

GARAGES AND CARPORTS SECTION 406.3.21 / FBC 2023

SEPARATION REQUIRED
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2 IN. (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 IN. (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 IN. (12.7MM) GYPSUM BOARD OR EQUIV.

OPENINGS PROTECTION
OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 IN. (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 IN. (35MM) THICK OR 20 MINUTES FIRE-RATED DOORS.

DUCT PENETRATION
DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

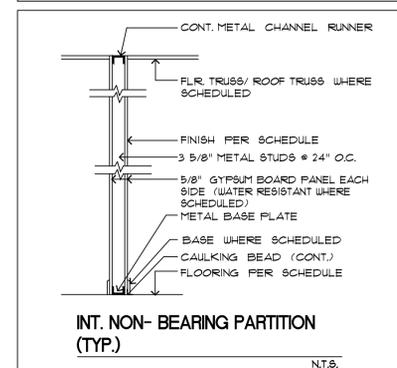
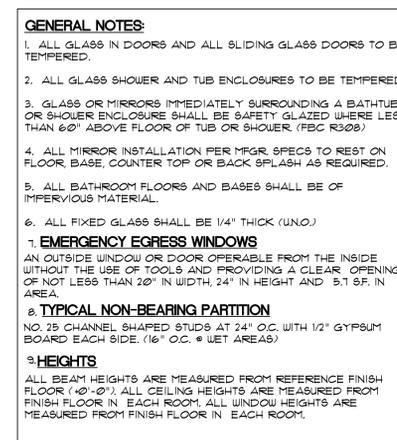
GENERAL NOTES:

- ALL GLASS IN DOORS AND ALL SLIDING GLASS DOORS TO BE TEMPERED.
- ALL GLASS SHOWER AND TUB ENCLOSURES TO BE TEMPERED.
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER (FBC R308)
- ALL MIRROR INSTALLATION PER MFG. SPECS TO REST ON FLOOR, BASE, COUNTER TOP OR BACK SPLASH AS REQUIRED.
- ALL BATHROOM FLOORS AND BASES SHALL BE OF IMPERVIOUS MATERIAL.
- ALL FIXED GLASS SHALL BE 1/4" THICK (UNO).

EMERGENCY EGRESS WINDOWS
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 SF. IN AREA.

TYPICAL NON-BEARING PARTITION
NO. 25 CHANNEL SHAPED STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. (16" O.C. @ UET AREAS)

HEIGHTS
ALL BEAM HEIGHTS ARE MEASURED FROM REFERENCE FINISH FLOOR (R.F.F.). ALL CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR IN EACH ROOM. ALL WINDOW HEIGHTS ARE MEASURED FROM FINISH FLOOR IN EACH ROOM.

