

RESIDENCE

2383 N BAY ROAD

MIAMI BEACH, F L. 33140



LEGAL DESCRIPTION:
 SUNSET LAKE SUB AMD PL PB 8-52
 LOT 20 BLK 13
 LOT SIZE 60.000 X 122
 OR 17459-2615 1296 1

APPLICABLE CODES:
 - FLORIDA BUILDING CODE
 2014 (5TH EDITION)

INDEX

- C-0 COVER SHEET
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- A-3 PROPOSED FLOOR PLAN
- A-4 PROPOSED ELEVATIONS

FINAL SUBMITTAL 04/20/17

- SCOPE OF WORK**
- ALTERATION LEVEL II
 ADDITION
- PROPOSED NEW CONSTRUCTION BETWEEN EXISTING MAIN HOUSE AND BACK HOUSE AS PER PLANS.
 - PROPOSED NEW ROOF OVER EXISTING STRUCTURE.
 - ALTERATION OF EXISTING BATH HOUSE (RENOVATION)
 - ELECTRICAL AS REQUIRED
 - MECHANICAL AS REQUIRED
 - PLUMBING REQUIRED

NOTE:
 THESE RECORD DOCUMENTS REFLECT FIELD CONDITIONS, CONSTRUCTIONS, AND INSTALLATIONS DONE BY CERTIFIED/LICENSED CONTRACTORS, THESE PLANS ARE PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER OF RECORD HAS VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ONLY AS MEETING THE DESIGN INTENT AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OR OMISSIONS AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS OR INSTALLATIONS NOT CODE COMPLIANT.

NOTE:
 ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK AND/OR ORDERING ANY EQUIPMENT. CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL AND CODE COMPLIANT INSTALLATION: THESE DRAWINGS MAY OR AMY NOT INCLUDE ALL THE DETAILS, EQUIPMENT, AND ACCESSORIES TO ACCOMPLISH THIS. THE CONTRACTOR SHALL REVIEW THEM IN CONJUNCTION WITH ALL THE OTHERS TRADES/DISCIPLINES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER IN FORM OF RFI PRIOR TO BIDDING AND CONSTRUCTION.

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 P.E.
 No. 20058
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Location Sketch:

 NORTH BAY ROAD

2017
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Interior Renovation/Addition:
RESIDENCE
 # 1715347

