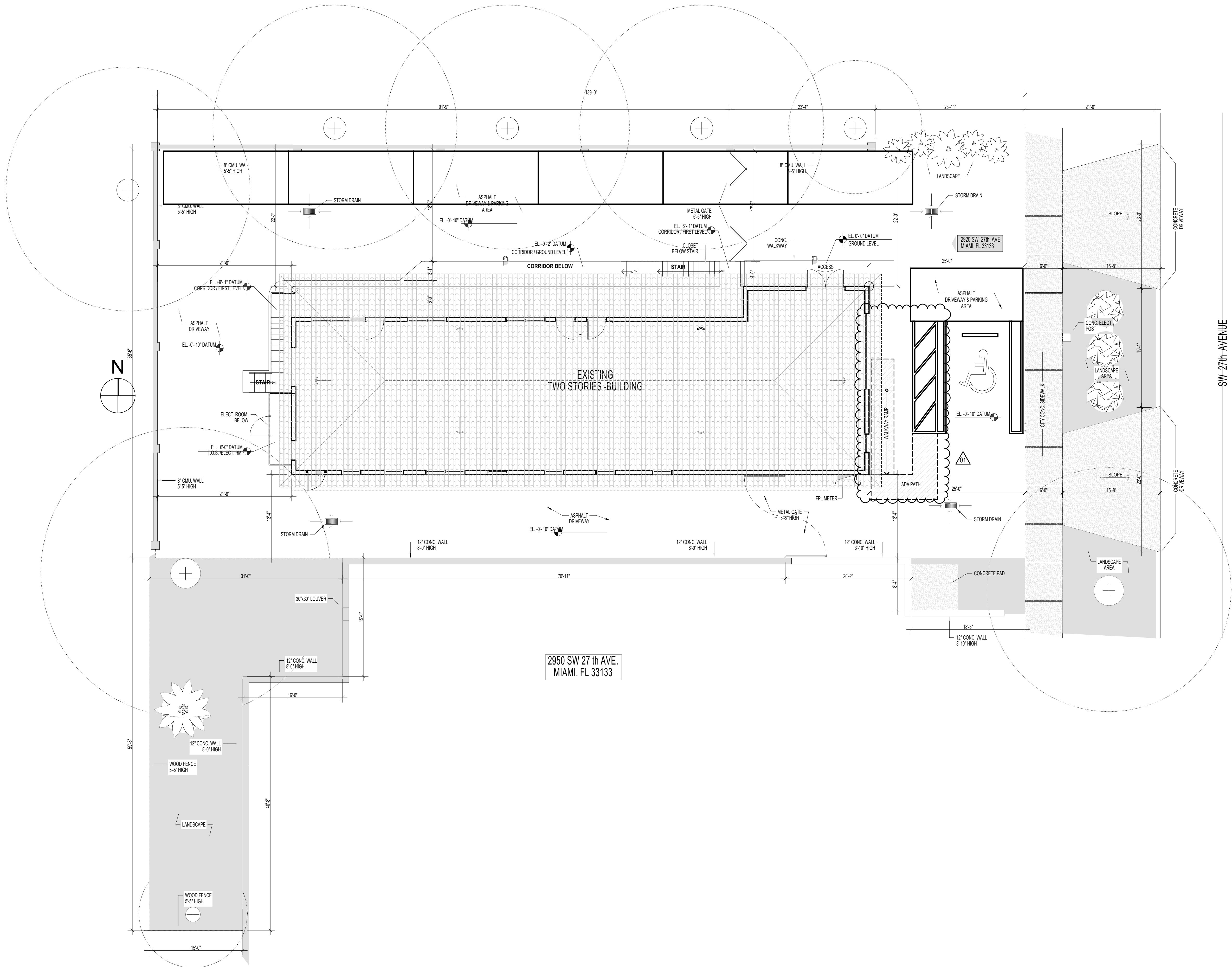


NOT FOR CONSTRUCTION



1 SITE PLAN_EXISTING

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

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Project

2920 RENOVATIONS

2920 SW 27th Avenue MIAMI, FL 33133

Revisions

| BD COMMENTS | 04/29/2025 |
|-------------|------------|
|-------------|------------|

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Luis O. Revuelta

AR-0007972

PERMIT SET

Date

4/29/2025

Scale

AS SHOWN

Project No.

