



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
CELEBRATION POINTE
SOUTH
BROWARD COUNTY
FLORIDA

OWNER:
LENNAR
HOMES

BUILDING - 6 UNITS
GROUND & SECOND FLOOR PLANS

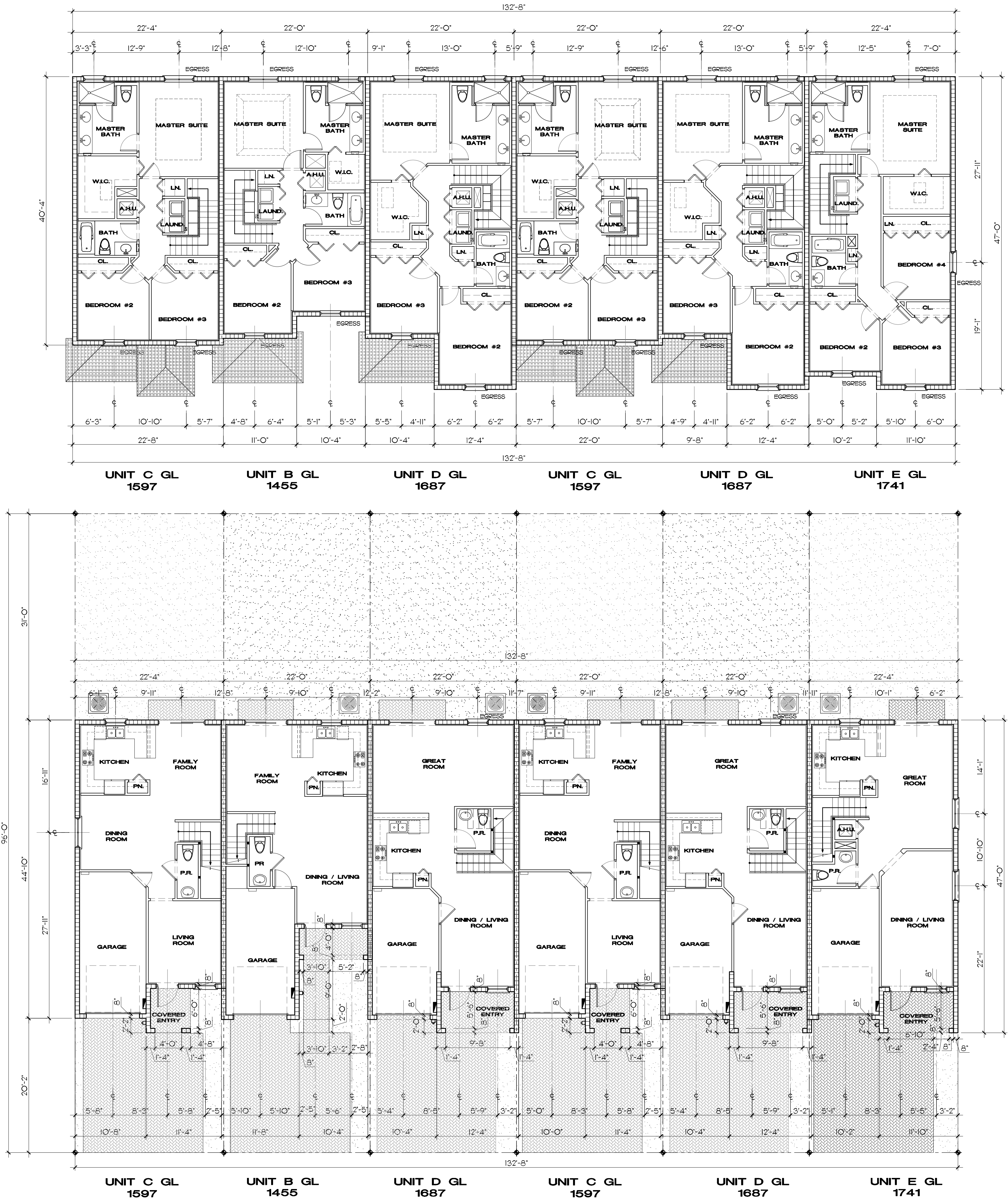
PHASE	
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REVISIONS	
SEAL	

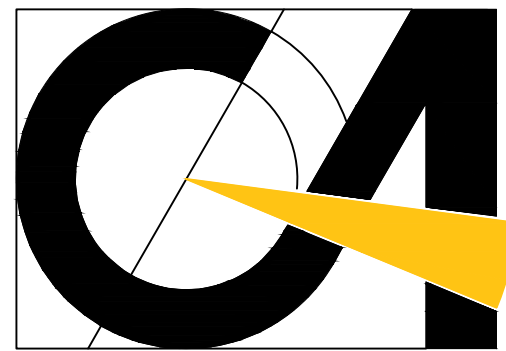
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DATE: 04-06-17
JOB NO. 2014-46
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APPR BY AMC
PRINTED DATE 04-06-17

SHEET NUMBER:

A-3.0





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:
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SOUTH
BROWARD COUNTY
FLORIDA

OWNER:
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HOMES

BUILDING - 6 UNITS
ELEVATIONS

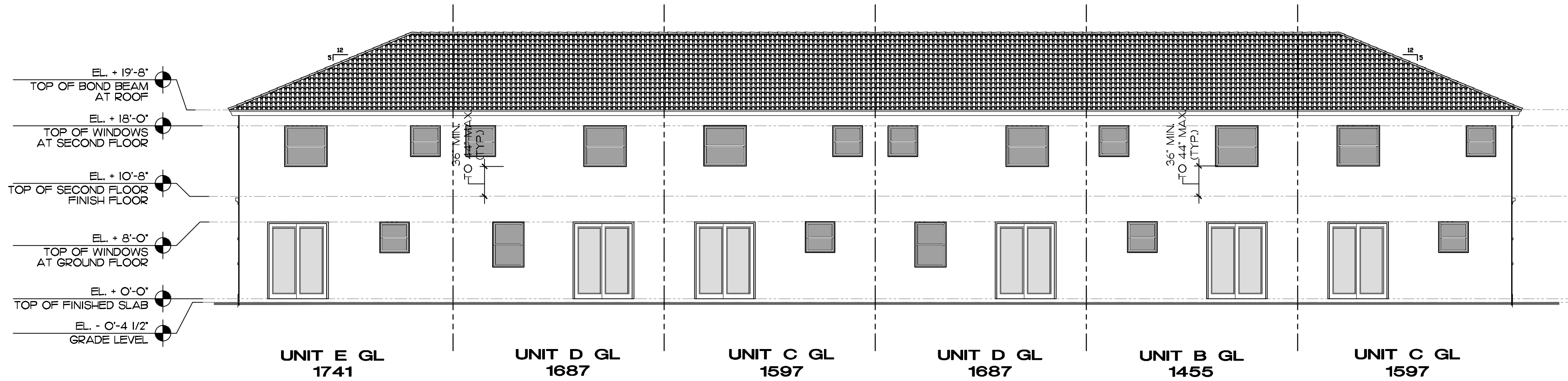
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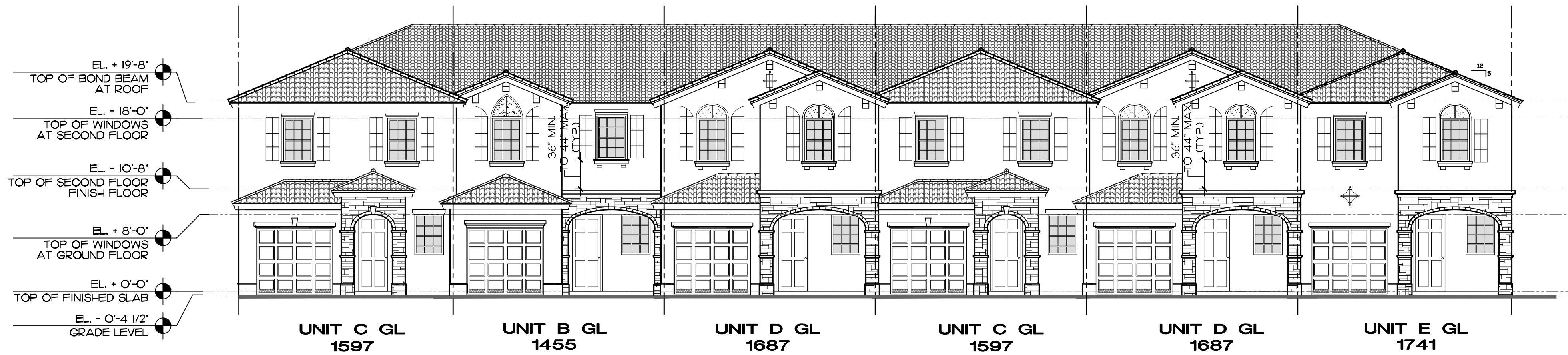
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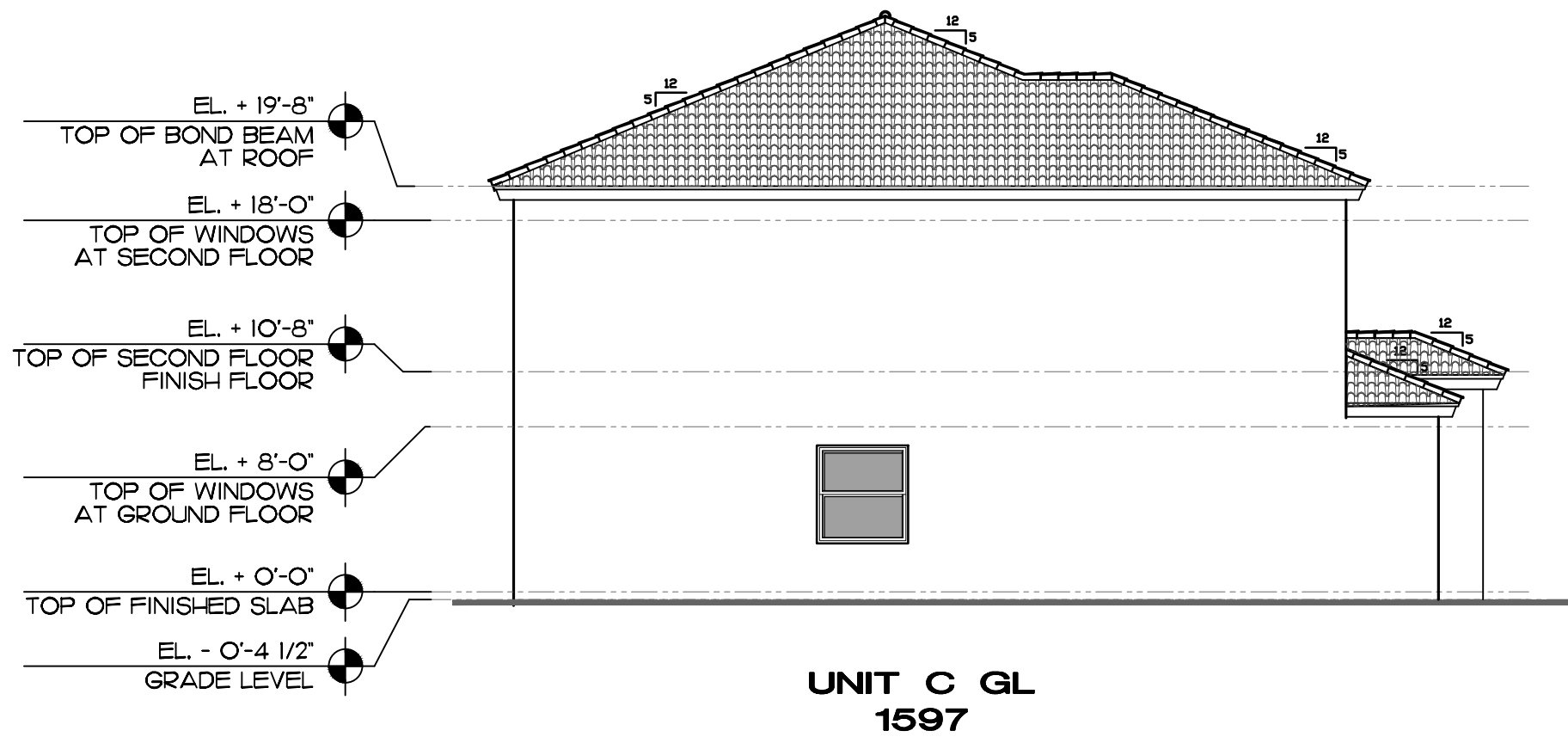
NOTE:
FOR ELEVATION DETAILS, AND
WINDOWS PRESSURES, REFER TO
INDIVIDUAL EXTERIOR UNIT
ELEVATIONS.



