

GENERAL PLUMBING NOTES

1. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODE REQUIREMENTS.
2. ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.
3. PLUMBING CONTRACTOR TO PROVIDE ALL REQUIRED PLUMBING PERMITS.
4. FURNISH AND INSTALL WATER AND SANITARY TO THE FIXTURES IN ACCORD WITH LOCAL GOVERNING CODES. ALL DOMESTIC WATER PIPING SHALL BE POLYBUTYL OR COPPER, AS ALLOWED BY CODE. ALL SANITARY PIPING SHALL BE CPVC OR PVC AS CODE PERMITS.
5. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR AFTER THE DATE OF WORK ACCEPTANCE.
6. WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNION SHALL BE USED.
7. PROVIDE AND INSTALL PLUMBING FIXTURES AS APPROVED BY OWNER AND PERMITTED BY CODE.
8. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS CONSTRUCTION.
11. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.
12. THESE PLANS ARE BASED ON AVAILABLE INFORMATION. VERIFY EXACT LOCATION OF EXISTING WATER AND SEWER PROVISIONS.
13. PLUMBER TO PROVIDE EXPANSION LOOPS IN HOT WATER LINES.
14. INSTALL PRESSURE REDUCING VALVES AT WATER METER IF REQUIRED PER FLORIDA BUILDING PLUMBING CODE.
15. IN GENERAL, PLANS AND DIAGRAMS OF PLUMBING RUNS ARE SCHEMATIC AND SHOULD NOT BE SCALED. COORDINATE AT SITE ALL PLUMBING WORK SO AS NOT TO CONFLICT IN LOCATION WITH OTHER WORK. SHOULD CONFLICT ARISE, NOTIFY ARCHITECT IMMEDIATELY BEFORE INSTALLING PIPING OR EQUIPMENT.

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE, 2014 2011 NEC & NFPA 101. NOTHING CONTAINED IN THIS SPECIFICATION OR SHOWN ON PLANS SHALL BE CONSTRUCTED AS TO CONFLICT WITH ANY LOCAL MUNICIPAL OR STATE LAW OR REGULATION. ALL SUCH LAWS OR REGULATIONS ARE HEREBY MADE PART OF THIS SPECIFICATION AND THE PLANS ARE THE MINIMUM THAT WILL BE ACCEPTED. CONTRACTOR BEING REQUIRED TO MEET BUILDING AND FIRE DEPARTMENT REQUIREMENTS AS APPROVED BY THE OWNER.
 2. ALL WORK SHALL BE ALIGNED AND POSITIONED IN ACCORDANCE WITH PLAN DIMENSIONS WITH ALL SCALE DIMENSIONS BEING VERIFIED PRIOR TO USE.
 3. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.
 4. GENERAL CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
 5. CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY OWNER.
 6. ALL WINDOW AND DOOR OPENING DIMENSIONS SHALL BE VERIFIED WITH WINDOWS AND DOORS SUPPLIES.
 7. ANY BLOCKING, NAILERS, FLASHING OR OTHER REQUIRED FRAMING MATERIAL SHALL BE INSTALLED AS REQUIRED AS IF THEY WERE ORIGINALLY DETAILED.
 8. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THE ARCHITECT'S PERIODIC VISITS TO THE SITE SHALL NOT RELIEVE THE CONTRACTOR OF TOTAL RESPONSIBILITY AND HE SHALL IN ANY EVENT HOLD THE ARCHITECT HARMLESS FOR ALL LITIGATION ARISING FROM INJURY.
 9. ALL STUCCO, METAL LATH, AND DRYWALL WORK SHALL MAINTAIN THE STANDARDS AS OUTLINED IN THE U.S. GYPSUM CONSTRUCTION HANDBOOK; ESPECIALLY IN REGARDS TO ACCESSORY PRODUCTS, SUCH AS, CONTROL AND EXPANSION JOINTS. CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION.
- NOTE: ALL PRODUCT ENCLOSING THE BUILDING ENVELOPE TO MEET FLORIDA PRODUCT APPROVAL.
- WINDOWS AND SLIDING GLASS DOORS SHALL HAVE SHUTTERS

