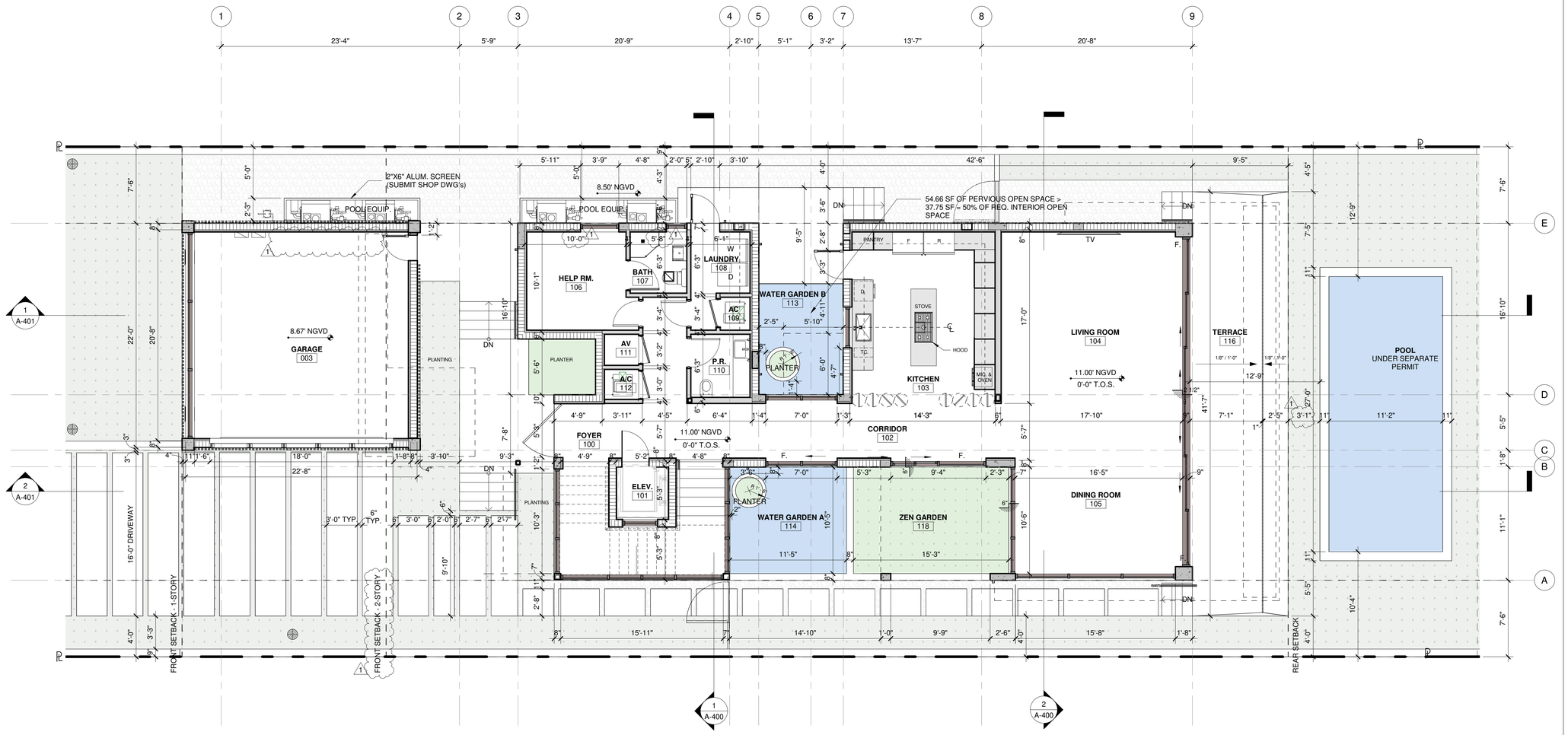

1 GROUND FLOOR - DIMENSION PLAN
3/16" = 1'-0"

FLOOD NOTES:

1. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
2. FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL
4. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE, ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.
5. MATERIALS BELOW DFE (11' NGVD) SHALL BE FLOOD-DAMAGE RESISTANT PER FEMA TECHNICAL BULLETIN 2, MATERIALS CLASS 4 AND 5.

