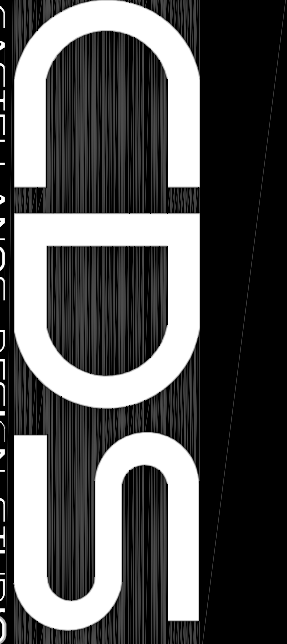


CLIENT:

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

Change of Use

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



7300 BISCAYNE BLVD, SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467

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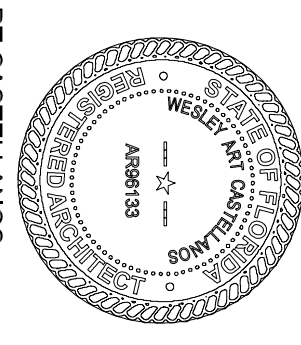
No. DATE ISSUED / REVISED

1	22 AUG/16	CONSTRUCTION DOCUMENTS
2	24 OCT/19	PERMIT REV & DESIGN CHANGE
3		
4		

- GENERAL NOTES**
1. ALL ELECTRICAL OUTLETS WITHIN 4' OF SINK SHALL BE G.F.I.
 2. COORDINATE ALL NEW APPLIANCES WITH ELECTRICAL.
 3. COORDINATE ALL NEW FIXTURES WITH PLUMBING.
 4. PROTECT ALL DEMISING RATED WALLS. REPAIR ANY DAMAGE.
 5. ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE FBC 2509 SHOWERS AND PUBLIC TOILET WALLS SHALL COMPLY TO SECTION 1210.2 & 1210.
 6. INTERIOR FINISHES WILL COMPLY WITH FPFC 101 5TH EDITION 10.2.2.
 7. THE PROJECT IS CLASSIFIED IN ACCORDANCE WITH FPFC 101 5TH EDITION CH. 43 BUILDING REHAB.
 8. PROVIDE DRAFT STOPPING AT ALL PENETRATIONS FROM CRAWL SPACE TO INTERIOR BUILDING BEHIND DRYWALL.
 9. ALL NEW EQUIPMENT SHALL BE ABOVE THE REQUIRED 9'-0" OF ESTABLISHED N.G.V.D.
 10. ALL THRESHOLDS AT DOORWAYS SHALL NOT EXCEED $\frac{3}{8}$ " IN HEIGHT. IN COMPLIANCE WITH CHAPTER FBC 10008.1.7. ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.
 11. AS PER ADA STANDARDS SECTION 224, 1 GUEST ROOM WITH MOBILITY FEATURES AND 2 GUEST ROOMS WITH COMMUNICATION FEATURES HAVE BEEN PROVIDED. SINCE THERE ARE BETWEEN 1 AND 25 TOTAL GUEST ROOMS ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE FBC 2509 SHOWERS AND PUBLIC TOILET WALLS SHALL COMPLY TO SECTION 1210.2 & 1210.
 12. CHANGE OF USE SHALL BE FROM R-2 TO R1.
 13. INTERIOR FINISHES WILL COMPLY WITH FPFC 101 5TH EDITION 10.2.2.
 14. BUILDING SHALL NOT BE OCCUPIED DURING CONSTRUCTION.
 15. THE PROJECT IS CLASSIFIED IN ACCORDANCE WITH FPFC 101 5TH EDITION CH. 43 BUILDING REHAB
 16. ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT SHALL COMPLY WITH FBC 803 AND FBC 804.
 17. OMS, AS PER TABLE 224.2 & 224.4
 18. ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, ELECTRICAL PANELS, HVAC, ETC.) SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (+9.00' NGVD).

