

REQUEST FOR DRB APPROVAL FOR: YOSHIMURA RESIDENCE

FINAL SUBMITTAL 12/06/2020 FEBRUARY 2022 AGENDA

5440 LaGorce Drive, Miami Beach, Florida

DRB21-0750

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.cfoffice.com
(305) 434-8338
(305) 892-5292



CLIENT

JUSTIN YOSHIMURA

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585

YOSHIMURA RESIDENCE
5440 LAGORCE DRIVE
MIAMI BEACH, FLORIDA, 33140



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2154

date:
9/9/2021

revised:

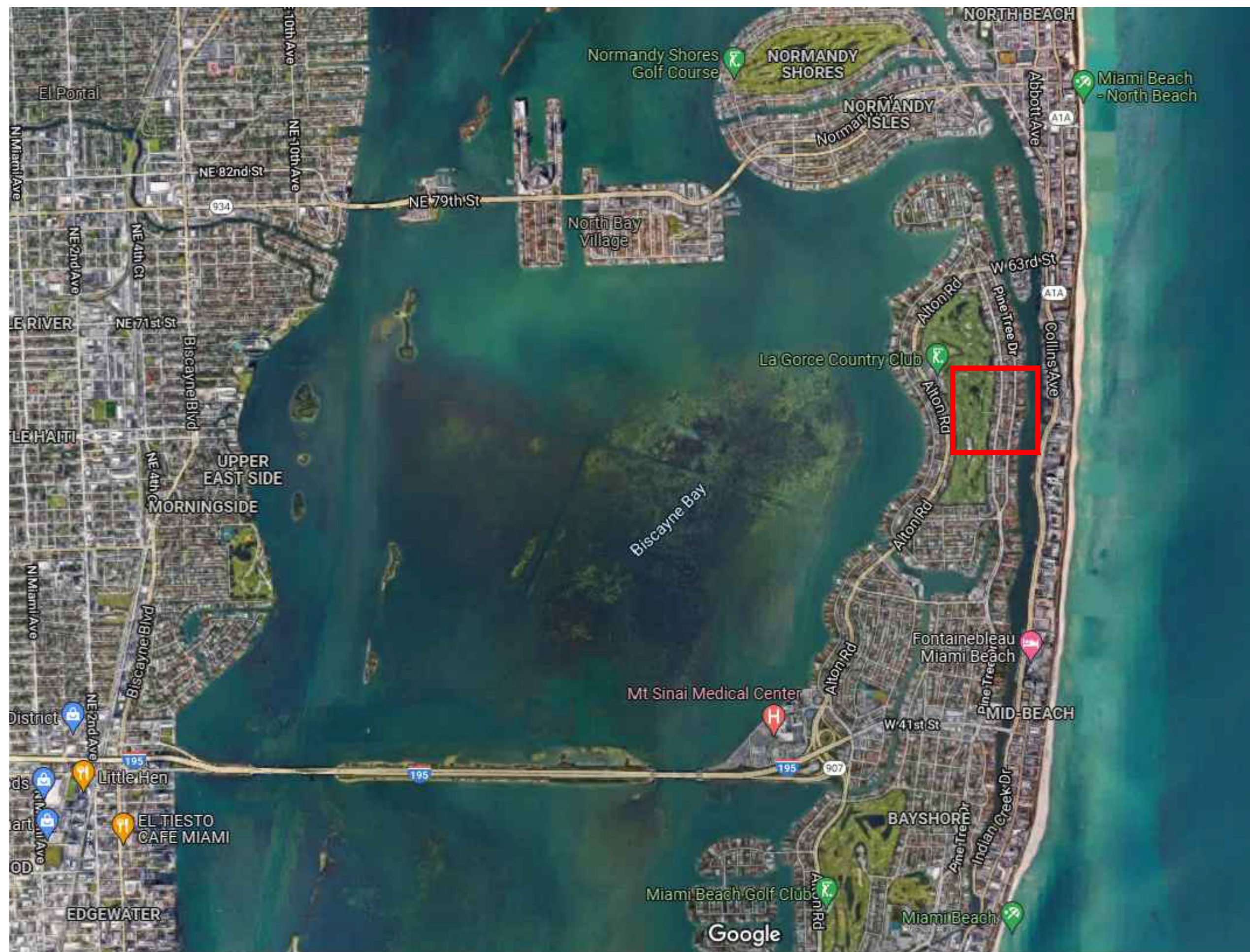
SCOPE OF WORK

1. REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
5440 LaGorce Drive, Miami Beach, FL 33140

VARIANCE REQUEST:
• 1'-0" TOTAL HEIGHT WAIVER TO ALLOW ADEQUATE
HEADROOM IN UNDERSTORY SPACE.

sheet no.

A-0.0



1 LOCATION MAPS
Scale: N.T.S.

INDEX OF DRAWINGS					
DRAWING SHEET NUMBER	DRAWING SHEET NAME		FIRST SUBMITTAL	FINAL SUBMITTAL	
			12/02/2021		
GENERAL					
A-0.0	COVER + SCOPE OF WORK		●	●	
A-0.1	LOCATION MAPS AND INDEX		●	●	
A-0.2	SURVEY		●		
A-0.3	PHOTO JOURNAL		●		
A-0.4	ADJACENT PROPERTIES		●		
A-0.4b	CONTEXT ANALYSIS		●		
A-0.4c	MICROFILMS			●	
A-0.4d	MICROFILMS			●	
A-0.4c	MASSING STUDIES		●		
A-0.7	ZONING DATA SHEET		●	●	
ARCHITECTURAL					
A-050	SITE PLAN			●	
A-100	UNDERCARRIAGE PLAN		●	●	
A-101	FIRST FLOOR PLAN		●	●	
A-102	SECOND FLOOR PLAN		●	●	
A-103	ROOF PLAN		●	●	
A-200	CALCULATIONS - UNIT SIZE		●		
A-201	CALCULATIONS - LOT COVERAGE		●	●	
A-204	CALCULATIONS - YARD		●	●	
A-205	CALCULATIONS - 2ND FLOOR VOLUME		●		
A-300	ELEVATIONS - FRONT & RIGHT			●	
A-301	ELEVATIONS - REAR & LEFT			●	
A-350	COLORED ELEVATIONS - FRONT & RIGHT		●		
A-351	COLORED ELEVATIONS - REAR & LEFT		●		
A-400	SECTIONS			●	
G-2.0	FRONT RENDERING		●		
G-2.1	FRONT RENDERING 2		●		
G-2.2	FRONT RENDERING		●		
G-2.3	REAR RENDERING		●		
G-2.3	REAR RENDERING 2		●		
G-2.3	FRONT RENDERING 3		●		



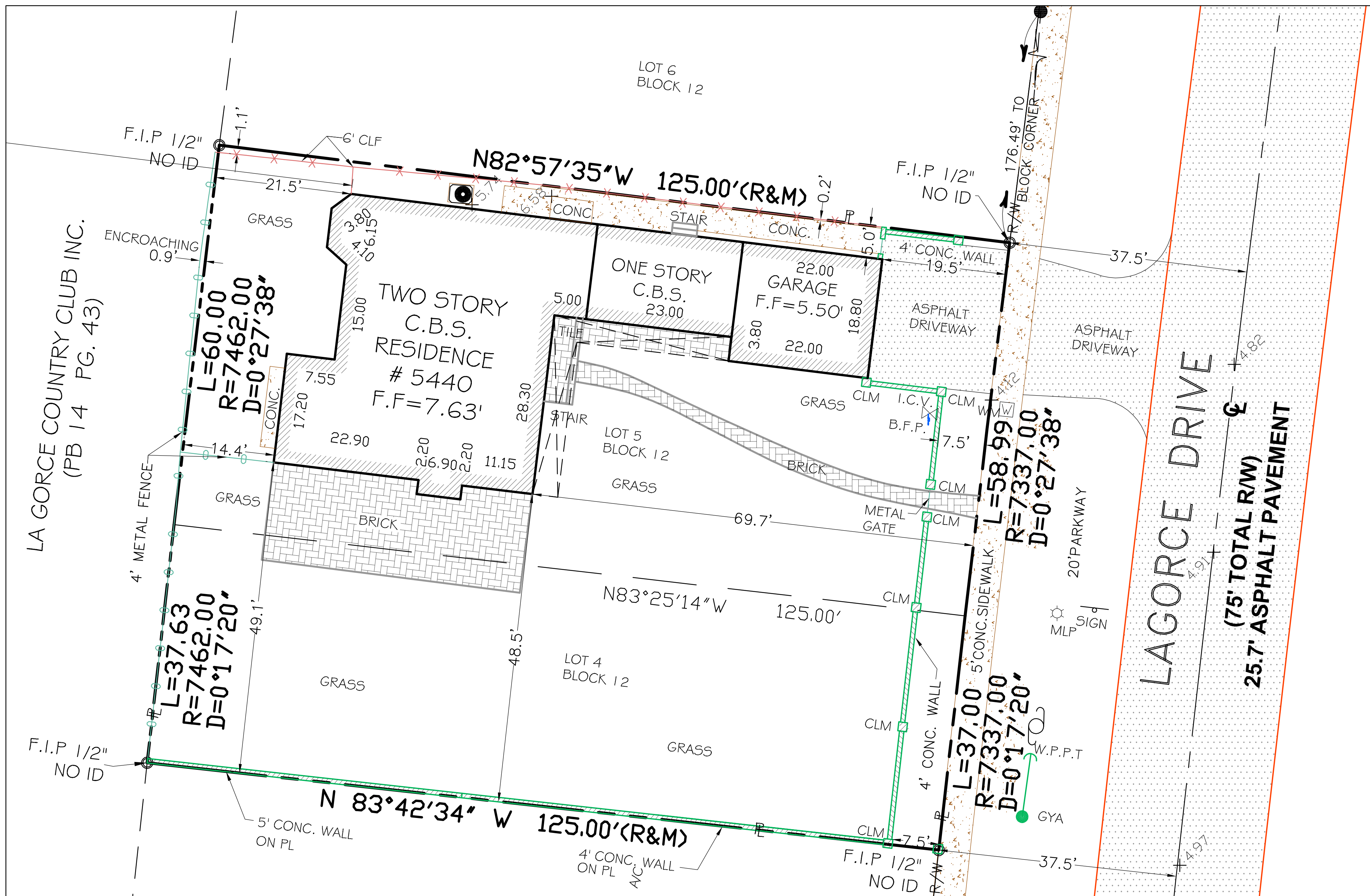
Ralph Choëff
registered architect
AR0000679
AA26003009

comm no.
2154

date:
9/9/2021

revised:

sheet no.



LOCATION MAP
NTS

LEGAL DESCRIPTION:

LOT 5, and the North 37.0 feet of Lot 4, Block 12, of BEACH VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 9, Page 158, of the Public Records of MIAMI-DADE County, Florida.

