

Little Havana Inn

1645 SW 9 Street
Miami, FL 33135

Renovation

Construction Documents
December 27, 2017

GENERAL NOTES:

ALL WORK TO CONFORM WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.

VERIFY ALL DIMENSIONS INDICATED ON DRAWINGS WITH FIELD CONDITIONS BEFORE PERFORMING ANY WORK, OR BEFORE FABRICATING OR ORDERING ANY MATERIALS OR PRODUCTS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

ALL DETAILS SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.

ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID.

ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACE LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING BIDS. COORDINATE TO SCHEDULE WALK-THRU.

ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE IN ANY FORM.

ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES.

THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.

WARRANTY AND SERVICE ALL WORK IN CONTRACT.

CONTRACTOR AND SUBCONTRACTOR SHALL PRODUCE ALL REQUIRED PROOF OF LICENSES AND INSURANCE.

PROVIDE TERMITE PROTECTION WHERE APPLICABLE PER CODE AND LOCAL REGULATIONS.

ALL NEW WALL/CEILING FINISHES AND INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY

ANY WORK, AND/OR IMPROVEMENTS AND/OR USE OF EQUIPMENT WITHIN THE RIGHT OF WAYS INCLUDING LANDSCAPING AND IRRIGATION WILL REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT *PRIOR TO START OF CONSTRUCTION*



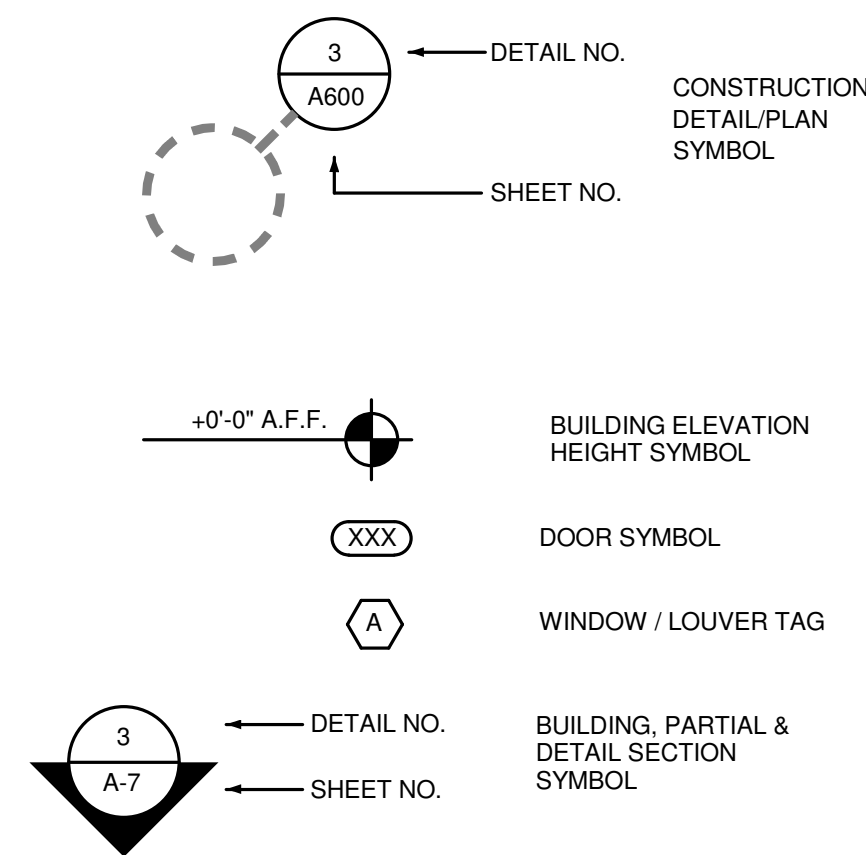
APPLICABLE CODES AND STANDARDS

THE FOLLOWING BUILDING CODES, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO:

FLORIDA BUILDING CODE (2014)

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 105.13.4.4 AND 639 FLORIDA STATUTES.

EACH TRADE, MANUFACTURER, AND/OR SUPPLIER HAS THE ULTIMATE RESPONSIBILITY TO UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES, QUESTIONABLE, OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION.



Sheet List	
Sheet Number	Sheet Name
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A-101.1	Area Plans
LS-100	Life Safety Plan
LS-101	Life Safety Plan
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A-400	Roof Plans
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A-601	Sections
A-700	Wall Sections & Details
A-800	Door & Windows Schedules
2-Structural	
S-1	Foundation Framing Plan
S-2	Second Floor Framing Plan
S-3	Roof Framing Plan
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S-5	Beam, Column & Footing Schedules
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S-7	Detail Sections
S-8	Stair Case Details
S-9	Elevations
S-10	Elevations

Sheet List	
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3-MEP	
M-101	Mechanical Plan
M-102	Mechanical Plan
M-200	Mechanical Notes & Schedules
M-300	Mechanical Details
E-101	Electrical Plan
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E-401	Electrical Notes & Details
E-402	Electrical Notes
P-101	Plumbing Plan
P-102	Plumbing Plan
P-200	Plumbing Isometrics
P-201	Plumbing Notes & Details

L. Triana & Associates Inc.

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G2 Consulting Group, Inc.

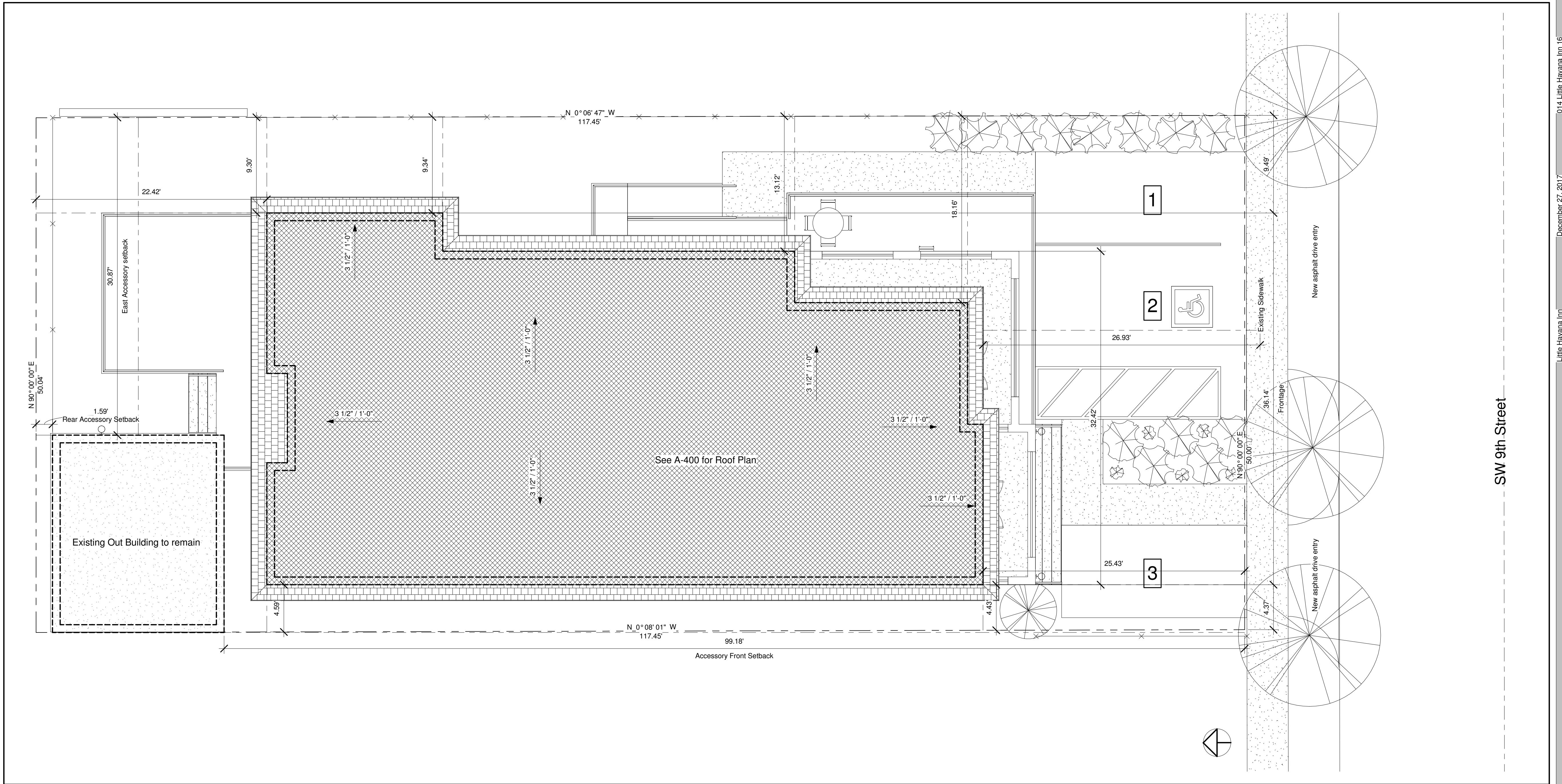
9725 SW 4th Terrace
(786) 294-0032

Eilert Lewis Architects Studio, LLC

(305) 253-5786
13063 SW 133rd Ct
Miami, FL 33186



No.	Description	Date



Drawing # 13 Scale: 3/16" = 1'-0" Site Plan

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 6 Scale: N.T.S. NOT USED

Site Calculations
 Site area = 5875 ft²
 Lot width = 50 ft
 Lot coverage first floor = 2,514' / 5,875' = 43%
 Frontage = 36.14' / 50' = 72%
 Green space = 1,555' / 5,875' = 26.5%

Setbacks
Main Building
 • Front - 25.43 Existing
 • Side West - 4.53 Existing
 • Side East - 9.3 Existing
 • Rear - 22.42 Existing

Accessory Building
 • Front - 99.18 Existing
 • Side West - 0 Existing
 • Side East - 30.87 Existing
 • Rear - 1.59 Existing

Existing Ground Floor - 2,127 ft²
Existing Accessory - 320 ft²
New Ground Floor - (+66 ft²) = 2,194 ft²
Existing 2nd Floor - 1,687 ft²
New 2nd Floor - (+507 ft²) = 2,194 ft²
Total - 4,388 ft²

Drawing # 2 Scale: 1/4" = 1'-0" Zoning Information

No.	Description	Date

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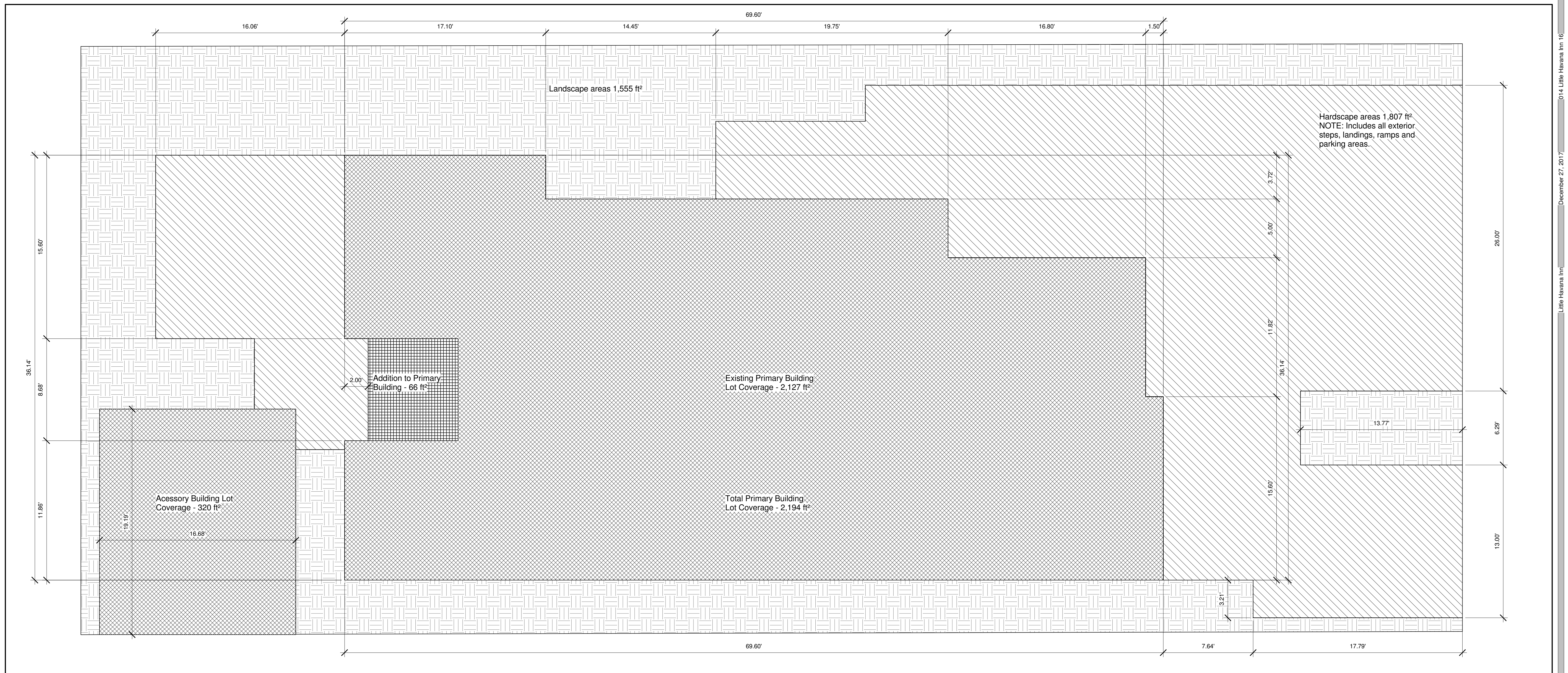
SEBASTIAN EILERT, AIA, LEED
 DANIEL G. LEWIS, AIA
 SUSTAINABLE ARCHITECTURE
 AND CONSULTING
 AR 96398 AR 92953,
 ID 5054, A26001202

E.L.A. STUDIO

Renovation
Little Havana Inn
Construction Documents
 1645 SW 9 Street
 Miami, FL 33135

Site Plan
 A-101
 Project number 014 Little Havana Inn 16
 Date December 27, 2017
 AR 96398
 AR 92953

SW 9th Street



Drawing # 14 Scale: 1/4" = 1'-0" Area Plans



Site Calculations
 Site area - 5875 ft²
 Lot width - 50 ft
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 Green space = 1,555' / 5,875' = 26.5%

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 Total - 4,388 ft²

- Landscape Areas - [Pattern]
- Hardscape Areas - [Pattern]
- Existing Building Footprint - [Pattern]
- New Building Footprint - [Pattern]

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 3 Scale: 1/4" = 1'-0" Zoning Information

Drawing # 1 Scale: 1/8" = 1'-0" Area Plan Legend

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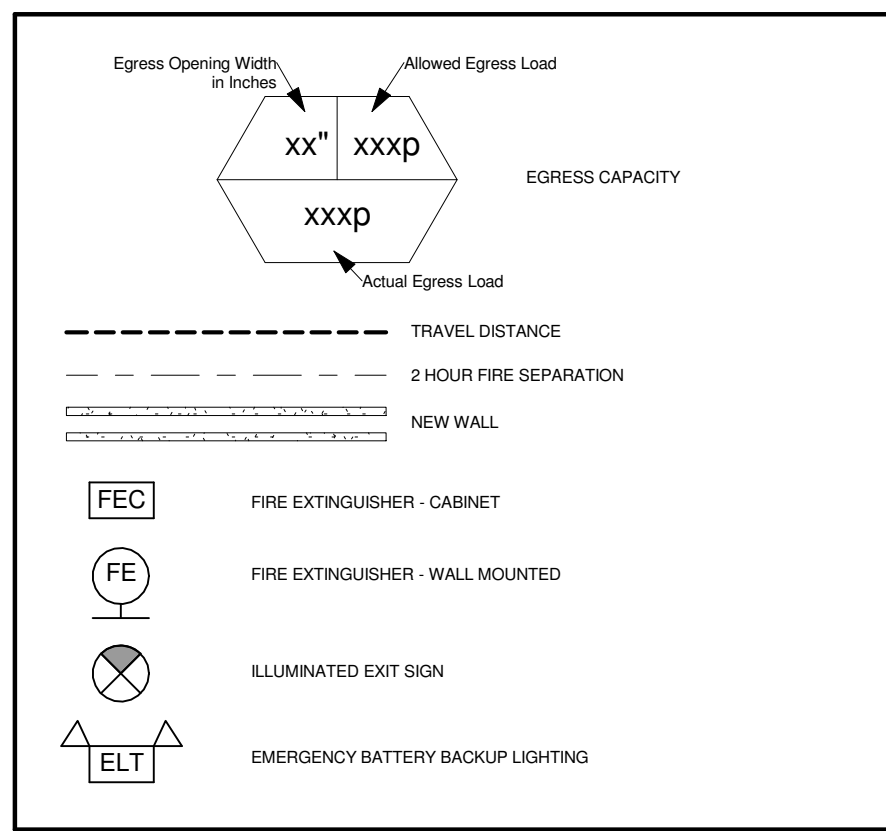
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Area Plans

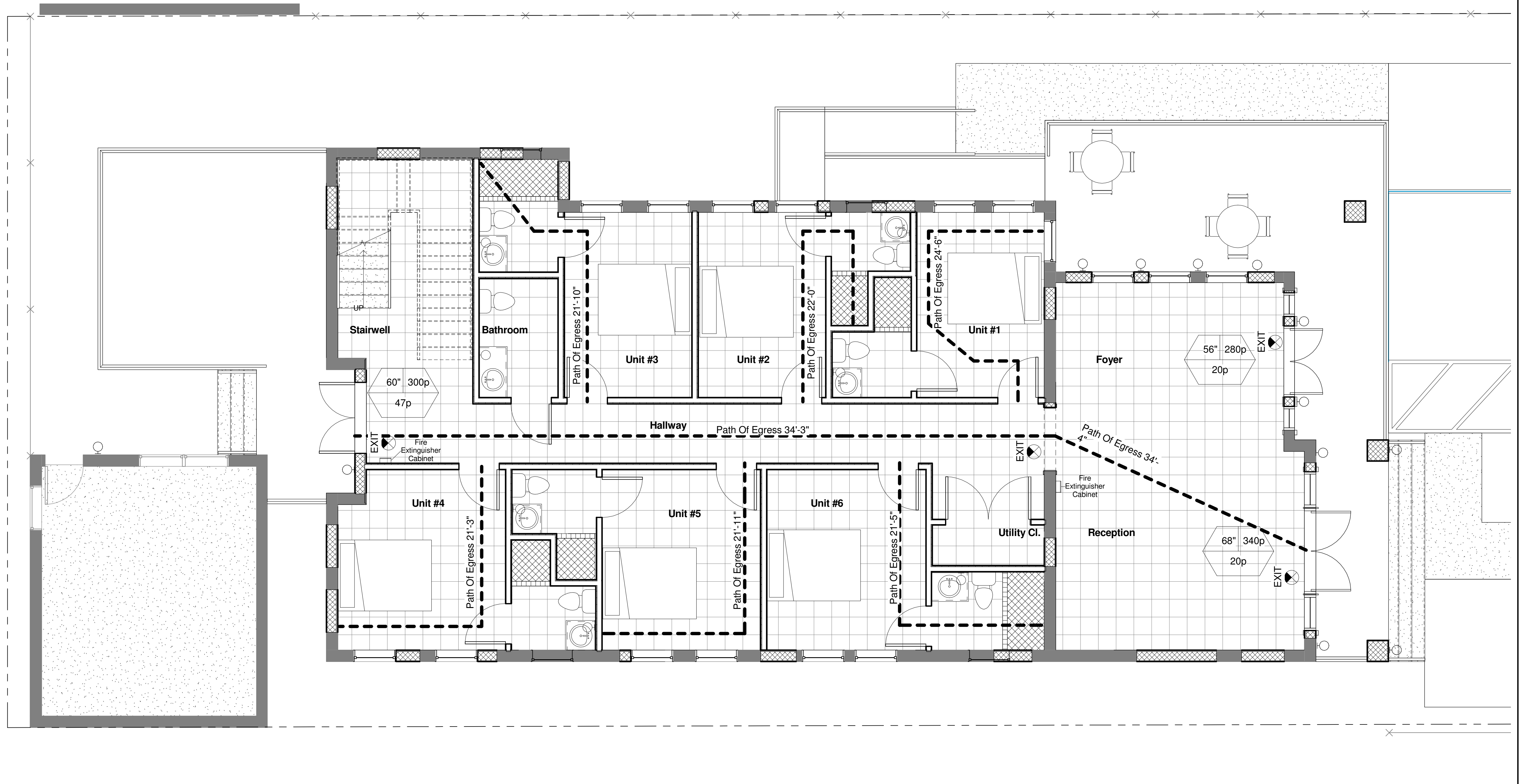
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Project number 014 Little Havana Inn 16
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AR 96398
 AR 92953



Drawing # 28 Scale: 1/4" = 1'-0" Life Safety Legend



Drawing # 15 Scale: 1/4" = 1'-0" First Floor - Life Safety

Number	Name	Area	Occupancy	Total Occupancy	Additional Information
Ground Floor - 14.67' NGVD					
100	Reception	251	Assembly	23	
101	Foyer	183	Public/Circulation	13	
102	Hallway	251	Public/Circulation	17	
103	Utility Cl.	22	Storage	1	
104	Stairwell	137	Public/Circulation	10	
105	Storage	265	Storage	1	
106	Unit #1	117	Residential	2	
108	Unit #2	117	Residential	2	
110	Unit #3	117	Residential	2	
112	Unit #4	145	Residential	2	
114	Unit #5	141	Residential	2	
116	Unit #6	142	Residential	2	
118	Bathroom	46	Residential	1	
		1934		78	

