

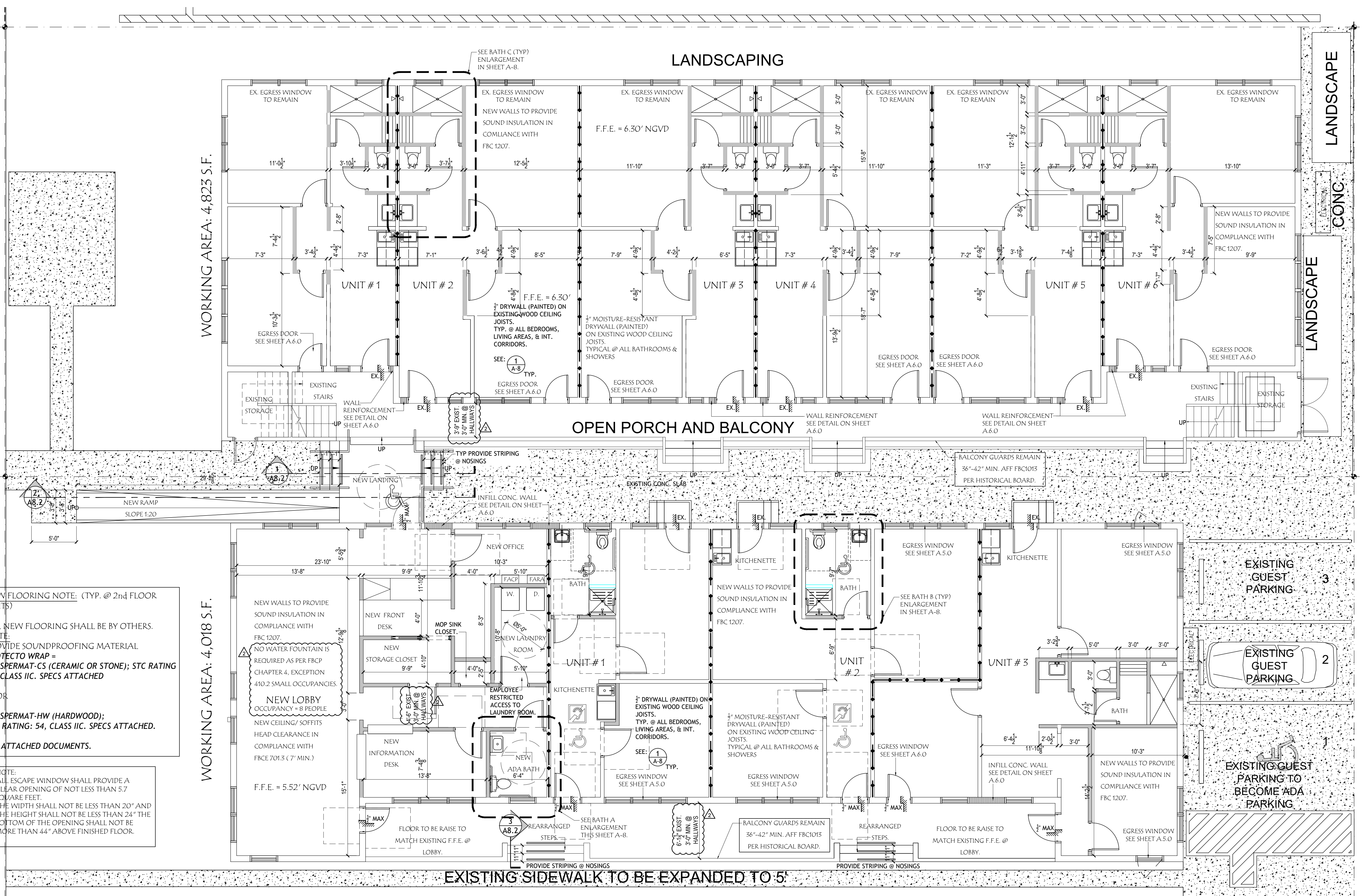
DRAWN BY:
 REVISIONS:
 12-20-2018
 09-20-2017

