SHALL MAINTAIN A CONSTRUCTION SET ON-SITE AT ALL TIMES.
12. AT PROJECT COMPLETION, CONTRACTOR SHALL SUBMIT MARKED-UP CLEAN PRINTS OF AS-BUILT CONDITIONS SHOWING CONCEALED DEVIATIONS FROM THESE DRAWINGS.
13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH INSURANCE REQUIREMENTS OF THE TENANT AND OWNER AS STIPULATED IN THE CONTRACT DOCUMENTS.

PENETRATION NOTES

1. FOR ANY APPROVED NEW PENETRATIONS OR EXISTING PENETRATIONS THAT ARE NOT PROPERLY FIRE-RATED AND SEALED, THE CONFIGURATIONS IN THIS PACKAGE SHALL BE USED.
2. A FIRESTOP CAULK OR SEALANT IS REQUIRED TO MAINTAIN FIRE-RATING. CONTRACTOR SHALL USE 3M FIRE BARRIER CP 25WB+ CAULK OR EQUIVALENT.
3. UL DESIGN SYSTEM NO. W-L-5033 (FOR INSULATED PIPING) SHALL ALSO BE AN APPROVED PENETRATION SHOULD PENETRATION THRU A ONE- OR TWO-HOUR GYPSUM WALLBOARD ASSEMBLY BE NECESSARY OR ALREADY EXIST AND IS NOT PROPERLY SEALED.

DEMOLITION

* BIDDING GC TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.

1. HAULING DEBRIS, JACK-HAMMERING OR WORK PRODUCING LOUD VIBRATING NOISES TO DUMPSTERS IS TO BE DONE DURING HOURS COORDINATED WITH PROPERTY MANAGER.
2. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS, SUSPECTED OF CONTAINING HAZARDOUS MATERIALS, ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
   a. THE ARCHITECT HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS OR ITEMS IN VIOLATION OF APPLICABLE CODES AND LAWS OR REASONABLE RETAIL BUILDING PRACTICES. ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL LIKEWISE ENDEAVOR TO PROVIDE MATERIALS THAT DO NOT CONTAIN HAZARDOUS COMPONENTS. NOTIFY THE ARCHITECT OF ANY MATERIALS SPECIFIED OR INDICATED FOR USE ON THE PROJECT SITE THAT CONTAIN HAZARDOUS MATERIALS AND/OR ASBESTOS.
3. ASSIGN THE WORK OF MOVING, REMOVAL, CUTTING & PATCHING TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER TO CAUSE THE LEAST DAMAGE TO EACH TYPE OF WORK, AND PROVIDE MEANS OF RETURNING TO APPEARANCE TO NEW WORK.
4. REMOVE ALL FINISHES, SURFACES, WALL AND ELEMENTS INDICATED IN THESE DRAWINGS. ALSO, SEE SPECIFICATIONS FOR SELECTIVE DEMOLITION AND ITS RELATED PORTIONS OF ELECTRICAL AND MECHANICAL DRAWINGS.
5. REMOVE ALL EXISTING CONSTRUCTION WHICH INTERFERES WITH THE WORK SHOWN ON THESE DRAWINGS. PATCH FLOOR TO A UNIFORM LEVEL AS REQUIRED TO ACCOMMODATE THE NEW FLOORING. VERIFY NEW FLOOR SLOPE (IF ANY) AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. CUT, MOVE, OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED, UNLESS OTHERWISE NOTED SPECIFICALLY IN THE PLAN. INCLUDE SUCH ITEMS AS:
   b. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS
   c. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING & EXHAUST SYSTEMS OR WIRING/PIPE HANGERS
   d. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METALS, AND DETERIORATED CONCRETE.
   e. CLEANING OF SURFACES AND REMOVAL OF SURFACE FINISHES AS NEED TO INSTALL NEW WORK AND FINISHES.
   f. PERFORM CUTTING AND REMOVAL WORK TO REMOVE THE MINIMUM NECESSARY AND IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
   g. CUT FINISH SURFACES SUCH AS MASONRY, GYPSUM WALLBOARD, STUCCO, WALLCOVERING, TILE, PLASTER, OR METALS, BY METHODS TO TERMINATE SURFACES ON A STRAIGHT LINE AT A NATURAL POINT OF DIVISION.
   h. PROTECT FROM DAMAGE TO EXISTING FINISHES, EQUIPMENT, AND ADJACENT WORK WHICH IS SCHEDULED TO REMAIN.
   i. SALVAGE SUFFICIENT QUANTITIES OF CUT OR REMOVED MATERIAL TO REPLACE DAMAGED WORK OF EXISTING CONSTRUCTION AS SPECIFIED ON THE DRAWINGS.
7. REROUTE OR EXTEND EXISTING PLUMBING, OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
8. PROVIDE SAME PRODUCTS OR TYPES OF CONSTRUCTION AS THAT IN EXISTING STRUCTURE, AS NEEDED TO PATCH, EXTEND OR MATCH EXISTING WORK. QUALITY OF PATCHED OR EXTENDED WORK SHALL BE NOT LESS THAN THAT SPECIFIED FOR NEW WORK.
9. PRESENCE OF A PRODUCT, FINISH, OR TYPE OF CONSTRUCTION, REQUIRES THAT PATCHING, EXTENDING OR MATCHING BE PERFORMED AS NECESSARY TO MAKE WORK COMPLETE AND CONSISTENT TO IDENTICAL STANDARDS OF QUALITY.
10. WHERE PARTITIONS ARE REMOVED, PATCH FLOORS, WALLS, AND CEILINGS WITH FINISH MATERIALS TO MATCH EXISTING.
11. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS, AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAKS, STEPS, OR BULKHEADS.
12. WHERE NEW WORK ABUTS OR FINISHES FLUSH WITH EXISTING WORK, MAKE A SMOOTH AND FLAWLESS TRANSITION. PATCHED WORK SHALL MATCH EXISTING AND ADJACENT WORK IN TEXTURE AND APPEARANCE SO THAT THE PATCH OR TRANSITION IS INVISIBLE AT A DISTANCE OF 5 (FIVE) FEET.
13. WHEN FINISHED SURFACES ARE CUT IN SUCH A WAY THAT A SMOOTH TRANSITION WITH NEW WORK IS NOT POSSIBLE, TERMINATE EXISTING SURFACE IN A NEAT MANNER ALONG A STRAIGHT LINE AT A NEUTRAL LINE OF DIVISION AND PROVIDE TRIM APPROPRIATE TO FINISHED SURFACE.
14. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED. PROVIDE CAULKING AS REQUIRED.
15. ALL EXISTING HOLES/CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED. SEE DETAILS AND PENETRATION NOTE.

EXECUTION

1. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC EQUIPMENT, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING, ELECTRICAL, AND FIRE SAFETY EQUIPMENT.
2. EXISTING WORK: WITH PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND THE RETURN OF PROPER CREDIT, EXISTING WORK WHICH FITS THE SCHEME MAY BE REUSED. ALL OTHER WORK SHALL BE NEW UNLESS NOTED ON DRAWINGS.
3. ALL LABOR AND MATERIALS, AS INDICATED BY THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING STATE AND LOCAL CODES AND ANY AND ALL OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION, AND ALL WORK AS REQUIRED BY INSPECTION AGENCIES HAVING JURISDICTION.
4. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS, RENOVATION, AND DEMOLITION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
5. CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OR STANDARDS OF WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION: CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND ANY NECESSARY TESTING, AND WORKMANSHIP BY USE OF THE EXISTING SAMPLE OF COMPARISON.
6. GC SHALL PROVIDE GENERAL CARPENTRY, AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE, BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.
7. ACCEPTANCE OF WORK SHALL BE SUBJECT TO OWNER'S REPRESENTATIVE APPROVAL OF WORK IN PLACE AS WELL AS SHOP DRAWINGS AND SAMPLES OF MATERIALS AND EQUIPMENT. ALL SUBMITTALS SHALL BE CHECKED BY CONTRACTOR BEFORE SUBMITTAL TO OWNER & ARCHITECT.
8. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITIONS, COLUMNS, ETC., OR TO WHERE SHOWN UNLESS OTHERWISE NOTED.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
10. CAULKING SHALL BE VINLOX SEALANT (GUN-GRADE) OR AN APPROVED EQUAL.
11. UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL. THIS INCLUDES BUT IS NOT LIMITED TO ALL ITEMS BRACED TO, SUSPENDED FROM, OR SUPPORTED BY ROOF STRUCTURE.
12. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE CLEANING OF ALL THE FINISHED WOOD AND GLASS SURFACES; DUSTING OF ALL HORIZONTAL SURFACES, VACUUMING OF ALL CARPETED AREAS AND REMOVAL OF SPOTS, STAINS, SPILLS, ETC., ON ANY SURFACE INCURRED DURING THE CONSTRUCTION PERIOD.
13. ADJACENT TENANTS: GC SHALL INCLUDE REPAIRS TO ADJACENT TENANT SPACES WHEN WORK AFFECTS THOSE AREAS. WORK IN ADJACENT TENANT SPACES, SHALL NOT BE SCHEDULED DURING NORMAL WORKING HOURS, AND WITH PROPER COORDINATION WITH ADJACENT TENANT.

MECHANICAL, ELECTRICAL, PLUMBING & LIFE SAFETY NOTES

1. SHOP DRAWINGS FOR ALL RELATED TRADES (PLUMBING, SPRINKLER, and HVAC) SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION. A COORDINATED SHOP DRAWING FOR ALL VISIBLE CEILING ELEMENTS SHALL BY SUBMITTED.
2. ALL SYSTEMS AND EQUIPMENT INCLUDING HVAC, LIFE SAFETY, AND ENERGY MANAGEMENT FUNCTIONS THAT PENETRATE INTO ADJACENT TENANT SPACES SHALL BE PRESERVED DURING DEMOLITION OPERATIONS. FIRE-RATED SEPARATION IS TO BE MAINTAINED. SEE DETAILS IN THIS PACKAGE. ALL SYSTEMS MUST MEET APPLICABLE GOVERNING CODES. CONTRACTOR TO COORDINATE WITH OWNER'S ON-SITE MANAGER.
3. UTILITY SERVICE: LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITIES SERVING AREAS TO BE DEMOLISHED.
4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT AND PROMPTLY SUBMIT TO THE ARCHITECT IN WRITING.
5. HVAC SUPPLY, RETURN, EXHAUST GRILLS SHALL BE AS SPECIFIED IN MECHANICAL DRAWINGS. LOCATIONS SHALL BE PER APPROVED MECHANICAL PLANS.
6. INSULATION OF COLD WATER LINES AND DUCTS SHALL BE PROVIDED TO PREVENT CONDENSATION DAMAGE AND IN OBSERVANCE OF ENERGY CONSERVATION PRACTICES.
7. ATTACHMENTS OF VARIOUS HVAC ELEMENTS TO STRUCTURE

   SHALL BE APPROVED IN WRITING BY BUILDING STRUCTURAL CONSULTANT
   OR AUTHORIZED LANDLORD REPRESENTATIVE.
8. LIGHTING FIXTURES, EXIT LIGHTS, ETC. SHALL BE PROVIDED BY GC. ARCHITECTURAL PLAN SHALL GOVERN LOCATION; ENGINEERING PLANS SHALL PREVAIL IN QUESTIONS OF CIRCUITING AND SCOPE.
9. CUT SHEETS FOR LIGHT FIXTURES SHALL BE SUBMITTED BY GC FOR REVIEW/APPROVAL SUBSTITUTIONS MUST BE APPROVED BY TENANT.
10. EMERGENCY LIGHTING AND ANNUNCIATOR/ALARM SYSTEMS SHALL BE SPECIFIED BY ENGINEER. GC SHALL PROVIDE THESE SYSTEMS AS REQUIRED BY CODE AND COORDINATE LOCATIONS WITH PROJECT MANAGER.
11. MULTIPLE SWITCHES SHALL BE GANGED WITH SINGLE COMMON COVER PLATE.
12. ELECTRICAL WORK SHALL BE PROFORMED IN COORDIANCE WITH THE LATEST "NATIONAL ELECTRICAL CODE" AND ANY AND ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES.
13. CLEARING BEFORE JOB COMPLETION, THE FOLLOWING SHALL BE SATISFIED:
   a. ALL LIGHT FIXTURES INTERIORS AND LENSES SHALL BE WIPED CLEAN OF ALL CONSTRUCTION DUST, GRIME, FINGERMARKS, ETC., AND BE FULLY FUNCTIONING, MECHANICALLY AND ELECTRICALLY.
   b. ALL LAMPING WILL BE NEW AND FUNCTIONAL.
   c. RECESSED INCANDESCENT FIXTURES SHALL BE SIMILARLY CLEANED AND BE FUNCTIONAL AND SHALL BE AIMED IF CALLED FOR, PER REFLECTIVE CEILING PLAN.
   d. SERVICE LIGHT WITH SWITCH AND RECEPTACLE SHALL BE PROVIDED INSIDE CEILING PLENUM NEAR MECHANICAL AND OTHER EQUIPMENT REQUIRING PERIODIC SERVICE. SWITCH SHALL HAVE CONTINUOUS INDICATOR LIGHT (LIGHTED IN "ON" POSITION). LOCATIONS SHALL BE INDICATED ON A PLAN AND PROVIDED TO TENANT AND TO BUILDING MANAGER/ENGINEER.
   e. PROTECTION: ALL ELECTRICAL ELEMENTS, WHEN INSTALLED, SHALL BE PROTECTED FROM DAMAGE BY OTHER TRADES. COVER PLATES SHALL BE INSTALLED AFTER FINISH MATERIALS HAVE BEEN APPLIED.
21. AVAILABILITY OF ADEQUATE POWER SERVICE SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR, COSTS FOR ADDITIONAL CIRCUIT PANELS, TRANSFORMERS, ETC., IF REQUIRED, SHALL BE INCLUDED IN BASE BID.
22. CONNECTION OR SERVICES: ELECTRICAL CONTRACTOR SHALL PROVIDE METAL CONDUIT FOR CONNECTION OF TENANT TELEPHONE SYSTEM WITH BUILDING TELEPHONE CLOSET IF REQUIRED.
23. REFER TO SCOPE OF MECHANICAL AND HVAC INSTALLATIONS FOR RELATED ELECTRICAL WORK TO BE INCLUDED.
24. SLEEVES SHALL BE PROVIDED BY GC TO ALLOW DATA/TELEPHONE CABLES TO PASS TROUGH FULL-HEIGHT PARTITIONS AS REQUIRED SCOPE TO BE DETERMINED BY COORDINATION WITH CABLE CONTRACTOR.

SECURITY NOTES

1. BURGLAR INTRUSION PREVENTION MEASURES SHALL COMPLY WITH CHAPTER 36 "SECURITY AND FORCED ENTRY PREVENTION" OF THE SOUTH FLORIDA BUILDING CODE AND/OR ANY UPDATED TEXT WITHIN FLORIDA BUILDING CODE, 2020.
2. EXTERIOR EXIT DOORS, IF OPERABLE FROM THE EXTERIOR, SHALL HAVE AT LEAST ONE LOCK THAT IS KEY-OPERATED FROM THE EXTERIOR.
3. LOCKS ON EXTERIOR DOORS SHALL BE A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.
4. EXTERIOR DOORS SERVING AS PRIMARY MEANS OF EGRESS SHALL BE EQUIPPED WITH A COMBINATION DEAD LATCH AND DEAD BOLT DEVICE WHICH SHALL COMPLY WITH SFBC 3101 AND/OR ANY UPDATED TEXT WITHIN FLORIDA BUILDING CODE, 2020.
5. LOCKS ON DOORS, WHERE SUCH LOCKS ARE REQUIRED TO BE INTRUSION AND BURGLAR RESISTANT, SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION, AND OTHERWISE BE IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN SFBC 3101 AND/OR ANY UPDATED TEXT WITHIN FLORIDA BUILDING CODE, 2020.
6. THE ACTIVE LEAF OF PAIRS OF SWINGING DOORS TO THE EXTERIOR SHALL HAVE LOCKS AS REQUIRED FOR SINGLE SWINGING DOORS OR BE PROVIDED WITH MULTIPLE POINT LOCKS WHICH CONTAIN INSERTS, EACH WITH 5/8" THROW BOLTS AND CYLINDER LOCK.FRONT MAIN ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL, IF APPLICABLE.

REFLECTIVE CEILING AND LIGHT SPECIFICATIONS

* CEILING AREA TO BE LEFT FREE OF ABANDONED PIPING, HANGERS, BLOCKING AND OTHER SUCH ITEMS, WHERE APPLICABLE. WHERE FINISH CEILING IS REQUIRED THE FOLLOWING NOTES SHALL APPLY:

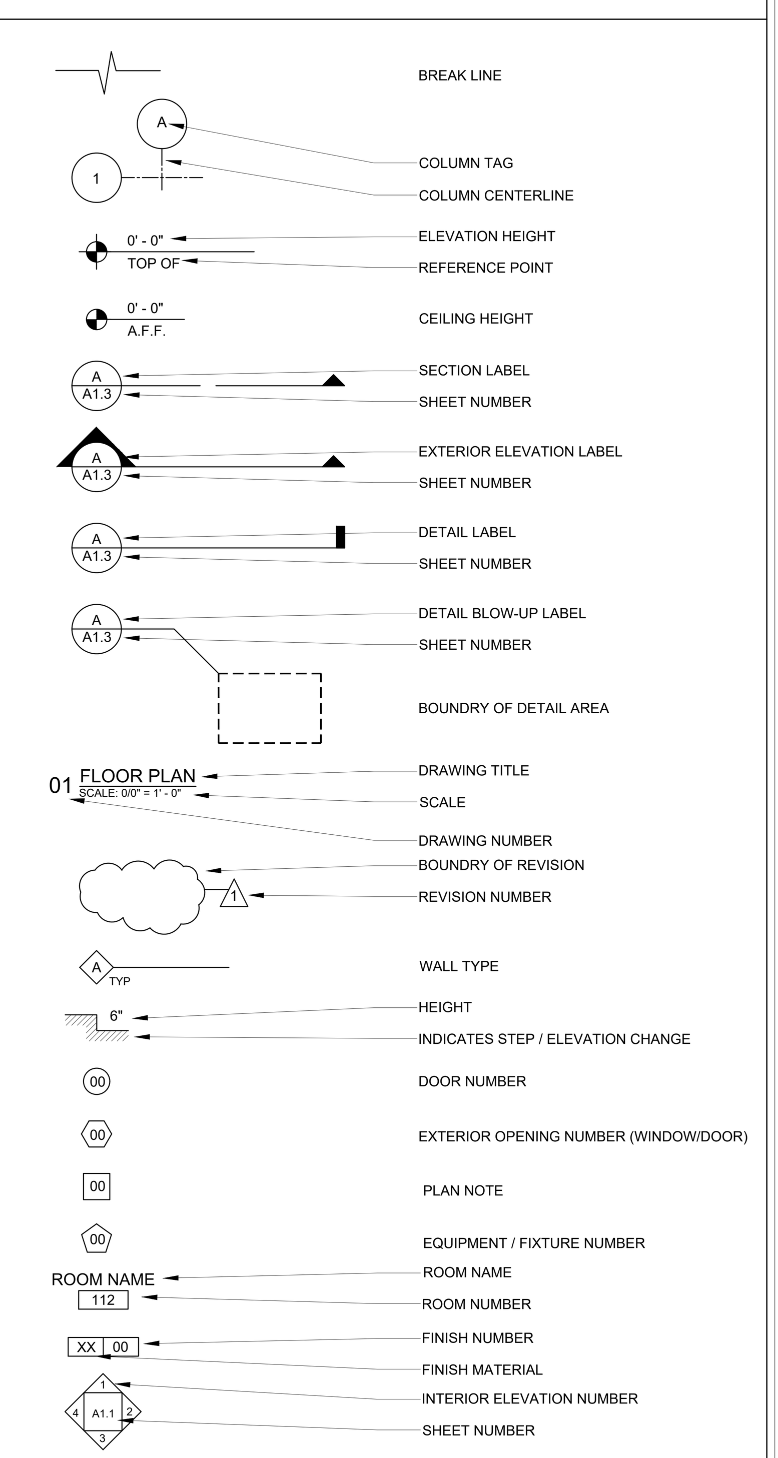
1. GC SHALL VERIFY CONFORMANCE WITH LOCAL AND STATE CODES AND BUILDING STANDARDS BEFORE SUBMITTING BIDS.
2. INSPECTIONS, AS REQUIRED BY LOCAL AUTHORIES SHALL BE COORDINATED BY GC PRIOR TO CLOSING OF CEILING, IF APPLICABLE.

ABBREVIATIONS :

@	AT
A.B.	ANCHOR BOLT
AC'D	AIR-CONDITIONED
ACCORD.	ACCORDING
A.T.	ACOUSTICAL TILE
A/H	AIR HANDLER
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
B.O.	BY OWNER
B.U.	BUILT-UP
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BRK.	BRICK
BRNG./BRG.	BEARING
BSMT.	BASEMENT
C.B.	CHALKBOARD
C.H.	CEILING HEIGHT
C.J.	CONTROL JOINT
C.O.	CLEAR OPENING
C.T.	CERAMIC TILE
CAB	CABINET
CEIL./CLG.	CEILING
CL	CENTERLINE
CLO.	CLOSET
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CORR.	CORRIDOR
CRPT	CARPET
CSK.	COUNTERSINK
DCPA	DADE COUNTY PRODUCT APPROVAL
DET	DETAIL
D.F.	DRINKING FOUNTAIN
D.P.	DAMP PROOFING
D.S.	DOWN SPOUT
D.T.	DRAIN TILE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DW	DRYWALL
DWG.	DRAWING
E.P.	ELECTRICAL PANEL
E.W.	EACH WAY
EA.	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EL.	ELEVATION
ELEC	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP'T	EQUIPMENT
EXIST'G	EXISTING
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
FD	FLOOR DRAIN
F.F.	FINISH FLOOR
FL.	FLOOR
F.O.	FINISHED OPENING
F.R.	FIRE-RATED
FXC	FIRE EXTINGUISHER CABINET
FXHC	FIRE EXTINGUISHER & HOSE CABINET
FXVC	FIRE EXT. & VALVE CAB.
G.B.	GRAB BARS (HANDICAPPED)
G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVINIZED
GRD.	GROUND
GB, GYP. BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HDCP.	HANDICAPPED
HGT.	HEIGHT
HORIZ.	HORIZONTAL
HR.	HOUR
INSUL.	INSULATION
INT.	INTERIOR
J-BOX	JUNCTION BOX
J.C.	JANITOR'S CLO.
JT.	JOINT

L.C.C.	LEADCOATED COPPER
L.L.	LIVE LOAD
LAV.	LAVATORY
LIN.	LINEAR
LP	LOW POINT
LYR	LAYER
M&E	MECHANICAL & ELECTRICAL
M.O.	MASONRY OPENING
M.T.	METAL THRESHOLD
MACH.	MACHINE
MAR.T.	MARBLE THRESHOLD
MAX.	MAXIMUM
MECH	MECHANICAL
MFGR	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MONO	MONOLITHIC
MTL	METAL
MULL.	MULLION
MWP	MEMBRANE WATER- PROOFING
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
PL.	PLATE
PNTD	PAINTED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T., PT	POST-TENSIONED OR PRESSURE-TREATED
Q.T.	QUARRY TILE
R.D.	ROOF DRAIN
R.L.	RAIN LEADER
R.S.	REDUCING STRIP
R/W	RIGHT-OF-WAY
RAD.	RADIUS
RAIL	RAILING
REBARS	REINFORCING BARS
REINF.	REINFORCEMENT
RELO	RELOCATE/ED
REP	REPRESENTATIVE
REQ'D	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.F.	SMOOTH FINISH
S.S.	STAINLESS STEEL
S/S	SERVICE SINK
SEC.	SECTION
SHT.	SHEET
SIM	SIMILAR
SPEC'D	SPECIFIED
SPECS.	SPECIFICATIONS
SQFT	SQUARE FEET
STL.	STEEL
STO/STOR.	STORAGE
STRUCT.	STRUCTURAL
T.B.	TOWEL BAR
T.D.	PAPER TOWEL DISPENSER
T.P.	TOILET PAPER HOLDER
TBM	TIE-BEAM
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
THRU	THROUGH
T.O.B.	TOP OF BEAM
TOF	TOP OF FIN (SEE ROOF)
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.C.	UNDERCUT
U.O.N.	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V.B.	VAPOR BARRIER
V.I.F.	VERIFY IN FIELD
V.P.	VISION PANEL
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
W/	WITH
W/D	WASHER/DRYER
WH	WATER HEATER
WD.	WOOD
WP	WATER PROOFING
WWF	WELDED WIRE FABRIC

SYMBOLS :



DRAWING INDEX :

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A1.2	ZONING DIAGRAMS		●			
A1.3	ZONING DIAGRAMS		●			
A1.4	DRIVEWAY PLAN DETAIL	●	●			
A1.5	POOL DECK PLAN DETAIL	●	●			
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P1.5	SECOND FLOOR WATER PLAN	●				
P2.1	PLUMBING DETAILS / NOTES / SCHEDULES					
P2.2	PLUMBING DETAILS	●				

PROJECT INFORMATION :

