

FIRST FLOOR PLAN

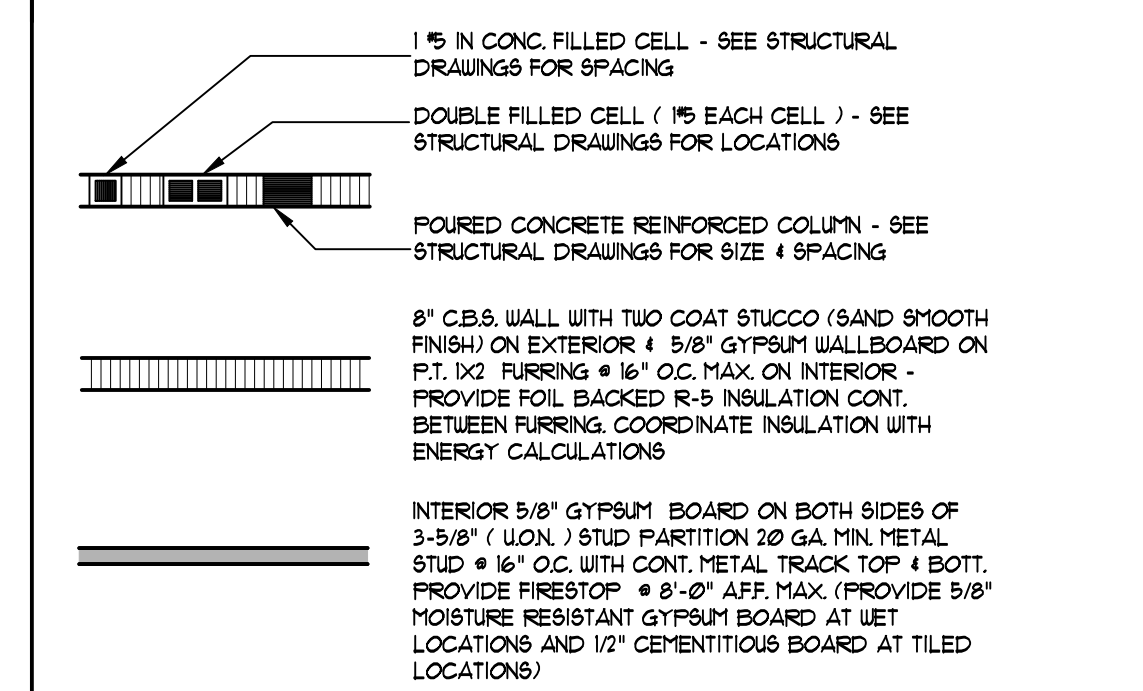
SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES

- APRON FRONT FARMER SINK W/ FAUCET & GARBAGE DISPOSAL-PROVIDE SWITCH NEAR SINK FOR GARBAGE DISPOSAL - SELECTION BY OWNER
- DISHWASHER (PROVIDE 24" WIDE X 26" DEEP MIN. CLEAR SPACE) - SELECTION BY OWNER
- 36" WIDE GAS RANGE W/ HOOD EXHAUST - SELECTION BY OWNER
- CUSTOM UPPER AND LOWER CABINETS, COUNTERTOP & BACKSPLASH AT 36" AFF. UPPER CABINET TOP AT 8'-0" AFF. - SELECTIONS BY OWNER
- CUSTOM PANTRY CABINET W/ ADJUSTABLE SHELVES - SELECTION BY OWNER
- 48" WIDE REFRIGERATOR / FREEZER - SELECTION BY OWNER (PROVIDE COLD WATER STUB OUT)
- BAR SINK W/ FAUCET - SELECTION BY OWNER
- EAT-IN ISLAND WORK AREA W/ CUSTOM DESIGNED CABINETS - COUNTERTOP AT 36" AFF. - SELECTION BY OWNER
- WASHER / DRYER - SELECTION BY OWNER (PROVIDE VENT TO EXTERIOR HOOK UP 4" 60" WIDE MIN. CLEAR SPACE)
- LAUNDRY SINK - SELECTION BY OWNER
- ELECTRIC WATER HEATER W/ EXHAUST TO EXTERIOR (SEE MEP DRAWINGS) - SELECTION BY OWNER
- OVEN / MICROWAVE COMBO TOWER - SELECTION BY OWNER
- AIR HANDLER UNIT W/ INTERNAL DISCONNECT BY A/C CONTRACTOR VERIFY MIN. SPACE REQUIRED FOR DUCTING BY MECHANICAL ENGINEER (PROVIDE CONDENSATE DRAINS TO EXTERIOR)
- A/C CONDENSER UNIT MOUNTED ON VIBRATION DAMPENING ISOLATION PADS W/ RT. DISC SWITCH - SEE MEP DRAWINGS
- PROVIDE CHIL VENTS W/ INSECT SCREEN AT FLOOR LEVEL W/ CLEAR AREA TO BE NO LESS THAN 120 SQ. IN. POST DANGER SIGN ON INSIDE FACE OF GARAGE DOOR TO READ: "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL." WITH 1/2" HEIGHT LETTERS AS PER FLORIDA BUILDING CODE.
- CLAW FOOT TUB - SELECTION BY OWNER
- CUSTOM VANITY W/ SINK AND FULL HEIGHT MIRROR ABOVE - CABINET DESIGN / COUNTERTOP FINISH SELECTION BY OWNER
- ELONGATED V.C. WATER CLOSET (16 GPF) - SELECTION BY OWNER (PROVIDE TOILET PAPER HOLDER AT WALL OR NEAREST CABINET)
- SHOWER ENCLOSURE, DOOR AND GLASS SHALL BE SAFETY TEMPERED FRAMELESS UNIT. UNDERLAY TILE OR MARBLE TO FULL HEIGHT W/ BUILT-IN SHARPOOD SHELVING OR NICHE. PROVIDE 1" DUR-O-ROCK BACKING IN ALL WALLS - GC TO PROVIDE SCHLUTER DITRA AND SCHLUTER KERDI SHOWER KIT (OR OWNER APPROVED EQUAL)
- ELECTRIC METER AND DISCONNECT SWITCH - SEE MEP DRAWINGS
- ELECTRIC PANEL - SEE MEP DRAWINGS
- DASHED LINE DENOTES CHANGE IN CEILING HEIGHT
- HOSE BIBBS - SEE MEP DRAWINGS
- LINEN W/ CUSTOM ADJUSTABLE OPEN WOOD SHELVES (6)
- CUSTOM WARDROBE WOOD SHELF W/ ROD @ 6'-0" AFF
- TIFFANIOUS FLOOR AND BASE (TILE UNLESS OTHERWISE NOTED) - SELECTION BY OWNER
- 30" X 54" ATTIC ACCESS W/ FOLD DOWN LADDER - PROVIDE LIGHT AND ELEC. RECEPT.
- INDICATES OVERHEAD DOOR IN OPEN POSITION ABOVE W/ AUTOMATIC OPENER
- DASHED LINE INDICATES HEADER ABOVE
- WINDOW OR DOOR TO COMPLY WITH EMERGENCY EGRESS REQUIREMENTS PER IRC-(2014) 3101
- 5' DROP-IN BATH WITH TILED FINISH CUSTOM DECK (COORDINATE DECK SIZE WITH 3/8" SPCES.)
- PRE-FAB GAS FIREPLACE W/ STONE HEARTH - SELECTION BY OWNER
- TILED SHOWER SEAT
- LINE OF ROOF OVERHANG ABOVE
- LINE OF EXTERIOR WALL BELOW
- 4" THICK CONCRETE CANTILEVERED (4" ABOVE OUTSIDE ADJ. FLOOR FINISH) BAR COUNTER
- NICHE - SIZE AND LOCATION T.B.D. BY DESIGNER
- 12' X 12' ATTIC MECHANICAL ROOM - PROVIDE ATTIC ROOF TRUSSES AND 30" X 54" ATTIC ACCESS OPENING AS SHOWN. PROVIDE 3/4" PLYWOOD FLOOR (SEE STRUCTURAL DRAWINGS AND TRUSS SHOP DRAWINGS)
- SOLAR TUBE - SELECTION AND LOCATION BY OWNER
- 16" DEEP ADJUSTABLE PANTRY SHELVING - SELECTION BY OWNER
- 36" ALUM. GUARDRAIL W/ CUSTOM PICKET DESIGN TO REJECT A 4" SPHERE. PROVIDE SHOP DRAWINGS FOR APPROVAL
- 42" AFF. GUARDRAIL W/ PICKETS TO REJECT A 4" SPHERE ON OPEN SIDES. SELECTION BY OWNER
- MILLWORK CUSTOM CABINETS / COUNTERTOPS - SELECTION BY OWNER
- MILLWORK CUSTOM DESK / DRAWERS / COUNTER - SELECTION BY OWNER
- UNDERCOUNTER ICE MAKER - SELECTION BY OWNER
- UNDERCOUNTER WINE COOLER - SELECTION BY OWNER
- POOL EQUIPMENT - SEE POOL SHOP DRAWINGS AND MEP DRAWINGS
- 4" RECESS ABOVE GARAGE DOOR - SEE ELEVATIONS AND STRUCTURAL DRAWINGS
- 12" DEEP RECESSED TRAY CEILING WITH SLOPED SIDES

