

FINAL SUBMITTAL (10/25/23)

Scope of Work:
Alteration Level 2 as per FBC 2017

Scope of Work:

- REQUEST FOR DRB APPROVAL OF Demolish a Unsafe existing 2 stories building structure to Re-Build 2 story building for same Occupancy

AREA SUMMARY	
EXISTING 1st FLOOR:	2,347 sf.
EXISTING 2nd FLOOR:	2,053 sf.
total existing:	4,400 sf.
PROPOSED 1st FLOOR:	2,060 sf.
PROPOSED 2nd FLOOR:	2,222 sf.
total proposed:	4,282 sf.

CODE RESEARCH AND TABULATION	
Florida Building Code 7th Edition 2020.	
FLORIDA FIRE PREVENTION CODE (FFPC) 7 TH EDITION.	
FLORIDA BUILDING CODE (FBC) 7 TH EDITION.	
NFPA 1, 2018 EDITION, "FIRE CODE".	
NFPA 101, 2018' EDITION, "LIFE SAFETY CODE".	
NFPA 72, 2016' EDITION, "NATIONAL FIRE ALARM CODE".	
NFPA 70, 2017' EDITION, "NATIONAL ELECTRICAL CODE".	

FLOOD INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE)	8.00' NGVD
DESIGN FLOOD ELEVATION (DFE)	5.39' NGVD
LOWEST TOS ELEVATION OF HABITABLE SPACE	5.39' NGVD
NEXT HIGHER FLOOR ELEVATION	17.64' NGVD (LEVEL 2)
LOWEST GRADE ELEVATION TO THE BUILD.	3.70' NGVD
HIGHEST GRADE ELEVATION ADJ TO THE BUILD	7.73' NGVD
CROWN OF THE ROAD	3.10' NGVD
PANEL NUMBER	12086C0309L
DATE OF FIRM:	09-11-2009
ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+9.00' NGVD) (ASCE 24-14 CH. 7.0) - FBCR SECT. R322.1.6.	
CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO BUILDING FINAL INSPECTION.	

NOTE:
THIS BUILDING REQUIRES DRY FLOODPROOFING

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G0.02	ZONING TABLE
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A1.20	PROPOSED BUILDING
A2.00	PROPOSED ELEVATIONS / SECTION / RENDER
A2.10	RENDERS
A2.20	FINISHES
A4.00	NEIGHBORHOOD PHOTOS

Balogh Renovation
Two Story Building
415 W 41 Street
Miami Beach, FL

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ARCHITECTURE CO.
6262 SW 40 Street
Suite 2G
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Phone 305-666-5151
Florida License AR0016380

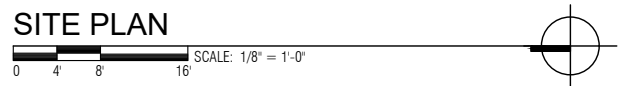
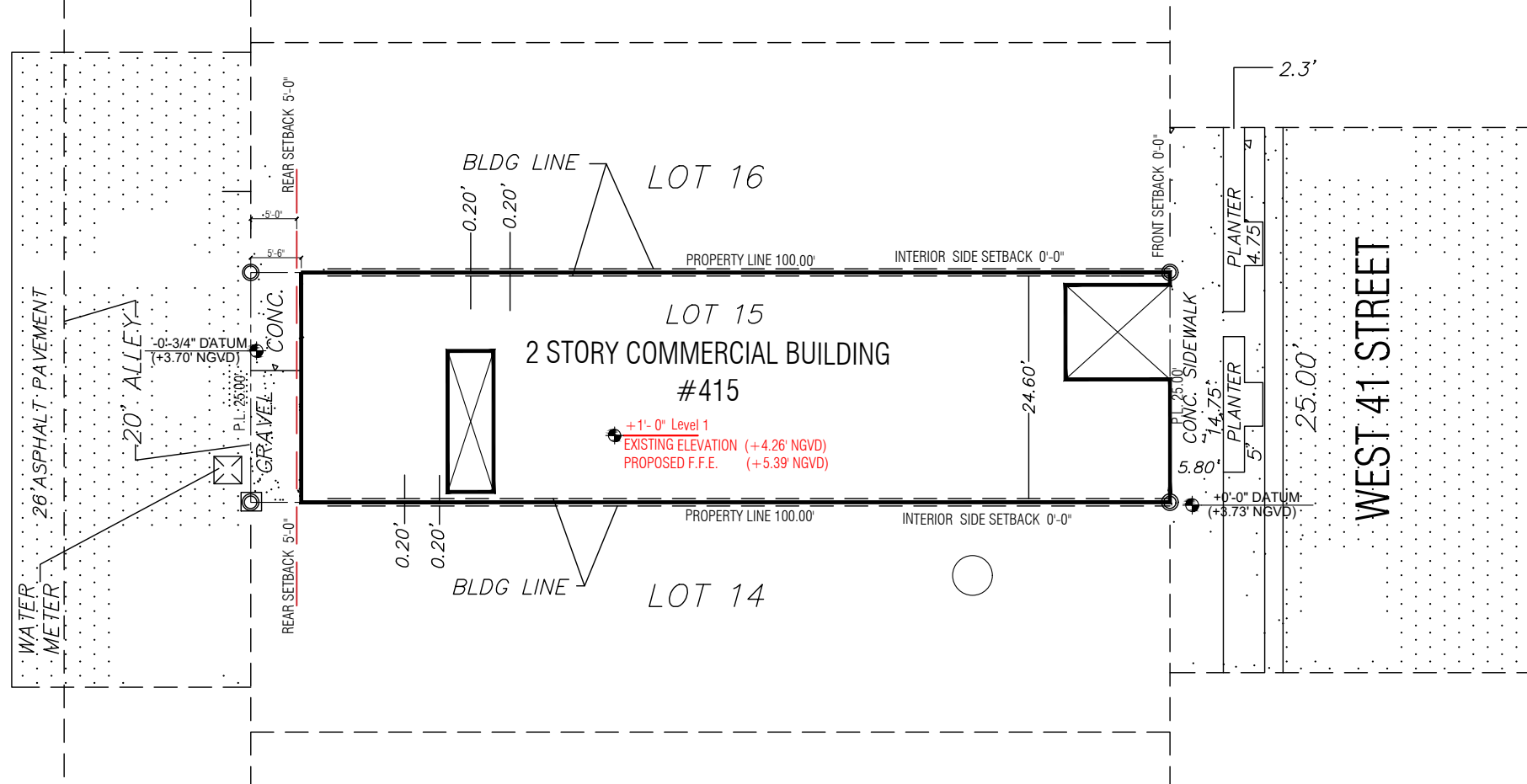
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Sheet Title:
**COVER PAGE
PROJECT INF**

