

1 1st Floor Plan
 1/4" = 1'-0"

SHEET ISSUE / REVISION LOG:

NO. SUBMITTAL	DATE
▲ CITY COMMENTS	03/02/2022

Rita Sosa Zahn
 REGISTERED ARCHITECT



RITA SOSA-ZAHN
 AR 98666

CONSTRUCTION DOCUMENTS

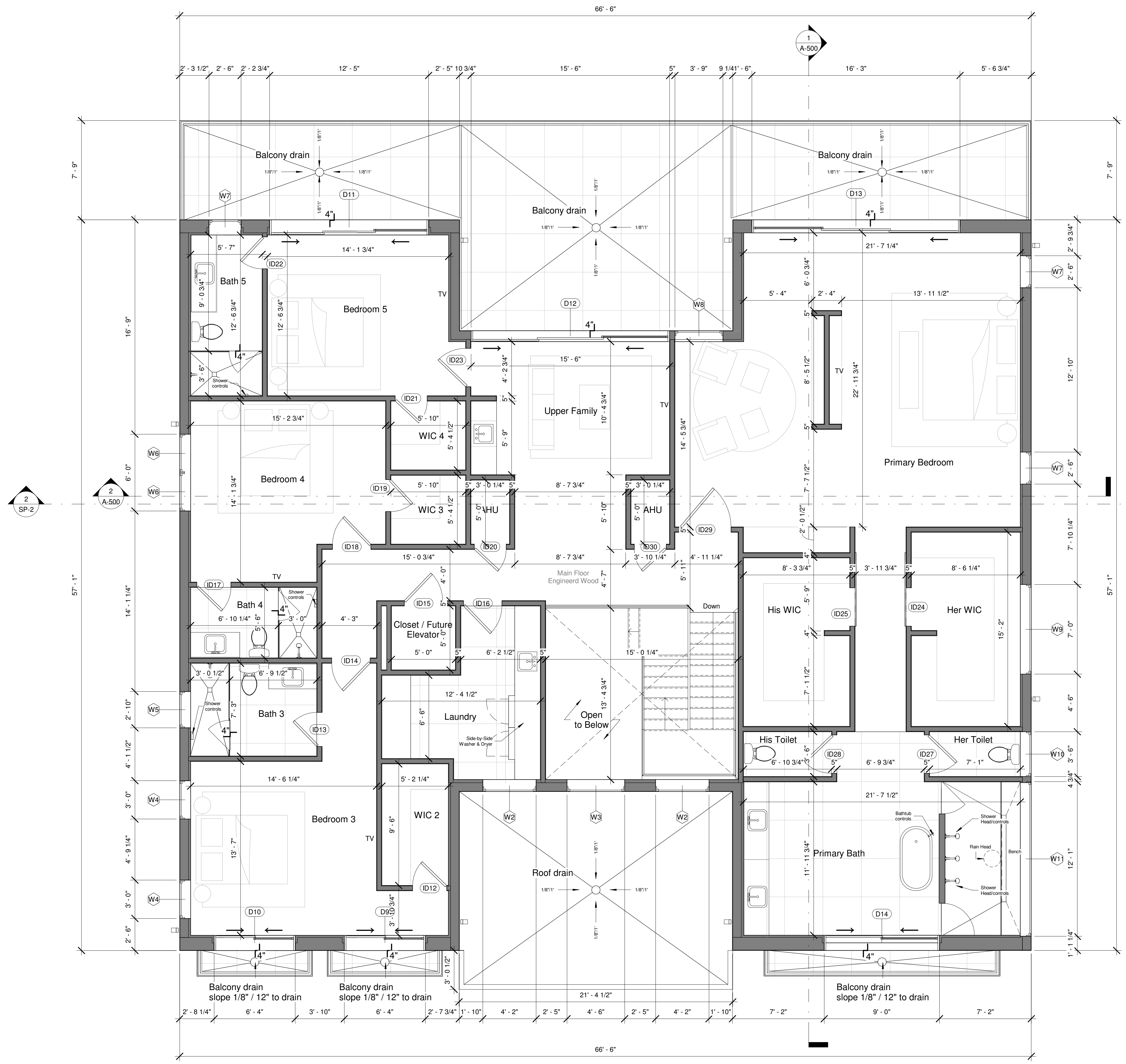
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1st FLOOR PLAN

SHEET NO:



1 2nd Floor Plan
 1/4" = 1'-0"

