

NEW RESIDENCE @ SUNNY ISLES

250 190 ST, SUNNY ISLES BEACH, FL 33160-2312

PLANS BASED ON 2017 FBC.
ALL APPLICABLE CODES, ZONING & ORDINANCES TO BE FOLLOWED
BY CONTRACTOR

USE AND INTERPRETATION OF THESE PLANS:

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, ARE A PART OF A CONTRACT DOCUMENTS AS DESCRIBE USE AND INTENT OF THE DRAWINGS. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

2. BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

3. THE CONTRACT SUM AND THE CONTRACT TIME MAY BE CHANGED ONLY BY CHANGE ORDER TO THE CONTRACTOR SIGNED BY THE OWNER AND THE ARCHITECT. ANY WORK PERFORMED IN VARIANCE WITH THE CONTRACT DOCUMENTS AND NOT COVERED BY THE ARCHITECT'S WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK OR A CHANGE ORDER, WILL NOT BE ACCEPTED.

4. AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE HER PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ARCHITECT. ANY SUBMISSION OR DISTRIBUTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT MAY BE CONSTRUED AS DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS.

A.D.A.:
ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. ACCESSIBILITY GUIDELINES FOLLOWING FBC. 2017.

TERMITE TREATMENT OF SOIL:
THE BUILDING FOOTPRINT TO RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH RULES + LAWS ESTABLISHED BY THE FL. DEPT. OF AGRICULTURAL AND CONSUMER SERVICES AS PER 1816.1.7 FBC

ALL RAINWATER MUST BE RETAINED WITHIN THIS PROPERTY.

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APPLICABLE CODES

BUILDING CODE:	FLORIDA BUILDING CODE - 2017 RESIDENTIAL
PLUMBING:	FLORIDA BUILDING CODE - 2017 PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE - 2017 MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2017 ELECTRICAL

PROJECT TEAM

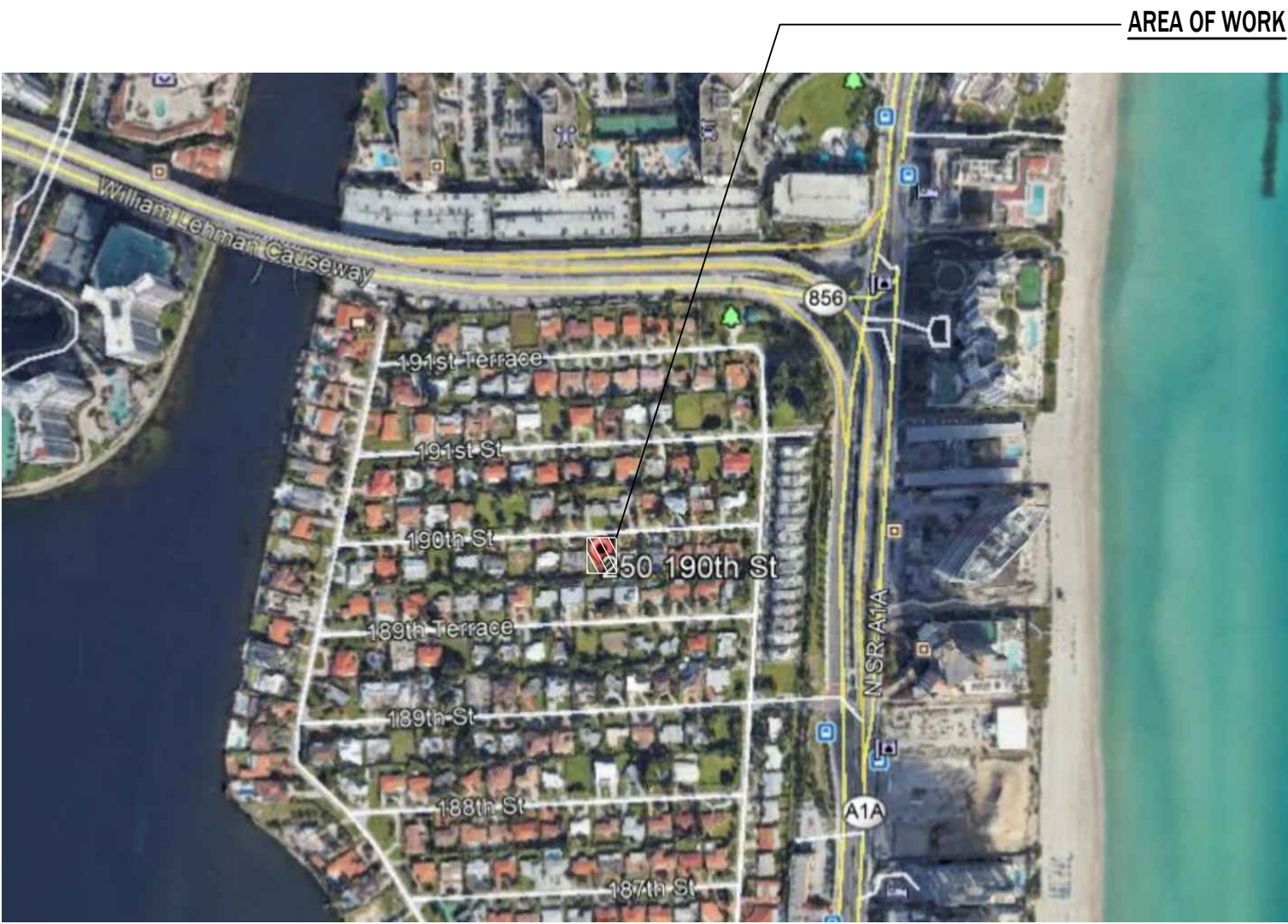
OWNER: ALEXANDRE TCHOGORIAN. 3819 NE 170 ST NORTH MIAMI BEACH, FL 33160 786.535.9684	DESIGNER OF RECORD: A & L ENGINEERING ARMANDO ARIAS, PE No: 73963 12905 SW 42 STREET, SUITE 207 MIAMI, FLORIDA 33175 786.587.4333
MEP: C.C.E. COTO CONSULTING ENGINEER, LLC PEDRO PABLO COTO, PE No: 85311 305.316.2999	

