

# AS-BUILT PLANS OF INTERIOR REMODELING IN EXISTING PROPERTY

600 NW 5TH ST.  
MIAMI, FL 33128

## 1. MAJOR APPLICABLE DESIGN CODES:

- 2020 Florida Building Code, Seventh Edition
- 2020 Florida Building Code - Existing Building, Seventh Edition
- 2020 Florida Building Code - Building, Seventh Edition
- FLORIDA FIRE PREVENTION CODE 7TH EDITION: NFPA 1&101-2015, Life Safety Code (LSC), 2018 Edition

## 2. USE AND OCCUPANCY CLASSIFICATION (FBC-B, 303)

SECTION 303.4 ASSEMBLY A-3 GROUP (GENERAL COMMERCIAL-PUBLIC ASSEMBLY)

## 3. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

- SECTION 713.4:  
Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories.  
Stairway Shaft Wall: 2-Hour (Chapter 7 / Chapter 10, FBCB 2020)  
Demising Wall: 1-Hour (Chapter 7 / Chapter 10, FBCB 2020)

## 4. FOLIO NO:01-0107-010-1010

## 5. LEGAL DESCRIPTION:

MIAMI NORTH PB 2-99  
LOTS 1-E & 1-W LESS N10FT  
BLK 71  
LOT SIZE IRREGULAR  
OR 20212-4892 022002 4

## 6. CASE NUMBERS FOR ISSUED VIOLATIONS:

- BB2020021509: (BUILDING) FAILURE TO OBTAIN THE REQUIRED 40-50 YEAR RE-CERTIFICATION PROCESS.
- BB2021001576: (BUILDING) BUILDINGS OR STRUCTURES THAT ARE UNSAFE, UNSANITARY, OR DEFICIENT, CONSTITUTE A FIRE OR WINDSTORM HAZARD OR ARE OTHERWISE.
- BB2021001576: (BUILDING) FAILURE OF OWNER/TENANT TO OBTAIN REQUIRED PERMIT.
- CE2021020165: (CODE ENFORCEMENT) WORKED PERFORMED WITHOUT A PERMIT AND/OR PERMIT NOR FINALIZED.
- CE2021020165: (CODE ENFORCEMENT) NOT CERTIFICATE OF USE.
- CE2021020165: (CODE ENFORCEMENT) FAILURE TO OBTAIN A BUSINESS TAX RECEIPT FOR THE TYPE OF BUSINESS CONDUCTED.

## 7. PROJECT DATA AND SCOPE:

EXISTING TOTAL FLOOR AREA: 8,857 SF

STORE RETAIL OUTLET:

2ND FLOOR 1,791 SF  
1ST FLOOR BACK SPACE 5,140 SF  
1ST FLOOR FRONT SPACE: 1,837 SF

## SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS TO APPLY THE CHANGE-OF-USE FIGURE FROM:

- WAREHOUSE (EXISTING USE)
- TO GENERAL COMMERCIAL-PUBLIC ASSEMBLY (PROPOSED USE),

AND GENERATE DOCUMENTATION FOR THE INTERIOR REMODELING OF AN EXISTING GENERAL COMMERCIAL RETAIL BUILDING, IN ORDER TO ACHIEVE THE CITY'S LEGAL USES.

THE BUILDING WAS REMODELED WITHOUT A PERMIT, AND ALL MODIFICATIONS SHOWN ON THIS PROJECT ARE PHYSICALLY EXISTING ON THE PROPERTY TODAY AND WILL BE LEGALIZED AS EXISTING AND ALREADY BUILT.

THIS SUBMISSION PROPOSES AND PRESENTS A DESIGN FOR A NEW PICKUP AND DROP-OFF AREA.

NEW ADDITIONS: THREE NEW BATHROOMS, DRINKING FOUNTAIN, SECOND-FLOOR SPACES, AND AN EXTERIOR WOOD DECK ARE EXISTING IN ORDER TO BE LEGALIZED.

AS A RESULT, ALL OF THE CONSTRUCTION, ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHOWN IN THIS PROJECT IS PHYSICALLY PRESENT ON THE PROPERTY AND IS PRESENTED HERE AS ALREADY BUILT ON SITE.

## ARCHITECTURAL DRAWING INDEX

SHEET NUMBER	SHEET NAME
A-1.0	PROJECT INFO
A-2.0	FLOOR PLAN BEFORE REMODELING 1ST FLOOR
A-2.1	FLOOR PLAN BEFORE REMODELING 2ND FLOOR
A-2.2	FLOOR PLAN AFTER REMODELING 1ST FLOOR
A-2.3	FLOOR PLAN AFTER REMODELING 2ND FLOOR
A-2.4	PROPERTY LOCATION
A-3.0	SITE PLAN BEFORE REMODELING
A-3.1	EXISTING SITE PLAN
A-3.2	PROPOSED PICK AND DROP OFF AREA
A-4.0	LIFE SAFETY PLAN - 1ST FLOOR
A-5.0	LIFE SAFETY PLAN - 2ND FLOOR
A-6.0	BATHROOM ELEVATIONS
A-7.0	DETAILS
A-7.1	DETAILS

**Engineer Of Record:**  
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**Consultant:**  
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**Consultant:**

**Consultant:**

**Consultant:**

This item has been digitally signed and sealed by Fausto Guerrero, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL / SIGNATURE / DATE:

PROJECT / OWNER INFORMATION:

600 NW 5th STREET  
GENERAL COMMERCIAL  
INTERIOR REMODELING  
600 NW 5th St.  
MIAMI, FL 33128

REVISIONS:

1 03/23/2022 BLDG. DEPT.  
2 05/12/2022 BLDG. DEPT.  
3 01/13/2023 BLDG. DEPT.  
4 04/05/2023 BLDG. DEPT.

PROJECT NO.:

DWG. FILE: MEP\_Seaspace Gallery\_Rev4.dwg

DATE: 5.8.21

SHEET TITLE:

PROJECT INFO

SCALE:

SHEET NO.:

A-1.0