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John Richard Medina & Associates, Architects

AA0002647

# LE PETIT PAPILLON MONTESSORI-ADDITION & RENOVATION

JOHN R. MEDINA & ASSOCIATES ARCHITECTS

The Project consists of **Alteration Level 2** as per Florida Building Code 2014, 5th Edition, and Florida Building Code Accessibility. Existing two story residential building converted to a Group E- Educational. The work consists of addition and interior renovation.

" FINAL SUBMITTAL: APRIL 6, 2018 DRB "

FINAL SUBMITTAL  
04-06-2018



LE PETIT PAPILLON  
MONTESSORI  
6946 RUE VENDOME  
MIAMI BEACH, FL 33141

CONTACT:  
DAMARYS ZARUNG  
TEL: (305)867-4244

COVER SCALE:GRAPHIC  
DATE: 4/20/18  
DRAWN: MR

DRB I

INDEX

Dwg. #    Sheet Description

ARCHITECTURAL

|          |                                                        |                |
|----------|--------------------------------------------------------|----------------|
| DRB I    | Cover Page .....                                       | Scale: N.T.S   |
| DRB II   | Index .....                                            | Scale: N.T.S   |
| DRB 1.0  | Survey .....                                           | Scale: N.T.S   |
| DRB 2.0  | Location Plan & Zoning Data Calculations .....         | Scale: N.T.S   |
| DRB 3.0  | Complete Site Plan .....                               | Scale: Graphic |
| DRB 3.1  | Partial Site Plan .....                                | Scale: Graphic |
| DRB 4.0  | Building Areas - Existing Lot Coverage Diagram .....   | Scale: Graphic |
| DRB 4.1  | ..... Void .....                                       |                |
| DRB 4.2  | Building Areas - Existing proposed F.A.R Diagram ..... | Scale: Graphic |
| DRB 4.3  | Building Areas - Proposed F.A.R Diagram .....          | Scale: Graphic |
| DRB 4.4  | Existing North Elevation .....                         | Scale: Graphic |
| DRB 4.5  | Existing South Elevation .....                         | Scale: Graphic |
| DRB 4.6  | Existing East Elevation .....                          | Scale: Graphic |
| DRB 4.7  | Existing West Elevation .....                          | Scale: Graphic |
| DRB 5.0  | Ground Floor Demolition Plan .....                     | Scale: Graphic |
| DRB 5.1  | Second Floor Demolition Plan .....                     | Scale: Graphic |
| DRB 6.0  | Proposed Hardscape Plan .....                          | Scale: Graphic |
| DRB 7.0  | Ground Floor Plan .....                                | Scale: Graphic |
| DRB 7.1  | Second Floor Plan .....                                | Scale: Graphic |
| DRB 7.2  | Roof Plan .....                                        | Scale: Graphic |
| DRB 8.0  | North Elevation .....                                  | Scale: Graphic |
| DRB 8.1  | South Elevation .....                                  | Scale: Graphic |
| DRB 8.2  | East Elevation .....                                   | Scale: Graphic |
| DRB 8.3  | West Elevation .....                                   | Scale: Graphic |
| DRB 9.0  | Section 1 .....                                        | Scale: Graphic |
| DRB 9.1  | Section 2 .....                                        | Scale: Graphic |
| DRB 10.0 | Variance 1, 2 & 3 - Diagram .....                      | Scale: Graphic |

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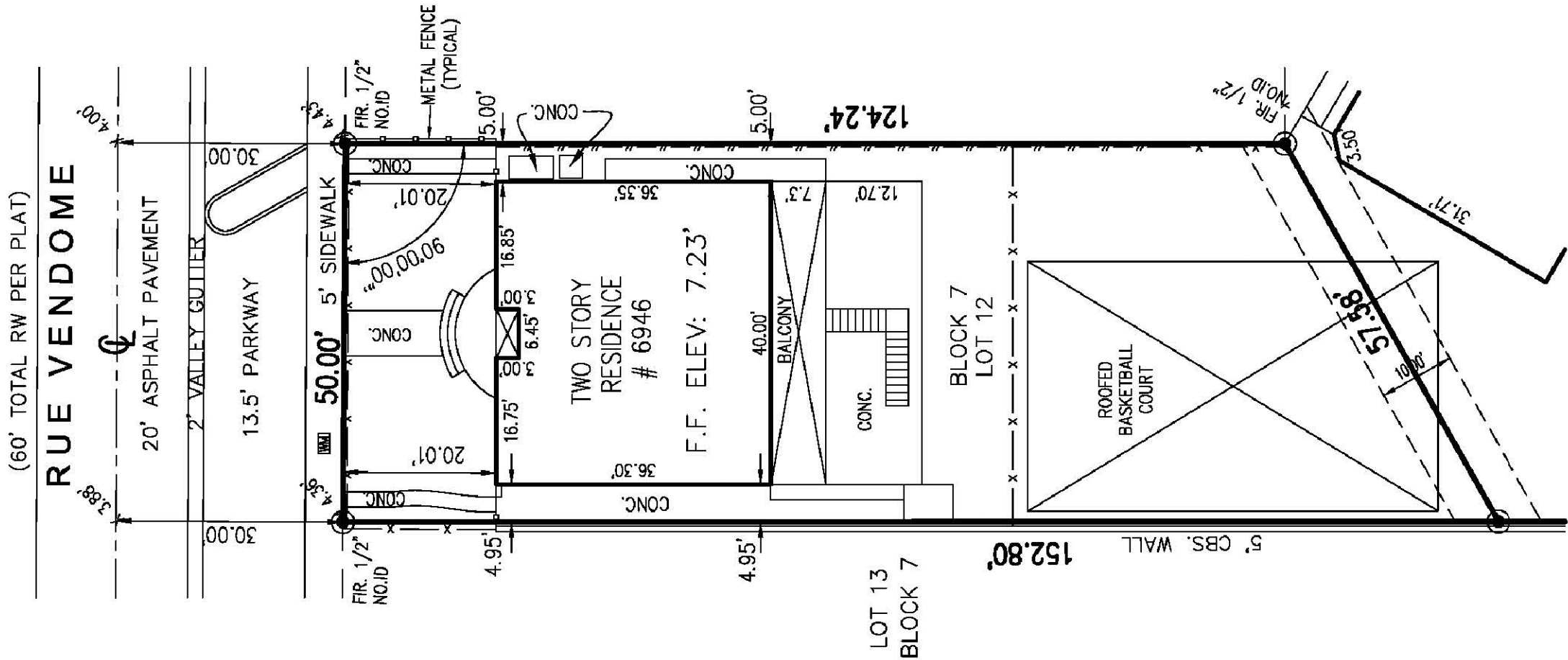


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DRB II

SKETCH OF SURVEY

SCALE: 1" = 20'



THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

- LEGEND**
- or — Existing Elevations
  - or — Overhead Wire Line
  - or — Wood Fence
  - or — Chainlink Fence
  - or — Light Pole
  - or — Found Drill Hole
  - or — Found Nail & Disc.
  - or — Found Iron Rebar

Sheet 2 of 2

SURVEY  
SCALE: GRAPHIC



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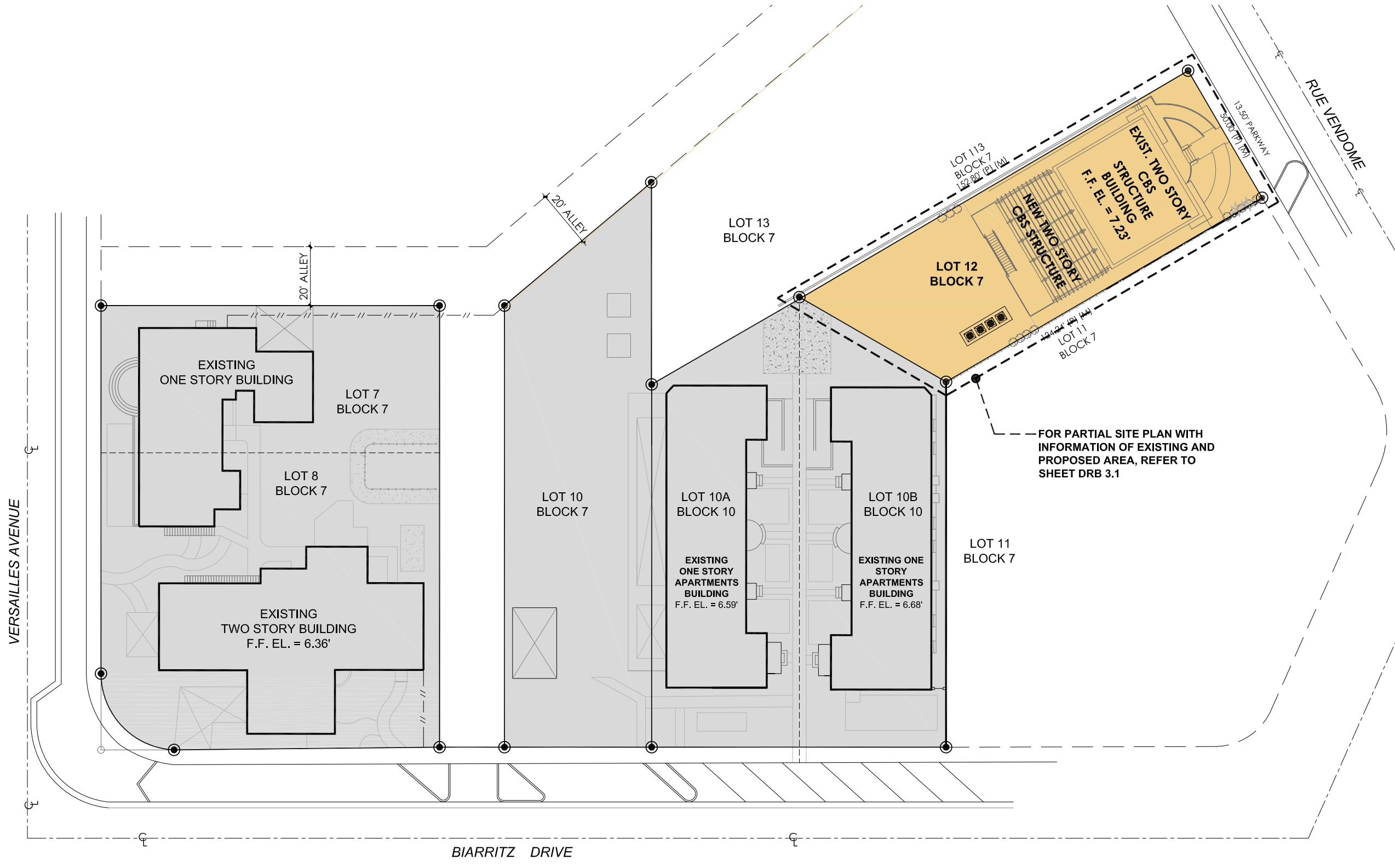
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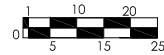