Project # 1087
 2383 N BAY ROAD
 MIAMI BEACH, F L. 33140

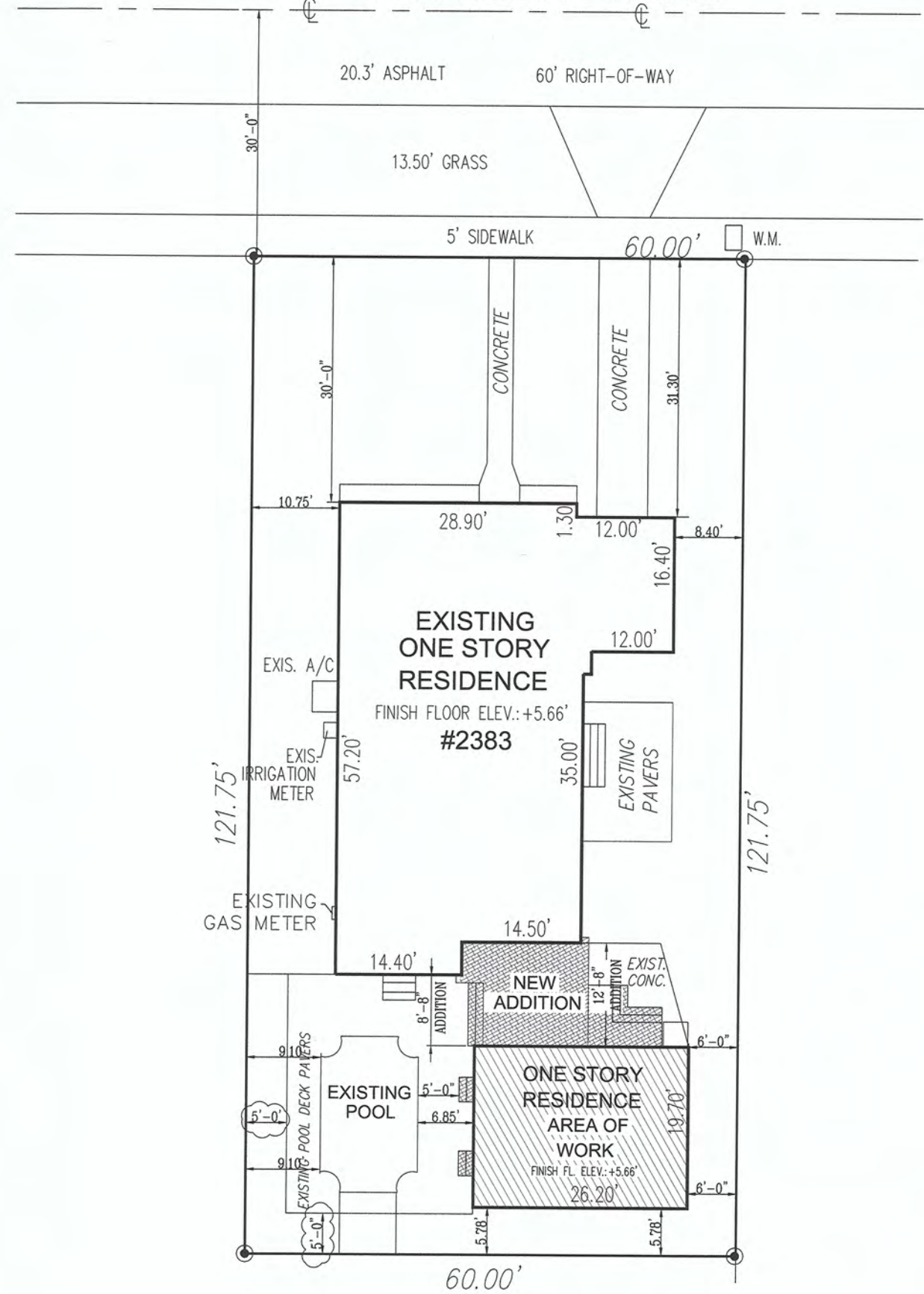
Sheet Title:
COVER SHEET

Revisions	Date
1st SUBMITTAL	3-28-17
2ND SUBMITTAL	4-10-17
FINAL SUBMITTAL	4-20-17

Sheet Number:
C-0

Scale: As Shown
 Drawing: RDS
 Date: 01/20/2017

NORTH BAY ROAD



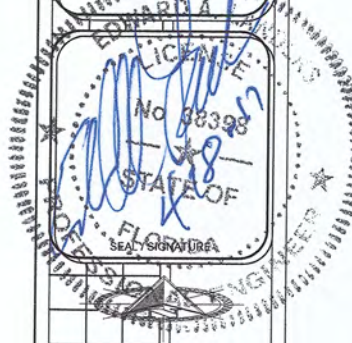
LEGEND:

DENOTES EXISTING HOUSE TO REMAIN:	
DENOTES AREA OF WORK:	
DENOTES NEW ADDITION:	

ZONING LEGEND

SITE DATA				
FLOOD ZONE	AE			
ZONING DISTRICT RS-4	SINGLE FAMILY RESIDENTIAL			
OCCUPANCY CLASSIFICATION	OCCUPANCY CONSTRUCTION TYPE			
FAMILY	GROUP TYPE III (UNPROTECTED)			
LOT AREA	SQ. FEET			
EXISTING FLOOR AREA MAIN HOUSE=	1,787 S.F.			
EXISTING FLOOR AREA BACK HOUSE=	516 S.F.			
NEW ADDITION =	176 S.F.			
TOTAL MAIN HOUSE BACK HOUSE ADDITION LOT COVERE AREA=	2,479 S.F.			
LOT COVERAGE 2,479 / 7,305 = 33.9%				
33.9% OF THE LOT COVERAGE = 30% MAX. REQ.				
BUILDING SETBACKS:				
	EXISTING MAIN HOUSE	EXISTING BACK HOUSE	NEW ADDITION	REQUIRED %
FRONT SETBACK - EAST	30.0' FT	96.3' FT	83.0' FT	25.00' FT
REAR SETBACK - WEST	34.2' FT	5.78' FT	25.10' FT	25.00' FT
SIDE SETBACK - SOUTH	10.75' FT	27.9 FT	29.10' FT	7.50' FT
SIDE SETBACK - NORTH	8.40' FT	6.0' FT	18.5' FT	7.50' FT
BUILDING HEIGHT: MAXIMUM ALLOWED		30'		
BUILDING HEIGHT PROPOSED		16'-0"		

