

LIFE SAFETY NOTES:

1. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTTING OR PANELING OF NOT MORE THAN 1,000 SQUARE FEET OF APPLIED SURFACE AREA IN THE GRADE LOBBY WHERE APPLIED DIRECTLY TO A NONCOMBUSTIBLE BASE OR OVER FLOORING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIREBLOCKED AS REQUIRED BY SECTION 903.11.1.
2. LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.
3. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.
4. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.

GENERAL NOTES:

1. THE EXISTING BUILDING IS TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP A3, M AND S-1.
2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
3. PROVIDE ONE-ABC TYPE, "A" RATED FIRE EXTINGUISHER FOR EACH 2,500 SQ. FT. MAXIMUM 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH FLOOR.
4. THIS EXISTING BUILDING HAS A COMPLETE SUPERVEISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. REFER TO FIRE ALARM SHEETS FA AND FIRE PROTECTION SHEETS FS.
5. FIRE RESISTANCE RATINGS ARE NOT SHOWN FOR ITEMS LOCATED OUTSIDE THE SCOPE OF WORK.
6. ALL EGRESS STAIRS ON THIS FLOOR MARKED "EXISTING TO REMAIN" HAVE HANDRAILS AND GUARDRAILS.
7. SHOP DRAWINGS FOR THE FIRE PROTECTION SYSTEM MUST BE APPROVED UNDER SEPARATE PERMIT, 2014 FBC 107.2.2.
8. EVERY ROOM OR SPACE THAT AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, 2017 (6TH EDITION) FBC 1004.3.

DOOR COMPONENT:

DOORS SHALL HAVE SELF CLOSING AND LATCHING HARDWARE AT RATED WALLS. DOORS SHALL BE RATED AT 450 DEGREES RATE OF RISE TRASH CHUTE DOOR SHALL BE RATED AT 250 DEGREES RATE OF RISE.

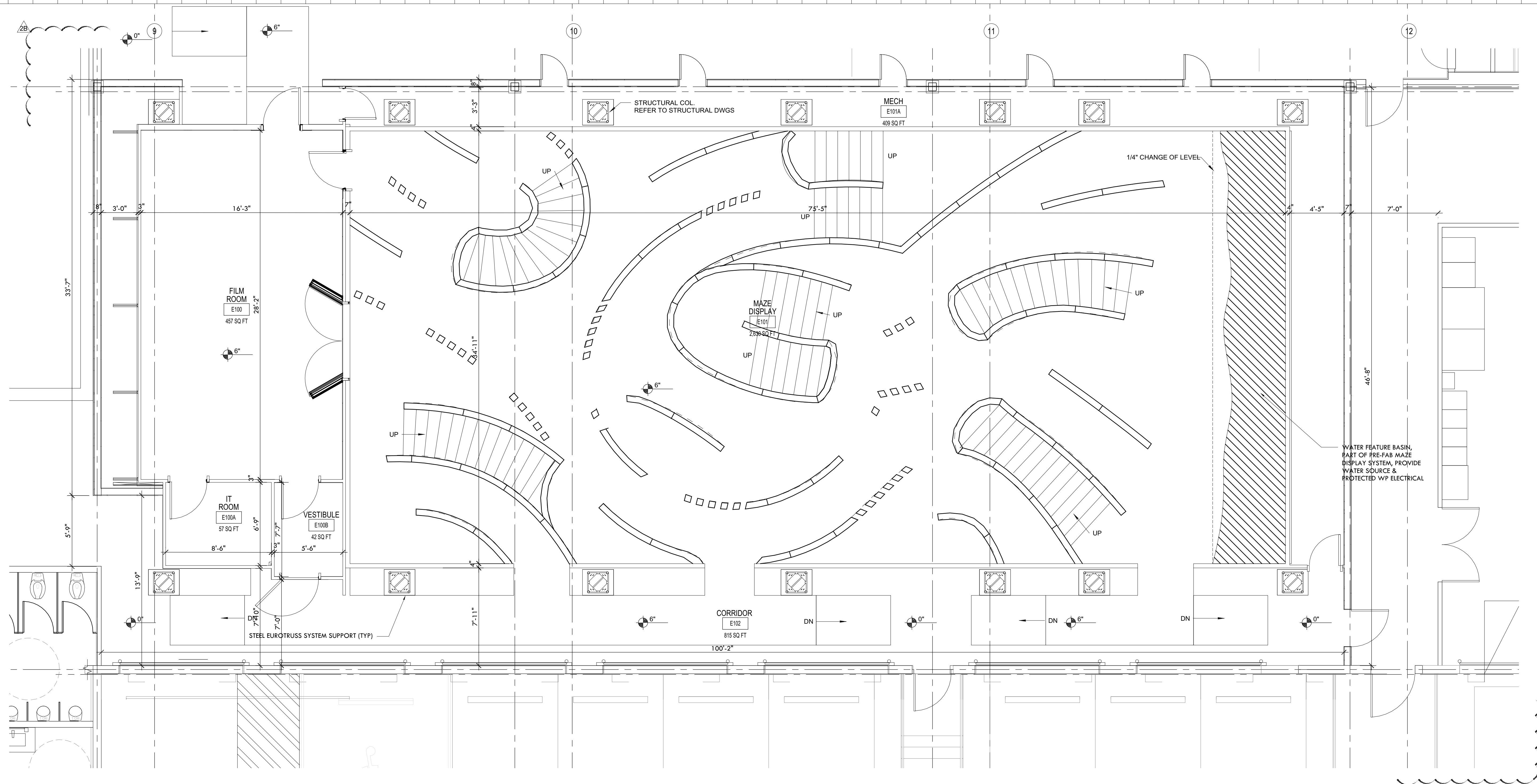
ASSEMBLY COMPONENT:

- FULLY SPRINKLERED
- DOORS NOT LOCKED FROM EGRESS SIDE WHEN ASSEMBLY OCCUPANCY IS OCCUPIED
- ILLUMINATED AND MARKED MEANS OF EGRESS
- EMERGENCY LIGHTING PROVIDED
- INITIATION PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FIRE DETECTION AND PROTECTION THROUGHOUT THE BUILDING
- AUDIBLE ALARM IS AUTOMATIC

SUCKER DETECTION - GENERAL NOTES:

- EVERY MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE EQUIPMENT, OR SIMILAR ROOM (ANY GENERALLY UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE)
- EACH HVAC MAIN RETURN AND EXHAUST AIR PLENUM
- OUTSIDE (WITHIN 10'-0" OF EACH STAIR-EXIT DOOR ON EACH FLOOR)

Rev.	Date	Rev.	Date
1	06/27/2020		
2	09/22/2020		
3	09/22/2020		
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Rev.	Date	Rev.	Date
2	ARTIST DISPLAY & OWNER REV	09.18.2020	
2A	CITY COMMENTS	10.28.2020	
2B	CITY COMMENTS	12.23.2020	

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BUILDING 1101 EXHIBITION GALLERY

Change of Use Permit Set

1101 NW 23rd STREET
MIAMI, FL 33127

1970

Owner:
Name: PAGE / Fresh 1101, LLC
Address: 32 E 57th Street, 4th Floor
Address: NY, NY 10022
Tel: 917.912.6263
Email:

Consultant: STRUCTURAL ENGINEERS
Name: YHCE Youssef Hachem Consulting Engineering, Inc.
Address: 93 NW 27th Ave.
Address: Miami, FL 33125
Tel: (305) 969-9423
Email: info@yhengineering.com

Consultant: MEP ENGINEERS
Name: Franyie Engineers, Inc.
Address: 10810 NW 27th St.
Address: Miami, FL 33172
Tel: (305) 592-1360
Email: lony@franyie.com

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

Date: 2021.01.06
15:05:01
-05'00'
KOBİ KARP
Lic. # AR0012578

ENLARGED FLOOR PLAN

EXHIBIT 2B

Date:	10-02-2019	Sheet No.
Scale:		A3.11
Project:	1970	

Structural Building Mechanical Electrical Plumbing
Ryan Alexander

Digitally signed
by MTCI
Date: 2021.01.20
14:28:19 -05'00'