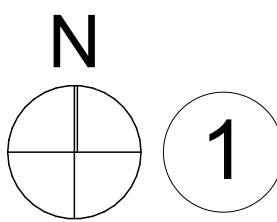
2224

Sheet Name

SITE PLAN

Sheet No.

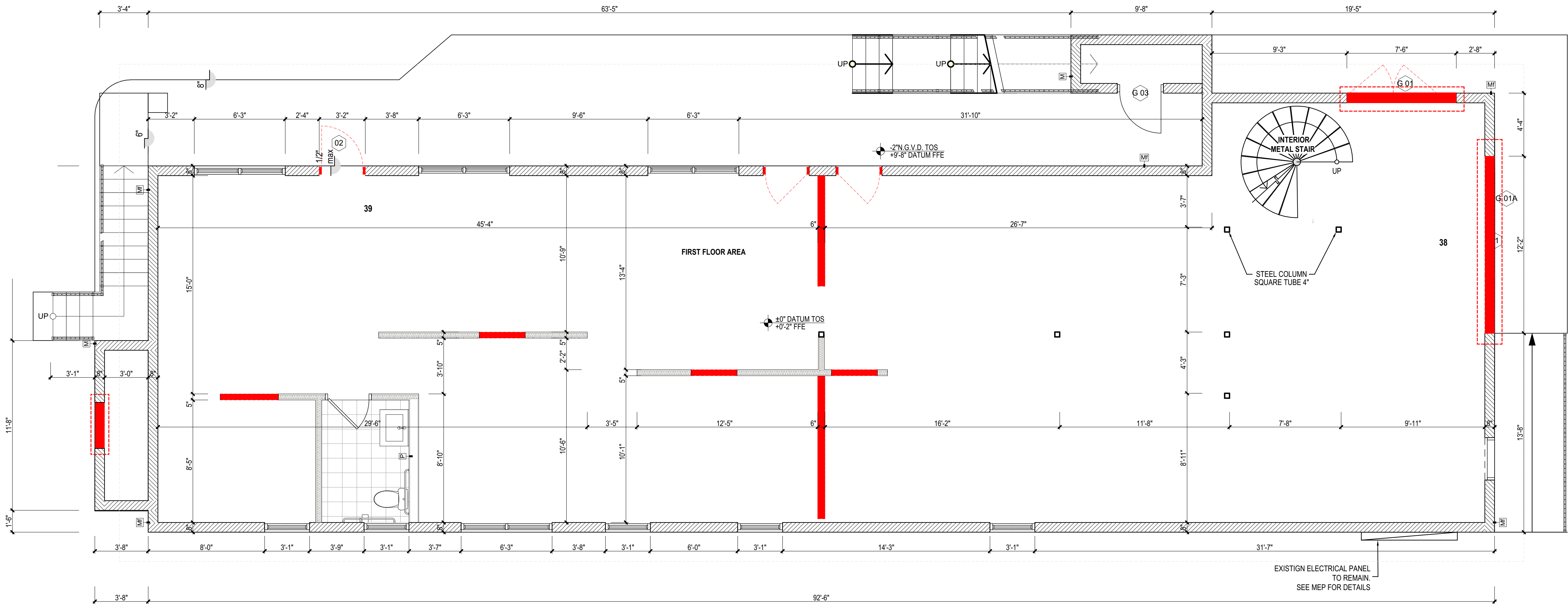
A-100



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

Sheet No. _____

A-101



1 GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

| DEMOLITION PLAN LEGEND | |
|------------------------|---|
| | EXISTING PARTITION/ WALL TO REMAIN. |
| | EXISTING TO BE DEMOLISHED. |
| | EXISTING EXTERIOR WALL TO REMAIN |
| | NEW PARTITION |
| | EXISTING DOOR / WINDOW TO BE DEMOLISHED |

DEMOLITION NOTES:

1- THE GENERAL CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT THE ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.

2- NOTIFY ARCHITECT OF ALL NOTICEABLE DEFECTS IN EXISTING CONSTRUCTION PRIOR TO BEGINNING DEMOLITION OPERATIONS AS WELL AS DEFECTS UNCOVERED DURING DEMOLITION OPERATIONS.

