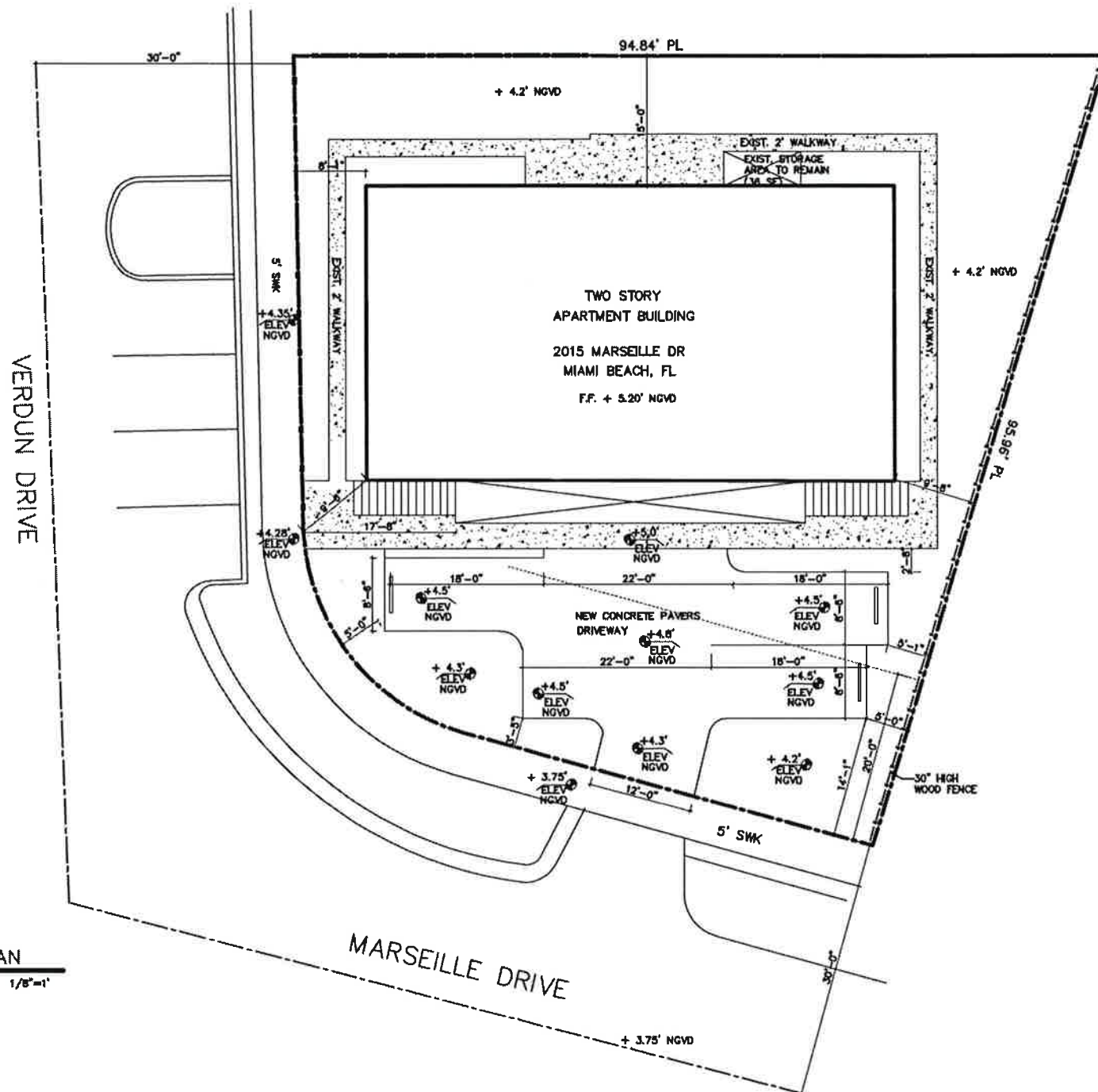


Proposed Project
(not to exceed 15MB)

3



SITE PLAN
1/8"=1'

SCOPE OF WORK
 VARIANCE PROPOSED:
 "SETBACK FROM FRONT PROPERTY
 LINE TO PARKING"
 CONVERSION OF EXISTING FOUR
 APARTMENTS UNITS INTO
 SIX APARTMENTS UNITS
 NO ADDITIONAL SQ FT WILL
 BE ADDED.