PARCEL ID NUMBER: 02-3214-003-1490

ABBREVIATIONS AND LEGEND

- PL. = PROPERTY LINE
- BLDG. = BUILDING
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CONC. = CONCRETE
- F.E. = FLOOR ELEVATION
- F.I.P. = FOUND IRON PIPE
- F.N. = FOUND NAIL
- F.N.D. = FOUND NAIL & DISK
- CL = CENTER LINE
- COL. = COLUMN
- ID. = IDENTIFICATION
- (R) = RECORD
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- R. = RADIUS
- x- = CHAIN LINK FENCE
- = C.B.S. WALL
- WPP = WOOD UTILITY POLE
- EB = ELEC BOX
- W = WATER METER VALVE
- I.C.V. = IRRIGATION CONTROL VALVE
- MH = MANHOLE
- CD = SANITARY CLEANOUT
- = SIGN
- BFP = BACKFLOW PREVENTER

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description, Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTERLINE of W 55th Street, S81°34'54"E
- 4) Ownership subject to opinion of the Title.
- 5) Underground utilities are not depicted hereon.
- 6) Underground portions of Footings, Foundations or other improvements were not located.
- 7) Zoning and Setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information:
Community: 120651 FIRM Panel: 12086C0307L Flood Zone: AE
Date of FIRM: 09/11/2009 Suffix: L Base
Flood Elevation: 8'
- 10) Elevation shown hereon are relative to the 1929 (N.G.V.D.29) of mean sea level and are based on a Benchmark supplied by the engineering department of Miami-Dade County, Florida.
Benchmark used: : D-186 Elevation: 7.32' (N.G.V.D.29)
- 11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 12) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- 13) Roof overhang not located unless otherwise shown.
- 14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.

CERTIFICATE NOTE:

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on JUNE 04 2021 and that said survey is true and correct to the best of my knowledge and belief. There are no above ground encroachments, other than those shown hereon.

I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

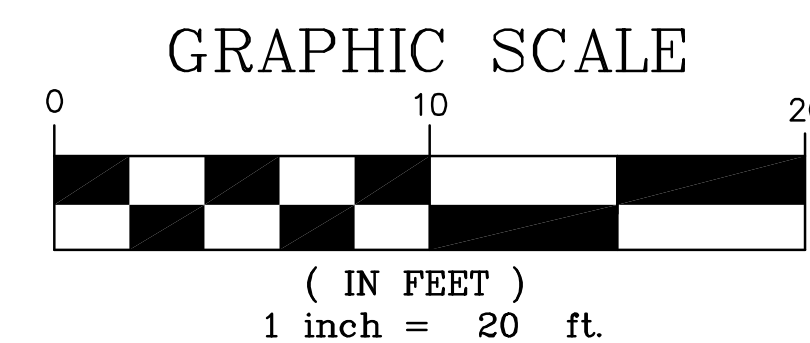
ENCROACHMENT NOTES:

West Fence Encroaching on to Neighbor.

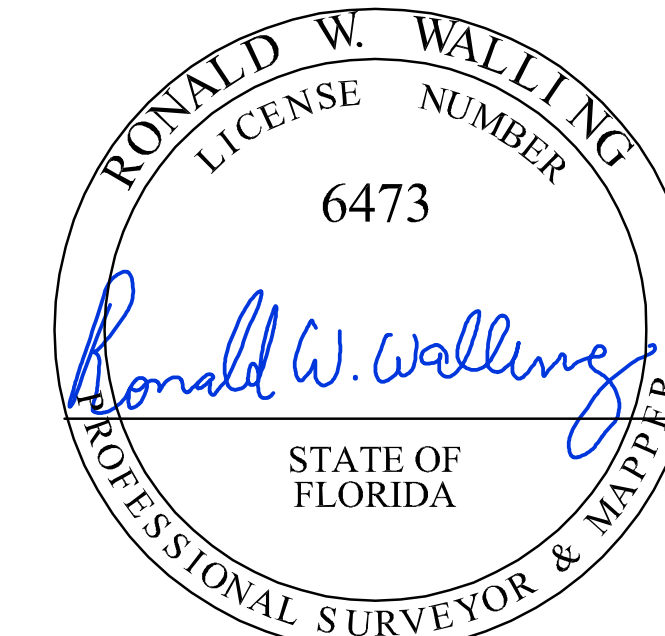
CERTIFIED TO:

- 1- JUSTIN YOSHIMURA
- 2- SILICON VALLEY BANK, ITS SUCCESSORS AND/OR ASSIGNS
- 3- NEAL S. LITMAN, P.A.
- 4- FIDELITY NATIONAL TITLE INSURANCE COMPANY

Date of Field Work: 06/04/2021



LEVEL TECH SURVEYORS, LLC



RONALD W. WALLING
FLORIDA SURVEYOR AND MAPPER No. 6473
STATE OF FLORIDA

LEVEL-TECH SURVEYORS, INC.
777 NW 72ND AVENUE, SUITE 3002
MIAMI, FLORIDA 33143
TEL: 305.261.8483
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, INC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, INC.

NAME AND TYPE OF PROJECT:	BOUNDARY SURVEY		
	PROJECT LOCATION:	5440 LA GORCE DR., MIAMI BEACH, FL 33140	
CLIENT:	Neal S. Litman, P.A.	CLIENT TELEPHONE:	
SCALE:	1" = 20'		
DATE:	06/04/2021		
DRAWN BY:	O.G.		
FIELD BOOK:	PH: 21-04-9671		
PROJECT No:	LT 21-04-9671		
SHEET:	1	OF	1 SHEETS

CHOEPP LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 892-5292
www.cfiarchitects.com

YOSHIMURA RESIDENCE
5440 LAGORCE DRIVE
MIAMI BEACH, FLORIDA, 33140



Ralph Choeff
registered architect
AR0009679
AA26003009
comm no. 2154
date: 9/9/2021
revised:



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



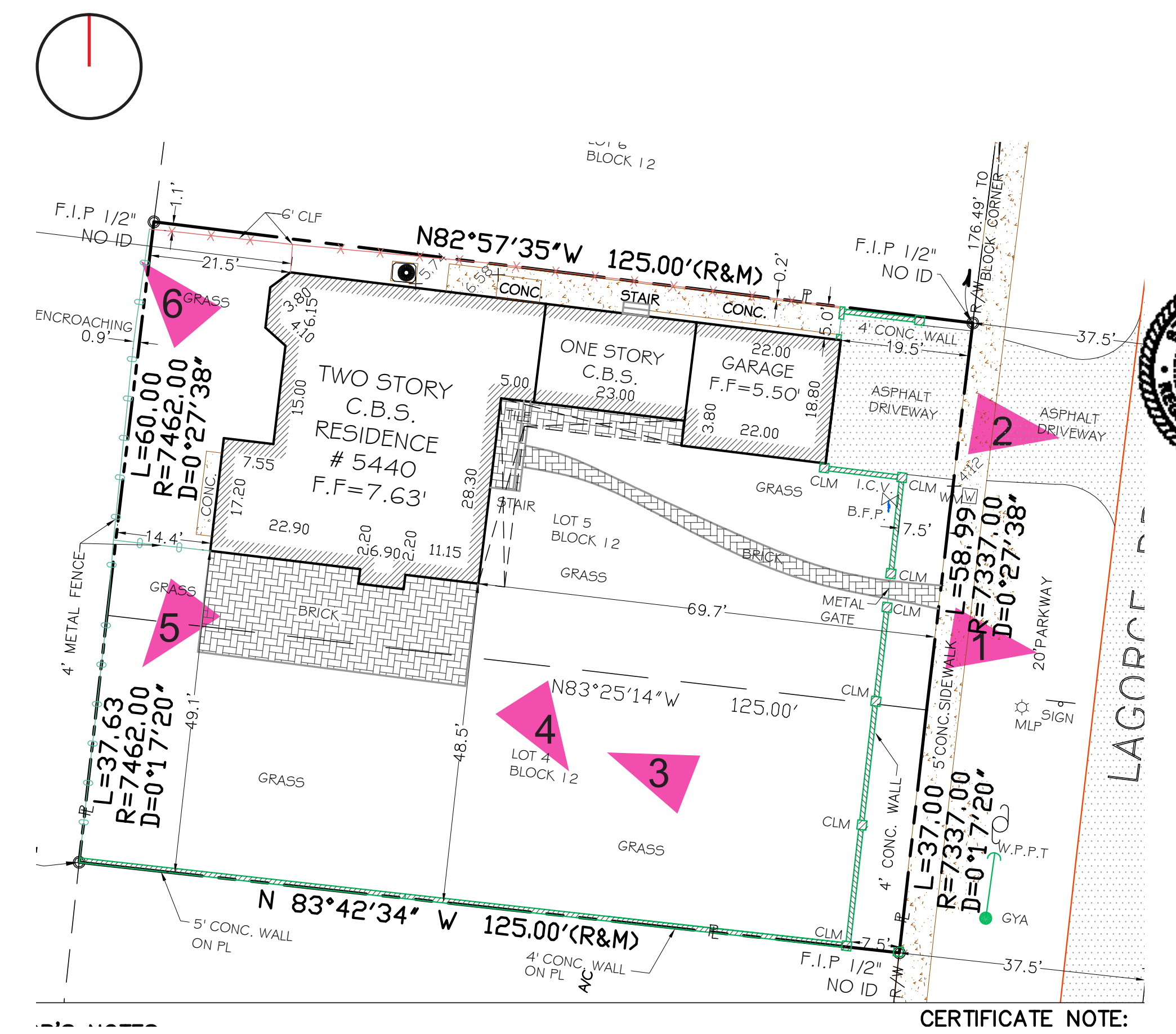
PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



CERTIFICATE NOTE:



SITE (5440 LA GORCE DR)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



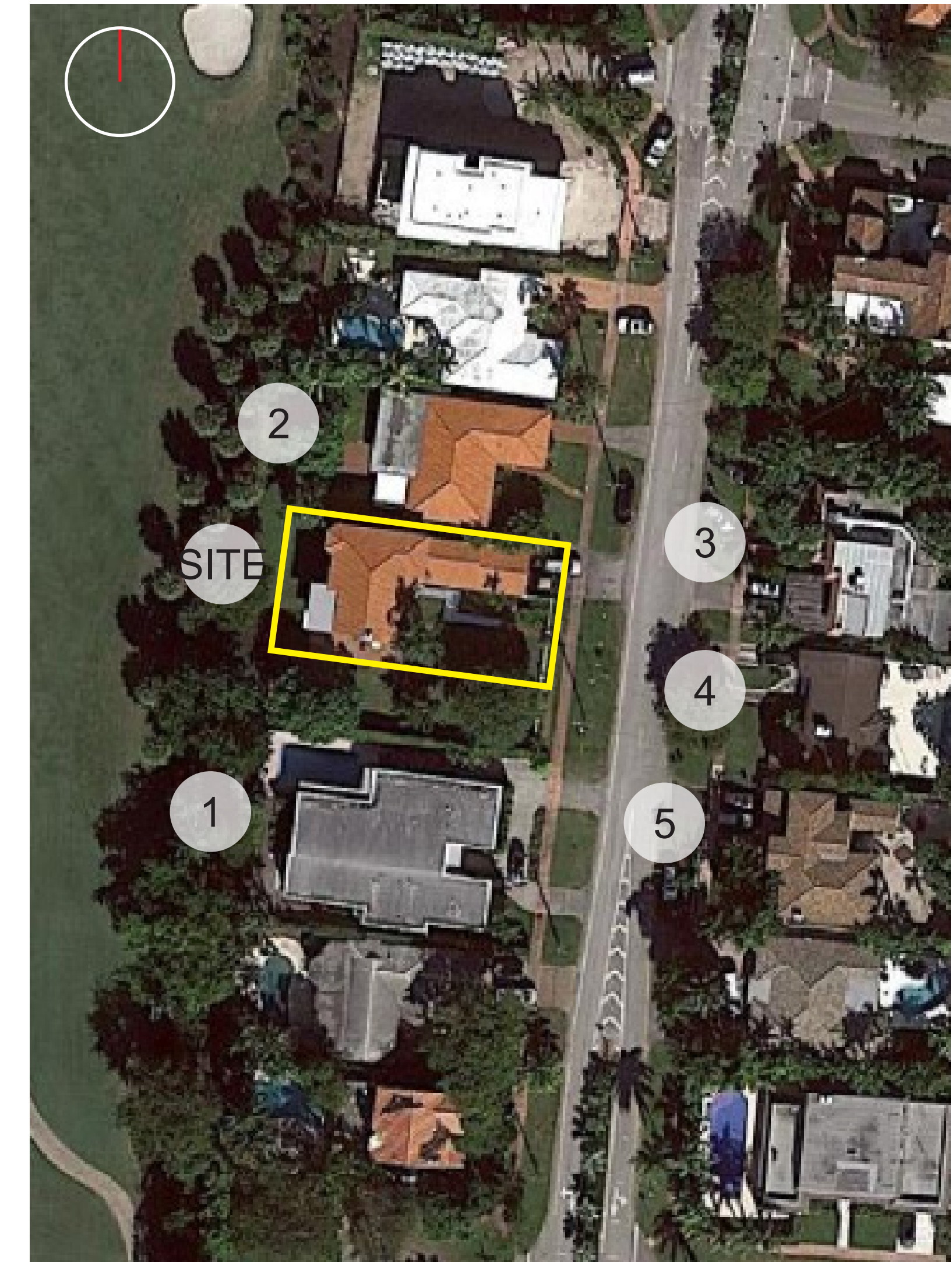
RESIDENCE 5



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES





SUBJECT PROPERTY 1 (5440 LA GORCE DR)



