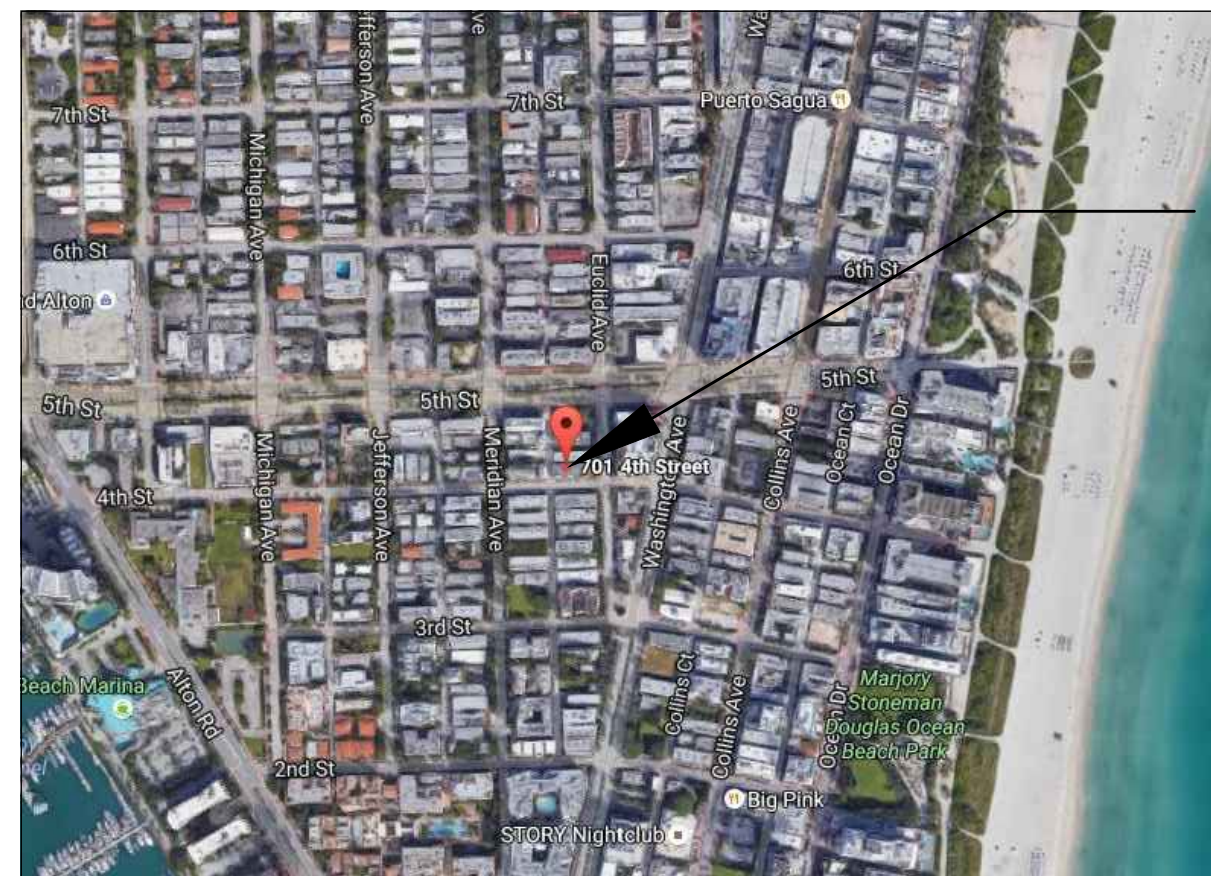
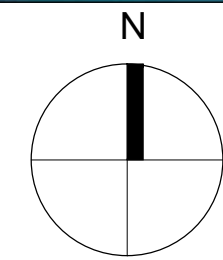