MILO RESIDENCE

NEW SINGLE FAMILY HOME

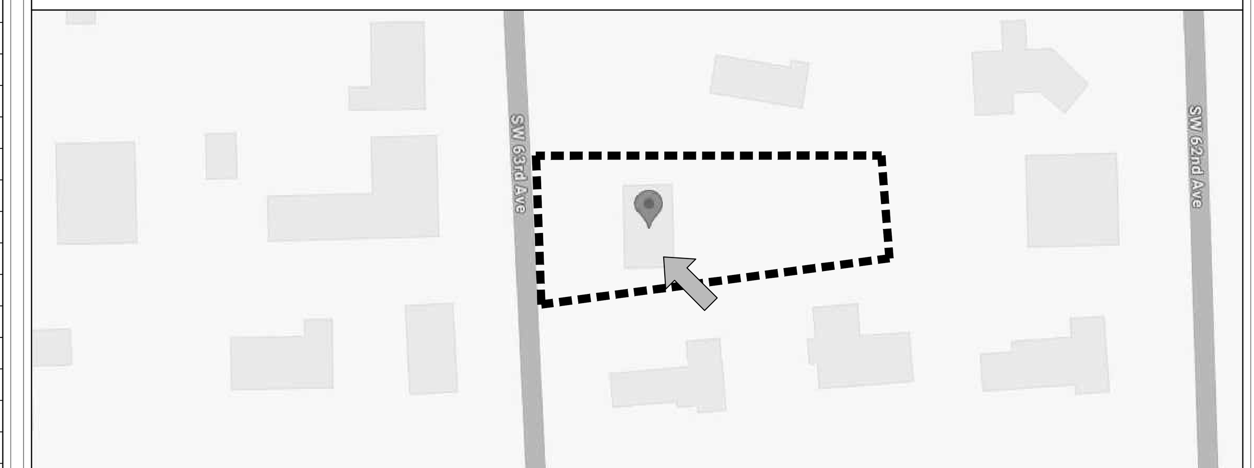
11901 SW 63RD AVE

PINECREST, FL 33156

PERMIT SET - REVISION 2

JANUARY 16, 2026

LOCATION MAP :



NORTH

11901 SW 63RD AVE
PINECREST, FL 33156

STRUCTURAL ENGINEER :

Alex Kondrat & Associates, Inc.
3105 NW 107 AVENUE
SUITE 605
DORAL, FL 33172
C.A. NO:9717
305.387.5770

MEP ENGINEER :

RPA ENGINEERING
7930 SW 197TH STREET
MIAMI, FL 33015
305.308.9857 OFFICE
305.829.3647 FAX

LANDSCAPE CONSULTANT :

FLORÁ
LANDSCAPE
ARCHITECTURE
+ DESIGN

PROJECT DATA :

A. GENERAL

PROJECT LOCATION:	11901 SW 63RD AVE, PINECREST, FL 33156
SCOPE OF WORK:	2-STORY NEW SINGLE FAMILY RESIDENCE
CONSTRUCTION:	(TYPE 11B WITH INTERIOR WOOD/METAL FRAMING)
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENTIAL
FLOOD ZONE:	"X"

B. LEGAL DESCRIPTION

FOLIO: 20-5012-024-0050

COCHRANE PARK PB 66-136
LOT 5 BLK 1
LOT SIZE IRREGULAR
OR 9432-1125
F/A/U 30-5012-024-0050

C. ZONING DATA

	ALLOWED	PROPOSED
ZONING DESIGNATION:	EU-1	
FLOOD ZONE:	"X"	
GROSS LOT: 40,118 SF		
SETBACKS:	ALLOWED	PROPOSED
FRONT (WEST)	50'-0"	54'-1"
SIDES		
SOUTH SIDE	20'-0"	24'-2"
NORTH SIDE	20'-0"	20'-1"
REAR (EAST)	25'-0"	143'-5"

	ALLOWED	PROPOSED
MAX LOT COVERAGE:		
(TWO STORY)	8,023.6 SF (20.0%)	7,493 SF (18.7%)
IMPERVIOUS AREA:	18,053.1 SF (45.0%)	14,596 SF (36.4%)
GREEN SPACE:	22,064.9 SF (55.0%)	25,096.9 SF (62.5%) (revision 2)
MAX F.A.R.:		
FIRST FLOOR	8,023.6 SF (20.0%)	7,493 SF (18.7%)
SECOND FLOOR	4,011.8 SF (10.0%)	3,998 SF (9.9%)

D. APPLICABLE CODES

FLORIDA BUILDING CODE, RESIDENTIAL (8TH EDITION, 2023)

NFPA 101 (2024) IF APPLICABLE

FLORIDA ADMNISTRATIVE CODE CHAPTER 64E-9 (HEALTH DEPARTMENT)

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CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

SEAL :

STATE OF FLORIDA
ANTONIO O SOSA
AR95256
REGISTERED ARCHITECT

Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:14:55-05'00'

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BLDG. DEPT. COMMENTS	△1 08.25.25 △2 01.16.26

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SHEET :

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ZONING LEGEND :

ZONING DESIGNATION:	EU-1	
FLOOD ZONE:	X	
LOT SIZE:	40,118 SF	
SETBACKS:	ALLOWED:	PROPOSED:
FRONT (WEST)	50'-0"	54'-1"
SIDE (NORTH)	20'-0"	20'-1"
SIDE (SOUTH)	20'-0"	24'-2"
REAR (EAST)	25'-0"	143'-5"
MAX HEIGHT: (TWO STORY)	35'-0"	32'-2 1/2"

	ALLOWED:	PROPOSED:
MAX LOT COVERAGE: (TWO STORY)	8,023.6 SF (20.0%)	7,493 SF (18.7%)
IMPERVIOUS AREA: (MAXIMUM)	18,053.1 SF (45.0%)	14,596 SF (36.4%)
GREEN SPACE: (MINIMUM)	22,064.9 SF (55.0%)	25,048.8 SF (62.4%)
MAX F.A.R.: FIRST FLOOR	8,023.6 SF (20.0%)	7,493 SF (18.7%)
SECOND FLOOR	4,011.8 SF (10.0%)	3,998 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' + .67'(8") = 18.91'. 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

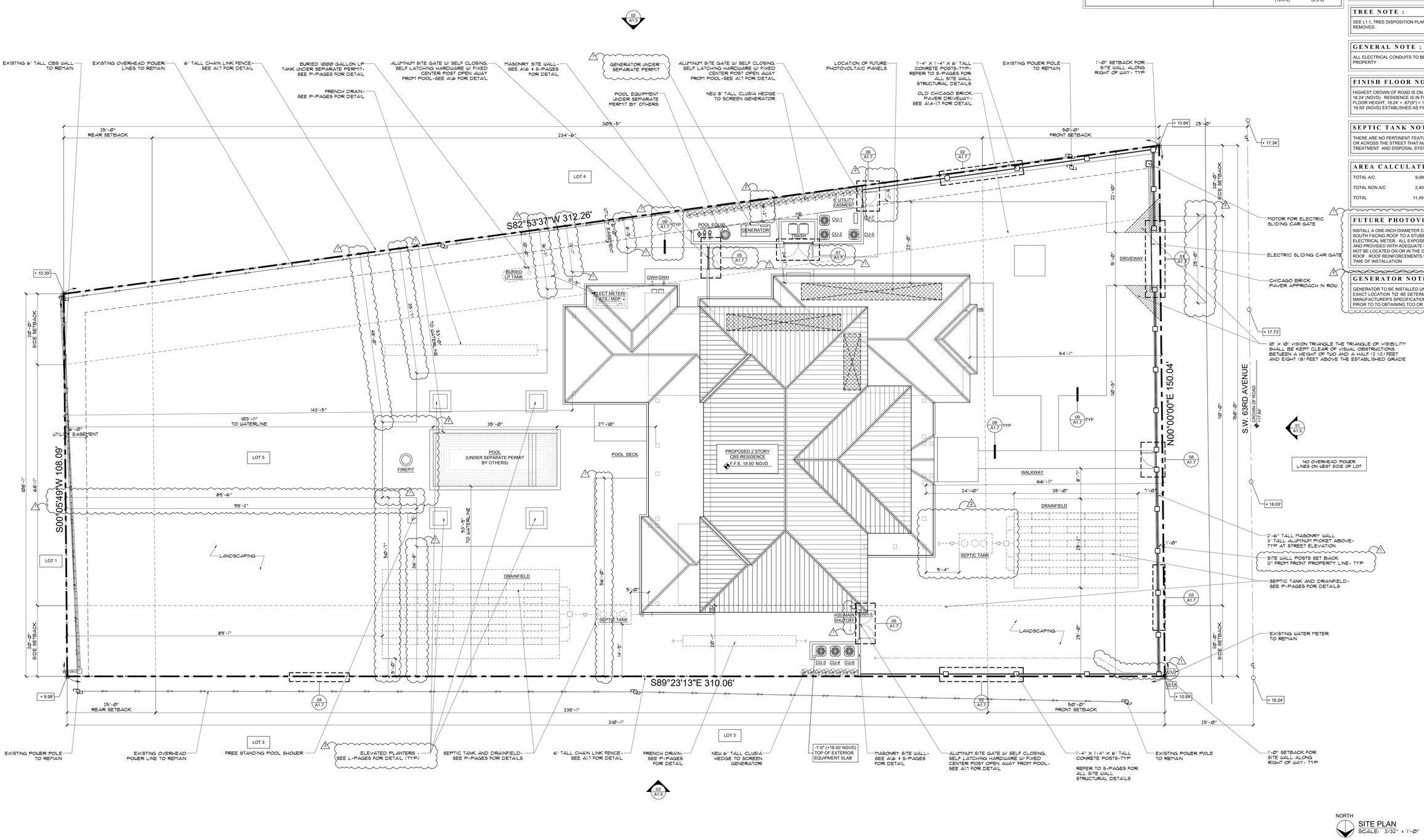
TOTAL A/C	9,086 SF
TOTAL NON A/C	2,405 SF
TOTAL	11,491 SF

FUTURE PHOTOVOLTAIC SYSTEM :

INSTALL A ONE-INCH DIAMETER CONDUIT LEADING FROM THE SOUTH FACING ROOF TO A STUBBED JUNCTION 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

GENERATOR NOTE:

GENERATOR TO BE INSTALLED UNDER SEPARATE PERMIT. THE EXACT LOCATION TO BE DETERMINED BY BASED ON THE MANUFACTURER'S SPECIFICATION. GENERATOR TO BE INSTALLED PRIOR TO TO OBTAINING TCO OR CO.



NORTH

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

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CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
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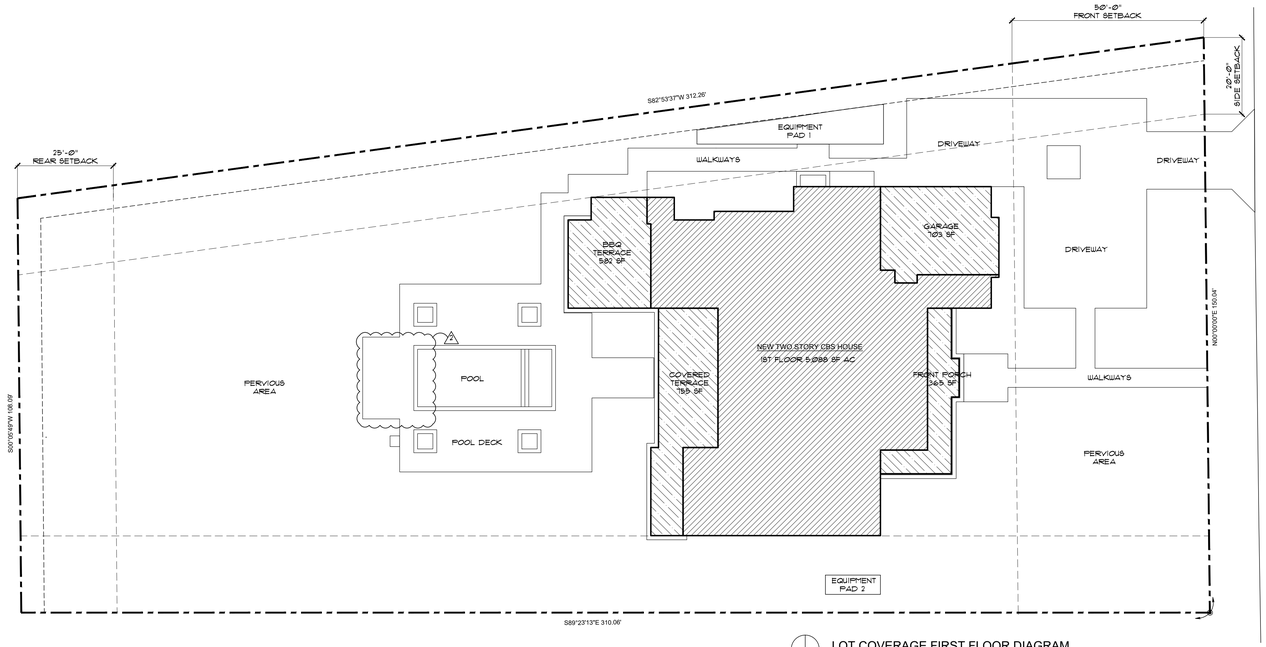
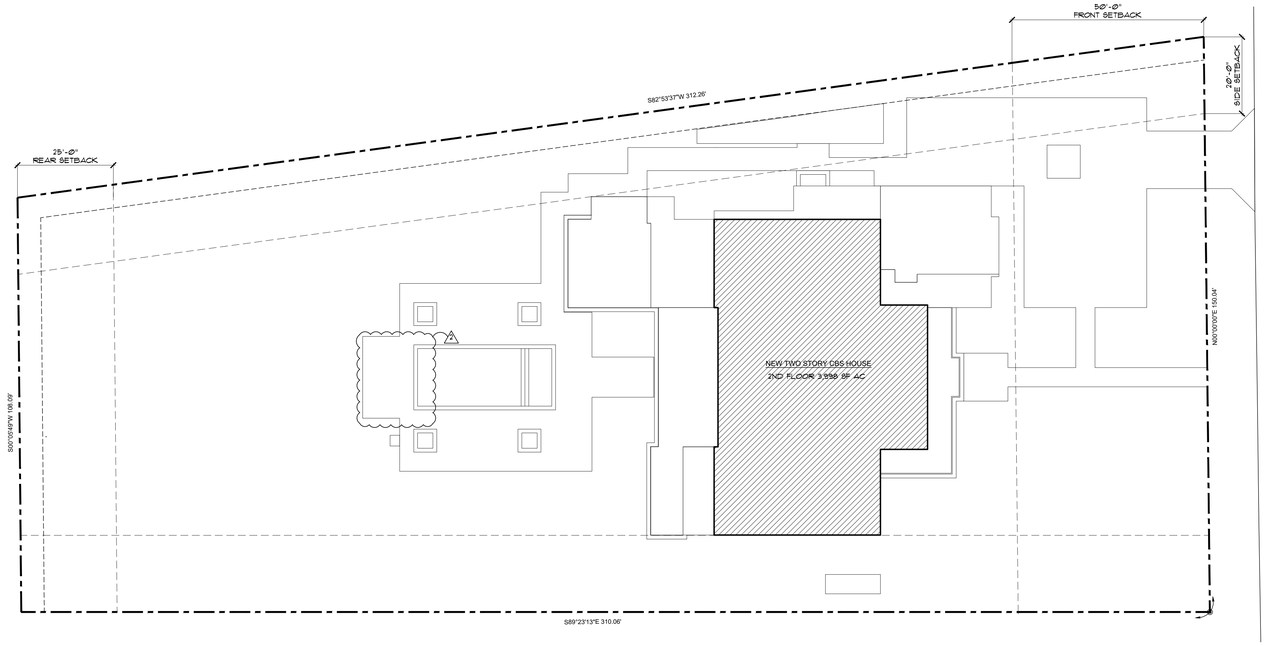


NORTH

LOT COVERAGE FIRST FLOOR DIAGRAM
SCALE: 1/16" = 1'-0"

LOT COVERAGE FIRST FLOOR CALCULATION			
LOT SIZE:	40,118 SF (100%)	LOT COVERAGE BREAKDOWN	
MAX LOT COVERAGE:	8,023.6 SF (20%)	FRONT PORCH	365 SF
PROPOSED LOT COVERAGE:	7,493 SF (18.68%)	A/C AREA	5,088 SF
		GARAGE	703 SF
		COVERED TERRACE	755 SF
		BBQ COVERED TERRACE	582 SF
		TOTAL	7,494 SF



NORTH

LOT COVERAGE SECOND FLOOR DIAGRAM
SCALE: 1/16" = 1'-0"

LOT COVERAGE SECOND FLOOR CALCULATION	
LOT SIZE:	40,118 SF (100%)
MAX FAR:	
FIRST FLOOR	8,023.6 SF (20%)
SECOND FLOOR	4,011.8 SF (10%)
PROPOSED FAR:	
FIRST FLOOR	7,493 SF (18.68%)
SECOND FLOOR	3,998 SF (9.97%)

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11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

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SEAL :

Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:15:17-05'00'

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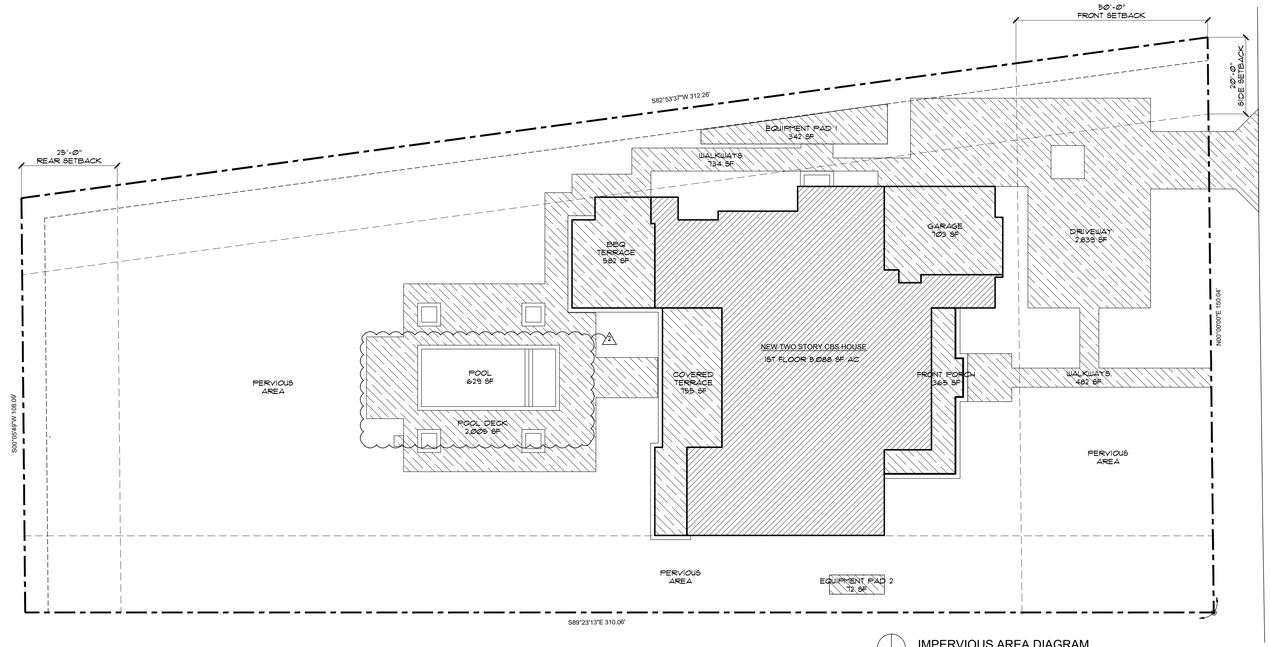
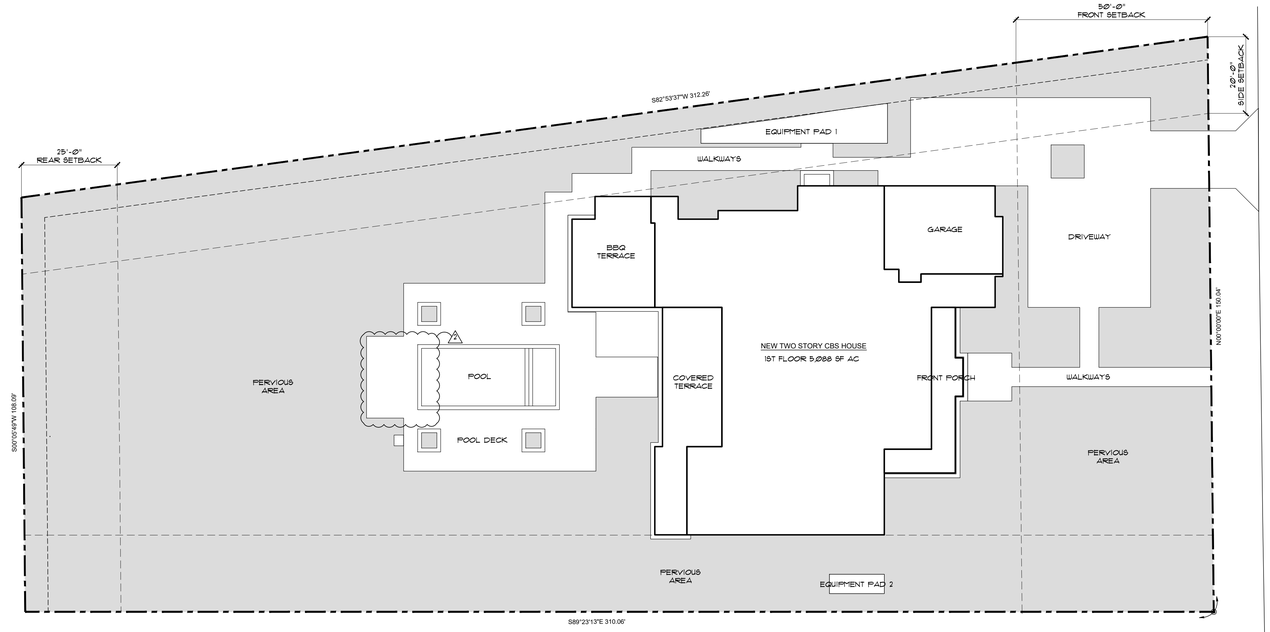


IMPERVIOUS AREA DIAGRAM
SCALE: 1/16" = 1'-0"

IMPERVIOUS AREA CALCULATION			
LOT SIZE:	40,118 SF (100%)	LOT COVERAGE BREAKDOWN:	
MAX IMPERVIOUS AREA ALLOWED:	18,053.1 SF (45%)	FRONT PORCH	345 SF
PROPOSED IMPERVIOUS AREA:	14,596 SF (36.4%)	A/C AREA	5,088 SF
		GARAGE	703 SF
		COVERED TERRACE	155 SF
		BBQ COVERED TERRACE	582 SF
		POOL	625 SF
		POOL DECK	2,005 SF
		DRIVEWAY	2,838 SF
		EQUIPMENT PAD 1	342 SF
		EQUIPMENT PAD 2	72 SF
		WALKWAYS	1,216 SF
		TOTAL	14,345 SF



GREEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

GREEN SPACE CALCULATION	
LOT SIZE:	40,118 SF (100%)
MIN GREEN SPACE REQUIRED:	22,064.9 SF (55%)
PROPOSED GREEN SPACE:	25,096.9 SF (62.5%)

NOTE :

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CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

SEAL :

Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:15:25-05'00'

DRAWING INFORMATION :

ISSUED	04.25.25
BLDG. DEPT. COMMENTS	1 08.25.25 2 01.16.26

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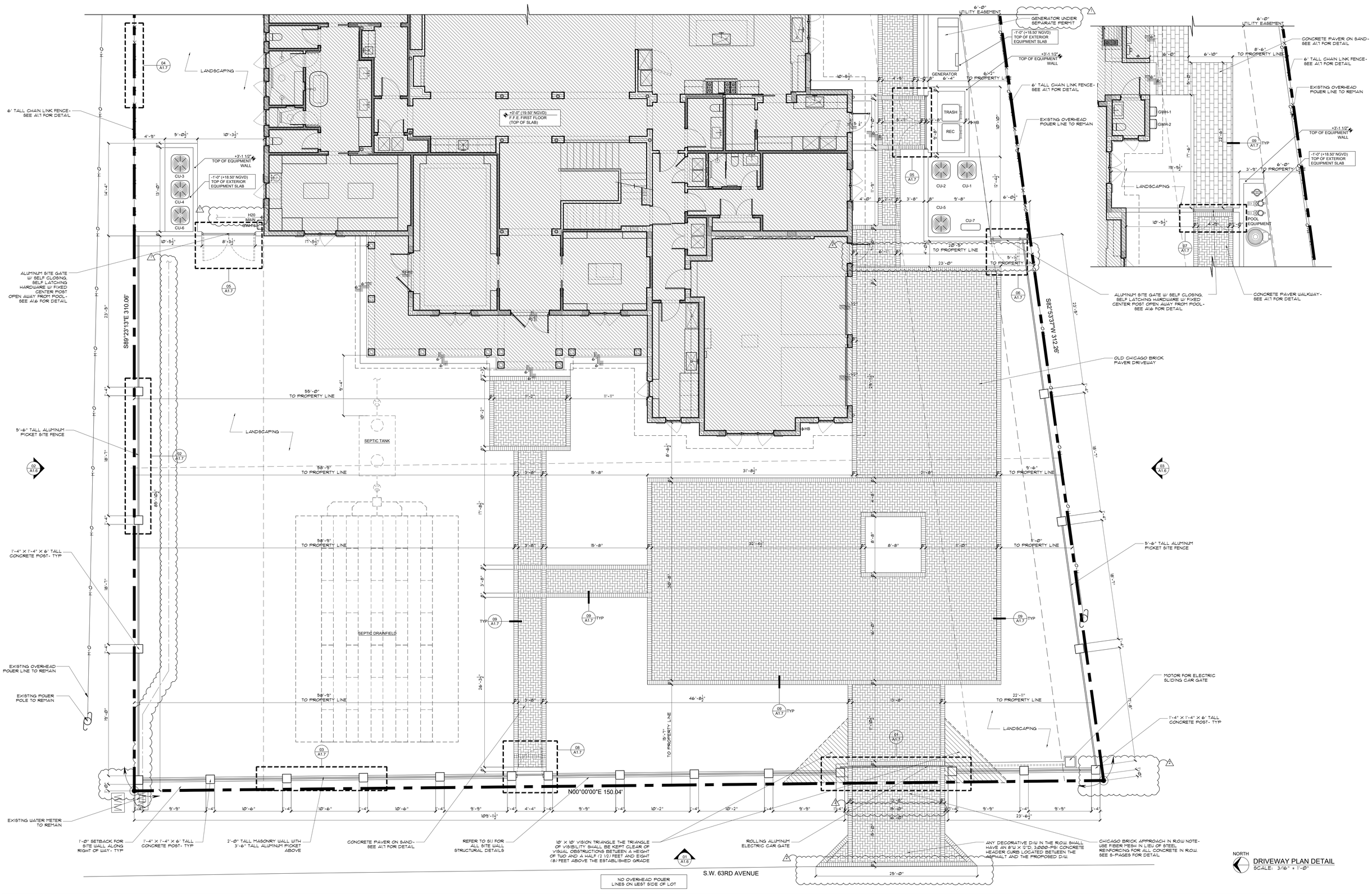
SHEET :