RESIDENCE 1



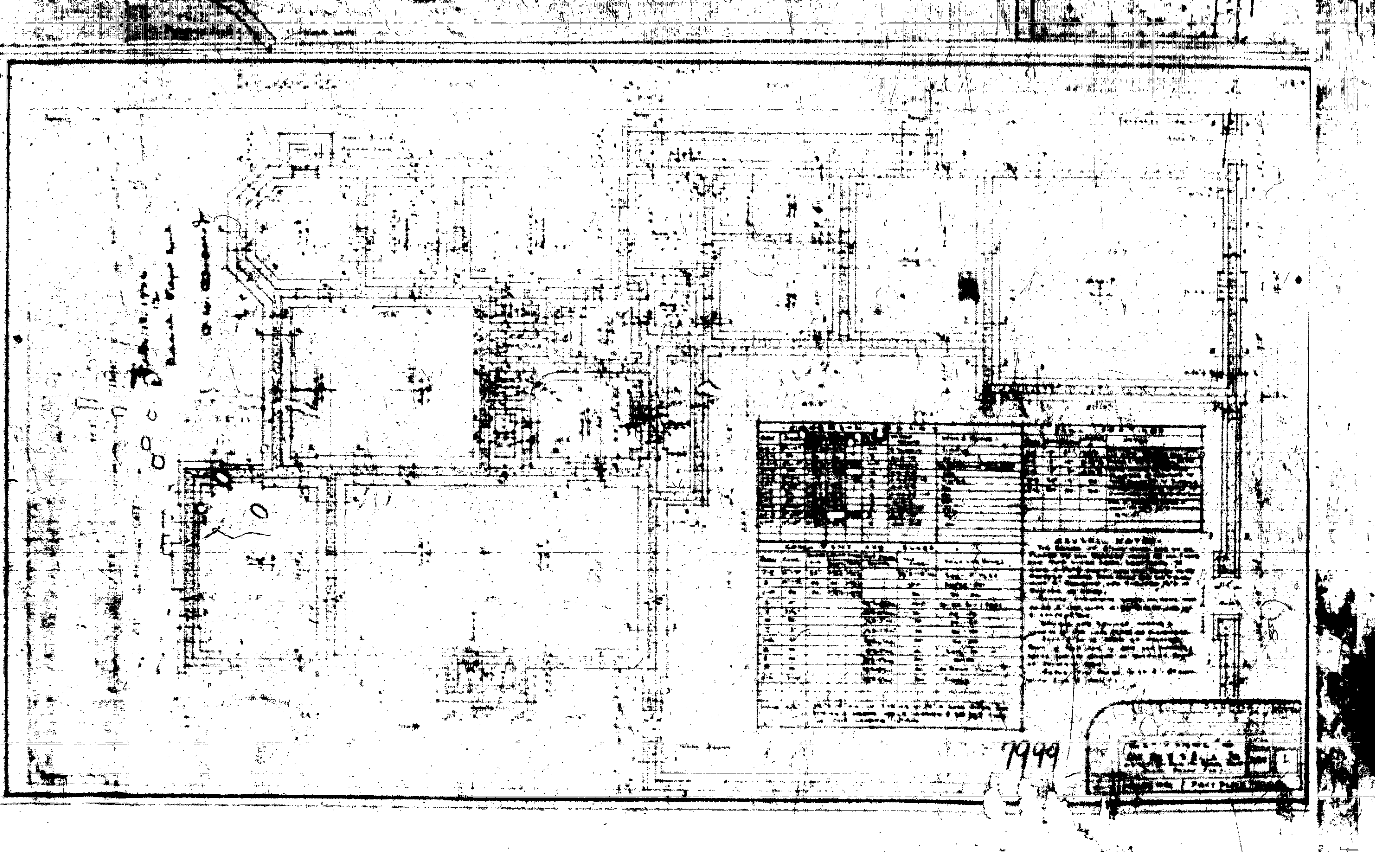
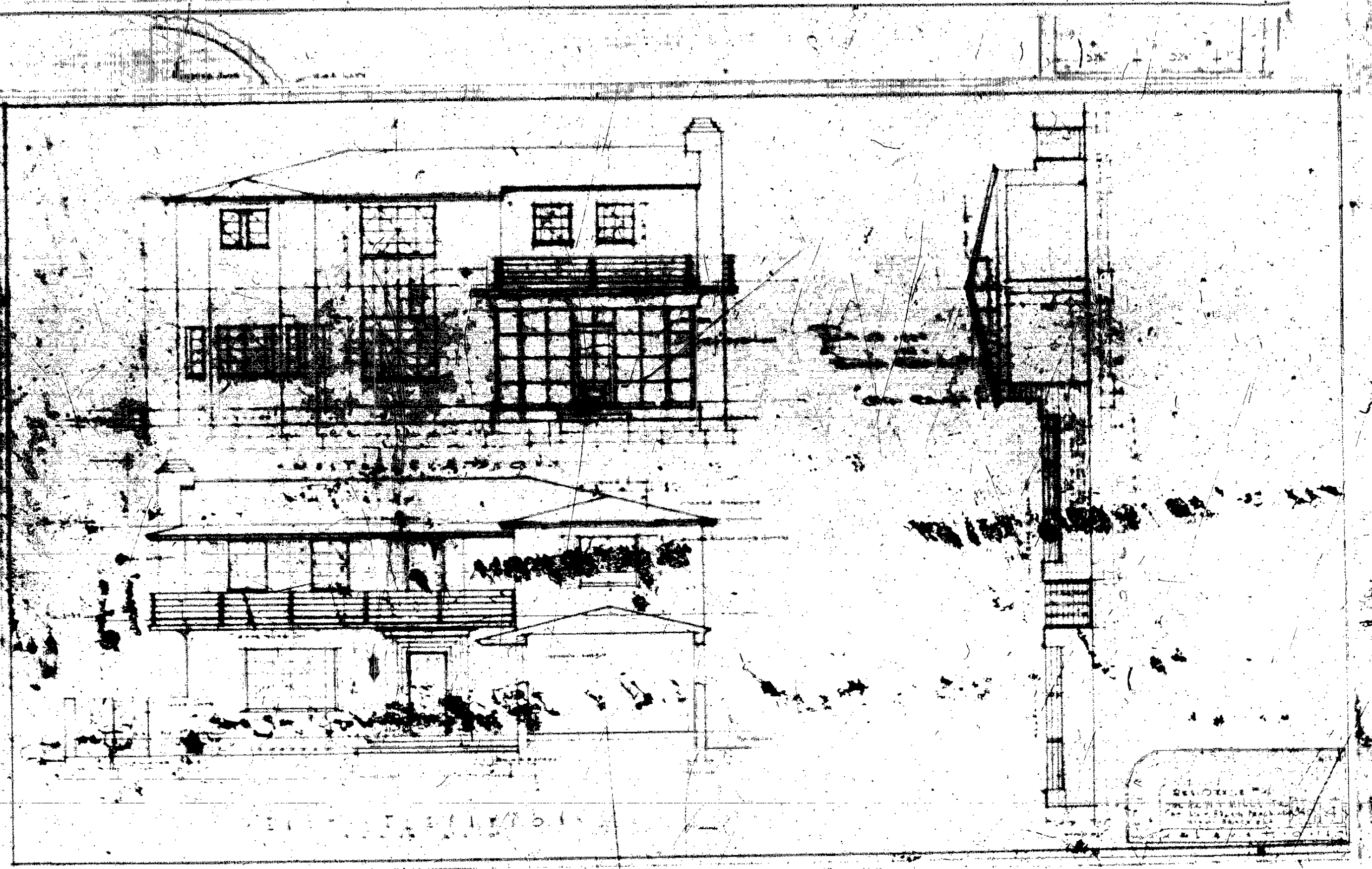
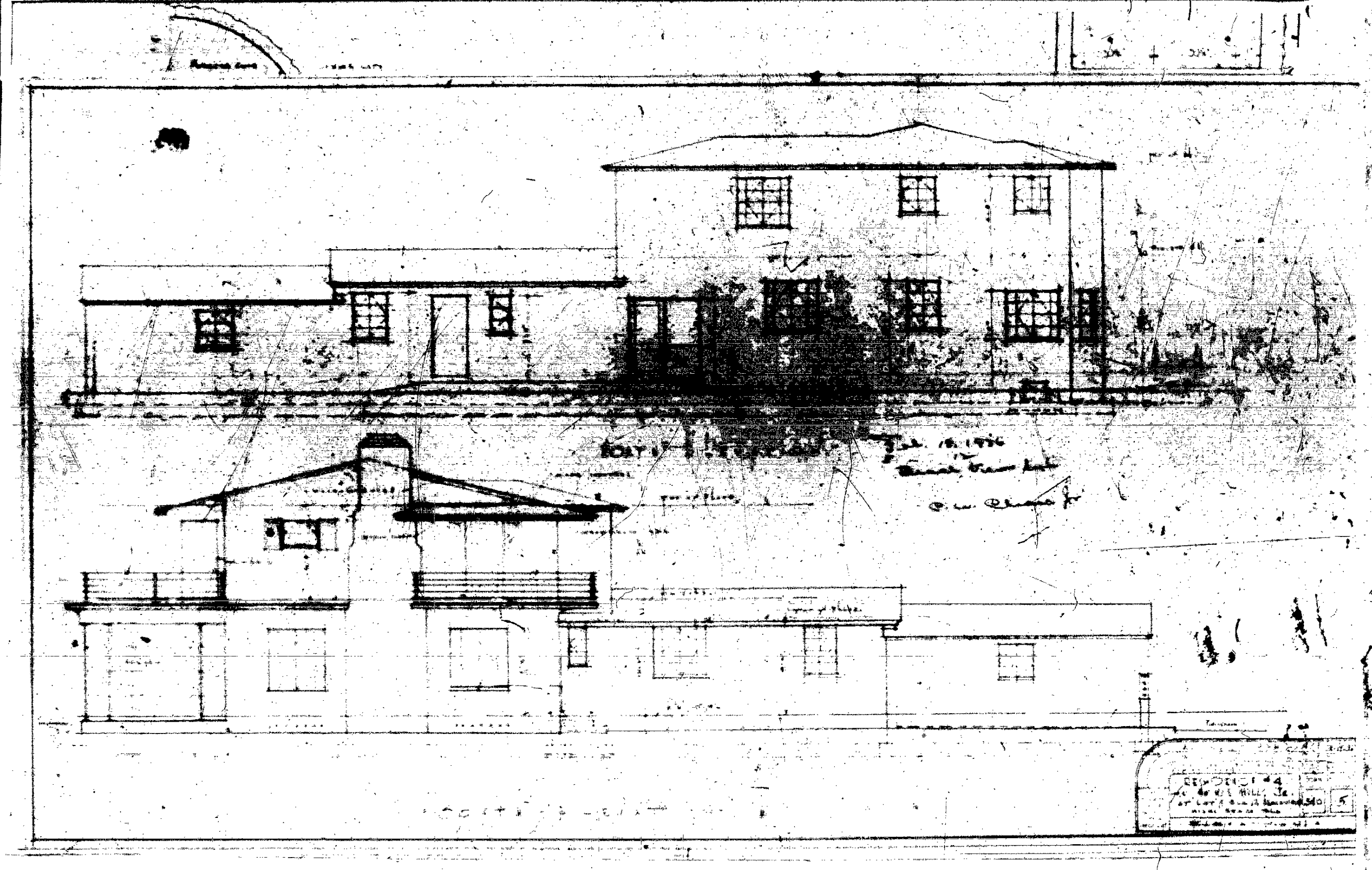
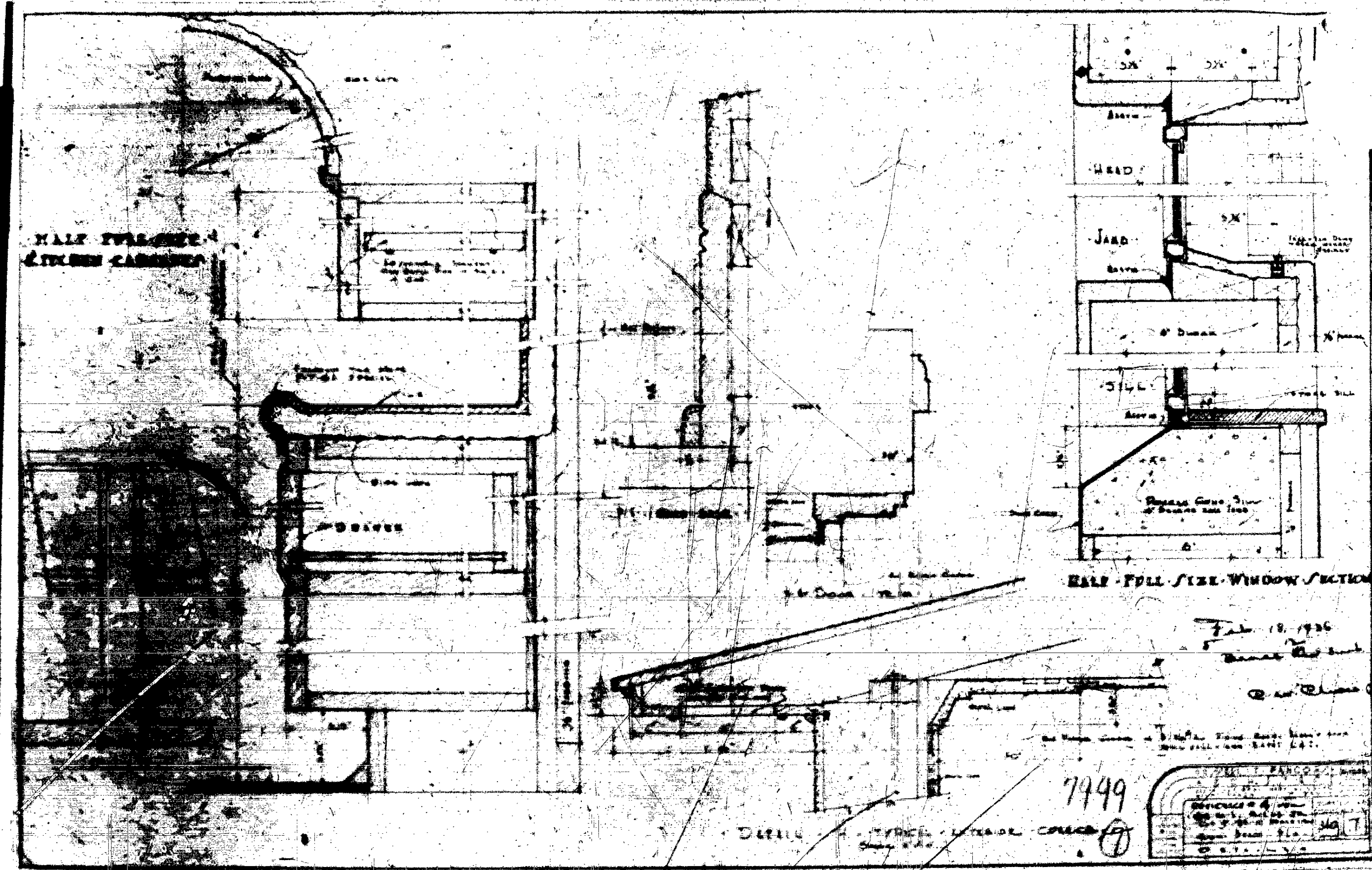
RESIDENCE 2



