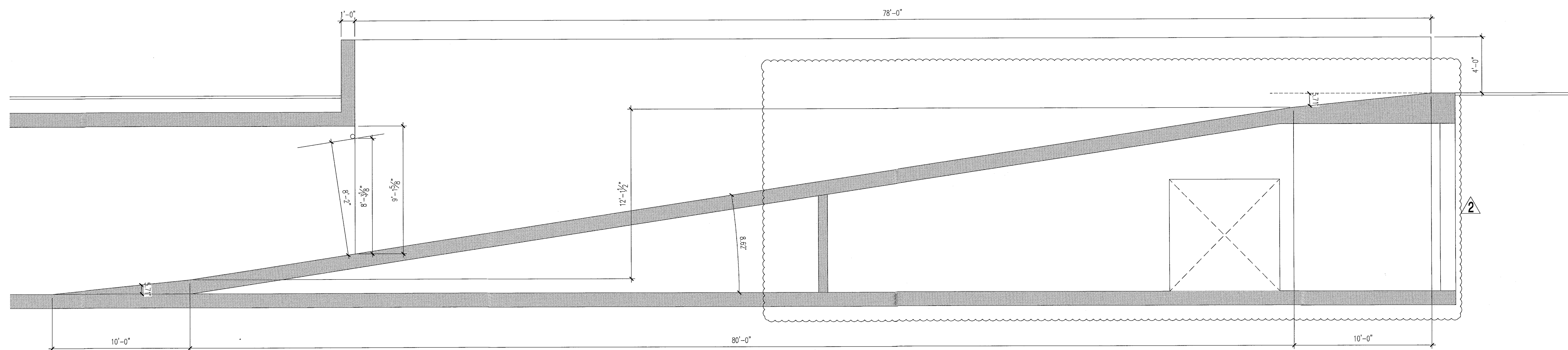


1 pool deck section
scale = 1/4" = 1'-0"



2 retail / pool deck section
scale = 1/4" = 1'-0"

- TYPICAL WATERPROOFING NOTES:**
1. Drains (roof drains, floor drains, bi-lateral drains, planter drains, deck drains, etc.) - If drain is not placed when concrete is poured or is relocated after installation, all concrete around drains must be sealed with COM MiroSTOP-Waterstop, manufactured by Corlisse and a non-shrink grout manufactured by Euclid NS Grout (non-shrink, non-metric grout) or approved equal.
 2. Cold joints (cast-in-place connections) - All cold joint cast in place concrete-to-concrete connections should have a MiroSTOP-Waterstop (typical through out water/moisture exposed areas) strip. Also the poured concrete wall to structural slab cold joint connection should incorporate a key-way connection.
 3. All voids and inconsistencies found on the exterior block faces (cmu walls) must be filled in (covered) with a cementitious material prior to any stucco application.
 4. All perimeter sealants to be in contact directly with main substrate. It should not be adhered to adjacent urethane sealant or cold liquid applied membranes.
 5. All wall penetrations (pipes, electrical boxes and wall vents) must be sealed with a urethane sealant at the structural connection, followed by a beady bead along the stucco connection.
 6. Use a silicone-based product as a cast bead around the perimeter walls and threshold.
 7. Multiple mobilizations will be required for each trade. Prepare and clean surface received to an acceptable standard by contractor and as per product specifications. Substrate to be inspected and accepted by subcontractor prior to application, NOTIFY CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING. Proceed with work only after all conditions have been corrected and approved by all parties.
 8. Coordinate with waterproofing consultant for inspection and sign off on all work in progress and completion. Repair defective or incomplete installation per waterproofing consultants recommendations.
 9. Ensure that all system being used are compatible with other surface in contact (other trades).
 10. Provide manufacturer's standard warranty prior to installation. Ensure that manufacturers provide written approval that systems were installed in accordance to their recommendations and meet or exceed the installation parameters.
 11. It is understood that all work is to be performed per Florida Building Code 2010 and all applicable product approvals have current NDA numbers.
 12. Contractor must provide protection to adjacent surfaces at all times.
 13. Cleaning and trash removal is mandatory on a daily bases, dumpster provided at job site by GC.
 14. Prior to beginning work, Subcontractor is to perform all required coordination, and review of any special details.
 15. Any concrete slab on grade scheduled to be treated with waterproofing or concrete sealer should be tested for calcium chloride (moisture transmission evaluation).
 16. All concrete multi-pour cold joint connections and dissimilar material penetrations (sump pits, piston casings, pipes, etc.) must be sealed with MiroSTOP-Waterstop manufactured by Corlisse.

WATERPROOFING SYSTEM ON EXTERIOR DECK SLAB:
HYDROTECH - MONOLITHIC MEMBRANE 6125.
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED DECK.
SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN. SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
NDA# 13-0522.08 OR APPROVED EQUAL.

ROOFING/WATERPROOFING SYSTEM ON INSULATED CONCRETE FLYBOWS:
LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK (SIPLAST) DECK TYPE 3I, SYSTEM TYPE A(3), COLOR OFF-WHITE. APPLIED ON 1 1/2" RIGID INSULATION WITH 1/4" DENSEDECK TOP LAYER. (N.O.A. #12-0523.13)
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED ROOF.
SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
SLAB SLOPE EXCEEDS THE MINIMUM 1/4" PER FOOT SLOPE.
SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

pool deck & garage ramp sections

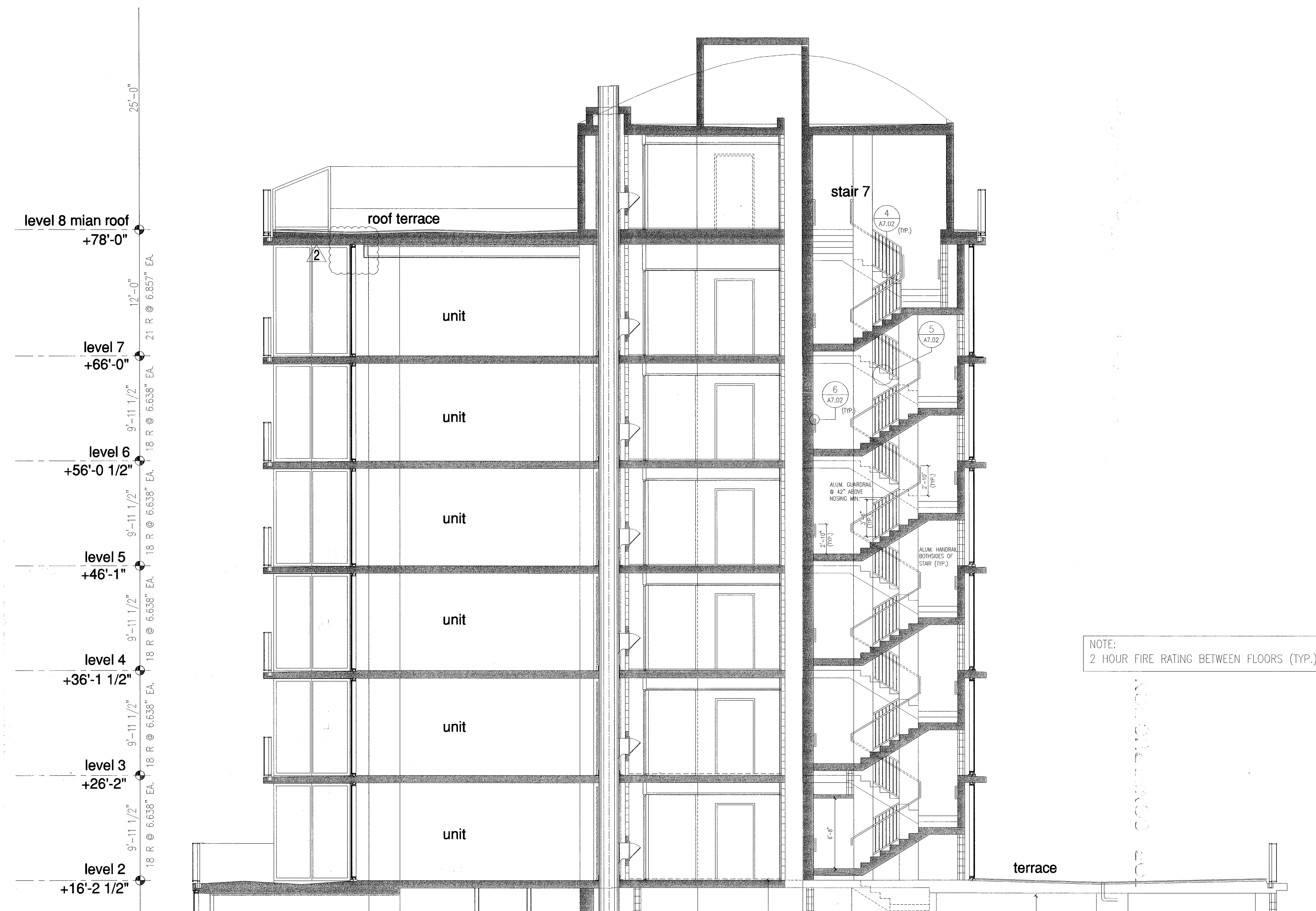
FOR CONSTRUCTION

12/20/2013
Seal
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, or modified by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

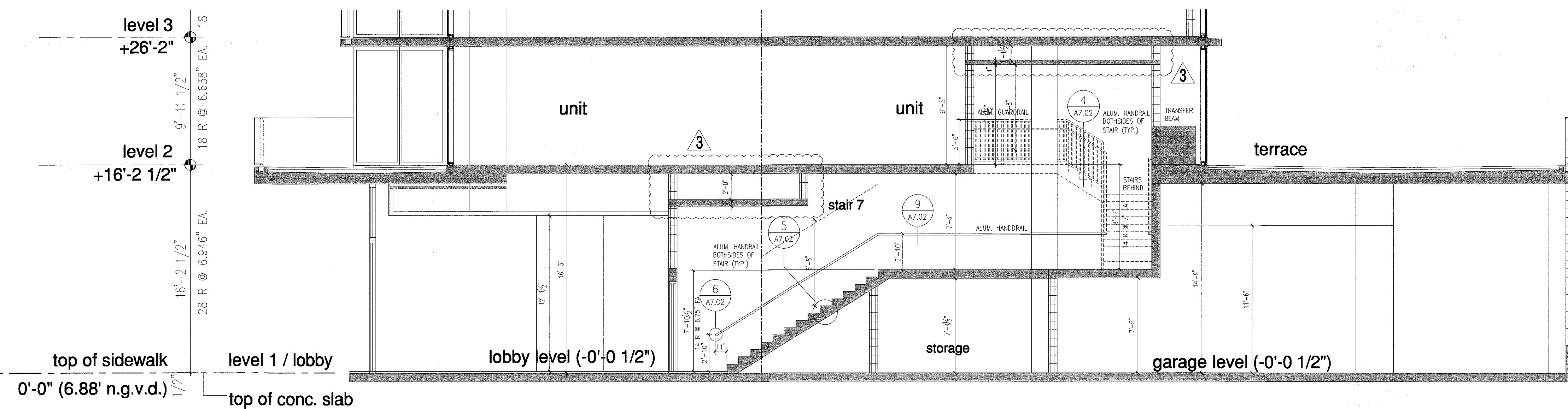
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision	Date	Description
2	12/20/2013	Revisions
2	12/20/2013	Addendum
Construction Issue Date		
As built date		
Bid Date		
BID SET 07.01.2013		
BUILDING PERMIT 04.30.2013		
Job Number		
A1202		
Sheet Number		

north tower building section

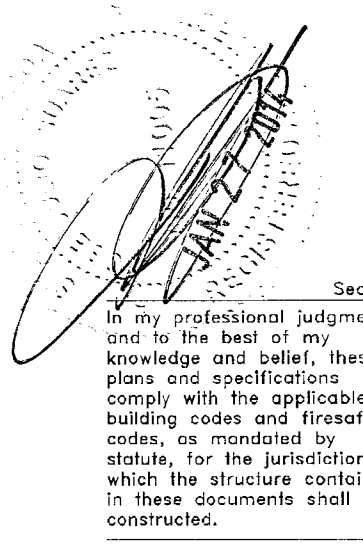


1 north tower partial building section
 A6.04 scale = 3/16" = 1'-0"



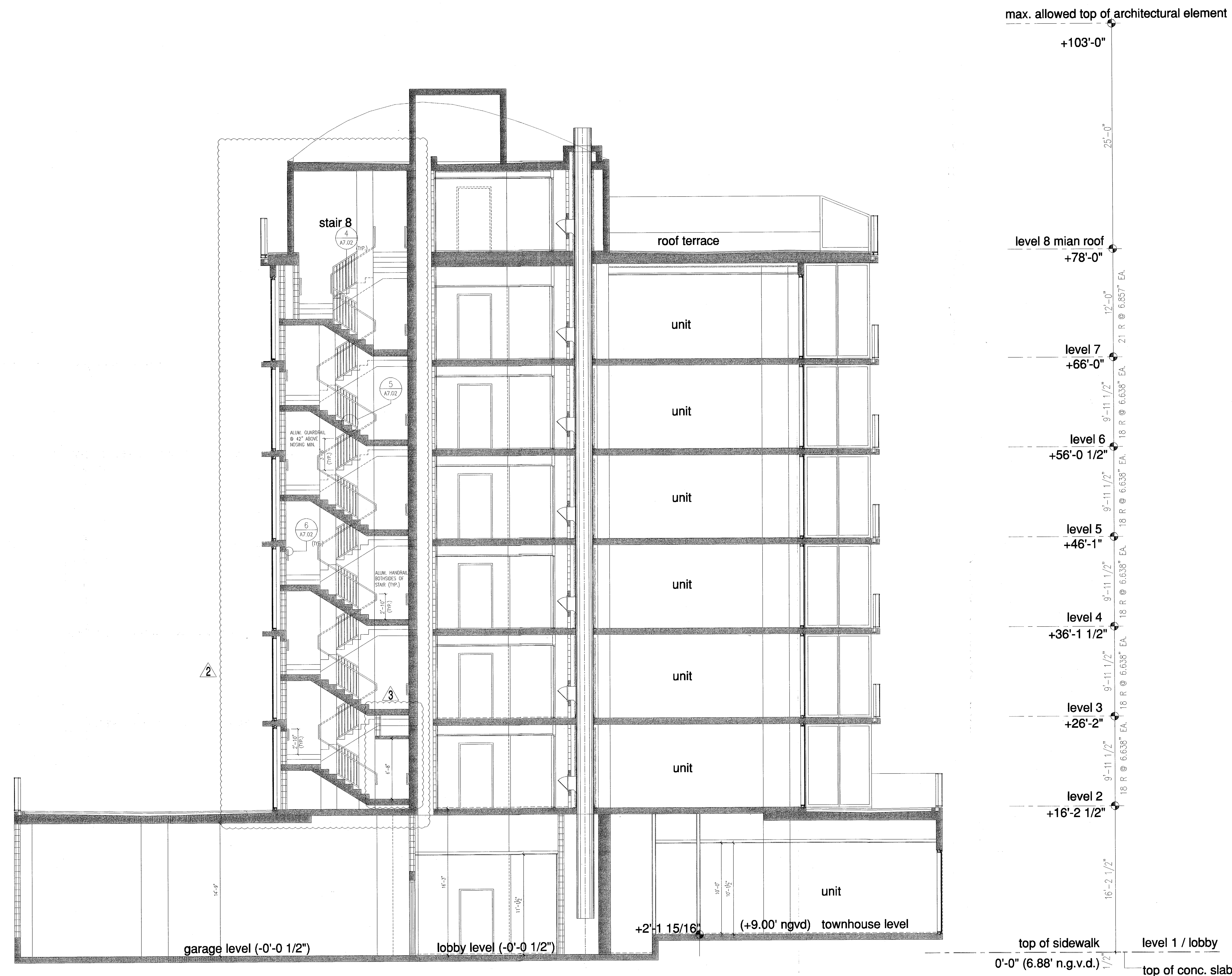
1A north tower partial building section
 A6.04 scale = 3/16" = 1'-0"

FOR CONSTRUCTION



Revision	Date
3	01/27/2014
2	12/20/2013

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



NOTE:
2 HOUR FIRE RATING BETWEEN FLOORS (TYP.)

north tower building section

FOR CONSTRUCTION

Professional seal and signature of the architect, dated JAN 2 / 2014.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revisions:
Revision 3 01/27/2014
Revision 2 12/20/2013

Construction Issue Date

AK Issue Date

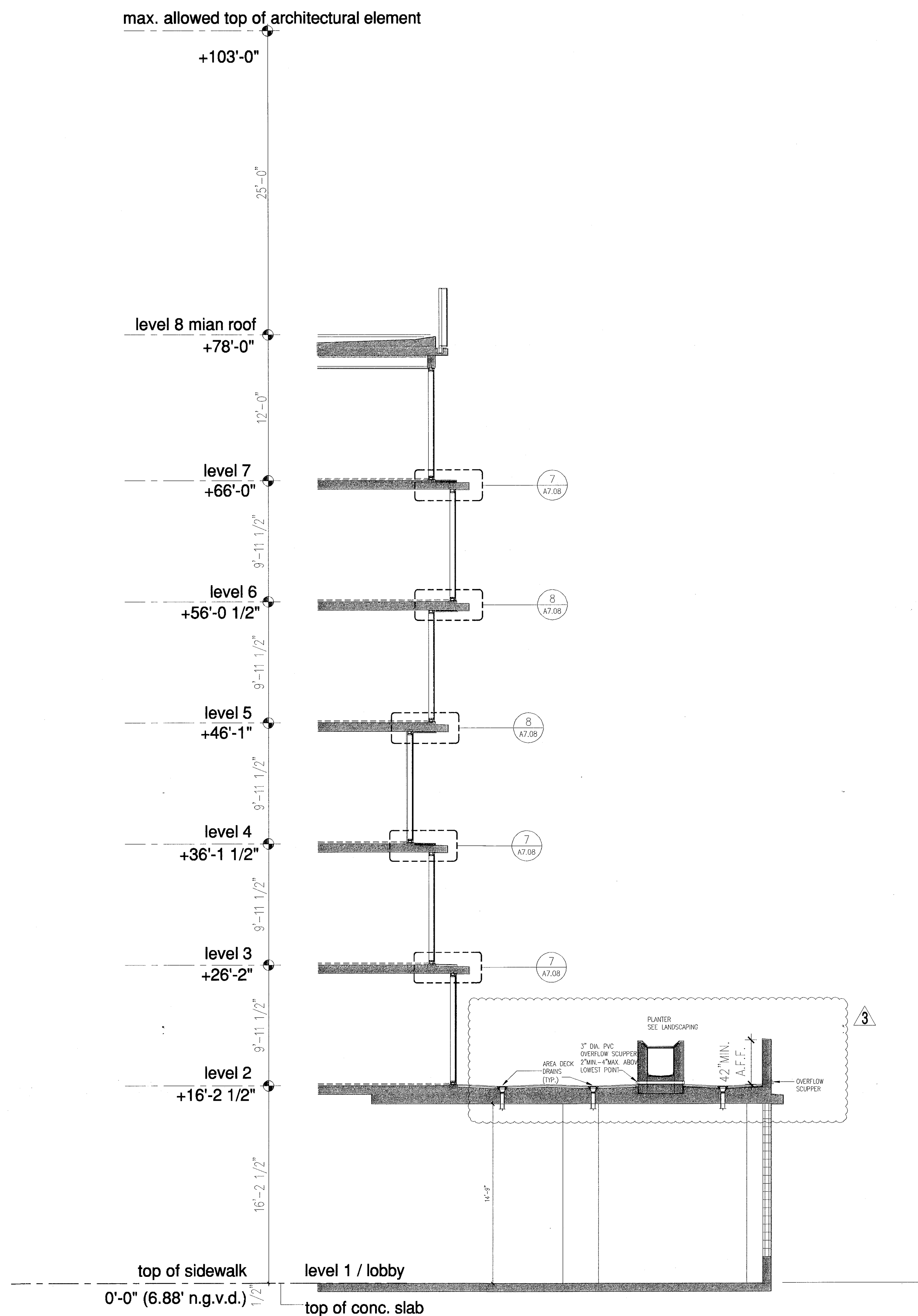
BID SET 07.01.2013
Issue Date

BUILDING PERMIT 04.30.2013
Issue Date

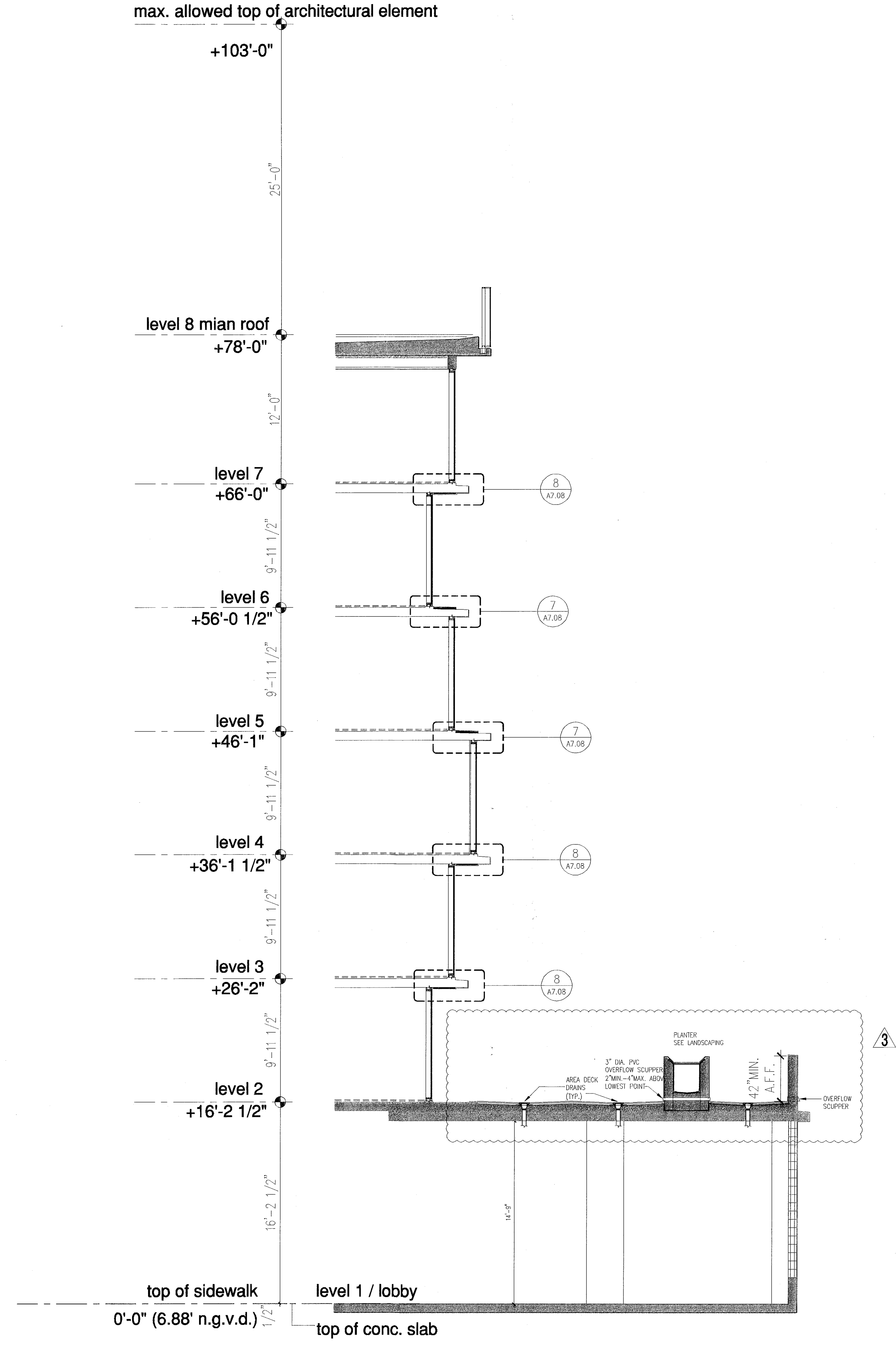
OS Number: A1202
Sheet Number

REV. APPROX. CTB
P.V.
PENS

1 north tower building section
scale = 3/16" = 1'-0"
A6.05



A north tower wall section
 scale = 3/16" = 1'-0"



B north tower wall section
 scale = 3/16" = 1'-0"

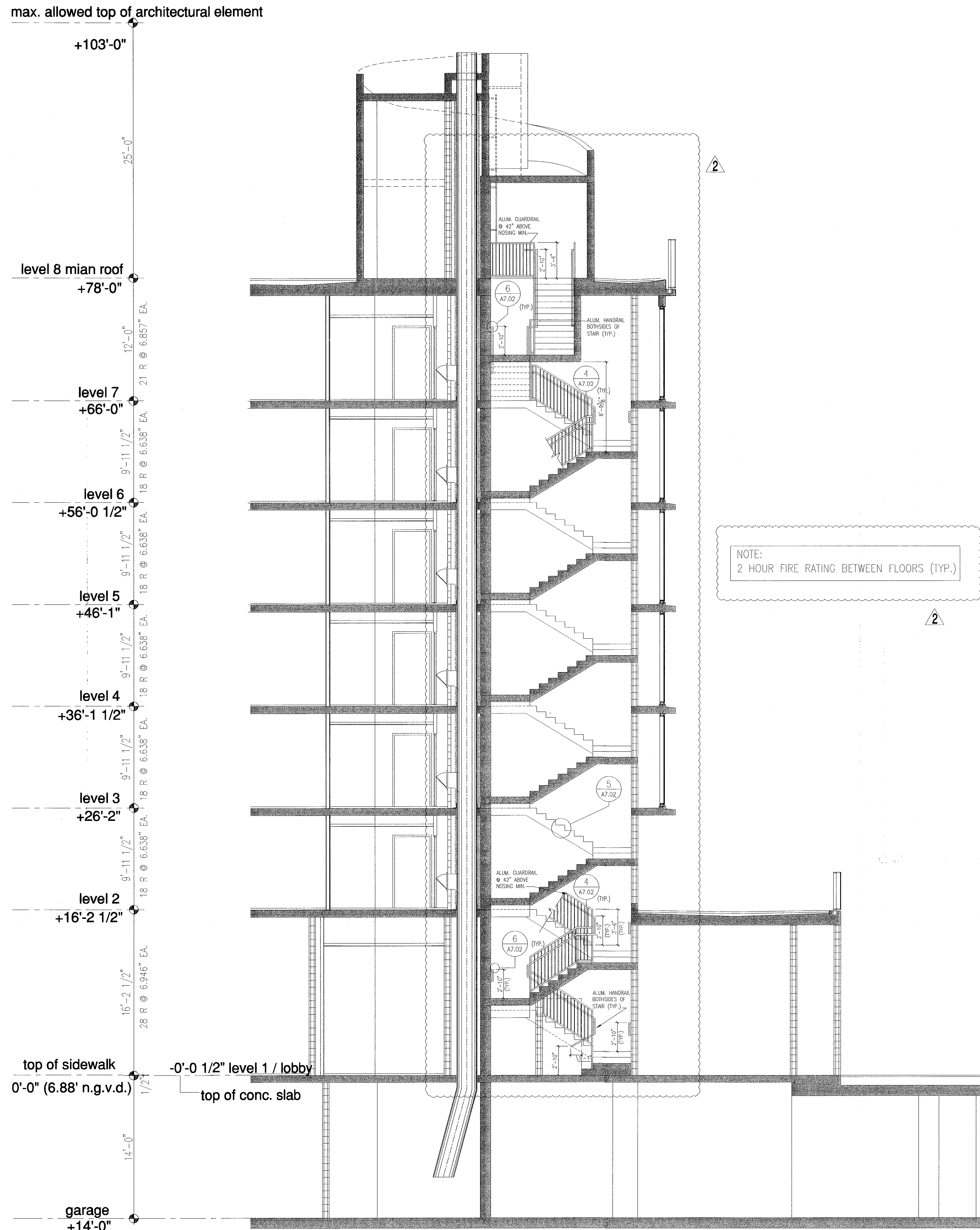
north tower wall sections

FOR CONSTRUCTION

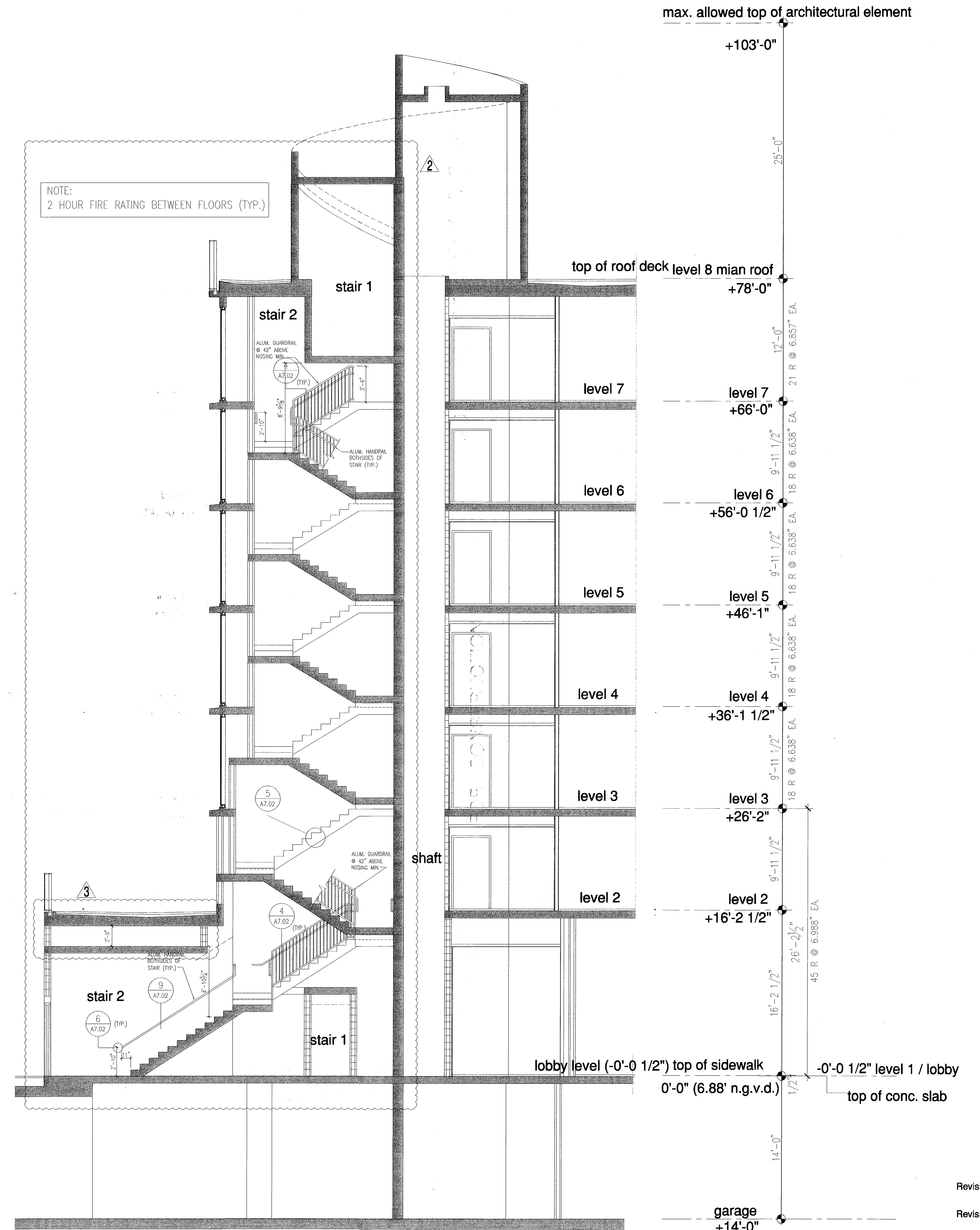
Professional Judgment
 and to the best of my
 knowledge and belief, these
 plans and specifications
 comply with the applicable
 building codes and fire safety
 codes, as mandated by
 statute, for the jurisdiction in
 which the structure contained
 in these documents shall be
 constructed.

Revision 3 01/27/2014
 Revision 2 12/20/2013
 Construction Issue Date
 As Built Date
 BID SET 07.01.2013
 Issue Date
 BUILDING PERMIT 04.30.2013
 Job Number
 A1202
 Sheet Number

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



1 south tower stair 1 section
scale = 3/16" = 1'-0"



2 south tower stair 2 section
scale = 3/16" = 1'-0"

south tower stair 1 & 2 sections

FOR CONSTRUCTION

See
in my professional judgment
and to the best of my
knowledge and belief, these
plans and specifications
comply with the applicable
building codes and fire safety
codes, as monitored by
officials, for the jurisdiction in
which the structure contained
in these documents shall be
constructed.

Revision 3 01/27/2014

Revision 2 12/20/2013

AGENDUMS:
Construction Issue Date
At Build Date

BID SET 07.01.2013

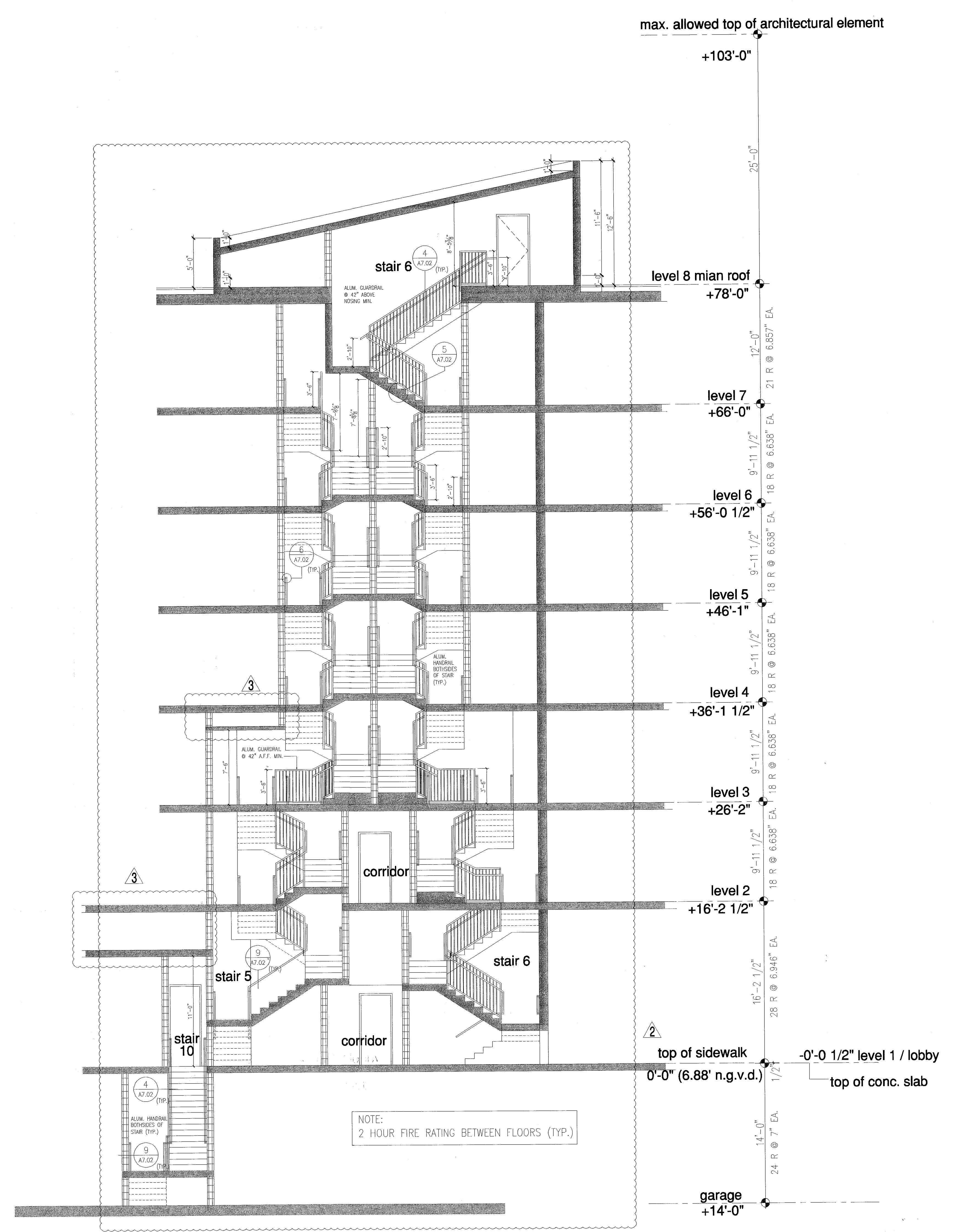
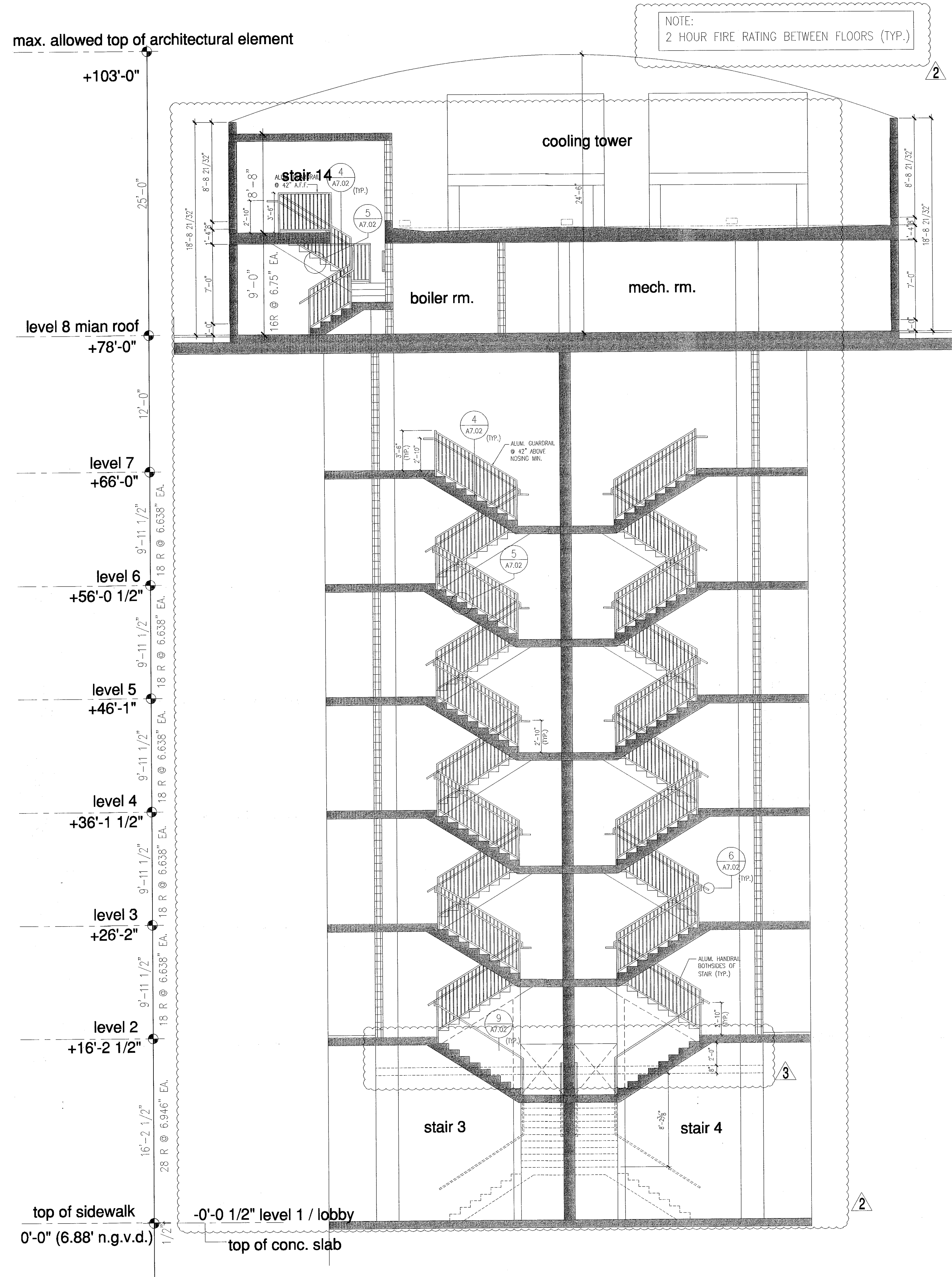
Issue Date
BUILDING PERMIT 04.30.2013

Job Number:
A1202

Sheet Number:

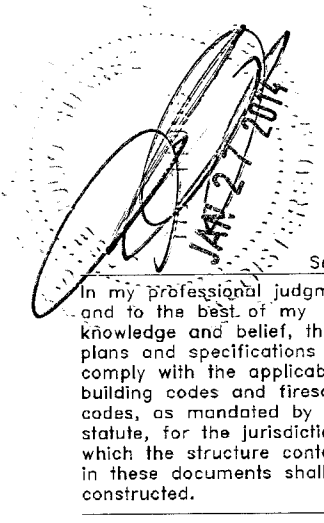
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Firm:
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AS5782
José J. Suarez, A.I.A.
Lic. # AR1005



south tower stairs 3, 4, 5, 6 sections

FOR CONSTRUCTION

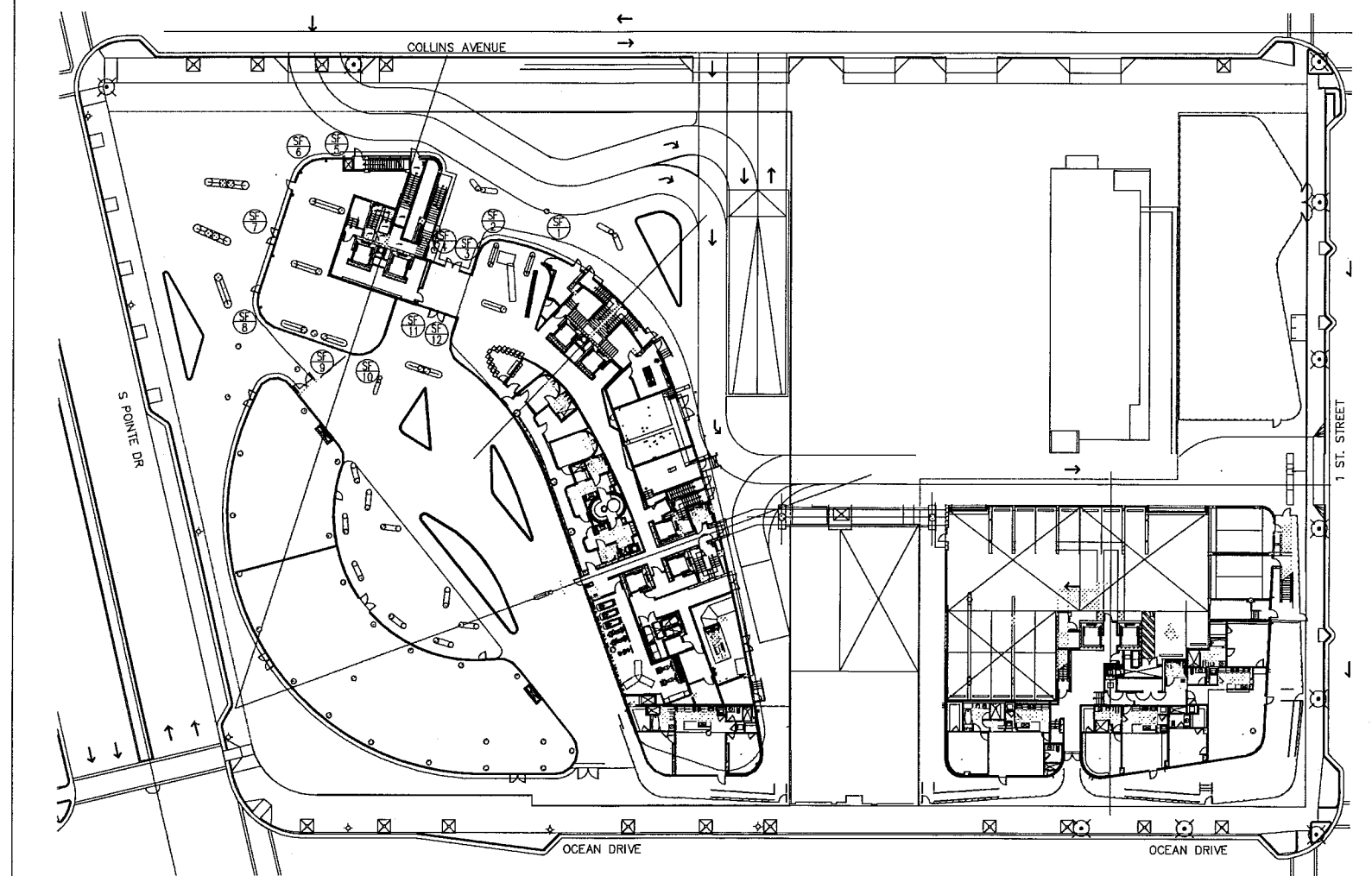


1 south tower stair 3 & 4 section
 scale = 3/16" = 1'-0"

2 south tower stair 5 & 6 section
 scale = 3/16" = 1'-0"

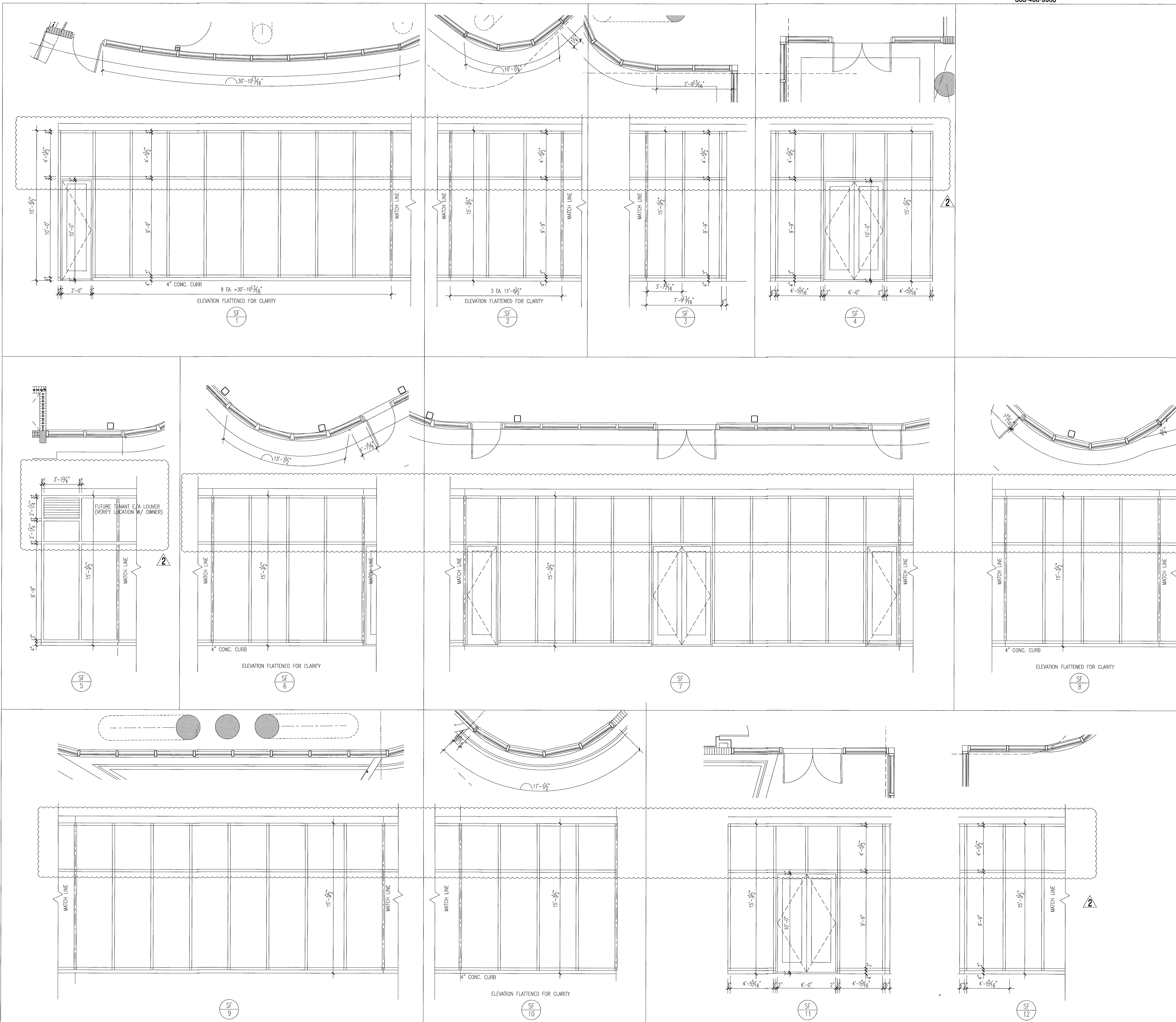
City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

Revision 3	01/27/2014
Revision 2	12/20/2013
As built date	
BID SET 07.01.2013	
BUILDING PERMIT 04.30.2013	
Job Number, A1202	
Sheet Number	



level 01
key plan
1/64"

storefront elevations

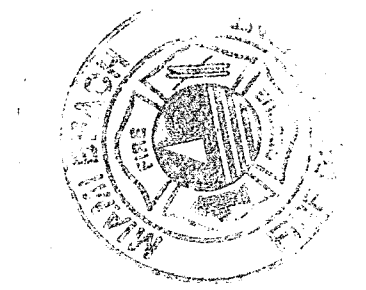


- notes:**
- All glazing in storefronts, windows and doors to be tempered glass.
 - Double layer laminated & insulated glass; gray tinted; submit samples to be approved by architect.
 - All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/IBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of IBC 2010.
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 - Window frame and lower finish to be PPG Durasur SILVER submit samples to be approved by architect.
 - Exterior Windows, doors and storefronts will be under separate permit.
 - Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



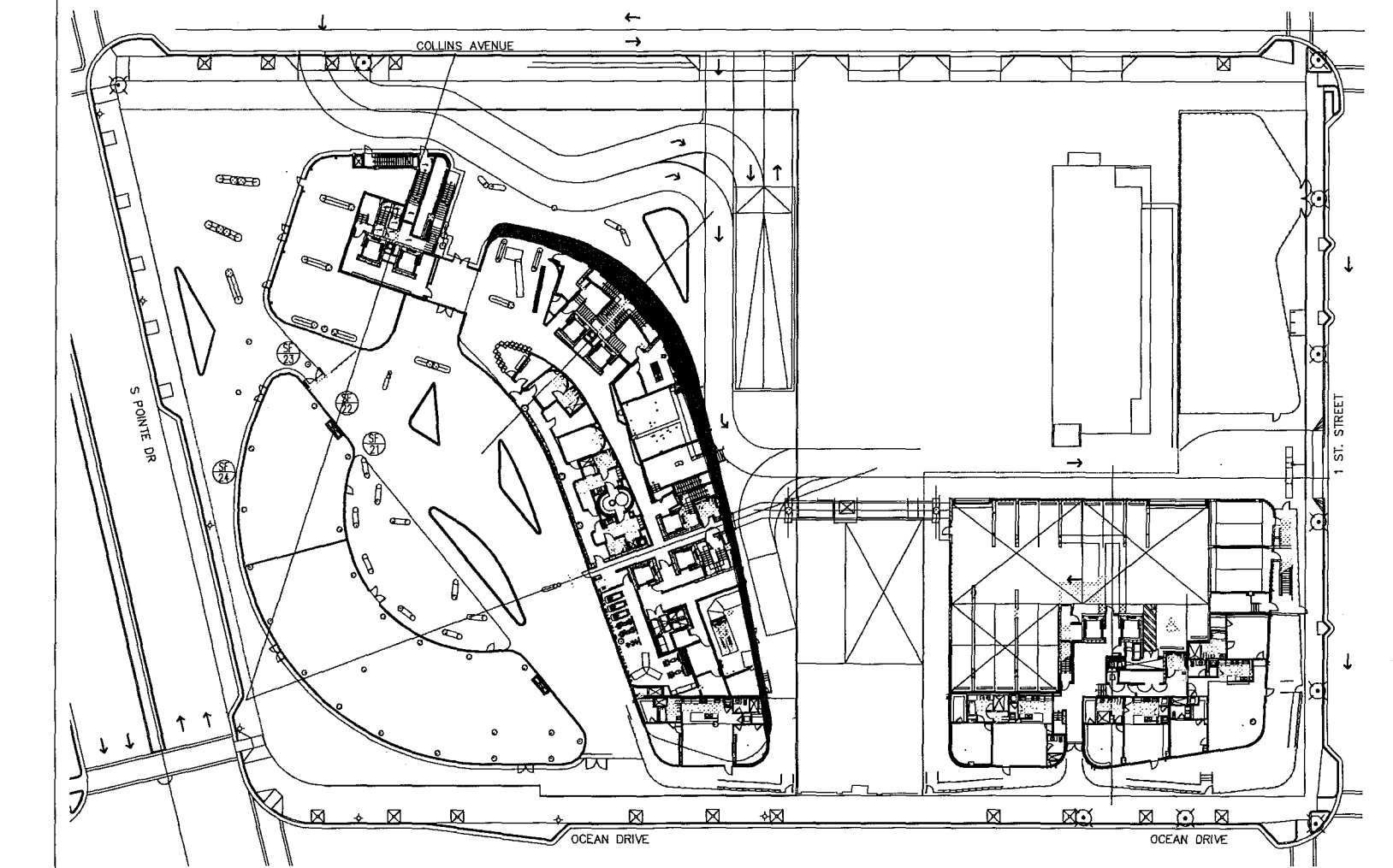
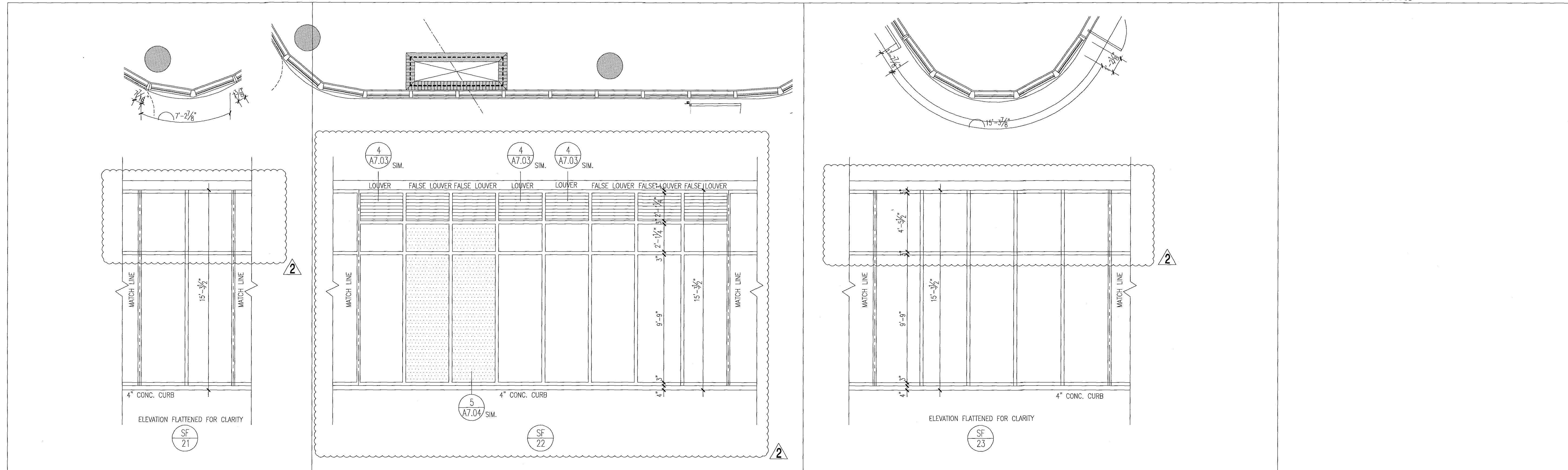
Revisions:
Revision 2/12/20/2013
Addendum:
Construction Issue Date
As built Date

BID SET 07.01.2013
Issue Date 04.30.2013
ISS: A1202
Sheet Number: A8.08

storefront elevations

1/4"

PA: [Seal] 12/20/2013 - 4:51pm
 REV: [Seal] 12/20/2013 - 1:08am
 DWG: [Seal] 12/20/2013 - 1:08am
 PLOT: [Seal] 12/20/2013 - 1:08am
 SCALE: 1/4"

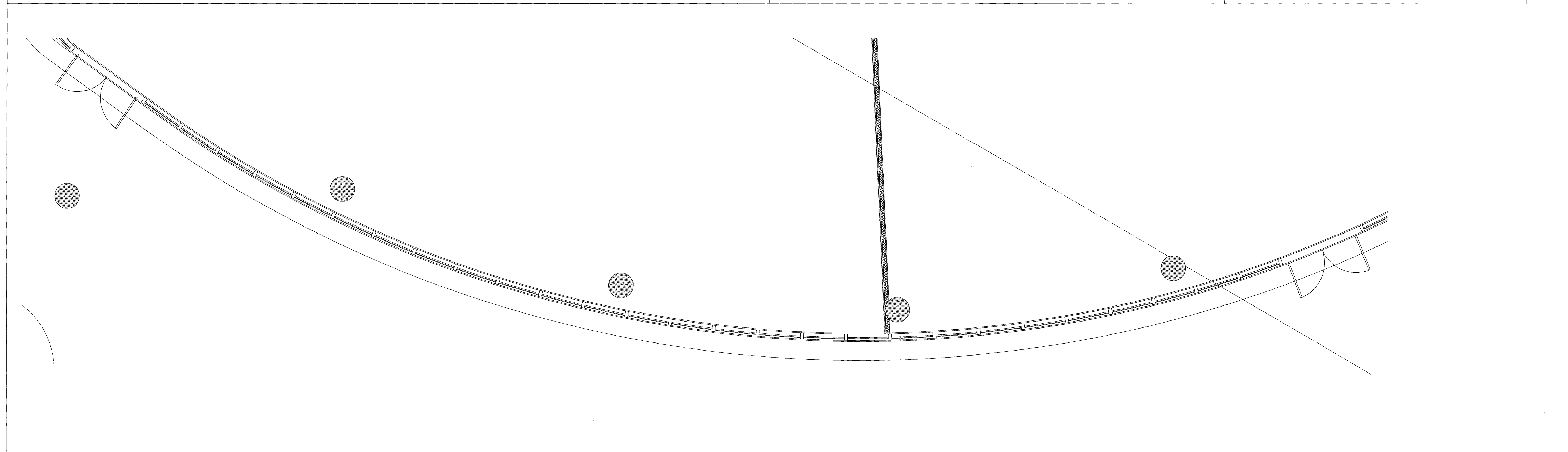


key plan

level 01

1/64"

storefront elevations

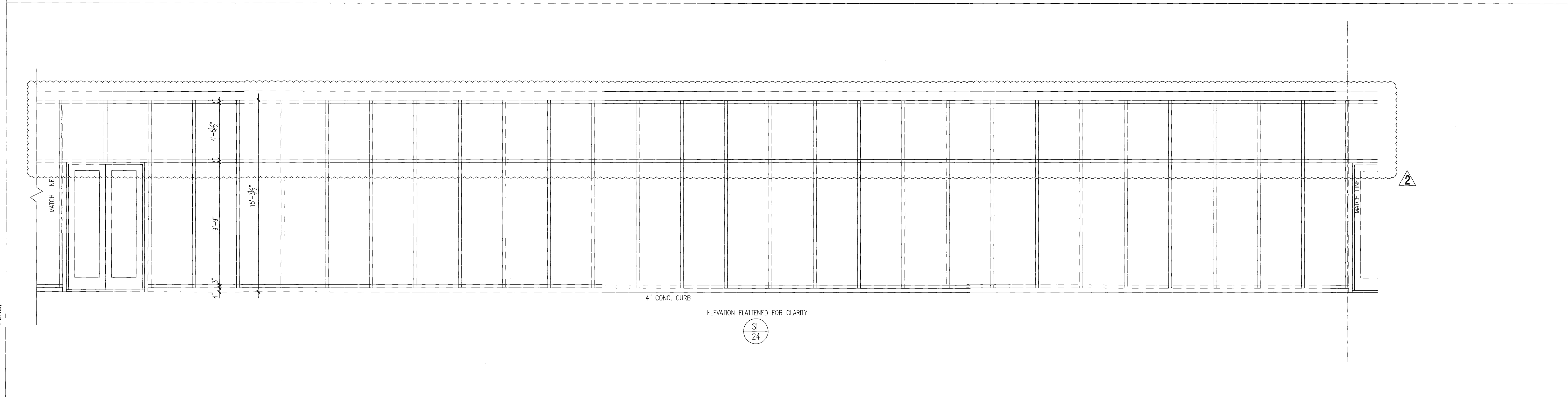


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



storefront elevations

1/4"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 2 12/20/2013

Addendum.

Construction Issue Date

As Built Date

BID SET 07.01.2013

Issue Date

BUILDING PERMIT 04.30.2013

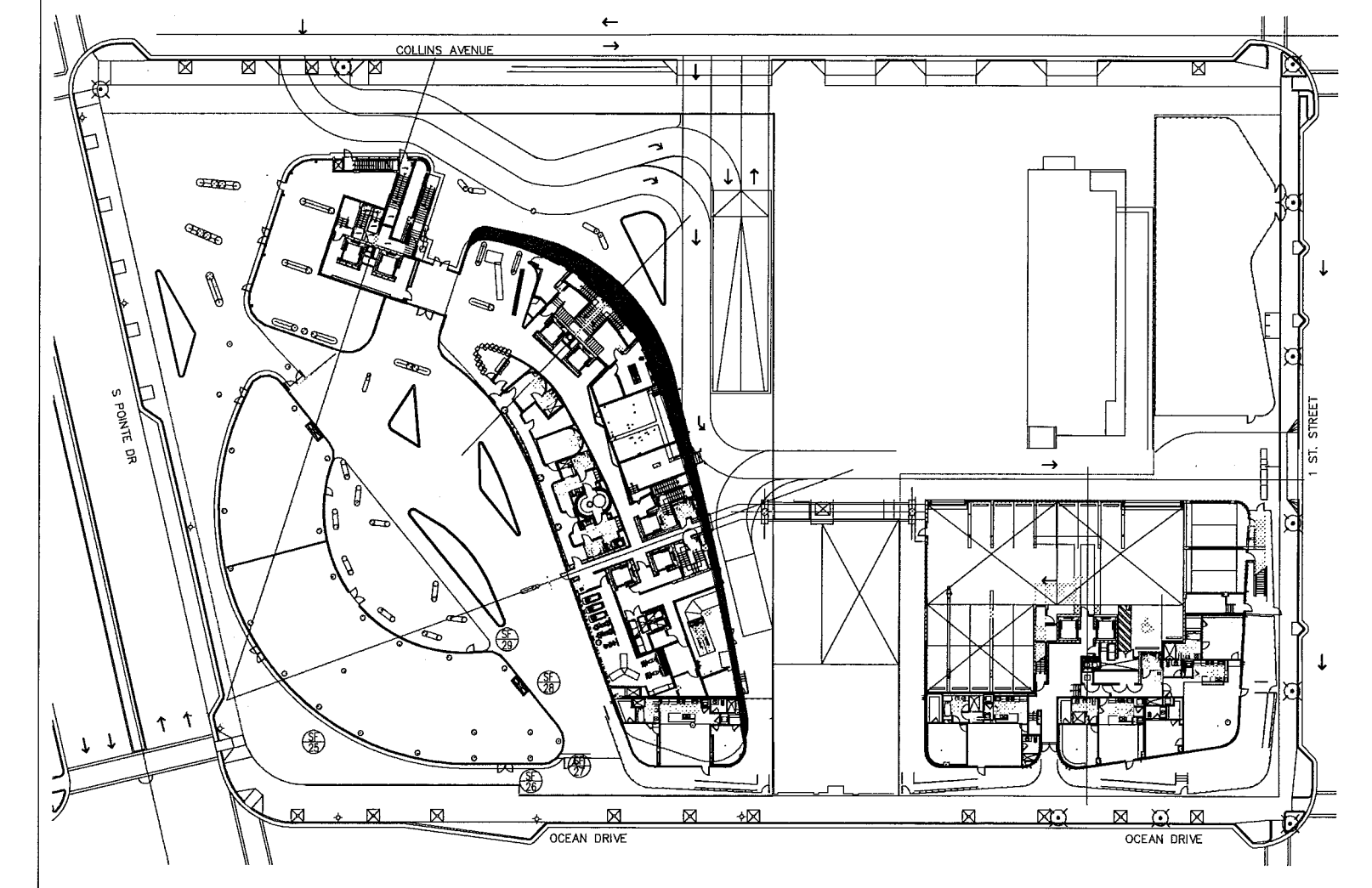
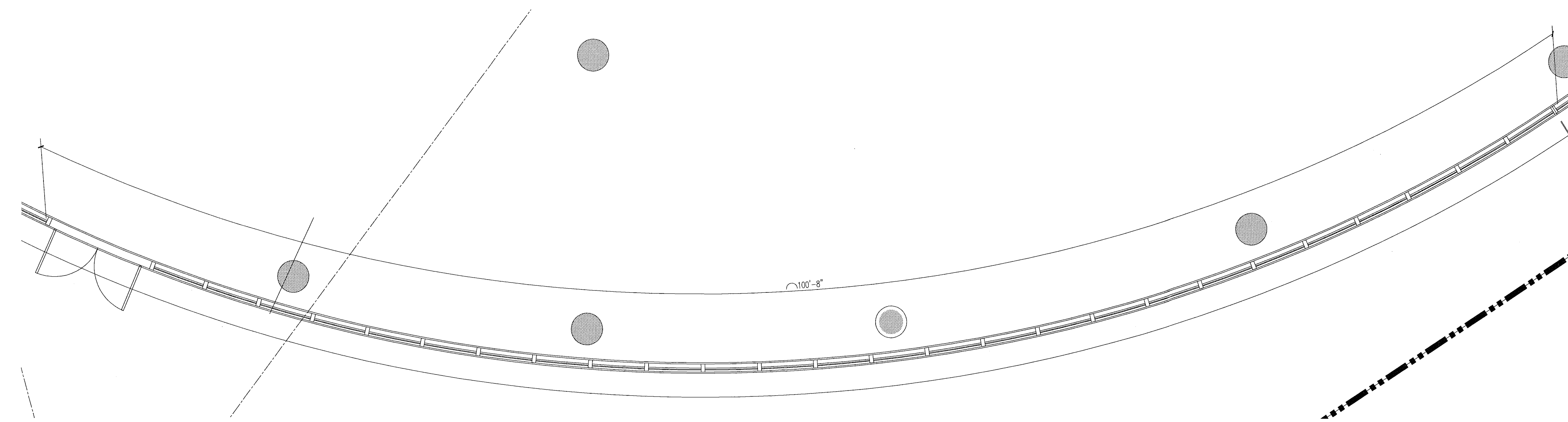
Job Number

A1202

Sheet Number

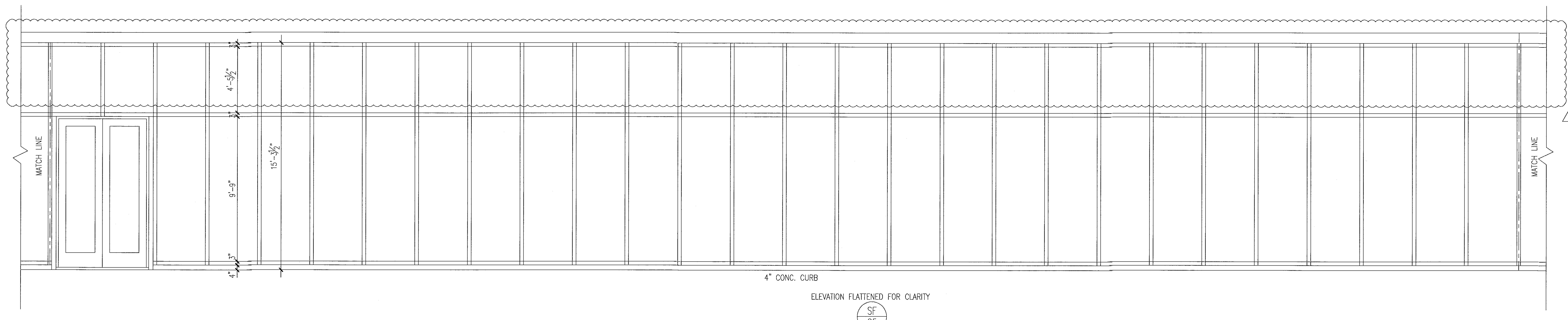
New Sheet

A8.10



level 01
key plan
1/64"

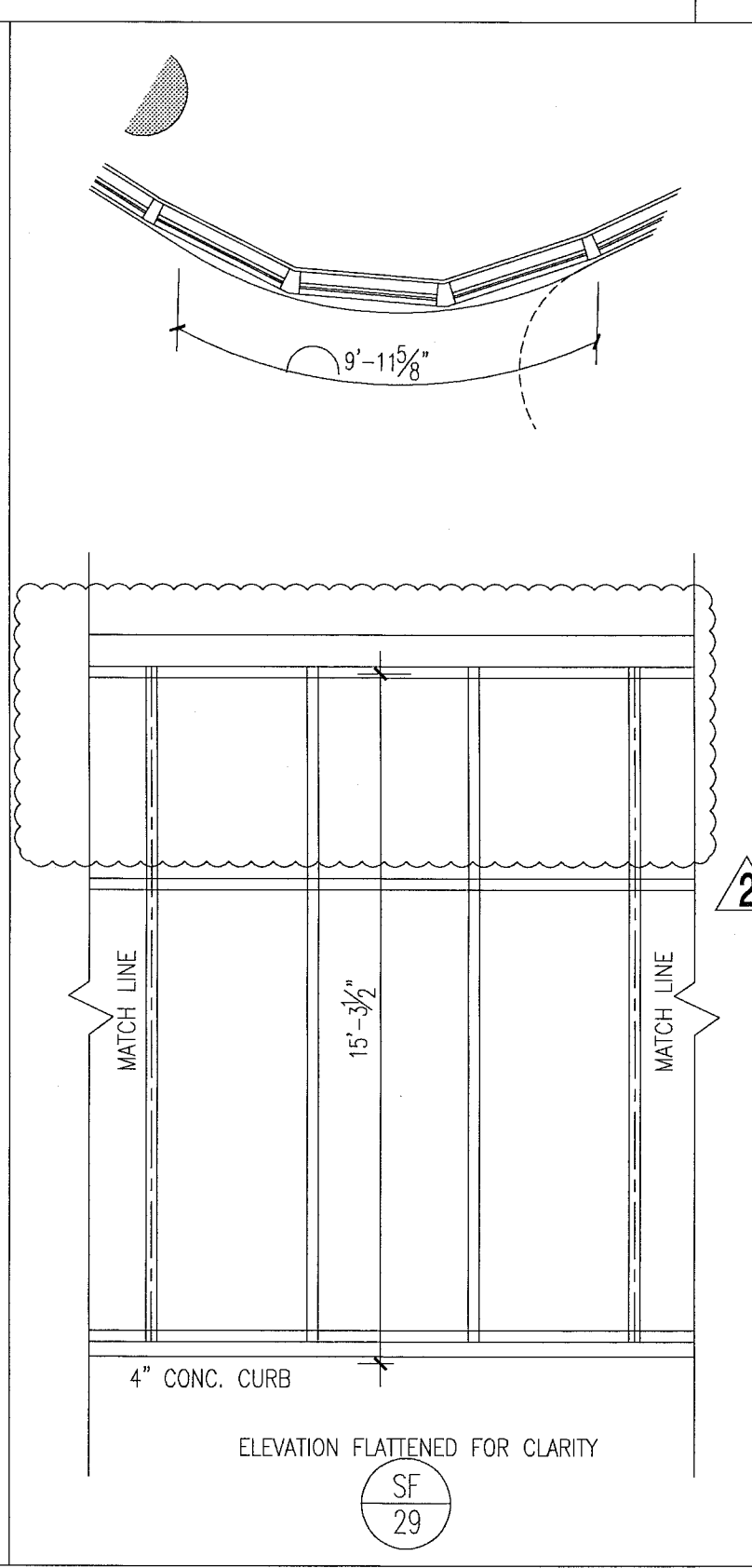
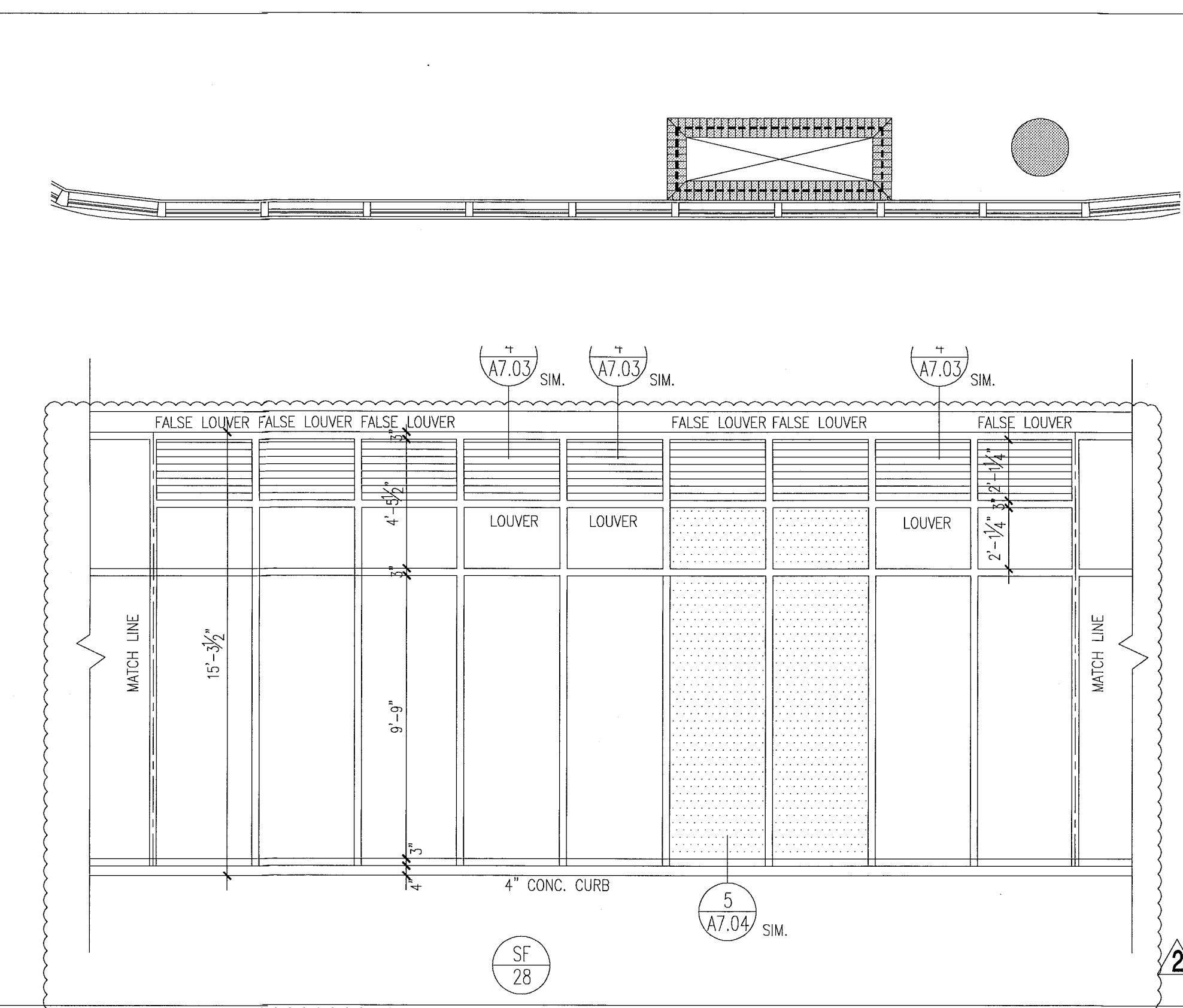
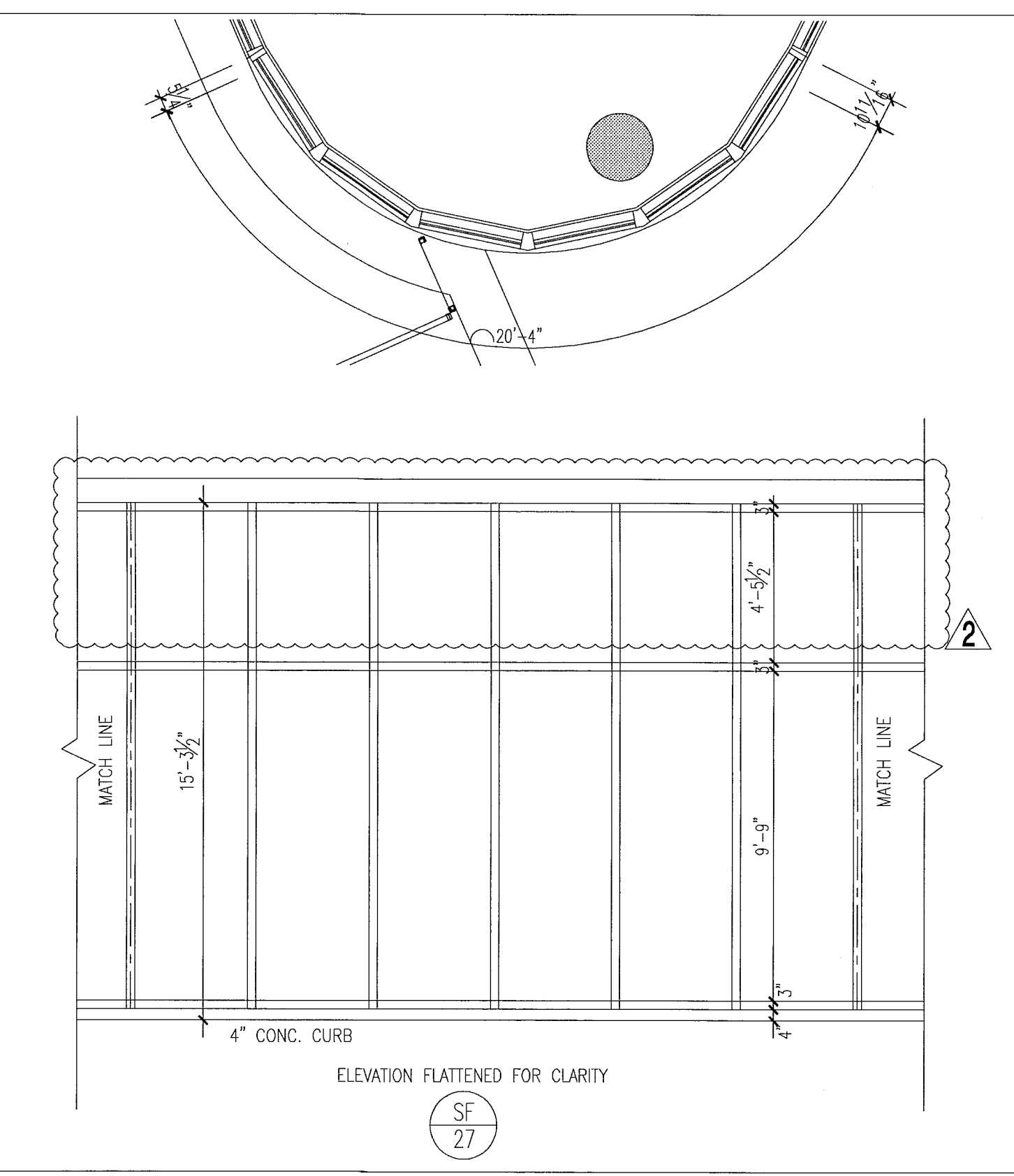
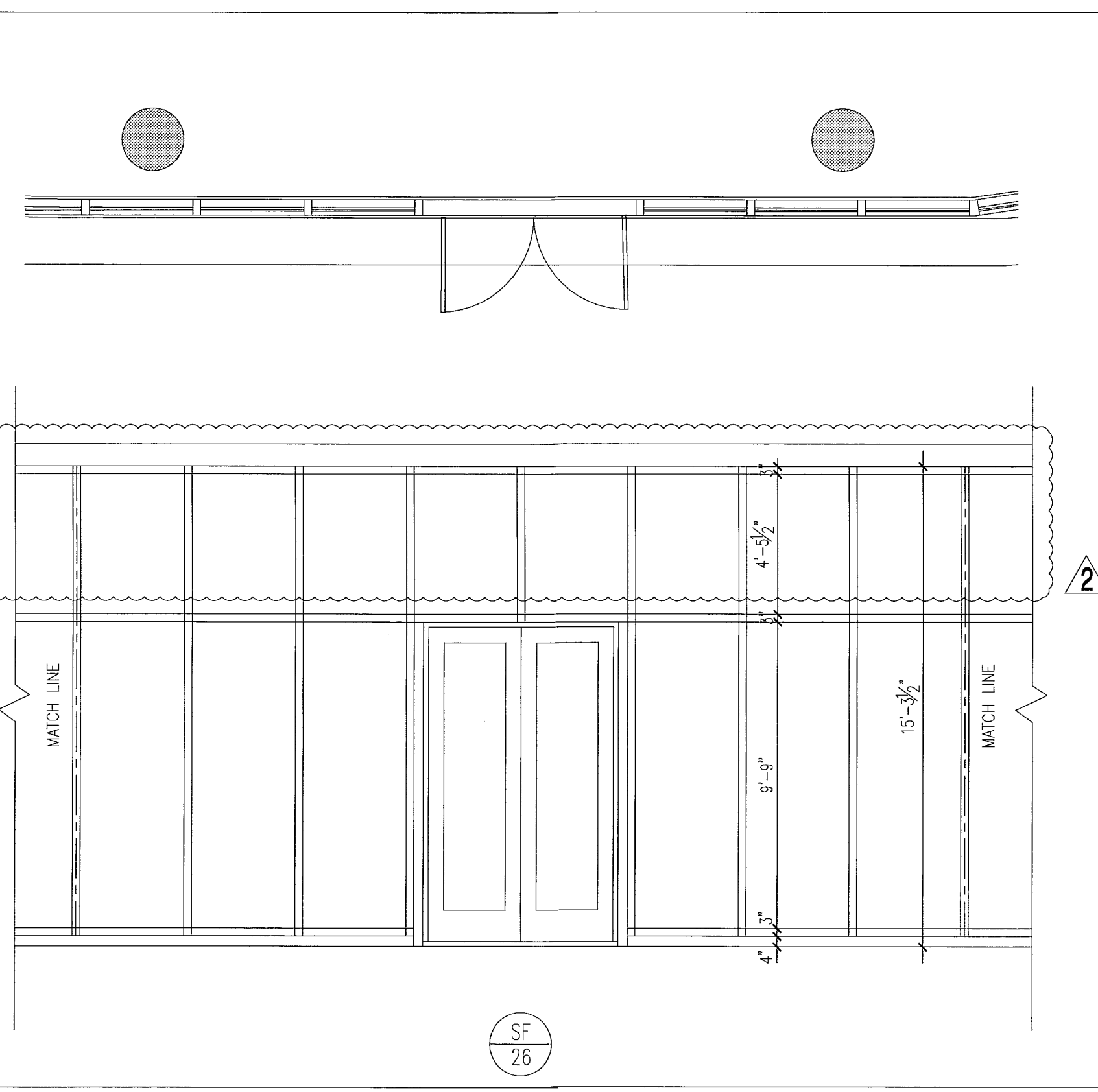
storefront elevations



- notes:**
- All glazing in storefronts, windows and doors to be tempered glass.
 - Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
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 - All fixed glazing panels to be tempered glass. (U.G.N). GRWY glass color to be approved by architect.
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 - Exterior Windows, doors and storefronts will be under separate permit.
 - Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



storefront elevations

1/4"

