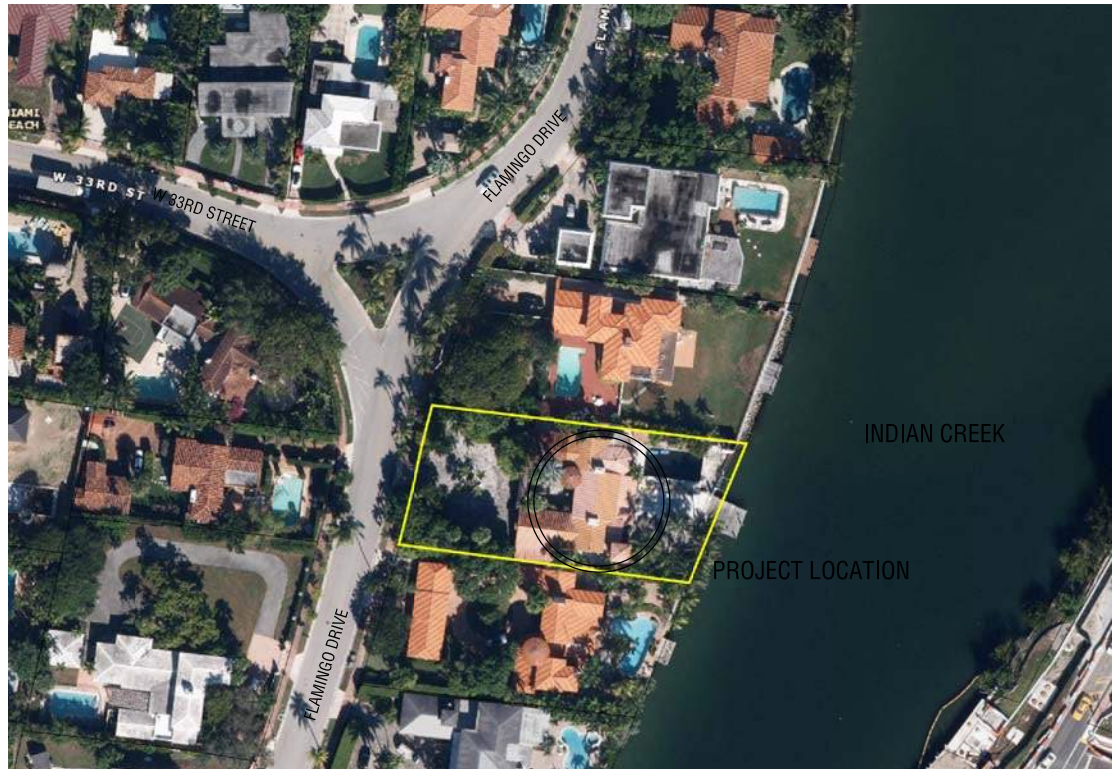


LOT DEPTH 206'-5"

|                 |   |                  |   |
|-----------------|---|------------------|---|
| UNIT COVERAGE   | MAXIMUM LOT COVERAGE (2-STORY)  | 30 x 19,907 SF   |   |
|                 | ALLOWED   | 5,972 SF         | 30%   |
|                 | PROPOSED  | 5,638 SF         | 28.3 %  |
| UNIT SIZE       | MAXIMUM UNIT SIZE FOR 2-STORY BUILDING                                  | 50 x 19,907 SF   |   |
|                 | ALLOWED   | 9,954 SF         | 50%   |
|                 | PROPOSED  | 8,474 SF         | 42.5 %  |
| GREENSPACE      | YARD GREENSPACE CALCULATIONS  | REQUIRED         | PROVIDED  |
|                 | FRONT YARD = 3693 SF  | 2585 SF (70%)    | 2743 SF (74.3%)                                     |
|                 | REAR YARD = 3090 SF   | 2174 SF (70%)    | 2312 SF (74.8%)                                     |
|                 | TOTAL PERVIOUS SITE AREA (ENTIRE)                                       |                  | 9630 SF (48.4%)                                     |
| SETBACKS        | PRINCIPAL FRONT SETBACK (1-STORY)                                       | REQUIRED         | PROVIDED  |
|                 | PRINCIPAL FRONT SETBACK (2-STORY)                                       | 20'-0"           | 20'-3" (WORST CASE)                                 |
|                 |   | 40'-0"           | 55'-2" (WORST CASE)                                 |
|                 | SUM OF SIDE SETBACKS AS PERCENTAGE OF LOT WIDTH (97'-4") x 25% = 24.33' | 24'-4" SUM (25%) | 26'-0" SUM (13'-0.5"-12'-1" (= 27 %))               |
|                 | REAR SETBACK (15% LOT DEPTH)<br>LOT DEPTH = 206'-5"                     | 31'-0"           | 34'-15" (WORST CASE)                                |
| BUILDING HEIGHT | TOP OF ROOF SLAB<br>(WAIVER UP TO 28' BY DRB)                           | 24'              | 28' *WAIVER REQUEST *<br><b>*WAIVER 1 - HEIGHT*</b> |

| BUILDING AREAS                    |   | 3938 SF TOTAL |
|-----------------------------------|---|---------------|
| FIRST FLOOR (A/C)                 |   |               |
| MAIN HOUSE                        | 3938 SF   |               |
| FIRST FLOOR (NON A/C)             |   | 834 SF TOTAL  |
| GARAGE                            | 895 SF  |               |
| HVAC EQUIPMENT                    | 295 SF  |               |
| PADDLEBOARD STOR.                 | 192 SF  |               |
| COVERED TERRACE                   | 367 SF  |               |
| VEHICLE BREEZEWAY                 | (557) SF  |               |
| SECOND FLOOR (A/C)                |   | 3816 SF TOTAL |
| SECOND FLOOR (NON A/C) - TERRACES |   | 556 SF TOTAL  |
| TOTAL AREAS (A/C)                 |   | 7,754 SF      |
| TOTAL AREAS (ADJUSTED)            |   | 8,907 SF      |
| NOTES                             | <p>SWIMMING POOL(S) + WATER FEATURE(S) UNDER SEPARATE PERMIT.</p> <p>ALL WORK, MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY.</p> <p>ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE D.F.E. (±8.0' BFE + 3.0' N.G.V.D. = 11.0' NGVD)</p> <p>ALL NEW CONSTRUCTION MATERIALS BELOW BFE SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2008.</p> |               |

[illegible]



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

| ITEM # | Zoning Information              |                     |  |                  |
|--------|---------------------------------|---------------------|--|------------------|
| 1      | Address:                        | 3017 FLAMINGO DRIVE |  |                  |
| 2      | Folio number(s):                | 02-3226-002-0230    |  |                  |
| 3      | Board and file numbers :        | DRB21-0639          |  |                  |
| 4      | Year built:                     | 1936/71/75/77/92/11 | Zoning District:   | RS-3             |
| 5      | Based Flood Elevation:          | AE 8.00             | Grade value in NGVD:   | 6.50' NGVD       |
| 6      | Adjusted grade (Flood+Grade/2): | 7.25' NGVD          | Free board:  | +3.00' NGVD      |
| 7      | Lot Area:                       | 19,907 sf           |  |                  |
| 8      | Lot width:                      | 97'4"               | Lot Depth:   | 206'5"           |
| 9      | Max Lot Coverage SF and %:      | 5,972 sf (30%)      | Proposed Lot Coverage SF and %:  | 5,638 sf (28.3%) |
| 10     | Existing Lot Coverage SF and %: | 4,846 sf (24.3%)    | Lot coverage deducted (garage-storage) SF:   | 500 sf           |
| 11     | Front Yard Open Space SF and %: | 1,728 sf (89 %)     | Rear Yard Open Space SF and %:   | 2,384 sf (77%)   |
| 12     | Max Unit Size SF and %:         | 9,954 sf (50%)      | Proposed Unit Size SF and %:   | 8,474 sf (42.5%) |
| 13     | Existing First Floor Unit Size: | 4,687 sf            | Proposed First Floor Unit Size:  | 4,525 sf         |
| 14     | Existing Second Floor Unit Size | N/A                 | Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) | N/A              |
| 15     |                                 |                     | Proposed Second Floor Unit Size SF and % :   | N/A              |
| 16     |                                 |                     | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                              | N/A              |

|    |  | Required               | Existing | Proposed               | Deficiencies |
|----|--|------------------------|----------|------------------------|--------------|
| 17 | Height:  | 24' HT RS-3            |          | 28'-0" (2-story flat)  | +4 feet      |
| 18 | Setbacks:  |                        |          |                        |              |
| 19 | Front First level:   | 20'-0"                 |          | 20'-3"                 |              |
| 20 | Front Second level:  | 40'-0"                 |          | 55'-1.5"               |              |
| 21 | Side 1:  | 12'-2"                 |          | 13'-0.5"               |              |
| 22 | Side 2 or (facing street):   | 12'-2"                 |          | 12'-11.5"              |              |
| 23 | Rear:  | 31'-0"                 |          | 34'-1.5"               |              |
|    | Accessory Structure Side 1:  | 7'-6"                  |          | 8'-1"                  |              |
| 24 | Accessory Structure Side 2 or (facing street) :                    |                        |          |                        |              |
| 25 | Accessory Structure Rear:  | 15'-0"                 |          | 15'-8"                 |              |
| 26 | Sum of Side yard :   | 24'-4" (25% lot width) |          | 26'-0" (27% lot width) |              |
| 27 | Located within a Local Historic District?                          |                        | NO       |                        |              |
| 28 | Designated as an individual Historic Single Family Residence Site? |                        | NO       |                        |              |
| 29 | Determined to be Architecturally Significant?                      |                        | NO       |                        |              |

Notes:

If not applicable write N/A

All other data information should be presented like the above format



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5048/5050 NORTH BAY ROAD, MIAMI BEACH, FL 33140

|                    |                                 |
|--------------------|---------------------------------|
| CLIENT             | S048/5050 NORTH BAY TRUST, LLC  |
| LANDSCAPE          | 395 000 0000                    |
| STRUCTURE          | PLF ENGINEERS 954 533 3237      |
| MEP                | GUSTAVO SOLANO, PE 305 665 6551 |
| LIGHTING DESIGN    | 395 000 0000                    |
| LOW VOLTAGE DESIGN | 395 000 0000                    |
| POOL DESIGN        | 395 000 0000                    |

SEALING ARCHITECT : DANIEL RITCHIE AR95253

REVISED ISSUED 2021 01 29

SCALE  
NO SCALE  
DESIGNATION  
ZONING DATA

A101



LOT COVERAGE  
CALCULATION

|   |          |       |                |
|---|----------|-------|----------------|
| MAXIMUM LOT COVERAGE FOR 2-STORY BUILDING |          |       | 30 x 19,907 SF |
| PERMITTED                                 | 5,972 SF | 30%   |                |
| PROPOSED                                  | 5,638 SF | 28.3% |                |

SHADED AREA DENOTES  
LOT COVERAGE

|                           |          |
|---------------------------|----------|
| FIRST FLOOR MAIN HOUSE    | 4,434 SF |
| COVERED TERRACE           | 275 SF   |
| MAIN HOUSE OVERHANGS > 5' | 130 SF   |
| GARAGE (-500 SF CREDIT)   | 395 SF   |
| ACCESSORY STRUCTURE       | 192 SF   |
| ACCESSORY OVERHANG        | 212 SF   |

PROP. LINE 15.46'  
R=294.60  
D=3°00'26"

FLAMINGO DRIVE

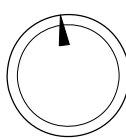
PROP. LINE 81.95' R=1530.69 D=3°04'03"

GARAGES (max. credit: 500sf) SHALL NOT BE COUNTED IF:  
(1) ONLY 1-STORY IN HEIGHT  
(2) ENTRANCE IS NOT PART OF PRINCIPAL FACADE  
(3) ENTRANCE IS PERPENDICULAR TO RIGHT-OF-WAY  
142-105.(b)(5)d.

PROPERTY LINE 213.00' S 83°00'54"E

PROPERTY LINE 99.82' N 20°29'30"E

INDIAN CREEK



1 SP

LOT COVERAGE  
1/16 SCALE



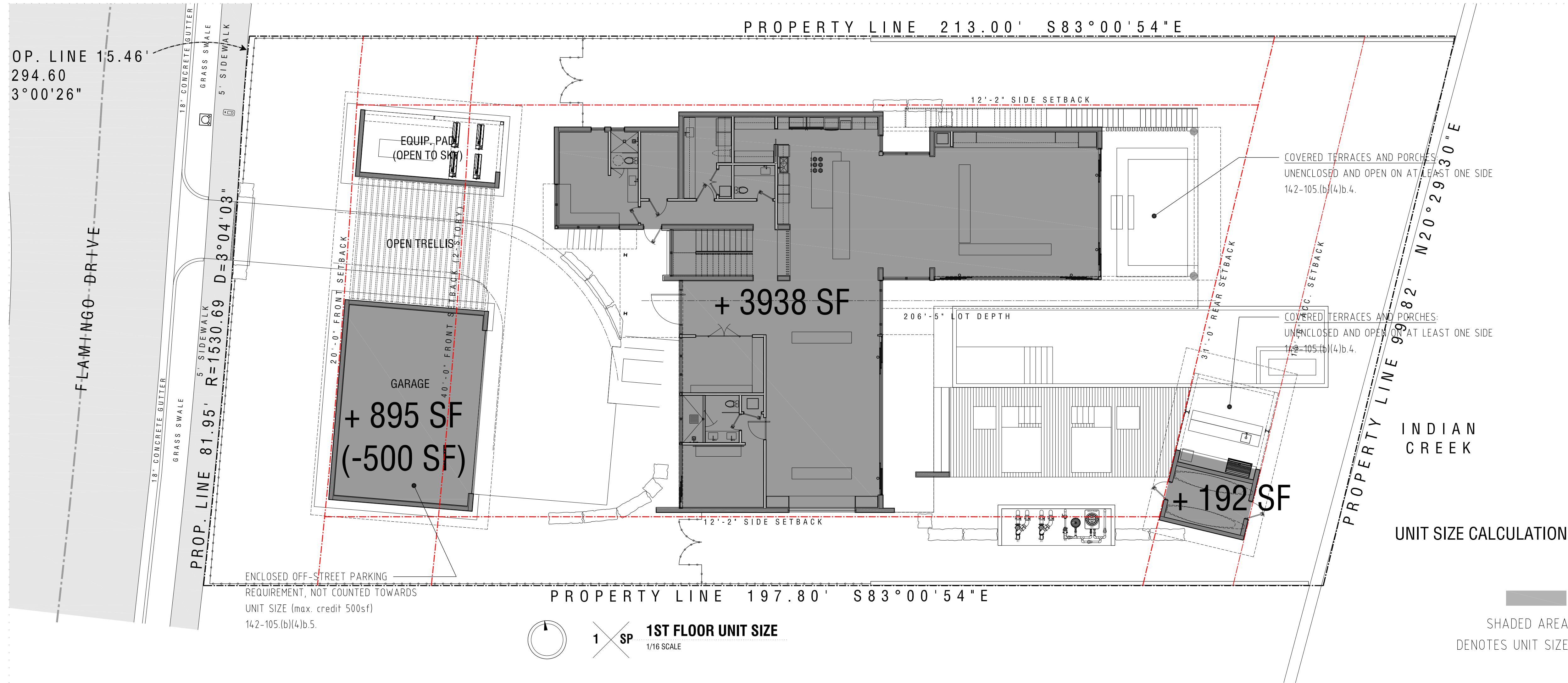
|  |                         |              |
|--|-------------------------|--------------|
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| 3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140   |                         |              |
| CLIENT   | (NAME WITHHELD)         | 305.000.0000 |
| LANDSCAPE  | PLF ENGINEERS           | 954.583.3237 |
| STRUCTURE  | REYES-GAVILAN ENGINEERS | 305.846.9928 |
| MEP  |                         | 305.800.0000 |
| LIGHTING DESIGN  |                         | 305.800.0000 |
| LOW VOLTAGE DESIGN   |                         | 305.800.0000 |
| POOL DESIGN  |                         | 305.800.0000 |
| SEALING ARCHITECT - DANIEL RITCHIE AR95253   |                         |              |