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NO.	SUBMITTAL	DATE

Rita Sosa Zahn

PROFESSIONAL SEAL:
 RITA SOSA-ZAHN
 AR 98666

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2nd FLOOR PLAN
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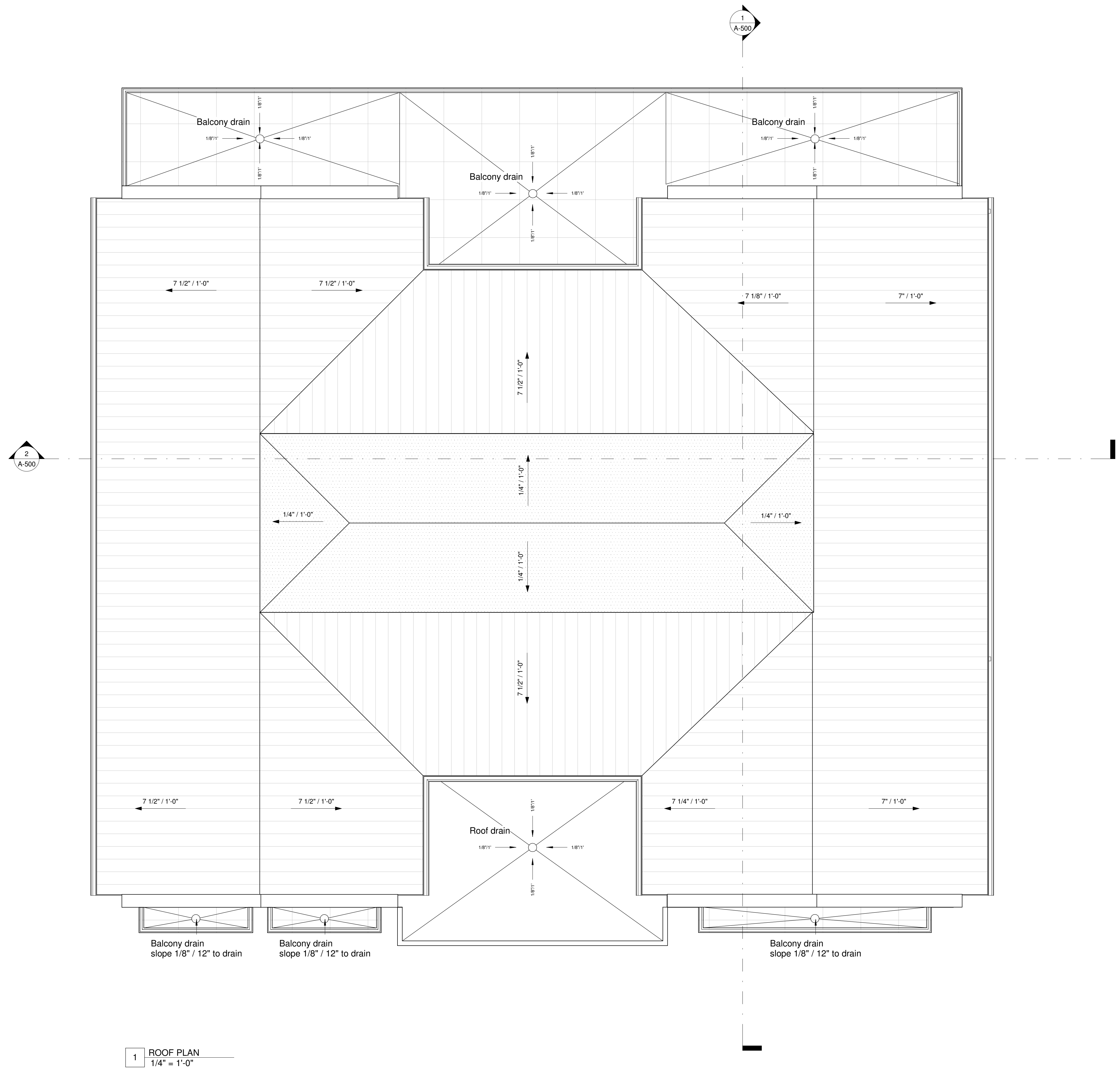
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ROOF PLAN

SHEET NO:

A-200



1 ROOF PLAN
 1/4" = 1'-0"

- BUILDING ELEVATION KEY NOTES**
- 1 SMOOTH STUCCO. PAINT COLOR TO BE SELECTED
 - 2 DOWN SPOUT
 - 3 MODIFIED BITUMEN ROOF
 - 4 STANDING SEAM METAL ROOF
 - 5 GUTTER
 - 6 3'-6" ALUMINUM GUARDRAIL TYPICAL
 - 7 DRIP EDGE