A1.3



DRIVEWAY PLAN DETAIL
SCALE: 3/16" = 1'-0"

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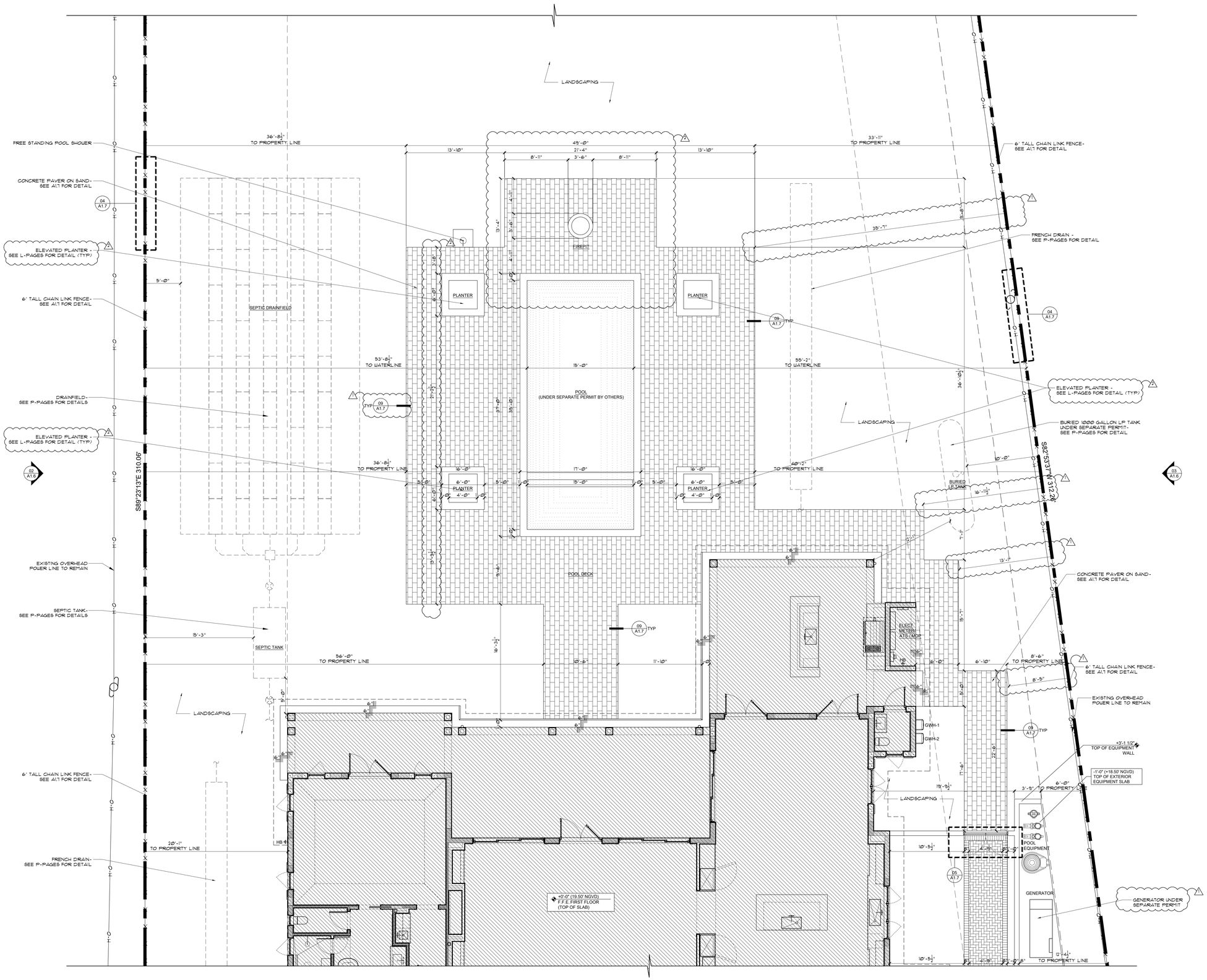

NOTE :	CLIENT :	PROJECT INFORMATION :	ARCHITECT :	SEAL :	DRAWING INFORMATION :	SHEET :
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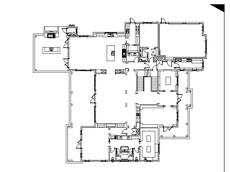
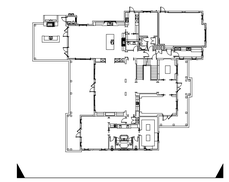
01 EAST SITE ELEVATION
SCALE: 3/16" = 1'-0"

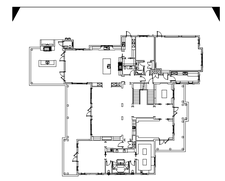


SITE ELEVATION NOTES :
01 1'-4" X 1'-4" X 6' TALL CONCRETE POSTS
02 2'-0" MASONRY WALL WITH 3'-6" ALUMINUM PICKET FENCE
03 5'-6" TALL ALUMINUM PICKET FENCE
04 6' TALL CHAIN LINK FENCE
05 5'-6" TALL ELECTRIC ALUMINUM SITE GATES
06 OUTDOOR RATED LIGHT FIXTURE
NOTE: SEE A1.7 FOR DETAILS

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



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



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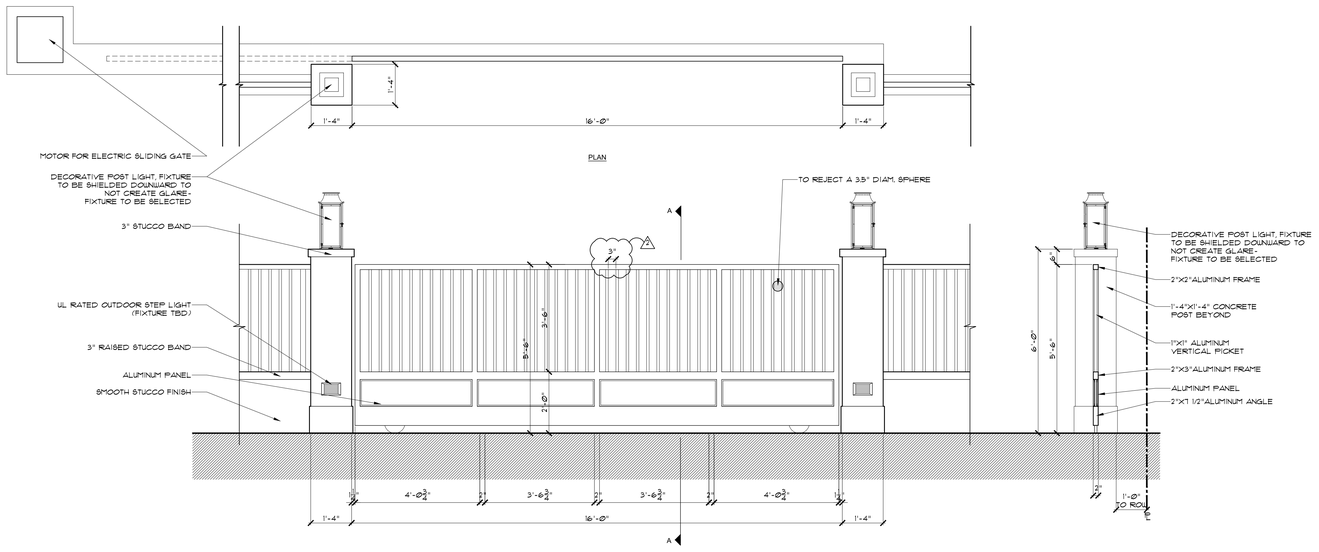
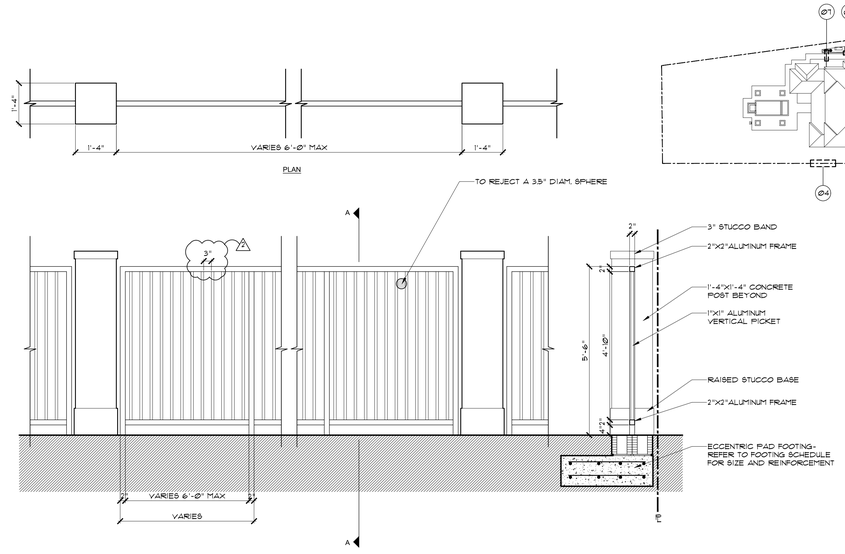
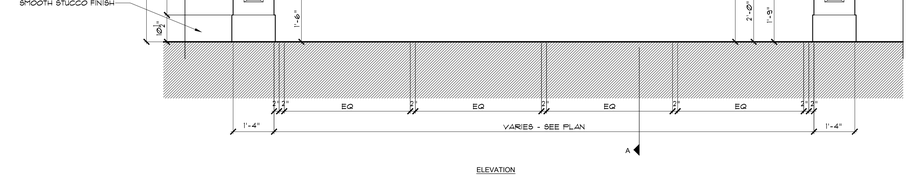
A1.6

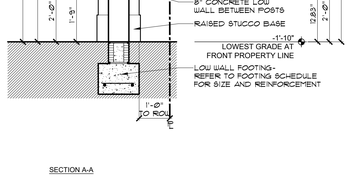


01 SINGLE CAR GATE DETAIL
SCALE: 1/2"=1'-Ø"

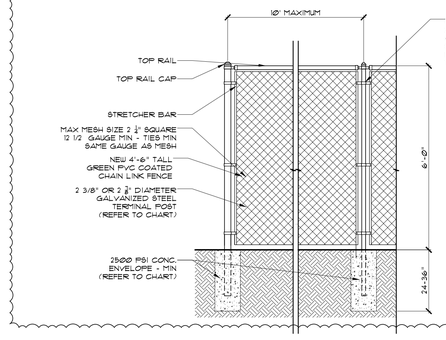


02 TYPICAL SITE FENCE DETAIL
SCALE: 1/2"=1'-Ø"





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



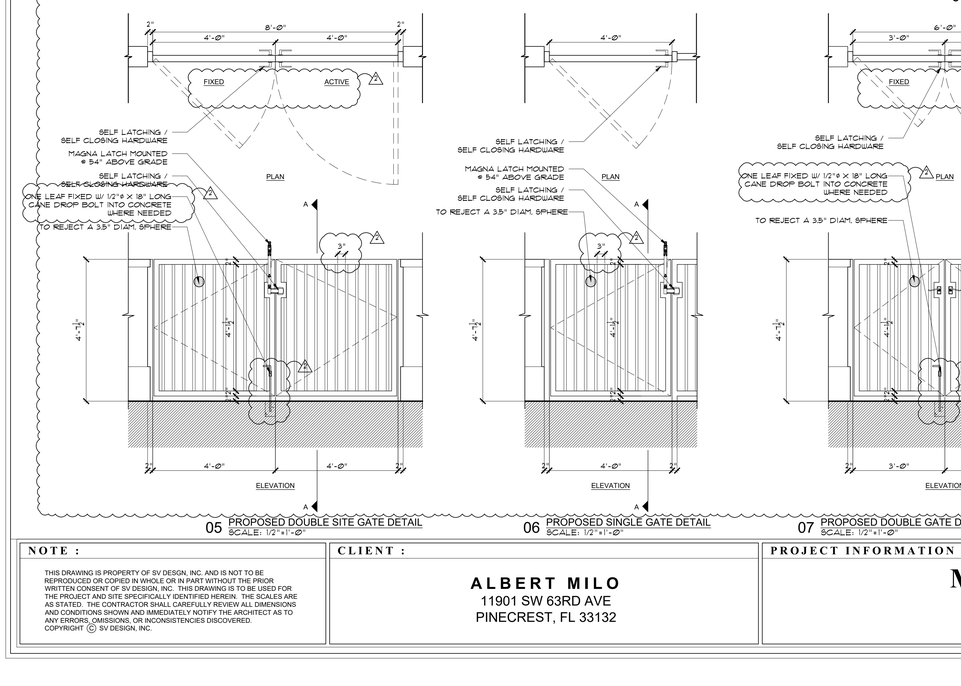
04 TYPICAL CHAIN LINK FENCE DETAIL
SCALE: 1/2"=1'-Ø"

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.

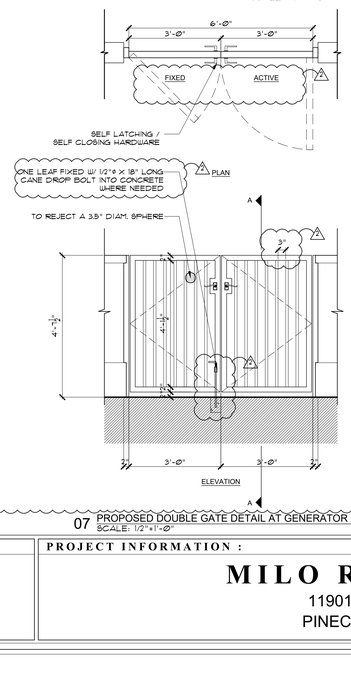
CHAIN LINK FENCE NOTES :

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"

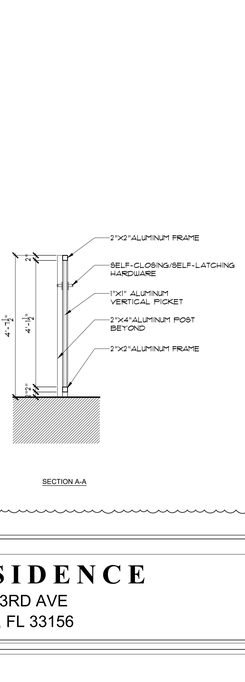


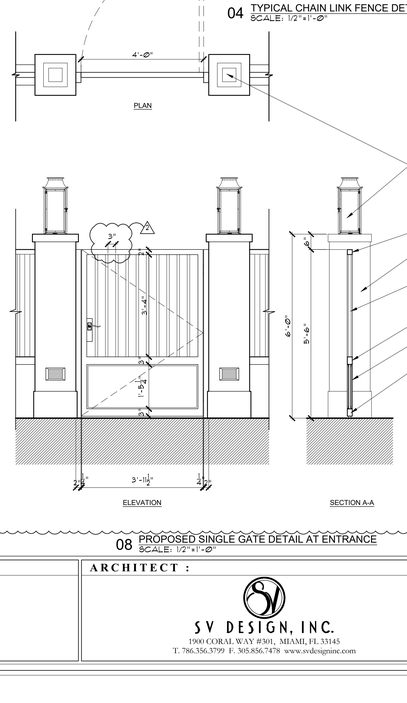
05 PROPOSED DOUBLE SITE GATE DETAIL
SCALE: 1/2"=1'-Ø"

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

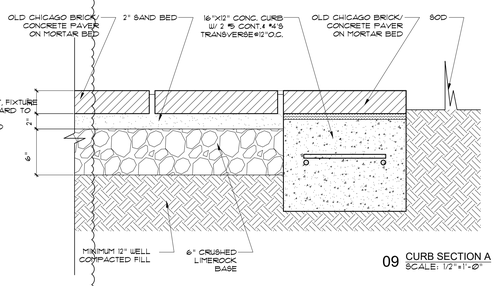


07 PROPOSED DOUBLE GATE DETAIL AT GENERATOR PAD
SCALE: 1/2"=1'-Ø"





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



09 CURB SECTION A
SCALE: 1/2"=1'-Ø"

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SEAL :

Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:18:18-05'00'

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DRAWING INFORMATION :

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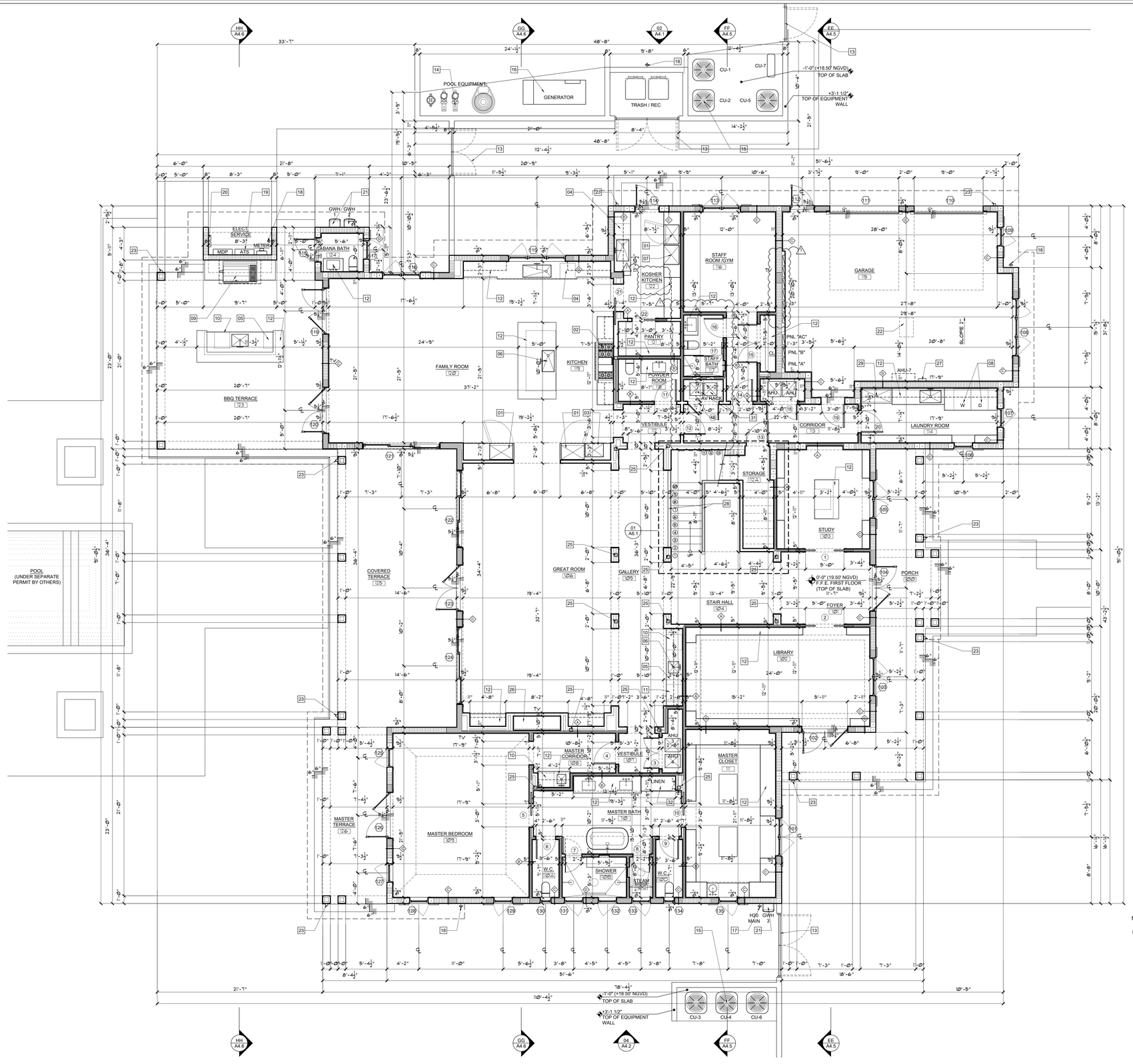


WALL LEGEND :

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

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 DESIGN)
14 POOL EQUIPMENT ON CONCRETE SLAB - POOL AND EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS
15 AC CUS ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
16 LP GENERATOR (UNDER SEPARATE PERMIT)
17 MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL)
18 HOSE BIBB (SEE P-PAGES FOR DETAIL)
19 UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MDP (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

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

FBCR 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 :

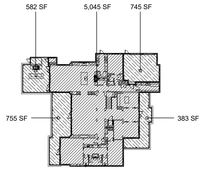
FBCR 506.2.3 - A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS.

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.



