

ARCHITECTURAL DRAWINGS		DATE / ISSUE	1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL
SHEET NO.:	SHEET NAME:				
A.01	SITE PLAN & NOTES		●	●	●
A.02	DEMOLITION/EXISTING PLAN		●		
A.03	FLOOR PLAN		●		
A.04	RCP PLAN				
A.05	ROOF PLAN		●		
A.06	EXTERIOR ELEVATIONS		●		
A.07	EXTERIOR ELEVATIONS		●		
A.08	SECTIONS				
A.09	GENERAL DETAILS				
A.10	INTERIOR ELEVATIONS				
L.01	LANDSCAPE PLAN & NOTES		●		

DRAWING LIST

GENERAL NOTES:
BASED ON THE LATEST EDITION OF THE FLORIDA BUILDING CODE 2014

GLAZING:
CATEGORY CLASSIFICATION OF GLAZING:
9.5 FT. (GLASS AREA) OR LESS, REQUIRES CATEGORY I IDENTIFICATION. MORE THAN 9.5 FT. REQUIRES CATEGORY II IDENTIFICATION. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE AID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

1. SWINGING DOORS EXCEPT JALOUSIES.
2. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. STORM DOORS.
4. ALL UNFRAMED SWINGING DOORS.
5. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.

9. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF IT INTERFERES WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

10. THE CONTRACTOR SHALL PRODUCE BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE PROJECT.

11. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS AND MATERIALS EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.

12. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.

13. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER.

GENERAL NOTES

MIAMI BEACH
Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.1250

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information				
1	Address:	5860 La Gorce Dr. Miami Beach FL 33140			
2	Folio number(s):	02-3211-014-0930			
3	Board and file numbers:	23-060-0123			
4	Year built:	1963	Zoning District:	RS-4	
5	Base Floor Elevation:	8'-0"	Grade value in NGVD:	29	
6	Adjusted grade (Floor+Grade/2):	8.60'	Free board:		
7	Lot Area:	8,656.25 sq. ft.			
8	Lot width:	68.42'	Lot Depth:	125.00'	
9	Max Lot Coverage SF and %:	4,328.12 (50%)	Proposed Lot Coverage SF and %:	3,853 (44.51%)	
10	Existing Lot Coverage SF and %:	3,068 (35.44%)	Lot coverage deducted (garage-storage) SF:	3,702	
11	Front Yard Open Space SF and %:	1,914 (22.11%)	Rear Yard Open Space SF and %:	2,105 (24.32%)	
12	Max Unit Size SF and %:	4,328.12 (50%)	Proposed Unit Size SF and %:	3,853 (44.51%)	
13	Existing First Floor Unit Size:	3,068 SF	Proposed First Floor Unit Size:	3,853	
14	Existing Second Floor Unit Size:	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)		N/A
15			Proposed Second Floor Unit Size SF and %:		N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		N/A

SEC 142-105 (B) 1: ONE-STORY STRUCTURES, ONE-STORY STRUCTURES MAY EXCEED THE MAXIMUM LOT COVERAGE NOTED IN SUBSECTION 142-105 (B) 1) ABOVE, THROUGH STAFF LEVEL REVIEW AND SHALL BE SUBJECT TO THE SETBACK REGULATIONS OUTLINED IN SECTION 142-106, BUT IN NO INSTANCE SHALL THE LOT COVERAGE EXCEED 40 PERCENT OF THE LOT AREA. THE DRB OR HPC MAY HAVE THIS REQUIREMENT AND ALLOW UP TO 50% LOT COVERAGE FOR A ONE-STORY STRUCTURE IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA. NOTWITHSTANDING THE FOREGOING, FOR EXISTING ONE-STORY STRUCTURES CONSTRUCTED PRIOR TO 1965, THE MAXIMUM LOT COVERAGE SHALL NOT EXCEED 50%.