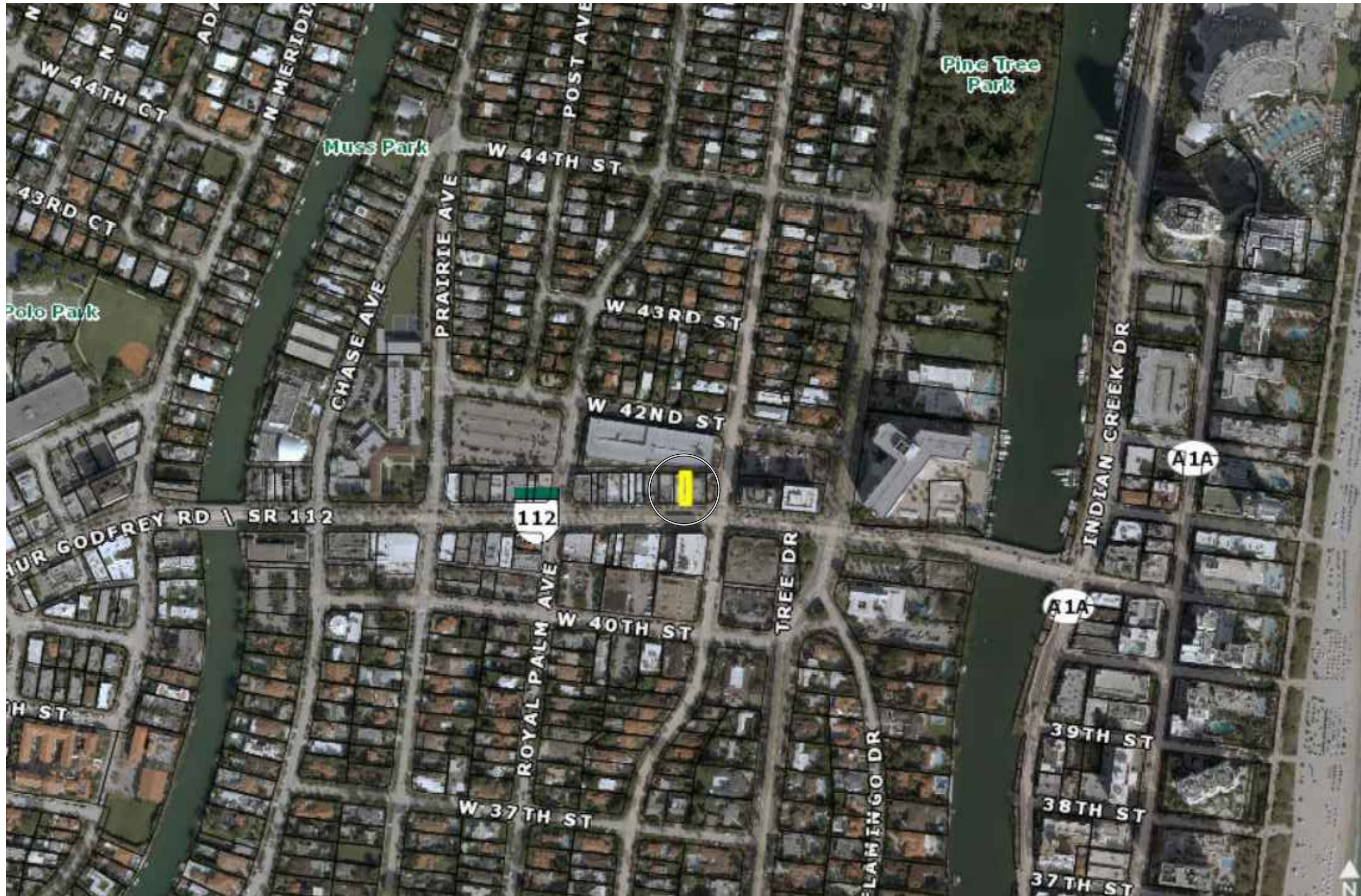
Issue Date: Project No.
AGO 18, 2023

Drawing No.:
G0.00

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380



LEGAL DESCRIPTION:			
LOT	15	BLOCK	4
SUBDIVISION	ORCHARD SUBDIVISION NO. 4		
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK	25	AT PAGE	30
OF THE PUBLIC RECORDS OF	MIAMI-DADE	COUNTY, FLORIDA.	



LOCATION

SCALE: N.T.S.



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Sheet Title:
**LOCATION
AERIAL PLAN**

Issue Date: Project No.

AGO 18, 2023

Drawing No.:
G0.01

Professional of Record: Norman Blandon, R.A.
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Planning Department
 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

COMMERCIAL - ZONING DATA SHEET

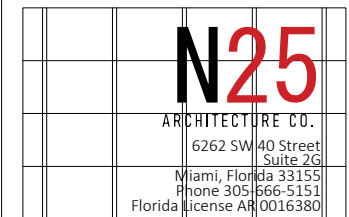
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 415 WEST 41st STREET, MIAMI BEACH, FL. 33140	Folio number(s):	02-3222-001-0530	Year built:	1935
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	2,500
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	CD-3	Lot width:	25'-0"
4	Individual Historic Site (Yes or No): NO			Lot Depth:	100'-0"
5	Base Flood Elevation:	N/A	Grade value in NGVD:		8.00'
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:		5.39' NGVD
7	Proposed Use:	BUSINESS			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.25 MAX. (5,625 SF.)	4,400 SF.	4,282 SF.	N/A
14	Building Height	75' MAX	22'-0" TOB	27'-6" TOB	N/A
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'	0'	0'	N/A
b	Side interior setback	0'	0'	0'	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	5'-0"	5'-6"	5'-6"	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	N/A	N/A	N/A
22	Loading	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

Balogh
Renovation

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Sheet Title:
**ZONING
TABLE**

Issue Date: Project No.

