

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 R320.1.1 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.

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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:

SAFETY GLAZING-FBC R308.4.2

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

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.

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G- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE

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

FLOOR SHALL BE CATEGORY II SAFETY GLASS PER FBC R308.4.3

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.

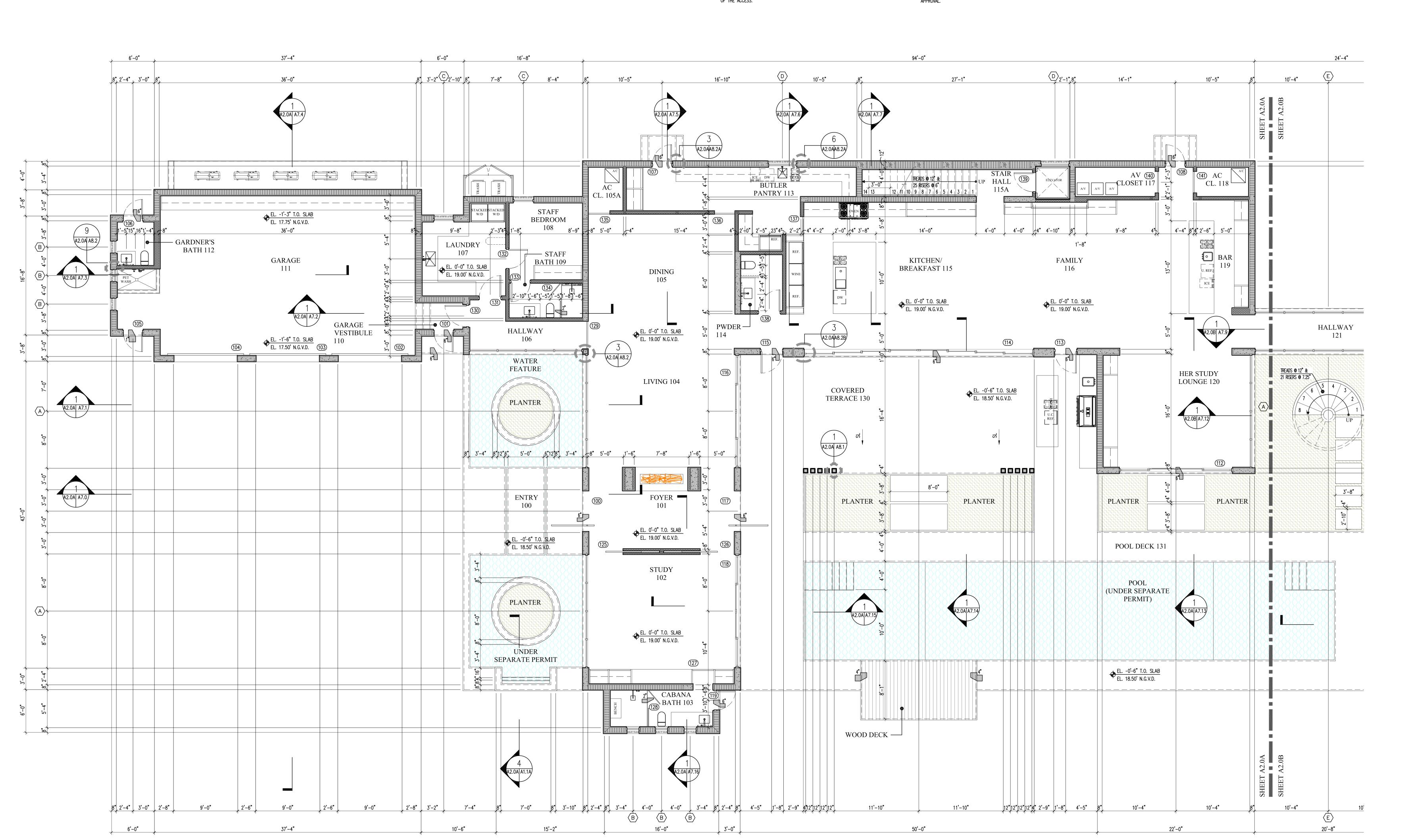
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HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

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 11/4 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 61/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 21/4 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

N



PARTIAL GROUND FLOOR PLAN

A2.0 A2.0A

3/16" = 1'-0"

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

Lynsie Christine Co FL Architect AR99059

SHEET NO.:

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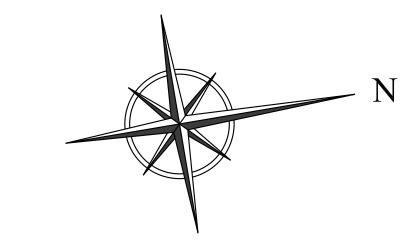
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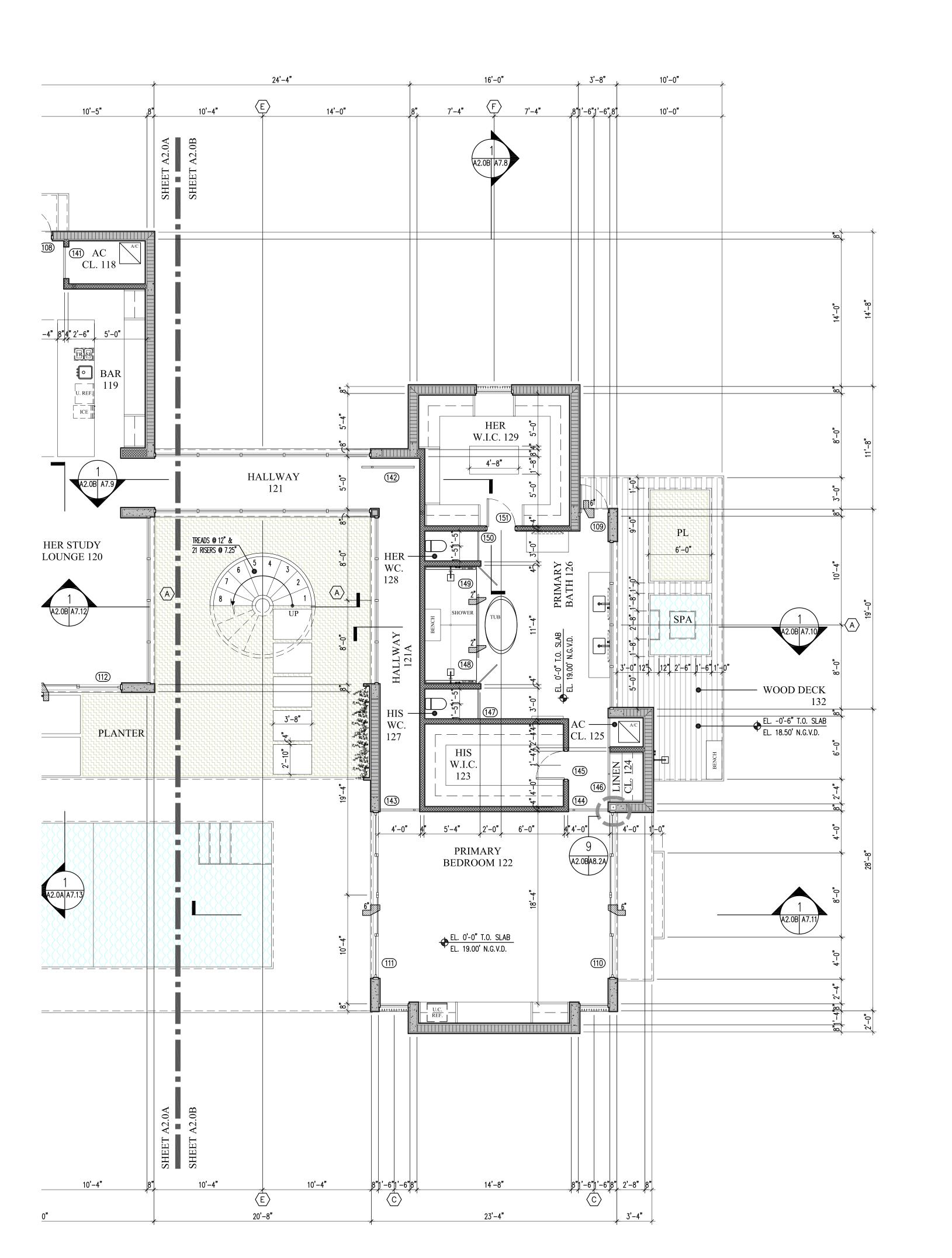
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1 PARTIAL GROUND FLOOR PLAN

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A2.0

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SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN CABINETS AS PER B2508.5.2. NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE 72" ABOVE THE FLOOR AS PER FBCR R307.2. E- GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC R308.3.1 BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC. 61/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 21/4 WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS. SHALL COMPLY WITH FBC: INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM). ALL INTERIOR PARTITIONS:3 1/2" SOUND ATTENUATION BLANKET. 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COPPER —1"ø EMERG.-COPPER COPPER SCUPPER SCUPPER 1"ø EMERG. / | Treads |@ 12" &| COPPER PLANTER STONE SCUPPER SCUPPER STAIR GALLERY 200 UNCOVERED TERRACE 1"ø EMERG. ─1"ø EMERG. COPPER 214 8" 6'-0" SCUPPER BEDROOM NO. 4 BEDROOM BEDROOM NO.2 BEDROOM NO.3 NO.1 204 213 EL. 12'-6" T.O. SLAB EL. 31.50' N.G.V.D. 14'-8" EL. 12'-2" T.O. SLAB EL. 31.17' N.G.V.D. EL. 12'-6" T.O. SLAB EL. 31.50' N.G.V.D. EL. 12'-6" T.O. SLAB EL. 31.50' N.G.V.D. PLANTER ______ NO.3 215 201) 1"ø EMERG. COPPER SCUPPER UNCOVERED PLANTER PLANTER TREADS @ 12" & 21 RISERS @ 7.25" TERRACE 214 EL. 12'-2" T.O. SLAB EL. 31.17' N.G.V.D. LINEAR DRAINS BY "QM— DRAINS" (TO BE COORDINATED WITH MEP DRAWINGS) LINEAR DRAINS BY "QM— DRAINS" (TO BE COORDINATED WITH MEP DRAWINGS) **GUEST** BEDROOM NO.4 EL. 12'-6" T.O. SLAB EL. 31.50' N.G.V.D. GUEST-BATH 72**'**-0**"** 5'-0" SECOND FLOOR PLAN