

NEW CONSTRUCTION 456 W 41ST STREET MIAMI, FL 33140

FINAL SUBMITTAL - DRB 22-0866



ARCHITECT'S CONCEPT DRAWING FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO BE USED FOR CONSTRUCTION OR SHOP DRAWING PRODUCTION.

PROJECT TEAM

ARCHITECT

ANTHONY LEON #0016752
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MIAMI, FLORIDA
33125
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SCOPE OF WORK:

1. DEMOLITION EXISTING BUILDING
2. NEW VANILLA SHELL
3. TRASH ROOM

DRAWN BY:
REVISIONS:
09-06-22

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SEAL

NEW VANILLA SHELL
FOR
456 W 41 ST
MIAMI BEACH, FL 33140

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DEPARTMENT REVIEW ONLY. THEY ARE NOT
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A-0.0
COVER

GENERAL DEMOLITION NOTES:

1. SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
3. CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
4. REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
5. ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
6. REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNUSABLE DEBRIS DAILY.
7. SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
8. VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
9. VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE.
10. DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED.
11. EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS; INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS.
12. COORDINATE CONSTRUCTION SITE ACCESS & HOURS OF WORKING WITH THE OWNER.

LEGAL DESCRIPTION:

ORCHARD SUB 2 & 3 PB 8-116
LOT 11 BLK 54
LOT SIZE 50.000 X 110
74R-10302

FOLIO NUMBER

02-3227-017-1230




SITE PLAN INFORMATION:

ZONING DESIGNATION: CD-3 COMMERCIAL,
HIGH INTENSITY DISTRICT

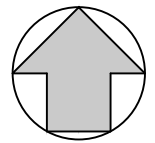
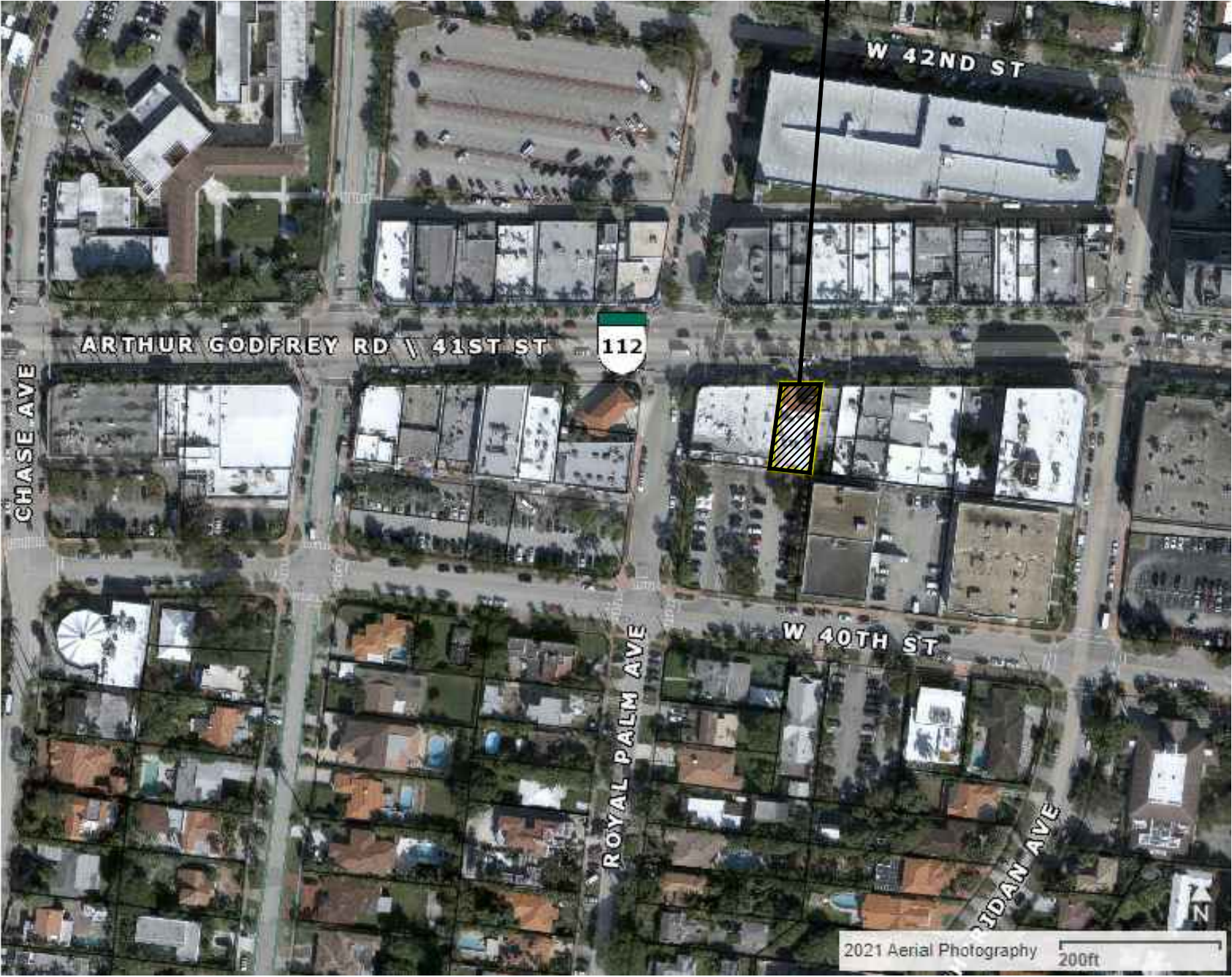
CLASSIFICATION OF WORK:

DEMOLITION

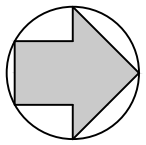
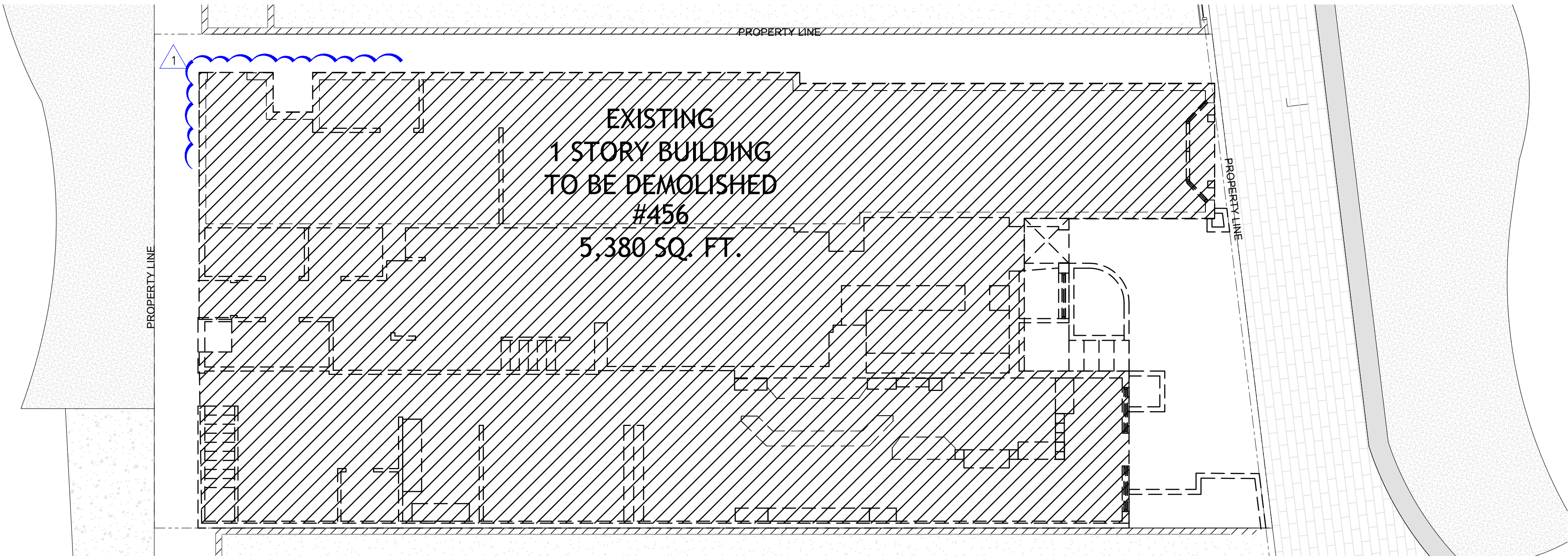
DEMOLITION: SCOPE OF WORK KEY

-  REMOVE ALL PLUMBING LINES CAP SEWER AND WATER AT PROPERTY LINE
-  REMOVE ALL ELECTRICAL LINES TO SOURCE.
-  REMOVE FLOOR SLAB, ALL WALLS, WINDOWS, DOORS AND ROOF.

SUBJECT PROPERTY



LOCATION MAP
SCALE: N.T.S



EXISTING/DEMOLITION PLAN
SCALE 1/8" = 1'-0

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REVISIONS:
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A-04

DEMOLITION PLAN



LOCATION CONTEXTUAL
SCALE N.T.S.



STREET VIEW - FRONT
1



STREET VIEW - NE
2



STREET VIEW - NW
3



STREET VIEW - FRONT
4



REAR VIEW - SOUTH
5



ALLEY
6



SIDE WALKWAY
7



ROOF
8



INTERIOR
9



INTERIOR
10



INTERIOR
11



INTERIOR
12



INTERIOR
13



INTERIOR
14



INTERIOR
15

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A-0.5
Existing Structure
Photographs

FOLIO NUMBER

02-3227-017-1230

LEGAL DESCRIPTION

ORCHARD SUB 2 & 3 PB 8-116
LOT 11 BLK 54
LOT SIZE 50.0 X 110.0
74R-10302

ZONING DATA:

ZONING DESIGNATION:..... CD-3
COMMERCIAL, HIGH INTENSITY DISTRICT
FLOOD ZONE:..... AE
BASE FLOOD ELEVATION:..... 7' NGVD

ZONING DATA:

APPLICABLE CODES:
Florida Building Code, Existing - 2020
Florida Fire Prevention Code - 2020 Seventh Edition
City of Miami Beach zoning code - Latest edition

SCOPE OF WORK:

- DEMOLISH EXISTING BUILDING
- NEW VANILLA SHELL BUILDING
- TRASH ROOM

CLASSIFICATION OF WORK:

NEW CONSTRUCTION

CONSTRUCTION TYPE:

VB

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL HIGH INTENSITY DISTRICT - ZONING DATA SHEET

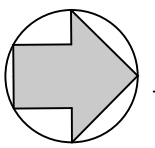
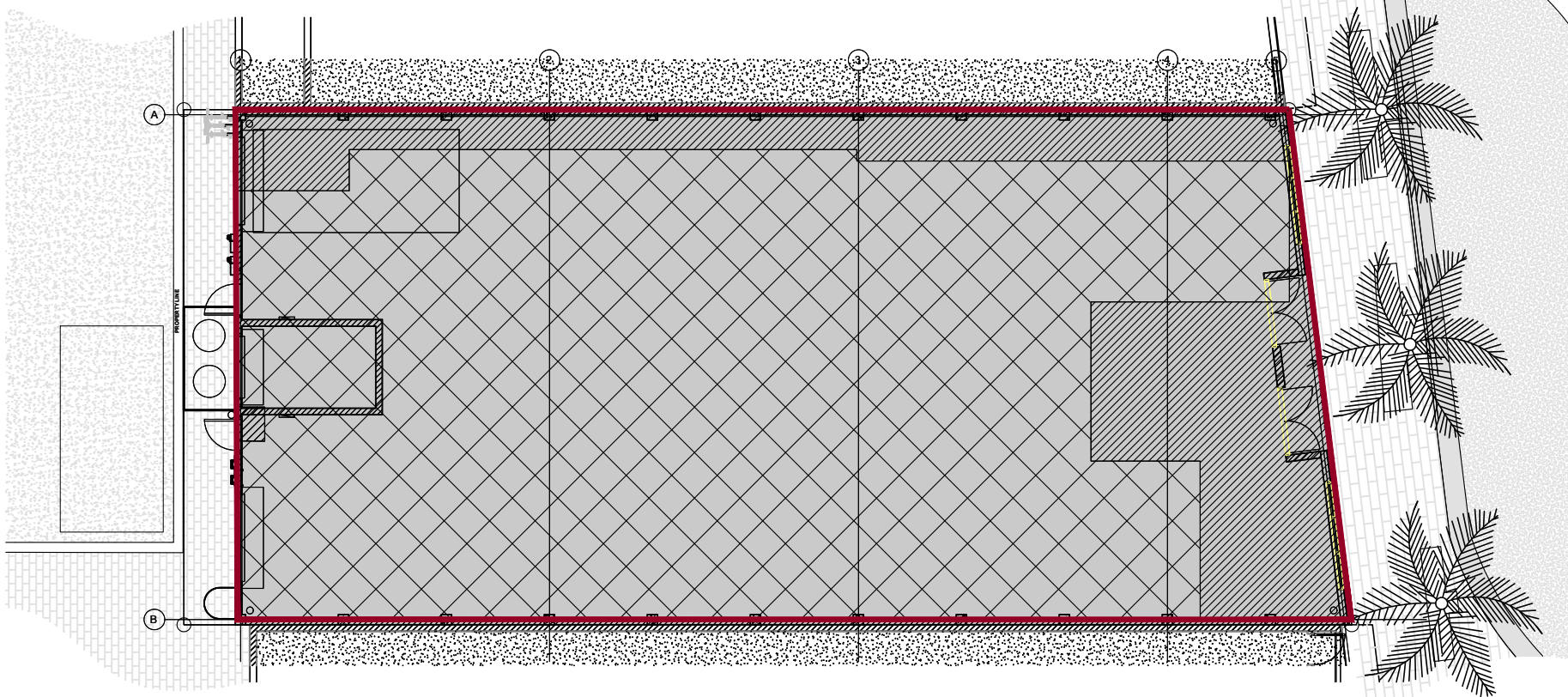
ITEM #	Zoning Information			
1	Address:	456 W. 41st ST Miami Beach, FL 33140		
2	Folio number(s):	02-3227-017-1230		
3	Board and file numbers :			
4	Year built:	1930	Zoning District:	CD-3
5	Based Flood Elevation:	7.0 N.G.V.D	Grade value in NGVD:	4.73 N.G.V.D
6	Adjusted grade (Flood+Grade/2):	5.86 N.G.V.D	Free board:	1'-0"
7	Lot Area:	5517.50 sqft		
8	Lot width:	50 FT.	Lot Depth:	110 FT.
9	FAR:	2.25		
	Allowed square footage:	2.25 x (5517.50) = 12414.38 sqft		
	Proposed square footage:	5267.0 sqft		
10	Height:	Required	Existing	Proposed
		75 FT. MAX	25 FT	25 FT
	Setbacks:			Deficiencies
11	Front First level:	0 FT. MIN.	0 FT.	0 FT.
12	Front Second level:	N/A	N/A	N/A
13	Side 1:	0 FT. MIN.	0 FT.	0 FT.
14	Side 2 or (facing street):	0 FT. MIN.	0 FT.	0 FT.
15	Rear:	5 FT. MIN.	5 FT.	5 FT.
16	Located within a Local Historic District?			NO
17	Designated as an individual Historic Single Family Residence Site?			NO
18	Determined to be Architecturally Significant?			NO

OCCUPANT LOAD - FFPC 101 TABLE 7.3.1.2.	
USE	Mercantile Use Sales area on street floor
(ft ² /person) ^a	30
(m ² /person) ^a	2.8
UNIT AREA	5193 SF
OCCUPANCY ALLOWED	173 persons

NOTE:

VANILLA SHELL WITH NO USE
ASSIGNED. TO BE DEFINED BY
TENANT.

OCCUPANT LOAD TABLE AND
CALCULATION IS FOR
REFERENCE ONLY.