ZONING DATA

LEGAL DESCRIPTION

LOT 1, BLOCK 9 "BEACH VIEW ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

APPLICABLE CODES

BUILDING: 2011 FLORIDA BUILDING CODE
FUEL GAS: 2011 FLORIDA BUILDING CODE
MECHANICAL: 2011 FLORIDA BUILDING CODE
PLUMBING: 2011 FLORIDA BUILDING CODE
FIRE: 2011 FLORIDA FIRE PREVENTION CODE
ELECTRICAL: NATIONAL ELECTRIC CODE 2017

COMPONENTS OF MEANS OF EGRESS

- 1- NO DOOR IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOOR SHALL BE 24".
- 2- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- 3- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- 4- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

TERMITE PROTECTION NOTE

ALL BUILDING SHALL HAVE PRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE SHALL BE DEEMED AS APPROVED IN/ RESPECT TO PRE-CONSTRUCTION SOIL AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED PRE-TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF THE AGRICULTURE AND CONSUMER SERVICES"

PROJECT NOTES

BURGLARY INTRUSION NOTES:

- 1- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-THE-KNOB LOCK IS USED THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
- 2- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOOR SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOOR. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
- 3- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR PIN NOT REMOVABLE OR OPERABLE FOR EXTERIOR AT THE JAMB HEAD, SILL OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK ARE TO MAINTAIN BOLT STRENGTH EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREENS REMOVABLE FROM THE OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
- 4- OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLT OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. 5/8". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
- 5- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS.
- 6- JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE

21	Side 1:	10'-0"	4'-9 1/2" & 5'-2 1/2"	4'-9 1/2" & 5'-2 1/2"	
22	Side 2 or (facing street):	15'-0"	5'-1" & 6'-1 1/2"	15'-2 1/2" & 6'-3"	Variance Request
23	Rear:	20'-0"	25'-11 1/2"	29'-0"	
24	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street):	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of side yard:	17'-1" (25% OF LOT Width)	9'-10 1/2"	Exist. Condition	
27	Located within a Local Historic District?			Yes or No	No
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	No
29	Determined to be Architecturally Significant?			Yes or No	No
Additional data or information must be presented in the format outlined in this section				See Additional Data Sheet	

