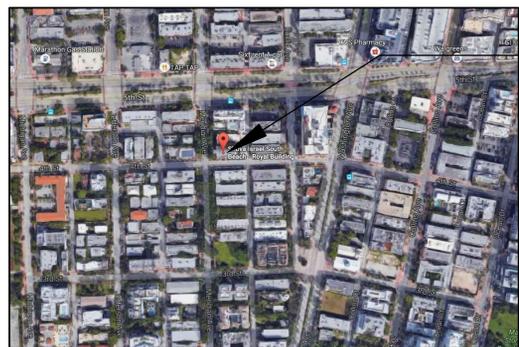




1 LOCATION MAP
SCALE: SCALE: N.T.S.

SITE



2 LOCATION MAP
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3 LOCATION MAP
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SCOPE OF WORK	ZONING INFORMATION	CODE STATEMENT	FIRE SPRINKLER/ALARM NOTES																																																																																																																																																
<p>1. THE CLIENT PLANS TO DO A CHANGE OF USE FROM COMMERCIAL TO HOTEL.</p> <p>2. THE EXISTING UNITS ON BOTH FLOORS WILL BE INTERIOR RENOVATED TO ACCOMMODATE APARTMENT HOTELS WITH 3 / 4 BEDROOMS.</p> <p>3. A NEW BATHROOM WILL BE PROPOSED IN EACH UNIT, IN THE LOCATION OF THE EXISTING KITCHEN.</p> <p>4. THE KITCHEN WILL BE RELOCATED .</p> <p>A DEMO PERMIT IS BEING OBTAINED UNDER A SEPARATE PERMIT.</p> <p>NO WORK IS TO BE DONE ON THE EXTERIOR OF THE BUILDING.</p> <p>ALL STRUCTURAL SHALL REMAIN.</p> <p>THE TOTAL APPROXIMATELY SQUARE FEET OF RENOVATION IS 3,600 SQ.FT. AT THE GROUND FLOOR. 3,500 SQ.FT. AT THE SECOND FLOOR.</p> <p>ALL ALTERATIONS ARE UNDER ALTERATION LEVEL II.</p> <p>THE BUILDING IS A MIAMI BEACH HISTORIC PROPERTY UNDER ID# 15039.</p>	<p>ZONING DESIGNATION: 6503 COMMERCIAL</p> <p>TAX FOLIO No.: 02-4203-009-3050</p> <p>PROPERTY ADDRESS: 747 4TH STREET MIAMI BEACH, FL 33139-8704</p> <p>OWNER: 727 4TH STREET LLC C/O JOSEPH B RYAN III P A</p> <p>MAILING ADDRESS: 8925 SW 148 STREET #200 MIAMI, FL 33176 USA</p> <p>LAND USE: 1813 OFFICE BUILDING - MULTISTORY ; OFFICE BUILDING</p> <p>BEDS/BATH/HALF: 14/8/0</p> <p>LIVING UNITS: 4</p> <p>ADJUSTED SQUARE FT.: 7,434 S.F.</p> <p>LOT SIZE: 7,000 S.F.</p> <p>YEAR BUILT: 1930</p> <p>SETBACKS: FRONT N/A PROPOSED N/A REAR N/A PROPOSED N/A SIDES N/A PROPOSED N/A</p> <p>BUILDING HEIGHT: MAXIMUM N/A PROPOSED N/A</p> <p>F.A.R.: MAXIMUM N/A PROPOSED N/A</p> <p>LOT COVERAGE: MAXIMUM N/A PROPOSED N/A</p> <p>LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 7 BLK 56 LOT SIZE 50.000 X 140 COC 14073-598 0489 3</p>	<p>TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.</p> <p>ARCHITECTURAL STATEMENT: ALL ARCHITECTURAL WORK SHALL BE UNDER FLORIDA BUILDING CODE, EXISTING 5TH EDITION (2014).</p> <p>ZONING STATEMENT: ALL WORK MEETS THE CURRENT CITY OF MIAMI BEACH & MIAMI-DADE COUNTY ZONING DESIGNATION ORDINANCES AND FLORIDA BUILDING CODE 5TH EDITION (2014).</p> <p>CIVIL ENGINEERING STATEMENT: NO WORK IS TO BE PERFORMED</p> <p>LANDSCAPING & IRRIGATION STATEMENT: NO LANDSCAPING IS TO BE PERFORMED</p> <p>STRUCTURAL STATEMENT: NO STRUCTURAL WORK IS TO BE PERFORMED</p> <p>PLUMBING STATEMENT: ALL PLUMBING WORK SHALL BE UNDER FLORIDA BUILDING CODE, EXISTING 5TH EDITION (2014).</p> <p>MECHANICAL STATEMENT: ALL MECHANICAL WORK SHALL BE UNDER FLORIDA BUILDING CODE, EXISTING 5TH EDITION (2014).</p> <p>ELECTRICAL STATEMENT: ALL ELECTRICAL WORK SHALL BE UNDER FLORIDA BUILDING CODE, EXISTING 5TH EDITION (2014).</p> <p>LIFE SAFETY STATEMENT: ALL LIFE SAFETY WORK SHALL BE UNDER FLORIDA FIRE PREVENTION CODE 5TH EDITION (2014).</p>	<p>DURING CONSTRUCTION ACTIVITIES, ALL FIRE SPRINKLER HEADS MUST BE PROTECTED IN PLACE FROM OVERSPRAY, PAINTING, OR OTHER COATING. ANY SPRINKLERS PAINTED OR COATED WITH ANY SUBSTANCE OTHER THAN DUST, MUST BE REPLACED BY A LICENSED FIRE PROTECTION CONTRACTOR. CLEANING OF PAINTED SPRINKLER HEADS IS PROHIBITED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.</p> <p>G.C. TO COORDINATE WITH OWNER'S CURRENT FIRE SPRINKLER/ALARM CONTRACTOR FOR SHOP DRAWINGS, CALCULATION AND INSTALLATION OF FIRE SPRINKLER/ALARM DEVICES. PROVIDE SHOP DRAWINGS FOR REVIEW.</p>																																																																																																																																																
