

THE EIGHTY 4

at
756 84 STREET
MIAMI BEACH, FL 33141
for
DIVA ESTATE LLC

ARCHITECTURE

CDS | ARCHITECTURE AND PLANNING
2103 CORAL WAY, SUITE 722
MIAMI, FLORIDA 33145
TEL: (305) 300-7438 | info@cds-ap.com

LANDSCAPING

PLANTAYSIA INC
1606 WEST AVENUE 12
MIAMI BEACH, FL 33139
TEL: (305) 343-1987 | plantaycia@bellsouth.net

SCOPE: NEW FOUR-DWELLING UNIT, FIVE-STORY MULTIFAMILY BUILDING, WITH PARKING GARAGE AT GROUND FLOOR LEVEL FEATURING FOUR PARKING LIFTS.



SITE PLAN

GENERAL NOTES

FIELD VERIFICATION OF CONDITIONS

Contractor shall visit the site and become familiar with the existing building, existing conditions and extent of the work prior to preparing a proposal. This plan is to provide a general scale and overall layout of the work. Contractor shall pay for, and be responsible for all removal and disposal requirements, dumping fees, permit fees and direct and indirect costs pertaining to the removal and disposal of materials from the building.

NOTE:

Building shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection 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 a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

NOTE:

Provide a weather-resistant, job-site posting board to receive duplicate treatment certificates as each required treatment for prevention of Termites is completed. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used. A permanent sign which identifies the treatment provider and need