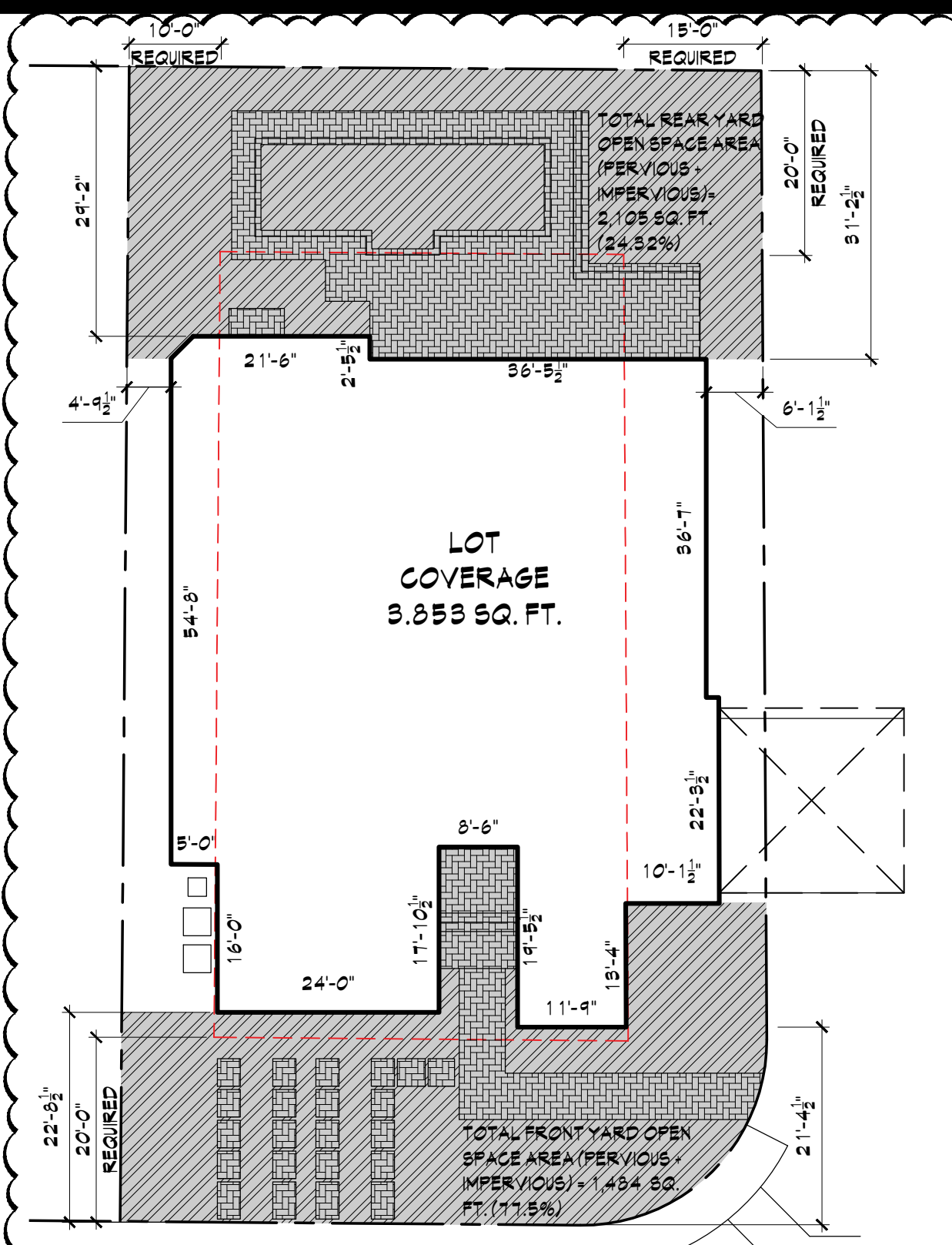
Notes:
If not applicable write N/A

* Existing canopy located on North Right-of-Way area to be included in the variance request. Not considered as an accessory structure as per Ordinance 2020-4359.

ADDITIONAL ZONING DATA

CONSTRUCTION AREA	EXISTING	PROVIDED
AREA UNDER A/C	9,068 SQ. FT.	9,247 SQ. FT.
AREA NOT UNDER A/C	-	447 SQ. FT. (TERRACE) 159 SQ. FT. (STORAGE) 606 SQ. FT.
TOTAL CONSTRUCTION AREA (UNDER A/C - NOT UNDER A/C)	9,068 SQ. FT.	9,853 SQ. FT.
GREEN SPACE:		
TOTAL OPEN SPACE	9,558 SQ. FT.	4,809 SQ. FT.
FRONT YARD PERVIOUS OPEN SPACE (50% MIN *SEE ITEM 11 OF ZONING DATA	2,800 SQ. FT. (94% OF EXIST. FRONT YARD	1,404 SQ. FT. (11.5% OF FRONT YARD OPEN SPACE)
REAR YARD PERVIOUS OPEN SPACE (70% MIN *SEE ITEM 11 OF ZONING DATA	870 SQ. FT. (45.05% OF EXIST. REAR YARD)	1,475 SQ. FT. (10.01% OF REAR YARD OPEN SPACE)
INTERIOR SIDE YARD PERVIOUS OPEN SPACE (75% MIN)	0 SQ. FT. 0% OF EXIST. SIDE YARD	273 SQ. FT. (100% OF SIDE YARD OPEN SPACE)
SIDE YARD (FACING STREET) PERVIOUS OPEN SPACE (50% MIN)	255 SQ. FT. 55% OF EXIST. SIDE YARD	225 SQ. FT. (65.75% OF STREET SIDE YARD OPEN SPACE)

SCALE: 3/8" = 1'-0"



