

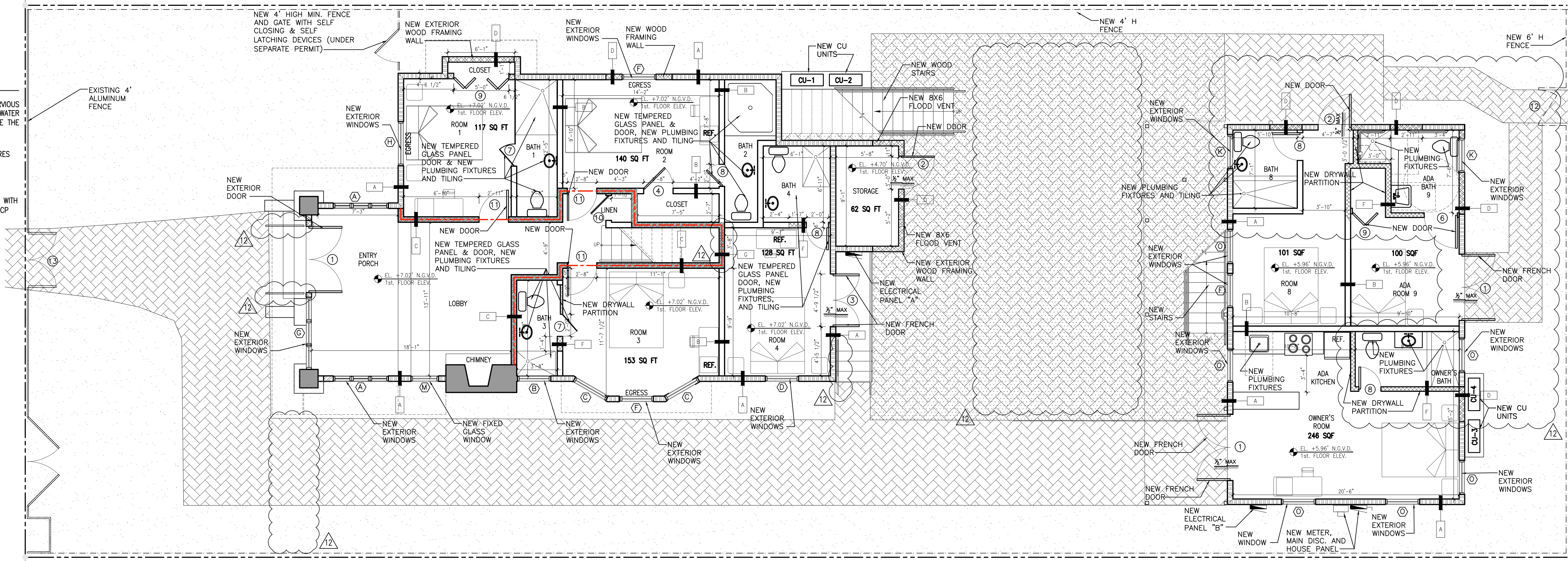
SHOWER NOTE

- SHOWER FLOOR AND WALLS SHALL BE CONSTRUCTED WITH IMPERVIOUS MATERIALS, CORROSION RESISTANCE, AND NONABSORBENT WATER RESISTANCE MATERIALS TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE SHOWER DRAIN OUTLET AS PER FBC R307
- PROVIDE TEMPERED SAFETY GLASS CLASS II FOR SHOWER ENCLOSURES
- 25" MIN. CLEARANCE FOR SHOWER ACCESS
- SHOWER PAN MEMBRANE MUST SLOPE 1/4" PER FOOT TOWARD DRAIN WITH NO PENETRATION LESS THAN 1" ABOVE THE THRESHOLD AS PER FBCP 417.5.2.

FLOOD VENT AREA CALCULATION

STORAGE AREA 62 SQ. FT.
 TOTAL OF FLOOD VENTS 2
 8" X 6" = 48 (EACH) X 2 = 96 SQ. IN. TOTAL
 96 SQ. IN. TO COMPLY WITH 1 SQ. IN. PER 1 SQ. FT. MINIMUM
 FLOOD VENTILATION OPENINGS MUST BE PROTECTED WITH A CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8" THICK.