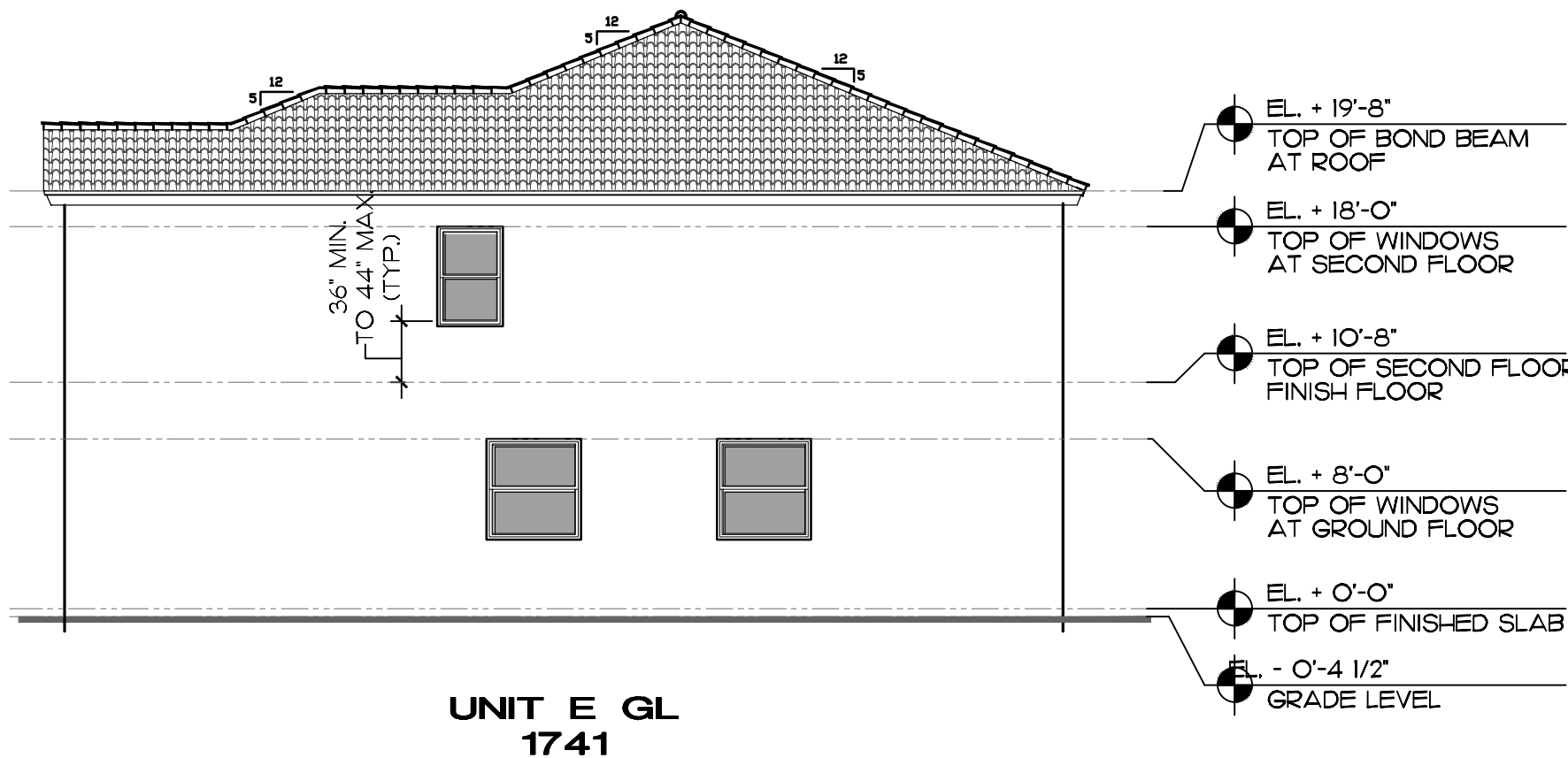
REAR ELEVATION
SCALE: 1/8" = 1'-0"



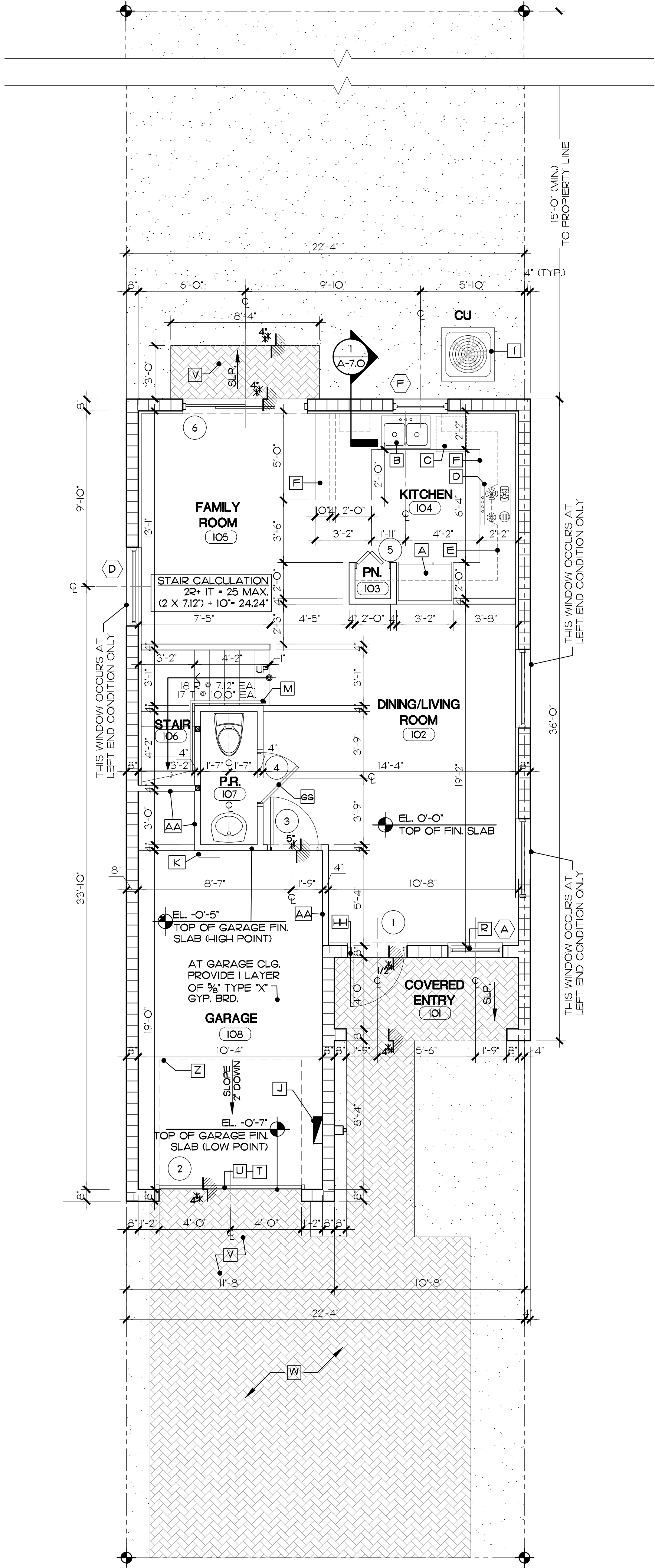
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT END ELEVATION
SCALE: 1/8" = 1'-0"



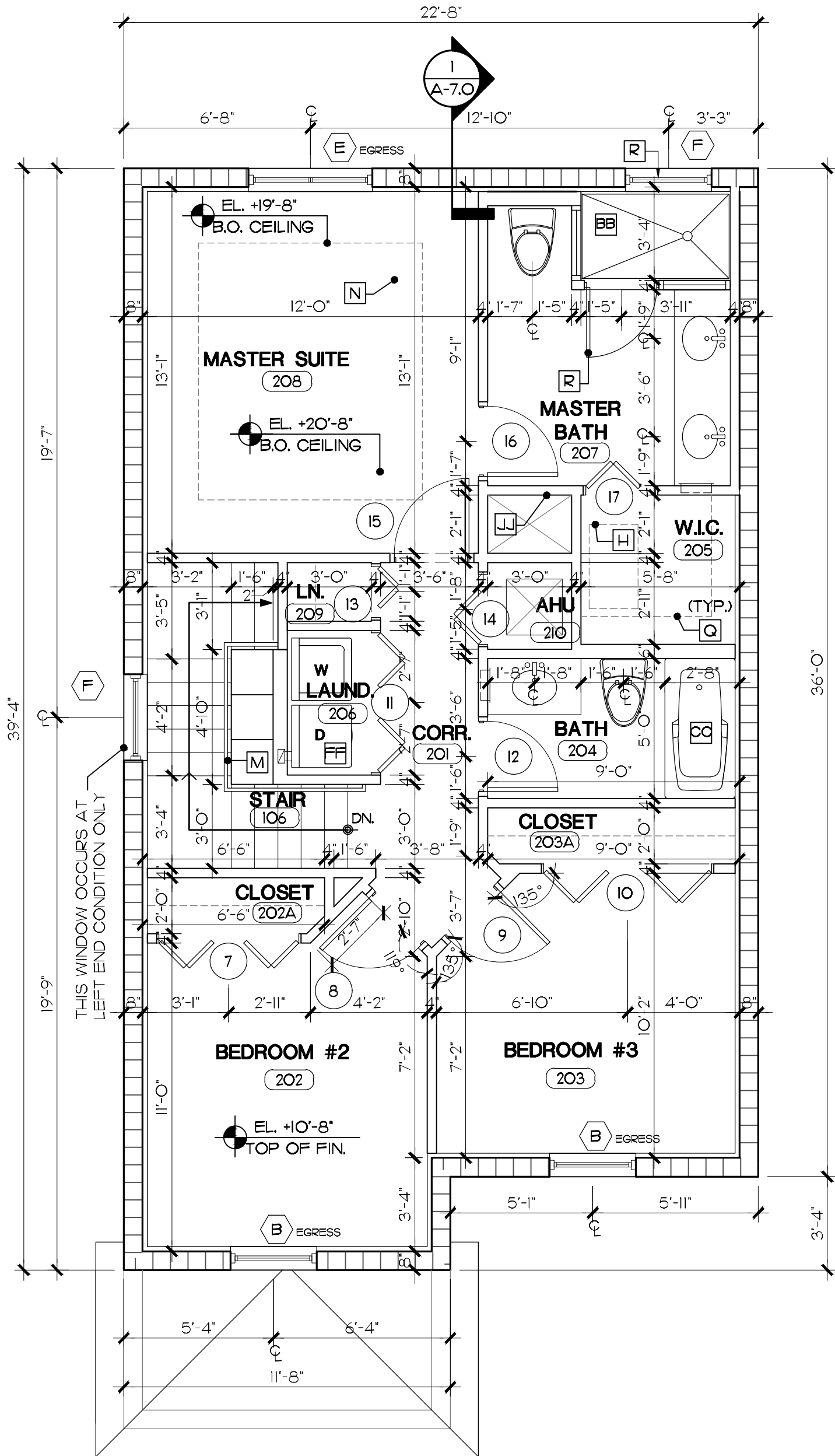
RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"



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

AREA CALCULATION UNIT-B

GROUND FLOOR GROSS AREA	631 S.F.
SECOND FLOOR GROSS AREA	855 S.F.
TOTAL GROSS LIVING SPACE	1,486 S.F.
GARAGE GROSS AREA	238 S.F.
COV. ENTRY	51 S.F.
PATIO AREA	25 S.F.
TOTAL	1,800 S.F.
PRIVATE OUTDOOR PATIO LIVING AREA	667 S.F.