ANTHONY LEON
 0016752

3 DESIGN
 ARCHITECTURE

SEAL

INTERIOR REMODELING
 AND
 CHANGE OF USE
 for:
 1323 -1327 WEST AVE
 MIAMI BEACH, FL 33139



NEW FLOORING NOTE: (TYP. @ 2nd FLOOR UNITS)
 ALL NEW FLOORING SHALL BE BY OTHERS. NOTE: PROVIDE SOUNDPROOFING MATERIAL PROTECTO WRAP = WHISPERMAT-CS (CERAMIC OR STONE); STC RATING 57, CLASS IIC. SPECS ATTACHED
 &/OR
 WHISPERMAT-HW (HARDWOOD); STC RATING: 54, CLASS IIC. SPECS ATTACHED.
 SEE ATTACHED DOCUMENTS.

NOTE:
 ALL ESCAPE WINDOW SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20" AND THE HEIGHT SHALL NOT BE LESS THAN 24" THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR.

WORKING AREA: 4,018 S.F.

WORKING AREA: 4,823 S.F.

SYMBOL LEGEND

	A.D.A. GUEST ROOM
	GUEST ROOM W/ COMMUNICATION FEATURES FOR THE HEARING IMPAIRED
	FIRE ALARM SYSTEM SHALL HAVE A PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARM COMPLYING W/ NFPA 72.
	VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS & DOOR KNOCK/BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES.
	TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE W/ THE TELEPHONE SYSTEM, & SHALL BE SERVED BY AN ELECTRICAL OUTLET LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

FIRESTOPPING NOTE:
 FIRESTOPPING SHALL BE INSTALLED (WOOD FRAME CONSTRUCTION):
 1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS (INCLUDING FURRED SPACES @ CEILING & FLOOR LEVELS TO LIMIT MAX. DIMENSION OF ANY CONCEALED SPACE TO 8 FT).
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS (AT LEAST ONCE IN THE MIDDLE OF EACH RUN, @ TOP & BOTTOM, & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS OF THE RUN).
 4. AT OPENINGS AROUND VENTS, PIPES, & DUCTS.
 5. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FOR THE FULL DEPTH OF THE JOISTS @ THE ENDS & OVER THE SUPPORT.
 6. AROUND TOP, BOTTOM, & SIDES OF DOOR POCKETS.

SMOKE DEVELOPED INDEX:

- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. TO COMPLY WITH NFPA 101 5th EDITION, SECTION 12.3.3.
- ALL WOOD FINISHES WILL BE INHERENTLY FIRE RETARDANT.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.

WALL LEGEND (PLAN)

	EXISTING COLUMN OR CONCRETE WALL
	NEW C.M.U. WALL INFILL
	EXISTING STUD PARTITION
	NEW STEEL STUD PARTITION WALL
	1 HR FIRE RATED PARTITION WALL

NOTE:
 WHERE NEW SOUND-ATTENUATING BATT INSULATION IS SHOWN WITHIN EXISTING PARTITIONS, REMOVE ONE EXISTING WALL FACE & REPLACE W/ NEW 1/2" DRYWALL.

FLOOR PLAN/ LEVEL 1
 SCALE 3/16" = 1'-0"
NOTE:
 ALL WINDOWS AND DOORS UNDER SEPARATE PERMIT SEE SCHEDULE ON SHEET A.5.0 AND A.6.0

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-2.0
 LEVEL 1 DIMENSIONS
 PERMIT SET ISSUED 12-03-18

