

PROJECT & CODE INFORMATION			
LEGAL JURISDICTION	CITY OF MIAMI ADOPTED CODES		
BUILDING	THE DESIGN SHALL COMPLY WITH THE FBC 7th EDITION- 2020, FHA & FFPC 6th EDITION.		
ZONING	MIAMI 21, ZONING 'T-5 F'		
BUILDING CONSTRUCTION AREA (FBC. T. 506.2)	MAX. ALLOWED	APARTMENTS	12,340 S.F.
	Unlimited SqFt	PARKING / STAIR/STORAGE	7,574 S.F.
OCCUPANCY (FBC. Chpt. 303)	APARTMENTS	GROUP 'R-2' (RESIDENTIAL)	
	PARKING GARAGE	GROUP 'S-2' (LOW-HAZARD STORAGE)	
MINIMUM INTERIOR FINISH CLASSIFICATION AS PER FBC, TABLE 803.9	SPRINKLERED		CLASS
	APARTMENTS	GROUP 'R-2'	C C C
BUILDING CONSTRUCTION TYPE (FBC. Chpt. 602.1)	PARKING GARAGE		GROUP 'S-2'
	TYPE -V-A		
CONSTRUCTION HEIGHT (FBC. T 504.3)	MAX. ALLOWED 70'-0"	27'-0"	
NUMBER OF FLOORS	MAX. ALLOWED 4	2 PROVIDED	
MAX SF ALLOWED	MAX. ALLOWED 48,000 SF	10,170 SF PROVIDED	

FBC B. T601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HRS)										
BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	HT	TYPE V	
	A	B	A	B	A	B			A	B
Primary Structural frame <sup>f</sup> (See Section 202)	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	HT		1	0
Bearing walls Exterior <sup>g,1</sup> Interior	3	2	1	0	2	2	2		1	0
Nonbearing walls and partitions Exterior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	1/HT		1	0
Nonbearing walls and partitions Interior <sup>d</sup>	0	0	0	0	0	0	See FBC, Sect. 602.4.6		0	0
Floor construction and associated secondary members (Section 202)	2	2	1	0	1	0	HT		1	0
Roof construction and associated secondary members (Section 202)	1 1/2 <sup>b</sup>	1 <sup>b,c</sup>	1 <sup>b,c</sup>	0 <sup>c</sup>	1 <sup>b,c</sup>	0	HT		1 <sup>b,c</sup>	0

FBC B. T602 FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE a				
FIRE SEPARATION DISTANCE = x (feet)	TYPE OF CONSTRUCTION	OCCUP. GROUP H <sup>e</sup>	OCCUP. GROUP F-1, M, S-1 <sup>f</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U <sup>h</sup>
x < 5 <sup>c</sup>	ALL	3	2	1
5 ≤ x < 10	IA	3	2	1
	Others	2	1	1
10 ≤ x < 20	IA, IB, IIB, VB	2	1	1 <sup>d</sup>
	Others	1	0	0 <sup>d</sup>
x ≥ 30	All	0	0	0

FBC B. T803.11 INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY		
SPRINKLERED		
GROUP	INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
R-2	C	C
S	C	C

Class C: = Flame spread index 76-200; smokedeveloped index 0-450.  
FBC 804  
THE MINIMUM CRITICAL RADIANT FLUX SHALL BE NOT LESS THAN CLASS II, CLASS II, 0.22 WATTS/CM2 OR GREATER.