GROUND ENLARGED FLOOR PLAN - EXHIBIT 2B

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

- NOTE:
- PREFAB EXHIBIT TO COMPLY WITH NFPA 101 "SPECIAL AMUSEMENT REQUIREMENTS FOR EG RESS PATH ARRANGEMENT DUE TO VISUAL AND AVOID DISTRACTIONS
 - PREFAB MAZE DISPLAY CONSISTING OF A EUROTRUSS FRAME SYSTEM WITH A 7" RAISED FLOOR STRUCTURE, LOW MIRRORRED AND UP-LITE WALLS, STAIRS TO ELEVATED WALKING & PLATFORM SURFACES LEADING TO SELF-PROJECTION ROOM HAVING AN INTEGRAL WATER FEATURE BASIN. FLOOR DIRECTIONAL ARROWS & LIGHTED SURFACES ARE TO COMPLY WITH 6TH EDITION FBC SECTION 1024 FOR LUMINOUS EG RESS PATH.
 - PREFAB MAZE DISPLAY IS A SPECIALTY DESIGNED AND ENGINEERED ARTIST EXHIBIT TO BE PROVIDED WITH SEPARATE DEFERRED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY AHJ

FLOOR PLAN LEGEND		FLOOR PLAN NOTES
	EXISTING TO REMAIN	1 DOOR DESIGNATION REFER TO DOOR SCHEDULE (SHEET A800)
	PROPOSED BUILD OUT SPACE	WD WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
NOTE:		
- REFER TO SCOPE OF WORK FOR PERTINENT ITEMS RELATIVE TO BUILD OUT.		
- G.C TO PROVIDE SHOP DRAWINGS FOR REVIEW ON ITEMS THAT REQUIRED A DEFERRED SEPARATE PERMIT.		
- EXISTING EXTERIOR WALLS SHOULD NOT BE COMPROMISED U.O.N.		
- 1/2" MAX. W/ 3" BEVELED ON FLOOR TRANSITIONS OR THRESHOLDS THROUGH OUT.		
TYPICAL FINISH LEGEND		
FLOOR:	WALL:	
CT - CERAMIC TILE	GWB - GYP. WALL BD./PT	
PT - CLEAR SEALER OVER CONC.	PT - PAINTED	
CA - CARPET	CT - CERAMIC TILE	
WD - WOOD	WT - MARBLE TILE	
	WC - WALL COVERING	
BASE:	ST - STONE PANELS	
N - NONE	MR - MIRROR	
CT - CERAMIC TILE		
WD - WOOD/PT	CEILING:	
MTL - METAL	GWB - GYP. WALL BD./PT	
R - RUBBER COVE BASE	SC - SKIM COAT/PT	
PT - PAINTED	C - CONCRETE EXPOSED	
	AC - ACOUSTICAL TILE	
	PT - PAINTED	
	EX - EXPOSED	
	MY - MYLAR	