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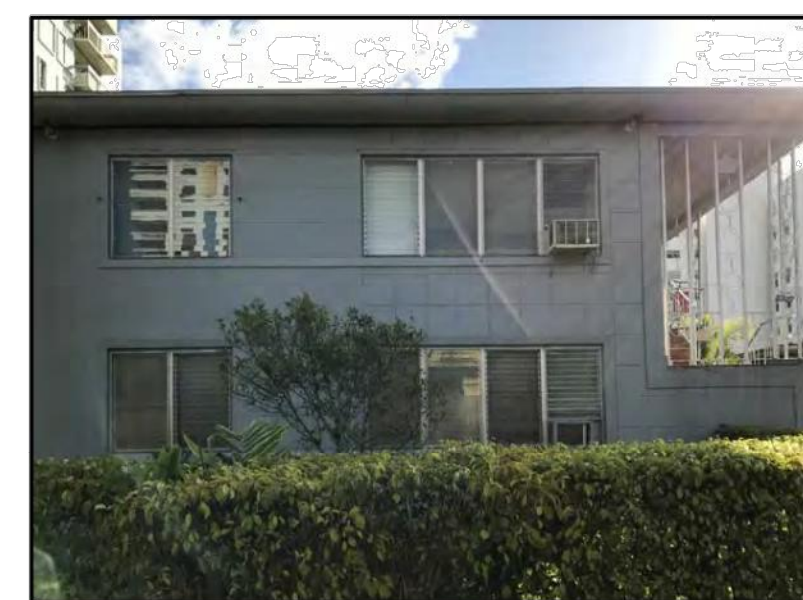
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A-4.0
PICTURES