FAR DIAGRAM

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

F.A.R = 2.25

LOT AREA = 5517.50 SQFT

MAXIMUM SQFT ALLOWED = 2.25 X 5517.50 SQFT = 12414.38 SQFT



EXISTING BUILT AREA (TO BE DEMOLISHED) = 4154.5 SQFT

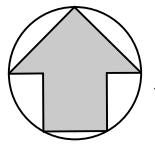


PROPOSED ADDED AREA = 1075.0 SQFT



TOTAL PROPOSED AREA = 5267.0 SQFT

SUBJECT PROPERTY

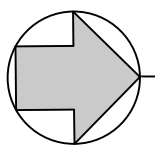
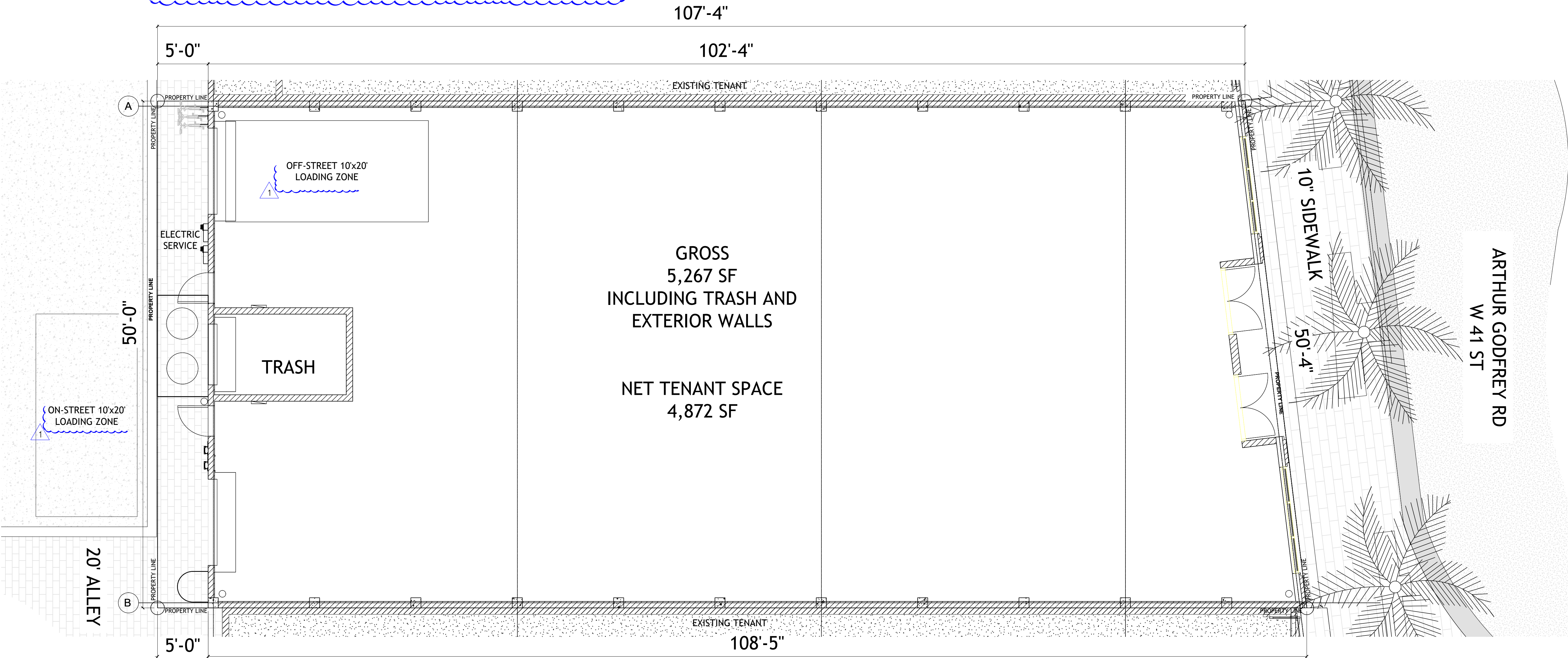


LOCATION MAP

SCALE: N.T.S

ELEVATION CERTIFICATE NOTES:

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2014, *BUILDING* - SECTION 110.3.3., & A FLOOD-PROOFING CERTIFICATE FOR BUILDING UNDER CONSTRUCTION.
- THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR BUILDING FINAL INSPECTION.



SITE PLAN

SCALE 1/8" = 1'-0

DRAWN BY:

REVISIONS:

09-06-22

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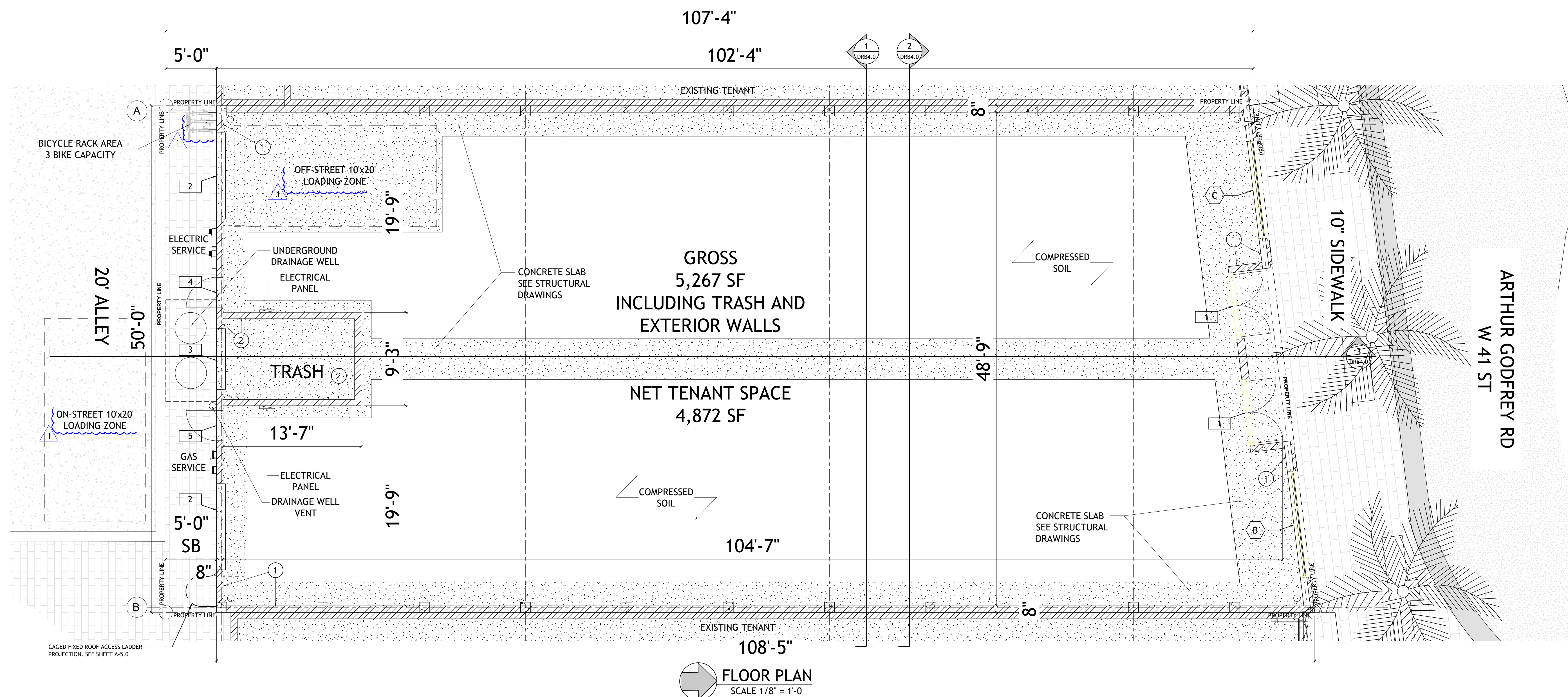
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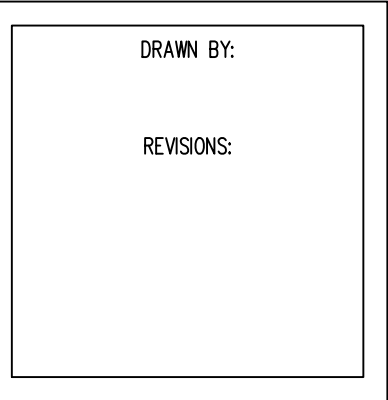
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A-1.0