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



EXISTING RESIDENCE MICROFILMS



CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

(305) 434-8338
(305) 892-5292
www.cflarchitects.com

YOSHIMURA RESIDENCE

5440 LAGORCE DRIVE
MIAMI BEACH, FLORIDA, 33140



Ralph Choeff
registered architect
AR0006679
AA26003009

comm no.
2154

date:
9/9/2021

revised:

sheet no.

A-0.4c

EXISTING RESIDENCE BUILDING CARD

Owner ~~W. S. Mills, Jr.~~ John & Amy King (owners) Mailing Address Permit No. 7999
 137th of Lot ^{all} 5 & Block 12 Subdivision Beach View Sub No. 5440 Street La Gorce Drv Date Feb. 18-1936
 Lot 4 and General Contractor Wilbert Harborn 16148 Address
 Architect Russell T. Pancoast Address 3214-03-1490
 Front 43-9 Depth 86-9 Height 2 story Stories Use Residence & Garage
 Type of construction cem blks. Cost \$15,000.00 Foundation reinf. concrete Roof Tile

Plumbing Contractor McCaughan # 8844 Address Date Feb. 24-1936
 No. fixtures 15 Gas 5 Rough approved by Date
 No. Receptacles
 Plumbing Contractor Address Date
 No. fixtures set Final approved by Date
 Sewer connection 1 Septic tank Make Date

Electrical Contractor Fixzit #6413 Address Date Mar. 23-1936
 No. outlets 71 Heaters 1 Stoves 1 Motors 1 Fans Temporary service
 Receptacles 33 Date
 Rough approved by
 Electrical Contractor Austin #6608 Address Date May 20-1936
 No. fixtures set 39 Final approved by Date
 Date of service June 10-1936

Alterations or repairs # 10670- Fence not over 4 ft- John H. Mann, contractor \$500.00 Date Dec. 1-1937
 BUILDING PERMIT # 18249 - WALL - 4 ft X 72 ft ... Ben Giller, contractor. Apr. 21, 1944
 BUILDING PERMIT # 20628 Concrete flower bins around trees - Giller Contracting Co: \$500: 8/27/45
 BUILDING PERMIT # 25116 - Painting - in and out - Lanham & Gable, painters \$ 2,000.. Aug. 6, 1947

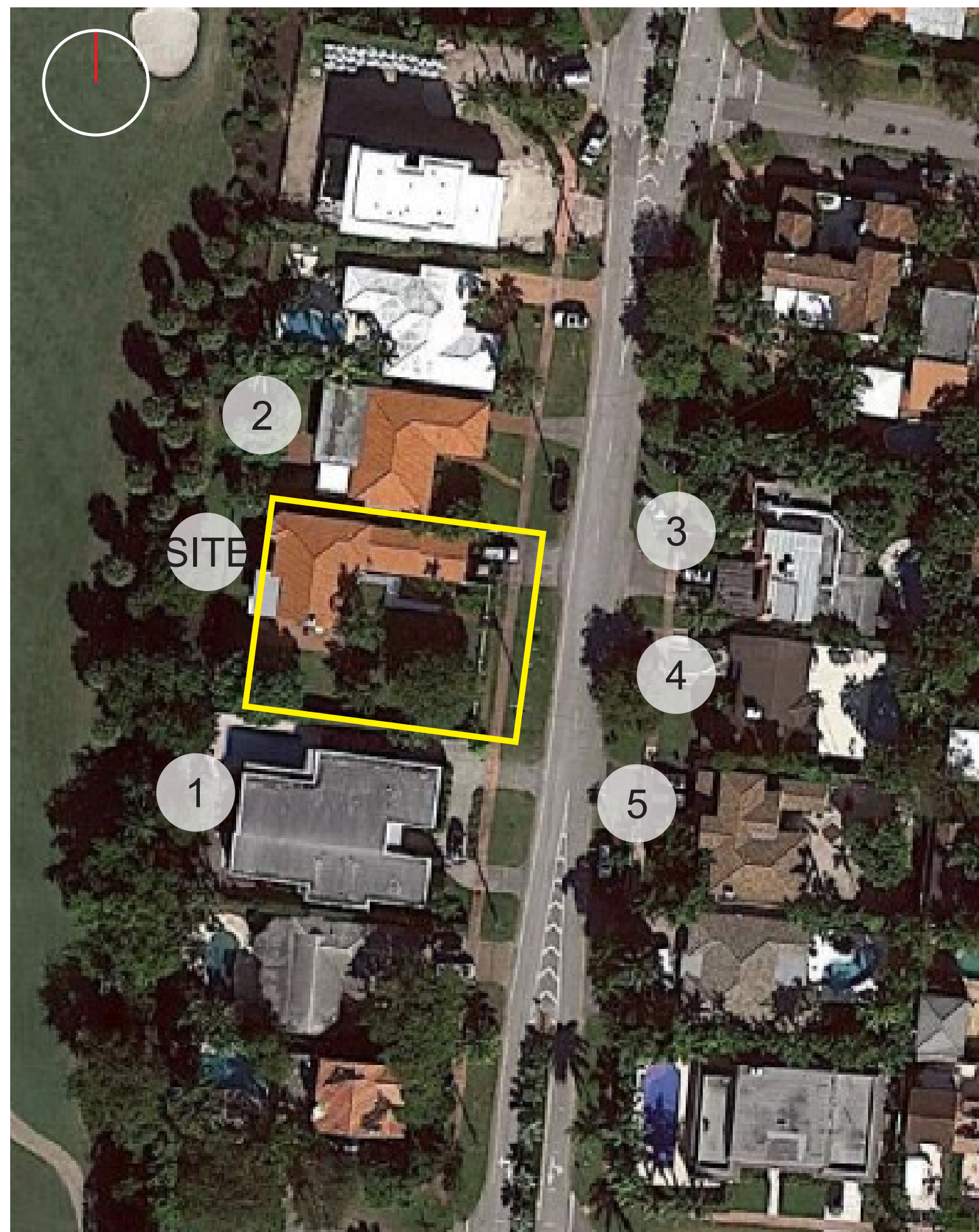
CHOEFF LEVY FISCHMAN
 ARCHITECTURE + DESIGN
 8425 Biscayne Blvd, suite 201
 Miami, Florida 33138
 www.cfarchitects.com
 (305) 434-8338
 (305) 892-5292