FLOOR PLAN NOTES

1. GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.
2. ALL BEDROOMS SHALL HAVE 'EGRESS' TYPE DOORS OR WINDOWS, U.O.N. REFER TO DOOR / WINDOW SCHEDULE. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION DOES NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
3. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
4. ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.
5. INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING
6. BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
7. CLOSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
8. FOR SECURITY ENTRY NOTES REFER TO BUGLARY NOTES SHEET A-003.
9. SHOWERS. SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
10. SHOWER PANS SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.
11. WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL HAVE CAT. II GLAZING PER FBC SEC. R4410.2.4.3.2
12. WHEN THERE IS A DROP OF LESS THAN 4 FT. ON EITHER SIDE OF A WINDOW IT SHALL COMPLY WITH FBC SEC R4410.2.4.2 AND R4403.7.3.1
13. ALL SHOWER ENCLOSURES AND ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE SHALL BE CAT. II SAFETY GLASS PER FBC R4410.2.6.2 SAFEGUARDS.
14. ALL GLASS RAILINGS TO COMPLY WITH FBC SEC. R4403.7.3.6
15. GC TO REFER TO INTERIOR DESIGN DRAWINGS FOR CLARIFICATION OF ALL FINISHES AND RELATED DETAILS.
16. ALL FINISHES TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
17. ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
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19. REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROIVDE PROPER BACKING AS NECESSARY.
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21. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
22. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10
23. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.
24. GC TO COORDINATE FINAL LOCATION OF ACCESS HATCH WITH MECHANICAL EQUIPMENT AND NOTIFY ARCHITECT OF ANY CONFLICTS.
25. GC TO VERIFY SPACE REQUIRED FOR VERTICAL AIR DIFFUSERS AND RETURNS IN COVES.
26. WINDOW/DOORS, ROOF/WATERPROOFING, RAILINGS, FENCE, POOL, WATER FEATURES,PREFABRICTAED STAIRS AND ELVATORS ARE BY SEPARATE PERMIT AS PER CMB.
27. A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS,"WHICH INCLUDES SURFACE MOTION,PRESSURE,SONAR,LASER, AND INFRARED ALARMS.(4501.17.1.9 3.)
28. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL TO BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM).(FBC 4501.17.1.9)

