

PROJECT NOTES

THIS SPECIFICATION IN CONJUNCTION WITH THESE DRAWINGS, PROVIDES FOR THE LABOR, MATERIAL, EQUIPMENT, AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK & KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY OWNER OR ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL, AND NEAT MANNER. THE FLORIDA BUILDING CODE 2020 7TH EDITION IS THE APPLICABLE CODE FOR CONSTRUCTION. ALL BUILDING COMPONENTS SHALL COMPLY WITH SECTION 8-C OF THE METRO-DADE CODE FOR PRODUCT COMPLIANCE AND APPROVAL.

A.I.A. DOCUMENT A-201 (LATEST EDITION) GENERAL CONDITION OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF COMPLETION FROM THE CITY OF MIAMI BEACH BUILDING AND ZONING DEPARTMENT.

THE GENERAL CONTRACTOR AND MAJOR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, VISIT THE SITE, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND ANY MOBILIZATION OR SITE WORK. DO NOT SCALE DRAWINGS.

PROJECT DATA

ZONING SUMMARY
(THE CITY OF MIAMI BEACH)

ZONING DISTRICT

NET LAND AREA

FLOOD ZONE

HEIGHT (TO ROOF RIDGE)

LOT COVERAGE (30% MAX.)
(NET LOT AREA)

FLOOR AREA 1ST LEVEL
FLOOR AREA 2ND LEVEL
(MAX. 2ND FLOOR AREA RATIO TO 1ST LEVEL = 10 W/ LOT COVERAGE 25% OR GREATER)

GREEN SPACE - FRONT YARD
(50% MIN.)
FRONT YARD AREA = 2,108 SF.

GREEN SPACE - SIDE YARD
INTERIOR (10% MIN.)
SIDE YARD AREA = 1,502 SF.

GREEN SPACE - REAR WATERWAY - (10% MIN.)
REAR YARD AREA = 2,306 SF.

RS-3 (SINGLE FAMILY RESIDENTIAL DISTRICT)

10,394 SF.

"AE" -0'

REQUIRED

EXISTING

PROPOSED

21 FT. MAX.

38'-3" FT.

NO CHANGE

3,182 SF.

4,291 SF. (41%)

NO CHANGE

2,821.4 SF.

4,291 SF. (41%)

3,682 SF. (102.4%)

NO CHANGE

1,054 SF.

1,083 SF. (51%)

NO CHANGE

1502 SF.

436 SF. (29%)

NO CHANGE

1,6142 SF.

1,251 SF. (54%)

1,311 SF. (51%) INCREASE

BUILDING SETBACKS

PRINCIPAL

FRONT

REAR

(15% OF LOT DEPTH, 20' MIN.)

INTERIOR SIDE
(10% OF LOT WIDTH)

REQUIRED

EXISTING

PROPOSED

30'-0"

15'-0"

5'-3"

22'-10"

NO CHANGE

NO CHANGE

17'-0"

10'-5"

NO CHANGE

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

THE HEIGHT OF FENCES, WALLS, AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT FENCES IS BEING MEASURED FROM GRADE + ELEVATION OF CROWN OF ROAD.

BUILDING DEPARTMENT NOTES

1. THIS APPLICATION TO COMPLY WITH, AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING GOVERNING AUTHORITIES:
A) FLORIDA BUILDING CODE - 2020 EDITION
B) FLORIDA BUILDING CODE, EXISTING - 2020 EDITION
C) BUILDING OWNERS REQUIREMENTS

BUILDING INFORMATION
1. OCCUPANCY
2. CONSTRUCTION TYPE:
3. NO. OF STORIES
4. FIRE SUPPRESSION
5. FLOOR AREA

RESIDENTIAL GROUP "R"
TYPE I-A
2 STORY
EXISTING
4,993 SF. - EXIST. 1ST LEVEL
4,614 SF. - EXIST. 2ND LEVEL
9,607 SF. - EXIST. TOTAL