YOSHIMURA RESIDENCE
 5440 LAGORCE DRIVE
 MIAMI BEACH, FLORIDA, 33140



seal
 Ralph Choëff
 registered architect
 AR0009679
 AA26003009

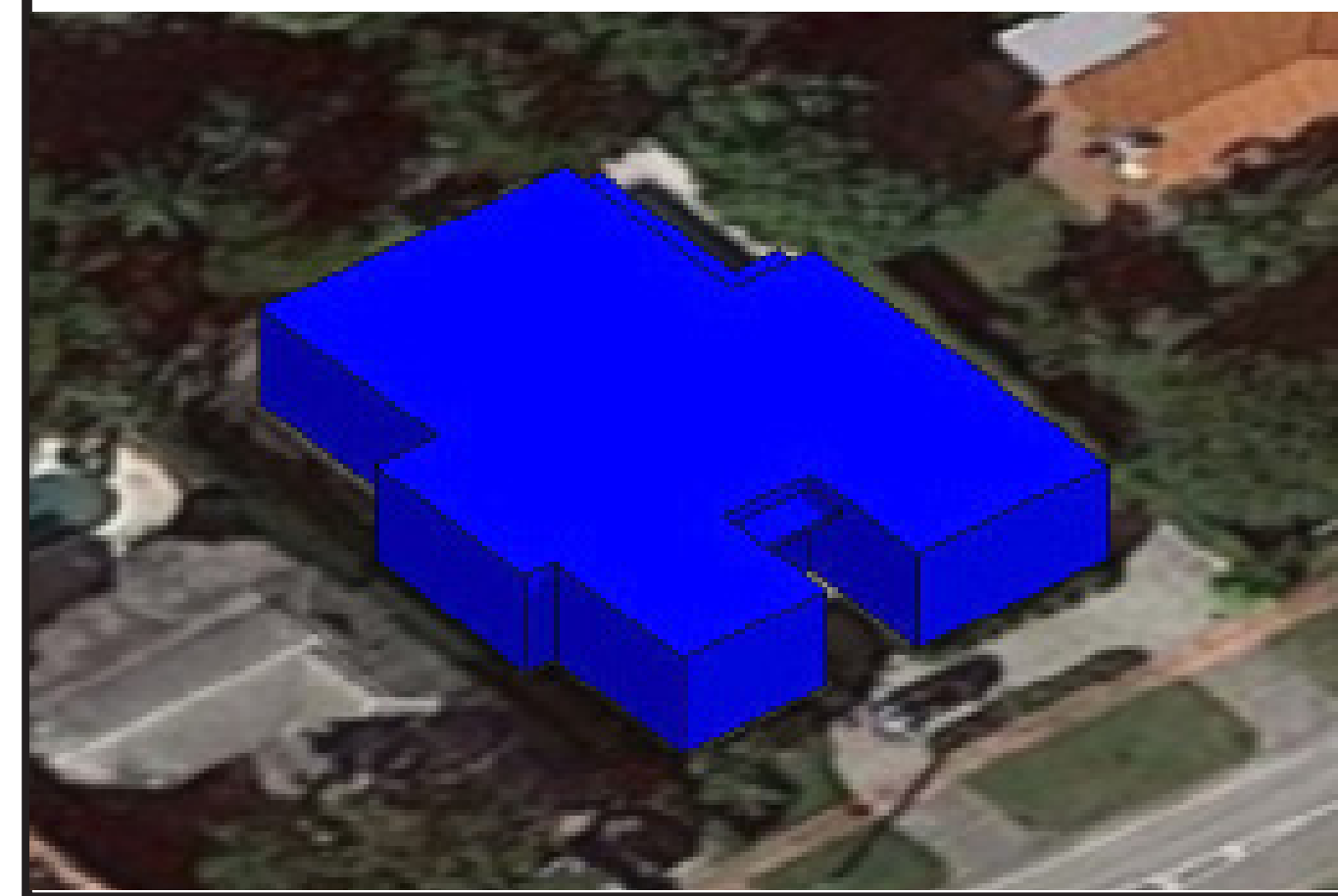
comm no.
 2154
 date:
 9/9/2021
 revised:



LOCATION MAP

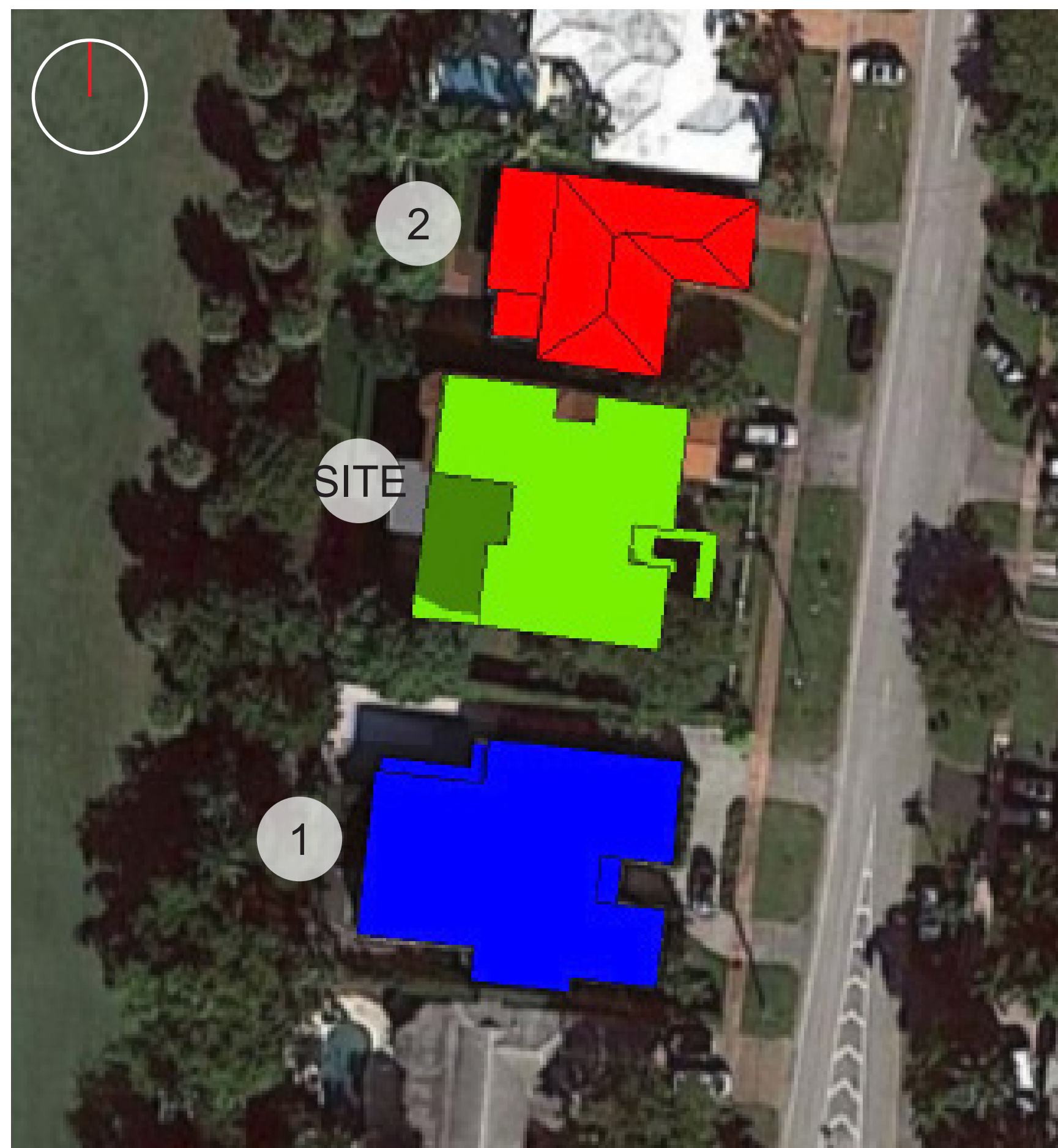
RESIDENCE 1 (BLUE)

ADJACENT PROPERTY: 5420 LAGORCE DR
LOT SIZE: 10,306 SQ. FT.
LIVING AREA: 4,837 SQ. FT.
FOOTPRINT: 4,837 SQ. FT.
APPROXIMATE LOT COVERAGE: 46.9%



RESIDENCE 2 (RED)

