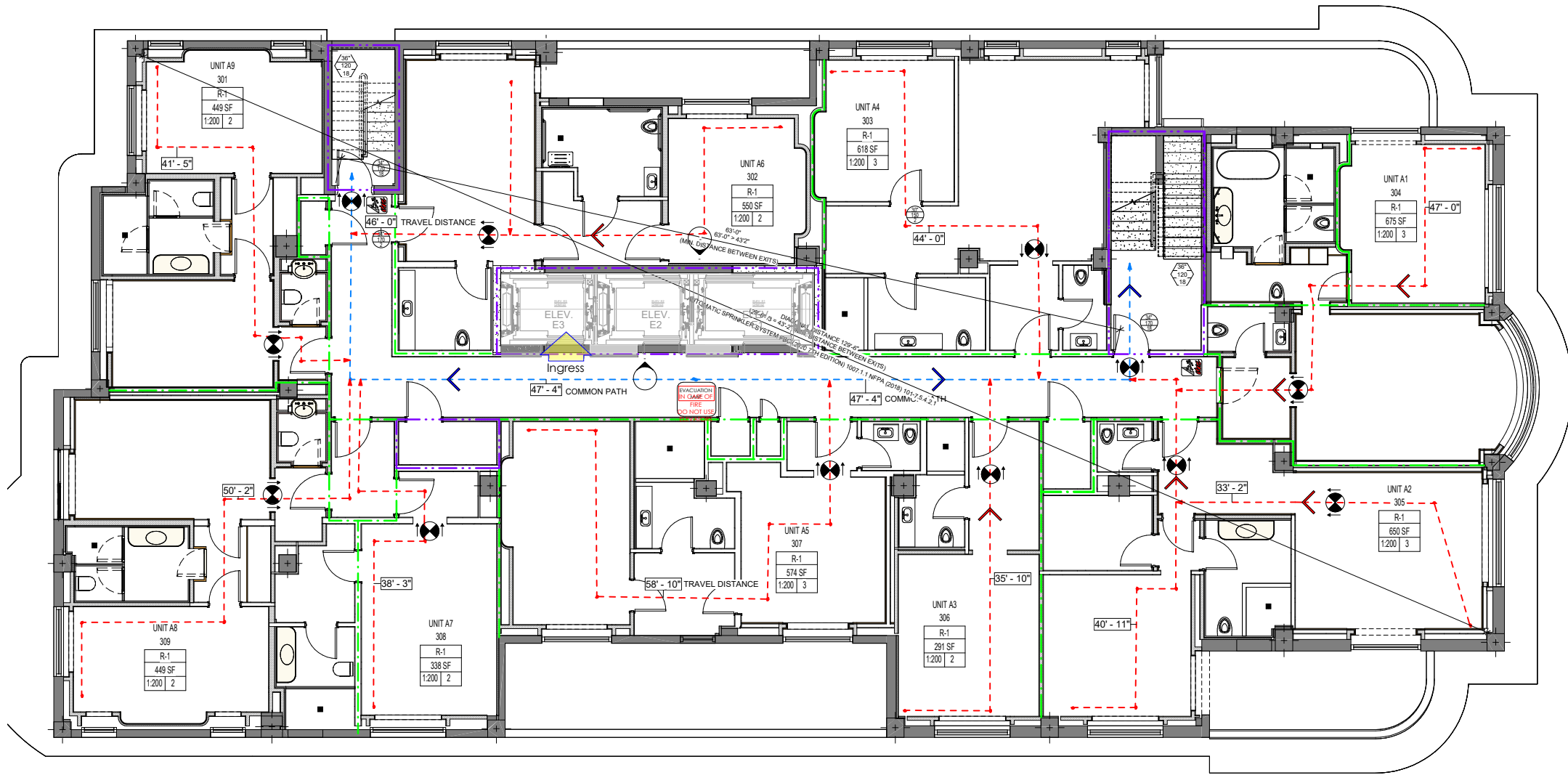


PROPERTY LINE



Life Safety - Proposed Level 3
1/4" = 1'-0"

LIFE SAFETY GENERAL NOTES & LEGENDS

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH

NFPA-101 LIFE SAFETY CODE TABLE 4.6 & (FBC TABLE 1006.2.1 / 1017.2 / 1020.4)

OCCUPANCY CLASSIFICATION	MAX. TRAVEL DIST. TO EXIT (ft)		MAXIMUM DEAD END CORRIDOR LENGTH (ft)		COMMON PATH (ft.)		EGRESS WIDTH PER PERSON SERVED (in)		MINIMUM CORRIDOR AISLE WIDTH (in)		MINIMUM CLEAR OPG. OF EXIT DOORS (in)		MINIMUM STAIR WIDTH (in)	
	SPRINKLED		SPRINKLED		SPRINKLED		LEVEL	STAIRS						
R1 - Hotel (Whiting Guestroom)	125	250	50	50	125	50	0.2	0.3	44	32	44			
R2 - Residential (within units)	200	250	50	50	125	50	0.2	0.3	44	32	44			
A - Assembly	250	250	50	50	20 / 75	20 / 75	0.2	0.3	44	32	44			
M - Mercantile	250	250	50	50	100	100	0.2	0.3	44	32	44			
B - Business	300	300	50	50	100	100	0.2	0.3	44	32	44			
S2 - Mechanical Rooms	400	400	50	50	100	100								
S1 - Loading Dock Area	250	250	50	50	100	100								
Parking Garage					50	50								

LIFE SAFETY NOTES:

- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTING 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 Furring STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIRELOOKED AS REQUIRED BY SECTION 903.11.1.
- ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.
- LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.
- CLASS B MATERIAL IS REQUIRED WHERE THE BUILDING EXCEEDS TWO STORIES.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.
- CLASS B MATERIALS SHALL BE PERMITTED IN WAINSCOTING EXTENDING NOT MORE THAN 40 INCHES ABOVE THE FINISHED FLOOR IN CORRIDORS.

OCCUPANT LOAD FACTOR

NFPA-101 LIFE SAFETY CODE TABLE 7.3.1.2 & (FBC TABLE 1004.1.2)

USE	SF / PERSON	
	FFPC	FBC
APARTMENTS / HOTEL GUESTROOMS	200	200
EXERCISE ROOM WITH EQUIPMENT	50	50
EXERCISE ROOM WITHOUT EQUIPMENT	115	50
OFFICES	150	150
RESIDENTIAL	150	150
HOTEL LOBBY	15 NET	15 NET
KITCHEN	100	200
MERCANTILE (GROUND FLOOR)	30	40
MERCANTILE (ARCHIVE STREET FLOOR)	40	40
MECHANICAL EQUIPMENT ROOM	300	300
PARKING GARAGE	200	200
RESTAURANT / BAR	15 NET	15 NET
RESTROOMS	100	100
MECHANICAL EQUIPMENT ROOM	300	300
STORAGE (OTHER THAN MERCANTILES)	300	300
SWIMMING POOL DECK	30	15
SWIMMING POOLS (WATER SURFACES)	50	50

NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET.

MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA-101 LIFE SAFETY CODE 2015 EDITION (FBC TABLE 903.1.1)

OCCUPANCY	EXITS	ACCESS TO EXITS	OTHER SPACES
ASSEMBLY NEW	A OR B	A OR B	A OR C
CLASS A OR B	A OR B	A OR B	A OR C
CLASS C	A OR B	A OR B	A OR C
OFFICE	A OR B	A OR B	A OR C
STORAGE	A OR B	A OR B	A OR C
RESIDENTIAL	A OR B	A OR B	A OR C

GENERAL NOTES:

- THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP R-1, A-1, B, AND SPECIAL STORAGE - PARKING.
- MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
- 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 AFF.
- THIS PROPOSED BUILDING IS TO INCORPORATE A COMPLETE, SUPERVISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM, REFER TO FIRE ALARM SHEETS FA AND FIRE PROTECTION SHEETS FS.
- FIRE RESISTANCE RATINGS ARE NOT SHOWN FOR ITEMS LOCATED OUTSIDE THE SCOPE OF WORK.
- REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES. ADJACENT SEATING TO THE LINE CONNECTING THE LEADING EDGES OF THE TREAD.
- ALL GATES AND DOORS FOR POOL BARRIERS IN A MEANS OF EGRESS MUST NOT REQUIRE THE USE OF A TOOL, KEY, OR SPECIAL KNOWLEDGE TO OPERATE AND THE MAINFRAME MUST COMPLY WITH THE EGRESS REQUIREMENTS.
- ALL PENETRATIONS BY AIR DUCTS AND TRANSFER OPENINGS FIRE RATED EXTERIOR WALL, MUST COMPLY WITH 2017 FBCB 915.10.

DOOR COMPONENT

DOORS SHALL HAVE SELF-CLOSING AND LATCHING HARDWARE AT RATED WALLS. DOORS SHALL BE RATED AT 40 DEGREES RATE OF RISE OR RISE TRASH CHUTE DOOR SHALL BE RATED AT 200 DEGREES RATE OF RISE.

ELEVATOR COMPONENT

2-HOUR FIRE RATED SHIELD / OPENING PROTECTIVE AND "ACCESSIBLE" AS PER ASME / ANSI A17.1 AND APPROVED FOR FIREFIGHTER SERVICE AND SMOKE CONTROL PROVIDED AS PER NFPA-101, 7.2.3.3.

SMOKE PROOF STAIR COMPONENT

2-HOUR NONCOMBUSTIBLE CONSTRUCTION AND SEPARATION ENCLOSURE AS PER NFPA-101, 7.2.3.3 (NO COMMUNICATING OPENINGS). 1.5-HOUR SELF-CLOSING DOOR AND FRAME ASSEMBLY SEPARATELY / INDEPENDENT PRESSURIZATION SYSTEM IN 2-HOUR SHAPES IN ACCORDANCE WITH NFPA-101, 7.2.3.3 AND 2017 FBC.

ASSEMBLY COMPONENT

—FULLY SPRINKLED
—DOORS NOT LOCATED FROM EGRESS SIDE WHEN ASSEMBLY OCCUPANCY IS OCCUPIED
—ILLUMINATED AND MARKED MEANS OF EGRESS
—EMERGENCY LIGHTING PROVIDED
—HARDWARE PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FIRE DETECTION AND PROTECTION THROUGHOUT THE BUILDING
—ADDITIONAL ALARM BY AUTOMATIC

SMOKE DETECTION - GENERAL NOTES

—EVERY MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE, OR SHAFT ROOM SHALL BE PROVIDED AN UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE
—EVERY ELEVATOR LOBBY
—EACH HVAC MAIN RETURN AND EXHAUST AIR PLenum
—OUTSIDE (WITHIN 10 FT) OF EACH STAIR/EXIT DOOR ON EACH FLOOR
—HARDWARES (GATES) PAIR MARKEDS DELINEATING THE EXIT FIRM MUST BE PROVIDED IN GROUPS A, B, AND R-1 OCCUPANCIES
—HARDWARES, PERMITTER DEMARCATION LINES AND DISCHARGE DOORS FROM EXIT ENCLOSURE.

