

UNIT MATRIX			KITCHEN EQUIPMENT					
No.	Occupancy	Area	SINK	MICRO	FRIDGE	DW	W/D	COOKTOP
1	R-2	457	•	•	•	•	•	•
2	R-1	412	•	•	•	•	•	•
3	R-1	467	•	•	•	•	•	•
4	R-1	467	•	•	•	•	•	•
5	R-1	467	•	•	•	•	•	•
6	R-1	467	•	•	•	•	•	•
7	R-1	467	•	•	•	•	•	•
8	R-1	444	•	•	•	•	•	•
9	R-1	647	•	•	•	•	•	•

### Wall Legend

- EXISTING INTERIOR WALL TO REMAIN
- EXISTING ITEM TO BE REMOVED
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING EXTERIOR WALL TO REMAIN
- NEW INTERIOR WALL, 2X4 WD STUDS WITH 5/8" GWB AND SOUND INSULATION. PROVIDE 1/2" DUROCK AT ALL DAMP LOCATIONS SUCH AS LAUNDRY ROOM, KITCHEN BACKSPLASH AND SHOWER SURROUNDS. REFER TO A1.2 UL DETAILS FOR MORE INFORMATION.
- NEW CMU EXTERIOR WALL WITH 5/8" STUCCO FINISH TO MATCH EXTERIOR AND 1X2 PT. WD FURRING STRIPS 24" O.C. WITH 3/4" R4.1 TUFF-R RIGID INSULATION BOARD AND 5/8" MR GWB. TYPICAL FOR ALL EXTERIOR MASONRY WALLS.

### FBC 2017 BUILDING TYPE DATA

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			
TYPE V-B	Occupancy Class R	Fully Sprinklered	Allowed 70 Provided 18

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE			
TYPE V-B	Occupancy Class R1	Fully Sprinklered	Allowed 3 Provided 1

TABLE 506.2 ALLOWABLE AREA FACTOR (At = NS, S1, S13R, or SM) IN SQUARE FEET			
TYPE V-B	Occupancy Class R1	Fully Sprinkled - S1	Allowed 28000 Provided 4342

FBC 2017 TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)			
BUILDING ELEMENT	TYPE V-B	Required	Provided
Primary structural frame			
BEARING WALLS			
Exterior		0	1
Interior		0	1
NON BEARING WALLS AND PARTITIONS			
Interior		0	1
Floor construction and associated secondary members		0	0
Roof construction and associated secondary members		0	0

2017 FBC TABLE 602 FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION			
FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY "R"	
X ≤ 5	V-B	1	
5' < X < 10'	V-B	1	

- ### GENERAL NOTES:
- ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
  - PROVIDE INTERCONNECTED SMOKE ALARMS IN COMPLIANCE WITH FBCB (WORK AREA ONLY) FBCB 804.4.3.
  - GATE DOOR THAT REQUIRES A CARD READER TO ENTER SHALL HAVE FREE EGRESS HARDWARE.
  - GATE/DOOR SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS FOR SHOWER AS PER FBC PLB 424.5.
  - PROVIDE WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE1070 OR CSA B125.3
  - SHOW ALL FIXTURE CLEARANCES TO VERIFY COMPLIANCE WITH FBC PLB 405.3.1.
  - FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBC PLB 406 THROUGH 421.
  - MAXIMUM WATER CONSUMPTION COMPLIANCE WITH MIAMI DADE ARTICLE LLL, SEC. 08-31 SHALL BE PROVIDED.

- ### GENERAL MECHANICAL COMPLIANCE NOTE:
- NO WORK REQUIRED AS PART OF PERMIT FOR CHANGE OF USE IN EXISTING UNITS #3-#9. NATURAL VENTILATION METHOD SHALL BE MAINTAINED.
- ALL EXISTING UNITS HAVE SINGLE HUNG WINDOWS WITH READY ACCESS, SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS PER 2017 FBC-M 402.1
  - UNITS #1-#8 ARE +/- 470 SF. WITH NO LESS THAN 4 OPERABLE WINDOW PANELS @ 6 SF EACH OF OPEN AREA. TOTAL OPEN AREA PROVIDED = 24 SF EXCEEDS 4% MIN 18.8 SF OF FLOOR AREA.
  - UNIT #9 IS 640 SF WITH A TOTAL OF 8 OPERABLE WINDOW PANELS TOTAL OF 42 SF. THIS EXCEEDS THE 4% = 25.6 SF REQUIRED.
- ### SHOP DRAWING SUBMITTAL NOTES:
- GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SIGNED AND SEALED CALCULATIONS FOR THE FOLLOWING ITEMS PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL BY ARCHITECT AND CITY PRIOR TO FABRICATION AND INSTALLATION.
- NEW IMPACT RESISTANT EXTERIOR DOOR SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
  - ADA RAMP & RAILINGS AND FOUNDATIONS SHALL BE UNDER SEPARATE PERMIT.
  - FIRE SPRINKLERS SHALL BE UNDER SEPARATE PERMIT