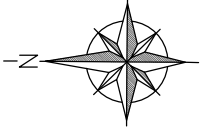
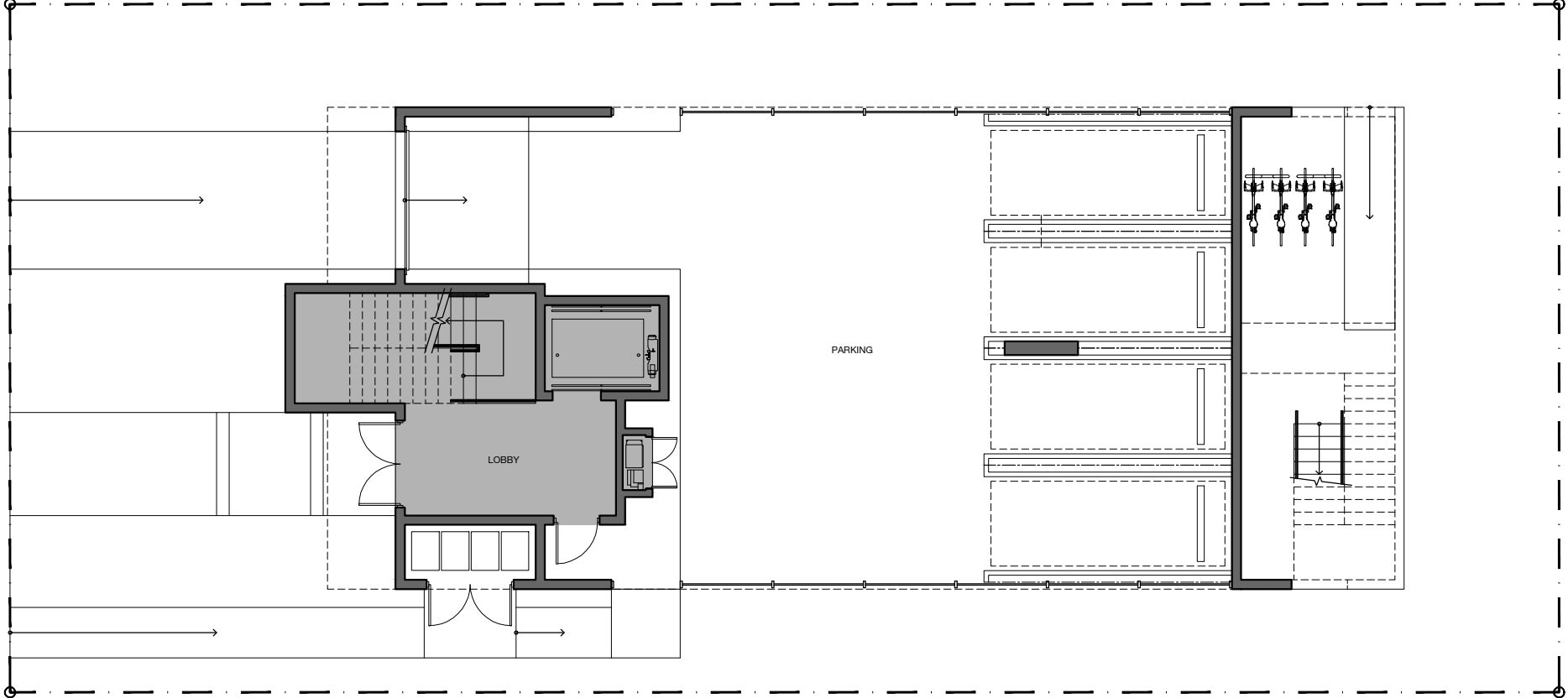
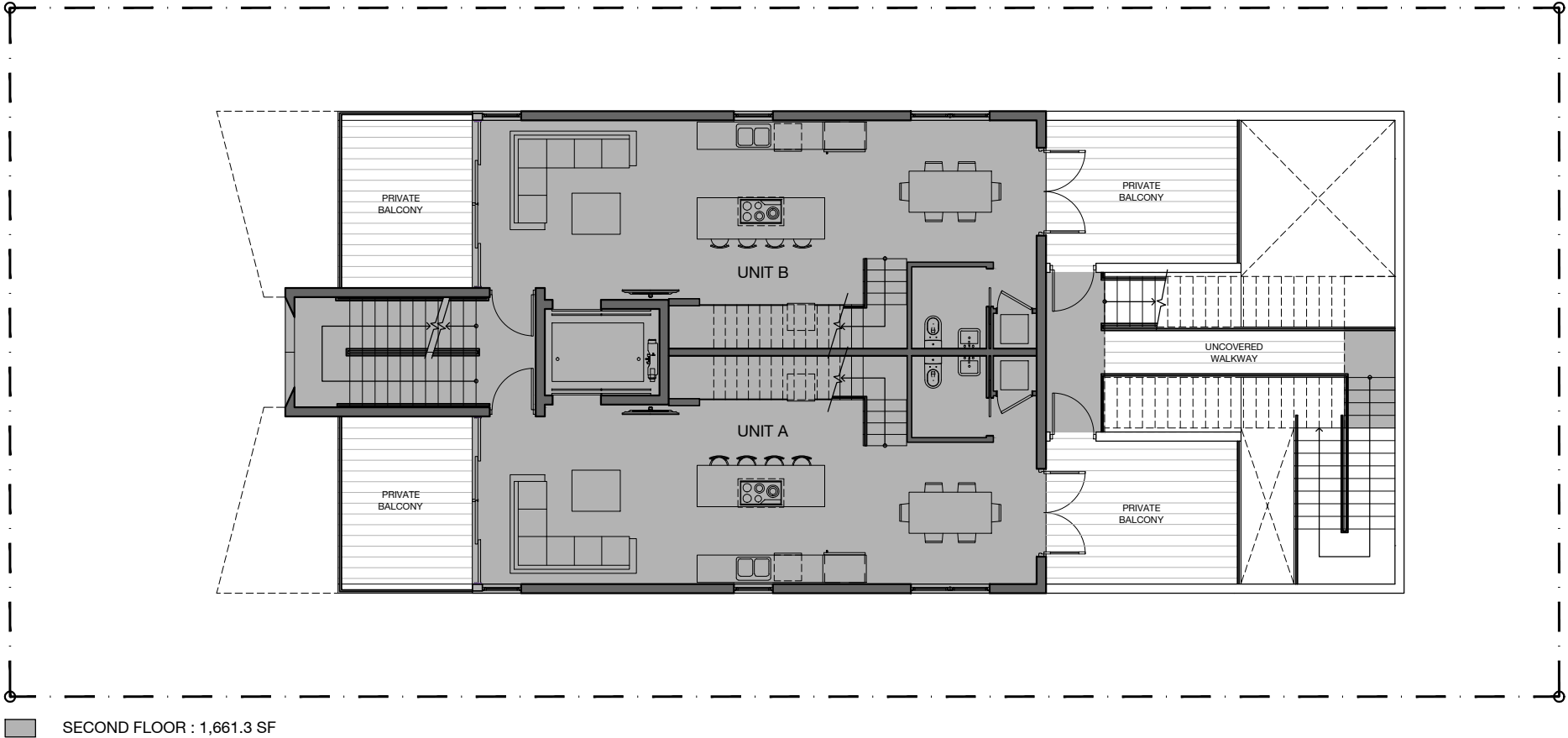
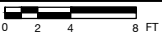
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address: 756 84 Street, Miami Beach, FL 33141			
2	Board and file numbers : DRB18-0239			
3	Folio number(s): 02-3202-008-1580			
4	Year constructed:		Zoning District:	RM-1 (Amended)
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+4.25' NGVD
6	Adjusted grade			