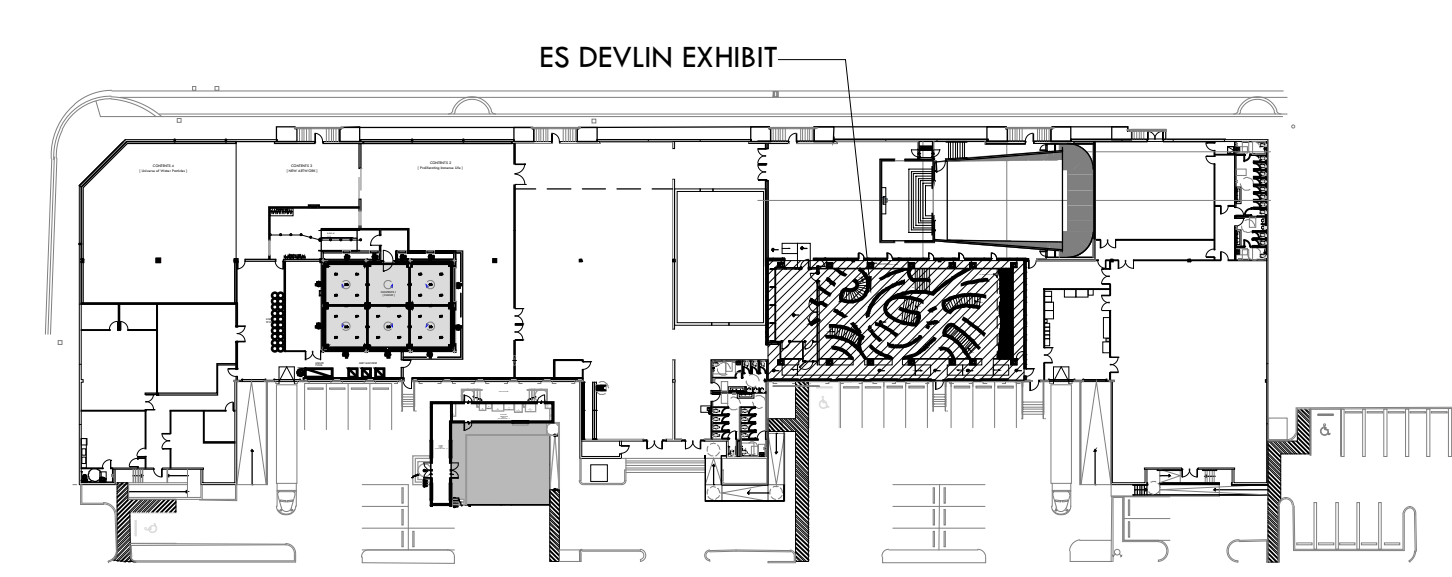
NET SQUARE FOOTAGE (PER SPACE):

FILM ROOM	457 SQ FT
MAZE DISPLAY	2,630 SQ FT
IT ROOM	57 SQ FT
VESTIBULE	42 SQ FT
MECH	409 SQ FT
CORRIDOR	815 SQ FT
TOTAL	4,410 SQ FT

FINISH SCHEDULE

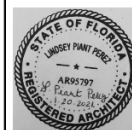
ROOM NO.	LOCATION	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
E100	FILM ROOM	PT	N	GWB	MY
E100A	VESTIBULE	CA	N	GWB	GWB
E100A	IT ROOM	PT	N	GWB	GWB
E101	MAZE DISPLAY	CA	N	MR/GWB	MY
E101A	MECH	PT	N	MR/GWB	EXP
E102	CORRIDOR	PT	N	GWB	EXP

