

SEPARATE PERMIT NOTES

SEPARATE PERMITS AND OR PRODUCT CONTROL APPROVAL WHEN APPLICABLE SHALL BE REQUIRED FOR THE FOLLOWING:
HANDRAILS, DOORS, ROOFING, DEMOLITION, ANNINGS, FENCES, RAILINGS, SHUTTERS, WINDOWS, STOREFRONTS, STEEL JOISTS, MULLIONS, SIGNS, STRUCTURAL GLAZING, CURTAIN WALLS, PRECAST SYSTEMS, GLASS WALLS, RIDGE VENTILATION, GARAGE DOORS ETC.

SLAB ON GRADE NOTES :

- 1 - PROVIDE 4 IN SLAB OVER VAPOR BARRIER AS SPECIFIED IN FOUNDATION PLANS WITH 6"x6"-W1.4XW1.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED ON PLAN)
- 2 - ALL POROUS FILL MATERIALS SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING NO.1/2 SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D - 698.

THE DESIGN SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017.

EXIT ACCESS TRAVEL DISTANCE AS PER FBC TABLE 1016.1

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
R ^d	100 ^e	200 ^d
F-2, S-2, U	300	400 ^c

b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.

c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

d. Travel within a guestroom, guest suite or dwelling unit shall not be included when calculating the travel distance. See 1014.3, exception 4, for common path within.

e. For exterior 200 ft is allowed without sprinkler.

NOTE:

THE PROJECT MUST COMPLY WITH FAIR HOUSING ACT (FHAS) AND FBC-ACCESSIBILITY. FOR COMPLIANCE SEE DETAIL, CLEARANCES AND ACCESSIBILITY ROUTES ON SHEET A-1.

ROOFING SYSTEM

NOTE :
ALL HANDRAILS SHALL BE INSTALLED MIN 2-1/4" CLEARANCE BETWEEN THE HANDRAIL AND WALL. (NFPA 101 7.2.2.4.4.5)

NOA:16-0615.05
ROOF ASSEMBLY
TPO SINGLE PLY ROOFING
SYSTEMS OVER CONCRETE DECKS

NOTE:

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

FOR WINDOWS & DOORS SCHEDULE, SEE A-2

NOTE:

FIBER-CEMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2017 R102.4.2)

NOTE:

ALL ROOFTOP EQUIPMENT AND SUPPORTS SHALL BE SECURED TO THE STRUCTURE IN COMPLIANCE WITH THE LOADING REQUIREMENTS OF CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES)