PROJECT INFORMATION

OCCUPANCY:
GROUP R3 (RESIDENTIAL)
CONSTRUCTION TYPE:
TYPE - V/B UNPROTECTED

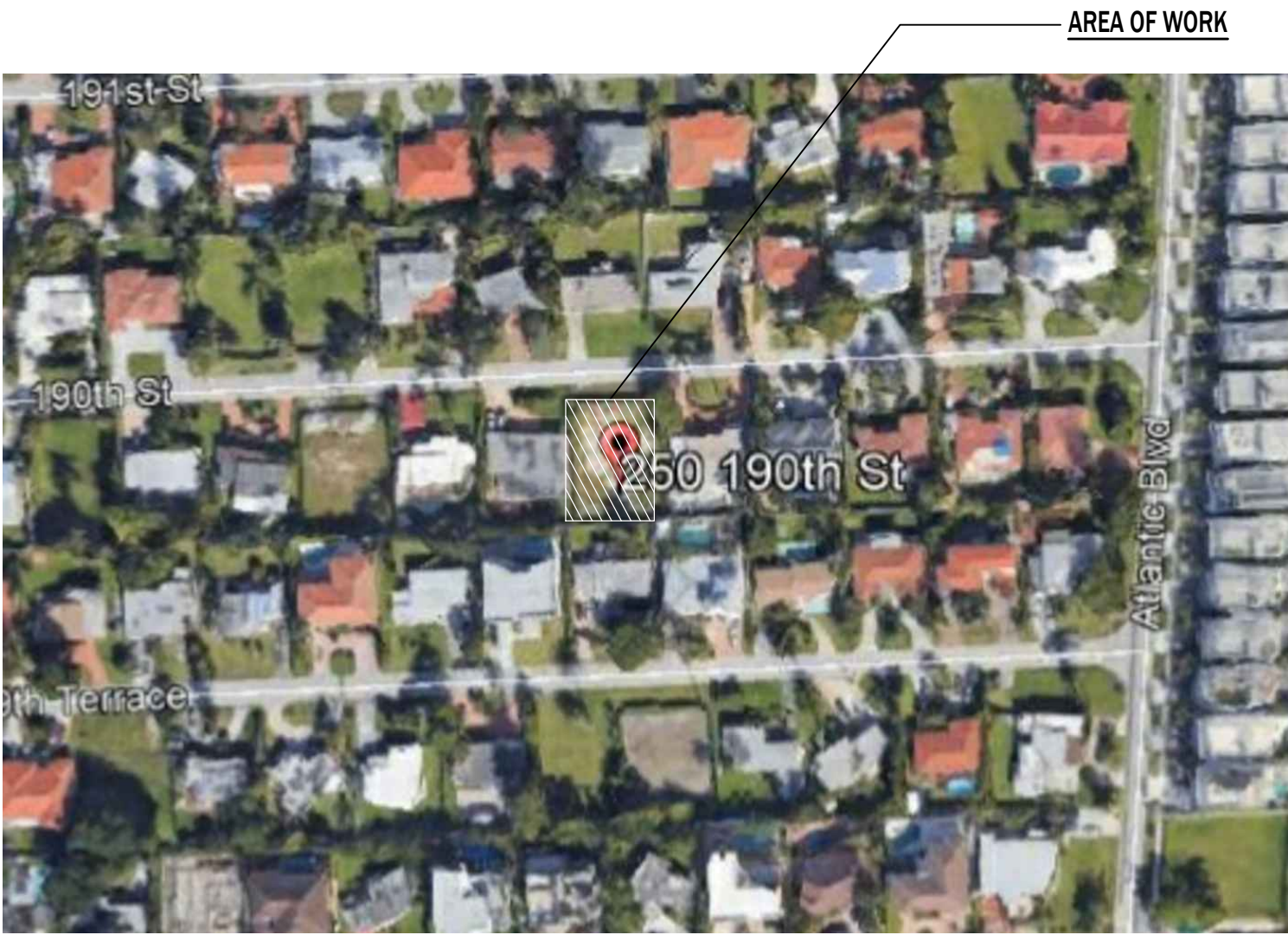
ZONING SUMMARY

PROJECT ADDRESS:	250 190 ST SUNNY ISLES BEACH, FL 33160-2312
MUNI ZONE:	R-1
PA PRIMARY ZONE:	0100 SINGLE FAMILY - GENERAL BOUNDARY
EXISTING LAND USE:	0081 VACANT RESIDENTIAL : VACANT LAND



