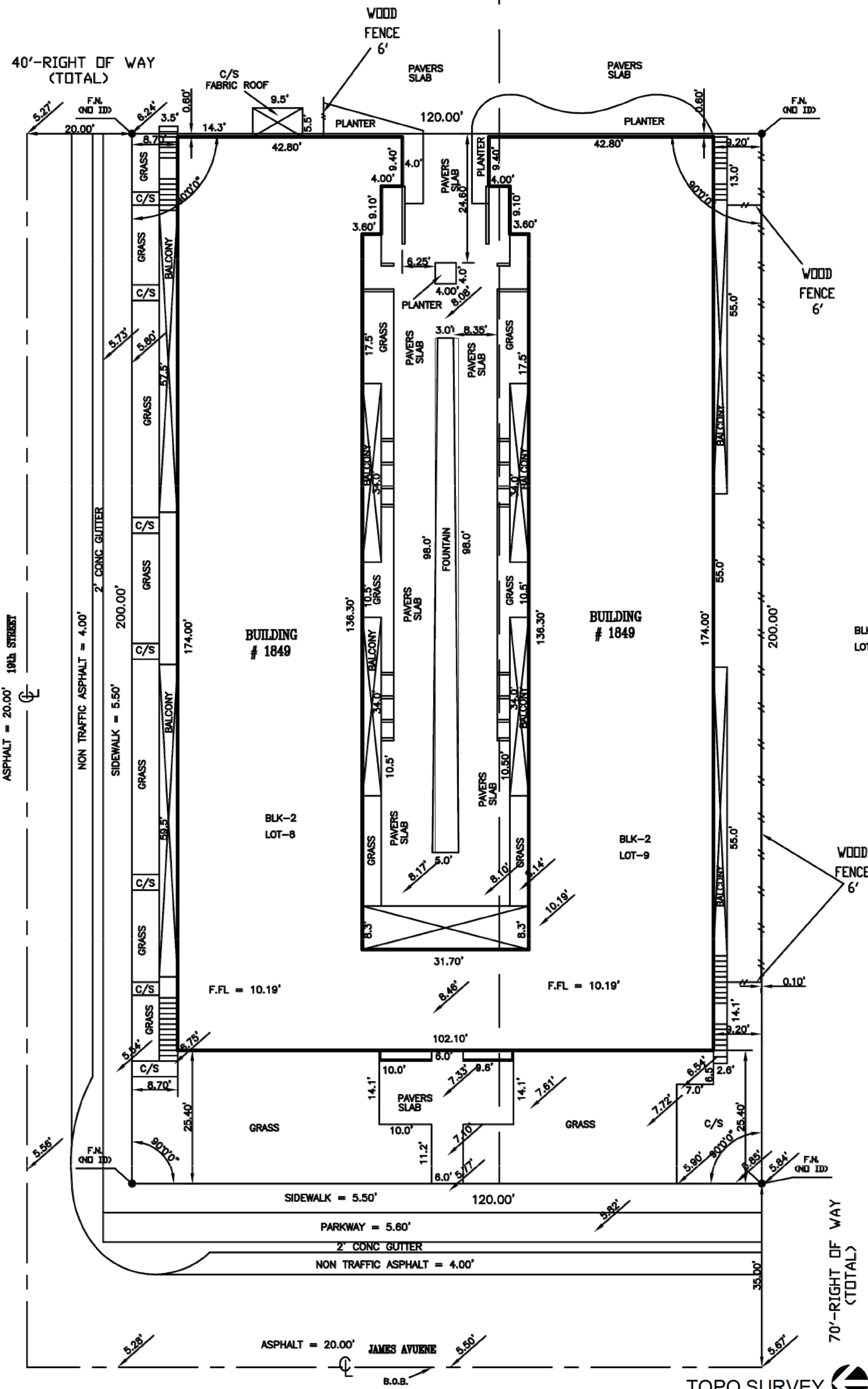




LOCATION MAP
SCALE: N.T.S.



TOPO SURVEY
SCALE: 1/16" = 1'-0" NORTH

SECONDARY MEANS OF ESCAPE (EGRESS) NOTES

- WINDOWS MARKED AS EGRESS ON PLAN OR ELEVATIONS ARE TO COMPLY WITH NFPA 101, 24.2.2.3 & FBC SEC. 1030.
- WINDOW OPEN AREA MUST BE MIN 24" HIGH, 20" WIDE WITH MIN. 5.7 SQ.FT. OPENING.
- THE BOTTOM OF THE WINDOW OPENING MUST BE NOT MORE THAN 44" A.F.F.
- THE GRADE OUTSIDE THE WINDOW MUST BE NOT MORE THAN 30"-0".
- WINDOW MUST OPERATE AND OPEN FROM THE INSIDE WITHOUT ANY NEED FOR TOOLS, KEYS OR SPECIAL EFFORTS.
- WINDOW BARS AND OTHER PROTECTION OF OPENINGS (IF FOUND) MUST COMPLY WITH EGRESS CODES.
- WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH FBC R 312.2.2.
- WINDOW FALL PROTECTION SHALL COMPLY WITH FBC R 312.2 WHERE THE SILL OF OPERABLE WINDOW OPENING IS LESS THAN 34" A.F.F. AND MORE THAN 72" ABOVE EXTERIOR ADJACENT FINISHED GRADE. SUCH WINDOWS MUST HAVE RAIL OR OTHER GUARD THAT SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THRU THE OPENING IN ITS LARGEST OPEN AREA.

HOTEL UNITS TABULATION		
AREA	EXISTING UNITS	PROPOSED UNITS
1st FLOOR	16	0
2nd FLOOR	18	12
SUB-TOTAL	34	12
TOTAL	46 UNITS	

GENERAL SCOPE OF WORK NOTES

1. REGISTER WITH THE DEPARTMENT THE CHANG OF USE FOR EXISTING OPERATING HOTEL BUILDING AS FBC R-1

2. REMODEL TWO HOTEL ROOMS TO COMPLY WITH ADA ACCESSIBILITY BATHROOMS.

3. PROVIDE ADA ACCESSIBILITY RAMP TO HOTEL LOBBY AND ADA ACCESSIBLE HOTEL ROOMS.

4. CONVERT THE SECOND FLOOR HOTEL ROOMS FROM SUITES TO STANDARD ROOMS.

MECHANICAL SCOPE:

1. PROVIDE RETURN AIR AT SECOND FLOOR SPLIT SUITE ROOMS

2. PROVIDE FIRE DAMPERS AT DUCTS AT FIRE RATED PENETRATION AT SECOND FLOOR SPLIT SUITE ROOMS

3. REPLACE BATHROOM EXHAUST FANS AT ADA RENOVATION SUITES

ELECTRICAL SCOPE:

1. REPLACE AND RELOCATE THE LIGHTING AND RECEPTACLES AT THE TWO ADA RENOVATED ROOMS.

2. PROVIDE AFCI/GFCI PROTECTION AT THE ADA BATHROOM AND SECOND FLOOR SCOPE AREAS.

PLUMBING SCOPE:

1. REPLACE SANITARY PLUMBING LINES AT THE TWO ADA RENOVATED BATHROOMS

2. REPLACE WATER PLUMBING LINES AT THE TWO ADA RENOVATED BATHROOMS

3. PROVIDE NEW BATHROOM FIXTURES AND SHOWER AT THE TWO ADA RENOVATED BATHROOMS

FIRE SPRINKLER SCOPE:

1. PROVIDE MONITORED FIRE SPRINKLER PROTECTION AT ALL BLDG. AREAS

2. NO TREES ARE LOCATED AT THE RAMP LOCATIONS. NO TREES ARE DISTURBED AT RAMP AREAS.

LANDSCAPING:

1. REMOVE GREEN AREA SOD AND TOPSOIL AT ADA RAMP LOCATIONS.

2. NO TREES ARE LOCATED AT THE RAMP LOCATIONS. NO TREES ARE DISTURBED AT RAMP AREAS.

NOTES:

- ALL EXISTING ITEMS ARE TO REMAIN U.N.O.
- ALL EXISTING EXTERIOR WINDOWS AND DOOR ARE TO REMAIN U.N.O.
- NO STRUCTURAL OR ROOFING WORK IS REQUIRED UNDER THIS PERMIT.

PROJECT DATA	
BUILDING CODE IN EFFECT:	8TH EDITION 2023
FLORIDA BUILDING CODE, BUILDING (FBC-B),	8TH EDITION 2023
FLORIDA BUILDING CODE, MECHANICAL (FBC-M),	8TH EDITION 2023
FLORIDA BUILDING CODE, PLUMBING (FBC-P),	8TH EDITION 2023
FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB),	8TH EDITION 2023
FLORIDA BUILDING CODE, ACCESSIBILITY (FBC-A),	8TH EDITION 2023
FLORIDA FIRE PREVENTION CODE, BROWARD CO. LOCAL AMEND.	8TH EDITION
NFPA 101 (FLORIDA EDITION)	EDITION 2021
NATIONAL ELECTRICAL CODE (NEC),	2020 EDITION
BUILDING GROUP:	R-1 — TRANSCIENT HOTEL
BUILDING TYPE:	III
ALTERATION LEVEL:	28,809 SQ.FT.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE 2023 8TH EDITION ALL OTHER APPLICABLE GOVERNING CODES AND REGULATIONS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE BIDDING OF THE PROJECT. ANY DISCREPANCIES WHICH MAY ALTER THE INTENT OF THE ENGINEERING DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING, FOR APPROVAL OR MODIFICATION. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMANLIKE MANNER.

