

# Rey

1351 Lenox Avenue  
Miami Beach, FL 33139

# Residential Renovation

Construction Documents  
April 24, 2018



Sheet List	
Sheet Number	Sheet Name
1. Architecture	
A-000	Cover
A-100	Project Information
A-101	Site Plan
A-101.1	Area Plans
A-101.2	Tree Disposition Plan
D-200	First Floor Demolition Plan
D-201	Second Floor Demolition Plan
A-200	Ground Floor Plan
A-201	Second Floor Plan
A-300	First Floor Ceiling Plan
A-301	Second Floor Ceiling Plan
A-400	Roof Plans
A-500	Elevations
A-501	Elevations

Sheet List	
Sheet Number	Sheet Name
2. Structure	
A-502	Elevations
A-600	Sections
A-700	Wall Sections & Details
A-800	Door & Windows Schedules & Details
S-100	General Notes
S-101	Wind Pressures
S-200	Ground Floor Plans
S-201	Second Floor Plans
S-202	Second Ceiling Plans
S-203	Roof Plan
S-300	Schedules
S-400	Sections
S-401	Sections

Sheet List	
Sheet Number	Sheet Name
3. MEP	
S-402	Sections
S-500	Typical Details
S-501	Typical Details
S-502	Typical Details
M-1	Mechanical Plans
M-2	Mechanical Notes
E-1	Electrical Plans
E-2	Electrical Plans
E-3	Electrical Schedules
E-4	Electrical Notes
P-1	Plumbing Plans
P-2	Plumbing Isometrics
P-3	Plumbing Notes

## Hammurabi, LLC

PE #83404  
936 SW 1st Ave #147  
Miami, FL 33130  
305-800-2252  
305-903-3737

## L. Triana & Associates Inc.

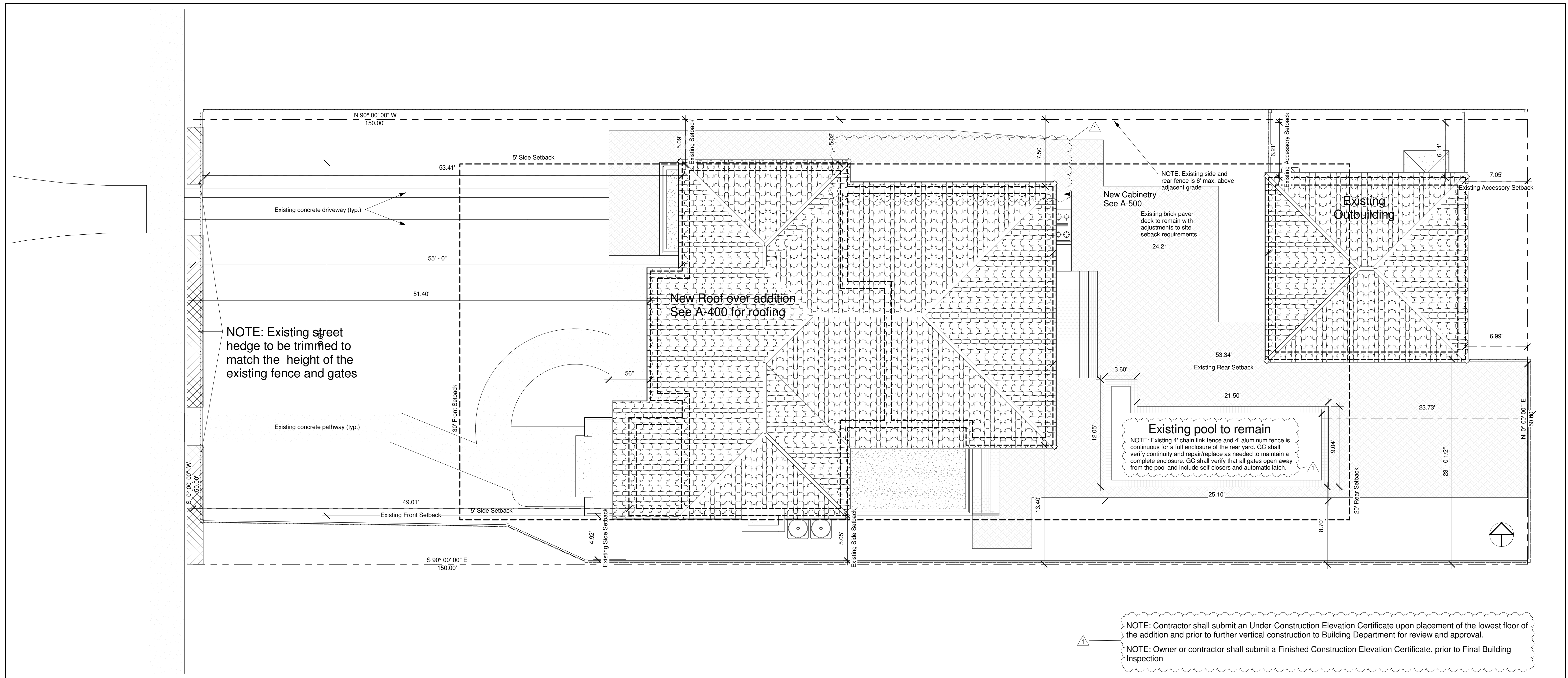
PE 039657  
9701 SW 56th St  
Miami, FL 33165  
PH (305) 595-9765  
FAX (305) 596-1814

## Eilert Lewis Architects Studio, LLC

(305) 253-5786  
13063 SW 133rd Ct  
Miami, FL 33186



No.	Description	Date
1	Revision 1	06-17-2019



14 3/16" = 1'-0" Site Plan

<b>Setbacks</b>	<b>Lot Size - 7,500 ft<sup>2</sup></b>	<b>UNIT SIZE</b>
<b>Front</b>		
Required - 30.00'	Lot Coverage	7,500 ft <sup>2</sup> * 0.50 = 3750 ft <sup>2</sup> max. allowable
Existing - 48.87'	Ground Floor - 1,674 ft <sup>2</sup>	Ground Floor - 1,673.5 ft <sup>2</sup>
<b>Side</b>	Outbuilding - 451 ft <sup>2</sup>	Second Floor - 1562.8 ft <sup>2</sup>
Required - Total =25% of lot width =12.5'	Total Unit Size - 2,125 ft <sup>2</sup>	Total Unit Size - 3,236.3 ft <sup>2</sup>
Existing - 5' (West), 5' (East) =10'	Total Percentage - 28.3%	Total Percentage - 43.5 %
<b>Back</b>		
Required -15% of lot depth = 22.5' or 20ft min, 50ft max		NOTE: Unit size calculated from finish face of exterior walls.
Existing - 53.34'		

7 N.T.S. SETBACKS & AREA CALCULATIONS

Flood Zone: AE  
 Base Flood Elevation: 8.0' NGVD  
 NGVD FIRM Map: 120651C0317L  
 Highest Crown of Road Elevation: 4.46' NGVD  
 NGVD Design Flood Elevation (DFE): 9.0' NGVD  
 Proposed Top of bottom floor: 5.92' NGVD (existing)  
 NGVD Proposed Top of next higher floor: 15.92' NGVD (existing)

NGVD Classification of Structure for Flood-Resistant Design and Construction (ASCE 24-05 table 1-1): Flood Design Class II

3 1/4" = 1'-0" FLOOD NOTES

**NOTE: Erosion and Sediment Controls:**

- Install erosion and sediment control measures, if possible before construction commences.
- Identify drainage lines and install control measures to handle predicted stormwater and sediment loads generated in the mini-catchments.
- Design and install appropriate erosion and sediment run-off control measures for specific siteconditions.
- Establish an adequate inspection, maintenance and cleaning program for sediment run-off control structures.

1 N.T.S. NOTES

L. Triana & Associates Inc.  
 9701 SW 56th St  
 Miami, FL 33165  
 PH (305) 595-9765  
 FAX (305) 596-1814  
 Hammurabi, LLC  
 936 SW 1st Ave #147  
 Miami, FL 33130  
 305-800-2252  
 305-903-3737

(305) 253-5786  
 13063 SW 133rd Ct  
 Miami, FL 33186

**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
 DANIEL G. LEWIS, AIA  
 SUSTAINABLE ARCHITECTURE AND CONSULTING  
 AR 96398 AR 92953, ID 5054, A26001202



**Residential Renovation  
 Rey  
 Construction Documents**

1351 Lenox Avenue  
 Miami Beach, FL 33139

Site Plan

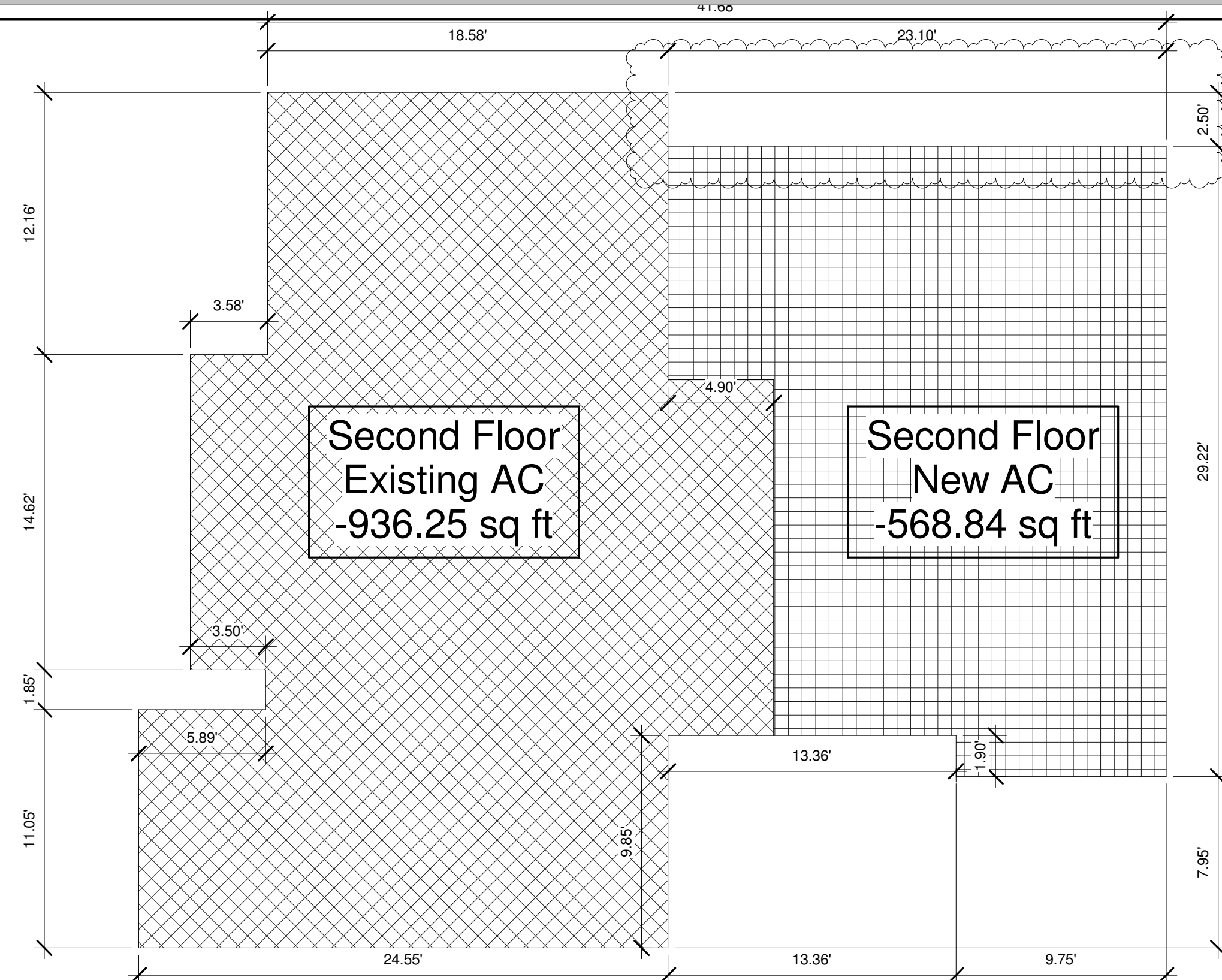
A-101

Project number 035 Rey 13  
 Date April 24, 2018

No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
 AR 92953

035 Rey 13 April 24, 2018 Rey



**LOT SIZE** 7,500 ft<sup>2</sup>

**UNIT SIZE**  
 7,500 ft<sup>2</sup> x 0.50 = 3750 ft<sup>2</sup> max. allowable

First Floor (existing+new) - (1401.5+208)ft<sup>2</sup>  
**1,610 ft<sup>2</sup>**

Second Floor (existing+new) - (936.25+569)ft<sup>2</sup>  
**1,505 ft<sup>2</sup>**

Total Unit Size (First+Second)- (1610+1505)ft<sup>2</sup>  
**3,115 ft<sup>2</sup>**