*PROVIDE WP SYSTEM UNDER WATER FEATURE BASIN



KEYPLAN
SCALE: NTS

SUBMITTAL SET REVISION #2B - 12.23.2020



PACE GALLERY EXHIBITION PHASE
FOREST OF US

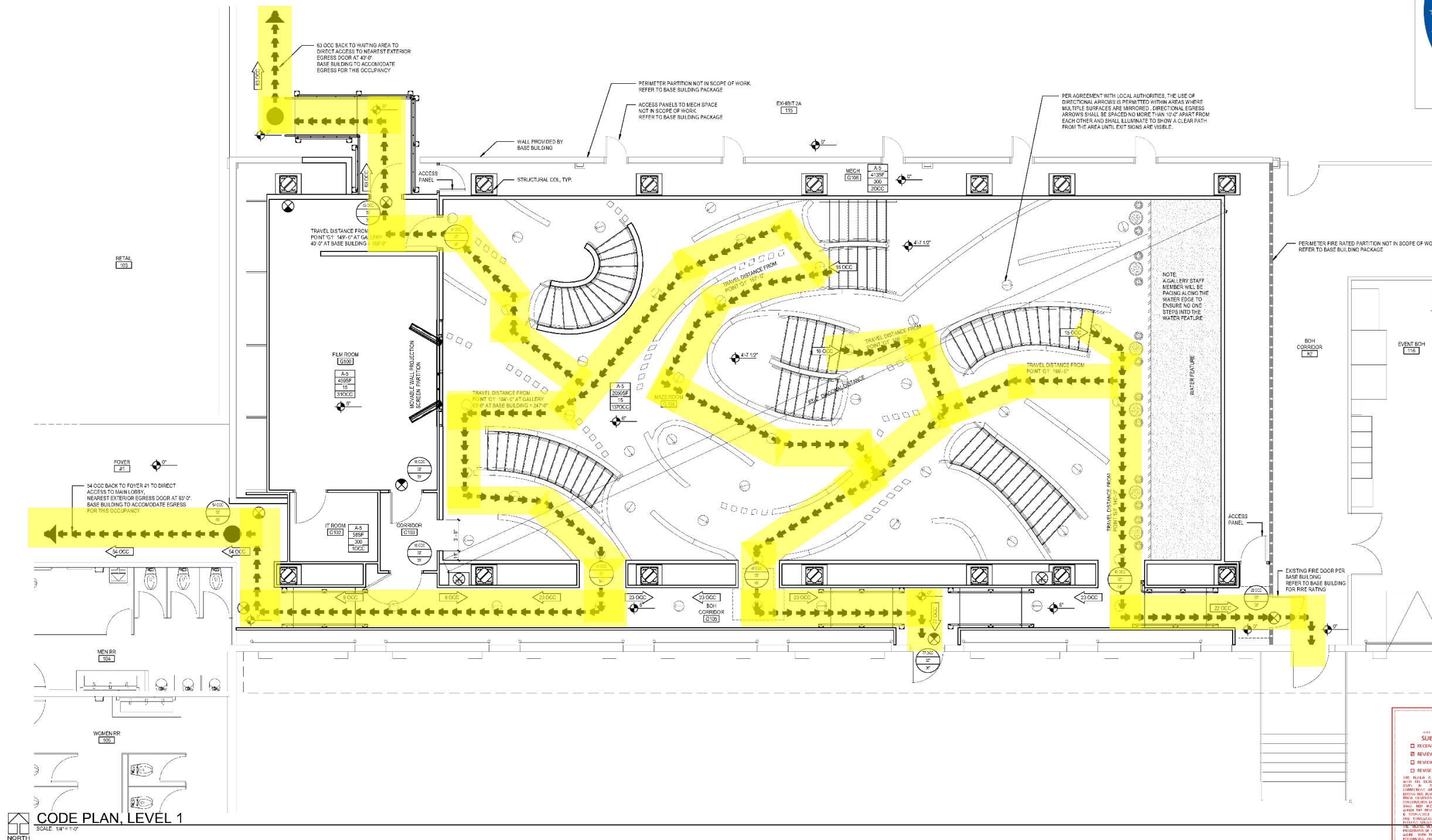
1435 NW 35th STREET
MIAMI, FL 33127

PERMIT
DRAWINGS
01/20/2021
REVISIONS

36-21104-00

FIRST FLOOR
CODE PLAN

LS-01



CODE PLAN, LEVEL 1
SCALE: 1/4" = 1'-0"

CODE ANALYSIS

- GENERAL NOTES:
1. THE EXISTING BUILDING IS TYPE I-A.
 2. THIS EXISTING BUILDING HAS A COMPLETE SUPPLEMENTAL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. REFER TO FIRE ALARM SHEETS FA, AND FIRE PROTECTION SHEETS FS, AS FILED IN THE MASTER PERMIT NUMBER.
 3. ALL EGRESS STAIRS ON THIS FLOOR MARKED EXISTING TO REMAIN HAVE HANDRAILS AND GUARDRAILS.
 4. LOCATIONS OF ALL EXISTING EXTERIOR DOORS TO REMAIN.
 5. FOR SPRINKLER LAYOUT REFER TO FIRE PROTECTION DESIGN BUILD DRAWINGS BY WIGINTON.
 6. EXISTING FLOOR SLAB ELEVATION 0'-0" = +14.83' NGVD.
 7. EXTERIOR PEDESTRIAN ACCESSIBLE DOORS TO HAVE NO MORE THAN 1/2" TRANSITION AT THRESHOLD.

Gallery - Interior Built-out - New Construction
Miami, Florida

Permit process
Miami Date

Applicable Codes
The applicable codes in the State of Florida are:

- Florida Building Code - Accessibility (17th Edition)
- Florida Building Code - Building (8th Edition (2017) until December 2020)
- Florida Building Code - Energy Conservation (6th Edition (2017))
- Florida Building Code - Existing Building (6th Edition (2017))
- Florida Building Code - Fuel Gas (6th Edition (2017))
- Florida Building Code - Mechanical (6th Edition (2017))
- Florida Building Code - Plumbing (6th Edition (2017))

Chapter 3 - Occupancy classification
FBC - 303.4 Assembly Group A-3.
Art gallery

Chapter 5 - Mezzanines
505.2 Area limitation.
The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located.

