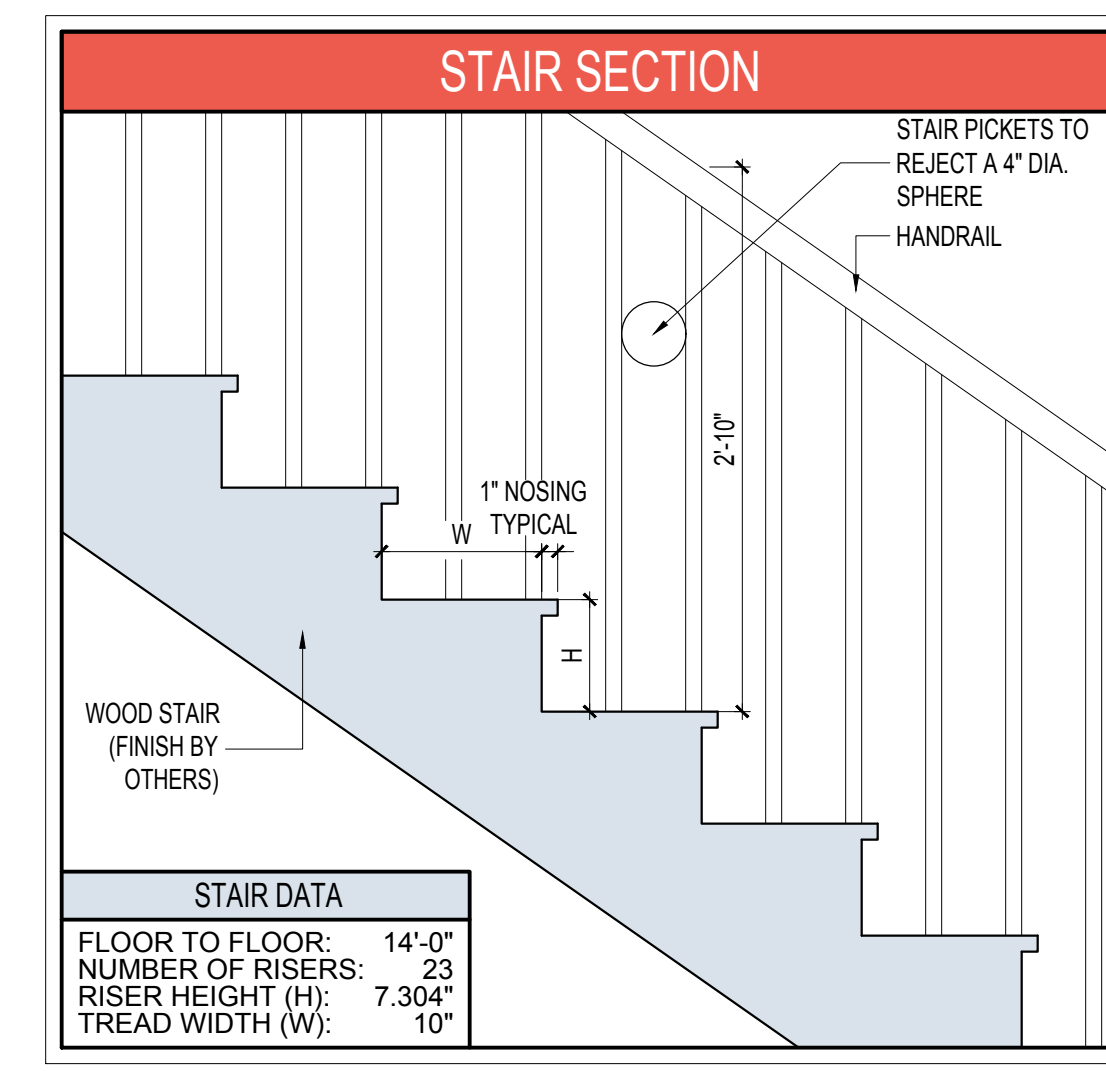