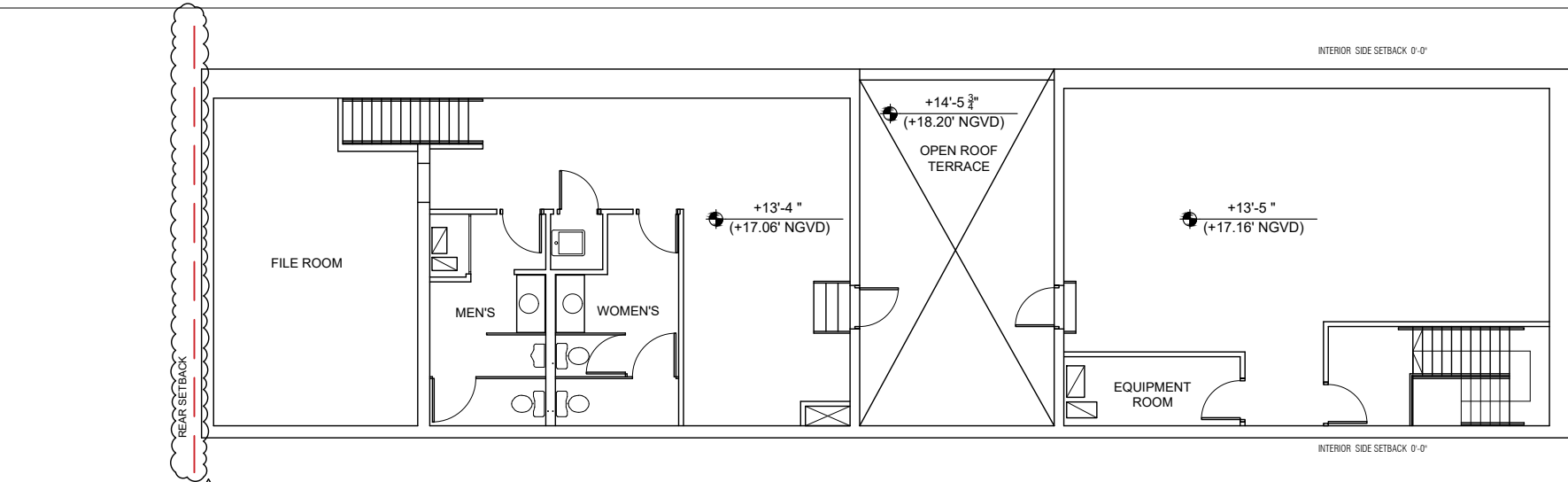
AGO 18, 2023
OCT 23, 2023

Drawing No.:
G0.02

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

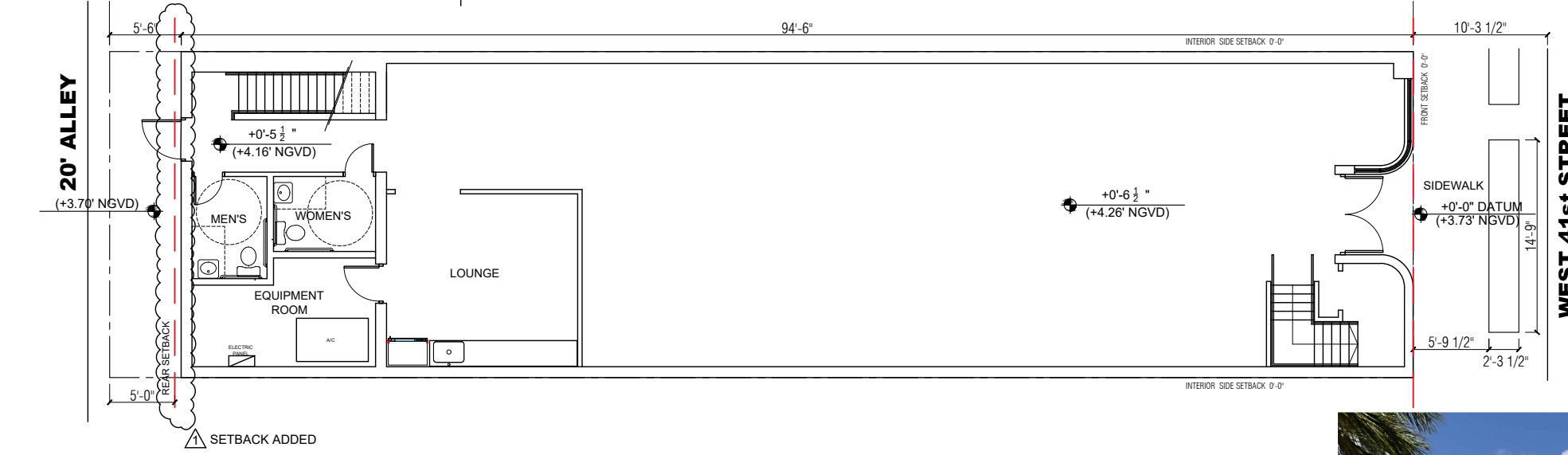


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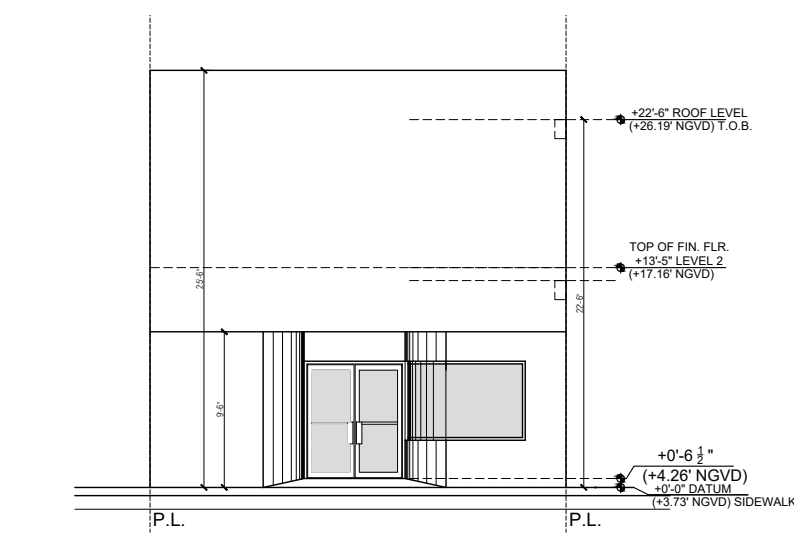
EXISTING LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"



