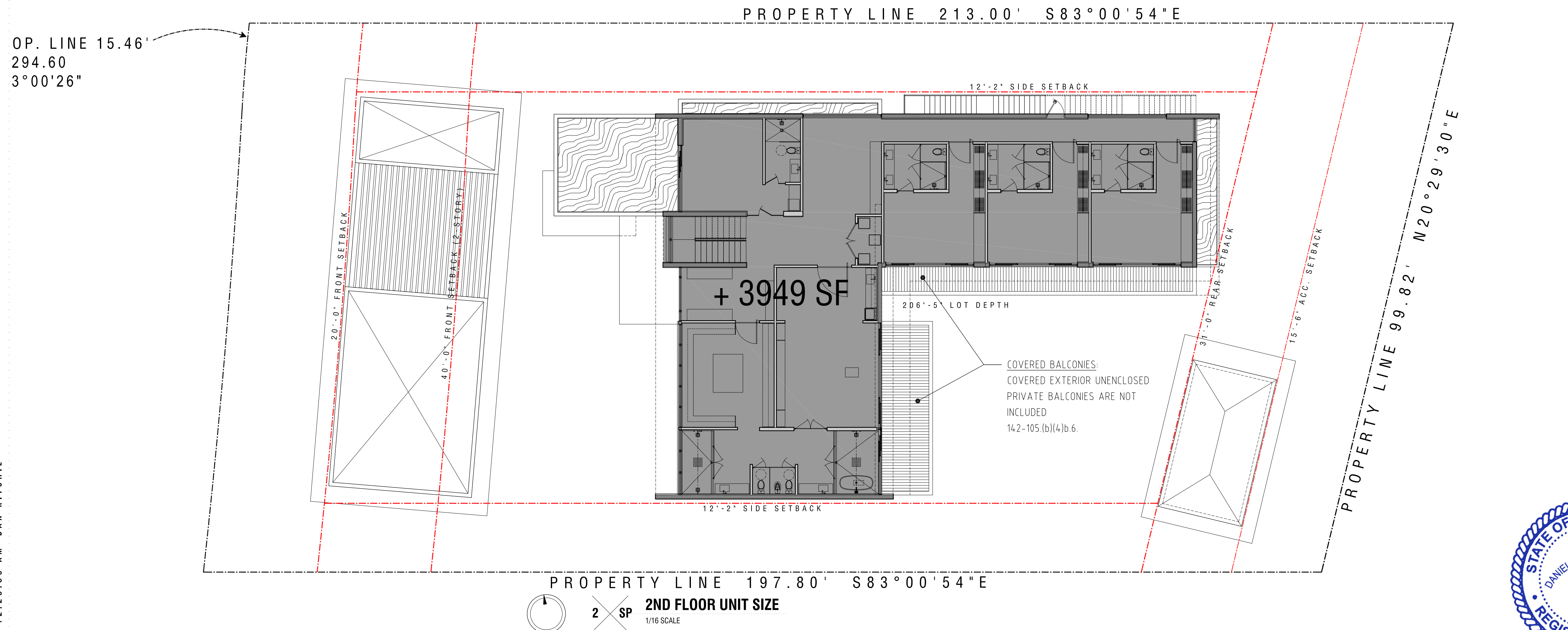


MAXIMUM UNIT SIZE FOR 2-STORY BUILDING PERMITTED	50 x 19,907 SF	9,954 SF	50%
PROPOSED	8,474 SF	42.5%	
FIRST FLOOR MAIN HOUSE	3938 SF		
ACCESSORY STRUCTURE	192 SF		
GARAGE	395 SF		
(-500 SF GARAGE CREDIT)			
SECOND FLOOR	3949 SF		

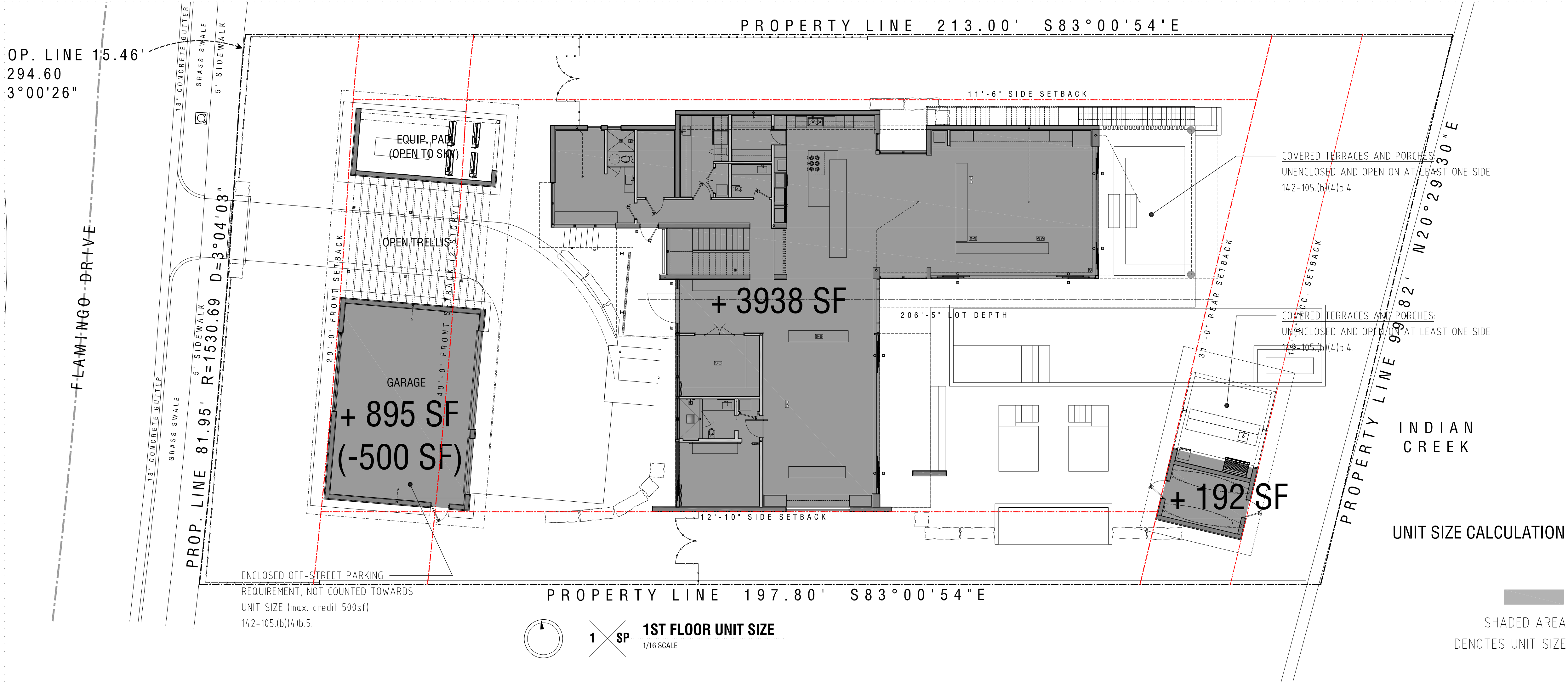


Digitally signed
by Daniel Ritchie
Date: 2021.08.08
14:38:37 -04'00'

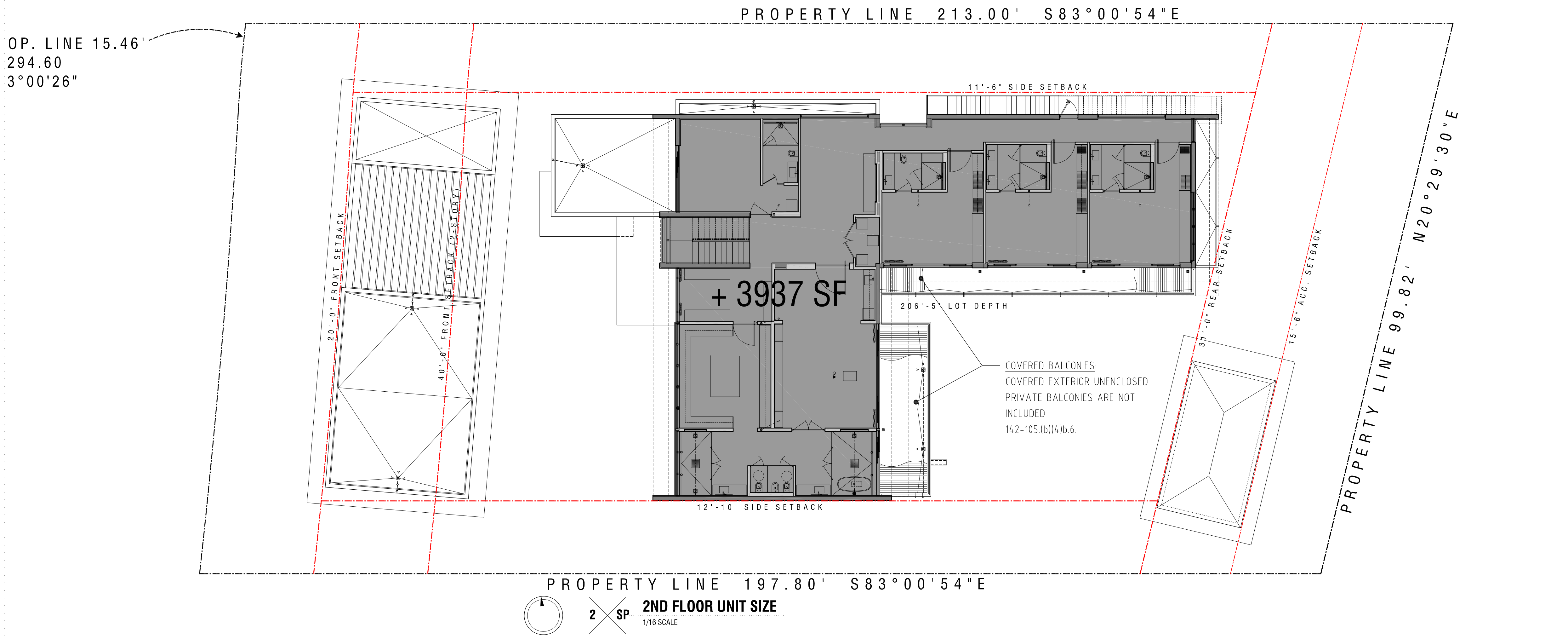


CLIENT	5048/5050 NORTH BAY TRUST, LLC
LANDSCAPE	PLF ENGINEERS 395 000 0000
STRUCTURE	PLF ENGINEERS 395 530 2337
MEP	GUSTAVO SOLANO, PE 395 665 6751
LIGHTING DESIGN	395 000 0000
LOW VOLTAGE DESIGN	395 000 0000
POOL DESIGN	395 000 0000
SEALING ARCHITECT	DANIEL RITCHIE AR95253
REVISED	ISSUED 2021 01 29

REVISED



MAXIMUM UNIT SIZE FOR 2-STORY BUILDING PERMITTED	.50 x 19,907 SF	
	9,954 SF	50%
PROPOSED	8,462 SF	42.5%
FIRST FLOOR MAIN HOUSE	3938 SF	
ACCESSORY STRUCTURE	192 SF	
GARAGE	395 SF	
(-500 SF GARAGE CREDIT)		
SECOND FLOOR	3937 SF	



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

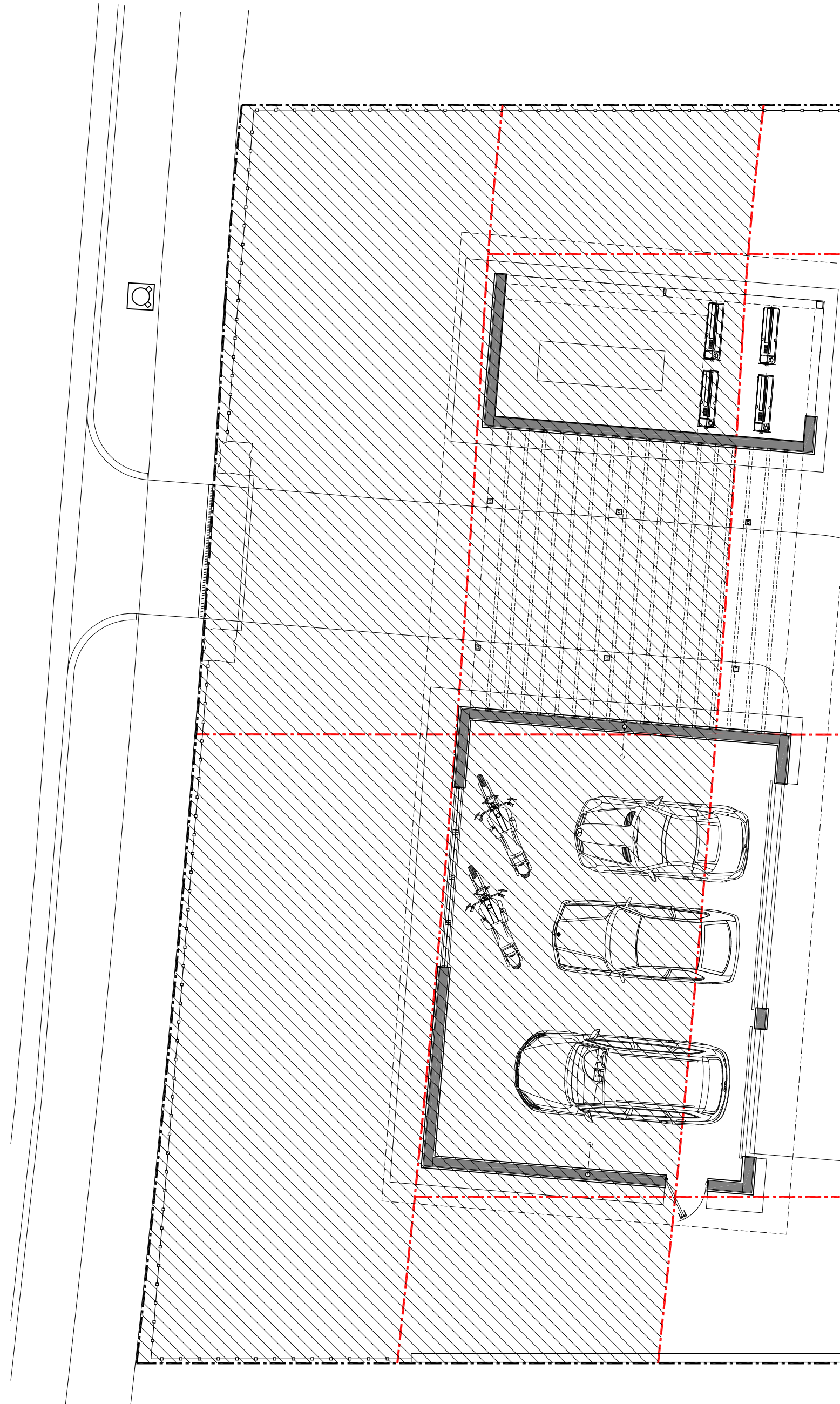
CLIENT	NAME WITHHELD	
LANDSCAPE	ALL LANDSCAPE DATA	395 393 1059
STRUCTURE	PLA ENGINEERS	954 539 2537
MEP	REYES-GAYLAN ENGINEERS	395 846 9928
LIGHTING DESIGN	ACUSTIC ARCHITECTS	395 000 0000
LOW VOLTAGE DESIGN	ACUSTIC ARCHITECTS	395 000 0000
POOL DESIGN	ACUSTIC ARCHITECTS	395 000 0000

