

BUILD A NEW RESIDENCE
FLORIDA BUILDING CODE 2017 6th EDITION
RESIDENTIAL BUILDING

LEGEND:

- PROP. CONCRETE COLUMNS.
- PROP. CONCRETE COLUMNS.
- PROP. FILLER CELLS.
- PROP. CONCRETE BEAMS.
- PROP. INTERIOR PARTITIONS.
- PROP. FIRE RATED PARTITIONS.
- PROP. EXTERIOR CONC. BLOCK WALLS.

DOOR SCHEDULE (INTERIOR)

No.	LOCATION	SIZE	TYPE	MATERIAL	FINISH	THRES.	JAM	REMARKS	QTY
(7)	BEDROOMS AREA	(2) 34'-0" x 10'-0"	1 3/4"	SWNG	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	1
(8)	BEDROOMS ENTRY	36'-0" x 10'-0"	1 3/4"	SWNG	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	5
(9)	BATHS & CLOSETS	34'-0" x 10'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	7
(10)	MASTER & POWDER	36'-0" x 10'-0"	1 3/4"	SWNG	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	4
(11)	WALK-IN CLOSET	(2) 28'-0" x 12'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	NOT USED
(12)	MASTER BATH	(2) 36'-0" x 10'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	1
(13)	LINENS & CLOSETS	28'-0" x 10'-0"	1 3/4"	SWNG	WOOD	PAINTED	FLUSH	WOOD SOLID CORE	3
(14)	A/C CLOSET	34'-0" x 10'-0"	1 3/4"	SWNG	METAL	PAINTED	FLUSH	METAL FULL LOUVERED	2
(15)	HOUSE TO GARAGE	36'-0" x 10'-0"	1 3/4"	SWNG	METAL	PAINTED	FLUSH	METAL 1 HR. FIRE RATED	1
(16)	WINE STORAGE	(4) 36'-0" x 10'-0"	1 3/4"	EXH. SLIDING	WOOD/GLASS	PAINTED	FLUSH	METAL CABINETS DOORS	CUSTOM

WINDOW SCHEDULE

No.	TYPE	SIZE(MO)	FRAME	GLASS	REMARKS	NOA NUMBERS	QTY
(A)	H. R. W.	60" x 60"	ALUM.	IMPACT	ECO WINDOW SERIES 250	20-119.10	4
(B)	CASEMENT	37" x 76"	ALUM.	IMPACT	SERIES ECO-GUARD 500	20-110.02	4
(C)	FW	25" x 76"	ALUM.	IMPACT	SERIES ECO-GUARD 300	20-119.05	8
(D)	FW	28" x 24"	ALUM.	IMPACT	SERIES ECO-GUARD 300	20-119.05	1
(E)	CASEMENT	28" x 39"	ALUM.	IMPACT	SERIES ECO-GUARD 500	20-110.02	4
(F)	H. R. W.	74" x 63"	ALUM.	IMPACT	ECO WINDOW SERIES 250	20-119.10	1
(G)	FW	48" x 15"	ALUM.	IMPACT	SERIES ECO-GUARD 300	20-119.05	3
(H)	FW	48" x 120"	ALUM.	IMPACT	SERIES ECO-GUARD 400	20-0828.03	2
(I)	FW	55" x 15"	ALUM.	IMPACT	SERIES ECO-GUARD 300	20-119.05	1
(K)	SIDELITES FW	34" x 120"	ALUM.	IMPACT	ECO WINDOW SERIES 400	20-0828.03	2

TRANSOM SCHEDULE

No.	TYPE	SIZE(MO)	FRAME	GLASS	REMARKS	NOA NUMBERS	QTY
(11)	FW	6'-4" x 3'-0"	ALUM.	IMPACT	FIXED WINDOW	18-0503.03	NOT USED
(12)	FW	6'-4" x 2'-0"	ALUM.	IMPACT	FIXED WINDOW	18-0503.03	NOT USED
(13)	FW	3'-0" x 2'-0"	ALUM.	IMPACT	FIXED WINDOW	18-0503.03	NOT USED
(14)	FW	4'-0" x 2'-0"	ALUM.	IMPACT	FIXED WINDOW	18-0503.03	NOT USED

DOOR SCHEDULE (EXTERIOR)

