

**PROPOSED 2-STORY
CBS SINGLE FAMILY RESIDENCE**
F.F. ELEV. = 5.70' N.A.V.D.
(MIN. 18" ABOVE CROWN OF
ROAD WHICH IS 3.96' N.A.V.D.)

ZONING DEVELOPMENT REGULATIONS (PER LIGHTHOUSE POINT LDR SECTION 42-431)		
ZONING	RS-3 (LAKE PLACID)	
	REQUIRED	PROVIDED
LOT SIZE	N/A	8,250 S.F.
PLOT COVERAGE (SEE CALCULATIONS, THIS SHEET)	40% = 3,300 S.F. (MAX)	35.01% = 2,886 S.F.
PERVIOUS AREA	25% = 2,063 S.F. (MIN.) (20% OF 8,250 S.F.)	25.6% = 2,115 S.F. (2.115 S.F. / 8,250 S.F.)
FRONT SETBACK	25'-0" (MIN)	25'-0"
REAR SETBACK	25'-0" (MIN)	25'-0"
SIDE SETBACK	8'-0" (MIN)	8'-0"
STRUCTURE HEIGHT	34'-6" A.C.O.R. (MAX)	33'-3"
POOL SETBACK	8'-0" (MIN)	8'-0"
FRONT BALCONY (WITHIN FRONT SETBACK)	3'-0" MAX DEPTH, AND 23'-7" LENGTH (40% OF HOUSE WIDTH)	3'-0" DEEP AND 14'-4" LENGTH (24% OF HOUSE WIDTH)

- RESIDENTIAL POOL/HOT TUB SAFETY ACT - CHAPTER 45 OF THE 2014 F.B.C. "RESIDENTIAL" 5TH EDITION AND FLORIDA STATUTES 515.**
1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT
 2. ALL GATES LEADING TO POOL AREA ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F. (MIN).
 3. ALARMS SHALL BE INSTALLED ON SCREEN DOORS.
 4. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEETS THE CURRENT SWIMMING POOL SAFETY ACT.

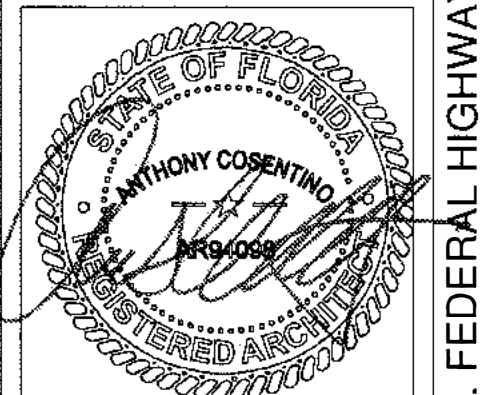
1 SITE PLAN
SCALE: 3/16" = 1'-0"

10-05-16 ZONING COMMENTS

REVISIONS	BY	DATE
1	ZONING COMMENTS	AC 9-8-16
2	BLDG. COMMENTS	AC 9-27-16
3	ZONING COMMENTS	AC 10-5-16

**SEAVIEW DRIVE
(N.E. 31st Avenue)**

**NEW RESIDENCE AT
3129 N.E. 31ST AVENUE
LIGHTHOUSE POINT, FLORIDA**



REVIEWED AND
ACCEPTED BY
ANTHONY COSENTINO
ON 10-05-16
11:52 A.M.
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WINDOW SCHEDULE