SEALING ARCHITECT: DANIEL RITCHIE AR95253

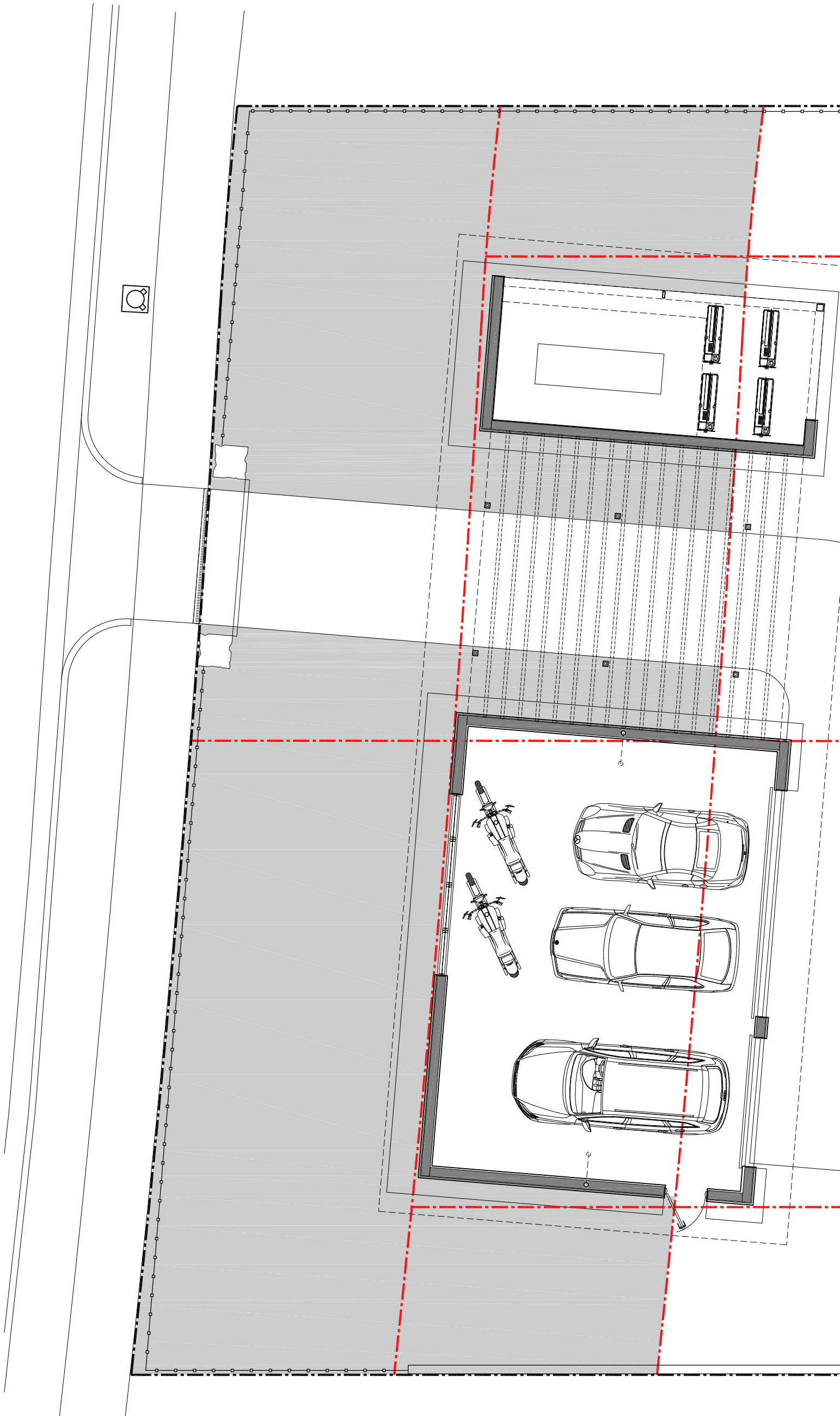
REVISED ISSUED 2021 05 04

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

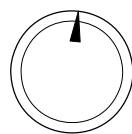
A103



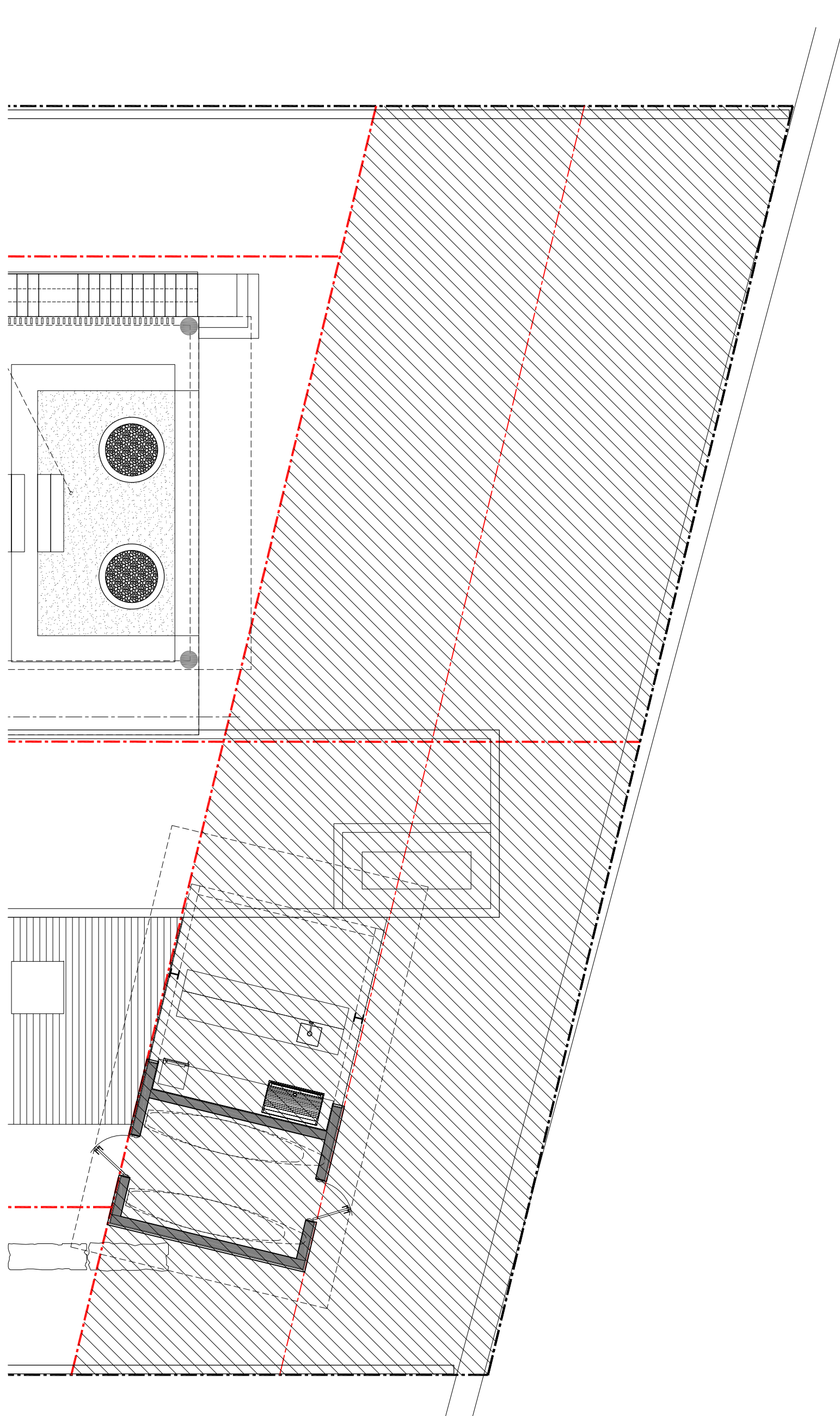
YARD AREA (30' SETBACK) 3693 SF



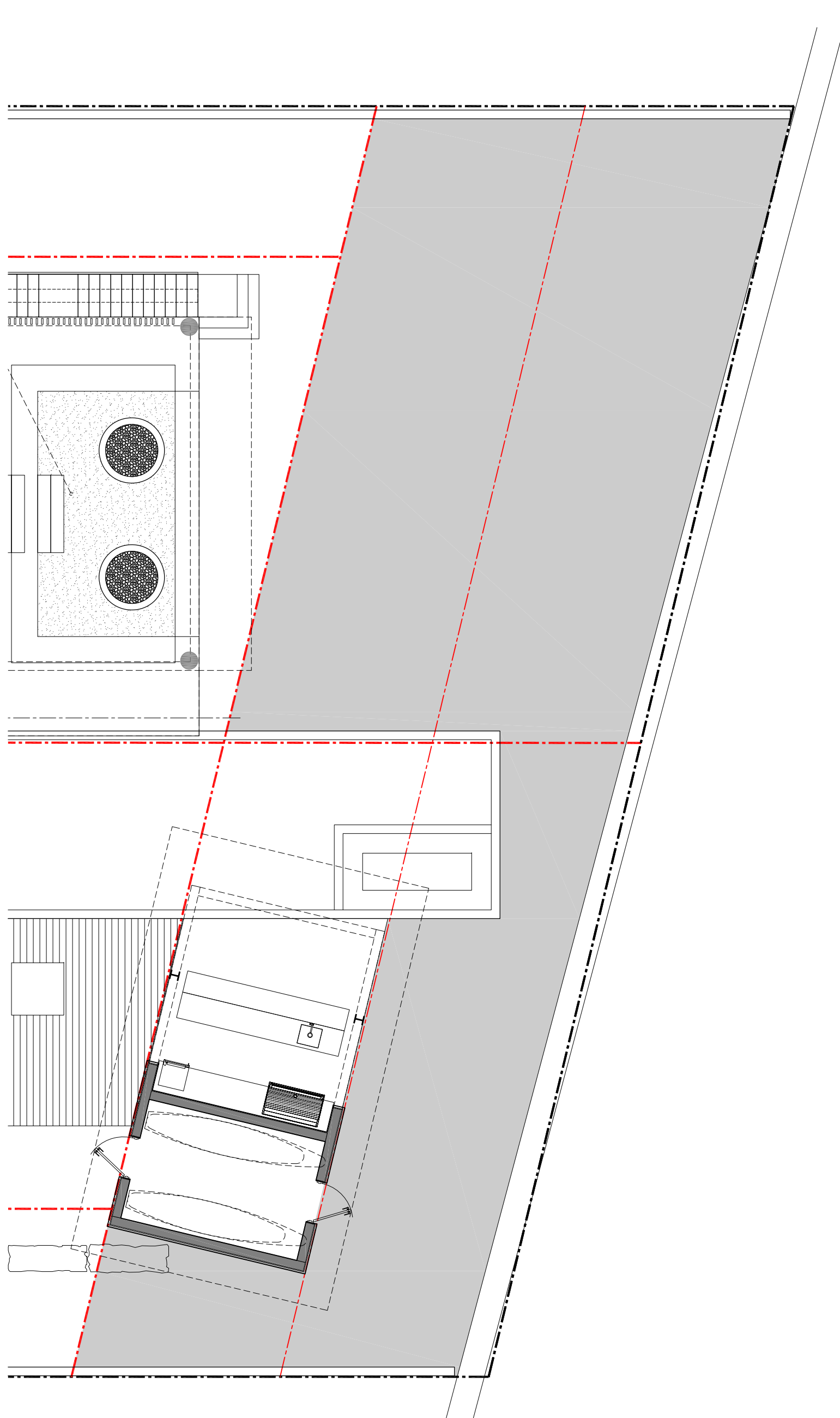
GREENSPACE (MIN. 70%) 2743 SF 74.3%



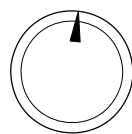
1 SP FRONT YARD GREENSPACE AREA
1/16 SCALE



YARD AREA (31' SETBACK) 3090 SF



GREENSPACE (MIN. 70%) 2312 SF 74.8%



2 SP REAR YARD GREENSPACE AREA
1/16 SCALE



D\ANCE

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	954 583 3237
STRUCTURE	PLF ENGINEERS	305 846 9928
MEP	REYES-GAVILAN ENGINEERS	305 900 0000
LIGHTING DESIGN	ACOUSTIC ARCHITECTS	305 925 9676
LOW VOLTAGE DESIGN		305 900 0000
POOL DESIGN		

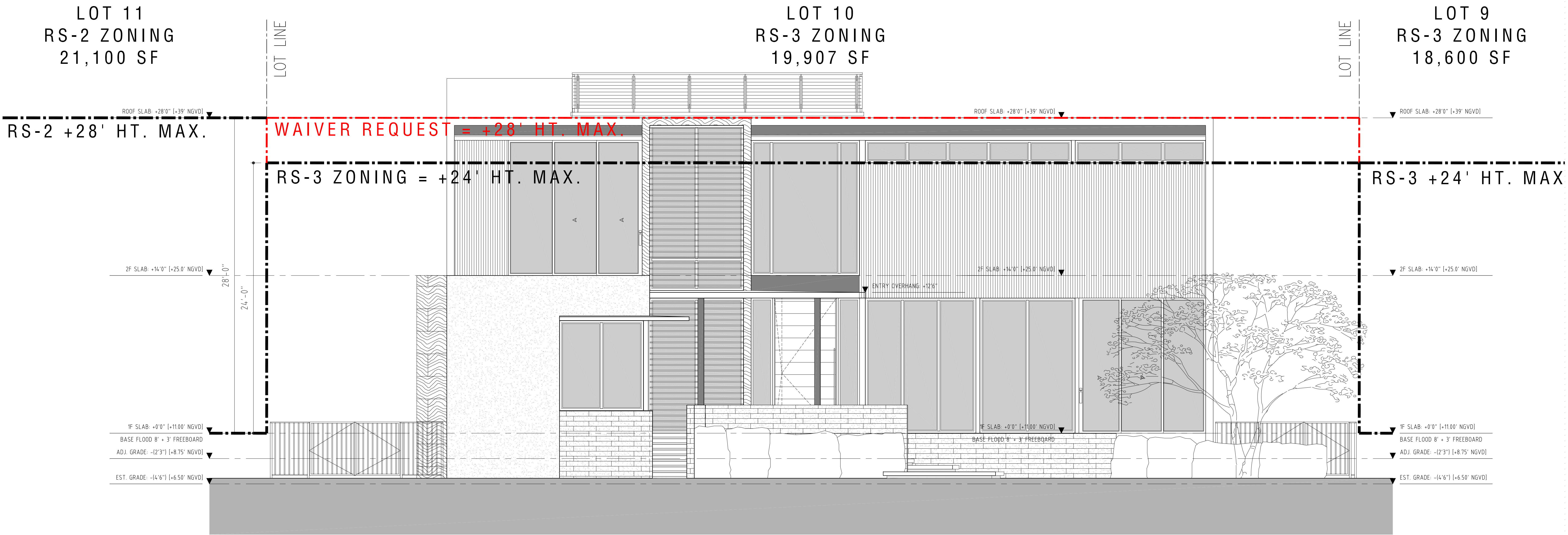
SEALING ARCHITECT - DANIEL RITCHIE AR95253

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SCALE
1/16"=1'
DESIGNATION
YARD PERVIOUS

A104



1 X E FRONT ELEVATION
1/4 SCALE

HEIGHT WAIVER INCREASE

SOUTH NEIGHBOR ZONING HEIGHT MAX.	= 24'-0" TO TOP OF FLAT ROOF
PROJECT PROPERTY	= 24'-0" TO TOP OF FLAT ROOF
NORTH NEIGHBOR ZONING HEIGHT MAX.	= 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

SIGNATURE

ST. MACHINA

DESIGN STUDIO

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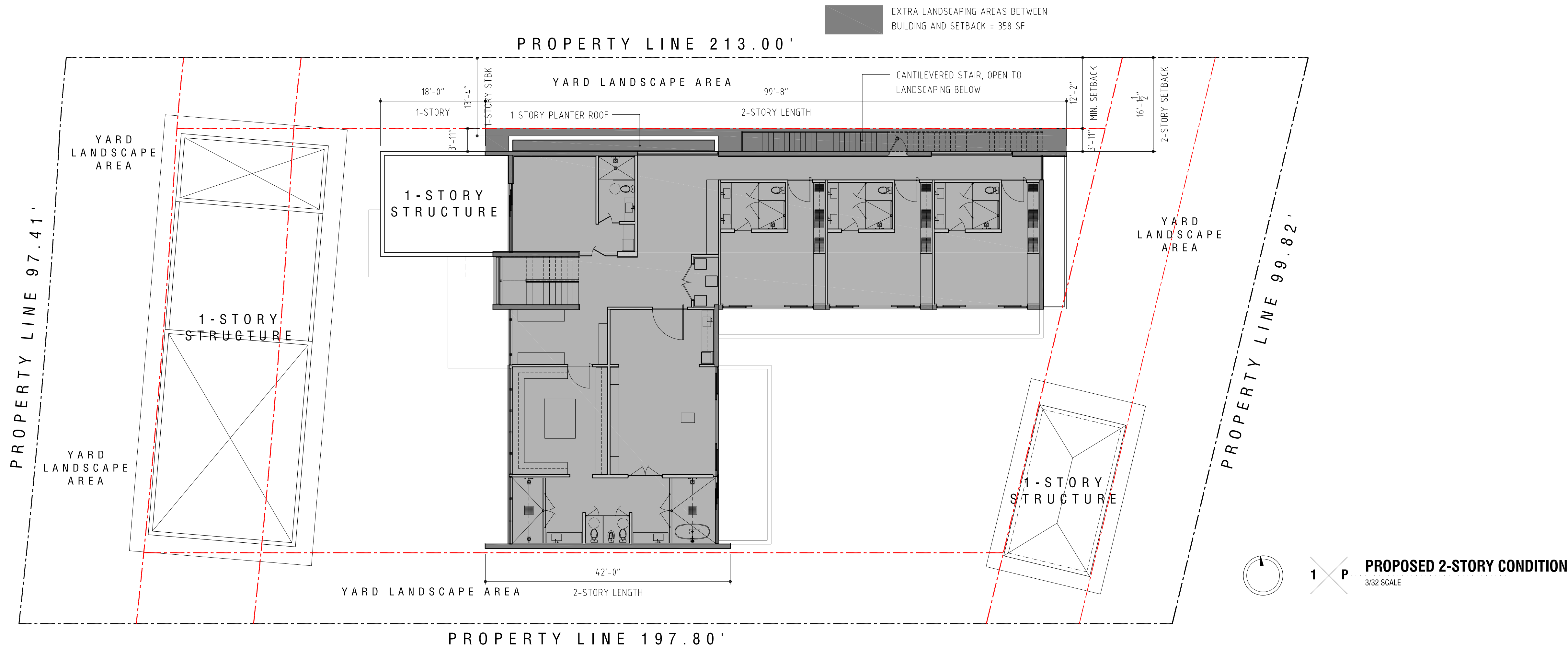
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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140		
CLIENT	(NAME WITHHELD)	305 900 0000
LANDSCAPE	PLF ENGINEERS	954 533 3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305 846 9928
MEP		305 800 0000
LIGHTING DESIGN		305 900 0000
LOW VOLTAGE DESIGN		305 900 0000
POOL DESIGN		305 900 0000
SEALING ARCHITECT - DANIEL RITCHIE AR95253		