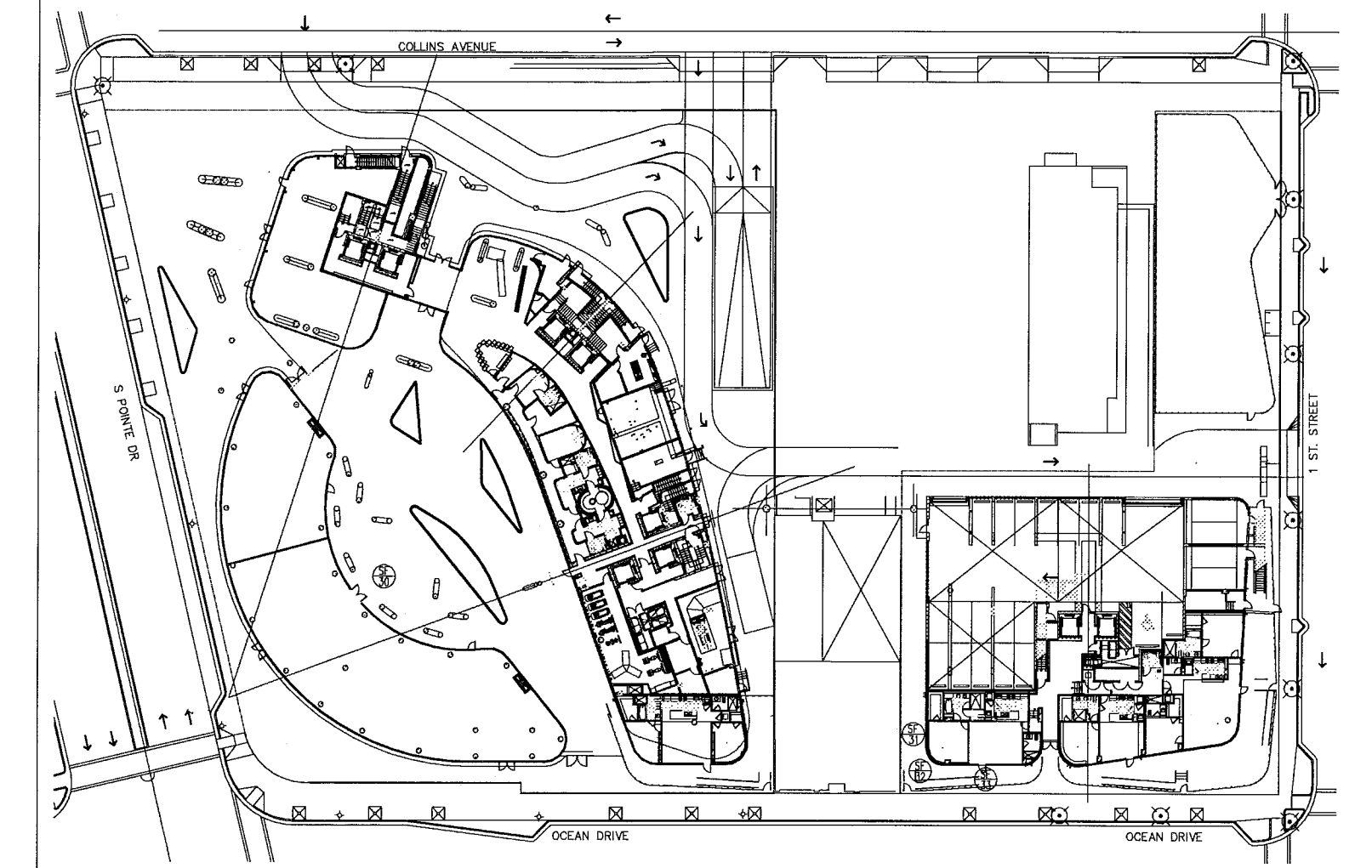
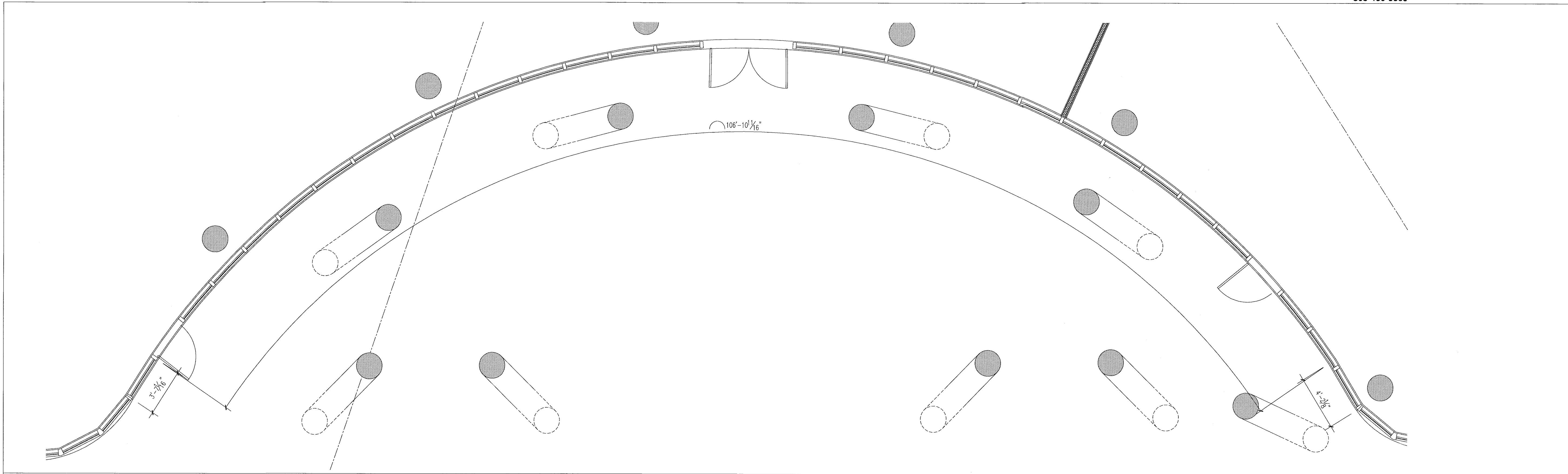
City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 2 12/20/2013
As built Date

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
A1202

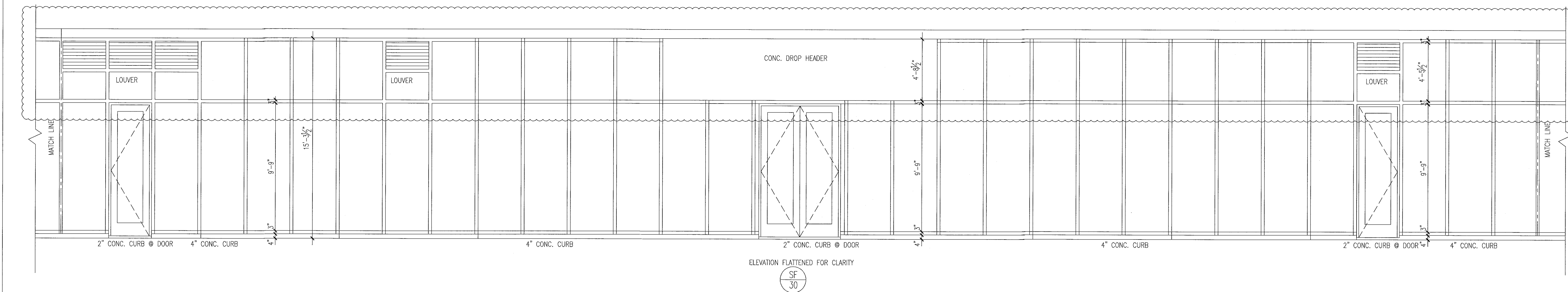
Mon, 18 Dec 2013 - 3:06pm
REV plot
P.V. xerov.eth
SCALE
REV 4.03.2013



level 01
key plan

1/64"

storefront elevations

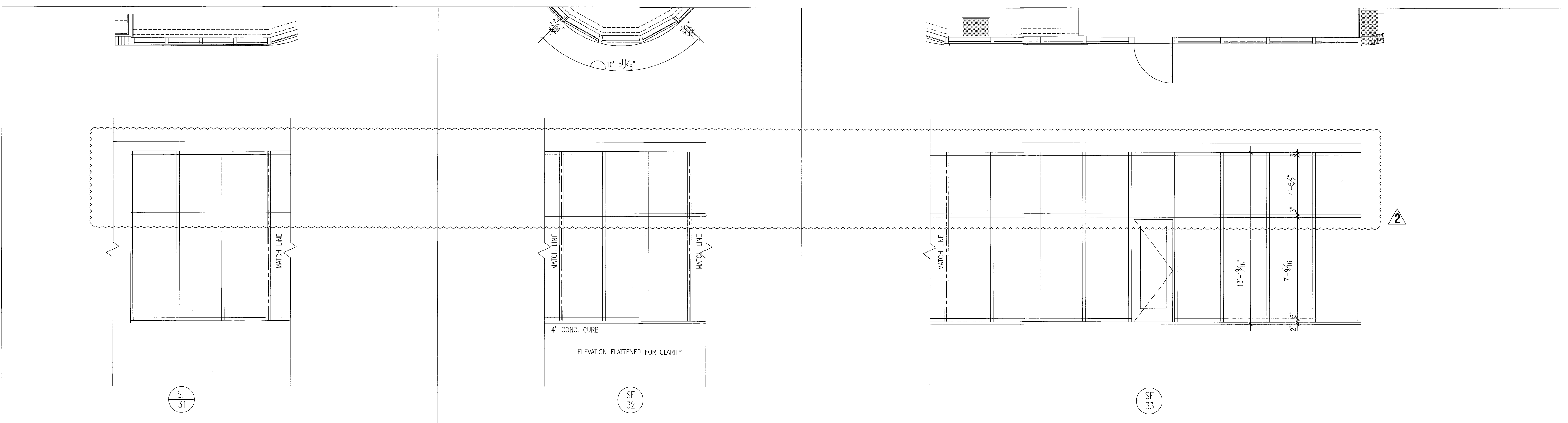


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, grey tinted, submit samples to be approved by architect.
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

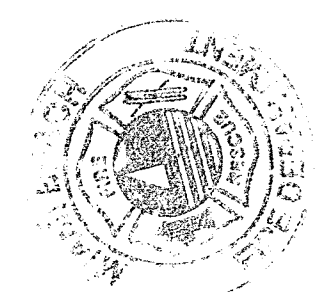
FOR CONSTRUCTION



storefront elevations

1/4"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



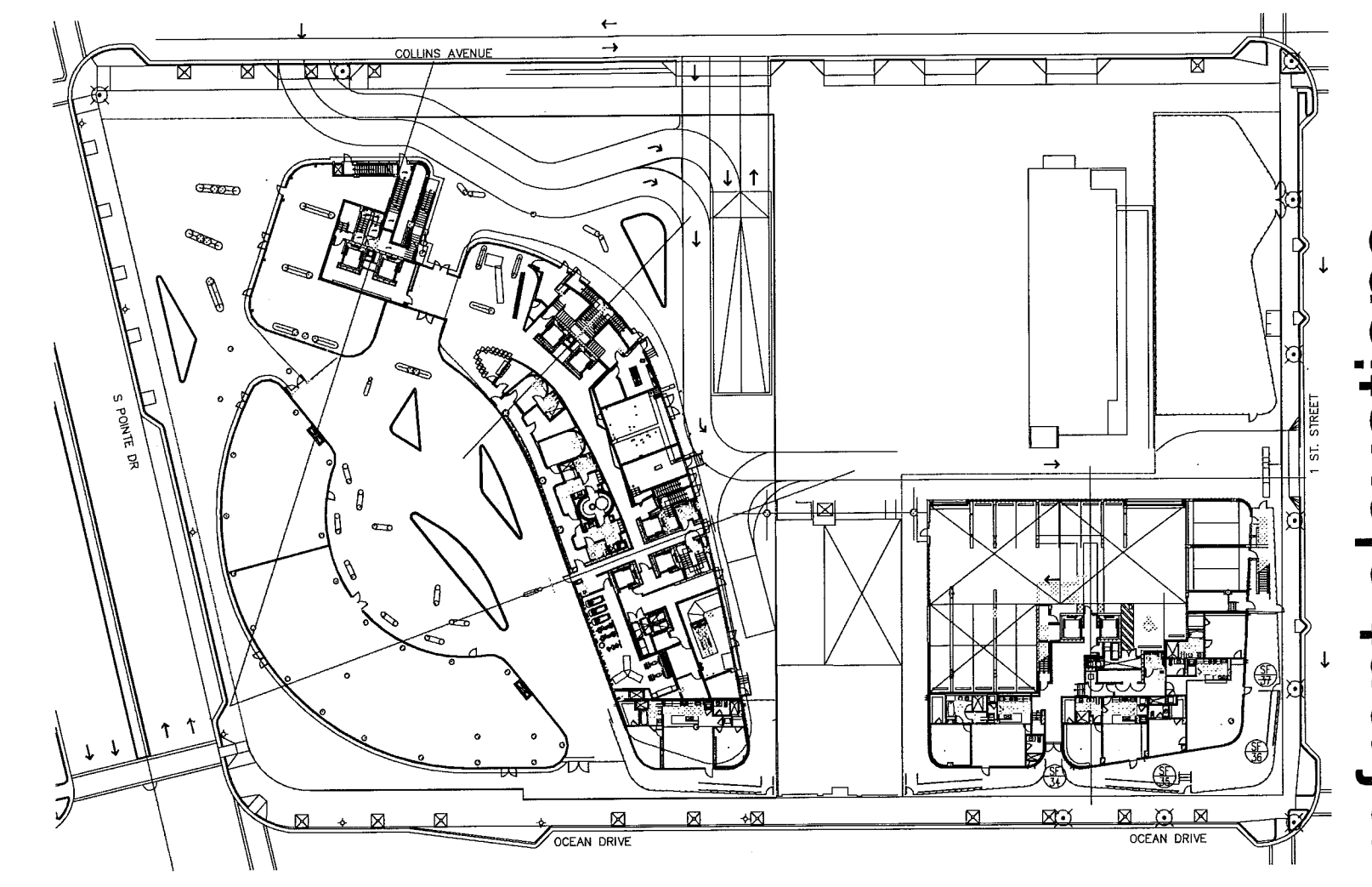
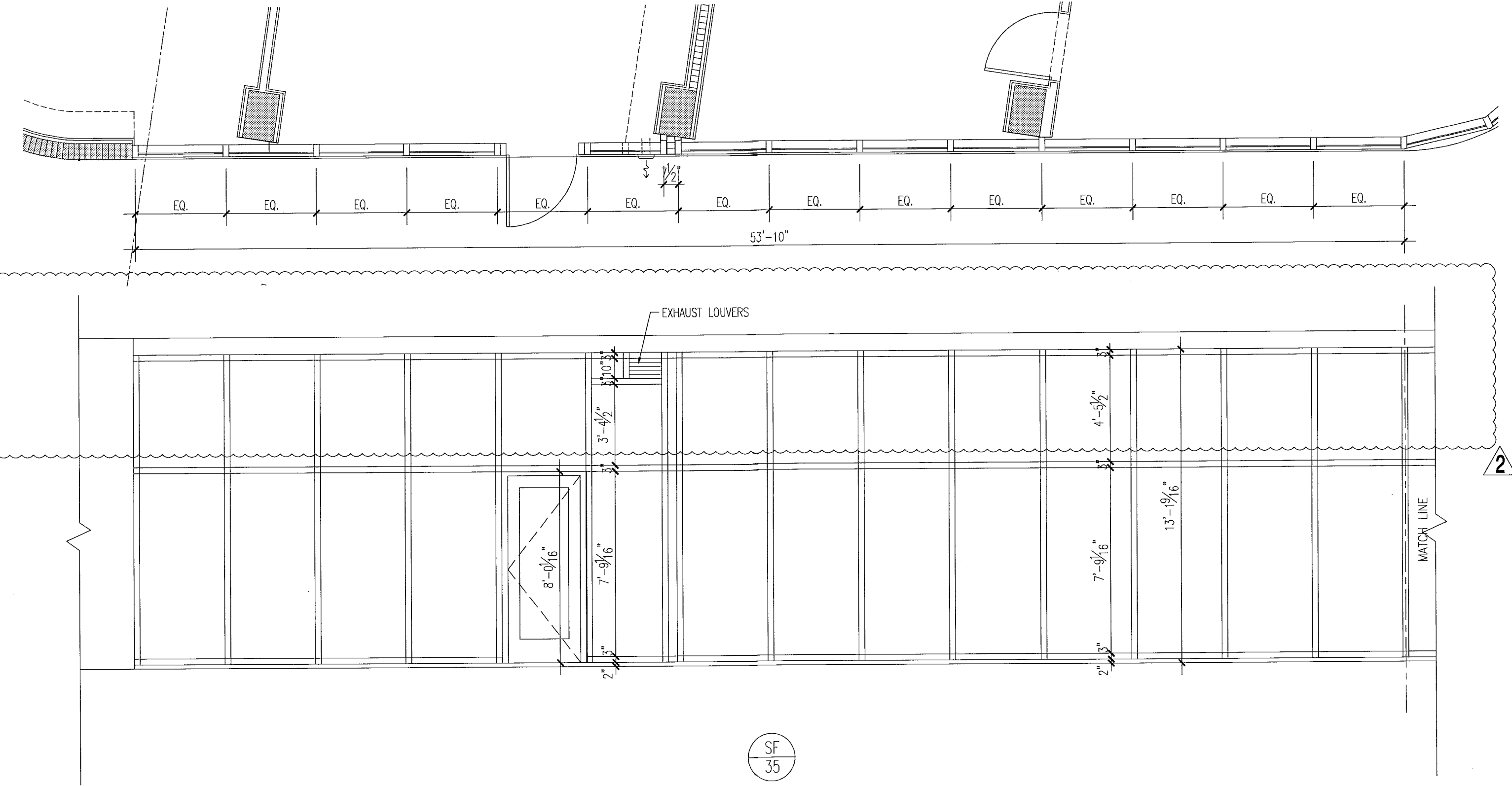
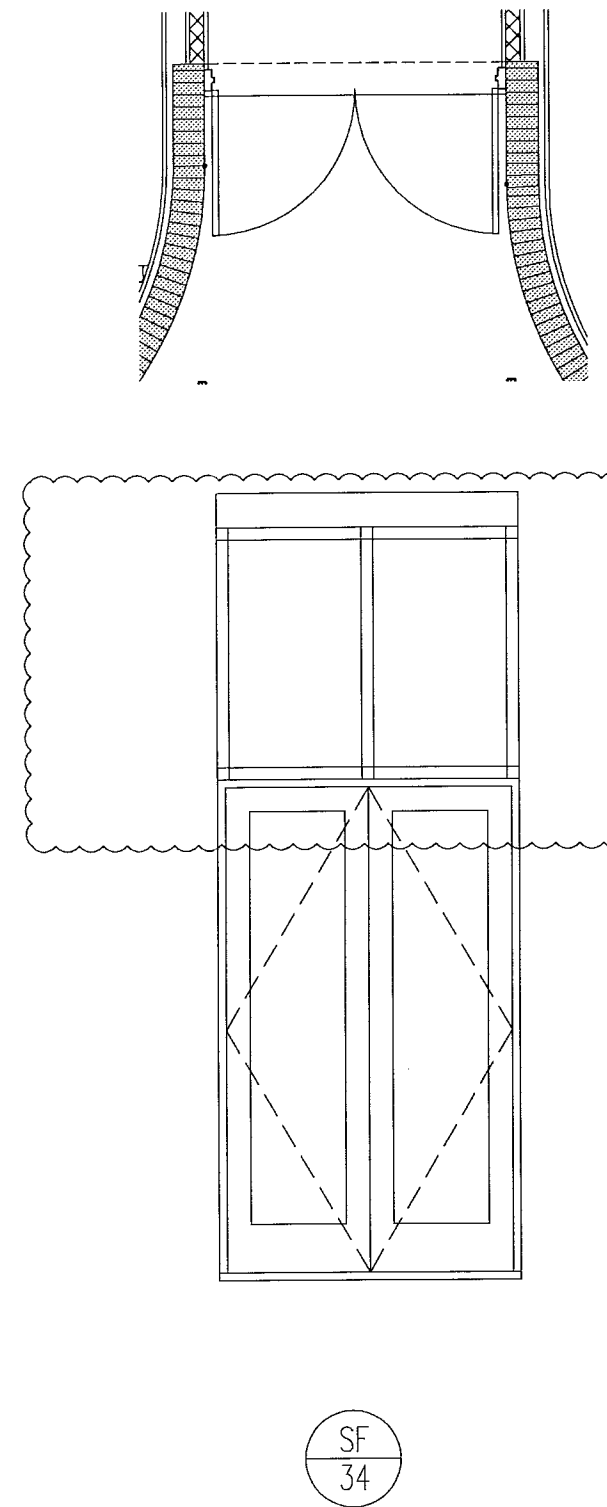
12/20/2013
I, the undersigned, being a duly licensed Professional Engineer and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision 2 12/20/2013
As built Date

BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
A1202
Sheet Number

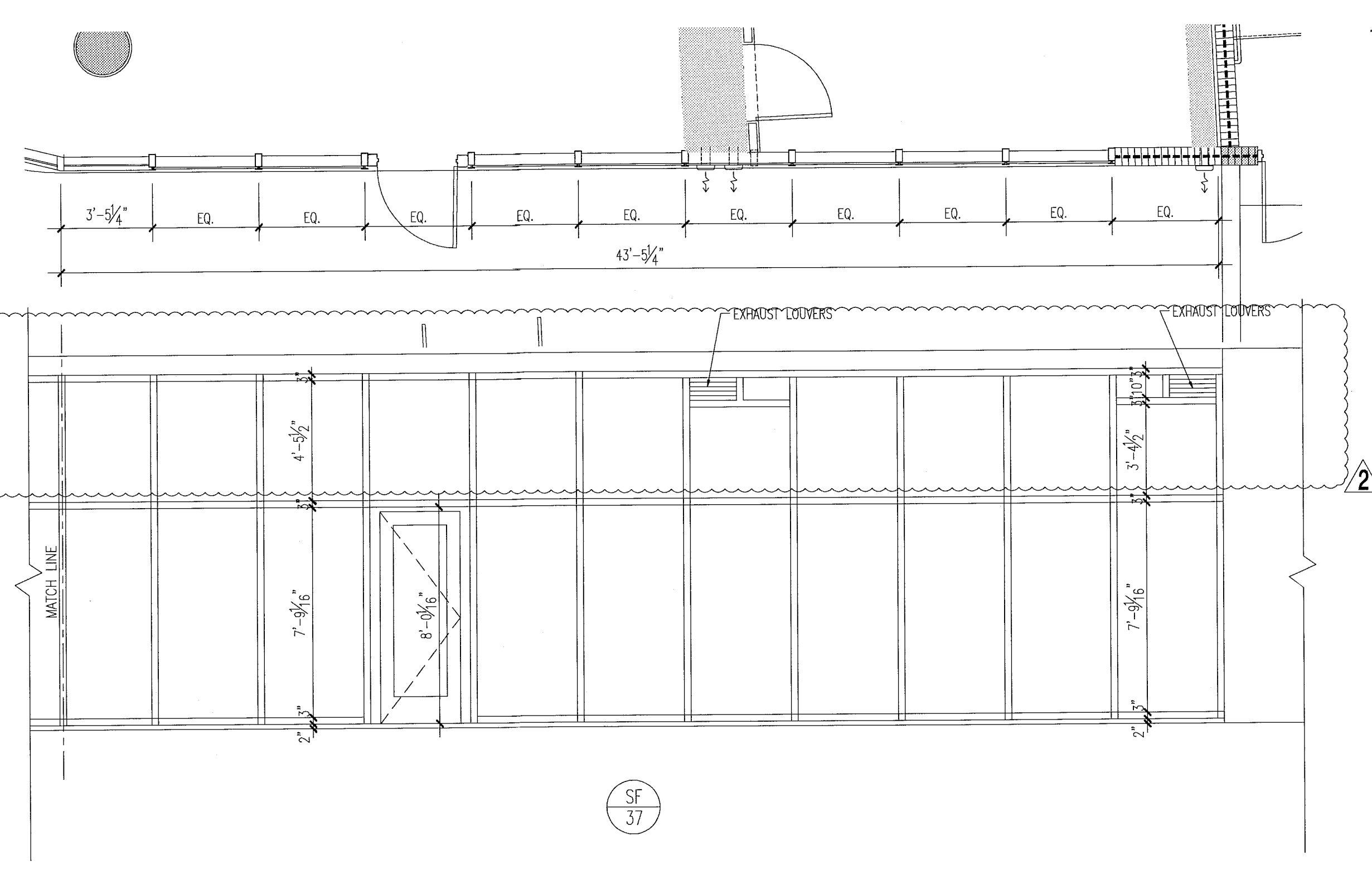
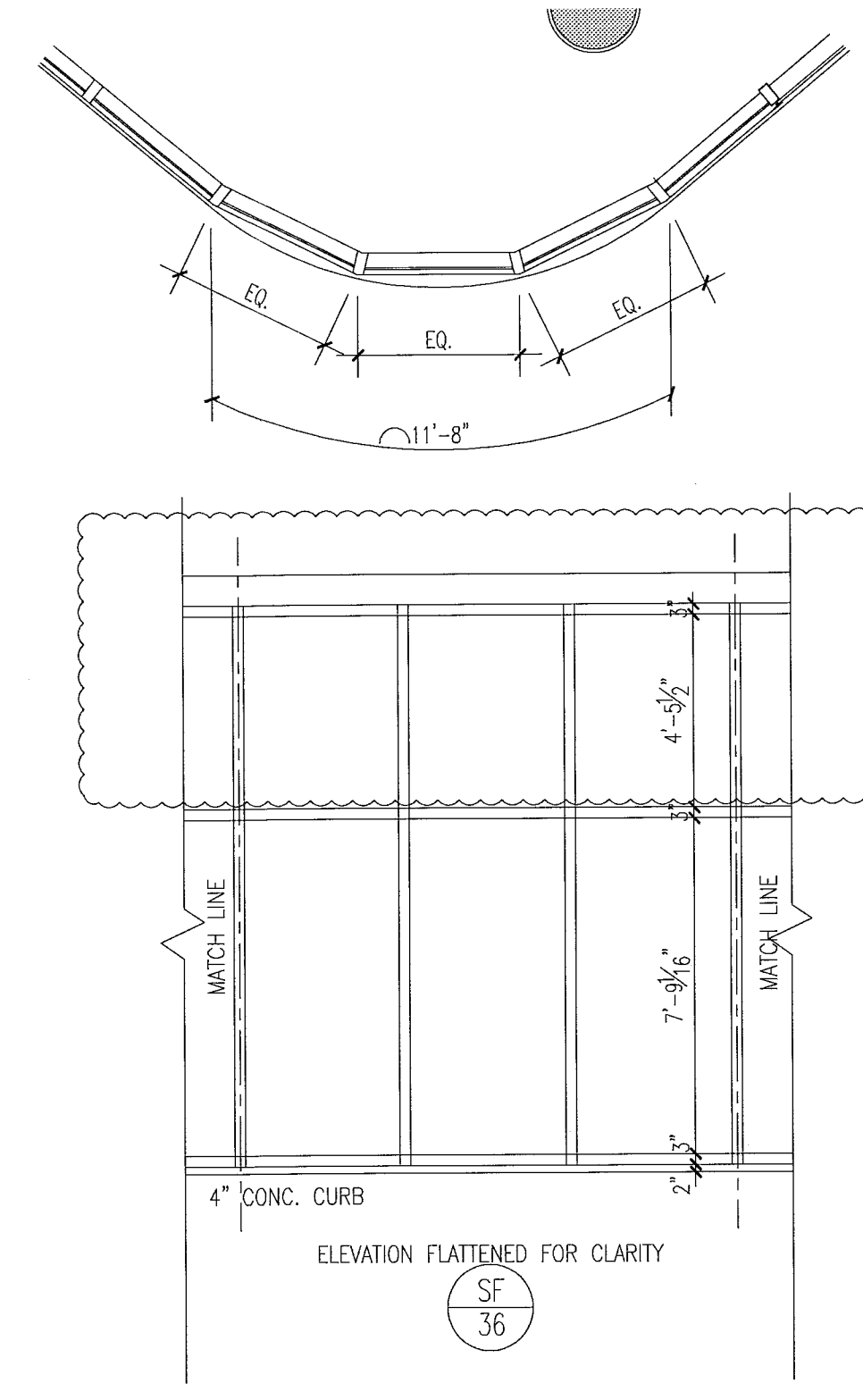
New Sheet
A8.12

Mon. 16 Dec 2013 - 3:57pm
REV. plot
P.V. Architects
SCALE
REV 4/30/2013



level 01
 key plan
 1/64"

storefront elevations



- notes:**
1. All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision 2 12/20/2013

BID SET 07.01.2013

BUILDING PERMIT 04.30.2013

Job Number: A1202

Sheet Number: A8.13

New Sheet

Firm: Charles M. Sieger, F.A.I.A.
 Lic. # AR5782
 José J. Suarez, A.I.A.
 Lic. # AR11005

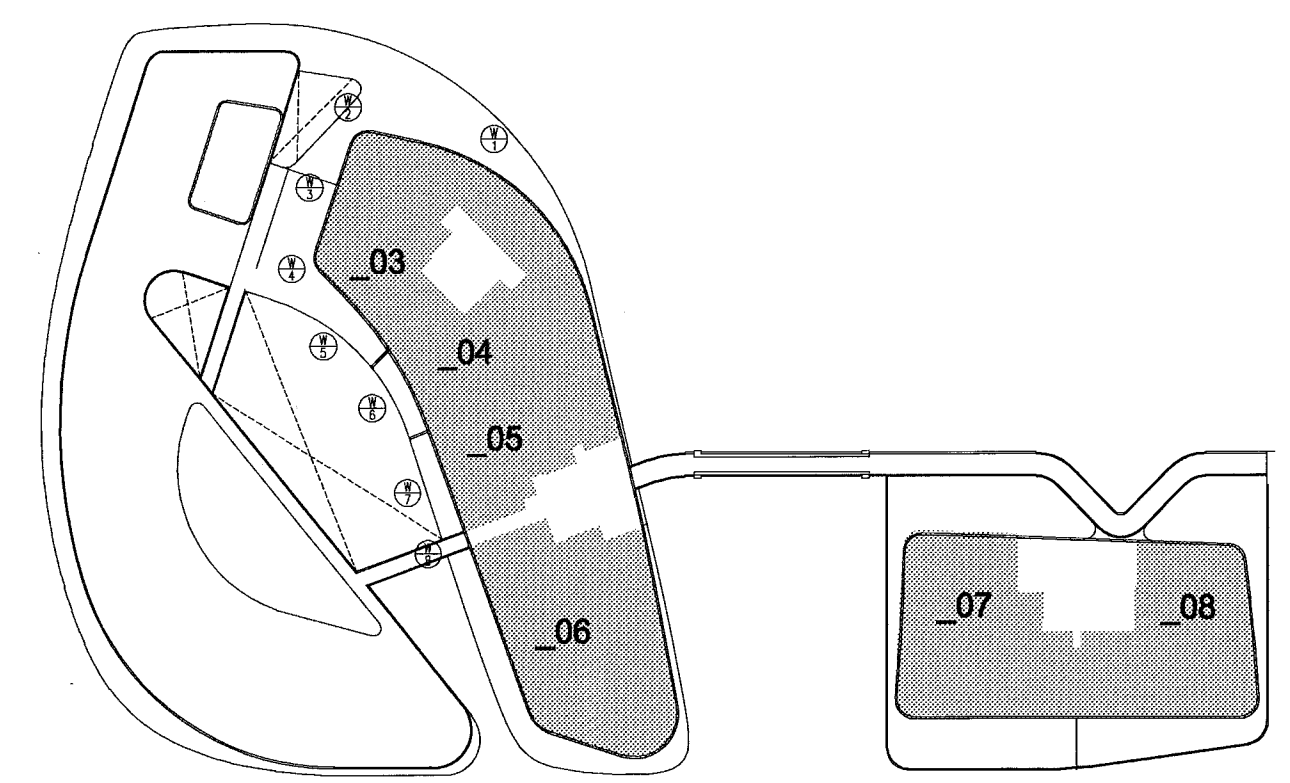
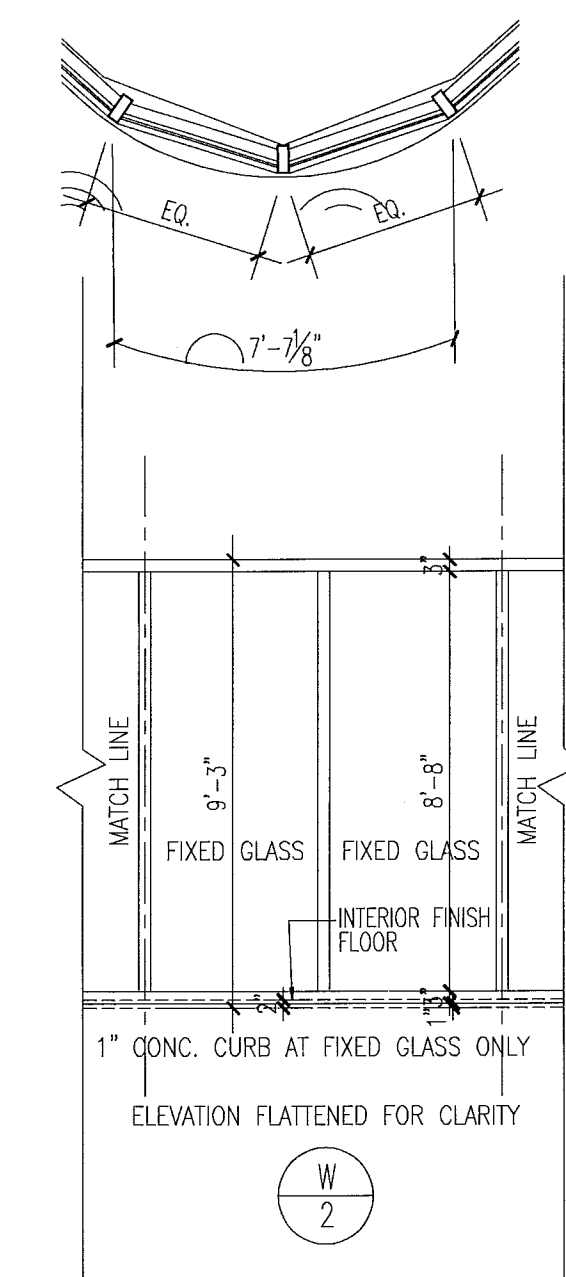
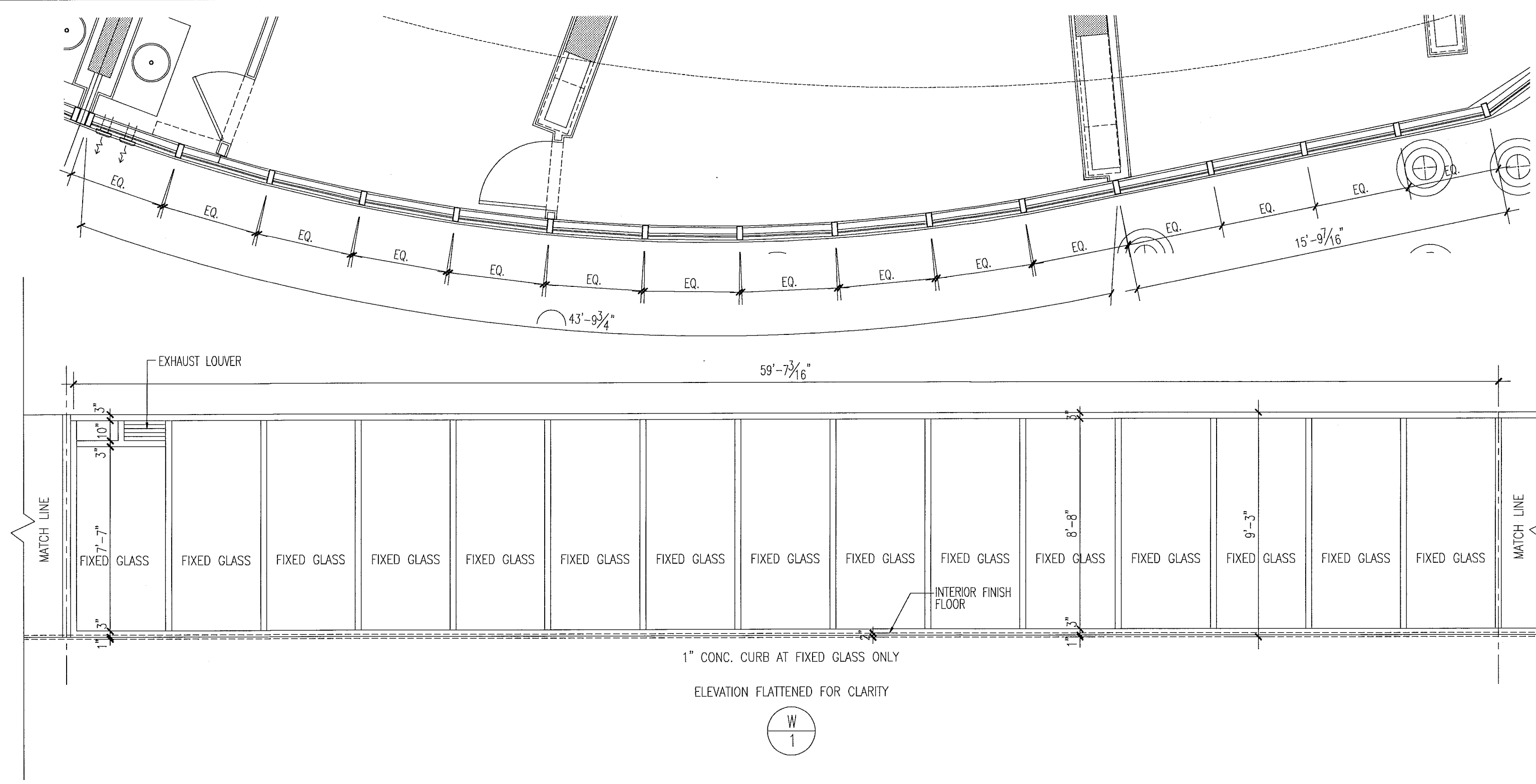
storefront elevations

1/4"

Min. 16 Dec 2013 - 3:58pm
 REV. 1 Kerosou.chb
 PENS
 SCALE
 DWG
 1:1
 12/20/2013

& ENG.

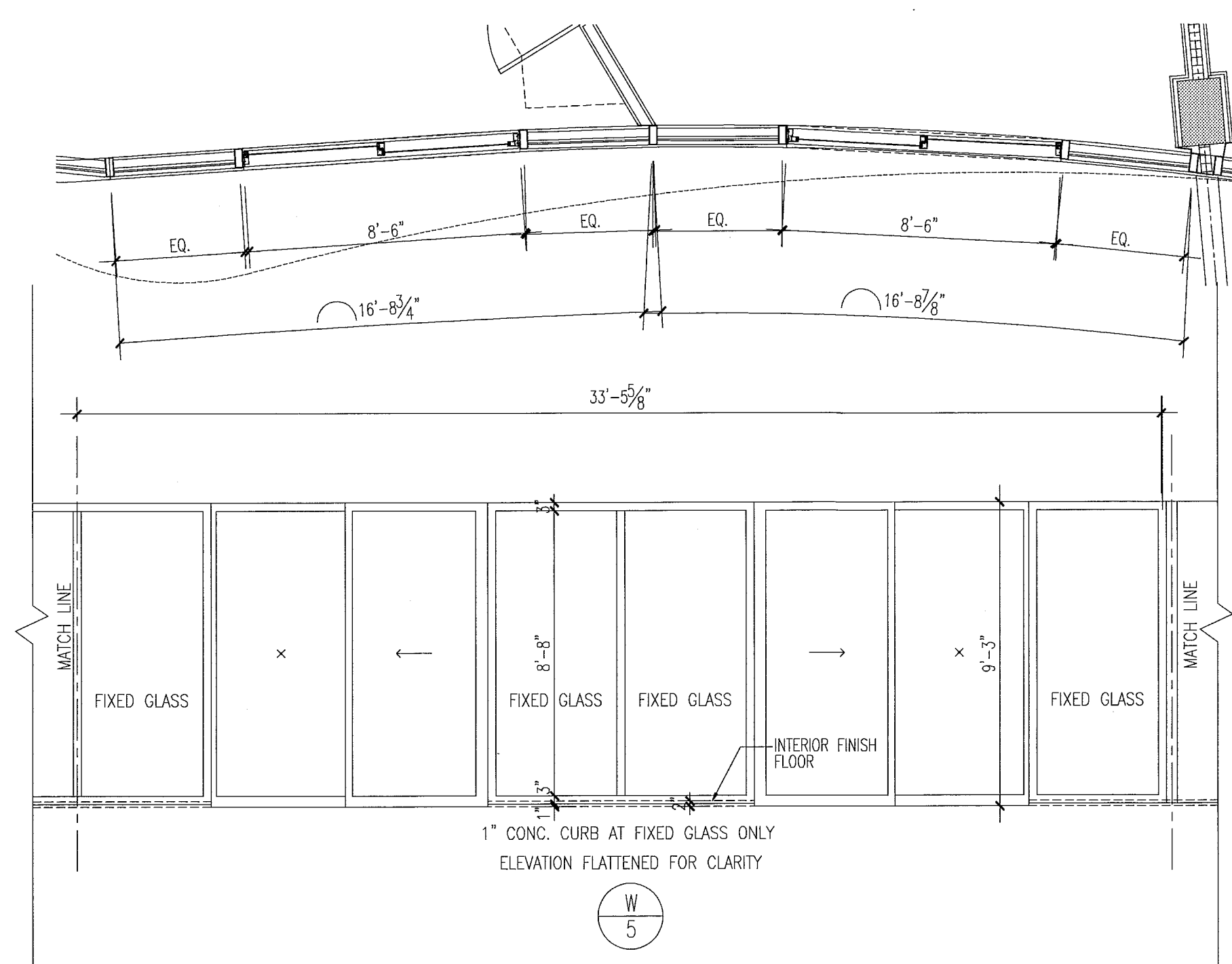
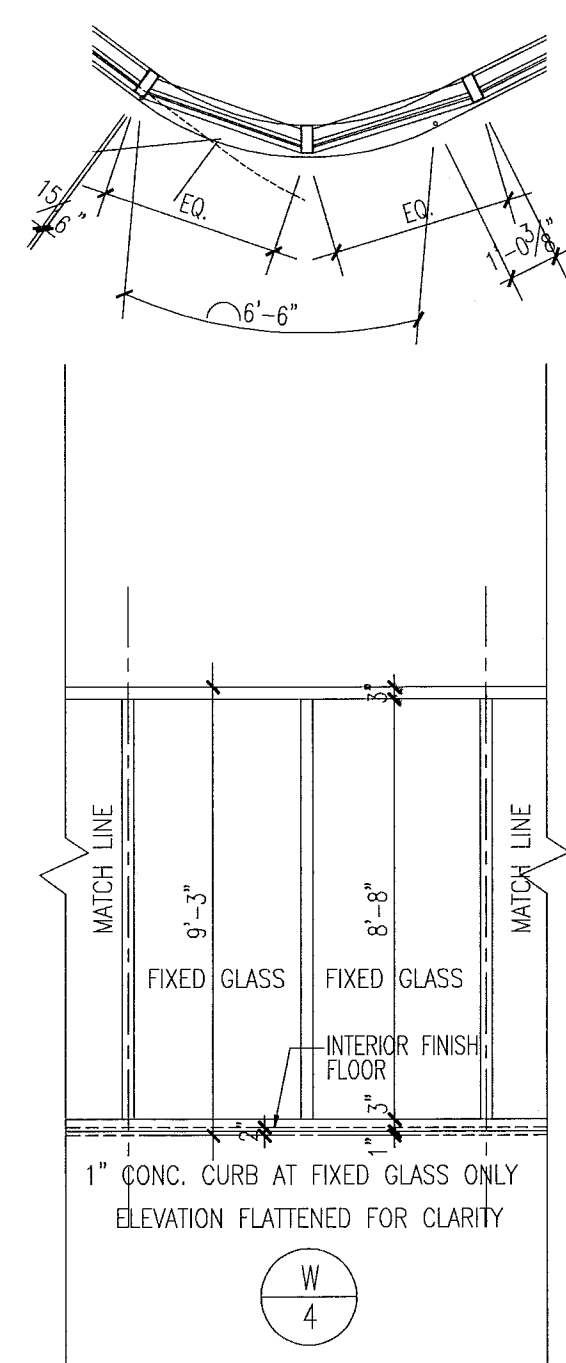
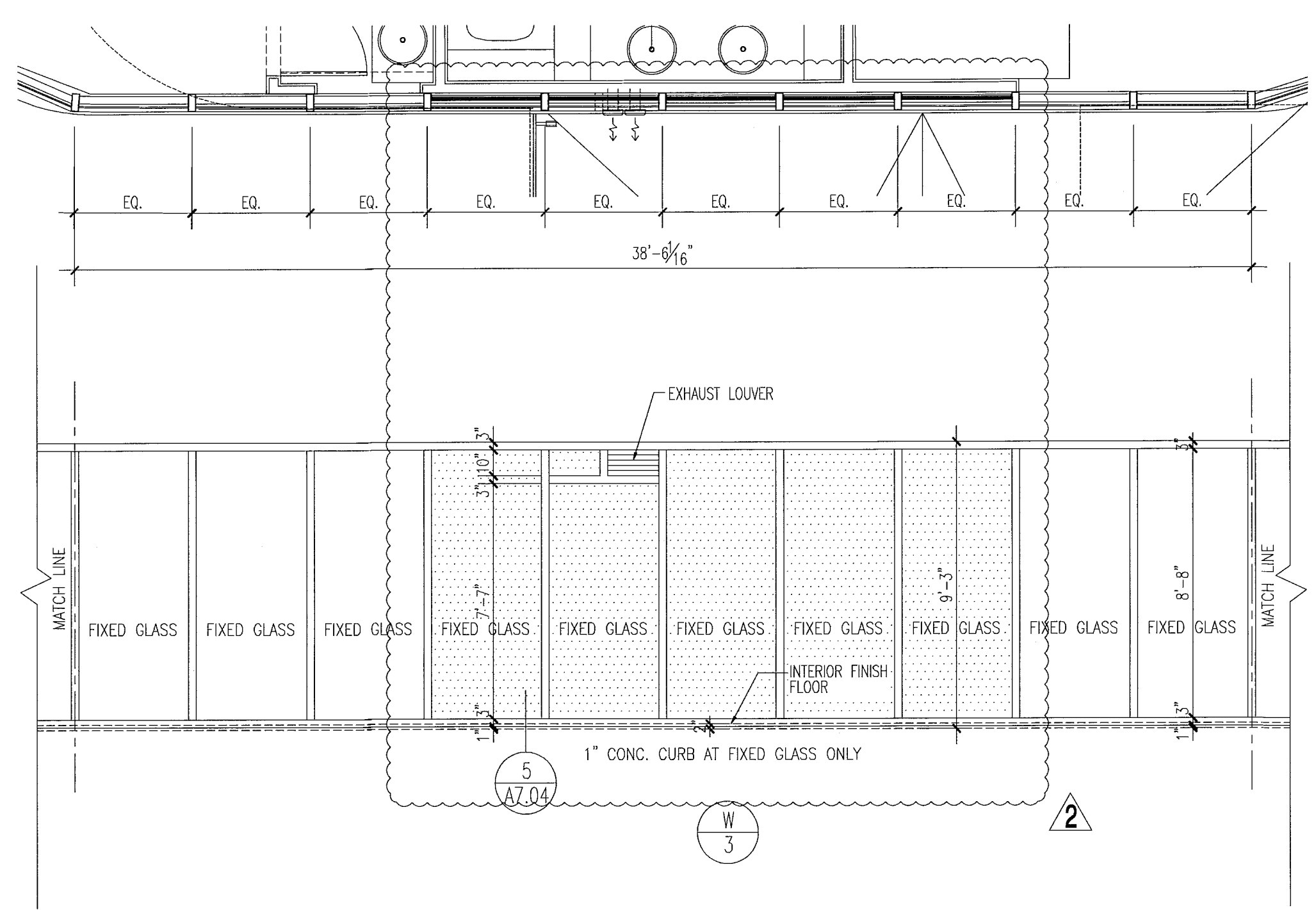
window elevations



level 02

key plan

1/64"

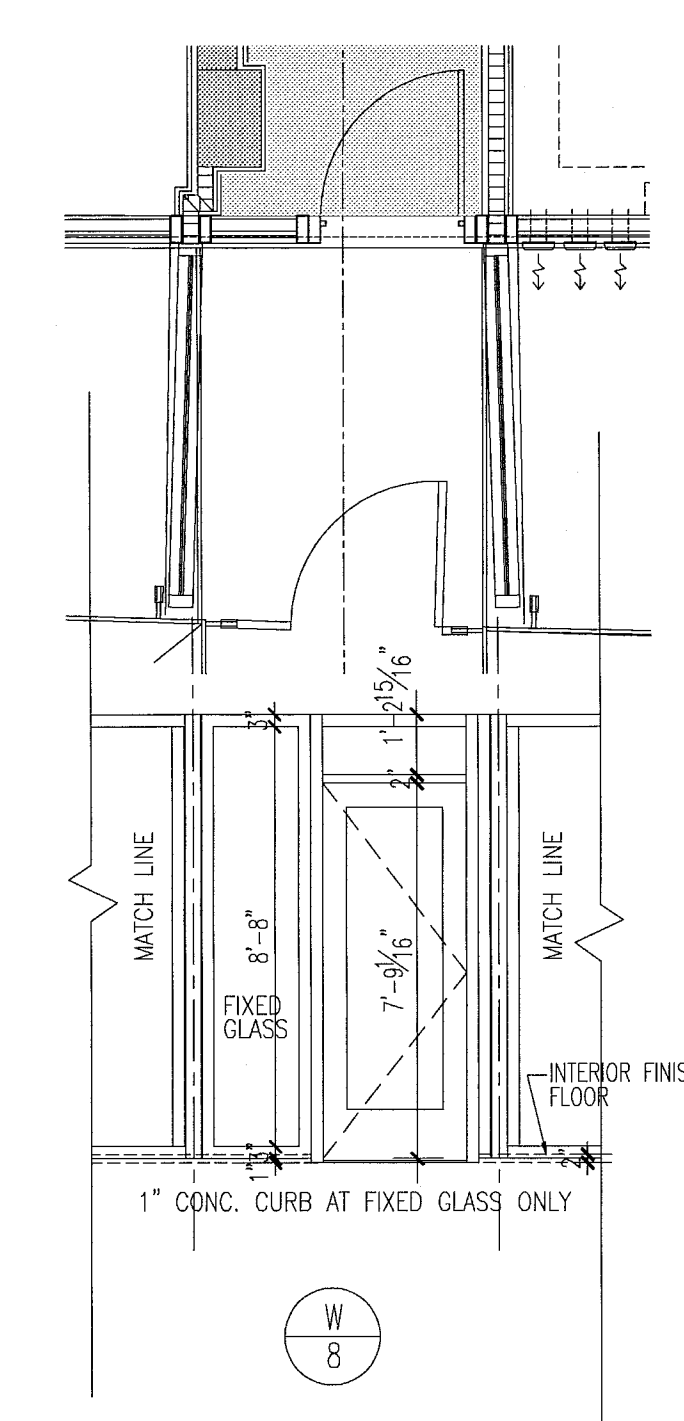
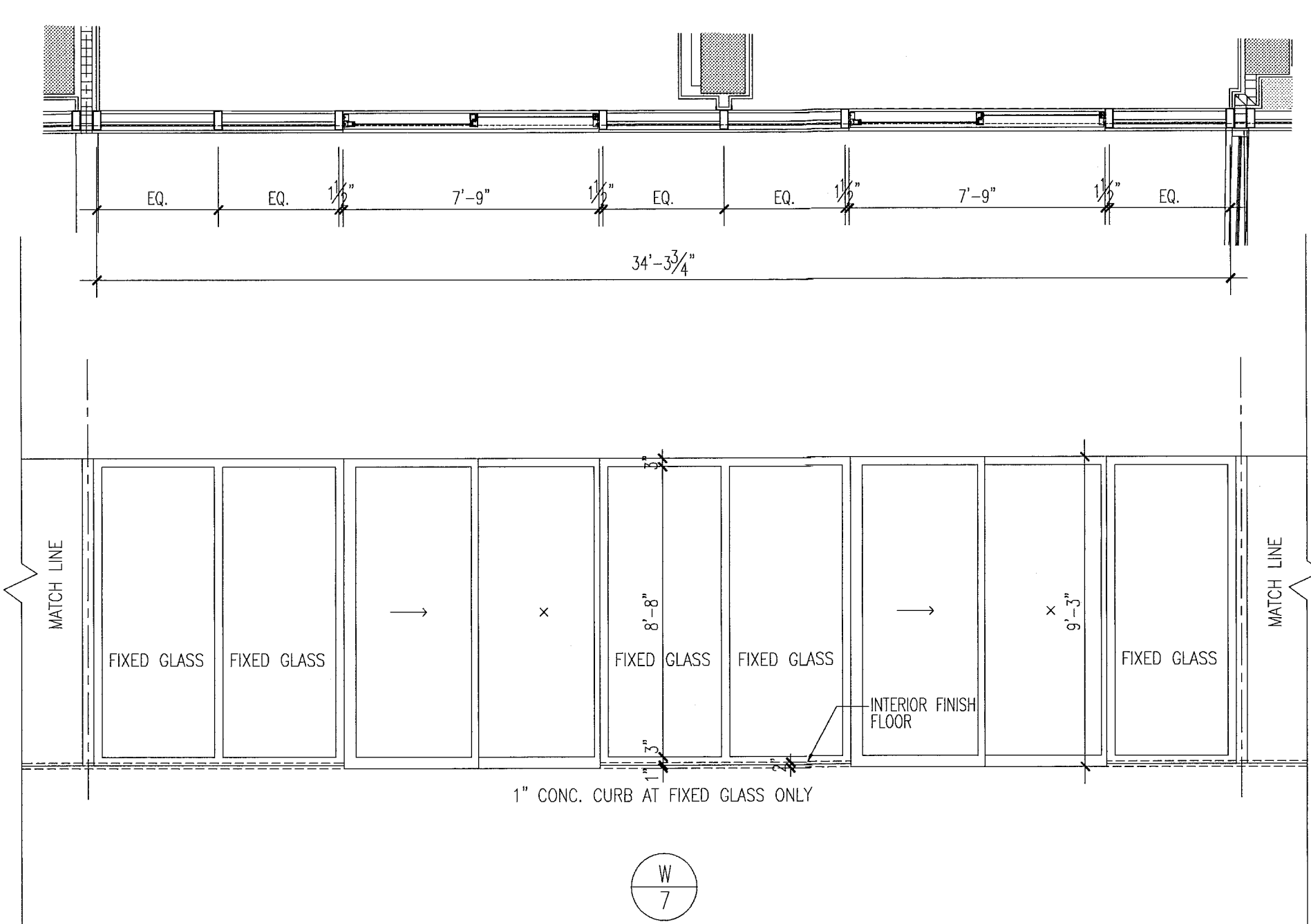
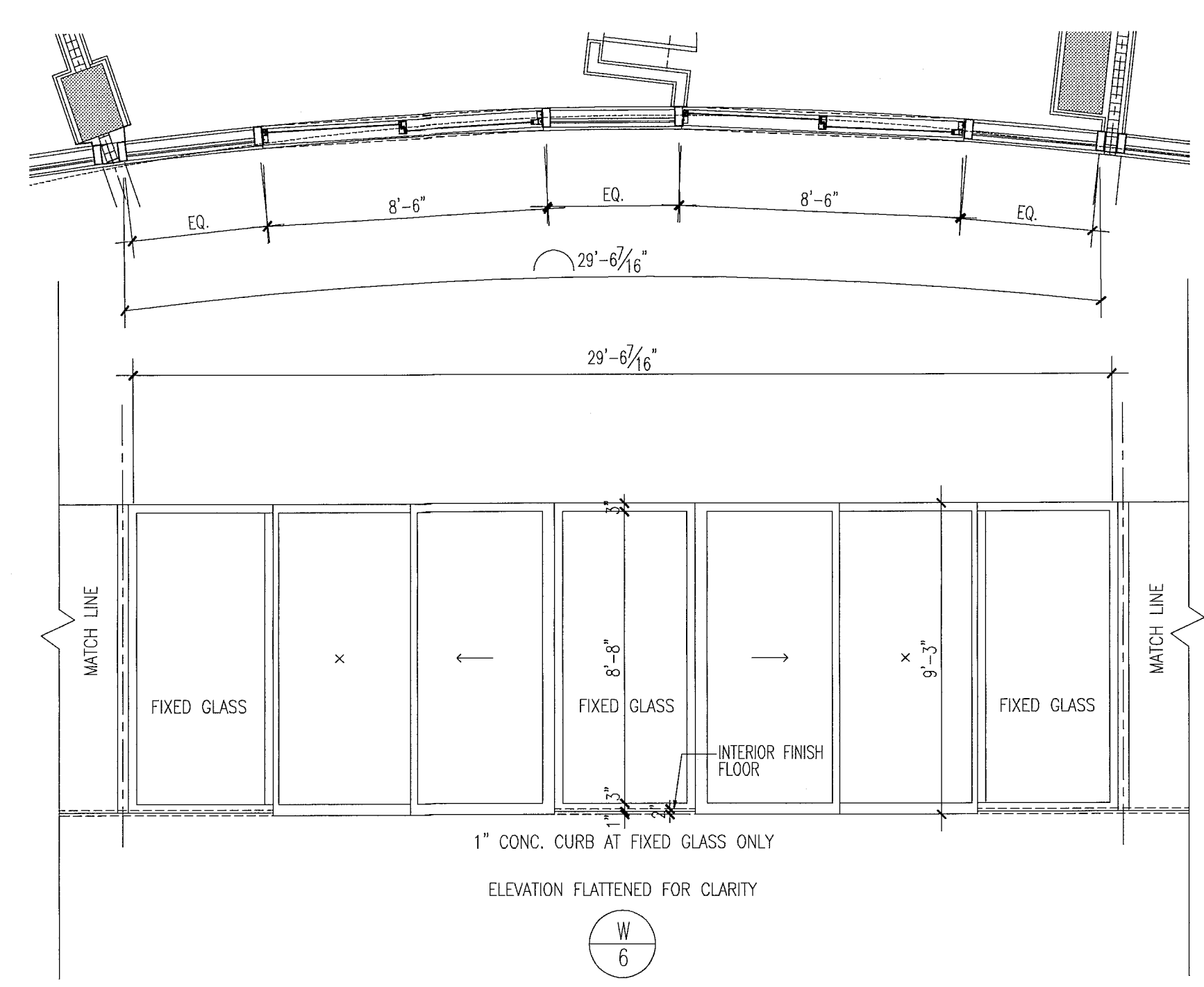


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
- All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
- All glazing panels within 12" of doors to be tempered glass.
- See plans & elevations for spandrel and obscure panels.
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

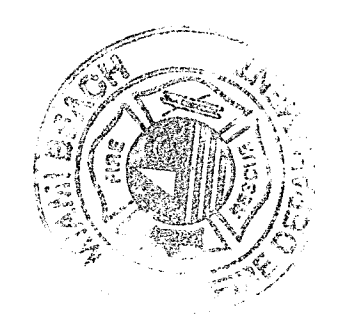
FOR CONSTRUCTION



window elevations

1/4"

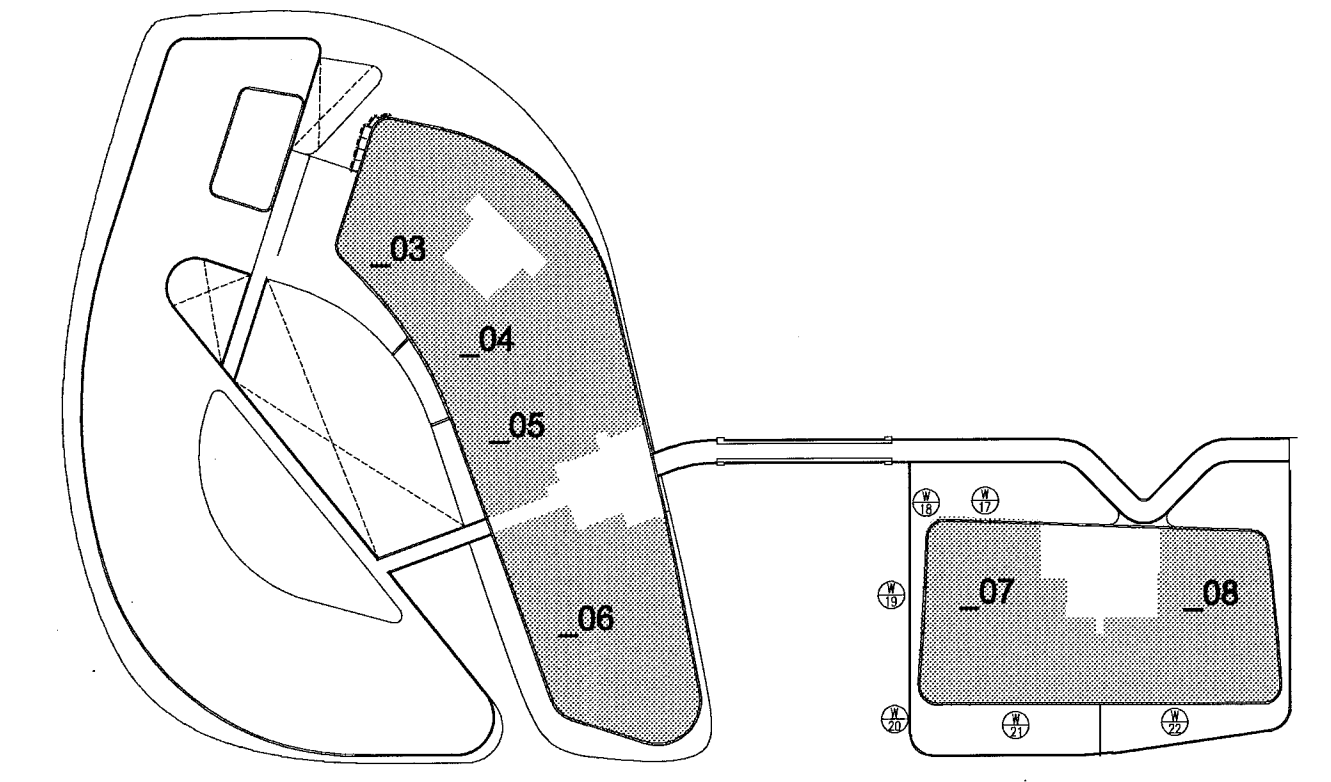
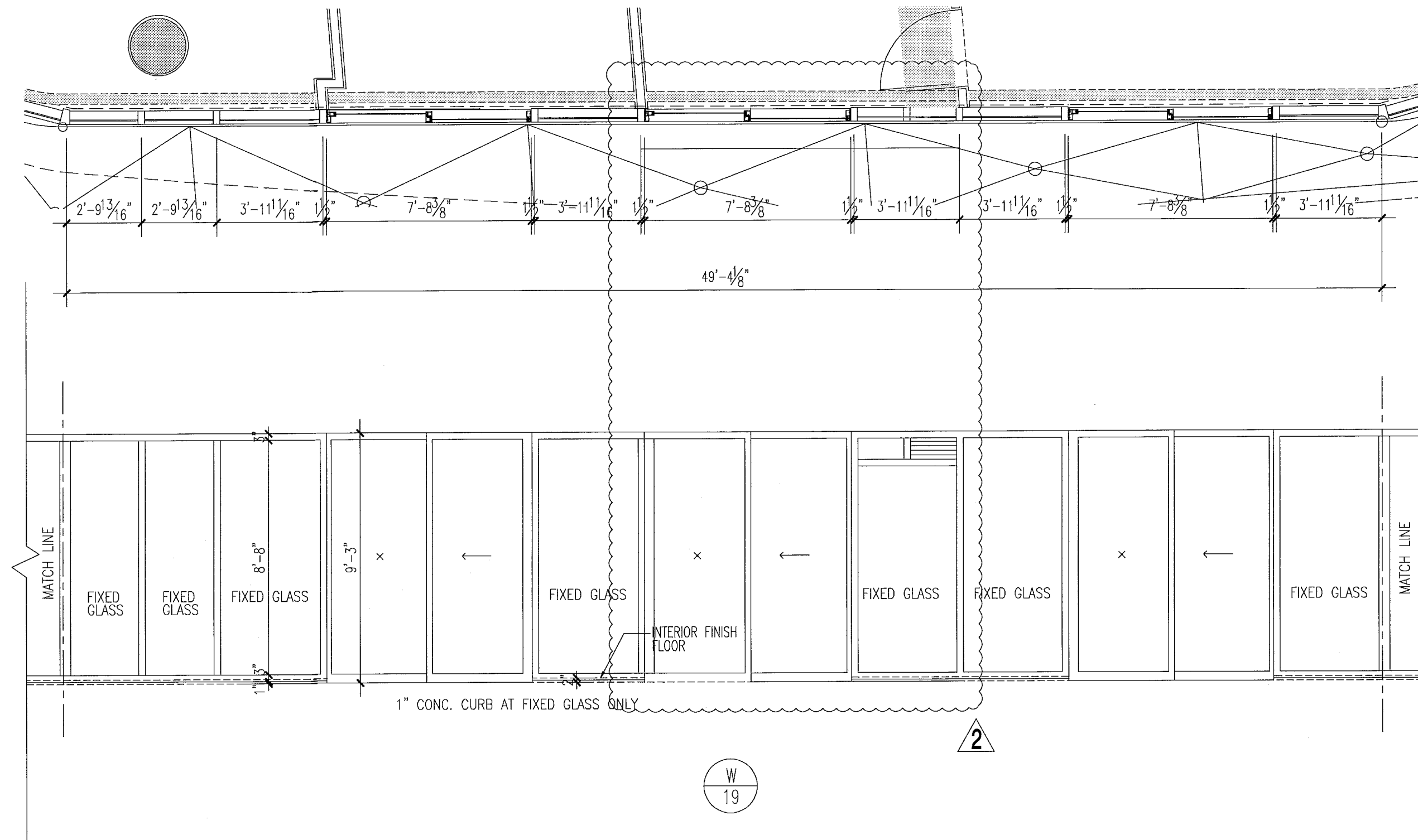
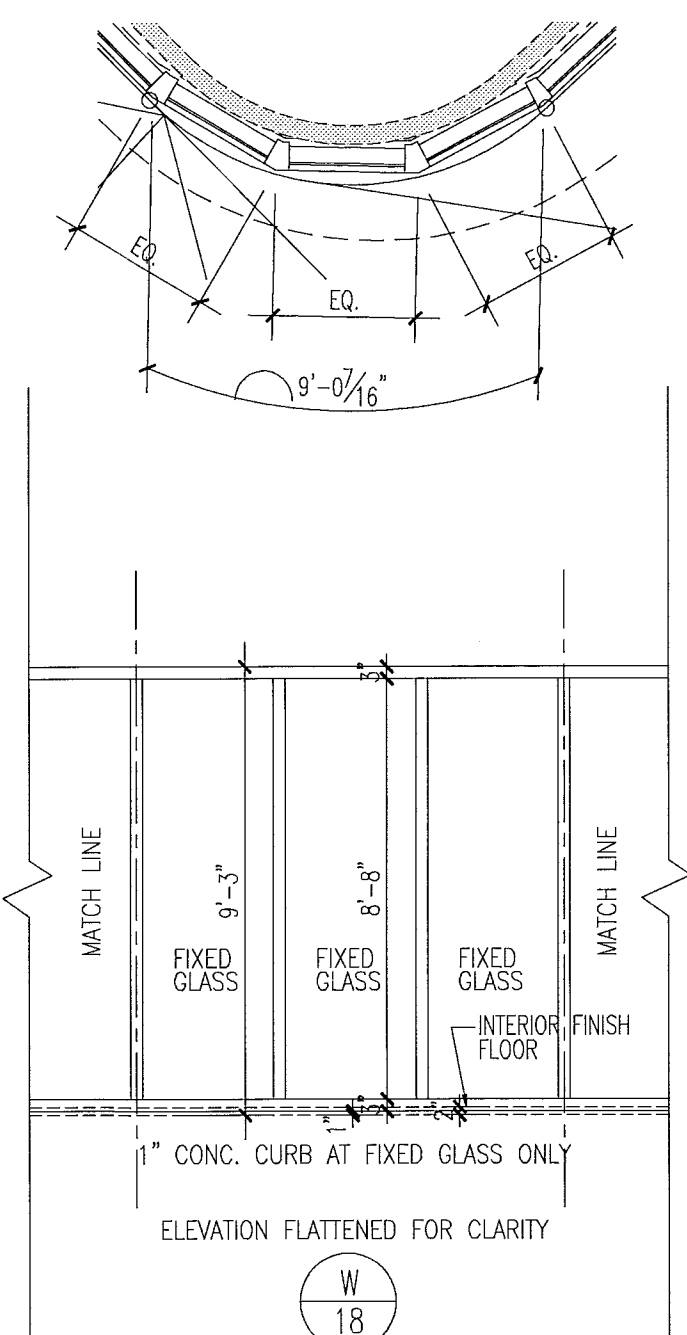
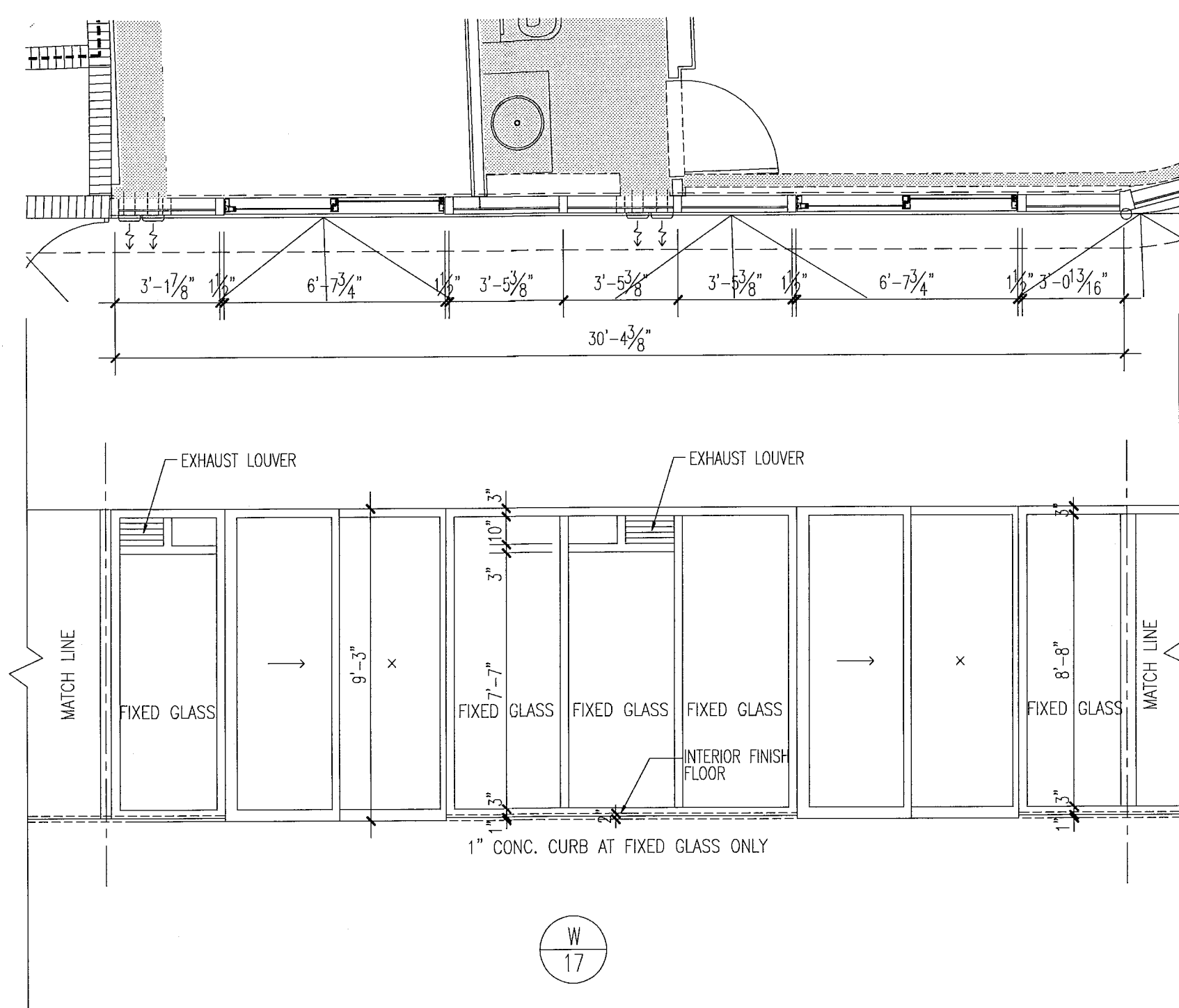
City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision	Date
2	12/20/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
JOB Number: A1202
Sheet Number:

Mon, 16 Dec 2013 11:56am
REV: jpiot
P.V. xerox.cb
SCALE: 1/1
PAT: A1202 (488)
DWG: 17 Dec 2013 11:00am

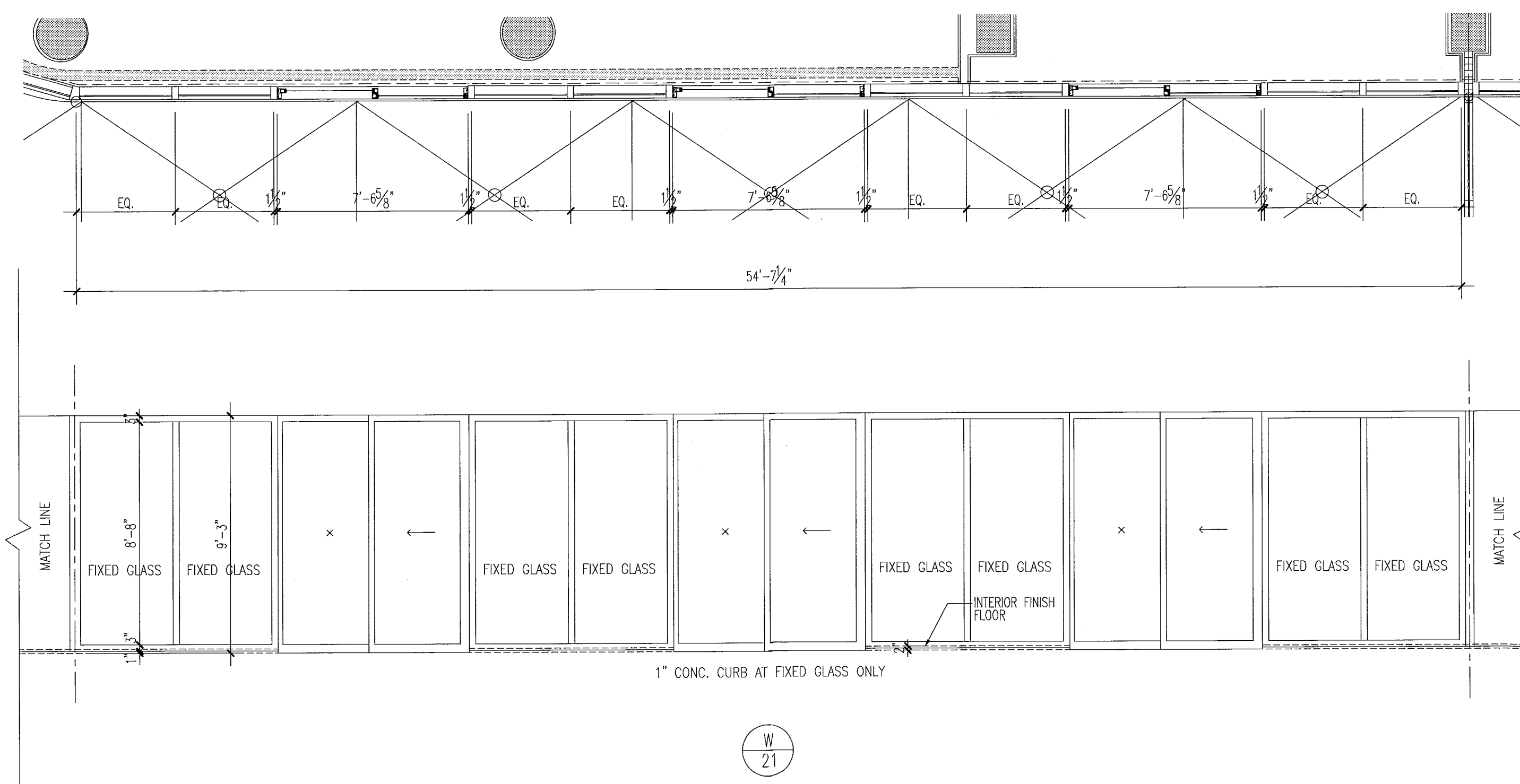
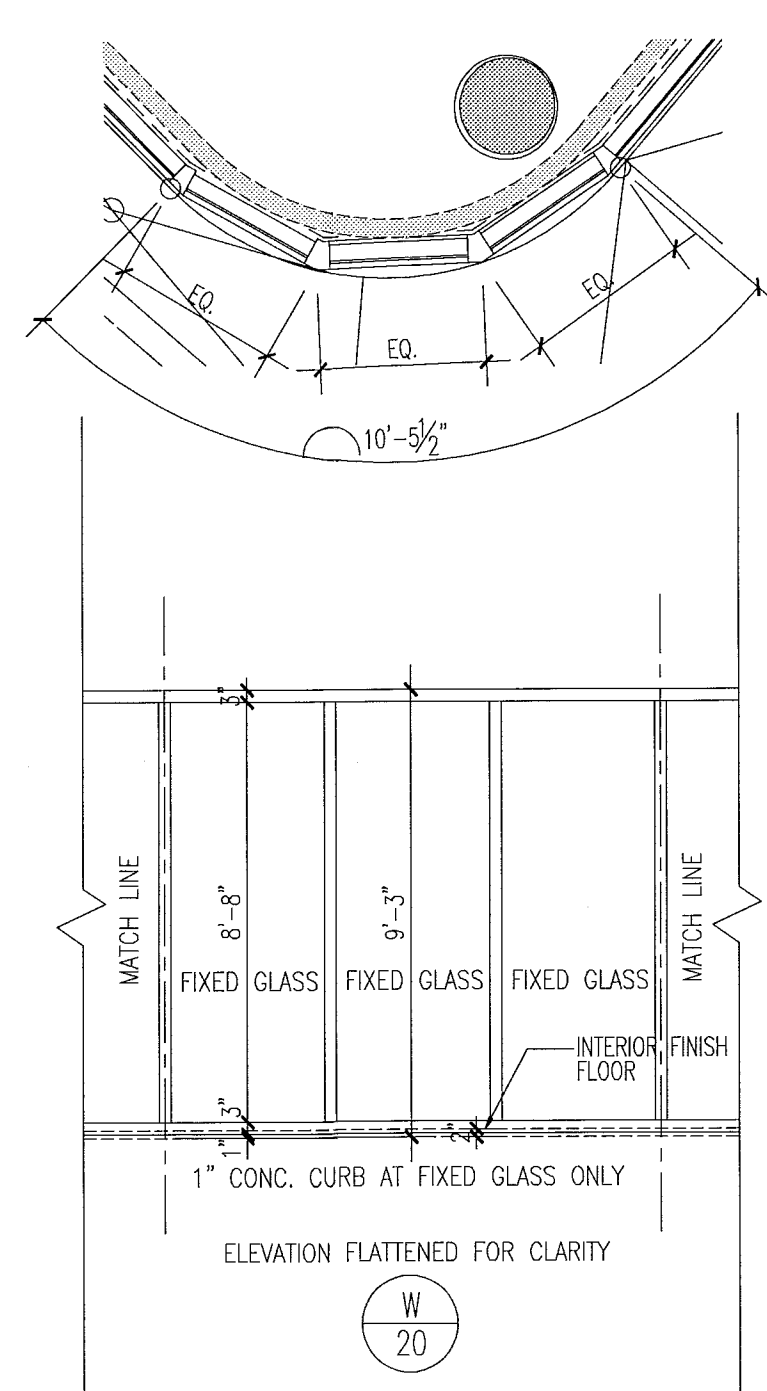


level 02

key plan

1/64"

window elevations

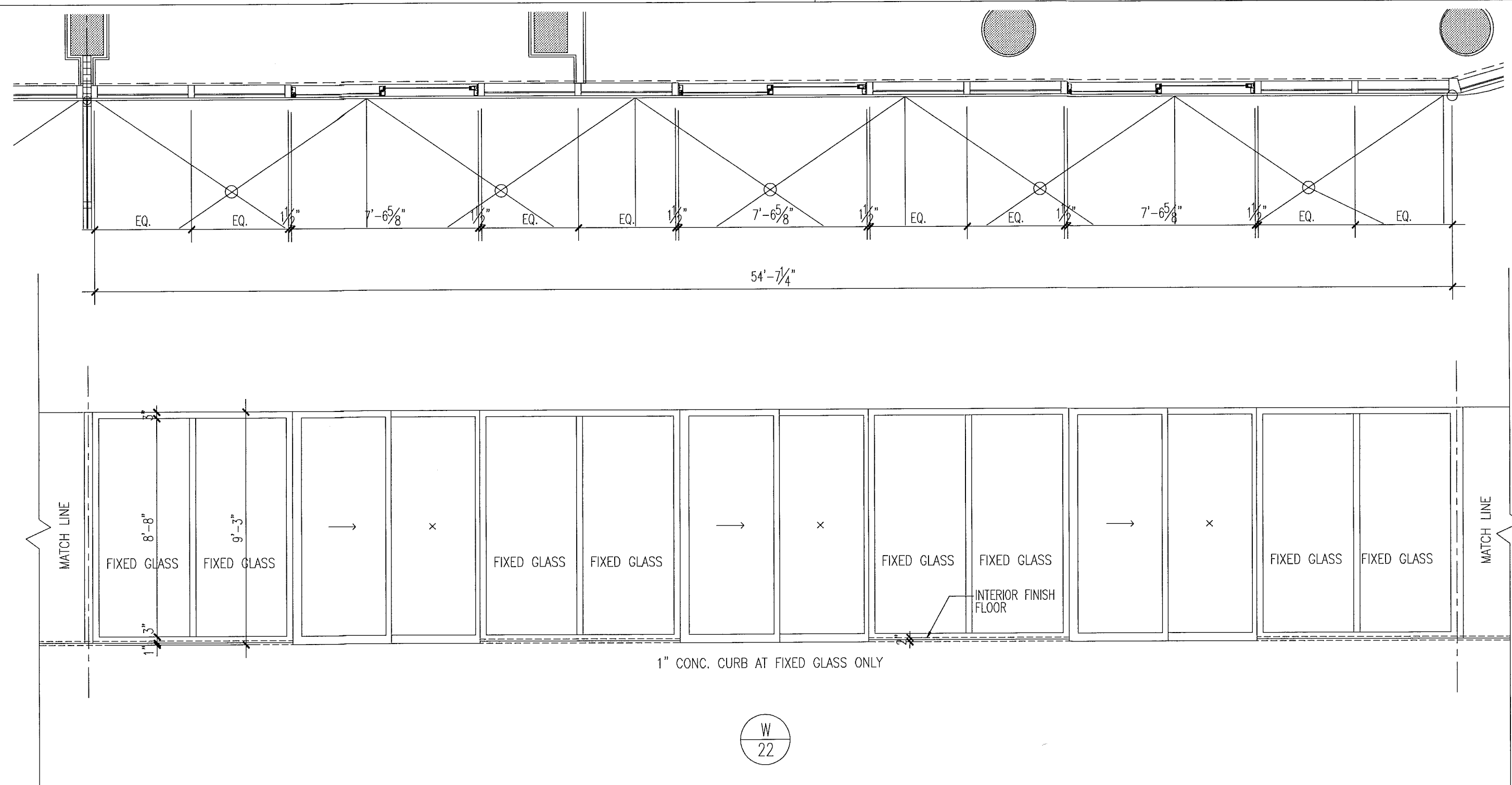


notes:

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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. AB.04