Total Percentage - 3,236.3 ft<sup>2</sup> / 7500ft<sup>2</sup>  
**= 41.5 %**

**Lot Coverage**  
 30% \* 7500 = 225,000 ft<sup>2</sup> max. allowable.

Outbuilding - 451 ft<sup>2</sup>  
 Ground Floor - 1,505 ft<sup>2</sup>  
 Total Footprint at Grade 1,956 ft<sup>2</sup>

Total Percentage - 26.1%

**Green Space Total**  
 (Landscape + pool/2) -  
 (3,285+237/2) ft<sup>2</sup> = 3,404 ft<sup>2</sup>

Percentage - 3,404 ft<sup>2</sup> / 7500 ft<sup>2</sup> = 45.4%

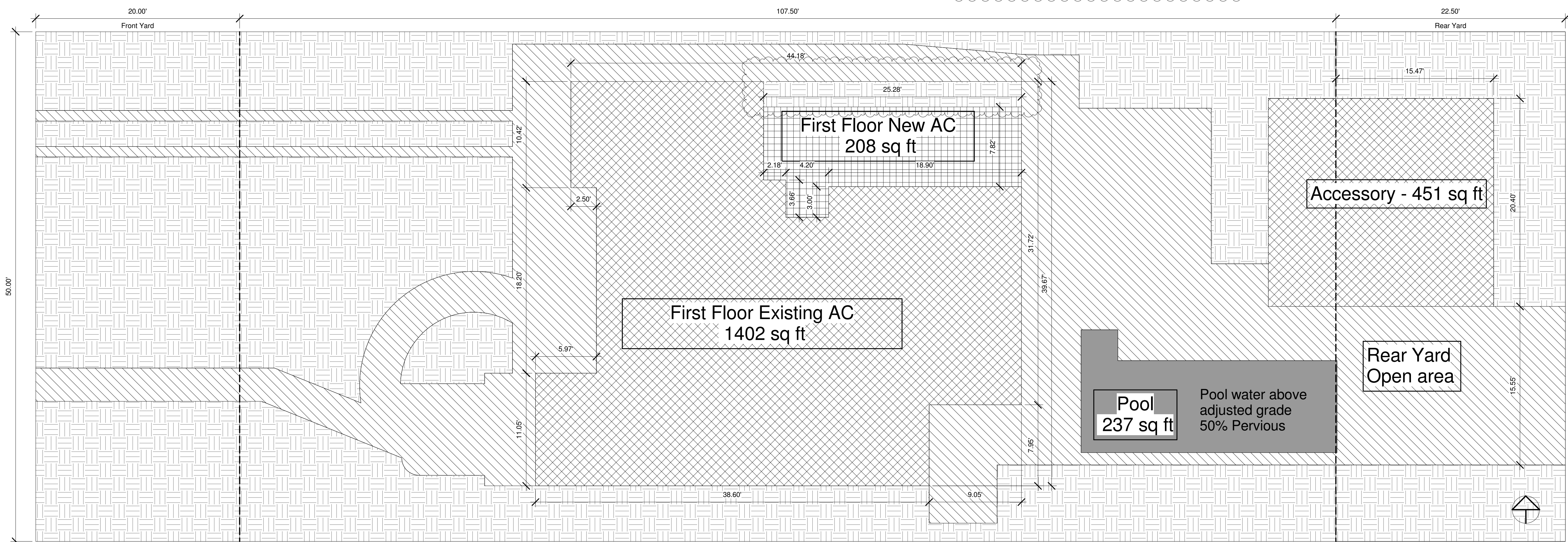
**Front yard - 20'**  
 Impervious - 105 ft<sup>2</sup>  
 Green Space - 894 ft<sup>2</sup>  
 Total - 1,000 ft<sup>2</sup>

Total percentage = 89.4%

**Rear yard - 22.5'**  
 Impervious (existing) - 350 ft<sup>2</sup>  
 Green Space - 459 ft<sup>2</sup>  
 Accessory - 316 ft<sup>2</sup>  
 Total - 1,125 ft<sup>2</sup>

Green percentage= 40.8% (existing)

- Building Area
- Green Area (pervious)
- Impervious
- Pool



Drawing # 7 Scale: 3/16" = 1'-0" Area Plans

L. Triana & Associates Inc.  
 9701 SW 56th St  
 Miami, FL 33165  
 PH (305) 595-9765  
 FAX (305) 596-1814  
 Hammurabi, LLC  
 936 SW 1st Ave #147  
 Miami, FL 33130  
 305-800-2252  
 305-903-3737

(305) 253-5786  
 13063 SW 133rd Ct  
 Miami, FL 33186

**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
 DANIEL G. LEWIS, AIA  
 SUSTAINABLE  
 ARCHITECTURE  
 AND CONSULTING  
 AR 96398 AR 92953,  
 ID 5054, A26001202



**Residential Renovation**  
**Rey**  
**Construction Documents**

1351 Lenox Avenue  
 Miami Beach, FL 33139

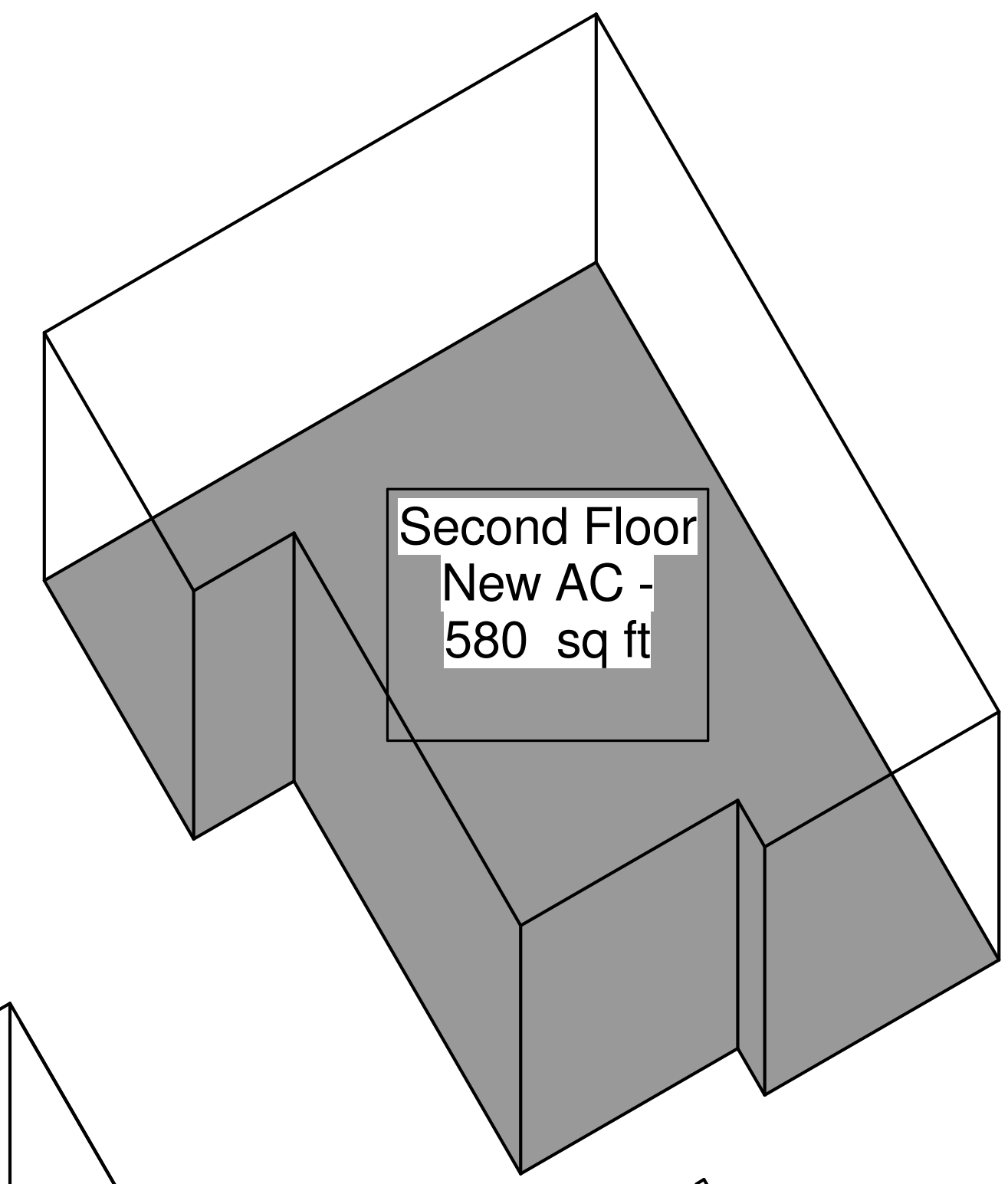
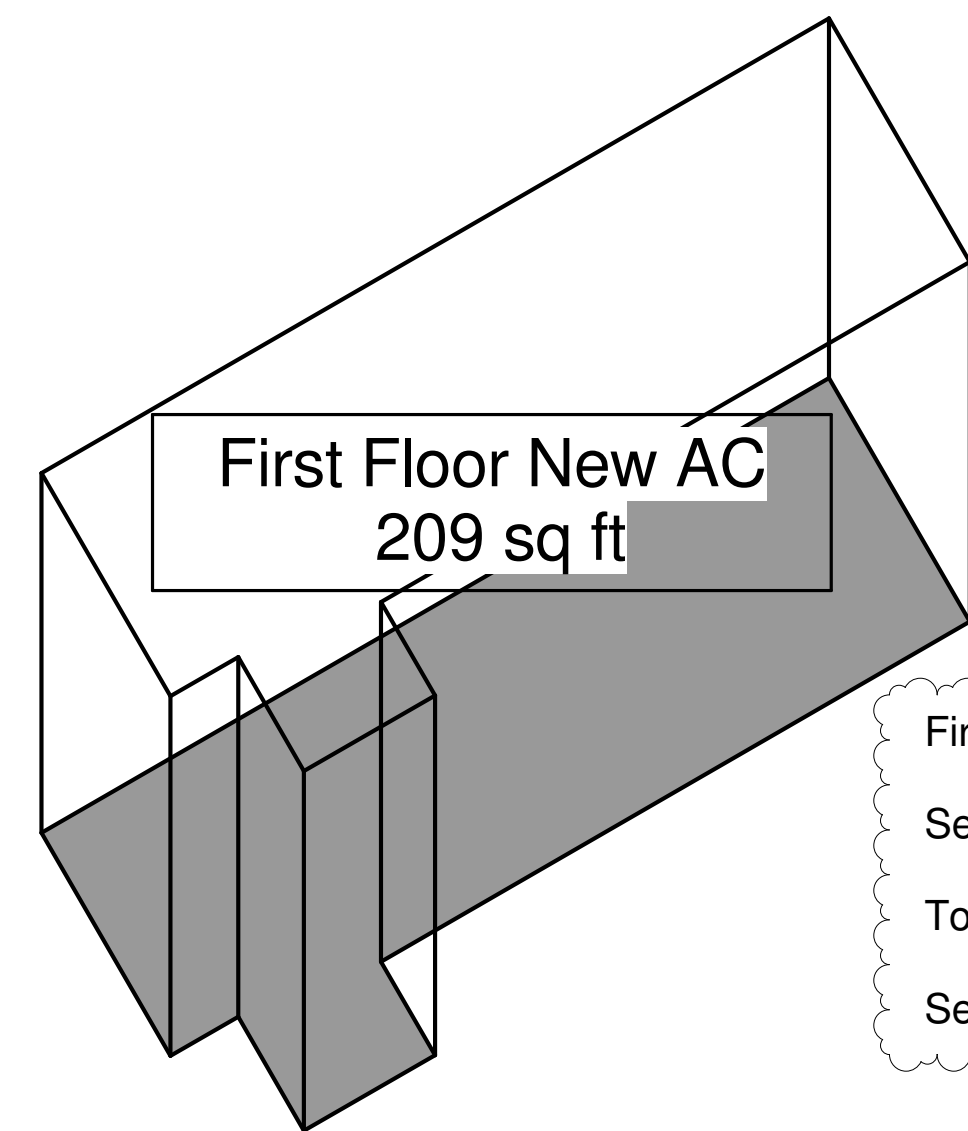
**Area Plans**  
 A-101.1

