PROJECT DATA

LOCATION MAP

PROPERTY ADDRESS	FOLIO NO.
1158 NW 6TH ST.MIAMI, FL 33136	01-4102-005-0350

OWNER
1158 CASA LLC.

LEGAL DESCRIPTION
LAWRENCE ESTATE LAND COS SUB PB 2-46 E50FT LOTS 8 & 9 BLK 3
LOT SIZE 50.000 x 100 OR 21097-4243 0203 3 COC 21483-3112 06 2003 1

SCOPE OF WORK
NEW 8,578 S.F. 3 STORY APARTMENT BUILDING WITH 17 RESIDENTIAL UNITS

TYPE OF CONSTRUCTION	OCCUPANCY CLASSIFICATION
TYPE IIIA SPRINKLERED	R-2

CODE
FLORIDA BUILDING CODE 2017 6TH EDITION

OCCUPANCY SEPARATION
FIRE SEPARATION REQUIRED= 1HR
FIRE PROTECTION 2HR FOR EXTERIOR WALLS, 1.5HR FOR EXIST DOORS & 1HR FOR EXIST ACCESS CORRIDORS. AS PER TABLE 8.3.4.2 NFPA 101

INTERIOR FINISH:
CLASS C INTERIOR WALL AND CEILING FINISH-FLAME SPREAD 26-75 SMOKE DEVELOPED 0-450 CLASS II INTERIOR FLOOR
FINISH-CRITICAL RADIANT FLUX, NOT LESS THAN 0.22W/cm² BUT LEOS THAN 0.45 W/cm²

SEPARATE PERMIT REQUIRED FOR:
DOORS, WINDOWS AND HURRICANE SHUTTERS (IF APPLICABLE). ELECTRICAL, MECHANICAL, PLUMBING, ROOFING, FENCING (IF APPLICABLE), SECURITY AND FIRE ALARM SYSTEM -G.C TO PROVIDE SHOP DRAWINGS FOR FIRE ALARM SYSTEM. THERE ARE NO TREES TO BE REMOVED

PARKING LOT CALCULATIONS:
FULLY EXEMPT FROM PARKING REQUIREMENTS
THE TOTAL FLOOR AREA IS UNDER 10,000 SF
PROJECT IS LOCATED WITHIN A QUARTER MILE OF FLAGLER AND SW 1ST STREET (BOTH TRANSIT CORRIDORS) AND MORE THAN 500 FT AWAY FROM THE T3 TRANSECT ZONE.

TERMITE NOTE:
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITE. AS PER FBC 1816.1.7 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

ELEVATION CERTIFICATE NOTE:
UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, CONTRACTOR SHALL SUBMIT AN ELEVATION CERTIFICATE (FBC 2017, BUILDING SECTION 110.3). A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE WE CAN ISSUE ANY CO, TCO OR PCO.

PUBLIC WORKS NOTE:
A. ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

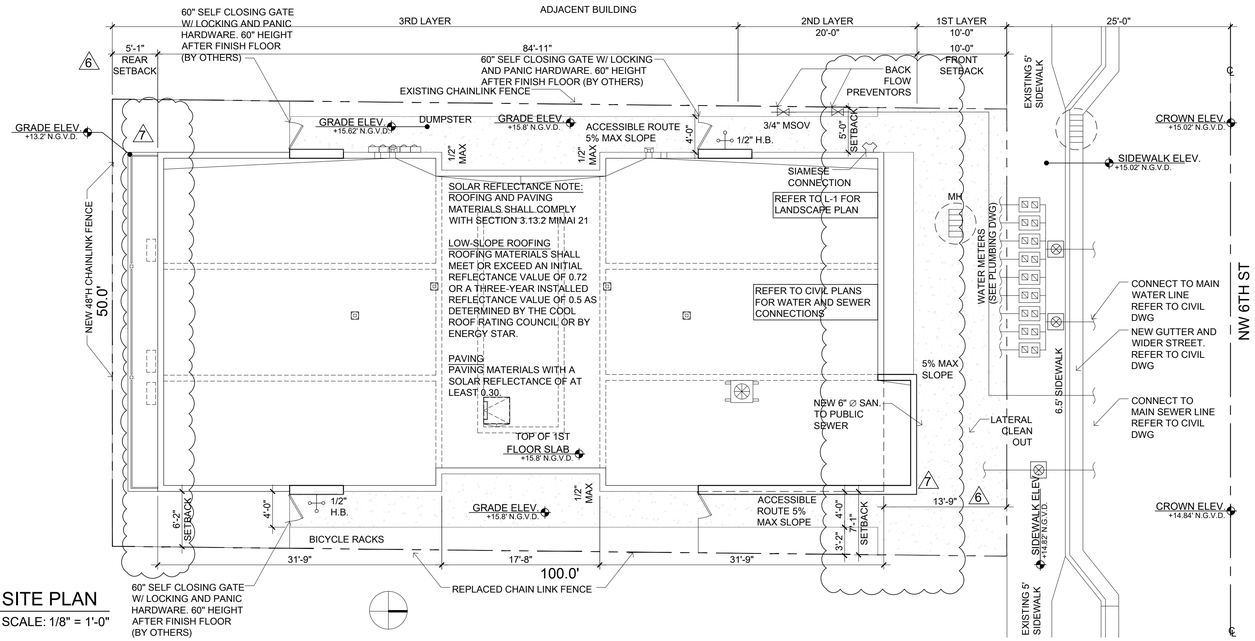
B. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

C. CLEAN-OUT FOR SEWER LATERAL MUST BE LOCATED WITHIN THE RIGHT-OF-WAY 12 INCHES FROM PROPERTY LINE

D. PROPOSED BACK FLOW PREVENTERS FOR DOMESTIC LINES TO BE LOCATED INSIDE PRIVATE PROPERTY BUT NO FURTHER THAN FIVE (5) FEET TO/FROM RIGHT-OF-WAY.

E. METER BOXES & LIDS MUST BE TRAFFIC RATED,

F. REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY. (IF EXISTING)



1 SITE PLAN
SCALE: 1/8" = 1'-0"

ZONING INFORMATION

ZONING DISTRICT: T6-8-0 (MULTI-FAMILY-150 DU / ACRE)
FLOOD ZONE: "X" ELEVATION 9.99'
ZONING REGULATIONS:

	REQUIRED / ALLOWED:	EXISTING:	PROPOSED:
LOT AREA	5,000-20,000 SF	5,000 SF	
LOT WIDTH	50 FT	50 FT	
LOT COVERAGE	80% (4,000 SF)		59.48% (2,974 SF)
FRONTAGE AT FRONT SET-BACK	50% MIN. (25 SF)		75.5% (37.75' FT)
GREEN SPACE	10% MIN. (500 SF)		14.38% (719 SF FT)
DENSITY	150 DU / ACRE MAX. (17.2) 17 UNITS		17 UNITS
BUILDING SETBACKS			
PRINCIPAL FRONT	10 FT MIN.		10 FT MIN.
SECONDARY FRONT	10 FT MIN.		N/A
INTERIOR SIDE YARD SETBACK	0 FT		5'-0" FT / 7'-11" FT
REAR YARD SETBACK	0 FT		8'-5" FT
MAX HEIGHT	N/A		3 STORIES
AREA CALCULATION PER FLOOR	10,000 SF WITHOUT PARKING		1ST FLOOR 2,977 SF 2ND FLOOR 2,977 SF 3RD FLOOR 2,977 SF TOTAL 8,931 SF
GROSS FLOOR AREA PER UNIT	270 SF (MICROUNITS)		STUDIOS 415 SF X 15 = 6,225 SF 1 BED UNIT 617 SF X 2 = 1,234 SF COMMON AREAS = 1,472 SF TOTAL = 8,931 SF

MATERIAL	STANDARD
ACRYLONITRIDE BUTADIENE STYRENE (ABS) PLASTIC PIPE	ASTM D 2661; ASTM D 251; ASTM F 628
ASBESTOS-CEMENT PIPE	ASTM C 428
CAST IRON PIPE	ASTM A 74; ASTM A 888; CISPI 301
CONCRETE PIPE	ASTM C 14; ASTM C 76; CSA A 257.1; CSA CAN/CSA A 257.2
COPPER OR COPPER-ALLOY TUBING (TYPE "K" OR "L")	ASTM B 75; ASTM B 88; ASTM B 251
POLYVINYL CHLORIDE (PVC) PLASTIC PIPE (TYPE DWV) SDR26, SDR35, SDR41, PS50 OR PS100	ASTM D 2665; ASTM D 2949; ASTM D 3034; ASTM F 891; CSA B 182.2;
VITRIFIED CLAY PIPE	CSA CAN/CSA-B 182.4 ASTM C 4; ASTM C 700

FBC TABLE 702.3 BUILDING SEWER PIPE

ZONING NOTES:
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ON TO ADJACENT PROPERTY. APPLICANT WILL PROVIDE SURVEYOR'S CERTIFICATION OF ELEVATIONS AND GRADING PRIOR TO FINAL APPROVAL BY BUILDING DEPARTMENT .

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017 6TH EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ELECTRICAL PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATINGS.
14. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTION ARE MECHANICAL AND EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.
15. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
    A. VALVES
    B. FLOW MEASURING DEVICES
    C. MIXING BOXES
    D. POWER OPERATED DAMPERS
    E. ACCESS PANELS IN DUCTWORK
    F. VOLUME AND BALANCING DEVICES
    G. WATER FLOW SWITCHES
    H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS PRESSURE SWITCHES
16. CONTRACTOR SHALL PROTECT ALL WORK IN PROGRESS. ALL WORK, FURNISHINGS, EQUIPMENT OR MATERIALS THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE RECTIFIED, REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
17. DO NOT SCALE DRAWINGS USE DIMENSIONS ONLY. FOR DIMENSION NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
18. UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILLWORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH SURFACES (GWB, PLASTER, ETC.)
19. ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
20. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

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SDC COLLABORATIVE
7419 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33176
T: 786.243.7097 F: 786.243.7098
W W W . S D C O L L A B O R A T I V E . C O M
DULCE M. CONDE, RA ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV NO.	DATE	COMMENTS
1	01-18-21	Revision
2	04-28-21	Revision
3	05-28-21	Revision
4	09-26-21	Revision
5	07-08-24	Change of Architect
6	02-03-25	Owner Changes
7	03-21-25	Owner Changes

PROJECT: RESIDENTIAL MIXED-USE

1158 CASA
1158 NW 6th Street
Miami, FL 33136

PROJECT NO.: 24-020-00
ISSUE DATE: 00-00-2024
SCALE: AS NOTED
DRAWN BY: PEC
CHECKED: DC/PEC

PROJECT DATA

A-0

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GENERAL NOTES:

1. SECONDARY MEANS OF ESCAPE SHALL COMPLY WITH N.F.P.A 101-21-2.2.3.
2. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (N.F.P.A 101-21-2.4.3)
3. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED (N.F.P.A 101-21-2.4.4)
4. NO DOUBLE CYLINDER KEY LOCKS OR KEY OPERATED CHAIN LOCKS SHALL BE INSTALLED ON THE FRONT ENTRANCE DOOR (N.F.P.A 101-21-2.4.6)
5. INTERIOR FINISH OF WALL AND CEILINGS SHALL BE FLAME SPREAD INDEX CLASS C OR BETTER (N.F.A. 101-21-3.2.1)
6. ALL BATHROOM FLOORS AND BASE SHALL BE OF IMPERVIOUS MATERIAL
7. THE ENTRY DOOR SHALL BE CONSIDERED AND EGRESS DOOR AND IMPACT TEST SHALL BE PROVIDED.
8. INTERIOR PARTITIONS TO BE 3-5/8" 25 GA. GALV MTL STUDS 24: O.C MAX. WITH 1/2" GYP.BOARD EA. SIDE. INSTALL 2X4 WD STUDS @ JAMBS.
15. INSTALL 1/2" CEMENT BOARD AT ALL NEW TUBS, SHOWERS, AND WATER RESISTANT GWB @ WATER CLOSETS
16. ALL SMOKE DETECTORS TO BE ON ARC FAULT PROTECTED BEDROOM CIRCUIT, INTERCONNECTED, AND HARD WIRED WITH BATTERY BACKUP.

CODE NOTES:

ALL WORK TO COMPLY WITH FBC 2017, NEC 2017, NFPA 101 AND MUNICIPAL CODES
SEPARATE PERMIT REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, WINDOWS, EXT. DOORS, TRUSSES, DRIVEWAY

SAFEGUARDS:

1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE CAT II SAFETY GLAZING
2. OPERABLE OR NON-OPERABLE GLAZED PANELS LOCATED ADJACENT TO A DOOR IN THE SAME PLANE SHALL BE OF CAT II SAFETY GLAZING. AND WHERE NEAREST EDGE OF THE GLAZING MATERIALS IS WITHIN 12" FROM THE DOOR IN THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 48" FROM THE FINISHED FLOOR

GENERAL BUILDING NOTES:

EGRESS WINDOW SPECIFICATIONS

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 SQ FT IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAT 44IN A.F.F.

EGRESS DOOR SAFETY NOTES:

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED. ALL WINDOWS TO BE PROTECTED WITH DADE COUNTY PRODUCT CONTROL APPROVED STORM SHUTTERS OR SPECIFIED IMPACT RATED GLASS.

ACCESSIBILITY NOTES

ALL LIGHT SWITCHES TO BE 44" ABOVE FLOOR & RECEPTACLES TO BE 16" ABOVE FLOOR. AT LEAST ONE BATHROOM DOOR TO BE MIN. 32" CLEAR WIDE. F.B.C. 2318.1.1.5.1

BATHROOM/CLOSET DOORS SAFETY NOTES

1. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
2. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

BACKING FOR WALL-HUNG FIXTURES NOTES

WHERE WALL-HUNG FIXTURES ARE PROVIDED, 2"X4" BRACING BETWEEN STUDS, AT POINT OF ATTACHMENT OF FIXTURE WALL BE PROVIDED TO WITHSTAND 200 LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)

SHOWER NOTE

SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" (INCHES) ABOVE THE COMPARTMENT OF THE DRAIN. (TYP.) PER F.B.C. 2014 P2708.1.1 ACCESS.
THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES

REQUIRED BACKING AND WALL FIXTURES

STUDS IN BEARING WALLS, EXTERIOR WALLS AND NOT BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"X 4", WHERE SPACED NOT MORE THAN 16" o/c: OR, NOT LESS THAN 2"x 6", WHERE SPACED NOT MORE THAN 24 o/c. A MINIMUM 2" X 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET AS PER FBC 2318.1.15

F.B.C. 2318.1.1.5.1

A MINIMUM 2"X4" HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE OR WALL CABINET AND TO ALLOW FUTURE INSTALLATION OF GRAB BARS BEHIND TOILET

SECURITY AND FORCED ENTRY PREVENTION

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF WITHSTANDING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES AND A LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
4. HINGES ON EXTERIOR OUT-SWING DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE PINS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. SINGLE SWINGING EXTERIOR DOORS IF OF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1" THICK.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES STANDARD 297.1.
8. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING GLASS DOORS SHALL COMPLY WITH THE ANSI STANDARD Z-97.1.
9. ALL SLIDING GLASS DOORS SHALL COMPLY WITH THE F.B.C. 2014 EDITION AND SHALL HAVE CAT II SAFETY GLAZING AS REQUIRED.
10. ALL WINDOWS SHALL COMPLY WITH THE F.B.C. 2014. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, A.A.M.A. 1303.3 PROVIDE LOCKS AS PER F.B.C. 2014 EDITION EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
11. IN ADDITION, ALL GLAZING THAT IS PERMISSIBLE SHALL COMPLY WITH THE F.B.C. 2014 EDITION
12. METAL GRATES AND/OR GRILL TYPE DOORS SHALL BE PROVIDED WITH LOCKS DESIGNED TO PREVENT REACHING THE INSIDE ACTUATOR FROM THE OUTSIDE. DOORS WITH LOUVERS SHALL NOT BE INSTALLED ON THE EXTERIOR WALL AREAS REQUIRING SECURITY UNLESS THE LOUVERED AREA IS PROTECTED BY INTRUSION SECURITY DEVICE.

NOTE:

WINDOWS & EXTERIOR DOORS WITH PRODUCT APPROVAL AND SEPARATE PERMIT. PROVIDE STORM SHUTTER BY SEPARATE PERMIT INSTALLED AND APPROVED BEFORE C.O. CONTRACTOR SHALL VERIFY ALL FINISHES W/OWNER PRIOR TO PURCHASING MATERIALS CONTRACTOR SHALL VERIFY ALL COLORS W/ OWNER PRIOR TO COMMENCEMENT OF WORK

TERMITE PROTECTION NOTE:

UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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.

1008.1.1 SIZE OF DOORS.

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32

1008.1.1.1 PROJECTIONS INTO CLEAR WIDTH.

THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

1008.1.2 DOOR SWING.

EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

SECTION 803 WALL AND CEILING FINISHES:

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS.
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.

803.11.1.1 FURRED CONSTRUCTION.
IF THE INTERIOR FINISH MATERIAL IS APPLIED TO FURRING STRIPS, THE INTERVENING SPACES BETWEEN SUCH FURRING STRIPS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. BE FILLED WITH MATERIAL THAT IS INORGANIC OR NONCOMBUSTIBLE;
2. BE FILLED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF A CLASS A MATERIAL IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2; OR
3. BE FIREBLOCKED AT A MAXIMUM OF 8 FEET (2438 MM) IN EVERY DIRECTION IN ACCORDANCE WITH SECTION 718

SECTION 804 INTERIOR FLOOR FINISH:

804.2 CLASSIFICATION.
CLASS II, 0.22 WATTS/CM2 OR GREATER.

804.4.1 TEST REQUIREMENT.
IN ALL OCCUPANCIES, INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC FF-1 PILL TEST" (CPSC 1 PART 1630) OR WITH ASTM D 2859.

804.4.2 MINIMUM CRITICAL RADIANT FLUX.
THE MINIMUM CRITICAL RADIANT FLUX SHALL NOT BE LESS THAN CLASS II

INSULATION:
INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.

INTERIOR FINISH NOTES:

1. INTERIOR FINISH SHALL BE IN ACCORDANCE WITH LSC CHAPTER 10 AND FLORIDA BUILDING CODE CHAPTER 8
2. CLASSIFICATIONS IN ACCORDANCE WITH ASTM E 84: (LSC 10.2.3.4 & FBC 803.1)

2.1. CLASS A: FLAME SPREAD RATING OF 0-25, SMOKE DEVELOPMENT RATING OF 0-450, NO CONTINUED PROPAGATION OF FIRE IN ANY ELEMENT THEREOF WHEN SO TESTED.
2.2. CLASS B: FLAME SPREAD RATING OF 26-75, SMOKE DEVELOPMENT RATING OF 0-450.
2.3. CLASS C: FLAME SPREAD RATING OF 76-200, SMOKE DEVELOPMENT RATING OF 0-450.

