

ATELIER305
ARCHITECTURE + DESIGN
2394 SW 6th STREET M 305 951 2894
MIAMI FLORIDA 33135 LPEREZ@ATELIER305.COM
AA26002378 WWW.ATELIER305.COM



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SUNSET RESIDENCE ADDITION & REMODELING
1835 W 27TH STREET
MIAMI BEACH, FLORIDA 33140

DESIGN REVIEW BOARD SUBMITTAL

SCOPE OF WORKS:

SECOND LEVEL ADDITION CONSISTING OF:

- 1) 2 STAFF BEDROOMS W/ BATH ADDITION AT SECOND LEVEL ABOVE GARAGE
- 2) WALK-IN-CLOSET EXTENSION AT SECOND, 8' RECESSED FROM SIDE BUILDING LINE

OCCUPANCY TYPE R3

CONSTRUCTION TYPE V UNPR.

FLORIDA BUILDING CODE (EXISTING) 2014

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ISSUE DATE: 07-15-2015

REVISIONS:

SUNSET RESIDENCE
ADDITION & REMODELING
1835 W 27TH STREET
MIAMI BEACH, FLORIDA 33140

LESTER PEREZ PIZARRO
AR95944

Project Number 1030

Drawing Name

COVER SHEET

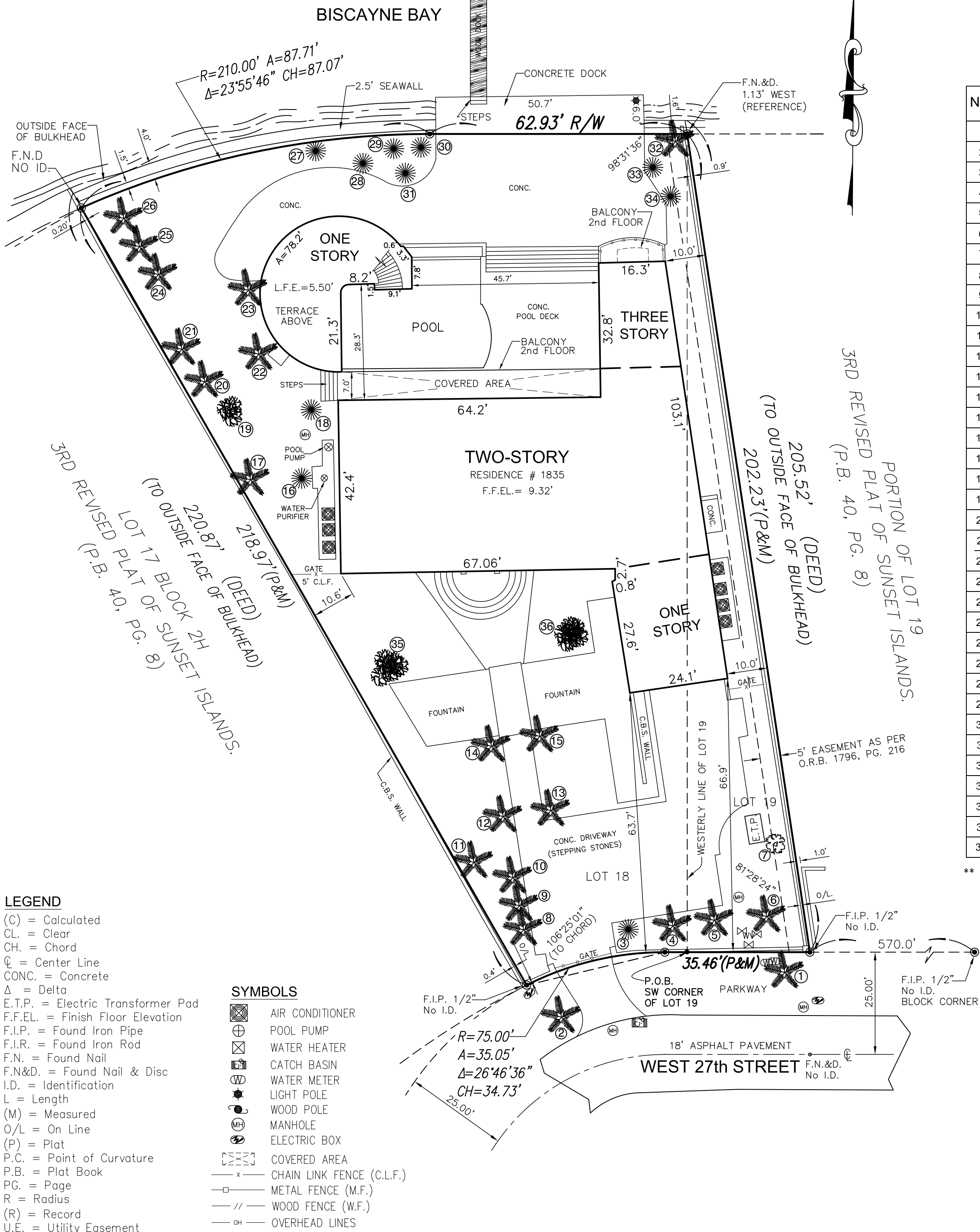
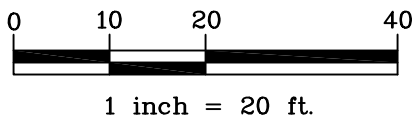
Scale:

AS SHOWN

Drawing Number

A-000

SPECIFIC PURPOSE SURVEY
FOR TREE LOCATION

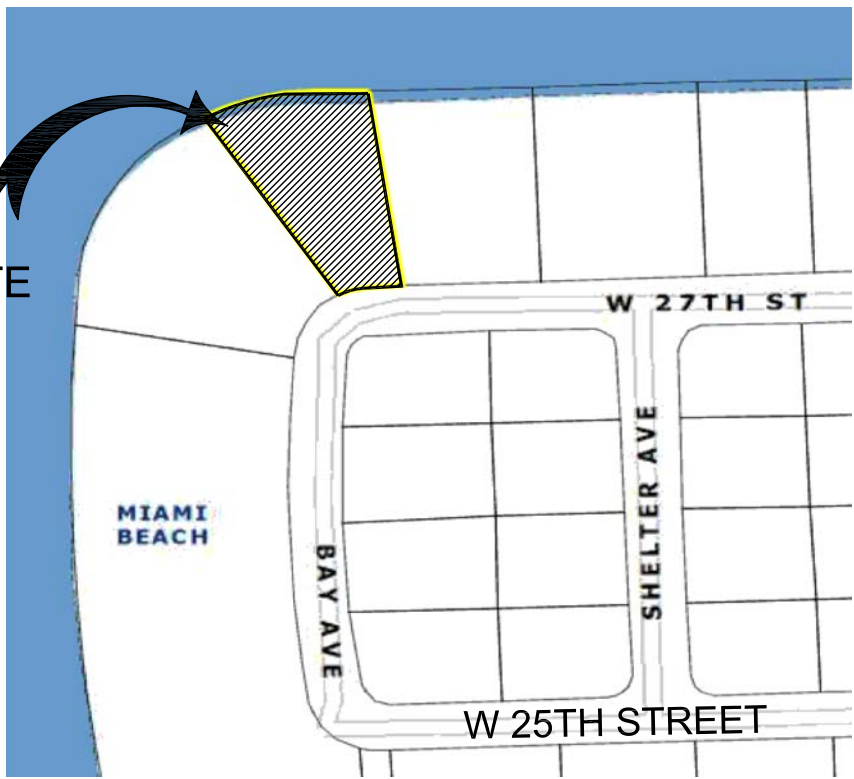


TREE TABLE

No.	NAME (Common)	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	Jelly Palm	2.0'	35'	25'
2	Royal Palm	2.0'	30'	15'
3	Coconut Palm	1.0'	30'	15'
4	Jelly Palm	1.0'	20'	10'
5	Jelly Palm	1.0'	25'	15'
6	Jelly Palm	1.0'	25'	15'
7	Black Olive	2.0'	40'	35'
8	Sabal Palm	1.0'	25'	15'
9	Sabal Palm	1.0'	25'	15'
10	Sabal Palm	1.0'	25'	15'
11	Sabal Palm	1.0'	25'	15'
12	Sabal Palm	1.0'	25'	15'
13	Sabal Palm	1.0'	20'	15'
14	Sabal Palm	1.0'	25'	15'
15	Sabal Palm	1.0'	20'	15'
16	Coconut Palm	1.0'	25'	15'
17	Sabal Palm	1.0'	25'	10'
18	Coconut Palm	1.0'	30'	15'
19	Palms Cluster (3)	0.5'	15'	15'
20	Sabal Palm	1.0'	25'	15'
21	Royal Palm	2.0'	40'	20'
22	Royal Palm	2.0'	40'	20'
23	Royal Palm	2.0'	40'	20'
24	Jelly Palm (3)	1.0'	15'	15'
25	Jelly Palm (2)	1.0'	15'	15'
26	Jelly Palm (2)	1.0'	15'	15'
27	Coconut Palm	1.0'	30'	15'
28	Coconut Palm	1.0'	30'	15'
29	Coconut Palm	1.0'	30'	15'
30	Coconut Palm	1.0'	30'	15'
31	Coconut Palm	1.0'	30'	15'
32	Sabal Palm	1.0'	30'	20'
33	Coconut Palm	1.0'	25'	15'
34	Coconut Palm	1.0'	25'	15'
35	Palms Cluster (6)	0.5'	15'	15'
36	Palms Cluster (7)	0.5'	15'	15'

** TREE LOCATION & DIMENSION ARE APPROXIMATE.

SURVEY SITE



LOCATION MAP
NOT TO SCALE

Legal Description:

Lot 18 in Block 2-H of ISLAND No. 2 of SUNSET ISLANDS, in accordance with the SECOND REVISED PLAT OF SUNSET ISLANDS, recorded in Plat Book 34, Page 73, of the Public Records of Dade County, Florida, also,

All that portion of Lot 19 of Block 2-H of ISLAND No. 2 OF SUNSET ISLAND, in accordance with the SECOND REVISED PLAT OF SUNSET ISLANDS, recorded in Plat Book 34, at Page 73 of the Public Records of Dade County, Florida, described as follows, to wit:

Beginning at a point where the Westerly line of said Lot 19 intersects the Northerly line of West 27th Street; thence Easterly along the Northerly line of West 27th Street for a distance of thirty feet to a point; thence in a Northwesterly direction in a straight line to a point where the Westerly line of said Lot 19 intersects the outside face of the bulkhead; thence Southerly along the Westerly line of said Lot 19, to the Point of Beginning.

Also described as:

Lot 18 in Block 2-H of ISLAND No. 2 of SUNSET ISLANDS, in accordance with the 3rd REVISED PLAT OF SUNSET ISLANDS, recorded in Plat Book 40, Page 8, of the Public Records of Dade County, Florida, also,

All that portion of Lot 19 of Block 2-H of ISLAND No. 2 OF SUNSET ISLAND, in accordance with the 3rd REVISED PLAT OF SUNSET ISLANDS, recorded in Plat Book 40, at Page 8 of the Public Records of Dade County, Florida, described as follows, to wit:

Beginning at a point where the Westerly line of said Lot 19 intersects the Northerly line of West 27th Street; thence Easterly along the Northerly line of West 27th Street for a distance of thirty feet to a point; thence in a Northwesterly direction in a straight line to a point where the Westerly line of said Lot 19 intersects the outside face of the bulkhead dividing line between Lots 18 and 19; thence Southerly along the said dividing line to the Point of Beginning.

Containing 22,740 Square feet or 0.52 Acres more or less by calculation.

Surveyor's Notes:

- Bearings as shown are referred to the recorded Plat Book 34, Page 73, of Miami-Dade County, Florida.
- Legal Description was furnished by client.
- Examination of Abstract of Title will have to be made to determined recorded instruments, if any, affecting the property.
- Legal Description subject to any dedication, limitation, restrictions, reservation, or easements of record.
- Underground improvements and utilities, if any, not located.
- Fences ownership by visual means only.
- Legal ownership not determined.
- The closure of the Boundary Survey is above 1' = 7,500 sq.ft.
- Bearings, if any, shown hereon are based upon assumed value.
- Benchmark used: N/A.
- Flood Zone "AE", Base Flood Elev.: 8.00'
- FEMA Community: 120651, Community Name: City of Miami Beach
- Panel Number: 12086C0317-L, September 11, 2009

I HEREBY CERTIFY: that the attached BOUNDARY SURVEY of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Michael Carozza Date
Professional Surveyor and Mapper
State of Florida, No. 6965

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

No.	Date	Description

M.P.G. TECHNICAL GROUP, CORP.
908 S.W. 141st AVENUE MIAMI, FLORIDA 33184
Ph: (305) 559-9043 No. LB - 6932

Prepared for:
1835 West 27th Street,
Miami Beach Florida 33140

CHECKED BY: M.C.
DRAWN BY: ELF.
FIELD DATE: 4/28/2016
DATE: 5/05/2016
SCALE: 1" = 20'
JOB No.

