

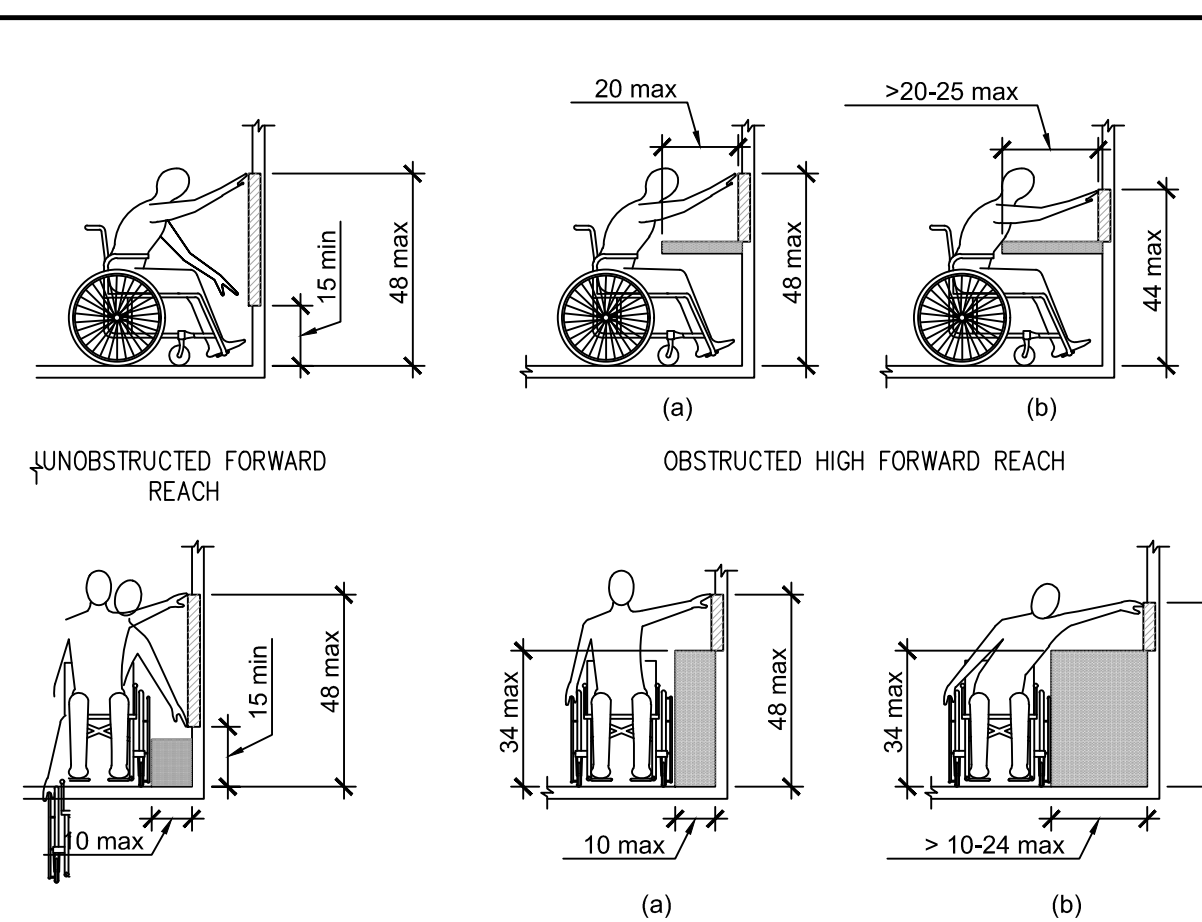
1 FIRST LEVEL PLAN
SCALE: 1/4" = 1'-0"

- ALL BATHROOM & RESTROOM WALLS & FLR SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES PER FBC B1210.1. REF FINISH LEGEND FOR MORE INFO.
- REF ELEC DWGS FOR TELEPHONE, EMERGENCY CALL BUTTON & DATA LOCATIONS.
- REF LIFE SAFETY DWGS FOR UL PRODUCT DATA, FIRE-RATINGS & PROTECTION FEATURES.

TYPICAL FINISH NOTES:
FINAL FINISHES AND DESIGN BY INTERIORS CONSULTANT.