FIRE EXTINGUISHERS:

TABLE 14.4.1 REQUIRED BY FFPC, NFPA-1 AND SECTION 904 OF THE FBC
EVERY 750' - LOW HAZARD (RESIDENTIAL & OFFICES) 2A:10 BC
EVERY 500' - MODERATE HAZARD (PARKING GARAGE) 2A:10 BC
301' - MAX. TRAVEL DISTANCE FROM CLASS A FIRE EXTINGUISHER TO COMMERCIAL KITCHEN COOKING APPLIANCES

LIFE SAFETY LEGEND & NOTES:

1 HOUR BARRIER WITH 45 MIN. OPENING PROTECTION
2 HOUR BARRIER WITH 90 MIN. OPENING PROTECTION
3 HOUR BARRIER WITH 3 HOUR OPENING PROTECTION

UL "A" 180 MIN. FIRE RATED DOOR
UL "B" 90 MIN. FIRE RATED DOOR
UL "C" 45 MIN. FIRE RATED DOOR
UL "D" 20 MIN. FIRE RATED DOOR

TRAVEL DISTANCE
COMMON PATH

DOOR CAPACITY (B2)
OPENING CLEAR WIDTH
MAX. DOOR CAPACITY
PROPOSED DOOR CAPACITY

STAIR CAPACITIES
SEAT WIDTH
MAX. STAIR CAPACITY
PROPOSED STAIR CAPACITY

OCCUPANT LOAD
ROOM NAME / OCCUPANT CLASS
ROOM NUMBER
ROOM AREA
OCCUPANT LOAD
OCCUPANT LOAD FACTOR

ACTUAL POPULATION EXITING CAPACITY
FIRE EXTINGUISHER ON MOUNTING BRACKET (UL-444 BC)
FIRE EXTINGUISHER CABINET (UL-444 BC)
EXIT SIGN (WEATHERPROOF ON EXTERIOR OF BUILDING)
STAIR SIGNAGE PER NFPA-101 SECTION 7.2.2.5.4
FIRE FIGHTER 2-WAY COMM. PHONE JACK
FIRE ALARM CONTROL PANEL
REMOTE ANNUNCIATOR
SMOKE CONTROL PANEL

HAZARDOUS MATERIALS PLACARD
STAR SIGNATURE PER NFPA-101 SECTION 7.2.2.5.4

NOTES:
1. THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
2. SHUT ENCLOSURES SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 2 HOURS AND NOT LESS THAN THE FLOOR ASSEMBLY.
3. FIRE RATING OF UNIT DOORS TO BE 45 MIN., 1/2" LABEL AND STAIR DOORS TO BE 90 MIN., 1/2" LABEL U.L.C.H. - REFER TO DOOR SCHEDULE ON SHEET A2.02.
4. ALL EXTERIOR DOORS SHALL HAVE 1/2" MAX. FLOOR TRANSITION ACROSS SILL BETWEEN INTERIOR AND EXTERIOR.

Rev.	CMB COMMENTS	Date
1	CMB COMMENTS	07-29-2024
2	REV 2 MTCI REVIEW	08-22-2025

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (d)

2184

FASANO HOTEL
2445 COLLINS AVENUE
MIAMI BEACH, FLORIDA
33140

Owner: TRAYMORE HOTEL, LLC AN AFF. TO JHSF USA INC.
Name: 450 Park Avenue, Suite 1200
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Tel:
Email:

Architect: Kobi Karp
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Tel: 305-573-1818
Email: kobikarp@kobikarp.com

MEP: FRANYE ENGINEERS INC.
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Address: Miami, Florida 33172
Tel: 305-592-1360
Email: info@franye.com

Structure: Youssef Hachem Consulting Engineers
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Tel: 305-969-9423
Email: info@yhengineering.com

Landscape Architect:
Name:
Address:
Tel:
Email:

Civil:
Name:
Address:
Tel:
Email:

Pools:
Name:
Address:
Tel:
Email:

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Address: 05435-010 Sao Paulo SP Brasil
Tel: +55 11 3076-7581
Email: info@isayweinfeld.com

Life Safety:
Name:
Address:
Tel:
Email:

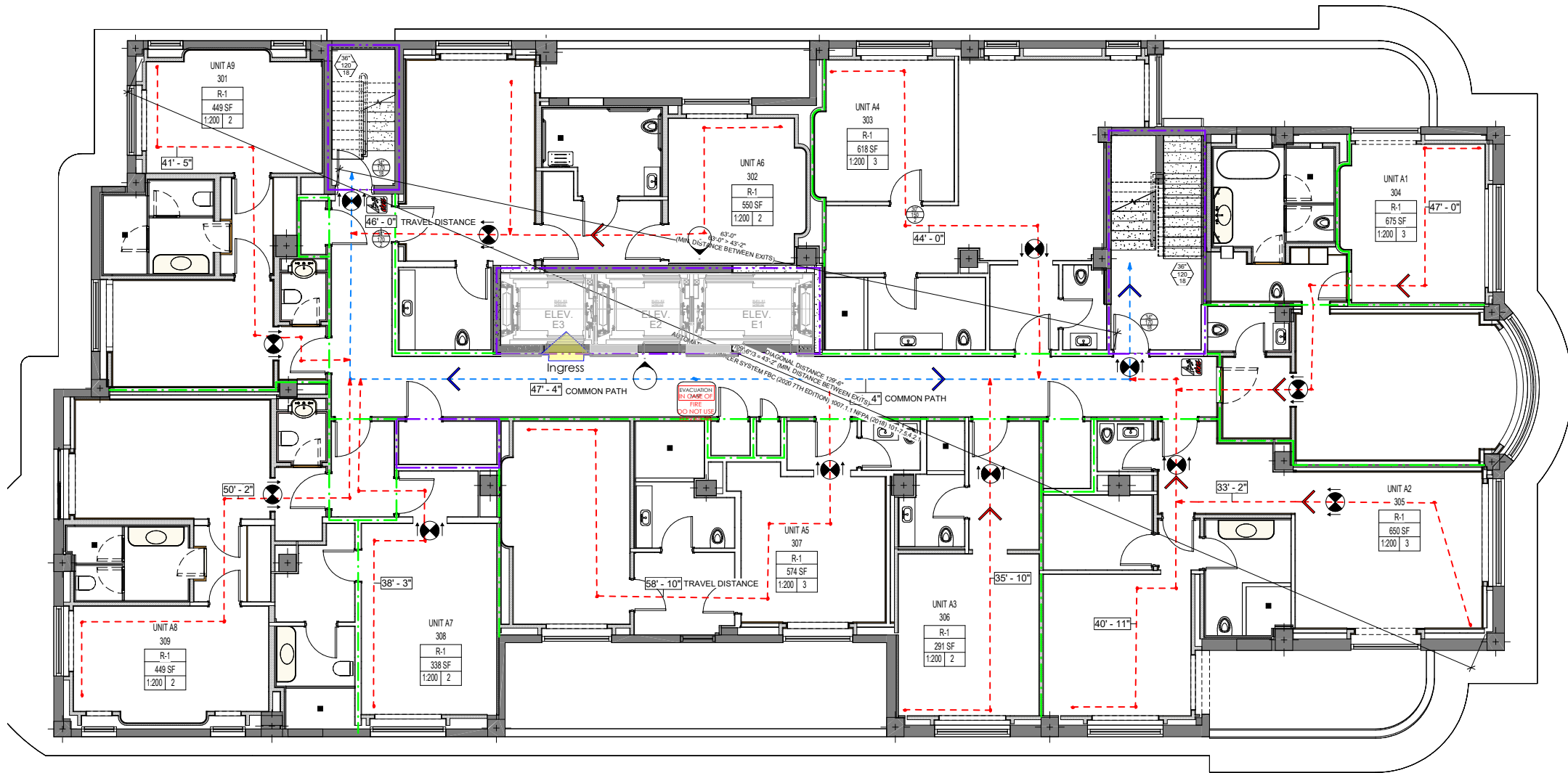


LIFE SAFETY PLAN 3rd. LEVEL

Date:
Scale: As Indicated

Sheet No: A2.02

PROPERTY LINE



① Life Safety - Proposed Level 4 to 6
1/4" = 1'-0"

LIFE SAFETY GENERAL NOTES & LEGENDS

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH

NFPA-101 LIFE SAFETY CODE TABLE 4.6 & (FBC TABLE 1006.2.1 / 1017.2 / 1020.4)

OCCUPANCY CLASSIFICATION	MAX. TRAVEL DIST. TO EXIT (ft)		MAXIMUM DEAD END CORRIDOR LENGTH (ft)		COMMON PATH (ft.)		EGRESS WIDTH PER PERSON SERVED (in)		MINIMUM CORRIDOR AISLE WIDTH (in)	MINIMUM CLEAR OPG OF EXIT DOORS (in)	MINIMUM STAIR WIDTH (in)
	SPRINKLED		SPRINKLED		SPRINKLED		LEVEL	STAIRS			
R1 - Hotel (Whiting Guestroom)	125	250	50	50	125	50	0.2	0.3	44	32	44
(From Guestroom unit door to exit)											
R2 - Residential (within units)	200	250	50	50	125	50	0.2	0.3	44	32	44
(From unit door to exit)											
A - Assembly	250	250	30	20	20 / 75	20 / 75	0.2	0.3	44	32	44
M - Mercantile	250	250	50	50	100	75	0.2	0.3	44	32	44
B - Business	300	300	50	50	100	100	0.2	0.3	44	32	44
S2 - Mechanical Rooms	400	400	50	50	100	100					
S1 - Loading Dock Area	250	250	50	50	100	100					
Parking Garage					50	50					

LIFE SAFETY NOTES:

- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTING 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 Furring STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIRELOOKED AS REQUIRED BY SECTION 903.11.1.
- LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.
- CLASS B MATERIAL IS REQUIRED WHERE THE BUILDING EXCEEDS TWO STORIES.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.
- CLASS B MATERIALS SHALL BE PERMITTED IN WAINSCOTING EXTENDING NOT MORE THAN 40 INCHES ABOVE THE FINISHED FLOOR IN CORRIDORS.

OCCUPANT LOAD FACTOR

NFPA-101 LIFE SAFETY CODE TABLE 7.3.1.2 & (FBC TABLE 1004.1.2)

USE	SF / PERSON	
	FFPC	FBC
APARTMENTS / HOTEL GUESTROOMS	200	200
EXERCISE ROOM WITH EQUIPMENT	50	50
EXERCISE ROOM WITHOUT EQUIPMENT	115	50
OFFICES	150	150
RESIDENTIAL	150	150
HOTEL LOBBY	15 NET	15 NET
KITCHEN	100	200
MERCANTILE (GROUND FLOOR)	30	40
MERCANTILE (ARCHIVE STREET FLOOR)	40	40
MECHANICAL EQUIPMENT ROOM	300	300
PARKING GARAGE	200	200
RESTAURANT / BAR	15 NET	15 NET
RESTROOMS	100	100
MECHANICAL EQUIPMENT ROOM	300	300
STORAGE (OTHER THAN MERCANTILES)	300	300
SWIMMING POOL DECK	30	15
SWIMMING POOLS (WATER SURFACES)	50	50

NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET.

MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA-101 LIFE SAFETY CODE 2015 EDITION (FBC TABLE 803.1.1)

OCCUPANCY	EXITS	ACCESS TO EXITS	OTHER SPACES
ASSEMBLY NEW	A OR B	A OR B	A OR C
CLASS A OR B	A OR B	A OR B	A OR C
CLASS C	A OR B	A OR B	A OR C
OFFICE	A OR B	A OR B	A OR C
STORAGE	A OR B	A OR B	A OR C
RESIDENTIAL	A OR B	A OR B	A OR C

GENERAL NOTES:

- THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP R-2, A-1, B-1, AND SPECIAL STORAGE - PARKING.
- MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
- 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 AFF.
- THIS PROPOSED BUILDING IS TO INCORPORATE A COMPLETE, SUPERVISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM, REFER TO FIRE ALARM SHEETS FA AND FIRE PROTECTION SHEETS FS.
- FIRE RESISTANCE RATINGS ARE NOT SHOWN FOR ITEMS LOCATED OUTSIDE THE SCOPE OF WORK.
- REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES. ADJACENT FIXED SEATING TO THE LINE CONNECTING THE LEADING EDGES OF THE TREAD.
- ALL GATES AND DOORS FOR POOL BARRIERS IN A MEANS OF EGRESS MUST NOT REQUIRE THE USE OF A TOOL, KEY, OR SPECIAL KNOWLEDGE TO OPERATE AND THE MAINFRAME MUST COMPLY WITH THE EGRESS REQUIREMENTS.
- ALL PENETRATIONS BY AIR DUCTS AND TRANSFER OPENINGS FIRE RATED EXTERIOR WALL, MUST COMPLY WITH 2017 FBCB 915.10.

DOOR COMPONENT

DOORS SHALL HAVE SELF CLOSING AND LATCHING HARDWARE AT RATED WALLS DOORS SHALL BE RATED AT 40 DEGREES RATE OF RISE TRASH CHUTE DOOR SHALL BE RATED AT 200 DEGREES RATE OF RISE

ELEVATOR COMPONENT

2-HOUR FIRE RATED SHIELD / OPENING PROTECTIVE AND ACCESSIBLE AS PER ASME / ANSI A17.1 AND APPROVED FOR FIREFIGHTER SERVICE AND SMOKE CONTROL PROVIDED AS PER NFPA-101, 7.3

SMOKE PROOF STAIR COMPONENT

2-HOUR NONCOMBUSTIBLE CONSTRUCTION AND SEPARATION ENCLOSURE AS PER NFPA-101, 7.2.3.3 (NO COMMUNICATING OPENINGS) 1.5-HOUR SELF-CLOSING DOOR AND FRAME ASSEMBLY SEPARATED / INDEPENDENT PRESSURIZATION SYSTEM IN 2-HOUR SHAPES IN ACCORDANCE WITH BOTH NFPA-101, 7.2.3.3 AND 2017 FBC. 40 DEGREE RATED RISE MINIMUM FOR FIRE STAIRS

ASSEMBLY COMPONENT

- FULLY SPRINKLED
- DOORS NOT LOCATED FROM EGRESS SIDE WHEN ASSEMBLY OCCUPANCY IS OCCUPIED
- ILLUMINATED AND MARKED MEANS OF EGRESS
- EMERGENCY LIGHTING PROVIDED
- MANUALLY PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FIRE DETECTION AND PROTECTION THROUGHOUT THE BUILDING
- ADDITIONAL ALARM BY AUTOMATIC

SMOKE DETECTION - GENERAL NOTES

- EVERY MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE, OR SHAFT ROOM SHALL BE PROVIDED AN UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE
- EVERY ELEVATOR LOBBY
- EACH HVAC MAIN RETURN AND EXHAUST AIR PLenum
- OUTSIDE (WITHIN 10 FT) OF EACH STAIR/EXIT DOOR ON EACH FLOOR
- IN GROUPS A, B, AND R-1 OCCUPANCIES
- HANDRAILS, PERIMETER DEMARCATION LINES AND DISCHARGE DOORS FROM EXIT ENCLOSURE.

FIRE EXTINGUISHERS:

TABLE 14.4 AS REQUIRED BY FFPC, NFPA-1 AND SECTION 904 OF THE FBC. EVERY 750' - LOW HAZARD: RESIDENTIAL & OFFICES 2A10 BC. EVERY 500' - MODERATE HAZARD: PARKING GARAGES 2A10 BC. 301' - MAX. TRAVEL DISTANCE FROM CLASS A FIRE EXTINGUISHER TO COMMERCIAL KITCHEN COOKING APPLIANCES

LIFE SAFETY LEGEND & NOTES:

1 HOUR BARRIER WITH 45 MIN. OPENING PROTECTION
2 HOUR BARRIER WITH 90 MIN. OPENING PROTECTION
3 HOUR BARRIER WITH 3 HOUR OPENING PROTECTION

UL "A"-180 MIN. FIRE RATED DOOR
UL "B"-90 MIN. FIRE RATED DOOR
UL "C"-45 MIN. FIRE RATED DOOR
UL "D"-20 MIN. FIRE RATED DOOR

TRAVEL DISTANCE
COMMON PATH

DOOR CAPACITY (B2)
OPENING CLEAR WIDTH
MAX. DOOR CAPACITY
PROPOSED DOOR CAPACITY

STAIR CAPACITIES
MAX. STAIR CAPACITY
PROPOSED STAIR CAPACITY

OCCUPANT LOAD
ROOM NAME / OCCUPANT CLASS
ROOM NUMBER
ROOM AREA
OCCUPANT LOAD
OCCUPANT LOAD FACTOR

ACTUAL POPULATION EXITING CAPACITY
FIRE EXTINGUISHER ON MOUNTING BRACKET (UL-444 BC)
FIRE EXTINGUISHER CABINET (UL-444 BC)
EXIT SIGN (WEATHERPROOF ON EXTERIOR OF BUILDING)
STAIR SIGNAGE PER NFPA-101 SECTION 7.2.2.5.4
FIRE FIGHTER 2-WAY COMM. PHONE JACK
FACP FIRE ALARM CONTROL PANEL
ANN REMOTE ANNUNCIATOR
SCP SMOKE CONTROL PANEL

HAZARDOUS MATERIALS PLACARD
STAR SIGNATURE PER NFPA-101 SECTION 7.2.2.5.4

NOTES:
1. THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
2. SHAWT ENCLOSURES SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 2 HOURS AND NOT LESS THAN THE FLOOR ASSEMBLY.
3. FIRE RATINGS OF UNIT DOORS TO BE 45 MIN., 1/2" LABEL AND STAIR DOORS TO BE 90 MIN., 1/2" LABEL U.L.C.H. REFER TO DOOR SCHEDULE ON SHEET A2.03.
4. ALL EXTERIOR DOORS SHALL HAVE 1/2" MAX. FLOOR TRANSITION ACROSS SILL BETWEEN INTERIOR AND EXTERIOR

Rev.	CMB COMMENTS	Date
1	CMB COMMENTS	07-29-2024
2	REV 2 MTCI REVIEW	08-22-2025

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2184

FASANO HOTEL
2445 COLLINS AVENUE
MIAMI BEACH, FLORIDA
33140

Owner: TRAYMORE HOTEL, LLC AN AFF. TO JHSF USA INC.
Name: 450 Park Avenue, Suite 1200
Address: New York, NY 10022
Tel:
Email:

Architect: Kobi Karp
Name: 571 NW 28th Street
Address: Miami, Florida 33127
Tel: 305-573-1818
Email: kobikarp@kobikarp.com

MEP: FRANYE ENGINEERS INC.
Name: 10510 NW 27th Street
Address: Miami, Florida 33172
Tel: 305-592-1360
Email: info@franye.com

Structure: Youssef Hachem Consulting Engineers
Name: 99 NW 27th Avenue
Address: Miami, Florida 33125
Tel: 305-969-9423
Email: info@yhengineering.com

Landscape Architect:
Name: ?
Address: ?
Tel: ?
Email: ?

Civil:
Name: ?
Address: ?
Tel: ?
Email: ?

Pools:
Name: ?
Address: ?
Tel: ?
Email: ?

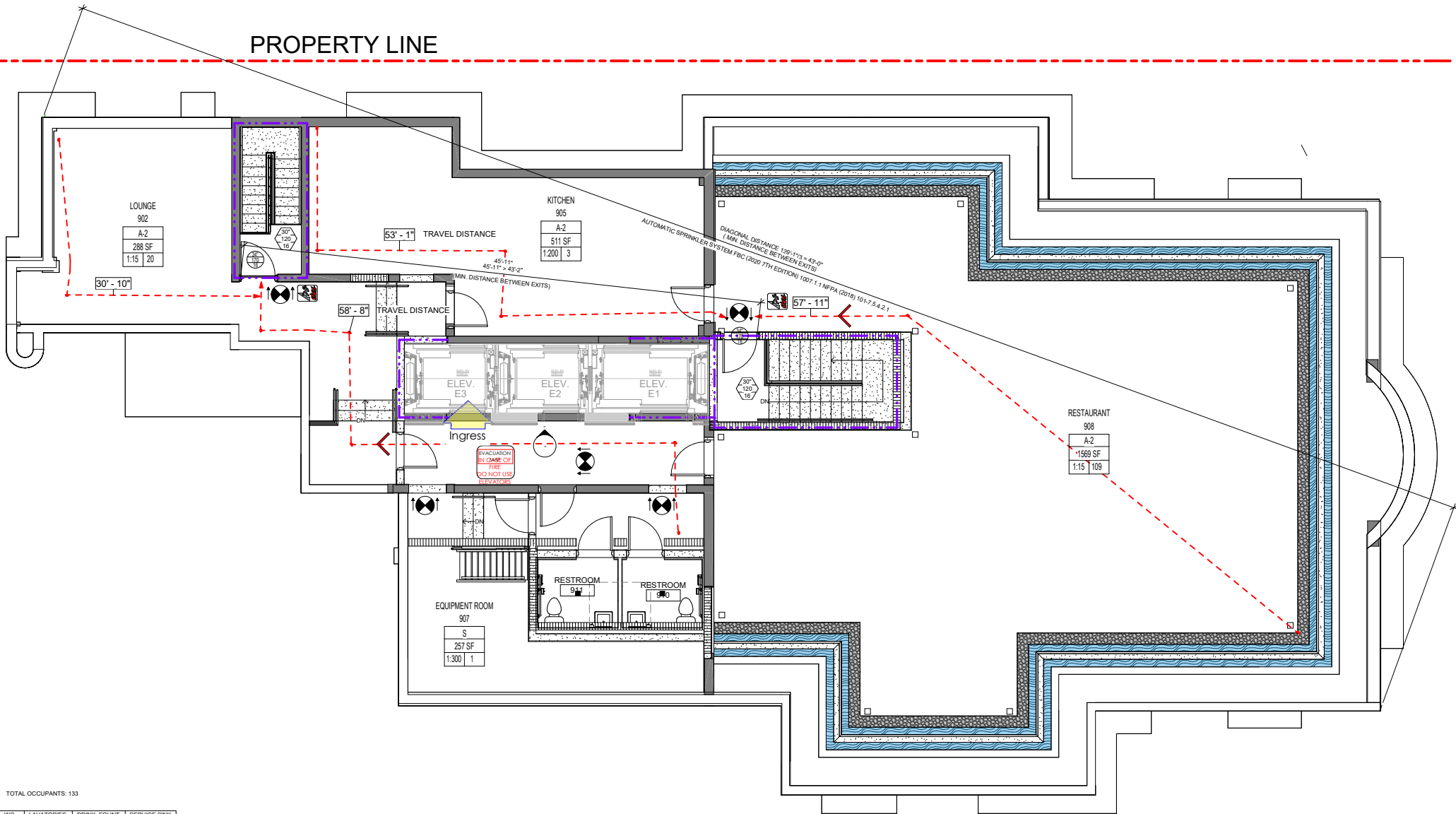
Interior Design: Isay Weinfeld
Name: Rua Senador Cesear Lacerda Vergueiro 380
Address: 05435-011 Sao Paulo SP Brasil
Tel: +55 11 3076-7581
Email: info@isayweinfeld.com