Project number 035 Rey 13  
 Date April 24, 2018

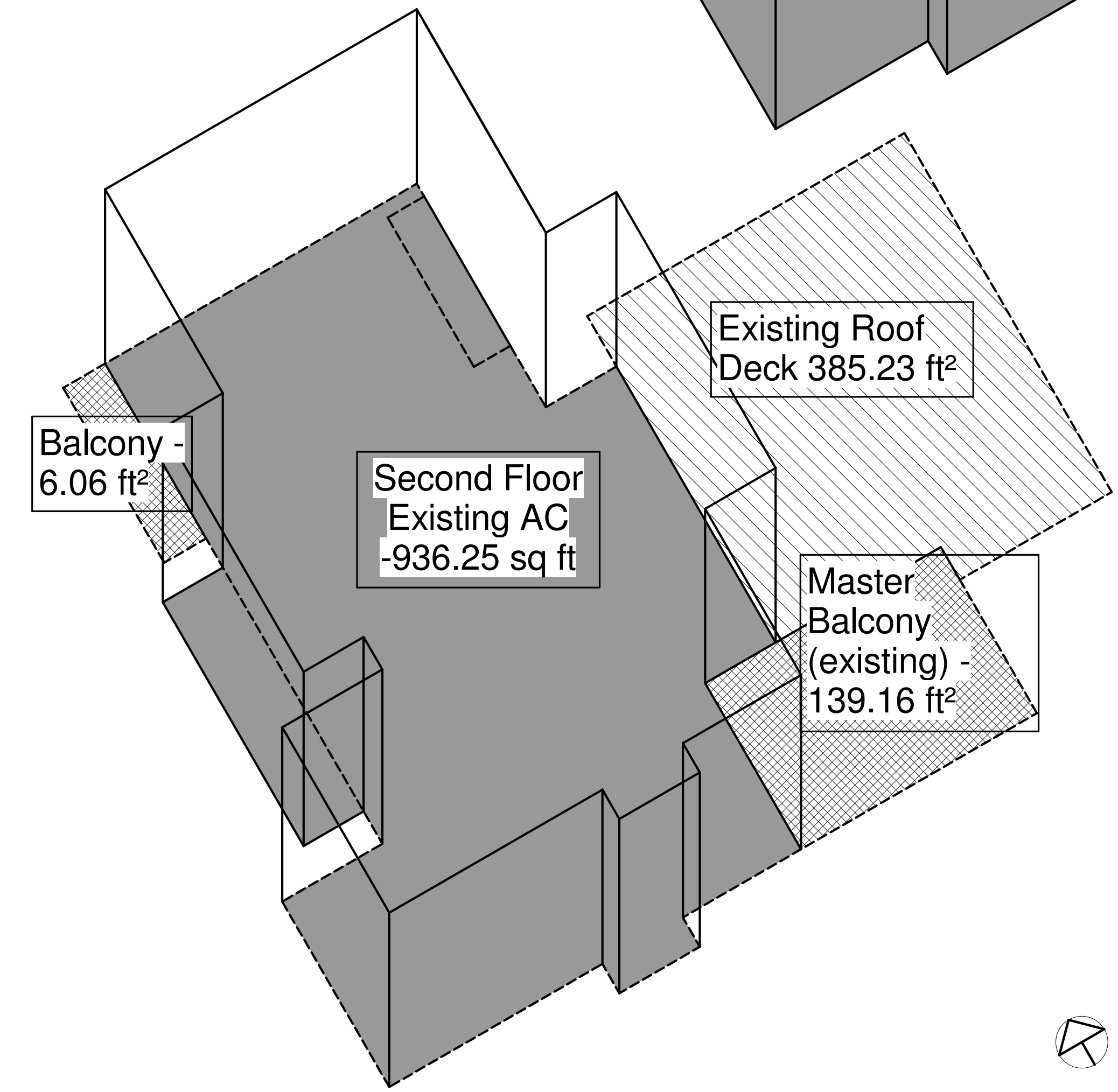
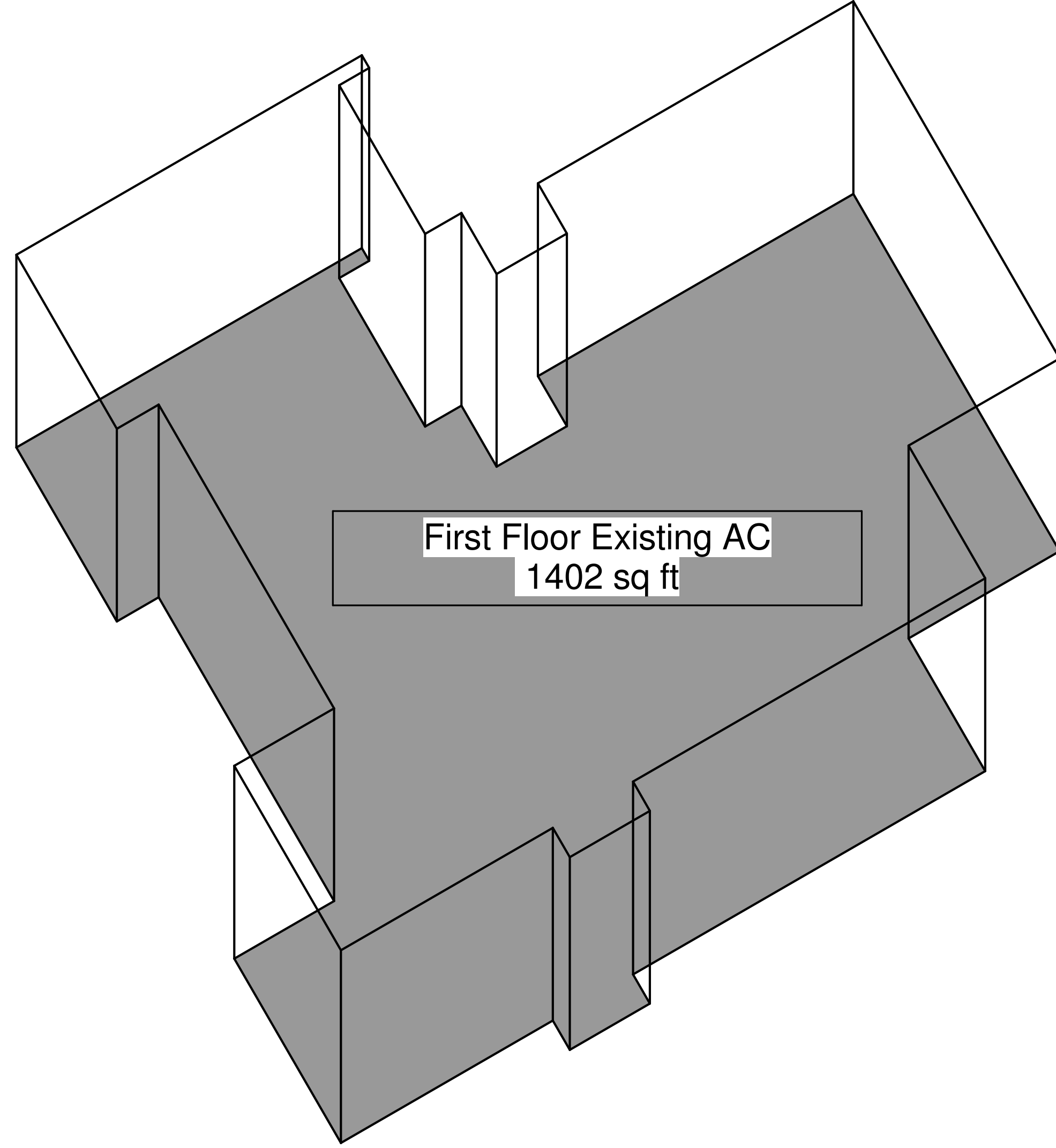
No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
 AR 92953

035 Rey 13 April 24, 2018 Rey



First Floor (existing+new) - (1401.5+208)ft<sup>2</sup> = 1,610 ft<sup>2</sup>  
 Second Floor (existing+new) - (936.25+569)ft<sup>2</sup> = 1,505 ft<sup>2</sup>  
 Total Unit Size (First+Second)- (1610+1505)ft<sup>2</sup> = 3,115 ft<sup>2</sup>  
 Second Floor to First Floor Ratio = 1,505 ft<sup>2</sup> / 1,610 ft<sup>2</sup> = 93.5%



Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 5 Scale: 3/16" = 1'-0" Building Axonometric

L. Triana & Associates Inc.  
 9701 SW 56th St  
 Miami, FL 33165  
 PH (305) 595-9765  
 FAX (305) 596-1814  
 Hammurabi, LLC  
 936 SW 1st Ave #147  
 Miami, FL 33130  
 305-800-2252  
 305-903-3737

(305) 253-5786  
 13063 SW 133rd Ct  
 Miami, FL 33186  
**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
 DANIEL G. LEWIS, AIA  
 SUSTAINABLE ARCHITECTURE  
 AND CONSULTING  
 AR 96398 AR 92953,  
 ID 5054, A26001202

