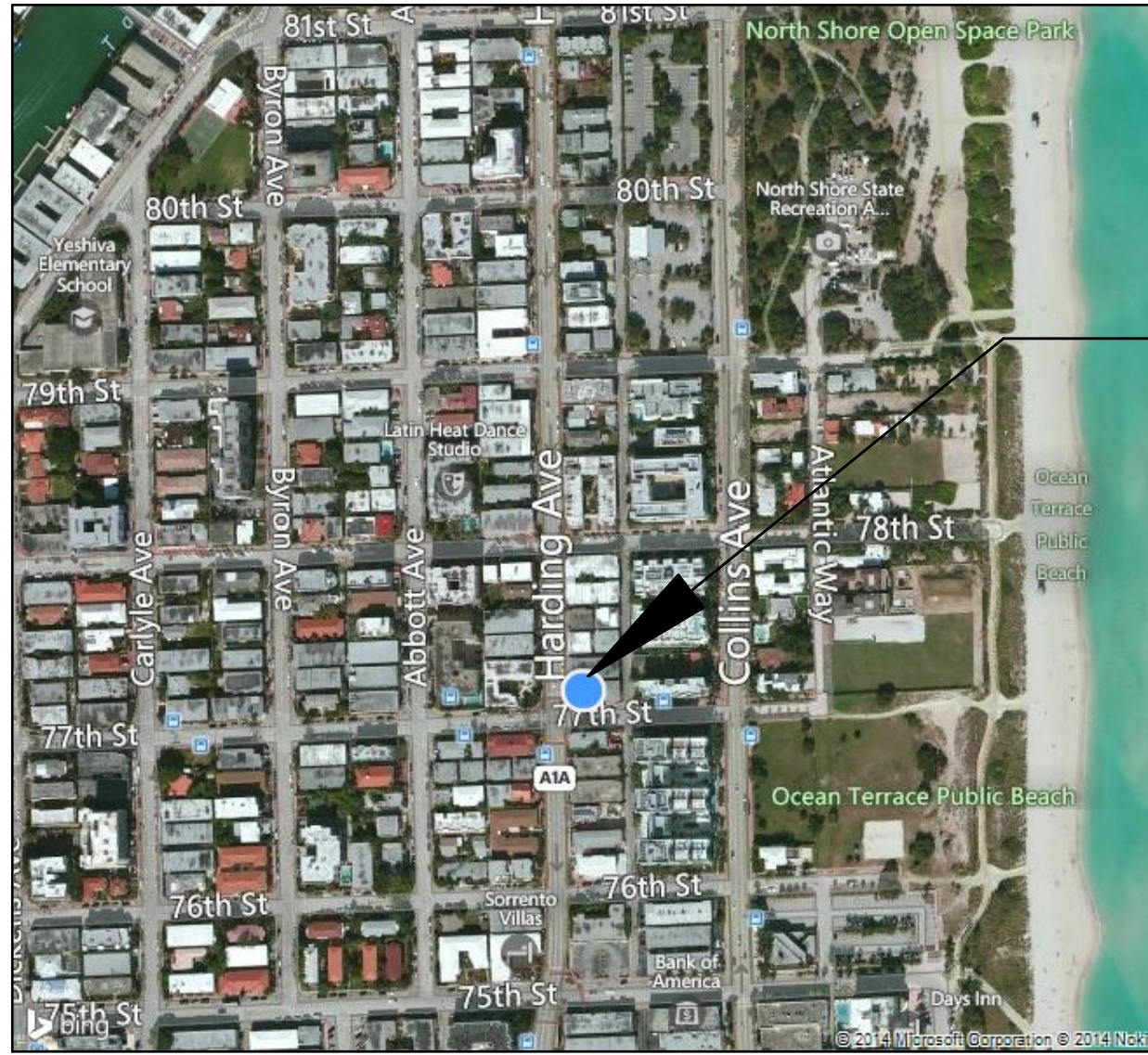


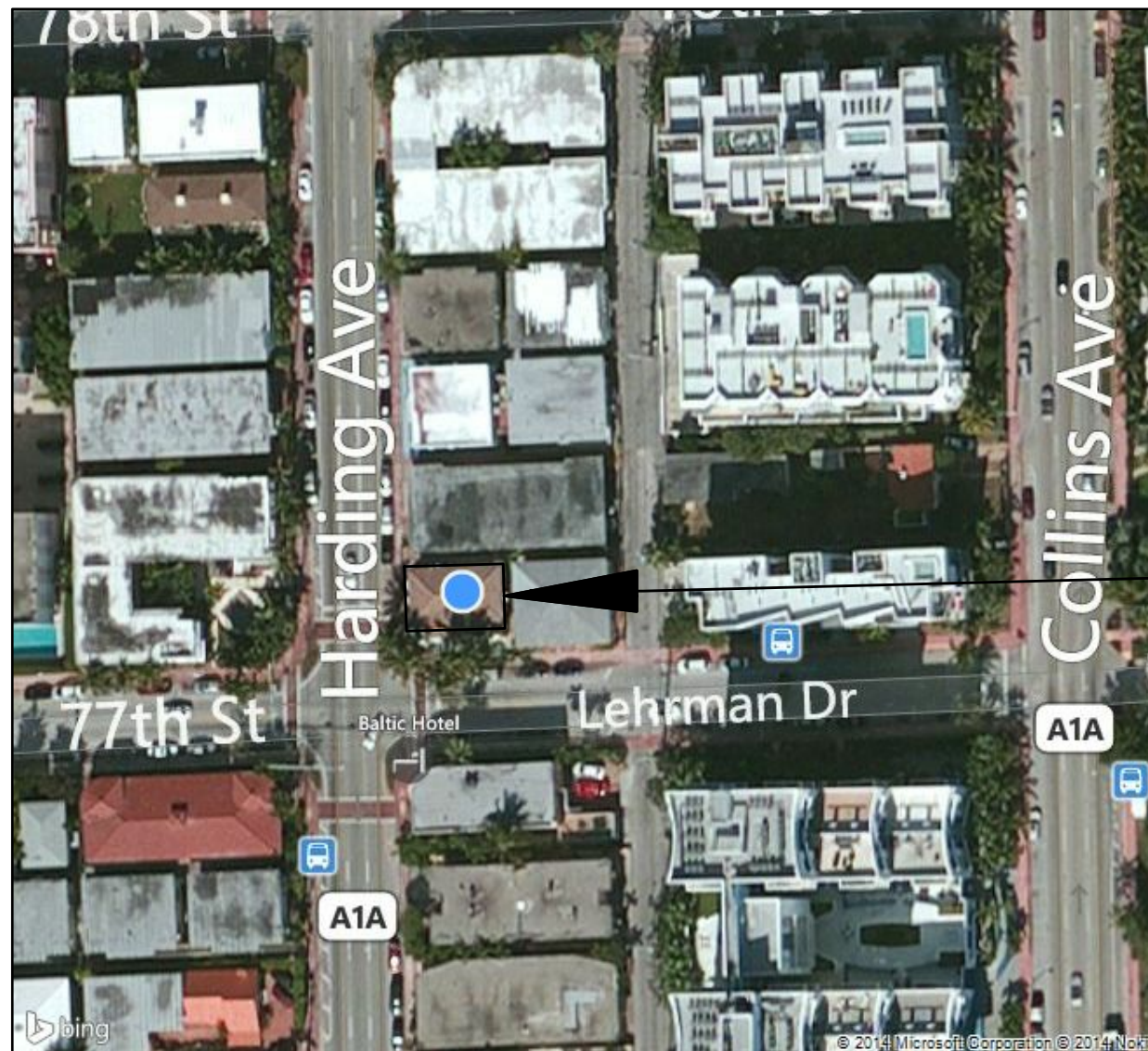
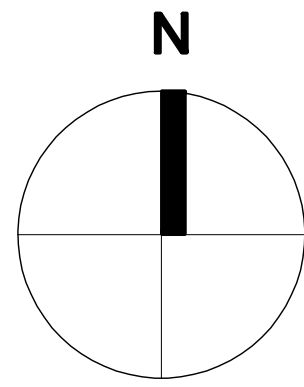
SITE LOCATION MAPS



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 3/4/0  
 LIVING UNITS 3  
 ADJUSTED AREA 2373 Sq.Ft.  
 LOT SIZE 2,800 Sq.Ft.  
 YEAR BUILT 1939  
 PRIMARY ZONE: 6501 COMMERCIAL - MIXED USE ENTER.  
 PRIMARY LAND USE: 3921 HOTEL OR MOTEL: HOTEL  
 EXISTING LIVING UNITS: 3