LEVEL 1 - 2909 SF
MEZZANINE - 694 SF

Table 508.4 Required separation of occupancies Group A to M = 1-hour w/Sprinkler system

At pace gallery and back of house corridor

Chapter 6 - Type of construction
602.2 Type II
Type II construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

Applicable Codes
The applicable codes in the State of Florida are:

- Florida Building Code - Accessibility (17th Edition)
- Florida Building Code - Building (8th Edition (2017) until December 2020)
- Florida Building Code - Energy Conservation (6th Edition (2017))
- Florida Building Code - Existing Building (6th Edition (2017))
- Florida Building Code - Fuel Gas (6th Edition (2017))
- Florida Building Code - Mechanical (6th Edition (2017))
- Florida Building Code - Plumbing (6th Edition (2017))

Chapter 10 - Means of Egress Section 1004
(Florida Fire Prevention Code - NFPA 101 does not have Assembly Gallery, therefore we need to move the occupant load factor to Unconstrained.)

Occupant load per table 1004.5

Section 1005 - Means of egress sizing
1005.3.1 Stairways.
Means of egress capacity factor of 0.3 inch per occupant.
Exception 1: stairs factor 0.3 in per occupant.
(Florida Fire Prevention Code - NFPA 101 7.3.3.1 Capacity Egress Factors = 2, therefore, we cannot take the exception 1)

1005.3.2 Other egress components.
Means of egress capacity factor of 0.2 inch per occupant.
Exception 1: other egress components factor 0.15 in per occupant.
(Florida Fire Prevention Code - NFPA 101 7.3.3.1 Capacity Egress Factors = 2, therefore, we cannot take the exception 1)

1007.1.1 Two exits or exit access doorways.
Where two exits, and access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building.

Exception:
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

1010.1.1 Size of doors.
The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches.

1011.2 Width and capacity.
The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches.

Section 1917.2 - Exit access travel distance
Per table 1016.2, 250 feet maximum travel distance w/ sprinkler system

Table 1002.2 - Corridor width
4'

Section 1020.4 - DEAD ENDS
Assembly A-3 dead end corridor 20 ft

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2. PER 12.4.8.5, INTERIOR FINISH, INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASS A THROUGHOUT.

NFPA 101 Life Safety Code
Chapter 6 Occupancy
Section 6.1.2.1 Occupancy classification
Assembly occupancy is used for gathering of more than 50 persons / amusement. See chapter 12

Section 10.2.3.3.1 Interior Wall and Ceiling Finish Materials Tested in Accordance with ASTM E84 or UL 723.
Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84. Standard Test Method for Surface Burning Characteristics of Building Materials, or UL 723, Test for Surface Burning Characteristics of Building Materials, except as indicated in 10.2.3.4 and 10.2.3.5, and shall be grouped in the following classes in accordance with their flame spread and smoke developed indexes.
Class A: Flame spread index 0-25; smoke developed index 0-450.
Class B: Flame spread index 26-75; smoke developed index 0-450.
Class C: Flame spread index 76-200; smoke developed index 0-450.

12.3.3.1 General.
Interior finish shall be in accordance with Section 10.2.

12.3.3.2 Corridors, Lobbies, and Enclosed Stairways.
Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in all corridors and lobbies and shall be Class A in enclosed stairways.

12.3.3.3 Assembly Areas.
Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in general assembly areas having occupant loads of more than 300 and shall be Class A, Class B, or Class C in assembly areas having occupant loads of 300 or fewer.

