

PROPERTY ADDRESS

4500 PRAIRIE AVE., MIAMI BEACH, FLORIDA

LEGAL DESCRIPTION

WALTONS A00M PB 8-130
LOTS 14 & 15 BLK 9
LOT SIZE 128.000 ± 8.8
OR 18647-1003 1296 4

SCOPE OF WORK:

REMODELING HOUSE, REMOVE WALLS AND INSTALL NEW WALLS AS SHOWN. INSTALL NEW TERRACE IN SECOND FLOOR OVER THE EXISTING. INSTALL NEW A/C AND COMPRESSOR UNITS, AND NEW SUPPLY AND RETURN DUCTS. INSTALL NEW OUTLETS AND LIGHTS. INSTALL NEW BATHROOM. FIGURES AS PER PLAN. INSTALL NEW WATER HEATERS, FLOORING AS SHOWN IN PLANS.
INSTALL NEW WALL FENCE AND ROLLING GATE. INSTALL NEW GENERATOR.

PROJECT INFO:

APPLICABLE CODES & REGULATIONS:
1. FLORIDA BUILDING CODE 5th EDITION (2014) EXISTING BUILDING
2. FLORIDA MECHANICAL CODE 5th EDITION (2014)
3. FLORIDA PLUMBING CODE 5th EDITION (2014)
4. 2011 NATIONAL ELECTRICAL CODE

CLASSIFICATION OF WORK : ALTERATION

LEVEL OF ALTERATION : ALTERATION LEVEL 2

LEVEL OF REHABILITATION : 6 (ADDITION)

NOTES

THE EXTERIOR IMPROVEMENTS, INCLUDING THE POOL AND THE PATIO SHELTER ARE GOING TO BE SUBMITTED UNDER A SEPARATE PERMIT.

GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2010 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEER.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

ZONING INFO.

ZONING = RS-2

LOT SIZE : 24,064 S.F.

REQ'D	EXISTING	PROVIDED
LOT COVERAGE: 7,219.2 SF (30% LOT NET)	4,318.21 SF (17.94%)	4,318.21 SF (17.94%)

UNIT SIZE EXISTING:	1ST FLOOR	4,318.21 SF
	2ND FLOOR	1,572.28 SF (36.40% OF 1ST FLOOR)
	TOTAL	5,890.47 SF (24.48% OF LOT SIZE)

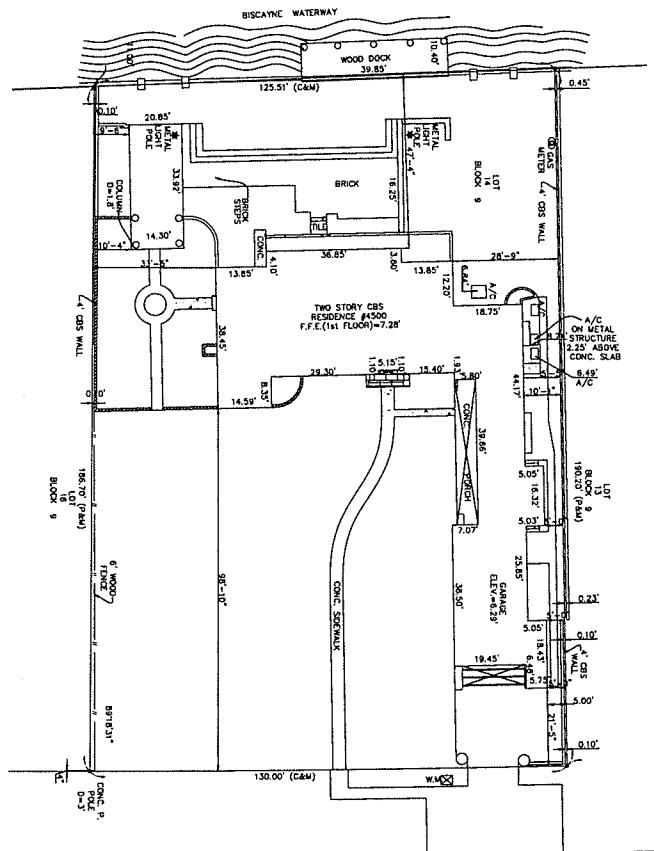
UNIT SIZE PROPOSED:	1ST FLOOR	4,318.21 SF
	2ND FLOOR	3,729.58 SF (86.36% OF 1ST FLOOR)
	TOTAL	8,047.79 SF (33.44% OF LOT SIZE)

