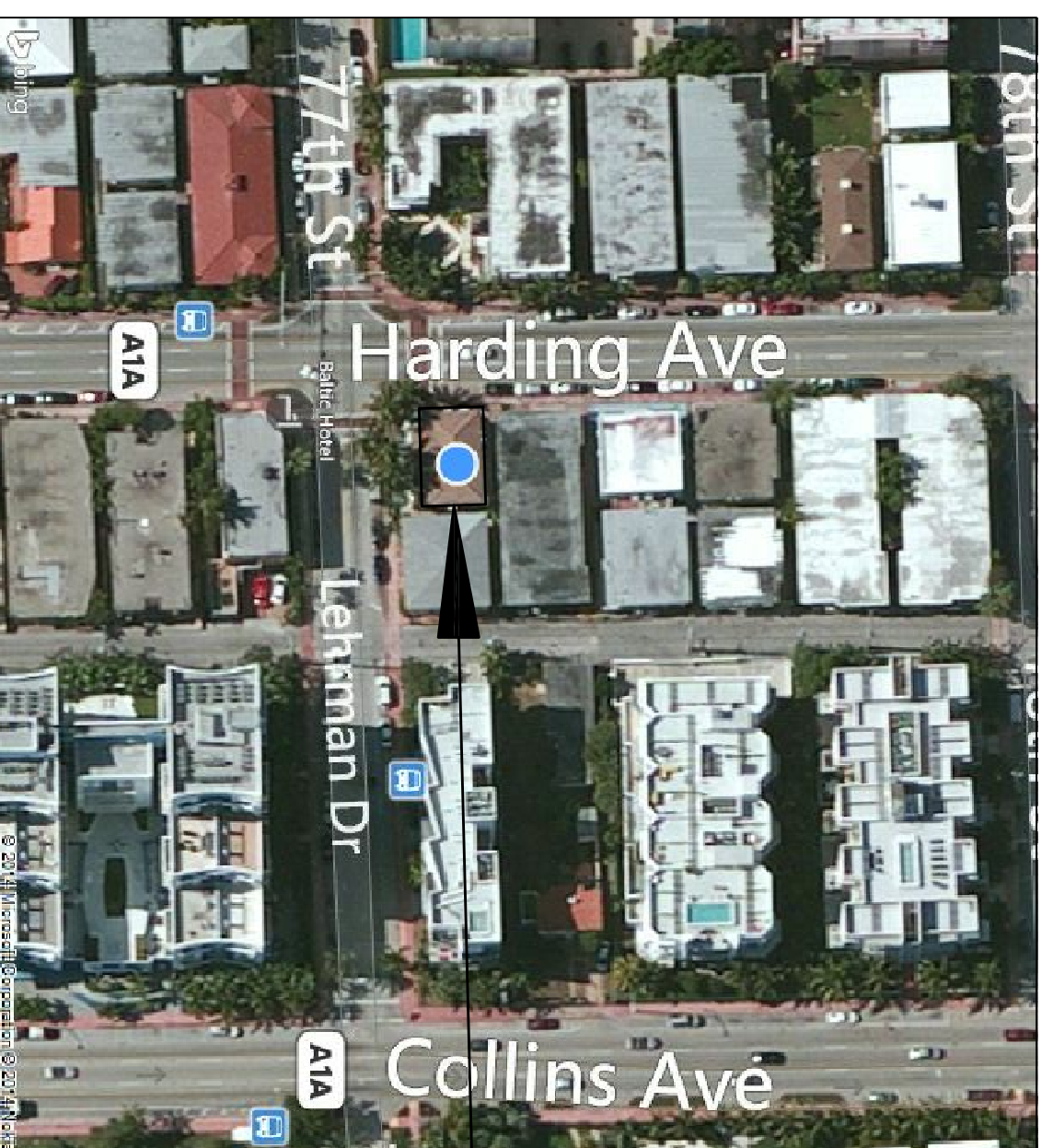


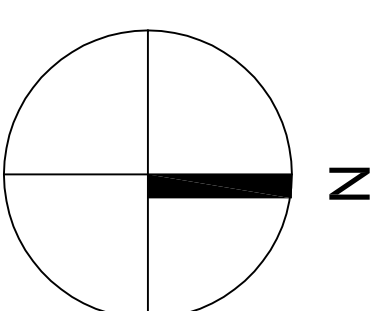
SITE

1 LOCATION MAP
SCALE : SCALE: N.T.S.



SITE

2 LOCATION MAP
SCALE : SCALE: N.T.S.



SCOPE OF WORK

1. DRAWINGS FOR CHANGE OF USE FROM R2 (APARTMENTS - R1 HOTEL)

ZONING INFORMATION

ZONING DESIGNATION: 3900 MULTI-FAMILY - 38-62 U/A
FOLIO NO.: 02-3202-007-0140
PROPERTY ADDRESS: 241 77 STREET MIAMI BEACH, FLORIDA 33141
MAILING ADDRESS: 6538 COLLINS AVE #508 MIAMI BEACH, FL 33141
LAND USE: 0803 MULTIFAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS
BEDS/BATH/HALF: 4/4/0
LIVING UNITS: 4
ADJUSTED AREA: 2373 Sq.Ft.
ADJUSTED AREA: 2,800 Sq.Ft.
YEAR BUILT: 1939
PRIMARY ZONE: 6501 COMMERCIAL - MIXED USE ENTER. EXISTING LIVING UNITS: 4