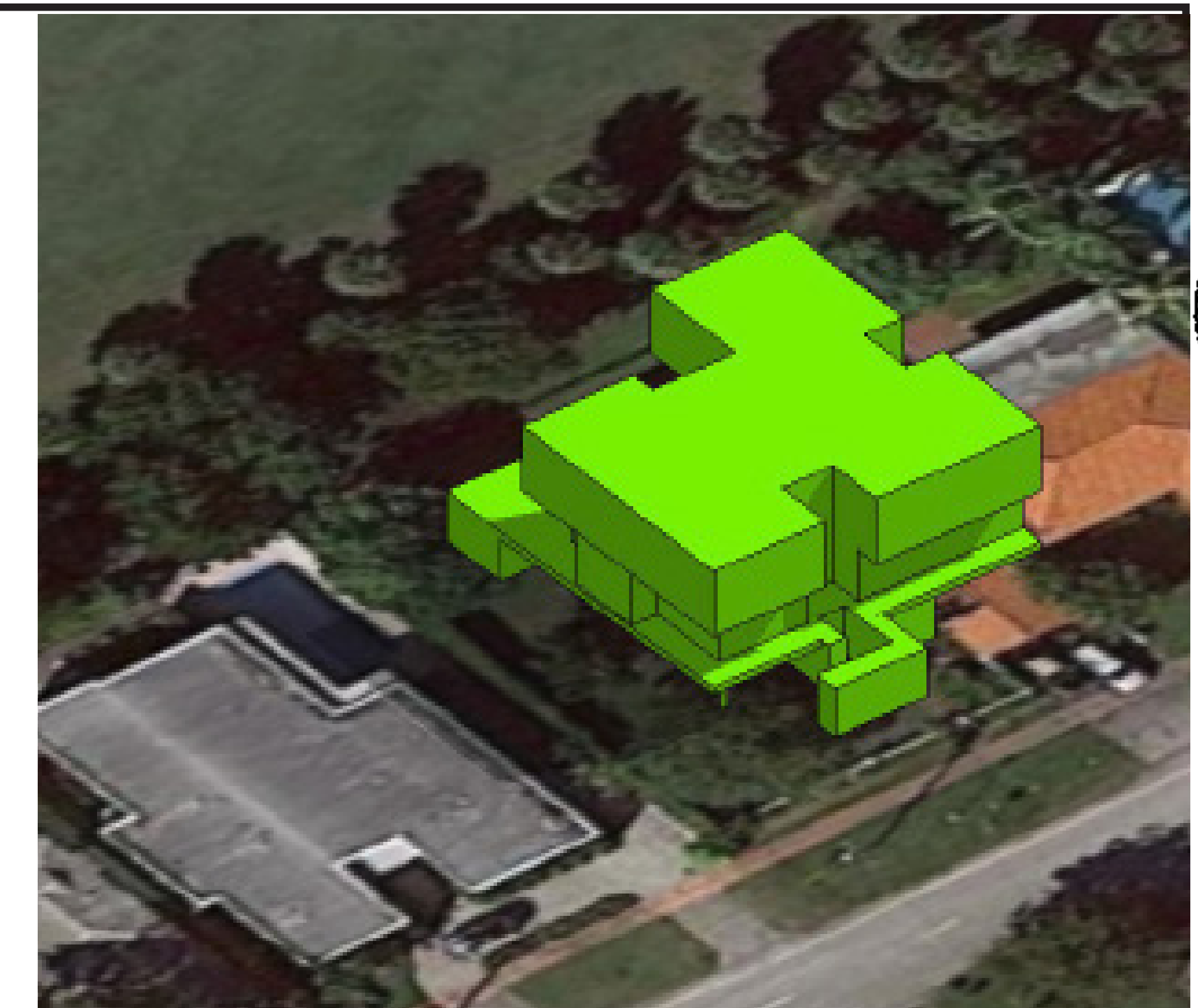
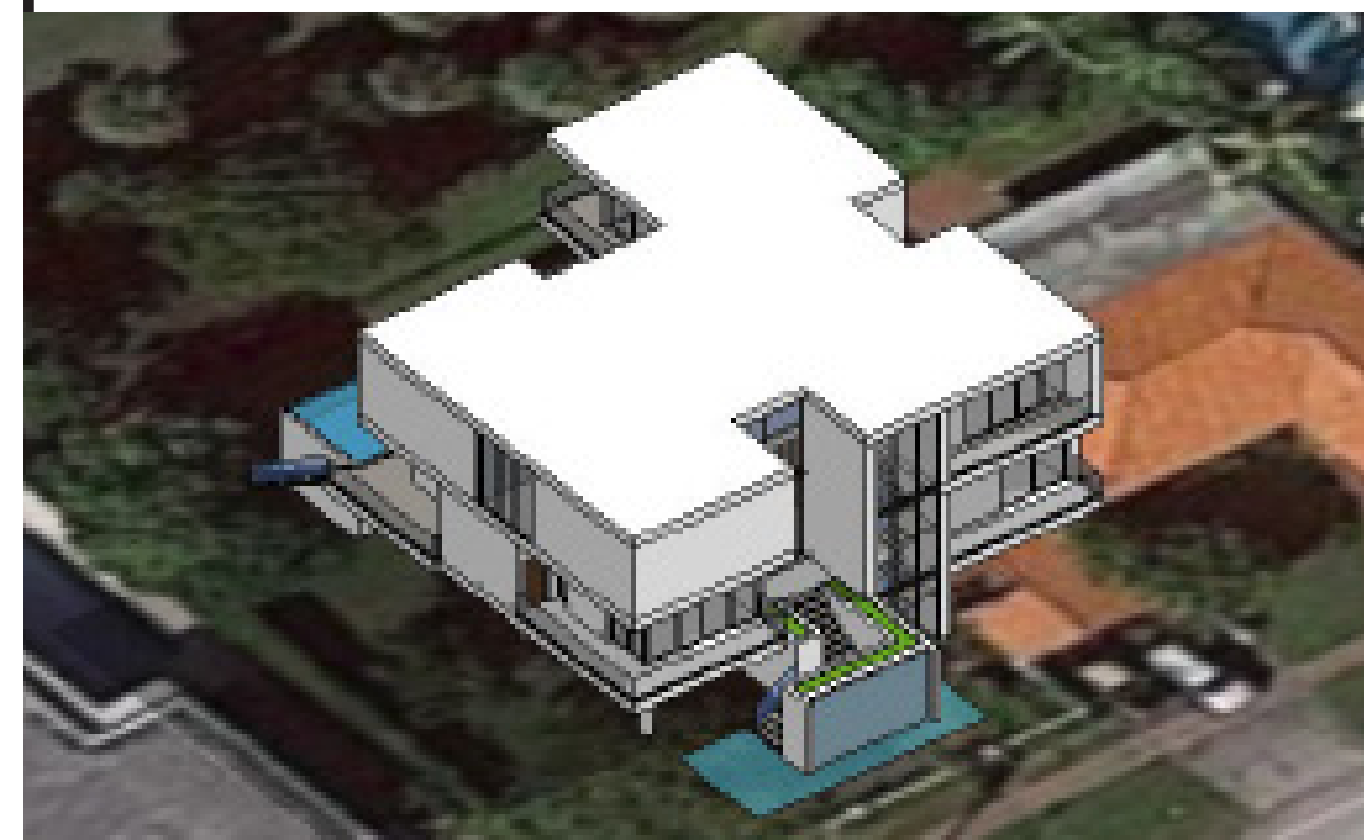
ADJACENT PROPERTY: 5448 LAGORCE DR
LOT SIZE: 7,436 SQ. FT.
LIVING AREA: 2,334 SQ. FT.
FOOTPRINT: 2,635 SQ. FT.
APPROXIMATE LOT COVERAGE: 35.4%



MASSING STUDIES

PROPOSED RESIDENCE (GREEN)

5440 LAGORCE DR, MIAMI BEACH
LOT SIZE: 12,100 SQ. FT.
FOOTPRINT: 3,866 SQ. FT.
LOT COVERAGE: 31.9%



PROPOSED RESIDENCE

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE + 8'
2	FIRM Map Number	12086C0309L
3	Base Flood Elevation (BFE):	8.00' NGVD
4	Proposed Flood Design Elevation:	XX.xx' NGVD
5	Crown of Road Elevation:	
6	Classification of Structure:	Category II
7	Building Use:	Single-Family Residence
8	Lowest Elev. of Equip	
9	Lowest Adjacent Grade	
10	Highest Adjacent Grade	

ITEM #	Zoning Information			
1	Address:	5440 LA GORCE DRIVE, MIAMI BEACH, FL 33140		
		Legal Description: LOT 5, and the North 37.0 feet of Lot 4, Block 12, of BEACH VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 9, Page 158, of the Public Records of MIAMI-DADE County, Florida		
2	Folio number(s):	02-3214-003-1490		
3	Board and file numbers :			
4	Year built:	1936	Zoning District: RS-4	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD: 4.12' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.06' NGVD	Free board: 8'+x' (xx' N.G.V.D.)	
7	Lot Area:	12,100 SF		
8	Lot width (AVG.):	96.81'	Lot Depth: 125.00'	
9	Max Lot Coverage SF and %:	3,630 SF (30%)	Proposed Lot Coverage SF and %: 3,463.9 SF (28.6%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 0 SF	
11	Front Yard Open Space SF and %:	2,078.5 SF (71.1%)	Rear Yard Open Space SF and %: 1,831.2 SF (93.9%)	
12	Max Unit Size SF and %:	6,050 SF (50%)	Proposed Unit Size SF and %: 6,047.7 (49.9%)	
13	Existing First Floor Unit Size:	N/A	Proposed UnderStory Unit Size: 325.8 SF	
			Proposed First Floor Unit Size: 3,019.3 SF	
14			Proposed Second Floor Unit Size: 2,702.6 SF	
			Proposed Roof Deck Unit Size: N/A	
15				
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A	
		Required	Existing	
17	Height:	24'-0" (28')	23'-3" (25'-0" from BFE +5')	Deficiencies
18	Setbacks:			
19	Front First level:	20'-0"	31'-9"	
20	Front Second level:	30'-0"	31'-9"	
21	Side 1:	12'-2"	12'-6"	
22	Side 2:	12'-2"	12'-8"	
23	Rear:	20'-0"	20'-2"	
24	Accessory Structure Side 1:	N/A	N/A	
25	Accessory Structure Side 2 :	N/A	N/A	
26	Accessory Structure Rear:	N/A	N/A	
27	Sum of Side yard :	24'-4"	24'-6"	
28	Located within a Local Historic District?		No	
29	Designated as an individual Historic Single Family Residence Site?		No	
30	Determined to be Architecturally Significant?		No	
Notes:				

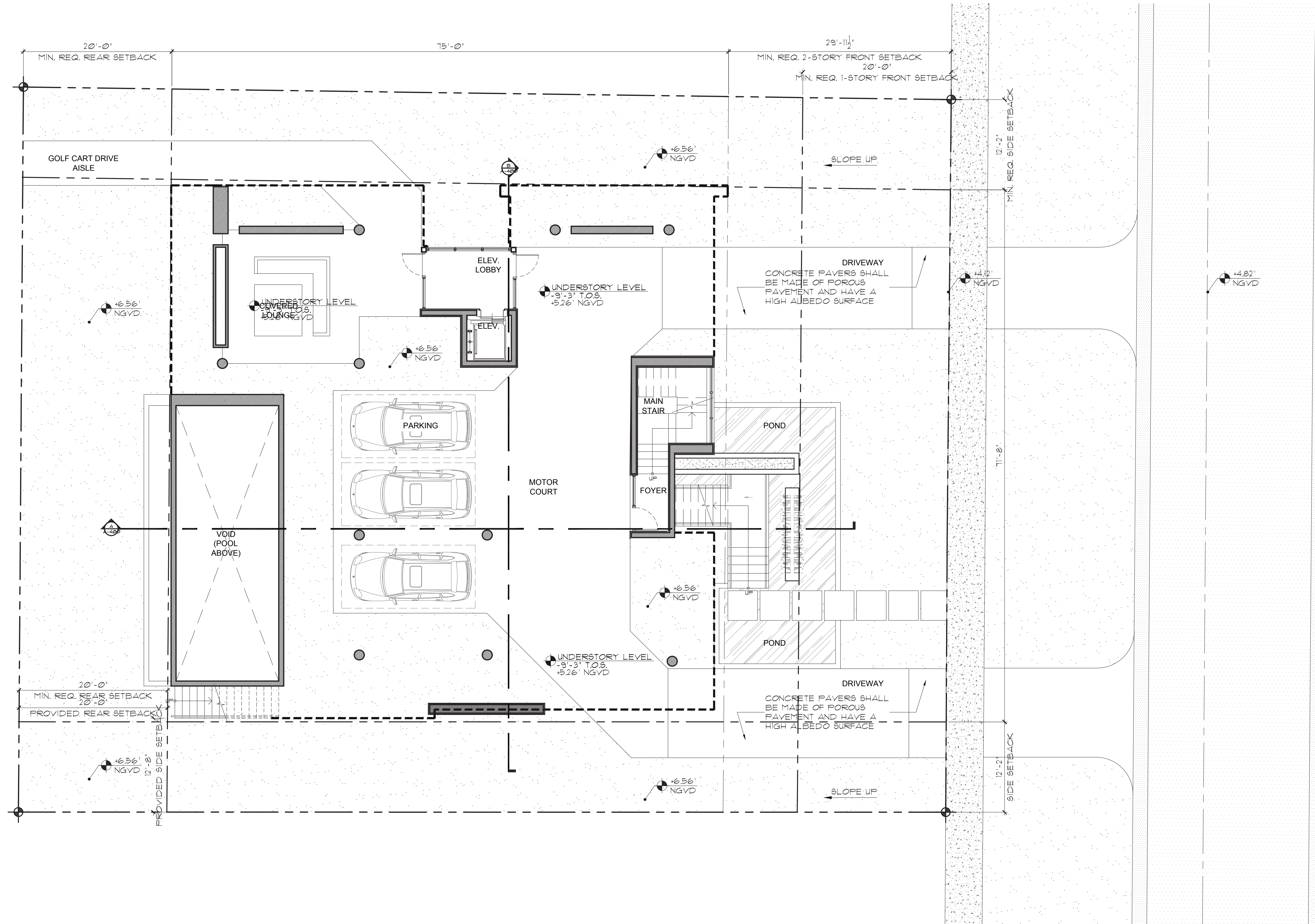
seal

Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2154

date:
 9/9/2021

revised:



1 SITE PLAN
Scale: 1/8" = 1'-0"



Ralph Choeff
registered architect
AR000679
AA26003009

comm no.
2154

date:
9/9/2021

revised:

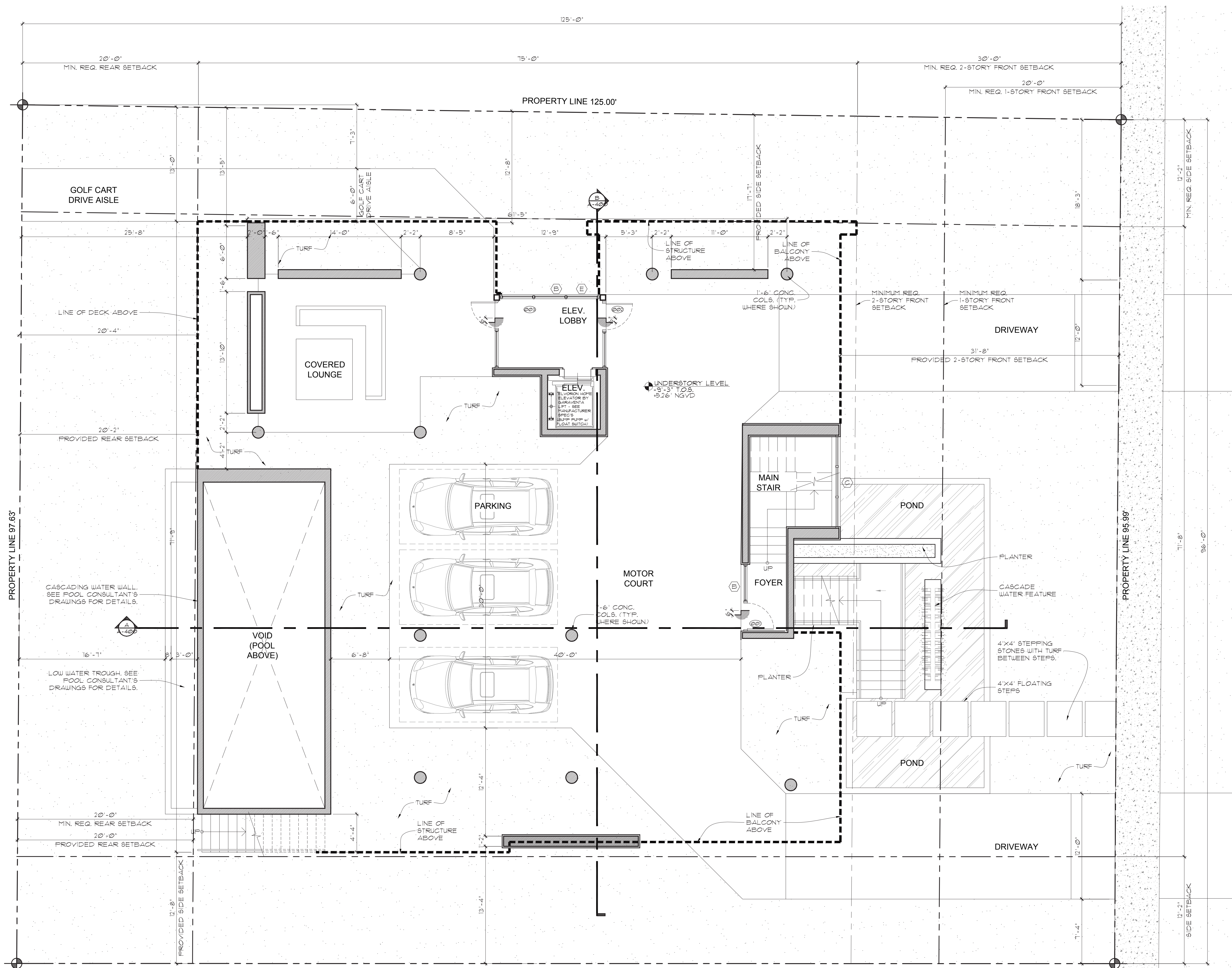
sheet no.



Ralph Choeff
registered architect
AR0000679
AA26003009
comm no.
2154
date:
9/9/2021
revised:

sheet no.

- APPLICABLE CODE NOTE:**
APPLICABLE CODE: FBC 2020 RESIDENTIAL, 11TH EDITION. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL, 11TH EDITION.
- WALL LEGEND**
 - CONC. WALL
 - CONC. BLOCK WALL
 - SOUND INSULATED INTERIOR PARTITION
- NOTE:**
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 30 GAUGE AS PER 441.4.3.1 FBC.
- GLASS SHOWER ENCLOSURE**
ALL GLAZING IN BATH & SHOWER ENCLOSURES SHALL BE FULL HEIGHT CATEGORY II SAFETY GLAZING AS PER F.B.C. R308.4.5 AND TABLE R308.3(1). SHOWER ACCESS SHALL BE A MINIMUM 22" WIDE CLEAR PER F.B.C. R210.3(1).
- EXTERIOR DECK/BALCONY SLOPE**
EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST FLOODING WATER.
- INTERIOR FRAMED WALL NOTE**
ALL INTERIOR FRAMED WALLS SHALL BE 1 1/2" BY 3 1/2" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 3/8" GUSB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT).
- CEILING NOTE**
ALL CEILING SHALL BE FINISHED W/ 3/8" GUSB WITH LEVEL-5 FINISH (TYP. THROUGHOUT).
- SLAB & BEAM PENETRATION NOTE:**
ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS.
- SLAB EDGE WATERPROOFING NOTE:**
ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 1" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.
- FLOOR DRAINS NOTE:**
FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBC R 211.8.
- RAILING NOTE:**
ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILINGS SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS. MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL).
- EXTERIOR BLOCK WALLS**
INTERIOR FINISH:
1-5/8" MTL CURR @ 16" O.C. W/ 3/8" GUSB / DENSESHIELD TILE BACKER BOARD AT WET WALLS. PROVIDE RAU MIN BOARD INSULATION (TURF-R OR EQUAL). (TYPICAL).
- TERRACE WATERPROOFING**
TILE FINISH W/ MORTAR BED OVER TREMCO MULKEM 350-HP FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR. SPEC'S)
- VAPOR RETARDER NOTE:**
ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE.
- ELEVATION NOTE:**
UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 103.3)
- ELEVATION CERTIFICATE NOTE:**
A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE WE CAN ISSUE ANY CO, TCO, OR PCO.



1 UNDER CARRIAGE PLAN
Scale: 3/16" = 1'-0"



APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2020 RESIDENTIAL, 11TH EDITION. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2020 RESIDENTIAL, 11TH EDITION.

WALL LEGEND

- CONC. WALL
CONC. BLOCK WALL
SOUND INSULATED INTERIOR PARTITION

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 4414.5.1 FBC.

GLASS SHOWER ENCLOSURE

ALL GLAZING IN BATH & SHOWER ENCLOSURES SHALL BE FULL HEIGHT CATEGORY II SAFETY GLAZING AS PER FBC R308.4.5 AND TABLE R308.3(1). SHOWER ACCESS SHALL BE A MINIMUM 22" WIDE CLEAR PER FBC R 2108.1(1)

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1/2" BY 3/4" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 3/8" GUSB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILING SHALL BE FINISHED W/ 3/8" GUSB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

SLAB & BEAM PENETRATION NOTE:

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 1" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.

FLOOR DRAINS NOTE:

FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBC R 2118.1

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILINGS SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS. MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL).

EXTERIOR BLOCK WALLS

INTERIOR FINISH: 1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GUSB (DENSEIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-4 MIN. BOARD INSULATION (TYP. R OR EQUAL). (TYPICAL)

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO MULKEM 350-HP FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR. SPEC'S)

VAPOR RETARDER NOTE:

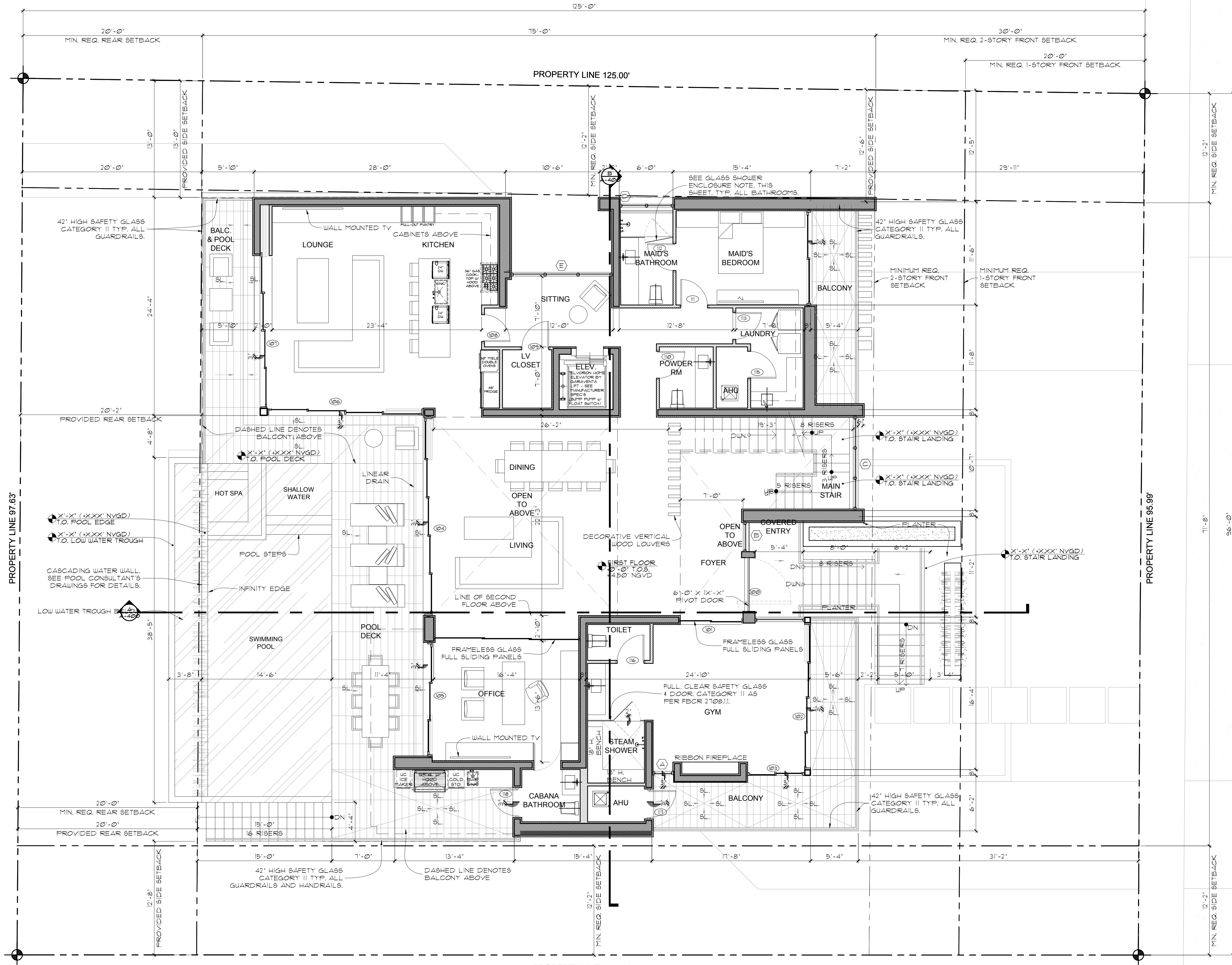
ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE

ELEVATION NOTE:

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 103.3)

ELEVATION CERTIFICATE NOTE:

A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE WE CAN ISSUE ANY CO, TCO, OR FCO.