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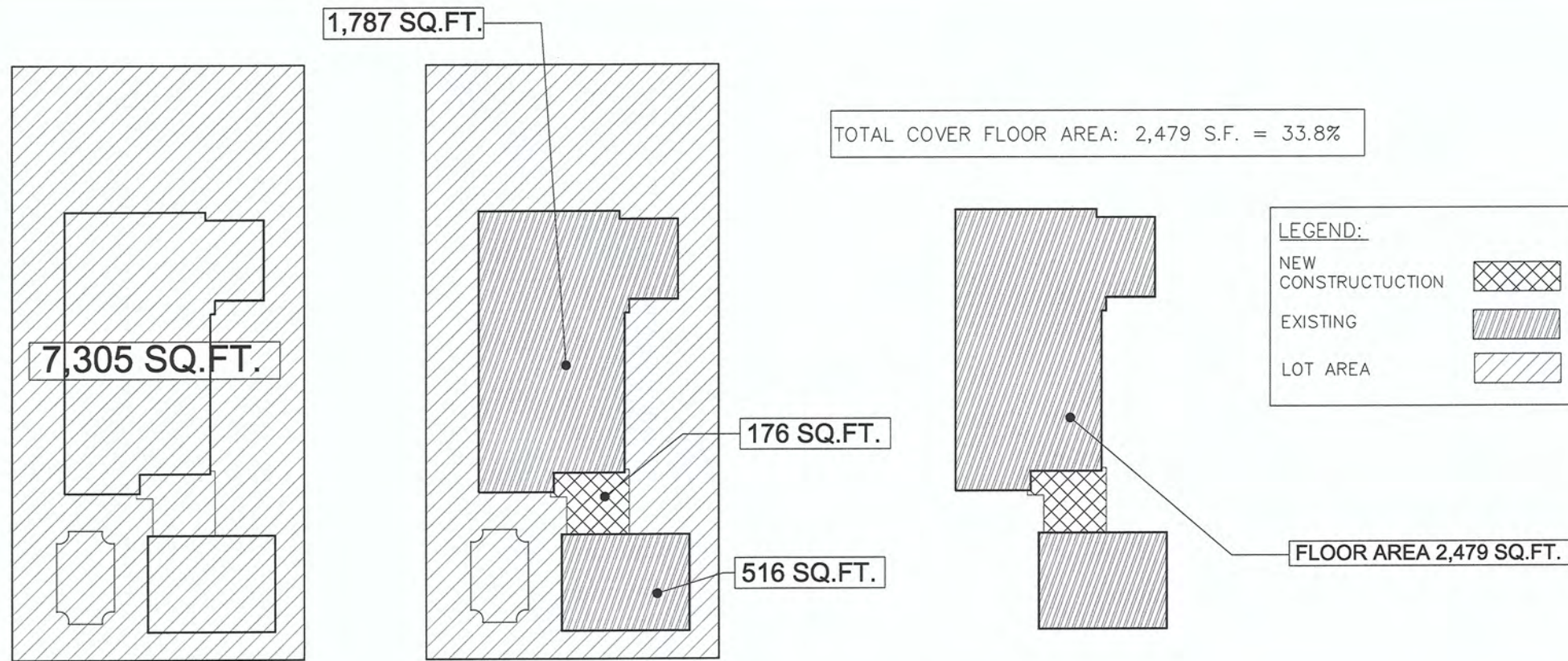
Sheet Title:
SITE PLAN

Revisions	Date
1st SUBMITTAL	3-28-17
2ND SUBMITTAL	4-10-17
FINAL SUBMITTAL	4-20-17