AREA CALCULATIONS :

	A/C AREA	NON A/C 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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SHEET :
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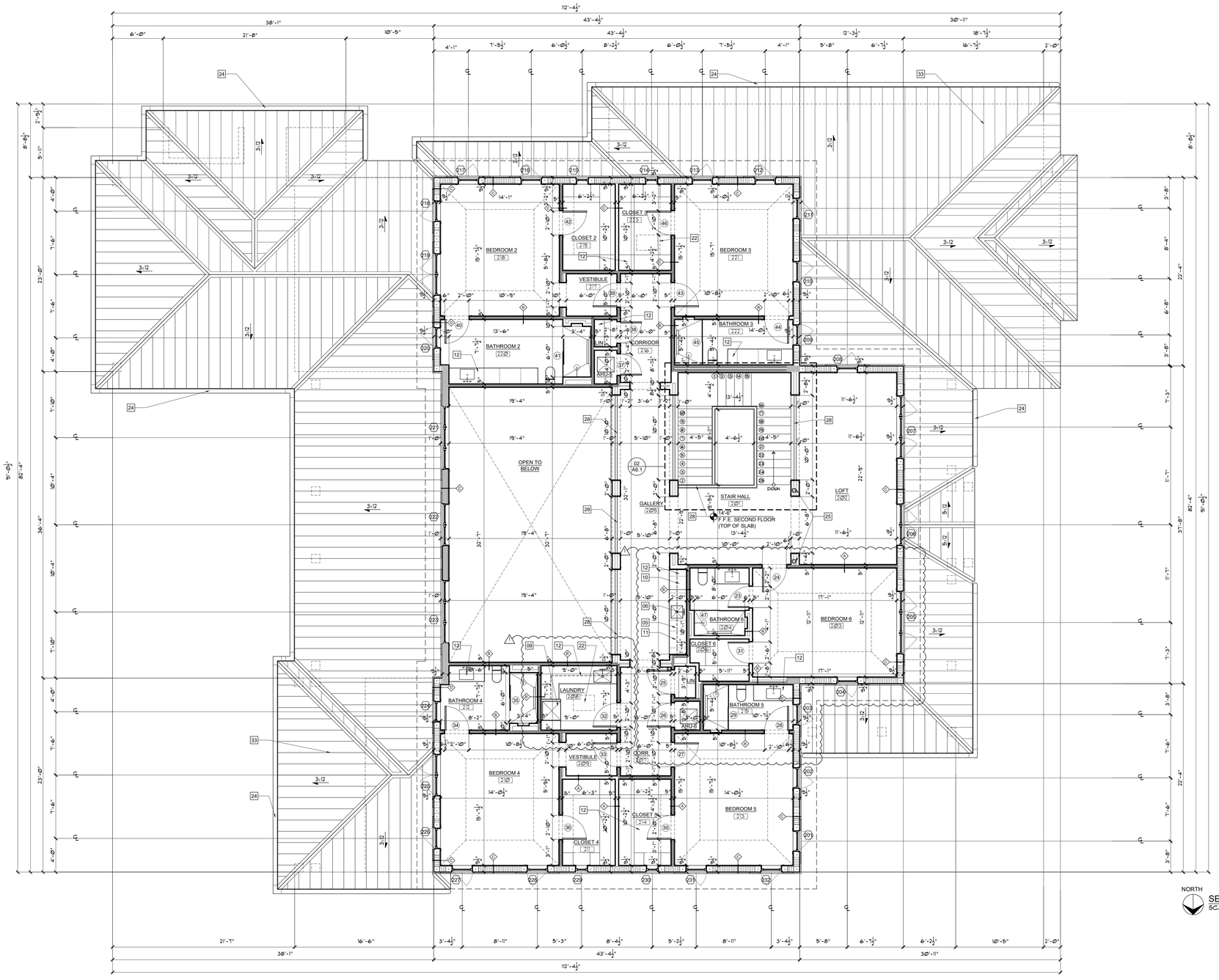
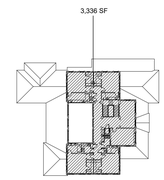


NORTH

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



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FBCR 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	5,045 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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ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
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ARCHITECT :

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Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:18:34-05'00'

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ISSUED	04.25.25
BLDG. DEPT. COMMENTS	1 08.25.25 2 01.16.26

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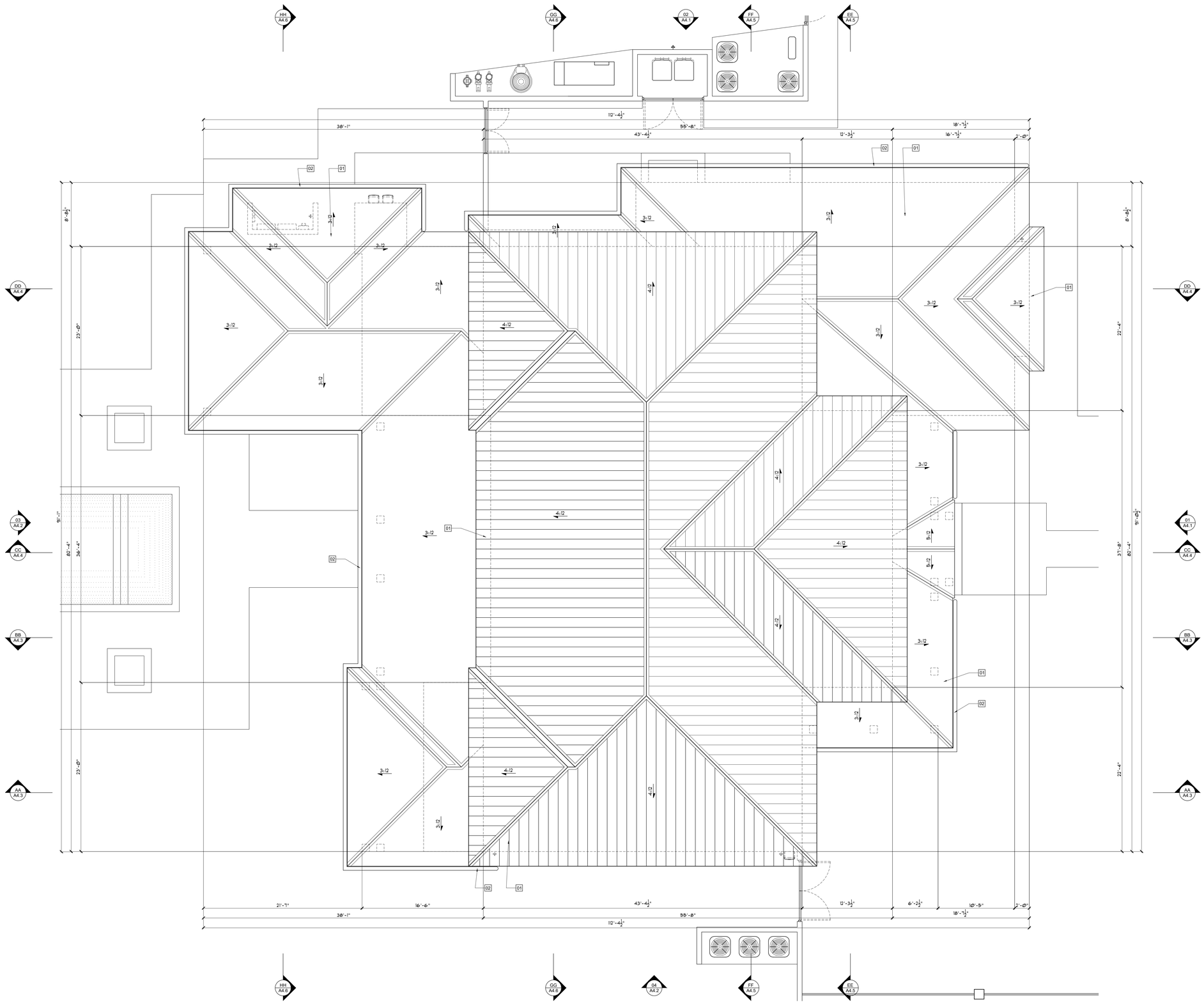

NORTH

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

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

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SEAL :

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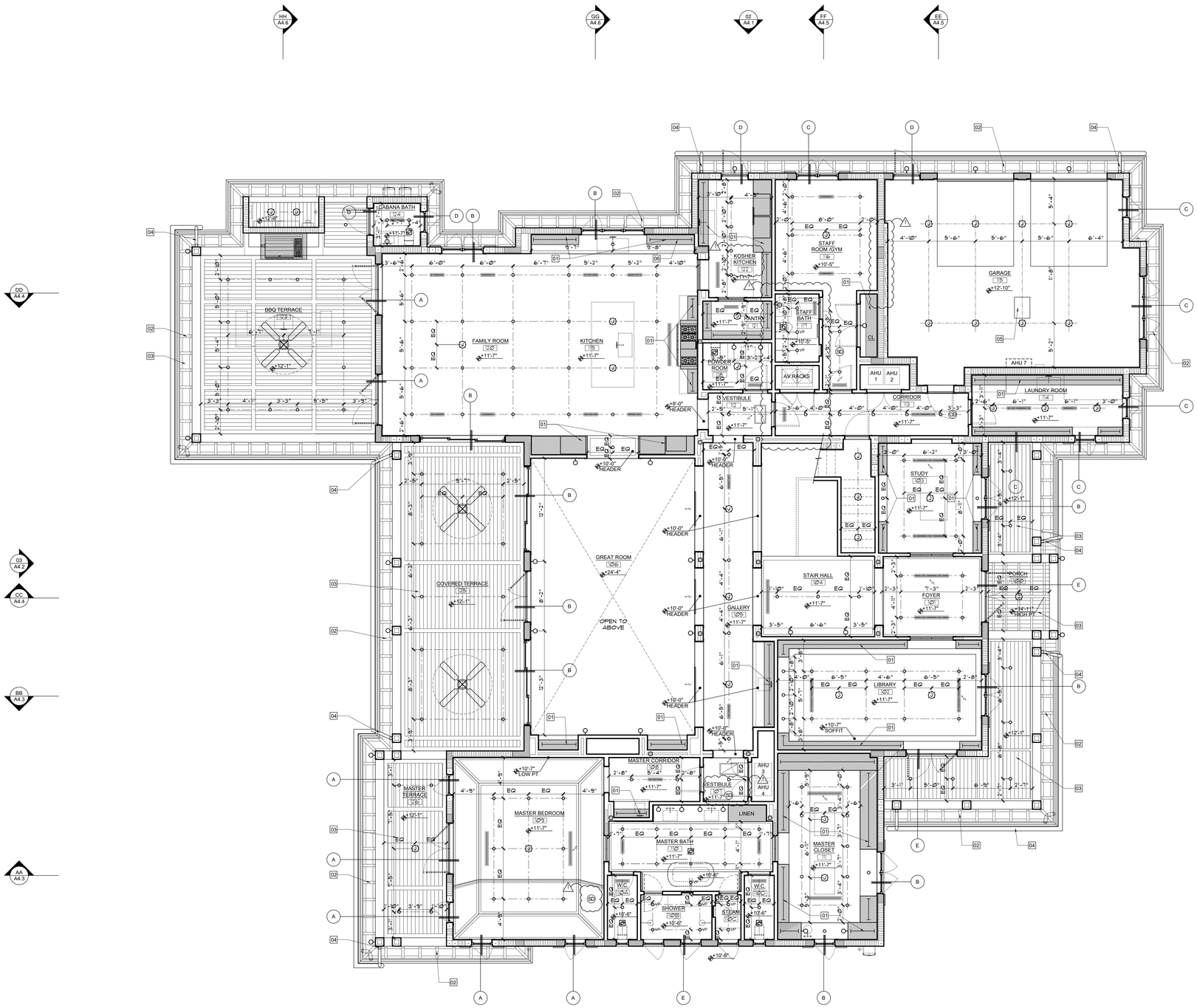

NORTH

FIRST FLOOR CEILING PLAN
SCALE: 3/16" = 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

CEILING LEGEND :

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

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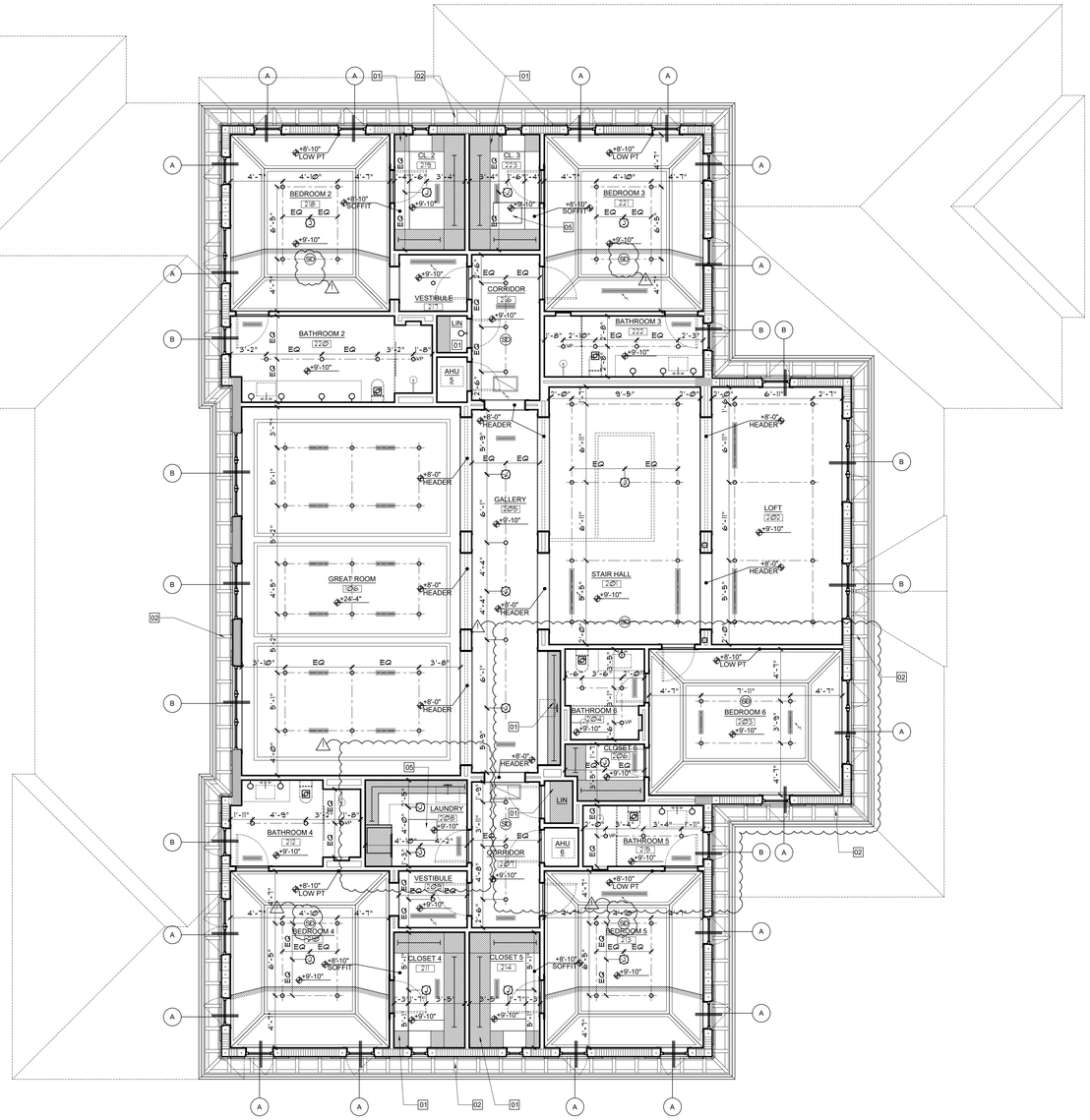

NORTH

SECOND FLOOR CEILING PLAN

SCALE: 3/16" = 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

CEILING LEGEND :

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

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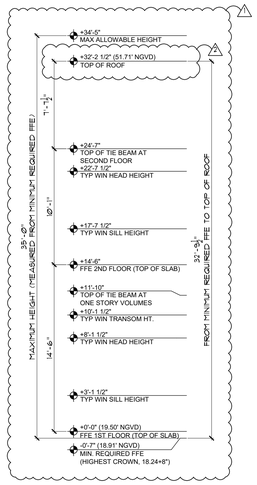
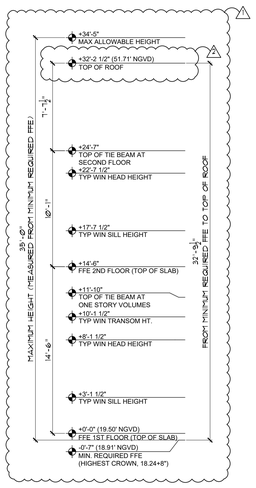


01 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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 /SHELVING (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



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

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SEAL :

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Date: 2026.01.16 17:19:11-05'00'

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BLDG. DEPT. COMMENTS	1 08.25.25 2 01.16.26

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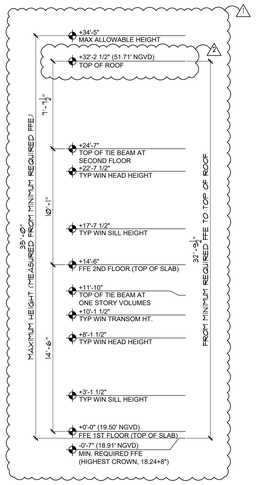

ELEVATION / SECTION NOTES :

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
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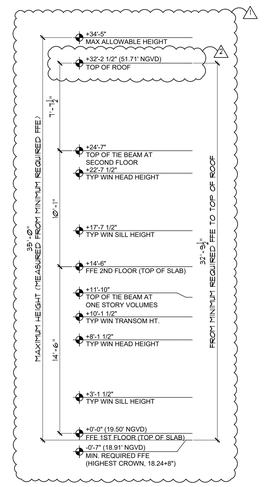
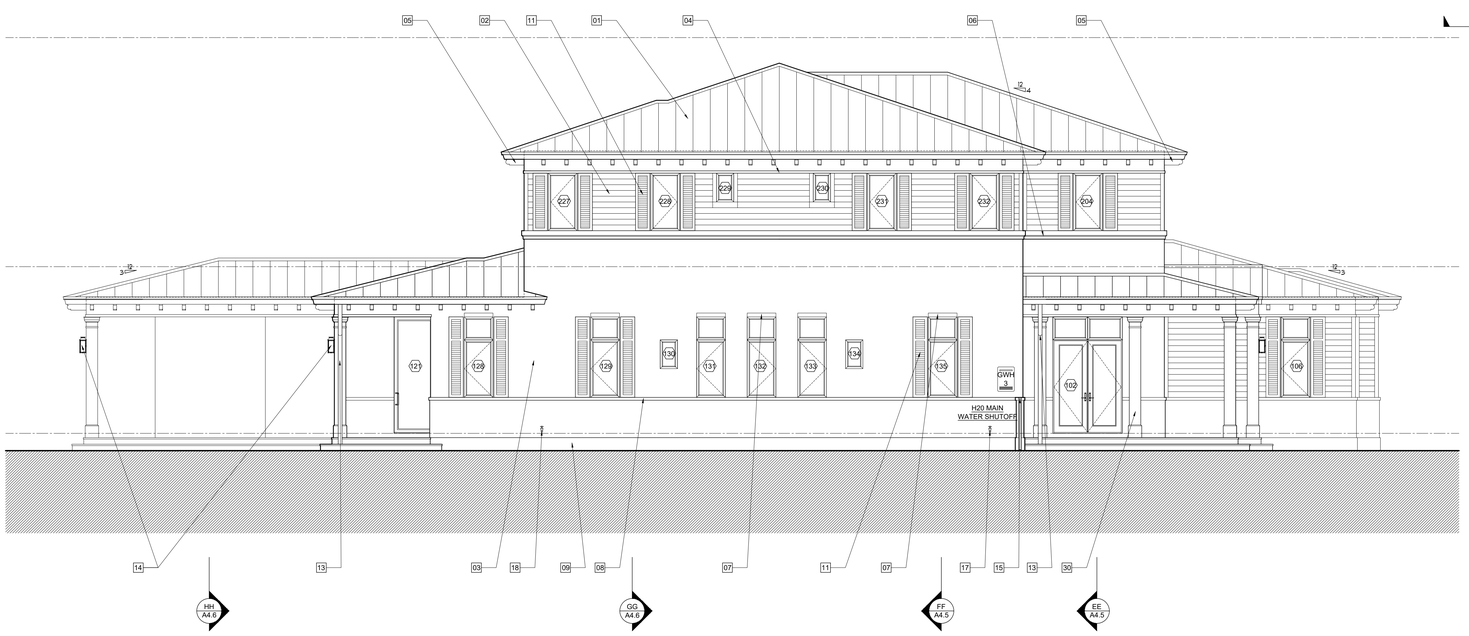
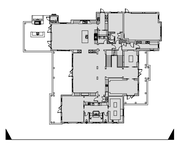
14	OUTDOOR RATED LIGHT FIXTURE / FAN (COORDINATE MOUNTING HEIGHT UPON FINAL SELECTION)
15	ALUMINUM SITE GATE W/ SELF CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN)
16	AC CU'S ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
17	MAIN WATER SHUTOFF VALVE & HOSE BIBB (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 /SHELVING (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

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







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

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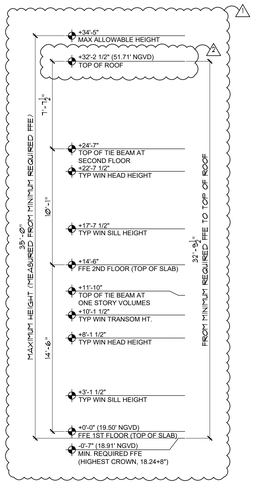

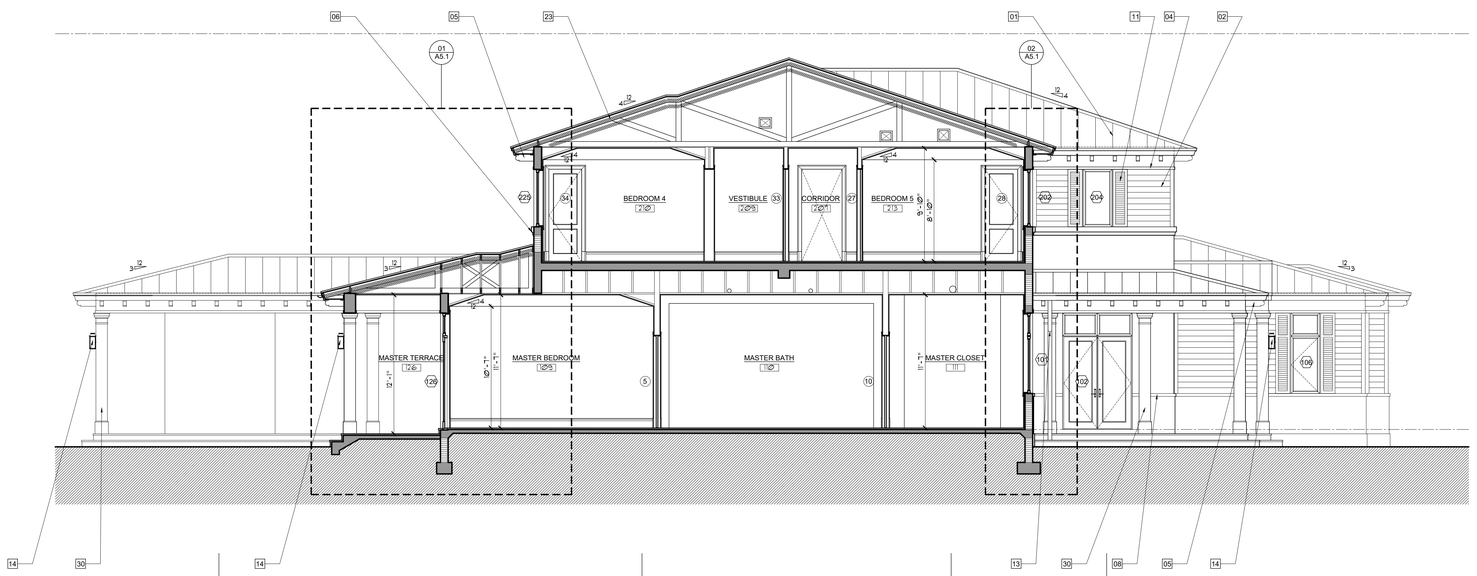

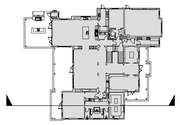

ELEVATION / SECTION NOTES :	
01	ALUMINUM STANDING SEAM ROOF (SEE A2.3 FOR NOA)
02	STUCCO SIDING (SEE A6.4 FOR DETAIL)
03	STUCCO - SMOOTH SAND FINISH (TYP)
04	2 1/2" STUCCO BAND WITH SMOOTH SAND FINISH
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16	AC CU'S ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
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
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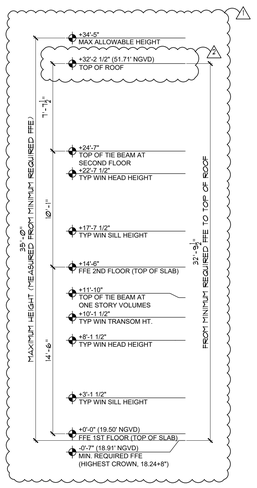
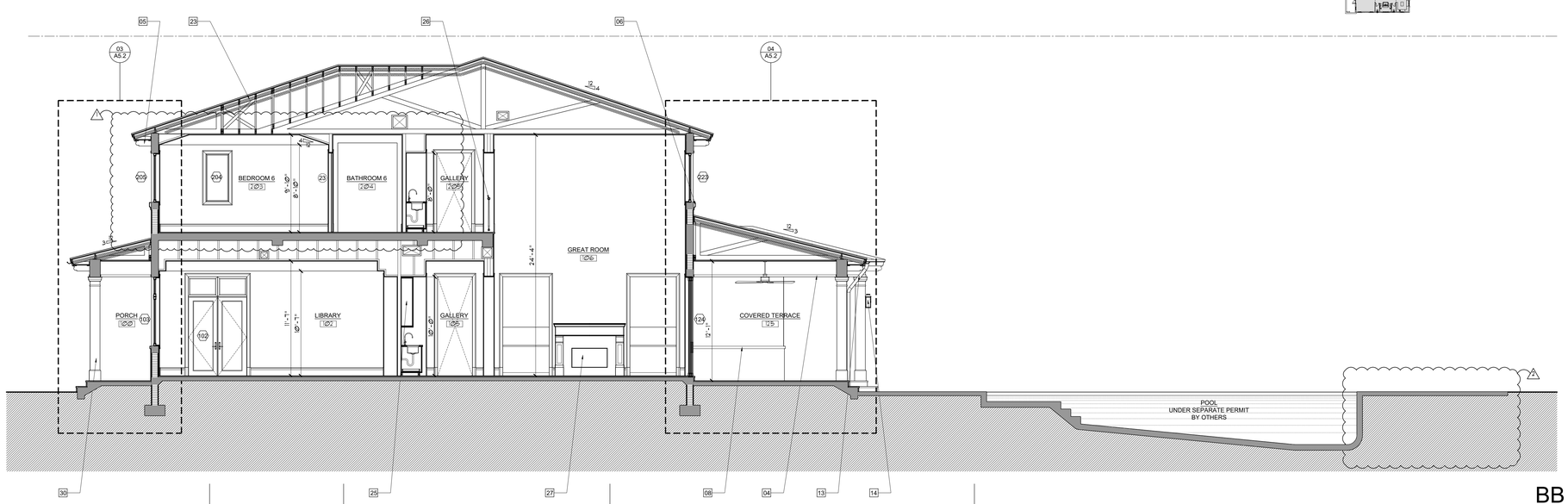
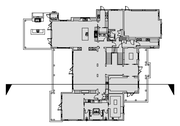
NOTE: REFER TO S-9 FOR ALL WIND PRESSURES