NOTE: PROVIDE SOUND INSULATION AT ALL BATHROOM, BEDROOMS, AND LAUNDRY PARTITIONS. PROVIDE R-11 INSULATION AT GARAGE INTERIOR PARTITION

WALL TYPES



AREA CALCULATIONS

1ST FLOOR A/C	2,346 SF
2ND FLOOR A/C	2,162 SF
TOTAL A/C	4,508 SF
GARAGE	538 SF
1ST FLOOR COVERED PORCHES	297 SF
2ND FLOOR COVERED TERRACE	169 SF
TOTAL UNDER ROOF	5,512 SF

DOOR SCHEDULE

MARK	SIZE	TYPE	HW.	REMARKS
1	3'-6" X 6'-0"	FRENCH - SINGLE LITE	ENTRY / D.B.	WEATHER STRIP (CUSTOM MUNTINS - SEE ELEVATION)
2	18'-0" X 8'-0"	O.H. GARAGE		INSULATED W/ OPENER (CUSTOM PANELS - SEE ELEVATION)
3	2'-8" X 8'-0"	FIBER GLASS	ENTRY / D.B.	WEATHER STRIP (INSULATED) - PANELS - SEE ELEVATION
4	2'-8" X 8'-0"	FRENCH - SINGLE LITE	ENTRY / D.B.	WEATHER STRIP
5	(2) 2'-8" X 9'-0"	FRENCH - SINGLE LITE	ENTRY / D.B.	WEATHER STRIP
6	(2) 3'-0" X 8'-0"	SLIDING GLASS		
7	(3) 2'-0" X 8'-0"	SLIDING GLASS		
8	2'-8" X 8'-0" X 1-3/4"	S.C. WOOD		
9	2'-8" X 8'-0" X 1-3/4"	S.C. WOOD		
10	2'-8" X 8'-0" X 1-3/4"	S.C. WOOD		
11	2'-8" X 8'-0" X 1-3/4"	S.C. WOOD / POCKET		
12	2'-8" X 8'-0" X 1-3/4"	S.C. WOOD / POCKET		
13	2'-8" X 8'-0" X 1-3/4"	S.C. WOOD / BARN		
14	2'-8" X 8'-0" X 1-3/4" - PR	S.C. WOOD		

WINDOW SCHEDULE

MARK	SIZE	TYPE	M.O.	REMARKS
A	2'-0" X 8'-0"	SIDE LIGHT	PER N.O.A.	SEE ELEVATIONS
B	(3) 3'-6" X 7'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
C *	(2) 3'-6" X 5'-0"	SINGLE HUNG	PER N.O.A.	SEE ELEVATIONS
D *	(2) 3'-0" X 6'-0"	SINGLE HUNG	PER N.O.A.	SEE ELEVATIONS
E	(2) 2'-0" X 7'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
F *	3'-0" X 9'-0"	SINGLE HUNG	PER N.O.A.	SEE ELEVATIONS
G	(3) 2'-0" X 3'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
H	2'-0" X 3'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
J	3'-0" X 3'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
K	(3) 2'-0" X 6'-0"	HORIZONTAL ROLLER	PER N.O.A.	SEE ELEVATIONS
L	7'-0" X 4'-0"	FIXED GLASS	PER N.O.A.	SEE ELEVATIONS
M	8'-0" X 7'-0" X 3'-0"	TRANSOM (RADIUS)	PER N.O.A.	SEE ELEVATIONS / MUNTIN
N	NOT USED			
P	(3) 2'-0" X 7'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS

- NOTES**
- WINDOW & EXTERIOR GLASS DOOR DESIGNATIONS ARE BASED ON PGT WINDOWS MANUFACTURING INC. OR EQUAL
 - WINDOWS & GLASS DOORS SHALL HAVE HURRICANE IMPACT RATED CLEAR GLASS (TINT SELECTION BY OWNER)
 - WINDOW AND DOOR MANUFACTURER SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN THE FLORIDA BUILDING CODE - LATEST EDITION
 - PROVIDE IMPACT GLASS AT ALL EXTERIOR WINDOWS AND DOORS TO MEET METRO DADE COUNTY APPROVAL
 - ALL WINDOWS LOCATED ADJACENT TO AN EXTERIOR FLOOR SURFACE GREATER THAN 24" BELOW THE INTERIOR FLOOR SURFACE SHALL HAVE A RESTRICTOR THAT LIMITS THE WINDOW OPENING TO 4" MAX
 - PROVIDE METAL THRESHOLD, FULL WEATHER STRIPPING, AND AUTO-CLOSING HINGES AT ALL INTERIOR GARAGE DOORS
 - CONSULT THE WINDOW AND DOOR MANUFACTURER FOR ALL MASONRY OPENING SIZES PRIOR TO ERECTING MASONRY WALLS - FIELD VERIFY M.O. 3 PRIOR TO FABRICATION
 - PASSAGE AT CLOSET / PRIVACY AT BATH OR BEDROOM
 - ENTRY / DB AT GARAGE DOOR FROM LAUNDRY/INDOOR ROOM ALL LOCKS SHALL BE MEDICO OR EQUAL
 - ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS SLIDING GLASS DOORS, FRENCH DOORS, SIDELIGHTS & WINDOWS TO BE IMPACT RATED GLASS. TUB AND SHOWER ENCLOSURES AND INTERIOR FIXED GLASS SHALL BE TEMPERED

ARCHITECTURE
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LAND PLANNING
INTERIOR DESIGN
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01-22-20

revision dates

A NEW CUSTOM RESIDENCE

1580 SE 8TH STREET
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project name

sheet description

FIRST FLOOR PLAN

release date

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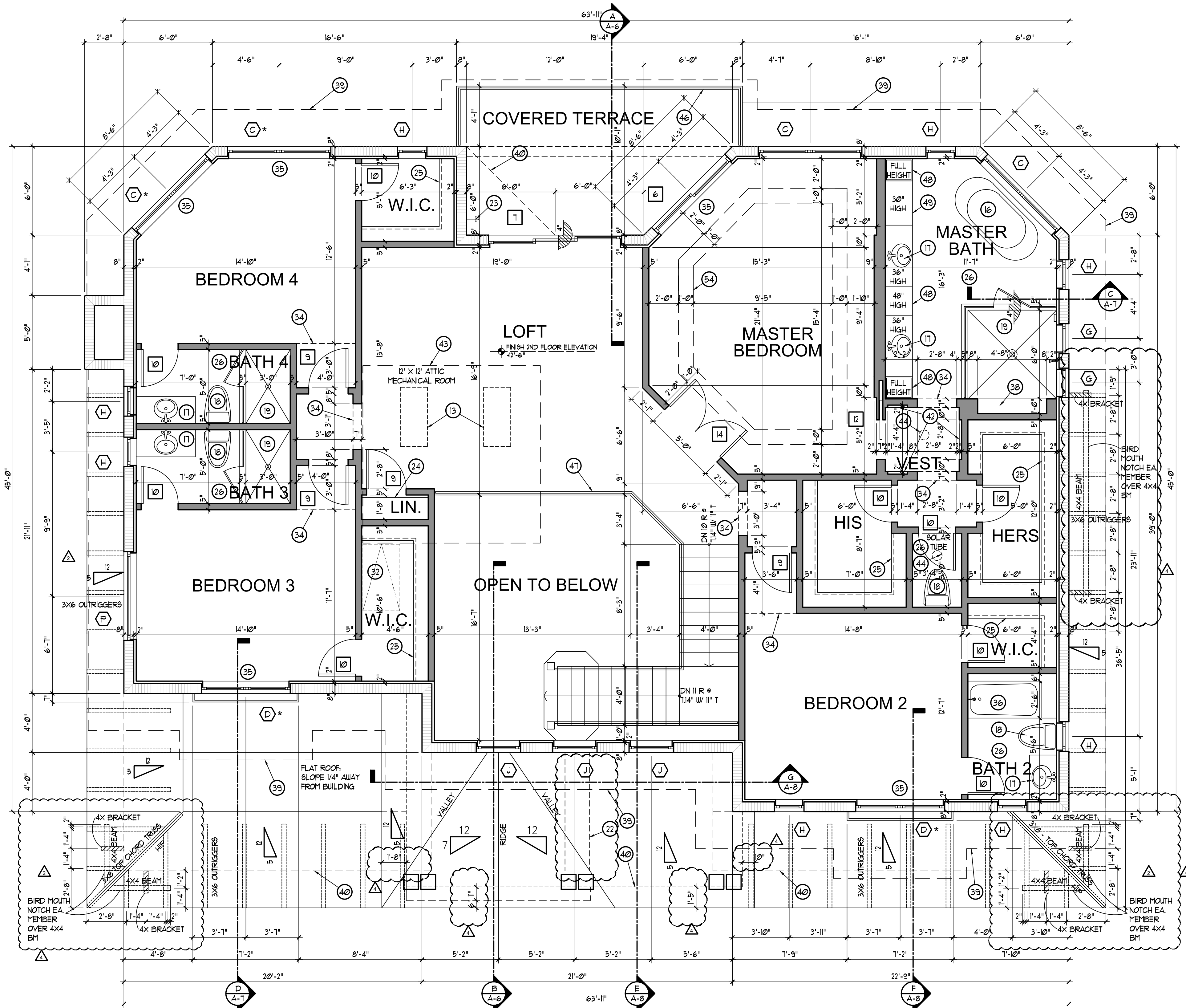
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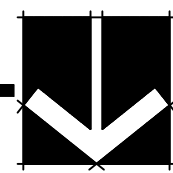
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SECOND FLOOR PLAN