SCOPE OF WORK

THIS PROJECT CONSISTS OF NECESSARY LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR THE FIRST SUBMITTAL OF THE VARIANCE APPLICATION NO. ZBA21-0132 WITH SITE IMPROVEMENTS CONSISTING ON:

THE RELOCATION OF THE VEHICLE DOOR OPENING AT THE EXISTING GARAGE,
NEW DRIVEWAY ACCESS,
NEW OPENING IN THE EXISTING PROPERTY LINE WALL,
THE MODIFICATION OF THE REAR TERRACE AND STAIRS RELOCATION

ALL AS INDICATED IN THESE DOCUMENTS, THIS INCLUDES SECUREMENT OF PERMITS, PAYMENT OF FEES, AND GOVERNMENT LICENSES THAT MAY BE REQUIRED FOR PROPER EXECUTION OF THE WORK.

LOCATION PLAN

SCALE: N.T.S.

F.A.R SHADED DIAGRAMS

EXISTING UNIT SIZE & LOT COVERAGE DIAGRAM

SCALE: N.T.S.

PROPOSED UNIT SIZE & LOT COVERAGE DIAGRAM

SCALE: N.T.S.

EXISTING GREEN SPACE DIAGRAM

SCALE: N.T.S.

PROPOSED GREEN SPACE DIAGRAM

SCALE: N.T.S.

F.A.R SHADED DIAGRAMS

EXISTING UNIT SIZE & LOT COVERAGE DIAGRAM

SCALE: N.T.S.

PROPOSED UNIT SIZE & LOT COVERAGE DIAGRAM

SCALE: N.T.S.

EXISTING GREEN SPACE DIAGRAM

SCALE: N.T.S.

PROPOSED GREEN SPACE DIAGRAM

SCALE: N.T.S.

VIRNIG RESIDENCE
SITE IMPROVEMENTS
VARIANCE APPLICATION NO. ZBA21-0132
1st SUBMITTAL
2001 LAKE AVENUE
Miami Beach, Florida 33140

SHEET INDEX

ARCHITECTURAL:

A-00 COVER SHEET/ SITE PLAN/ LOCATION PLAN/ PROJECT NOTES

D-10 DEMOLITION/ EXISTING SITE FLOOR PLANS

A-10 PROPOSED SITE FLOOR PLANS

A-20 BUILDING ELEVATIONS

PROJECT DIRECTORY

CLIENT:

CHIP & MERIDITH VIRNIG
2001 LAKE AVENUE
MIAMI BEACH, FLORIDA 33140

CONTACT: CHIP VIRNIG
PHONE: (305) 251-4893

GENERAL CONTRACTOR:

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MIAMI, FLORIDA 33186

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ARCHITECT:

JAS GROUP ARCHITECTS
7855 SW 104 ST, SUITE 200
MIAMI, FLORIDA 33156

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SITE PLAN

SITE PLAN LEGEND:

ER EXISTING TO BE REMOVED
E EXISTING TO REMAIN AS IS

THIS PROJECT:
NEW OVERHEAD GARAGE DOOR,
& CONC. PAVERS DRIVEWAY
SEE SITE FLOOR PLAN

THIS PROJECT:
REAR TERRACE &
STAIRS RELOCATION

LEGAL DESCRIPTION:
LOT 7, BLOCK 4 OF "SUNSET LAKE EXTENSION"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 40, PAGE 23, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 20'-0"

GROUP
ARCHITECTS
PLANNERS

JAMES SMITH, AIA
ARCHITECT

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James
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by James Smith
Date:
2021.08.13
12:45:07 -04'00'

Project: 2021.01
VIRNIG RESIDENCE
SITE IMPROVEMENTS VARIANCE APPLICATION
2001 LAKE AVENUE
MIAMI BEACH, FLORIDA 33140
CONTRACTOR: BRIAN GERSHEN
LRS CONSTRUCTION
(305) 878-9359

