

LASALLE RESIDENCE

2 STORY SINGLE FAMILY RESIDENCE REMODELING AT:
680 NE 50TH TERRACE,
MIAMI, FL 33137



PROJECT LOCATION

1 LOCATION MAP
SCALE:N.T.S.

LEGAL DESCRIPTION

LOT 12, BLOCK 6, OF PARK PLAZA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
680 NE 50TH TERRACE, MIAMI, FL 33137
FOLIO# 03219004100

PROJECT DATA

SCOPE OF WORK:
2-STORY, SINGLE FAMILY RESIDENCE, REMODELING

OCCUPANCY TYPE:
R-1(OLD) (RESIDENTIAL) AS PER F.B.C. -7TH EDITION 2020 BUILDING

CONSTRUCTION TYPE:
TYPE V-B AS PER F.B.C. -7TH EDITION 2020 BUILDING

ZONING DATA
PER MIAMI 21 ARTICLE 5, T3-R

CLASSIFICATION: T3-R
FLOOD ZONE: AE
MIN. FLOOD ELEVATION (NGVD): +9'-0"

LOT AREA: 9,261 SQ.FT.
MIN.

BUILDING DATA
PER MIAMI 21 ARTICLE 5, T3-R

BLDG. LOT COVERAGE:
FIRST FLOOR (A/C) 2,941.65 SQ. FT. 25.00%
STORAGE (NON-A/C) 398.63 SQ. FT. 3.3%
TERRACES (NON-A/C) 553.57 SQ. FT. 4.00%

SUBTOTAL: 5,865 SQ. FT. 3,893 SQ. FT. 32.30%
(50% LOT MAX AREA)

SECOND FLOOR (A/C) 2,229.22 SQ. FT. 20.00%
TERRACES (NON-A/C) 240 SQ. FT. 2.00%

SUBTOTAL: 3,519 SQ. FT. 2,469.22 SQ. FT. 21.00%
(30% LOT MAX AREA)