Sheet Number:
C-1

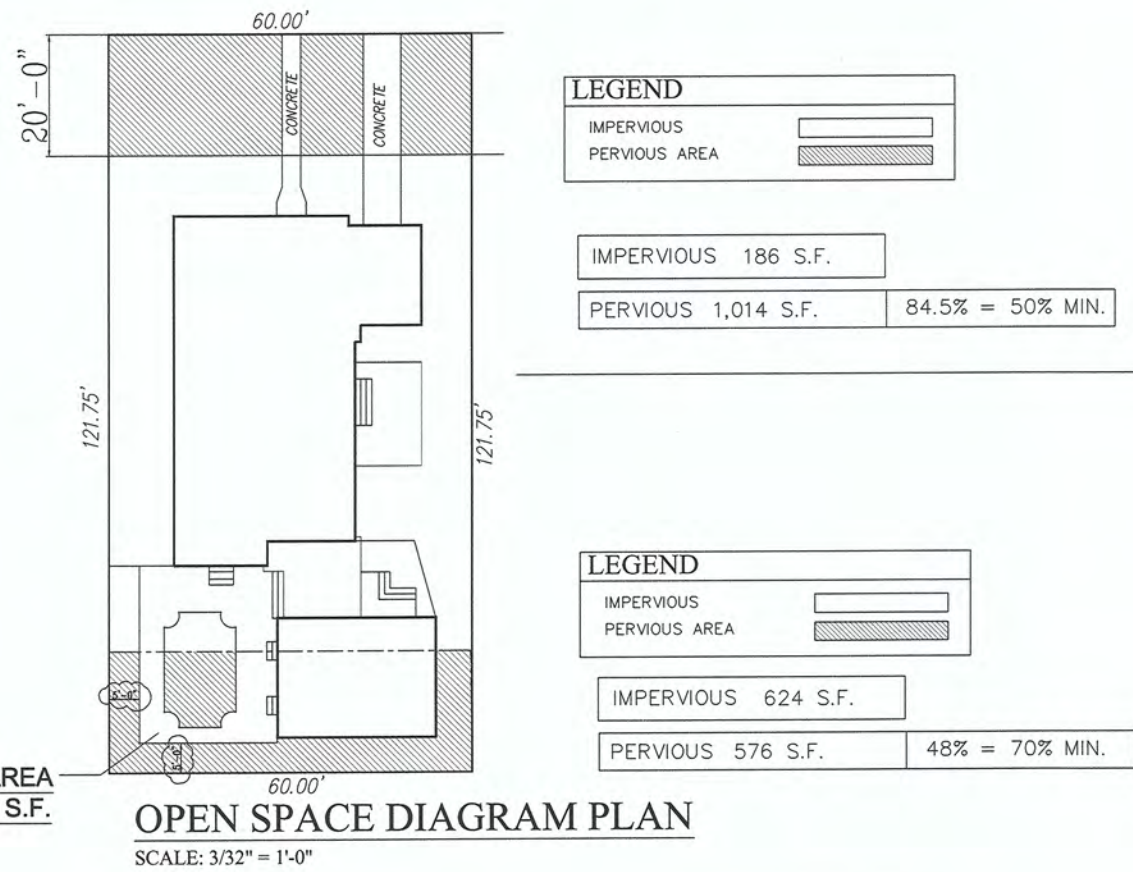
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SITE PLAN
 SCALE: 1/8" = 1'-0"



LOT COVERAGE DIAGRAM

NTS



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Professional Engineer Seal: No. 38338, State of Florida, License No. 1715347

