



OLR

ARCHITECT
ORESTES LOPEZ-RECIO
AR0009350

5895 SW 32 ST
MIAMI, FLORIDA 33155
TELEPHONE: (305) 360-2

OWNER:
SFHBG, LLC

SINGLE FAMILY HOME FOR:
PARADISE POINT LOT 11
99 SEASIDE AVE, KEY LARGO FLORIDA

SEAL

REVISIONS:
REV 1 10.06.22

DATE: 01-18-22

SCALE: 1/4" = 1'-0"

DRAWN: OLR

JOB NO.: 21-1028

A-2

SHEET NO.: 1 OF

DOOR SCHEDULE:

| No. | W | H | T | MAT. | TYPE | GLASS | FRAME | MAT. DET. | REMARKS |
|-----|-------|-------|-------|------|----------------------|--------|-------|-----------|---|
| 01 | 3'-0" | 8'-0" | 13/4" | MTL | AL/MTL DR | - | WD | WD | MTL THRESHOLD WEATHER STRIP (IMPACT-RESISTANT) |
| 02 | 6'-0" | 1'-0" | 13/4" | AL | AL/CAT II GL SLIDING | IMPACT | AL | AL | DESIGNATED EMERGENCY MEANS OF ESCAPE AS PER FBC 201 SECTION R301.4.1 R301.4.2 WEATHER STRIP/THRESHOLD MAX 1/4" STEP GLAZ. U+1,028 SHGC+ 0.250 |
| 03 | 3'-0" | 6'-8" | 13/8" | WD | RAISED PANEL SWING | | WD | WD | MARBLE SADDLE AT BATHROOMS ONLY |
| 04 | 2'-8" | 6'-8" | 13/8" | WD | RAISED PANEL SWING | | WD | WD | MARBLE SADDLE AT BATHROOMS ONLY |
| 05 | 2'-6" | 6'-8" | 13/8" | WD | RAISED PANEL SWING | | WD | WD | MARBLE SADDLE AT BATHROOMS ONLY |
| 06 | 4'-0" | 6'-8" | | WD | SLIDING CLOSET | | WD | WD | CLOSETS |
| 07 | 2'-6" | 6'-8" | | WD | COLONIAL BI-FOLD | | ALUM | ALUM | A/C METAL DOOR, FULL LOUVERED |
| 08 | 2'-0" | 6'-8" | | WD | POCKET DOOR | | WD | WD | |
| 09 | 2'-0" | 6'-8" | | WD | SLIDING CLOSET | | WD | WD | CLOSETS |
| 10 | 2'-6" | 6'-8" | 13/8" | WD | BI-FOLD COLONIAL | | WD | WD | |
| 11 | 2'-6" | 6'-8" | | WD | POCKET DOOR | | WD | WD | |
| 12 | 1'-0" | 1'-0" | 13/4" | AL | AL/CAT II GL SLIDING | IMPACT | AL | AL | DESIGNATED EMERGENCY MEANS OF ESCAPE AS PER FBC 201 SECTION R301.4.1 R301.4.2 WEATHER STRIP/THRESHOLD MAX 1/4" STEP GLAZ. U+1,028 SHGC+ 0.250 |

GENERAL NOTES:

- BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER F.B.C. 2020
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 12 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER SECTION R 307.2 F.B.C. 2020
- FLORIDA BUILDING CODE R 310
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN. IN HEIGHT.
- TOILET ROOMS SHALL COMPLY WITH SECT. R307.1 F.B.C. 2020
- FOR COLUMN AND CONCRETE FILLED BLOCK CELL LOCATION, SIZE & REINFORCING REFER TO FOUNDATION PLAN SHEET S-1
- ALL FIXED GLASS PANELS SHALL BE 3/16" SAFETY GLASS.
- CLOSET AND BATHROOM DOORS
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
EVERY BATHROOM DOOR SHALL BE DESIGN TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
DOORS MAY BE SWINGING OR SLIDING.
- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
- ALL WINDOWS, DOORS, GLASS AND GLAZING ARE TO COMPLY WITH HIGH VELOCITY HURRICANE ZONES R44102 FBC 2020
CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING ANY GLAZING WITHIN 60" OF THE FINISH FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE AS PER R44102.6.2 FBC 2020
- ATTIC ACCESS SHALL COMPLY WITH R207.1 FBC 2020 AS SET FORTH BELOW:
ATTIC ACCESS IN COMBUSTIBLE CEILING OR ROOF CONSTRUCTION AND ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SF. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN HALLWAY OR OTHER ACCESSIBLE LOCATION. A 30- INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 TESTED IN ACCORDANCE WITH ASTM E 84 PER FBC 201 R 302.9.1 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 TESTED IN ACCORDANCE WITH ASTM E 84 PER FBC 2020 R 302.9.2
- ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

FLOOR PLAN LEGEND:

- A REFRIGERATOR SPACE
- B DOUBLE SINK WITH DISPOSAL
- C DISHWASHER
- D SLIDE-IN RANGE AND OVEN
- E LINE OF CABINETS ABOVE
- F 36" HIGH KITCHEN COUNTER
- G WASHER AND DRYER SPACE
- H ELECTRIC WATER HEATER
- I AIR HANDLER UNIT
- J A/C CONDENSING UNIT (SLAB 3'-0" X 1'-6")
ELEV. +6.50' NGVD
- K CLOSET W/ SHelves
- L 22" X 36" ATTIC ACCESS PANEL
- M 42" HIGH COUNTER TOP
- N CAT II SHOWER DOOR
- O ELECT. PANEL, SURFACE MOUNTED
- P GALV. STEEL COL. SEE STRUCT
- Q 42" HGT. GUARD RAIL MEASURED FROM BOTTOM OF TREAD TO OBJECT 4" DIA OBJECT
- R 42" HT GUARDRAIL (36" HANDRAIL)
- S ALUM SPIRAL STAIR PROVIDE SHOP DRAWINGS
- T 42" ALUMINUM RAILING ON CONC CURB

AREA TABULATIONS

| | |
|-----------------------------|----------------|
| GROUND FLOOR STORAGE | 220.9 SQ. FT. |
| ELEVATOR AND LOBBY | 76.1 SQ. FT. |
| TOTAL ENCLOSED GROUND FLOOR | 297.0 SQ. FT. |
| COVERED PARKING: | 625.00 SQ. FT. |
| SECOND FLOOR A/C SPACE: | 899.00 SQ. FT. |
| BALCONY: | 150.00 SQ. FT. |
| THIRD FLOOR A/C SPACE: | 832.00 SQ. FT. |
| BALCONY | 83.00 SQ. FT. |

WALL LEGEND

- INDICATES 8"x8"x16" MASONRY UNITS (SEE SHEET C-1 FOR FILLED CELL LOCATIONS)
- INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL FINISH EACH SIDE.

FBC 2020 RESIDENTIAL CODE
NEC 2017

TYPE OF CONSTRUCTION: VB
OCCUPANCY: R-3

