6618 COLLINS AVENUE

STOREFRONT RENOVATION

6618 Collins Avenue
Miami, Florida 33141

Project Number: 16316

Design Review Board (DRB) Submittal
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Project Team

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Project Information

DEMOLITION OF THE EXISTING ENTRY STOREFRONT, CONCRETE BEAM AND SOLID WALL PANELING TO BE REPLACED WITH A NEW FULL-HEIGHT ALUMINUM & GLASS STOREFRONT SYSTEM.

Sheet Index

COVER SHEET
SURVEY

ARCHITECTURAL:

A1.0 EXISTING CONDITIONS & PHOTOGRAPHS
A2.0 EXISTING AND DEMOLITION FLOOR PLANS
A2.1 PROPOSED FLOOR PLAN AND NOTES
A3.0 AS-BUILT & PROPOSED ELEVATIONS
A4.0 3-D RENDERINGS

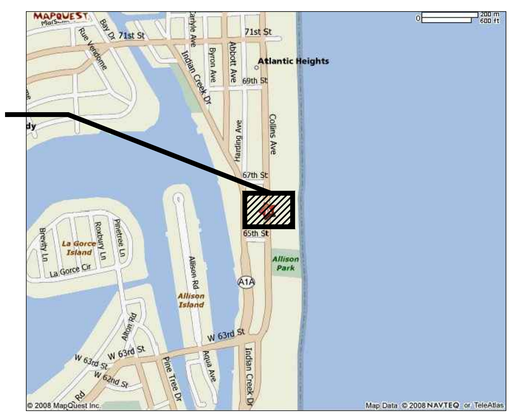
STRUCTURAL:

S-1 STRUCTURAL ELEVATION, SECTION & DETAILS

Code Analysis

BUILDING CODE:	FLORIDA BUILDING CODE 5th EDITION (2014) – FLORIDA FIRE PREVENTION CODE 5th EDITION (2014) NFPA 1 AND 101 – 2012 EDITIONS WITH FLORIDA AMMENDMENTS			REFER TO FL BLDG. CODE
EXISTING BUILDING	STOREFRONT RENOVATION OF EXISTING MERCANTILE STORE			
OCCUPANCY:	MERCANTILE – GROUP M – RETAIL STORE			SEE SECT. 304.1
CONSTRUCTION TYPE:	BUILDING TYPE IIB UN-SPRINKLERED & NO FIRE ALARM			FBC – EXISTING BUILDING CHAPTER 6.
	EXISTING BUILDING ALTERATION – LEVEL 1 ALTERATION OF EXISTING STOREFRONT FACADE ONLY			FBC EXISTING BUILDING CHAPT 6 & FFPC 101 SECT. 4.6.6.1&2; CHAPT 43 SECT. 43.2.2.1.3. & PER SECT. 43.5.1.3.
SCOPE OF WORK:	STOREFRONT RENOVATION TO INCLUDE REMOVAL OF EXISTING CONCRETE BEAM, REPLACEMENT OF EXISTING STOREFRONT GLAZING, AND REPLACEMENT OF SOLID PANELING WITH NEW STOREFRONT GLAZING.			
OCCUPANCY LOAD – INTERIOR SPACE				
	AREA: RETAIL GROUND FL.	AREA: STORAGE MEZZANINE FL.	REQUIRED: RETAIL & AREA ON OTHER FLOORS	OCCUPANT LOAD: SEE TABLE 1004.1.1 FFPC 101: 7.3.1.2
	2,905 SQ.FT.	2,226 SQ.FT.	/30 SQ.FT. & /60 SQ.FT.	97 + 37= 134
MEANS OF EGRESS				
DESCRIPTION		REQUIRED	PROVIDED	
	EGRESS WIDTH	10"MIN. (.2) ÷ 2	36" MIN.	SEE SECT. 1005.1
	CORRIDOR WIDTH	44" MIN.	44" MIN.	SEE SECT. 1018.2
	CLEAR OPENING	32" MIN.	34" MIN.	1008.1.1
	COMMON PATH	75' MAX.	48' MAX.	SEE 1014.3
	TRAVEL DISTANCE	SHALL NOT EXCEED 200'	121' MAX.	SEE TABLE 1016.1
	NUMBER OF EXITS	2	2	SEE TABLE 1021.1
INTERIOR WALLS & CEILING FINISHES				
		REQUIRED	PROVIDED	FBC TABLE 803.9 & FFPC 101-38.3.3.1
IN BUILDING	EXIT ENCLOSURE AND EXITWAYS	TYPE A	TYPE A	
	CORRIDORS	TYPE B	TYPE B	
	ROOMS AND ENCLOSED SPACES	TYPE C	TYPE C	
INTERIOR FLOOR FINISHES				
	FLOORS	CLASS II	CLASS II	FBC 804.1-804.4 FFPC 101-38.3.3.3

SITE



Site Location Plan
N.T.S

N

Revisions

NO.	DATE	DESCRIPTION

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