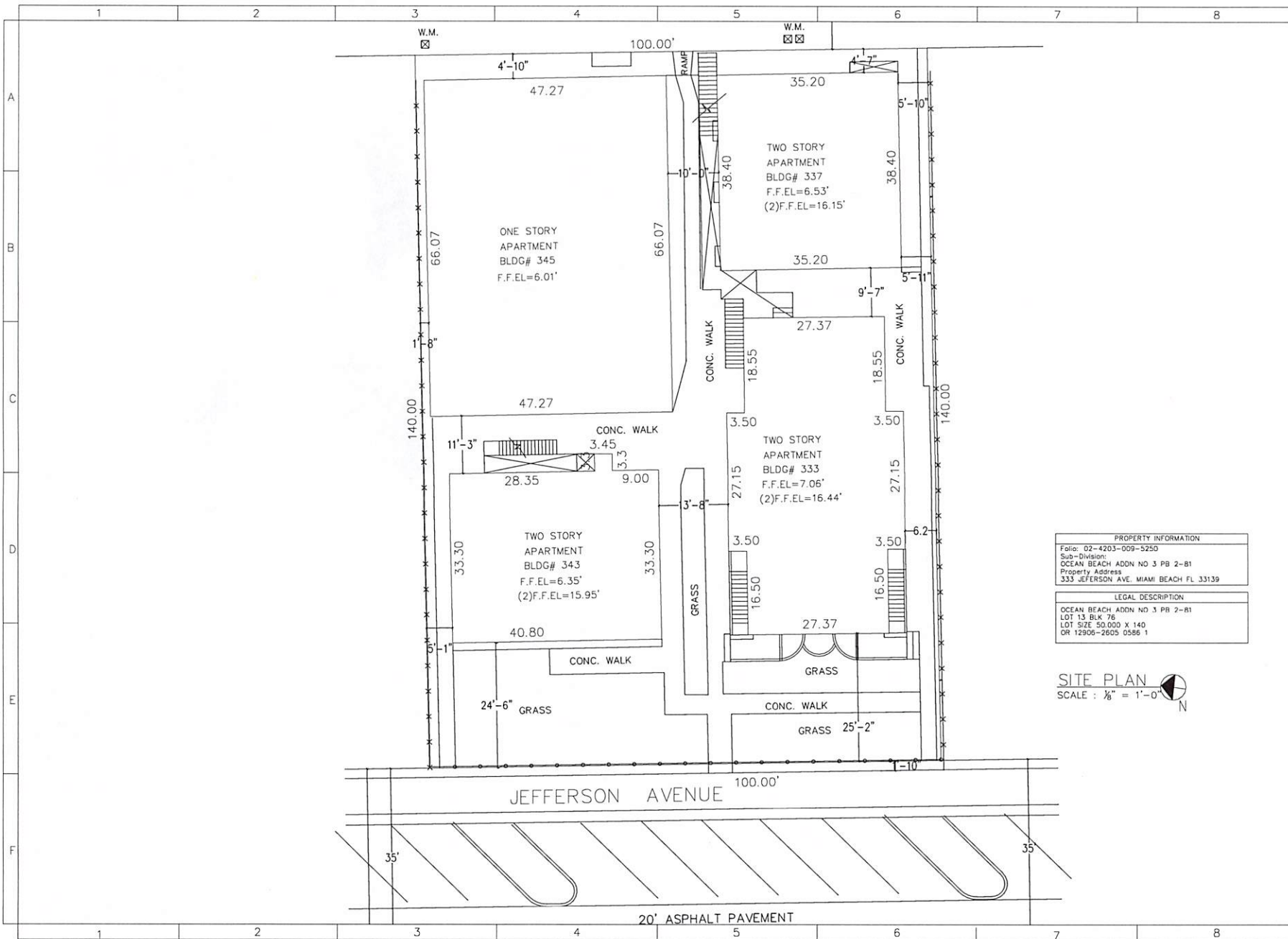


**333 Jefferson Holding, LLC**

**8 ½ x 11 Plans**

**Elevations and Section View of  
Affected Areas**



| PROPERTY INFORMATION          |   |
|-------------------------------|---|
| Folio:                        | 02-4203-009-5250                        |
| Sub-Division:                 | OCEAN BEACH ADDN NO 3 PB 2-81           |
| Property Address:             | 333 JEFFERSON AVE. MIAMI BEACH FL 33139 |
| LEGAL DESCRIPTION             |   |
| OCEAN BEACH ADDN NO 3 PB 2-81 |   |
| LOT 13 BLK 76                 |   |
| LOT SIZE 50,000 X 140         |   |
| OR 12906-2605 0586 1          |   |

**SITE PLAN**  
SCALE : 1/8" = 1'-0"



**Key**  
**tech**  
Design  
Group, Corp.  
Consulting Engineers  
CA #33294  
18521 SW 287 Terrace  
Miami, Florida 33053  
Tel: (305) 788-3805

OWNER:  
333 JEFFERSON HOLDING, LLC  
NATHANIEL COHEN MBR  
2800 BISCAYNE BLVD PH FLOOR  
MIAMI, FL 33137

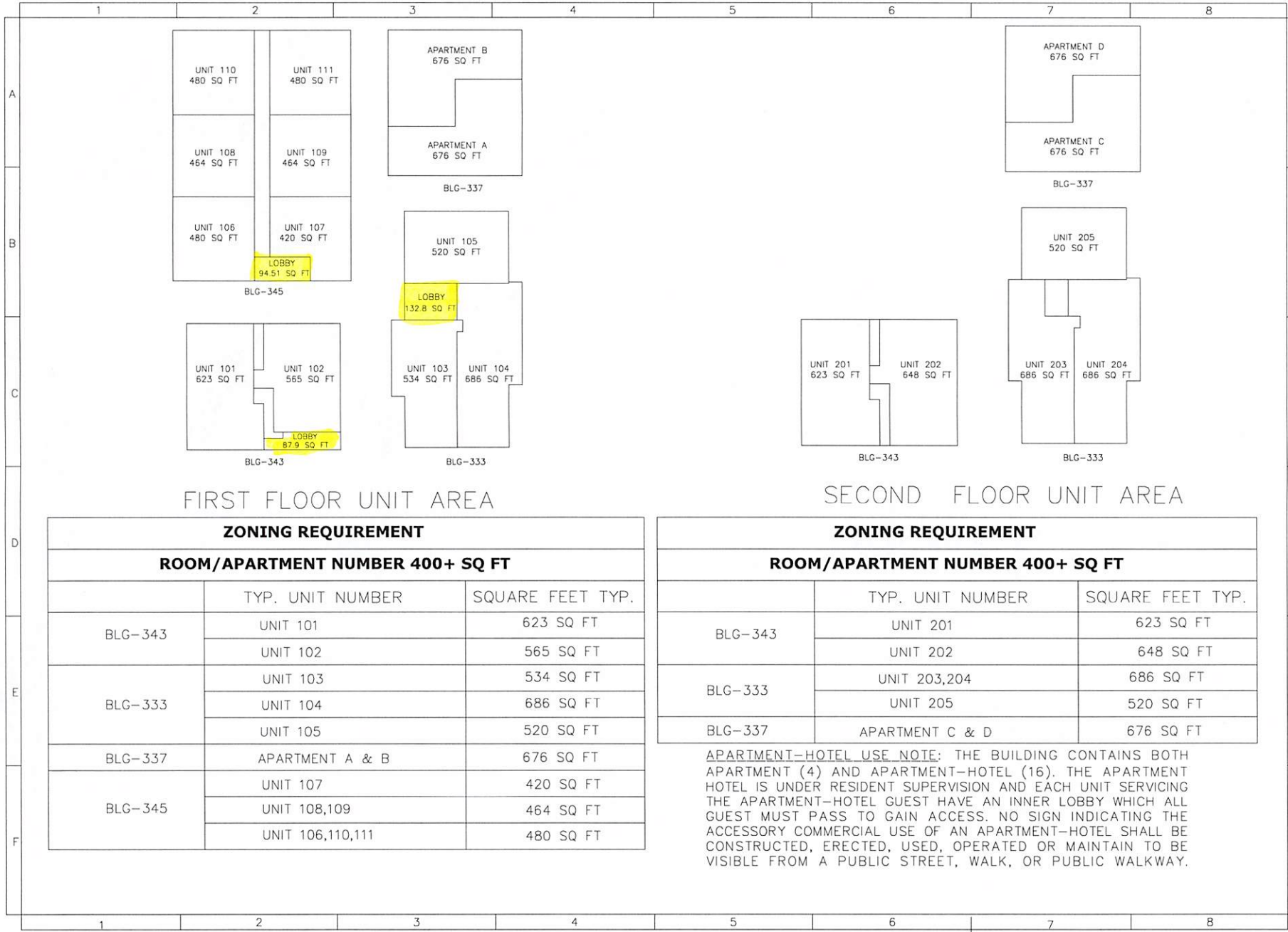
SHEET TITLE :  
JEFFERSON APARTMENTS/HOTEL  
333 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139

L. HIGH ANGLIN, P.E.  
P.E. #63844

REVISION DATE:

CAD FILE:  
SCALE:  
DRAWN:  
JOB:

SHEET:  
**G1.01**  
OF: SHEETS



FIRST FLOOR UNIT AREA

SECOND FLOOR UNIT AREA

| ZONING REQUIREMENT               |                  |                  |
|----------------------------------|------------------|------------------|
| ROOM/APARTMENT NUMBER 400+ SQ FT |                  |                  |
|                                  | TYP. UNIT NUMBER | SQUARE FEET TYP. |
| BLG-343                          | UNIT 101         | 623 SQ FT        |
|                                  | UNIT 102         | 565 SQ FT        |
| BLG-333                          | UNIT 103         | 534 SQ FT        |
|                                  | UNIT 104         | 686 SQ FT        |
|                                  | UNIT 105         | 520 SQ FT        |
| BLG-337                          | APARTMENT A & B  | 676 SQ FT        |
| BLG-345                          | UNIT 107         | 420 SQ FT        |
|                                  | UNIT 108,109     | 464 SQ FT        |
|                                  | UNIT 106,110,111 | 480 SQ FT        |

| ZONING REQUIREMENT               |                  |                  |
|----------------------------------|------------------|------------------|
| ROOM/APARTMENT NUMBER 400+ SQ FT |                  |                  |
|                                  | TYP. UNIT NUMBER | SQUARE FEET TYP. |
| BLG-343                          | UNIT 201         | 623 SQ FT        |
|                                  | UNIT 202         | 648 SQ FT        |
| BLG-333                          | UNIT 203,204     | 686 SQ FT        |
|                                  | UNIT 205         | 520 SQ FT        |
| BLG-337                          | APARTMENT C & D  | 676 SQ FT        |

APARTMENT-HOTEL USE NOTE: THE BUILDING CONTAINS BOTH APARTMENT (4) AND APARTMENT-HOTEL (16). THE APARTMENT HOTEL IS UNDER RESIDENT SUPERVISION AND EACH UNIT SERVICING THE APARTMENT-HOTEL GUEST HAVE AN INNER LOBBY WHICH ALL GUEST MUST PASS TO GAIN ACCESS. NO SIGN INDICATING THE ACCESSORY COMMERCIAL USE OF AN APARTMENT-HOTEL SHALL BE CONSTRUCTED, ERECTED, USED, OPERATED OR MAINTAIN TO BE VISIBLE FROM A PUBLIC STREET, WALK, OR PUBLIC WALKWAY.