3. ANY WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY THE ENGINEER AND REDONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

LEGAL DESCRIPTION:
LOTS 8 & 9, BLK 2 OF ALTON BEACH 1ST SUB., PB. 2 PG. 77

FOLIO NUMBER:
02 3234 019 0070

INT. FINISH NOTE

ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLOOR SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION AND COMPLIANCE WITH NFPA 101 (2018 ED.), CHAPTER 31, 31.3.3 AND SECTION 10.2

OCCUPANCY NOTE

THIS APARTMENT SHALL NOT BE OCCUPIED DURING ANY PHASE OF CONSTRUCTION

LIFE SAFETY NOTES

- LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL AT ALL TIMES.
- PATH OF EGRESS INSIDE OF UNIT AND OUTSIDE IN CORRIDOR SHALL REMAIN UNOBSTRUCTED AT ALL TIMES
- NO MATERIALS SHALL BE STORED AT EGRESS AREAS

SHEET INDEX:

CV-01	COVER PAGE, LOC. MAP, PROJECT CODE DATA, SHEET INDEX & TOPO SURVEY
A-00	A.D.A. RAMP PLAN, DETAILS & SPECIFICATIONS
A-01	1st FLOOR EXTG. A.D.A. RENOVATION SCOPE PLAN
A-02	1st FLOOR DEMO FLOOR PLAN W/ DEMO NOTES
A-03	1st FLOOR PROPOSED FLOOR PLAN, FIRE RATED PARTITION DETAIL, PENETRATION DETAILS, A.D.A. KITCHEN DETAIL & SCOPE NOTES
A-04	2nd FLOOR DEMO SCOPE PLAN
A-05	2nd FLOOR DEMO PLAN
A-07	A.D.A. BATHROOM DETAIL AND NOTES
A-08	EXTERIOR EXTG. & PROPOSED ELEVATIONS
A-09	COURTYARD EXTG. & PROPOSED ELEVATIONS
A-10	ARCHITECTURAL DETAILS
F-01	1ST FLOOR FIRE BASE MAP PLAN
F-02	2ND FLOOR FIRE BASE MAP PLAN
M-01	MECHANICAL GENERAL NOTES & DETAILS
M-02	2nd FLOOR MECHANICAL PLAN & SCOPE NOTES
M-03	2nd FLOOR MECHANICAL PLAN & SCOPE NOTES
E-01	ELECTRICAL PLAN & NOTES
E-02	1st FLOOR ELECTRICAL PLAN & SCOPE NOTES
E-03	2nd FLOOR ELECTRICAL PLAN & SCOPE NOTES
P-01	PLUMBING GENERAL NOTES & DETAILS
P-02	1st FLOOR PLUMBING PLAN & GENERAL NOTES
P-03	2nd FLOOR PLUMBING PLAN & SCOPE NOTES

ALL DATA, RECORDS, MEASUREMENTS AND PLANS, RECORDS OF THE PROJECT, SHALL BE THE PROPERTY OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA, RECORDS, MEASUREMENTS AND PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA, RECORDS, MEASUREMENTS AND PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA, RECORDS, MEASUREMENTS AND PLANS.

VENKATESAN M. BALAKRISHNAN, P.E.
FL. REG. NO. 63107
VENKATESAN MURUGAR BALAKRISHNAN, P.E.

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HOTEL CHANGE OF USE PLAN

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corrections		
NO.	DATE	BY
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revisions		
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.	.	.

DRAWN BY:	AP
CHECKED BY:	VMB
DATE:	1/26/2026

SHEET

CV-01

Project No: 2509-050

ADA REQUIREMENT NOTES (FBC 2023)

—FULLY ACCESSIBLE ROOMS SHALL HAVE 5' TURNING RADIUS INSIDE BATHROOM, BEDROOM AREA, KITCHEN AREA (WHERE APPLICABLE) PER SEC 806.2

—Florida Statute 553.504(4) and Florida Accessibility Code for Building Construction (FACBC) Section 224.6.3 both impose an additional requirement.

—Fla. Stat. 553.504(4) states, "notwithstanding the adoption of the Americans with Disabilities Act Standards for Accessible Design pursuant to s. 553.503, all buildings, structures, and facilities in this state must meet the following additional requirements if such requirements provide increased accessibility:

(4) In motels and hotels a number of rooms equaling at least 5 percent of the guest rooms minus the number of accessible rooms required by the standards must provide the following special accessibility features:

(a) Grab rails in bathrooms and toilet rooms that comply with s. 804.5 of the standards.

(b) All beds in designed accessible guest rooms must be an open-frame type that allows the passage of lift devices.

(c) Water closets that comply with section 804.4 of the standards."

—FACBC 224.6.3 states, "all buildings, structures, or facilities licensed as a hotel, motel, or condominium pursuant to chapter 509, F.S., a number of rooms equaling at least 5 percent of the guest rooms minus the Total Number of Required (accessible) Rooms required by Table 224.2 shall provide special accessibility features of 806.4."

—FACBC 806.4 includes the three accessibility features seen above and includes the following language, "This section does not relieve the owner of the responsibility of providing accessible rooms in conformance with Section 224 and 806 of this code."

LIFE SAFETY LEGEND (FBC 2023)

INDICATES LOCATION OF FIRE EXTINGUISHER CLASS 1ABC (ONE PER 3,000 SF & 75' DIST. ACCESS @ 5' AFF)

INDICATES TRAVEL PATH AND LONGEST DISTANCE

D.T.E. = EGRESS DISTANCE TO EXIT

C.P.D. = COMMON PATH DISTANCE

INDICATES PROPERTY LINE

NOTE: PROVIDE THUMB TURN RELEASE ON INTERIOR SIDE OF ALL DEAD-BOLT LOCKS THROUGHOUT. DOOR OPERATIONS AND HARDWARE SHALL COMPLY WITH FBCB 1010.2 AND FBC ACCESSIBILITY 404.2.7

44" WIDE TRAVEL PATH OF EGRESS TO BE MAINTAINED CLEAR AT ALL TIMES

EXTG. FIRE ALARM SYSTEM TO BE EXPANDED FOR ADDITIONAL ITEMS BY OTHERS TO INDICATE THE LOCATIONS OF ALL SMOKE DETECTORS, STROBE/SIRENS & FULL STATIONS

FIRE SPRINKLER SYSTEM TO BE INTERCONNECTED TO THE FIRE ALARM SYSTEM & MONITORED TO CENTRAL AGENCY.

LIFE SAFETY INFORMATION (CHANGE OF USE FROM R-2)

OCCUPANCY GROUP: R-1 RESIDENTIAL (HOTEL)
CONST TYPE: TYPE 111(200) (SPRINKLERED BUILDING) TABLE A.8.2.1.2
TYPE 3B (FBC) TABLE 601

CODE COMPLIANCE: FBC 8th ED.
NFPA 101 2021 ED.
FLORIDA FIRE-PREVENTION CODE - 8th ED.

LIFE SAFETY CALCULATION

TRAVEL DISTANCE

REQUIRED DISTANCES:	PROVIDED DISTANCE:
TRAVEL DISTANCE: 250 FEET	192 FEET (UNIT 555-B)
COMMON PATH OF EGRESS TRAVEL: 75 FEET	59 FEET (2nd FLOOR UNITS AT NORTH)
DEAD END: 20 FEET	0 FEET

NFPA 101 TABLE A7.6 / FBC 8th ED TABLE 1017.2
BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM FBC 8th ED 903.2.3

BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC FIRE ALARM SYSTEM FBC 8th ED 907.2.3

LIFE SAFETY NOTES:

- DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
- A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR AND SHALL NOT AT ANY TIME BE SECURED IN THE OPEN POSITION
- THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
- SEPARATION OF EXITS SHALL BE MINIMUM HALF THE DIAGONAL DISTANCE OF THE ROOM OR BUILDING CONTAINING THE EXITS NFPA 101 2021 ED. A-7.5.1.2.1.

ACCESSIBLE HOTEL ROOMS DATA TABLE

PER FBC 2023 F.A.C. FOR TRANSIENT LODGING BUILDING CONSTRUCTION CHAPTER II SEC. 11-9

APARTMENTS TO BE CONVERTED TO HOTEL	34
PROPOSED HOTEL UNITS	12
TOTAL HOTEL UNITS	46

ADA FEATURE	REQ'D	PROPOSED
ADA ACCESSIBLE MOBILITY ROOMS WITH ROLL-IN SHOWERS	2	2
FL 5% HEARING IMPAIRMENT ACCOMMODATIONS (5% OF 46-2 = 44)	4	4
TOTAL HOTEL UNITS W/ACCESSIBILITY FEATURES	6	6