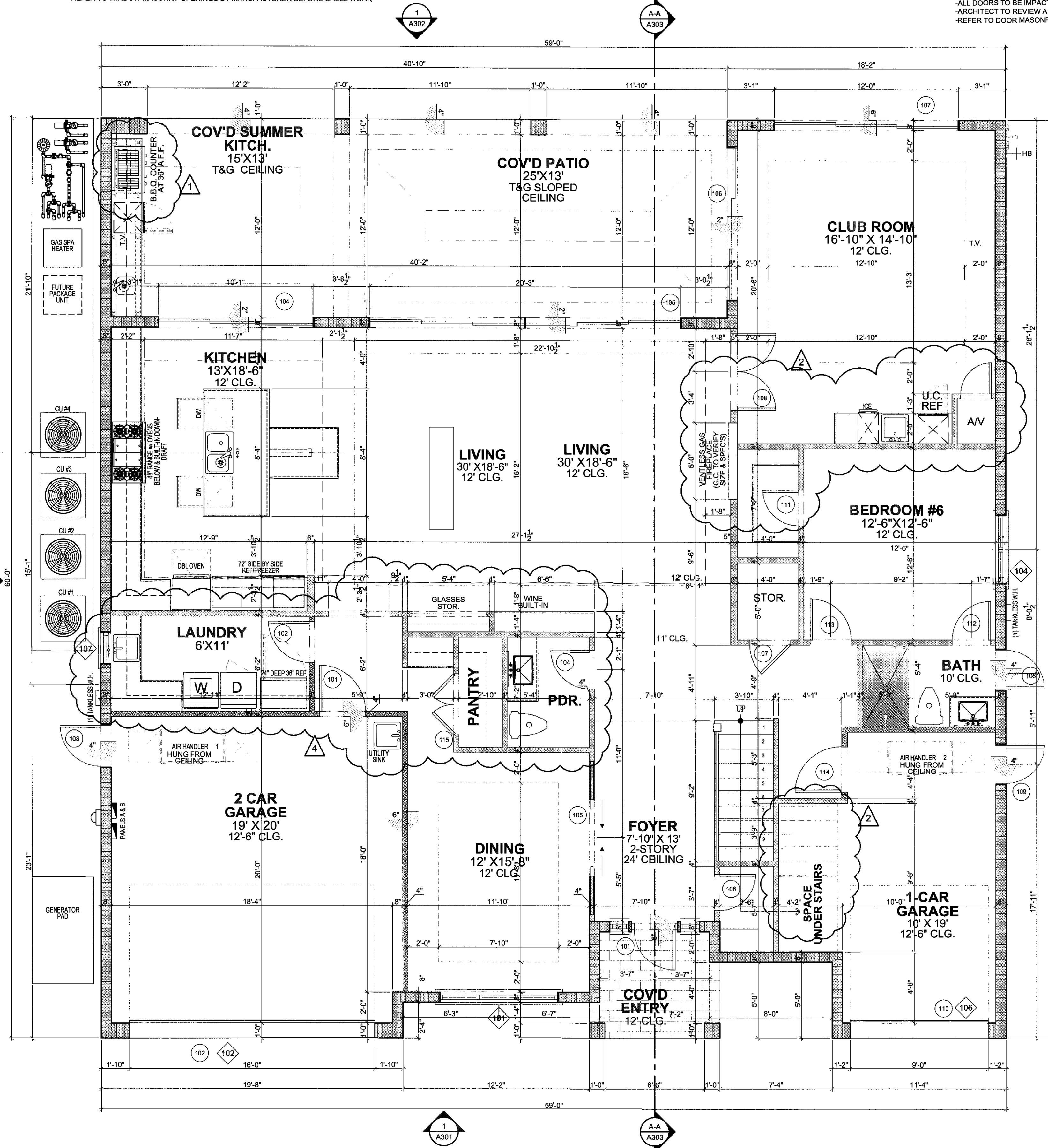
Number	Size		Sill Height	Head Height	Type	Location	Manufacturer	Model	Color	Frame Material		Required Pressure	Notes
	Width	Height								Interior	Exterior		
101	94"	63"	3'-0" A.F.F.	8' TO 10' TOP	HORIZ. ROLL XOX	STUDY	PGT INDUSTRIES, INC	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWG'S	
102	(2) 94"	22"	9'-0" A.F.F.	10'-10"	FIXED	2-CAR GARAGE	PGT INDUSTRIES, INC	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWG'S	
103	NOT USED												
104	51"	54"	3'-9" A.F.F.	8'-0"	HORIZ. ROLLER	BEDROOM #5	PGT INDUSTRIES, INC	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWG'S	EGRESS
105	24"	39"	4'-9" A.F.F.	8'-0"	FIXED	B.R. #5 BATHROOM	PGT INDUSTRIES, INC	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWG'S	
106	108"	22"	9'-0" A.F.F.	10'-10"	FIXED	1-CAR GARAGE	PGT INDUSTRIES, INC	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWG'S	
107	24"	39"	4'-9" A.F.F.	8'-0"	SINGLE HUNG	LAUNDRY	PGT INDUSTRIES, INC	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWG'S	