OWNER:  
 333 JEFFERSON HOLDING, LLC  
 NATHANIEL COHEN MBR  
 2800 BISCAYNE BLVD PH FLOOR  
 MIAMI, FL 33137

JOB TITLE & ADDRESS:  
 SHEET TITLE : JEFFERSON APARTMENTS/HOTEL  
 333 JEFFERSON AVENUE  
 MIAMI BEACH, FL 33139



REVISION DATE:  
 CAD FILE:  
 SCALE:  
 DRAWN:  
 JOB:  
 SHEET:

OF: **G1.03** SHEETS

**KEYED NOTES**

- (A) ALL STAIRS SHOWN ARE EXISTING AND SHALL COMPLY WITH THE FIFC 5th EDITION 2014 TABLE 7.2.2.1.1 & 7.6.1.3.2.
- (B) THE CORRIDOR IS PROVIDED WITH 1-HOUR FIRE RESISTANT RATING. HALLWAY IS CLOSE WITH NO OPENING FOR SMOKE PENETRATION. EXISTING DOORS IN PATH OF CORRIDOR NOT LESS THAN 20 MINUTE FIRE RATED DOORS PER NFPA 101 30.6.6.2.1 IS PROVIDED BETWEEN DWELLING UNITS.
- (C) ALL HORIZONTAL SEPARATION WITH A FIRE RATING OF NOT LESS THAN ONE HOUR IS PROVIDED BETWEEN DWELLING UNITS.
- (D) EXISTING WINDOWS UNDER 36" FROM F.F. MEET THE MINIMUM REQUIREMENT OF NET CLEAR OPENING HEIGHT OF 36" AS PER FBC R310.1, R310.1.2, R310.1.3, R310.1.3.1, R311.4. ALL BEDROOM WINDOWS PROVIDE EGRESS IN COMPLIANCE WITH NFPA 29.2.1. ALL BEDROOM WINDOWS ARE EGRESS TYPE WITH A CLEAR OPENING OF 5.7 SQ.FT. AND A MIN. WIDTH OF 20"
- (E) DOORS OPENING ON TO THE EXIT ACCESS CORRIDOR ARE SELF CLOSING AND SELF LATCHING. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
- (F) NEW FIRE ALARM SYSTEM AND SPRINKLER SYSTEM WILL BE INSTALLED. BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.
- (G) NEW FIRE EXTINGUISHERS PROVIDED UNDER THIS PERMIT.
- (H) REPLACE EXISTING NON-STRUCTURAL PARTITION WITH 3/4" (20GA) METAL STUDS @ 24"O/C SEE TYPICAL PARTITION DETAIL 1 ON SHEET A1.29.
- (I) 1" MAX AT THRESHOLD & LEVEL ON EACH SIDE ACCESSIBLE DOORS.
- (J) EXISTING KITCHEN TO REMAIN.
- (K) EXISTING STAIRS MINIMUM 36" WIDE
- (L) ADA COMPLIANCE COUNTER TOP A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36 IN LENGTH MUST BE PROVIDED WITH A MAXIMUM HEIGHT OF 34 IN THE WINE AND TOE SPACE MUST BE PROVIDED UNDER THE COUNTER. SEE DETAIL SHEET A1.10.
- (M) AUTOMATIC DOORS AND POWER-ASSISTED DOORS PER 4.13.12.
- (N) SLEEPING ACCOMMODATION FOR PERSONS WITH HEARING IMPAIRMENTS PER 9.1.3.
- (O) ACCESSIBLE UNITS, SLEEPING ROOMS, AND BATHS PER TABLE 24.2 FOR 24 UNITS REQUIRE 1 ACCESSIBLE UNITS.
- (P) UNITS COMPLY WITH ACCESSIBLE ROUTE 4.3 AND HAVE ACCESSIBLE ELEMENTS AND SPACES. SLEEPING ROOMS SHALL HAVE A 36 IN (915) WID CLEAR WIDTH MANEUVERING SPACE LOCATED ALONG BOTH SIDES OF A BED PER 9.2.2.
- (Q) KITCHENS & KITCHENETTES PROVIDE A CLEAR FLOOR SPACE FOR A FRONT APPROACH TO CABINETS, COUNTERS, SINKS, AND APPLIANCES TO COMPLY WITH 4.2.4. COUNTERTOPS AND SINKS SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34 IN (865 MM) ABOVE THE FLOOR. SHELF SPACE IN CABINETS AND REFRIGERATOR/PREPARERS SHALL BE WITHIN THE REACH RANGES OF 4.2.5 OR 4.2.6 AND SPACE SHALL BE DESIGNED TO ALLOW FOR THE OPERATION OF CABINET AND/OR APPLIANCE DOORS SO THAT ALL CABINETS AND APPLIANCES ARE ACCESSIBLE AND USABLE. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH 4.2.7.
- (R) 3" OR LESS MARKING STRIPING WITH STRIPE NOISING FOR STAIRS LESS THAN THREE STEPS.
- (S) ENCLOSED STAIRS AND STAIRS WITH CONCEALED SPACES UNDERNEATH NEED TO BE PROTECTED FROM FIRE ON THE UNDERSIDE WITH GYPSUM BOARD

**NOTE:**

1. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT SYSTEMS, AND SPACE SHALL COMPLY W/THE REQUIREMENTS OF FBC. (E) 601.1
2. ALL SOUND PROOFING TO MEET STC AND IIC OF NOT LESS THAN 50. THE SPECIFICATION MUST CLARIFY TESTING WITHOUT A DROPPED CEILING PER FBC 1207.
3. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT, SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC. (E) 503.3.
4. NEW CARPETING SHALL COMPLY WITH RADIANT FLUX REQUIREMENTS OF FBC E 503.2
5. ALTERATIONS SHALL COMPLY WITH CHAPTER 13
6. PLANS ALTERATIONS COMPLIES WITH THE ENERGY CONSERVATION FBC 612.1. ALL REPLACE FIXTURES AND EQUIPMENT SHALL MEET THE REQUIREMENTS FOR LEVEL III
7. SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR (FACT 307.2) AND THAT FIBER CEMENT, FIBER MAT REIN. CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER REIN. GYPSUM BACKERS, PER STANDARDS, AND INSTALLED PER MANUF. RECOMMENDATIONS. SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER AREA FBC R702.4.2
8. FOR FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX 450-PFBC R302.9, & FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 FBC R302.10

**WINDOW SCHEDULE**

| NO. | W       | H       | TYPE     | MATERIAL       | NO. OF WINDOW | JAMB | REMARKS              |
|-----|---------|---------|----------|----------------|---------------|------|----------------------|
| (1) | 74"     | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 46            | WOOD | EGRESS FL 20359      |
| (2) | 37"     | 50 5/8" | CASEMENT | ALUMINUM/WHITE | 35            | WOOD | EGRESS NDA 150416.02 |
| (3) | 37"     | 38 3/8" | SLIDING  | ALUMINUM/WHITE | 9             | WOOD | EGRESS FL 20359      |
| (4) | 37"     | 26"     | CASEMENT | ALUMINUM/WHITE | 6             | WOOD | NDA 150416.02        |
| (5) | 111"    | 50 5/8" | CASEMENT | ALUMINUM/WHITE | 2             | WOOD | NDA 150416.02        |
| (6) | 53 1/8" | 38 3/8" | SLIDING  | ALUMINUM/WHITE | 6             | WOOD | FL 20359             |
| (7) | 19 1/8" | 38 3/8" | CASEMENT | ALUMINUM/WHITE | 15            | WOOD | NDA 150416.02        |
| (8) | 53"     | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 4             | WOOD | FL 20359             |
| (9) | 174"    | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 1             | WOOD | IMPACT-44 LITE       |

- (\*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION
- (†) ALL EXTERIOR WINDOWS ARE TO BE HURRICANE RESISTANT. SEE NOA'S ATTACHED.

**PARTITION LEGEND**

EXISTING INTERIOR DOORS TO REMAIN

EXISTING WINDOWS TO REMAIN

1 NEW INTERIOR PARTITION: 3/8" 25GA METAL STUDS @ 16" O.C WITH A LAYER OF 1/2" GWB @ EACH SIDE TO 6" ABOVE HIGHEST SCHEDULED CEILING. PROVIDE 20 GA METAL STUDS @ 16" O.C & WOOD BLOOMING AS REQUIRED AT PARTITIONS SUPPORTING WALL-MOUNTED FIXTURES AND CABINETRY (PROVIDE CEMENT BOARD BEHIND NET AREA PER FBC 2509). SEE A1.29 DETAIL 1.