- CONSTRUCTION PLAN REFERENCE NOTES**
1. NEW ADA TOILET, LAVATORY, AND SHOWER.
 2. NEW PARTITION FOR RECEPTION AREA. PROVIDE SOUND ATTENUATION INSIDE WALL AND CEILING.
 3. EXISTING RATED WALL TO REMAIN. PATCH & REPAIR ANY PENETRATIONS WITH FIRE STOPPING. A NEW WALL FOR PLUMBING IS BEING STOPPED OVER THE EXISTING WALL.
 4. ROLL IN SHOWER TO COMPLY WITH ADA STANDARDS SECTION 608.
 5. BEDROOM TO HAVE COMMUNICATION FEATURES AND COMPLY WITH ADA STANDARD SECTION 806.3.
 6. NEW HURRICANE DOOR. UNDER SEPARATE SUBPERMIT.
 7. INSTALL NEW ADA RAMP ACCESS.
 8. NEW HVAC IN UNITS. GC TO VERIFY DIMENSIONS OF AHU WITH SPACE TO ACCOMMODATE 4" CLEARANCE AROUND PERIMETER. NO COMBUSTIBLE MATERIAL INSIDE CLOSET.
 9. GC TO INSTALL FULLY LOUVERED DOOR.

SEAL:



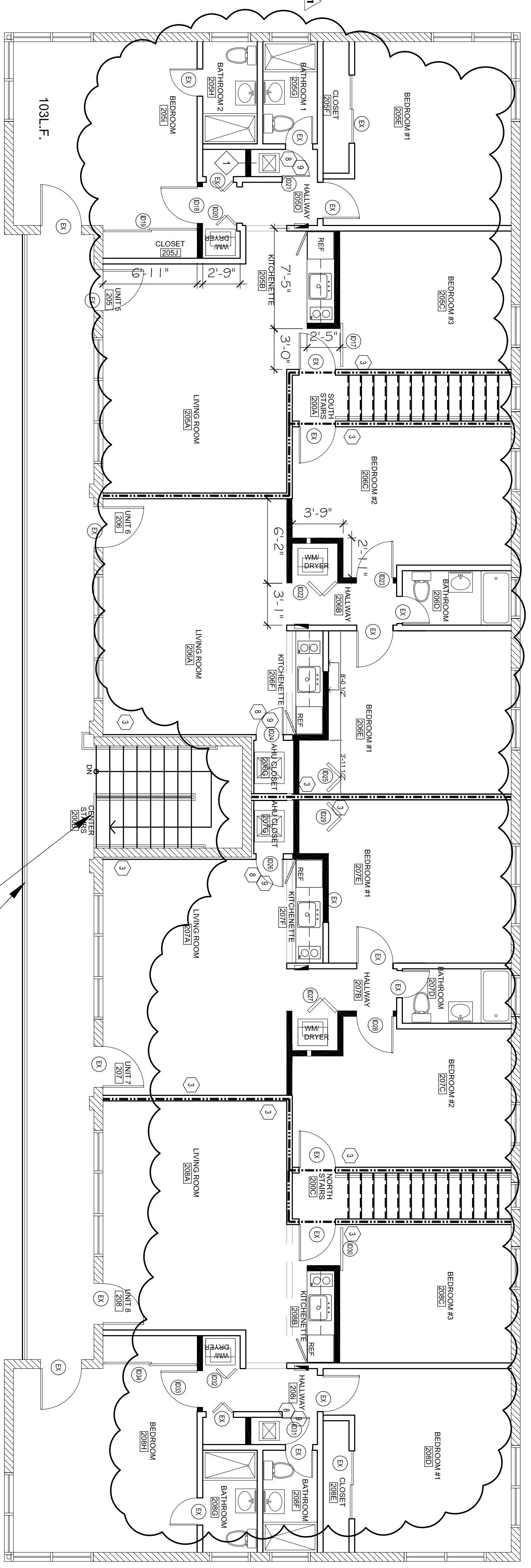
WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE #61513

