

241 77 STREET

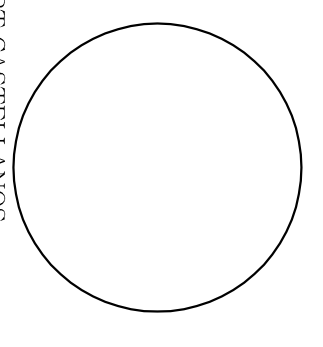
Issued for Permitting  
241 77 street  
Miami Beach, FL 33141



407 LINCOLN ROAD, SUITE 2C  
MIAMI BEACH, FL 33139  
Tel: 786.218.5335  
License #AA 26002467  
WWW.CASTELLANOSDESIGN.COM

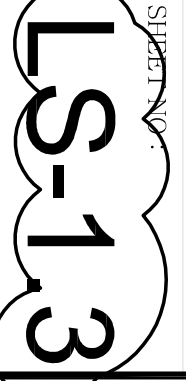
NO.	DATE	ISSUED / REVISED
1	17 FEB/15	PERMITTING
2	11 NOV/15	PERMIT REV. A
3	11 MAR/16	PERMIT REV. A

ALL DRAWN AND NOTED MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO, L.L.C. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CASTELLANOS DESIGN STUDIO, L.L.C. ANYONE WHO TAKES ANY ACTION TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CASTELLANOS DESIGN STUDIO, L.L.C. SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS. THIS DRAWING IS HEREBY NOTED AS BEING INCONSISTENT OR OTHERWISE IN VIOLATION OF ANY APPLICABLE CODES AND IN NO CASE SHALL PERMITS BE OBTAINED HEREON WITHOUT THE WRITTEN PERMISSION OF CASTELLANOS DESIGN STUDIO, L.L.C.



WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE #R 96113  
PROJECT NO : 2014-92  
**LIFE SAFETY LETTER**

CHECKED BY : WC  
DRAWN BY : AA  
SCALE: AS NOTED  
© 2015 BY CDS



March 31, 2016  
Page 2 of 2  
241 77<sup>th</sup> Street, Miami Beach

As an alternative to provide the sprinkler system, it is my professional opinion that a project of this small scale that is two-story, three unit building, the above alternatives would provide adequate protection to meet life safety.

If you should have any questions or require any additional information, please do not hesitate to contact me at (786) 218-5335.

Sincerely,

Wesley Art Castellanos  
FL Registered Architect #994133  
Principal Architect

*Approved 3/31/16*

March 31, 2016  
Page 2 of 2

The second floor two units have two enclosed stairwells that exit to the exterior ground floor:

March 31, 2016  
Chief Juan Méizoso  
City of Miami Beach Fire Department  
1680 Meridian Avenue, Suite 201  
Miami Beach, Florida 33139

Re: B1504591 - 241 77<sup>th</sup> Street  
Fire Sprinkler Protection Equivalency Alternative

Dear Chief Méizoso:

In reference with the above and in conjunction with a plan review that was performed on March 4, 2016 for a change-of-use (apartment to short term rental), please accept this letter as an Alternative for the requirements of the Building Sprinkler System. The Change-of-use requires that a fire alarm system and a fire sprinkler system is required to be installed as per Florida Fire Prevention Code 101 5<sup>th</sup> Edition sections 43.7.2.3, 28.3.4.1 and 28.3.5.1, unless the exemption of 28.3.5.2 is met for the fire sprinkler system.

Florida Fire Prevention Code 101 5<sup>th</sup> Edition section 28.3.5.2 states the following:

*Automatic sprinkler protection shall not be required in buildings where all guests sleeping rooms or guest suites have door opening directly to either the following:*

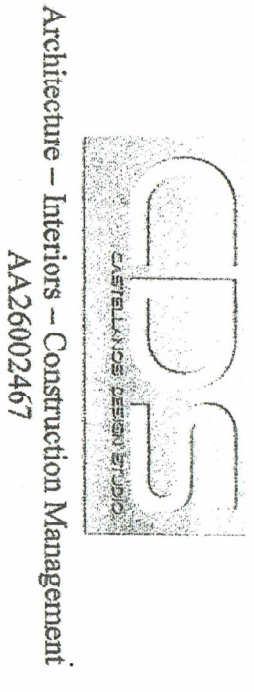
- (1) *Outside of the street or the finished ground level.*
- (2) *Exterior exit access arranged in accordance with 7.3.3 in buildings three or fewer stories in height.*

We understand that the new use of the building does not meet the exception as per the NFPA, however we are proposing Alternates for the existing three-unit, two-story building that is a Type II construction.

**ALTERNATIVES**

- The building will have an Automatic addressable fire alarm system, which is included in this permit set of drawings.
- The 2<sup>nd</sup> floor egress detention vestibule will be one-hour rated with one-hour minute rated doors/frames & hardware.
- The 2<sup>nd</sup> floor egress stairs at the North & South will be one-hour rated with self-closing doors that is at the exterior ground floor.
- The entire 2<sup>nd</sup> floor Detention Vestibule and egress stairs will be one-hour rated.
- The existing windows comply as egress windows.
- All exterior doors are self-closing.
- The ground floor unit exits immediately to the exterior.

333 SE 2<sup>nd</sup> Avenue, Suite 206, Miami, FL 33131 Tel: 786-218-5335  
www.castellanodesign.com



Architectural - Interiors - Construction Management  
AA26002467