### PROJECT TEAM

OWNER 226 JEFFERSON INC  
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### PROPERTY INFORMATION

ADDRESS 266 JEFFERSON AVE  
FOLIO: 02-4203-009-5780

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOT 5 BLK 81 LOT SIZE 50.000 X 140 OR 18809-1274 0999 3

LOT SIZE: 7,000

YEAR BUILT: 1940

ZONING: R-SP1

TYPE OF CONSTRUCTION TYPE V-B FULLY SPRINKLERED

CURRENT / PROPOSED OCCUPANCY: R-2 RESIDENTIAL MULTI FAMILY / R1 PROPOSED

### DESIGN CODES

Building	2017 FLORIDA BUILDING CODE - 6th Edition -- Existing Buildings
Building	2017 FLORIDA BUILDING CODE - 6th Edition - Building
Mechanical	2017 FLORIDA BUILDING CODE - 6th Edition - Mechanical
Plumbing	2017 FLORIDA BUILDING CODE - 6th Edition - Plumbing
Electrical	FBC 2017 Refers to NFPA 70 NEC
Life Safety Code :	CHAPTER 29 Existing Hotels
Accessibility	2017 Florida Fire Prevention Code 6th Edition 2017 FLORIDA BUILDING CODE - 6th Edition - Accessibility Code

### FINISH REQUIREMENTS (R-1 FULLY SPRINKLED REFER TO TABLE 803.11)

AREA	SPRINKLERED	UNSPRINKLERED
EXITS	CLASS B MINIMUM	CLASS A MINIMUM
EXIT ACCESS	CLASS C MINIMUM	CLASS B MINIMUM
OTHER SPACES	CLASS C MINIMUM	CLASS C MINIMUM
TENANT FLOOR FINISHES:	CLASS 1 OR II	

### FIRE RESISTANT REQUIREMENTS TYPE V CONSTRUCTION

COLUMNS:	TABLE 601 OF FBC 2017
BEAMS & GIRDERS	TABLE 601 OF FBC 2017
ROOFS:	TABLE 601 OF FBC 2017



### SCOPE OF WORK

- #### 2017 FBCE - LEVEL 2 ALTERATION & CHANGE OF USE FROM R2 TO R1 WITH ACCESSIBLE RAMP.
- CHANGE OF USE OF EXISTING 9 UNIT RESIDENTIAL GROUP R2 APARTMENTS TO R1 APARTMENT HOTEL. EXISTING UNIT#1 TO REMAIN GROUP R-2 AND UNITS #2-9 TO BECOME GROUP R-1 APARTMENT HOTEL
- WORK TO BE COMPLETED UNDER THIS PERMIT:
- BUILDING DIVISION:**
- NEW METAL FRAME ADA RAMP TO PROVIDE ACCESS TO UNIT NO. 2. ACCESS SHALL BE FROM PUBLIC SIDEWALK AT MAIN ENTRY. RAMP SHALL BE UNDER SEPARATE PERMIT
  - MODIFICATIONS TO EXISTING UNIT 2 BATHROOM AND LIVING AREAS TO COMPLY WITH FBC 2017 ACCESSIBILITY CODE 806
  - EXISTING GALLEY KITCHEN SINK SHALL BE MODIFIED TO COMPLY WITH FBC 804
  - ADDITION OF ADA NOTIFICATION DEVICES TO COMPLY WITH FBC 2017 ACCESSIBILITY CODE 806.3
  - ACCESSIBLE UNIT AND UNIT WITH COMMUNICATION FEATURES MUST COMPLY WITH FBCACC 224.4. CREATE NEW REGISTRATION VESIBULE FOR GUEST REGISTRATION PRIOR TO ROOM ACCESS.
- ELECTRICAL DIVISION:**
- RELOCATION OF UNIT NO. 2 ELECTRICAL PANEL REQUIRED TO ACCOMMODATE ACCESSIBLE ROUTE THROUGH UNIT.
  - ADDITION OF FIRE ALARM - UNDER SEPARATE SUB-PERMIT
- PLUMBING:**
- MODIFICATION TO UNIT 2 BATHROOM SHOWER ONLY RESET SHOWER TO ADA COMPLIANT SHOWER.
- MECHANICAL:**
- RELOCATE EXISTING AHU TO NEW CLOSET TO ACCOMMODATE ADA BATHROOM MODIFICATIONS IN UNIT#2
- FIRE SPRINKLERS TO BE PROVIDED UNDER SEPARATE PERMIT.