3. INTERIOR WALL AND CEILING FINISH MATERIALS IN VERTICAL EXITS AND EXIT PASSAGEWAYS (LSC 10.2 & FBC 803.5) 3.1. RESIDENTIAL: CLASS 'C'
4. INTERIOR WALL AND CEILING FINISH MATERIALS IN EXIT ACCESS CORRIDORS AND OTHER EXITWAYS

4.1. RESIDENTIAL: CLASS 'C'

5. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A, B OR C IN ALL ROOMS AND ENCLOSED SPACES
6. GYPSUM WALLBOARD TO BE FREE OF CORROSIVE OR TOXIC CHEMICALS INCLUDING SULFUR AND SULFUR DIOXIDE
7. PAINTS TO BE LOW OR NO V.O.C. BY BENJAMIN MOORE OR SHERWIN WILLIAMS. SUBSTITUTES MUST BE ACCEPTED BY ARCHITECT
8. PAINTS TO BE EGGSHELL THROUGHOUT EXCEPT PAINTS TO BE SATIN IN BATHROOMS AND HIGH GLOSS ON ALL WOOD TRIM.
9. BATHROOMS TO RECEIVE MILDEW RESISTANT PAINT.
10. INSTALL 5/8" CEMENT BOARD BEHIND TILE IN ALL WET AREAS
11. CEILING HEIGHTS ARE MEASURED FROM EXISTING FLOOR SLAB.
12. WALL COVERINGS BY INTERIOR DESIGNER TO BE MIN. CLASS 'C'.

ENERGY CODE COMPLIANCE (TABLE 402.4.2):

1. INSTALL THERMAL ENVELOPE INSULATION IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. AIR PERMEABLE INSULATION IS INSIDE OF AN AIR BARRIER.
2. AIR BARRIER IN ANY DROPPED CEILING/SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED.
3. INSULATE CORNERS AND HEADERS. JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED.
4. SEAL SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING.
5. SEAL ALL UTILITY PENETRATIONS.
6. BATTS IN NARROW CAVITIES ARE CUT TO FIT, OR NARROW CAVITIES ARE FILLED BY SPRAYED/BLOWN INSULATION.
7. RECESSED LIGHT FIXTURES ARE AIR TIGHT, IC RATED, AND SEALED TO DRYWALL (EXCEPT IF FIXTURES ARE IN CONDITIONED SPACE).
8. INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES. BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, OR SPRAYED/BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING.
9. SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
10. HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.

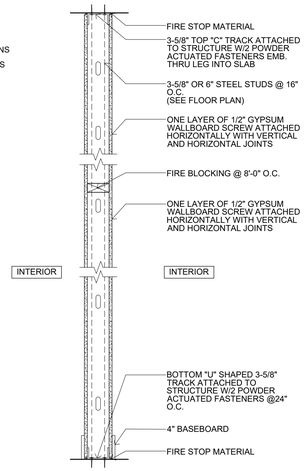
ENERGY CODE COMPLIANCE (OTHER SECTIONS):

1. INSTALL CAULKING, GASKETS, OR WEATHERSTRIPPING AT ALL OPENINGS OR PENETRATIONS.
2. INSTALL PROGRAMMABLE TYPE THERMOSTAT.
3. HEAT TRAP REQUIRED FOR VERTICAL PIPE RISERS.
4. NO MAKE UP AIR FROM ATTICS.
5. INSTALL R-30 OPEN CELL SPRAY TYPE INSULATION @ UNDERSIDE OF ROOF SHEATHING.

NOTE:

THE GLAZING IN SLIDING AND SWINGING DOORS, INCLUDING SHOWER OR TUB ENCLOSURES, SHALL BE SAFETY GLAZING AS SET FORTH IN SUB-PARAGRAPH 3508.3(a)(5) FOR CATEGORY II GLAZING PRODUCTS.

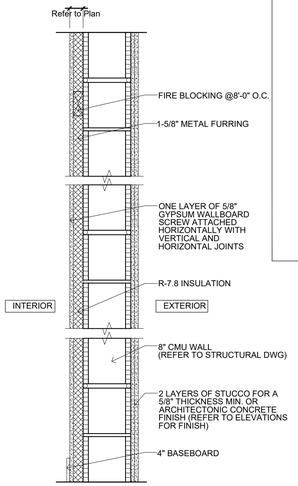
WALL TYPES



E INTERIOR PARTITION
SCALE: N.T.S.

NOTE:
REFER TO UL ASSEMBLY DETAILS AND SPECIFICATION ON SHEET F-2 AND F-3

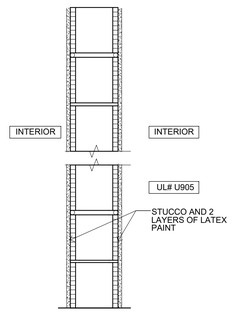
NOTE:
LENGTH OF BACKING TO EXCEED LENGTH OF EQUIPMENT BY ONE STUD AT EACH SIDE (MIN. 3 STUDS)



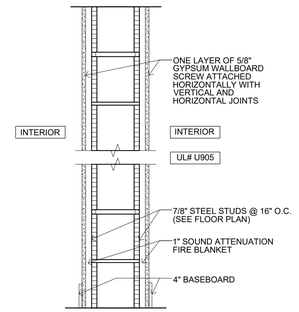
A EXTERIOR WALL
SCALE: N.T.S.

WET AREAS

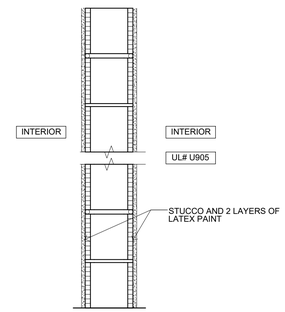
NOTE:
USE THE FOLLOWING ASSEMBLY AROUND BATH TUB. 1/2" MOISTURE RESISTANT CEMENT BOARD. FINISH W/OIL BASE PAINT ON 2X4 WD. STUDS @ 16" O.C. IN LIEU OF OIL BASE PAINT, USE FULL HEIGHT TILE FINISH AT SHOWERS, TILE BASE AND FLOOR



F INTERIOR 12" CMU
SCALE: N.T.S.

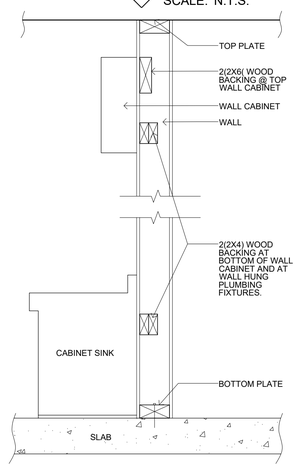


C INTERIOR 8" CMU
SCALE: N.T.S.



B INTERIOR 8" CMU
SCALE: N.T.S.

A MINIMUM 2"X4" HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE, WALL CABINET AND TO ALLOW FUTURE INSTALLATION OF GRAB BARS BEHIND TOILET AND TUB SIDES. FBC 2318.1.1.5.1



CABINET AND PLUMBING FIXTURE BLOCKING SUPPORT DETAIL
SCALE: N.T.S.

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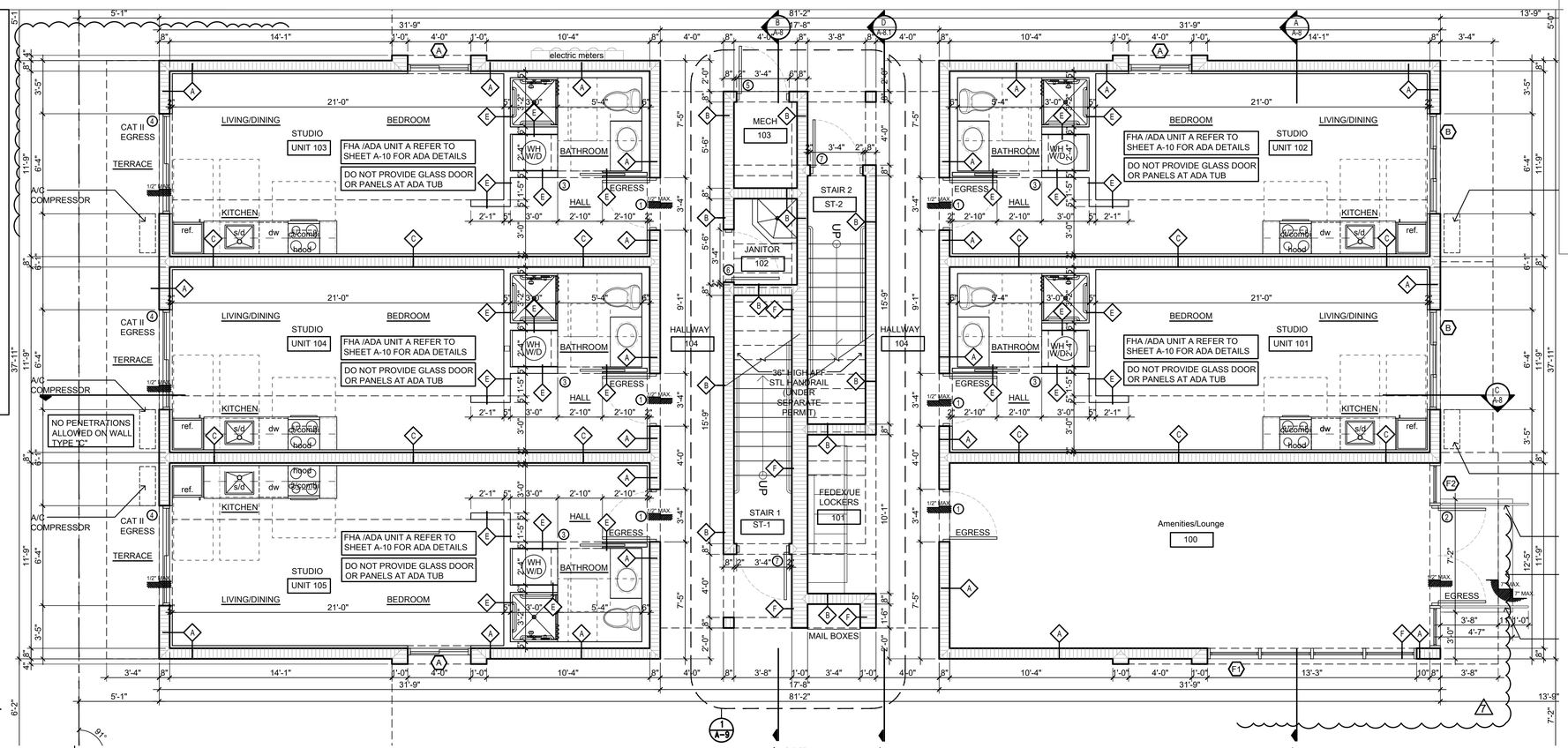
LEGEND:

- (A) 8" CMU EXTERIOR WALL W/ 5/8" STUCCO AT EXTERIOR FACE. 1" FURRING AND 1/2" GWB AT INTERIOR. PROVIDE R-7.8 INSULATION (REFER TO STRUCTURAL DWG) PROVIDE CEMENT BOARD AT BATHROOM AND WET AREAS. UL# U905
- (B) 8" CMU INTERIOR BEARING WALL WITH PLASTER AND TWO COATS OF LATEX PAINT ON BOTH SIDES. (REFER TO STRUC. DWG) UL# U905
- (C) 8" CMU INTERIOR BEARING WALL. PROVIDE 7/8" FURRING AT 16" O.C. 1" SAFB AND 1/2" GWB AT BOTH SIDES. NO PENETRATION ALLOWED ON CONCRETE (REFER TO STRUC. DWG) UL# U905 (PROVIDE CEMENT BOARD AT BATHROOM AND WET AREAS). CONTRACTOR TO PROVIDE FIELD SOUND TESTING IN ACCORDANCE WITH ASTM E492. FBCB 1207.3
- (D) PARTITION WALL 3-5/8" 20 GA METAL STUDS WITH 1/2" GWB BOTH SIDES. (PROVIDE CEMENT BOARD AT BATHROOM AND WET AREAS).
- (E) 1H FIRE RATED CHASE WALL UL# W419 5" 20 GA METAL STUDS @ 16" O.C. WITH 5/8" TYPE "X" GWB BOTH SIDES. ADD CEMENT BOARD AT BATHROOM AND WET AREAS.
- (F) 12" CMU INTERIOR BEARING WALL WITH PLASTER AND TWO COATS OF LATEX PAINT ON BOTH SIDES. UL# U905
- FXC FIRE EXTINGUISHER CABINET (SEMI-RECESSED 4" PROTRUDING MAX.). COORDINATE WITH STRUCTURAL FOR LOCATION



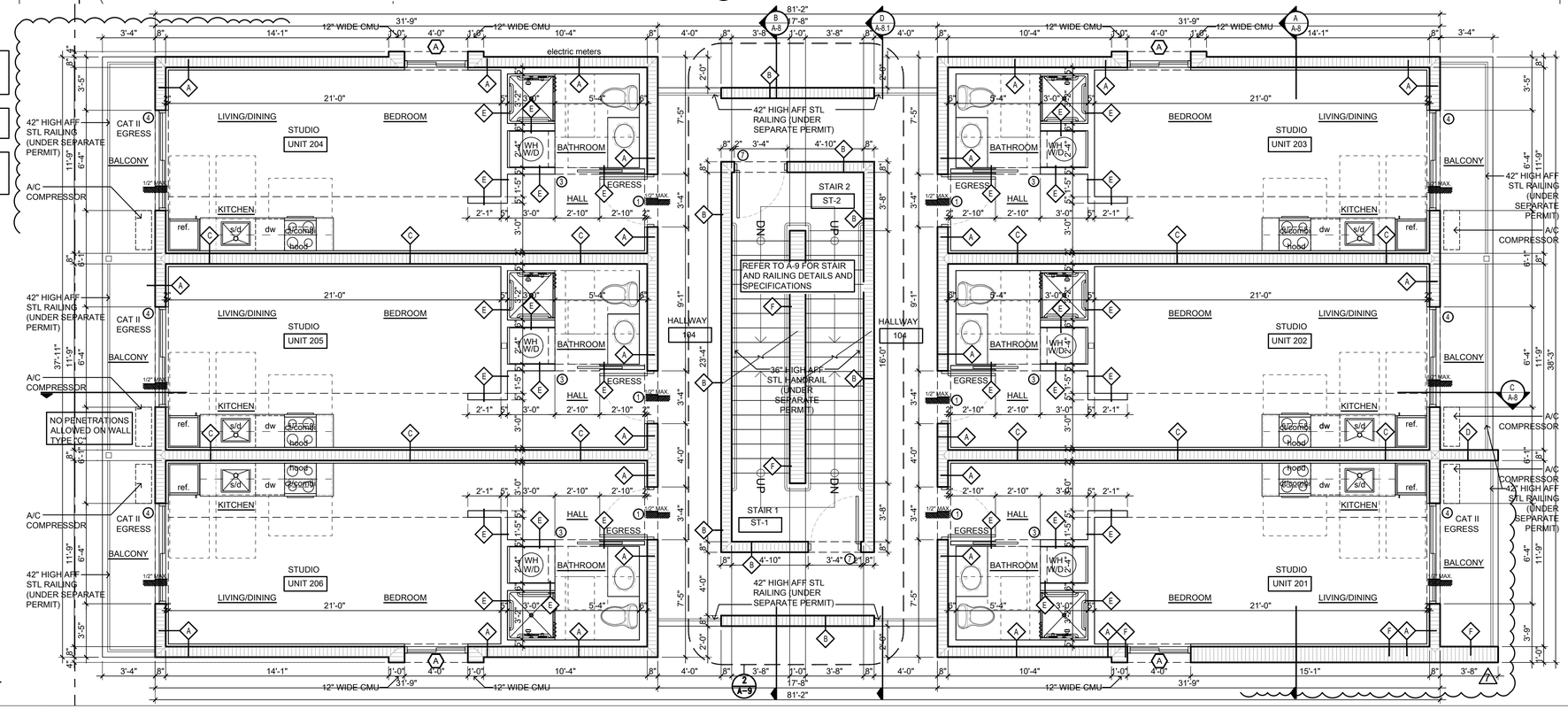
1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADA UNITS:
REFER TO SHEET A-10 FOR PLUMBING FIXTURE AND CABINET NOTES AND DETAILS

FOR CHANGE IN LEVEL AT DOORS AND ACCESSIBLE ROUTES REFER TO DETAIL "CHANGE IN LEVEL" ON SHEET A-10

ALL UNITS AT 1ST FLOOR SHALL COMPLY WITH FHA / ADA REFER TO SHEET A-10 FOR DETAILS

"B" BATHROOM WITH TUB AS PER FHAG DESIGN MANUAL, PART CHAPTER 7, PART B, PAGE 7.67



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REV NO.	DATE	COMMENTS
1	01-18-21	Revision
2	04-28-21	Revision
5	07-08-24	Change of Architect
7	03-21-25	Owner Changes

PROJECT: RESIDENTIAL MIXED-USE

1158 CASA
1158 NW 6th Street
Miami, FL 33136

PROJECT NO.:	24-020-00
ISSUE DATE:	00-00-2024
SCALE:	AS NOTED
DRAWN BY:	PEC
CHECKED:	DC/PEC

1ST & 2ND FLOOR PLAN

A-2

LEGEND:

- (A) 8" CMU EXTERIOR WALL W/ 5/8" STUCCO AT EXTERIOR FACE. 1" FURRING AND 1/2" GWB AT INTERIOR. PROVIDE R-7.8 INSULATION (REFER TO STRUCTURAL DWG) PROVIDE CEMENT BOARD AT BATHROOM AND WET AREAS. UL# U905
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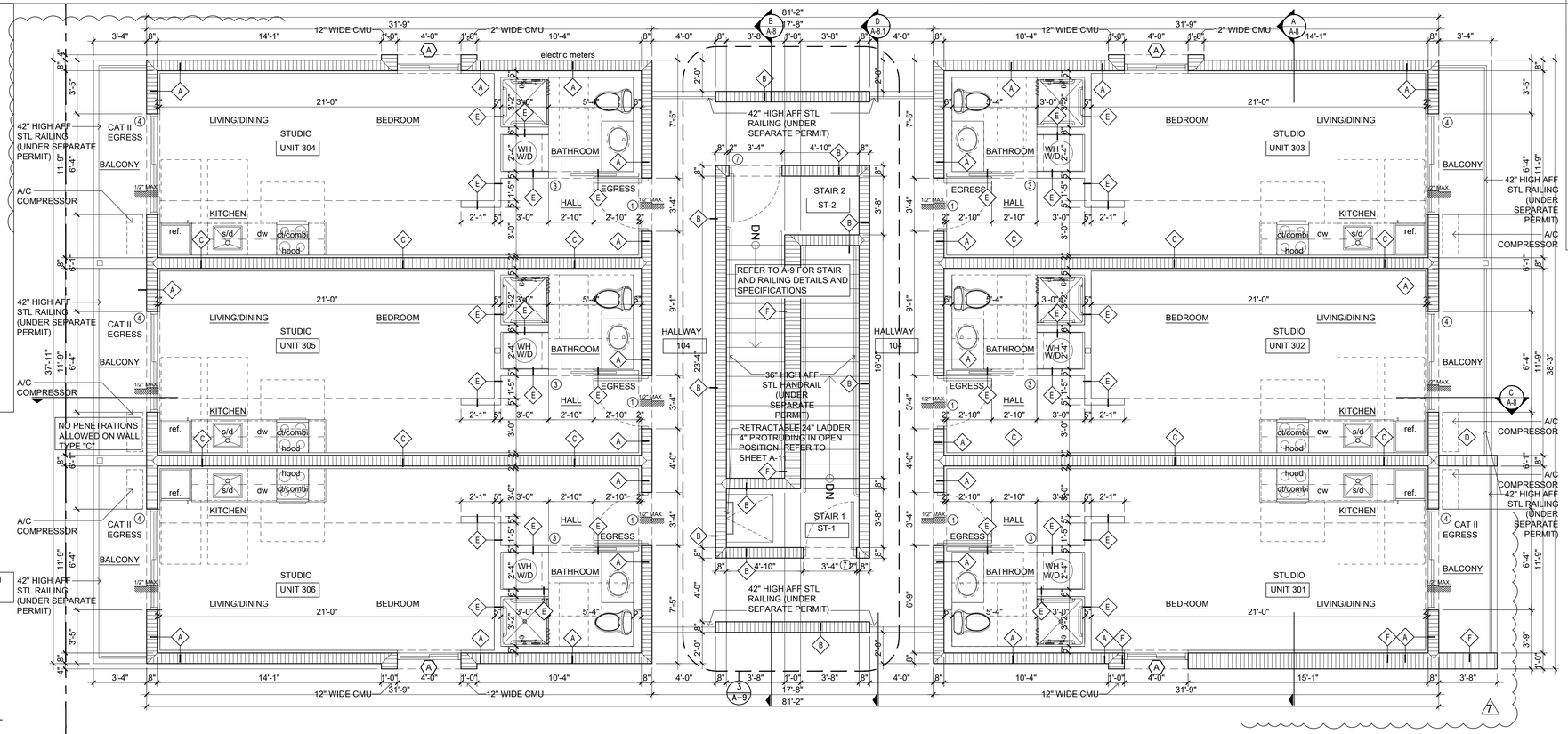
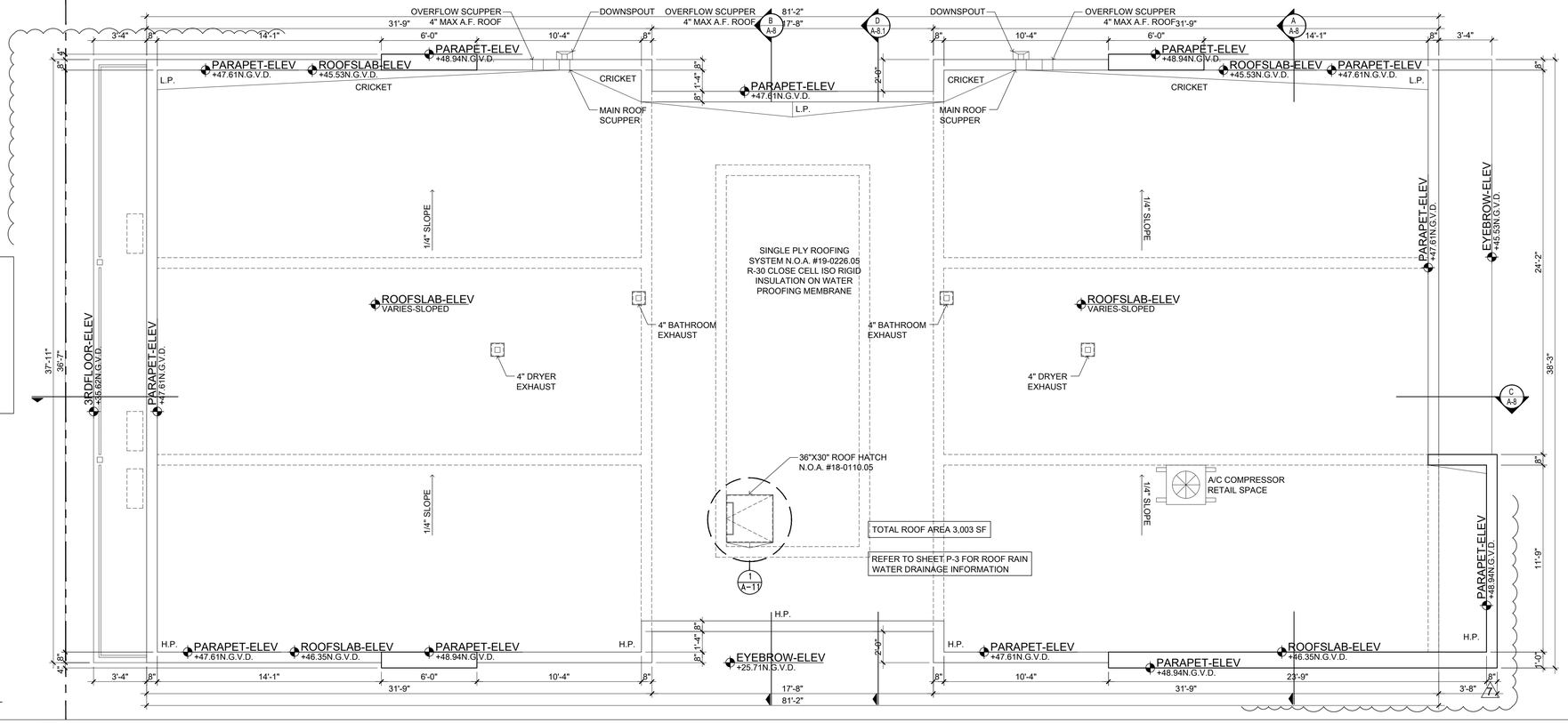
- FXC FIRE EXTINGUISHER CABINET (SEMI-RECESSED 4" PROTRUDING MAX.). COORDINATE WITH STRUCTURAL FOR LOCATION

FOR CHANGE IN LEVEL AT DOORS AND ACCESSIBLE RAUTES REFER TO DETAIL "CHANGE IN LEVEL" ON SHEET A-10



1 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

SOLAR REFLECTANCE NOTE:
ROOFING AND PAVING MATERIALS SHALL COMPLY WITH SECTION 3.13.2 MIAMI 21.

LOW-SLOPE ROOFING
ROOFING MATERIAL SHALL MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR.

PAVING
PAVING MATERIAL WITH A SOLAR REFLECTANCE OF AT LEAST 0.30.

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PRIMITIVO E. CONDE: RA ARCHITECT AR0014406

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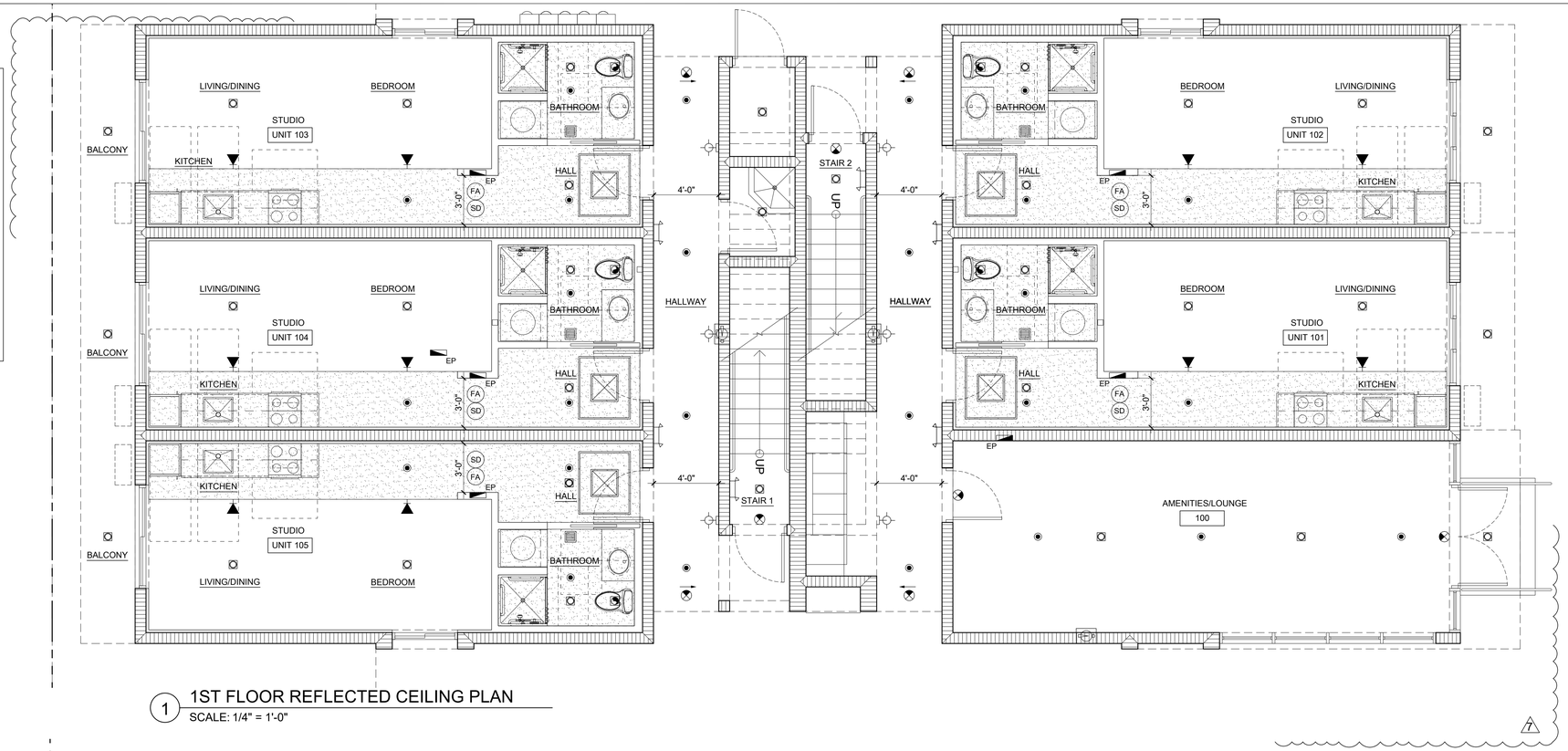
CHECKED:	DC/PEC

3RD & ROOF FLOOR PLAN

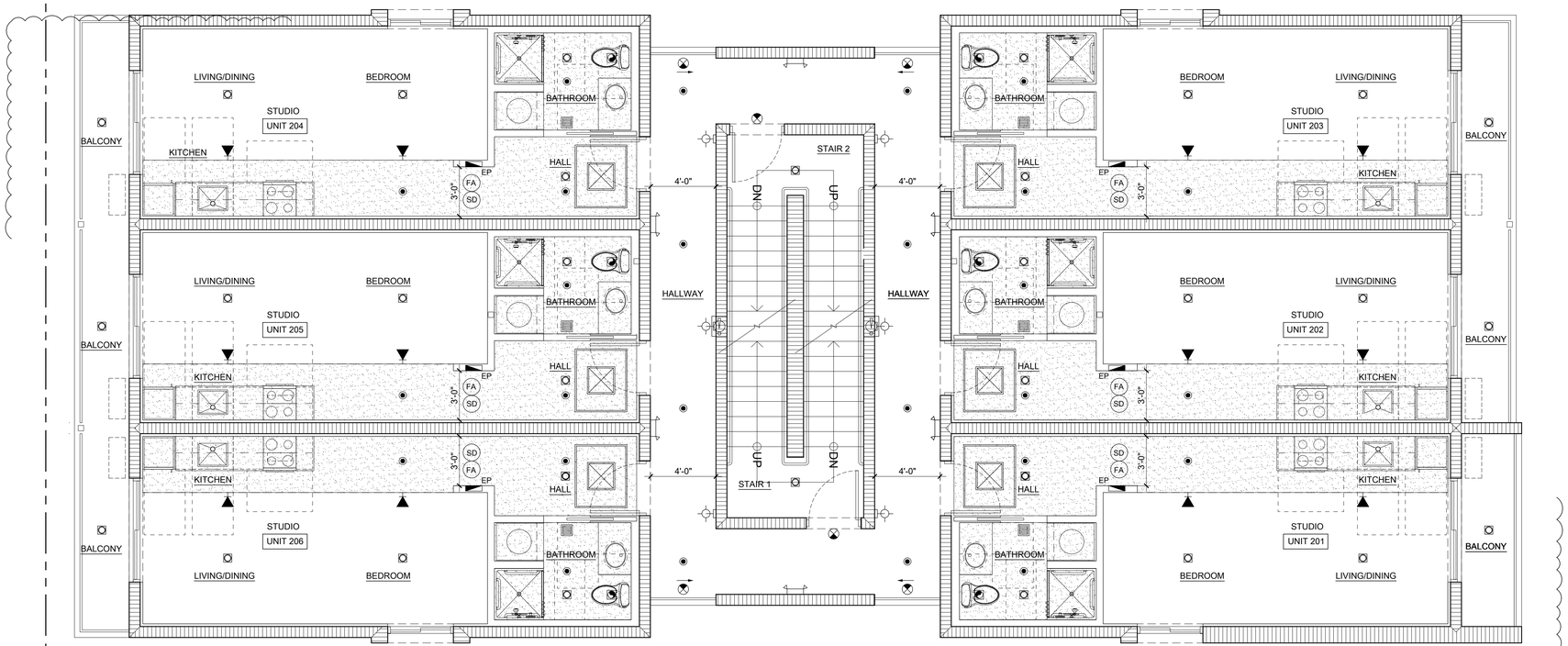
A-3

LEGEND:

- EMERGENCY LIGHT WITH BATTERY BACK UP AND EXIT SIGN
- GWB TYPE "X" CEILING SOFFIT
- EXPOSED CONCRETE
- CEILING MOUNTED SPRINKLED HEAD
- WALL MOUNTED SPRINKLED HEAD
- WALL MOUNTED SMOKE DETECTOR
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- EXTERIOR WALL MOUNTED LIGHT-WATER PROOF
- CEILING MOUNTED LIGHTS



1 1ST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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PRIMITIVO E. CONDE, RA ARCHITECT AR0014406

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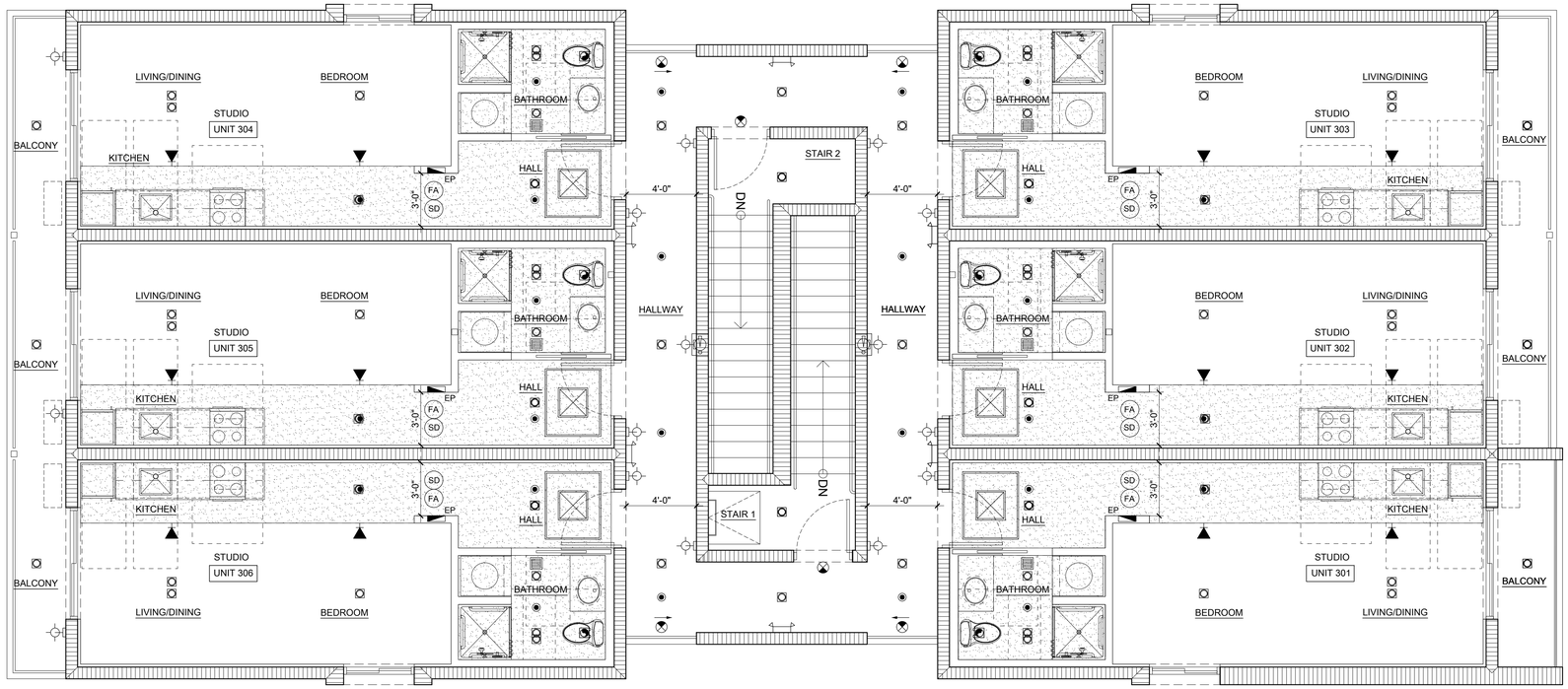
1ST & 2ND FLOOR REFLECTED CEILING PLAN

A-4

5

LEGEND:

- EMERGENCY LIGHT WITH BATTERY BACK UP AND EXIT SIGN
- GWB TYPE "X" CEILING SOFFIT
- EXPOSED CONCRETE
- CEILING MOUNTED SPRINKLED HEAD
- WALL MOUNTED SPRINKLED HEAD
- WALL MOUNTED SMOKE DETECTOR
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- EXTERIOR WALL MOUNTED LIGHT-WATER PROOF
- CEILING MOUNTED LIGHTS



1 3RD FLOOR REFLECTED CEILING PLAN

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

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CASA
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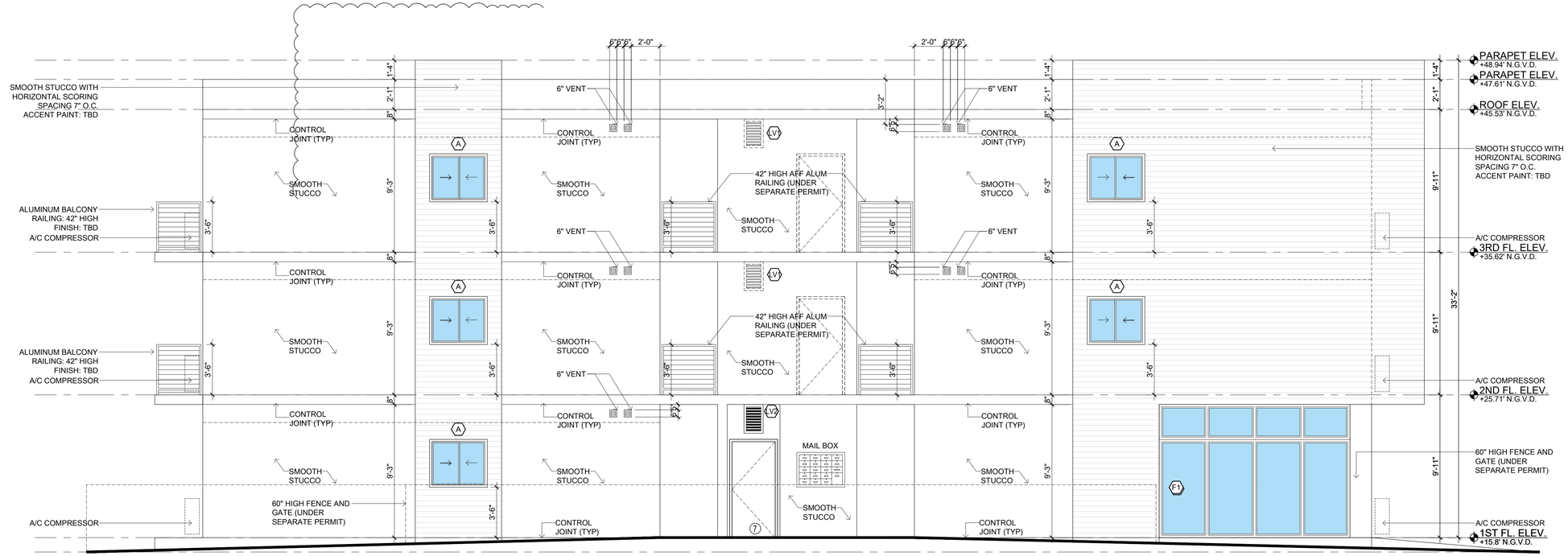
3RD FLOOR
REFLECTED CEILING
PLAN

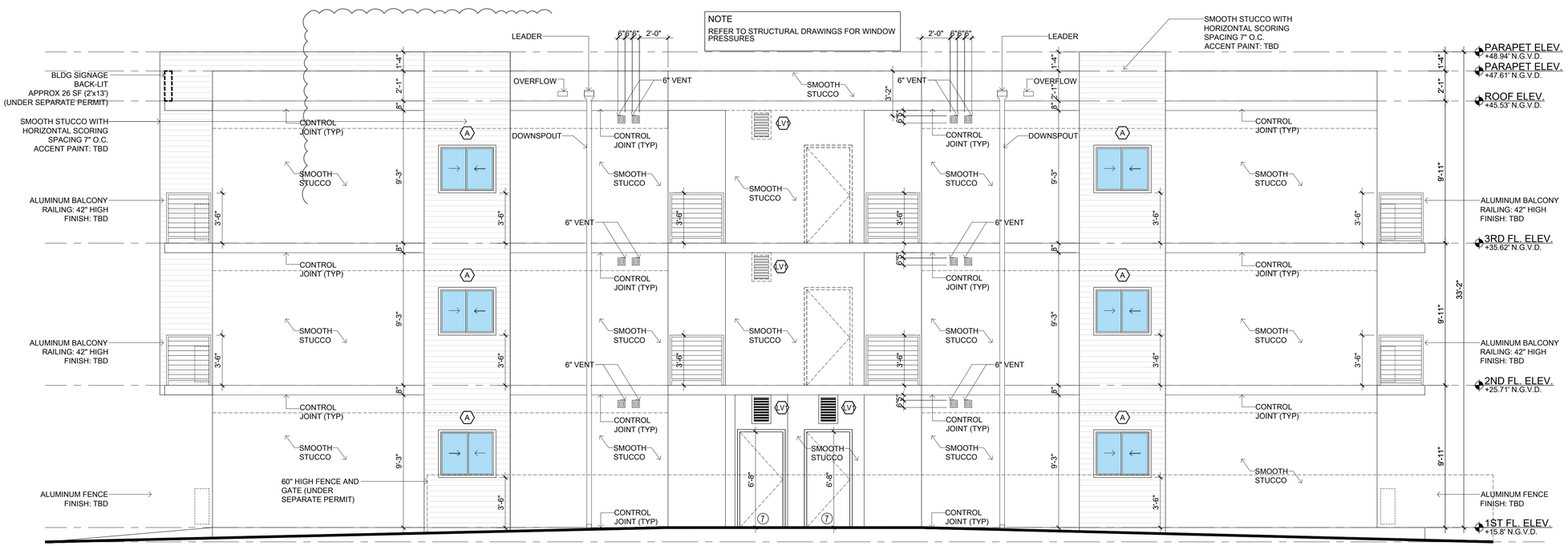
A-5

5



NOTE
REFER TO A-9 FOR RAILING AND STAIR DETAILS

2 EAST ELEVATION
SCALE: 1/4"=1'-0"



NOTE
REFER TO STRUCTURAL DRAWINGS FOR WINDOW PRESSURES

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

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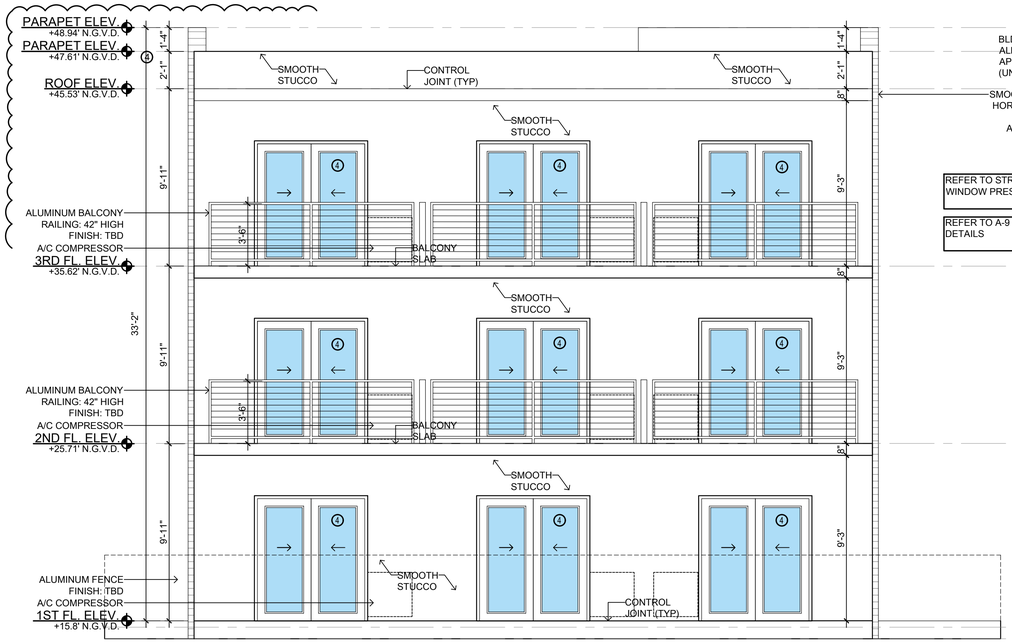
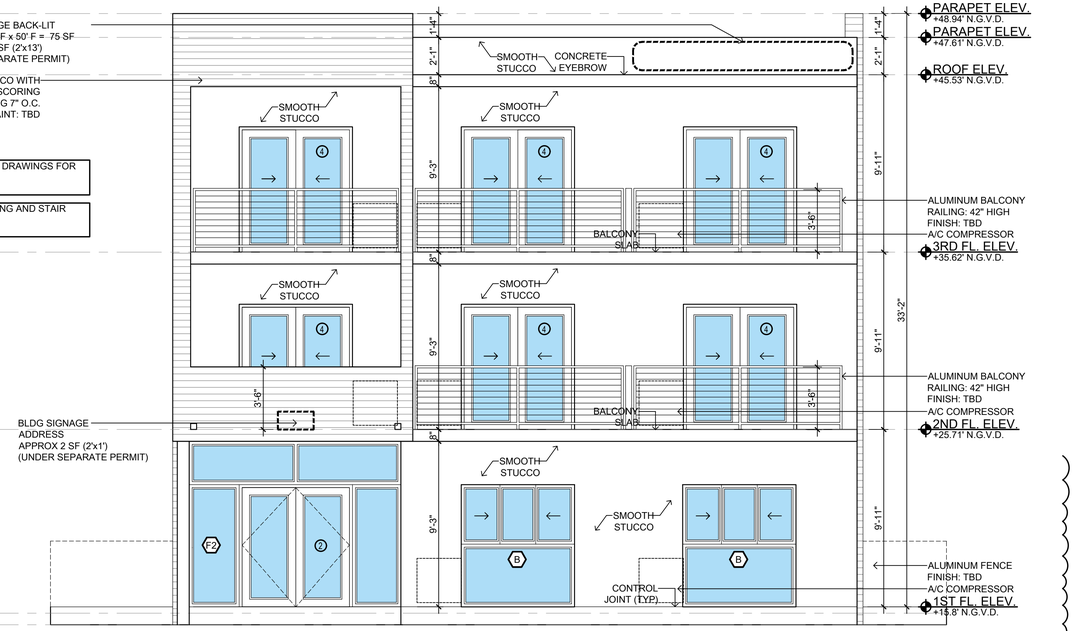
ELEVATIONS

A-6



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

WALL FINISH WALL COLOR 7

DOOR SCHEDULE

NOTE:
ALL DOORS AND WINDOWS SHALL COMPLY W/ FBC

N.-	DESCRIPTION	SIZE WIDTH	SIZE HEIGHT	THICK	TYPE	MATERIAL	FINISH	JAMB	N.O.A.	GLASS TYPE	NOTES
1	MAIN ENTRY	3'-0"	6'-8"	1-3/4"	PANEL SWING	STEEL	PAINTED	STEEL	UNDER SEPARATE PERMIT		1HR RATED DOOR PROVIDE LEVERED HARDWARE
2	1ST FL. FRONT ENTRY	(2) 3'-0"	6'-8"	1-3/4"	DOUBLE SWING-FRENCH	ALUMINIUM/GLASS	PAINTED	ALUM	UNDER SEPARATE PERMIT		PROVIDE LEVERED HARDWARE
3	BATHROOM	2'-6"	6'-8"	1-3/4"	POCKET	WOOD	PAINTED	WOOD			
4	TERRACE/BALCONY	6'-0"	6'-8"	1-3/4"	SLIDING	ALUMINIUM/GLASS	PAINTED	ALUM	UNDER SEPARATE PERMIT		HARDWARE BY MANUFACTURER
5	ELECTRICAL ROOM	3'-0"	6'-8"	1-3/4"	PANEL SWING LOUVERED	STEEL	PAINTED	STEEL	UNDER SEPARATE PERMIT		PROVIDE LEVERED HARDWARE
6	JANITORS	3'-0"	6'-8"	1-3/4"	PANEL SWING LOUVERED	STEEL	PAINTED	STEEL	UNDER SEPARATE PERMIT		PROVIDE LEVERED HARDWARE
7	STAIRS 1ST FLOOR	3'-0"	6'-8"	1-3/4"	PANEL SWING	STEEL	PAINTED	STEEL	UNDER SEPARATE PERMIT		45 MINUTES FIRE RATED DOOR PROVIDE LEVELED HARDWARE ON THE OUTSIDE AND PANIC HARDWARE ON THE INSIDE. SELF CLOSING, SELF LATCHING
8	STAIRS 2ND AND 3RD FLOOR	3'-0"	6'-8"	1-3/4"	PANEL SWING	STEEL	PAINTED	STEEL	UNDER SEPARATE PERMIT		45 MINUTES FIRE RATED DOOR PROVIDE LEVELED HARDWARE ON THE OUTSIDE AND PANIC HARDWARE ON THE INSIDE. SELF CLOSING, SELF LATCHING

NOTE:
ALL GLASS TYPES ARE CAT-II SAFETY GLASS.
CONTRACTOR TO VERIFY WINDOWS AND DOOR OPENINGS WITH N.O.A.

ROOM FINISH SCHEDULE

N.-	ROOM NAME	WALLS	FLOOR	CEILING	CAB/CTRTP	CLG HT			BASE	REMARKS
100	AMENITIES/LOUNGE	GWB/PLASTER	EXPOSED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		
101	FEDX/UBER EATS	SMOOTH STUCCO	SEALED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		
102	JANITOR	SMOOTH STUCCO	SEALED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		
103	MECHANICAL	SMOOTH STUCCO	SEALED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		
104	HALLWAY	SMOOTH STUCCO	SEALED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		
ST 1&2	STAIRS	SMOOTH STUCCO	SEALED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		
UNIT										
	KITCHEN	GWB/PLASTER	VINYL PLANKS W/ PADDING	EXPOSED CONCRETE	GRANITE/PLYWOOD	9'-3"	NO VOC PAINT	BY OWNER	FING.JT.WOOD	
	LIVING / DINING	GWB/PLASTER	VINYL PLANKS W/ PADDING	EXPOSED CONCRETE	-	9'-3"	NO VOC PAINT	BY OWNER	FING.JT.WOOD	
	BEDROOM / HALL	GWB/PLASTER	VINYL PLANKS W/ PADDING	GWB	-	8'-0"	NO VOC PAINT	BY OWNER	FING.JT.WOOD	
	BATHROOM	GREEN BD. TILE/ CEM.BD	VINYL PLANKS W/ PADDING	GREEN BD.	SOLID SURFACE/PLYWOOD	8'-0"	NO VOC PAINT	BY OWNER	TILE	
	TER / BAL	SMOOTH STUCCO	SEALED CONCRETE	EXPOSED CONCRETE		9'-3"	NO VOC PAINT	BY OWNER		

WALL AND CEILING FINISHES: CLASS C - FLAME SPREAD 76-200 GYPSUM WALLBOARD TO BE RECYCLED CONTENT
FLOOR SOUND TRANSMISSION: VINYL PLANKS SHALL HAVE A MINIMUM OF IIC 50 IN ACCORDANCE WITH ASTM E492 AND A MINIMUM OF STC 50 IN ACCORDANCE WITH ASTM E90
ALL APPLIANCES, CEILING FANS, EXHAUST FANS, LIGHT BULBS & LIGHT FIXTURES MUST BE ENERGY STAR QUALIFIED.
VINYL PLANKS: SHALL BE COMMERCIAL GRADE W / PADDING

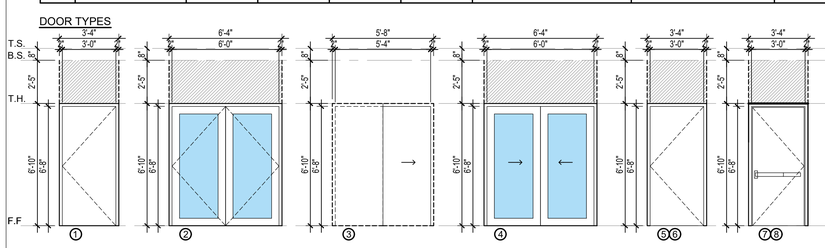
NOTE:
IF APPLICABLE, ALL GLASS TYPES ARE CAT-II SAFETY GLASS.
CONTRACTOR TO VERIFY WINDOWS AND DOOR OPENINGS WITH N.O.A.