2 NEW 1 HR RATED ASSEMBLY INCLUDING 90R DOORS

**EXISTING PARTITION LEGEND**

EXISTING 6" CMU EXTERIOR WALL AND INTERIOR PARTITION TO REMAIN

EXISTING EXISTING PARTITION WITH EXISTING FINISH ON BOTH SIDES PROVIDE A MINIMUM ONE HOUR RATED

EXISTING 2 HR RATED CONCRETE WALL

DOOR SCHEDULE

PARTITION TYPE

FINISH TAG

KEY NOTES SEE A1.03 & A1.04

SHOWER VALVE

TOWEL BAR

ELECTRICAL PANEL

PUSH BUTTON INTERCOM

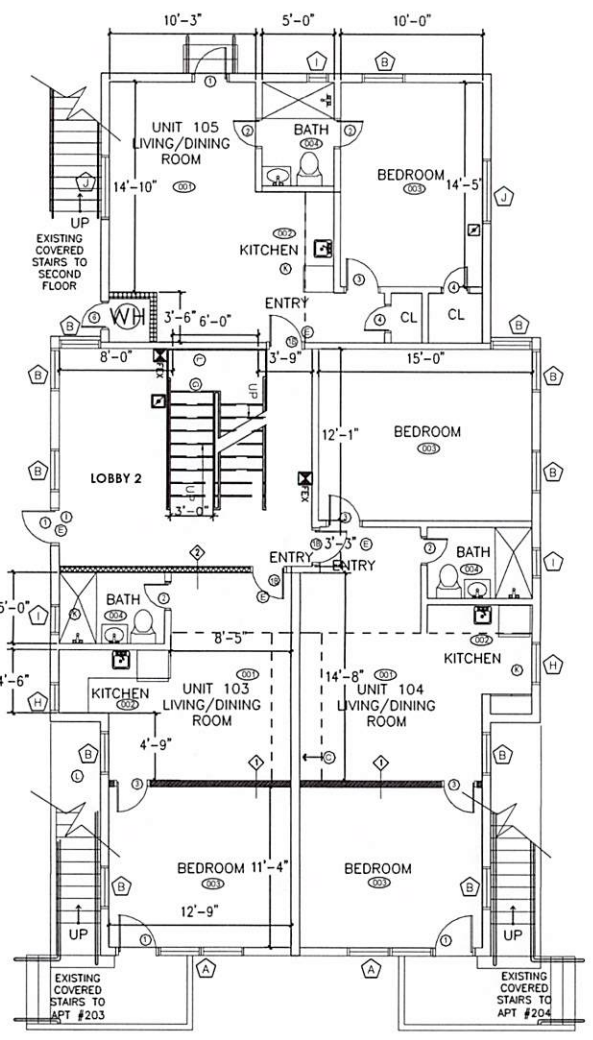
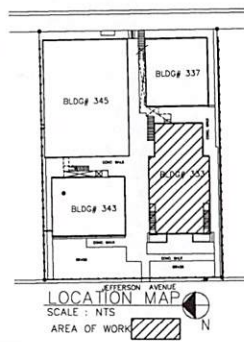
CALL STATION

**FIRE EXTINGUISHER NOTES:**  
OWNER TO PROVIDE ONE FIRE EXTINGUISHER 22 10 BC TYPE, FOR EACH 2500 SQ. FT. OF BUILDING AREA WITH A 75'-0" MAX TRAVEL DISTANCE, AS PER FBC 2004-50.6, FIFC 2007-9.7.4.1. SEE FLOOR PLAN FOR LOCATIONS.

**FLAME SPREAD NOTES:**  
ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS AND OTHER EXPOSED INTERIOR SURFACES SHALL BE FINISHED WITH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS A, AS PER NFPA 101.

**NOTES:**

- FOR DIMENSIONS OF CORRIDORS SEE APPROVED LIFE SAFETY PLANS
- NO CHANGES TO EXISTING CORRIDOR AND HALLWAYS HAVE BEEN MADE
- PER CHAPTER 4 FAC2010 FOR PULL & PUSH DIMENSIONS FOR ADA ENTRY DOORS
- ALL ADA ENTRANCE, BEDROOM AND BATHROOM DOORS ARE 36" WIDE PER CHAPTER 4 FAC2010
- BUILDING SPRINKLERS & FIRE ALARM SYSTEM NON-OPERATIONAL, BUILDING EMPTY WHILE UNDER CONSTRUCTION
- FOR ALL EXIT SIGNS LOCATIONS SEE LSI.01
- ALL 1HR FIRE RATED PARTITIONS ARE DOTTED



PROPOSED FLOOR PLAN (BLDG.333) N  
SCALE: 1/4" = 1'-0"

**Key Tech Design**  
Group, Corp.  
Consulting Engineers

CA #33294  
15521 SW 287 Terrace  
Miami, Florida 33133  
Tel: (305)748-3300

OWNER:  
333 JEFFERSON HOLDING, LLC  
NATHANIEL COHEN MBR  
2800 BISCAYNE BLVD PH FLOOR  
MIAMI, FL 33137

JOB TITLE & ADDRESS:  
JEFFERSON APARTMENTS/HOTEL  
333 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139

SHEET TITLE : FLOOR PLANS

L. HIGH ANGLIN, P.E.  
P.E. #63844

REVISION DATE:

CAD FILE:  
SCALE:  
DRAWN:  
JOB:  
SHEET:  
**A1.01**  
OF: SHEETS



- ### KEYED NOTES
- (A) ALL STAIRS SHOWN ARE EXISTING AND SHALL COMPLY WITH THE FPFC 5th EDITION 2014 TABLE 7.2.2.2.1.1 & 7.8.1.3.2.
  - (B) THE CORRIDOR IS PROVIDED WITH 1-HOUR FIRE RESISTANT RATING. HALLWAY IS CLOSE WITH NO OPENING FOR SMOKE PENETRATION. EXISTING DOORS IN PATH OF CORRIDOR NOT LESS THAN 20 MINUTE FIRE RATED DOORS PER NFPA 101 303.6.2.1.
  - (C) ALL HORIZONTAL SEPARATION WITH A FIRE RATING OF NOT LESS THAN ONE HOUR IS PROVIDED BETWEEN DWELLING UNITS.
  - (D) EXISTING WINDOWS UNDER 36" FROM F.F. MEET THE MINIMUM REQUIREMENT OF NET CLEAR OPENING HEIGHT OF 36" AS PER FBC R310.1, R310.1.2, R310.1.3, R310.1.4, R311.4. ALL BEDROOM WINDOW PROVIDE EGRESS IN COMPLIANCE WITH NFPA 202.1. ALL BEDROOM WINDOWS ARE EGRESS TYPE WITH A CLEAR OPENING OF 5.7 SQ.FT. AND A MIN. WIDTH OF 20".
  - (E) DOORS OPENING ON TO THE EXIT ACCESS CORRIDOR ARE SELF CLOSING AND SELF LATCHING. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
  - (F) NEW FIRE ALARM SYSTEM AND SPRINKLER SYSTEM WILL BE INSTALLED. BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.
  - (G) NEW FIRE EXTINGUISHERS PROVIDED UNDER THIS PERMIT.
  - (H) REPLACE EXISTING NON-STRUCTURAL PARTITION WITH 3/8" (20GA) METAL STUDS @ 24"O/C SEE TYPICAL PARTITION DETAIL 1 ON SHEET A1.29.
  - (I) 2" MAX AT THRESHOLD & LEVEL ON EACH SIDE ACCESSIBLE DOORS.
  - (J) EXISTING KITCHEN TO REMAIN.
  - (K) EXISTING STAIRS MINIMUM 36" WIDE.
  - (L) ADA COMPLIANCE COUNTER TOP A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36 IN LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 34 IN. THE KNEE AND TOE SPACE MUST BE PROVIDED UNDER THE COUNTER. SEE DETAIL SHEET A1.10.
  - (M) AUTOMATIC DOORS AND POWER-ASSISTED DOORS PER 4.13.12.
  - (N) SLEEPING ACCOMMODATION FOR PERSONS WITH HEARING IMPAIRMENTS PER 9.1.3.
  - (O) ACCESSIBLE UNITS, SLEEPING ROOMS, AND SITES PER TABLE 224.2 FOR 24 UNITS REQUIRE 1 ACCESSIBLE UNITS.
  - (P) UNITS COMPLY WITH ACCESSIBLE ROUTE 4.3 AND HAVE ACCESSIBLE ELEMENTS AND SPACES. SLEEPING ROOMS SHALL HAVE A 36 IN (915 MM) CLEAR WIDTH MANEUVERING SPACE LOCATED ALONG BOTH SIDES OF A BED PER 9.2.2.
  - (Q) KITCHENS & KITCHENETTES PROVIDE A CLEAR FLOOR SPACE FOR A FRONT APPROACH TO CABINETS, COUNTERTOPS, SINKS, AND APPLIANCES TO COMPLY WITH 4.2.4. COUNTERTOPS AND SINKS SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34 IN (865 MM) ABOVE THE FLOOR. SHELF SPACE IN CABINETS AND REFRIGERATOR/FREEZERS SHALL BE WITHIN THE REACH RANGES OF 4.2.5 OR 4.2.6 AND SPACE SHALL BE DESIGNED TO ALLOW FOR THE OPERATION OF CABINET AND/OR APPLIANCE DOORS SO THAT ALL CABINETS AND APPLIANCES ARE ACCESSIBLE AND USABLE. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH 4.2.7.
  - (R) 3" OR LESS MARKING STRIPING WITH STRIPE NOSING FOR STAIRS LESS THAN THREE STEPS.
  - (S) ENCLOSED STAIRS AND STAIRS WITH CONCEALED SPACES UNDERNEATH NEED TO BE PROTECTED FROM FIRE ON THE UNDERSIDE WITH GYPSUM BOARD.

- NOTE:
1. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC. (E) 601.1.
  2. ALL SOUND PROOFING TO MEET STC AND IC OF NOT LESS THAN 50. THE SPECIFICATION MUST CLARIFY TESTING AND A DROPPED CEILING PER FBC 1207.
  3. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT, SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC. (E) 503.3.
  4. NEW CARPETING SHALL COMPLY WITH RADIANT FLUX REQUIREMENTS OF FBC E 503.2
  5. ALTERATIONS SHALL COMPLY WITH CHAPTER 13
  6. PLANS ALTERATIONS COMPLIES WITH THE ENERGY CONSERVATION FBC 612.1. ALL REPLACE FIXTURES AND EQUIPMENT SHALL MEET THE REQUIREMENTS FOR LEVEL III
  7. SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR (FACT 307.2) AND THAT FIBER REINFT. FIBER MAT REINFT. CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER REINFT. GYPSUM BACKERS, PER STANDARDS, AND INSTALLED PER MANUF. RECOMMENDATIONS. SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER AREA. FBC R702.4.2.
  8. FOR FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200. SMOKE DEVELOPED MAX. 450-PPBC R302.9. & FLAME SPREAD FOR INSULATION MAX. 25. SMOKE DEVELOPED MAX. 450 FBC R302.10