FAR DIAGRAM
 ZONING DISTRICT RM-1
 LOT AREA-----6,800 SF
 6,800 SF X 1.25 = 8,500
 PERMITTED GROSS BUILDING AREA-----8,500 SF
 EXISTING GROSS BUILDING AREA----- 4,652 SF
 COMMON ELEMENTS----- 414 SF
 EXISTING NET BUILDING AREA----- 4,238 SF
EXISTING
 (4) UNITS OF 1,059.5 SF
PROPOSED
 (4) UNITS OF 606.5 SF = 2,426 SF
 (2) UNITS OF 906 SF = 1,812 SF

SITE TABULATION
 ZONING DISTRICT RM-1
 EXISTING USE--- 4 UNITS APARTMENT BUILDING
 PROPOSED USE--- 6 UNITS APARTMENT BUILDING
 LOT AREA-----6,800 SF
 BUILDING FOOTPRINT-----2,117.8 SF
 WALKWAY AND HALLWAY-----939 SF
 PARKING-----1,000 SF
 IMPERVIOUS AREA-----4,056.8 = 59.6 %
 LANDSCAPED AREA-----2,743.2 = 40.3 %

GRADE PARKING 1.5 X UNIT
 PROPOSED 6 UNITS X 1.5 = 9

REQUIRED	EXISTING	PROPOSED
9	0	3

FRONT SETBACK

REQUIRED	EXISTING	PROPOSED
20'	N/A	3'-5"

Folio:	02-3210-011-0020	Address:	2015 MARSEILLE DR
Flood Zone:	AE	Base Flood Elevation:	+ 8.0' NGVD
		Highest Crown of Road:	+3.75' NGVD
Elevation	Lowest Floor	Garage/Storage	Grade
Existing	5.20'	N/A	4.3'
Proposed	5.20'	N/A	4.3'
Parking Area	4.8'		

EXISTING TWO STORY APARTMENT BUILDING
 CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT
 DESIGN AND CONSTRUCTION : TYPE II
 ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD ELEV.
 OR THE DESIGN FLOOR ELEVATION SHALL BE FLOOD DAMAGE RESISTANT.
 ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECT., MECHANICAL
 AND PLUMBING)SERVICING THE BUILDING SHALL BE INSTALLED ACCORDING
 TO THE TABLE 7-1 AND TABLE 1-1 OF ASCE 24.
 OCCUPANCY GROUP R-2
 TYPE OF CONSTRUCTION - CBS
 WALL & CEILING FINISHES:
 WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD
 CLASSIFICATION OF 76 - 200 AND A
 SMOKE-DEVELOPED INDEX OF 0 - 450 AS
 PER ASTM E-84 OR UL 273.

REVISIONS:

REV.1 2/9/15

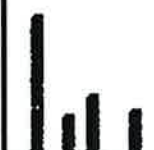
REV.2

REV.3

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APARTMENTS BUILDING REMODELING