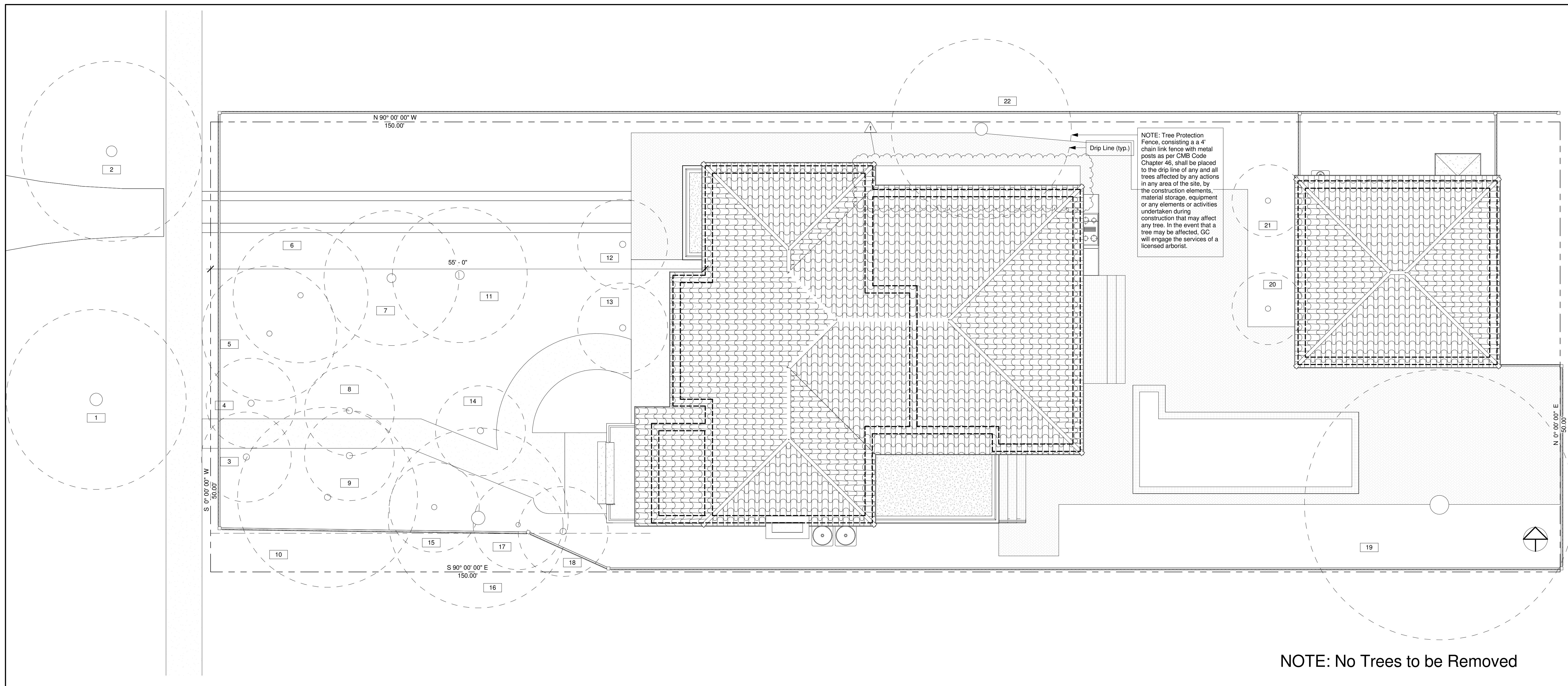


**Residential Renovation  
 Rey  
 Construction Documents**  
 1351 Lenox Avenue  
 Miami Beach, FL 33139

**Massing  
 Axonometric**  
 A-101.1-H  
 Project number 035 Rey 13  
 Date April 24, 2018

No.	Description	Date
1	Revision 1	06-17-2019

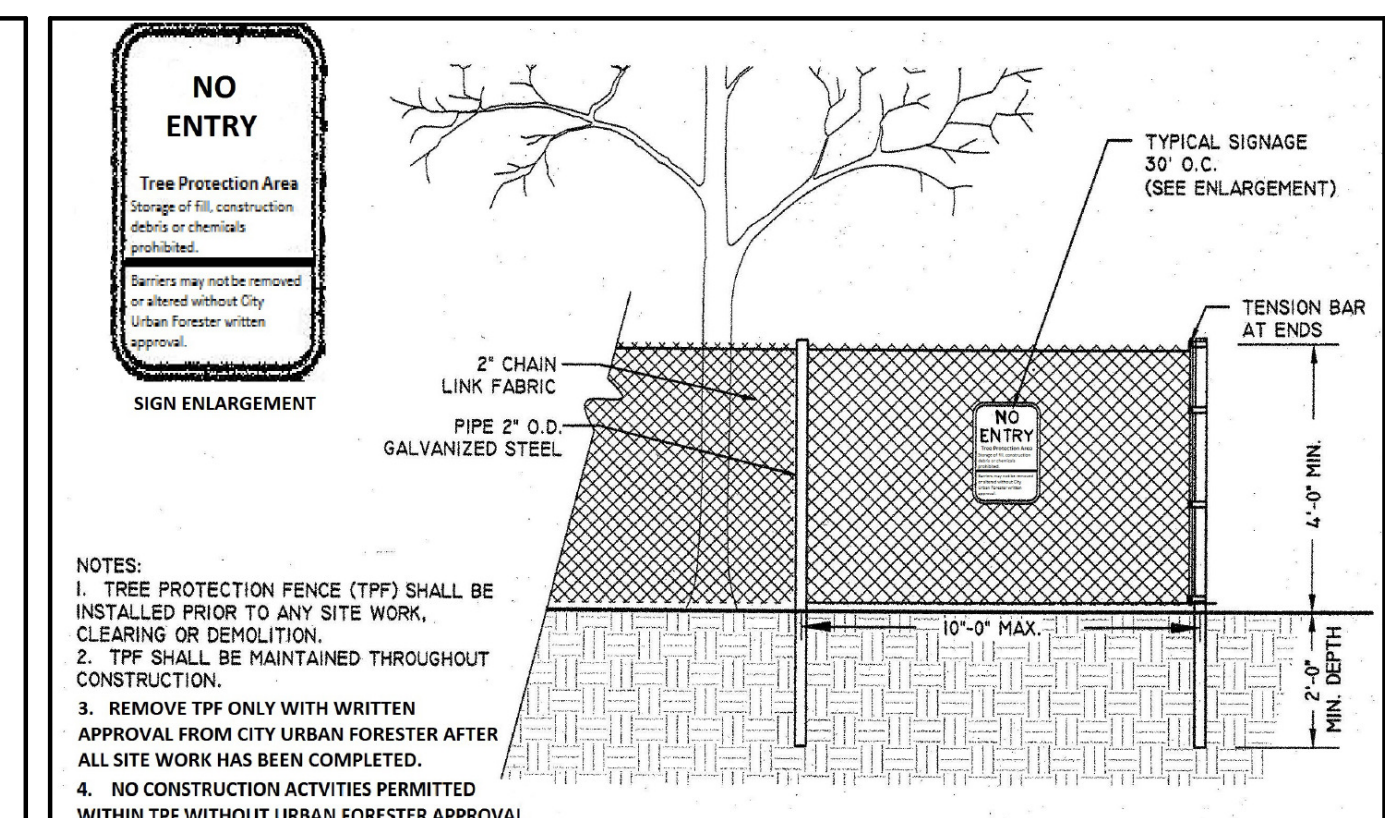
AR 96398  
 AR 92953



Drawing # 14 Scale: 3/16" = 1'-0" Tree Disposition Plan



Drawing # 7 Scale: N.T.S. NOT USED



Drawing # 5 Scale: N.T.S. Tree Protection Fence

Planting Schedule						
Mark	Species	Phase Created	Phase Demolished	Trunk - Diameter	Total Height	Canopy - Diameter
1	Christmas Palm	Existing	None	1.40'	40'	20'
2	Christmas Palm	Existing	None	1.20'	40'	20'
3	Christmas Palm	Existing	None	0.70'	35'	10'
4	Christmas Palm	Existing	None	0.70'	35'	10'
5	Christmas Palm	Existing	None	0.60'	25'	15'
6	Ficus	Existing	None	0.60'	15'	15'
7	Christmas Palm	Existing	None	1.00'	25'	15'
8	Christmas Palm	Existing	None	0.70'	35'	10'
9	Christmas Palm	Existing	None	0.70'	35'	10'
10	Mango	Existing	None	0.70'	25'	20'
11	Christmas Palm	Existing	None	1.00'	25'	15'

Drawing # 4 Scale: Planting Schedule

Planting Schedule						
Mark	Species	Phase Created	Phase Demolished	Trunk - Diameter	Total Height	Canopy - Diameter
12	Christmas Palm	Existing	None	0.70'	35'	10'
13	Christmas Palm	Existing	None	0.70'	30'	10'
14	Christmas Palm	Existing	None	0.70'	35'	10'
15	Banana Tree	Existing	None	0.60'	20'	10'
16	Christmas Palm	Existing	None	1.50'	40'	20'
17	Banana Tree	Existing	None	0.50'	20'	10'
18	Christmas Palm	Existing	None	0.70'	25'	10'
19	Royal Poinciana	Existing	None	2.10'	25'	30'
20	Christmas Palm	Existing	None	0.60'	20'	8'
21	Christmas Palm	Existing	None	0.60'	20'	8'
22	Christmas Palm	Existing	None	1.40'	35'	20'

L. Triana & Associates Inc.  
9701 SW 56th St  
Miami, FL 33165  
PH (305) 595-9765  
FAX (305) 596-1814  
Hammurabi, LLC  
936 SW 1st Ave #147  
Miami, FL 33130  
305-800-2252  
305-903-3737

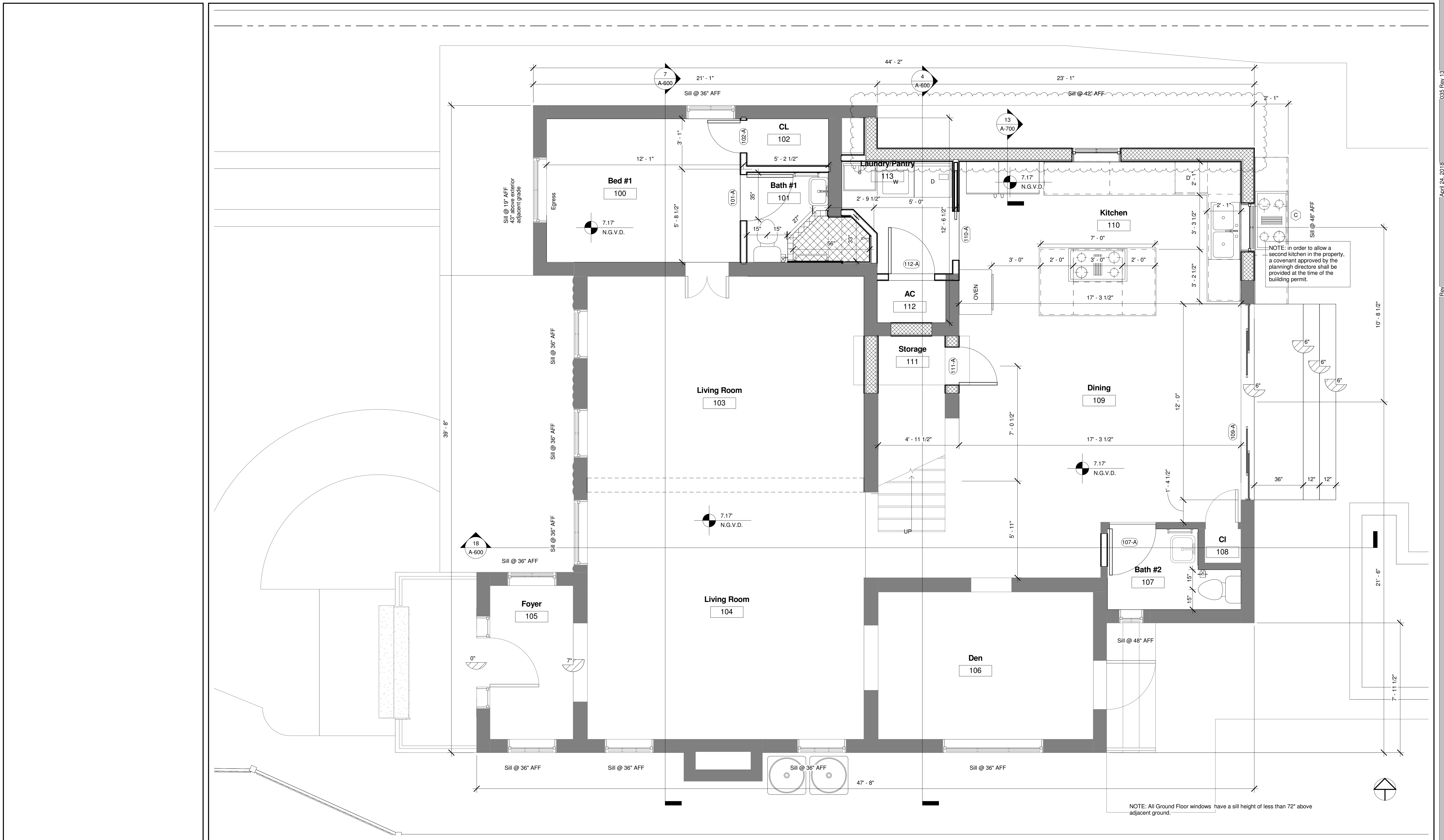
(305) 253-5786  
13063 SW 133rd Ct  
Miami, FL 33186  
**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
DANIEL G. LEWIS, AIA  
SUSTAINABLE ARCHITECTURE AND CONSULTING  
AR 96398 AR 92953, ID 5054, A26001202  
**E.L.A.STUDIO**

**Residential Renovation**  
**Rey**  
**Construction Documents**  
1351 Lenox Avenue  
Miami Beach, FL 33139

Tree Disposition Plan		
No.	Description	Date
1	Revision 1	06-17-2019

**A-101.2**  
Project number 035 Rey 13  
Date April 24, 2018



Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 6 Scale: 3/8" = 1'-0" First Floor Plan - Historic

L. Triana & Associates Inc.  
 9701 SW 56th St  
 Miami, FL 33165  
 PH (305) 595-9765  
 FAX (305) 596-1814  
 Hammurabi, LLC  
 936 SW 1st Ave #147  
 Miami, FL 33130  
 305-800-2252  
 305-903-3737

(305) 253-5786  
 13063 SW 133rd Ct  
 Miami, FL 33186  
**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
 DANIEL G. LEWIS, AIA  
 SUSTAINABLE ARCHITECTURE AND CONSULTING  
 AR 96398 AR 92953, ID 5054, A26001202



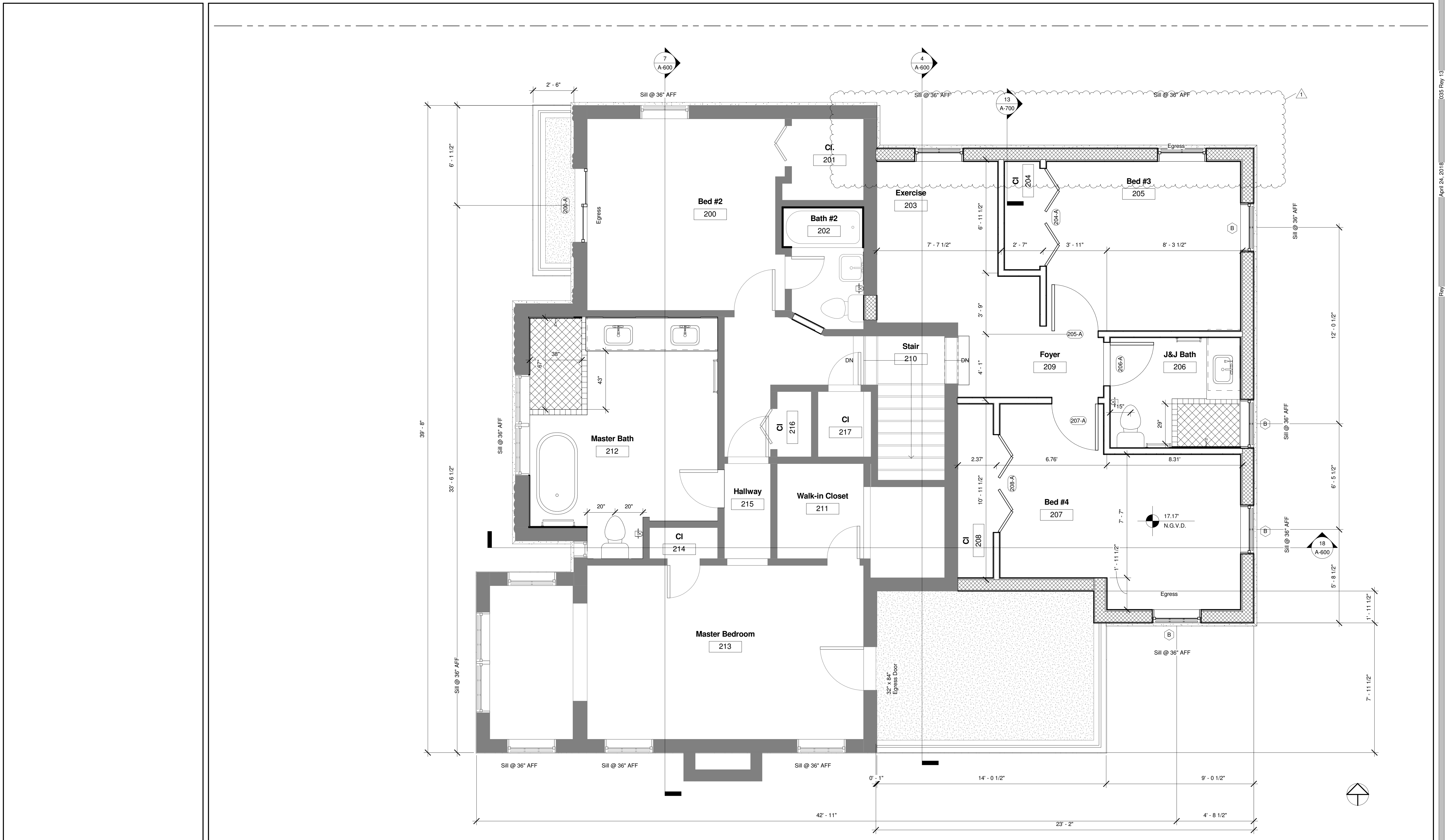
**Residential Renovation**  
**Rey**  
**Construction Documents**  
 1351 Lenox Avenue  
 Miami Beach, FL 33139