ONE ROOM MUST HAVE BOTH MOBILITY FEATURES AND COMMUNICATION FEATURES

FULLY ACCESSIBLE INCLUDES HEARING IMPAREMENT

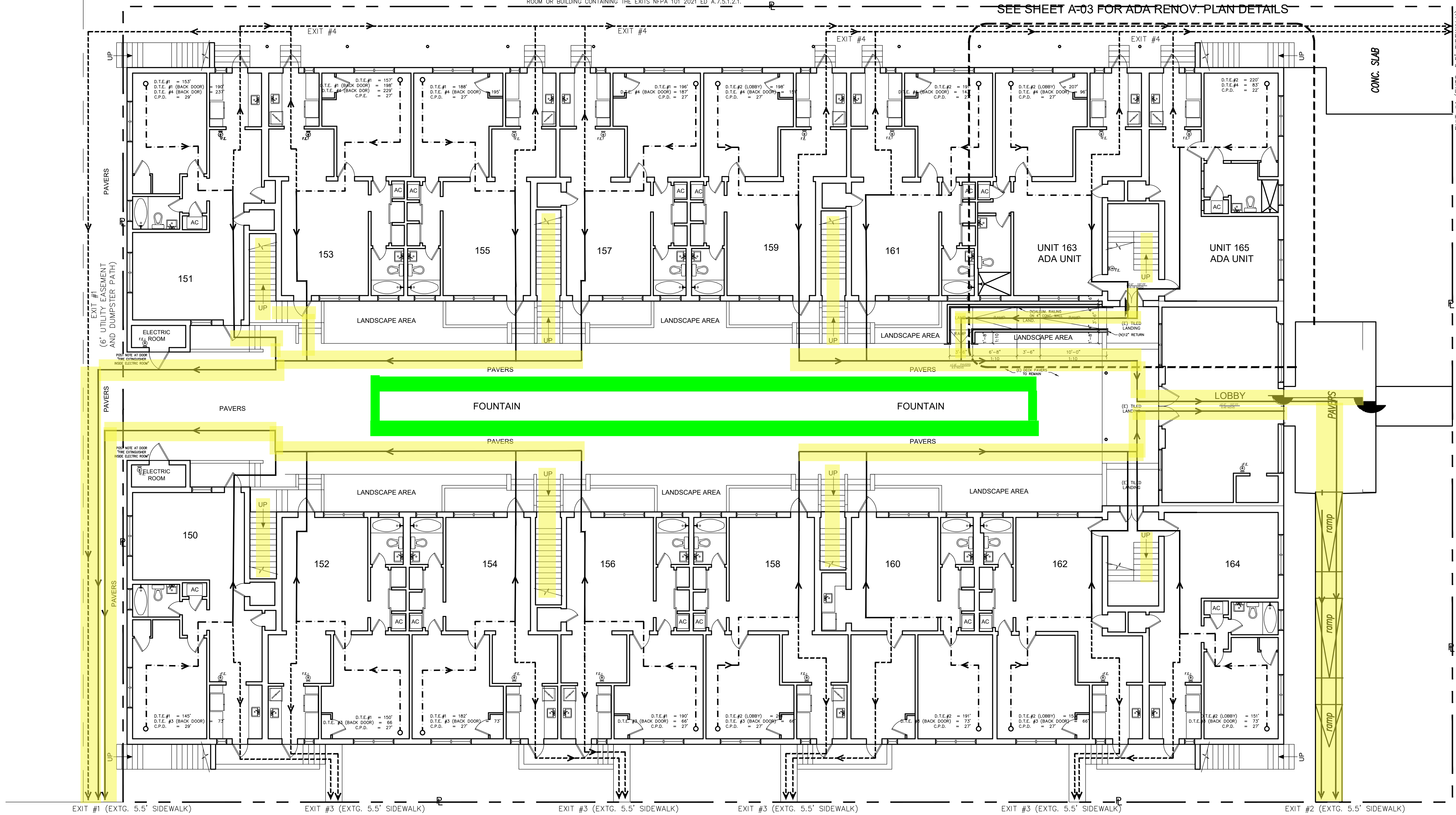
FLOOR	UNIT #	TOTAL FULLY ACCESSIBLE	TOTAL EARING IMPAREMENT
1st FLOOR	163 & 165	2	-
1st FLOOR	162, 163 164 & 165	-	4

LEGEND

EXTG. CMU WALL
EXTG. WOOD FRAMED PARTITION WALL
EXTG. 1-HR. FIRE RATED WOOD FRAMED PARTITION
DEMO NON-BEARING PARTITION WALL
NEW NON-BEARING PARTITION WALL
(E) DENOTES EXISTING ITEM TO REMAIN
(N) DENOTES NEW ITEM
(RP) DENOTES ITEMS TO BE REPLACED
(RL) DENOTES ITEMS TO BE RELOCATED
(D) DENOTES ITEMS TO BE REMOVED
N.I.C. DENOTES AREA "NOT IN CONTRACT"

LEGEND

Central Fountain
Egress Pathways



LIFE SAFETY PLAN NOTES:
-REFER TO SHEET A-00 FOR SITE PLAN AND
RAMP DISCHARGE TO PPROPERTY LINE

1st FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



ALL SEALS BEARING APPROVED AND PLANS SIGNED OR REPRESENTED BY THIS SEALING ARE OBLIGED BY AND THE PROPERTY OF THE OFFICE AND THE SEALING SHALL BE RETURNED TO THE OFFICE WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. ANY SEALING REMOVED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE OFFICE.

WRITTEN ORDER ON THE SEALING SHALL HAVE PRECEDENCE OVER SEALING. CONTRACTORS AND OTHERS SHALL NOT BE ALLOWED TO REMOVE OR ALTER THE SEALING OR THE SEALING SHALL BE RETURNED TO THE OFFICE WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. ANY SEALING REMOVED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE OFFICE.

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This form has been digitally signed and sealed by VENKATESAN M. BALAKRISHNAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL REG. No. 63107
VENKATESAN MURUGAR BALAKRISHNAN, P.E.

HOTEL CHANGE OF USE PLAN

1849 J. LLC
1849 JAMES AVENUE
MIAMI BEACH, FLORIDA 33140
C.R. DEVELOPMENT, LLC
CORAL GABLES, FLORIDA

corrections

NO.	DATE	BY
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revisions

NO.	DATE	BY
.	.	.

DRAWN BY: AP
CHECKED BY: VMB
DATE: 6/06/2026

SHEET

LS-01

Project No: 2509-050

LIFE SAFETY LEGEND (FBC 2023)

F.E. INDICATES LOCATION OF FIRE EXTINGUISHER CLASS 1ABC (ONE PER 3,000 SF & 75' DIST. ACCESS 5' AFF)

➔ INDICATES TRAVEL PATH AND LONGEST DISTANCE

--- INDICATES PROPERTY LINE

D.T.E. = EGRESS DISTANCE TO EXIT
C.P.D. = COMMON PATH DISTANCE

NOTE:
PROVIDE THUMB TURN RELEASE ON INTERIOR SIDE OF ALL DEAD-BOLT LOCKS THROUGHOUT. DOOR OPERATIONS AND HARDWARE SHALL COMPLY WITH FBCS 1010.2 AND FBC ACCESSIBILITY 404.2.7

44" WIDE TRAVEL PATH OF EGRESS TO BE MAINTAINED CLEAR AT ALL TIMES

EXTG. FIRE ALARM SYSTEM TO BE EXPANDED FOR ADDITIONAL ITEMS BY OTHERS TO INDICATE THE LOCATIONS OF ALL SMOKE DETECTORS, STROBE/SIRENS & PULL STATIONS

FIRE SPRINKLER SYSTEM TO BE INTERCONNECTED TO THE FIRE ALARM SYSTEM & MONITORED TO CENTRAL AGENCY.

INTERIOR FINISH FBC 803, SECTION 803

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS.

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES

CLASS A: = FLAME SPREAD INDEX 0-25
CLASS B: = FLAME SPREAD INDEX 26-75
CLASS C: = FLAME SPREAD INDEX 76-200

EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

CLASS A: = SMOKE-DEVELOPED INDEX 0-450.
CLASS B: = SMOKE-DEVELOPED INDEX 0-450.
CLASS C: = SMOKE-DEVELOPED INDEX 0-450.

EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

FLAME SPREAD INDEX:
WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200

SMOKE DEVELOPED INDEX:
WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450

INTERIOR FINISH FBC 803, SECTION 804

INTERIOR FLOOR FINISHES:
INTERIOR FLOOR FINISH MATERIALS SHALL NOT BE LESS THAN CLASS 2

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E648 OR NFPA 253. THE CLASSIFICATION REFERRED TO HEREIN CORRESPONDS TO THE CLASSIFICATIONS DETERMINED BY ASTM E648 OR NFPA 253 AS FOLLOWS: CLASS I, 0.45 WATTS/CM2 OR GREATER; CLASS II, 0.22 WATTS/CM2 OR GREATER

INTERIOR FINISH FBC 803, SECTION 808

808.1 ACOUSTICAL CEILING SYSTEMS.

THE QUALITY, DESIGN, FABRICATION AND ERECTION OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILING IN BUILDINGS OR STRUCTURES SHALL CONFORM TO GENERALLY ACCEPTED ENGINEERING PRACTICE, THE PROVISIONS OF THIS CHAPTER AND OTHER APPLICABLE REQUIREMENTS OF THIS CODE.

ACOUSTICAL MATERIALS COMPLYING WITH THE INTERIOR FINISH REQUIREMENTS OF SECTION 803 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE PROVISIONS FOR APPLYING INTERIOR FINISH.

INTERIOR FINISH FBC 803, SECTION 807

807.1 INSULATION.

THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH SECTION 720.

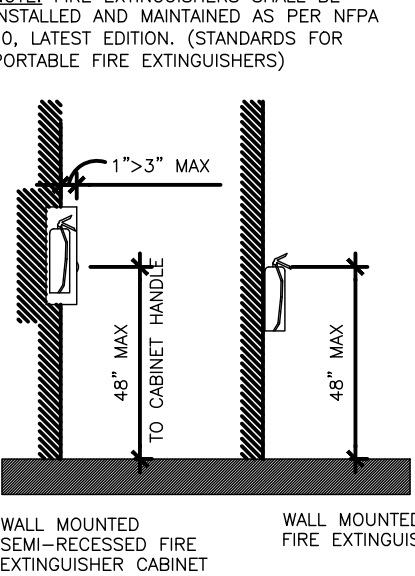
720.2 CONCEALED INSTALLATION.

INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

INSULATION INDEX:
FLAME SPREAD AND SMOKE DEVELOPED INDEXES FOR INSULATION SHALL NOT GREATER THAN 25 AND 450 RESPECTIVELY.

