



OLR

ARCHITECT
ORESTES LOPEZ-RECIO
AR0009350

385 SW 32 ST
MIAMI, FLORIDA 3315
TELEPHONE: (305) 300-2066

OWNER:
SFHBG, LLC

SINGLE FAMILY HOME FOR:
PARADISE POINT LOT 10
99 SEASIDE AVE, KEY LARGO FLORIDA

SEAL

REVISIONS:
REV 2 01-10-23

DATE: 05-18-22

SCALE: AS SHOWN

DRAWN: OLR

JOB NO.: 21-1028

A-1
SHEET NO.: 1 OF

DOOR SCHEDULE:

NO.	DOOR TYPE			GLASS	FRAME	REMARKS
	W	H	T MAT.			
01	3'-0"	8'-0"	13/4"	MTL	AL/MTL DR	MTL THRESHOLD WEATHER STRIP, (IMPACT-RESISTANT)
02	6'-0"	8'-0"	13/4"	AL	AL/CAT II GL SLIDING	DESIGNATED EMERGENCY MEANS OF ESCAPE AS PER FBC 2020 SECTION R301.1.1 R314.2 WEATHER STRIP/THRESHOLD MAX 1/2" STEP GLAZ 1/2" x 108 SHGC: 0.250
03	3'-0"	6'-8"	13/8"	UD	RAISED PANEL SWING	UD
04	2'-8"	6'-8"	13/8"	UD	RAISED PANEL SWING	MARBLE SADDLE AT BATHROOMS ONLY
05	2'-8"	6'-8"	13/8"	UD	RAISED PANEL SWING	MARBLE SADDLE AT BATHROOMS ONLY
06	4'-0"	6'-8"	UD	SLIDING CLOSET	UD	CLOSETS
07	2'-6"	6'-8"	UD	COLONIAL BI-FOLD	ALUM	A/C METAL DOOR, FULL LOUVERED
08	2'-0"	6'-8"	UD	POCKET DOOR	UD	UD
09	3'-0"	6'-8"	UD	SLIDING CLOSET	UD	CLOSETS
10	2'-6"	6'-8"	13/8"	UD	BI-FOLD COLONIAL	UD
11	6'-0"	8'-0"	13/4"	AL	AL/CAT II GL SLIDING	DESIGNATED EMERGENCY MEANS OF ESCAPE AS PER FBC 2020 SECTION R301.1.1 R314.2 WEATHER STRIP/THRESHOLD MAX 1/2" STEP GLAZ 1/2" x 108 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 72 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 IMPED EGRESS 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 R4410.2 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 R4410.2.2 FBC 2020
- ATTIC ACCESS SHALL COMPLY WITH R807.1 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 2017 R 302.9.1 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 TESTED IN ACCORDANCE WITH ASTM E 84 PER FBC 2017 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 WASHER AND DRYER SPACE
- H ELECTRIC WATER HEATER
- I AIR HANDLER UNIT
- J A/C CONDENSING UNIT (SLAB 3'-0" X 1'-6") ELEV +16.50' 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 REJECT 4" DIA OBJECT

AREA TABULATIONS

GROUND FLOOR STORAGE	220.3 SQ. FT.
ELEVATOR AND LOBBY	76.1 SQ. FT.
TOTAL ENCLOSED GROUND FLOOR	291 SQ. FT.
COVERED PARKING:	625.00 SQ. FT.
SECOND FLOOR A/C SPACE:	841.00 SQ. FT.
BALCONY:	150.00 SQ. FT.
THIRD FLOOR A/C SPACE:	114.00 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