- 3- THE GENERAL CONTRACTOR SHALL PROVIDE ALL SHORING AND TEMPORARY SAFEGUARDS, DUST BARRIERS AND WARNING SIGNS THROUGHOUT THE DURATION OF CONSTRUCTION AS REQUIRED.
- 4- ALL DEBRIS TO BE DISPOSED BY GENERAL CONTRACTOR. G.C. TO MAKE PROVISIONS FOR ON-SITE WASTE CONTAINER AND IS RESPONSIBLE FOR ACQUIRING ANY REQUIRED CITY PERMITS.
- 5- ANY COMMON AREAS USED FOR THE TRANSPORT OF DEBRIS SHALL BE KEPT REASONABLY CLEAN DURING DEMOLITION. PROTECT ALL FLOORS AND WALLS AS REQUIRED TO AVOID DAMAGES.
- 6- THE G.C. SHALL SUBMIT WRITTEN NOTIFICATION TO THE OWNER AND ARCHITECT ADVISING OF MAJOR ELECTRICAL AND/ OR MECHANICAL SHUT DOWN, INCLUDING DOWNTIME REQUIREMENTS, THREE DAYS PRIOR TO REQUIRED SHUT DOWN SO THAT APPROPRIATE ACTION MAY BE TAKEN.
- 7- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL BE ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN FORM WITHIN THREE DAYS.
- 8- ALL FINISHES AND SURFACES WHICH ARE DAMAGE DURING DEMOLITION AND/ OR DURING NEW CONSTRUCTION SHALL BE PREPARED AND REPLACES TO THE SATISFACTION OF OWNER AND ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- 9- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTEND IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 10- AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA (S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- 11- ACTUAL EXISTING DIMENSIONS SHALL GOVERN.
- 12- REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARES U.N.O.
- 13- RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES AND EQUIPMENT NOT REUSED IN THIS PROJECT TO OWNER FOR REUSE ELSEWHERE.
- 14- REMOVE ALARM DEVICES, WIRING AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
- 15- REMOVE ELECTRICAL BOXES, WIRING AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
- 16- ELECTRICAL BOXES TO BE REMOVED FROM PARTITIONS TO REMAIN ARE INDICATED ON THE PLANS. REMOVE DEVICES AND REPAIR PARTITION, READY TO RECEIVE NEW FINISHES.
- 17- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL COMPANY.
- 18- G.C. TO PATCH ALL WALLS/ PARTITIONS OF INTERSECTION OF REMAINING DEMOLISHED WALLS TO MATCH ADJACENT SURFACES.
- 19- CONTRACTOR TO IDENTIFY ALL SITE UTILITIES AND MAKE PROVISIONS TO PROTECT.

2920 RENOVATIONS

2920 SW 27th Avenue MIAMI, FL 33133

Revisions

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Date

1/24/2025

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Project No.

2224

Sheet Name

LEVEL 1 DEMOLITION

Sheet No.

