



ESPASIO DESIGN CORP.

7875 SW 104th Street
Suite 202R
Miami, Florida 33156
Tel. 305.702.7993
www.espaziodesign.com

AA26002938

KENT HOTEL

1131 COLLINGS AVENUE
MIAMI BEACH, FL 33139

Project No. 134-18

No.	DATE	REVISION
1	03/15/17	BUILD COMMENTS

DRAWN	APPROVED
AC	AC
DATE	SCALE:
12-06-16	AS SHOWN

CONSULTANTS:

SEAL/SIGNATURE

N. ALEXANDRA CARDENAS-BARRERO,
R.A. LEED AP
AR 0094540

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SHEET TITLE

**LIFE SAFETY
PLAN AND
PROJECT DATA**

SHEET NUMBER

A-01

KENT HOTEL

PROJECT CRITERIA

ADDRESS

1131 COLLINGS AVENUE MIAMI BEACH, FLORIDA 33139

LIFE SAFETY CONSTRUCTION NOTES:

1. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS DURING CONSTRUCTION IN COMPLIANCE WITH NFPA 1141
2. ALL FLAMMABLE OR COMBUSTIBLE LIQUIDS TO BE STORED DURING CONSTRUCTION TO COMPLY WITH NFPA (LATEST EDITION)
3. CONTRACTOR TO PROVIDE FIRE & SMOKE SAFING AND CAULKING AS REQUIRED FOR ALL PROPOSED PENETRATIONS AT EXISTING AND NEW FIRE RATED & SMOKE PARTITIONS/ WALLS.
4. SEE M.E.P. FOR ADDITIONAL DETAILS AND NOTES.

SYMBOL & LEGEND

	ONE HOUR FIRE RATED WALL		FIRE EXTINGUISHER (RECESSED MOUNTED) WITH HOSE CONNECTION (TYPE ABC)
	SMOKE WALL (REQUIRED PER NFPA101 AND FBC14 798.3 & TABLE 1018.11)		EXIT SIGN CEILING OR WALL MOUNTED
	TRAVEL DISTANCE TO CORRIDOR AT ROOM (MAX 125 FT HOTEL) - SPRINKLERED		EXIT SIGN WITH EMERGENCY LIGHTING
	TRAVEL DISTANCE TO REACH EXIT (MAX 200 FT HOTEL) - SPRINKLERED		EMERGENCY LIGHTING WITH 90 MIN. BATTERY BACKUP CEILING OR WALL MOUNTED
	MOBILITY IMPAIRED UNIT		HEARING IMPAIRED UNIT
		OCCUPANCY TYPE	
		SPACE USE	
		AREA	
		LOAD	
		OCCUPANCY LOAD FACTOR	

BUILDING CLASSIFICATION: TYPE III B

BUILDING IS SPRINKLERED. HEADS LOCATED IN COMMON AREAS AS WELL AS IN SLEEPING ROOMS AND BATHROOMS. SPRINKLER WORK NOT IN SCOPE AND UNDER SEPARATE PERMIT.

BUILDING CLASSIFICATION R-1 (HOTEL)

SCOPE OF WORK: ALTERATION LEVEL 2 (FBC(E) 501.1 - SEC 404.1)

SCOPE CLASSIFICATION: RENOVATION IN ACCORDANCE WITH FPFC 101 5TH EDITION CHAPTER 4.3

SCOPE OF WORK WILL NOT IMPACT THE INTEGRITY OF THE FIRE SAFETY FEATURES OF THE BUILDING. LIFE SAFETY SHALL REMAIN OPERATIONAL WHILE THE WORK IS BEING PERFORMED.

