

2 SITE AERIAL

N.T.S.

TERMITE STATEMENT:

TERMITE PROTECTION SHOULD BE APPLIED TO SOIL A PER FBC 9409.13.5 AND R318. UPON COMPLETION OF THE APPLICATION, OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

3 TERMITE STATEMENT

N.T.S.

FOLIO:
02-3232-005-0300

LEGAL DESCRIPTION

HIBISCUS ISLAND RESUB PB 34-87 LOT 3 BLK N
SIZE 78.00 X 125.00

CURRENT OCCUPANCY - NOT AFFECTED BY SCOPE OF WORK
R-3 - SINGLE FAMILY RESIDENCE

CURRENT USE - NOT AFFECTED BY SCOPE OF WORK
RESIDENTIAL - SINGLE FAMILY RESIDENCE

ZONING DESIGNATION:

RS-4

BASE FLOOD ELEVATION:

10.00 FEET NGVD

DESIGN FLOOD ELEVATION:

15.00 FEET NGVD

PROPOSED RESIDENCE FIN. FLOOR:

16.00 FEET NGVD

GRADE:

ESTABLISHED GRADE: 5.42 FEET NGVD (CROWN OF ROAD AVERAGE - NO SIDEWALK)

ADJUSTED GRADE: 7.71 FEET NGVD

EXISTING LOT AREA - NOT AFFECTED BY SCOPE OF WORK:

EXISTING..... 9,750 S.F. (0.224 ACRES)

LOT COVERAGE:

ALLOWED..... 2,925.00 S.F. (30.0% OF TOTAL SITE)

PROVIDED..... 2,837.00 S.F. (29.10% OF TOTAL SITE)

(INCLUDES 2ND FLOOR PROJECTIONS, COURTYARDS)

FIRST FLOOR TO SECOND FLOOR RATIO:

ALLOWED..... TOTAL AREA OF SECOND FLOOR VOLUME NOT TO EXCEED 70.0% OF TOTAL AREA OF FIRST FLOOR VOLUME PROVIDED

TOTAL FIRST FLOOR VOLUME..... 3,673.00 S.F.

TOTAL SECOND FLOOR VOLUME..... 2,303.00 S.F. (62.7% OF FIRST FLOOR)

TOTAL VOLUME..... 5,976.00 S.F.

(INCLUDES COVERED PATIOS UNDER ROOF)

UNIT SIZE:

ALLOWED..... 4,875.00 S.F. (50.0% OF TOTAL SITE)

PROVIDED UNIT SIZE..... 4,871.00 S.F. (49.96% OF TOTAL SITE)

(INCLUDES COURTYARDS; EXCLUDES COVERED TERRACES WITH LESS THAN 10' PROJECTIONS)

No. OF STORIES:

2 - STORY

BUILDING HEIGHT:

ALLOWED..... 24'-0" TO TOP OF STRUCTURAL SLAB FROM D.F.E.

PROVIDED..... 24'-0" TO TOP OF STRUCTURAL SLAB FROM D.F.E.

4 SITE INFORMATION

N.T.S.

- 1- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723. FBCR 302.9
- 2- FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E-84 OR UL 723. FBCR 316
- 3- FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER AS PER FBCR 314.4 THRU 314.5.4 AND FBCR 316.4.
- 4- INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723. FBCR 302.10
- 5- A 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR SUB GRADE. FBCR 506.2.3
- 6- ALL FOAM PLASTIC ELEMENTS SHALL COMPLY WITH FBCR 316.
- 7- AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS BETWEEN AND 1/4" AND 1/2" AS PER FBCR 303.5.

PROJECT REQUIREMENTS

N.T.S.

THE OWNERS ARE PROPOSING A NEW GROUND UP 2-STORY RESIDENCE:

- 3 BEDROOM
- 4 1/2 BATH
- FRONT AND REAR COVERED PATIOS
- DEN
- FAMILY ROOM
- POOL
- NEW RESIDENTIAL ELEVATOR
- NEW SPIRAL STAIR FROM GRADE TO ROOFTOP DECK

TOTAL PROPOSED GROSS CONSTRUCTION AREA: 9,947 S.F.