WINDOW SCHEDULE

NOTE:
ALL DOORS AND WINDOWS SHALL COMPLY W/ FBC

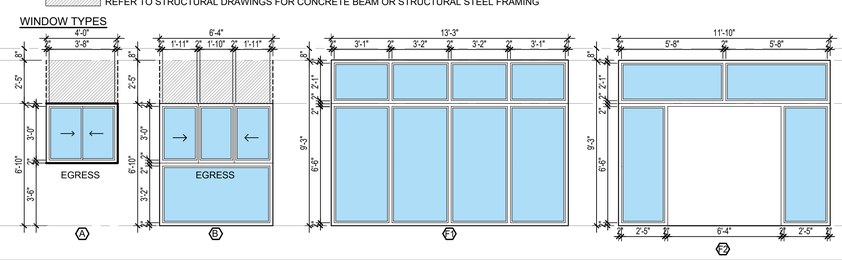
	TYPE	SIZE WIDTH	SIZE HEIGHT	FRAME	REMARKS	GLASS TYPE	NOA # COMPANY EXPIRES	NOTES
FIRST FLOOR								
A	HORIZONTAL ROLLING	4'-0"	3'-4"	ALUMINIUM	-	IMPACT, TINTED U-1.25SHGC .30	UNDER SEPARATE PERMIT	
B	FIXED/HORIZ ROLLING	6'-4"	6'-10"	ALUMINIUM	-	IMPACT, TINTED U-1.25SHGC .30	UNDER SEPARATE PERMIT	
V	WALL LOUVER	1'-4"	2'-0"	ALUMINIUM	-		UNDER SEPARATE PERMIT	
F1	STORE FRONT	SEE DETAIL		ALUMINIUM	-	IMPACT, TINTED U-1.25SHGC .30	UNDER SEPARATE PERMIT	
F2	STORE FRONT	SEE DETAIL		ALUMINIUM	-	IMPACT, TINTED U-1.25SHGC .30	UNDER SEPARATE PERMIT	

DOOR TYPES

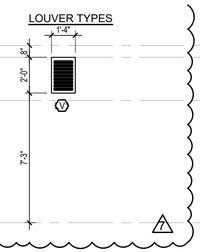


HATCHED AREA INDICATES STRUCTURAL AREA TO SUPPORT SYSTEM ANCHORING AS PER NOA - REFER TO STRUCTURAL DRAWINGS FOR CONCRETE BEAM OR STRUCTURAL STEEL FRAMING

WINDOW TYPES



LOUVER TYPES



7

SOUTH FLORIDA COLLABORATIVE
7415 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33176
T E L E P H O N E 3 0 5 . 2 7 0 . 8 8 8 8
W W W . S C O L L A B O R A T I V E . C O M

DULCE M. CONDE: RA ARCHITECT AR0015803
PRIMITIVO E. CONDE: RA ARCHITECT AR0014406

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV NO.	DATE	COMMENTS
1	01-18-21	Revision
2	04-28-21	Revision
5	07-08-24	Change of Architect
7	03-21-25	Owner Changes

PROJECT: RESIDENTIAL MIXED-USE

1158 CASA
1158 NW 6th Street
Miami, FL 33136

PROJECT NO.:	24-020-00
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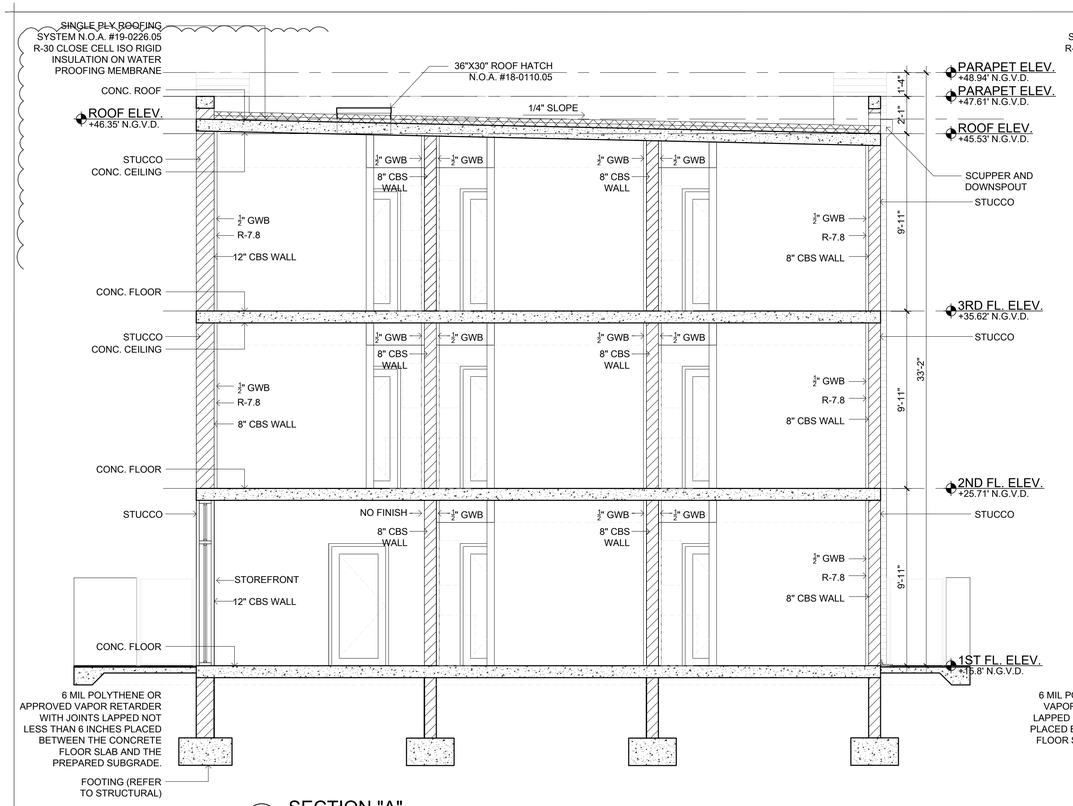
DRAWN BY:	PEC
CHECKED:	DC/PEC

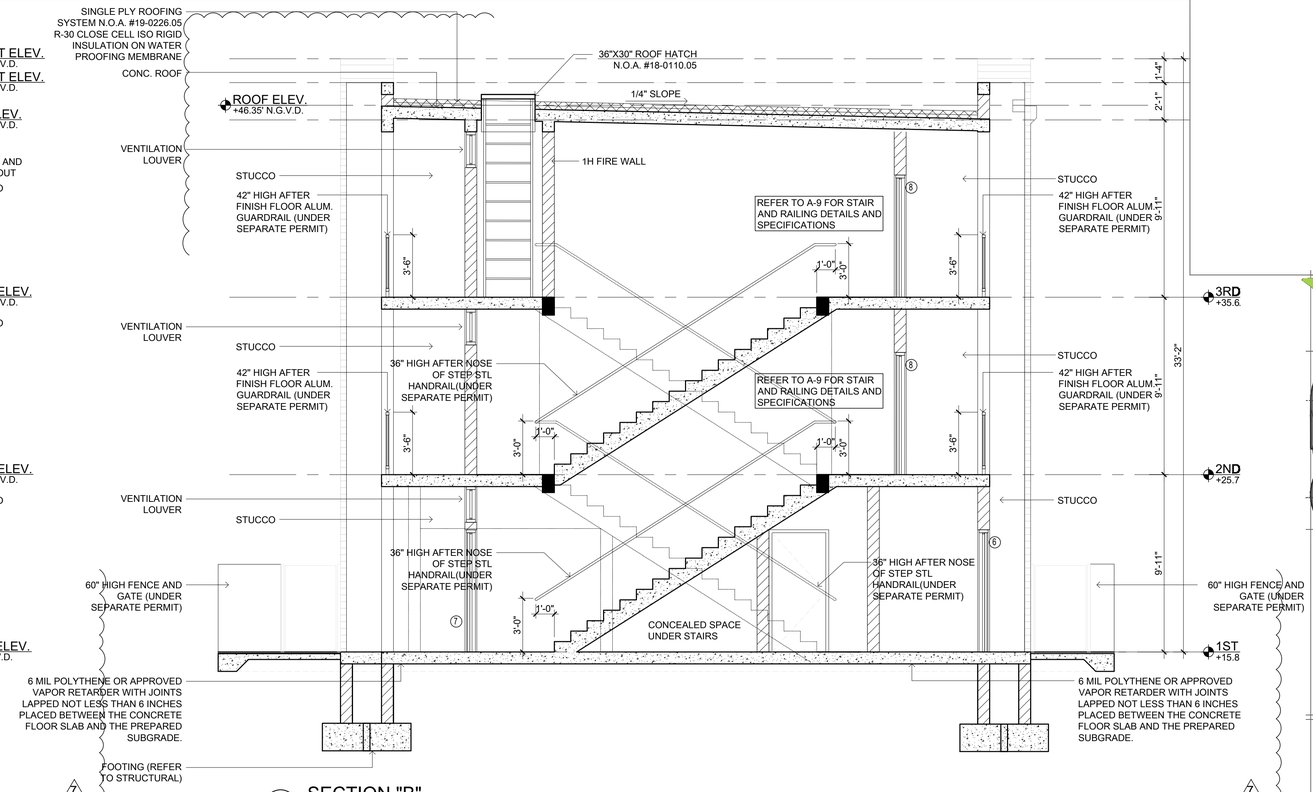
ELEVATIONS
DOOR & WINDOW SCHEDULES

A-7

5



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



B SECTION "B"
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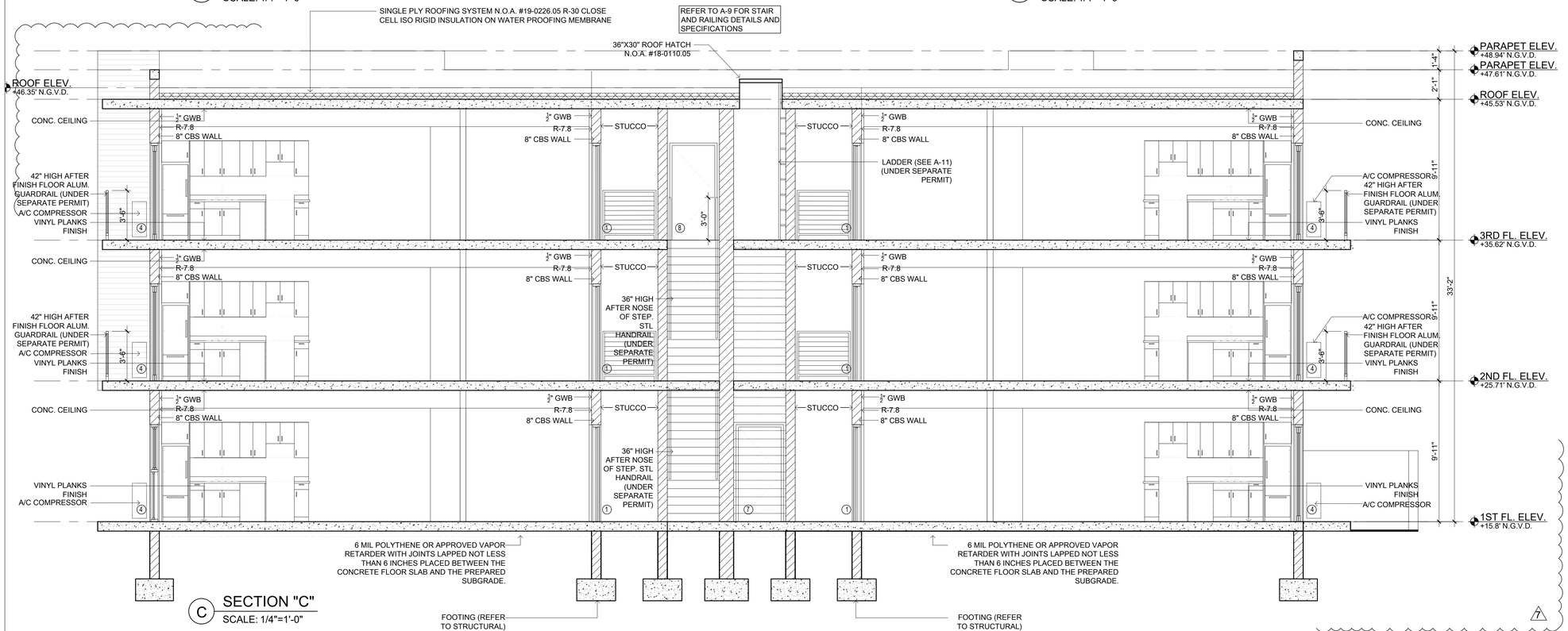

C SECTION "C"
SCALE: 1/4"=1'-0"

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COLLABORATIVE
DULCE M. CONDE, RA ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406
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REV NO.	DATE	COMMENTS
1	01-08-21	Revised Changes
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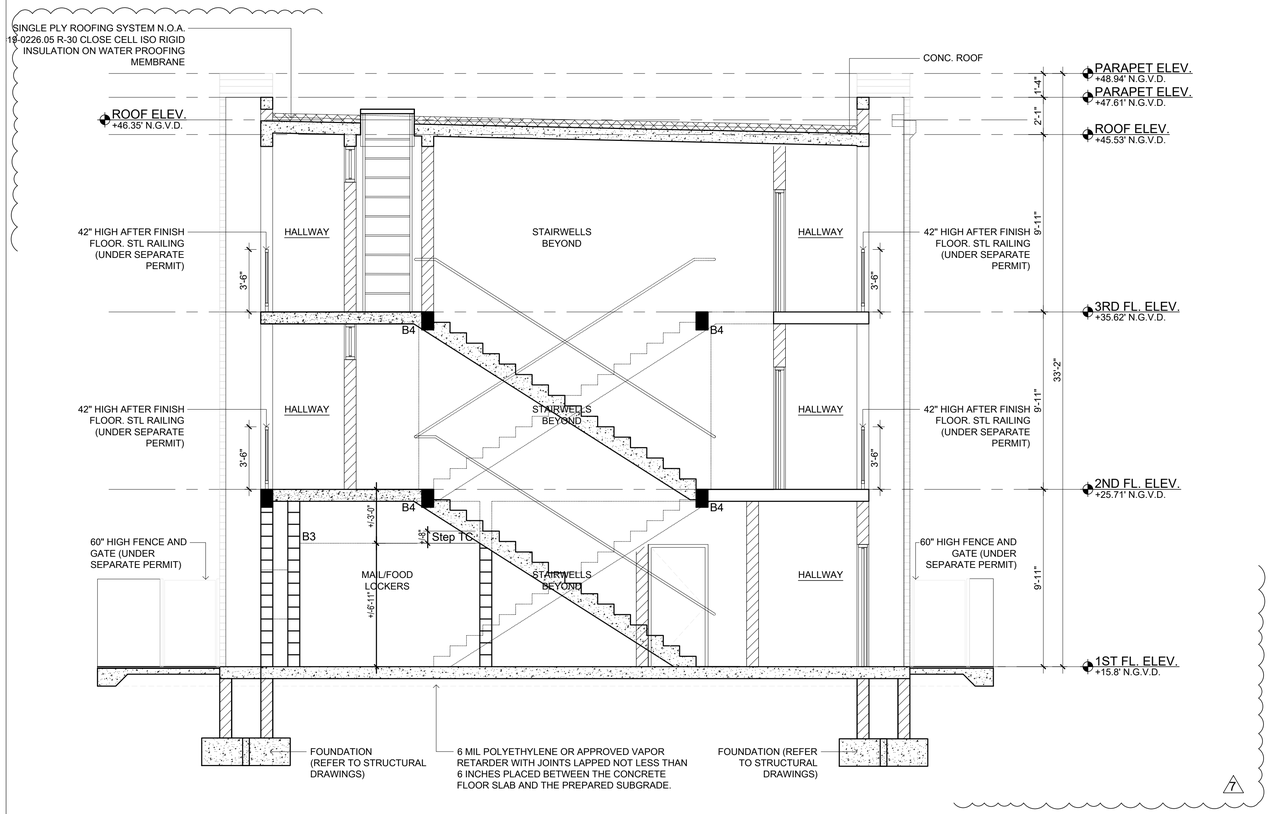
SECTIONS

A-8



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

SD COLLABORATIVE
7415 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33156
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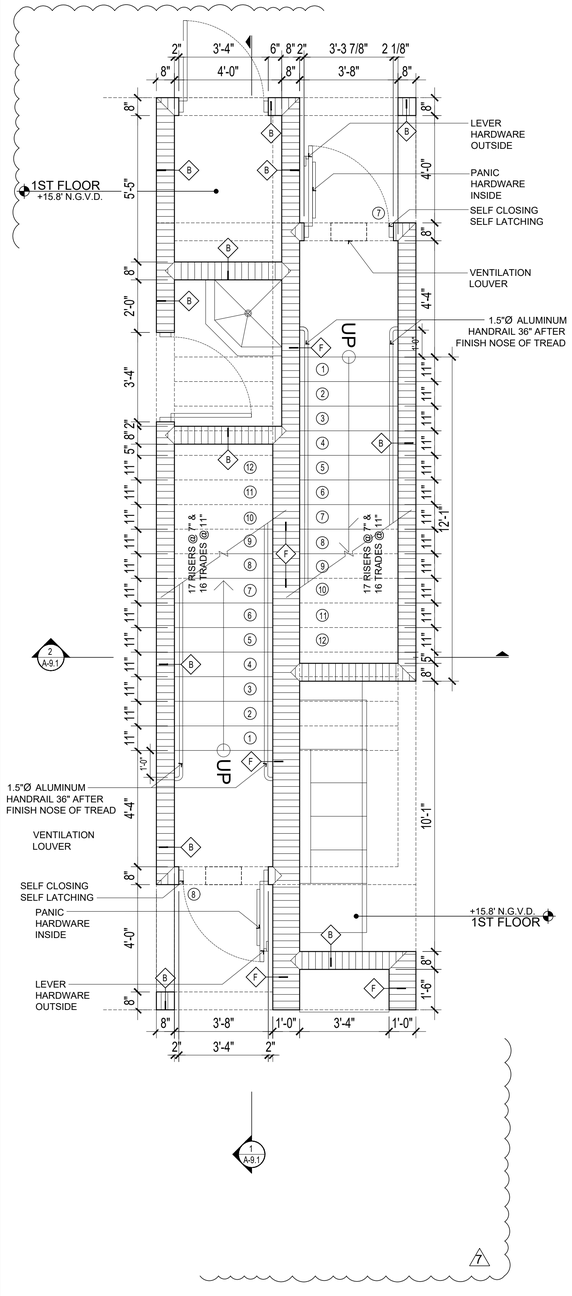
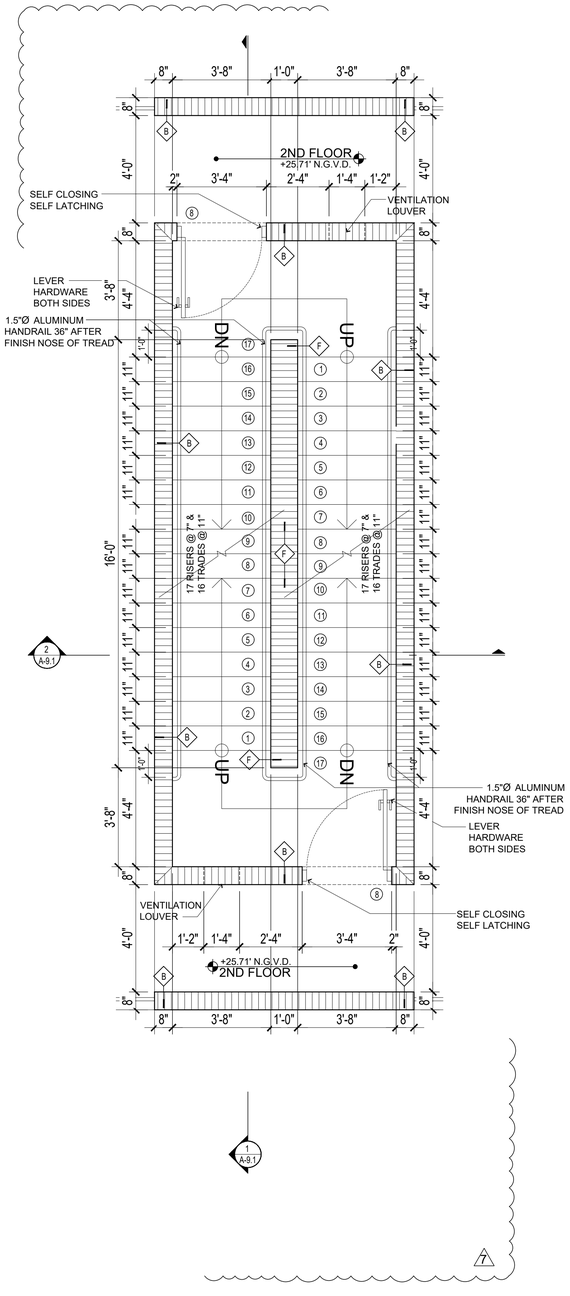
SECTIONS