Egress Schedule - Ground Floor		
Path	Family	Path of Egress
Egress North	Path of Travel	34' - 3"
Egress South	Path of Travel	34' - 4"
Unit 1	Path of Travel	24' - 6"
Unit 2	Path of Travel	22' - 0"
Unit 3	Path of Travel	21' - 10"
Unit 4	Path of Travel	21' - 3"
Unit 5	Path of Travel	21' - 11"
Unit 6	Path of Travel	21' - 5"

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 6 Scale: N.T.S. Occupancy Load Ground Floor

No.	Description	Date

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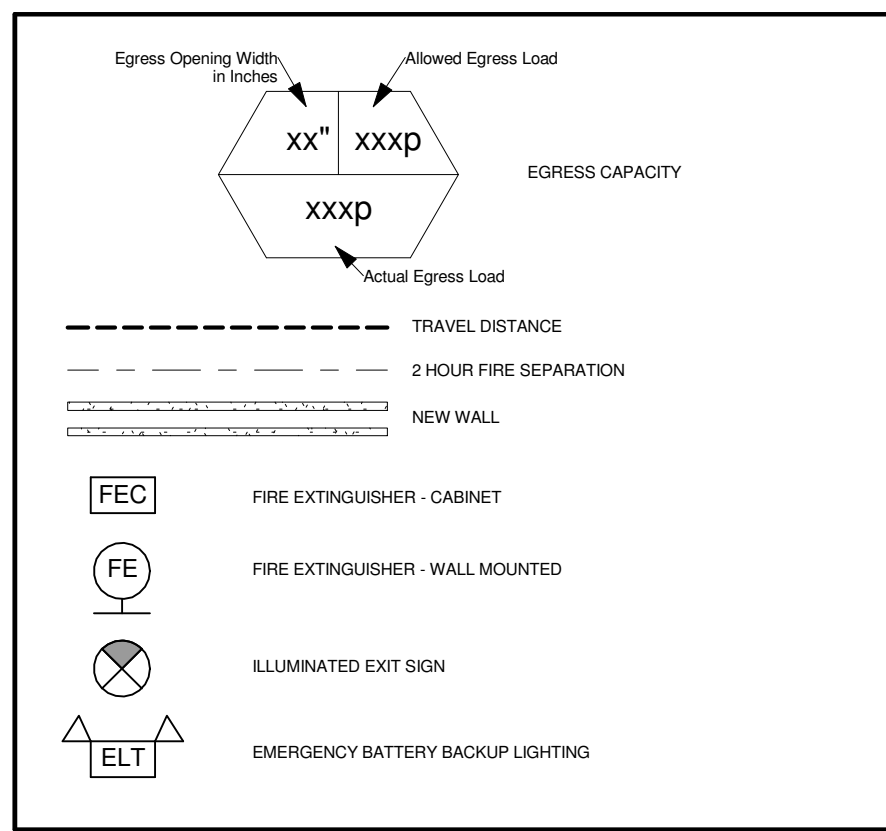
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AR 96398 AR 92953, ID 5054, A26001202



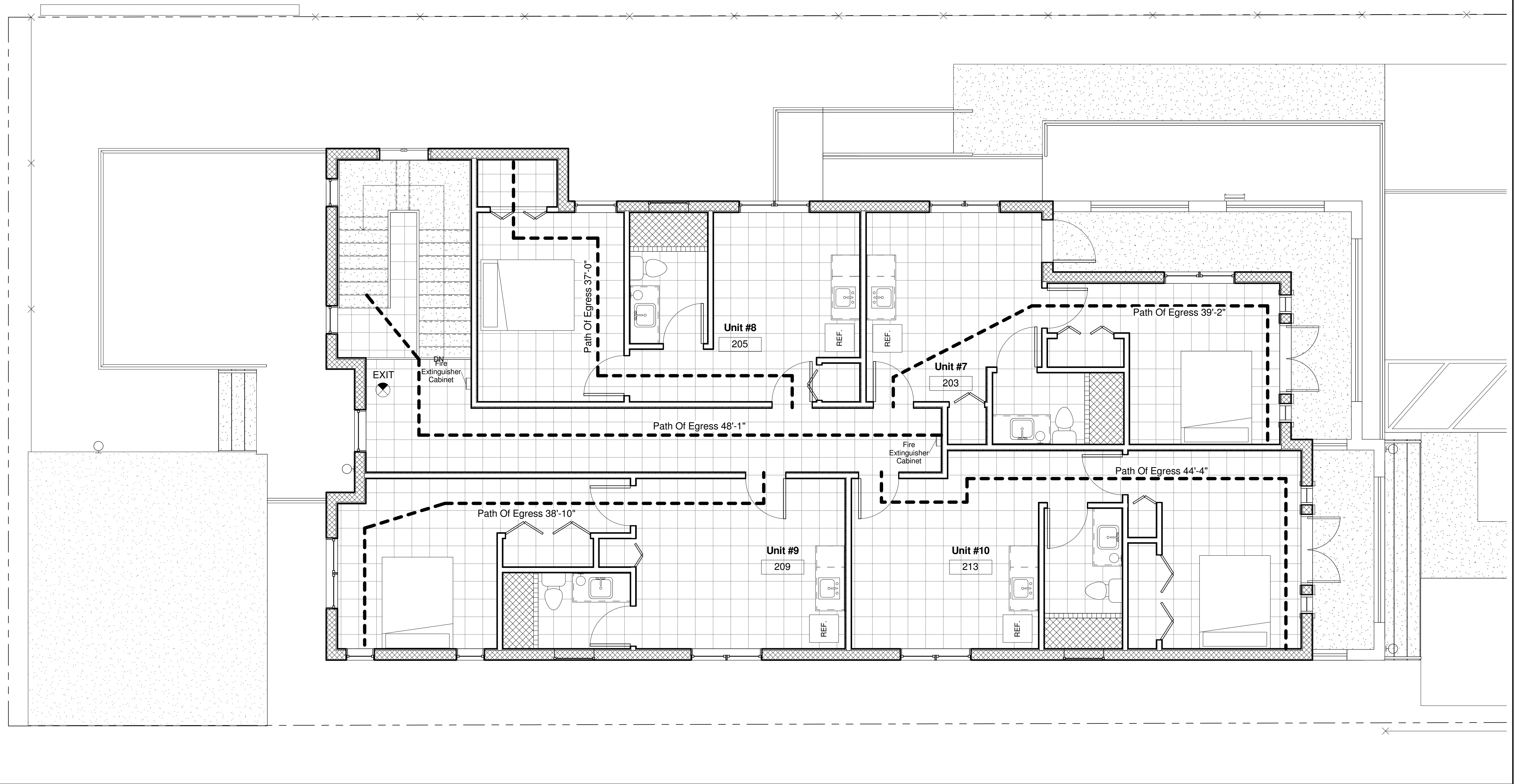
Renovation
Little Havana Inn
Construction Documents
1645 SW 9 Street
Miami, FL 33135

Life Safety Plan
LS-100
Project number 014 Little Havana Inn 16
Date December 27, 2017

AR 96398
AR 92953



Drawing # 13 Scale: 1/4" = 1'-0" Life Safety Legend



Drawing # 13 Scale: 1/4" = 1'-0" Second Floor - Life Safety

Number	Name	Area	Occupancy	Total Occupancy	Additional Information
New 2nd Floor					
203	Unit #7	156	Residential	2	
205	Unit #8	150	Residential	2	
209	Unit #9	177	Residential	2	
213	Unit #10	193	Residential	2	
		676		8	

Egress Schedule - 2nd Floor		
Path	Family	Path of Egress
Unit 7	Path of Travel	39' - 2"
Unit 8	Path of Travel	37' - 0"
Unit 9	Path of Travel	38' - 10"
Unit 10	Path of Travel	44' - 4"

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 6 Scale: N.T.S. Occupancy Load Second Floor

No.	Description	Date

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Life Safety Plan

LS-101
Project number 014 Little Havana Inn 16
Date December 27, 2017

AR 96398
AR 92953

XXX	ROOM NUMBER KEY	Existing
XXX	DOOR NUMBER KEY	1
○	WINDOW KEY	2 - 5-1/2" Mtl.
○	WALL TYPE KEY	3 - 4-7/8" Mtl.
○	NOTE KEY	
○	EQUIPMENT KEY	

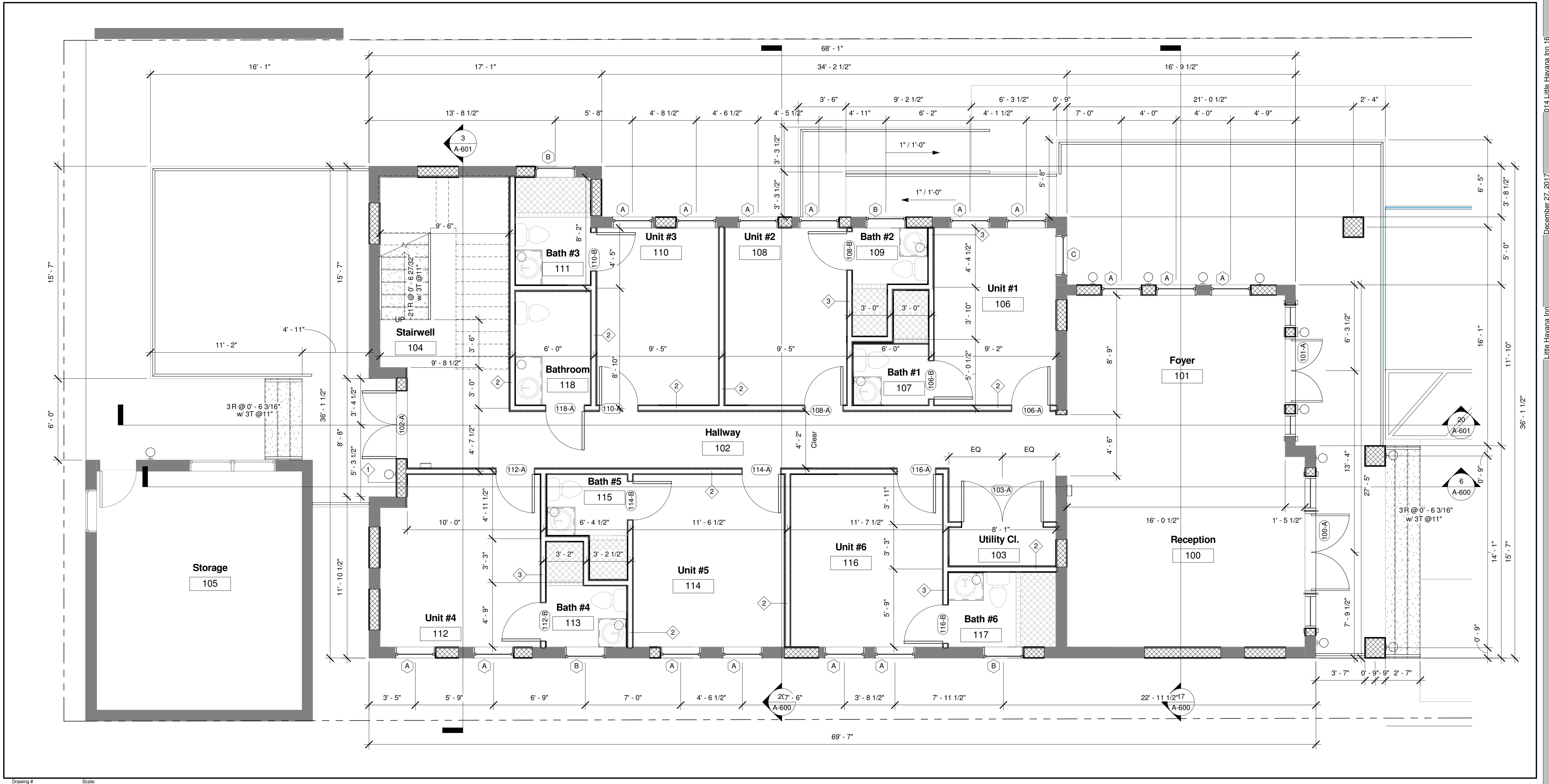
WALL TYPE SCHEDULE

Mark	Description
1	CMU wall w/ rigid insulation & GWB - See D15-A-700
2	Interior metal channel GWB wall - See D17-A-700 - Sound mitigation 2-HR
3	Interior metal channel GWB wall - See D15-A-700 - 4" FIP Framing

NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.
NOTE: Shower and bathtubs shall have non absorbent floor and wall finish up to 72" above FFE.
NOTE: Wall and ceiling finishes shall have a flame spread index of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.
NOTE: All door glazing shall be category II safety glazing if greater than 9sf or category I if less than 9sf.
NOTE: All side lites, and glazing adjacent to any door shall be category II safety glazing.
NOTE: All glazing in or adjacent to tubs, showers shall be category II safety glazing, 1/4" min. framed, 3/8" min. frameless.
NOTE: Existing glazing configuration to remain unchanged with existing design pressures.
NOTE: Glazing within 60" of floor level in walls surrounding tub or shower, & within 60" horizontally of tub or shower shall be safety glazing cat. II. 1/4" min. framed, 3/8" min. frameless.

NOTE #1 - Limited kitchen facility shall exclude stove, range, oven or any combination. Sink shall be no larger than 15"x15"x6" with a max. drain or trap size of 1-1/4" in diameter.

Rm. #	Name	Comments
100	Reception	New CMU walls and wall finishes, new floor finishes, new windows and exterior doors, new ceiling and lighting fixtures
101	Foyer	New CMU walls and wall finishes, new floor finishes, new windows and exterior doors, new ceiling and lighting fixtures
102	Hallway	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior and exterior doors, new ceiling and lighting fixtures
103	Utility Cl.	New CMU and frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures
104	Stairwell	New CMU and frame walls and wall finishes, new stairway, new floor finishes, new ceiling and lighting fixtures new window
105	Storage	No work to be performed in this area.
106	Unit #1	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
107	Bath #1	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures, new plumbing and wet wall finishes for shower
108	Unit #2	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
109	Bath #2	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
110	Unit #3	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
111	Bath #3	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
112	Unit #4	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
113	Bath #4	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
114	Unit #5	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
115	Bath #5	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures, new plumbing and wet wall finishes for shower
116	Unit #6	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
117	Bath #6	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
118	Bathroom	New CMU and frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures new plumbing



Drawing # 13 Scale: 1/4" = 1'-0" First Floor Plan

Drawing # 7 Scale: 1/4" = 1'-0" Floor Plan Legend & Schedule

Drawing # 6 Scale: N.T.S. NOT USED

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 AR 96398 AR 92953,
 ID 5054, A26001202



Renovation
Little Havana Inn
Construction Documents
 1645 SW 9 Street
 Miami, FL 33135

Floor Plans

A-200

Project number 014 Little Havana Inn 16
 Date December 27, 2017

AR 96398
 AR 92953

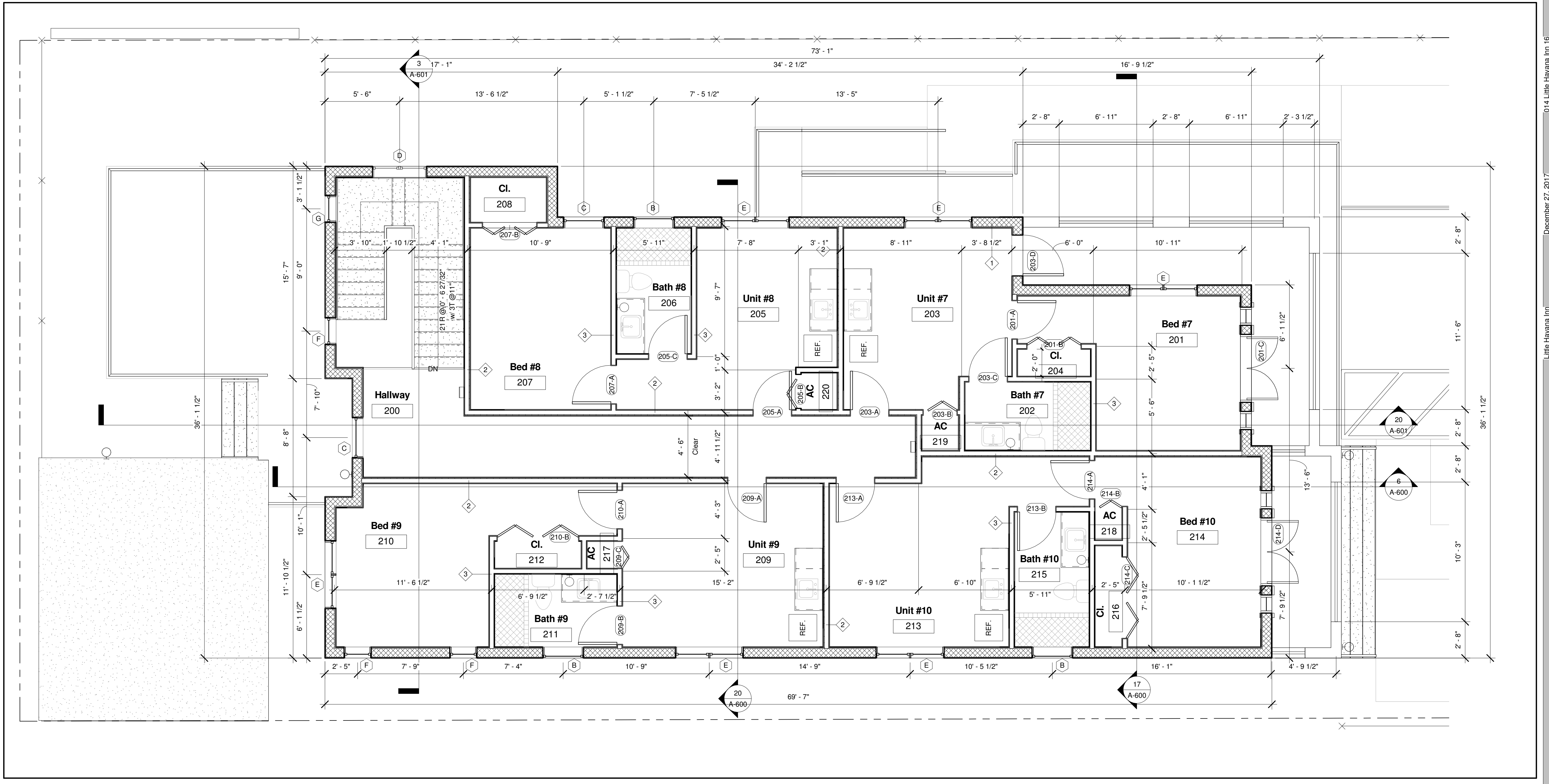
Name	ROOM NUMBER KEY	Existing
XXX	DOOR NUMBER KEY	1
XXX	WINDOW KEY	2 - 5-1/2" Mt.
XXX	WALL TYPE KEY	3 - 4-7/8" Mt.
XXX	NOTE KEY	
XXX	EQUIPMENT KEY	

WALL TYPE SCHEDULE

Mark	Description
1	CMU wall w/ rigid insulation & GWB - See D15-A-700
2	Interior metal channel GWB wall - See D17-A-700 - Sound mitigation 2 HR
3	Interior metal channel GWB wall - See D16-A-700 - 4 7/8" Framing

NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.
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NOTE: Wall and ceiling finishes shall have a flame spread index of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.
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Rm. #	Name	Comments
200	Hallway	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior and exterior doors, new ceiling and lighting fixtures
201	Bed #7	New CMU and frame walls and wall finishes, new floor finishes, new windows and exterior/interior doors, new ceiling and lighting fixtures
202	Bath #7	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures, new plumbing and wet wall finishes for shower
203	Unit #7	New CMU and frame walls and wall finishes, new floor finishes, new windows and exterior/interior doors, new ceiling and lighting fixtures
204	Cl.	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
205	Unit #8	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
206	Bath #8	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
207	Bed #8	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
208	Cl.	New CMU and frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
209	Unit #9	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
210	Bed #9	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
211	Bath #9	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
212	Cl.	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
213	Unit #10	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures
214	Bed #10	New CMU and frame walls and wall finishes, new floor finishes, new windows and exterior/interior doors, new ceiling and lighting fixtures
215	Bath #10	New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower
216	Cl.	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
217	AC	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
218	AC	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
219	AC	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling
220	AC	New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling



Drawing # 13 Scale: 1/4" = 1'-0" Second Floor Plan

Drawing # 7 Scale: 1/4" = 1'-0" Floor Plan Legend & Schedule

Drawing # 7 Scale: N.T.S. NOT USED

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Floor Plans

A-201

Project number 014 Little Havana Inn 16
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AR 96398
 AR 92953

1/2" GWB or 1/2" Densglass Gold smooth texture finish on framing, painted to match existing, level 5 or architect approved equivalent