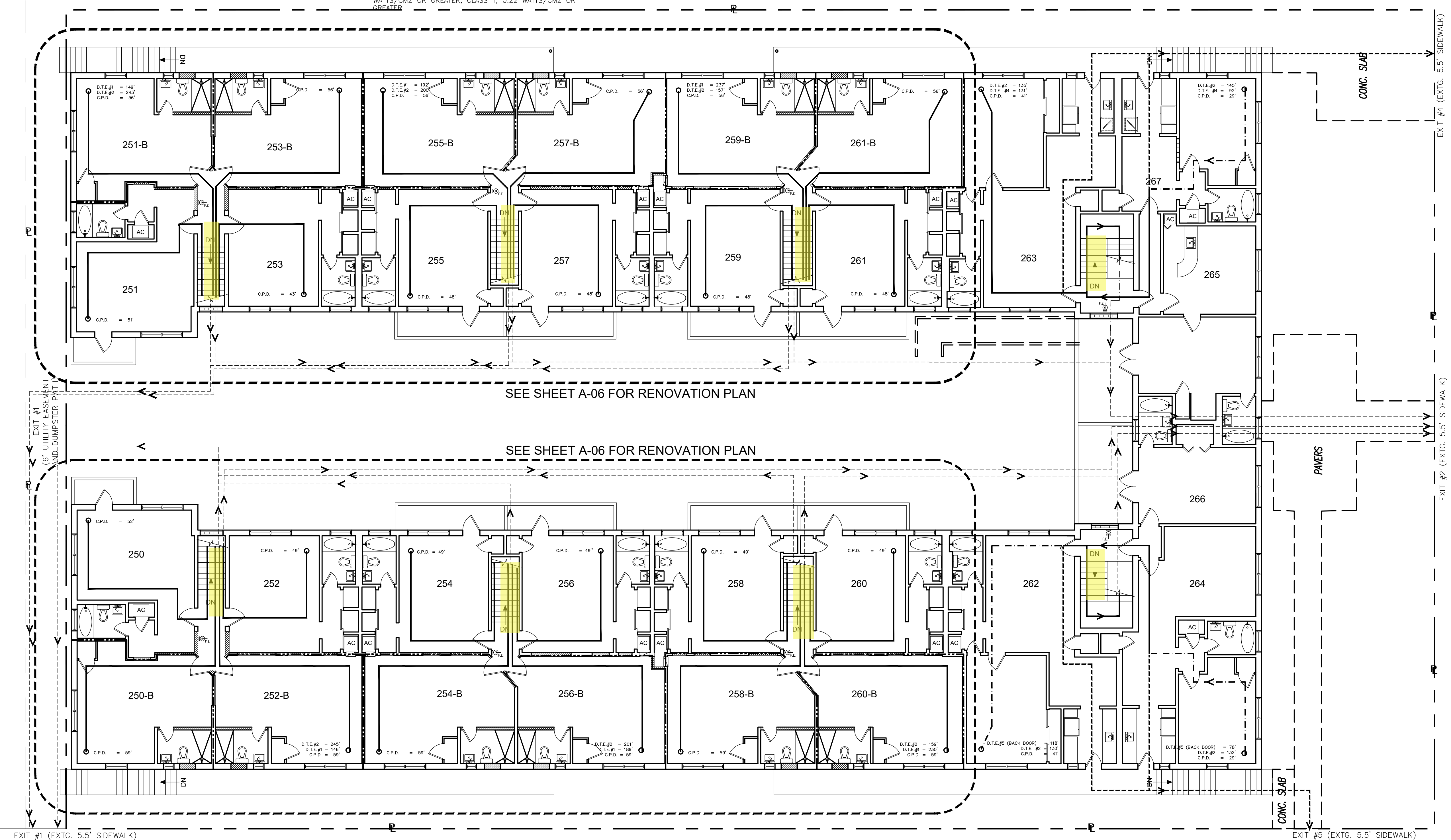
CONTENTS & FURNISHINGS:
CONTENTS AND FURNISHINGS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 10.3 NFPA 2021 ED

FIRE EXTINGUISHERS

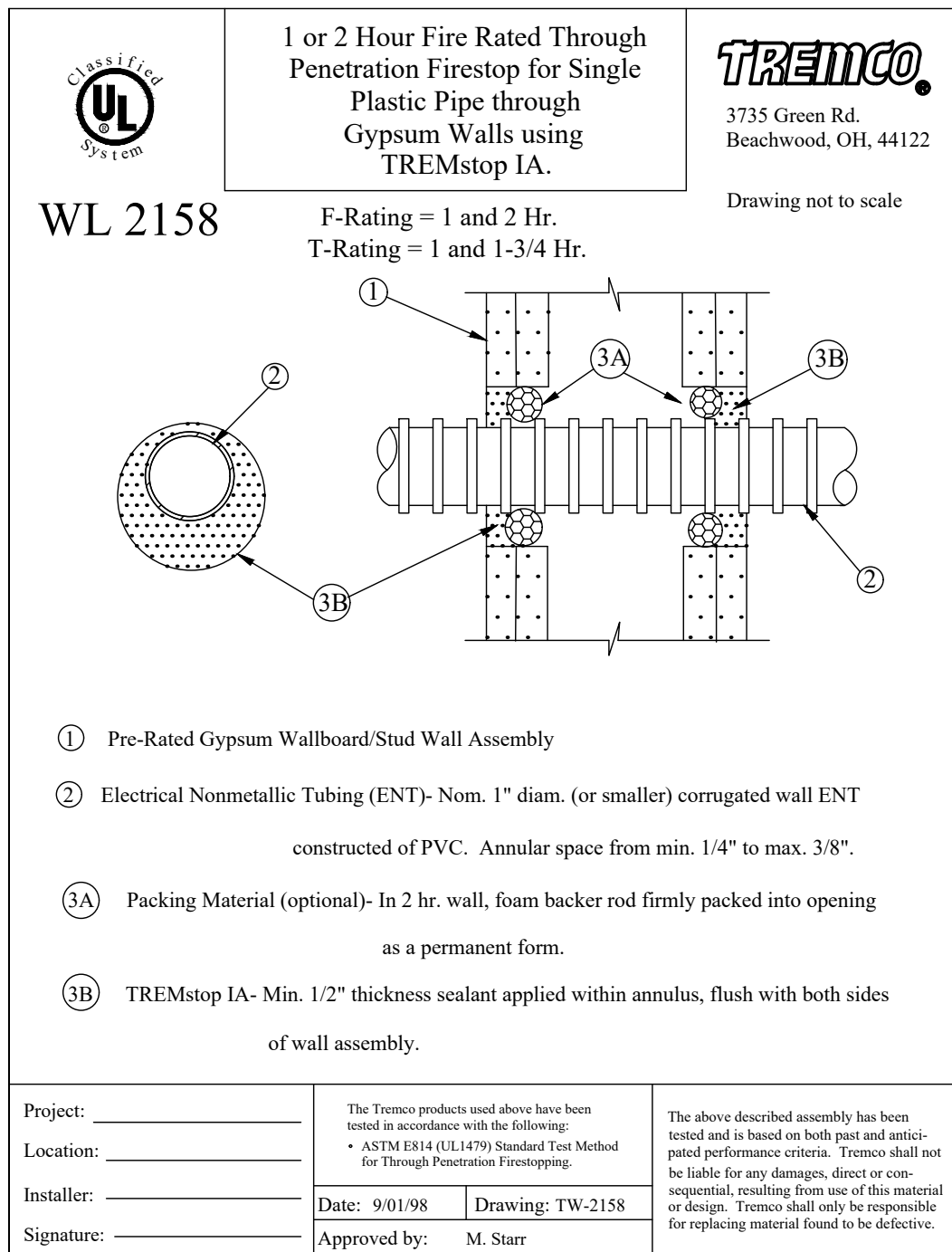
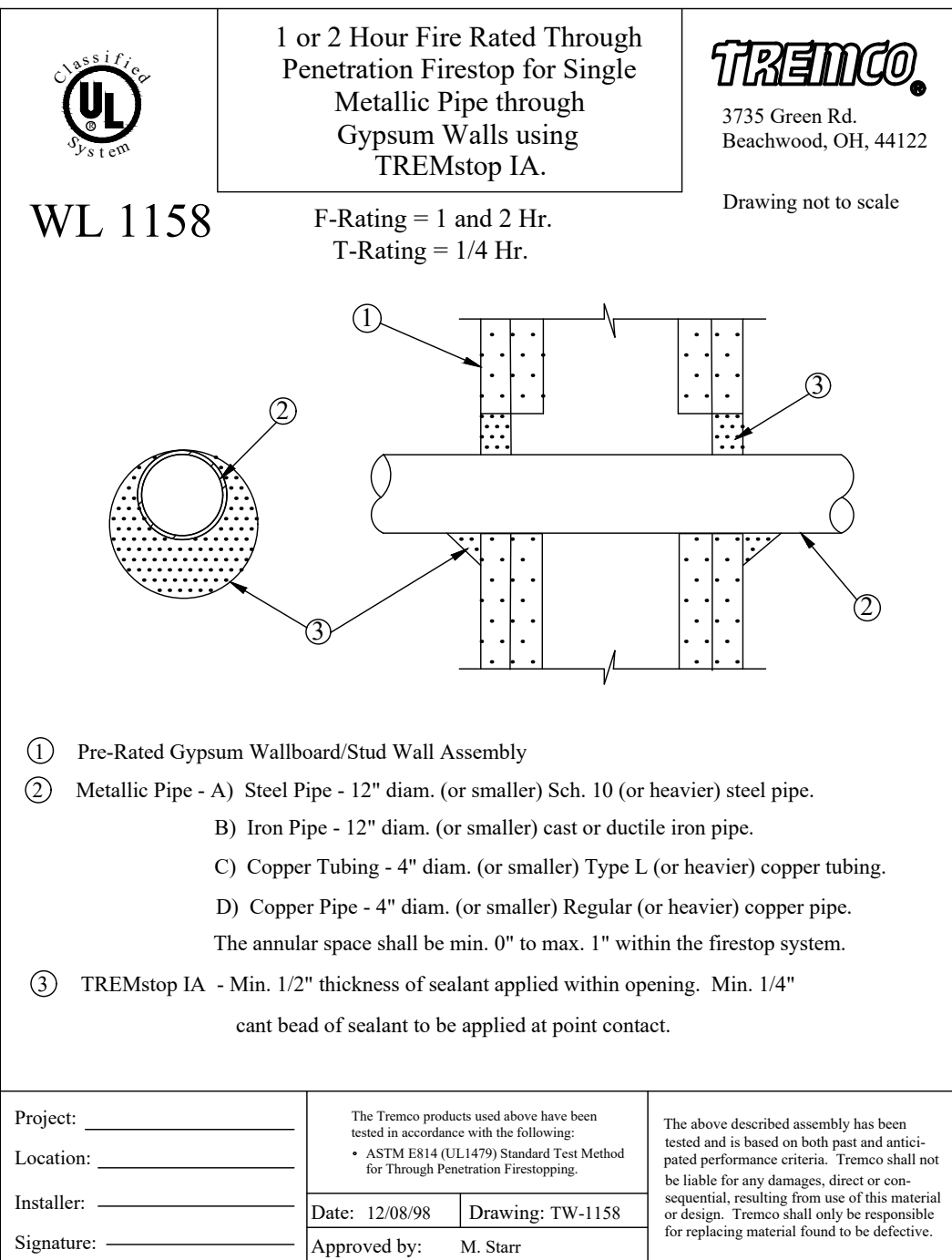
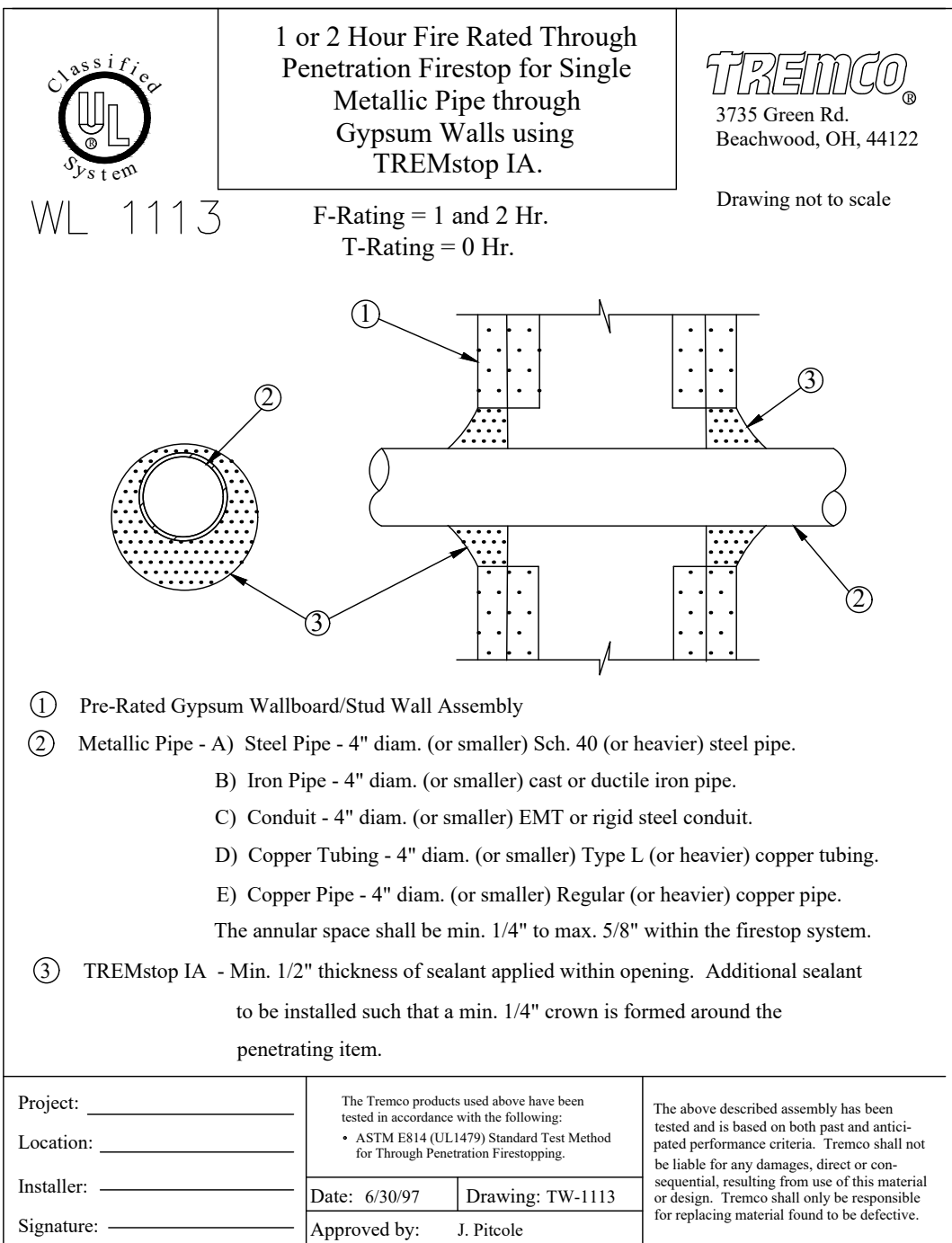


