

CLIENT:

241 77 STREET

Issued for Permitting

241 77 street  
Miami Beach, FL 33141



407 LINCOLN ROAD, SUITE 2C  
MIAMI BEACH, FL 33139  
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License #AA 26002467

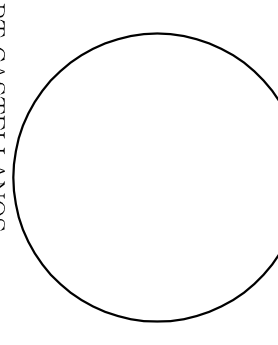
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No. DATE ISSUED / REVISED

1 17FEB15 PERMITTING  
2 11NOV15 PERMIT REV. A  
3 11MAR16 PERMIT REV. A

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SEAL:



WINSLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE #AA 96133  
PROJECT NO.: 2014-32

LIFE SAFETY  
SECOND FLOOR  
PLAN

CHECKED BY: WC SHEET NO.:

DRAWN BY: FAJ

SCALE: AS NOTED

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LIFE SAFETY LEGEND:

- EXIT SIGNAGE
EXIT SIGNAGE AND EGRESS LIGHT
FIRE EXTINGUISHER - SURFACE - TYPE A
DEFIBRILLATOR
SMOKE / CARBON MONOXIDE DETECTOR MULTISTATION
EXISTING ELEVATION
NGVD: F.F.E. 9.41' = +1.4'
FIRE ALARM PULL STATION
PROPERTY LINE
FIRE ALARM SPEAKER / STROBE
COMBO
EXIT SIGNAGE AND EGRESS LIGHT
NUMBER OF OCCUPANTS EXITING FROM ONE UNIT
NUMBER OF OCCUPANTS EXITING FROM SEVERAL UNITS
EXISTING PARTITION
NEW PARTITION
1-HR FIRE RATED SEPARATION
123 L.F.
PATH OF TRAVEL
REQUIRED/PROVIDED EGRESS WIDTH
CEILING HEIGHTS ARE 9'-0" THROUGHOUT
FIRE STROBE

BUILDING & LIFE SAFETY INFORMATION

OCCUPANCY CLASSIFICATION 2010 IBC CHAPTER 3, SECTION 303. SHALL COMPLY WITH FPCC 5TH ED. TABLE 101. AND NFPA 1101 2012 EDITION.
1. NEW R-1 = HOTEL & MOTEL
2. BUILDING SHALL SPRINKLERED AND SHALL HAVE A FIRE ALARM SYSTEM.
3. ALL EMERGENCY LIGHT FIXTURES ON BATTERY BACK RATED FOR 90 MINUTES.
4. NEW FIRE ALARM SYSTEM SHALL BE INSTALLED. - UNDER SEPARATE CONTRACT TABLE 101, 5TH ED.
5. EXIT DOORS WILL NOT HAVE ANY LOCK OR SPECIAL KNOWLEDGE TO OPERATE FROM EGRESS SIDE AS PER FPCC 101, ED CH.7
CONSTRUCTION TYPE: III A - PROTECTED (E.F.B.C.)
DEADEND CORRIDOR: 20'-0" MAXIMUM
MAXIMUM TRAVEL DISTANCE: 122'-0" MAXIMUM
EGRESS WIDTH: 36" MINIMUM
HORIZ. FIRE SEPERATION: 1 HOUR
CEILING / ROOF ASSEMBLY: 2 HOUR
FLOORS: 2
YEAR BUILDING BUILT: 1939
TENANTS IN BUILDING: 4
PARTY WALL SEPERATION: 1 HOUR
MINIMUM DOOR WIDTH: 32" MINIMUM CLEAR
EXIT ACCESS CORRIDOR RATING: 1 HOUR
MECHANICAL RM. SEPERATION: 1/2 MAXIMUM
CEILING CHANGE IN ELEVATION: 2 (2 DOORS)
MINIMUM NO. OF EXITS: 36" REQUIRED
TOTAL OCCUPANT ( X 0.2): 72' PROVIDED