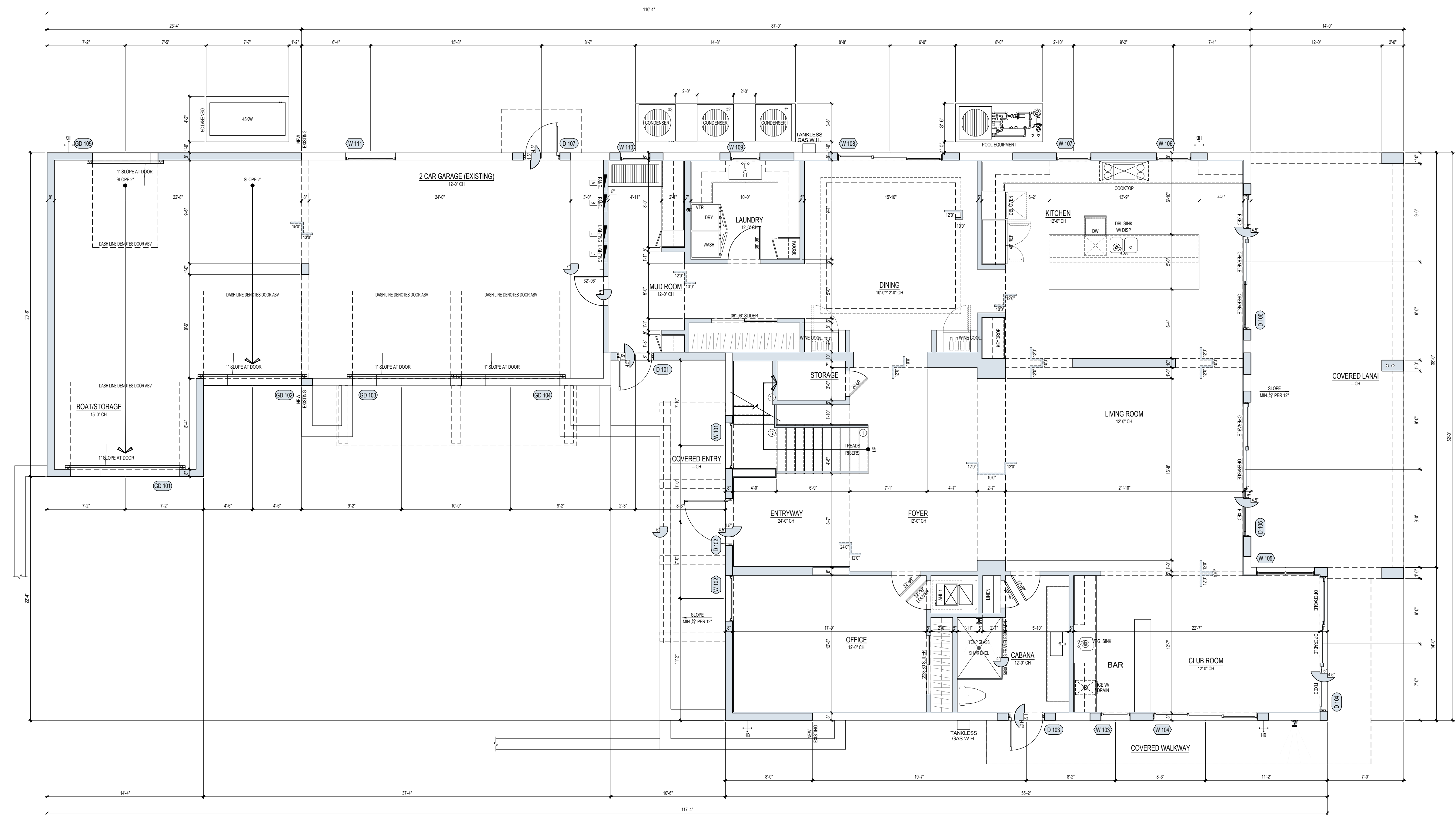


