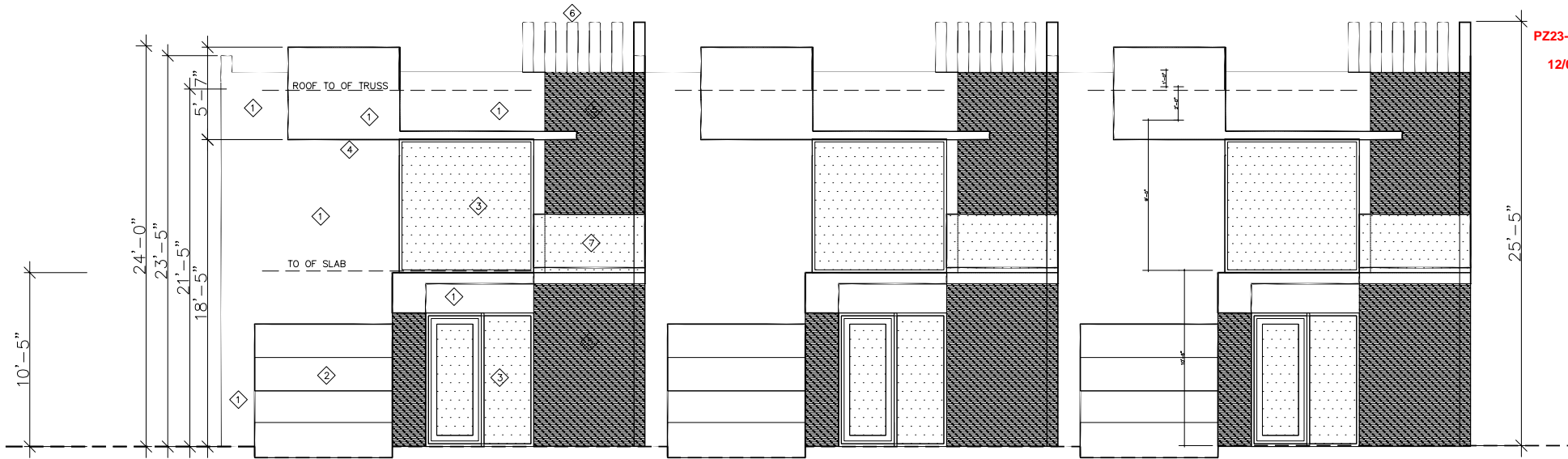
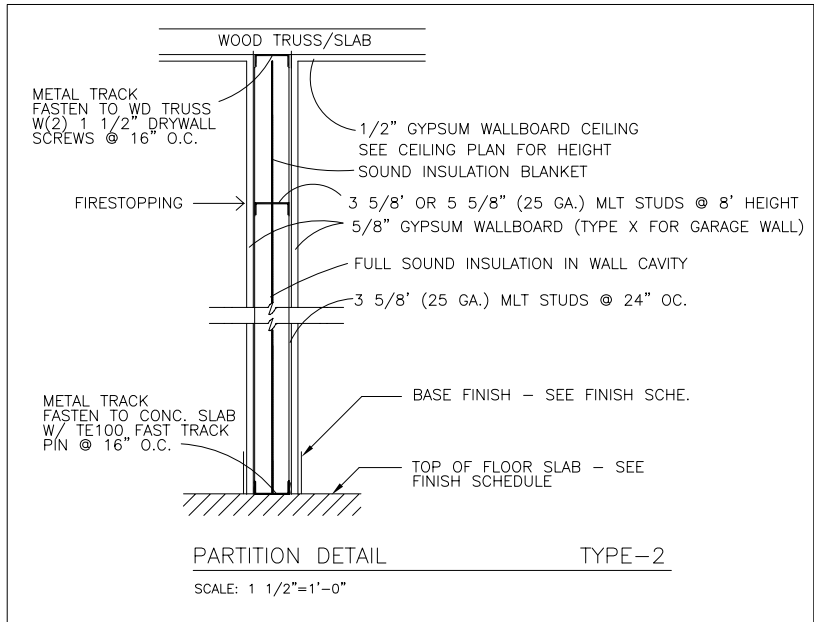


*NOTE-8

1- GLAZING LESS THAN 60" A.F.F. IN SHOWERS AND TUBS SHALL BE CATEGORY II SAFETY GLASS IN ACCORDANCE WITH SECTION R308.4.5 FBC.