# DRB 2.0



-  LE PETIT MONTESSORI SCHOOL PROPERTY LOT
-  LOT BEING PERMITTED

ENTIRE SITE PLAN  
SCALE: GRAPHIC



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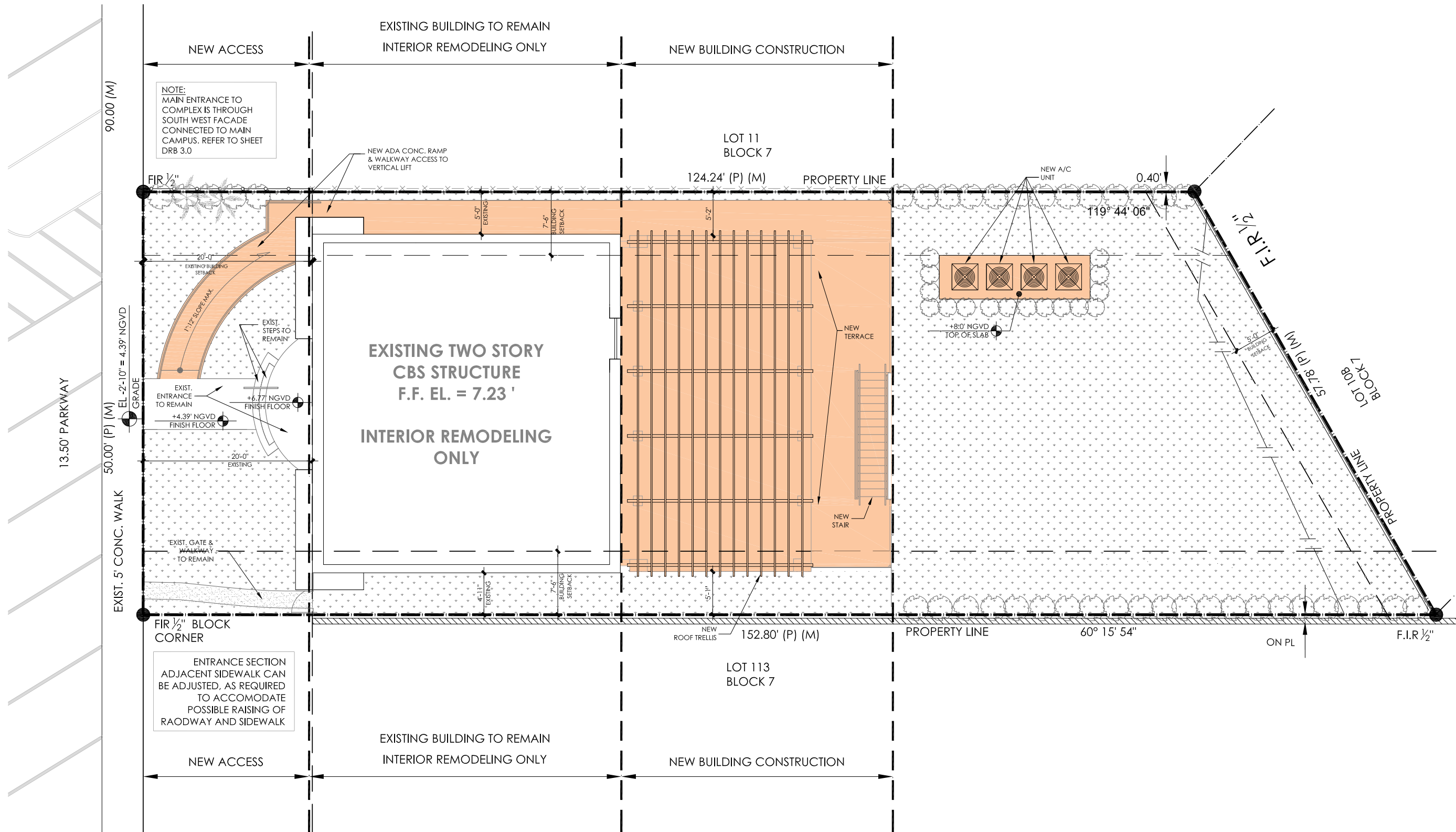
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**DRB 3.0**

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PARTIAL SITE PLAN  
SCALE: GRAPHIC



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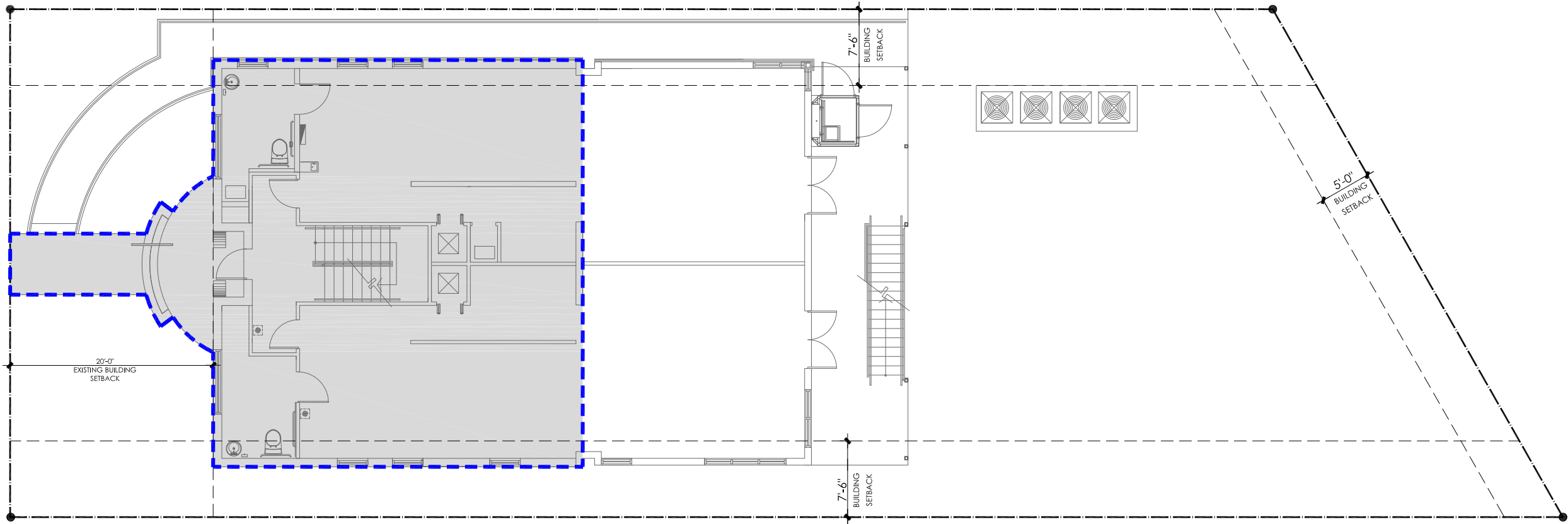
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SITE PLAN

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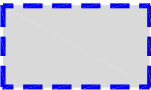
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**BUILDING AREAS - EXISTING LOT COVERAGE AREA**

SCALE: GRAPHIC

| TOTAL LOT AREA | ALLOWED 45% | EXISTING LOT COVERAGE AREA |
|----------------|-------------|----------------------------|
| 6,926 SQ. FT   | 3,117 SQ.FT | 1,620 SQ.FT                |

 EXISTING LOT COVERAGE AREA

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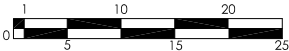


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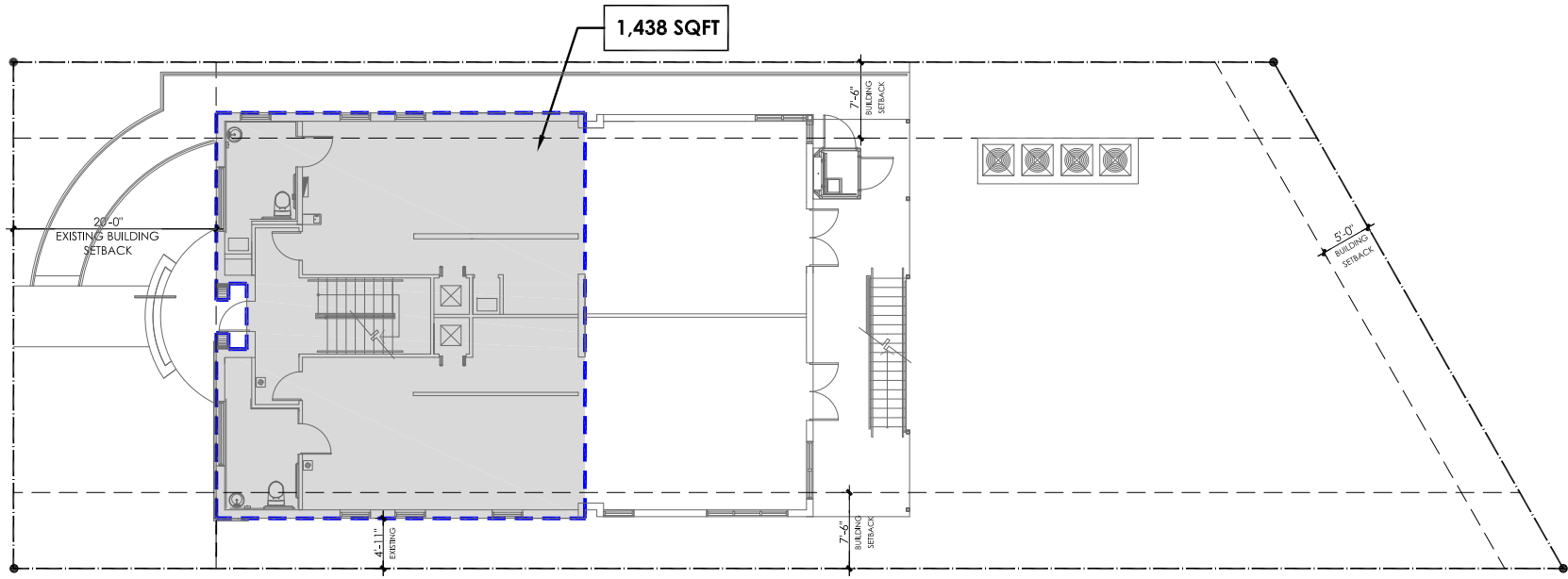
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EXISTING LOT  
COVERAGE  
AREA DIAGRAM

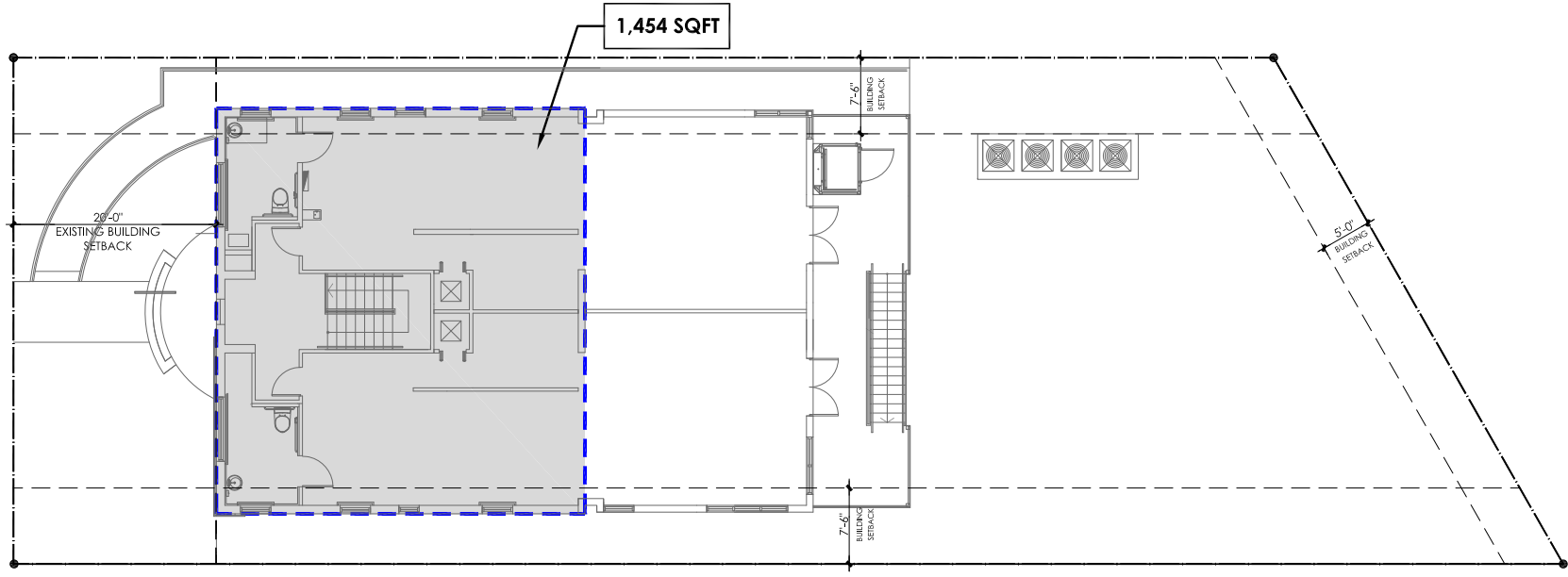
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**DRB 4.0**