CALCULATIONS
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - TABLE 1004.1.1:
FLORIDA FIRE PROTECTION CODE 101 5TH EDITION & TABLE 7.3.1.2.5
STORAGE: 300 GROSS S.F./PER PERSON
RESIDENTIAL R-1: 200 S.F. GROSS / PER PERSON

A FIRE EVACUATION PLAN SHALL BE PROVIDED ON THE BACK OF THE GUESTROOM DOORS AS PER FPCC 101 5TH ED. 29.7.4

REHABILITATION WORK IS AS PER FPCC 101 5TH EDITION CHAPTER 43 BUILDING REHAB.

SPRINKLER SYSTEM EXEMPTION AS PER 2012 EDITION FPCC 28.3.5.2 "AUTOMATIC SPRINKLER PROTECTION SHALL NOT BE REQUIRED IN BUILDINGS WHERE ALL GUESTS SLEEPING ROOMS OR GUESTS SUITES HAVE A DOOR OPENING DIRECTLY TO EITHER OF THE FOLLOWING:

GENERAL NOTES:

- 1. BUILDING SHALL NOT BE OCCUPIED DURING CONSTRUCTION.
2. DURING CONSTRUCTION AND WHILE OCCUPIED THE BUILDING SHOULD COMPLY WITH NFPA 116.4 SAFEGUARDS.
3. PROJECT IS CLASSIFIED IN ACCORDANCE WITH FPCC 101 5TH EDITION CHAPTER 43 BUILDING REHAB.
4. DOOR OPENING GOING INTO THE CORRIDOR SHALL COMPLY WITH FPCC 101 5TH EDITION 29.3.6.2.2.
5. SMOKE DETECTORS INSIDE THE ADA ROOMS SHALL ACTIVATE THE STROBE DEVICES INSIDE THE SLEEPING AREAS AND BATHROOMS.
6. CONSTRUCTION SHALL COMPLY WITH NFPA 116.4 SAFEGUARDS WHILE WORK IS BEING PERFORMED.
7. ALL ROOMS SHALL HAVE SOME DETECTORS AND CARBON MONOXIDE DETECTORS.
8. ALL EMERGENCY LIGHTS SHALL BE ON 90 MINUTES BATTERY BACK-UP.
9. ALL PENETRATIONS SHALL HAVE RATE COMPOUND AT RATED WALL.
10. REFER TO ENGINEERING DRAWINGS BUT ALL SHALL HAVE ADDRESSABLE FIRE ALARM SYSTEM AS PER FPCC 101 5TH EDITION 28.3.4.1.
11. ALL ROOMS SHALL HAVE CARBON MONOXIDE DETECTORS AS PER FPCC 101 5TH EDITION 28.3.4.6.1.
12. ALL EXIT SIGNAL SHALL BE ON BATTERY BACK-UP FOR 90 MINUTES.
13. ALL VERTICAL OPENS SHALL COMPLY WITH 29.3.1.1.4. DUE TO THE BUILDING NOT BEING SPRINKLERED.
14. EXIT SIGNS SHALL BE IN ACCORDANCE WITH FPCC 101 5TH EDITION 29.2.10
15. ALL DOORS EXISTING TO REMAIN UNLESS OTHERWISE NOTED. ALL DOORS AT RATED WALLS ARE TO BE 1 HOUR RATED

CONSTRUCTION NOTES:

- 1 DOOR SHALL BE 1HR RATED & SHALL COMPLY WITH FPCC 101 5TH EDITION 8.3.4.2
2 HANDRAILS SHALL BE IN COMPLIANCE WITH FPCC 101 5TH EDITION 10.2.2
3 ALL ROOMS SHALL HAVE BEHIND THE ENTRY DOOR EVACUATION PLAN AS PER FPCC 101 5TH EDITION 29.7.4.1. (FOR ALL ROOMS)

CALCULATIONS ARE BASED FROM 2010 FLORIDA BUILDING CODE EXISTING: CHAPTER 10, SECTION 1004.1, TABLE 1004.1.1

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