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



DOOR SCHEDULE

MARK	SIZE	TYPE	HOW.	REMARKS
1	3'-0" X 8'-0"	FRENCH - SINGLE LITE	ENTRY / D.B.	WEATHER STRIP (CUSTOM MUNTINS - SEE ELEVATION)
2	18'-0" X 8'-0"	O.H. GARAGE		INSULATED W/ OPERATOR (CUSTOM PANELS - SEE ELEVATION)
3	2'-8" X 8'-0"	FIBER GLASS	ENTRY / D.B.	WEATHER STRIP (INSULATED) - PANELS - SEE ELEVATION
4	2'-8" X 8'-0"	FRENCH - SINGLE LITE	ENTRY / D.B.	WEATHER STRIP
5	(2) 2'-8" X 8'-0"	FRENCH - SINGLE LITE	ENTRY / D.B.	WEATHER STRIP
6	(2) 3'-0" X 8'-0"	SLIDING GLASS		
7	(3) 3'-0" X 8'-0"	SLIDING GLASS		
8	2'-8" X 8'-0" X 3/4"	S.C. WOOD		
9	2'-8" X 8'-0" X 3/4"	S.C. WOOD		
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MARK	SIZE	TYPE	M.O.	REMARKS
A	2'-0" X 8'-0"	SIDE LIGHT	PER N.O.A.	SEE ELEVATIONS
B	(2) 3'-6" X 7'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
C *	(2) 3'-6" X 5'-0"	SINGLE HUNG	PER N.O.A.	SEE ELEVATIONS
D	(2) 2'-8" X 8'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
E	(2) 2'-8" X 7'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
F *	3'-0" X 8'-0"	SINGLE HUNG	PER N.O.A.	SEE ELEVATIONS
G	2'-0" X 3'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
H	2'-0" X 2'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS
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K	(3) 2'-8" X 8'-0"	HORIZONTAL ROLLER	PER N.O.A.	SEE ELEVATIONS
L	7'-0" X 1'-0"	FIXED GLASS	PER N.O.A.	SEE ELEVATIONS
M	8'-0" X 2'-0" X 3'-0"	TRANSOM (RADIUS)	PER N.O.A.	SEE ELEVATIONS / MUNTIN
N	NOT USED			
P	(3) 2'-0" X 2'-0"	FIXED CASEMENT	PER N.O.A.	SEE ELEVATIONS

NOTES:
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 2. WINDOWS & GLASS DOORS SHALL HAVE HURRICANE IMPACT RATED CLEAR GLASS (TINT SELECTION BY OWNER).
 3. WINDOW AND DOOR MANUFACTURER SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN THE FLORIDA BUILDING CODE - LATEST EDITION.
 4. PROVIDE IMPACT GLASS AT ALL EXTERIOR WINDOWS AND DOORS TO MEET METRO DADE COUNTY APPROVAL.
 5. ALL WINDOWS LOCATED ADJACENT TO AN EXTERIOR FLOOR SURFACE GREATER THAN 24" BELOW THE INTERIOR FLOOR SURFACE SHALL HAVE A RESTRICTOR THAT LIMITS THE WINDOW OPENING TO 4" MAX.
 6. PROVIDE METAL THRESHOLD, FULL WEATHER STRIPPING, AND AUTO-CLOSING HINGES AT ALL INTERIOR GARAGE DOORS.
 7. CONSULT THE WINDOW AND DOOR MANUFACTURER FOR ALL MASONRY OPENING SIZES PRIOR TO ERECTING MASONRY WALLS - FIELD VERIFY M.O.S. PRIOR TO FABRICATION.
 8. PASSAGE AT CLOSET/ PRIVACY AT BATH OR BEDROOM.
 9. ENTRY / DB AT GARAGE DOOR FROM LAUNDRY/MUDROOM ALL LOCKS SHALL BE MEDCO OR EQUAL.
 10. ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS SLIDING GLASS DOORS, FRENCH DOORS, SIDELIGHTS & WINDOWS TO BE IMPACT RATED GLASS - TUB AND SHOWER ENCLOSURES AND INTERIOR FIXED GLASS SHALL BE TEMPERED.

FLOOR PLAN KEYNOTES

- APRON FRONT FARMER SINK W/ FAUCET & GARBAGE DISPOSAL - PROVIDE SWITCH NEAR SINK FOR GARBAGE DISPOSAL - SELECTION BY OWNER
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- 36" WIDE GAS RANGE W/ HOOD EXHAUST - SELECTION BY OWNER
- CUSTOM UPPER AND LOWER CABINETRY, COUNTERTOP AND BACKSPLASH AT 36" AFF, UPPER CABINET TOP AT 8'-0" AFF - SELECTIONS BY OWNER
- CUSTOM PANTRY CABINET W/ ADJUSTABLE SHELVES - SELECTION BY OWNER
- 48" WIDE REFRIGERATOR / FREEZER - SELECTION BY OWNER (PROVIDE COLD WATER STUB OUT)
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- LAUNDRY SINK - SELECTION BY OWNER
- ELECTRIC WATER HEATER W/ EXHAUST TO EXTERIOR (SEE MEP DRAWINGS) - SELECTION BY OWNER
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WALL TYPES

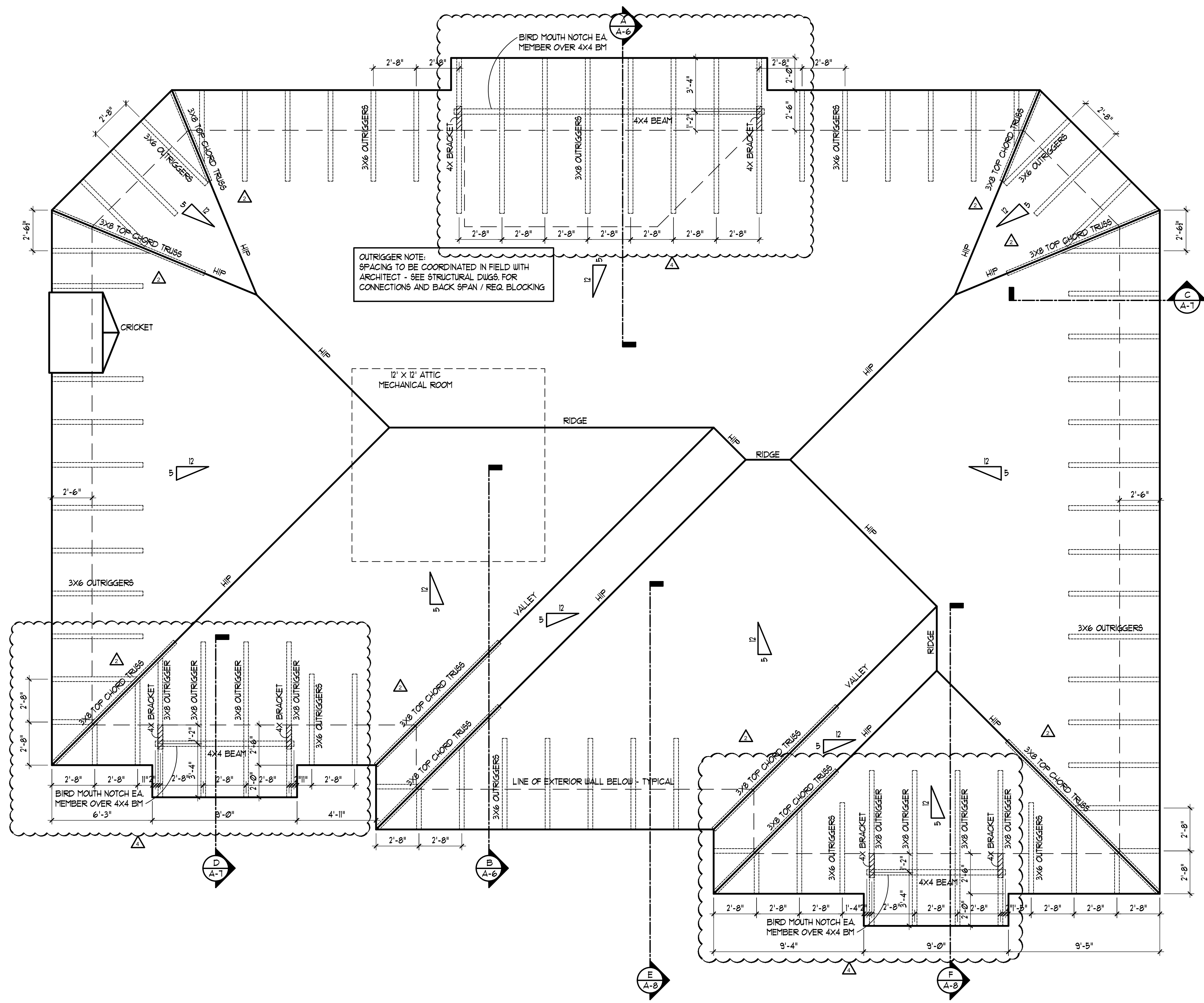
- 1 1/2" IN CONC. FILLED CELL - SEE STRUCTURAL DRAWINGS FOR SPACING
- DOUBLE FILLED CELL (1 1/2" EACH CELL) - SEE STRUCTURAL DRAWINGS FOR LOCATIONS
- POURED CONCRETE REINFORCED COLUMN - SEE STRUCTURAL DRAWINGS FOR SIZE & SPACING