2015 MARSEILLE DR
 MIAMI BEACH, FL



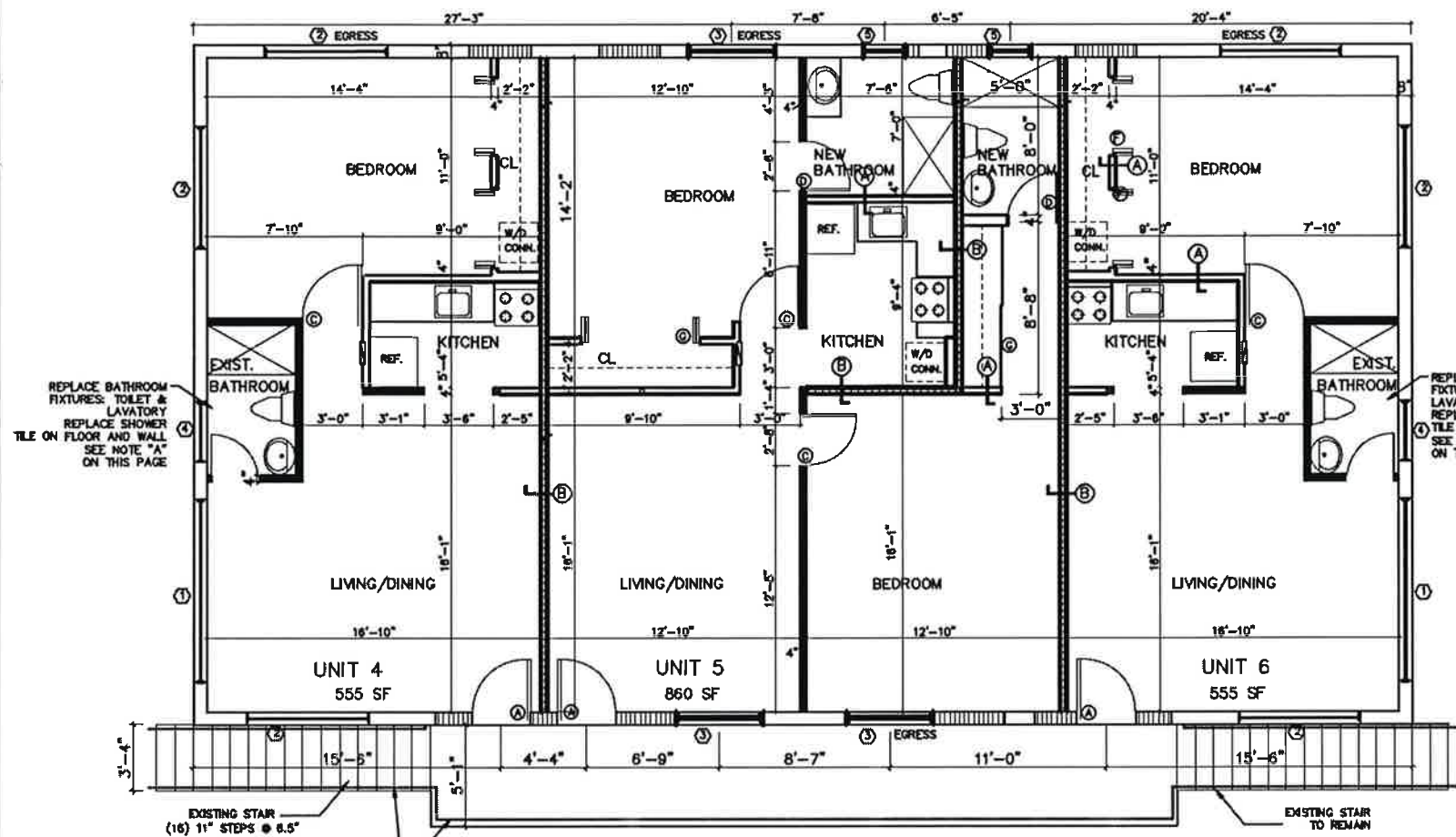
2000 SITE PLAN

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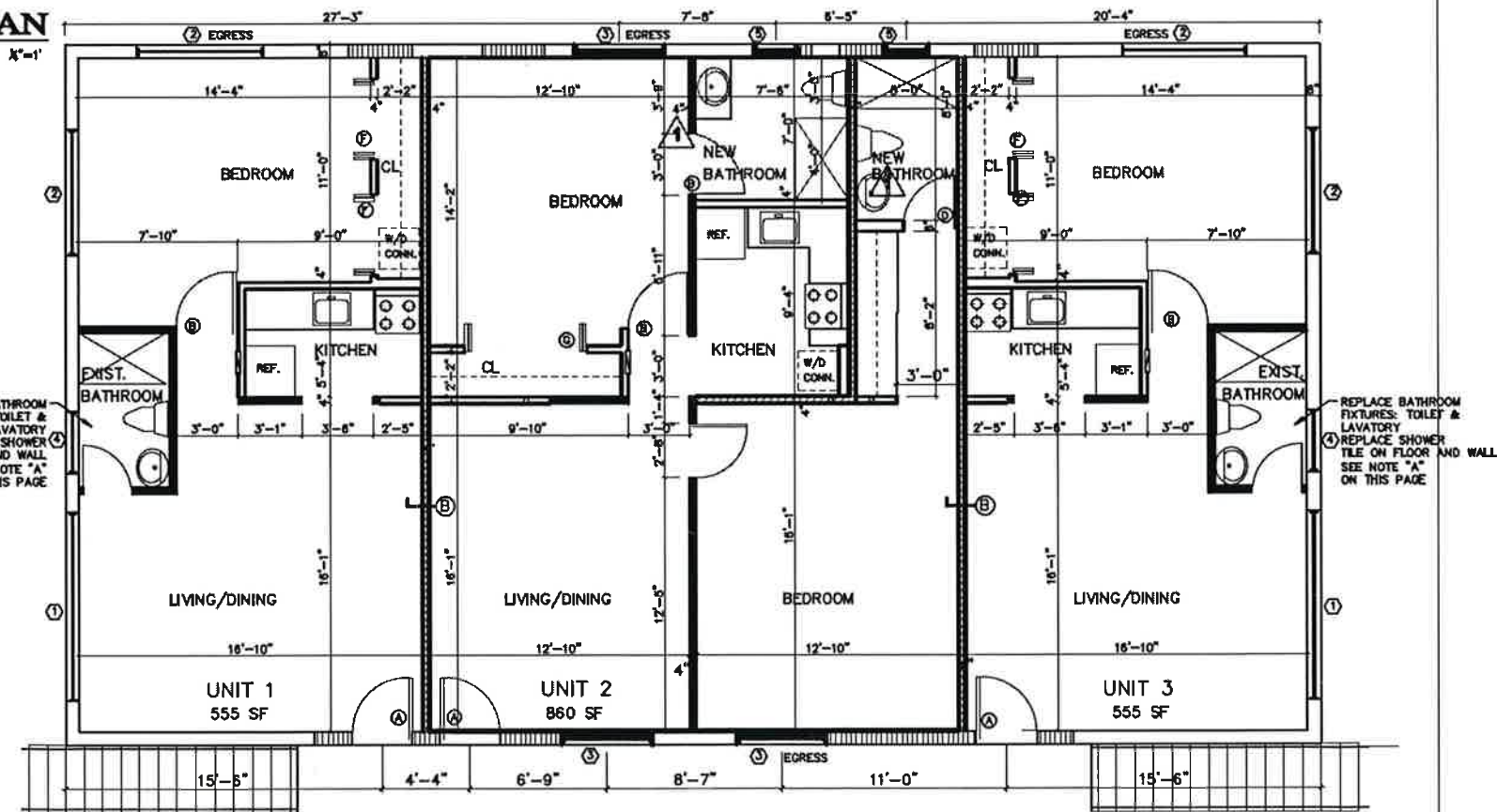
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A1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

WINDOW SCHEDULE					
MARK	DESCRIPTION	SIZE		MATERIAL	REMARKS 20 min. FIRE RATED
		W	H		
①	HORIZ. ROLL (XOX)	111"	36-3/8"	ALUMINUM/GLASS	IMPACT, CAT. II, SAFETY GLASS
②	HORIZ. ROLL (XD)	74"	36-3/8"	ALUMINUM/GLASS	IMPACT, CAT. II, SAFETY GLASS
③	HORIZ. ROLL (XD)	53"	36-3/8"	ALUMINUM/GLASS	IMPACT, CAT. II, SAFETY GLASS
④	HORIZ. ROLL (XD)	37"	36-3/8"	ALUMINUM/GLASS	IMPACT, CAT. II, SAFETY GLASS
⑤	HORIZ. ROLL (XD)	26 1/2"	26"	ALUMINUM/GLASS	IMPACT, CAT. II, SAFETY GLASS

DOOR SCHEDULE					
MARK	DESCRIPTION	SIZE		MATERIAL	REMARKS
		W	H		
Ⓐ	EXTERIOR DOOR	36"	80"	MTL	IMPACT, 20 min. FIRE RATED
Ⓑ	INTERIOR DOOR	36"	80"	HOLLOW WOOD	
Ⓒ	INTERIOR DOOR	32"	80"	HOLLOW WOOD	
Ⓓ	INTERIOR DOOR	30"	80"	HOLLOW WOOD	
Ⓔ	INTERIOR DOOR	24"	80"	HOLLOW WOOD	
Ⓕ	BYFOLD (DOUBLE)	48"	80"	HOLLOW WOOD	
Ⓖ	BYFOLD (DOUBLE)	72"	80"	HOLLOW WOOD	