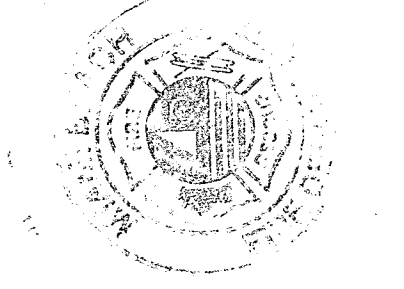
FOR CONSTRUCTION



window elevations

1/4"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



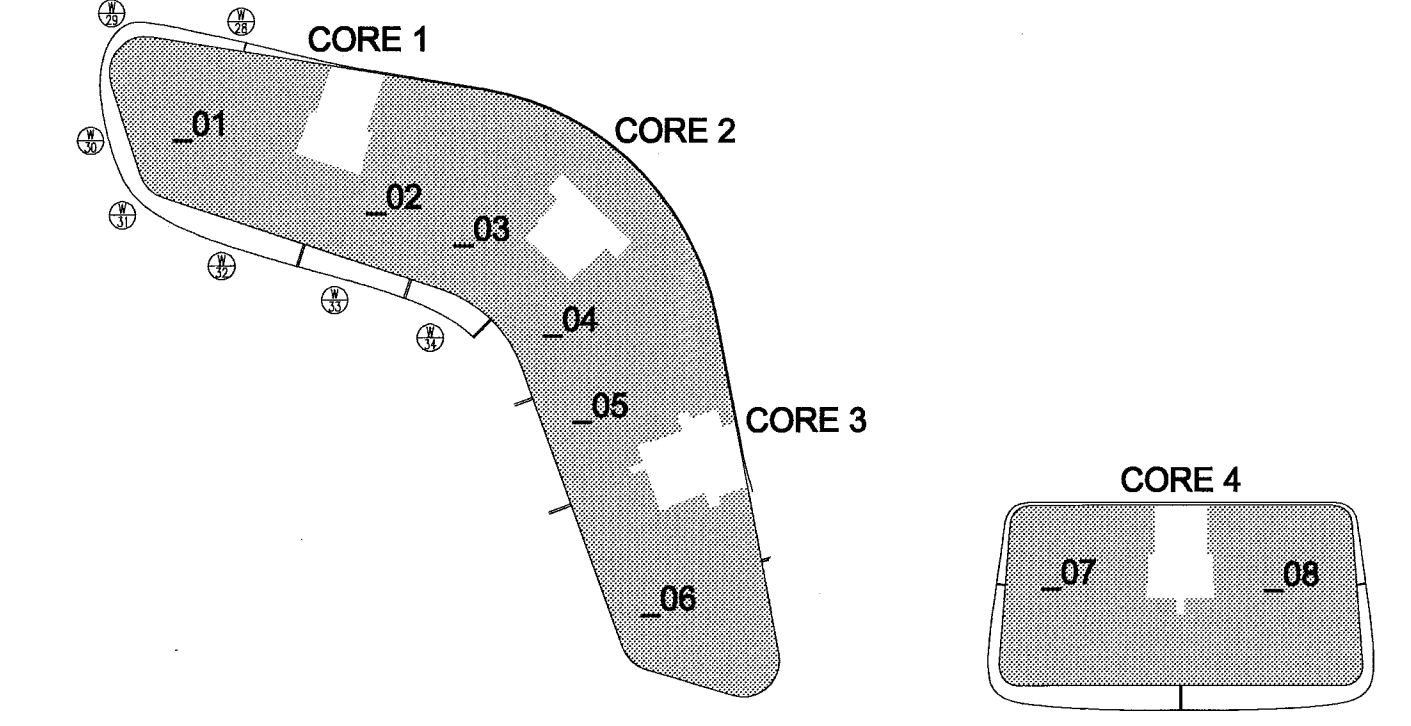
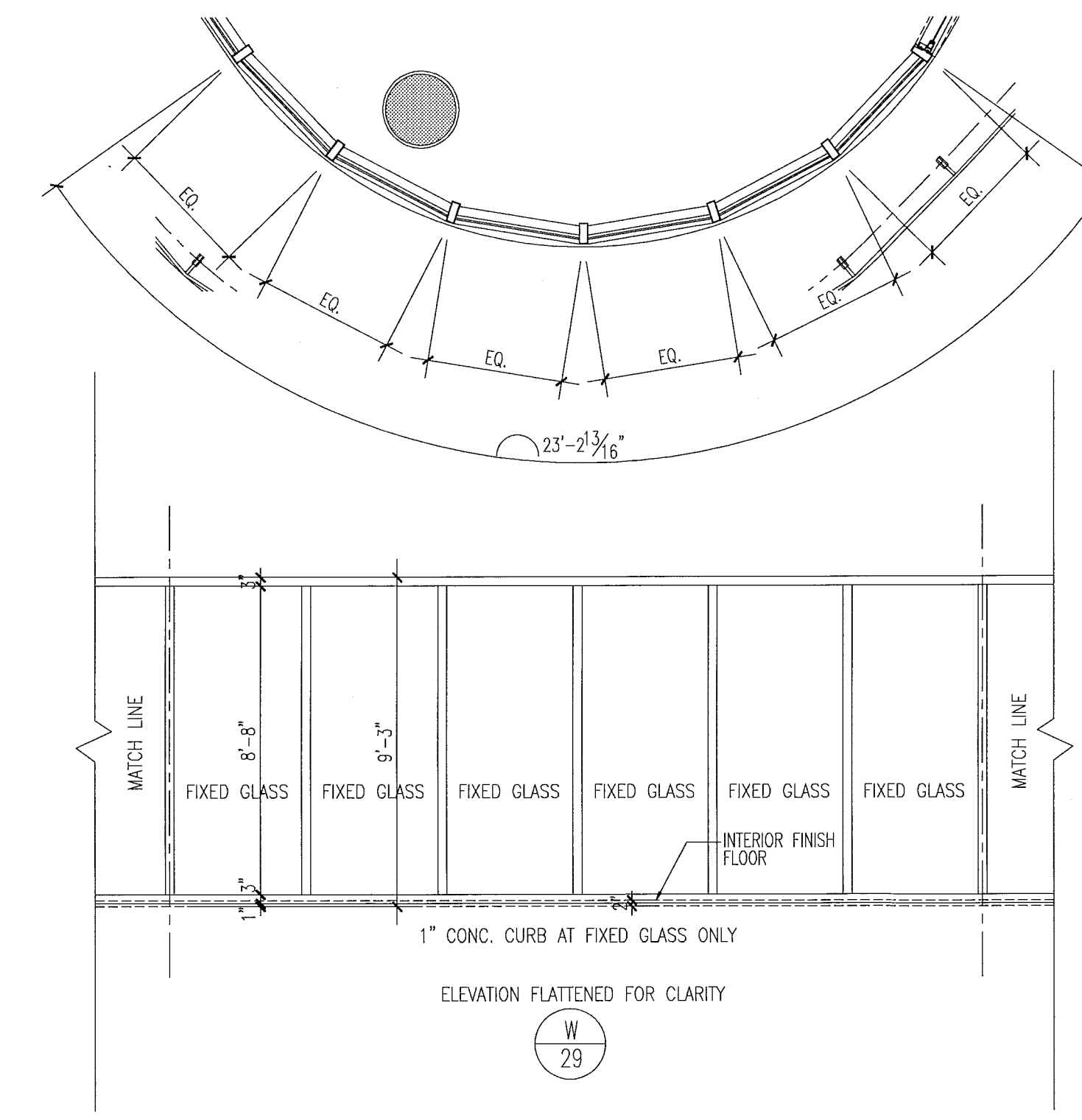
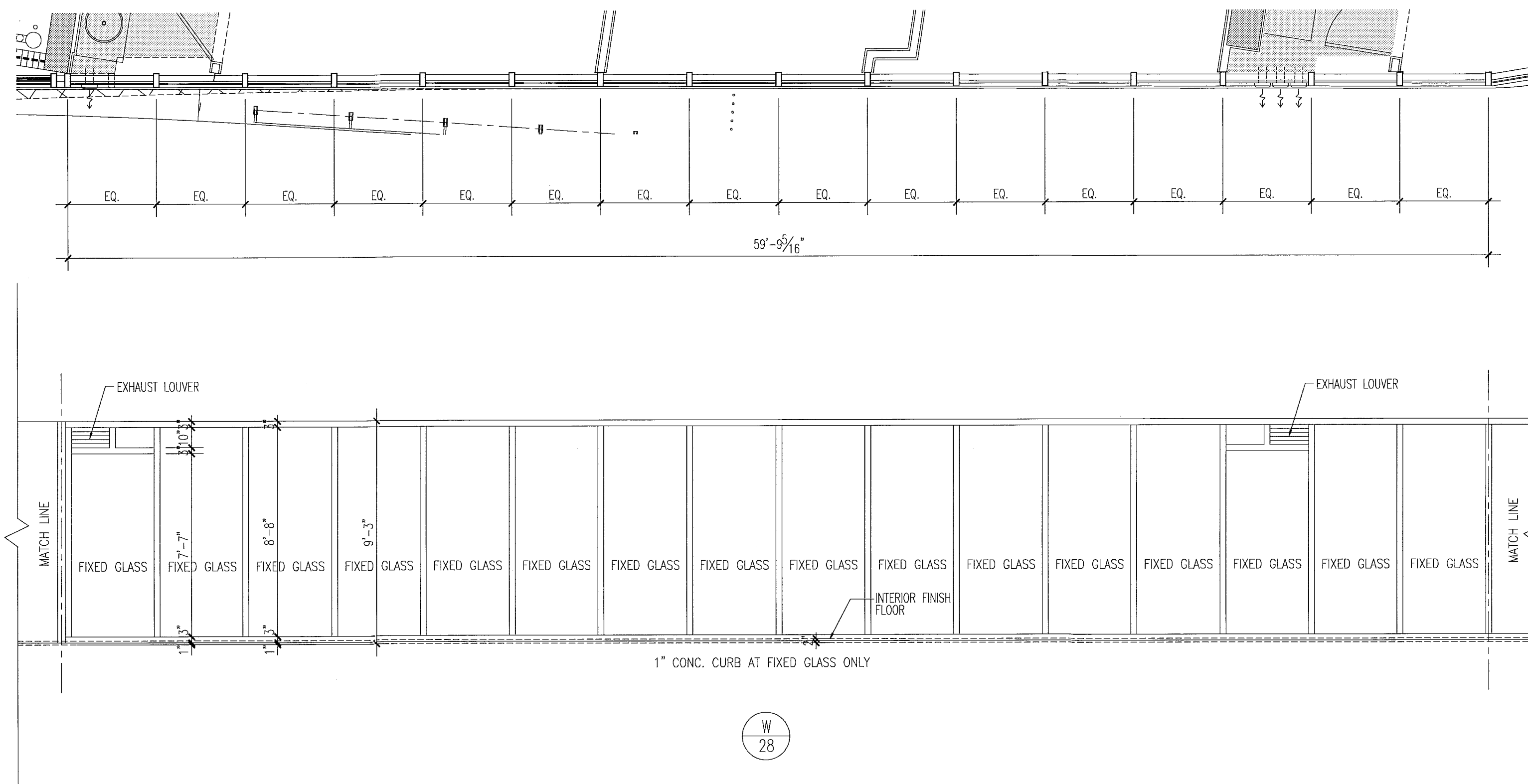
12/20/2018
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision	Date
2	12/20/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Job Number: A1202
Sheet Number: A8.16

Firm Lic. # A4128
Charles M. Sieger, F.A.I.A.
Lic. # AR5782
José J. Suarez, A.I.A.
Lic. # AR11005

Mon. 16 Dec 2013 - 4:01 pm
 REV. 17 Dec 2013 - 11:01 am
 PFKS
 DWG
 SCALE
 PA

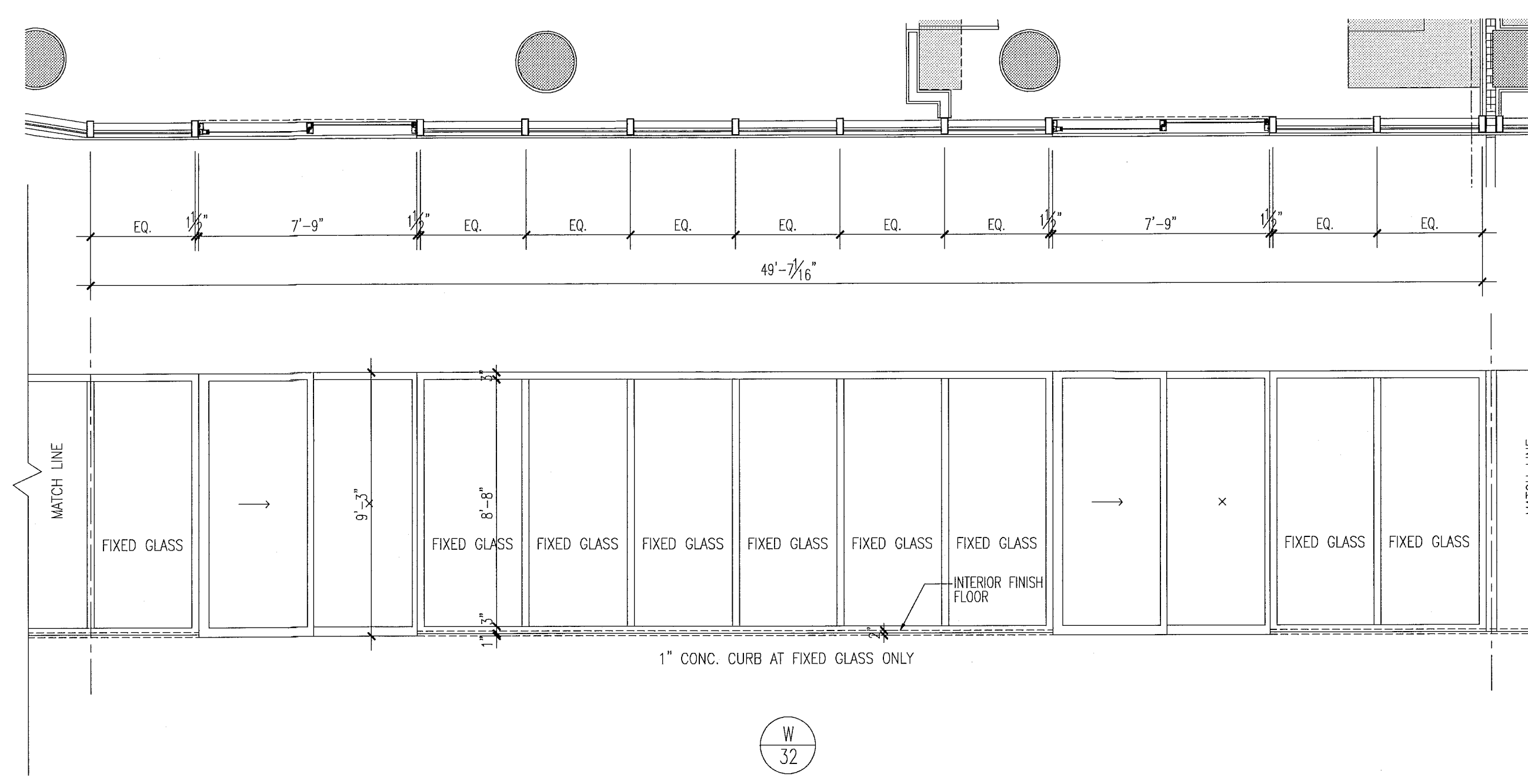
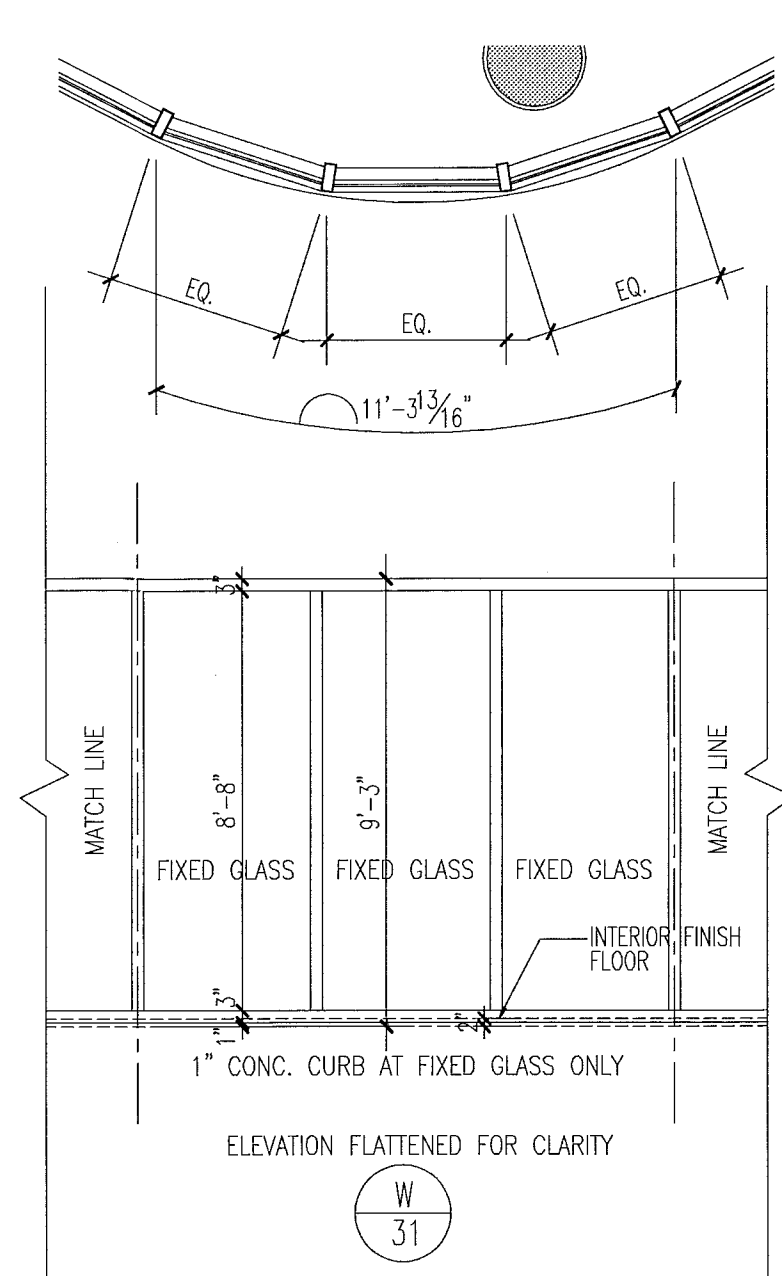
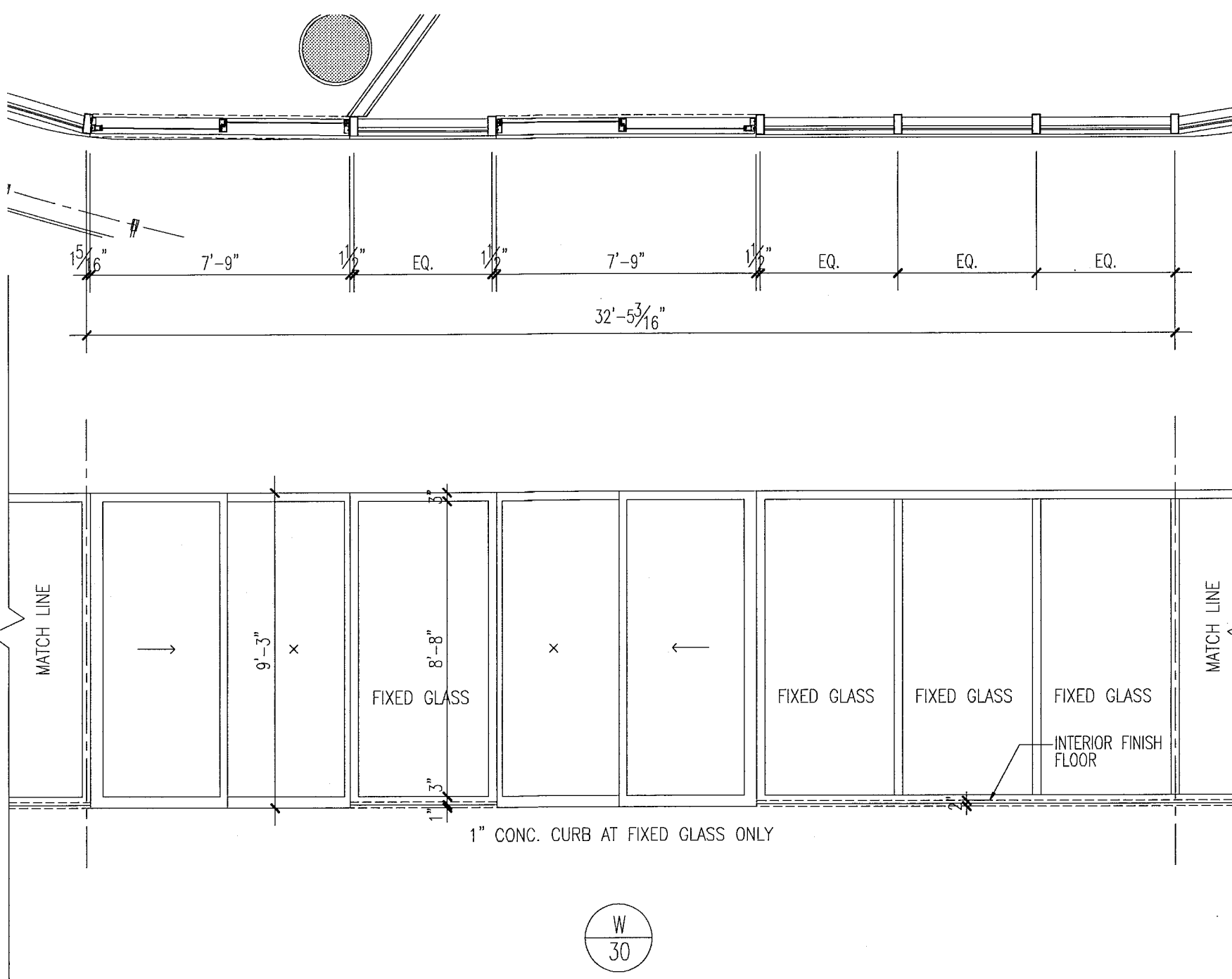


levels 03 & 05

key plan

1/64"

window elevations

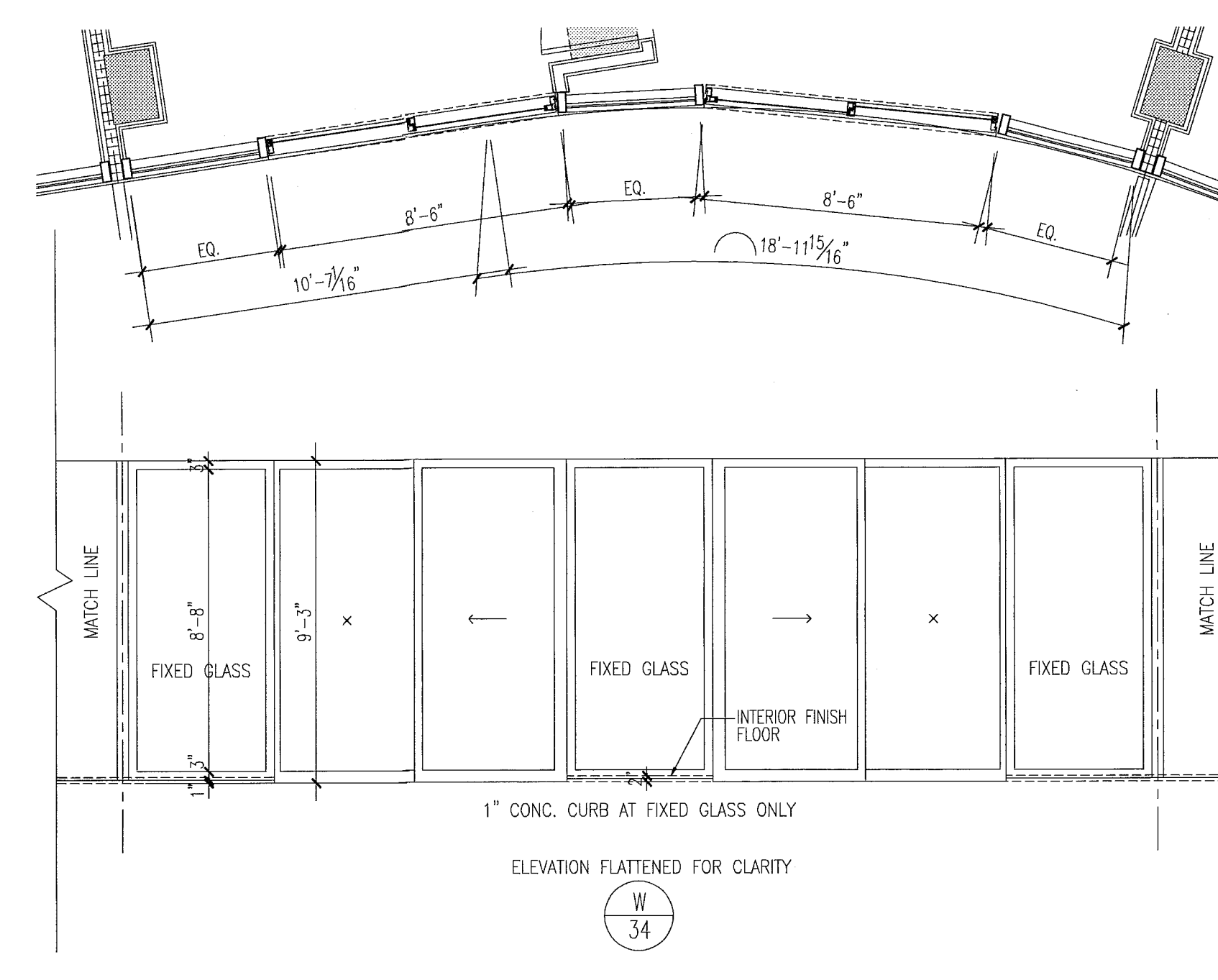
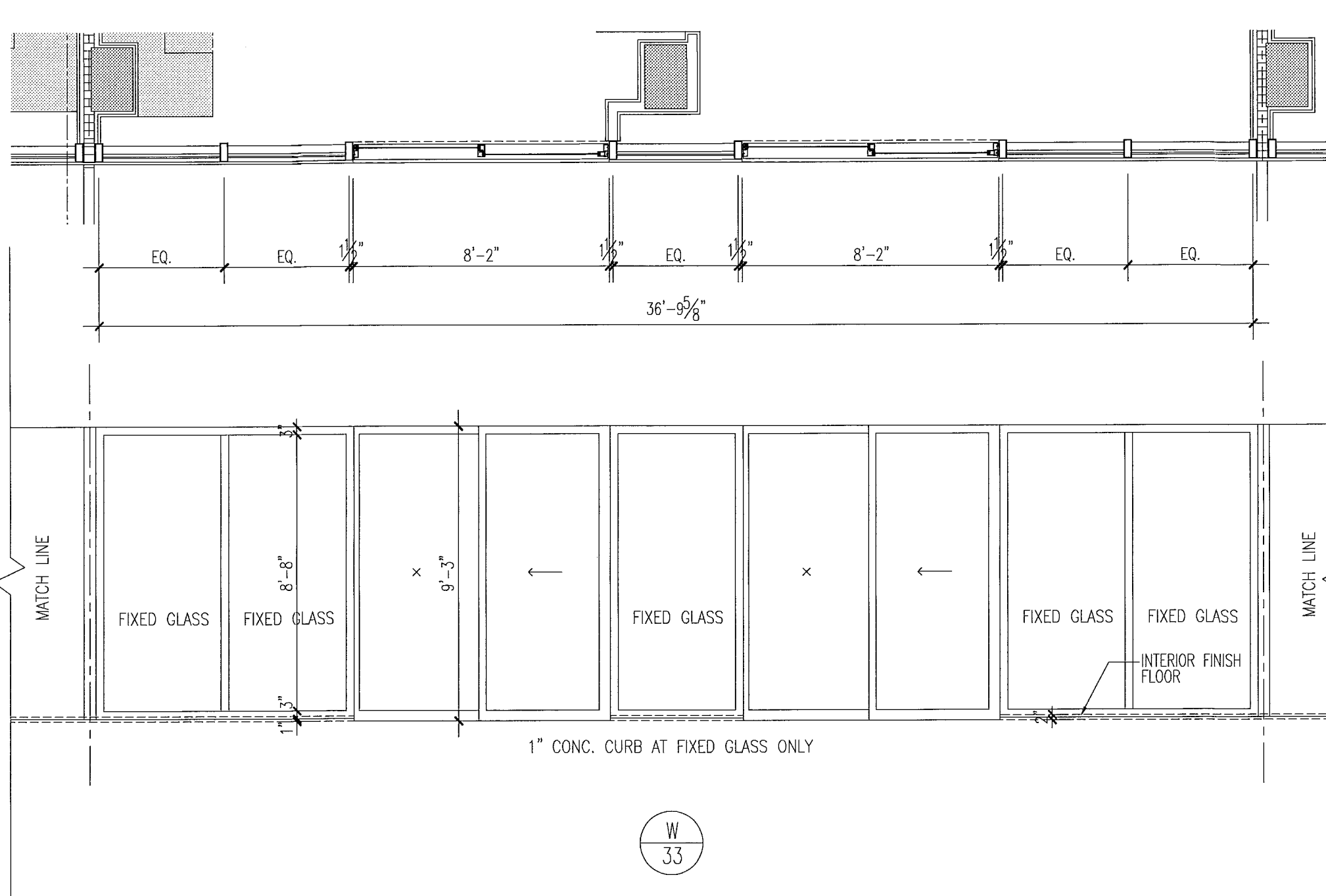


notes:

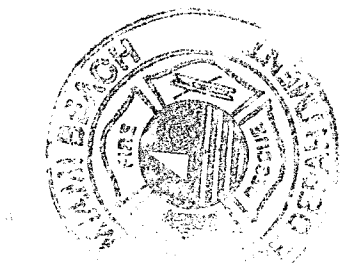
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

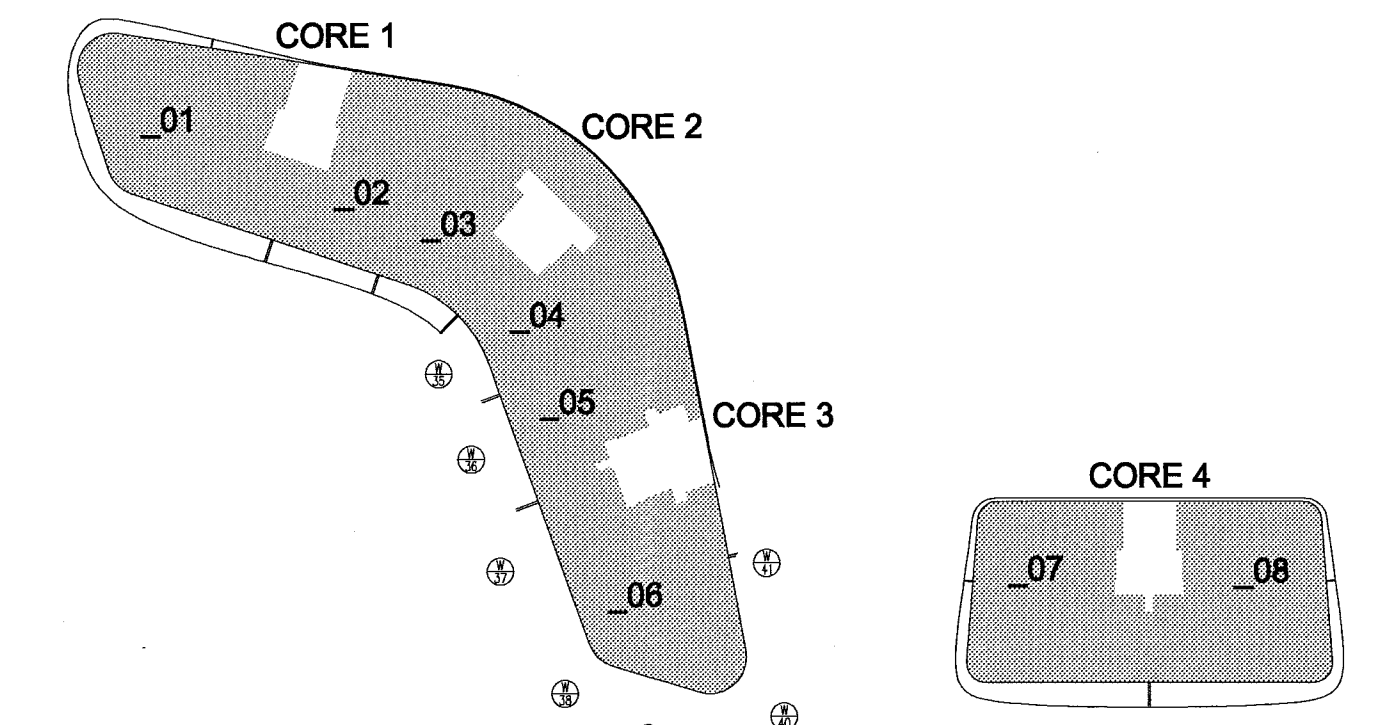
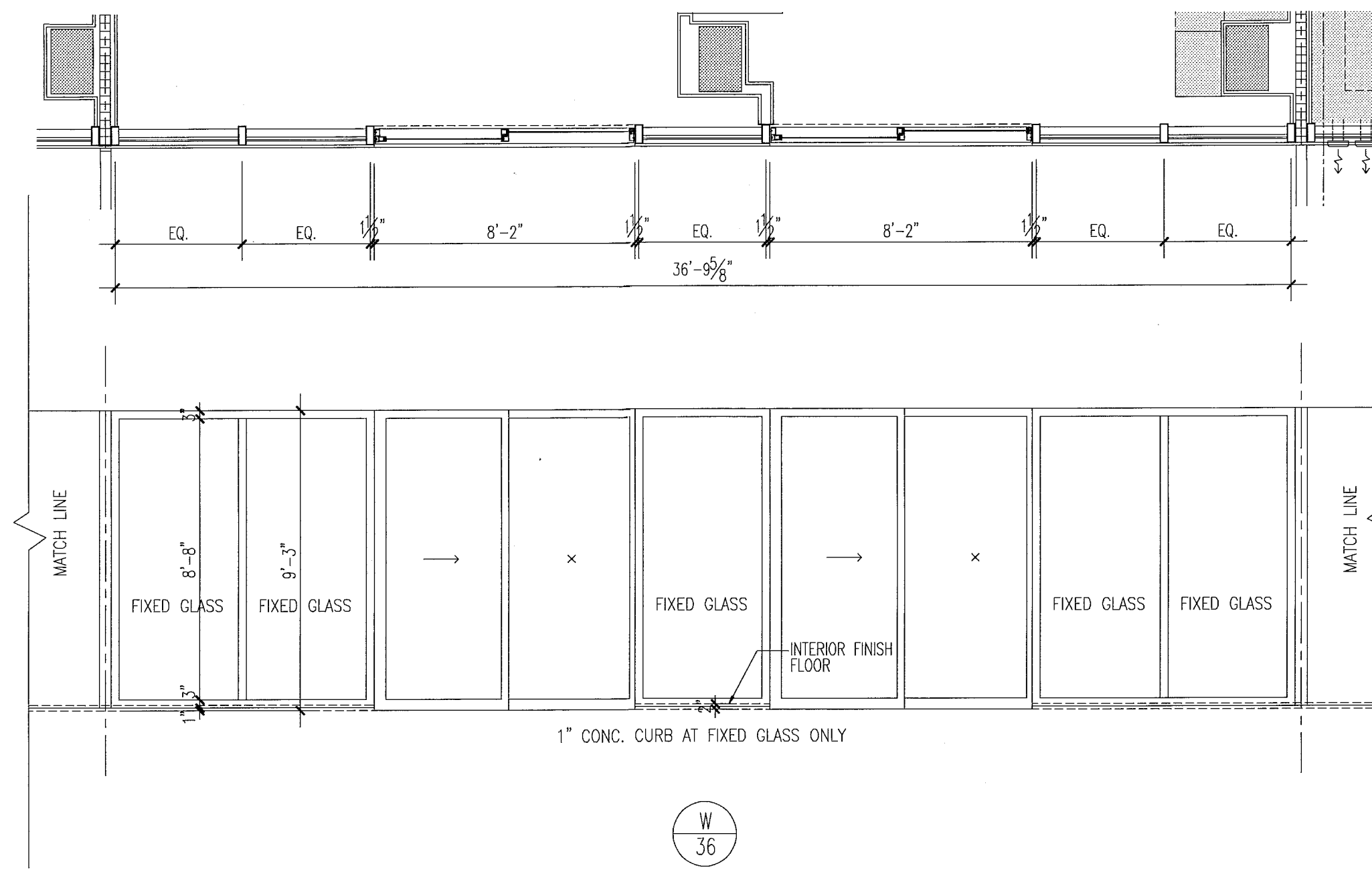
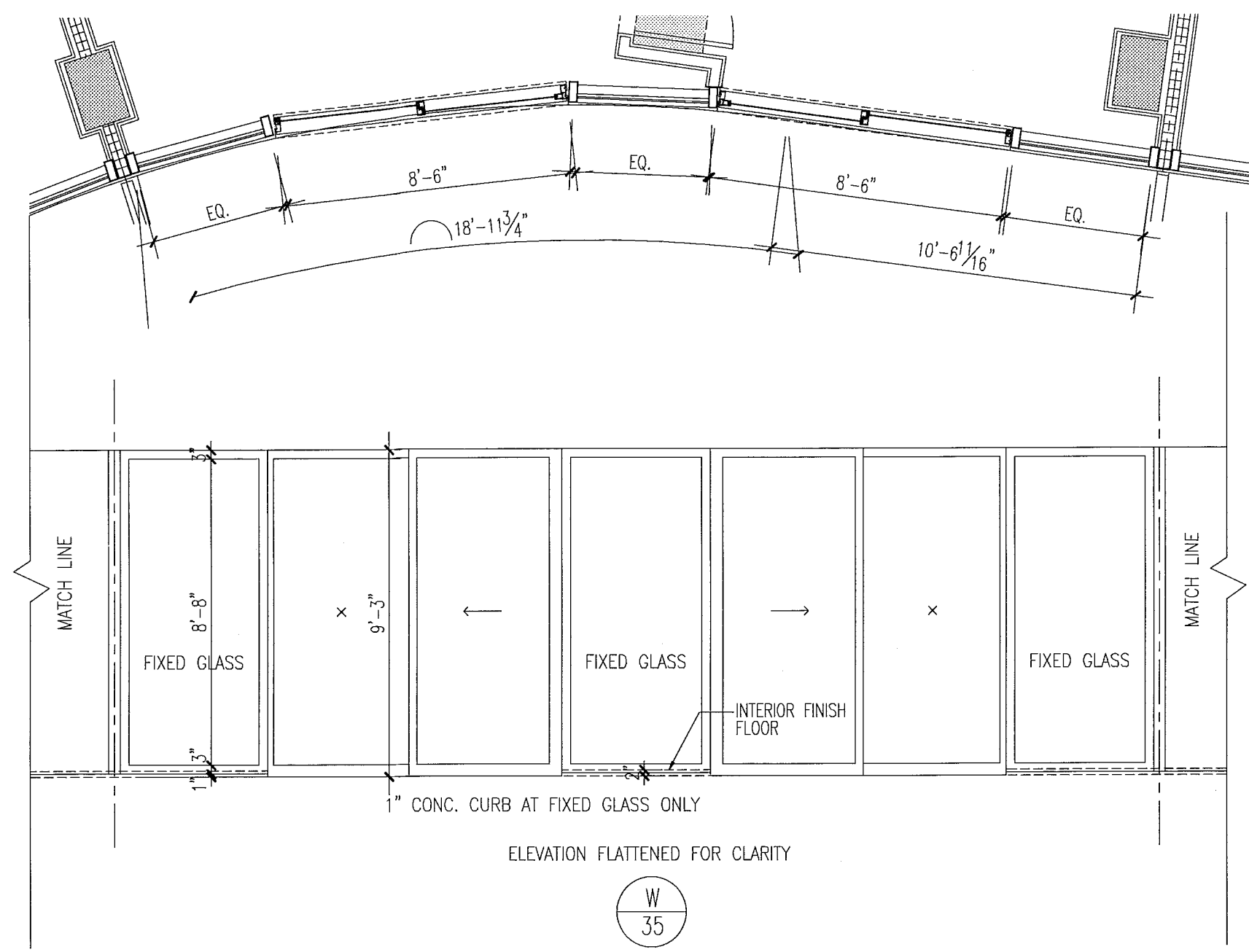


Revision 2 Addendum. 12/20/2013 Construction Issue Date

window elevations

1/4"

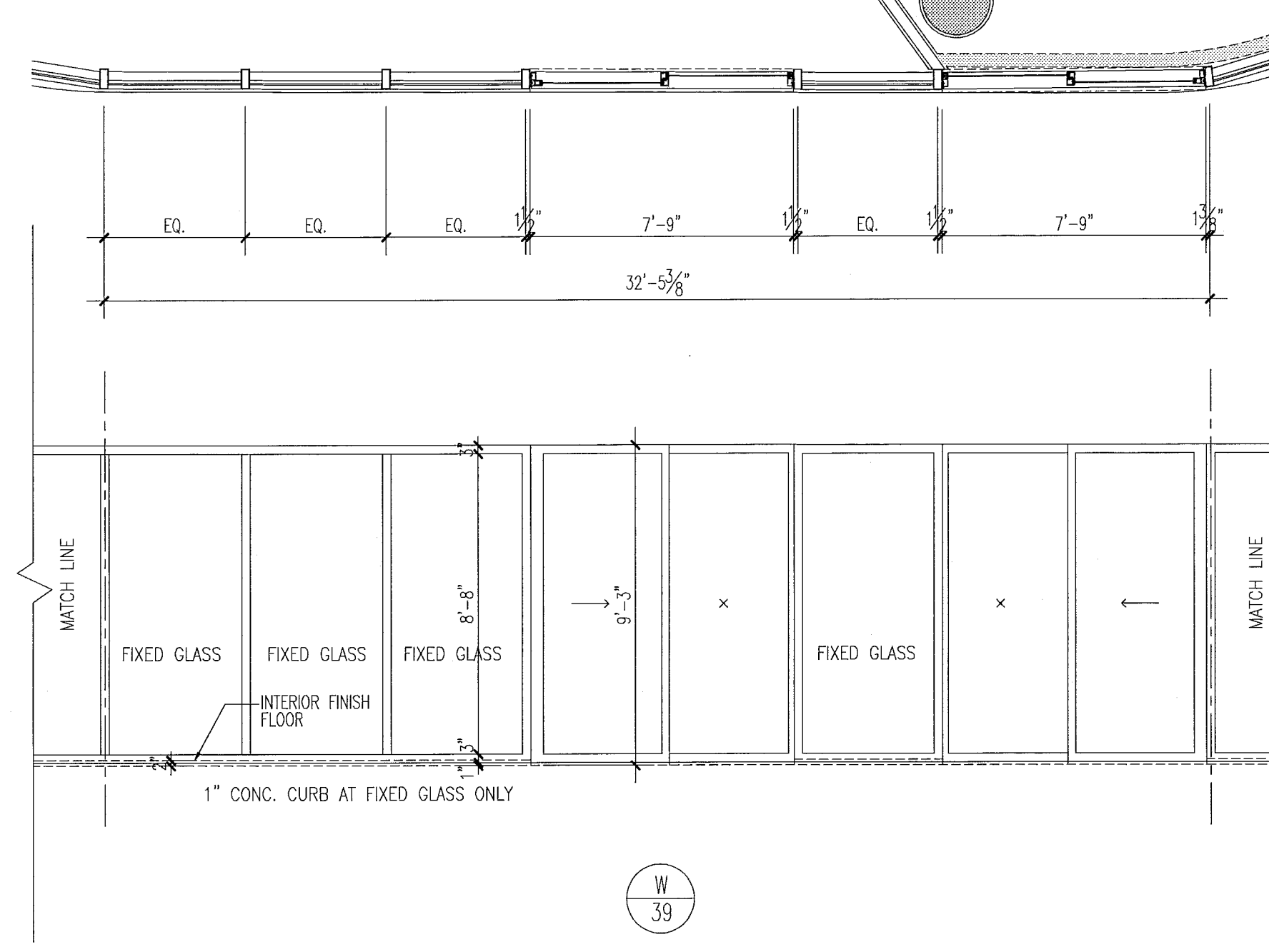
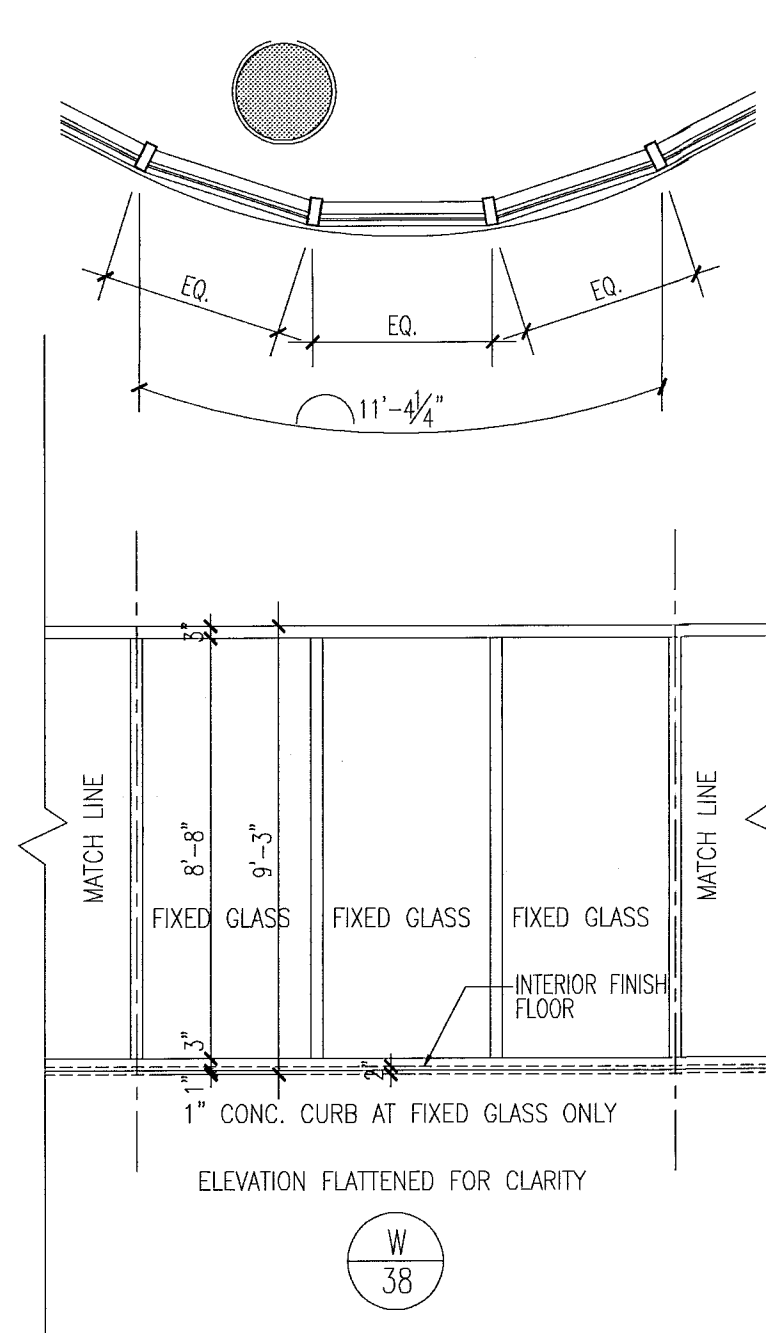
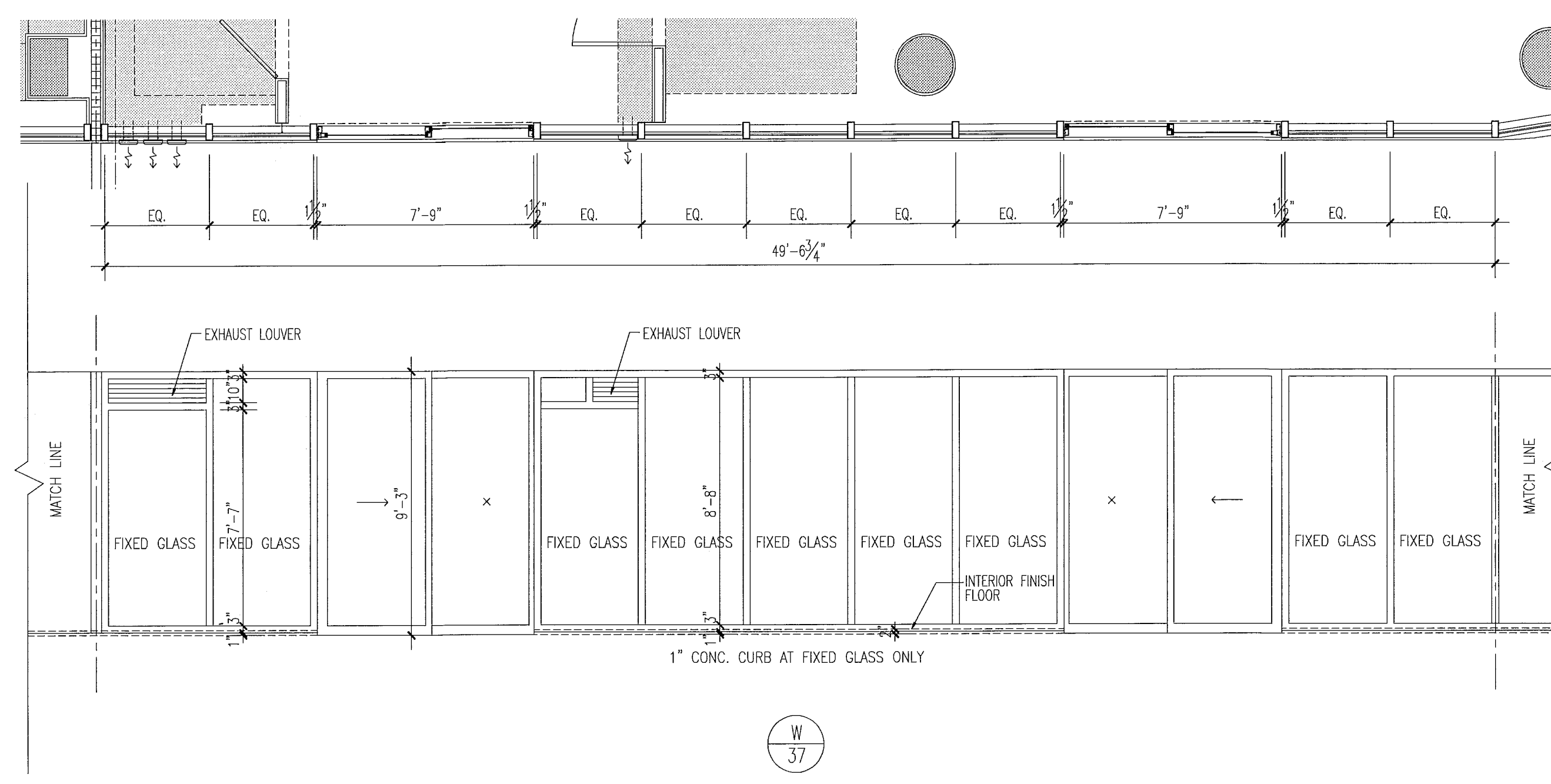
Dec. 18 Dec. 2013 - 4:58pm
REV. P.V. veronx.cb
SCALE



key plan

1/64"

window elevations

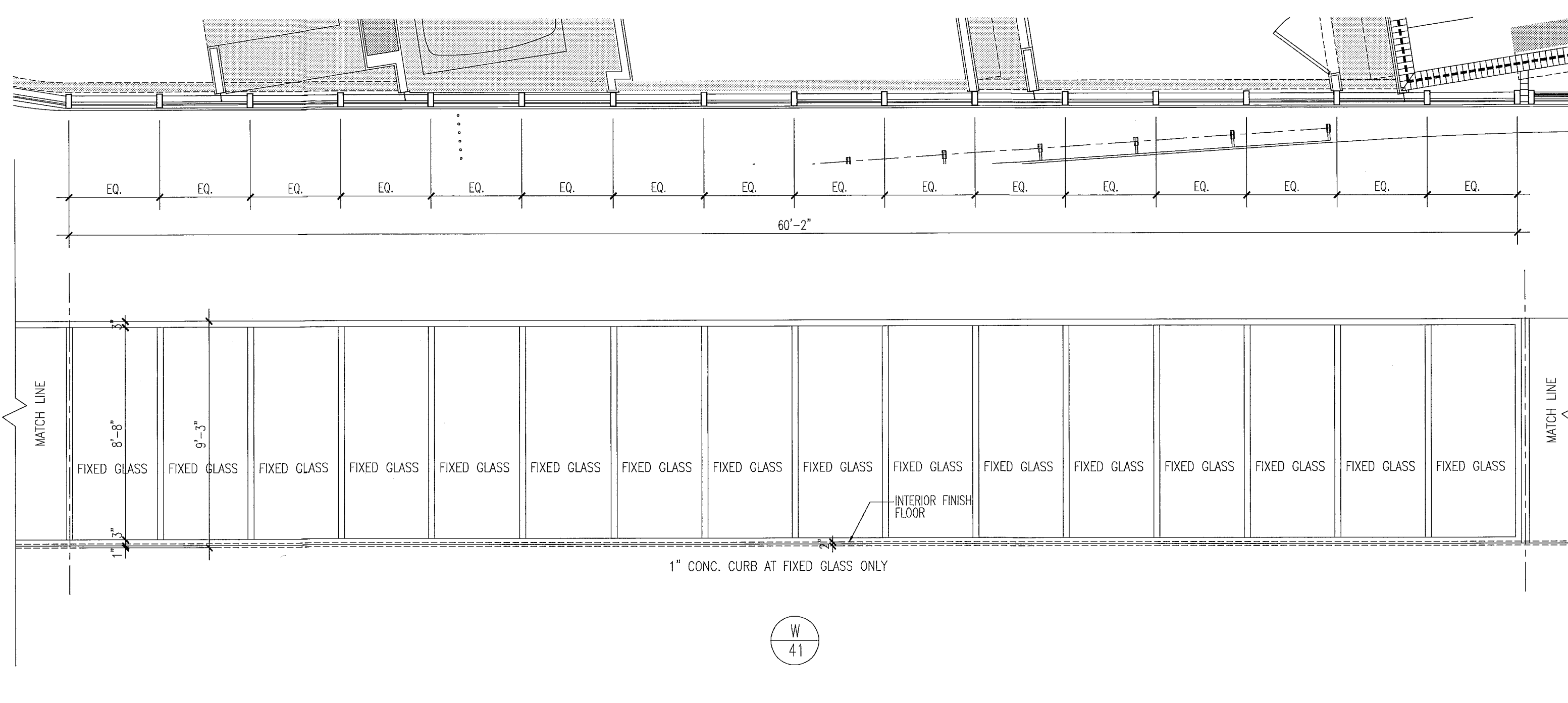
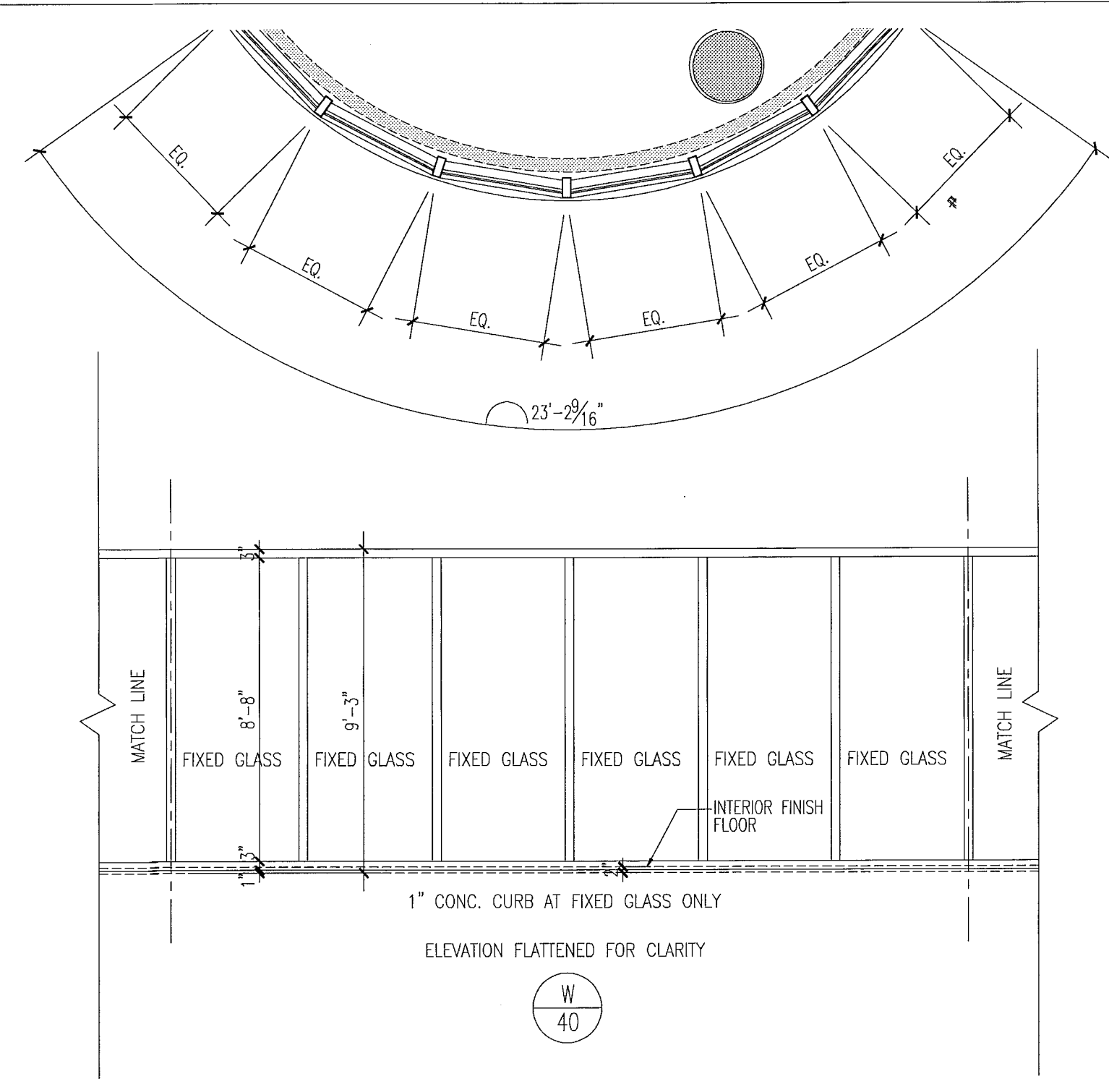


notes:

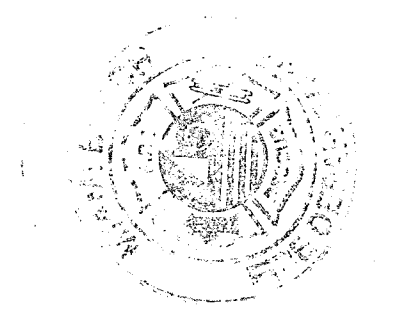
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SH1, A8.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



12.20.2013
I, *[Signature]*
Seal
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision 2 12/20/2013

BID SET 07.01.2013

BUILDING PERMIT 04.30.2013

A1202

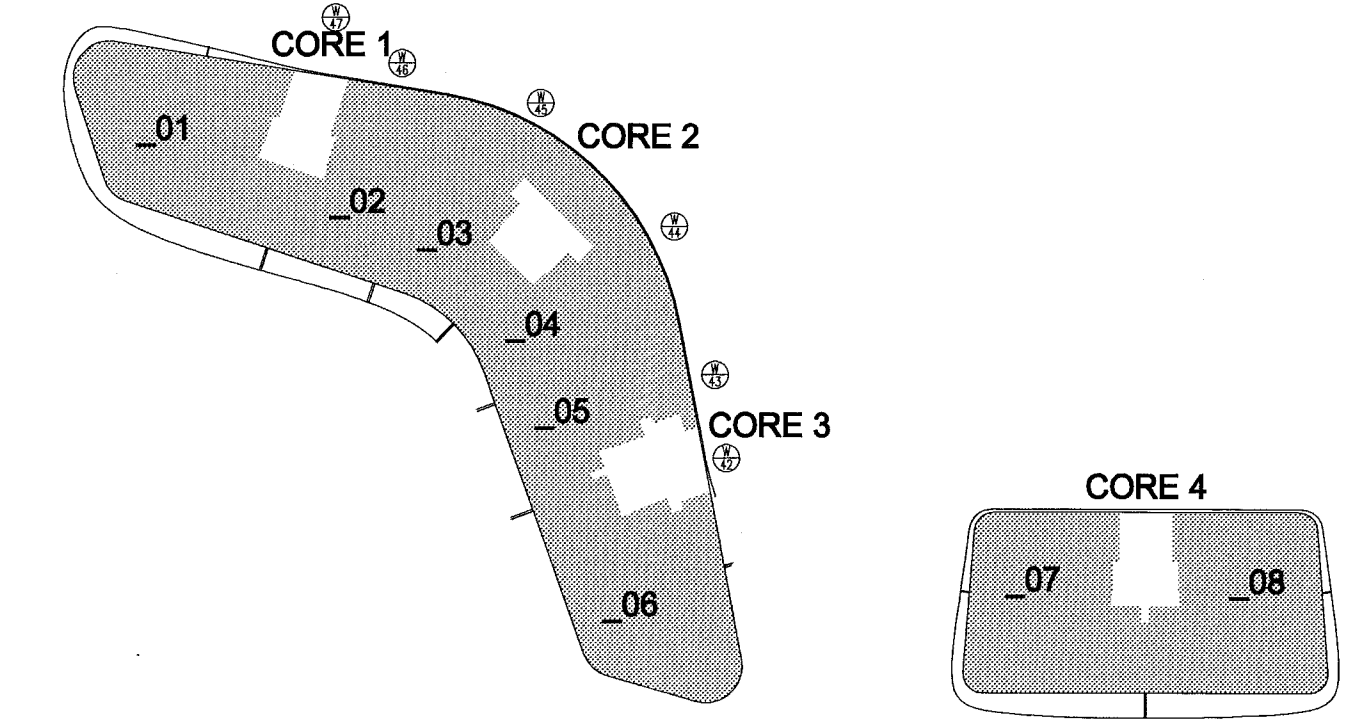
window elevations

1/4"

Mon 16 Dec 2013 - 1:54pm
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PENS: 1
SCALE: 1/4"
DWG: A1202.dwg
PLOT: A1202.dwg
SCALE: 1/4"
REV: 6.30.2009

ENG.

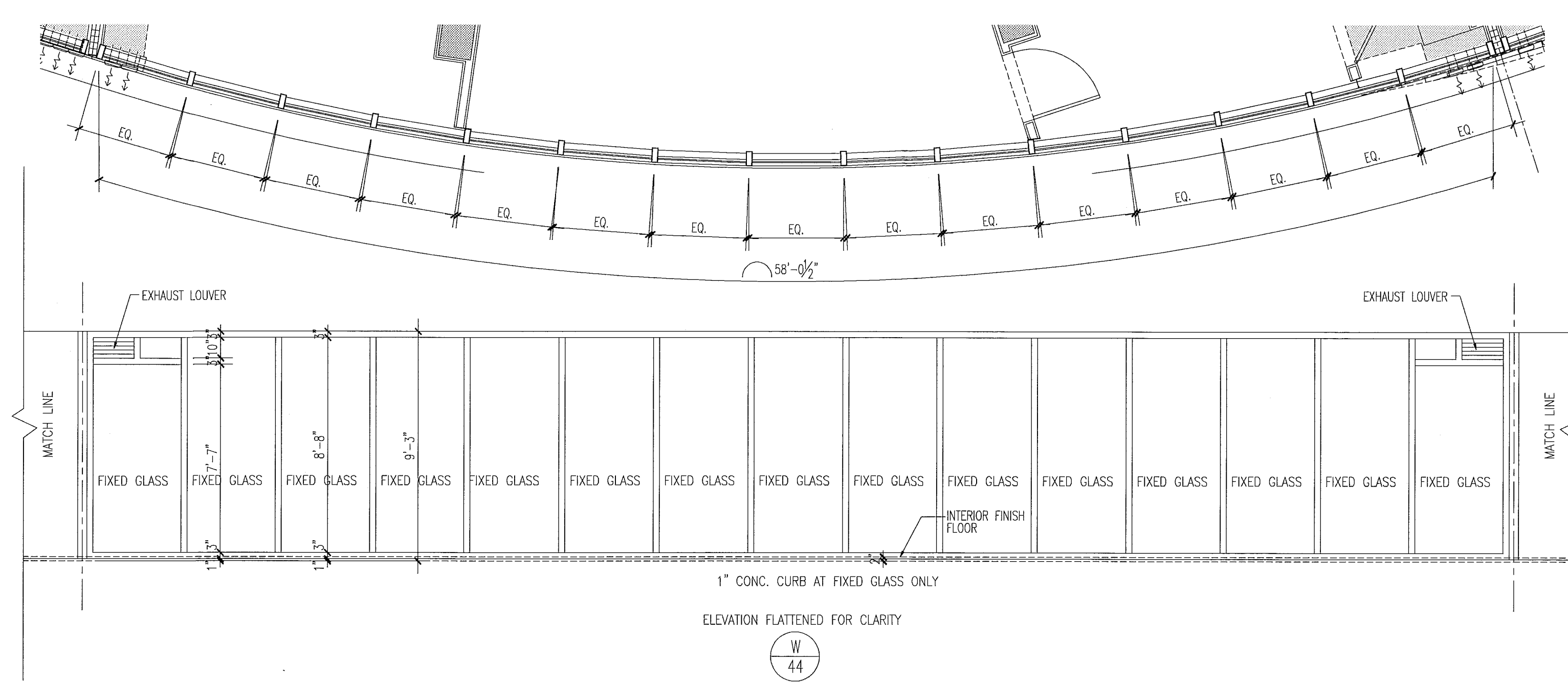
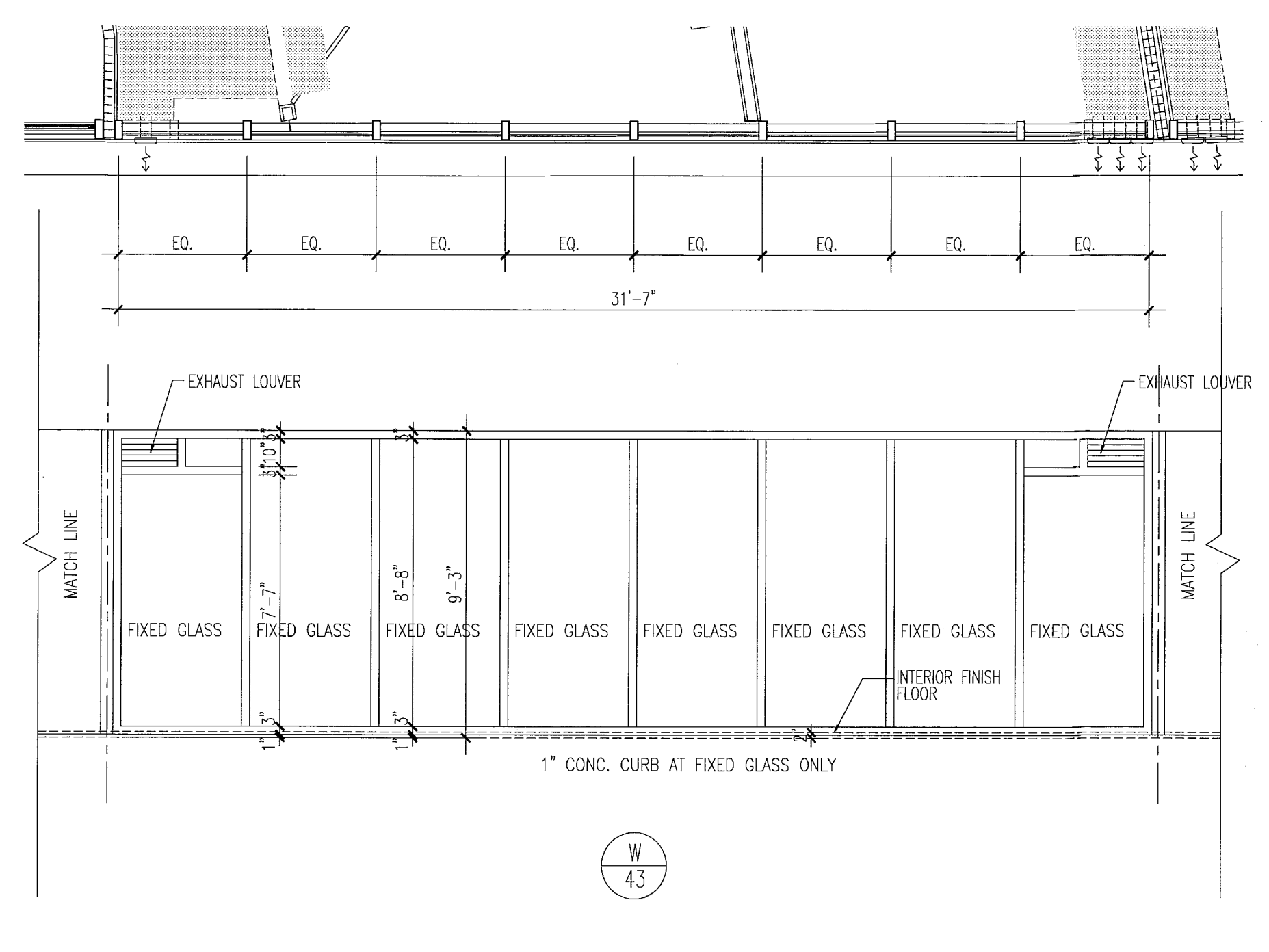
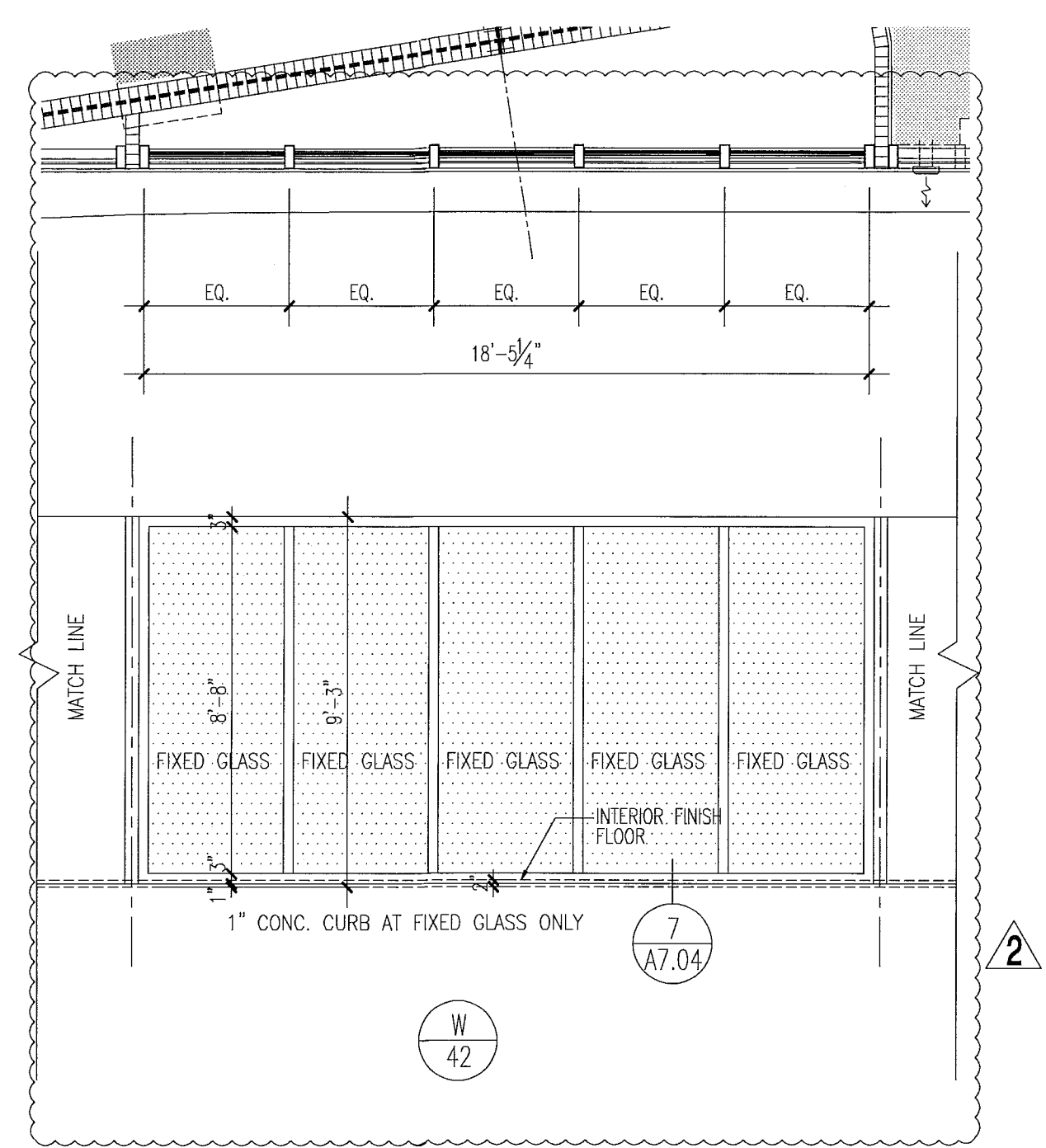
window elevations



levels 03 & 05

key plan

1/64"

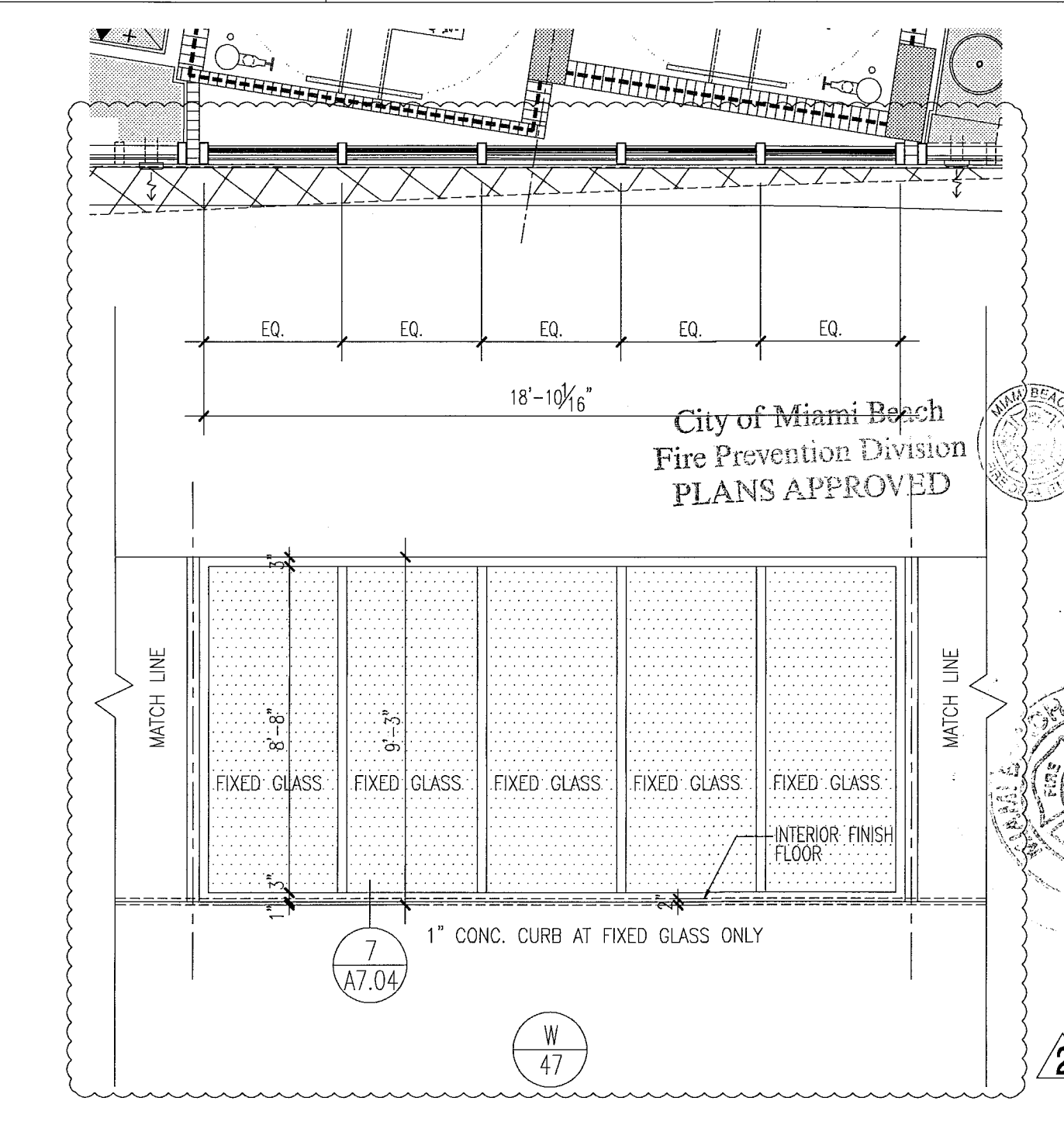
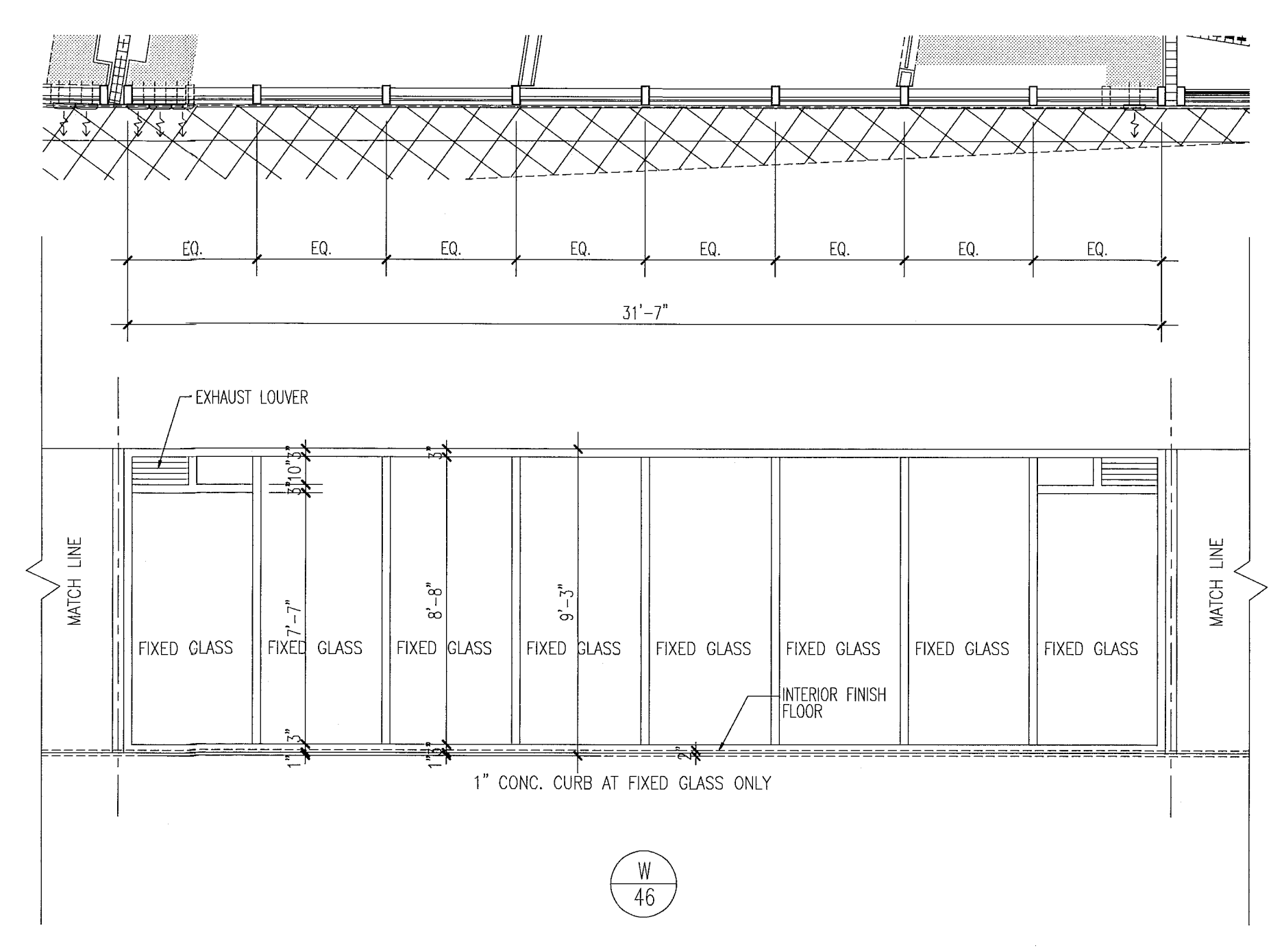
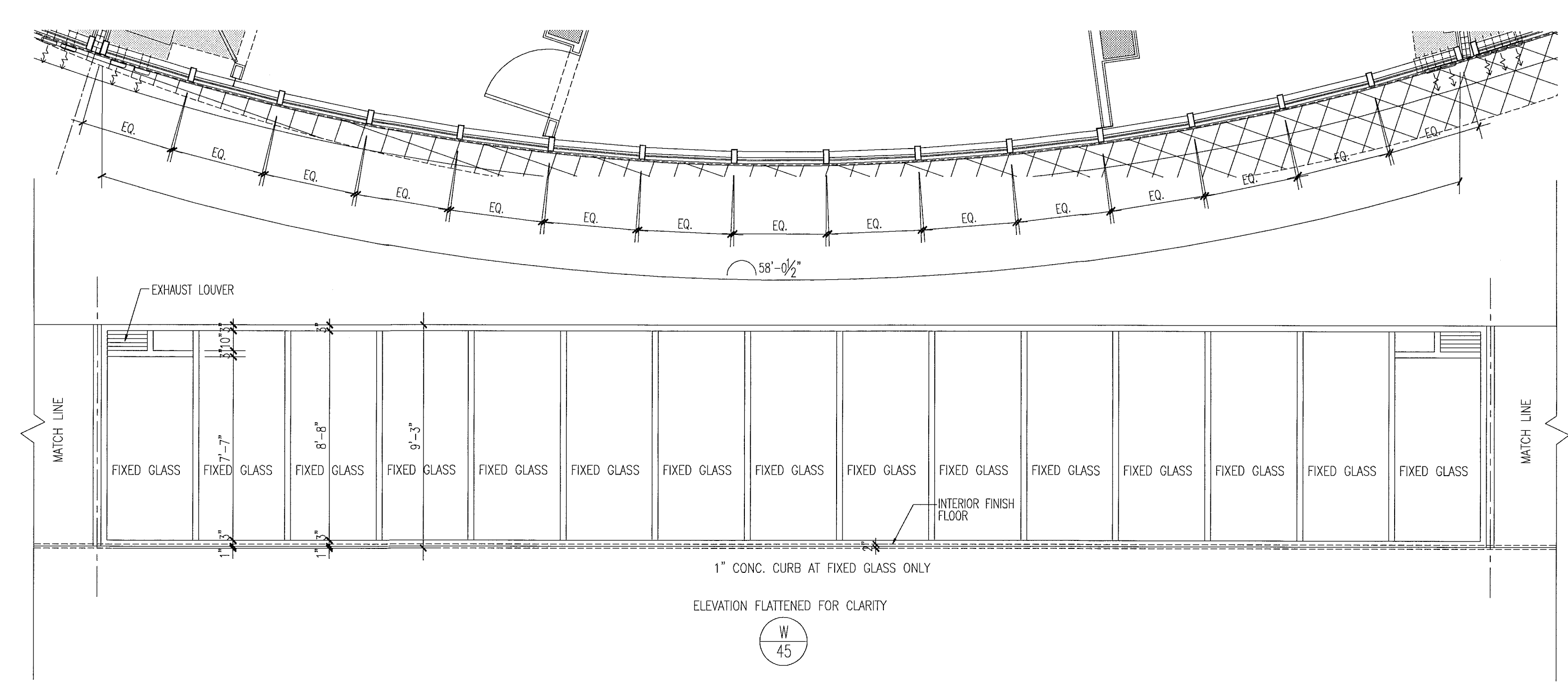


notes:

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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

12/20/2013
Seal
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revisions:
Revision 2 12/20/2013
Addendum:
Construction Issue Date
As built Date

BID SET 07.01.2013
Issue Date
BUILDING PERMIT 04.30.2013
2013 Revision
A1202
Sheet Number

Firm
Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AB5782
José J. Suarez, A.I.A.
Lic. # AR1005

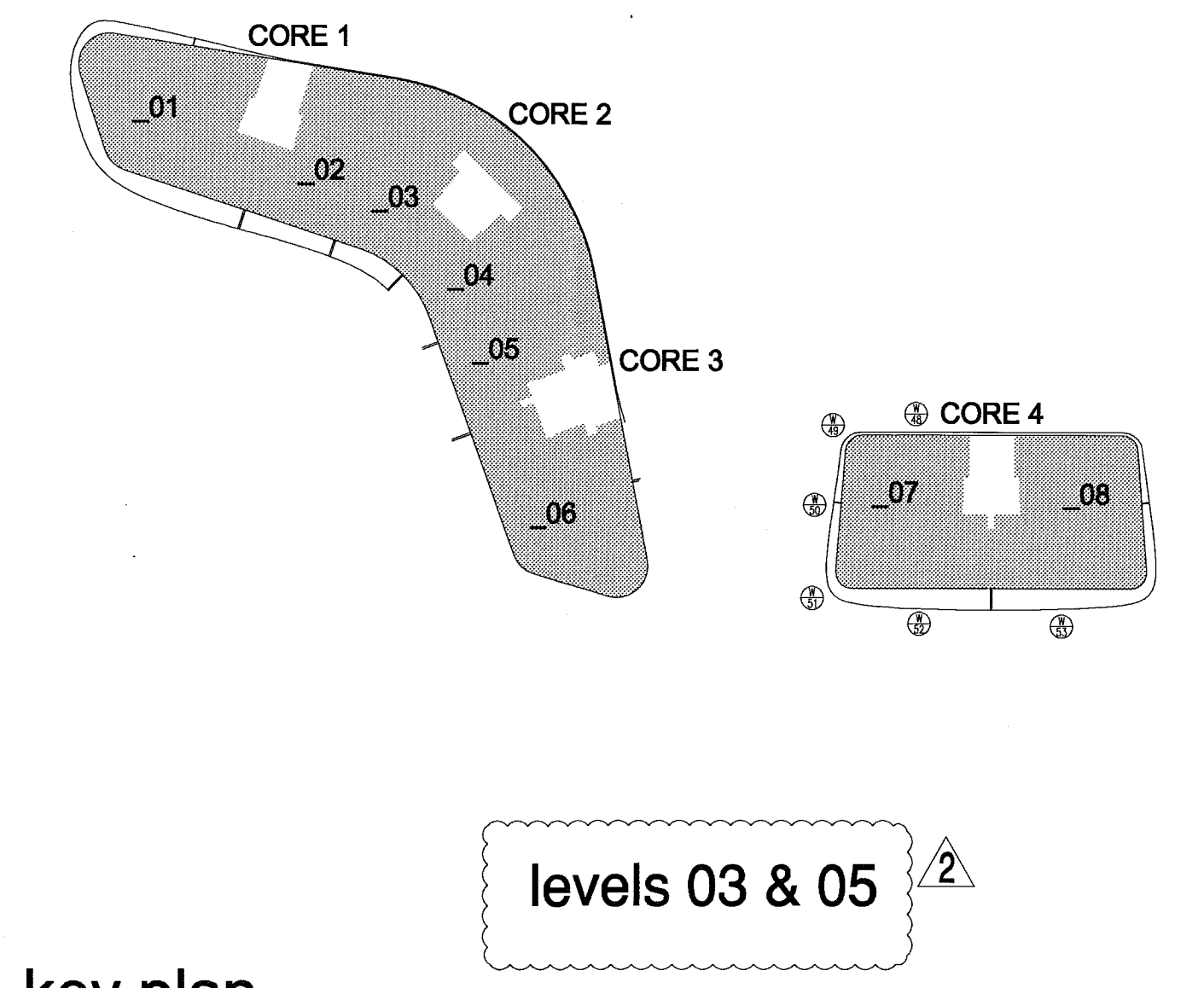
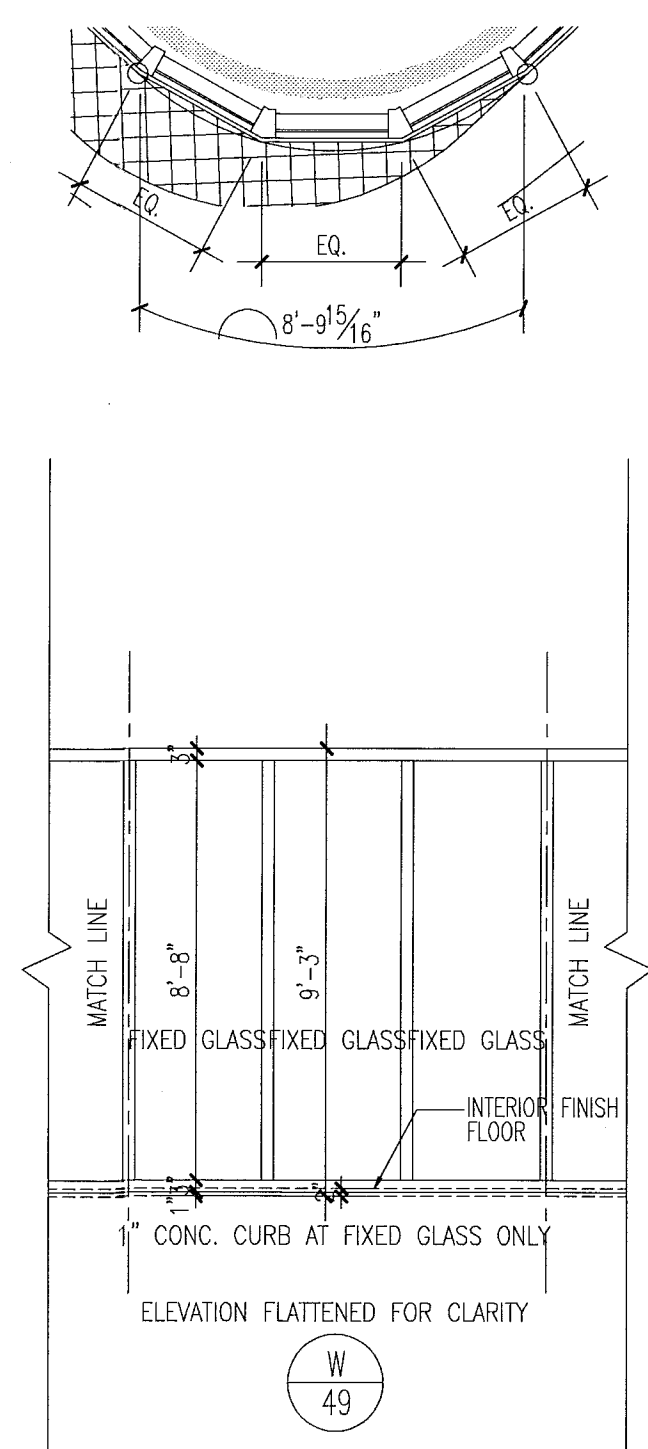
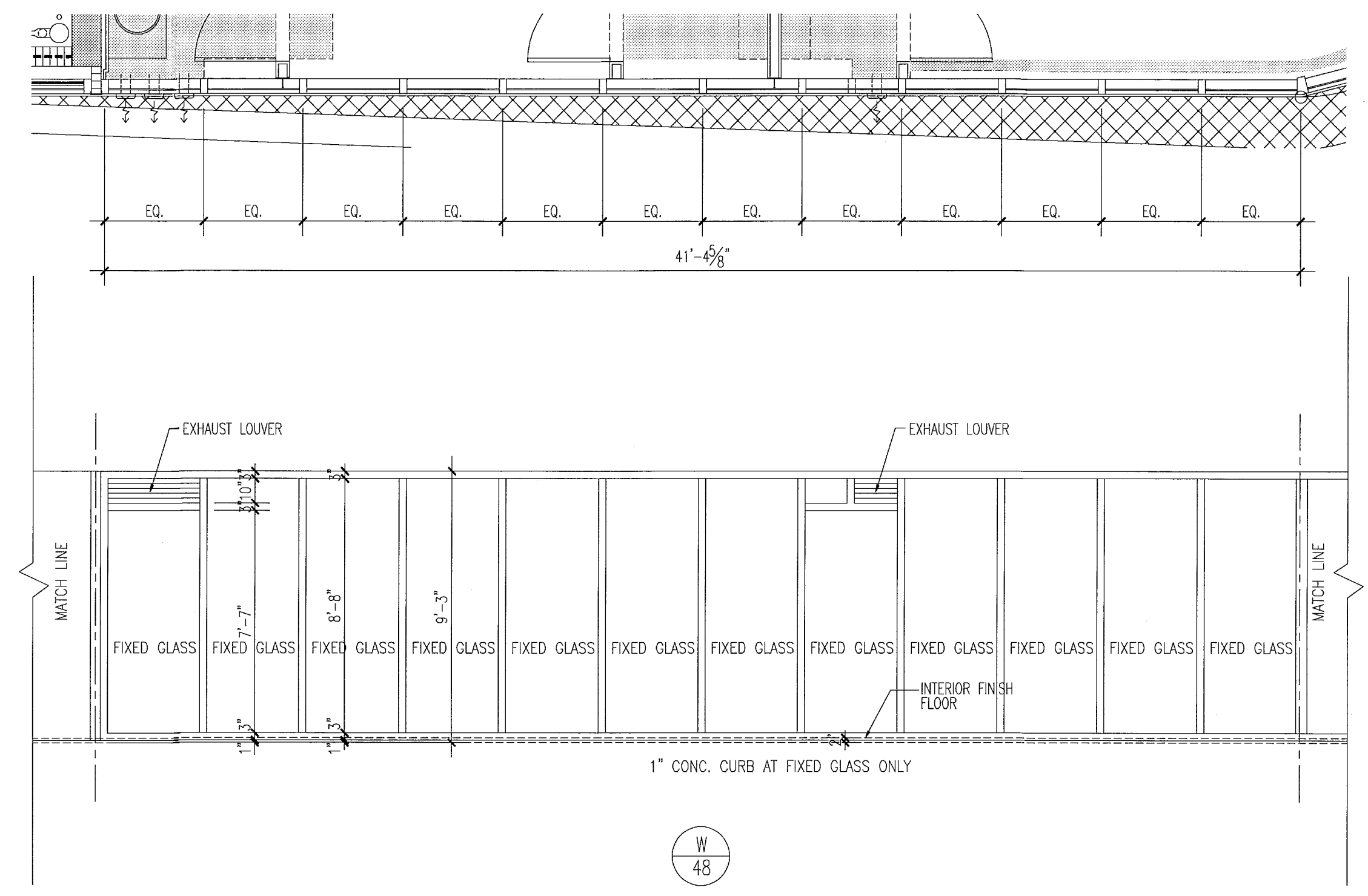
New Sheet
A8.20

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P.V. xerox.ctb
PENS
PAYS (A) 2012 04/28/2013 04:54:11
DWG
P.D.
SCALE
REV. 17 Dec 2013 - 11:02am

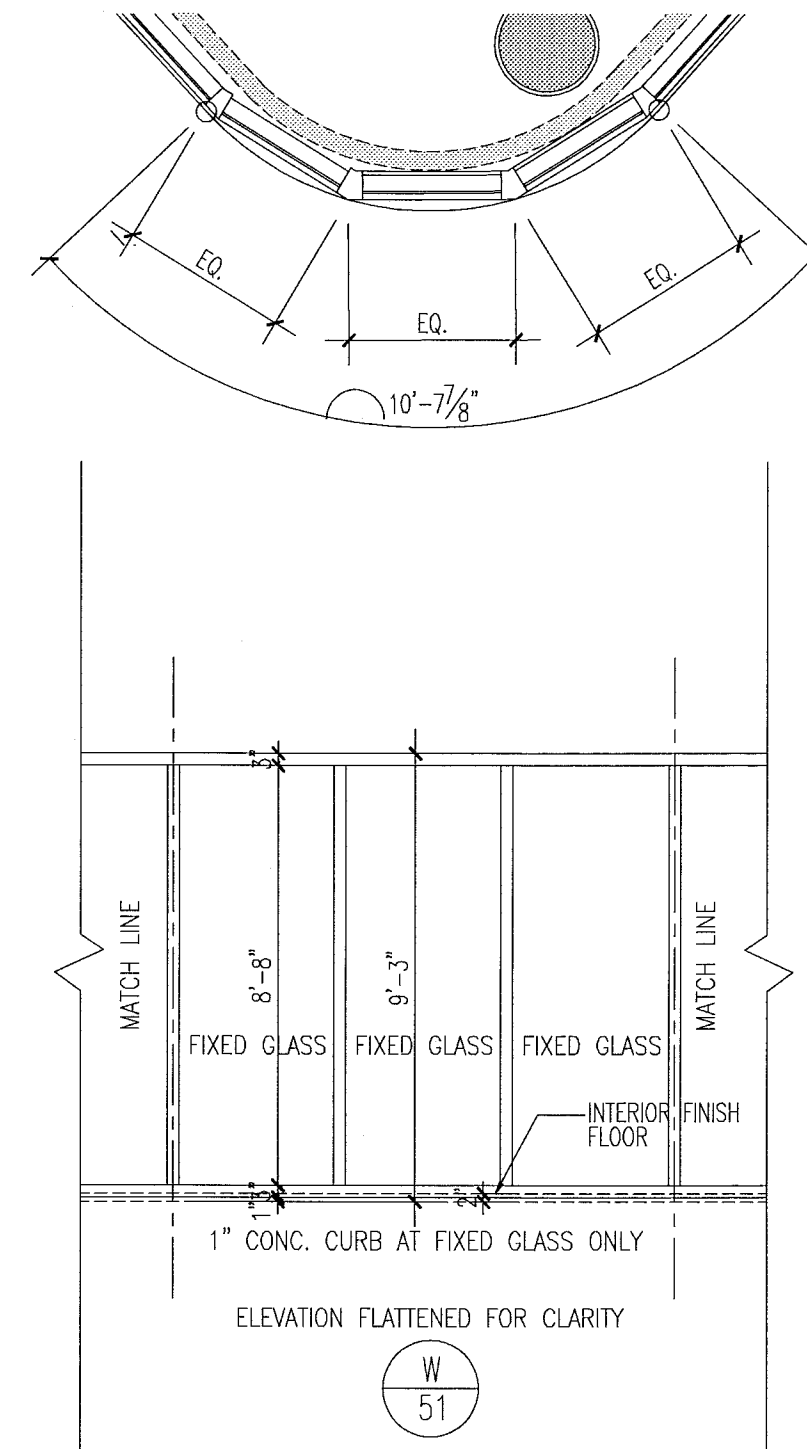
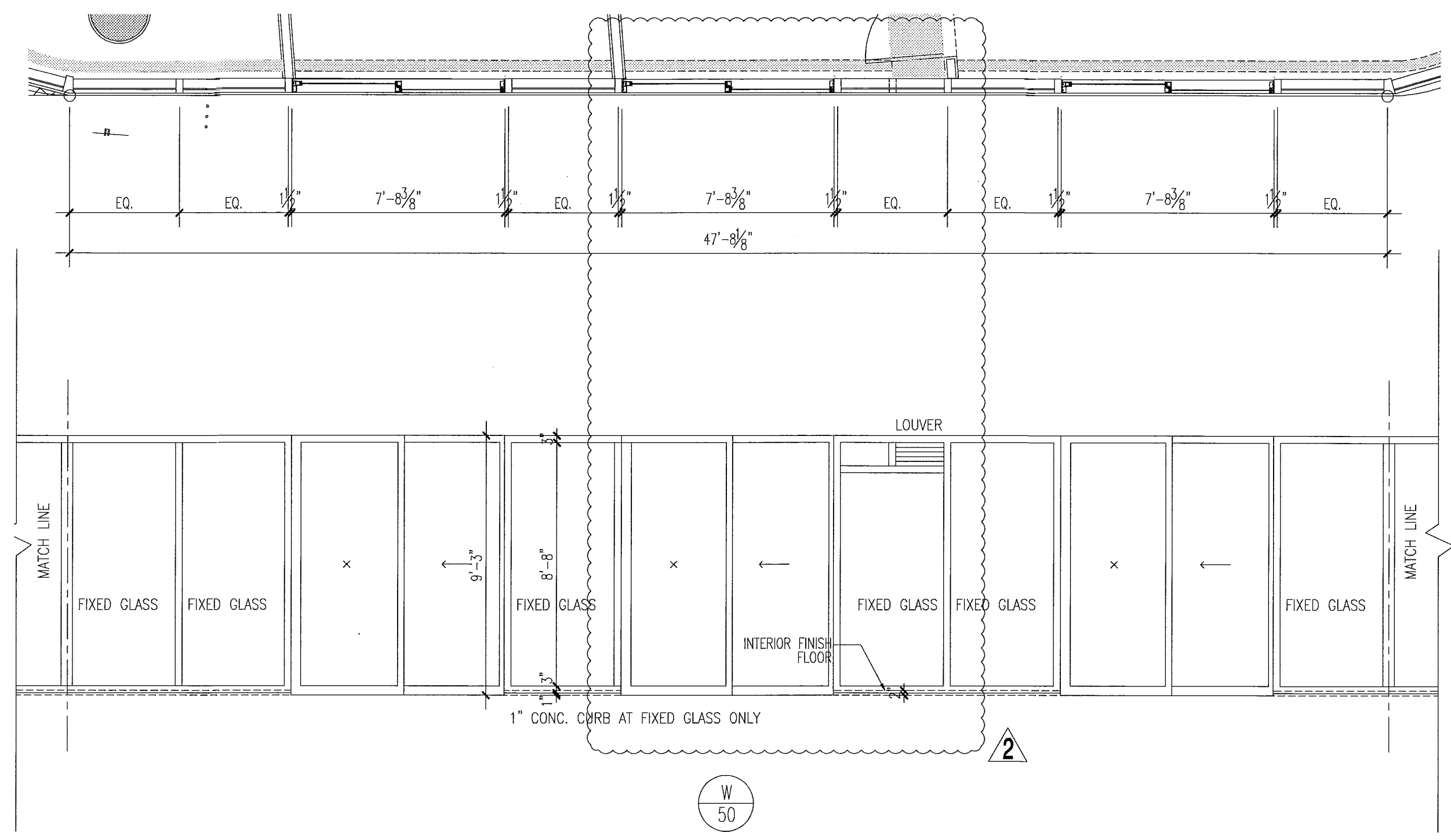
REV. 02/20/2013

window elevations

1/4"



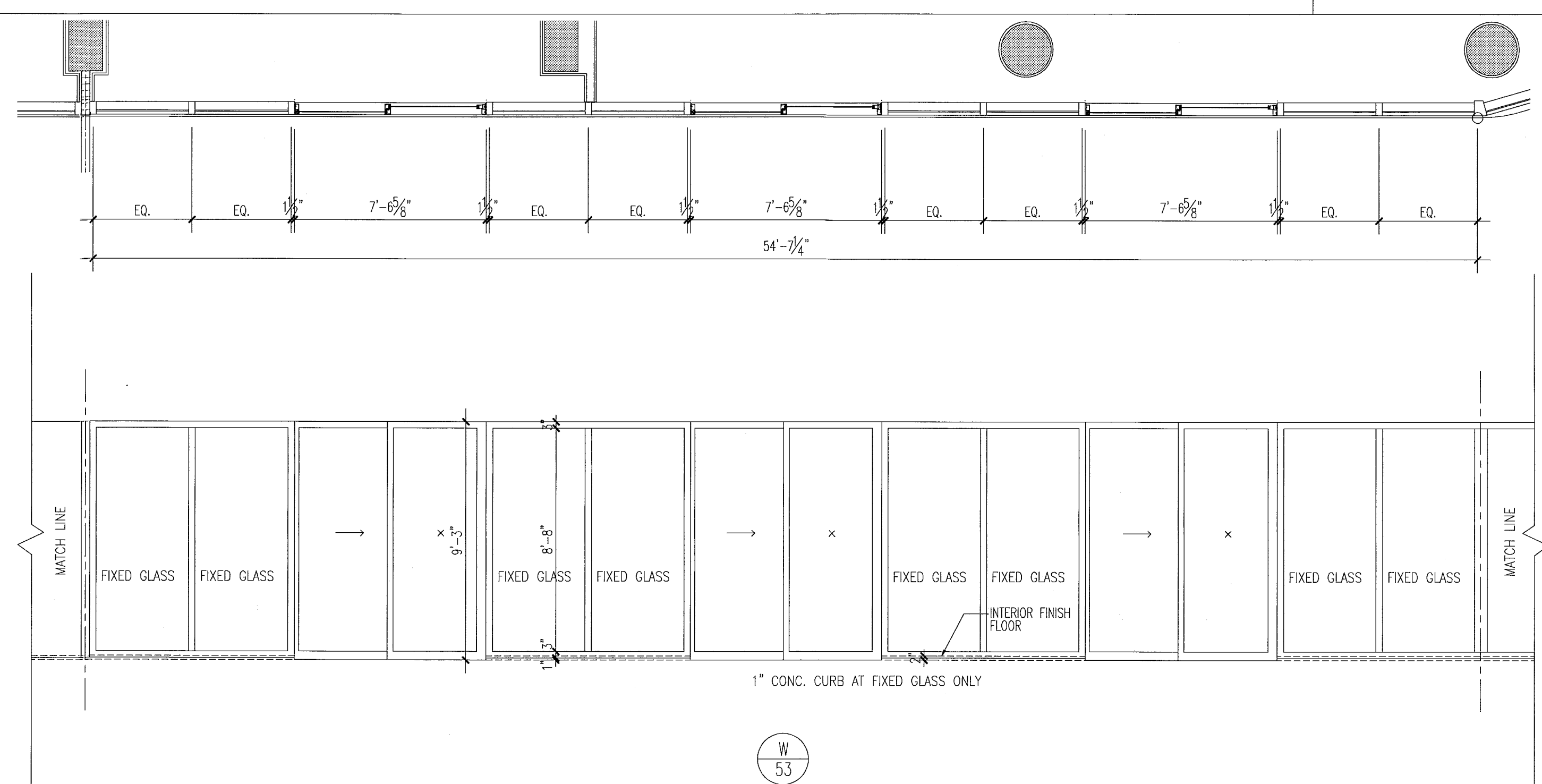
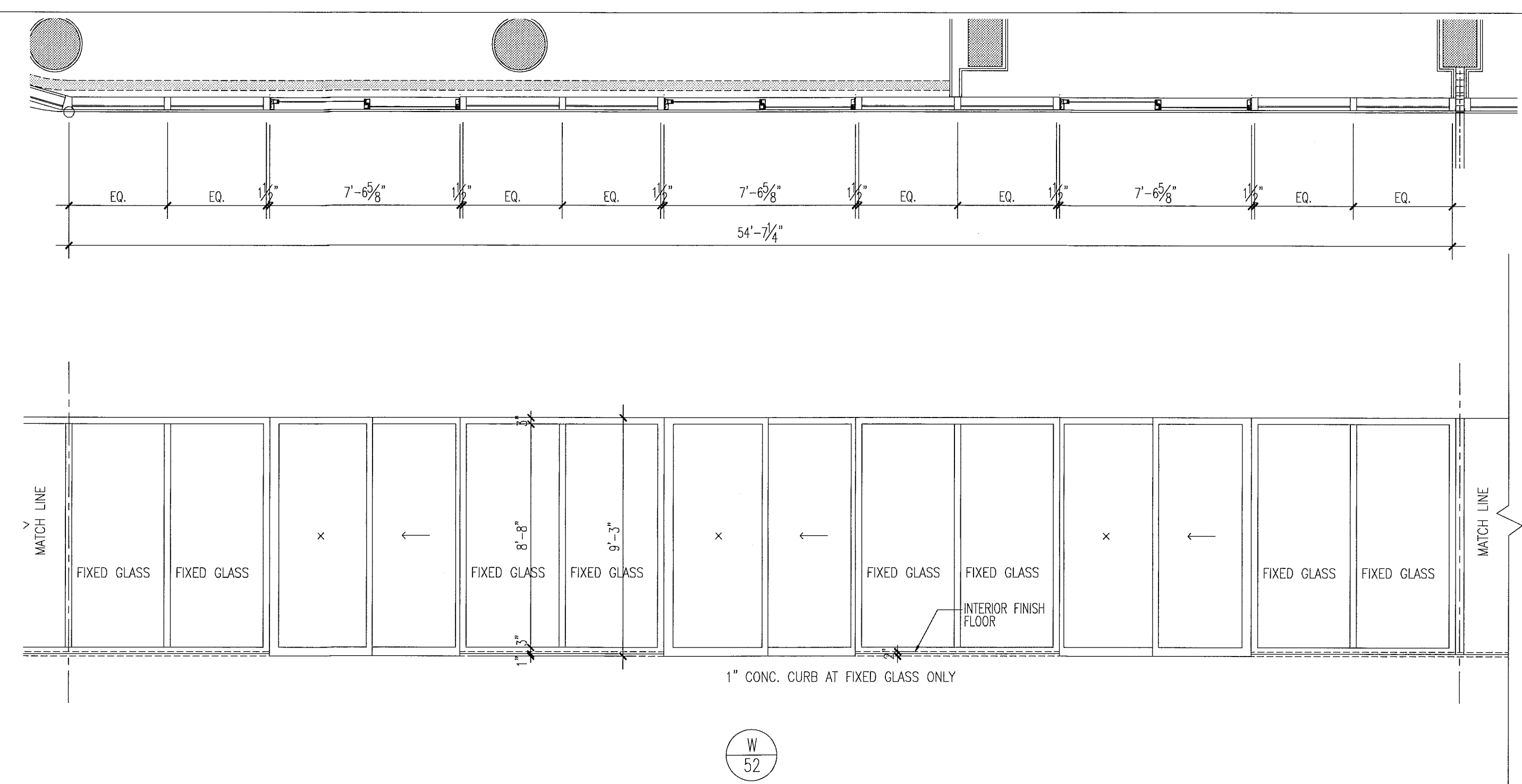
window elevations



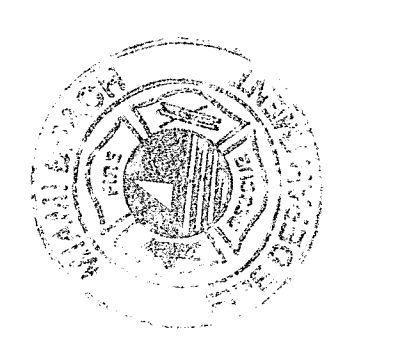
- notes:**
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



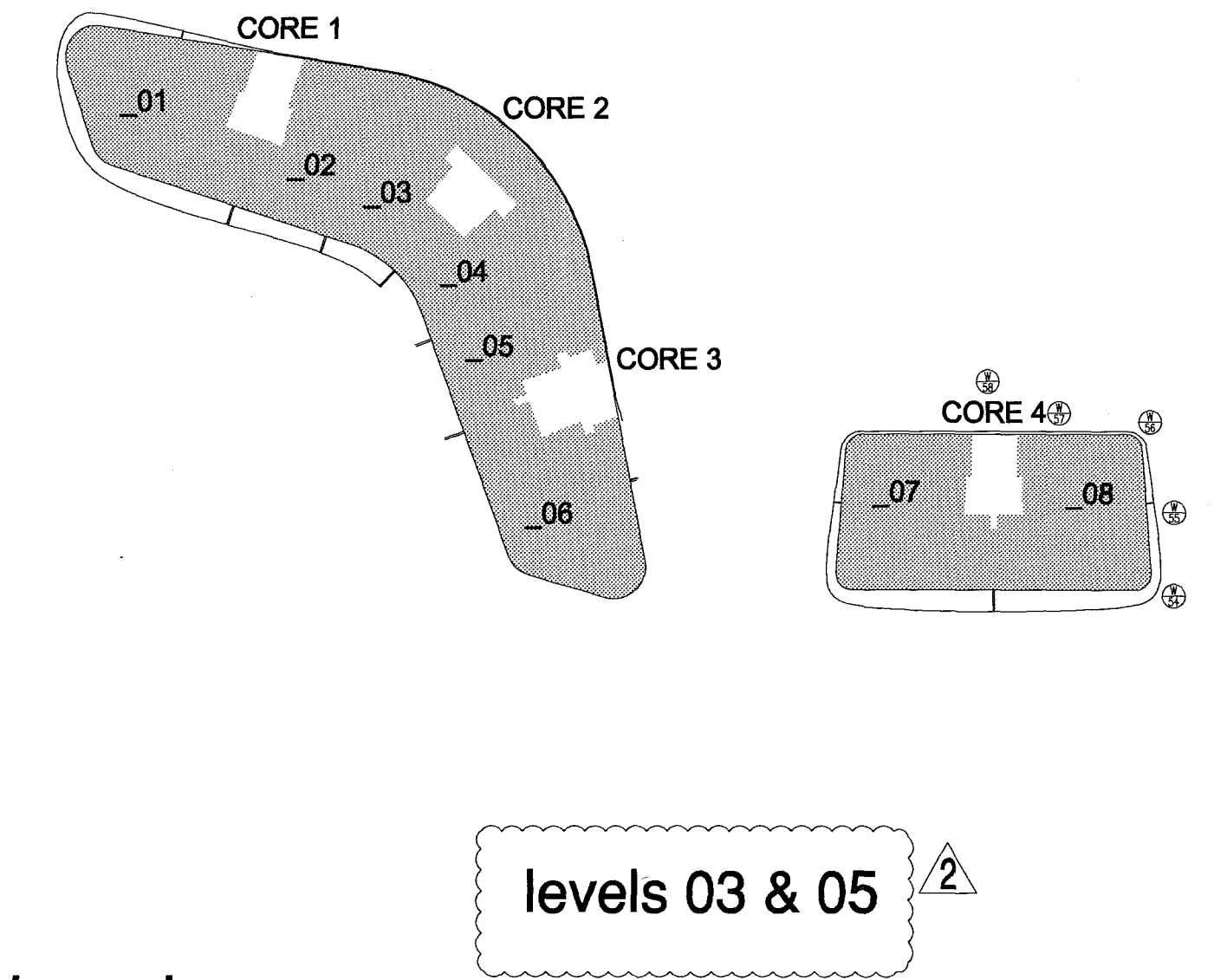
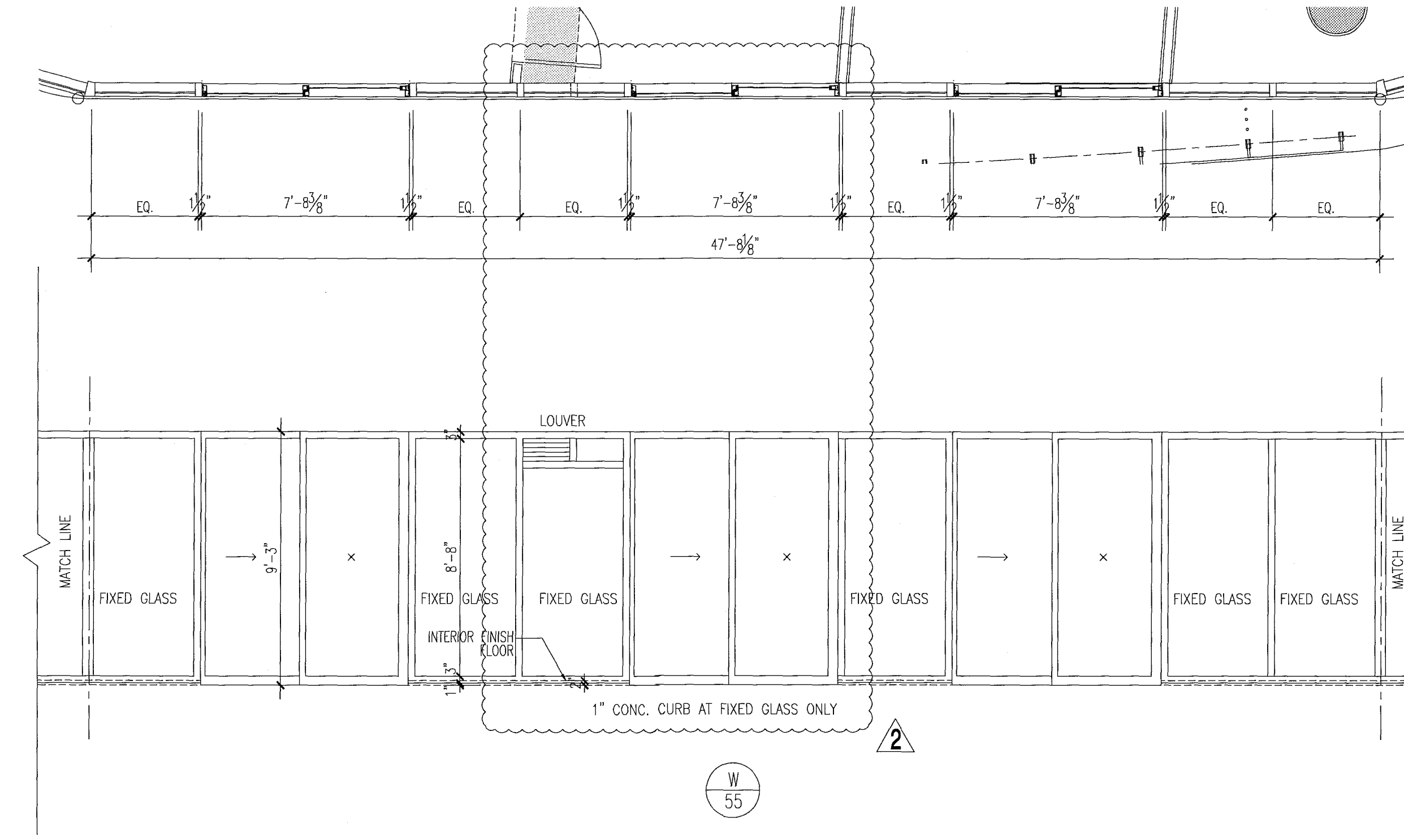
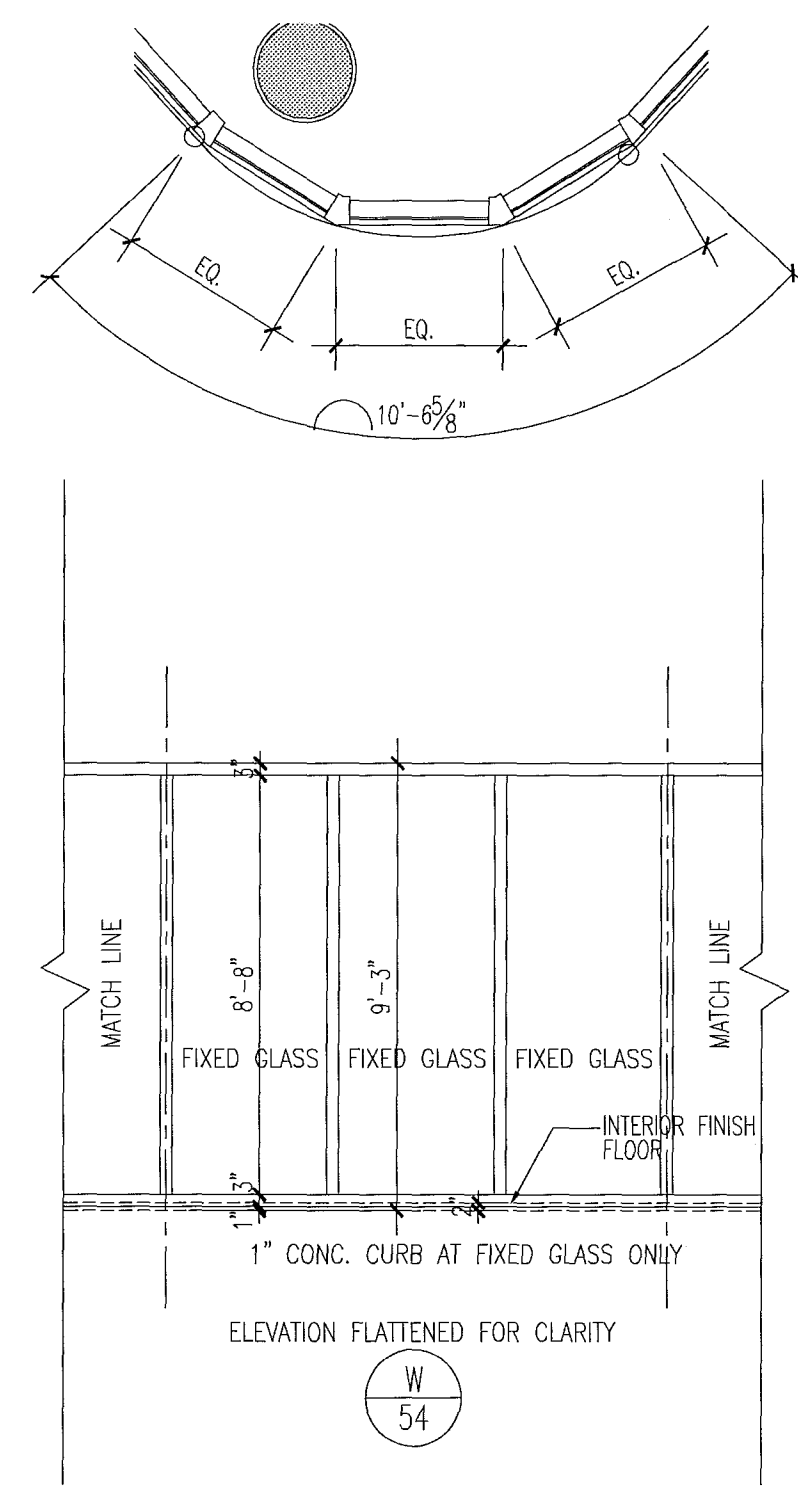
12/20/2013
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as modified by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision	2	12/20/2013
Revision	2	07.01.2013
BID SET		04.30.2013
BUILDING PERMIT		A1202

window elevations

1/4"

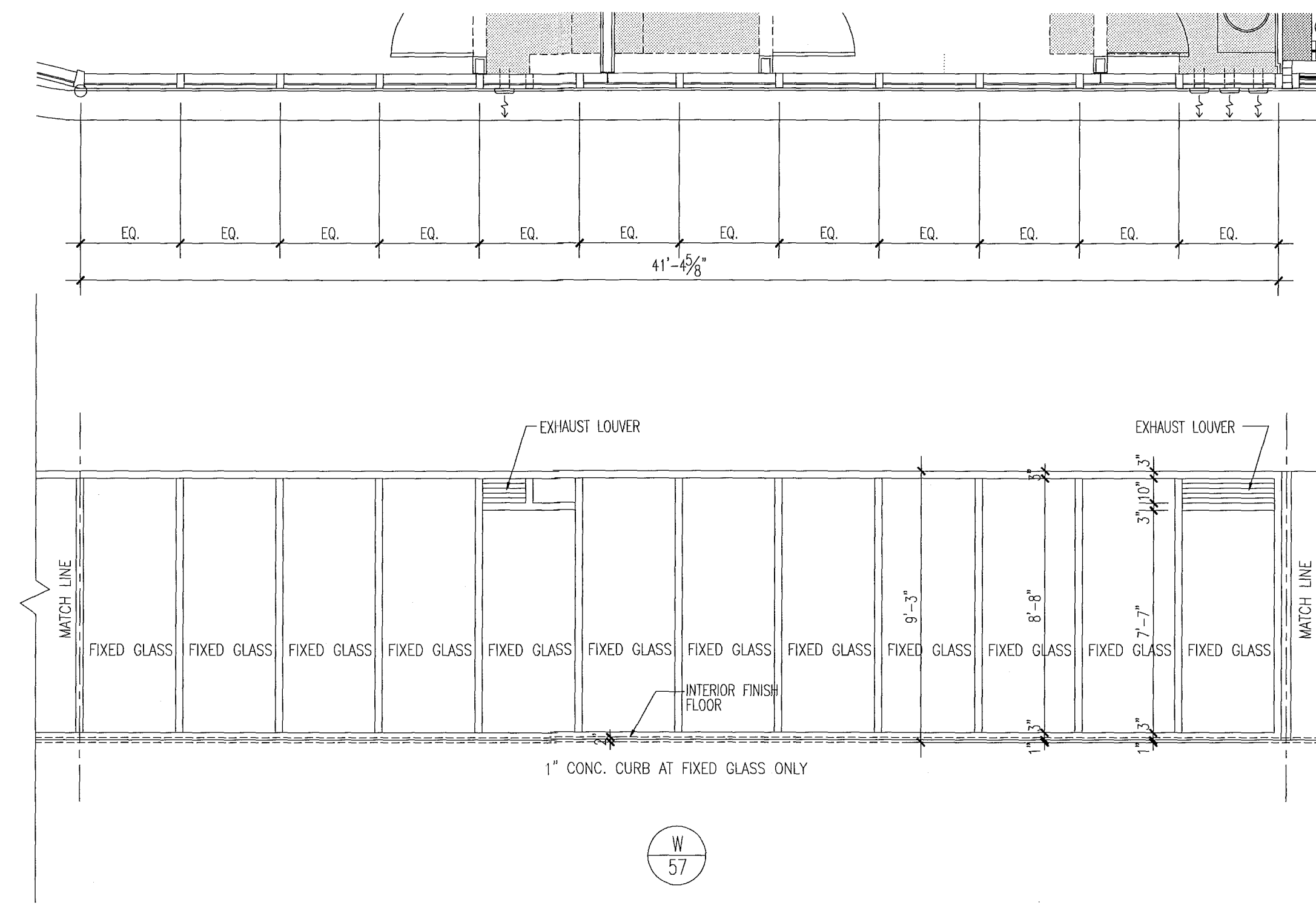
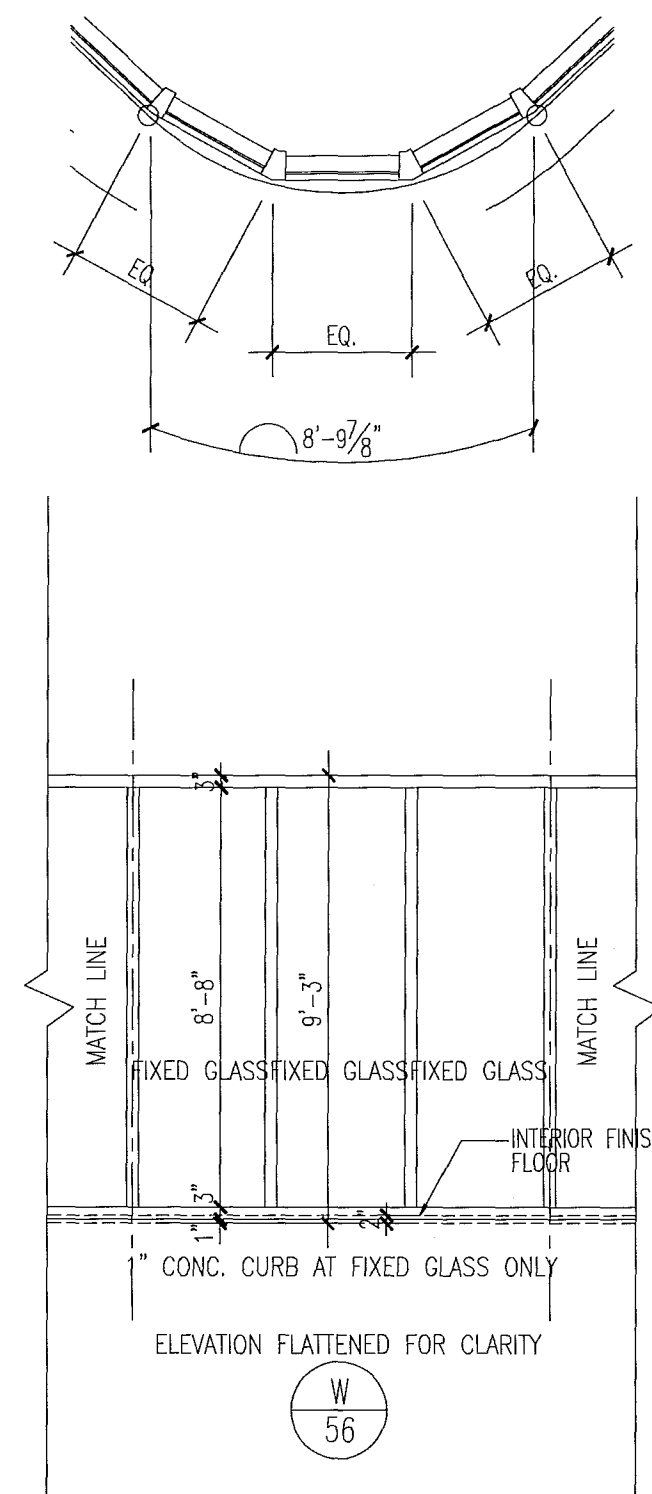
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 DWG: [A] 2013.04.01
 P.L.D.: [A] 2013.04.01
 SCALE: 1/4" = 1'-0"



key plan

1/64"

window elevations

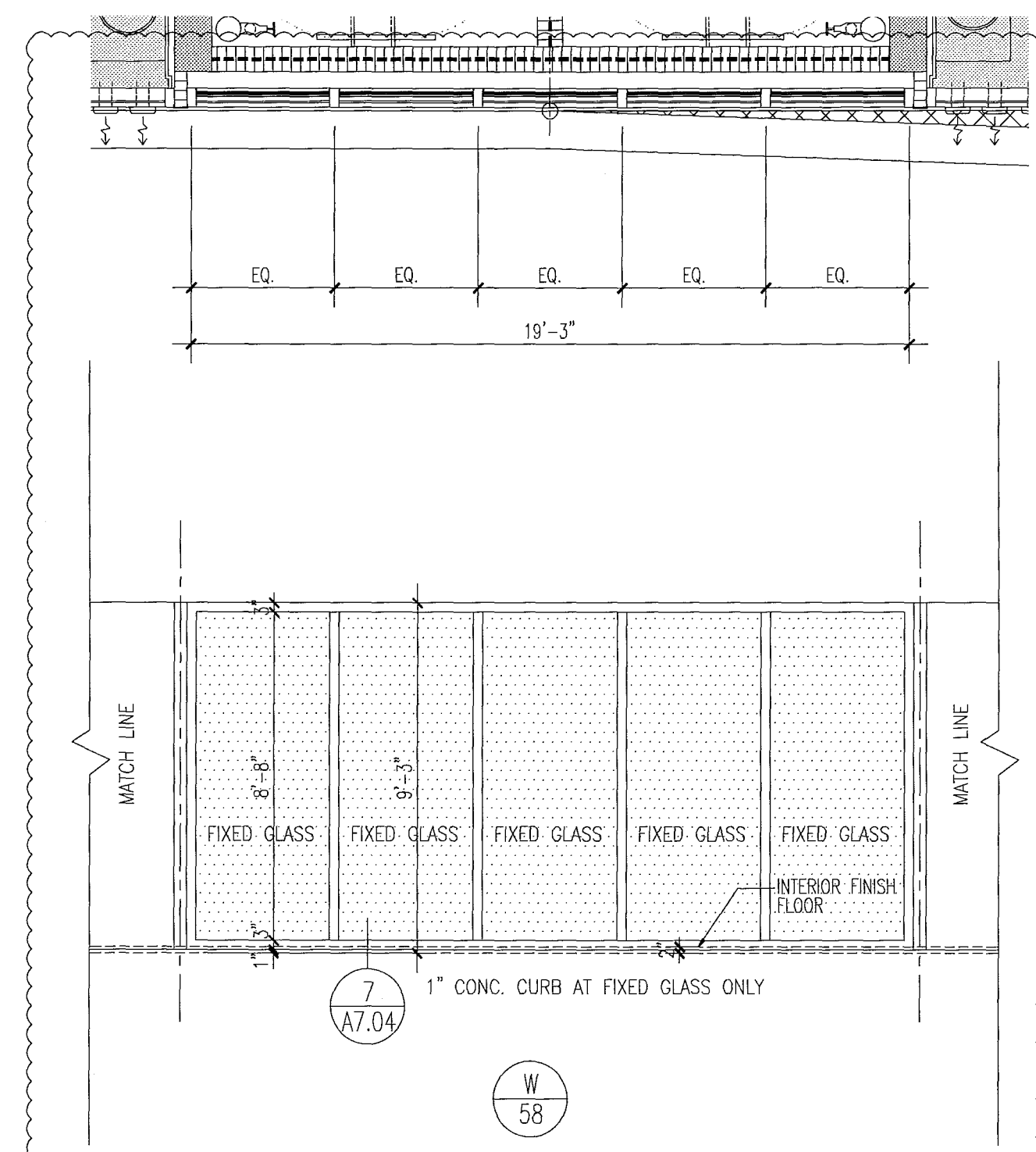


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, grey tinted, submit samples to be approved by architect.
- All windows with glass floor to ceiling to be tested for safeguard requirements in accordance with IBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
- All glazing panels within 12" of doors to be tempered glass.
- See plans & elevations for spandrel and obscure panels.
- All fixed glazing panels to be tempered glass. (U.O.A.), GRAY glass color to be approved by architect.
- All glazing units to be installed as per window consultant and window manufacturer specifications.
- All dimensions to be verified on site prior to manufacturing windows.
- Windows shown as viewed from exterior of building. Reverse units opposite hand.
- For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
- Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
- Window frame and louver finish to be PPG Duracolor SILVER submit samples to be approved by architect.
- Exterior Windows, doors and storefronts will be under separate permit.
- Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

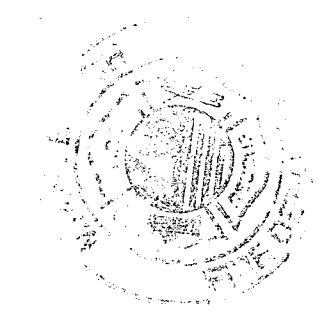
FOR CONSTRUCTION



window elevations

1/4"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision	Date
2	12/20/2013

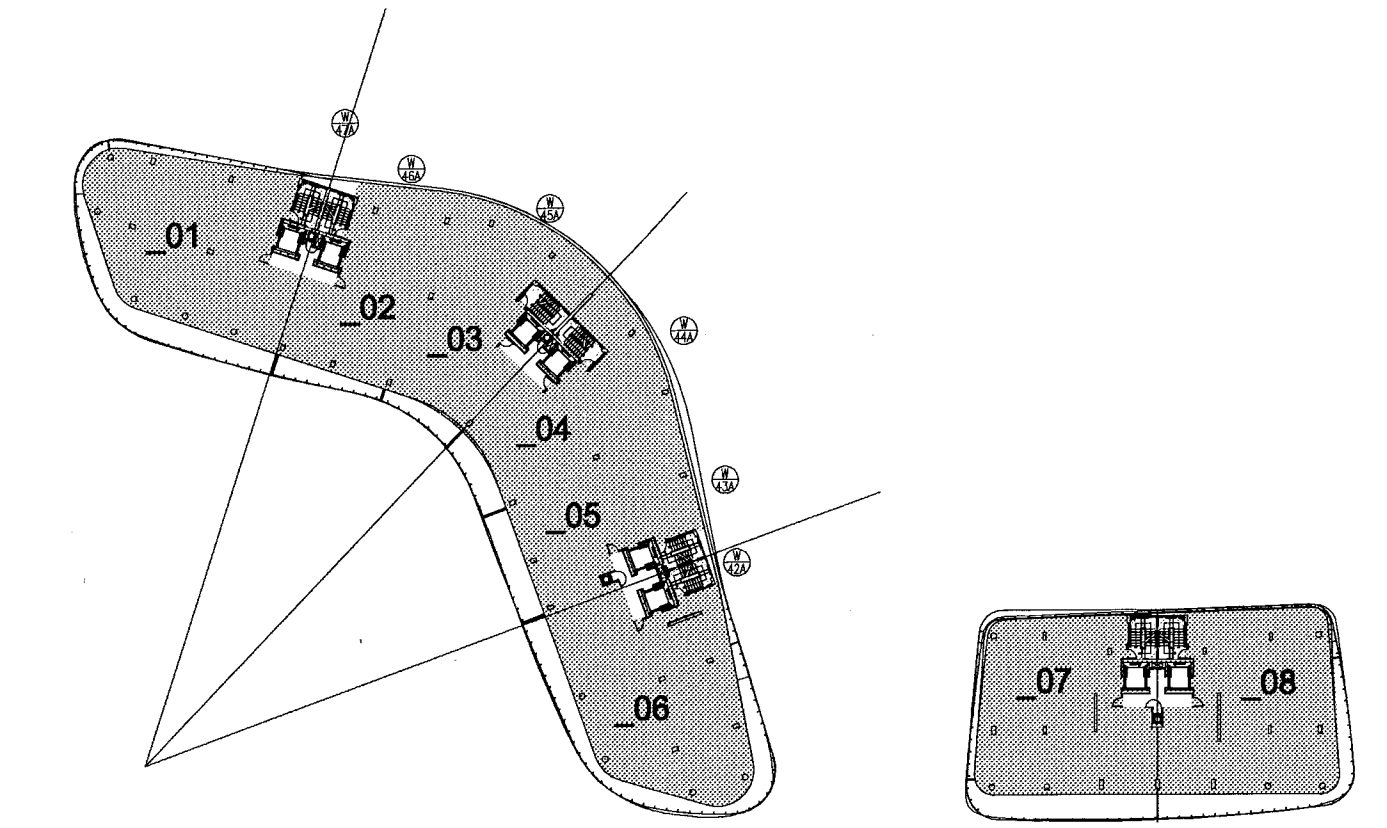
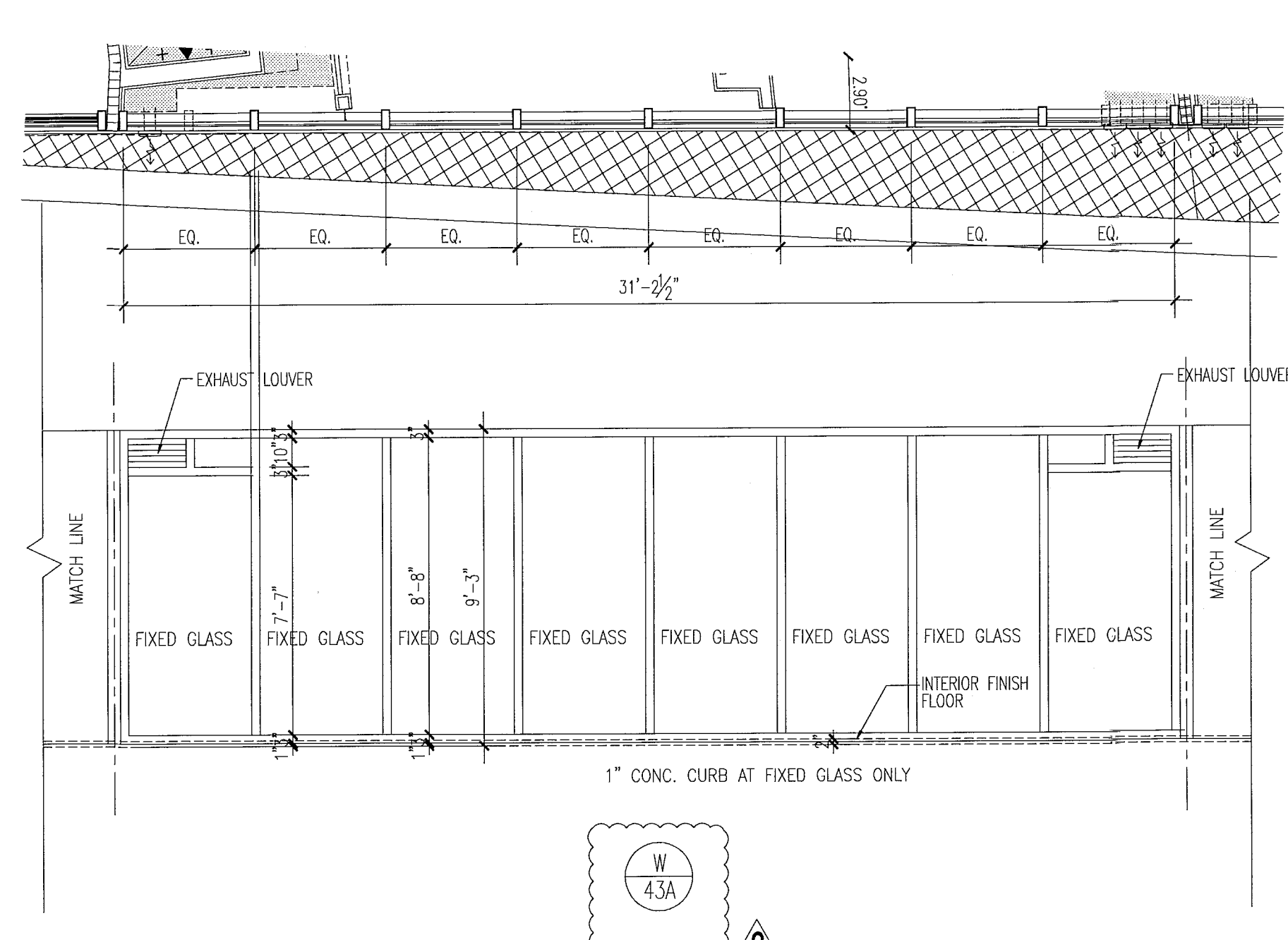
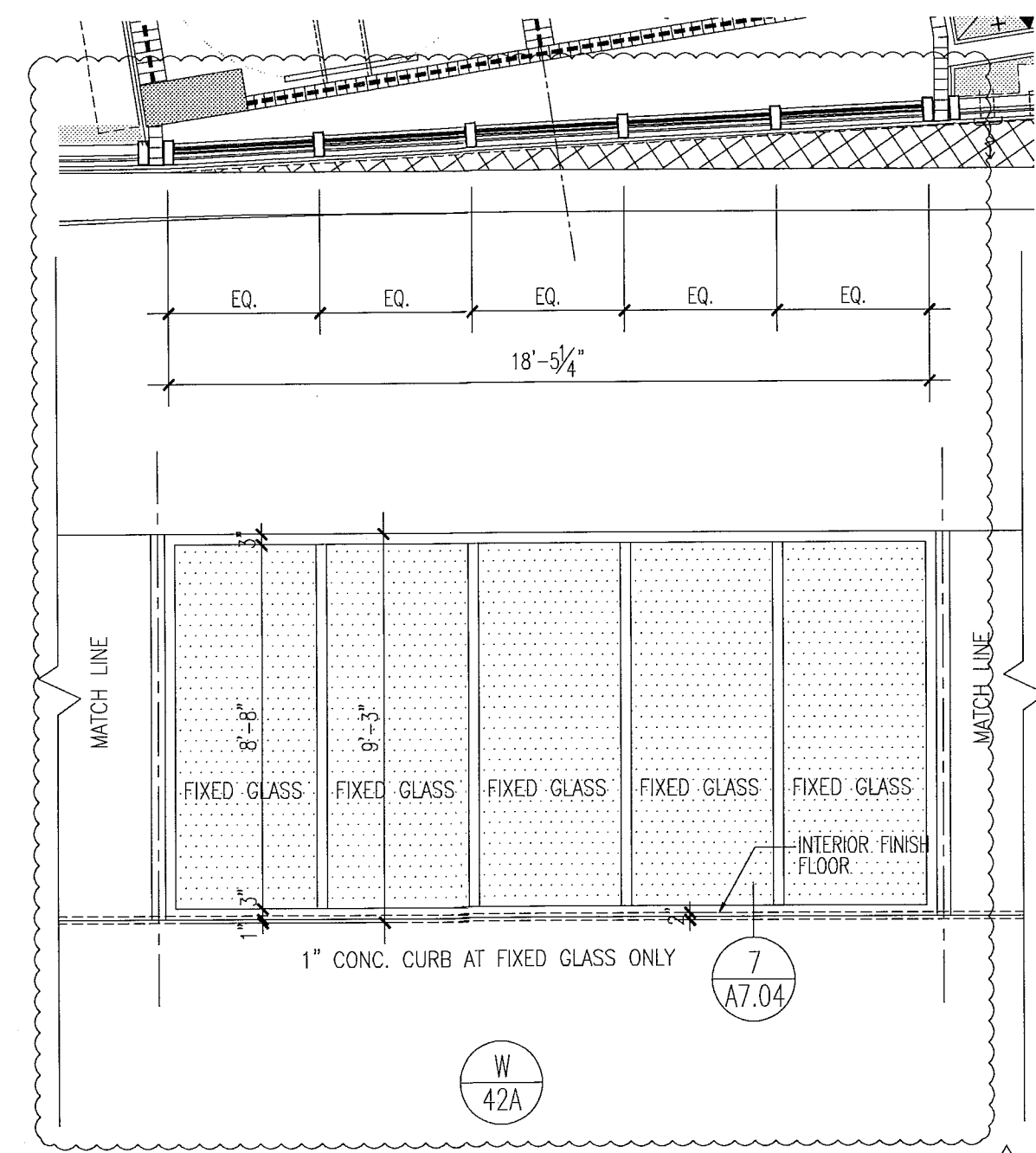
BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
A1202

The Sieger Suarez Architectural Partnership
14121 Southwest 119 Avenue, Miami, Florida, 33186. 305/274-2702.

Firm Lic. # AA128
Charles M. Sieger, F.A.I.A.
Lic. # AR5782
José J. Suarez, A.I.A.
Lic. # AR1005

New Sheet
A8.22

REV. 15 Dec 2013 - 4:55pm
REV. 12 Dec 2013 - 11:02am
SCALE 1:1

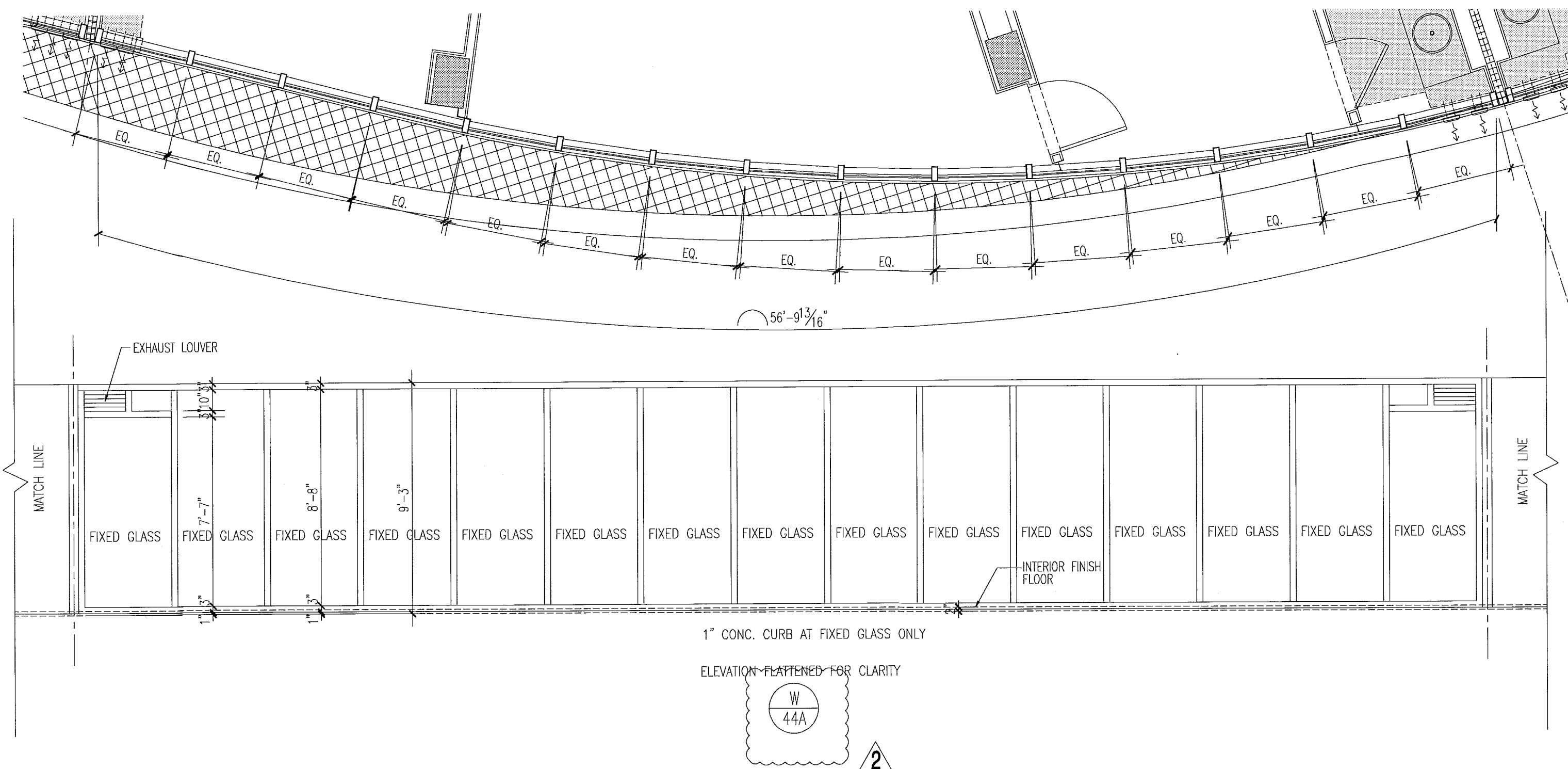


level 04

key plan

1/64"

window elevations

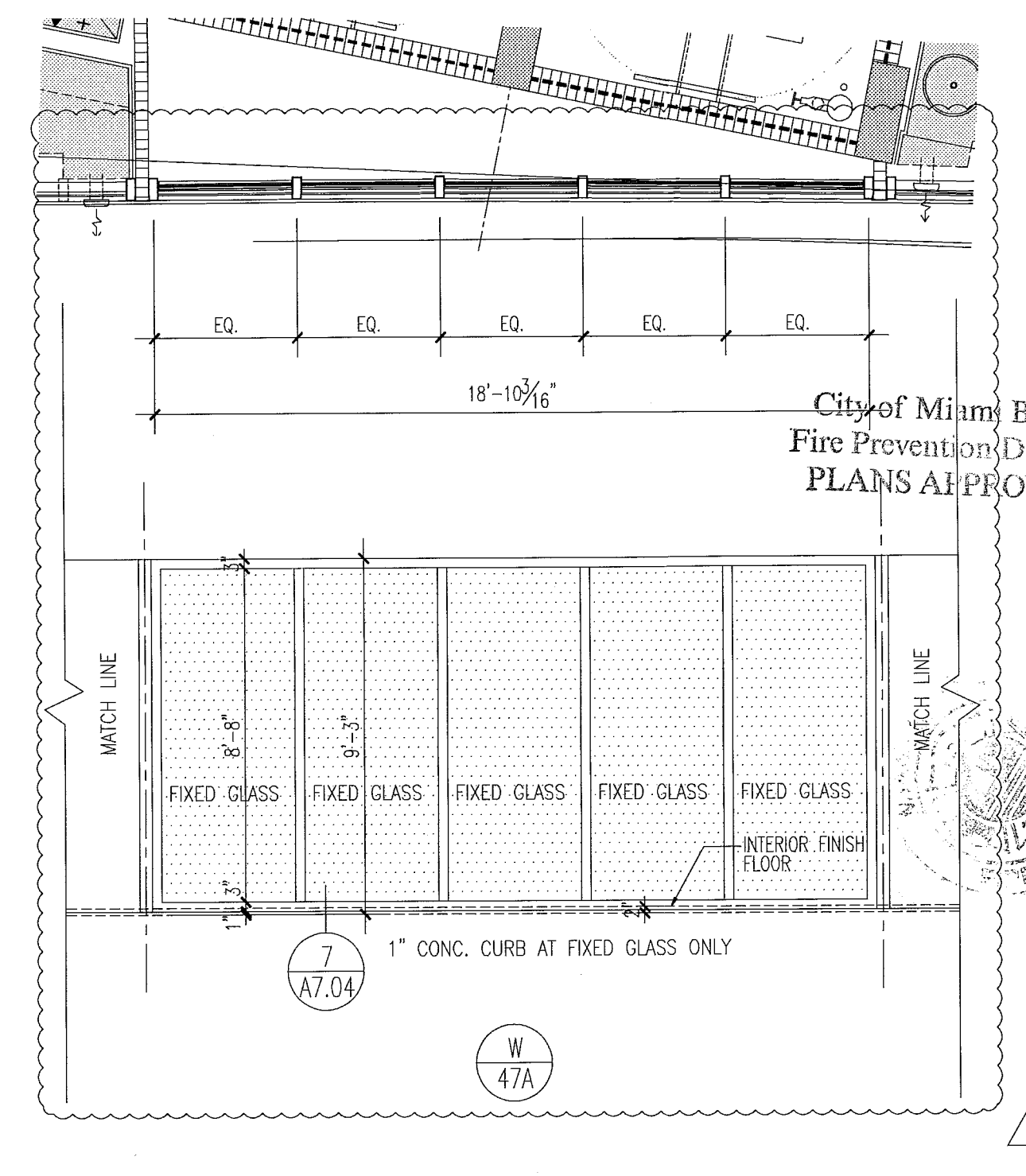
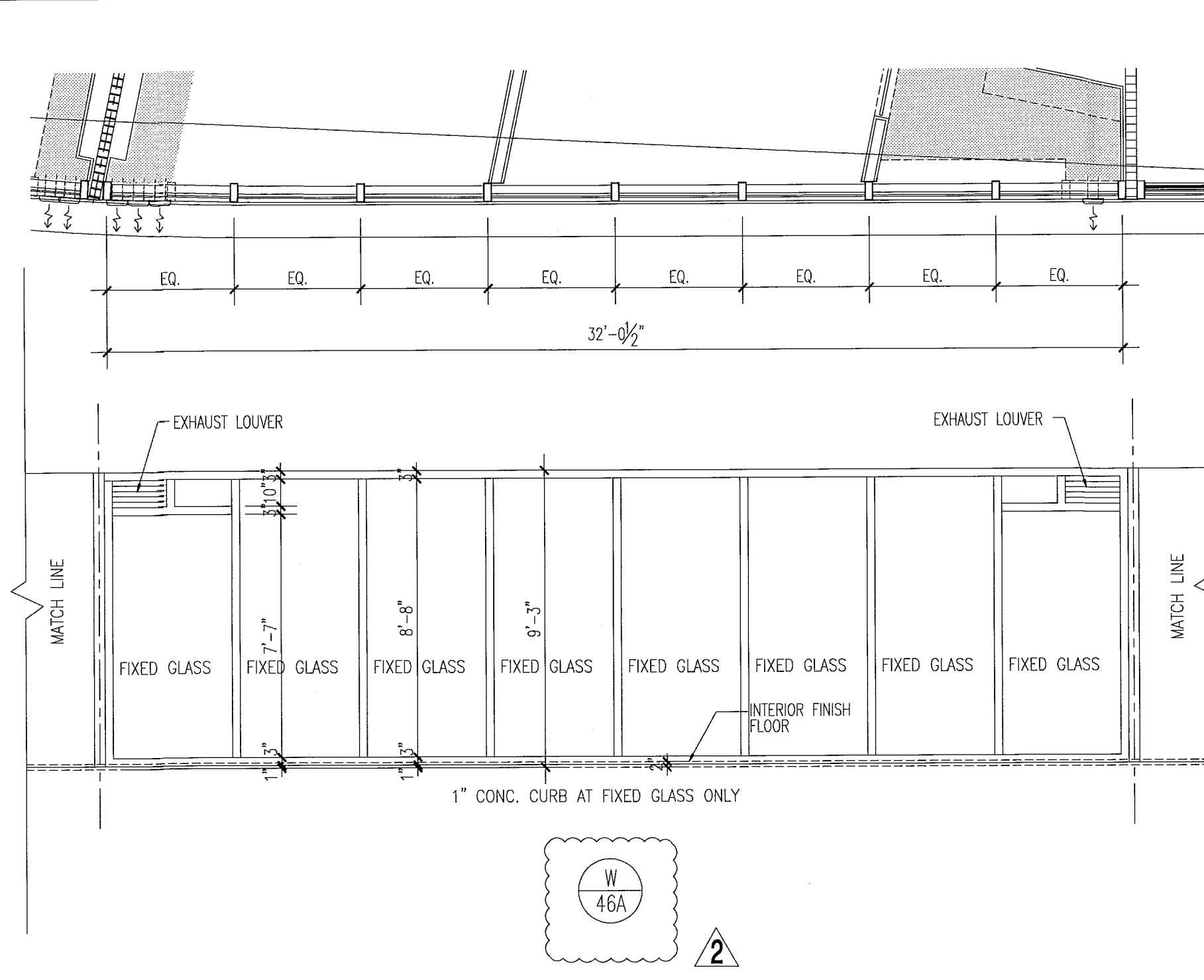
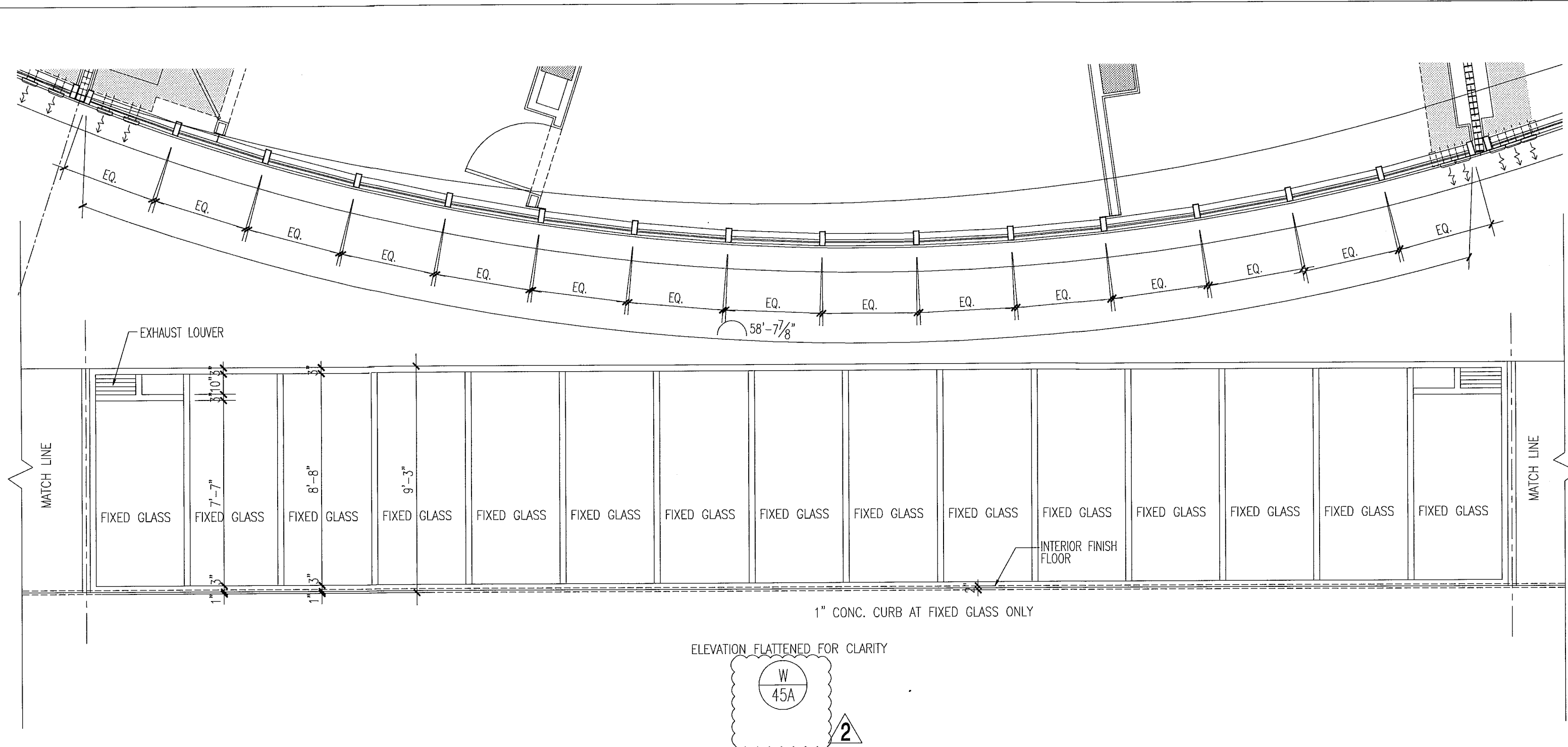


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
- All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
- All glazing panels within 12" of doors to be tempered glass.
- See plans & elevations for spandrel and obscure panels.
- All fixed glazing panels to be tempered glass. (U.O.N.). GRAY glass color to be approved by architect.
- All glazing units to be installed as per window consultant and window manufacturer specifications.
- All dimensions to be verified on site prior to manufacturing windows.
- Windows shown as viewed from exterior of building. Reverse units opposite hand.
- For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
- Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
- Window frame and louver finish to be PPG Duronor SILVER submit samples to be approved by architect
- Exterior Windows, doors and storefronts will be under separate permit.
- Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained therein shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

Revision 2 12/20/2013

ADDENDUMS
 Construction Issue Date
 As Built Date

BID SET 07.01.2013
 Issue Date
 BUILDING PERMIT 04.30.2013
 Job Number:
 A1202
 Sheet Number:

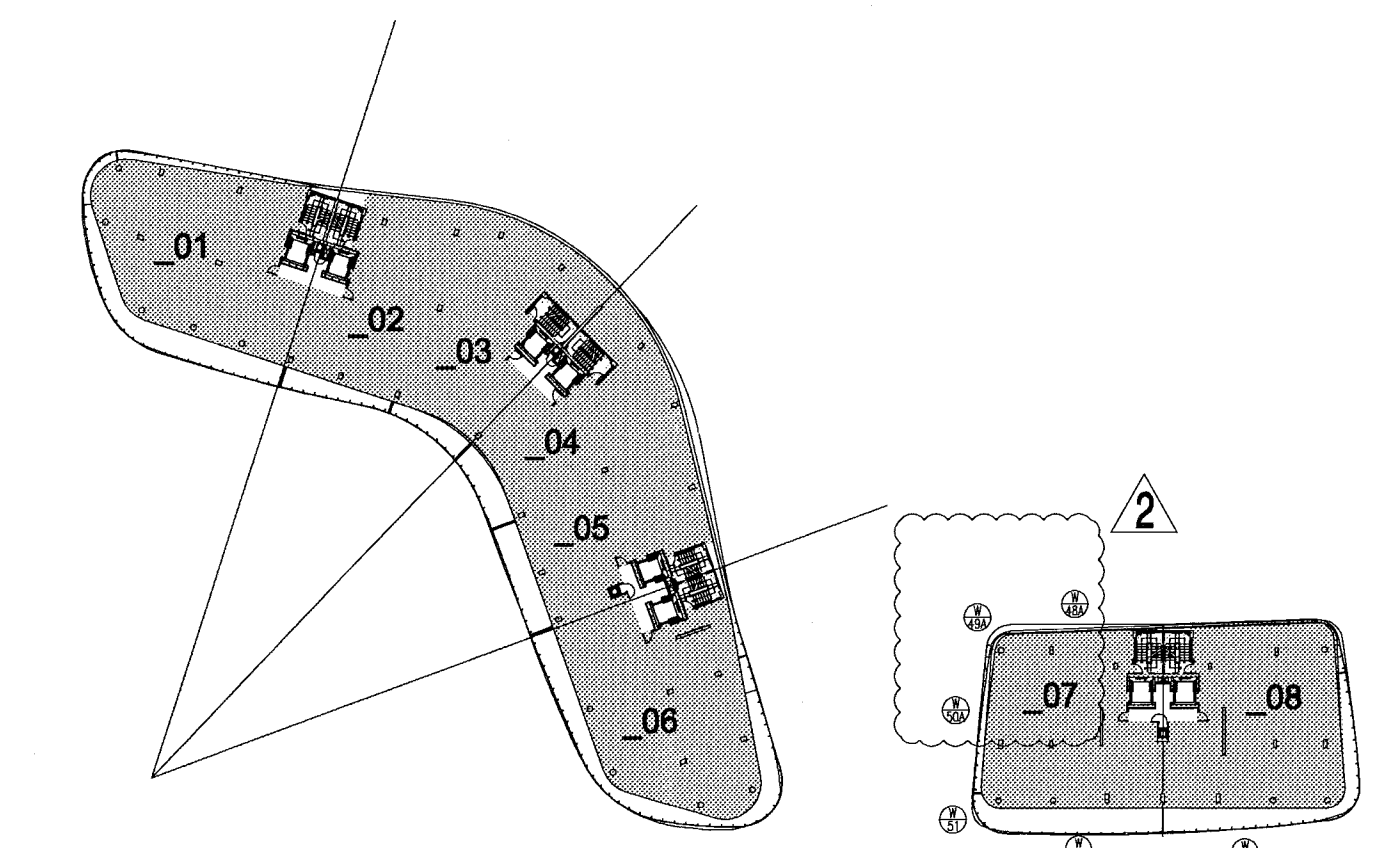
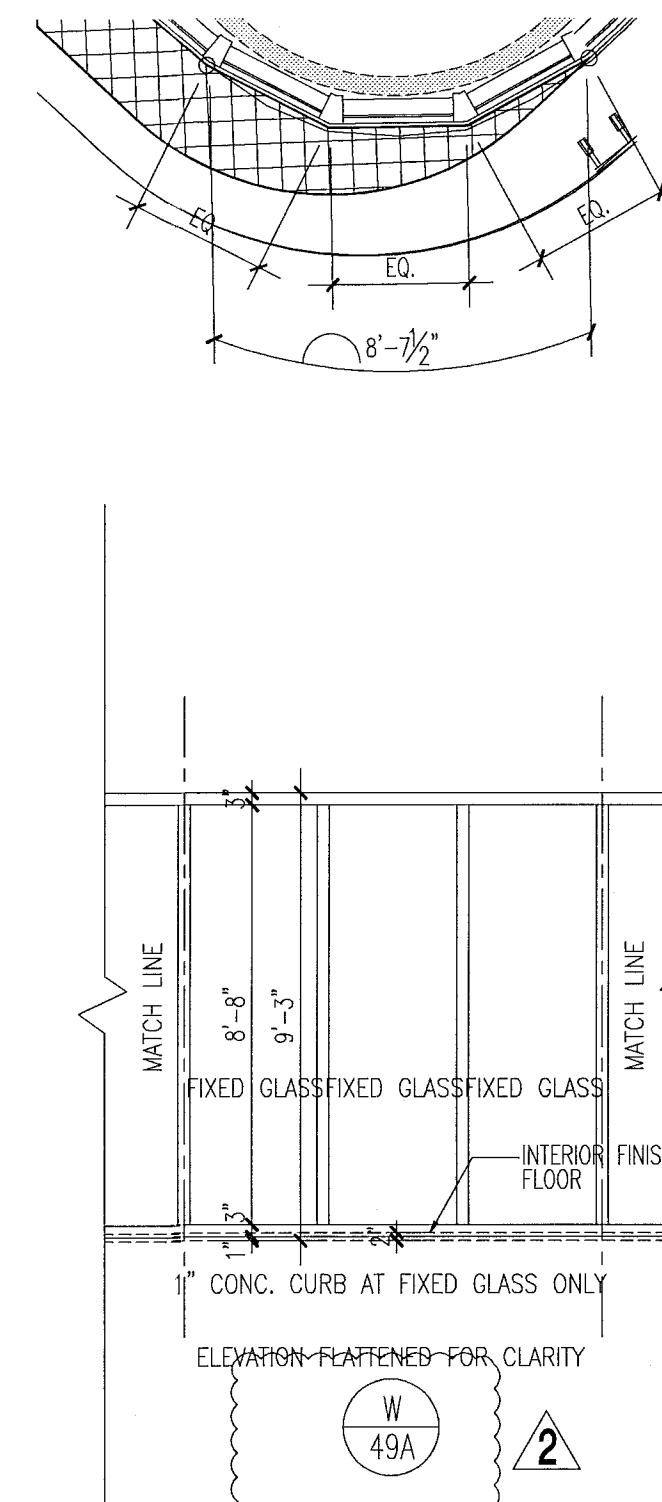
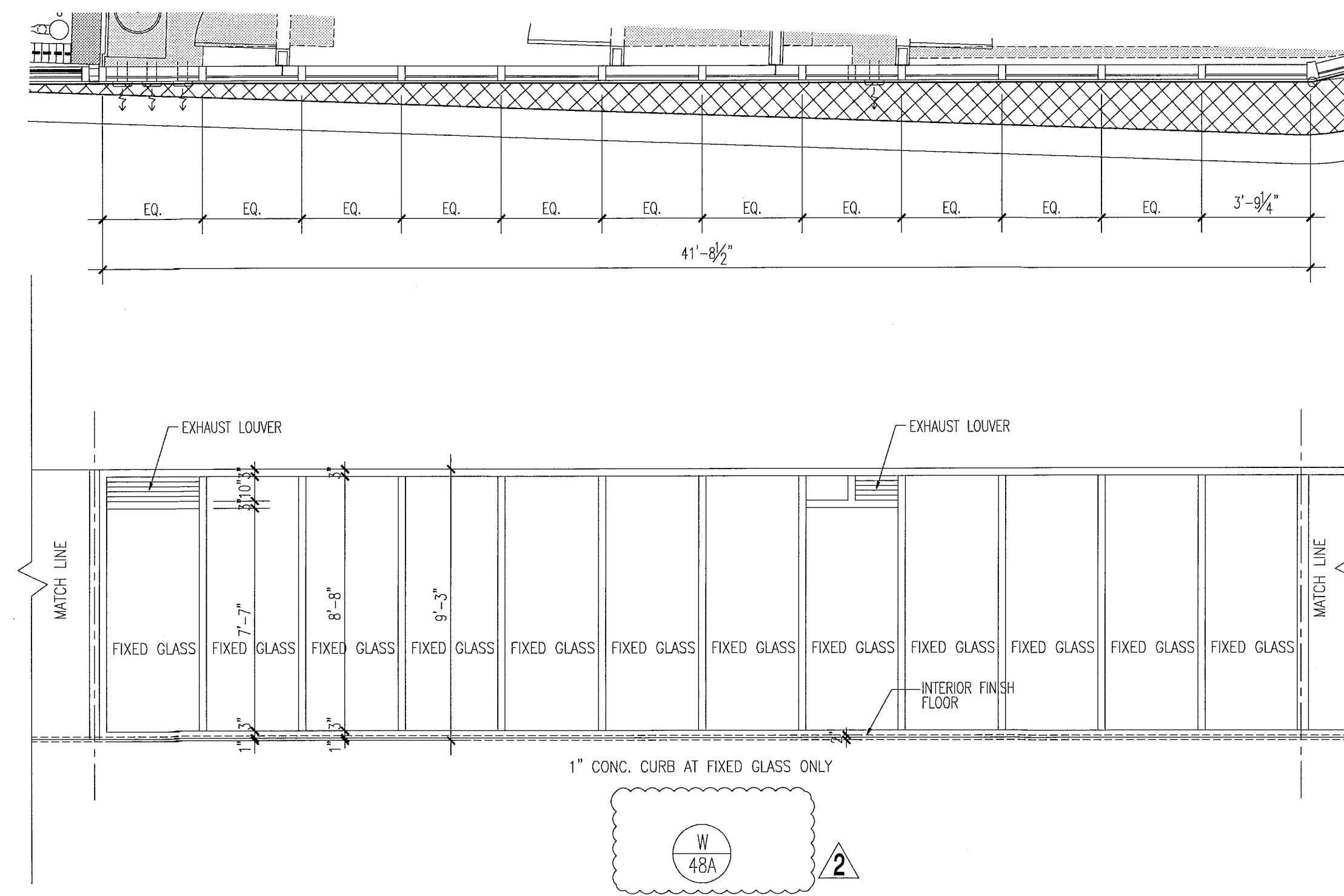
New Sheet