GROUND FLOOR



SECOND FLOOR

**BUILDING AREAS - EXISTING F.A.R AREA**

SCALE: GRAPHIC

| TOTAL LOT AREA | ALLOWED<br>1.25 MAX | EXISTING F.A.R AREA<br>GROUND FLOOR | EXISTING F.A.R AREA<br>SECOND FLOOR | TOTAL EXISTING F.A.R AREA |
|----------------|---------------------|-------------------------------------|-------------------------------------|---------------------------|
| 6,926 SQ. FT   | 8,657 SQ. FT        | 1,438 SQ.FT                         | 1,454 SQ.FT                         | 2.329 SQ.FT               |

 EXISTING F.A.R AREA

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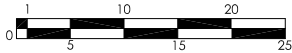


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EXISTING F.A.R AREA  
DIAGRAM

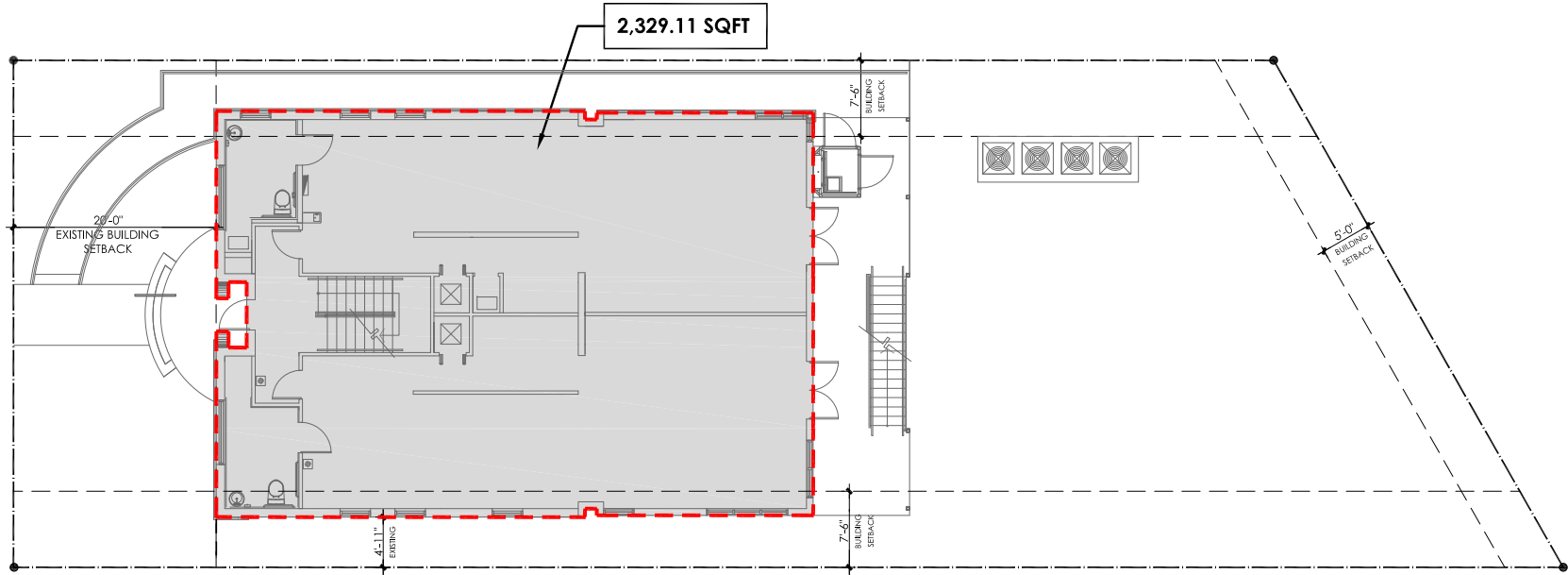
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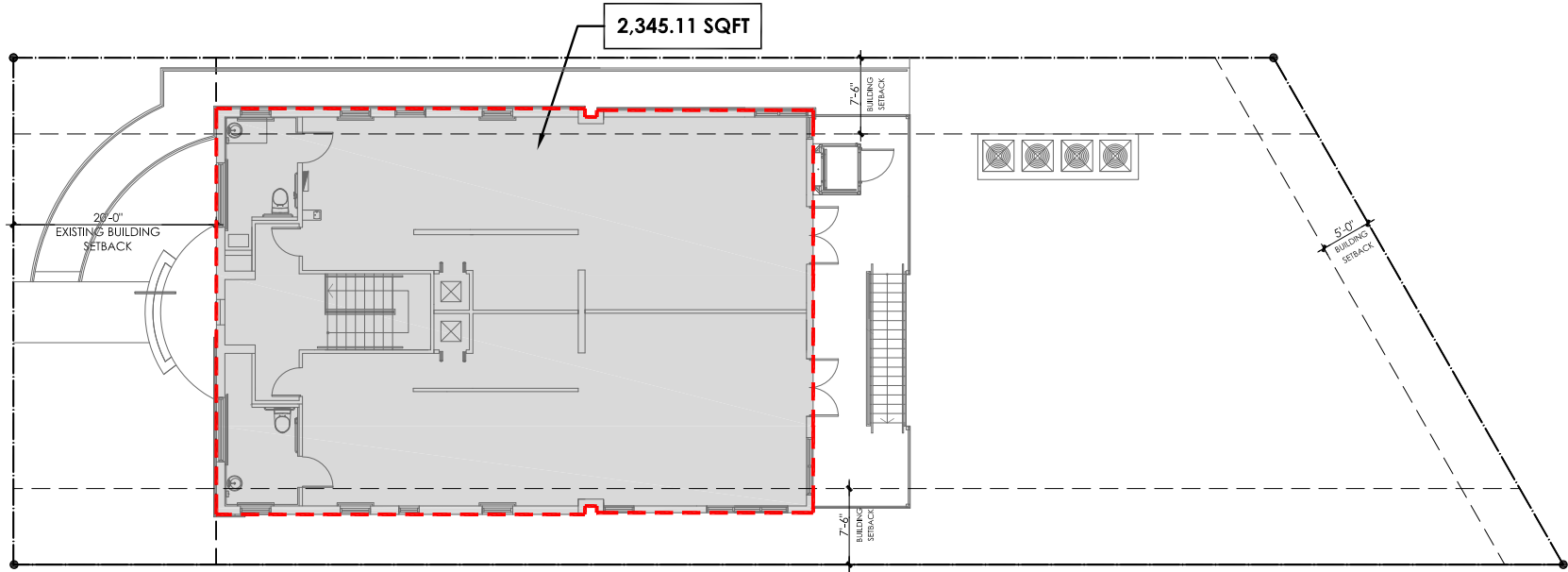
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GROUND FLOOR



SECOND FLOOR

### BUILDING AREAS - PROPOSED F.A.R AREA

SCALE: GRAPHIC

| TOTAL LOT AREA | ALLOWED<br>1.25 MAX. | PROPOSED F.A.R AREA<br>GROUND FLOOR | PROPOSED F.A.R AREA<br>SECOND FLOOR | PROPOSED F.A.R AREA |
|----------------|----------------------|-------------------------------------|-------------------------------------|---------------------|
| 6,926 SQ. FT   | 8,657 SQ. FT         | 2,329.11 SQ.FT                      | 2,345.11 SQ.FT                      | 4,674.22 SQ.FT      |



PROPOSED F.A.R AREA

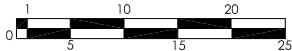
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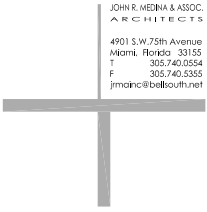
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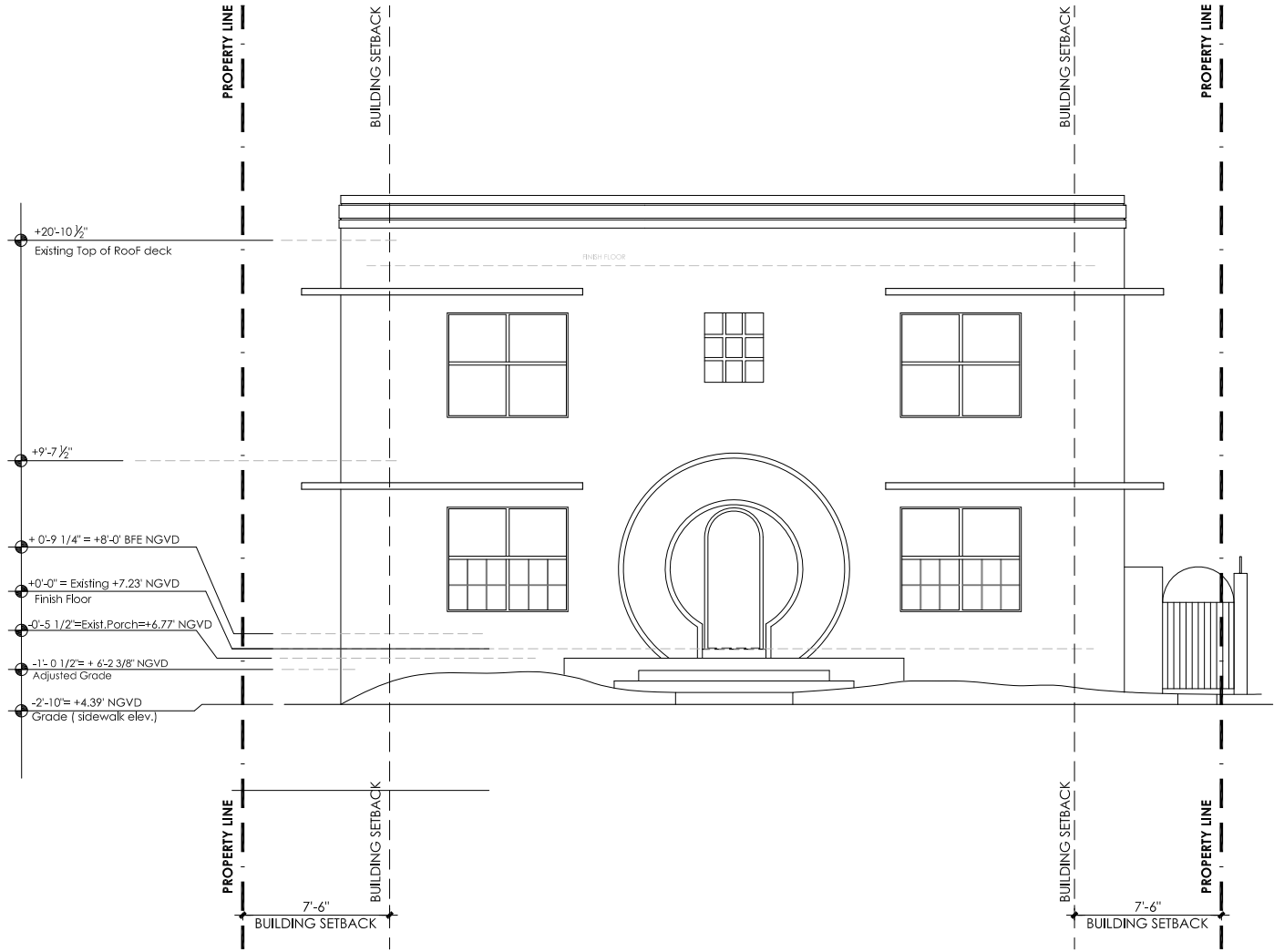


