

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 P6 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 33132
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: (305) 450-4339
DRG ORDER: DRG-0794 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 FLARED ROOFS 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 TERRACE, PERMIT, POOL DECK, AND PERGOLA WITH ALL ASSOCIATED UTILITIES.
REVISION 8:
TWO NEW INJECTION WALLS TO BE INTO EXISTING DRAINAGE. NEW LANDSCAPING IN REAR OF PROPERTY. MAJOR INTERIOR MODIFICATIONS.
REVISION 9:
ALL WINDOWS AND EXTERIOR DOORS ARE BEING REPLACED WITH NEW AND UNIFORM 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 11:
NEW BAR ADDED TO ENTRY COURT YARD FROM 96' NEAR ENTRY.
NEW BAR ADDED TO SECOND FLOOR TERRACE NEXT TO MASTER BATH (ROOM 221).
NEW LIGHT ADDED TO ROOF IN MASTER CLOSET (ROOM 223).
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

RV2423139

11/22/2024 3:07:50 PM

Structural Engineer
JUAN FERNANDEZ BARGUEN, PE
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Architect
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Project
PRIVATE RESIDENCE
5980 N. BAY RD. MIAMI BEACH FL 33140
Reg. NO.

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MIAMI, FL 33132
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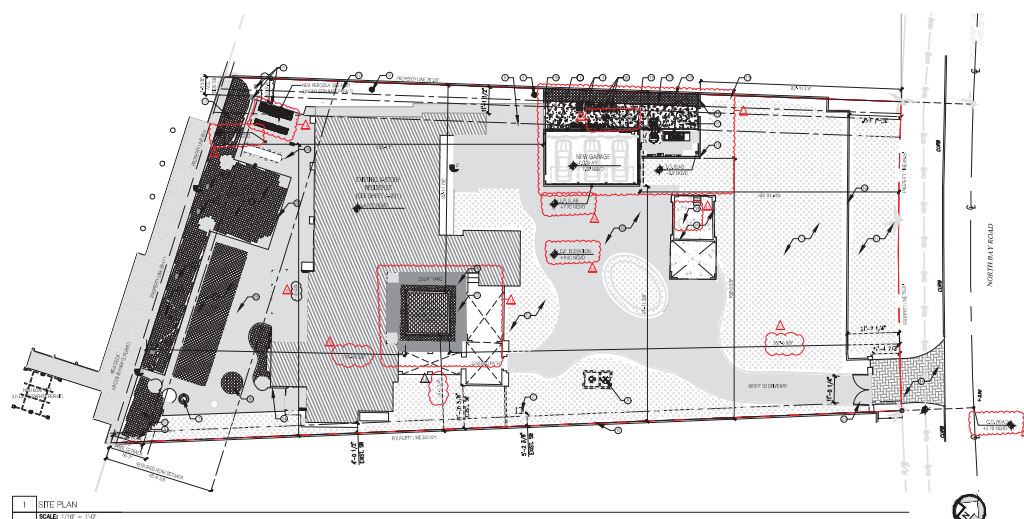
STATE OF FLORIDA
ARCHITECT
JUAN FERNANDEZ BARGUEN, PE
ARCHITECT
KYLE MALLON, P.E.
ARCHITECT
CFZ DESIGN, LLC

REV.	DATE	NOTES
1	11/22/2024	ISSUED FOR PERMIT
2	11/22/2024	ISSUED FOR PERMIT
3	11/22/2024	ISSUED FOR PERMIT
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20	11/22/2024	ISSUED FOR PERMIT

COVER SHEET

08-16-2024

COVER

[illegible]

LEGEND

- TESTING BUILDING
- TESTING POWER
- PAVING
- DRY

[illegible]

- ① NEW LARGES CRIP, SEE CRIP AND LANCE CRIP.
- ② CRIP, PLANTING AND GROWING TO FRUIT → NO MORE IN THE AREA
- ③ CRIP → WALK TO REPAIR
- ④ CRIP → NO YARD CRIP, SEE CRIP, CRIPAL
- ⑤ CRIP → NO CRIP TO REPAIR
- ⑥ NEW CRIPAL, SEE CRIPAL CRIP
- ⑦ NEW LARGES CRIP TO FRUIT
- ⑧ NEW CRIP → CRIP SEE CRIP
- ⑨ CRIP → CRIPAL CRIPAL
- ⑩ NEW ALL CRIPAL
- ⑪ CRIP → NO CRIP
- ⑫ NEW CRIPAL
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WOOD CLADDING ON EXTERIOR WALLS MUST COMPLY WITH
 IRC 2003, 1403.5
 UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO
 FURTHER VERTICAL CONSTRUCTION, THE ELEVATION
 CERTIFICATE SHALL BE SUBMITTED TO THE AUTHORITY.
 A FINAL ELEVATION CERTIFICATE FOR FINISHED
 CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO. TOOL
 OR BUILDING FINAL INSPECTIONS IS ISSUED.