WOOD CONSTRUCTION NOTES:

1. WOOD SPECIFICS : # 2 HEM-FIR SOUTHERN PINE OR SPRUCE PINE-FIR W/19 % OR LESS MOISTURE CONTENT.
2. ALL WOOD FRAMING/SHEATHING SHALL MEET PROVISIONS ON CHAPTER 23, FBC 2014.
3. ALL WOOD AGAINST CONCRETE OR MASONRY SHALL BE TREATED OR ISOLATED FROM DETERIORATION.

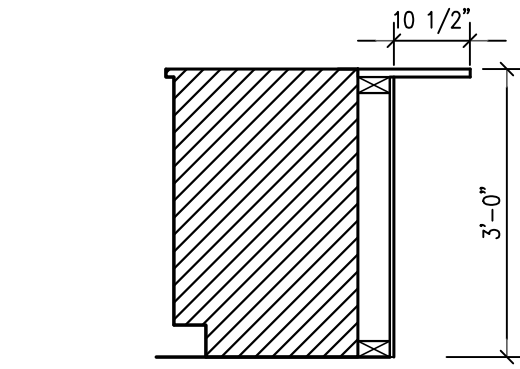
NOTE: EGRESS WINDOWS
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM TOTAL GLASS AREA OF 5.0 sq. ft. GROUND FLOOR WINDOW AND 5.7 sq. ft. SECOND STORY WINDOW THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE TWENTY-FOUR (24) INCHES, AND WIDTH TO BE TWENTY (20) INCHES.

NOTE: KITCHEN LAY-OUT

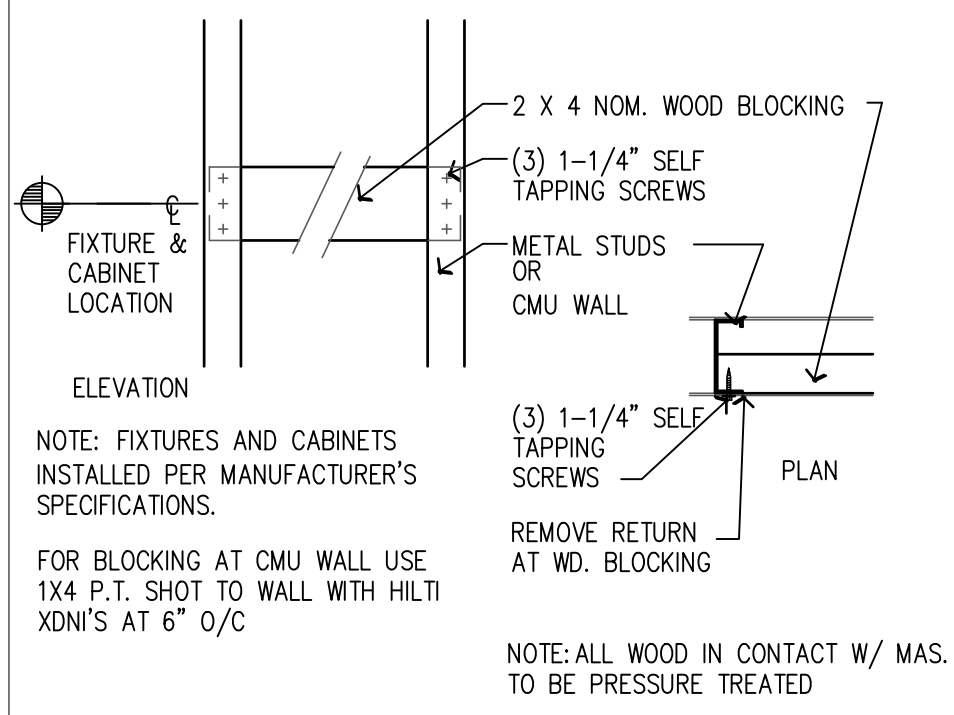
1. SEE SHOP DRAWINGS FOR ACTUAL KITCHEN LAY-OUT. SUBMIT ALL SHOP DRAWINGS FOR REVIEW.
2. ALL PANTRY AND LINEN CLOSETS TO HAVE (4) WIRE SHELVES UNLESS OTHERWISE NOTED.
3. OWNER TO SELECT ALL COLORS AND FINISHES UNLESS OTHERWISE NOTED ON THESE DRAWINGS.