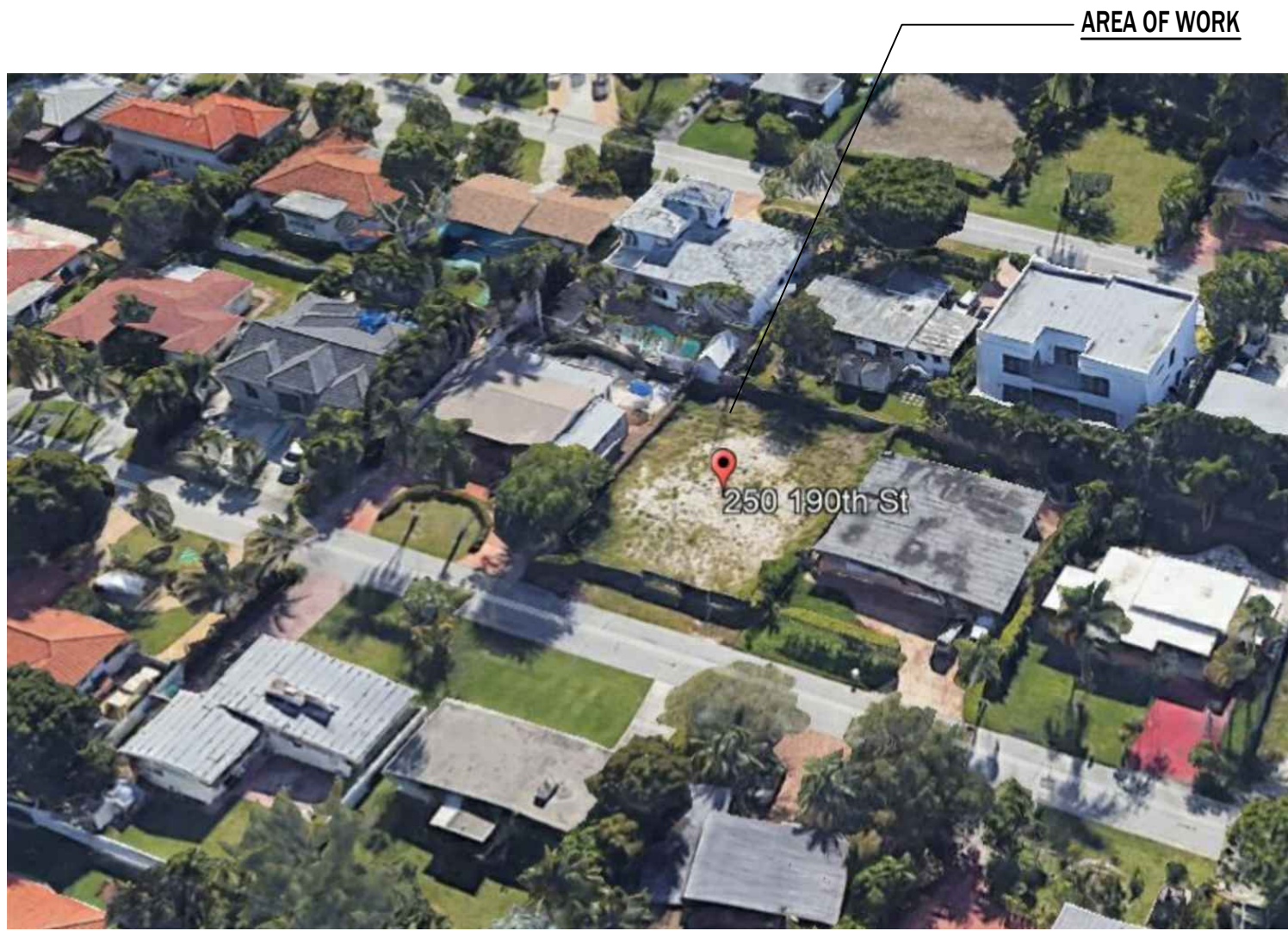
NEIGHBORHOOD PLAN

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



NEIGHBORHOOD LOCATION

SCALE: N.T.S.

A & L ENGINEERING
ARMANDO ARIAS, P.E.
LIC. No: 73963
12905 SW 42 STREET, SUITE 207
MIAMI, FLORIDA 33175

ARMANDO ARIAS
P.E. - 73963

NEW RESIDENCE
@ SUNNY ISLES
250 190 ST Sunny Isles Beach, FL 33160-2312

PROJECT:

JOB No.:	1991.00
SCALE:	
DATE:	02/05/2020
DRAWN BY:	ELV
CHECKED BY:	AA

SHEET NAME

COVER SHEET

SHEET No.:

A0.0

FIRE RATINGS DESCRIPTION :
1 X 3 FURRING 16" O.C. , ONE LAYER 5/8" TYPE X GYPSUM LATH, 5d CEMENT-COATED OR RING SHANKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATTS, OR BLOWN IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.

NOTE :
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
NOTE : ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE).

TERMITE STATEMENT
PER FBC SECTION 1816: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST 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."

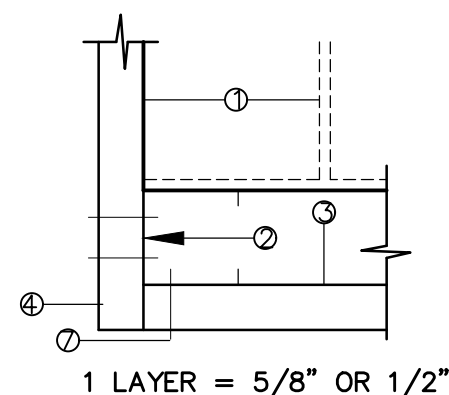
SOIL STATEMENT
SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 P.S.F. I HEREBY ATTEST THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THIS OFFICE.

AREA CALCULATION	
FIRST FLOOR A/C SPACE	1,945 SF
SECOND FLOOR A/C SPACE	2,433 SF
TOTAL A/C SPACE	4,378 SF
GARAGE COVERED ENTRY	450 SF
COVERED TERRACE (GROUND FLOOR)	65 SF
COVERED BALCONIES (2ND FLOOR)	65 SF
OPEN TERRACE (2ND FLOOR)	264 SF
TOTAL NON A/C SPACE	1,108 SF
TOTAL AREA	5,486 SF

NOTE :
STEPS WILL NEED TO HAVE A NOSING 3/4"-1 1/4" AS PER SECTION R311.7.5.3 OF FLORIDA RESIDENTIAL CODE 2017.