2- GLAZING IN WINDOWS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLASS (FBC R308.4.3.2)



FRONT ELEVATION

SCALE : $\frac{1}{4}$ " = 1'-0"

NOTE-1
PROVIDE SAFETY GLASS (CAT II) FOR ALL NEW ALUM/GLASS DOORS

NOTE-2
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 IN ACCORDANCE W/ FBC R302.9

NOTE-3
ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE W/ FBC R302.10.1

NOTE-7
BATHROOM FIXTURES IN BATHROOMS NEEDS TO COMPLY WITH MINIMUM FIXTURE CLEARANCE AS PER FBC. FIGURE R307.1. SHOWER 30" MIN. CENTER LINE OF WC AND LAVATORY CABINET TO ADJACENT WALL AND FIXTURE NEEDS TO BE 15" MIN.

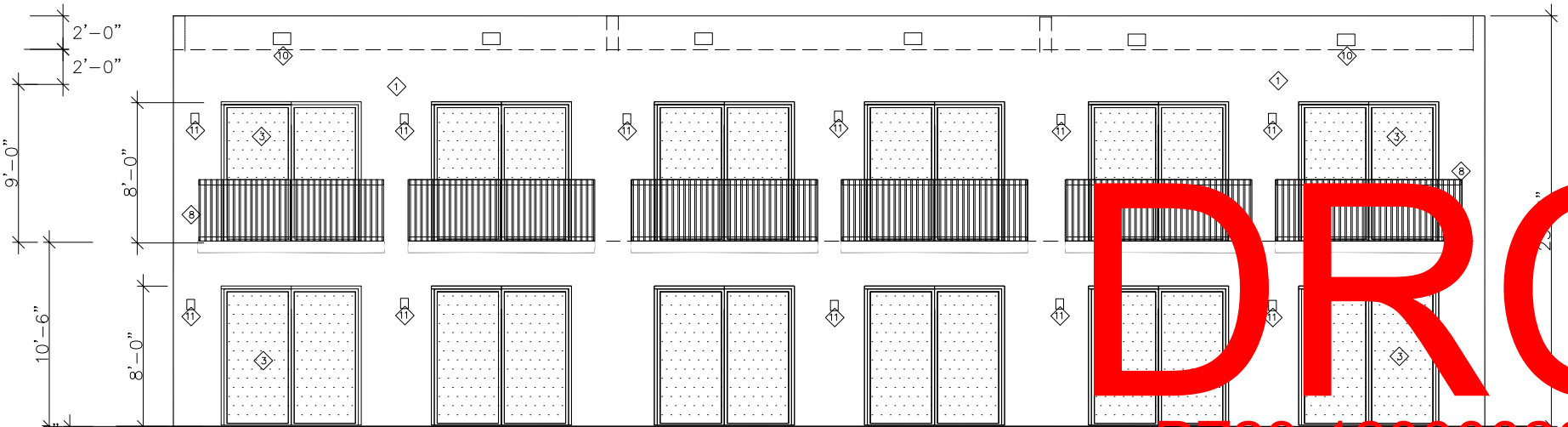
NOTE-4
CONTRACTOR TO ASSURE ALL FIREBLOCKING IN FURRED SPACES SHALL BE INSTALLED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET IN ACCORDANCE WITH FBC R302.11.1

NOTE-5
NEW WINDOWS SHALL HAVE MIN. U-FACTOR OF .65 AND SHGC OF .25

NOTE-6
EXTERIOR WALL SHALL HAVE INSULATION WITH MIN. R-VALUE = 5

NOTES SIMILAR HERE

ELEVATION MATERIAL PLAN NOTES			
1	SMOOTH FIN. PAINTED STUCCO FIN. WALL	6	8X8 CONC. BLOCK LIGHTING ELEMENT.
2	IMPACT RESISTANCE GARAGE DOOR	7	IMPACT RESISTANCE GLASS GUARDRAIL SYSTEM
3	IMPACT RESISTANCE ALUM/GLASS DOOR / WINDOW SYSTEM	8	IMPACT RESISTANCE ALUM. GUARDRAIL SYSTEM
4	PROJECTED REINFORCED CONC. SOFFIT REFER TO DETAIL	9	ROOF EMERGENCY DRAIN SCUPPER OPENING
5	VENEER FINISH WALL	10	WALL SCONCE.



REAR ELEVATION

SCALE : $\frac{1}{4}$ " = 1'-0"

DRC

PZ23-12000026
12/04/2024

REVISIONS

TOWNHOUSES AT NW 19 AVE

MIAMI
ARCHITECT
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TEL: (305) 254-1720
LA 28000671

Digitally signed by
Taghi Afkham
Date: 2023.07.27
20:09:58
-04'00'

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Taghi Afkham
Date: 2023.07.27
20:09:58
-04'00'

TAGHI AFKHAM
STATE OF FLORIDA
ARCHITECT
AR0014758
DATE: 03/15/2023

A-5

PZ23-12000026
11/15/2023