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

WALL TYPE LEGEND

- 3-5/8" OR 6" AT 24" O.C. METAL STUD PARTITION WITH 1/2" GYPSUM WALLBOARD EACH SIDE
- 3-5/8" AT 16" O.C. METAL STUD PARTITION WITH 5/8" (TYPE XI) GYPSUM WALLBOARD EACH SIDE.
- CONCRETE MASONRY WALL. (SEE STRUCTURAL DRAWINGS FOR DETAILS).
- CONCRETE MASONRY UNIT FILLED CELL. (SEE STRUCTURAL DRAWINGS).
- CONCRETE COLUMN, SEE STRUCT. DRAWINGS FOR DETAILS

FLOOR PLAN LEGEND

- REFRIGERATOR SPACE
- SINK
- DISHWASHER
- RANGE WITH MICROWAVE ABOVE.
- LINE OF CABINETS ABOVE
- 36" HIGH COUNTER
- 42" HIGH COUNTER
- 22'X36" ATTIC ACCESS PANEL.
- A/C CONDENSING UNIT PAD (VERIFY SIZE AND LOCATION)
- ELECTRICAL PANEL SURFACE MOUNTED
- TANKLESS WATER HEATER
- HANDRAIL/ GUARDRAIL 36" MIN, 38" MAX REFER TO DETAIL NO. 2 SHEET A-6.3.2
- 34" MIN. TO 38" MAX. HIGH WALL MOUNTED WOOD HANDRAIL
- 42" HIGH MIN. WOOD GUARDRAIL
- COFFER CEILING +9'-0" TO +10'-0"
- ELECT. METER
- MEDICINE CABINET
- SHELVING BY BUILDER
- CAT. II SAFETY GLASS
- KNEE WALL AT 42" A.F.F.
- PROVIDE "DANGER" SIGN (SEE FLOOR PLAN NOTES)
- GARAGE VENTILATION AT GARAGE DOORS, SEE DOOR SCHEDULE
- INTERLOCKING CONCRETE PAVERS ON 1-1/2" SAND BASE OVER WELL COMPACTED FILL
- DRIVEWAY (SEE SITE PLAN FOR CONTINUATION)
- WALKWAY (PAVERS BY BUILDER)
- 42" HIGH ALUMINUM RAILINGS TO REJECT 4" OBJECTS, WITH MAX. CLEARANCE BETWEEN BOTTOM RAIL AND ADJACENT FLOOR SURFACE OF 2" SUBMIT SHOP DWGS. FOR APPROVAL.
- LINE OF OVER-HEAD DOOR
- R-11 BATT. INSUL. IN WALLS BETWEEN AIR CONDITIONED & NON-CONDITIONED SPACES, R-19 INSUL. IN FLOOR TRUSSES ABOVE GARAGE CEILING.
- SHOWER / TUB STALL SHALL HAVE A SMOOTH, IMPERVIOUS FINISH UP TO 72" PER F.B.C. R307.2
- COORDINATE DIMENSION WITH TUB MANUFACTURER.
- IF REQUIRED FLOOD VENTS: GARAGE SIZE * SQ. FT. PROVIDED (2'-8"x16" FLOOD VENTS* 256 SQ. IN. FLOOD VENTS SHALL NOT BE LOCATED MORE THAN 7' A.F.F.
- REINFORCED CMU WALL, REFER TO STRUCTURAL DWGS
- DRYER EXHAUST THROUGH ROOF
- BATH-ROOM DOOR SHALL BE 29" CLEAR AS PER F.B.C. R320.1.1
- DESIGNATED MEANS OF ESCAPE WHEN HURRICANE PROTECTION DEVICES ARE IN PLACE
- ARCHED TRANSOM TOP OF OPENING +8'-0"
- CHASE
- 1/2" RECESS AT FRONT DOOR WITH FULL WIDTH OF 10"

FLOOR PLAN NOTES:

- REFER TO STRUCTURAL DWGS. FOR STRUCTURAL DETAILS
- FOR WINDOW AND DOOR ELEVATIONS / SEE DETAILS THIS SHEET.
- GARAGE NOTES:
 - PROVIDE PERMANENT SIGN (WITH LETTERS NOT LESS THAN 1/2", READING "DANGER DO NOT OPERATE ENGINES W/ DOOR CLOSED CARBON MONOXIDE EMISSION IS LETHAL."
 - PROVIDE SCREENED OPENINGS THROUGH GARAGE DOOR W/ THE CLEAR EFFECTIVE AREA NOT LESS THAN 60 SQ. IN. PER MOTOR VEHICLE (LOCATED WITHIN 7 IN. OF THE HIGHEST PART OF THE FLOOR).
- EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2ND FLOOR WINDOWS AND 5.0 S.F. FOR 1ST FLOOR WINDOWS, THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 42" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER NFPA 101.
- EVERY BATH-ROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED AS PER NFPA 101.
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- ALL BATH-ROOM FLOORS AND BASES SHALL BE OF APPROVED IMPERVIOUS MATERIALS.
- ALL BATH-TUB AND SHOWER FLOORS AND WALLS ABOVE BATH-TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET.
- IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 2413 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
- HURRICANE SHUTTERS FOR WINDOWS ABOVE THE FIRST FLOOR SHALL BE CLOSABLE / INSTALLABLE FROM THE INSIDE OF BUILDING WITHOUT THE USE OF A LADDER AS PER F.B.C. 2413.6.1
- ALL ENTRY DOORS SHALL BE DESIGNATED EGRESS DOOR AS PER FBC R311



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UNIT 'B'
FLOOR PLANS & NOTES

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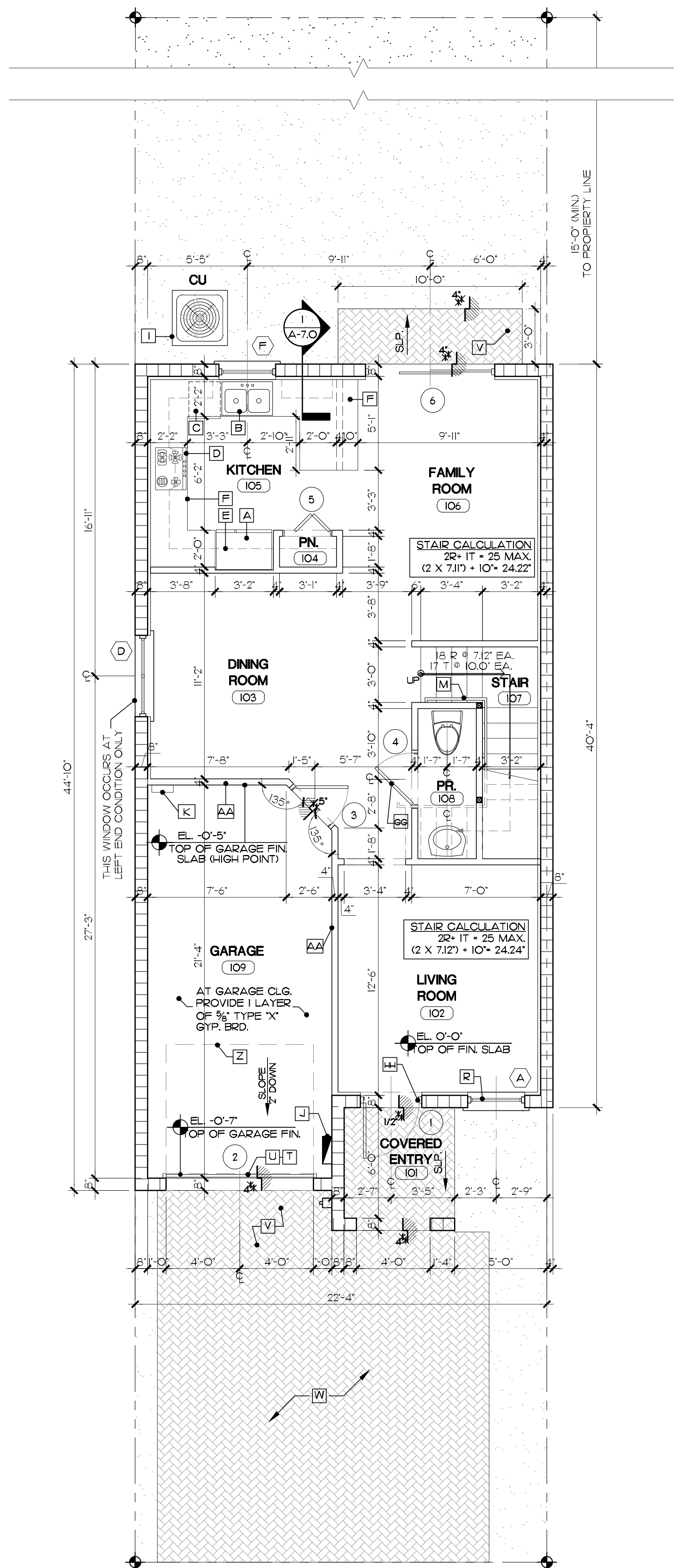
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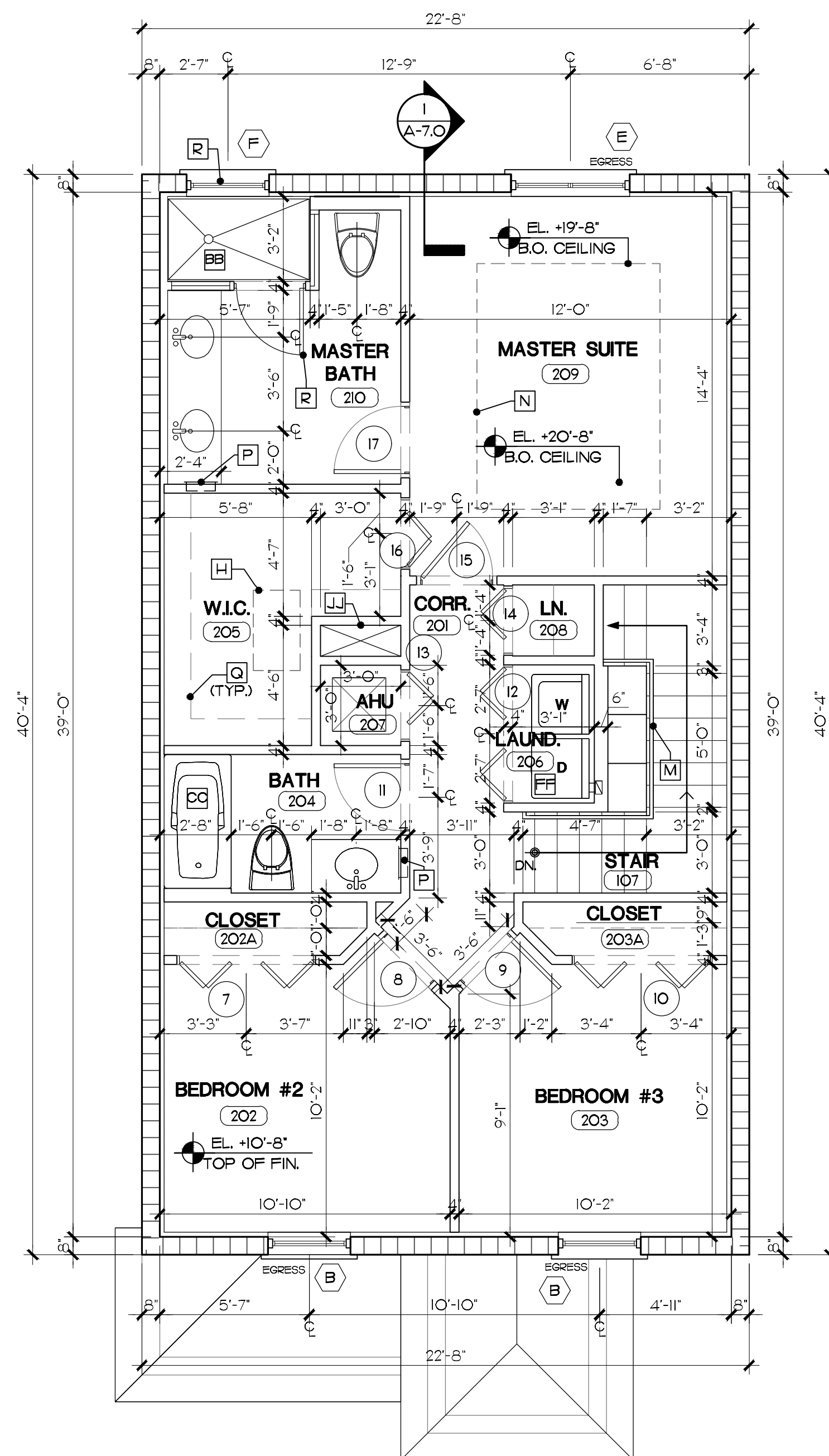
A-6.0.0



GROUND FLOOR

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






AREA CALCULATION UNIT-C	
GROUND FLOOR GROSS AREA	791 S.F.
SECOND FLOOR GROSS AREA	914 S.F.
TOTAL GROSS LIVING SPACE	1,645 S.F.
GARAGE GROSS AREA	235 S.F.
COV. ENTRY	41 S.F.
PATIO AREA	30 S.F.
TOTAL	1,951 S.F.
PRIVATE OUTDOOR PATIO LIVING AREA	662 S.F.