ISSUED 2021.01.29  
REVISED

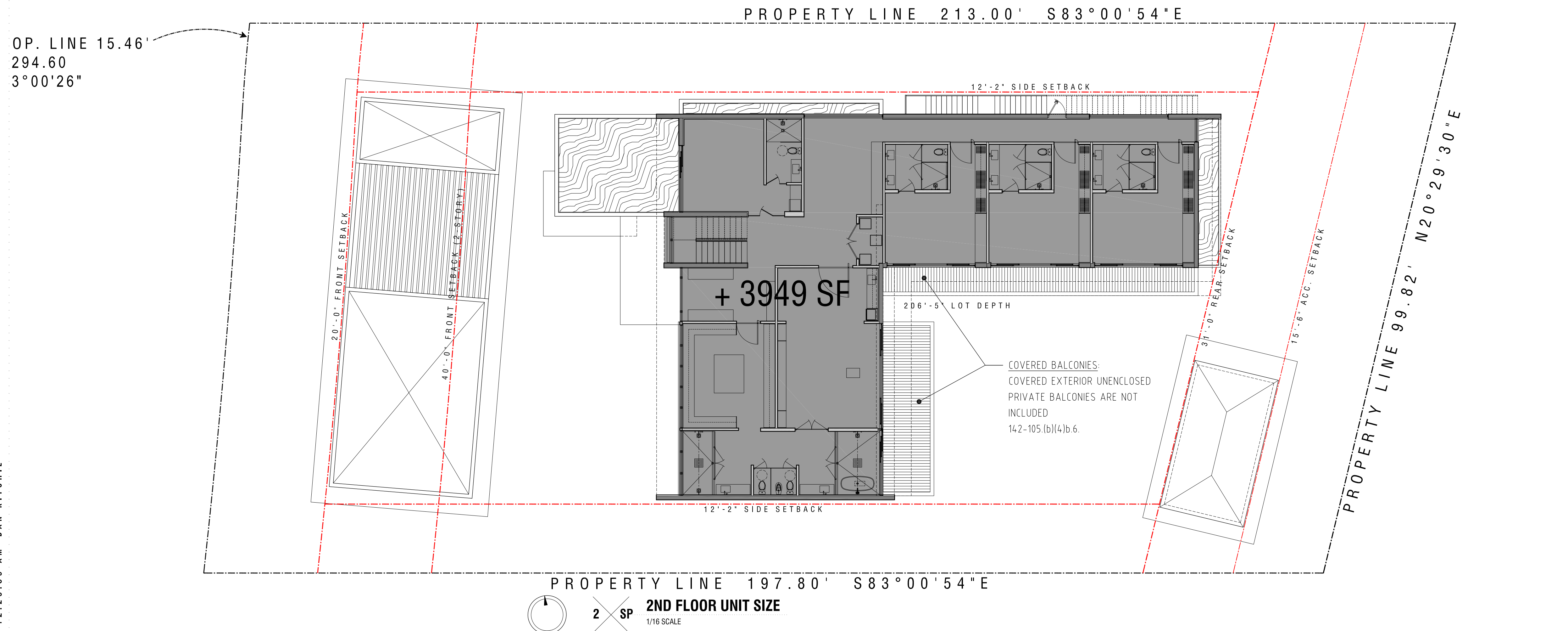
SCALE  
GRAPHIC  
DESIGNATION  
LOT COV. DIAGRAM

A102





|  |                 |       |
|--|-----------------|-------|
| MAXIMUM UNIT SIZE FOR 2-STORY BUILDING PERMITTED | .50 x 19,907 SF |       |
|  | 9,954 SF        | 50%   |
| PROPOSED   | 8,474 SF        | 42.5% |
| FIRST FLOOR MAIN HOUSE                           | 3938 SF         |       |
| ACCESSORY STRUCTURE                              | 192 SF          |       |
| GARAGE   | 395 SF          |       |
| (-500 SF GARAGE CREDIT)                          |                 |       |
| SECOND FLOOR                                     | 3949 SF         |       |



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5048/5050 NORTH BAY ROAD, MIAMI BEACH, FL 33140

|                    |                                 |
|--------------------|---------------------------------|
| CLIENT             | 5048/5050 NORTH BAY TRUST, LLC  |
| LANDSCAPE          | PLF ENGINEERS 395 000 0000      |
| STRUCTURE          | PLF ENGINEERS 395 530 2337      |
| MEP                | GUSTAVO SOLANO, PE 395 665 6751 |
| LIGHTING DESIGN    | 395 000 0000                    |
| LOW VOLTAGE DESIGN | 395 000 0000                    |
| POOL DESIGN        | 395 000 0000                    |

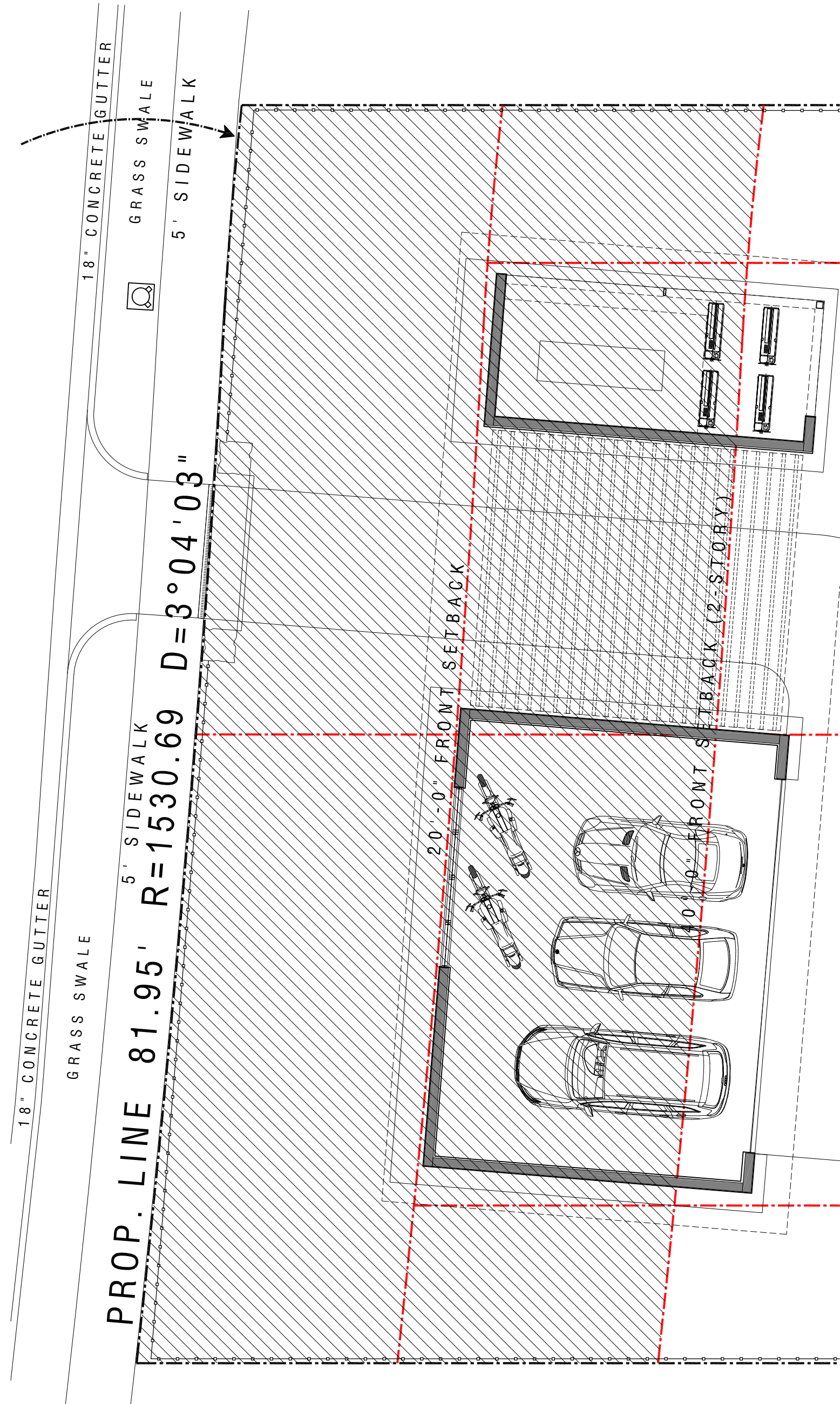
SEALING ARCHITECT: DANIEL RITCHIE AR95253

REVISED ISSUED 2021 01 29

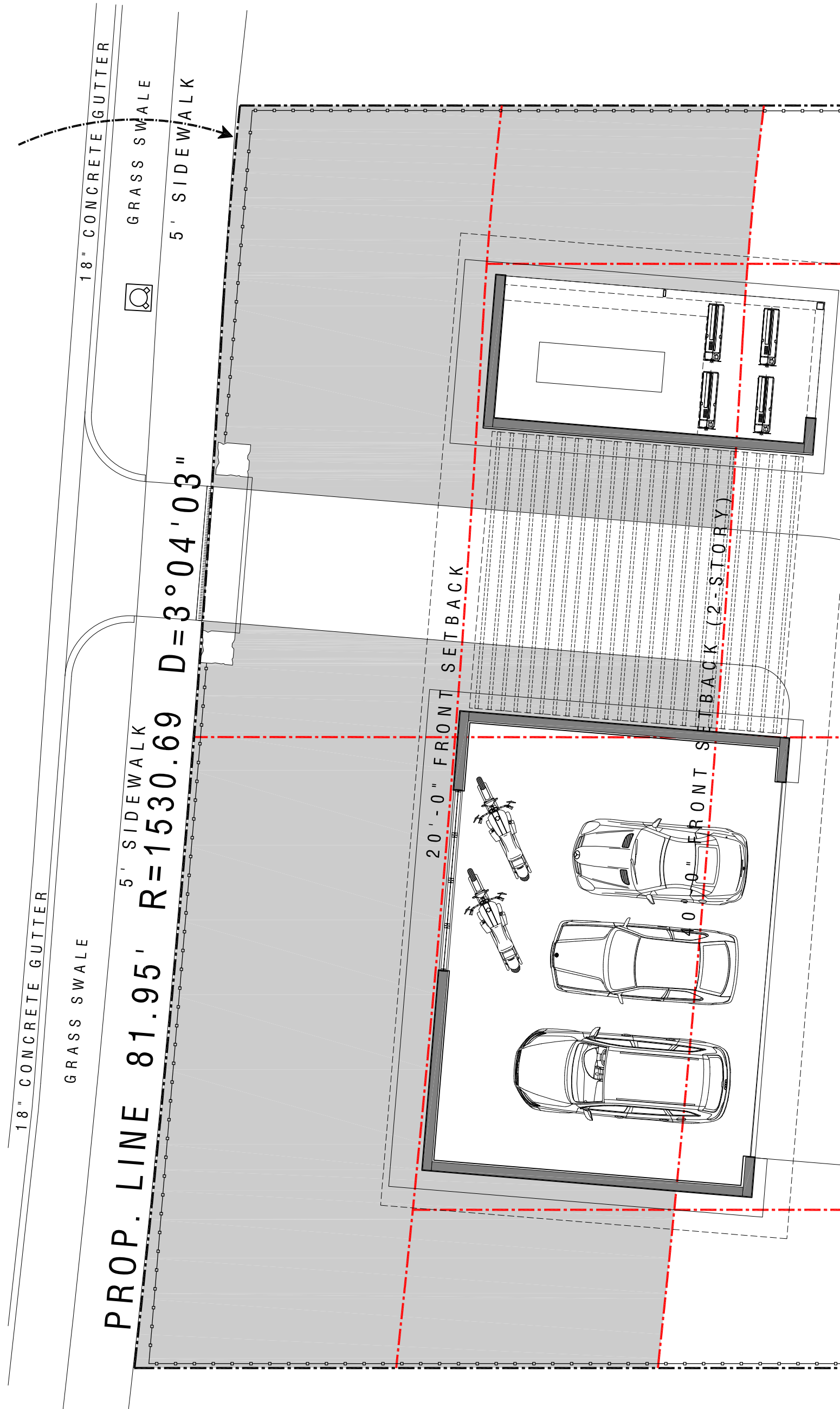
SCALE  
1/16"=1'  
DESIGNATION  
UNIT SIZE DIAGRAM

