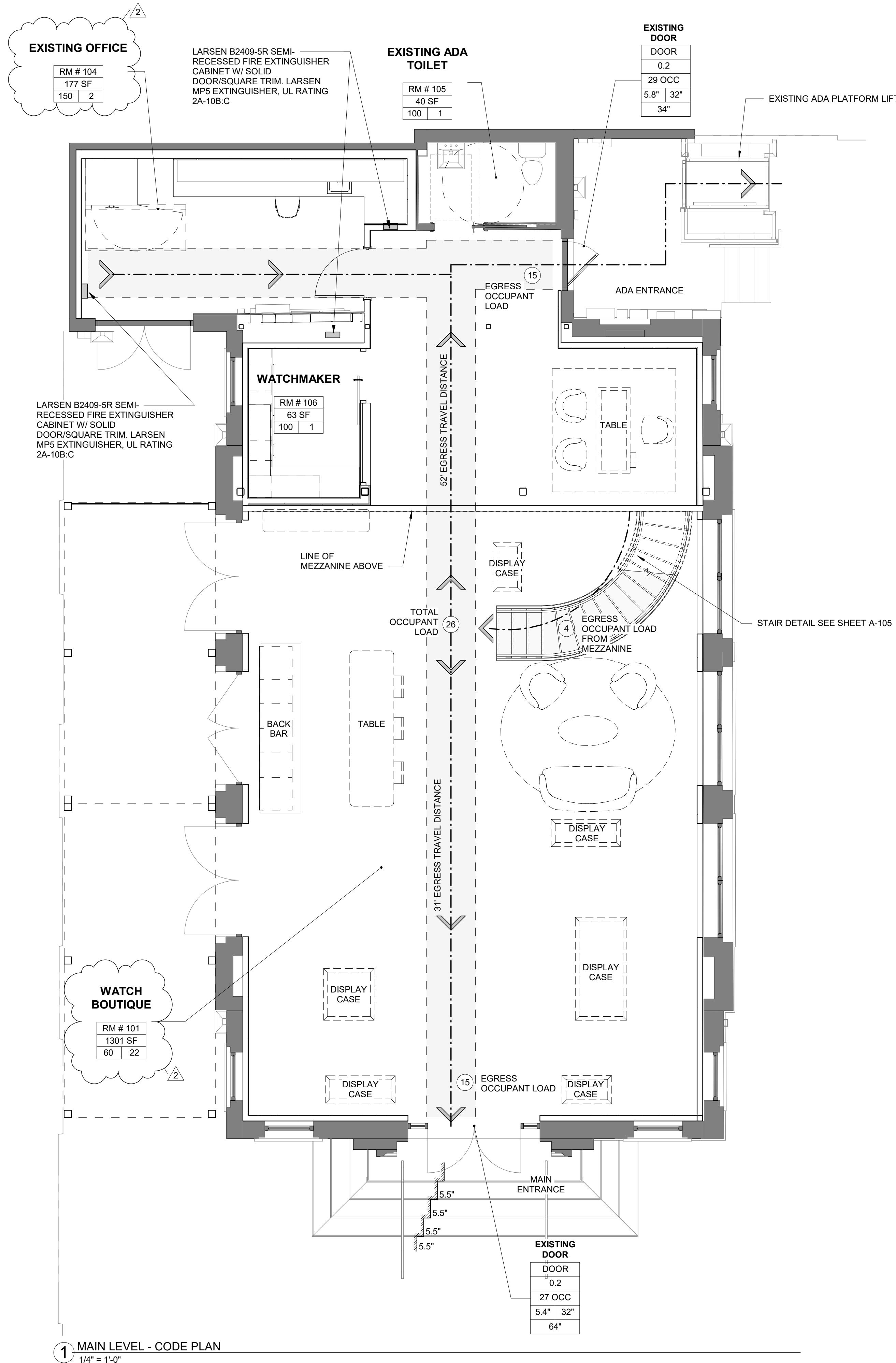
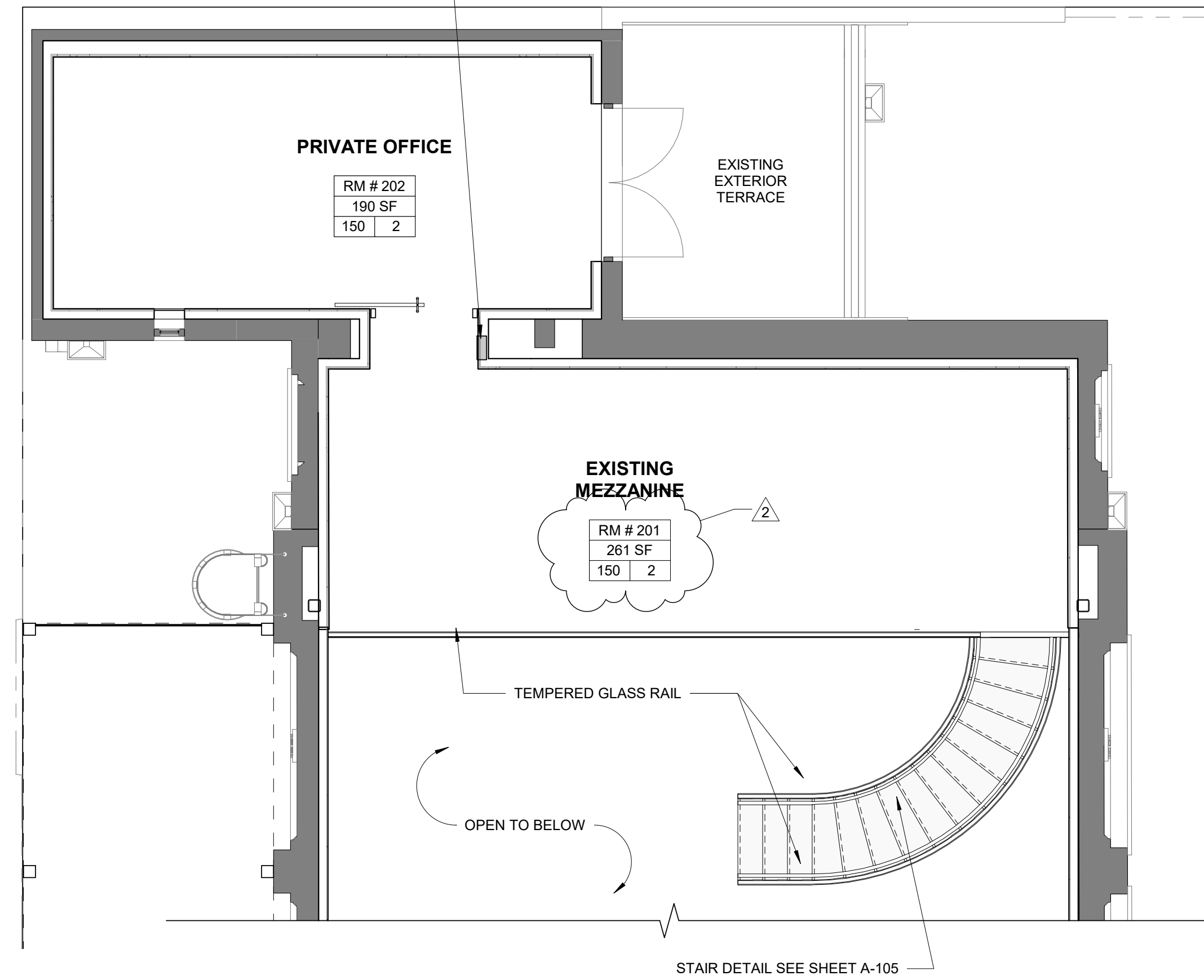