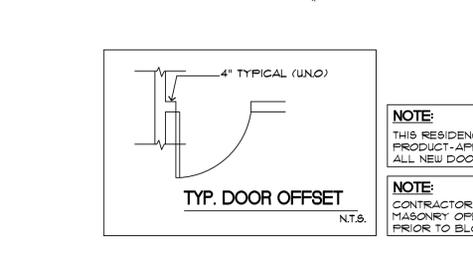
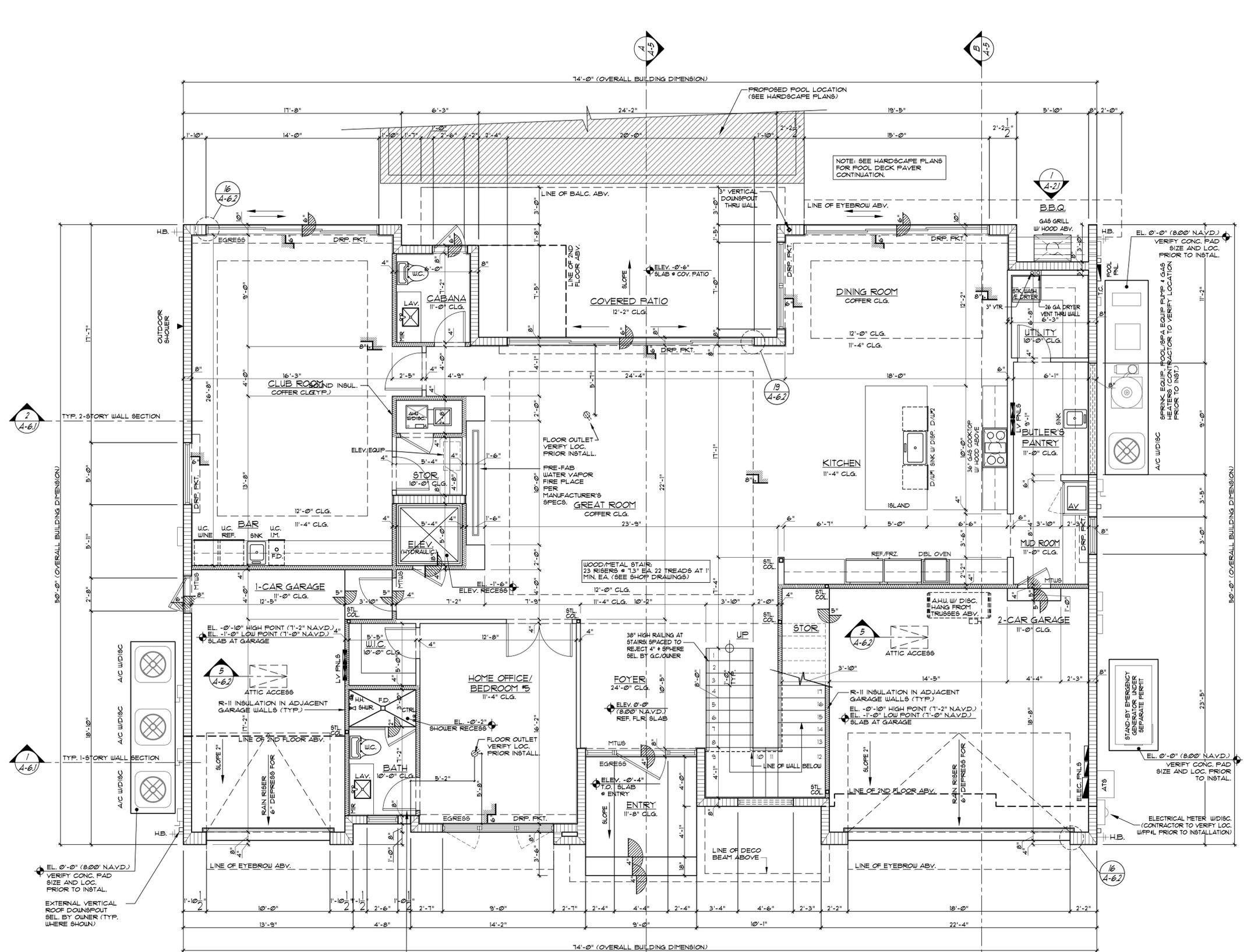


NOTE:
USE 5/8" TYPE X GYPSUM BOARD AT THE GARAGE CEILING PER 2023 F.B.C. / TABLE R 302.6 - RESIDENTIAL. THE ATTACHMENT OF THE GYPSUM BOARDS SHALL COMPLY WITH 2023 F.B.C. / TABLE R102.3.5.

AREA TABULATIONS

AREA	SQ. FT.
FIRST FLOOR A/C	2576.00
SECOND FLOOR A/C	2926.00
TOTAL A/C	5502.00
2-CAR GARAGE	450.00
1-CAR GARAGE	306.00
COVERED PATIO	316.00
COVERED ENTRY	88.00
SECOND FLOOR COVERED BALCONY	263.00