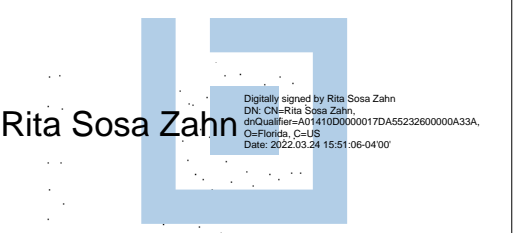
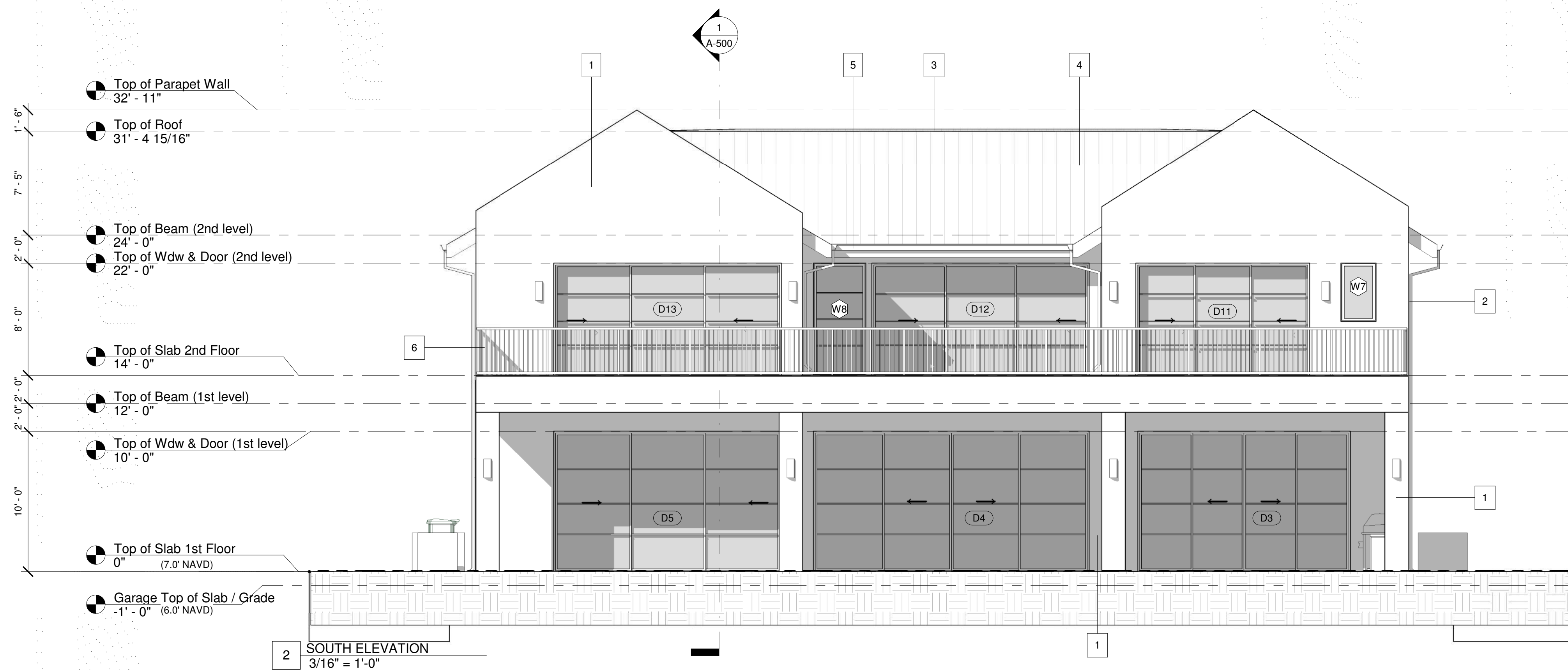
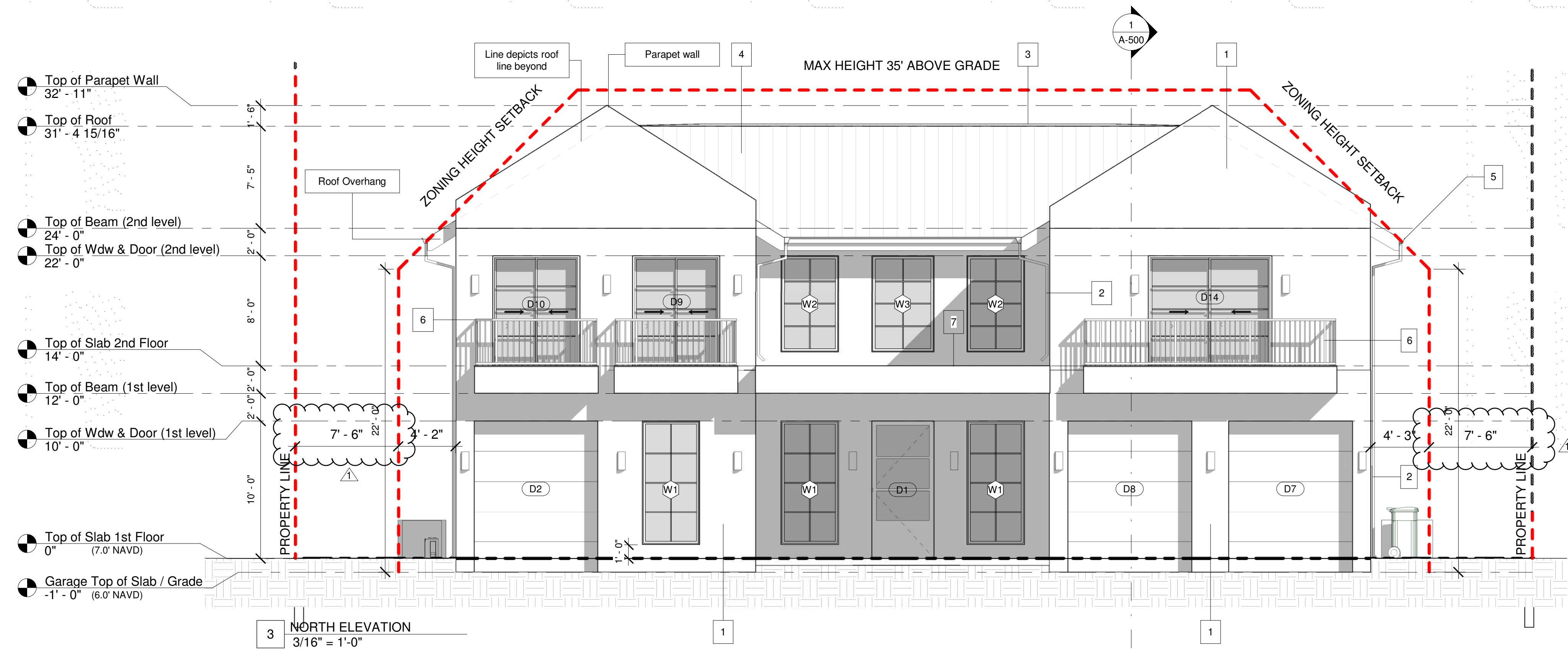
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 STATE OF FLORIDA
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 REGISTERED ARCHITECT
 AR98666
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 AR 98666

CONSTRUCTION DOCUMENTS

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NORTH & SOUTH ELEVATIONS

SHEET NO:

A-400

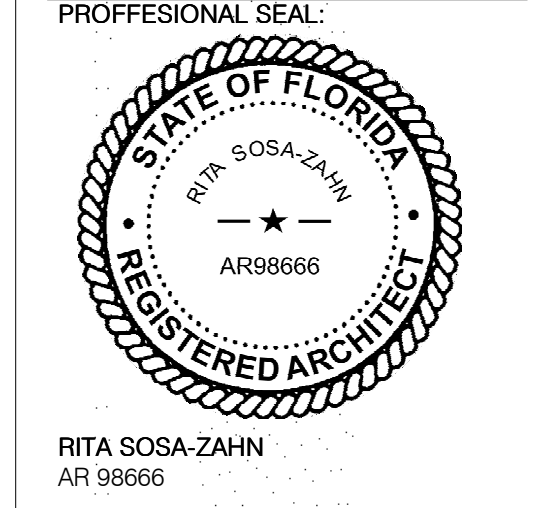
- BUILDING ELEVATION KEY NOTES**
- 1 SMOOTH STUCCO. PAINT COLOR TO BE SELECTED
 - 2 DOWN SPOUT
 - 3 MODIFIED BITUMEN ROOF
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Rita Sosa Zahn
Digitally signed by Rita Sosa Zahn
 DN: cn=Rita Sosa Zahn, o=Architecture Studio Inc., email=rita@sosarchitect.com, c=US
 Date: 2021.12.09 11:18:31 -0500



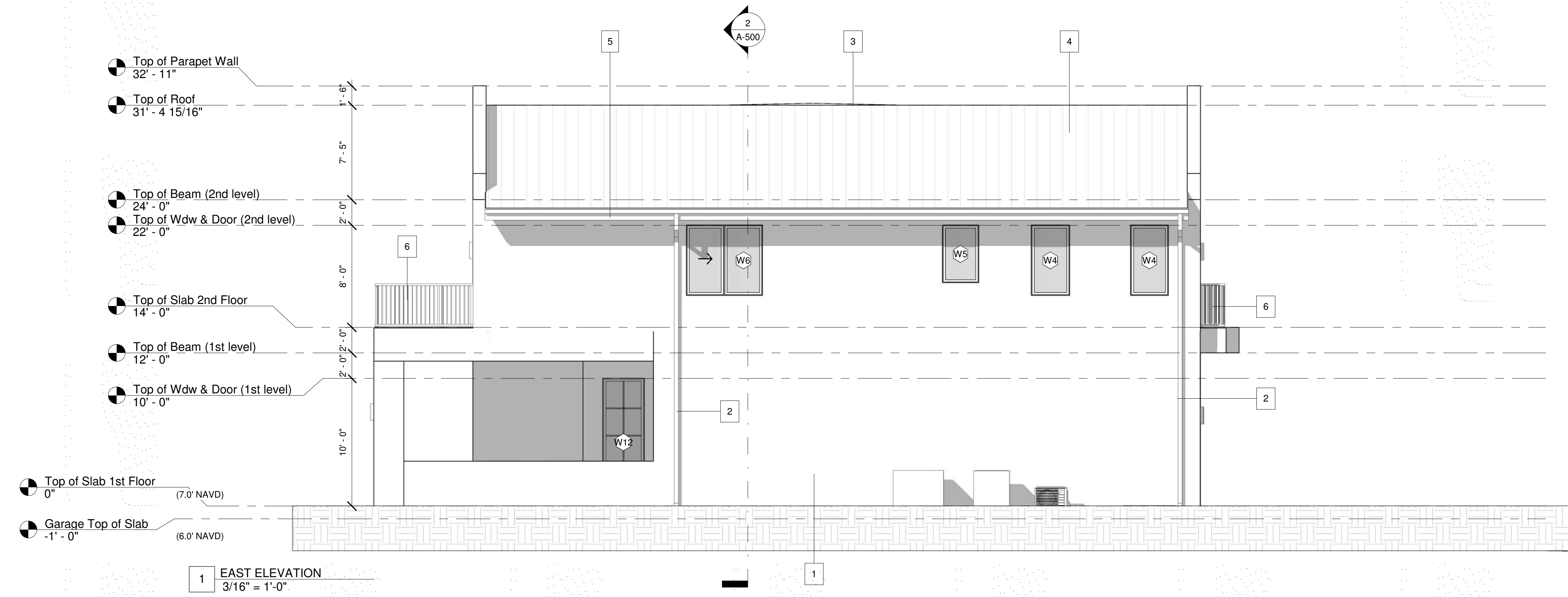
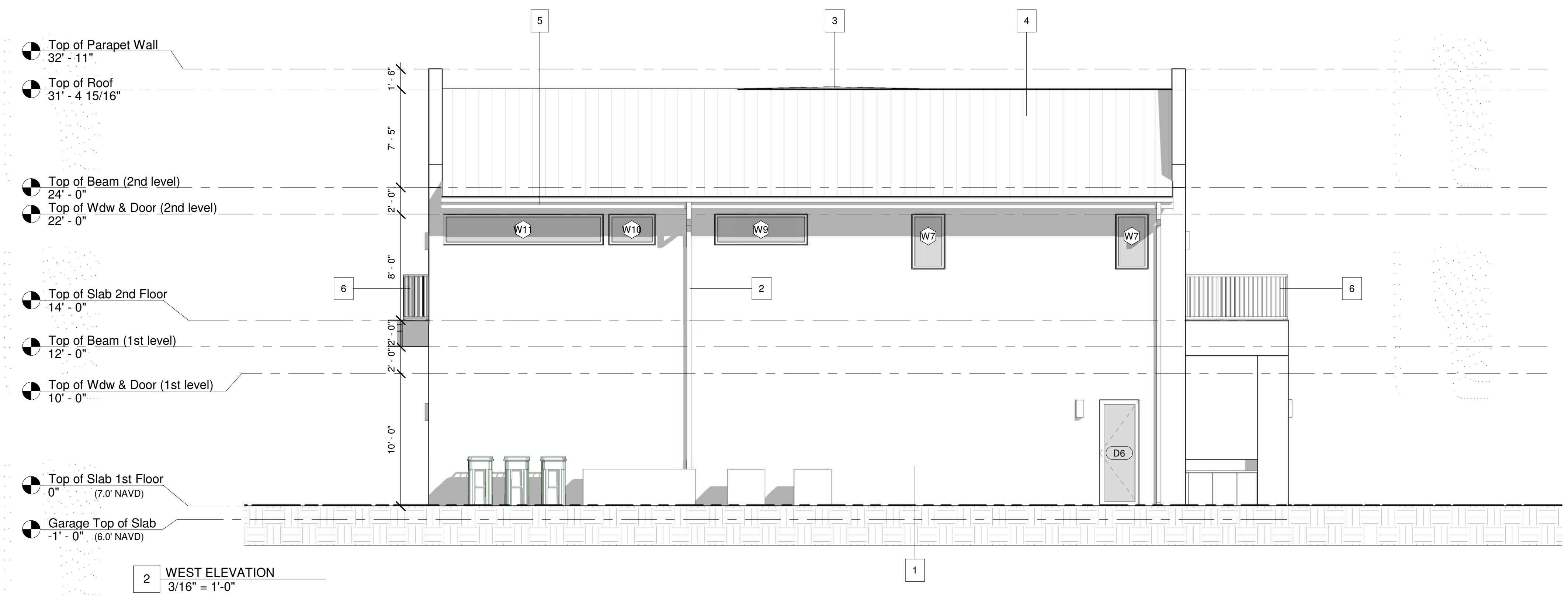
CONSTRUCTION DOCUMENTS

