



**EXTERIOR BEAM DEPTH NOTE**

ALL EXTERIOR BEAM DEPTHS TO BE ADJUSTED TO ALIGN WITH TOP OF EXTERIOR DOOR / WINDOW MASONRY OPENINGS, UNLESS OTHERWISE INDICATED.

**ELEVATOR NOTE**

MANUFACTURER: RESIDENTIAL ELEVATORS, INC. (REI)  
 SERIES: LUXURY LIFT TRACTION MODEL: LIT-952  
 No. OF OPENINGS: 2  
 LANDING: 3  
 CAPACITY: 950 LBS  
 CAB HEIGHT: 8 FEET  
 STANDARD HOISTWAY PLAN: HP-1  
 PIT RECESS DEPTH: 8" MINIMUM  
 ELEVATOR SHALL COMPLY WITH THE LATEST STANDARDS OF ASME A17.1 / 2012  
 REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

**FLOOD VENT NOTE**

FLOOD VENT REQUIRED IN ENCLOSED GARAGE AREA NET:  
 • 2-CAR GARAGE ENCLOSED AREA OF 586.8 SQFT. PROVIDE (3) 16" X 8" FLOOD VENT BY SMART VENT  
 • 2-CAR GARAGE ENCLOSED AREA OF 579.0 SQFT. PROVIDE (3) 16" X 8" FLOOD VENT BY SMART VENT  
 (MODEL NO. 1540-910 WITH STAINLESS STEEL FINISH)  
 FLOOD COVERAGE 200 SQFT. PER FLOOD VENT.

**DECK DRAIN NOTE**

3" WIDE DECK DRAIN W/ DECORATIVE GRATE (STYLE TBD) BETWEEN POOL DECK AND LOGGIA / SUMMER KITCHEN

**EXTERIOR ROLL-DOWN SHUTTER NOTE**

EXTERIOR ROLL-DOWN SHUTTER SHALL NOT BE USED TO PROTECT THE EXTERIOR DOORS. EXTERIOR SLIDING DOORS ARE RATED FOR LARGE/SMALL MISSILE IMPACT. HURRICANE SHUTTERS ARE NOT REQUIRED.

**WATER PROOFING MATERIAL NOTE**

PER FEMA, ALL BUILDING MATERIALS BELOW FLOOD ELEVATION MUST BE FLOOD DAMAGE-RESISTANT, REGARDLESS OF THE EXPECTED OR HISTORIC FLOOD DURATION. ONLY CLASS 4 AND CLASS 5 MATERIALS ARE ACCEPTABLE FOR AREAS BELOW FLOOD ELEVATION IN BUILDINGS IN SPECIAL FLOOD HAZARD AREA.  
 REFER TO SHEET A-3 FOR ALL FLOOD DAMAGE RESISTANT MATERIAL REQUIREMENTS.