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

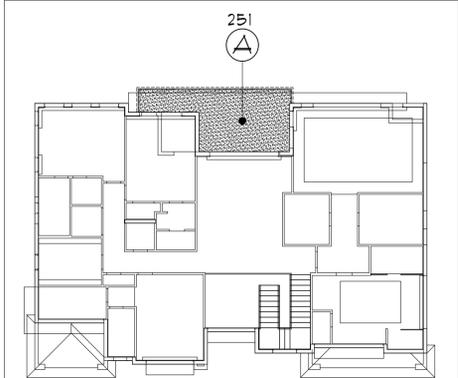
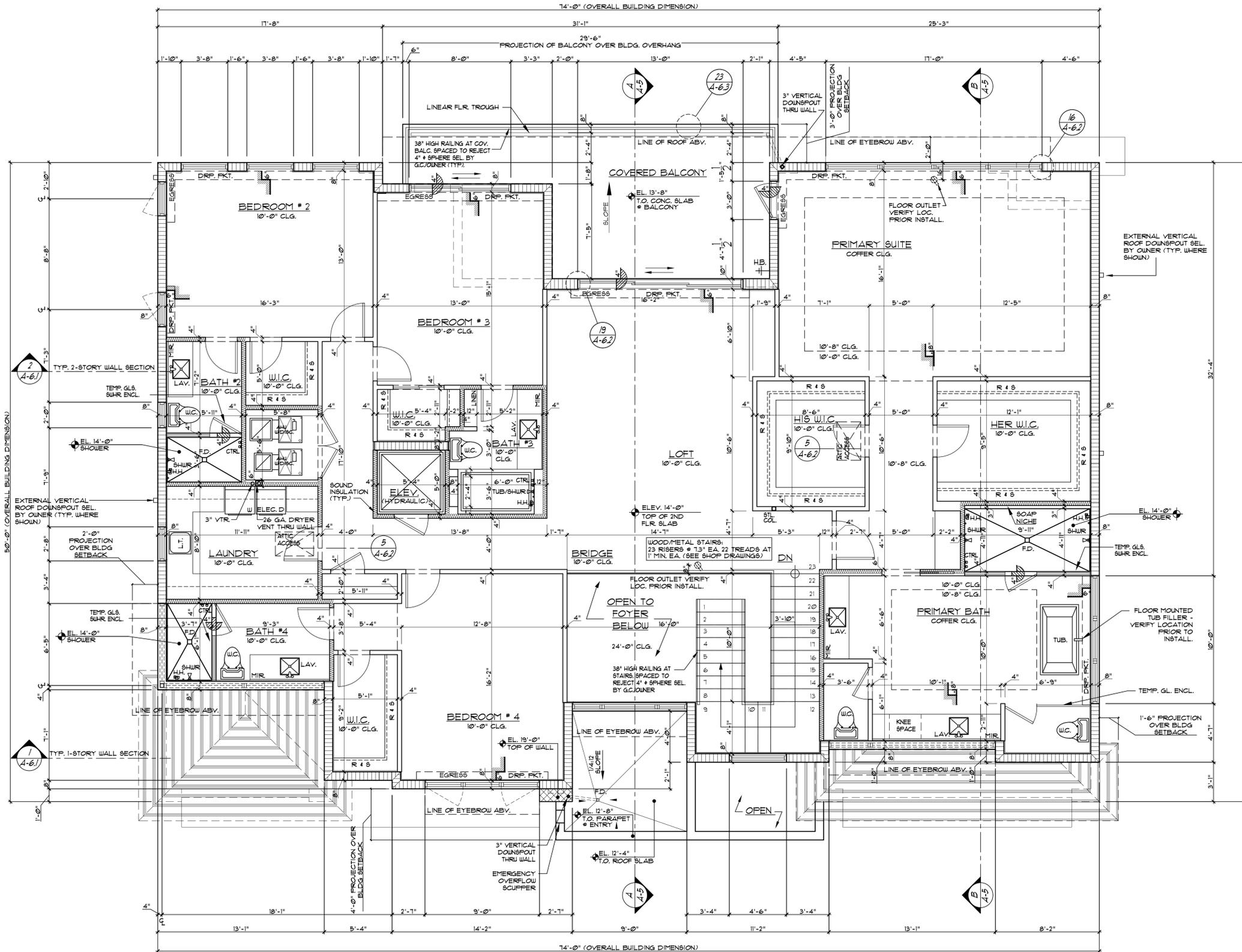


NOTE:
THIS RESIDENCE SHALL REQUIRE DADE COUNTY PRODUCT-APPROVED HIGH-IMPACT RESISTANT GLASS AT ALL NEW DOORS AND WINDOWS. (UNLESS NOTED OTHERWISE)

NOTE:
CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR MASONRY OPENINGS W/ DOOR & WINDOW MANUFACTURER PRIOR TO BLOCK WALL INSTALLATION AND THE BEAM POUR.