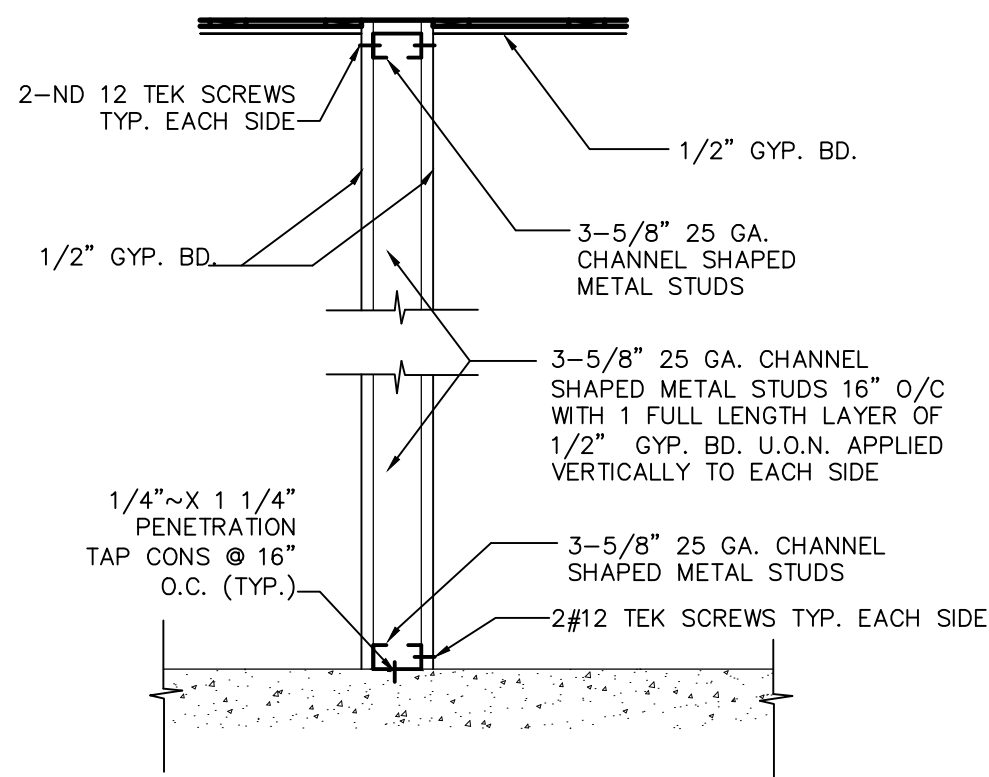
NOTE :
SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS/GARAGE DOORS, STAIR AND BALCONY RAILING, ROOF SYSTEM, FENCE.

AS PER F.B.C. 2017, THE GYPSUM WALL BOARD SHALL BE SUPPORTED AS ILLUSTRATED IN FIGURE 709.5.1C FOR FIRE RESISTANCE RATINGS OF THREE (3) HOURS OR LESS.



1 LAYER = 5/8" OR 1/2"

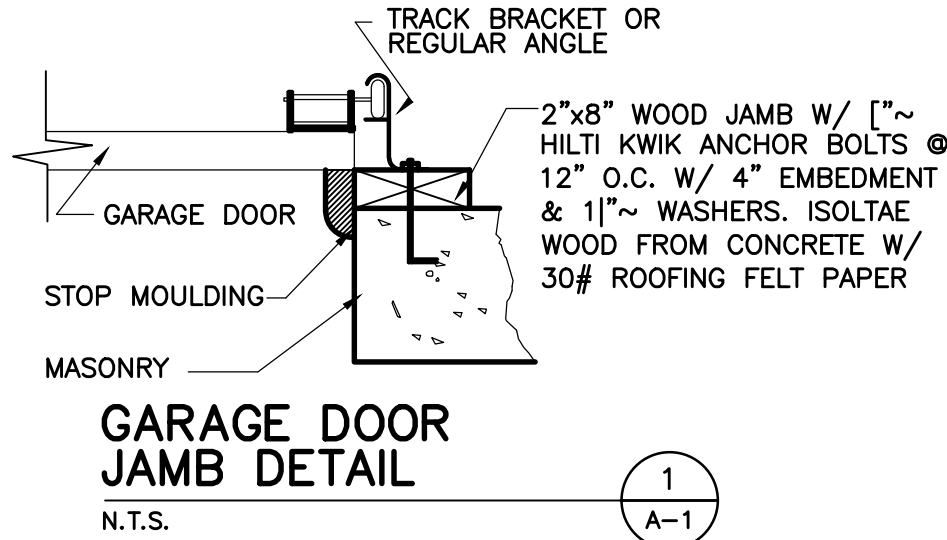
- NOTES:
- STRUCTURAL STEEL COLUMN, EITHER WIDE FLANGE OR TUBULAR SHAPES.
 - 1 5/8 inch (41.3mm) DEEP STUDS FABRICATED FROM 0.0179 inch (0.46mm) MINIMUM THICKNESS GALVANIZED STEEL WITH 1 5/16 - OR 1 7/16 - inch (33.6 OR 38.5mm) LEGS. THE LENGTH OF THE STEEL STUDS SHALL BE 1/2 inch (12.7mm) LESS THAN THE HEIGHT OF THE ASSEMBLY.
 - TYPE X GYPSUM WALLBOARD IN ACCORDANCE WITH ASTM C36. FOR SINGLE LAYER APPLICATIONS THE WALLBOARD SHALL BE APPLIED VERTICALLY WITH NO HORIZONTAL JOINTS. FOR MULTIPLE LAYER APPLICATIONS, HORIZONTAL JOINTS ARE PERMITTED AT A MINIMUM SPACING OF 8 FT. (2438mm) PROVIDED THAT THE JOINTS IN SUCCESSIVE LAYERS ARE STAGGERED AT LEAST 12 INCHES (305mm). THE TOTAL REQUIRED THICKNESS OF WALLBOARD SHALL BE DETERMINED ON THE BASIS OF THE SPECIFIED FIRE RESISTANCE RATING AND THE WEIGHT-TO-HEATED-PERIMETER RATIO (W/D) OF THE COLUMN.
 - GALVANIZED 0.0149 inch (0.378mm) MINIMUM THICKNESS STEEL CORNER BEADS WITH 1 1/2-inch (38.1mm) LEGS ATTACHED TO THE WALLBOARD WITH 1 inch (25.4mm) LONG, TYPE S SCREWS SPACED 12 inches (305mm) ON CENTER.
 - No. 18 SWG STEEL TIE WIRES SPACED 24 inches (610mm) ON CENTER.
 - SHEET METAL ANGLES WITH 2-inch LEGS FABRICATED FROM 0.0209 inch (0.531mm) MINIMUM THICKNESS GALVANIZED STEEL.
 - TYPE S SCREWS 1 inch (25.4mm) LONG SHALL BE USED FOR ATTACHING THE FIRST LAYER OF WALLBOARD TO THE STEEL STUDS AND THE THIRD LAYER TO THE SHEET METAL ANGLES AT 24 inches (610mm) ON CENTER. TYPE S SCREWS 1 3/4 inches (44.5mm) LONG SHALL BE USED FOR ATTACHING THE SECOND LAYER OF WALLBOARD TO THE STEEL STUDS AND THE FOURTH LAYER TO THE SHEET METAL ANGLES AT 12 inches (305mm) ON CENTER. TYPE S SCREWS 2 1/4 inches (57.2mm) LONG SHALL BE USED FOR ATTACHING THE THIRD LAYER OF WALLBOARD TO THE STEEL STUDS AT 12 inches (305mm) ON CENTER.