THIS BUILDING IS ON THE HISTORIC REGISTER. CHANGES TO THE EXTERIOR MUST BE APPROVED. THE DEMOLITION DOES NOT INCLUDE ANY SCOPE OF WORK ON THE BUILDING FACADES.



1 MAIN LEVEL - CODE PLAN  
1/4" = 1'-0"



2 MEZZANINE LEVEL - CODE PLAN  
1/4" = 1'-0"

**PROJECT DATA**

**PROJECT SCOPE:**

THIS PROJECT IS AN INTERIOR IMPROVEMENT TENANT FIT-OUT AT 4000 NE 2ND AVENUE, MIAMI, FLORIDA. WORK INCLUDES BUT IS NOT LIMITED TO, CONSTRUCTION OF INTERIOR WALLS/PARTITIONS, FLOORING, CEILING, LIGHT FIXTURES, AND MECHANICAL, ELECTRICAL, AND LIMITED PLUMBING. THERE IS NO CHANGE OF USE.

**DEFERRED SUBMITTALS:**

THE FOLLOWING WORK WILL BE PERFORMED UNDER A SEPARATE PERMIT:  
- DEMOLITION  
- SPECIAL CERTIFICATE OF APPROPRIATENESS (SCOA) - EXTERIOR SHADE ELEMENT

**NOTE:**

IT SHALL BE THE RESPONSIBILITY OF THE G.C. TO ENGAGE SERVICES OF A CONTRACTOR APPROVED BY THE CITY TO PROVIDE A FIRE ALARM SYSTEM. ALL WORK SHALL BE IN FULL COMPLIANCE WITH LANDLORD REQUIREMENTS AS WELL AS LOCAL AUTHORITIES. THE FIRE ALARM CONTRACTOR SHALL SUBMIT ALL REQUIRED DOCUMENTS TO OBTAIN THE PERMIT FOR THEIR WORK.