**Ground Floor Plan**  
**A-200-H**  
 Project number 035 Rey 13  
 Date April 24, 2018

No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
 AR 92953

035 Rey 13 April 24, 2018 Rey



7 N.T.S. NOT USED

1 3/8" = 1'-0" Second Floor Plan - Historic

L. Triana & Associates Inc.  
 9701 SW 56th St  
 Miami, FL 33165  
 PH (305) 595-9765  
 FAX (305) 596-1814  
 Hammurabi, LLC  
 936 SW 1st Ave #147  
 Miami, FL 33130  
 305-800-2252  
 305-903-3737

(305) 253-5786  
 13063 SW 133rd Ct  
 Miami, FL 33186

# Eilert Lewis Architects Studio, LLC

SEBASTIAN EILERT, AIA, LEED  
 DANIEL G. LEWIS, AIA  
 SUSTAINABLE ARCHITECTURE AND CONSULTING  
 AR 96398 AR 92953, ID 5054, A26001202



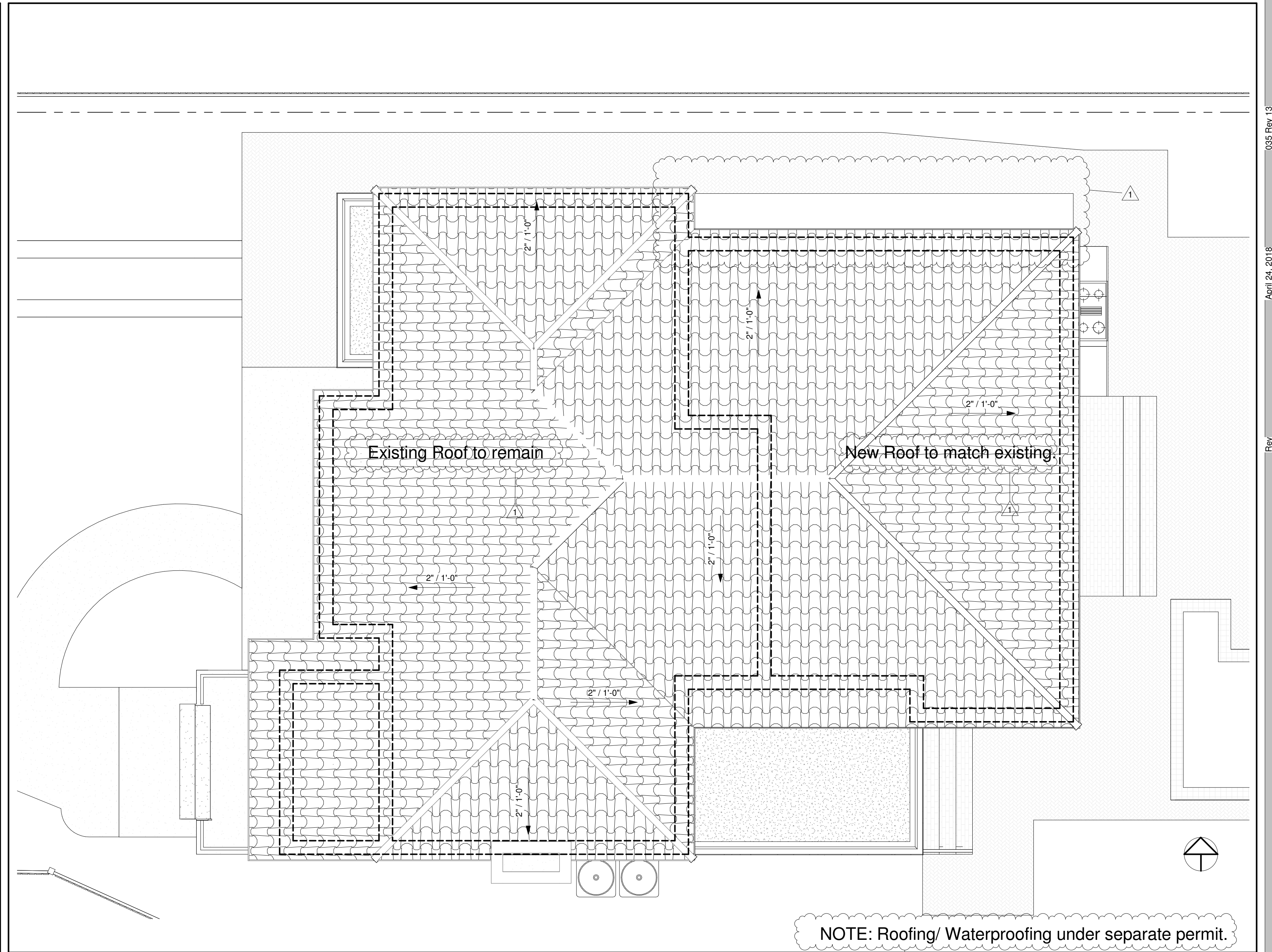
**Residential Renovation**  
**Rey**  
**Construction Documents**  
 1351 Lenox Avenue  
 Miami Beach, FL 33139

**Second Floor Plan**  
**A-201-H**  
 Project number 035 Rey 13  
 Date April 24, 2018

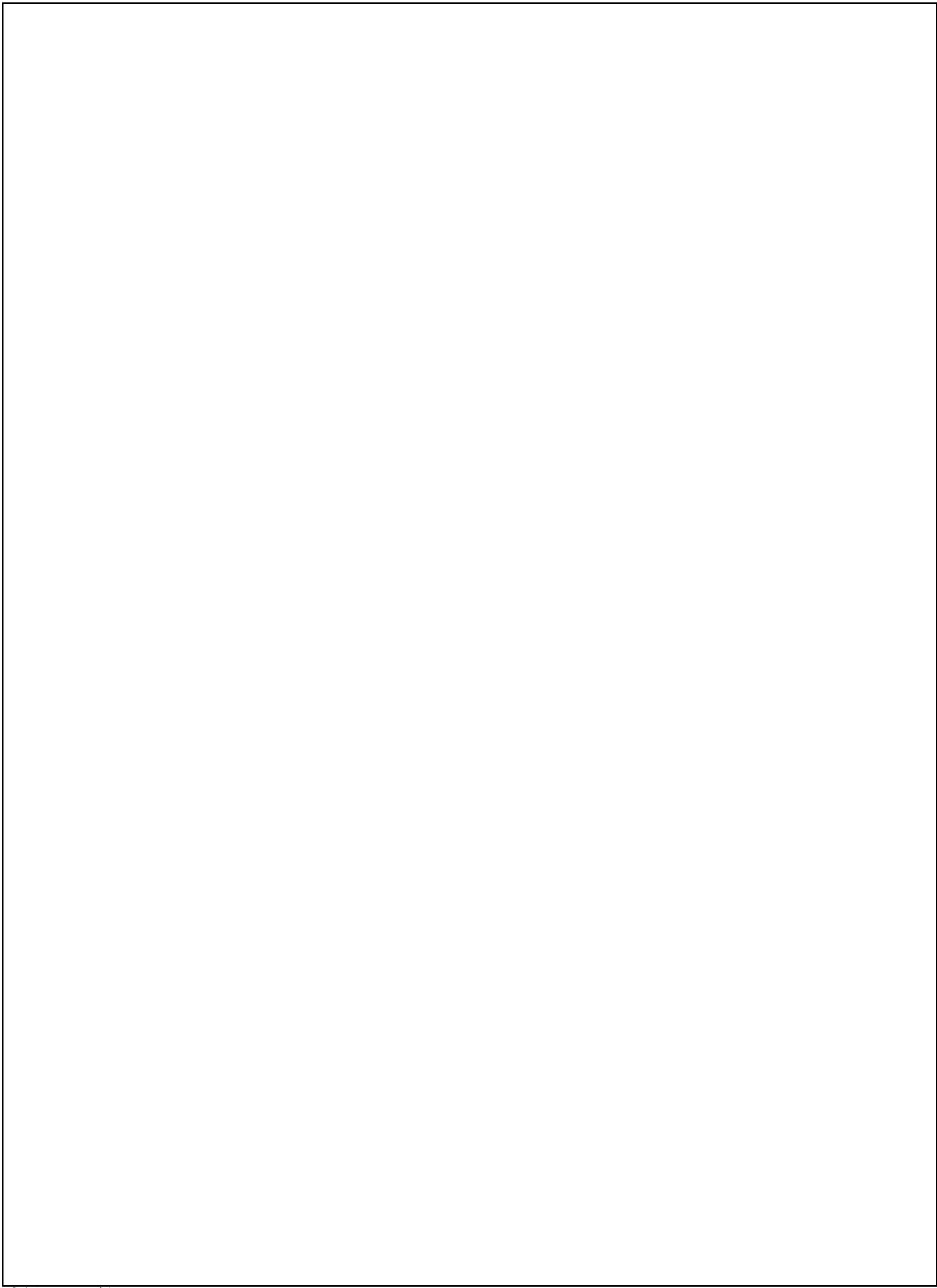
No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
 AR 92953

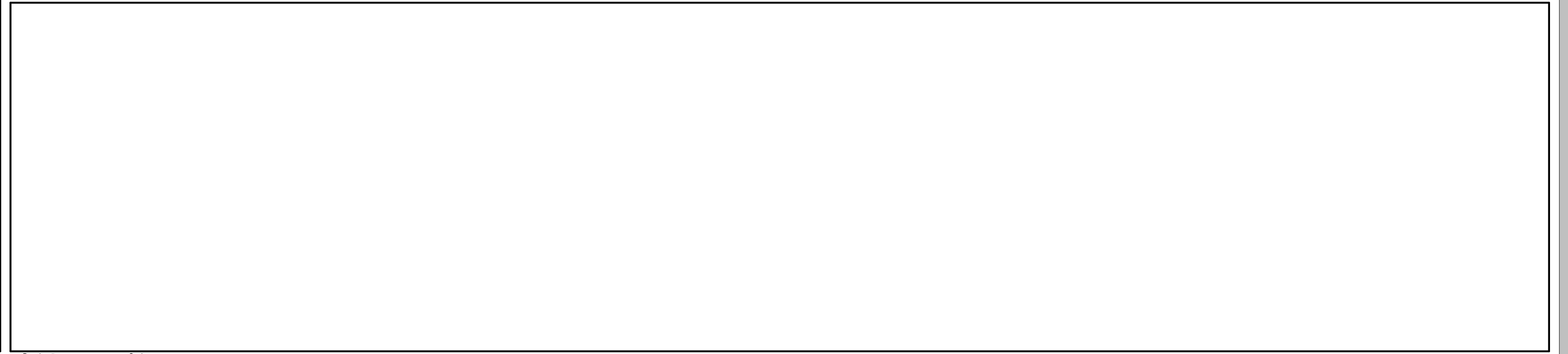
035 Rey 13 April 24, 2018 Rey



Drawing # 11 Scale: 1/4" = 1'-0" Roof Plan



Drawing # 7 Scale: N.T.S. NOT USED



Drawing # 4 Scale: N.T.S. NOT USED

L. Triana & Associates Inc.  
9701 SW 56th St  
Miami, FL 33165  
PH (305) 595-9765  
FAX (305) 596-1814  
Hammurabi, LLC  
936 SW 1st Ave #147  
Miami, FL 33130  
305-800-2252  
305-903-3737

(305) 253-5786  
13063 SW 133rd Ct  
Miami, FL 33186  
**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
DANIEL G. LEWIS, AIA  
SUSTAINABLE  
ARCHITECTURE  
AND CONSULTING  
AR 96398 AR 92953,  
ID 5054, A26001202