ISSUED 2021 01 29

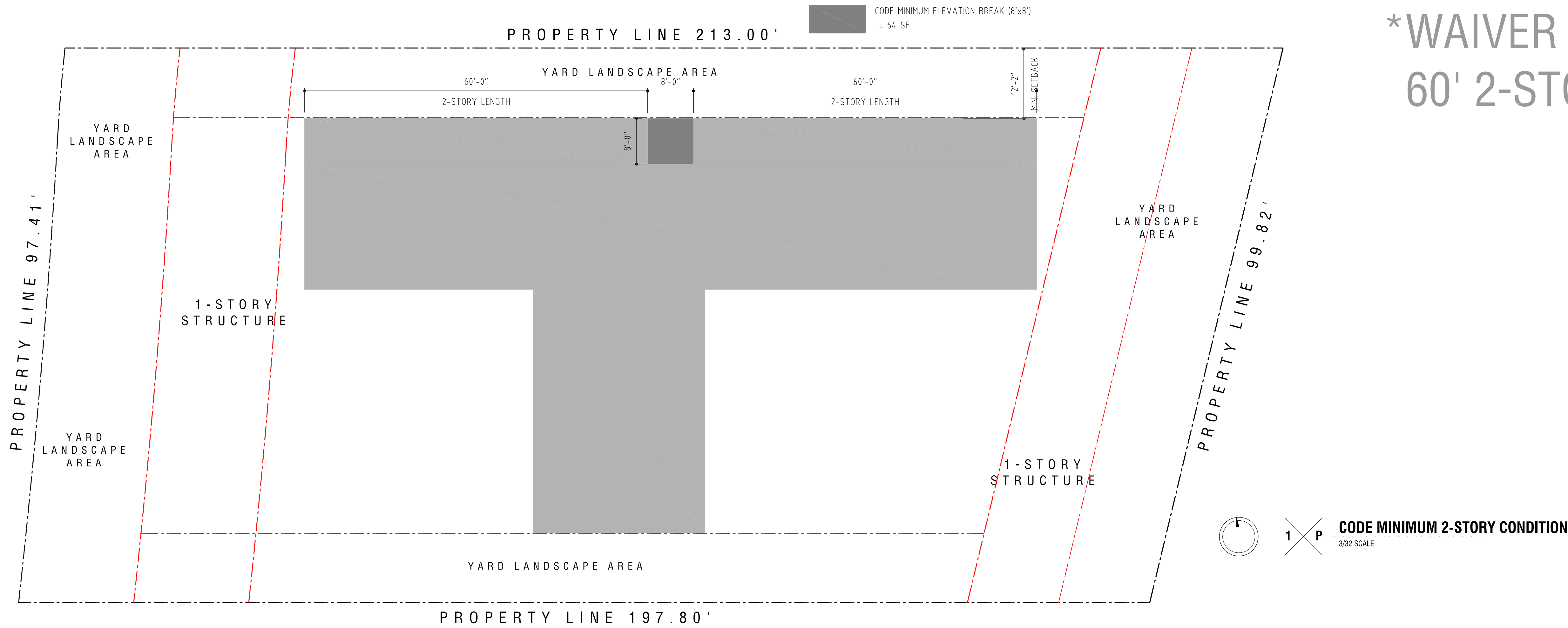
REVISED

SCALE 3/16"=1' DESIGNATION ELEVATIONS

A105



WAIVER REQUEST #2
60' 2-STORY LENGTH



D\|V\I\C\E

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

CLIENT	5048/5050 NORTH BAY TRUST, LLC
LANDSCAPE	PLV 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

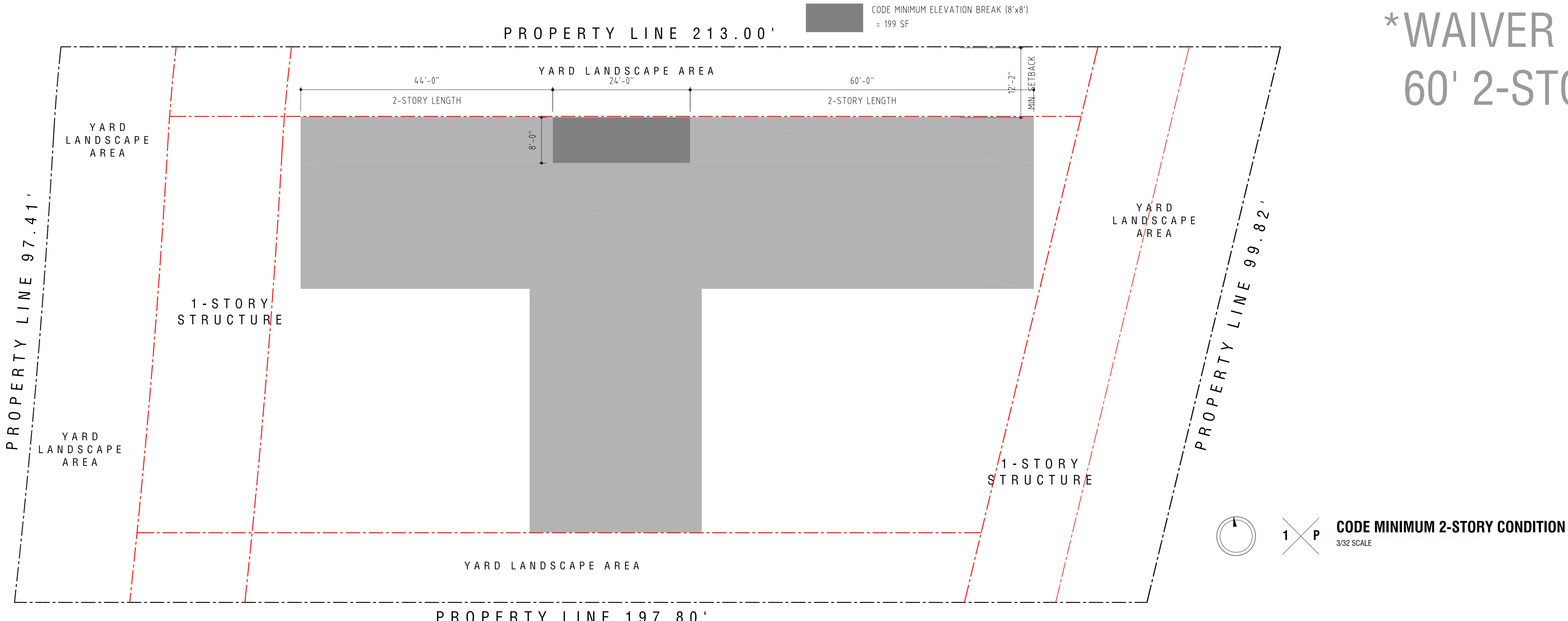
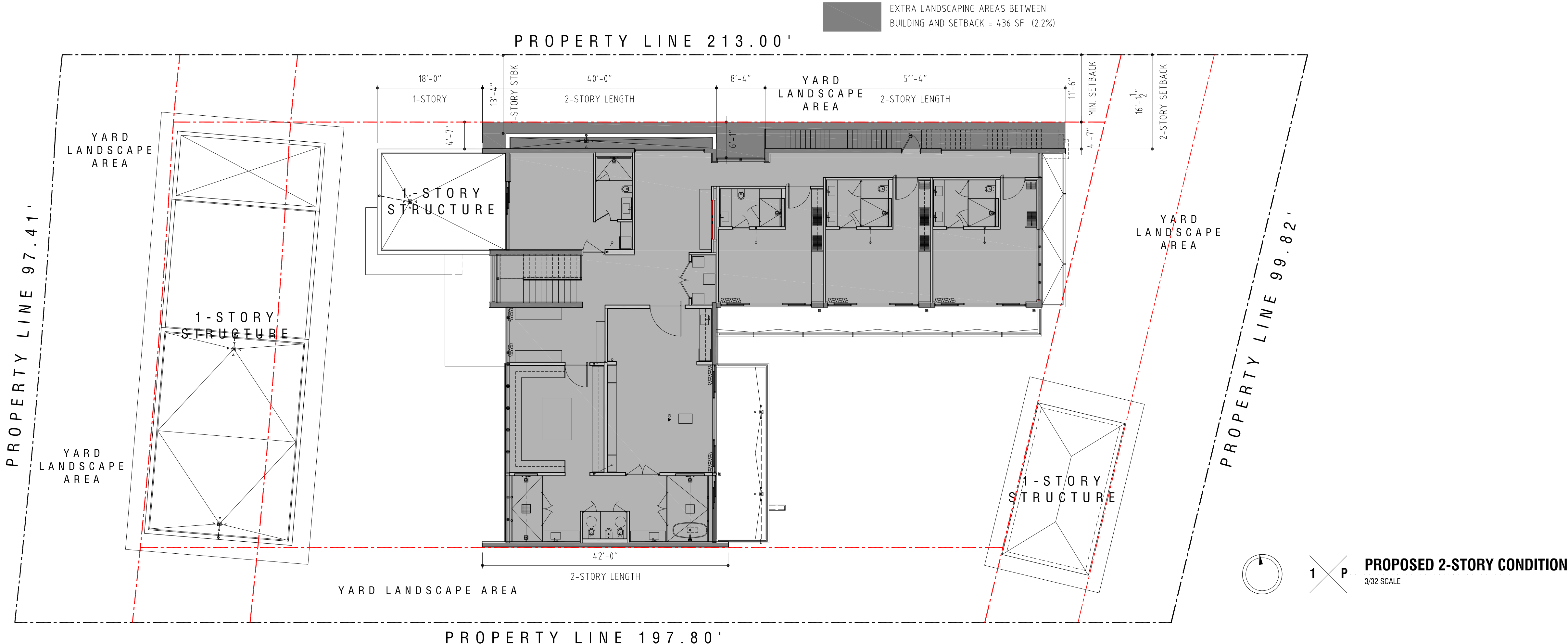
SEALING ARCHITECT : DANIEL RITCHIE AR95253

REVISED ISSUED 2021 01 29

SCALE
GRAPHIC
DESIGNATION
2-STORY LENGTH

A106

REVISED



WAIVER REQUEST #2
60' 2-STORY LENGTH

[illegible]



1 X E PREVIOUS ELEVATION
NO SCALE



2 X R PREVIOUS ELEVATION
NO SCALE



1A X E REVISED ELEVATION
NO SCALE



2A X R REVISED ELEVATION
NO SCALE

WAIVER REQUEST #2
60' 2-STORY LENGTH

D\VICE

DESIGN STUDIO

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	305 303 7059
LANDSCAPE DATA	ALL LANDSCAPE DATA	954 583 3237
STRUCTURE	PLF ENGINEERS	305 846 9928
MEP	REYES-GAVILAN ENGINEERS	305 846 9928
LIGHTING DESIGN	ACQUISTO ARCHITECTS	305 925 9476
LOW VOLTAGE DESIGN	ACQUISTO ARCHITECTS	305 925 9476
POOL DESIGN	ACQUISTO ARCHITECTS	305 925 9476

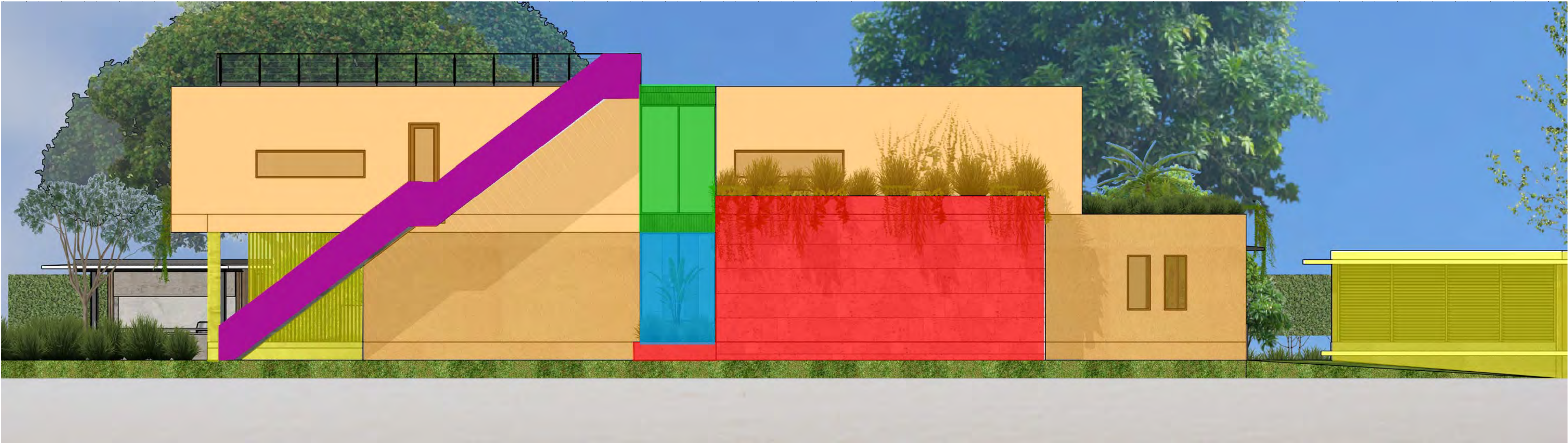
SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2021 05 04

REVISED

SCALE
GRAPHIC
DESIGNATION
NORTH ELEV.

A106b



1 X R NORTH ELEVATION RELIEF COLOR KEY
NO SCALE



WAIVER REQUEST #2
60' 2-STORY LENGTH

2 X R NORTH ELEVATION RENDERING
NO SCALE



D \ V I C E

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

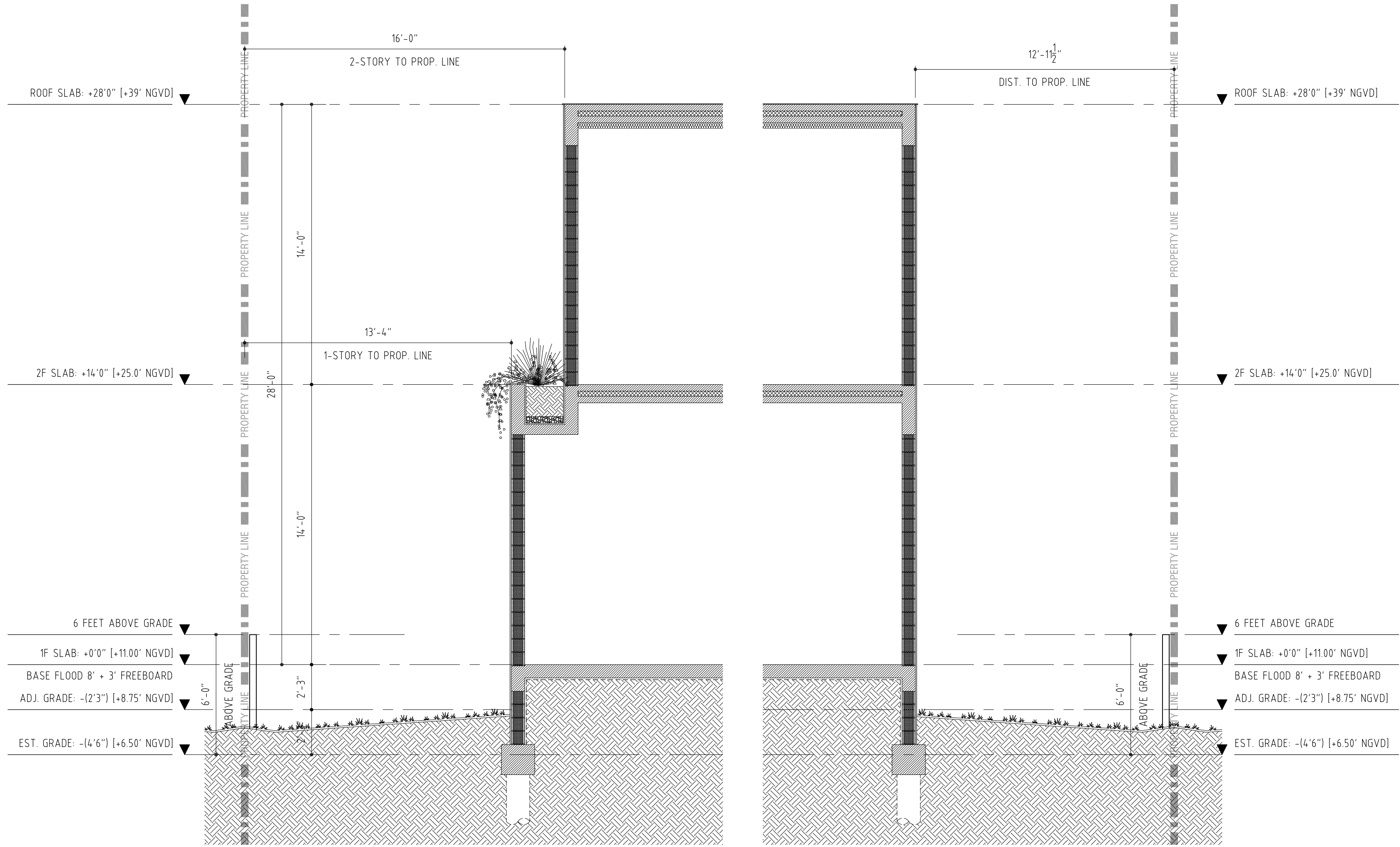
CLIENT	NAME WITHHELD	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 1059
STRUCTURE	PLV ENGINEERS	954 533 2537
MEP	REYES-GAYLAN ENGINEERS	305 844 9928
LIGHTING DESIGN	ACUSTIC ARCHITECTS	305 000 0000
LOW VOLTAGE DESIGN		305 925 0676
POOL DESIGN		305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

REVISED ISSUED 2021 05 04

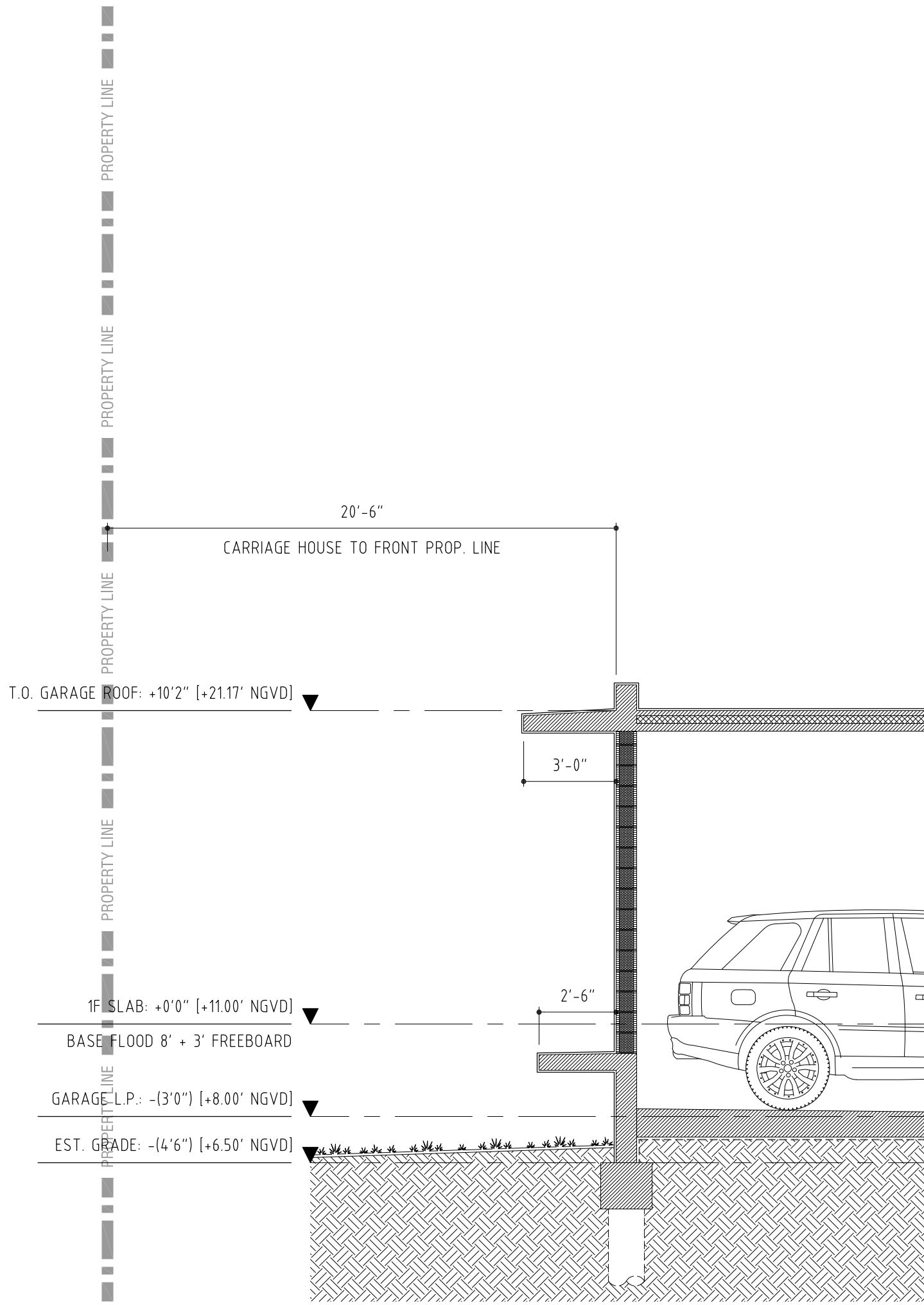
SCALE
GRAPHIC
DESIGNATION
NORTH ELEV.

