

ARCHITECT

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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
STANDARD
CONSTRUCTION

PROJECT NO.: 11017
DATE: AUGUST 29, 2011
REVISION NOTES:

DIMENSIONED FLOOR PLAN,
GENERAL NOTES

A1.10

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GENERAL NOTES:

- 1) ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE FLORIDA BUILDING CODE AND ANY APPLICABLE COUNTY OR LOCAL REGULATIONS.
- 2) THE CONTRACTOR SHALL CHECK PLANS AND SHALL NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- 4) ALL MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 5) CONTRACTOR SHALL OBTAIN ENERGY CALCULATIONS AND HVAC DESIGN FROM APPROPRIATE AND QUALIFIED SUBCONTRACTORS AS REQUIRED FOR THE PERMITTING PROCESS. FLORIDA PRODUCT APPROVAL NUMBERS SHALL ALSO BE PROVIDED BY THE CONTRACTOR FOR THE PERMITTING PROCESS UTILIZING THE CONTRACTORS SELECTED PRODUCTS. CONTRACTORS SELECTED PRODUCTS SHALL COMPLY WITH ALL APPLICABLE CODES AND THE REQUIREMENTS SPECIFIED WITHIN THESE CONSTRUCTION DOCUMENTS.

HVAC NOTES:

- 1) HVAC EQUIPMENT SHALL HAVE A MINIMUM SEER RATING OF 15. COORDINATE OPTIONAL UPGRADE TO HIGHER SEER RATING WITH OWNER AND BUDGET.
- 2) HVAC CONTRACTOR TO REVIEW WITH OWNER OPTIONS FOR ZONING, FRESH AIR INTAKE, AND AIR FILTRATION AND PURIFICATION.
- 3) PROVIDE DIGITAL PROGRAMMABLE THERMOSTATS WITH TOUCH SCREEN OPERATION FOR ALL CONDITIONED ZONES.
- 4) PROVIDE 4" PLEATED AIR FILTER UNLESS REQUESTED OTHERWISE BY OWNER.
- 5) DUCTWORK SHALL BE RIGID BOARD DUCT INSULATION WHEREVER POSSIBLE, THE USE OF FLEX DUCT SHALL BE MINIMIZED.
- 6) HVAC SYSTEM SHALL UTILIZE SUPPLY AND RETURN DUCTWORK TO ALL ROOMS.
 - A) "JUMP OVER" DUCTS, THROUGH WALL TRANSFER GRILLS, AND UNDERCUT DOORS SHALL NOT BE UTILIZED AS A MEANS FOR RETURN AIR.
 - B) EXCEPTIONS: SMALL CLOSETS, KITCHENS, AND BATHROOMS. KITCHENS AND BATHROOMS SHALL HAVE SUPPLY AIR ONLY WITH EXHAUST AS SHOWN ON E1.10.
- 7) SUPPLY AIR REGISTERS SHALL BE PRE-FINISHED ALUMINUM WITH GANG OPERATED DAMPER AND INDIVIDUALLY ADJUSTABLE FRONT BLADES. "KRUEGER MODEL 5800" OR EQUAL. RETURN AIR GRILLS SHALL BE PRE-FINISHED ALUMINUM WITH AN ESTHETICALLY SIMILAR DESIGN.
- 8) BATHROOM AND KITCHEN EXHAUST FANS SHALL BE LOW-SONE WITH DETACHED FANS.

INTERIOR FINISH NOTES:

- 1) 4" BASEBOARDS THROUGHOUT
- 2) DOORS AND WINDOWS SHALL HAVE GHB WRAPPED HEAD AND JAMBS. WINDOWS SHALL HAVE WOOD SILLS. COORDINATE WOOD WINDOW SILL DETAIL WITH OWNER AND BUDGET.
- 3) INSTALL PORCELAIN FLOOR TILE THROUGHOUT RESIDENCE. ALL FLOOR TILE SHALL BE INSTALLED OVER A FLUID OR SHEET APPLIED CRACK ISOLATION MEMBRANE. COORDINATE SELECTIONS WITH OWNER AND BUDGET.
- 4) PAINT APPLIED IN BATHROOMS SHALL HAVE ADDITIVE(S) FOR MILDEW RESISTANCE.
- 5) PORCH AND EXTERIOR PATIO FLOORS SHALL BE EXPOSED SEALED CONCRETE.
- 6) INSTALL GRANITE COUNTERTOPS IN KITCHEN WITH UNDERMOUNT SINK. COORDINATE SELECTION WITH OWNER AND BUDGET.
- 7) INSTALL MARBLE SINK IN BATHROOM, COORDINATE SELECTION WITH OWNER AND BUDGET.