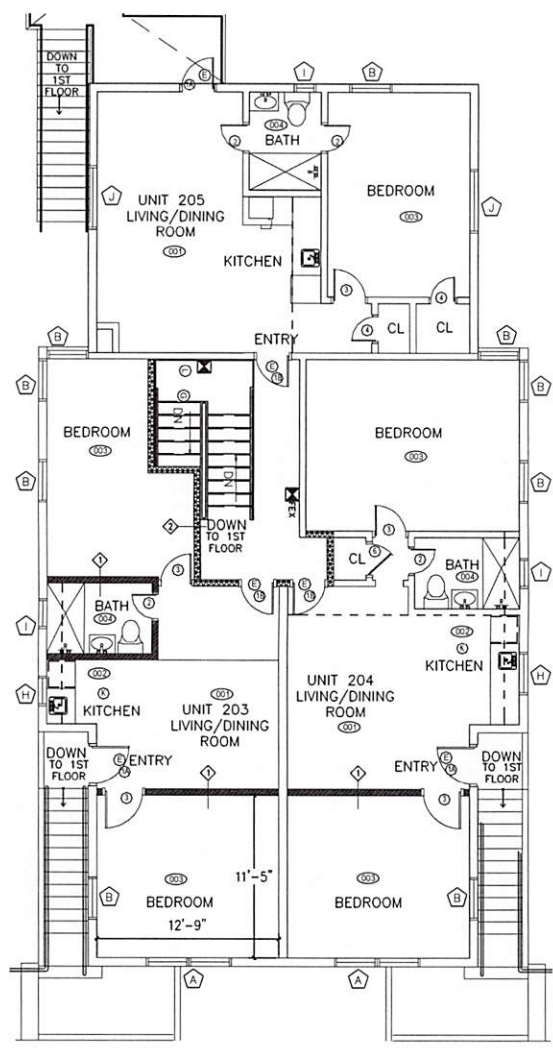
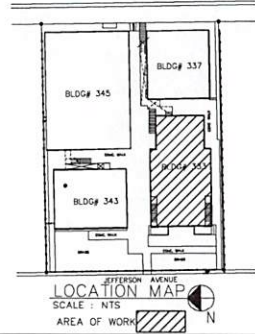
### WINDOW SCHEDULE

| NO. | SIZE    | TYPE    | MATERIAL                | NO. OF WINDOW | JAMB | REMARKS              |
|-----|---------|---------|-------------------------|---------------|------|----------------------|
| W   | H       |         |                         |               |      |                      |
| (1) | 74"     | 50 5/8" | SLIDING ALUMINUM/WHITE  | 46            | WOOD | EGRESS FL 20359      |
| (2) | 37"     | 50 5/8" | CASEMENT ALUMINUM/WHITE | 35            | WOOD | EGRESS NDA:150418.02 |
| (3) | 37"     | 38 3/8" | SLIDING ALUMINUM/WHITE  | 9             | WOOD | EGRESS FL 20359      |
| (4) | 37"     | 21"     | CASEMENT ALUMINUM/WHITE | 6             | WOOD | NDA:150418.02        |
| (5) | 111"    | 50 5/8" | CASEMENT ALUMINUM/WHITE | 2             | WOOD | NDA:150418.02        |
| (6) | 53 1/8" | 38 3/8" | SLIDING ALUMINUM/WHITE  | 6             | WOOD | FL 20359             |
| (7) | 19 1/8" | 38 3/8" | CASEMENT ALUMINUM/WHITE | 15            | WOOD | NDA:150418.02        |
| (8) | 53"     | 50 5/8" | SLIDING ALUMINUM/WHITE  | 4             | WOOD | FL 20359             |
| (9) | 174"    | 50 5/8" | SLIDING ALUMINUM/WHITE  | 1             | WOOD | IMPACT-AN LITE       |

(\*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION  
(\*) ALL EXTERIOR WINDOWS ARE TO BE HURRICANE RESISTANT. SEE HOA'S ATTACHED.

- ### PARTITION LEGEND
- EXISTING INTERIOR DOORS TO REMAIN
  - EXISTING WINDOWS TO REMAIN
  - NEW INTERIOR PARTITION: 3 5/8" 25GA METAL STUDS @ 14" OC WITH A LAYER OF 1/2" CWB @ EACH SIDE TO 6" ABOVE HIGHEST SCHEDULED CEILING. PROVIDE 20 GA METAL STUDS @ 14" O.C. & WOOD BLOCKING AS REQUIRED AT PARTITIONS SUPPORTING WALL-MOUNTED FIXTURES AND CABINETRY (PROVIDE CEMENT BOARD BEHIND NET AREA PER FBC 2509). SEE A1.29 DETAIL 1.
  - NEW 1 HR RATED ASSEMBLY INCLUDING 1HR DOORS
- ### EXISTING PARTITION LEGEND
- EXISTING 8' CML EXTERIOR WALL AND INTERIOR PARTITION TO REMAIN
  - EXISTING BEARING PARTITION WITH EXISTING FINISH ON BOTH SIDES PROVIDE A MINIMUM ONE HOUR SEPARATION
  - EXISTING 2 HR RATED CONCRETE WALL
- ### DOOR SCHEDULE
- DOOR SCHEDULE
  - PARTITION TYPE
  - FINISH TAG
  - KEY NOTES SEE A1.03 & A1.04
  - SHOWER VALVE
  - TOWEL BAR
  - ELECTRICAL PANEL
  - PUSH BUTTON INTERIOR
  - CALL STATION
- FIRE EXTINGUISHER NOTES:  
OWNER TO PROVIDE ONE FIRE EXTINGUISHER 2.2 LB BC TYPE, FOR EACH 2500 SQ. FT. OF BUILDING AREA WITH A 75'-0" MAX TRAVEL DISTANCE, AS PER FBC 2004-90.6, FPFC 2007-9.7.1.1. SEE FLOOR PLAN FOR LOCATIONS.
- FLAME SPREAD NOTES:  
ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS AND OTHER EXPOSED INTERIOR SURFACES, INCLUDING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS A, AS PER NFPA 101.

- NOTES:
- FOR DIMENSIONS OF CORRIDORS SEE APPROVED LIFE SAFETY PLANS
  - NO CHANGES TO EXISTING CORRIDOR AND HALLWAYS HAVE BEEN MADE
  - PER CHAPTER 4 FAC2010 FOR PULL & PUSH DIMENSIONS FOR ADA ENTRY DOORS
  - ALL ADA ENTRANCE, BEDROOM AND BATHROOM DOORS ARE 36" WIDE PER CHAPTER 4 FAC2010
  - BUILDING SPRINKLERS & FIRE ALARM SYSTEM NON-OPERATIONAL, BUILDING EMPTY WHILE UNDER CONSTRUCTION
  - FOR ALL EXIT SIGNS LOCATIONS SEE L51.01
  - ALL 1HR FIRE RATED PARTITIONS ARE DOTTED



PROPOSED 2NDFLOOR PLAN (BLDG.333)  
SCALE : 1/4" = 1'-0"

**KEYED NOTES**

- (A) ALL STAIRS SHOWN ARE EXISTING AND SHALL COMPLY WITH THE FIFC 5th EDITION 2014 TABLE 7.2.2.1.1 & 7.5.1.3.2.
- (B) THE CORRIDOR IS PROVIDED WITH 1-HOUR FIRE RESISTANT RATING. HALLWAY IS CLOSE WITH NO OPENING FOR SMOKE PENETRATION. EXISTING DOORS IN PATH OF CORRIDOR NOT LESS THAN 20 MINUTE FIRE RATED DOORS PER NFPA 101 303.6.2.1.
- (C) ALL HORIZONTAL SEPARATION WITH A FIRE RATING OF NOT LESS THAN ONE HOUR IS PROVIDED BETWEEN DWELLING UNITS.
- (D) EXISTING WINDOWS UNDER 35° FROM F.F. MEET THE MINIMUM REQUIREMENT OF NET CLEAR OPENING HEIGHT OF 36" AS PER FBC R3101, R3101.2, R3101.3, R3104 R3114. ALL BEDROOM WINDOW PROVIDE EGRESS IN COMPLIANCE WITH NFPA 22.1. ALL BEDROOM WINDOWS ARE EGRESS TYPE WITH A CLEAR OPENING OF 5.7 SQFT. AND A MIN. WIDTH OF 20".
- (E) DOORS OPENING ON TO THE EXIT ACCESS CORRIDOR ARE SELF CLOSING AND SELF LATCHING - ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
- (F) NEW FIRE ALARM SYSTEM AND SPRINKLER SYSTEM WILL BE INSTALLED. BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.
- (G) NEW FIRE EXTINGUISHERS PROVIDED UNDER THIS PERMIT.
- (H) REPLACE EXISTING NON-STRUCTURAL PARTITION WITH 3/4" (20GA) METAL STUDS @ 24" O.C. SEE TYPICAL PARTITION DETAIL 1 ON SHEET A1.29.
- (I) 1/2" MAX AT THRESHOLD & LEVEL ON EACH SIDE ACCESSIBLE DOORS.
- (J) EXISTING KITCHEN TO REMAIN.
- (K) EXISTING STAIRS MINIMUM 36" WIDE.
- (L) ADA COMPLIANCE COUNTER TOP A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36 IN LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 34 IN. THE KNEE AND TOE SPACE MUST BE PROVIDED UNDER THE COUNTER. SEE DETAIL SHEET A1.10.
- (M) AUTOMATIC DOORS AND POWER-ASSISTED DOORS PER 413.12.
- (N) SLEEPING ACCOMMODATION FOR PERSONS WITH HEARING IMPAIRMENTS PER 9.1.3.
- (O) ACCESSIBLE UNITS, SLEEPING ROOMS, AND BATHS PER TABLE 224.2 FOR 24 UNITS REQUIRE 1 ACCESSIBLE UNIT.
- (P) UNITS COMPLY WITH ACCESSIBLE ROUTE 4.3 AND HAVE ACCESSIBLE ELEMENTS AND SPACES. SLEEPING ROOMS SHALL HAVE A 36 IN (915 MM) CLEAR WIDTH MANEUVERING SPACE LOCATED ALONG BOTH SIDES OF A BED PER 6.2.2.
- (Q) KITCHENS & KITCHENETTES PROVIDE A CLEAR FLOOR SPACE FOR A FRONT APPROACH TO CABINETS, COUNTERTOPS, SINKS, AND APPLIANCES TO COMPLY WITH 4.2.4. COUNTERTOPS AND SINKS SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34 IN (865 MM) ABOVE THE FLOOR. SHELF SPACE IN CABINETS AND REFRIGERATOR/FREEZERS SHALL BE WITHIN THE REACH RANGES OF 4.2.5 OR 4.2.6 AND SPACE SHALL BE DESIGNED TO ALLOW FOR THE OPERATION OF CABINET AND/OR APPLIANCE DOORS SO THAT ALL CABINETS AND APPLIANCES ARE ACCESSIBLE AND USABLE. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH 4.2.7.
- (R) 3" OR LESS MARKING STRIP WITH STRIPE NOSING FOR STAIRS LESS THAN THREE STEPS.
- (S) ENCLOSED STAIRS AND STAIRS WITH CONCEALED SPACES UNDERNEATH NEED TO BE PROTECTED FROM FIRE ON THE UNDERSIDE WITH GYPSUM BOARD.