SITE ,FLOOR PLAN AND
DATA





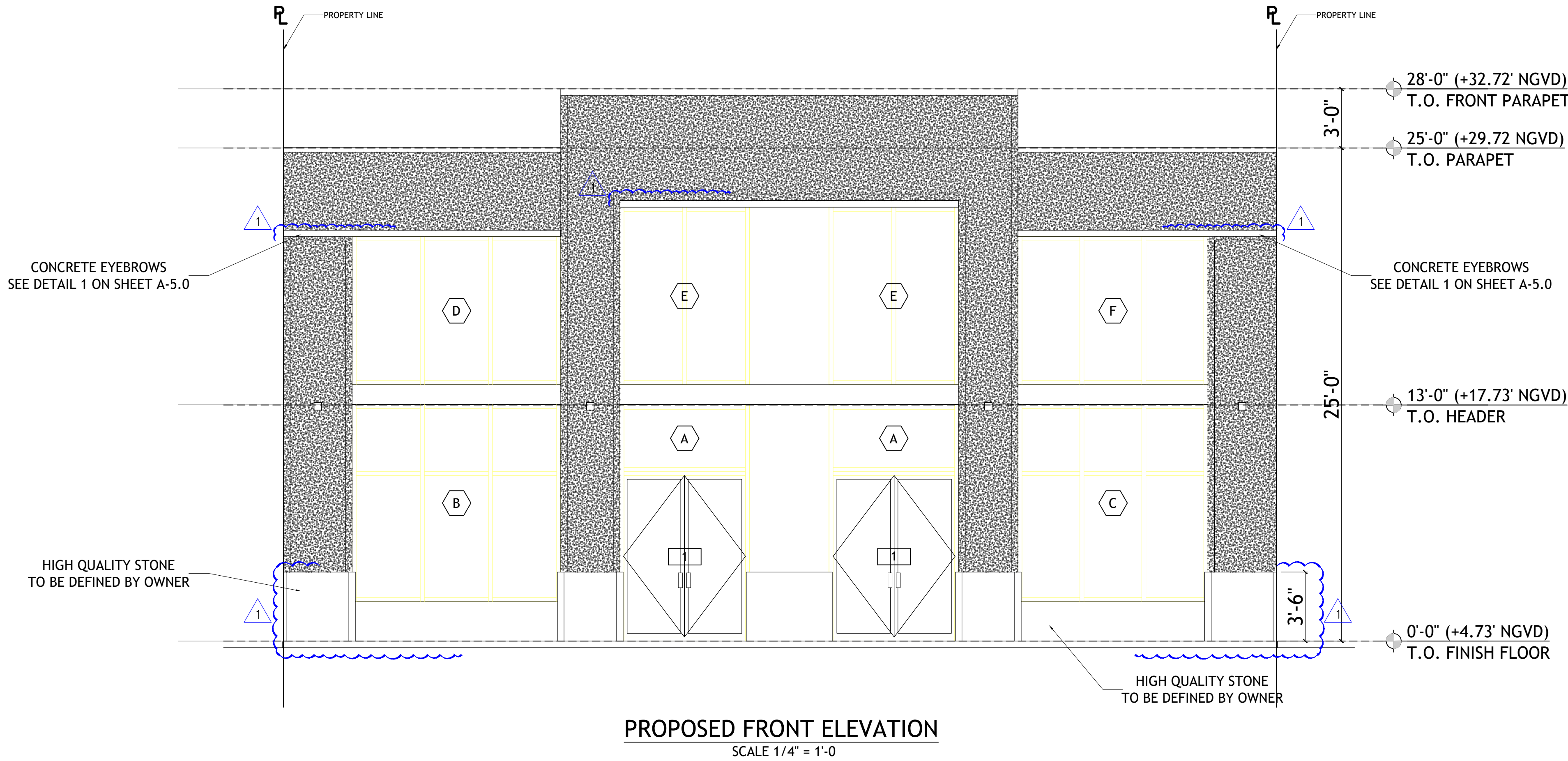
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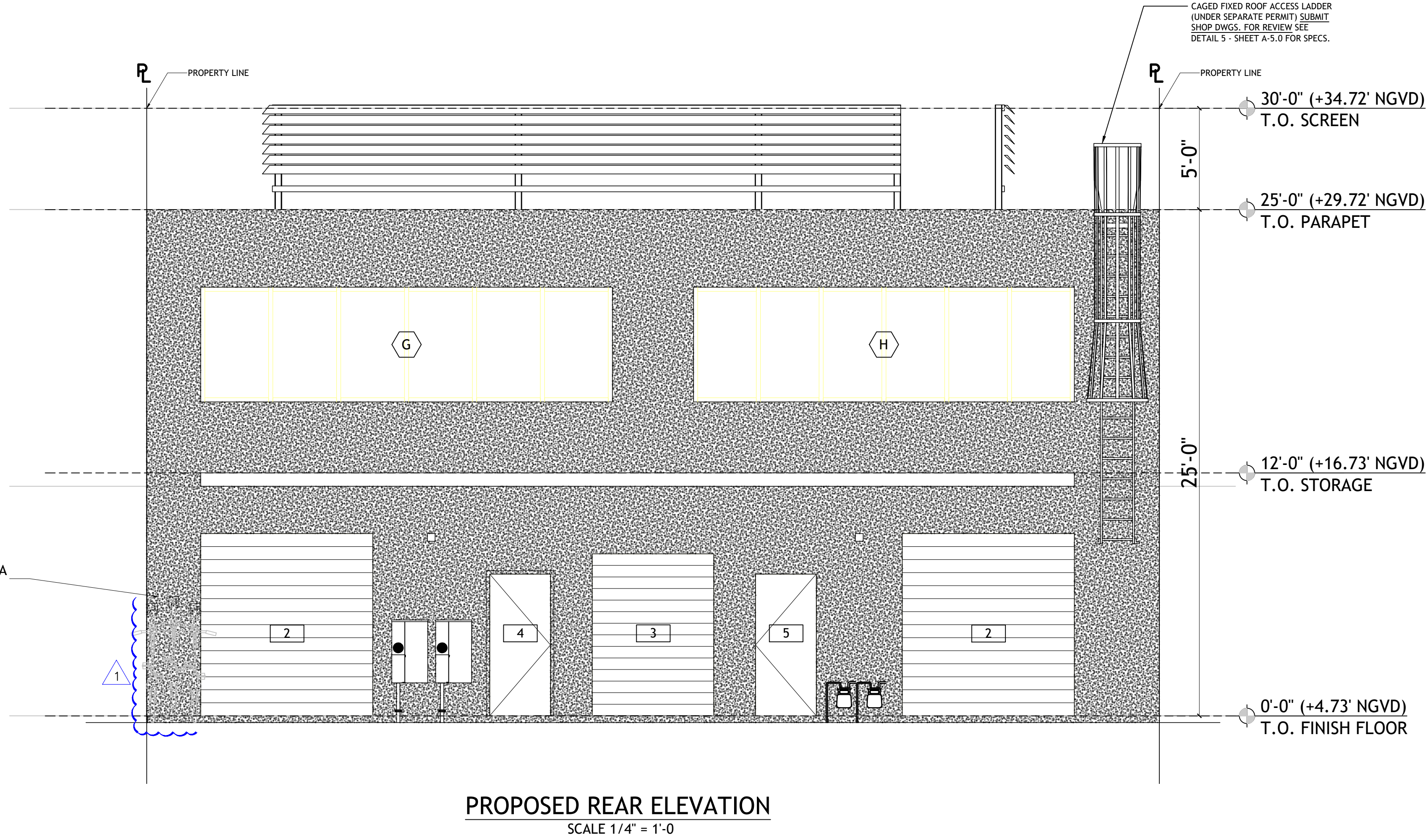
A-2.1
ROOF PLAN