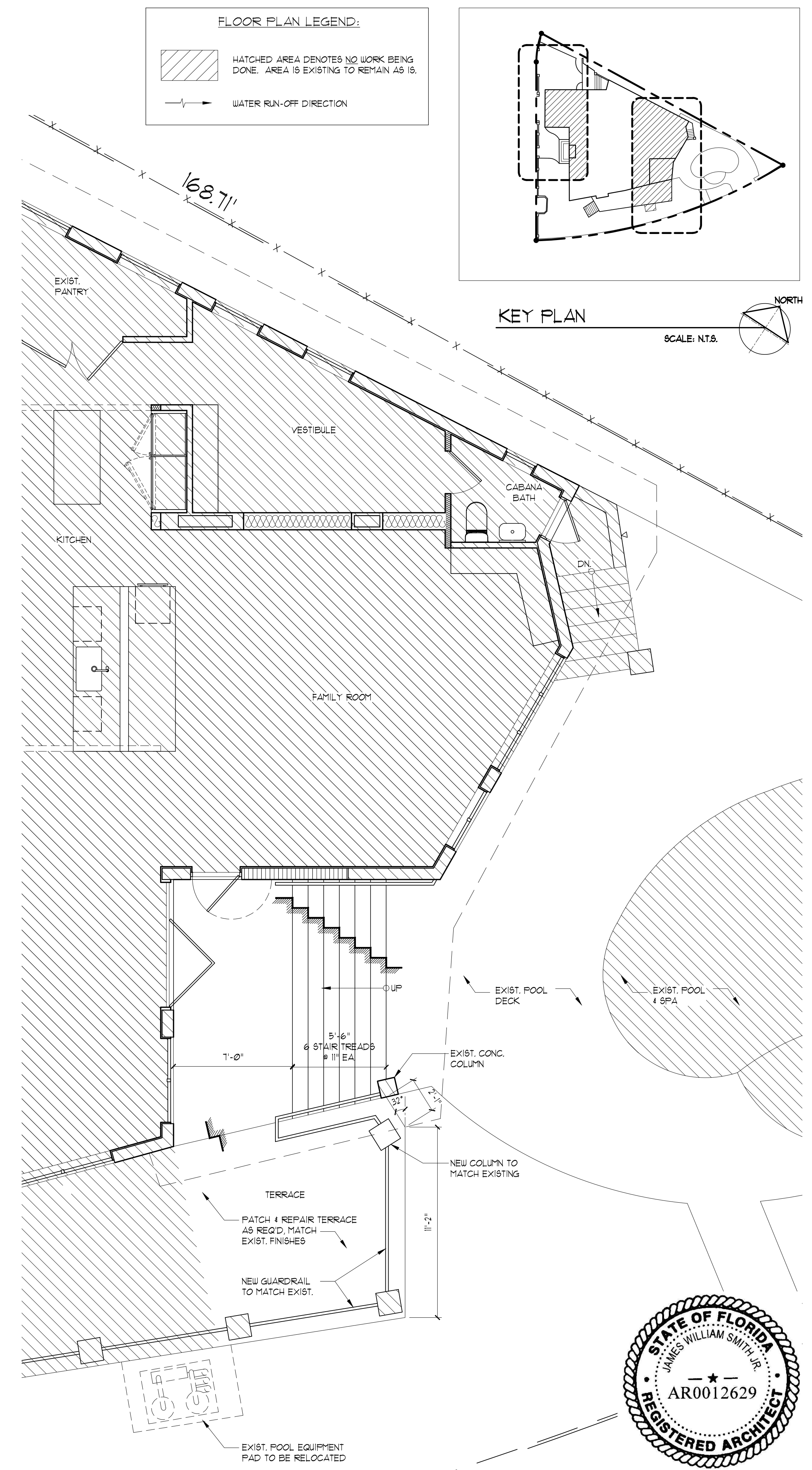
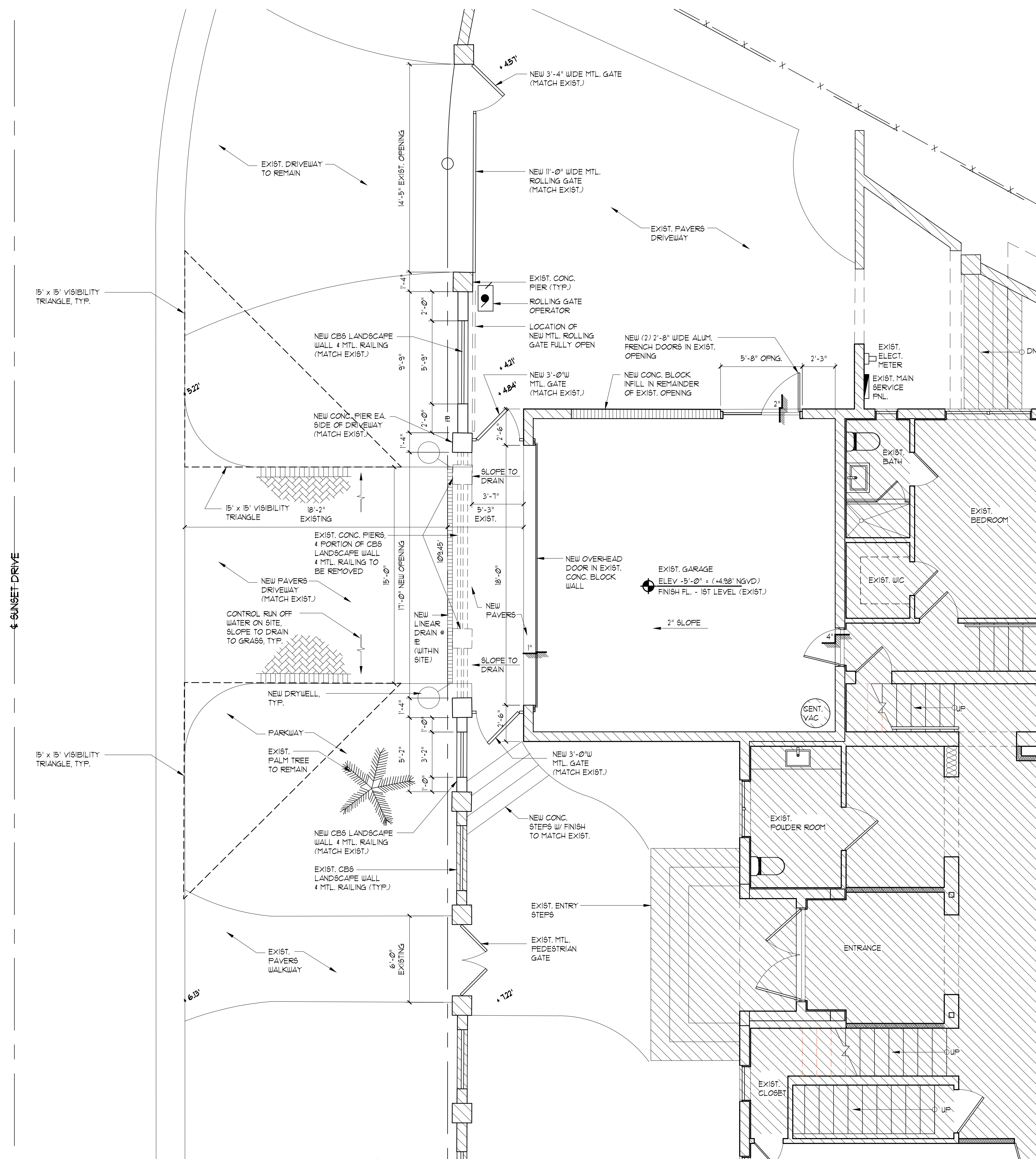