A103

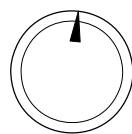




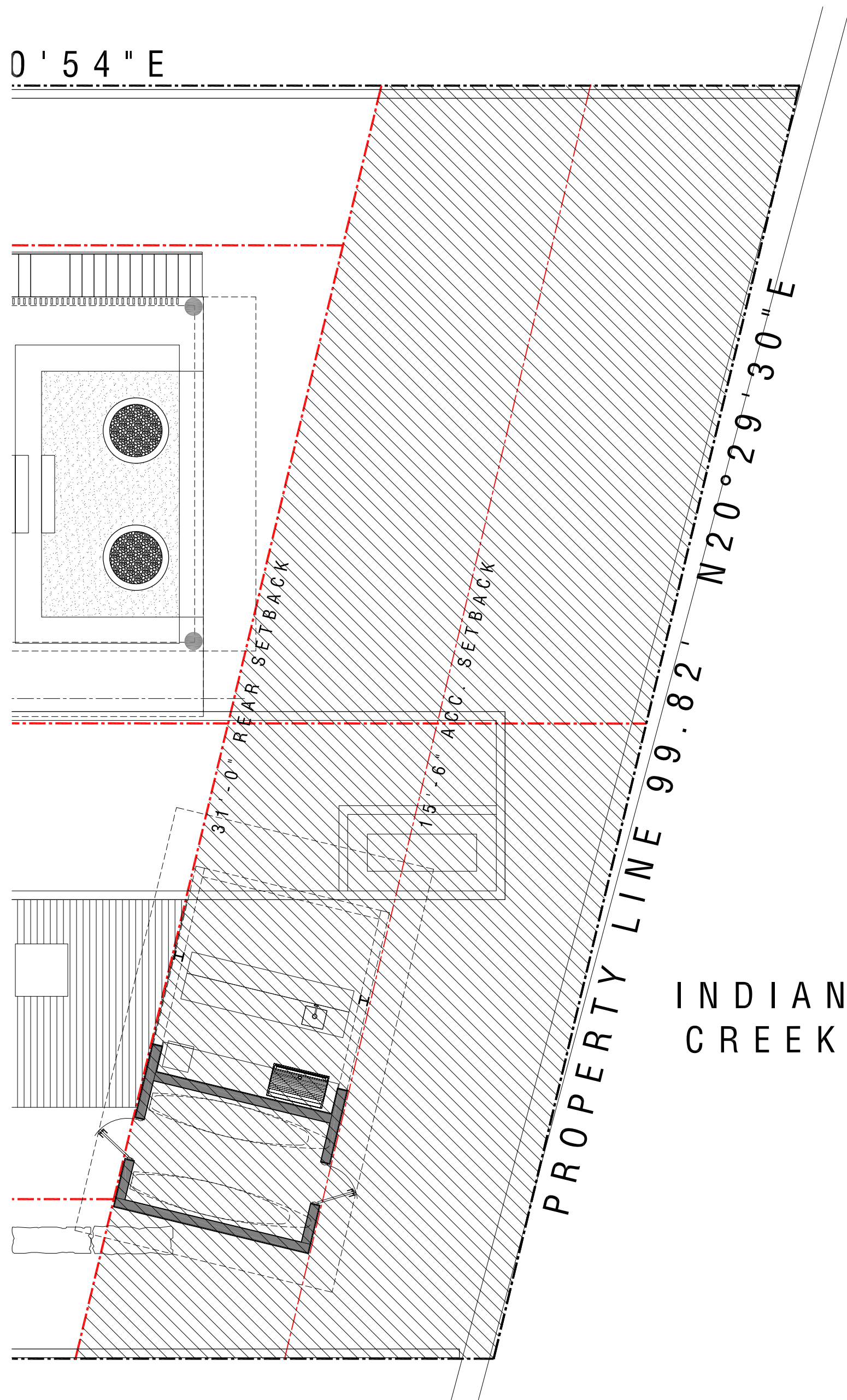
YARD AREA (30' SETBACK) 3693 SF



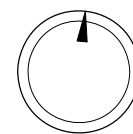
GREENSPACE (MIN. 70%) 2743 SF 74.3%



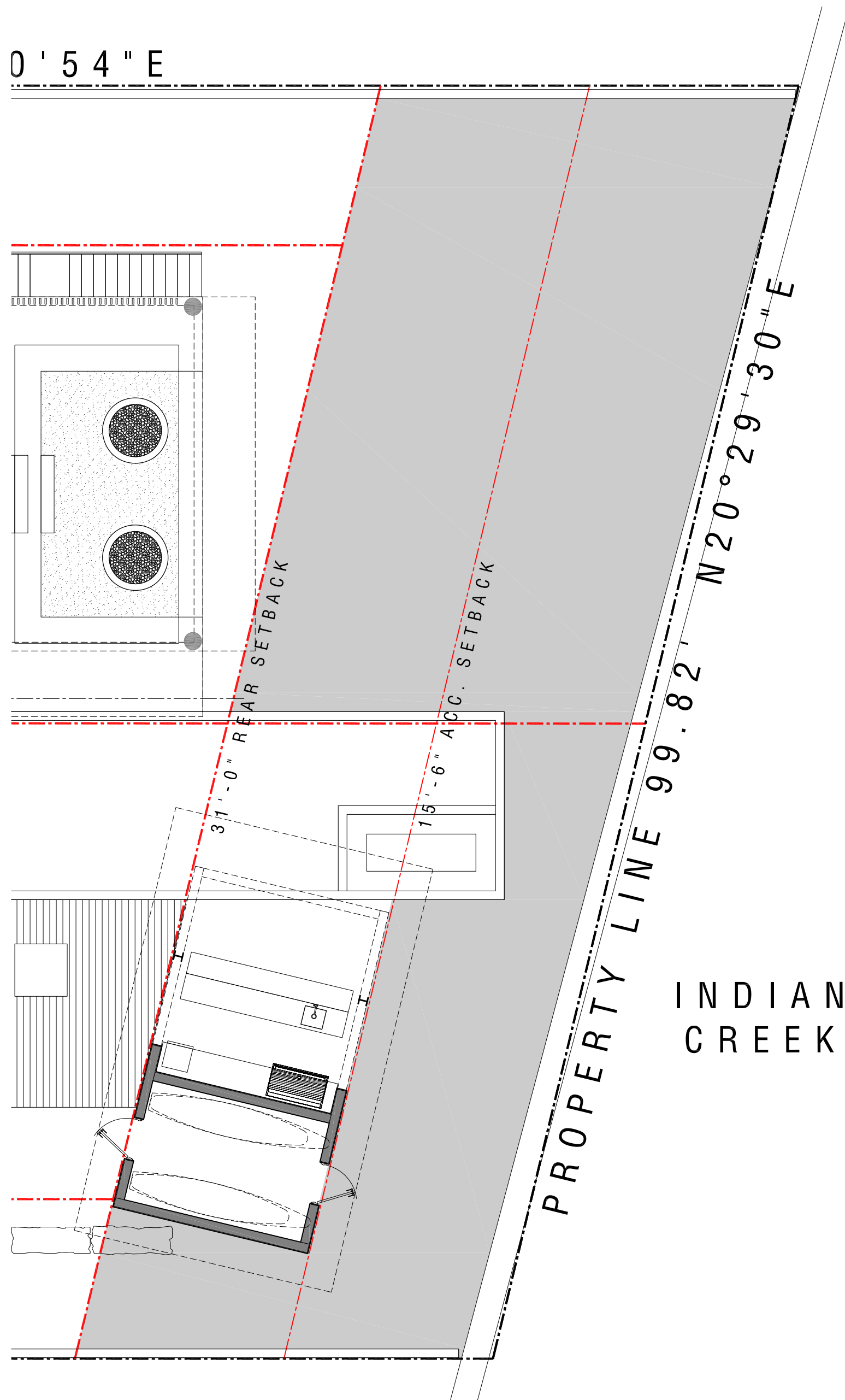
1 SP FRONT YARD GREENSPACE AREA  
1/16 SCALE



YARD AREA (31' SETBACK) 3090 SF



2 SP REAR YARD GREENSPACE AREA  
1/16 SCALE



GREENSPACE (MIN. 70%) 2312 SF 74.8%



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

|                    |                         |              |
|--------------------|-------------------------|--------------|
| CLIENT             | (NAME WITHHELD)         | 305.000.0000 |
| LANDSCAPE          | PLF ENGINEERS           | 954.583.3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305.846.9928 |
| MEP                |                         | 305.500.0000 |
| LIGHTING DESIGN    |                         | 305.000.0000 |
| LOW VOLTAGE DESIGN |                         | 305.000.0000 |
| POOL DESIGN        |                         | 305.000.0000 |

SEALING ARCHITECT - DANIEL RITCHIE AR95253

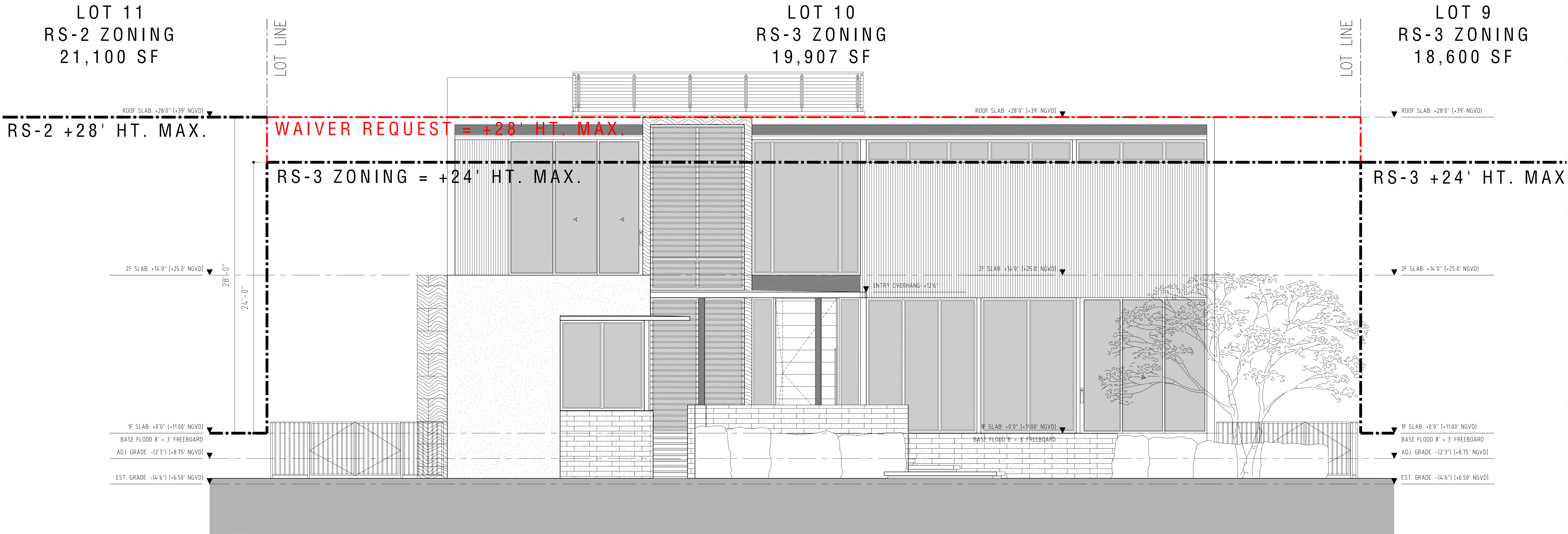
ISSUED 2021.01.29

REVISED

SCALE  
1/16"=1'  
DESIGNATION  
YARD PERVIOUS

A104





HEIGHT WAIVER INCREASE

SOUTH NEIGHBOR ZONING HEIGHT MAX.  
PROJECT PROPERTY  
NORTH NEIGHBOR ZONING HEIGHT MAX.

= 24'-0" TO TOP OF FLAT ROOF  
= 24'-0" TO TOP OF FLAT ROOF  
= 28'-0" TO TOP OF FLAT ROOF

LOT SIZE = 18,600 SF  
LOT SIZE = 19,907 SF  
LOT SIZE = 21,200 SF

\*HEIGHT WAIVER REQUEST TO 28'-0"\*

\*WAIVER REQUEST #1\*  
HEIGHT INCREASE

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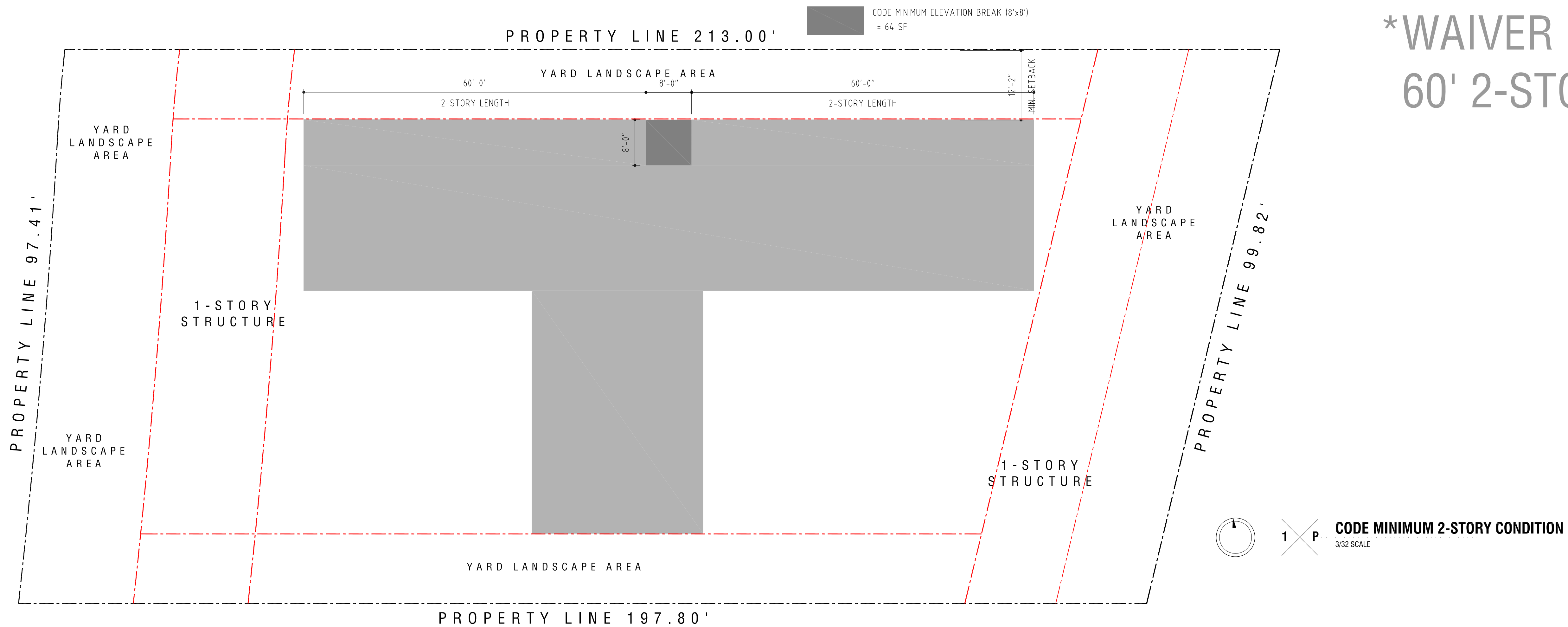
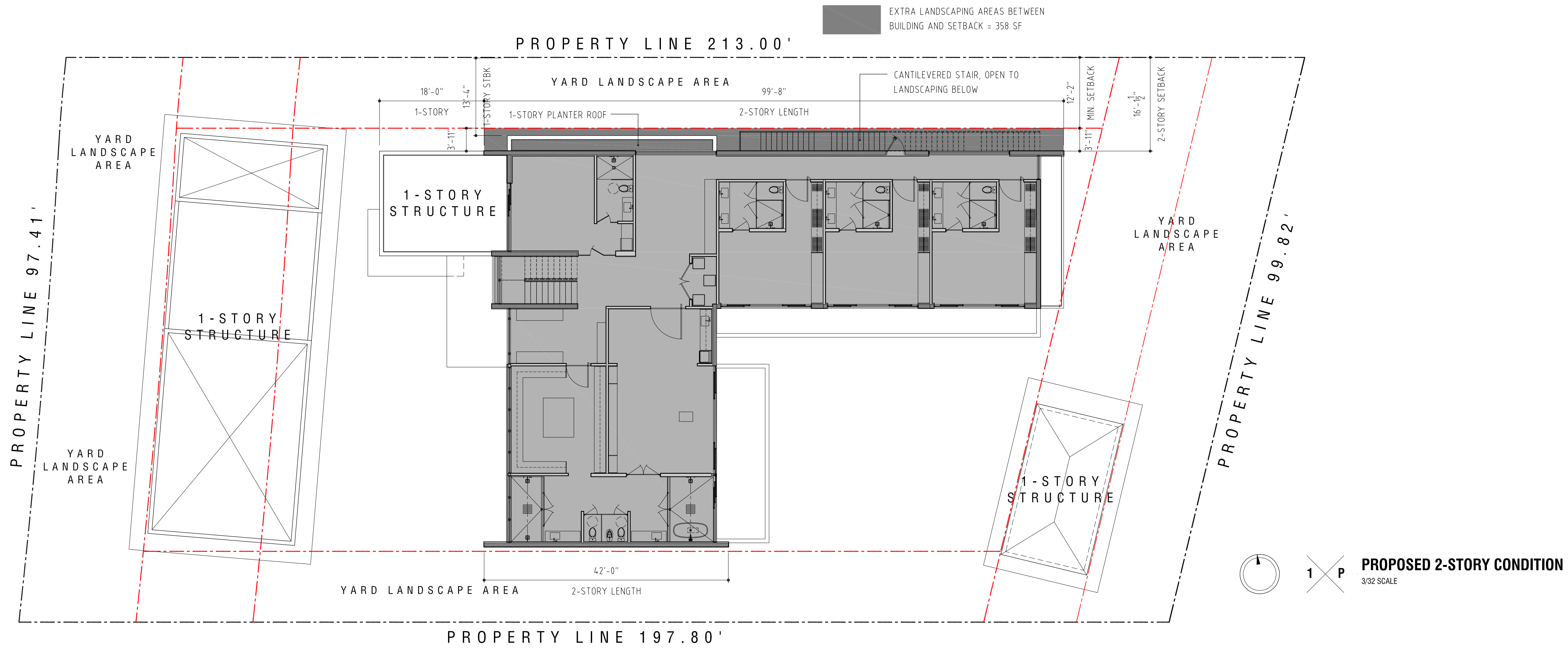
3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

|                    |                         |              |
|--------------------|-------------------------|--------------|
| CLIENT             | (NAME WITHHELD)         | 305 800 0000 |
| LANDSCAPE          | PLF ENGINEERS           | 954 533 3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| MEP                |                         | 305 800 0000 |
| LIGHTING DESIGN    |                         | 305 800 0000 |
| LOW VOLTAGE DESIGN |                         | 305 800 0000 |
| POOL DESIGN        |                         | 305 800 0000 |

SEALING ARCHITECT - DANIEL RITCHIE AR95253

|             |             |
|-------------|-------------|
| ISSUED      | 2021 01 29  |
| REVISED     |             |
|             |             |
|             |             |
|             |             |
|             |             |
|             |             |
| SCALE       | 3/16"=1'    |
| DESIGNATION | ELEVATIONS  |
|             | <b>A105</b> |