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CASA BAHIA RESDIENCE

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139

FOLIO # 02-4205-002-0160

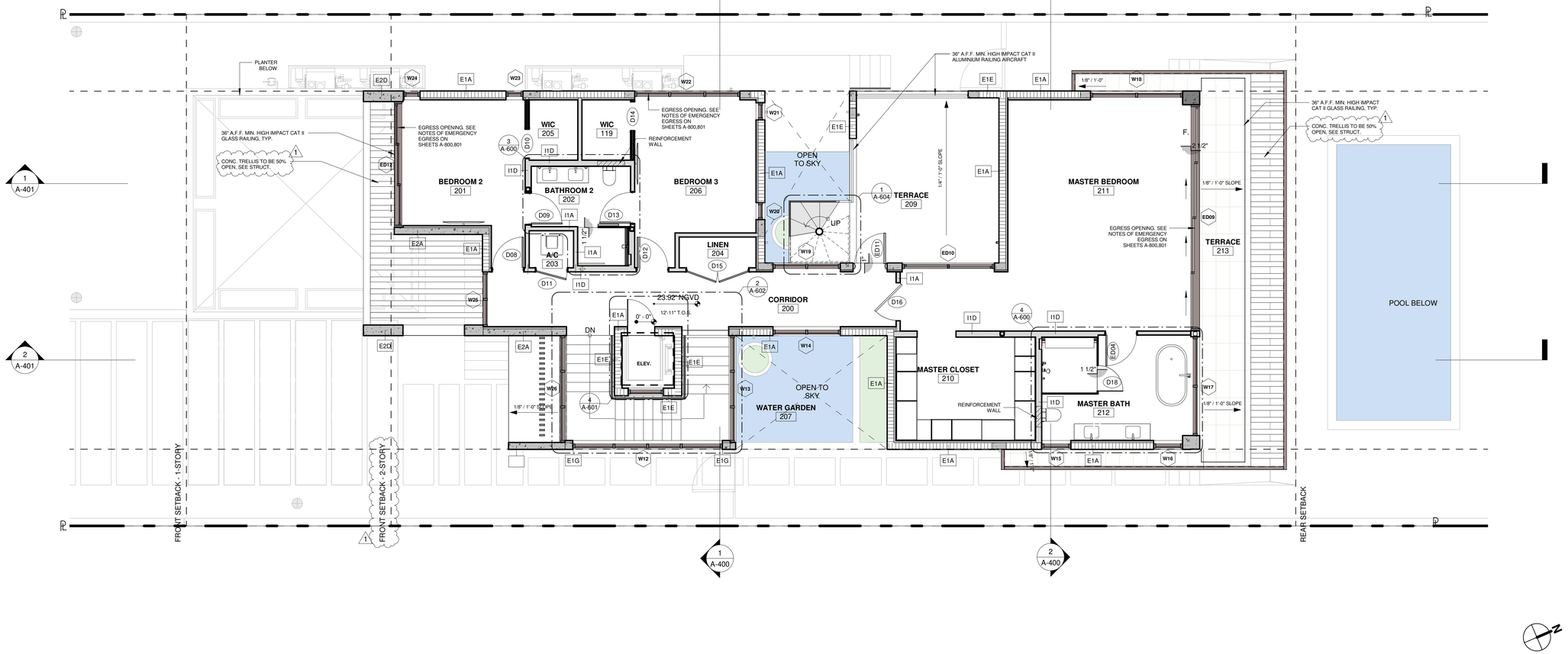
Project Number 21-3600

Drawing Name

GROUND FLOOR - DIMENSION PLAN

Scale: As indicated

Drawing Number A-102



1 LEVEL 2 - Floor PLAN
3/16" = 1'-0"

FLOOD NOTES:

1. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
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3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL
4. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE, ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.
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REINALDO BORGES, ARCHITECT
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Project Team