A8.25

PA 01/20/2013 11:11
 DWG 11/11/2013 11:11
 Scale
 12/20/2013
 11:11
 P.V. Keroschb
 PENS

window elevations

1/4"

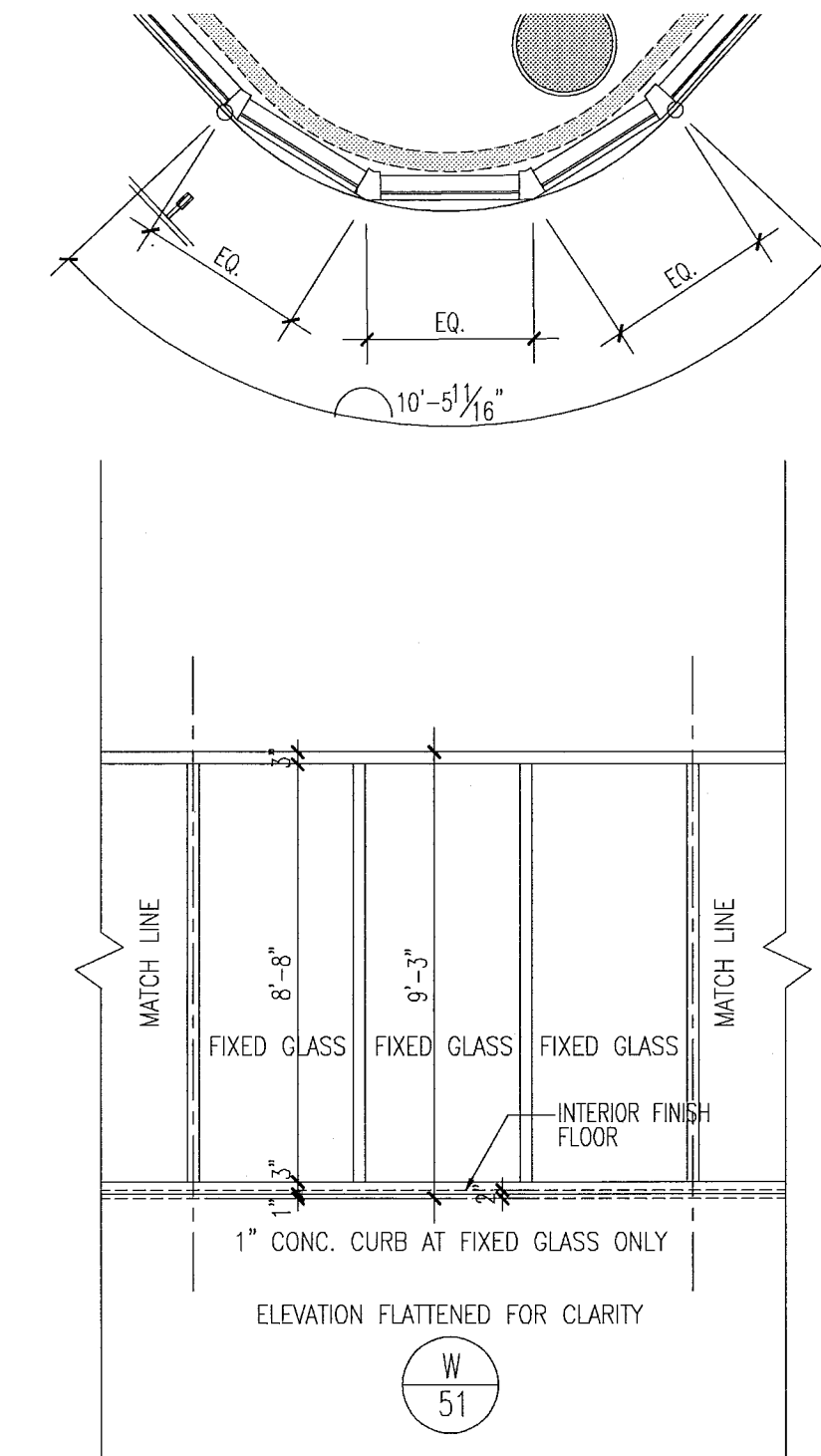
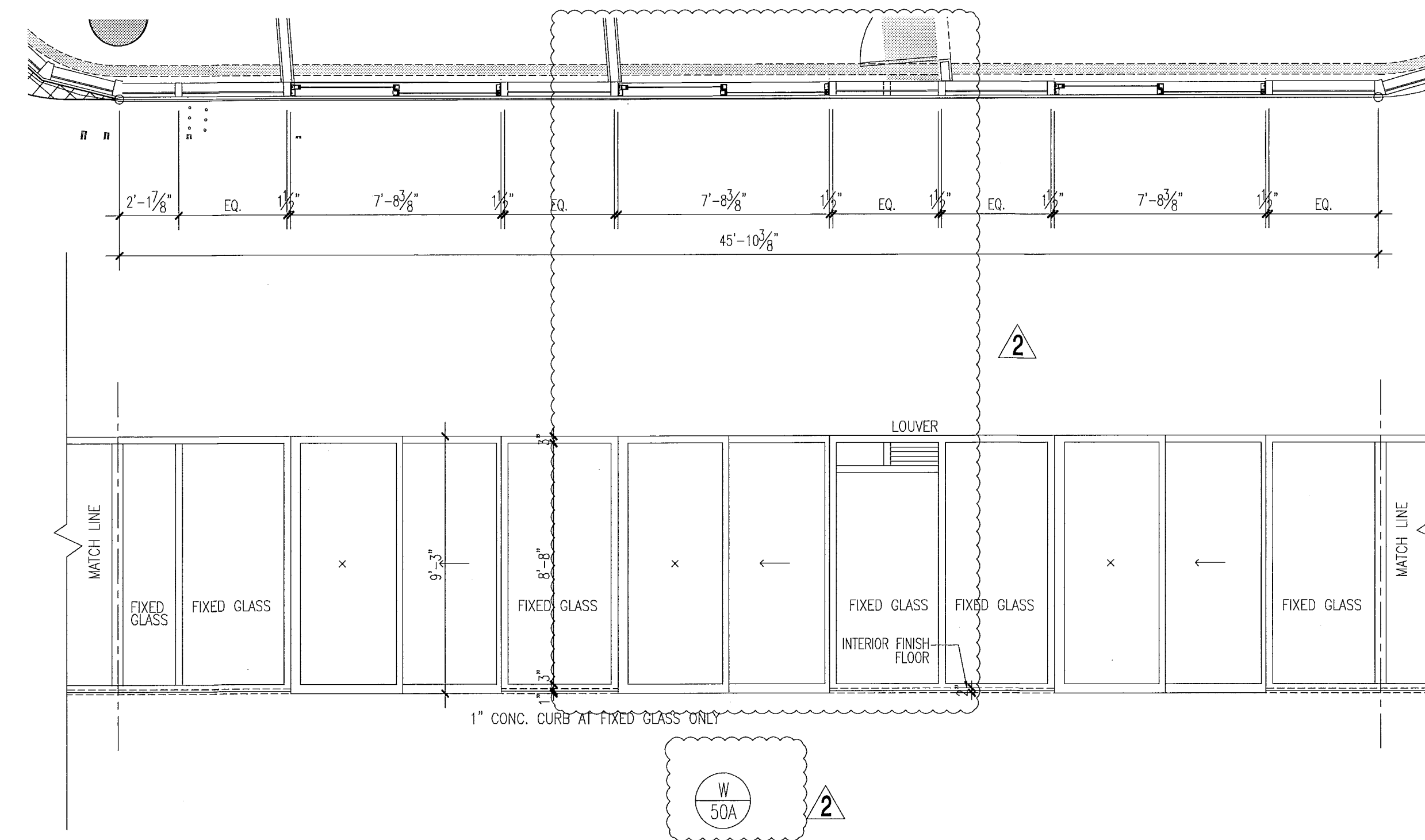


key plan

level 04

1/64"

window elevations

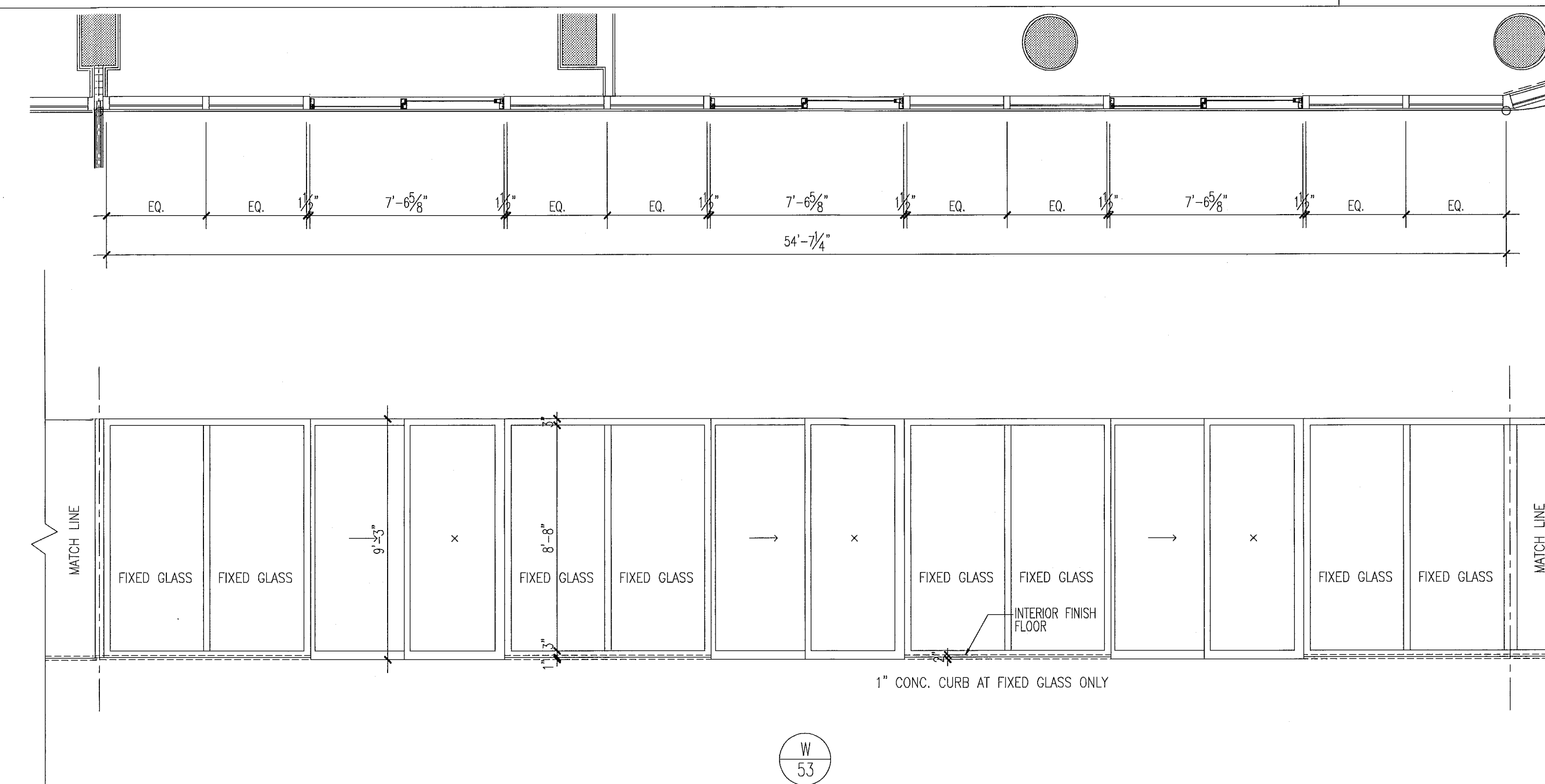
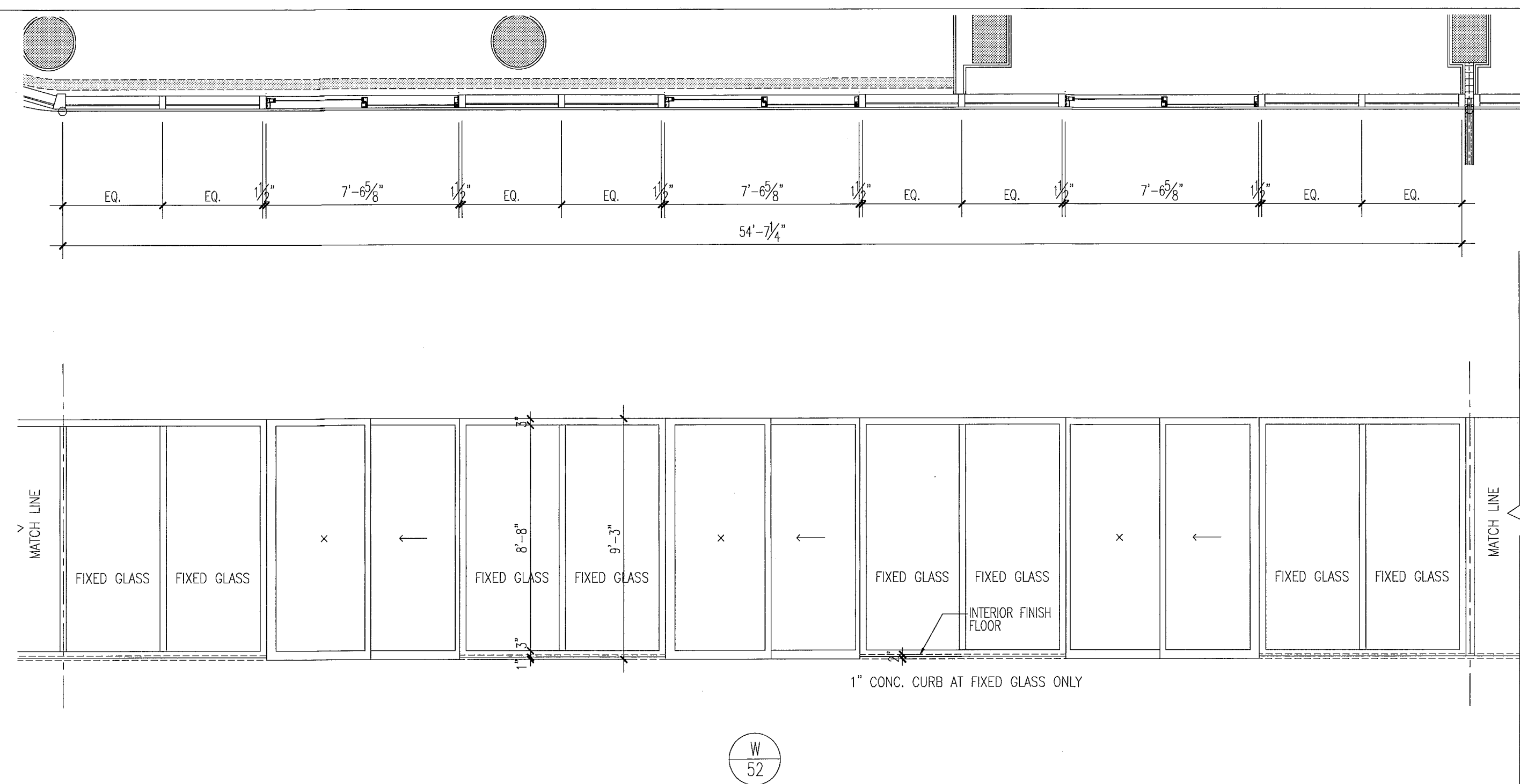


notes:

1. All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
2. All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
3. All glazing panels within 12" of doors to be tempered glass.
4. See plans & elevations for spandrel and obscure panels.
5. All fixed glazing panels to be tempered glass. (U.O.N.) GRAY glass color to be approved by architect.
6. All glazing units to be installed as per window consultant and window manufacturer specifications.
7. All dimensions to be verified on site prior to manufacturing windows.
8. Windows shown as viewed from exterior of building. Reverse units opposite hand.
9. For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
10. Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
11. Window frame and louver finish to be PPG Duronor SILVER submit samples to be approved by architect.
12. Exterior Windows, doors and storefronts will be under separate permit.
13. Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

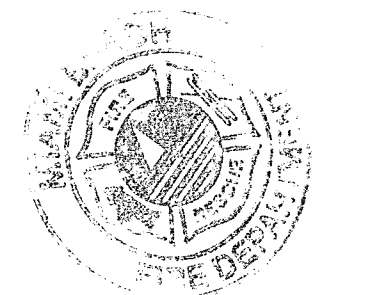
FOR CONSTRUCTION



window elevations

1/4"

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



Revision 2/12/20/2013

Construction Issue Date

As Built Date

WET DATE

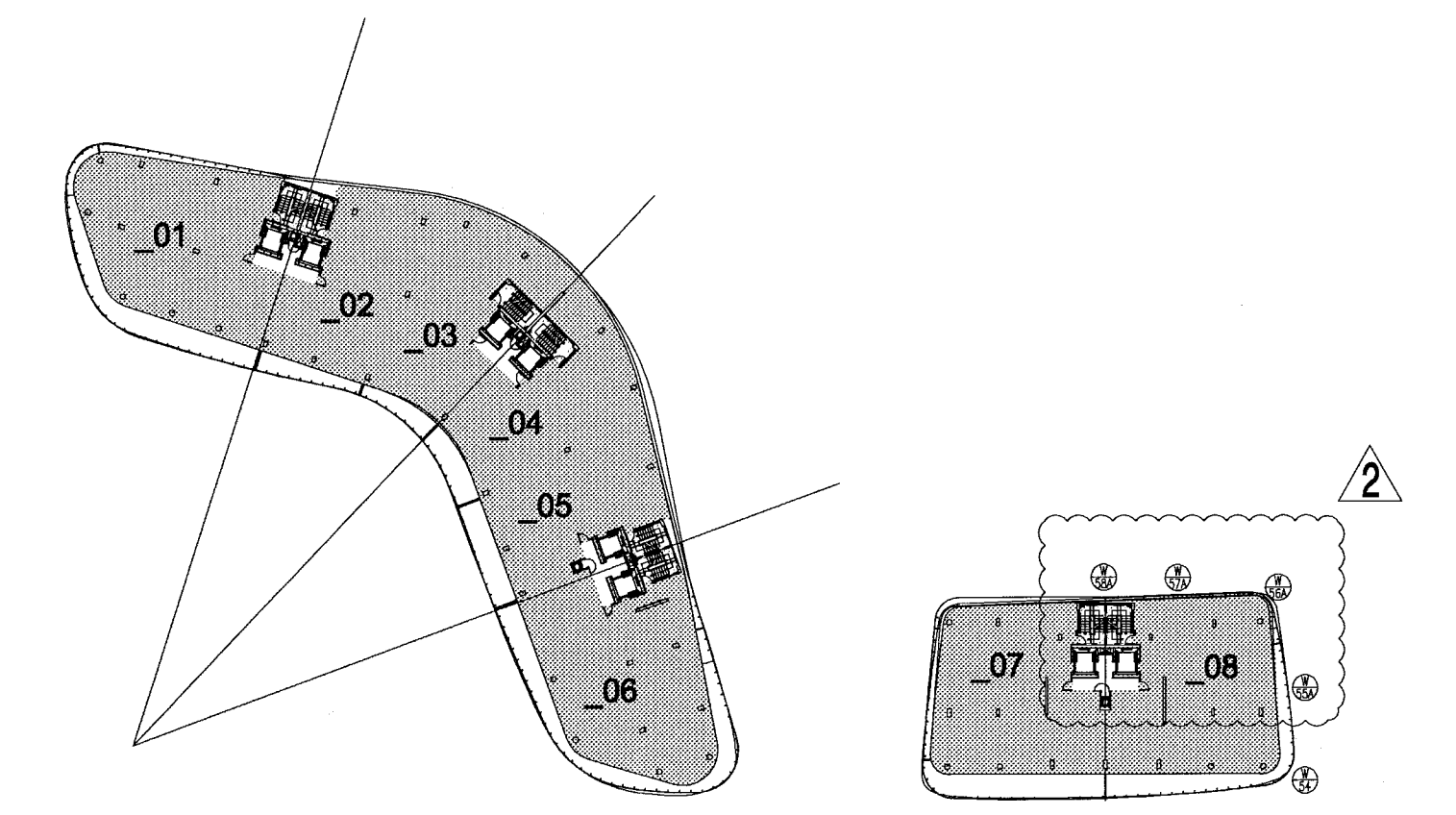
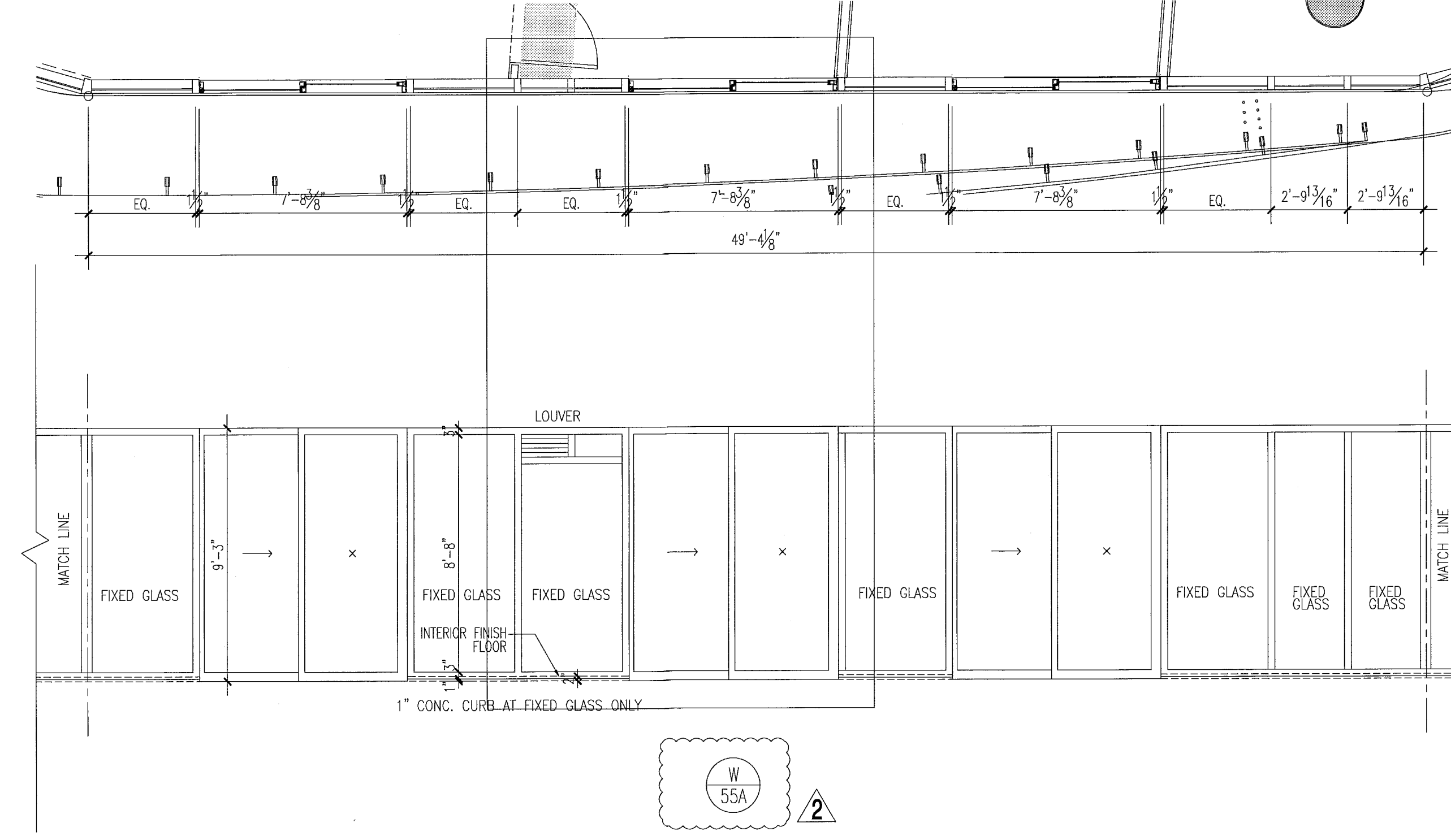
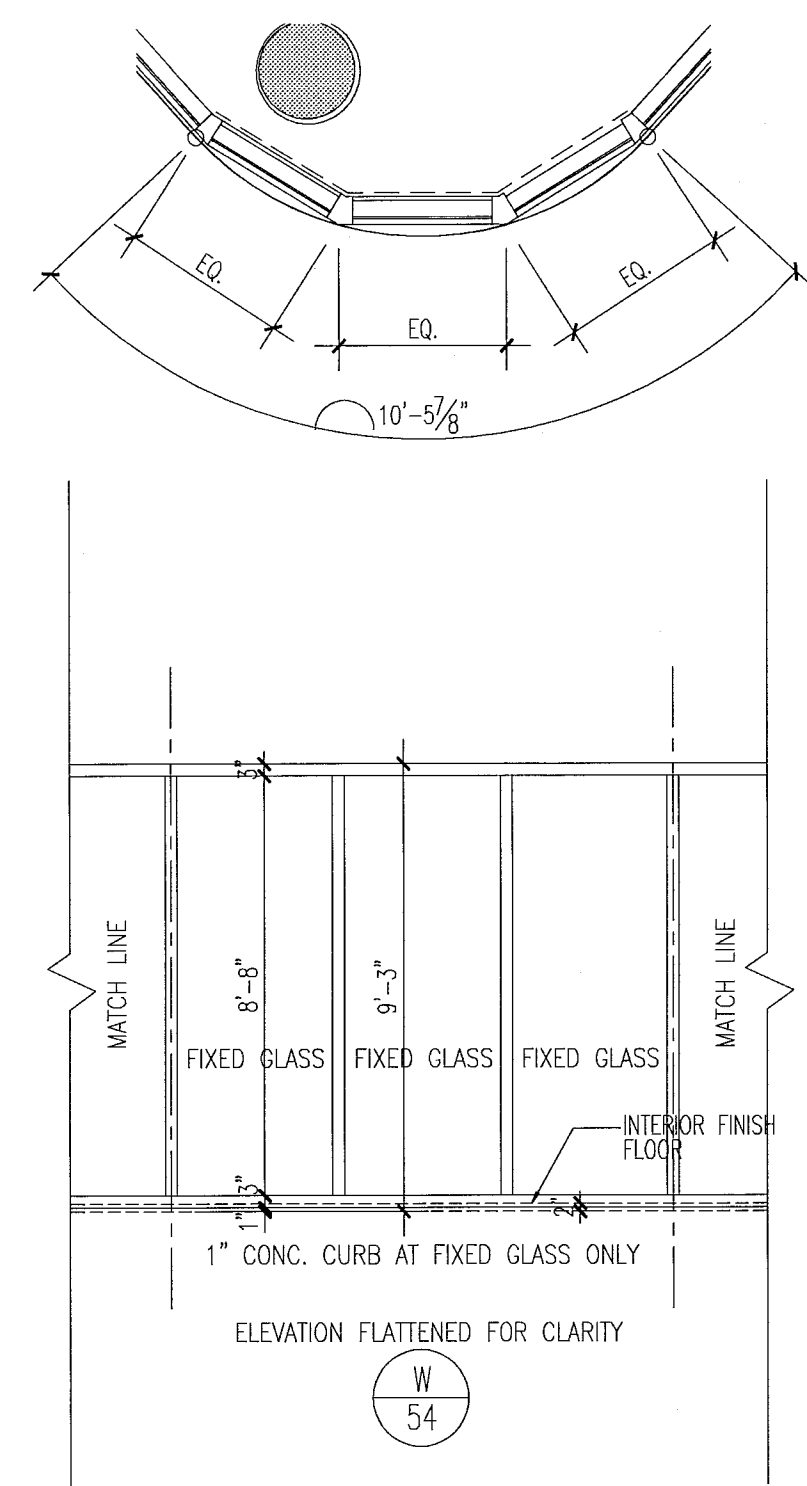
BID SET 07.01.2013

ISSUE DATE 04.30.2013

JOB NUMBER: A1202

SHEET NUMBER

Mon, 16 Dec 2013 - 4:11pm
 REV. 1 plot
 P.V. Aeronca
 P.E. 111
 SCALE: 1/4" = 1'-0"

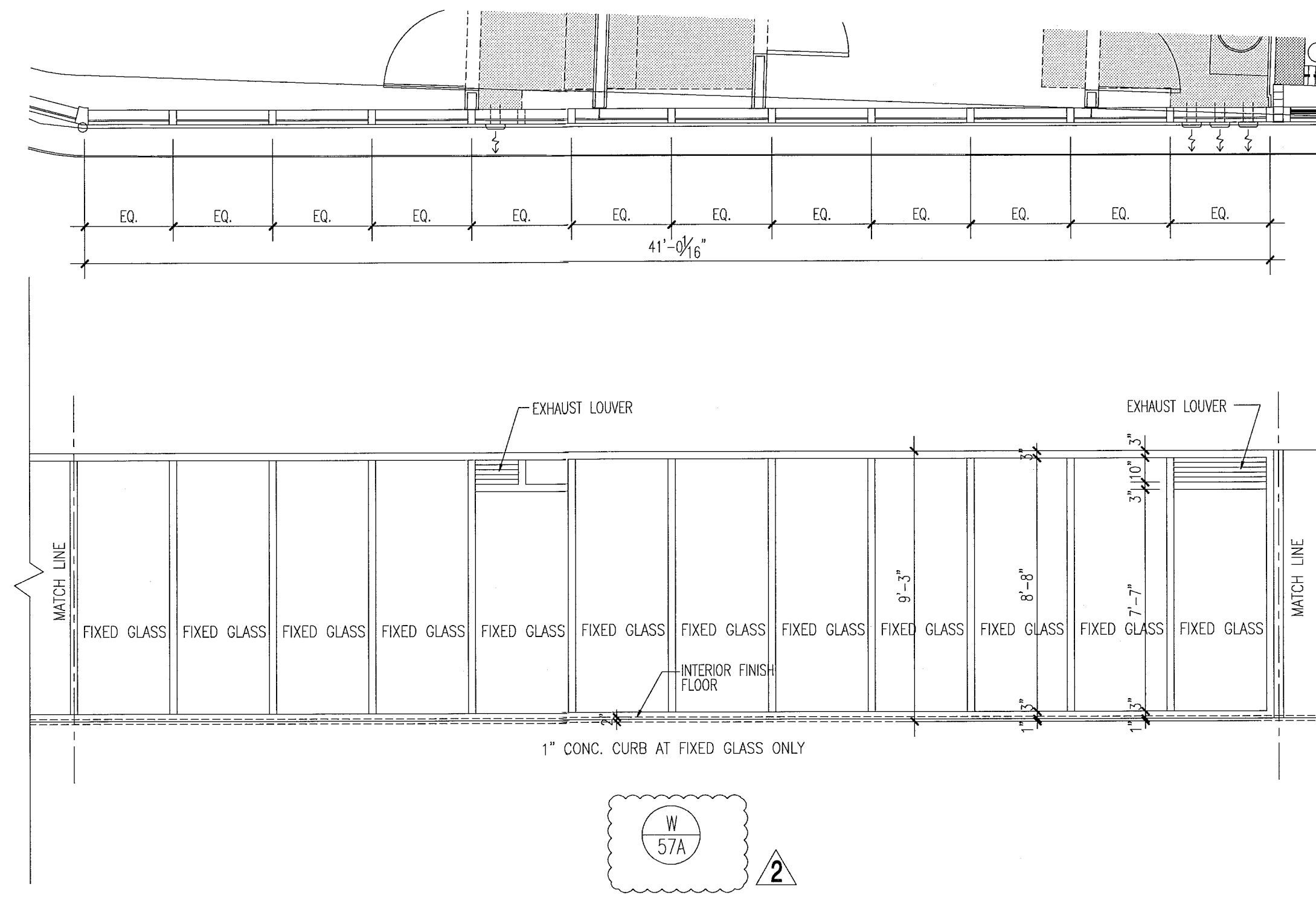
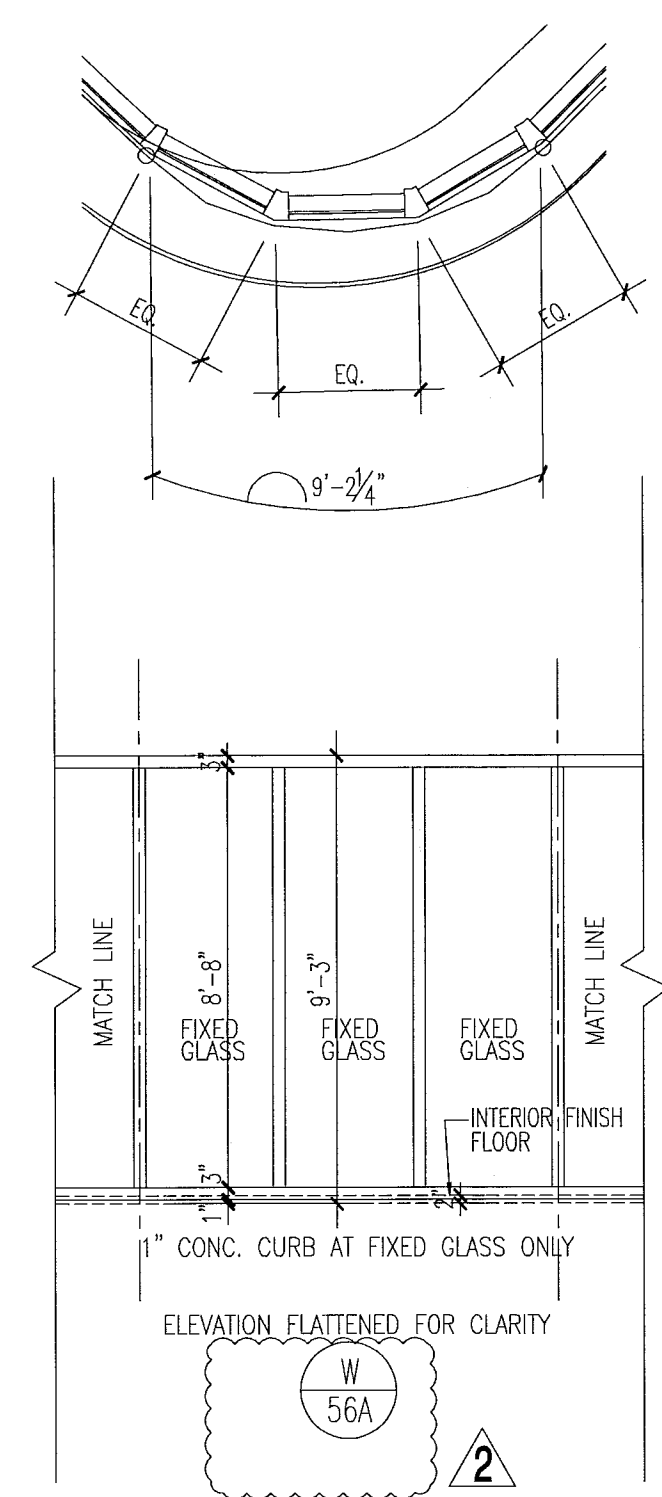


level 04

key plan

1/64"

window elevations

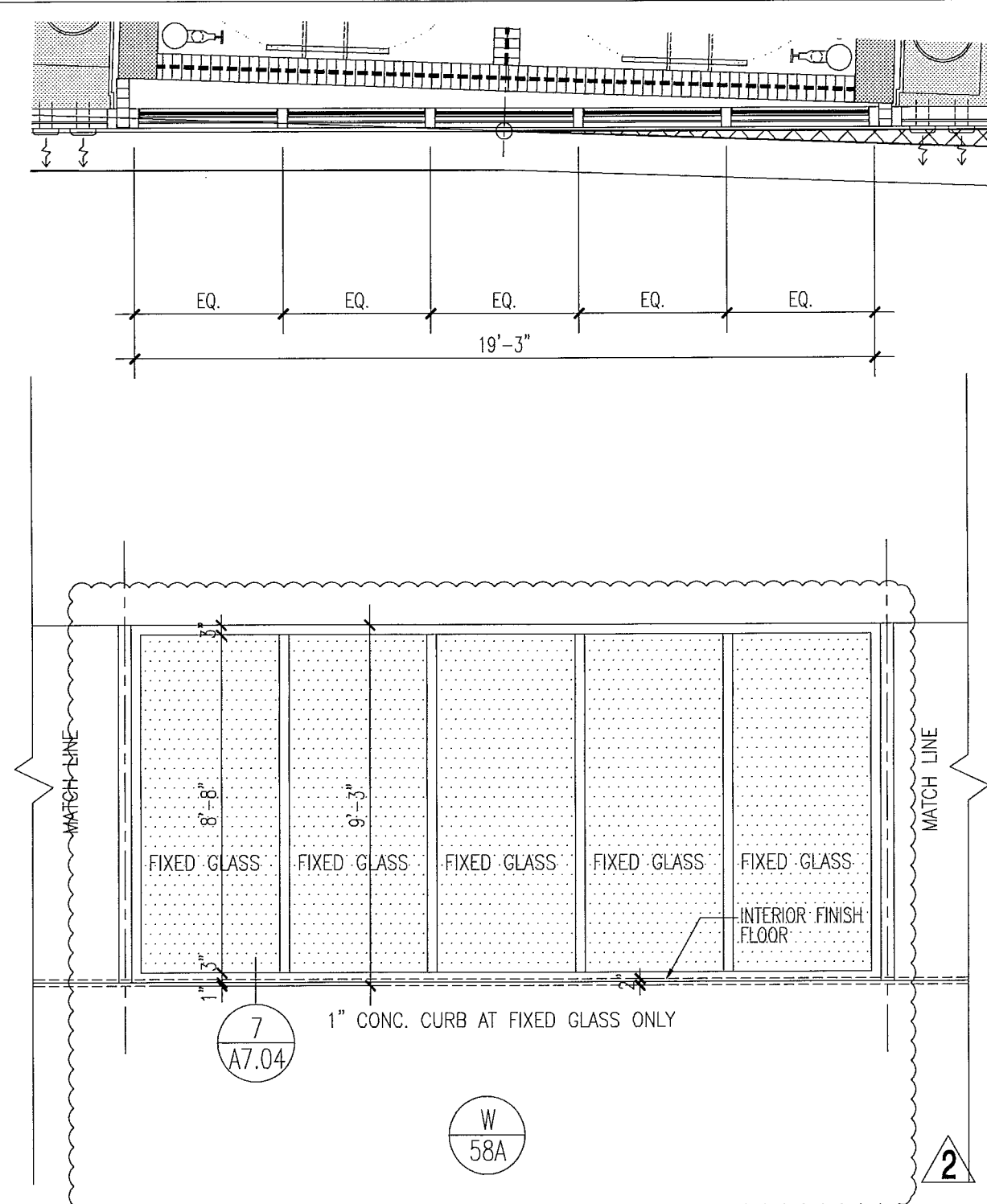


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
- All windows with glass floor to ceiling to be tested for safeguards requirements in accordance w/IBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of IBC 2010.
- All glazing panels within 12" of doors to be tempered glass.
- See plans & elevations for spandrel and obscure panels.
- All fixed glazing panels to be tempered glass. (U.G.N.). GRAY glass color to be approved by architect.
- All glazing units to be installed as per window consultant and window manufacturer specifications.
- All dimensions to be verified on site prior to manufacturing windows.
- Windows shown as viewed from exterior of building. Reverse units opposite hand.
- For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
- Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
- Window frame and louver finish to be PPG Duraclear SILVER submit samples to be approved by architect
- Exterior Windows, doors and storefronts will be under separate permit.
- Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

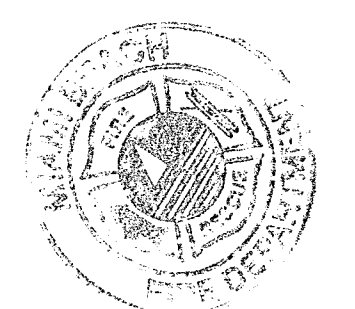
FOR CONSTRUCTION



window elevations

1/4"

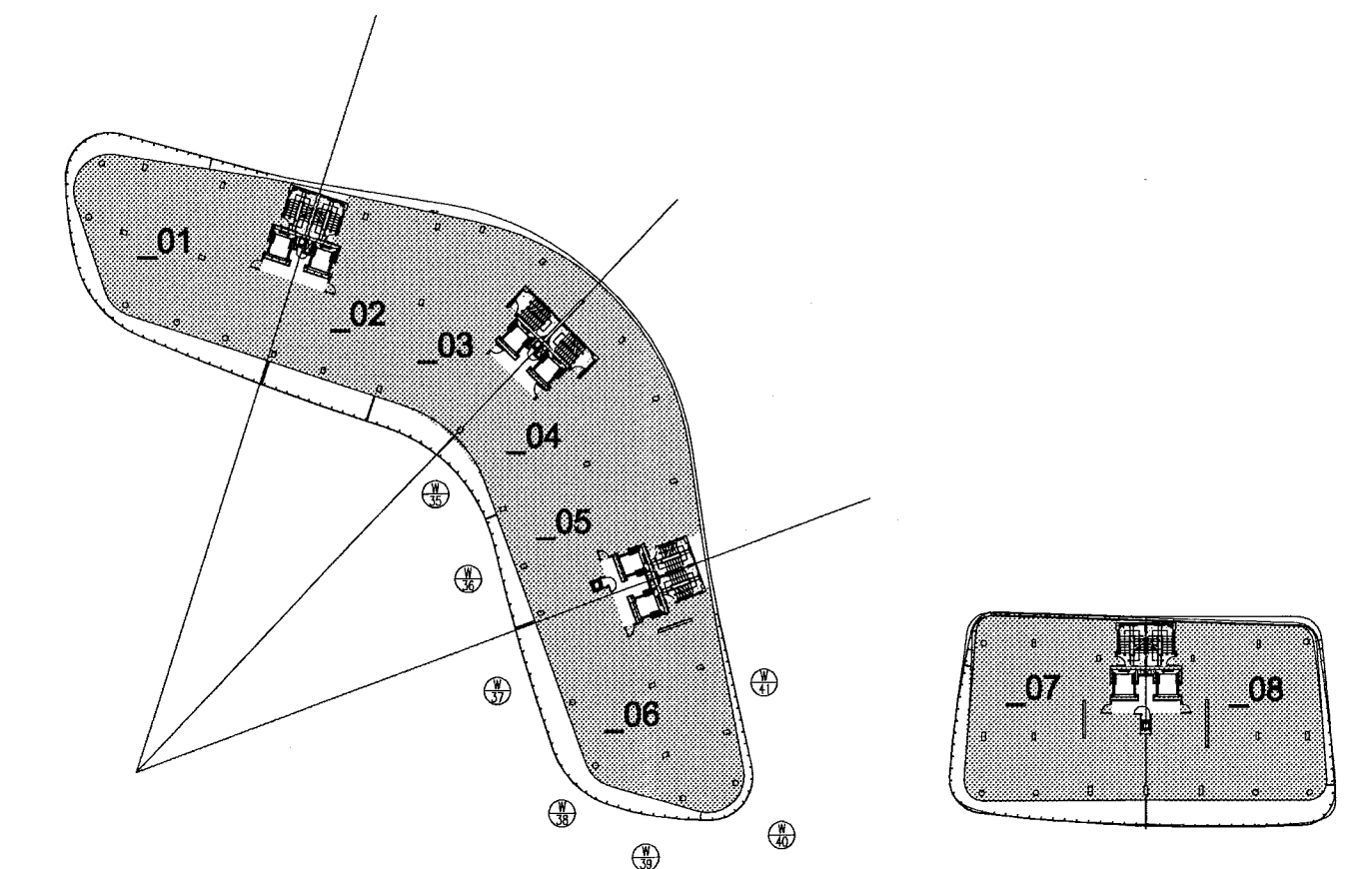
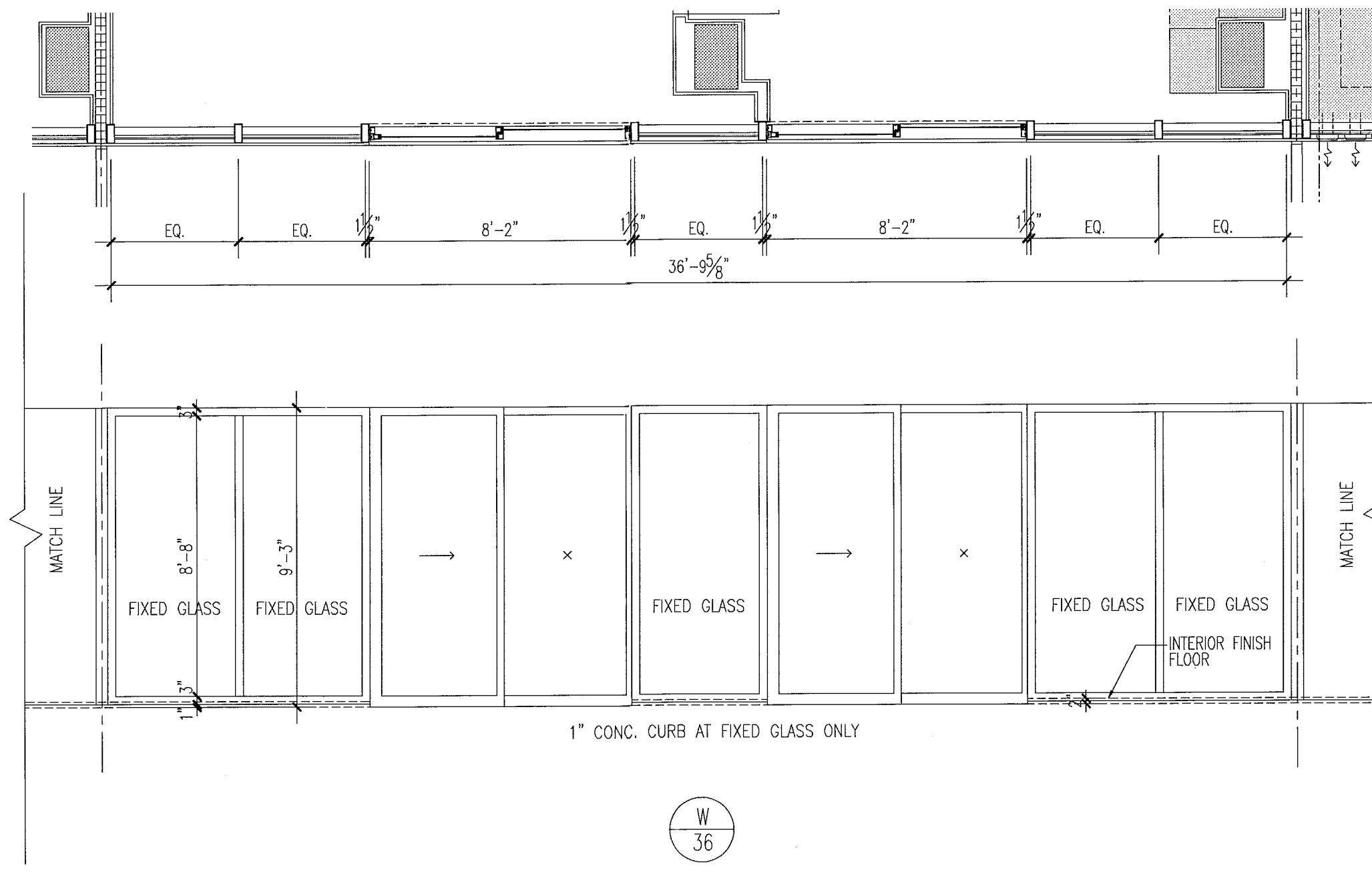
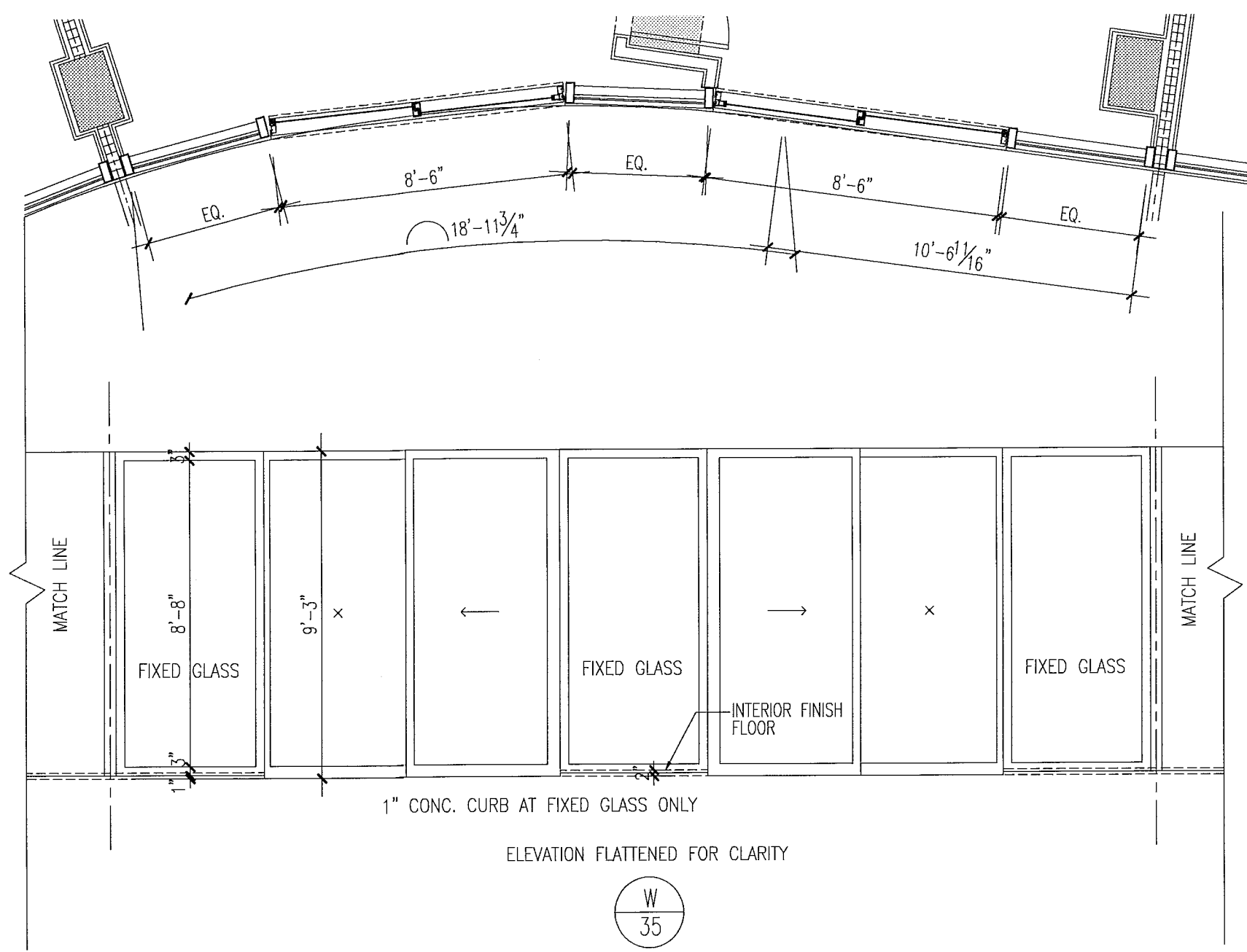
City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 2 12/20/2013

Construction Issue Date
As built Date

Job Number: A1202
Sheet Number: A8.27

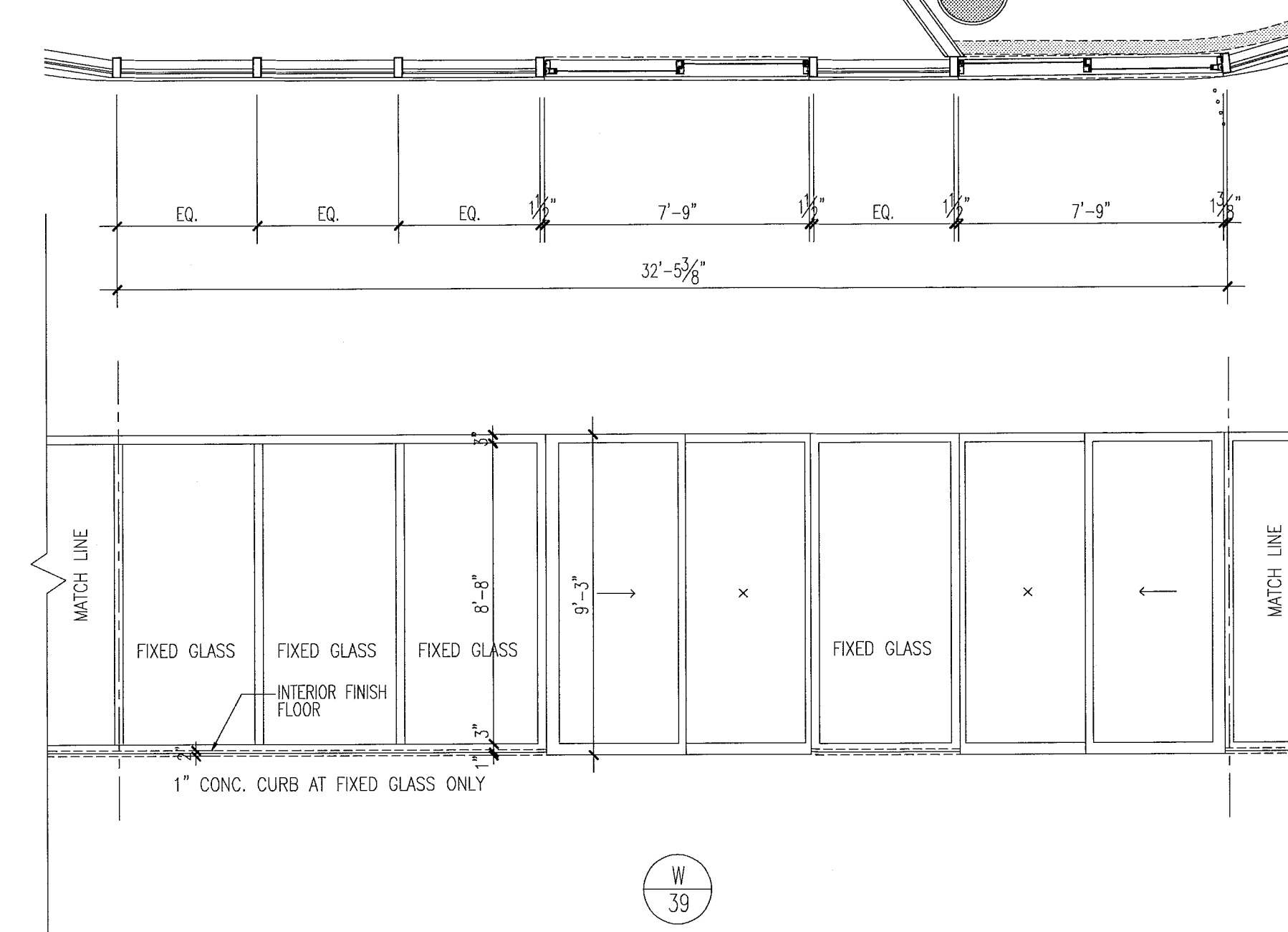
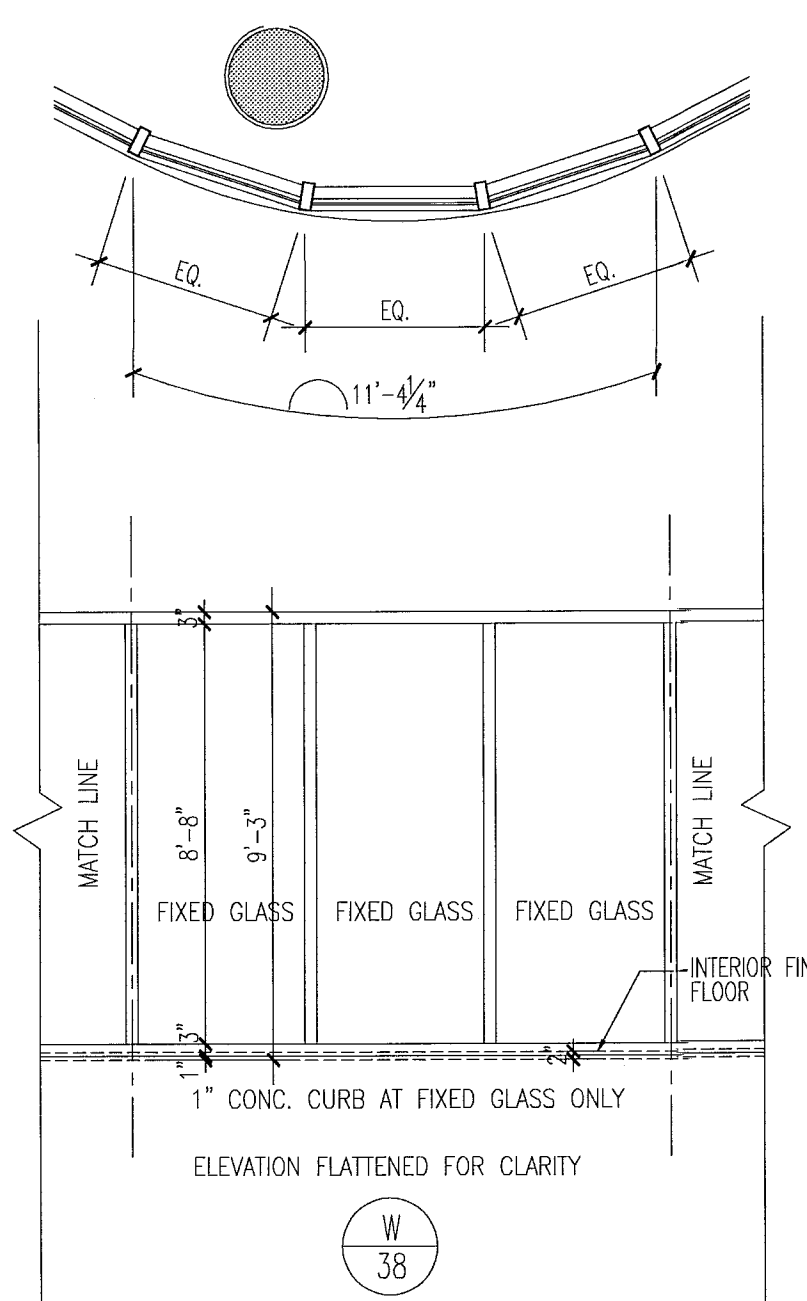
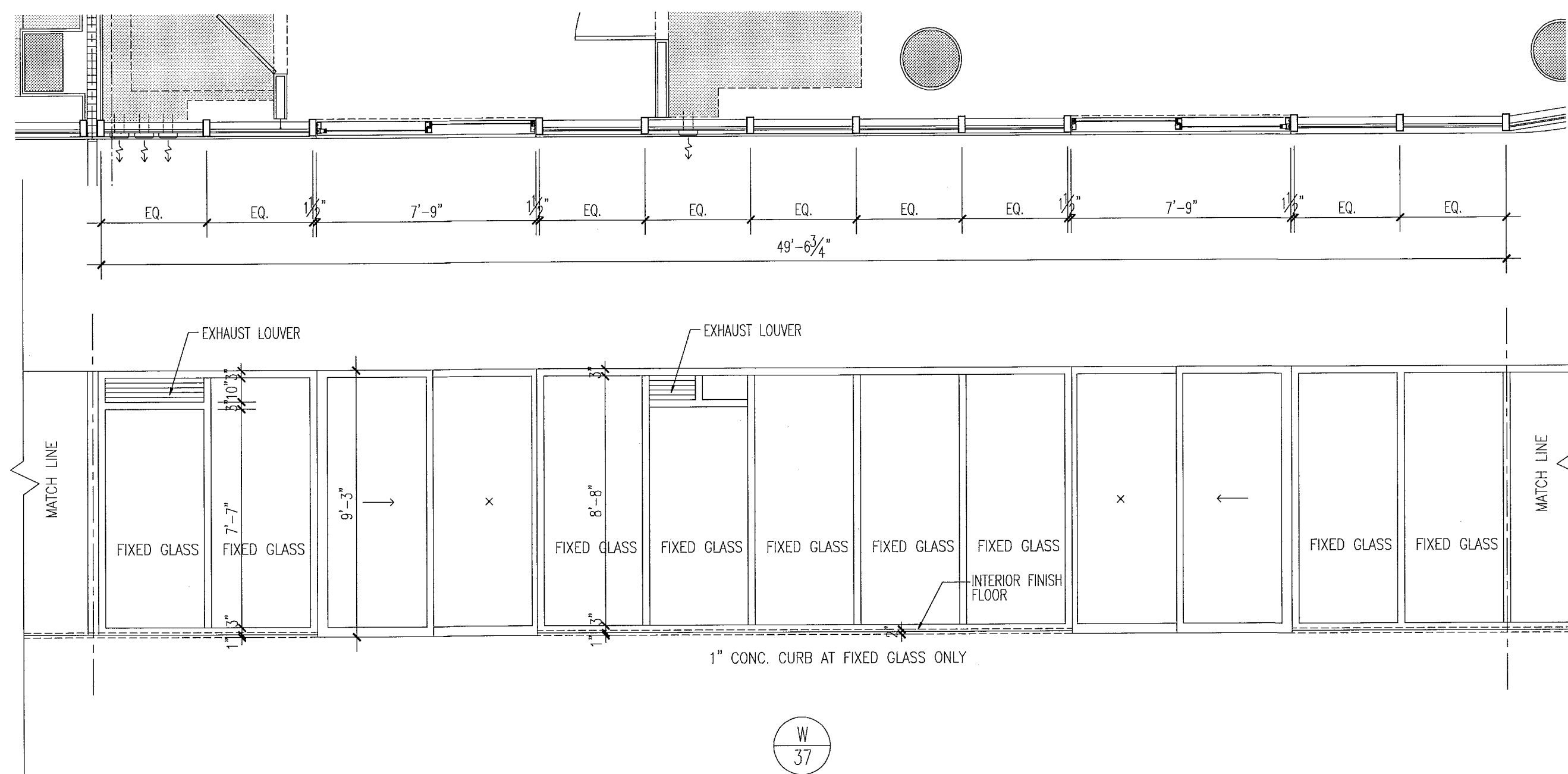


level 06

key plan

1/64"

window elevations

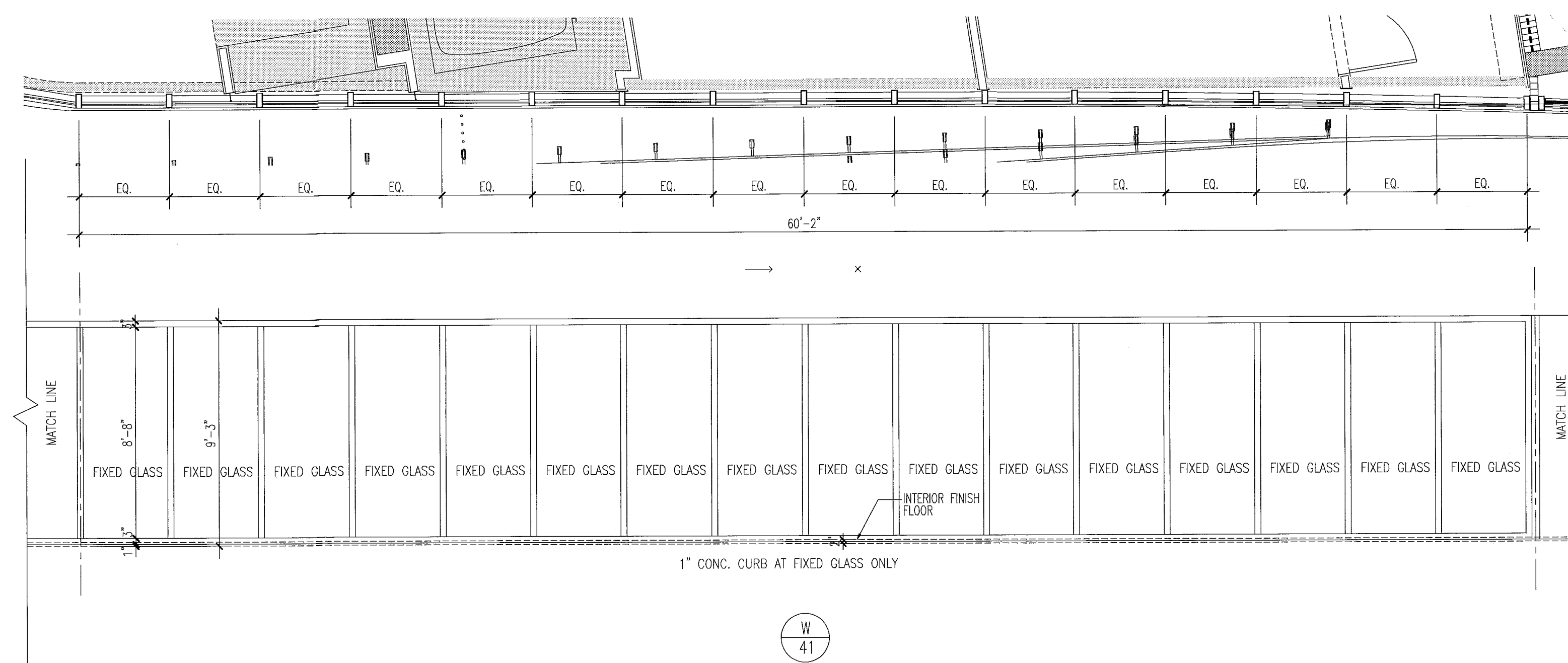
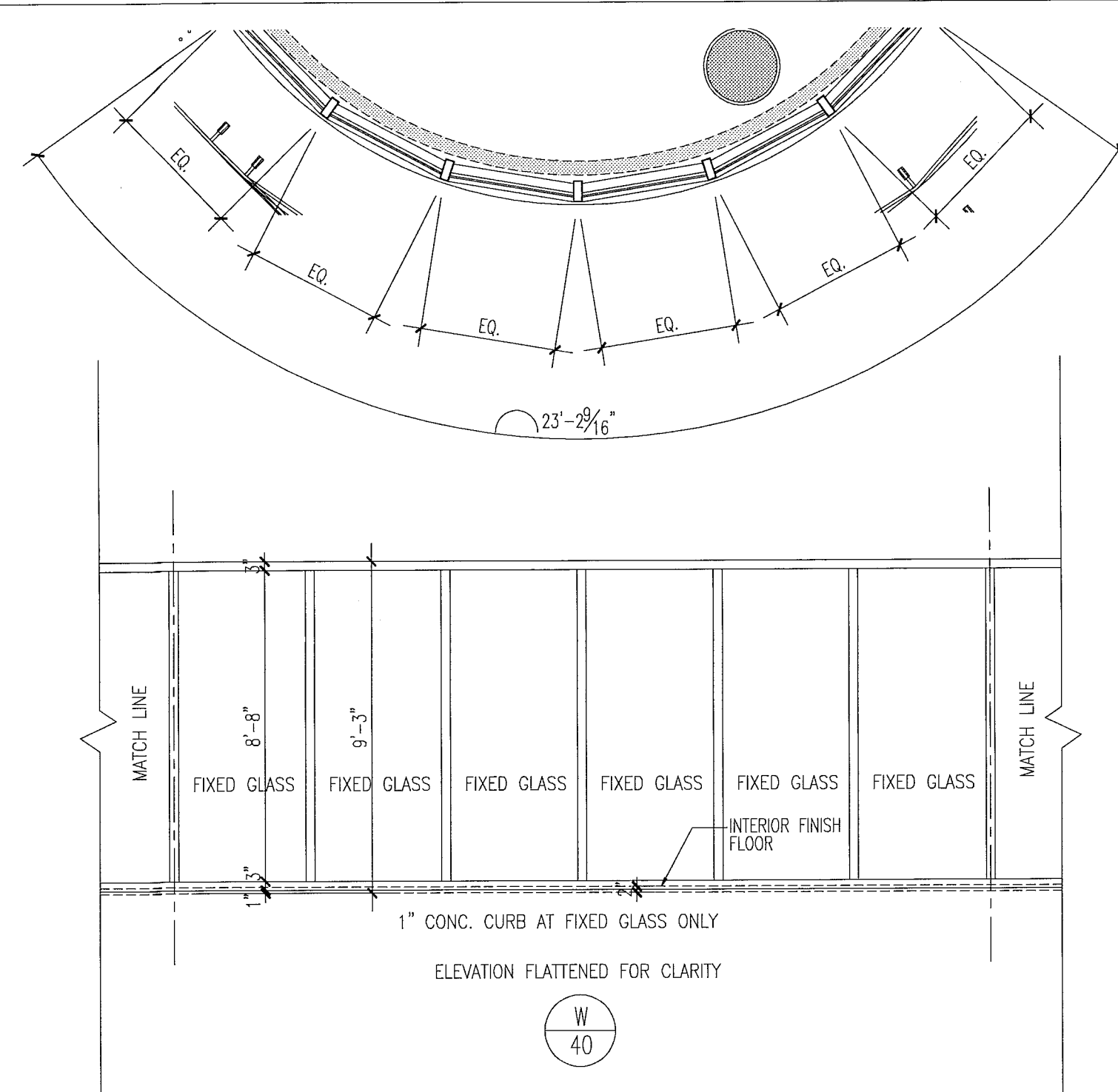


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, argon filled, submit samples to be approved by architect.
- All windows with glass floor to ceiling to be tested for safe load requirements in accordance w/FBC and all local codes and ordinances. If required safe load must be provided as per Chapter 24 of FBC 2010.
- All glazing panels within 12" of doors to be tempered glass.
- See plans & elevations for spandrel and obscure panels.
- All fixed glazing panels to be tempered glass (U.G.N.), GRX glass color to be approved by architect.
- All glazing units to be installed as per window consultant and window manufacturer specifications.
- All dimensions to be verified on site prior to manufacturing windows.
- Windows shown as viewed from exterior of building. Reverse units opposite hand.
- For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
- Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
- Window frame and lower finish to be PPG Duronor SILVER submit samples to be approved by architect
- Exterior Windows, doors and storefronts will be under separate permit.
- Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



window elevations

1/4"

12.20.2013
I am a professional Engineer and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 2/ 12/20/2013

As Built Date

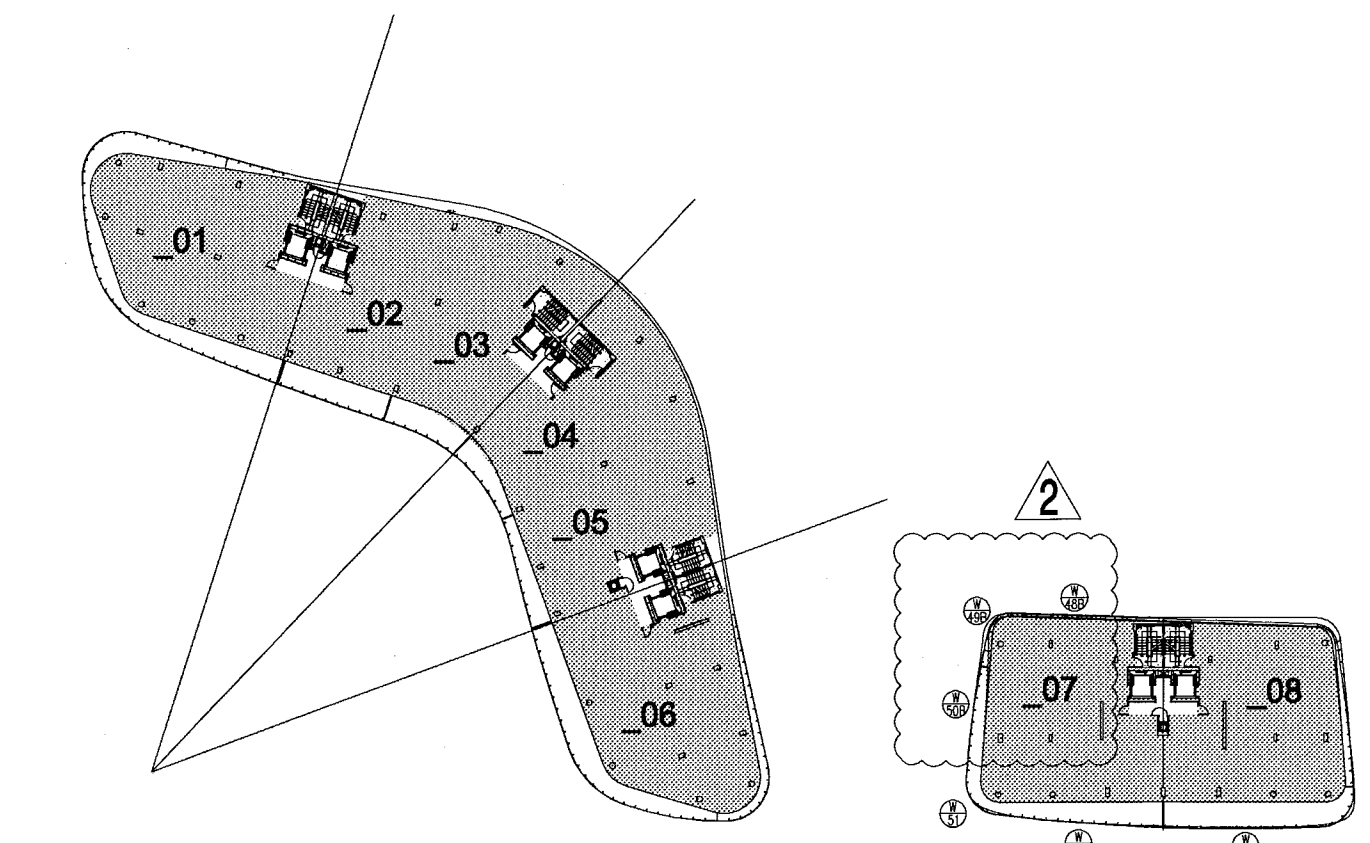
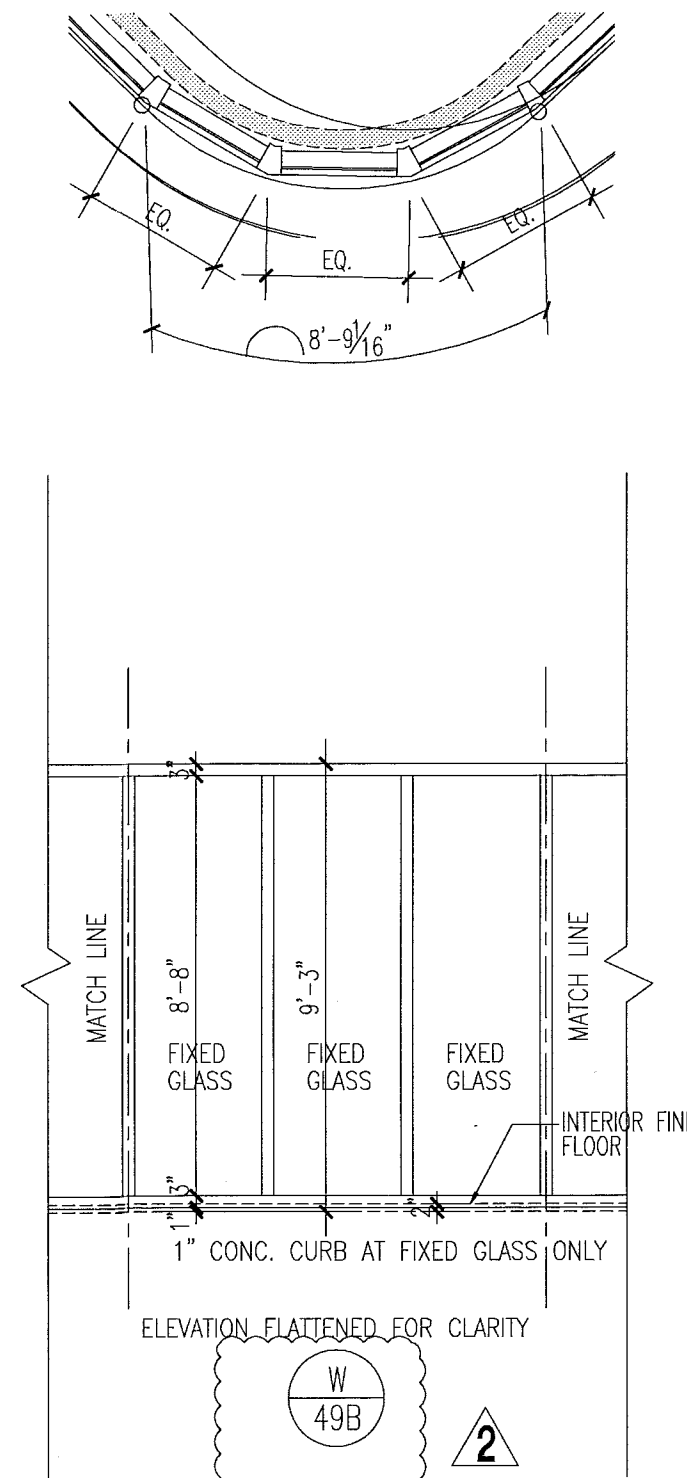
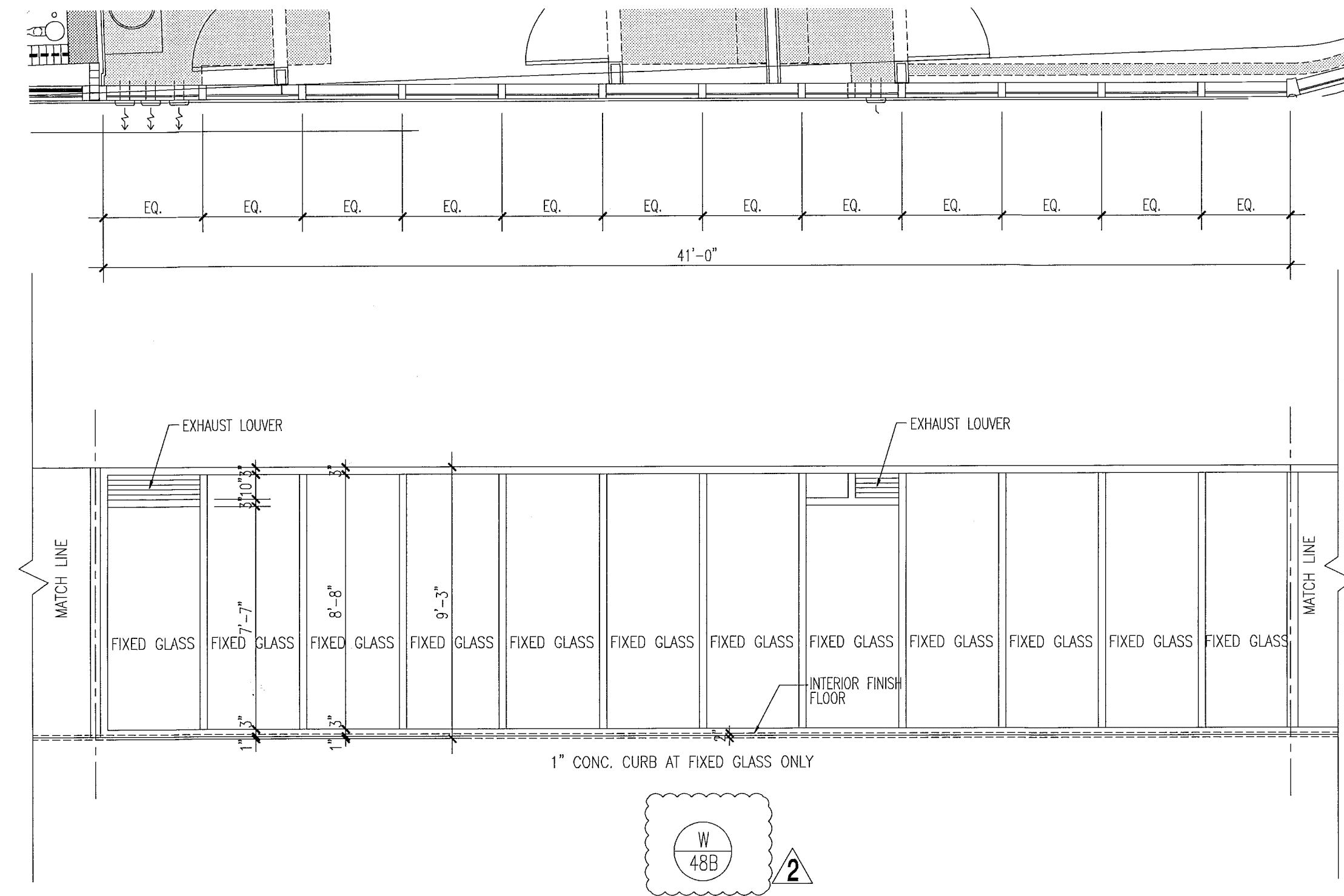
ADDENDUMS
Construction Issue Date
As Built Date