ADJUSTED AREA: 2,373 S.F.  
 LOT SIZE: 2,800 S.F.  
 FLOORS: TWO (2)  
 YEAR BUILT: 1939  
 SETBACKS: MINIMUM PROPOSED  
 FRONT 20'-0" EXISTING TO REMAIN  
 REAR N/A EXISTING TO REMAIN  
 SIDE EAST 7'-6" EXISTING TO REMAIN  
 SIDE WEST 7'-6" EXISTING TO REMAIN  
 BUILDING HEIGHT: MAXIMUM PROPOSED  
 35'-0" EXISTING TO REMAIN  
 F.A.R.: MAXIMUM PROPOSED  
 5,600 EXISTING TO REMAIN  
 LEGAL DESCR: ALTOS DEL MAR NO 3 PH 8-41  
 LOT 6 LESS E54FT & LESS W2 5FT  
 TO CITY BLK 3  
 LOT SIZE 50.000 X 56  
 OR 17729-1942 0797 1

CODE STATEMENT

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 2010 F.B.C. EXISTING & NEW.  
 INTERIOR FINISHES SHALL COMPLY WITH FFPC 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 FBC EXISTING EDITION.

ALL A/C SHALL BE FLUSHED MOUNTED.

CIVIL ENGINEERING STATEMENT:  
 ALL CIVIL WORK SHALL BE UNDER 2010 FBC EXISTING AND NEW

LANDSCAPING & IRRIGATION STATEMENT:  
 LANDSCAPING IS TO BE PERFORMED UNDER MIAMI BEACH AND 2010 FBC EXISTING AND NEW

STRUCTURAL STATEMENT:  
 ALL ARCHITECTURAL WORK SHALL BE UNDER 2010 FBC EXISTING AND NEW

PLUMBING STATEMENT:  
 ALL PLUMBING WORK SHALL BE UNDER 2010 FBC EXISTING AND NEW

MECHANICAL STATEMENT:  
 ALL MECHANICAL WORK SHALL BE UNDER 2010 FBC EXISTING AND NEW.

ELECTRICAL STATEMENT:  
 ALL ELECTRICAL WORK SHALL BE UNDER 2010 FBC EXISTING AND NEW.

LIFE SAFETY STATEMENT:  
 ALL LIFE SAFETY WORK SHALL BE UNDER 2010 FBC EXISTING AND NEW.

FIRE DEPARTMENT  
 ALL WORK WILL BE DONE ACCORDING TO FFPC 101 5TH EDITION AND NFPA 101 2012 EDITION. THE PROJECT IS CLASSIFIED IN ACCORDANCE WITH FFPC 101 5TH EDITION CHAPTER 43 "BUILDING REHAB" MODIFICATION AND ALL INSTALLED COMPONENTS SHALL COMPLY

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

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  
 HORIZ. 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

GOVERNING CODES

1. ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE 2010 FLORIDA BUILDING CODE (FBC) EXISTING AND NEW.  
 2. ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE 2010 FLORIDA BUILDING CODE (FBC), 2010 EXISTING FLORIDA BUILDING CODE WITH 2010 SUPPLEMENTS.  
 3. ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE LATEST EDITION OF O.S.H.A. REQUIREMENTS.  
 4. ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE 2010 FLORIDA FIRE PREVENTION CODE (FFPC)

MINIMUM REQUIRED FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES

INTERIOR FINISHES SHALL COMPLY WITH FFPC 101 5TH EDITION 10.2.2.

WALL AND CEILING FINISHES CLASSIFICATION CLASS A  
 EXITS AND CORRIDORS CLASS B  
 ROOMS & ENCLOSED AREAS CLASS B  
 VERTICAL EXITS & EXIT PASSAGEWAYS CLASS A

