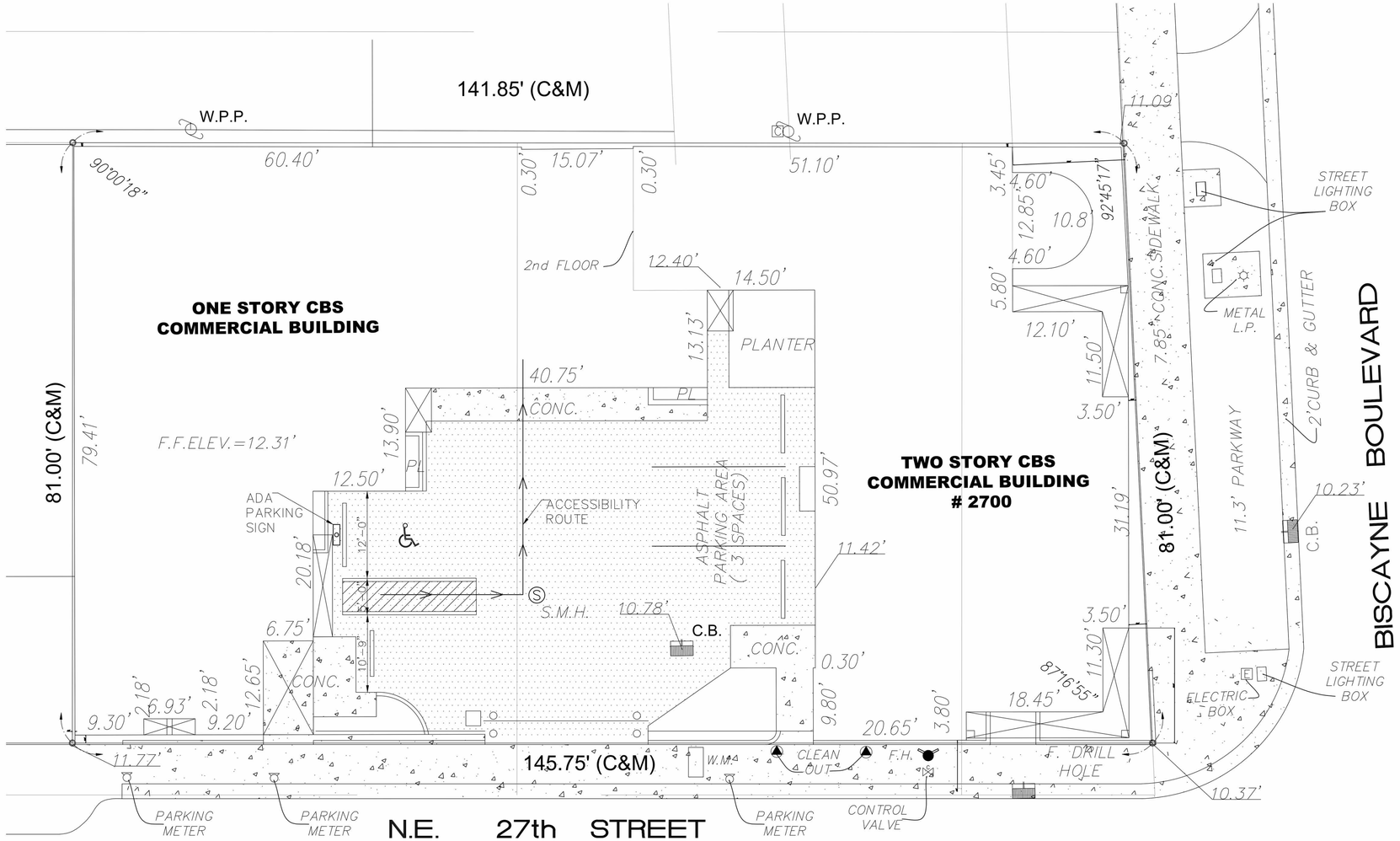
NOTE : THIS BUILDING IS EXISTING TO REMAIN , THIS PROJECT IS ONLY INTERIOR REMODELING NO EXTERIOR WORK.
ART. 5 SPECIFIC TO ZONES
ILUSTRATION 5.4 GENERAL URBAN TRANSECT ZONE: T4