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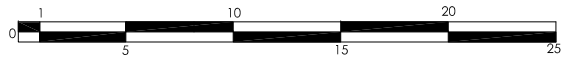
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EXISTING NORTH ELEVATION  
SCALE: GRAPHIC



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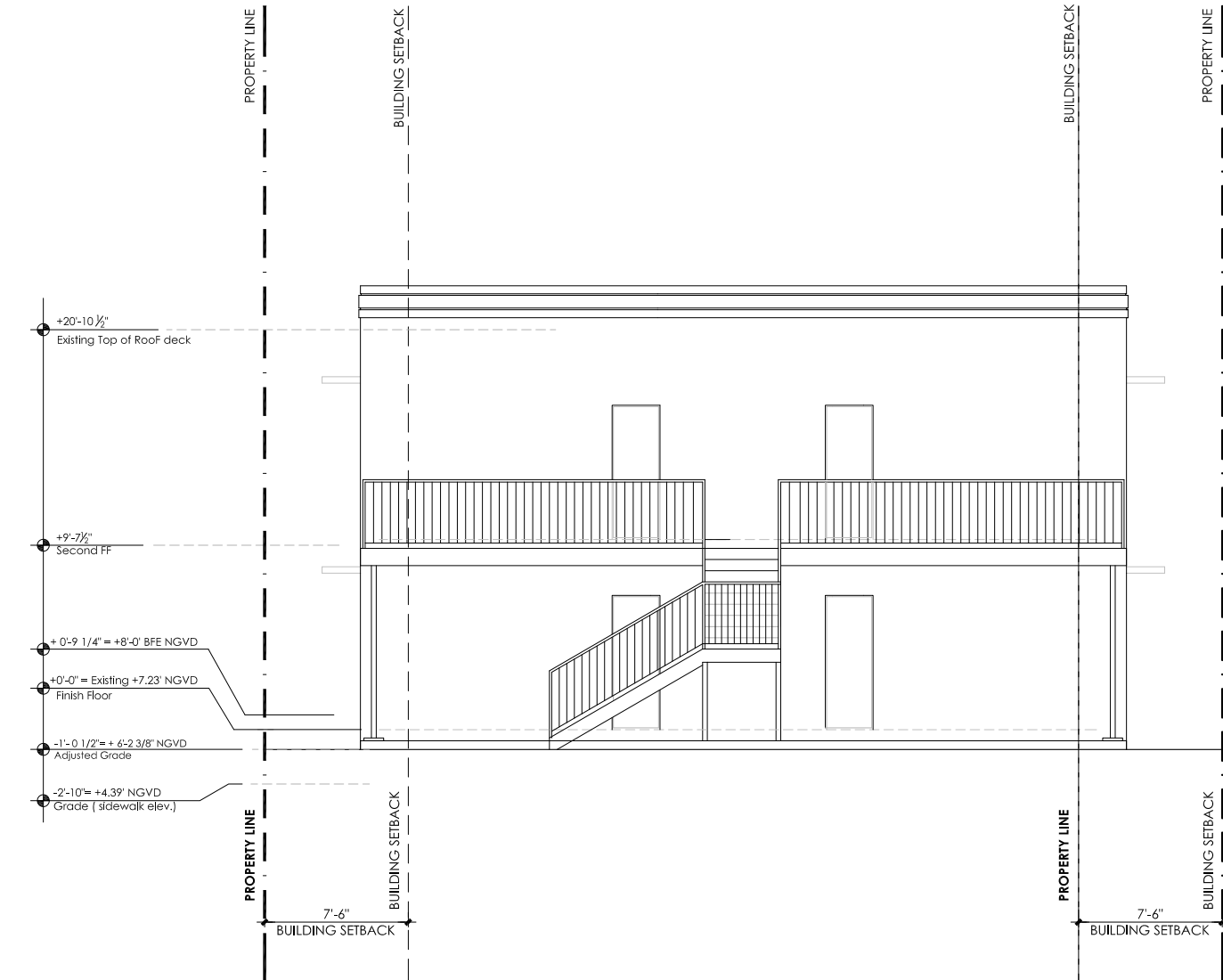


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DRB 4.4



EXISTING SOUTH ELEVATION  
SCALE: GRAPHIC



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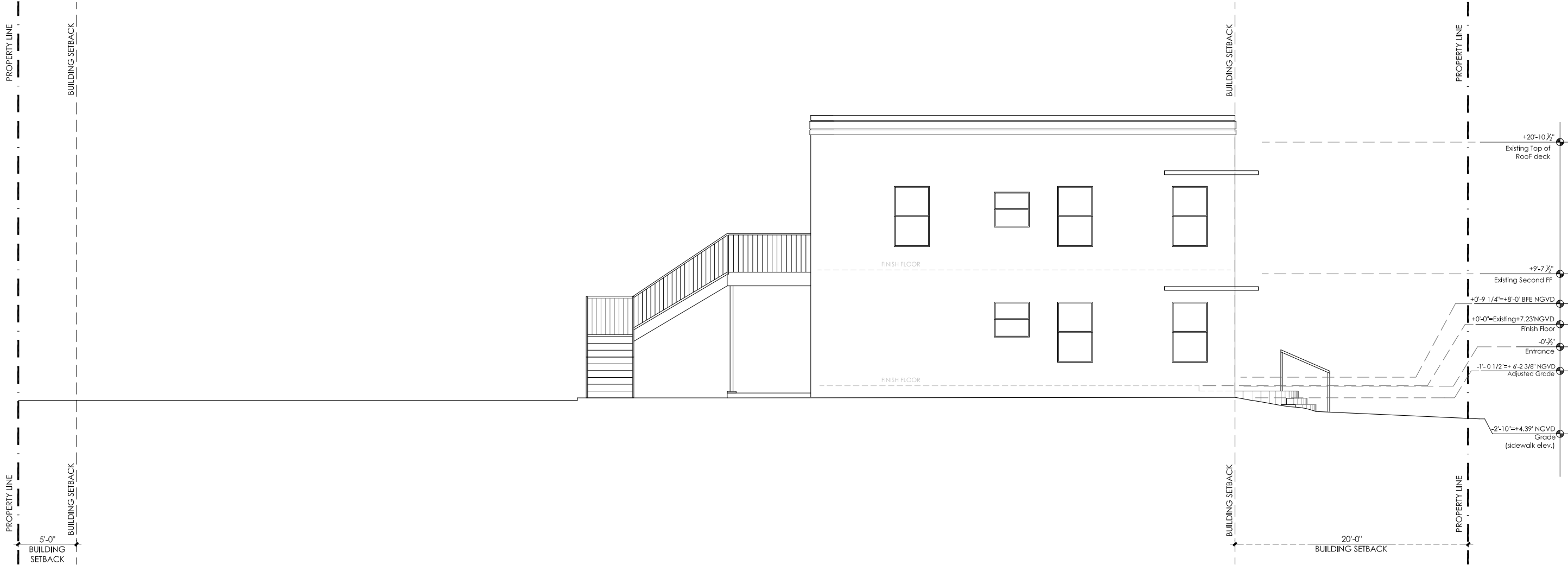


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EXISTING EAST ELEVATION  
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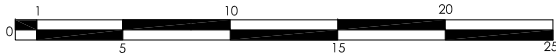
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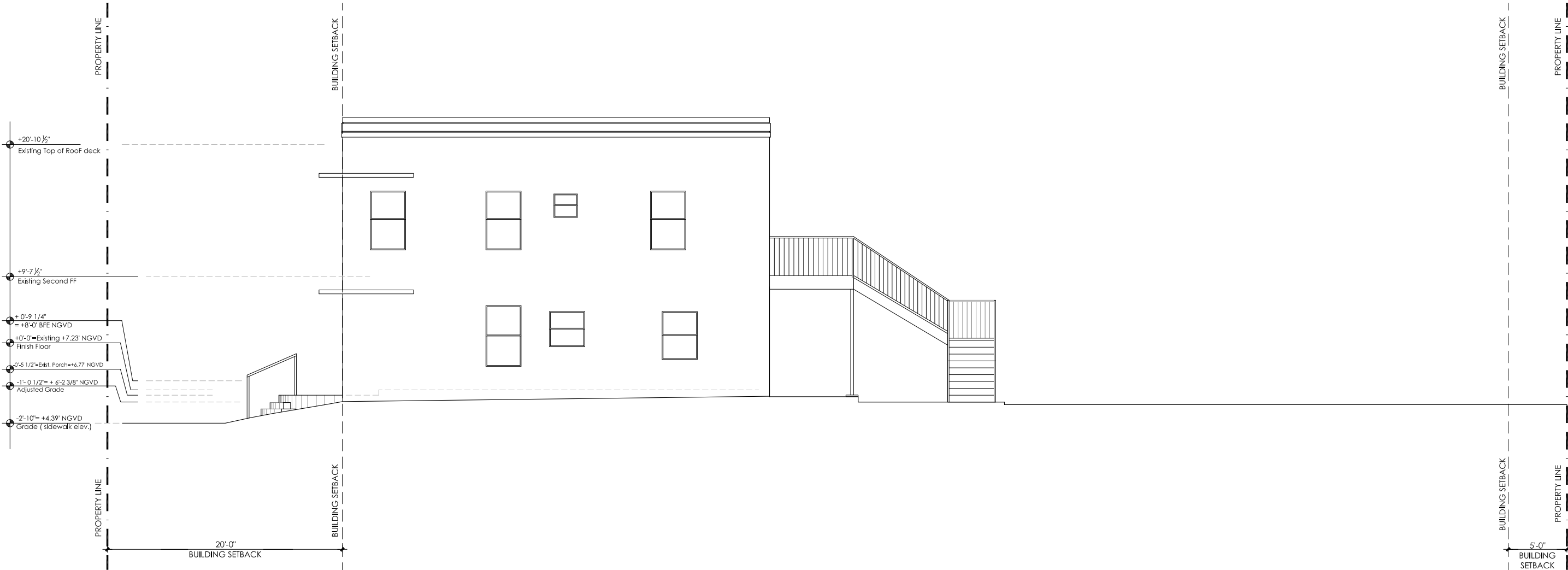
EXISTING EAST  
ELEVATION

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EXISTING WEST ELEVATION  
SCALE: GRAPHIC