8" CBS WALL WITH TWO COAT STUCCO (SAND SMOOTH FINISH) ON EXTERIOR & 5/8" GYPSUM WALLBOARD ON INT. DC FURRING @ 16" O.C. MAX. ON INTERIOR. PROVIDE FOIL BACKED R-5 INSULATION CONT. BETWEEN FURRING. COORDINATE INSULATION WITH ENERGY CALCULATIONS

INTERIOR 5/8" GYPSUM BOARD ON BOTH SIDES OF 3/8" (1/2" W/ 5/8" STUD) PARTITION 20 GA. MIN. METAL STUD @ 16" O.C. WITH CONT. METAL TRACK TOP & BOT. PROVIDE FIRESTOP @ 8'-0" AFF. MAX. (PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD AT WET LOCATIONS AND 1/2" CERAMTIC BOARD AT TILED LOCATIONS)

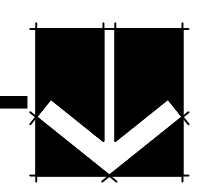
AREA CALCULATIONS

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GARAGE	538 SF
1ST FLOOR COVERED PORCHES	297 SF
2ND FLOOR COVERED TERRACE	169 SF
TOTAL UNDER ROOF	5,512 SF



ROOF PLAN

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



ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
AA28001446

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01-22-20
09-22-20
revision dates

A NEW CUSTOM RESIDENCE
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DEERFIELD BEACH, FLORIDA 33441

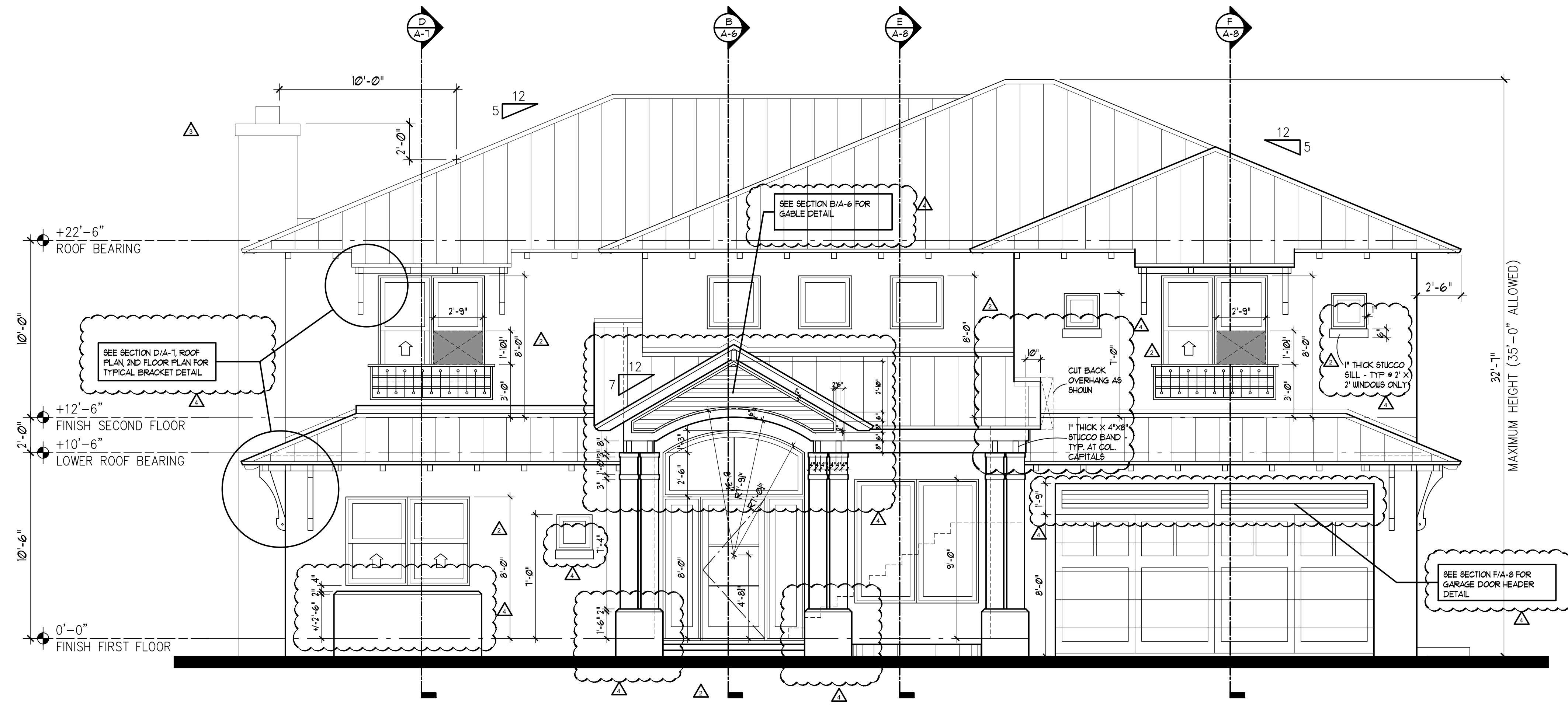
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sheet description
ROOF PLAN