SECOND FLOOR

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

WALL TYPE LEGEND

	3-5/8" OR 6" AT 24" O.C. METAL STUD PARTITION WITH 1/2" GYPSUM WALLBOARD EACH SIDE.
	3-5/8" AT 16" O.C. METAL STUD PARTITION WITH 5/8" (TYPE X) GYPSUM WALLBOARD EACH SIDE.
	CONCRETE MASONRY WALL. (SEE STRUCTURAL DRAWINGS FOR DETAILS).
	CONCRETE MASONRY UNIT FILLED CELL. (SEE STRUCTURAL DRAWINGS).
	CONCRETE COLUMN, SEE STRUCT. DRAWINGS FOR DETAILS

FLOOR PLAN LEGEND

- [A] REFRIGERATOR SPACE
[B] SINK
[C] DISHWASHER
[D] RANGE WITH MICROWAVE ABOVE.
[E] LINE OF CABINETS ABOVE
[F] 36" HIGH COUNTER
[G] 42" HIGH COUNTER
[H] 22"x36" ATTIC ACCESS PANEL..
[I] A/C CONDENSING UNIT PAD (VERIFY SIZE AND LOCATION)
[J] ELECTRICAL PANEL SURFACE MOUNTED
[K] TANKLESS WATER HEATER
[L] HANDRAIL/ GUARDRAIL 36" MIN. 38" MAX REFER TO
DETAIL NO. 2 SHEET A-6.3.2
[M] 34" MIN. TO 38" MAX. HIGH WALL MOUNTED WOOD HANDRAIL
[MI] 42" HIGH MIN. WOOD GUARDRAIL
[N] COFFER CEILING +9'-0" TO +10'-0"
[O] ELECT. METER
[P] MEDICINE CABINET
[Q] SHELVEY BY BUILDER
[R] CAT. II SAFETY GLASS
[S] KNEE WALL AT 42' A.F.F..
[T] PROVIDE "DANGER" SIGN (SEE FLOOR PLAN NOTES)
[U] GARAGE VENTILATION AT GARAGE DOORS, SEE DOOR
SCHEDULE)
[V] INTERLOCKING CONCRETE PAVERS ON 1-½" SAND
BASE OVER WELL COMPACTED FILL
[W] DRIVEWAY (SEE SITE PLAN FOR CONTINUATION)
[X] WALKWAY (PAVERS BY BUILDER)
[Y] 42" HIGH ALUMINUM RAILINGS TO REJECT 4" OBJECTS,
WITH MAX. CLEARANCE BETWEEN BOTTOM RAIL AND
ADJACENT FLOOR SURFACE OF 2"
SUBMIT SHOP DWGS. FOR APPROVAL.
[Z] LINE OF OVER-HEAD DOOR
[AA] R-II BATT. INSUL. IN WALLS BETWEEN AIR
CONDITIONED SPACES. R-19
INSUL. IN FLOOR TRUSSES ABOVE GARAGE CEILING.
[BB] SHOWER / TUB STALL SHALL HAVE A SMOOTH,
IMPERVIOUS FINISH UP TO 72" PER F.B.C. R307.2
[CC] COORDINATE DIMENSION WITH TUB MANUFACTURER.
[DD] IF REQUIRED FLOOD VENTS - GARAGE SIZE =
SQ. FT. PROVIDED (2'-8"x16" FLOOD VENTS= 256 SQ.
IN. FLOOD VENTS SHALL NOT BE LOCATED MORE
THAN 7' A.F.F..
[EE] REINFORCED CMU WALL, REFER TO STRUCTURAL DWGS
[FF] DRYER EXHAUST T-ROUGH ROOF
[GG] BATH-ROOM DOOR SHALL BE 29" CLEAR AS PER F.B.C. R320.1.I
[HH] DESIGNATED MEANS OF ESCAPE WHEN HURRICANE
PROTECTION DEVICES ARE IN PLACE.
[II] ARCHED TRANSOM TOP OF OPENING +8'-0"
[JJ] CHASE
[KK] 1/2" RECESS AT FRONT DOOR WITH FULL WIDTH OF 10"

FLOOR PLAN NOTES:

1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL DETAILS
2. FOR WINDOW AND DOOR ELEVATIONS / SEE DETAILS THIS SHEET.
3. GARAGE NOTES:
 - A) * PROVIDE PERMANENT SIGN (WITH LETTERS NOT LESS THAN 1/2", READING "DANGER DO NOT OPERATE ENGINES W/ DOOR CLOSED CARBON MONOXIDE EMISSION IS LETHAAL."
 - B) * PROVIDE SCREENED OPENINGS THROUGH GARAGE DOOR WITH THE CLEAR EFFECTIVE AREA NOT LESS THAN 60 SQ. IN. PER VEHICLE LOCATED WITHIN 7 IN. OF THE HIGHEST PART OF THE FLOOR).
4. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2ND FLOOR WINDOWS AND 5.0 S.F. FOR 1ST FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL BE MORE THAN 44" ABOVE THE FLOOR. LATCH AT 54" A.F.F. MAX. IN 1/4-HZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 42" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.
5. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER NFPA 101.
6. EVERY BATH-ROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED AS PER NFPA 101.
7. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSTITUTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
8. ALL BATH-ROOM FLOORS AND BASES SHALL BE OF APPROVED IMPERVIOUS MATERIALS.
9. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATH-TUBS WITH INSTALLED SHOWER LEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET.
10. IN 1/4-HZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 2413 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
11. HURRICANE SHUTTERS FOR WINDOWS ABOVE THE FIRST FLOOR SHALL BE SUBMITTAL / INSTALLABLE FROM THE INSIDE OF BUILDING WITHOUT THE USE OF A LADDER AS PER F.B.C. 2413.6.1
12. ALL ENTRY DOORS SHALL BE DESIGNATED EGRESS DOOR AS PER FBC R311



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FLOOR PLANS & NOTES

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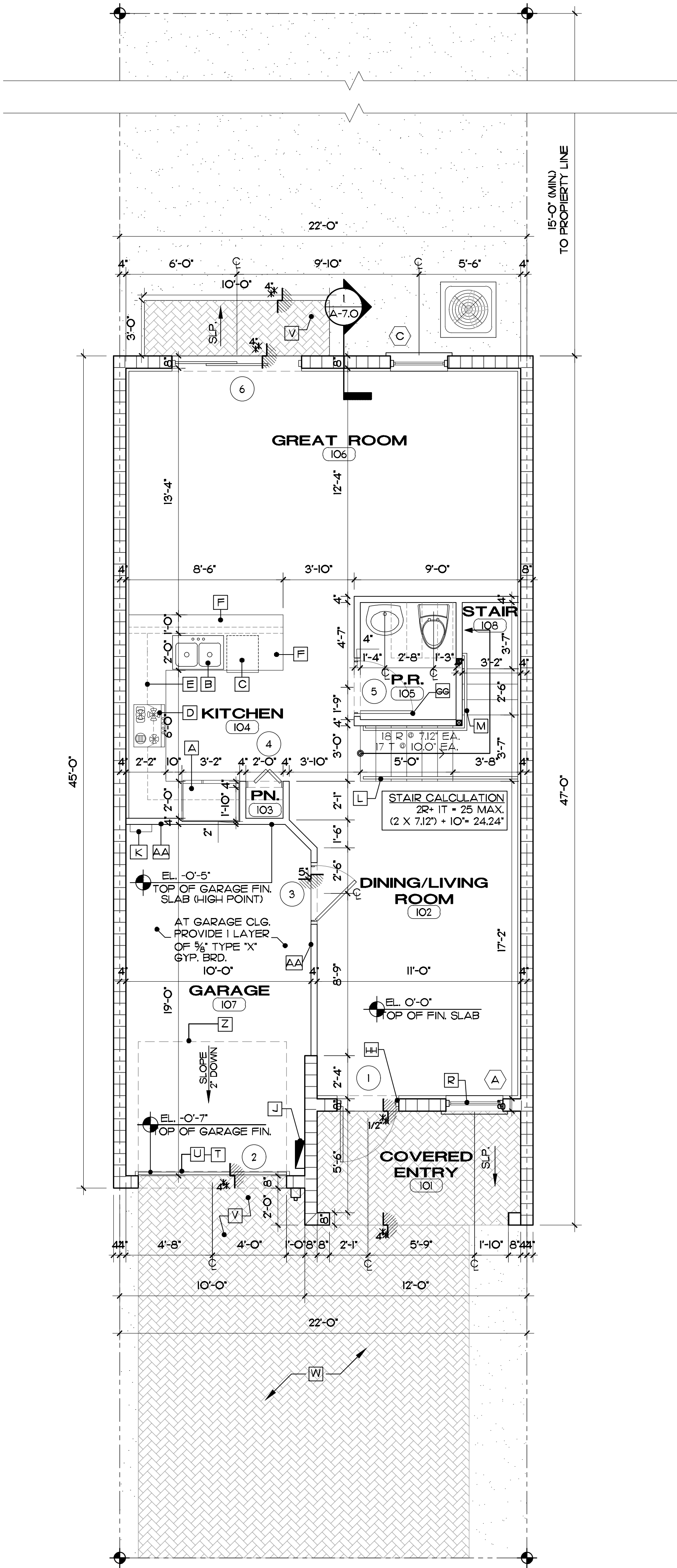
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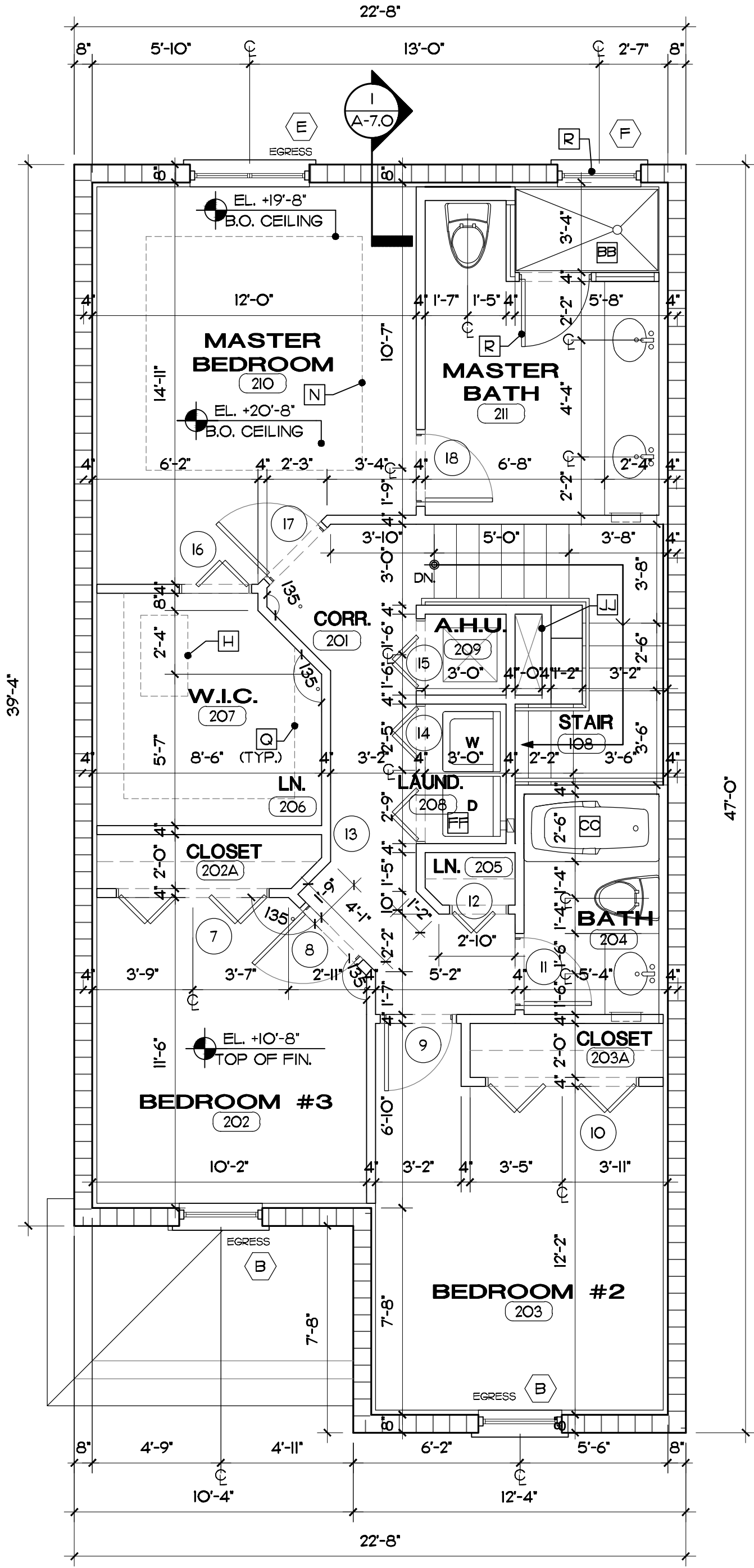
A-6.1.0



GROUND FLOOR

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

AREA CALCULATION MODEL 'D'	
GROUND FLOOR GROSS AREA	762 S.F.
SECOND FLOOR GROSS AREA	986 S.F.
TOTAL GROSS LIVING SPACE	1,748 S.F.
GARAGE GROSS AREA	209 S.F.
COV. ENTRY	73 S.F.
PATIO AREA	30 S.F.
TOTAL	2,060 S.F.
PRIVATE OUTDOOR PATIO LIVING AREA	652 S.F.



