



ARCHITECTURE
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LANDSCAPE ARCHITECTURE
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PROJECT AND OWNER

3139 SW 27TH AVE
MIAMI FL
RENOVATIONS

CONSULTANTS

T: -
F: -

SEAL

ALYSSA L. KRIPLEN AR100146

PROJECT NO. 18113
DESIGNED BY
DRAWN BY
CHECKED BY
DATE 04/24/2019
ISSUED FOR:

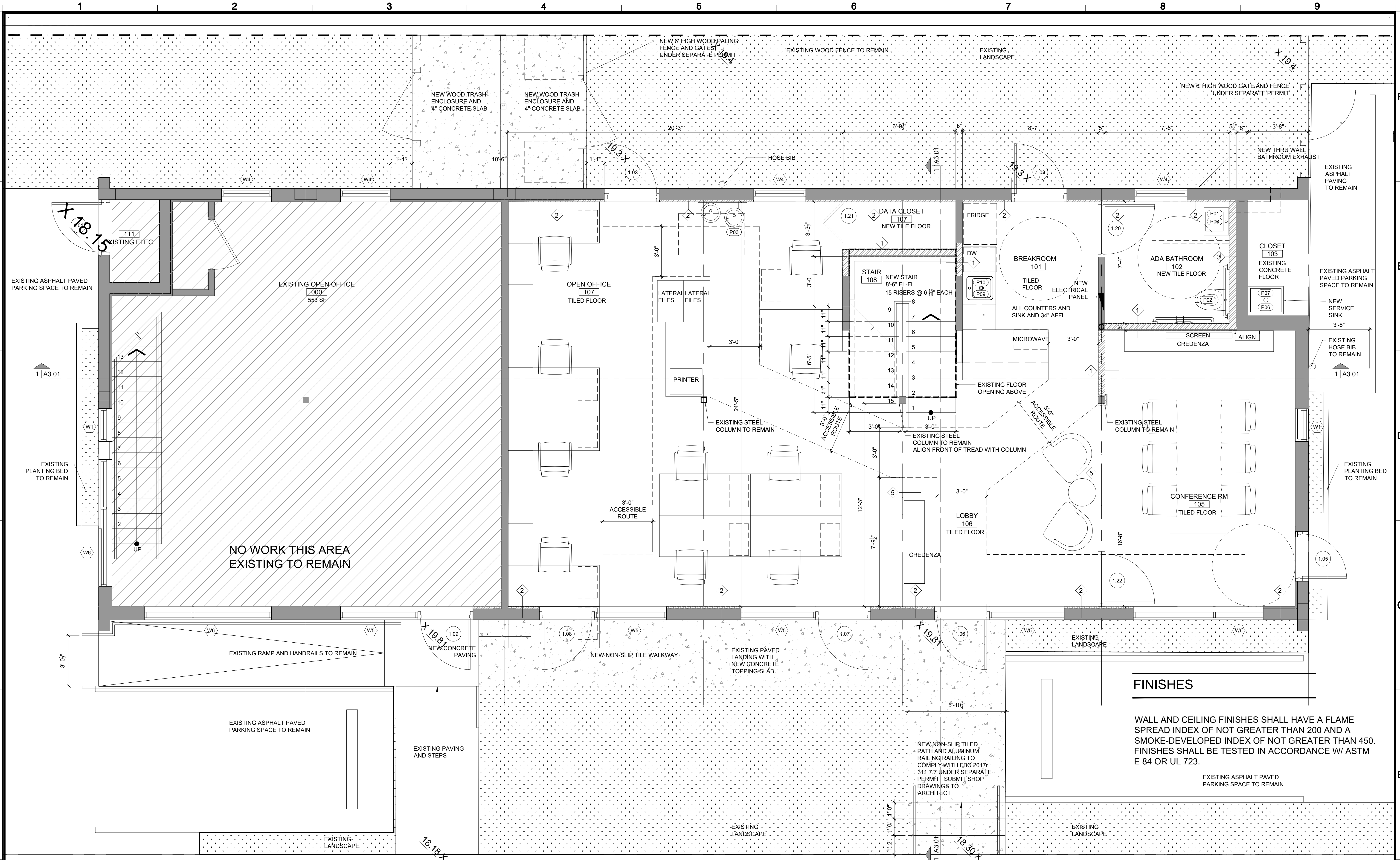
DRAWING SCALE

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NUMBER

A-101



FINISHES

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. FINISHES SHALL BE TESTED IN ACCORDANCE W/ ASTM E 84 OR UL 723.

EXISTING ASPHALT PAVED PARKING SPACE TO REMAIN

1 GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"

- GROUND FLOOR STRUCTURE:
SLAB ON GRADE, EXISTING TO REMAIN
- ROOF STRUCTURE:
WOOD TRUSSES, EXISTING TO REMAIN
- TYPICAL ROOM FINISH:
ALL ROOMS TO GWB WITH PAINT, TILE FOR BATHROOM WALLS AND POLISHED CONCRETE FLOORS.
- CLOSETS:
SHELVING BY OWNER.
- MEDICINE CABINETS:
MEDICINE CABINETS & MIRRORS BY OWNER

- SHOWERS:
SHOWERS TO HAVE IMPERVIOUS MATERIALS TO BOTTOM OF CEILING
SHOWER DRAINS
- BASE FLOOD INSTALLATION:
ALL MECH, ELEC, PLUMB, SHALL BE INSTALLED ABOVE MIN. BASE FLOOD CRITERIA-REFER TO FLOOD LEGEND
- BARNS/SCREENS:
AS PER R310.4 FBC MEANS OF ESCAPE MUST BE CAPABLE OF WITHSTANDING WIND AND IMPACT FORCES WITHOUT THE USE OF SHUTTERS AND MUST BE READILY OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL EFFORT AT ALL EMERGENCY EGRESS WINDOW + DOORS

- GUARD RAILS:
GUARDRAILS SHALL REJECT A 4" DIAM. OBJECT MAXIMUM.
BOTTOM RAIL SHALL HAVE AN OPENING OF 2" FROM WALKING SURFACES
- A.H.U. CLEARANCE: A.H.U.'S MUST BE IN CLOSET WITH 6" MIN. CLEARANCE AROUND UNIT.
- SMOKE DETECTORS: SMOKE DETECTORS ARE TO BE AT LEAST 3 FEET AWAY FROM THE A/C SUPPLY GRILLS
- GLAZING NOTES: GLAZING WITHIN 5'-0" AFF (TUBS AND SHOWERS) MUST BE CAT.II SAFETY GLASS
GLASS DOORS, SIDELIGHTS, + GLAZING WITHIN 48" OF DOORS TO BE MIN. CAT II SAFETY GLASS

SYMBOL	DESCRIPTION
NAME NO.	ROOM NAME/ NUMBER SYMBOL
1.23	DOOR NUMBER TAG
1	PARTITION TYPE
W1	WINDOW TAG

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