

PROJECT LOCATION:
1443 WEST AV. MIAMI BEACH, FL 33139

SCOPE OF WORK	
CHANGE OF USE	
ALTERATION LEVEL II	
- CHANGE OF USE FROM APARTMENTS TO 10 HOTEL SUITES. - ENLARGE EXIST. LANDING AREA TO ACCOMMODATE ADA ACCESSIBILITY. - REMOVE A/C UNIT FROM WALLS FACING STREET.	
APPLICABLE CODES	
JURISDICTION: MIAMI BEACH, FL. - 2014 EXISTING FLORIDA BUILDING CODE. - 2014 FLORIDA BUILDING CODE PLUMBING. - FLORIDA FIRE PREVENTION CODE 5TH EDITION. - 2011 NATIONAL ELECTRICAL CODE	
NOTES	
- NO MECHANICAL WORK TO BE PERFORMED. - NO WORK TO BE PERFORMED ON SECOND FLOOR; TO REMAIN AS IT IS. - ALL SMOKE DETECTORS SHALL BE INTERCONNECTED; NO SPRINKLER BUILDING. - FIRE ALARM UNDER SEPARATE PERMIT.	

LEGEND

- WALL MOUNTED EMERGENCY LAMPS W/ BATTERY PACK
- FIRE EXTINGUISHER
- STROBE LIGHT
- HORN / STROBE LIGHT COMBO
- SMOKE DETECTOR
- ELECTRICAL PANEL
- OUTLET
- DOUBLE OUTLET GFI
- HEATER