ZONING: T4 AS PER MIAMI 21

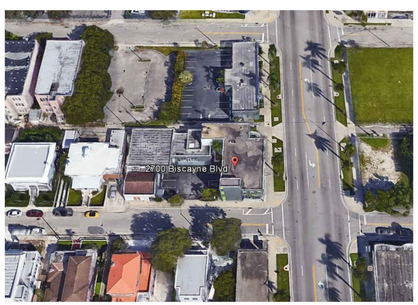
LOT OCCUPATION
BUILDING DISPOSITION

LOT OCCUPATION	REQ.	PROVIDED
a. Lot Area	5,000 s.f. min.	11,940.09 s.f.
b. Lot Width	100 ft. min.	82'-6" ft.
c. Lot coverage	80% max.	7,965.96 s.f (66.71%) (EXISTING)
d. Floor Lot ratio (FLR) :	T6-36a: 12/40% additional Public Benefit T6-36b: 22/40% additional Public Benefit	
e. Frontage at front setback :	70% min.	20% (EXISTING)
f. Open Space:	10% Lot Area Min. (1,545 s.f)	33.29% (3,974.13 s.f) (EXISTING)
g. Density :	150 du/ac max.	---
BUILDING SETBACK		
a. Principal Front	10 ft. min.	0.20 ft. (EXISTING)
b. Secondary Front	10 ft. min.	0.54 ft. (EXISTING)
c. Side	0 ft.or 5 ft min. Abutting a setback	0 ft. (EXISTING)
d. Rear	20 ft. min.	18.42 ft. (EXISTING)
OUTBUILDING SETBACK		
a. Principal Front	10 ft. min.	8'-11" (EXISTING)
b. Secondary Front	10 ft. min.	7" (EXISTING)
c. Side	0 ft. min.	7" (EXISTING)
d. Rear	0 ft. min.	2" (EXISTING)
BUILDING CONFIGURATION:		
a. Common Lawn	Prohibited	
b. Porch & Fence	Prohibited	
c. Terrace or L.C	Prohibited	
d. Forecourt	Permitted	
e. Stoop	Permitted	
f. Shopfront	Permitted(T6-36 L and T6-36 O only)	
g. Gallery	Permitted by Special Area Plan	
h. Arcade	Permitted by Special Area Plan	
BUILDING HEIGHT:		
a. Min. Height	2 Stories	2 Story (28 ft.)
b. Max. Height	36 Stories	N/A
b. Outbuilding	24 Stories Abutting all Transects Zones except T3	



SITE PLAN
SCALE: 3/32"=1'-0"

NOTE:
PLANS DESIGN SHALL COMPLY WITH 5th EDITION FLORIDA FIRE PREVENTION AND NFPA 101 LIFE SAFETY CODE 2012 EDITION.



PROJECT LOCATION

PROPERTY ADDRESS
2700 BISCAYNE BLVD., MIAMI, FL 33137

LEGAL DESCRIPTION
GOLDCOURT
PB 4-167
LOTS 7 & 8 & BEG NW COR LOT 9
S89.75FT E25.75FT NW89.8FT
W21.8FT TO POB LESS S7FT THEREOF

SCOPE OF WORK:
REPAIR VIOLATION BB2011023964. EXTERIOR AND INTERIOR REMODELING OF EXISTING BUSINESS SPACE TO INCLUDE NEW DECORATIVE WOOD ON WALLS AND SLAB, NEW PARTITIONS, COUNTERTOP AND FINISHES AS SHOWN. INSTALL NEW IWH, LIGHTS AND OUTLETS AS SHOWN ON ELECTRICAL PLANS. INSTALL NEW SPLIT AND REMOVE AC DUCTS AS SHOWN ON MECHANICAL PLANS. INSTALL NEW FIXTURES AS SHOWN ON PLUMBING PLANS.

PROJECT INFO:
JURISDICTION: CITY OF MIAMI, FL.
1. FLORIDA BUILDING CODE 5th EDITION (2014) EXISTING BUILDING
2. FLORIDA MECHANICAL CODE 5th EDITION (2014).
3. FLORIDA PLUMBING CODE 5th EDITION (2014).
4. FLORIDA FIRE PREVENTION AND NFPA 101 LIFE SAFETY CODE 2012 5th EDITION.
5. 2011 NATIONAL ELECTRICAL CODE

TENANT AREA = 10857.76 S.F.
CLASSIFICATION OF WORK= ALTERATION
LEVEL OF ALTERATION = LEVEL 2
AREA OF ALTERATION = 1154.88 S.F.
LEVEL OF REHABILITATION= 3-MODIFICATION (CHAPTER 43) TYPE 5

NON-SPRINKLED BUILDING

GENERAL COMMERCIAL (FURNITURE STORE)

OCCUPANCY CLASSIFICATION = M (RETAIL)
ZONING DISTRICT: DOWNTOWN MIX USE

OCCUPANCY LOAD:

10,404.74 SF /100 = 104.0488 PERS. = 105 PERS.

TOTAL = 105 PERS

AR & ID DesignCO
PLANNING
ARCHITECTURE
INTERIOR DESIGN
3601 SW 122 CT
MIAMI FL 33175
(305) 988 5543
AA26002899
Boriana Cloutier AR 0014750

BUILDING REMODELING
2700 BISCAYNE BLVD. Miami, FL 33137

REVISIONS
NO.

COMM. NO.
DRAWN BY:
DATE:
ISSUED:
SCALE:
AS SHOWN
TITLE:

SHEET NO.
A-1