CODE STATEMENT

TO THE BEST OF THE ARCHITECT'S OR ENGINEERS KNOWLEDGE, THE 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 THIS SECTION AND 633 FLORIDA STATUTES.
ARCHITECTURAL STATEMENT:
ALL ARCHITECTURAL WORK SHALL BE UNDER 2010 F.B.C. EXISTING & NEW.
INTERIOR FINISHES SHALL COMPLY WITH FPFC 101 5TH EDITION 10.2.2
ZONING STATEMENT:
ALL WORK MEETS THE CURRENT CITY OF MIAMI BEACH & MIAMI-DADE COUNTY ZONING DESIGNATION ORDINANCES AND 2010 FRC EXISTING EDITION.
ALL A/C SHALL BE FLUSHED MOUNTED.
CIVIL ENGINEERING STATEMENT:
ALL CIVIL WORK SHALL BE UNDER 2010 FRC EXISTING AND NEW
LANDSCAPING & IRRIGATION STATEMENT:
LANDSCAPING IS TO BE PERFORMED UNDER MIAMI BEACH AND 2010 FRC EXISTING AND NEW STRUCTURAL STATEMENT:
ALL ARCHITECTURAL WORK SHALL BE UNDER 2010 FRC EXISTING AND NEW
PLUMBING STATEMENT:
ALL PLUMBING WORK SHALL BE UNDER 2010 FRC EXISTING AND NEW
MECHANICAL STATEMENT:
ALL MECHANICAL WORK SHALL BE UNDER 2010 FRC EXISTING AND NEW.
ELECTRICAL STATEMENT:
ALL ELECTRICAL WORK SHALL BE UNDER 2010 FRC EXISTING AND NEW.
LIFE SAFETY STATEMENT:
ALL LIFE SAFETY WORK SHALL BE UNDER 2010 FRC EXISTING AND NEW.

GOVERNING CODES

LEGAL DESC: ALTO DEL MAR NO 3 PH 8-41 LOT 6 LESS E44FT & LESS W2 5FT TO CITY BLK 3 LOT SIZE 50,000 X 56 OR 17729-1942 0797 1

BLDG. & LIFE SAFETY INFO.

OCCUPANCY CLASSIFICATION: RESIDENTIAL

CONSTRUCTION TYPE: II - UNPROTECTED (F.B.C. ED. 2010)

ALLOWABLE AREA: N/A
DEADEND CORRIDOR: 20'-0" MAXIMUM
MAXIMUM TRAVEL DISTANCE: 150'-0" MAXIMUM
EGRESS WIDTH: 36" MINIMUM
STAIR WIDTH: 44" MINIMUM
HORZ. FIRE SEPERATION: 1 HOUR
CEILING / ROOF ASSEMBLY: 1 HOUR
VERTICAL FIRE SEPERATION: NOT APPLICABLE
PARTY WALL SEPERATION: 2 HOUR
MINIMUM DOOR WIDTH: 32" MINIMUM
EXIT ACCESS CORRIDOR RATING: 1 HOUR
MECHANICAL RM. SEPERATION: 1 HOUR
MAXIMUM CHANGE IN ELEVATION: 1/2"
MINIMUM NO. OF EXITS: 2

BUILDING DOES NOT SPRINKLERED AND IS EQUIPPED WITH FIRE ALARM SYSTEM.

FPFC 101-261 2012 EDITION: 28.3.5.2. AUTOMATIC SPRINKLER PROTECTION SHALL NOT BE REQUIRED IN BUILDINGS WHERE ALL GUESTS SLEEPING ROOMS OR GUEST SUITES HAVE A DOOR OPENING DIRECTLY TO EITHER OF THE FOLLOWING:
(1) OUTSIDE AT THE STREET OR THE FINISHED GROUND LEVEL.
(2) EXTERIOR EXIT ACCESS ARRANGED IN ACCORDANCE WITH 7.5.3. IN BUILDINGS THREE OR FEWER STORES IN HEIGHT
FIRE SPRINKLER EXEMPTION OF 28.3.5.2 IS MEET FOR THE FIRE SPRINKLER SYSTEM.