LEGEND	
	EXTG. CMU WALL
	EXTG. WOOD FRAMED PARTITION WALL
	EXTG. 1-HR. FIRE RATED WOOD FRAMED PARTITION
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(RL)	DENOTES ITEMS TO BE RELOCATED
(R)	DENOTES ITEMS TO BE REMOVED
N.I.C.	DENOTES AREA "NOT IN CONTRACT"

LEGEND	
	Egress Pathways



Project No: 2509-050



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DISCLOSED BY THIS OFFICE IN CONNECTION WITH THE FOREGOING PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED AND ADVISED OF ANY DISCREPANCIES OR CONDITIONS SHOWN BY THESE DRAWINGS. IT IS NOT THE INTENT OF THIS DESIGN PLAN TO INDICATE ALL ITEMS OR SPECIFICATIONS REQUIRED TO ACCOMPLISH THE INTENDED



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J. BALAKRISHNAN, P.E. on the date adjacent to the seal. Printed
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NO.	DATE	BY
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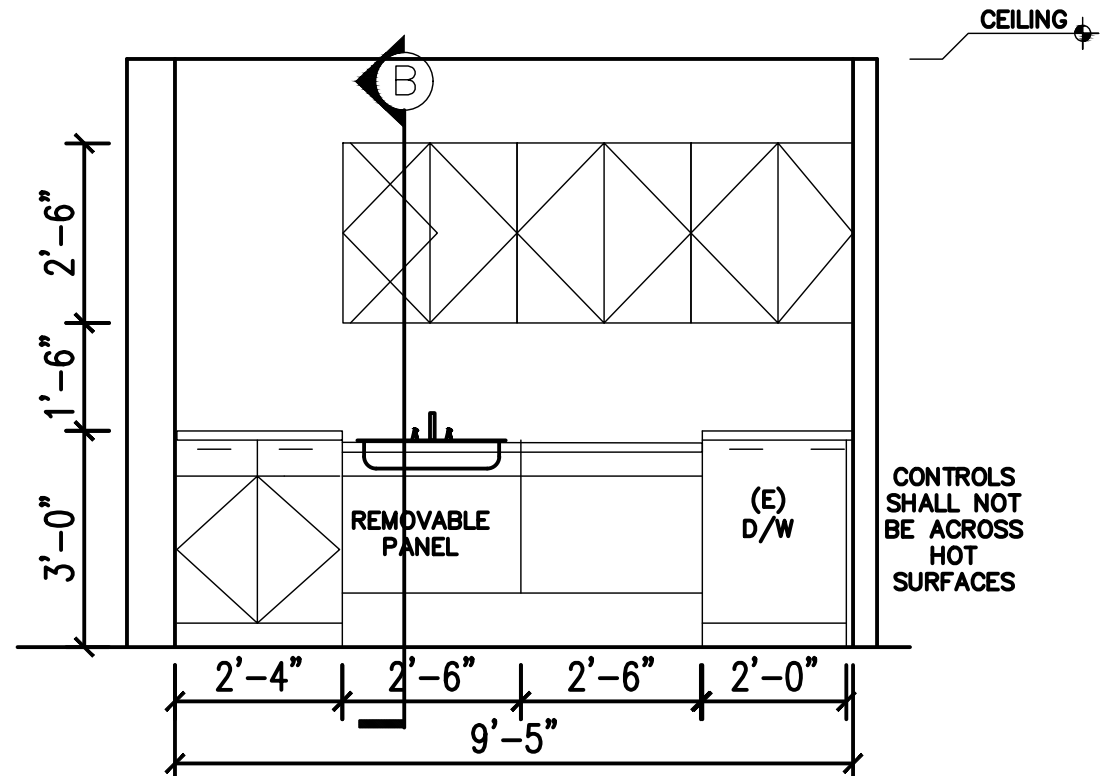
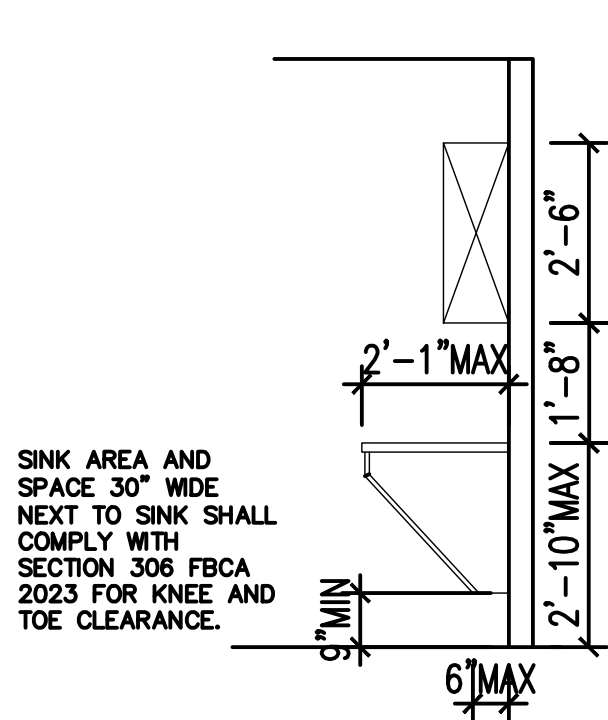
SHEET