**FLOOR PLAN LEGEND**

- 4" SLAB RECESS AT GARAGE DOOR TYP.
- FLOOD VENT LOCATION. REFER TO FLOOD VENT NOTE.
- FLATING 4" HIGH CURB BENCH - NON STRUCTURAL.
- 2'-0" OVERHANG ABOVE, TYP. UON. REFER TO EAVE DETAIL (A-11).
- CONDENSING UNIT, GENERATOR OR EQUIPMENT SLAB, TOP OF POOL EQUIPMENT SLAB SHALL BE MIN. 6" ABOVE GRADE. TOP OF CONDENSING UNIT AND GENERATOR SLAB SHALL MATCH MAIN SLAB HT (UON ON PLANS).
- LINE CELLAR ENCLOSURE AND DOOR BY UONE CELLAR PROVIDER. MINIMUM ACCESSIBLE BATH DOOR WIDTH CLEARANCE OF 28" OR MORE (WHEN DOOR IS 90 DEG) FOR ACCESS OF A PERSON IN A WHEELCHAIR. PER: FCC (2023) RESIDENTIAL, SECTION R302.11.
- COMBINATION HURRICANE SHUTTER WITH PHANTOM ROLL-DOWN SCREENS IN LOGGIA AND SUMMER KITCHEN. TYP. REFER TO DETAIL 2/A-II.
- ATTIC ACCESS ABOVE. SEE RCP FOR SPEC'S.
- FRE-ENGINEERED TRAY / SLOPED/ RECESSED DROPPED CEILING ABOVE (SEE STRUCTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR DETAILS). TYP.
- POOL AUTO-FILL TO CONNECT TO HOSE BIBB.
- ELECTRICAL METER.
- ELECTRICAL PANELS.
- LIGHTING PANELS.
- POOL PANEL.
- TIMELOCK FOR IRRIGATION.
- OUTDOOR AREAS (COVERED ENTRY, SUMMER KITCHEN, LOGGIA, POOL DECK, SERVICE AREA 1 & 2) ARE TO RECEIVE STONE FINISH. REFER TO DIG DUGS FOR MAT'L / LAYOUT.
- TRASH BIN LOCATION.
- ALARM PANEL MOUNTING HEIGHT TO BE COORDINATED W/ CABINETRY.
- MAIN DISTRIBUTION PANEL (MDP).
- SERVICE-RATED GENERATOR TRANSFER SWITCH/ DISCONNECT.
- AV EQUIPMENT RACK.
- ROUGH ELEVATOR WALL TO BE PAINTED BLACK.
- UPPER CABINET ABOVE, TYP. - LAUNDRY UPPER CAB. TO MAINTAIN 12" FROM EDGE.
- LAUNDRY ROOM FLOOR SHALL BE SLOPED TO DRAIN AND WATERPROOFED PRIOR TO SETTING THE TILE.
- KITCHEN EATING WORK ISLAND - SEE INT. ELEVATIONS FOR COUNTER TOP HT.
- WALL MOUNTED TANKLESS GAS WATER HEATERS.
- EDGE OF METAL STUD WALL TO ALIGN WITH EDGE OF CONCRETE RECESS AT GARAGE.
- MINIMUM ELEVATOR PIT RECESS DEPTH.
- GARAGE WALL MOUNTED AVG MINI-SPLIT UNIT. REFER TO MECHANICAL PLANS.
- EXACT LOCATION TO BE VERIFIED IN FIELD ELEVATION. SEE SITE PLAN FOR LOCATION AND STRUC. DUGS FOR REINFORCING AND DETAIL.
- EXTERIOR WALL DOWNDRAFT EXHAUST LOCATION MIN. 12" FROM FINISH GRADE.
- DOWNDRAFT DUCT FROM SLAB BELOW INSIDE CABINET. REFER TO MECH. PLANS.
- CLOSET LAYOUT BY CLOSET DESIGNER. TYP FOR ALL CLOSETS, COAT, PANTRY, AND WARDROBES. MASTER WARDROBE TO HAVE FULL-HEIGHT CABINETS.
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- HIDDEN DOOR BY CABINET MAKER. TO MATCH CABINETS.
- RECESS IN FRAMED CEILING. TYP. REFER TO RCP FOR DETAILS.
- LINEAR FIREPLACE.
- INDOOR VENTED FIRE SPARK RIBBON MODEL RE 6FT W/ STONE HEARTH MAT'L TO BE SELECTED.
- GARAGE WALLS 1/2 PT. FURRING STRIPS W/ DRYWALL.
- GARAGE BACK WALL ADJACENT TO CONDENSING UNITS SHALL HAVE 3-5/8" METAL FRAMED WALL HELD 1" OFF MASONRY WALL, EXCEPT AT FLOOD VENT OPENING LOCATION (FOLLOW NOTE 39).
- REFER TO SHOWER RECESS NOTE, TYPICAL.
- DRAPEY ROCKET.
- ALUMINUM PRIVACY GATE AND CONCRETE WALLS. SEE SITE PLAN FOR LOCATIONS ON SHEET A-01.
- GENERATOR WITH QUIET ENCLOSURE INSTALLED ON RAISED SLAB, TOP OF SLAB ELEVATION TO MATCH MAIN RESIDENCE SLAB ELEVATION. SEE SITE PLAN FOR LOCATION AND STRUC. DUGS FOR REINFORCING AND DETAIL.
- GLASS SHELVING IN FRONT OF WINDOW.
- 2" NOMINAL WIDTH (1-5/8" ACTUAL) NON-LOAD BEARING PARTITION.
- 6" NOMINAL WIDTH (6" ACTUAL) NON-LOAD BEARING PARTITION.
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- RIP-OUT WALL WITH 4" STRUCTURAL FRAMING NON-LOAD-BEARING PARTITION WITH FLYWOOD FROM THE EXTERIOR COLUMN. TYPICAL. REFER TO DETAIL 2/A-II.
- 6" WIDE NON-LOAD BEARING PARTITION FROM FACE OF MASONRY WALL.
- 8" WIDE NON-LOAD BEARING PARTITION FROM FACE OF MASONRY WALL.

**SHOWER RECESS NOTE**

5" ROUGH RECESS/ 3" FINISHED RECESS AT FIRST FLOOR AND 2" FINISH RECESS AT SECOND FLOOR.

**NON-BEARING PARTITION NOTE**

REFER TO WALL LEGEND FOR SPACING AND INSULATION SPEC'S FOR ALL NON-LOAD BEARING PARTITIONS.