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<p>OCCUPANCY CLASSIFICATION: RESIDENTIAL R-1 (SECTION 310)</p> <p>CONSTRUCTION TYPE: III A - PROTECTED (F.B.C. 2014)</p> <p>ALLOWABLE AREA: N/A</p> <p>DEADEND CORRIDOR: 20'-0" MAXIMUM</p> <p>MAXIMUM TRAVEL DISTANCE: 122'-0" MAXIMUM</p> <p>EGRESS WIDTH: 36" MINIMUM</p> <p>STAIR WIDTH: 44" MINIMUM</p> <p>HORIZ. FIRE SEPERATION: 0 HOUR</p> <p>CEILING / ROOF ASSEMBLY: 0 HOUR</p> <p>VERTICAL FIRE SEPERATION: NOT APPLICABLE</p> <p>PARTY WALL SEPERATION: 1 HOUR</p> <p>MINIMUM DOOR WIDTH: 32" MINIMUM CLEAR</p> <p>EXIT ACCESS CORRIDOR RATING: 1 HOUR</p> <p>MECHANICAL RM. SEPERATION: 1 HOUR</p> <p>MAXIMUM CHANGE IN ELEVATION: 1/2"</p> <p>MINIMUM NO. OF EXITS: 1</p> <p>BUILDING IS SPRINKLERED AND EQUIPPED WITH FIRE ALARM SYSTEM.</p>	<p>ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 5TH EDITION, (2014).</p> <p>ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 5TH EDITION (2014), EXISTING FLORIDA BUILDING CODE WITH 2014 SUPPLEMENTS..</p> <p>ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE LATEST EDITION OF O.S.H.A. REQUIREMENTS.</p> <p>ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE (FFPC), 5TH EDITION (2014).</p> <p>MINIMUM REQUIRED FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES</p> <table border="1"> <thead> <tr> <th>WALL AND CEILING FINISHES</th> <th>MINIMUM CLASSIFICATION</th> </tr> </thead> <tbody> <tr> <td>EXITS AND CORRIDORS</td> <td>CLASS A</td> </tr> <tr> <td>ROOMS & ENCLOSED AREAS</td> <td>CLASS B</td> </tr> <tr> <td>VERTICAL EXITS & EXIT PASSAGEWAYS</td> <td>CLASS A</td> </tr> </tbody> </table> <p>FURNISHINGS DRAPERY & UPHOLSTERED FURNITURE CLASS I</p>	WALL AND CEILING FINISHES	MINIMUM CLASSIFICATION	EXITS AND CORRIDORS	CLASS A	ROOMS & ENCLOSED AREAS	CLASS B	VERTICAL EXITS & EXIT PASSAGEWAYS	CLASS A	<table border="1"> <tbody> <tr> <td>A.B. ANCHOR BOLT</td> <td>HC. HOSE BIBB</td> </tr> <tr> <td>A/C AIR CONDITIONER</td> <td>HC. HANDICAP / HOLLOW CORE</td> </tr> <tr> <td>ACCOM. ACCOMMODATE</td> <td>HDWR. 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WATER CLOSET	<p>ARCHITECTURAL DRAWING LIST</p> <ul style="list-style-type: none"> CVR COVER SHEET GN-1 PROJECT DATA & INFORMATION GN-2 GENERAL NOTES LS-1 LIFE SAFETY PLANS EX-1 EXISTING FLOOR PLANS D-1 DEMOLITION FLOOR PLANS A-1 PROPOSED FLOOR PLANS A-1.2 ROOF PLAN A-1.3 LINE OF SIGHT STUDY A-2 REFLECTED CEILING PLANS A-4-1 BATHROOM INTERIOR ELEVATIONS A-4-2 KITCHEN INTERIOR ELEVATIONS A-5-1 PARTITION TYPES A-5-2 FIRE PENETRATION DETAILS A-5-3 UL 419 PARTITION LISTING A-6-1 DOOR SCHEDULE A-6-2 DOOR DETAILS X-X' BACK COVER SHEET <p>PLUMBING DRAWING LIST</p> <ul style="list-style-type: none"> P-1 PLUMBING SANITARY GND AND SECOND FLOOR PLAN P-2 PLUMBING WATER GND AND SECOND FLOOR PLAN P-3 PLUMBING WATER ISOMETRIC P-4 PLUMBING SANITARY ISOMETRIC P-5 PLUMBING SCHEDULE & DETAILS <p>MECHANICAL DRAWING LIST</p> <ul style="list-style-type: none"> M-1 MECHANICAL GROUND & SECOND FLOOR PLAN M-2 MECHANICAL DETAILS & SCHEDULES PLAN <p>ELECTRICAL DRAWING LIST</p> <ul style="list-style-type: none"> E-1 ELECTRICAL GROUND FLOOR PLAN E-2 ELECTRICAL SECOND FLOOR PLAN E-3 ELECTRICAL NOTES & DETAILS E-4 ELECTRICAL PANEL <p>FIRE DRAWING LIST</p> <ul style="list-style-type: none"> FP-1 FIRE PROTECTION GROUND & SECOND FLOOR PLAN FP-2 FIRE PROTECTION NOTES & DETAILS <p>STRUCTURAL DRAWING LIST</p> <p>THE ARCHITECT AND STRUCTURAL ENGINEER HAS FIELD VERIFIED THAT NO STRUCTURAL ELEMENTS SHALL BE MODIFIED. 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EXH. EXHAUST	SPECS. SPECIFICATIONS																																																																																																																																																		
EXIST. EXISTING	S.S. STAINLESS STEEL																																																																																																																																																		