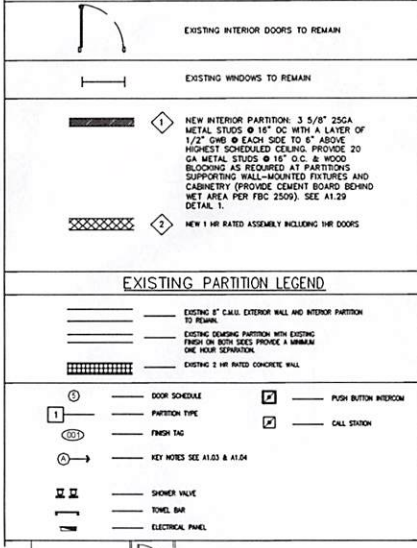
- NOTE:**
1. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC (E) 601.1.
  2. ALL SOUND PROOFING TO MEET STC AND IIC OF NOT LESS THAN 50. THE SPECIFICATION MUST CLARIFY TESTING WITHOUT A DROPPED CEILING PER FBC 1207.
  3. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC (E) 503.3.
  4. NEW CARPETING SHALL COMPLY WITH RADIANT FLUX REQUIREMENTS OF FBC E 503.2.
  5. ALTERATIONS SHALL COMPLY WITH CHAPTER 13.
  6. PLANS ALTERATIONS COMPLIES WITH THE ENERGY CONSERVATION FBC 612.1. ALL REPLACE FIXTURES AND EQUIPMENT SHALL MEET THE REQUIREMENTS FOR LEVEL III.
  7. SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR (FACT 307.2) AND THAT FIBER CEMENT, FIBER MAT REINF. CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER REIN. GYPSUM BACKERS PER STANDARDS AND INSTALLED PER MANUF. RECOMMENDATIONS. SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER AREA FBC R702.4.2.
  8. FOR FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. 450 FBC R302.9. & FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 FBC R302.10.

**WINDOW SCHEDULE**

| NO. | SIZE    |         | TYPE     | MATERIAL       | NO. OF WINDOW | JAMB | REMARKS              |
|-----|---------|---------|----------|----------------|---------------|------|----------------------|
|     | W       | H       |          |                |               |      |                      |
| (1) | 74"     | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 46            | WOOD | EGRESS FL 20359      |
| (2) | 37"     | 50 5/8" | CASEMENT | ALUMINUM/WHITE | 35            | WOOD | EGRESS NOA-150416.02 |
| (3) | 37"     | 38 3/8" | SLIDING  | ALUMINUM/WHITE | 9             | WOOD | EGRESS FL 20359      |
| (4) | 37"     | 26"     | CASEMENT | ALUMINUM/WHITE | 6             | WOOD | NOA-150416.02        |
| (5) | 111"    | 50 5/8" | CASEMENT | ALUMINUM/WHITE | 2             | WOOD | NOA-150416.02        |
| (6) | 53 1/2" | 38 3/8" | SLIDING  | ALUMINUM/WHITE | 6             | WOOD | FL 20359             |
| (7) | 19 1/2" | 38 3/8" | CASEMENT | ALUMINUM/WHITE | 15            | WOOD | NOA-150416.02        |
| (8) | 53"     | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 4             | WOOD | FL 20359             |
| (9) | 17x4"   | 50 5/8" | MULLION  | ALUMINUM/WHITE | 1             | WOOD | IMPACT-6H LITE       |

(\*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION  
 (\*) ALL EXTERIOR WINDOWS ARE TO BE HURRICANE RESISTANT. SEE NOA'S ATTACHED.

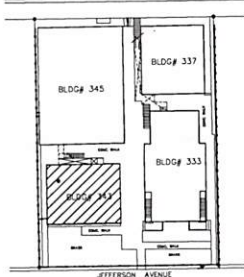
**PARTITION LEGEND**



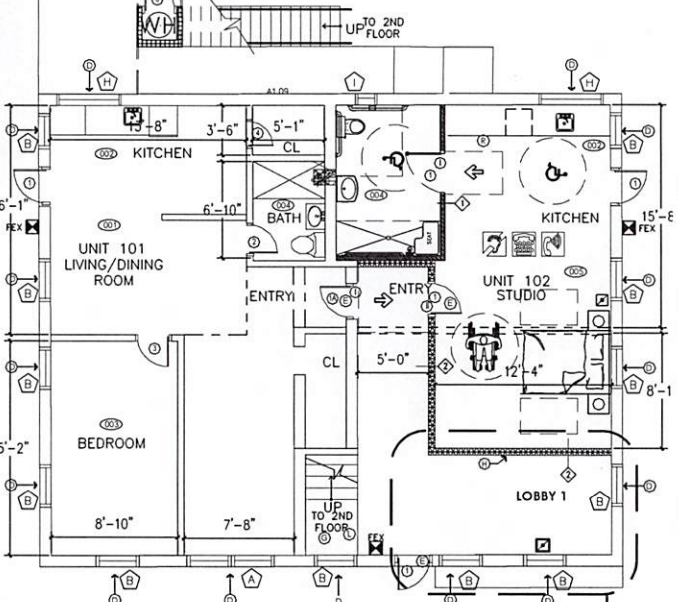
**FIRE EXTINGUISHER NOTES:**  
 ORDER TO PROVIDE ONE FIRE EXTINGUISHER 2Z 10 BC TYPE, FOR EACH 2500 SQ. FT. OF BUILDING AREA WITH A 75'-0" MAX TRAVEL DISTANCE AS PER FBC 2004-90.6, FIFC 2007-9.7.4.1. SEE FLOOR PLAN FOR LOCATIONS.

**FLAME SPREAD NOTES:**  
 ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILING AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS A, AS PER NFPA 101.

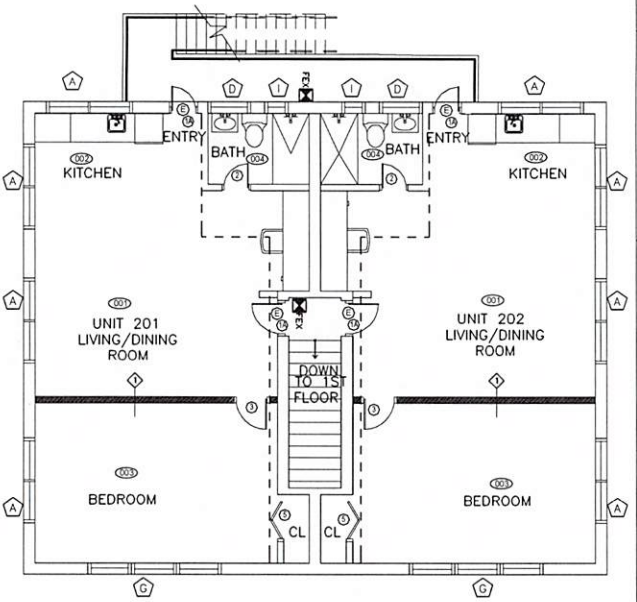
- NOTES:**
- FOR DIMENSIONS OF CORRIDORS SEE APPROVED LIFE SAFETY PLANS
  - NO CHANGES TO EXISTING CORRIDOR AND HALLWAYS HAVE BEEN MADE
  - PER CHAPTER 4 FAC2010 FOR PULL & PUSH DIMENSIONS FOR ADA ENTRY DOORS
  - ALL ADA ENTRANCE, BEDROOM AND BATHROOM DOORS ARE 36" WIDE PER CHAPTER 4 FAC2010
  - BUILDING SPRINKLERS & FIRE ALARM SYSTEM NON-OPERATIONAL, BUILDING EMPTY WHILE UNDER CONSTRUCTION
  - FOR ALL EXIT SIGNS LOCATIONS SEE LS.0101
  - ALL 1HR FIRE RATED PARTITIONS ARE DOTTED



**LOCATION MAP**  
 SCALE : NTS  
 AREA OF WORK



PROPOSED FLOOR PLAN (BLDG.343) N  
 SCALE : 1/4" = 1'-0"



PROPOSED 2NDFLOOR PLAN (BLDG.343) N  
 SCALE : 1/4" = 1'-0"



**OWNER:**

333 JEFFERSON HOLDING, LLC  
 NATHANIEL COHEN MBR  
 2800 BISCAYNE BLVD 5TH FLOOR  
 MIAMI, FL 33137

**JOB TITLE & ADDRESS:**

**SHEET TITLE : FLOOR PLANS**

JEFFERSON APARTMENTS/HOTEL  
 333 JEFFERSON AVENUE  
 MIAMI BEACH, FL 33139



**REVISION DATE:**

**CAD FILE:**

**SCALE:**

**DRAWN:**

**JOB:**

**SHEET:** **A1.03**

**OF:** SHEETS



- ### KEYED NOTES
- (A) ALL STAIRS SHOWN ARE EXISTING AND SHALL COMPLY WITH THE IFBC 5th EDITION 2014 TABLE 7.2.2.1.1 & 7.8.1.3.2.
  - (B) THE CORRIDOR IS PROVIDED WITH 1-HOUR FIRE RESISTANT RATING. HALLWAY IS CLOSE WITH NO OPENING FOR SMOKE PENETRATION. EXISTING DOORS IN HALLWAY OF CORRIDOR NOT LESS THAN 20 MINUTE FIRE RATED DOORS PER NFPA 101 30.3.6.2.1.
  - (C) ALL HORIZONTAL SEPARATION WITH A FIRE RATING OF NOT LESS THAN ONE HOUR IS PROVIDED BETWEEN DWELLING UNITS.
  - (D) EXISTING WINDOWS UNDER 36" FROM F.F. MEET THE MINIMUM REQUIREMENT OF NET CLEAR OPENING HEIGHT OF 36" AS PER FBC R310.1, R310.1.2, R310.1.3, R310.4, R311.4. ALL BEDROOM WINDOW PROVIDE EGRESS IN COMPLIANCE WITH NFPA 202.1. ALL BEDROOM WINDOWS ARE EGRESS TYPE WITH A CLEAR OPENING OF 5.7 SQ.FT. AND A MIN. WIDTH OF 20".
  - (E) DOORS OPENING ON TO THE EXIT ACCESS CORRIDOR ARE SELF CLOSING AND SELF LATCHING. ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
  - (F) NEW FIRE ALARM SYSTEM AND SPRINKLER SYSTEM WILL BE INSTALLED. BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.
  - (G) NEW FIRE EXTINGUISHERS PROVIDED UNDER THIS PERMIT.
  - (H) REPLACE EXISTING NON-STRUCTURAL PARTITION WITH 3/4" (20GA) METAL STUDS @ 24" O.C. SEE TYPICAL PARTITION DETAIL 1 ON SHEET A1.29.
  - (I) 1" MAX AT THRESHOLD & LEVEL ON EACH SIDE ACCESSIBLE DOORS.
  - (J) EXISTING KITCHEN TO REMAIN.
  - (K) EXISTING STAIRS MINIMUM 36" WIDE.
  - (L) ADA COMPLIANCE COUNTER TOP A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36 IN LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 34 IN. THE KNEE AND TOE SPACE MUST BE PROVIDED UNDER THE COUNTER. SEE DETAIL SHEET A1.10.
  - (M) AUTOMATIC DOORS AND POWER-ASSISTED DOORS PER 4.13.12.
  - (N) SLEEPING ACCOMMODATION FOR PERSONS WITH HEARING IMPAIRMENTS PER 9.1.3.
  - (O) ACCESSIBLE UNITS, SLEEPING ROOMS, AND SUITES PER TABLE 242.2 FOR 24 UNITS REQUIRE 1 ACCESSIBLE UNIT.
  - (P) UNITS COMPLY WITH ACCESSIBLE ROUTE 4.3 AND HAVE ACCESSIBLE ELEMENTS AND SPACES. SLEEPING ROOMS SHALL HAVE A 36 IN (915 MM) CLEAR WIDTH MANEUVERING SPACE LOCATED ALONG BOTH SIDES OF A BED PER 9.2.2.
  - (Q) KITCHENS & KITCHENETTES PROVIDE A CLEAR FLOOR SPACE FOR A FRONT APPROACH TO CABINETS, COUNTERTOPS, SINKS, AND APPLIANCES TO COMPLY WITH 4.2.4. COUNTERTOPS AND SINKS SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34 IN (865 MM) ABOVE THE FLOOR. SHELVE SPACE IN CABINETS AND REFRIGERATOR/FREEZERS SHALL BE WITHIN THE REACH RANGES OF 4.2.5 OR 4.2.6 AND SPACE SHALL BE DESIGNED TO ALLOW FOR THE OPERATION OF CABINET AND/OR APPLIANCE DOORS SO THAT ALL CABINETS AND APPLIANCES ARE ACCESSIBLE AND USABLE. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH 4.2.7.
  - (R) 3" OR LESS MARKING STRIPING WITH STRIPE NOSING FOR STAIRS LESS THAN THREE STEPS.
  - (S) ENCLOSED STAIRS AND STAIRS WITH CONCEALED SPACES UNDERNEATH NEED TO BE PROTECTED FROM FIRE ON THE UNDERSIDE WITH GYPSUM BOARD.

