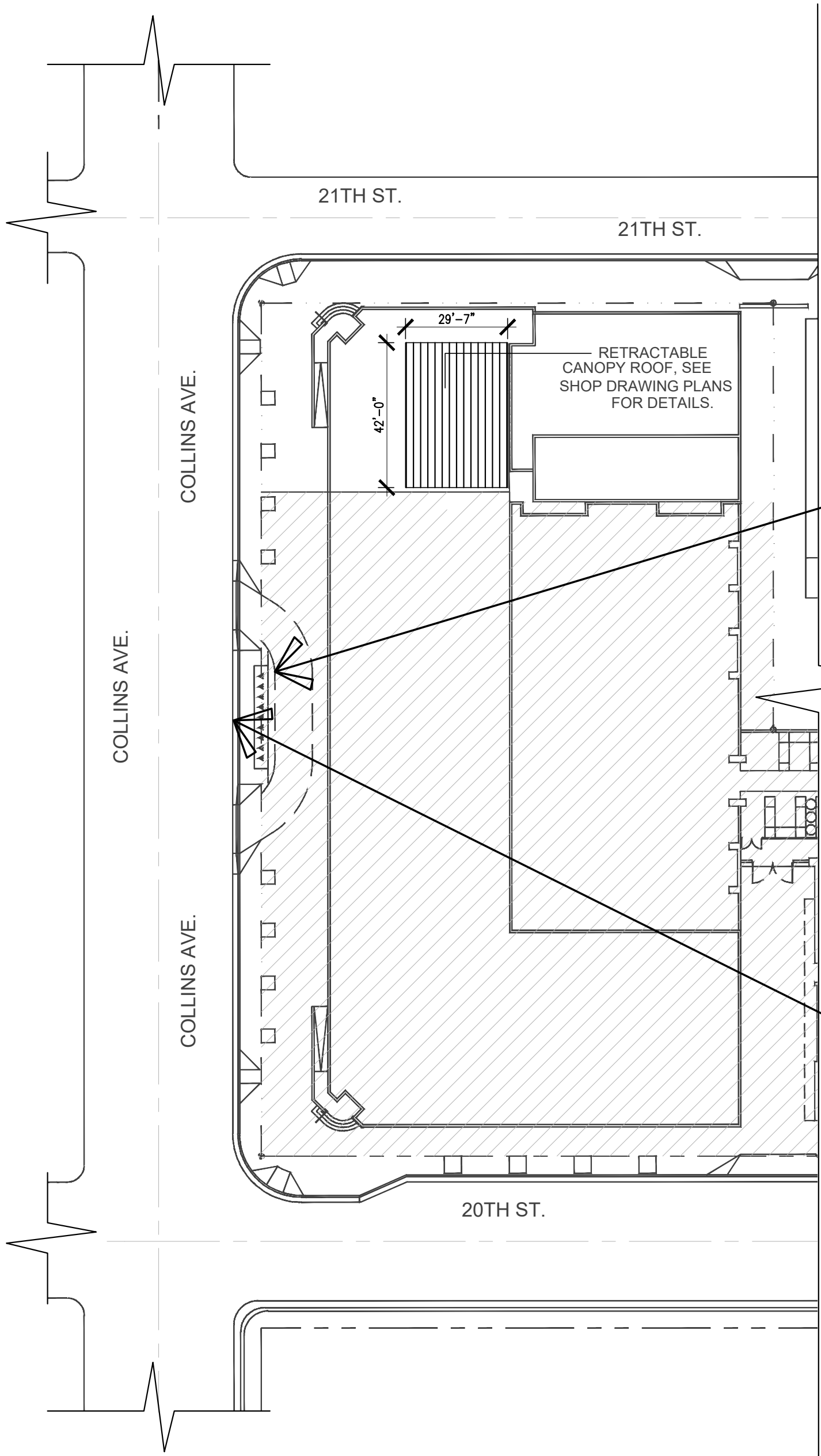


SETAI HOTEL
2001 COLLINS AVE
FILE#HPB24-0612

ARCHITECTURAL PLANS AND EXHIBITS

Final Submittal – 07-07-2024

- 9a - Scope of Work – HPB24-0612 application submittal request for the approval of the SUNTECH-Exxen Retractable Scissors Roof System
- 9b – Copy of the original survey included in plan package.
- 9d – Context location plan
- 9e – Full legal description of the property if not included in survey – NA see survey
- 9h – Site Plan – see Survey / Site Plan – see 9b
- 9i – Current color photographs dated – project site and existing structure.
- 9K – Current color photographs dated – corner to corner
- 9l – Existing condition drawings
- 9n – Proposed floor plans and roof plans
- 9o – Proposed elevations, materials & finishes
- 9p – Proposed section drawings
- 9q – Color rendering



PHOTOGRAPHS SHOWING LOCATION OF POSTING IN FRONT OF THE BUILDING



GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. CORRECTIONS OF THESE CONFLICTS ARE TO BE INCLUDED IN THE WORK AND IN THE PROPOSAL.
- CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- DRAWINGS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT ALL ARCHITECTURAL DETAILS AFFECTING THEIR WORK ARE INCLUDED.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. ANY MAJOR DISCREPANCIES MUST BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS UNLESS AUTHORIZED BY THE ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL WORK THAT IS DEFECTIVE AND/OR OF POOR WORKMANSHIP OR WORK THAT DEVIATES FROM THE SPECIFICATIONS OF THESE DOCUMENTS.
- THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR SIMILAR SITUATIONS THROUGHOUT THE PROJECT, UNLESS OTHERWISE SPECIFICALLY NOTED.
- REFER TO FINISH SCHEDULE, AT THE TIME OF BIDDING, FOR SPECIFICATIONS OF FINISHES, MATERIALS, COLOR, TREATMENTS, ETC. ALL OF THE ABOVE SHALL BE SPECIFIED BY THE ARCHITECT IF NOT NOTED THEREIN.

DEMOLITION NOTES

- REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTION TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- ALL REMOVALS, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
- PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
- WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

FINAL CLEANING

- FLOORING:
- CLEAN SUBSTRATE, FILL CRACKS, HOLES, AND DEPRESSIONS, AND LEVEL FLOOR WITHIN 1/8" IN 10 FEET BEFORE THE LAYING OF THE WOOD FLOORING.
 - IN AREAS WHERE THE FLOORS WILL BE FINISHED BY OTHERS, THE CONTRACTOR IS TO BROOM CLEAN THE FLOOR ONE DAY BEFORE THE INSTALLATION OF FINISH FLOORING.
 - GENERAL CONTRACTOR SHALL REMOVE FROM SITE ALL DEBRIS LEFT BY SUBCONTRACTORS PRIOR TO TENANT'S OCCUPANCY.
- OTHER:
- REMOVE GREASE, MASTIC, ADHESIVE, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM THE SITE, AND FROM ANY OTHER EXPOSED FINISHED INTERIOR OR EXTERIOR SURFACES.
 - WASH GLASS, AND MIRRORS AS PER MANUFACTURER'S SPECIFIC INSTRUCTIONS.
 - POLISH GLOSSY SURFACES.
 - CLEAN PERMANENT FILTERS, AND REPLACE FILTERS IN VENTILATING SYSTEMS, IF UNITS ARE OPERATED DURING CONSTRUCTION. CLEAN DUCTS, BLOWERS, AND COILS, IF UNITS OPERATED WITHOUT FILTERS DURING CONSTRUCTION.
 - PRIOR TO OWNER OCCUPANCY, CONTRACTOR SHALL INSPECT THE SITE, AND EXPOSED INTERIOR AND EXTERIOR SURFACES, TO VERIFY THAT THE ENTIRE WORK IS CLEAN AND SATISFACTORY TO THE ARCHITECT.

NOTE

- ALL PERMITTED WORK WILL BE DONE IN ACCORDANCE WITH :
FLORIDA FIRE PREVENTION CODE (FFPC) 2018 7TH EDITION.
NFPA 101 (2018)

FIRE SPRINKLERS NOTE

- THERE IS A FIRE SPRINKLER SYSTEM INSTALLED IN THE BUILDING. CONTRACTOR SHALL SUBMIT SHOP DRAWING IN CASE IT IS ALTERED.

FIRE ALARM NOTE

- THERE IS A FIRE ALARM SYSTEM INSTALLED IN THE BUILDING.
- ALUMINUM RETRACTABLE CANOPY WILL BE CONNECTED TO THE EXISTING BUILDING. FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWING. NFPA 72 (2016) EDITION.

INTERIOR FINISHES NOTE

- INTERIOR WALL, CEILING, FLOOR, DECORATIONS AND TRIM SHALL COMPLY WITH FBC 2020 CHAPTER 8 & NFPA 101 (2018) 7th EDITION TABLE A.10.2.2.
- THE CLASSIFICATION OF THE INTERIOR WALL AND CEILING FINISH MATERIALS IS CLASS A or B: FLAME SPREAD INDEX 0-75; SMOKE-DEVELOPED INDEX 0-450.
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL NOT BE LESS THAT CLASS II (0.22 WATTS/CM² OR GREATER AS PER NFPA 253.
- CURTAINS, DRAPERIES, HANGING AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS AND CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE OF SECTION 806.2 OR BE NONCOMBUSTIBLE.

LEVEL NOTE

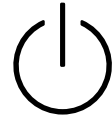
- MAX. 1/8" DIFFERENCE ON LEVEL AT ANY FLOOR LEVEL.

CEILING AND SOFFIT HEIGHT NOTE

- NEW CEILING AND SOFFIT HEIGHTS SHALL BE 7'-0" MIN. ABOVE FINISH FLOOR IN COMPLIANCE WITH 701.3 FBCE.



1 | LOCATION PLAN
N.T.S.



BUILDING DATA	
FOLIO NUMBER	02-3234-153-0001
ADDRESS	2001 COLLINS Ave.
LEGAL DESCRIPTION	SETAI RESORT & RESIDENCES CONDO MIAMI BEACH IMP CO SUB PB 5-7 SEC 34 53 42 LOT 2 & LOTS 4 & 6 & 7 THRU 10 BLK A AS DEC IN DEC OR 21981-2159 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 & RIP RTS LOTS SIZE 92108 SQ FT M/L FAU 02 3226 001 0050
ZONING CODE	RM-3 - MULTIFAMILY HIGH INTENSITY
STRUCTURE (EXISTING)	CONCRETE BLOCK WALL CONCRETE ROOF

CODE REFERENCES	
FLORIDA BUILDING CODE 2020 7TH EDITION (EXISTING) FLORIDA FIRE PREVENTION CODE 2018 NATIONAL ELECTRIC CODE 2017	

OCCUPANCY CLASSIFICATION	
AS PER CHAPTER 310 THE OCCUPANCY CLASSIFICATION IS R-1 (HOTELS)	
SCOPE OF WORK	
<ul style="list-style-type: none">ALUMINUM RETRACTABLE CANOPY ROOF AS PER LAYOUT (REFER TO SHOP DRAWINGS PLANS FOR DETAILS)NO ELECTRICAL SCOPE OF WORKNO MECHANICAL SCOPE OF WORKNO PLUMBING SCOPE OF WORK	

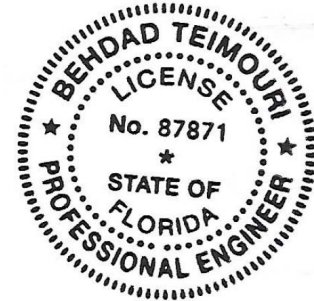
NEW SHEET



DESIGN IS BASED ON FBC 2020, 7TH EDITION



SFL PRIVATE PROVIDER
ENGINEERING FIRM
11042 NW 18TH DRIVE
PLANTATION, FL 33322
Phone: (305) 842-9996
ENGINEERING BUSINESS
BEHDAD TEIMOURI P.E.
LIC #87871



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signed by
Behdad
Teimourigharb
Date:
2023.12.27
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-05'00'

ALUMINUM RETRACTABLE
CANOPY FOR
SETAI HOTEL @
2001 Collins Ave.,
Miami Beach, FL 33139

Revision #	Description	Date
1	BUILDING COMMENTS	10/16/2023

ARCHITECTURAL
NOTES

Date	10 / 12 / 2023
Project Number	23586
Sheet	A-1
Scale	As Shown
Drawn By	HH



05/13/2024



05/13/2024



May 10, 2024 01:39:05 PM



05/13/2024



May 10, 2024 01:39:57 PM



May 10, 2024 01:39:22 PM



Jun 14, 2024 11:11:21 AM



Jun 14, 2024 11:01:55 AM



Jun 14, 2024 11:14:19 AM



Collins Av
A1A

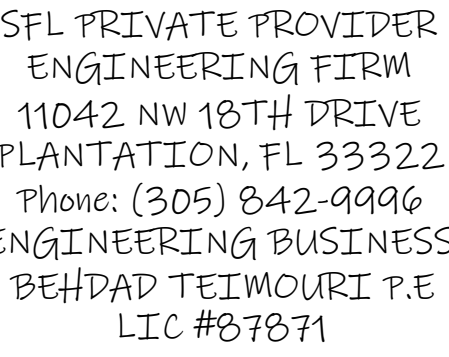
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Collins Park North →

NO
TURN
ON RED

Jun 14, 2024 11:13:35 AM



Jun 14, 2024 11:06:14 AM

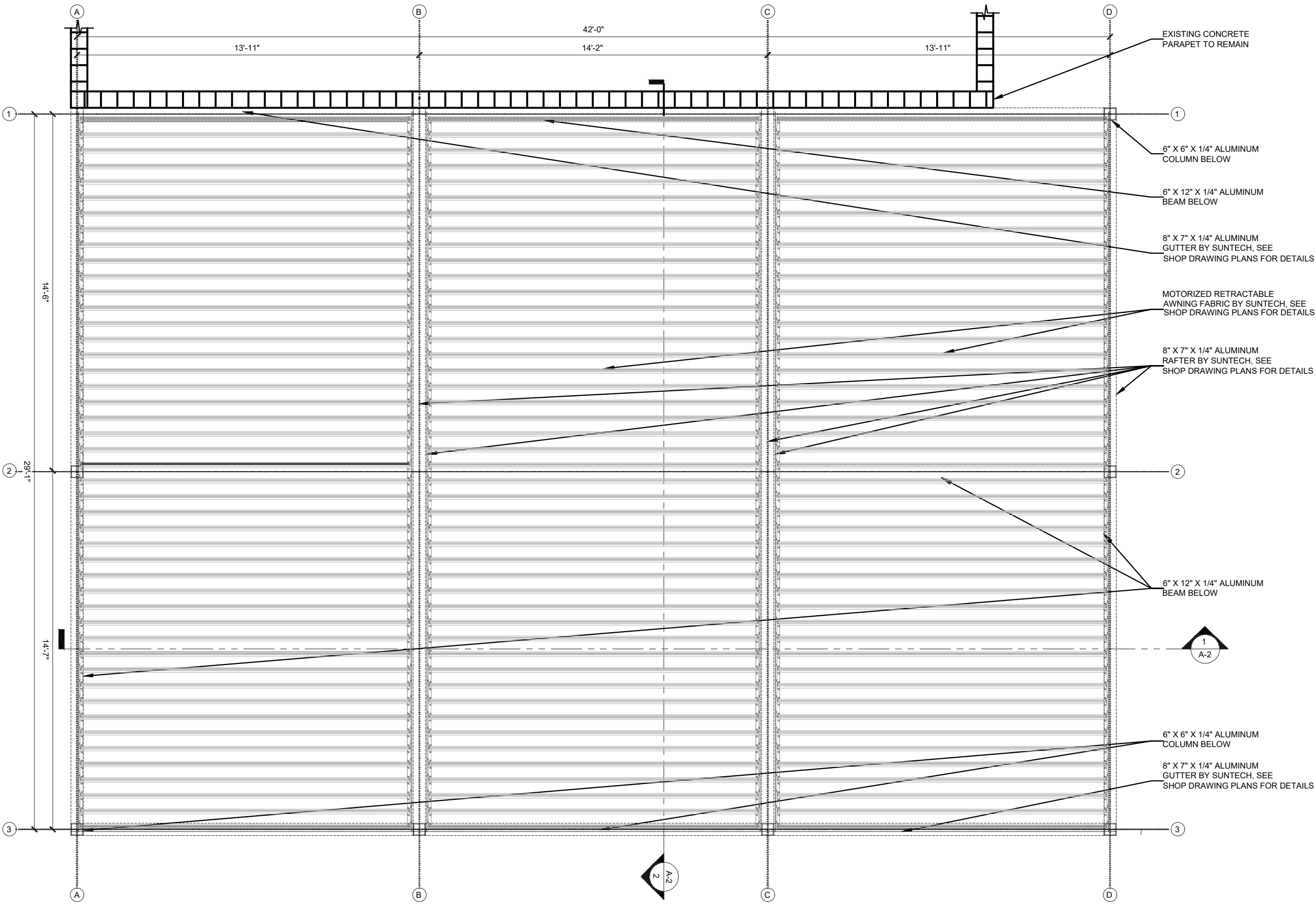


ALUMINUM RETRACTABLE
FABRIC CANOPY FOR
SETAI HOTEL @
200 I Collins Ave.,
Miami Beach, FL 33139

	BUILDING COMMENTS	10/16/2023
	BUILDING COMMENTS	12/06/2023

Date	10 / 12 / 2023
Project Number	23586
Sheet	A-2
Scale	Drawn By
Shown	HH

DESIGN IS BASED ON FBC 2020, 7TH EDITION



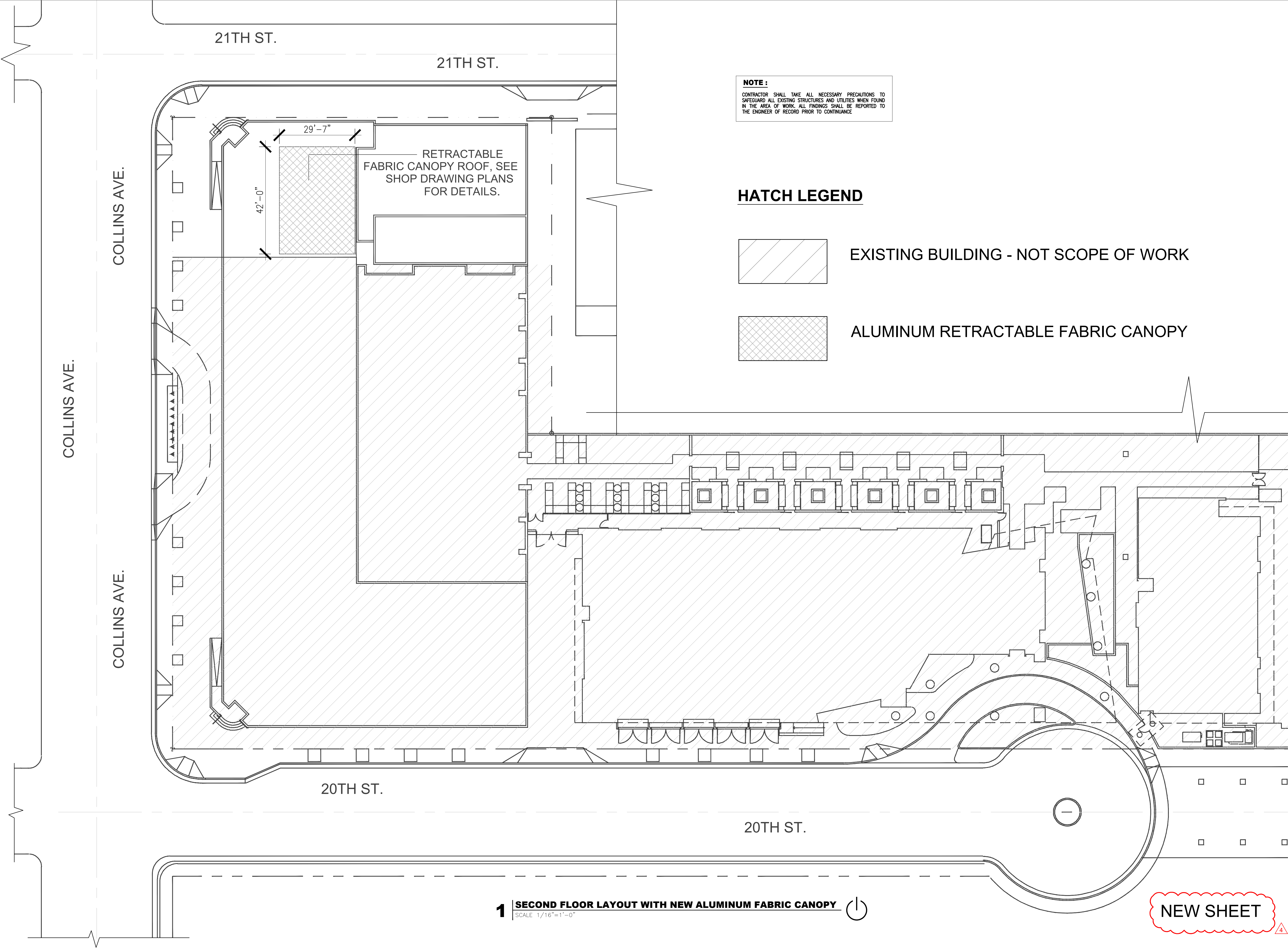
2 RETRACTABLE FOOF PLAN VIEW

NOTE :

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHEN FOUND IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE

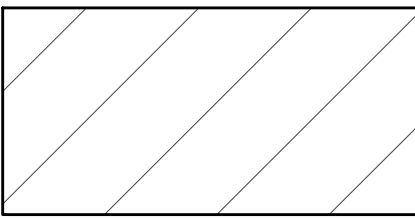
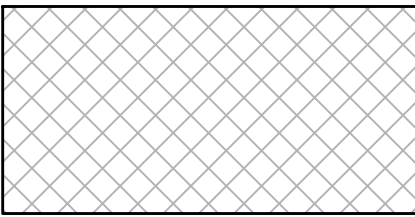
NEW SHEET






NOTE :
CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES WHEN FOUND IN THE AREA OF WORK. ALL FINDINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUANCE.

HATCH LEGEND

-  EXISTING BUILDING - NOT SCOPE OF WORK
-  ALUMINUM RETRACTABLE FABRIC CANOPY

NEW SHEET

DESIGN IS BASED ON FBC 2020, 7TH EDITION



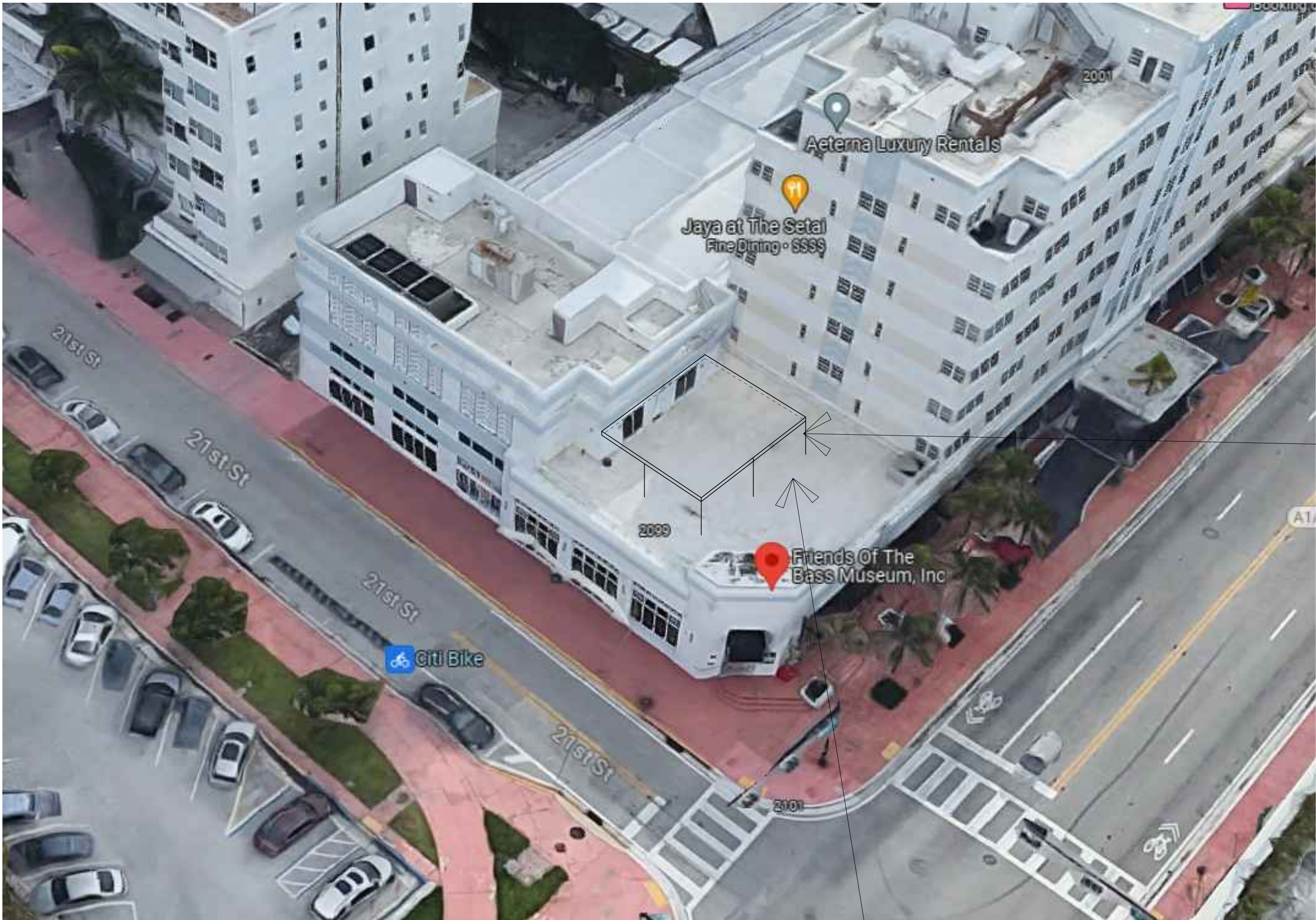
SFL PRIVATE PROVIDER
ENGINEERING FIRM
11042 NW 18TH DRIVE
PLANTATION, FL 33322
Phone: (305) 842-9996
ENGINEERING BUSINESS
BEHDAD TEIMOURI P.E.
LIC #87871

ALUMINUM RETRACTABLE
FABRIC CANOPY FOR
SETAI HOTEL @
2001 Collins Ave.,
Miami Beach, FL 33139

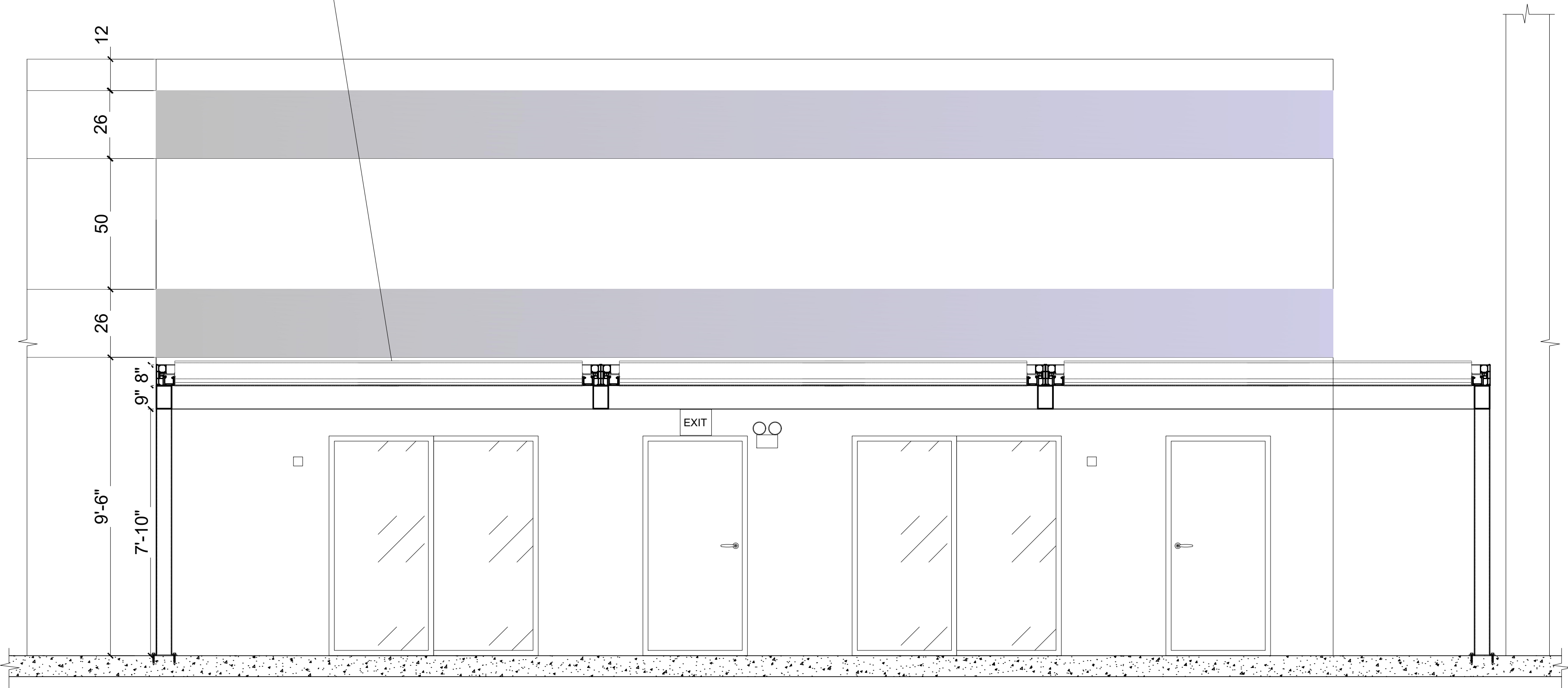
Revision #	Description	Date
A	BUILDING COMMENTS	07/08/2024

FLOOR PLAN

Date 10 / 12 / 2023
Project Number 23586
Sheet A-2.1
Scale As Shown
Drawn By HH



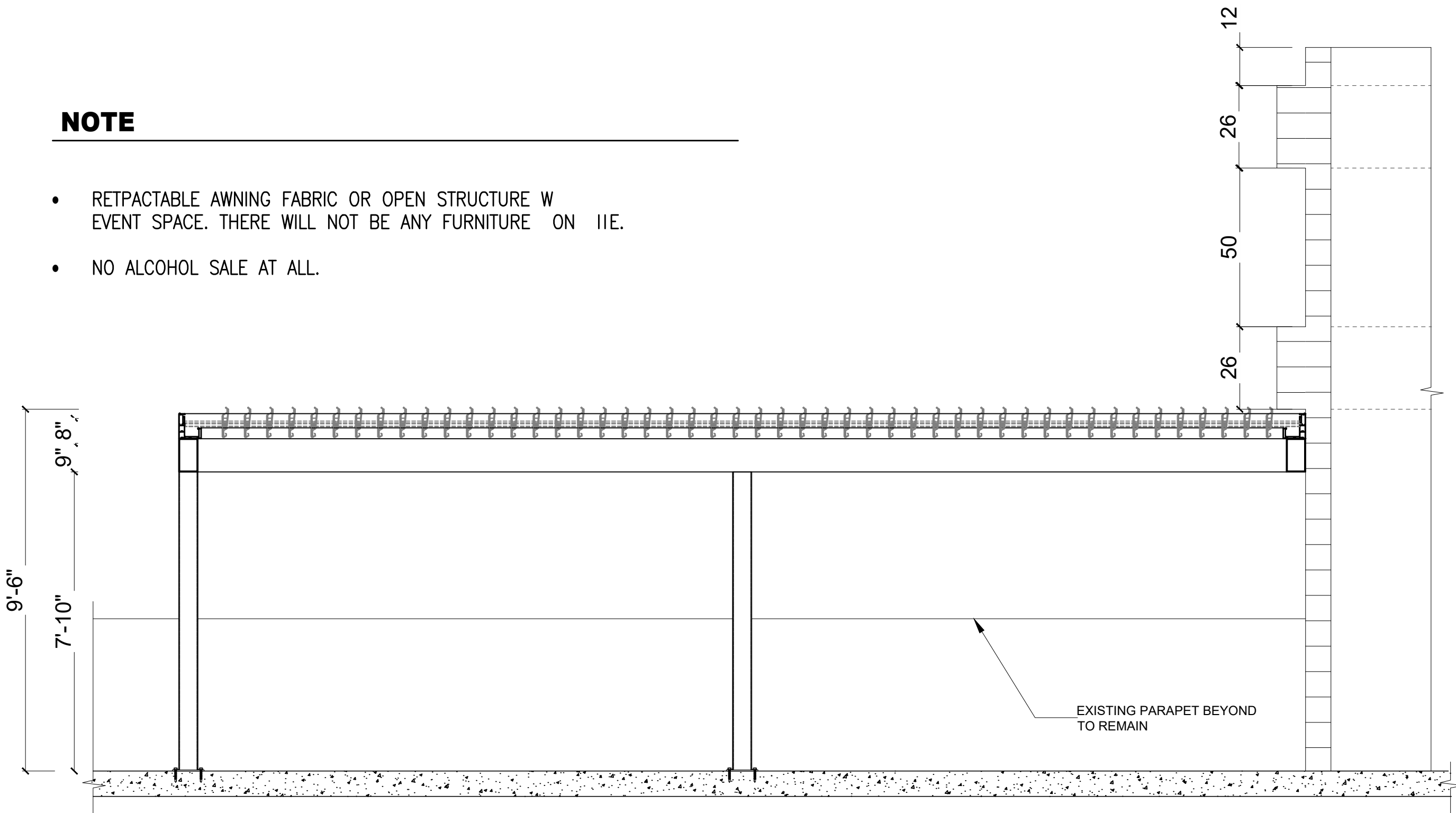
1 LOCATION OF THE ALUMINUM RETRACTABLE FABRIC CANOPY
N.T.S



2 FRONT ELEVATION - WEST VIEW
SCALE: 3/8"=1'-0"

NOTE

- RETRACTABLE AWNING FABRIC OR OPEN STRUCTURE W EVENT SPACE. THERE WILL NOT BE ANY FURNITURE ON IIE.
- NO ALCOHOL SALE AT ALL.



3 LATERAL ELEVATION - NORTH VIEW
SCALE: 3/8"=1'-0"

AWNING AND CANOPY MATERIALS NOTE

- AWNINGS AND CANOPIES SHALL BE CONSTRUCTED OF A RIGID FRAMEWORK AND SHALL BE PROVIDED WITH AN APPROVED COVERING THAT MEETS THE FIRE PROPAGATION PERFORMANCE CRITERIA OF TEST METHOD 1 OR TEST METHOD 2, AS APPROPRIATE, OF NFPA 701 OR HAS A FLAME SPREAD INDEX NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
- ** EXCEPTION: THE FIRE PROPAGATION PERFORMANCE AND FLAME SPREAD INDEX REQUIREMENTS SHALL NOT APPLY TO AWNINGS INSTALLED ON DETACHED ONE- AND TWO-FAMILY DWELLINGS.



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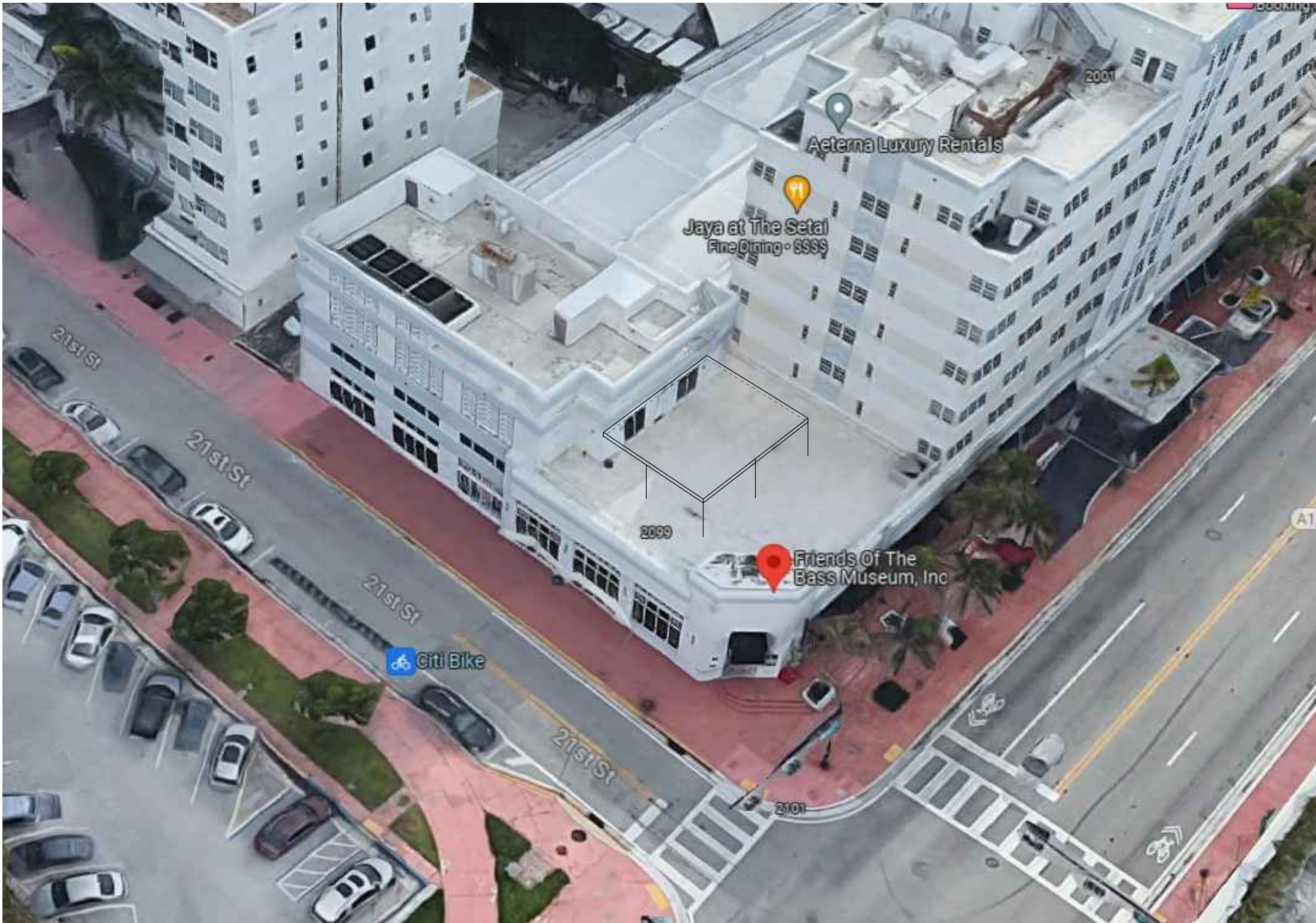
ALUMINUM RETRACTABLE
FABRIC CANOPY FOR
SETAI HOTEL @
2001 Collins Ave.,
Miami Beach, FL 33139

Revision #	Description	Date
1	BUILDING COMMENTS	10/16/2023
2	BUILDING COMMENTS	12/06/2023
3	BUILDING COMMENTS	05/09/2024

VISUALS	
Date	10 / 12 / 2023
Project Number	23586
Sheet	A-3
Scale	As Shown
Drawn By	HH

NEW SHEET

DESIGN IS BASED ON FBC 2020, 7TH EDITION



1 LOCATION OF THE ALUMINUM RETRACTABLE CANOPY
N.T.S

NOTE

- RETRACTABLE AWNING FABRIC OR OPEN STRUCTURE WILL BE USED FOR EVENT SPACE. THERE WILL NOT BE ANY FURNITURE ON SITE.
- NO ALCOHOL SALE AT ALL.



VISUAL FROM WEST SIDE



VISUAL FROM NORTH SIDE



VISUAL FROM NORTHWEST SIDE



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ALUMINUM RETRACTABLE
FABRIC CANOPY FOR
SETAI HOTEL @
2001 Collins Ave.,
Miami Beach, FL 33139

Revision #	Description	Date
1	BUILDING COMMENTS	12/06/2023

VISUALS	
Date	10 / 12 / 2023
Project Number	23586
Sheet	A-3.1
Scale	As Shown
Drawn By	HH

NEW SHEET

DESIGN IS BASED ON FBC 2020, 7TH EDITION



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ALUMINUM RETRACTABLE
CANOPY FOR
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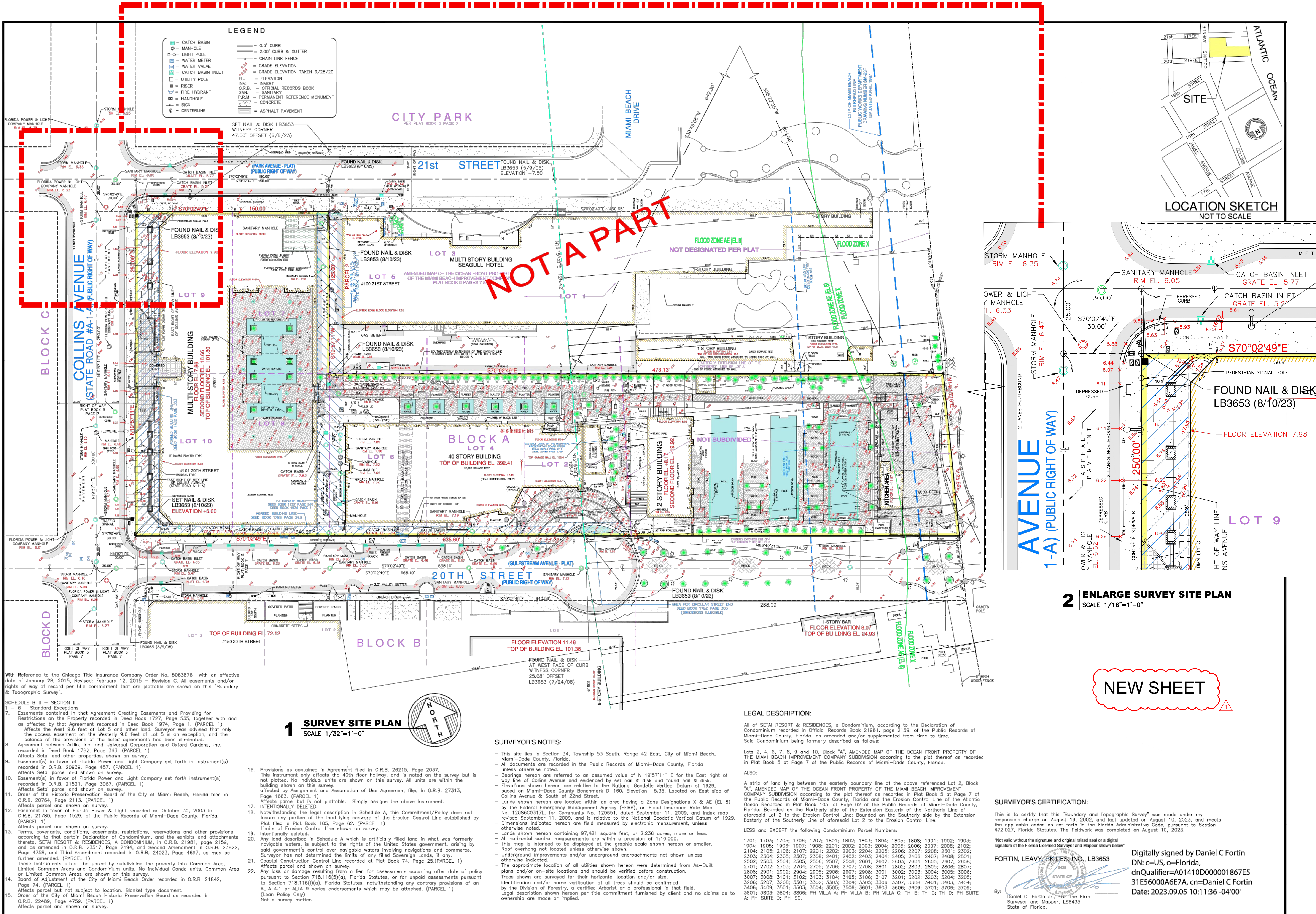
Date
10/16/2023

Description
BUILDING COMMENTS

Revision #
A

FLOOR PLAN

Date 10/12/2023
Project Number 23586
Sheet A-4
Scale As Shown
Drawn By HH



With Reference to the Chicago Title Insurance Company Order No. 5063876 with an effective date of January 28, 2015, Revised: February 12, 2015 - Revision C. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

- SCHEDULE B II - SECTION II
1 - 6 Standard Exceptions
7. Easements contained in that Agreement Creating Easements and Providing for Restrictions on the Property recorded in Deed Book 1727, Page 535, together with and as affected by that Agreement recorded in Deed Book 1974, Page 1, (PARCEL 1) Affects the West 9.6 feet of Lot 5 and other land. Surveyor was advised that only the access easement on the Westerly 9.6 feet of Lot 5 is an exception, and the balance of the provisions of the listed agreements had been eliminated.
8. Agreement between Arlin, Inc. and Universal Corporation and Oxford Gardens, Inc. recorded in Deed Book 1782, Page 363. (PARCEL 1) Affects Setai and other properties, shown on survey.
9. Easement(s) in favor of Florida Power and Light Company set forth in instrument(s) recorded in O.R.B. 20939, Page 457. (PARCEL 1) Affects Setai parcel and shown on survey.
10. Easement(s) in favor of Florida Power and Light Company set forth instrument(s) recorded in O.R.B. 21521, Page 3067. (PARCEL 1) Affects Setai parcel and shown on survey.
11. Order of the Historic Preservation Board of the City of Miami Beach, Florida filed in O.R.B. 20764, Page 2113. (PARCEL 1) Affects parcel and shown on survey.
12. Easement in favor of Florida Power & Light recorded on October 30, 2003 in O.R.B. 21780, Page 1529, of the Public Records of Miami-Dade County, Florida. (PARCEL 1) Affects parcel and shown on survey.
13. Terms, covenants, conditions, easements, restrictions, reservations and other provisions according to that certain Declaration of Condominium, and the exhibits and attachments thereto, SETAI RESORT & RESIDENCES, A CONDOMINIUM, in O.R.B. 21981, page 2159, and as amended in O.R.B. 23517, Page 2194, and Second Amendment in O.R.B. 23822, Page 4758, and Third Amendment recorded in O.R.B. 24023, Page 4697, as may be further amended. (PARCEL 1) These instruments affect the parcel by subdividing the property into Common Area, Limited Common Areas and Condominium units. No individual Condo units, Common Area or Limited Common Areas are shown on this survey.
14. Order of the City of Miami Beach Historic Preservation Board as recorded in O.R.B. 21842, Page 74. (PARCEL 1) Affects parcel but not subject to location. Blanket title document.
15. Order of the City of Miami Beach Historic Preservation Board as recorded in O.R.B. 22489, Page 4759. (PARCEL 1) Affects parcel and shown on survey.

1 SURVEY SITE PLAN

SCALE 1/32"=1'-0"

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents as recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 19°57'11" E for the East right of way line of Collins Avenue and evidenced by set nail & disk and found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark D-160, Elevation +5.35. Located on East side of Collins Avenue & South of 22nd Street.
- Lands shown hereon are located within an area having a Zone Designations X & AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929. Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 97,421 square feet, or 2.236 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Trees shown are surveyed for their horizontal location and/or size.
- Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

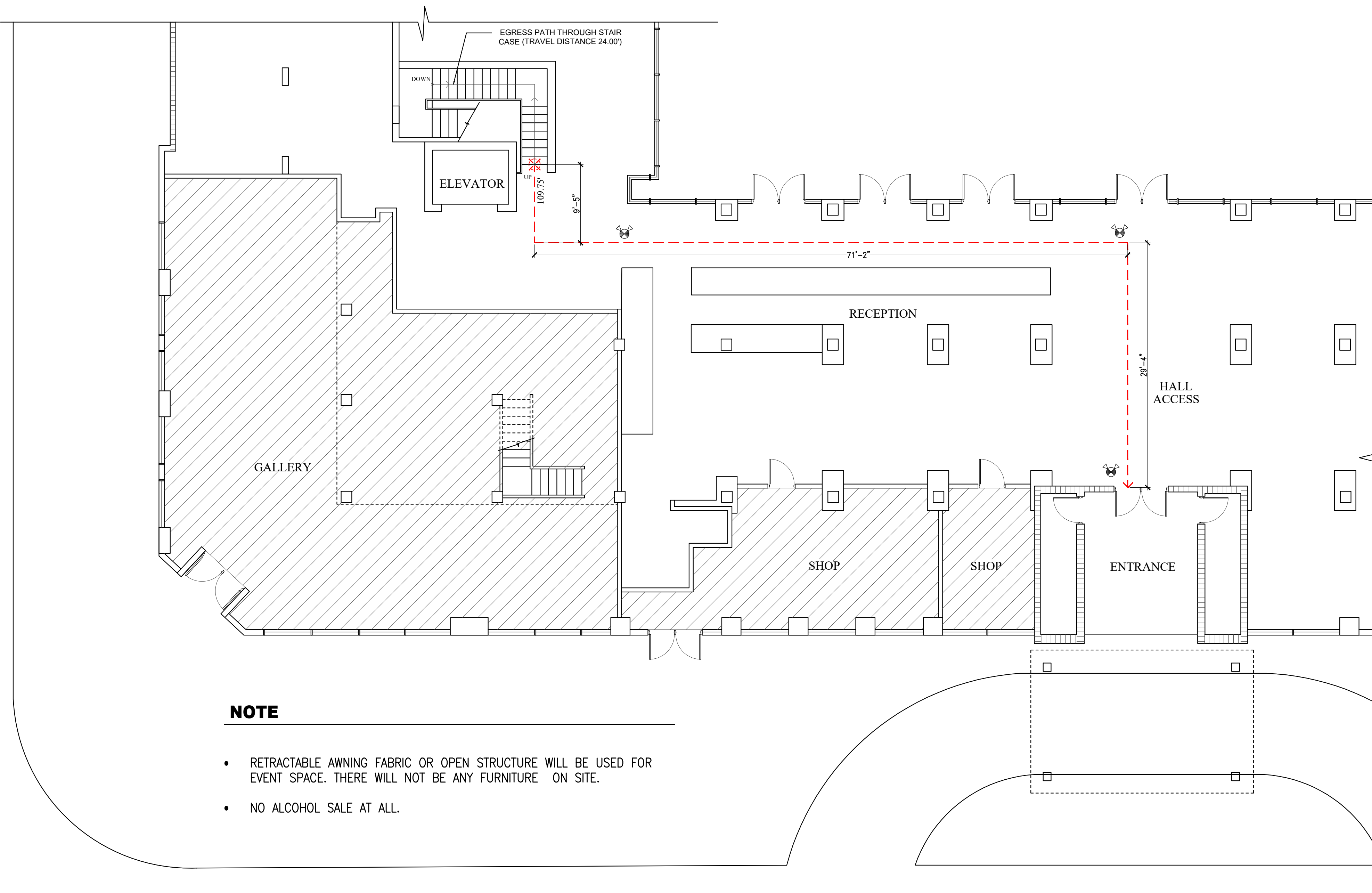
LEGAL DESCRIPTION:

All of SETAI RESORT & RESIDENCES, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 21981, page 2159, of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time. Said Condominium being formerly described as follows:

Lots 2, 4, 6, 7, 8, 9 and 10, Block "A", AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5 at Page 7 of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT

1701; 1703; 1705; 1706; 1707; 1801; 1802; 1803; 1804; 1805; 1808; 1901; 1902; 1903; 1904; 1905; 1906; 1907; 1908; 2201; 2202; 2203; 2204; 2205; 2206; 2207; 2208; 2301; 2302; 2303; 2304; 2305; 2307; 2308; 2401; 2402; 2403; 2404; 2405; 2406; 2407; 2408; 2501; 2502; 2503; 2504; 2505; 2506; 2507; 2508; 2601; 2602; 2603; 2604; 2605; 2607; 2608; 2701; 2702; 2703; 2704; 2705; 2706; 2707; 2708; 2801; 2802; 2803; 2805; 2806; 2807; 2808; 2809; 2810; 2811; 2812; 2813; 2814; 2815; 2816; 2817; 2818; 2819; 2820; 2821; 2822; 2823; 2824; 2825; 2826; 2827; 2828; 2829; 2830; 2831; 2832; 2833; 2834; 2835; 2836; 2837; 2838; 2839; 2840; 2841; 2842; 2843; 2844; 2845; 2846; 2847; 2848; 2849; 2850; 2851; 2852; 2853; 2854; 2855; 2856; 2857; 2858; 2859; 2860; 2861; 2862; 2863; 2864; 2865; 2867; 2868; 2869; 2870; 2871; 2872; 2873; 2874; 2875; 2876; 2877; 2878; 2879; 2880; 2881; 2882; 2883; 2884; 2885; 2886; 2887; 2888; 2889; 2890; 2891; 2892; 2893; 2894; 2895; 2896; 2897; 2898; 2899; 2900; 2901; 2902; 2903; 2904; 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NOTE

- RETRACTABLE AWNING FABRIC OR OPEN STRUCTURE WILL BE USED FOR EVENT SPACE. THERE WILL NOT BE ANY FURNITURE ON SITE.
- NO ALCOHOL SALE AT ALL.

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

LIFE SAFETY PLAN DESIGN CRITERIA

- THE PLAN IS DESIGNED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE ; NFPA 1, FIRE PREVENTION CODE FLORIDA SPECIFIC EDITION; AND ADOPTED NFPA STANDARDS.

1028.7 TRAVEL DISTANCE

- EXITS AND AISLES SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 175 FEET TRAVEL IN NON SPRINKLERED BUILDINGS. TRAVEL DISTANCE SHALL NOT BE MORE THAN 325 FEET IN SPRINKLERED BUILDINGS. WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESS WAY WITHOUT TRAVEL OVER OR ON THE SEATS.
- THE CLEAR WIDTH OF THE MEANS OF EGRESS SHALL PROVIDE SUFFICIENT CAPACITY IN ACCORDANCE WITH ALL OF THE FOLLOWING, AS APPLICABLE:

AT LEAST 0.3 INCH (7.6 mm) OF WIDTH FOR EACH OCCUPANT SERVED SHALL BE PROVIDED ON STAIRS HAVING RISERS HEIGHTS 7 INCHES (178 mm) OR LESS AND TREAD DEPTHS 11 INCHES (279 mm) OR GREATER, MEASURED HORIZONTALLY BETWEEN TREAD NOSINGS.

FIRE PREVENTION NOTES

- THE UNIT WILL BE VACANT DURING CONSTRUCTION
- ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMO AND CONSTRUCTION
- ALL FIRE/SMOKE RATED CONSTRUCTION INCLUDING FIRE-SAFING WILL BE MAINTAINED.
- ANY DAMAGE CAUSED TO THE FIRE/SMOKE RATED ASSEMBLIES DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY RESTORED.
- ALL EGRESS DOOR/GATES SHALL BE OPERABLE WITHOUT THE USE OF KEY, TOOL OR SPECIAL KNOWLEDGE.

FIRE SPRINKLERS NOTE

- THERE IS A FIRE SPRINKLER SYSTEM INSTALLED IN THE BUILDING. CONTRACTOR SHALL SUBMIT SHOP DRAWING IN CASE IT IS ALTERED.

FIRE ALARM NOTE

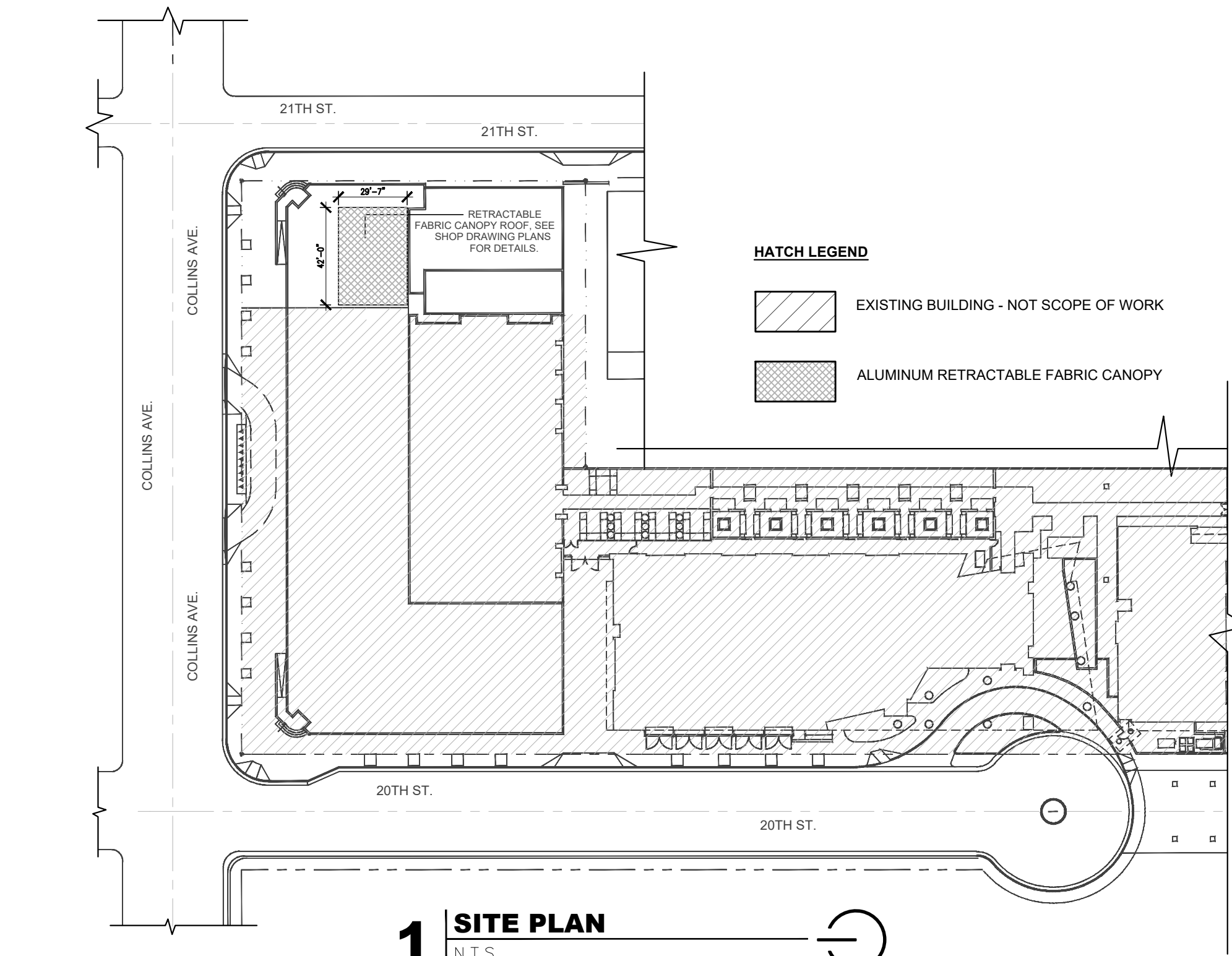
- THERE IS A FIRE ALARM SYSTEM INSTALLED IN THE BUILDING.
- ALUMINUM RETRACTABLE FABRIC CANOPY WILL BE CONNECTED TO THE EXISTING BUILDING. FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWING. NFPA 72 (2016) EDITION.

FLORIDA BUILDING CODE - 2020 7th EDITION			
TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE			
OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)	
GROUP R-1 RESIDENTIAL	175	325	
NOTE: FOR TRAVEL DISTANCES PROVIDED, SEE FLOOR PLANS			
LIFE SAFETY REQUIREMENTS			
NFPA 101 - LIFE SAFETY			
TABLE A.7.6 COMMON PATH, DEAD-END, AND TRAVEL DISTANCE LIMITS			
TYPE OF OCCUPANCY	COMMON PATH LIMIT SPRINKLERED m (ft.)	DEAD-END LIMIT SPRINKLERED m (ft.)	TRAVEL DISTANCE LIMIT SPRINKLERED m (ft.)
GROUP R-1	15 (50)	15 (50)	99 (325)

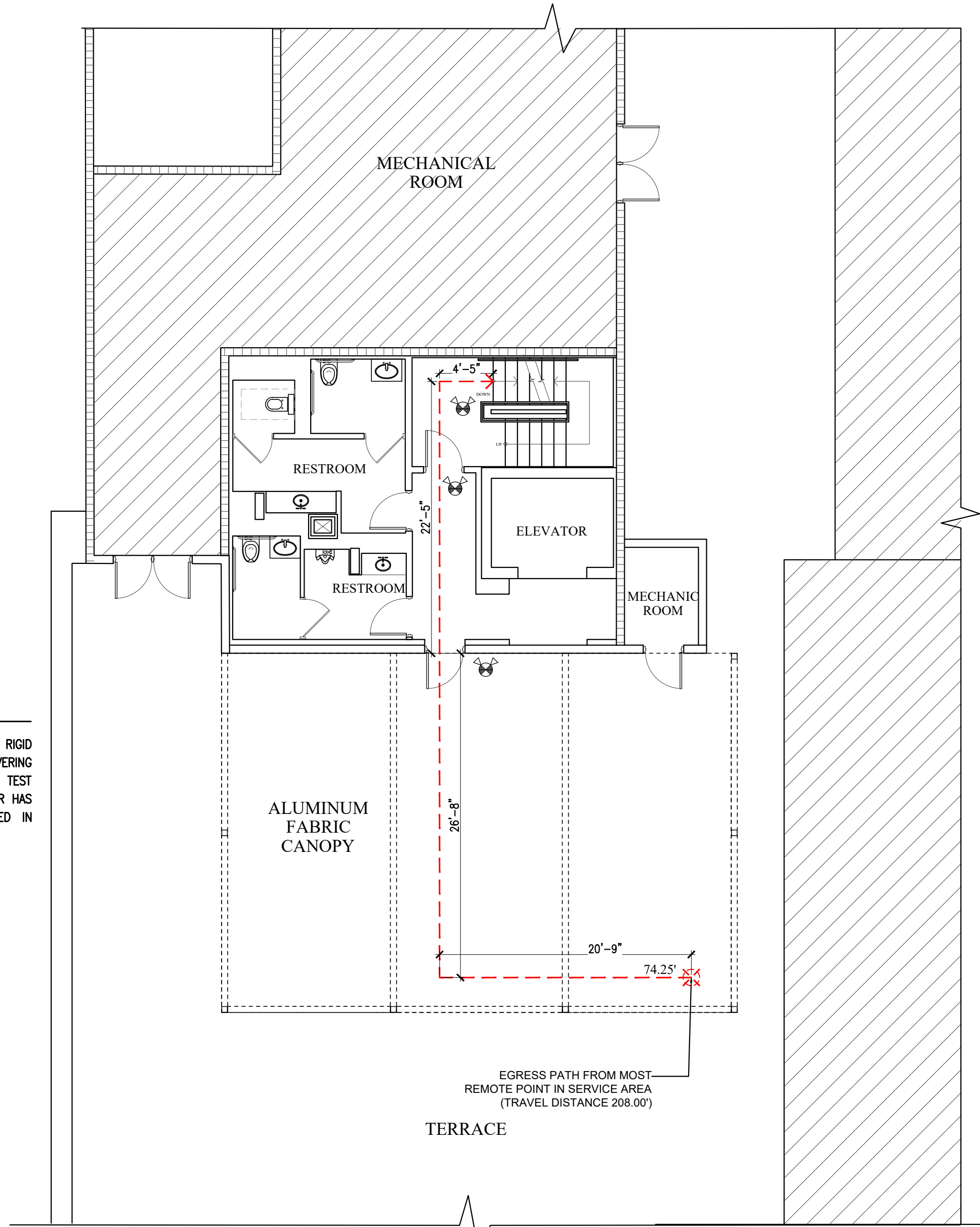
OCCUPANCY CLASSIFICATION	
AS PER FBC CHAPTER 310 THE OCCUPANCY CLASSIFICATION IS R-1	
<ul style="list-style-type: none">Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including:<ul style="list-style-type: none">Boarding houses (transient) with more than 10 occupantsCongregate living facilities (transient) with more than 10 occupantsHotels (transient)Motels (transient)	

AWNING AND CANOPY MATERIALS NOTE

- AWNINGS AND CANOPIES SHALL BE CONSTRUCTED OF A RIGID FRAMEWORK AND SHALL BE PROVIDED WITH AN APPROVED COVERING THAT MEETS THE FIRE PROPAGATION PERFORMANCE CRITERIA OF TEST METHOD 1 OR TEST METHOD 2, AS APPROPRIATE, OF NFPA 701 OR HAS A FLAME SPREAD INDEX NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
- EXCEPTION: THE FIRE PROPAGATION PERFORMANCE AND FLAME SPREAD INDEX REQUIREMENTS SHALL NOT APPLY TO AWNINGS INSTALLED ON DETACHED ONE- AND TWO-FAMILY DWELLINGS.



1 SITE PLAN
N.T.S.



2 LIFE SAFETY 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

NEW SHEET



SFL PRIVATE PROVIDER
ENGINEERING FIRM
11042 NW 18TH DRIVE
PLANTATION, FL 33322
Phone: (305) 842-9996
ENGINEERING BUSINESS
BEHDAD TEIMOURI P.E
LIC #87871

ALUMINUM RETRACTABLE
FABRIC CANOPY FOR
SETAI HOTEL @
2001 Collins Ave.,
Miami Beach, FL 33139

Revision #	Description	Date
3	BUILDING COMMENTS	05/09/2024

FLOOR PLAN

Date	10 / 12 / 2023
Project Number	23586
Sheet	A-5
Scale	As Shown
Drawn By	HH

DESIGN IS BASED ON FBC 2020, 7TH EDITION