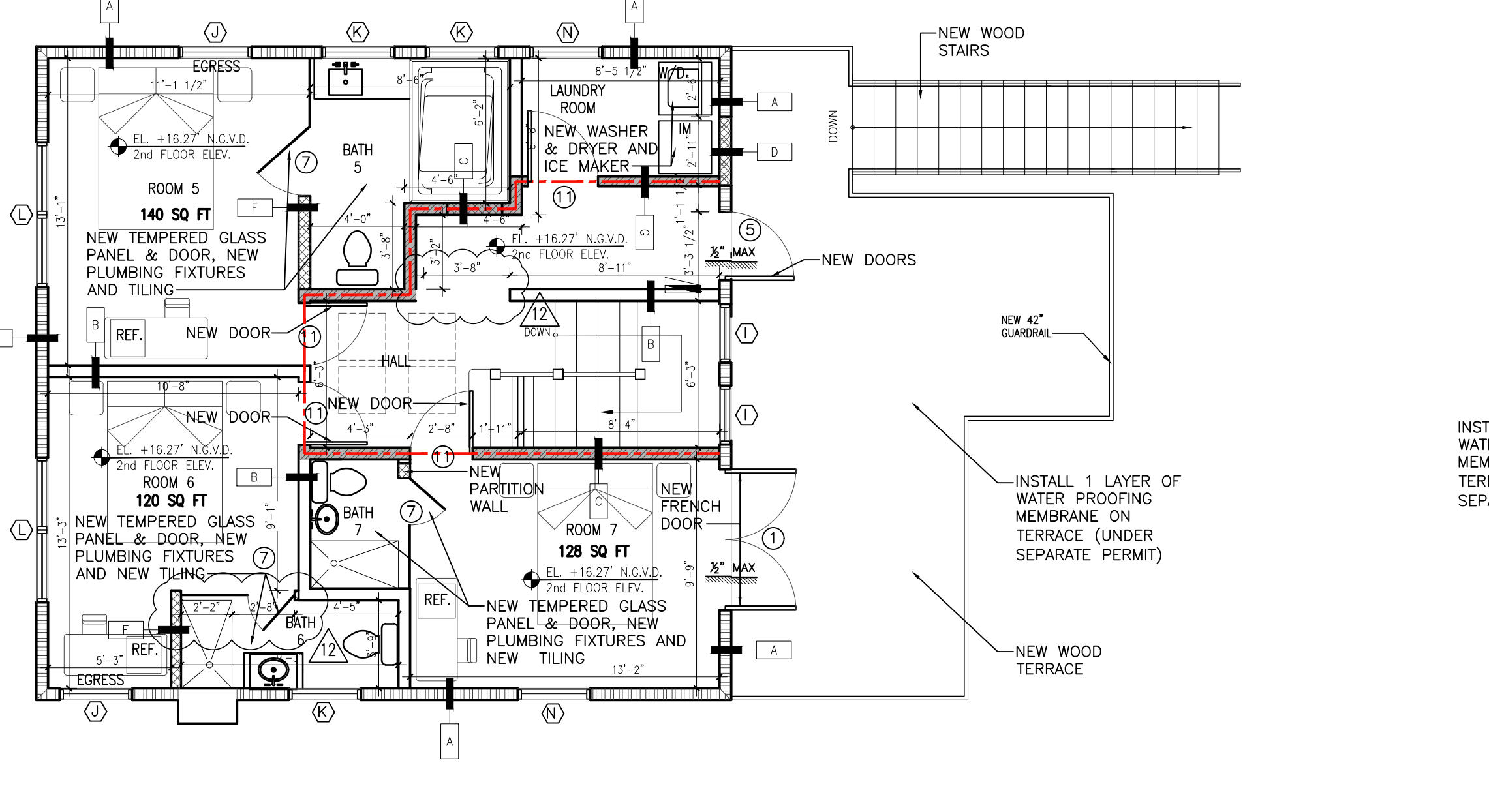
* GUEST ROOM WITH REQUIRED MOBILITY ACCESS (ROOM 9) SHALL BE PROVIDED WITH AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS & SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS.