EXP. EXPOSED / EXPANSION	STD. STANDARD																																																																																																																																																		
EXT. EXTERIOR	STL. STEEL																																																																																																																																																		
EXTING. EXTINGUISHER (FIRE)	STRUCT. STRUCTURE																																																																																																																																																		
FAB. FABRICATE	SQ. FT. SQUARE FOOTAGE																																																																																																																																																		
F.D. FLOOR DRAIN	TEL. TELEPHONE																																																																																																																																																		
FE. FIRE EXTINGUISHER	TEMP. TEMPERED / TEMPORARY																																																																																																																																																		
FIN. FINISH	THK. THICK																																																																																																																																																		
FIXT. FIXTURE	TYP. TYPICAL																																																																																																																																																		
F.F. FINISH FLOOR	U.C. UNDERCUT																																																																																																																																																		
FLR. FLOOR	U.N.O. UNLESS NOTED OTHERWISE																																																																																																																																																		
FTG. FOOTING	V.B. VINYL BASE																																																																																																																																																		
F.V. FIELD VERIFY	V.C.T. VINYL COMPOSITE TILE																																																																																																																																																		
GA. GAUGE	VERT. VERTICLE																																																																																																																																																		
GALV. GALVANIZED	VEST. VESTIBULE																																																																																																																																																		
G.B. GRAB BAR	V.T.R. VENT THRU ROOF																																																																																																																																																		
G.C. GENERAL CONTRACTOR	W. WITH																																																																																																																																																		
GL. GLASS	WD. WOOD																																																																																																																																																		
GYP. BD. GYPSUM WALL BOARD	WC. WATER CLOSET																																																																																																																																																		

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No.	DATE	ISSUED / REVISED
1	29 AUG/16	SCHEMATIC DESIGN
2	1 SEP/16	DESIGN REVISION - 1
3	14 SEP/16	DESIGN REVISION - 2
4	30 SEP/16	CONSTRUCTION DOCUMENTS
5	15 NOV/16	CLIENT REVISION
6	05 DEC/16	PERMITTING REVISION - 1
7	03 FEB/17	PERMITTING REVISION - 2
8	14 MAR/17	PERMITTING REVISION - 3

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PROJECT NO: 2016-18

PROJECT DATA & INFORMATION

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DRAWN BY: AA

SCALE:

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