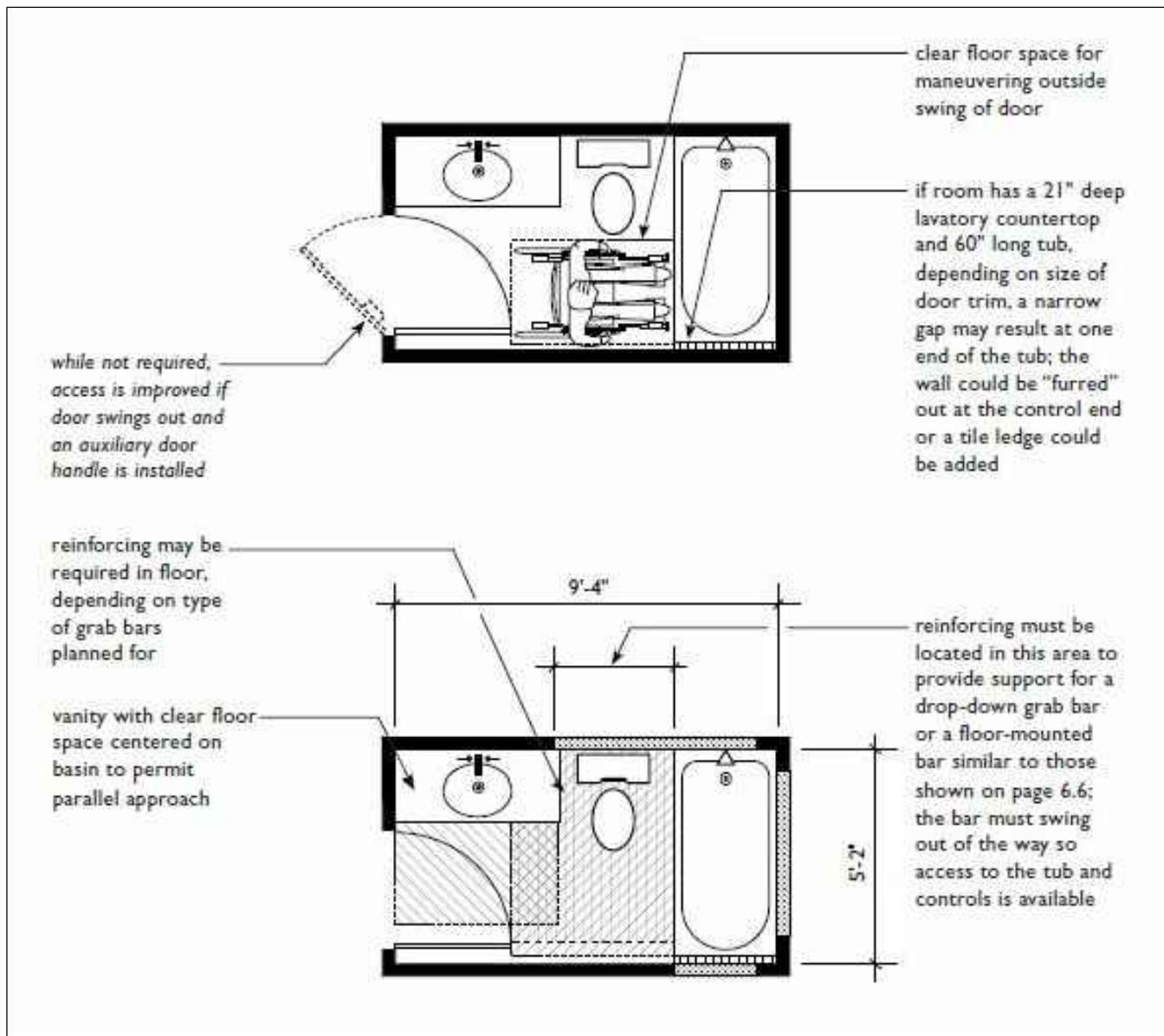
ALL GLASSING MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION
ANY GLAZING MATERIAL WITHIN 45° OF AND EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS

PROVIDED MEANS OF EGRESS CAPACITY AS PER FBC 1005.1

STAIR CAPACITY = EGRESS WIDTH / .3'		
STAIR	WIDTH (INCHES)	MAXIMUM CAPACITY (PERSONS)
STAIR 1	36"	100
STAIR 2	36"	100
OTHER EGRESS COMPONENTS CAPACITY = EGRESS WIDTH / .2'		
STAIR DOORS	40" (36" CLEAR)	

EXTERIOR BALCONIES

NOA:18-0521.02
RedGuard, C-Cure Pro-Red,
JAMO Waterproof Coating



FAIR HOUSING DESIGN, USABLE BATHROOM DETAIL.

406.3.3 Garage floor surfaces.

Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

NOTE:

FOR TYP. WALL SECTION SEE D-6. FOR STAIRS AND RAMP DETAILS SEE D-4.

FBC 1015.2.1:

Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.
Exceptions:

1. Where exit enclosures are provided as a portion of the required exit and are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1019, the required exit separation shall be measured along the shortest direct line of travel within the corridor.

2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

FBC 1014.3 COMMON PATH OF EGRESS TRAVEL

In occupancies other than groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet (22 860 mm).

Exceptions:

4. The length of a common path of egress travel in a group R-2 occupancy shall not be more than 125 feet (38 100 mm) within the dwelling unit, provided that the building is protected throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 otherwise 75 feet.

6. The common path of egress travel in group R-1 and R-2 occupancies shall not exceed 35 feet (10 668 mm). Travel within a guestroom, guest suite or dwelling unit shall not be included when calculating the common path of travel. The common path of egress travel in occupancy groups R-1 and R-2 shall not exceed 50 feet (15 240 mm) provided the building is protected throughout by an approved, automatic sprinkler system in accordance with Section 903.3.1.1.