WINDOW NOTES:
 -USE PGT OR APPROVED EQUAL BY G.C./OWNER
 -ALL WINDOWS TO HAVE SHGC OF 0.2400
 -ALL WINDOWS TO BE IMPACT RATED PER LATEST PRODUCT APPROVALS
 -ARCHITECT TO REVIEW AND APPROVE ALL PRODUCT APPROVALS
 -REFER TO WINDOW MASONRY OPENINGS BY MANUFACTURER BEFORE SHELL WORK

EXTERIOR DOOR AND FRAME SCHEDULE

Number	SIZE		Interior	Exterior	FRAME Material	Location	Manufacturer	Model	Color	Req'd Pressure	Remarks
	Door Size - PR WxH	Interior									
101	3'-6" x 8'-0"	SOLID MAHOGANY	SOLID MAHOGANY	SOLID WOOD	MAIN ENTRY (FOYER)				MAHOG.	SEE STRUCTURAL DWG'S	W/ 2'-0" XSIDELITES- ONE ON EITHER SIDE AND 2 TRANS. ABV.
102	16'-0" x 9'-0"	STEEL INSULATED	WOOD DECORATIVE VENEER	WOOD	2-CAR GARAGE	AMARR GARAGE DOORS	T.B.D.	TBD		SEE STRUCTURAL DWG'S	OVERHEAD GARAGE DOOR
103	2'-8" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	BOAT EQUIPMENT ROOM TO EXTERIOR	PGT INDUSTRIES, INC	WINGUARD FD750	WHITE		SEE STRUCTURAL DWG'S	FRENCH DOOR (NO GLASS)
104	10'-0" x 10'-0"	ALUMINUM	ALUMINUM	ALUMINUM	KITCHEN TO EXTERIOR	PGT INDUSTRIES, INC	WINGUARD S65770	WHITE		SEE STRUCTURAL DWG'S	3-PANEL SLIDING GLASS DOOR
105	20'-0" x 10'-0"	ALUMINUM	ALUMINUM	ALUMINUM	LIVING/DINING TO EXTERIOR	PGT INDUSTRIES, INC	WINGUARD S65770	WHITE		SEE STRUCTURAL DWG'S	6-PANEL SLIDING GLASS DOOR
106	10'-0" x 10'-0"	ALUMINUM	ALUMINUM	ALUMINUM	CLUBROOM TO EXTERIOR	PGT INDUSTRIES, INC	WINGUARD FD750	WHITE		SEE STRUCTURAL DWG'S	3-PANEL SLIDING GLASS DOOR
107	10'-0" x 10'-0"	ALUMINUM	ALUMINUM	ALUMINUM	CLUBROOM TO EXTERIOR	PGT INDUSTRIES, INC	WINGUARD FD750	WHITE		SEE STRUCTURAL DWG'S	3-PANEL SLIDING GLASS DOOR
108	2'-8" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	BATH TO EXTERIOR	PGT INDUSTRIES, INC	WINGUARD FD750	WHITE		SEE STRUCTURAL DWG'S	FRENCH DOOR (NO GLASS)
109	2'-8" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	1-CAR GARAGE	PGT INDUSTRIES, INC	WINGUARD FD750	WHITE		SEE STRUCTURAL DWG'S	FRENCH DOOR (NO GLASS)
110	8'-0" x 9'-0"	STEEL INSULATED	WOOD DECORATIVE VENEER	WOOD	1-CAR GARAGE	AMARR GARAGE DOORS	T.B.D.	TBD		SEE STRUCTURAL DWG'S	OVERHEAD GARAGE DOOR

DOOR NOTES:
 -SLIDING GLASS DOORS' U-VALUES ARE 0.6900
 -SLIDING GLASS DOORS' SHGC ARE 0.2200
 -ALL DOORS TO BE IMPACT RATED PER LATEST PRODUCT APPROVALS
 -ARCHITECT TO REVIEW AND APPROVE ALL PRODUCT APPROVALS
 -REFER TO DOOR MASONRY OPENINGS BY MANUFACTURER BEFORE SHELL WORK