Ceiling Fan

Fluorescent 4 tube surface mount fixture

Recessed ceiling light

Surface mount ceiling light

Flood Lamp w/ sensor

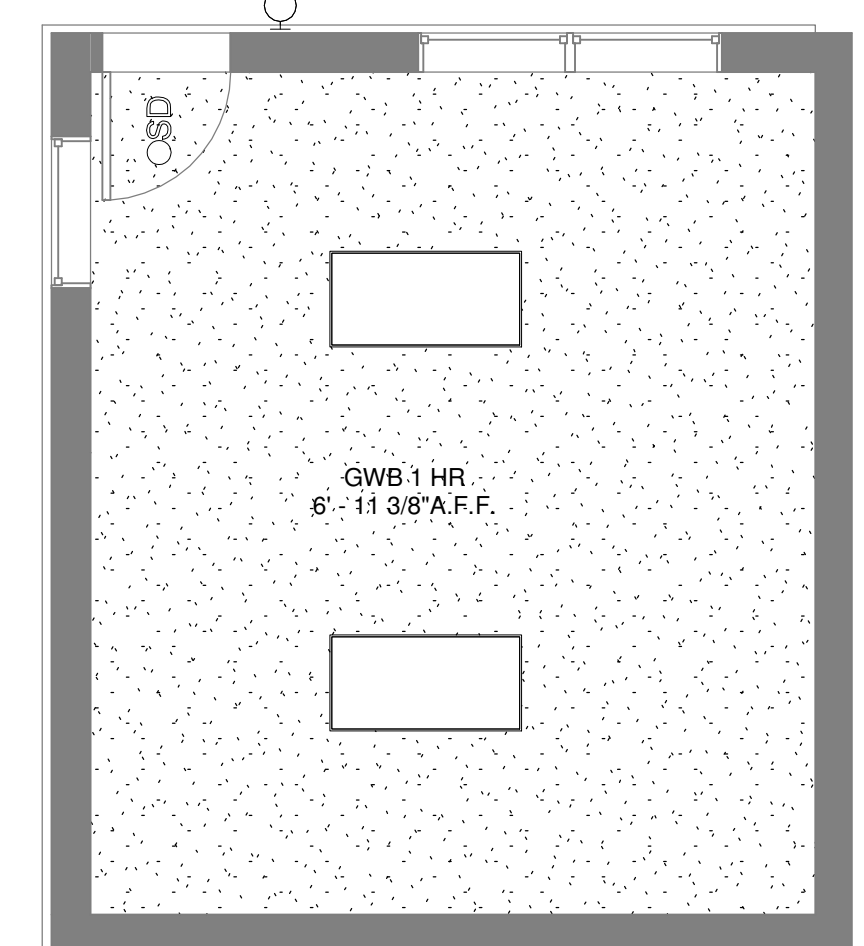
Pendant light

OSD Smoke Detector

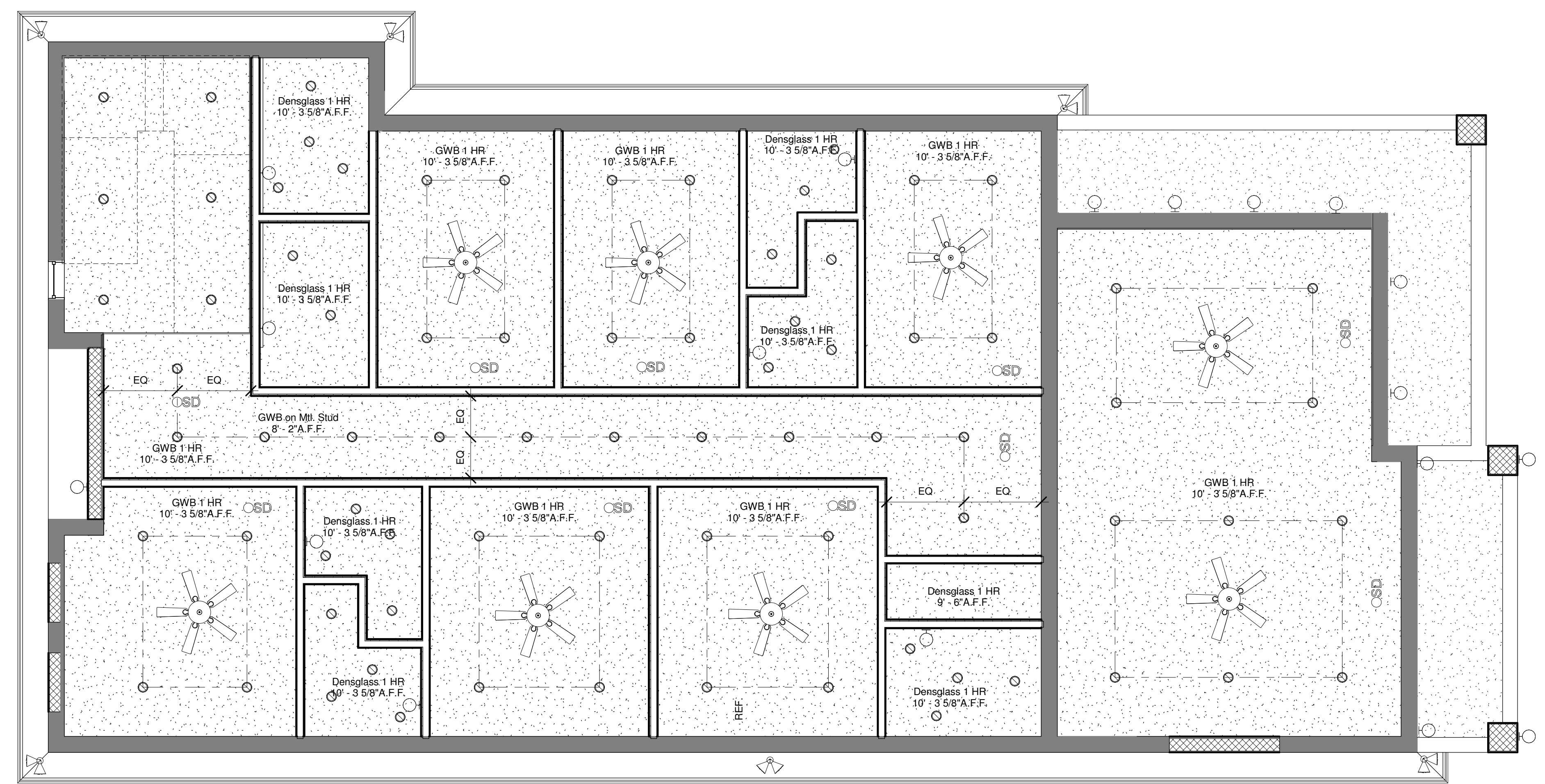
21 1/4" = 1'-0" Ceiling Plan Legend

7 N.T.S. NOT USED

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13 1/4" = 1'-0" First Floor Ceiling Plan



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Renovation Little Havana Inn Construction Documents
1645 SW 9 Street
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Ceiling Plans
A-300
Project number 014 Little Havana Inn 16
Date December 27, 2017

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AR 92953

1/2" GWB or 1/2" Densglass Gold smooth texture finish on framing, painted to match existing, level 5 or architect approved equivalent

Ceiling Fan

Fluorescent 4 tube surface mount fixture

Recessed ceiling light

Surface mount ceiling light

Flood Lamp w/ sensor

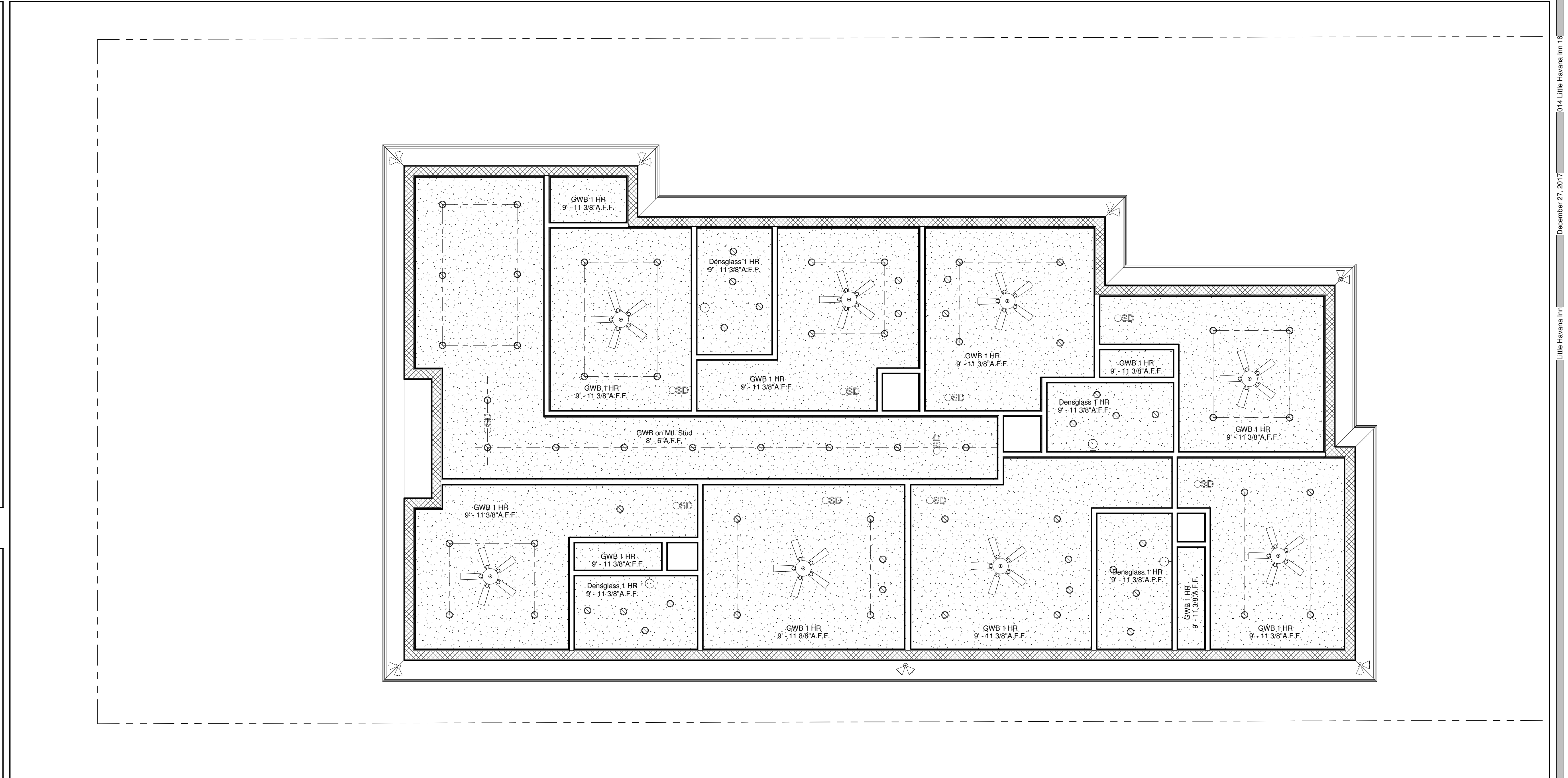
Pendant light

Smoke Detector

21 1/4" = 1'-0" Ceiling Plan Legend

7 N.T.S. NOT USED

6 N.T.S. NOT USED



13 1/4" = 1'-0" Second Floor Ceiling Plan

7 N.T.S. NOT USED

6 N.T.S. NOT USED

No.	Description	Date

G2 Consulting Group, Inc.
9725 SW 4th Terrace
(786) 294-0032

L. Triana & Associates Inc.
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Eilert Lewis Architects Studio, LLC

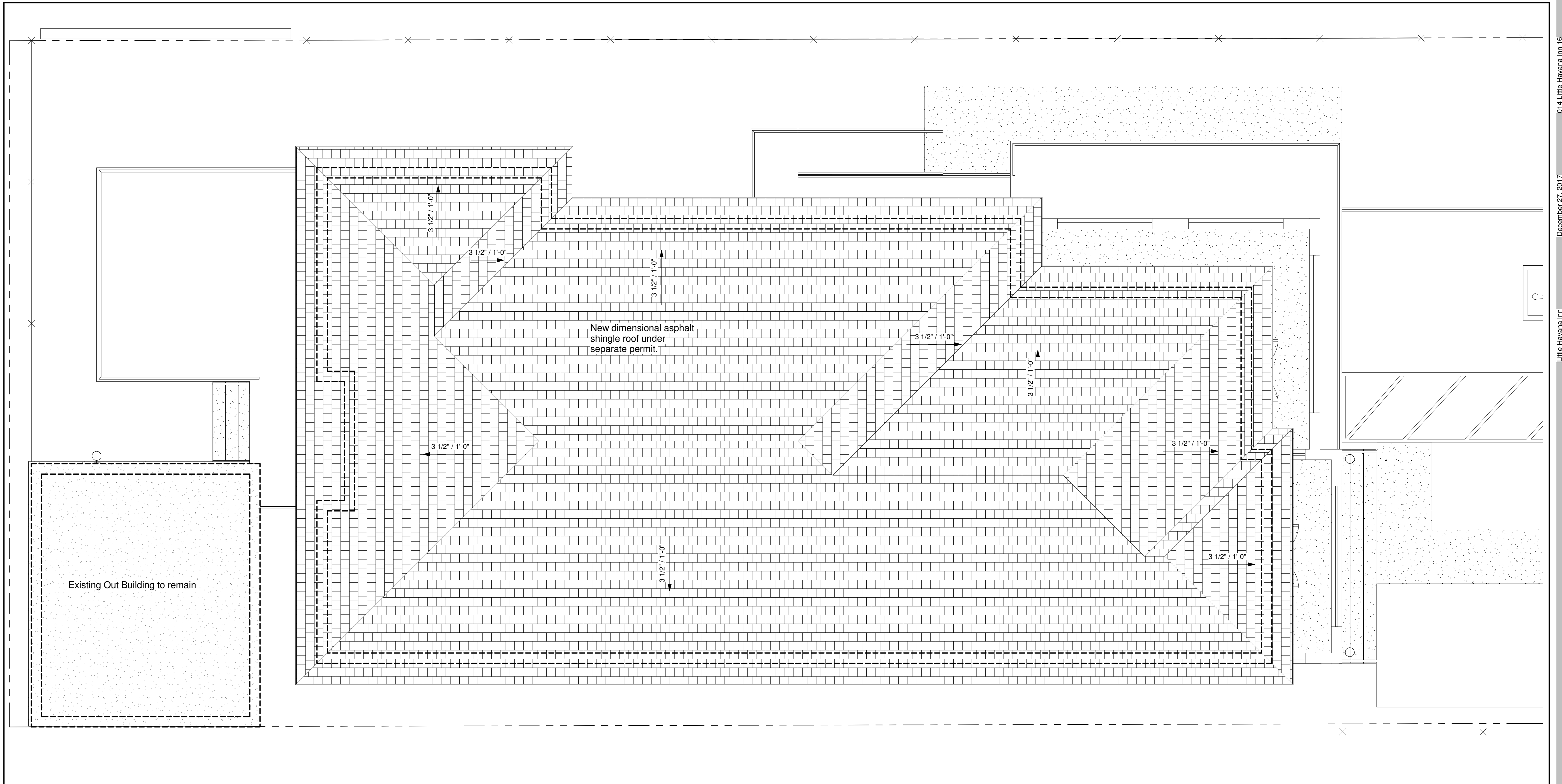
SEBASTIAN EILERT, AIA, LEED
DANIEL G. LEWIS, AIA
SUSTAINABLE ARCHITECTURE AND CONSULTING
AR 96398 AR 92953, ID 5054, A26001202



Renovation Little Havana Inn Construction Documents
1645 SW 9 Street
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Ceiling Plans
A-301
Project number 014 Little Havana Inn 16
Date December 27, 2017

AR 96398
AR 92953



15 1/4" = 1'-0" Roof Plan

7 N.T.S. NOT USED

6 N.T.S. NOT USED

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 ID 5054, A26001202



Renovation Little Havana Inn Construction Documents
 1645 SW 9 Street
 Miami, FL 33135

Roof Plans

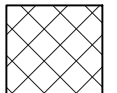
A-400

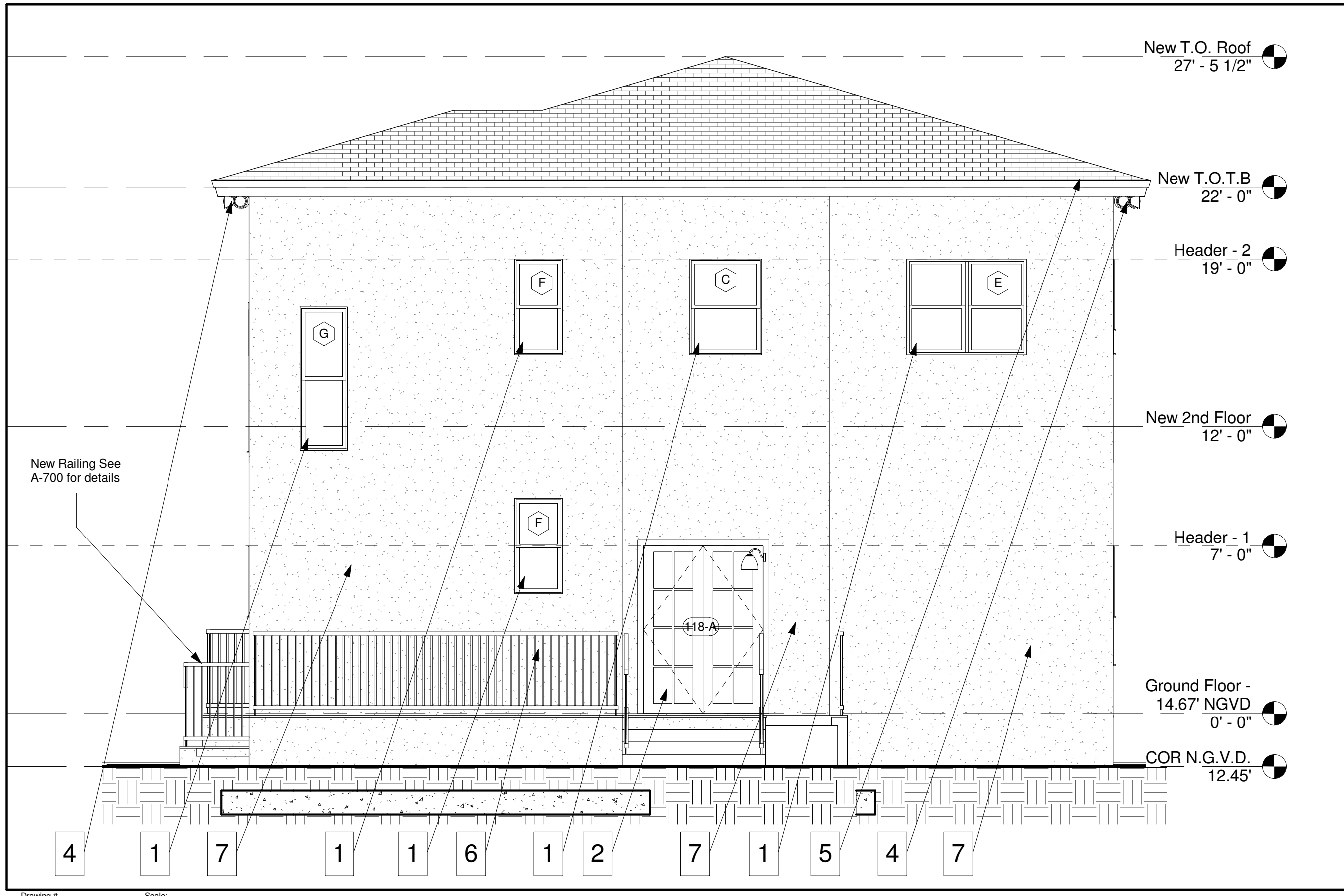
Project number 014 Little Havana Inn 16
 Date December 27, 2017

AR 96398
 AR 92953

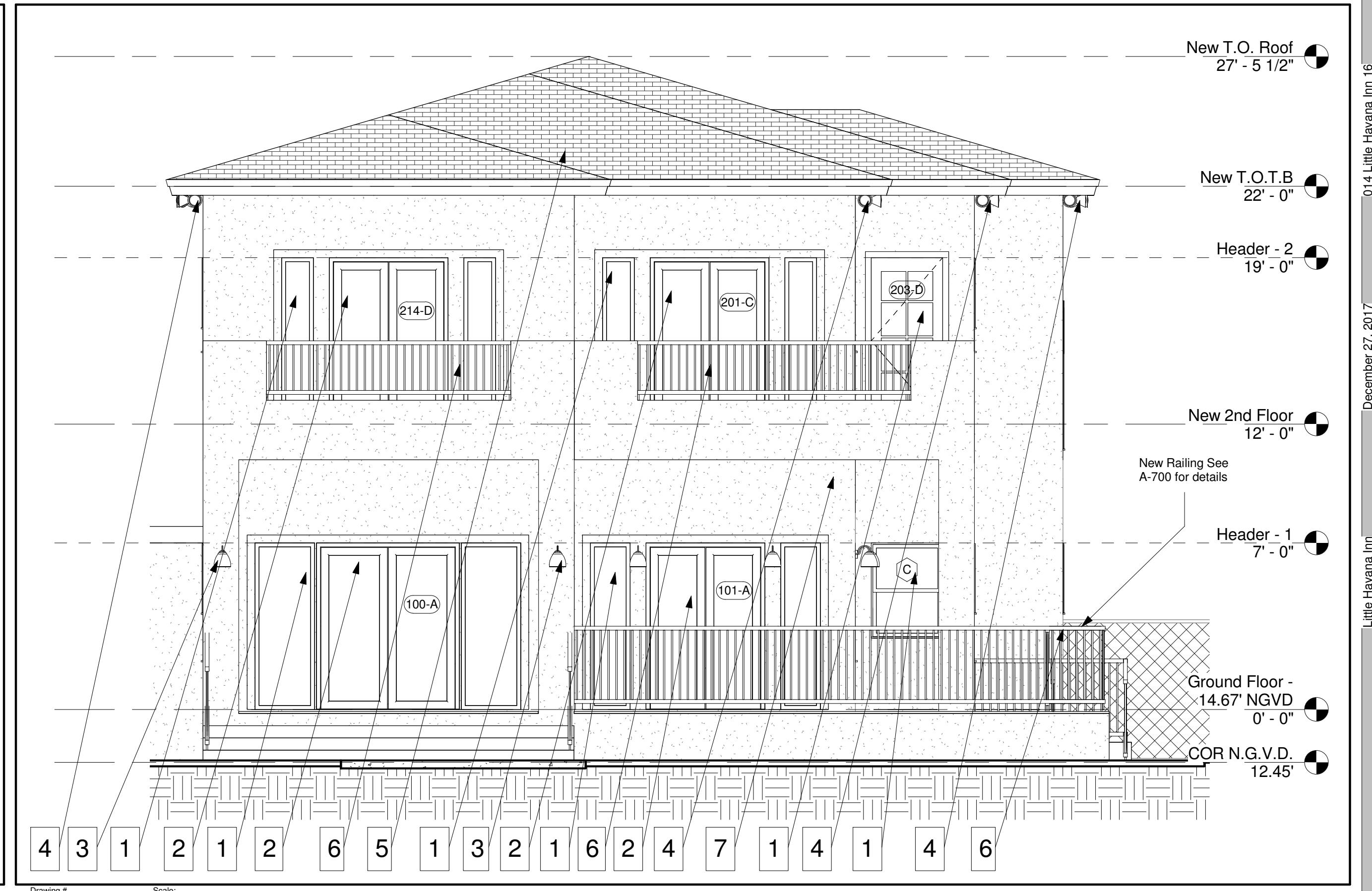
- NEW CONSTRUCTION**
1. New window
 2. New door
 3. New soffit, GC to coordinate selection with owner and architect (typ.)
 4. New sensor activated and switched flood lighting, GC to coordinate selection with owner and architect (typ.)
 5. New dimensional asphalt shingle, over 19/32" CDX sheathing, see structural.
 6. New anodized aluminum railing, 42" high with spacing to reject passage of a 4" sphere.
 7. Smooth texture stucco w/ latex painted, primer and finish two coats min. GC to coordinate color with owner and architect.