A106c

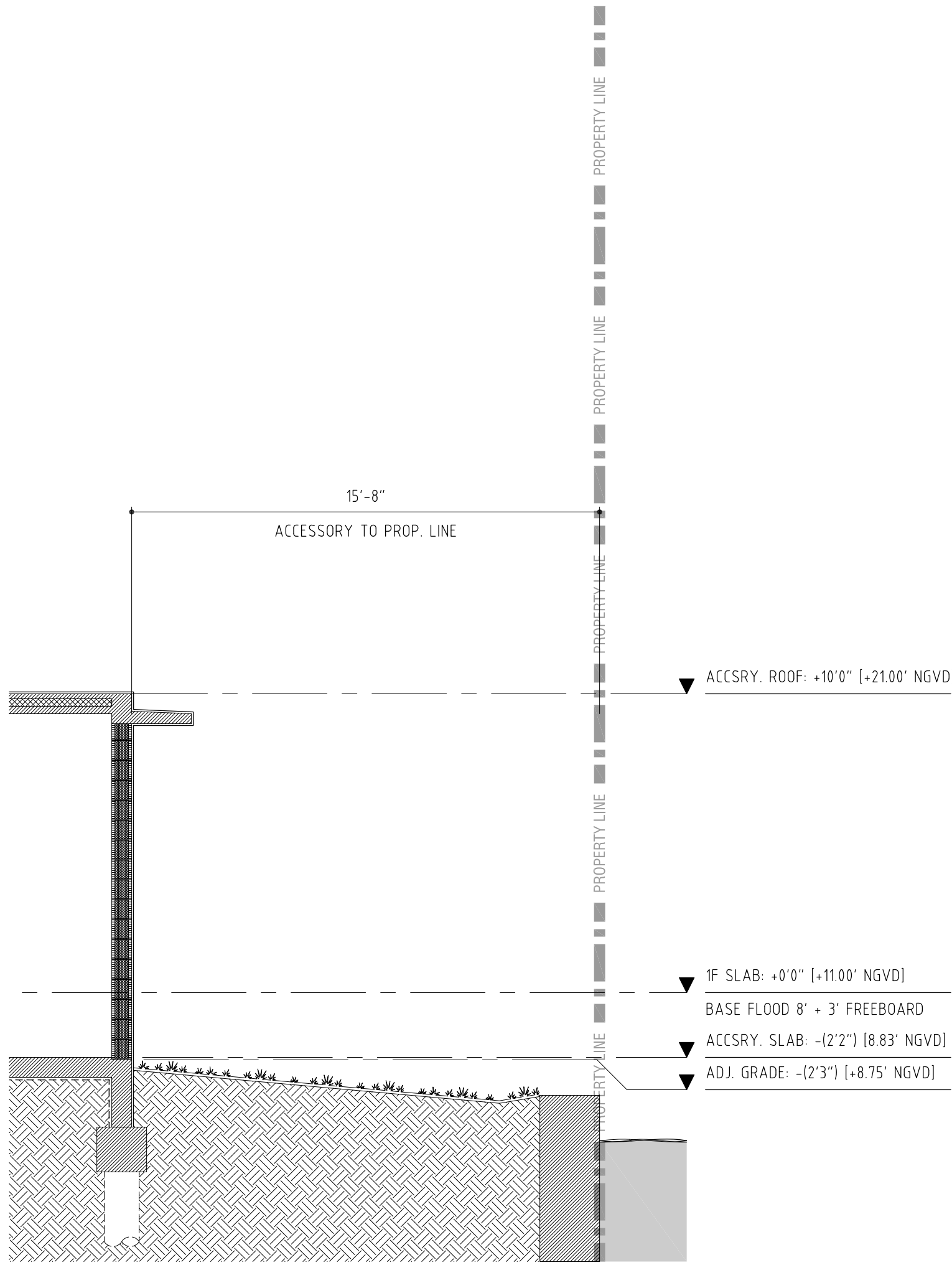


1 **WS** YARD SECTION AT NORTH
1/4 SCALE

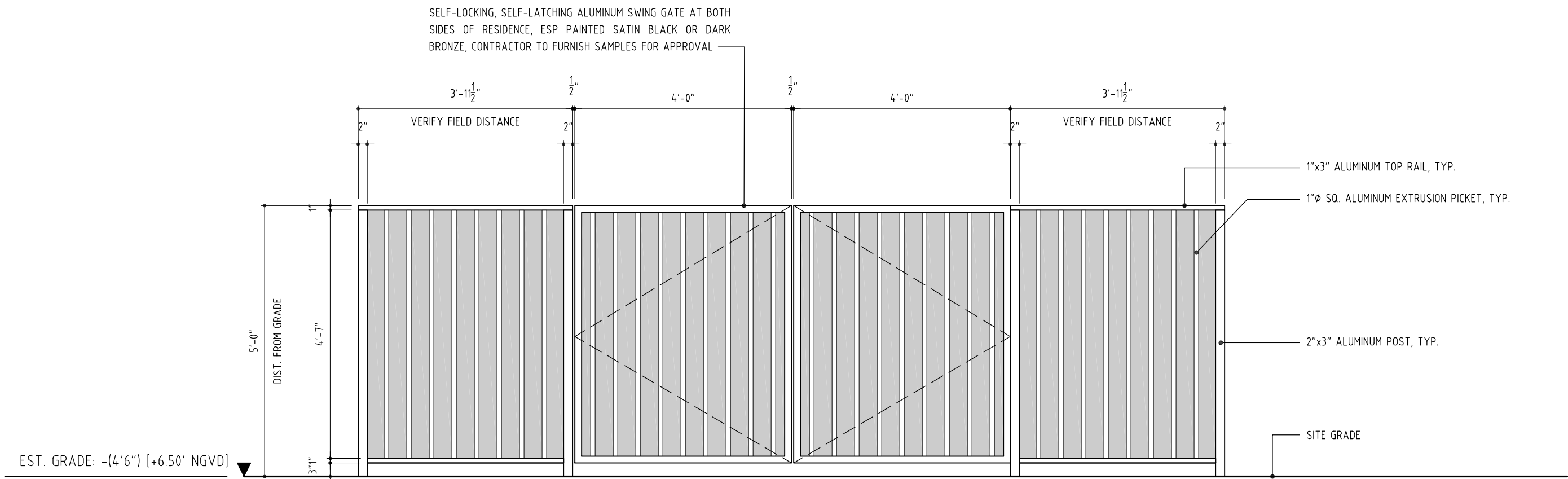
2 **WS** YARD SECTION AT SOUTH
1/4 SCALE



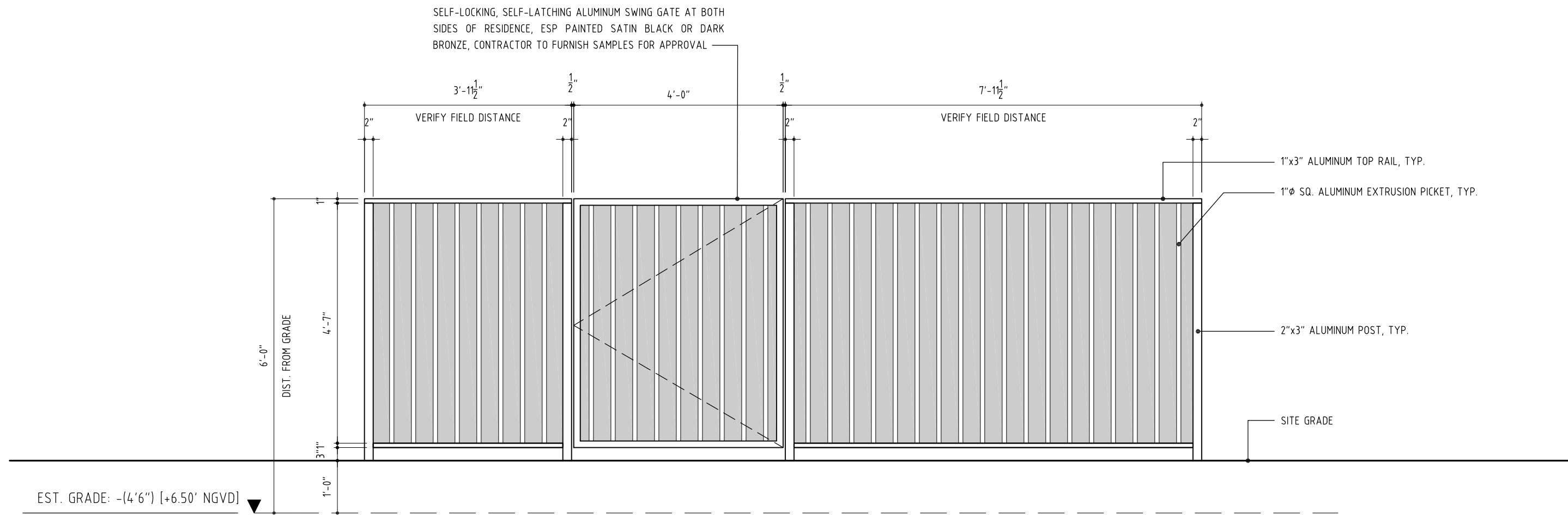
3 **WS** WEST (FRONT) YARD SECTION
1/4 SCALE



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



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



5 **WS** *SIDE* SECURITY FENCE / GATES
1/2 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		305 000 0000
LOW VOLTAGE DESIGN		305 000 0000
POOL DESIGN		305 000 0000

SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2021 01 29

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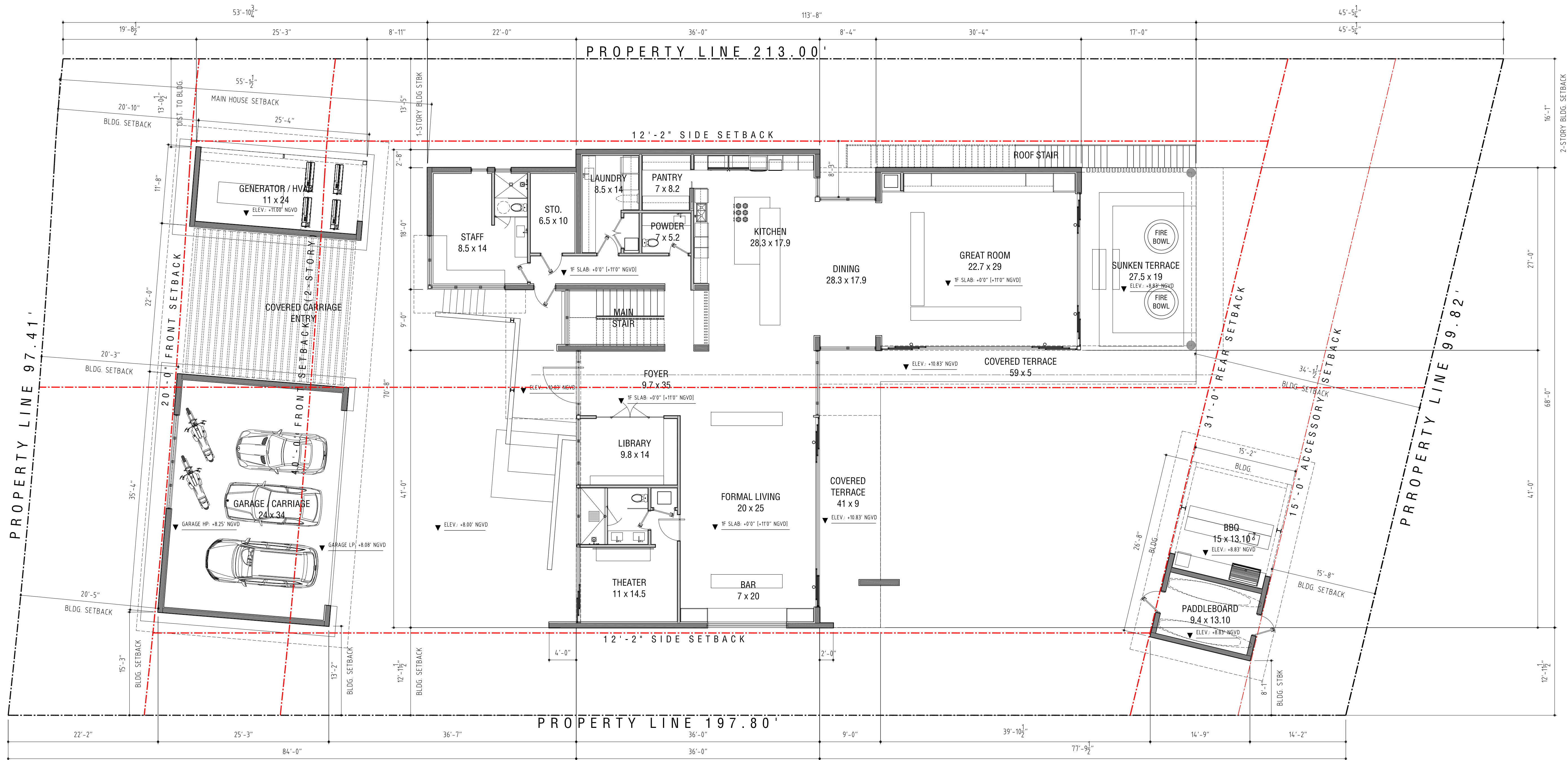
SCALE

3/2"=1'

DESIGNATION

YARD SECTIONS

A107



1 P 1F PLAN
1/8" SCALE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

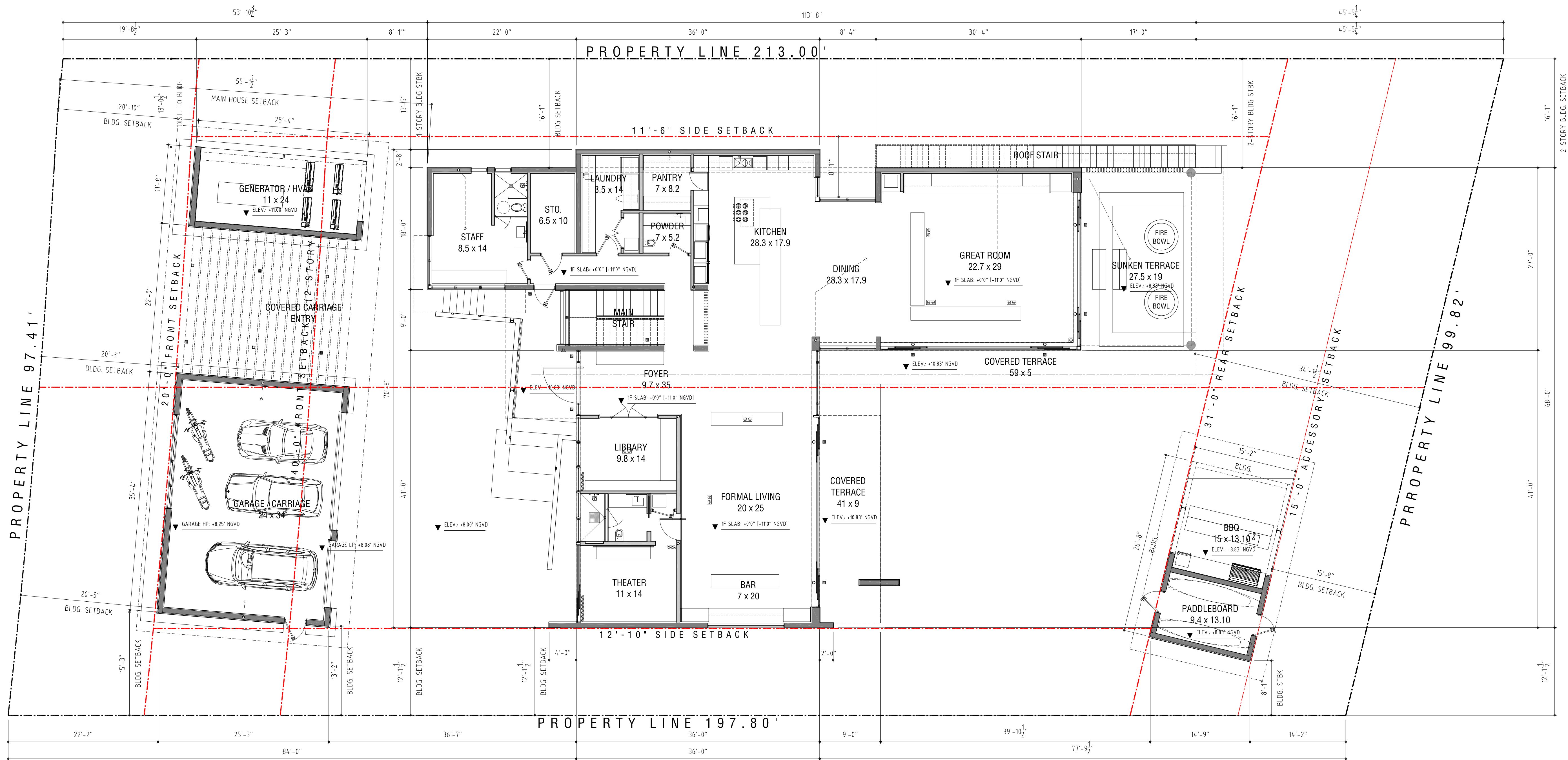
CLIENT	(NAME WITHHELD)	305.000.0000
LANDSCAPE	PLF ENGINEERS	954.583.3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305.846.9928
MEP		305.800.0000
LIGHTING DESIGN		305.000.0000
LOW VOLTAGE DESIGN		305.000.0000
POOL DESIGN		305.000.0000