OUTDOOR KITCHEN FLOOR PLAN
SCALE: 1/4" = 1'-0"



STAIR DATA	
FLOOR TO FLOOR:	14'-0"
NUMBER OF RISERS:	23
RISER HEIGHT (H):	7.304"
TREAD WIDTH (W):	10"

AREA CALCULATION	
1ST FLOOR UNDER A/C	2815 SQ. FT.
2ND FLOOR UNDER A/C	3237 SQ. FT.
TOTAL UNDER A/C SQUARE FOOTAGE	6052 SQ. FT.
GARAGE	1209 SQ. FT.
COVERED ENTRY	124 SQ. FT.
COVERED LANAI	539 SQ. FT.
MASTER BEDROOM BALCONY	539 SQ. FT.
SUITE #4 BALCONY	121 SQ. FT.
OUTDOOR KITCHEN	180 SQ. FT.
TOTAL GROSS SQUARE FOOTAGE	8764 SQ. FT.



FLOOR PLAN NOTES

- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CAULKED FOR A WEATHER TIGHT CONDITION.
- VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURERS/SUPPLIER PRIOR TO CONSTRUCTION.
- ALL DOOR SIDELIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
- CEILINGS AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION. STAIR SHALL BE FIRESTOPPED (SEE SECTION).
- PICKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.
- BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
- INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-4.1 AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11. ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
- STEEL COLUMNS SHALL BE WRAPPED W/ 2 LAYERS 1/2" TYPE "X" GYP. BD.
- WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 19/32" MINIMUM A.P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 6" O.C. ON PANELS EDGES.
- PROVIDE TREATED AND FIRESTOPPED 1X2 PT FURRING HORIZONTAL @ CEILING/WALL INTERSECTION.
- PROVIDE SCREENED VENTS @ FLOOR LEVEL 60 SQ. IN. PER CAR MINIMUM. (U.N.O.)
- EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE & 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.
- WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
- U.L. LISTED ZERO CLEARANCE GAS VENTED FIREPLACE W/ NON COMBUSTABLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTABLE HEARTH
- U.L. LISTED ZERO CLEARANCE GAS VENTLESS FIREPLACE W/ NON COMBUSTABLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTABLE HEARTH

LEGEND & SYMBOLS

[Symbol]	MASONRY CONST. TYPICAL	[Symbol]	NON-BEARING FRAME CONSTRUCTION
[Symbol]	POURED CONCRETE COLUMN	[Symbol]	NEW WALLS (RENOVATIONS ONLY)
[Symbol]	GROUT FILLED CELL (SEE FOUNDATION PLAN)	[Symbol]	FRAME CONSTRUCTION ABOVE OR BELOW
[Symbol]	ARCHED OPENING SEE PLAN OR ELEV.	[Symbol]	DETAIL NO. ABOVE SHEET NO.
[Symbol]	BEARING FRAME CONSTRUCTION	[Symbol]	FEET DENOTES DOOR AND WINDOW SIZE (TYPICAL)

FLOOR PLAN NOTES

- GARAGE DOOR INTO HOUSE SHALL BE "C" LABEL SOLID CORE WITH A SELF CLOSING DEVICE
- GARAGE DEMISING WALL AND BEARING WALLS SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION 5/8" TYPE "X" GYPSUM DRYWALL BOTH SIDES OF STUDS @ 16" O.C. WITH MINIMUM R-11 INSULATION.
- GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1X3 WOOD FURRING @ 16" O.C. ON PRE-ENGINEERED & APPROVED ROOF TRUSSES
- GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1/2" GWB ON 1X3 METAL FURRING @ 16" O.C. ON PRE-ENGINEERED & APPROVED FLOOR SYSTEM WHEN LIVING AREA ABOVE
- GARAGE MAN-DOOR TO BE 1-3/4" THICK ONE HOUR RATED SOLID CORE WITH CLOSER IN SOLID 2 X 4 RABBETED WOOD FRAME, PER FBC.

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

#19045

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REVISIONS:

DATE:	10-8-2019
DRAWN / CHECKED:	TRF/LNU/LJR
PERMIT:	
CONSTRUCTION:	

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