A-03

Project No: 2509-050

W/TYPE - X GYP. BD. ON BOTH SIDES
W/SOUND INSULATION STC=50 (48db) MIN
U.L. DESIGN 419
SEAL ALL PENETRATIONS WITH SAFING
MATERIAL

METAL STUD: MATERIAL LEGEND	
NUMBER	DESCRIPTION
1	UNDERSIDE OF STRUCTURAL SLAB
2	SEALANT BED
3	CONT. 3-5/8" C" SHAPED GALVANIZED STEEL RUNNER ATTACHED TO FLOOR & CEILING WITH FASTENERS AT 2'-0" O.C. MAX.
4	5/8" G.W.B. TYPE "X", SCREW ATTACHED VERTICALLY WITH FASTENERS 8" O.C. AT EDGES AND 12" O.C. IN THE FIELD OF THE BOARD TO STUDS SPACED MAX. 24" O.C. WITH JOINTS STAGGERED ON OPPOSITE SIDES OF WALL. "
5	SCHEDULE CEILING
6	3-5/8" C" SHAPED STEEL STUD 25 GA. SPACED @ 16" O.C. (5-7/8" AS WHERE NOTED)
7	(OPTIONAL) MINERAL WOOL OR GLASS FIBER INSULATION
8	SCHEDULED BASE AND FLOOR
9	TOP OF STRUCTURAL FLOOR



A.D.A. KITCHEN DETAIL PLAN
SCALE: 1/2" = 1'-0"

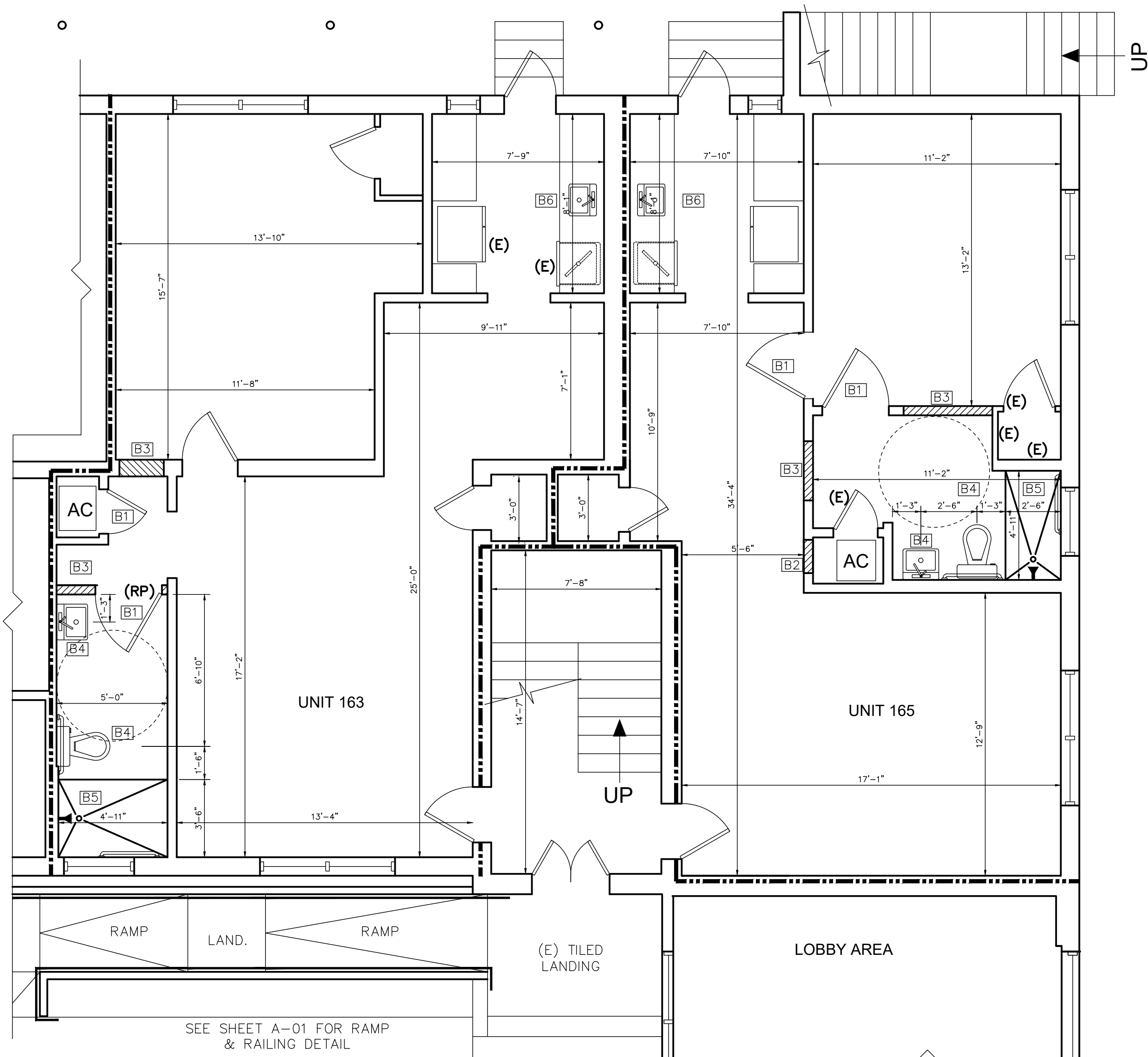
PROPOSED BUILDING SCOPE OF WORK NOTES:

- | | | |
|---|------|--|
| | [B1] | INSTALL NEW 34"x80" DOORS. |
|  | [B2] | INSTALL NEW RETURN AIR GRILL @ 10" A.F.F. |
|  | [B3] | INSTALL NEW WALLS. |
| | [B4] | RELOCATE EXISTING LAV., FAUCET, VANITY, MIRROR & TOILET W/ GRAB BARS |
| | [B5] | INSTALL NEW SHOWER & GLASS ENCLOSURE. TYPE II SAFETY & GRAB BARS |
| | [B6] | REPLACE CABINET & SINK IN KITCHEN AREA TO MEET ADA REQ'S. |

WALL TILE NOTE:
PROVIDE WALL TILE AT SHOWER TO 72" ABOVE FLOOR.

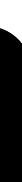
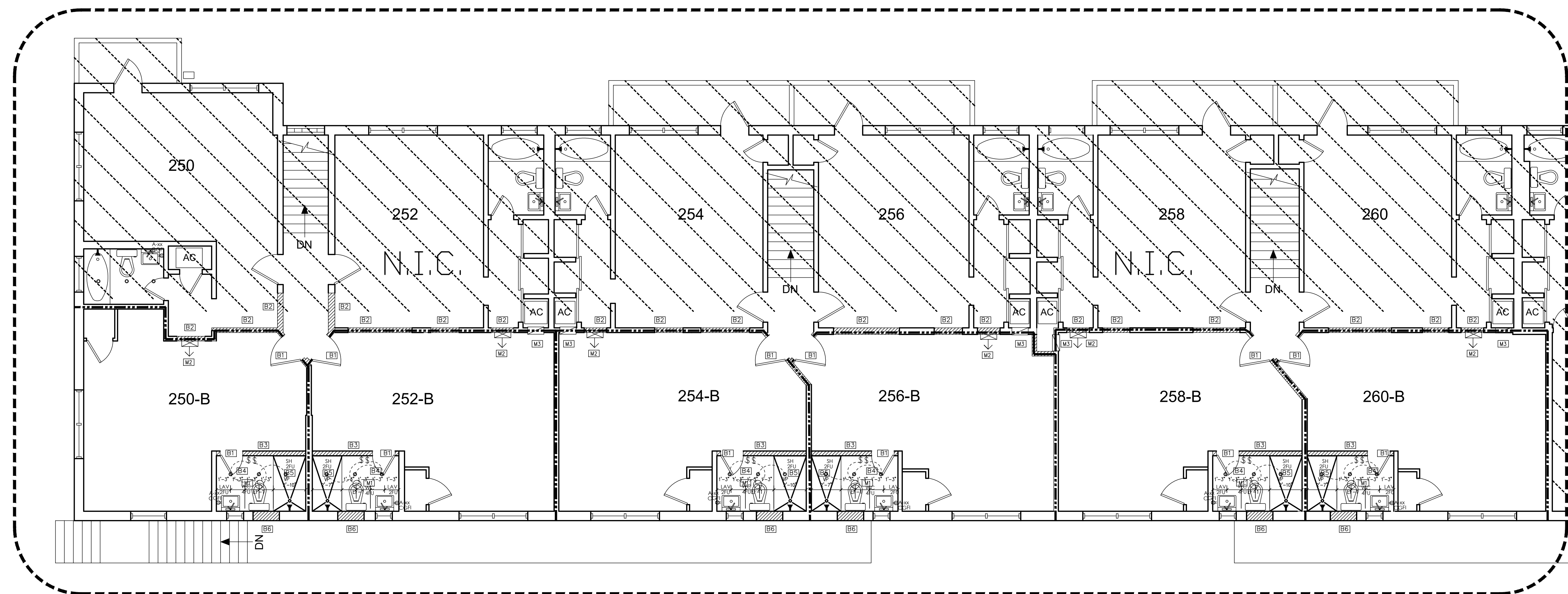
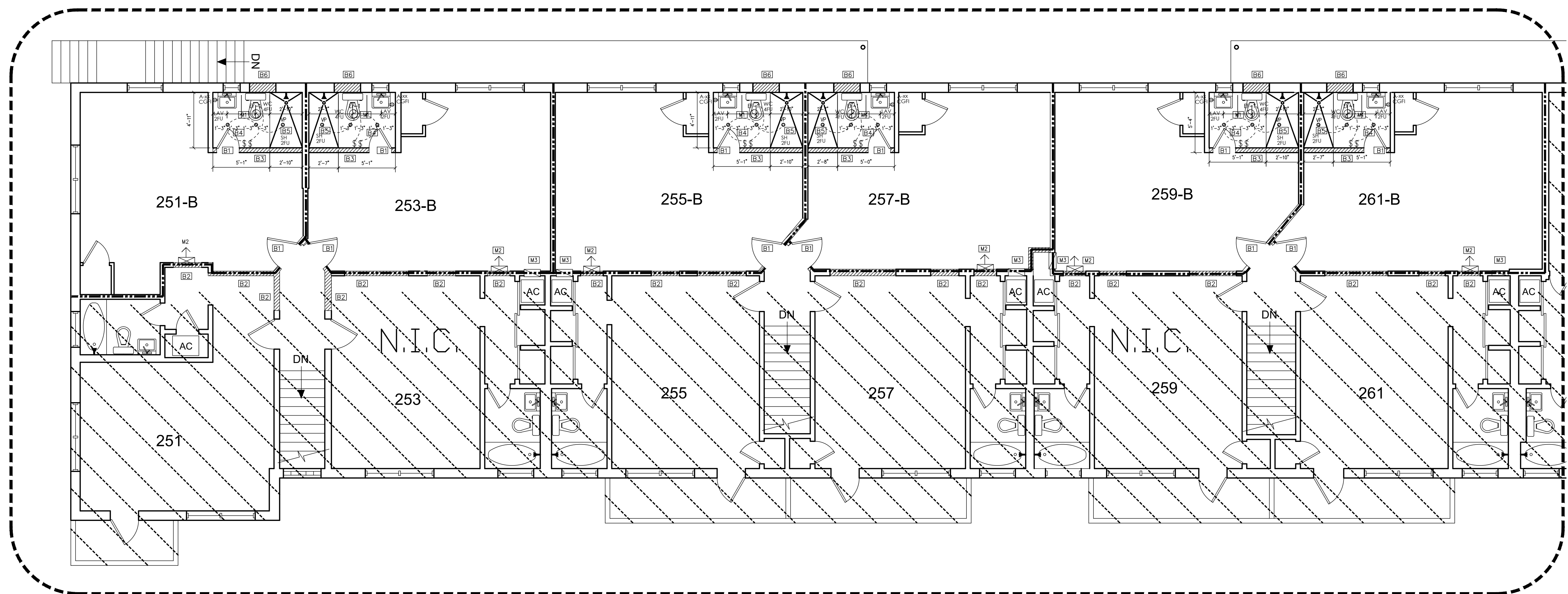
DOOR NOTE:
ALL TRANSITION DOORS SHALL BE ADA COMPLIANT WITH MAX. 1/2" THRESHOLDS
PER FBC B1010.1.5 & 7.