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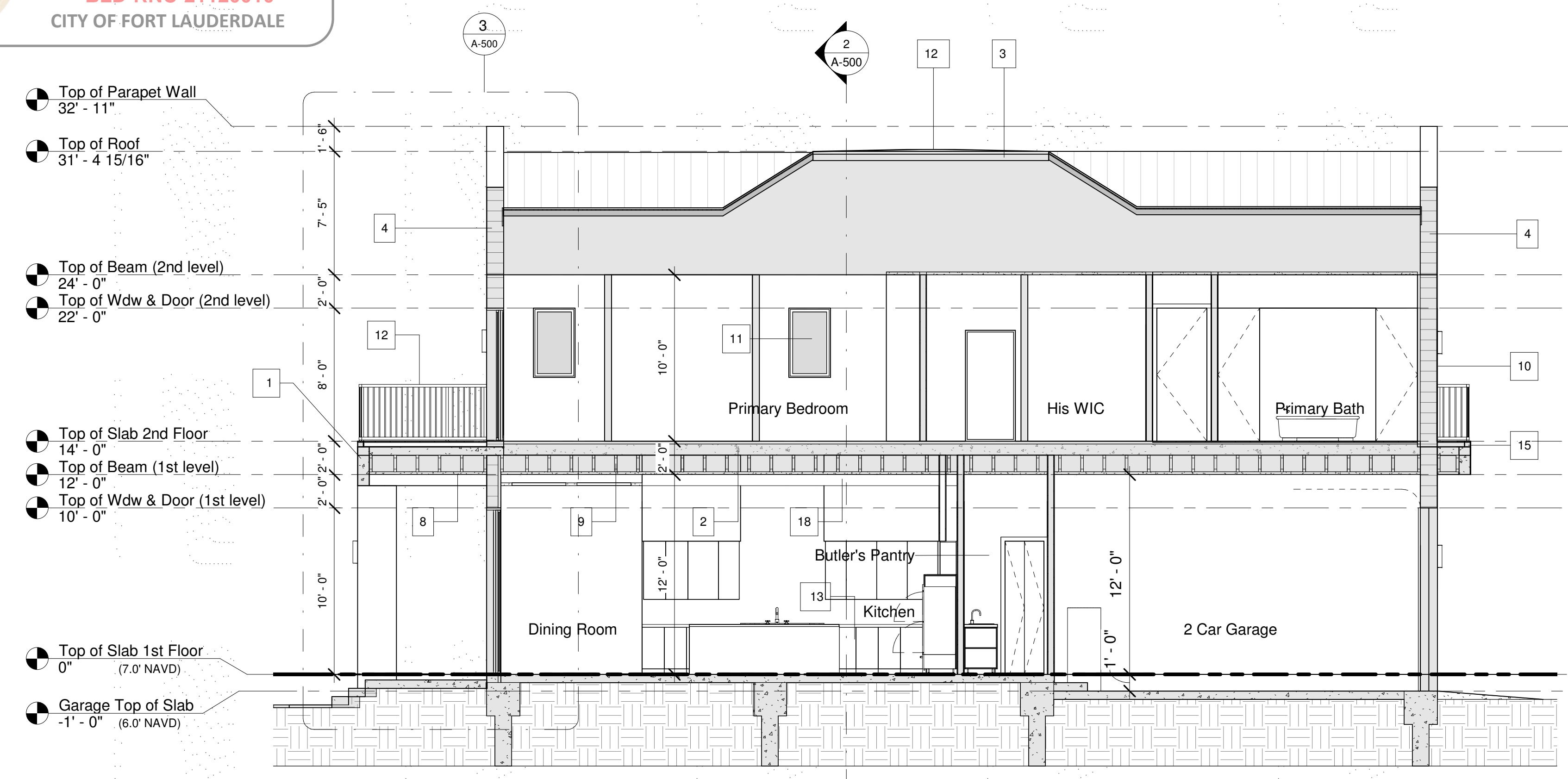
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EAST & WEST ELEVATIONS
 SHEET NO:

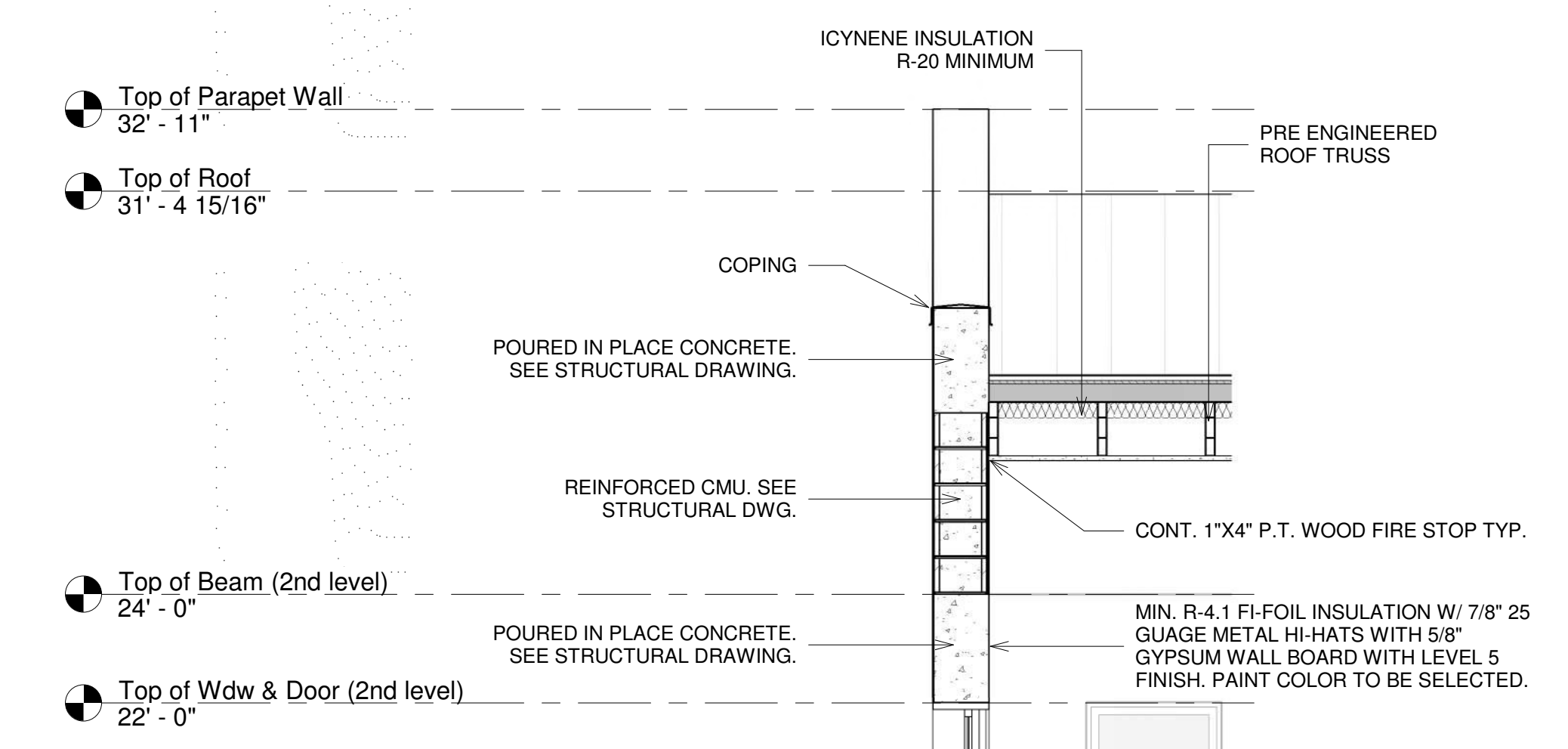
A-401



1. CONC. BEAM (REFER TO STRUCT. DWGS)
2. CONC. SLAB (REFER TO STRUCT. DWGS)
3. ROOF INSULATION MINIMUM ICYNENE R-20
4. CMU WALL WITH MINIMUM NO. 9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCING AT EVERY ALTERNATE COURSE 16-INCH SPACING.
5. FI-FOIL INSULATION MINIMUM R-4.1
6. 5/8" DRYWALL ON 7/8TH METAL HI-HATS @ 16" O.C. (MAX)
7. PARTITION WALL W/ 5/8" GYPSUM CEILING BOARD (LEVEL 5) SMOOTH FINISH OVER 3-5/8" 20 GA MTL. STUDS @ 16" O.C. WET AREAS TO RECEIVE 1/2" DUROCK. CONCRETE SLAB W/ METAL FRAMED CEILING 3/4" PLYWOOD BACKER, T&G.
8. METAL FRAMED CEILING W/ 5/8" GYPSUM CEILING BOARD (LEVEL 5) SMOOTH FINISH OVER 7/8" 25GA MTL. STUDS @ 16" O.C.
9. 3/4" SMOOTH STUCCO FINISH. PAINT COLOR TO BE SELECTED.
10. ALUM. & GLASS DOOR / WINDOW. (SEE SCHEDULES & DETAILS SHEETS)
11. MODIFIED BITUMEN ROOF SYSTEM
12. KITCHEN CABINETS (BY OTHER)
13. TONGUE & GROOVE WOOD CEILING
14. FINISH FLOOR (TO BE SELECTED BY OWNER)
15. PREFAB. WOOD TRUSSES @ 24" O.C. (REFER TO STRUCT. DWGS)
16. LIGHT COVE
17. 8"x8" DECORATIVE WOOD BEAMS