Location Sketch:
 NORTH BAY ROAD

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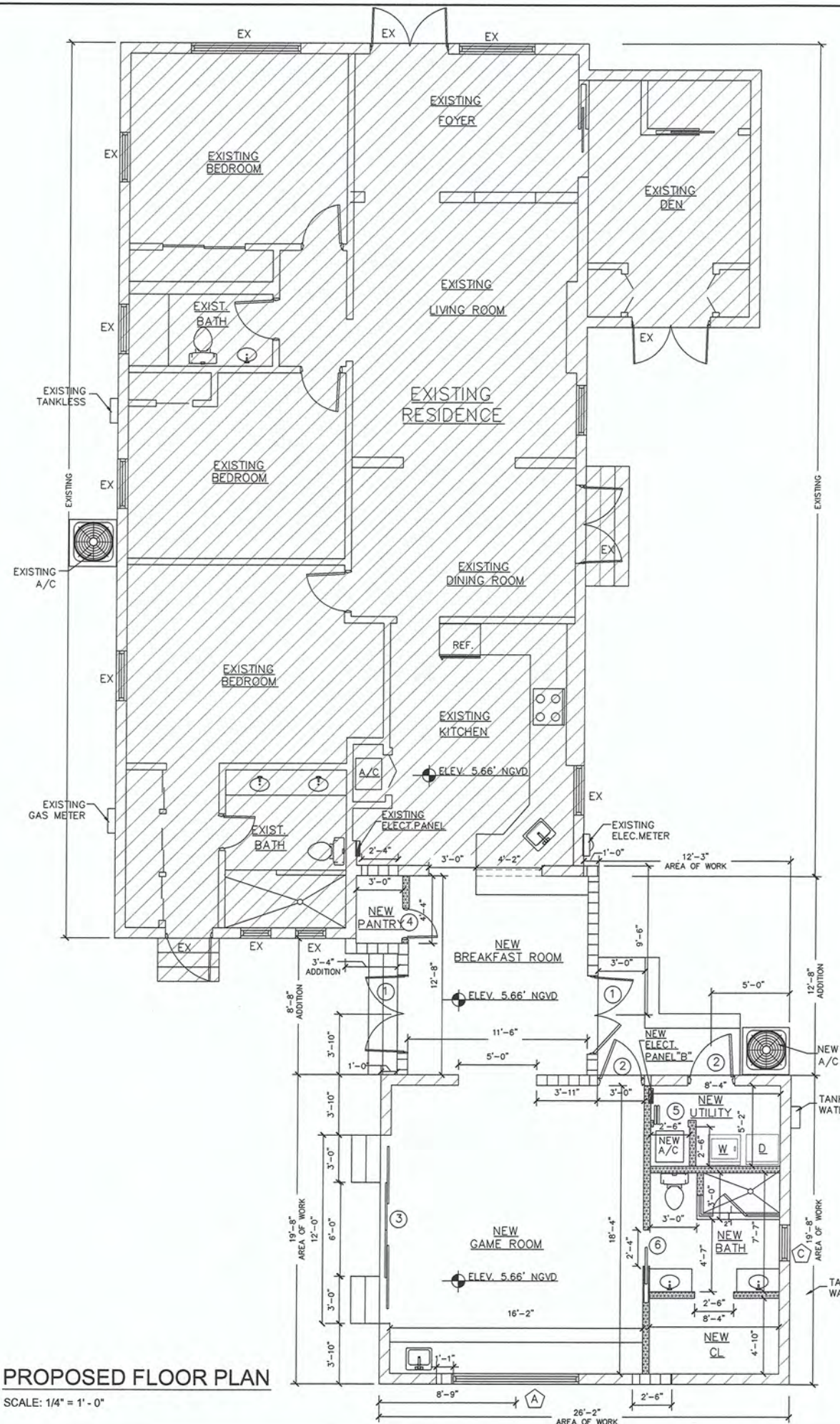
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Sheet Title:
SPACE DIAGRAM

Revisions	Date
1st SUBMITTAL	3-28-17
2ND SUBMITTAL	4-10-17
FINAL SUBMITTAL	4-20-17

