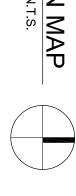
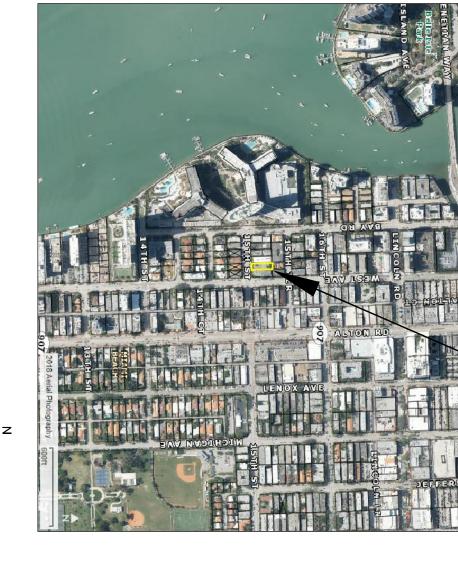
LOCATION MAP





2 LOCATION MAP

HORIZ.

FIRE SEPE

RATION:

0 HOUR

0 HOUR

STAIR WIDTH:

EGRESS WIDTH:

36" MINIMUM

44" MINIMUM

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE LATEST EDITION OF O.S.H.A. REQUIREMENTS.

DEADEND CORRIDOR: MAXIMUM TRAVEL DIS

DISTANCE:

ALLOWABLE ARE/

N

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 6TH EDITION (2017), EXISTING FLORIDA BUILDING CODE WITH 2017 SUPPLEMENTS..

H MARK

20'-0" MAXIMUM 122'-0" MAXIMUM

III A - PROTECTED (F.B.C. 2014)

(2017).

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 6TH EDITION,

OVE FINISH FLOOR HANDLING UNIT

W METAL

HT. HVAC

**GOVERNING CODES** 

**ABBREVIATIONS** 

CONSTRUCTION

OCCUPANCY CLA

SSIFICATION:

RESIDENTIAL R-1 (SECTION 310)

BLD

& LIFE SAFETY INFO.

CEILING / ROOF

SSEMBLY:

PARTY WALL SEPERATION:

MINIMUM DOOR WIDTH:

VERTICAL FIRE SEPERATION:



MINIMUM NO. OF

EXITS:

MAXIMUM CHANGE IN ELEVATION:

1/2"

ALL AND CEILING

AND CORRIDORS

MINIMUM CLASSIFICATION CLASS A

N.I.C.
NO.
N.T.S.
O.C.
O.D.
PART
PLYWD.
PNT
PLYWD.
REQ.
REQ.
RR.D.
SC.
SCHED.
SCHED.
SCHED.

TO SCALE
CENTER
TISIDE DIAMETER
RTITION
WOOD

CLASS B

CLASS

/ATION STRICAL /ATION / ELEVATOR

ESSURE TREATED
INFORCING
QUIRED
OM
OF DRAIN
LID CORE
HEDULE
CTION
CARE FOOTAGE
UARE FOOTAGE

MINIMUM REQUIRED FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES

MECHANICAL RM.

SEPERATION:

EXIT ACCESS CORRIDOR RATING:

1 HOUR

1 HOUR

32" MINMIUM CLEAR

1 HOUR

NOT APPLICABLE

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE (FFPC), 6TH EDITION (2017).

CCONC CONC CONC CONC CONC CONSTR. CONTR. CONTR.

RETE MASONRY I

ယ LOCATION MAP

BUILDING WILL BE SPRINKLERED AND EQUIPPED WITH FIRE ALARM SYSTEM.

FURNISHINGS

ROOMS & ENCLOSED AREAS VERTICAL EXITS & EXIT PASSAGEWAYS

DRAPERY & UPHOLSTERED FURNITURE

CLASS I

RIOR IGUISHER (FIRE) ICATE R DRAIN EXTINGUISHER

JCTURE ARE FOOTAGE EPHONE PERED / TEMPOR

ED / EXPANSION

CIFICATIONS NLESS STEEL NDARD

RE 1 FLOOR

1. THE OWNER IS REQUESTING THE EXISTING APARTMENT (R-2) BUILDING BE COVERTED INTO A SUITES HOTEL (R-1) AS PER THE MIAMI BEACH ORDINANCE AND FLORIDA BUILDING CODE.

SCOP

OF WORK

ZONING INFORMATION

CODE STATEMENT

2. THE EXISTING UNDER PRENOVATED TO RESERVE AND COLOR A KITCHENETTE VEACH UNIT. G UNITS SHALL BE D REMOVE THE EXISTING CONVERT INTO A BEDROOM.