**\*WAIVER REQUEST #2\***  
**60' 2-STORY LENGTH**



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5048/5050 NORTH BAY ROAD, MIAMI BEACH, FL 33140

|                    |                                 |
|--------------------|---------------------------------|
| CLIENT             | 5048/5050 NORTH BAY TRUST, LLC  |
| LANDSCAPE          | PLF ENGINEERS 395 000 0000      |
| STRUCTURE          | GUSTAVO SOLANO, PE 395 665 6551 |
| MEP                | 395 000 0000                    |
| LIGHTING DESIGN    | 395 000 0000                    |
| LOW VOLTAGE DESIGN | 395 000 0000                    |
| POOL DESIGN        | 395 000 0000                    |

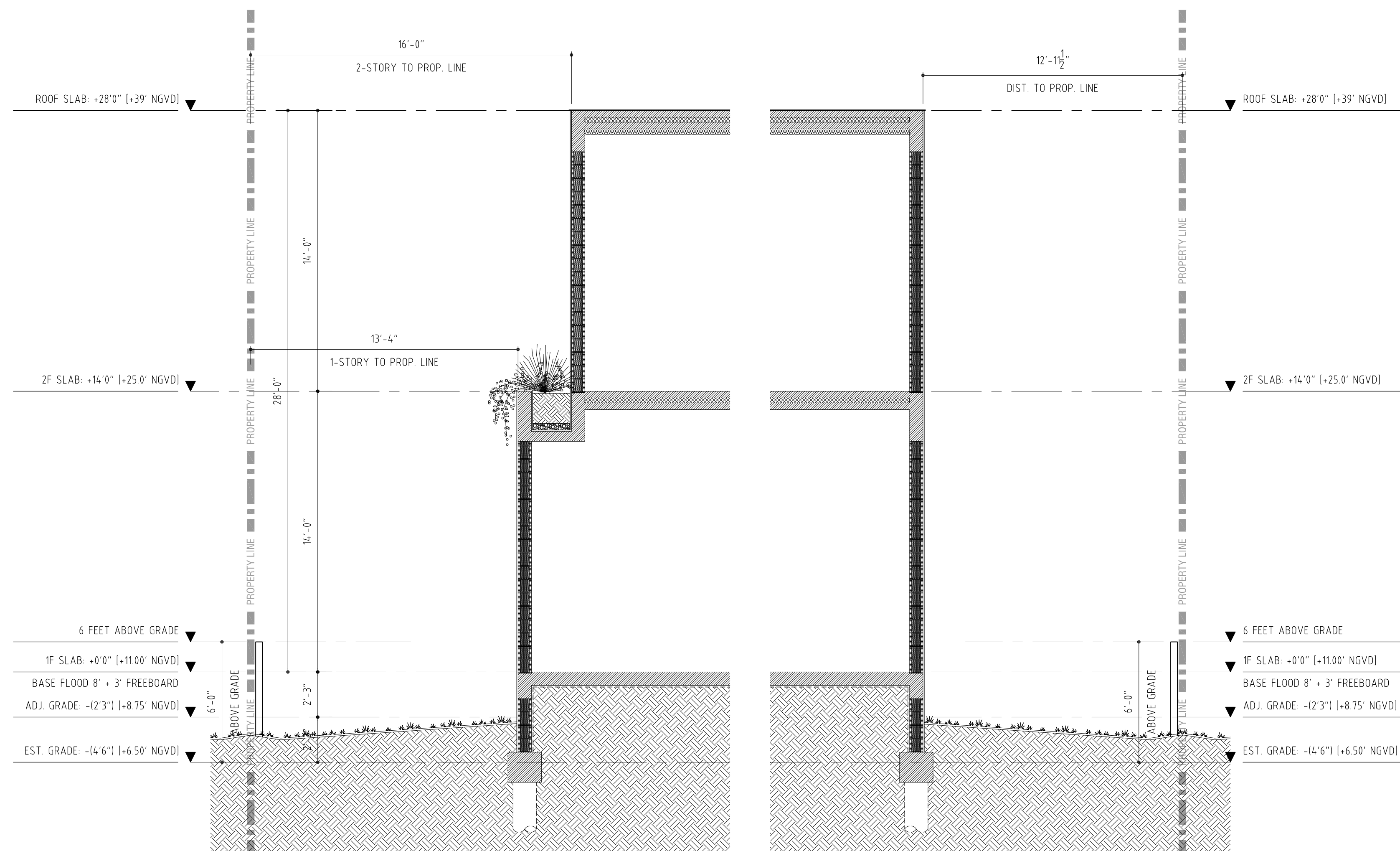
SEALING ARCHITECT: DANIEL RITCHIE AR95253

REVISED ISSUED 2021 01 29

SCALE  
GRAPHIC  
DESIGNATION  
2-STORY LENGTH

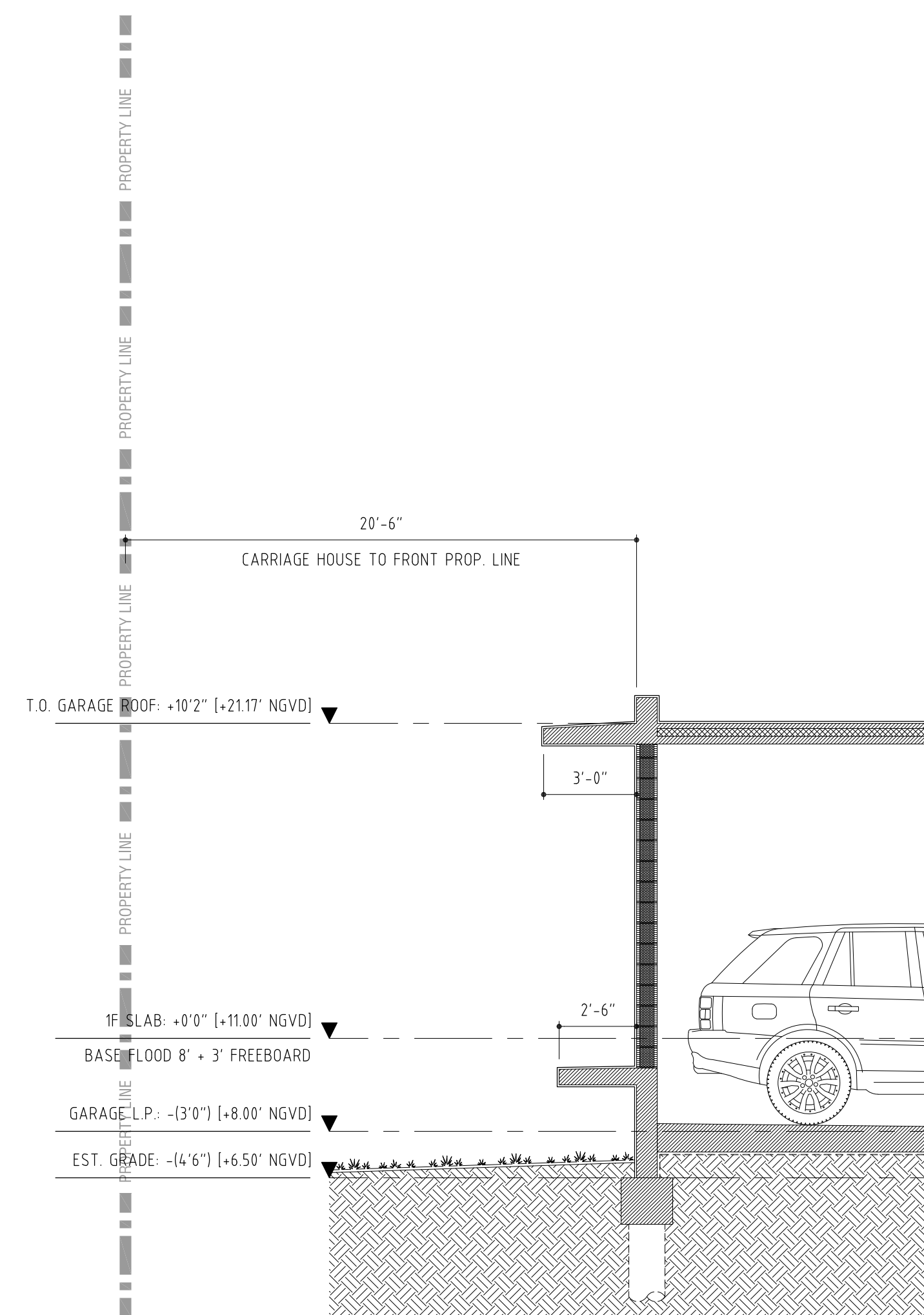
**A106**



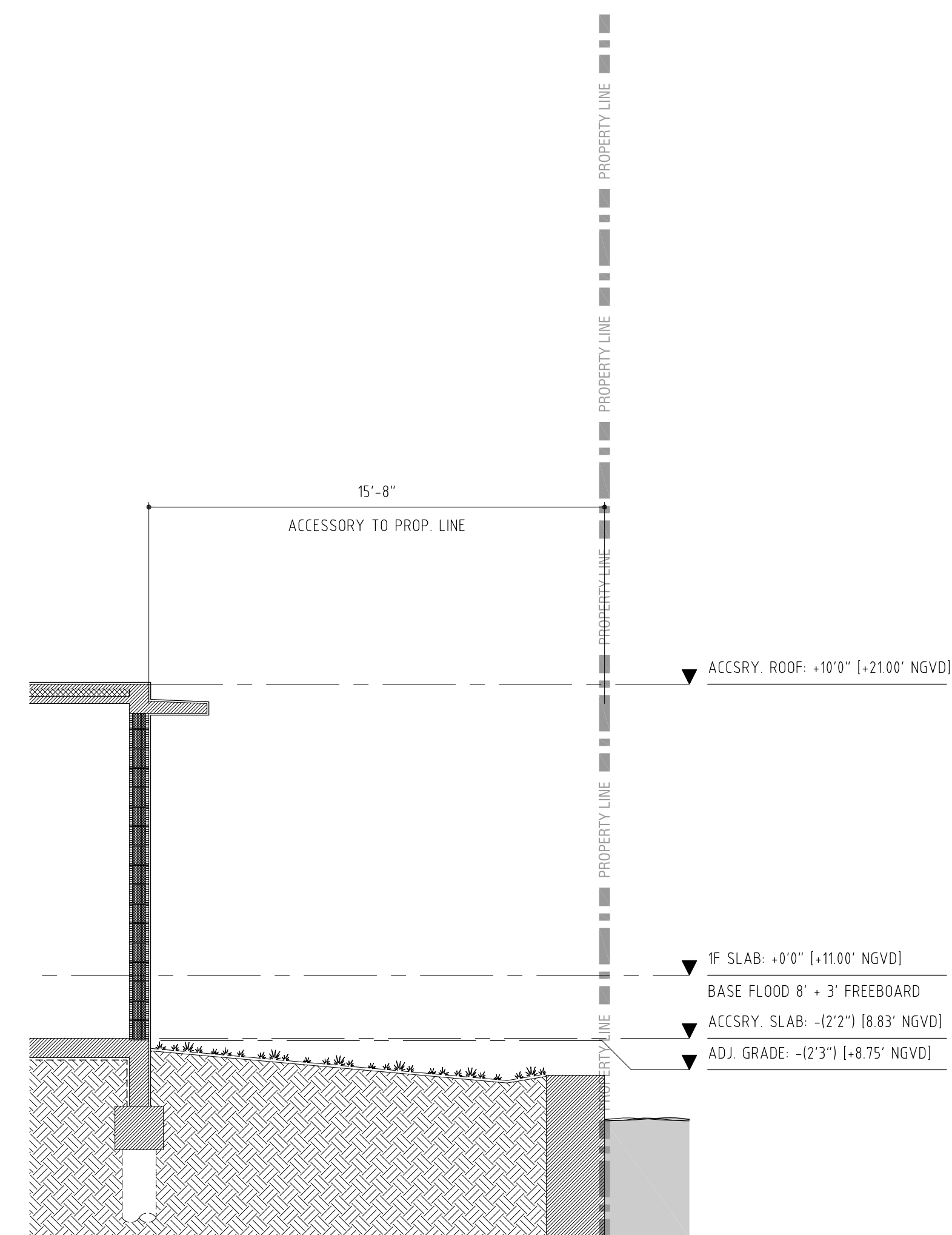


**1 WS YARD SECTION AT NORTH**  
1/4 SCALE

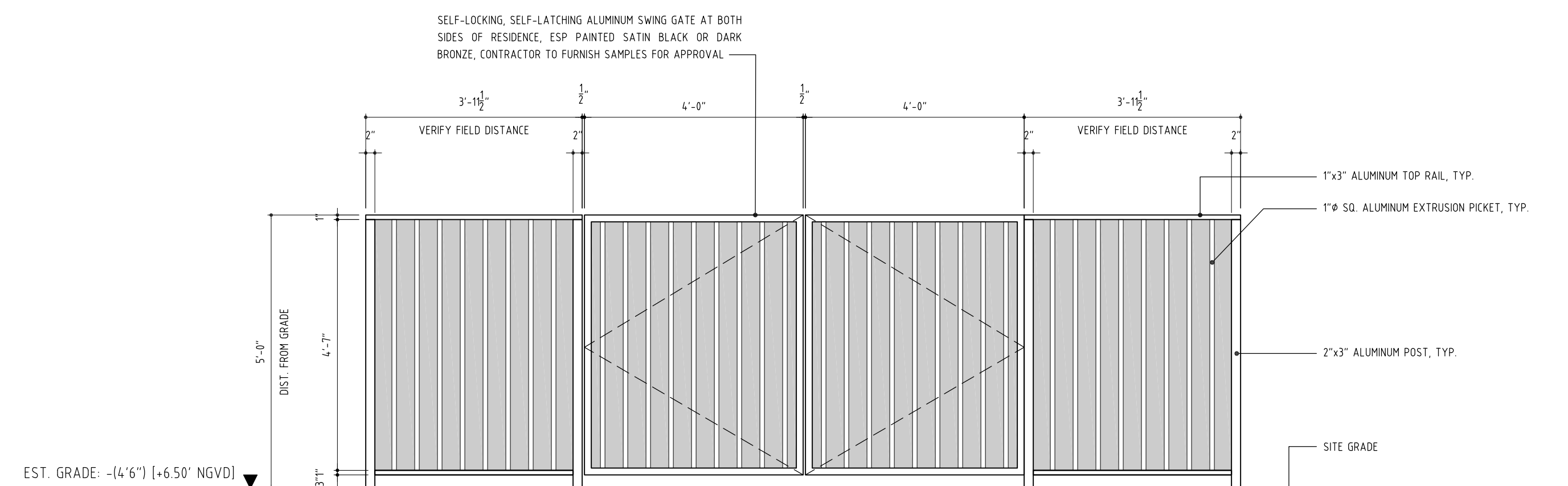
**2 WS** **YARD SECTION AT SOUTH**  
1/4 SCALE



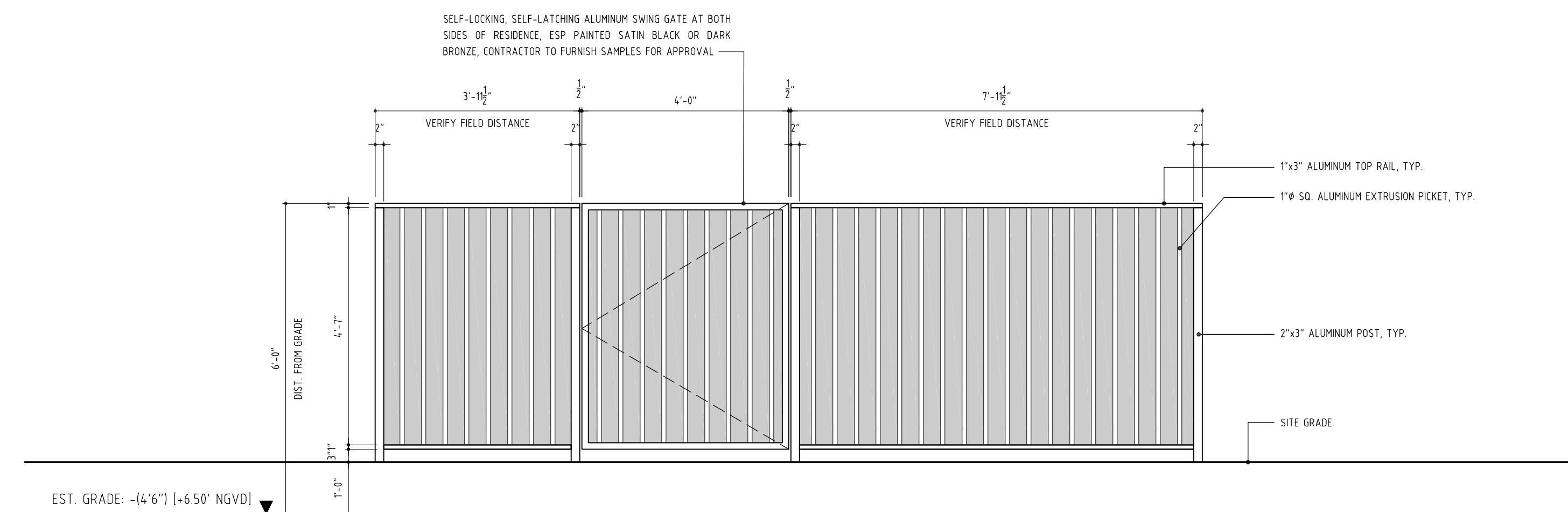
**3** **WS** **WEST (FRONT) YARD SECTION**  
1/4 SCALE



