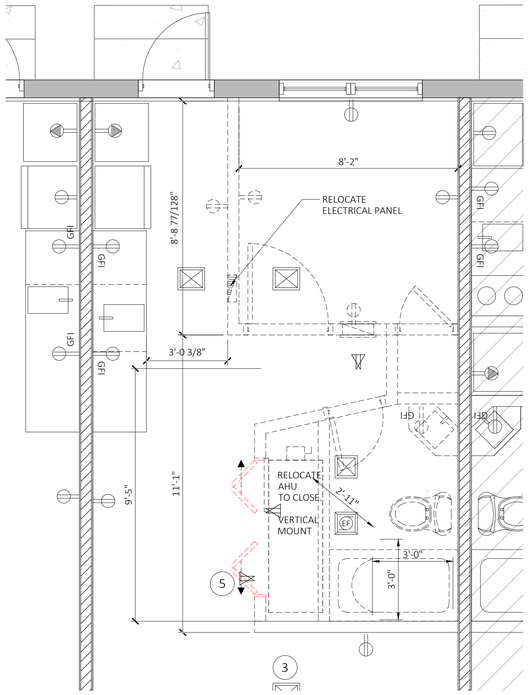
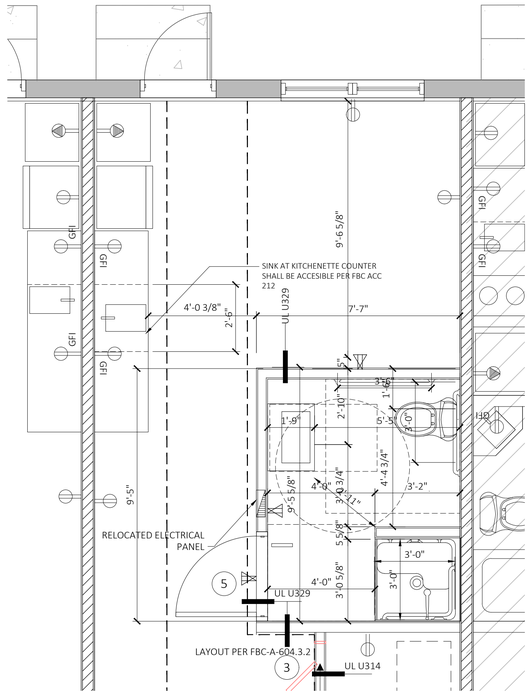


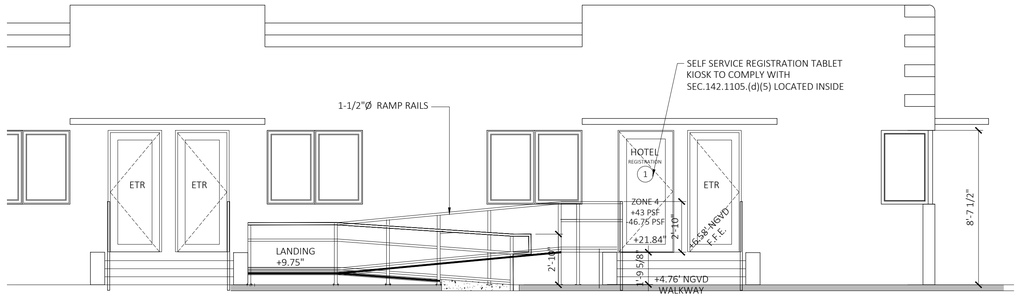
4 A1.0 — EXISTING CONDITIONS DEMO PLAN

SCALE: 3/8"=1'-0"



3 A1.0 — PROPOSED ADA BATHROOM

SCALE: 3/8"=1'-0"