**CODE DATA:**

APPLICABLE CODES	
BUILDING	2020 FLORIDA BUILDING CODE, BUILDING
EXISTING BUILDING	2020 FLORIDA BUILDING CODE, EXISTING BUILDING
MECHANICAL	2020 FLORIDA BUILDING CODE, MECHANICAL
PLUMBING	2020 FLORIDA BUILDING CODE, PLUMBING
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE
FIRE PROTECTION	2020 FLORIDA FIRE PREVENTION CODE
ACCESSIBILITY	2020 FLORIDA BUILDING CODE, ACCESSIBILITY
ENERGY	2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION

**BUILDING INFO:**

CONSTRUCTION TYPE	3B (CONSTRUCTED 1921, CONCRETE EXTERIOR WALLS)
OCCUPANCY GROUP	M - MERCANTILE (CLASS C)
GROSS LEASE AREA	1,614 SF (MAIN FLOOR) + 429 SF (MEZZANINE) = 2,043 SF
OCCUPANT LOAD	30 OCCUPANTS TOTAL (60 SF/PERSON PER FFPC)
EXIT REQUIREMENTS	(2) EXITS ARE PROVIDED
ACCESSIBLE PUBLIC RESTROOM	YES
AUTOMATIC SPRINKLER SYSTEM	NO

**INTERIOR WALL AND CEILING FINISH REQUIREMENTS:**

EXIT PASSAGEWAYS = CLASS B  
CORRIDORS = CLASS C  
ROOMS & ENCLOSED SPACES = CLASS C

**FIRE RATING REQUIREMENTS:**

SPECIFIC FIRE RATING REQUIREMENTS FOR BUILDING CONSTRUCTION TYPE 3B SHALL BE PER 2020 FLORIDA BUILDING CODE REQUIREMENTS LISTED BELOW.

SEE CHART BELOW FOR MORE DETAILED FIRE RATING REQUIREMENT OF SPECIFIC BUILDING ASSEMBLIES AND ELEMENTS.

WHERE THERE IS A CONFLICT DIFFERENCE BETWEEN A UL PRESCRIBED ASSEMBLY AND A DETAIL ON THE DRAWINGS THE MORE RESTRICTIVE CONDITION SHALL BE CONSTRUCTED.

FBC BUILDING CONSTRUCTION TYPE: III B - EXISTING BUILDING

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IN HOURS, UNO)	FBC CODE
NONBEARING WALLS INTERIOR	0 TABLE 601

**MEANS OF EGRESS**

OCCUPANT LOAD FACTORS	FBC CODE
MERCANTILE (M)	60 GROSS

**TAG DIAGRAMS**

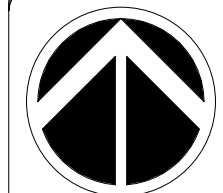
**Room Name**  
Public / Non-Public / Public View

RM # 101	ROOM NUMBER
Area	OCCUPANT LOAD
# #	OCCUPANT LOAD FACTOR

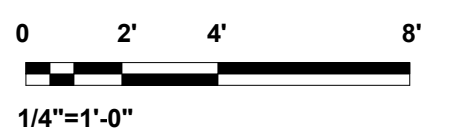
DOOR	TYPE OF EGRESS ELEMENT
0.2	OCCUPANT FACTOR
50	TOTAL NUMBER OF OCCUPANTS
10 32	REQ'D EGRESS WIDTH BASED ON OCC. FACTOR
34	MIN. CODE WIDTH
	ACTUAL EGRESS WIDTH PROVIDED

**E/LINE**  
ARCHITECTURE

elewis@elinellc.com  
www.elinellc.com  
410.812.9955



NORT  
H



1/4" = 1'-0"

GRAPHIC SCALE(S)

STAMP

REVISION DATE

2 4/22/2021

REVISION DESCRIPTION

PERMIT COMMENT REVISIONS (#1)

**WATCH BOUTIQUE**

DATE

2/22/21

SUBMISSION

PERMIT DRAWINGS

BUILDING NAME

ADDRESS

PROJECT TITLE

ARE PROJECT NUMBER

DRAWING TITLE

WORKING STAFF

SHEET NO.

OF

4000 NE 2ND AVE  
MIAMI, FL 33137

WATCH BOUTIQUE

E/LINE 2003FL

CODE SHEET

ESL CMS ESL

DESIGNED BY DRAWN BY CHECKED BY

**G-003**

DISCIPLINE TYPE SEQUENCE DRAWING TYPE