- NOTE:
1. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC. (E) 501.1.
  2. ALL SOUND PROOFING TO MEET STC AND IIC OF NOT LESS THAN 50. THE SPECIFICATION MUST CLARIFY TESTING WITHOUT A GROFFED CEILING PER FBC 1207.
  3. ALL NEW CONSTRUCTION ELEMENTS, COMPONENT SYSTEMS, AND SPACE SHALL COMPLY W/ THE REQUIREMENTS OF FBC. (E) 503.3.
  4. NEW CARPETING SHALL COMPLY WITH RADIANT FLUX REQUIREMENTS OF FBC E 503.2.
  5. ALTERATIONS SHALL COMPLY WITH CHAPTER 13.
  6. PLANS ALTERATIONS COMPLIES WITH THE ENERGY CONSERVATION FBC 612.1. ALL REPLACE FIXTURES AND EQUIPMENT SHALL MEET THE REQUIREMENTS FOR LEVEL III.
  7. SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR (FACT 307.2) AND THAT FIBER CEMENT, FIBER MAT REINF. CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER REINF. OPSUM BACKERS, PER STANDARDS, AND INSTALLED PER MANUF. RECOMMENDATIONS. SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER AREA PFBC R702.4.2.
  8. FOR FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. 450-PFBC R302.9. & FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 FBC R302.10.

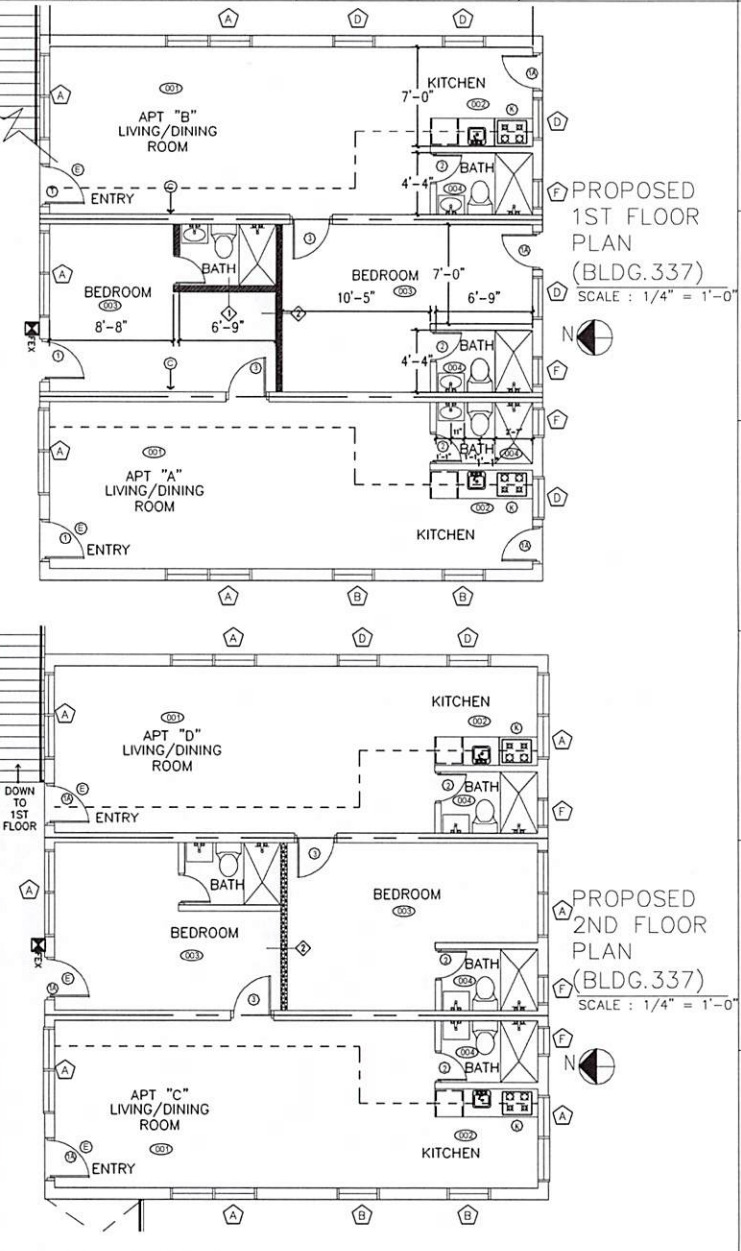
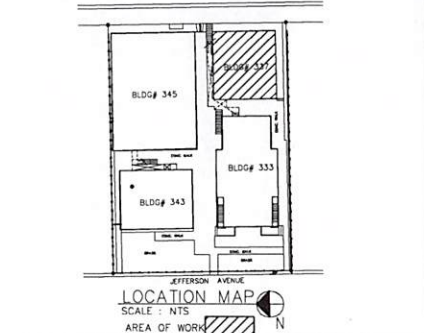
### WINDOW SCHEDULE

| NO. | W       | H       | TYPE     | MATERIAL       | NO. OF WINDOW | JAMB           | REMARKS              |
|-----|---------|---------|----------|----------------|---------------|----------------|----------------------|
| (1) | 74"     | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 48            | WOOD           | EGRESS FL 20359      |
| (2) | 37"     | 50 5/8" | CASEMENT | ALUMINUM/WHITE | 35            | WOOD           | EGRESS NOA:150416.02 |
| (3) | 37"     | 38 3/8" | SLIDING  | ALUMINUM/WHITE | 9             | WOOD           | EGRESS FL 20359      |
| (4) | 37"     | 26"     | CASEMENT | ALUMINUM/WHITE | 6             | WOOD           | NOA:150416.02        |
| (5) | 111"    | 50 5/8" | CASEMENT | ALUMINUM/WHITE | 2             | WOOD           | NOA:150416.02        |
| (6) | 53 1/8" | 38 3/8" | SLIDING  | ALUMINUM/WHITE | 6             | WOOD           | FL 20359             |
| (7) | 19 1/8" | 38 3/8" | CASEMENT | ALUMINUM/WHITE | 15            | WOOD           | NOA:150416.02        |
| (8) | 53"     | 50 5/8" | SLIDING  | ALUMINUM/WHITE | 4             | WOOD           | FL 20359             |
| (9) | 17x4"   | 50 5/8" | MULLION  | ALUMINUM/WHITE | WOOD          | IMPACT-4H LITE |                      |

(\*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION.  
 (\*) ALL EXTERIOR WINDOWS ARE TO BE HURRICANE RESISTANT. SEE NDA'S ATTACHED.

- ### PARTITION LEGEND
- (A) EXISTING INTERIOR DOORS TO REMAIN
  - (B) EXISTING WINDOWS TO REMAIN
  - (C) NEW INTERIOR PARTITION: 3/4" 25GA METAL STUDS @ 18" O.C. WITH A LAYER OF 1/2" GIB & EACH JOIST TO 6" ABOVE HIGHEST SCHEDULED CEILING. PROVIDE 20 GA METAL STUDS @ 18" O.C. & WOOD BLOCCING AS REQUIRED AT PARTITIONS SUPPORTING WALL-MOUNTED FIXTURES AND CABINETS (PROVIDE CEMENT BOARD BEHIND NET AREA PER FBC 2509). SEE A1.29 DETAIL 1.
  - (D) NEW 1 HR RATED ASSEMBLY INCLUDING 1HR DOORS
- ### EXISTING PARTITION LEGEND
- (A) EXISTING 8" CALL EXTERIOR WALL AND INTERIOR PARTITION TO BULK
  - (B) EXISTING SHADING PARTITION WITH EXISTING FINISH ON BOTH SIDS PROVIDE A MIRROR OF THE ROOM FINISH
  - (C) EXISTING 2 HR RATED CONCRETE WALL
  - (D) DOOR SCHEDULE
  - (E) PARTITION TYPE
  - (F) FRESH TAG
  - (G) KEY NOTES SEE A1.03 & A1.04
  - (H) SHOWER VALVE
  - (I) TUB/SH
  - (J) ELECTRICAL PANEL
  - (K) PUSH BUTTON INTERIOR
  - (L) CALL STATION
- DOOR SCHEDULE:  
 (1) 3000  
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- ### NOTES:
- FOR DIMENSIONS OF CORRIDORS SEE APPROVED LIFE SAFETY PLANS
  - NO CHANGES TO EXISTING CORRIDOR AND HALLWAYS HAVE BEEN MADE
  - PER CHAPTER 4 FAC2010 FOR PULL & PUSH DIMENSIONS FOR ADA ENTRY DOORS
  - ALL ADA ENTRANCE, BEDROOM AND BATHROOM DOORS ARE 36" WIDE PER CHAPTER 4 FAC2010
  - BUILDING SPRINKLERS & FIRE ALARM SYSTEM NON-OPERATIONAL, BUILDING EMPTY WHILE UNDER CONSTRUCTION.
  - FOR ALL EXIT SIGNS LOCATIONS SEE LS1.01
  - ALL 1HR FIRE RATED PARTITIONS ARE DOTTED