INTERIOR DOOR AND FRAME SCHEDULE

Number	DOOR SIZE		Type	FRAME		Location	Remarks
	Door Size - PR WxH	Interior		Material	Type		
101	3'-0" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	GARAGE LEFT SIDE		
102	3'-0" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	LAUNDRY ROOM		
103	2'-8" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	PANTRY		
104	2'-8" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	POWDER ROOM		
105	6'-0" x 8'-0"	SOLID WOOD	WOOD	BARN	STUDY		
106	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	FOYER CLOSET		
107	2'-8" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	ELEVATOR		
108	4'-0" x 8'-0"	SOLID WOOD	WOOD	POCKET	CLUB ROOM		
109	(2) 3'-0" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	CLUBROOM CLOSET		
110	2'-8" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	CLUBROOM BATH		
111	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	BEDROOM #5 CLOSET		
112	2'-8" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	BEDROOM #5 BATH		
113	2'-8" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	BEDROOM #5		
114	3'-0" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	GARAGE RIGHT SIDE		
115	4'-0" x 8'-0" DOUBLE	SOLID WOOD	WOOD	PRE-HUNG	PANTRY		

WINDOW AND DOOR NOTES:
 1. G.C. TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ORDERING PRODUCTS
 2. ARCHITECT IS USING THE PGT SIZE CHART FOR HORIZONTAL ROLLERS, FIXED, SINGLE HUNG, AND CASEMENT SERIES. IF G.C. DECIDES TO USE ALTERNATE, HE/SHE SHALL CHECK THE MASONRY OPENINGS TO MAKE SURE THEY MATCH THIS SET OF PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

GENERAL GARAGE NOTES:
 1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.
 2. DUCT WORK WHICH PENETRATES THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL. ALL OTHER PENETRATIONS TO BE PROTECTED AROUND THE OPENING BY AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
 3. INTERIOR SIDE OF GARAGE EXTERIOR CMU WALLS TO BE SKIM COAT STUCCO. ALL OTHER WALLS TO BE PAINTED GYP. BOARD AS NOTED ABOVE.
 4. PROVIDE MIN. R-11 BATT INSULATION IN STUD WALL CAVITY FOR WALLS SEPARATING GARAGE FROM INTERIOR AIR CONDITIONED SPACE.
 5. GARAGE TO BE EITHER MECHANICALLY VENTILATED OR VENTILATED BY THE USE OF OPENINGS IN THE CMU w/ RODENT SCREENS. SEE VENTILATION CALCULATIONS THIS SHEET.

AIR CONDITIONED CALCULATIONS
DETAILED AREA CALCULATION
 1ST FLOOR A.C. 2217 SF
 TOTAL 2217 SF

1st FLOOR PLAN KEY NOTE LEGEND
 101 34"-38" HIGH HANDRAIL ON AT LEAST ONE SIDE OF STAIR PER FBC 5th EDITIONS (2014) RESIDENTIAL, SECTION R311.7.7. G.C. TO SUBMIT SHOP DRAWINGS (TYP @ ALL STAIRWAY HANDRAILS) & MUST COMPLY W/ HANDRAIL GRIP SIZE PER FBC 5th EDITION (2014), RESIDENTIAL, SECTION R311.7.3. TYPE I OR TYPE II.

GARAGE VENTILATION CALCULATIONS PER FBC 5th EDITIONS (2014)-MECHANICAL
VENTILATION PER SECTION 403, TABLE 403.3:
 OCCUPANCY: GARAGE (412 S.F.)
 CFM CAR: 100 CFM
 # OF CARS: 2
 CFM REQUIRED: 2 x 100 = 200 CFM
 WIND @ 3 MPH = 264 FT/MIN
 200 CFM/ 264 FT/MIN = 0.76 S.F. VENTILATION REQ'D
 0.76 S.F. x 144 SQ. IN. = 109.44 SQ. IN. VENTILATION REQ'D