SECOND FLOOR

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

WALL TYPE LEGEND

3-5/8" OR 6" AT 24" O.C. METAL STUD PARTITION WITH 1/2" GYPSUM WALLBOARD EACH SIDE.

3-5/8" AT 16" O.C. METAL STUD PARTITION WITH 5/8" TYPE 'X' GYPSUM WALLBOARD EACH SIDE.

CONCRETE MASONRY WALL. (SEE STRUCTURAL DRAWINGS FOR DETAILS.)

CONCRETE MASONRY UNIT FILLED CELL. (SEE STRUCTURAL DRAWINGS.)

CONCRETE COLUMN, SEE STRUCT. DRAWINGS FOR DETAILS.

FLOOR PLAN LEGEND

A REFRIGERATOR SPACE

B SINK

C DISHWASHER

D RANGE WITH MICROWAVE ABOVE

E LINE OF CABINETS ABOVE

F 36" HIGH COUNTER

G 42" HIGH COUNTER

H 22"X36" ATTIC ACCESS PANEL.

I A/C CONDENSING UNIT PAD (VERIFY SIZE AND LOCATION)

J ELECTRICAL PANEL SURFACE MOUNTED

K TANKLESS WATER HEATER

L HANDRAIL/ GUARDRAIL 36" MIN. 38" MAX REFER TO DETAIL NO. 2 SHEET A-6.3.2

M 34" MIN. TO 38" MAX. HIGH WALL MOUNTED WOOD HANDRAIL

N 42" HIGH MIN. WOOD GUARDRAIL

O COFFER CEILING +9'-0" TO +10'-0"

P ELECT. METER

Q MEDICINE CABINET

R SHELVING BY BUILDER

S CAT. II SAFETY GLASS

T KNEE WALL AT 42" A.F.F.

U PROVIDE "DANGER" SIGN (SEE FLOOR PLAN NOTES)

V GARAGE VENTILATION AT GARAGE DOORS, SEE DOOR SCHEDULE

W INTERLOCKING CONCRETE PAVERS ON 1-1/2" SAND BASE OVER WELL COMPACTED FILL

X DRIVEWAY (SEE SITE PLAN FOR CONTINUATION)

Y WALKWAY (PAVERS BY BUILDER)

Z 42" HIGH ALUMINUM RAILINGS TO REJECT 4" OBJECTS. WITH MAX. CLEARANCE BETWEEN BOTTOM RAIL AND ADJACENT FLOOR SURFACE OF 2" SUBMIT SHOP DWGS. FOR APPROVAL.

AA LINE OF OVERHEAD DOOR

AB R-11 BATT. INSUL. IN WALLS BETWEEN AIR CONDITIONED & NON-CONDITIONED SPACES. R-19 INSUL. IN FLOOR TRUSSES ABOVE GARAGE CEILING.

BB SHOWER / TUB STALL SHALL HAVE A SMOOTH, IMPERVIOUS FINISH UP TO 72" PER F.B.C. R307.2

CC COORDINATE DIMENSION WITH TUB MANUFACTURER.

DD IF REQUIRED FLOOD VENTS: GARAGE SIZE = SQ. FT. PROVIDED (2'-8"x16" FLOOD VENTS= 256 SQ. IN. FLOOD VENTS SHALL NOT BE LOCATED MORE THAN 7" A.F.F.

EE REINFORCED CMU WALL, REFER TO STRUCTURAL DWGS

FF DRYER EXHAUST THROUGH ROOF

GG BATH-ROOM DOOR SHALL BE 29" CLEAR AS PER F.B.C. R320.1.1

HH DESIGNATED MEANS OF ESCAPE WHEN HURRICANE PROTECTION DEVICES ARE IN PLACE.

II ARCHED TRANSOM TOP OF OPENING +8'-0"

JJ CHASE

KK 1/2" RECESS AT FRONT DOOR WITH FULL WIDTH OF 10"

FLOOR PLAN NOTES:

1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL DETAILS

2. FOR WINDOW AND DOOR ELEVATIONS / SEE DETAILS THIS SHEET.

3. GARAGE NOTES:

A) * PROVIDE PERMANENT SIGN (WITH LETTERS NOT LESS THAN 1/2" READING: "DANGER DO NOT OPERATE ENGINES W/ DOOR CLOSED CARBON MONOXIDE EMISSION IS LETHAL."

B) * PROVIDE SCREENED OPENINGS THROUGH GARAGE DOOR W/ THE CLEAR EFFECTIVE AREA NOT LESS THAN 60 SQ. IN. PER MOTOR VEHICLE LOCATED WITHIN 7 IN. OF THE HIGHEST PART OF THE FLOOR.

4. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2ND FLOOR WINDOWS AND 5.0 S.F. FOR 1ST FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. LATCH AT 54" A.F.F. MAX. IN H-V-Z AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 42" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.

5. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER NFPA 101.

6. EVERY BATH-ROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOOKED AS PER NFPA 101.

7. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

8. ALL BATH-ROOM FLOORS AND BASES SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

9. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET.

10. IN H-V-Z AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 2413 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.

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OWNER:
LENNAR
HOMES

UNIT 'D'
FLOOR PLANS & NOTES

PHASE

PERMIT SET

REVISIONS

SEAL

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DATE: 04-06-17

JOB NO. 2014-46

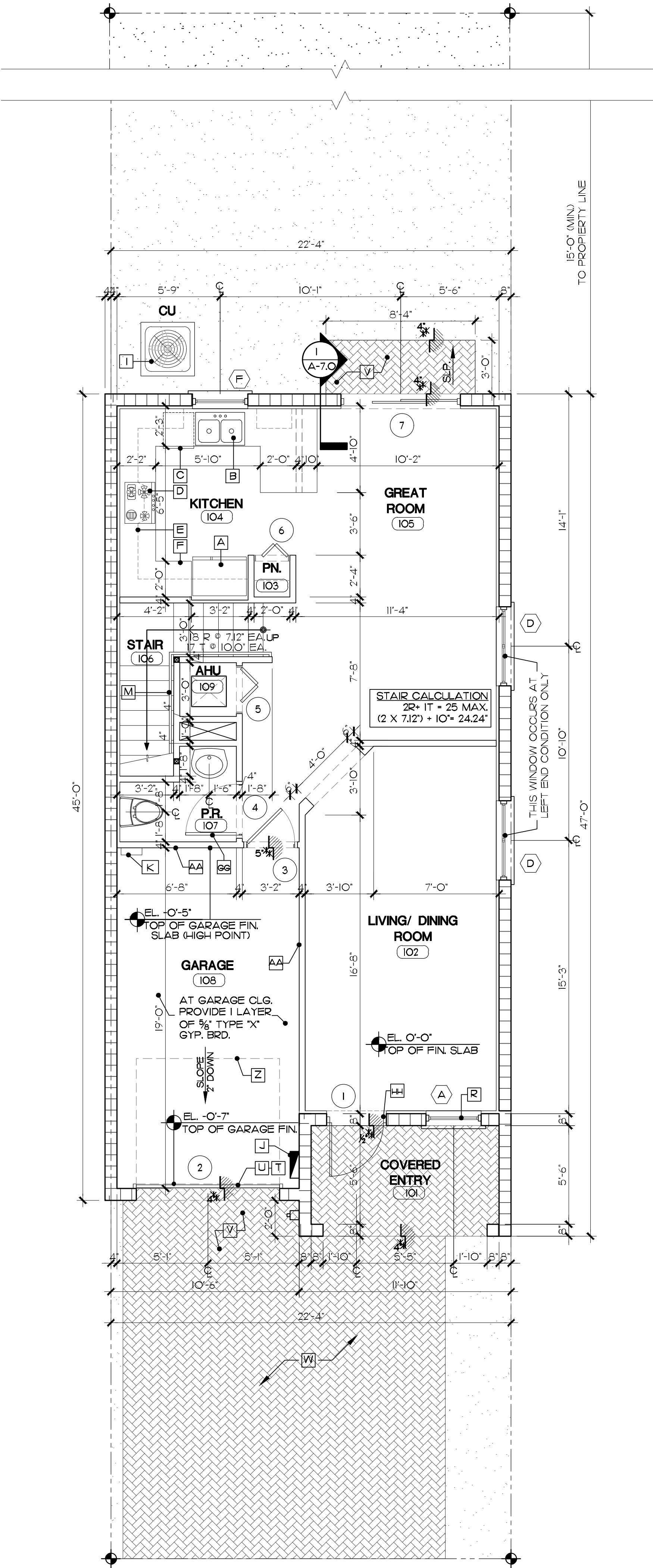
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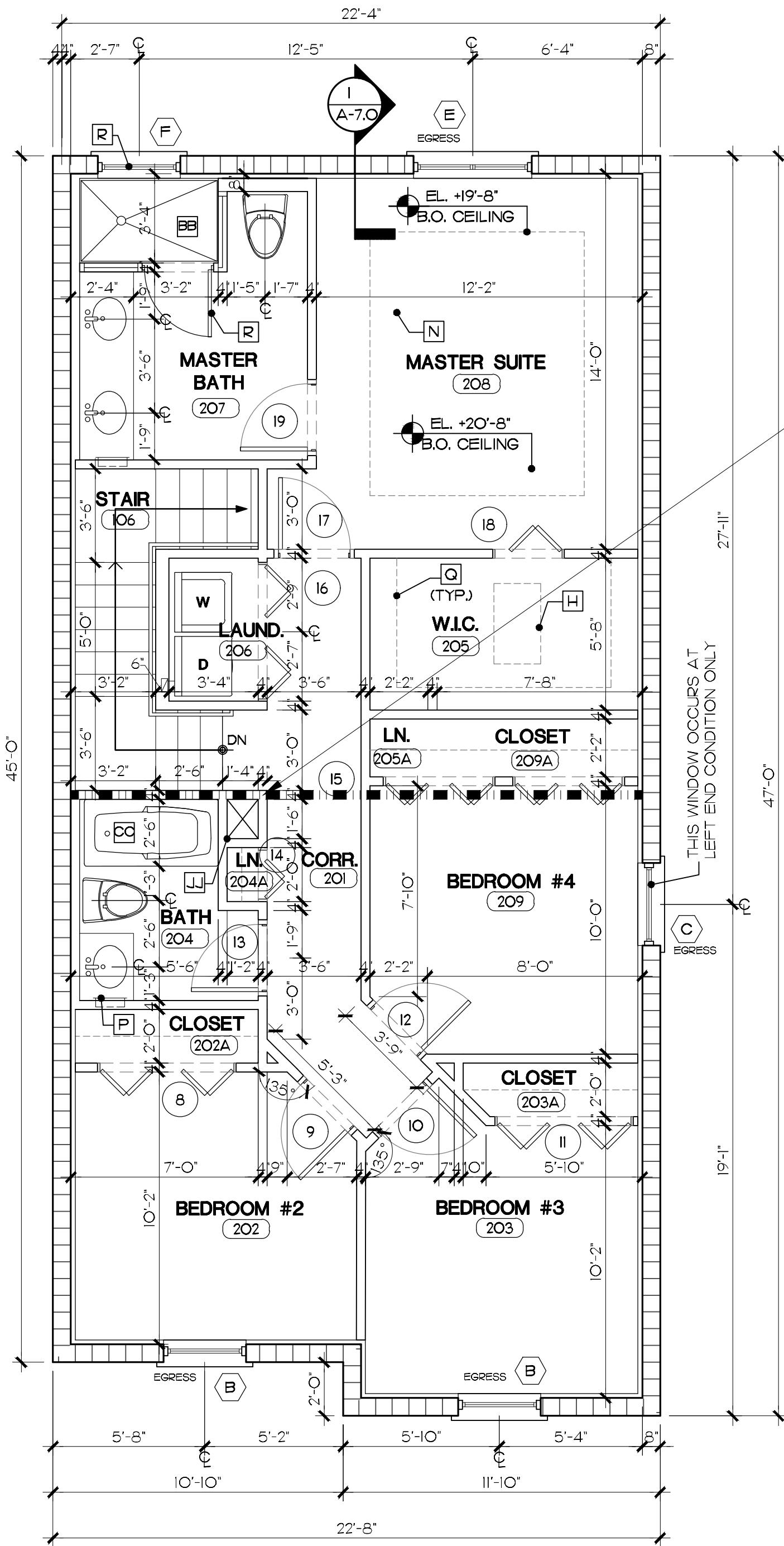
A-6.2.0