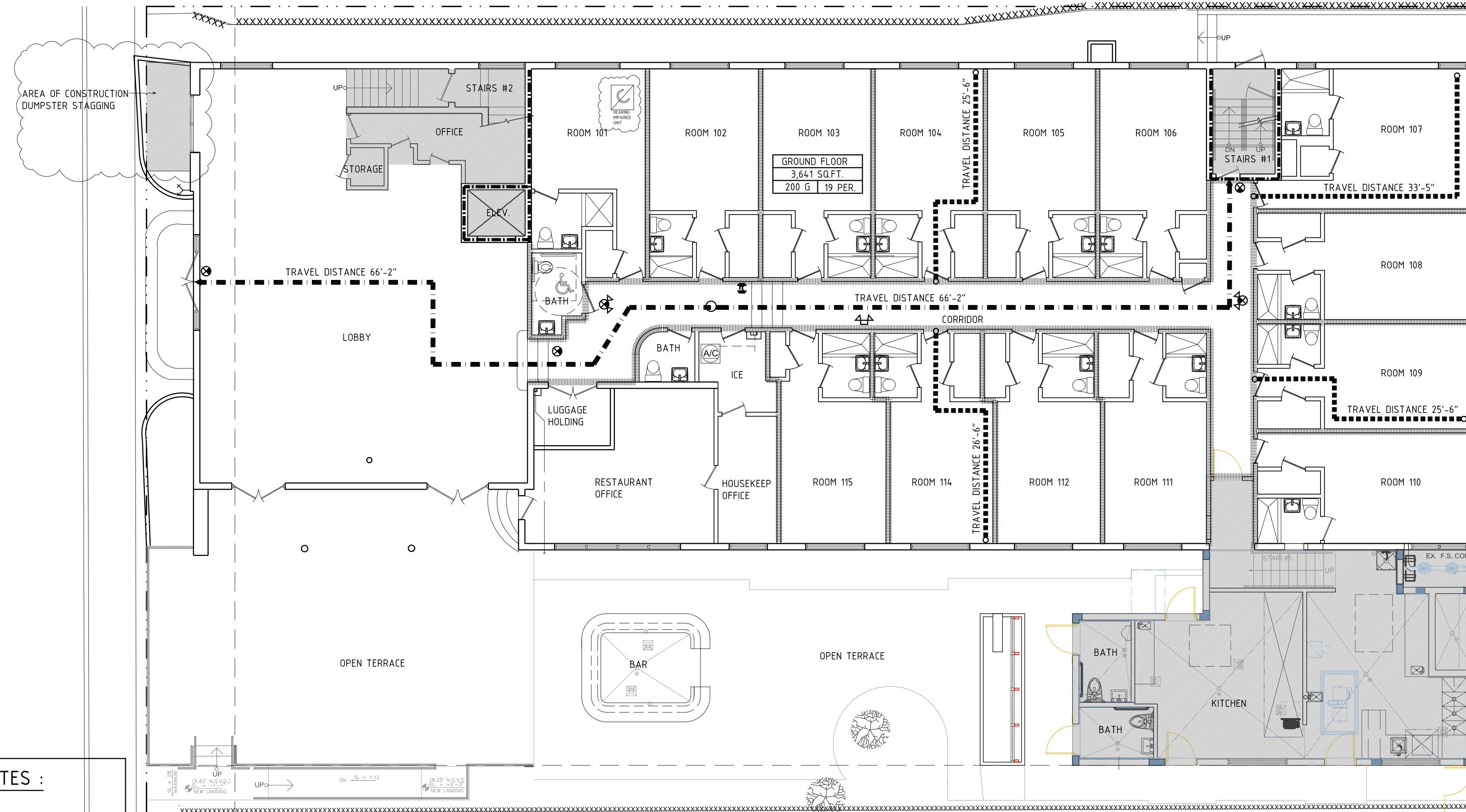
CODE IN EFFECT: FLORIDA BUILDING CODE 2014

CONSTRUCTION TO BE COMPLETED ON FLOOR BY FLOOR BASIS. FLOORS UNDERGOING WORK WILL NOT BE OCCUPIED DURING CONSTRUCTION. PORTIONS OF BUILDING REMAINING OPERATIONAL SHALL COMPLY WITH FPFC 101 5TH EDITION 16.4 SAFEGUARDS. CONSTRUCTION AREAS TO BE ACCESSIBLE ONLY TO WORKERS.

MOBILITY/COMMUNICATION FEATURE ANALYSIS

GUEST ROOMS: 56	REQUIRED	PROVIDED
GUEST ROOMS WITH MOBILITY FEATURES PER FBC2014 ACCESSIBILITY TABLE 224.2	51 TO 75 ROOMS = 4 REQUIRED (1 WITH ROLL-IN SHOWER)	4 PROVIDED
GUEST ROOMS WITH MOBILITY & COMMUNICATION FEATURES PER FBC2014 ACCESSIBILITY TABLE 224.5	AT LEAST ONE GUESTROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES	2 PROVIDED (COUNTED WITHIN MOBILITY AND COMM CALCS)
GUEST ROOMS WITH COMMUNICATION FEATURES PER FBC2014 ACCESSIBILITY TABLE 224.4	51-75 ROOMS = 7 REQUIRED	7 PROVIDED

NOTE: MOBILITY & COMMUNICATION ACCESSIBLE SUITES TO BE DISPERSED AMONG THE VARIOUS CLASSES OF GUESTROOMS PER FBC 2014 ACCESSIBILITY TABLE 224.5 DISPERSION



**FIRST FLOOR
LIFE SAFETY PLAN**

1
A-01

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



FIRE NOTES :

1. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
2. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL COMPLY WITH BUILDING CODES.
3. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
4. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
5. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
6. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING:
7. CLASS A, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
8. CLASS B, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
9. CLASS C, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
12. DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL BE NON-COMBUSTIBLE OR BE FLAMEPROOFED IN AN APPROVED MANNER.
13. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
14. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
15. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
16. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
17. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

**SECOND & THIRD FLOOR
LIFE SAFETY PLAN**

2
A-01

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