A-101a

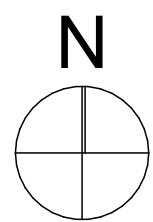
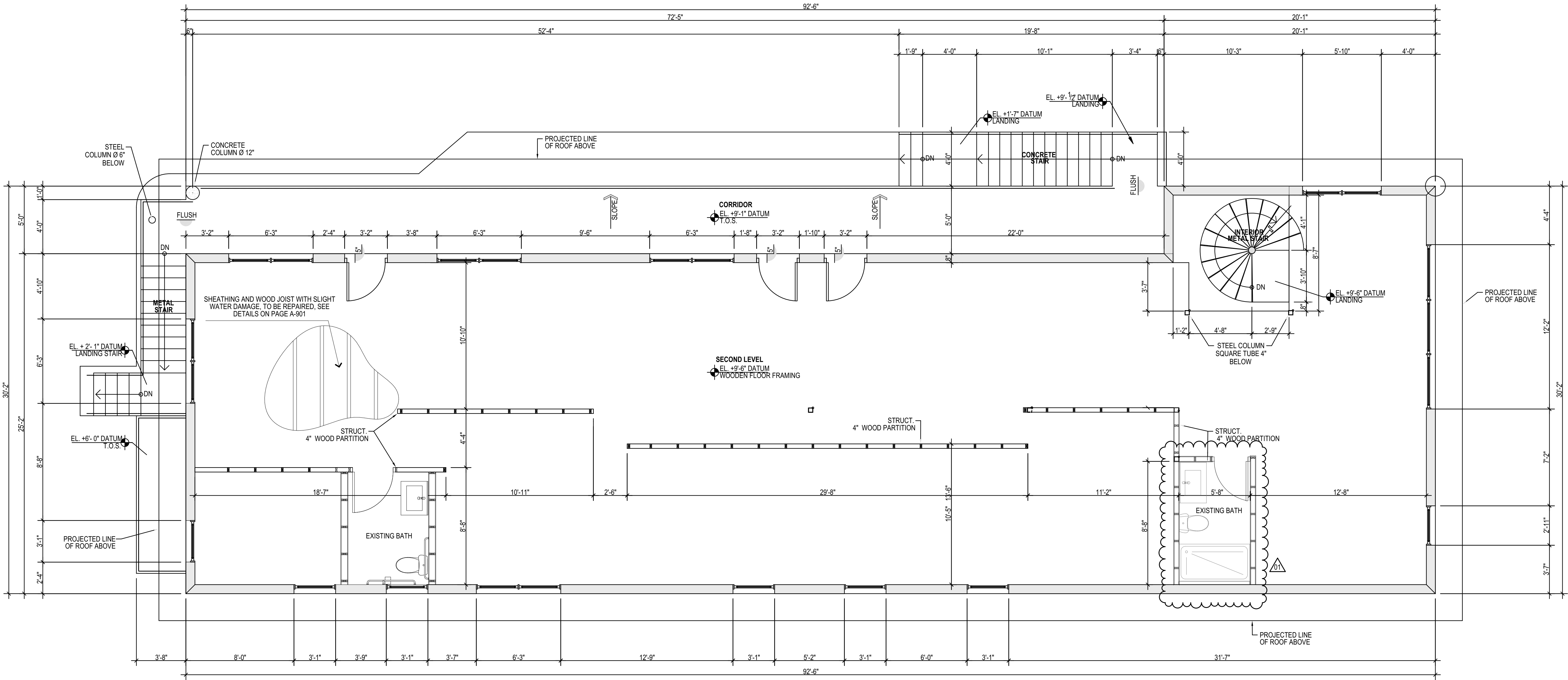


| DOOR SCHEDULE - COMMON AREAS | | | | | | | | | | | | | | | | | | |
|------------------------------|-----|------------------|------|-------|------------|-------|-----|----------|--------|-----------------------------------|--------|------|------|----------|--------|--------|----------|-----------------|
| | No. | LOCATION | TYPE | LABEL | PANEL | | | | | DOOR DESCRIPTION | FRAME | | | | | HW SET | PANIC HW | NOTES / REMARKS |
| | | | | | DIMENSIONS | | | MATERIAL | FINISH | | DETAIL | | | MATERIAL | FINISH | | | |
| | | | | | W | H | THK | | | | HEAD | JAMB | SILL | | | | | |
| LEVEL 1 | | | | | | | | | | | | | | | | | | |
| | 01 | ENTRANCE | A | | 3'-0" | 7'-0" | 2" | MTL | PNT | HOLLOW METAL; FLUSH | 1 | 1 | C | MTL | PNT | | □ | |
| | 02 | EXT. KITCHEN | A | | 3'-0" | 7'-0" | 2" | MTL | PNT | HOLLOW METAL; FLUSH | 1 | 1 | C | MTL | PNT | | □ | |
| | 03 | L.OFFICE | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 05 | OFFICE 1 | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 05 | OFFICE 1 | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 07 | ELEC. CLOSET | A | | 3'-0" | 7'-0" | 2" | MTL | PNT | HOLLOW METAL; FLUSH | 1 | 1 | C | MTL | PNT | | □ | |
| | 08 | L.OFFICE | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 09 | RECEPTION CLOSET | A | | 4'-11" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| LEVEL 2 | | | | | | | | | | | | | | | | | | |
| | 01 | LOR OFFICE | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 03 | WORKSTATIONS 1 | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 04 | WORKSTATIONS 2 | A | | 3'-0" | 7'-0" | 2" | --- | --- | --- | 8 | 8 | | --- | --- | | --- | --- |
| | 07 | CLOSET | B | | 3'-7" | 7'-0" | 2" | MTL | PNT | HOLLOW METAL; FLUSH; SGL. ACTI... | 7 | 7 | | MTL | PNT | | □ | 4; 16; 17 |

Sheet No.
A-101b

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1

SECOND FLOOR_EXISTING FLOOR PLAN

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

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2920 RENOVATIONS

2920 SW 27th Avenue MIAMI, FL. 33133

Revisions

| | | |
|----|-------------|------------|
| 01 | BD COMMENTS | 04/29/2025 |
|----|-------------|------------|

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PERMIT SET

Date

4/29/2025

Scale

AS SHOWN

Project No.