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

AREA CALCULATION UNIT-E

GROUND FLOOR GROSS AREA	758 S.F.
SECOND FLOOR GROSS AREA	1,044 S.F.
TOTAL GROSS LIVING SPACE	1,802 S.F.
GARAGE GROSS AREA	216 S.F.
COV. ENTRY	70 S.F.
PATIO AREA	25 S.F.
TOTAL	2,113 S.F.
PRIVATE OUTDOOR PATIO LIVING AREA	667 S.F.



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

LINE DENOTES DRAFTSTOP AT FLOOR /CEILING ASSEMBLIES TO LIMIT AREAS TO 1,000 SQ.FT. MAX. AS PER F.B.C. R4009.7.3.1.1 DRAFTSTOP SHALL BE INSTALLED PARALLEL TO FLOOR FRAMING MEMBERS, AND SHALL BE 3/4" TYPE X GYPSUM BOARD ATTACHED TO TOP AND BOTTOM CORDS OF TRUSSES

WALL TYPE LEGEND

	3-5/8" OR 6" AT 24" O.C. METAL STUD PARTITION WITH 1/2" GYPSUM WALLBOARD EACH SIDE.
	3-5/8" AT 16" O.C. METAL STUD PARTITION WITH 5/8" (TYPE X) GYPSUM WALLBOARD EACH SIDE.
	CONCRETE MASONRY WALL. (SEE STRUCTURAL DRAWINGS FOR DETAILS).
	CONCRETE MASONRY UNIT FILLED CELL. (SEE STRUCTURAL DRAWINGS).
	CONCRETE COLUMN. SEE STRUCT. DRAWINGS FOR DETAILS.

FLOOR PLAN LEGEND

A	REFRIGERATOR SPACE
B	SINK
C	DISH-WASHER
D	RANGE WITH MICROWAVE ABOVE
E	LINE OF CABINETS ABOVE
F	36" HIGH COUNTER
G	42" HIGH COUNTER
H	22"X36" ATTIC ACCESS PANEL
I	A/C CONDENSING UNIT PAD (VERIFY SIZE AND LOCATION)
J	ELECTRICAL PANEL SURFACE MOUNTED
K	TANKLESS WATER HEATER
L	HANDRAIL / GUARDRAIL 36" MIN, 38" MAX REFER TO DETAIL NO. 2 SHEET A-6.3.2
M	34" MIN. TO 38" MAX. HIGH WALL MOUNTED WOOD HANDRAIL
N	42" HIGH MIN. WOOD GUARDRAIL
O	COFFER CEILING +9'-0" TO +10'-0"
P	ELECT. METER
Q	MEDICINE CABINET
R	SHELVING BY BUILDER
S	CAT. II SAFETY GLASS
T	KNEE WALL AT 42" A.F.F.
U	PROVIDE "DANGER" SIGN (SEE FLOOR PLAN NOTES)
V	GARAGE VENTILATION AT GARAGE DOORS, SEE DOOR SCHEDULE
W	INTERLOCKING CONCRETE PAVERS ON 1 1/2" SAND BASE OVER WELL COMPACTED FILL
X	DRIVEWAY (SEE SITE PLAN FOR CONTINUATION)
Y	WALKWAY (PAVERS BY BUILDER)
Z	42" HIGH, ALUMINUM RAILINGS TO REJECT 4" OBJECTS, WITH MAX. CLEARANCE BETWEEN BOTTOM RAIL AND ADJACENT FLOOR SURFACE OF 2". SUBMIT SHOP DWGS. FOR APPROVAL
AA	LINE OF OVER-HEAD DOOR
BB	R-11 BATT. INSUL. IN WALLS BETWEEN AIR CONDITIONED & NON-CONDITIONED SPACES. R-19 INSUL. IN FLOOR TRUSSES ABOVE GARAGE CEILING.
CC	SHOWER / TUB STALL SHALL HAVE A SMOOTH, IMPERVIOUS FINISH UP TO 72" PER F.B.C. R307.2
DD	COORDINATE DIMENSION WITH TUB MANUFACTURER.
EE	IF REQUIRED FLOOD VENTS: GARAGE SIZE = SQ. FT. PROVIDED (2'-8"X16" FLOOD VENTS= 256 SQ. IN. FLOOD VENTS SHALL NOT BE LOCATED MORE THAN 7' A.F.F.
FF	REINFORCED CMU WALL, REFER TO STRUCTURAL DWGS
GG	DRYER EXHAUST THROUGH ROOF
HH	BATH-ROOM DOOR SHALL BE 29" CLEAR AS PER F.B.C. R320.1.1
II	DESIGNATED MEANS OF ESCAPE WHEN HURRICANE PROTECTION DEVICES ARE IN PLACE
JJ	ARCHED TRANSOM TOP OF OPENING +8'-0"
KK	CHASE
LL	1/2" RECESS AT FRONT DOOR WITH FULL WIDTH OF 10"

FLOOR PLAN NOTES:

- REFER TO STRUCTURAL DWGS. FOR STRUCTURAL DETAILS
- FOR WINDOW AND DOOR ELEVATIONS / SEE DETAILS THIS SHEET.
- GARAGE NOTES:
 - * PROVIDE PERMANENT SIGN (WITH LETTERS NOT LESS THAN 1/2", READING: "DANGER DO NOT OPERATE ENGINES W/ DOOR CLOSED CARBON MONOXIDE EMISSION IS LETHAL."
 - * PROVIDE SCREENED OPENINGS THROUGH GARAGE DOOR W/ THE CLEAR EFFECTIVE AREA NOT LESS THAN 60 SQ. IN. PER MOTOR VEHICLE LOCATED WITHIN 7 IN. OF THE HIGHEST PART OF THE FLOOR.
- EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2ND FLOOR WINDOWS AND 5.0 S.F. FOR 1ST FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 42" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER NFPA 101.
- EVERY BATH-ROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOOKED AS PER NFPA 101.
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- ALL BATH-ROOM FLOORS AND BASES SHALL BE OF APPROVED IMPERVIOUS MATERIALS.
- ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET.
- IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 2419 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
- HURRICANE SHUTTERS FOR WINDOWS ABOVE THE FIRST FLOOR SHALL BE CLOSABLE / INSTALLABLE FROM THE INSIDE OF BUILDING WITHOUT THE USE OF A LADDER AS PER F.B.C. 2413.6.1
- ALL ENTRY DOORS SHALL BE DESIGNATED EGRESS DOOR AS PER FBC R311



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PROJECT:
CELEBRATION POINT
SOUTH
BROWARD COUNTY
FLORIDA

OWNER:
LENNAR
HOMES

UNIT 'E'
FLOOR PLANS & NOTES

PHASE

PERMIT SET

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- 5. A-4
- 6. A-4
- 7. D-1
- 8. D-2
- 9. D-3

ELECTRICAL

PLUMBING

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CMBeng

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CELEBRATION POINTE SOUTH
LENNAR HOMES
BROWARD COUNTY, FLORIDA
POOL BUILDING
CONST. TYPE V-B
FLORIDA BLDG. CODE 2014
NFPA 101 - 2012 EDITION &
FFPC FIFTH EDITION

DOOR SCHEDULE:									
DOOR TYPE						FRAME		REMARKS	
No.	W	H	T	MAT	TYPE	GLASS	MAT.	DET.	
1	3'-0"	8'-0"	1 3/4"	MTL	LOUVERED		MTL		MTL THRESHOLD, WEATHER STRIP, 20"x20" MIN. LOUVERED PANEL AT BOTTOM
2	2'-10"	6'-8"	1 3/4"	MTL	LOUVERED		MTL		20"x20" MIN. LOUVERED PANEL AT BOTTOM

GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- ALL DIMENSIONS SHALL BE CONSIDER 'NOMINAL' UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DTLS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- DO NOT SCALE DIMS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS & CONDITIONS, IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- SHOWER/BATH/TUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 12 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN PER FBC 2010.
- IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. AS PER FBC 2010.
- REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE & REINF.
- ALL FIXED GLASS PANELS SHALL BE 3/8" SAFETY GLASS CAT. II
- TERMITE STATEMENT:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES AS PER FBC. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 2010. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." PROVIDE PERMANENT TERMITE TREATMENT SIGN POSTED NEAR WATER HEATER OR ELECTRICAL PANEL AS PER FBC 2010.
- FLAME SPREAD AND SMOKE DENSITY:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AS PER FBC 2010.
WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER FBC 2010.
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER FBC 2010.
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. AS PER FBC 2010.
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. AS PER FBC OPERATIVE WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS PER FBC 2010.
- IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED WITH THE ROUGH-FRAMED OPENING NOT LESS THAN 22" BY 30" AS PER FBC 2010. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED.

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (FBC TABLE 454.16.1 & FBC-P. TABLE 403.6)									
SIZE OF POOL: 845 S.F.		SIZE OF DECK: 1,863 S.F. < 3X(845 S.F.) [TABLE 454.1.6.1 & 403.6 ARE APPLICABLE]							
REQUIRED		URINAL		WATER CLOSET		LAVATORY		OTHER	
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
PROVIDED		1	NA	1	1	1	1	1-MOP SINK 2-DRINKING FOUNTAINS	

BATHROOM REQUIREMENT NOTES:

F.B.C. 2014 CHAPTER 1210

- TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
- WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINK, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS, HAND SOAP, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEAL TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

FINISH SCHEDULE:

SHALL COMPLY WITH F.B.C.P. 2014 CHAPTER 310.3

RESTROOMS FLOOR: CERAMIC TILE 1/2" BASE;
WALLS: DRYWALL, PAINTED;
CEILING: DRYWALL, PAINTED.

NOTE:

- ALL FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT AS PER FBC-A 302. - CHANGES IN LEVEL SHALL COMPLY WITH FBC-A 303. VERTICAL CHANGE IN LEVEL OF 1/4" HIGH MAX.