- DEMOLITION**
- A. All existing roofing structure to be removed, includes in whole the existing second floor above the existing CMU exterior wall, which shall remain.
 - B. Existing windows to be removed
 - C. Existing doors to be removed
 - D. Existing railing to be removed
 - E. Exterior walls to be removed.
 - F. Existing stairs to be removed
 - G. Existing interior walls to be removed
 - H. Existing plumbing fixtures to be removed

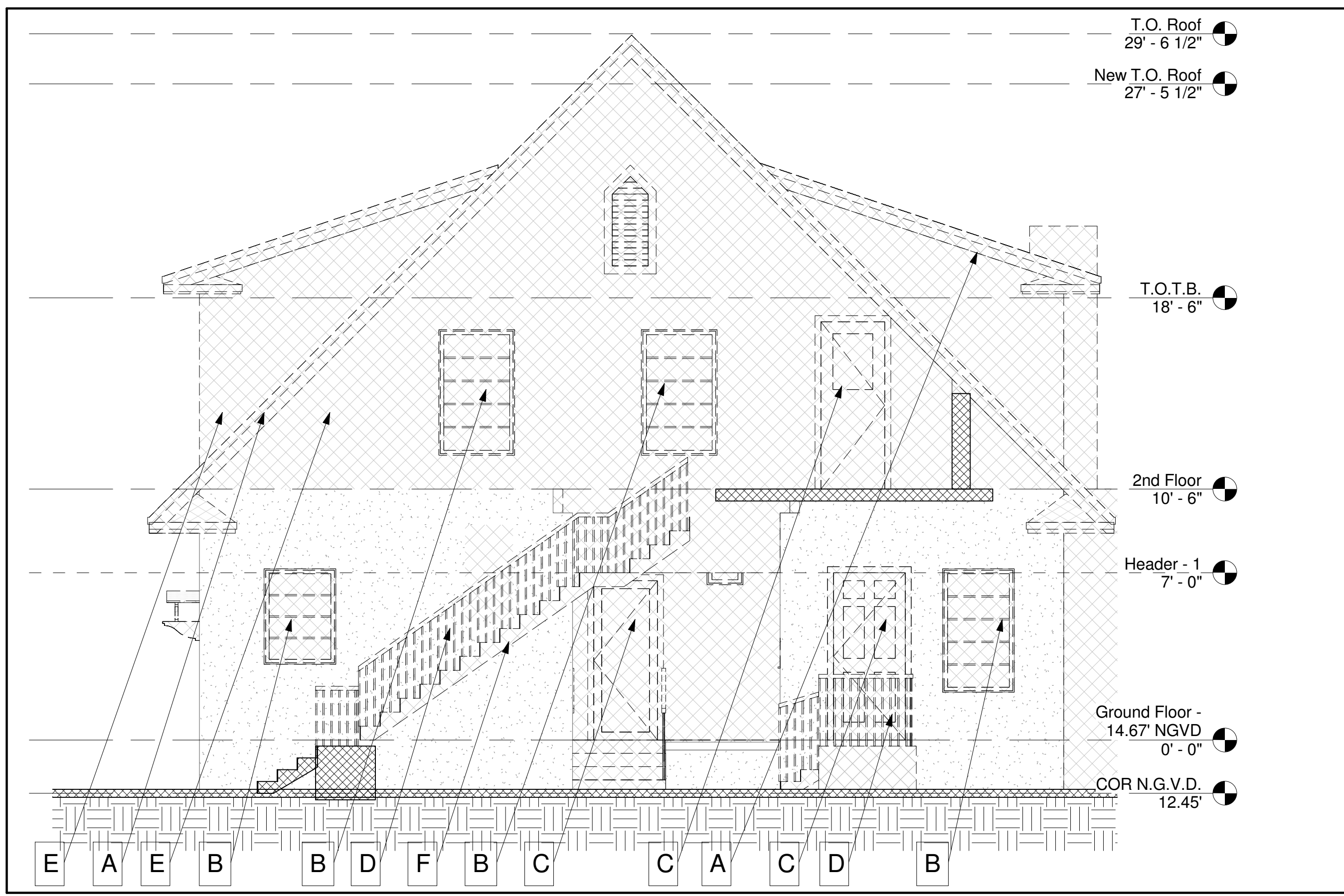
 - Demolition (typ.)



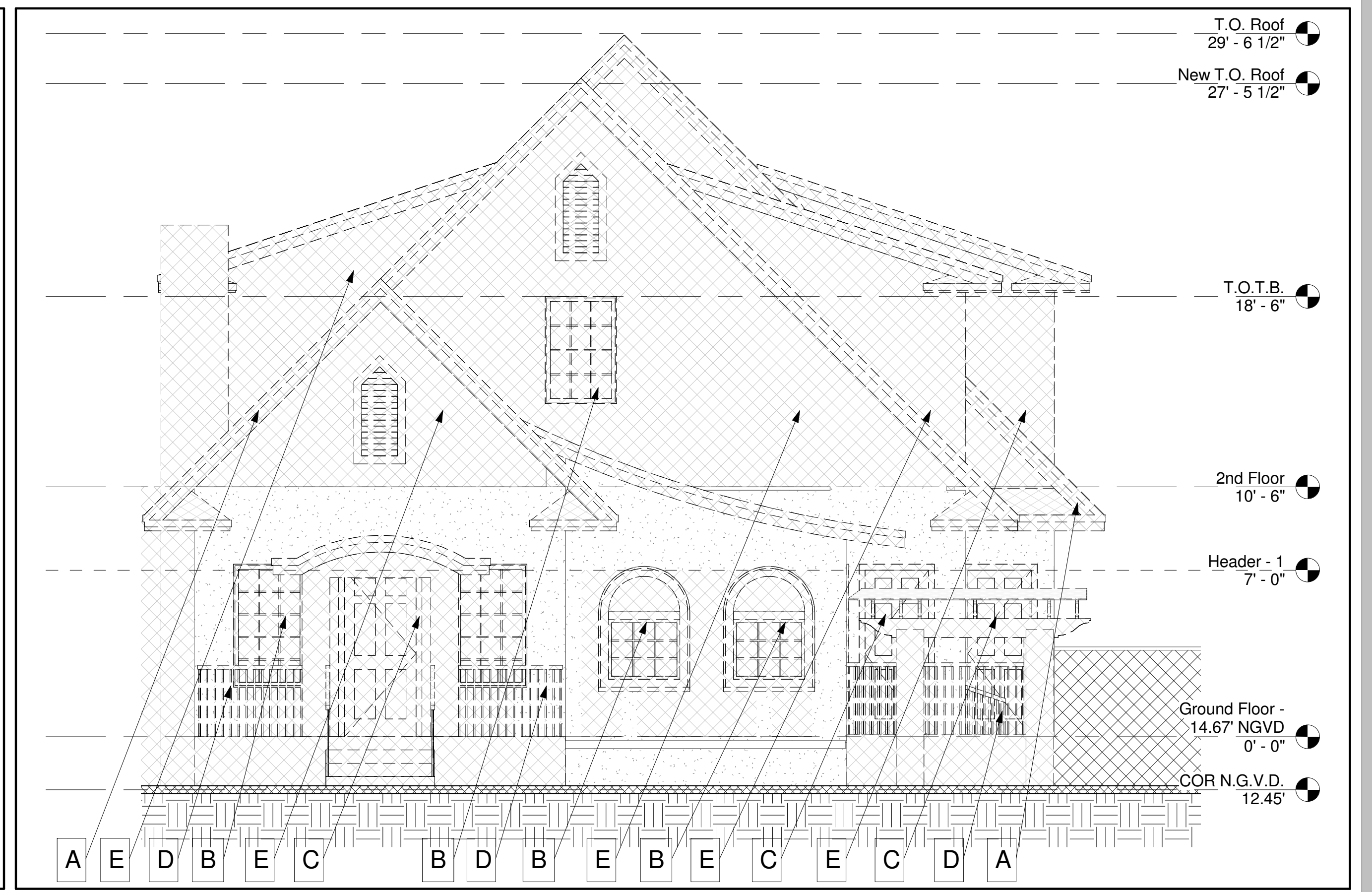
Drawing # 21 Scale: 1/4" = 1'-0" Elevation Schedule



Drawing # 17 Scale: 1/4" = 1'-0" South - New



Drawing # 6 Scale: 1/4" = 1'-0" North - Existing



Drawing # 3 Scale: 1/4" = 1'-0" South - Existing

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AR 96398 AR 92953,
ID 5054, A26001202



Renovation
Little Havana Inn
Construction Documents

1645 SW 9 Street
Miami, FL 33135

Elevations

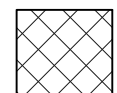
A-500

Project number 014 Little Havana Inn 16
Date December 27, 2017

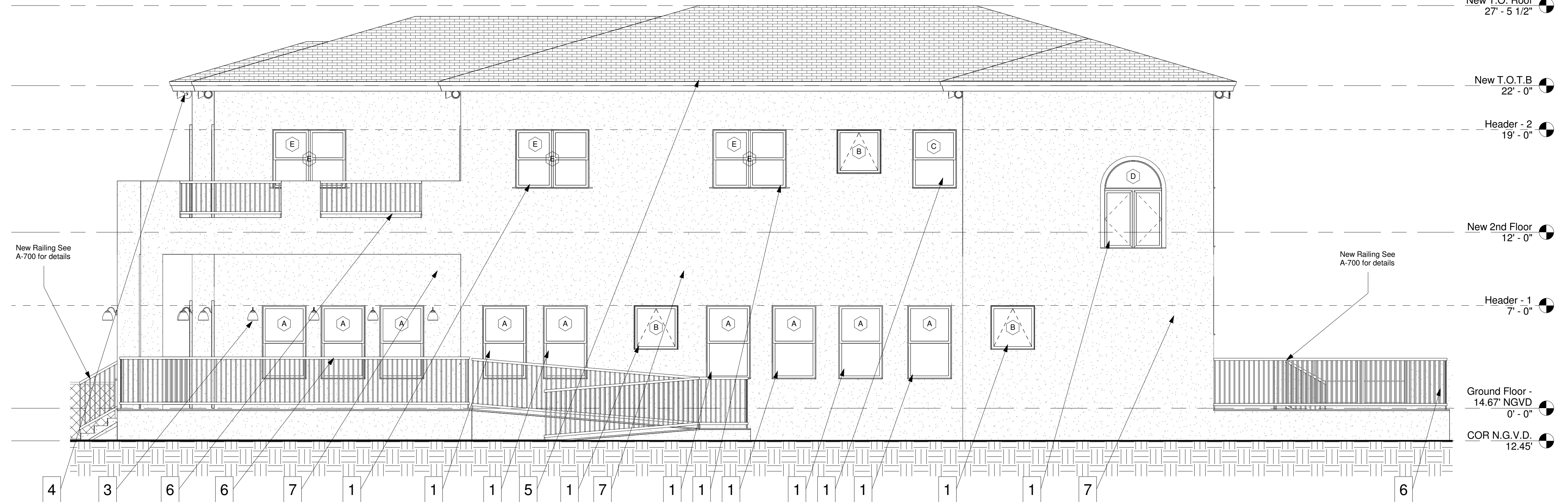
AR 96398
AR 92953

- NEW CONSTRUCTION**
1. New window
 2. New door
 3. New sconce. GC to coordinate selection with owner and architect (typ.)
 4. New sensor activated and switched flood lighting. GC to coordinate selection with owner and architect (typ.)
 5. New dimensional asphalt shingle, over 19/32" CDX sheathing, see structural.
 6. New anodized aluminum railing, 42" high with spacing to reject passage of a 4" sphere
 7. Smooth texture stucco w/ latex painted, primer and finish two coats min. GC to coordinate color with owner and architect.

- DEMOLITION**
- A. All existing roofing structure to be removed, includes in whole the existing second floor above the existing CMU exterior wall, which shall remain.
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 - D. Existing railing to be removed
 - E. Exterior walls to be removed
 - F. Existing stairs to be removed
 - G. Existing interior walls to be removed
 - H. Existing plumbing fixtures to be removed

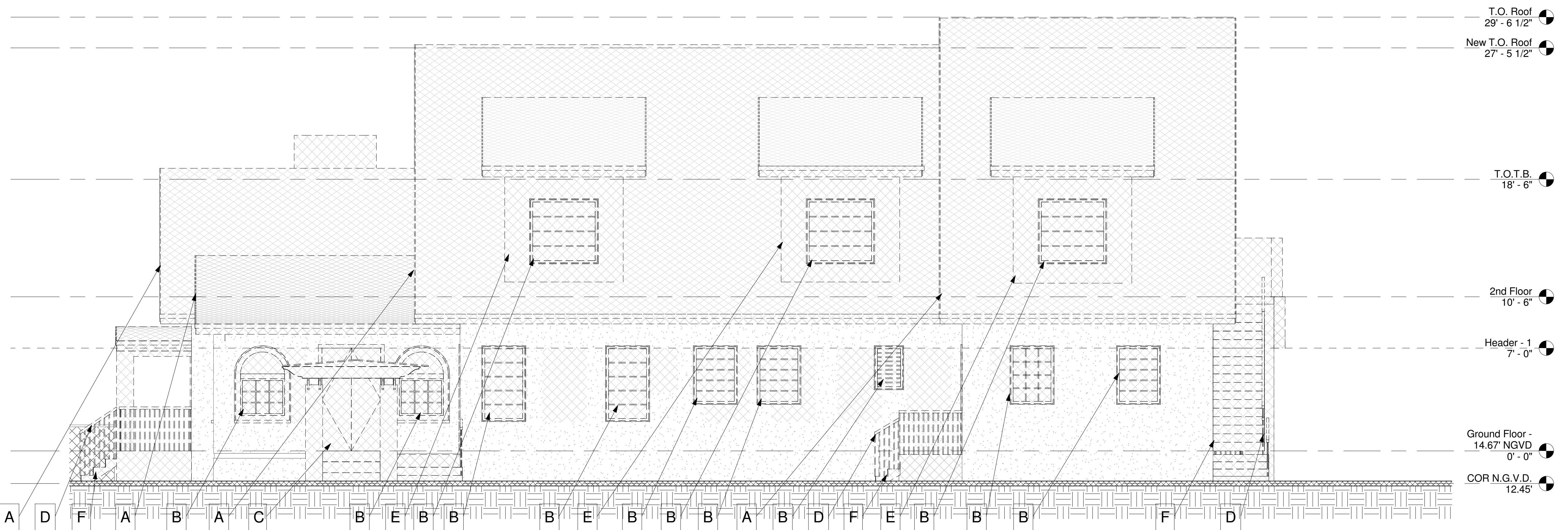
 - Demolition (typ.)

21 1/4" = 1'-0" Elevation Schedule



20 1/4" = 1'-0" East - New

7 N.T.S. NOT USED



6 1/4" = 1'-0" East - Existing

No.	Description	Date

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**Renovation
Little Havana Inn
Construction Documents**
1645 SW 9 Street
Miami, FL 33135

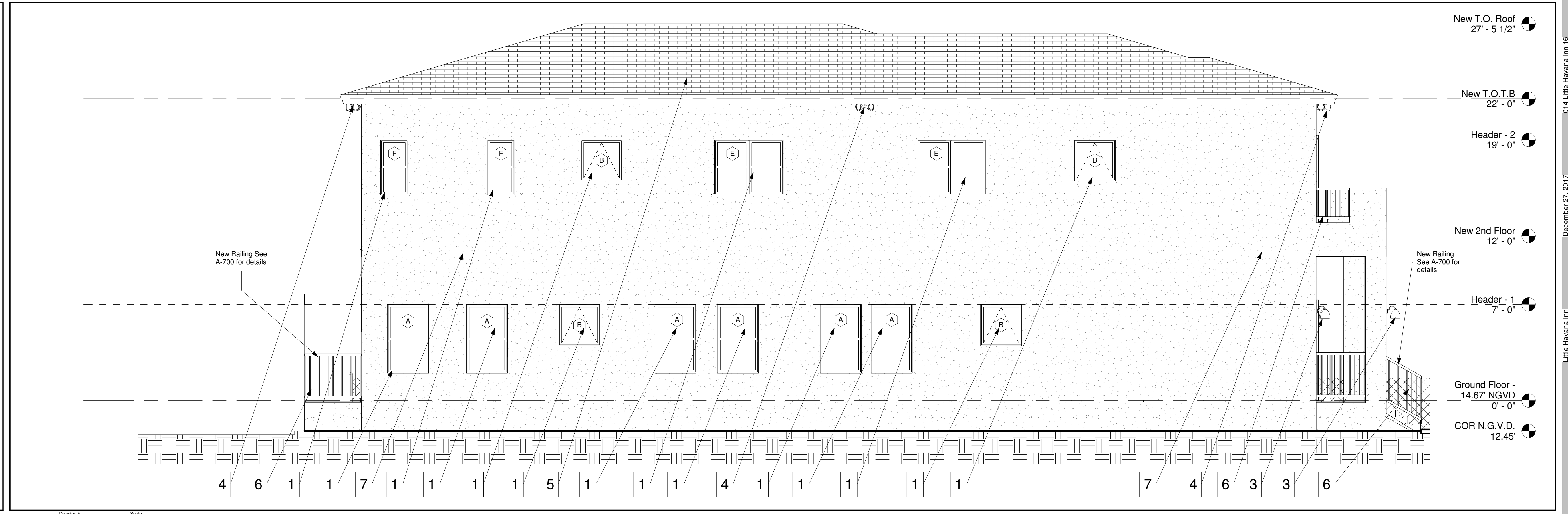
Elevations

A-501

Project number 014 Little Havana Inn 16
Date December 27, 2017

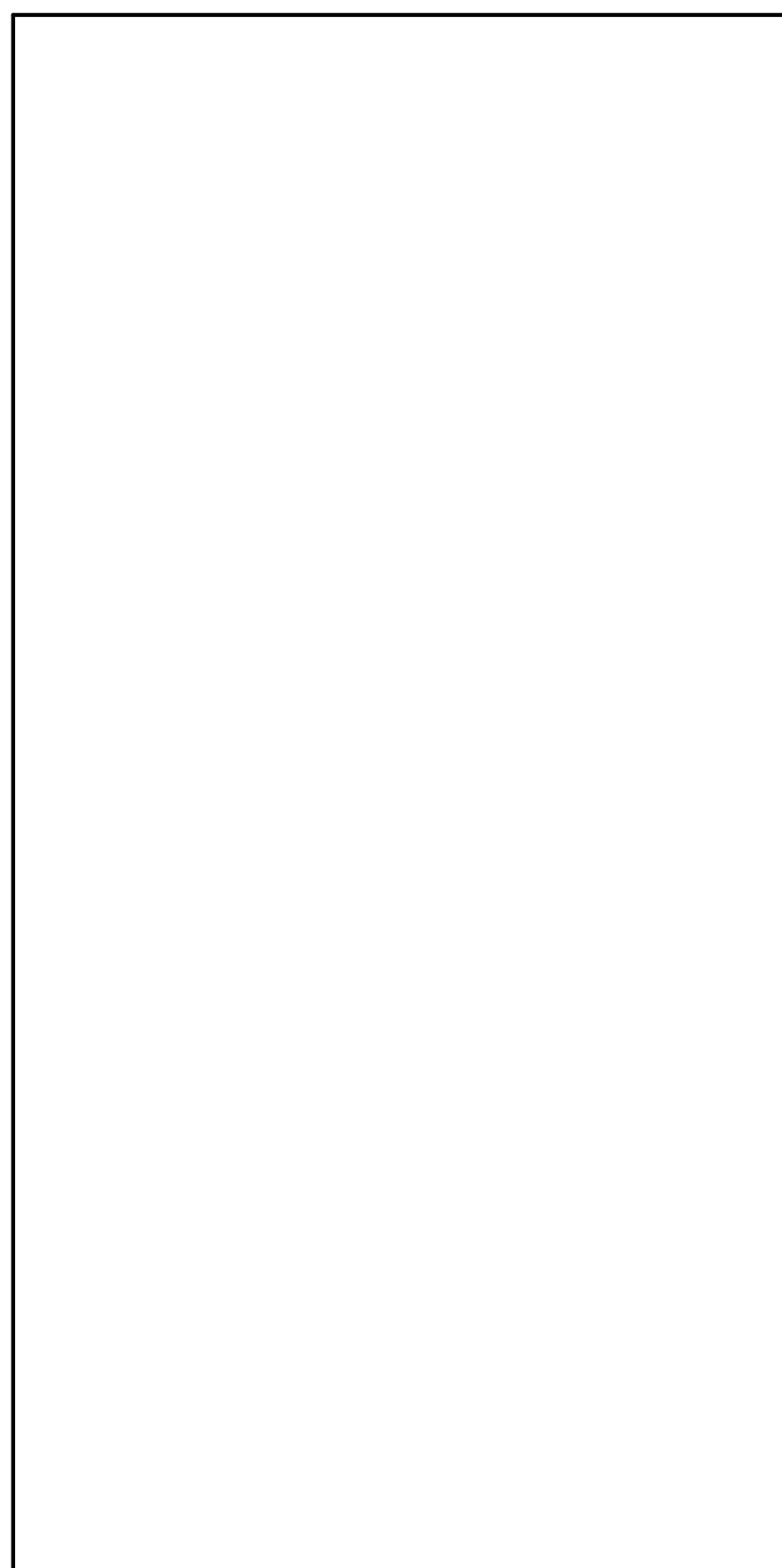
AR 96398
AR 92953

- NEW CONSTRUCTION**
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 2. New door
 3. New sconce, GC to coordinate selection with owner and architect (typ.)
 4. New sensor activated and switched flood lighting, GC to coordinate selection with owner and architect (typ.)
 5. New dimensional asphalt shingle, over 19/32" CDX sheathing, see structural.
 6. New anodized aluminum railing, 42" high with spacing to reject passage of a 4" sphere.
 7. Smooth texture stucco w/ latex painted, primer and finish two coats min. GC to coordinate color with owner and architect.
- DEMOLITION**
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 - D. Existing railing to be removed
 - E. Exterior walls to be removed.
 - F. Existing stairs to be removed
 - G. Existing interior walls to be removed
 - H. Existing plumbing fixtures to be removed
-  - Demolition (typ.)