**Residential Renovation  
Rey  
Construction Documents**  
1351 Lenox Avenue  
Miami Beach, FL 33139


**Roof Plans**  
  
**A-400**  
Project number 035 Rey 13  
Date April 24, 2018

No.	Description	Date
1	Revision 1	06-17-2019

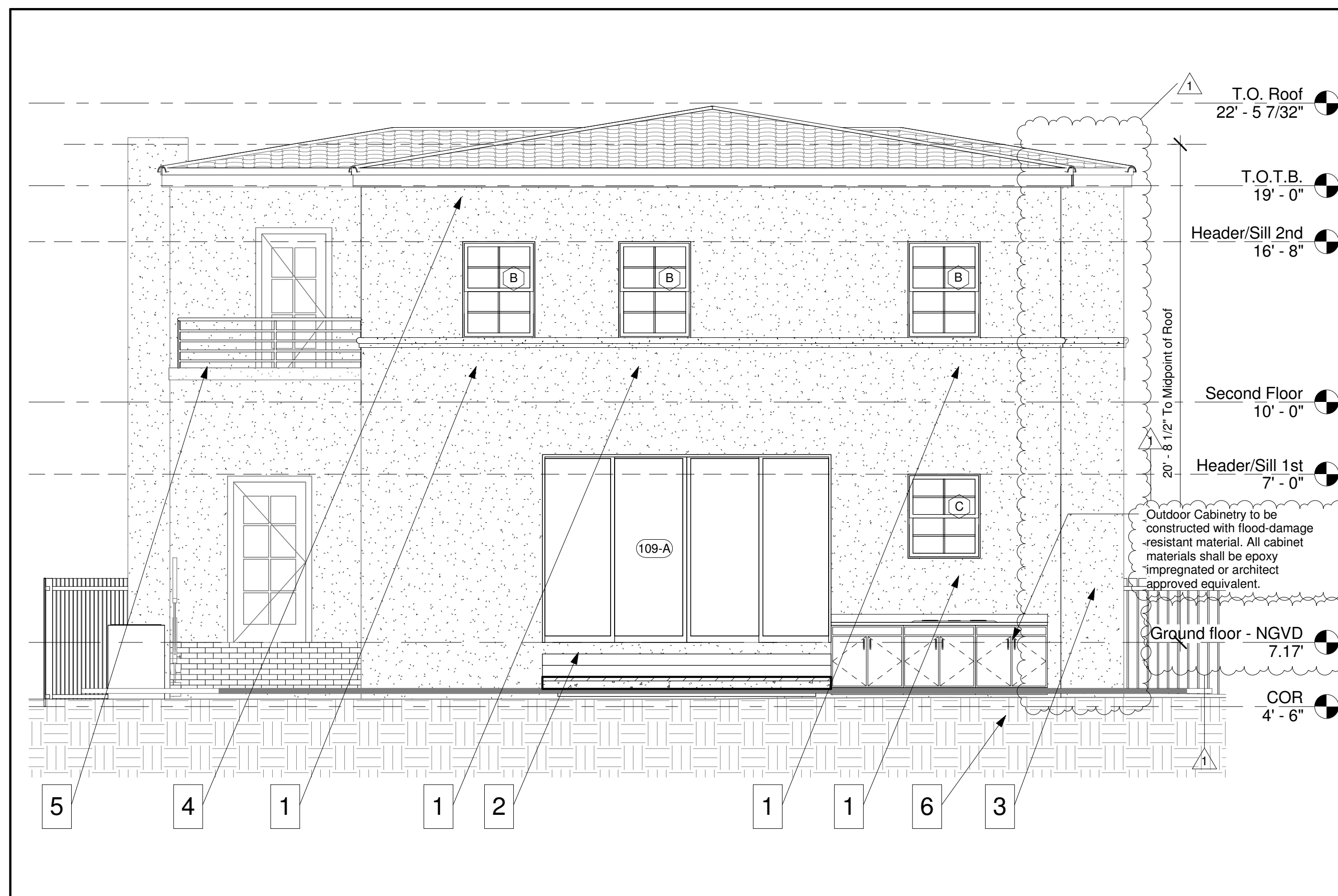


- New Construction**
1. New Window
  2. New Door
  3. Smooth texture stucco finish, latex painted, primer and finish two coats min. GC to coordinate with owner and architect.
  4. New Roof.
  5. New anodized aluminum railing, 42" high with spacing to reject passage of a 4" sphere. See D3/ A-700
  6. New Cabinetry.
  7. New decorative moulding to match existing.

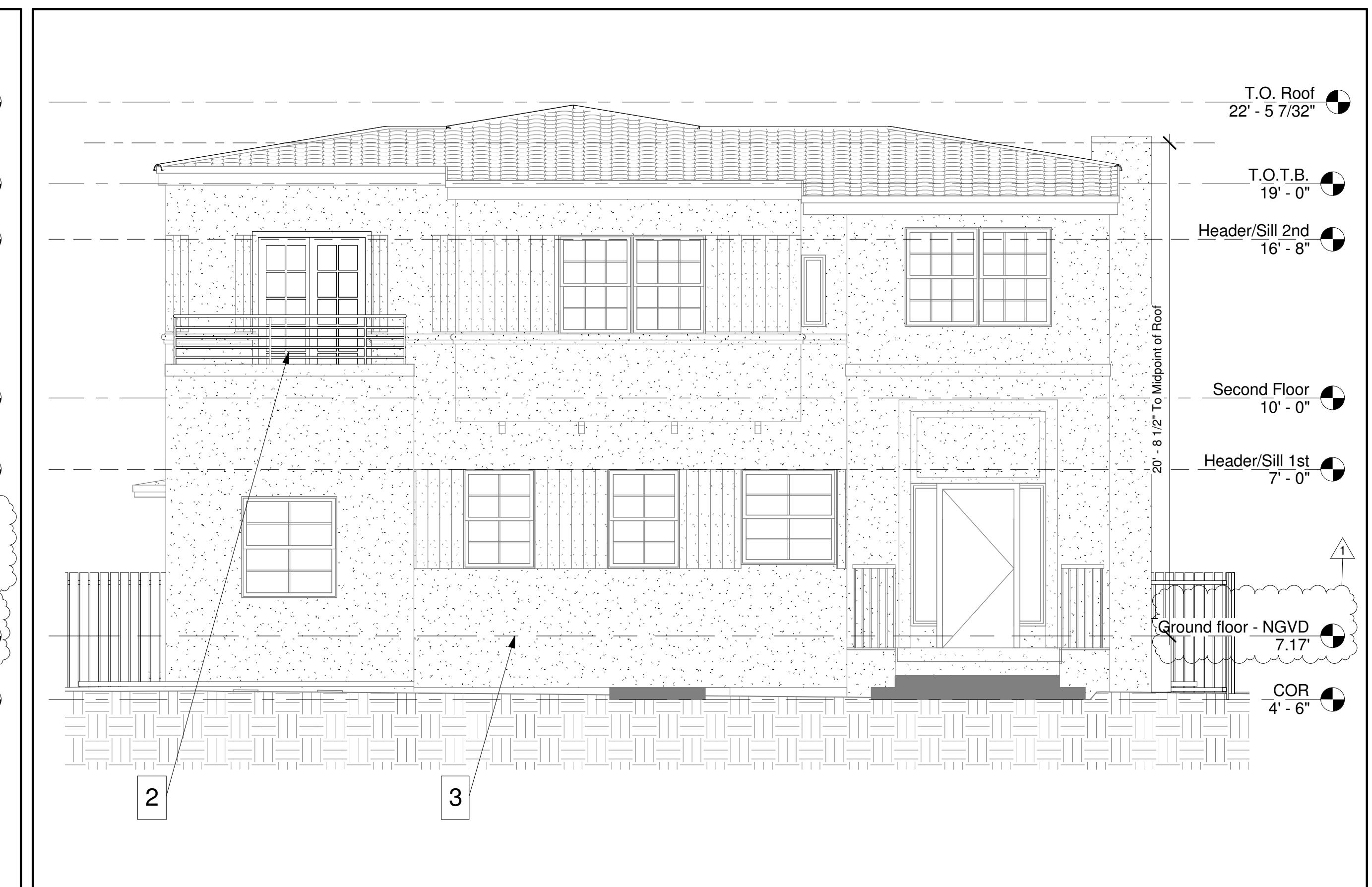
- Demolition Schedule**
- A. Doors to be removed
  - B. Windows to be removed
  - C. Decorative Stucco strip to be removed.
  - D. Exterior walls as indicated by demolition plan shall be removed and remaining walls to be prepared for reuse and addition structure, see structural and architectural plans.
  - E. Roofing to be removed.

 - Demolition (typ.)

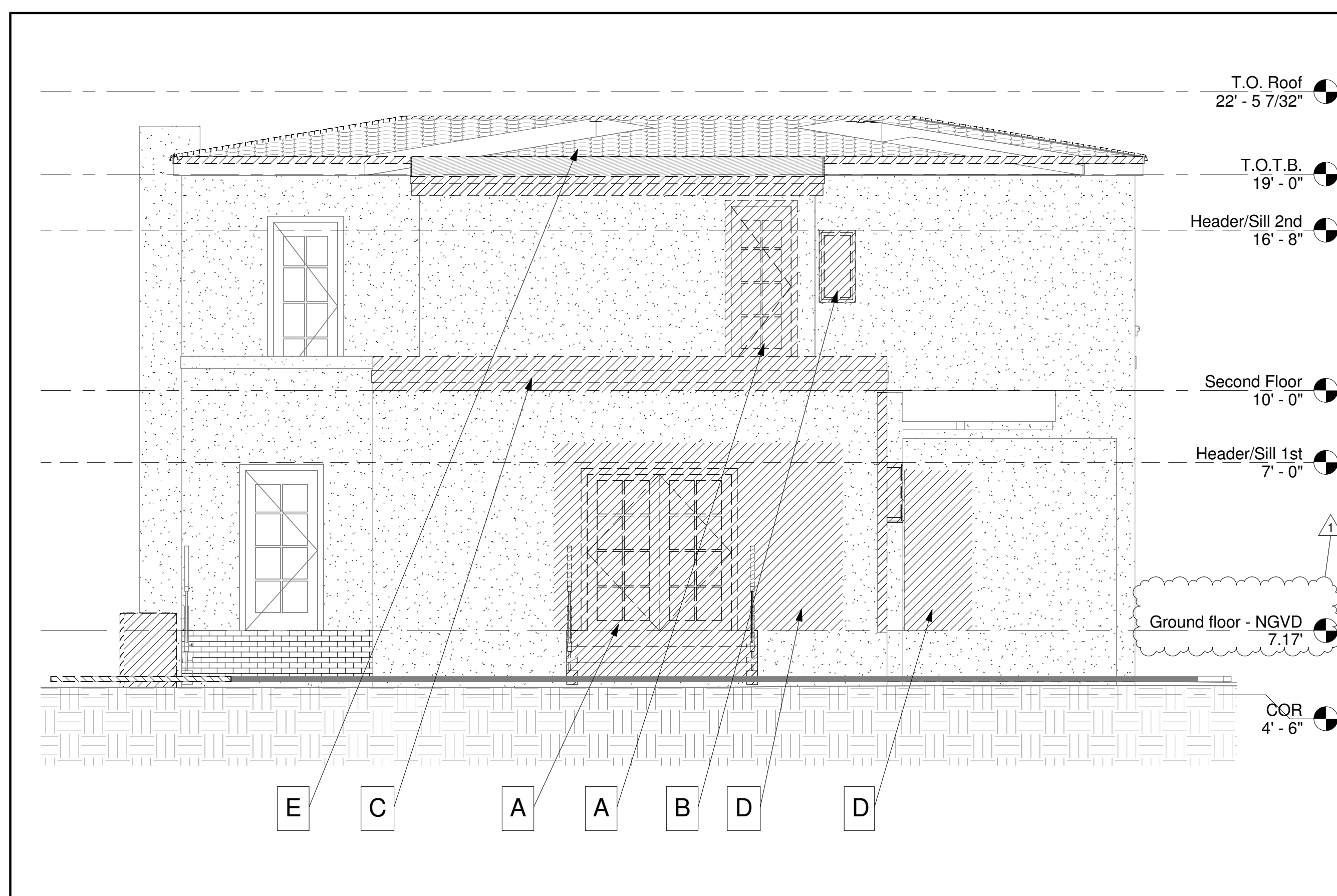
Drawing # 28 Scale: 1/4" = 1'-0" Elevation Schedule