SHEET:
1 OF 1



2700 BAY AVE SUNSET ISLE 2 MIAMI BEACH, FL 33140



2500 BAY AVE MIAMI BEACH, FL 33140



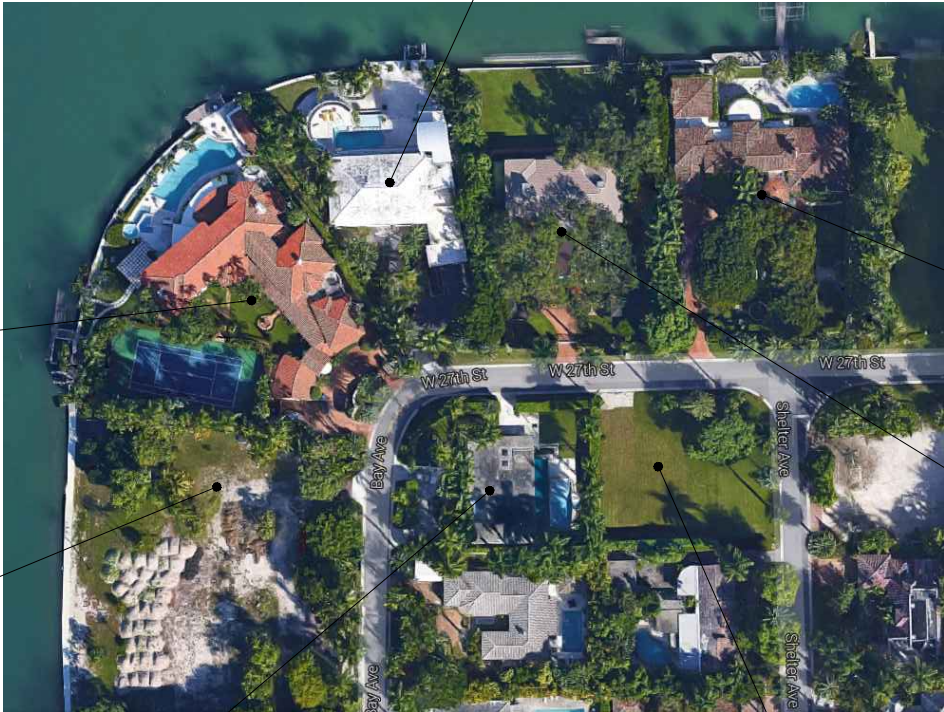
2555 BAY AVE MIAMI BEACH, FL 33140



1425 NORTH VIEW DR MIAMI BEACH, FL 33140



1821 W 27 ST SUNSET ISLAND II MIAMI BEACH, FL 33140



PROPERTY IN SCOPE
1835 W 27 ST MIAMI BEACH, FL 33140



1801 W 27 ST MAMI BEACH, FL 33140

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LESTER PEREZ PIZARRO AR95944	
Project Number 1030	
Drawing Name	
CONTEXT PHOTOS	
Scale:	Drawing Number
AS SHOWN	A-001

GENERAL DEMOLITION NOTES:

- 1.- THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.

2.- NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE PROJECT BY THE INTENT OF IDENTIFYING POSSIBLE ITEMS, NOT OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL AND/OR REDUCTION.

3.- CUT, REMOVE, PATCH, ALTER AND REFINISH EXISTING CONSTRUCTION AS RESULT OF DEMOLITION AND AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.

4.- PROVIDE SAFETY FEATURES DURING WORK AS REQUIRED BY APPLICABLE CODES, RULES AND REGULATIONS.

5.- GENERAL CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.

6.- GENERAL CONTRACTOR SHALL DEMOLISH, IN AN ORDERLY AND CAREFUL MANNER, AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS.

7.- THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
- 8.- WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY.

9.- REMOVE ALL EXISTING PARTITIONS AND CAP ALL REMOVED UTILITIES AS INDICATED IN DEMOLITION PLAN.

10.- THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT SPREAD OF DUST IN THE SURROUNDING AREAS

11.- CONTRACTOR SHALL INSPECT CEILINGS AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES (MECHANICAL, PLUMBING AND/OR ELECTRICAL).

12.- PATCH AND REPAIR ALL EXISTING SURFACES DAMAGE BY DEMOLITION AND/OR NEW WORK AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR AS REQUIRED FOR NEW SCHEDULED FINISHES.

13.- ALL DEMOLITION IS DENOTED BY NOTES

14.- GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.

SCOPE OF WORK

- 1.- REMOVE EXISTING PARTITION AS SHOWN IN DEMOLITION PLAN

2.- WHERE PLUMBING FIXTURES ARE TO BE REMOVED, EXISTING WATER AND SANITARY LINES ARE TO BE CAPPED BELOW EXISTING SLAB.




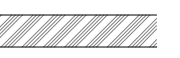

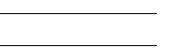



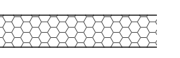





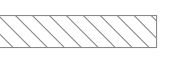
3.- RELOCATE A/C DUCTS AND GRILLS WHERE NECESSARY

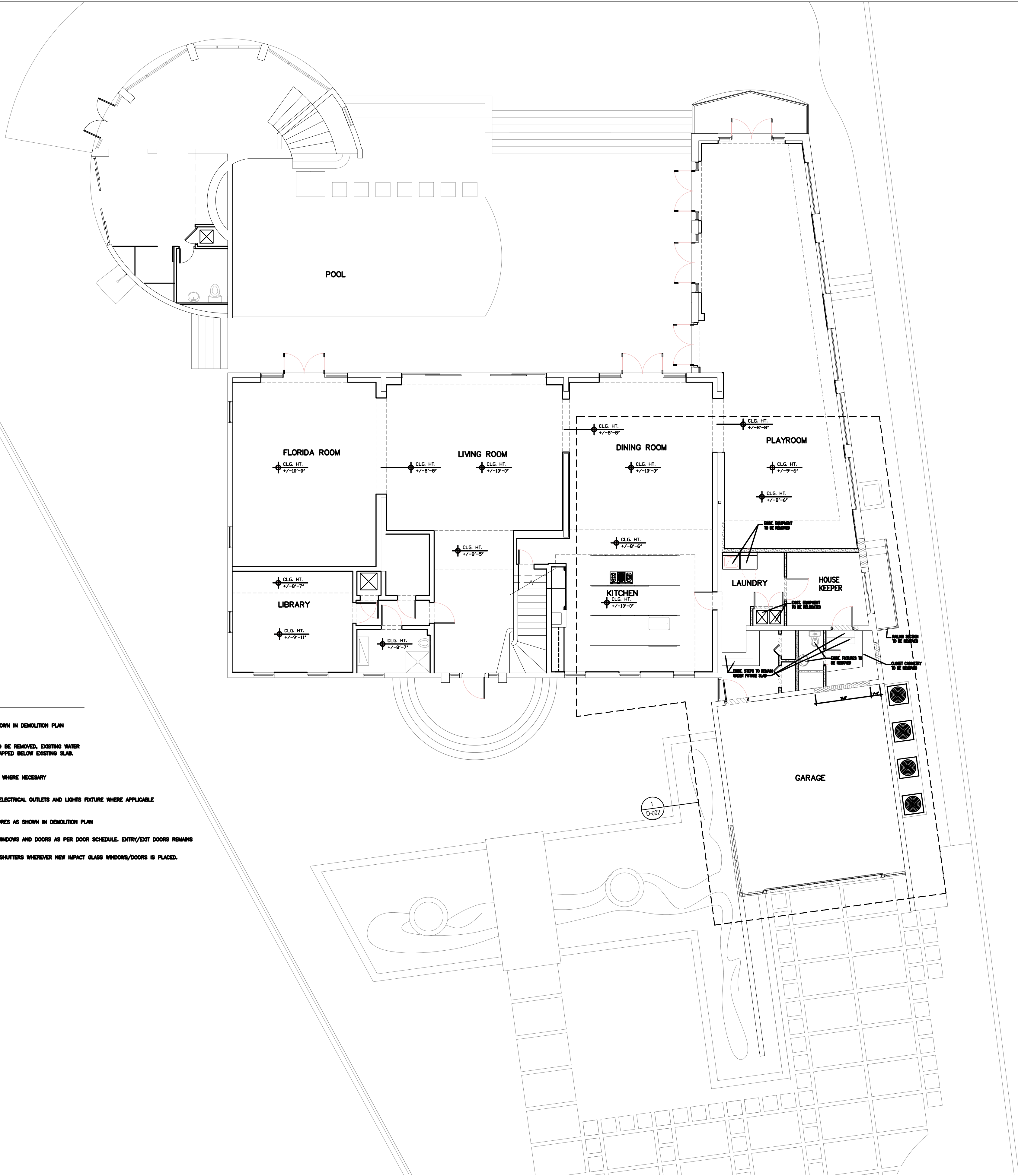
4.- REMOVE / REPLACE / RELOCATE ELECTRICAL OUTLETS AND LIGHTS FIXTURE WHERE APPLICABLE