APPLICABLE CODES:

WORK PERFORMED SHALL COMPLY WITH THE 2014 FLORIDA BUILDING CODE, 5TH EDITION & 2014 FLORIDA BUILDING CODE RESIDENTIAL, INCLUDING ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

SCOPE OF WORK

N.T.S.

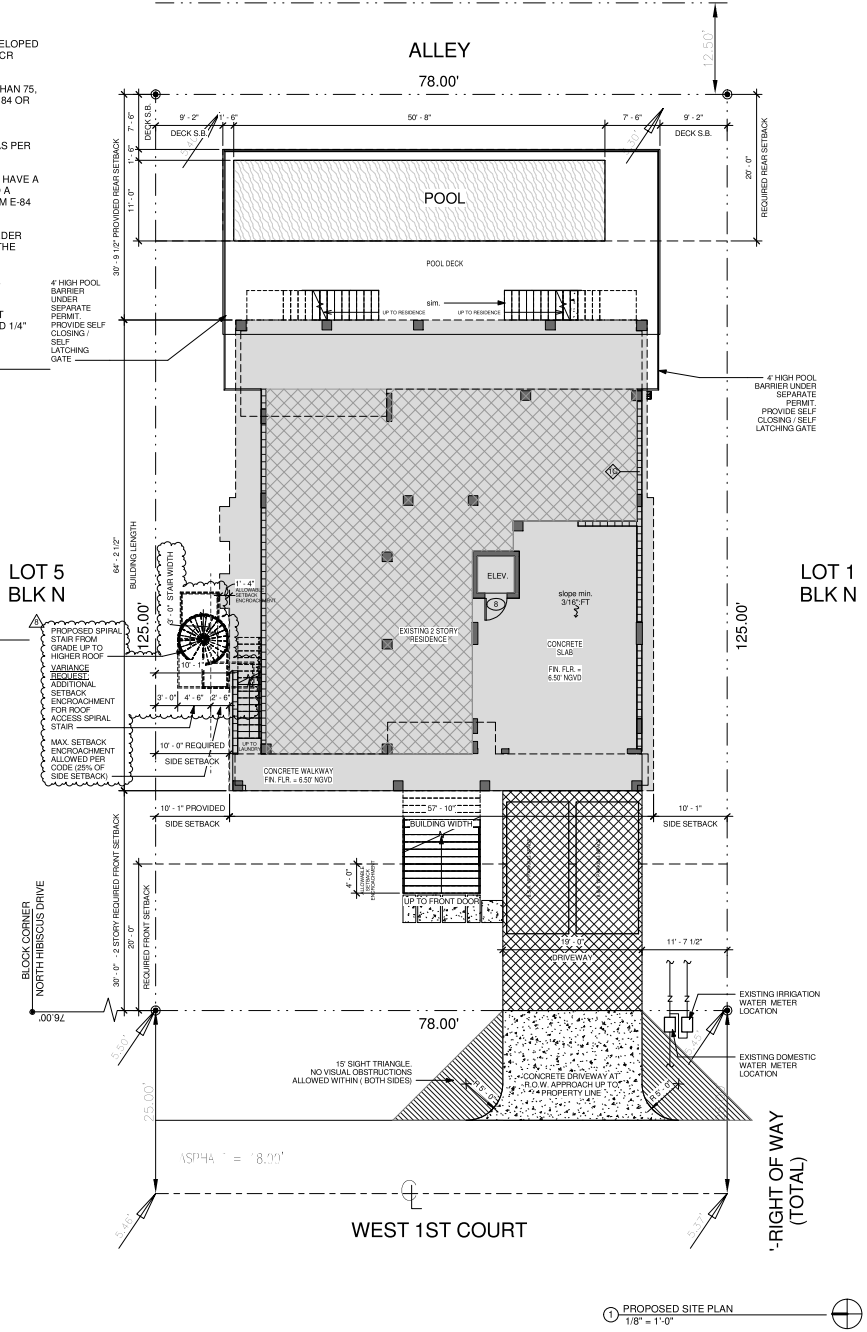
A. FLOOD ZONE.....	AE
B. BASE FLOOD ELEVATION (BFE).....	10.00' NGVD
C. DESIGN FLOOD ELEVATION (DFE).....	15.00' NGVD
D. LOWEST F.F.E. PROVIDED (HABITABLE SPACE).....	16.00' NGVD
E. LOWEST F.F.E. PROVIDED (STAIRS - NON HABITABLE).....	6.50' NGVD
F. LOWEST GRADE ELEV. ADJ. TO BLDG.....	5.30' NGVD
G. HIGHEST GRADE ELEV. ADJ. TO BLDG.....	5.50' NGVD
H. LOWEST ELEVATION OF EQUIPMENT.....	ON ROOF
I. CROWN OF ROAD ELEVATION.....	5.42' NGVD
J. ADJUSTED GRADE ELEVATION.....	7.71' NGVD
K. FIRM MAP No.....	12085C0316L