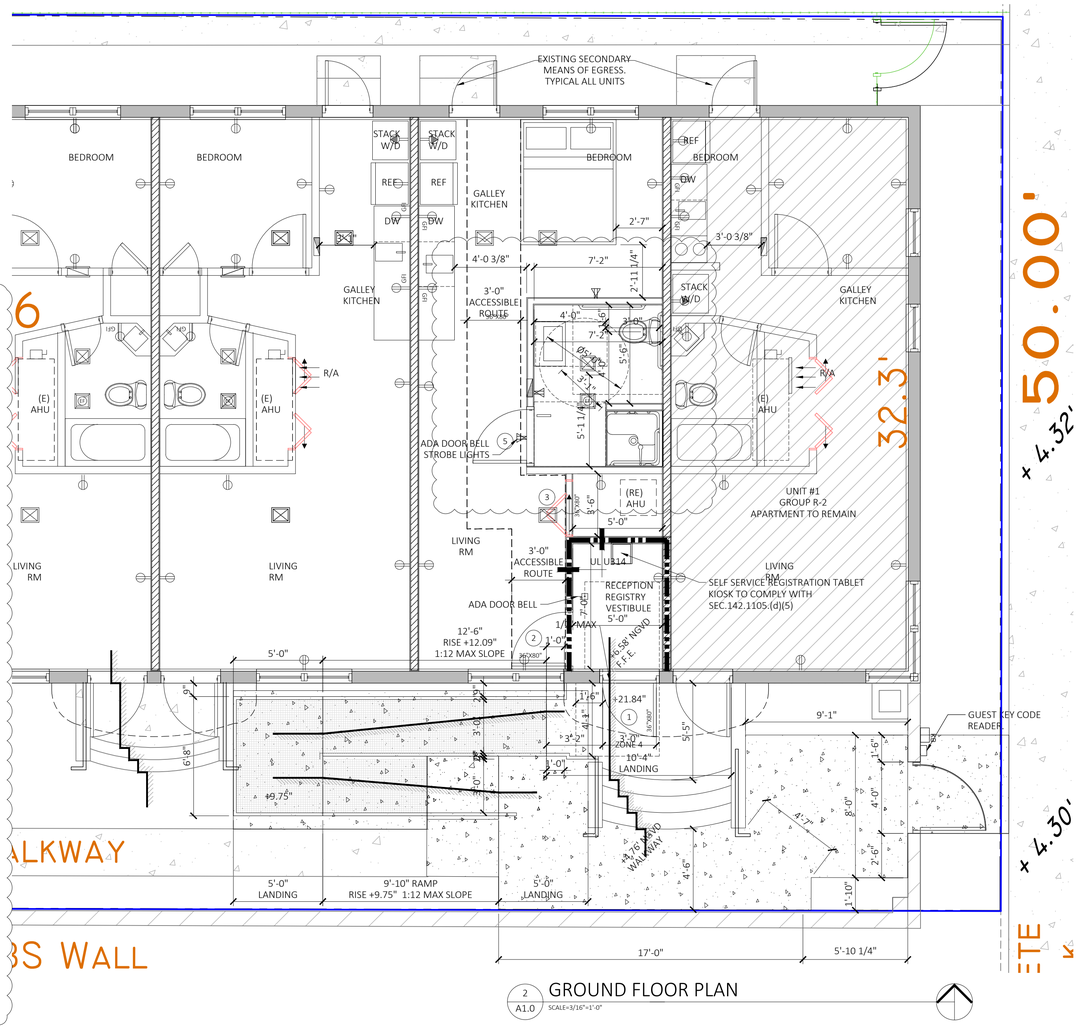
RAMP NOTES:

1. RAMP SHALL BE FABRICATED OF MARINE GRADE ALUMINUM POSTS AND RAILS.
2. POSTS SHALL BE SURFACE MOUNTED TO CONCRETE SLAB OF CONCRETE PEDESTAL FOOTINGS.
3. THE FIRST 4'-0" RUN, 4" RISE OF RAMP SHALL BE SLOPED 3000 PSI CONCRETE TO ALLOW FOR ALUMINUM FRAME ATTACHMENT OF DECKING.
4. RAMP DECK SHALL BE FABRICATED OF MARINE GRADE FIBERGLASS GRATING AS USED IN MARINA CONSTRUCTION WITH ADA COMPLIANT SLIP COEFFICIENT OF FRICTION.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
6. MAX SLOPE 1:12 PER 2017 FBC-ACCESSIBILITY CODE

NO GUARD RAIL REQUIRED. RISE IS LESS THAN 30"

1 A1.0 — RAMP ELEVATION DETAIL

SCALE: 1/4"=1'-0"



2 A1.0 — GROUND FLOOR PLAN

SCALE=3/16"=1'-0"

SHOWER ASSEMBLY

Beautiful, durable, and functional

The integrated Schluter®-Shower System eliminates leaks, reduces the potential for efflorescence and mold growth in the system, and dramatically reduces total installation time to ensure success and make shower installation easier than ever. The Schluter®-KERDI-DRAIN integrates seamlessly with portland cement mortar beds to provide a sound base for the Schluter®-KERDI waterproofing membrane. Mortar beds can be formed in virtually any shape to allow for custom configurations of tiled showers.