5.- REPLACE EXISTING PLUMBING FIXTURES AS SHOWN IN DEMOLITION PLAN

6.- REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS AS PER DOOR SCHEDULE. ENTRY/EXIT DOORS REMAINS

7.- REMOVE ALL EXISTING HURRICANE SHUTTERS WHEREVER NEW IMPACT GLASS WINDOWS/DOORS IS PLACED.

WALL & ROOF LEGEND		
TYPE	SECTION	DESCRIPTION
		EXISTING BLOCK/WOOD WALL TO BE MAINTAINED
		EXISTING WOOD-STUD WALL TO BE DEMOLISHED
		EXISTING PARTITION TO BE MAINTAINED
		EXISTING PARTITION TO BE DEMOLISHED
		EXISTING CMU TO BE REMOVED
		EXISTING DOOR/WINDOW TO BE REMOVED
		EXISTING INTERIOR BALCONY / STAIR STEPS TO BE DEMOLISHED
		EXISTING ROOF TO BE DEMOLISHED



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MIAMI BEACH, FLORIDA 33140

LESTER PEREZ PIZARRO
AR95944

Project Number 1030

Drawing Name

GROUND FLOOR PLAN
DEMOLITION

Scale:

AS SHOWN

Drawing Number

D-000

SWIMMING POOL, HOT SPA AND FOUNTAIN UNDER SEPARATE PERMIT

REFER TO LANDSCAPE DRAWINGS FOR PLANT SPECIES, HARDSCAPE DETAILS AND IRRIGATION LAYOUT AND DETAILS

REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT, CALCULATIONS AND DETAILS

REFER TO A-302, A302a, A-303 AND A303a FOR ENLARGED (1/4" SCALE) ROOF PLAN DETAILS

IMPACT RESISTANT ALUM./GLASS WINDOWS/DOORS UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DWGS TO A/E AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR FABRICATION AND INSTALLTION

ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE AT OR ABOVE BASED FLOOD ELEVATION (9.0' N.G.V.D.)

ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION (GARAGE, STORAGE AREA AND VESTIBULE) SHALL BE FLOOD RESISTANT MATERIAL INCLUDING DOORS AS PER F.E.M.A. TECHNICAL BULLETIN 2-93.

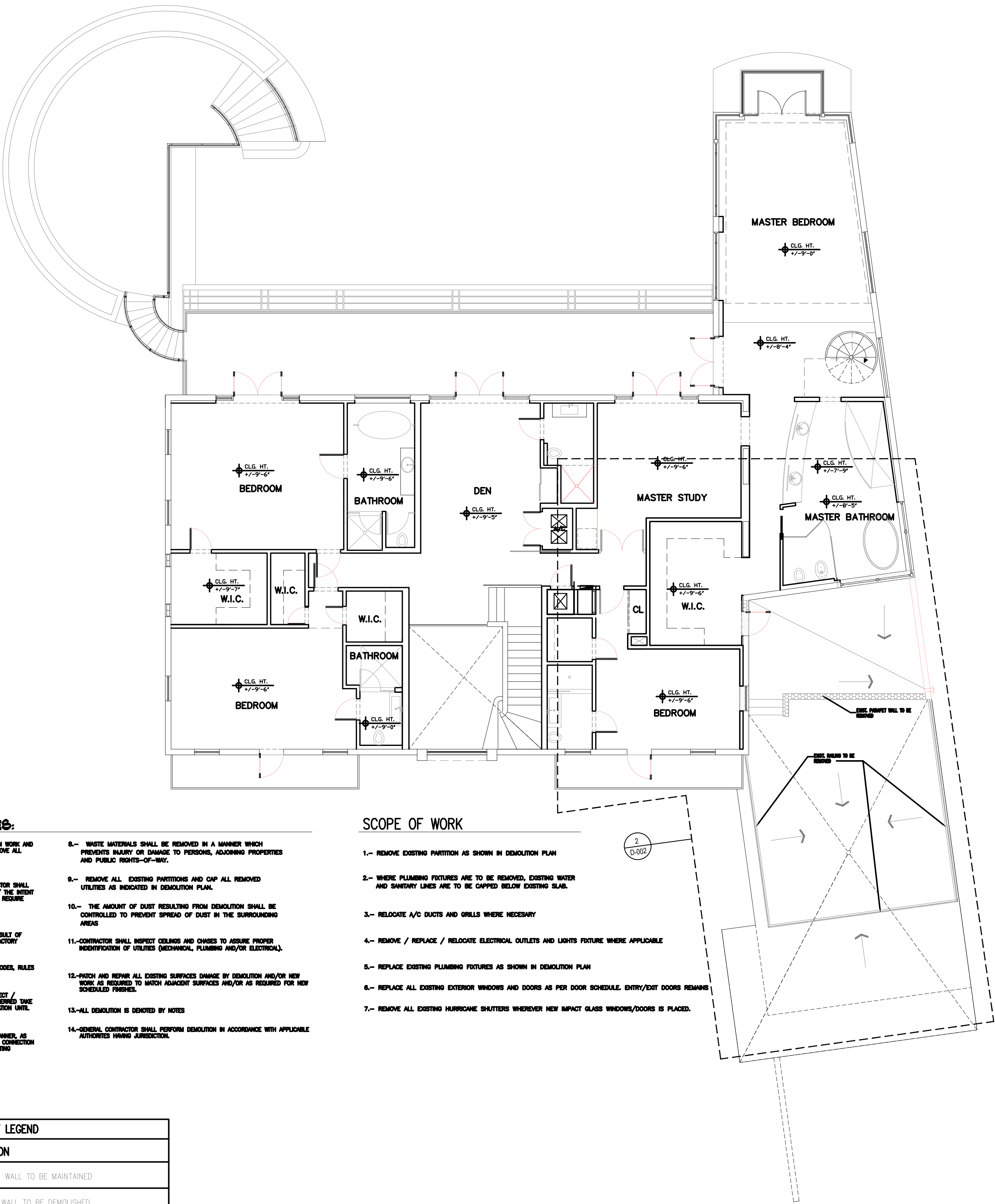
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- 3.- CUT, REMOVE, PATCH, ALTER AND REFINISH EXISTING CONSTRUCTION AS RESULT OF DEMOLITION AND AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
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- 9.- REMOVE ALL EXISTING PARTITIONS AND CAP ALL REMOVED UTILITIES AS INDICATED IN DEMOLITION PLAN.
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WALL & ROOF LEGEND		
TYPE	SECTION	DESCRIPTION
		EXISTING BLOCK/WOOD WALL TO BE MAINTAINED
		EXISTING WOOD-STUD WALL TO BE DEMOLISHED
		EXISTING PARTITION TO BE MAINTAINED
		EXISTING PARTITION TO BE DEMOLISHED
		EXISTING CMU TO BE REMOVED
		EXISTING DOOR/WINDOW TO BE REMOVED
		EXISTING INTERIOR BALCONY / STAIR STEPS TO BE DEMOLISHED
		EXISTING ROOF TO BE DEMOLISHED