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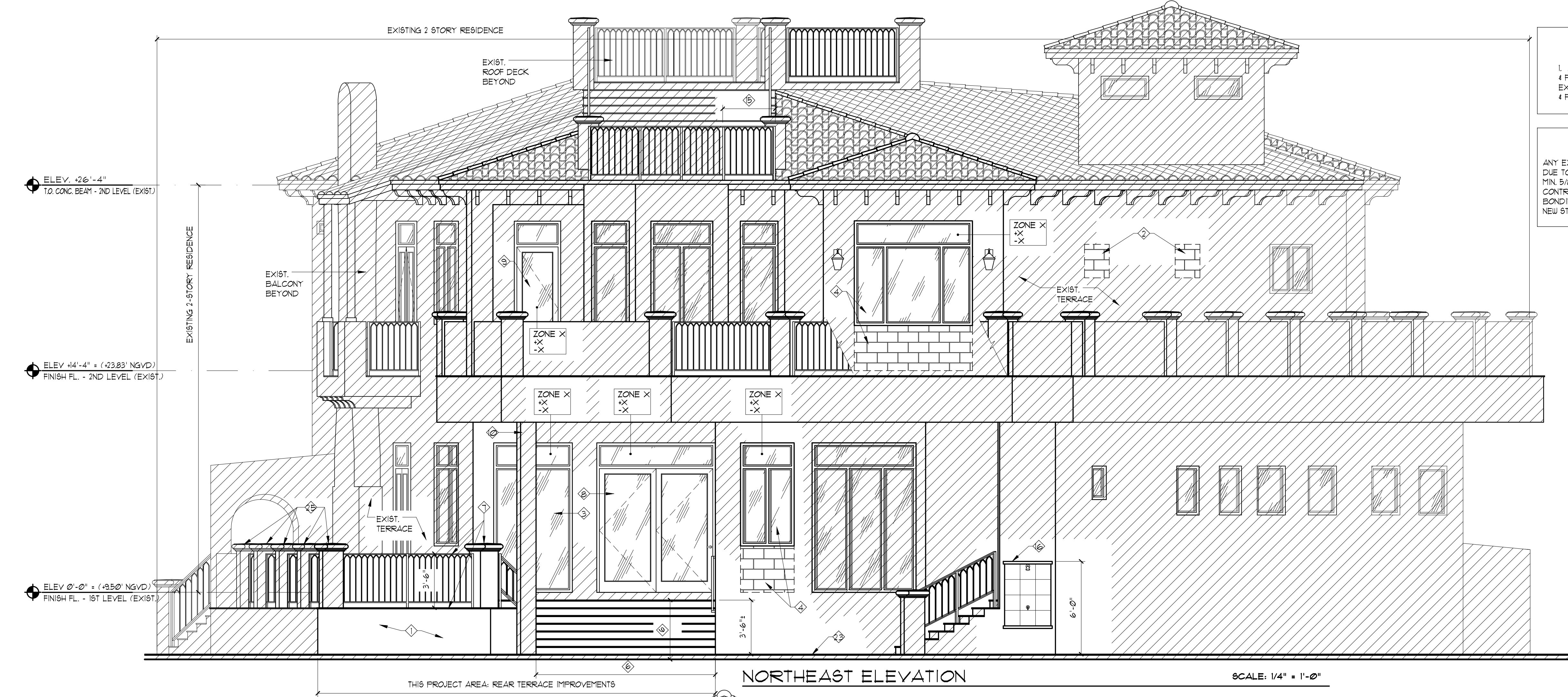
Sheet:
A-00
SITE PLAN
LOCATION PLAN
NOTES