- ALL FINISHING PER FINISH SCHED, INT ELEVATIONS, & NOTED SPECS. CONFIRM ALL FINISHES WITH TENANT PRIOR TO ORDERING. SHOULD ANY DISCREPANCIES ARISE, CONTACT THE ARCHITECT.
- COORDINATE & MATCH ALL INTERIOR ELEMENTS BY INTERIOR CONSULTANT.
- ALL LAQUER FINISHES PER INTERIOR ELEMENTS BY INTERIOR CONSULTANT.
- INSTALLATION OF FINISHES AND FIXTURES TO BE COORDINATED BETWEEN G.C., F.C., & ALL VENDORS, TYP.
- ALL INTERIOR FINISHES TO COMPLY WITH FFPC 101-10.2.
- BOH AREA SHALL COMPLY FBC B1003.4 "SLIP-RESISTANT".
- EXTERIOR STOOD: SEMI-POLISHED CONCRETE, LEVEL-2 PER CPAA STANDARDS. FINISHED SURFACE SHALL BE LEVEL, CONTIGUOUS & FREE OF MAJOR DEFECTS. Dynamic Coefficient of Friction (DCOF) range of 0.35-0.45 wet conditions per ANSI B101.3.
- BATHROOM WALLS & FLR SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES PER FBC B1210.1. REF FINISH LEGEND FOR MORE INFO.
- ALL WALLS MUST BE PRIMED BEFORE TILES ARE MOUNTED. REF PRODUCT SPECIFICATION REQUIREMENTS.
- CEILING NOTE: ALL EXIST EXP CEILING AREA, INCLUDING CONDUIT, BOXES, CABLES & FASTENERS TO BE PAINTED PER INT CONSULTANT DWGS.
- WATER-PROOFING MEMBRANE: BY INTERIOR CONSULTANT COMPLIES ASTM E96 HAVING PERM RATING: 0.06 PERMS OR EQUIVALENT. ALL COVE FORMERS & GULLY DECS, TYP. REF TO MANF DATA PRIOR TO INSTALLATION.

TYPICAL ADA CLEARANCE & REACH DIAGRAMS:
SHALL COMPLY 2017 FBC ACCESSIBILITY CODE, SIXTH EDITION.



ADA RAMP & TYP HANDRAIL NOTES:
SHALL COMPLY FBC B1012 & B1013.

- TYP 1 HANDRAIL SHALL BE MIN 1-1/2" OD (NOT GREATER THAN 2" OD) OR SHALL PROVIDE EQUIVALENT GRASPABILITY. ENDS SHALL RETURN TO FLR, WALL OR POST, REF TO ENLARGD DETAILS THIS SHIT.
- CLEAR SPACE BTW HANDRAIL & ADJACENT SURFACE SHALL BE MIN 2-1/4" PER NFPA 101 & ANSI A117.1 BOTH HANDRAIL & ALL ADJACENT SURFACES ADJACENT MUST BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS PER FBC B1009.11.6.
- HANDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (72.5 KN/M) APPLIED IN ANY DIRECTION AT THE TOP & TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
- HANDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LB (0.89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP & TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
- GUARDRAILS SHALL BE +42" AFF IN HEIGHT & REJECT A 4" DIA OBJECT PER FBC B1013.
- HANDRAILS SHALL BE PROVIDED ON EA SIDE PER FBC B1009.10 & MEASURE +34" AFF TO +38" AFF IN HEIGHT PER FBC B1012.2.
- HANDRAIL EXTENSIONS SHALL BE CONSTRUCTED PER FBC B1012.6.
- STAR, GUARD & HANDRAILS ARE A DEFERRED SUBMITTAL. THESE MUST BE REVIEWED, APPROVED, VERIFIED & STAMPED BY THE CC PRIOR TO ARCHITECTS REVIEW IN ACCORDANCE WITH FBC B107.3.4.1.
- EXPOSED PIPES & SURFACES: Water supply & drain pipes under lavatories & sinks shall be insulated or otherwise configured to protect against contact. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES & SINKS PER FBCA 606.3.

ADA WORK SURFACES NOTES:
RECEPTION TABLE SURFACE SHALL COMPLY FBC A902 PER FBC AC228.1.