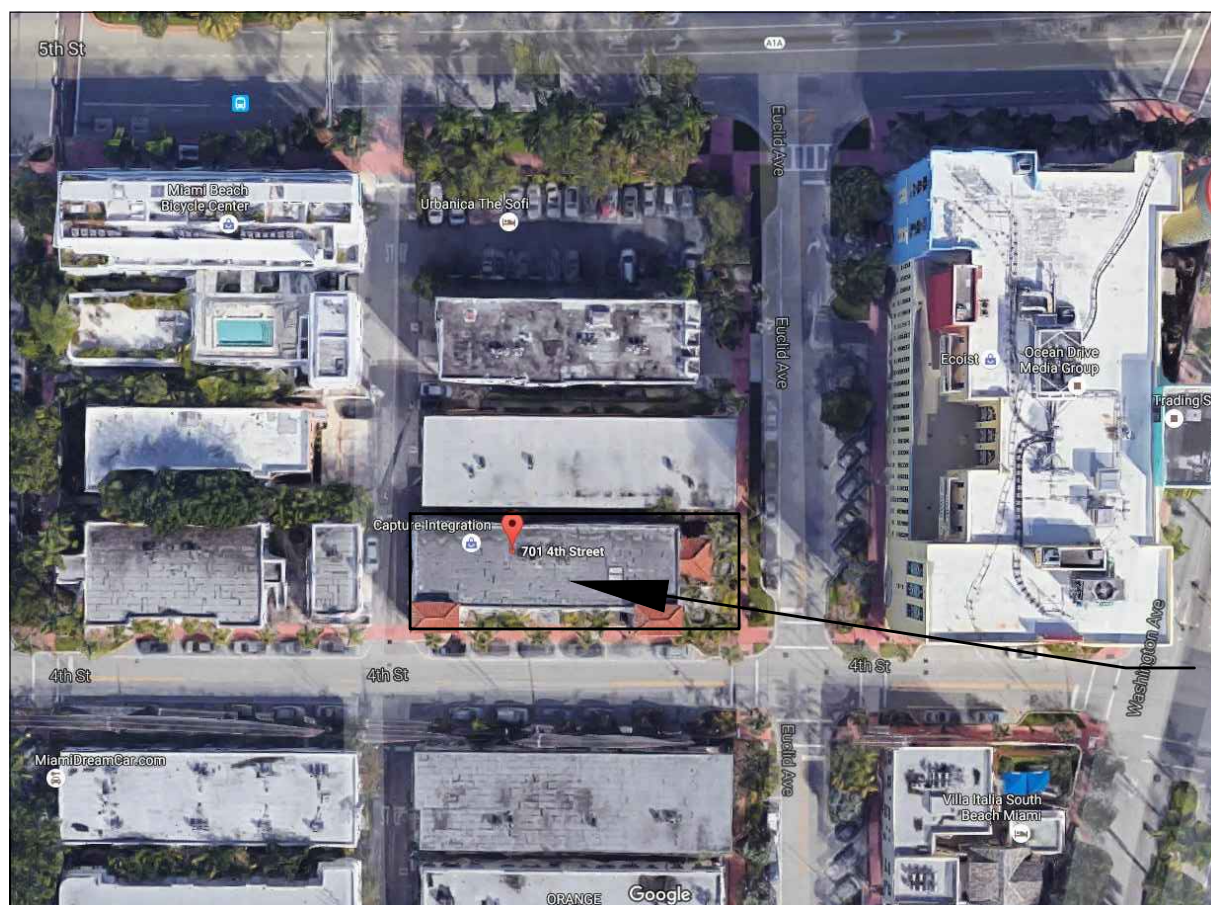
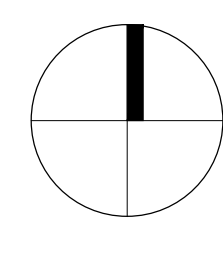
SITE LOCATION MAPS



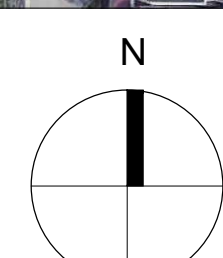
1 LOCATION MAP
SCALE: SCALE: N.T.S.



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



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



SITE

SITE

SITE

SCOPE OF WORK

1. THE CLIENT PLANS TO DO A CHANGE OF USE FROM COMMERCIAL TO HOTEL.
2. THE EXISTING UNITS ON BOTH FLOORS WILL BE INTERIOR RENOVATED TO ACCOMMODATE APARTMENT HOTELS WITH 4 / 5 BEDROOMS.
3. A NEW BATHROOM WILL BE PROPOSED IN EACH UNIT

A DEMO PERMIT IS BEING OBTAINED UNDER A SEPARATE PERMIT.

NO WORK IS TO BE DONE ON THE EXTERIOR OF THE BUILDING.

ALL STRUCTURAL SHALL REMAIN.

THE TOTAL APPROXIMATELY SQUARE FEET OF RENOVATION IS 3,600 SQ.FT. AT THE GROUND FLOOR. 3,500 SQ.FT. AT THE SECOND FLOOR.