PERMIT SET ISSUED 12-03-18



1323 EAST



1323 WEST



1323 SOUTH



1323 NORTH



1323 SOUTH



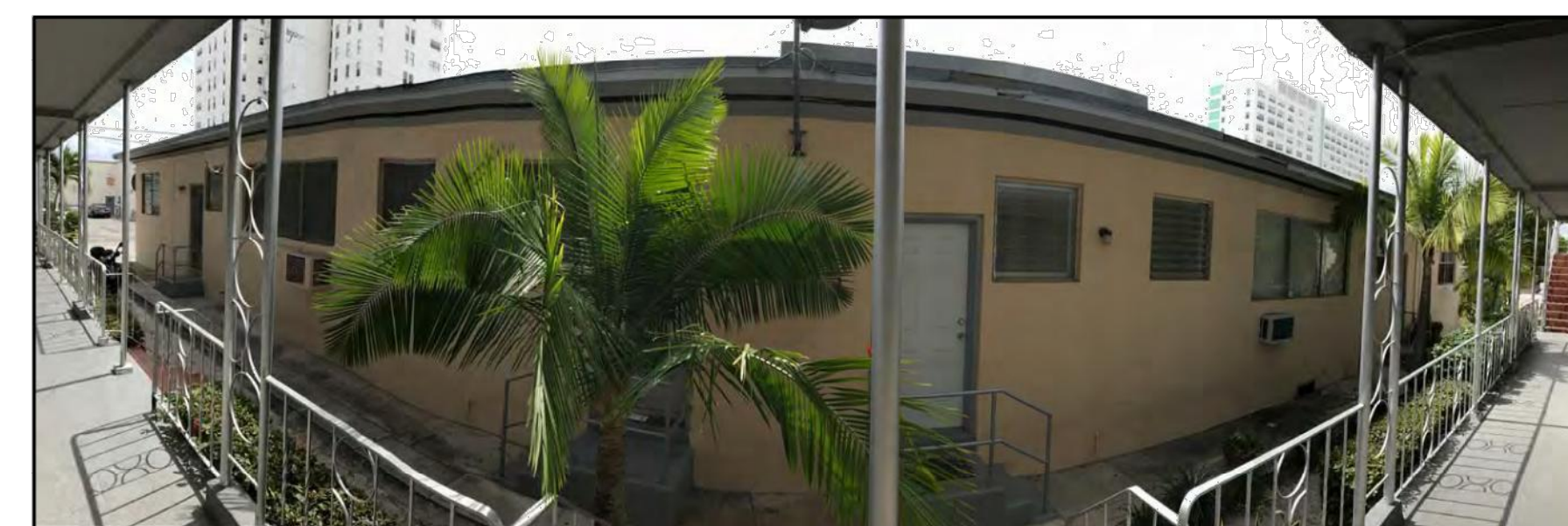
1327 EAST



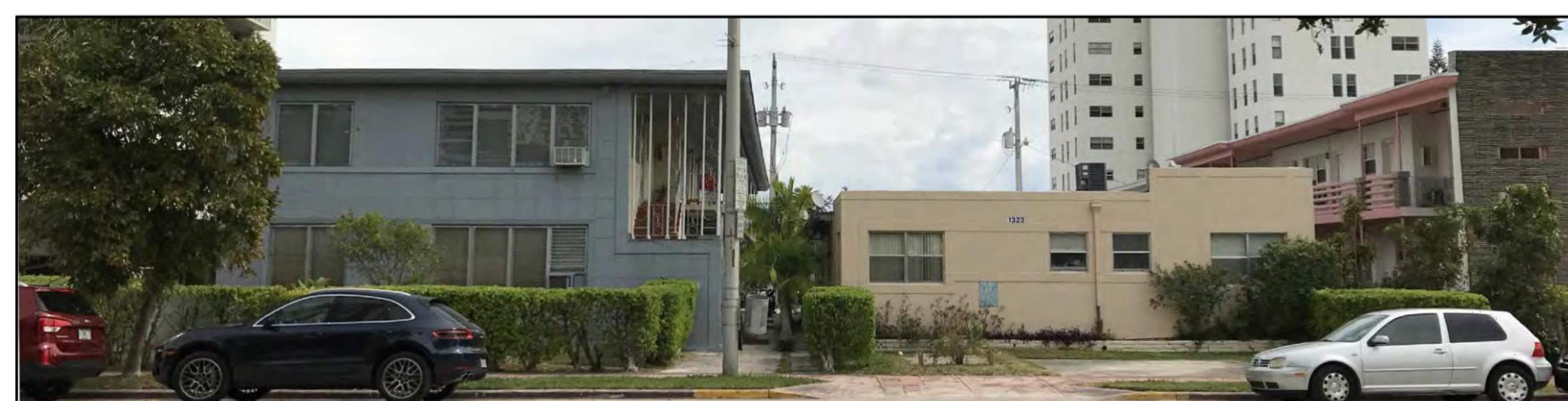
1327 WEST



1327 SOUTH