Drawing # 21 Scale: 1/4" = 1'-0" Elevation Schedule

Drawing # 20 Scale: 1/4" = 1'-0" West - New



Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 6 Scale: 1/4" = 1'-0" West - Existing

No.	Description	Date

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Renovation
Little Havana Inn
Construction Documents

1645 SW 9 Street
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Elevations

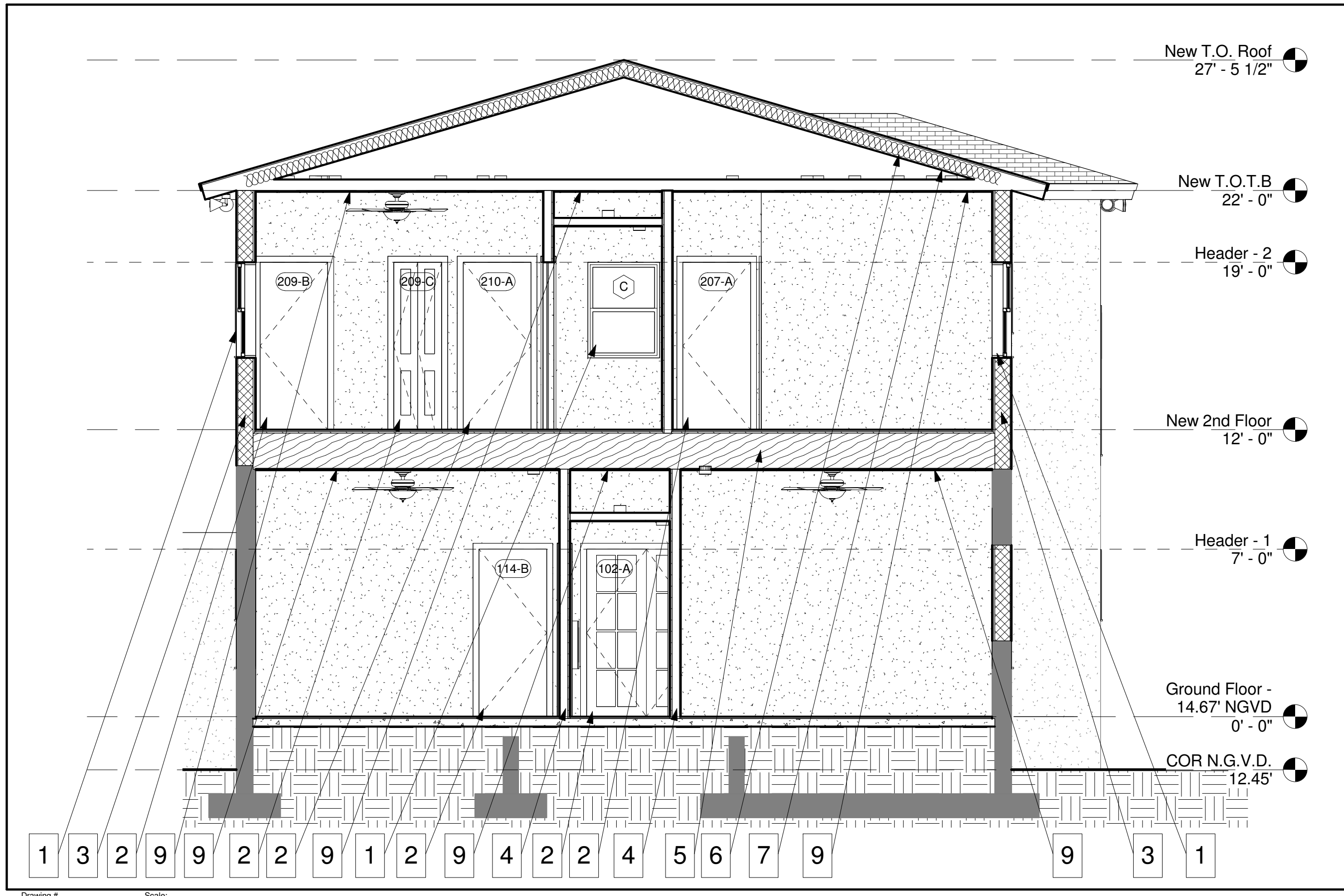
A-502

Project number 014 Little Havana Inn 16
Date December 27, 2017

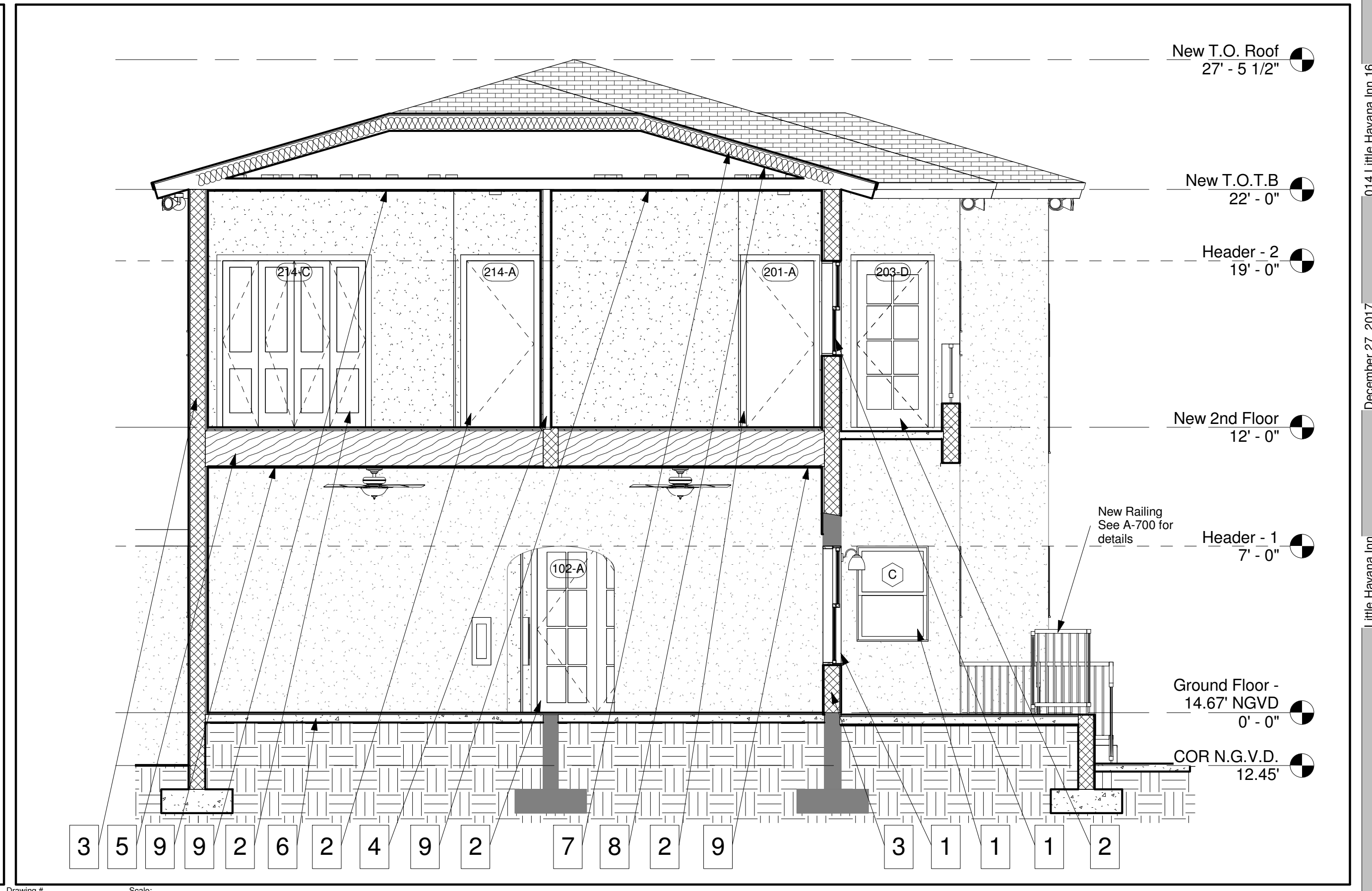
AR 96398
AR 92953

1. New Window
 2. New door
 3. Exterior CMU wall, see D15/A-700 (typ.)
 4. New interior frame wall, see D16/A-700 (typ.)
 5. New wood joist flooring, see structural.
 6. New concrete slab-on-grade, see structural.
 7. New R-30 Batt Insulation to underside of roof decking
 8. New roof truss w/ 19/36" CDX plywood
 9. New 1 Hour rated Ceiling. See D19/A-700 for details.
- Existing (typ.)

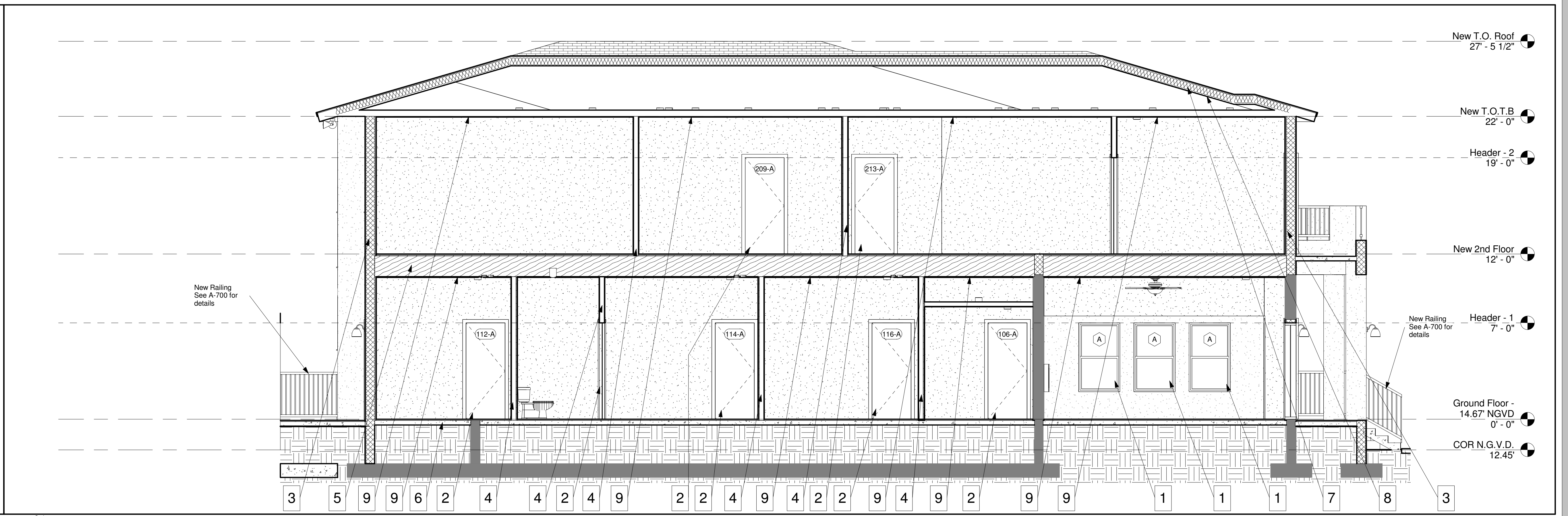
Drawing # 28 Scale: 1/4" = 1'-0" Section Schedule



Drawing # 20 Scale: 1/4" = 1'-0" Section 3



Drawing # 17 Scale: 1/4" = 1'-0" Section 1



Drawing # 6 Scale: 1/4" = 1'-0" Section 2

Drawing # 7 Scale: N.T.S. NOT USED

No.	Description	Date

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AR 96398 AR 92953, ID 5054, A26001202



Renovation
Little Havana Inn
Construction Documents

1645 SW 9 Street
Miami, FL 33135

Sections

A-600

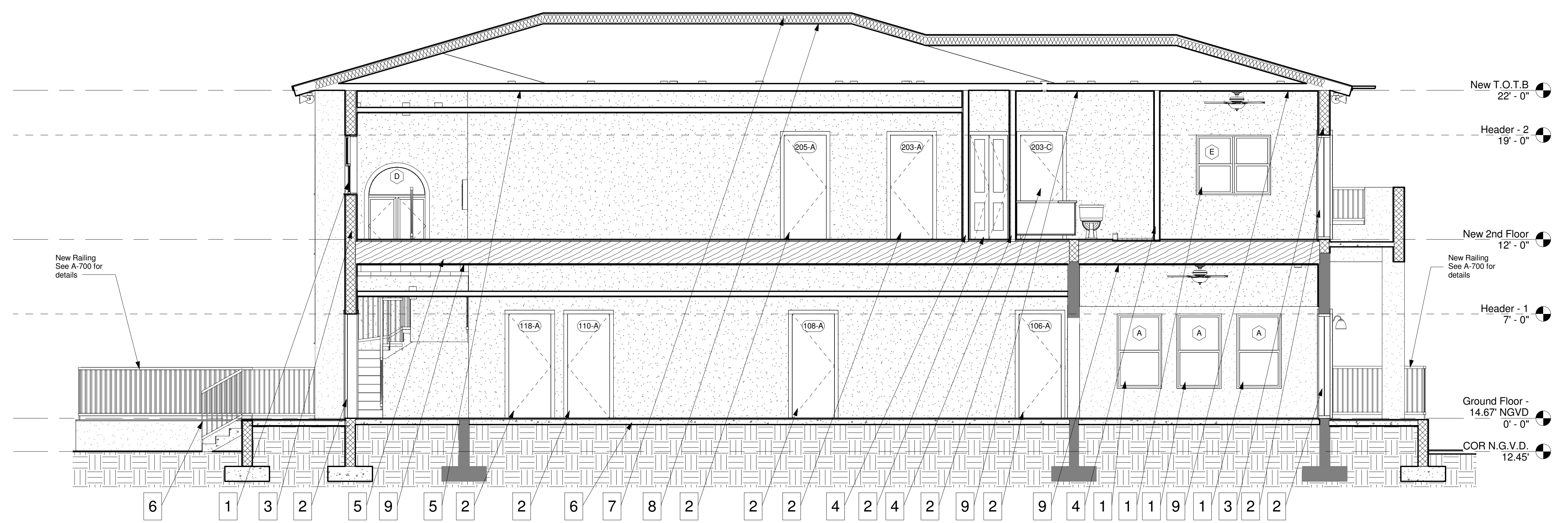
Project number 014 Little Havana Inn 16
Date December 27, 2017

AR 96398
AR 92953

1. New Window
2. New door
3. Exterior CMU wall, see D15/A-700 (typ.)
4. New interior frame wall, see D16/A-700 (typ.)
5. New wood joist flooring, see structural.
6. New concrete slab-on-grade, see structural.
7. New R-30 Batt Insulation to underside of roof decking
8. New roof truss w/ 19/36" CDX plywood
9. New 1 Hour rated Ceiling. See D19/A-700 for details.

Existing (typ.)

Drawing # 28 Scale: 1/4" = 1'-0" Section Schedule

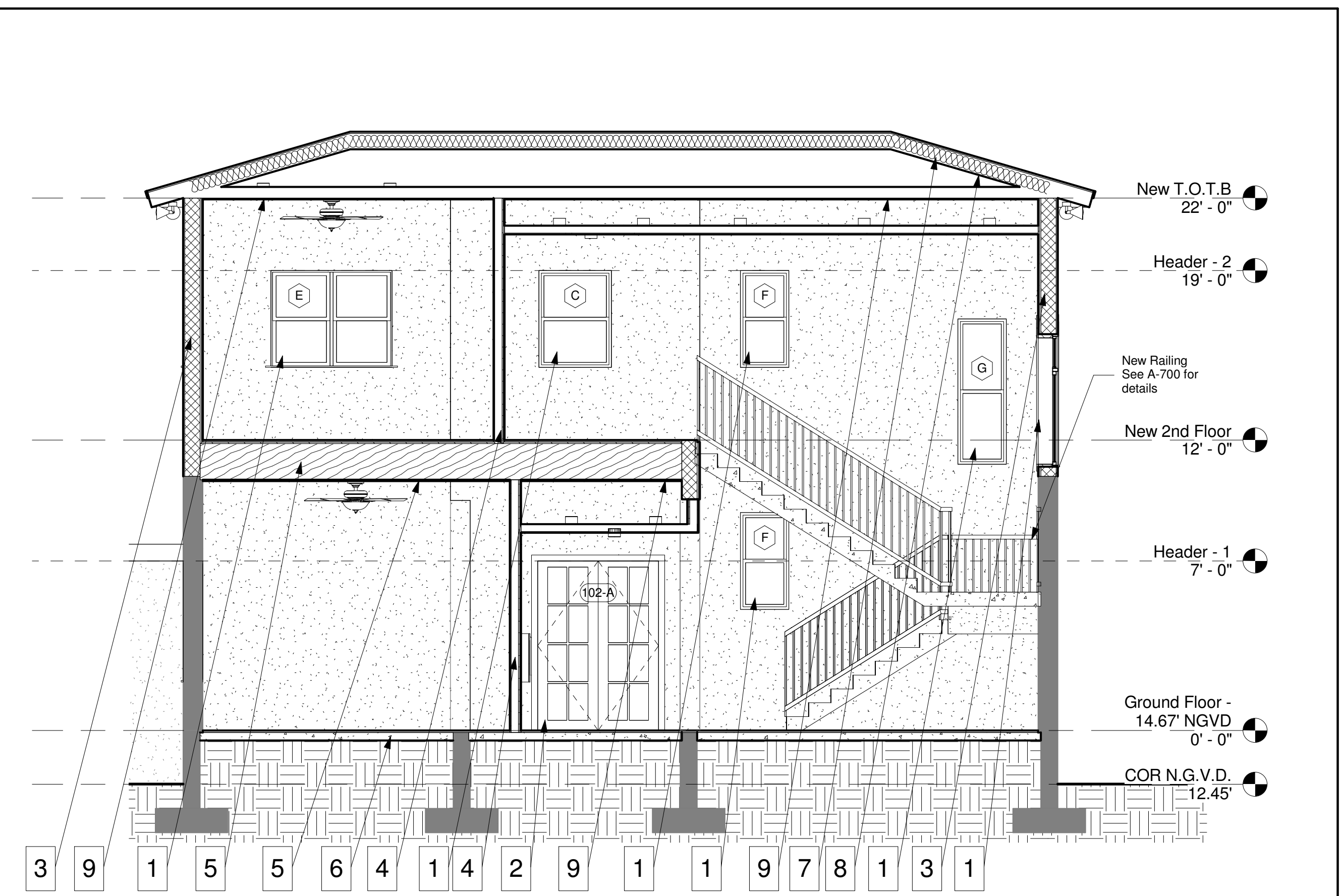


Drawing # 20 Scale: 1/4" = 1'-0" Section 4

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 6 Scale: N.T.S. NOT USED

Drawing # 3 Scale: 1/4" = 1'-0" Section 5



No.	Description	Date

G2 Consulting Group, Inc.
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AR 96398 AR 92953,
ID 5054, A26001202