INDEX OF DRAWINGS

A-0.0	COVER SHEET
GN-1	PROJECT DATA & INFORMATION
ARCHITECTURAL	
LS-1.1	LIFE SAFETY PLAN - GROUND FLOOR
LS-1.2	LIFE SAFETY PLAN - SECOND FLOOR
A-1.1	EXISTING FLOOR PLAN (GROUND FLOOR)
A-1.2	EXISTING FLOOR PLAN (SECOND FLOOR)
A-2.1	EXISTING EXTERIOR ELEVATIONS (WEST AND SOUTH)
A-2.2	EXISTING EXTERIOR ELEVATIONS (EAST AND NORTH)
A-3.0	DETAILS
MECHANICAL	
M-1.1	HVAC FIRST & SECOND FLOOR PLAN
M-1.2	HVAC DETAILS PLAN
M-1.3	HVAC SCHEDULES PLAN
ELECTRICAL	
E-1.1	ELECTRICAL FLOOR PLAN
E-1.2	ELECTRICAL NOTES DETAIL
X-X	BACK COVERSHEET

ABBREVIATIONS

A.B.	ANCHOR BOLT	HB.	HOSE BIBB
A.C.	AIR CONDITIONER	HC.	HANDICAP / HOLLOW CORE
A.CC.	ACCOMMODATE DOOR	HDR.	HARDWARE
A.H.U.	AIR HANDLING UNIT	H.M.	HORIZONTAL METAL
ALUM.	ALUMINUM	HR.	HORIZONTAL
AUX.	AUXILIARY	HT.	HEIGHT
BLDG.	BUILDING	H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
B.M.	BENCH MARK	ID.	IDENTIFICATION
BOTT.	BOTTOM	INSUL.	INSULATION
BRO.	BROOD	INT.	INTERIOR
B.R.	BRIQUET	INTRM.	INTERMEDIATE
C.B.	CATCH BASIN	J.	JOINT
C.I.P.	CAST-IN-PLACE	JST.	JOIST
C.L.	CENTRAL LINK	LAM.	LAMINATE
C.L.G.	CENTRE LINE	LAV.	LAVATORY
CLO.	CLOSET	M.	MATERIAL
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM
C.N.R.	CONCRETE	MCH.	MECHANICAL
C.N.T.	CONCRETE	MFR.	MANUFACTURER
COL.	COLUMN	M.I.N.	MINIMUM
CONC.	CONCRETE	MISC.	MISCELLANEOUS
CONN.	CONNECTION	MTC.	METAL
CONSTR.	CONSTRUCTION	N.	NORTH
CONTR.	CONTRACTOR	N.S.V.D.	NOT TO SCALE
CPT.	CARPET	N.I.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	N.O.	NOT TO SCALE
DBL.	DOUBLE	N.T.S.	NOT TO SCALE
DETL.	DETAIL	OC.	OUTSIDE
DIA.	DIAMETER	O.C.	OUTSIDE
DM.	DIMENSION	P.	PART
D.M.S.	DRAINAGE	P.L.V.	PLYWOOD
DWG.	DRAWINGS	PNT.	PAINT
DWN.	DOWN	PR.	PRESSURE TREATED
EA.	EACH	RF.	REQUIRED
ELEV.	ELEVATION	RM.	ROOM
EL.E.	ELEVATION	R.O.	ROOF DRAIN
ELEV.	ELEVATION	S.C.	SOLID CORE
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	S.F.	SQUARE FOOTAGE
ESC.	ESCALATOR	SHT.	SHEET
EXH.	EXHAUST	SIM.	SMILEY
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXP.	EXPANDED / EXPANSION	STD.	STANDARD
EXT.	EXTENSION	STL.	STEEL
EXTNG.	EXTINGUISHER (FIRE)	STRUT.	STRUCTURE
FAB.	FABRICATE	STAGE	STAGE
F.D.	FLOOR DRAIN	TEL.	TELEPHONE
FE	FIRE EXTINGUISHER	TEMP.	TEMPERED / TEMPORARY
F.F.	FINISH FLOOR	THK.	THICK
F.F.	FINISH FLOOR	TYP.	TYPICAL
F.FG.	FLOOR FINISH	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	U.B.	UNITS BASE
F.V.	FIELD VENTILATION	V.C.T.	VINYL COMPOSITE TILE
G.A.V.	GALVANIZED	VERT.	VERTICAL
G.B.	GENERAL CONTRACTOR	V.I.R.	VENTILATION
G.F.	GENERAL CONTRACTOR	W/	WITH
G.F.	GENERAL CONTRACTOR	WD.	WOOD
G.F.	GENERAL CONTRACTOR	WC.	WATER CLOSET

CLIENT: 241 77 STREET
Issued for Permitting
241 77 Street
Miami Beach, FL 33141

407 LINCOLN ROAD, SUITE 2C
MIAMI BEACH, FL 33139
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	17 FEBR/15	PERMITTING
2	11 NOV/15	PERMIT REV A

ALL DRAWING AND WRITING MATERIAL, COPY, NEED, BEHIND, IS THE SOLE PROPERTY OF CASTELLANOS DESIGN STUDIO. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, STORED, RETRIEVED, TRANSMITTED, OR USED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM CASTELLANOS DESIGN STUDIO. THE DRAWINGS AND SPECIFICATIONS WHICH INDICATE THE DESIGN OF THE PROJECT ARE THE PROPERTY OF CASTELLANOS DESIGN STUDIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE: AR 991133
PROJECT NO.: 2014-92

PROJECT DATA & INFORMATION

CHECKED BY: WC SHEET NO.:
DRAWN BY: AA
SCALE: AS NOTED
© 2015 BY CDS
GN-1