BID SET
Issue Date
BUILDING PERMIT
Job Number:
A1202
Sheet Number:

DATE: 16 Dec 2013 - 4:22pm
REV: 0101
P.V.
PENS

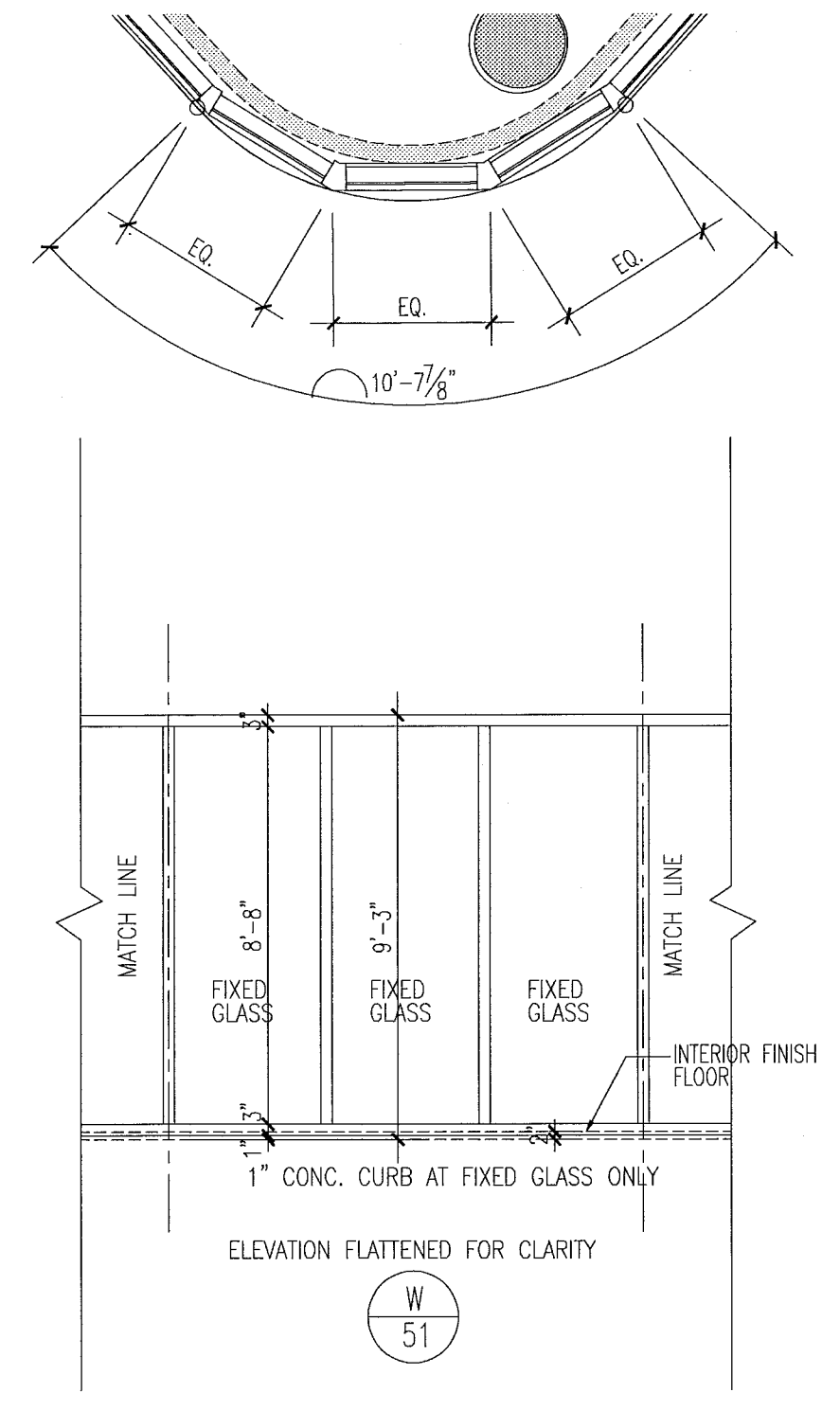
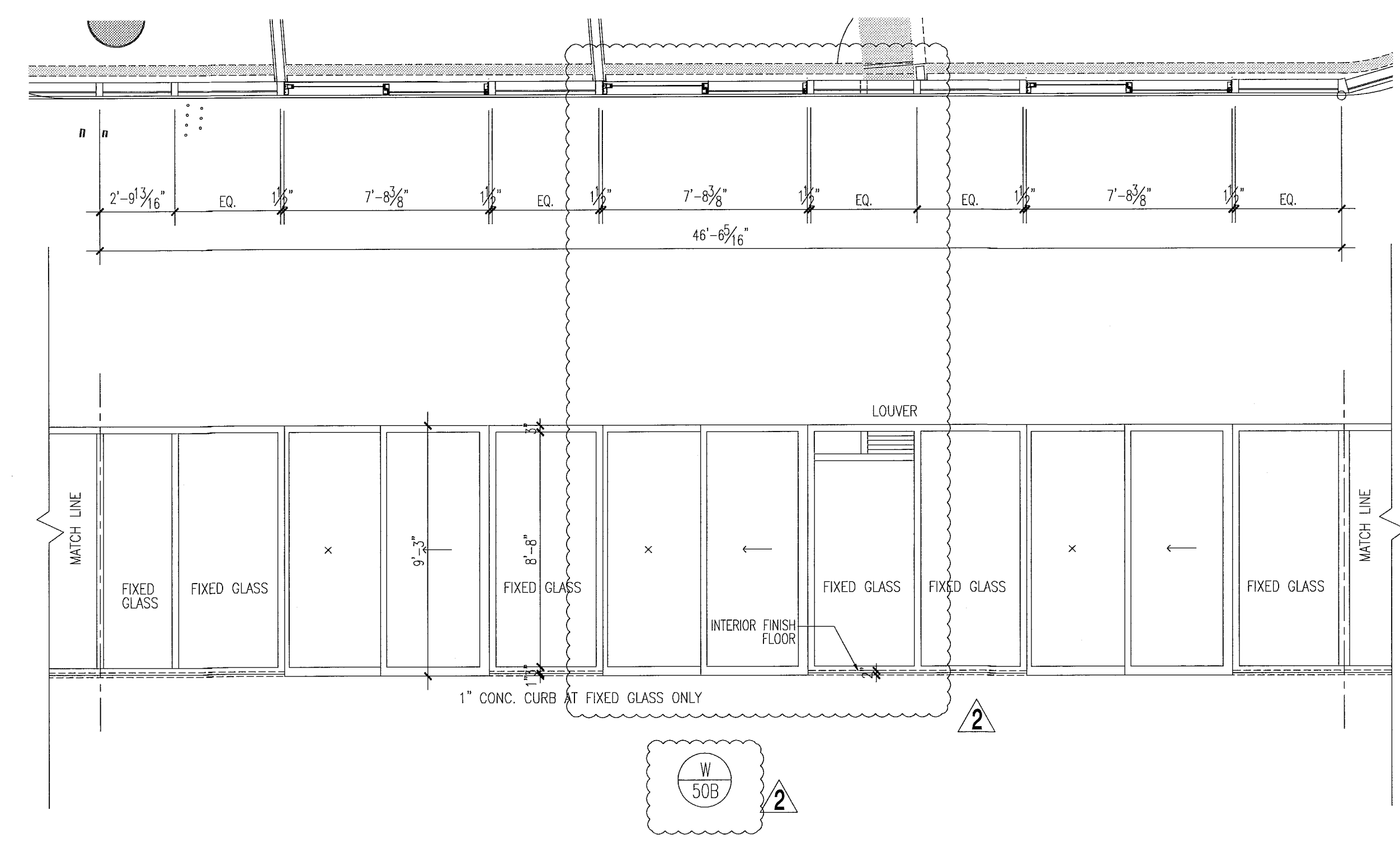
DATE: 17 Dec 2013 - 11:10am
REV: 111
SCALE

REV 03.2005



level 06
key plan
1/64"

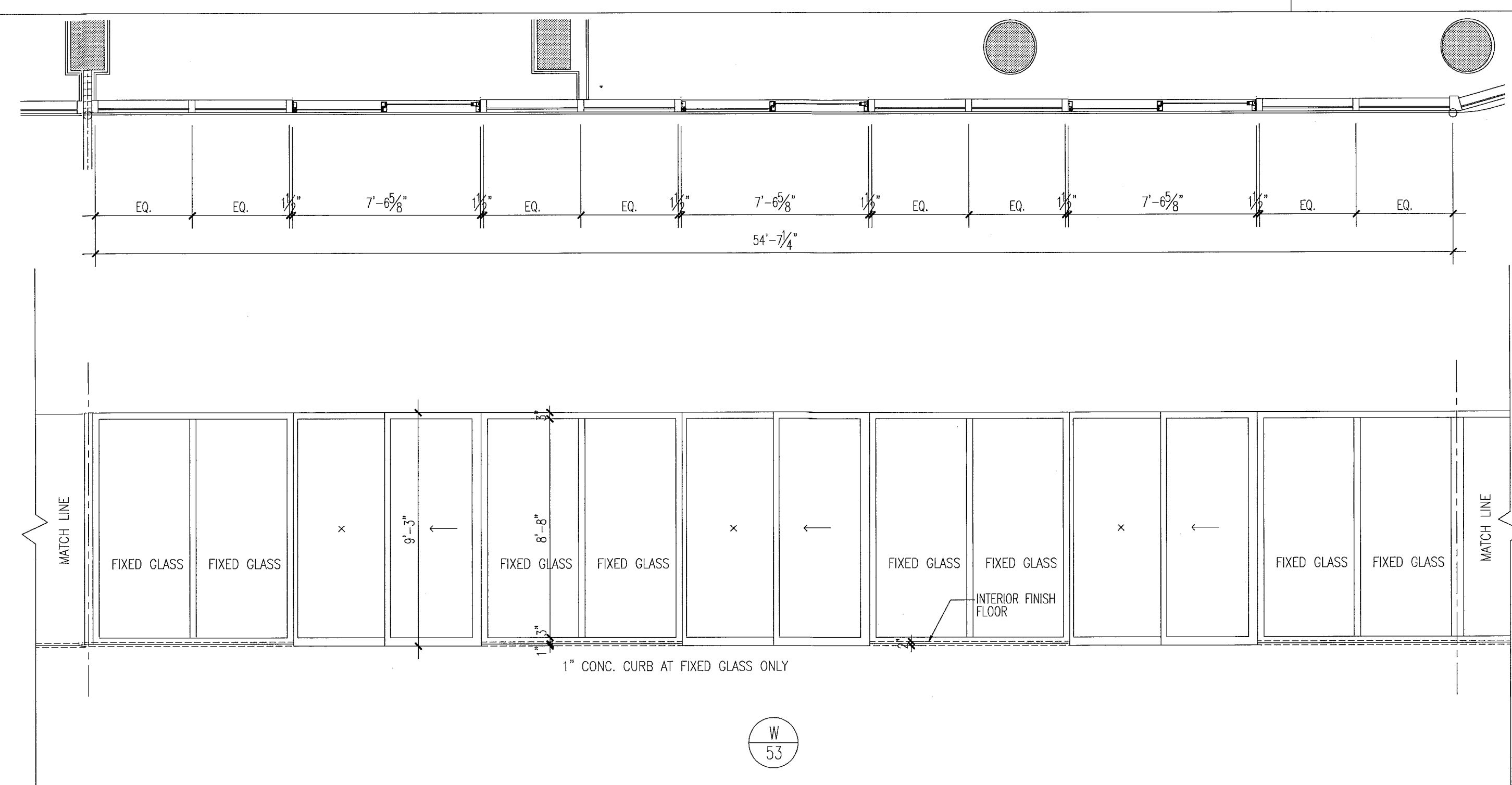
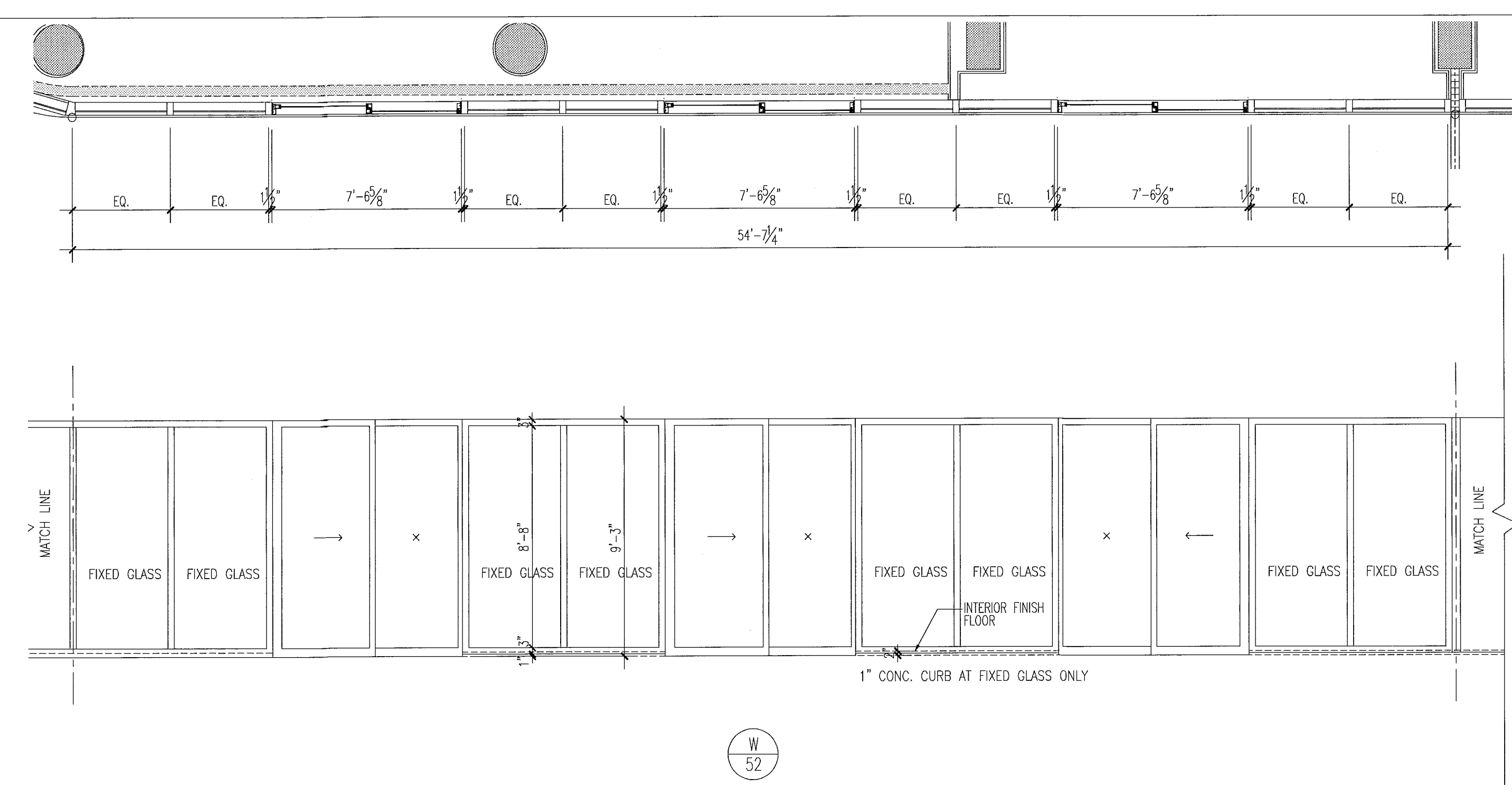
window elevations



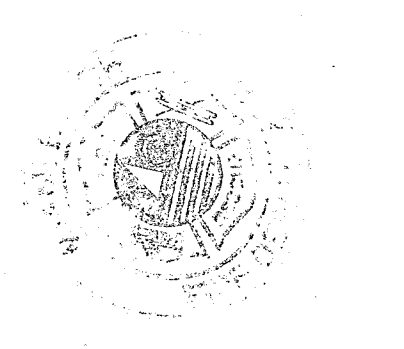
- notes:**
- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass; gray tinted, submit samples to be approved by architect.
 - All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
 - All glazing panels within 12" of doors to be tempered glass.
 - See plans & elevations for spandrel and obscure panels.
 - All fixed glazing panels to be tempered glass. (U.O.A.N.) GRWY glass color to be approved by architect.
 - All glazing units to be installed as per window consultant and window manufacturer specifications.
 - All dimensions to be verified on site prior to manufacturing windows.
 - Windows shown as viewed from exterior of building. Reverse units opposite hand.
 - For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
 - Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
 - Window frame and louver finish to be PPG Duracolor SILVER submit samples to be approved by architect
 - Exterior Windows, doors and storefronts will be under separate permit.
 - Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. AB.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



12/20/2013
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

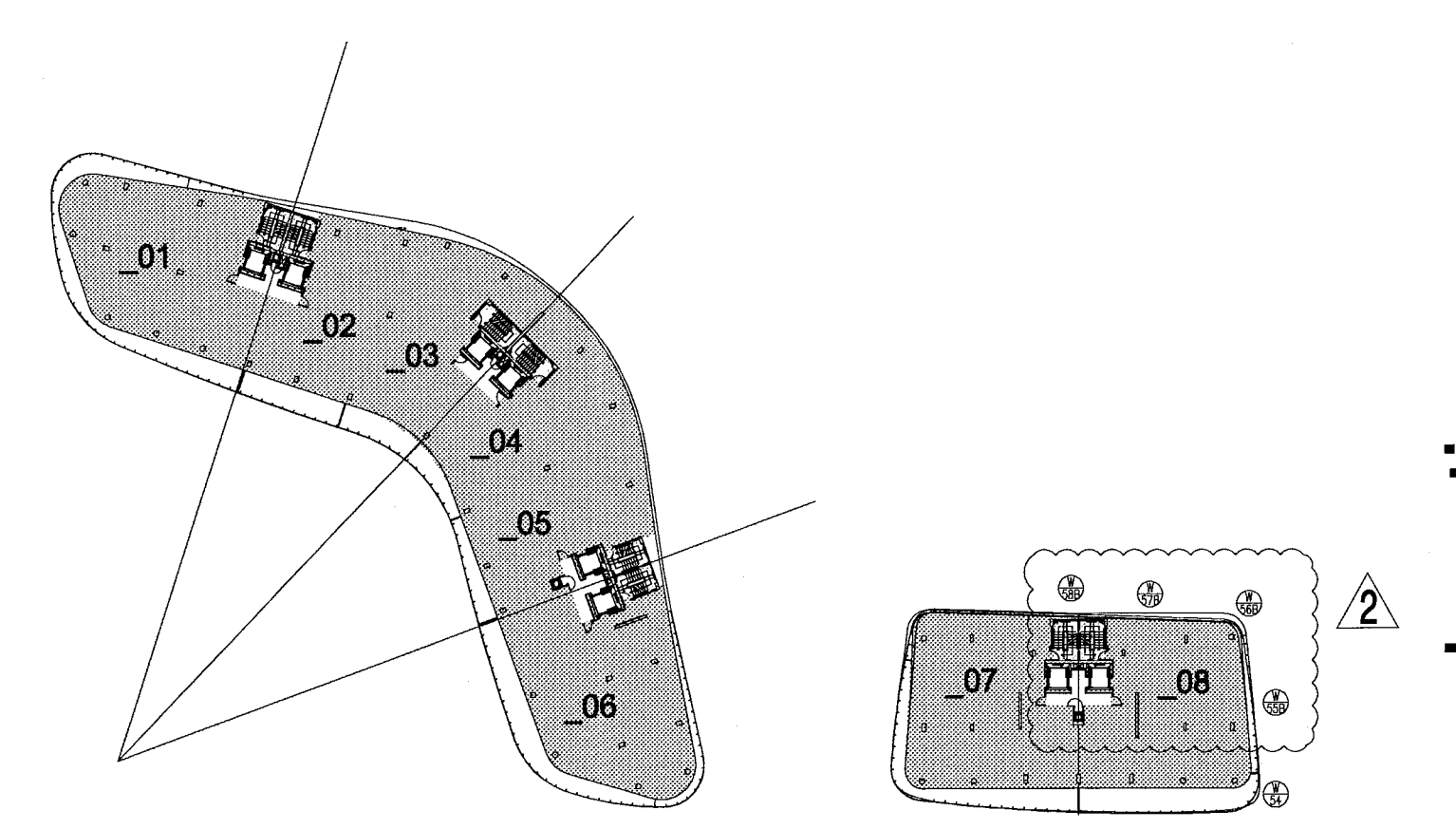
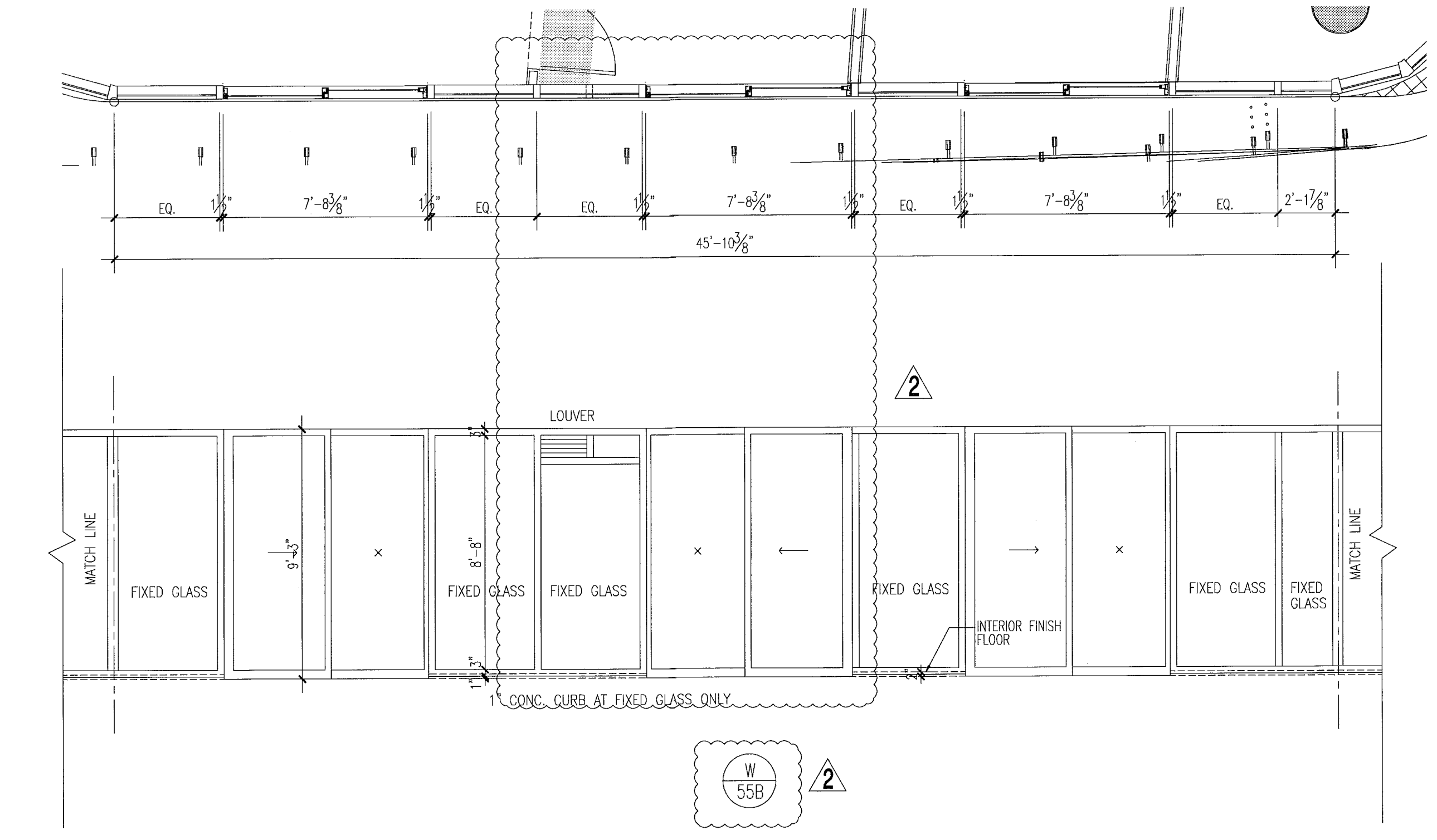
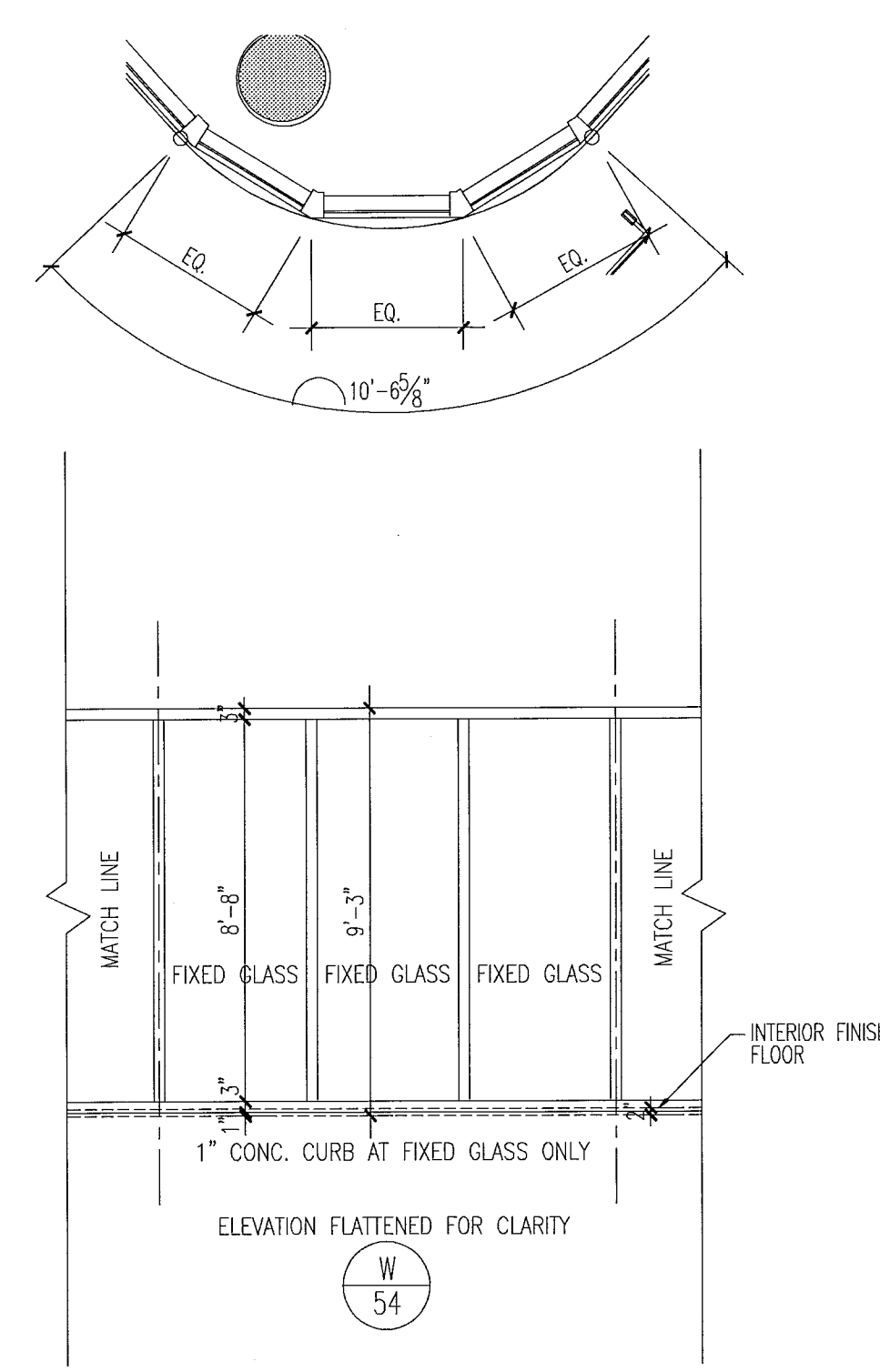
Revision	Date
Revision 2	12/20/2013
As built	

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Job Number: A1202
Sheet Number:

window elevations

1/4"

Mon, 16 Dec 2013 4:59pm
REV. SCALE
P.L.T. A1202-488
D.W.C. P.D.
P.V. P.V.
P.E.N.S.

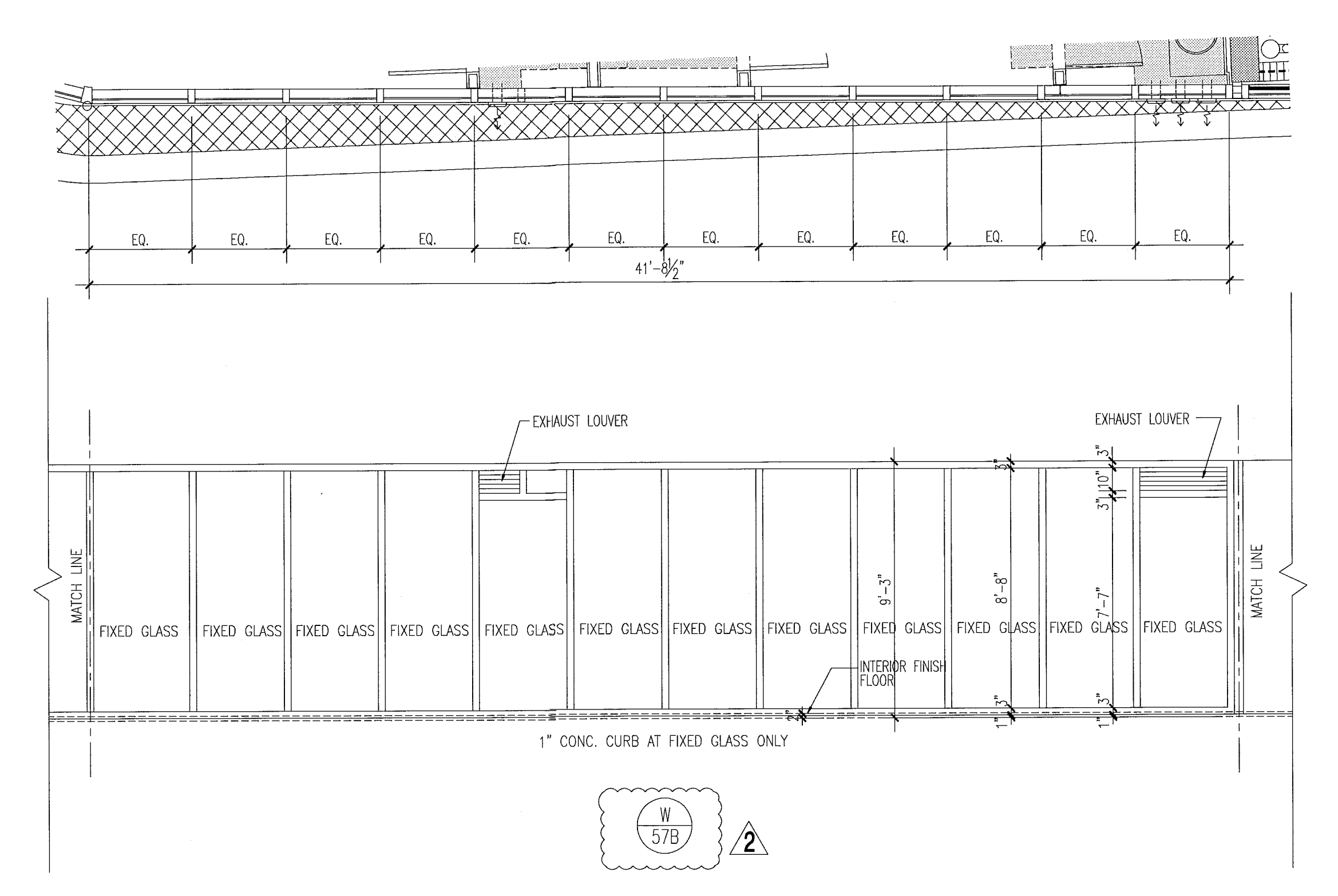
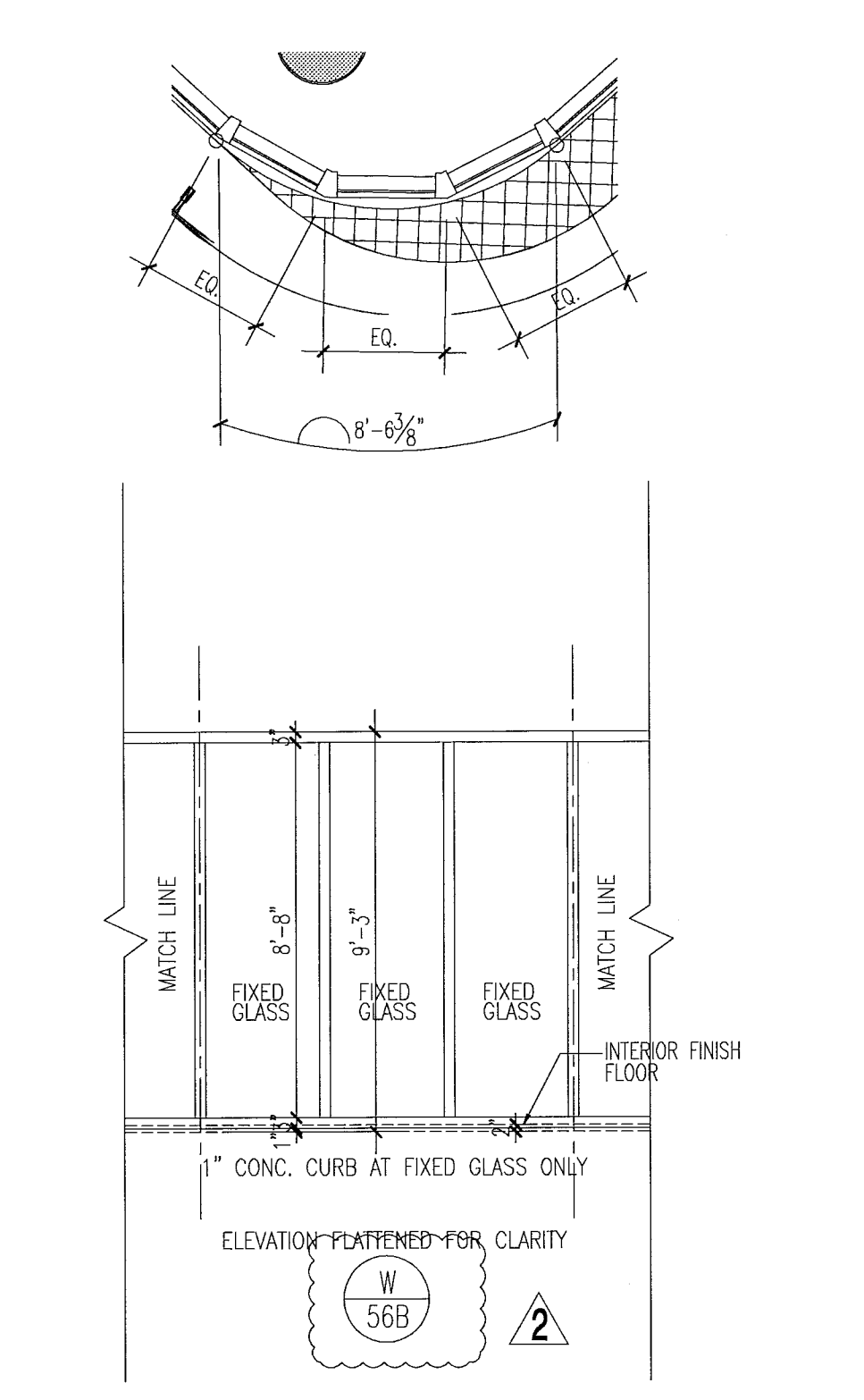


key plan

level 06

1/64"

window elevations

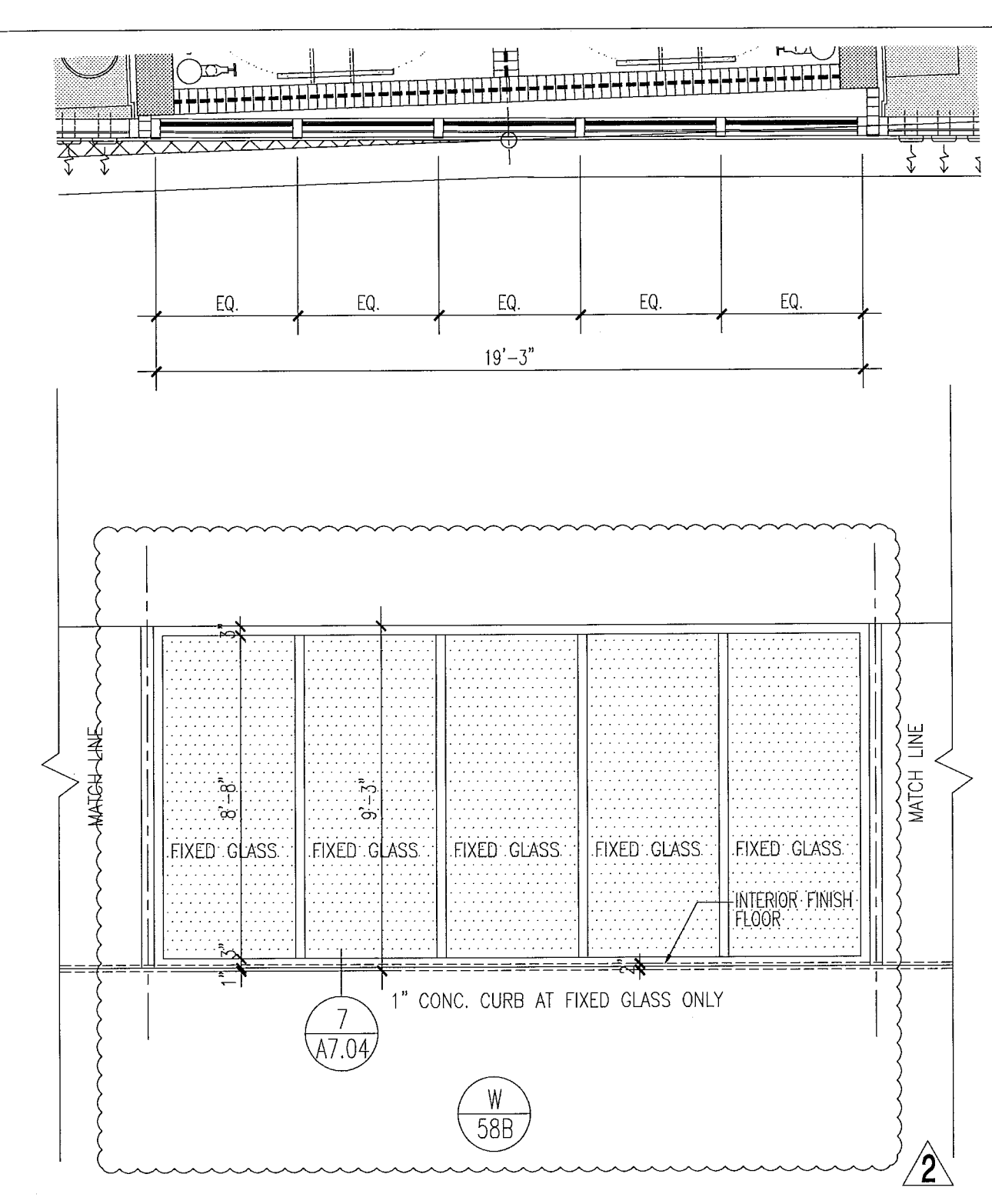


notes:

1. All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
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9. For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
10. Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
11. Window frame and louver finish to be PPG Duranor SILVER submit samples to be approved by architect.
12. Exterior Windows, doors and storefronts will be under separate permit.
13. Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



window elevations

1/4"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

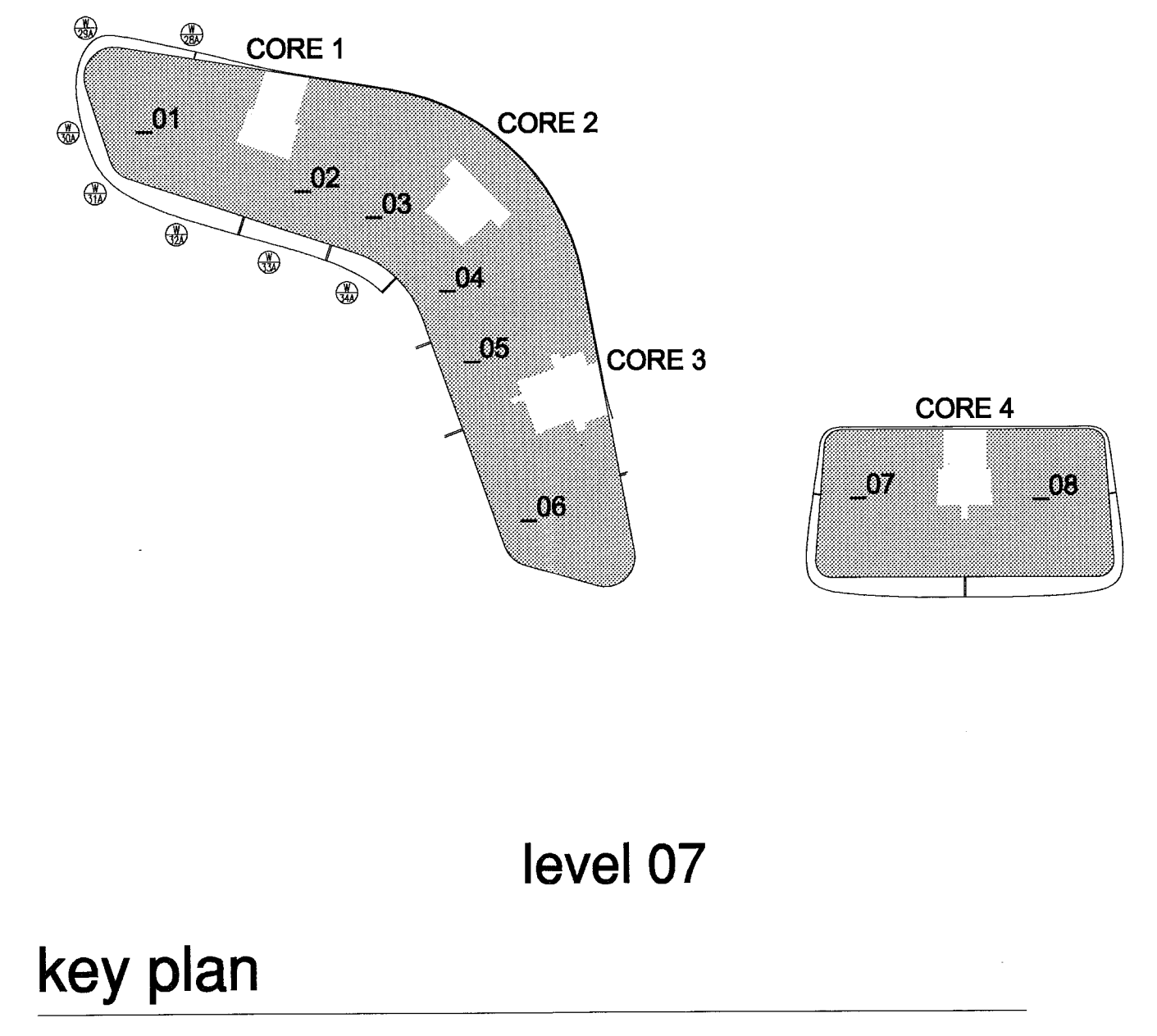
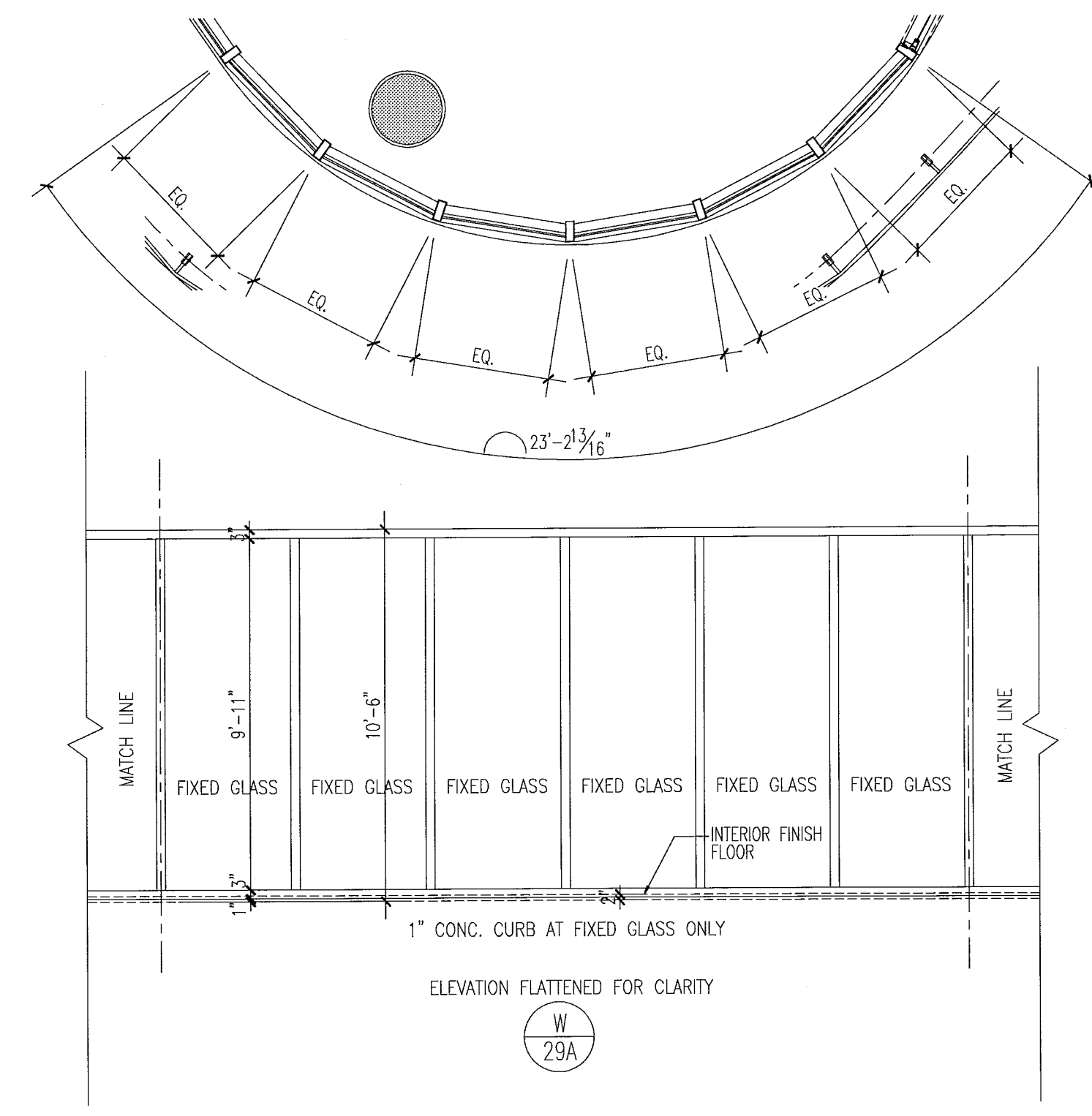
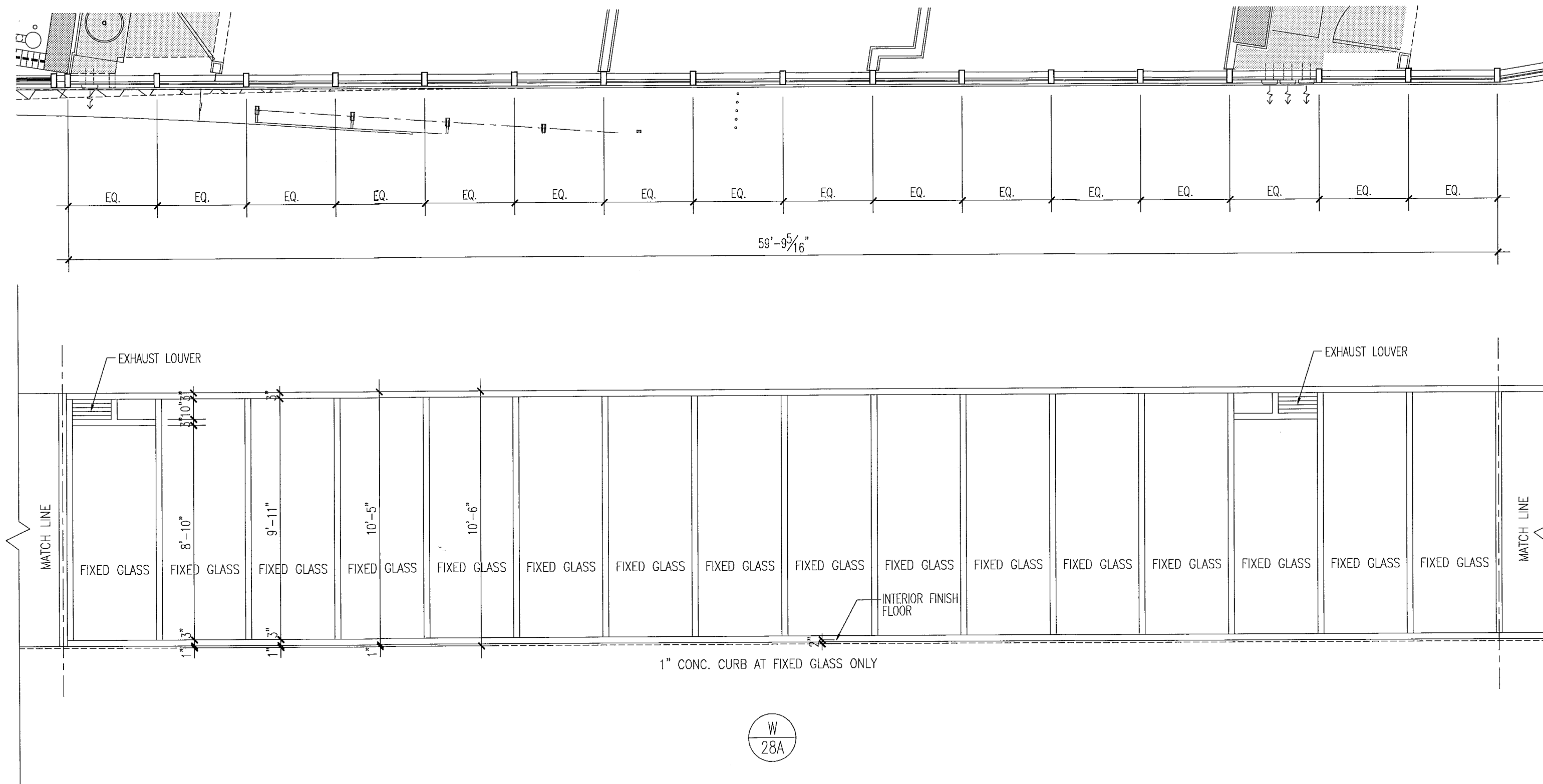


Revision 2 12/20/2013

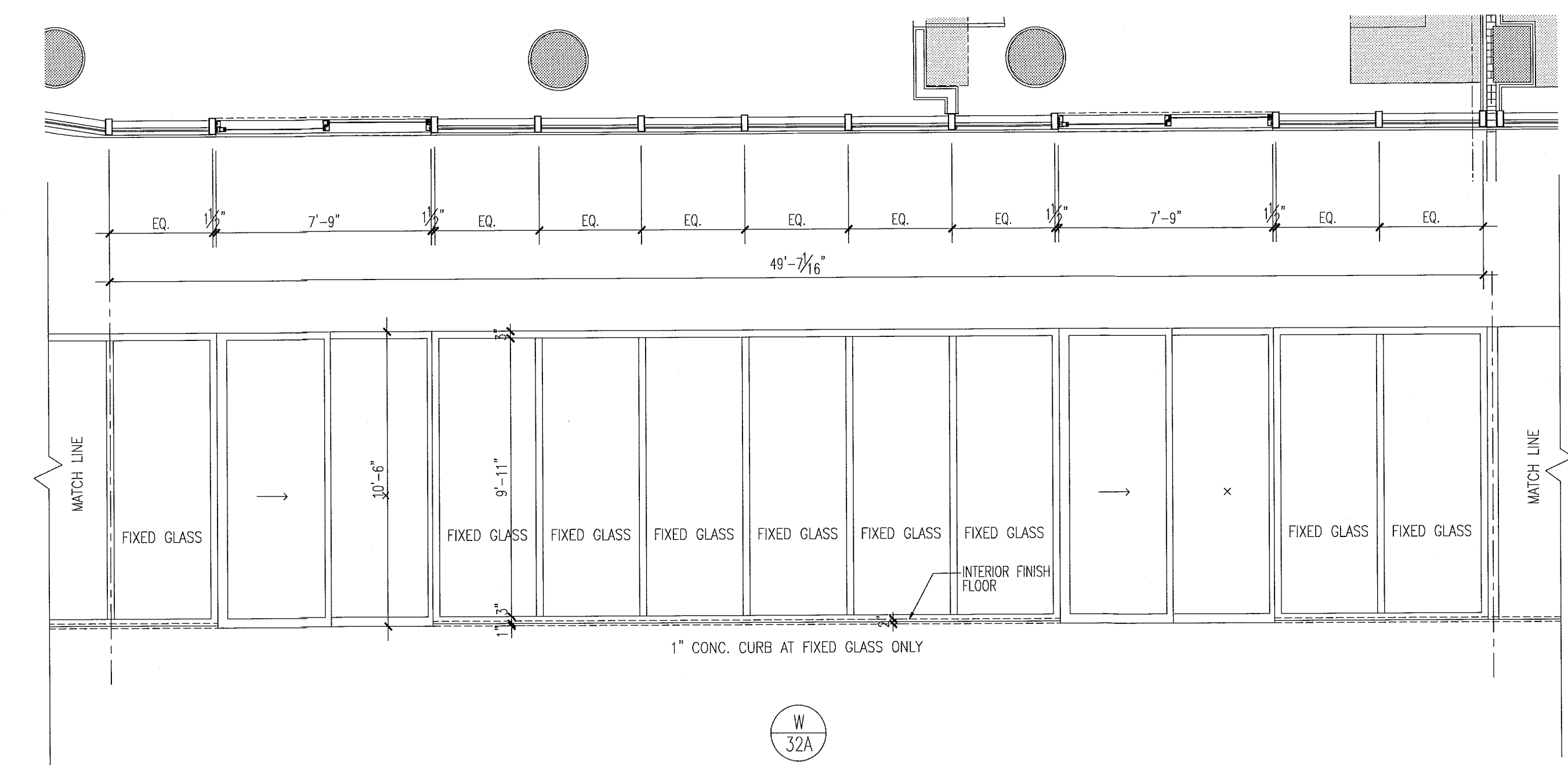
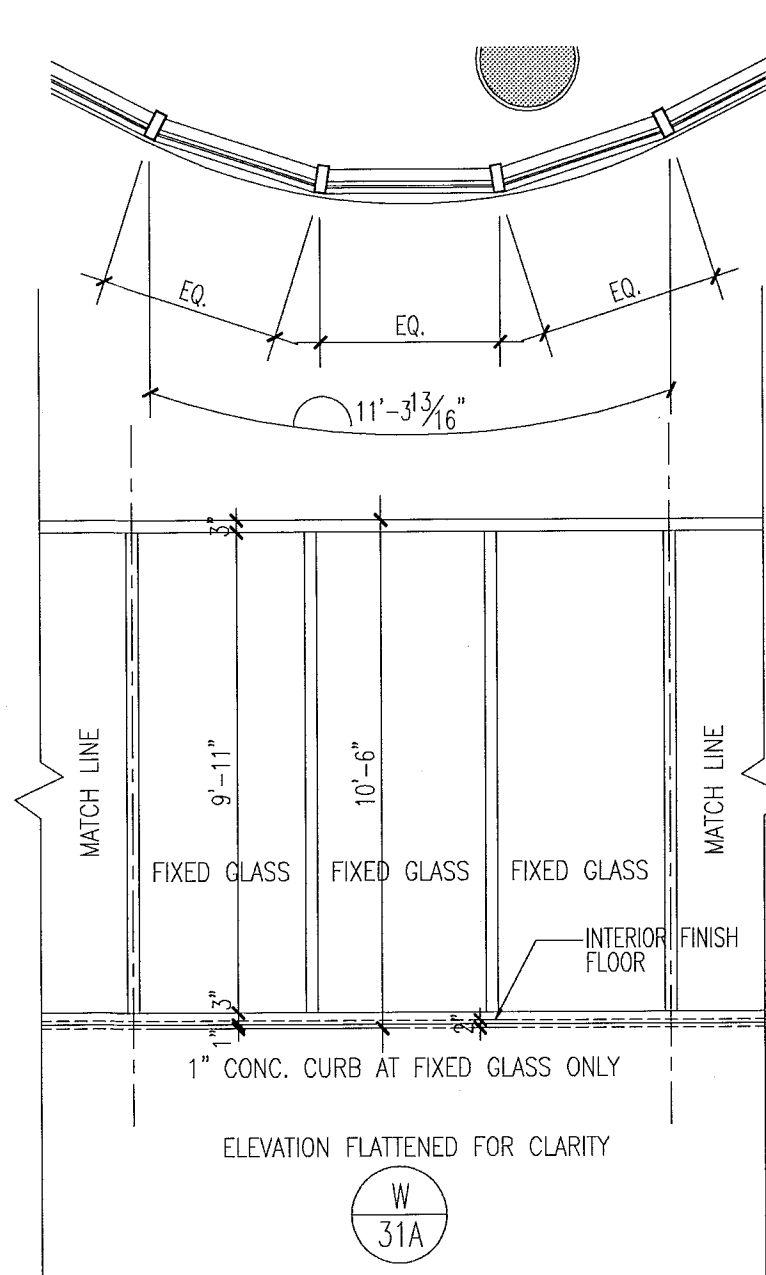
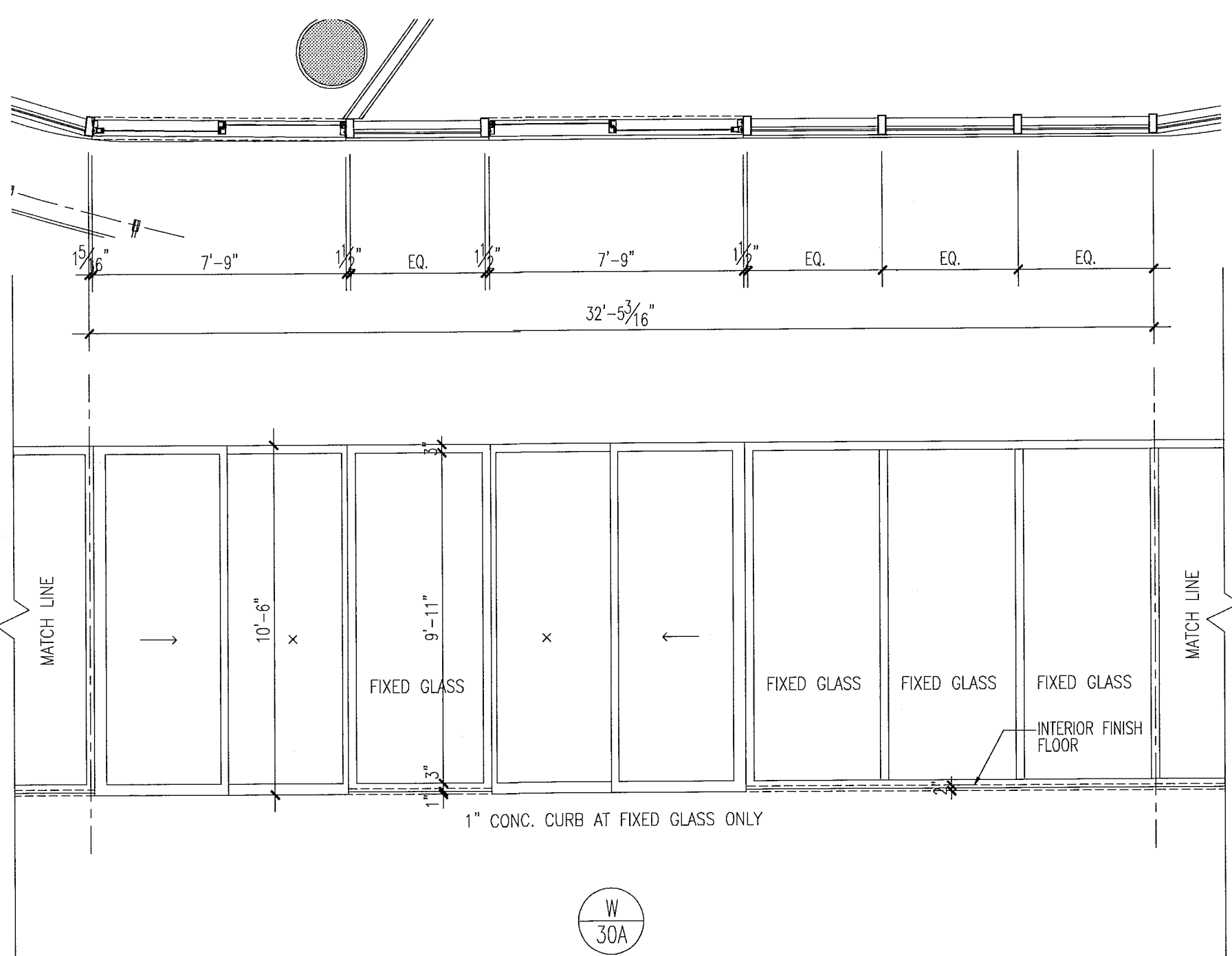
BID SET 07.01.2013
BUILDING PERMIT 04.30.2013

New Sheet A8.32

PA: [Signature]
 DWG: 12/17/2013
 SCALE: 1/4"
 REV: [Signature]
 PENS: [Signature]



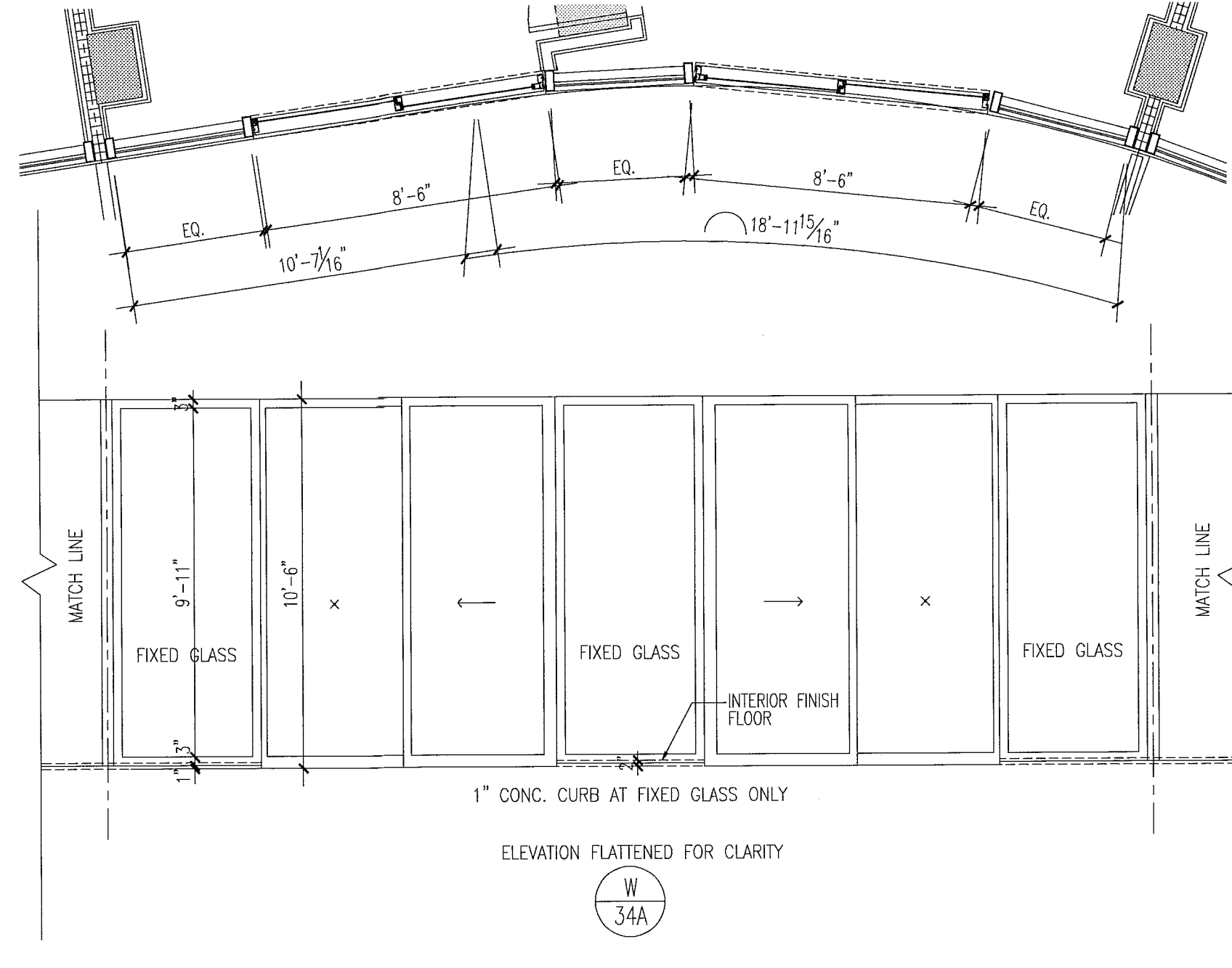
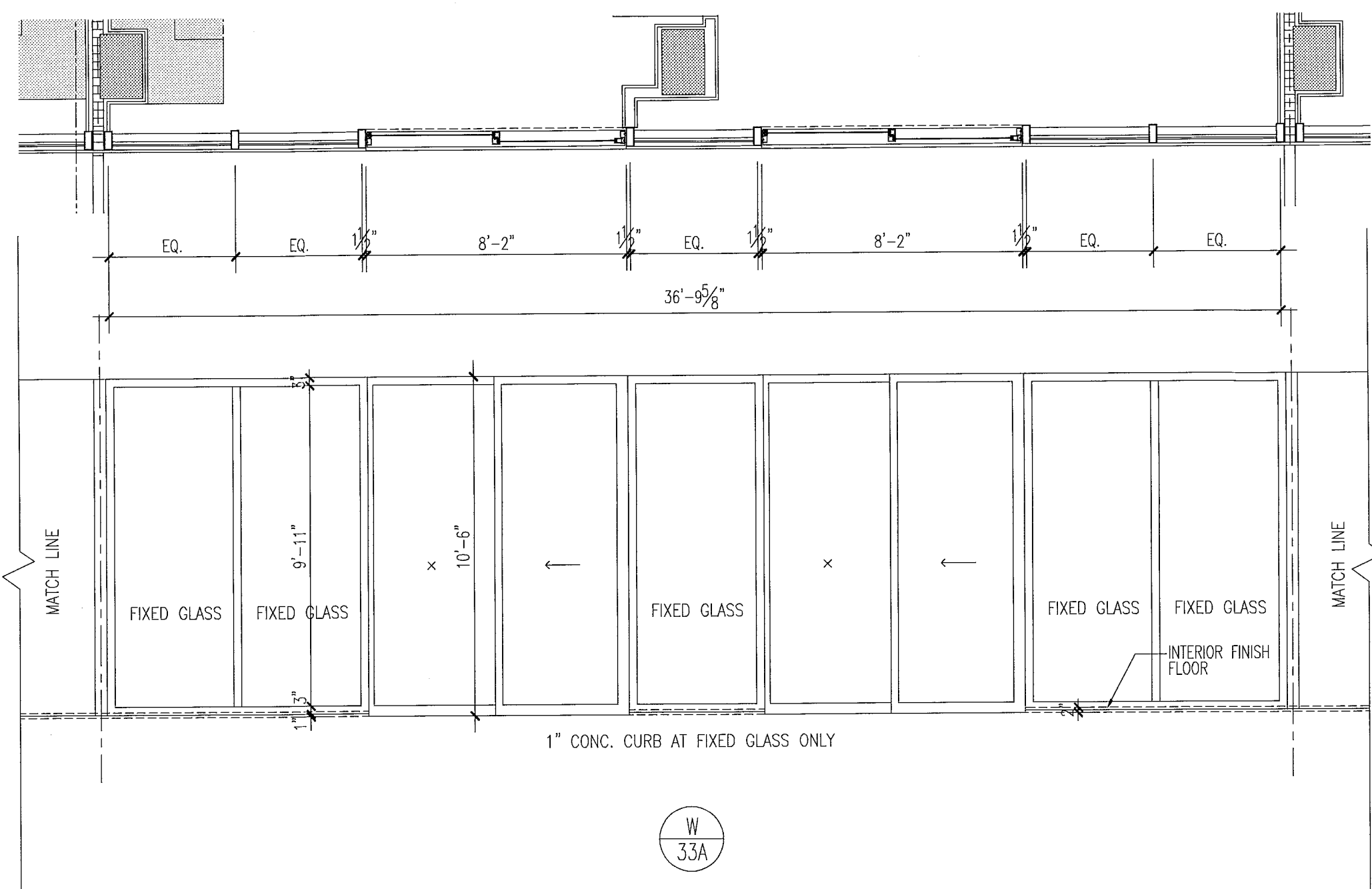
window elevations



- notes:**
- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulative glass, grey tinted, subject to be approved by architect.
 - All windows with glass floor to ceiling to be tested for safekeeping requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
 - All glazing panels within 12" of doors to be tempered glass.
 - See plans & elevations for spandrel and obscure panels.
 - All fixed glazing panels to be tempered glass. (U.O.A.). GRAY glass color to be approved by architect.
 - All glazing units to be installed as per window consultant and window manufacturer specifications.
 - All dimensions to be verified on site prior to manufacturing windows.
 - Windows shown as viewed from exterior of building. Reverse units opposite hand.
 - For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
 - Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
 - Window frame and louver finish to be PPG Duranor SILVER submit samples to be approved by architect
 - Exterior Windows, doors and storefronts will be under separate permit.
 - Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



window elevations

1/4"

Mon. 16 Dec 2013 - 5:06pm
 REV: 1
 DWG: A8.33
 PENS: JMS
 SCALE: 1/4" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 2 12/20/2013

ADDENDUMS

CONSTRUCTION ISSUE DATE

AS BUILT DATE

BID SET 07.01.2013

ISSUE DATE 04.30.2013

BUILDING PERMIT

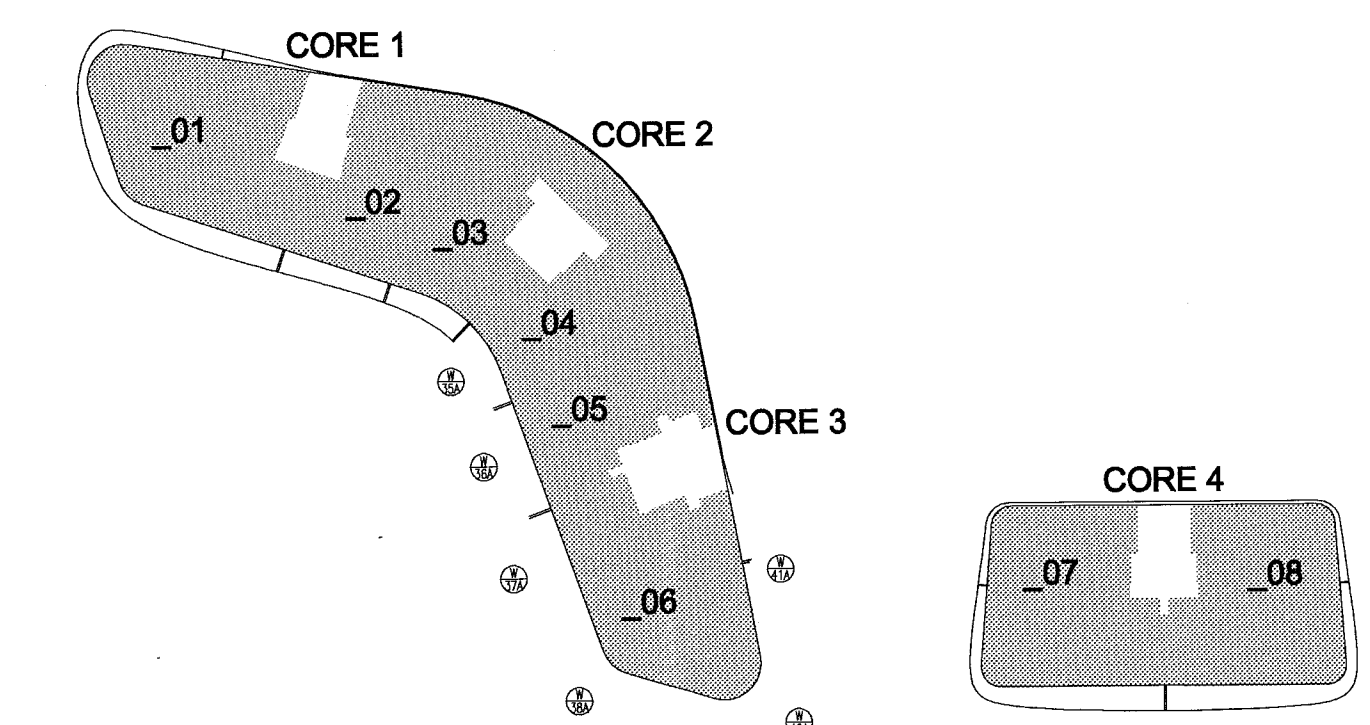
JOB NUMBER: A1202

SHEET NUMBER

NEW SHEET

& ENG.