**FLOOR PLAN SYMBOL LEGEND**

<p>INDICATES INSIDE FACE</p> <p>NEW LOAD BEARING WALL 8" NOM. REINFORCED WALL (7 5/8" ACTUAL) UNLESS OTHERWISE NOTED REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. INSIDE FACE OF ALL NEW MASONRY WALLS IN AIR CONDITIONED AREAS TO BE FURRED W/ 25 GA. GALV. STEEL CHANNEL-SHAPED STUDS AT 16" OC. 2" NOMINAL WIDTH (1 5/8" ACTUAL) W/ R-4" INSULATION BETWEEN STUDS.</p> <p>NON-LOAD BEARING PARTITION 25 GA. GALV. STEEL CHANNEL-SHAPED STUDS AT 16" OC. 4" NOMINAL WIDTH (3 5/8" ACTUAL) UON. ALL WALLS TO BE INSULATED W/ R-11 BATT INSULATION UNLESS INDICATED OTHERWISE ON DUGS.</p> <p>NON-LOAD BEARING PARTITION 25 GA. GALV. STEEL CHANNEL-SHAPED STUDS AT 16" OC. 4" NOMINAL WIDTH (3 5/8" ACTUAL) UON. ALL INDICATED WALLS TO BE INSULATED W/ R-11 SOUND DEADENING SPRAY FOAM INSULATION AND QUIET ROCK' ES SOUND REDUCING GYPSUM BOARD ON OUTSIDE WALLS (MASTER SUITE 4 MORNING BAR SHALL HAVE ON INTERIOR SIDE OF PARTITION WALL) AND USG MOLD TOUGH GYPSUM BD ON INSIDE BATHROOM WALLS.</p> <p>4" - 6" HIGH CURB TYPICAL</p> <p>INDICATES RECESS AT EXTERIOR OPENING OR SLAB. RECESS HT NOTED ON PLANS</p> <p>FLUSH INDICATES NO RECESS IN SLAB</p> <p>FD FLOOR DRAIN</p> <p>NOTES:</p> <ul style="list-style-type: none"> <li>ALL INTERIOR ICE MAKERS SHALL HAVE FLOOR DRAIN</li> <li>LAUNDRY FLOOR DRAINS SHALL HAVE TRAP PRIOR</li> </ul> <p>LD LINEAR FLOOR DRAIN</p> <p>NOTES:</p> <ul style="list-style-type: none"> <li>SHOWER FLOOR FINSH SHALL BE SLOPED TO LINEAR DRAIN</li> <li>SEE FLOOR PLAN FOR LINEAR DRAIN LOCATION.</li> </ul> <p>ELRD EMERGENCY OVERFLOW LINEAR ROOF DRAIN</p> <p>SD SQUARE DRAIN</p> <p>LRD LINEAR ROOF DRAIN</p> <p>OS OVERFLOW SCUPPER</p> <p>CV CENTRAL VACUUM</p>	<p>NON-LOAD BEARING PARTITION 25 GA. GALV. STEEL CHANNEL-SHAPED STUDS AT 16" OC. 4" NOMINAL WIDTH (3 5/8" ACTUAL) UON. ALL INDICATED WALLS TO BE INSULATED W/ R-11 SOUND DEADENING SPRAY FOAM INSULATION AND QUIET ROCK' ES SOUND REDUCING GYPSUM BOARD ON OUTSIDE WALLS (MASTER SUITE 4 MORNING BAR SHALL HAVE ON INTERIOR SIDE OF PARTITION WALL) AND USG MOLD TOUGH GYPSUM BD ON INSIDE BATHROOM WALLS.</p> <p>INDICATES BUILT-IN CABINETRY BY CABINET MAKER. SEE I.D. DRAWINGS - PROVIDE COUNTERTOPS OR BENCHES IN CLOSET (REFER TO CLOSET DRAWINGS FOR DETAILS)</p> <p>STRUCTURAL HOT-DIPPED STEEL COLUMN (SEE STRUC. DUGS FOR SIZE AND DETAILS)</p> <p>HOSE BIBB IN RECESSED 5.5" BOX LOCATED IN ALL EXPOSED AREAS</p> <p>INDICATES RECESS IN CABINETRY BY CABINET MAKER. SEE I.D. DRAWINGS - PROVIDE COUNTERTOPS OR BENCHES IN CLOSET (REFER TO CLOSET DRAWINGS FOR DETAILS)</p> <p>STEEL COLUMN (SEE STRUC. DUGS FOR SIZE AND DETAILS)</p> <p>HOSE BIBB IN RECESSED 5.5" BOX LOCATED IN ALL EXPOSED AREAS</p> <p>DECK DRAIN BETWEEN LOGGIA/ SUMMER KITCHEN AND POOL DECK</p> <p>ALUMINUM GUTTER POWDER COAT WHITE DOWNSPOUT W/ STAND-OFF BRACKETS INSTALLED 6" FROM FACE OF FINISHED WALL, TYP.</p> <p>CJ CONDENSING UNIT</p> <p>MC MEDICINE CABINET (MASTER BATH M.C. INTEGRATED INTO CABS.)</p> <p>SN SOAP NICH (SEE I.D. DRUGS.)</p>
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**NEW SINGLE FAMILY RESIDENCE**  
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 designed by: W.W. / C.V.  
 date: 03/31/2025  
 scale:  
 project:  
 revisions:  
 sheet no: **A-02**

**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
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