SETBACKS	EXISTING	PROVIDED
FRONT	21'-5"	21'-5"
REAR	11'-11"	6'-6"
BOTH SIDES	9'-6" & 5'	5'-11" & 5'

HEIGHT AND ELEVATION	EXISTING	PROVIDED
	±21'-10" MAIN HEIGHT	±21'-10" MAIN HEIGHT

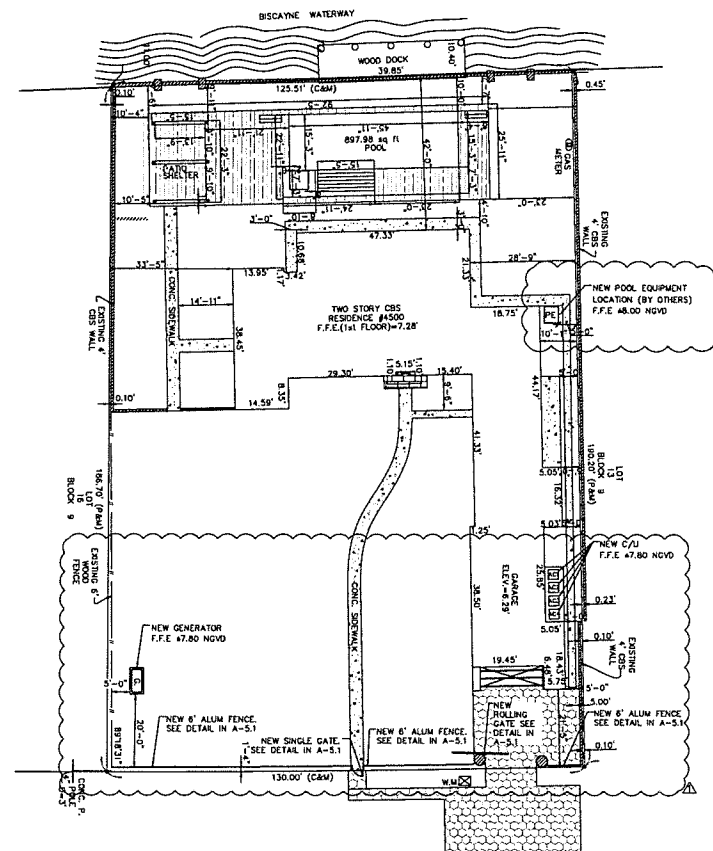
BFE:	7 FT
VALUE OF GRADE:	5.86 NGVD
ADJUSTED GRADE:	6.33 NGVD
EFFECTIVE FLOOD ZONE:	AE
LOWEST ADJACENT (FINISHED) GRADE NEXT TO BUILDING (LAD):	6.1'
HIGHEST ADJACENT (FINISHED) GRADE NEXT TO BUILDING (HAD):	6.2'

OPEN SPACE			
FRONT AREA	FRONT COVERAGE	% REQ'D	% PROVIDED
12,734.58 SF	9,448.39 SF	50%	74.16%
REAR AREA	REAR COVERAGE	% REQ'D	% PROVIDED
6,340.17 SF	4,468.78 SF	70%	70.48%



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

TOTAL LIVING AREA 8047.79
TOTAL ADJUSTED 8919.82
TOTAL ACTUAL SQFT 9791.05



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



ALL SERVICE DESIGN
email: asc@allservicedesign.com
C. (305) 439-2072
O. (786) 703-7132
F. (786) 332-3441
C.A. # 21402

NO.	REVISIONS	DATE
1	B.O.	04/15/2018

SCALE: AS SHOWN

INTERIOR/EXTERIOR HOUSE REMODELING

4500 PRAIRIE AVE.
MIAMI BEACH, FL.

PROJECT NAME:
PROJECT LOCATION:
CLIENT NAME:

GERMINA A. MARTINEZ, PE (Lic No: 19369)
8340 SW 85 AVE. MIAMI, FL 33143
PHONE: (305) 298 3216
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS OF THE EXISTING STRUCTURE. ANY DISCREPANCIES SHALL BE REPORTED TO ALL SERVICE DESIGN IMMEDIATELY.

A-1