**Key Tech Design**  
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OWNER:  
 333 JEFFERSON HOLDING, LLC  
 NATHANIEL COHEN MBR  
 2800 BISCAYNE BLVD PH FLOOR  
 MIAMI, FL 33137

JOB TITLE & ADDRESS:  
 JEFFERSON APARTMENTS/HOTEL  
 333 JEFFERSON AVENUE  
 MIAMI BEACH, FL 33139

SHEET TITLE : FLOOR PLANS

L. HIGH ANGLIN, P.E.  
 P.E. #63844

REVISION DATE:  
 CAD FILE:  
 SCALE:  
 DRAWN:  
 JOB:  
 SHEET: **A1.04**  
 OF: SHEETS

**KEYED NOTES**

- (A) ALL STAIRS SHOWN ARE EXISTING AND SHALL COMPLY WITH THE FIFC 5TH EDITION 2014 TABLE 7.2.2.1.1 & 7.8.1.3.2
- (B) THE CORRIDOR IS PROVIDED WITH 1-HOUR FIRE RESISTANT RATING. HALLWAY IS CLOSE WITH NO OPENING FOR SMOKE PENETRATION. EXISTING DOORS IN PATH OF CORRIDOR NOT LESS THAN 20 MINUTE FIRE RATED DOORS PER NFPA 101 30.3.6.2.1.
- (C) ALL HORIZONTAL SEPARATION WITH A FIRE RATING OF NOT LESS THAN ONE HOUR IS PROVIDED BETWEEN DWELLING UNITS.
- (D) EXISTING WINDOWS UNDER 36" FROM F.F. MEET THE MINIMUM REQUIREMENT OF NET CLEAR OPENING HEIGHT OF 36" AS PER FBC R310.1, R310.1.2, R310.1.3, R310.4, R311.4. ALL BEDROOM WINDOWS PROVIDE EGRESS IN COMPLIANCE WITH NFPA 202.2.1. ALL BEDROOM WINDOWS ARE EGRESS TYPE WITH A CLEAR OPENING OF 5'-0" MIN. AND A MIN. WIDTH OF 2'0".
- (E) DOORS OPENING ON TO THE EXIST ACCESS CORRIDOR ARE SELF-CLOSING AND SELF-LATCHING - ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
- (F) NEW FIRE ALARM SYSTEM AND SPRINKLER SYSTEM WILL BE INSTALLED. BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION.
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- (H) REPLACE EXISTING NON-STRUCTURAL PARTITION WITH 3/8" (20GA) METAL STUDS @ 24" O.C. SEE TYPICAL PARTITION DETAIL 1 ON SHEET A1.29.
- (I) 1" MAX AT THRESHOLD & LEVEL ON EACH SIDE ACCESSIBLE DOORS.
- (J) EXISTING KITCHEN TO REMAIN.
- (K) EXISTING STAIRS MINIMUM 36" WIDE.
- (L) ADA COMPLIANCE COUNTER TOP A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36" IN LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 34" IN THE KNEE AND TOE SPACE MUST BE PROVIDED UNDER THE COUNTER. SEE DETAIL SHEET A1.10.
- (M) AUTOMATIC DOORS AND POWER-ASSISTED DOORS PER 4.13.12.
- (N) SLEEPING ACCOMMODATION FOR PERSONS WITH HEARING IMPAIRMENTS PER 9.1.3.
- (O) ACCESSIBLE UNITS, SLEEPING ROOMS, AND SUITES PER TABLE 224.2 FOR 24 UNITS REQUIRE 1 ACCESSIBLE UNIT.
- (P) UNITS COMPLY WITH ACCESSIBLE ROUTE 4.3 AND HAVE ACCESSIBLE ELEMENTS AND SPACES. SLEEPING ROOMS SHALL HAVE A 36" IN (915 MM) CLEAR WIDTH MANEUVERING SPACE LOCATED ALONG BOTH SIDES OF A BED PER 9.2.2.
- (Q) KITCHENS & KITCHENETTES PROVIDE A CLEAR FLOOR SPACE FOR A FRONT APPROACH TO CABINETS, COUNTERS, SINKS, AND APPLIANCES TO COMPLY WITH 4.2.4. COUNTERTOPS AND SINKS SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 34" IN (865 MM) ABOVE THE FLOOR. SHELF SPACE IN CABINETS AND REFRIGERATION/FREEZERS SHALL BE WITHIN THE REACH RANGES OF 4.2.5 OR 4.2.6 AND SPACE SHALL BE DESIGNED TO ALLOW FOR THE OPERATION OF CABINET AND/OR APPLIANCE DOORS SO THAT ALL CABINETS AND APPLIANCES ARE ACCESSIBLE AND USABLE. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH 4.2.7.
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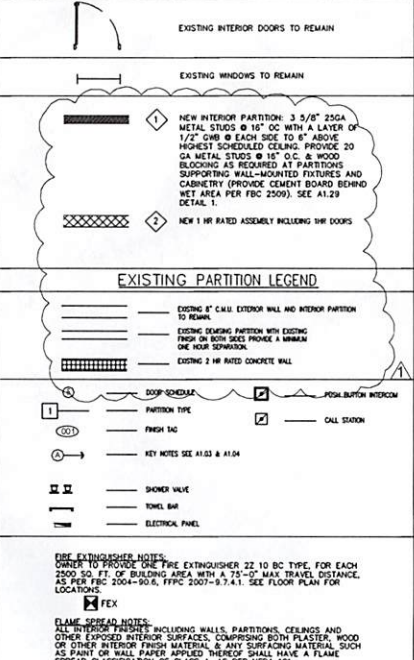
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  2. ALL SOUND PROOFING TO MEET STC AND IC OF NOT LESS THAN 50. THE SPECIFICATION MUST CLARIFY TESTING WITHOUT A DROPPED CEILING PER FBC 1207.
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  4. NEW CARPETING SHALL COMPLY WITH RADIANT FLUX REQUIREMENTS OF FBC E 503.2
  5. ALTERATIONS SHALL COMPLY WITH CHAPTER 13
  6. PLANS ALTERATIONS COMPLIES WITH THE ENERGY CONSERVATION FBCE 612.1. ALL REPLACE FIXTURES AND EQUIPMENT SHALL MEET THE REQUIREMENTS FOR LEVEL III
  7. SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR (FACT 307.2) AND THAT FIBER CEMENT, FIBER MAT REINF. CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER REINF. GYPSUM BACKERS, PER STANDARDS, AND INSTALLED PER MANUF. RECOMMENDATIONS. SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER AREA PFBC R702.4.2
  8. FOR FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. 450-PFBC R302.9, & FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 FBC R302.10

**WINDOW SCHEDULE**

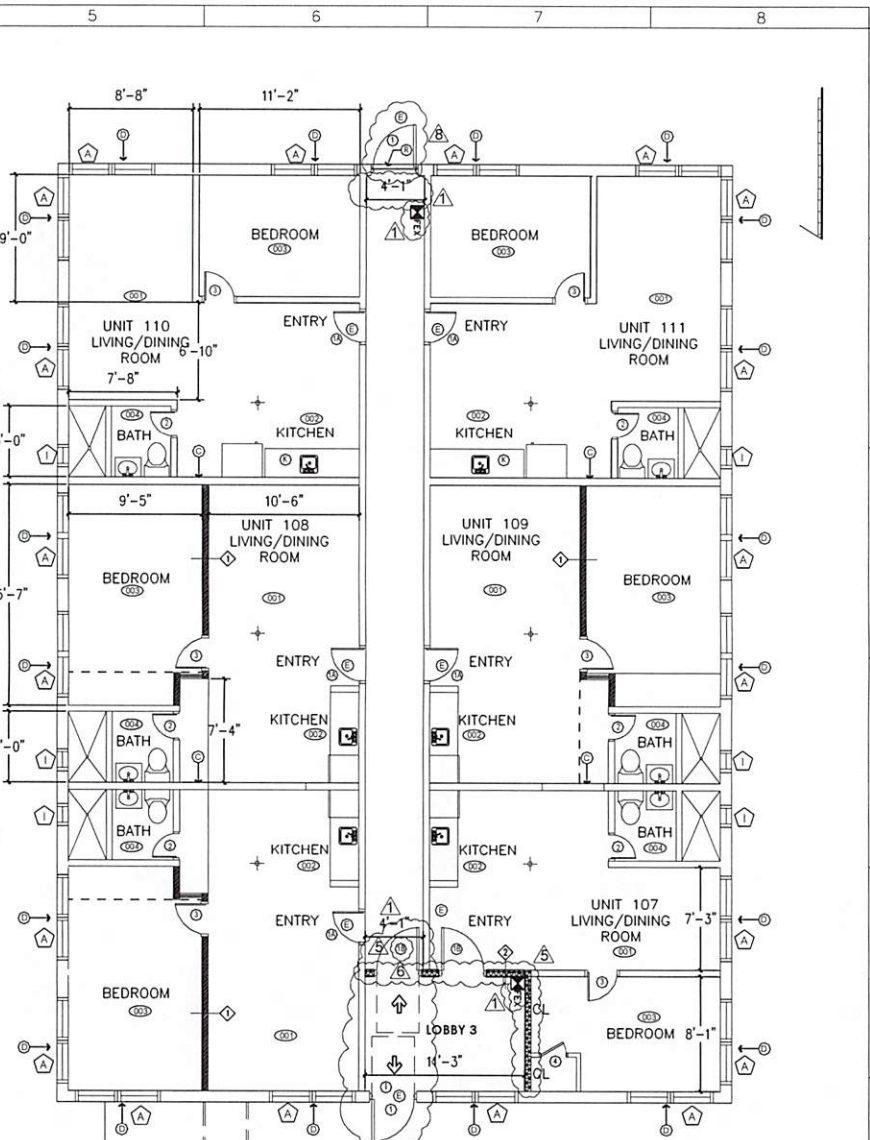
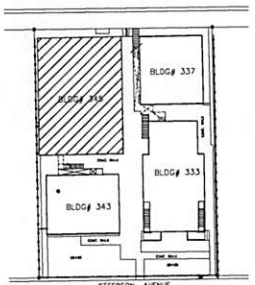
| NO. | SIZE              | TYPE     | MATERIAL       | NO. OF WINDOW | JAMB | REMARKS              |
|-----|-------------------|----------|----------------|---------------|------|----------------------|
| (1) | 74" x 50 5/8"     | SLIDING  | ALUMINUM/WHITE | 48            | WOOD | EGRESS FL 20359      |
| (2) | 37" x 50 5/8"     | CASEMENT | ALUMINUM/WHITE | 35            | WOOD | EGRESS NOA-150418.02 |
| (3) | 37" x 38 3/8"     | SLIDING  | ALUMINUM/WHITE | 9             | WOOD | EGRESS FL 20359      |
| (4) | 37" x 26"         | CASEMENT | ALUMINUM/WHITE | 6             | WOOD | NOA-150418.02        |
| (5) | 111" x 50 5/8"    | CASEMENT | ALUMINUM/WHITE | 2             | WOOD | NOA-150418.02        |
| (6) | 53 1/8" x 38 3/8" | SLIDING  | ALUMINUM/WHITE | 6             | WOOD | FL 20359             |
| (7) | 19 1/8" x 38 3/8" | CASEMENT | ALUMINUM/WHITE | 15            | WOOD | NOA-150418.02        |
| (8) | 53" x 50 5/8"     | SLIDING  | ALUMINUM/WHITE | 4             | WOOD | FL 20359             |
| (9) | 174" x 50 5/8"    | MULLION  | ALUMINUM/WHITE | 1             | WOOD | IMPACT-4H LITE       |