No.	LOCATION	SIZE	TYPE	MATERIAL	FINISH	THRES.	JAM	REMARKS	NOA NUMBER	QTY
(1)	FRONT ENTRY DOOR	(2) 3'-0" x 7'-0"	1 3/4"	SWNG	WOOD	LACQUED	FLUSH	METAL (6'-4" x 3'-0")	18-1220.11	1
(2)	STUDY/LAUNDRY	3'-0" x 10'-0"	1 3/4"	SWNG	ALUM/GLASS	ANODIZED	FLUSH	METAL SERIES 810 RESIDENTIAL	FL # 21469	2
(3)	REAR TO GALLERY	(2) 3'-0" x 10'-0"	1 3/4"	SWNG	ALUM/GLASS	ANODIZED	FLUSH	METAL SERIES 810 RESIDENTIAL	FL # 21469	5
(4)	FAMILY TO GALLERY	(2) 3'-0" x 10'-0"	1 3/4"	SWNG	ALUM/GLASS	ANODIZED	FLUSH	METAL SERIES 810 RESIDENTIAL	FL # 21469	1
(5)	CABANA BATHROOM	3'-0" x 10'-0"	1 3/4"	SWNG	ALUM/GLASS	ANODIZED	FLUSH	METAL SERIES 810 RESIDENTIAL	FL # 21469	1
(6)	GARAGE	9'-0" x 9'-0"	1 3/4"	OVERHEAD	METAL	ANODIZED	NONE	METAL IMPACT RESISTANT SYSTEM	21-0312.04	2

GLASS TYPE:
CLEAR SINGLE PANE
U-FACTOR = 1.04
SHGC = 0.50

WINDOW EGRESS NOTES:
(E) DENOTES EGRESS TYPE WINDOW TO HAVE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. SECOND MEAN OF ESCAPE SHALL COMPLY FULLY WITH N.F.P.A. #101.

MEANS OF ESCAPE NOTE:
-THE DESIGNATED EMERGENCY MEANS OF ESCAPE DURING THE HURRICANE EVENT CAN BE THE MAIN ENTRY DOOR AND THE REAR DOORS BECAUSE ALL WINDOWS AND DOORS WILL BE IMPACT RESISTANT SYSTEM.

NOTES TO CONTRACTOR
1. ALL INTERIOR DOORS RECEIVE A MINIMUM OF TWO(2) COATS OF LATEX PAINT.
2. ALL DOORS SHALL BE UNDERCUT 1" FOR A/C R/A.
3. ALL CLOSETS SHALL HAVE VENTILATED SHELVES.
4. ALL BATHROOMS SHALL HAVE TOWEL BARS, SOAP DISH, TOOTHBRUSH HOLDER, MIRROR AND MEDICINE CABINETS.
5. ALL BATHROOM FIXTURES TO BE AMERICAN STANDARD OR APPROVED EQUAL.
6. THE BATHROOM WINDOWS TYPE "E" SHALL HAVE CATEGORY II, TEMPERED SAFETY GLASS.
7. TUB AND SHOWERS SHALL HAVE TEMPERED GLASS, AS PER F.B.C. LATEST'S EDITION.
8. AROUND TUBS AND SHOWERS SHALL USE "DURCOCK CEMENTitious BOARD" AT ALL WEIR AREAS UP TO 4'-0".
NOTE:
SEE STRUCTURAL SHEETS FOR ALL STRUCTURAL ELEMENTS (TYP).

GARAGE NOTE:
CONTRACTOR SHALL POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO THE OUTSIDE READING "DANGER-DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON-MONOXIDE EMISSION IS LETHAL".

SQ. FT. BREAKDOWN

TOTAL A/C AREA HOUSE	4,660.0 SQ. FT.
COVER TERRACE AREA	464.6 SQ. FT.
COVER PATIO AREA	490.3 SQ. FT.
ENTRY PORCH AREA	368.1 SQ. FT.
PORTACOCHERE (24'x12')	288.0 SQ. FT.
GARAGE AREA	849.2 SQ. FT.
TOTAL AREA UNDER ROOF	6,910.2 SQ. FT.

FLAME SPREAD AND SMOKE DENSITY NOTES:
1.-WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
(AS PER F.B.C. LATEST'S EDITION).
2.-WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. (AS PER F.B.C. LATEST'S EDITION).

