

PROPOSED 1ST FLOOR PLAN

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

FUTURE POOL UNDER SEPARATE
WORK AND PERMIT

GARAGE LOWEST POINT
-0'-11-11/16" AFF (8.03'NGVD)

BATHROOM 2
33 SF

ROOM
868 SF

PATIO
-0'-1-1/2" AFF (8.88'NGVD)

FIRST FLOOR
+0'-0"-0" AFF (9.00'NGVD)

GUEST SUITE FIRST FLOOR
+0'-0" AFF (9.00'NGVD)

KITCHEN
264 SF
D/A4.6

PANTRY

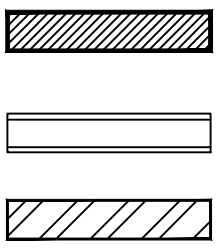
BEDROOM 1
249 SF

BEDROOM 2
141 SF

FOYER
450 SF

GARAGE
479 SF

WALL LEGEND:



- PROVIDE NEW 8x8x16 CMU EXT WALL, STUCCO, TEXTURED & FINISHED (LEVEL 4) SMOOTH. REF DETAILS, INSULATORY VALUES & MORE INFORMATION SHT AS.
- PROVIDE NEW 5" INTERIOR, NON-LOAD BEARING PARTITION. REF DETAILS & MORE INFO SHT AS.
- PROVIDE PARTIAL PARTITION/ KNEE WALL TO BE COORDINATED WITH MILLWORK INSTALLATION, ELECTRICAL & PLUMBING SUBCONTRACTORS. REF DETAILS & MORE INFO SHT AS.

KEYNOTE LEGEND:

1. TYP INTERIOR FLOORING, FINISHES PLACED OVER SMOOTH, LEVEL & CONTIGUOUS SLAB-ON-GRADE FREE OF MAJOR DEFECTS. REF FINISH LEGEND FOR MORE INFO, ENSURE NO MORE THAN 1-1/2" CHANG IN ELEVATION IN DIRECTION OF EGRESS.
2. PROVIDE STOOD/STEPS LESS THAN 30" ABOVE GRADE; MUST COMPLY FBC R311 & R4403. FINISH PER SCHED SHALL NOT VARY IN TREAD DEPTH MORE THAN 3/8" THROUGHOUT RISE. RISE TO INTERIOR NO MORE THAN 1-1/2" FINISH-TO-FINISH IS ALLOWED. FINAL INSTALL SHALL SLOPE AWAY FROM BUILDING NO MORE THAN 1/4" GRADE TO EACH SIDE. LEVEL & CONTIGUOUS WITH MATCHING PORTIONS. ALL STOODS & SLABS WILL BE OBSERVED UPON COMPLETION BY ARCHITECT FOR UNIFORMITY & QUALITY PRIOR TO FINAL APPROVAL. NEITHER GUARD OR HANDRAILS BECD AT STOODS WHEN LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS PER FBC R311.7.8.
3. TYP GARAGE FLOORING: PROVIDE WHITE, 2-PART EPOXY FINISH, SLOPE 1% TO EXTERIOR
4. ENSURE MINIMUM 5/8" TYPE-X GYPSUM BOARD THIS CEILING PER TABLE R302.6.
5. TYP NEW EXT WALLS: REIN 8x16x16 CMU, ON EXT SIDE, PREPARE ARCHITECT-APPROVED TEXTURED STUCCO FINISH, 7/8" THICKNESS MEETING ASTM C-926 & C 1063 PER R703.6 ON INT SIDE, PROVIDE 5/8" DW OVER 1-1/2" STL FURRING STRIPS SPACED 16" OC. PROVIDE MEDIUM-DENSITY CLOSED CELL INSULATION (Icyene Classic Max™ OR EQ, ENSURE NON-RATED INSULATION MATERIAL INCLUDING FACONS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLR-CLG ASSEMBLIES, ROOF-CLG ASSEMBLIES, WALLS, OR AWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX <25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX <450 PER FBC R302.10. REF SHT AS FOR MORE INFO. 1/2" STUCCO REVEALS WHERE INDICATED. PROVIDE ONE-PIECE EXPANSION JOINT EVERY 144 SQ FT. CUT & WIRE RE LA TH TO THE EXPANSION JOINT ACCESSORY, SO LA TH IS DISCONTINUOUS AT OR BEHIND THE ACCESSORY, DO NOT EXCEED LENGTH TO WIDTH RATIO OF 2:1 IN EXPANSION JOINT LAYOUT.
6. INT WALLS: PROVIDE 5/8" GYPSUM BD OVER 20GA 3-1/2" STL STUDS SPACED 16" OC. ON BATH SIDES OF ANY WALL. PROVIDE MOISTURE RESISTANT NON-ABSORBENT SURFACE IN ALL NEW BATH AREAS. FROM FLR TO CLG. AT SHOWERS, TUBS & "WET AREAS" INSTALL OWNER- PROVIDED TILE OVER TYP WATERPROOFING, LINING & SHOWER PAN PER FBC R2709.2. PROVIDE FIBER-REIN CEMENT BD BASE COMBIES WITH ASTM C1288, C1325, C1178 OR C1278 FOR SHOWER USE. PER FBC R703.4. PROVIDE PLYWD BACKING WHERE REQ'D IN ANTICIPATION OF BATH ACCESSORIES, FUTURE GRAB BARS, VANITIES OR MILLWORK.
7. SIMILAR TO KEYNOTE ABOVE, EXCEPT PARTIAL HEIGHT WALL CLOSELY COORDINATE EXACT DIMENSIONS WITH MILLWORK VENDOR. REF INTERIOR ELEVATIONS FOR HEIGHTS, FINISH & MORE INFO.
8. SHOWER PARTITIONS: CAT II SAFETY GLAZING SHALL COMPLY FBC R308.4.1. HEIGHT 18" BELOW CLG. SUBMIT PRODUCT DATA FOR ARCHITECT APPROVAL. PARTITION MUST RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M) APPLIED IN ANY DIRECTION AT THE TOP & TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. WHERE SHOWER DOORS INDICATED, PROVIDE FULL PIVOT DOOR WITH COKEALED HINGES FLUSH WITH FINISH FLOOR.
9. PROVIDE EXTERIOR FRONT DOORS: MIAMI-DADE COUNTY APPROVED, LARGE & SMALL MISSILE IMPACT RATED, ALUMINUM FACTORY FINISH. SAFETY GLAZING SHALL BE CAT II & COMPLY WITH FBC R308.4.1 & R4410.2.4.3. ALWAYS MAINTAIN FBC R311.2 HAVING MIN W/TH 36" (CLEAR) & 78" HEIGHT MEASURED FROM TOP OF THRESHOLD TO 6TH OF STOPS. MEANS OF EGRESS SHALL COMPLY WITH R311.1 & CLEARANCE SHALL MEASURE 35" MIN IN THE DIRECTION OF TRAVEL. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE DWELLING WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT FBC R311.2.
10. PROVIDE DRIP EDGE FORMED INTO STUCCO-FINISHED HEADER, TYP ALL OPENINGS.