2224

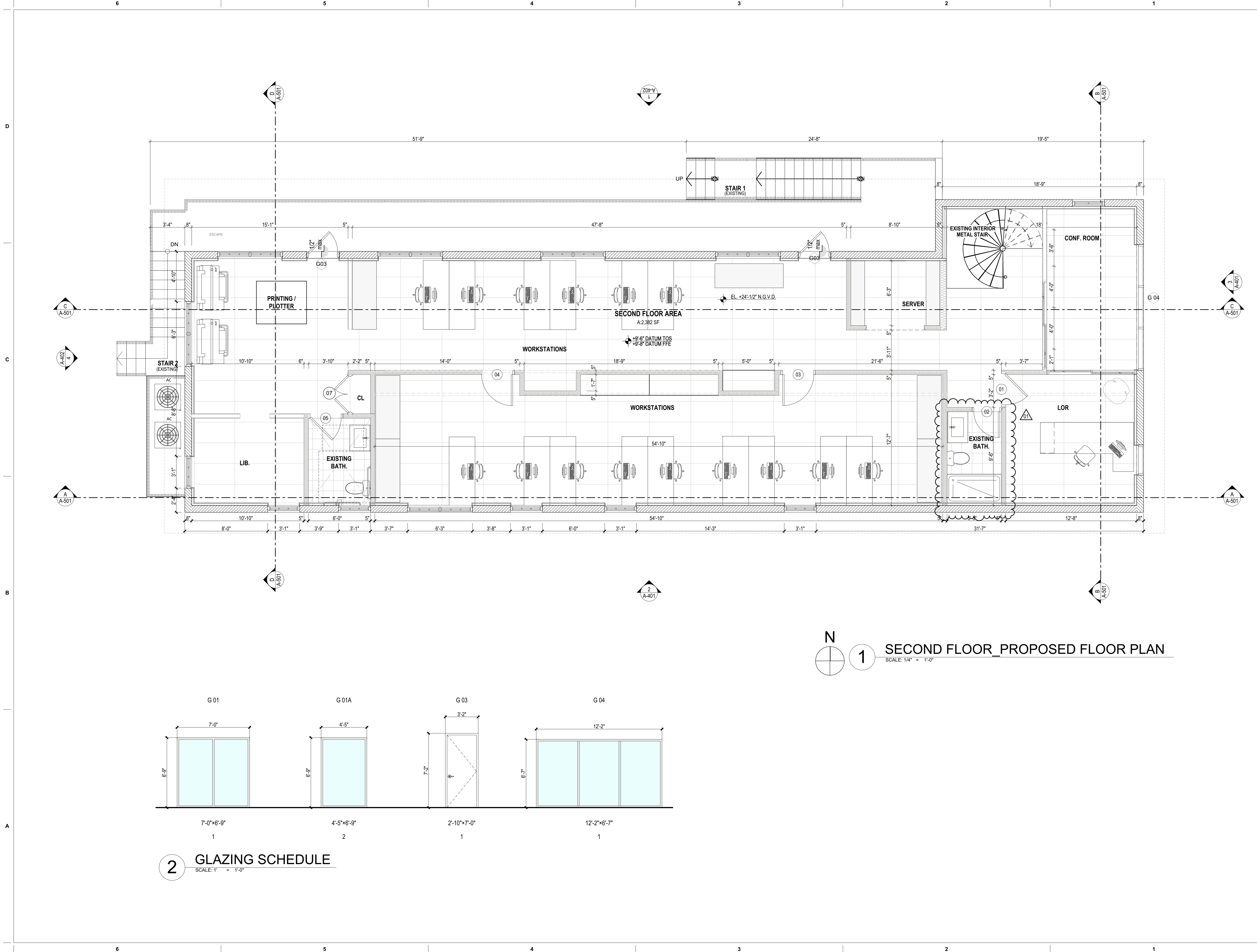
Sheet Name
LEVEL 2 EXISTING FLOOR
PLAN

Sheet No.