A-8.1

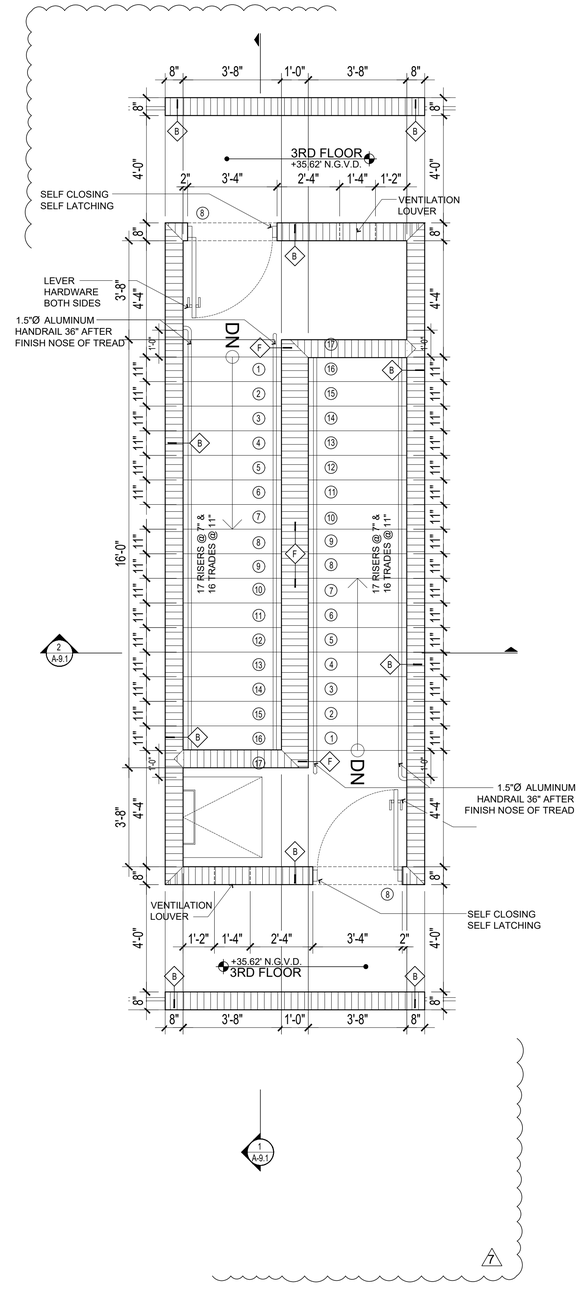
5



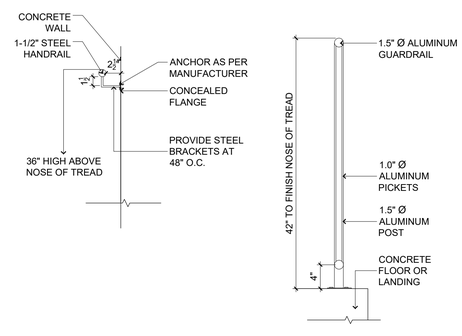
1 Stair 1 & 2 - AT 1ST FLOOR
SCALE: 3/16"=1'-0"



2 Stair 1 & 2 - AT 2ND FLOOR
SCALE: 3/16"=1'-0"



3 Stair 1 & 2 - AT 3RD FLOOR
SCALE: 3/16"=1'-0"



A HANDRAIL DETAIL
SCALE: N.T.S

B HANDRAIL DETAIL @ BALCONY
SCALE: 1" = 1'-0"

4 RAILING DETAIL
SCALE: 1"= 1'-0"

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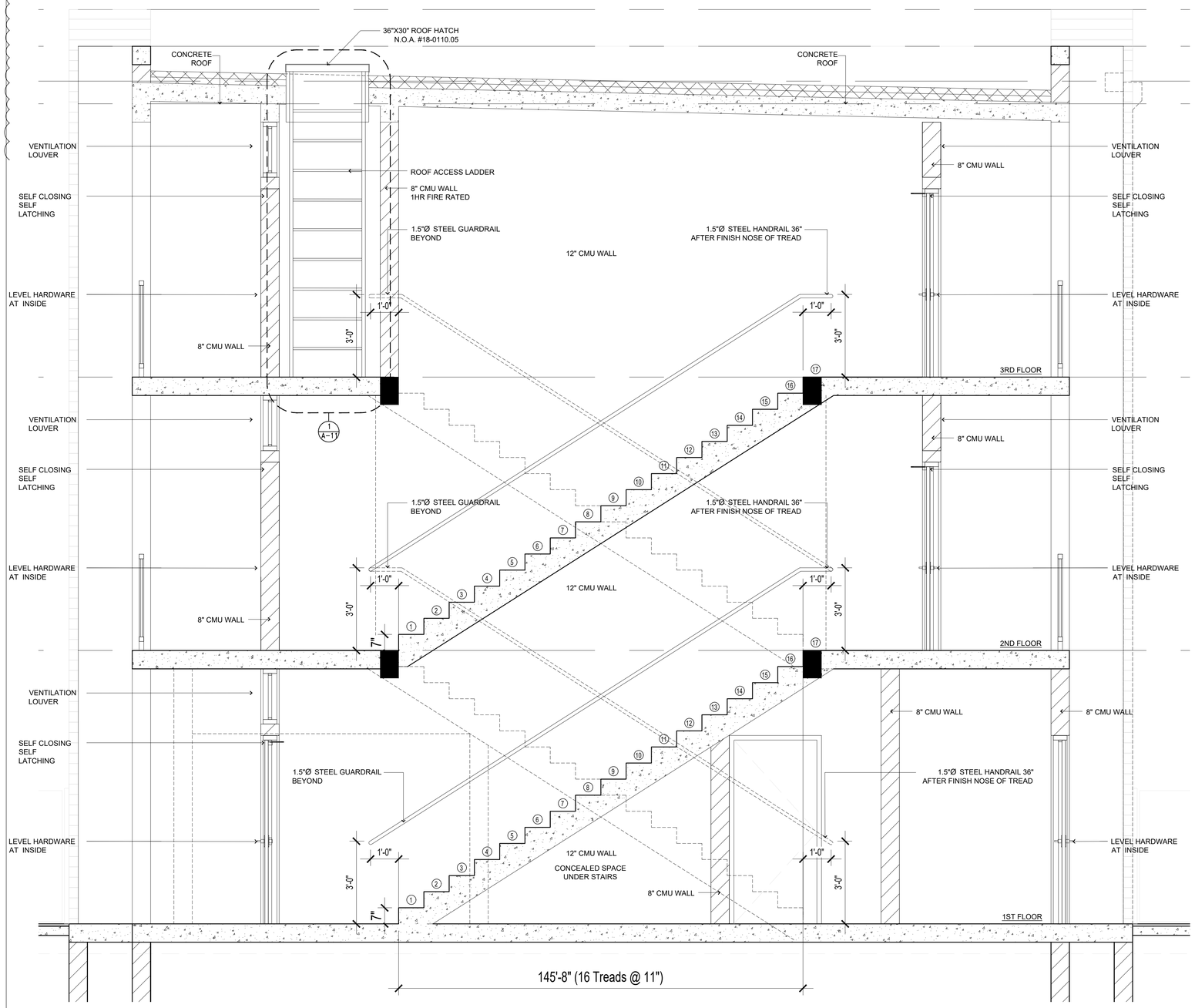
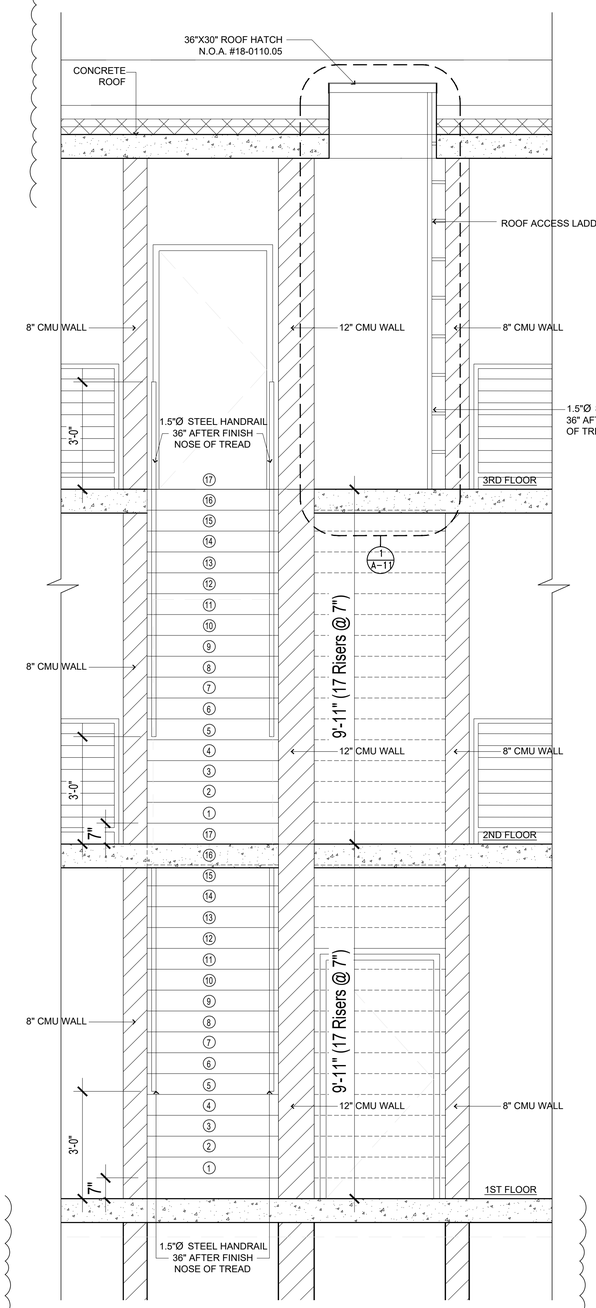
STAIR DETAILS

A-9

5



1 STAIR SECTION
SCALE: 1/2" = 1'-0"



2 STAIR SECTION
SCALE: 1/2" = 1'-0"

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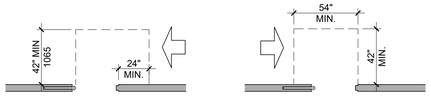
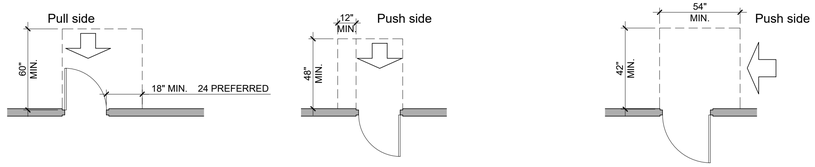
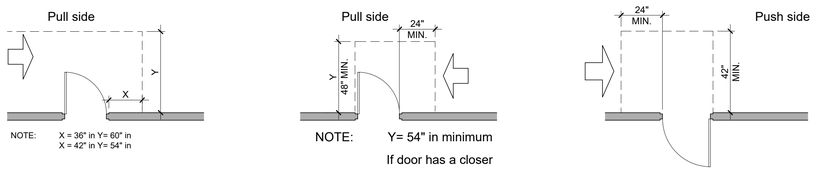
STAIR SECTIONS

A-9.1

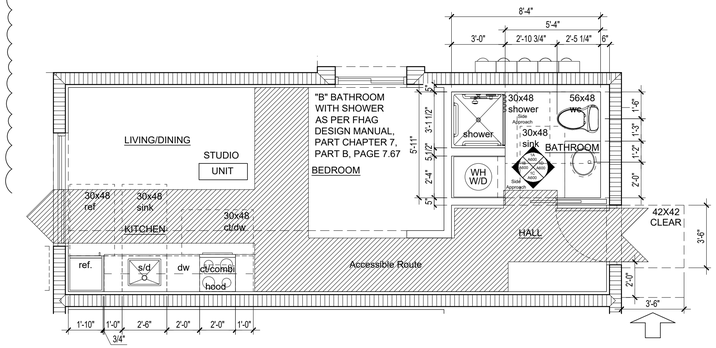


APPROACHES SLIDING DOOR
N.T.S.





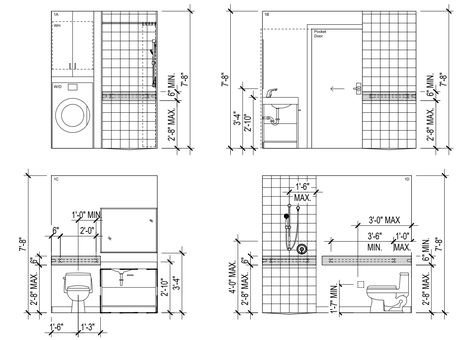
APPROACHES SWING DOOR
N.T.S.



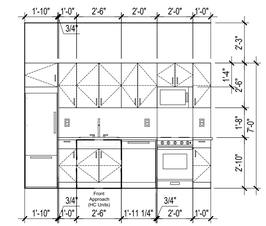
1 KITCHEN/BATHROOM CLEARANCES & CLEAR FLOOR SPACES AT ADA UNIT
SCALE: 1/4" = 1'-0"

TYPICAL SPECIFICATION 'B' BATHROOM WITH SHOWER - All Units

ALL MINIMUM ADA CLEARANCES AND DIMENSIONS SHALL BE ACCORDING TO FAIR HOUSING ACT DESIGN MANUAL AND FBC 2017 6TH EDITION

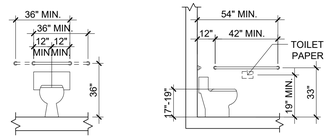


BATHROOM



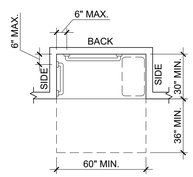
KITCHEN

2 KITCHEN / BATHROOM ADA UNIT ELEVATIONS
SCALE: 1/4" = 1'-0"

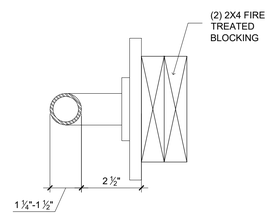


(a) Back wall
(b) Side wall

GRAB BAR DETAIL AT TOILETS
N.T.S.

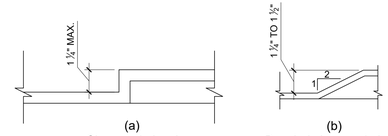


ACCESSIBLE SHOWER DEAIL
N.T.S.



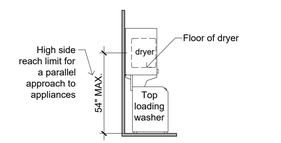
(e) Grab bar

HANDRAIL DEAILS
N.T.S.



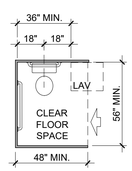
(a) Changes in level
(b) Beveled changes in leve

CHANGES IN LEVEL
N.T.S.

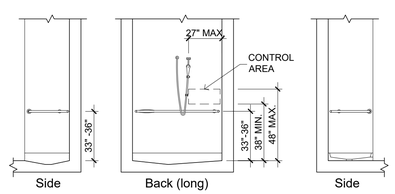


Stacked washer/dryer unit with dryer and all controls within reach range of seated user

WASHER AND DRYER DETAIL
N.T.S.

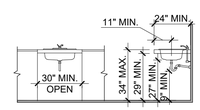


REQUIRED CLEARANCES AT ACCESSIBLE TOILETS IN RESIDENCE
N.T.S.

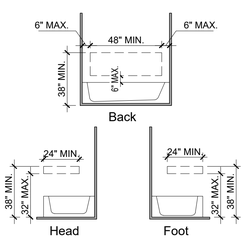


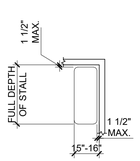
NOTE: SHOWER HEAD AND CONTROL AREA MAY BE ON BACK (LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL.

SHOWER GRAB BAR DETAIL
N.T.S.



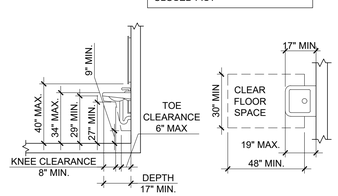
KITCHEN-CABINET @ SINK
N.T.S.





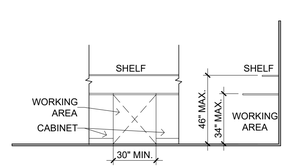
SHOWER SEAT DETAIL
N.T.S.

ALL PLUMBING FIXTURE MUST BE ABLE TO BE OPERABLE WITH A CLOSED FIST

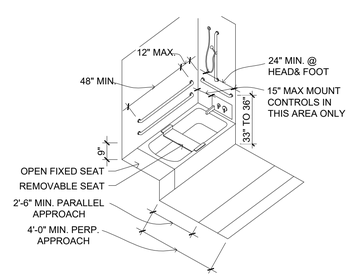


REQUIRED CLEARANCES AT ACCESSIBLE LAVATORIES
N.T.S.

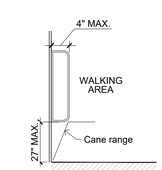
ALL PLUMBING FIXTURE MUST BE ABLE TO BE OPERABLE WITH A CLOSED FIST AT ADA UNITS



KITCHEN-REMOVAL OF BASE CABINET @ REQUIRED WORK SPACE
N.T.S.



LOCATION OF GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS DETAIL
N.T.S.



PROTRUDING OBJECTS WALKING PERPENDICULAR TO A WALL
N.T.S.