FIRST FLOOR PLAN Scale: 3/16" = 1'-0"

seal



Ralph Choeff
 registered architect
 AR0000679
 AA26003009

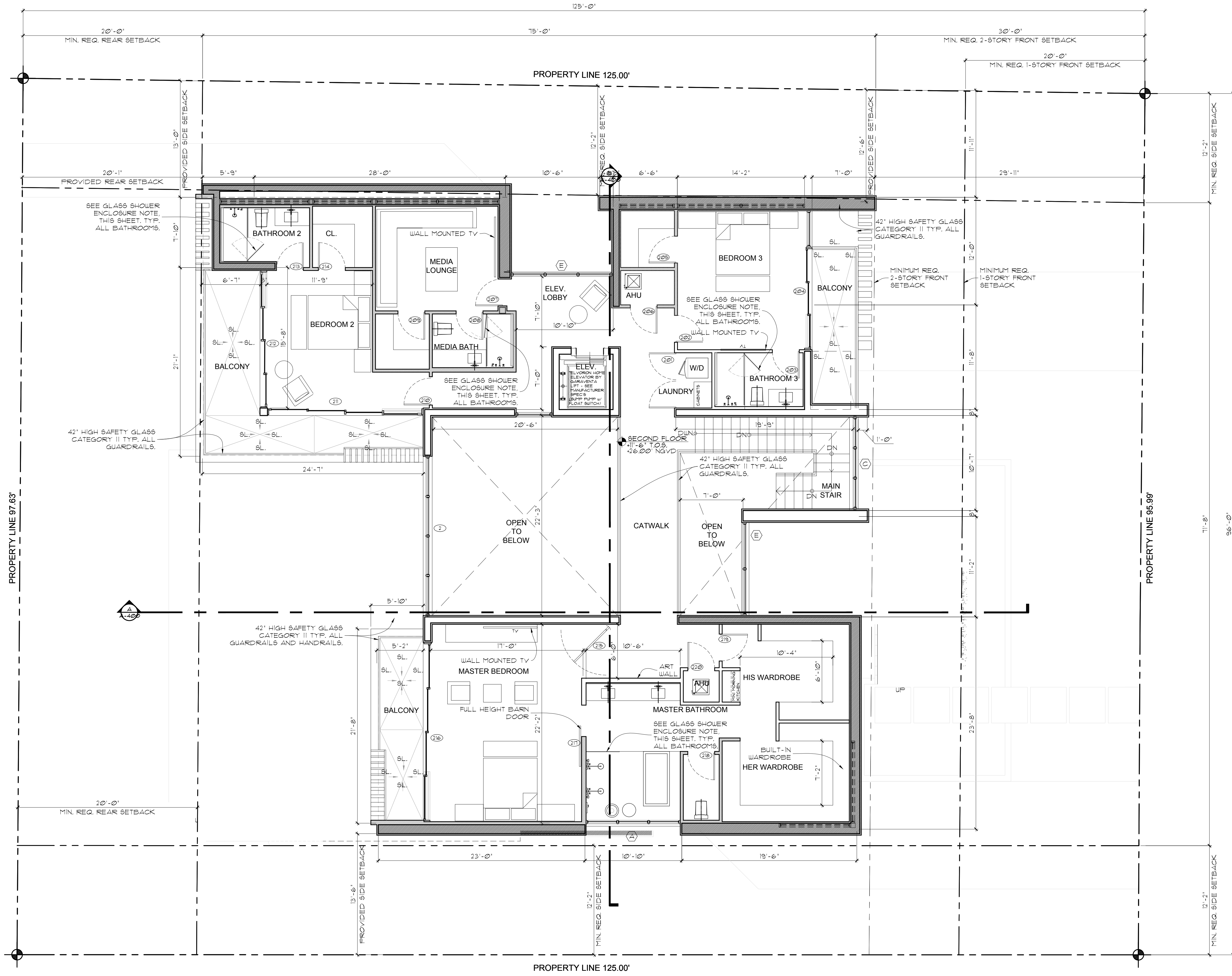
comm no.
2154

date:
 9/9/2021

revised:

sheet no.

- APPLICABLE CODE NOTE:**
 APPLICABLE CODE: FBC 2020 RESIDENTIAL, 11TH EDITION. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2020 RESIDENTIAL, 11TH EDITION.
- WALL LEGEND**
 [Symbol] CONC. WALL
 [Symbol] CONC. BLOCK WALL
 [Symbol] SOUND INSULATED INTERIOR PARTITION
- NOTE:**
 STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 441.4.3.1 FBC.
- GLASS SHOWER ENCLOSURE**
 ALL GLAZING IN BATH & SHOWER ENCLOSURES SHALL BE FULL HEIGHT CATEGORY II SAFETY GLAZING AS PER FBC R308.4.5 AND TABLE R308.3(1). SHOWER ACCESS SHALL BE A MINIMUM 22" WIDE CLEAR PER FBC R 2108.1.1
- EXTERIOR DECK/BALCONY SLOPE**
 EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST FLOODING WATER.
- INTERIOR FRAMED WALL NOTE**
 ALL INTERIOR FRAMED WALLS SHALL BE 1 1/2" BY 3 1/2" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 3/8" GUSB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)
- CEILING NOTE**
 ALL CEILING SHALL BE FINISHED W/ 5/8" GUSB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)
- SLAB & BEAM PENETRATION NOTE:**
 ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS
- SLAB EDGE WATERPROOFING NOTE:**
 ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECEIVED 1" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.
- FLOOR DRAINS NOTE:**
 FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBC R 2118.1
- RAILING NOTE:**
 ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS. MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL).
- EXTERIOR BLOCK WALLS**
 INTERIOR FINISH:
 1-5/8" MTL FURR @ 16" O.C. W/ 3/8" GUSB (DENSEIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-4 MIN. BOARD INSULATION (TYP-R OR EQUAL). (TYPICAL)
- TERRACE WATERPROOFING**
 TILE FINISH W/ MORTAR BED OVER TREMCO MULKEM 350-HP FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR. SPEC'S)
- VAPOR RETARDER NOTE:**
 ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE
- ELEVATION NOTE:**
 UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 10.3)
- ELEVATION CERTIFICATE NOTE:**
 A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE WE CAN ISSUE ANY CO, TCO, OR PCO.



1
SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"

seal



Ralph Choeff
 registered architect
 AR0000679
 AA26003009

comm no.
2154

date:
 9/9/2021

revised:

sheet no.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2020 RESIDENTIAL, 11TH EDITION. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL, 11TH EDITION.

WALL LEGEND

- CONC. WALL
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 441.4.3.1 FBC.

GLASS SHOWER ENCLOSURE

ALL GLAZING IN BATH & SHOWER ENCLOSURES SHALL BE FULL HEIGHT CATEGORY II SAFETY GLAZING AS PER F.B.C. R308.4.5 AND TABLE R308.3.1(1). SHOWER ACCESS SHALL BE A MINIMUM 22" WIDE CLEAR PER F.B.C. R 2108.1(1)

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1/2" BY 3/4" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 5/8" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILING SHALL BE FINISHED W/ 5/8" GWB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

SLAB & BEAM PENETRATION NOTE :

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECEIVED 1" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.

FLOOR DRAINS NOTE:

FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBC R 2118.1

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILINGS SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS. MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL).

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
 1-5/8" MTL FURR @ 16" O.C. W/ 5/8" GWB / DENSESHIELD TILE BACKER BOARD AT WET WALLS. PROVIDE R-4 MIN. BOARD INSULATION (TYP. R OR EQUAL). (TYPICAL)

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO MULKEM 350-HP FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR. SPEC'S)

VAPOR RETARDER NOTE:

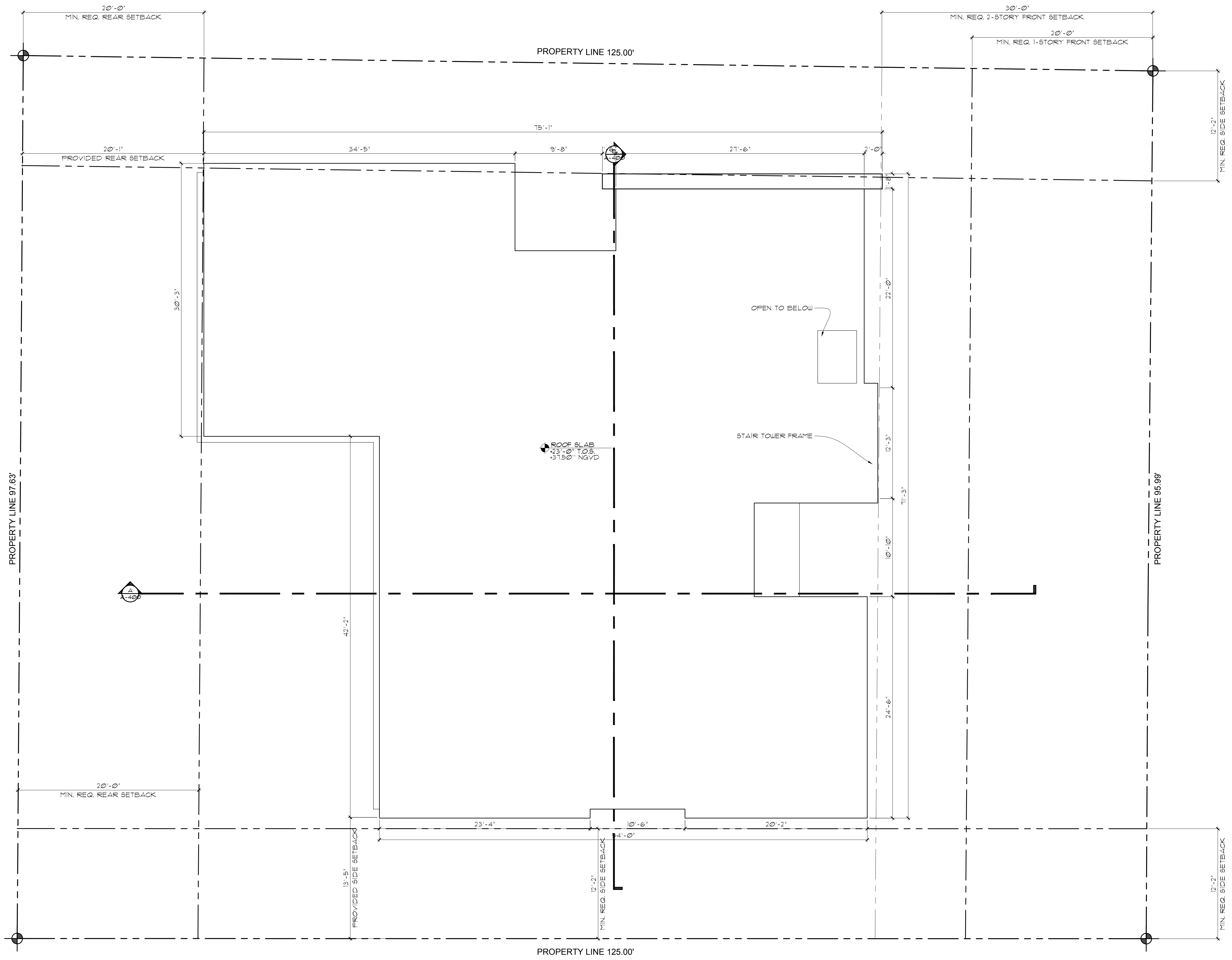
ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE

ELEVATION NOTE:

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 10.3)

ELEVATION CERTIFICATE NOTE:

A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE WE CAN ISSUE ANY CO, TCO, OR PCO.



1 ROOF PLAN
 Scale: 3/16" = 1'-0"