FINISHING NOTE:
ALL NEW FINISHES (FLOOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR
FLAME SPREAD AND SMOKE DEPARTMENT CLASSIFICATION.



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





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FL. REG. No: 63107
VENKATESAN MURUGAR BALAKRISHNAN, P.E.

HOTEL CHANGE OF USE PLAN

1849 JAMES AVENUE
MIAMI BEACH, FLORIDA 33140

C.R. DEVELOPMENT, LLC
CORAL GABLES, FLORIDA

corrections		
NO.	DATE	BY
-	-	-
-	-	-

revisions		
NO.	DATE	BY
"	"	"
"	"	"

DRAWN BY: AP
CHECKED BY: VMB
DATE: 1/26/2026

SHEET

A-06

Project No: 2509-050

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. IT IS NOT THE INTENT OF THIS DESIGN PLAN TO INSURE ALL ITEMS OR SPECIFICATIONS REQUIRED TO ACCOMPLISH THE INTENDED DESIGN SCOPE.



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corrections

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revisions

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DRAWN BY: AP
CHECKED BY: VMB
DATE: 1/26/2026

SHEET

A-07

Project No: 2509-050

BATHROOM CLEAR FLOOR SPACE NOTE:

H.C. BATHROOMS SHALL COMPLY WITH FAC 604 FOR CLEAR FLOOR SPACES SUCH AS:

- TOILET AREA CLEAR FLOOR SPACE TO BE 60"x56"
- LAV. & HAND DRYER AREA CLEAR FLOOR SPACE TO BE 48"x30"
- URINALS FRONT EDGE TO BE MAX 13-1/2" FROM WALL AND MAX 17" A.F.F. PER 605.2 W/30" WIDE CLEAR AREA
- PAPER TOWEL DISPENSERS TO MEET CBC ACCESS, SEC. 308.2.1
- PAPER TOWEL DISPENSER TO BE IN CENTER OF 30" WIDE WALL SECTION AND HAVE CLEAR DISTANCE AWAY FROM WALL MIN. 48". BOT. OF DISPENSER TO BE 43" MAX HT.

UPGRADES AND ADA COMPLIANCE NOTE

-INTERIOR MODIFICATIONS TO PROVIDE COMPLIANCE WITH ADA PROVISION SHALL BE PER FAC 202.4 TO LIMITS FEASIBLE

NOTES:

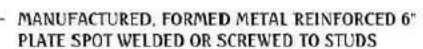
1. WATER AND DRAIN PIPES PLUMBING UNDER LAVATORIES SHALL BE INSULATED (TYPICAL). THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
2. STRUCTURAL STRENGTH FOR ALL GRAB BARS SHALL BE 250 LBS.
3. MAX. FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 8.5 LBS. (EXTERIOR) AND 5.0 LBS. (INTERIOR).
4. CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE WITH "ONE-HAND" AND SHALL NOT REQUIRE TIGHTENING, GRASPING, PINCHING OR TWISTING OF WRIST.
5. MAXIMUM DISTANCE TO DISPENSERS SHALL BE 48".
6. ALL PLUMBING WALLS SHALL HAVE MOISTURE RESISTANT GYPSUM WALL BOARD.



N.T.S.

NOTES:

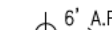
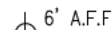
1. HOT WATER AND DRAIN PIPES UNDER LABORATORIES SHALL BE INSULATED (TYP.). THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LABORATORIES OR SINKS.
2. STRUCTURAL STRENGTH FOR ALL GRAB BARS SHALL BE 250 LBS. MAX. FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 8.5 LBS. (EXTERIOR), 5.0 LBS. (INTERIOR).
3. CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE WITH "ONE-HAND" AND SHALL NOT REQUIRE TIGHTENING, GRASPING, PINCHING OR TWISTING OF THE WRIST.
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N.T.S



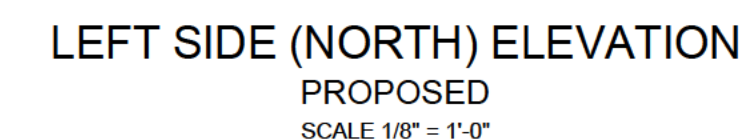
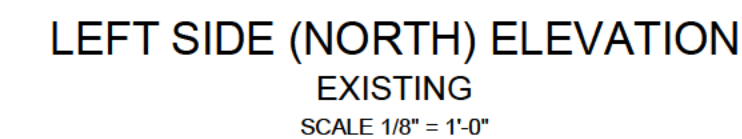
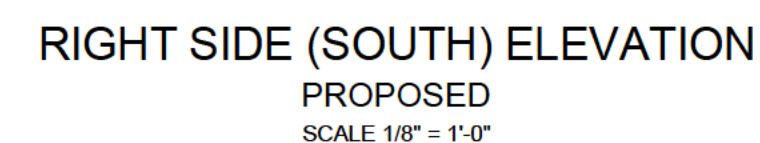
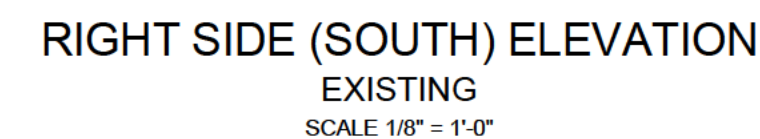
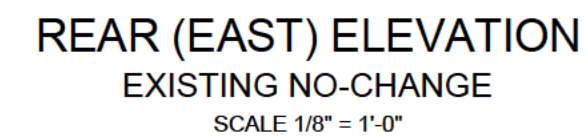
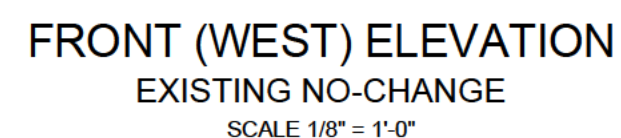
SCALE: 1/2"=1'-0"



HANDICAP BATHROOM DETAIL

SCALE: 1/2" = 1'-0"

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HOTEL CHANGE OF USE PLAN

1849 J, LLC
1849 JAMES AVENUE
MIAMI BEACH, FLORIDA 33140

C.R. DEVELOPMENT, LLC
CORAL GABLES, FLORIDA

revisions		
NO.	DATE	BY
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SHEET

A-08

Project No: 2509-05

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRAFFIC AND PEDESTRIAN CIRCULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRAFFIC AND PEDESTRIAN CIRCULATION.