~~4~~ ~~WS~~ **EAST (REAR) YARD SECTION**  
1/4 SCALE

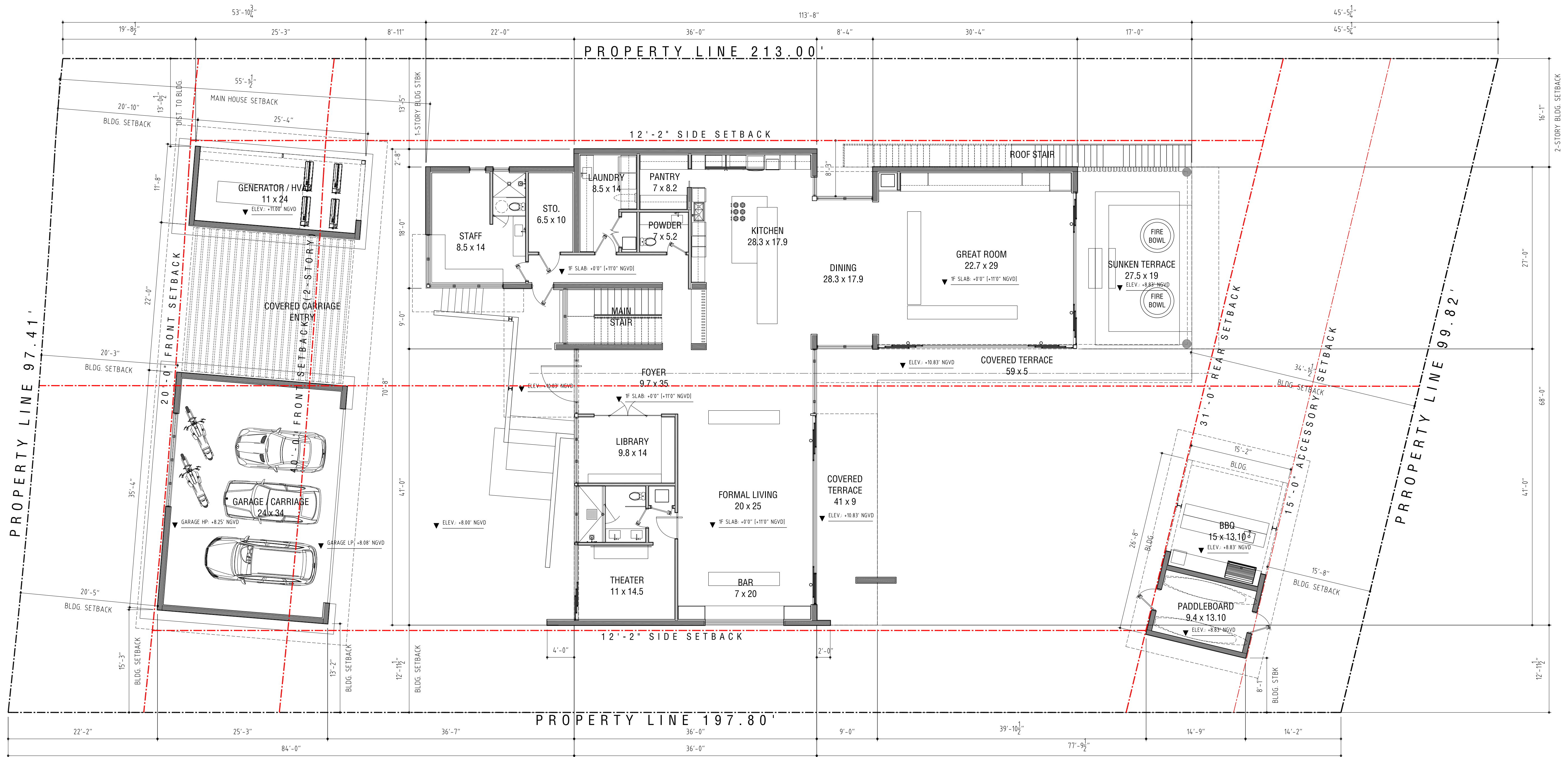


~~5 WS~~ **\*FRONT\* FENCE / GATES**  
1/2 SCALE



**\*SIDE\* SECURITY FENCE / GATES**  
1/2 SCALE





1 P 1F PLAN  
1/8" SCALE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

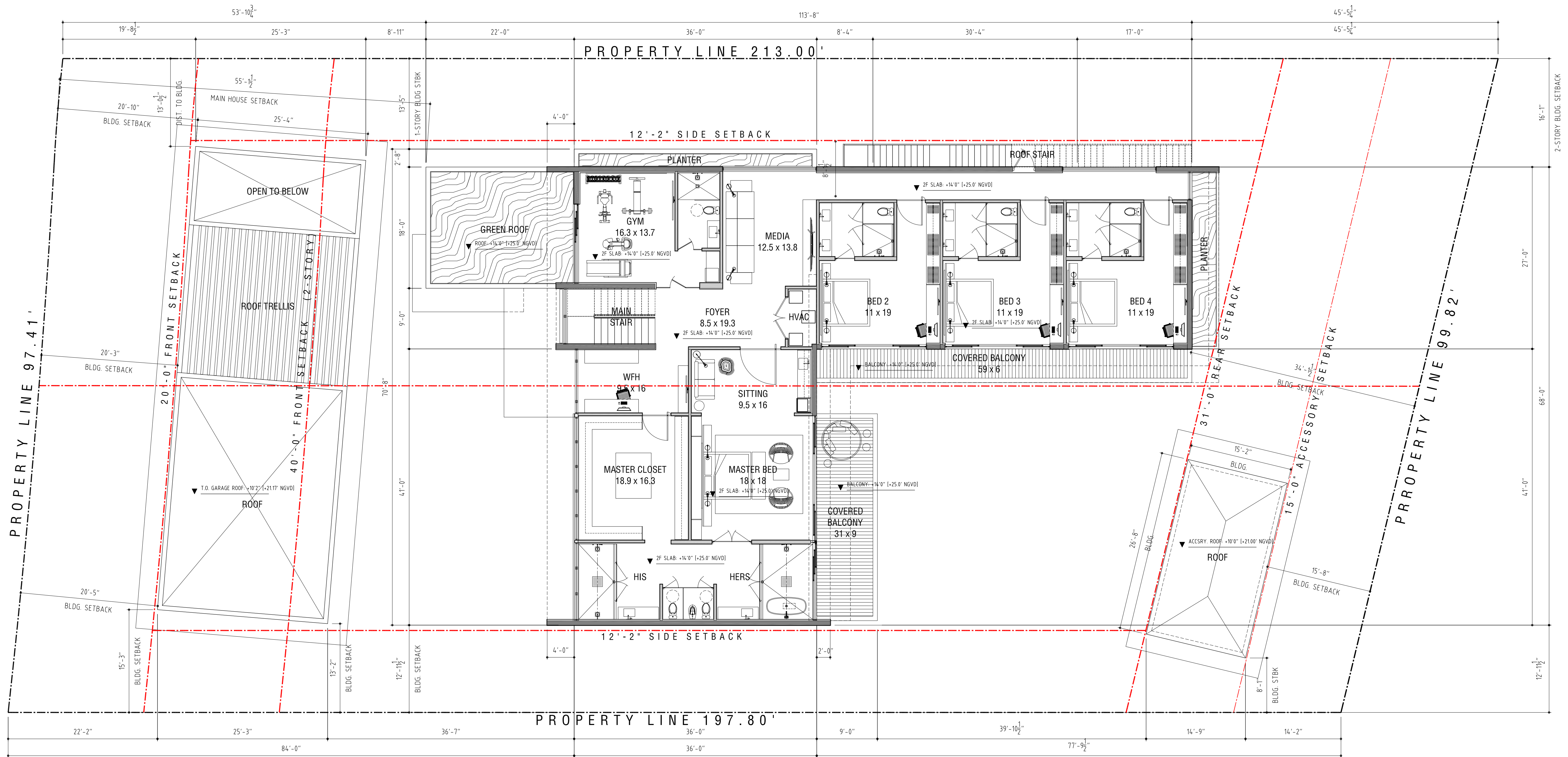
|                    |                         |              |
|--------------------|-------------------------|--------------|
| CLIENT             | (NAME WITHHELD)         | 305.000.0000 |
| LANDSCAPE          | PLF ENGINEERS           | 954.583.3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305.816.9928 |
| MEP                |                         | 305.800.0000 |
| LIGHTING DESIGN    |                         | 305.000.0000 |
| LOW VOLTAGE DESIGN |                         | 305.000.0000 |
| POOL DESIGN        |                         | 305.000.0000 |

SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2021.01.29  
REVISED

SCALE  
1/8"=1'  
DESIGNATION  
FIRST FLOOR PLAN  
A200





1 P 2F PLAN  
1/8 SCALE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

|                    |                         |              |
|--------------------|-------------------------|--------------|
| CLIENT             | (NAME WITHHELD)         | 305.000.0000 |
| LANDSCAPE          | PLF ENGINEERS           | 954.583.3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305.846.9928 |
| MEP                |                         | 305.888.0000 |
| LIGHTING DESIGN    |                         | 305.000.0000 |
| LOW VOLTAGE DESIGN |                         | 305.000.0000 |
| POOL DESIGN        |                         | 305.000.0000 |

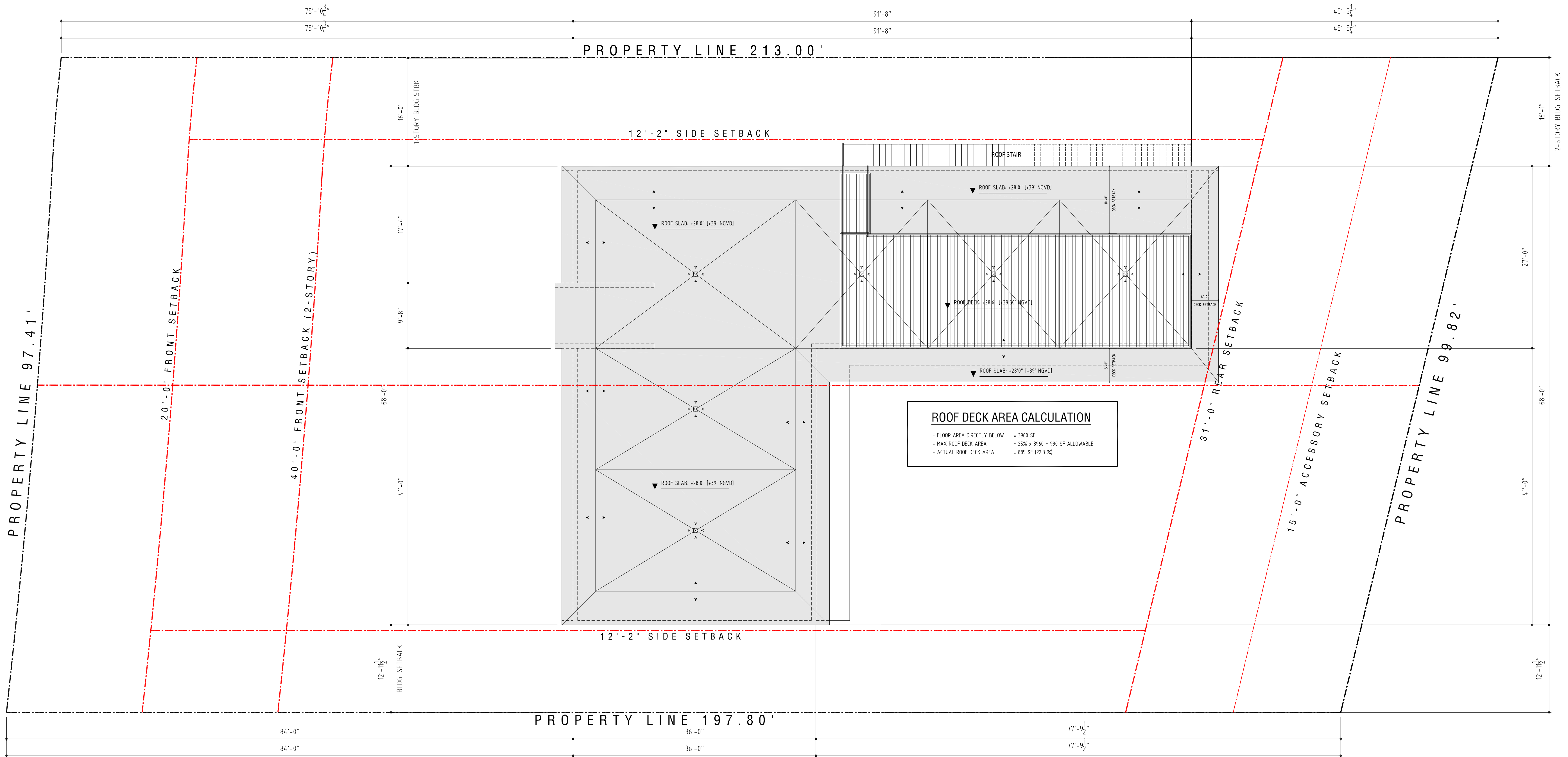
SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2021.01.29  
REVISED

SCALE  
1/4"=1'  
DESIGNATION  
SECOND FLOOR PLAN

A201





1 P ROOF PLAN  
1/8 SCALE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

|                    |                                      |
|--------------------|--------------------------------------|
| CLIENT             | (NAME WITHHELD)                      |
| LANDSCAPE          | 305 000 0000                         |
| STRUCTURE          | PLF ENGINEERS 954 583 3237           |
| MEP                | REYES-GAVILAN ENGINEERS 305 846 9928 |
| LIGHTING DESIGN    | 305 000 0000                         |
| LOW VOLTAGE DESIGN | 305 000 0000                         |
| POOL DESIGN        | 305 000 0000                         |