SYMBOL LEGEND

- DOOR
OCCUPANCY LOAD
EXIT WIDTH REQUIRED (INCHES)
EXIT WIDTH PROVIDED (INCHES)
- STAIR
OCCUPANCY LOAD
EXIT WIDTH REQUIRED (INCHES)
EXIT WIDTH PROVIDED (INCHES)
- 4' OCC
DIRECTION OF EGRESS AND OCCUPANT LOAD
- WALL AND/OR CEILING EXIT SIGN
- FLOOR EXIT DIRECTIONAL ARROW
- FIRE EXTINGUISHER AND CABINET (UL-4440 BC)

WALL SEPARATION LEGEND

- ROOM
OCCUPANCY LOAD
ROOM SF
CODE FACTOR
OCCUPANCY LOAD
- 1/4" THICK STEEL PLATE AT EDGE OF WATER
- WATER FEATURE
- OPEN TO BELOW
- CEILING BELOW
- SPOT ELEVATION
- TRAVEL PATH
- DIRECTIONAL ARROWS REFER TO DETAIL 2448-1.1
- WALL HOURLY RATING
0 = 0 HOUR
1 = 1 HOUR
2 = 2 HOUR
3 = 3 HOUR
4 = 4 HOUR
SP = SMOKE PARTITION