- OWNER/CONST. 09-08-21 (REVISED)
-REVISION LAYOUT (AS-BUILT REVISION)
-REMOVE SHALL BAR ON HALLWAY TO SET HER MASTER CLOSET BIGGER
-RELOCATE ENTRY DOOR FOR HER MSTR. CLOSET
-REMOVE NEW DOOR FOR HER MSTR. CLOSET TO MASTER BEDROOM
-REMOVED BOTTEN CABINETS AND RELOCATE APPLIANCES
-REMOVE PANTRY AND WINE STORAGE
-REMOVED ENTRY TO POWDER BATH
-REMOVED TV, SINK AND ICE MAKER LOCATIONS ON MAIN FLOOR
-REMOVED CLOSET AND MEDIA CLOSET ON LAUNDRY
-CHANGE LOCATION ON CLOSET PANELS (SEE REV. 1-1)
-CHANGE LOCATION ON GAS WATER HEATER (SEE REV. 1-2)
-CHANGE PANTRY ENTRY DOOR (NEGOTIATE WITH CABINET CONTRACTOR)
-REMOVED EXTERIOR MINOR AND DOORS W/CONTRACTOR
-REMOVE TRANSOM AND REPLACE WITH HIGHEST DOORS
-REMOVED REFRIG. ON SW. INTERIOR DOORS (SEE SCHEDULE)

CEILING VENTILATION

TOTAL ROOF/CEILING AREA = 6,622.2 SQ.FT.
THE ATTIC AREA UNDER CEILING WILL BE UNVENTED ENCLOSED AREA AND WILL BE VENTED WITH AC UNITS AS SHOW ON M-1, MECHANICAL PLAN AND HAVE TO COMPLY WITH FBC 6th EDITION, 2017, RESIDENTIAL, CHAPTER 8, SECTION 806.5: UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.

CHAPTER 8 ROOF-CEILING CONSTRUCTION

R806.5 Unvented attic and unvented enclosed rafter assemblies.
Unvented attics and unvented enclosed rafter assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:
1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter framing assembly.
3. Where wood shingles or shakes are used, a minimum 1/2-inch (12.7mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
5. Insulation shall comply with Items 5.1.1 and 5.1.2, as an alternative, where an air-impermeable insulation is located on top of the attic floor or on top of the attic ceiling, insulation shall comply with Item 5.3 and Item 5.2.
5.1 Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1.1. In addition to the air-impermeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
5.2. In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics on the top of the attic floor or on top of the ceiling shall meet the following requirements:
5.2.1. An approved vapor diffusion post shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the post.
5.2.2. The post area shall be greater than or equal to 1,000 of the ceiling area. Where there are multiple posts in the attic, the sum of the post areas shall be greater than or equal to the area requirement.
5.2.3. The vapor-permeable membrane in the vapor diffusion post shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E911.
5.2.4. The vapor diffusion post shall serve as an air barrier between the attic and the exterior of the building.
5.2.5. The vapor diffusion post shall protect the attic against the entrance of rain and snow.
5.3. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