Sheet Number:
C-2

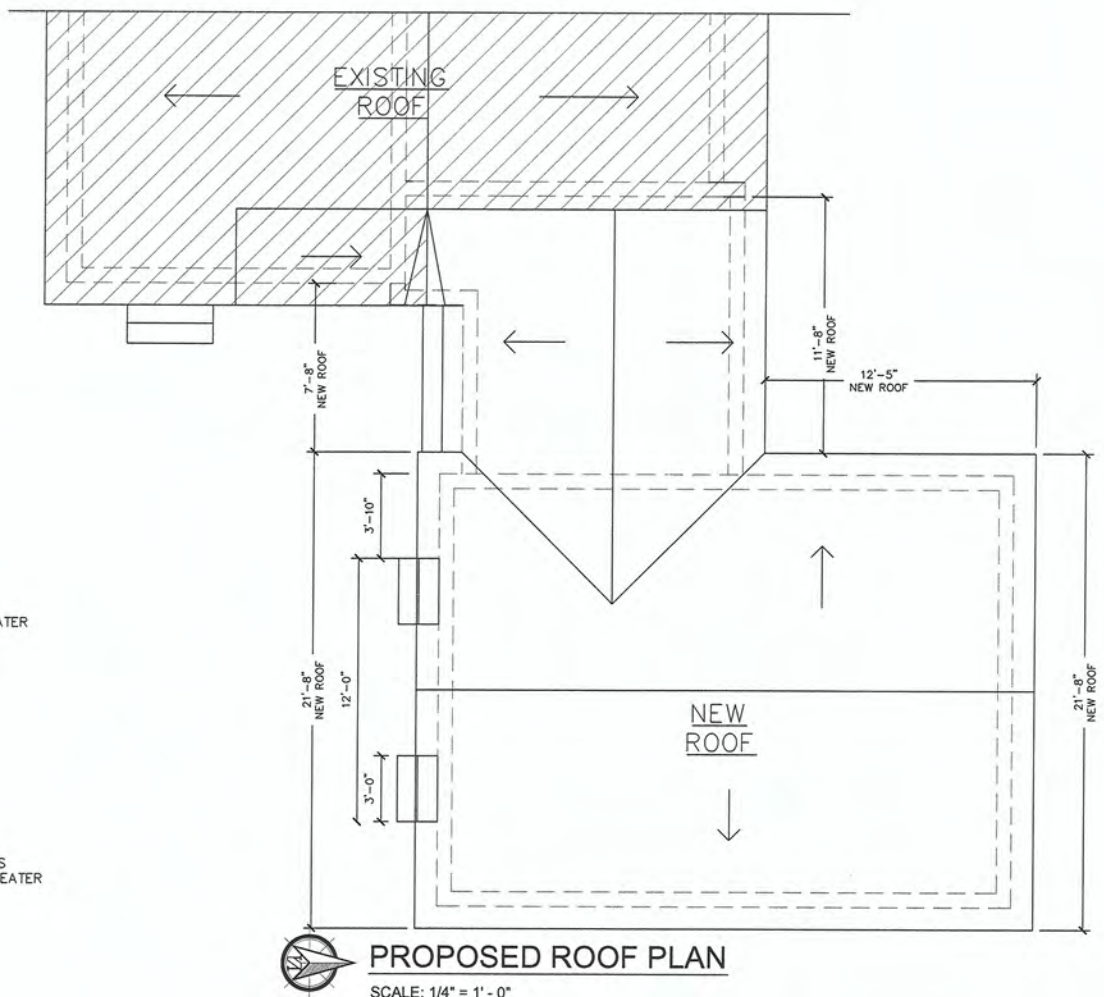
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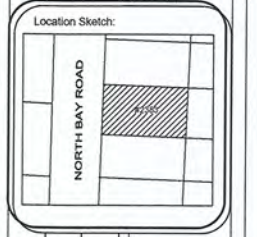
PLAN LEGEND:

EXISTING WALL TO REMAIN	
8" CMU WALL (BLOCK UP)	
NEW 4" PARTITION WALL	

- NOTE:**
SAFETY GLASS CATEGORY II FOR SHOWERS/TUB ENCLOSURE.
- NOTE:**
PROVIDE SAFETY GLASS CATEGORY II IN HAZARDOUS AREAS ASPER FBC R308.
- NOTE:**
SMOKE ALARMS ACCORDING TO FBC R313 AND FBC E 904
- NOTE:**
PROVIDE DUROCK DENSIELD ON WET AND DAMP AREAS