FLOOR AREA CALCULATION



TITLE: FLOOR AREA CALCULATION

REVISIONS:

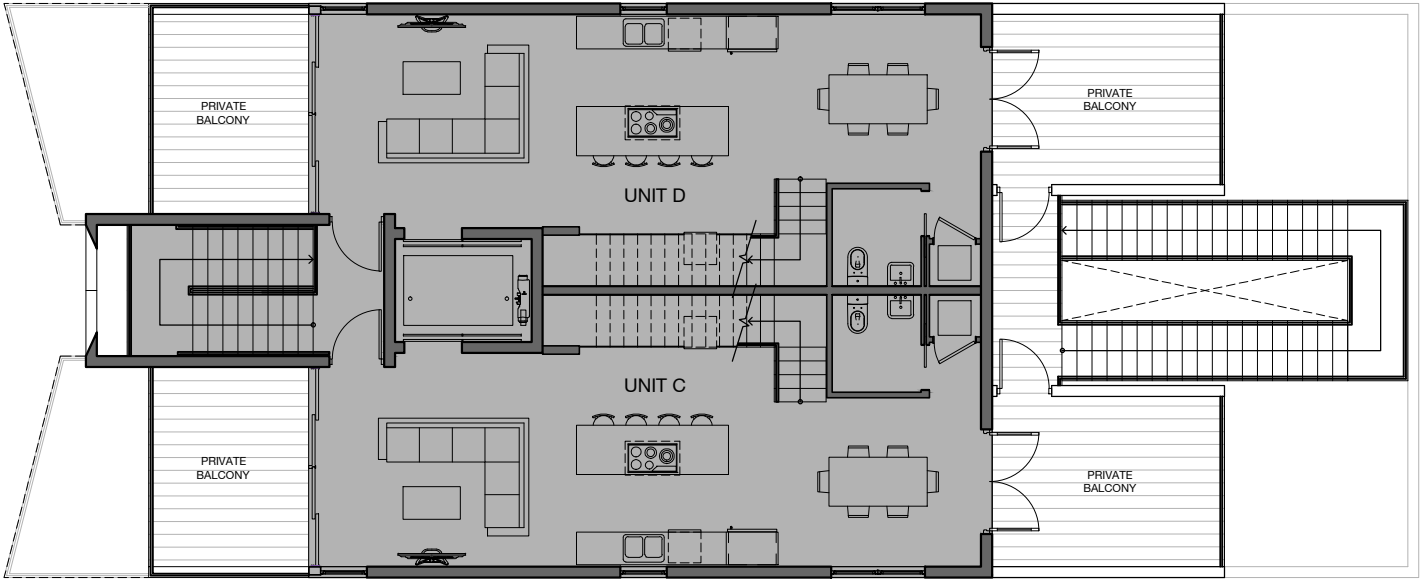
PROJECT: THE EIGHTY 4

SCALE: 3/1

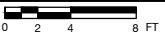
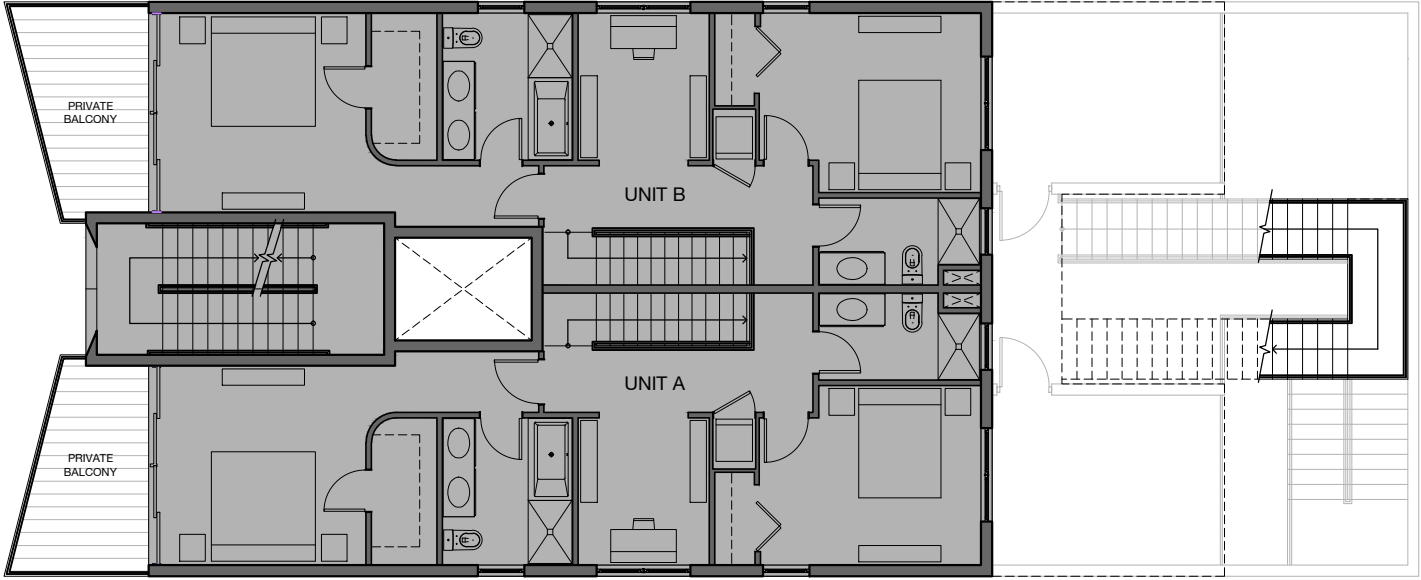