3 ADA DETAILS
SCALE: N.T.S

SCO COLLABORATIVE
DULCE M. CONDE, RA ARCHITECT AR0015903
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406
7415 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33156
T: 305.663.1900 F: 305.663.1901
WWW.SCOLLABORATIVE.COM

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1158
CASA
1158 NW 6th Street
Miami, FL 33136

PROJECT NO.:	24-020-00
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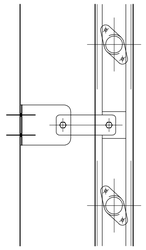
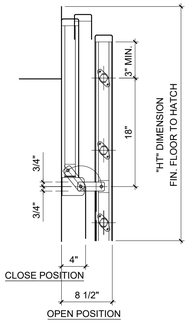
SCALE:	AS NOTED
DRAWN BY:	PEC
CHECKED:	DC/PEC

ADA DETAILS

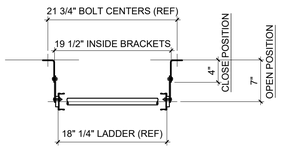
A-10



VIEW AT BRACKET

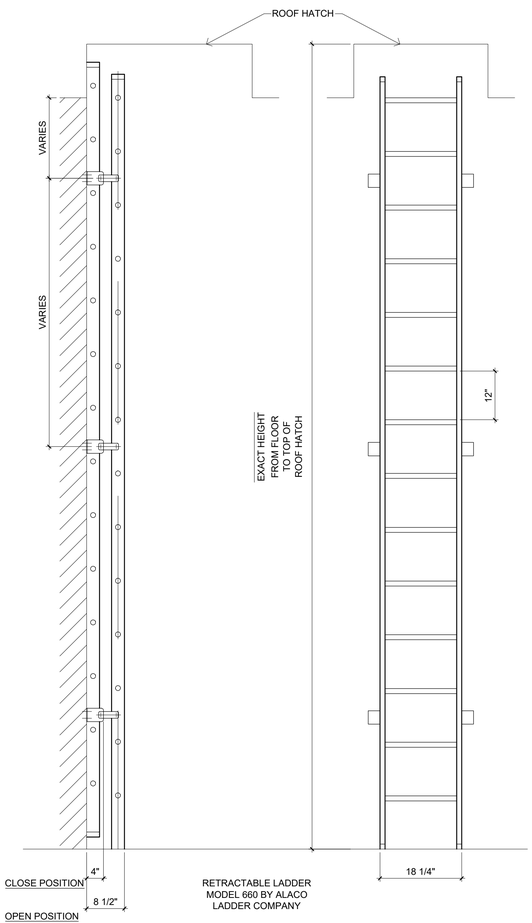


VIEW AT UPPER BRACKET



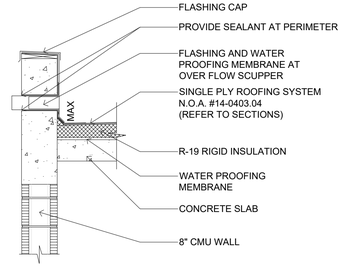
MODEL 660 BRACKET

MAT'L: 1/8" ALUM 6061 - T6



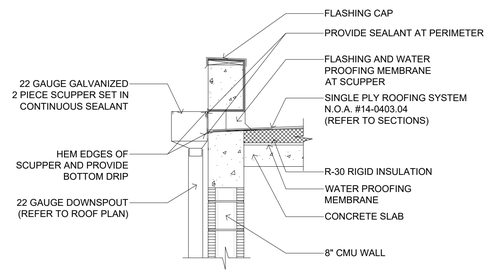
1 LADDER DETAIL

SCALE: N.T.S



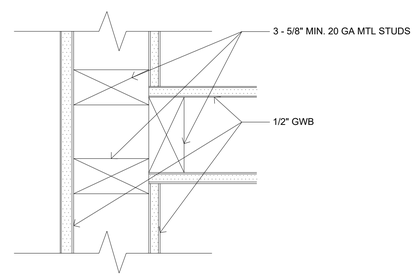
2 OVER FLOW SCUPPER DETAIL

SCALE: 1/2" = 1'-0"



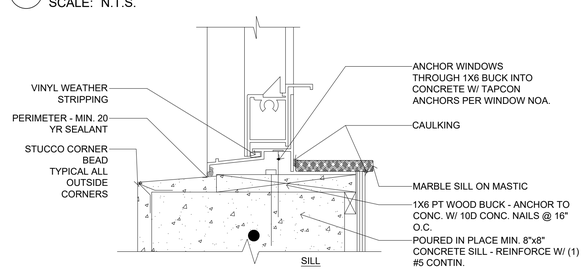
3 SCUPPER AND DOWNSPOUT DETAIL

SCALE: 1/2" = 1'-0"



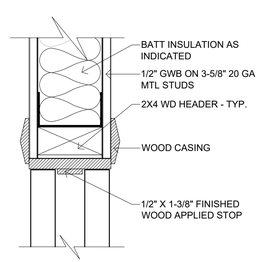
4 TYP. PARTITION DETAIL

SCALE: N.T.S.



5 WINDOW SILL (JAMB/HD SIM)

SCALE: N.T.S

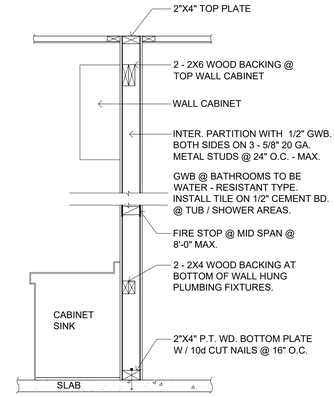


6 INT. DOOR JAMB/HEAD

SCALE: 1/2" = 1'-0"

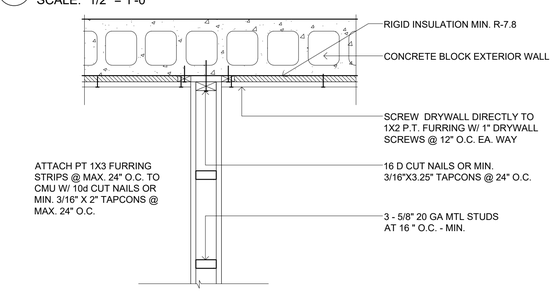
BACKING FOR WALL-HUNG FIXTURES NOTES

WHERE WALL-HUNG FIXTURES ARE PROVIDED, 2"X4" BRACING BETWEEN STUDS, AT POINT OF ATTACHMENT OF FIXTURE OF WALL BE PROVIDED TO WITHSTAND 200 LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)



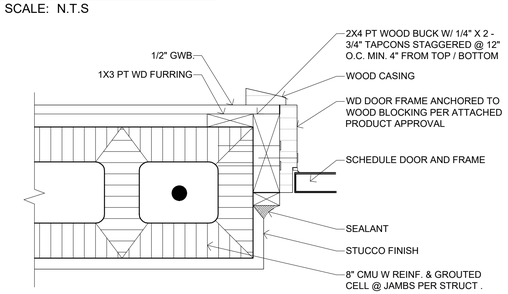
7 PARTITION DETAIL

SCALE: 1/2" = 1'-0"



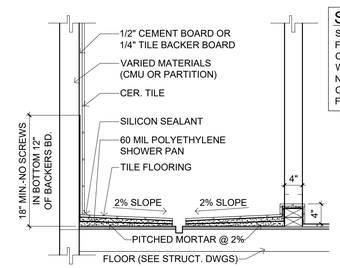
8 PARTITION DETAIL

SCALE: N.T.S



9 EXT. DOOR JAMB/HEAD

SCALE: 1/2" = 1'-0"



SHOWER NOTES

SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 72" (INCHES) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. (TYP.) PER FBC.2014

10 SHOWER DETAIL

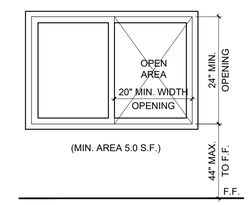
SCALE: 1/2" = 1'-0"

A MINIMUM 2"X4" HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE, WALL CABINET AND TO ALLOW FUTURE INSTALLATION OF GRAB BARS BEHIND TOILET AND TUB SIDES.

SAFEGUARDS:

1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN THE SHOWER TO TUB ENCLOSURE, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING.
2. OPENABLE OR NON-OPENABLE GLAZED PANELS LOCATED ADJACENT TO A DOOR IN THE SAME PLANE SHALL BE OF SAFETY GLAZING, AND WHERE NEAREST EDGE OF THE GLAZING MATERIALS IS WITHIN 12" FROM THE DOOR IN THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN FROM 48" FROM THE FINISHED FLOOR.

THE MODE OF OPERATION SHALL NOT REQUIRE A KEY, TOOL SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 44" A.F.F. AS PER F.B.C. 2017



11 EGRESS WINDOW DET

SCALE: N.T.S.

SCOLLABORATIVE
DULCE M. CONDE: RA. ARCHITECT AR0015803
PRIMITIVO E. CONDE: RA. ARCHITECT AR0014406
7415 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33176
T: 305.7 4 4.4 4 4 4 F: 305.7 4 4.4 4 4 5
W W W . S C O L L A B O R A T I V E . C O M

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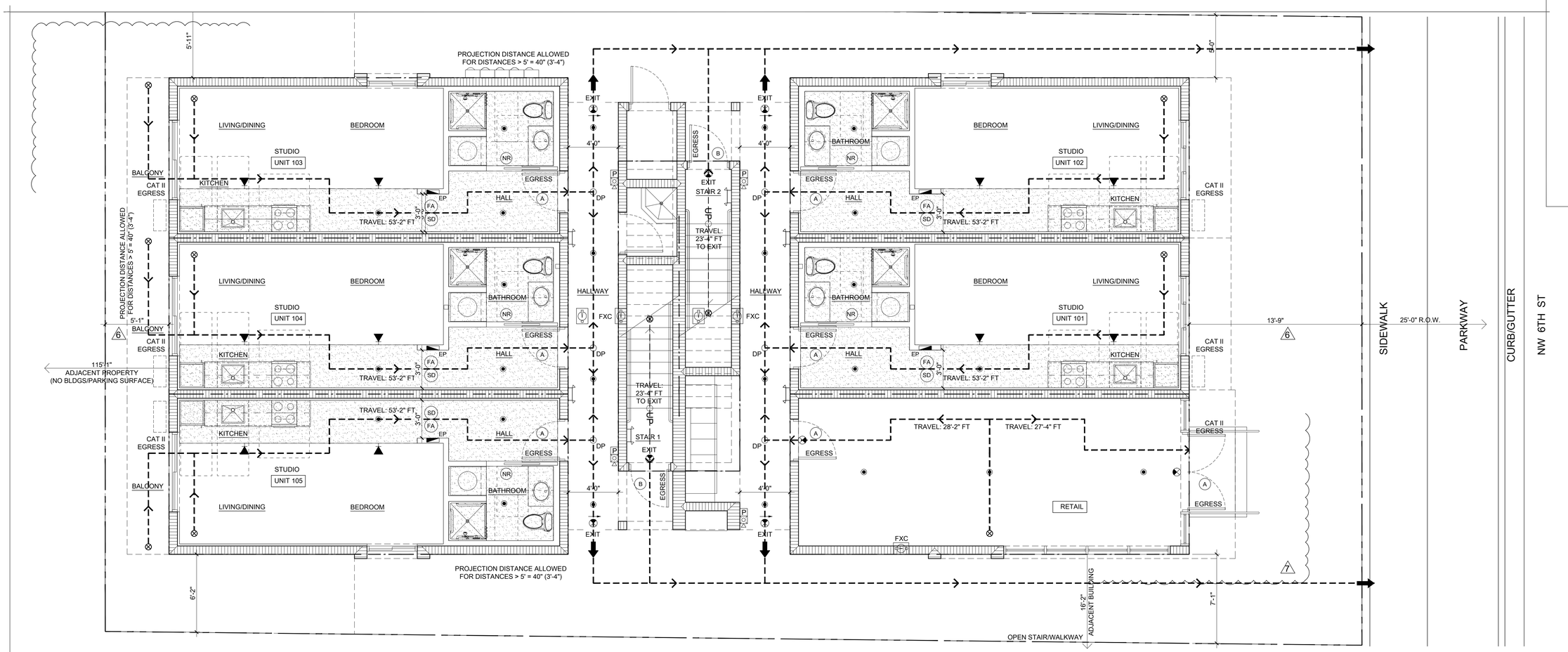
DETAILS

A-11



1 1ST FLOOR LIFE SAFETY PLAN

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

LIFE SAFETY LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- EGRESS PATH / ACCESSIBLE ROUT
- DIRECTION OF TRAVEL
- XX FT — TRAVEL DISTANCE TO EXIT
- EMERGENCY LIGHT WITH BATTERY BACK UP AND EXIT SIGN
- FIRE ALARM STROBE LIGHT
- FIRE ALARM HORN W/ STROBE LIGHT
- P — FIRE ALARM HORN W/ STROBE AND PULL STATION
- FXC — FIRE EXTINGUISHER CABINET (SEMI-RECESSED 4" PROTRUDING MAX.
- EXIT
- A — 3/4 HR FIRE RATED DOOR
- B — 1.5 HR FIRE RATED DOOR
- NR — NOT RATED
- GWB TYPE "X" CEILING SOFFIT
- CEILING MOUNTED SPRINKLED HEAD
- WALL MOUNTED SPRINKLED HEAD
- SD — SMOKE DETECTOR
- FA — FIRE ALARM

TYPE OF CONSTRUCTION: IIIA W/ SPRINKLER SYSTEM

CLASSIFICATION ON OCCUPANCY: R-2

OCCUPANCY LOAD CALCULATION:

200 OCCUPANTS PER SQ FT:

1ST FLOOR	2,977 SF / 200 =	15 OCC
2ND FLOOR	2,977 SF / 200 =	15 OCC
3RD FLOOR	2,977 SF / 200 =	15 OCC
	TOTAL =	45 OCC

MIN. STAIRWAY WIDTH: 45 OCC X 0.3 IN = 13.5 IN

36.0 IN X 2 STAIRS

NUMBER OF EXITS:

1 EXITS (R-2 LESS THAN 49 OCCUPANTS)

2 EXITS (MORE THAN 4 UNITS PER FLOOR)

INTERIOR FINISH:

CLASS B INTERIOR WALL AND CEILING FINISH-FLAME SPREAD 26-75 SMOKE DEVELOPED 0-450 CLASS II INTERIOR FLOOR FINISH-CRITICAL RADIANT FLUX, NOT LESS THAN 0.22 W/CM² BUT LESS THAN 0.45 W/CM²

ALL INTERIOR FINISHES WILL BE IN ACCORDANCE TO NFPA 101 SECTION 10.2

ALL CURTAIN DRAPES AND DECORATION SHALL MEET THE FRAME PROPAGATION PERFORMANCE CRITERIA CONTAINED IN NFPA 701

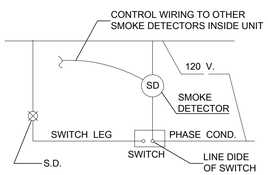
NFPA 101 SECTION 10.3.1

FIRE ALARM AND SPRINKLER SYSTEM UNDER SEPARATE PERMIT

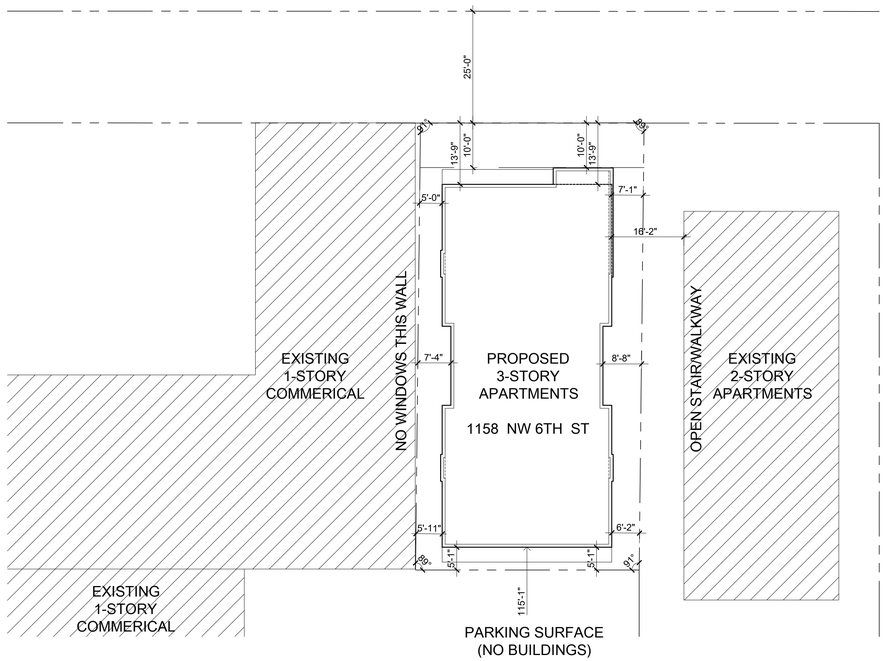
REFER TO SHEET LS-2 FOR UL PENETRATION DETAILS

SMOKE DETECTOR NOTES

1. SMOKE DETECTORS SHALL BE HARDWIRE (110 VOLT TYPE) TO A NON KITCHEN OR BATHROOM ROOM LIGHTING CIRCUIT. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED WITHIN EACH UNIT AND CENTRAL STATION ALARM SYSTEMS. SMOKE DETECTORS SHALL BE PROVIDED WITH BATTERY BACKUP, AND SHALL BE CONNECTED INTO THE LOAD SIDE OF AN ABLE GROUND FAULT CIRCUIT INTERRUPTER.
2. SMOKE DETECTORS SHALL NOT BE PLACED WITHIN 3 FT OF ANY A/C GRILL OR BATHROOM DOOR.
3. ALL WORK SHALL COMPLY WITH FRBC. SECTION R314.
4. CONTRACTOR SHALL COORDINATE WORK WITH CONDOMINIUM BUILDING MANAGER PRIOR COMMENCING ANY WORK.