SCOPE OF WORK

- 1.- REMOVE EXISTING PARTITION AS SHOWN IN DEMOLITION PLAN
- 2.- WHERE PLUMBING FIXTURES ARE TO BE REMOVED, EXISTING WATER AND SANITARY LINES ARE TO BE CAPPED BELOW EXISTING SLAB.
- 3.- RELOCATE A/C DUCTS AND GRILLS WHERE NECESSARY
- 4.- REMOVE / REPLACE / RELOCATE ELECTRICAL OUTLETS AND LIGHTS FIXTURE WHERE APPLICABLE
- 5.- REPLACE EXISTING PLUMBING FIXTURES AS SHOWN IN DEMOLITION PLAN
- 6.- REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS AS PER DOOR SCHEDULE. ENTRY/EXIT DOORS REMAINS
- 7.- REMOVE ALL EXISTING HURRICANE SHUTTERS WHEREVER NEW IMPACT GLASS WINDOWS/DOORS IS PLACED.



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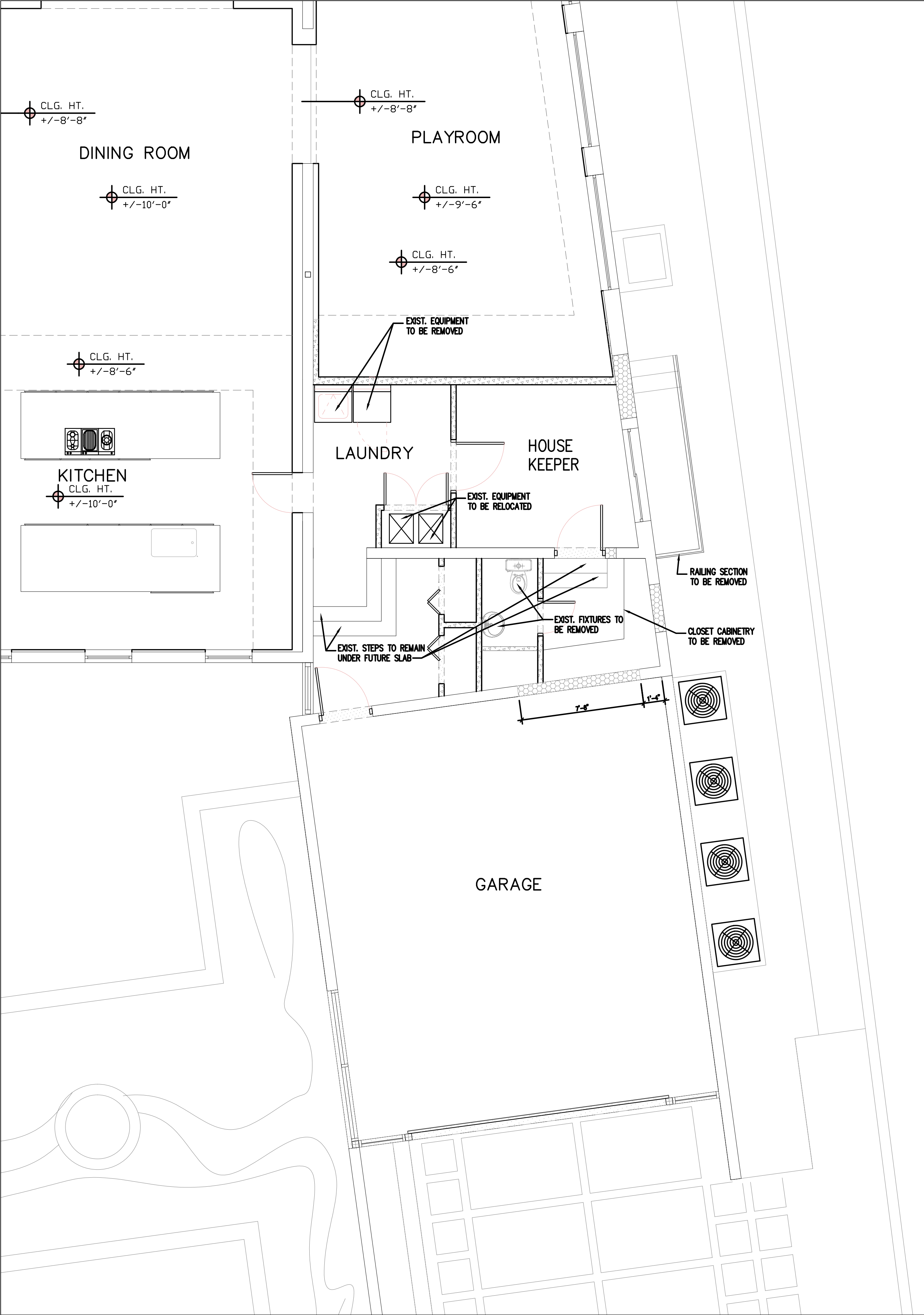
SECOND FLOOR PLAN
DEMOLITION

