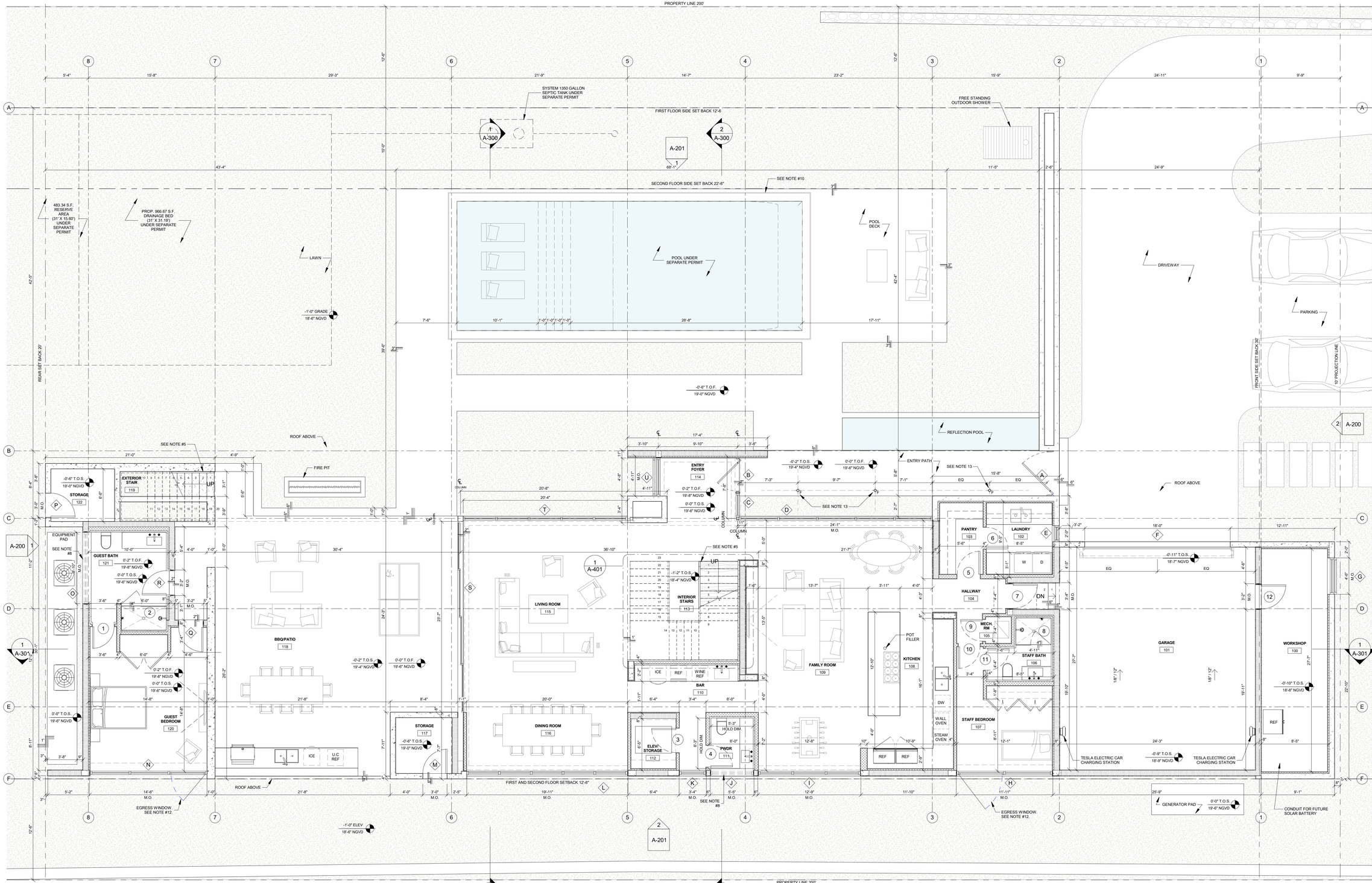

MECHANICAL DESIGN CRITERIA	
INSULATION:	
EXTERIOR WALLS	R = 4.1
FLOOR OVER UNCONDITIONED SPACE	R = 11
CEILING	R = 19
WINDOWS:	
U-FACTOR 0.29	SOLARBAN 67 SOLAR
WINDOWS SHGC: 0.29	CONTROL LOW-E GLASS

FLOOR PLAN SYMBOL LEGEND:

- CONCRETE MASONRY UNITS
- FRAMING
- EXPOSED CONCRETE
- NON-EXPOSED CONCRETE
- PLANTER/LANDSCAPE
- STEP SYMBOL

FLOOR PLAN NOTES:

1. GLAZING IN GUARDRAILS SHALL BE LAMINATED - F.B.C. 1618.4.6.3. / 1618.4.6.4. MIN 1/4" THICKNESS - F.B.C. 2407.1 & SHALL BE CATEGORY II SAFETY GLAZING F.B.C. R308.4
2. GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F.& LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - F.B.C. R308.4.5.
3. EXTERIOR TERRACE MIN. SLOPE 1/4" PER FOOT F.B.C. 1519.16.
4. REFER TO LANDSCAPE PLAN, L-SERIES SHEETS FOR HARDSCAPE AND PLANTING INFORMATION.
5. HANDRAIL MUST COMPLY WITH FBC R311.7.7 (TYP.)
6. ALL EXTERIOR WALLS, EXPOSED DIRECTLY TO WEATHER TO BE CONCRETE, NOT GYPSUM WALLBOARD - FBC 2508.2.
7. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTIVE TREATMENT TO NEW CONSTRUCTION AS PER FBCR 319.
8. TRANSOM WINDOW ABOVE REFER TO ELEVATION #1 / A-0291 AND DOOR AND WINDOW SCHEDULE FORM DIMENSIONS AND LOCATION.
9. DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF STRUCTURE.
10. REMOVEABLE MESH SAFETY BARRIER AT 48" HIGH SURROUNDING POOL AS PER FBC R401.1.WITH WEST SIDE FIXED. POOL BARRIER TO BE AT 20" MIN. FROM THE EDGE OF THE POOL.
11. PROPOSED UNDER GROUND L.P TANK. LOCATE 10' AWAY FROM ALL POINTS OF IGNITION. PROVIDE CONCRETE PAD AND LARGE LANDSCAPE ROCKS FOR DOME PROTECTION.
12. EGRESS WINDOWS AS PER FBC 310, SILL AT 36" AFF. SEE APERTURE SCHEDULE A-600.
13. RECESS EXTERIOR UPLIGHT.

1 T.O. 1ST FLOOR FINISH
3/16" = 1'-0"

[STRANG]
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MEP ENGINEERING:
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CIVIL ENGINEERING:
GATOR ENGINEERING ASSOCIATES
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PROJECT NAME:
ROCK PINE RESIDENCE

PROFESSIONAL SEAL(S):

STATE OF FLORIDA
MAX WILSON STRANG
AR0017183
REGISTERED ARCHITECT

No.	Date	Description
1	04/26/2019	CITY COMMENTS
—	02/08/2019	PERMIT SUBMITTAL

Revision Schedule

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PROJECT ID: ROCK PINE RESIDENCE
DRAWN BY: CC/BM

DATE: 04/26/2019
SCALE: As indicated

Sheet Title:
FIRST FLOOR PLAN

Sheet No:
A-101

PROPERTY LINE 200'

FIRST FLOOR SIDE SET BACK 12'-6

SECOND FLOOR SIDE SET BACK 22'-6"

REAR SET BACK 20'

FRONT SIDE SET BACK 30'

10' PROJECTION LINE

8 7 6 5 4 3 2 1

15'-8" 29'-3" 21'-0" 14'-7" 23'-2" 15'-9" 24'-11"

A B C D E F

10'-0" 73'-0" 37'-8"

1 A-300 — A-201 1 — 2 A-300

FREE STANDING OUTDOOR SHOWER

LAWN

-1'-0" ELEV 18'-6" NGVD

POOL UNDER SEPARATE PERMIT

DRIVEWAY

-1'-0" ELEV 18'-6" NGVD

12'-8" T.O. WALL 32'-2" NGVD

PARKING

REFLECTION POOL

2 A-200

EI: 13'-6" 33'-0" NGVD

SEE NOTE #5

6'-7" T.O.S. 26'-1" NGVD

SECOND FLOOR TERRACE 218

13'-4" T.O.S. 32'-10" NGVD

13'-6" T.O.F. 33'-0" NGVD

13'-6" T.O.S. 33'-0" NGVD

13'-6" T.O.S. 33'-2" NGVD

13'-6" T.O.F. 33'-2" NGVD

HALLWAY 200

MASTER CLOSET 214

INTERIOR STAIRS 113

VICTORIA'S CLOSET 207

LUCA'S CLOSET 204

MASTER BEDROOM 216

MECH ROOM 213

VICTORIA'S BEDROOM 208

LUCA'S BEDROOM 205

FLEX ROOM 201

NORTH TERRACE 219

MASTER TERRACE 217

MECH. ROOM 211

VICTORIA'S BATH 210

LUCA'S BATH 203

MECH 202

HALLWAY 200

ELEVATOR/ STORAGE 212

MASTER BATHROOM 215

VICTORIA'S TERRACE 209

LUCA'S TERRACE 206

SEE NOTE #5

PLANTER

10'-10" T.O.S. 30'-4" NGVD

12'-8" T.O. PLANTER 32'-2" NGVD

13'-6" ELEV 33'-0" NGVD

FIRST AND SECOND FLOOR SETBACK 12'-6"

SEE NOTE #8

-1'-0" ELEV 18'-6" NGVD

GENERATOR PAD 24'-11" 9'-9"

0'-0" T.O.S. 19'-6" NGVD

2 A-201

1 A-300 — 2 A-300

PROPERTY LINE 200'

1 T.O. 2ND FLOOR FINISH
3/16" = 1'-0"

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PROJECT ID: ROCK PINE RESIDENCE
DRAWN BY: CC/BM

DATE: 04/26/2019
SCALE: As indicated

Sheet Title:
SECOND FLOOR PLAN

Sheet No:
A-102
1