DRY FLOOD-PROOFING NOTE:
FLOOD BARRIERS & WATERPROOF COATINGS
ARE NOT SHOWN HERE FOR CLARITY.
SEE "FLOOD-PROOFING PLAN, NOTES, & DETAILS"
SHEET A-1.3 FOR COMPLETE LAYOUT.

EXTERIOR FINISH SCHEDULE:				
ELEVATION / FACADE	WALLS	DOORS	WINDOWS	NOTES
NORTH (FRONT)	STUCCO (PAINTED) 1' 60" TALL OF HQ STONE	Storefront (Anodized Alumn.)	Storefront (Anodized Alumn.)	All colors TBD by owner
SOUTH (REAR)	STUCCO (PAINTED)	H.M./Steel (PAINTED)	N/A	All colors TBD by owner
EAST	_____	_____	_____	_____
WEST	_____	_____	_____	_____



BICYCLE RACK AREA
3 BIKE CAPACITY



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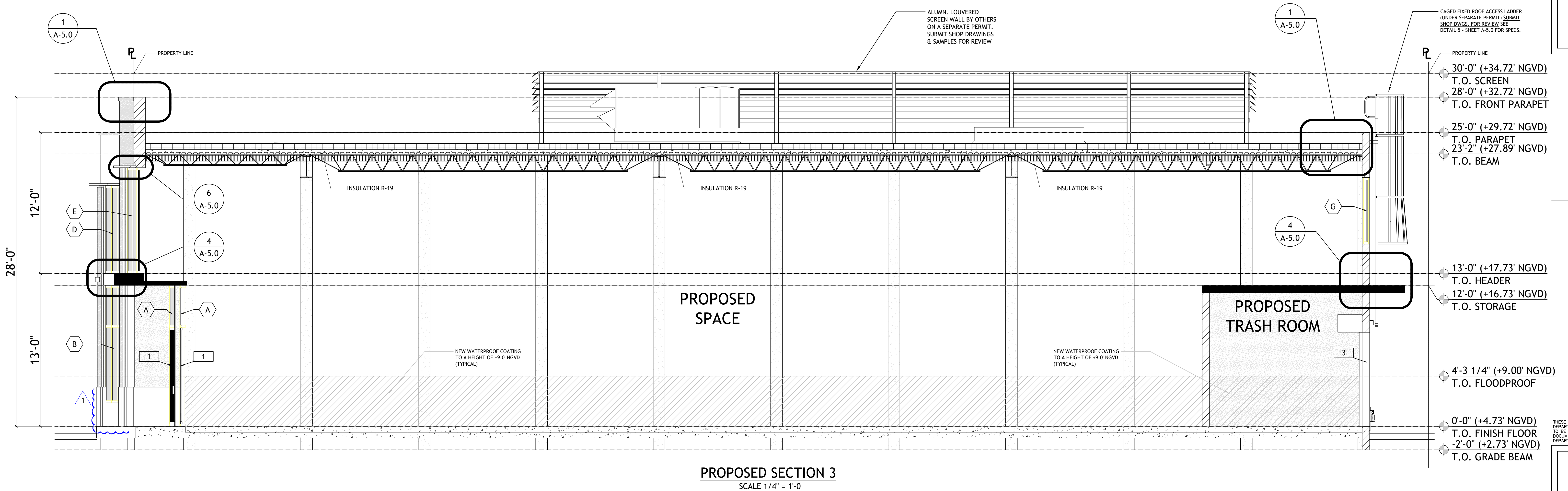
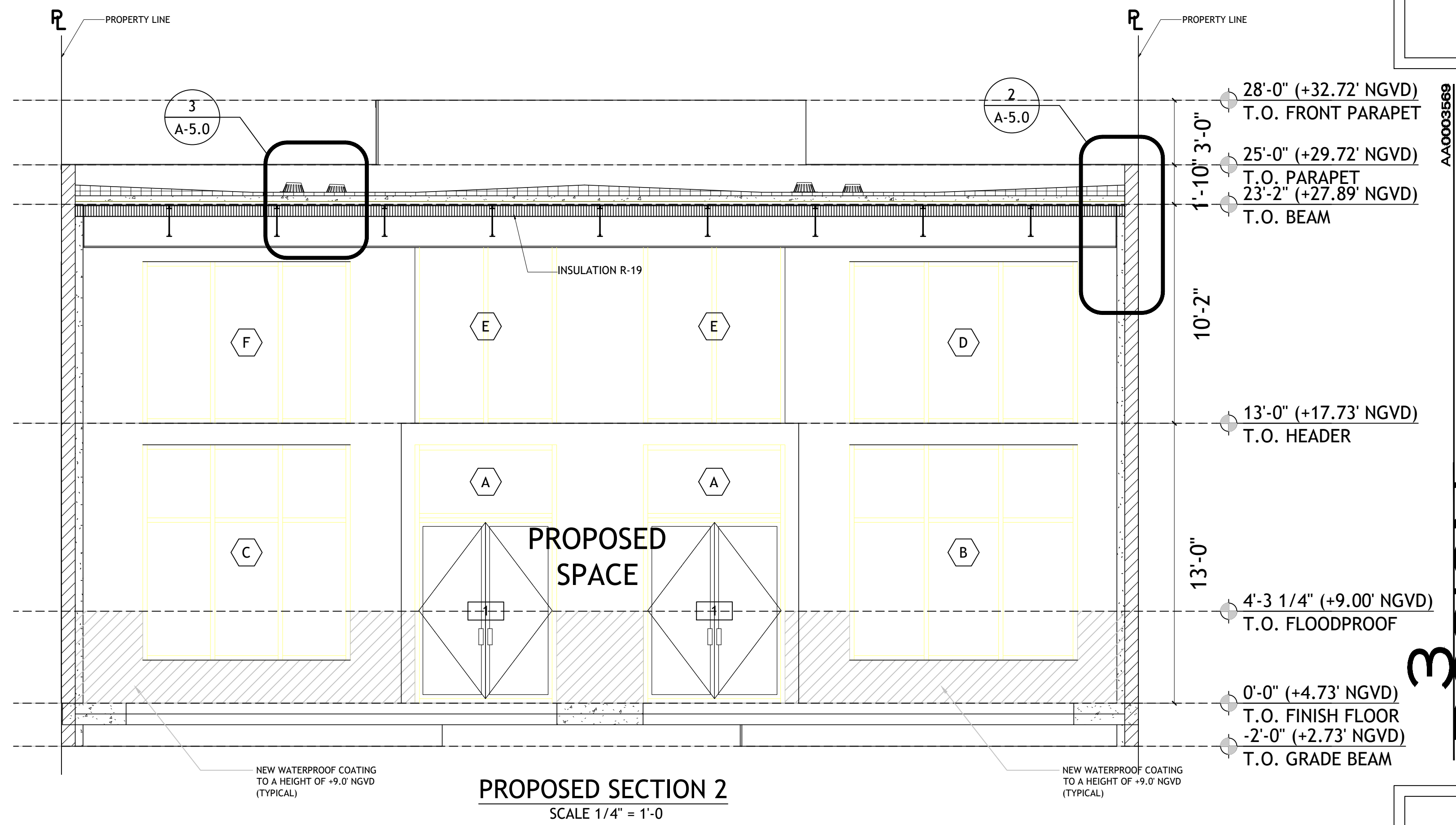
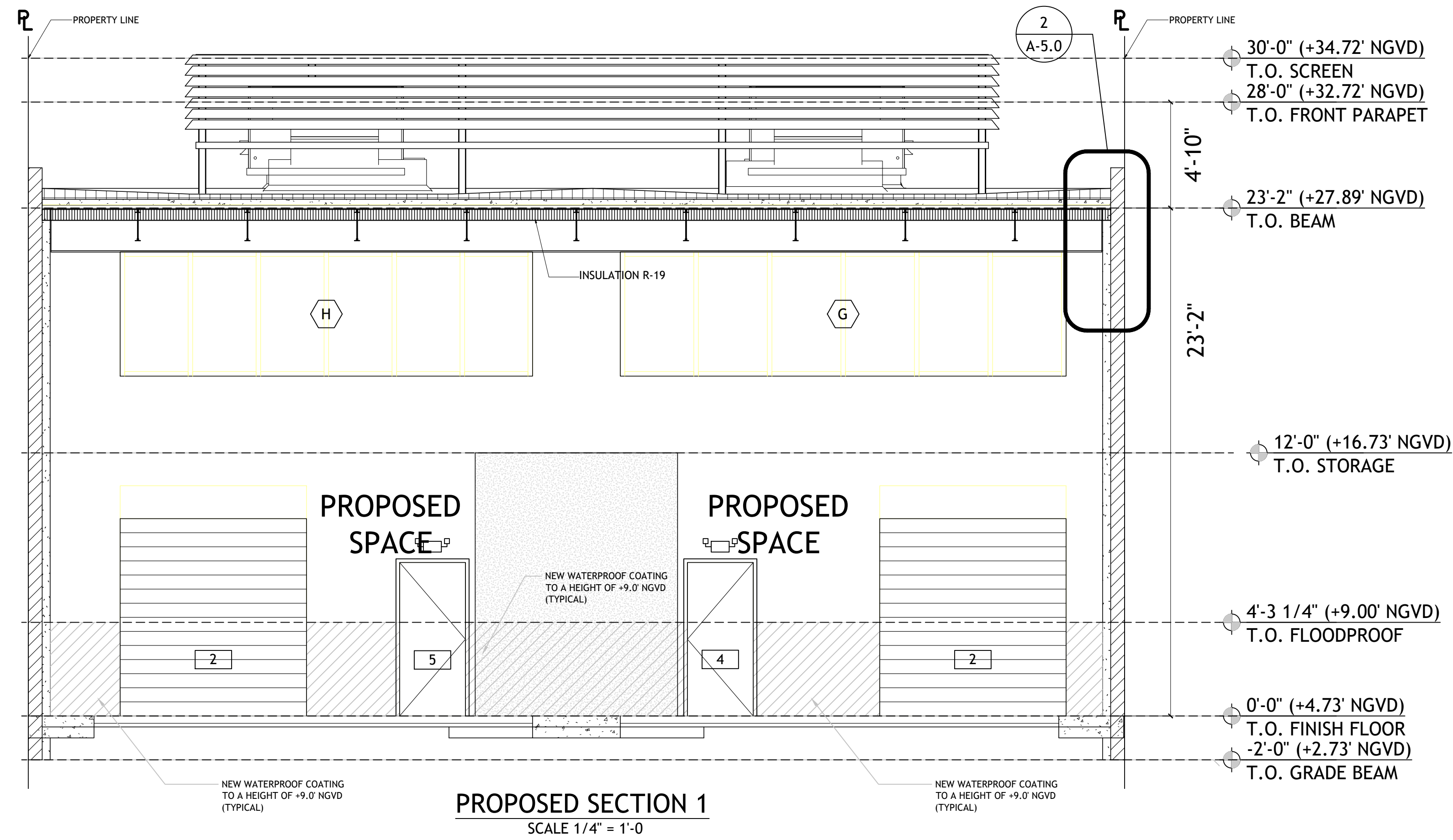
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A-3.0
FRONT AND REAR
ELEVATION