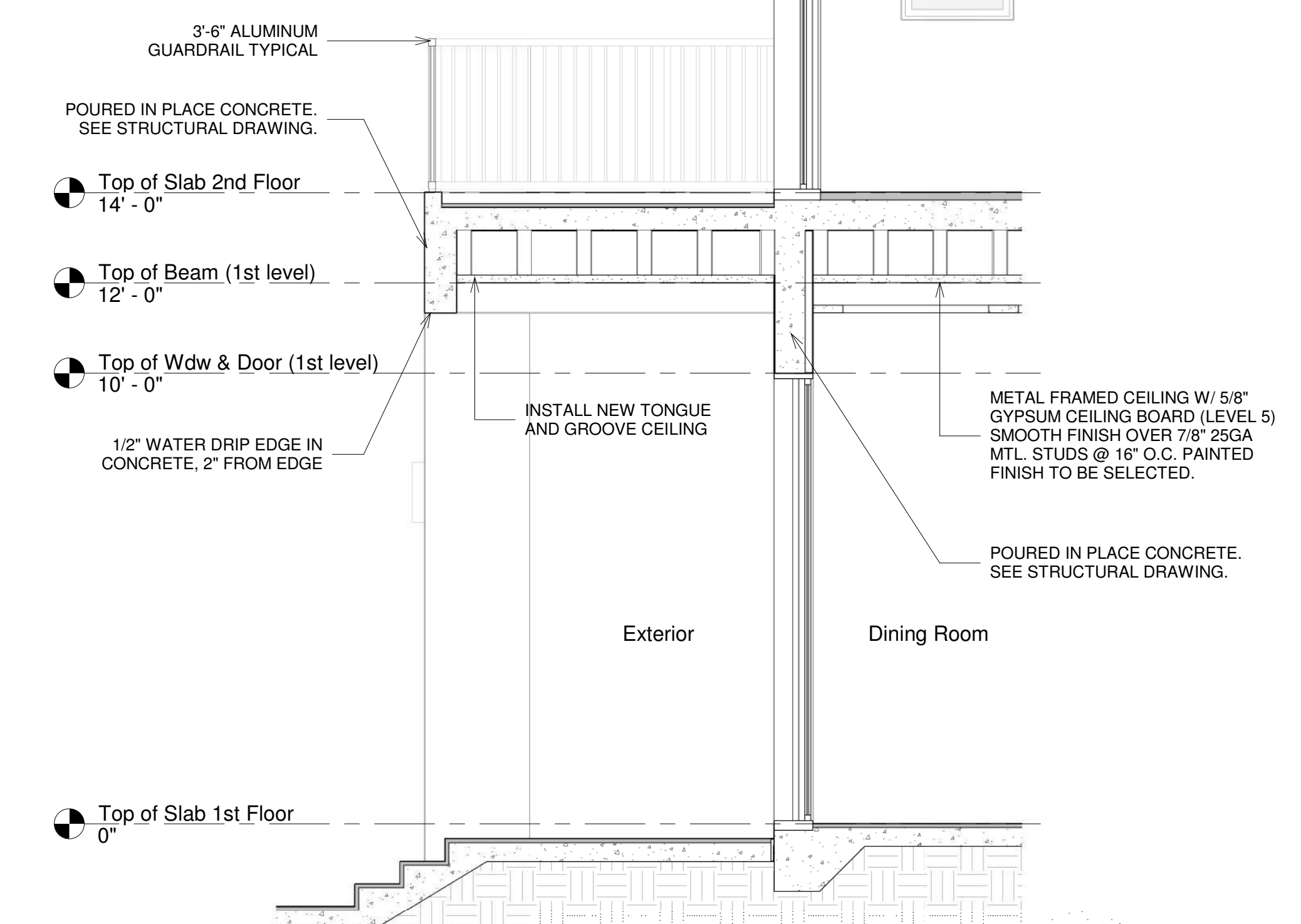
1 SECTION A
 3/16" = 1'-0"



3 WALL SECTION A
 3/8" = 1'-0"



2 SECTION B
 3/16" = 1'-0"



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DOOR & WINDOW SCHEDULES

SHEET NO:

A-600

DOOR SCHEDULE - INTERIOR			
#	LOCATION	SIZE	
		Width	Height
ID1	Office / Bedroom 2	3' - 0"	8' - 0"
ID2	Bath 2	2' - 10"	8' - 0"
ID3	Office A/V Closet	2' - 8"	8' - 0"
ID4	Closet / Future Elevator	3' - 0"	8' - 0"
ID5	PWD	2' - 8"	8' - 0"
ID7	1 Car Garage with A/C Mini Split	3' - 0"	8' - 0"
ID8	Living Room	2' - 6"	8' - 0"
ID9	Butler's Pantry	2' - 6"	8' - 0"
ID10	2 Car Garage	3' - 0"	8' - 0"
ID11	Butler's Pantry	2' - 4"	8' - 0"
ID12	WIC 2	2' - 8"	8' - 0"
ID13	Bath 3	2' - 8"	8' - 0"
ID14	Bedroom 3	3' - 0"	8' - 0"
ID15	Closet / Future Elevator	3' - 0"	8' - 0"
ID16	Laundry	3' - 0"	8' - 0"
ID17	Bath 4	2' - 8"	8' - 0"
ID18	Bedroom 4	3' - 0"	8' - 0"
ID19	WIC 3	2' - 8"	8' - 0"
ID20	AHU	2' - 8"	8' - 0"
ID21	WIC 4	2' - 8"	8' - 0"
ID22	Bath 5	2' - 8"	8' - 0"
ID23	Bedroom 5	3' - 0"	8' - 0"
ID24	Her WIC	3' - 0"	6' - 8"
ID25	His WIC	3' - 0"	6' - 8"
ID27	Her Toilet	3' - 0"	8' - 0"
ID28	His Toilet	3' - 0"	8' - 0"
ID29	Primary Bedroom	4' - 0"	6' - 8"
ID30	AHU	2' - 8"	8' - 0"