ALL ALTERATIONS ARE UNDER ALTERATION LEVEL II.

THE BUILDING IS A MIAMI BEACH HISTORIC PROPERTY UNDER ID# 15038.

ZONING INFORMATION

ZONING DESIGNATION: 6503 COMMERCIAL
 TAX FOLIO No.: 02-4203-009-3040
 PROPERTY ADDRESS: 701 4TH STREET MIAMI BEACH, FL 33139-6522
 OWNER: 701 4TH STREET LLC
 MAILING ADDRESS: 3411 SILVERSIDE RD #104 RODNEY BLDG WILMINGTON, DE 19810 USA
 LAND USE: 1813 OFFICE BUILDING - MULTISTORY ; OFFICE BUILDING
 BEDS/BATH/HALF: 18/8/0
 LIVING UNITS: 4
 ADJUSTED SQUARE FT.: 9,088 S.F.
 LOT SIZE: 7,000 S.F.
 YEAR BUILT: 1926
 SETBACKS: FRONT MINIMUM N/A PROPOSED N/A
 REAR N/A N/A
 SIDES N/A N/A
 BUILDING HEIGHT: MAXIMUM N/A PROPOSED N/A
 F.A.R.: MAXIMUM N/A PROPOSED N/A
 LOT COVERAGE: MAXIMUM N/A PROPOSED N/A
 LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 6 BLK 56 LOT SIZE 50.000 X 140 COC 25701-4297 06 2007 6

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 FLORIDA BUILDING CODE 5TH EDITION (2014).

ZONING STATEMENT:
 ALL WORK MEETS THE CURRENT CITY OF MIAMI BEACH & MIAMI-DADE COUNTY ZONING DESIGNATION ORDINANCES AND FLORIDA BUILDING CODE 5TH EDITION (2014).

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 5TH EDITION (2014).

MECHANICAL STATEMENT:
 ALL MECHANICAL WORK SHALL BE UNDER FLORIDA BUILDING CODE 5TH EDITION (2014).

ELECTRICAL STATEMENT:
 ALL ELECTRICAL WORK SHALL BE UNDER FLORIDA BUILDING CODE 5TH EDITION (2014).

LIFE SAFETY STATEMENT:
 ALL LIFE SAFETY WORK SHALL BE UNDER FLORIDA BUILDING CODE 5TH EDITION (2014).

FIRE SPRINKLER NOTES

DURING CONSTRUCTION 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.

G.C. TO COORDINATE WITH OWNER'S CURRENT FIRE SPRINKLER CONTRACTOR FOR SHOP DRAWINGS, CALCULATION AND INSTALLATION OF FIRE ALARM DEVICES. PROVIDE SHOP DRAWINGS FOR REVIEW.

ZONING DATA - UNIT/ROOM TABULATION

ROOM #	ROOM	SQUARE FEET	GROUP	# / NET PER PERSON	OCC. LOAD
GROUND FLOOR					
101	ENTRANCE VEST.	129 S.F.	A-1	S.F. / 15 NET	9
102	RECEPTION	82 S.F.	A-1	S.F. / 15 NET	6
103	UNIT #1	1,778 S.F.	R-1	S.F./200 GROSS	9
104	UNIT #2	1,883 S.F.	R-1	S.F./200 GROSS	10
	TOTAL S.F.	3,872 S.F.			
FIRST FLOOR OCCUPANT SUBTOTAL= 34					
SECOND FLOOR					
201	UNIT 3	1,781 S.F.	R-1	S.F./200 GROSS	9
202	UNIT 4	1,781 S.F.	R-1	S.F./200 GROSS	9
	TOTAL S.F.	3,562 S.F.			
SECOND FLOOR OCCUPANT SUBTOTAL= 18					
TOTAL BUILDING OCCUPANTS = 52					

UNIT #1 - 3 BEDROOMS, 2 BATHROOMS
 UNIT #2 - 3 BEDROOMS, 2 BATHROOMS
 UNIT #3 - 4 BEDROOMS, 2 BATHROOMS
 UNIT #4 - 4 BEDROOMS, 2 BATHROOMS
 TOTAL - 4 UNITS - 14 BEDROOMS, 8 BATHROOMS

BLDG. & LIFE SAFETY INFO.