release date
01-17-18

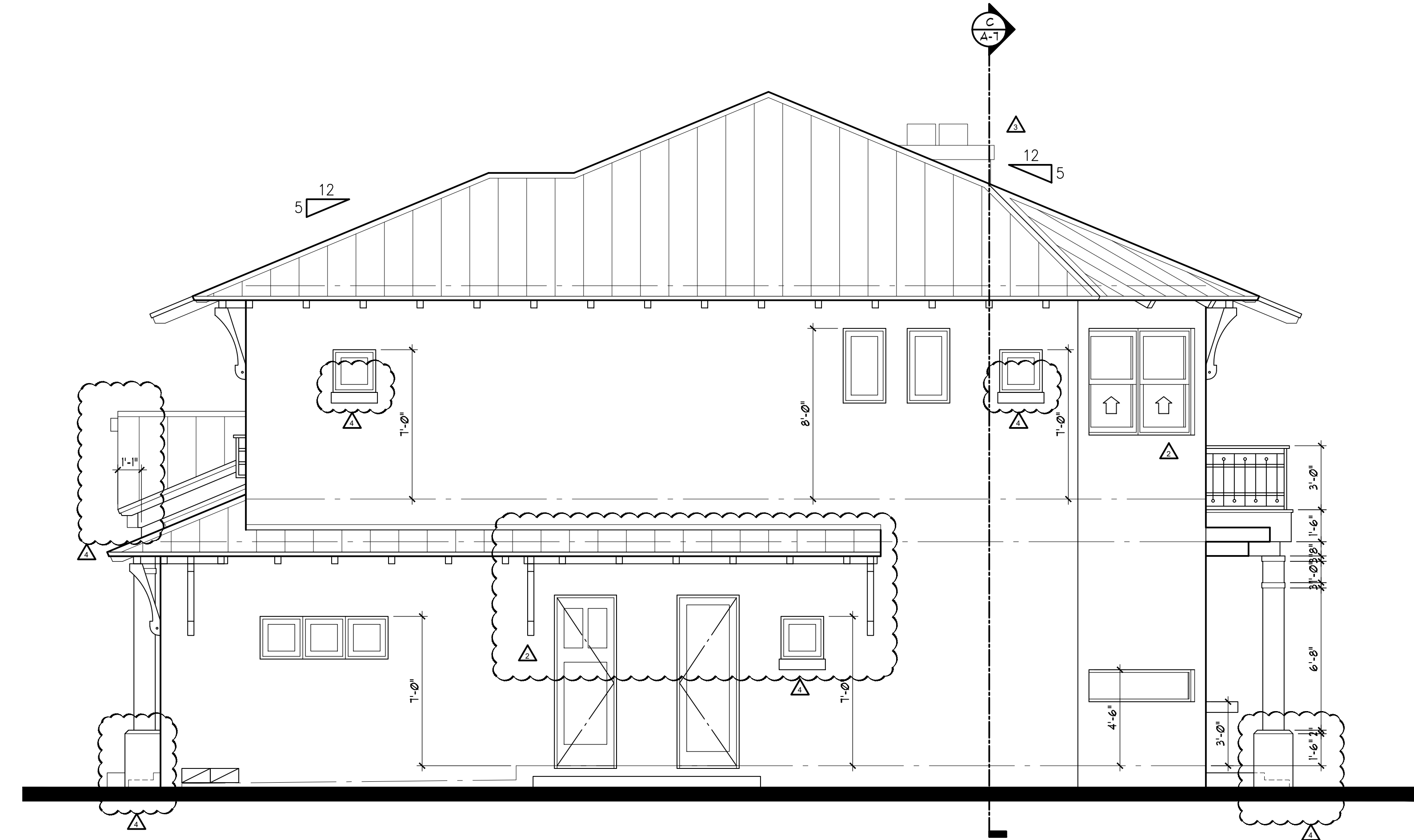
project number
17119

drawing number
A-3



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
AA28001446

ARCHITECTURAL ALLIANCE
ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
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ARCHITECT
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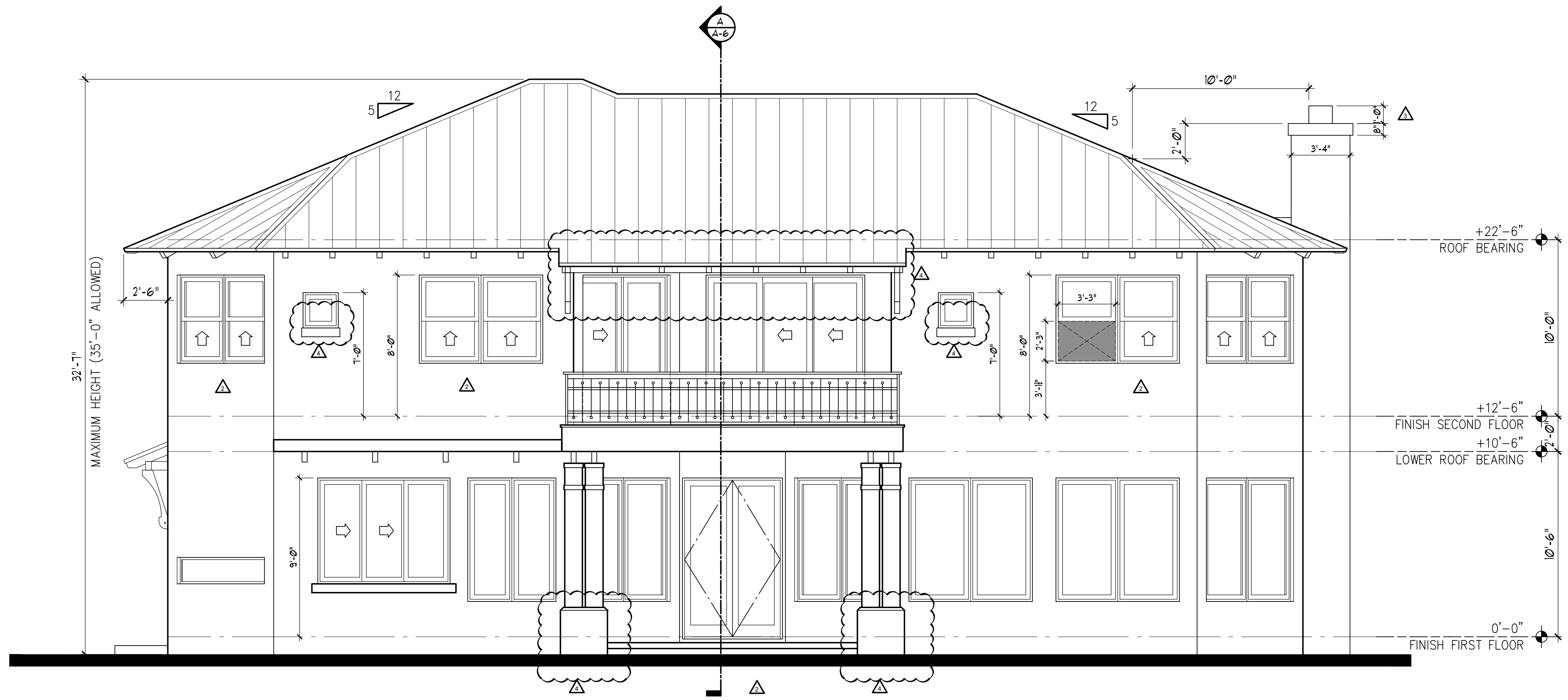
05/16/20 CLIENT REVISION
05/17/20 CLIENT REVISION
09/22/20

01-22-20
revision dates

A NEW CUSTOM RESIDENCE
1580 SE 8TH STREET
DEERFIELD BEACH, FLORIDA 33441

project name
sheet description
FRONT & RIGHT SIDE ELEVATIONS
release date
01-17-18
project number
17119
drawing number

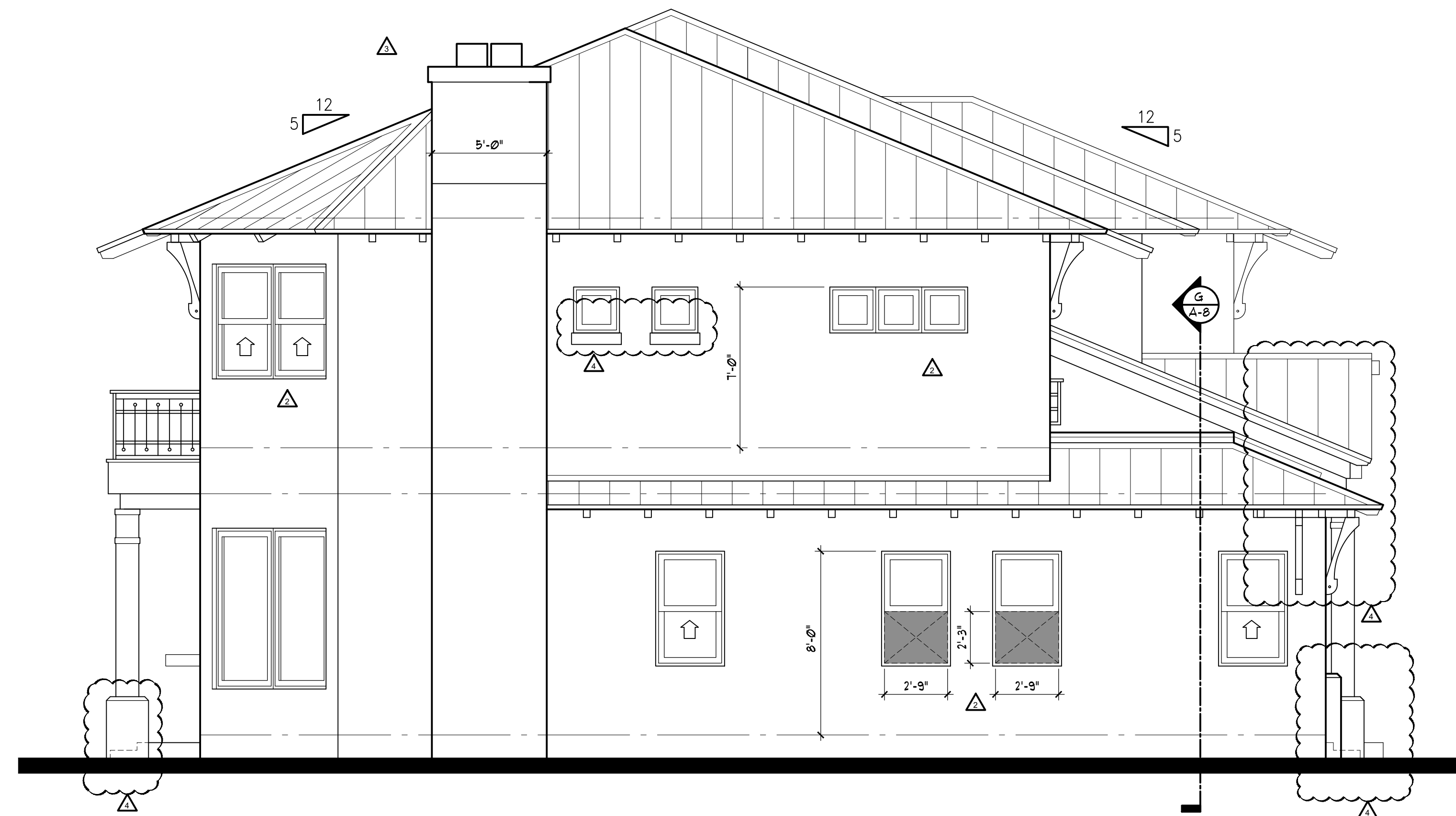
A-4



REAR ELEVATION

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

SOUTH



LEFT SIDE ELEVATION

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

EAST

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
AA28001446
ARCHITECTURAL ALLIANCE
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05-19-20	CLIENT REVISION	01-22-20
05-22-20	CLIENT REVISION	
09-22-20		