SEALING ARCHITECT: DANIEL RITCHIE AR95253

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REVISED

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

REVISED



1 P 1F PLAN
1/8 SCALE



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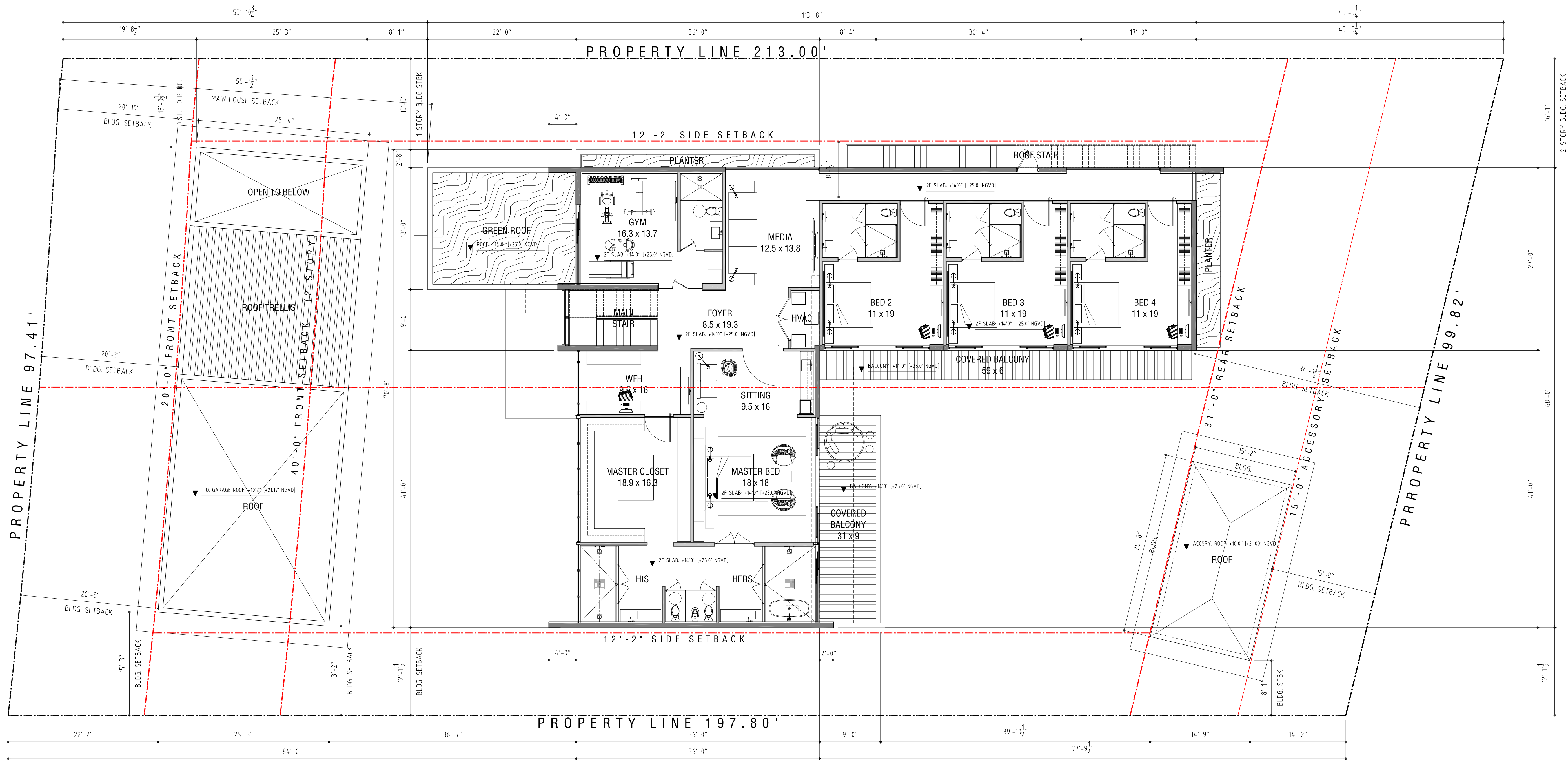
3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT: (NAME WITHHELD)
LANDSCAPE: ALL LANDSCAPE DATA
STRUCTURE: PLF ENGINEERS
MEP: REYES-GAVILAN ENGINEERS
LIGHTING DESIGN: REYES-GAVILAN ENGINEERS
LOW VOLTAGE DESIGN: ACUSTIC ARCHITECTS
POOL DESIGN: ACUSTIC ARCHITECTS

SEALING ARCHITECT: DANIEL RITCHIE AR95253

ISSUED 2021 05 04
REVISED

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



1 P 2F PLAN
1/8 SCALE

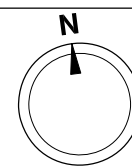
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DESIGN STUDIO
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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140		
CLIENT	(NAME WITHHELD)	305 800 0000
LANDSCAPE	PLF ENGINEERS	954 583 3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305 846 9928
MEP		305 800 0000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

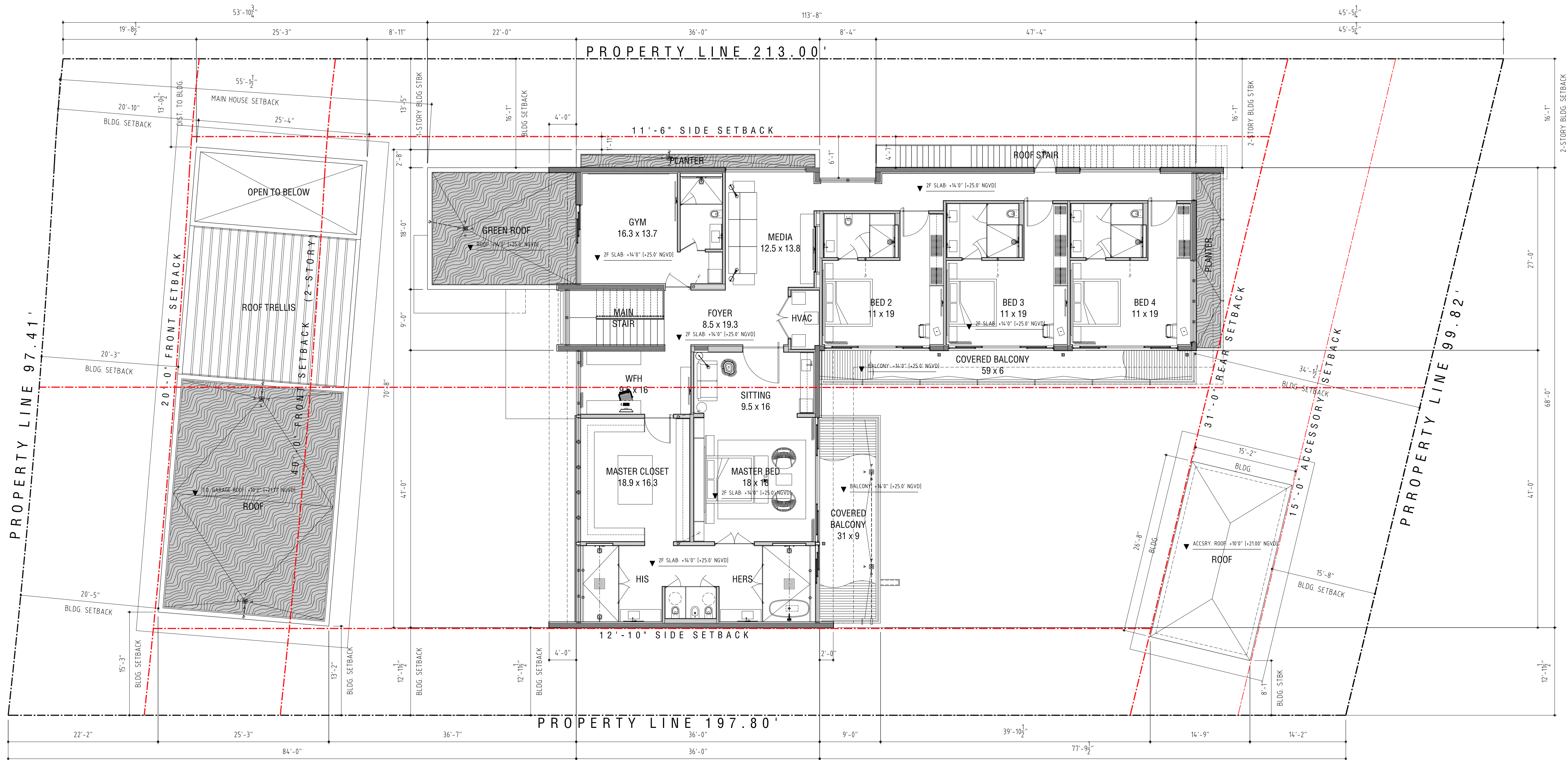
ISSUED 2021 01 29
REVISED

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

A201



REVISED



1 P 2F PLAN
1/8 SCALE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT: (NAME WITHHELD)
LANDSCAPE: PLF ENGINEERS
STRUCTURE: REYES-GAVILAN ENGINEERS
MEP: ACUSTIC ARCHITECTS
LOW VOLTAGE DESIGN: ACUSTIC ARCHITECTS
POOL DESIGN: ACUSTIC ARCHITECTS

305 303 7059
954 583 3237
305 846 9928
305 880 0000
305 925 0676
305 800 0000

SEALING ARCHITECT: DANIEL RITCHIE AR95253

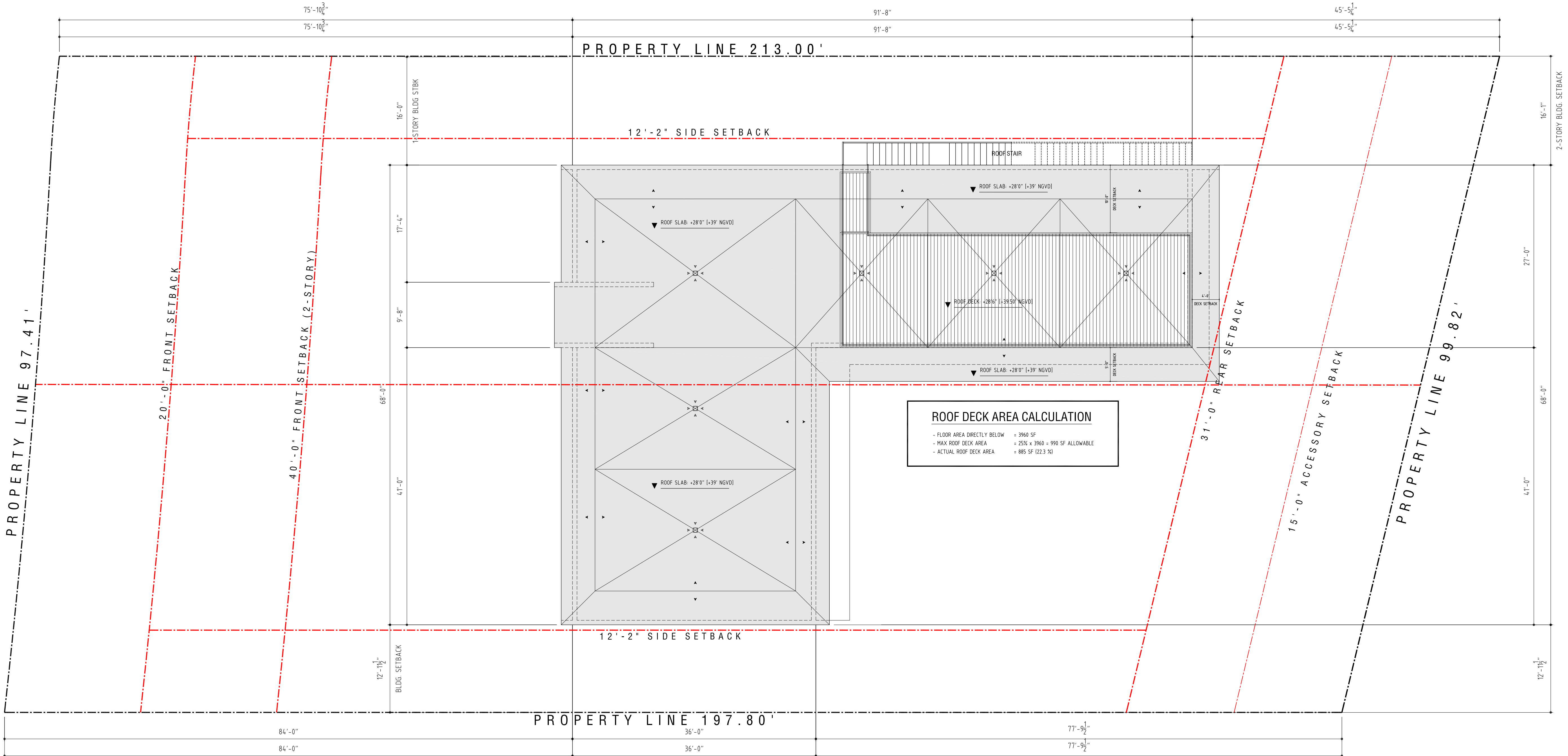
ISSUED 2021 05 04

REVISED

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

A201

PREVIOUS



1 P **ROOF PLAN**
1/8 SCALE

[illegible]

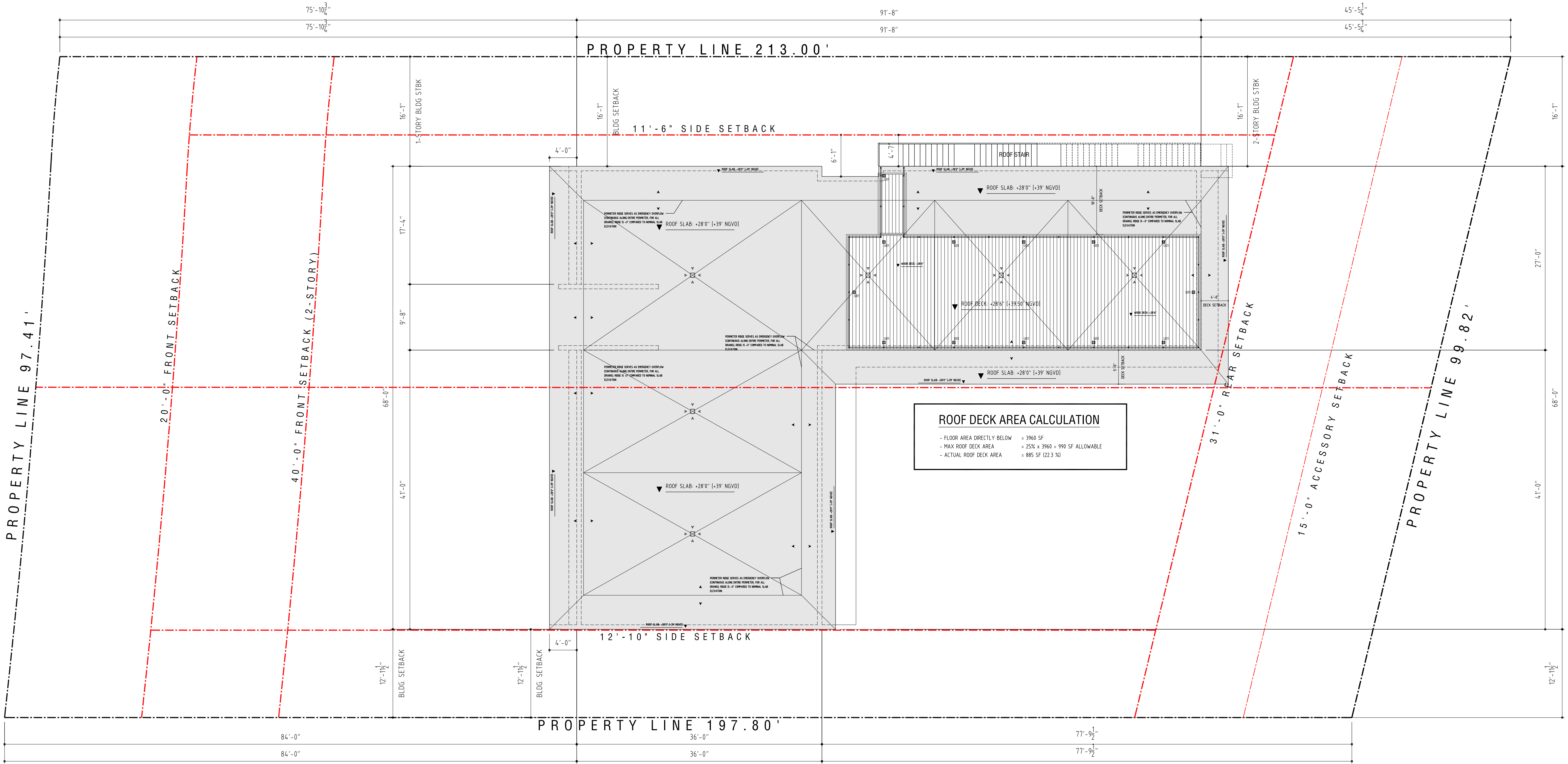
ISSUED 2021 01 29

REVISÉ

SCALE
1/4"=1'
DESIGNATION
ROOF PLAN

A202

***REVISED**



1 P ROOF PLAN
1/8 SCALE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

(CLIENT NAME WITHHELD)	
LANDSCAPE	305 309 7059
STRUCTURE	954 533 3237
MEP	305 846 9928
LIGHTING DESIGN	305 000 0000
LOW VOLTAGE DESIGN	305 925 5676
POOL DESIGN	305 000 0000