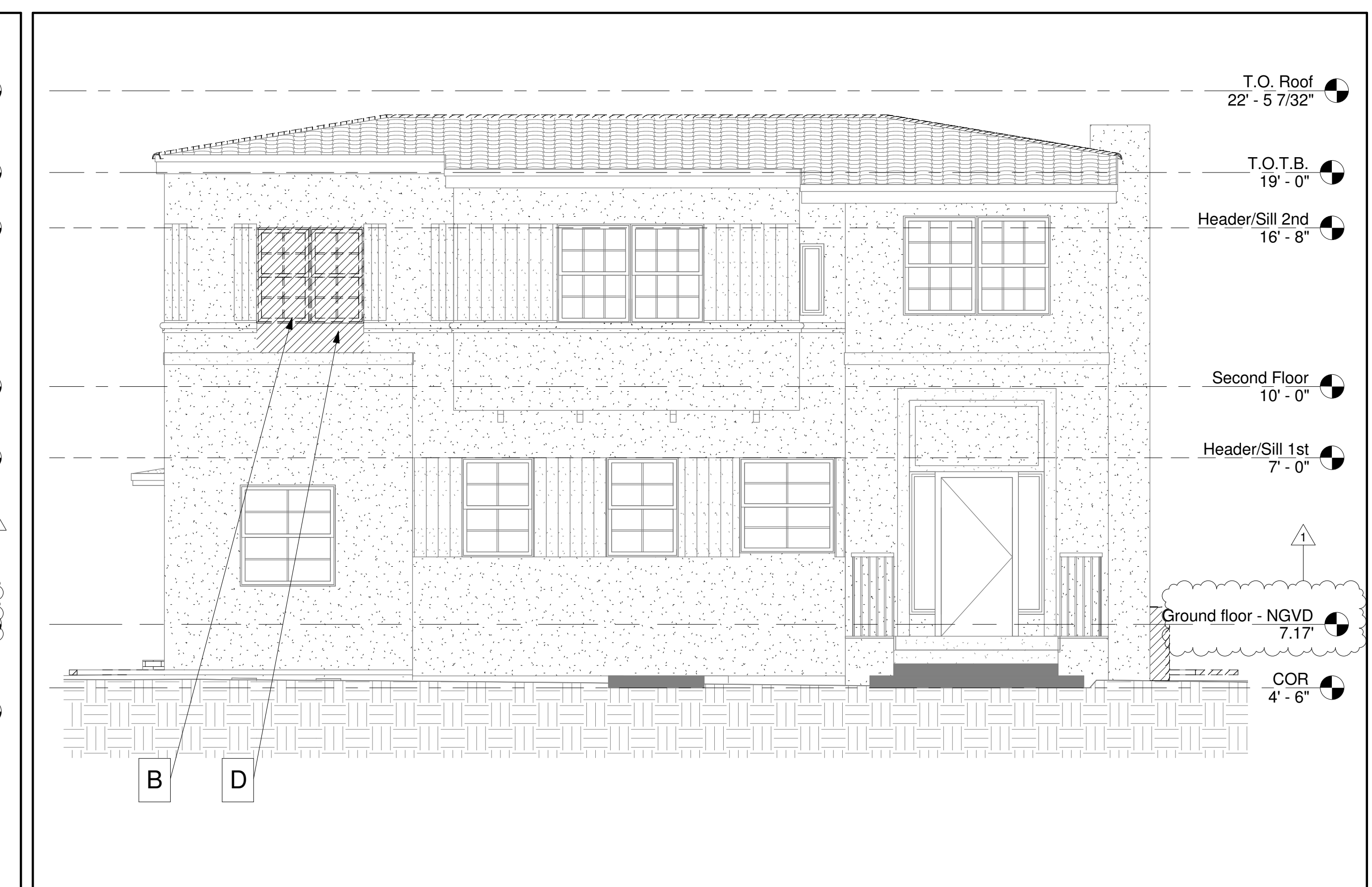
Drawing # 20 Scale: 1/4" = 1'-0" East - New



Drawing # 17 Scale: 1/4" = 1'-0" West - New



Drawing # 6 Scale: 1/4" = 1'-0" East - Existing



Drawing # 3 Scale: 1/4" = 1'-0" West - Existing

Drawing # 7 Scale: N.T.S. NOT USED

L. Triana & Associates Inc.  
9701 SW 56th St  
Miami, FL 33165  
PH (305) 595-9765  
FAX (305) 596-1814  
Hammurabi, LLC  
936 SW 1st Ave #147  
Miami, FL 33130  
305-800-2252  
305-903-3737

(305) 253-5786  
13063 SW 133rd Ct  
Miami, FL 33186

**Eilert Lewis  
Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
DANIEL G. LEWIS, AIA  
SUSTAINABLE  
ARCHITECTURE  
AND CONSULTING  
AR 96398 AR 92953,  
ID 5054, A26001202



**Residential Renovation  
Rey  
Construction Documents**

1351 Lenox Avenue  
Miami Beach, FL 33139

**Elevations**


**A-500**

Project number 035 Rey 13  
Date April 24, 2018

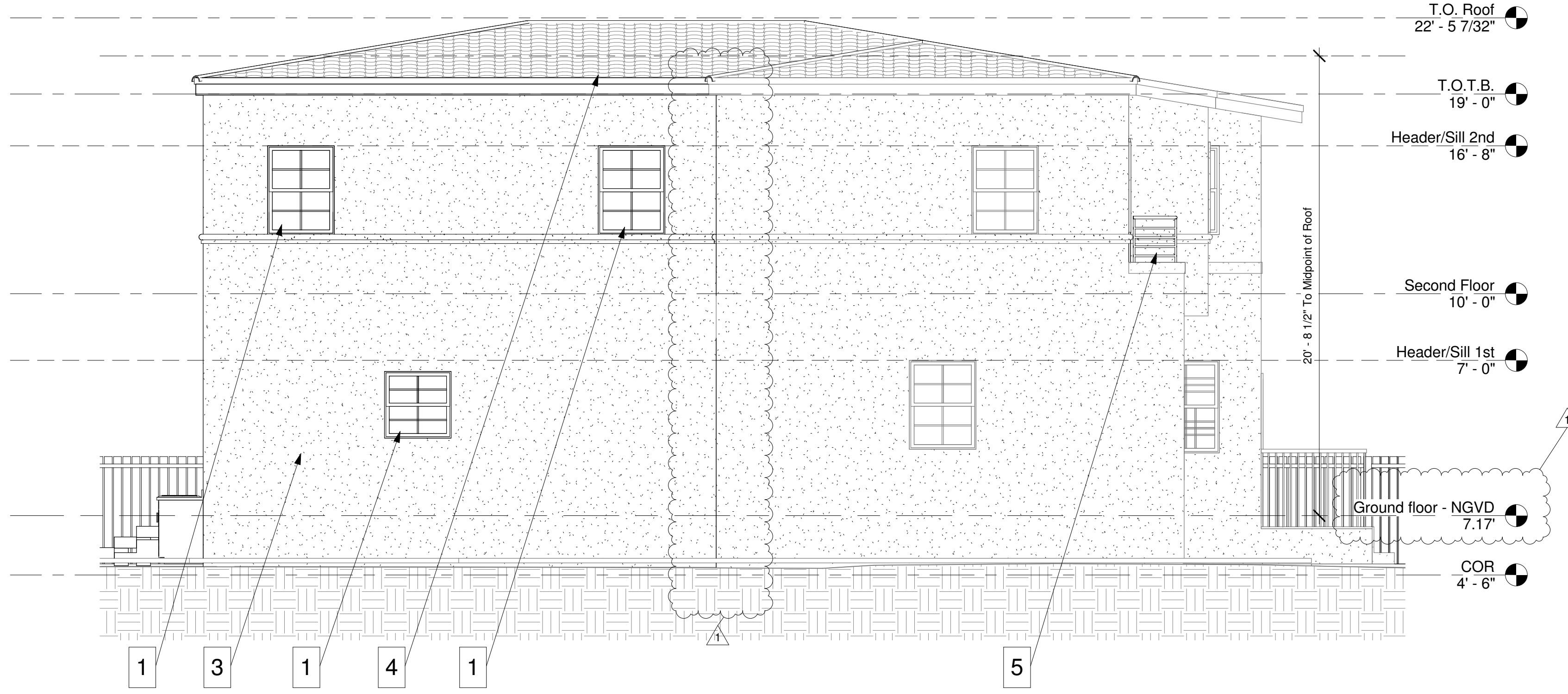
No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
AR 92953

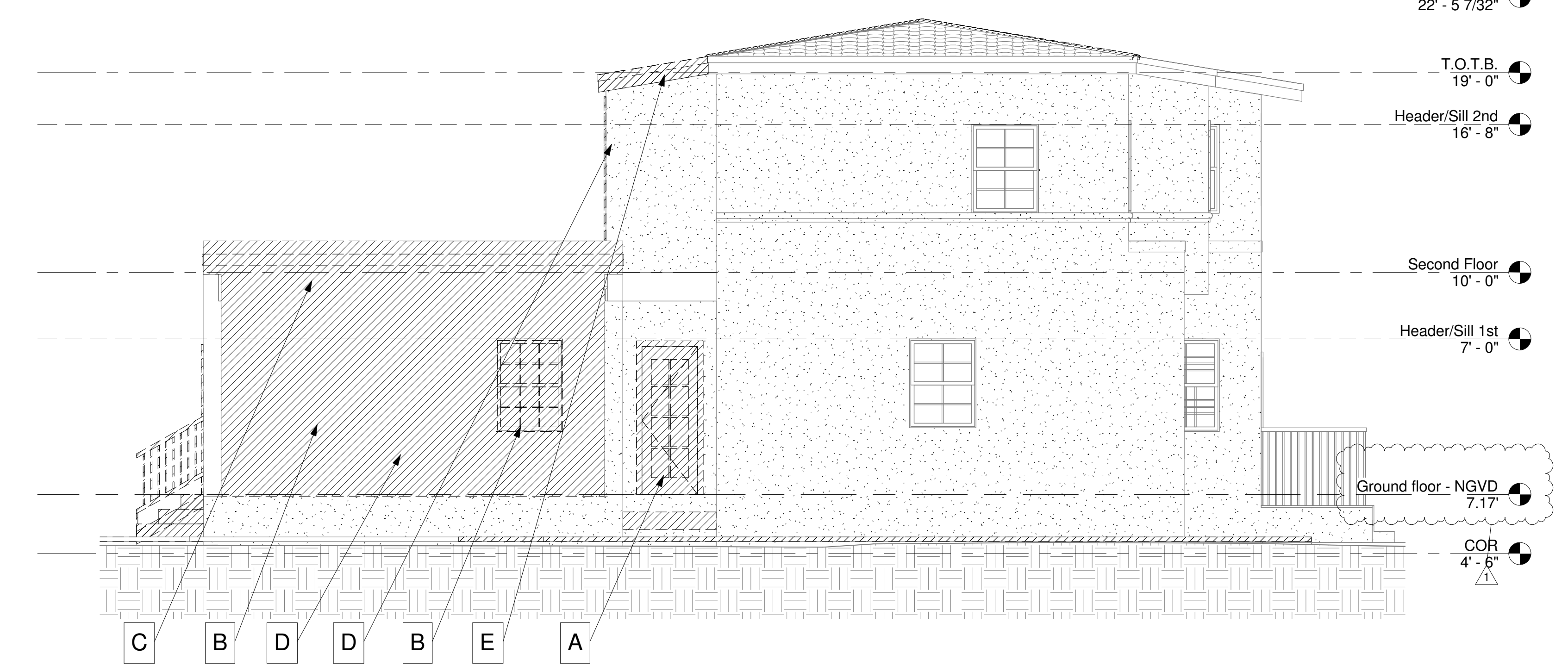
April 24, 2018 Rey 035 Rey 13

- New Construction**
1. New Window
  2. New Door
  3. Smooth texture stucco finish, latex painted, primer and finish two coats min. GC to coordinate with owner and architect.
  4. New Roof.
  5. New anodized aluminum railing, 42" high with spacing to reject passage of a 4" sphere. See D3/ A-700
  6. New Cabinetry.
  7. New decorative moulding to match existing.
- Demolition Schedule**
- A. Doors to be removed
  - B. Windows to be removed
  - C. Decorative Stucco strip to be removed.
  - D. Exterior walls as indicated by demolition plan shall be removed and remaining walls to be prepared for reuse and addition structure, see structural and architectural plans.
  - E. Roofing to be removed.
-  - Demolition (typ.)