OPENING NOTES:

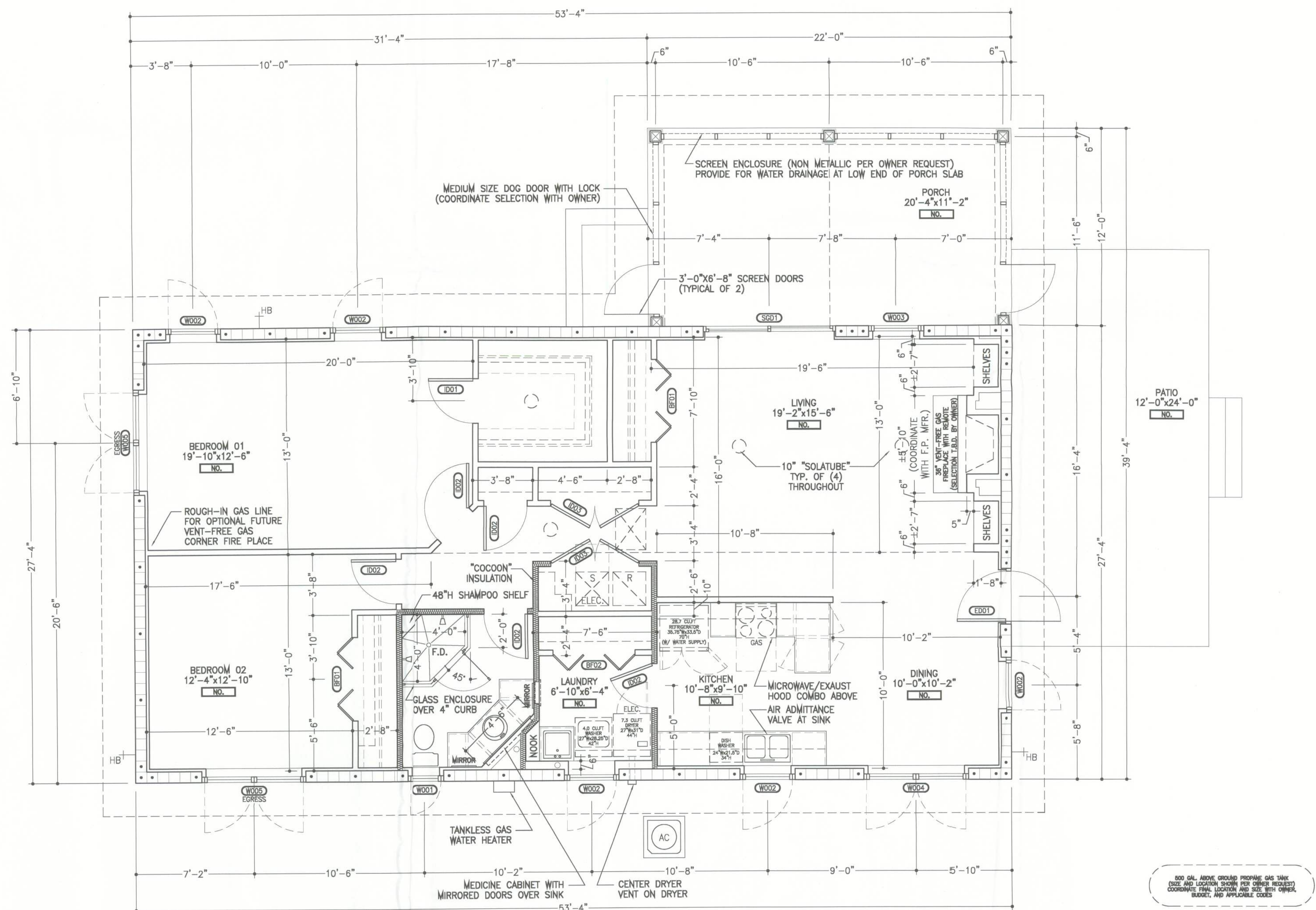
OPENING DIMENSIONS ARE FOR GENERAL DESIGN ONLY. COORDINATE EXACT ROUGH OPENING SIZE WITH MANUFACTURER'S PRODUCT DATA.

SQUARE FOOTAGE

MAIN LIVING (H&C)	1,458 sq. ft.
REAR PORCH	264 sq. ft.
TOTAL (UNDER ROOF)	1,722 sq. ft.
EXT. CONC. PAD	288 sq. ft.

DIMENSIONED FLOOR PLAN

08/11017



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