SEALING ARCHITECT - DANIEL RITCHIE AR95253

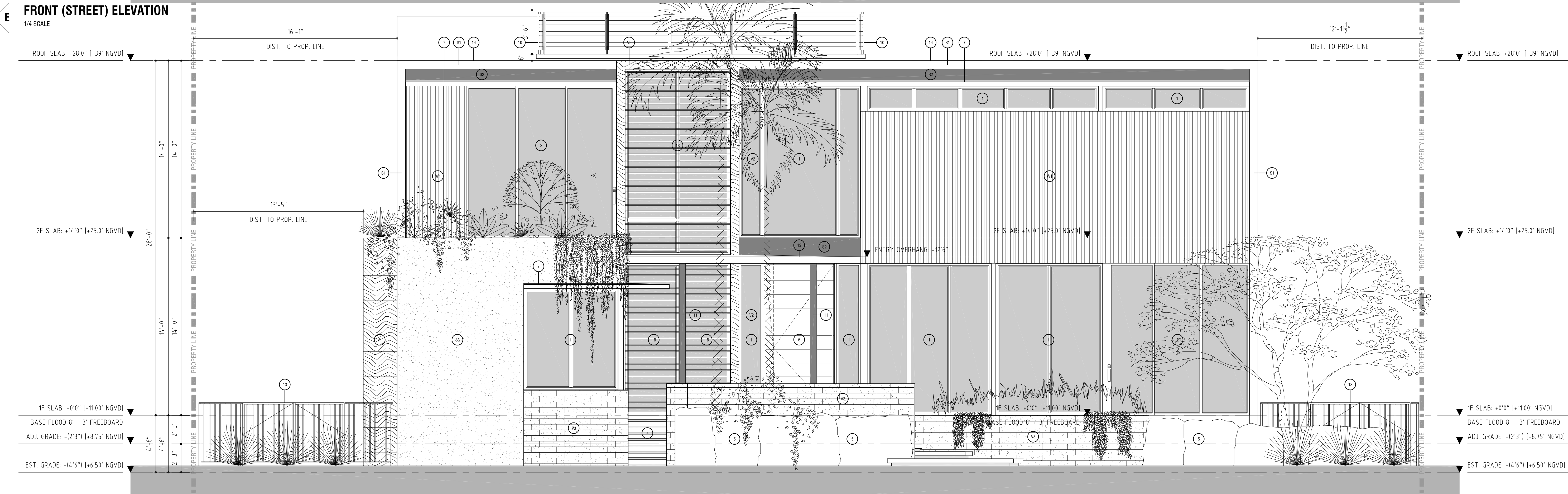
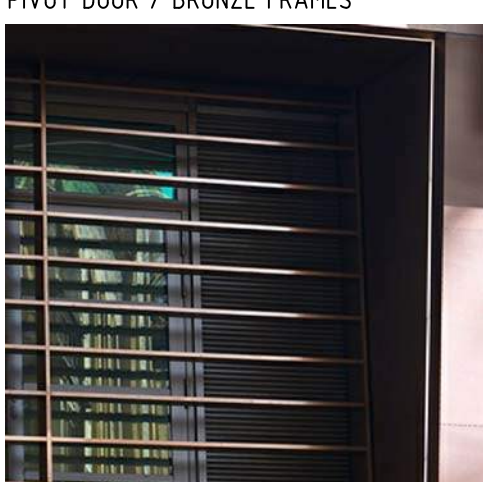
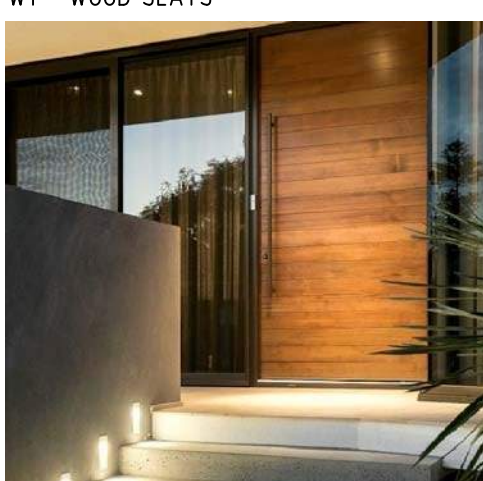
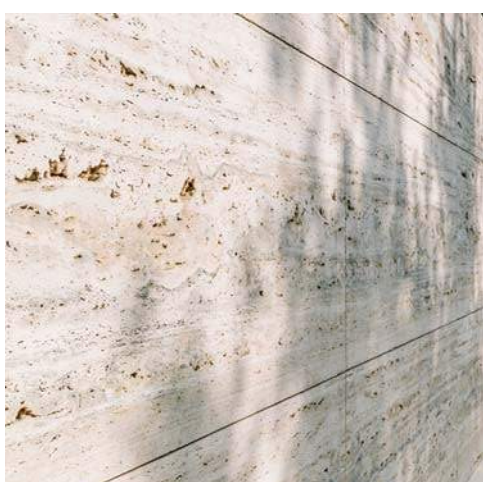
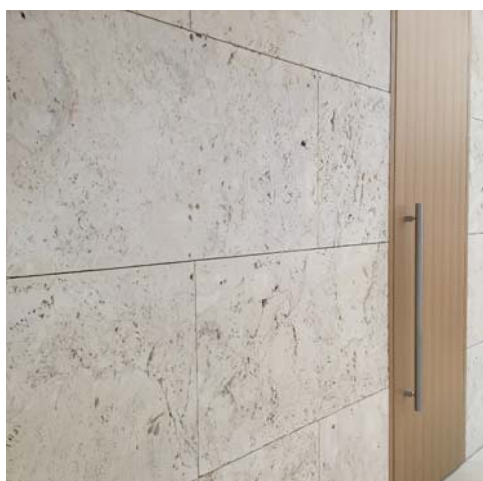
ISSUED 2021 01 29

REVISED

SCALE  
1/4"=1'  
DESIGNATION  
ROOF PLAN

A202





- |    |  |    |  |    |  |    |  |
|----|--|----|--|----|--|----|--|
| 51 | NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LINE-BASED PIGMENT, TYP. <a href="#">WHITE COLOR</a>  | 10 | VERTICAL "VEN-CUT UNFIELDED TRANVERSE" FINISH V2<br>-3/4" THICK, 24" HT, 10/20-30 RANDOM LENGTH, DRYSTACK 1/4" JOINTS<br>-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 4  | CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH  | 13 | ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, EASY-CLUSING GATES  |
| 52 | NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LINE-BASED PIGMENT, TYP. <a href="#">DARK GREY</a>  | 10 | VERTICAL "FLORIDIAN OILY LIMESTONE BRICKS" FINISH V3<br>-5/4W-CUT, 25" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK<br>-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE         | 5  | DOLITE STONE LANDSCAPING BOLLARDS, TYP.  | 14 | KEMPERLO, "TK PIVOT" COLD FLUID WATERPROOFING COATING - WHITE<br>"KEMPERLO DECK" UV COATING OVER CONCRETE ROOF SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE |
| 53 | NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LINE-BASED INTEGRATED PIGMENT, <a href="#">LIGHT GREY</a> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT   | 10 | VERTICAL "FLORIDIAN OILY LIMESTONE BRICKS" FINISH V3<br>-5/4W-CUT, 25" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK<br>-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE         | 6  | SOLID WOOD PIVOT MAIN ENTRY DOOR, FULL-HT SATIN NICKEL HANDLE PLU  | 15 | DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)  |
| 54 | NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LINE-BASED INTEGRATED PIGMENT, <a href="#">DARK GREY</a> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT  | W1 | BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (ISOREY, TX) BROAD FORMAT w/ "G" GAPS, GC TO SUBMIT SHOP DWGS.                           | 7  | DECORATIVE CONCRETE EYEBROW, <a href="#">WHITE</a> PAINTED STUCCO FINISH OVER SLAB-AGGREGATED VULKEM WATERPROOFING                     | 16 | 150mm 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.   |
| 55 | CANTILEVERED EXPOSED CONCRETE TERRACE, <a href="#">GLASS BEADED TEXTURE</a> WITH SMOOTH BRUSH BORDER, CALCEM LINE-BASED INTEGRATED PIGMENT, COLOR T2, ANOIZED WITH URETHANE SPRAY SEALANT            | 1  | IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "T4" ANOIZED, (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)  | 8  | 3/4" SQUARE PVC STUCCO JOINT, CONTINUOUS   | 17 | ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE  |
| 56 | VERTICAL "FLORIDA KEYSTONE" SLAB FINISH V1<br>-18"x36" SLABS, 125" THICK STUCCO, 1/4" DRYSTACK GAPS<br>-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 2  | IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "T4" ANOIZED   | 9  | DARK BRONZE HURRICANE GARAGE DOOR  | 18 | DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL   |
|    |  | 3  | IMPACT RESISTANT SWING DOOR UNIT, IMPACT GLAZING, DARK BRONZE "T4" ANOIZED   | 10 | DARK BRONZE HUMANE PET AND RAILING SYSTEM, TYP.  | 19 | DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM   |
|    |  |    |  | 11 | DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)  | 20 | CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BROWN FINISH  |
|    |  |    |  | 12 | CANTILEVERED CONCRETE CANOPY w/ STUCCO FINSH OVER SLAB-AGGREGATED VULKEM WATERPROOFING, BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE | 21 | 42" HT SOLID SLAB GUARDRAIL, EPOXY COATED DARK GREY  |



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| 3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140 |                         |              |
|--|-------------------------|--------------|
| CLIENT                                     | (NAME WITHHELD)         |              |
| LANDSCAPE                                  |                         | 305 000 0000 |
| STRUCTURE                                  | PLF ENGINEERS           | 954 533 3237 |
| MEP  | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| LIGHTING DESIGN                            |                         | 305 000 0000 |
| LOW VOLTAGE DESIGN                         |                         | 305 000 0000 |
| POOL DESIGN                                |                         | 305 000 0000 |
| SEALING ARCHITECT : DANIEL RITCHIE AR95253 |                         |              |

ISSUED 2021 01 29

REVISÉ

SCALE  
1/4"=1'  
DESIGNATION  
ELEVATIONS

# A500





S3 - SAND-FLOAT STUCCO



S4 - BEADED STUCCO



V1 - CORAL SLABS



V2 - VEIN-CUT TRAVERTINE



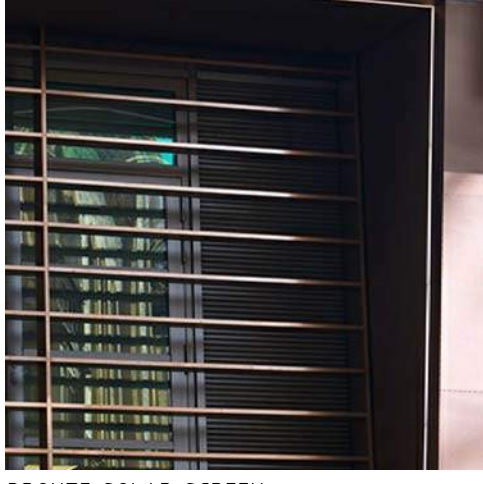
V3 - OOLITE BRICKS



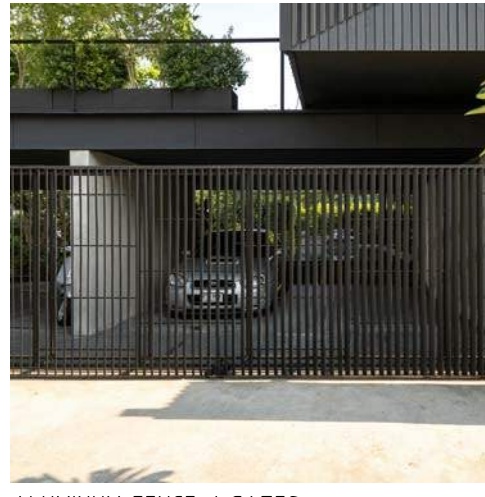
W1 - WOOD SLATS



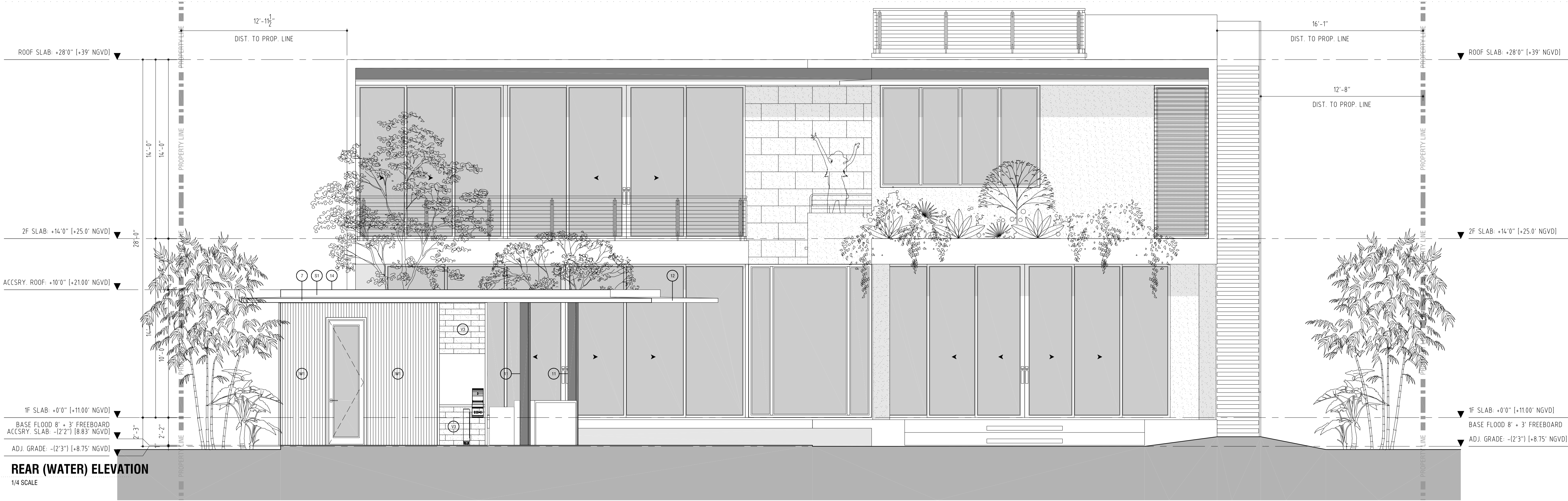
PIVOT DOOR / BRONZE FRAMES



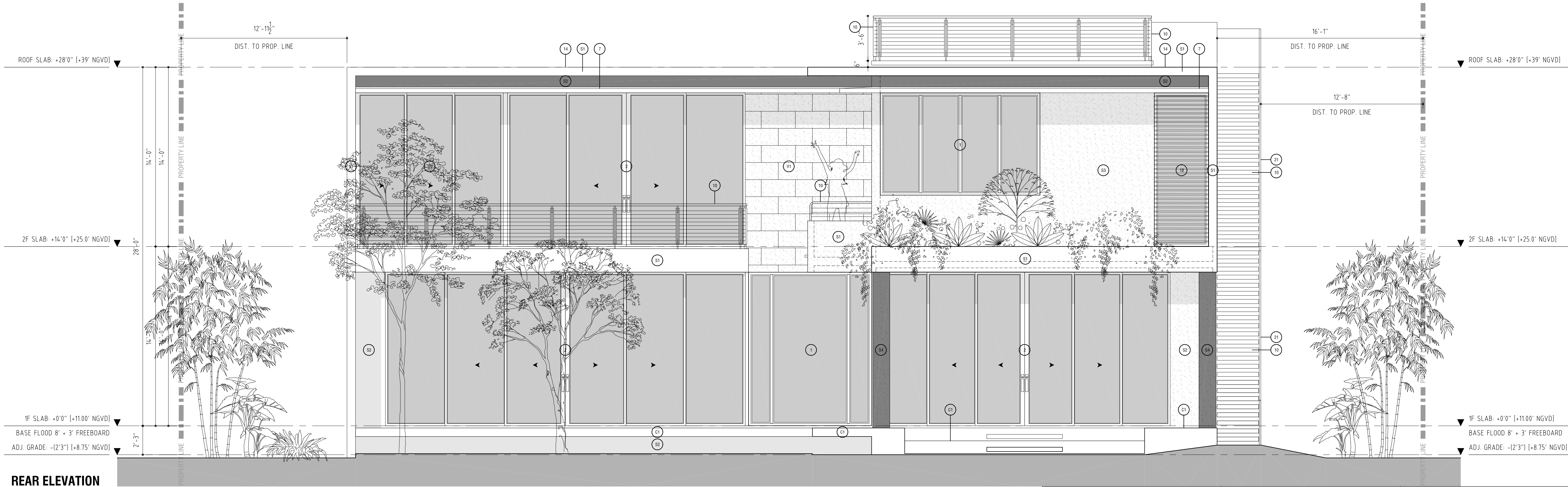
BRONZE SOLAR SCREEN



ALUMINUM FENCE / GATES



**REAR (WATER) ELEVATION**  
1/4 SCALE



**REAR ELEVATION**  
1/4 SCALE

- (S1) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR
- (S2) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY
- (S3) NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (S4) NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (C1) CANTILEVERED EXPOSED CONCRETE TERRACE, GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD, SEALED WITH URETHANE SPRAY SEALANT
- (V1) VERTICAL "FLORIDA KEYSTONE" SLAB FINISH V1 - 8" x 36" SLABS, 125" THICK STONE, 1/4" DRYSTACK GAPS -PREP CONCRETE w/ LATIKRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

