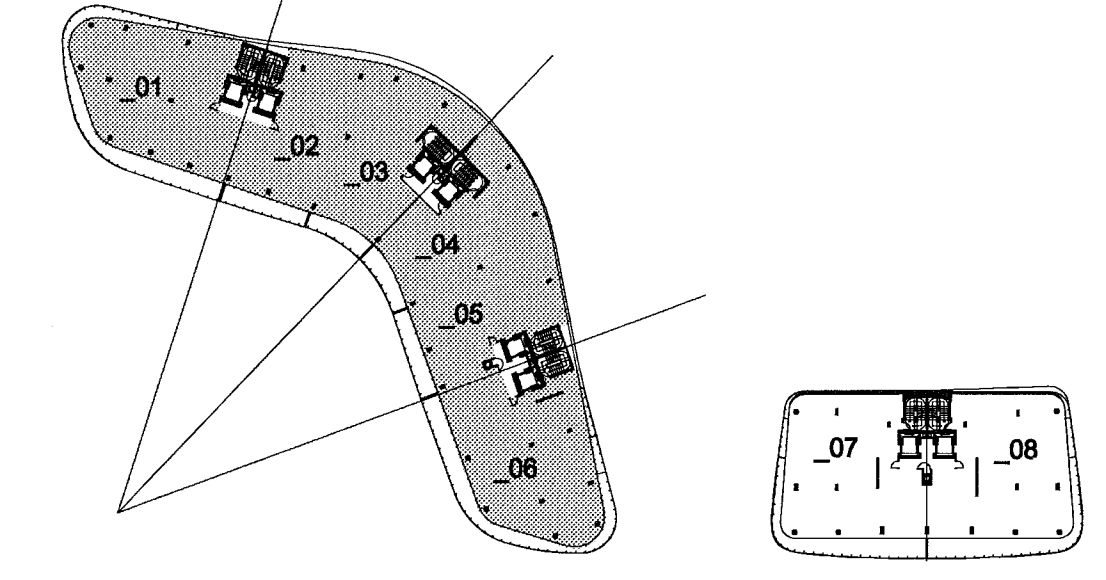
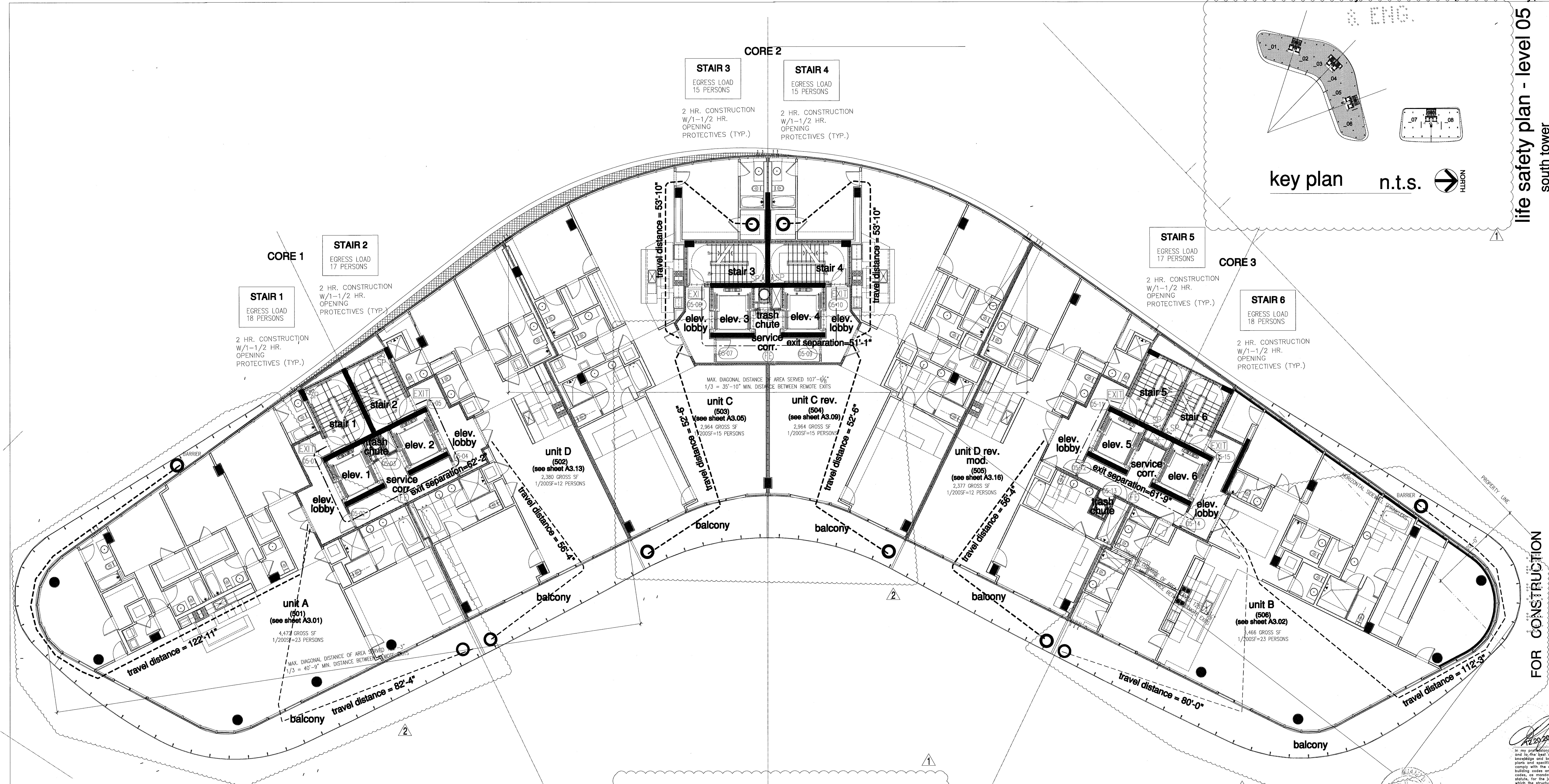


life safety plan - level 05  
 south tower



key plan n.t.s.



**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

**CODE NOTES:**

- FFPC: 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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**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	FIRE ACCESSORIES	PATHWAYS
1-1-1-1	FE	EXIT SEPARATION
2-2-2-2	FHC	PRIMARY PATH OF TRAVEL
4-4-4-4	SP	SECONDARY PATH OF TRAVEL
		COMMON PATH OF TRAVEL
		TRAVEL DISTANCE
		END POINT OF COMMON PATH OF TRAVEL
		EXIT
		EXIT DISCHARGE

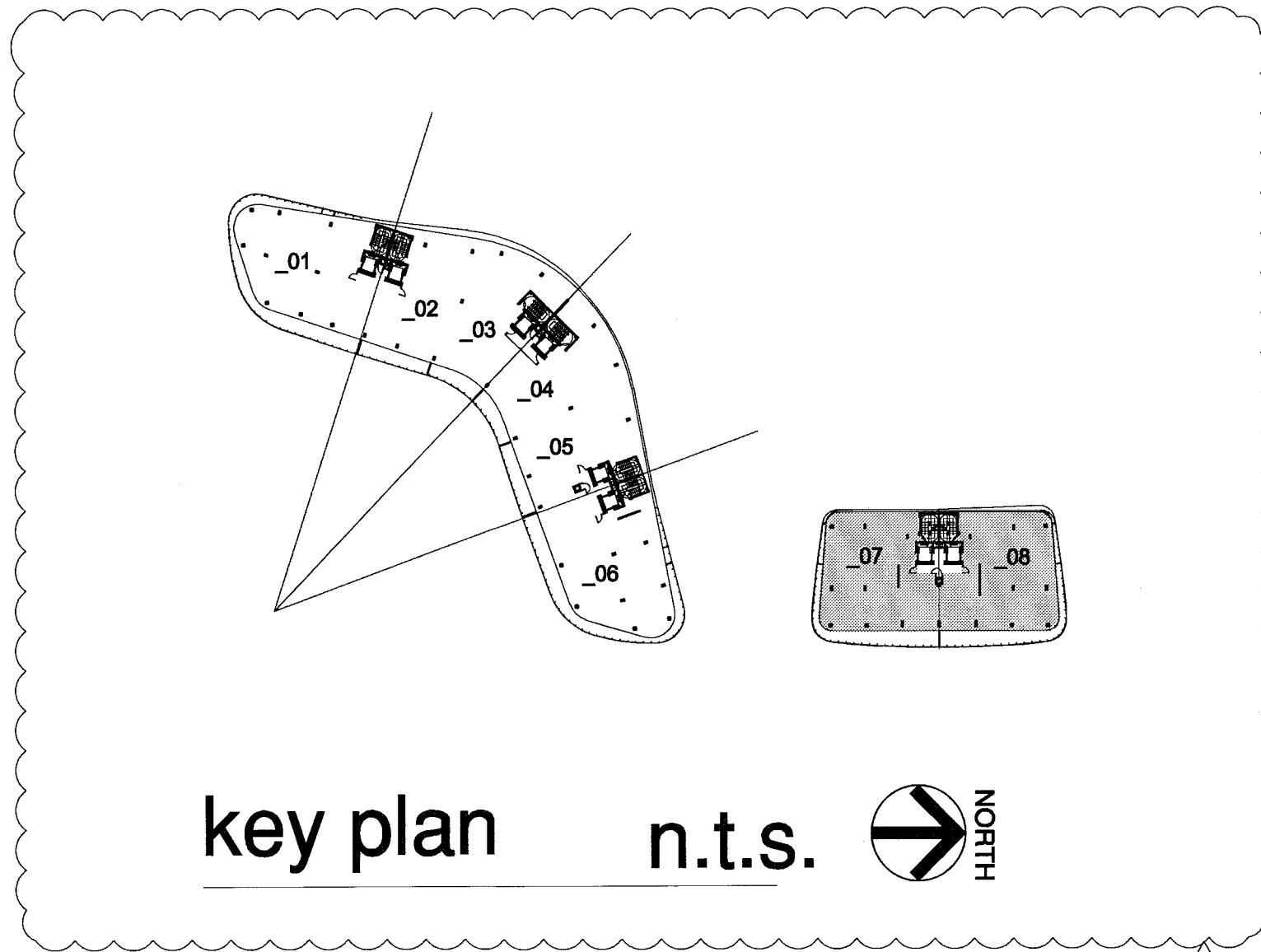


City of Miami Beach  
 Fire Prevention Division  
 FIRE EXTINGUISHER PROVIDED  
 FIRE HOSE CONNECTION  
 STANDPIPE

Revision 2 12/20/2013  
 Revision 1 07/30/2013  
 Construction Issue Date

south tower - floor plan - level 5

NORTH  
 1/8"



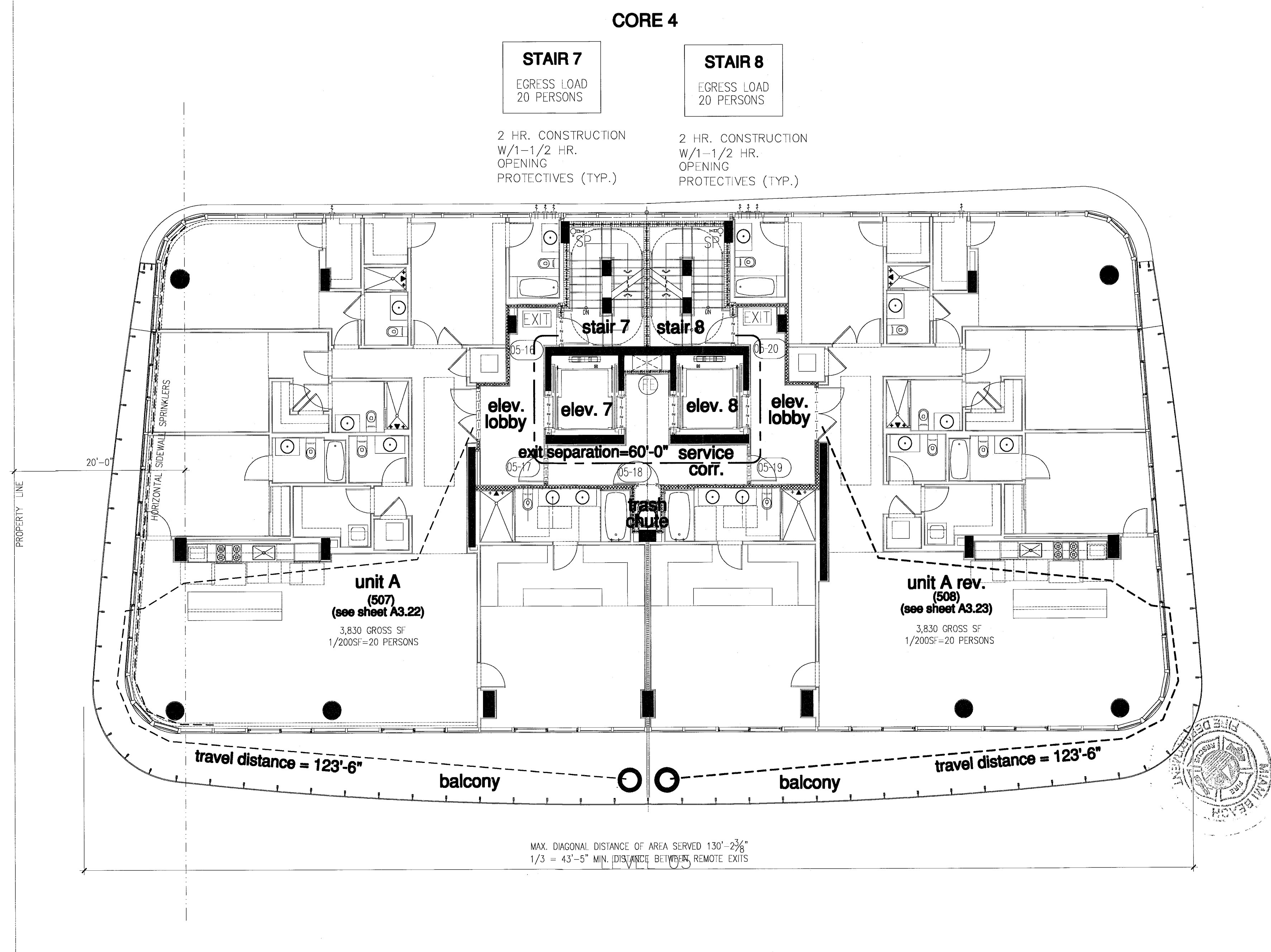
- GENERAL NOTES**
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  - FIRE DAMPERS AND SMOKE DAMPERS SHALL BE INSTALLED WHERE REQUIRED AT RATED PARTITIONS PER FBC 716.5.4

**LIFE SAFETY LEGEND**

<b>FIRE RATINGS</b> — 1 — 1 — 1 — — 2 — 2 — 2 — — 4 — 4 — 4 —	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	<b>FIRE ACCESSORIES</b> FE FHC SP	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
<b>PATHWAYS</b> ——— - - - - - · - · - - · - · - 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:**
- 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.

- CODE NOTES:**
- FPPC SECTION 30.2.5.2. THE DISTANCE BETWEEN EXITS ADDRESSSED 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 CONSULTATION  
AUG 07 2013  
See professional judgment and in the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as monitored by which the jurisdiction in which the structure is located. In these documents shall be construed.

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

north tower - life safety plan - level 05

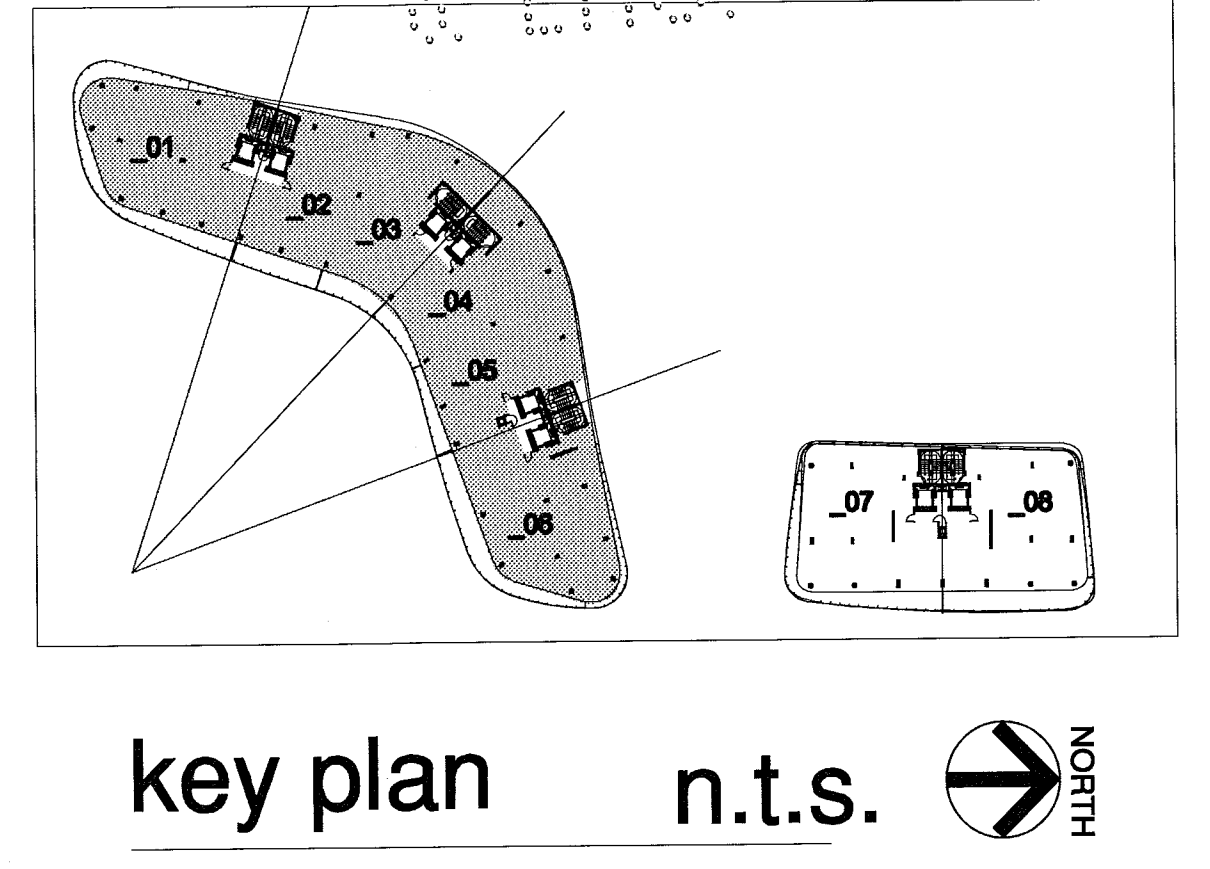
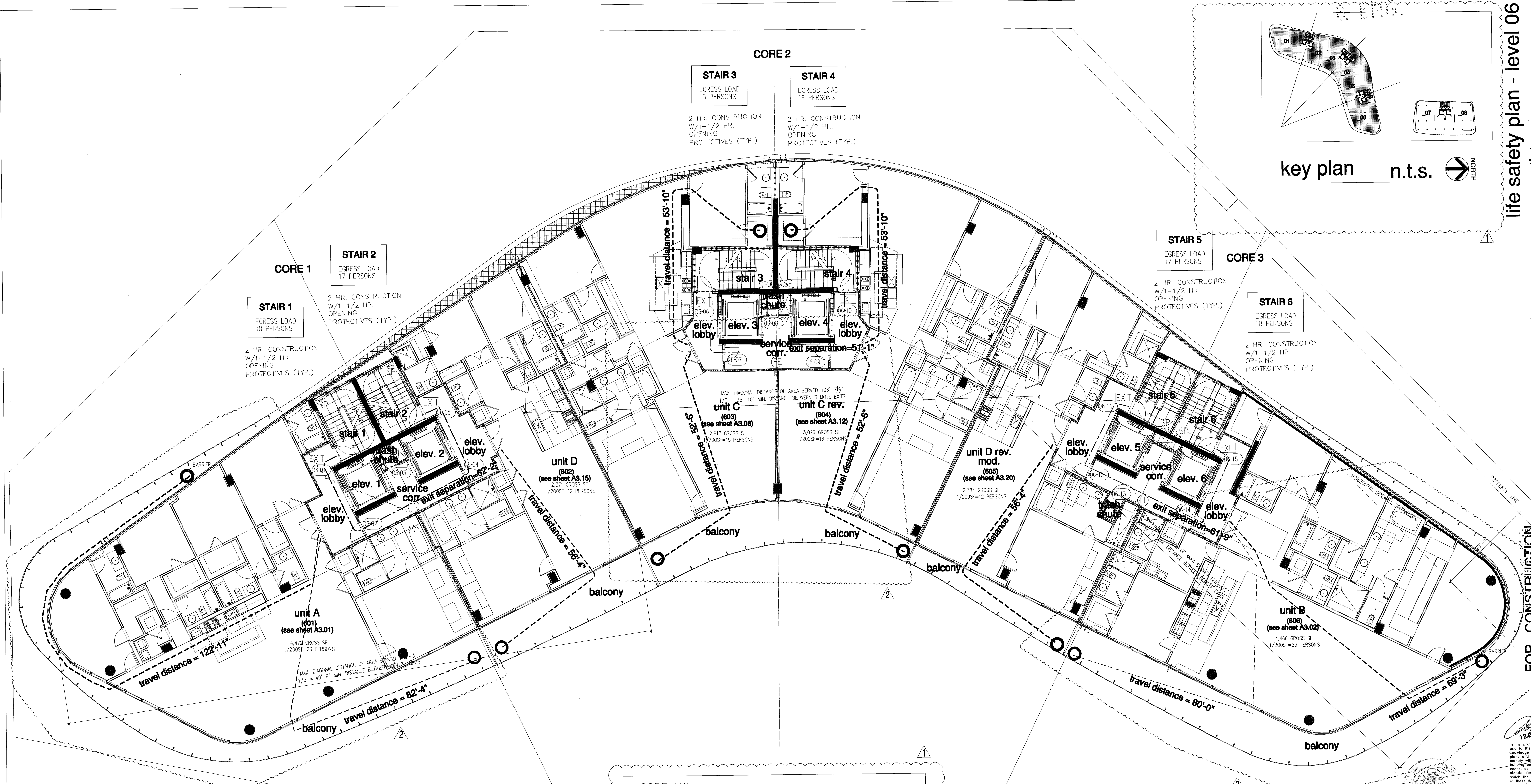
NORTH  
1/8"

Revisions:

Revision	07/30/2013
Assemblies:	
Construction Issue Date	
As built Date	
Bid Date	07.01.2013
Issue Date	04.30.2013
Sheet Number:	A1202

Firm  
Lic. # A1128  
Charles M. Sieger, F.A.I.A.  
Lic. # A15782  
Jose J. Suarez, A.I.A.  
Lic. # A111005

life safety plan - level 06  
south tower



**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 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**

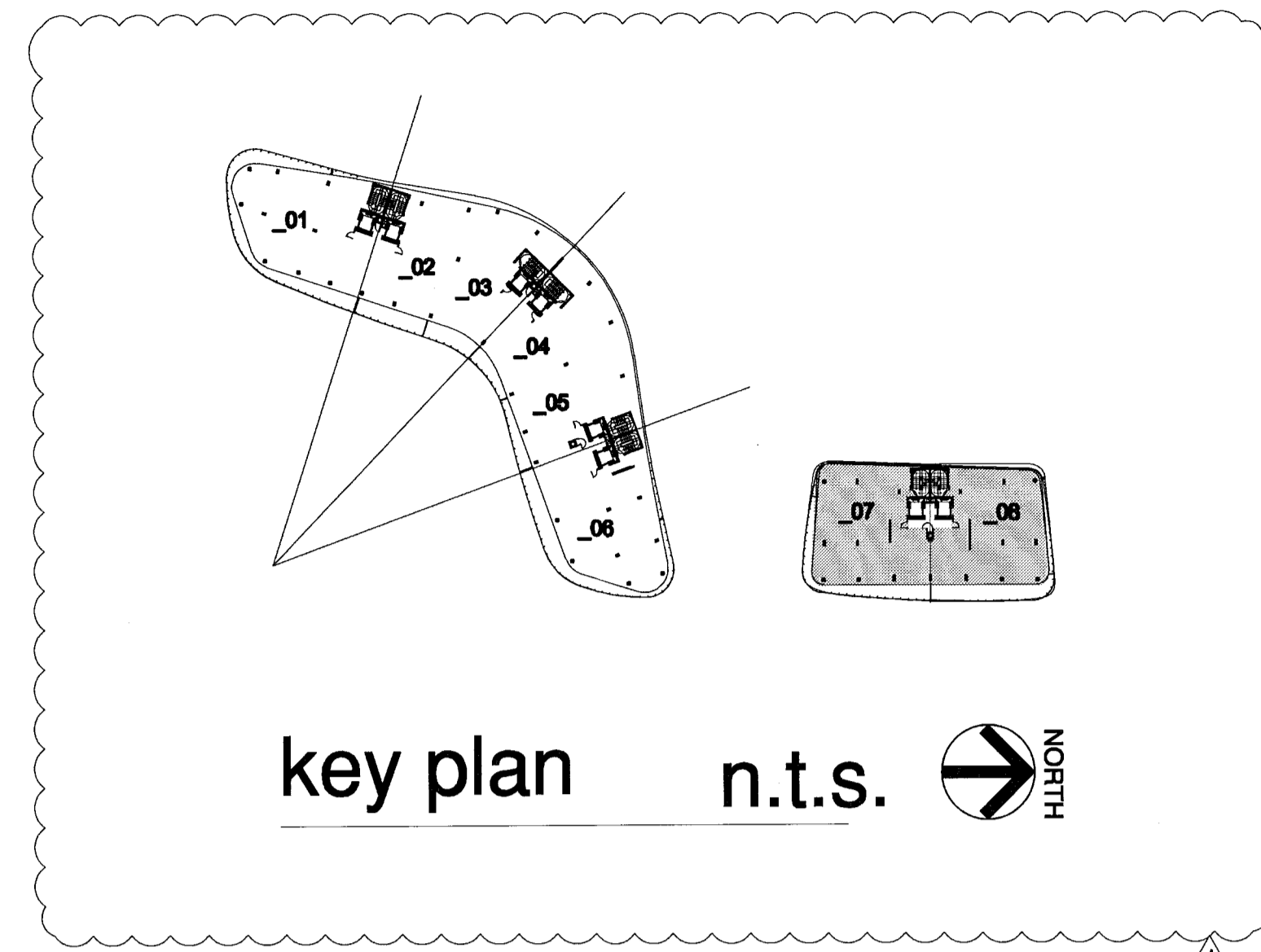
<b>FIRE RATINGS</b> -1-1-1- -2-2-2- -4-4-4-	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	<b>FIRE ACCESSORIES</b> (FE) (FHC) (SP)	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
<b>PATHWAYS</b> --- --- --- 10'-0" X	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY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

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

Revision 2 12/20/2013  
Revision 1 07/30/2013  
Addendums:  
Construction Issue Date  
Bid Date  
Bid SET 07.01.2013  
Issue Date  
BUILDING PERMIT 04.30.2013  
208 Notation:  
A1202  
Sheet Number

south tower - life safety plan - level 06

NORTH  
1/8"



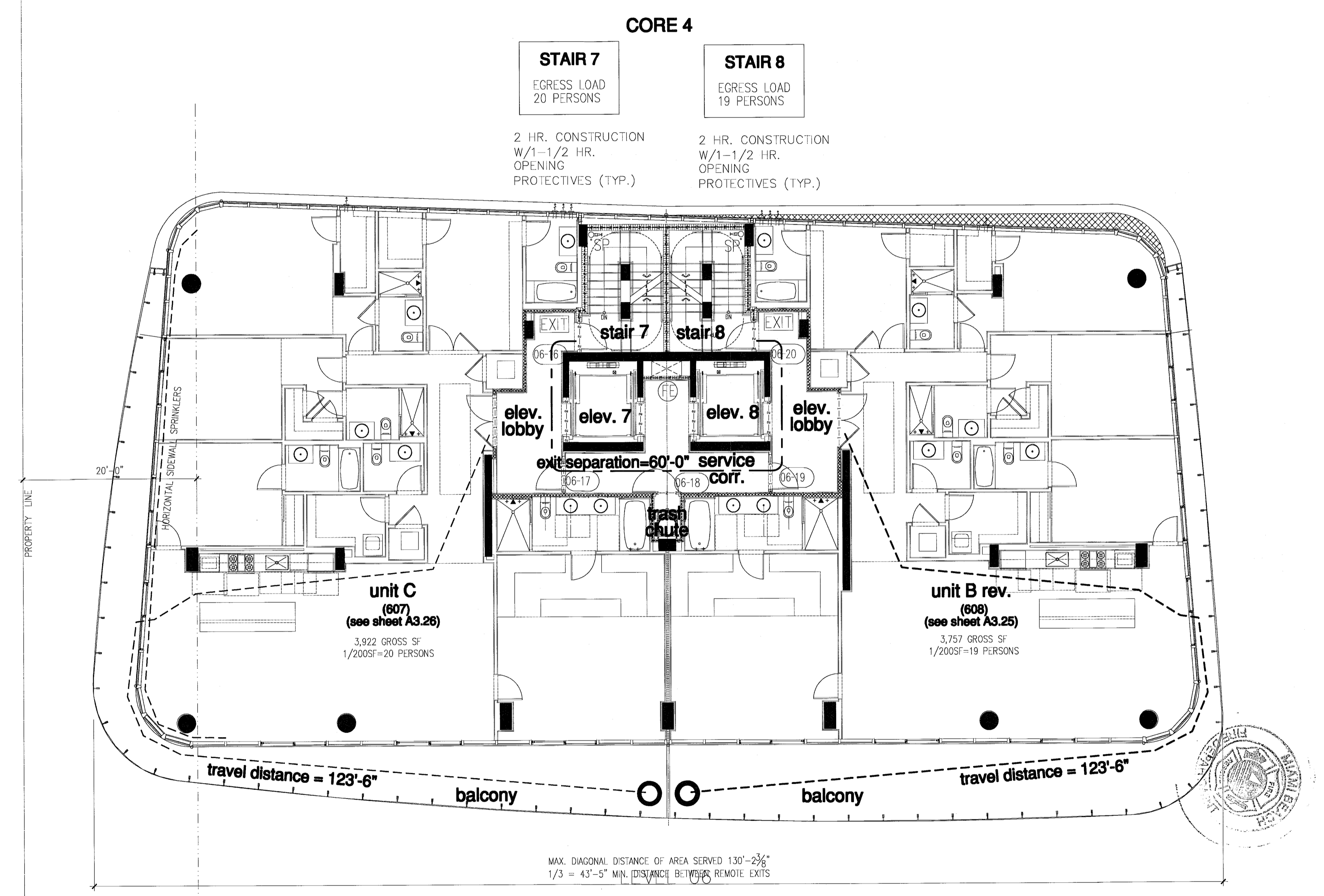
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**LIFE SAFETY LEGEND**

<b>FIRE RATINGS</b> — 1 — 1 — — 2 — 2 — — 4 — 4 —	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	<b>FIRE ACCESSORIES</b> FE FHC FHC SP	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
<b>PATHWAYS</b> ——— - - - - - - - - - - - - 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:**
- 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.
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City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

FOR CONSTRUCTION  
AUG 01 2013

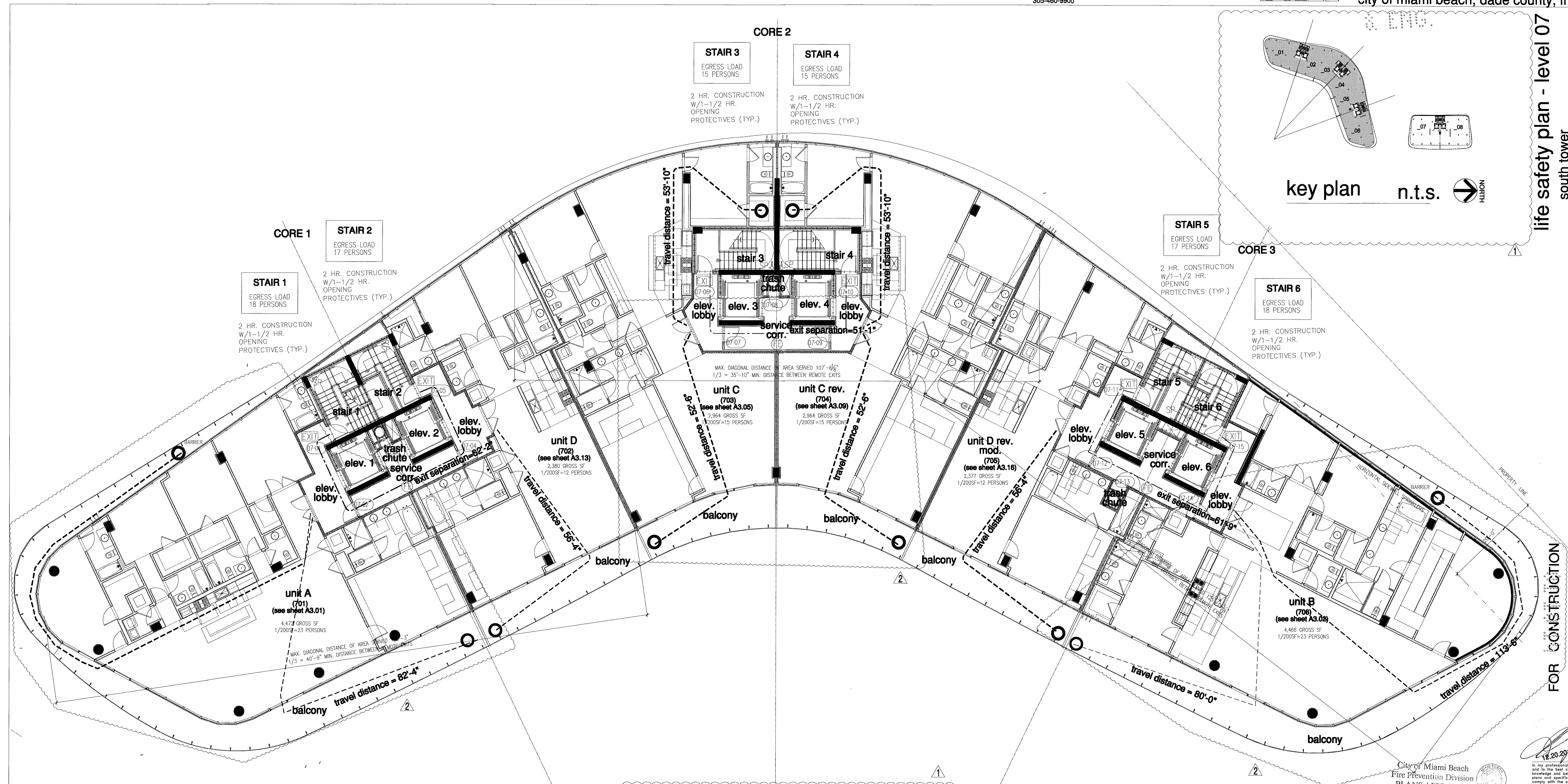
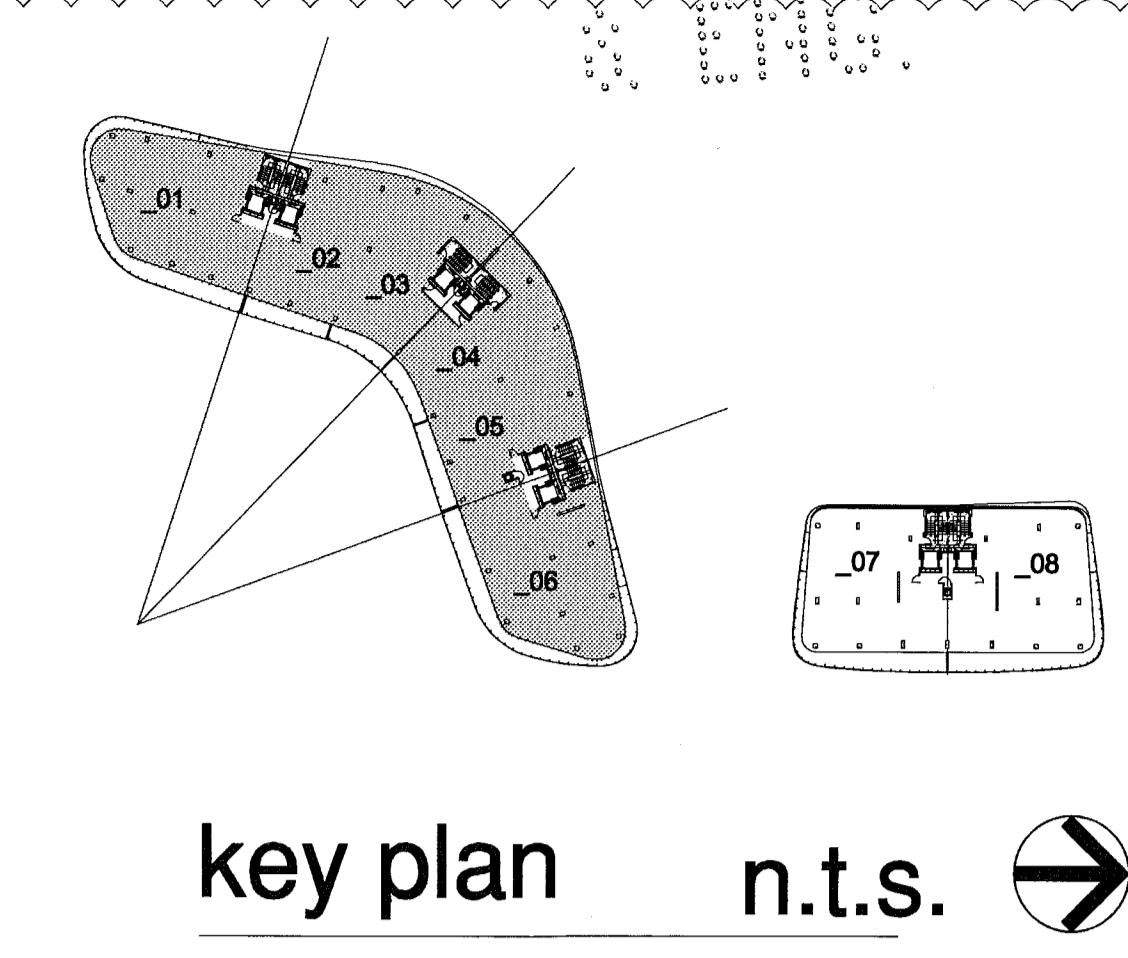
north tower - life safety plan - level 06

NORTH  
1/8"

Revisions:

Revision	07/30/2013
Author	
Construction Issue Date	
As Built Date	
BID Date	07.01.2013
Issue Date	04.30.2013
BUILDING PERMIT	
Job Number	
Sheet Number	A1202

life safety plan - level 07  
south tower



**GENERAL NOTES**

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**CODE NOTES:**

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- PROVIDE RECESSED CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

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

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.

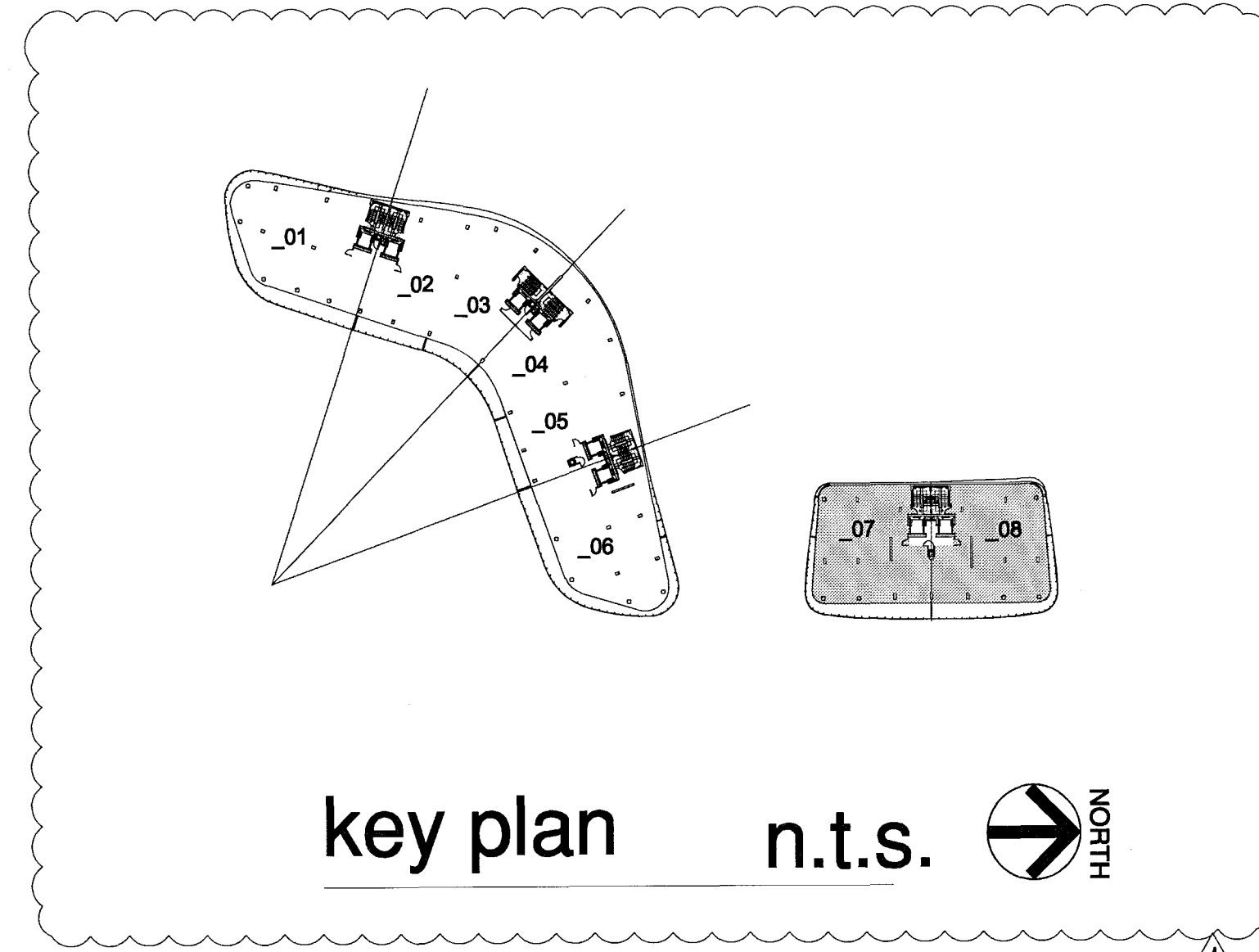
Revisions  
Revision 2 12/20/2013  
Revision 1 07/30/2013  
Addendum:  
Construction Issue Date  
As Built Date  
BID Date 07.01.2013  
Issue Date 04.30.2013  
BUILDING PERMIT A1202  
Sheet Number

south tower - life safety plan - level 07

NORTH  
1/8"

Firm:  
Lic. # AA128  
Charles M. Sieger, F.A.I.A.  
Lic. # AS192  
José J. Suarez, A.I.A.  
Lic. # AR1005

REV. PERIOD.CTB  
DWG SCALE  
DATE



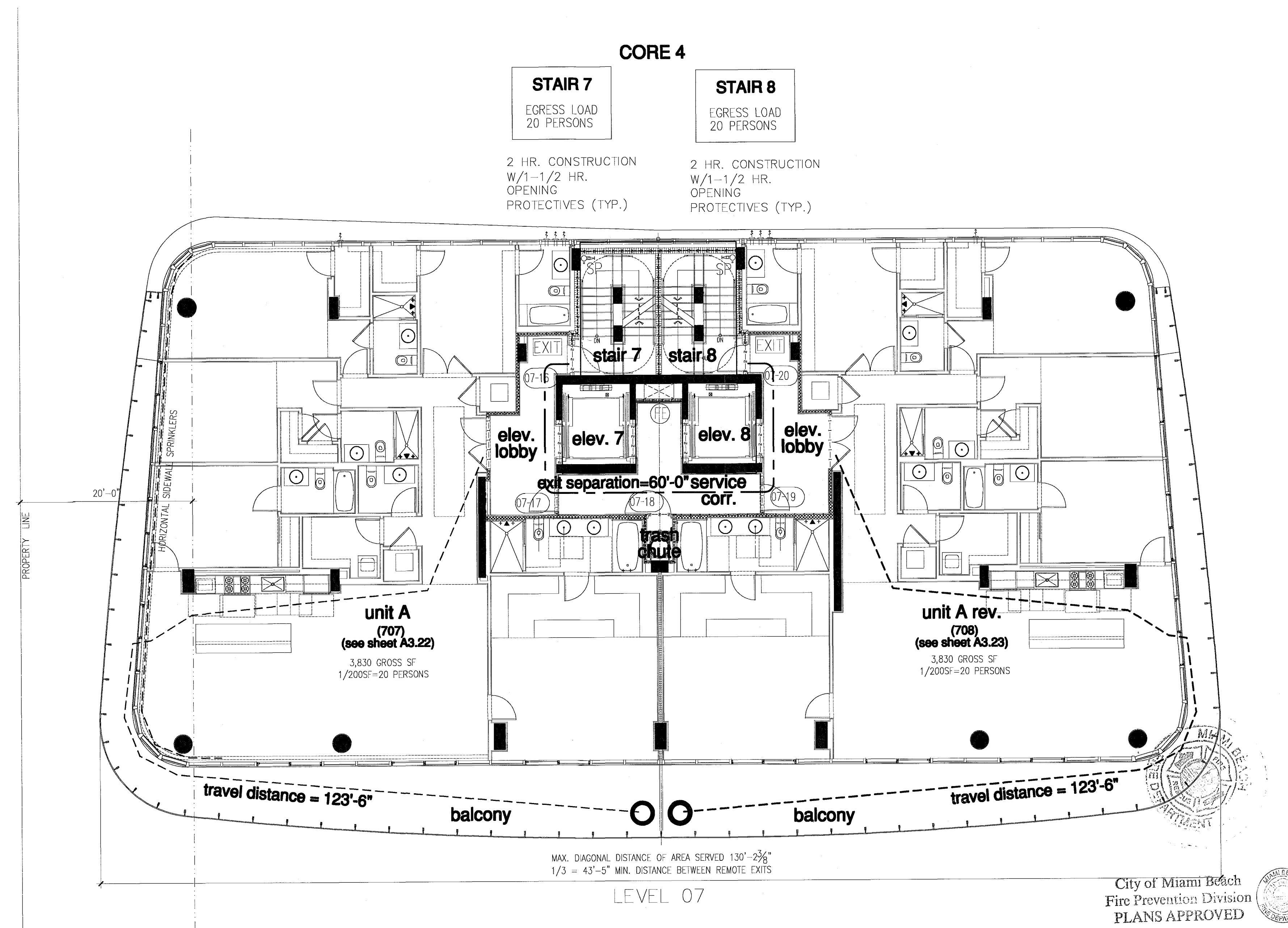
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**LIFE SAFETY LEGEND**

<b>FIRE RATINGS</b> — 1-1-1 — — 2-2-2 — — 4-4-4 —	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	<b>FIRE ACCESSORIES</b> FE FHC SP	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
<b>PATHWAYS</b> ——— - - - - - - - - - - - - 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 RECESS'D CABINETS FOR LOCATIONS IN PUBLIC/Common AREAS.

- CODE NOTES:**
1. FFPC: 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.
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City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

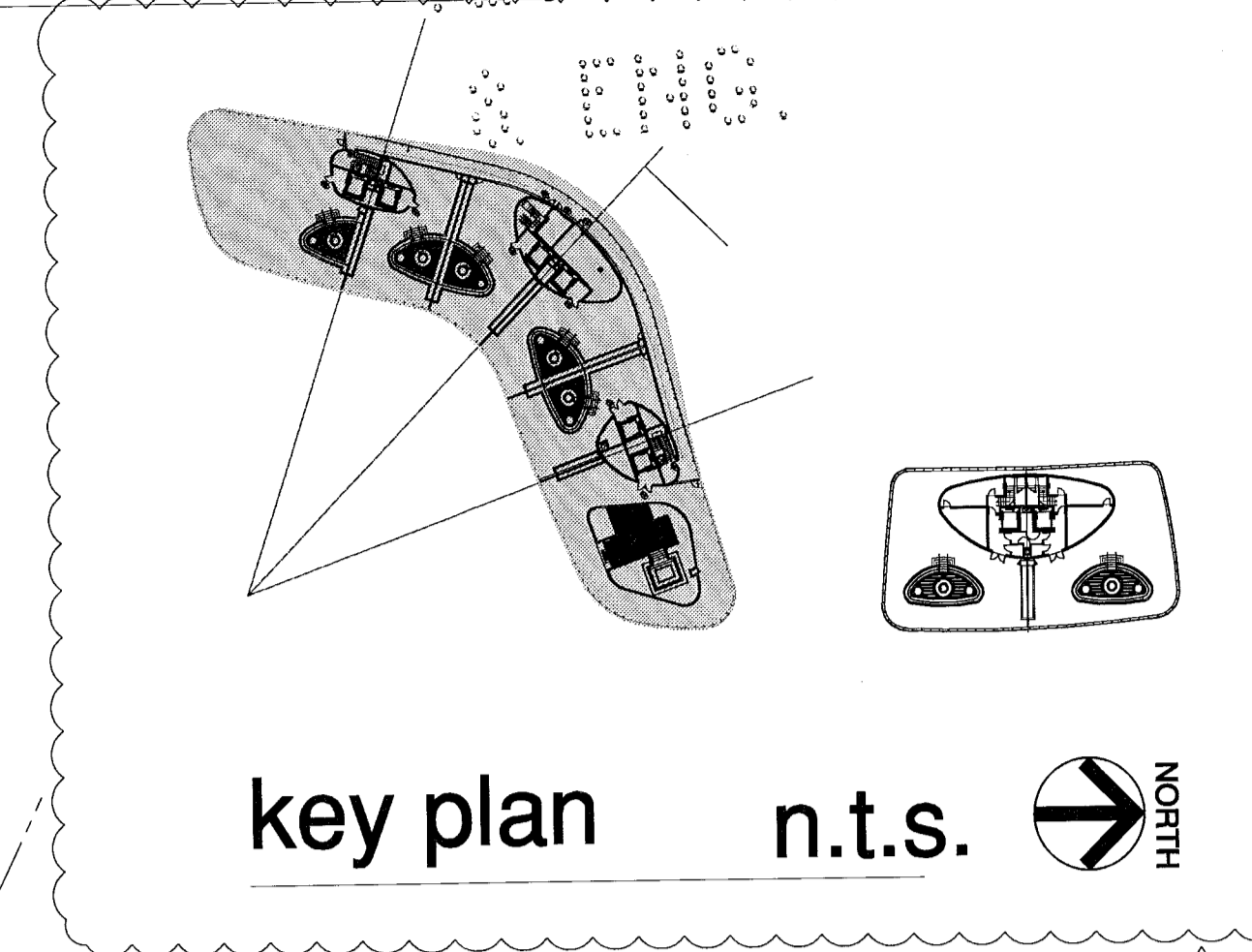
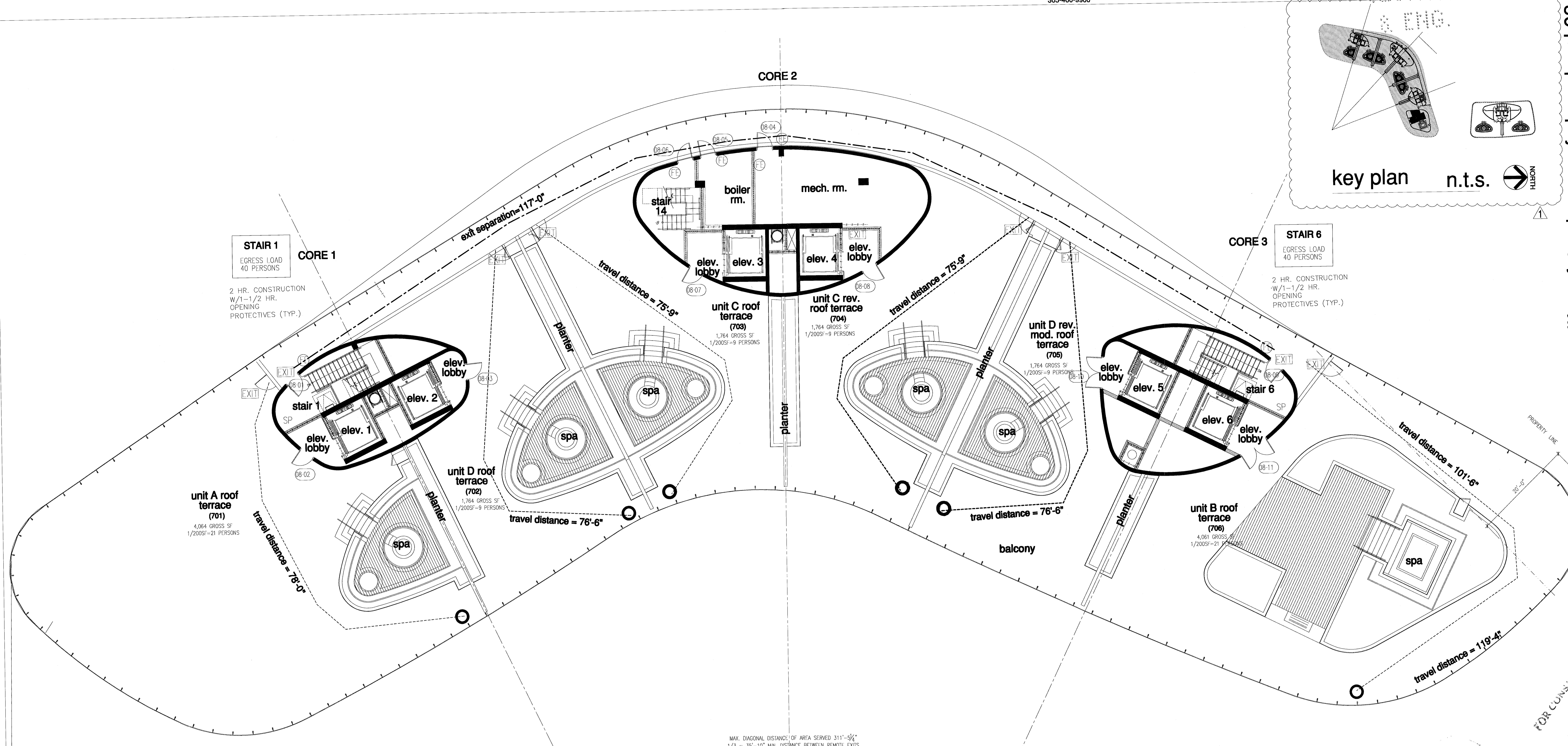
FOR CONSTRUCTION

Professional Judgment  
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 is to be  
constructed.

north tower - life safety plan - level 07

NORTH  
1/8"

life safety plan - roof plan - level 08  
south tower



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

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

**unit A roof terrace (701)**  
4,064 GROSS SF  
1/200SF=21 PERSONS

**unit D terrace (702)**  
1,764 GROSS SF  
1/200SF=9 PERSONS

**unit C roof terrace (703)**  
1,764 GROSS SF  
1/200SF=9 PERSONS

**unit C rev. roof terrace (704)**  
1,764 GROSS SF  
1/200SF=9 PERSONS

**unit D rev. mod. roof terrace (705)**  
1,764 GROSS SF  
1/200SF=9 PERSONS

**unit B roof terrace (706)**  
4,061 GROSS SF  
1/200SF=21 PERSONS

MAX. DIAGONAL DISTANCE OF AREA SERVED 311'-9"  
1/3 = 35'-10" MIN. DISTANCE BETWEEN REMOTE EXITS

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**LIFE SAFETY LEGEND**

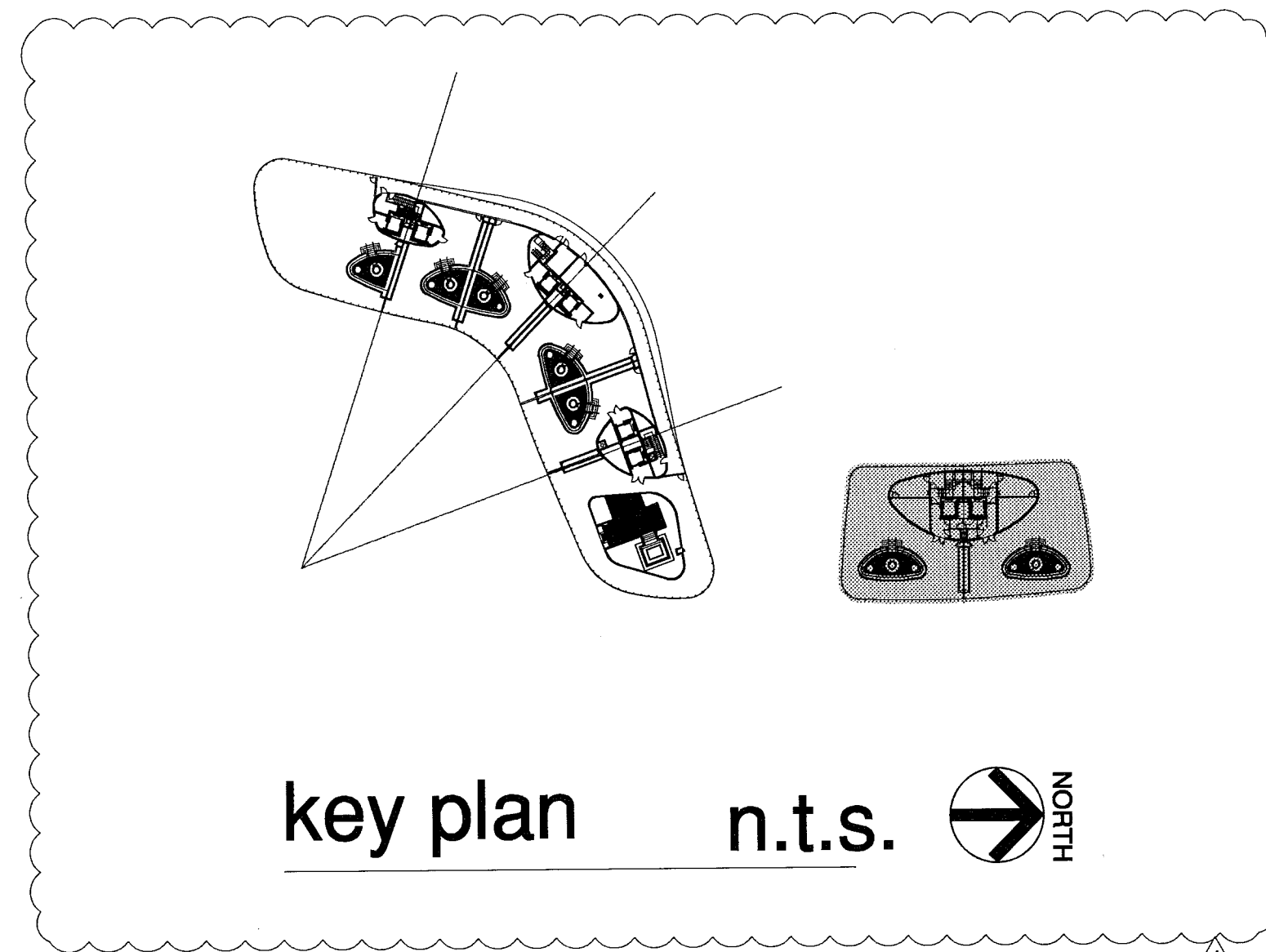
<b>FIRE RATINGS</b> -1-1-1- -2-2-2- -4-4-4-	1 HOUR FIRE RATING REQUIRED 2 HOUR FIRE RATING REQUIRED 4 HOUR FIRE RATING REQUIRED	<b>FIRE ACCESSORIES</b> FE FHC SP	FIRE EXTINGUISHER FIRE HOSE CONNECTION STANDPIPE
<b>PATHWAYS</b> --- --- --- 10'-0" X	EXIT SEPARATION PRIMARY PATH OF TRAVEL SECONDARY PATH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



**south tower - life safety plan - roof plan - level 08**

level 1 (lobby) elev. = 0'-0" F.F. (slab -0'-2") F.F. = (+6'-6" N.G.V.D.) / garage level 1 elev. = -1'-3" (+5'-3" N.G.V.D.)

life safety plan - roof plan - level 08  
north tower

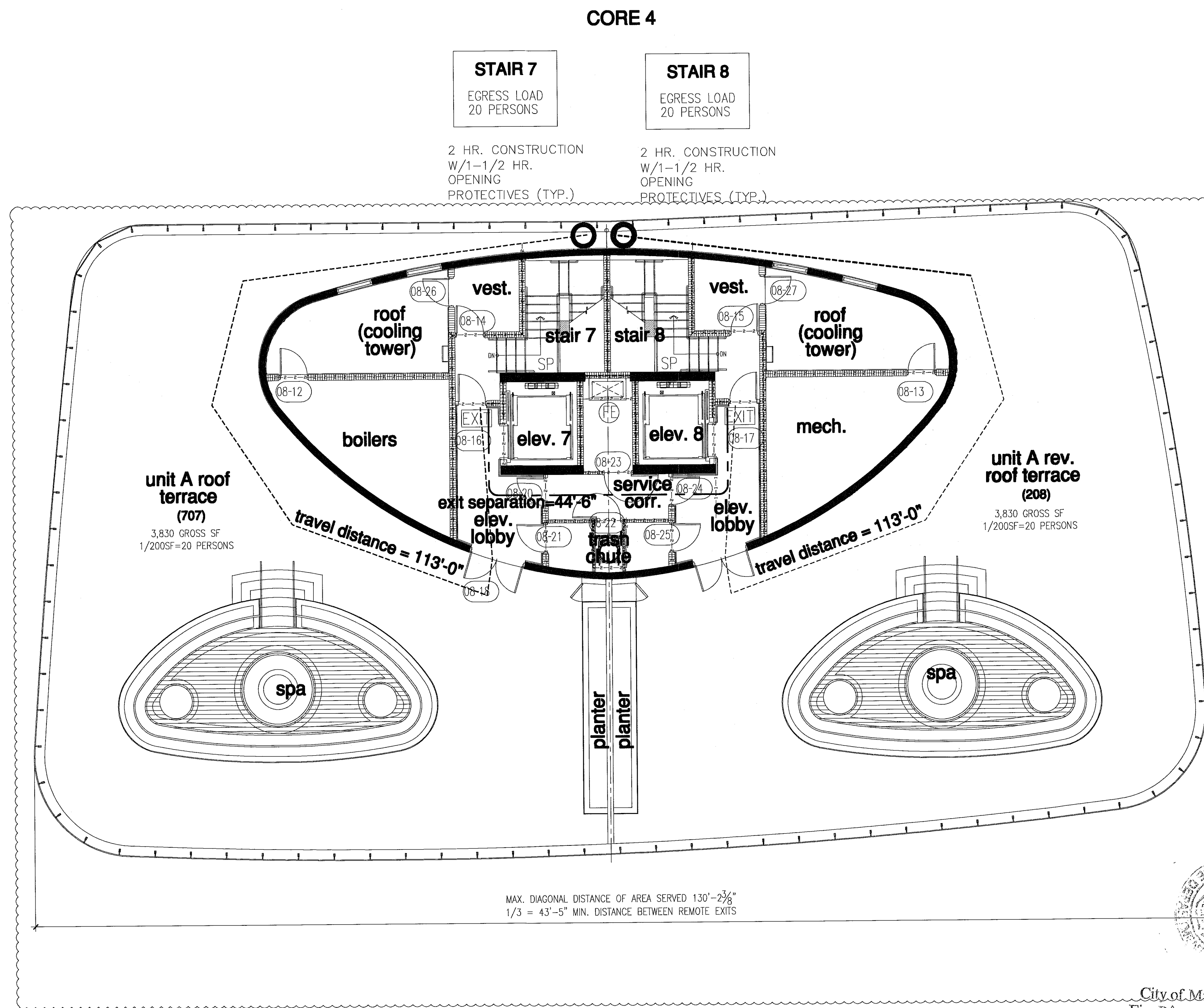


- GENERAL NOTES**
1. TOWER: RESIDENTIAL OCCUPANCY (FBC 310.1), R-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B ( 11 STORIES MAX. HEIGHT AND UNLIMITED AREA).
  2. GARAGE: ENCLOSED CAR STORAGE (FBC 311.3), MECHANICALLY VENTILATED (FBC 406.4.2), GROUP S-2 FULLY SPRINKLERED, CONSTRUCTION TYPE 1-B (11 STORIES 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	FIRE ACCESSORIES	PATHWAYS	OTHER
1 - 1 - 1 -	FE	--- (dashed)	FIRE EXTINGUISHER
2 - 2 - 2 -	FHC	--- (dash-dot)	FIRE HOSE CONNECTION
4 - 4 - 4 -	SP	--- (dash-dot-dot)	FIRE HOSE CONNECTION STANDPIPE
	EXIT	--- (solid)	EXIT
	EXIT DISCHARGE	--- (long-dash)	EXIT DISCHARGE
		--- (short-dash)	
		--- (dotted)	
10'-0"		X	

- 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.



FOR CONSTRUCTION

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

Revisions:

Revision 2	12/20/2013
Revision 1	07/30/2013

Construction Issue Date

At Build Date

Issue Date

07.01.2013

Issue Date

04.30.2013

Job Number:

A1202

Sheet Number:

north tower - life safety plan - roof plan - level 08

NORTH  
1/8"