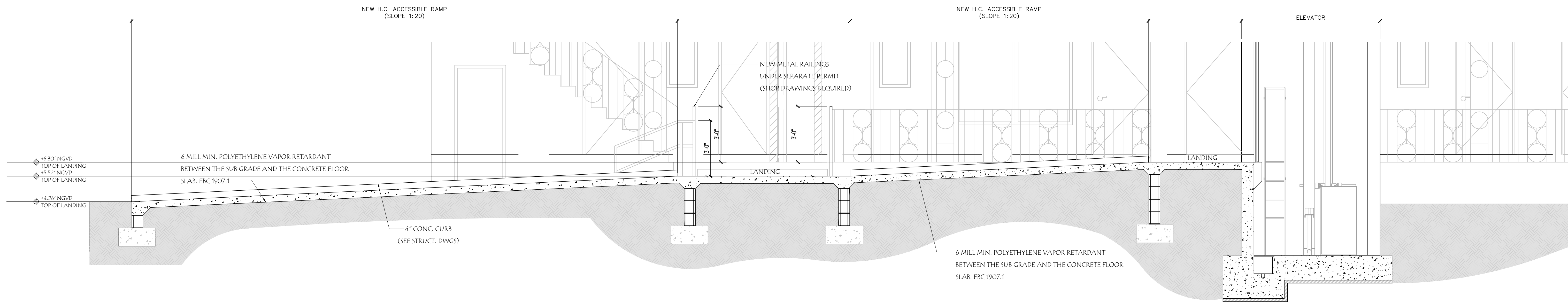
1327 NORTH



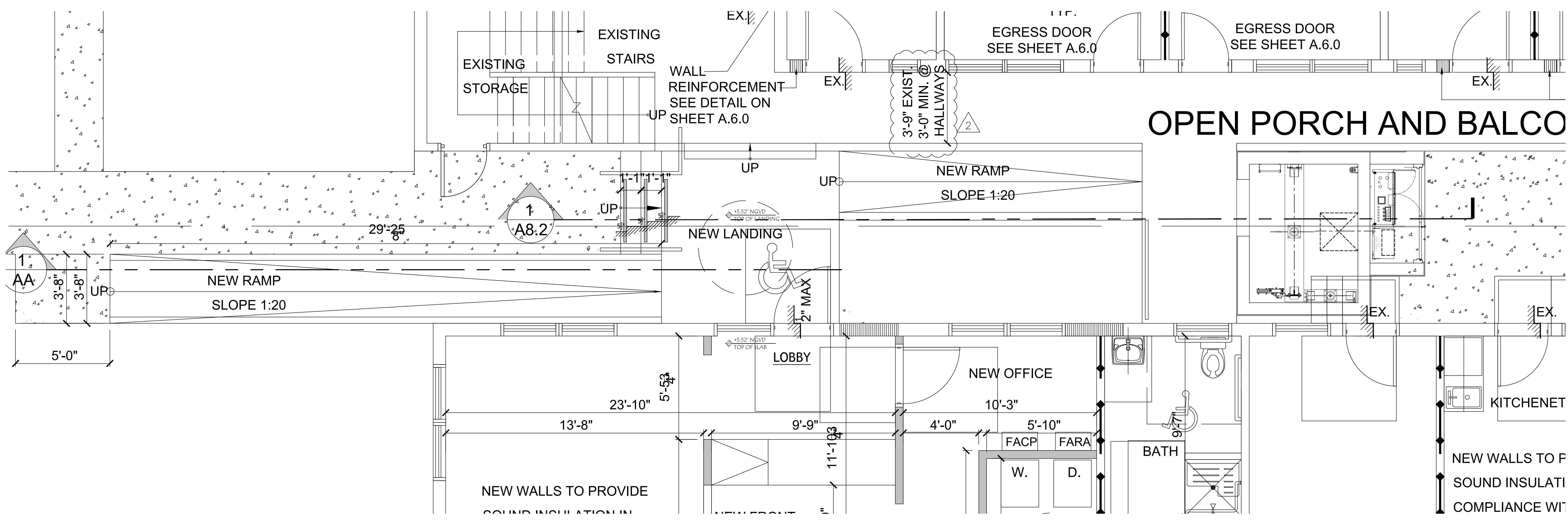
WEST AVE



ALLEY



1 SECTION WITH ELEVATOR OPTION
SCALE: 3/8" = 1'-0"



PROPOSED CONDITION WITH ELEVATOR
SCALE: 3/8" = 1'-0"