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







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

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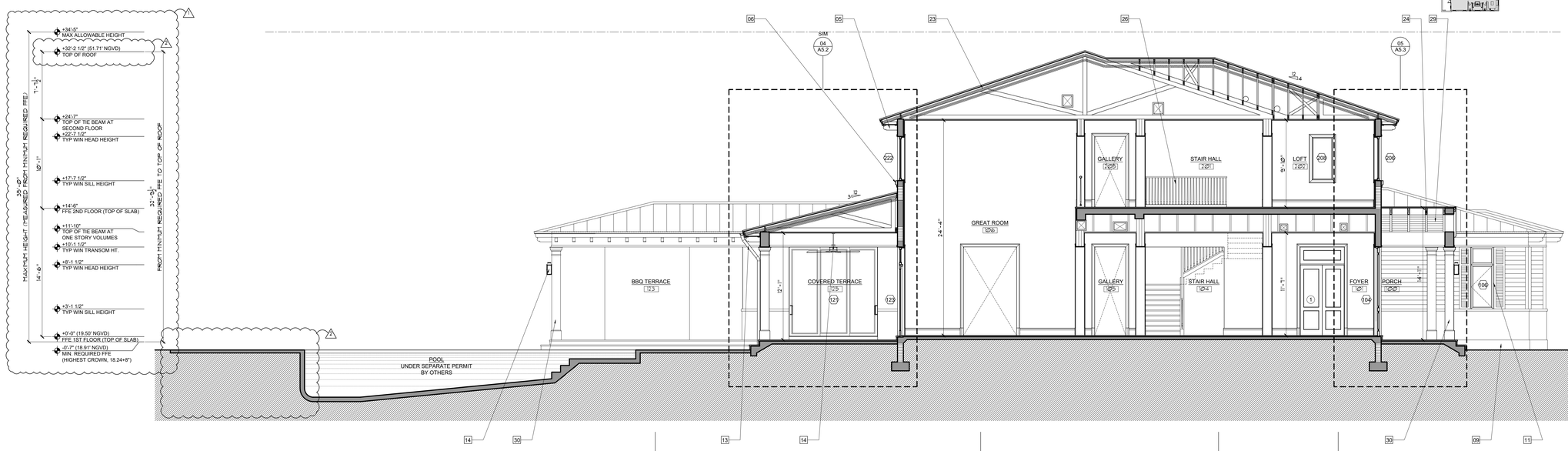
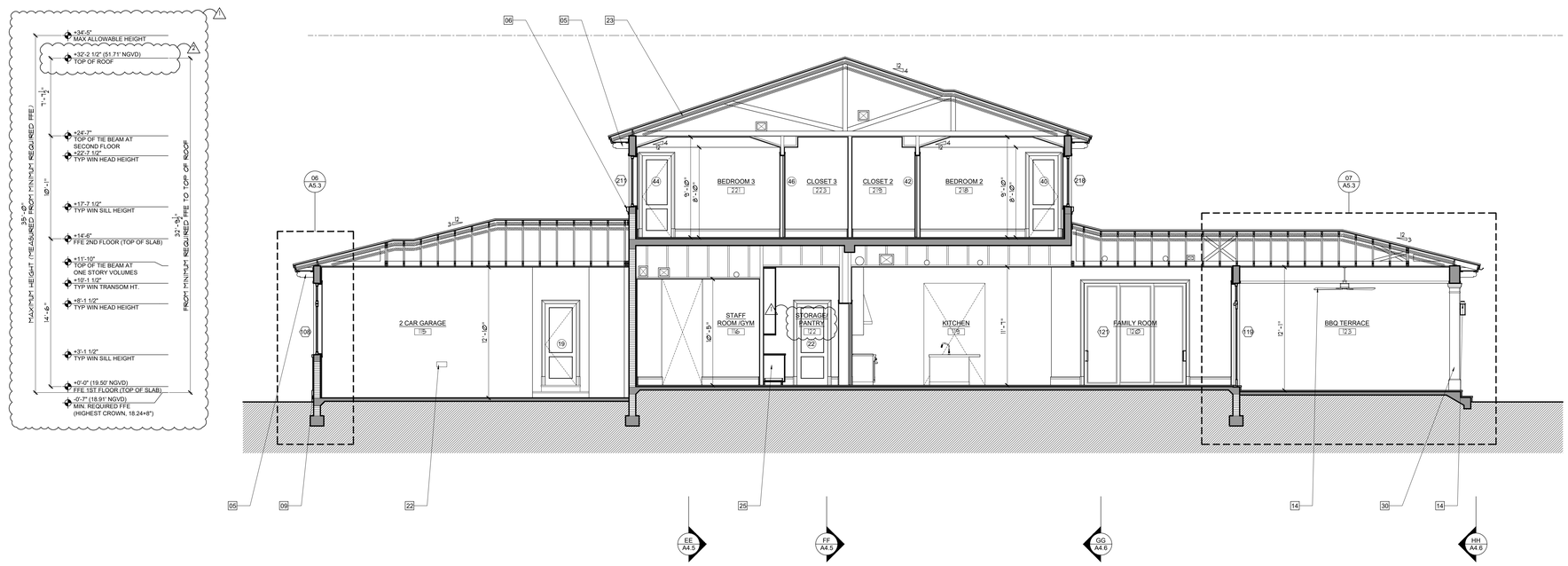


CC SECTION CC
SCALE: 3/16" = 1'-0"

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 /SHELVING (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



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

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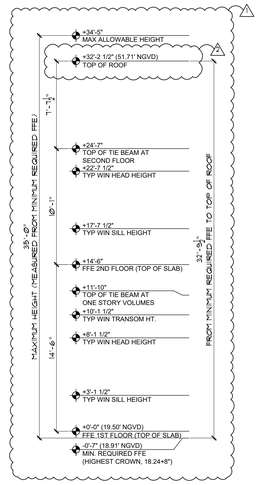

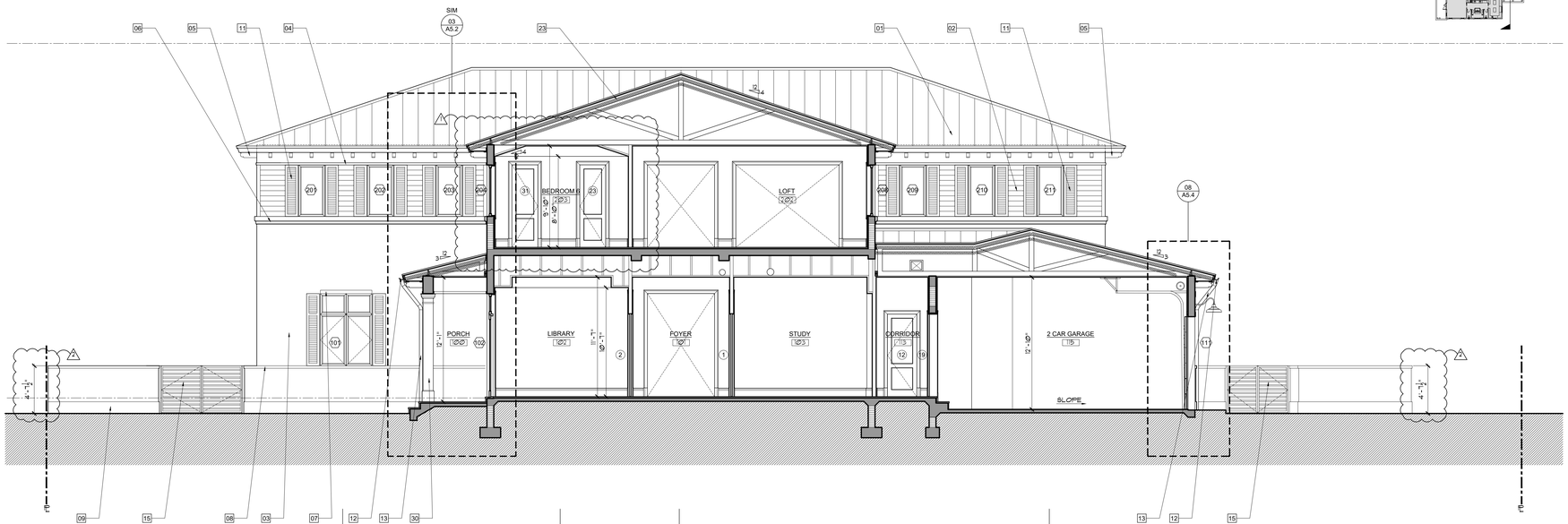

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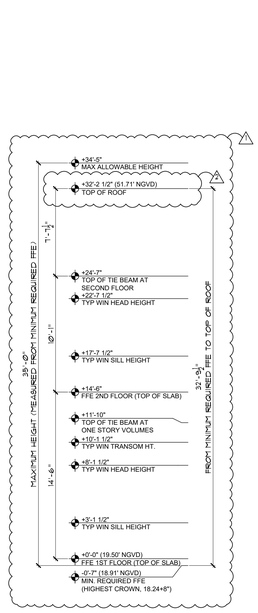
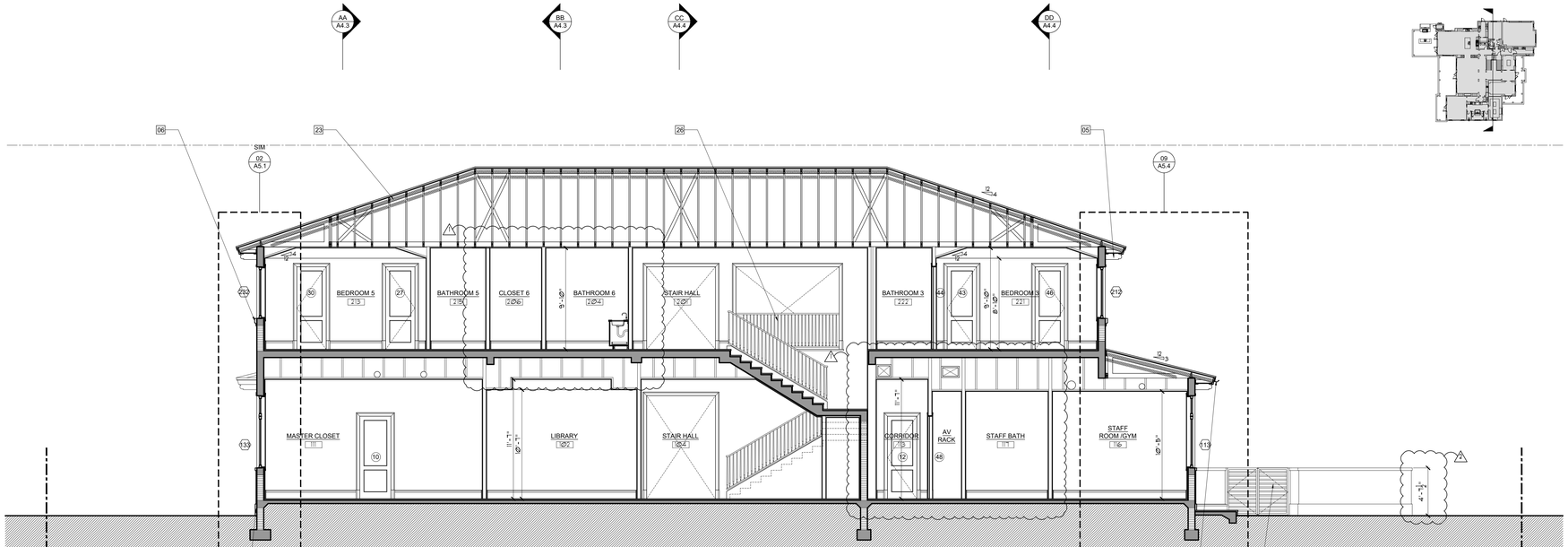
SCALE: 3/16" = 1'-0"





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

ELEVATION / SECTION NOTES :

01	ALUMINUM STANDING SEAM ROOF (SEE A2.3 FOR NOA)
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CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

SEAL :

Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:19:49-05'00'

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BLDG. DEPT. COMMENTS	1 08.25.25 2 01.16.26

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SHEET :

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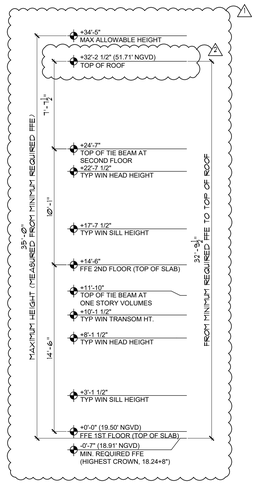

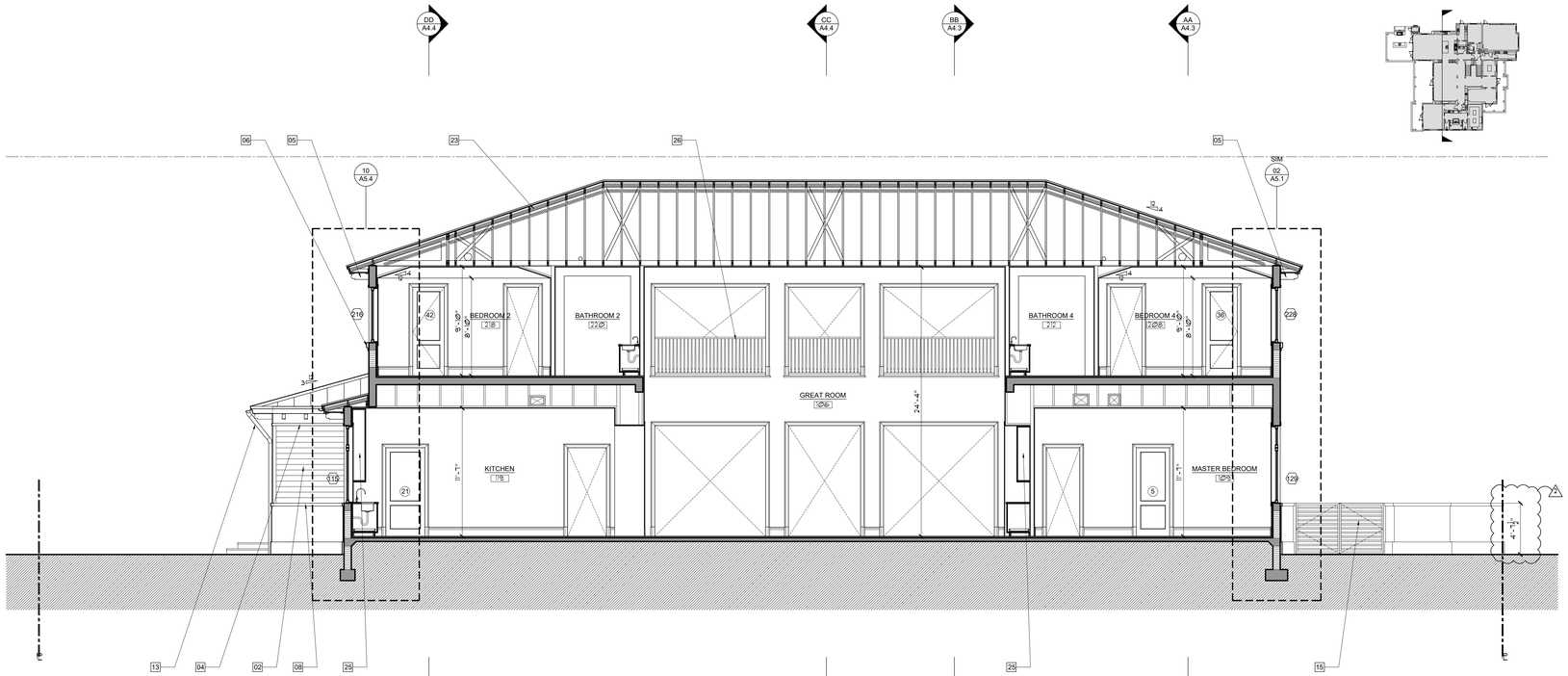

GG SECTION GG
SCALE: 3/16" = 1'-0"

ELEVATION / SECTION NOTES :

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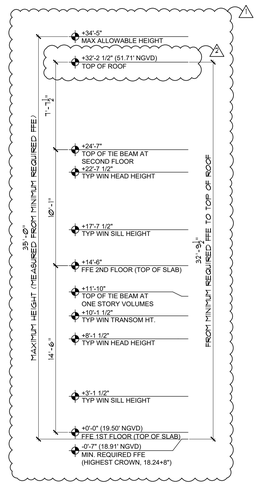
NOTE: REFER TO S-9 FOR ALL WIND PRESSURES



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

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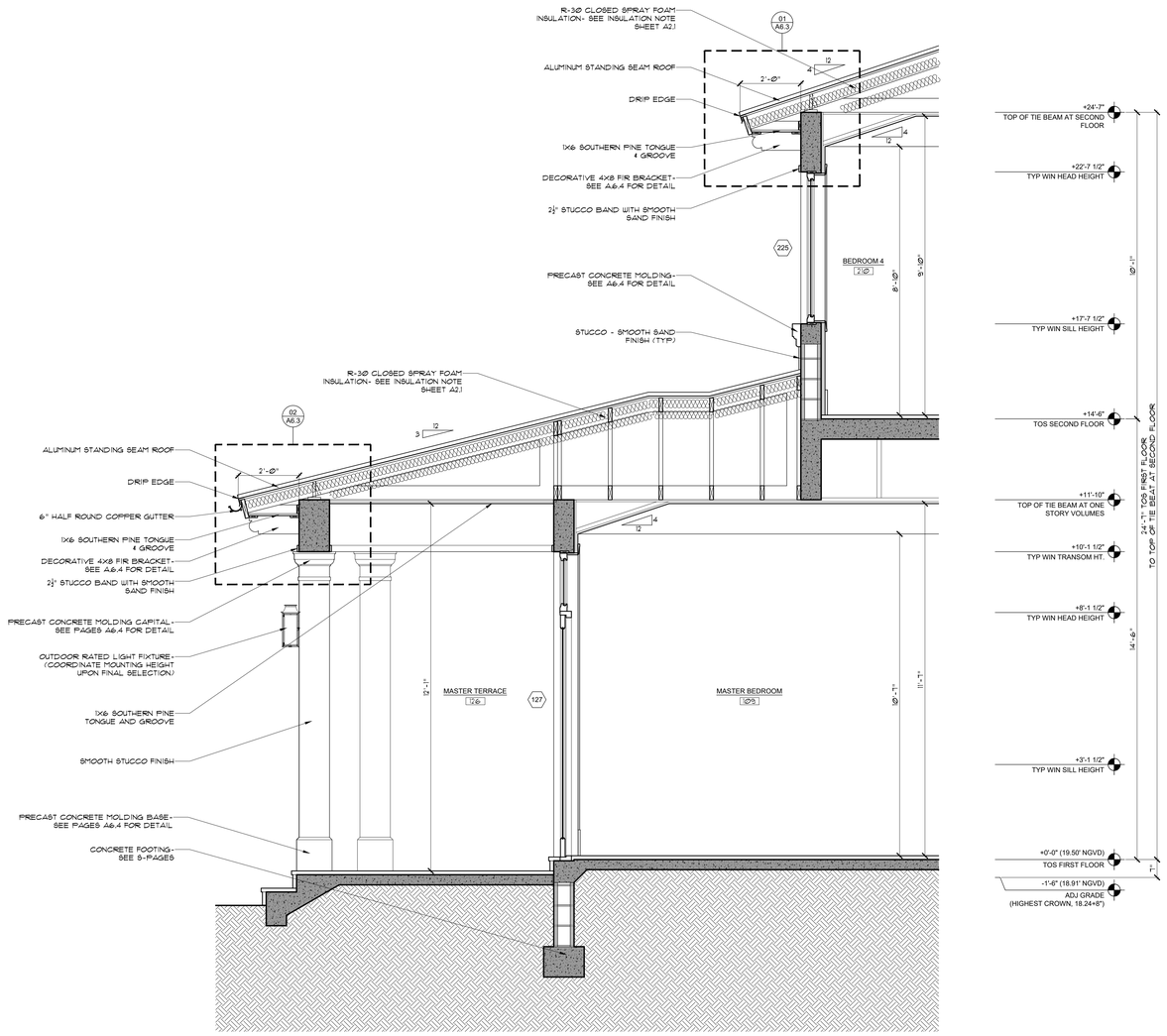
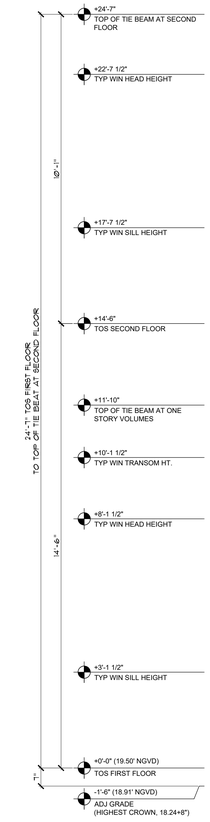
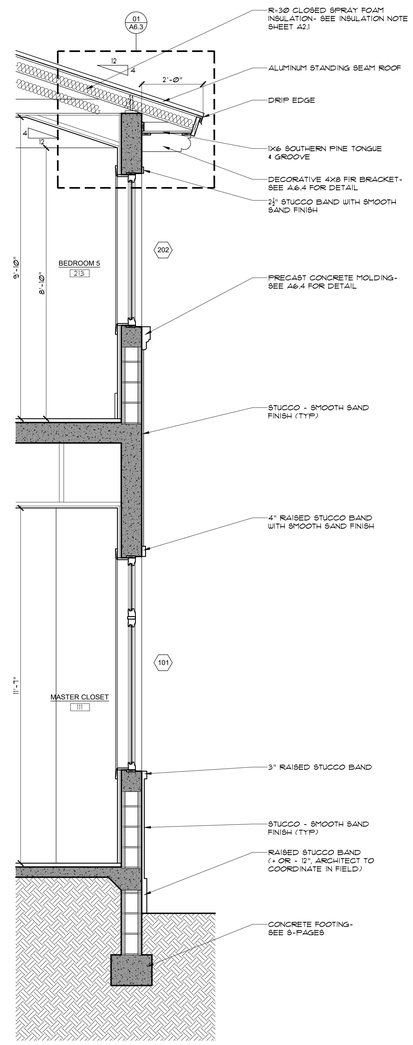


01 WALL SECTION
SCALE: 1/2" = 1'-0"





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

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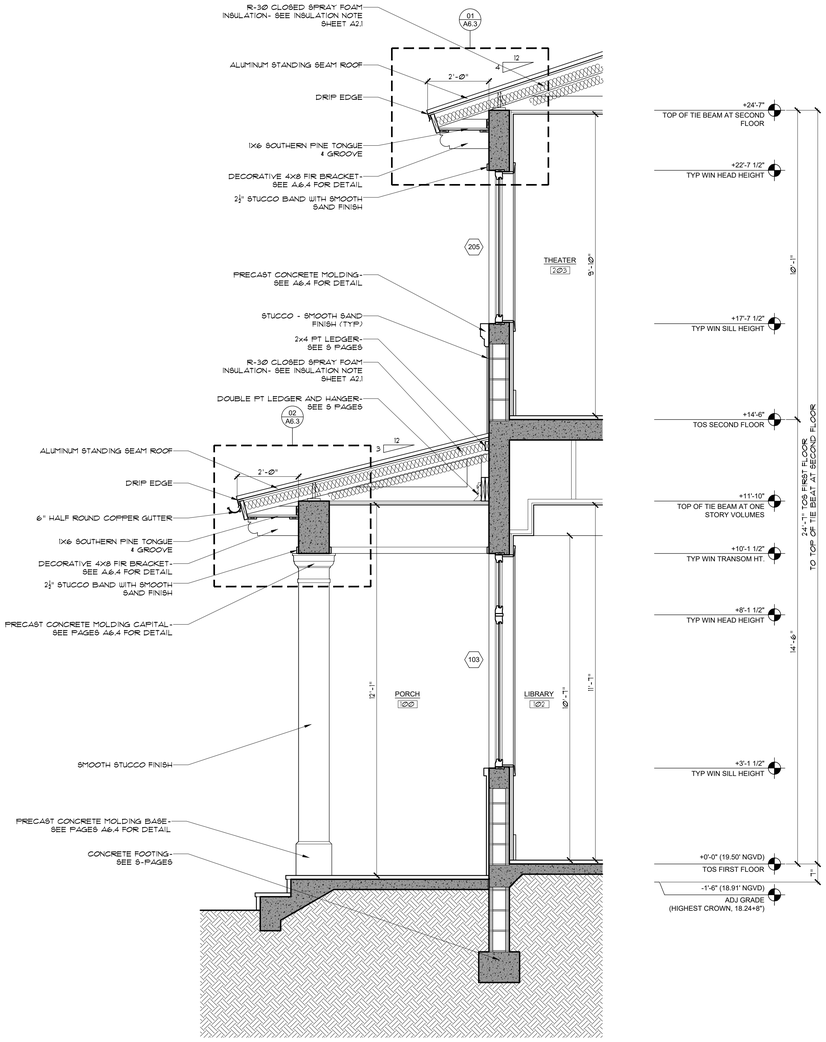
SHEET :