PROJECT NO.: 2016-17

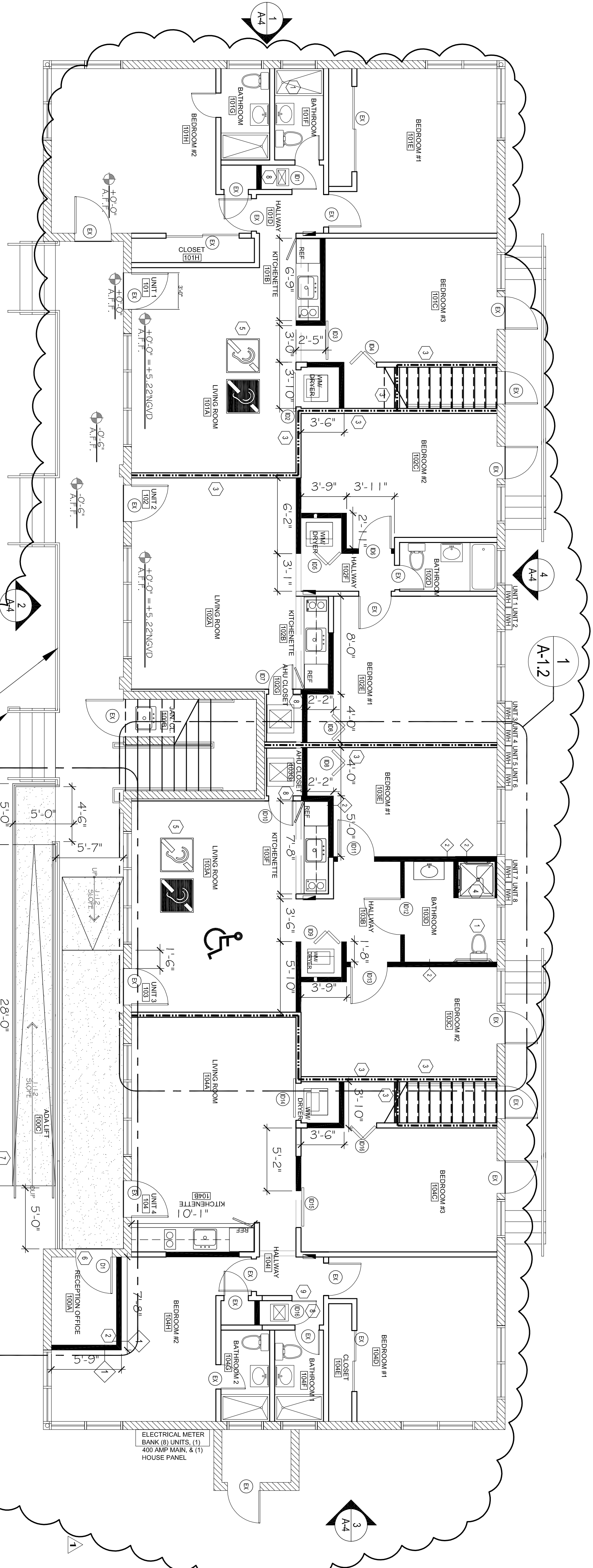
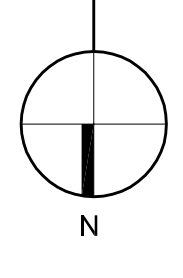
PROPOSED FLOOR PLANS

CHECKED BY: WVC
DRAWN BY: WVC
SCALE:
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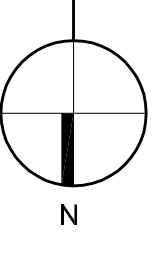
SHEET NO.:
A-1



2 PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"



1 PROPOSED GROUND FLOOR
SCALE: 3/16" = 1'-0"



EXISTING GUARDRAILS SHALL REMAIN AT 42" MIN AFF AFTER INSTALLATION OF NEW FLOORING AS PER FBC 1013

A-1.2

GC TO INSTALL FULLY LOUVERED DOOR.