

NOTE:

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 28" CLEAR AS PER R322.1.1 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.311.4.3 FBC.

STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R4411.4.5.1.1 FBC.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3.

THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.4.3 FBC.

BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC & TERMITE PROTECTION UNDER THE CONCRETE SLAB AS PER FBC R4409.13.5.

ALL INTERIOR PARTITIONS:

3 1/2" SOUND ATTENUATION BLANKET

NO FILL WILL BE INTRODUCED TO THE SITE

LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A

10 X 6 5/8 GRIFFLE W/ WIND MTD. ON MAIN 5/8" DUCT FOR ATTIC VENTILATION (SEE SHEET M2.2 & M2.4 FOR LOCATIONS)

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY

ALL WALL & CEILING FINISHES TO HAVE A FLAME-SPREAD CLASSIFICATION NO GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NO GREATER THAN 450 AS PER ASTM-E-84, FBC R302.9 OR UL 273

ALL INSULATION MATERIALS, FACINGS, VAPOR RETARDERS TO HAVE A FLAME-SPREAD CLASSIFICATION NO GREATER THAN 20 AND A SMOKE-DEVELOPED INDEX NO GREATER THAN 450 AS PER ASTM-E-84, FBC R302.10 OR UL 273

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 6 FT AS PER FBC14 R4409.7.2.1

ALL BATHROOMS AND SHOWER FLOORS, AND WALLS ABOVE BATHROOMS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC14 R307.2

SHALL COMPLY WITH FBC 2014 - R4101.17.1.9

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.

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

DRAWINGS SHALL MATCH ENERGY CALCULATIONS:

ATTIC INSULATION: R30

WALL INSULATION: R4.1

RAISED FLOOR INSULATION: R7.0

ALL EXTERIOR WINDOWS WITH SILL HEIGHT LESS THAN 36" AND WITH A DROP MORE THAN 4" ON THE FAR SIDE SHALL BE CATEGORY II TYPE GLASS

CEMENT BOARD OR EQUIVALENT FOR WET AREAS FBC 2014 R702.4.2

PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6" MIN. ABOVE FLOOR IN COMPLIANCE W/ FBC 2010 R307

OUTDOOR APPLIANCES (FRIDGE, ICE, SINK, BBQ) SHALL BE ELEVATED AT OR ABOVE BFE, +8.0 FT NGVD

ELEVATOR SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 24-5 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4-2010

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 FBC 2014 R302.9

ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING, ELEVATOR AND POOL EQUIPMENT, AND OTHER SERVICE FACILITIES, INCLUDING DUCT WORK, GENERATOR AND ELECTRICAL PANELS SHALL BE ELEVATED AT OR ABOVE BFE, +8.0 FT NGVD.

ALL CONSTRUCTION MATERIALS, FINISHES, AND DOORS BELOW BFE, +8.0 NGVD, SHALL BE FLOOD RESISTANT AS PER ASCE 24 SECTION 5.0 AND FEMA TECHNICAL BULLETIN 2-2008

ENCLOSED AREAS BELOW THE BFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (ASCE 4.6.2).

FEMA OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL. THE BOTTOM OF EACH OPENING SHALL BE LOCATED WITHIN 1" OR LESS ABOVE ADJACENT GROUND LEVEL. LOUVERS AND SCREENS FOR FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOOD WATERS INTO AND OUT OF THE ENCLOSED AREA AS SPECIFIED IN FBC R322.2.2 & ASCE 24

CONTRACTOR OR OWNER SHALL SUBMIT UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2014, BUILDING SECTION 110.3)

CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO.

CONTRACTOR OR OWNER SHALL SUBMIT SHOP DRAWINGS OF ELEVATOR FOR ARCHITECT'S APPROVAL. LIFT SHALL COMPLY WITH 2X5" RULE AS PER ASME A17.1