A5.1



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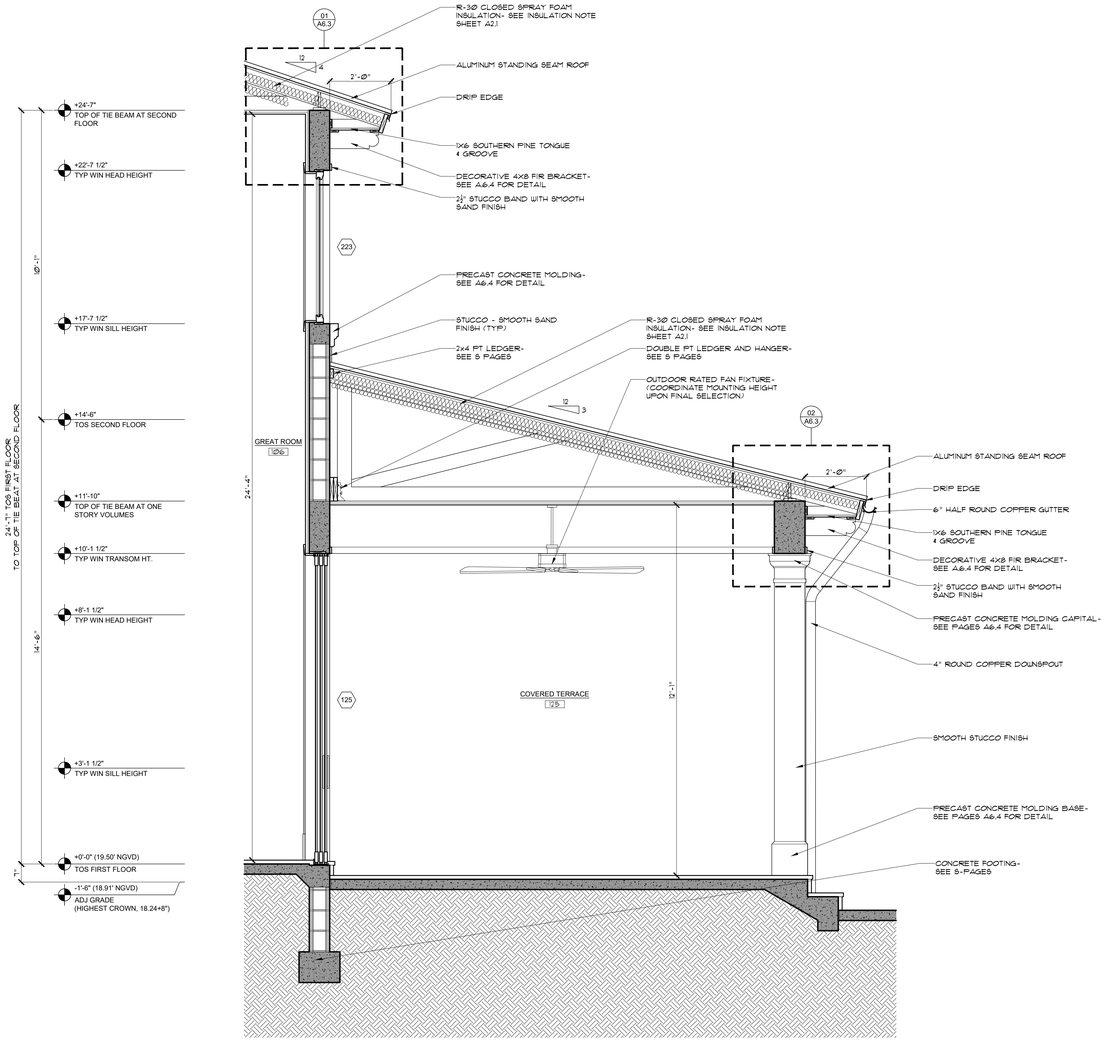
SCALE: 1/2" = 1'-0"



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

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PROJECT INFORMATION :

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1900 CORAL WAY #301, MIAMI, FL 33145
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SEAL :

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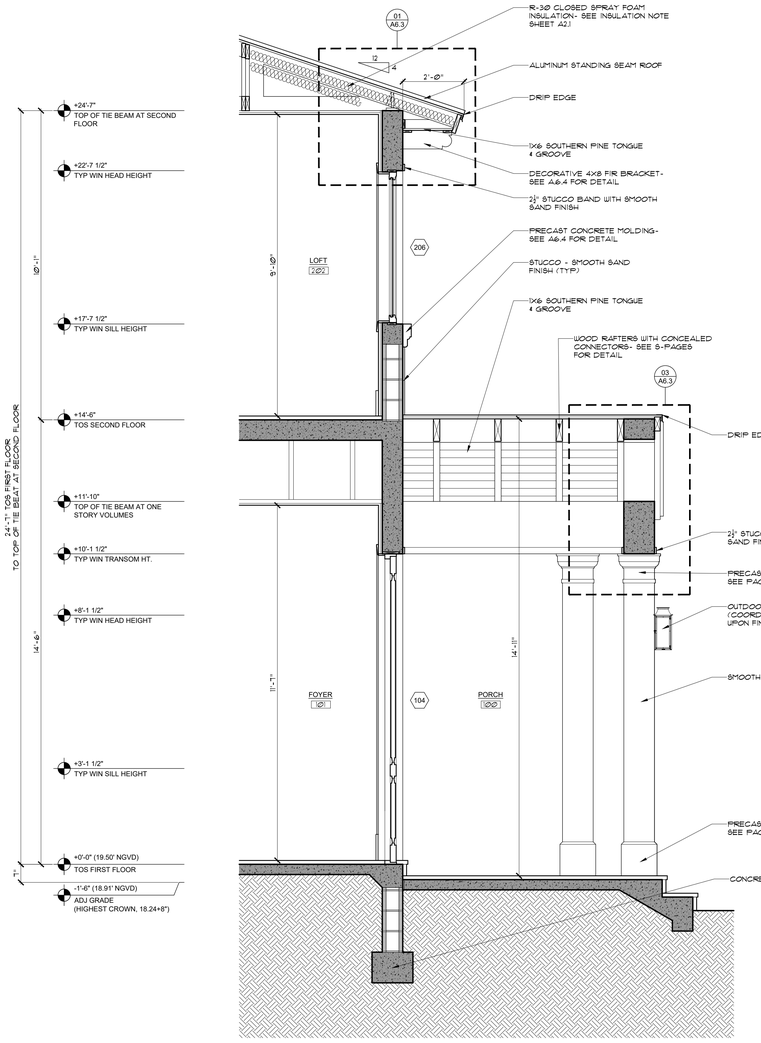
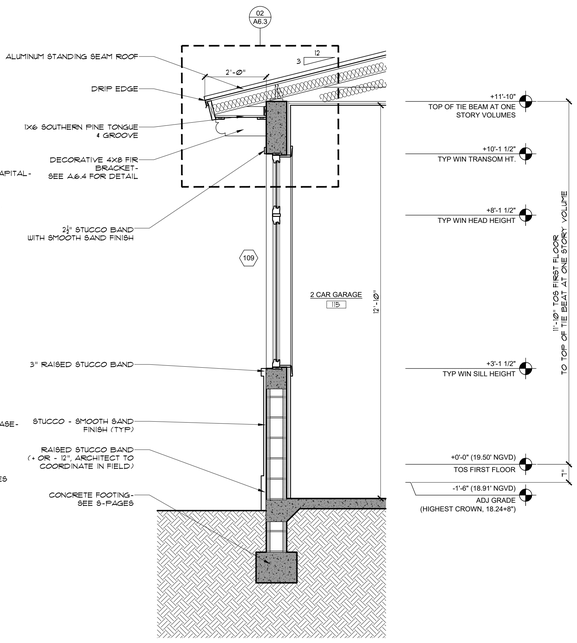
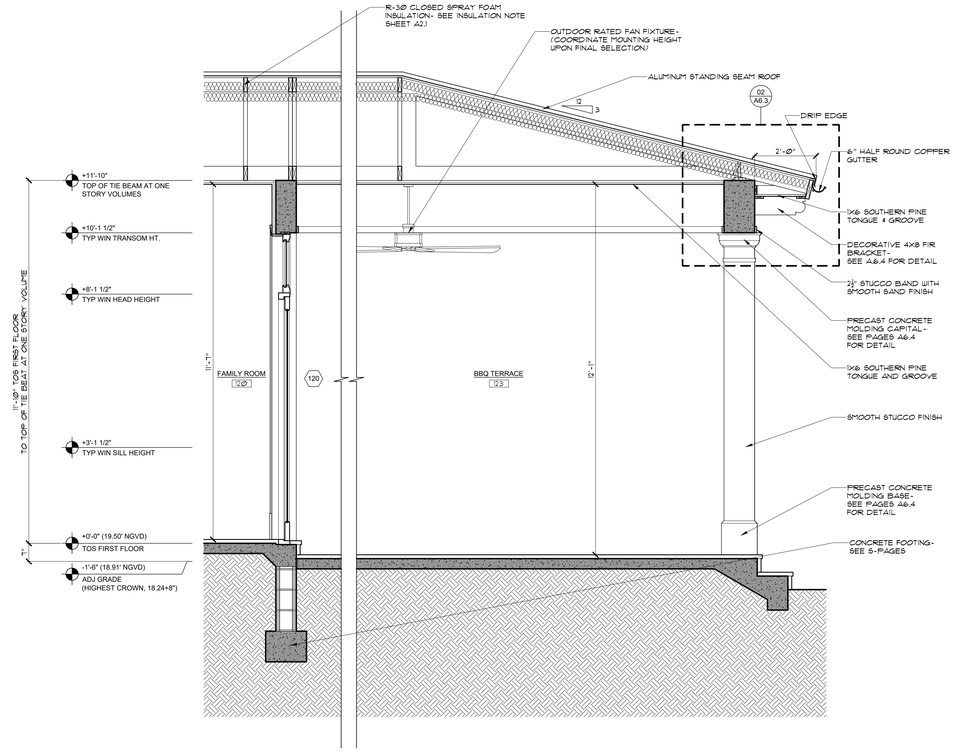


05 WALL SECTION
SCALE: 1/2" = 1'-Ø"



06 WALL SECTION
SCALE: 1/2" = 1'-Ø"



07 WALL SECTION
SCALE: 1/2" = 1'-Ø"

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Date: 2026.01.16 17:20:27-05'00'

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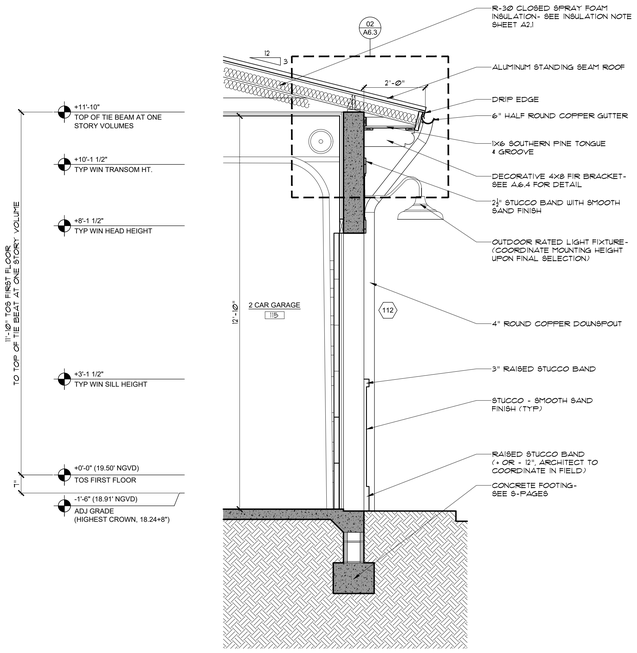
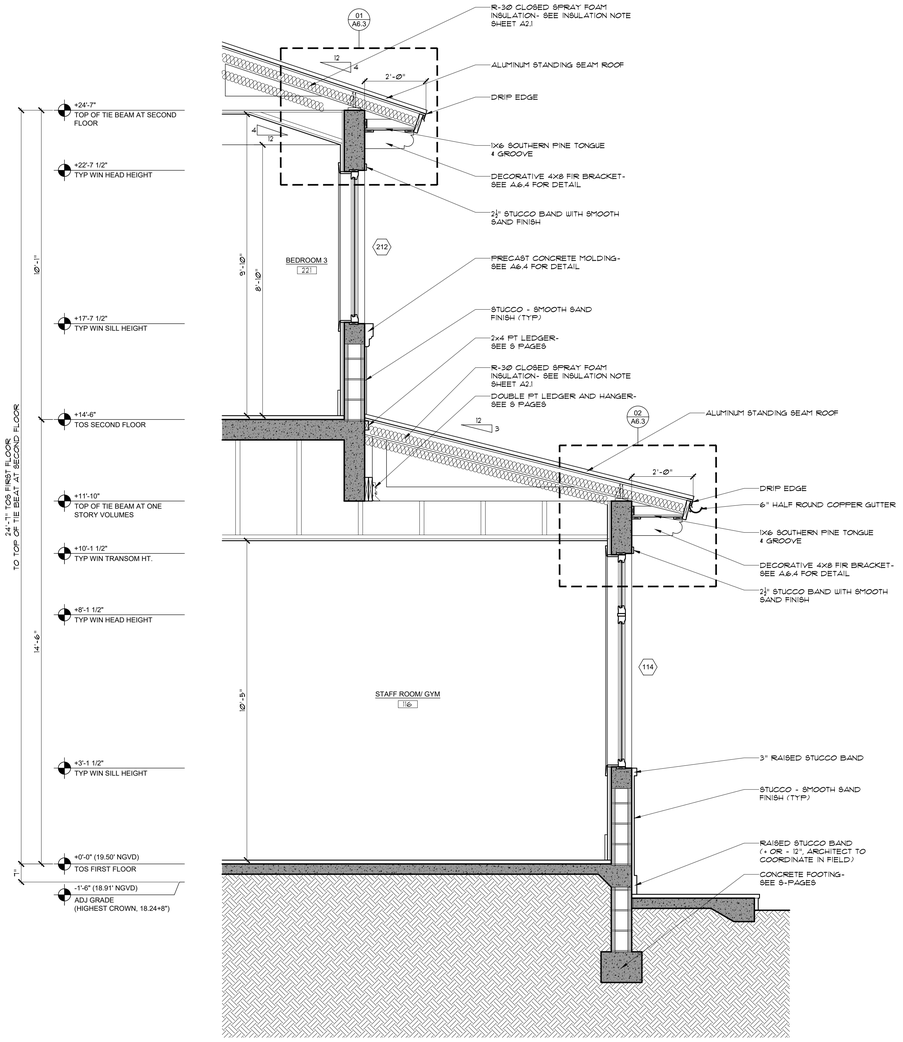
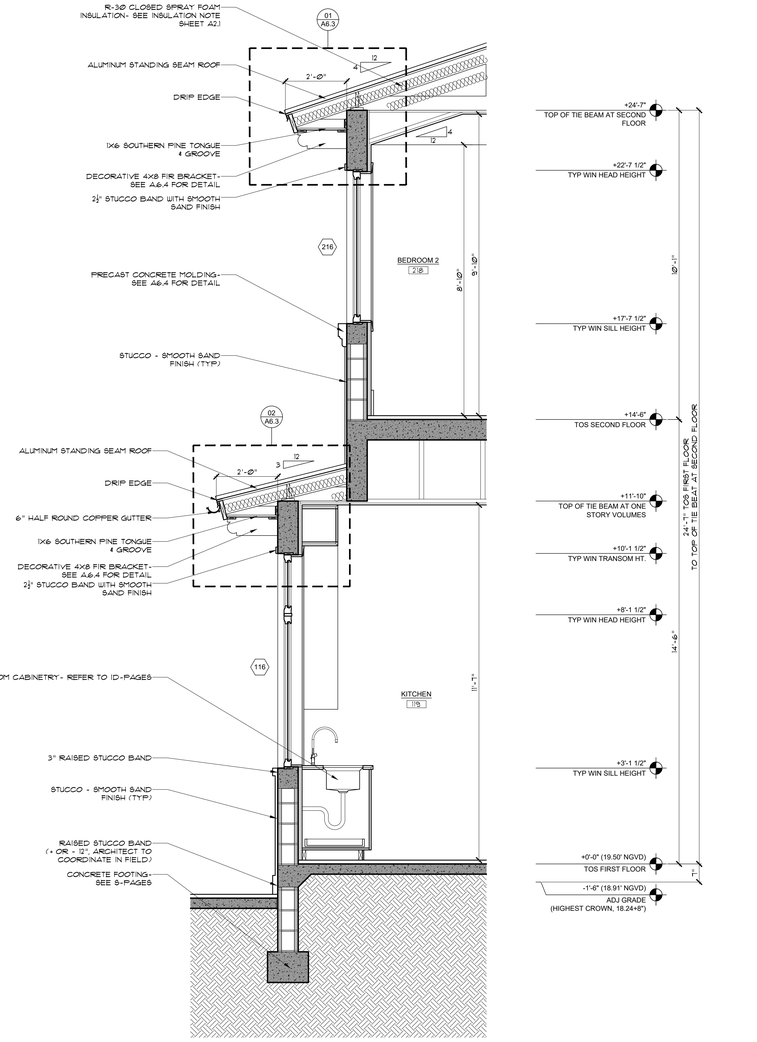
SHEET :

A5.3







08 WALL SECTION
SCALE: 1/2" = 1'-Ø"

09 WALL SECTION
SCALE: 1/2" = 1'-Ø"

10 WALL SECTION
SCALE: 1/2" = 1'-Ø"

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CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

SEAL :

Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:20:40-05'00'

DRAWING INFORMATION :

ISSUED	04.25.25
BLDG. DEPT. COMMENTS	1 08.25.25 2 01.16.26

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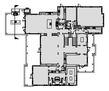
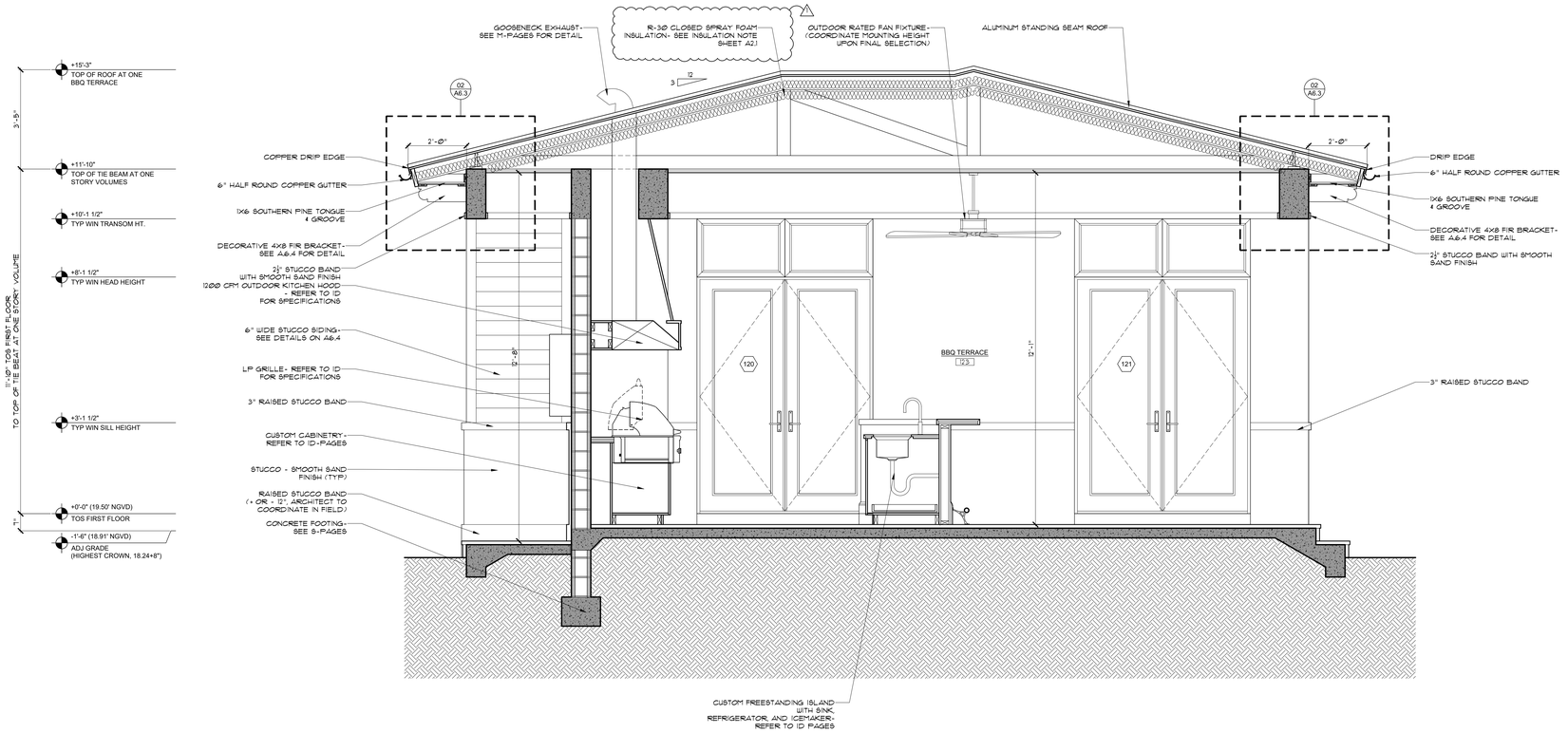
SHEET :

A5.4





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

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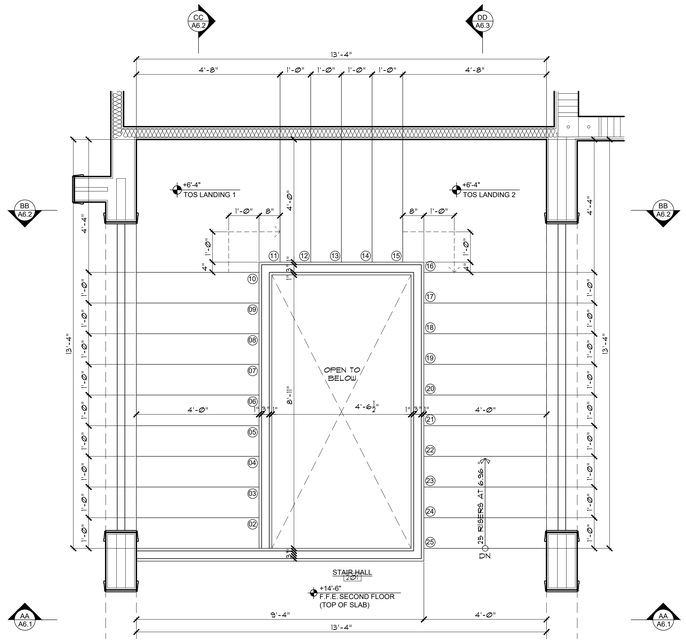
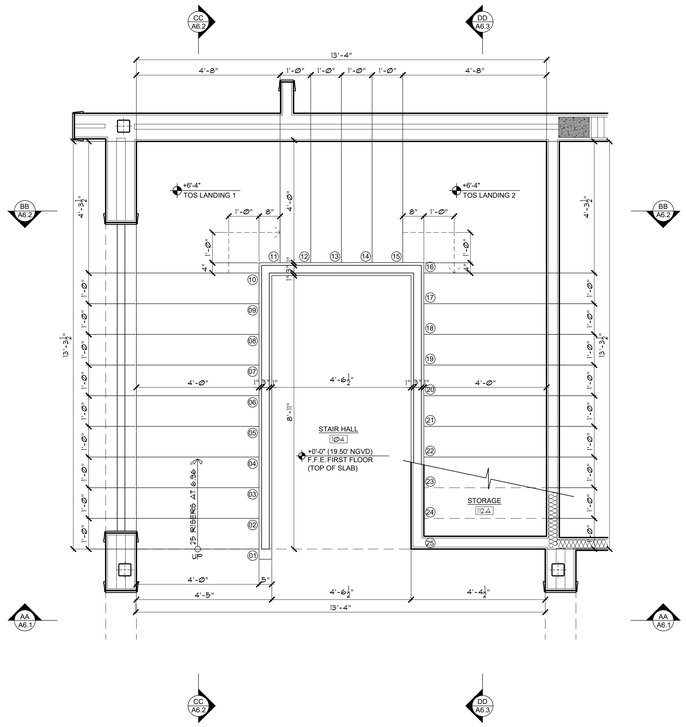
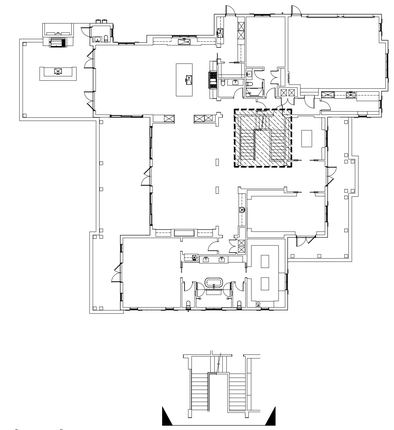
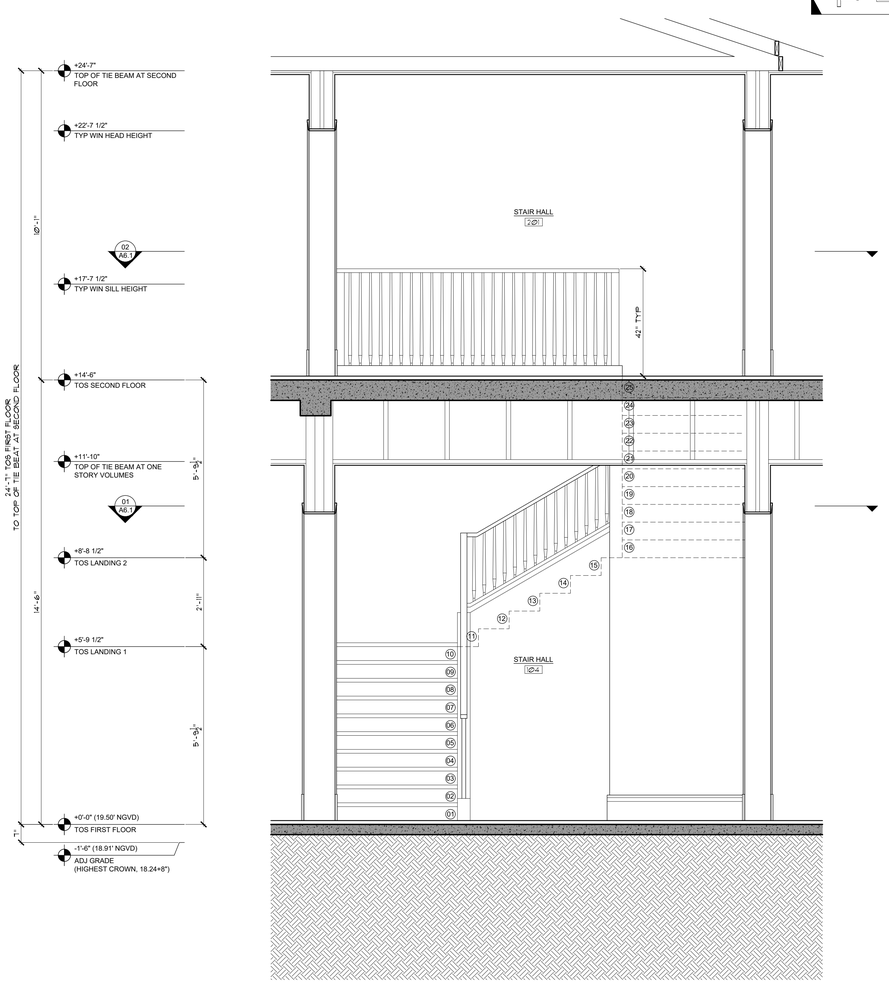


