

1	10.09.18	City Comments
2	11.09.18	City Comments
3	12.05.18	City Comments
4	04.01.19	City Comments
5	10.18.21	Owner's Changes
6	4.21.22	City Comments
7	6.15.22	City Comments
8	7.5.22	Internal coordination

NEW MIXED-USE BUILDING FOR:
MILAN AVENTURA LLC / T & O Enterprises, Inc.
18501 NE 25th COURT
NORTH MIAMI, FL 33180

- PREVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 10-18-21

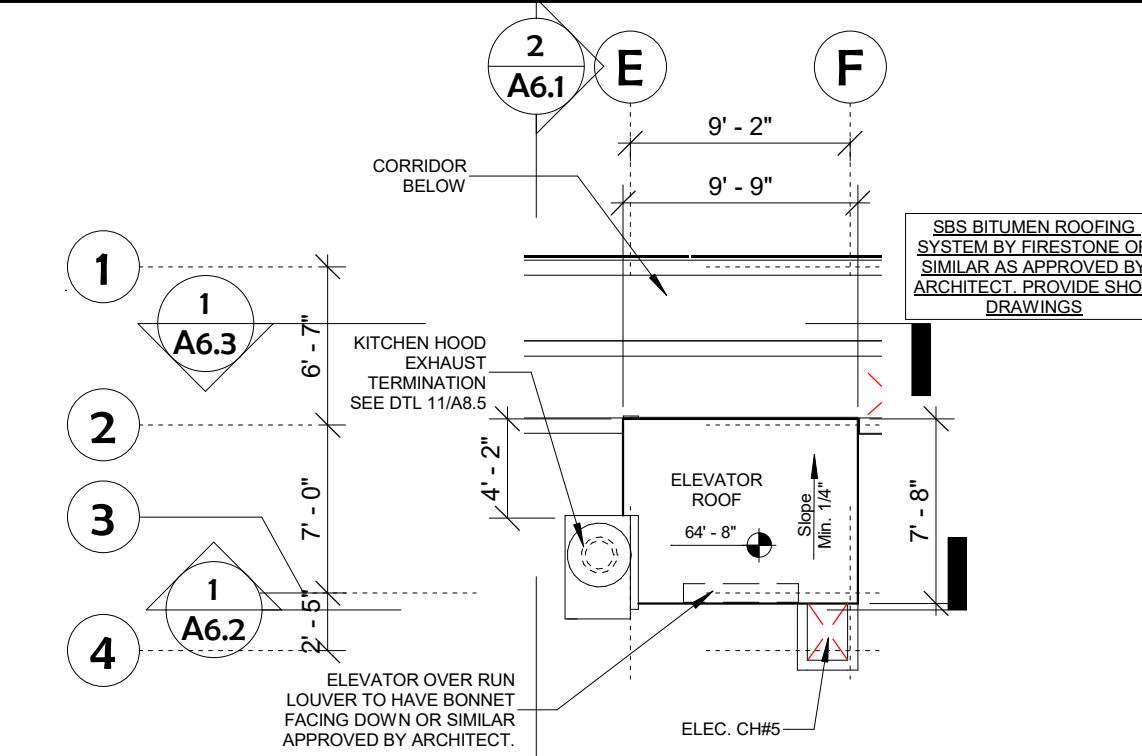
Drawn by:
Author
Checked by:
Ari Sklar

UPPER ROOF PLAN &
ELEVATOR PLAN

A2.3

PROJECT #: 16-010

DATE: 11-22-2021



3 ELEVATOR ROOF PLAN
1/8" = 1'-0"

NOTE:

- ALL EXTERIOR WALLS, WALLS AT EXIST PASSAGEWAYS AND STAIRS TO BE 2HR-FIRE RATED AS PER FBC 17 707.4, AND TABLE 707.3.10. REFER TO SHEETS A9.0, A9.1 & A9.2 FOR ASSEMBLY DETAILS AND UL SPECIFICATIONS.
- ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION AS PER FBC 17, 1010.1.9.5.
- ALL DOORS SERVING SPACES REQUIRED TO BE ACCESSIBLE MUST BE EQUIPPED WITH HANDICAPPED-OPERABLE FBC 17-ACCESSIBILITY, 404.2.7 & 309.4.
- PROVIDE IDENTIFICATION SIGNS "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" FOR ALL FIRE/SMOKE SEPARATION WALLS AS PER FBC 17-BUILDING, 703.7.
- BUILDING(S) SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AS PER FBC 17-BUILDING, 1816.1

ROOFING NOTES:

ROOF SYSTEM:

SBS BITUMEN ROOFING SYSTEM BY FIRESTONE OR SIMILAR AS APPROVED BY ARCHITECT OVER LIGHT WEIGHT CONCRETE INSULATION. PROVIDE SHOP DRAWINGS

WALKING PADS:

RECOMMENDED SEPARATION OF WALKING PADS TO BE 6IN. MIN ALONG A/C UNITS. AT ROOF DRAINS 24IN. MIN SEPARATION. PAD SIZE TO BE 36"x72" MIN.

CABLE RAILINGS:

ALL RAILINGS MUST RESIST A 200LB OF LATERAL LOAD AT ANY POINT AS PER FBC. AND SHALL BE MOUNTED ABOVE ROOF F.F.E.. REFER TO DETAILS ON SHEET A6.A

FLOOR PLAN LEGEND

[Symbol]	8" CMU WALL
[Symbol]	CONC. WALL / COLUMN
[Symbol]	FIRE RATED PARTITION
[Symbol]	FIRE RATED SHAFT PARTITION
[Symbol]	DOOR NUMBER
[Symbol]	DOOR TYPE (SEE DOOR SCHED)
[Symbol]	WINDOW NUMBER
[Symbol]	WINDOW TYPE (SEE WDW SCHED)
[Symbol]	WALL TYPE
[Symbol]	EQUIPMENT TAG
[Symbol]	ELECTRICAL PANEL
[Symbol]	EMERGENCY EXIT SIGN
[Symbol]	SMOKE DETECTOR
[Symbol]	CARBON MONOXIDE / SMOKE COMBO DETECTOR

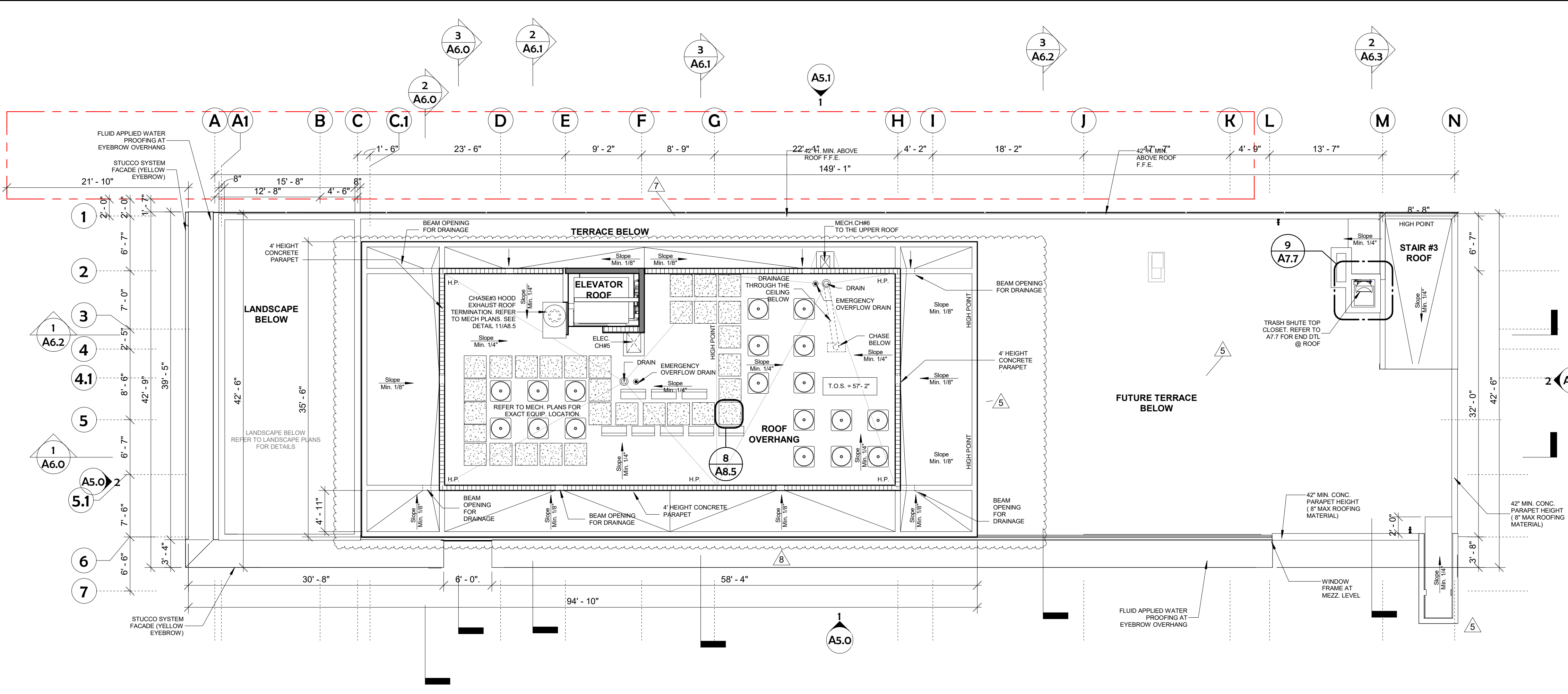
PROVIDE & INSTALL ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER for each 3000 sq. ft. and with a maximum travel distance to reach of 75'. Top not to exceed 5' above the floor