Project Name

CASA BAHIA RESDIENCE

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139

FOLIO # 02-4205-002-0160

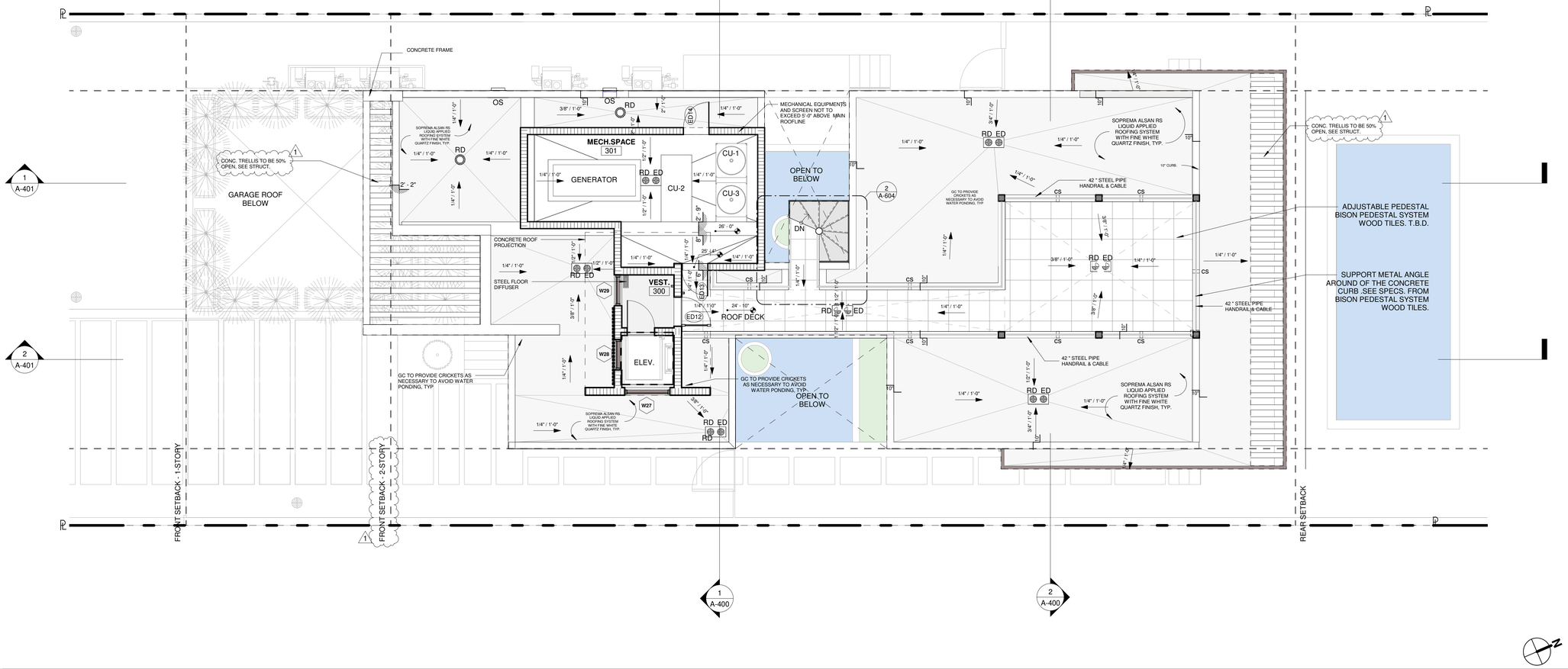
Project Number 21-3600

Drawing Name

LEVEL 2 - FLOOR PLAN

Scale: As indicated

Drawing Number A-105



1 ROOF PLAN
3/16" = 1'-0"

FLOOD NOTES:

1. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
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5. MATERIALS BELOW DFE (11' NGVD) SHALL BE FLOOD-DAMAGE RESISTANT PER FEMA TECHNICAL BULLETIN 2, MATERIALS CLASS 4 AND 5.

ROOF NOTES:

1. CLOSED CELL ICYNENE SPRAYED FOAM INSULATION OR SIMILAR APPROVED. PROVIDE OVERCOAT INTUMESCENT. MUST BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER SUCH A S 1/2- INCH GYPSUM WALLBOARD INSTALLED USING MECHANICAL FASTENERS IN ACCORDANDE WITH APPLIACABLE CODE OR AN EQUIVALENT 15-MINUTE THERMAL BARRIER. GC TO INSTALL PRODUCT AS PER MANUFACTURER SPECIFICATIONS. INSTALL UNDER ROOF SLABS OVER ALL INHABITABLE AREAS. R-30 MIN. TYP.
2. ALL ROOF TO BE COVERED WITH LIQUID APPLIED SOPREMA ALSAN RS ROOFING SYSTEM WITH FINE WHITE QUARTZ FINISH OR APPROVED EQUAL.
3. ALL ROOFING AND WATERPROOFING DIAGRAMS AND DETAILS TO BE USED IN CONJUNCTION WITH SOPREMA'S GENERAL REQUIREMENTS, APPLICATION METHODS, COUNTY APPROVALS AND APPROVED DETAILS. CONTACT THE ARCHITECT SHOULD ANY DISCREPANCY ARISE.
4. COORDINATE FINAL LOCATION OF ROOF PENETRATIONS WITH ARCHITECT AND MEP DRAWINGS.
5. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929).

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ROOF PLAN

Scale: As indicated

Drawing Number A-109