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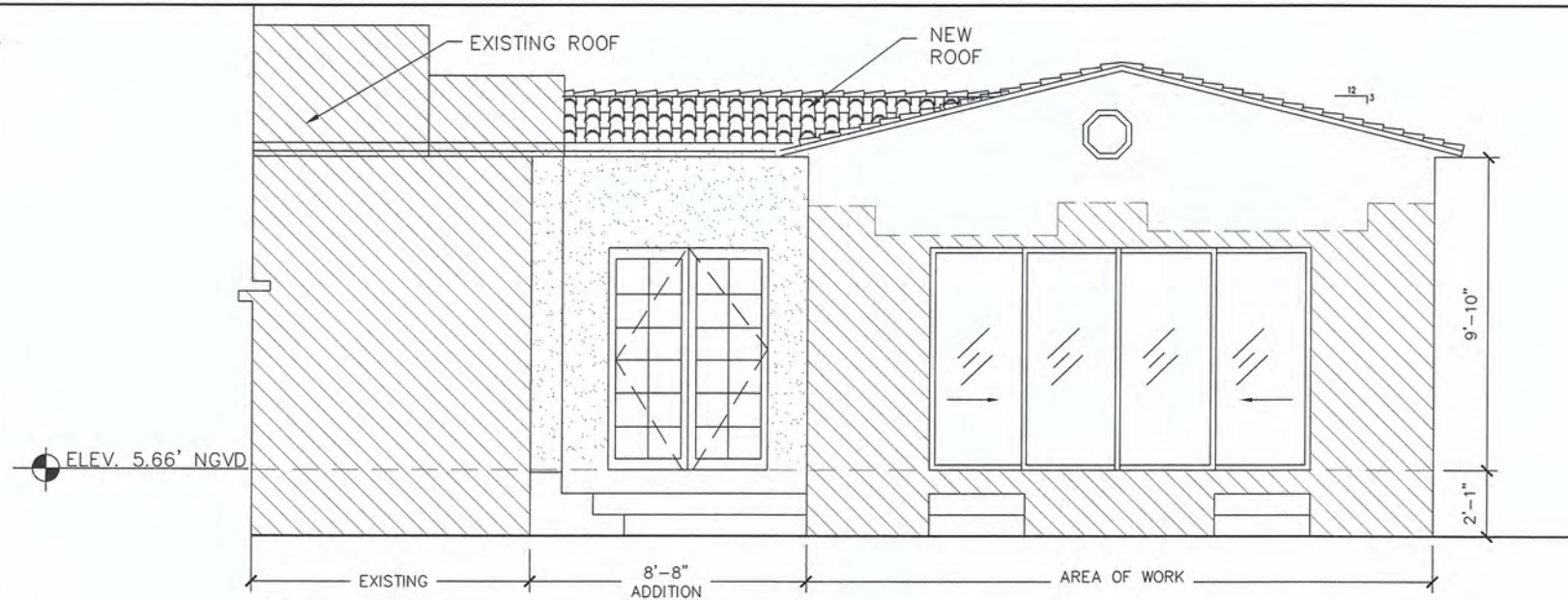
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Sheet Title:
PROPOSED PLANS

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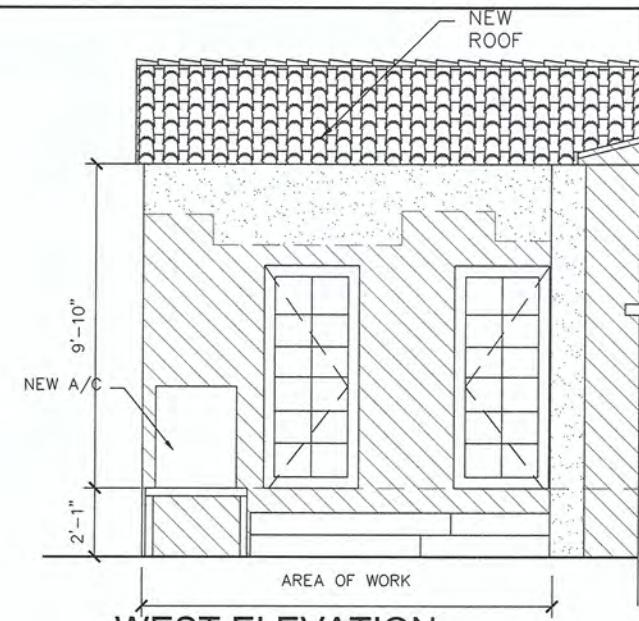
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A-3

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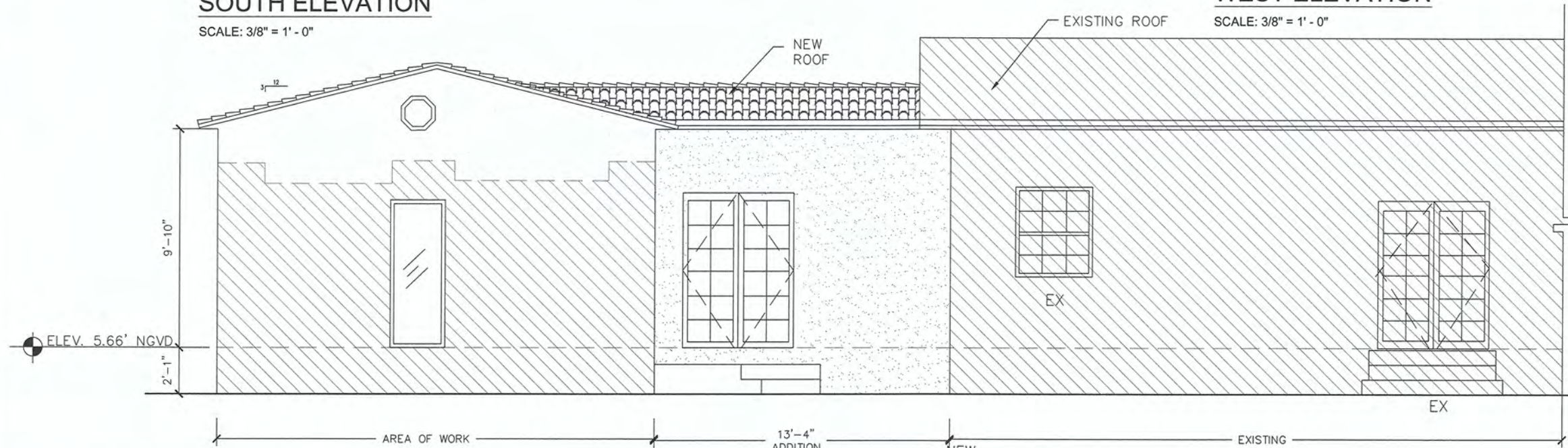
SOUTH ELEVATION