3. A RECEPTION BE PROPOSED A 3. A UNIT ON THE ACCOMMODATE AREA FOR CHECK-IN WILL THE NORTH UNIT ON E GROUND FLOOR SHALL THE ACCESSIBLE UNIT.

4. A NEW RAMP WILL BE PROVIDED FOR THE VERTICAL ACCESSIBILITY WAIVER BY THE FLORIDA COMMISSION BOARD HAS BEEN REQUESTED UNDER WAIVER#415-R0

I I

**GROUND FL** 

OOR

REPLACED WITH NEW HVAC SYSTEM TO MATCH THE OTHER UNITS FOR AN ORIGINAL APPEARANCE. THE EXISTING HVAC UNITS WILL BE LEGALIZED. 5. TWO (2) UNITS THE WINDOW/W/ THAT HAVE THROUGH **UNITS WILL** BΕ

SUBPERMIT.

ALL STRUCTURA SHALL REMAIN

THE TOTAL APPROXIMATELY SQUARE FEET OF RENOVATION IS 2,535 SQ.FT. 872 S.F. AT THE GROUND FLOOR AND 1,663 S.F. AT THE SECOND FLOOR.

ERATION LEVI NS ARE UNDER VEL II.

> OWNER: MIAMI BEACH ZONING: ZONING DESIGNATION: PROPERTY ADDRESS: TAX FOLIO No.: 1313 15TH STREET MIAMI BEACH,FL 33139-3401 02-3233-016-0140 CD-1 COMMERCIAL LOW INTENSITY 3900 MULTI-FAMILY 2-9 UNITS ALBARU CORPORATION

BEDS/BATH/HALF: MAILING ADDRESS: 8/8/0 (4 TWO BD/2BTH & 4 ONE BD/1BTH) 2363 N MERIDIAN AVENUE MIAMI BEACH, FL 33140 0803 MULTI FAMILY 38-62 U/A

LAND USE

ADJUSTED SQUARE FT: 7,500 S.F 7,069 S F 1950

LOT SIZE:

YEAR BUILT:

LIVING UNITS:

SETBACKS: FRONT REAR SIDES MINIMUM N/A

LOT COVERAGE: MAXIMUM MAXIMUM N/A PROPOSED N/A PROPOSED N/A

FAR

BUILDING HEIGHT:

MAXIMUM

N/A

N N

PROPOSED

LEGAL DESCRIPTION:

W20FT OF LOT 8 & E30FT OF LOT 9 BLK 67 B PB 16-1 LOT SIZE 50.00 X 150 ALTON BEACH BAY FRONT RE-SUB

> TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S 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
> FLORIDA BUILDING CODE, EXISTING 6TH EDITION ALL WORK SHALL COMPLY WITH CHAPTER 5
> FLORIDA BUILDING CODE EXISTING 501.1 & WITH FBC
> ACCESSIBILITY 224 - TRANSIENT LODGE GUEST (2017)

DURING CONSTRUCITON ACTIVITIES, ALL FIRE SPRINKLER HEADS MUST BE PROTECTED IN PLACE FROM OVERSPRAY, PAINTING, OR OTHER COATING. ANY SPRINKLERS PAINTED OR COATED WITH ANY SUBSTANCE OTHER THAN DUST, MUST BE REPLACED BY A LICENSED FIRE PROTECTION CONTRACTOR. CLEANING OF PAINTED SPRINKLER HEADS IS PROHIBITED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.

1313 15th Street Miami Beach, FL 33139 Folio: 02-3233-016-0140

Change of Use

G.C. TO COORDINATE WITH MASTER PERMIT FOR SUBPERMIT OF NEW FIRE ALARM & FIRE SPRINKLERS. PROVIDE SHOP DRAWINGS FOR REVIEW.

FIRE SPRINKLER/ALARM NOTES

CLIENT:

1313

15th

Street

ZONING STATEMENT:
ALL WORK MEETS THE CURRENT CITY OF MIAMI
BEACH & MIAMI-DADE COUNTY ZONING
DESIGNATION ORDINANCES AND FLORIDA BUILDING
CODE 5TH EDITION (2017).

CIVIL ENGINEERING STATEMENT:

NO WORK IS TO BE PERFORMED

LANDSCAPING & IRRIGATION STATEMENT:

NO LANDSCAPING IS TO BE PERFORMED

STRUCTURAL STATEMENT:

NO STRUCTURAL WORK IS TO BE PERFORMED

PLUMBING STATEMENT:

ALL PLUMBING WORK SHALL BE UNDER FLORIDA

BUILDING CODE, EXISTING 5TH EDITION (2017).