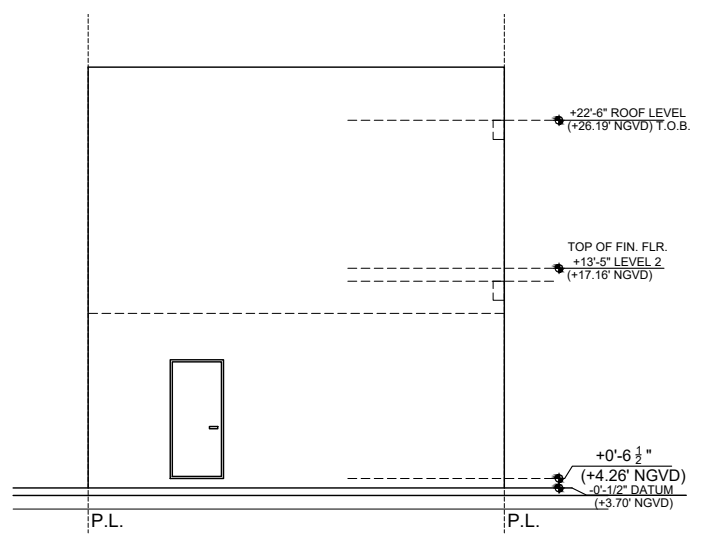
EXISTING LEVEL 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



ACTUAL BUILDING PHOTO

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EXISTING BUILDING

Issue Date: Project No.

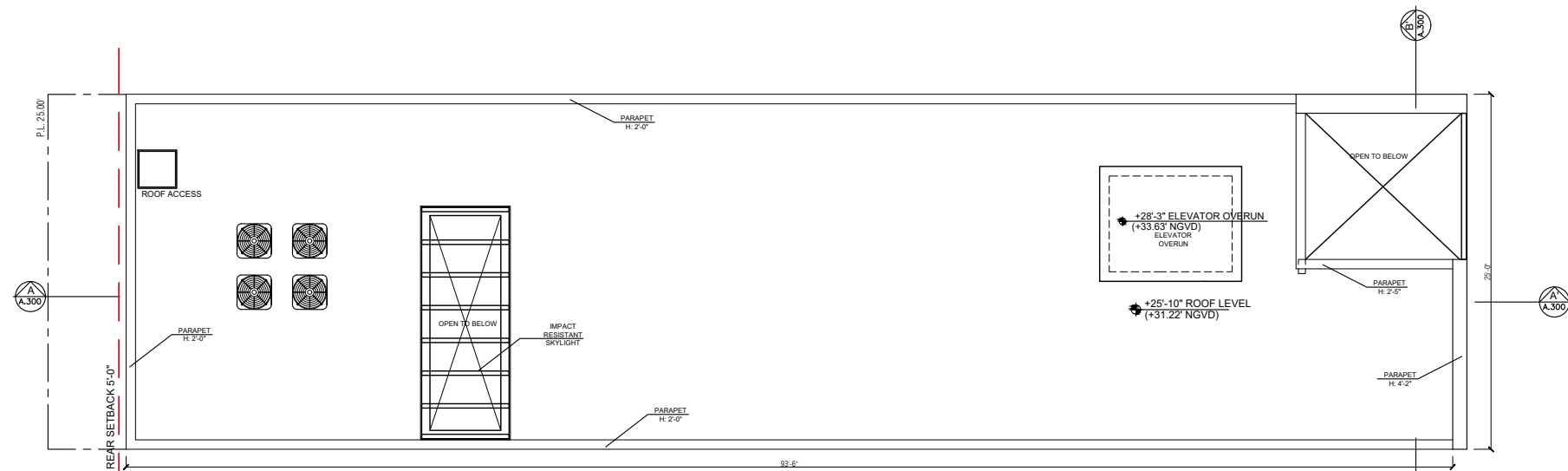
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Drawing No.:
A1.10