revision dates

project name

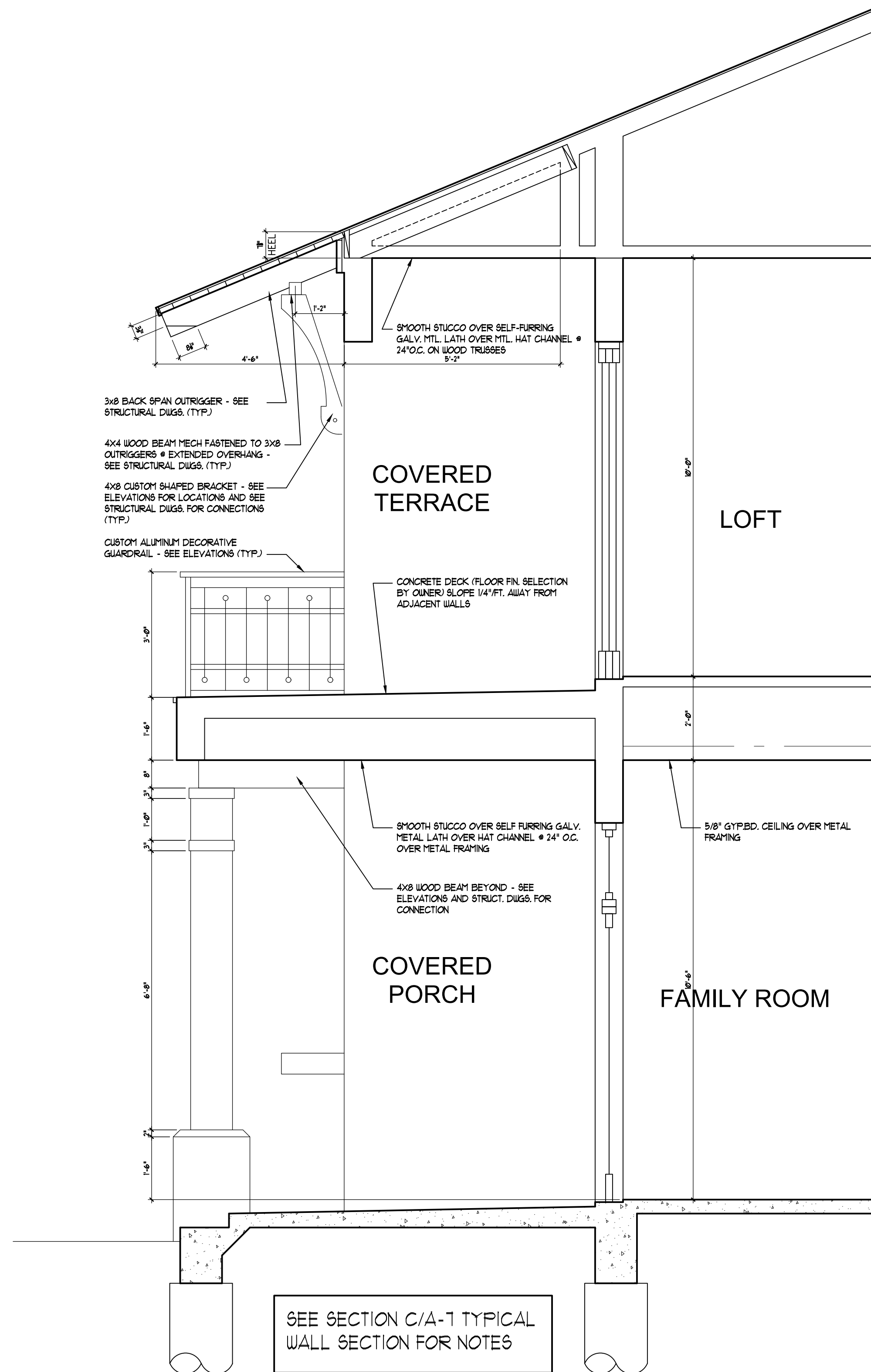
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sheet description
REAR & LEFT SIDE ELEVATIONS