PROJECT GENERAL NOTES

- EXISTING TWO STORY, FOUR APARTMENT BUILDING
OCCUPANCY GROUP R-2
TYPE OF CONSTRUCTION - CBS / II B
INTERIOR FINISH:
A) FLAME SPREAD INDEX 75-200
B) SMOKE DEVELOPED INDEX 0-450
TO CONVERT INTO SIX APARTMENTS BUILDING, EXISTING 4,048 SF (NO ADDITIONAL SPACE)
CLASSIFICATION : "MODIFICATION" AS PER CHAPTER 43 OF FPPC 101 2014 EDITION
- LEVEL II ALTERATION DESCRIBED IN THESE DRAWINGS, TO BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE FBC- EXISTING BUILDING 2014 EDITION AND ANY OTHER APPLICABLE BUILDING REGULATIONS AND LOCAL CITY ORDINANCE- THE CONTRACTOR IS RESPONSIBLE TO PERFORM HIS WORK IN TOTAL COMPLIANCE WITH THE WORK DESCRIPTION ON THESE CONSTRUCTION DOCUMENTS.
- BATHROOM FIXTURES AND FINISH SPECIFICATION MATERIALS OMITTED ON THESE DRAWINGS, ARE SUBJECT TO THE OWNER'S SELECTION- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR PURCHASING.
- CONTRACTOR SHALL COMPLY WITH THE APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES- A COPY OF THE CONSTRUCTION BUILDING PERMIT SHALL BE WEATHER AND VANDAL PROTECTED AND SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES DURING CONSTRUCTION.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORK DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

NOTE

A- WORK COMPLY WITH
FLORIDA FIRE PREVENTION CODE
2010 EDITION.

**THE BUILDING WILL BE UNOCCUPIED
DURING CONSTRUCTION**

REVISIONS:

REV.1

REV.2

REV.3

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APARTMENTS BUILDING REMODELING