OCCUPANCY CLASSIFICATION: RESIDENTIAL R-1 (SECTION 310)
 CONSTRUCTION TYPE: III A - PROTECTED (F.B.C. 2010)
 ALLOWABLE AREA: N/A
 DEADEND CORRIDOR: 20'-0" MAXIMUM
 MAXIMUM TRAVEL DISTANCE: 122'-0" MAXIMUM
 EGRESS WIDTH: 36" MINIMUM
 STAIR WIDTH: 44" MINIMUM
 HORIZ. FIRE SEPERATION: 0 HOUR
 CEILING / ROOF ASSEMBLY: 0 HOUR
 VERTICAL FIRE SEPERATION: NOT APPLICABLE
 PARTY WALL SEPERATION: 1 HOUR
 MINIMUM DOOR WIDTH: 32" MINIMUM CLEAR
 EXIT ACCESS CORRIDOR RATING: 1 HOUR
 MECHANICAL RM. SEPERATION: 1 HOUR
 MAXIMUM CHANGE IN ELEVATION: 1/2"
 MINIMUM NO. OF EXITS: 2

GOVERNING CODES

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 5TH EDITION, (2014).

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE (FBC) 5TH EDITION (2014), EXISTING FLORIDA BUILDING CODE WITH 2014 SUPPLEMENTS..

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

ALL CONSTRUCTION WORK, ACTIVITIES AND ALTERATIONS SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE (FFPC), 5TH EDITION (2014).

MINIMUM REQUIRED FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES

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

FURNISHINGS
 DRAPERY & UPHOLSTERED FURNITURE CLASS I

ABBREVIATIONS

A.B. ANCHOR BOLT	HB. HOSE BIBB
A/C AIR CONDITIONER	HC. HANDICAP / HOLLOW CORE
ACCOM. ACCOMMODATE	HDWR. HARDWARE
A.F.F. ABOVE FINISH FLOOR	H.M. HOLLOW METAL
A.H.U. AIR HANDLING UNIT	HORIZ. HORIZONTAL
ALUM. ALUMINUM	HT. HEIGHT
AUX. AUXILIARY	H.V.A.C. HEATING VENTILATING & AIR CONDITIONING
BLDG. BUILDING	I.D. INSIDE DIAMETER
BLK. BLOCK	INFO. INFORMATION
BM. BEAM	INSUL. INSULATION
B.M. BENCH MARK	INT. INTERIOR
BOTT. BOTTOM	INTERM. INTERMEDIATE
BRD. BOARD	JAN. JANITOR
BTWN. BETWEEN	JT. JOINT
C.B. CATCH BASIN	JST. JOIST
C.I.P. CAST-IN-PLACE	LAM. LAMINATION
C.J. CONTROL JOINT	LAV. LAVATORY
C.L. CHAIN LINK	L.P. LIGHT POLE
CLG. CEILING	MAT. MATERIAL
CL. CENTER LINE	MAX. MAXIMUM
CLD. CLOSET	MECH. MECHANICAL
CMU CONCRETE MASONRY UNIT	MFR. MANUFACTURER
CNTR. COUNTER	M.H. MAN HOLE
CO. CLEANOUT	MIN. MINIMUM
COL. COLUMN	MISC. MISCELLANEOUS
CONC. CONCRETE	MTL. METAL
CONN. CONNECTION	N. NORTH
CONSTR. CONSTRUCTION	N.G.V.D. NATIONAL GEODESIC
CONT. CONTINUOUS	VERTICAL DATUM
CONTR. CONTRACTOR	NO. NOT IN CONTRACT
CPT. CARPET	NO. NUMBER
C.T. CERAMIC TILE	N.T.S. NOT TO SCALE
DBL. DOUBLE	O.C. ON CENTER
DEMO. DEMOLITION	O.D. OUTSIDE DIAMETER
DET. DETAIL	PART. PARTITION
DIA. DIAMETER	P.W.D. PLYWOOD
DIM. DIMENSION	PNT. PAINT
D.F. DRINKING FOUNTAIN	P.T. PRESSURE TREATED
DOCS. DOCUMENTS	REIN. REINFORCING
DWG. DRAWINGS	REQ. REQUIRED
DWN. DOWN	RM. ROOM
EA. EACH	R.D. ROOF DRAIN
EL. ELEVATION	SC. SOLID CORE
ELEC. ELECTRICAL	SCHED. SCHEDULE
ELEV. ELEVATION / ELEVATOR	SECT. SECTION
EQ. EQUAL	SQ. FT. SQUARE FOOTAGE
EQUIP. EQUIPMENT	SHT. SHEET
ESC. ESCULATOR	SIM. SIMILAR
E.W. EACH WAY	SPECS. SPECIFICATIONS
EXH. EXHAUST	S.S. STAINLESS STEEL
EXIST. EXISTING	STD. STANDARD
EXP. EXPOSED / EXPANSION	STL. STEEL
EXT. EXTERIOR	STRUC. STRUCTURE
EXTING. EXTINGUISHER (FIRE)	SQ. FT. SQUARE FOOTAGE
FAB. FABRICATE	TEL. TELEPHONE
F.D. FLOOR DRAIN	TEMP. TEMPERED / TEMPORARY
FE. FIRE EXTINGUISHER	THK. THICK
FIN. FINISH	TYP. TYPICAL
FIXT. FIXTURE	U.C. UNDERCUT
F.F. FINISH FLOOR	U.N.O. UNLESS NOTED OTHERWISE
FLR. FLOOR	V.B. VINYL BASE
FTG. FOOTING	V.C.T. VINYL COMPOSITE TILE
F.V. FIELD VERIFY	VERT. VERTICLE
GA. GAUGE	VEST. VESTIBULE
GALV. GALVANIZED	V.T.R. VENT THRU ROOF
G.B. GRAB BAR	WD. WOOD
G.C. GENERAL CONTRACTOR	WC. WATER CLOSET
GL. GLASS	
GYP. BD. GYPSUM WALL BOARD	