FLOOD MANAGEMENT NOTES:

1. ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE + 5.00' 15.00' NGVD) SHALL BE FLOOD-DAMAGE RESISTANT MATERIAL.
2. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE + 5.00' 15.00' NGVD).
2A. ALL 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 LOCATED AT OR ABOVE DESIGN FLOOD ELEVATION (+15.00' NGVD)
3. UPON COMPLETION OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AND ELEVATION CERTIFICATE SHALL BE SUBMITTED.
4. A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE BEING ISSUED A CO. TOO OR PCO
5. ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION (+15.00' NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE.

FLOOD MANAGEMENT INFORMATION

N.T.S.



PROPOSED SITE PLAN

1/8" = 1'-0"

rmethod
r-method, inc. #A428002053
residential + retail
architecture
1522 SW 13th Court
Pompano Beach, Florida 33069
einfo@r-method.net p 305.914.5355

Architect Seal



Designed by
Jose Ruben Jimenez
2022-04-2021-08-16
12-12-53-0400

FLORIDA REGISTERED ARCHITECT
No. AR-84863

Submitted / Revision No. / Date

FOR PERMITTING		
▲ Bldg Dept. Comments	01/19/18	
▲ Bldg Dept. Comments	03/13/18	
▲ Owner Revisions	07/30/19	
▲ Const. Coord/Owner Revisions	1/29/20	
▲ Const. Coord/Owner Revisions	3/26/20	
▲ PW Comments for Revisions	6/23/20	
▲ Owner for Revisions	2/04/21	
▲ Special Star Variance Submitted	08/18/21	

NEW SINGLE FAMILY RESIDENCE AT:

117 W. 1st COURT
MIAMI BEACH, FL.

"NOTE: THE FLOOD ZONE COORDINATES REPRESENT THE FLOOD ZONE COORDINATES FOR THE FLOOD ZONE. THE INFORMATION CONTAINED HEREIN WAS PREPARED BY THE ARCHITECT AND IS NOT A GUARANTEE OF ACCURACY."