Life Safety:
Name: ?
Address: ?
Tel: ?
Email: ?



LIFE SAFETY PLAN 4th. TO 6th. LEVEL

Date:	As indicated	Sheet No:
Scale:	As indicated	A2.03
Project:	2184	



OCCUPANT COUNT	WC	LAVATORIES	DRINK FOUNT	SERVICE SINK
133	1	1	1	1

POTABLE WATER SERVICE TO BE PROVIDED BY THE RESTAURANT KITCHEN

1 Life Safety - Proposed Level 9
1/4" = 1'-0"

LIFE SAFETY GENERAL NOTES & LEGENDS

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH

NFPA-101 LIFE SAFETY CODE TABLE A7.6 & (FBC TABLE 1006.2.1 / 1017.2 / 1020.4)

OCCUPANCY CLASSIFICATION	MAX. TRAVEL DIST. TO EXIT (ft)		MAXIMUM DEAD END CORRIDOR LENGTH (ft)		COMMON PATH (ft.)		EGRESS WIDTH PER PERSON SERVED (in)		MINIMUM CORRIDOR AISLE WIDTH (in)	MINIMUM CLEAR OPG OF EXIT DOORS (in)	MINIMUM STAIR WIDTH (in)
	SPRINKLED		SPRINKLED		SPRINKLED		LEVEL	STAIRS			
R1 - Hotel (Whiting Guestroom)	125	250	50	50	125	75	0.2	0.3	44	32	44
(From Guestroom unit door to exit)	200	250	50	50	125	75	0.2	0.3	44	32	44
R2 - Residential (within units)	200	250	50	50	125	75	0.2	0.3	44	32	44
(From unit door to exit)	250	250	20	20	20	75	0.2	0.3	44	32	44
A - Assembly	250	250	20	20	20	75	0.2	0.3	44	32	44
M - Mercantile	250	250	50	50	100	75	0.2	0.3	44	32	44
B - Business	300	300	50	50	100	100	0.2	0.3	44	32	44
M2 - Mechanical Rooms	400	400	50	50	100	100					
S1 - Loading Dock Area	250	250	50	50	100	100					
Parking Garage					50	50					

LIFE SAFETY NOTES:

- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTING 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 Furring STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIRELOOKED AS REQUIRED BY SECTION 903.11.1.
- ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.
- LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.
- CLASS B MATERIAL IS REQUIRED WHERE THE BUILDING EXCEEDS TWO STORES.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.
- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.
- CLASS B MATERIALS SHALL BE PERMITTED IN WAINSCOTING EXTENDING NOT MORE THAN 40 INCHES ABOVE THE FINISHED FLOOR IN CORRIDORS.

OCCUPANT LOAD FACTOR

NFPA-101 LIFE SAFETY CODE TABLE 7.3.1.2 & (FBC TABLE 1004.1.2)

USE	SF / PERSON	
	FFPC	FBC
APARTMENTS / HOTEL GUESTROOMS	200	200
EXERCISE ROOM WITH EQUIPMENT	50	50
EXERCISE ROOM WITHOUT EQUIPMENT	115	50
OFFICES	150	150
HOTEL LOBBY	15 NET	15 NET
KITCHEN	100	200
MERCANTILE (GROUND FLOOR)	30	40
MERCANTILE (ABOVE STREET FLOOR)	40	60
MECHANICAL EQUIPMENT ROOM	300	300
PARKING GARAGE	200	200
RESTAURANT / BAR	15 NET	15 NET
RESTROOMS	100	100
STORAGE (FOR MERCANTILES)	300	300
STORAGE (OTHER THAN MERCANTILES)	300	300
SWIMMING POOL DECK	30	15
SWIMMING POOLS (WATER SURFACES)	50	50

NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET.

MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA-101 LIFE SAFETY CODE 2015 EDITION (FBC TABLE 803.1.1)

OCCUPANCY	EXITS	ACCESS TO EXITS	OTHER SPACES
ADULTS NEW	A OR B	A OR B	A OR C
CLASS C	A OR C	A OR C	A OR C
OFFICE	A OR B	A OR C	A OR C
STORAGE	A OR B	A OR C	A OR C
RESIDENTIAL	A OR B	A OR C	A OR C

GENERAL NOTES:

- THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP A-2, A-3, R-1, B, AND SPECIAL STORAGE - PARKING.
- MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
- 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 AFF.
- THIS PROPOSED BUILDING IS TO INCORPORATE A COMPLETE, SUPERVISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM, REFER TO FIRE ALARM SHEETS FA AND FIRE PROTECTION SHEETS FS.
- FIRE RESISTANCE RATINGS ARE NOT SHOWN FOR ITEMS LOCATED OUTSIDE THE SCOPE OF WORK.
- REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIGHT SEATING TO THE LINE CONNECTING THE LEADING EDGES OF THE TREAD.
- ALL GATES AND DOORS FOR POOL BARRIERS IN A MEANS OF EGRESS MUST NOT REQUIRE THE USE OF A TOOL, KEY, OR SPECIAL KNOWLEDGE TO OPERATE AND THE HANDRAIL MUST COMPLY WITH THE EGRESS REQUIREMENTS.
- ALL PENETRATIONS BY AIR DUCTS AND TRANSFER OPENINGS FIRE RATED EXTERIOR WALL, MUST COMPLY WITH 2017 FBCB 5705.10.

DOOR COMPONENT

DOORS SHALL HAVE SELF CLOSING AND LATCHING HARDWARE AT RATED WALLS DOORS SHALL BE RATED AT 40 DEGREES RATE OF RISE TRASH CHUTE DOOR SHALL BE RATED AT 200 DEGREES RATE OF RISE.

ELEVATOR COMPONENT

2-HOUR FIRE RATED SHUT / OPENING PROTECTIVE AND "ACCESSIBLE" AS PER ASME / ANSI A17.1 AND APPROVED FOR FIRE FIGHTER SERVICE AND SMOKE CONTROL PROVIDED AS PER NFPA-101, 7.2.3.3.

SMOKE PROOF STAIR COMPONENT

2-HOUR NONCOMBUSTIBLE CONSTRUCTION AND SEPARATION ENCLOSURE AS PER NFPA-101, 7.2.3.3 (NO COMMUNICATING OPENINGS) 1.5-HOUR SELF-CLOSING DOOR AND FRAME ASSEMBLY SEPARATED / INDEPENDENT PRESSURIZATION SYSTEM IN 2-HOUR SHUTS IN ACCORDANCE WITH BOTH NFPA-101, 7.2.3.3 AND 2017 FBC.

40 DEGREE RATED RISE MINIMUM FOR FIRE STAIRS.

ASSEMBLY COMPONENT

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

SMOKE DETECTION - GENERAL NOTES

—EVERY MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE, OR SHAFT ROOM (ANY GENERALLY UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE)
—EVERY ELEVATOR LOBBY
—EACH HVAC MAIN RETURN AND EXHAUST AIR FLEXUM
—OUTSIDE (WITHIN 10 FT) OF EACH STAIR/EXIT DOOR ON EACH FLOOR
—HARDWARE (FOR THE EXIT ENCLOSURE) ARE REQUIRED TO BE PROVIDED ON SEPS, LANDINGS, HANDRAILS, PERIMETER DEMARCATION LINES AND DISCHARGE DOORS FROM EXIT ENCLOSURE.

FIRE EXTINGUISHERS

TABLE 14.4 REQUIRED BY FFPC, NFPA-1 AND SECTION 906 OF THE FBC
EVERY 750' - LOW HAZARD (RESIDENTIAL & OFFICES) 2A10 BC
EVERY 500' - MODERATE HAZARD (PARKING GARAGES) 2A10 BC
301' - MAX. TRAVEL DISTANCE FROM CLASS A FIRE EXTINGUISHER TO COMMERCIAL KITCHEN COOKING APPLIANCES

LIFE SAFETY LEGEND & NOTES:

1 HOUR BARRIER WITH 45 MIN. OPENING PROTECTION

2 HOUR BARRIER WITH 90 MIN. OPENING PROTECTION

3 HOUR BARRIER WITH 3 HOUR OPENING PROTECTION

UL "A" 180 MIN. FIRE RATED DOOR

UL "B" 90 MIN. FIRE RATED DOOR

UL "C" 45 MIN. FIRE RATED DOOR

UL 20 MIN. FIRE RATED DOOR

TRAVEL DISTANCE

COMMON PATH

DOOR CAPACITY (B2)

OPENING CLEAR WIDTH

MAX. DOOR CAPACITY

PROPOSED DOOR CAPACITY

STAIR CAPACITIES

SEAT WIDTH

MAX. STAIR CAPACITY

PROPOSED STAIR CAPACITY

OCCUPANT LOAD

ROOM NAME / OCCUPANT CLASS

ROOM NUMBER

ROOM AREA

OCCUPANT LOAD

OCCUPANT LOAD FACTOR

ACTUAL POPULATION EXITING CAPACITY

FIRE EXTINGUISHER ON MOUNTING BRACKET (UL-444B BC)

FIRE EXTINGUISHER CABINET (UL-444B BC)

EXIT SIGN (WEATHERPROOF ON EXTERIOR OF BUILDING)

STAIR SIGNAGE PER NFPA-101 SECTION 7.2.2.5.4

FIRE FIGHTER 2-WAY COMM. PHONE JACK

FIRE ALARM CONTROL PANEL

REMOTE ANNUNCIATOR

SMOKE CONTROL PANEL

HAZARDOUS MATERIALS PLACARD

STAR SIGNATURE PER NFPA-101 SECTION 7.2.2.5.4

NOTES:

- THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
- SHUT ENCLOSURES SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 2 HOURS AND NOT LESS THAN THE FLOOR ASSEMBLY.
- FIRE RATINGS OF UNIT DOORS TO BE 45 MIN., 1/2" LABEL AND STAIR DOORS TO BE 90 MIN., 1/2" LABEL, U.O.A. - REFER TO DOOR SCHEDULE ON SHEET A2.06.
- ALL EXTERIOR DOORS SHALL HAVE 1/2" MAX. FLOOR TRANSITION ACROSS SILL BETWEEN INTERIOR AND EXTERIOR.