SLAB - R/CONC. PROPERTIES FOR 2HR FIRE RESISTANCE:			
REQUIRED MIN. PROPERTIES:	PROVIDED:	CODE SECTION:	
MINIMUM PROTECTION FOR FLOORS AND ROOF SYSTEMS:	CARBONATE AGREGATE CONCRETE	CARBONATE AGREGATE CONCRETE	FBC TABLE 721.1 (3)2-1.1
MINIMUM THICKNESS OF PROTECTIVE FOR 2HR SLABS:	3/4"	3/4"	FBC TABLE 721.1 (3) 2-1.1 COVERINGS FBC TABLE 722.2.3.1
MINIMUM CONC SLAB THICKNESS FOR 2 HR F.R.	4.6"	6" - SLAB ON GRADE 8" - 2ND AND THIRD LEVEL	FBC TABLE 722.2.2.1

NOTES:  
1. CONCRETE COVERINGS SHALL ALSO MEET ANY STRUCTURAL SPECIFICATION AND THE MOST STRINGENT REQUIREMENT WILL SUPERCEDE THE OTHER.

THIS PROJECT NOT RECEIVING FUNDS FROM THE GOVERNMENT AND IT IS NOT SUBJECT TO BE REVIEW UNDER UNIFORM FEDERAL ACCESSIBILITY STANDARDS



## NEW MULTIFAMILY BUILDING (19 UNITS)

895 NW 45 AVENUE MIAMI, FL 33126

FOR: 895 NORTHWEST LLC.

### INDEX PLANS

#### GENERAL SITE

- A-0 COVER SHEET
- A-1 SITE PLAN
- A-7 ARCH DIAGRAMS
- CS-1 PAVING & DRAINAGE COVER SHEET
- CS-2 PAVING, DRAINAGE & GRADING PLAN
- CS-3 DRAINAGE DETAILS & CROSS SECTIONS
- CS-4 PAVING & DRAINAGE DETAILS
- CS-5 PAVEMENT MARKING / SWAMP PLAN
- L-1 DISPOSITION PLAN
- L-2 LANDSCAPE PLAN
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION PLAN
- CWS-1 WATER & SEWER COVER SHEET
- CWS-2 WATER & SEWER PLAN
- CWS-3 WATER MAIN PROFILE
- CWS-4 WATER SERVICE PROFILES

#### ARCHITECTURE

- A-2 GROUND FLOOR PLAN
- A-2.1 ENLARGE GROUND FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-3.1 ENLARGE SECOND FLOOR PLAN
- A-3.2 ENLARGE SECOND FLOOR PLAN
- A-4 ROOF PLAN
- A-5 GENERAL FHA DETAILS
- A-6 ELEVATIONS
- A-6.1 ELEVATIONS
- A-8 ARCH. SECTIONS
- A-9 ARCH. GENERAL NOTES
- A-10 ARCH. DETAILS
- A-11 ARCH. DETAILS
- A-12 TYP. WALL SECTION
- A-12.1 STAIR DETAILS
- A-13 ARCH. DETAILS
- A-14 ARCH. WALL DETAILS
- LS-1 LIFE SAFETY GROUND FLOOR PLAN
- LS-2 LIFE SAFETY SECOND FLOOR PLAN

#### STRUCTURE

- S01 GENERAL NOTES
- S02 GENERAL NOTES
- S03 FOUNDATION & GROUND FLOOR FRAMING PLAN
- S04 SECOND FLOOR FRAMING PLAN
- S05 ROOF FRAMING PLAN
- S06 WIND PRESSURES ELEVATIONS
- S07 WIND PRESSURES ELEVATIONS
- S08 SECTIONS
- S09 SECTIONS
- S10 SECTIONS
- S11 TYPICAL DETAILS
- S12 SCHEDULES