NOTE: FOR PARTITIONS 11'-4" HIGH AND ABOVE, 3-5/8" 25 GA. CHANNEL SHAPED METAL STUDS TO BE 12" O/C WITH 1 FULL LENGTH LAYER OF 1/2" GYP. BD. U.O.N. APPLIED VERTICALLY TO EACH SIDE. 20 GA. CHANNEL SHAPED METAL STUDS 16" O/C MAY ALSO BE USED.

TYPICAL PARTITION CONSTRUCTION DETAIL

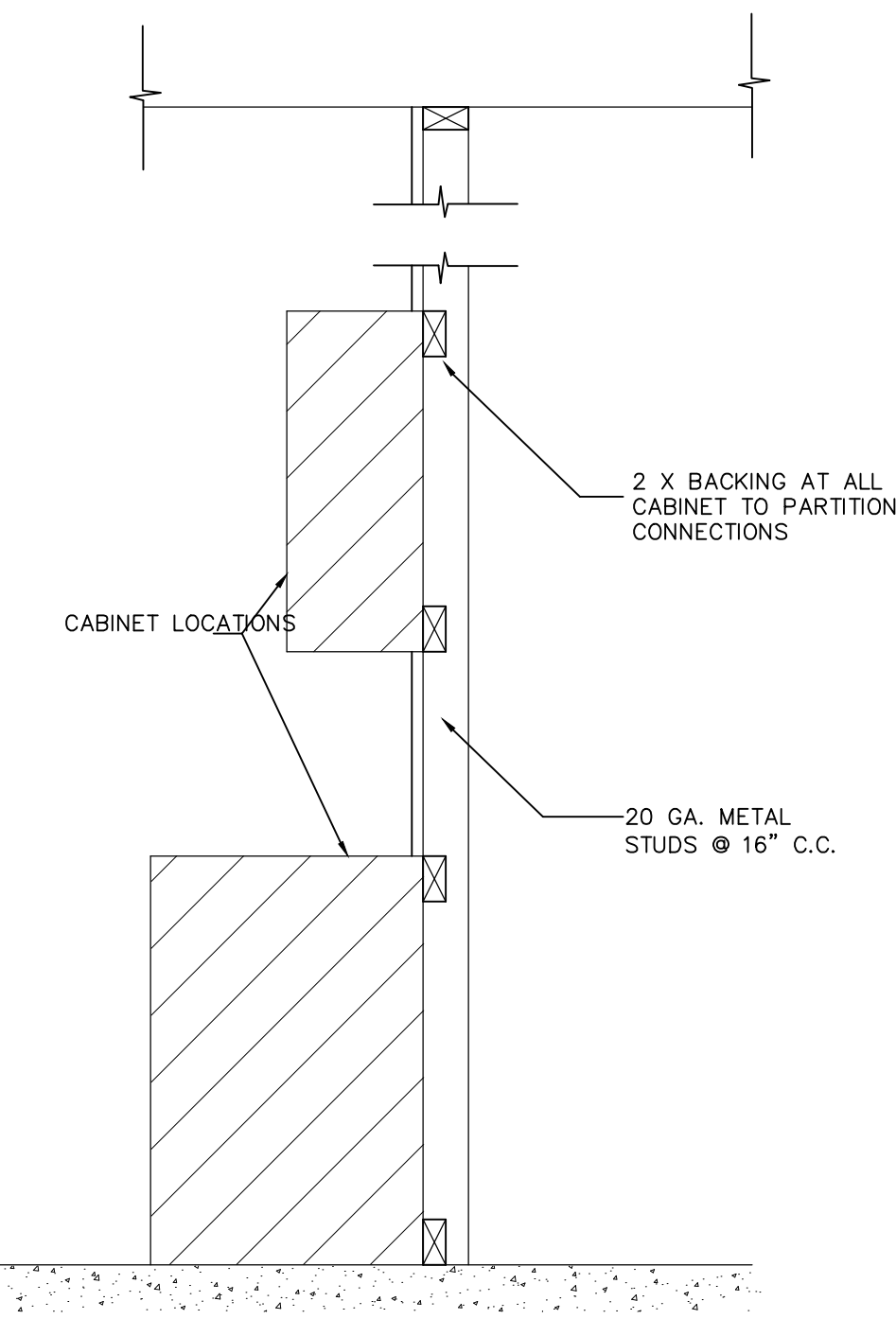
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GARAGE DOOR JAMB DETAIL