SMOKE DETECTOR DIAGRAM



2 SITE PLAN

SCALE: 1/16" = 1'-0"

COLLABORATIVE
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T: 305.663.1900 F: 305.663.1901
WWW.SCOLLABORATIVE.COM

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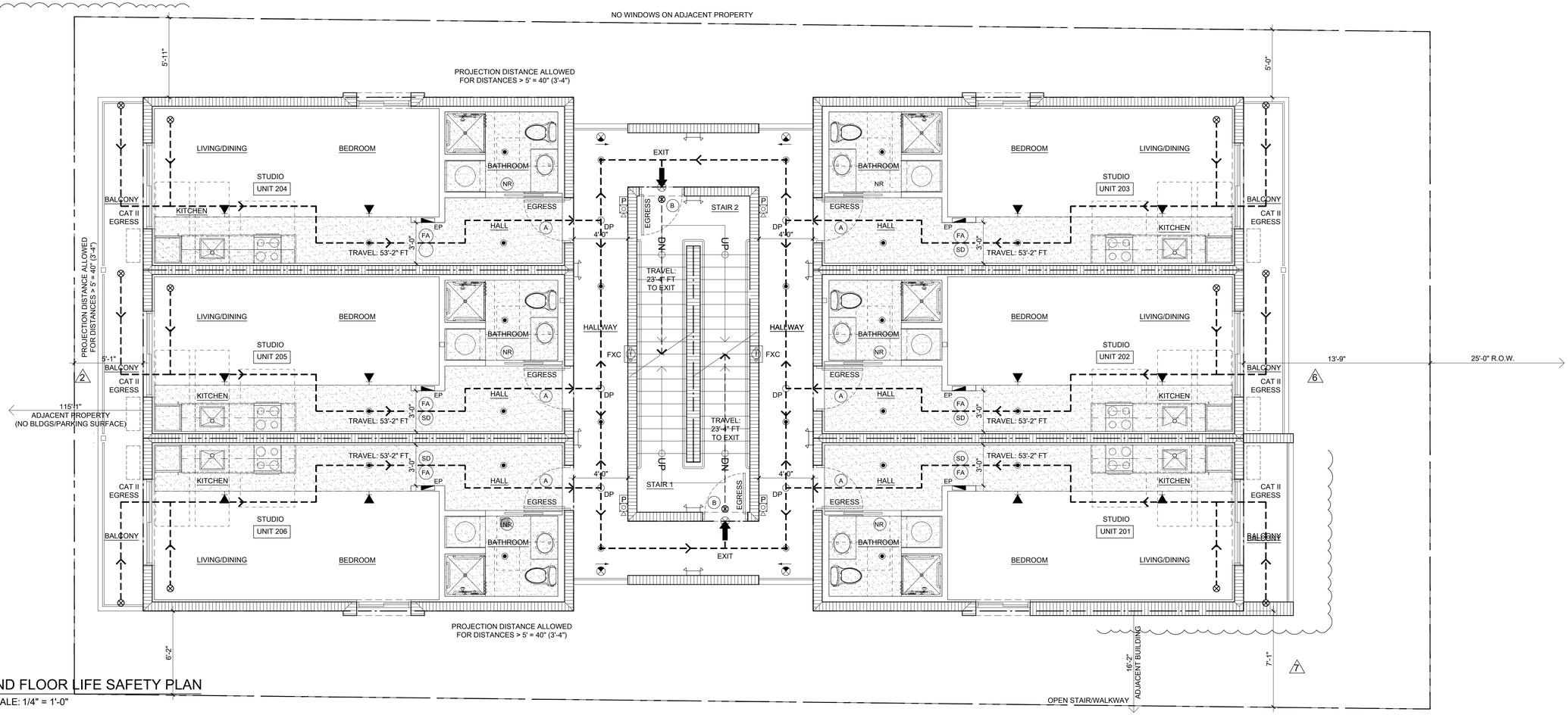
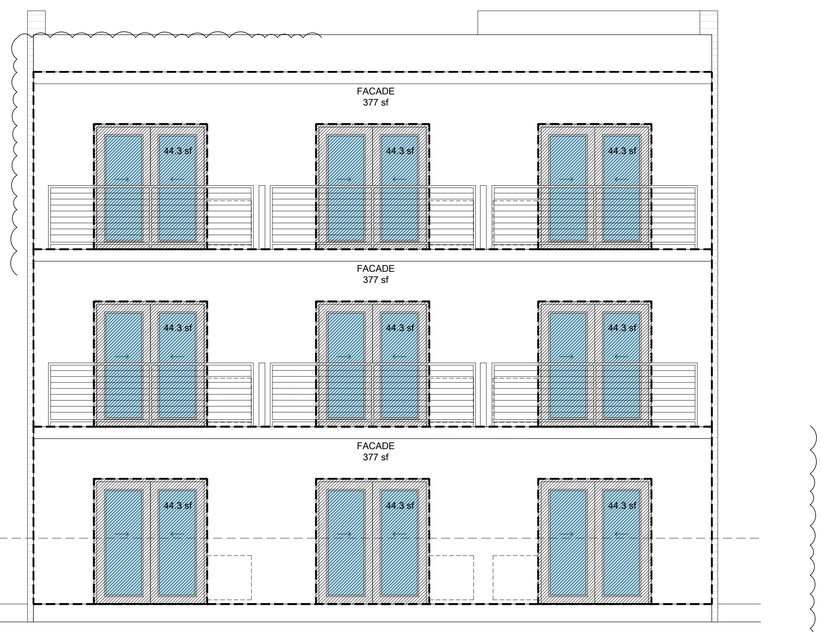
1ST FLOOR LIFE SAFETY PLAN DETAILS AND NOTES

LS-1



1 2ND FLOOR LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SEPARATION DISTANCE AND ALLOWABLE OPENING AREA

FLOOR NUMBER	FACADE AREA	SEPARATION DISTANCE*	% OPENING AREA ALLOWABLE	% OPENING AREA PROVIDED
1ST FLOOR	377 SF	6 5'-1" FT*	45% 169.7 SF	35.3% 132.9 SF
2ND FLOOR	377 SF	5'-1" FT*	45% 169.7 SF	35.3% 132.9 SF
3RD FLOOR	377 SF	5'-1" FT*	45% 169.7 SF	35.3% 132.9 SF

Note: * Separation distance is from proposed building to existing building. In this case there no existing building a 5' min setback is assumed for any proposed building.

LIFE SAFETY LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- EGRESS PATH / ACCESSIBLE ROUT
- DIRECTION OF TRAVEL
- XX FT — TRAVEL DISTANCE TO EXIT
- EMERGENCY LIGHT WITH BATTERY BACK UP AND EXIT SIGN
- FIRE ALARM STROBE LIGHT
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- P — FIRE ALARM HORN W/ STROBE AND PULL STATION
- FXC — FIRE EXTINGUISHER CABINET (SEMI-RECESSED 4" PROTRUDING MAX.
- EXIT
- A — 3/4 HR FIRE RATED DOOR
- B — 1.5 HR FIRE RATED DOOR
- NR — NOT RATED
- GWB TYPE "X" CEILING SOFFIT
- CEILING MOUNTED SPRINKLED HEAD
- WALL MOUNTED SPRINKLED HEAD
- SD — SMOKE DETECTOR
- FA — FIRE ALARM

SD COLLABORATIVE
14419 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33176
T: 786.431.1967 F: 786.431.1968
W W W . S D C O L L A B O R A T I V E . C O M
DULCE M. CONDE: RA ARCHITECT AR0015803
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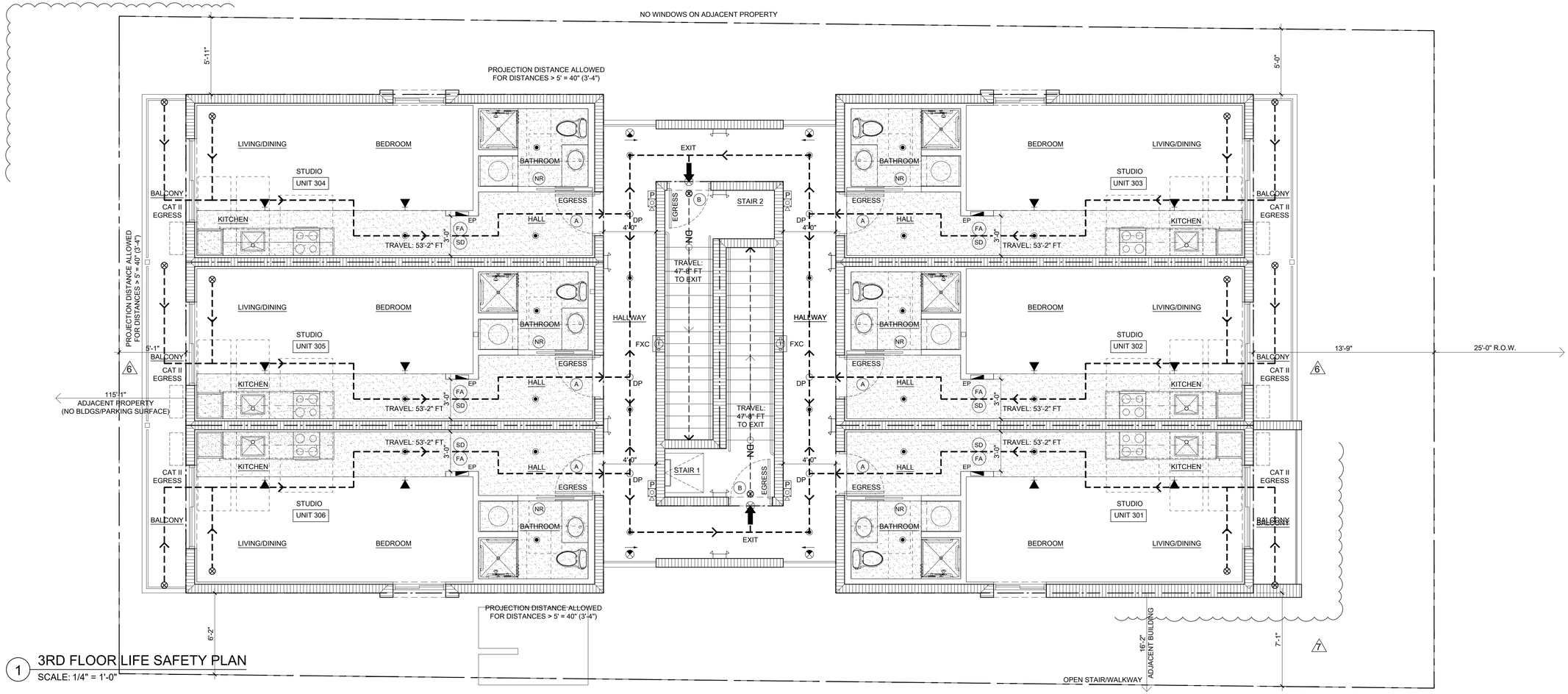
2ND FLOOR LIFE SAFETY PLAN AND ELEVATION

LS-2



1 3RD FLOOR LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SEPARATION DISTANCE AND ALLOWABLE OPENING AREA				
FLOOR NUMBER	FACADE AREA	SEPARATION DISTANCE	% OPENING AREA ALLOWABLE	% OPENING AREA PROVIDED
STREET ELEVATION (NO LIMIT) > 30' to CL of R.O.W.				

TABLE 705.8

LIFE SAFETY LEGEND

- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- EGRESS PATH / ACCESSIBLE ROUT
- DIRECTION OF TRAVEL
- XX FT — TRAVEL DISTANCE TO EXIT
- EMERGENCY LIGHT WITH BATTERY BACK UP AND EXIT SIGN
- FIRE ALARM STROBE LIGHT
- FIRE ALARM HORN W/ STROBE LIGHT
- P — FIRE ALARM HORN W/ STROBE AND PULL STATION
- FXC — FIRE EXTINGUISHER CABINET (SEMI-RECESSED 4" PROTRUDING MAX.
- EXIT
- A — 3/4 HR FIRE RATED DOOR
- B — 1.5 HR FIRE RATED DOOR
- NR — NOT RATED
- GWB TYPE "X" CEILING SOFFIT
- CEILING MOUNTED SPRINKLED HEAD
- WALL MOUNTED SPRINKLED HEAD
- SD — SMOKE DETECTOR
- FA — FIRE ALARM

SD COLLABORATIVE
7415 N. KENDAL DRIVE, UNIT 208 MIAMI, FL 33156
T 786.242.8000 F 786.242.8001
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DULCE M. CONDE: RA ARCHITECT AR0015803
PRIMITIVO E. CONDE: RA ARCHITECT AR0014406

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REV NO.	DATE	COMMENTS
1	01-18-21	Revision
2	04-28-21	Revision
5	07-08-24	Change of Architect
6	02-03-25	Owner Changes
7	03-21-25	Owner Changes

PROJECT: RESIDENTIAL MIXED-USE

1158 CASA
1158 NW 6th Street
Miami, FL 33136

PROJECT NO.: 24-020-00
ISSUE DATE: 00-00-2024
SCALE: AS NOTED
DRAWN BY: PEC
CHECKED: DC/PEC

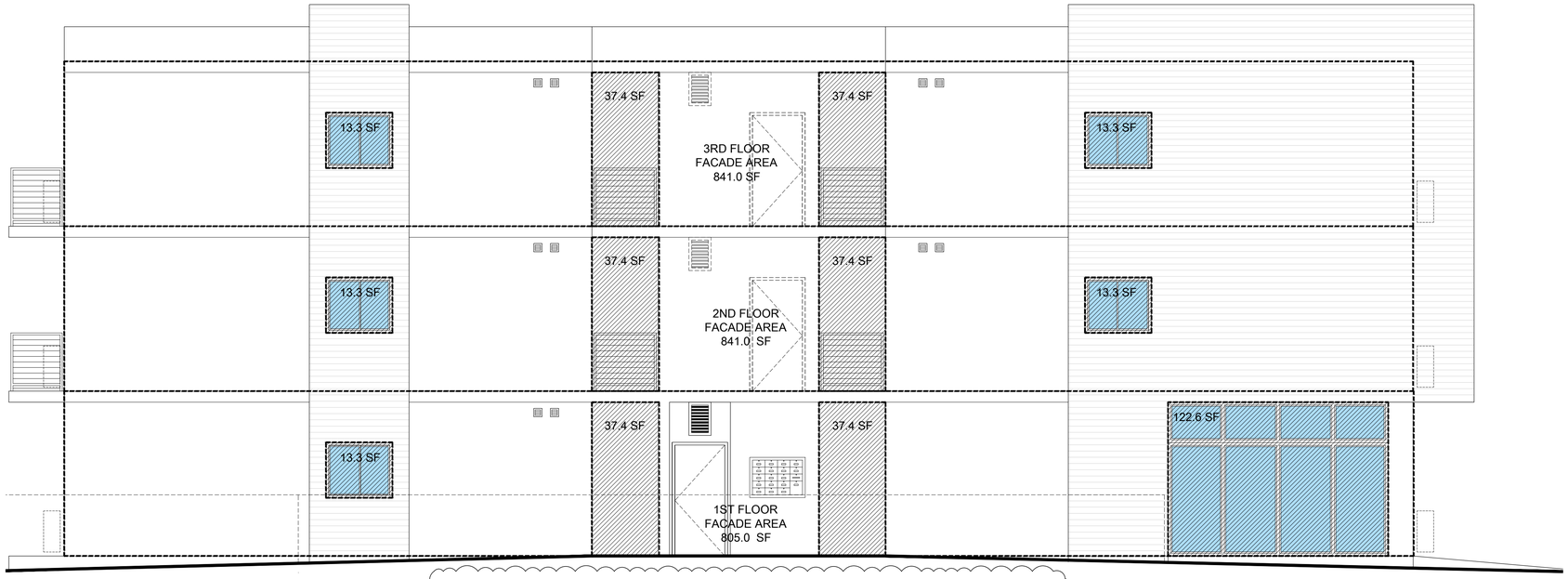
3RD FLOOR LIFE SAFETY PLAN AND ELEVATION

LS-3

5

SEPARATION DISTANCE AND ALLOWABLE OPENING AREA				
FLOOR NUMBER	FACADE AREA	SEPARATION DISTANCE*	% OPENING AREA ALLOWABLE	% OPENING AREA PROVIDED
1ST FLOOR	805.0 SF	16'-2" FT	45% 362.3 SF	12.1% 101.4 SF
2ND FLOOR	805.0 SF	16'-2" FT	45% 362.3 SF	12.1% 101.4 SF
3RD FLOOR	805.0 SF	16'-2" FT	45% 362.3 SF	26.1% 210.7 SF

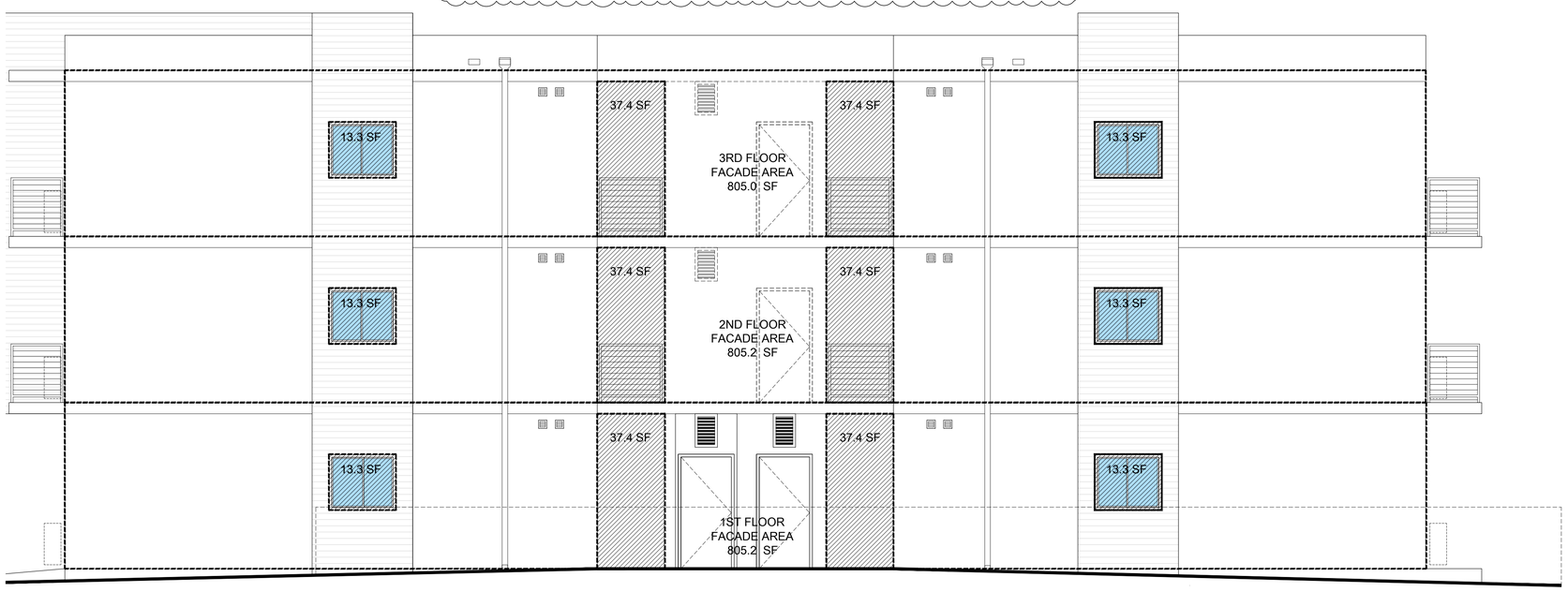
Note: * Separation distance is from proposed building to existing building.



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

SEPARATION DISTANCE AND ALLOWABLE OPENING AREA				
FLOOR NUMBER	FACADE AREA	SEPARATION DISTANCE*	% OPENING AREA ALLOWABLE	% OPENING AREA PROVIDED
1ST FLOOR	805.0 SF	5'-0" FT	25% 201.3 SF	12.6% 101.4 SF
2ND FLOOR	805.0 SF	5'-0" FT	25% 201.3 SF	12.6% 101.4 SF
3RD FLOOR	805.0 SF	5'-0" FT	25% 201.3 SF	12.6% 101.4 SF

Note: * Separation distance is from proposed building to existing building.



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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LIFE SAFETY
ELEVATIONS

LS-4