GARAGE VENTILATION CALCULATIONS PER FBC 5th EDITIONS (2014)-MECHANICAL
VENTILATION PER SECTION 403, TABLE 403.3:
 OCCUPANCY: GARAGE (268 S.F.)
 CFM CAR: 100 CFM
 # OF CARS: 1
 CFM REQUIRED: 1 x 100 = 100 CFM
 WIND @ 3 MPH = 264 FT/MIN
 100 CFM/ 264 FT/MIN = 0.38 S.F. VENTILATION REQ'D
 0.38 S.F. x 144 SQ. IN. = 54.72 SQ. IN. VENTILATION REQ'D

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

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REVISIONS BY DATE

NO.	DESCRIPTION	DATE
1	ZONING COMMENTS	AC 9-8-16
2	BLDG. COMMENTS	AC 9-27-16
3	ZONING COMMENTS	AC 10-5-16
4	CLIENT REV/ COMMENTS	AC 12-15-16

NEW RESIDENCE AT
3129 N.E. 31ST AVENUE
LIGHTHOUSE POINT, FLORIDA

REVIEWED AND ACCEPTED BY
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EXTERIOR DOOR AND FRAME SCHEDULE

Number	DOOR			FRAME Material	Location	Manufacturer	Model	Color	Req'd Pressure	Remarks
	Door Size - PR WxH	Interior	Exterior							
201	2'-5" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	FRONT BALCONY	PGT INDUSTRIES, INC.	WINGUARD FD750	WHITE	SEE STRUCTURAL DWGS	FRENCH DOOR (OBSCURE GLASS)
202	5'-0" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	MASTER BEDROOM #1	PGT INDUSTRIES, INC.	WINGUARD SC6070	WHITE	SEE STRUCTURAL DWGS	2-PANEL SLIDING GLASS DOOR
203	3'-2" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	LOFT	PGT INDUSTRIES, INC.	WINGUARD SC6070	WHITE	SEE STRUCTURAL DWGS	3-PANEL SLIDING GLASS DOOR
204	3'-0" x 8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	BEDROOM #4 (MASTER #2)	PGT INDUSTRIES, INC.	WINGUARD FD750	WHITE	SEE STRUCTURAL DWGS	FRENCH DOOR (OBSCURE GLASS)

DOOR NOTES:
 -SLIDING GLASS DOORS: U-VALUES ARE 0.6900
 -SLIDING GLASS DOORS: SHGC ARE 0.2200
 -ALL DOORS TO BE IMPACT RATED PER LATEST PRODUCT APPROVALS
 -ARCHITECT TO REVIEW AND APPROVE ALL PRODUCT APPROVALS
 -REFER TO DOOR MASONRY OPENINGS BY MANUFACTURER BEFORE SHELL WORK

WINDOW SCHEDULE

Number	Size		Sill Height	Head Height	Type	Location	Manufacturer	Model	Color	FRAME Material		Required Pressure	Notes
	Width	Height								Interior	Exterior		
201	112"	60"	3'-0" A.F.F.	8'-0"	HORIZ. ROLL XXX	BEDROOM #3	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
202	30"	60"	3'-0" A.F.F.	8'-0"	CASEMENT	BEDROOM #2	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	EGRESS
203	30"	60"	3'-0" A.F.F.	8'-0"	CASEMENT	BEDROOM #2	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	EGRESS
204	30"	60"	3'-0" A.F.F.	8'-0"	CASEMENT	BEDROOM #2	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	EGRESS
205	30"	60"	SEE ELEV.	8'-0"	SINGLE HUNG	BEDROOM #3 BATH	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	SINGLE FIXED GLASS BELOW
206	112"	54"	1'-5" A.F.F.	8'-0"	HORIZ. ROLL XXX	MASTER B.R. #1	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
207	94"	60"	3'-0" A.F.F.	8'-0"	HORIZ. ROLL XXX	MASTER BATH	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
208	112"	60"	3'-0" A.F.F.	8'-0"	HORIZ. ROLL XXX	BEDROOM #4	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
209	36"	20"	8'-4" A.F.F.	8'-0"	FIXED	B.R. #4 BATHROOM	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
210	36"	20"	8'-4" A.F.F.	8'-0"	FIXED	B.R. #5 BATHROOM	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
211	30"	48"	4'-0" A.F.F.	8'-0"	CASEMENT	BEDROOM #5	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	EGRESS
212	36"	70"	SEE ELEV.	SEE ELEV.	FIXED	STAIRCASE	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	LOWER WINDOW AT STAIR
213	74"	60"	3'-0" A.F.F.	8'-0"	FIXED	FOYER	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	
214	36"	96"	SEE ELEV.	SEE ELEV.	FIXED	STAIRCASE	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	HIGHER WINDOW AT STAIR
215	36"	20"	6'-4" A.F.F.	8'-0"	FIXED	B.R. #4 BATHROOM	PGT INDUSTRIES, INC.	WINGUARD	WHITE	ALUMINUM	ALUMINUM	SEE STRUCTURAL DWGS	