NOTE: PROVIDE 28\"/>





RAINFALL RATE USED = 5 INCHES PER HOUR, BASED ON 2023 FBC - PLUMBING TABLE 106.1 - 100-YEAR, 1-HOUR RAINFALL EASTERN UNITED STATES

BALCONY SLOPE USED = 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE)

BALCONY AREA (A) = 251 SQ FT

2" SIZE OF PIPING REQUIRED

PROVIDED:
1- 3" PRIMARY INTERIOR LINEAR DRAIN

NOTE: NO CURBS ARE BEING USED THEREFORE, NO OVERFLOW SCUPPER DRAIN IS REQUIRED

2ND FLR. BALCONY DRAIN ANALYSIS

ELEVATOR NOTES:

ELEVATOR SHALL BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER. ELEVATOR SHALL BE IN COMPLIANCE WITH ASCE 24-14 SECTION 15 AND FEMA TECHNICAL BULLETIN 4-2010

ELEVATOR TO COMPLY WITH MAX GRABLIN ACT, F.B. 399.031

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES SHOULD BE INSTALLED IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS.

ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHALL BE ELEVATED ABOVE THE ELEVATIONS PER ASCE 24-14, CHAPTER 15

THE ELEVATOR PIT SHALL BE DESIGNED AND CONSTRUCTED TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECT OF BUOYANCY TO AN ELEVATION OF: (1.5' NGVD)

ELEVATOR TO COMPLY WITH ASME A17.1 2020 CODE

ELEVATOR TO BE EQUIPPED WITH BATTERY LOWERING TO BRING THE CAB TO A LOWER FLOOR IN CASE OF POWER LOSS.

ELEVATOR COMPONENTS LOCATED BELOW DESIGN FLOOR ELEVATION (BASE FLOOD ELEVATION +1 FOOT) SHOULD BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND BE DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING.

MOISTURE BARRIER NOTE:

USE CEMENTITIOUS PANEL BACKER BOARDS OR EQUIVALENT FOR WET AREAS, 2023 FBC R 102.42.

MOISTURE-RESISTANT GREEN GYPSUM (OR EQUAL) FOR CEILINGS AND NON-WET AREAS, 2023 FBC R 102.3.1. PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR IN COMPLIANCE WITH 2023 FBC R 307.2

NOTE:

ALL CONSTRUCTION BELOW THE DESIGN FLOOD ELEVATION (DFE + 1 FOOT) SHALL BE OF FLOOD DAMAGE RESISTANT MATERIALS IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN.

ISSUED FOR PERMIT 09/17/2025	
REVISIONS	
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A. PROJECT FOR: ASKARI ESTATE HOMES LLC 160 W CAMINO REAL SUITE # 260 BOCA RATON FL 33432 PH: 267-566-9739	
ARCHITECTURE LAND PLANNING INTERIORS BRENNER ARCHITECTURE GROUP LLC Boca Raton, Florida 33487 www.brennerarchgroup.com Stuart M. Brenner, AIA, NCARB 751 Park of Commerce Dr., Suite 110 Tel: 561.241.6736 Fax: 561.241.8248	
LICENSE #: AA26001045	
SECOND FLOOR PLAN SPEC RESIDENCE 4011 NE 23RD TERRACE CITY OF LIGHTHOUSE POINT BROWARD COUNTY, FLORIDA	
PROJECT #:	2025-03
SHEET #:	A-3.1
PRINT DATE:	9/17/2025