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ENGINEERING | DEVELOPMENT

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INFO@MYFLORIDAENGINEERING.COM

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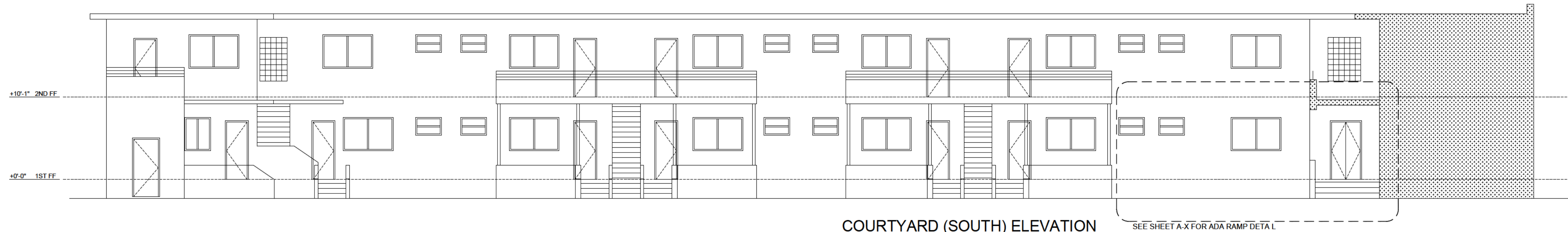
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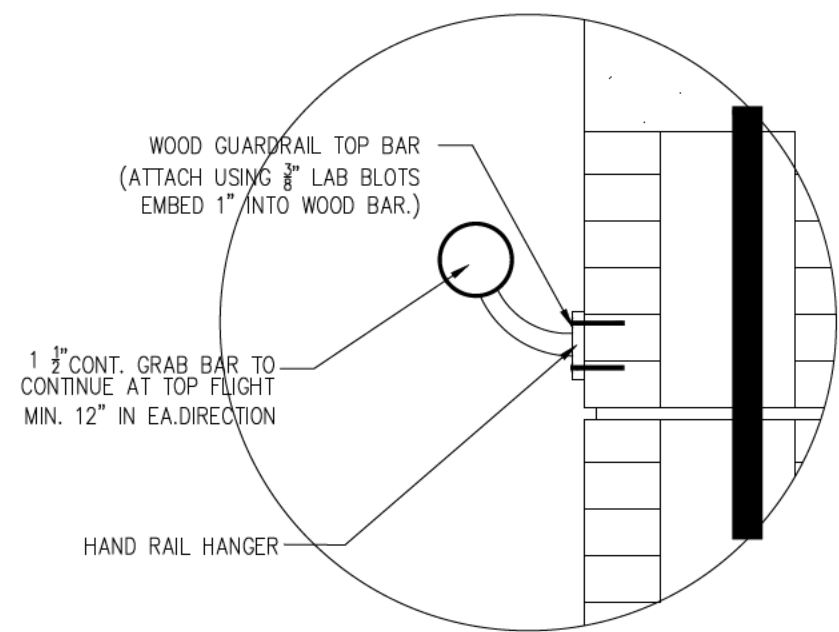
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A-09

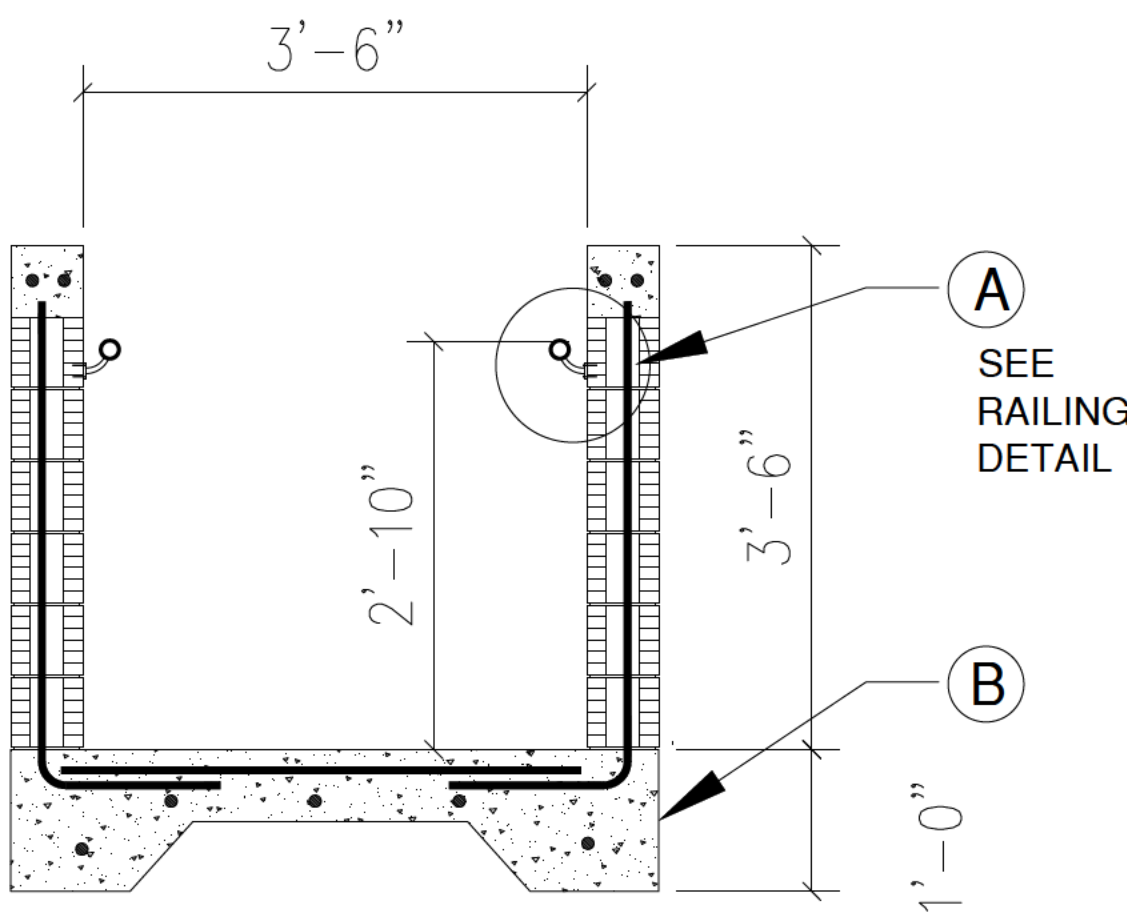
Project No: 2509-050



COURTYARD (SOUTH) ELEVATION
NO CHANGES TO THE BUILDING.
NEW ADA RAMP TO BE INSTALLED
SCALE 1/8" = 1'-0"



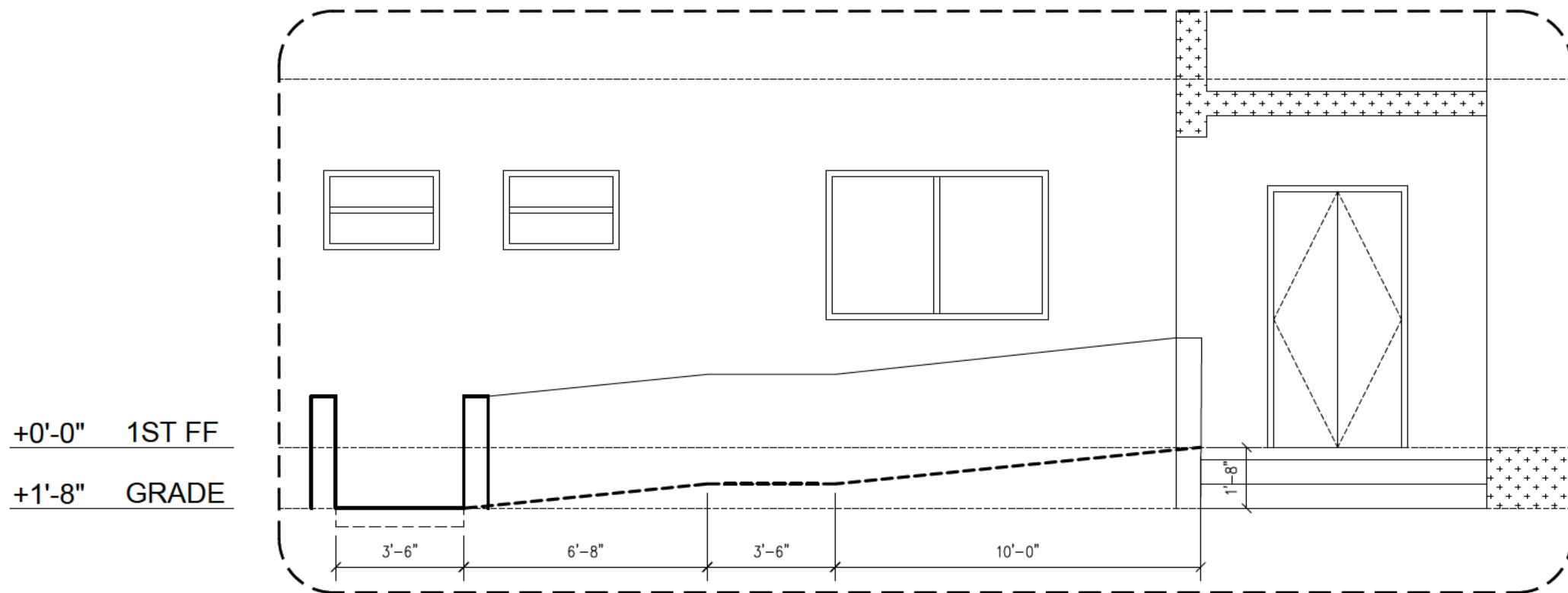
ALUM. RAMP RAILING DETAIL
SCALE 3" = 1' 0"



RAMP SECTION
SCALE: 3/4" = 1'-0"

STRUCTUAL MEMEBER LEGEND

- (A) 6" MASONRY GROUTED W/#4 @ 32" O/C & 6" CONC. CAP W/(2)#5 CONT.
- (B) 6" CONC. SLAB W/#5 @ 12" O/C E/W



SEE SHEET A-X FOR ADA RAMP DETAIL
SCALE: 1/4" = 1'-0"



COURTYARD (NORTH) ELEVATION
EXISTING NO-CHANGES
SCALE 1/8" = 1'-0"