- (V2) VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINISH V2 - 3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS -PREP CONCRETE w/ LATIKRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (V3) VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINISH V3 - SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK -PREP CONCRETE w/ LATIKRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (W1) BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (IGREY), 1X2 BROAD FORMAT w/ 1" GAPS, GC TO SUBMIT SHOP DWGS
- (1) IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED, (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)
- (2) IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED
- (3) IMPACT RESISTANT SWING DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED

- (4) CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH
- (5) OOLITE STONE LANDSCAPING BOULDER(S), TYP.
- (6) SOLID WOOD PIVOT MAIN ENTRY DOOR, FULL-HT SATIN NICKEL HANDLE PULL
- (7) DECORATIVE CONCRETE EYEBROW, WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING
- (8) 3/4" SQUARE PVC STUCCO JOINT, CONTINUOUS
- (9) DARK BRONZE HURRICANE GARAGE DOOR
- (10) DARK BRONZE ALUMINUM POST AND RAILING SYSTEM, TYP.
- (11) DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)
- (12) CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING, BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE

- (13) ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES
- (14) KEMPEROL "2K PUR" COLD FLOW WATERPROOFING COATING + WHITE "KEMPEROUR DEXO" UV COATING OVER CONCRETE ROOF SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE
- (15) DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)
- (16) 150mls 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.
- (17) ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE
- (18) DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL
- (19) DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM
- (20) CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BROOM FINISH
- (21) 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

| CLIENT             | (NAME WITHHELD)         | 305.900.0000 |
|--------------------|-------------------------|--------------|
| LANDSCAPE          | PLF ENGINEERS           | 954.533.3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305.846.9928 |
| MEP                |                         | 305.900.0000 |
| LIGHTING DESIGN    |                         | 305.900.0000 |
| LOW VOLTAGE DESIGN |                         | 305.900.0000 |
| POOL DESIGN        |                         | 305.900.0000 |

SEALING ARCHITECT - DANIEL RITCHE AR95253

ISSUED 2021.01.29

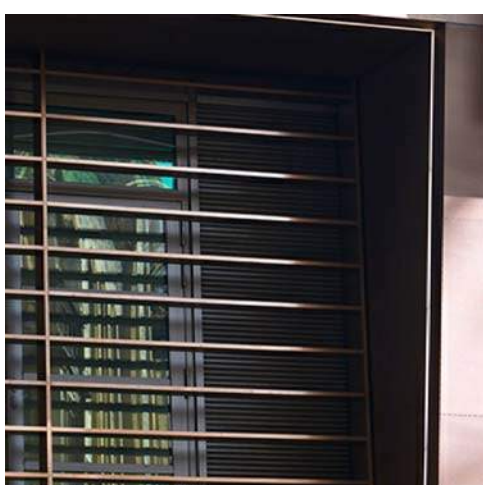
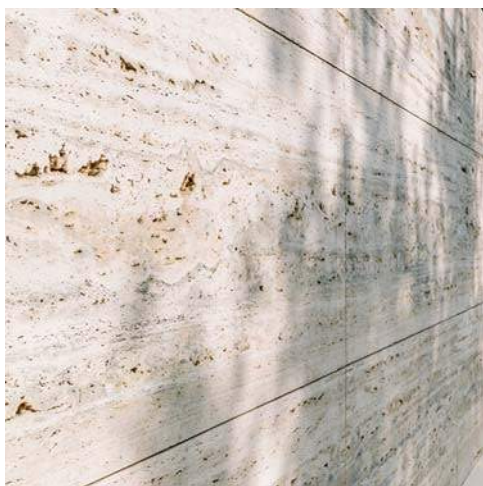
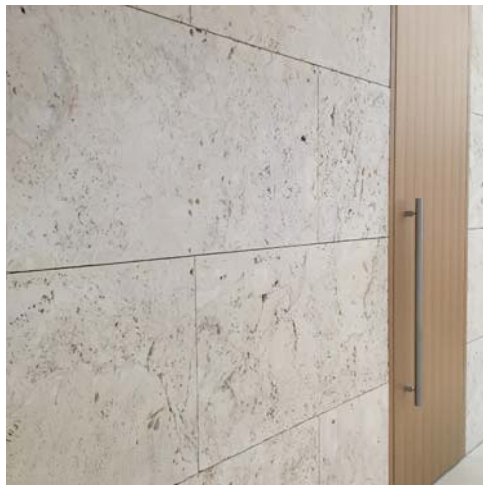
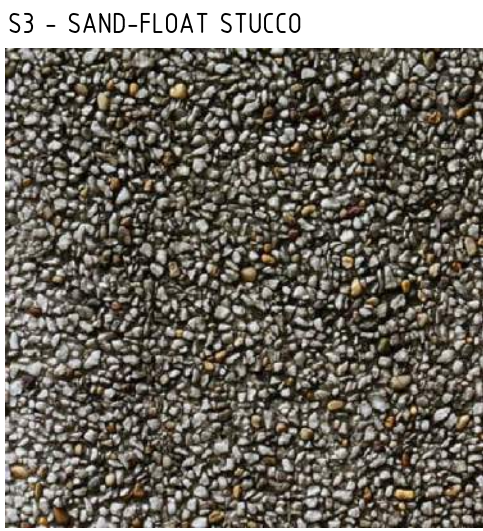
REVISED

SCALE  
1/4"=1'  
DESIGNATION  
ELEVATIONS

A501







BRONZE SOLAR SCREEN



ALUMINUM FENCE / GATES

## 1 SOUTH ELEVATION

1/4 SCALE

## 2 SOUTH ELEVATION

1/4 SCALE

- (S1) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR
- (S2) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY
- (S3) NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (S4) NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (C1) CANTILEVERED EXPOSED CONCRETE TERRACE, GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD, SEALED WITH URETHANE SPRAY SEALANT
- (V1) VERTICAL "FLORIDA KEYSTONE" SLAB FINISH V1  
-8"x36" SLABS, 125" THICK STONE, 1/4" DRYSTACK GAPS  
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING  
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

- (V2) VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINISH V2  
-3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS  
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING  
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (V3) VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINISH V3  
-SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK  
-PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING  
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (W1) BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (IGREY), 1X2 BROAD FORMAT w/ 1" GAPS, GC TO SUBMIT SHOP DWGS
- (1) IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED, (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)
- (2) IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED
- (3) IMPACT RESISTANT SWING DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED

- (4) CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH
- (5) OOLITE STONE LANDSCAPING BOULDER(S), TYP.
- (6) SOLID WOOD PIVOT MAIN ENTRY DOOR, FULL-HT SATIN NICKEL HANDLE PULL
- (7) DECORATIVE CONCRETE EYEBROW, WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING
- (8) 3/4" SQUARE PVC STUCCO JOINT, CONTINUOUS
- (9) DARK BRONZE HURRICANE GARAGE DOOR
- (10) DARK BRONZE ALUMINUM POST AND RAILING SYSTEM, TYP.
- (11) DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)
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- (13) ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES
- (14) KEMPEROL "2K PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPEROUR DEKO" UV COATING OVER CONCRETE ROOF SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE
- (15) DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)
- (16) 150mls 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.
- (17) ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE
- (18) DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL
- (19) DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM
- (20) CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BROOM FINISH
- (21) 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY



|  |                         |              |  |
|--|-------------------------|--------------|--|
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| 3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140   |                         |              |  |
| CLIENT   | (NAME WITHHELD)         | 305.900.0000 |  |
| LANDSCAPE  | PLF ENGINEERS           | 954.583.3237 |  |
| STRUCTURE  | REYES-GAVILAN ENGINEERS | 305.846.9928 |  |
| MEP  |                         | 305.900.0000 |  |
| LIGHTING DESIGN  |                         | 305.900.0000 |  |
| LOW VOLTAGE DESIGN   |                         | 305.900.0000 |  |
| POOL DESIGN  |                         | 305.900.0000 |  |
| SEALING ARCHITECT - DANIEL RITCHIE AR95253   |                         |              |  |

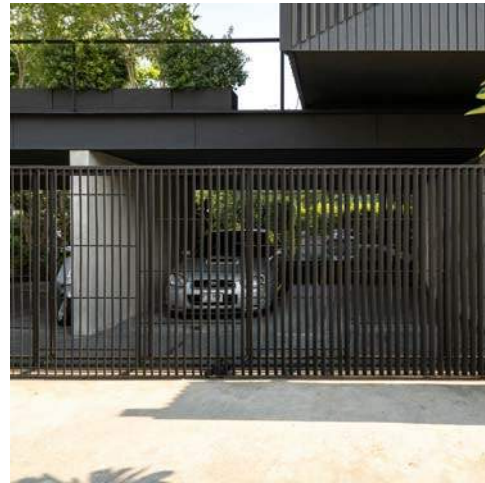
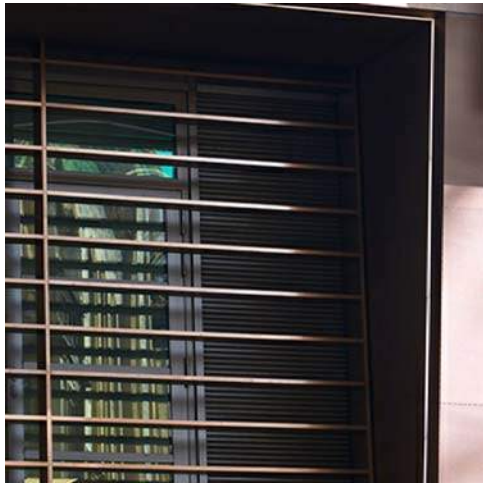
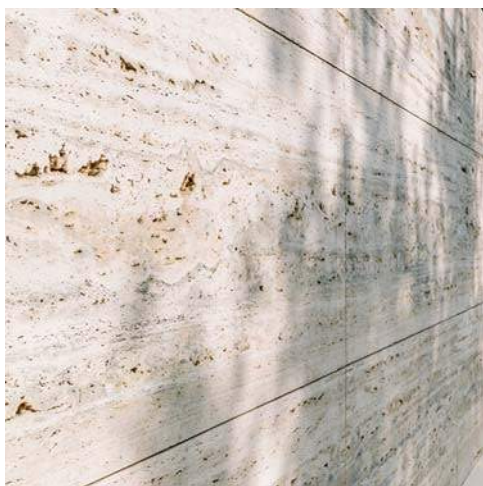
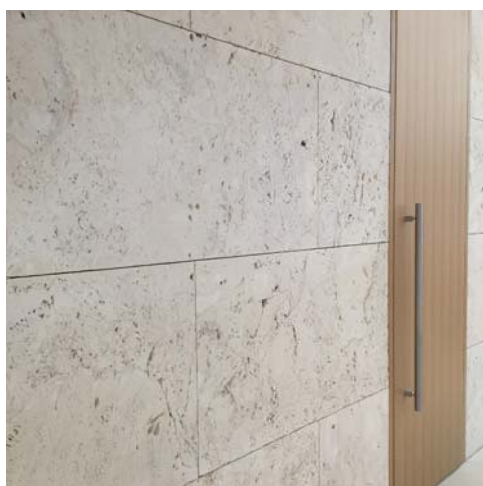
ISSUED 2021.01.29

REVISED

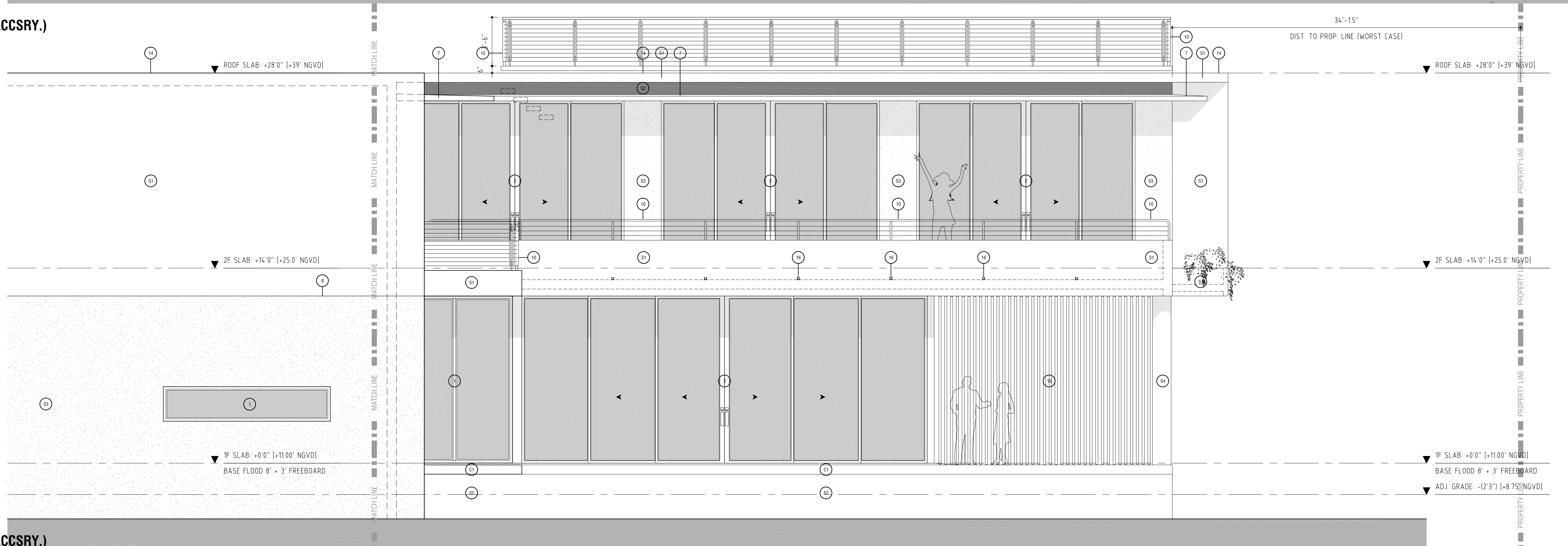
SCALE  
1/4"=1'  
DESIGNATION  
ELEVATIONS

