

PRIVATE RESIDENCE
5980 NORTH BAY RD.
MIAMI BEACH FL 33140



OCCUPANCY TYPE:
RS-3

CLASSIFICATION OF WORK:
ALTERATION LEVEL 1

FOLIO ADDRESS:
03-071-001-0100

SUB-DIVISION:
LA GORCE GOLF SUB PB 14-0

PRIMARY LAND USE:
RESIDENTIAL - SINGLE FAMILY

ZONING CODE:
RS-2

CONSTRUCTION TYPE:
TYPE II-B

CLIENT:
PRIVATE
5980 NORTH BAY ROAD
MIAMI BEACH, FL

ARCHITECT:
CFZ DESIGN, LLC
1230 SW 2ND ST.
MIAMI, FL 33137
TEL: (305) 896-7348

STRUCTURAL ENGINEER:
JUAN FERNANDEZ BARGUEN, PE
2300 NW 17TH AVE, MIAMI, FL 33177
TEL: (786) 536-0862

MEP ENGINEER:
KYLE MALLON, P.E.
TEL: (954) 451-4339

DRG ORDER: DRG-0784 APPROVED

SCOPE OF WORK:
INTERIOR RENOVATION TO EXISTING CBS TWO STORY RESIDENCE ON THE FIRST AND SECOND FLOORS. UPDATE MECHANICAL, ELECTRICAL AND PLUMBING PER NEW INTERIOR LAYOUT.

PROPOSING TO CONSTRUCT A NEW TWO-TIERED ROOF DECK ON THE EXISTING ROOF AT THE NORTHWEST CORNER OF THE SITE. THE EXISTING ROOF DECKS IN THESE AREAS WILL BE REMOVED TO ACCOMMODATE THE NEW ROOF DECKS. INCLUDING THE CONSTRUCTION OF A NEW ENCLOSED STAIR, A SPIRAL STAIRCASE WILL ACCESS THE UPPER DECK FROM THE LOWER ROOF TERRACE. GLASS RAILINGS ARE PROPOSED FOR THE NEW ROOF DECK AND TERRACE. ALONG WITH THE REPLACEMENT OF THE EXISTING METAL PICKET RAILING WITH A GLASS RAILING ON THE WATERFRONT ELEVATION. DOORS AND WINDOW REPLACEMENT ON ALL FACADES.

REVISION 5:
DEMOLITION OF EXISTING POOL, POOL DECK, AND PERGOLA AND DISCONNECT ALL ASSOCIATED UTILITIES. PROPOSING TO CONSTRUCT A NEW POOL UNDER EXISTING PERMIT. POOL DECK AND PERGOLA WITH ALL ASSOCIATED UTILITIES. TWO NEW INJECTION WALLS TO THE NEW EXISTING DRAINAGE. NEW LANDSCAPING IN REAR OF PROPERTY. MAJOR INTERIOR MODIFICATIONS.

REVISION 8:
ALL WINDOWS AND EXTERIOR DOORS ARE BEING REPLACED WITH NEW AND UNBOR. INTERIOR MODIFICATIONS.

REVISION 10:
INCLUDED THE REMOVAL OF THE BASKETBALL COURT. RELOCATION OF THE POOL AND MECHANICAL EQUIPMENT. MODIFICATIONS TO THE DRAINAGE AND ADJUSTMENTS TO SITE DRAINAGE AND ASSOCIATED UTILITIES.

REVISION 13:
NEW BAR ADDED TO ENTRY COURT YARD FROM 96' NEAR ENTRY. NEW BAR ADDED TO ROOF IN MASTER CLOSET (ROOM 221). THE PROPOSED UNDERGROUND UTILITY VAULT HAS BEEN REMOVED ALONG SIDE YARD.

REVISION 14:
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE. RELOCATE LIFT STATION ELECTRICAL PANELS, POOL EQUIPMENT AND MECH. EQUIPMENT. MODIFIED PREVIOUSLY PROPOSED DRAINAGE.