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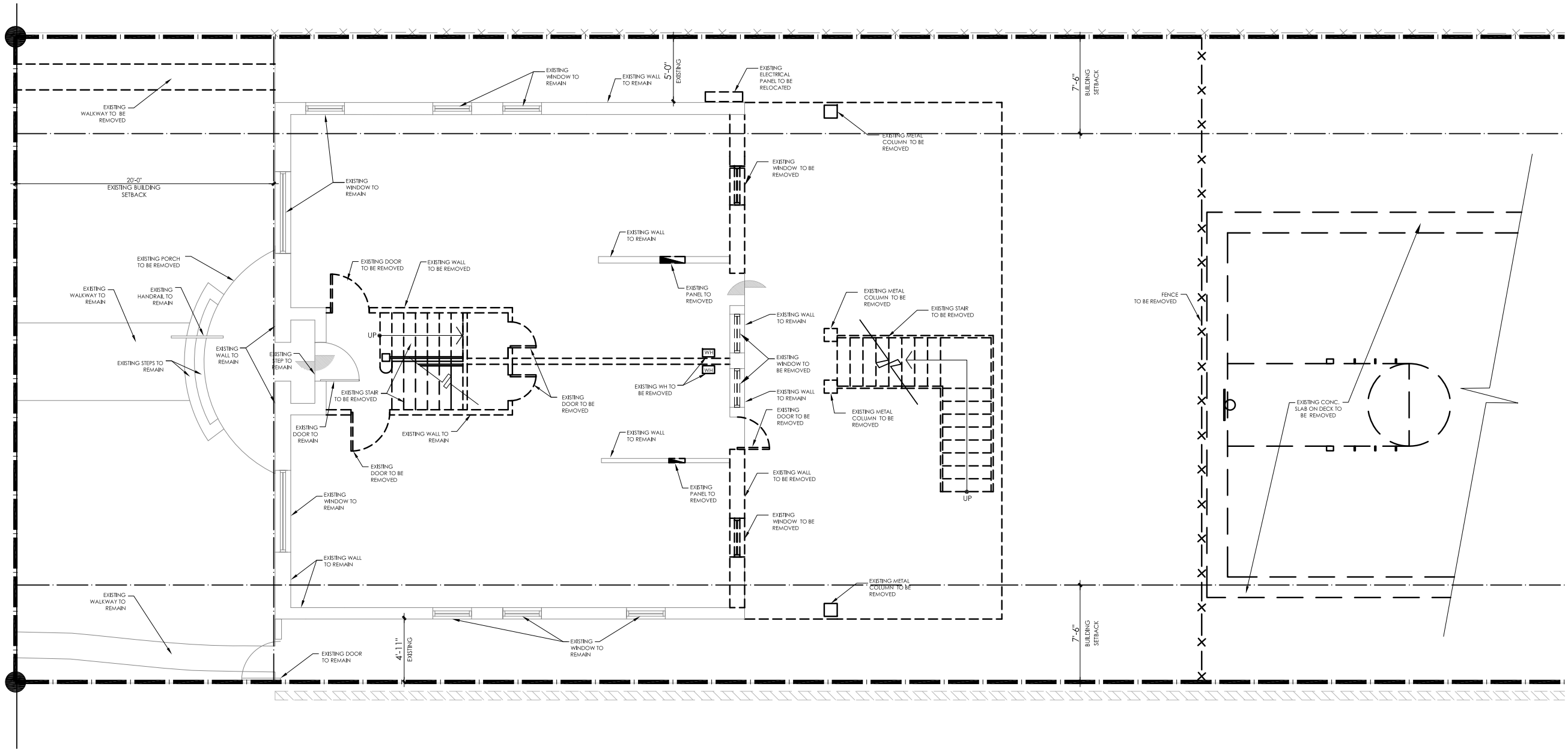
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GROUND FLOOR DEMOLITION PLAN  
SCALE: GRAPHIC

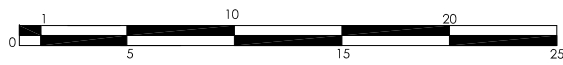
**LEGEND**

--- EXISTING TO BE DEMOLISHED.

— EXISTING TO REMAIN

**NOTE:**

Existing concrete slab on deck to be demolished



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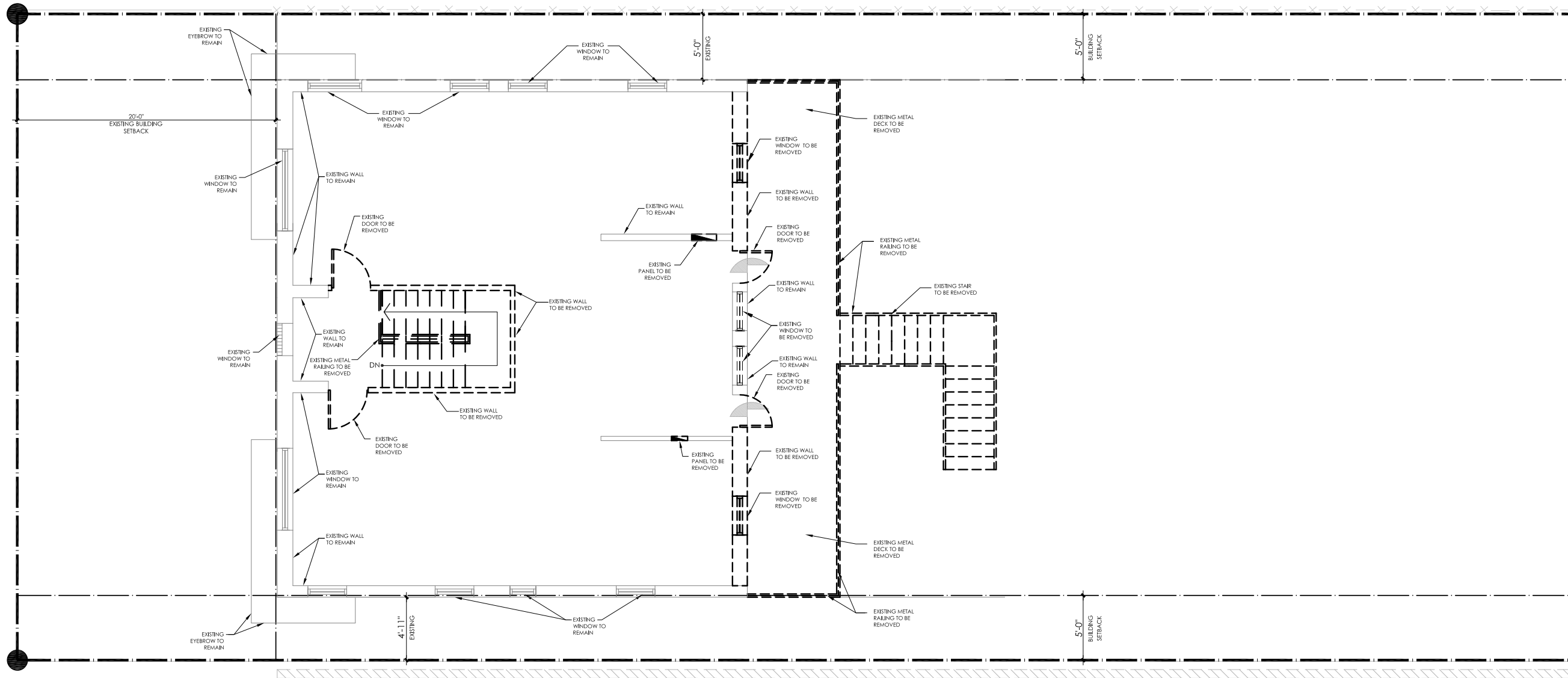
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SECOND FLOOR DEMOLITION PLAN  
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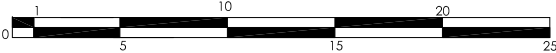
**LEGEND**

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EXISTING TO BE DEMOLISHED.

—

EXISTING TO REMAIN



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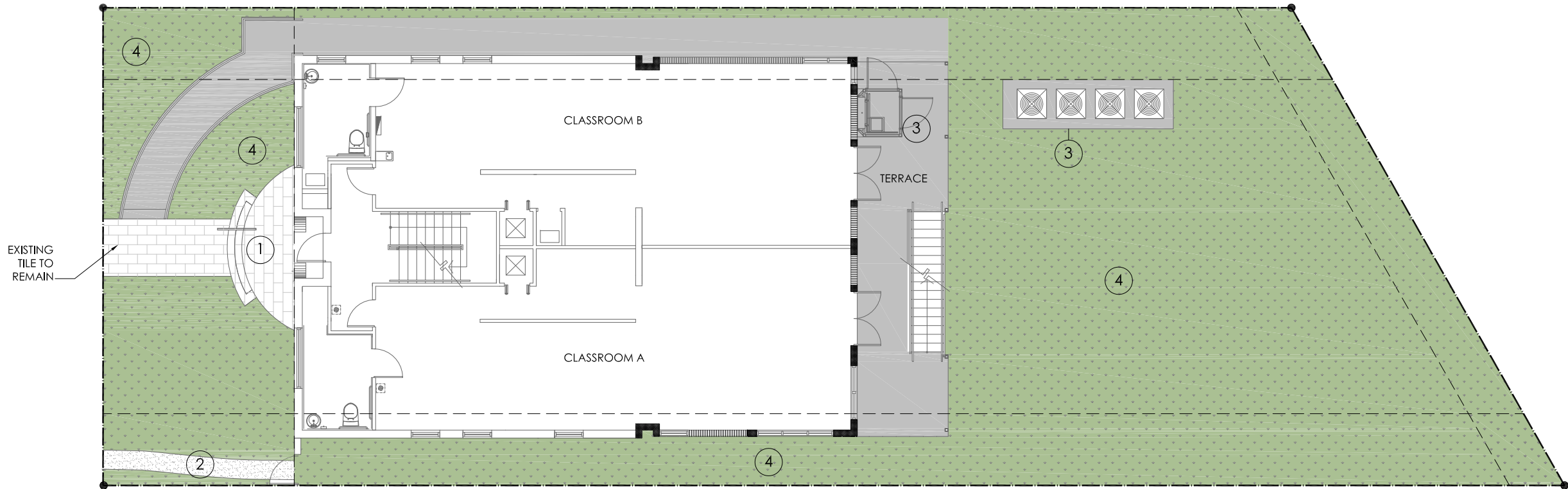
SECOND FLOOR  
DEMOLITION PLAN

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PROPOSED HARDSCAPE PLAN  
SCALE:GRAPHIC

| PAVING LEGEND |                                    |
|---------------|------------------------------------|
| 1             | EXISTING TERRACOTTA TILE TO REMAIN |
| 2             | EXISTING CONCRETE SLAB             |
| 3             | CONCRETE SLAB                      |
| 4             | GRASS                              |