1192.108.200.20 Update: VAS PROJECT\2021-PROJECTS\2021-11-LRS - Virnig res planning\2021-11-Variance Submittal\2021-11-A-00-Site Plan.dwg 8/12/2021

Revises

Date:
08-16-2021





NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH NOTES:

1. ALL NEW STUCCO FINISH SHALL BE PRIMED & FINISHED W/ (2) COATS OF HIGH QUALITY EXTERIOR GRADE LATEX PAINT IN COLORS, & FINISHES TO MATCH EXIST.

STUCCO NOTE:

ANY EXIST. EXTERIOR WALLS WITH DAMAGED AREAS DUE TO CONSTRUCTION SHALL RECEIVE NEW MIN. 5/8" THICK SMOOTH STUCCO FINISH TO MATCH EXIST. CONTRACTOR SHALL PRESSURE CLEAN & APPLY A BONDING AGENT TO ALL EXIST. SURFACES TO RECEIVE NEW STUCCO PRIOR TO APPLICATION.

ELEVATION LEGEND:



HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.



ELEVATION KEY MARK

ELEVATION NOTES:

1. FOR ALL DOOR & WINDOW SIZES, REFER TO DOOR & WINDOW SCHEDULE.

ELEVATION KEY NOTES:

1. PAINTED STUCCO FINISH TO MATCH EXIST.
2. PROVIDE NEW CONC. BLOCK INFILL (SEE STRUCT. DWGS.) & EXIST. OPENING PATCH TO MATCH EXIST. STUCCO FINISH (SEE STUCCO NOTE).
3. NEW WINDOW PER SCHEDULE IN EXIST. OPENING.
4. NEW WINDOW PER SCHEDULE IN EXIST. OPENING, PROVIDE CONC. BLOCK INFILL (SEE STRUCT. DWGS.) IN REMAINDER OF OPENING PATCH TO MATCH EXIST. STUCCO FINISH (SEE STUCCO NOTE).
5. NEW DOOR PER SCHEDULE IN EXIST. CONC. BLOCK WALL (SEE STRUCT. DWGS.).
6. NEW CONC. STEPS & FINISH W/ MTL. HANDRAIL TO MATCH EXIST. & REAR TERRACE (SEE SECTION).
7. NEW 16" SQ. CONC. PIER, & CBS LOW WALL W/ PAINTED STUCCO FINISH, & MTL. RAILING (SUBMIT SHOP DWGS. FOR APPROVAL) TO MATCH EXIST. & REAR TERRACE (SEE SECTION-VERIFY SIZE IN FIELD).
8. NEW DOOR PER SCHEDULE IN EXIST. OPENING.
9. NEW DOOR SIZE FOR SIZE PER SCHEDULE IN EXIST. OPENING.
10. EXIST. CONC. COLUMN.
11. NEW 16" SQ. X 5'-0" H (VERIFY SIZE IN FIELD) CONC. PIER W/ PAINTED STUCCO FINISH TO MATCH EXIST. & ENTRY (SEE SECTION).
12. NEW 2'-0" H X 8' W CBS LANDSCAPE WALL W/ PAINTED STUCCO FINISH, & 2'-0" H MTL. RAILING TO MATCH EXIST. (VERIFY SIZE IN FIELD-SEE SECTION).
13. NEW 11'-0" W X 5'-0" H MTL. ROLLING GATE TO MATCH EXIST. W/ OPERATOR RECONNECT TO EXIST. ELECT. CIRCUIT (VERIFY SIZE IN FIELD-SUBMIT SHOP DWGS. FOR APPROVAL).
14. NEW 3'-4" W X 5'-0" H MTL. PEDESTRIAN GATE TO MATCH EXIST. (VERIFY SIZE IN FIELD-SUBMIT SHOP DWGS. FOR APPROVAL).
15. PROVIDE NEW MTL. RAILING TO MATCH EXIST. TO ENCLOSE EXIST. OPENING & REAR ROOF DECK (SUBMIT SHOP DWGS. FOR APPROVAL).
16. OUTDOOR RINSE SHOWER (SEE ELEVATION DETAIL).
17. EXIST. CBS LANDSCAPE WALL, & MTL. RAILING.
18. EXIST. MTL. PEDESTRIAN ENTRY GATE.
19. NEW CONC. PAVERS DRIVEWAY ON SAND (MATCH EXIST.-BY OTHERS).
20. NEW LIGHT FIXTURE TO MATCH EXIST.
21. EXIST. CONC. PAVERS DRIVEWAY.
22. EXIST. CONC. PAVERS WALKWAY.
23. EXIST. POOL DECK.
24. EXIST. CBS LANDSCAPE WALL.
25. EXIST. CONC. PIER.