TOTAL A/C 5,170.87 SQ. FT. 44.00%

GRAND TOTAL SQ. FT. 6,361.57 SQ. FT. 54.00%

NOTE:
THE REMODELING HAS A COST OF LESS THAN 50% OF THE TOTAL VALUE OF THE EXISTING BUILDING

DETAIL REFERENCE

ENLARGED DETAIL REFERENCE

SECTION REFERENCE

INTERIOR ELEVATION REFERENCE

MODULAR WALL SYSTEM

KEYNOTE REFERENCE

ROOM REFERENCE

WINDOW REFERENCE

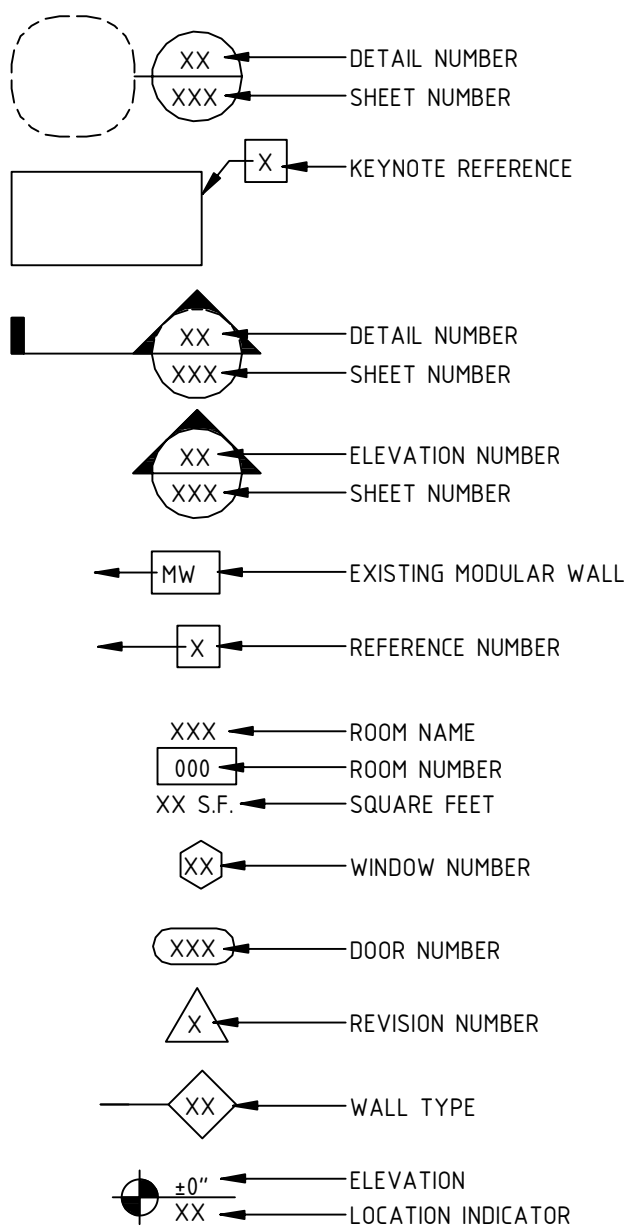
DOOR REFERENCE

REVISION REFERENCE

WALL TYPE REFERENCE

ELEVATION MARK

2 GENERAL SYMBOLS
SCALE: 1/8" = 1'-0"



INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE	REV	DATE
A-0	COVER SHEET PROJECT LEGAL DESCRIPTION / INDEX	03/14/2023	Δ	05/12/2023
G-1	GENERAL NOTES	03/14/2023	Δ	05/12/2023
SP-1	SITE PLAN / SURVEY	03/14/2023	Δ	09/20/2023
SP-2	LOT COVERAGE DIAGRAMS	03/14/2023	Δ	09/20/2023
1-GENERAL				
D-1	DEMOLITION - FIRST FLOOR PLAN	03/14/2023	Δ	05/12/2023
D-2	DEMOLITION - SECOND FLOOR PLAN	03/14/2023	Δ	05/12/2023
2-ARCHITECTURE				
A-1	FIRST FLOOR PLAN AND NOTES	03/14/2023	Δ	08/30/2023
A-2	SECOND FLOOR PLAN AND NOTES	03/14/2023	Δ	05/12/2023
A-3	BUILDING ELEVATIONS	03/14/2023	Δ	05/12/2023
A-4	BUILDING ELEVATIONS	03/14/2023	Δ	05/12/2023
A-5	CONSTRUCTION DETAILS	03/14/2023	Δ	05/12/2023
A-6	DOOR SCHEDULE AND DETAILS	03/14/2023	Δ	05/12/2023
A-7	WINDOW SCHEDULE, WINDOW ELEVATIONS AND DETAILS	03/14/2023	Δ	05/12/2023
X-1	ENTRANCE ROOF STRUCTURE DRAWINGS	03/14/2023	Δ	05/12/2023
3-STRUCTURAL				
S-0	GENERAL NOTES	03/14/2023	Δ	05/12/2023
S-1	FOUNDATION PLAN, SECTIONS & DETAILS	03/14/2023	Δ	05/12/2023
S-2	ELEVATIONS & PREASURES	03/14/2023	Δ	05/12/2023
S-3	ELEVATIONS & PREASURES	03/14/2023	Δ	05/12/2023
S-4	DETAILS	03/14/2023	Δ	05/12/2023
S-5	NEW GROUND & FOUNDATION FLOOR PLAN & DETAILS	03/14/2023	Δ	05/12/2023
S-6	NEW FIRST FLOOR FRAMING PLAN	03/14/2023	Δ	05/12/2023
4-MECHANICAL				
M-1	MECHANICAL DRAWINGS	03/14/2023	Δ	05/12/2023
M-2	MECHANICAL DRAWINGS	03/14/2023	Δ	05/12/2023
5-ELECTRICAL				
E-1	ELECTRICAL DRAWINGS	03/14/2023	Δ	05/12/2023
E-2	ELECTRICAL DRAWINGS	03/14/2023	Δ	05/12/2023
6-PLUMBING				
P-1	PLUMBING DRAWINGS	03/14/2023	Δ	05/12/2023
P-2	PLUMBING DRAWINGS	03/14/2023	Δ	05/12/2023
GRAND TOTAL:	26 SHEETS			



REVISIONS	BY
Δ 05/12/2023	BLDG.
Δ 08/30/2023	BLDG.
Δ 09/20/2023	BLDG.

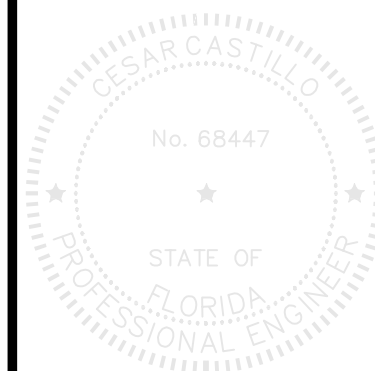
CESAR CASTILLO, PE

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2 STORY RESIDENCE
REMODELING
680 NE 50TH TERRACE,
MIAMI, FL 33137

ROBERT LASALLE
680 NE 50TH TERRACE,
MIAMI, FL 33137

PROFESSIONAL SEAL:



LAST DATE REV.:
05-12-2023

COVER SHEET/
INDEX

SHEET: 1 OF 27

A-0