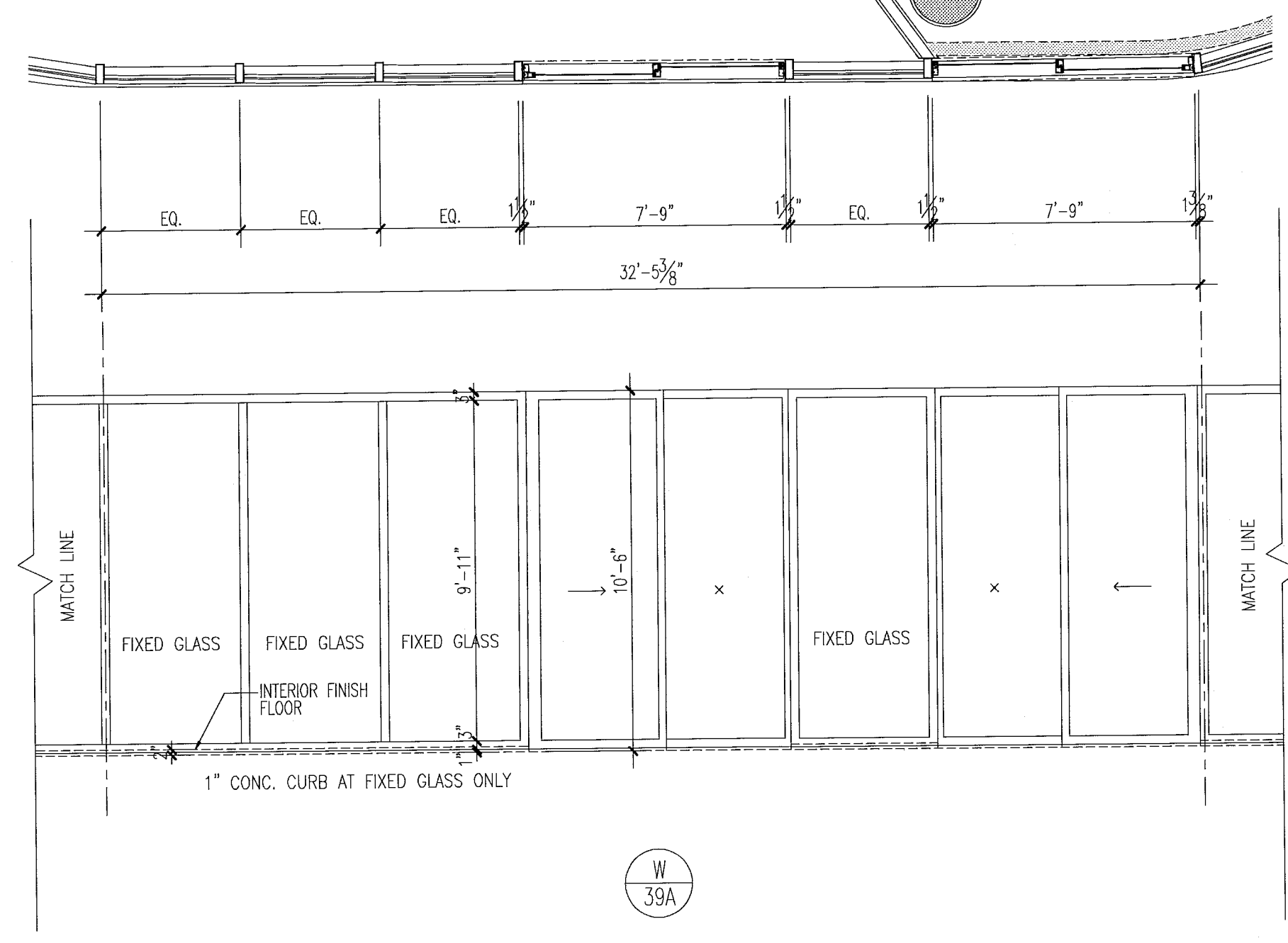
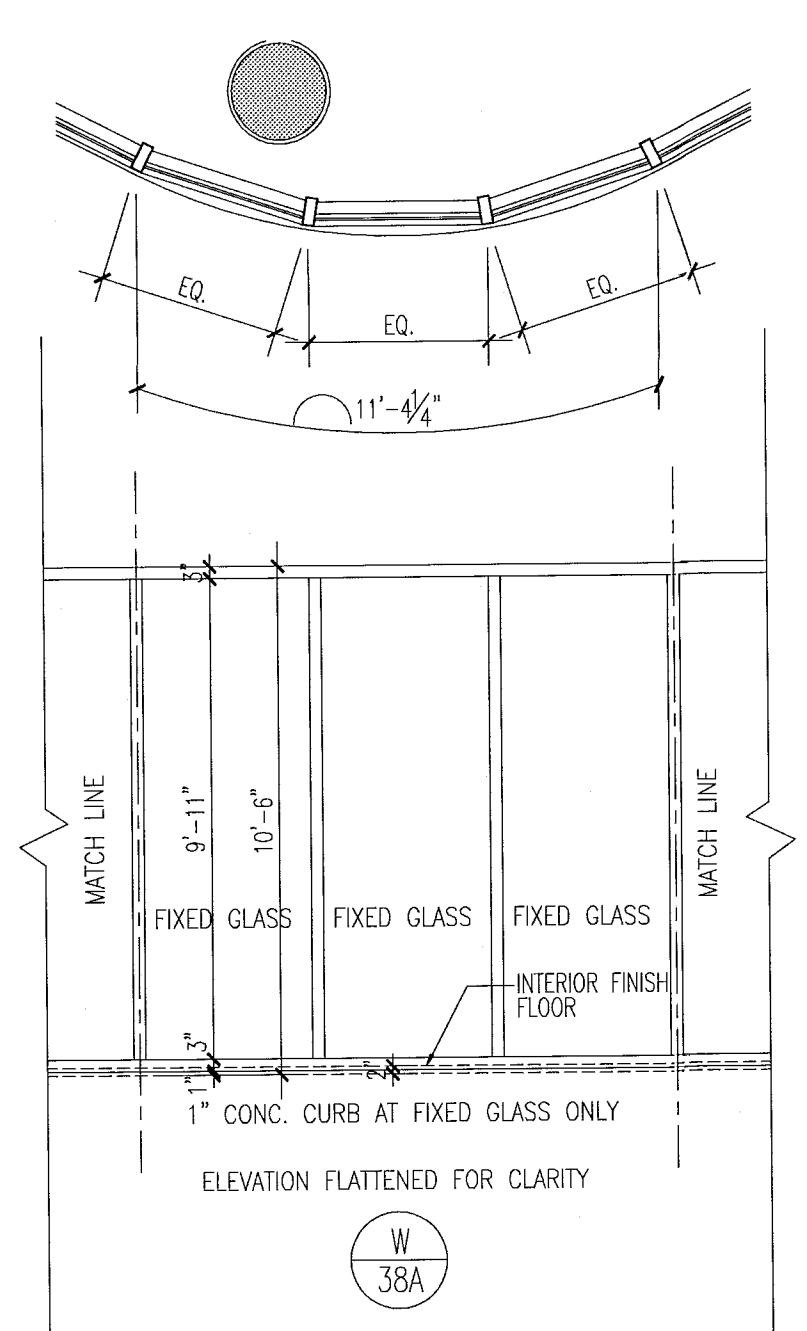
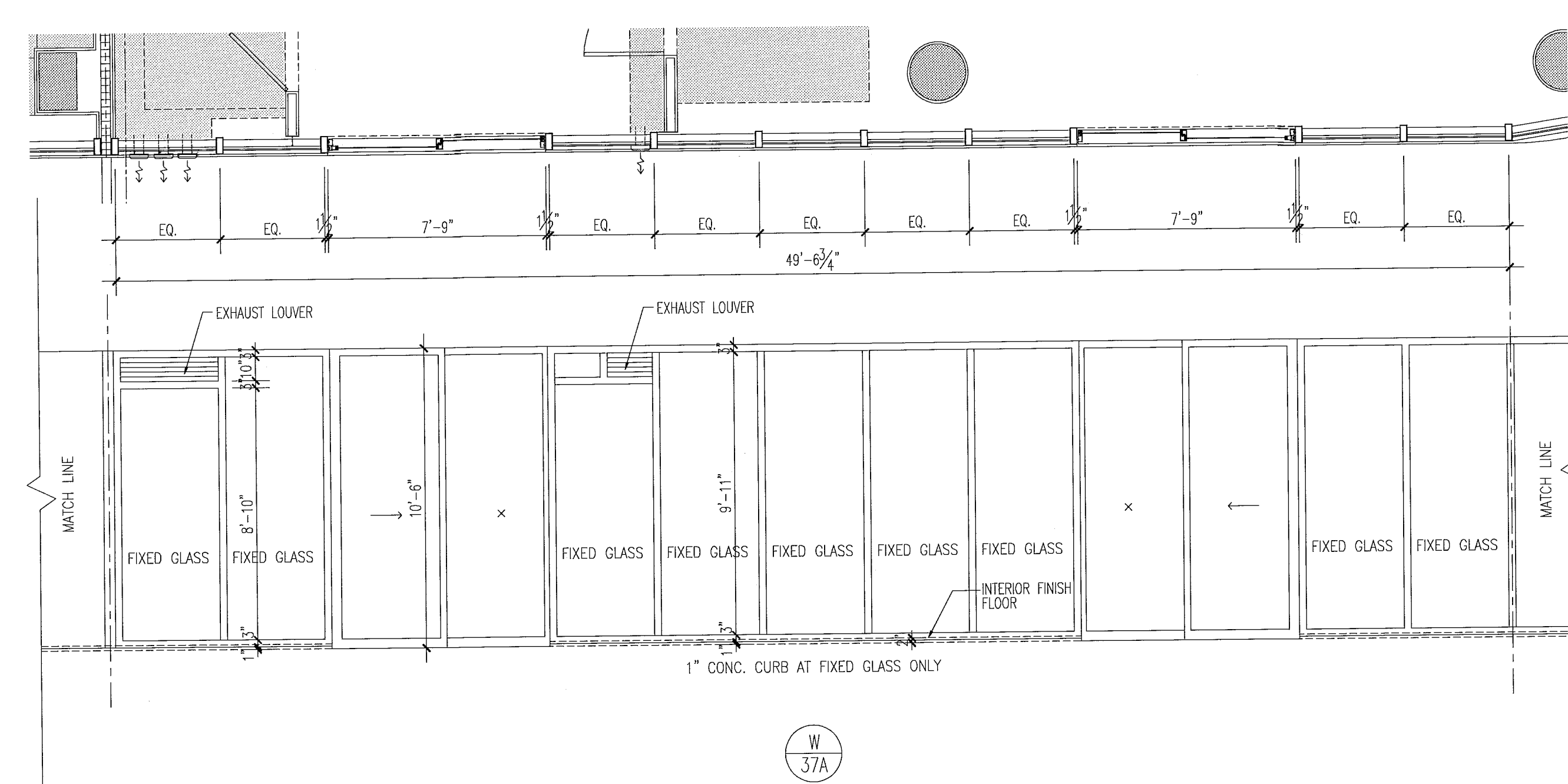
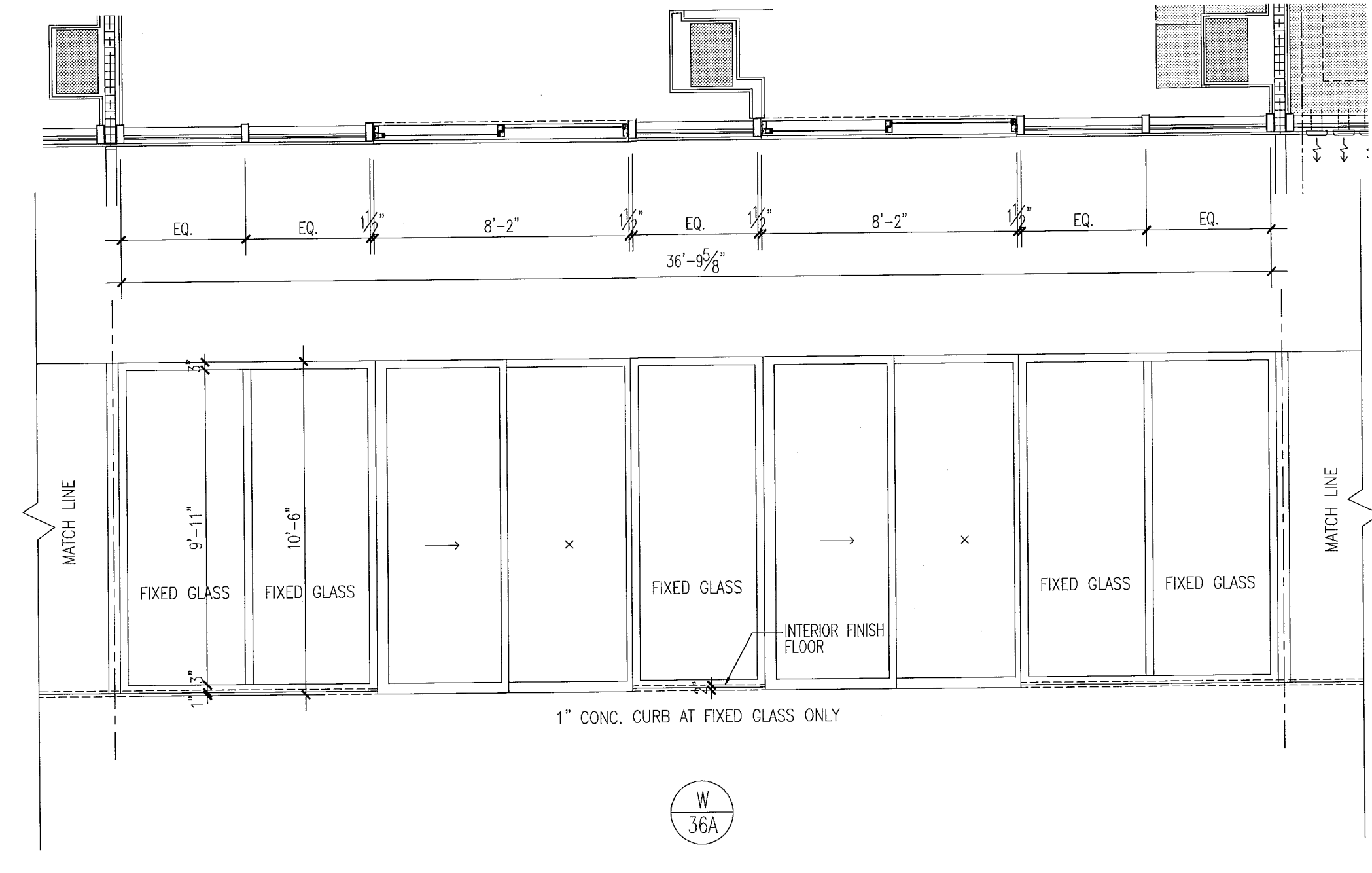
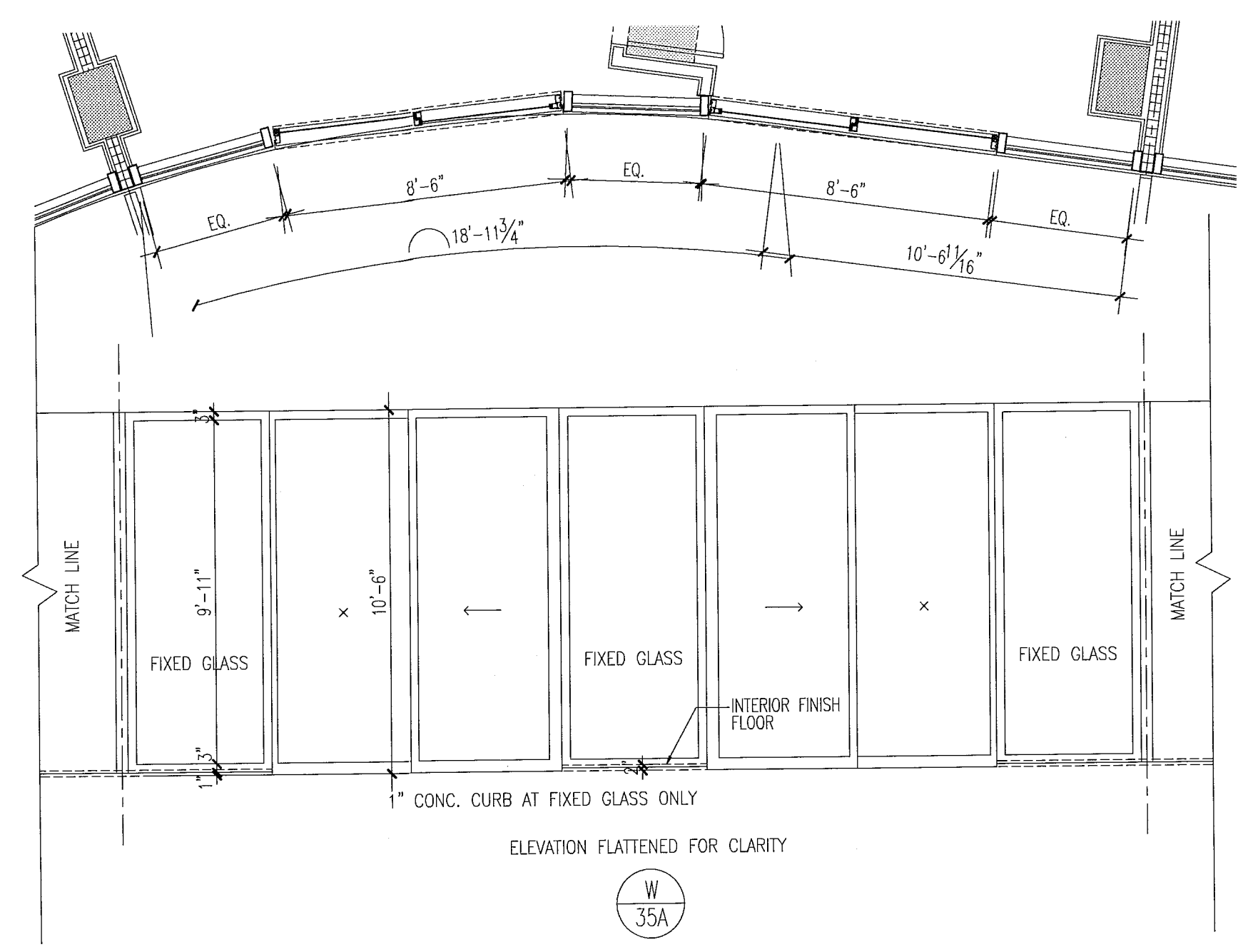
window elevations



level 07

key plan

1/64"

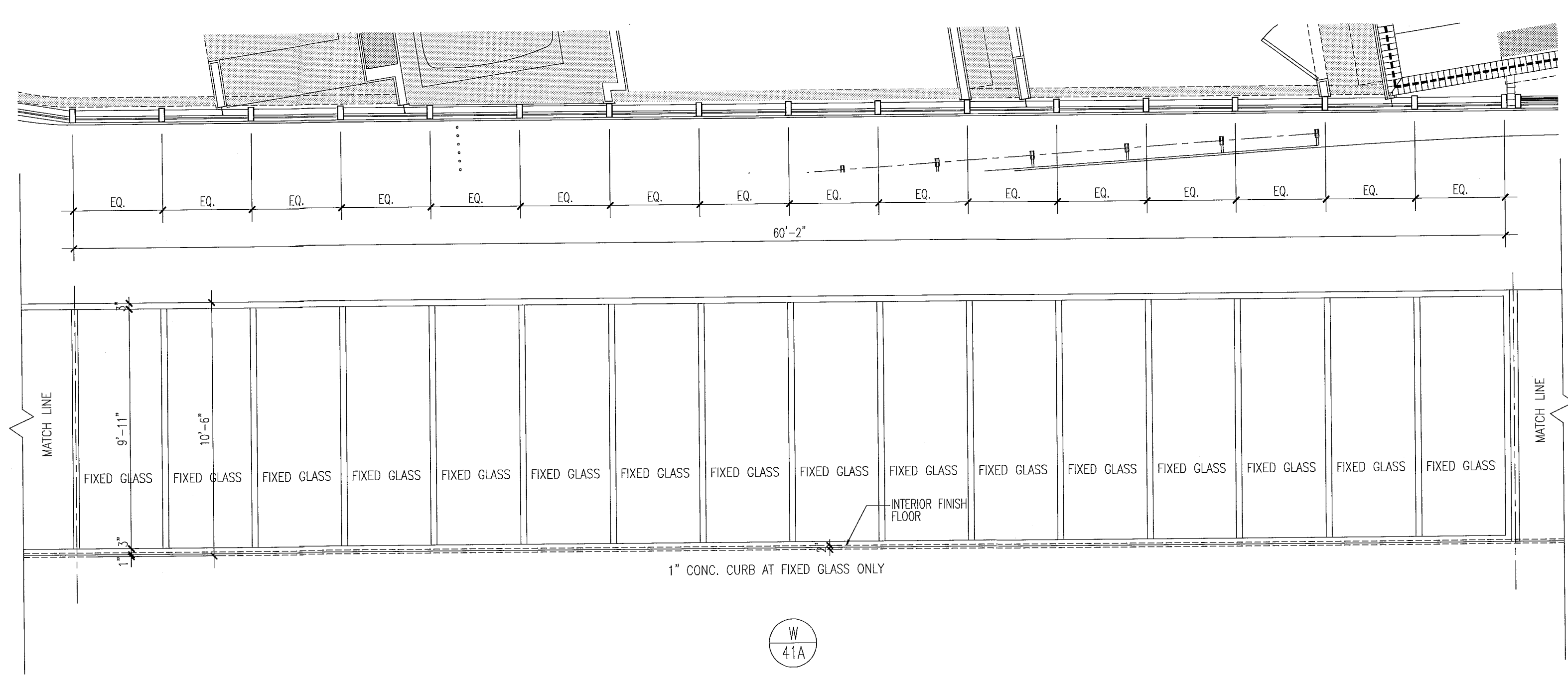
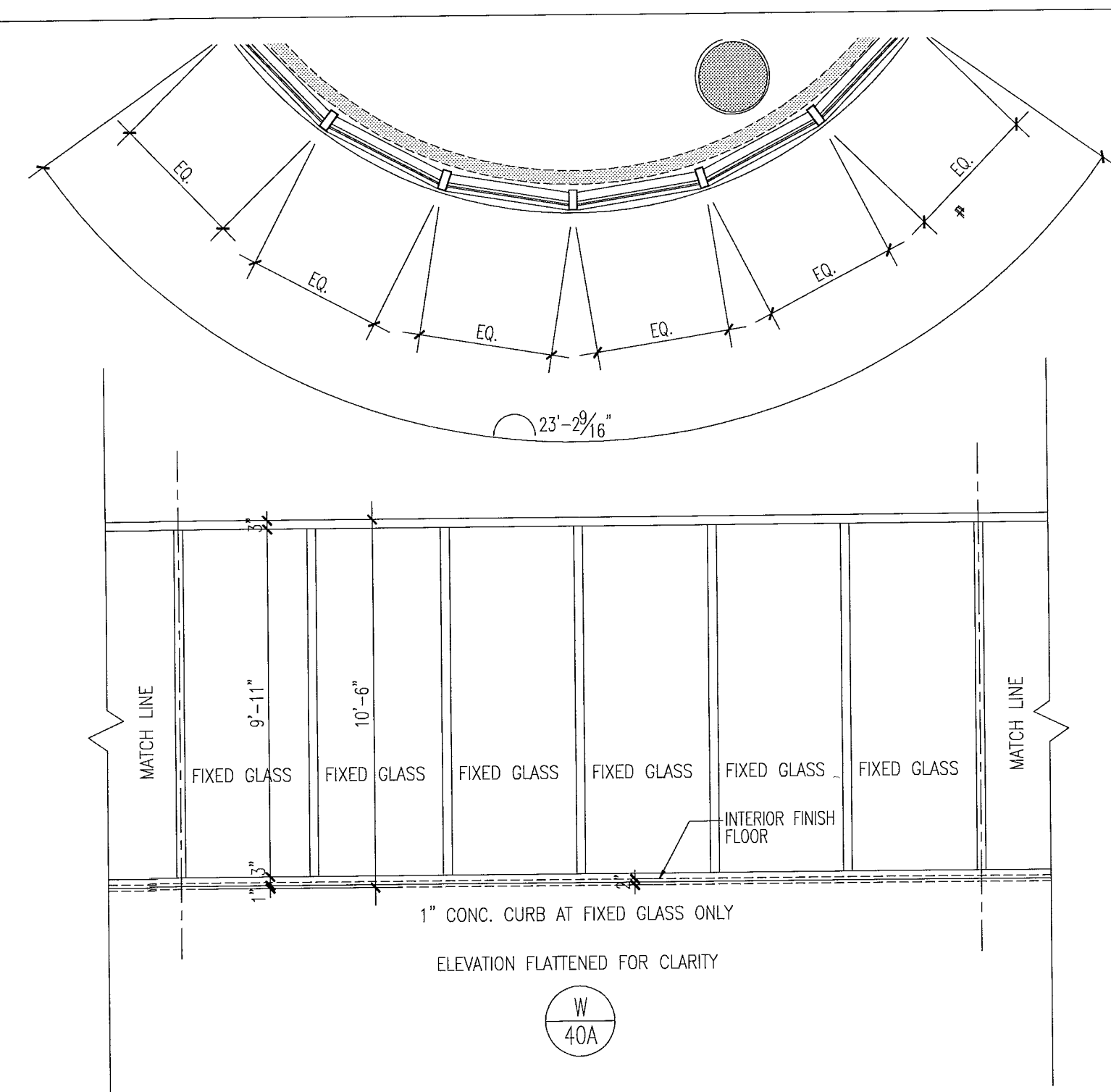


notes:

- All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
- All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
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- Window frame and louver finish to be PPG Duraner SILVER submit samples to be approved by architect
- Exterior Windows, doors and storefronts will be under separate permit.
- Glazing shall be laminated and insulated with "U" value = .37 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

12/20/2013
Set in my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision	Date
2	12/20/2013

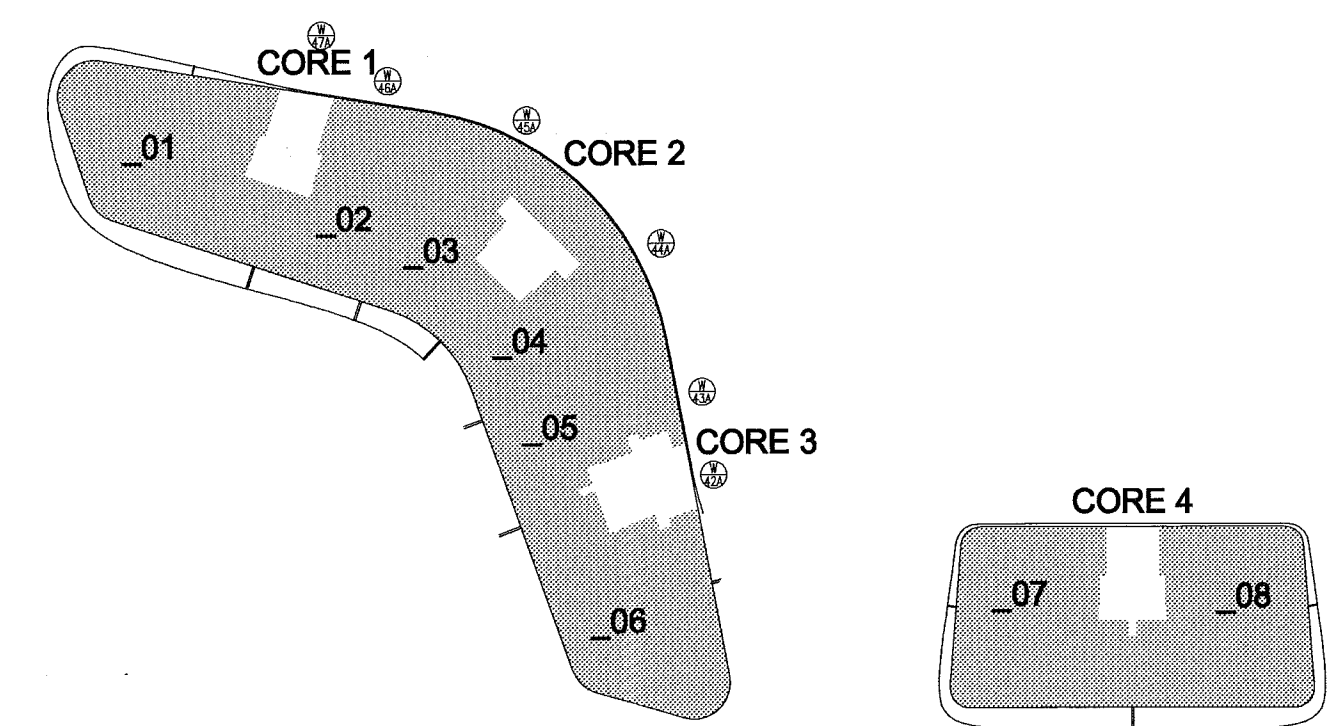
BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
NEW SHEET A1202

window elevations

1/4"

Mon, 16 Dec 2013 - 8:24pm
REV. 2
DWG. 1
SCALE 1/4"
PENS

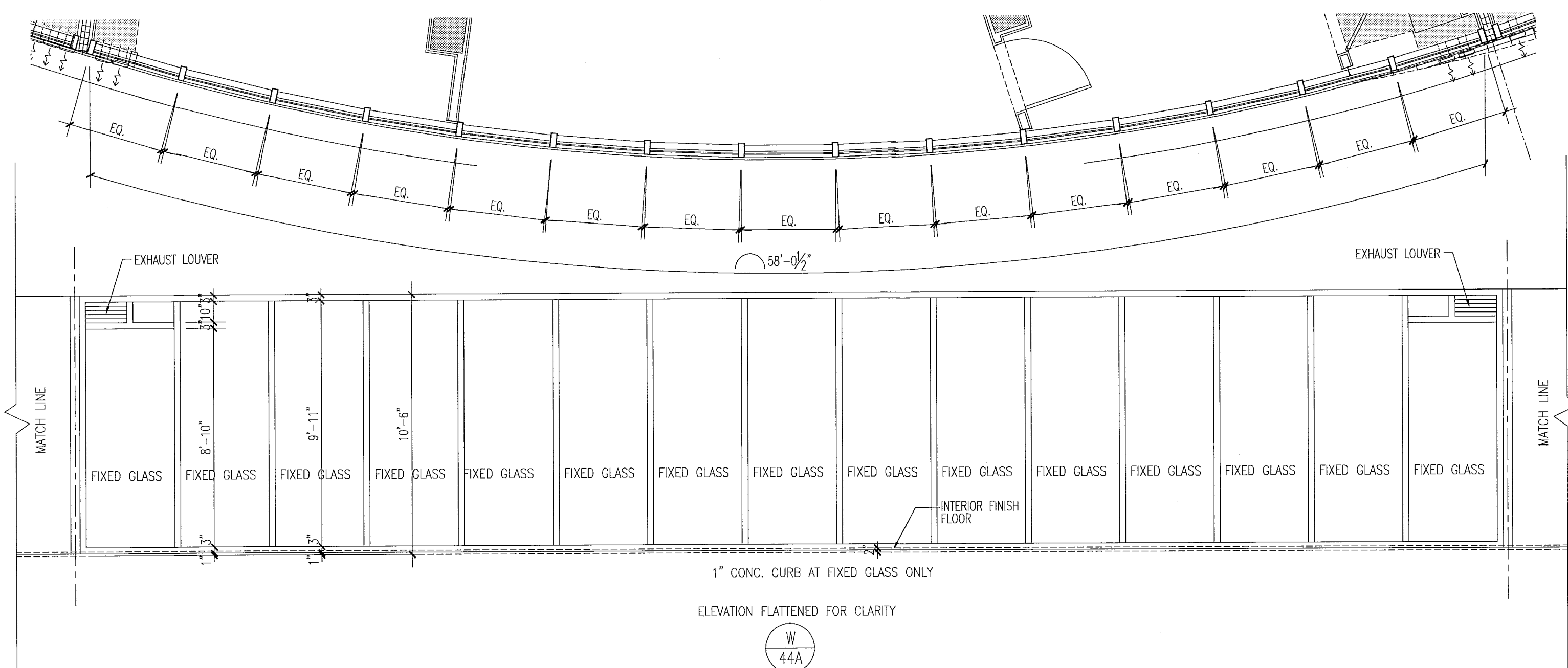
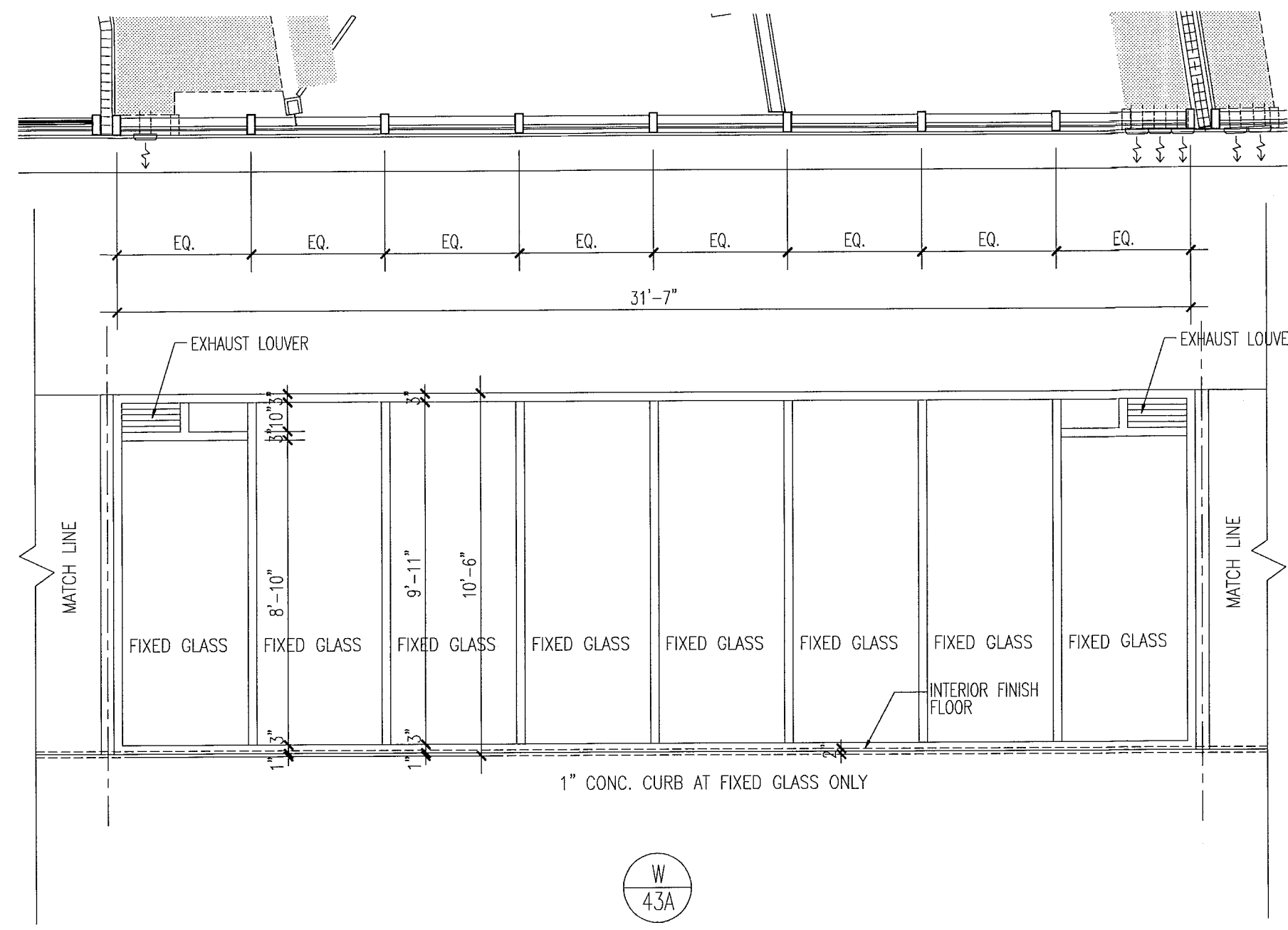
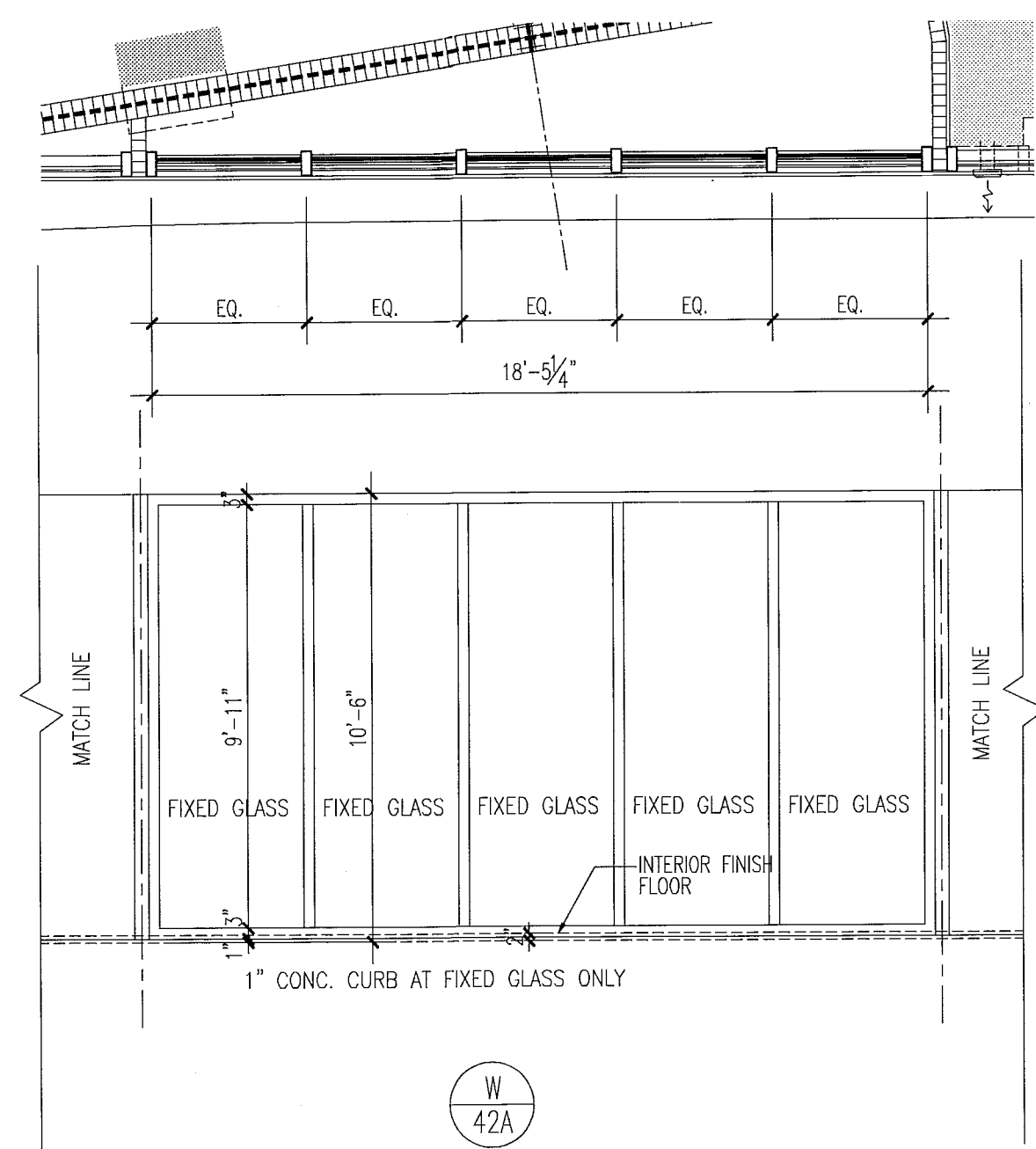
window elevations



level 07

key plan

1/64"

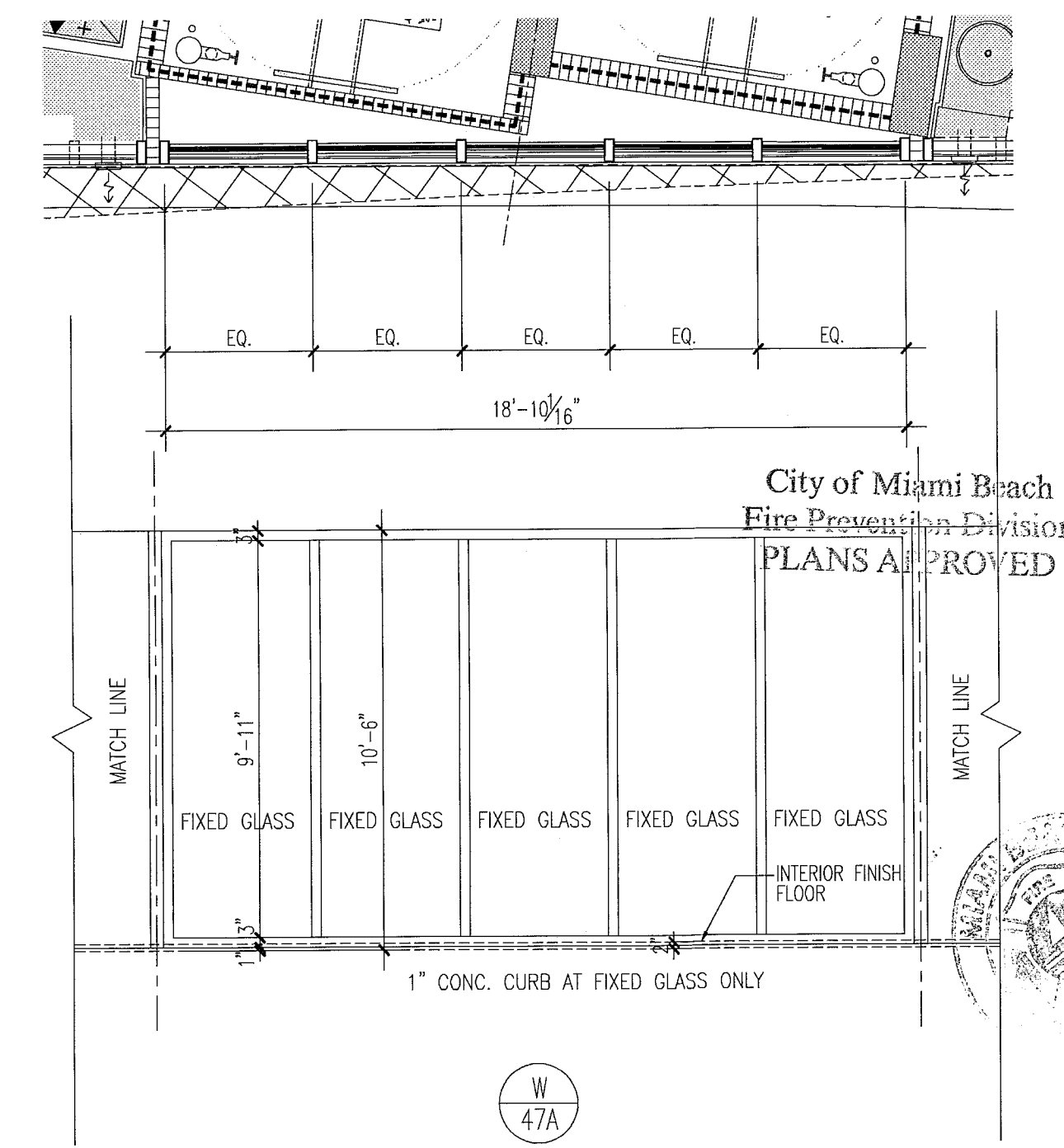
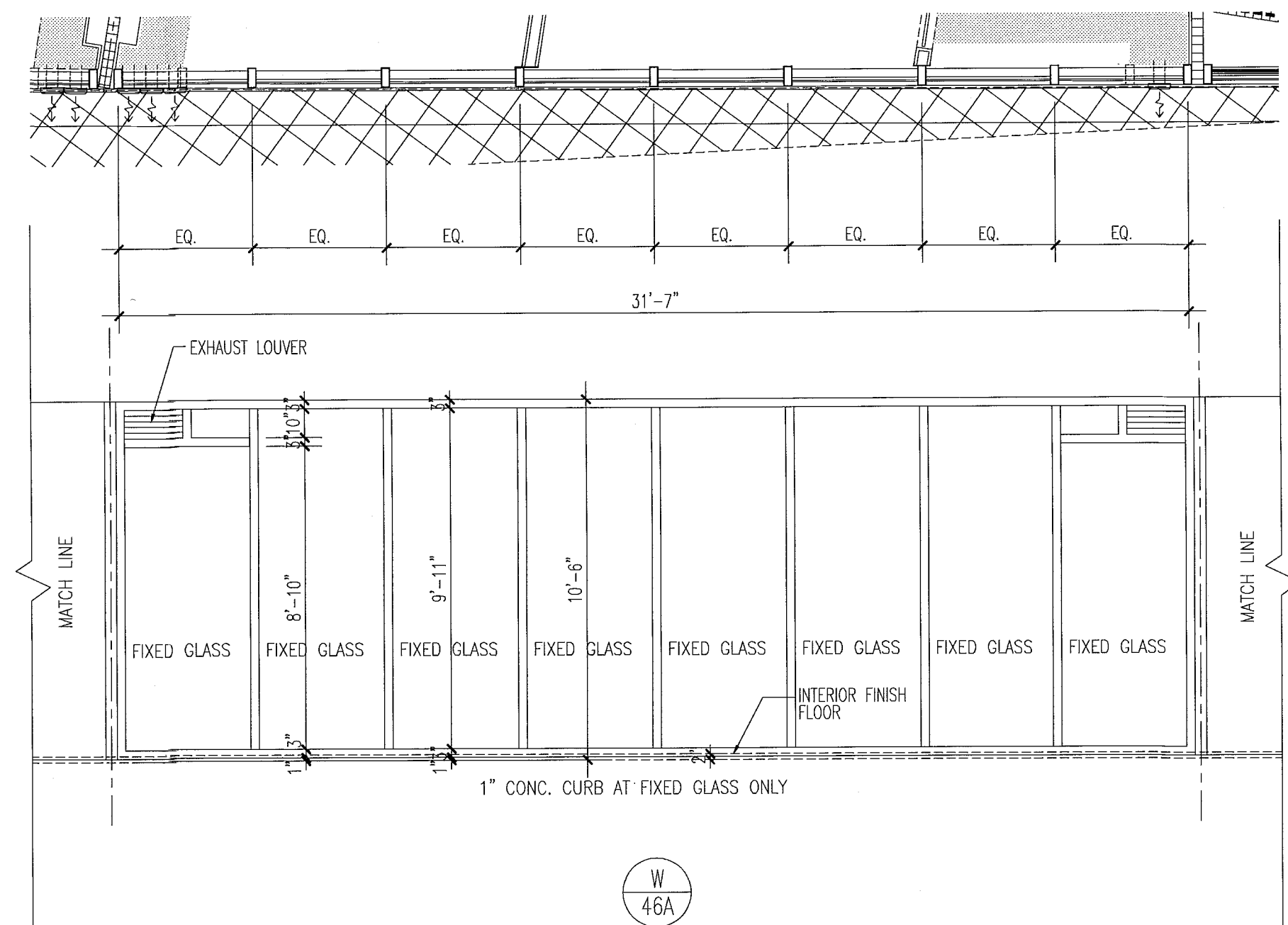
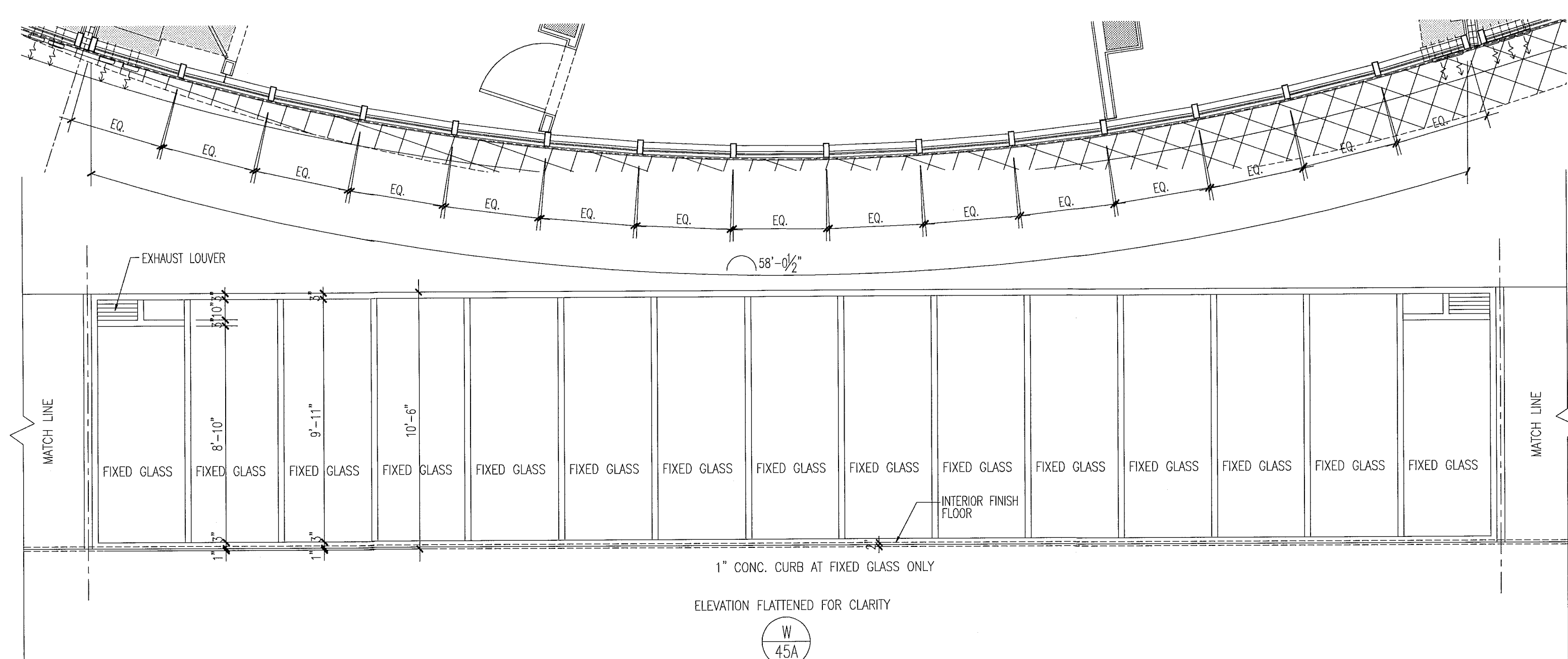


notes:

1. All glazing in storefronts, windows and doors to be tempered glass. Double layer laminated & insulated glass, gray tinted, submit samples to be approved by architect.
2. All windows with glass floor to ceiling to be tested for safeguard requirements in accordance w/FBC and all local codes and ordinances. If required safeguard must be provided as per Chapter 24 of FBC 2010.
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4. See plans & elevations for spandrel and obscure panels.
5. All fixed glazing panels to be tempered glass (I.O.A.). GRAY glass color to be approved by architect.
6. All glazing units to be installed as per window consultant and window manufacturer specifications.
7. All dimensions to be verified on site prior to manufacturing windows.
8. Windows shown as viewed from exterior of building. Reverse units opposite hand.
9. For window details see sht A7.03, A7.04, A7.05, A7.07 & A7.08.
10. Obscure panels to have semi opaque film on inside face of glass. See plans and elevations for glass private screens etc.
11. Window frame and lower finish to be PPG Duronor SILVER submit samples to be approved by architect.
12. Exterior Windows, doors and storefronts will be under separate permit.
13. Glazing shall be laminated and insulated with "U" value = .27 and shading coefficient = .33.

FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



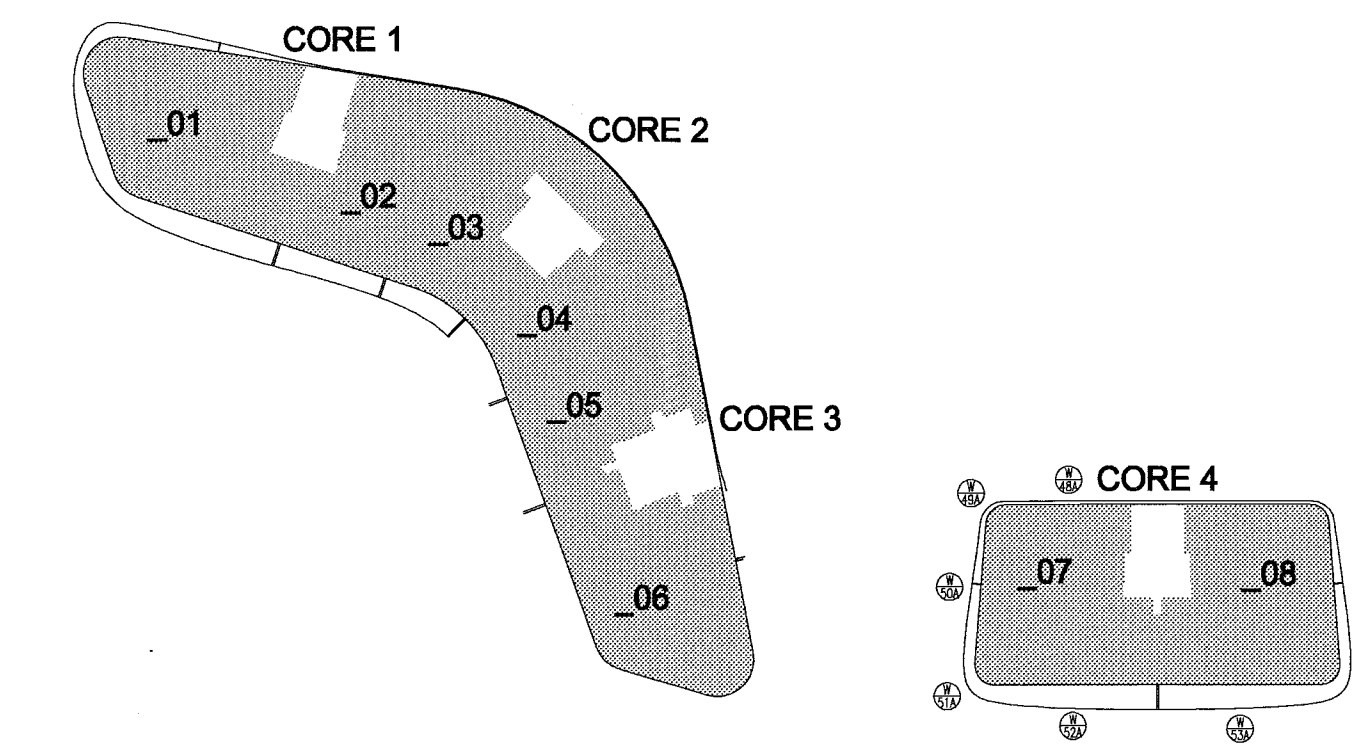
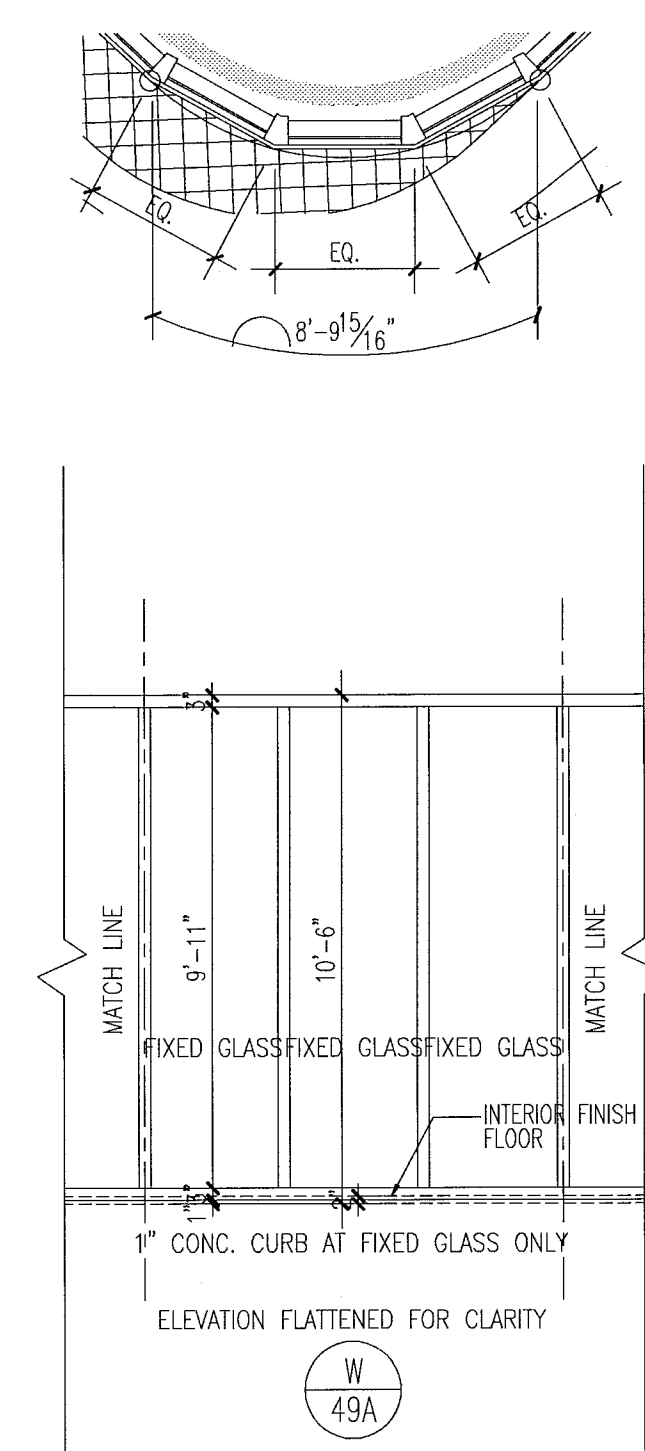
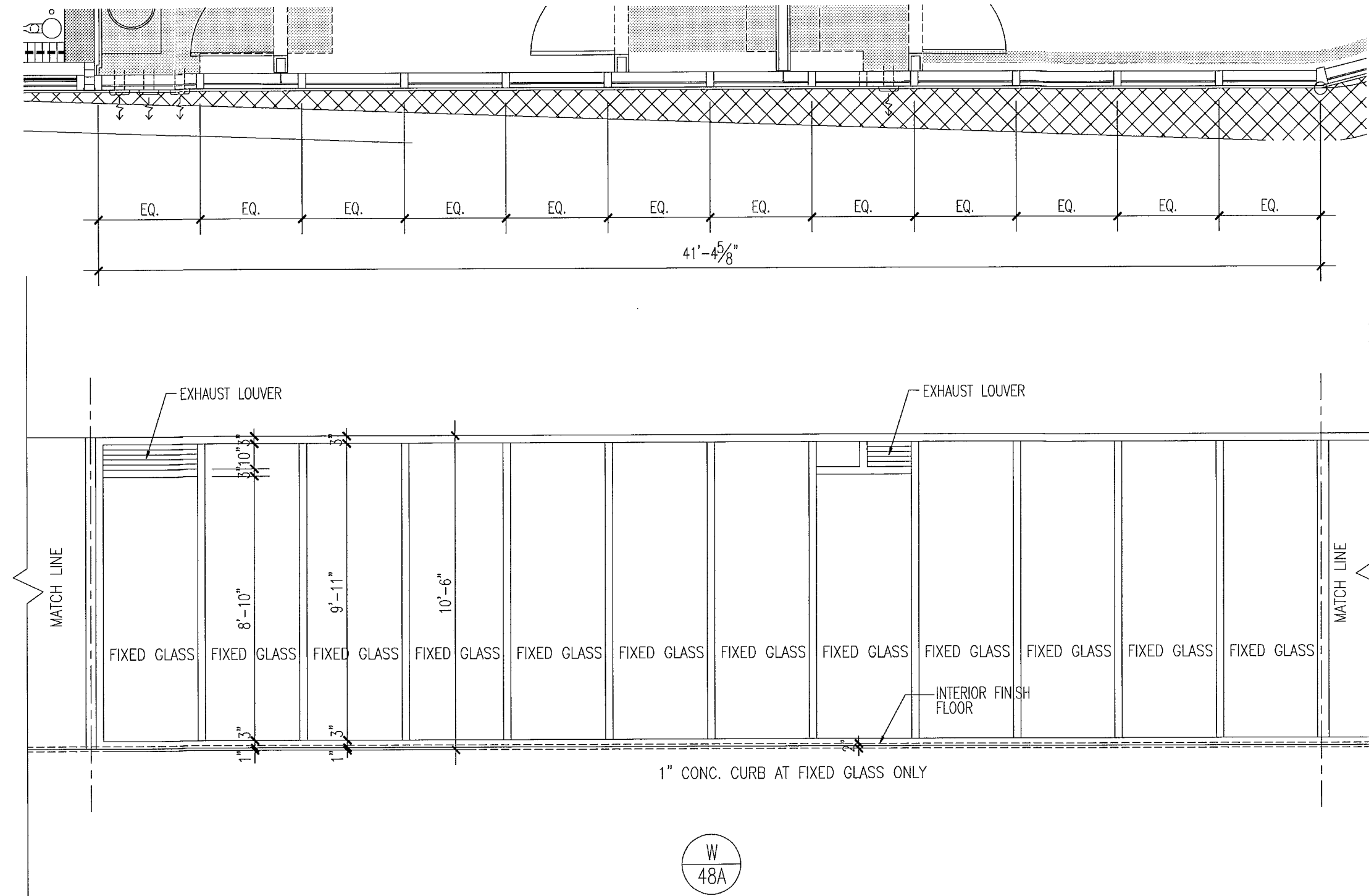
12/20/2013
Seal
In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained herein shall be constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

window elevations

1/4"

PA: E:\AR\2013\0430\DWG\01.dwg
 DWG: 07.01.2013 11:11
 PENS: kerrac.cb
 Scale: 1/4" = 1'-0"
 Date: 07.01.2013 11:11
 Rev: 1
 Date: 07.01.2013 11:11
 Rev: 1

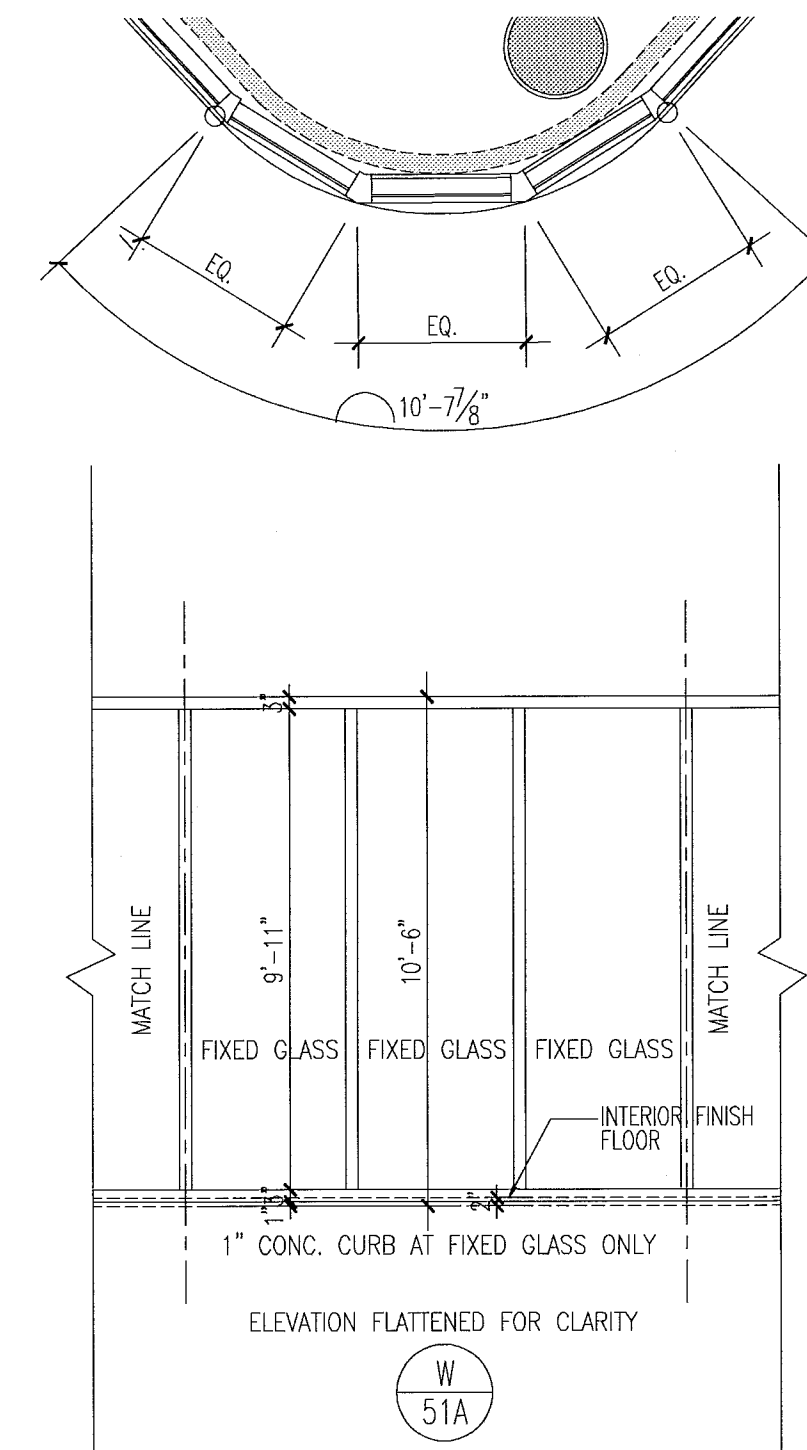
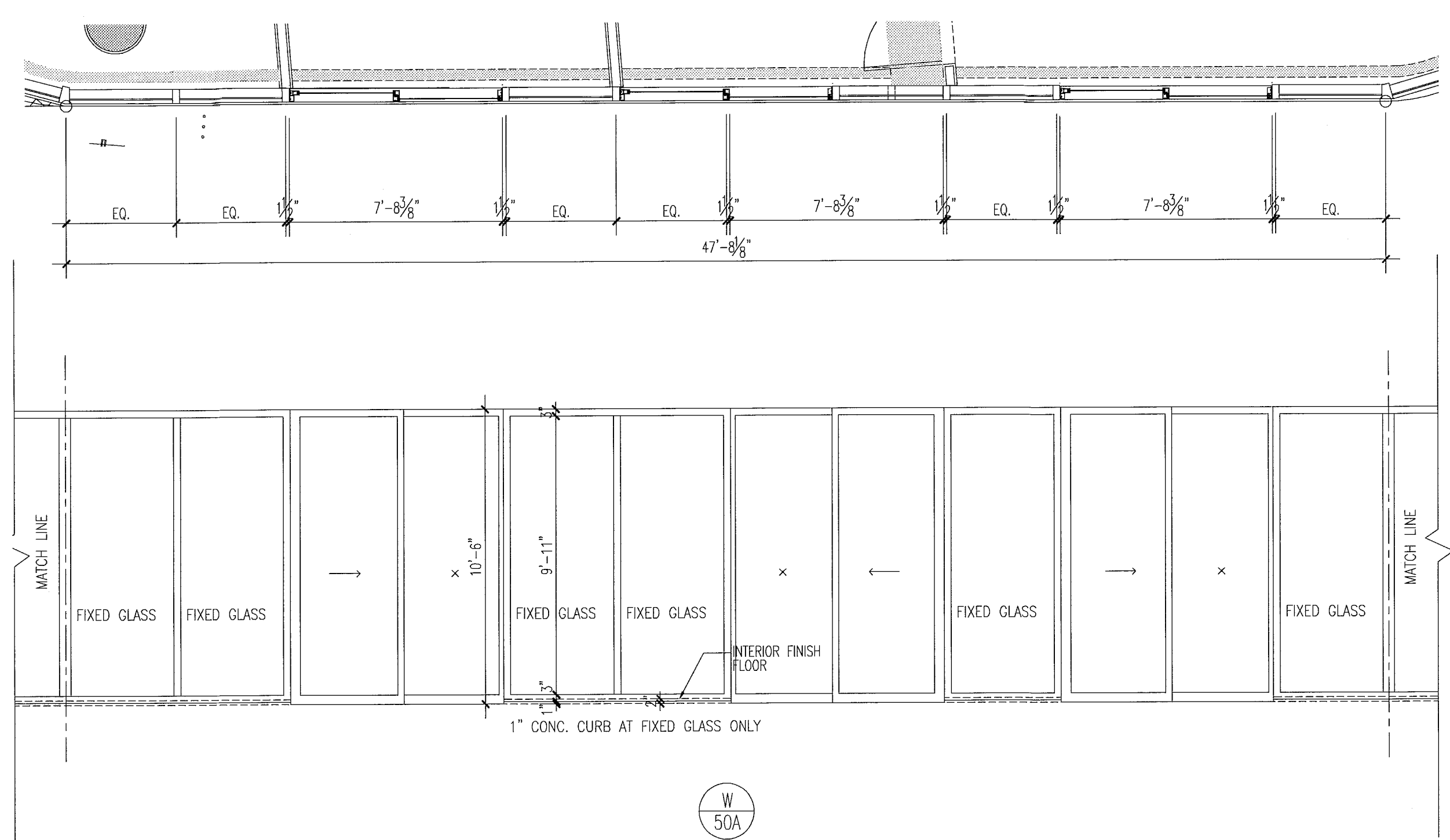


key plan

level 07

1/64"

window elevations

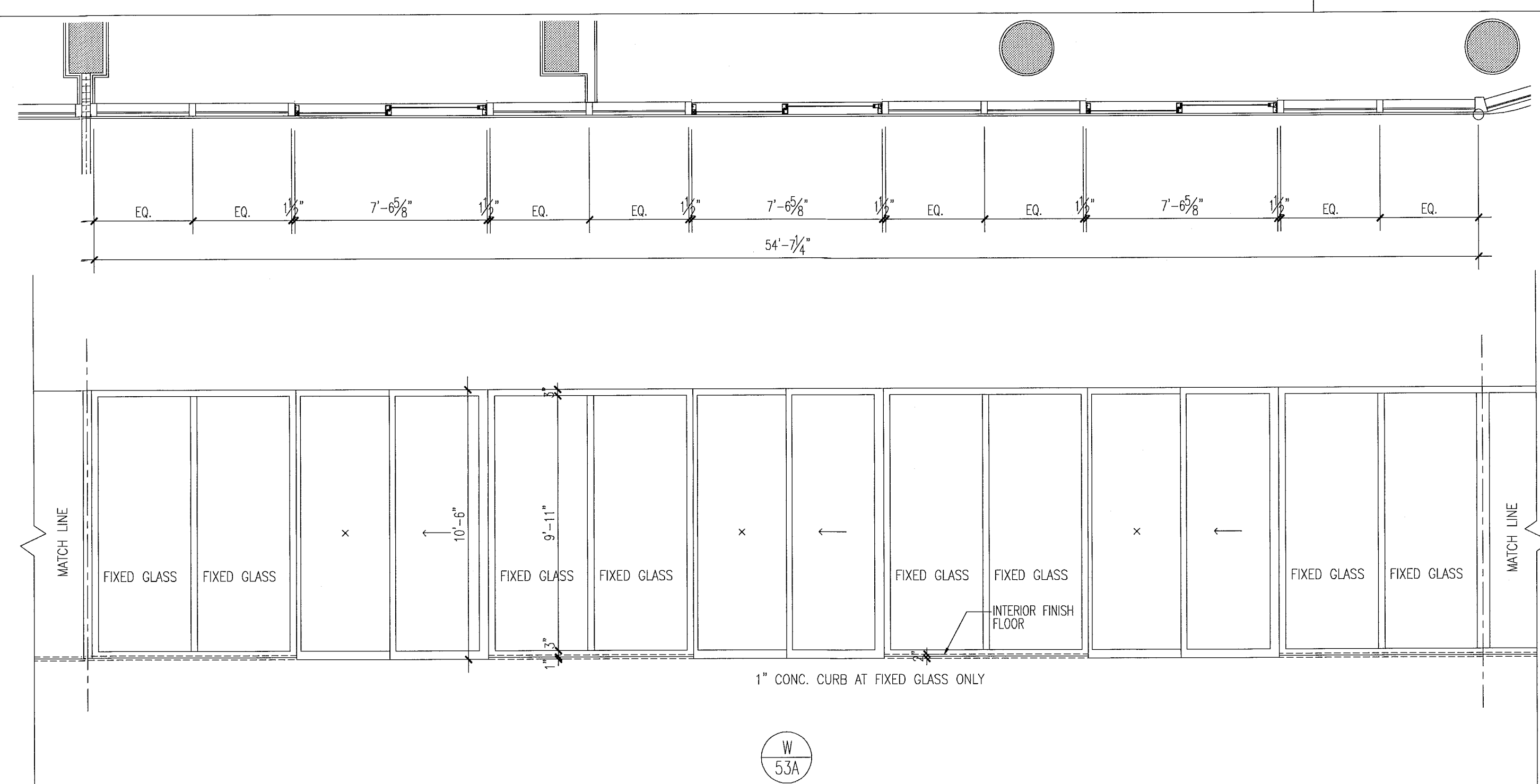
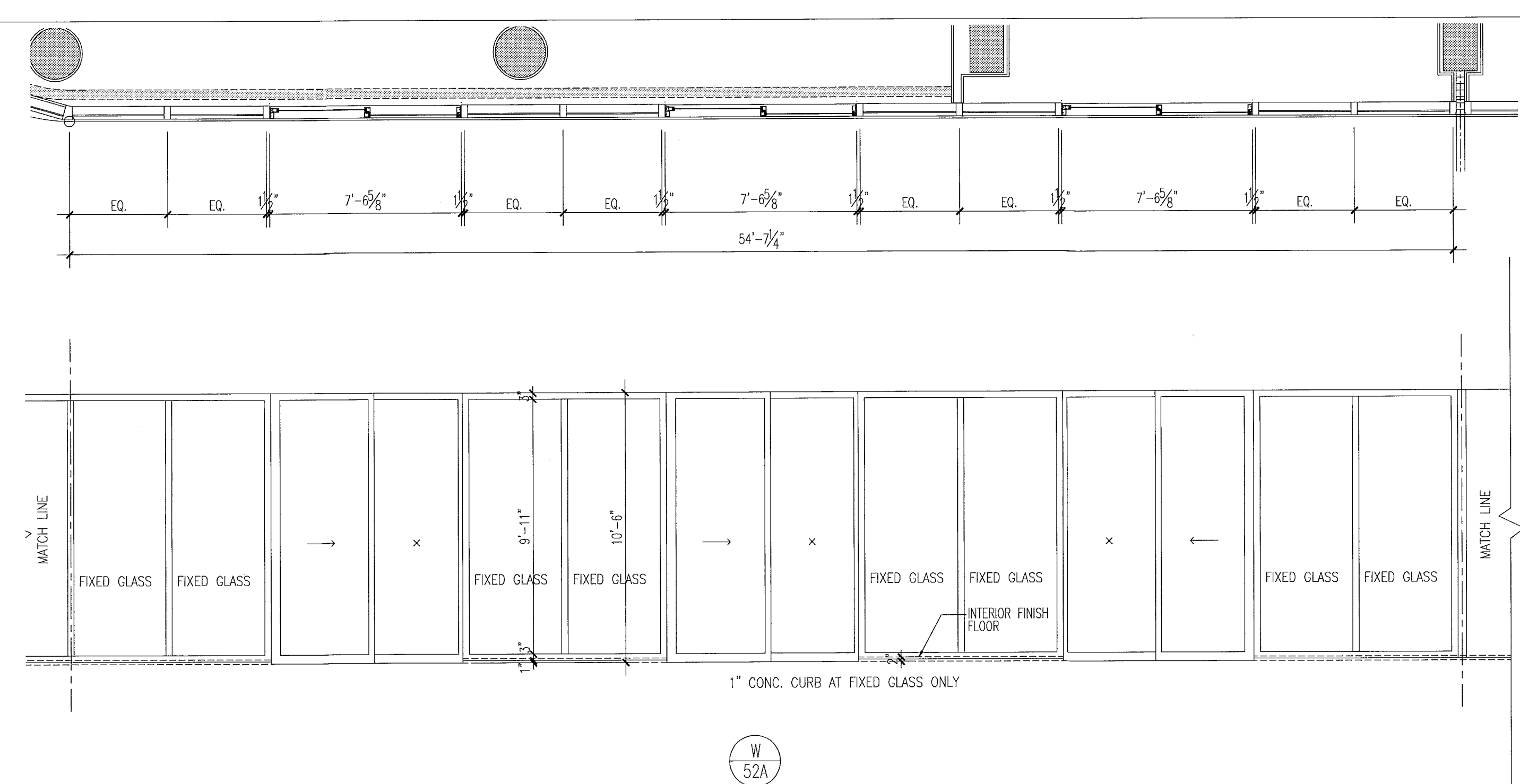


notes:

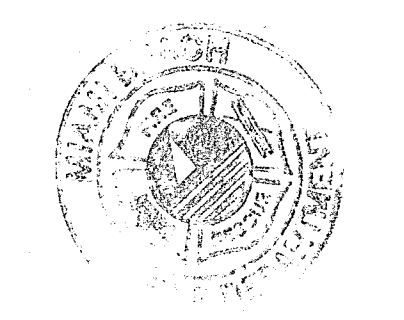
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FOR SLIDING GLASS DOOR SCHEDULE AND TYPES SEE SHT. A8.04

FOR CONSTRUCTION



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 2/12/20/2013

Address: _____
Construction Issue Date: _____
As Built Date: _____

BID SET 07.01.2013

BUILDING PERMIT 04.30.2013

Job Number: A1202

Sheet Number: _____

window elevations

1/4"

Mon, 19 Aug 2013 - 3:27pm
REV: [initials]
P.V. [initials]
SCALE: _____

From Gonzalez, Antonio (mailto:AntonioGonzalez@miamibeachfl.gov) Sent: Friday, October 12, 2012 7:36 PM To: 'Christina Cuervo'; 'Gonzalez@ctiam.com'; 'Jose Suarez' Cc: 'Dswaldo Betancourt'; 'Medrano, Leonel'; 'McConachle, Richard'; 'Montoya, Rhonda' Subject: RE: Block One

Christina / Jose We have discussed your request with the Building Official and notwithstanding the fact that we do not have a formal submittal and are basing our preliminary decision based on the information presented to us, we have the following response: 1. This building does not meet the definition of a high-rise based on the Florida Building Code 2010 - Building. 2. The project may be permitted as one project regarding the requirements of the code and the architect's approach to the design. However, each building would have a different permit number in order to clearly identify the inspections that are being called in for each. Perhaps the bridge could have a different number as well. 3. Jose, you would have to make sure compliance with all of the requirements of the building of that size (inclusive of the three structures) would be met by code. It may help regarding distance separations between buildings, the required fire ratings and limitations of glazing of the exterior walls. 4. We will advise if Chief Medrano has a point regarding unity of title from the legal / administrative building department. If the buildings are located on different parcels / folios, then they are usually permitted separately and the requirements of Chapter 7 have to be observed.

USE AND OCCUPANCY table with columns: DESCRIPTION OF USE, OCCUPANCY CLASSIFICATION, and FFC - NFPA 101.

CONSTRUCTION TYPE REQUIREMENTS table with columns: BUILDING ELEMENTS, MINIMUM REQUIREMENTS, and PROVIDED.

MIXED USE AND OCCUPANCY table with columns: ROOM OR AREA, SEPARATION AND/OR PROTECTION, and FFC - NFPA 101.

INCIDENTAL USE AREAS table with columns: ROOM OR AREA, SEPARATION AND/OR PROTECTION, and FFC - NFPA 101.

HEIGHT AND AREA ANALYSIS table with columns: CONSTRUCTION CLASSIFICATION, TYPE 1B (NON-HIGH RISE), and GROUP M.

CONSTRUCTION TYPE LIMITATIONS table with columns: CONSTRUCTION TYPE, SPRINKLERED, STORES BELOW, and STORES AT/ABOVE.

EXTERIOR EXPOSURE PROTECTION table with columns: REQUIREMENT, ALLOWED / PROVIDED, and EXTERIOR WALL OPENINGS.

BUILDING OCCUPANCY CLASSIFICATION table with columns: FLOOR, SUMMARY OF MIXED USE, and OCCUPANCY CLASSIFICATION.

REQUIREMENT table with columns: REQUIREMENT, ALLOWED / PROVIDED, and TYPE 1B (NON-HIGH RISE).

HAZARDOUS AREA PROTECTION table with columns: HAZARDOUS AREA DESCRIPTION and SEPARATION AND/OR PROTECTION.

FIRE RESISTANCE RATED SPACES table with columns: SPACE, REQUIRED RATING, and REFERENCES.

MEANS OF EGRESS ANALYSIS table with columns: FLOOR / LEVEL, SQUARE FOOTAGE, FLOOR AREA / OCCUPANT, ACTUAL LOAD, and REMARKS.

Note: AS PER MEETINGS WITH CITY OF MIAMI BEACH BUILDING DEPARTMENT AND FIRE DEPARTMENT, THIS PROJECT WILL BE CONSIDERED NON-HIGHRISE FOR BUILDING DEPARTMENT REVIEW AND HIGHRISE FOR FIRE DEPARTMENT REVIEW.

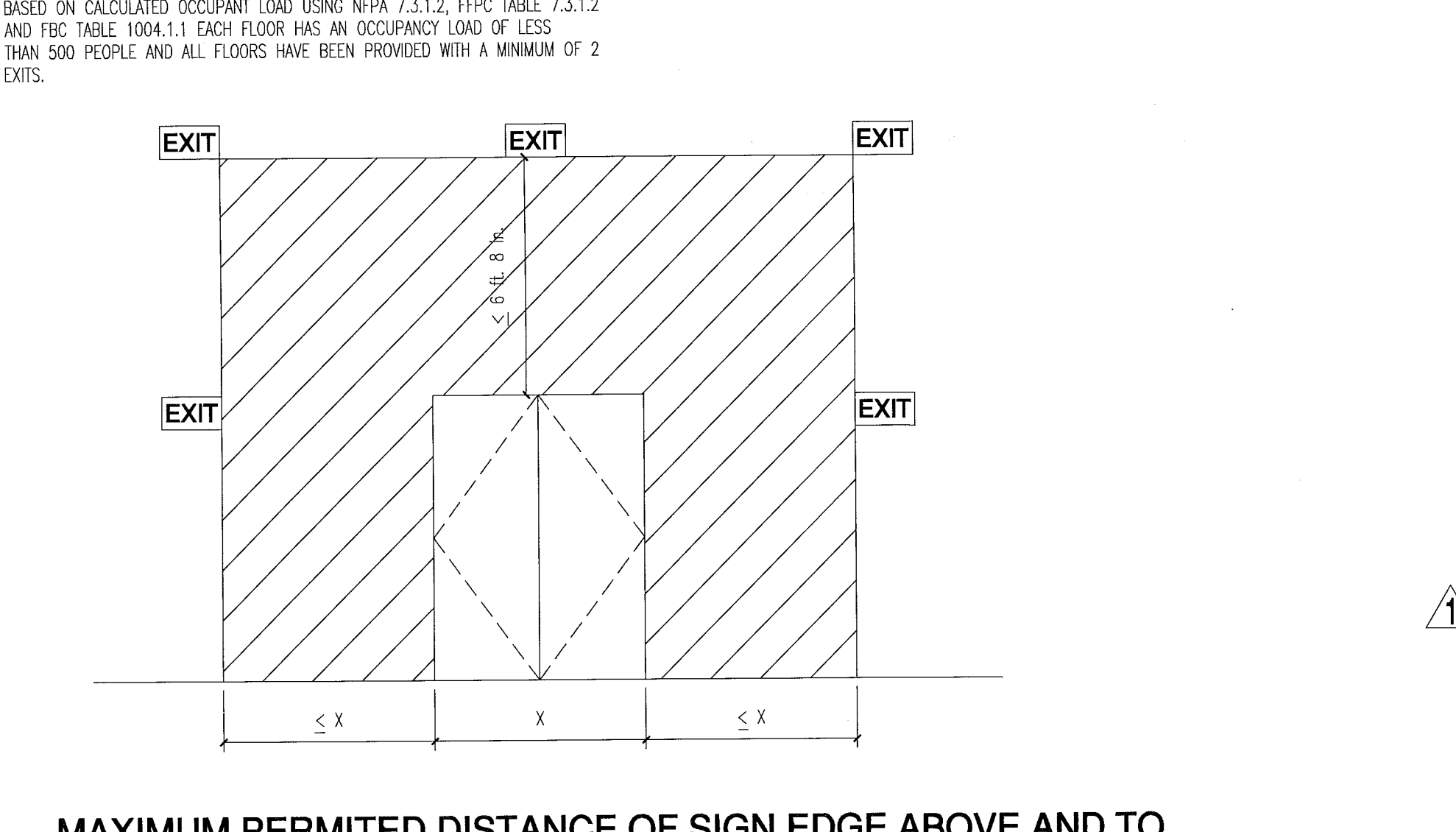
REQUIRED EGRESS CAPACITY table with columns: FLOORS / LEVELS, OCCUPANCY, STAIRWAY WIDTH REQUIRED, STAIRWAY WIDTH PROVIDED, STAIRWAY DOOR OR DOOR WIDTH REQUIRED, and STAIRWAY DOOR OR DOOR WIDTH PROVIDED.

NOTE: EACH NEW FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, SMOKE PARTITION, OR ANY OTHER NEW WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES WITH THE WORDING 'FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS', OR SIMILAR LANGUAGE. SUCH SIGNS OR STENCILING SHALL BE IN A 4 INCH HIGH LETTERS, 1/2" INCH STROKE, AND NOT MORE THAN 15 FEET ON CENTER. FFC 2010, SECTION 8.3.2.4

CONSTRUCTION TYPE LIMITATIONS table with columns: CONSTRUCTION TYPE, SPRINKLERED, STORES BELOW, and STORES AT/ABOVE.

REQUIRED NUMBER OF EXITS PER DWELLING UNIT table with columns: FLOOR OCCUPANT LOAD, NUMBER OF EXITS REQUIRED, and EXITS PROVIDED / FLOOR LEVELS.

REQUIRED NUMBER OF EXITS PER FLOOR table with columns: FLOOR OCCUPANT LOAD, NUMBER OF EXITS REQUIRED, and EXITS PROVIDED / FLOOR LEVELS.



MEANS OF EGRESS TRAVEL DISTANCE table with columns: OCCUPANCY, STAIRWAYS, EGRESS COMPONENTS, and MAXIMUM TRAVEL DISTANCE.

MEANS OF EGRESS TRAVEL DISTANCE table with columns: FLOOR, SUMMARY OF MIXED USE, and OCCUPANCY CLASSIFICATION.

REVISIONS table with columns: NO., DATE, and DESCRIPTION.

PATH: E:\USA-Agenda\Miami\Plan-041212\DWG 2.01_SOLE

*FBC 705.8.2 EXCEPTION: OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH FBC SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.

