

FINAL SUBMITTAL 08.05.2019

FOR

2115 WASHINGTON AVE

MIAMI BEACH, FL 33139



SUBJECT PROPERTY

ARCHITECT

3 DESIGN
ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

- ARCHITECTURE (CONT.)
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 - A-2.2 ENLARGED DECK PLAN AND SECTIONS
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SCOPE OF WORK:

- NEW RAISED DECK ON SOUTHSIDE
- NEW DECK AT GRADE ON WEST SIDE
- NEW RAMP FROM SOUTH RAISED DECK TO WEST DECK AT GRADE
- NEW WALKWAYS
- NEW LANDSCAPING
- 2 VARIANCE REQUESTS
- INTERIOR REMODELING

FOLIO 02-3227-014-0050	ZONING INFORMATION
LEGAL DESCRIPTION OCEAN PARK-RESUB PB 45-40 LOTS 5 & 6 & S5FT OF LOT 4 LOT SIZE 148.000 X 113 OR 16201-1732 1293 4 COC 23555-3660/62/64 0605 4	ZONING DESIGNATION: RM-2 FLOOD ZONE: AE, ELEVATION +8.0' NGVD BUILDING HEIGHT: 5 STORIES (EXISTING) # OF STORIES ABOVE GRADE BUILDING AREA: 47,158 SQ FT
AREA OF WORK EXISTING TOTAL AREA: 4,019.38 SQ FT TOTAL AREA OF DEMOLITION: 1,638.58 SQ FT	APPLICABLE CODES Florida Building Code, Existing - 2017 Florida Building Code - 2017 Florida Fire Prevention Code - SIXTH Edition City of Miami Beach Zoning Code - Latest Edition
OCCUPANCY GROUP R-1 ACCORDING TO THE EXISTING FBC 2017 ED.	CLASSIFICATION OF WORK: -ALTERATION LEVEL 2, INTERIOR REMODELING.

ISSUE DATE:
REVISIONS:
07-29-19

AA0003569
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

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SEA

INTERIOR REMODELING,
LANDSCAPE, AND DECK
CONSTRUCTION FOR:
2115 WASHINGTON AVE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSIDERED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-0.0
COVER SHEET