- *ACCESSIBILITY CRITERIA FOR WORK SURFACES PER FBC 902:
CLEAR FLOOR OR GROUND SPACE PER FBC A302.2. A CLEAR FLOOR SPACE COMPLYING WITH 306 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED. HEIGHT PER FBC A302.3.
TOPS OF WORK SURFACES SHALL BE +28"-34" AFF.
- ADA SIGNAGE NOTES:**
- CHARACTER PROPORTION: LETTERS & NUMBERS ON SIGNS SHALL HAVE WIDTH-TO-HEIGHT RATIO BETWEEN .5 & 1.1. A STROKE-WIDTH-TO-HEIGHT RATIO 1.5 & 1.10.
 - CHARACTER HEIGHT, CHARACTER & NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO VIEWING DISTANCE FROM WHICH THEY ARE READ. THE MIN HEIGHT IS MEASURED USING AN UPPER CASE X (LOWER CASE ARE PERMITTED).
 - CHARACTER FINISH & CONTRAST: CHARACTERS & SYMBOLS SHALL BE RAISED 1/32" UPPER CASE. SIGNS SERIF OR "SIMPLE SERIF" TYPE SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.
 - CHARACTER FINISH & CONTRAST: CHARACTERS & SYMBOLS SHALL BE RAISED MATTE OR OTHER NON-GLARE FINISH. CHARACTERS & SYMBOLS SHALL CONTRAST WITH BACKGROUND—EITHER LIGHT CHARACTERS ON A DARK BKGRND OR DARK CHARACTERS ON A LIGHT BKGRND.
 - CHARACTER MOUNTING LOCATION & HEIGHTS: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS & SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF DOOR, INCLUDING AT DR. DOORS, SIGNS SHALL BE PLACED ON NEAREST ADJACENT WALL. MTD HEIGHT SHALL BE +40" AFF TO CENTERLINE OF DOOR.
MTD LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 2' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- EVACUATION PLAN:**
SHALL BE POSTED ON DWELLING-SIDE OF EACH UNIT ENTRY +40" AFF. SUBMIT SAMPLE FOR ARCHITECTS APPROVAL. REF SHIT A-601 FOR MORE INFO.

KEYNOTE LEGEND:

- DO NOT DISTURB EXIST STOREFRONT SYSTEM OR EXTERIOR WINDOWS EXCEPT UPGRADE EXIST ADA-HARDWARE & SLOPE NEW EPOXY GROUT AT ENTRIES AS NOTED SHIT 2-200. AT DOORS, FINISHED SLOPE MUST NOT EXCEED 2% IN ANY DIRECTION. NOTIFY ARCHITECT IF ANY ISSUES ARISE (306) 770-8100. AT EXT WINDOWS, FULLY SPRINKLERED.
- EXIST EXTERIOR SIDEWALK/PUBLIC ROW. DO NOT DISTURB AS PART OF THIS WORK.
- EXIST NON-BEARING DEMISING WALL, 1-HR RATED BUILT OR REPAIRED PER UL465. CS SHALL VISUALLY INSPECT EXIST PARTITION & NOTIFY ARCHITECT IF DAMAGED OR NOT BUILT PER EXACT REQUIREMENTS OF UL-263 REQUIREMENTS.
- EXIST CORES STAIR, PROVIDE REIN AT EXIST GUARD. PROVIDE NEW TYP 1 GRASPABLE HANDRAIL. REF NOTES SHIT A-100 & SECTION SHIT A-601.
- NEW NON-BEARING INT PARTITION. REF SHIT A-600 FOR MORE INFO.
- NEW CAT II SAFETY GLAZING PARTITION. SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL.
- EXIST EXT 8" OMI WALL TO REMAIN, ON INT SIDE, INSULATION, VAPOR BARRIER & DW FINISH SHALL BE PATCHED, REPAIRED, SANDED IN "LIKE-NEW" CONDITION.
- NEW ADA BATHROOM ADA-COMPLIANT DOORS, HARDWARE, FLING, FINISH, FIXTURES, SIGNAGE & ACCESSORIES. REF ENLARGD PLAN A-602 FOR MORE INFO.
- NEW ADA GRASPABLE HANDRAIL & GUARD. REF NOTES THIS SHIT FOR MORE INFO. PROVIDE SHOP DWGS PRIOR TO FABRICATION FOR ARCHITECTS APPROVAL.
- NEW ADA RAMP LEADING TO RECEPTION ROOM. VERIFY FINISHED FLS IS LEVEL & SMOOTH WITHOUT CHANGE OF ELEVATION THROUGHOUT. REF SHIT A-601 FOR MORE INFO.
- NEW ELEC PNL LOCATION. REF ELEC DWGS FOR MORE INFO. OBSERVE MIN 36x36 CLEAR FLOOR. ENSURE CLEAR ACCESS ALL TIMES. NEC 110.26(F)(1)(A).
- PROVIDE EMERGENCY CALL BUTTON DEVICE. REF ELEC DWGS FOR MORE INFO.
- PATCH AND REPAIR PREVIOUS EXT OPNG. REF DETAIL 1A/A-600 FOR MORE INFO.
- INT DOOR LEADING TO SLEEPING AREA SHALL COMPLY FBC B311.2 HAVING MINIMUM WIDTH OF 36" (CLEAR) & HEIGHT OF 80" MIN. MEANS OF EGRESS SHALL COMPLY WITH B311.1 & CLEARANCE SHALL MEASURE 36" MIN IN THE DIRECTION OF TRAVEL.
- SAME AS KEYNOTE (14) EXCEPT MIN 32" CLEAR. REF DOOR SCHEDULE SHIT A-601.
- INT DOOR LEADING TO BATHROOM SHALL COMPLY WITH FBC B302.1.1 HAVING MINIMUM WIDTH OF 36" (CLEAR) & HEIGHT OF 80" MIN. REF SCHEDULE SHIT A-601.
- INSTALL AS KEYNOTE (16) EXCEPT NEW POCKET DOOR. MIN 5" CLEAR.
- KITCHEN CABINETS, DRAWERS, COUNTERTOPS & SHELVING PROVIDED BY OWNER, INSTALLED BY GC. REF ENLARGD PLAN SHIT A-602 FOR MORE INFO. COORDINATE TRADES PRIOR TO COMMENCEMENT OF WORK.
- BATHROOM CABINETS, MIRRORS & ACCESSORIES PROVIDED BY OWNER. INSTALLED BY GC. REVIEW SHOP DWGS WITH OWNER PRIOR TO ORDERING. COORDINATE ANY POWER RECY OR LIGHTING PRIOR TO INSTALL. PROVIDE FLYING NEM FOR FUTURE GRAB BARS AROUND WATER CLOSET, BATHTUB, SHOWER & SHOWER SEAT. COMPLY FRING REQUIREMENT 6, FIGURE 3.4, AND 5.
- PROVIDE MUSTEE MOP SERVICE BASIN, MODEL G3M. COMPLY WITH FHA/HUD UM-73. FAUCET 63.600A.
- SHOWER SEAT, ADA-COMPLIANT. SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- BATHROOM CABINETS SHALL BE ADA-COMPLIANT. COMPLY WITH ENVO-APPROACH FBC ACCESS. SUBMIT DWGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION.
- PROVIDE ADA CHECK-WRITING SURFACE IN ADA-REQ'D RECEPTION RM. REF WORK SURFACE NOTES THIS SHIT. COMPLY FBC 306.2.
- PROVIDE ADA SIGNAGE. PRODUCT DATA SUBMITTAL TO ARCHITECT FOR APPROVAL.
- ADA WASHER & DRYER. ENSURE MAX HIGH-FWD REACH FOR CONTROLS AND OPERATING MECHANISMS IS 15-48". CONTROLS MUST BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. FORCE REQUIRED FOR CONTROLS < 5 LBS.
- PIV & FDC TO BE VISIBLY LABELED. FREE OF OBSTRUCTIONS FOR FULL ACCESS FROM LANDSCAPED AREAS. PIV VALVE TO BE INSTALLED FOR VISUAL ACCESS FROM STREET PER NFPA 14 07 ED; PIV SHALL BE MTD ON REIN CONC PAD.