Scale:

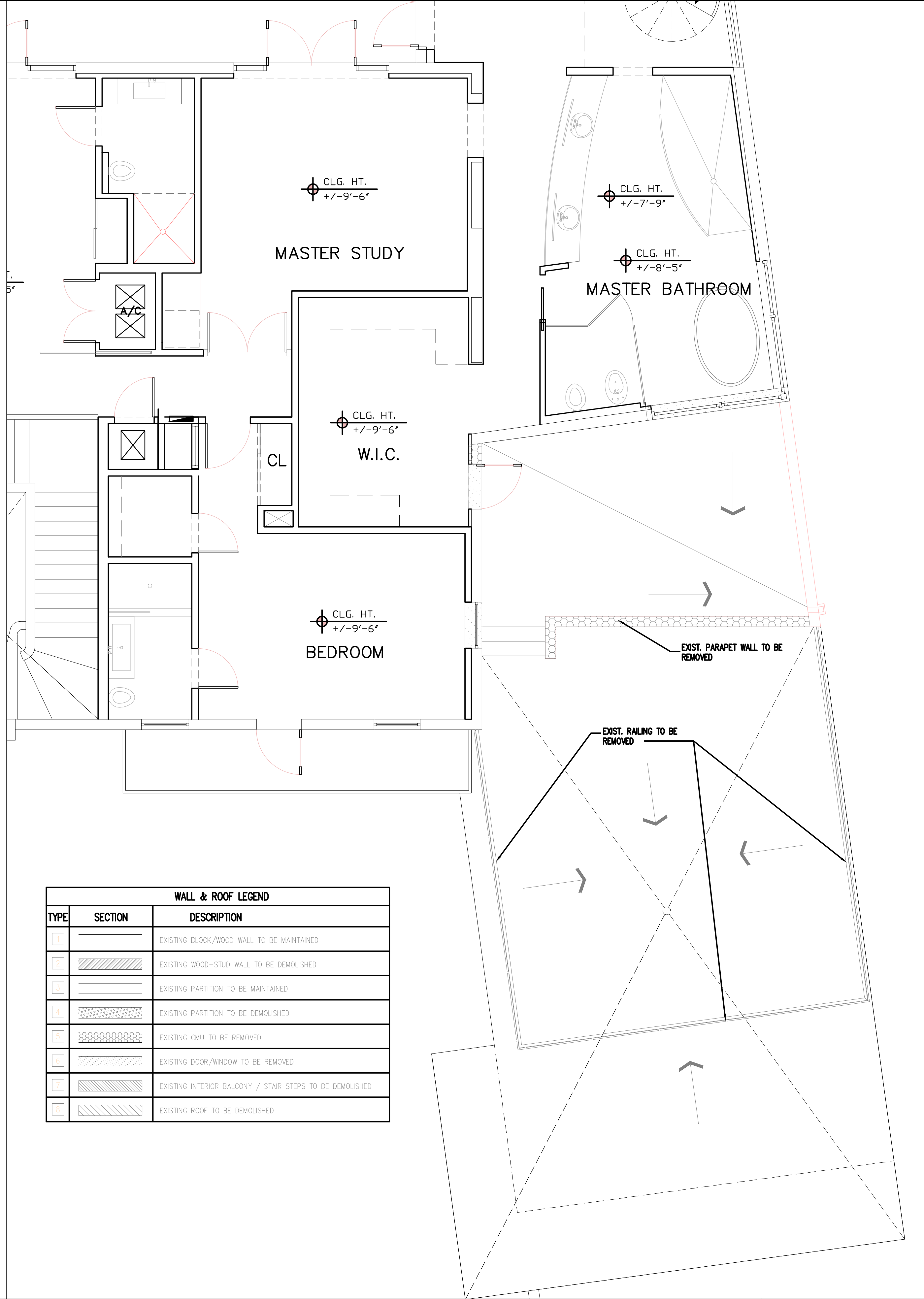
AS SHOWN

Drawing Number

D-001



01 DEMOLITION GROUND FLOOR PLAN OF AREA IN SCOPE 1/4" = 1'-0"



02 DEMOLITION SECOND FLOOR PLAN OF AREA IN SCOPE 1/4" = 1'-0"

WALL & ROOF LEGEND		
TYPE	SECTION	DESCRIPTION
		EXISTING BLOCK/WOOD WALL TO BE MAINTAINED
		EXISTING WOOD-STUD WALL TO BE DEMOLISHED
		EXISTING PARTITION TO BE MAINTAINED
		EXISTING PARTITION TO BE DEMOLISHED
		EXISTING CMU TO BE REMOVED
		EXISTING DOOR/WINDOW TO BE REMOVED
		EXISTING INTERIOR BALCONY / STAIR STEPS TO BE DEMOLISHED
		EXISTING ROOF TO BE DEMOLISHED