A-102

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1 SECOND FLOOR_PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 GLAZING SCHEDULE
SCALE: 1" = 1'-0"

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2920 RENOVATIONS

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| 01 | BD COMMENTS | 04/29/2025 |
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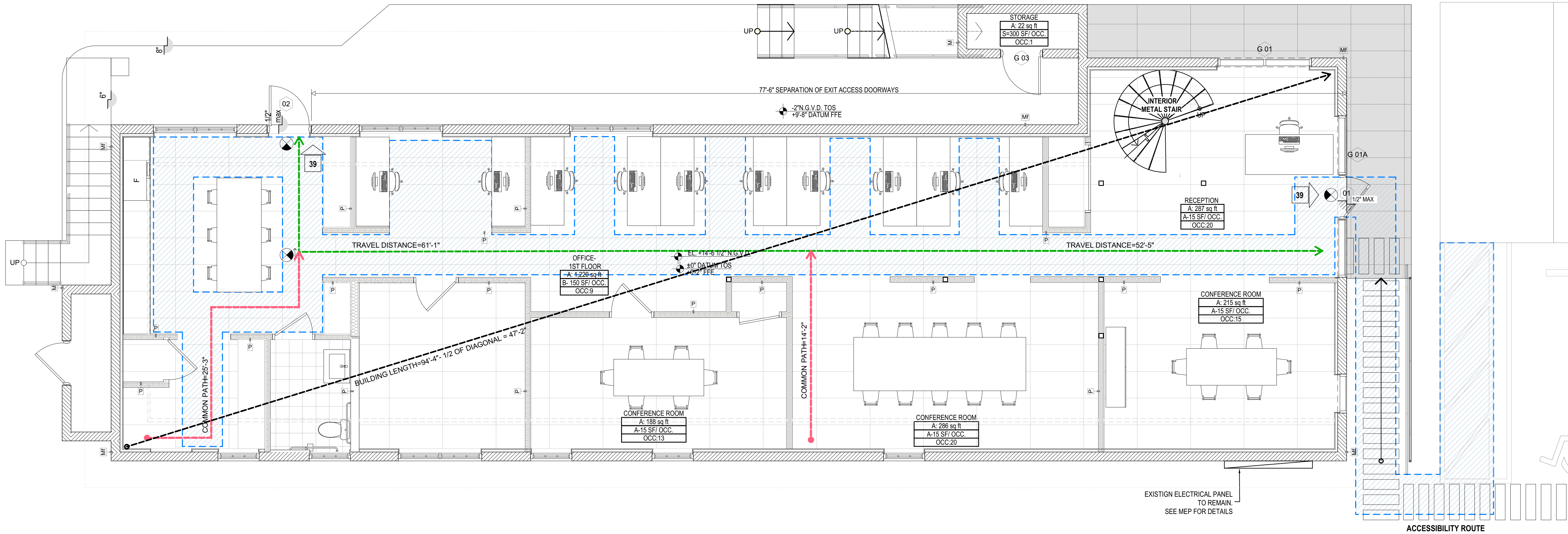
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| | |
|-------------|-----------------------------|
| Date | 4/29/2025 |
| Scale | AS SHOWN |
| Project No. | 2224 |
| Sheet Name | LEVEL 2 PROPOSED FLOOR PLAN |
| Sheet No. | |

| OCCUPANT LOAD- LEVEL 1 | | | | | | | | | | | | | | |
|------------------------|-------------------|----------|----------------------|-----------|-------|-------------|--------|----------------|------------|-------------|----------------|----------------------|---------------|-----------|
| | NAME | AREA | OCCUPANT LOAD FACTOR | OCCUPANTS | STAIR | STAIR WIDTH | FACTOR | STAIR CAPACITY | STAIR LOAD | DOOR | DOOR CLEARANCE | DOOR CAPACITY FACTOR | DOOR CAPACITY | DOOR LOAD |
| 01 | | | | | | | | | | | | | | |
| | STORAGE | 22.28 | 300.00 | 1 | | | | | | EXIT 1- 36" | 34" | 0.2 | 170 | 39 |
| | CONFERENCE ROOM | 188.47 | 15.00 | 13 | | | | | | EXIT 2- 36" | 34" | 0.2 | 170 | 39 |
| | CONFERENCE ROOM | 214.91 | 15.00 | 15 | | | | | | TOTAL | | | 78 | |
| | CONFERENCE ROOM | 285.50 | 15.00 | 20 | | | | | | | | | | |
| | RECEPTION | 286.75 | 15.00 | 20 | | | | | | | | | | |
| | OFFICE- 1ST FLOOR | 1,220.01 | 150.00 | 9 | | | | | | | | | | |
| | | | 2,217.92 ft² | 78 | | | | | | | | | | |