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

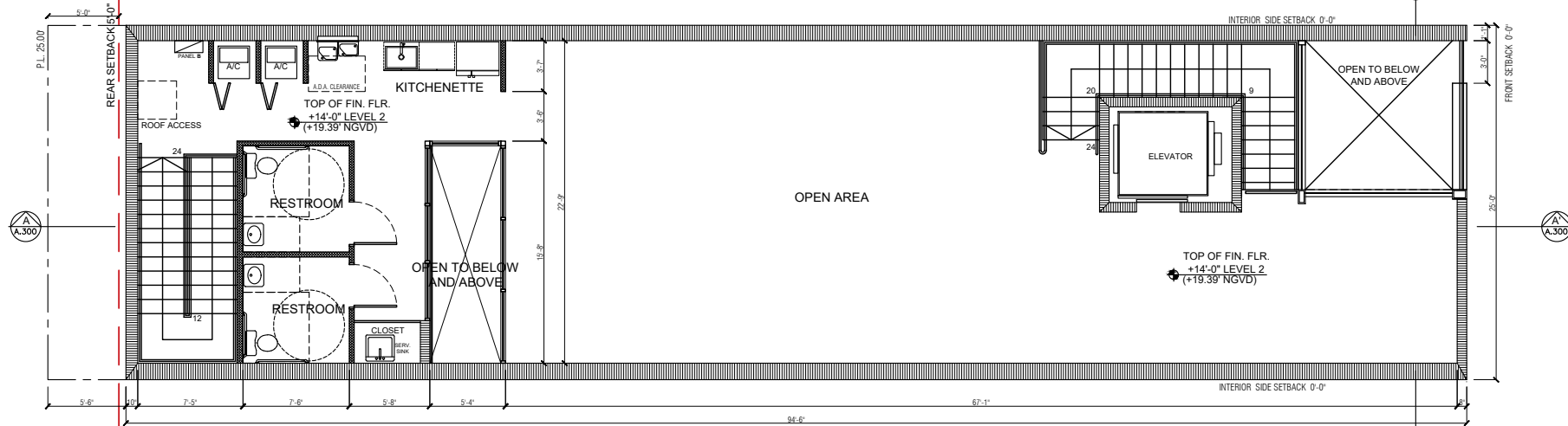
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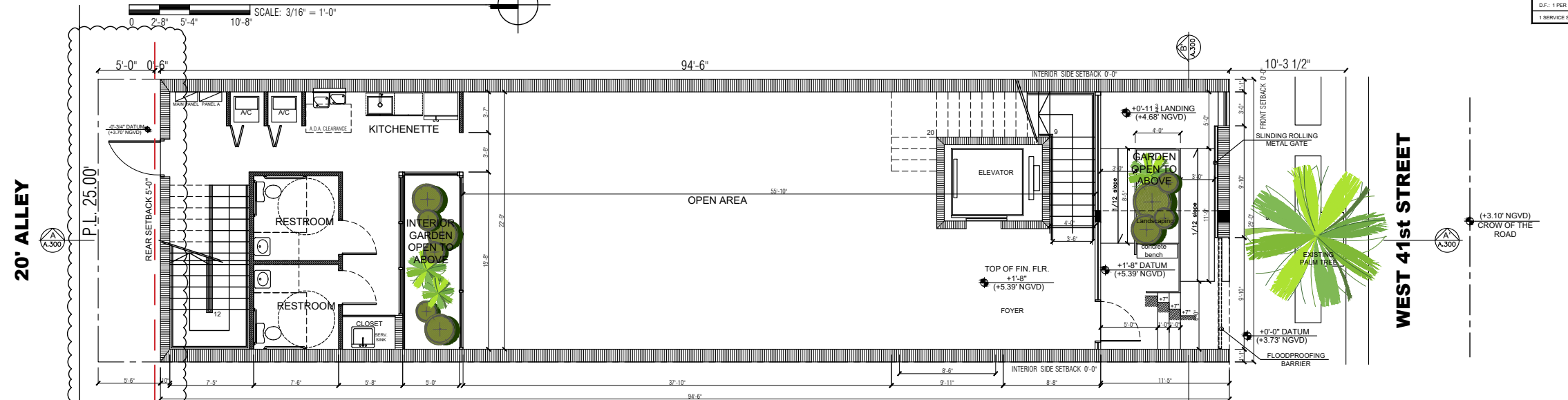
PROPOSED ROOF LEVEL

SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"



PROPOSED LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"



PROPOSED LEVEL 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"

AREA SUMMARY	
EXISTING 1st FLOOR:	2,347 sf.
EXISTING 2nd FLOOR:	2,053 sf.
total existing:	4,400 sf.
PROPOSED 1st FLOOR:	2,060 sf.
PROPOSED 2nd FLOOR:	2,222 sf.
total proposed:	4,282 sf.

OCCUPANT LOAD CALCULATION	
BASED ON FBC 2020 TABLE 1004.5	
BUSINESS (GROUND LEVEL) - 2,060 SF / 150 = 14 OCCUPANT LOAD	
BUSINESS (2nd LEVEL) - 2,222 SF / 150 = 15 OCCUPANT LOAD	
TOTAL	= 29 OCCUPANT LOAD

MINIMUM PLUMBING FIXTURE REQUIREMENTS AS PER FBC 2020 TABLE 403.1										
OCCUPANCY TYPE	AREA (S.F.)	LOAD	OCCUPANTS	MEN	WOMEN	W.C. REQ.	LAV. REQ.	URINAL	DRINKING FOUNTAIN	SERVICE SINK
BUSINESS	4,282	150	29	N/A	N/A	2	1	N/A	1	1
TOTAL REQUIRED FIXTURES						2	1		1	1
TOTAL PROVIDED FIXTURES						4	4		2	2

B-BUSINESS PLUMBING FIXTURE REQUIREMENTS	
W.C.:	1 PER 25 PERSONS (FIRST 50 & 1 PER 50 FOR THE REM. EXCEEDING 50)
LAV.:	1 PER 40 PERSONS (FIRST 80 & 1 PER 80 FOR THE REM. EXCEEDING 80)
U.F.:	1 PER 100 PERSONS
1 SERVICE SINK	

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Sheet Title:
**PROPOSED
FLOOR PLANS**

Issue Date: Project No.
AGO 18, 2023
OCT 23, 2023

Drawing No.:
A1.20

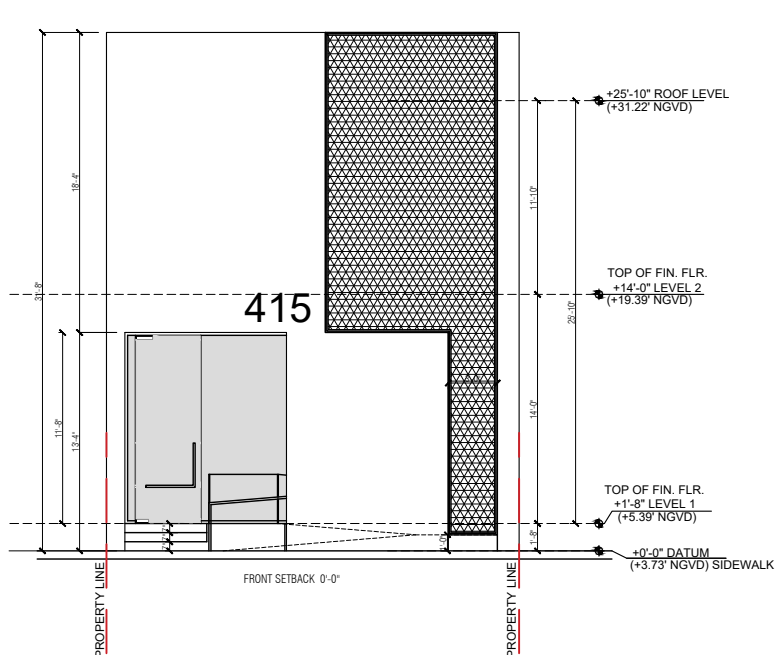
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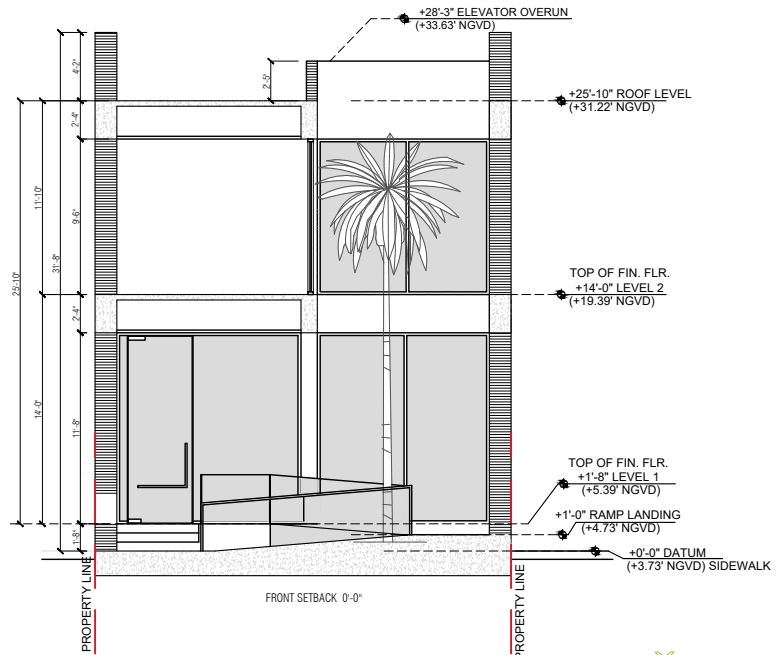
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LEVELS REVISED