MECHANICAL STATEMENT:

ALL MECHANICAL WORK SHALL BE UNDER FLORIDA

BUILDING CODE, EXISTING 5TH EDITION (2017).

ELECTRICAL WORK SHALL BE UNDER FLORIDA

BUILDING CODE, EXISTING 5TH EDITION (2017).

ELECTRICAL STATEMENT:

ALL ELECTRICAL WORK SHALL BE UNDER FLORIDA

BUILDING CODE, EXISTING 5TH EDITION (2017).

LIFE SAFETY STATEMENT:

ALL LIFE SAFETY WORK SHALL BE UNDER FLORIDA
FIRE PREVENTION CODE 6TH EDITION (2017). ALL
WORK WILL BE DONE ACCORDING TO FFPC 101 6TH

FFPC 101 5TH EDITION CHAPTER 43 "BUILDING REHAB" MODIFICATION AND CHAPTER 29 ALL INSTALLED COMPONENTS SHALL COMPLY EDITION AND NFPA  $\frac{1}{101}$  2014 EDITION. THE PROJECT IS CLASSIFIED IN ACCORDANCE WITH FFPC 101 5TH EDITION CHAPTER 43 "BUILDING

DRAWING INDEX

AR¢HITECTURAL DRAWING LIST OVR COVER SHEET A & INFORMATION

SE BIBB VDICAP / HOLLOW CORE AS-1 ARCHITECTURAL SITE PLAN
LS-1 LIFE SAFETY PLANS
EX-1 EXISTING FLOOR PLANS
D-1 DEMOLITION FLOOR PLANS D-X-1

A-1.2 ACCCESSIBLE UNIT & INTERIOR ELEVATIONS
A-1.3 ACCESSIBLE NOTES AND DETAILS
A-1.4 ACCESSIBLE NOTES AND DETAILS
A-2 REFLECTED CEILING PLANS
A-4.1 EXISTING EXTERIOR ELEVATIONS
A-5.1 PARTITION TYPES
A-5.2 UL 309 PARTITION LISTING A-5.2 UL 309 PARTITION LISTING
A-5.3 FIRE PENETRATION DETAILS
A-6.1 DOOR SCHEDULE & DETAILS
A-7.1 DETAILS

EDIATE

PLUMBING DRAWING LIST

HANICAL
JFACTURER
HOLE
MUM
ELLANEOUS

<u> </u>

PLUMBING SANITARY GROUND AND SE PLUMBING DISTRIBUTION GROUND AN PLUMBING NATURAL GAS PLAN PLUMBING ISOMETRICS PLUMBING SCHEDULE & DETAILS PLUMBING DETAILS D SECOND FL PL ) AND SEC. FL PL

NGVD

ONAL GEODESIC ICAL DATUM N CONTRACT /

MECHANICAL DRAWING LIST

**ELECTRICAL DRAWING LIST** MECHANICAL GROUND & SECOND FLOOR PLAN MECHANICAL DETAILS & SCHEDULES PLAN MECHANICAL DETAILS & NOTES

FIRE PROTECTION DRAWING LIST ELECTRICAL GROUND & SECOND FLOOR PLANS ELECTRICAL PANELS, NOTES & DETAILS

FP-1 FP-2 FIRE ALARM DRAWING LIST FIRE ALARM PROTECTION GROUND & SEC. FL PLAN FIRE PROTECTION NOTES & DETAILS FIRE PROTECTION GROUND & SECOND FIRE PROTECTION NOTES & DETAILS FLOOR PLAN

> CT NO: WESLEY ART CASTELLANOS ORIDA ARCHITECT LICENSE AR 96133 **PROJEC** 2016-17

DATA &

License #AA 26002467

WWW.CASTELLANOSDESIGN.COM Tel:

PERMIT REV. & DESIGN CHANGE

240CT/19

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BE ALL WORK
NO OF THE
ALL ALL ITEMS
TITHOUT
SOF WORK
THE EVENT OF
UNITS, THAT

— ☆ — AR96133

INFORMATION

DRAWN BY: WC CHECKED BY : WC SHEET NO

GLASS GYPSUM WALL BOARD

ER CLOSET

BACK COVERSHEET

/ANIZED 3 BAR ERAL CONTRACTOR

DERCUT
LESS NOTED OTHEI
LYL BASE
LYL COMPOSITE TILI
RTICLE
STIBULE
NT THRU ROOF

S-3

STRUCTURAL NOTES AND DETAILS STRUCTURAL PLAN STRUCTURAL DETAILS

STRUCTURAL DRAWING LIST