release date
01-17-18

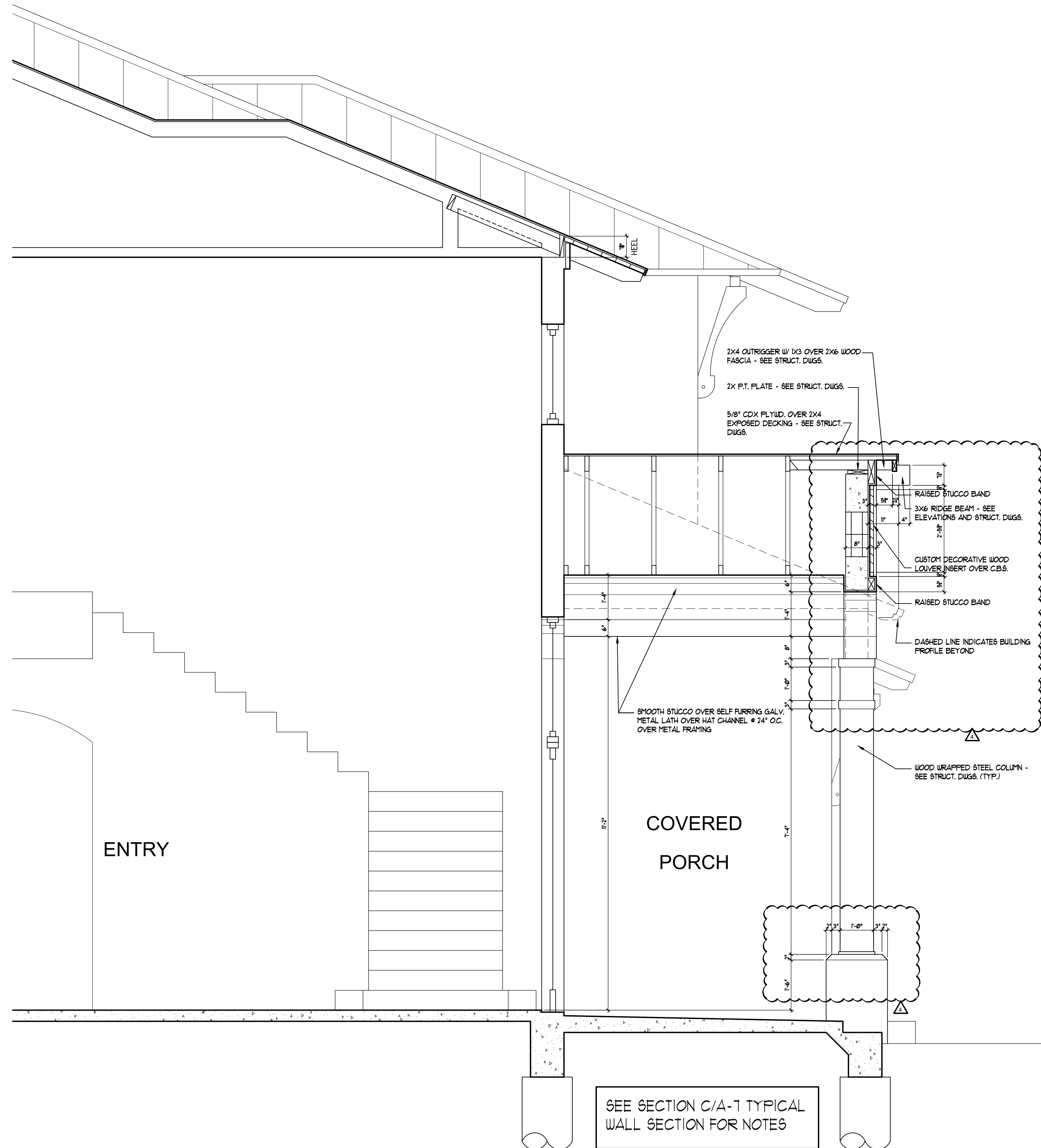
project number
17119

drawing number
A-5



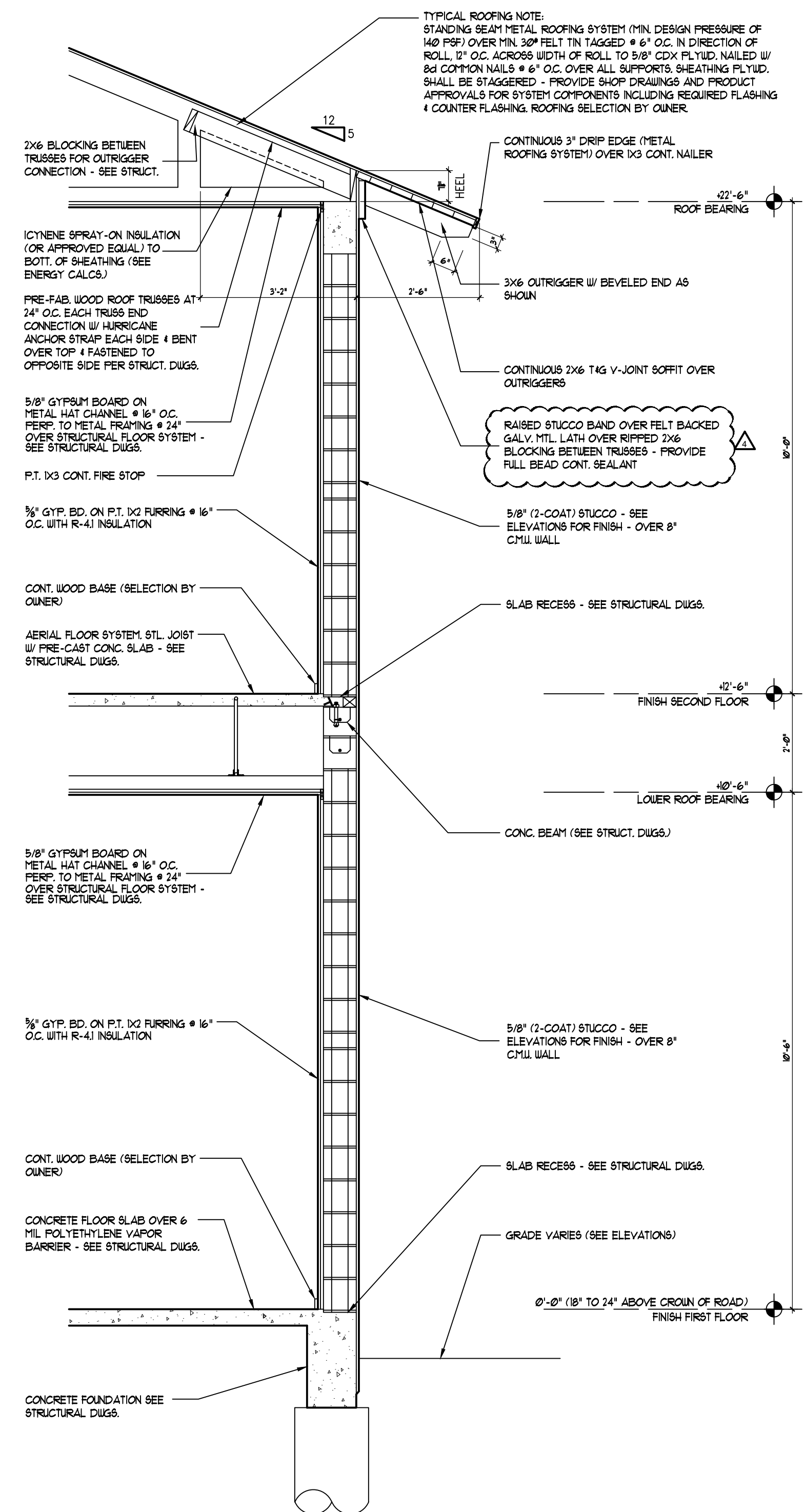
SECTION 'A'

SCALE: 1/2" = 1'-0"



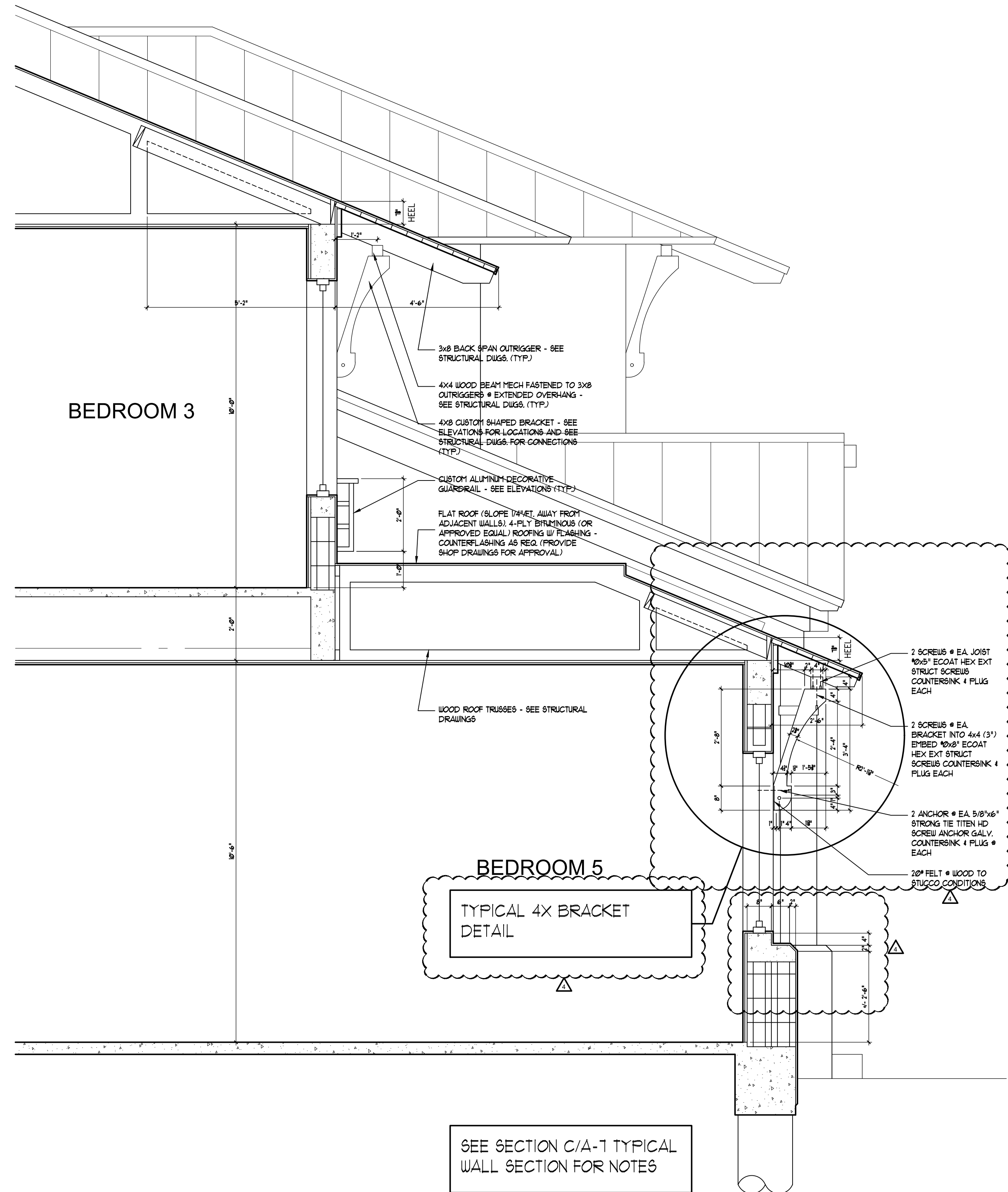
SECTION 'B'

SCALE: 1/2" = 1'-0"



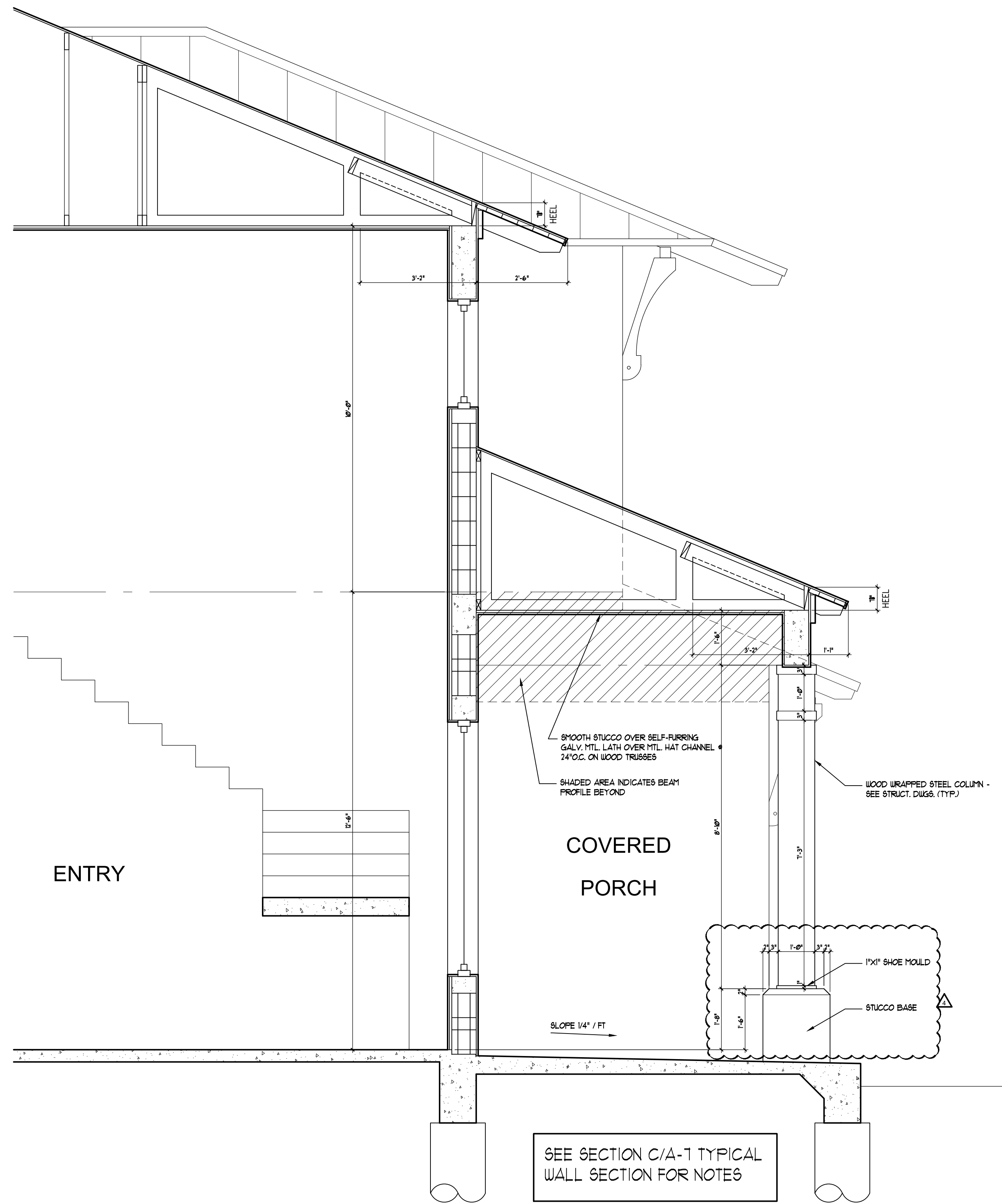
SECTION 'C'