11. SAME AS KEYNOTE (9) EXCEPT SLIDING GLASS DOOR.
12. SAME AS KEYNOTE (9) EXCEPT FIXED WINDOW.
13. SAME AS KEYNOTE (9) EXCEPT CASSETT WINDOW FOR EGRESS SHALL COMPLY FBC R311.1, BE OPERABLE FROM INSIDE WITHOUT USE OF TOOLS. MIN NET OPRG 5.7 SQ FT. MIN NET CLEAR HEIGHT 44" & W/TH 20".
14. PROVIDE MATCHING BRKE METAL FINISH, CAULKING & SEALANT AROUND COLUMNS & MILLIONS. INSTALL SHALL BE FLUSH, CONT & MATCH IN COLOR. TYP. ENSURE FINISH FOR THIS ITEM INCLUDED IN BID.
15. LOCATION OF STEEL COLUMN, REF SHU DWGS FOR MORE INFO.
16. PROVIDE STAIRS FINISH SEPARATE UNIT. COST COMPLY FBC R311 & R4403. TREADS SHALL BE CLAD IN MATCHING MATERIAL & NOT VARY IN W/TH MORE THAN 3/8" THROUGHOUT RISE. REF ENLARGED PLN SHT A4.3 FOR MORE INFO.
17. PROVIDE MILLWORK CABINETS, SHELVES & BUILT-INS. PROVIDE DEFERRED SUBMITALS FOR OWNER APPROVAL. PROVIDE REQ'D PLYWD BACKING COORDINATED WITH MILLWORK VENDOR.
18. SIMILAR TO KEYNOTE (19) ABOVE EXCEPT KITCHENETTE.
19. PROVIDE CABINETS, FAUCET, FIXTURES & APPLIANCES AT KITCHEN, PROVIDED, INSTALLED BY GC. COORDINATE TRADES PRIOR TO COMMENCEMENT OF WORK. REVIEW SHOP DWGS WITH ARCHITECT PRIOR TO ORDERING. COORDINATE ANY POWER REQ OR LIGHTING PRIOR TO INSTALL. PROVIDE PLYWD REIN FOR FUTURE GRAB BARS AROUND WATER CLOSET, BATH TUB, SHOWER & SHOWER SEAT. PROVIDE VANTY MIRROR. REVIEW SHOP DWGS WITH ARCHITECT PRIOR TO ORDERING. COORDINATE ANY POWER REQ OR LIGHTING PRIOR TO INSTALL. PROVIDE PLYWD REIN FOR FUTURE GRAB BARS AROUND WATER CLOSET, BATH TUB, SHOWER & SHOWER SEAT. ALL BATHROOM FIXTURES SHALL BE INSTALLED MEETING MINIMUM FIXTURE CLEARANCES SHOWN IN FBC FIGURE R307.1.
21. PROVIDE CABINETS, FAUCET, FIXTURES & APPLIANCES AT UTILITY ROOM, INSTALLED BY GC. REF ENRGD ELEVATIONS SHT AS FOR MORE INFO. COORDINATE TRADES PRIOR TO COMMENCEMENT OF WORK.
22. SIMILAR TO KEYNOTE 6 ABV, EXCEPT, NOT LESS THAN 1/2-INCH GYPSUM BOARD, OR EQUIVALENT APPLIED TO THE GARAGE SIDE. PER TABLE R302.6 GARAGE SEPARATION. REF CEILING KEYNOTE 42.
23. PROVIDE BUILT-IN STONE SHOWER, WALL-MTD SHOWER HEAD, 495" & REMOTE-MTD SHOWER CONTROLS (44"MT) LOCATED PER PLN. REF PLUM DWGS FOR MORE INFO. PROVIDE PLUMBING SUBMITTAL THAT INCLD ALL HAND-HELD DEVICES TO ARCHITECT FOR APPROVAL.
24. PROVIDE AIR HANDLER UNIT (AHU), ENSURE REMOVABLE ACCESS PER FBC R M1305.1. VERIFY PROPER CLEARANCE WITH SPECIFIED FORMS OF PROTECTION & MANF LABEL PER FBC R M1306.1 (WHICHEVER IS GREATER). PROTECT FROM DUST DURING CONSTRUCTION. REF MECH DWGS FOR MORE INFO.
25. PROVIDE HEAT PUMP/CONDENSER UNIT (CU) AT-GRADE. ALL EXPOSED REFRIGERANT PIPING INSULATION JACKETED OR PAINT WITH UV PROTECTIVE PAINT. TIE-DOWN KIT MUST BE PROVIDED. REF ROOF PLN & ADD'L KEYNOTES FOR MORE INFO.
26. PROVIDE U.G. ELEC SERVICE ENTRY. REF ELEC DWGS FOR MORE INFO.
27. PROVIDE ELEC PLUMB. ENSURE 36" WORKING CLEARANCE. REF ELEC DWGS FOR MORE INFO.
28. PROVIDE WASHER & DRYER, REF PLUM, MECH & ELEC SHTS FOR MORE INFO.
29. PROVIDE SEPARATE ROOFING PERMIT. PROVIDE STANDING METAL SEAM OVER PLYWD SHEATHING. MINIMUM THICKNESS & GRADE PER FBC TABLE B2304.8(2), B2304.8(3), B2304.8(5) OR STRU DWGS. MD STRU PANEL ROOF SHEATHING BONDED BY EXTERIOR CLG. REF FASTENING SCHED TABL 2304.10.1 UNLESS SPECIFIED IN STRU DWGS, THE MORE STRINGENT REQUIREMENT APPLIES. SLOPED 1/4" PER FOOT MIN.
30. PROVIDE PATTERNED REINFORCED CONCRETE SLAB, ON-GRADE SLOPED AWAY FROM RESIDENCE REFER TO STRUCTURAL DRAWINGS & SITE PLAN FOR MORE INFORMATION.
31. PROVIDE 2" WIDE GALV STL FLASHING & DRIP EDGE SIZED & FINISHED PER ARCHITECT. MINIMUM THICKNESS PER FBC TABLE B1502.2 & LOCATED PER FBC B1502.1.
