

GENERAL NOTES:

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R302.1.1 FBC.

SHOWER/ TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORV. FBC, R307.2 FBC.

THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.7.6 FBC.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER B2508.5.2.

BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC.

ALL INTERIOR PARTITIONS: 3 1/2" SOUND ATTENUATION BLANKET.

NO FILL WILL BE INTRODUCED TO THE SITE.

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY.

LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBCR 302.10.1.

FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBCR 302.11.

ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBCR R307.2.

WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS.

SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBCR - R302.14

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A- GLAZING IN DOORS MUST BE INDICATED TO BE OF CATEGORY I SAFETY GLAZING-FBC R308.4.1

B- GLAZING ADJACENT TO DOORS (WITHIN 24") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.2

C- GLAZING IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R308.4.3

D- GLAZING IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.5

E- GLAZING LARGER THAN 9 SF. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC R308.3.1

GLAZING NOTES:

F- GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER FBC R308.4.6/R308.4.7 & SHALL COMPLY W/ TABLE FBC R308.3.1 AND R308.3.2 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.

G- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER FBC R308.4.3

H- GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ R4403.7.3/R4410.2.4, GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

SHALL COMPLY WITH FBC:

RS401.17.1.9 ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET.

ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

HANDRAIL NOTES:

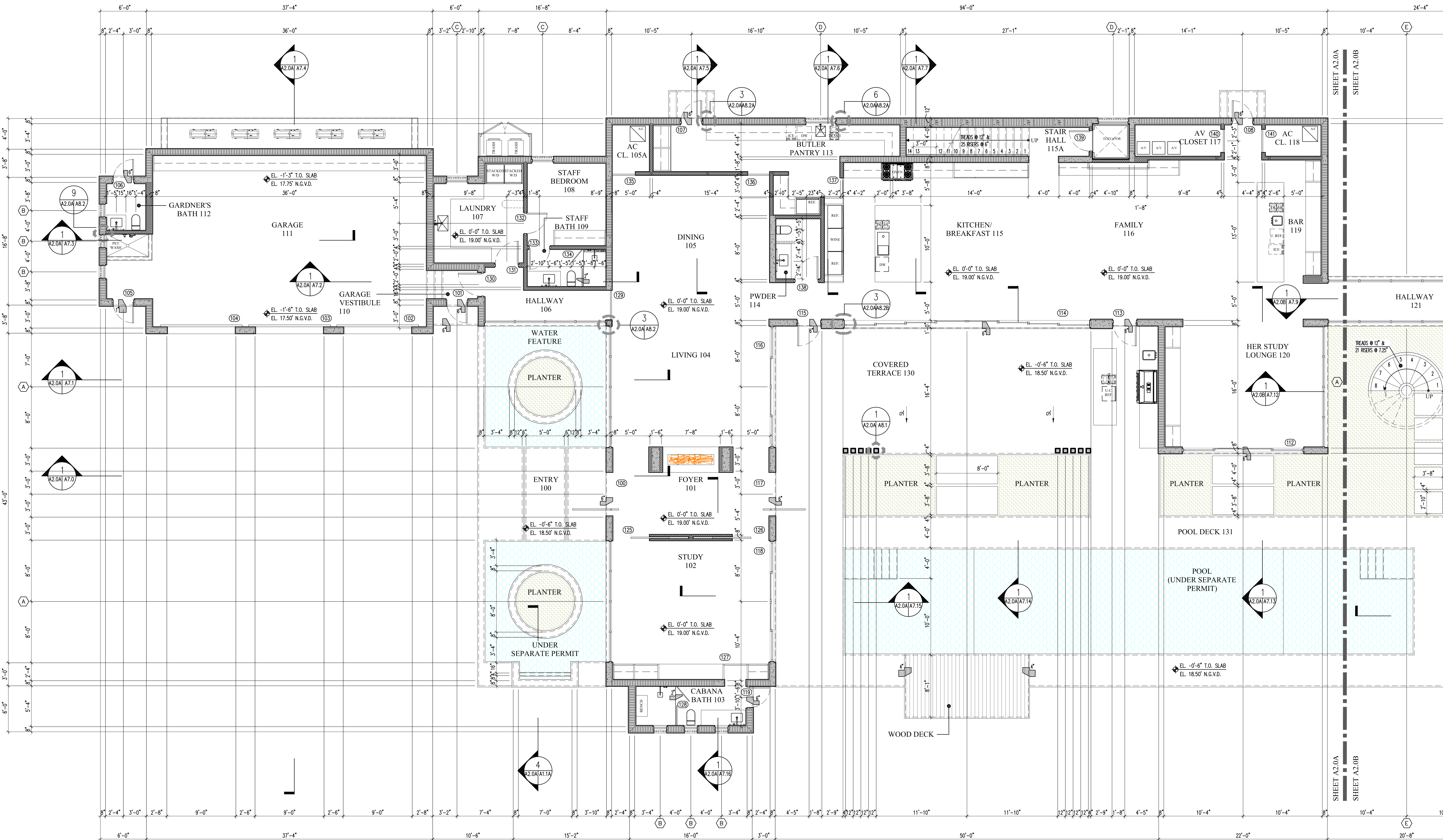
ALL HANDRAILS TO COMPLY W/ R311.7.8.2: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.

HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

ALL HANDRAILS TO COMPLY W/ R311.7.8.3: TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

ALL HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 P.L.F. APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO STRUCTURE AS REQUIRED BY CODE. MANUFACTURER TO PROVIDE ENGINEER CALCULATIONS AND CONSTRUCTION DETAILS IN SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL.



1 PARTIAL GROUND FLOOR PLAN
A2.0 A2.0A 3/16" = 1'-0"

NO.	REVISION	DATE

JOB NO.	2304
DRAWN BY	CM/JTFP
DATE	06-19-24
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

HUGHES RESIDENCE
3803 LITTLE AVENUE
MIAMI, FL 33133
PARTIAL GROUND FLOOR PLAN

SEAL
Lynsie Christine Conn
FL Architect
AR090059

SHEET NO.:
A2.0A

PERMIT SET

GENERAL NOTES:

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R302.1.1 FBC.

SHOWER/ TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORV. FBC, R307.2 FBC.

THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.7.6 FBC.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER B2508.5.2.

BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC.

ALL INTERIOR PARTITIONS: 3 1/2" SOUND ATTENUATION BLANKET.

NO FILL WILL BE INTRODUCED TO THE SITE.

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY.

LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBCR 302.10.1.

FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBCR R302.11.

ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBCR R307.2.

WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS.

SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBCR - R302.14

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A- GLAZING IN DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.1

B- GLAZING ADJACENT TO DOORS (WITHIN 24") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.2

C- GLAZING IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R308.4.3

D- GLAZING IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.5

F- GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC R308.3.1

GLAZING NOTES:

F- GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER FBC R308.4.6/R308.4.7 & SHALL COMPLY W/ TABLE FBC R308.3.1 AND R308.3.2 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.

G- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER FBC R308.4.3

H- GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ R4403.7.3/R4410.2.4, GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

SHALL COMPLY WITH FBC.

R4501.17.1.9 ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET.

ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

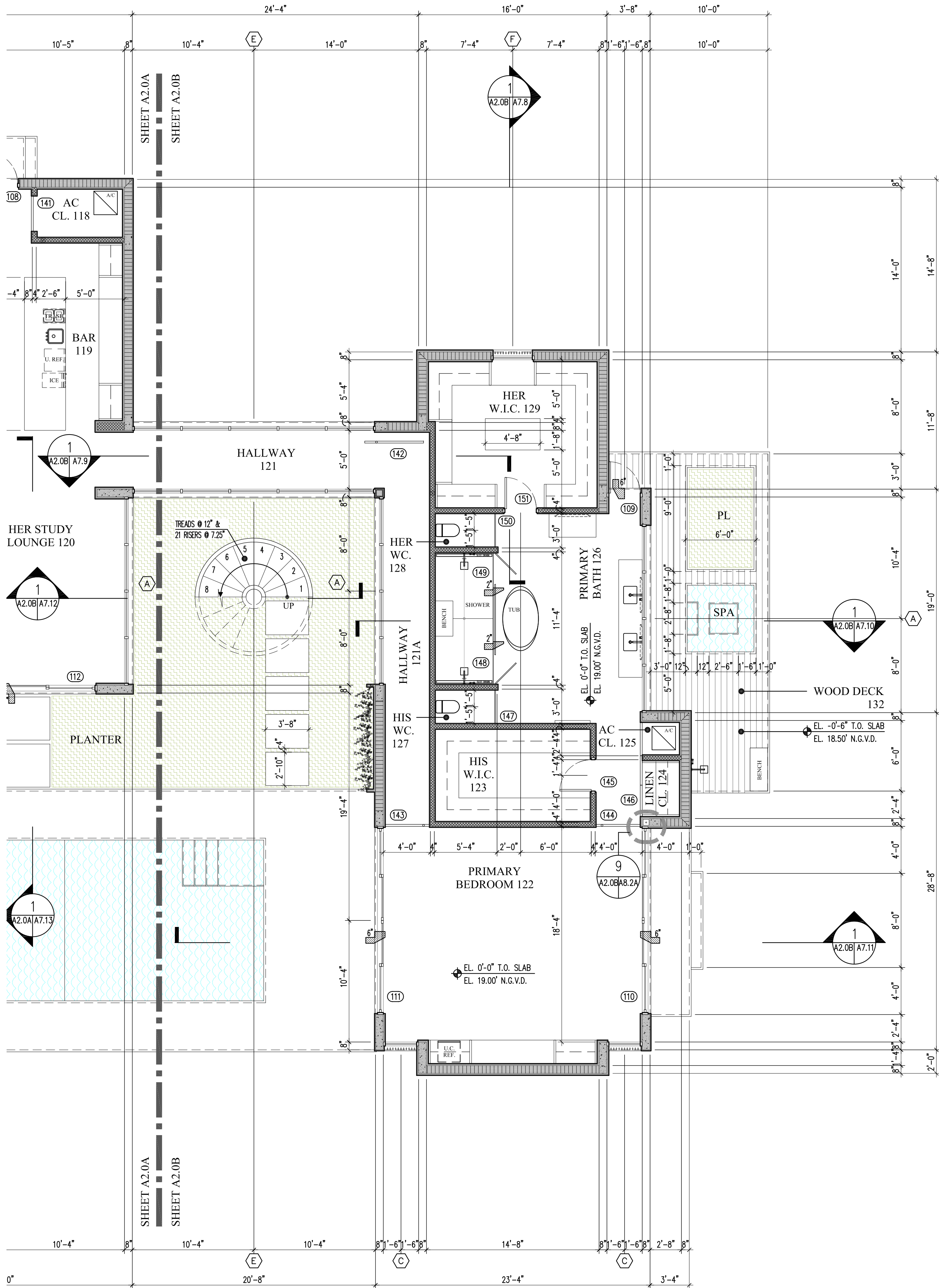
HANDRAIL NOTES:

ALL HANDRAILS TO COMPLY W/ R311.7.8.2: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.

HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

ALL HANDRAILS TO COMPLY W/ R311.7.8.3: TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

ALL HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 P.L.F. APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO STRUCTURE AS REQUIRED BY CODE. MANUFACTURER TO PROVIDE ENGINEER CALCULATIONS AND CONSTRUCTION DETAILS IN SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL.



1 PARTIAL GROUND FLOOR PLAN
A2.0 A2.0B 3/16" = 1'-0"

PERMIT SET

NO.	REVISION	DATE

JOB NO.	2304
DRAWN BY	CM.JT.FP
DATE	06-19-24
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

HUGHES RESIDENCE
3803 LITTLE AVENUE
MIAMI, FL 33133
TITLE: PARTIAL GROUND FLOOR PLAN

SEAL
Lynsie Christine Conn
FL Architect
A200059

SHEET NO.:
A2.0B

GENERAL NOTES:

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R302.1.1 FBC.

SHOWER/ TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORV. FBC, R307.2 FBC.

THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.7.6 FBC.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER B2508.5.2.

BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC.

ALL INTERIOR PARTITIONS: 3 1/2" SOUND ATTENUATION BLANKET.

NO FILL WILL BE INTRODUCED TO THE SITE.

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY.

LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC R302.10.1.

FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBC R302.11.

ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC R307.2.

WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS.

SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBCR - R302.14

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A- GLAZING IN DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.1

B- GLAZING ADJACENT TO DOORS (WITHIN 24") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.2

C- GLAZING IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R308.4.3

D- GLAZING IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC R308.4.5

E- GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC R308.3.1

GLAZING NOTES:

F- GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER FBC R308.4.6/R308.4.7 & SHALL COMPLY W/ TABLE FBC R308.3.1 AND R308.3.2 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.

G- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR. TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER FBC R308.4.3.

H- GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ R4403.7.3/R4410.2.4. GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

SHALL COMPLY WITH FBC:

R4501.17.1.9 ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET.

ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

HANDRAIL NOTES:

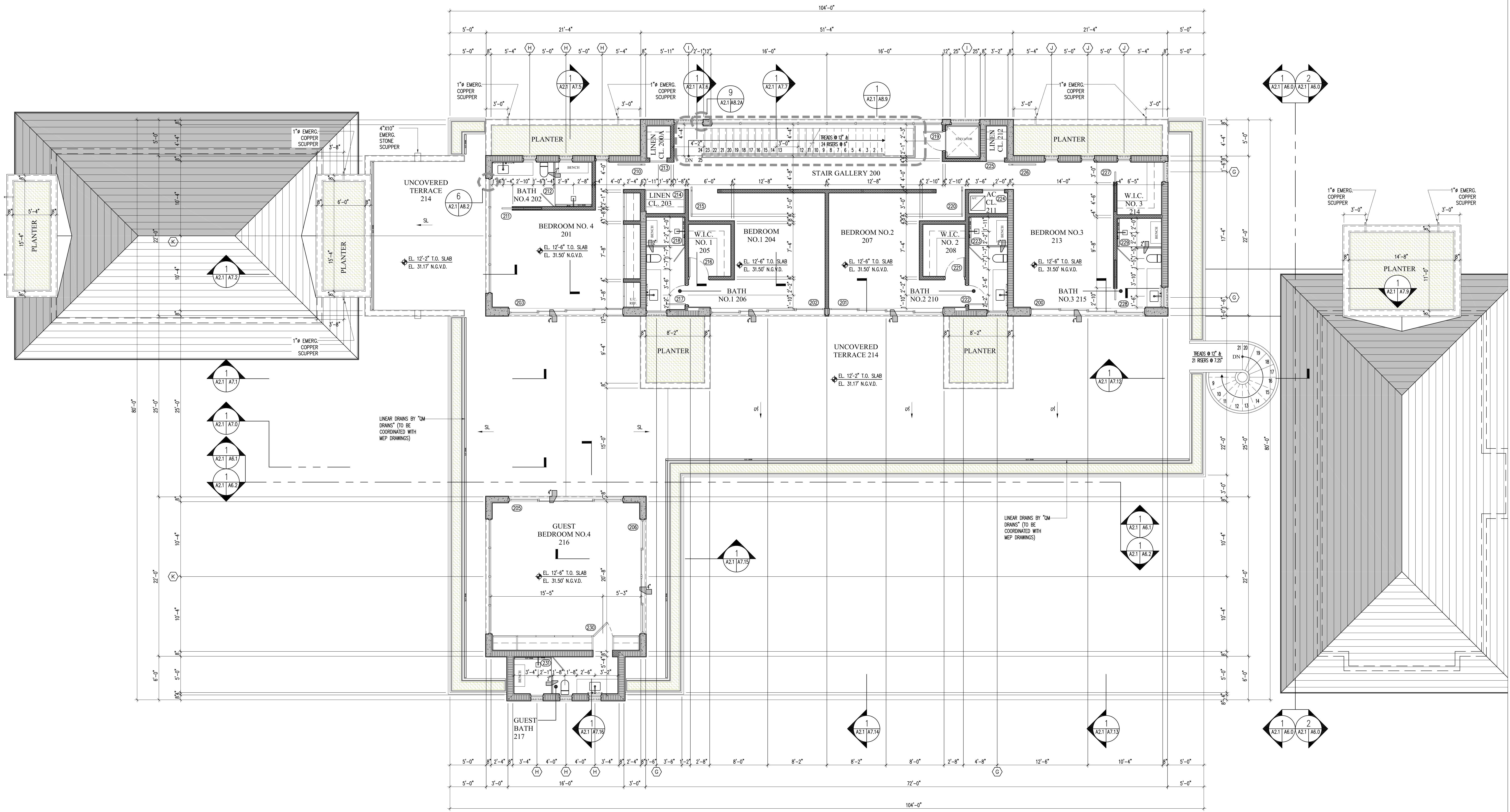
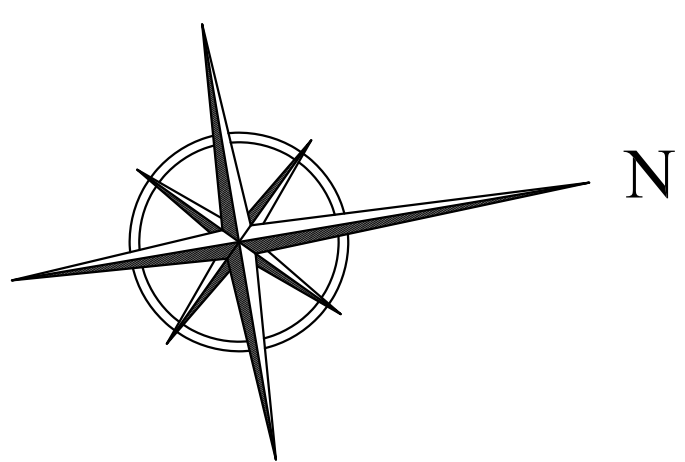
ALL HANDRAILS TO COMPLY W/ R311.7.8.2: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.

HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

ALL HANDRAILS TO COMPLY W/ R311.7.8.3: TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

ALL HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 P.L.F. APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO STRUCTURE AS REQUIRED BY CODE. MANUFACTURER TO PROVIDE ENGINEER CALCULATIONS AND CONSTRUCTION DETAILS IN SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL.



1 SECOND FLOOR PLAN
A1.0 A2.1 3/16" = 1'-0"

NO.	REVISION	DATE

JOB NO.	2304
DRAWN BY	CM/JTFP
DATE	06-19-24
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

TITLE:	HUGHES RESIDENCE 3803 LITTLE AVENUE MIAMI, FL 33133 SECOND FLOOR PLAN
--------	--

SEAL	Lynsie Christine Conn FL Architect 089069
------	---

SHEET NO.:	A2.1
------------	------