FLOOR AREA CALCULATION

FOURTH FLOOR : 1,561.6 SF



THIRD FLOOR : 1,783.0 SF



TITLE: FLOOR AREA CALCULATION

REVISIONS:

PROJECT: THE EIGHTY 4

SCALE: 3/16"=1'-0"



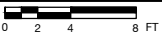
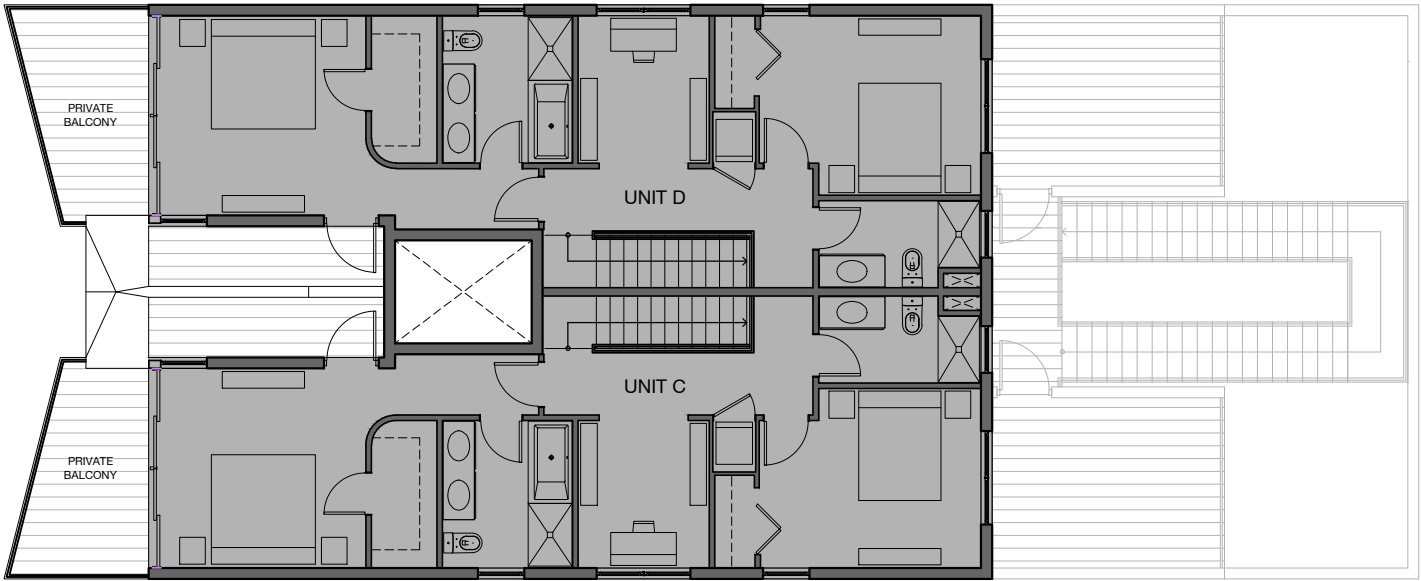
FLOOR AREA CALCULATION

FLOOR AREA CALCULATION

GROUND FLOOR:	395.0 SF
SECOND FLOOR:	1,661.3 SF
THIRD FLOOR:	1,783.0 SF
FOURTH FLOOR:	1,561.6 SF
FIFTH FLOOR:	1,628.3 SF
TOTAL:	7,029.2 SF