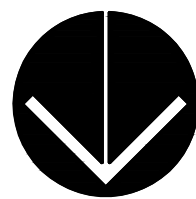
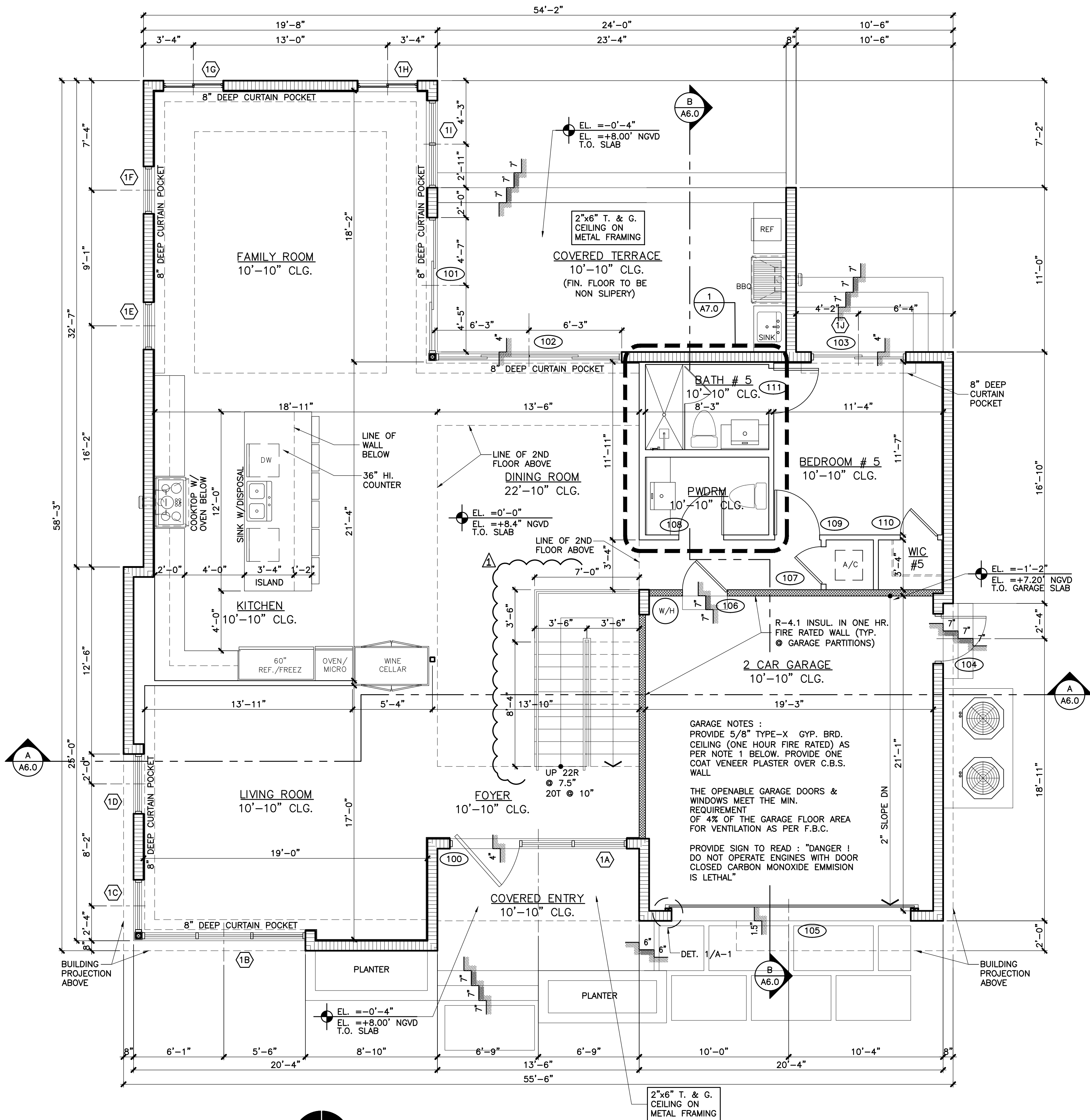
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NOTE :
ALL EGRESS WINDOWS TO COMPLY W/ FBC:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.



TYPICAL SECTION OF STUD SPACING @ CABINETS & WALL-HUNG ITEMS

N.T.S.



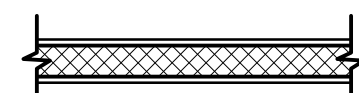
GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTES

- PROVIDE NEW INTERIOR PAINT FINISH. (COLOR TO BE SELECTED BY OWNER)
- NEW FLOORING THRU-OUT. (TO BE SELECTED BY OWNER)
- SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR. - FBC R307.2.
- FLAME SPREAD FOR WALL AND CEILING FINISHES TO BE MAX. 200, SMOKE DEVELOPED MAX. 450 - FBC R302.9 AND FLAME SPREAD FOR INSULATION TO BE MAX. 25, SMOKE DEVELOPED MAX. 450 - FBC R302.10.

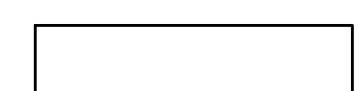
LEGEND



INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 5/8" DRYWALL EACH SIDE AND R-11 INSULATION BETWEEN STUDS.



INDICATES 8"x8"x16" MASONRY UNITS



INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL EACH SIDE AND SOUND PROOF INSULATION BETWEEN STUDS.

Revisions:	
Date	Description
8.13.20	 B.D. COMMENTS
11.4.20	 B.D. COMMENTS

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250 190 ST Sunny Isles Beach, FL 33160-2312

PROJECT:

JOB No.:	1991.00
SCALE:	
DATE:	02/05/2020
DRAWN BY:	ELV
CHECKED BY:	AA

SHEET NAME
GROUND FLOOR PLAN
SHEET No.:
A1.0

DOOR SCHEDULE								
FIRST FLOOR								
NO.	LOCATION	SIZE	TYPE	MATRL.	FINISH	THRSHLD.	FRAME	REMARKS
		WIDTH HEIGHT THICK						
100	COVERED ENTRY	4'-6" 10'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	ALUM.	ALUM.	W/ VISION SCOPE. PIVOT HINGES.
101	FAMILY ROOM	8'-9" 10'-0" 1-3/4"	SLIDING	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
102	DINING ROOM	12'-0" 10'-0" 1-3/4"	SLIDING	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
103	BEDROOM 5	6'-0" 8'-0" 1-3/4"	SLIDING	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
104	TWO CAR GARAGE	3'-0" 8'-0" 1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
105	TWO CAR GARAGE	16'-0" 9'-0" 1-3/4"	OVERHEAD	ALUM.	PAINTED	1/2" RAINCUT	ALUM.	
106	TWO CAR GARAGE	3'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	ALUM.	WOOD	1 HOUR FIRE RATED METAL GLAD. W/ SELF CL. DEVICE/ C LABEL
107	A/C	2'-6" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	FULLY CASKETED
108	POWDER ROOM	3'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	H/C ACCESS
109	BEDROOM 5	3'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	H/C ACCESS
110	W.I.C. 5	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
111	BATH 5	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	H/C ACCESS