N
1
GROUND FLOOR_ LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"
0 2' 4'

TRAVEL DISTANCE = 9'-8"

START

ARRIVAL PT

(#) EXIT DISCHARGE LOAD (TOTAL EXIT)

(111) NUMBER OF OCCUPANTS @ STAIR THIS LEVEL

(00) EXIT LOAD @ DOOR

(FE) FIRE EXTINGUISHER 3A-40BC w/BRACKET Mech/ Elec/ Storage

(FE) FIRE EXTINGUISHER CABINET (15 MIN- RECESSED 1/2 WALL MOUNTED/ 1/2 RECESSED)

FD-45 FIRE RATED DOOR (60 MIN/ 120 MIN/ 180 MIN)

1 HR. FIRE RATED WALL

2 HR. FIRE RATED WALL

3 HR. FIRE RATED WALL

4 HR. FIRE RATED WALL

WALL RATING

1 HOUR

2 HOUR

3 HOUR

DOOR AND FRAME RATING

45 MINUTE(3/4 HOUR)

90 MINUTE(1- 1/2 HOUR)

180 MINUTE (3 HOUR)

DOOR TYPE "C-20 Minute"

DOOR TYPE "C-25 Minute"

DOOR TYPE "B-90 Minute"

DOOR TYPE "A-180 Minute"

EXIT SIGN AT CEILING

EXIT SIGN AT WALL

LIFE SAFETY INFORMATION

BUILDING CONSTRUCTION TYPE: TYPE 3B

CODE COMPLIANCE: FBC 2023

FPPC 2023 (8th Edition)

NFPA-101/2024 Edition

LIFE SAFETY CODE

OCCUPANCIES PER FBC 2023/ NFPA- 101/2024

NOTE 1: FOR FIRE EXTINGUISHER LOCATIONS REFER TO A-101/2024 FLOOR PLANS

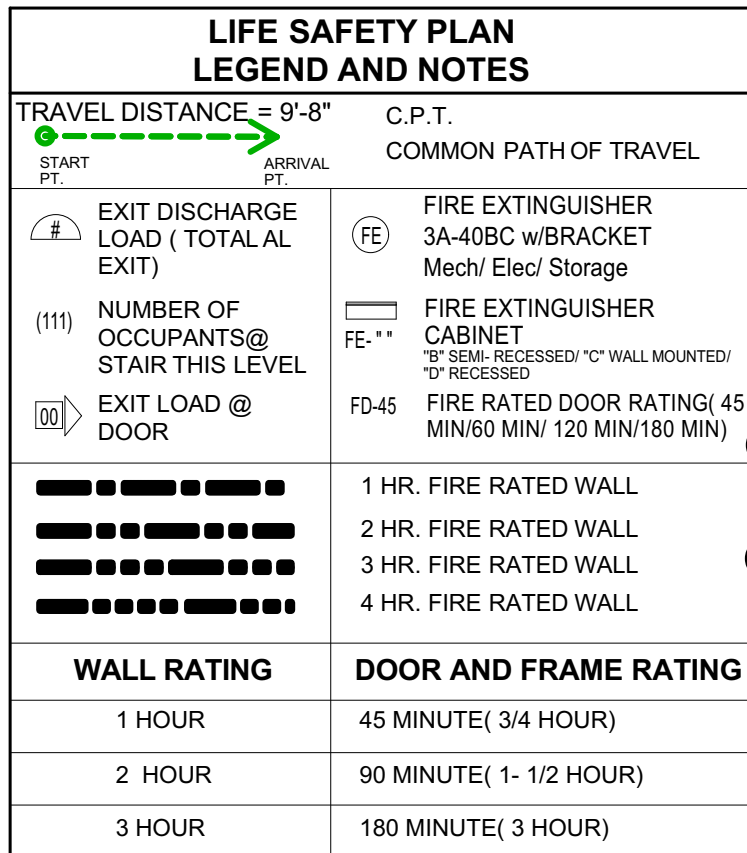
NOTE 2: ALL FIRE SEPARATION WALLS MUST BE IDENTIFIED WITH A STENCILED SIGN, IN ACCORDANCE WITH F.B.C. 704

ACCESSIBLE PATH

3'-7"