DRAWING INDEX

ARCHITECTURAL DRAWING LIST

- CVR COVER SHEET
- GN-1 PROJECT DATA & INFORMATION
- GN-2 GENERAL NOTES
- LS-1 LIFE SAFETY PLANS
- AS-1 SITE PLAN
- EX-1 EXISTING FLOOR PLANS
- D-1 DEMOLITION FLOOR PLANS
- A-1 PROPOSED FLOOR PLANS
- A-1-2 ROOF PLAN
- A-2 REFLECTED CEILING PLANS
- A-4 INTERIOR BATHROOM ELEVATIONS
- A-5.1 PARTITION TYPES
- A-5.2 FIRE PENETRATION DETAILS
- A-5.3 UL 419 PARTITION LISTING
- A-6.1 DOOR SCHEDULE
- A-6.2 DOOR DETAILS

PLUMBING DRAWING LIST

- P-1 PLUMBING GROUND AND SECOND FLOOR PLAN
- P-2 PLUMBING ISOMETRIC
- P-3 PLUMBING SCHEDULE

MECHANICAL DRAWING LIST

- M-1 MECHANICAL GROUND & SECOND FLOOR PLAN
- M-2 MECHANICAL DETAILS & SCHEDULES PLAN

ELECTRICAL DRAWING LIST

- E-1 ELECTRICAL GROUND FLOOR PLAN
- E-2 ELECTRICAL SECOND FLOOR PLAN
- E-3 ELECTRICAL NOTES & DETAILS
- E-4 ELECTRICAL PANEL

FIRE DRAWING LIST

- FP-1 FIRE PROTECTION GROUND & SECOND FLOOR PLAN
- FP-2 FIRE PROTECTION NOTES & DETAILS
- FA-1 FIRE ALARM GROUND AND SECOND FLOOR PLAN
- X-X BACK COVER SHEET

STRUCTURAL DRAWING LIST

THE ARCHITECT AND STRUCTURAL ENGINEER HAS FIELD VERIFIED THAT NO STRUCTURAL ELEMENTS SHALL BE MODIFIED. ALL STRUCTURE IS TO BE PROTECTED.

CLIENT:

701 4th Street

Interior Renovations

701 4th Street
 Miami Beach, FL 33139
 Folio: 02-4203-009-3040

CDS
 CASTELLANOS DESIGN STUDIO

333 SE 2ND AVENUE, SUITE 2066
 MIAMI, FL 33131
 Tel: 786.218.5335
 License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	29 AUG/16	SCHEMATIC DESIGN
2	1 SEP/16	DESIGN REVISION - 1
3	30 SEP/16	CONSTRUCTION DOCUMENTS
4	15 NOV/16	CLIENT REVISION
5	05 DEC/16	PERMITTING REVISION - 1
6	03 FEB/17	PERMITTING REVISION - 2
7	14 MAR/17	PERMITTING REVISION - 3

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SEAL:

WESLEY ART CASTELLANOS
 FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2016-17

PROJECT DATA & INFORMATION

CHECKED BY : WC SHEET NO :

DRAWN BY : AA

SCALE:

GN-1

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