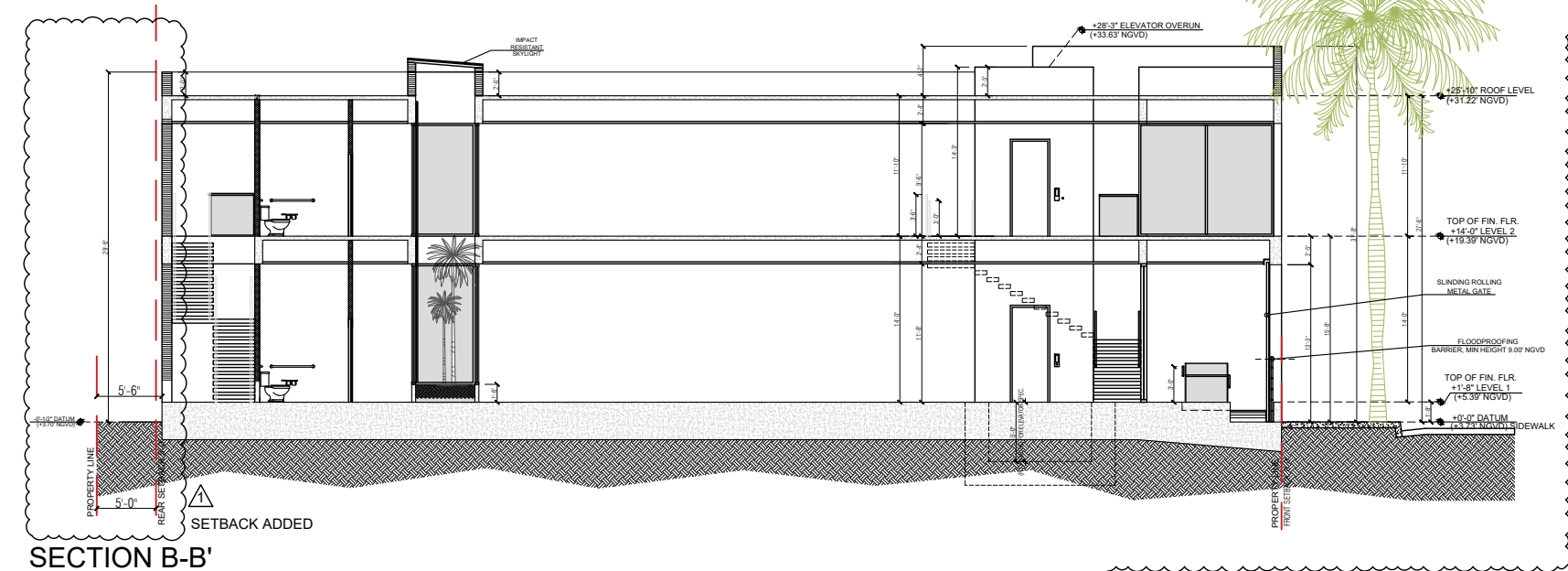
PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"



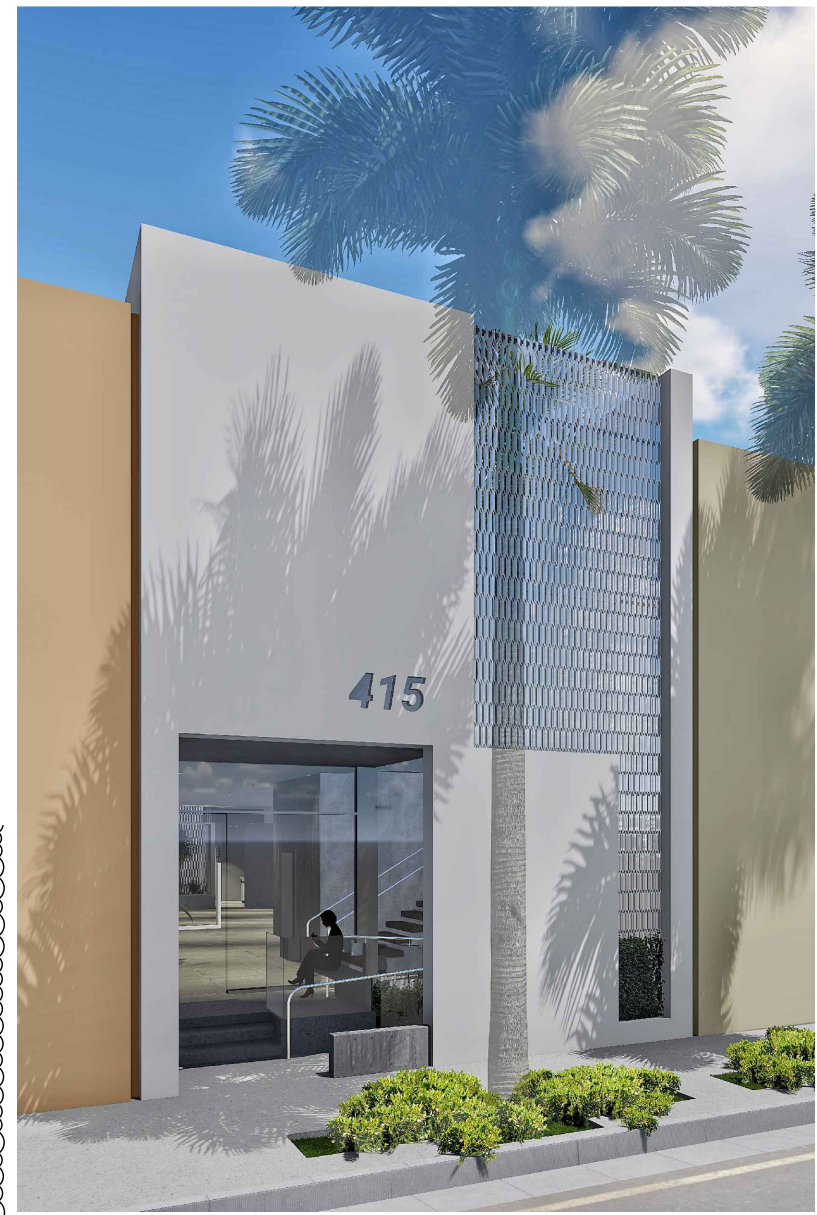
SECTION A-A'

SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"



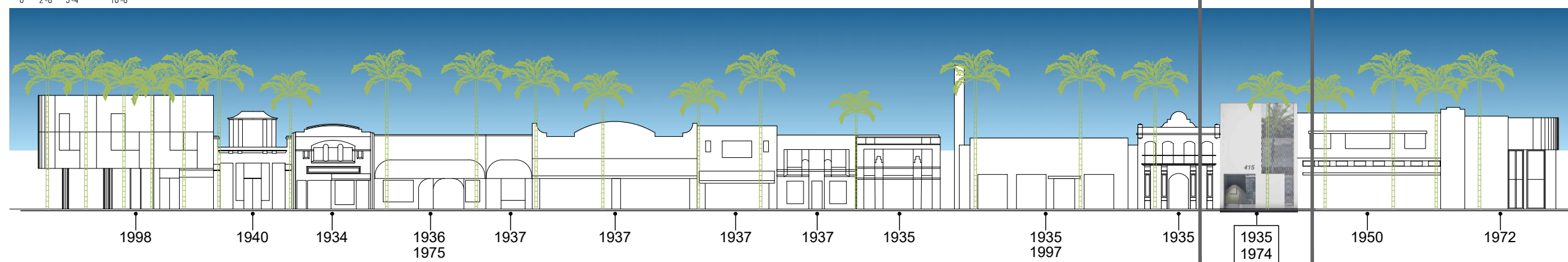
SECTION B-B'

SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"



FRONT VIEW RENDER

SCALE: N.T.S.



PROPOSED ELEVATION + EXISTING BLOCK BUILDING FACADES + CONSTRUCTION YEAR

SCALE: N.T.S.

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Sheet Title:
**PROPOSED
ELEVATION
SECTION**

Issue Date: Project No.

AGO 18, 2023
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A2.00

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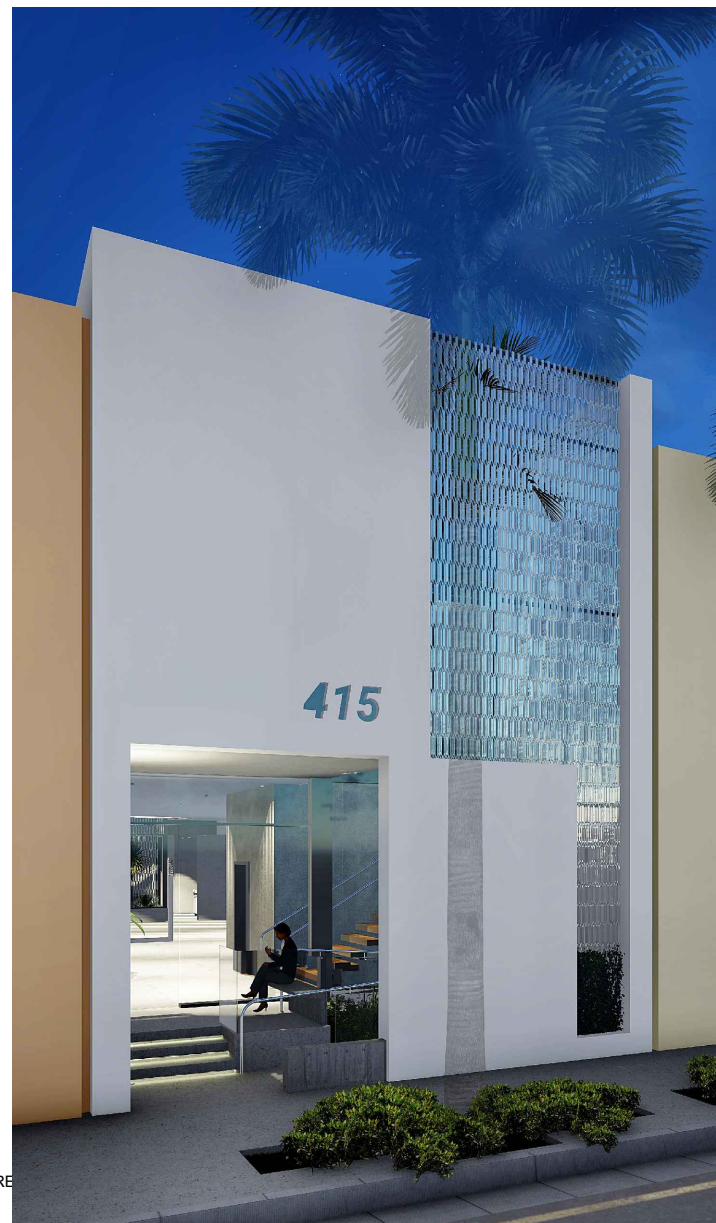


ACCESS DETAIL



INTERIOR PRINCIPAL STAIR LEVEL 2

▲ INTERIOR RENDER
UPDATED



FRONT VIEW (night)



INTERIOR GARDEN LEVEL 1



INTERIOR FOYER LEVEL 1

▲ INTERIOR RENDER
UPDATED

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Sheet Title:
**INTERIOR
RENDERS**

Issue Date: Project No.