Rev. 2 REV 2 MTCI REVIEW Date 08-22-2025

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2184

FASANO HOTEL
2445 COLLINS AVENUE
MIAMI BEACH, FLORIDA
33140

Owner
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Email: 305-573-1818
kobi.karp@kobi-karp.com

MEP:
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Structure:
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Email: 305-969-9423
info@yhengineering.com

Landscape Architect:

Name: ?
Address: ?
Tel: ?
Email: ?

Civil:
Name: ?
Address: ?
Tel: ?
Email: ?

Pools:
Name: ?
Address: ?
Tel: ?
Email: ?

Interior Design:
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Address: Rua Senador Cesear Lacerda Vergueiro 380
Tel: (5455-011) Sao Paulo SP Brasil
Email: +55 11 3076-7581
info@isayweinfeld.com

Life Safety:
Name: ?
Address: ?
Tel: ?
Email: ?



LIFE SAFETY PLAN 9th LEVEL

Date: As indicated
Scale: As indicated
Project: 2184

Sheet No:
A2.06

REVISION 3 - ISSUE FOR MTCI REVIEW - 09.15.2025



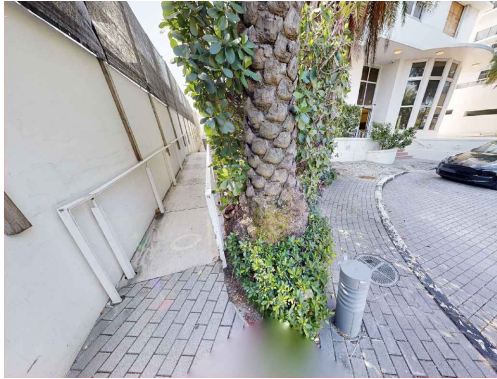
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VIEW 02



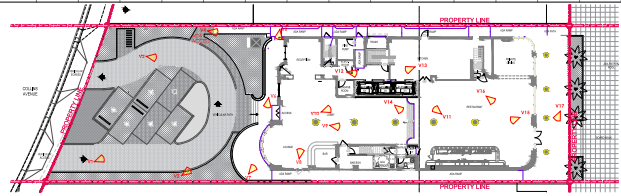
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VIEW 04



VIEW 05



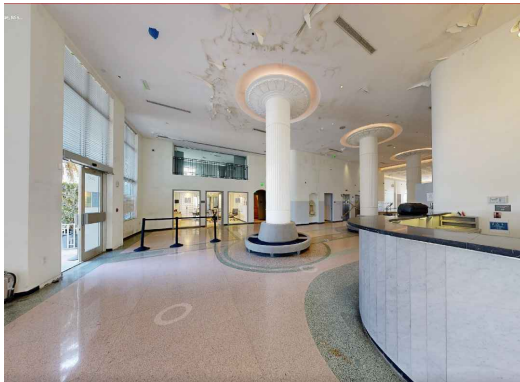
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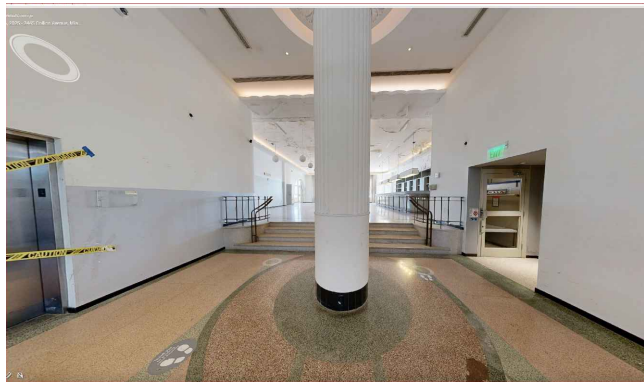
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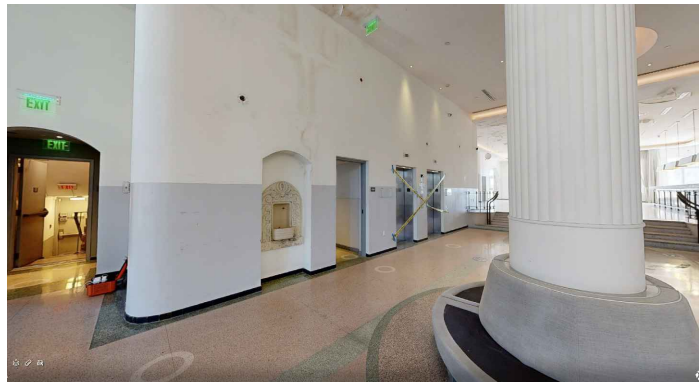
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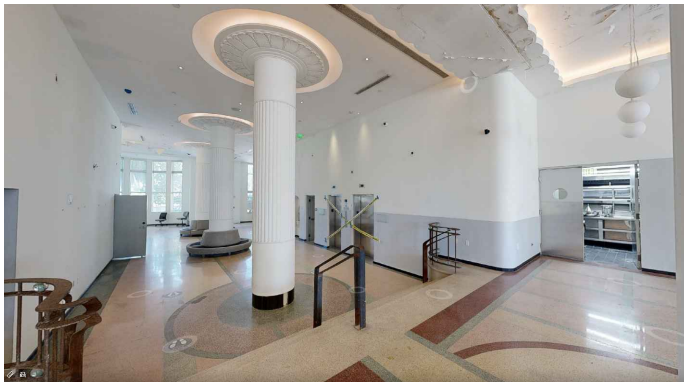
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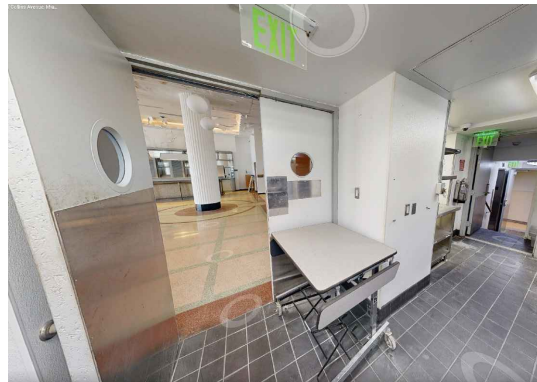
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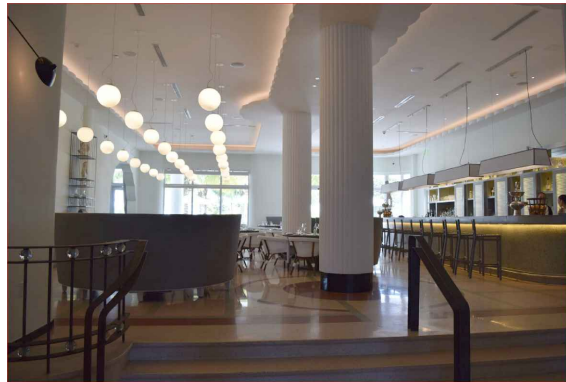
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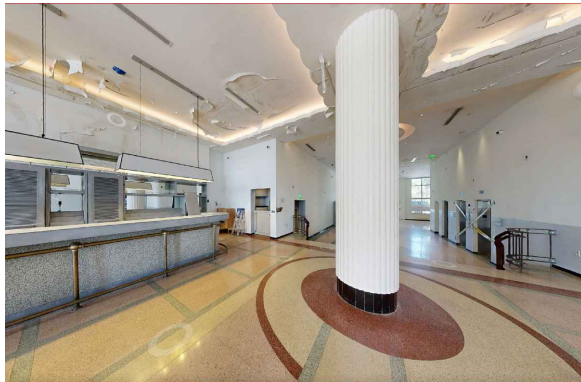
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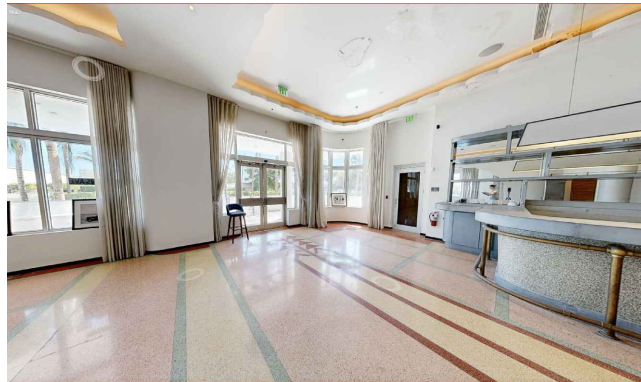
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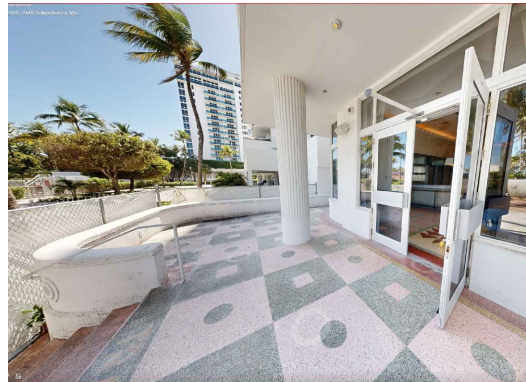
VIEW 14