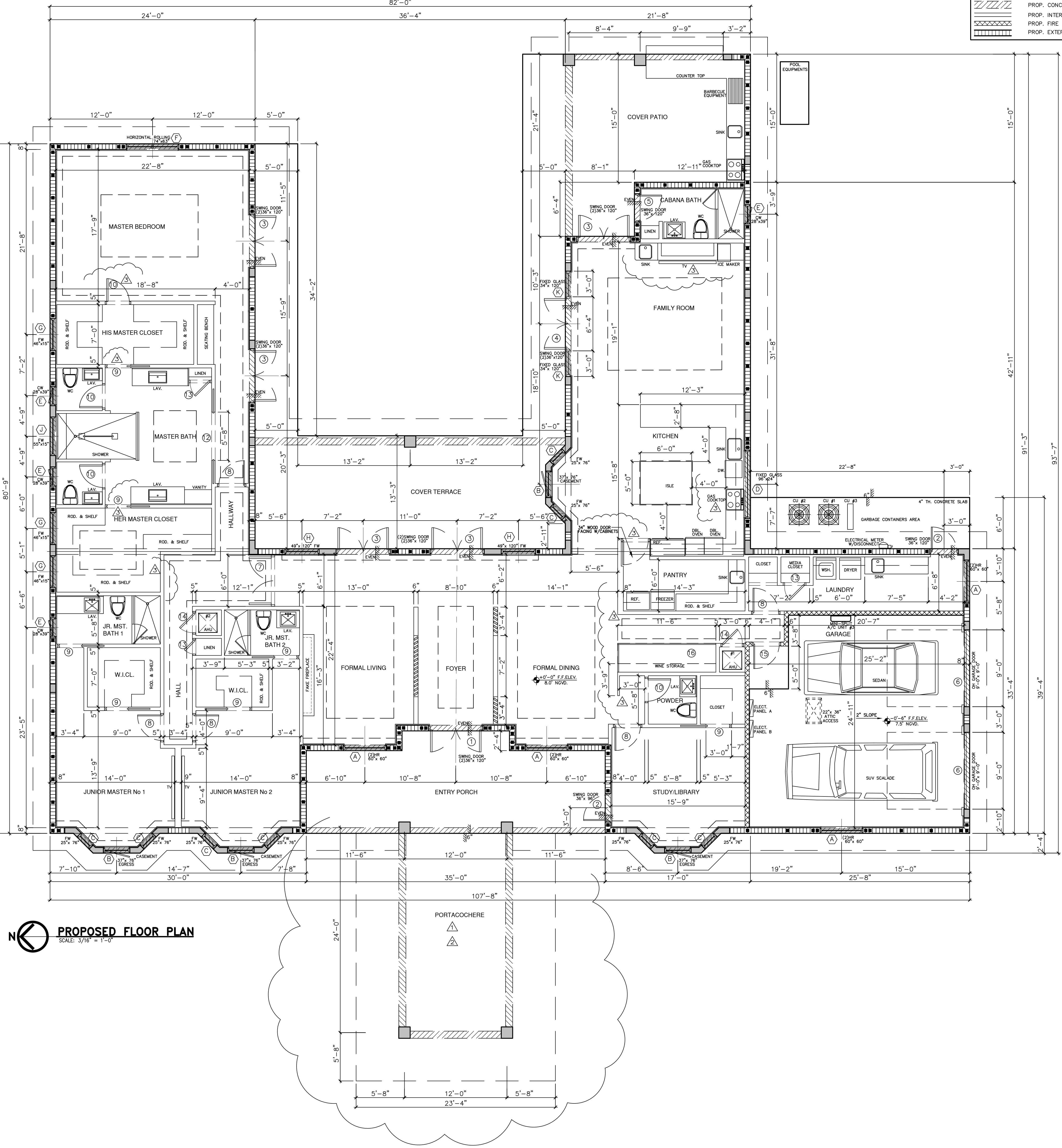
INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR-IMPERMEABLE INSULATION R-VALUE, R (zone required)
2B and 3B tile roof only	R-5
AC	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

- a. Contributes to but does not supersede the requirements in Section R402 of the Florida Building Code, Energy Conservation.
b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

ROOF-CEILING INSULATION R30.

TOTAL ROOF/CEILING AREA = 6,622.2 SQ.FT.
USED ENERTITE NM.
IT'S A TWO-COMPONENT LOW-DENSITY OPEN-CELL SPRAY POLYURETHANE FOAM SYSTEM DESIGNED FOR USE IN RESIDENTIAL CONSTRUCTION AND COMMON COMMERCIAL INSULATION APPLICATIONS.



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

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE. SUITE #110, HALLANDALE, FL 33016
Voice: 786.933-4901 - Fax: 786.933-4907
E-mail: cal@fine-line.com

GEORGE FREJO, P.E.
REGISTERED ENGINEER NO. 35578
STATE OF FLORIDA. C# 29396
DATE: 09/25/20

WESTHAVEN
CONSTRUCTION SERVICES, INC.

Westhaven Construction Services, Inc.
8254 NW South River Drive, Medley FL 33066 LC No CBC029615
305-565-4466 Cell 305-979-8624 archgarcia@gmail.com

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE. SUITE #110, HALLANDALE, FL 33016
Voice: 786.933-4901 - Fax: 786.933-4907
E-mail: cal@fine-line.com

PROP NEW HOUSE FOR:
JOEL and YODANKA ALONSO
9701 SW 126 AVENUE
MIAMI, FL 33027
Folio No 51-4026-010082
Folio No 51-4026-010083

JOB No. 2005 F00
STARTED: 04/15/20
COMPLETED: 10/25/20

REVISION

No.	DESCRIPTION	DATE
1	OWNER REVISION	08-08-21
2	OWNER REVISION	08-08-21
3	OWNER REVISION	07-30-21
4	OWNER REVISION	09-08-21
5	REVISION LAYOUT	09-08-21

A-2
REVISED

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