MIAMI BEACH
BUILDING DEPARTMENT

Reviewed For Compliance

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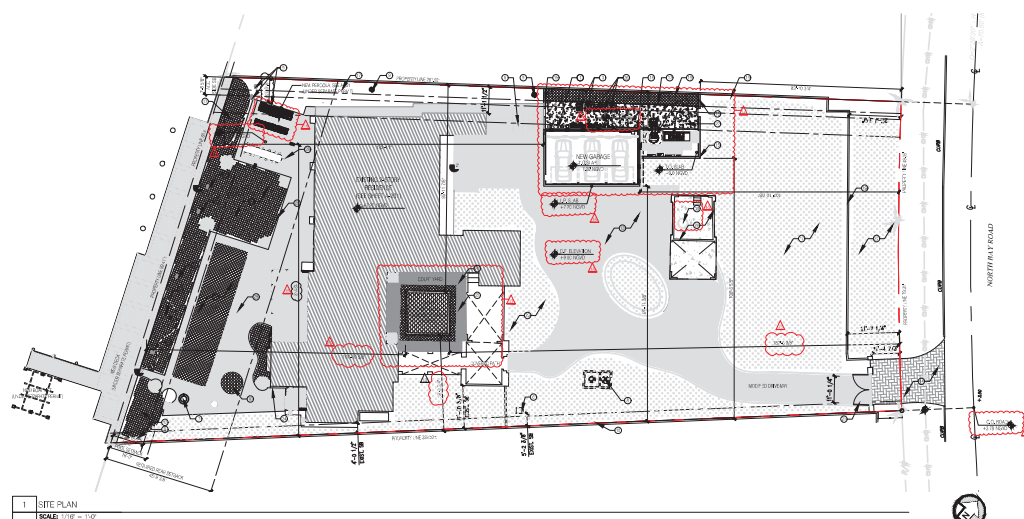
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Reg. NO.

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REV	DATE	NOTE
5	07/24/22	REVISION 2
8	05/19/23	CANAL PEX #3
10	07/11/23	CANAL PEX #2
13	05/09/23	CANAL PEX #5
14	06/20/23	CANAL PEX #3
15	06/30/23	CANAL PEX #5
16	10/10/24	CANAL PEX #5

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LEGEND

- TESTING BUILDING
- TESTING POWER
- PAVING
- DRY

- MASTER LIST: SHOWING ALL EQUIPMENT, WITH TOTAL AMOUNT OF EQUIPMENT TO BE USED ON JOB
- MAJOR EQUIPMENT FOR MECH. EQUIPMENT CANNOT BE USED FOR 100% OF PROJECT
- NEW EQUIP. FOR MECHANICAL SEPARATE FROM CIVIL
- **NEW CIVIL AND MECH. EQUIPMENT TO BE SCHEDULED WITH UNDERCUT**
- NEW MECH. OR CIVIL EQUIP. WILL USE CIVIL DOWNS
- NEW CIVIL EQUIP. USE CIVIL DOWNS
- NEW CIVIL AND MECH. EQUIPMENT SEPARATE FROM CIVIL
- NEW CIVIL, MECH. SEPARATE FROM CIVIL (FURNISH, SEE STRUCT., DOWNS AND CIVIL)
- NEW PERCOLLA
- NEW OVERLAY
- EXIST. OR EXIST. TO REMOVE
- NEW CIVIL, MECH. SEE EXIST. DOWNS AND CIVIL
- NEW CIVIL, MECH. PROJECT, CIVIL OR CIVIL PROJECT, MECH. PROJECT, CIVIL OR CIVIL PROJECT, MECH. PROJECT

- ① NEW LARGES CRIP, SEE CRIP AND LANCE CRIP.
- ② CRIP, PLANTING AND GROWING TO FRUIT → NO WORK IN THE AREA
- ③ CRIP → WALK TO FRUITING
- ④ CRIPING YARD CRIP, SEE CRIP, CRIPAL
- ⑤ CRIPING TO THE TOP
- ⑥ NEW CRIPAL, SEE CRIPAL CRIP
- ⑦ NEW LARGES CRIP TO FRUITING
- ⑧ NEW CRIPING CRIP SEE CRIP
- ⑨ FRUITING CRIP CRIPAL CRIP
- ⑩ NEW ALL CRIPAL
- ⑪ CRIPING CRIPAL
- ⑫ NEW CRIPAL
- ⑬ CRIPING CRIPAL TO FRUITING
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PROPOSED SITE PLAN		

DRAWING

PERMIT	08-16-2024
	A-100