FLOOR PLAN LEGEND:

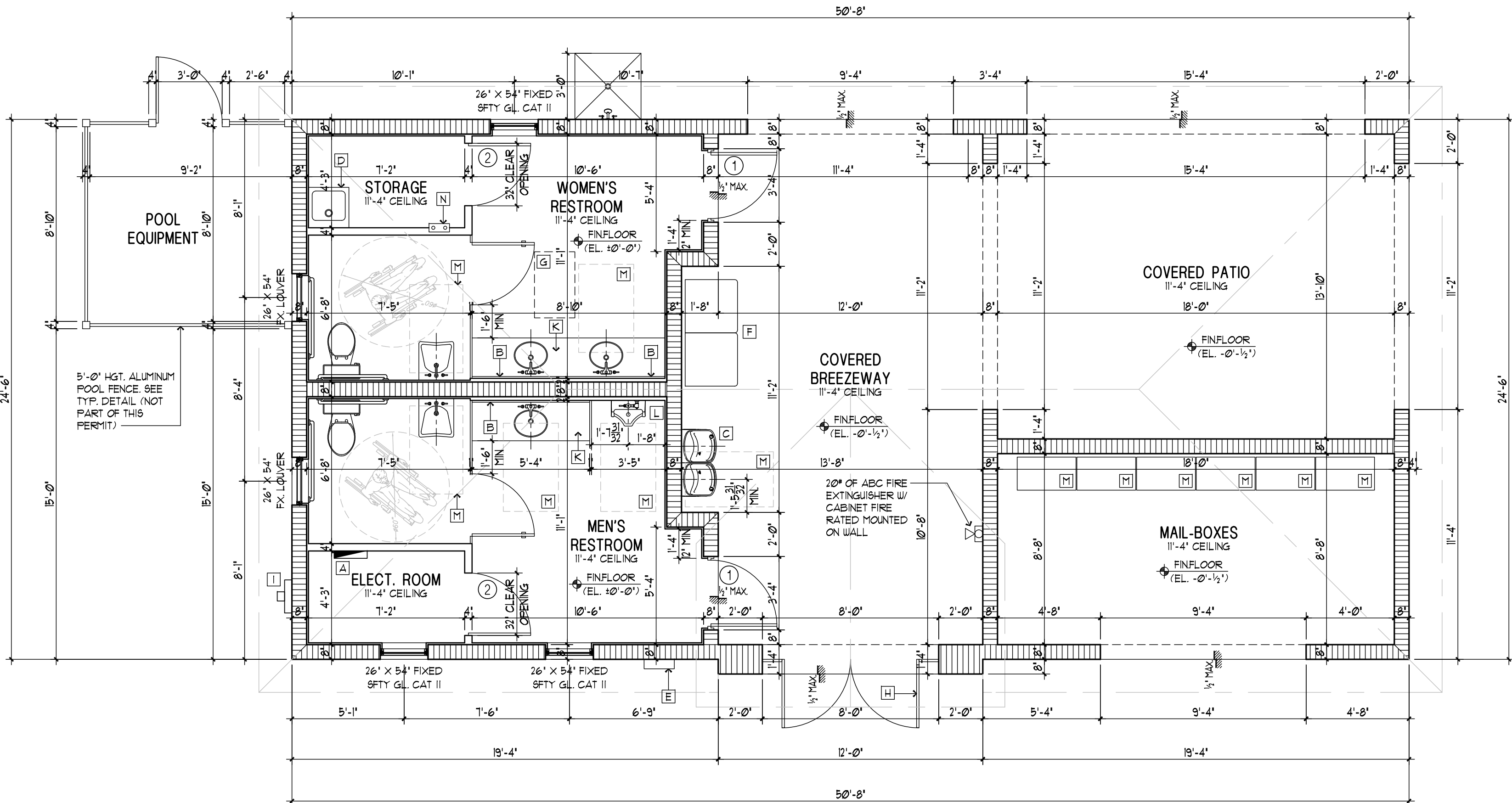
- [A] ELECTRICAL PANEL
- [B] VANITY MIRROR
- [C] HI-LO DRINKING WATER FOUNTAIN
- [D] MOP SINK
- [E] KNOX BOX HINGED 3200 SERIES
- [F] FUTURE VENDING MACHINES
- [G] 22" X 34" ATTIC ACCESS (MIN. 30" CLR. HEADROOM)
- [H] (2) 3'-0" X 1'-0" GATE WITH SELF CLOSING & LATCHING GATE AT 54" MAX. AFF. OPERATED BY COMBINATION LOCK SHALL COMPLY W/ 404.2.1 EXCEPTION NO. 2 TO F.B.C.A. GATE HARDWARE FOR EGRESS FROM INSIDE MUST BE 48" MAX. AFF. AS PER FBC 2014
- [I] ELECTRICAL METER
- [J] 42" HEIGHT WIN. WALL
- [K] COUNTER 34" MAX. HEIGHT AS PER 606.3 OF F.B.C.A.
- [L] URINAL SHALL HAVE RIM AT 11" AFF. AS PER FIG. 609.2 OF F.B.C.A.
- [M] CLEAR FLOOR SPACE SHALL COMPLY WITH 309 & 609.3 OF F.B.C.A. FOR URINALS AND 602.2 FOR LAVATORIES
- [N] INSTANT TANKLESS WATER HEATER REFER TO ELECTRICAL AND PLUMBING PLANS FOR INFORMATION AND DETAILS.
- [O] MAILBOXES

AREA CALCULATIONS:

RESTROOM AREA	369 SQUARE FEET
STORAGE AREA	31 SQUARE FEET
ELECTRICAL ROOM AREA	38 SQUARE FEET
MAILBOXES AREA	166 SQUARE FEET
COVERED BREEZEWAY AREA	333 SQUARE FEET
COVERED PATIO AREA	308 SQUARE FEET
TOTAL	1,251 SQUARE FEET

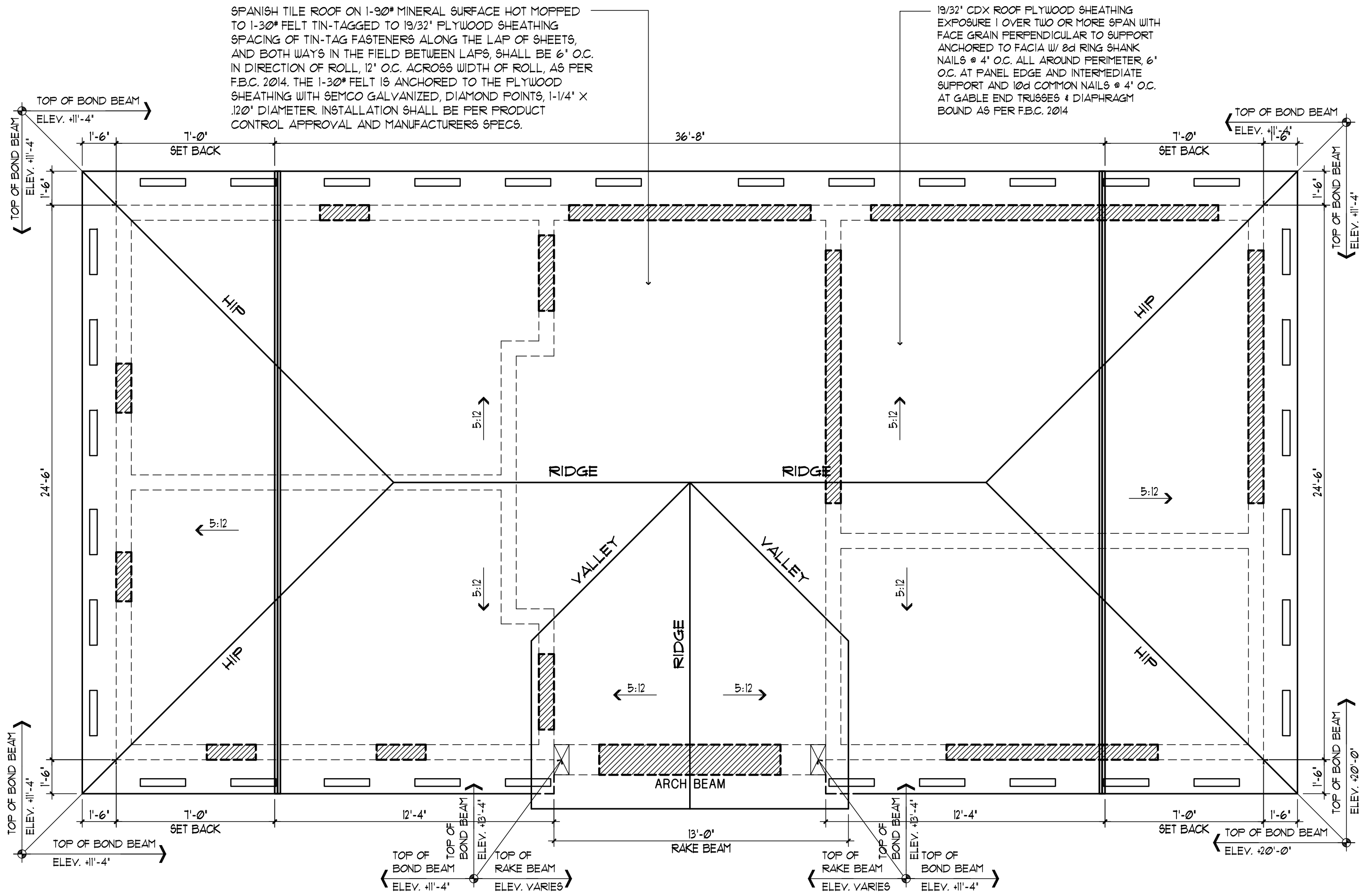
WALL LEGEND:

- INDICATES 8" X 8" X 16" MASONRY UNITS TO RECEIVE ONE LAYER OF 3/8" DRYWALL FINISH OVER 1" X 2" FIT WOOD STRIPS @ 16" O.C. & ALUMINUM FOIL INSULATION WITH "R" 41 VALUE
- INDICATES 3 1/2" METAL STUDS PARTITION NO. 25 GAUGE @ 24" O.C. WITH 3/8" DRYWALL FINISH EACH SIDE.



FLOOR PLAN

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



ROOF FRAMING PLAN

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

ROOF NOTES:

1. TRUSS MANUFACTURER SHALL SUBMIT DRAWINGS FOR ARCHITECTS REVIEW PRIOR TO FABRICATION
2. TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS
3. REFER TO TRUSS MANUFACTURER ENGINEERING DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY AND PERMANENT BRACING, GABLE END BRACING, DETAILS AND REQUIRED GRAVITY BRACING. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOOR/WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3' DEEPER)
5. PROVIDE 1/2" CDX PLYWD. FELT MTL. LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING / SOFFITS (TYP.)
6. ROOF VENTS TO ATTIC SPACE MUST BE COVERED W/ SCREENING, WITH OPENINGS A MINIMUM OF 1/8" AND MAXIMUM OF 1/4" (TYP.)
7. RAINWATER DOWNSPOUTS SHALL DISCHARGE A MIN. OF 12" AWAY FROM THE WALL. FBC 2014 SECTION R318.5

ROOF COVERING SPECIFICATION

CEMENT FLAT TILE ROOF ON 1-30" MINERAL SURFACE HOT MOPPED TO 1-30" FELT TIN-TAGGED TO 19/32" PLYWOOD SHEATHING. SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. 2014. THE 1-30" FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SEMCO GALVANIZED DIAMOND POINTS, 1-1/4" X 120" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURERS SPECS. WOOD SHEATHING ANCHORAGE SHALL BE NAILED IN ACCORDANCE WITH F.B.C. 2014. 19/32" CDX PLYWOOD SHEATHING W/ 8d RING SHANK NAILS @ 6" O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS AND 10d COMMON NAILS @ 6" O.C. THROUGHOUT AND 4" O.C. @ GABLE END TRUSSES AND DIAPHRAGM BOUND. F.B.C. 2014 SECTION 2322.2.4 AND 5

ROOF VENTILATION CALC.