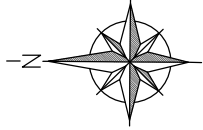
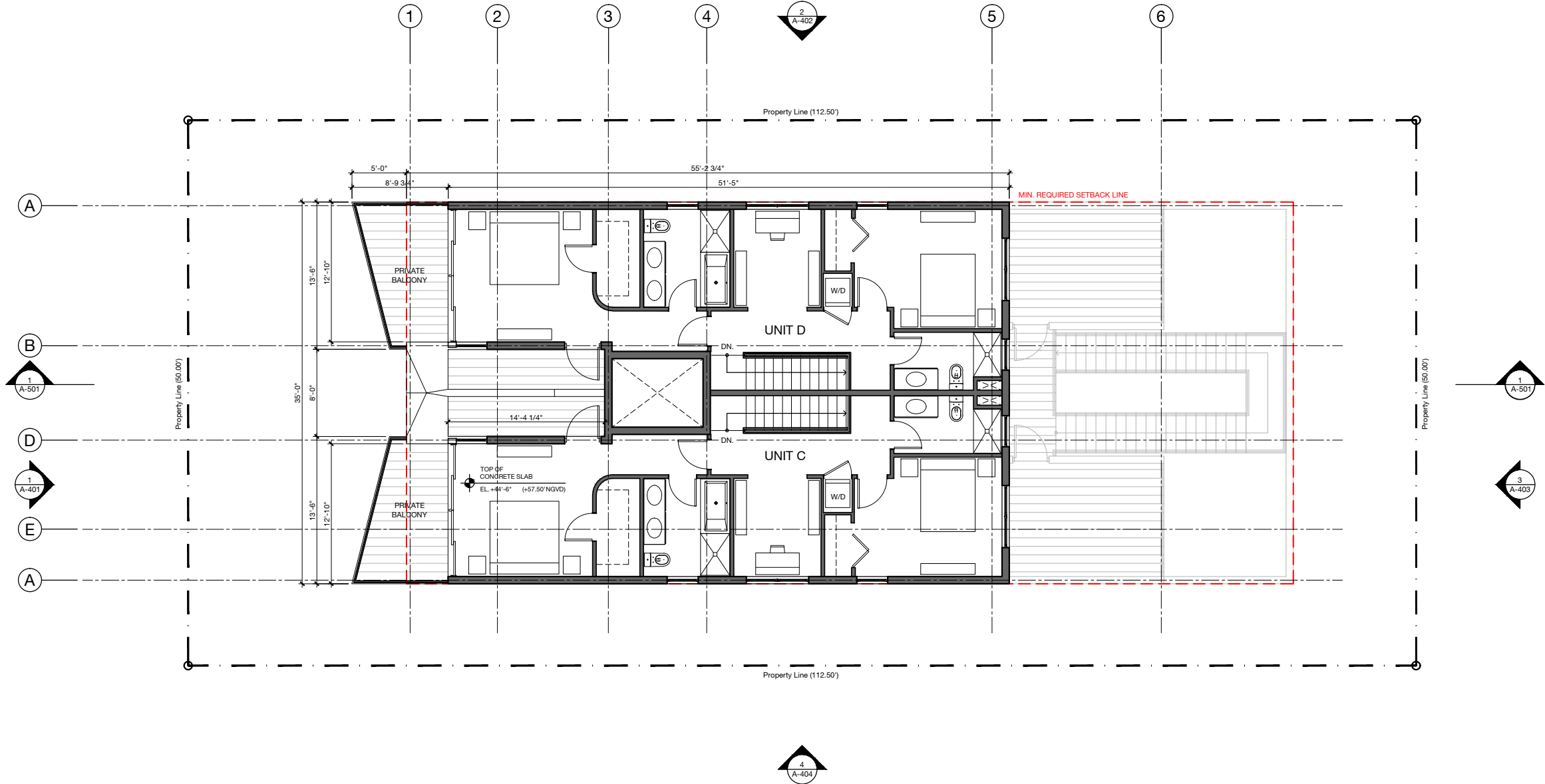
MAXIMUM ALLOWED FAR: 7,031.25 SF (112.5 Ft x 50 Ft x 1.25)

FIFTH FLOOR : 1,628.3 SF





PROPOSED FIFTH FLOOR PLAN



TITLE: PROPOSED
FIFTH FLOOR
PLAN

REVISIONS:

PROJECT: THE EIGHTY 4