32. PROVIDE STUCCO JOINT REF DETAIL SHT AS.
33. PROVIDE 1X6X120 STAIN-GRADE NO. 2 MIXED SOUTHERN PINE OR BETTER WOOD PANELS OVER PT 3/4" WD BATTEN STRAPS SPACED 16" OC. FASTEN T&G USING GALV ROOFING MAIL 1/8" SHANK DIA AT EACH BOARD OR EQUAL. RUN BOARDS IN DIRECTION SHOWN ON CEILING PLANS. PROVIDE SEALANT AT ALL ENDS. ENSURE NO EXPOSED ENDS. SEALANT AT ALL JOINTS. PATTERN SPACING & QUALITY TO BE APPROVED BY ARCHITECT. ALL FASTENERS, INCLUDING NUTS, WASHERS, CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WD SHALL BE PER FBC B2304.10.5.1 THROUGH 2304.10.5.4. COATING HEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.
34. PROVIDE SWITCH-CONTROLLED OUTDOOR LUMINARY SELECTED BY INTERIOR CONSULTANT. UTILIZE 120V 60W LED LAMP. WET LOCATION COMPLY NEC 210.70(2)(b). LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS OPERABLE PARTS OF THE CONTROLS SHALL BE LOCATED NO HIGHER THAN +48" AFF & NO LOWER THAN ABV FLR (+38" AFF PREFERRED WHEN NOT MATCHING EXIST). ALSO, IF OVER AN OBSTRUCTION THEN ENVIRONMENTAL CONTROLS SHALL BE AT +48" AFF, EXAMPLE OVER A COUNTER IF COUNTER IS 24" IN DEPTH.
35. PROVIDE STORMWATER GUTTER & VERTICAL LEADER DOWNSPOUTS ROUTED TO LOCATION APPROVED BY CITY OF MIAMI. MIN 3FT FROM FOUNDATION. FINISH MATERIAL SHALL COMPLY ASTM B75; ASTM B88; ASTM B201; ASTM B306. REF CIVIL DWGS FOR MORE INFORMATION.
36. LINE OF HEADER ABOVE, REF CEILING DWGS FOR MORE INFO.
37. PROVIDE EXTERIOR ALUMINUM & GLASS GUARD TO 36" AFF. SHALL COMPLY FBC R311 & R4403. CG SHALL SUBMIT SHOP DWGS FOR APPROVAL PRIOR TO FABRICATION. PER FBC B107.3.4.1.
38. PROVIDE TYP I GRASPABLE HANDRAIL OR TOP RAIL HANDRAIL WITH GRIPSIZE REQUIREMENTS SET FORTH FBC R311.7.8.3 AT +34"-38" AFF HEIGHT PER FBC R311.7.8.1. HANDRAIL SHALL BE CONTINUOUS ON ONE SIDE PER FBC R311.7.8.2.
39. SIMILAR TO KEYNOTE 8 ABOVE EXCEPT PROVIDE BATHTUB AND BATHTUB CONTROLS.
40. PROVIDE CONTINUOUS BEAD OF HYDROBAN® (DS-663-0420) AS MANF BY LATICRETE International, Inc. REF MANUFACTURER'S PUBLICATION DS 663.9 FOR INSTRUCTIONS.
41. PROVIDE RESIDENTIAL ELEVATOR. WITH A MINIMUM 24" PIT AT TOP OF ELEVATOR. PROVIDE WOOD FRAMING, RECEPTACLE, LIGHT FIXTURE, SWITCH, TELEPHONE LOW AND MEDIUM VOLTAGE RECEPTACLES AT THE TOP OF ELEVATOR. COORDINATE EXACT LOCATIONS WITH ELEVATOR CONTROLLER & ELEVATOR SUBCONTRACTOR. REF ELEVATOR SHOP DWGS FOR MORE INFORMATION. OWNER TO SELECT INTERIOR FINISH OF CAB AND INTERIOR FINISH OF THE SHUNT RIGIBLE FROM THE ELEVATOR. FINISH INSTALLATION IS TO BE COORDINATED AND APPROVED BY BOTH THE OWNER AND ARCHITECT. PROVIDE DEFERRED SUBMITTAL PER FBC B107.3.4.1.
42. SIMILAR TO KEYNOTE (19) EXCEPT OUTDOOR KITCHEN. COORDINATE MILLWORK INSTALLATION, PROPANE GRILL & WATER PROOFING.

WHAA
ARCHITECTURE
No. A426003055
2020 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811
(305) 770-6100
info@whaa.com

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR87508



drawing by:
y.barrera

Copyright © 2019 William Hamilton Arthur, Arch. Itect, Inc. (WHAA). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/or use of these materials without prior written consent is strictly prohibited and punishable by law.

SINGLE-FAMILY RESIDENCE
6430 SW 82nd Street
Miami, Florida 33143-7912

property owners information:
Bion Barting & Marina Greene
2020 Ponce de Leon Blvd
Coral Gables, Florida 33134
bion.barting@gmail.com

project information:
date: 04-23-2024
09-27-2024
12-02-2024
12-05-2024

project information:
date: 06-06-2022
project number: 22-22R

sheet title:
1ST LEVEL PLAN, KEYNOTES.

sheet number:
A1
file:
22-22-2024-12-05.dwg