HATCH LEGEND

- 1/4" THICK STEEL PLATE AT EDGE OF WATER
- WATER FEATURE
- OPEN TO BELOW
- CEILING BELOW

RED STAR

NO ACTION TAKEN

NO ACTION TAKEN

REVIEWED WITH COMMENTS

REVISOR'S NAME

DATE


NAME: C. GARCIA

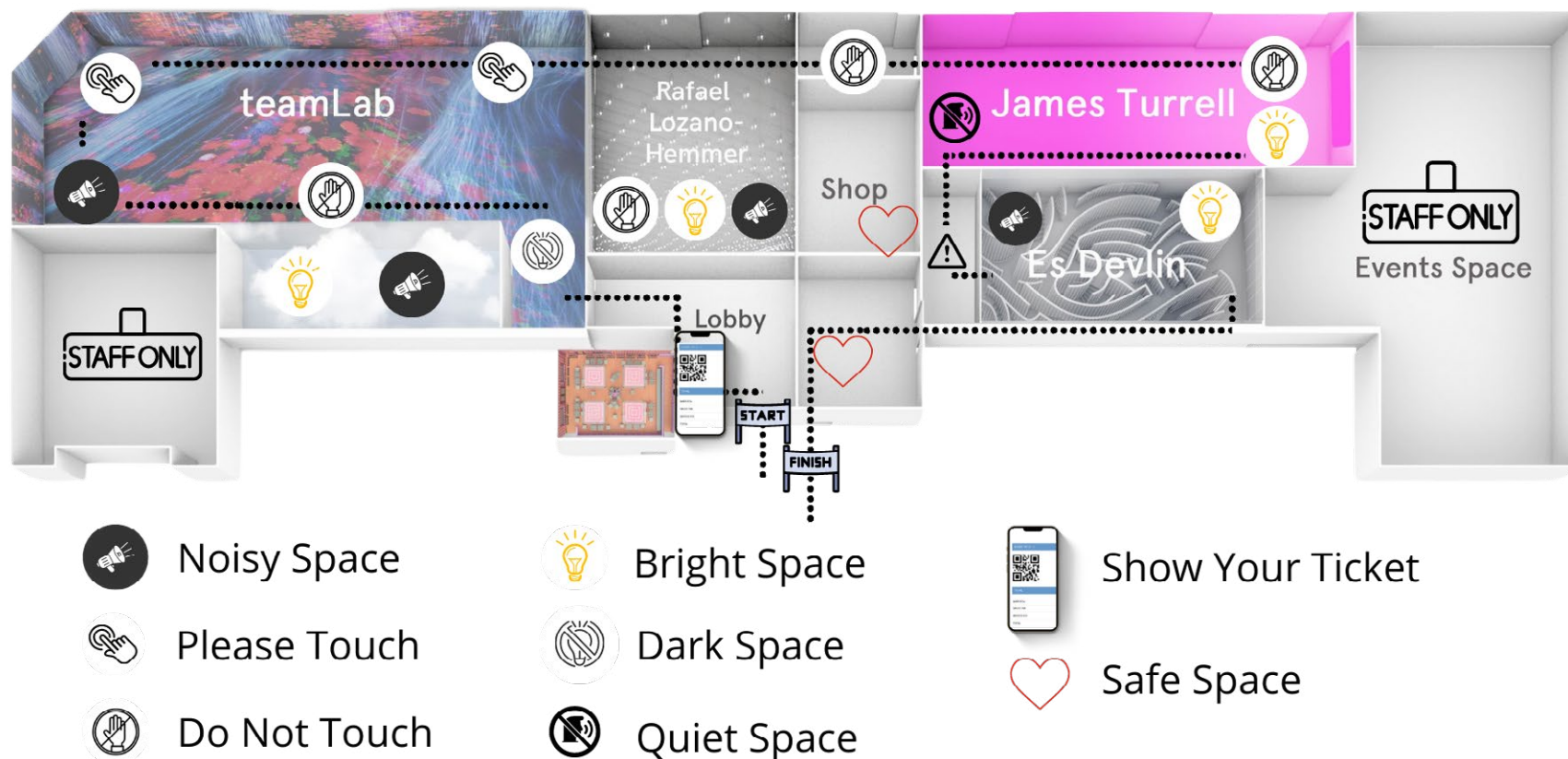
DATE: 05/18/2021

ACCESS AND WAYFINDING

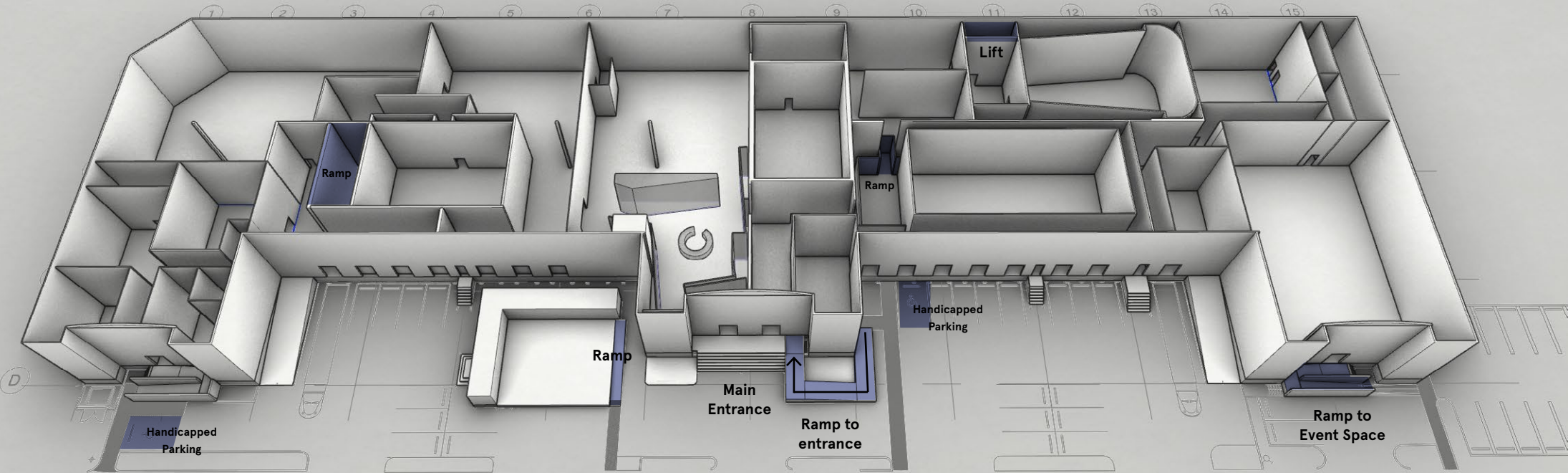
SENSORY MAP

We have identified some spaces within the Experimental Art Center that some should be aware of in their visit. These spaces—some of which are quieter and less crowded and others that are overly stimulating—are indicated in this Sensory Friendly Map.

 Disclaimer: Dramatic changes in light and imagery will occur. It may not be safe for some people with epilepsy and other conditions with sensitivity to light



SENSORY GUIDE
ADA, DISABILITY ACCESS



SENSORY GUIDE
ADA, DISABILITY ACCESS