WINDOW SCHEDULE							
SYM.	TYPE	WINDOW SIZE (W X H)	MATERIAL	LOCATION	REMARKS	FRAME COLOR	GLASS COLOR
A	FIXED	60" X 60"	ALUMINUM GLASS	ENTRY PORCH	IMPACT	BLACK	CLEAR
B	SINGLE HUNG	36" X 39"	ALUMINUM GLASS	BATH 3	IMPACT	BLACK	CLEAR
C	SINGLE HUNG	41" X 50"	ALUMINUM GLASS	ROOM 3	IMPACT	BLACK	CLEAR
D	SINGLE HUNG	36" X 46"	ALUMINUM GLASS	ROOM 4	IMPACT	BLACK	CLEAR
F	CASEMENT	37" X 55"	ALUMINUM GLASS	ROOM 2, 3, 8 & CORRIDOR 2nd FLOOR	IMPACT	BLACK	CLEAR
G	SINGLE HUNG	78" X 51"	ALUMINUM GLASS	ENTRY PORCH	IMPACT	BLACK	CLEAR
H	SINGLE HUNG	48" X 50"	ALUMINUM GLASS	ROOM 1	IMPACT	BLACK	CLEAR
I	FIXED	30" X 54"	ALUMINUM GLASS	STAIRCASE 2nd FLOOR	IMPACT	BLACK	CLEAR
J	CASEMENT	37" X 51"	ALUMINUM GLASS	ROOM 5 & 6	IMPACT	BLACK	CLEAR
K	SINGLE HUNG	37" X 39"	ALUMINUM GLASS	BATH 5, 6, 8, 9, ROOM 10, & 11	IMPACT	BLACK	CLEAR
L	SINGLE HUNG	74" X 50"	ALUMINUM GLASS	ROOM 5, 6, 10, & 11	IMPACT	BLACK	CLEAR
M	FIXED	30" X 84"	ALUMINUM GLASS	LOBBY	IMPACT	BLACK	CLEAR
N	FIXED	37" X 50"	ALUMINUM GLASS	ROOM 7, 10, LAUNDRY & CORRIDOR 2nd FLOOR	IMPACT	BLACK	CLEAR
O	SINGLE HUNG	37" X 55"	ALUMINUM GLASS	ROOM 8, OWNER'S ROOM, & BATH 10	IMPACT	BLACK	CLEAR

DOOR SCHEDULE							
SYM.	TYPE	DOOR SIZE (W X H)	MATERIAL	LOCATION	REMARKS	FRAME COLOR	GLASS COLOR
1	FRENCH DOOR	(2)36" X 80"	ALUMINUM GLASS	MAIN ENTRANCE, OWNER'S ROOM, ROOM 7 & ROOM 9	NEW (EXTERIOR)	BLACK	CLEAR
2	SWING DOOR	36" X 80"	ALUMINUM GLASS	STORAGE, CORRIDOR 2nd FLOOR BLDG 2 & ROOM 8	NEW (EXTERIOR)	BLACK	CLEAR
3	FRENCH DOOR	(2)28.5" X 80"	ALUMINUM GLASS	ROOM 4	NEW (EXTERIOR)	BLACK	CLEAR
4	SWING DOOR	32" X 80"	HOLLOW CORE	CLOSET ROOM 2	NEW		
5	SWING DOOR	35" X 80"	ALUMINUM GLASS	SECOND FLOOR REAR EGRESS, TERRACE	NEW (EXTERIOR)	BLACK	CLEAR
6	SWING DOOR	36" X 80"	HOLLOW CORE	BATHROOM ROOM 9	NEW		
7	SWING DOOR	24" X 80"	GLASS	BATH 1, 3, 5, 6 & 7	NEW		FROSTED
8	SWING DOOR	24" X 80"	HOLLOW CORE	BATH 2, 4, 8, 10, 11 & OWNER'S BATH	NEW		
9	BI-FOLD	(4) 15" X 80"	HOLLOW CORE	CLOSET ROOM 1, 9, 11 & 10	NEW		
10	SWING DOOR	27" X 80"	HOLLOW CORE	LINEN	NEW		
11	SWING	32" X 80"	20 MIN. FIRE RATED	ROOM 1, 2, 3, 5, 6, 7, 11, 10 & LAUNDRY	NEW		
12	SWING GATE	36" X 72"	ALUMINUM	EXIT FENCE GATE	NEW (EXTERIOR)		
13	SWING GATE	(2) 36" X 48"	ALUMINUM	EXIT FENCE GATE	EXISTING (EXTERIOR)		