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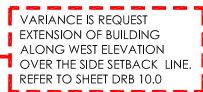
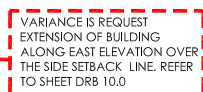
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PROPOSED HARDSCAPE  
PLAN  
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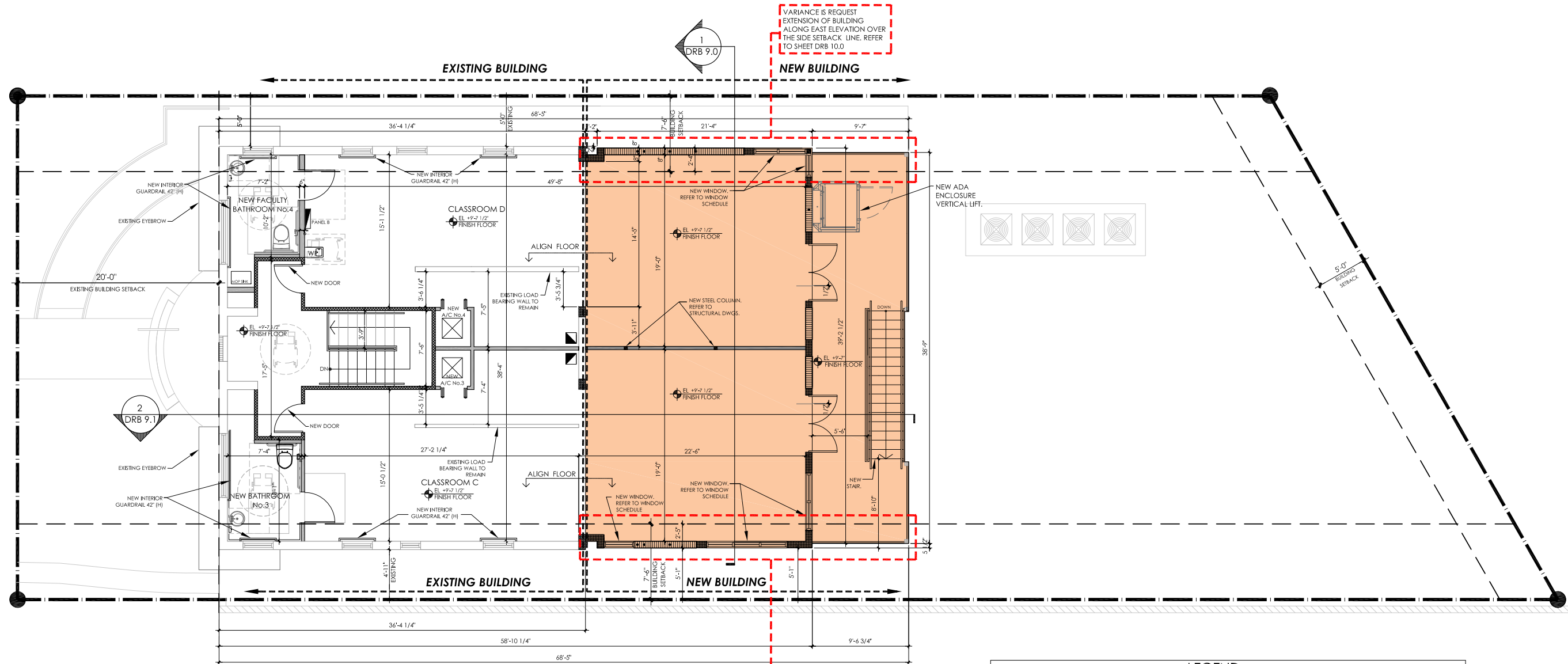
GROUND FLOOR  
PLAN

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SECOND FLOOR PLAN  
SCALE:GRAPHIC



| LEGEND |                                                                |  |                                                   |
|--------|----------------------------------------------------------------|--|---------------------------------------------------|
|        | EXISTING WALL / WINDOW TO REMAIN                               |  | NEW CONCRETE COLUMN.<br>REFER TO STRUCTURAL DWGS. |
|        | NEW 8" CMU WALL                                                |  | NEW STEEL COLUMN.<br>REFER TO STRUCTURAL DWGS.    |
|        | NEW 4" METAL STUD PARTITION WALL                               |  | 5' TURNAROUND AREA                                |
|        | NEW 4" FIRE RATED PARTITION WALL                               |  | PROPOSED IMPROVEMENT                              |
|        | NEW METAL STUD PARTITION WALL. REFER TO<br>FLOOR PLAN FOR SIZE |  |                                                   |
|        | NEW COLUMN. REFER TO<br>ELEVATIONS AND DETAILS FOR SIZE        |  |                                                   |

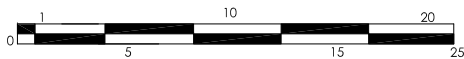
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SCALE:GRAPHIC  
DATE: 4/20/18  
DRAWN: MR



DRB 7.1



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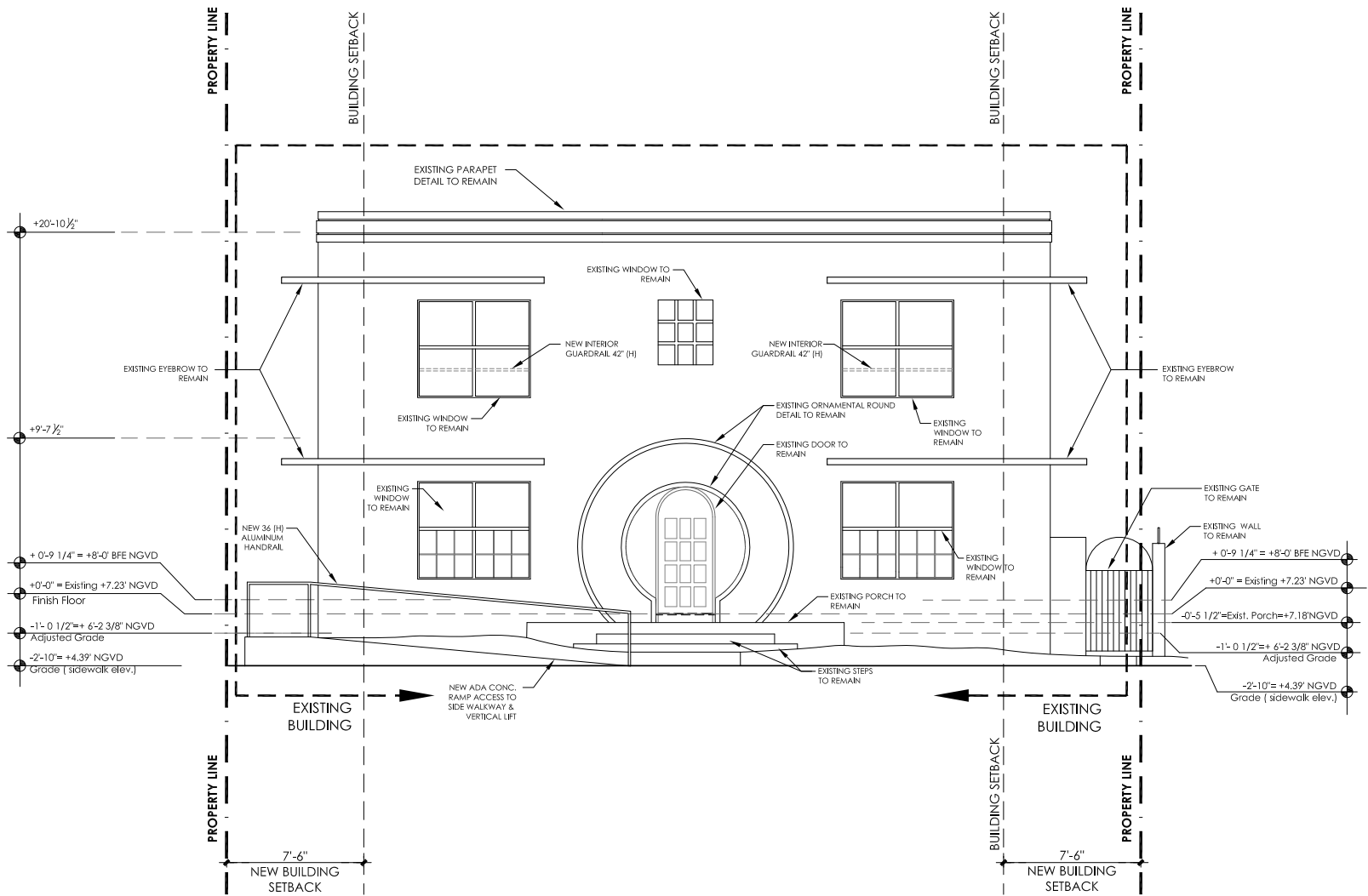
ROOF PLAN

## DRB 7.2

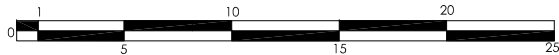
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NORTH ELEVATION  
SCALE: GRAPHIC



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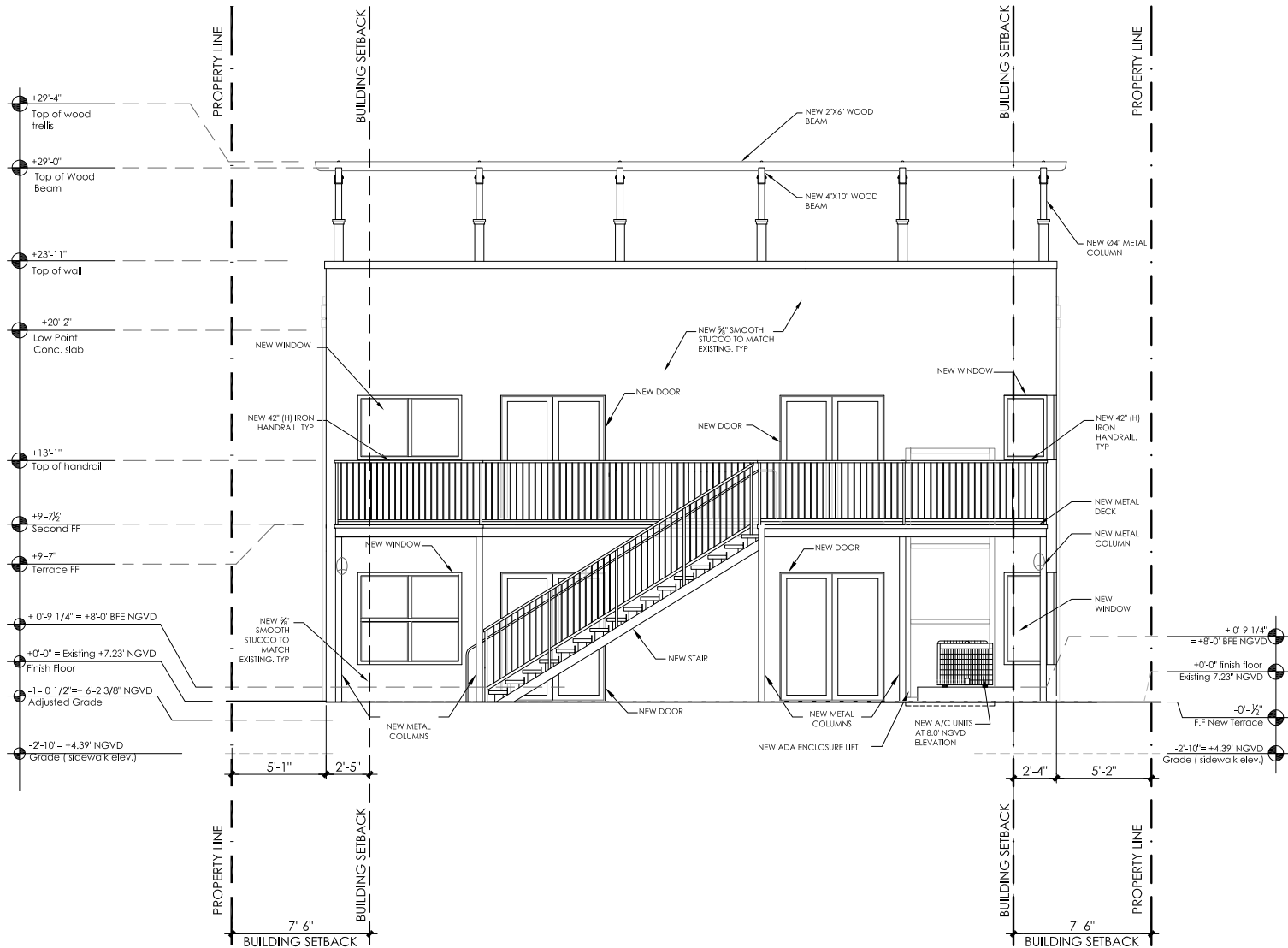
NORTH ELEVATION  
(FRONT)