FANJUL & ASSOCIATES, LLC  
ARCHITECTURE, PLANNING & INTERIOR DESIGN

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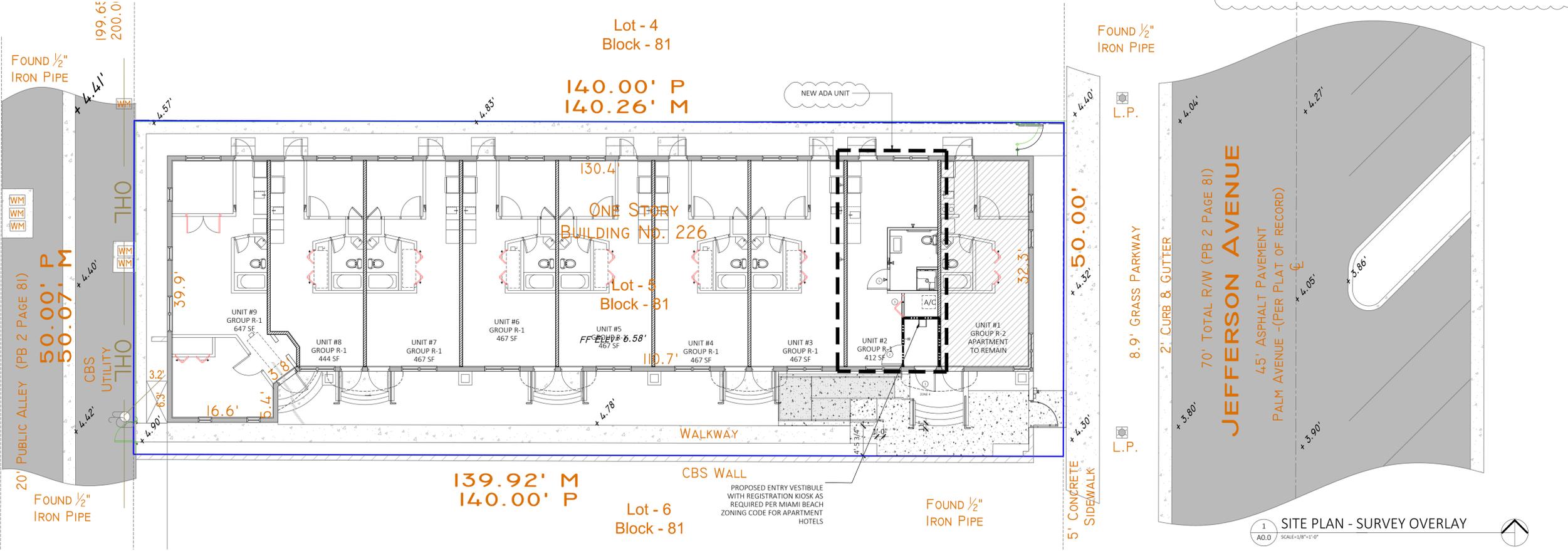
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"A BETTER LIFE THROUGH DESIGN"

ARTURO G. FANJUL ARO017585  
STATE OF FLORIDA REGISTERED ARCHITECT



CONSTRUCTION DOCUMENTS FOR:  
**CHANGE OF USE  
R2 TO R1  
APARTMENT HOTEL  
IMPROVEMENTS**  
226 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139  
FOLIO:02-4203-009-5780

REVISION	NO.

DATE: 3/15/2019  
SCALE: AS NOTED  
DRAWN: AGF  
CHECKED: AGF  
JOB NO. 18-0902  
PERMIT NO.

**OWNERSHIP**  
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 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.

**AO.O**

1 SITE PLAN - SURVEY OVERLAY  
A0.0 SCALE: 1/8"=1'-0"