Project Number

17-0701

Date

11-15-17

Drawing Name

Proposed Site Plan

Sheet Number

SP 100



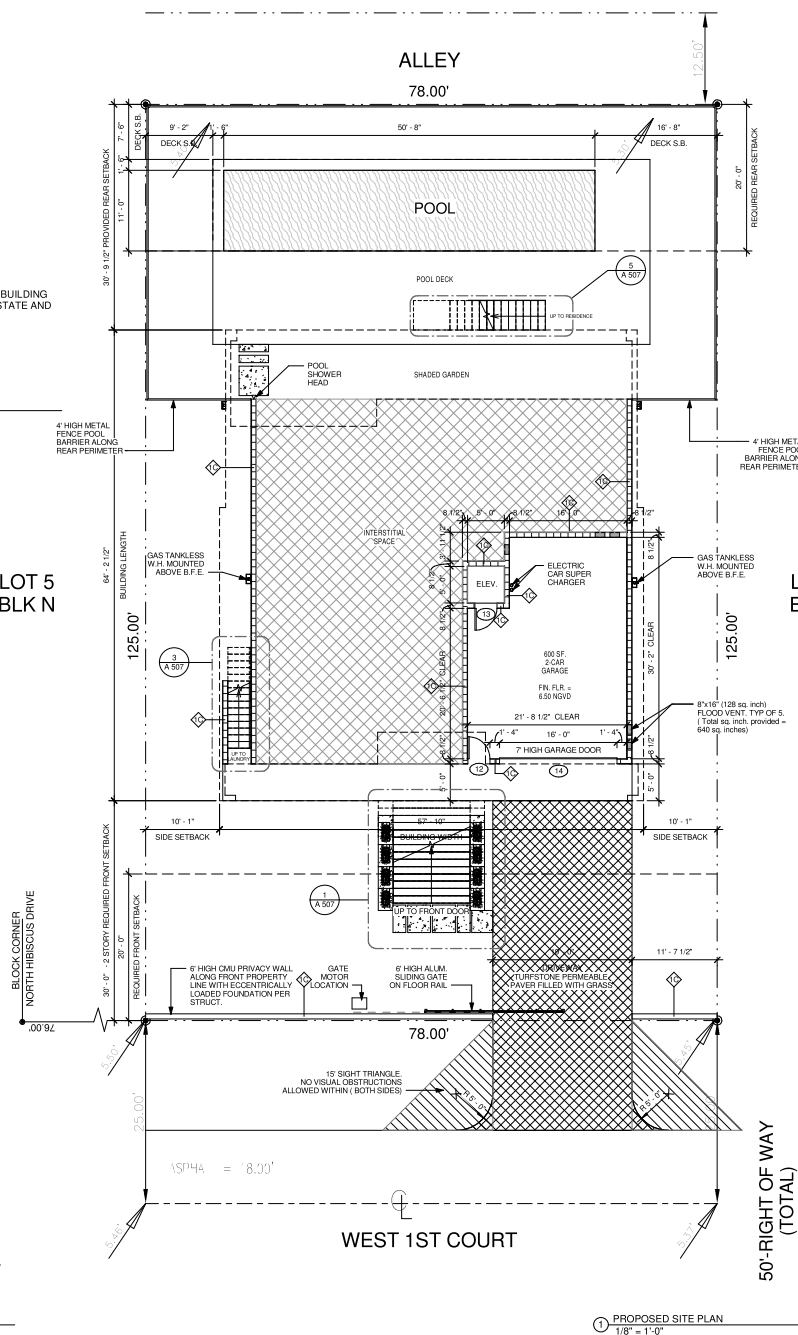
④ SITE INFORMATION
N.T.S.

- ③ SCOPE OF WORK
N.T.S.

⑤ TERMITE STATEMENT
N.T.S.

1. ALLOCATION CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE + 5.00'±15.00' NGVD) SHALL BE FLOOD-DAMAGE RESISTANT MATERIAL.
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5. FINISHED AREAS BEYOND THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.

⑥ FLOOD MANAGEMENT INFORMATION
N.T.S.



r-method
r-method, inc. # AA3602053

residential + retail
architecture

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RAISED
EMBOSSED SEAL

JOSE RUBEN JIMENEZ
FLORIDA ARCHITECT
No. AR 94903

Submittal / Revision No.	date
FINAL DD	09 / 13 / 17
FOR PERMITTING	11 / 15 / 17

**117 W. 1st COURT
MIAMI BEACH, FL.**

Project Number	17-0701
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