SCALE: GRAPHIC  
DATE: 4/20/18  
DRAWN: MR

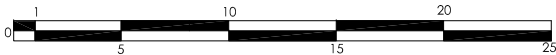
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SOUTH ELEVATION  
SCALE:GRAPHIC



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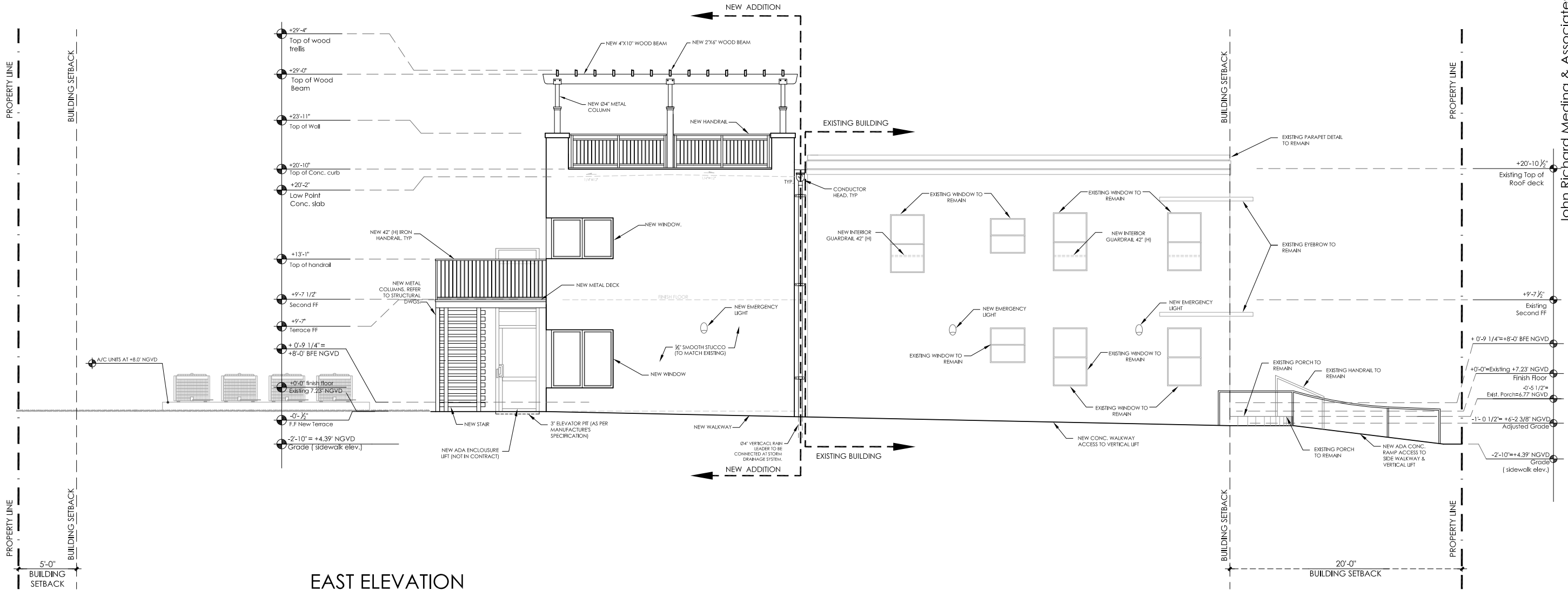
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DRB 8.1

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EAST ELEVATION  
SCALE: GRAPHIC

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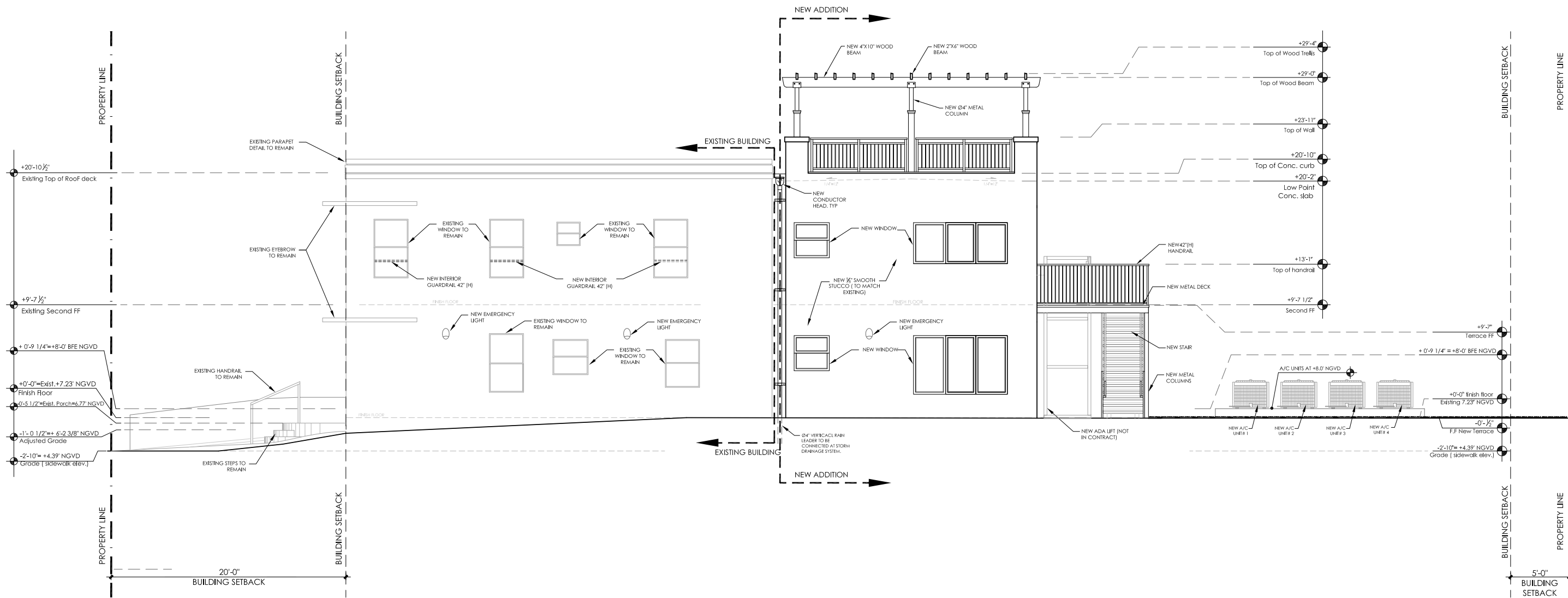
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WEST ELEVATION  
SCALE: GRAPHIC

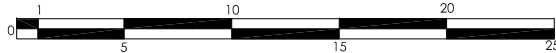
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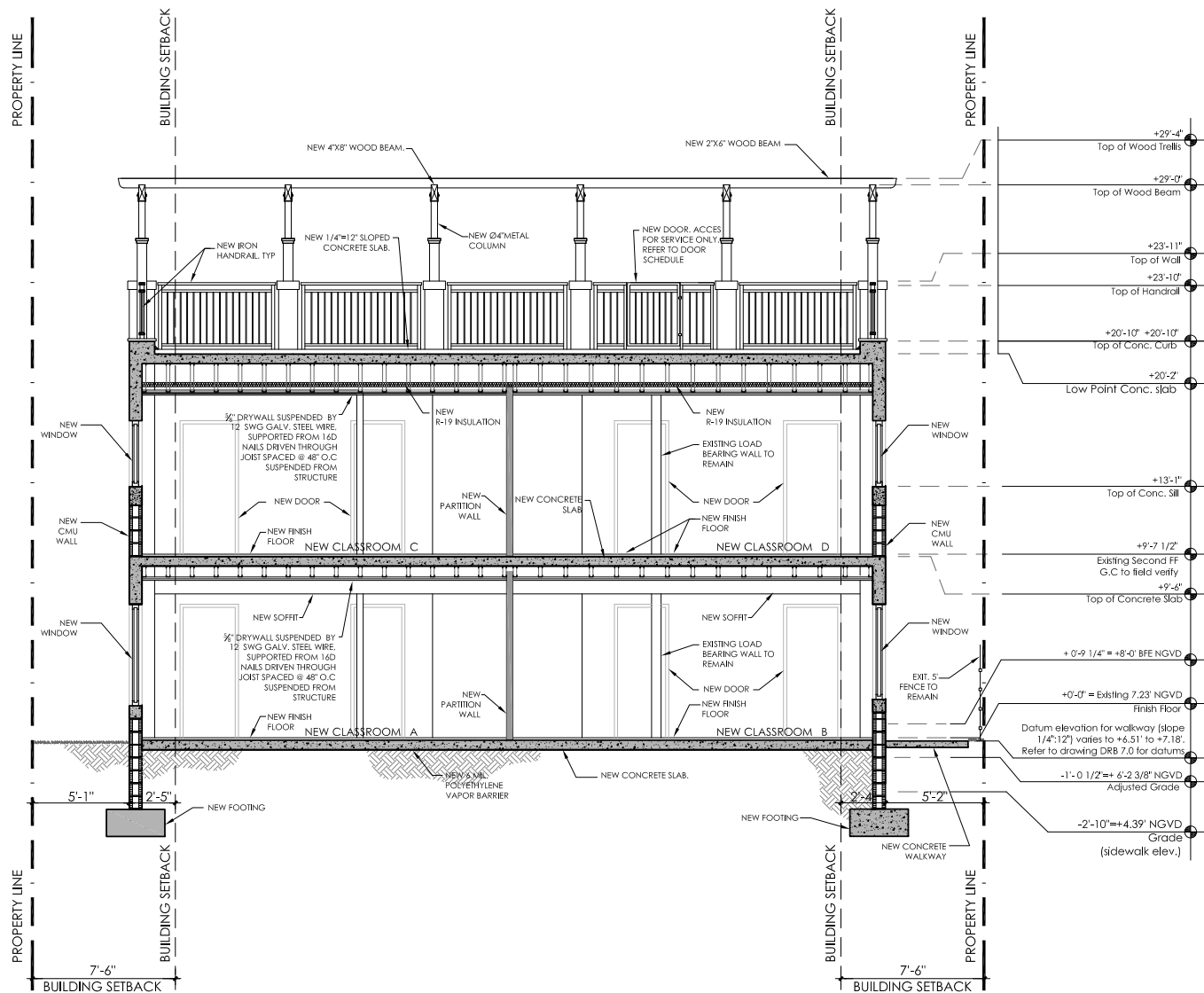
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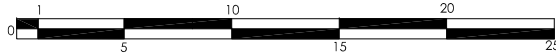
DRB 8.3

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SECTION 1  
SCALE: GRAPHIC



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SECTION 1

SCALE: GRAPHIC  
DATE: 4/20/18  
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DRB 9.0