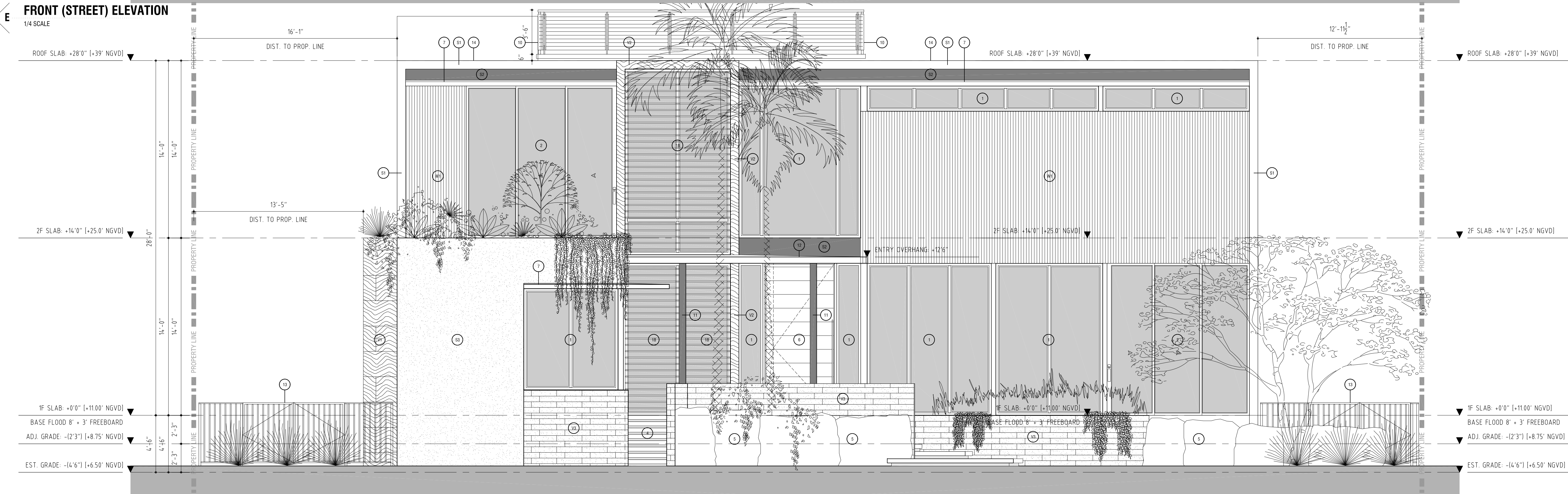
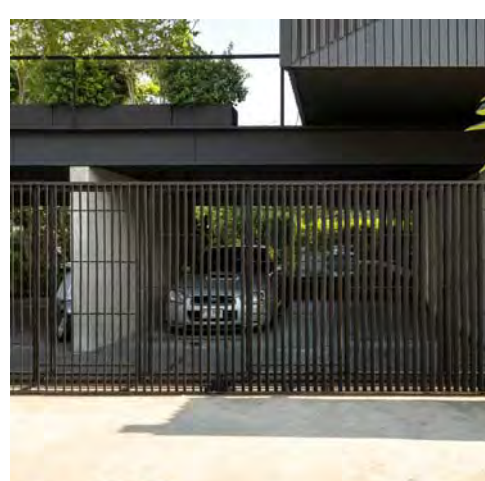
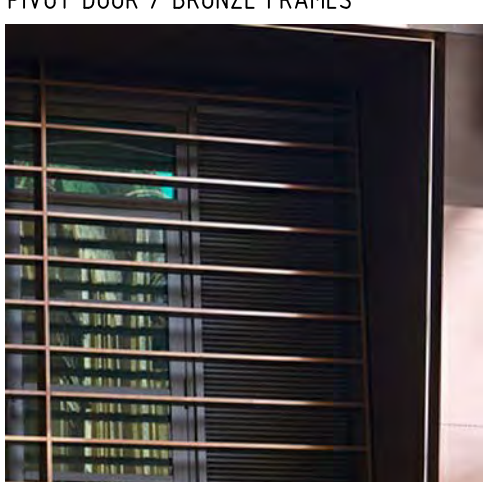
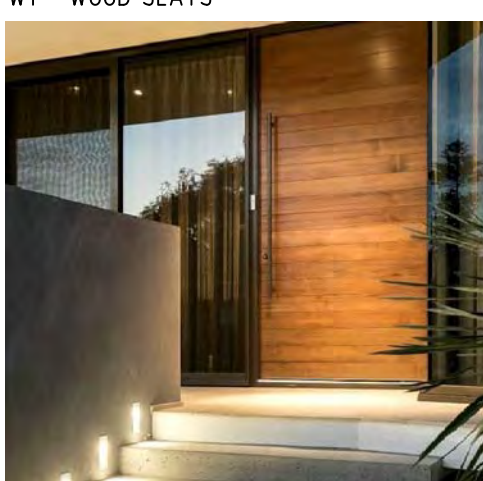
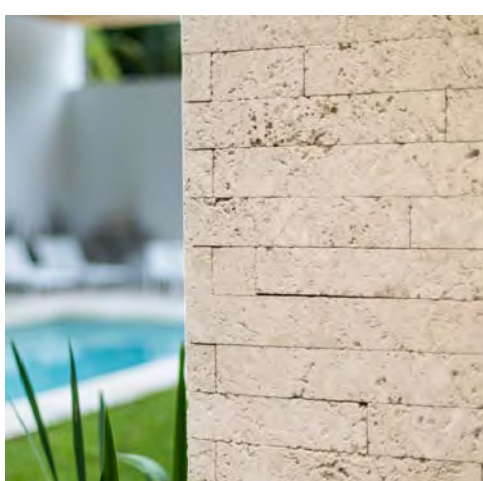
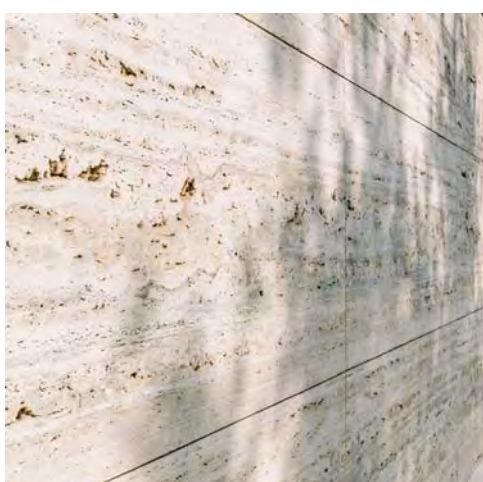
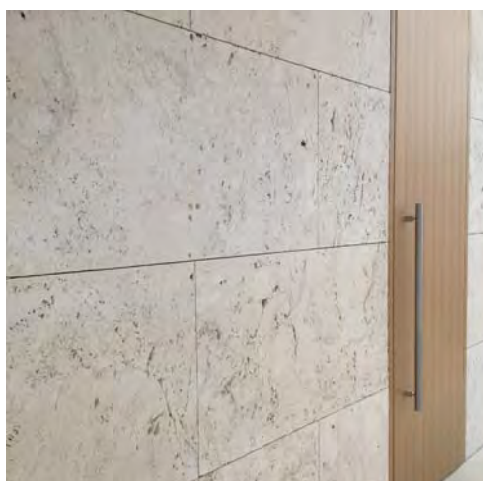
SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2021 05 04

REVISÉ

SCALE
1/4"=1'
DESIGNATION
ROOF PLAN

A202



- | | | | |
|---|---|---|--|
| <p>51 NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, <u>WHITE</u> COLOR</p> <p>52 NEW STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, <u>DARK GREY</u></p> <p>53 NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, <u>LIGHT GREY</u> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT</p> <p>54 NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, <u>DARK GREY</u> COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT</p> <p>55 CANTILEVERED EXPOSED CONCRETE TERRACE, <u>GLASS BEADED TEXTURE</u> WITH SMOOTH BRUSH BORDER, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR T20, SEALED WITH URETHANE SPRAY SEALANT</p> <p>56 <u>VERTICAL "FLORIDIAN KEYSTONE" SLAB FINISH V1</u>
-18"x36" SLABS, 125" THICK STONE, 1/4" DRYSTACK GAPS
-PREP CONCRETE w/ LATECRITE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE</p> | <p>57 <u>VERTICAL "VERM-CUT UNFIELDED TRAVERTINE" FINISH V2</u>
-3/4" THICK, 24" x24"x36" RANDOM LENGTH, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATECRITE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE</p> <p>58 <u>VERTICAL "FLORIDIAN OLIVE LESTERSTONE BRICKS" FINISH V3</u>
-SAW-CUT, 25" THICK, 4" H, RANDOM LENGTHS, DRYSTACK
-PREP CONCRETE w/ LATECRITE HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE</p> <p>59 BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (ISOREY, 1/2" BROAD FORMAT w/ 7 GAPS, GC TO SUBMIT SHOP DWGS)</p> <p>60 IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "F4" ANOZIZED, (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE)</p> <p>61 IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANOZIZED</p> <p>62 IMPACT RESISTANT <u>SWING</u> DOOR UNIT, IMPACT GLAZING, DARK BRONZE "F4" ANOZIZED</p> | <p>63 CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH</p> <p>64 OLITE STONE LANDSCAPING BOULDER(S), TYP.</p> <p>65 SOLID WOOD PIVOT MAIN ENTRY DOOR, FULL-HIT SATIN NICKEL HANDLE PULL</p> <p>66 DECORATIVE CONCRETE EYEBROW, <u>WHITE</u> PAINTED STUCCO FINISH OVER SLAB-AGGREGATED VULKEM WATERPROOFING</p> <p>67 3/4" SQUARE PVC STUCCO JOINT, CONTINUOUS</p> <p>68 DARK BRONZE HURRICANE GARAGE DOOR</p> <p>69 DARK BRONZE ALUMINUM PANEL AND RAILING SYSTEM, TYP.</p> <p>70 DARK BRONZE EPOXY-COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES)</p> <p>71 CANTILEVERED CONCRETE CANOPY w/ STUCCO FINISH OVER SLAB-AGGREGATED VULKEM WATERPROOFING, BRAZILIAN TEAK WOOD APPLIQUE AT SLAB UNDERSIDE</p> | <p>72 ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES</p> <p>73 KEMPERLO "7K PURL" COLD FLOW WATERPROOFING COATING - WHITE
"KEMPERLOUR DECK" UV COATING OVER CONCRETE ROOF SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DRIP EDGE</p> <p>74 DARK BRONZE ALUMINUM LOUVERED OPERABLE SCREEN (OPERABLE)</p> <p>75 150mls 2x2 ANOD. ALUM. SCUPPER (DECK DRAIN), TYP.</p> <p>76 ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE</p> <p>77 DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL</p> <p>78 DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM</p> <p>79 CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BRUSH FINISH</p> <p>80 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY</p> |
|---|---|---|--|



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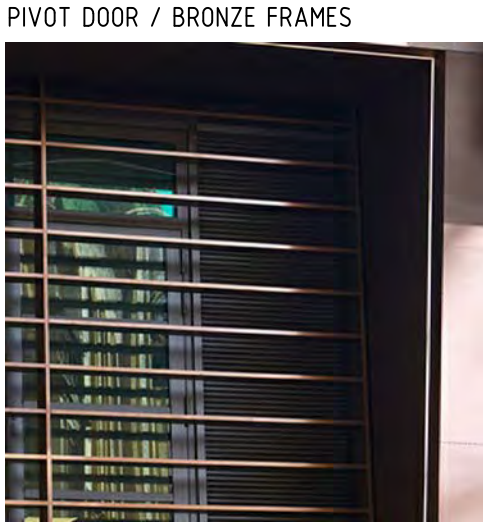
3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140		
CLIENT	(NAME WITHHELD)	
LANDSCAPE		365 000 0000
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	REYES-GAVILAN ENGINEERS	365 846 9928
LIGHTING DESIGN		365 000 0000
LOW VOLTAGE DESIGN		365 000 0000
POOL DESIGN		365 000 0000
SEALING ARCHITECT : DANIEL RITCHIE AR95253		

ISSUED 2021 01 29

REVISED

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

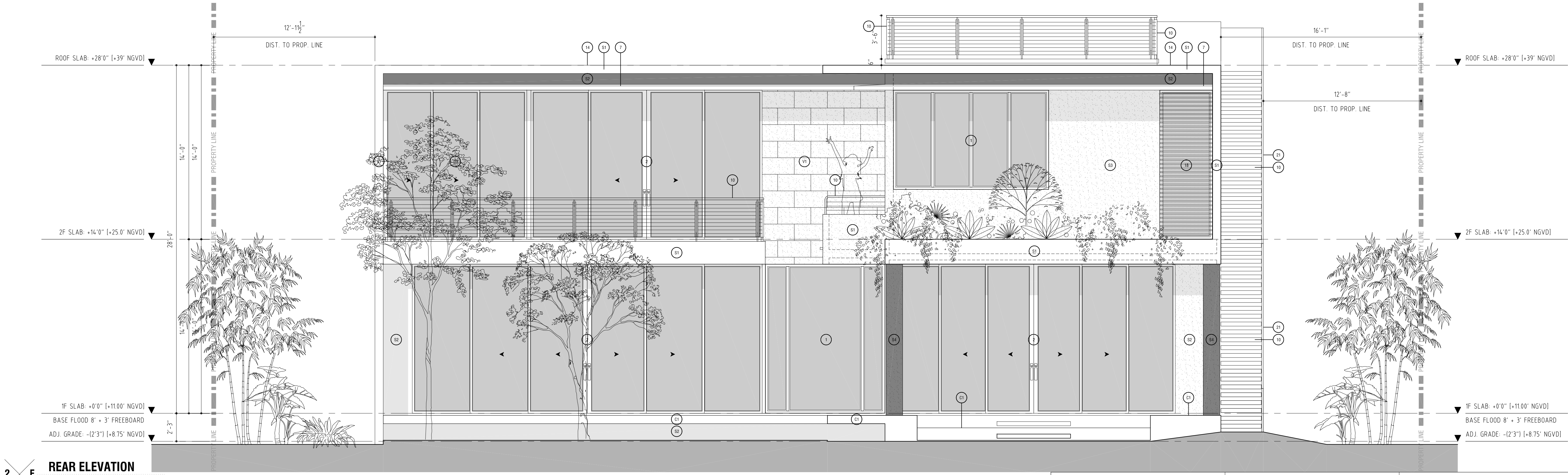
A500



BRONZE SOLAR SCREEN



ALUMINUM FENCE / GATES



- | | | | | | |
|----|---|----|---|----|--|
| 81 | NEW STUCCO - SMOOTH TROWEL FINISH WITH 5 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR | 12 | CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH | 13 | ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES |
| 82 | NEW STUCCO - SMOOTH TROWEL FINISH WITH 5 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY | 13 | SOLITE STONE LANDSCAPING BOLDERS(TYP.) | 14 | KEMPERLO "2K PUR" COATING FLOOR WATERPROOFING COATING + WHITE "KEMPERLOUR DUE" COULD FLOOR FOR CONCRETE ROOF SLAB, TERMINATE PERIMETER w/ ANOD. ALUM. J-BEAD DOWNS |
| 83 | NEW STUCCO - FINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT | 14 | SOLID WOOD PIVOT MAIN ENTRY DOOR, FULL-Ht SATIN NICKLE HANDLE PULL | 15 | DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE) |
| 84 | NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT | 15 | DECORATIVE CONCRETE EYEBROW, WHITE PAINTED STUCCO FINISH OVER SLAB-AGGREGATED VULNER WATERPROOFING | 16 | 150mls 1x2 ANOD. ALUM. SCUMPER (DECK DRAIN), TYP. |
| 85 | CANTILEVERED EXPOSED CONCRETE TERRACE, GLASS BEADED TEXTURE WITH SMOOTH BRUSH BROWN, CALCEM LIME-BASED INTEGRATED PIGMENT, COLOR BTD, SEALED WITH URETHANE SPRAY SEALANT | 16 | BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LTD" LIQUID WATERPROOFING COATING (GREY), 12X BROAD FORMAT w/ 1" GAPS; GUE TO SUBMIT SHOP DWGS. | 17 | ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLATE |
| 86 | VERTICAL "VEN-CUT UNFIELLED TRAVERTINE" FINISH VTY -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATITECH HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 17 | DARK BRONZE ALUMINUM POOL AND RAILING SYSTEM, TYP. | 18 | DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL |
| 87 | VERTICAL "VEN-CUT UNFIELLED TRAVERTINE" FINISH VTY -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATITECH HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 18 | DARK BRONZE ALUMINUM COATED STEEL COLUMN (COLOR MATCH WINDOW FRAMES) | 19 | DARK BRONZE ALUMINUM SOLAR BLADES, ANCHORED TOP AND BOTTOM |
| 88 | VERTICAL "VEN-CUT UNFIELLED TRAVERTINE" FINISH VTY -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATITECH HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 19 | IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "FA" ANODIZED, EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE | 20 | CANTILEVERED, EXPOSED CONCRETE STEPS, STAINED DARK GREY, ROUGH BROOM FINISH |
| 89 | VERTICAL "VEN-CUT UNFIELLED TRAVERTINE" FINISH VTY -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATITECH HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 20 | IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK BRONZE "FA" ANODIZED | 21 | 42" HT SOLID METAL GUARDRAIL, EPOXY COATED DARK GREY |
| 90 | VERTICAL "VEN-CUT UNFIELLED TRAVERTINE" FINISH VTY -3/4" THICK, 24" HT, 12/24/36 RANDOM LENGTHS, DRYSTACK 1/4" JOINTS
-PREP CONCRETE w/ LATITECH HYDRO-BAN COATING
-SECURE w/ GALV. METAL CLIPS AND MORTAR BASE | 21 | IMPACT RESISTANT SWING DOOR UNIT, IMPACT GLAZING, DARK BRONZE "FA" ANODIZED | | |