VENTILATION:

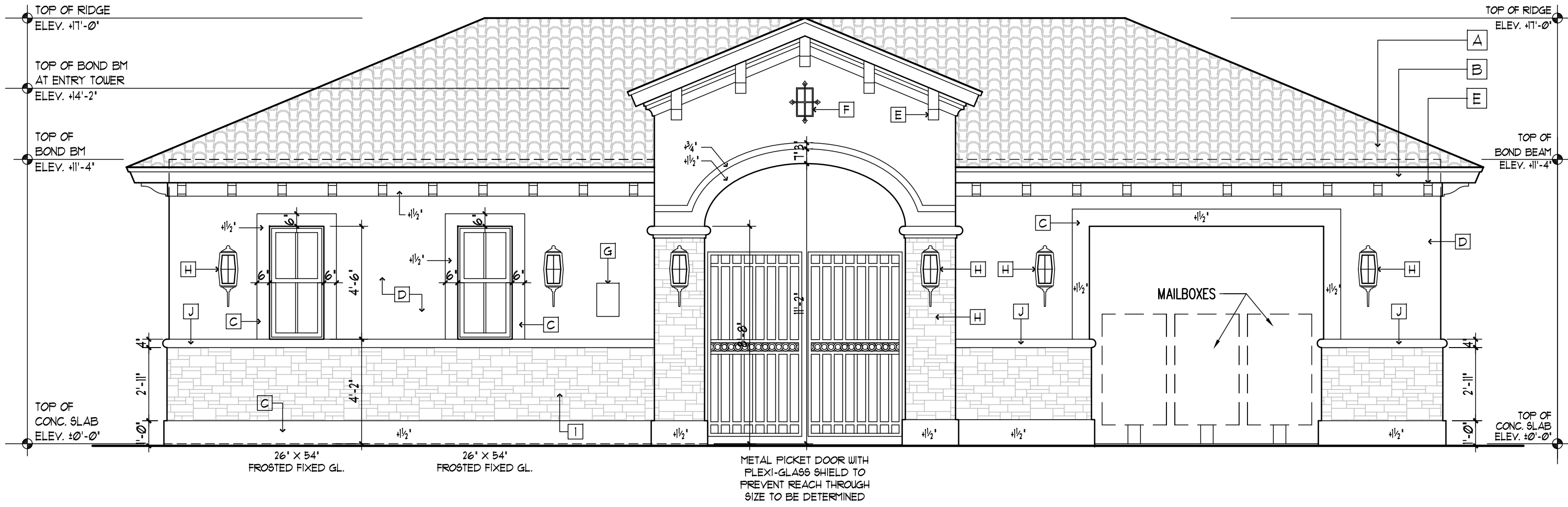
REQUIRED VENTILATION:
1485 S.F. ± 3.90 S.F.
1500

SOFFIT VENTILATION PROVIDED:
4' X 24' ± 0.66 X 34 ± 22.44 S.F.
144

HEIGHT DIMENSIONS:

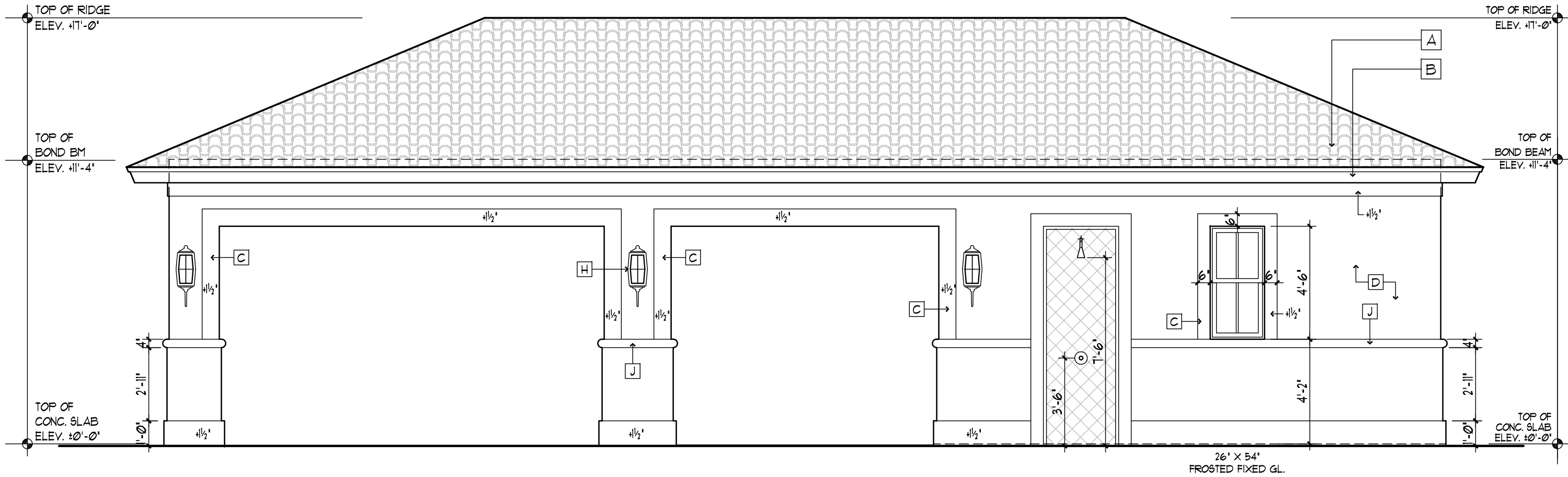
RIDGE HEIGHT = 41'-0"
MEAN HEIGHT = 44'-2"
EAVE HEIGHT = 41'-4"

NOTES:
1. ELEVATIONS ARE REFERRED TO FINISH FLOOR AS 0'-0"



FRONT ELEVATION

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

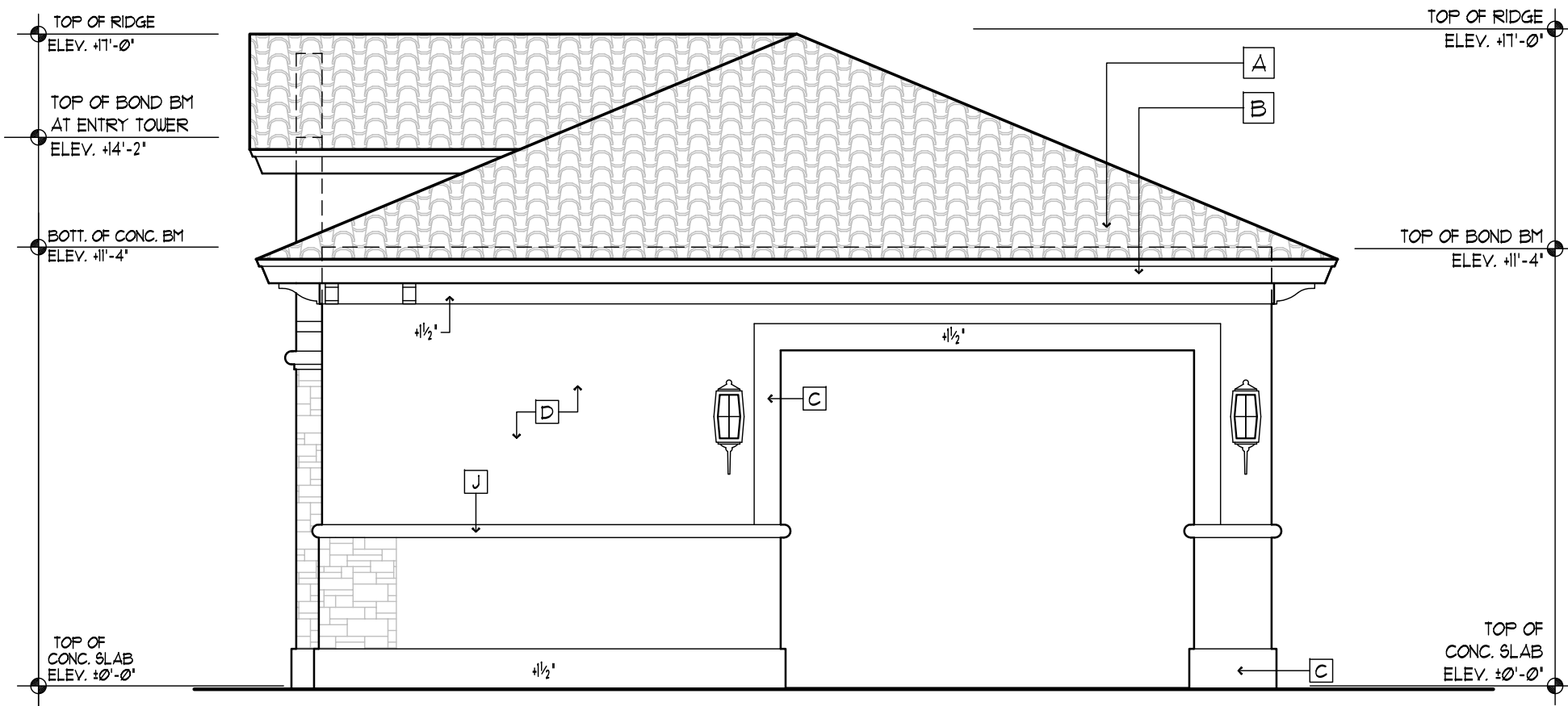


REAR ELEVATION

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

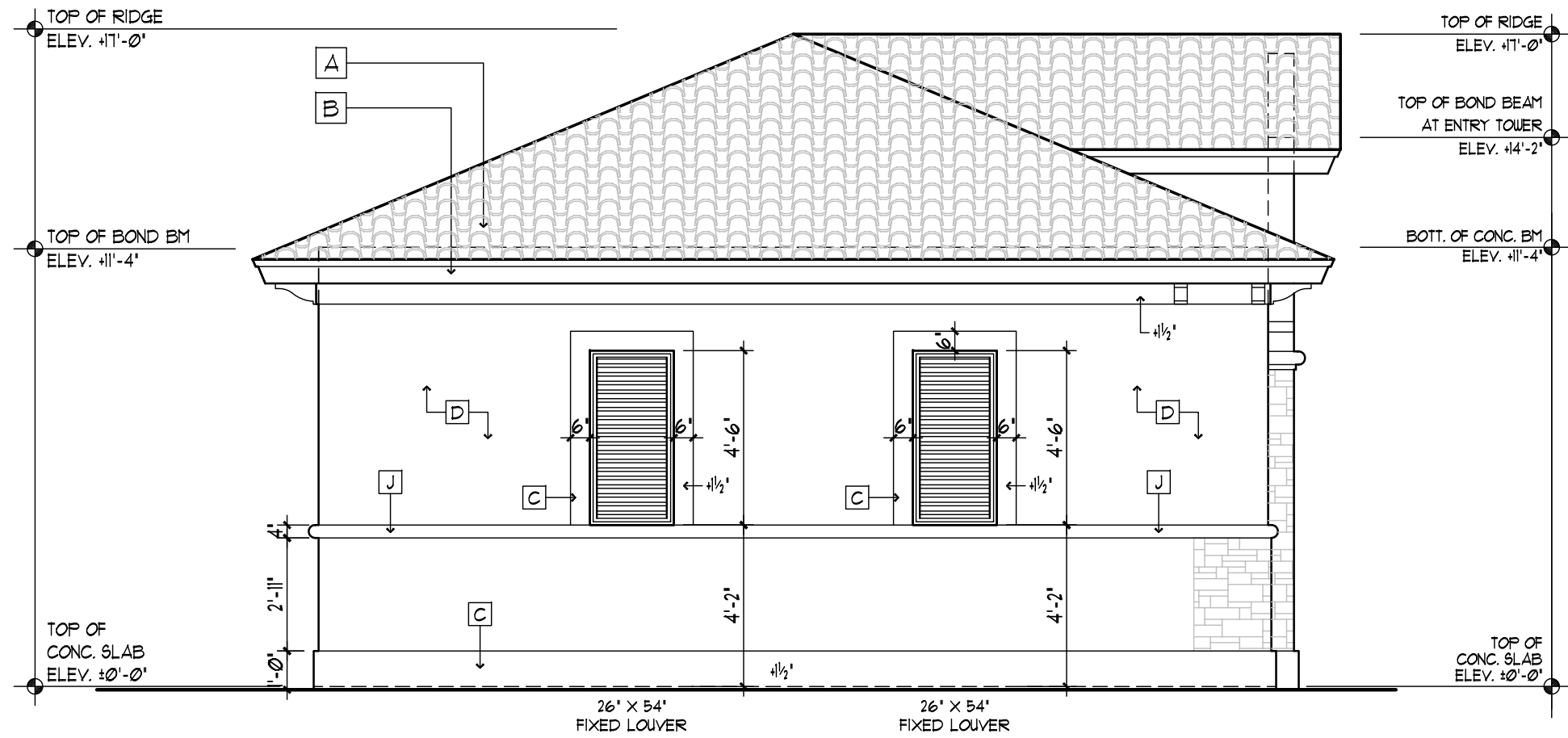
LEGEND

- A CEMENT TILE ROOF
- B 2X8 SMOOTH FINISH WOOD FASCIA
- C SMOOTH STUCCO APPLICATION
- D STUCCO APPLICATION
- E DECORATIVE FOAM BRACKET
- F DECORATIVE MOTIF.
- G KNOX BOX HINGED 3200 SERIES
- H DECORATIVE EPS APPLIQUE
- I DECORATIVE STONE VENEER
- J 4" WIDTH 3" THICK PREFAB. FOAM BAND CEMENTICIOUS MATERIAL TOP COAT FINISH



RIGHT ELEVATION

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



LEFT ELEVATION

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

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CELEBRATION POINTE SOUTH
BY
LENNAR HOMES
BROWARD COUNTY, FLORIDA

SEAL:

POOL BUILDING

ROOF PLAN
AND ELEVATIONS

DATE: 04.06.17.
SCALE: AS SHOWN
DRAWN: JM.
CHECK BY: EP
JOB NO.: 17-17

A-2

SHEET NO.: