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ARCHITECTURE, PLANNING & INTERIOR DESIGN

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"A BETTER LIFE THROUGH DESIGN"

ARTURO G. FANJUL ARO017585  
STATE OF FLORIDA REGISTERED ARCHITECT

CONSTRUCTION DOCUMENTS FOR:

**CHANGE OF USE  
R2 TO R1  
APARTMENT HOTEL  
IMPROVEMENTS**

226 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139  
FOLIO:02-4203-009-5780

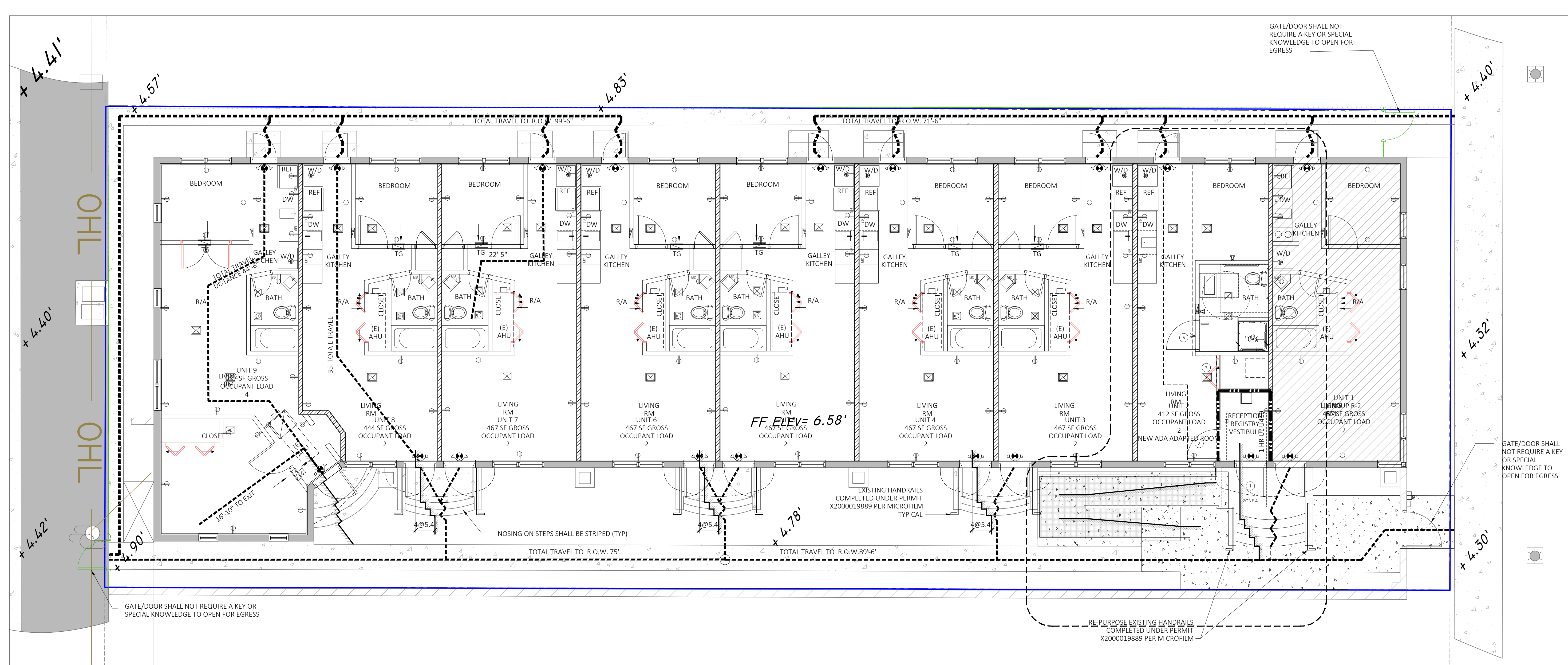
LIFE SAFETY PLAN

REVISION	NO.

DATE: 3/15/2019  
SCALE: AS NOTED  
DRAWN: AGF  
CHECKED: AGF  
JOB NO. 18-0902  
PERMIT NO.

**OWNERSHIP**  
OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

**LS1.0**

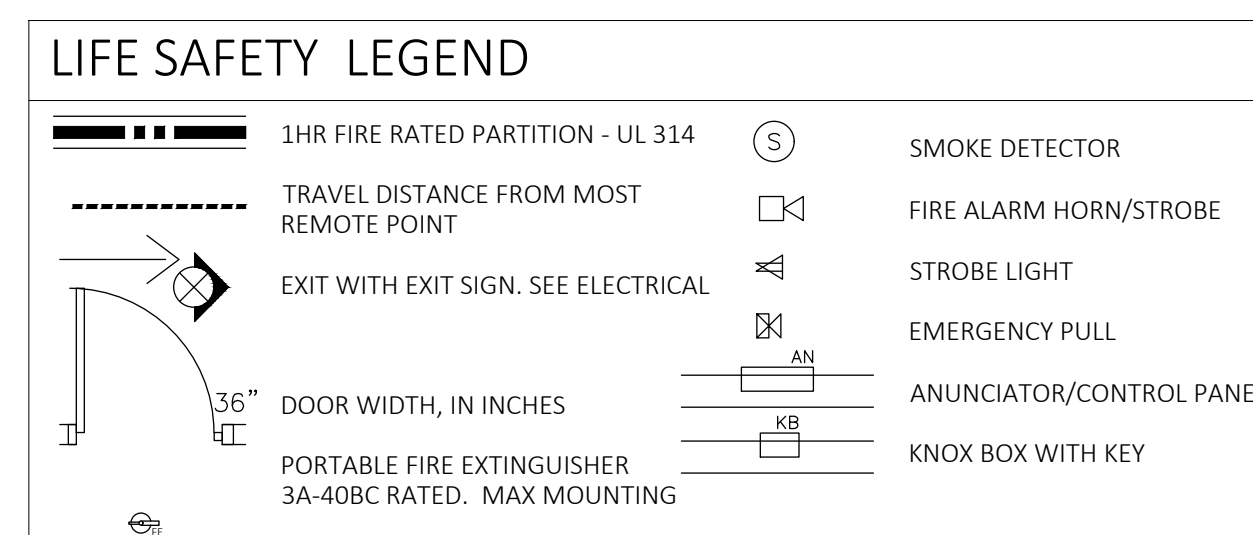


**GENERAL NOTES:**

- BUILDING SHALL BE FULLY SPRINKLED UNDER SEPARATE PERMIT.
- THRESHOLDS AT DOORWAYS, SHALL BE 1/2" HIGH (MAXIMUM). RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303. FOR EXISTING OR ALTERED THRESHOLDS SEE EXCEPTION FBC ACC 404.2.5
- RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. FOR EXISTING BUILDINGS SEE EXCEPTION FBC ACC TABLE 405.2
- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (MINIMUM) BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS THE HANDRAIL OF AN ADJACENT RAMP RUN. FBC ACC 505.10
- FOR WORK AREA COMPLIANCE METHOD, SHOW ON PLANS THE WORK AREA IN SQUARE FEET, (EXCLUDE FLOORING). TOTAL GROSS CONSTRUCTION (NOT JUST AC) AREA, INCLUDING COVERED TERRACES AND GARAGES (OPEN OR ENCLOSED WITHIN WALLS OR COLUMNS) SHOULD BE REFLECTED ON THE APPLICATION AND ON PLANS AS AREAS OF NEW CONSTRUCTION AND/OR ALTERATION WORK AREA IN COMPLIANCE WITH FBC 301.1.2 & 501.2.
- PER CHAPTER 5, FBC 501.1 THIS IS A LEVEL 2 ALTERATION WITH CHANGE OF USE WITHIN OCCUPANCY TYPE FORM R2 TO R1.
- PROVIDE WALL TILES IN BATHROOM WET AREAS TO 6 FEET OR 72 INCHES MINIMUM ABOVE DRAIN IN COMPLIANCE WITH FBCB 1210.2.3.
- PROVIDE INTERCONNECTED SMOKE ALARMS IN COMPLIANCE WITH FBCB (WORK AREA ONLY) FBCB 804.4.3.
- PROVIDE NEW WALL/CEILING FRAMING DETAILS IN COMPLIANCE WITH FBCB 107
- PROVIDE ON PLANS NEW DOORS SCHEDULE SHOWING ALL DOORS DIMENSIONS (WIDTH AND HEIGHT) AND ANY REQUIRED FIRE RATINGS (FOR ENTRY DOORS) IN COMPLIANCE WITH CHAPTER 7 FBCB 2017 AND FBCB 107
- \*ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION\*.
- ALL DOORS IN THE UNIT MUST PROVIDE MIN 32" CLEAR WIDTH (INTERIOR DOORS MAY BE 34").

**NEW DOORS SCHEDULE**

NO.	W	H	DESCRIPTION
1	36	80	EXTERIOR CLEAR VIEW IMPACT
2	36	80	INTERIOR 3/4HR RATED WITH CLOSER
3	36	80	BI-FOLD FULL LOUVER
4	30	80	B-FOLD
5	36	80	SOLID PRIVACY LOCKSET ADA COMPLIANT



**GENERAL LIFE SAFETY NOTES:**

FLORIDA FIRE PREVENTION CODE - CHAPTER 29 - NEW SHORT TERM RENTAL - HOTEL

TRAVEL DISTANCES PERMITTED WITHOUT SPRINKLERS:  
MAX COMMON PATH: 35 FT FFPC 28.2.5.3  
MAX DEAD END CORRIDOR: 35 FT FFPC 28.2.5.5  
MAX TRAVEL DISTANCE WITHIN UNIT: 75 FT FFPC 28.2.6.2  
MAX TRAVEL DISTANCE TO R.O.W: 100 FT FFPC 28.2.7.3

1 GROUND FLOOR PLAN  
A1.0 SCALE=3/16"=1'-0"