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE	_____	365 000 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

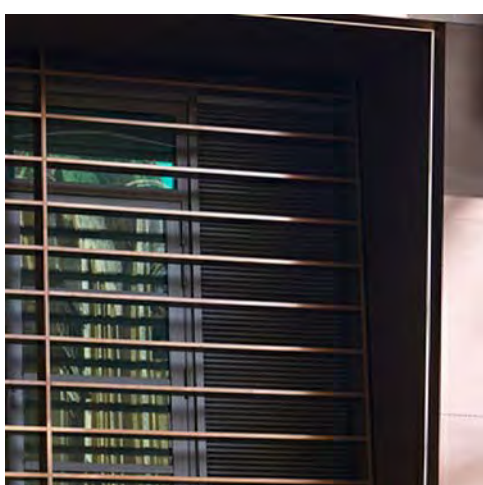
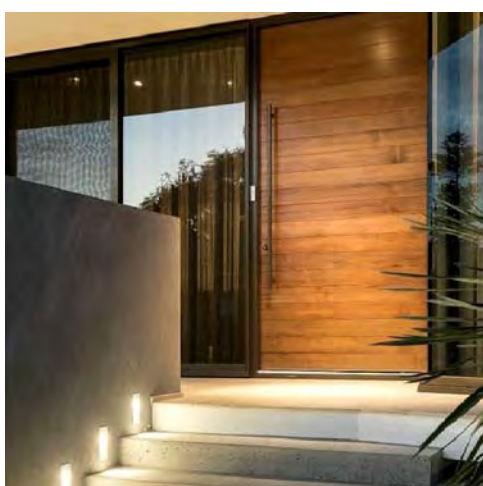
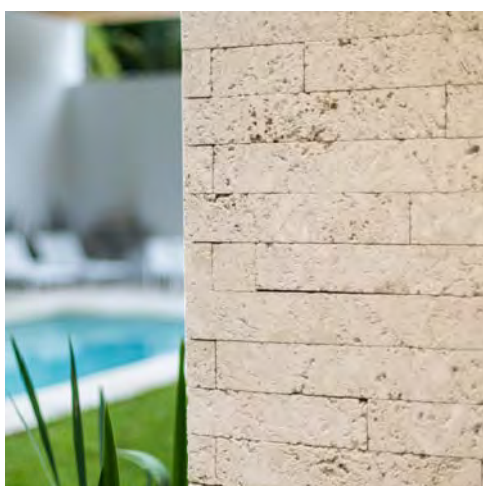
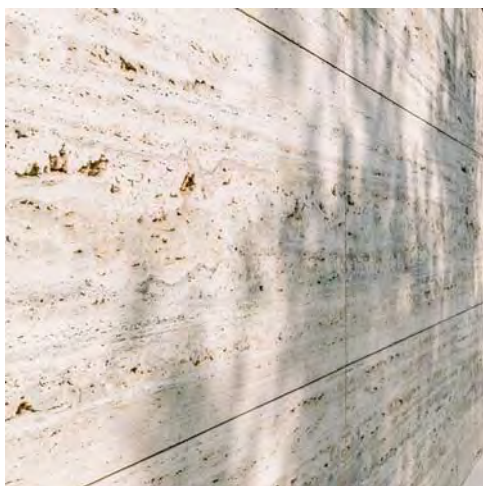
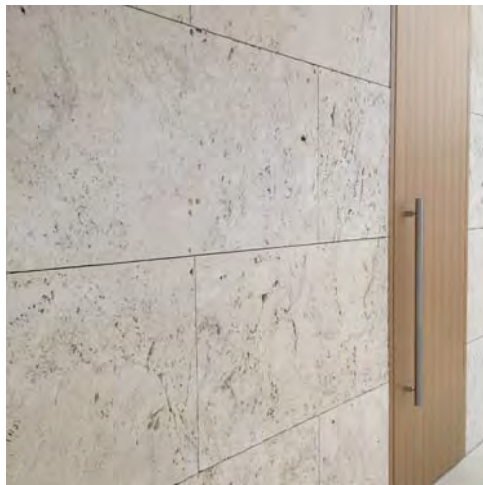
SEALING ARCHITECT : DANIEL RITCHIE AR95253

ISSUED 2021 01 29

REVISED

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A501



BRONZE SOLAR SCREEN



ALUMINUM FENCE / GATES

1 E SOUTH ELEVATION

1/4 SCALE

2 E 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)
- (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 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		305.800.0000
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



S3 - SAND-FLOAT STUCCO



S4 - BEADED STUCCO



V1 - CORAL SLABS



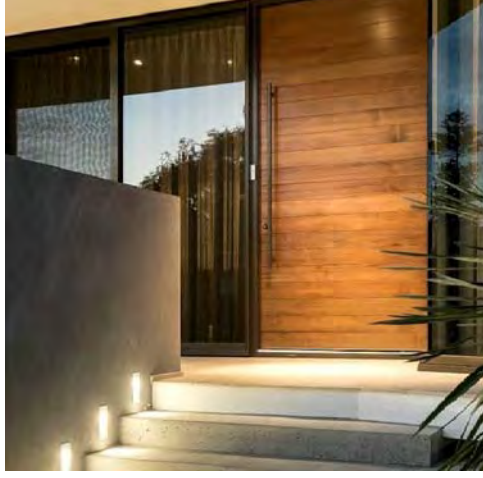
V2 - VEIN-CUT TRAVERTINE



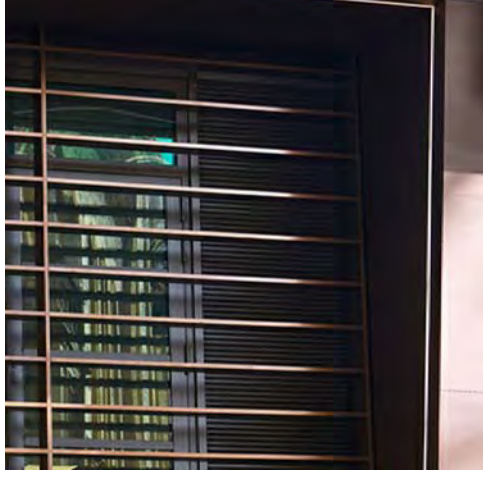
V3 - OOLITE BRICKS



W1 - WOOD SLATS



PIVOT DOOR / BRONZE FRAMES



BRONZE SOLAR SCREEN

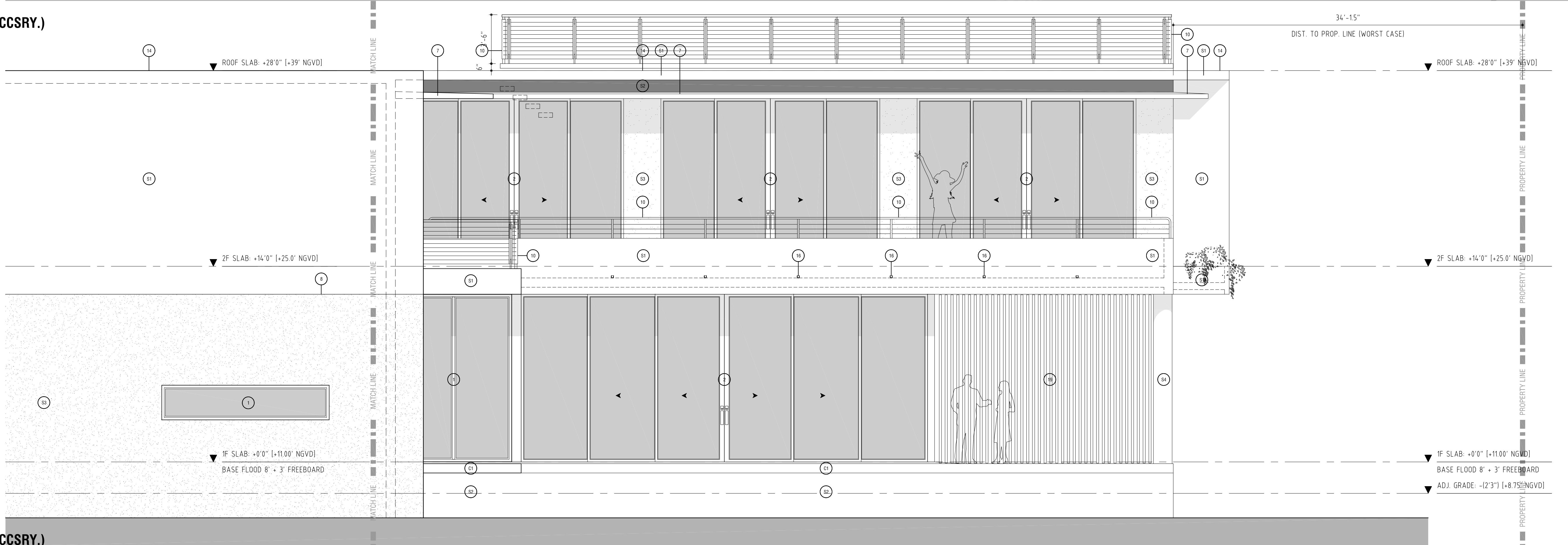


ALUMINUM FENCE / GATES



1 E SOUTH ELEVATION (NO ACCSRY.)

1/4 SCALE



2 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, 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
- (S5) 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 BOULDERS), 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 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	LANDSCAPE	STRUCTURE	MEP	LIGHTING DESIGN	LOW VOLTAGE DESIGN	POOL DESIGN
(NAME WITHHELD)	PLF ENGINEERS	REYES-GAVILAN ENGINEERS	REYES-GAVILAN ENGINEERS	---	---	---
305 900 0000	954 583 3237	305 846 9928	305 900 0000	305 900 0000	305 900 0000	305 900 0000

SEALING ARCHITECT - DANIEL RITCHE AR95253

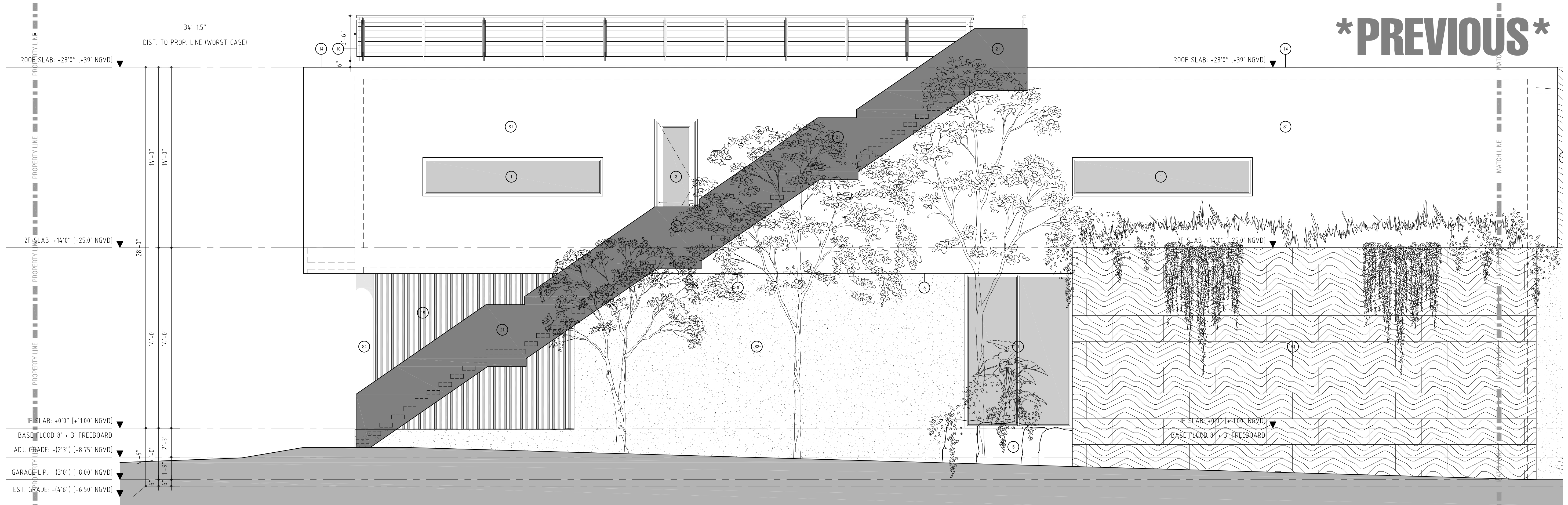
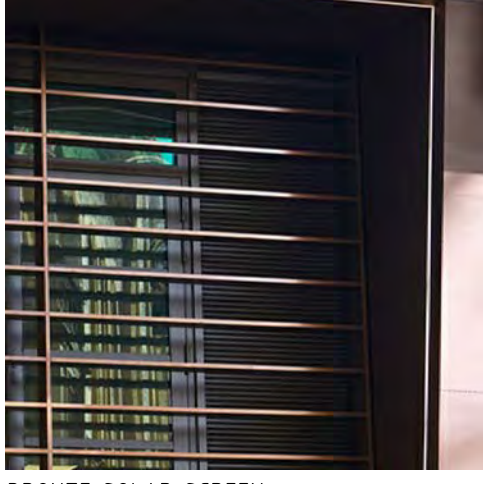
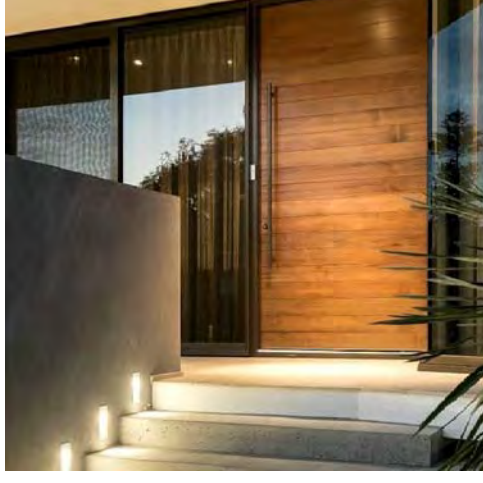
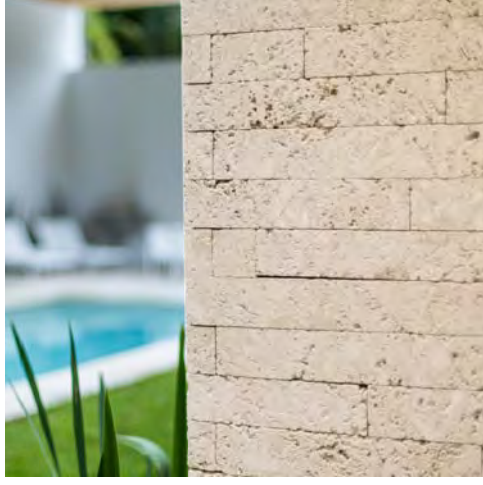
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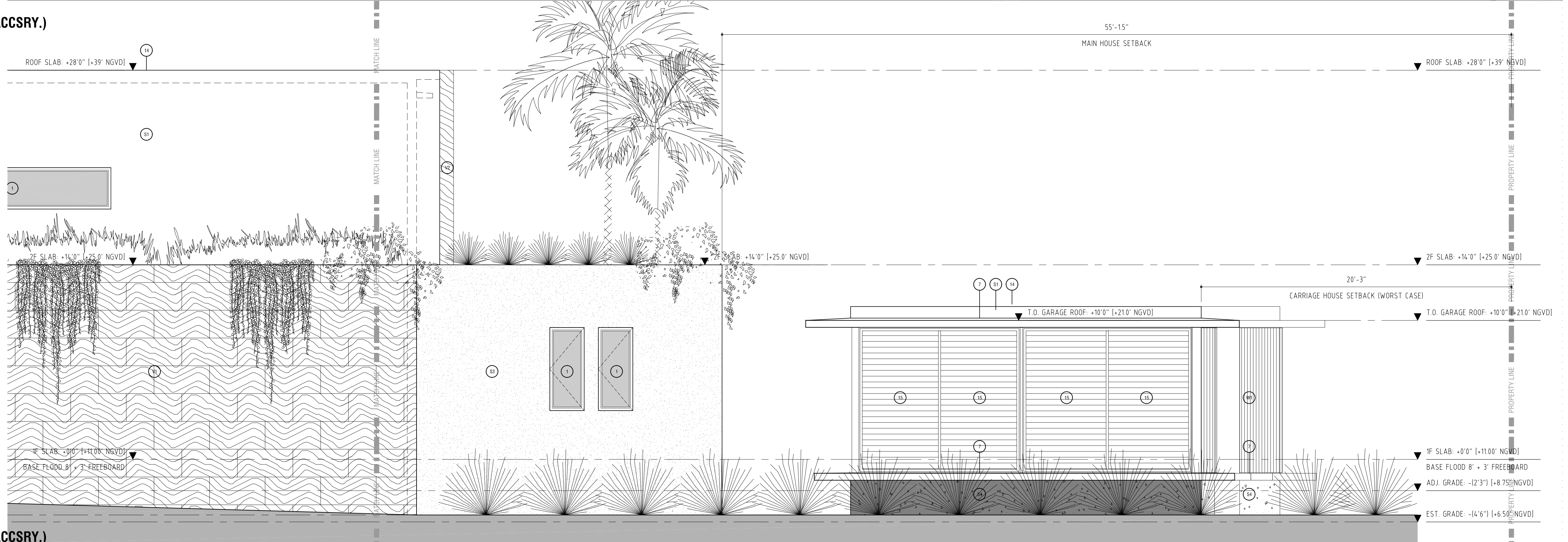
SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A503