02 PLAN SECTION BB - SECOND FLOOR
SCALE: 1/2"=1'-0"



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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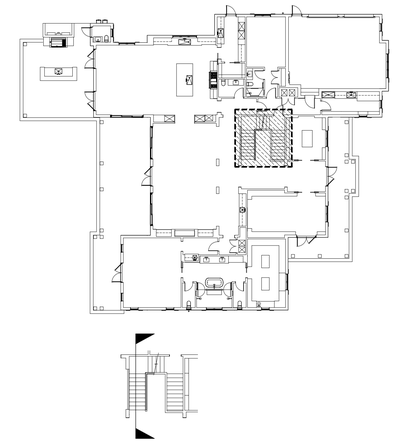
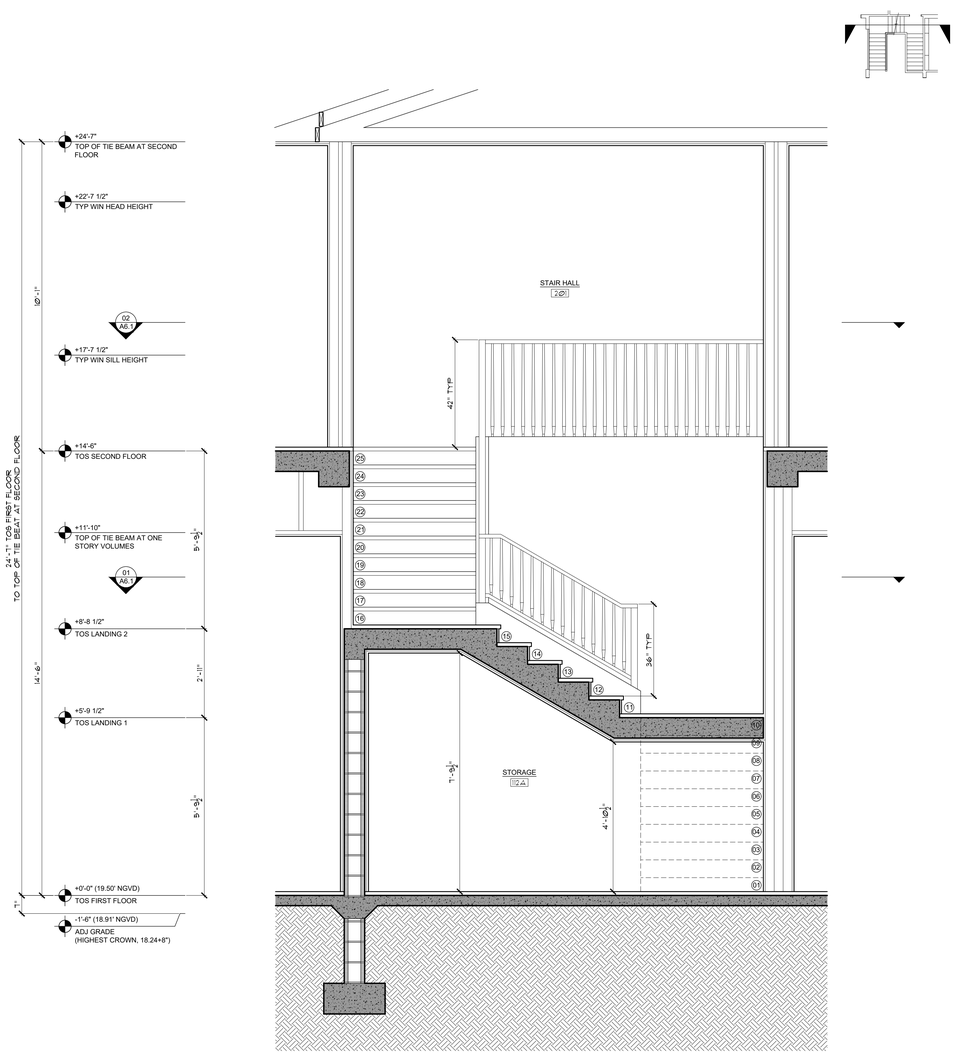
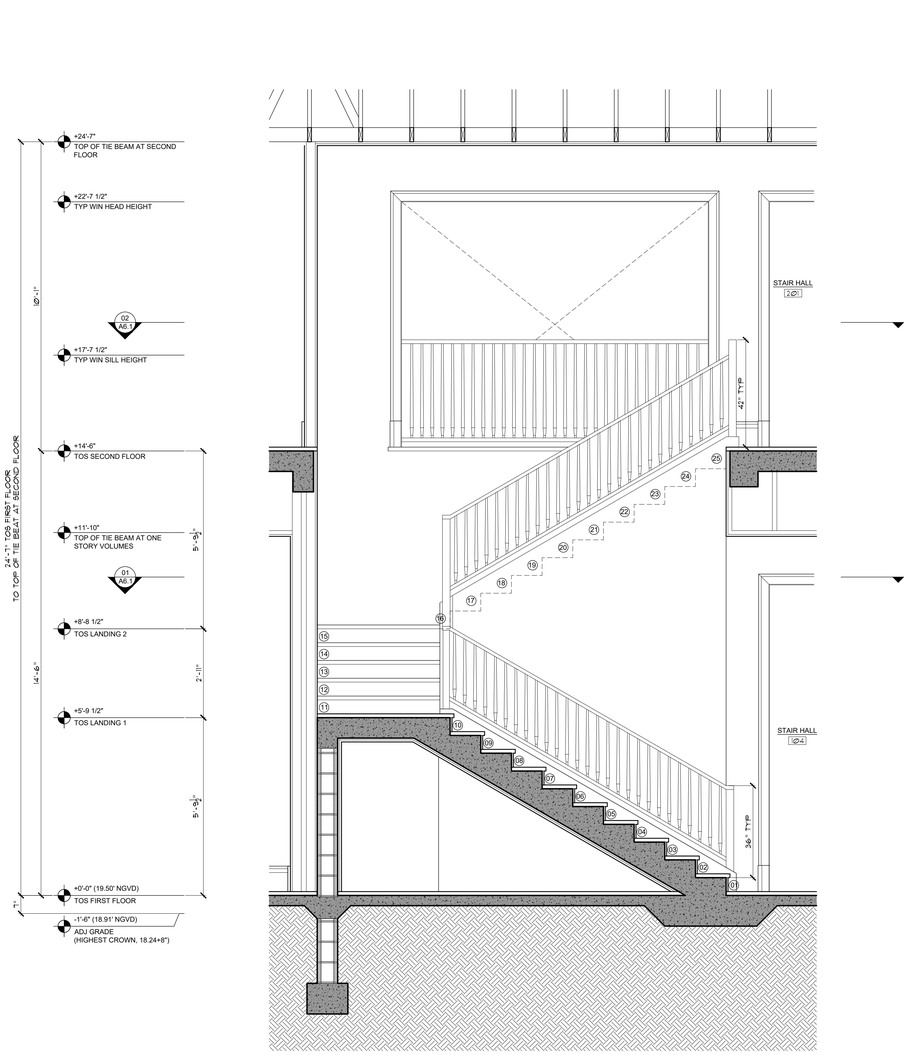




BB STAIR SECTION DETAIL
SCALE: 1/2"=1'-0"



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

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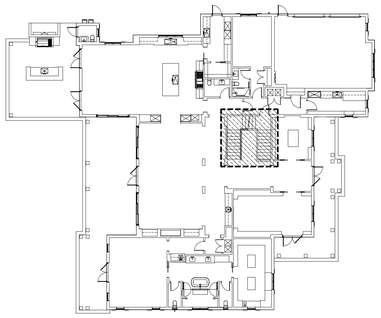
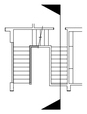
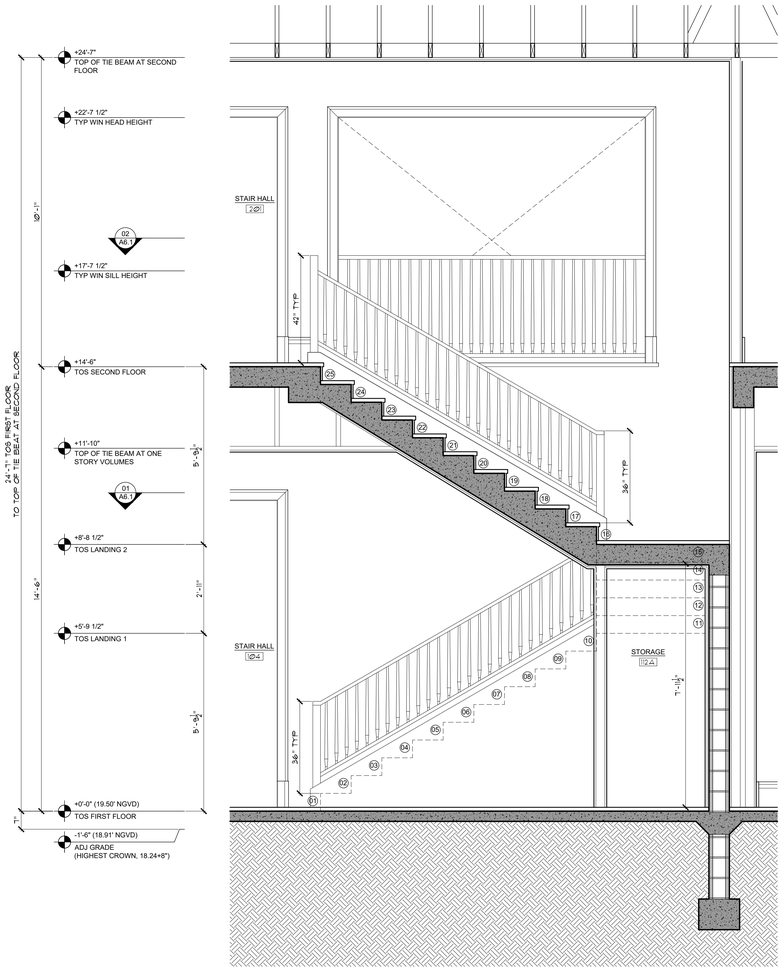
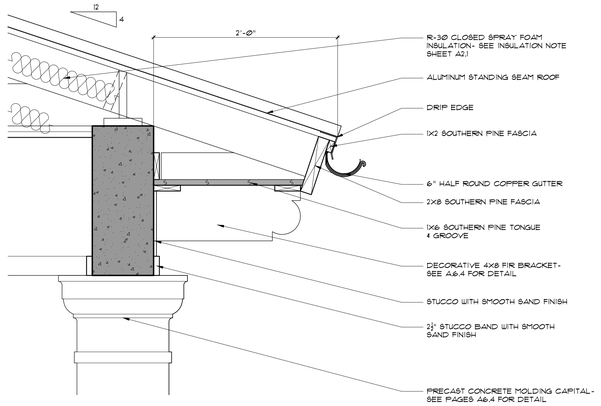
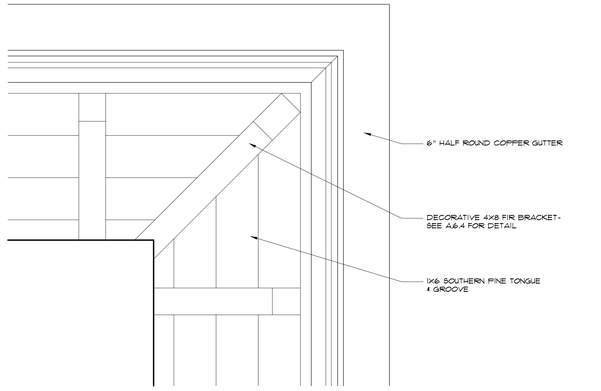




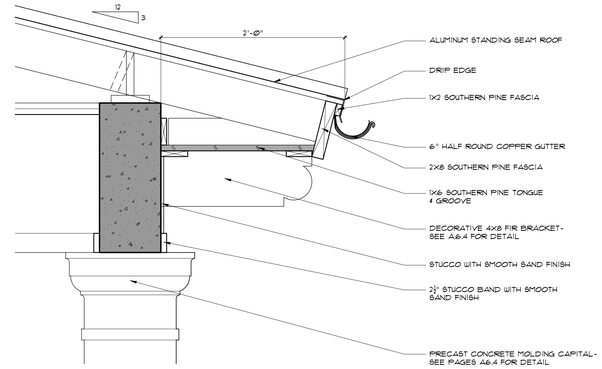


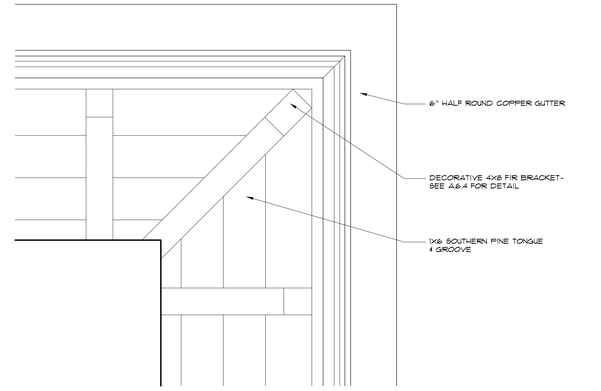
DD STAIR SECTION DETAIL
SCALE: 1/2"=1'-0"





01 TYPICAL EAVE DETAIL "A"
SCALE: 1-1/2" = 1'-0"





02 TYPICAL EAVE DETAIL "B"
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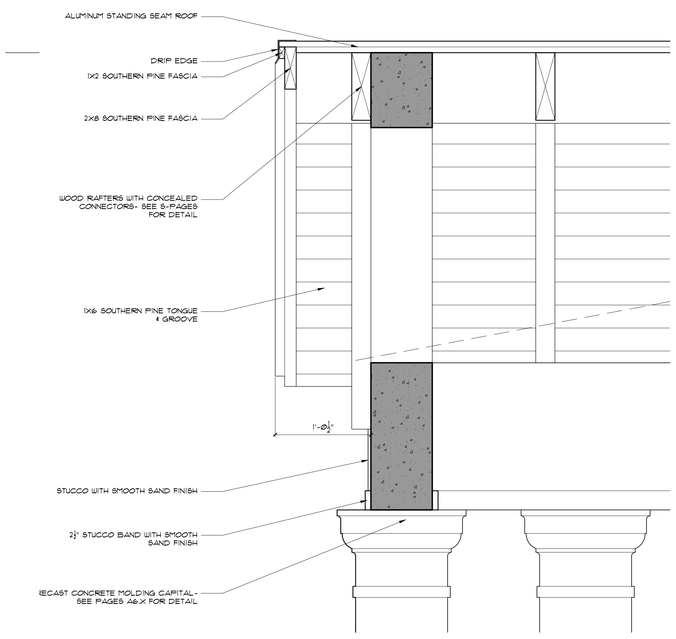
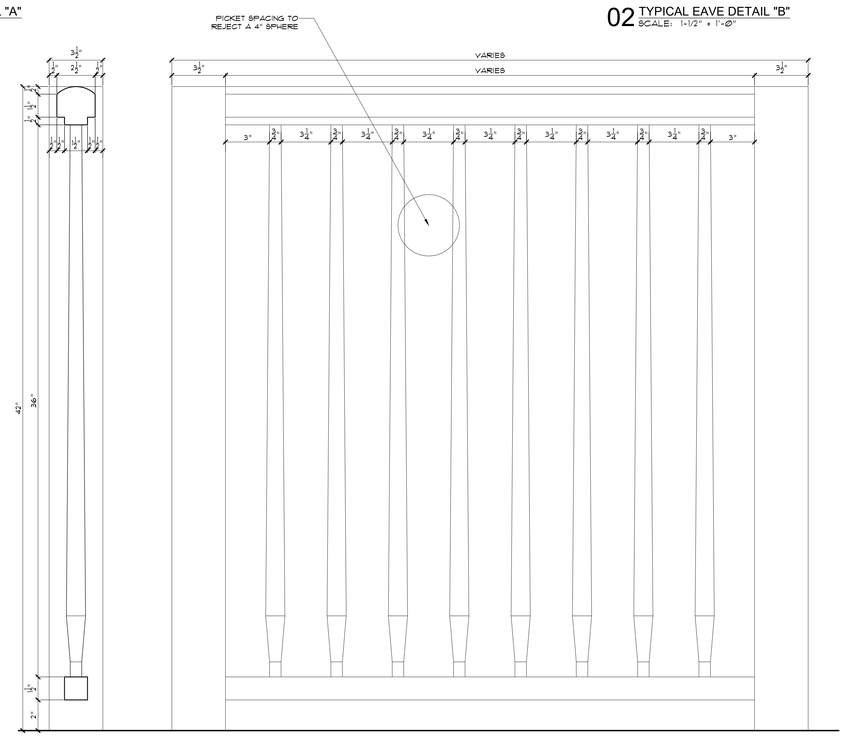


03 TYPICAL EAVE DETAIL "C"
SCALE: 1-1/2" = 1'-0"



RAILING NOTE: SHOP DRAWINGS AND PERMIT BY OTHERS

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

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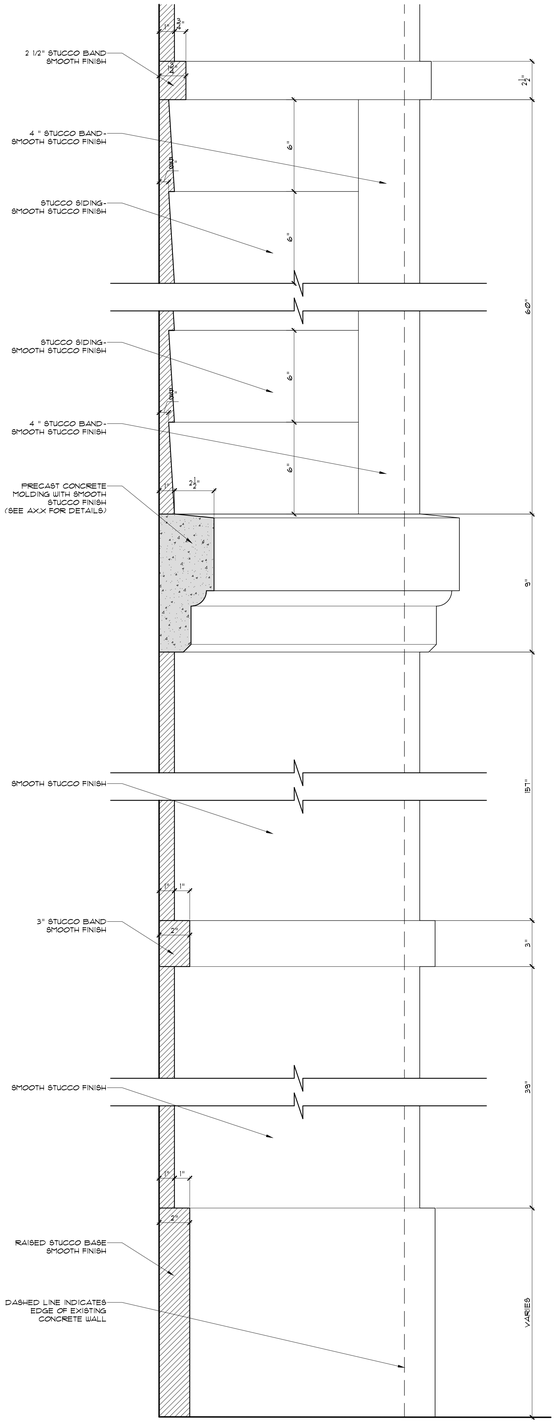
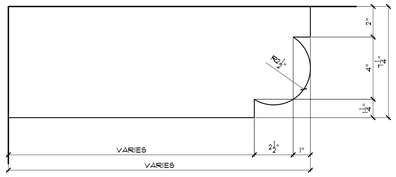
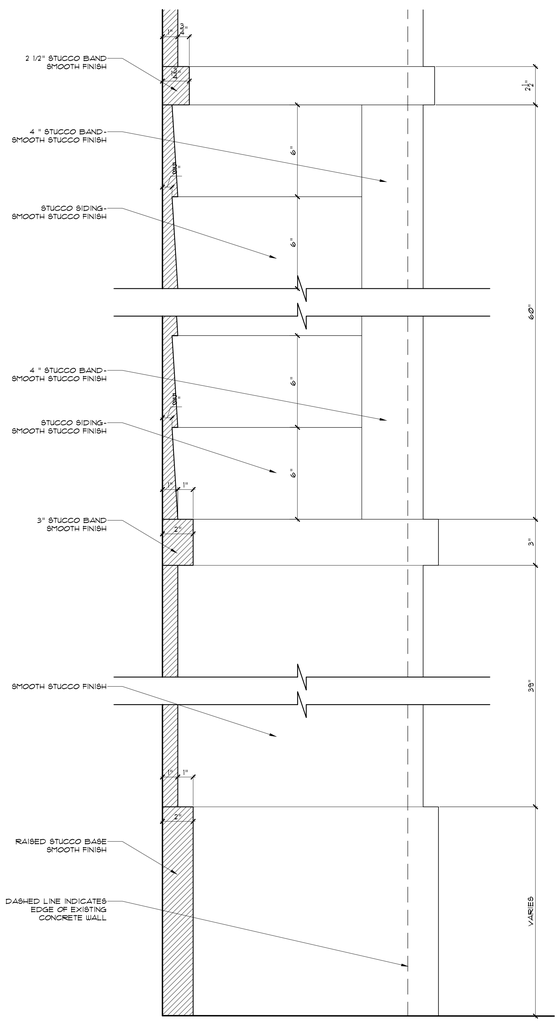


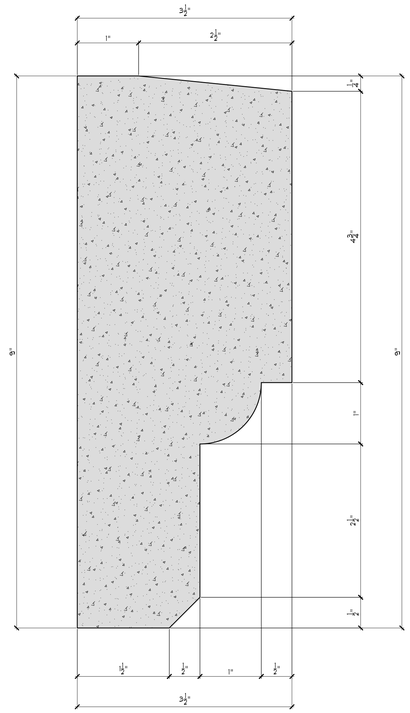
05 TYPICAL SIDING DETAIL 1
SCALE: 3" = 1'-0"



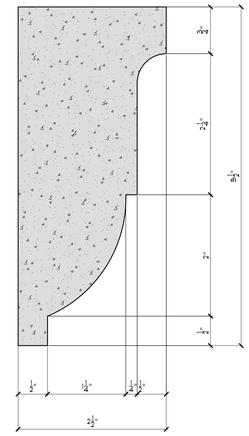
07 DECORATIVE FIR BRACKET DETAIL
SCALE: 3" = 1'-0"



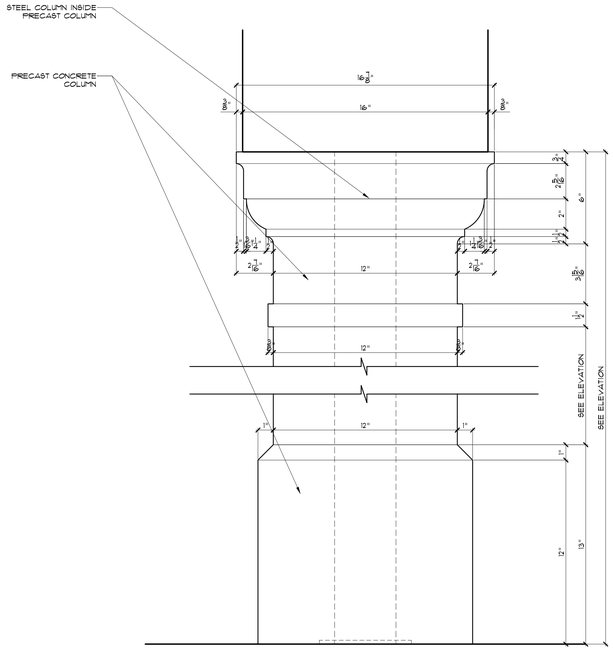
06 TYPICAL SIDING DETAIL 2
SCALE: 3" = 1'-0"