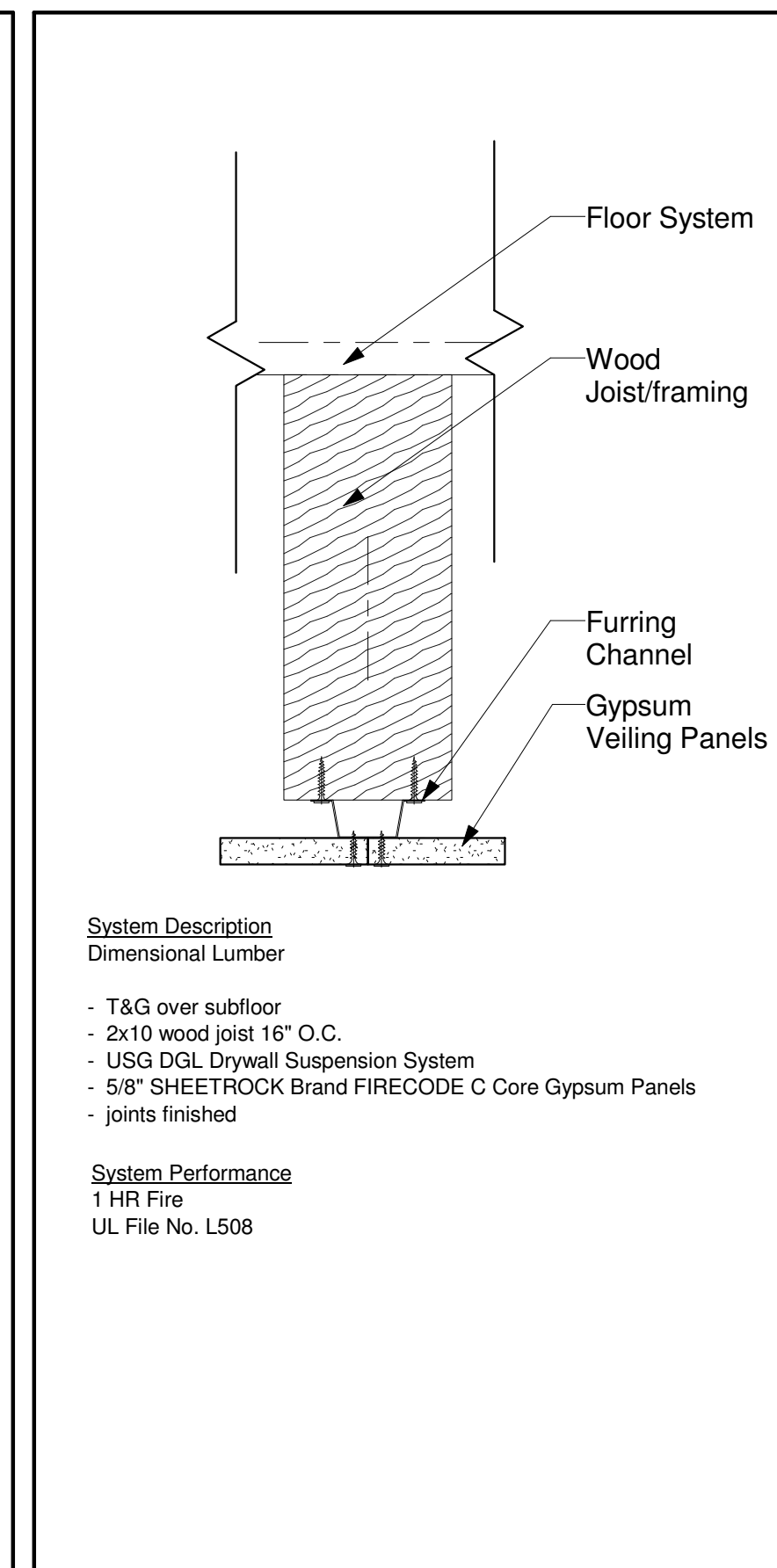
Renovation
Little Havana Inn
Construction Documents
1645 SW 9 Street
Miami, FL 33135

Sections

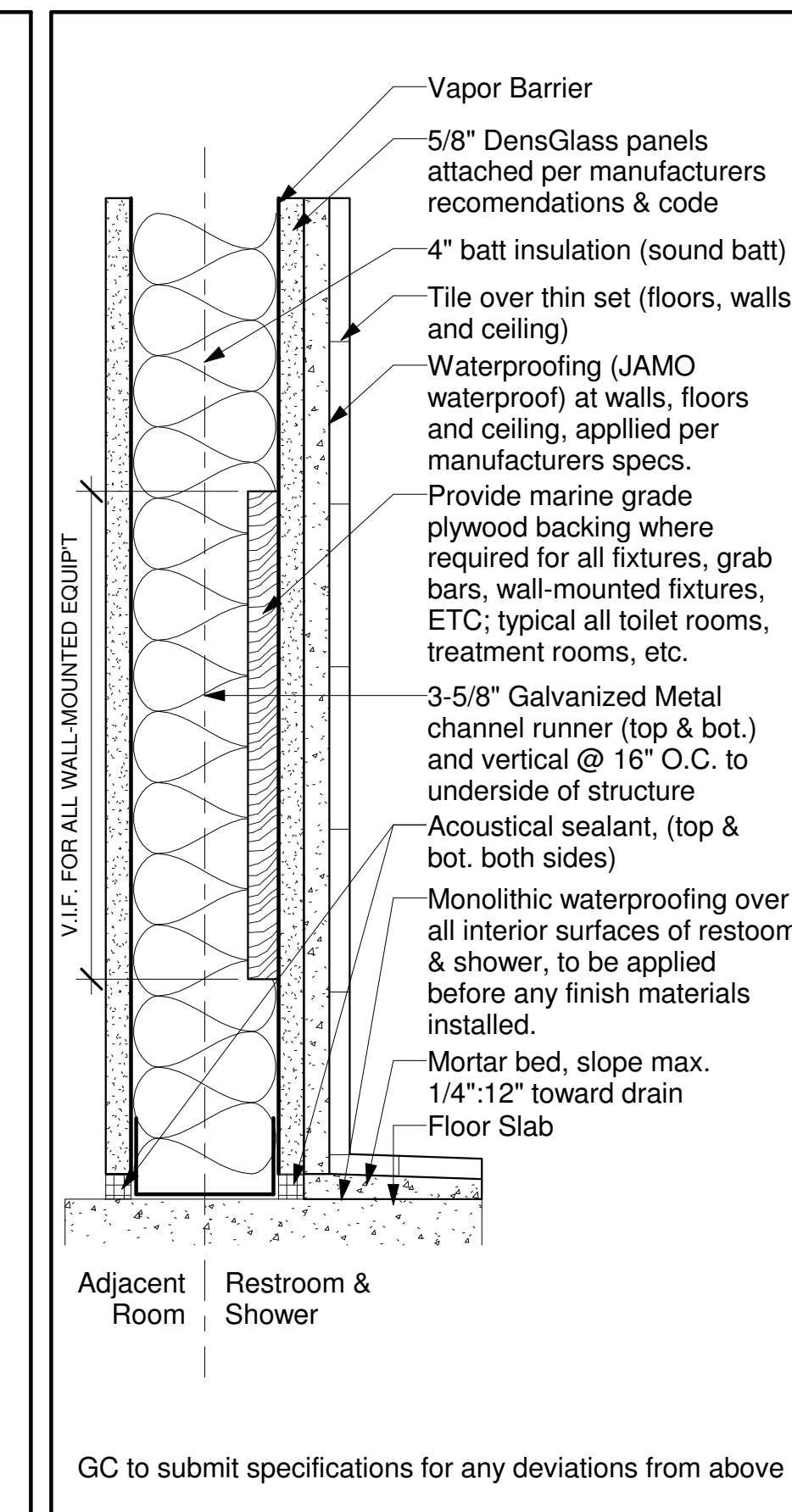
A-601

Project number 014 Little Havana Inn 16
Date December 27, 2017

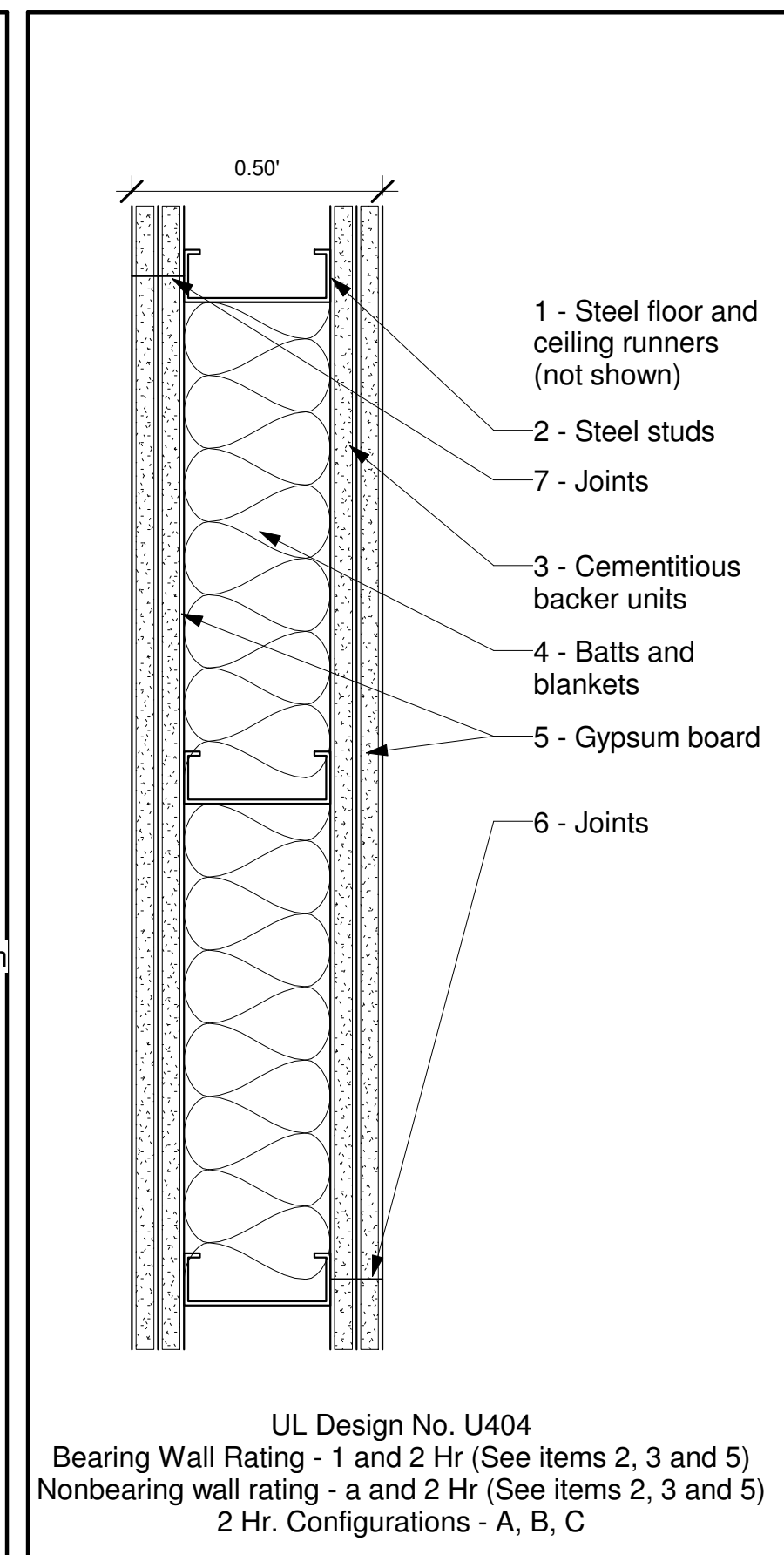
AR 96398
AR 92953



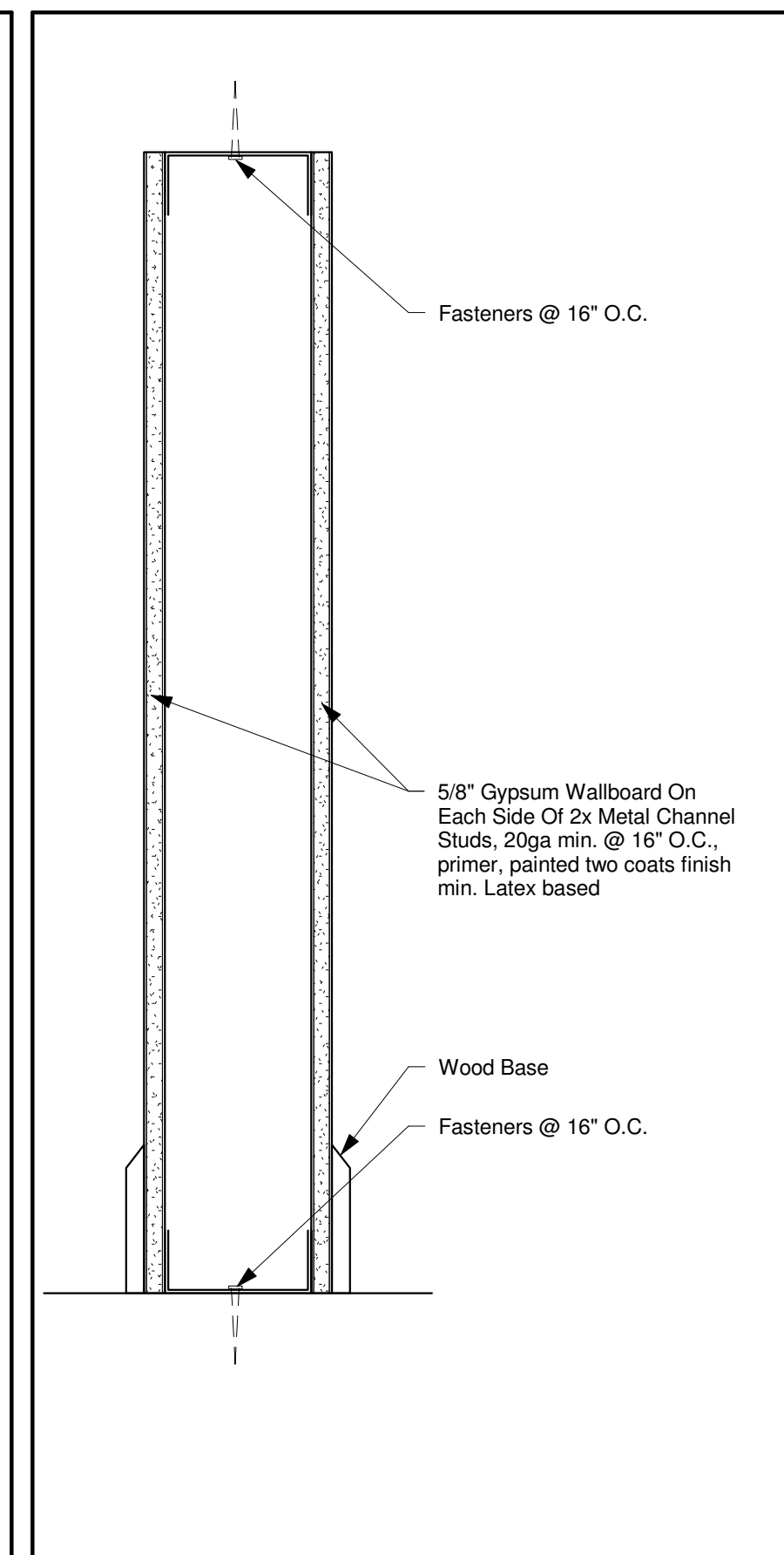
19 3" = 1'-0" 1 Hour Rated Ceiling Assembly



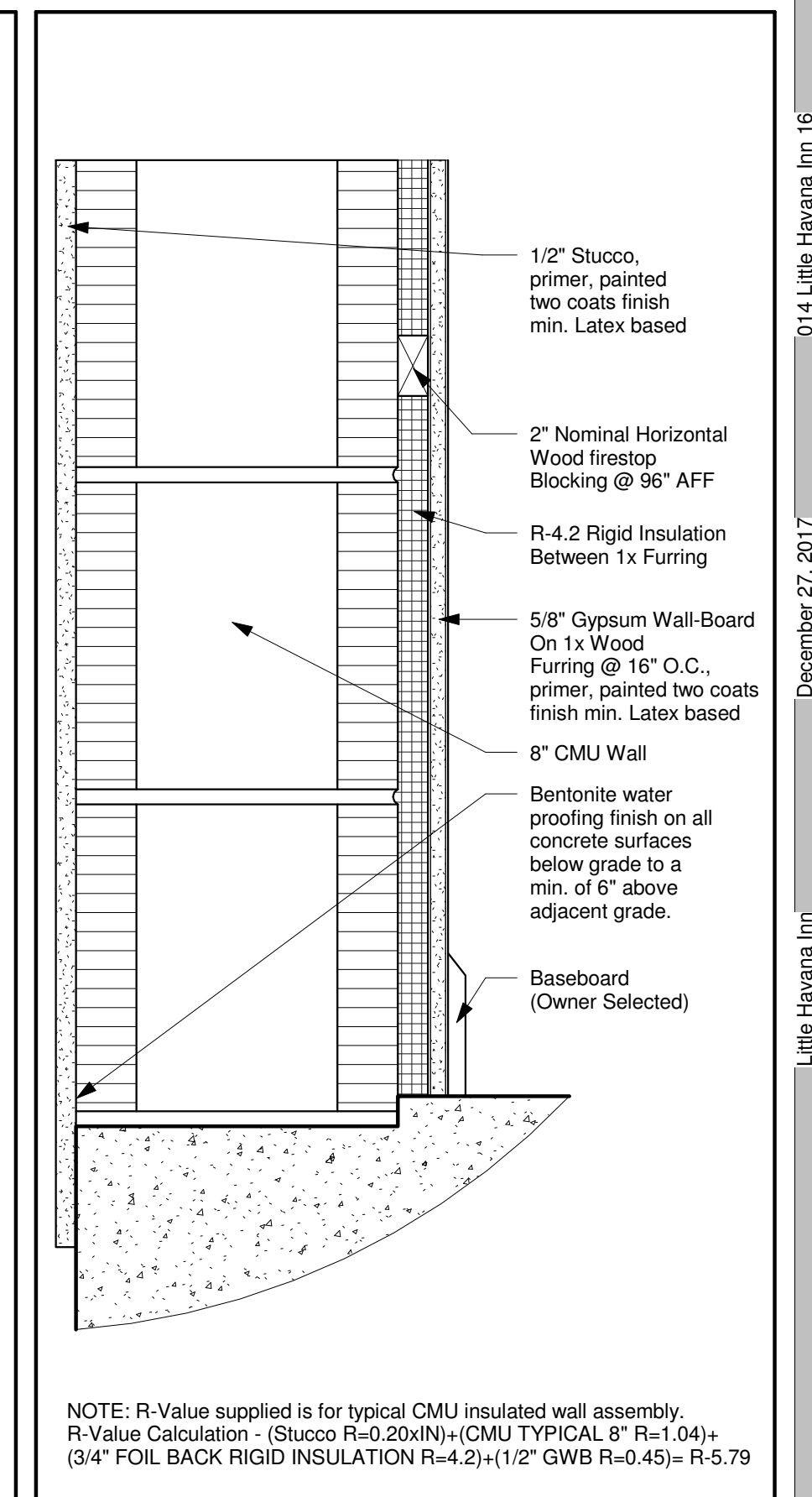
18 3" = 1'-0" Wall Assembly - Wet Wall



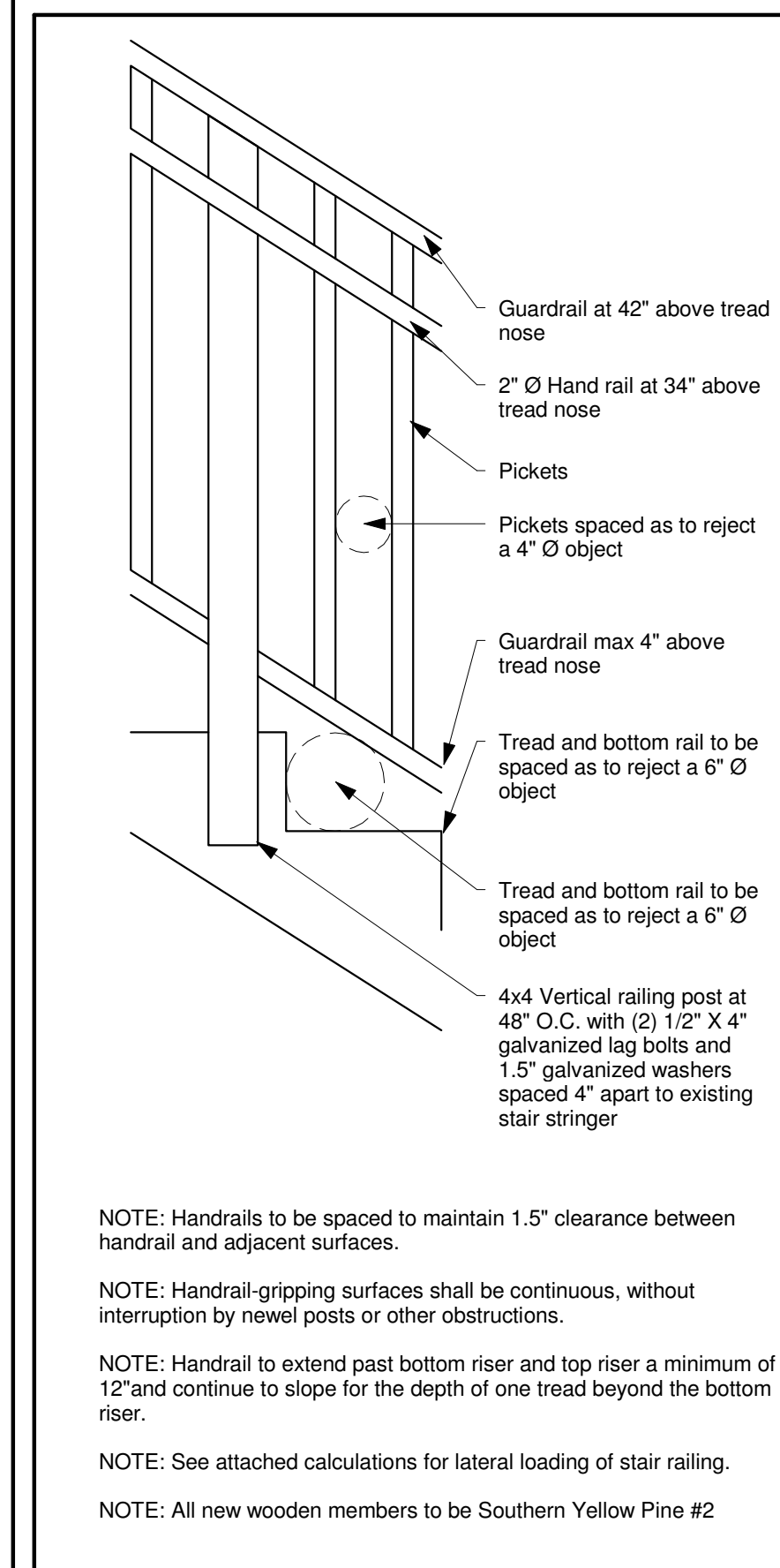
17 3" = 1'-0" Wall Assembly - 2 Hour Rated - U404