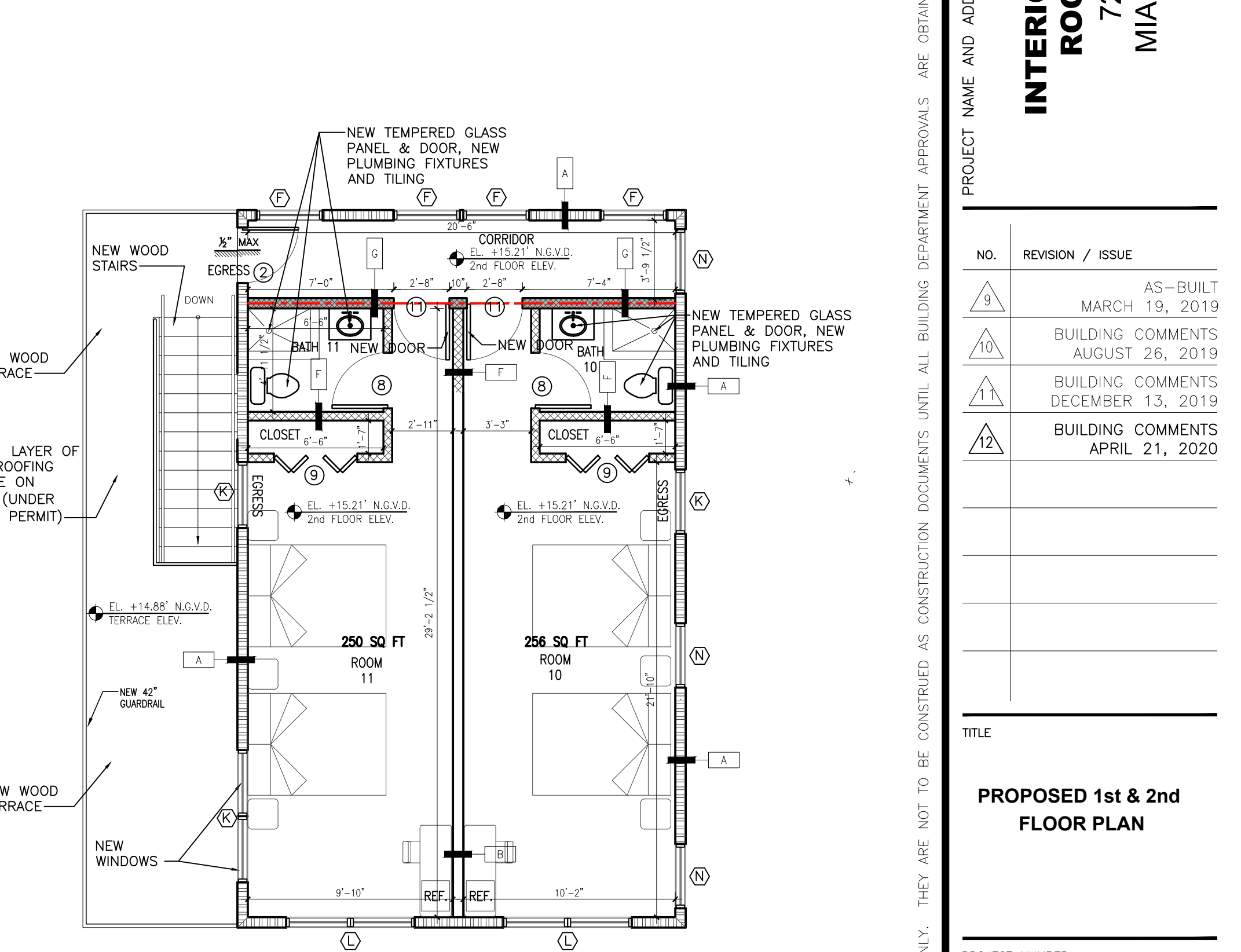
1 PROPOSED 1st FLOOR PLAN
3/16"=1'-0"



LEGEND

- A: EXISTING EXTERIOR WOOD FRAME WALL
- B: EXISTING DRYWALL PARTITION TO REMAIN
- C: EXISTING 1/2 HR. FIRE RATED WALL
- D: NEW EXTERIOR WOOD FRAME WALL
- F: NEW DRYWALL PARTITION
- G: NEW 1/2 HR. FIRE RATED WALL
- 1/2-HR. FIRE RATED ENCLOSURE

2 PROPOSED 2nd FLOOR PLAN
3/16"=1'-0"



MOBILITY / COMMUNICATION CALCULATIONS AS PER TABLE 224.2 & 224.4

OCCUPANCY CLASSIFICATION	MIN. NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWER	MIN. NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWER	TOTAL NUMBER OF REQUIRED ROOMS	MIN. NUMBER OF REQUIRED GUEST ROOM WITH COMMUNICATION FIXTURES
TRANSITING GUEST ROOM	1 (ROOM 9)	0	1 (ROOM 9)	2 (ROOM 1 & ROOM 8)

* REFER TO I.S.-1 AND FIRE ALARM SHOP DRAWINGS FOR AUDIO/VISUAL COMMUNICATION DEVICES.

REV-12

- ALL WALL HAVE BEEN TAGGED.
- DIFFERENCE ON LEVEL AT ANY FLOOR LEVEL UPDATED.
- FEATURE OF DOORS HAVE BEEN UPDATED OR REORGANIZED.

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INTERIOR REMODELING FOR ROOMING HOUSE AT
 721 MICHIGAN AVE
 MIAMI BEACH, FL 33139

PROJECT NAME AND ADDRESS

NO.	REVISION / ISSUE
A	AS-BUILT MARCH 19, 2019
10	BUILDING COMMENTS AUGUST 26, 2019
11	BUILDING COMMENTS DECEMBER 13, 2019
12	BUILDING COMMENTS APRIL 21, 2020

TITLE

PROPOSED 1st & 2nd FLOOR PLAN

PROJECT NUMBER

19016

DATE

APRIL 21, 2020

SCALE

AS SHOWN

DWG NO.

A-3.0

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