2015 MARSEILLE DR
MIAMI BEACH, FL

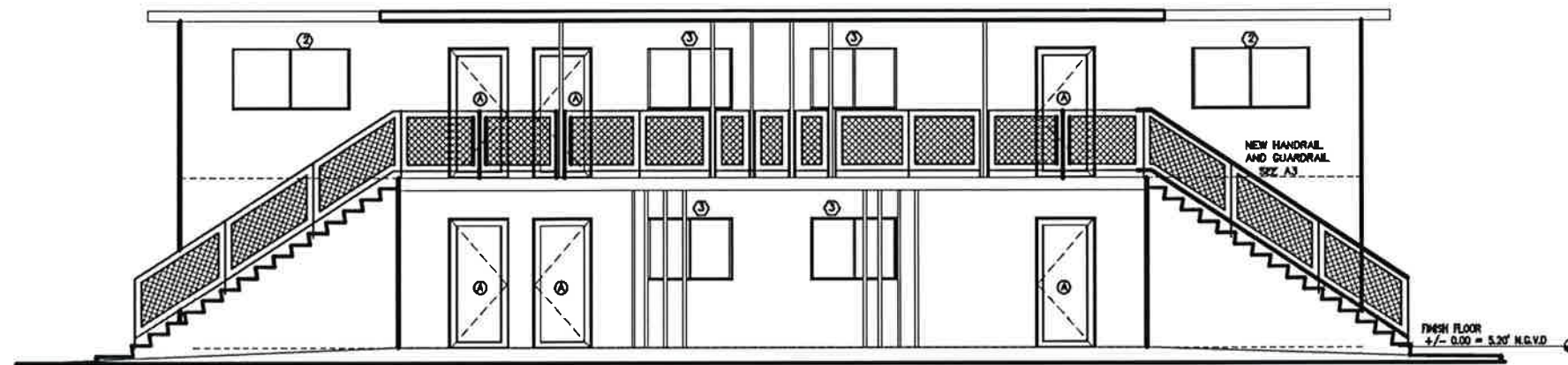
2015 EXIST. PL. PLAN

Rev. AC

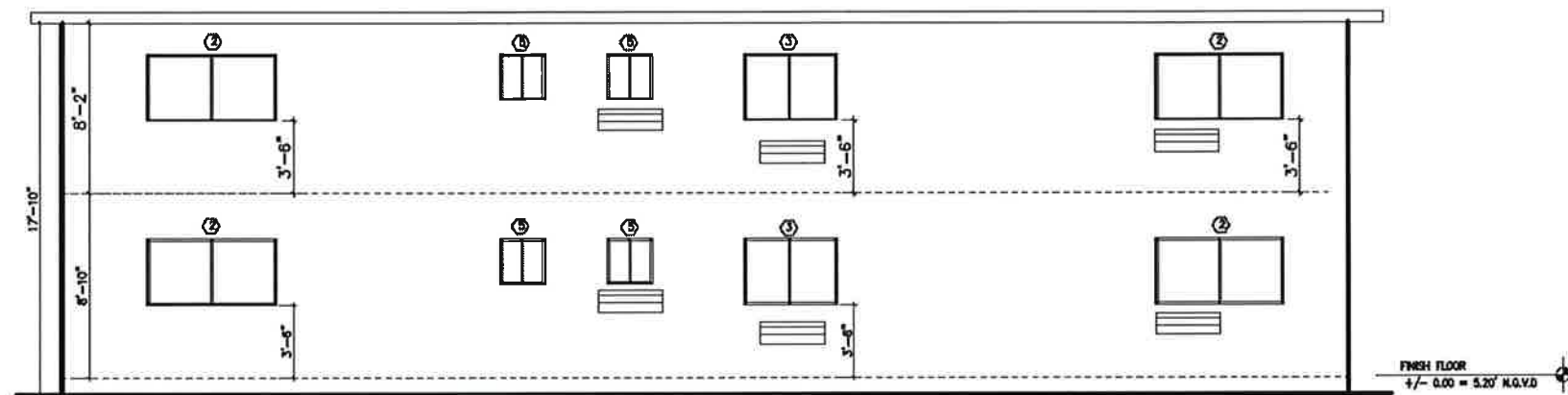
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10/15

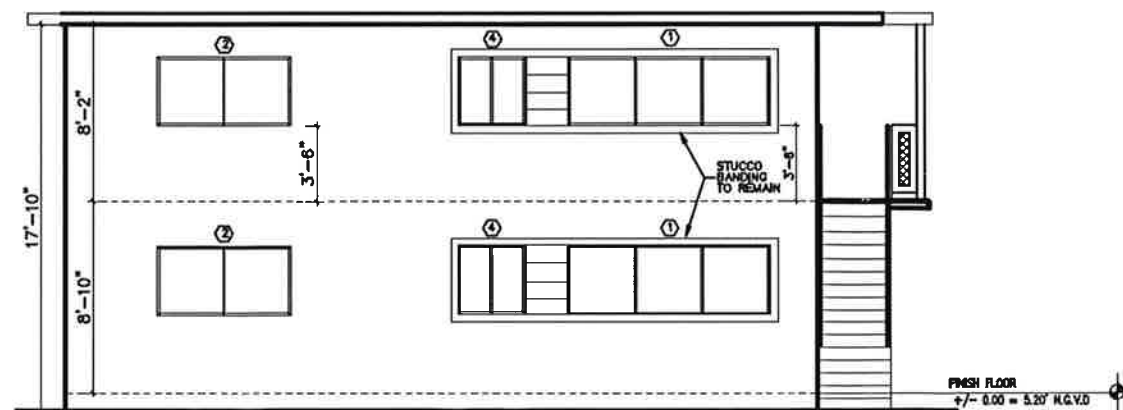
A3



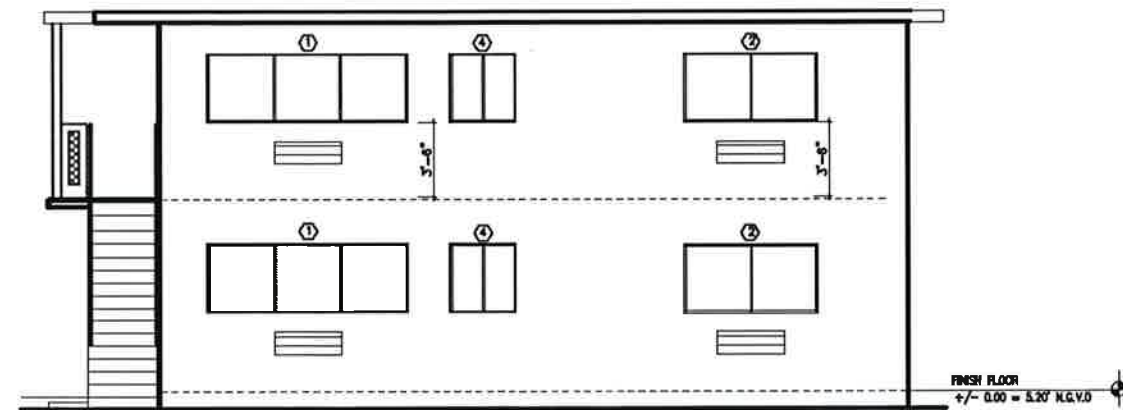
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



REVISIONS:

REV. 1	
REV. 2	

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APARTMENTS BUILDING REMODELING

2015 MARSEILLE DR
 MIAMI BEACH, FL

DATE	10/15
BY	AC
DATE	10/15