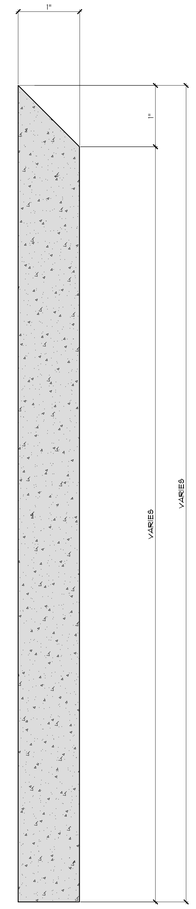
A PRECAST PROFILE A
FULL SCALE



B PRECAST PROFILE B
FULL SCALE



08 TYPICAL COLUMN DETAIL
SCALE: 3" = 1'-0"



C PRECAST PROFILE C
FULL SCALE

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DRAWING INFORMATION :

ISSUED	04.25.25

SHEET :

A6.4

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FINISH SCHEDULE :

ROOM #	LOCATION	FLOOR: TILE	FLOOR: WOOD	FLOOR: CONCRETE	CEILING: PAINT - GYP	CEILING: WOOD T&G	WALL: TILE	WALL: PAINT - GYP	WALL: TILE - WET AREA	WALL: PAINT - STUCCO	TRIM: CASING	TRIM: BASEBOARD	TRIM: CROWN	TRIM: STUCCO
FIRST FLOOR														
100	PORCH	●				●				●				●
101	FOYER	●			●			●			●	●	●	
102	LIBRARY	●			●			●			●	●	●	
103	STUDY	●			●			●			●	●	●	
104	STAIR HALL	●			●			●			●	●	●	
105	GALLERY	●			●			●			●	●	●	
106	GREAT ROOM	●			●			●			●	●	●	
107	VESTIBULE	●			●			●			●	●	●	
108	MASTER CORRIDOR	●			●			●			●	●	●	
109	MASTER BEDROOM	●			●			●			●	●	●	
110	MASTER BATH	●			●			●			●	●	●	
110A & D	W.C.	●			●			●			●	●	●	
110B	SHOWER	●			●				●					
110C	STEAM ROOM	●			●		●	●						
111	MASTER CLOSET	●			●			●			●	●	●	
112	VESTIBULE	●			●			●			●	●	●	
112A	STORAGE	●			●			●			●	●	●	
113	CORRIDOR	●			●			●			●	●	●	
114	LAUNDRY ROOM	●			●			●			●	●	●	
115	2 CAR GARAGE	●						●			●			
116	STAFF ROOM / GYM	●			●			●			●	●	●	
117	STAFF BATH	●			●			●			●	●	●	
118	POWDER ROOM	●			●			●			●	●	●	
119	KITCHEN	●			●			●			●	●	●	
120	FAMILY ROOM	●			●			●			●	●	●	
121	PANTRY	●			●			●			●	●	●	
122	KOSHER KITCHEN	●			●			●			●	●	●	
123	BBQ TERRACE	●				●				●				●
124	CABANA BATH	●			●				●	●	●	●	●	
125	COVERED TERRACE	●				●				●				●
125	MASTER TERRACE	●				●				●				●
SECOND FLOOR														
201	STAIR HALL	●			●			●			●	●	●	
202	LOFT	●			●			●			●	●	●	
203	THEATER	●			●			●			●	●	●	
204	POWDER	●			●			●			●	●	●	
205	GALLERY	●			●			●			●	●	●	
206	AV ROOM	●			●			●			●	●	●	
207	CORRIDOR	●			●			●			●	●	●	
208	LAUNDRY	●			●			●			●	●	●	
209	VESTIBULE	●			●			●			●	●	●	
210	BEDROOM 4	●			●			●			●	●	●	
211	CLOSET 4	●			●			●			●	●	●	
212	BATHROOM 4	●			●			●	●		●	●	●	
213	BEDROOM 5	●			●			●			●	●	●	
214	CLOSET 5	●			●			●			●	●	●	
215	BATHROOM 5	●			●			●	●		●	●	●	
216	CORRIDOR	●			●			●			●	●	●	
217	VESTIBULE	●			●			●			●	●	●	
218	BEDROOM 2	●			●			●			●	●	●	
219	CLOSET 2	●			●			●			●	●	●	
220	BATHROOM 2	●			●			●	●		●	●	●	
221	BEDROOM 3	●			●			●			●	●	●	
222	BATHROOM 3	●			●			●	●		●	●	●	
223	CLOSET 3	●			●			●			●	●	●	

NOTE:
1. WALL CEILING FINISHES HAVE FLAME SPREAD INDEX NOT GREATER THAN 200 PER R302.9.1 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER R.302.9.2.

2. SHOWERS & BATHTUBS SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT MIN. PER R307.2.3.

3. CERAMIC/STONE TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.24

4. ALL INTERIOR FINISHES TO EMIT LOW TO ZERO VOC'S

GENERAL NOTES:
TILE - OWNER TO SELECT, TILE AT ALL WET AREAS IN BATHROOMS
PAINT - OWNER TO SELECT COLORS - CEILING: WHITE, LATEX, FLAT - WALLS: LATEX, SATIN, TRIM: ALKYD SATIN IMPERVO OR EQUAL
TRIM - OWNER TO SELECT PROFILES, PAINT - GRADE

*CLOSETS IN BEDROOMS TO BE FINISHED THE SAME AS BEDROOMS UNLESS OTHERWISE NOTED.

NOTE:
DOCUMENTATION OF COMPLIANCE WITH THE FOLLOWING SHALL BE PROVIDED AS AN AFFIDAVIT SIGNED BY THE GENERAL CONTRACTOR PRIOR TO ISSUANCE OF TCO OR CO BY THE CITY OF PINECREST:
1. USAGE OF TANKLESS WATER HEATERS
2. AIR CONDITIONING SYSTEMS WITH MINIMUM 15 SEER AND R410A REFRIGERANT
3. ALL INTERIOR FINISHES HAVE LOW TO NO V.O.C.

EXTERIOR OPENING SCHEDULE :

TAG	ROOM #	LOCATION	TYPE	SQ.FT.	WIDTH	HEIGHT	MATL	FINISH	WINDOW: SINGLE	WINDOW: DOUBLE	WINDOW: MULTIPLE	WINDOW: TRANSOM	WINDOW: LOUV	DOOR: SINGLE	DOOR: DOUBLE	DOOR: TRANSOM	DOOR: SIDE LITE	DOOR: SLIDER	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	36"	110"	ALUM	WHITE						●					ESW	RH	FD	NOA 23-0724.12	
113	116	STAFF 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	KOSHER KITCHEN	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																					
201	213	BEDROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
202	213	BEDROOM 5	I	25.00 SF	60"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
203	215	BATHROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
204	203	THEATER	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
205	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	
206	202	LOFT	II	25.00 SF	60"	60"	ALUM	WHITE		●									ESW	LH-RH	CMT	NOA 24-1007.07 , 24-0312.06	
207	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	
208	202	LOFT	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
209	222	BATHROOM 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	LH	CMT	NOA 24-1007.07	
211	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
212	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
213	221	BEDROOM 3	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
214	223	CLOSET 3	IX	3.75 SF	18"	30"	ALUM	WHITE	●										ESW		CMT (FIXED)	NOA 20-1116.01	
215	219	CLOSET 2	IX	3.75 SF	18"	30"	ALUM	WHITE	●										ESW		CMT (FIXED)	NOA 20-1116.01	
216	218	BEDROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
217	218	BEDROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
218	218	BEDROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
219	218	BEDROOM 2	II	25.00 SF	60"	60"	ALUM	WHITE		●									ESW	LH-RH	CMT	NOA 24-1007.07 , 24-0312.06	
220	220	BATHROOM 2	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
221	106	GREAT ROOM	V	37.50 SF	90"	60"	ALUM	WHITE			●								ESW		CMT (FIXED)	NOA 20-1116.01 , 24-0312.06	
222	106	GREAT ROOM	III	25.00 SF	60"	60"	ALUM	WHITE		●									ESW		CMT (FIXED)	NOA 20-1116.01 , 24-0312.06	
223	106	GREAT ROOM	V	37.50 SF	90"	60"	ALUM	WHITE			●								ESW		CMT (FIXED)	NOA 20-1116.01 , 24-0312.06	
224	212	BATHROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
225	210	BEDROOM 4	II	37.50 SF	60"	60"	ALUM	WHITE		●									ESW	LH-RH	CMT	NOA 24-1007.07 , 24-0312.06	
226	210	BEDROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
227	210	BEDROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
228	210	BEDROOM 4	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	
229	211	CLOSET 4	IX	3.75 SF	18"	30"	ALUM	WHITE	●										ESW		CMT (FIXED)	NOA 20-1116.01	
230	214	CLOSET 5	IX	3.75 SF	18"	30"	ALUM	WHITE	●										ESW		CMT (FIXED)	NOA 20-1116.01	
231	213	BEDROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	LH	CMT	NOA 24-1007.07	
232	213	BEDROOM 5	I	12.50 SF	30"	60"	ALUM	WHITE	●										ESW	RH	CMT	NOA 24-1007.07	

EXTERIOR OPENING NOTES:

SH	SINGLE HUNG	FD	FRENCH DOOR
HR	HORIZONTAL ROLLER	SL	SIDE LITE
CMT	CASEMENT	SGD	SLIDING GLASS DOOR
FX	FIXED	MB	MULL BAR
TR	FIXED TRANSOM		

HARDWARE NOTES:

PR	PRIVACY	PP	PUSH PLATE
PS	PASSAGE	PL	PULL PLATE
KL	KEYED LOCK	KP	KICK PLATE
DB	DEAD BOLT	CL	CLOSER
DM	DUMMY (F) = FULL DUMMY	RL	ROLLER LATCH
		CP	CUP PULL

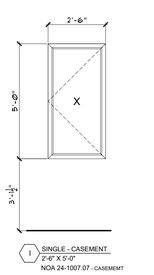
ALL WINDOWS AND EXTERIOR DOORS ARE NEW. REFER TO ELEVATIONS FOR WIND PRESSURES OF ALL OPENINGS AND HANDING OF CASEMENTS AND EXTERIOR DOORS. *WINDOWS SHALL HAVE A U VALUE = 0.94 AND SHGC = 0.50

EGRESS NOTE:
FBC SECTION 1005 - EMERGENCY ESCAPE AND RESCUE OPENING 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.

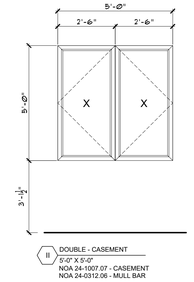
GLASS NOTE:
FBC R308.4.2/R308.3.1 EXTERIOR GLASS DOORS SHALL BE CATEGORY II SAFETY GLAZING

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

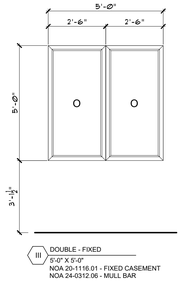
FBC R308.4.6 GLAZING ADJACENT TO STAIRS SHALL BE CATEGORY II GLAZING



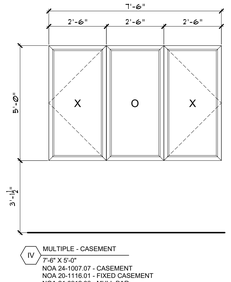
I SINGLE - CASEMENT
2'-6" X 5'-0"
NOA 24-1007.07 - CASEMENT



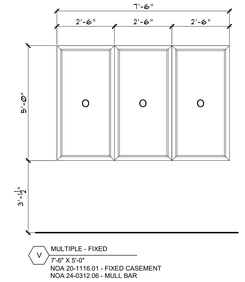
II DOUBLE - CASEMENT
5'-0" X 5'-0"
NOA 24-1007.07 - CASEMENT
NOA 24-0312.06 - MULL BAR



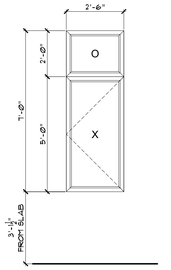
III DOUBLE - FIXED
5'-0" X 5'-0"
NOA 20-1116.01 - FIXED CASEMENT
NOA 24-0312.06 - MULL BAR



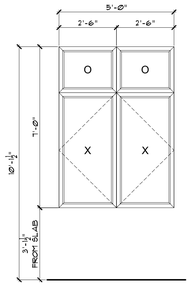
IV MULTIPLE - CASEMENT
7'-6" X 5'-0"
NOA 24-1007.07 - CASEMENT
NOA 20-1116.01 - FIXED CASEMENT
NOA 24-0312.06 - MULL BAR



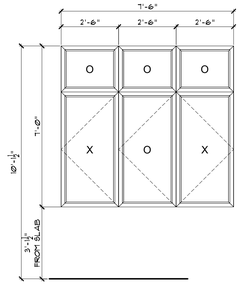
V MULTIPLE - FIXED
7'-6" X 5'-0"
NOA 20-1116.01 - FIXED CASEMENT
NOA 24-0312.06 - MULL BAR



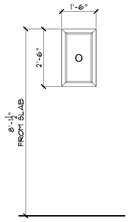
VI SINGLE - CASEMENT WITH TRANSOM
2'-6" X 7'-0"
NOA 24-1007.07 - CASEMENT
NOA 20-1116.01 - FIXED CASEMENT
NOA 24-0312.06 - MULL BAR



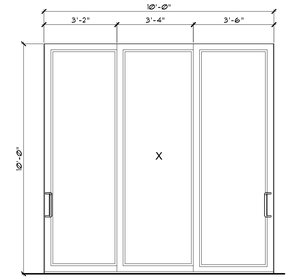
VII DOUBLE - CASEMENT WITH TRANSOM
5'-0" X 7'-0"
NOA 24-1007.07 - CASEMENT
NOA 20-1116.01 - FIXED CASEMENT
NOA 24-0312.06 - MULL BAR



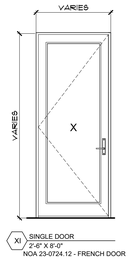
VIII MULTIPLE - CASEMENT WITH TRANSOM
7'-6" X 7'-0"
NOA 24-1007.07 - CASEMENT
NOA 20-1116.01 - FIXED CASEMENT
NOA 24-0312.06 - MULL BAR



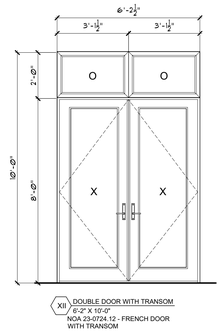
IX SINGLE - CASEMENT
5'-0" X 7'-0"
NOA 20-1116.01 - FIXED CASEMENT



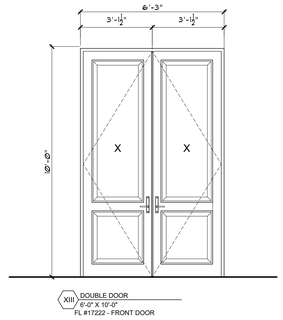
X SLIDING DOOR
10'-0" X 10'-0"
NOA 23-0918.06 - SLIDING DOORS



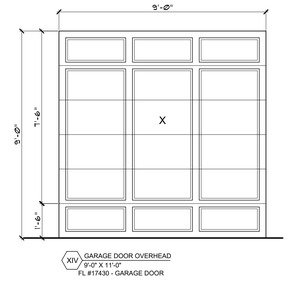
XI SINGLE DOOR
2'-6" X 8'-0"
NOA 23-0724.12 - FRENCH DOOR



XII DOUBLE DOOR WITH TRANSOM
6'-2" X 10'-0"
NOA 23-0724.12 - FRENCH DOOR WITH TRANSOM



XIII DOUBLE DOOR
6'-2" X 10'-0"
FL #17222 - FRONT DOOR



XIV GARAGE DOOR OVERHEAD
9'-0" X 11'-0"
FL #17430 - GARAGE DOOR

EXTERIOR OPENING TYPES
SCALE: 3/8" = 1'-0"

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PINECREST, FL 33132

PROJECT INFORMATION :
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11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :
SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

SEAL :
Digitally signed by Antonio O Sosa
Date: 2026.01.16 17:25:47-05'00'
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONIO O SOSA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING INFORMATION :

ISSUED		04.25.25
BLDG. DEPT. COMMENTS	△ 08.25.25	△ 01.16.26

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SHEET :
A7.1

INTERIOR DOOR SCHEDULE :

TAG	ROOM #	LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	MATL	JAMB	FINISH	SINGLE	DOUBLE	BI-FOLD	POCKET	BYPASS	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'-6"	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'-6"	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	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PR
(15)	116	STAFF ROOM / GYM	C	5'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT		●				LH-RH		DM, RL
(16)	117	STAFF BATH	A	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PR
(17)	117	STAFF BATH	F	5'-2"	VIF	--	GLASS	--	--					●	--	SEE GLASS NOTES BELOW	SH
(18)	115	CORRIDOR (AHU - 1 & 2)	C	4'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT		●				LH-RH		PS, FB
(19)	115	GARAGE	A	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					LH	SEE GARAGE DOOR NOTE BELOW	KL
(20)	114	LAUNDRY ROOM	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PS
(21)	122	STORAGE/ PANTRY	B	3'-6"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●			●		--		PS
(22)	121	PANTRY	B	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●			●		--		PS
(23)	204	BATHROOM 6	A	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					LH		PR
(24)	203	BEDROOM 6	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PS
(25)	207	CORRIDOR (LINEN)	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PS
(26)	207	CORRIDOR (AHU - 6)	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					LH		PS
(27)	213	BEDROOM 5	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					LH		PR
(28)	215	BATHROOM 5	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PR
(29)	215	BATHROOM 5	F	5'-4 1/2"	VIF	--	GLASS	--	--					●	--	SEE GLASS NOTES BELOW	SH
(30)	214	CLOSET 5	A	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					LH		PS
(31)	206	CLOSET 6	A	2'-6"	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		PS
(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'-6"	8'-0"	1-3/4"	WOOD	WOOD	PAINT	●					RH		PS
(38)	216	CORRIDOR (LINEN)	A	2'-6"	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		PR
(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 3	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	PP PUSH PLATE
PS PASSAGE	PL PULL PLATE
KL KEYED LOCK	KP KICK PLATE
DB DEAD BOLT	CL CLOSER
DM DUMMY (F) = FULL DUMMY	RL ROLLER LATCH
SH SHOWER PULL	CP CUP PULL
	FB FLUSH BOLT

* HARDWARE MANUFACTURER TO BALDWIN OR EQUAL

GLASS:
FBC R4410.2.3.1.3.2 - 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.

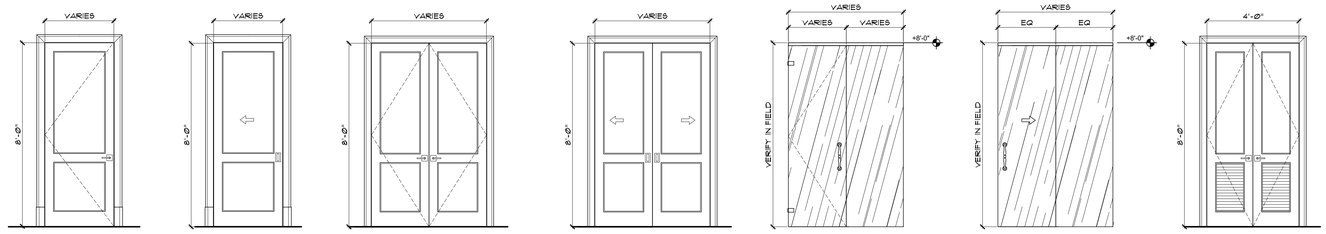
FBC R4410.2.6.1 & R308.4.5 - GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER, & WITHIN 60" HORIZONTALLY FROM TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II.

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.

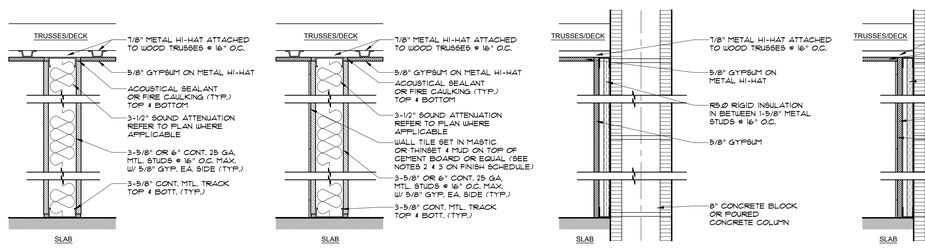
NFPA 101:
24.2.4.4 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

24.2.4.5 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.



A PRE-HUNG - SINGLE SOLID CORE CUSTOM - 2 PANEL
B SINGLE - POCKET CUSTOM - 2 PANEL
C PRE-HUNG - DOUBLE SOLID CORE CUSTOM - 2 PANEL
D DOUBLE - POCKET CUSTOM - 2 PANEL
E SHOWER DOOR & OR FIXED PANEL TEMP. SAFETY GLASS, CAT. II
F SHOWER DOOR - BYPASS TEMP. SAFETY GLASS, CAT. II
G PRE-HUNG - DOUBLE SOLID CORE CUSTOM - 2 PANEL (LOUVERED)

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



WALL TYPE "A"
SCALE: 1-1/2" = 1'-0"

WALL TYPE "B"
SCALE: 1-1/2" = 1'-0"

WALL TYPE "C"
SCALE: 1-1/2" = 1'-0"

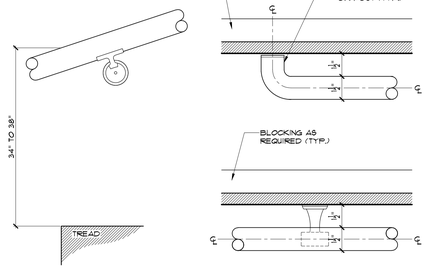
WALL TYPE "D"
SCALE: 1-1/2" = 1'-0"

VERIFY ASSEMBLY W/ WINE ROOM SPECIALTY CONTRACTOR

WALL TYPE "E"
SCALE: 1-1/2" = 1'-0"

PARTITION NOTE :

FBC R4411.4.5.1.1/2/3 - 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 0.864 INCH4/360 M4). 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.



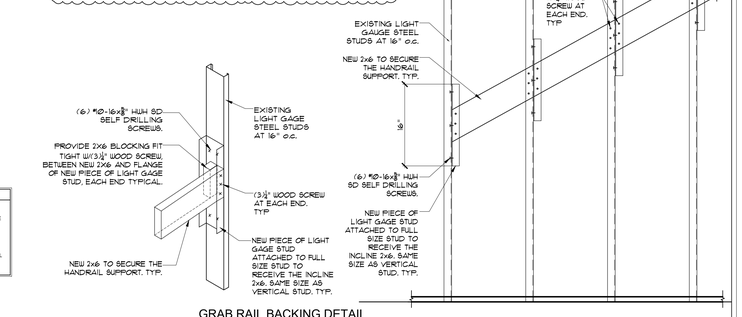
HANDRAIL DETAILS
SCALE: 3" = 1'-0"

HANDRAIL NOTES :

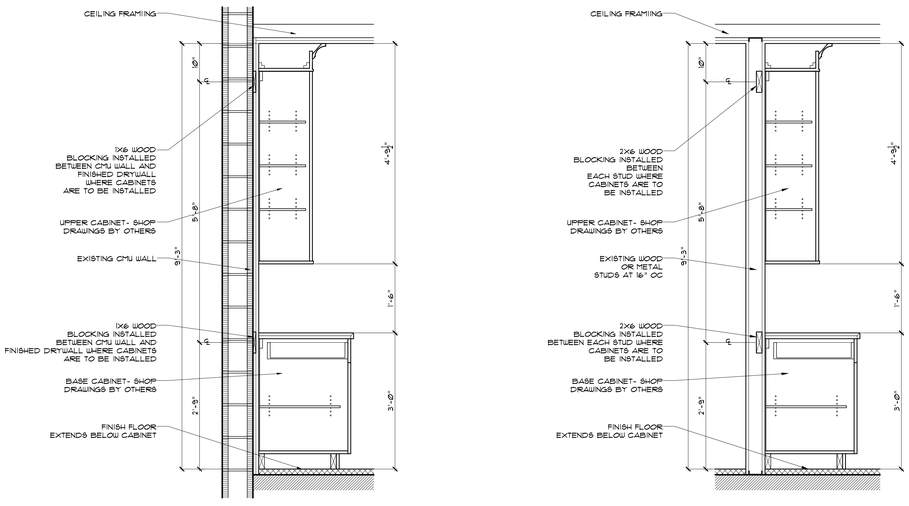
FBC R311.7.7.3 GRIP SIZE:

TYPE I - HANDRAILS W/ A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" TO 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF 4" TO 6-1/4".

TYPE II - HANDRAILS W/ A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS.

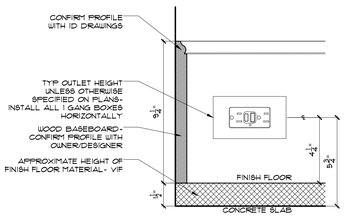


GRAB RAIL BACKING DETAIL
SCALE: 1" = 1'-0"

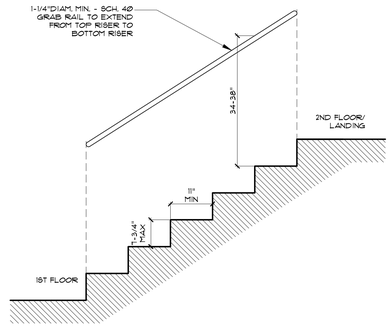


TYPICAL CABINET MOUNTING DETAIL ON CMU WALL
SCALE: 3/4"=1'-0"

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



TYPICAL BASEBOARD RECEPTACLE DETAIL
SCALE: 3"=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 LACKER - 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 PASSSAGE 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/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

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