VIEW 15



VIEW 16



VIEW 17

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ZONING ANALYSIS

FASANO HOTEL
2445 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

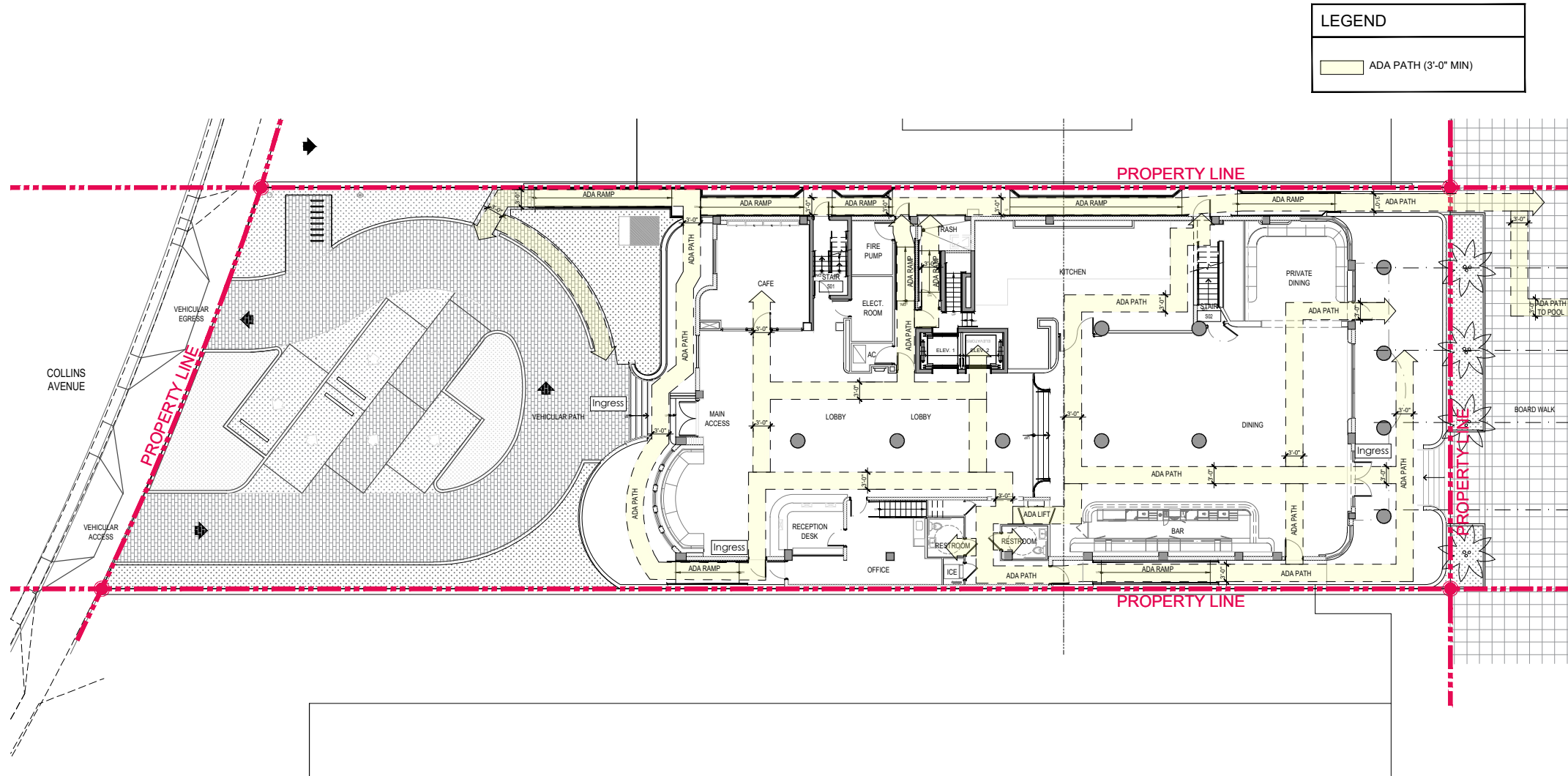
Architect:
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KOBİ KARP
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EXISTING PHOTOS

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A2.00
Project	2184	



LEGEND	
	ADA PATH (3'-0" MIN)

Rev.	Date	Rev.	Date
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ZONING ANALYSIS

FASANO HOTEL
2445 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

1 EXISTING GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Owner: _____

PRIVATE RESIDENCE

Consultant: _____

Name _____
Address _____
Tel: _____
Email _____

Consultant: _____

Name _____
Address _____
Tel: _____
Email _____

Consultant: _____

Name _____
Address _____
Tel: _____
Email _____

Architect: _____

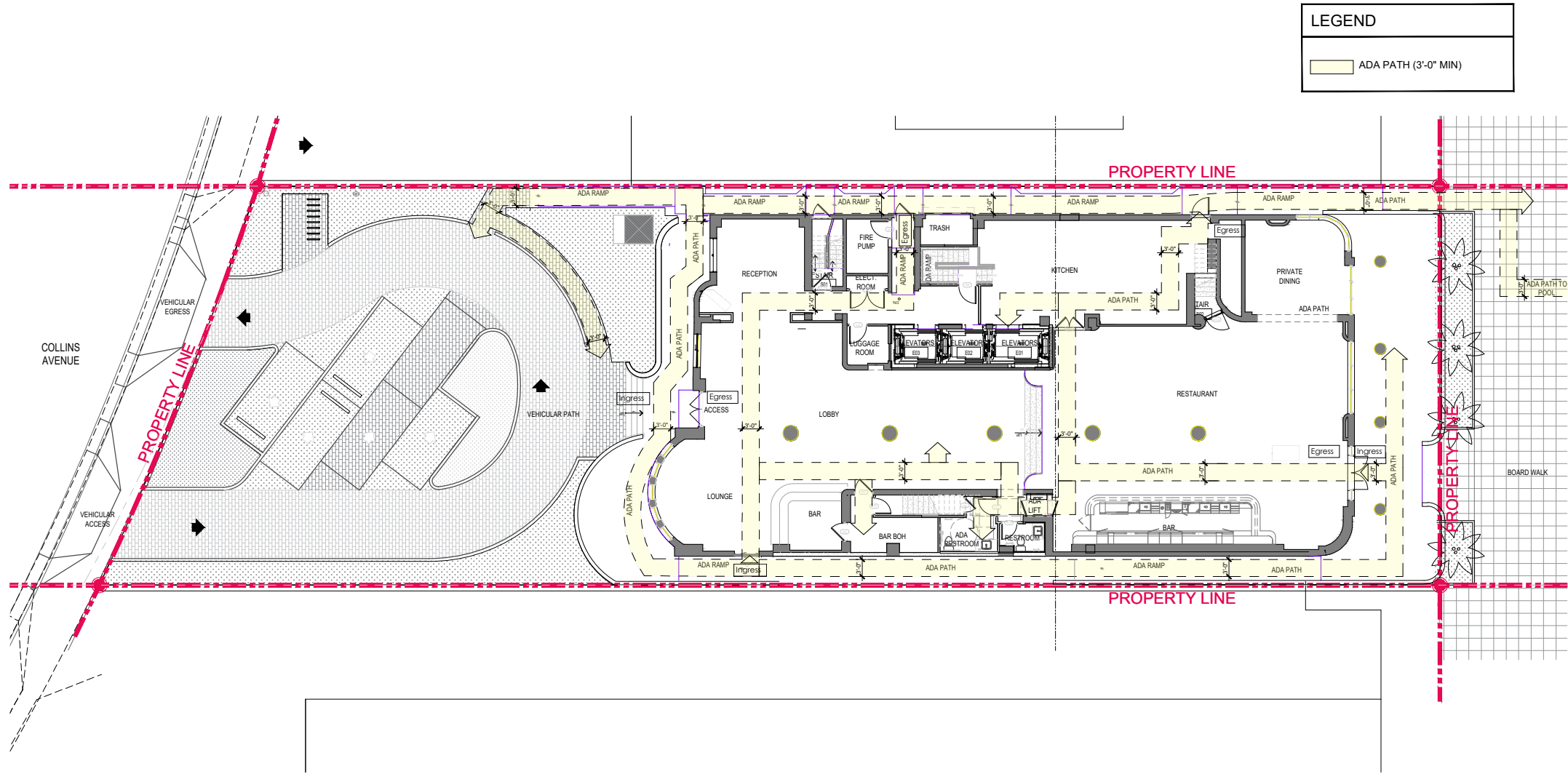
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EXISTING GROUND FLOOR PLAN

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A2.02E
Project	2184	



1 PROPOSED GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEGEND

ADA PATH (3'-0" MIN)

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ZONING ANALYSIS

FASANO HOTEL
2445 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

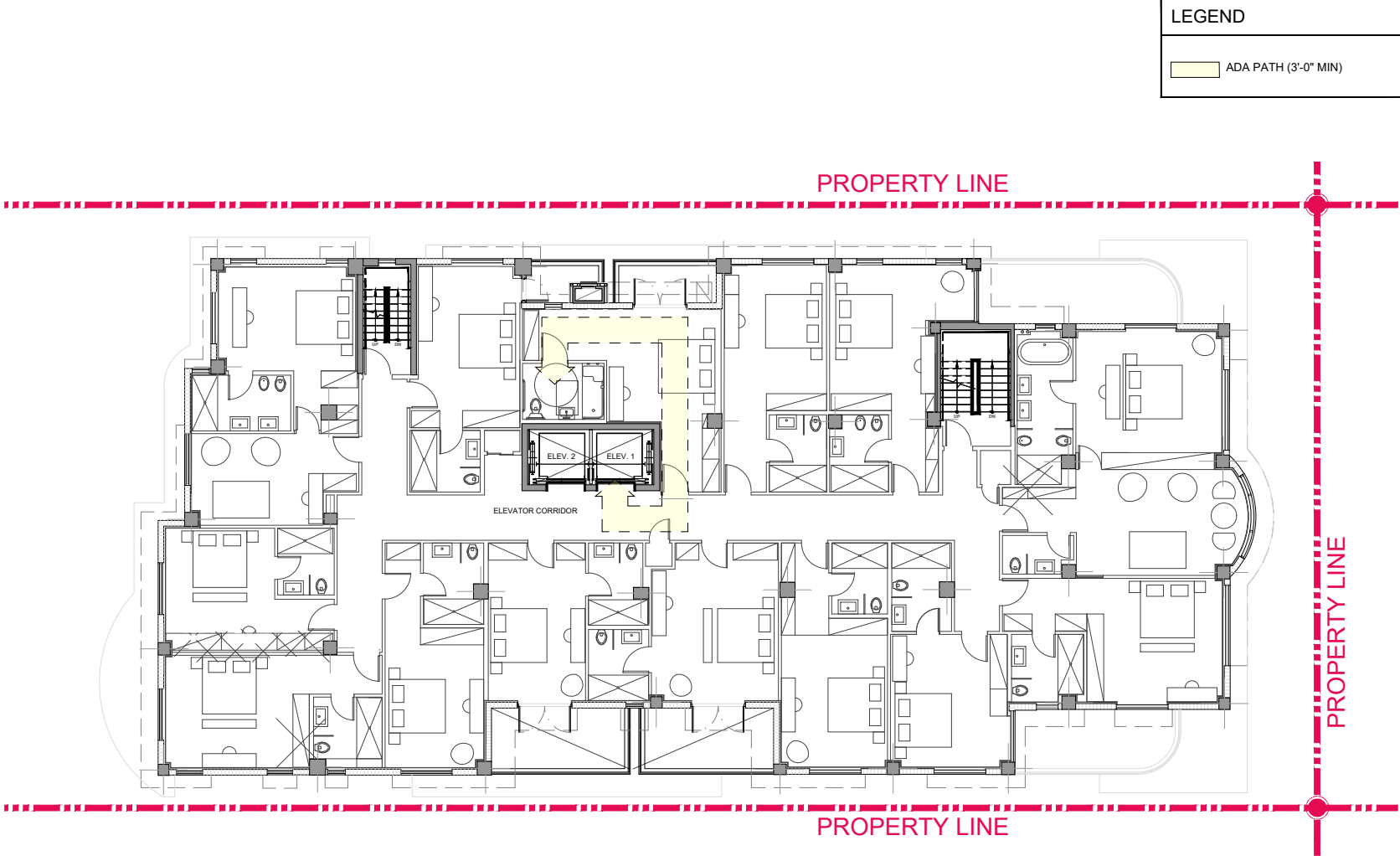
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PROPOSED GROUND FLOOR PLAN

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A2.02P
Project	2184	



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ZONING ANALYSIS

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Owner:

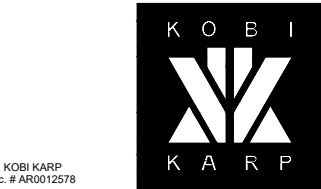
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Consultant:
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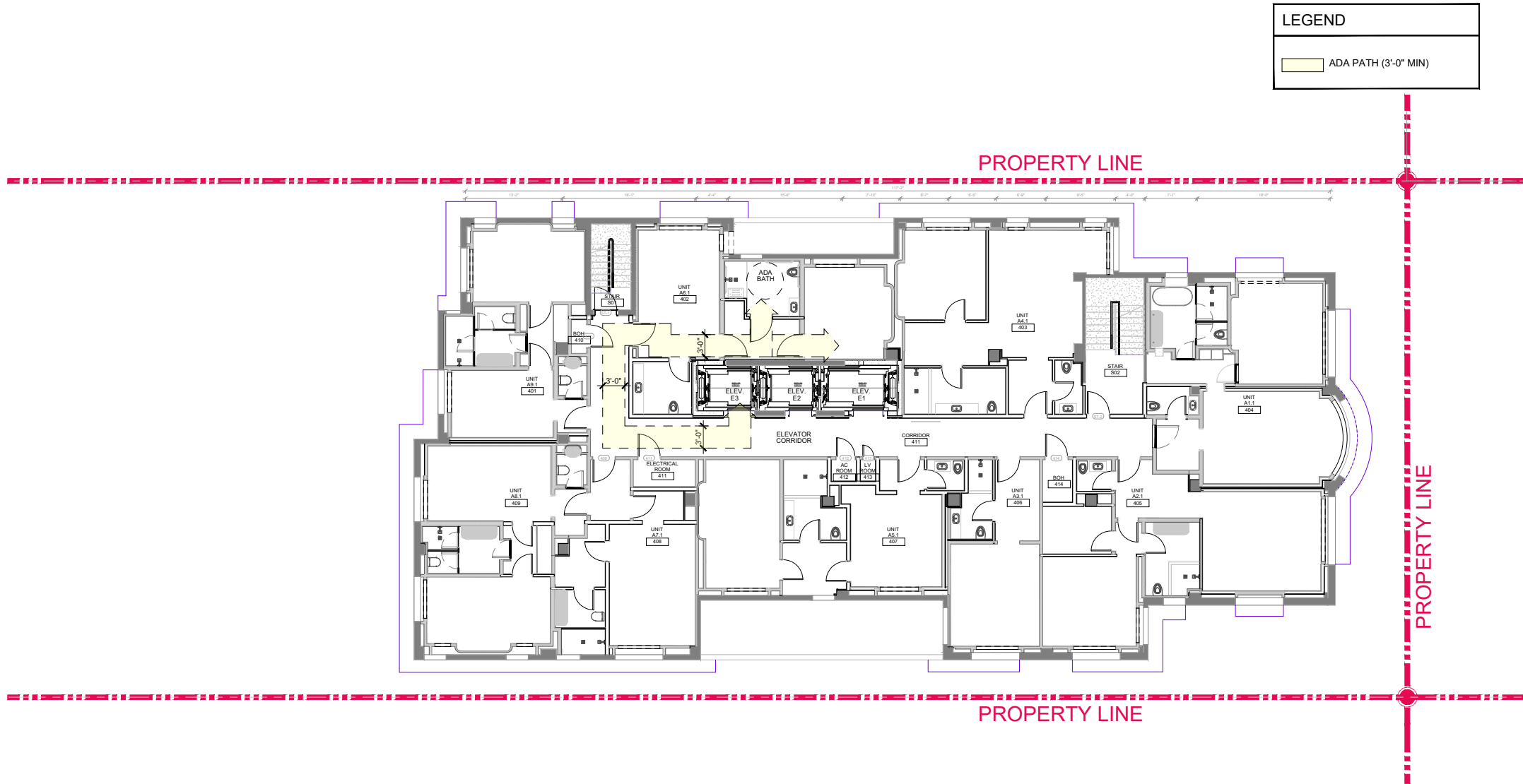
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EXISTING FLOOR PLAN 4th TO 6th

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A2.40
Project	2184	



PROPOSED FLOOR PLAN 4th - 6th

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

LEGEND

ADA PATH (3'-0" MIN)

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ZONING ANALYSIS

FASANO HOTEL
2445 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

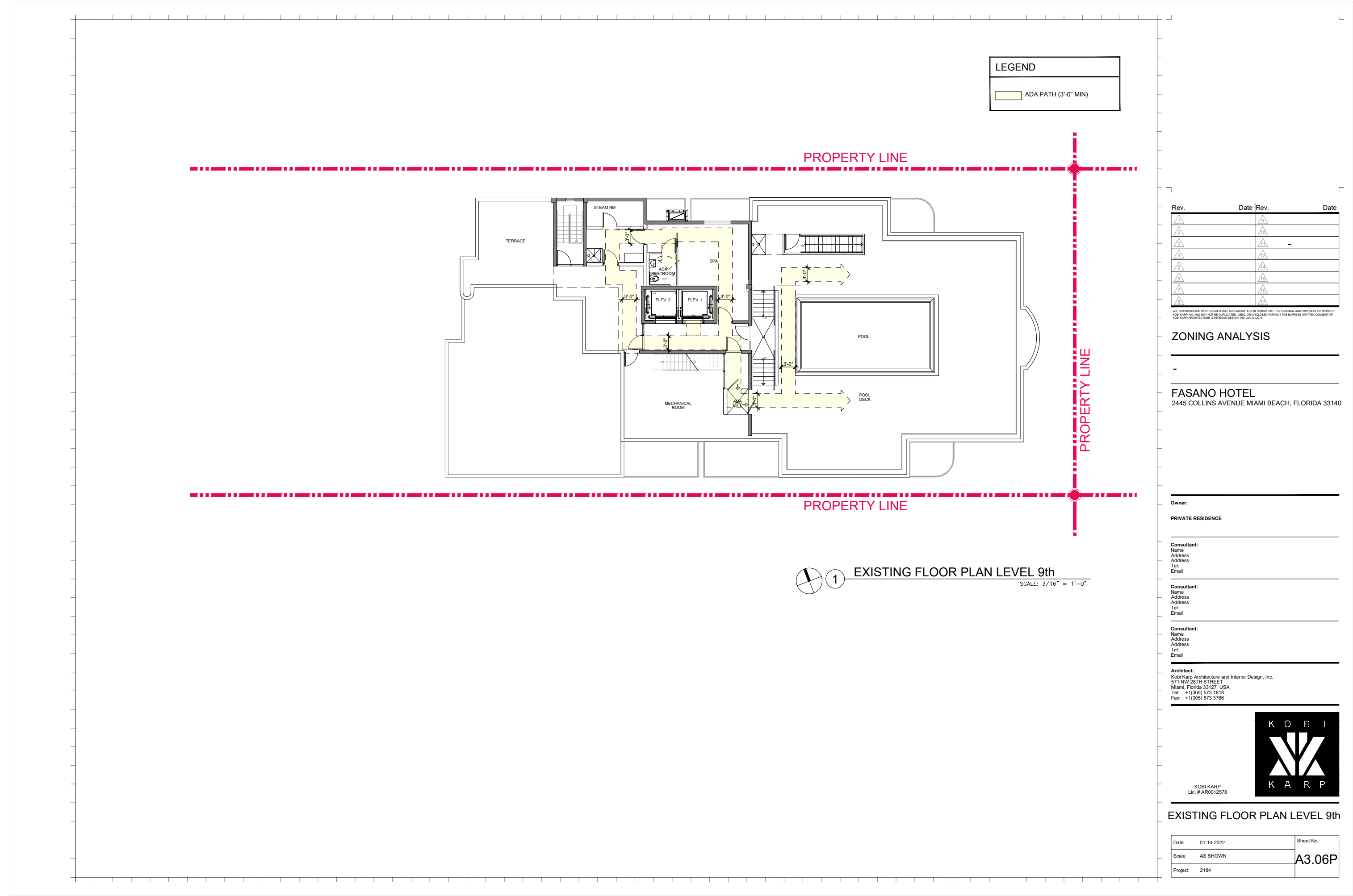
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PROPOSED FLOOR PLAN 4th - 6th

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A3.03P
Project	2184	



LEGEND

ADA PATH (3'-0" MIN)