LEGEND

NEW LOT COVERAGE

OPEN SPACE

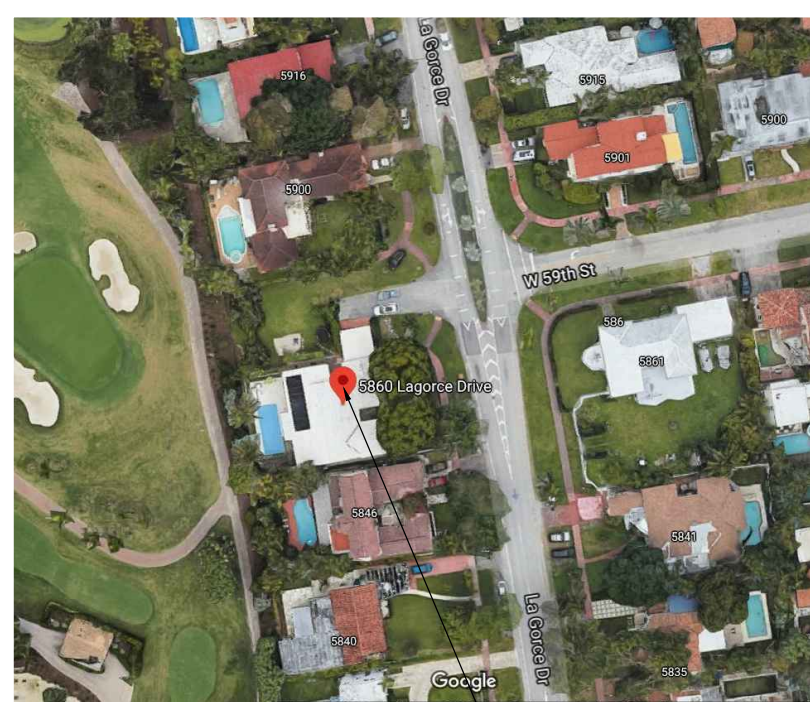
PERVIOUS OPEN SPACE (SEE ADDITIONAL ZONING DATA ON THIS SHEET)

IMPERVIOUS OPEN SPACE

REQUIRED SETBACKS

SCOPE OF WORK

1. DEMOLITION OF 584 SQ. FT. OF LIVING AREA, UNDER A/C (EXISTING FAMILY ROOM, DINING ROOM AND BEDROOM #5) TO BE CONVERTED INTO A NEW COVERED TERRACE OF 447 SQ. FT.
2. THE NEW LIVING AREA ADDITION (UNDER A/C) OF 810 SQ. FT. CONSIST OF: REBUILD BEDROOM #5 (NEW LOCATION), NEW 4TH BEDROOM, TWO FULL BATHROOMS, DEN, POOL, BATHROOM AND NEW KITCHEN AREA.
3. NEW COVERED PORCH OF 61 SQ. FT.
4. GENERAL INTERNAL ALTERATIONS WILL BE DONE TO THE EXISTING CONSTRUCTION.
5. PROVIDE NEW KITCHENS AND DOORS AS SHOWN ON NEW FLOOR PLAN AND SCHEDULES.
6. ELECTRICAL, MECHANICAL & PLUMBING REVIEW REQUIRED.



PROJECT LOCATION

SCALE: 3/8" = 1'-0"

Digitally signed by RUBEN TRAVIESO
Date: 2021.08.12 11:56:00 -04'00'

ARCHITECTURE ASSOCIATES INC. AA26002974
Architect Ruben Travieso AR0008229
rubentravieso7@gmail.com
786.260.7522 PHN

REVISIONS

1	1-27-2021
2	4-06-2021

PROJECT

APPEL RESIDENCE
ADDITION & INTERIOR ALTERATIONS
5860 LA GORCE DRIVE, MIAMI BEACH, FL 33140

CONTENT

SITE PLAN, NOTES & DETAILS

SEAL

THIRD SUBMITTAL

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS SUBMITTED OR INCORPORATED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF THIS FIRM AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, WHATSOEVER, WITHOUT THE EXPRESS WRITTEN PERMISSION OF RUBEN TRAVIESO, ARCHITECT.

DATE: 12/07/2020
SCALE: AS SHOWN
DRAWN BY: C.T.A.
CHECKED BY: A.R.T.
FILE:
SHEET NO:

A.01