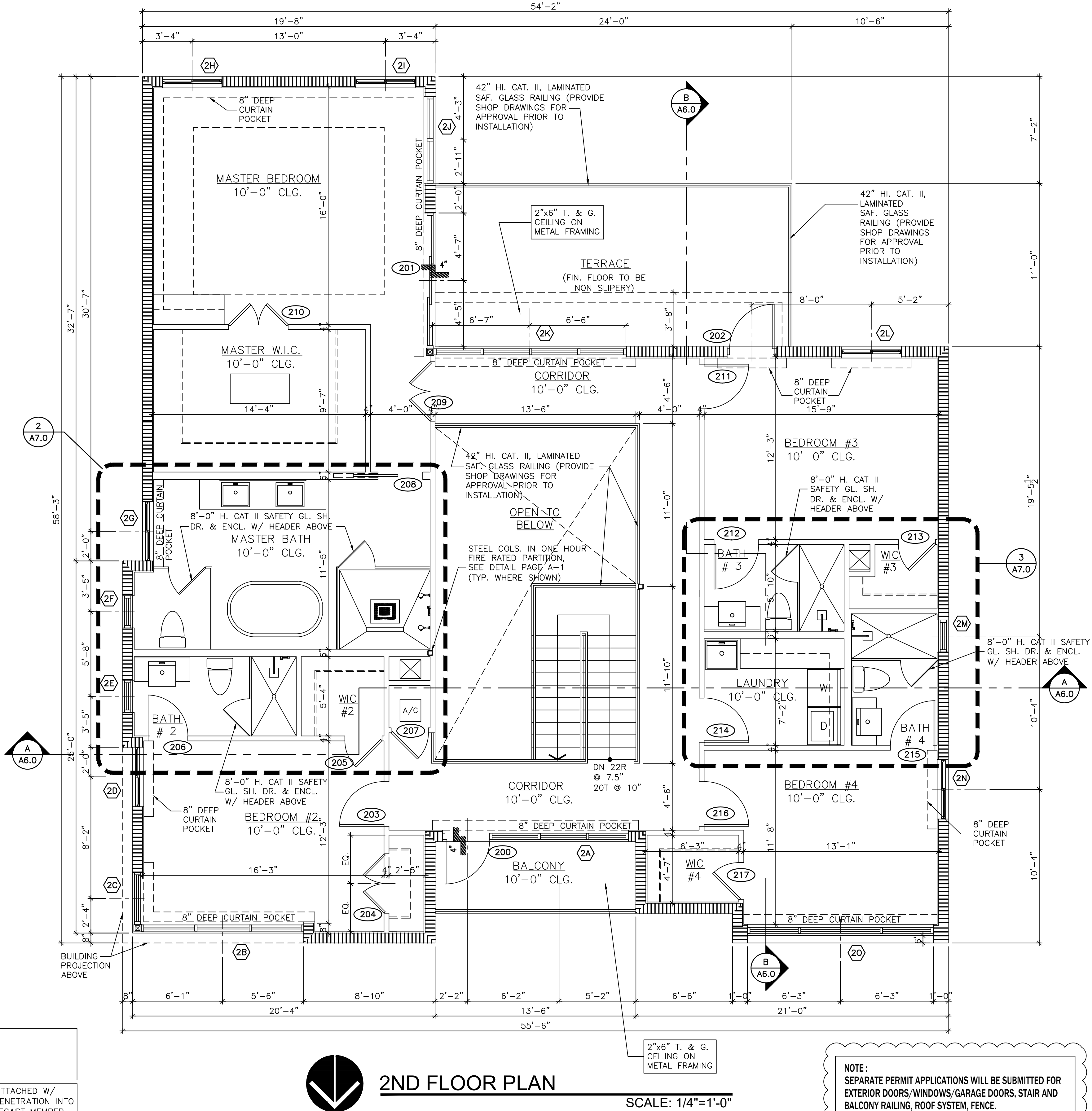
SECOND FLOOR								
200	BALCONY	3'-0" 9'-0" 1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
201	MASTER BEDROOM	8'-9" 9'-0" 1-3/4"	SLIDING	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
202	BEDROOM 3	3'-0" 9'-0" 1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUM.	ALUM.	CAT II SAFETY GL.
203	BEDROOM 2	3'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	H/C ACCESS
204	CLOSET	(2)2'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
205	W.I.C. 2	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
206	BATH 2	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	H/C ACCESS
207	A/C	2'-6" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	FULLY CASKETED
208	TOILET	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
209	MASTER BEDROOM	(2)2'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	H/C ACCESS
210	MASTER W.I.C.	(2)2'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
211	BEDROOM 3	3'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	H/C ACCESS
212	BATH 3	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	H/C ACCESS
213	W.I.C. 3	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
214	LAUNDRY ROOM	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	H/C ACCESS
215	BATH 4	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	H/C ACCESS
216	BEDROOM 4	3'-0" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	H/C ACCESS
217	W.I.C. 4	2'-8" 8'-0" 1-3/4"	SOLID CORE	WOOD	FACT. FIN.	N/A	WOOD	
218	MASTER BATHROOM	3'-4" 8'-0" 1-3/4"	POCKET	WOOD	FACT. FIN.	N/A	WOOD	

1. As per F.B.C. R4101.17.1.9.1, all doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dB A at 10 feet (3048 mm). The exit alarm shall produce a continuous audible warning when the door and its screen are opened. The alarm shall sound immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening.
2. Other means of protection, such as self-closing doors with self-latching devices or doors with positive mechanical latching locking devices installed a minimum 54 inches above the threshold, which are approved by the administrative authority, shall be accepted.
3. Coordinate thickness of door with manufacturer.
4. Impact resistant, means of escape. (As per F.B.C. 2010)
5. Provide 1" undercut at bathroom door for makeup air.