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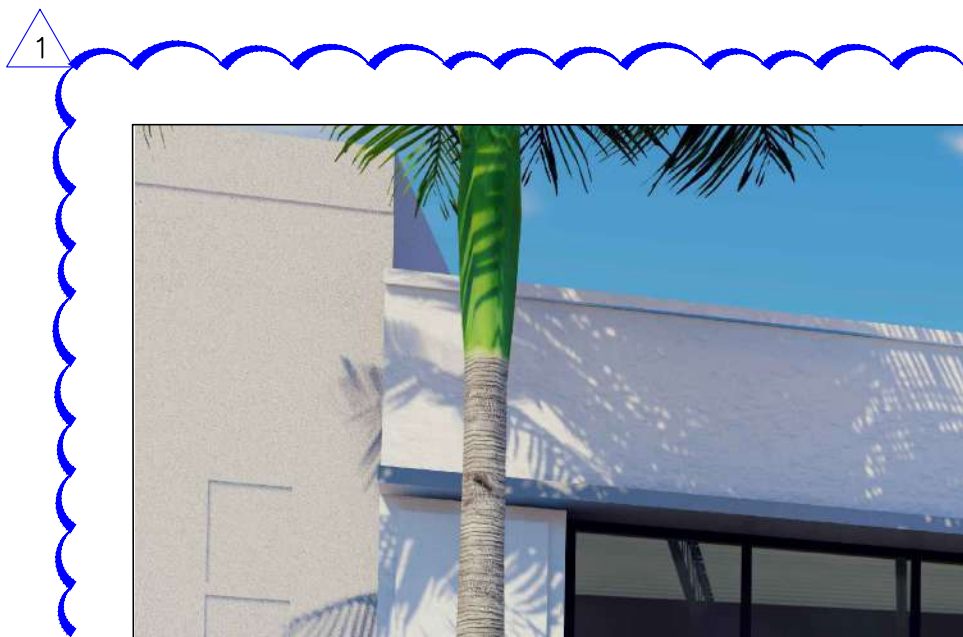
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A-4.0
SECTIONS



PROPOSED NORTH ELEVATION
SCALE N.T.S



PROPOSED NORTH ELEVATION
SCALE N.T.S



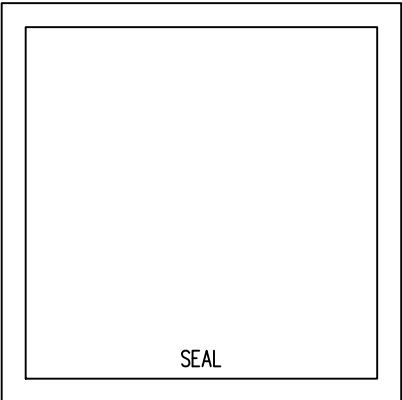
PROPOSED SOUTH ELEVATION
SCALE N.T.S

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A-7.0
RENDERING CONTEXT