Showers - Ceramic or stone tile

Mortar base

K-SH-M-10

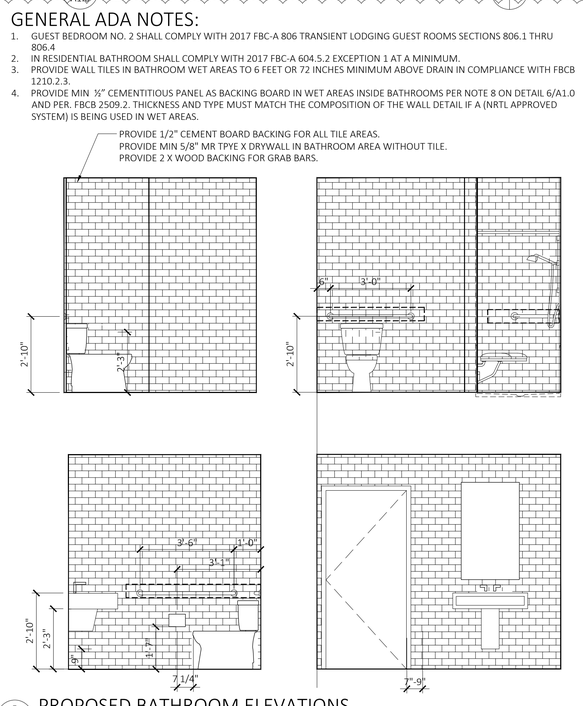
1. Ceramic or stone tile
2. Unmodified thin-set mortar
3. Schluter®-KERDI waterproofing membrane
4. Schluter®-KERDI-BAND waterproofing strips
5. Schluter®-KERDI-KERECK-F waterproofing corners
6. Schluter®-KERDI-SEAL-PS/-MV seals or Schluter®-KERDI-FIX sealant and bonding compound
7. Unmodified thin-set mortar
8. Solid backing
9. Schluter®-KERDI-DRAIN
10. Portland cement mortar bed
11. Built-up curb or Schluter®-KERDI-SHOWER-SC curb
12. Schluter®-KERDI-SHOWER-SB bench (optional)
13. Wood or concrete subfloor
14. Schluter®-DILEX profile (optional)

6 A1.0 — SHOWER CONSTRUCTION

SCALE: NTS.

GENERAL ADA NOTES:

1. GUEST BEDROOM NO. 2 SHALL COMPLY WITH 2017 FBC-A 806 TRANSIENT LODGING GUEST ROOMS SECTIONS 806.1 THRU 806.4
2. IN RESIDENTIAL BATHROOM SHALL COMPLY WITH 2017 FBC-A 604.5.2 EXCEPTION 1 AT A MINIMUM.
3. PROVIDE WALL TILES IN BATHROOM WET AREAS TO 6 FEET OR 72 INCHES MINIMUM ABOVE DRAIN IN COMPLIANCE WITH FBCB 1210.2.3.
4. PROVIDE MIN ½" CEMENTITIOUS PANEL AS BACKING BOARD IN WET AREAS INSIDE BATHROOMS PER NOTE 8 ON DETAIL 6/A1.0 AND PER. FBCB 2509.2. THICKNESS AND TYPE MUST MATCH THE COMPOSITION OF THE WALL DETAIL IF A (NRTL APPROVED SYSTEM) IS BEING USED IN WET AREAS.



5 A1.0 — PROPOSED BATHROOM ELEVATIONS

SCALE: 3/8"=1'-0"

FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN

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"A BETTER LIFE THROUGH DESIGN"

ARTURO G. FANJUL. AR0017585
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

PROPOSED FLOOR PLANS

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.

A1.0

REWORK-4 7/25/2019

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