Sheet No.
LS-101

| LIFE SAFETY NOTES | LIFE SAFETY NOTES |
|--|---|
| 1. NO SCREEN DOOR OR STORM DOOR USED IN A MEAN OF EGRESS SHALL SWING AGAINST THE DIRECTION OF EXIT TRAVEL WHERE DOORS ARE REQUIRED TO SWING IN THE DIRECTION OF EXIT TRAVEL. | 8. PARTITIONS SEPARATING INDIVIDUAL TENANT SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2010 (FBC- 709) HAVING A MINIMUM OF 1 HOUR FIRE RESISTANCE RATING. (SEE WALL TYPES SHEET) |
| 2. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING. THIS DOES NOT INCLUDE LOOKS @ LANDSCAPED AREA GATES FOR MAINTENANCE. (NOT INTENDED FOR OCCUPANCY). | 9. FLOOR SURFACE ON BOTH SIDES OF DOORS SHALL HAVE NO MORE THAN 1/2" TOTAL CHANGE IN ELEVATION 101-7.1.6.2 FFPC 2010 - IF MORE THAN 1/4", THE UPPER 1/4" MUST BE |
| 3. EVERY STAIR ENCLOSURE DOOR SHALL ALLOW REENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR OF THE BUILDING. SUCH AUTOMATIC RELEASE SHALL BE AUTOMATICALLY ACTUATED WITH THE INITIATION OF THE BUILDING FIRE ALARM SYSTEM OR MANUALLY ACTUATED BY SWITCH @ FIRE COMMAND CENTER. | 10. DOOR ASSEMBLIES IN FIRE RATED WALLS SHALL BE IN ACCORDANCE WITH SECTION 715 OF THE FBC. |
| 4. ALL DOORS WITHIN FIRE PARTITIONS OR FIRE BARRIERS MAY ONLY BE HELD IN THE OPEN POSITION FOR AUTOMATIC DEVICES SET TO RELEASE UPON SIGNAL FROM THE FIRE ALARM SYSTEM OR LOSS OF POWER. ALL SUCH DOORS SHALL BE SELF CLOSING AND POSITIVE LATCHING. | 11. PROVIDE SELF CLOSERS ON ALL FIRE OR SMOKE DOORS IN ACCORDANCE W/ 101-84.3.5 N.F.P.A. 101/2009. |
| 5. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTERS 12 THRU 42 (FFPC 2010/NFPA 101) BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36". | 12. CONTRACTOR TO PROVIDE ONE (1) RESIDENTIAL GRADE FIRE EXTINGUISHER TO EACH UNIT TO BE LOCATED UNDER SINK UNLESS OTHERWISE NOTED (U.O.N.) |
| 6. IN ACCORDANCE WITH SECTION 303.4.2.3 OF THE FFPC, BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 9.7 (NFPA 101/2009), REQUIRED FIRE ALARM SYSTEMS SHALL BE INITIATED UPON OPERATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM. | 13. REFER TO LIFE SAFETY SHEETS FOR ALL CALCULATED OCCUPANT LOADS, TRIBUTARY DISTRIBUTION OF LOADS, EGRESS CAPACITIES @ DOORS AND STAIRS |
| 7. UNLESS OTHERWISE NOTED ON THE PLANS, EXIT ACCESS CORRIDORS SHALL BE CONSTRUCTED OF FIRE PARTITIONS HAVING NOT LESS THAN A 1-HR FIRE RESISTANCE RATING. (SEE WALL TYPES) | 14. HANDRAILS SHALL COMPLY WITH THE FFPC - 2010 7.2.2.4.4.9 |
| | 15. EXTERIOR WALLS SHALL HAVE FIRE RESISTANCE AND EXTERIOR OPENING PROTECTIVES AS REQUIRED BY TABLE 602 AND 705.8 OF THE FBC. |
| | 16. ALL DOORS WITH THE MEANS OF EGRESS SERVING 50 OR MORE OCCUPANTS FOR ASSEMBLY USE SHALL BE EQUIPPED WITH PANIC DEVICE OR FIRE EXIT HARDWARE. |



| LIFE SAFETY INFORMATION | |
|-----------------------------|--|
| BUILDING CONSTRUCTION TYPE: | TYPE 3B |
| CODE COMPLIANCE: | FBC 2023 FPFC 2023 (8th Edition) NFPA-101/2024 Edition LIFE SAFETY CODE |
| OCCUPANCIES | PER FBC 2023/ NFPA: 101/2024 |

NOTE 1: FOR FIRE EXTINGUISHER LOCATIONS REFER TO A-100'S FLOOR PLANS