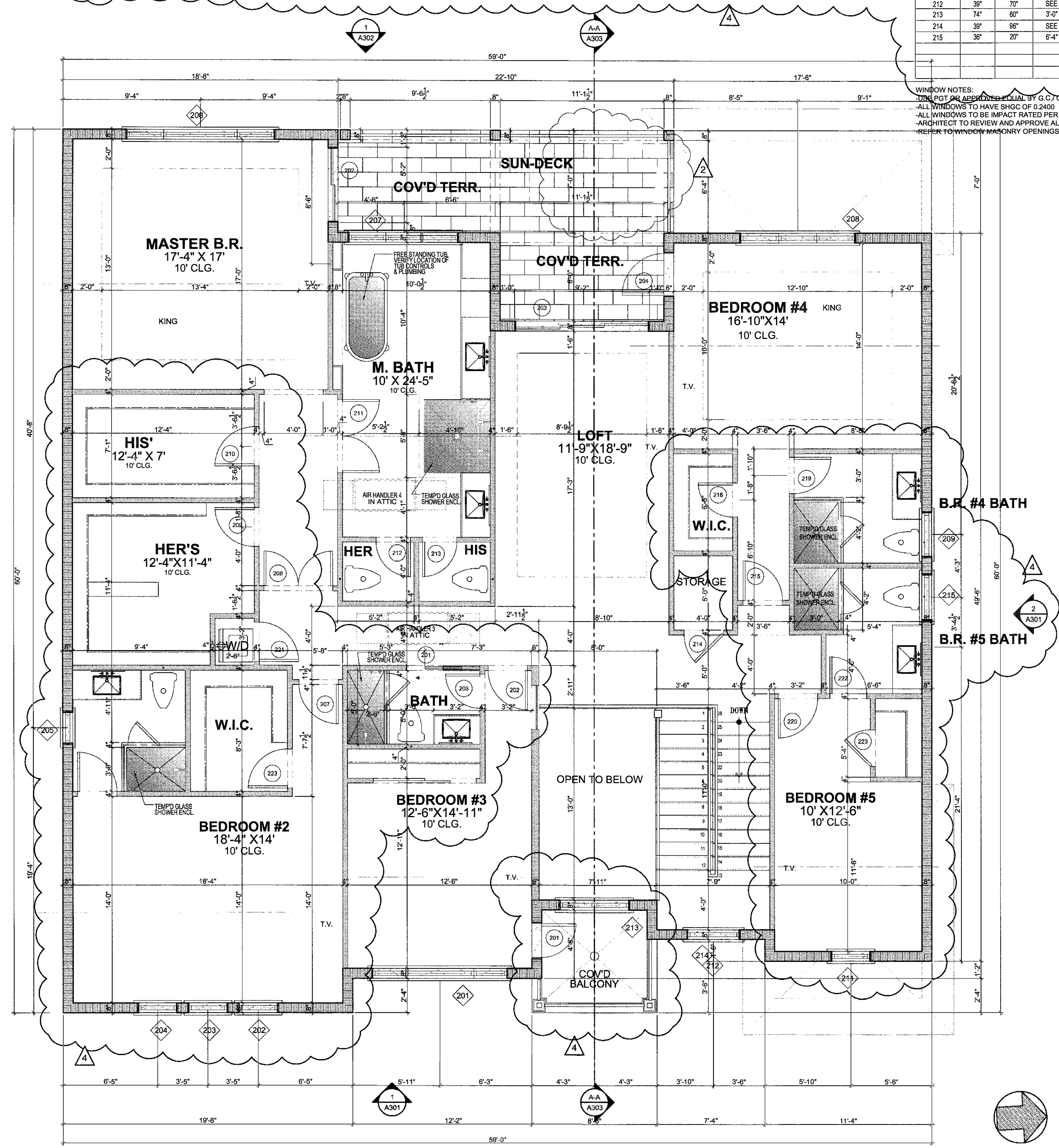
WINDOW NOTES:
 -ALL WINDOWS TO HAVE SHGC OF 0.2400
 -ALL WINDOWS TO BE IMPACT RATED PER LATEST PRODUCT APPROVALS
 -ARCHITECT TO REVIEW AND APPROVE ALL PRODUCT APPROVALS
 -REFER TO WINDOW MASONRY OPENINGS BY MANUFACTURER BEFORE SHELL WORK