City of Fort Lauderdale Window Door Schedule													
3020 NE 42nd Street Fort Lauderdale FL 33308													
WINDOWS / DOORS													
FINISH DIMENSIONS WINDOWS & DOORS		width	DESCRIPTION	APPROVED PRESSURE pos / neg	REQUIRED PRESSURES pos / neg	PRODUCT APPROVAL #	GLASS type / size	FASTENER TYPE/SIZE	SPACING EDGE & O.C.			SHUTTER	MULLION BAR
x height									HEADER	SIDES	SILL		
Windows:													
W1	50"	108"	Fixed window	70/70	50.24 / 54.76	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W2	50"	84"	Fixed window	59 / 59	49.60 / 54.13	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W3	52"	84"	Fixed window	59 / 59	49.09 / 53.61	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W4 (bedroom 3)	36"	66"	Fixed window	60 / 60	53.06 / 57.58	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W4 (bedroom 3)	36"	66"	Fixed window	90 / 130	53.06 / 70.60	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W5	34"	54"	Fixed window	70 / 70	53.66 / 58.19	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W6	76"	66"	Horizontal slider window	70 / 70	53.06 / 57.58	FL33619.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W7 (primary bedroom)	30"	50"	Fixed window	70 / 70	53.66 / 58.19	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W7 (primary bedroom)	30"	50"	Fixed window	90 / 130	53.66 / 71.89	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W8	45"	96"	Fixed window	60 / 60	50.30 / 54.82	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W9	84"	28"	Fixed window	70 / 70	53.21 / 57.73	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W10	42"	28"	Fixed window	70 / 70	53.66 / 58.19	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W11	144"	28"	Fixed window	60 / 60	51.11 / 66.71	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
W12 (living room)	39"	120"	Fixed window	60 / 60	57.58 / 54.33	FL34706.2	7/16" H.S.	1/4" Tapcon	12" max head/sill 6" max head/sill corners	6" max jamb corners 12" max jambs o.c.	12" max head / sill 6" max head/sill corners	N	N
Doors:													
D1	52"	120"	Front Door	60 / 60	47.89 / 52.41	FL34006.3	9/16" H.S.	1/4" Tapcon	3.75" max head/sill corners 13" max head/sill o.c.	6" max jamb corners 12" max jambs o.c.	3.75" max head / sill corners 13" max head/sill	N	N
D3	182"	120"	Four Panel Sliding Glass Door	60 / 60	49.63 / 54.15	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D4	236"	120"	Four Panel Sliding Glass Door	60 / 60	48.76 / 53.29	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D5	195"	120"	Three Panel Sliding Glass Door	60 / 60	48.01 / 52.53	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D6	36"	96"	French Door (cabana bath)	70 / 70	51.79 / 68.06	FL34006.4	7/16" H.S.	1/4" Tapcon	5.5" max head/sill corners 13.75" max head/sill o.c.	5" max jamb corners 12" max jambs o.c.	5.5" max head / sill corners. 13.75" max head/sill	N	N
D9	76"	96"	Two Panel Sliding Glass Door	80 / 80	50.96 / 66.41	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D10	76"	96"	Two Panel Sliding Glass Door	80 / 80	50.96 / 66.41	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D11	149"	96"	Three Panel Sliding Glass Door	80 / 80	50.24 / 54.76	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D12	186"	96"	Three Panel Sliding Glass Door	72.7 / 72.7	50.30 / 54.82	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D13	195"	96"	Three Panel Sliding Glass Door	72.7 / 72.7	49.02 / 53.54	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
D14	108"	96"	Two Panel Sliding Glass Door	80 / 80	49.81 / 54.34	FL33565.1	9/16" H.S.	1/4" Tapcon	5" max head/sill corners 12" max o.c.	6" max jamb corners 14" max jambs o.c.	5" max head / sill corners 12" max o.c.	N	N
Garage Doors:													
D2	108"	132"	Single Car Windcode Garage Door	54 / 62	45.69 / 55.87	FL16546.41						N	N
D7	108"	132"	Single Car Windcode Garage Door	54 / 62	45.69 / 55.87	FL16546.41						N	N
D8	108"	132"	Single Car Windcode Garage Door	54 / 62	47.89 / 52.41	FL16546.41						N	N

THIS FORM SHALL BE SUBMITTED ALONG WITH THE FLOOR PLAN AND ALL PRODUCT APPROVALS. *** A MINIMUM OF TWO INSPECTIONS MAY BE REQUIRED (1st) FRAMING - DURING THE INSTALLATION OF CONCEALED FASTENERS (2nd) FINAL - AFTER ALL WORK IS COMPLETE.