(\*) COORDINATE MASONRY OPENINGS W/ WINDOW MANUFACTURER PRIOR TO WINDOW INSTALLATION.  
(\*) ALL EXTERIOR WINDOWS ARE TO BE HURRICANE RESISTANT. SEE NOA'S ATTACHED.

**PARTITION LEGEND**



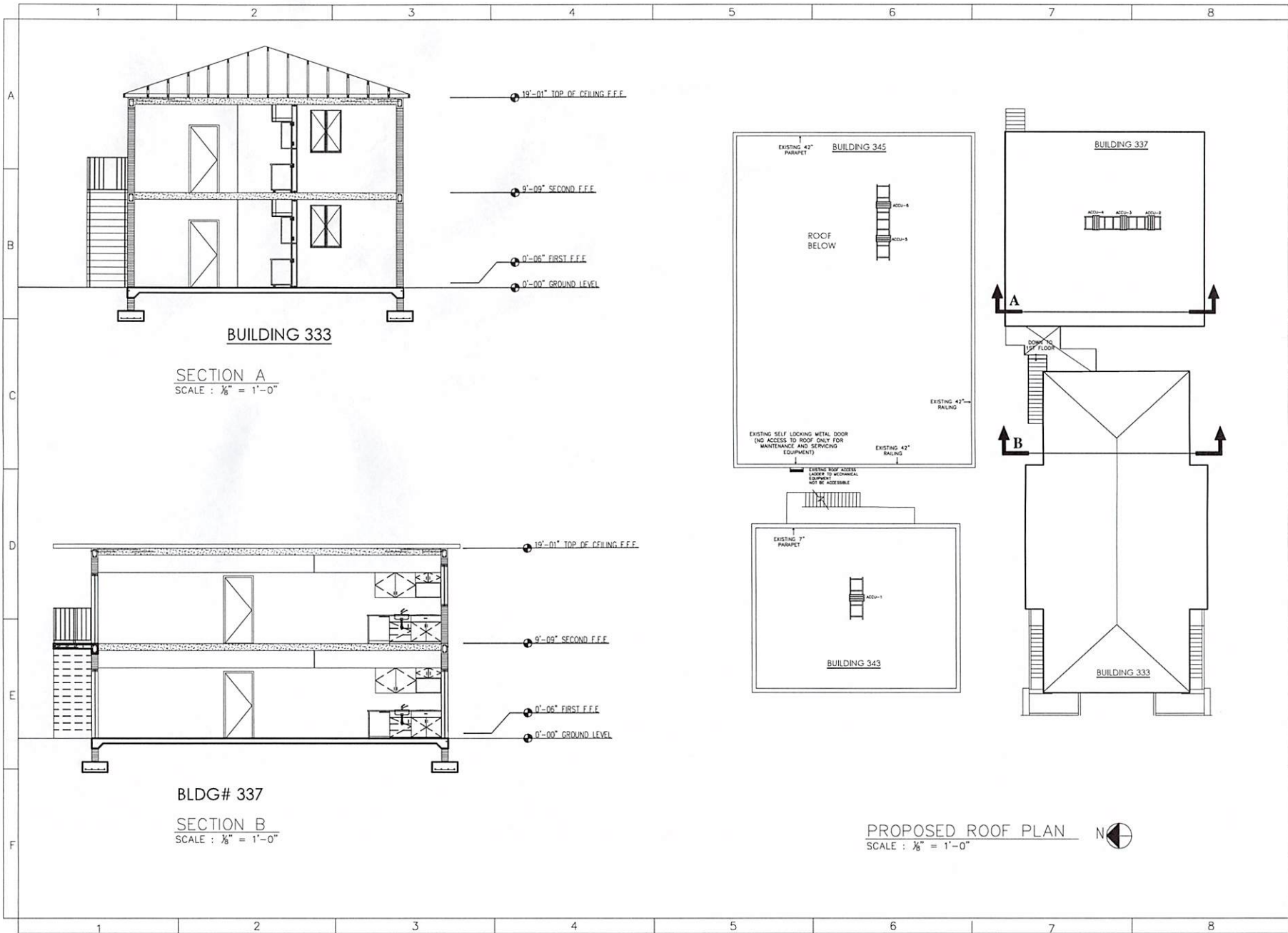
- NOTES:**
- FOR DIMENSIONS OF CORRIDORS SEE APPROVED LIFE SAFETY PLANS
  - NO CHANGES TO EXISTING CORRIDOR AND HALLWAYS HAVE BEEN MADE
  - PER CHAPTER 4 FAC2010 FOR PULL & PUSH DIMENSIONS FOR ADA ENTRY DOORS
  - ALL ADA ENTRANCE, BEDROOM AND BATHROOM DOORS ARE 36" WIDE PER CHAPTER 4 FAC2010
  - BUILDING SPRINKLERS & FIRE ALARM SYSTEM NON-OPERATIONAL, BUILDING EMPTY WHILE UNDER CONSTRUCTION
  - FOR ALL EXIT SIGNS LOCATIONS SEE LS1.01
  - ALL 1HR FIRE RATED PARTITIONS ARE DOTTED



1 2 3 4 5 6 7 8

A B C D E F





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P.E. #63844

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SCALE:  
DRAWN:  
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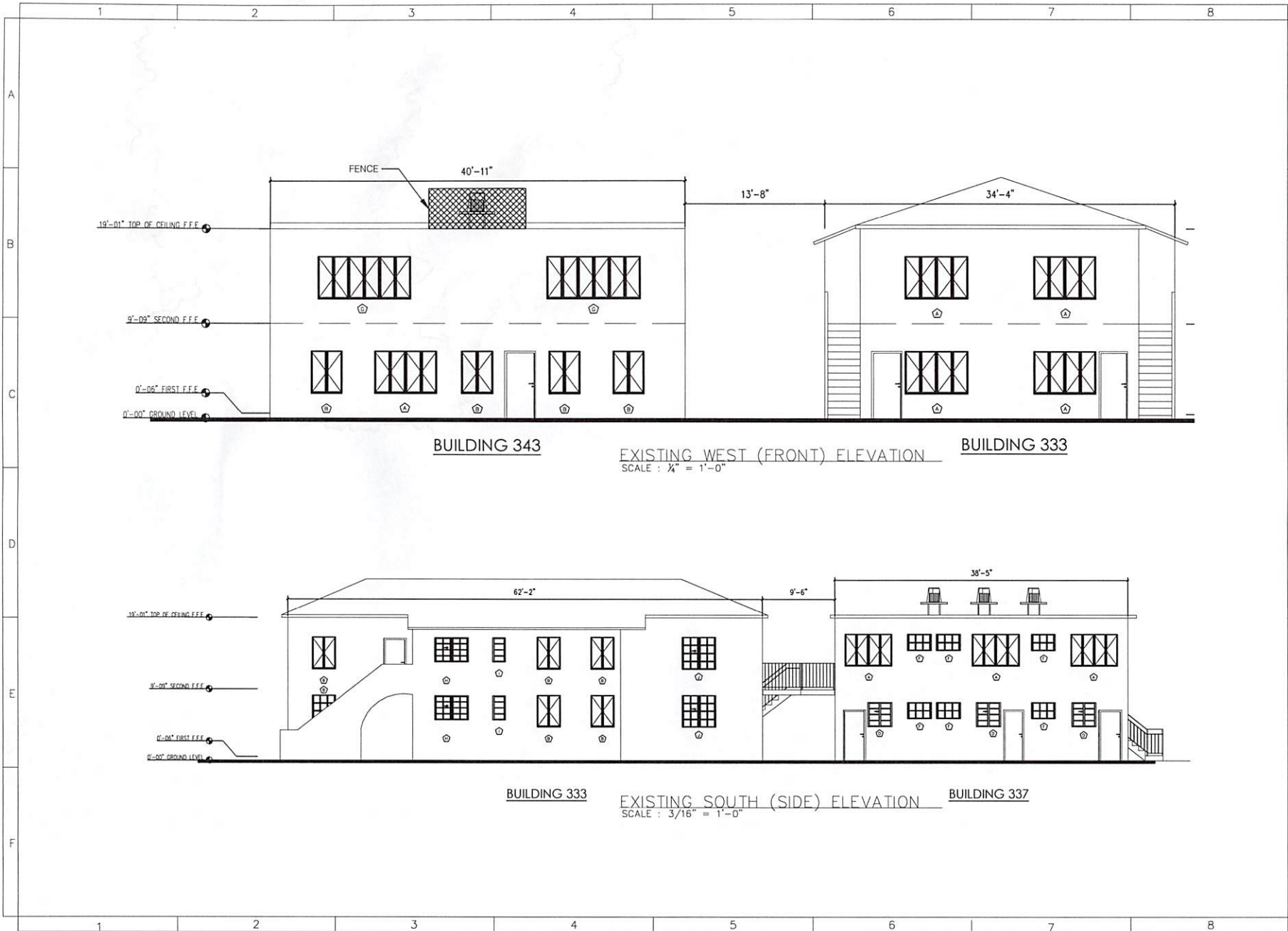
L. HIGH ANGLIN, P.E.  
 P.E. #63844

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 OF: SHEETS





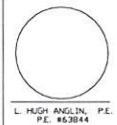
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SHEET TITLE : ELEVATIONS



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