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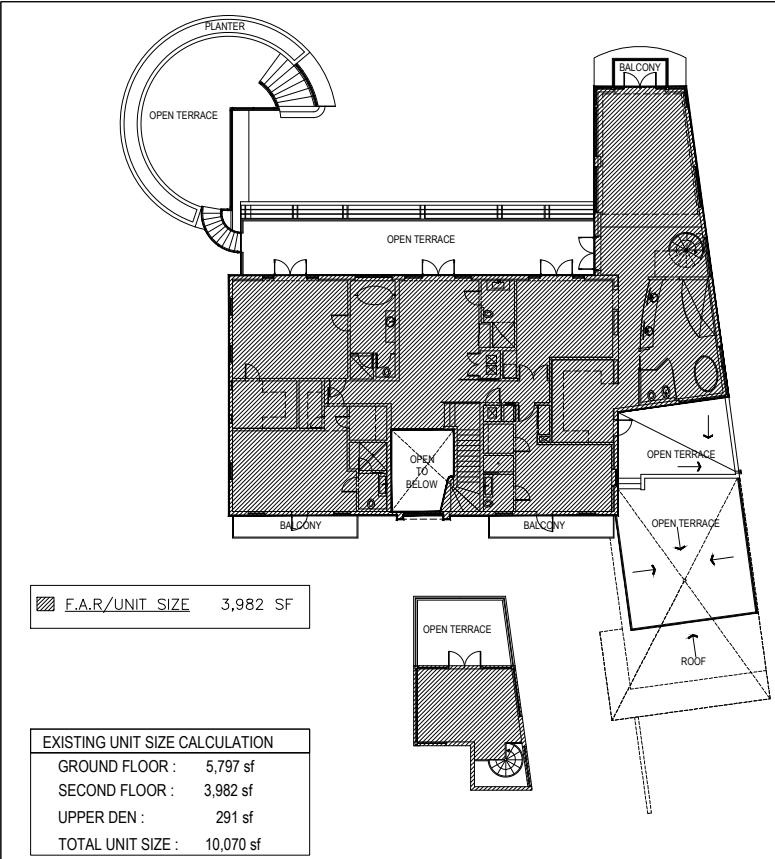
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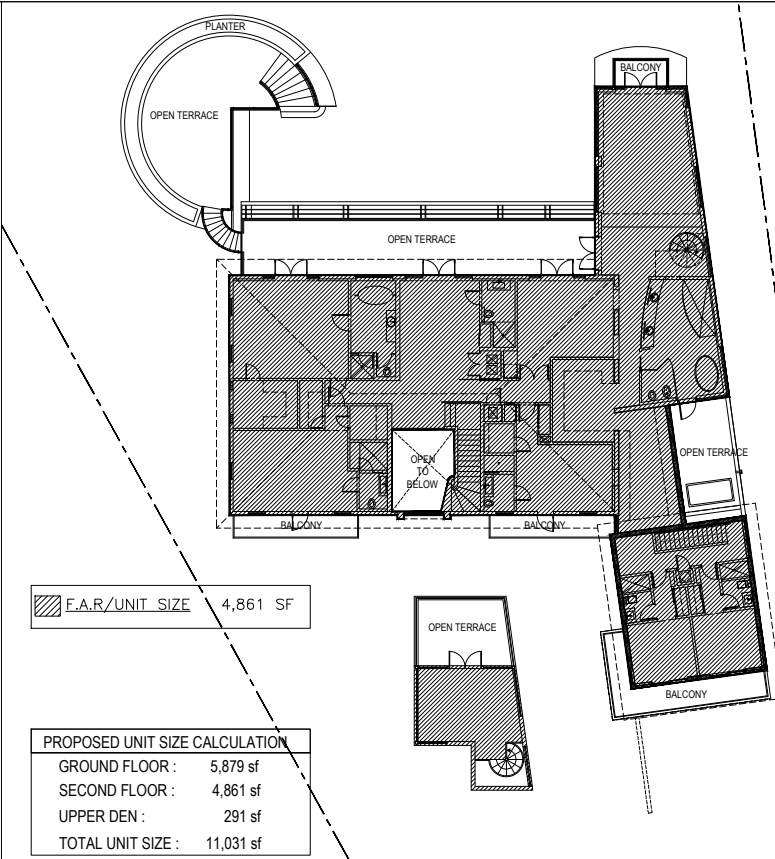
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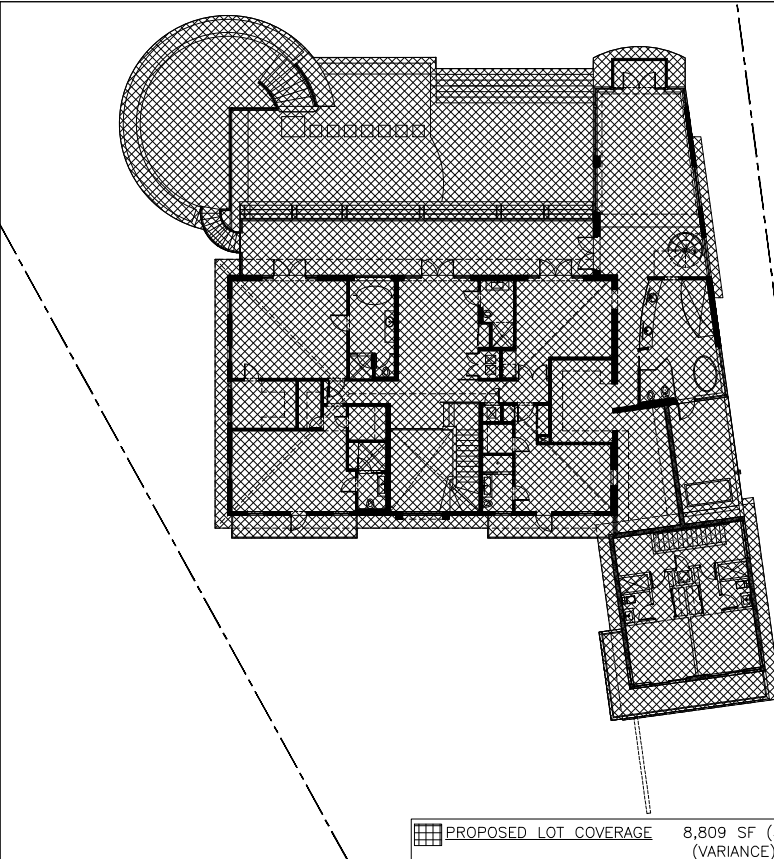
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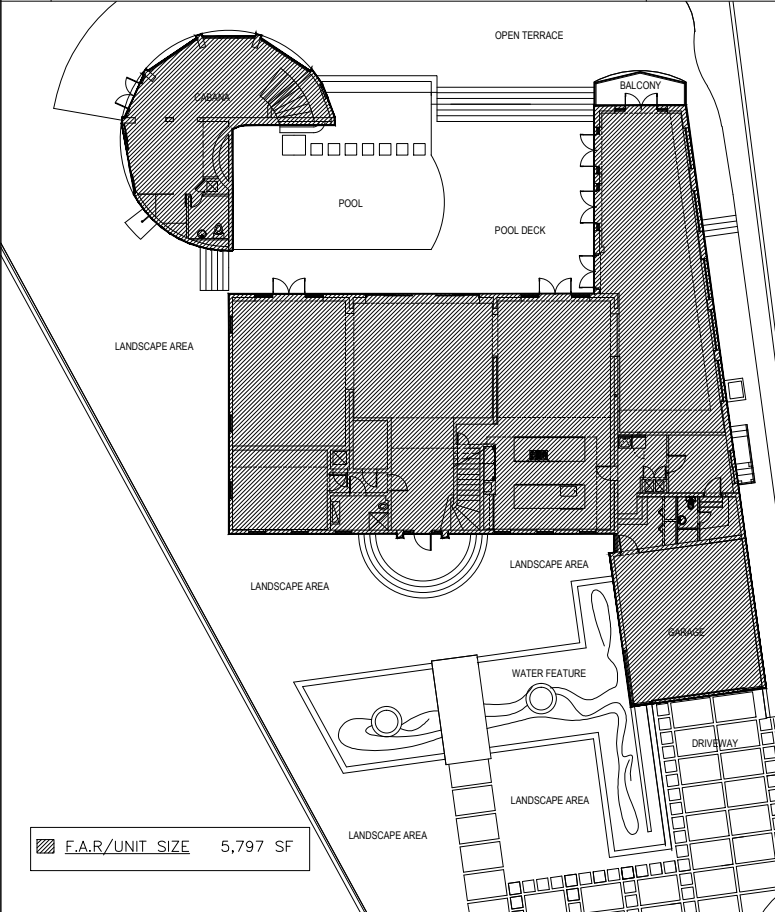
02 SECOND LEVEL – EXISTING UNIT SIZE 1/16" = 1'-0"