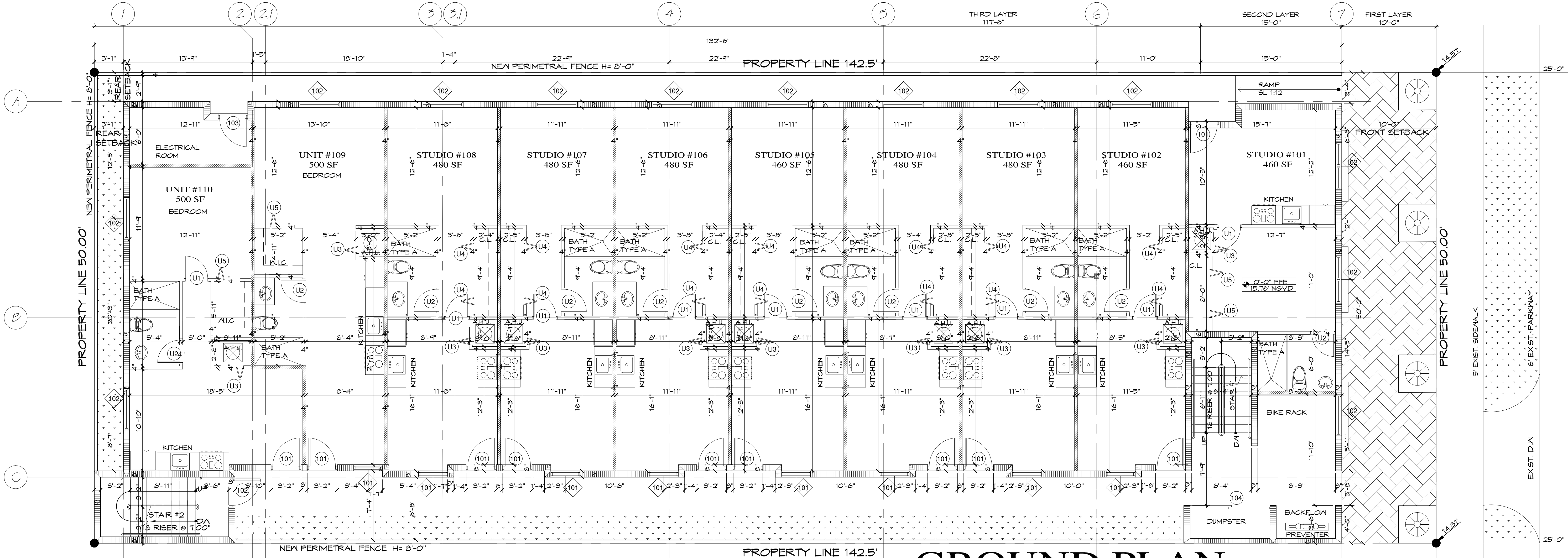
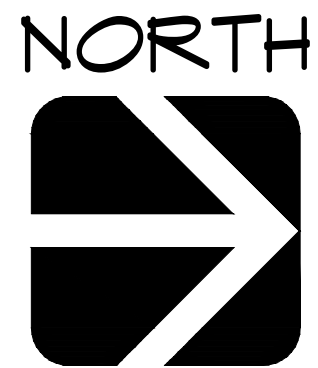
8. The common path of egress travel in group S-2 parking garages shall be 50 feet (15 240 mm).

NOTE TERMITE PROTECTION (FBC.):

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PETS 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 RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

LEGEND:

- 8" WIDE CONCRETE MASONRY UNIT (C.M.U.) WALL IN ACCORDANCE W/ACI 530-92 / ASCE 5-92 / TMS 402-92. SEE STRUCTURAL DRAWINGS.
- 4" WIDE, 1-HR FIRE-RATED PARTITION UNIT
- 4" WIDE, PARTITION
- 12" x 16" CONCRETE COLUMN
- DOOR TYPE
- WINDOW TYPE
- PARKING LOT SPACE
- CONCRETE
- PROPERTY CORNER
- PROPERTY LINE
- WATER METER
- GREEN AREA (GRASS)
- EXISTING ELEVATIONS
- NEW ELEVATIONS



GROUND PLAN

NEW MULTIFAMILY BUILDING (21 UNITS)

ADDRESS: 1254 SW 2ND STREET
MIAMI, FLORIDA 33135

OWNER: URBANA 1254 LLC

RUBEN JUAN PUJOL
ARCHITECT, P.A.

ALA AR # 0010458
AA 26002479
12237 S.W. 204 TERRACE
MIAMI, FLORIDA 33161
PHONE: (305) 441-1365

03/2020

A-2