WINDOW SCHEDULE					
FIRST FLOOR					
SYMBOL	LOCATION	TYPE	OVERALL SIZE WIDTH X HEIGHT	THICKNESS	REMARKS
1A	ENTRY	(2) FIXED	86X120	3/16"	CAT II SAF. GL.
1B	LIVING ROOM	(3) FIXED	132X108	3/16"	CAT II SAF. GL.
1C	LIVING ROOM	FIXED	43X108	3/16"	CAT II SAF. GL.
1D	LIVING ROOM	FIXED	43X108	3/16"	CAT II SAF. GL.
1E	FAMILY ROOM	FIXED	38X84	3/16"	CAT II SAF. GL.
1F	FAMILY ROOM	FIXED	38X84	3/16"	CAT II SAF. GL.
1G	FAMILY ROOM	HZTL SLIDING	48X84	3/16"	CAT II SAF. GL.
1H	FAMILY ROOM	HZTL SLIDING	48X84	3/16"	CAT II SAF. GL.
1I	FAMILY ROOM	(2) FIXED	70X102	3/16"	CAT II SAF. GL.
1J	BEDROOM 5	FIXED	20X76	3/16"	CAT II SAF. GL.

SECOND FLOOR					
SYMBOL	LOCATION	TYPE	OVERALL SIZE WIDTH X HEIGHT	THICKNESS	REMARKS
2A	BALCONY	(3) FIXED	108X108	3/16"	CAT II SAF. GL.
2B	BEDROOM 2	(3) FIXED	132X108	3/16"	CAT II SAF. GL.
2C	BEDROOM 2	FIXED	43X108	3/16"	CAT II SAF. GL.
2D	BEDROOM 2	HZTL SLIDING	48X72	3/16"	CAT II SAF. GL.
2E	BATH 2	FIXED	26X38	3/16"	CAT II SAF. GL.
2F	TOILET	FIXED	26X38	3/16"	CAT II SAF. GL.
2G	MASTER BATH	HZTL SLIDING	48X60	3/16"	CAT II SAF. GL.
2H	MASTER BEDROOM	HZTL SLIDING	48X72	3/16"	CAT II SAF. GL.
2I	MASTER BEDROOM	HZTL SLIDING	48X72	3/16"	CAT II SAF. GL.
2J	MASTER BEDROOM	FIXED	70X84	3/16"	CAT II SAF. GL.
2K	CORRIDOR	FIXED	148X108	3/16"	CAT II SAF. GL.
2L	BEDROOM 3	HZTL SLIDING	48X72	3/16"	CAT II SAF. GL.
2M	BATH 4	FIXED	26X38	3/16"	CAT II SAF. GL.
2N	BEDROOM 4	HZTL SLIDING	48X60	3/16"	CAT II SAF. GL.
2O	BEDROOM 4	(3) FIXED	150X40	3/16"	CAT II SAF. GL.

1. As per F.B.C. R4101.17.1.9.1, all doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dB A at 10 feet (3048 mm). The exit alarm shall produce a continuous audible warning when the door and its screen are opened. The alarm shall sound immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening.
2. U-FACTOR = 0.90 Impact Glass.
3. SHGC = 0.24
4. DOUBLE PANEL AND TINTED WINDOWS.



NOTE :
VERIFY ALL WINDOW & DOOR
ROUGH OPENINGS WITH WINDOW &
DOOR MANUFACTURER.

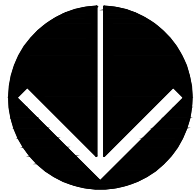
ALL PRECAST ELEMENTS TO BE ATTACHED W/
1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO
CONC. @ 6" O.C. E.A. WAY, IF PRECAST MEMBER
IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN
PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED
TOP & BOT.

NOTE :
ALL EGRESS WINDOWS TO COMPLY W/ FBC:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM
THE INSIDE WITHOUT THE USE OF TOOLS AND
PROVIDING A CLEAR OPENING OF NOT LESS THAN
20" WIDE X 24" HIGH 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 MUST NOT REQUIRE THE USE OF A
KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO
MAKE AVAILABLE THE REQUIRED CLEAR OPENING,
AND NO PART OF THE OPERATION MECHANISM
SHALL BE PLACED HIGHER THAN 54" ABOVE THE
FINISHED FLOOR.

NOTE :
EVERY CLOSET DOOR LATCH SHALL BE SUCH
THAT CHILDREN CAN OPEN THE DOOR FROM
INSIDE THE CLOSET. AS PER FBC

EVERY BATHROOM DOOR LOCK SHALL BE
DESIGNED TO PERMIT THE PENING OF THE
LOCKED DOOR FROM THE OUTSIDE IN AN
EMERGENCY. AS PER FBC

NOTE : ALL HALLWAY DOORS TO BE
NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)



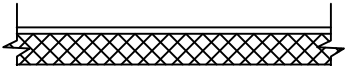
2ND FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTES

- PROVIDE NEW INTERIOR PAINT FINISH. (COLOR TO BE SELECTED BY OWNER)
- NEW FLOORING THRU-OUT. (TO BE SELECTED BY OWNER)
- SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR. - FBC R307.2.
- FLAME SPREAD FOR WALL AND CEILING FINISHES TO BE MAX. 200, SMOKE DEVELOPED MAX. 450 -FBC R302.9 AND FLAME SPREAD FOR INSULATION TO BE MAX. 25, SMOKE DEVELOPED MAX. 450-FBC R302.10.

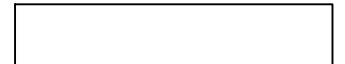
LEGEND



INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 5/8" DRYWALL EACH SIDE AND R-11 INSULATION BETWEEN STUDS.



INDICATES 8"x8"x16" MASONRY UNITS



INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL EACH SIDE AND SOUND PROOF INSULATION BETWEEN STUDS.

Revisions:	
Date	Description
11.4.20	A B.D. COMMENTS

A & L ENGINEERING
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ARMANDO ARIAS
P.E. - 73963

NEW RESIDENCE
@ SUNNY ISLES
250 190 ST Sunny Isles Beach, FL 33160-2312

PROJECT:

JOB No.:	1991.00
SCALE:	
DATE:	02/05/2020
DRAWN BY:	ELV
CHECKED BY:	AA

SHEET NAME	
SECOND FLOOR PLAN	
SHEET No.:	
A2.0	