A502





**1 E SOUTH ELEVATION (NO ACCSRY.)**  
1/4 SCALE



~~2~~ ~~E~~ SOUTH ELEVATION (NO ACCSRY.)  
1/4 SCALE

- |    |  |    |   |    |   |    |   |
|----|--|----|---|----|---|----|---|
| 17 | NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SCAFF, CALCEUM LIME-BASED PAINT, TYP. <b>WHITE</b> COLOR  | 10 | VERTICAL "VEN-CUT UNFILLED TRAVERTINE" FINISH V2<br>-3/4" (THICK, 24" H, 12/24" RANDOM LENGTHS, DRYSTACK 1/4" JOINTS<br>-PREP CONCRETE w/ LATIKRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 11 | CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH   | 18 | ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES   |
| 18 | NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SCAFF, CALCEUM LIME-BASED PAINT, TYP. <b>DARK GREY</b> COLOR  | 11 | VERTICAL "FLORIAN OOLITE LIMESTONE BRICKS" FINISH V3<br>-5/4" (THICK, 15" THICK, 4" H, RANDOM LENGTHS, DRYSTACK<br>-PREP CONCRETE w/ LATIKRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE      | 12 | SOILITE STONE LANDSCAPING BULDERIES, TYP.   | 19 | KEMPERLO "2K 2K" COLD FLDG WATERPROOFING COATING - WHITE<br>"KEMPERDOR DECK" UV COATING OVER CONCRETE FLOOR SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE |
| 19 | NEW STUCCO - FINE SAND FLOAT FINISH, CALCEUM LIME-BASED INTEGRATED PIGMENT, <b>LIGHT GREY</b> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT   | 12 | NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEUM LIME-BASED INTEGRATED PIGMENT, <b>DARK GREY</b> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT   | 13 | DECORATIVE CONCRETE URETHANE, <b>WHITE</b> PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING                              | 20 | DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)   |
| 20 | NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEUM LIME-BASED INTEGRATED PIGMENT, <b>DARK GREY</b> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT  | 13 | BRAZILIAN TEAK VULKEM SLATTED WOOD FINISH (STAINED & SEALED WITH SIKENEX OVER "WATERPROOFING COATING") (LOUVER WATERPROOFING COATING), 1X2 BROAD FORMAT w/ 1" GAPS; GC TO SUBMIT SHOP DWGS                            | 14 | 3/4" SQUARE PVC STUCCO JOINT, CONTINUOUS  | 21 | 150mm x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.   |
| 21 | CANTILEVERED EXPOSED CONCRETE TERRACE, <b>GLASS BEADED TEXTURE</b> WITH SMOOTH BRUSH BROWNS, CALCEUM LIME-BASED INTEGRATED PIGMENT, COLOR TIE, SEALED WITH URETHANE SPRAY SEALANT                    | 14 | IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "14" ANODIZED, EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE  | 15 | DARK BRONZE ALUMINUM POST AND RAILING SYSTEM, TYP.  | 22 | ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE   |
| 22 | VERTICAL "FLORIDA KEYSTONE" SLAB FINISH V1<br>-18"X24" SLABS, 125" THICK STUCCO, 1/4" DRYSTACK GAPS<br>-PREP CONCRETE w/ LATIKRETE HYDRO-BAN COATING<br>-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 15 | IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "14" ANODIZED   | 16 | DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL  | 23 | DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM  |
|    |  | 16 | IMPACT RESISTANT <b>SWING</b> DOOR UNIT, IMPACT GLAZING, DARK BRONZE "14" ANODIZED  | 17 | CANTILEVERED CONCRETE CANYOP w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING, BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE | 24 | CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BROOM FINISH   |
|    |  | 17 |   |    |   | 25 | HOLD METAL GUARDRAIL, EPOXY COATED DARK GREY  |





S3 - SAND-FLOAT STUCCO



S4 - BEADED STUCCO



V1 - CORAL SLABS



V2 - VEIN-CUT TRAVERTINE



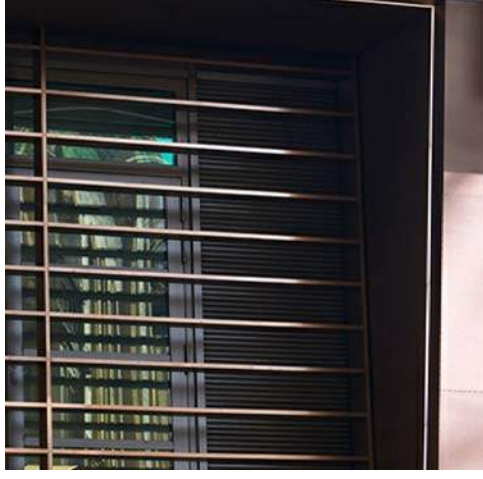
V3 - OOLITE BRICKS



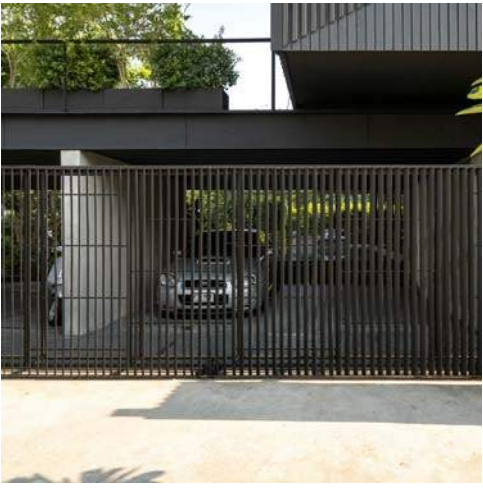
W1 - WOOD SLATS



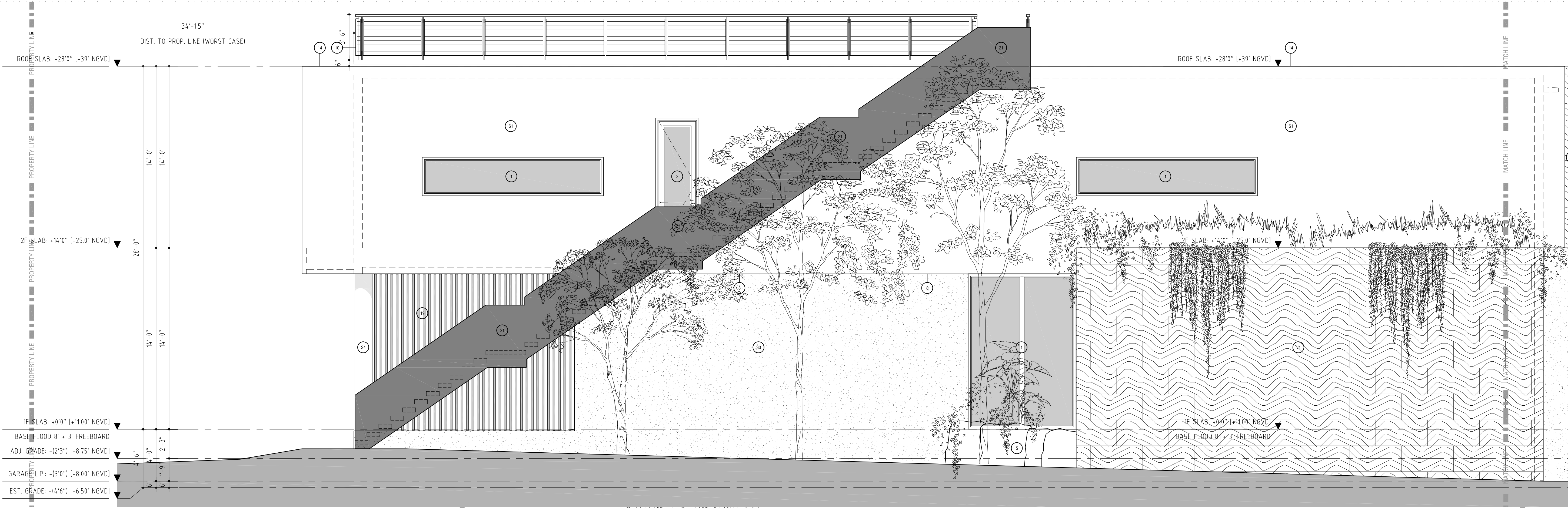
PIVOT DOOR / BRONZE FRAMES



BRONZE SOLAR SCREEN

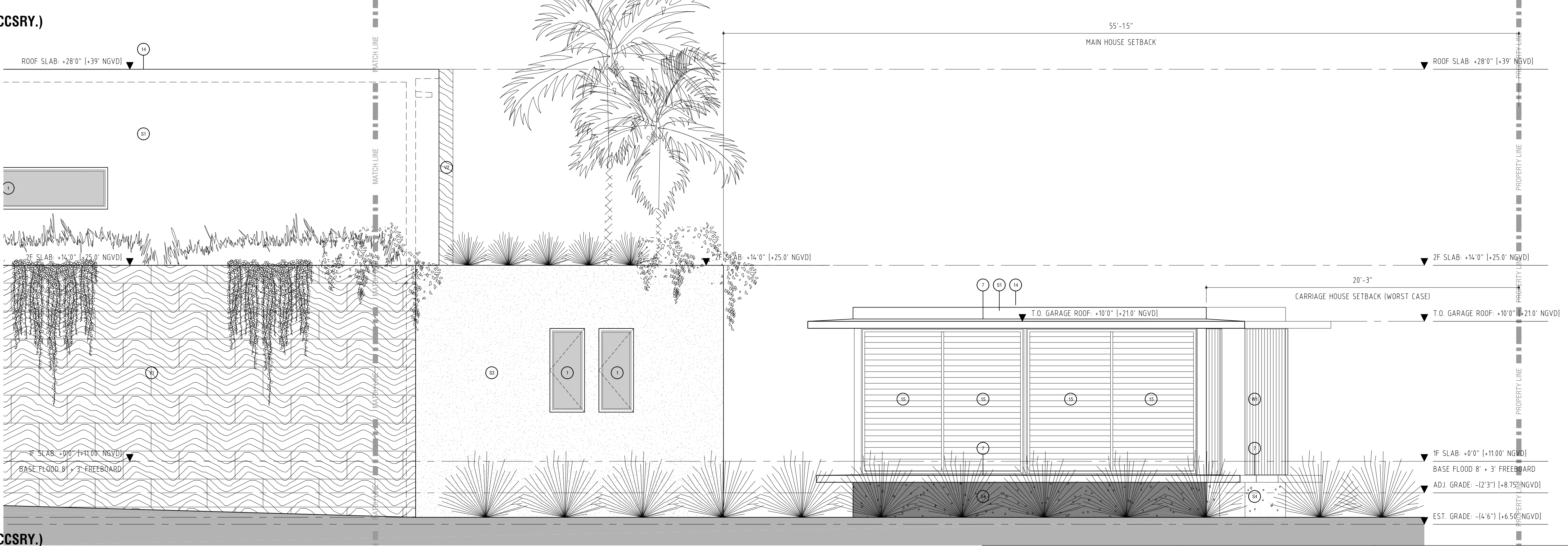


ALUMINUM FENCE / GATES



## 1 X E SOUTH ELEVATION (NO ACCSRY.)

1/4 SCALE



## 2 X E SOUTH ELEVATION (NO ACCSRY.)

1/4 SCALE

- (S1) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR
- (S2) NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY
- (S3) NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (S4) NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (C1) CANTILEVERED EXPOSED CONCRETE TERRACE, GLASS BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR TBD, SEALED WITH URETHANE SPRAY SEALANT
- (V1) VERTICAL "FLORIDA KEYSTONE" SLAB FINISH V1 - 8" x 36" SLABS, 125" THICK STONE, 1/4" DRYSTACK GAPS -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE

- (V2) VERTICAL "VEIN-CUT UNFILLED TRAVERTINE" FINISH V2 - 3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (V3) VERTICAL "FLORIDIAN OOLITE LIMESTONE BRICKS" FINISH V3 - SAW-CUT, 2.5" THICK, 4" HT, RANDOM LENGTHS, DRYSTACK -PREP CONCRETE w/ LATICRETE HYDRO-BAN COATING -SECURE w/ GALV. METAL CLIPS AND MORTAR BASE
- (W1) BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH STAINED & SEALED WITH SHIKENS® OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (IGREY), 1X2 BROAD FORMAT w/ 1" GAPS, GC TO SUBMIT SHOP DWGS
- (1) IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED, (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)
- (2) IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED
- (3) IMPACT RESISTANT SWING DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANODIZED

- (4) CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH
- (5) OOLITE STONE LANDSCAPING BOULDER(S), TYP.
- (6) SOLID WOOD PIVOT MAIN ENTRY DOOR, FULL-HT SATIN NICKEL HANDLE PULL
- (7) DECORATIVE CONCRETE EYEBROW, WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING
- (8) 3/4" SQUARE PVC STUCCO JOINT, CONTINUOUS
- (9) DARK BRONZE HURRICANE GARAGE DOOR
- (10) DARK BRONZE ALUMINUM POST AND RAILING SYSTEM, TYP.
- (11) DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)
- (12) CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING, BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE

- (13) ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES
- (14) KEMPEROL "ZK PUR" COLD FLUID WATERPROOFING COATING + WHITE "KEMPEROUR DEXO" UV COATING OVER CONCRETE ROOF SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE
- (15) DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE)
- (16) 150mls 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.
- (17) ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE
- (18) DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL
- (19) DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM
- (20) CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BROOM FINISH
- (21) 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY



|  |                         |              |
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| 3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140   |                         |              |
| CLIENT   | (NAME WITHHELD)         | 305 900 0000 |
| LANDSCAPE  | FLY ENGINEERS           | 954 583 3237 |
| STRUCTURE  | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| MEP  |                         | 305 800 0000 |
| LIGHTING DESIGN  |                         | 305 900 0000 |
| LOW VOLTAGE DESIGN   |                         | 305 900 0000 |
| POOL DESIGN  |                         | 305 900 0000 |
| SEALING ARCHITECT - DANIEL RITCHE AR95253  |                         |              |

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REVISED

SCALE  
1/4"=1'  
DESIGNATION  
ELEVATIONS

A504







1 X R FRONT RENDERING  
NTS



**D\VICE**

DESIGN STUDIO

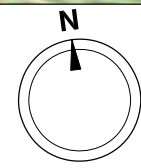
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| 3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140  |                         |              |
| CLIENT  | (NAME WITHHELD)         | 305 000 0000 |
| LANDSCAPE   | PLF ENGINEERS           | 954 533 3237 |
| STRUCTURE   | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| MEP   |                         | 305 500 0000 |
| LIGHTING DESIGN   |                         | 305 000 0000 |
| LOW VOLTAGE DESIGN  |                         | 305 000 0000 |
| POOL DESIGN   |                         | 305 000 0000 |
| SEALING ARCHITECT - DANIEL RITCHIE AR95253  |                         |              |

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SCALE  
NTS  
DESIGNATION  
RENDERINGS

R100







1 X R FRONT RENDERINGS  
NTS

  
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X  
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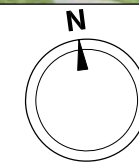
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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

|                    |                         |              |
|--------------------|-------------------------|--------------|
| CLIENT             | (NAME WITHHELD)         | 305-000-0000 |
| LANDSCAPE          | PLF ENGINEERS           | 954-583-3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305-846-9928 |
| MEP                |                         | 305-880-0000 |
| LIGHTING DESIGN    |                         | 305-000-0000 |
| LOW VOLTAGE DESIGN |                         | 305-000-0000 |
| POOL DESIGN        |                         | 305-000-0000 |

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REVISED



SCALE  
NTS  
DESIGNATION  
RENDERINGS

R101





1 X R REAR RENDERING  
NTS

SIGNATURE

BY ARCHITECT

D \ VICE

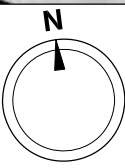
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| 3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140  |                         |              |
| CLIENT  | (NAME WITHHELD)         | 305 000 0000 |
| LANDSCAPE   | PLF ENGINEERS           | 954 583 3237 |
| STRUCTURE   | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| MEP   |                         | 305 500 0000 |
| LIGHTING DESIGN   |                         | 305 000 0000 |
| LOW VOLTAGE DESIGN  |                         | 305 000 0000 |
| POOL DESIGN   |                         | 305 000 0000 |
| SEALING ARCHITECT - DANIEL RITCHIE AR95253  |                         |              |

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SCALE  
NTS  
DESIGNATION  
RENDERINGS

R102







1 X R REAR RENDERINGS  
NTS

  
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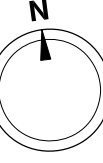
|                 |                         |              |
|-----------------|-------------------------|--------------|
| CLIENT          | (NAME WITHHELD)         | 305 900 0000 |
| LANDSCAPE       | PLF ENGINEERS           | 954 583 3237 |
| STRUCTURE       | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| MEP             |                         | 305 900 0000 |
| LIGHTING DESIGN |                         | 305 900 0000 |
| POOL DESIGN     |                         | 305 900 0000 |

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NTS  
DESIGNATION  
RENDERINGS



**R103**





1 X R REAR RENDERING  
NTS



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

|                    |                         |              |
|--------------------|-------------------------|--------------|
| CLIENT             | (NAME WITHHELD)         | 305 000 0000 |
| LANDSCAPE          | PLF ENGINEERS           | 954 533 3237 |
| STRUCTURE          | REYES-GAVILAN ENGINEERS | 305 846 9928 |
| MEP                |                         | 305 500 0000 |
| LIGHTING DESIGN    |                         | 305 000 0000 |
| LOW VOLTAGE DESIGN |                         | 305 000 0000 |
| POOL DESIGN        |                         | 305 000 0000 |

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NTS  
DESIGNATION  
RENDERINGS

R104