WALL LEGEND:

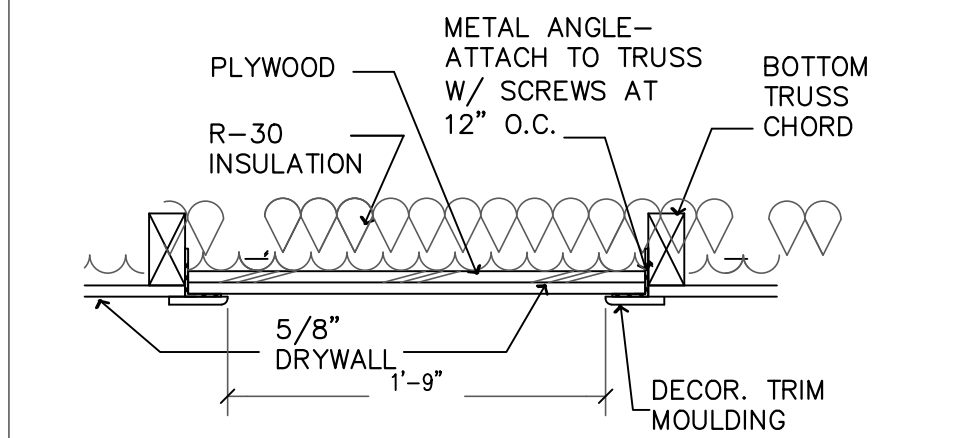
- 8" CMU BLOCK BEARING AT 9'-4" A.F.F.
- STUD WALL OR OPTIONAL METAL FRAMING TO CEILING.
- INSULATED WALL