NOTE:

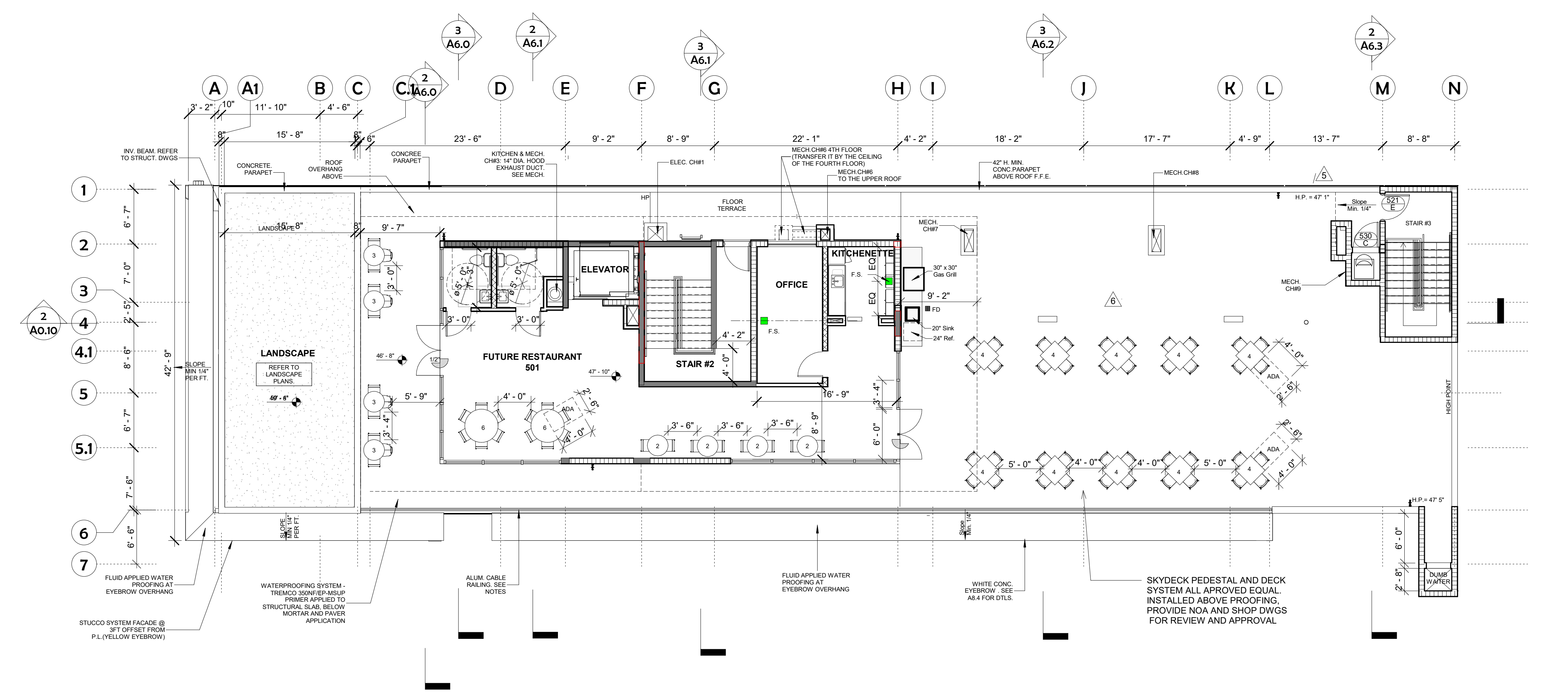
*ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.

*ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.

*ALL LIFE SAFETY SYSTEMS, FIRE ALARMS, AND EGRESS, SHALL BE MAINTAINED IN FULL WORKING ORDER DURING CONSTRUCTION. FIRE ALARM & FIRE SPRINKLER CONTRACTORS SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FPCC



1 UPPER ROOF PLAN
1/8" = 1'-0"



2 5TH FLOOR PLAN FUTURE RESTAURANT / TERRACE - FURNITURE
1/8" = 1'-0"

Chase Schedule

Name	Chase Length	Chase Width	Level	Upper Limit
ELEC. CHASE#1	1'-7"	2'-3"	T.O.S. Fourth Floor	T.O.S. Fourth Floor
ELEC. CHASE#5	1'-5"	2'-4"	T.O.S. Future Restaurant	T.O.S. Upper Roof
ELEC. CHASE#1	1'-9"	2'-0"	T.O.S. Third Floor	T.O.S. Third Floor
MECH. CHASE#7	0'-10"	2'-7"	T.O.S. Third Floor	T.O.S. Future Restaurant
MECH. CHASE#8	0'-10"	2'-8"	T.O.S. Third Floor	T.O.S. Future Restaurant
MECH. CHASE#9	0'-11"	2'-7"	T.O.S. Third Floor	T.O.S. Future Restaurant
MECH. CHASE#6	0'-10"	3'-3"	T.O.S. Third Floor	T.O.S. Future Restaurant
PLUMB. CHASE#10	0'-9"	2'-5"	T.O.S. Third Floor	T.O.S. Fourth Floor
MECH. CHASE#6	0'-10"	0'-11"	T.O.S. Second Floor	T.O.S. Second Floor
MECH. CHASE#8	0'-10"	1'-11"	T.O.S. Second Floor	T.O.S. Second Floor
MECH. CHASE#7	0'-10"	0'-11"	T.O.S. Second Floor	T.O.S. Second Floor
MECH. CHASE#3	1'-11"	3'-2"	T.O.S. Second Floor	T.O.S. Upper Roof
HOOD CHASE#4	1'-10"	4'-8"	T.O.S. Second Floor	T.O.S. Third Floor
ELEC. CHASE#5	1'-5"	2'-5"	T.O.S. Second Floor	T.O.S. Future Restaurant
ELEC. CHASE#1	1'-10"	1'-10"	T.O.S. Second Floor	T.O.S. Future Restaurant

MIAMI-DADE FIRE DEPT. ACCESS EQUIVALENCY REQUIREMENT STANDARDS:

- Equivalency Core A: For buildings 4 Stories up to 8 Stories, less than 75 ft high
- A1. STAIR WIDTH INCREASED TO 48" PER FLIGHT AND HAVING 36" DOORS.
- A2. ENCLOSED ONE HOUR FIRE RATED LOBBIES AND DOORS (FOR FIRE CREWS STAGING).
- A3. INCREASED UNIT TO UNIT FIRE SEPARATION OF 1 HOUR, AND UNIT TO COMMON AREAS TO 2 HOURS (STAIR ENCLOSURE WALL RATING REDUCTION NORMALLY ALLOWED UNDER SEC. 7.1.3.2.1 F.F.P.C. FOR APARTMENTS AND HOTELS IS NOT ALLOWED).
- A4. INCREASE ELAVATOR SIZE TO 5'-3" X 6'-8" CLEAR INTERIOR DIMENSIONS HAVING A MINIMUM CAPACITY OF 3,500 LBS WITH A 48" CLEAR CENTER OPENING DOOR.
- A5. STRENGTHEN THE IMPACT RESISTANCE AND STRUCTURAL INTEGRITY OF ELEVATOR HOIST-WAYS AND EXIT ENCLOSURE WALL BY USING CONCRETE BLOCK OR POURED CONCRETE, NO DRYWALL ALLOWED.
- A6. PROVIDE EMERGENCY LIGHTING OF 10 FC IN EXIT STAIRS.