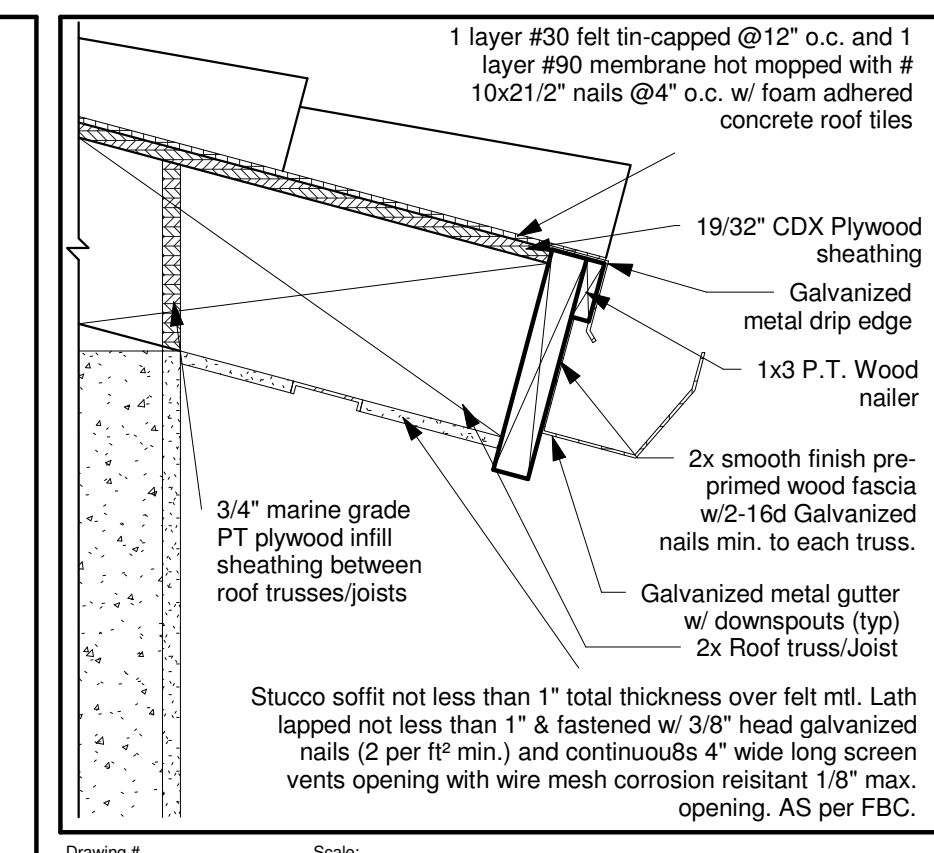
16 3" = 1'-0" Wall Assembly - Interior Metal Channel



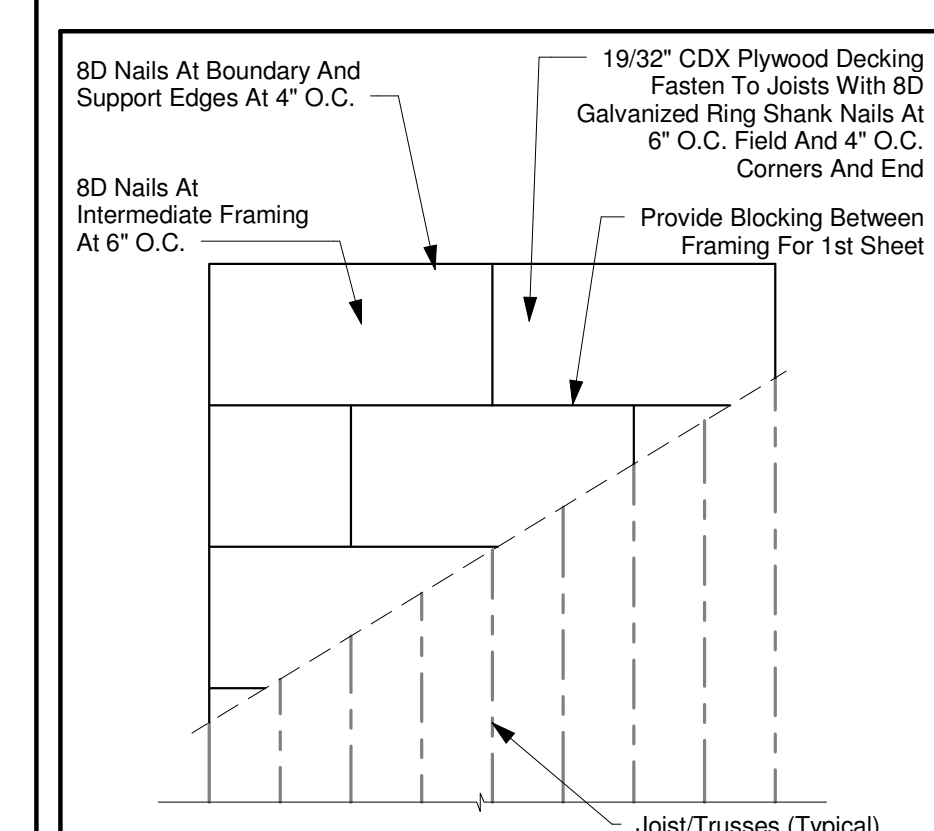
15 3" = 1'-0" Wall Assembly - CMU Wall Detail



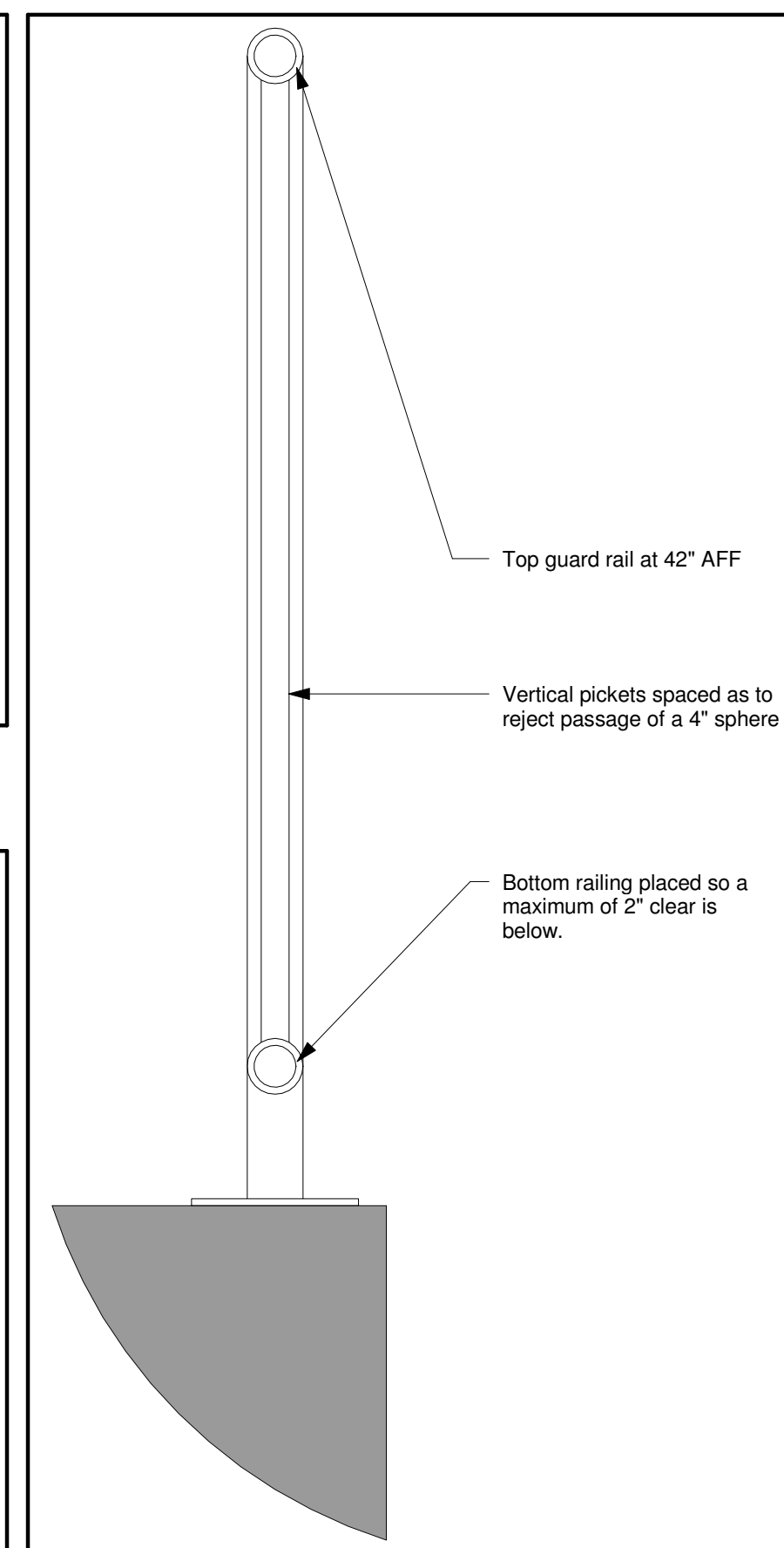
5 1:6 Stair Hand & Guard Rail



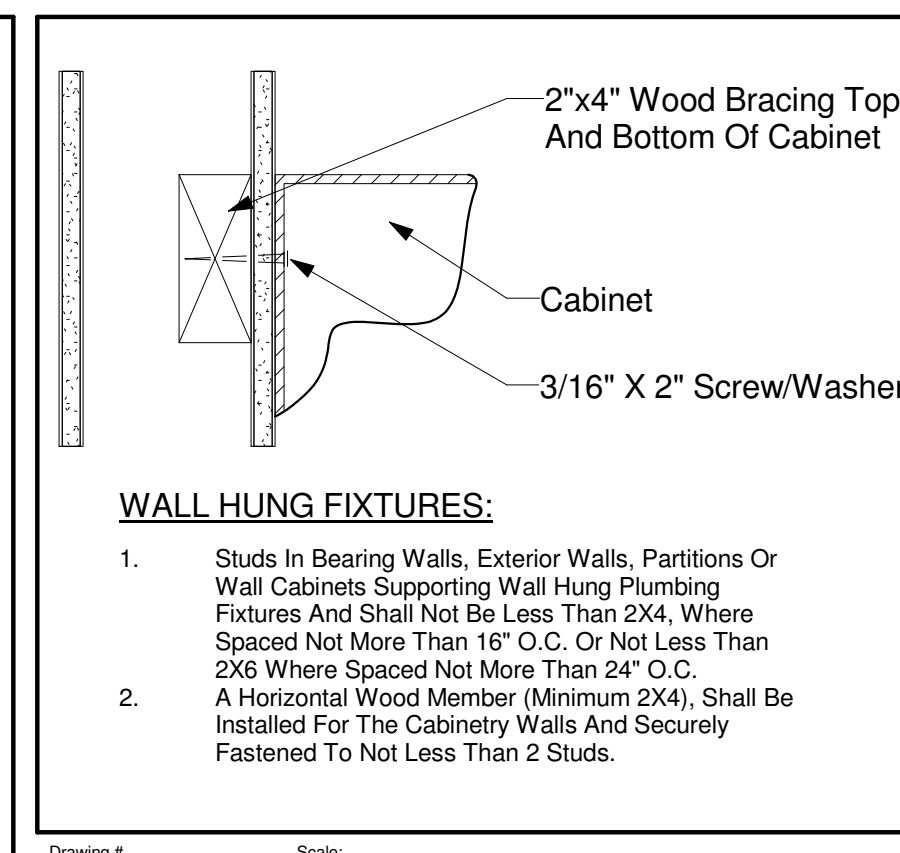
11 1 1/2" = 1'-0" Roofing - Drip Edge Stucco Soffit



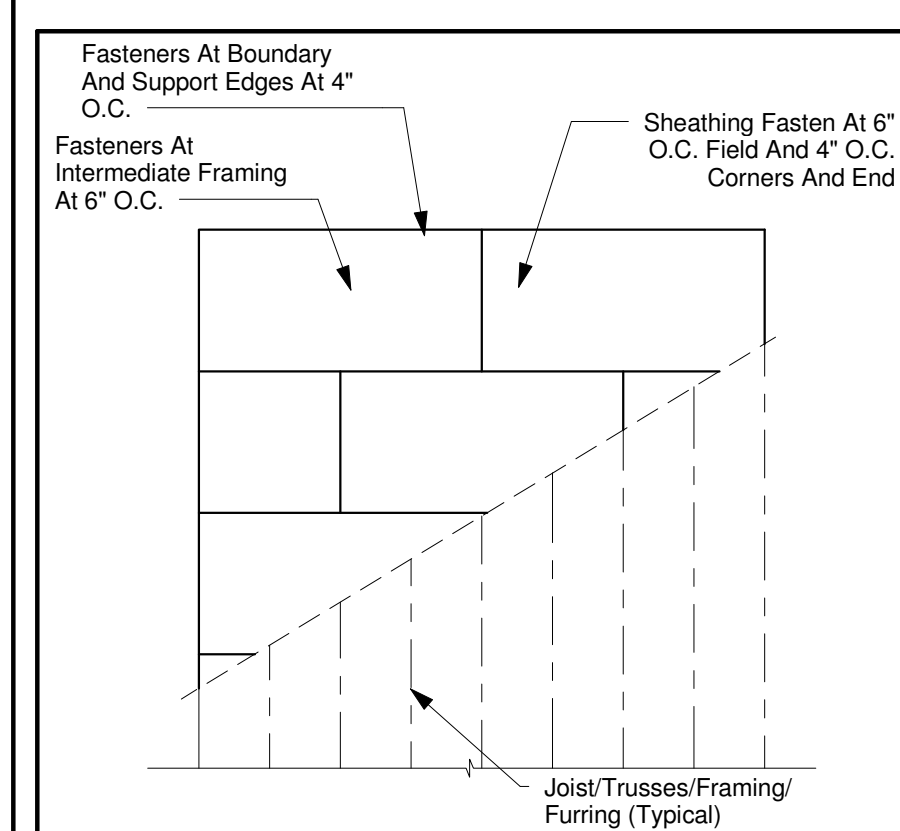
4 12" = 1'-0" Roofing - Sheathing Detail