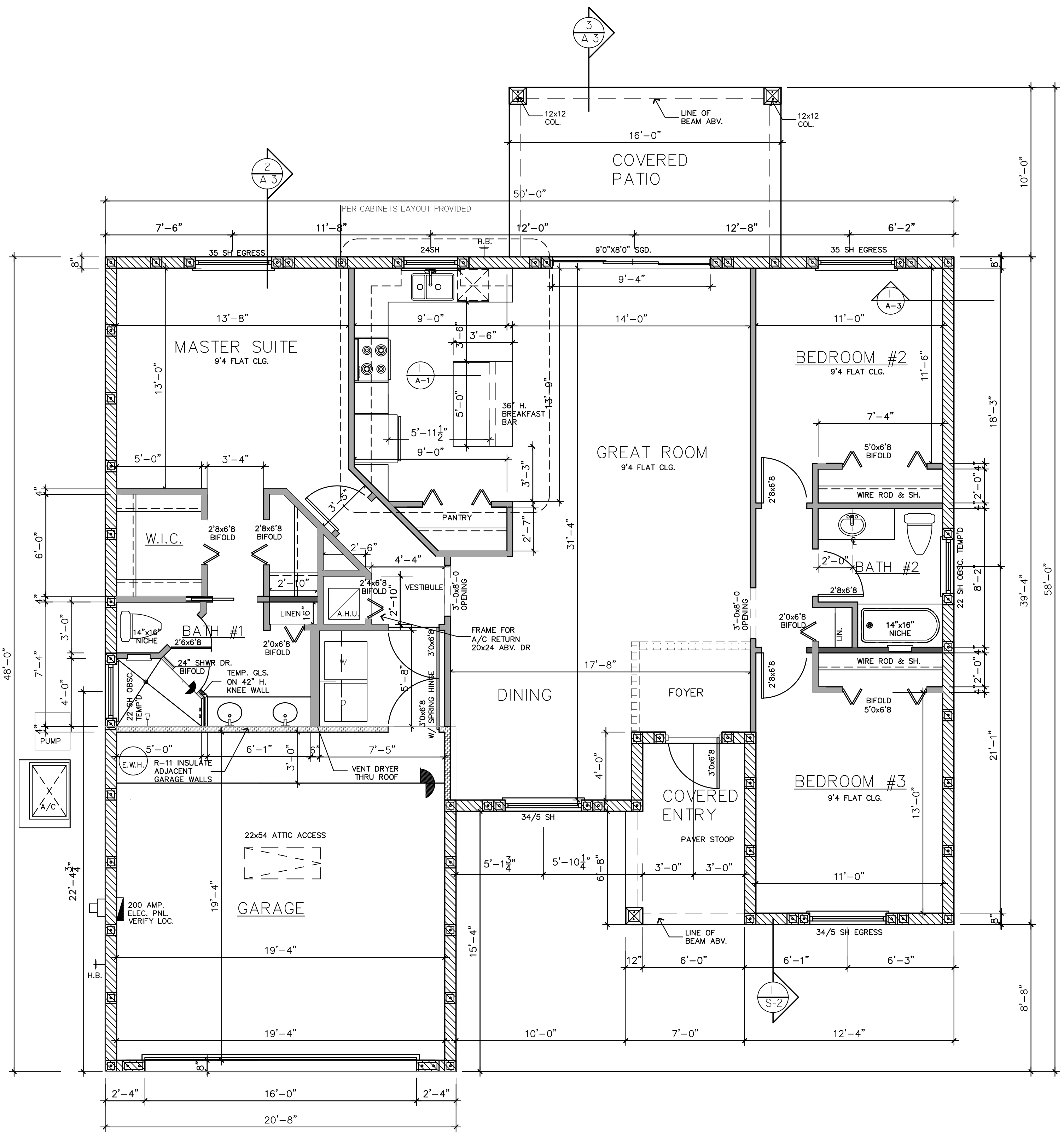
1 CABINET SECTION
SCALE: 1/2"=1'-0"



2 BLOCKING DETAIL
FOR HANGING FIXTURES AND CABINETS
N.T.S.



3 ATTIC ACCESS DETAIL



FLOOR PLAN

AREA CALCULATIONS

LIVING:	1581 S.F.
GARAGE:	420 S.F.
COVERED ENTRY:	71 S.F.
COVERED PORCH:	160 S.F.
TOTAL:	2232 S.F.

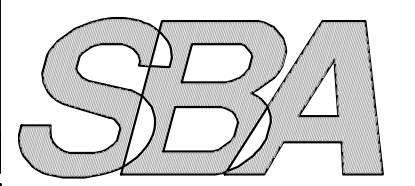
REVISION	
REVISION	
REVISION	
PROJECT NO.	15-05-02
CHECKED BY:	SJB

"LILY" RESIDENCE @
GARDENS OF RIVER GROVE
MASTER
VERO BEACH, FLORIDA

STEVEN J. BRUH
ARCHITECT LEED AP
AR008678

STEVEN BRUH ARCHITECT
CONSTRUCTION COORDINATION
ARCHITECTURE & DESIGN

6160 EATON STREET W. P. B. FLORIDA 33411
steven.bruch - 561-252-0707 email: sbruch.design@gmail.com



DRAWN
SJB, KC
DATE
JUNE 6, 2016
SCALE
AS SHOWN
SHEET

A-1
FLOOR PLAN