Drawing # 26 Scale: 1/4" = 1'-0" Elevation Schedule



Drawing # 18 Scale: 1/4" = 1'-0" North - New



Drawing # 4 Scale: 1/4" = 1'-0" North - Existing

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 5 Scale: N.T.S. NOT USED

L. Triana & Associates Inc.  
9701 SW 56th St  
Miami, FL 33165  
PH (305) 595-9765  
FAX (305) 596-1814  
Hammurabi, LLC  
936 SW 1st Ave #147  
Miami, FL 33130  
305-800-2252  
305-903-3737

(305) 253-5786  
13063 SW 133rd Ct  
Miami, FL 33186  
**Eilert Lewis Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
DANIEL G. LEWIS, AIA  
SUSTAINABLE ARCHITECTURE AND CONSULTING  
AR 96398 AR 92953, ID 5054, A26001202



**Residential Renovation**  
**Rey**  
**Construction Documents**  
1351 Lenox Avenue  
Miami Beach, FL 33139

**Elevations**  
**A-501**  
Project number 035 Rey 13  
Date April 24, 2018

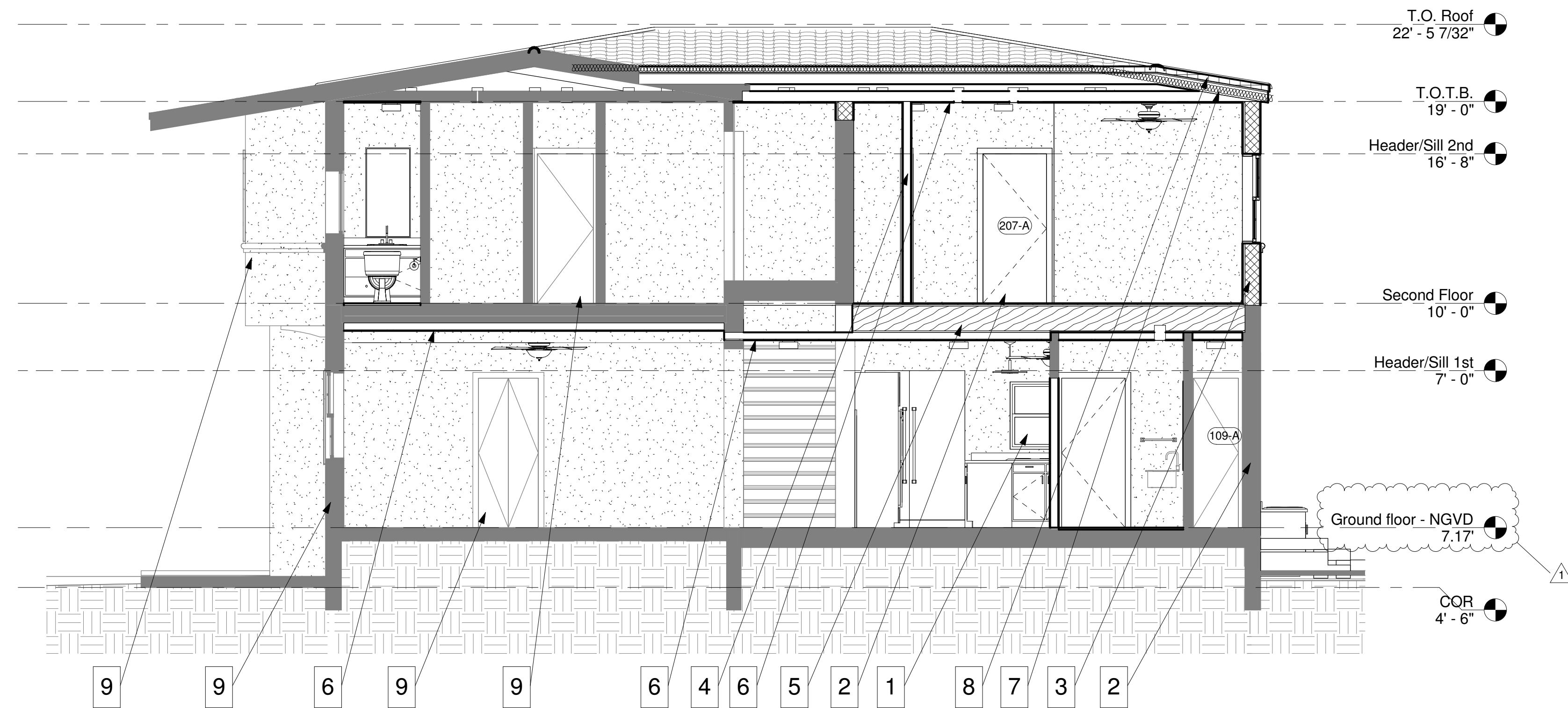
No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
AR 92953

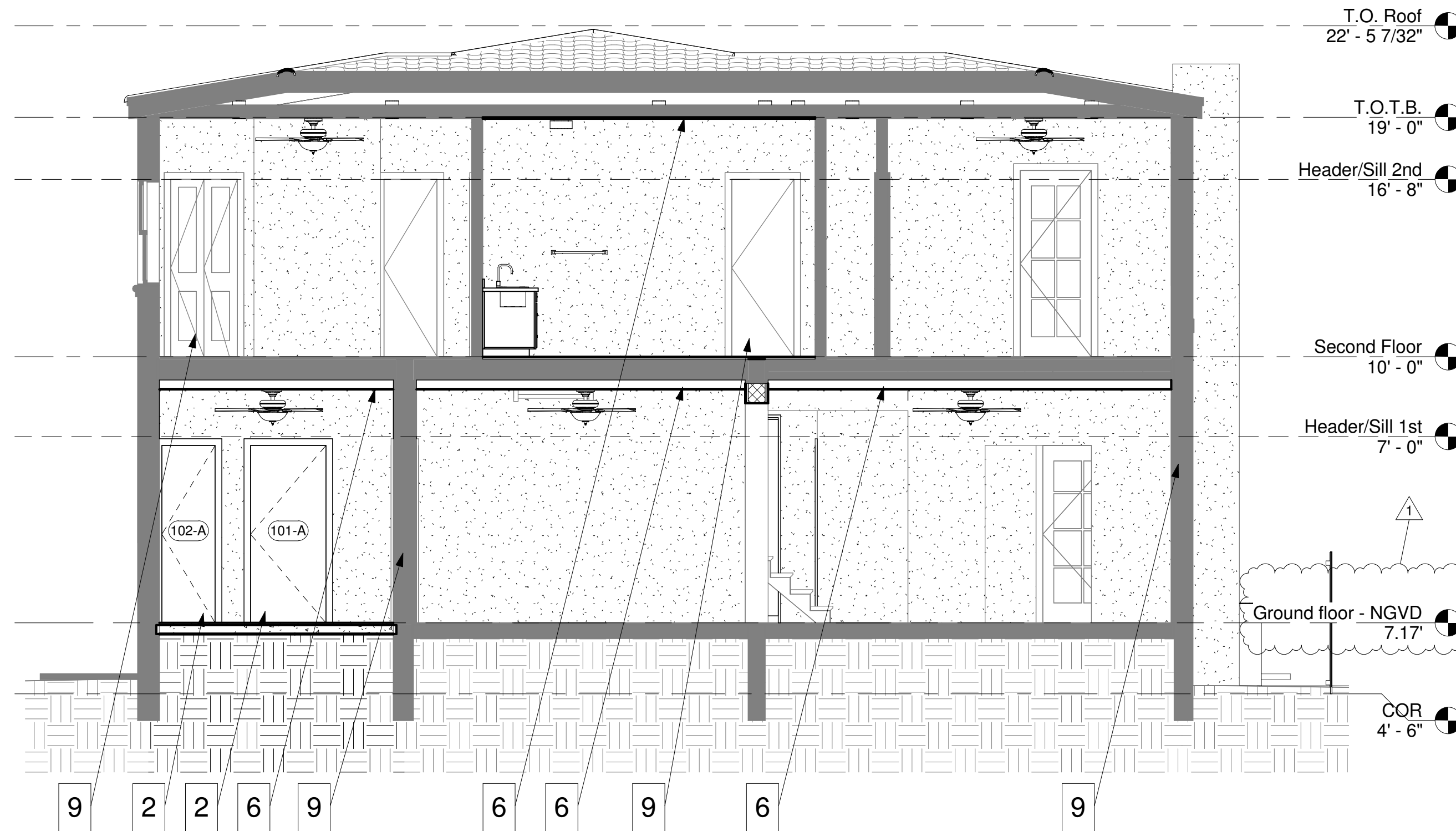
1. New Window
2. New door
3. New Exterior CMU wall, see D15(A-700) (typ.)
4. New interior frame wall, see D16(A-700) (typ.)
5. New Wood Joist 12" thick flooring, see structural.
6. New Ceiling
7. New R-30 Batt Insulation to underside of roof decking
8. New 2X roof joist w/ 19/32" CDX plywood, under separate permit.
9. Existing

26 1/4" = 1'-0" Section Schedule

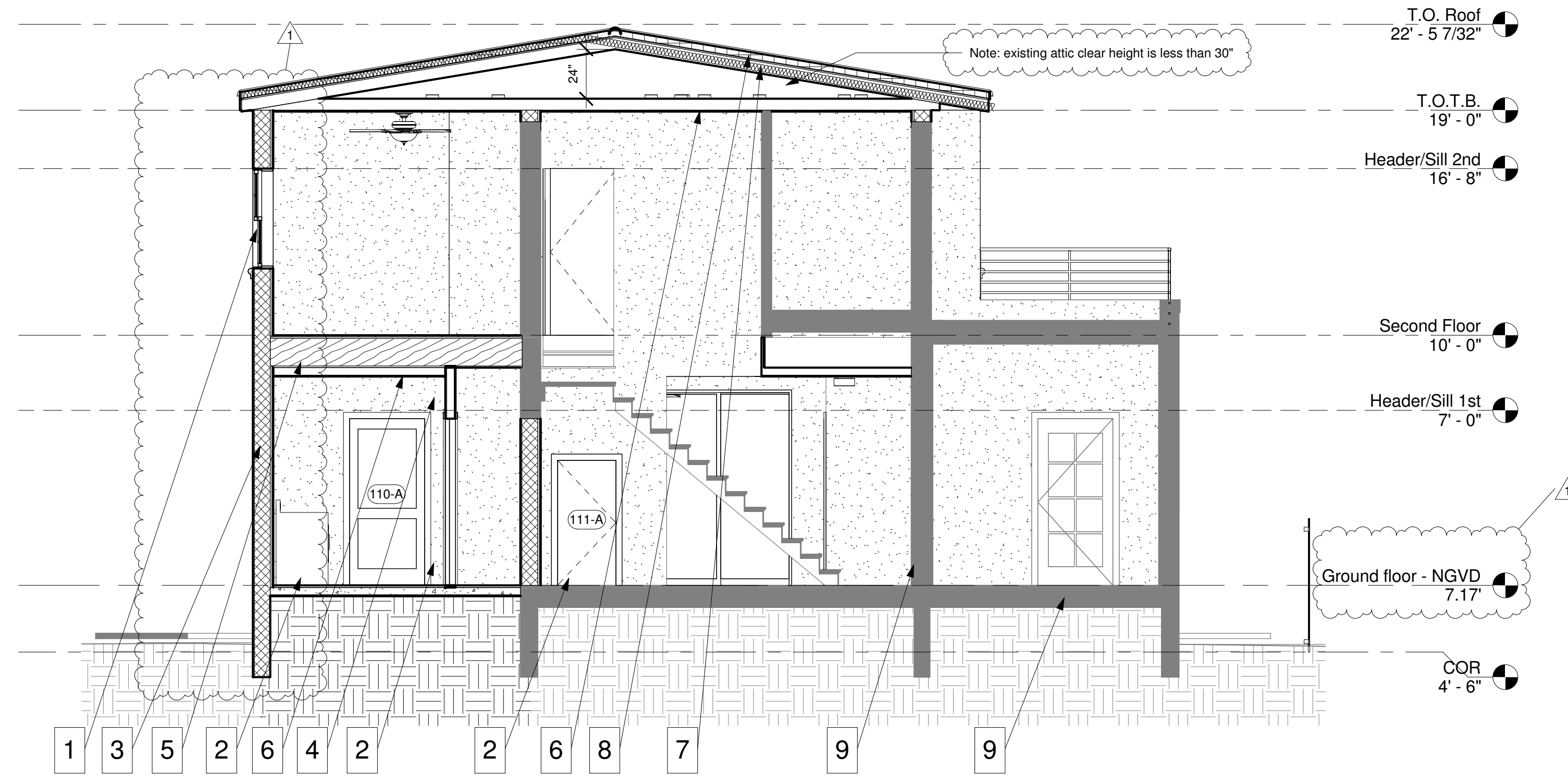
19 N.T.S. NOT USED



18 1/4" = 1'-0" Section 1



7 1/4" = 1'-0" Section 3



4 1/4" = 1'-0" Section 2

L. Triana & Associates Inc.  
9701 SW 56th St  
Miami, FL 33165  
PH (305) 595-9765  
FAX (305) 596-1814  
Hammurabi, LLC  
936 SW 1st Ave #147  
Miami, FL 33130  
305-800-2252  
305-903-3737

(305) 253-5786  
13063 SW 133rd Ct  
Miami, FL 33186  
**Eilert Lewis  
Architects Studio, LLC**

SEBASTIAN EILERT, AIA, LEED  
DANIEL G. LEWIS, AIA  
SUSTAINABLE  
ARCHITECTURE  
AND CONSULTING  
AR 96398 AR 92953,  
ID 5054, A26001202



**Residential Renovation  
Rey  
Construction Documents**

1351 Lenox Avenue  
Miami Beach, FL 33139

Sections

A-600

Project number 035 Rey 13  
Date April 24, 2018

No.	Description	Date
1	Revision 1	06-17-2019

AR 96398  
AR 92953

035 Rey 13 April 24, 2018 Rey