SCALE: 3/8" = 1' - 0"



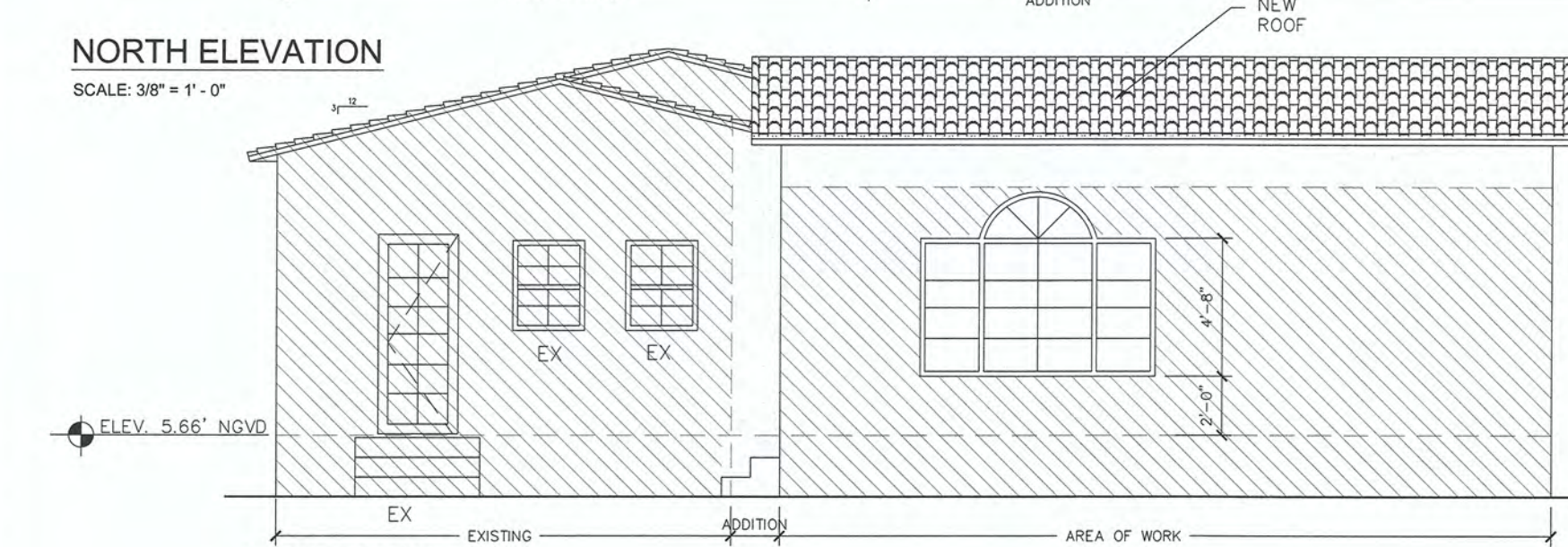
WEST ELEVATION

SCALE: 3/8" = 1' - 0"



NORTH ELEVATION

SCALE: 3/8" = 1' - 0"



EAST ELEVATION

SCALE: 3/8" = 1' - 0"

PLAN LEGEND:

EXISTING WALL TO REMAIN	
NEW 8" CMU WALL	
NEW ROOF	

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STATE OF FLORIDA
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A-4

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