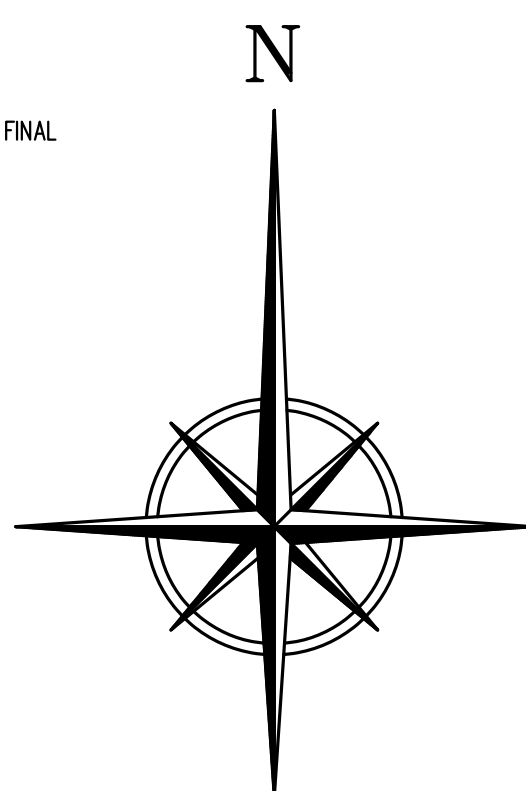
A) CLEARANCE BETWEEN HOSTWAY DOOR(S) OR GATE(S) OR LANDING SILL(S) & CAR DOOR(S) OR GATE(S) SHALL NOT EXCEED 3"

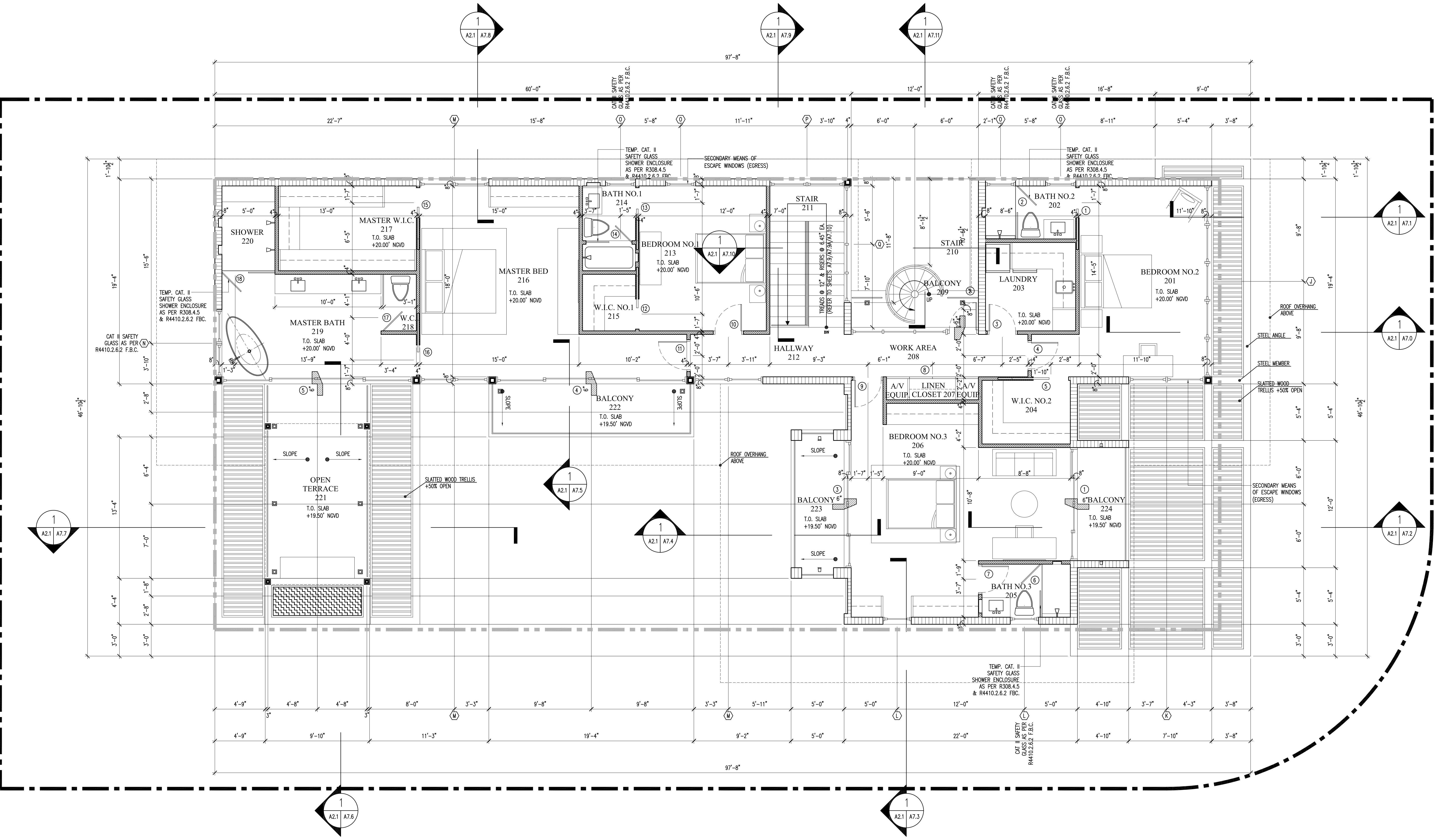
B) CLEARANCE BETWEEN HOSTWAY FACE OF LANDING DOOR(S) OR GATE (S) & CAR DOOR(S) OR GATE(S) SHALL NOT EXCEED 5" SECTION 5.3.1.7.2

ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING, ELEVATOR AND POOL EQUIPMENT, AND OTHER SERVICE FACILITIES, INCLUDING DUCT WORK, GENERATOR AND ELECTRICAL PANELS SHALL BE ELEVATED AT OR ABOVE BFE, +8.0 FT NGVD.

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NOTE:

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 R322.1.1 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.311.4.3 FBC.

STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R4411.4.5.1.1 FBC.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3

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BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC & TERMITE PROTECTION UNDER THE CONCRETE SLAB AS PER FBCR 4409.13.5.

ALL INTERIOR PARTITIONS:

3 1/2" SOUND ATTENUATION BLANKET

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LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 88-13 CHAPTER 18A

10 X 6 S/A GRILLE W/ W/D W/D. ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.2 & M2.4 FOR LOCATIONS)

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY

ALL WALL & CEILING FINISHES TO HAVE A FLAME-SPREAD CLASSIFICATION NO GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NO GREATER THAN 450 AS PER ASTM-E-84, FBC R302.9 OR UL 273

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SHALL COMPLY WITH FBC 2014 - R4101.171.9

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ATTIC INSULATION: R20

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CONTRACTOR OR OWNER SHALL SUBMIT SHOP DRAWINGS OF ELEVATOR FOR ARCHITECT'S APPROVAL. LEFT SHALL COMPLY WITH 2015 RULE AS PER ASME A17.1

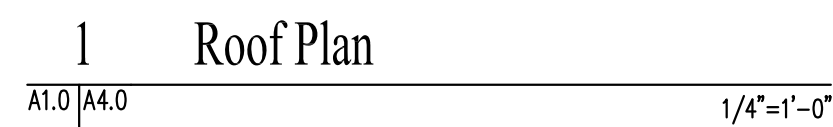
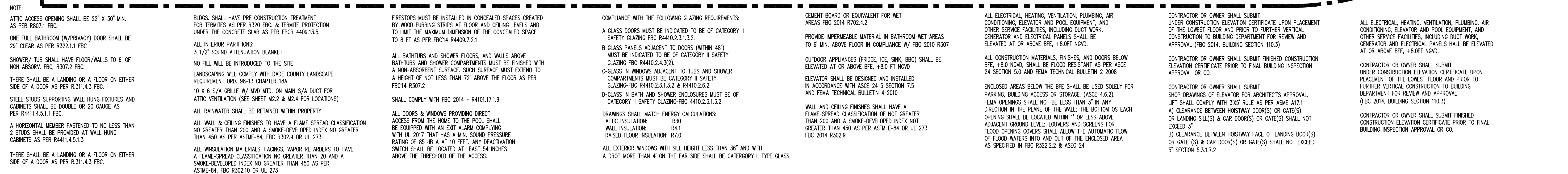
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1 Front Elevation
A5.0 A7.0 1/4"=1'-0"



2 Rear Elevation
A5.0 A7.0 1/4"=1'-0"

NO.	REVISION	DATE

JOB NO.	1402	CM, TM, LC
DRAWN BY	CM	09-16-15
CHECKED	CM	

CMA Design Studio, Inc.
ARCHITECTURE PLANNING
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PERISTERIS RESIDENCE
2300 Lake Ave.
Miami Beach, FL 33140
ELEVATIONS

TITLE:

SEAL

Michael Noll, AIA
FL Architect
L.I.C. AR0017758
AA26000730

SHEET NO.:

A5.0



1 Side Elevation
A.T.O. A5.1 1/4"=1'-0"



2 Side Elevation
A.T.O. A5.1 1/4"=1'-0"