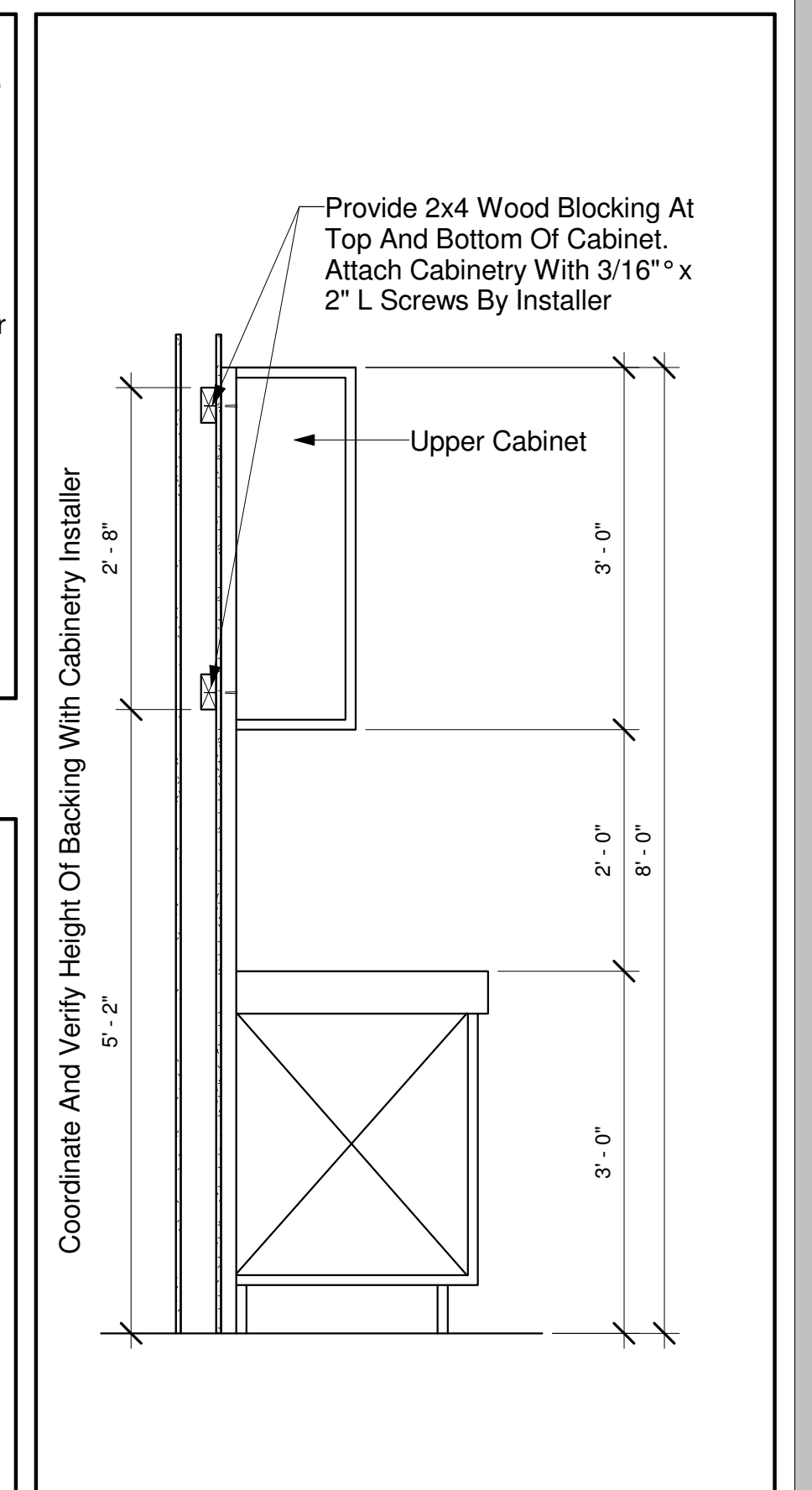
3 2" = 1'-0" Guard Rail



7 1" = NTS Cabinetry Attachment Detail



2 12" = 1'-0" Sheathing Detail



8 3/4" = 1'-0" Cabinetry Section

7 N.T.S. NOT USED

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Miami, FL 33186

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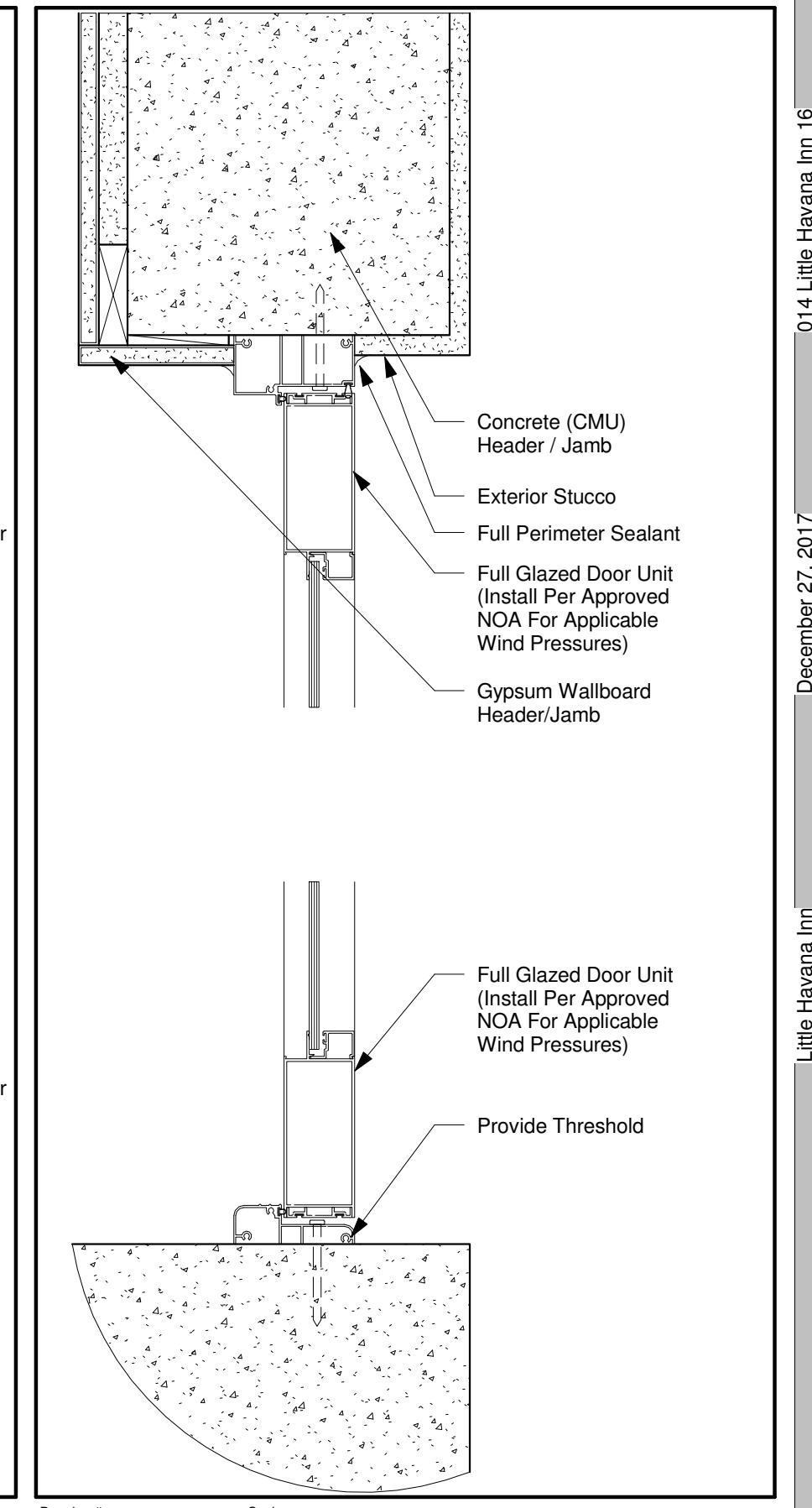
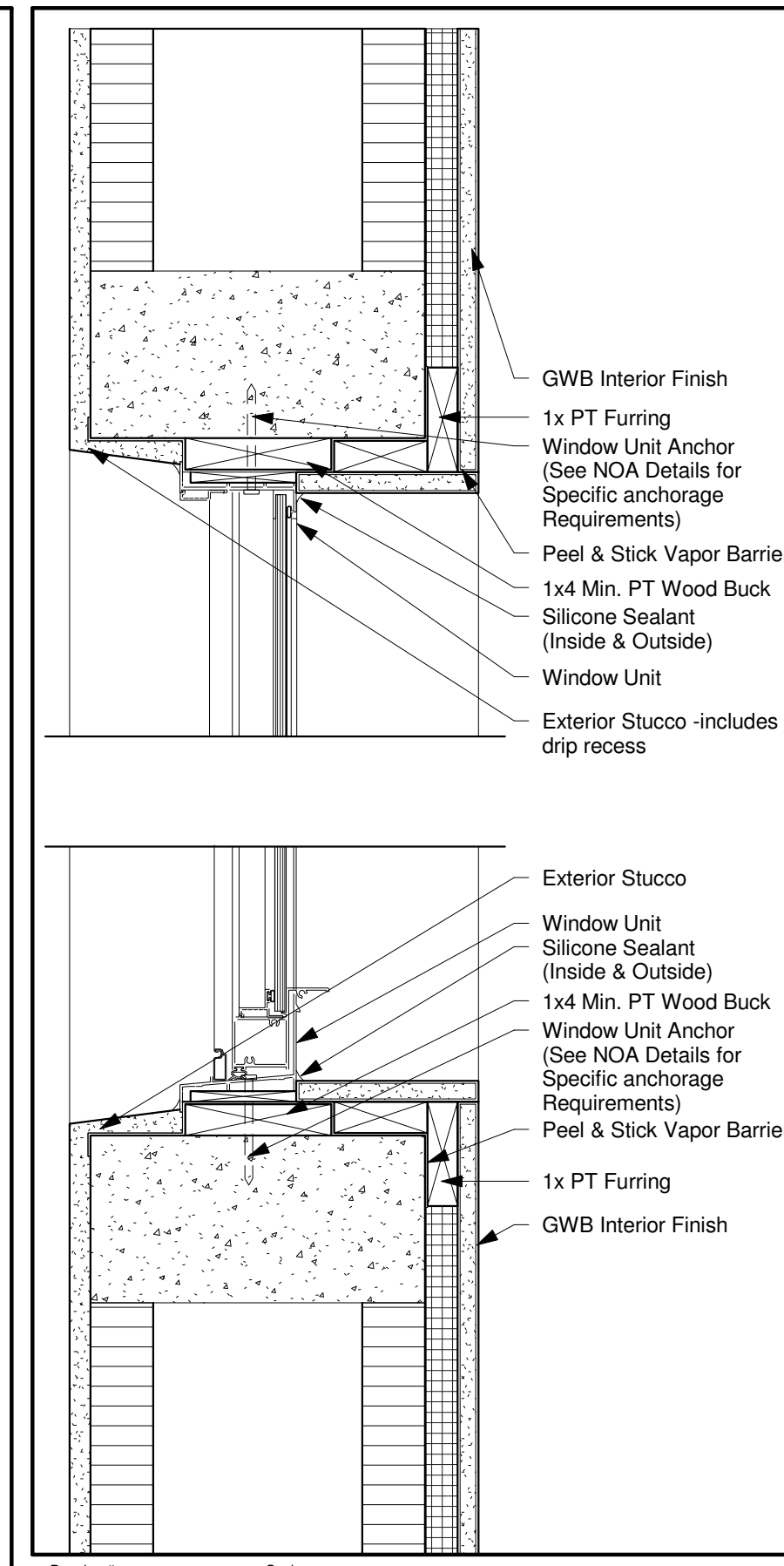
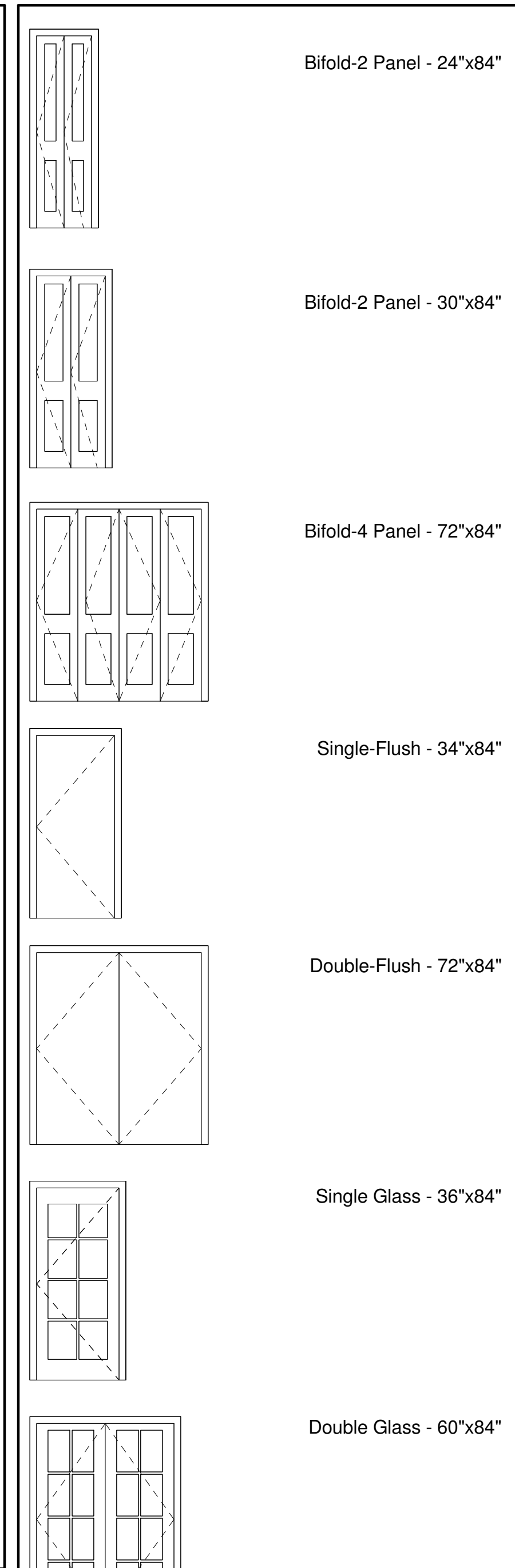
SEBASTIAN EILERT, AIA, LEED
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AR 96398 AR 92953, ID 5054, A26001202



Renovation Little Havana Inn Construction Documents
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Miami, FL 33135

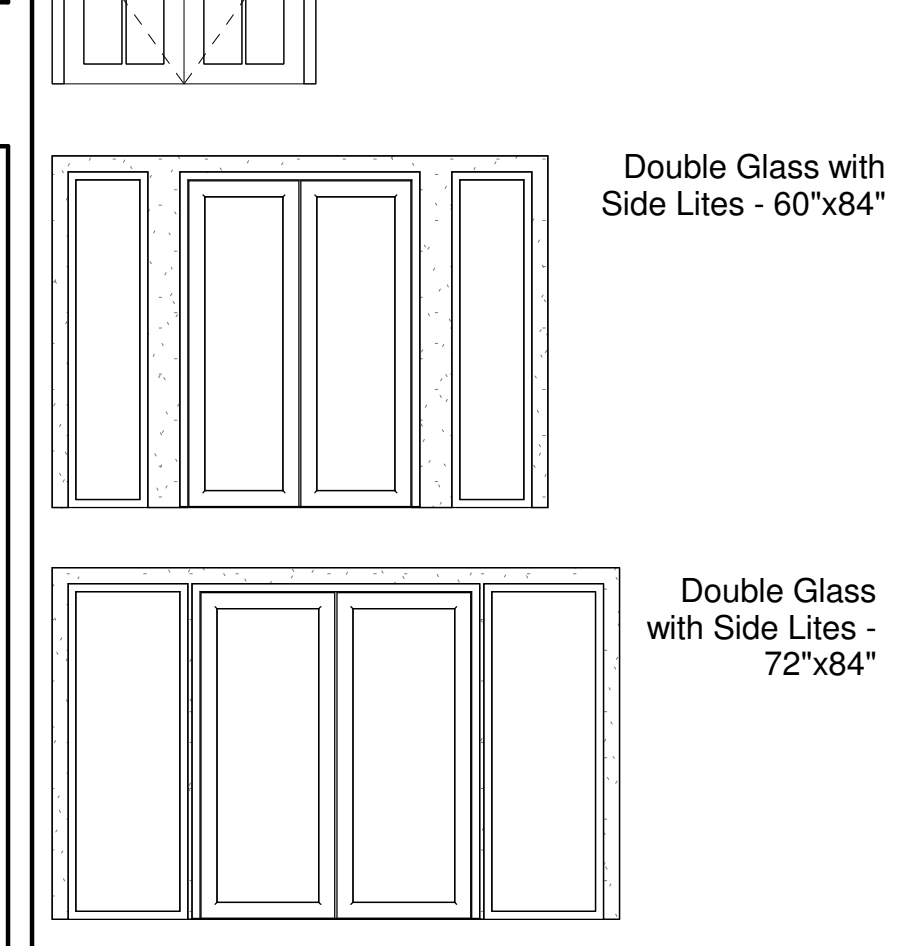
Wall Sections & Details A-700
Project number 014 Little Havana Inn 16
Date December 27, 2017
AR 96398 AR 92953

Door Schedule												
Mark	Floor	Width	Height	Type	Int/Ext	NOA	Manufacturer	Model	U-Value	SHGC	Impact	Comments
100-A	1st Floor	6' - 0"	7' - 0"	Double Glass w Side Lites	Ext						Yes	
101-A	1st Floor	5' - 0"	7' - 0"	Double Glass w Side Lites	Ext						Yes	
102-A	1st Floor	5' - 0"	7' - 0"	Double-Glass 2	Ext						Yes	
103-A	1st Floor	6' - 0"	7' - 0"	Double-Flush	Int						No	
106-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
106-B	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
108-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
108-B	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
110-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
110-B	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
112-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
112-B	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
114-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
114-B	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
116-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
116-B	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
118-A	1st Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
201-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
201-B	2nd Floor	4' - 0"	7' - 0"	Bifold-4 Panel	Int						No	
201-C	2nd Floor	5' - 0"	7' - 0"	Double Glass w Side Lites	Ext						Yes	
203-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
203-B	2nd Floor	2' - 6"	7' - 0"	Bifold-2 Panel	Int						No	
203-C	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
203-D	2nd Floor	3' - 0"	7' - 0"	Single-Glass 2	Ext						Yes	
205-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
205-B	2nd Floor	2' - 6"	7' - 0"	Bifold-2 Panel	Int						No	
205-C	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
207-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
207-B	2nd Floor	4' - 0"	7' - 0"	Bifold-4 Panel	Int						No	
209-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
209-B	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
209-C	2nd Floor	2' - 0"	7' - 0"	Bifold-2 Panel	Int						No	
210-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
210-B	2nd Floor	6' - 0"	7' - 0"	Bifold-4 Panel	Int						No	
213-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
213-B	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
214-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int						No	
214-B	2nd Floor	2' - 0"	7' - 0"	Bifold-2 Panel	Int						No	
214-C	2nd Floor	6' - 0"	7' - 0"	Bifold-4 Panel	Int						No	
214-D	2nd Floor	5' - 0"	7' - 0"	Double Glass w Side Lites	Ext						Yes	



14 N.T.S. DOOR SCHEDULE

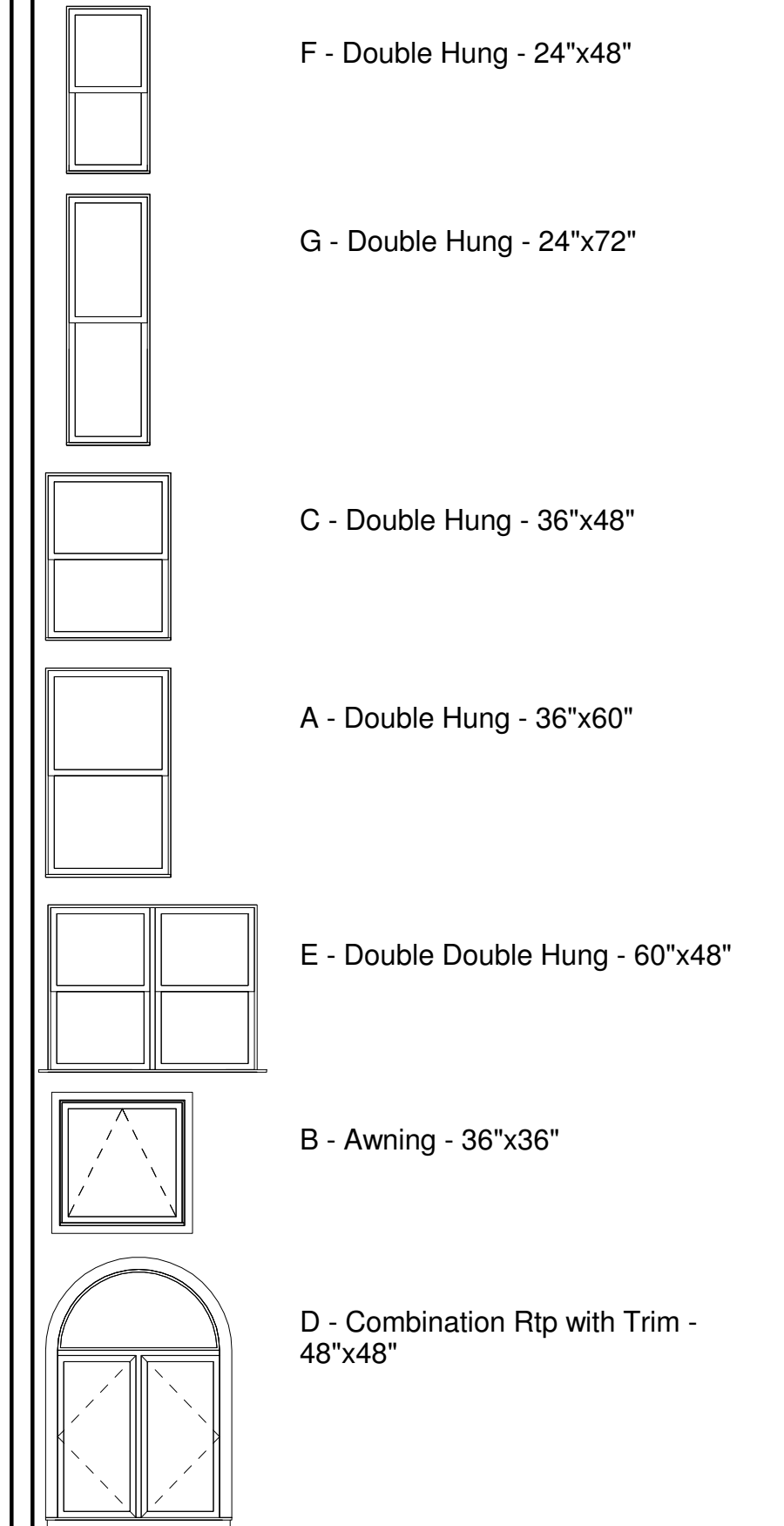
Window Schedule													
Type Mark	Count	Floor	Head Height	Width	Height	Type	NOA	Manufacturer	Model	U-Value	SHGC	Impact	Comments
A	15		7' - 0"	3' - 0"	5' - 0"	Double Hung						Yes	
B	7		7' - 0"	3' - 0"	3' - 0"	Awning with Trim						Yes	
C	3		7' - 0"	3' - 0"	4' - 0"	Double Hung						Yes	
D	1		14' - 10 3/4"	4' - 0"	4' - 0"	Combination Rtp with Trim						Yes	
E	6		7' - 0"	5' - 0"	4' - 0"	Double Hung-Double						Yes	
F	3		7' - 0"	2' - 0"	4' - 0"	Double Hung						Yes	
F	1		9' - 0"	2' - 0"	4' - 0"	Double Hung						Yes	
G	1		17' - 0"	2' - 0"	6' - 0"	Double Hung						Yes	



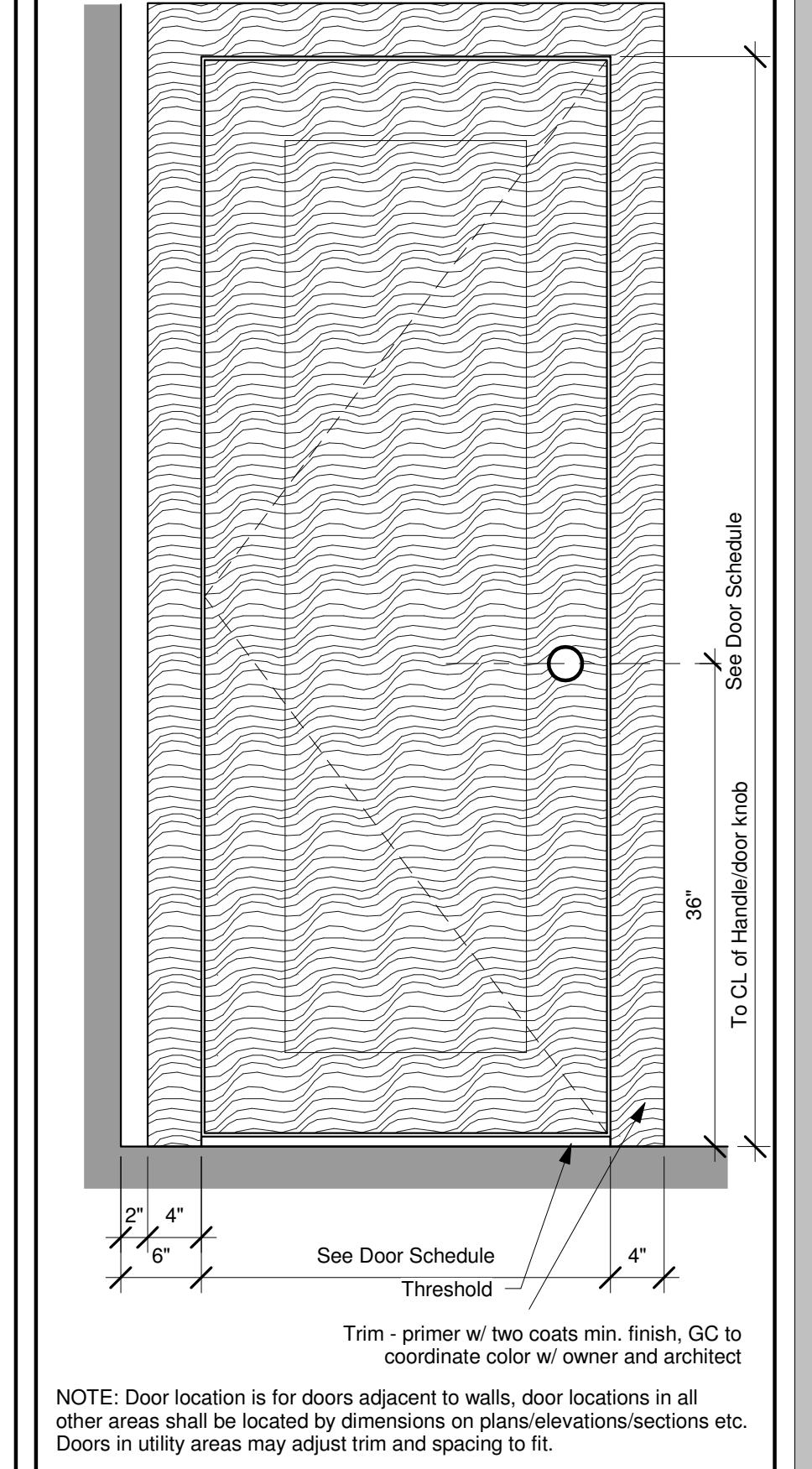
16 3" = 1'-0" Opening - Window - Concrete

15 3" = 1'-0" Opening - Door - Concrete

7 N.T.S. WINDOW SCHEDULE



2 1/4" = 1'-0" Window Legend



1 1" = 1'-0" Door Standard

No.	Description	Date

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AR 96398 AR 92953,
ID 5054, A26001202

Renovation
Little Havana Inn
Construction Documents
1645 SW 9 Street
Miami, FL 33135

Door & Windows Schedules
A-800
Project number 014 Little Havana Inn 16
Date December 27, 2017
AR 96398
AR 92953