INTERIOR DOOR AND FRAME SCHEDULE

Number	DOOR SIZE		Type	FRAME		Location	Remarks
	Door Size - PR WxH	Type		Material	Type		
201	2'-5" x 8'-0"	SOLID WOOD	WOOD	POCKET	B.R. #3 BATHROOM		
202	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	BEDROOM #3		
203	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #3 BATHROOM		
204	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #3 CLOSET		
205	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #2 BATHROOM		
206	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #2 CLOSET		
207	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	BEDROOM #2		
208	(PR) 2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	MASTER B.R.		
209	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	HER MASTER CLOSET		
210	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	HIS MASTER CLOSET		
211	(PR) 2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	MASTER BATHROOM		
212	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	MASTER BATHRM W.C.		
213	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	MASTER BATHRM W.C.		
214	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	ELEVATOR		
215	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #4 (MASTER #2)		
216	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #4 CLOSET		
217	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #4 CLOSET		
218	2'-4" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #4 W.C.		
219	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #4 BATHROOM		
220	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	BEDROOM #5		
221	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	LAUNDRY CLOSET		
222	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #5 BATH		
223	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #5 CLOSET		
223	2'-5" x 8'-0"	SOLID WOOD	WOOD	PRE-HUNG	B.R. #2 CLOSET		

AIR CONDITIONED
 CALCULATIONS
 DETAILED AREA CALCULATION
 2ND FLOOR A.C. 2972 SF
 TOTAL 2972 SF

2nd FLOOR PLAN
 KEY NOTE LEGEND
 201 42" MIN. HIGH A.F.F. DECORATIVE ALUMINUM (POWDER-COATED FINISH) GUARDRAIL w/ HORIZ. PICKETS SPACED TO REJECT A 4" DIA. SPHERE, PER FBC 2014 RESIDENTIAL G.C. TO SUBMIT SHOP DRAWINGS (TYP @ ALL EXTERIOR & INTERIOR GUARDRAILS)
 202 34"-38" HIGH HANDRAIL ON AT LEAST ONE SIDE OF STAIR PER FBC 2014 RESIDENTIAL G.C. TO SUBMIT SHOP DRAWINGS (TYP @ ALL STAIRWAY HANDRAILS) & MUST COMPLY w/ HANDRAIL GRIP SIZE PER FBC 2014 RESIDENTIAL TYPE I OR TYPE II.



1 2nd FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REV. #4 12-15-16 CLIENT COMMENTS

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REVISIONS	BY DATE
1 ZONING COMMENTS	AC 9-8-16
2 BLDG. COMMENTS	AC 9-27-16
3 ZONING COMMENTS	AC 10-5-16
4 CLIENT REV/ COMMENTS	AC 12-15-16

**NEW RESIDENCE AT
 3129 N.E. 31ST AVENUE
 LIGHTHOUSE POINT, FLORIDA**

REVIEWED AND ACCEPTED BY
 ANTHONY COSENTINO
 ON 12-15-16
 11:52 A.M.
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