AGO 18, 2023
OCT 23, 2023 ▲

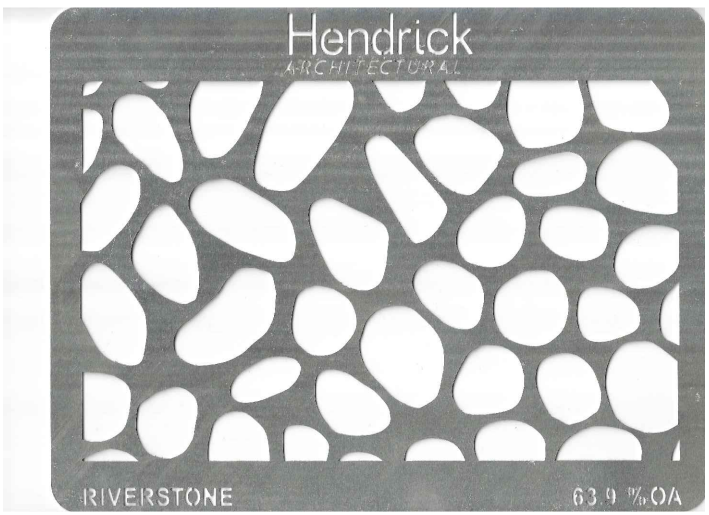
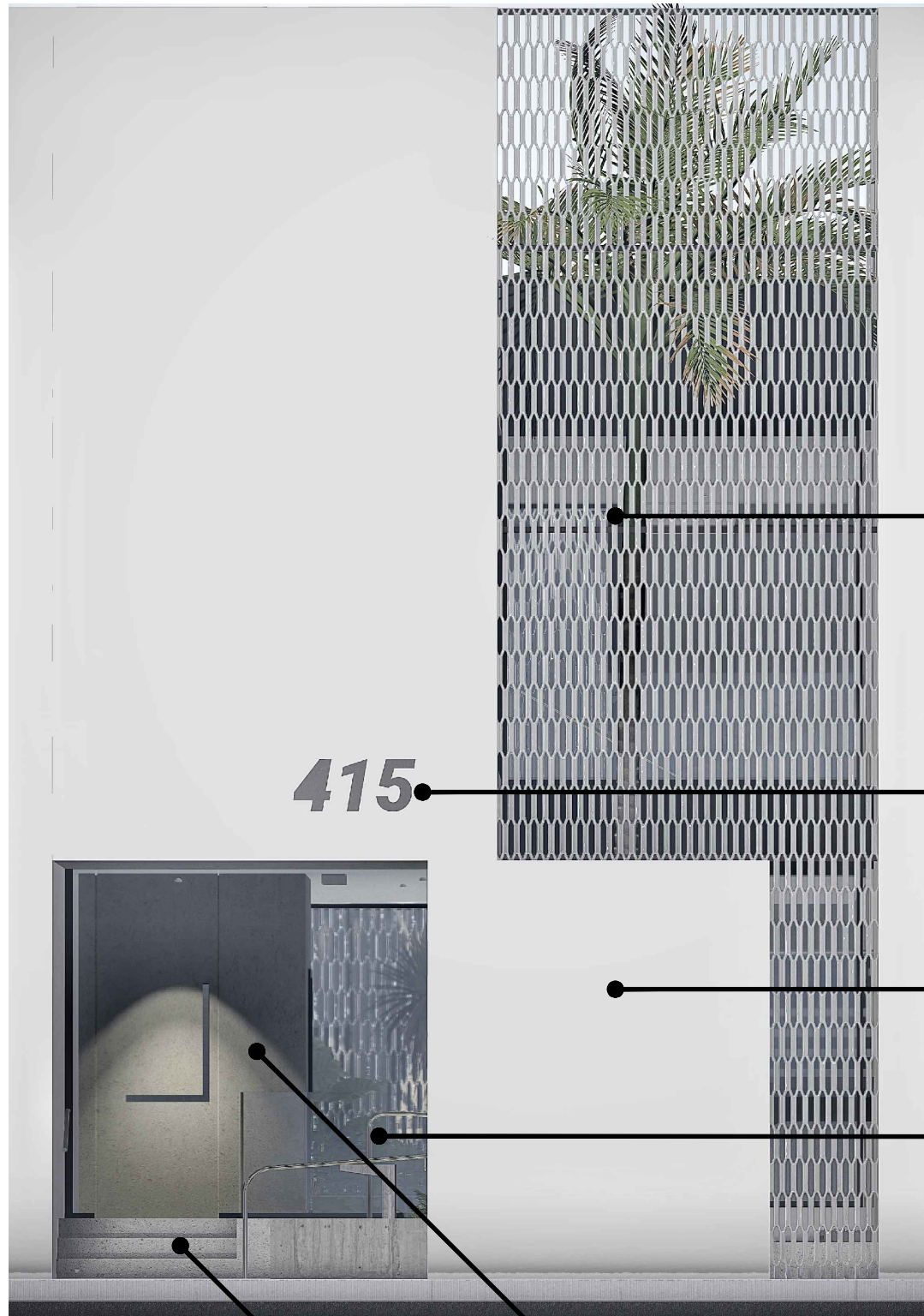
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A2.10

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PERFORATED METAL PANELS

MATERIAL UPDATED

415

BUILT IN ADDRESS NUMBERS

WHITE FLAT STUCCO

METAL HANDRAIL AND GLASS RAILING

STORE FRONT
CLEAR GLASS / ALUMINUM FRAMES

CONCRETE
ACCESS STAIRS AND RAMP

FRONT VIEW RENDER
SCALE: N.T.S.

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Sheet Title:
**EXTERIOR
FINISHES**

Issue Date: Project No.

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Sheet Title:
**NEIGHBORHOOD
PHOTOS**

Issue Date: Project No.

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Drawing No.:

A4.00

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