SCALE: 1/2" = 1'-0"



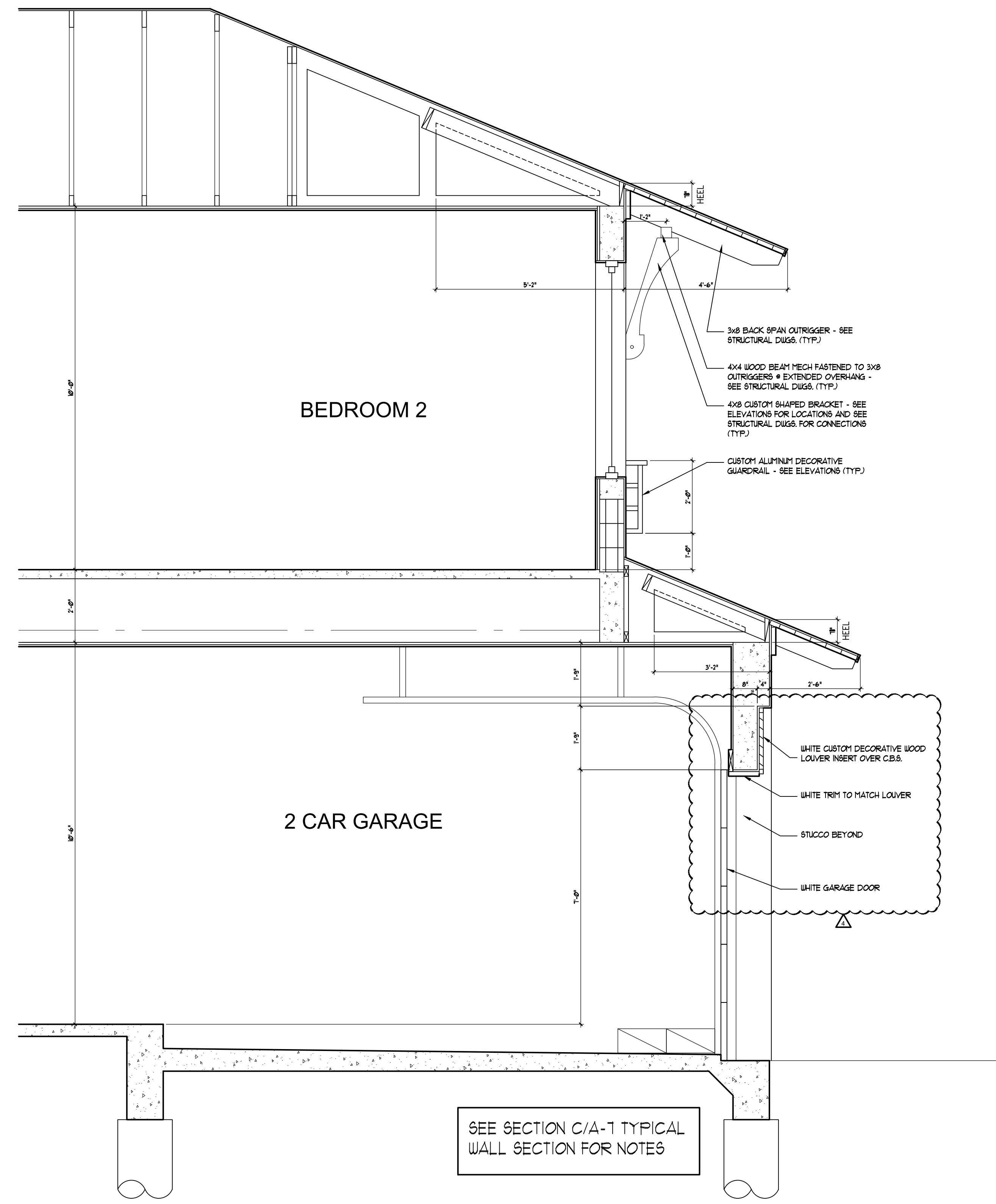
SECTION 'D'

SCALE: 1/2" = 1'-0"



SECTION 'E'

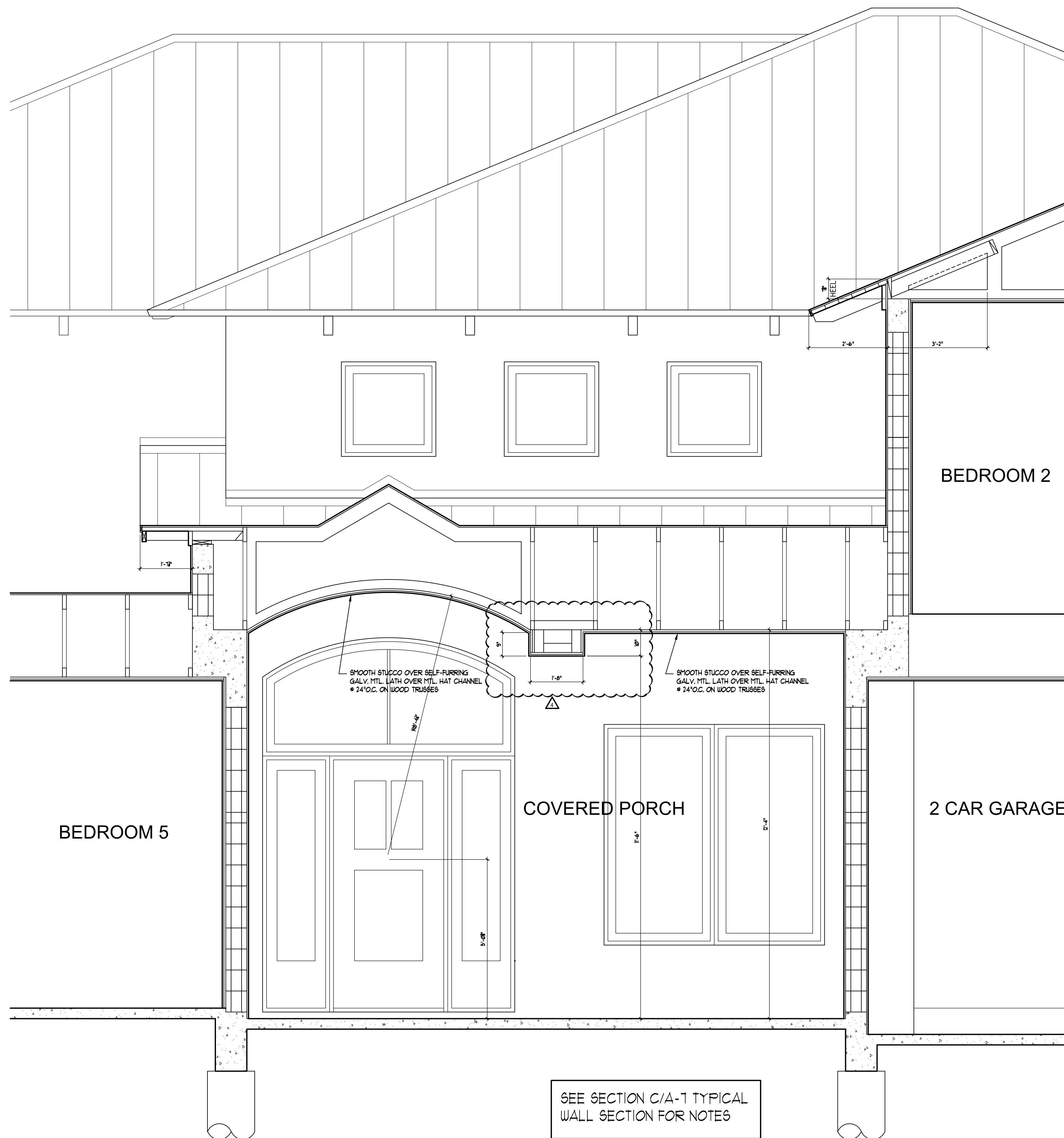
SCALE: 1/2" = 1'-0"



SECTION 'F'

SCALE: 1/2" = 1'-0"

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01-22-20	revision dates
A NEW CUSTOM RESIDENCE 1580 SE 8TH STREET DEERFIELD BEACH, FLORIDA 33441	
project name	sheet description SECTIONS
release date 01-17-18	project number 17119
drawing number A-8	



SECTION 'G'

SCALE: 1/2" = 1'-0"

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drawing number
A-9