NOTE: TOTAL WALL DEMOLITION= 132 SF

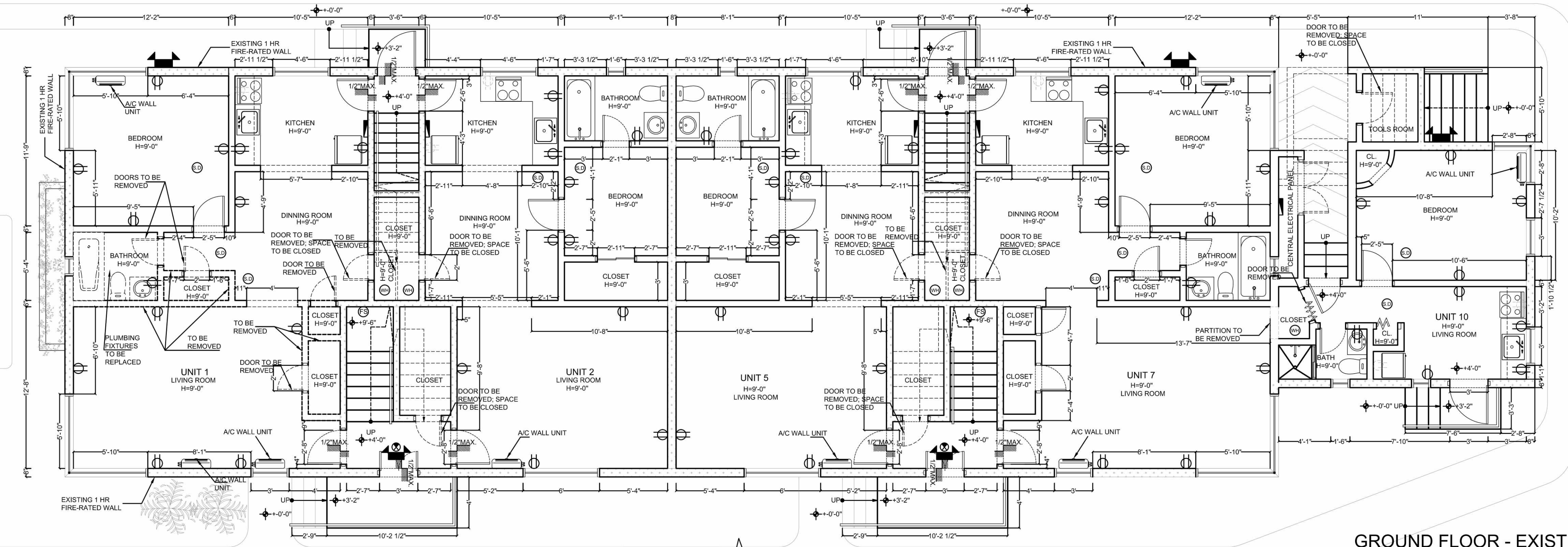
LEGEND

- EXIST. 1HR FIRE RATED WALL
- EXIST. INTERIOR WALL
- EXIST. TO BE REMOVED
- NEW WALL

NOTE: FIRE SPRINKLER AND FIRE ALARM WILL BE UNDER SEPARATED PERMITS CONTRACTOR WITH SHOPDRAWINGS

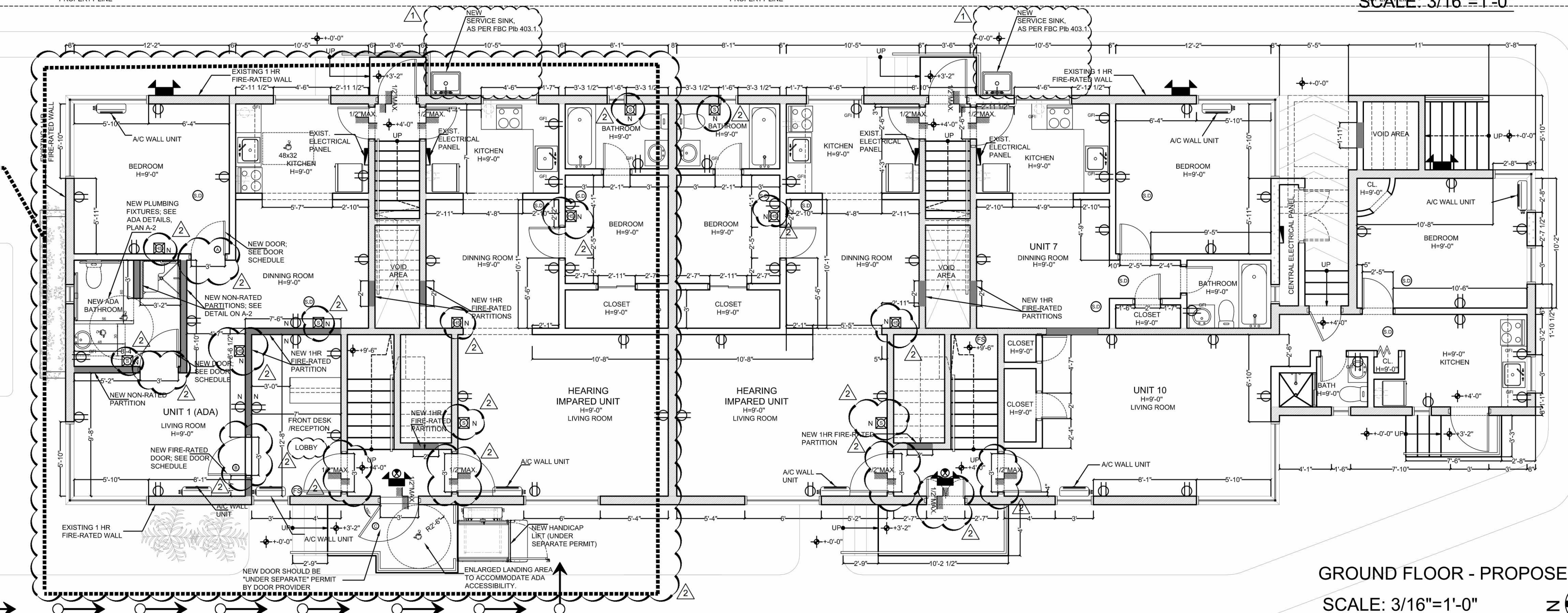
UNITS AREA INFORMATION	
UNIT NO.	TOTAL SQ.FT.
UNIT 1	615.00 SQ.FT.
UNIT 2	551.33 SQ.FT.
UNIT 3	681.29 SQ.FT.
UNIT 4	551.33 SQ.FT.
UNIT 5	551.33 SQ.FT.
UNIT 6	551.33 SQ.FT.
UNIT 7	405.88 SQ.FT.
UNIT 8	525.14 SQ.FT.
UNIT 9	405.88 SQ.FT.
UNIT 10	549.49 SQ.FT.
AVERAGE UNIT SIZE: 539.00 SQ.FT.	

DOOR SCHEDULE - NEW DOORS										
MARK	QUANT.	DIMENSIONS			MANUF.	TYPE	REMARKS	MATERIAL	RATING	N.O.A.
		W	H	THICK.						
(A)	2 (NEW)	32"	82"	1 3/8"	N/A	INTERIOR	SWING / SELF-CLOSING LATCH	HOLLOW CORE WOOD	NON-RATED	N/A
(B)	1 (NEW)	36"	82"	1 3/8"	N/A	UNIT ENTRY	SWING / SELF-CLOSING LATCH	SOLID CORE WOOD	1HR	N.O.A.
(C)	1 (NEW)	36"	82"	1 3/8"	N/A	FRONT ENTRANCE	180° OUTSWING/ SELF-CLOSING, LATCH	METAL GLASS	1HR	N.O.A.



GROUND FLOOR - EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"



GROUND FLOOR - PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

PROJECT NAME
WEST AVENUE DECO
APARTMENTS LLC
1443 WEST AV. MIAMI BEACH, FL
33139

BY: MB
SCALE: AS SHOWN
REVISIONS
09.08.16 BUILDING COMMENTS
09.20.16 BUILDING COMMENTS

SHEET NAME
GROUND FLOOR
EXISTING &
PROPOSED
FLOOR PLANS

SHEET NUMBER
A-1