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ZONING ANALYSIS

FASANO HOTEL
2445 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

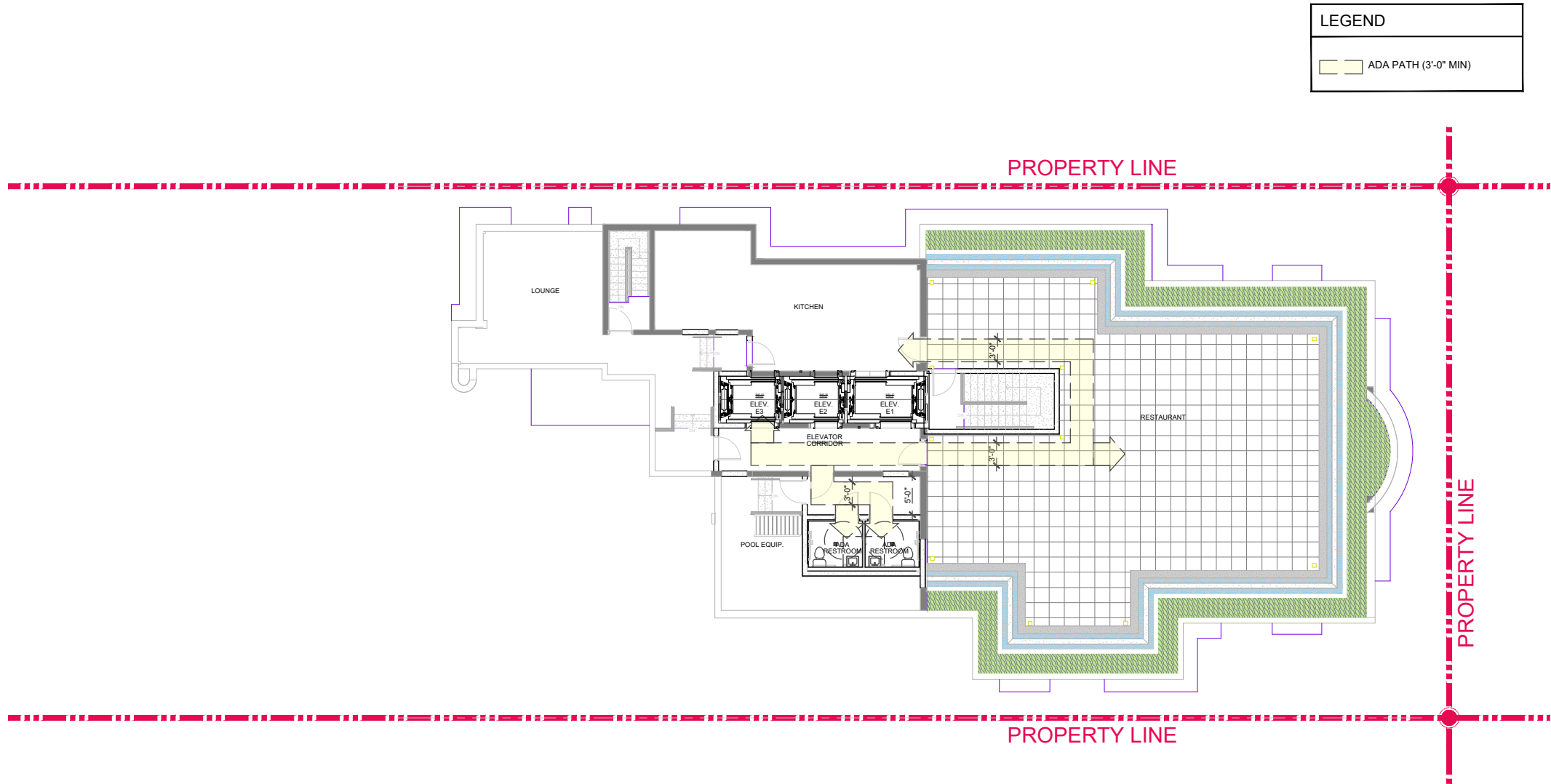
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KOBI KARP
Lic. # AR0012578



EXISTING FLOOR PLAN LEVEL 9th

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A3.06P
Project	2184	



LEGEND	
	ADA PATH (3'-0" MIN)

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ZONING ANALYSIS

FASANO HOTEL
2445 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

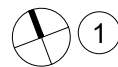
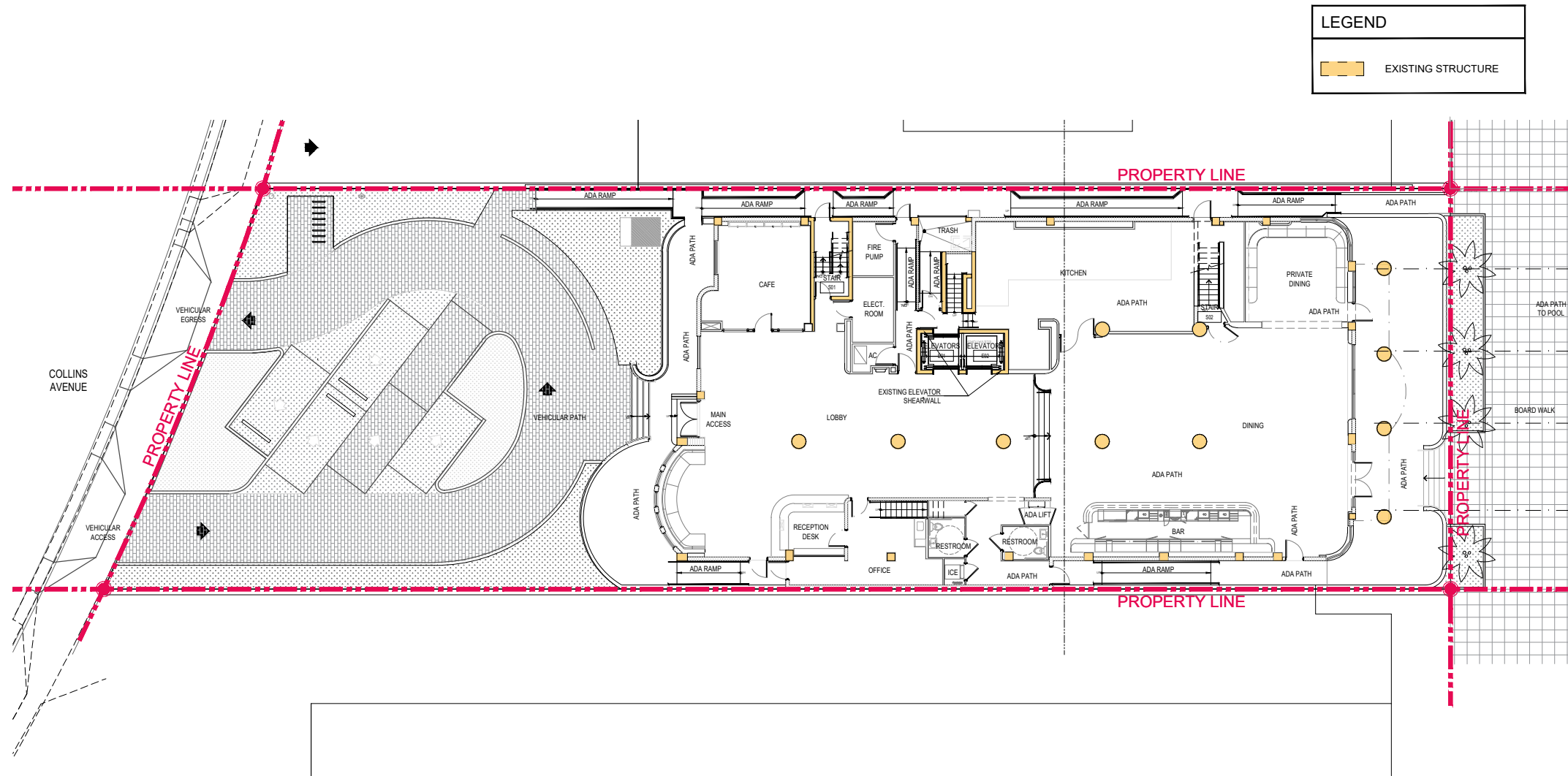
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PROPOSED FLOOR PLAN LEVEL 9th

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A3.06P
Project	2184	



1 EXISTING GROUND FLOOR PLAN - STRUCTURAL

SCALE: 3/32" = 1'-0"

LEGEND

EXISTING STRUCTURE

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1		9	
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8		16	

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ZONING ANALYSIS

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Owner:

PRIVATE RESIDENCE

Consultant:

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Address
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Email

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
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Architect:

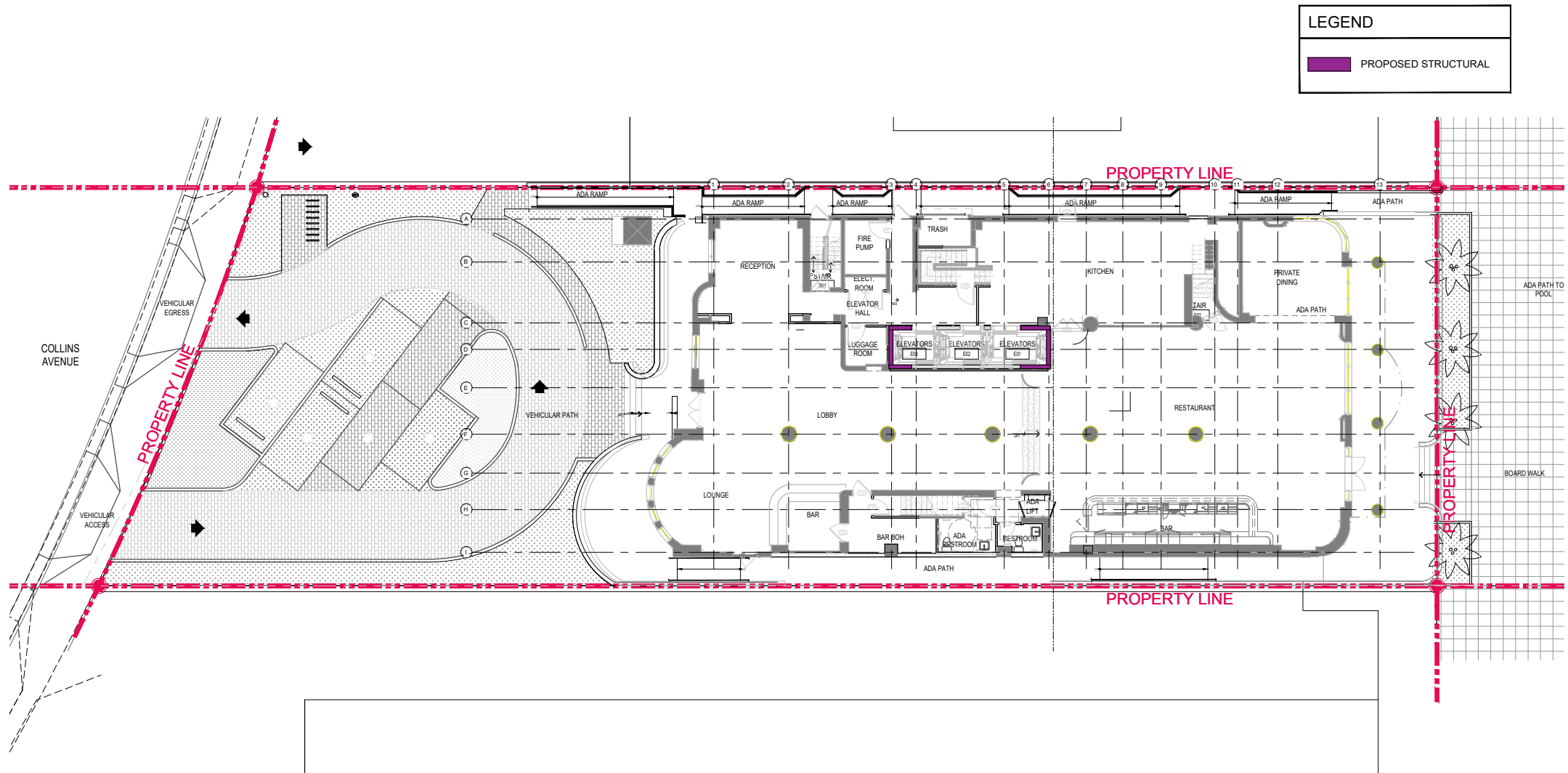
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EXISTING GROUND FLOOR PLAN
STRUCTURAL

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A2.02E
Project	2184	



1 PROPOSED GROUND FLOOR PLAN - STRUCTURAL

SCALE: 3/32" = 1'-0"

LEGEND

PROPOSED STRUCTURAL

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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ZONING ANALYSIS

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PROPOSED GROUND FLOOR PLAN
STRUCTURAL

Date	01-14-2022	Sheet No.
Scale	AS SHOWN	A2.02S
Project	2184	