City of Miami Beach Fire Prevention Division PLANS APPROVED. Revision 07/30/2013 BID SET 07.01.2013 BUILDING PERMIT 04.30.2013

life safety plan - level 0 (garage)



- GENERAL NOTES**
1. TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
 2. GARAGE: ENCLOSED CAR STORAGE (FBC 311.3), MECHANICALLY VENTILATED (FBC 406.4.2), GROUP S-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND 79,000 SQ. FT. MAX. AREA).
 3. SHAFT ENCLOSURES (FBC 707) INCLUDING REFUSE CHUTES, STAIR AND ELEVATORS -2 HR. RATED W/ 1 1/2 HR. OPENING PROTECTIVES PER FBC TABLE 707.3.9
 4. EXIT STAIR SHALL BE NUMBERED AND PROVIDED WITH TACTILE SIGNAGE AS PER FBC 1009.6.4
 5. FIRE DAMPERS AND SMOKE DAMPERS SHALL BE INSTALLED WHERE REQUIRED AT RATED PARTITIONS PER FBC 716.5.4

LIFE SAFETY LEGEND

FIRE RATINGS	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
PATHWAYS	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE	EXIT EXIT DISCHARGE

- PORTABLE FIRE EXTINGUISHER NOTES:**
1. PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL. A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
 2. PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

FOR CONSTRUCTION

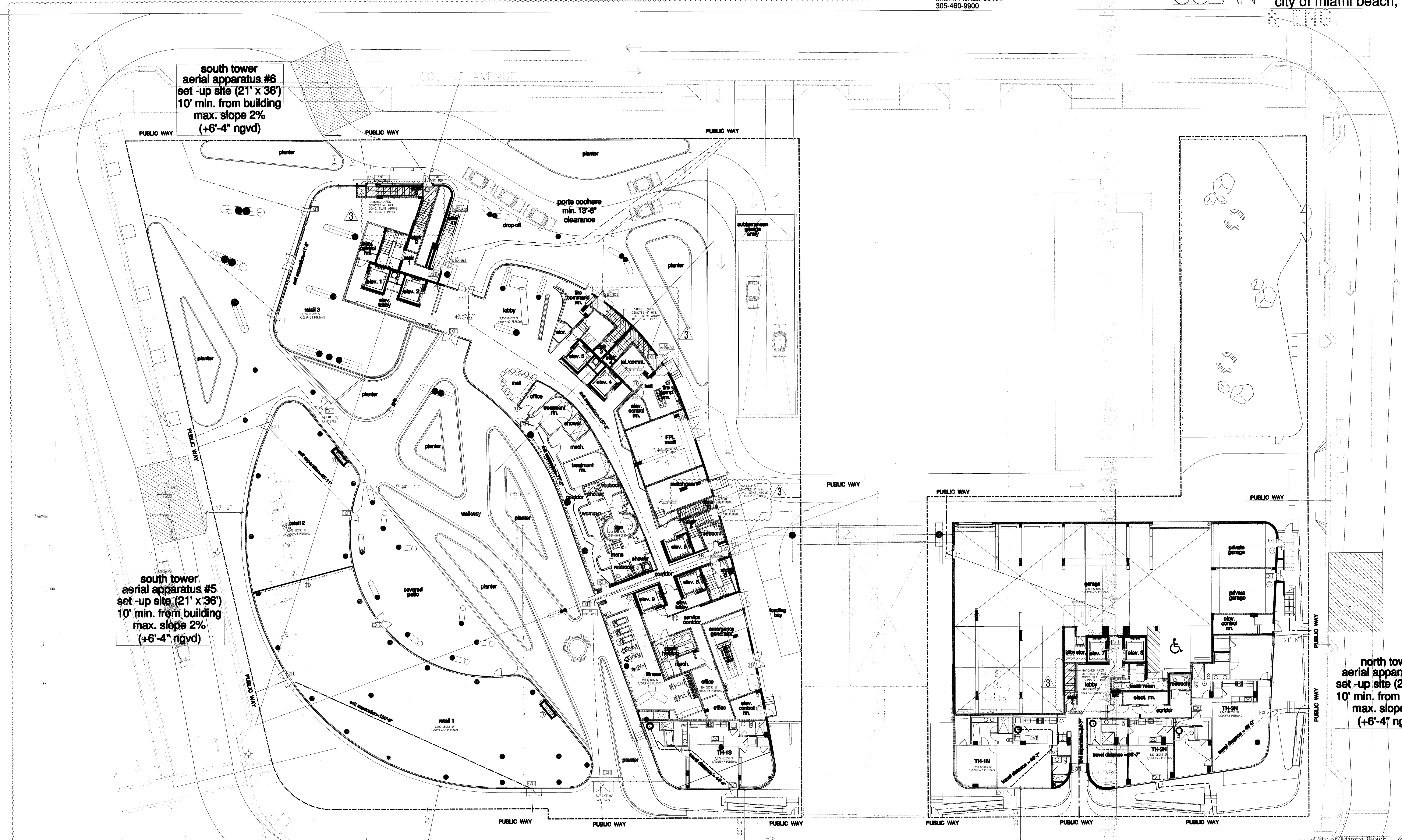
life safety plan - level 0 (garage)

NORTH
3/32"

Revision 2 12/20/2013
Revision 1 07/30/2013
BID SET 07.01.2013
ISSUE DATE 04.30.2013
JOB NUMBER: A1202
SHEET NUMBER

life safety plan - level 01 (lobby)

FOR CONSTRUCTION



south tower
aerial apparatus #6
set-up site (21' x 36')
10' min. from building
max. slope 2%
(+6'-4" ngvd)

south tower
aerial apparatus #5
set-up site (21' x 36')
10' min. from building
max. slope 2%
(+6'-4" ngvd)

north tower
aerial apparatus #1
set-up site (21' x 36')
10' min. from building
max. slope 2%
(+6'-4" ngvd)

south tower
aerial apparatus #4
set-up site (21' x 36')
10' min. from building
max. slope 2%
(+6'-4" ngvd)

south tower
aerial apparatus #3
set-up site (21' x 36')
10' min. from building
max. slope 2%
(+6'-4" ngvd)

north tower
aerial apparatus #2
set-up site (21' x 36')
10' min. from building
max. slope 2%
(+6'-4" ngvd)

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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LIFE SAFETY LEGEND

FIRE RATINGS	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
PATHWAYS	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE	EXIT EXIT DISCHARGE

- PORTABLE FIRE EXTINGUISHER NOTES:**
- PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
 - PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

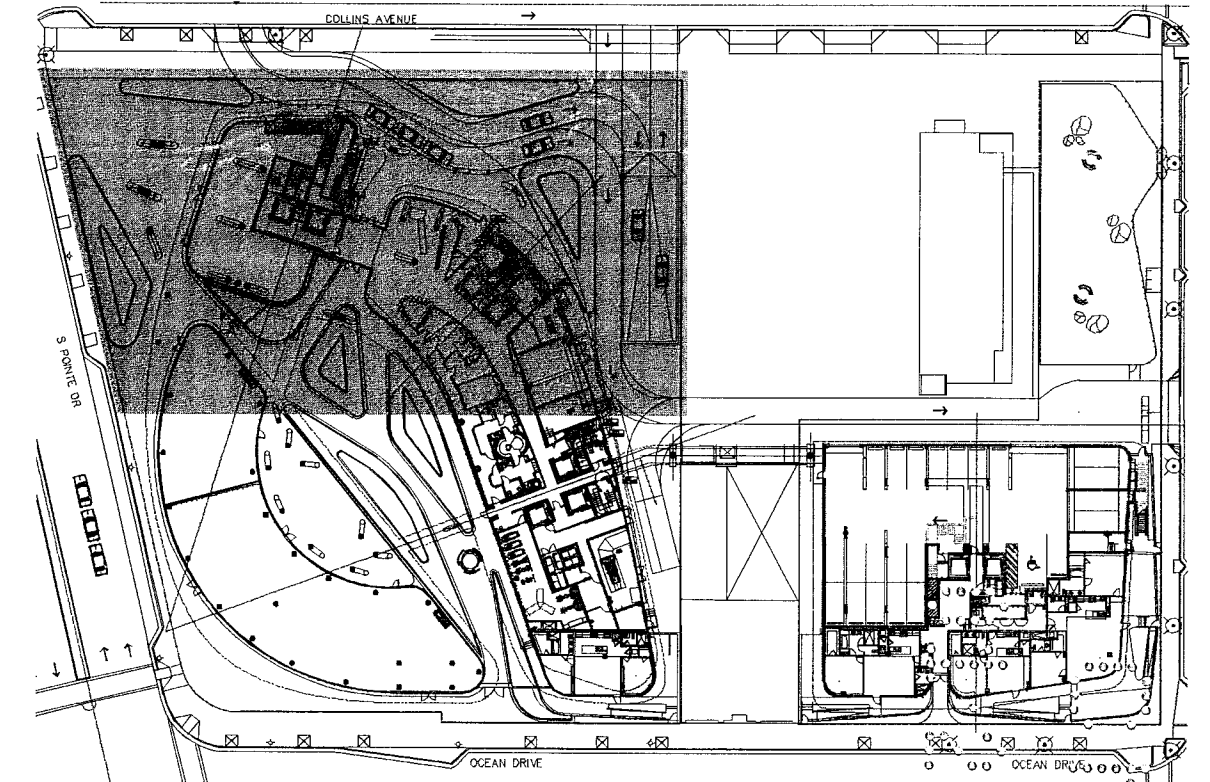
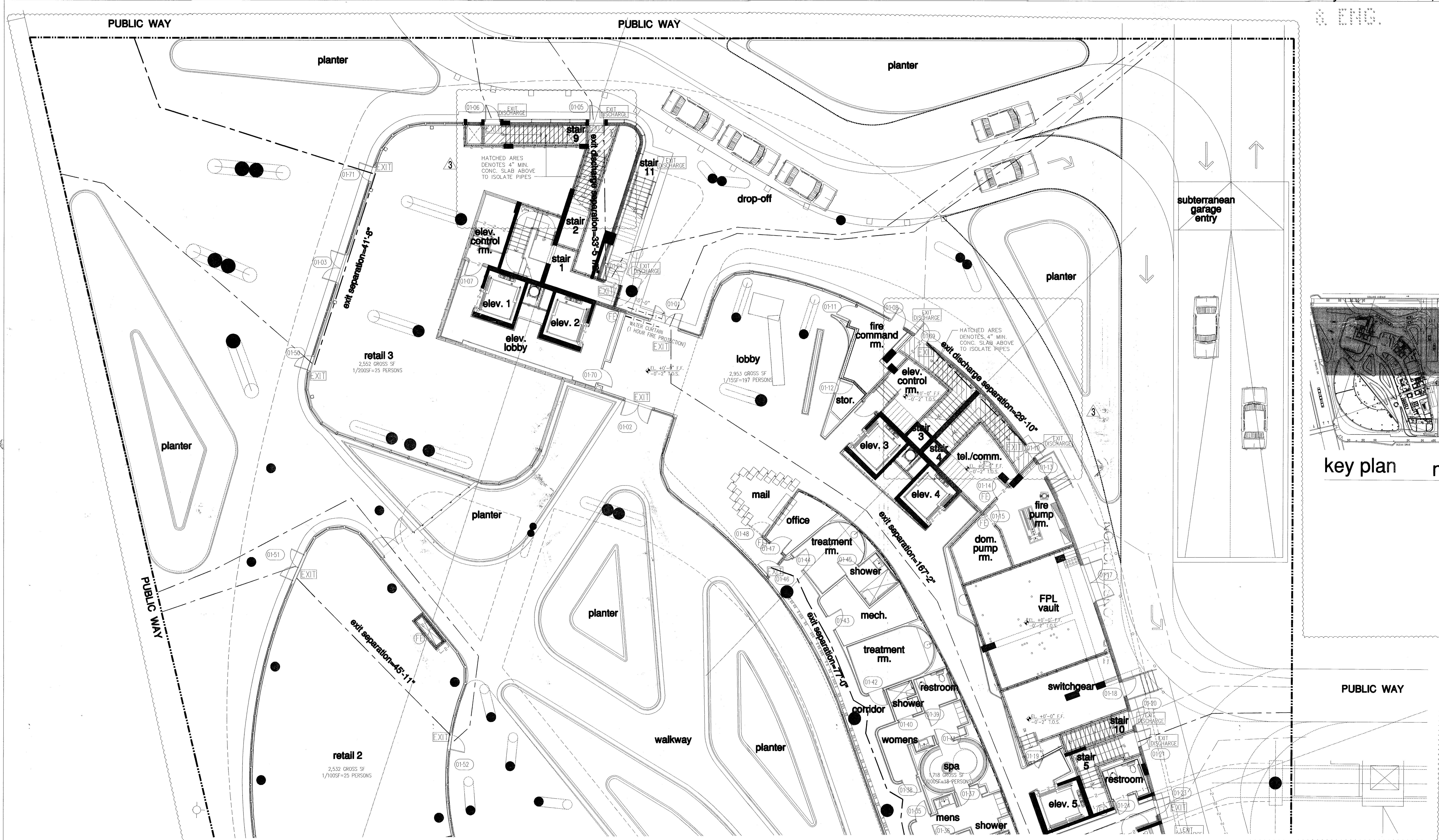
Revision

3	01/27/2014
2	12/20/2013

partial floor plan - level 1 (lobby)

NORTH
1/16"

REV. 01/27/2014
REV. 12/20/2013
SCALE



key plan n.t.s.

life safety plan - level 01 (lobby)

FOR CONSTRUCTION

PORTABLE FIRE EXTINGUISHER NOTES:

- PROVIDE ONE SLB, ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
- PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

LIFE SAFETY LEGEND			
FIRE RATINGS	1 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES	FIRE EXTINGUISHER
1-1-1	2 HOUR FIRE RATING REQUIRED	FE	FIRE HOSE CONNECTION
2-2-2	4 HOUR FIRE RATING REQUIRED	FHC	STANDPIPE
4-4-4		SP	
PATHWAYS	EXIT SEPARATION	EXIT	EXIT
---	PRIMARY PATH OF TRAVEL	EXIT DISCHARGE	EXIT DISCHARGE
---	SECONDARY PATH OF TRAVEL		
---	COMMON PATH OF TRAVEL		
---	TRAVEL DISTANCE		
10'-0"	END POINT OF COMMON PATH OF TRAVEL		
X			

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
 - GARAGE: ENCLOSED CAR STORAGE (FBC 311.3), MECHANICALLY VENTILATED (FBC 406.4.2), GROUP S-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND 79,000 SQ. FT. MAX. AREA).
 - SHAFT ENCLOSURES (FBC 707) INCLUDING REFUSE CHUTES, STAIR AND ELEVATORS -2 HR. RATED W/ 1 1/2 HR. OPENING PROTECTIVES PER FBC TABLE 707.3.9
 - EXIT STAIR SHALL BE NUMBERED AND PROVIDED WITH TACTILE SIGNAGE AS PER FBC 1009.6.4
 - FIRE DAMPERS AND SMOKE DAMPERS SHALL BE INSTALLED WHERE REQUIRED AT RATED PARTITIONS PER FBC 716.5.4

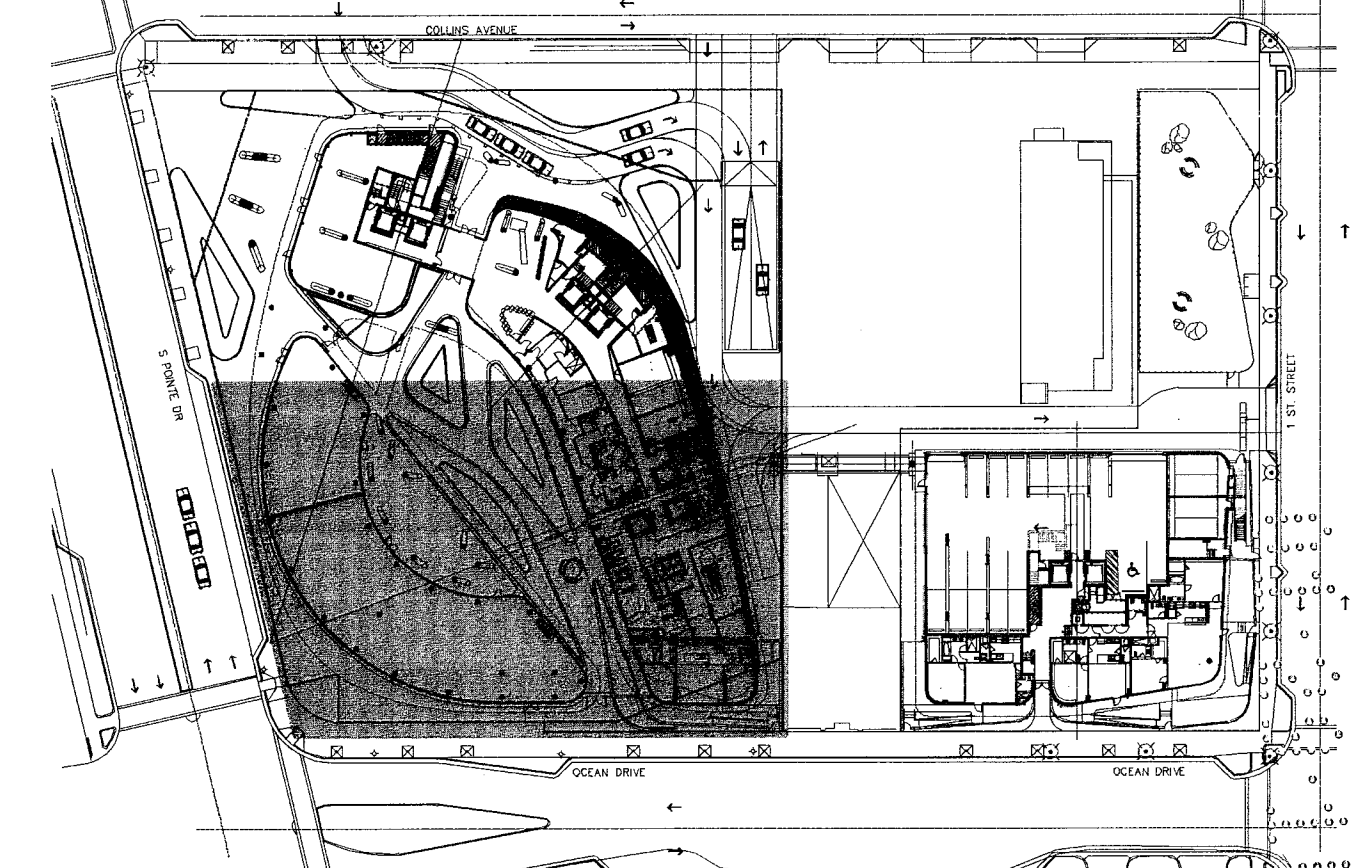
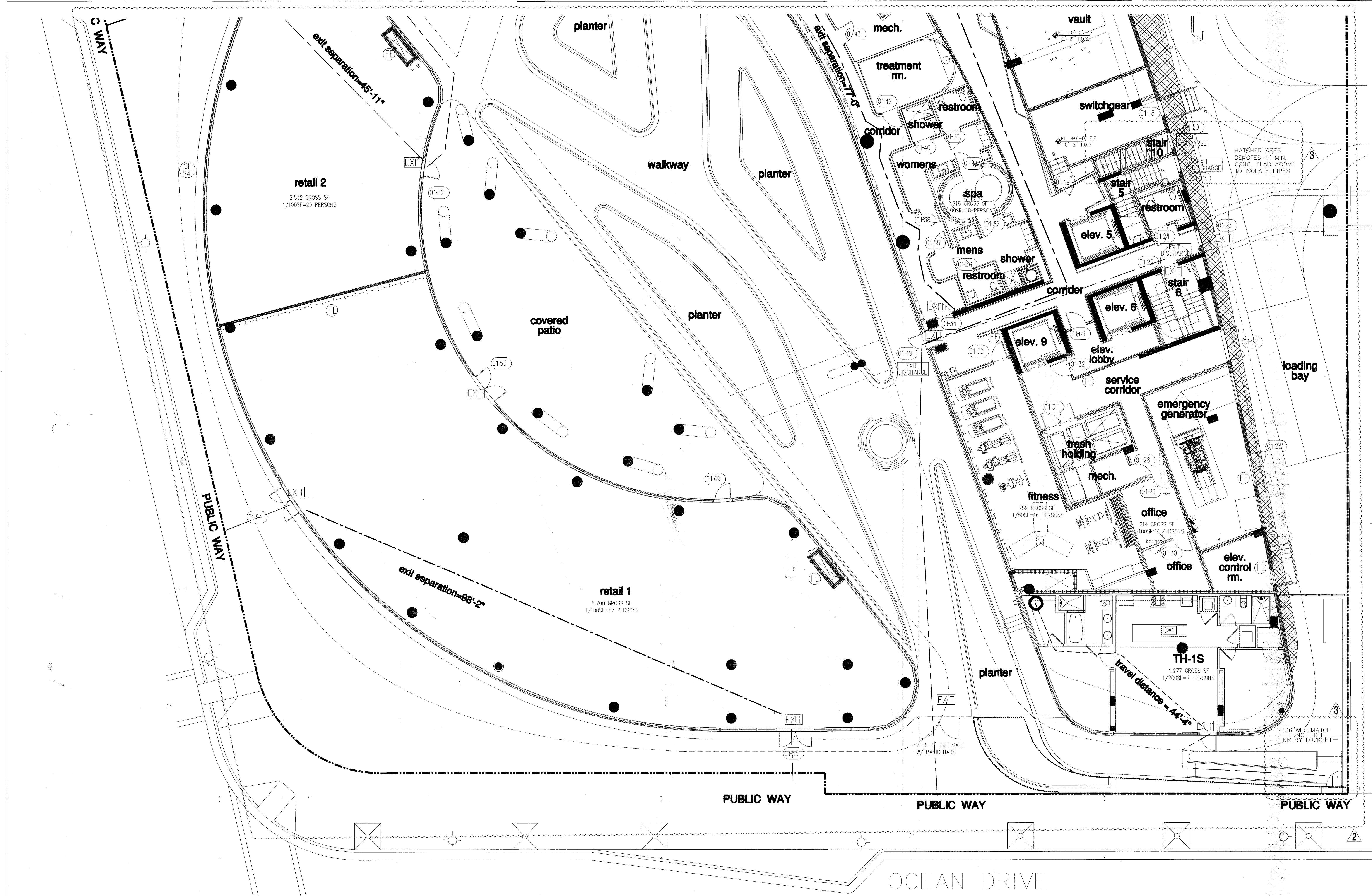
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

- Revision 3 01/27/2014
Revision 2 12/20/2013
Revision 1 07/30/2013

NORTH
1/8"

BID SET 07.01.2013
ISSUE DATE 04.30.2013
BUILDING PERMIT A1202

partial floor plan - level 1 (lobby)



key plan n.t.s. NORTH

FOR CONSTRUCTION

partial floor plan - level 1 (lobby)

PORTABLE FIRE EXTINGUISHER NOTES:

- PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
- PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

LIFE SAFETY LEGEND			
FIRE RATINGS	1 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES	FIRE EXTINGUISHER
— 1 — 1 —	2 HOUR FIRE RATING REQUIRED	(FE) FHC SP	FIRE HOSE CONNECTION STANDPIPE
— 2 — 2 —	4 HOUR FIRE RATING REQUIRED	EXIT	EXIT
— 4 — 4 —		EXIT DISCHARGE	EXIT DISCHARGE
PATHWAYS	EXIT SEPARATION		
—————	PRIMARY PATH OF TRAVEL		
-----	SECONDARY PATH OF TRAVEL		
-----	COMMON PATH OF TRAVEL		
-----	TRAVEL DISTANCE		
10'-0"	END POINT OF COMMON PATH OF TRAVEL		
X			

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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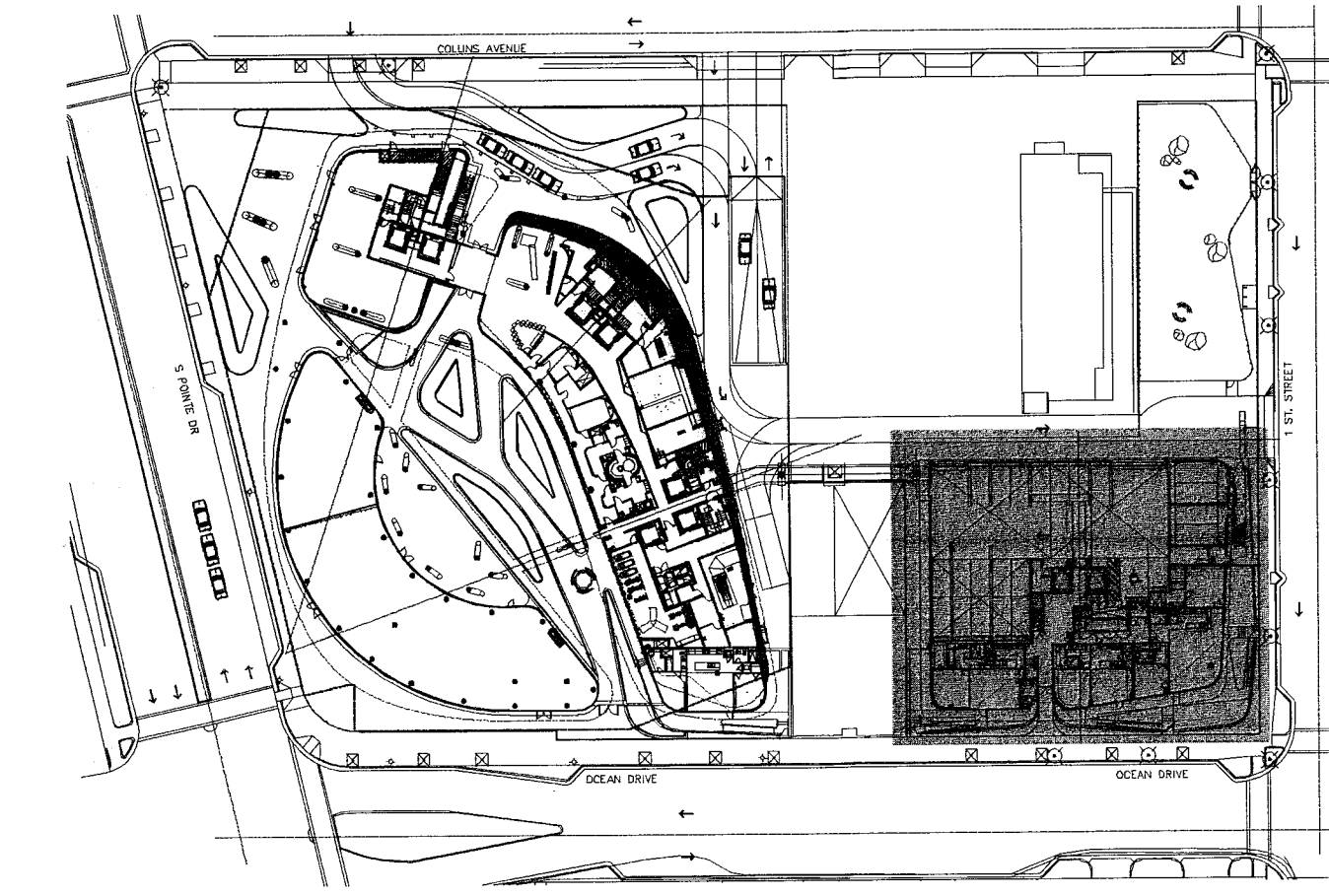
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NORTH
1/8"

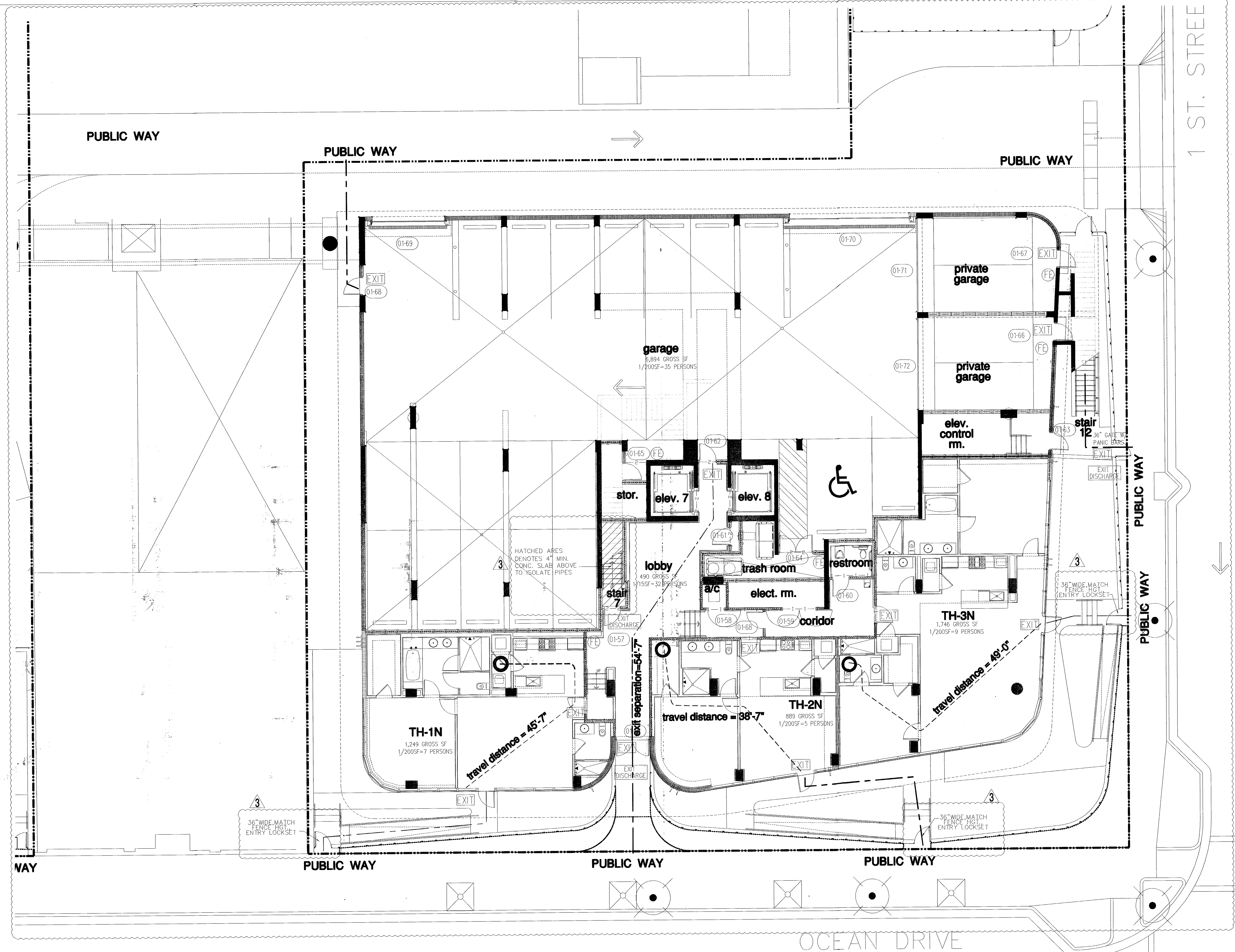
- Revision 3 01/27/2014
- Revision 2 12/20/2013
- Revision 1 07/30/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
A1202

life safety plan - level 01 (lobby)



key plan n.t.s. NORTH



PORTABLE FIRE EXTINGUISHER NOTES:

- PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL. A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
- PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

LIFE SAFETY LEGEND			
FIRE RATINGS	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
PATHWAYS	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE	EXIT EXIT DISCHARGE
10'-0" X			

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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partial floor plan - level 1 (lobby)

NORTH
1/8"

FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision 3 01/27/2014
Revision 2 12/20/2013
Revision 1 07/30/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Job Number: A1202
Sheet Number:

life safety plan - level 02 (pool deck)

GENERAL NOTES

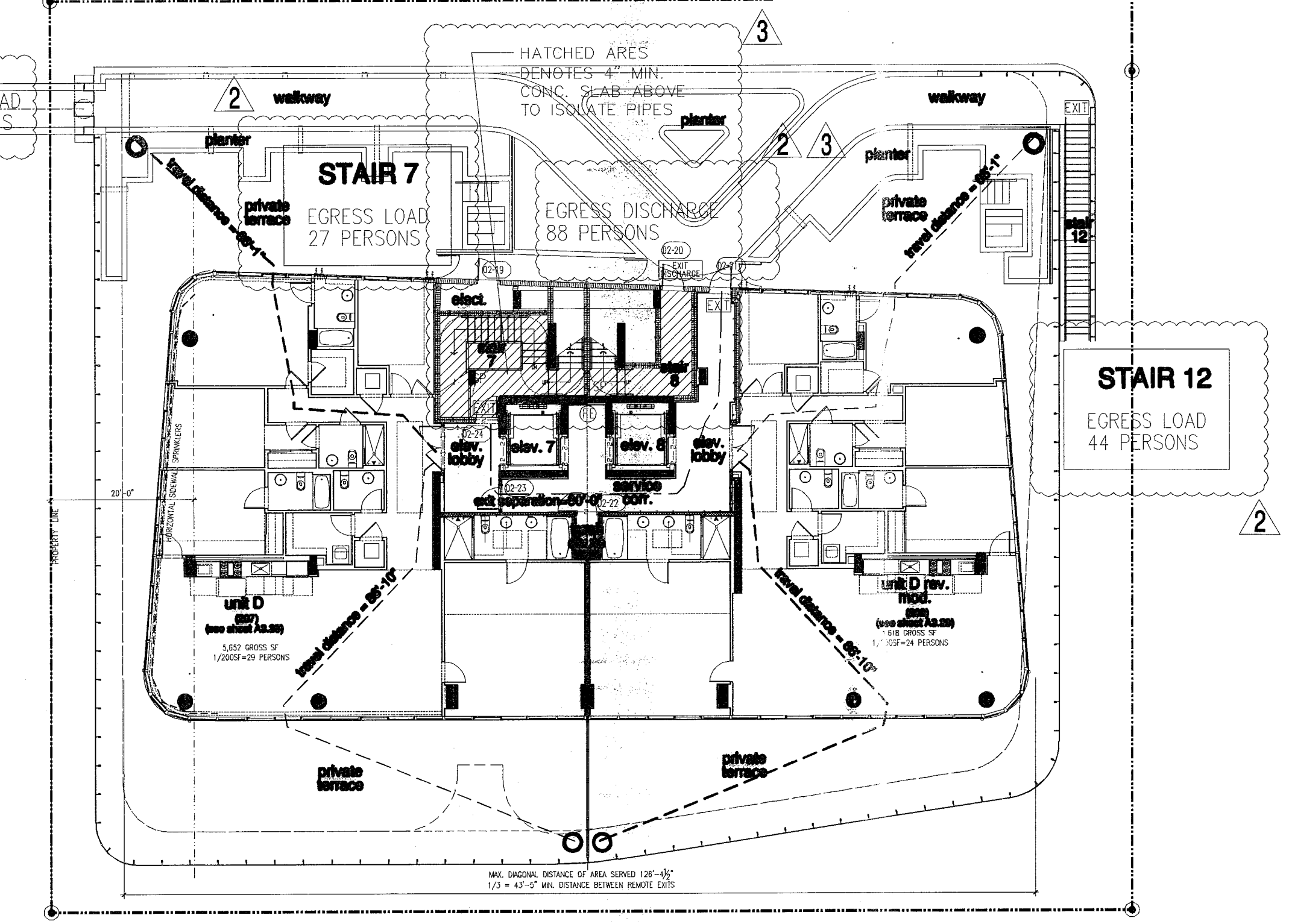
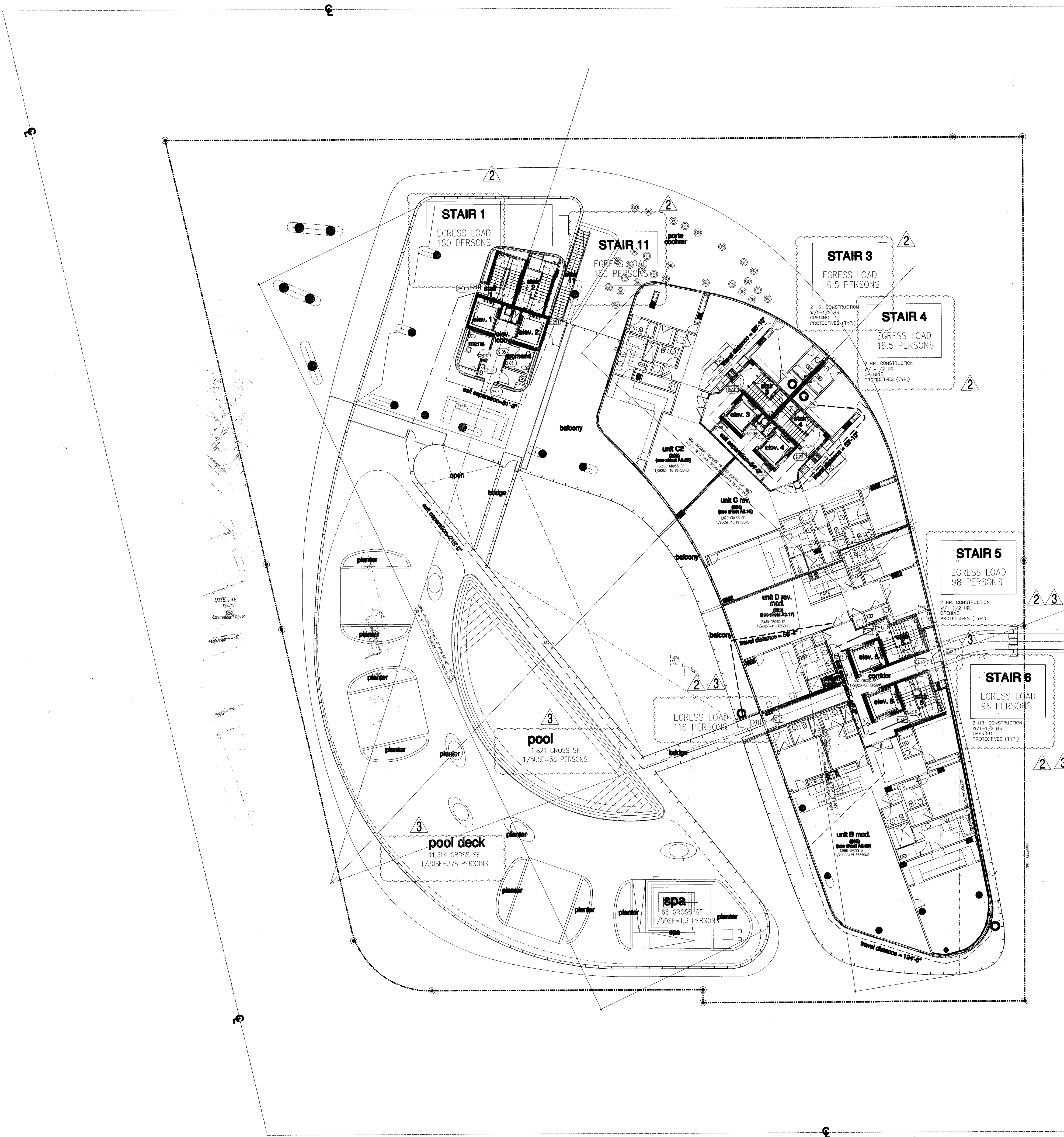
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LIFE SAFETY LEGEND

FIRE RATINGS	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
PATHWAYS	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE	

PORTABLE FIRE EXTINGUISHER NOTES:

- PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2.5 D SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPTOR BEFORE FINAL INSPECTION.
- PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/COMMON AREAS.



FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision 3	01/27/2014
Revision 2	12/20/2013
Construction Issue Date	
AT BUILT DATE	
BID SET 07.01.2013	
ISSUE DATE 04.30.2013	
BUILDING PERMIT A1202	
SHEET NUMBER	

NORTH
1/16"

life safety plan - level 2 (pool deck)

REVISED BY: P.V. PENS
SCALE: AS SHOWN
DATE: 01/27/2014

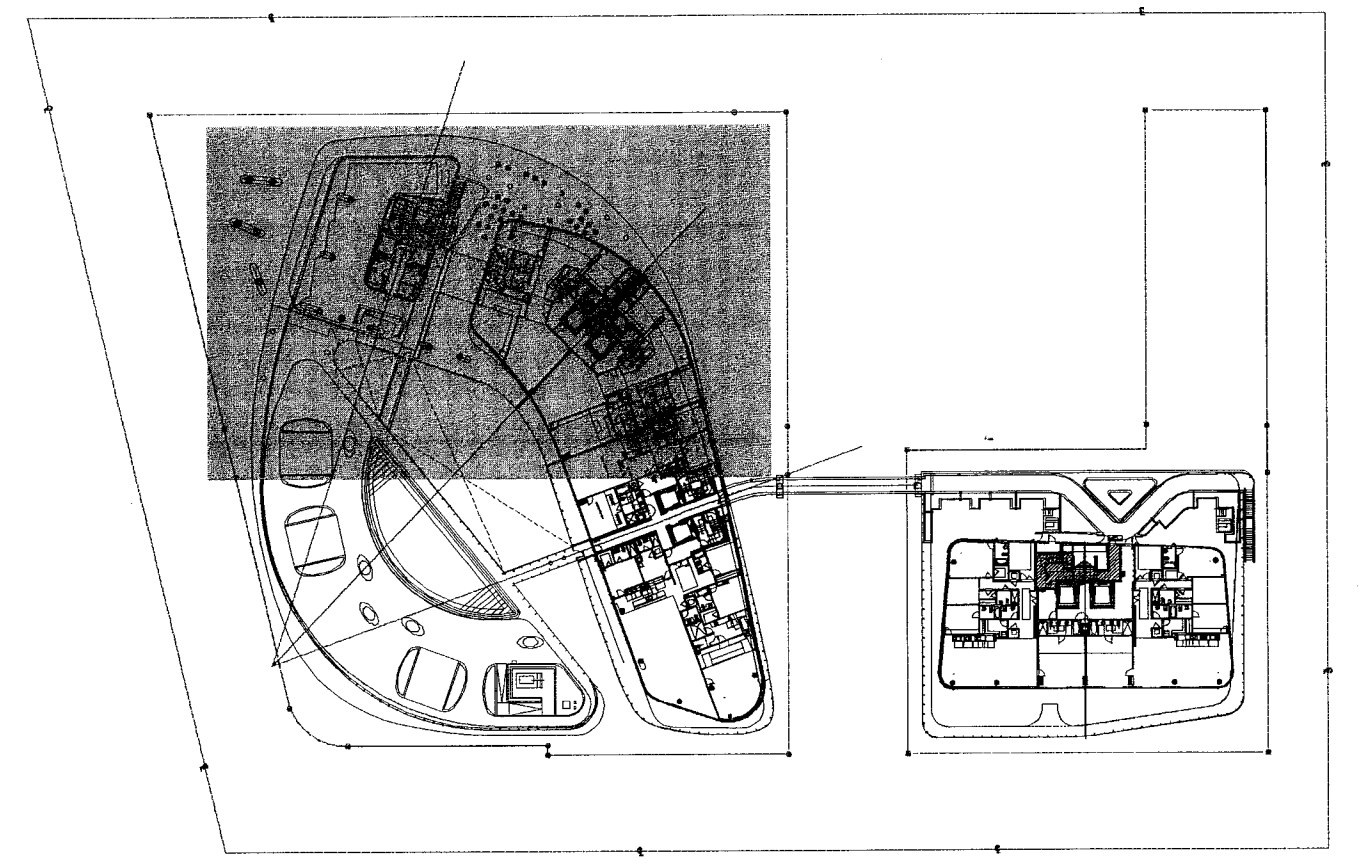
partial life safety plan - level 02 (pool deck)



LIFE SAFETY LEGEND		
FIRE RATINGS	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES
— 1 — 1 — — 2 — 2 — — 4 — 4 —		FE FIRE EXTINGUISHER FHC FIRE HOSE CONNECTION SP STANDPIPE
PATHWAYS	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE
10'-0" X		

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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 - PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.



- CODE NOTES:**
- FPPC SECTION 302.5.2 THE DISTANCE BETWEEN EXITS ADDRESSED BY 7.5.1.3 SHALL NOT APPLY TO NONLOOPED EXIT ACCESS CORRIDORS IN BUILDINGS THAT HAVE CORRIDOR DOORS FROM THE DWELLING UNITS THAT ARE ARRANGED SUCH THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.
 - FBC SECTION 1015.2.1 EXCEPTION(3) IN GROUPS R-1 AND R-2 OCCUPANCIES, THE DISTANCE BETWEEN EXITS IS NOT APPLICABLE TO COMMON NONLOOPED EXIT ACCESS CORRIDORS IN A BUILDING THAT HAS CORRIDOR DOORS FROM THE GUESTROOM OR GUEST SUITE OR DWELLING UNIT, WHICH ARE ARRANGED SO THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.

Fire Prevention Division
PLANS APPROVED

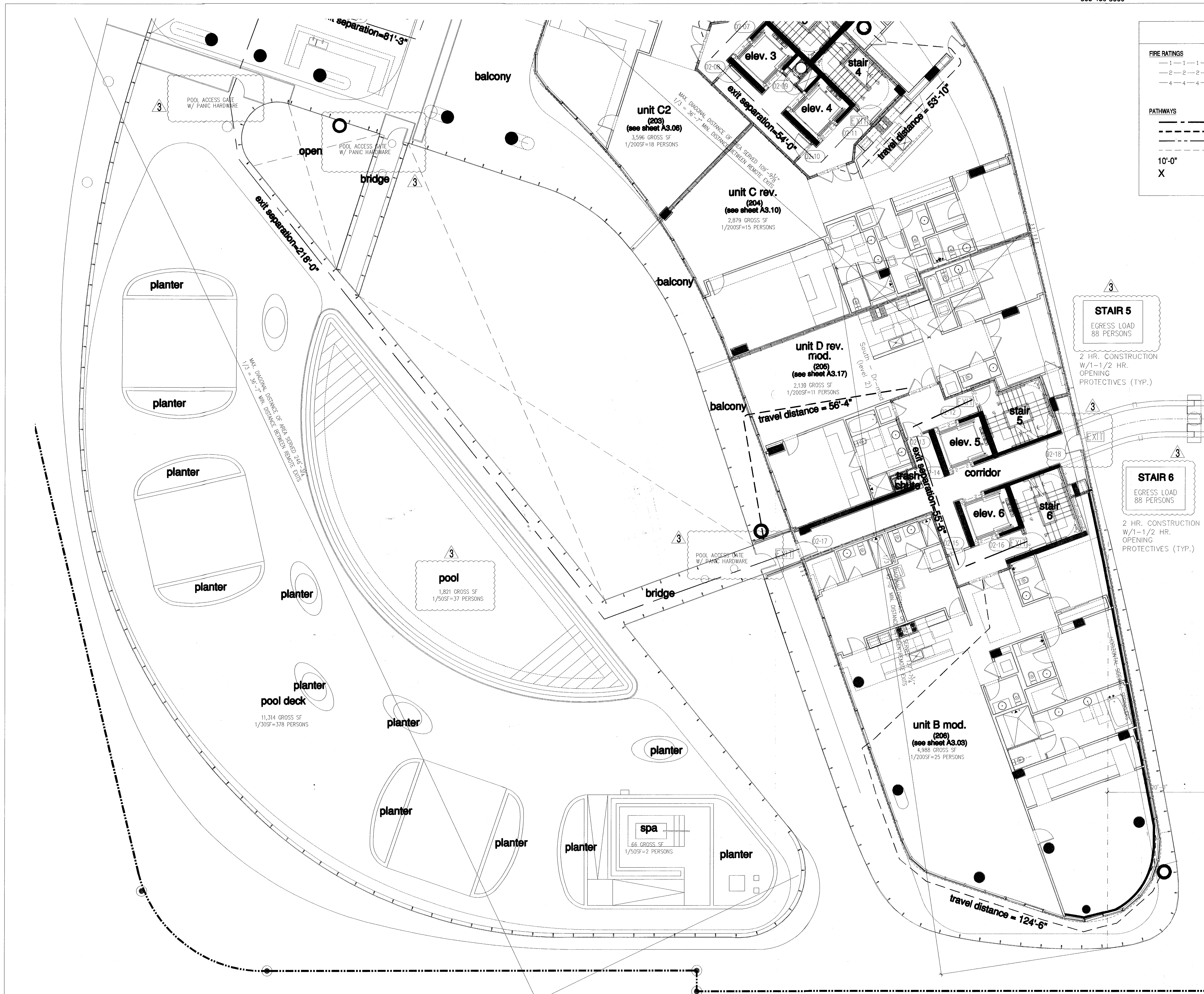
Revision 3 01/27/2014
Revision 1 07/30/2013

partial life safety plan - level 2 (pool deck)

NORTH
1/8"

FOR CONSTRUCTION

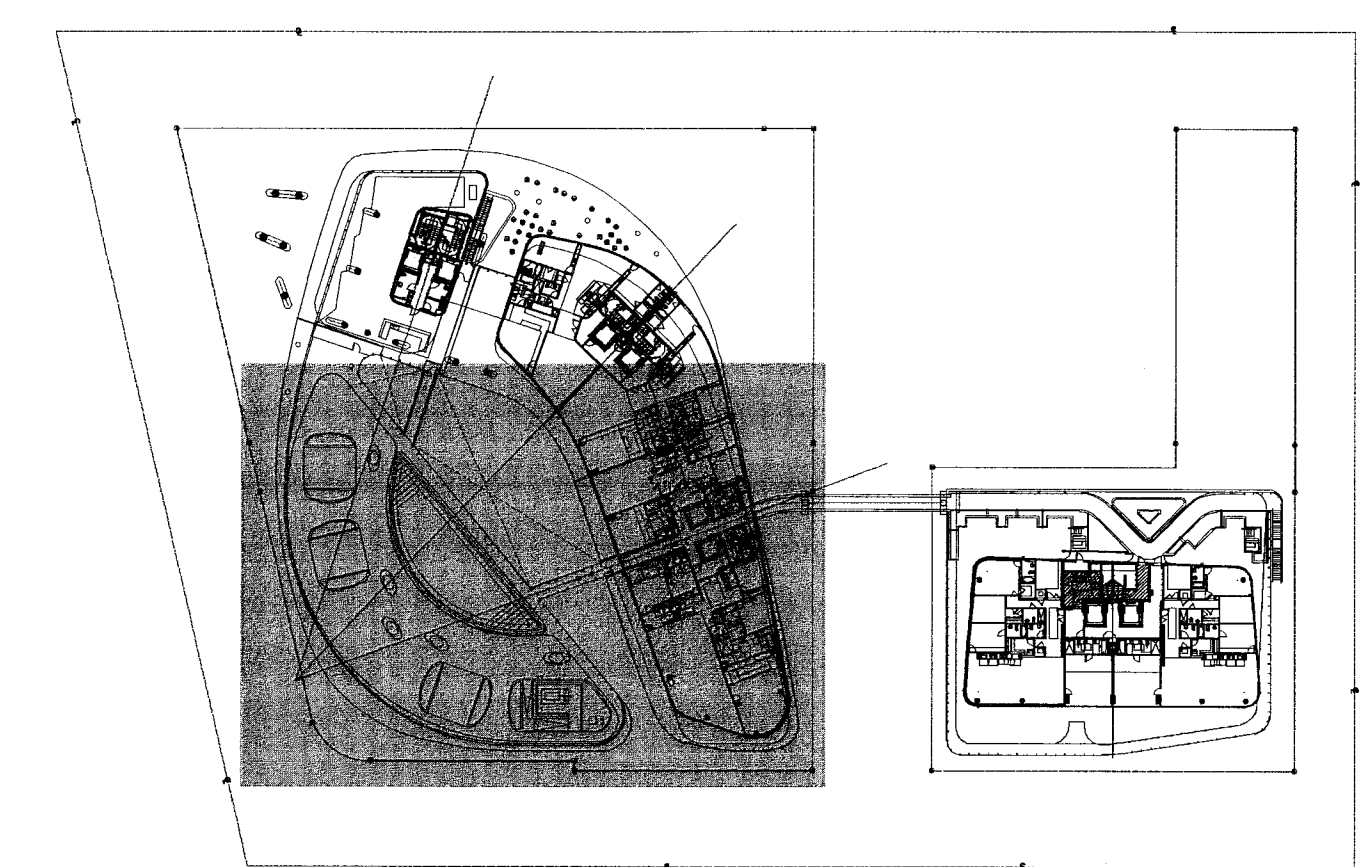
REV. KEROULTE
P.V.
P.D.
SCALE



LIFE SAFETY LEGEND		
FIRE RATINGS	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES
— 1 — 1 — — 2 — 2 — — 4 — 4 —		FE FIRE EXTINGUISHER FHC FIRE HOSE CONNECTION SP STANDPIPE
PATHWAYS	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE
10'-0" X		

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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- PORTABLE FIRE EXTINGUISHER NOTES:**
- PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
 - PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.



key plan n.t.s. NORTH

- CODE NOTES:**
- FFPC: SECTION 302.5.2. THE DISTANCE BETWEEN EXITS ADDRESSED BY 7.5.1.3 SHALL NOT APPLY TO NONLOOPED EXIT ACCESS CORRIDORS IN BUILDINGS THAT HAVE CORRIDOR DOORS FROM THE DWELLING UNITS THAT ARE ARRANGED SUCH THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.
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City of Miami Beach
Prevention Division
PLANS APPROVED

Revision 3 01/27/2014
Revision 1 07/30/2013

NORTH
1/8"

BID SET 07.01.2013
ISSUE DATE 04.30.2013
BUILDING PERMIT A1202

partial life safety plan - level 2 (pool deck)

partial life safety plan - level 02 (pool deck)

FOR CONSTRUCTION

REV. KEROLCTB
PKS

Firm: Charles M. Sieger, F.A.I.A.
Lic. # AR5762
Jose J. Suarez, A.I.A.
Lic. # AR11005

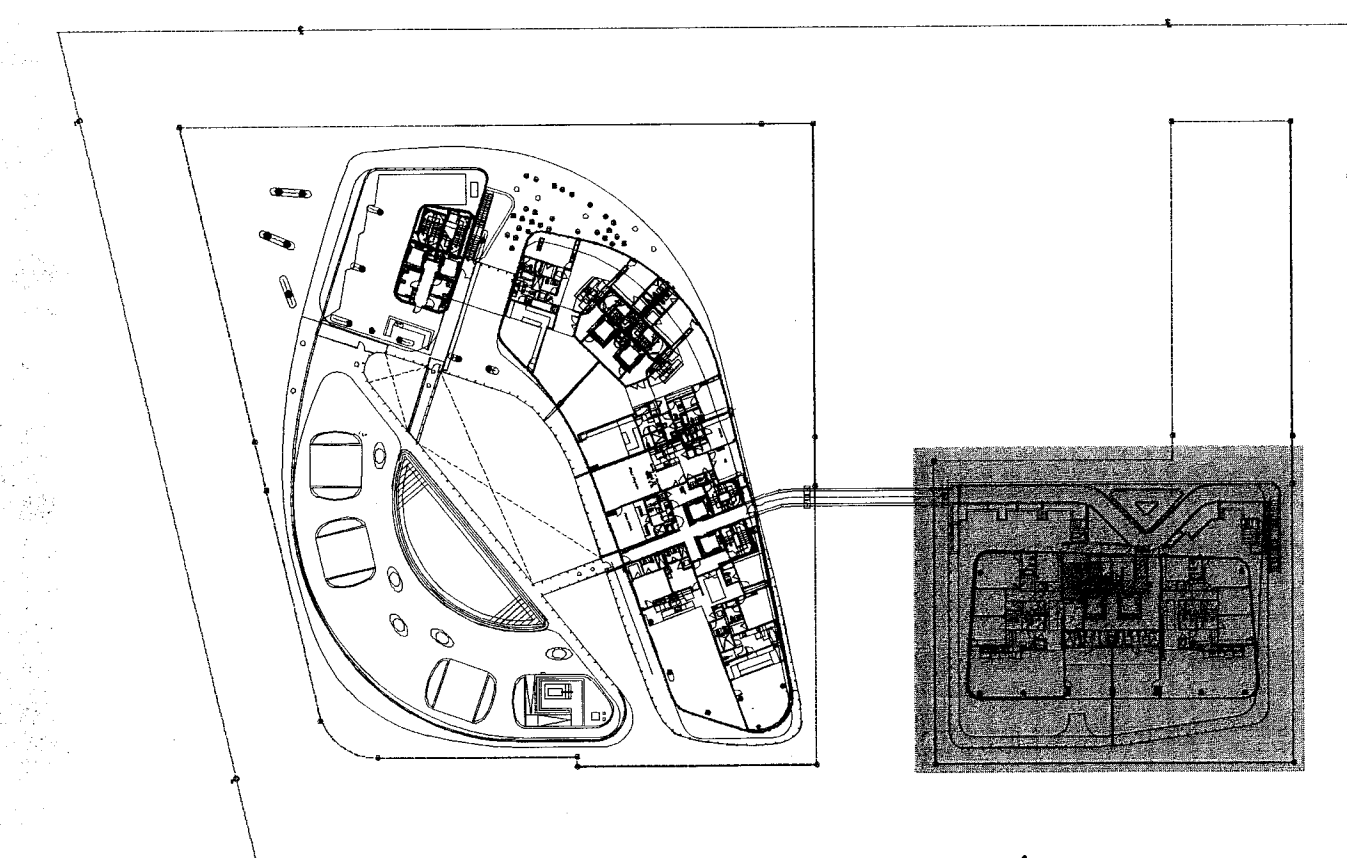
NEW SHEET
A10.03.2

partial life safety plan - level 02 (pool deck)

LIFE SAFETY LEGEND	
FIRE RATINGS	<ul style="list-style-type: none"> 1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED
PATHWAYS	<ul style="list-style-type: none"> EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL
FIRE ACCESSORIES	<ul style="list-style-type: none"> FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE EXIT EXIT DISCHARGE

- GENERAL NOTES**
- TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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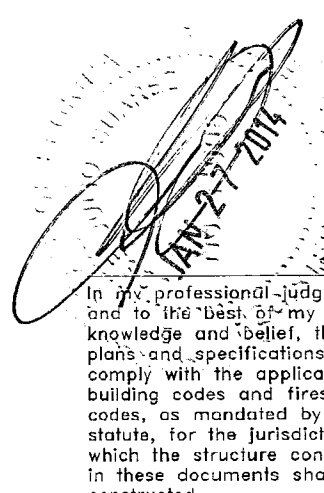
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key plan n.t.s. NORTH

- CODE NOTES:**
- FPPC: SECTION 30.2.5.2 THE DISTANCE BETWEEN EXITS ADDRESSED BY 7.5.1.3 SHALL NOT APPLY TO NONLOOPED EXIT ACCESS CORRIDORS IN BUILDINGS THAT HAVE CORRIDOR DOORS FROM THE DWELLING UNITS THAT ARE ARRANGED SUCH THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.
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FOR CONSTRUCTION



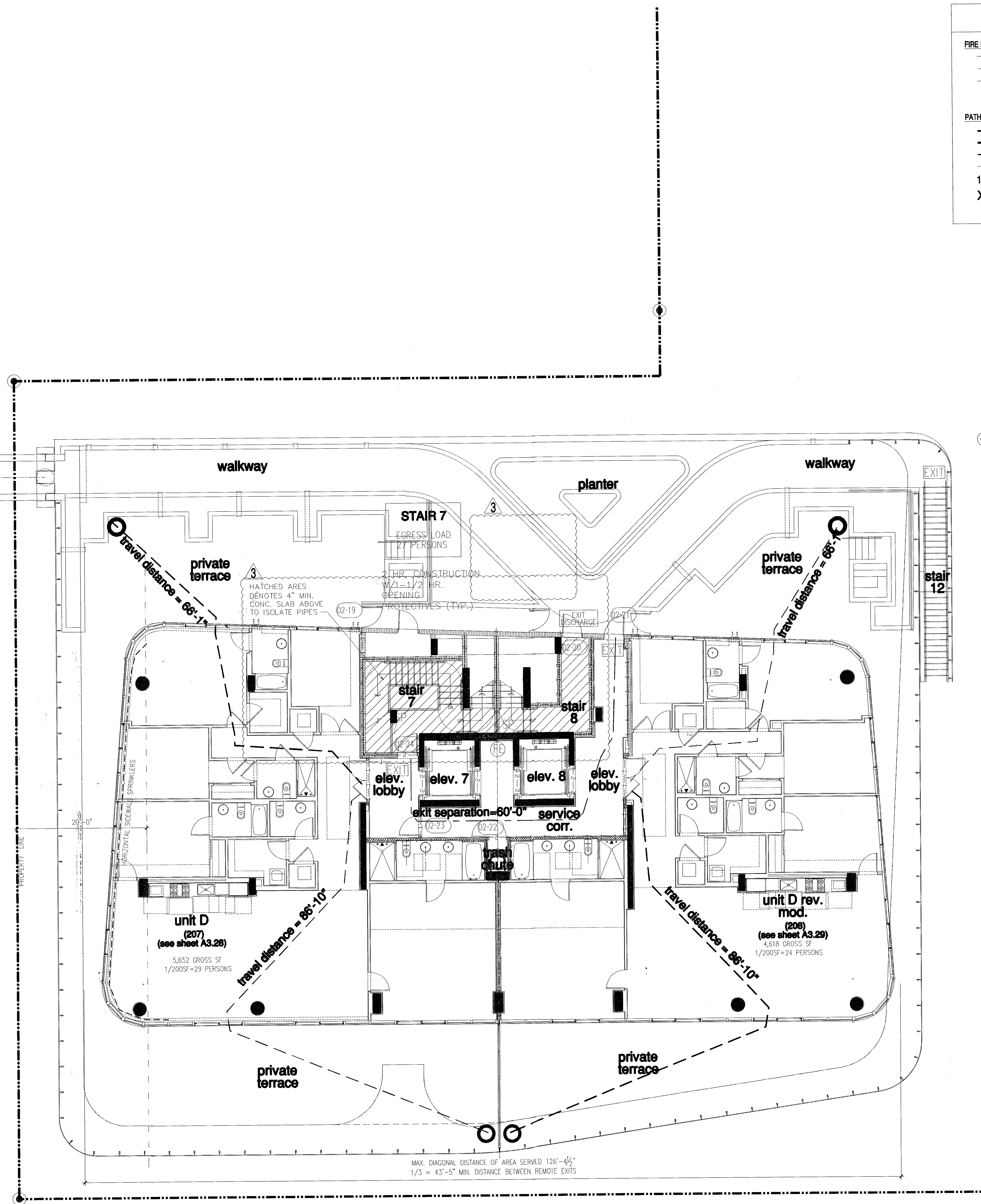
VR 5
S LOAD
RSONS

INSTRUCTION
HR.

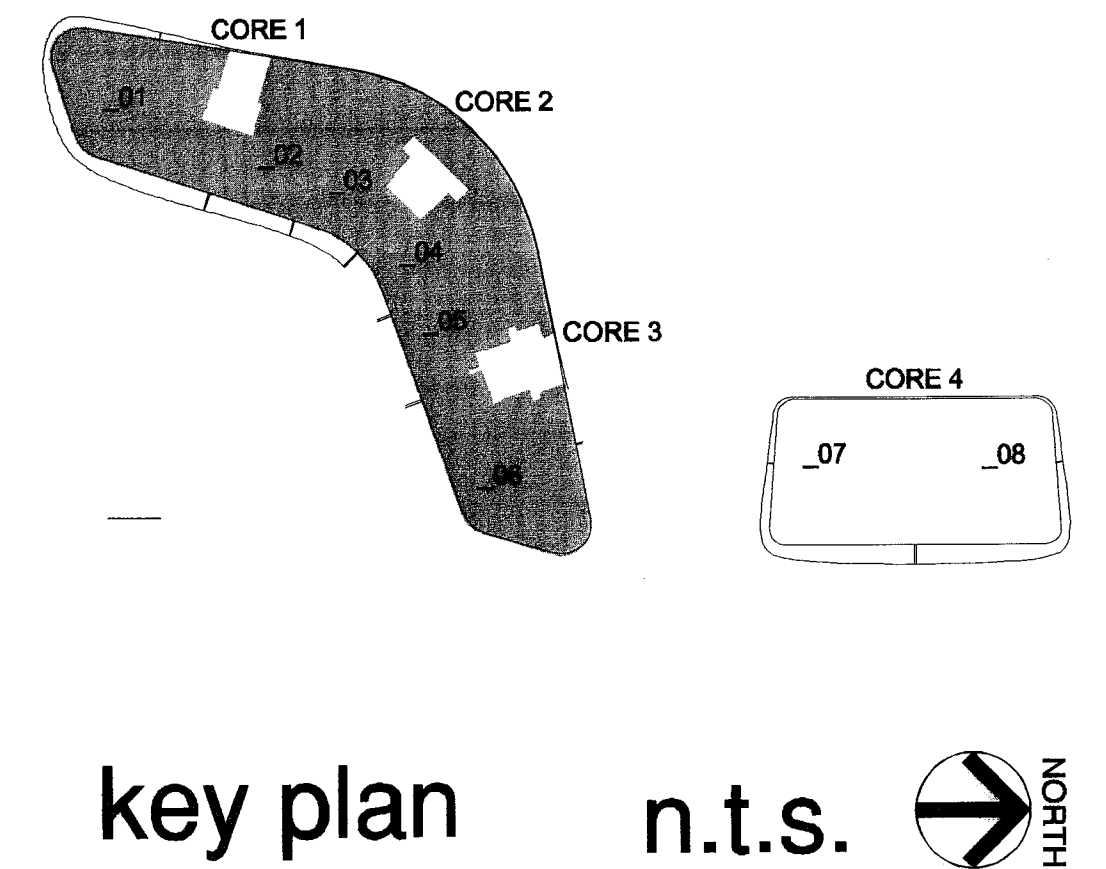
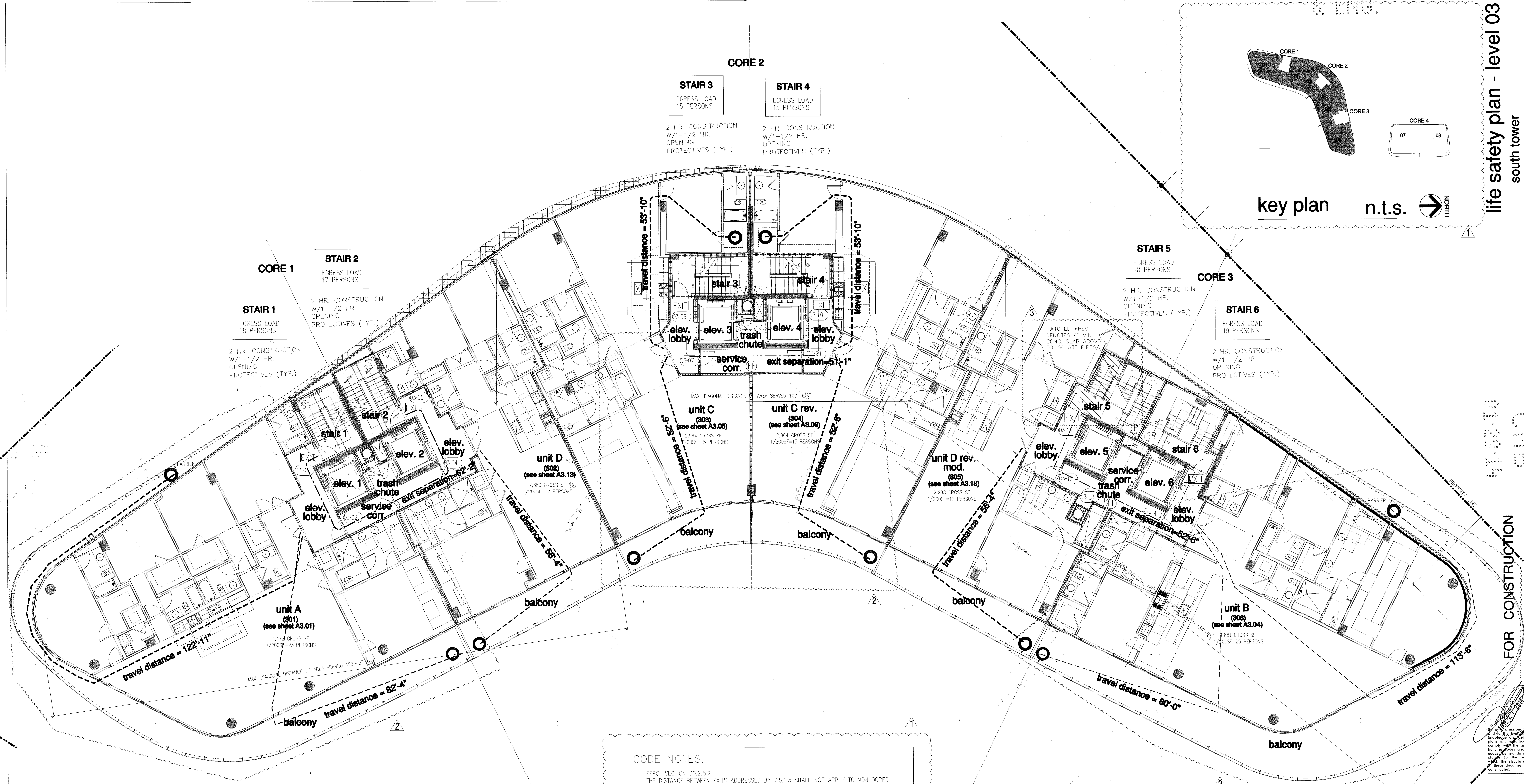
VES (TYP.)

STAIR 6
EGRESS LOAD
88 PERSONS

2 HR. CONSTRUCTION
W/1-1/2 HR. 2
OPENING
PROTECTIVES (TYP.)



partial life safety plan - level 2 (pool deck)



STAIR 1
EGRESS LOAD
18 PERSONS
2 HR. CONSTRUCTION
W/1-1/2 HR.
OPENING
PROTECTIVES (TYP.)

STAIR 2
EGRESS LOAD
17 PERSONS
2 HR. CONSTRUCTION
W/1-1/2 HR.
OPENING
PROTECTIVES (TYP.)

STAIR 3
EGRESS LOAD
15 PERSONS
2 HR. CONSTRUCTION
W/1-1/2 HR.
OPENING
PROTECTIVES (TYP.)

STAIR 4
EGRESS LOAD
15 PERSONS
2 HR. CONSTRUCTION
W/1-1/2 HR.
OPENING
PROTECTIVES (TYP.)

STAIR 5
EGRESS LOAD
18 PERSONS
2 HR. CONSTRUCTION
W/1-1/2 HR.
OPENING
PROTECTIVES (TYP.)

STAIR 6
EGRESS LOAD
19 PERSONS
2 HR. CONSTRUCTION
W/1-1/2 HR.
OPENING
PROTECTIVES (TYP.)

unit A
(301)
(see sheet A3.01)
4,417 GROSS SF
1/200SF=23 PERSONS

unit D
(302)
(see sheet A3.13)
2,380 GROSS SF
1/200SF=12 PERSONS

unit C
(303)
(see sheet A3.05)
2,964 GROSS SF
1/200SF=15 PERSONS

unit C rev.
(304)
(see sheet A3.06)
2,964 GROSS SF
1/200SF=15 PERSONS

unit D rev.
mod.
(305)
(see sheet A3.18)
2,236 GROSS SF
1/200SF=12 PERSONS

unit B
(306)
(see sheet A3.04)
3,881 GROSS SF
1/200SF=25 PERSONS

CODE NOTES:

- FPPC SECTION 30.2.5.2 THE DISTANCE BETWEEN EXITS ADDRESSED BY 7.5.1.3 SHALL NOT APPLY TO NONLOOPED EXIT ACCESS CORRIDORS IN BUILDINGS THAT HAVE CORRIDOR DOORS FROM THE DWELLING UNITS THAT ARE ARRANGED SUCH THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.
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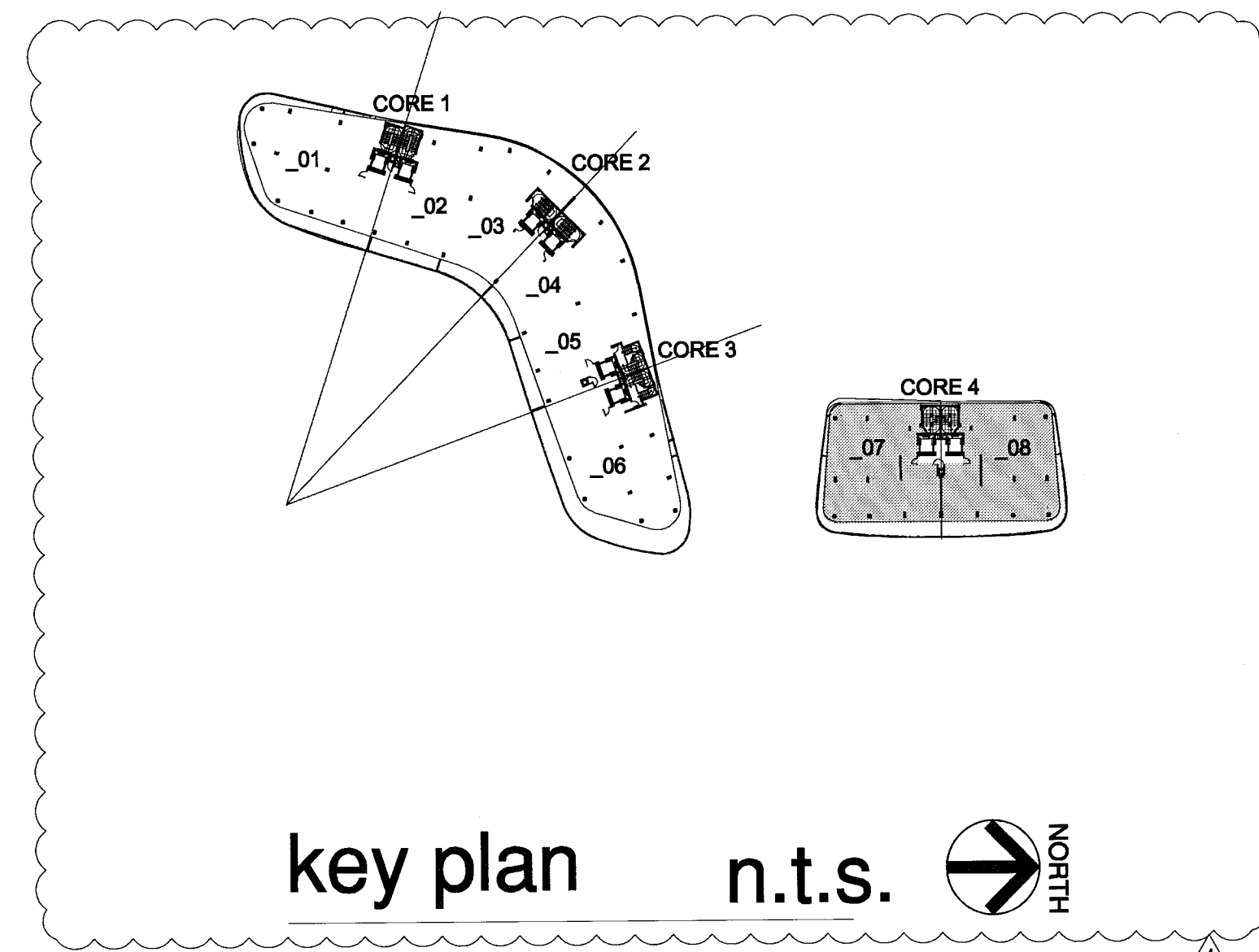
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FIRE RATINGS		FIRE ACCESSORIES	
1-1-1-1	1 HOUR FIRE RATING REQUIRED	FE	FIRE EXTINGUISHER
2-2-2-2	2 HOUR FIRE RATING REQUIRED	FHC	FIRE HOSE CONNECTION
4-4-4-4	4 HOUR FIRE RATING REQUIRED	SP	STAIRPIPE
PATHWAYS		EXIT	EXIT
(Solid line)	PRIMARY PATH OF TRAVEL	EXIT DISCHARGE	EXIT DISCHARGE
(Dashed line)	SECONDARY PATH OF TRAVEL		
(Dotted line)	COMMON PATH OF TRAVEL		
(Dash-dot line)	TRAVEL DISTANCE		
(X)	END POINT OF COMMON PATH OF TRAVEL		

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision 3 01/27/2014
Revision 2 12/20/2013
Revision 1 07/30/2013



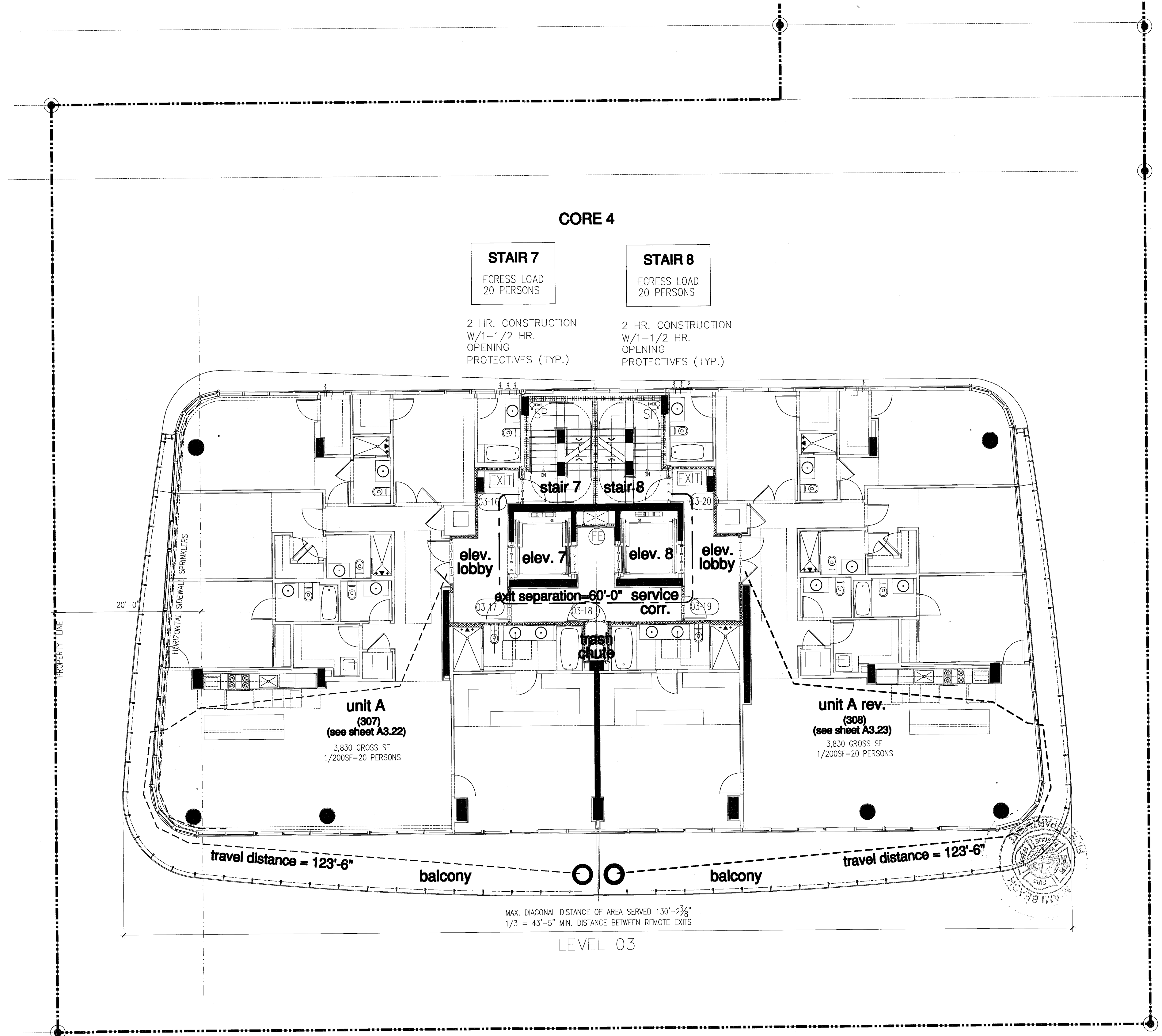
- GENERAL NOTES**
1. TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
 2. GARAGE: ENCLOSED CAR STORAGE (FBC 311.3), MECHANICALLY VENTILATED (FBC 406.4.2), GROUP S-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND 79,000 SQ. FT. MAX. AREA).
 3. SHAFT ENCLOSURES (FBC 707) INCLUDING REFUSE CHUTES, STAIR AND ELEVATORS -2 HR. RATED W/ 1 1/2 HR. OPENING PROTECTIVES PER FBC TABLE 707.3.9
 4. EXIT STAIR SHALL BE NUMBERED AND PROVIDED WITH TACTILE SIGNAGE AS PER FBC 1009.6.4
 5. FIRE DAMPERS AND SMOKE DAMPERS SHALL BE INSTALLED WHERE REQUIRED AT RATED PARTITIONS PER FBC 716.5.4

LIFE SAFETY LEGEND

FIRE RATINGS -1-1-1- -2-2-2- -4-4-4-	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES FE FHC SP	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
PATHWAYS --- --- --- 10'-0" X	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE	EXIT EXIT DISCHARGE

- PORTABLE FIRE EXTINGUISHER NOTES:**
1. PROVIDE ONE 5LB. ABC TYPE PORTABLE FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FT. OF FLOOR AREA AND EVERY 75'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER MOUNTED ON WALL A/O COLUMN EXACT LOCATION SHALL BE DETERMINED BY FIRE INSPECTOR BEFORE FINAL INSPECTION.
 2. PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

- CODE NOTES:**
1. FIFC: SECTION 302.5.2 THE DISTANCE BETWEEN EXITS ADDRESSED BY 7.5.1.3 SHALL NOT APPLY TO NONLOOPED EXIT ACCESS CORRIDORS IN BUILDINGS THAT HAVE CORRIDOR DOORS FROM THE DWELLING UNITS THAT ARE ARRANGED SUCH THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.
 2. FBC: SECTION 1015.2.1 EXCEPTION(3) IN GROUPS R-1 AND R-2 OCCUPANCIES, THE DISTANCE BETWEEN EXITS IS NOT APPLICABLE TO COMMON NONLOOPED EXIT ACCESS CORRIDORS IN A BUILDING THAT HAS CORRIDOR DOORS FROM THE GUESTROOM OR GUEST SUITE OR DWELLING UNIT, WHICH ARE ARRANGED SO THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.

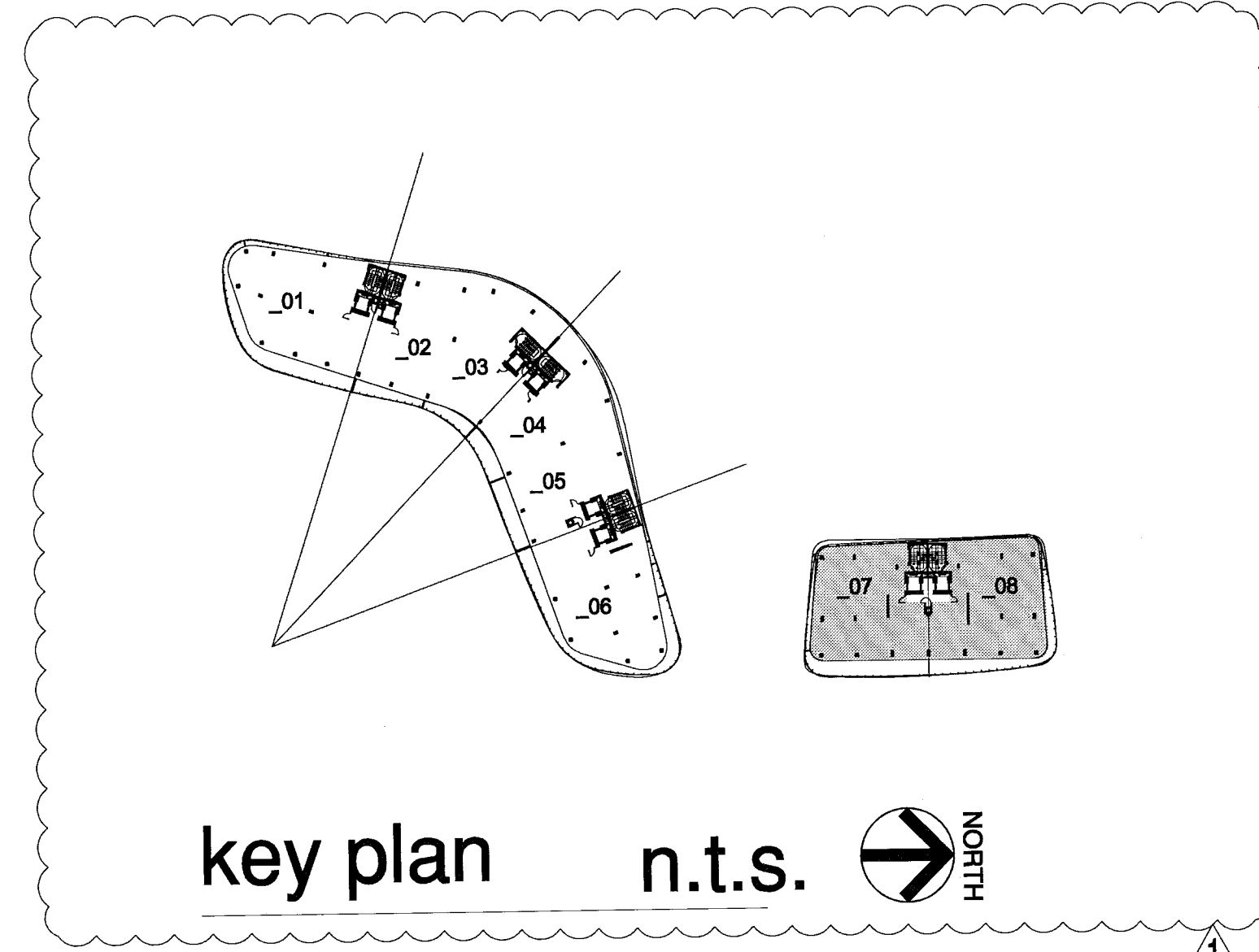


FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NORTH
1/8"

life safety plan - level 3 - north tower



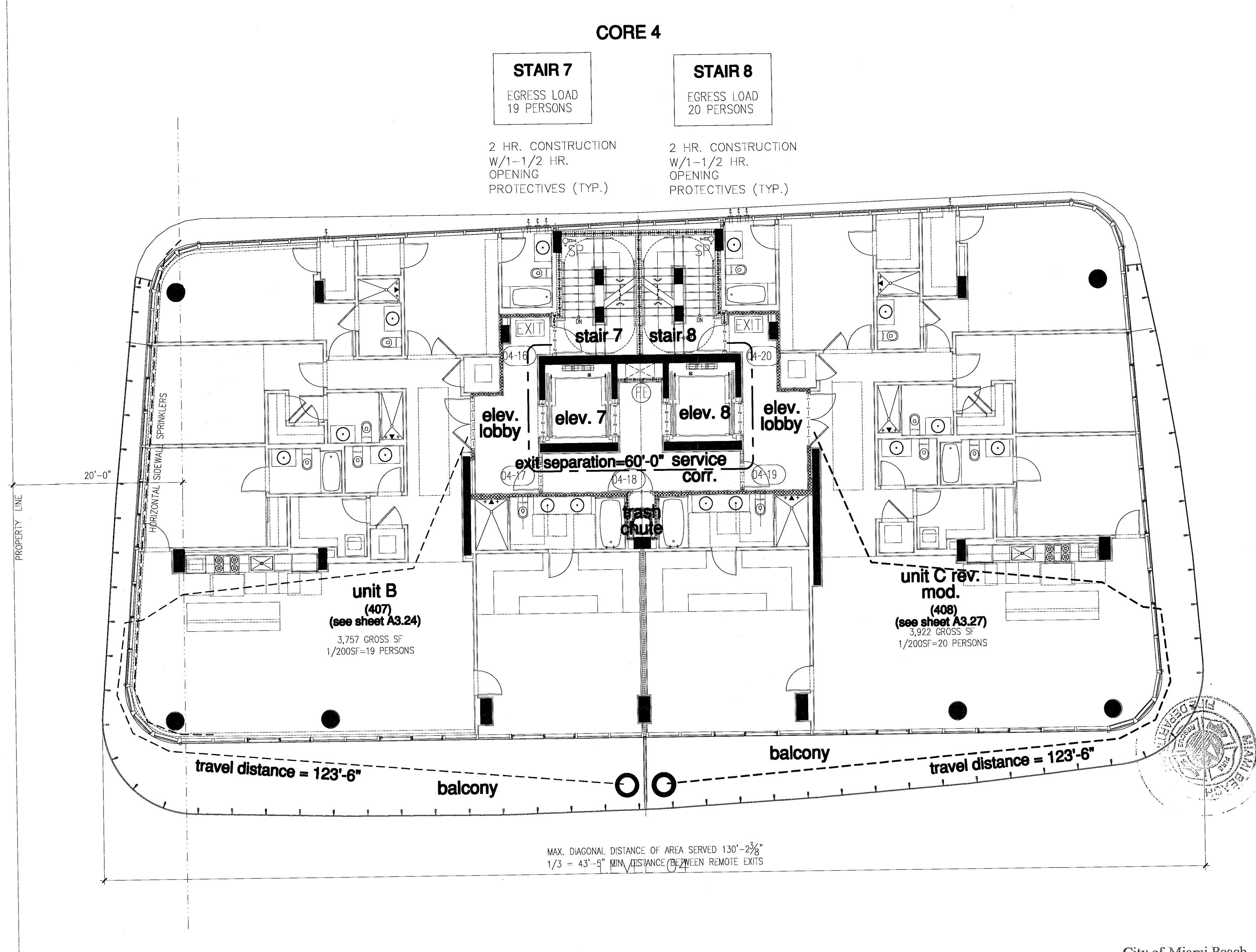
- GENERAL NOTES**
1. TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
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LIFE SAFETY LEGEND

FIRE RATINGS — 1 — 1 — 1 — — 2 — 2 — 2 — — 4 — 4 — 4 —	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	FIRE ACCESSORIES FE FHC SP	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
PATHWAYS ——— - - - - - - - - 10'-0" X	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH OF TRAVEL COMMON PATH OF TRAVEL TRAVEL DISTANCE END POINT OF COMMON PATH OF TRAVEL	EXIT EXIT DISCHARGE	EXIT EXIT DISCHARGE

- PORTABLE FIRE EXTINGUISHER NOTES:**
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 2. PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

- CODE NOTES:**
1. FTPC: SECTION 30.2.5.2. THE DISTANCE BETWEEN EXITS ADDRESSED BY 7.5.1.3 SHALL NOT APPLY TO NON-LOOPED EXIT ACCESS CORRIDORS IN BUILDINGS THAT HAVE CORRIDOR DOORS FROM THE DWELLING UNITS THAT ARE ARRANGED SUCH THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.
 2. FBC: SECTION 1015.2.1 EXCEPTION(3) IN GROUPS R-1 AND R-2 OCCUPANCIES, THE DISTANCE BETWEEN EXITS IS NOT APPLICABLE TO COMMON NON-LOOPED EXIT ACCESS CORRIDORS IN A BUILDING THAT HAS CORRIDOR DOORS FROM THE QUESTROOM OR GUEST SUITE OR DWELLING UNIT, WHICH ARE ARRANGED SO THAT THE EXITS ARE LOCATED IN OPPOSITE DIRECTIONS FROM SUCH DOORS.



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

north tower - floor plan - level 04

NORTH
1/8"

Revision 07/30/2013

As built Date	
BID SET	07.01.2013
ISSUE DATE	04.30.2013
BUILDING PERMIT	A1202
Sheet Number	

REV. 07/30/2013
REV. 04/30/2013
P.V.
P.D.
SCALE