HATCH & SYMBOL LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	EXIST WALL TO REMAIN, REF A-600 FOR MORE INFO.
[Symbol]	NEW INTERIOR PARTITION, REF A-600 FOR MORE INFO.
[Symbol]	NEW 1-HR FIRE-RATED PARTITION (VERTICAL OR HORIZONTAL) PARTITION, REF SHIT A-600 FOR MORE INFO.
[Symbol]	NEW INTERIOR PARTITION, WITH PLYWD BACKING INSTALLED +24-48" AFF UNO, REF SHIT A-600 FOR MORE INFO.
[Symbol]	DOOR TAG; REF SHIT A-601.
[Symbol]	WALL TYPE; REF SHIT A-600 FOR MORE INFO.

SYMBOL	DESCRIPTION
[Symbol]	PROVIDE EM. EXIT SIGN, REF ELEC DWGS FOR MORE INFO.
[Symbol]	PROVIDE WALL-MTD FIRE EXTINGUISHER WITHIN FIRE-RATED, ADA-COMPLIANT ENCLOSURE. LARSON'S EXCEEDS 5/16" FULL-PANEL FLAT TRIM. MTD OR TO SUBMIT PRODUCT DATA FOR APPROVAL. MTD 48" AFF TO TOP OF HANDLE. NOT TO EXCEED 72" TRAVEL DISTANCE. CURRENTLY TAGGED / DATED BY LICENSED F.E. C.O.
[Symbol]	PROVIDE PLYWD BACKING, REF DETAIL SHIT A-600 FOR MORE INFO.

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