

NEW CONSTRUCTION

1966 BIARRITZ DRIVE

MIAMI BEACH, FL 33141



SCOPE OF WORK- FIRST SUBMITTAL 09/30/2016

EXISTING SITE:

1. VACANT SITE

NEW CONSTRUCTION:

5 UNIT LOFT BUILDING OVER COVERED PARKING GARAGE. NEW CONSTRUCTION ON EMPTY LOT.

ARCHITECT

ANTHONY LEON
3 DESIGN, INC.
4300 BISCAYNE BOULEVARD G-04
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DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
001672

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ARCHITECTURE

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SEAL

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NEW CONSTRUCTION
FOR
1966 BIARRITZ DRIVE
MIAMI BEACH, FL 33141

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DRB-0.0
COVER SHEET

APPLICABLE CODES:
 Florida Building Code - 2010
 City of Miami Beach Zoning Code
 Florida Fire Prevention Code - 2010 Edition

ISLE OF NORMANDY MIAMI VIEW SEC PART 1 PB 34-80 LOT 5 BLK 38 LOT SIZE 53.300 X 125
OR 19565-4347 02 2001 5 COC 21372-2760 05 2003 1

OF STORIES: BUILDING HEIGHT

ALLOWED:	PROVIDED:
5	4
50'-0"	37'-4"

LOT AREA	6,477.53. S.F.
F.A.R. 1.25x6,477.53=8,096.91 S.F.	8,046.35. S.F.
BUILDING AREA GROSS*	13,605.34 S.F.

*(Units, Parking, Trash, Storage, Stairs, Catwalk, Terrace, Balconies)

3 BED / 2 BATH _____ 5

	1st FL(S.F.)	2nd FL(S.F.)	3rd FL(S.F.)	TOTAL(S.F.)
UNIT 1	629.34	629.00	451.19	1,709.53
UNIT 1R	629.34	617.15	451.18	1,697.67
UNIT 2	472.82	543.71	359.97	1,376.5
				<u>7,536.93</u>
			AVG. UNIT	1,507.38 (S.F.)

# OF UNITS	REQ'D	PROVIDED
1	2/UNIT	2
1	2/UNIT	2
3	2/UNIT	6
<u>5</u>	<u>10</u>	<u>10 TOTAL</u>

THE CITY OF MIAMI
MIAMI BEACH

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

1 of 2

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1966 Biarritz Dr, Miami beach ,FI 33141			
2	Board and file numbers :				
3	Folio number(s):	02-3210-002-0890			
4	Year constructed:	Zoning District:	RM-1		
5	Based Flood Elevation:	Grade value in NGVD:	5.02' N.G.V.D		
6	Adjusted grade (Flood+Grade/2):	Lot Area:	6,477.53 SQ. FT.		
7	Lot width:	Lot Depth:	125'		
8	Minimum Unit Size	Average Unit Size	1,507.38 SQ.FT.		
9	Existing use:	Proposed use:	MULTIFAMILY		
10		Maximum	Existing	Proposed	Deficiencies
11	Height	50	N/A	37'-4"	
12	Number of Stories	5	N/A	4	
12	FAR	8,096.91 SQ.FT.	N/A	8,046.35 SQ.FT.	
13	Gross square footage		N/A	13,605.34 SQ. FT.	
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
19	Subterranean:				
20	Front Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
24	At Grade Parking:				
25	Front Setback:				
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:				
29	Pedestal:				
30	Front Setback:	20'-0"		20'-1'-8"	
31	Side Setback:	7'-6"		7'-6"	
32	Side Setback facing street:	7'-6"		7'-6"	
33	Side Setback facing street:	N/A		N/A	
34	Rear Setback:	12'-6"		12'-6"	
35	Tower:				
36	Front Setback:				
37	Side Setback:				
38					
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MIAMI BEACH

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2 of 2

36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	10	N/A	10	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				
44	Parking Space configuration (45o, 60o, 90o, Parallel)				
45	ADA Spaces				
46	Tandem Spaces				
47	Drive aisle width				
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas				
50	racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation				
59	Is this an NIE? (Neighbor Impact establishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)				
61	Is this a contributing building?			Yes or No	
62	Located within a Local Historic District?			Yes or No	

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

<p>DRAWN BY:</p> <p>REVISIONS:</p>

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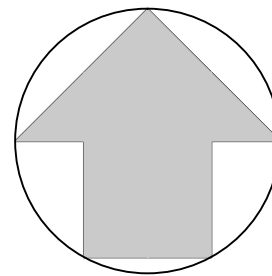
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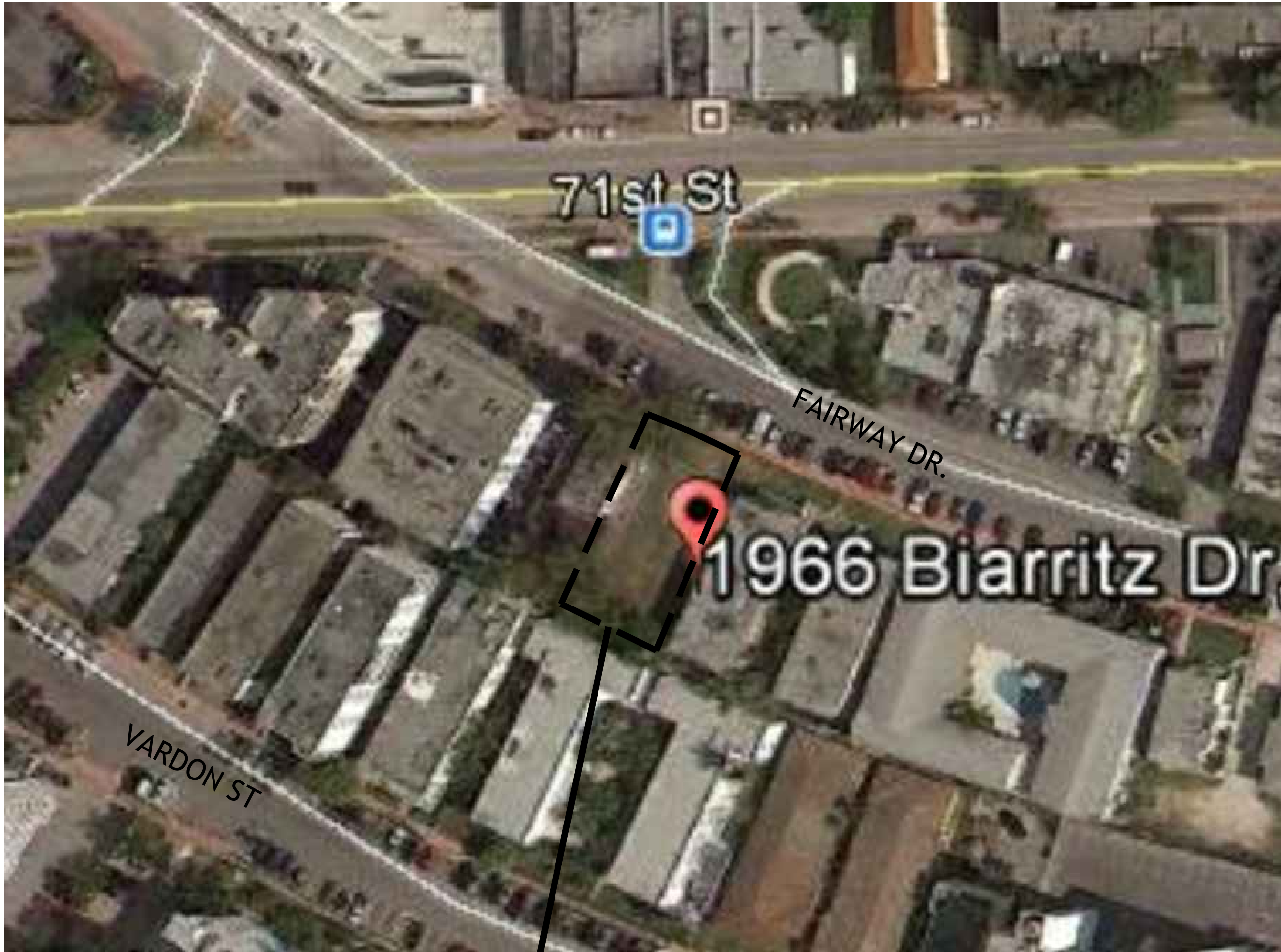
A square logo with a double border. Inside, the text "DRB-1.0" is prominently displayed in a large, bold, sans-serif font. Below it, in a smaller, all-caps, sans-serif font, is the text "ZONING INFORMATION".



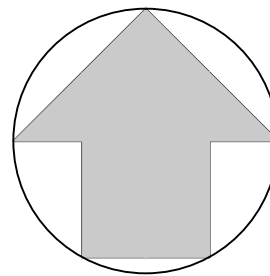
SUBJECT PROPERTY



AERIAL VIEW
SCALE: N.T.S



PROPOSED BUILDING



LOCATION MAP
SCALE: N.T.S

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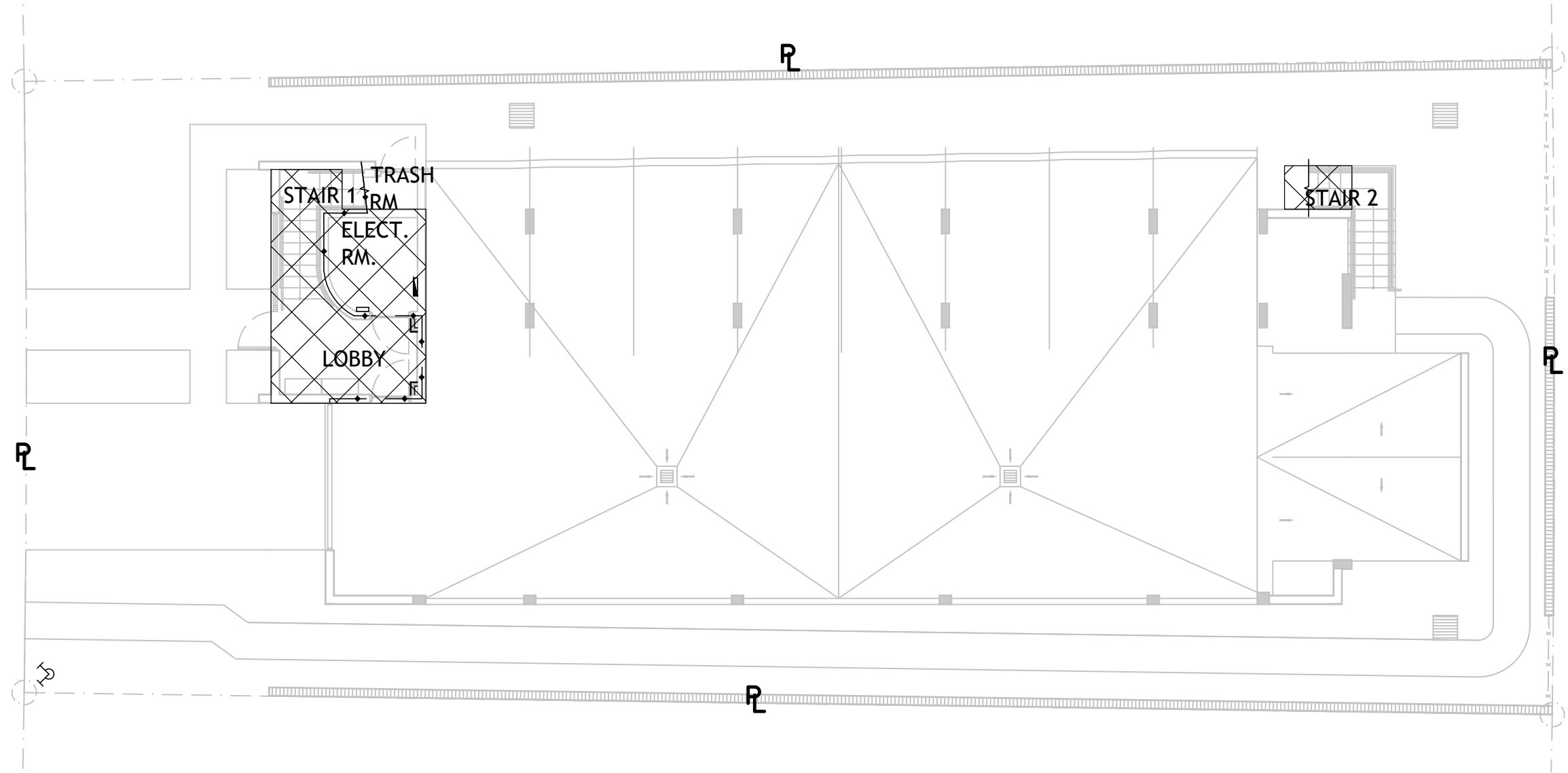
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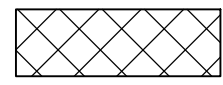
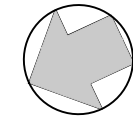
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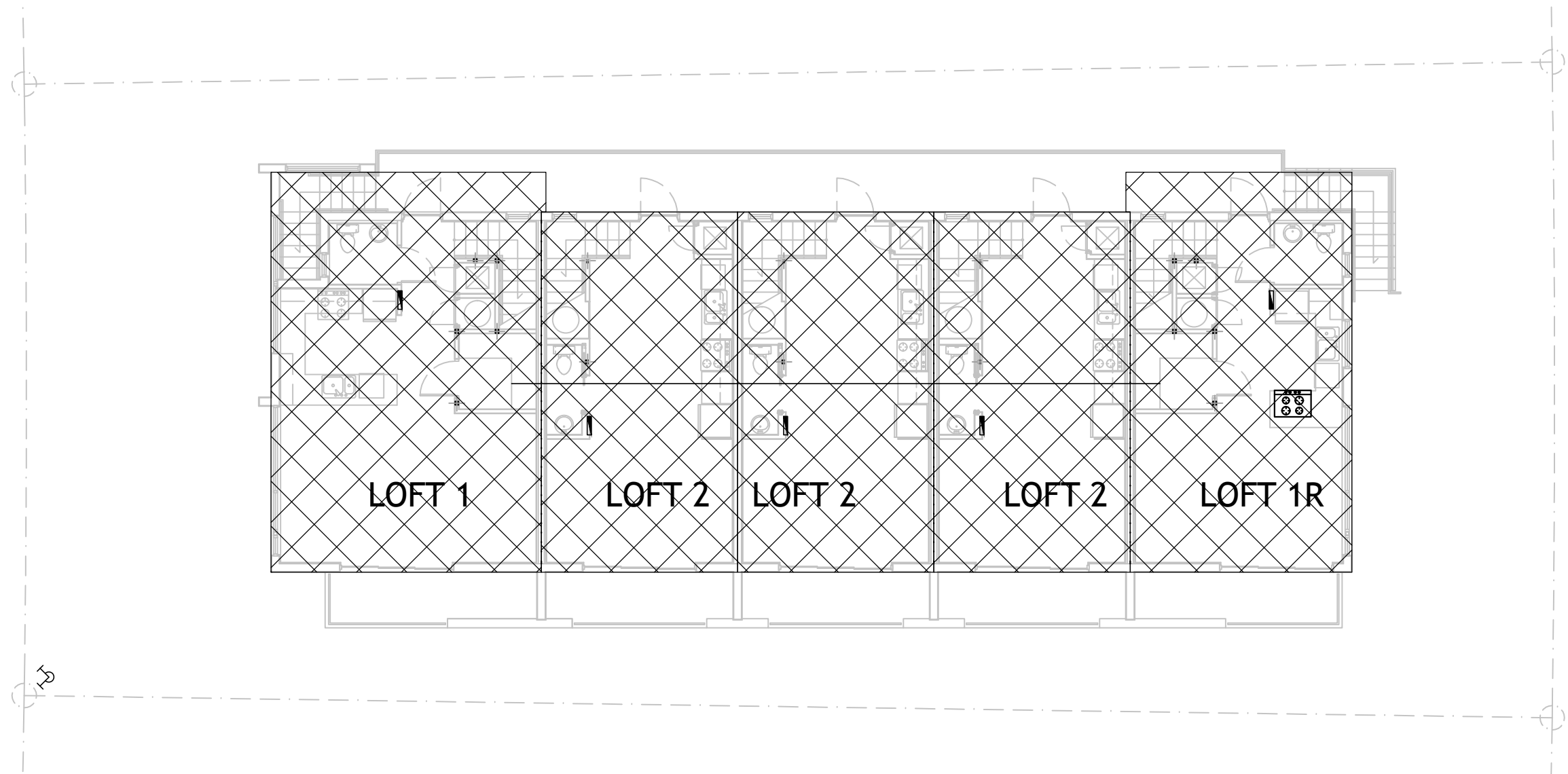
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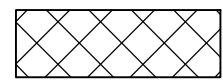
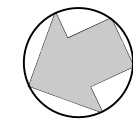
GROUND FLOOR F.A.R. PLAN
SCALE: 3/32"=1'-0"



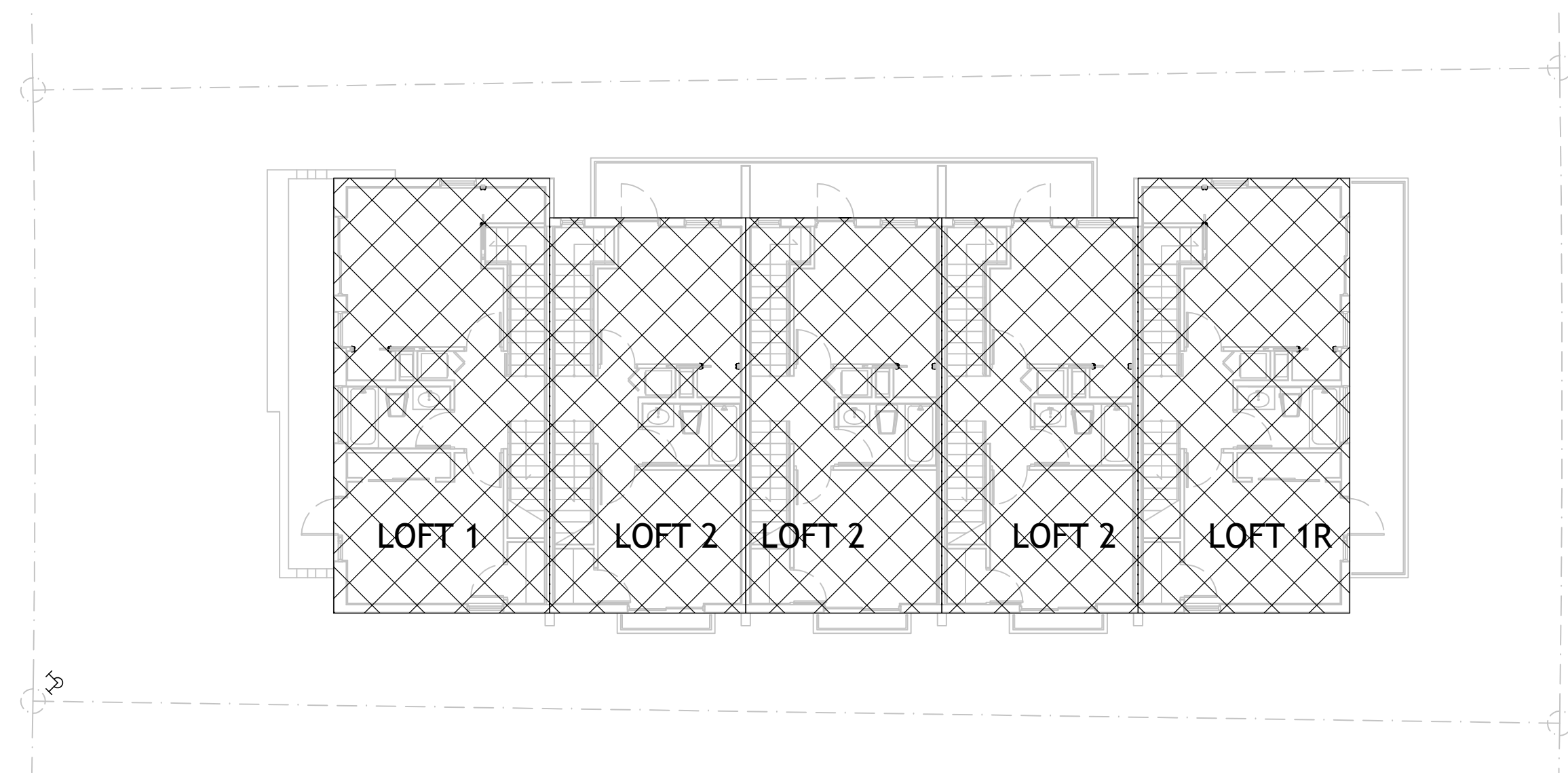
TOTAL GROUND FL
FAR = 243.91 SQ FT



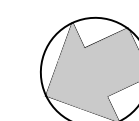
SECOND FLOOR F.A.R. PLAN
SCALE: 3/32"=1'-0"



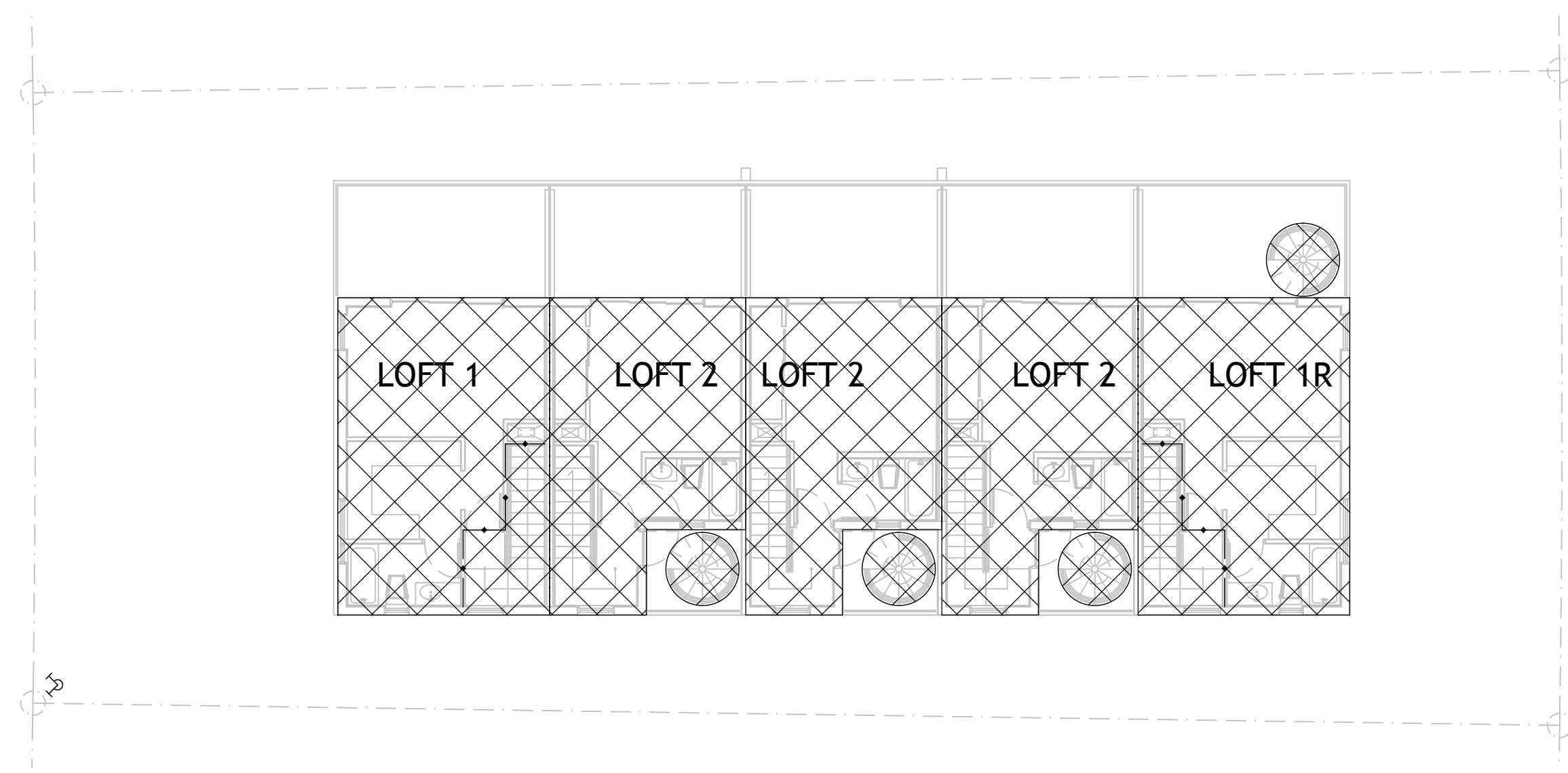
TOTAL SECOND FL FAR
=2,890.90 SQ FT



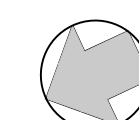
THIRD FLOOR F.A.R. PLAN
SCALE: 3/32"=1'-0"



TOTAL THIRD FL FAR =
2,805.98 SQ FT



FOURTH FLOOR F.A.R. PLAN
SCALE: 3/32"=1'-0"



TOTAL FOURTH FL FAR
= 2,105.56 SQ FT

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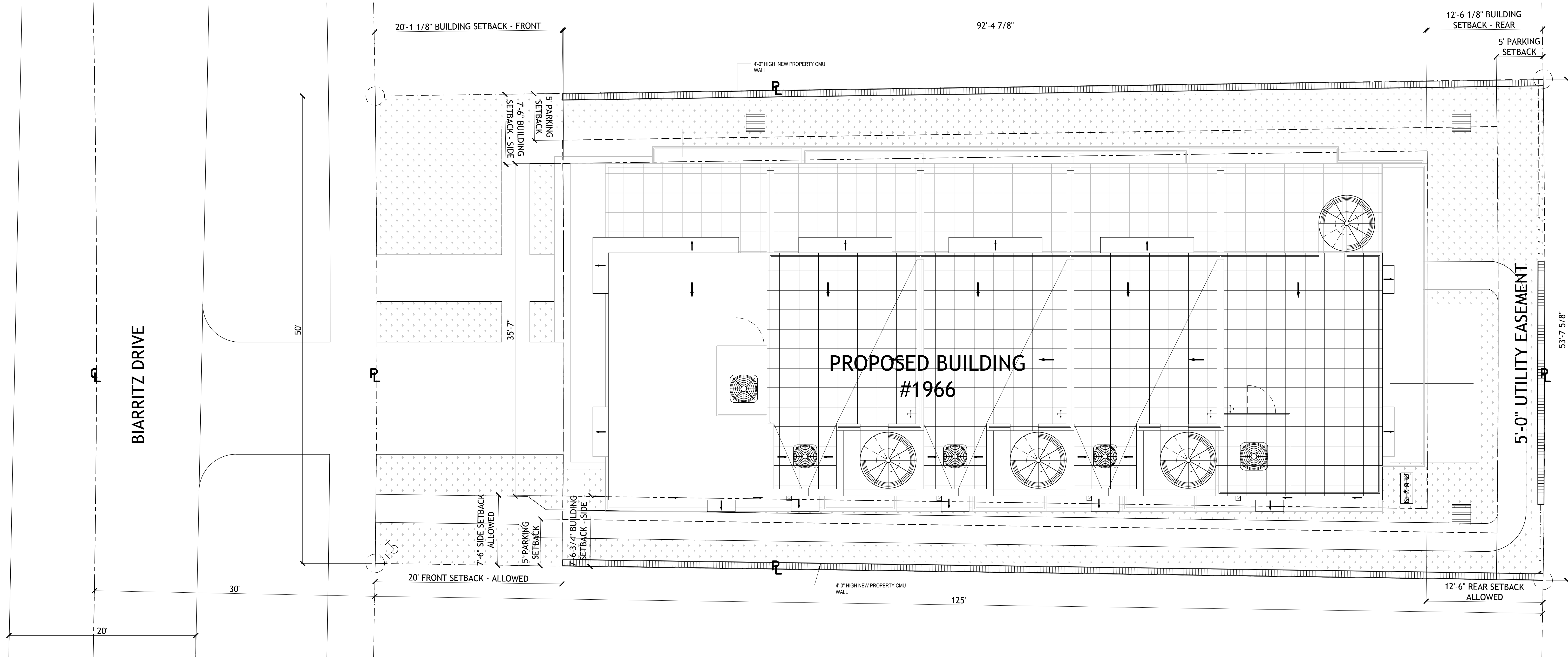
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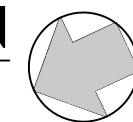
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DRB-2.0
PROPOSED FAR
DIAGRAMS



PROPOSED SITE AND ROOF PLAN
SCALE: 3/16"=1'-0"



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DRB-2.1
SITE & ROOF PLAN



EXISTING CONDITIONS PHOTOGRAPHS
N.T.S

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1950 BIARRITZ DRIVE - VIEW 1
SCALE N.T.S



1966 BIARRITZ DR - VIEW 2
SCALE N.T.S



1980 BIARRITZ DRIVE - VIEW 3
SCALE N.T.S



1986 BIARRITZ DRIVE - VIEW 4
SCALE N.T.S



 LOCATION MAP PHOTOS
SCALE N.T.S



2000 BIARRITZ DRIVE - VIEW 5
SCALE N.T.S



1951-1975 BIARRITZ DR & 2000 NORMANDY DR - VIEW 6
SCALE N.T.S



1950 71 ST GREEN SPACE - VIEW 7
SCALE N.T.S



1950 71st - VIEW 8
SCALE N.T.S

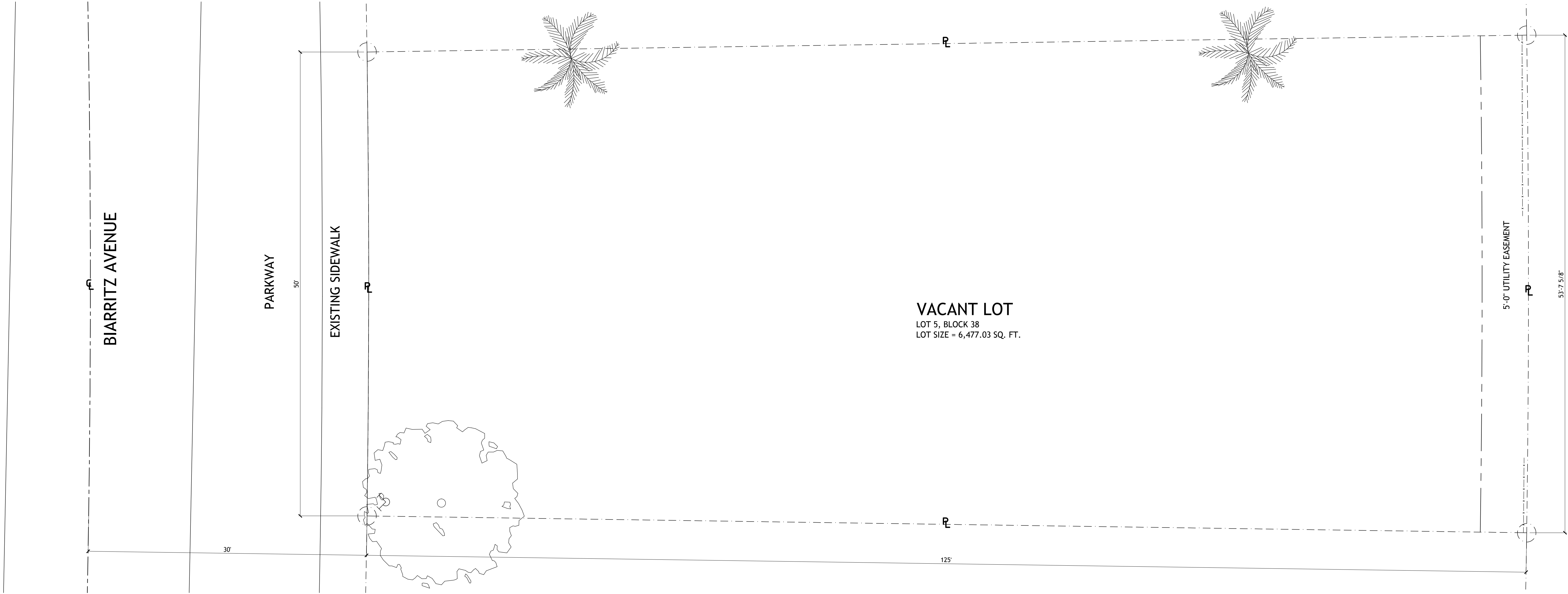
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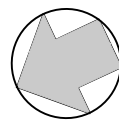
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DRB-3.1
SURROUNDING
PROPERTIES PHOTOS



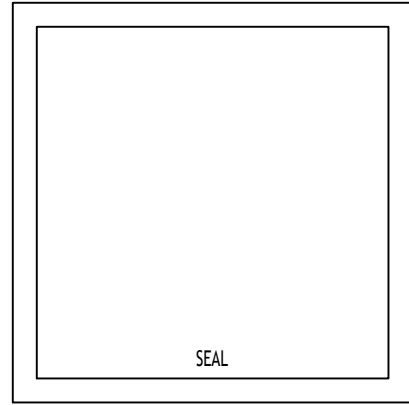
EXISTING CONDITIONS SITE PLAN
SCALE: 3/16"=1'-0"



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DRB-4.0
EXISTING CONDITIONS
SITE PLAN

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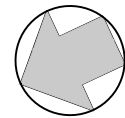


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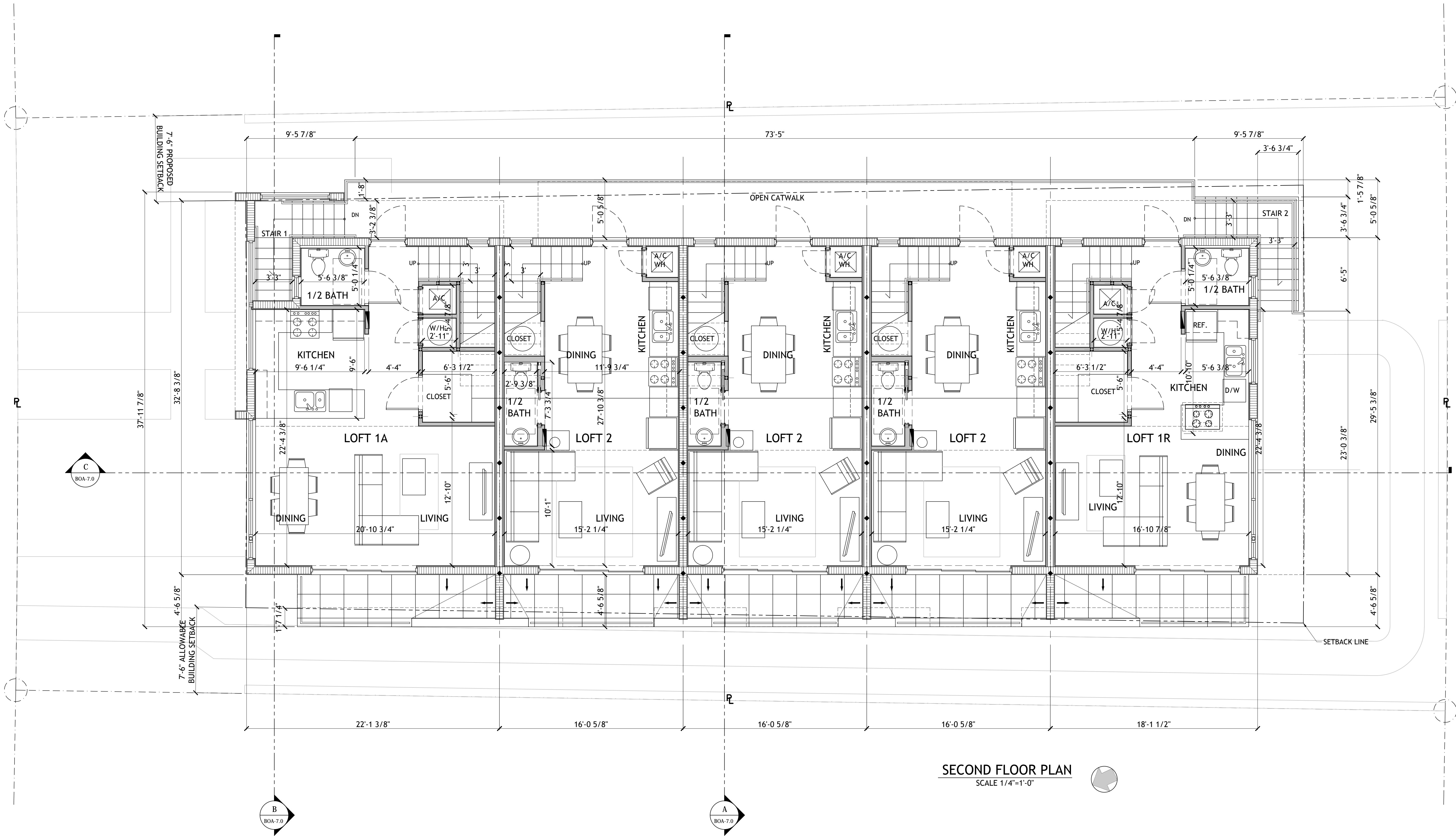
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REVISIONS:

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GROUND FLOOR & SITE PLAN



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

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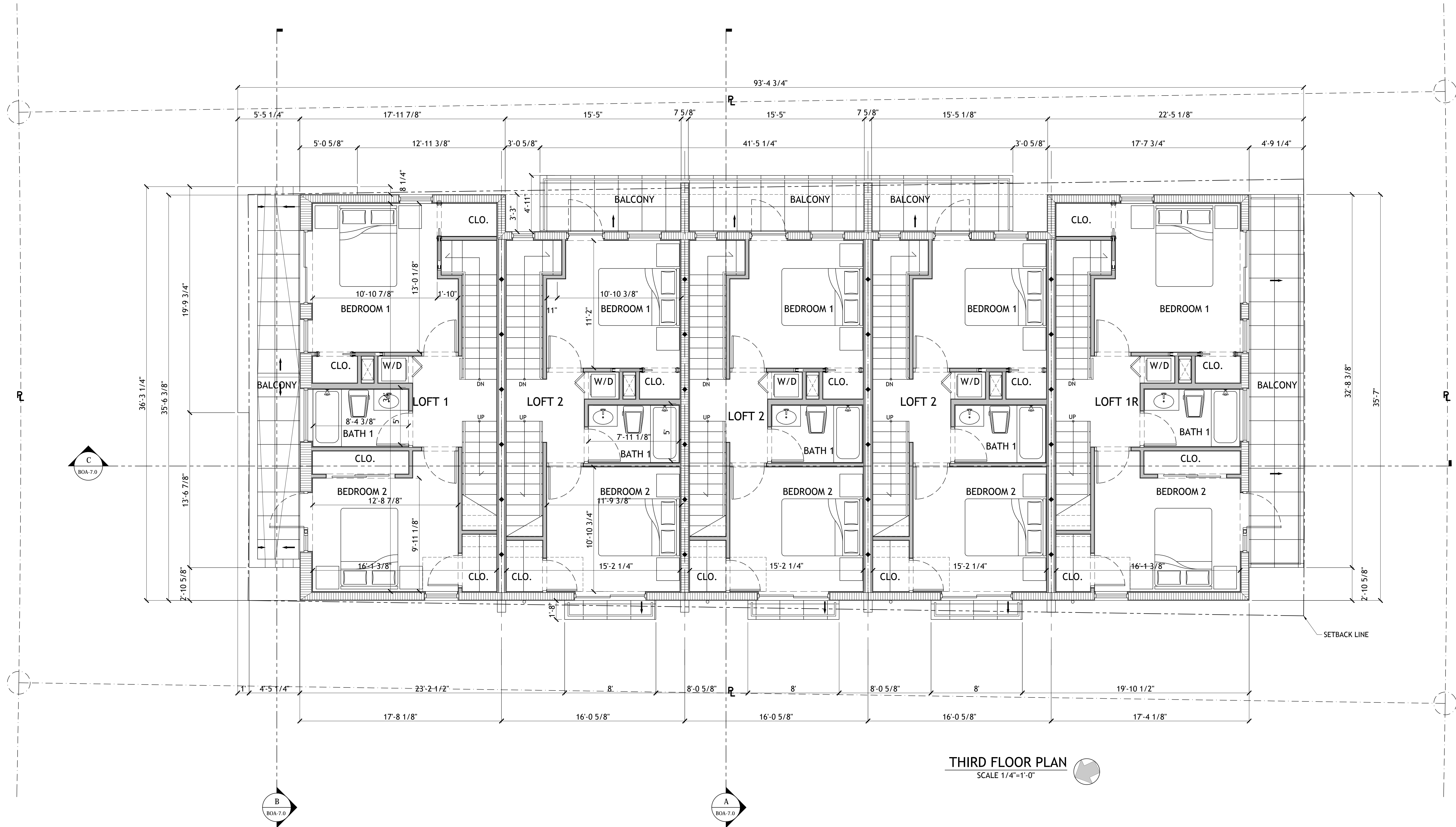
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DRB-5.1
SECOND FLOOR



THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

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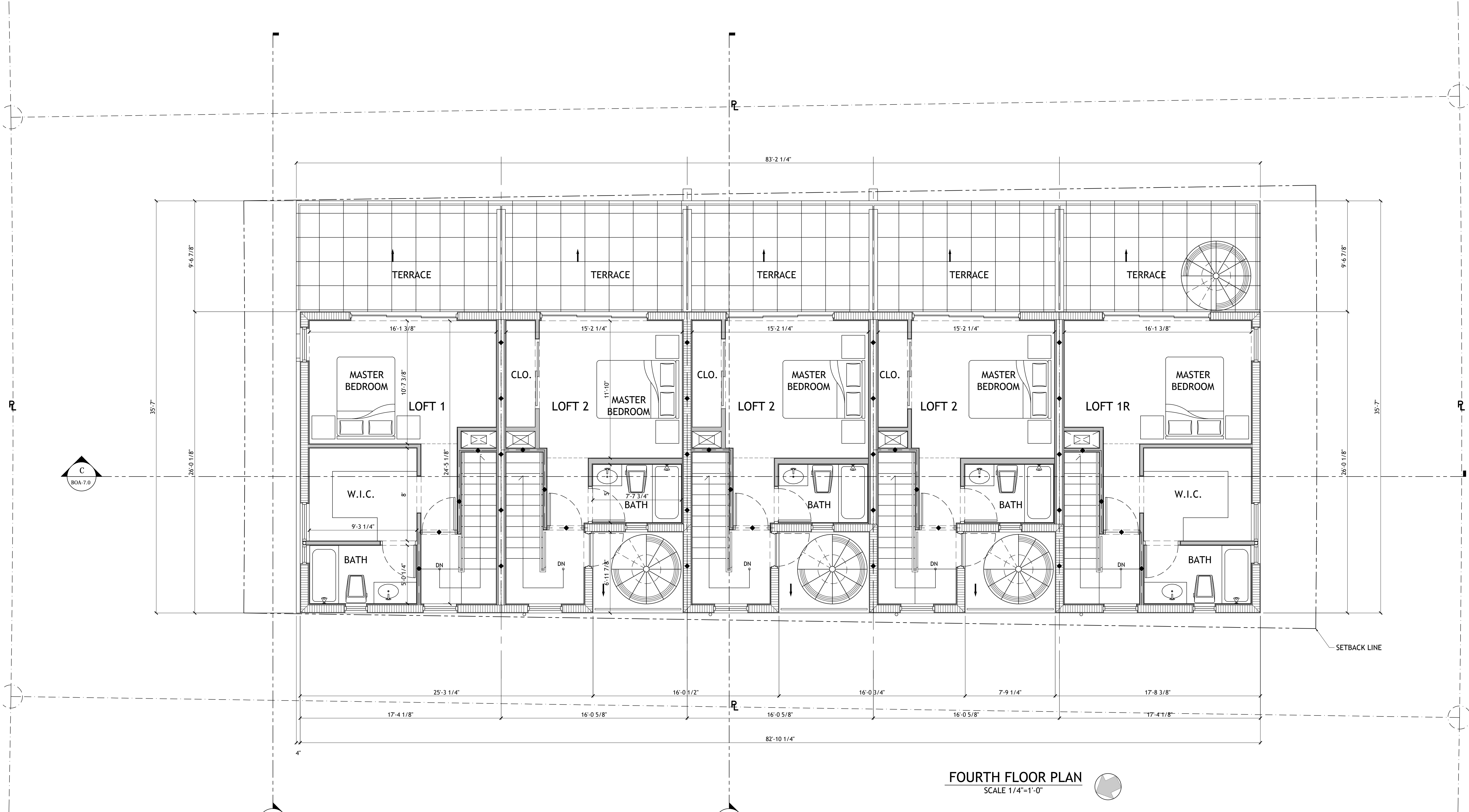
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DRB-5.2
THIRD FLOOR



FOURTH FLOOR PLAN
SCALE 1/4"=1'-0"

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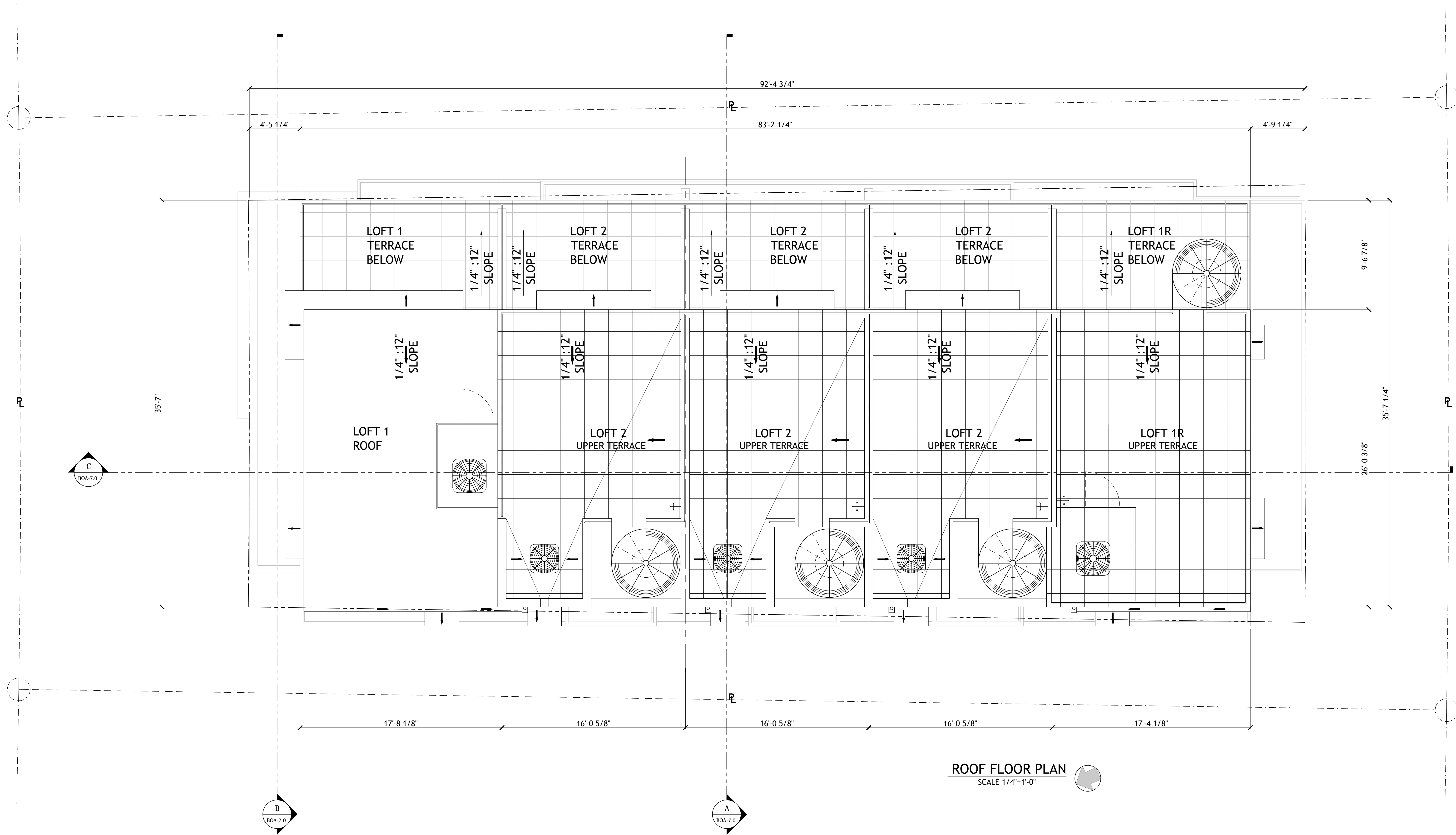
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DRB-5.3

FOURTH FLOOR



ROOF FLOOR PLAN
SCALE 1/4"=1'-0"

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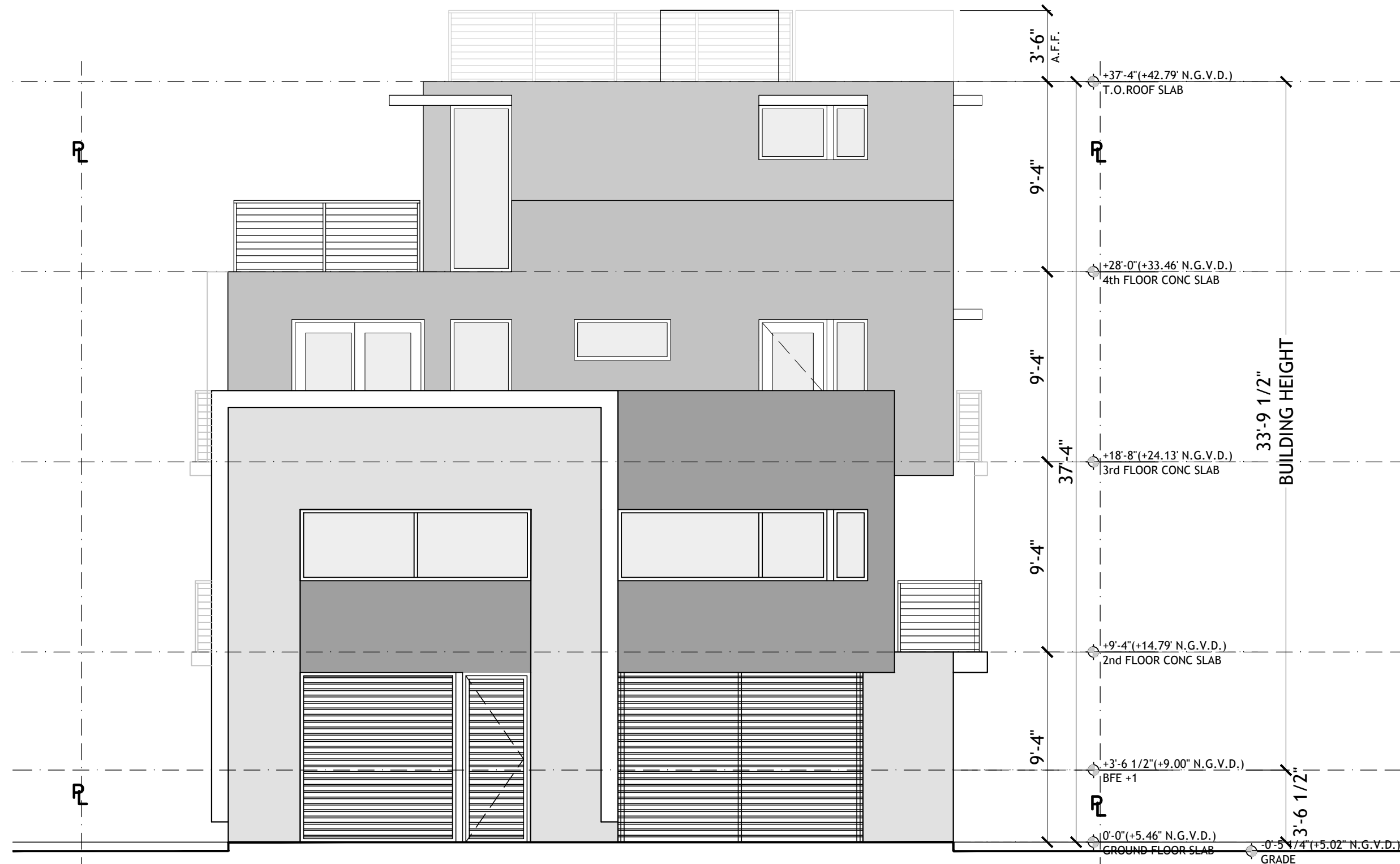
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DRB-5.4
ROOF PLAN



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



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

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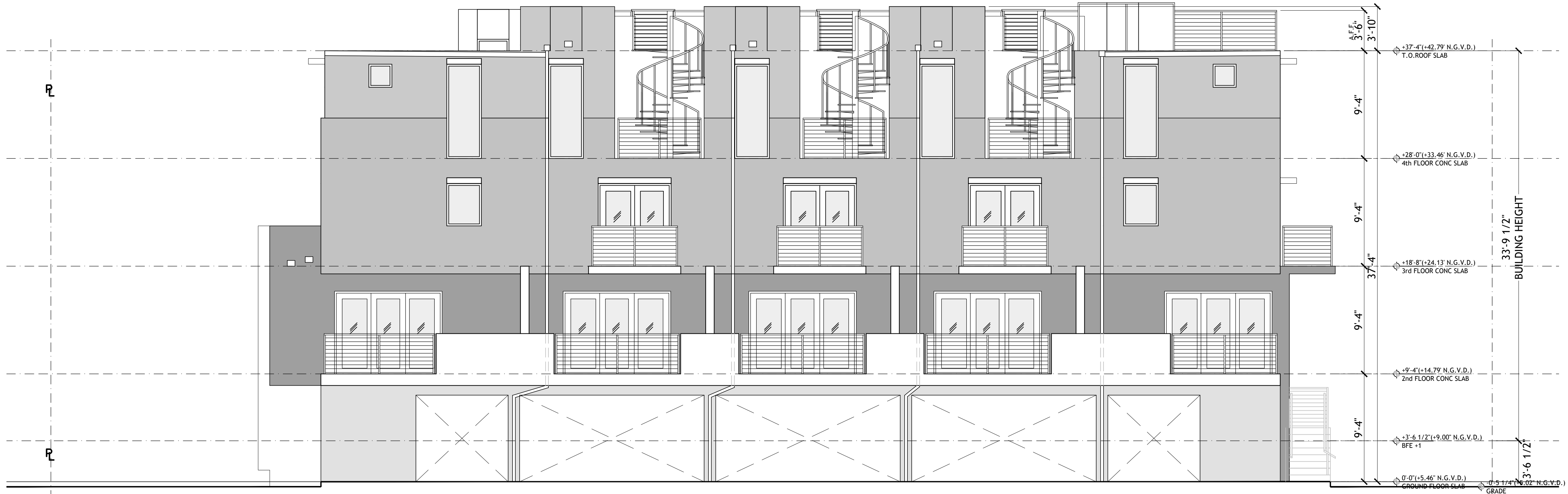
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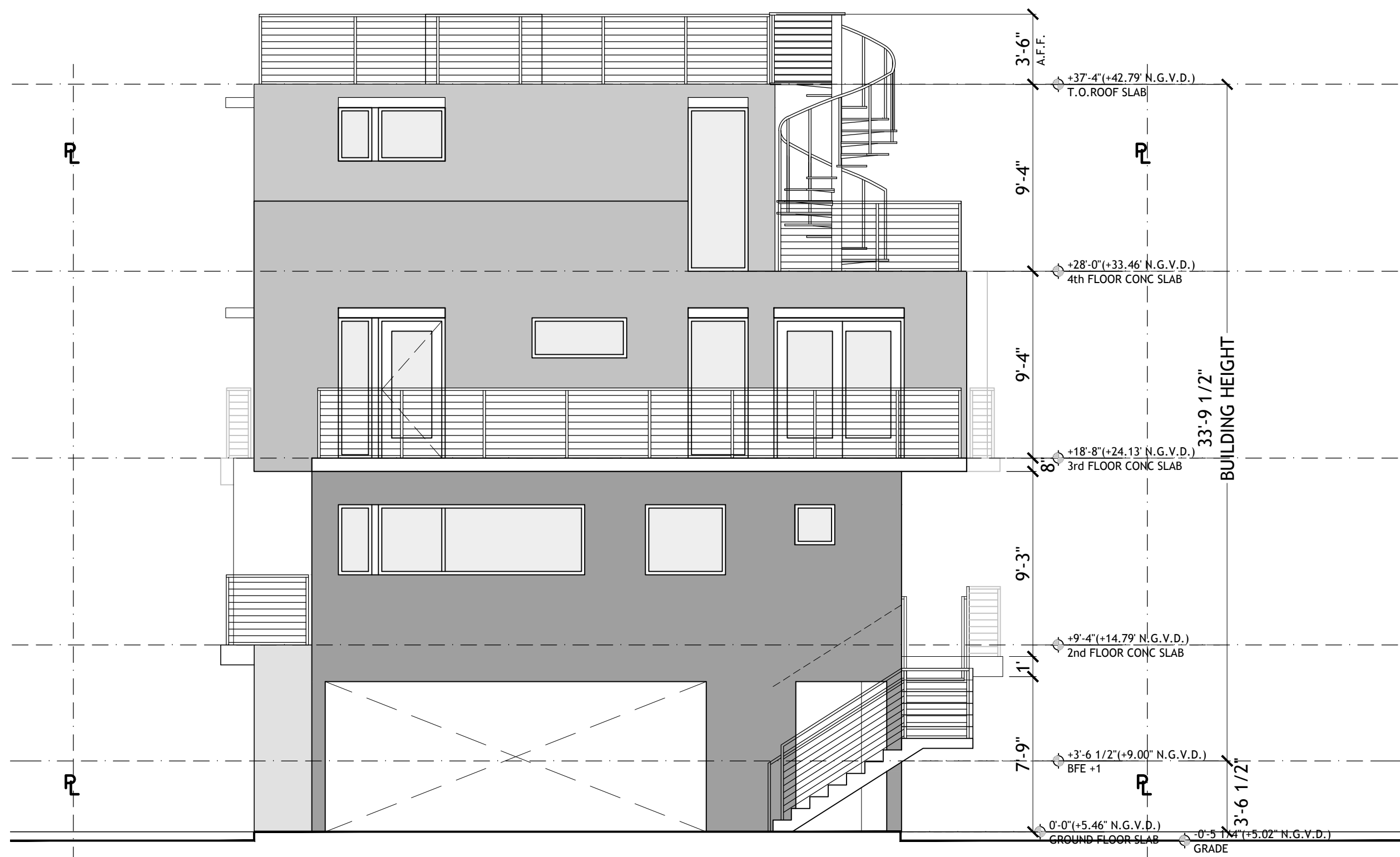
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DRB-6.0

ELEVATIONS



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



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

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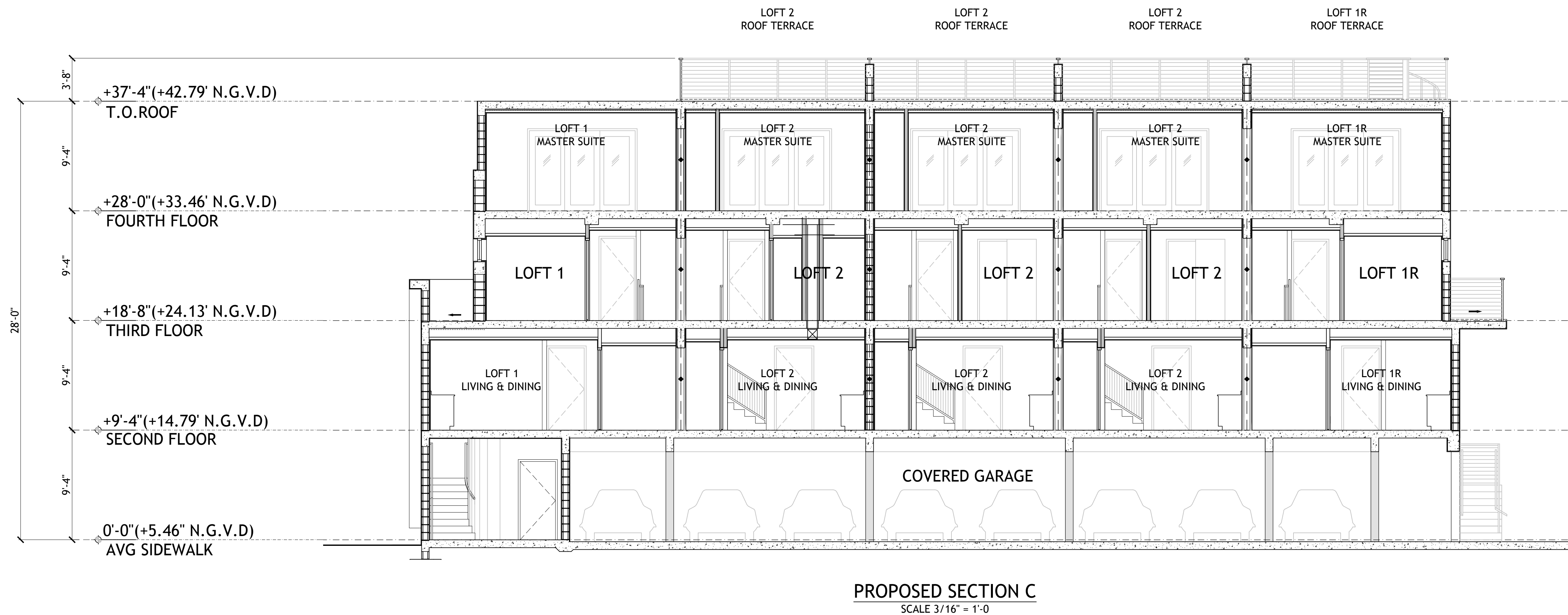
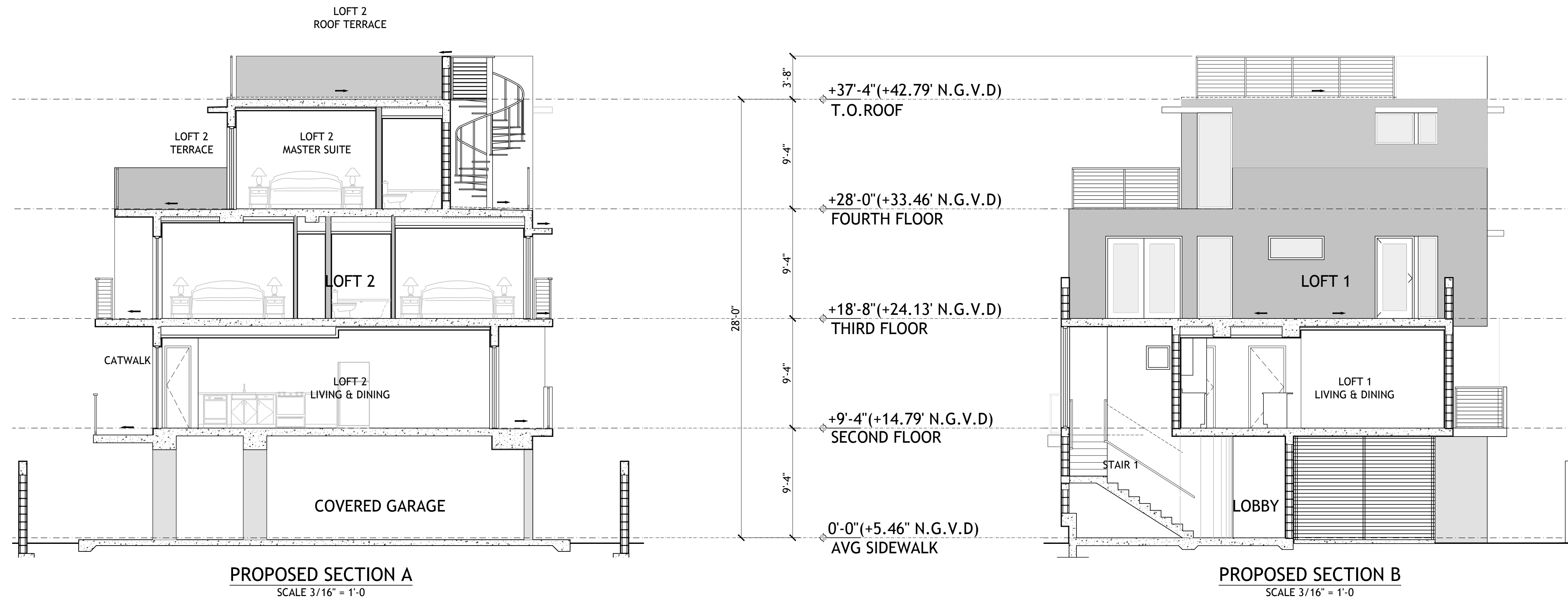
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DRB-6.1
ELEVATIONS



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1966 BIARRITZ DRIVE
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THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

DRB-7.0
SECTIONS



NORTHEAST PERSPECTIVE
SCALE: N.T.S.



NORTHWEST PERSPECTIVE
SCALE: N.T.S.

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
001672

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
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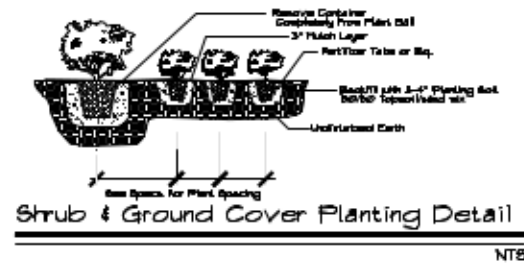
SEAL

DESIGN REVIEW BOARD
NEW CONSTRUCTION
FOR
1966 BIARRITZ DRIVE
MIAMI BEACH, FL 33141

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DRB-8.0

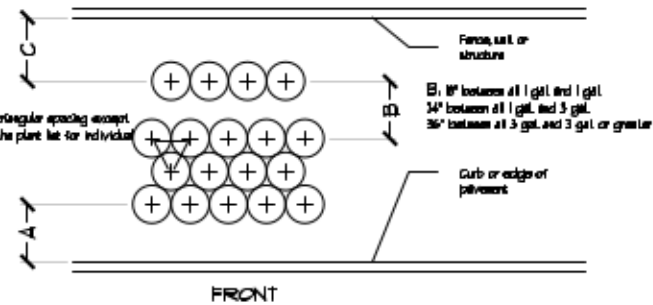
RENDERINGS



C: 18" for all 1 gal.
30" for all 3 gal. or greater
vine not included

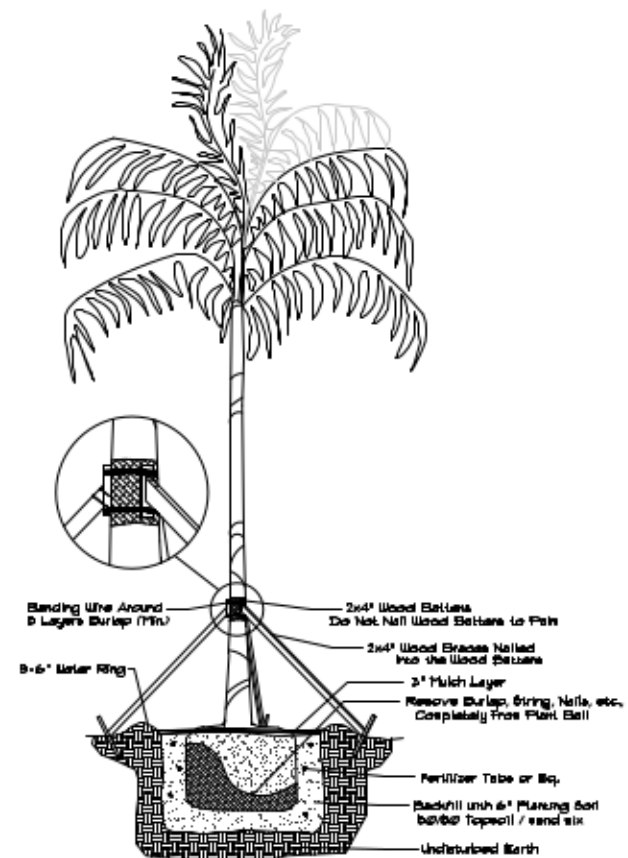
NOTES: All shrub and groundcover species to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal.
24" for all 3 gal. or greater



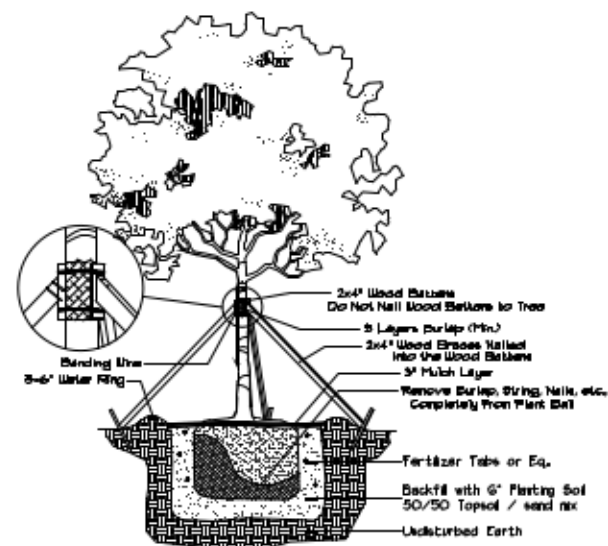
Typical Plant Spacing

NTB



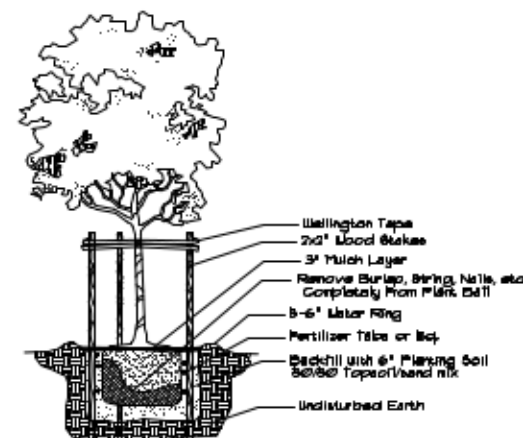
Palm Planting Detail

NTB



Large Tree Planting Detail

NTB



Small Tree Planting Detail

NTB

General Planting Requirements

NTB

All sizes shown for plant material on the plans are to be considered **Minimum**. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Escalpus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting so dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a fast flow water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

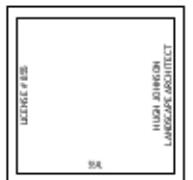
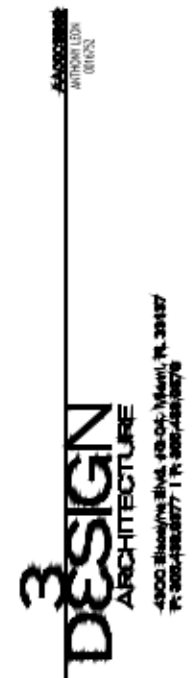
The plan takes precedence over the plant list.

Special Instructions

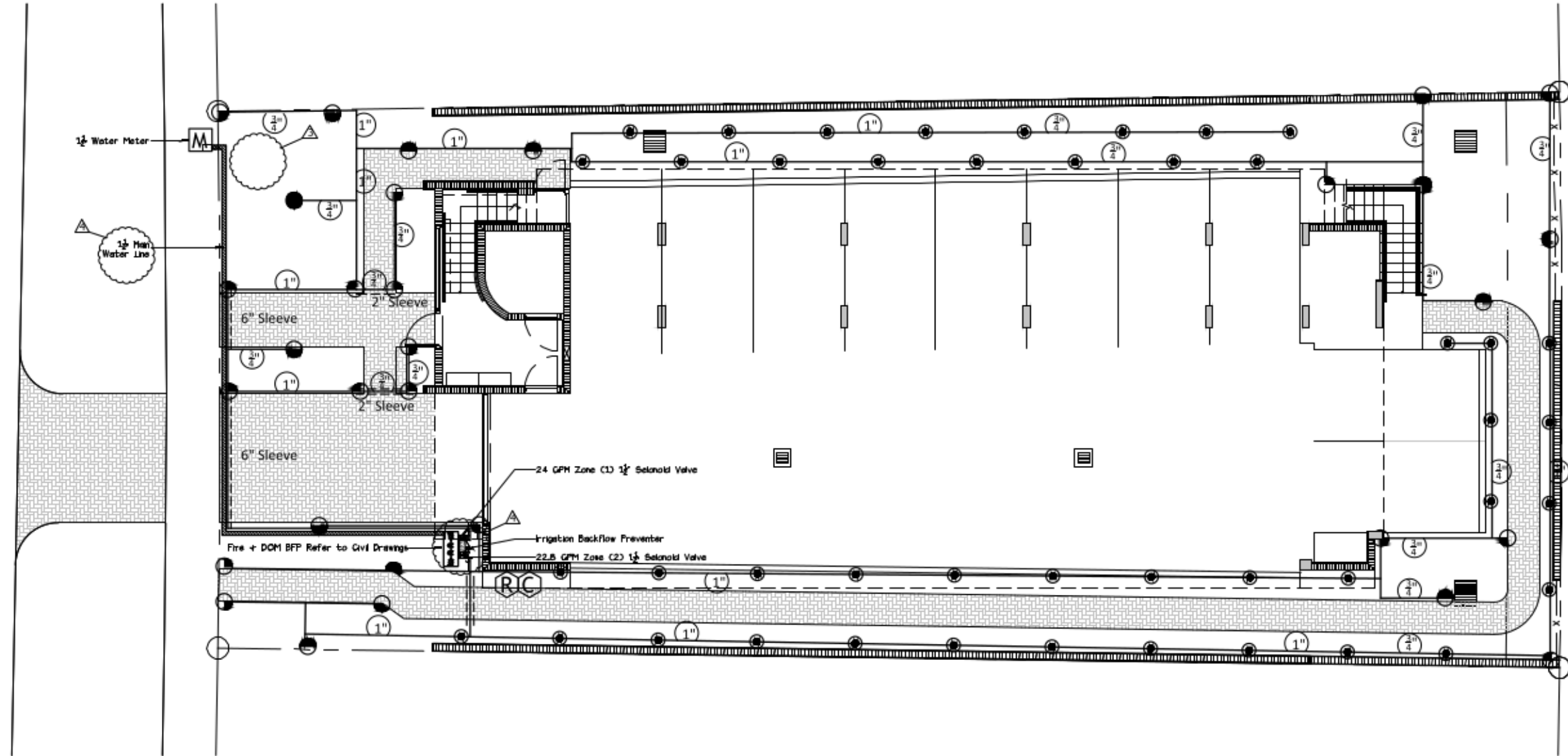
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General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum St. Augustine Tiaratum solid sod. It shall be the responsibility of the landscape contractor to include in the bid the repair of any sod which may be damaged from the landscape installation operations.



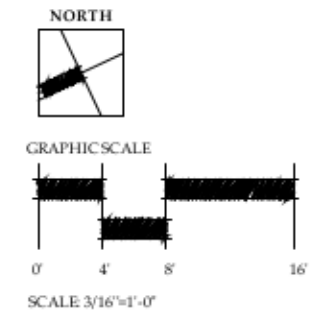
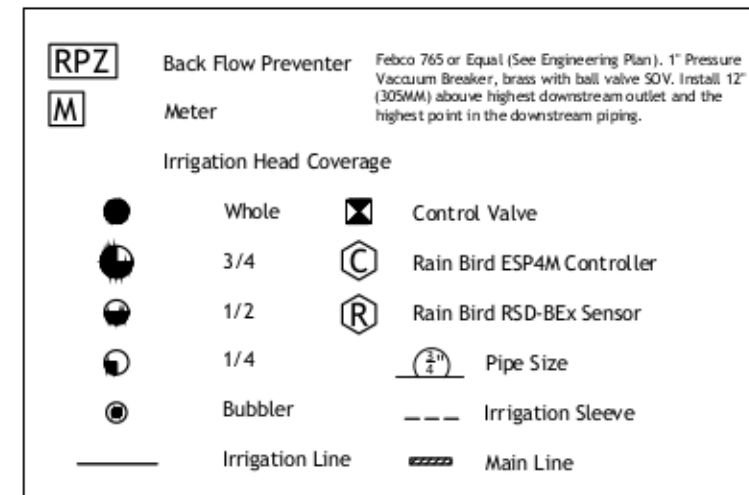
BIARRITZ DRIVE



IRRIGATION NOTES:

1. The Developer shall schedule a preconstruction meeting with the Public Works Department Landscape Inspector via the Engineering Department Inspector prior to the commencement of irrigation work. The Developer, its landscape architect, and its landscape contractor shall attend the meeting. The meeting shall be at a time and place acceptable to the inspector. The Developer shall provide the Landscape Inspector with the contact information for its landscape architect, project manager, superintendant, and irrigation and landscape contractor at the meeting.
2. Developer shall submit a complete materials list and associated catalogue cuts for all manufactured materials to be incorporated in the Work to the Public Works Department prior to start of construction. The submittal shall be in bound form.
3. The work shall be constructed in accordance with the Developer's City approved plans, the City's irrigation and landscape standard drawings, the City's approved irrigation and landscape materials list, the Standard Specifications for Public Works Construction, and these standard irrigation notes.
4. Review and approval of the Developer's plans by the City does not warrant that the plans are accurate and complete. The Developer is solely responsible for accuracy and completeness of its drawings.

5. Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Locations of irrigation improvements are subject to the Public Works Department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.
6. All threaded fitting require Teflon tape.
7. Above ground irrigation systems are not permitted.
8. Control wiring shall be color coded and labeled at the controller and all junction and valve boxes shall correspond to the appropriate station. Install three (3) additional control sires from the controller to the end of each mainline run.
9. Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service locations with other trades to ensure they correspond with irrigation water points of connection and controller locations. Electrical and water feeds from private sources are not allowed.



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J & J SERVICES
BUSINESS CERTIFICATE OF COMPETENCY
CTQB: 13P000512

DRB-9.2
Three
IRRIGATION PLAN