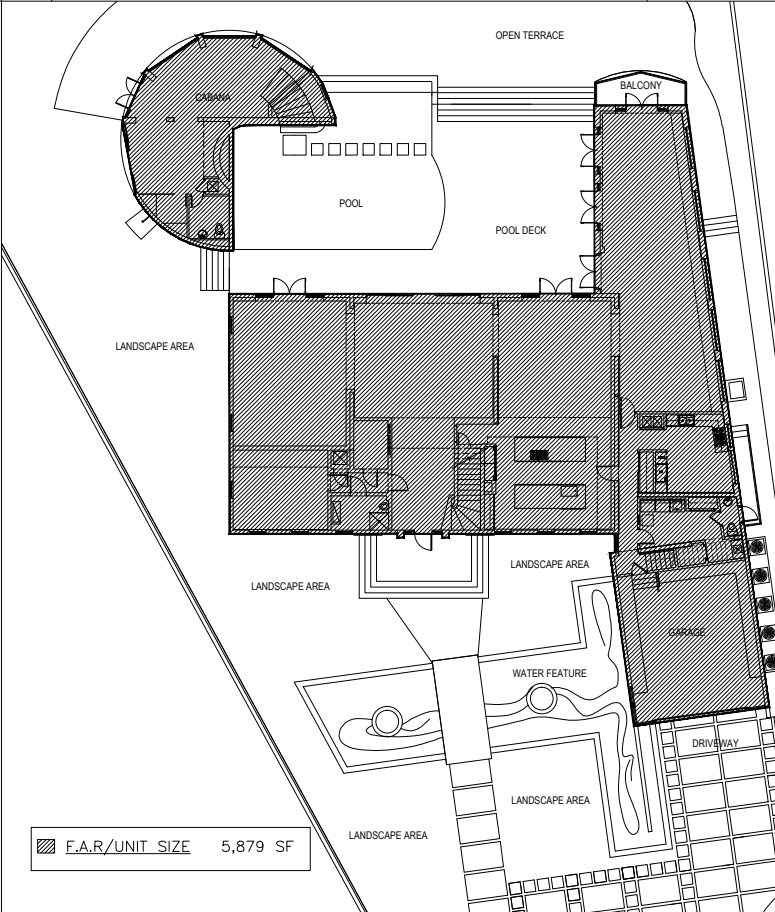
04 SECOND LEVEL – PROPOSED UNIT SIZE 1/16" = 1'-0"



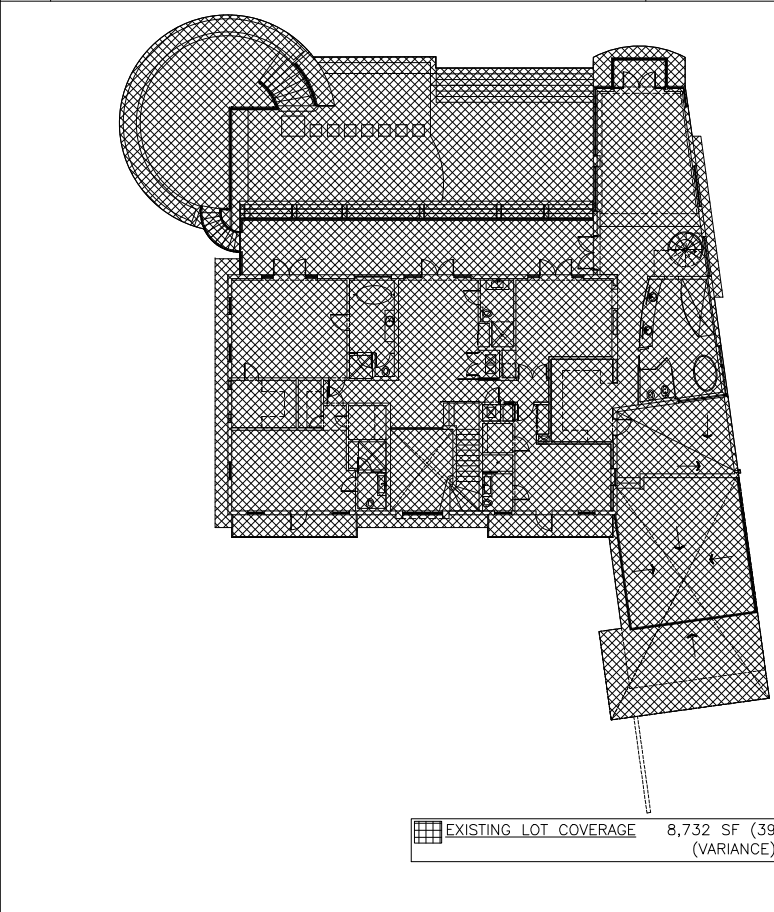
06 PROPOSED LOT COVERAGE 1/16" = 1'-0"



01 GROUND LEVEL – EXISTING UNIT SIZE 1/16" = 1'-0"



03 GROUND LEVEL – PROPOSED UNIT SIZE 1/16" = 1'-0"



05 PROPOSED LOT COVERAGE 1/16" = 1'-0"

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1835 W 27TH STREET
MIAMI BEACH, FLORIDA 33140

LESTER PEREZ PIZARRO
AR95944

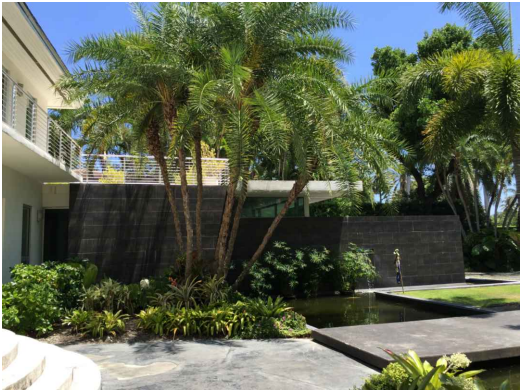
Project Number 1030

Drawing Name

UNIT SIZE / LOT COVERAGE DIAGRAMS

Scale: AS SHOWN

Drawing Number A-101



01 SIDE (EAST) IMAGE

02 FRONT (SOUTH) FACADE IMAGES



03 SIDE (WEST) IMAGE

04 REAR (NORTH) FACADE IMAGES

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REVISIONS:

SUNSET RESIDENCE
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Project Number 1030

Drawing Name

EXISTING HOUSE IMAGES

Scale:

AS SHOWN

Drawing Number

A-104