#### ELECTRICAL

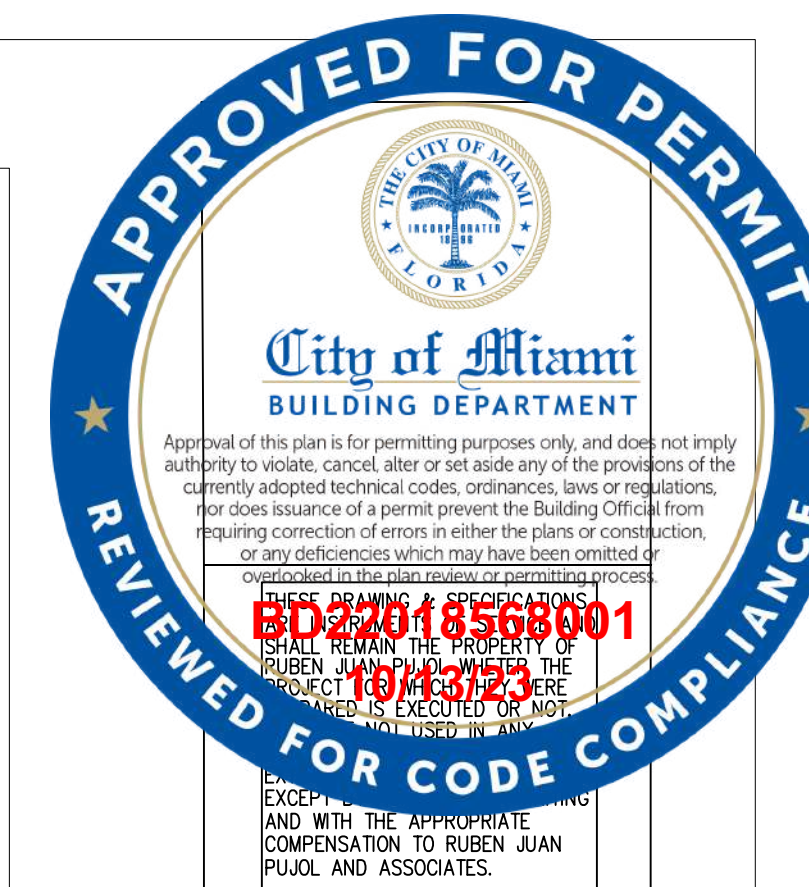
- E-1 SITE LIGHTNING LEVELS
- E-2 GROUND ELECTRICAL PLAN
- E-3 SECOND ELECTRICAL PLAN
- E-4 ROOF ELECTRICAL PLAN
- E-5 PERMANENT STREET LIGHTING PLAN
- FA-1 FIRE ALARM GROUND FLOOR
- FA-2 FIRE ALARM SECOND FLOOR
- FA-3 FIRE ALARM RISER
- FS-1 FIRE SPRINKLER GROUND FLOOR
- FS-2 FIRE SPRINKLER SECOND FLOOR

#### MECHANICAL

- M-1 GROUND MECHANICAL PLAN
- M-2 SECOND MECHANICAL PLAN
- M-3 ROOF MECHANICAL PLAN

#### PLUMBING

- P-1 GROUND FLOOR SANITARY LAYOUT
- P-2 SECOND FLOOR SANITARY LAYOUT
- P-3 GROUND FLOOR WATER LAYOUT
- P-4 SECOND FLOOR WATER LAYOUT
- P-5 ROOF FLOOR LAYOUT
- P-6 SANITARY ISOMETRIC
- P-7 SANITARY ISOMETRIC
- P-8 WATER ISOMETRIC
- P-9 UNITS WATER ISOMETRIC
- P-10 DETAILS & SCHEDULES



**RUBEN J. PUJOL**  
A R C H I T E C T  
A.L.A. # 0010458  
P H O N E : ( 3 0 5 ) 9 6 8 - 2 1 5 5  
1 2 2 3 7 S . W . 2 0 4 T E R R A C E  
M I A M I , F L O R I D A 3 3 1 7 7

SEAL: Digitally signed by Ruben J. Pujol  
Date: 2023.03.16 16:30:58 -0400

CONSULTANTS:  
Adonal Design & Construction, Inc.  
2307 S. Douglas Rd  
Ste. 501  
Miami, FL 33145

project information:  
**NEW MULTIFAMILY BUILDING (19 UNITS)**  
895 NW 45 AVENUE  
MIAMI, FL 33126

project history:  
REV 11-03-2022  
REV 01-03-2023  
REV 02-15-2023  
REV 03-15-2023

DATE: MAY 2022  
JOB NUMBER:  
TITLE: COVER SHEET

**A-0**