FURNISHINGS  
 DRAPERY & UPHOLSTERED FURNITURE CLASS I

ABBREVIATIONS

A.B. ANCHOR BOLT  
 A/C AIR CONDITIONER  
 ACCOM. ACCOMMODATE  
 A.F.F. ABOVE FINISH FLOOR  
 A.H.U. AIR HANDLING UNIT  
 ALUM. ALUMINUM  
 AUX. AUXILIARY  
 BLDG. BUILDING  
 BLK. BLOCK  
 BM. BEAM  
 B.M. BENCH MARK  
 BOTT. BOTTOM  
 BRD. BOARD  
 BTWN. BETWEEN  
 C.B. CATCH BASIN  
 C.I.P. CAST-IN-PLACE  
 C.J. CONTROL JOINT  
 C.L. CHAIN LINK  
 CLG. CEILING  
 CENTER LINE  
 CLOSET  
 C.M.U. CONCRETE MASONRY UNIT  
 CNTR. COUNTER  
 CO. CLEANOUT  
 COLL. COLUMN  
 CONG. CONCRETE  
 CONN. CONNECTION  
 CONSTR. CONSTRUCTION  
 CONT. CONTINUOUS  
 CONTR. CONTRACTOR  
 CFT. CARPET  
 C.T. CERAMIC TILE  
 DBL. DOUBLE  
 DEMO. DEMOLITION  
 DET. DETAIL  
 DIA. DIAMETER  
 DIM. DIMENSION  
 D.F. DRINKING FOUNTAIN  
 DCS. DOCUMENTS  
 DWG. DRAWINGS  
 DWN. DOWN  
 EA. EACH  
 EL. ELEVATION  
 ELEC. ELECTRICAL  
 ELEV. ELEVATION / ELEVATOR  
 EQ. EQUAL  
 EQUIP. EQUIPMENT  
 ESC. ESCALATOR  
 E.W. EACH WAY  
 EXH. EXHAUST  
 EXIST. EXISTING  
 EXP. EXPOSED / EXPANSION  
 EXT. EXTERIOR  
 EXTING. EXTINGUISHER (FIRE)  
 FAB. FABRICATE  
 F.D. FLOOR DRAIN  
 FE. FIRE EXTINGUISHER  
 FIN. FINISH  
 FIXT. FIXTURE  
 F.F. FINISH FLOOR  
 FLR. FLOOR  
 FTG. FOOTING  
 F.V. FIELD VERIFY  
 GA. GAUGE  
 GALV. GALVANIZED  
 G.B. GRAB BAR  
 G.C. GENERAL CONTRACTOR  
 GL. GLASS  
 GYP. BD. GYPSUM WALL BOARD

HB. HOSE BIBB  
 HC. HANDICAP / HOLLOW CORE  
 HDWR. HARDWARE  
 H.M. HOLLOW METAL  
 HORIZ. HORIZONTAL  
 HT. HEIGHT  
 H.V.A.C. HEATING VENTILATING & AIR CONDITIONING  
 I.D. INSIDE DIAMETER  
 INFO. INFORMATION  
 INSUL. INSULATION  
 INT. INTERIOR  
 INTERM. INTERMEDIATE  
 JAN. JANITOR  
 JOINT  
 JST. JOIST  
 LAM. LAMINENT  
 LAV. LAVATORY  
 L.P. LIGHT POLE  
 MAT. MATERIAL  
 MAX. MAXIMUM  
 MECH. MECHANICAL  
 MFR. MANUFACTURER  
 M.H. MAN HOLE  
 MIN. MINIMUM  
 MIS. MISCELLANEOUS  
 MTL. METAL  
 N. NORTH  
 N.G.V.D. NATIONAL GEODESIC  
 VERTICAL DATUM  
 NOT IN CONTRACT  
 NO. NUMBER  
 N.T.S. NOT TO SCALE  
 O.C. ON CENTER  
 O.D. OUTSIDE DIAMETER  
 PART. PARTITION  
 PLYWD. PLYWOOD  
 PNT. PAINT  
 P.T. PRESSURE TREATED  
 REIN. REINFORCING  
 REQ. REQUIRED  
 RM. ROOM  
 R.D. ROOF DRAIN  
 SC. SOLID CORE  
 SCHED. SCHEDULE  
 SECT. SECTION  
 SF. SQUARE FOOTAGE  
 SH. SHEET  
 SH. SHEET  
 SIM. SIMILAR  
 SPECS. SPECIFICATIONS  
 S.S. STAINLESS STEEL  
 STD. STANDARD  
 STL. STEEL  
 STRUCT. STRUCTURE  
 SQ. FT. SQUARE FOOTAGE  
 TEL. TELEPHONE  
 TEMP. TEMPERED / TEMPORARY  
 THK. THICK  
 TYP. TYPICAL  
 U.C. UNDERCUT  
 U.N.O. UNLESS NOTED OTHERWISE  
 V.B. VINYL BASE  
 V.C.T. VINYL COMPOSITE TILE  
 VERT. VERTICLE  
 VENT. VENTIBULE  
 V.T.R. VENT THRU ROOF  
 W/ WITH  
 WD. WOOD  
 WC. WATER CLOSET

CLIENT :

**241 77 STREET**

Issued for Permitting

241 77 street  
 Miami Beach, FL 33141

CASTELLANOS DESIGN STUDIO

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

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SEAL :

WESLEY ART CASTELLANOS  
 FLORIDA ARCHITECT LICENSE AR 96133

PROJECT DATA & INFORMATION

CHECKED BY : WS SHEET NO :  
 DRAWN BY : AA  
 SCALE : AS NOTED  
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**GN-1**