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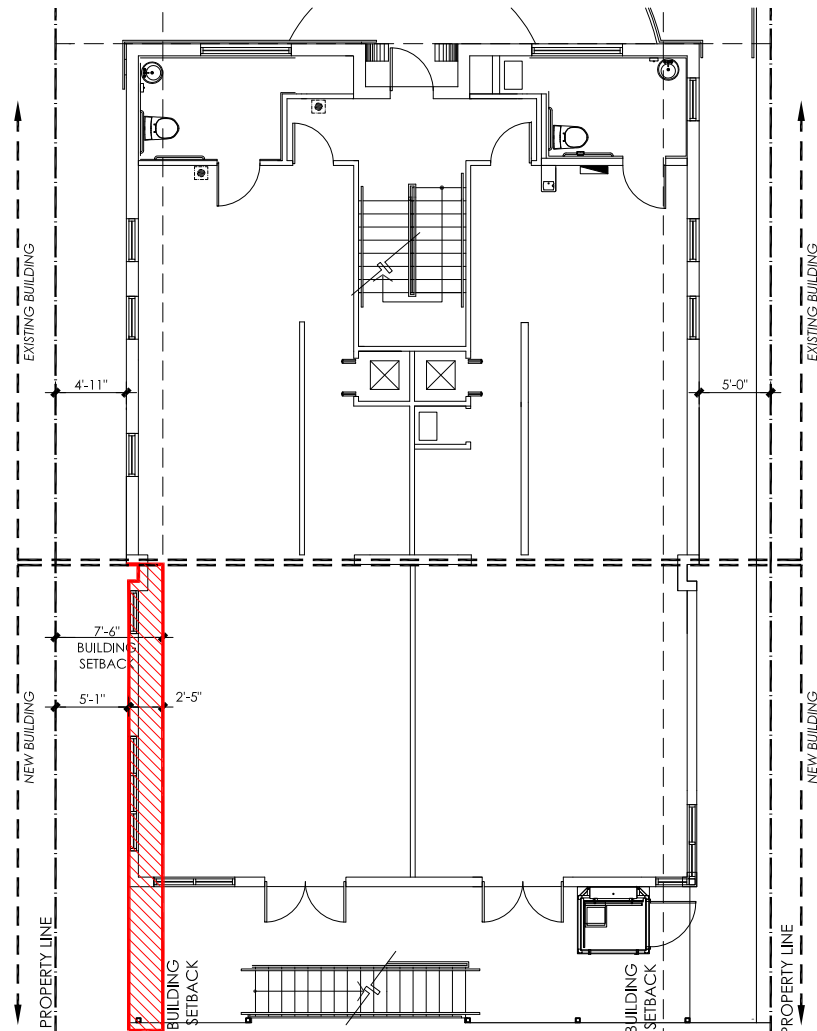
SECTION

## DRB 9.1

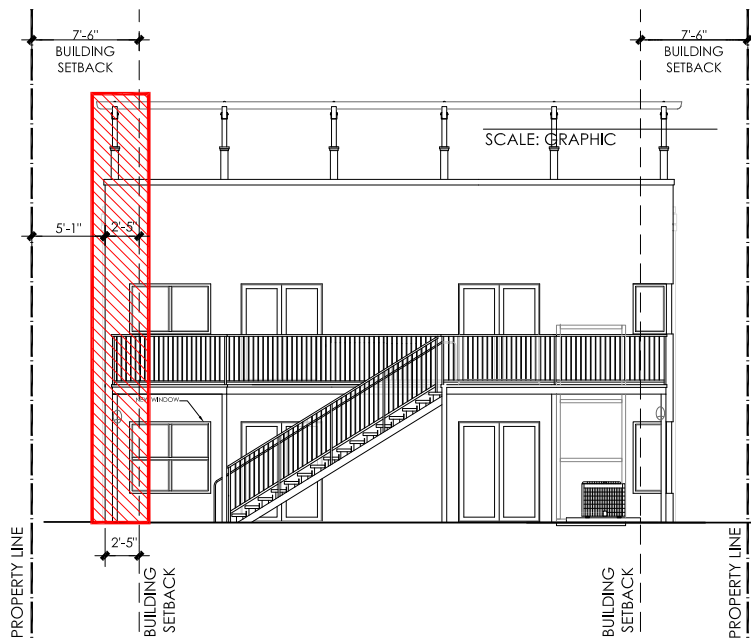


# VARIANCE 1

VARIANCE REQUEST BUILDING ADDITION ALONG WEST ELEVATION OVER THE SIDE SETBACK LINE



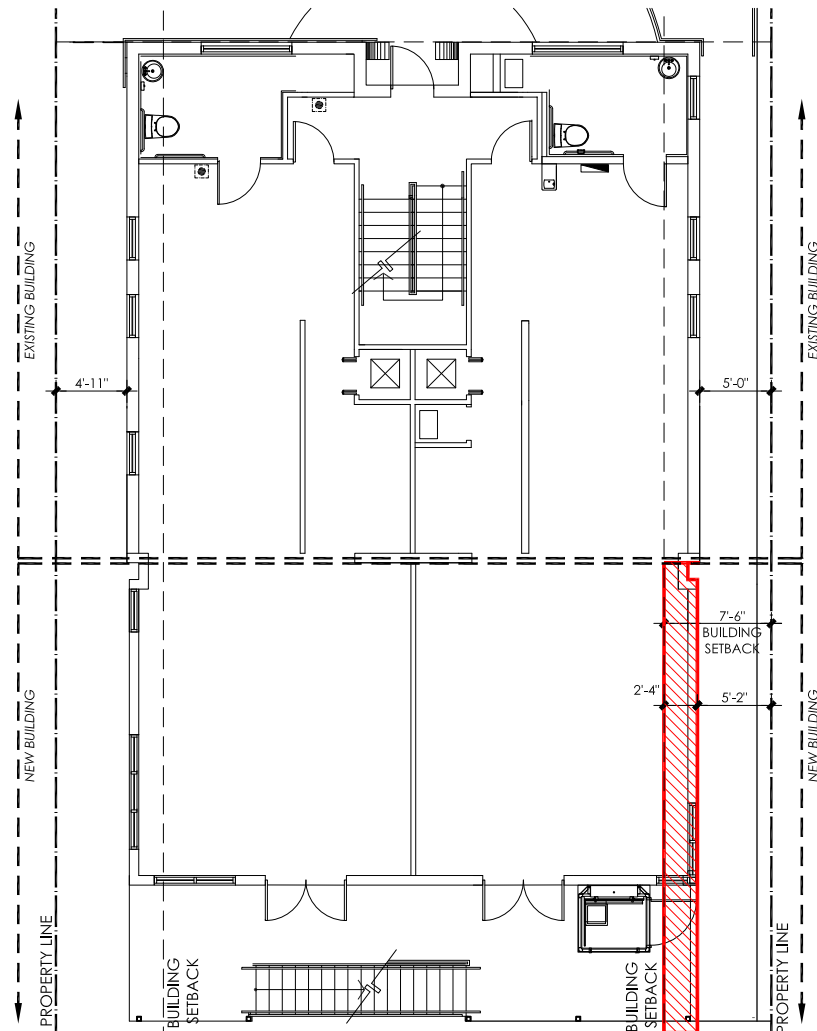
FLOOR PLAN  
SCALE: GRAPHIC



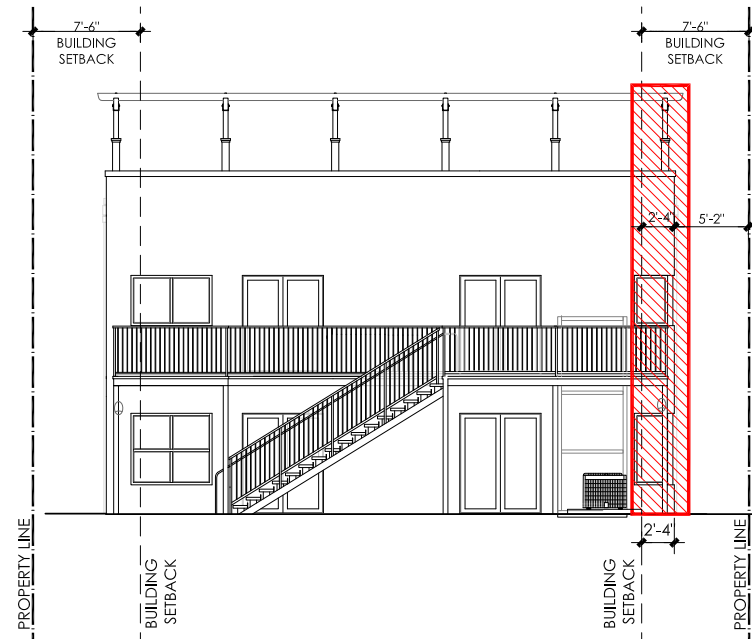
ELEVATION  
SCALE: GRAPHIC

# VARIANCE 2

VARIANCE REQUEST EXTENSION OF BUILDING ALONG EAST ELEVATION OVER THE SIDE SETBACK LINE



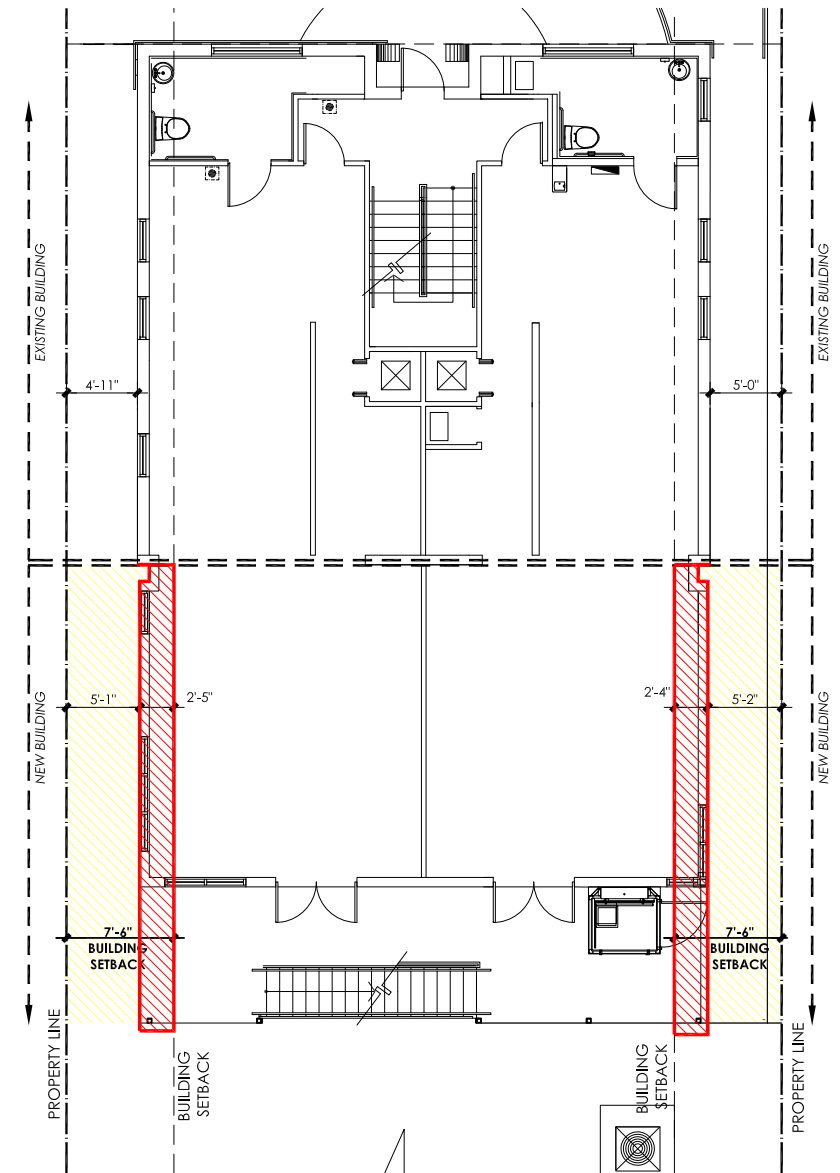
FLOOR PLAN  
SCALE: GRAPHIC



ELEVATION  
SCALE: GRAPHIC

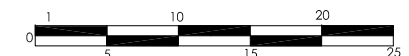
# VARIANCE 3

VARIANCE REQUEST BUILDING ADDITION FOR SUM OF SIDES SETBACKS



FLOOR PLAN  
SCALE: GRAPHIC

SUM OF SIDES SETBACKS: 10'-3"



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DRB 10.0