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A-8.2
OPTIONAL CONDITION

PERMIT SET ISSUED 12-03-18

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3 DESIGN ARCHITECTURE
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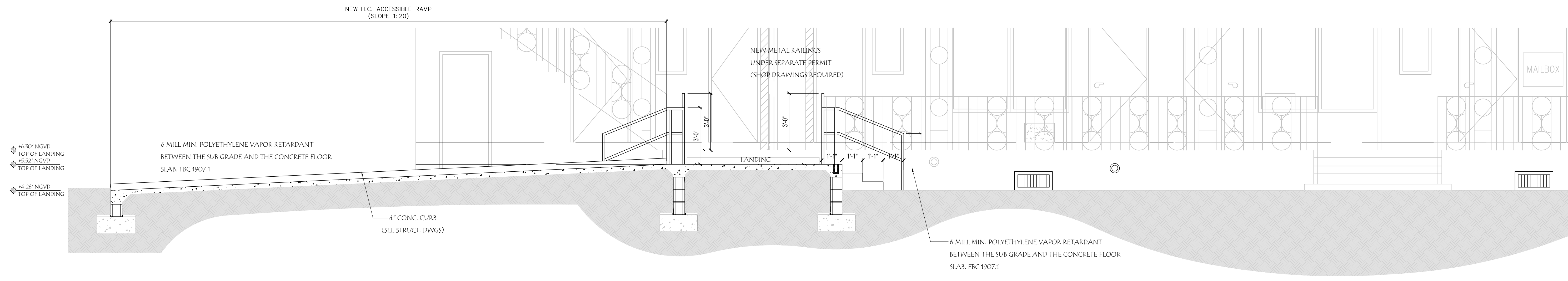
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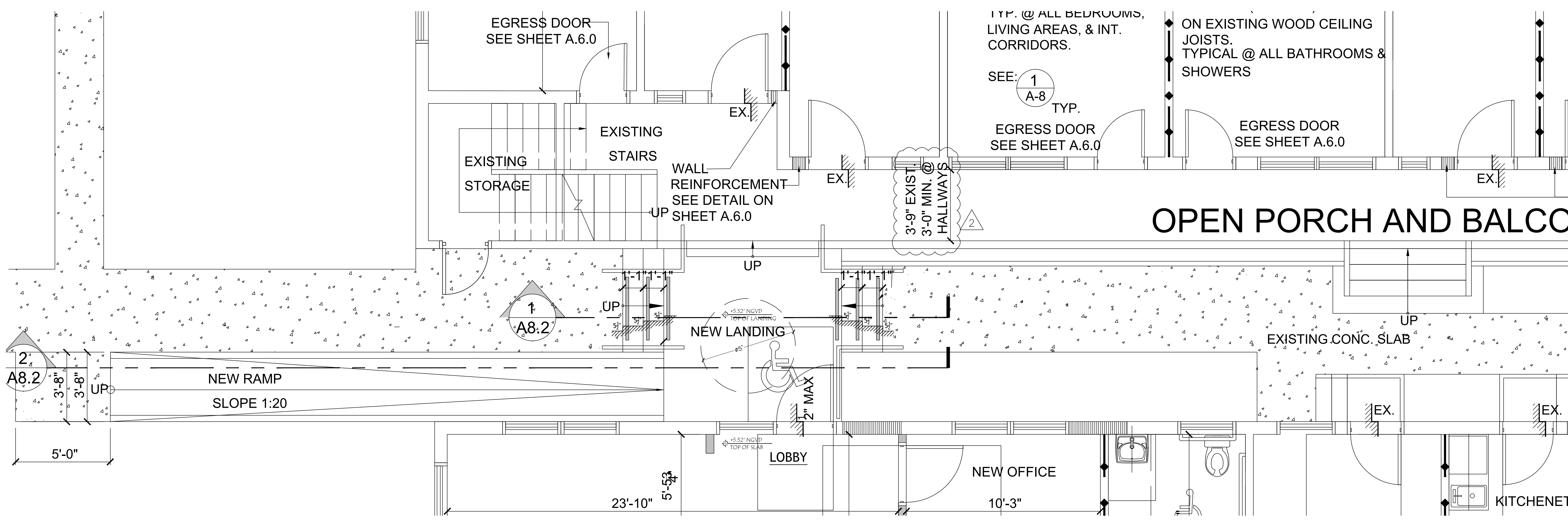
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A-8.2
PROPOSED CONDITION

PERMIT SET ISSUED 12-03-



1 PROPOSED SECTION W/O ELEVATOR
A-A SCALE: 3/8" = 1'-0"



PROPOSED CONDITION W/O ELEVATOR
SCALE: 3/8" = 1'-0"

2
A8.2

1
A8.2

SEE: **1**
A-8

TYP. EGRESS DOOR SEE SHEET A.6.0

OPEN PORCH AND BALCO

A-8.2

PROPOSED CONDITION

PERMIT SET ISSUED 12-03-