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



SOUTH ELEVATION (NO ACCSRY.)
1/4 SCALE

- | | |
|----|---|
| 31 | NEW STUCCO - SMOOTH TPOOR FINISH WITH 15 GRIT SURFACE, CALCEM LINE-BASED PAINT, TEXTURE <u>WHITE</u> COLOR |
| 32 | NEW STUCCO - SMOOTH TPOOR FINISH WITH 15 GRIT SURFACE, CALCEM LINE-BASED PAINT, TEXTURE <u>DARK</u> GREY COLOR |
| 33 | NEW STUCCO - FINE SAND FLAT FINISH, CALCEM LINE-BASED INTEGRATED PIGMENT <u>LIGHT</u> GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT |
| 34 | NEW STUCCO - AGGREGATE BEADED TEXTURE, CALCEM LINE-BASED INTEGRATED PIGMENT <u>DARK</u> GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT |
| 35 | CANTILEVERED EXPOSED CONCRETE TERRACE, <u>GLASS</u> BEADED TEXTURE WITH SMOOTH BRUSH BORDER, CALCEM LINE-BASED INTEGRATED PIGMENT, COLOR TEXTURE SEALED WITH URETHANE SPRAY SEALANT |
| 36 | VERTICAL - FLUOROS THERMOSEAL SLAB FINISH |
| 37 | -18"X24" SLABS, 125' THICK STONE, 1/4" DRYSTACK GAPS
-PREP CONCRETE W/ LATITRICE HYDRO-BOND COATING
-SECURE W/ GALV. METAL CLIPS AND MORTAR BASE |

- | | |
|----|--|
| 70 | VERTICAL "VEIN-CUT UNFILED TRAVERTINE" FINISH V2
1/34" THICK, 24" HT, 1/22x3/6 RANDOM LENGTHS, ORYSTACK 1/4" JOINTS
-PREP CONCRETE W/ LATITECH HYDRO-BAN COATING
-PREP W/ GALV. METAL CLIPS AND MORTAR BASE |
| 70 | VERTICAL "FLORIDIAN LOCAL LIMESTONE BRICKS" FINISH V2
1/34" CUT, 2 1/8" THICK, 1/22x3/6 RANDOM LENGTHS, ORYSTACK
-PREP CONCRETE W/ LATITECH HYDRO-BAN COATING
-PREP W/ GALV. METAL CLIPS AND MORTAR BASE |
| 91 | BRAZILIAN TEAK VERTICAL SLATED WOOD FINISH (STAINED & SEALED
WITH SIKENS) OVER "ARISHED" LUMP/ LIQUID URETHANE POWDERING COATING
(GREY, 1/20 BROAD FORMAT) W/ 1" GAPS, GC TO SUBMIT SHOP DRGS. |
| 1 | IMPACT RESISTANT WINDOW, IMPACT GLAZING, DARK BRONZE "FL4"
ANNOZED, (EMERGENCY EGRESS AT BEDROOMS - IF APPLICABLE) |
| 1 | IMPACT RESISTANT SLIDING GLASS DOOR UNIT, IMPACT GLAZING, DARK
BRONZE "FL4" ANNOZED |
| 3 | IMPACT RESISTANT <u>SWING</u> DOOR UNIT, IMPACT GLAZING, DARK BRONZE
"FL4" ANNOZED? |

- | | |
|----|---|
| 4 | CANTILEVERED CONCRETE STEPS, CLAD IN CORAL STONE FINISH |
| 5 | SOLID STONE LANDSCAPING BOLDER(S), TYP. |
| 6 | WOOD SLOPE PAVING MAIN ENTRY DOOR, FULL-HIT SATIN NICKEL HANDLE PULL |
| 7 | DECORATIVE CONCRETE EYEBROW, WHITE PAINTED STUCCO FINISH OVER SILICA-AGGREGATED VULKEM WATERPROOFING |
| 8 | 3/4" SQUARE PVC STUCCO JUNT, 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 |

- | | |
|----|---|
| 19 | ALUMINUM PICKET GATE / FENCE ASSEMBLY, DARK BRONZE COLOR, SELF-LATCHING, SELF-CLOSING GATES |
| 16 | KEMPERLO "2K PUR" COAT LINE WATERPROOFING COATING, WHITE "KEMPERDOR BEIN" OIL COATING OVER CONCRETE ROOF SLAB, TERMINATE PERIMETER W/ ANOD. ALUM J-BEAD Drip EDGE |
| 15 | DARK BRONZE ALUMINUM LOUVERED EQUIPMENT SCREEN (OPERABLE) |
| 16 | 50lbs 2x2 ANOD. ALUM SCUPPER (DECK DRAIN), TYP. |
| 17 | ADDRESS SIGNAGE, PIN-MOUNT CHROME LETTERS ON CORTEN STEEL PLAT |
| 16 | DARK BRONZE ALUMINUM SOLAR SCREEN, INSTALLED IN FRONT OF FIXED WINDOW WALL |
| 16 | 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)	
LANDSCAPE	_____	305 000
STRUCTURE	PLF ENGINEERS	954 533
MEP	REYES-GAVILAN ENGINEERS	305 846
LIGHTING DESIGN	_____	305 000
LOW VOLTAGE DESIGN	_____	305 000
POOL DESIGN	_____	305 000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

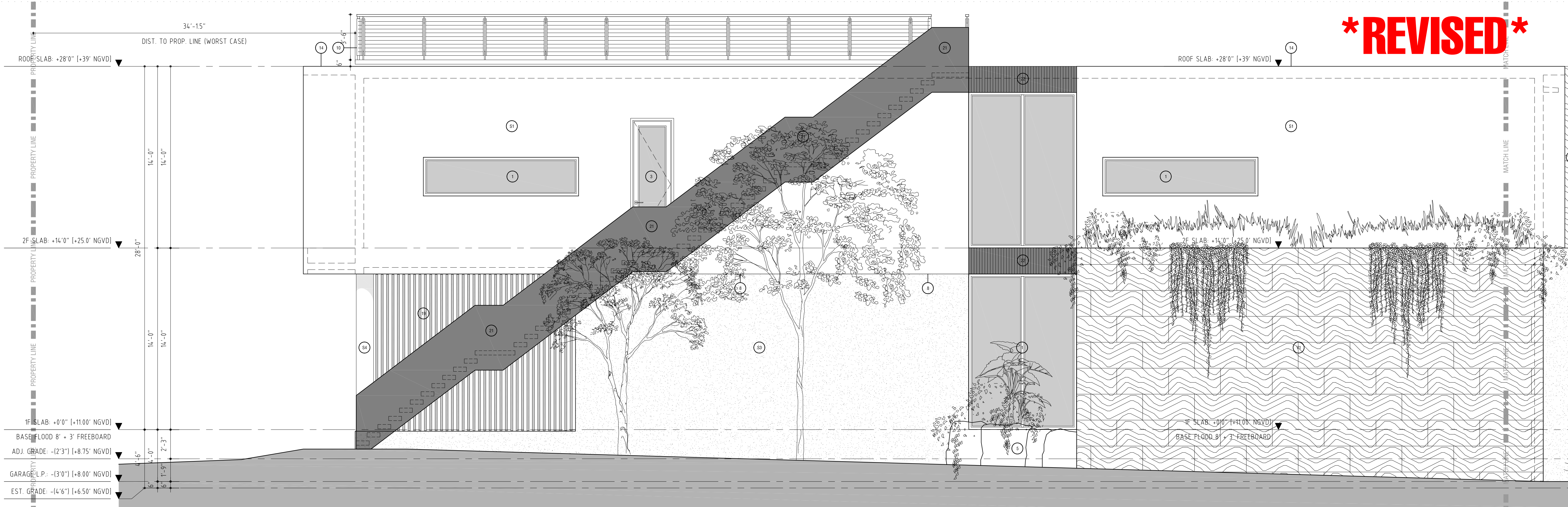
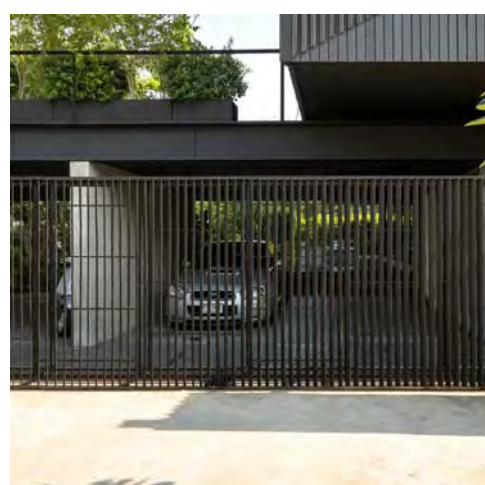
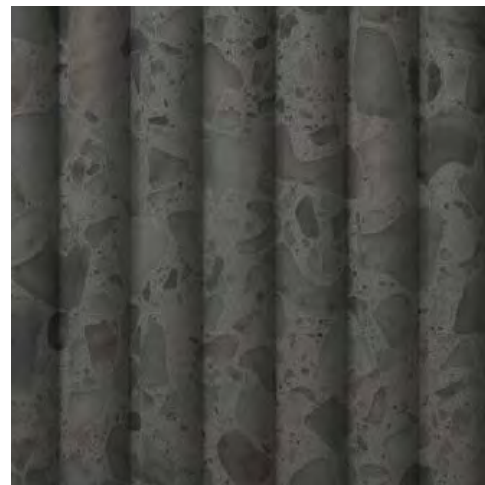
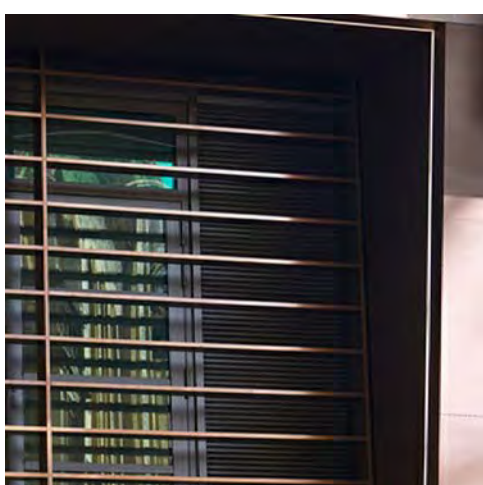
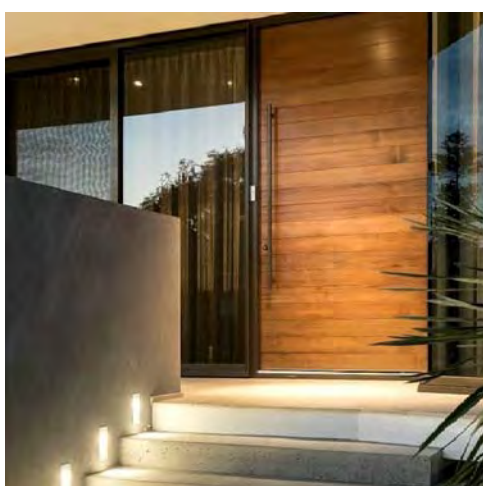
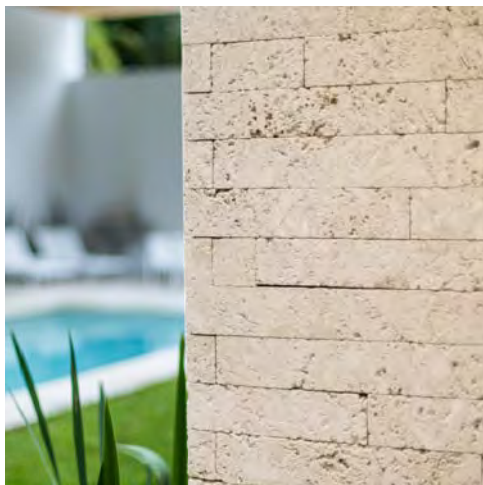
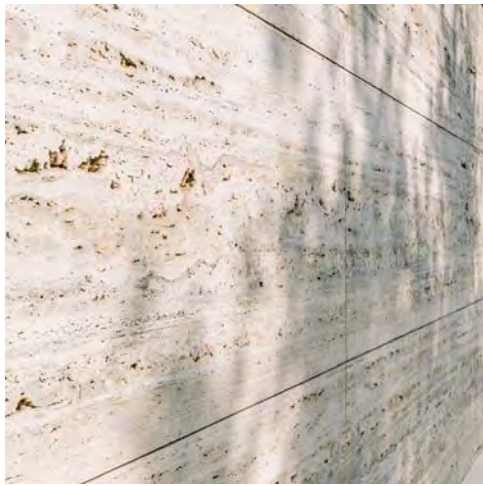
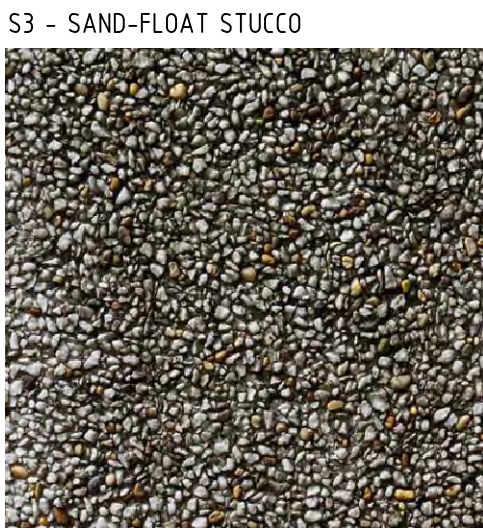
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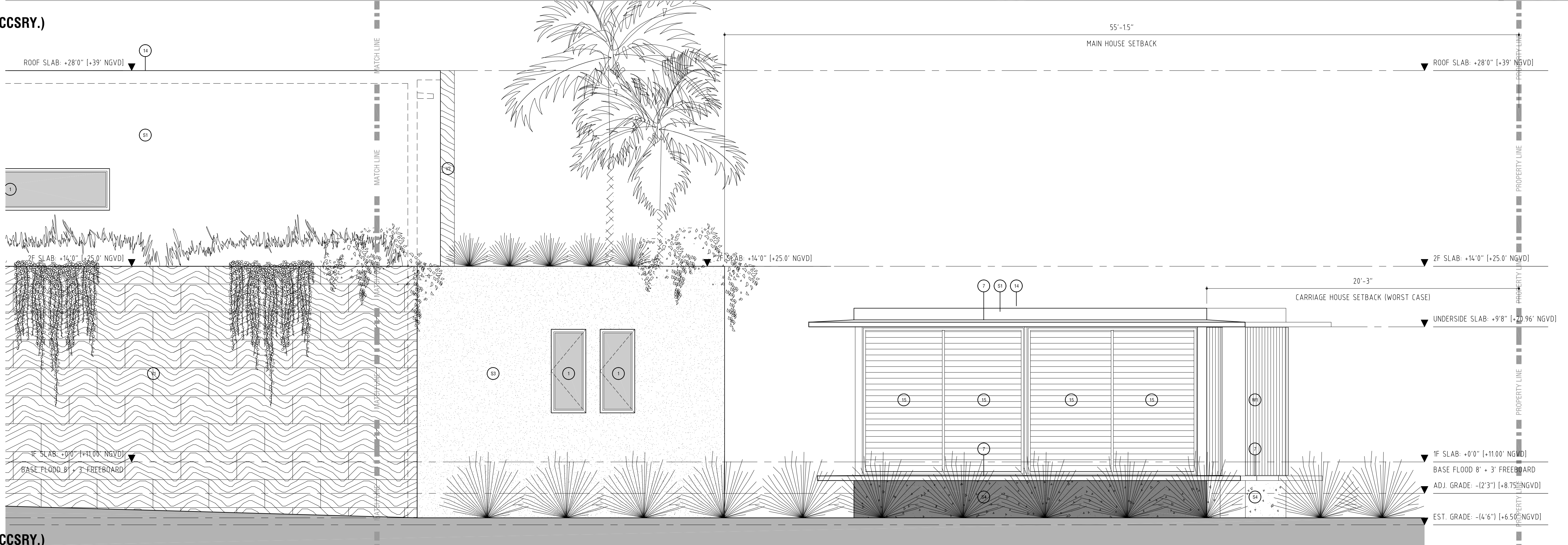
SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A504

REVISED



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



2 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 - PINE SAND FLOAT FINISH, CALCEM LIME-BASED INTEGRATED PIGMENT, LIGHT GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (S4) NEW STUCCO - PEBBLE-BEAD DASH TEXTURE, CALCEM LIME-BASED INTEGRATED PIGMENT, DARK GREY COLOR (PER SAMPLE), SEALED WITH URETHANE SPRAY SEALANT
- (S5) 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 SIKENS OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (IGREY), 1X3 SOLDIER FORMAT w/ 1/2" 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 FLUID WATERPROOFING COATING + WHITE "KEMPERGOUR DENO" 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, 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
- (22) FLUTED DARK LIMESTONE FIELD TILE



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	LANDSCAPE	STRUCTURE	MEP	LIGHTING DESIGN	LOW VOLTAGE DESIGN	POOL DESIGN
(NAME WITHHELD)	ALL LANDSCAPE DATA	PLF ENGINEERS	REYES-GAVILAN ENGINEERS	ACOUSTIC ARCHITECTS		
305 303 7059	954 583 3237	305 846 9928	305 900 0000	305 925 0476		305 900 0000

SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2021 05 04

REVISED

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A504

