

SITE SECTION B
SCALE: 1/4" = 1'-0"

VARABYEU DESIGN
ARCHITECTURE INTERIORS PLANNING

2640 S. Bayshore Drive,
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Miami, FL 33133

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AA 26002329

www.varabyeu-partners.com

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217 E RIVO ALTO DR. LLC. OWNER
18101 COLLINS AVE 3902
SUNNY ISLES BEACH, FL 33160

PROJECT:

PARDIS VILLA

217 E Rivo Alto Dr.
Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

| NO. | SUBMITTAL | DATE |
|-----|-----------------|----------|
| 1 | FINAL SUBMITTAL | 09-03-21 |
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DRAWING

SITE SECTION B

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| REVIEWED CV | |
| PROJECT 2021-18 | |

SHEET NO. :

A-01-8

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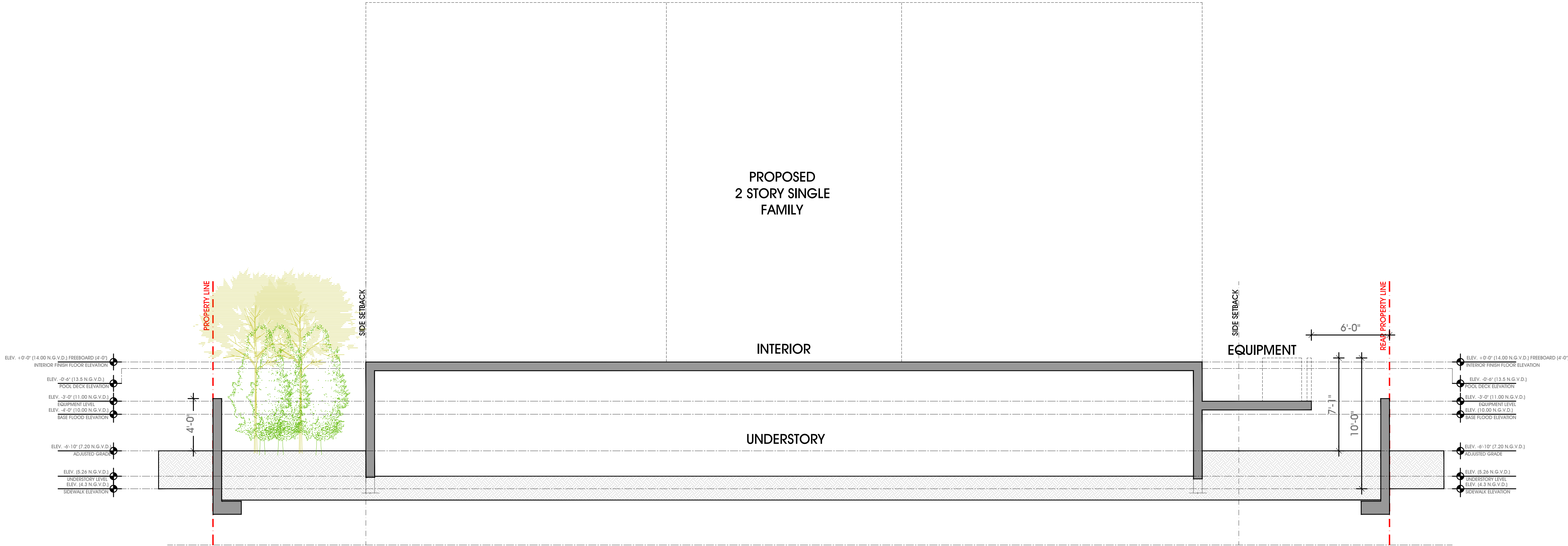
DRAWING

SITE SECTION C

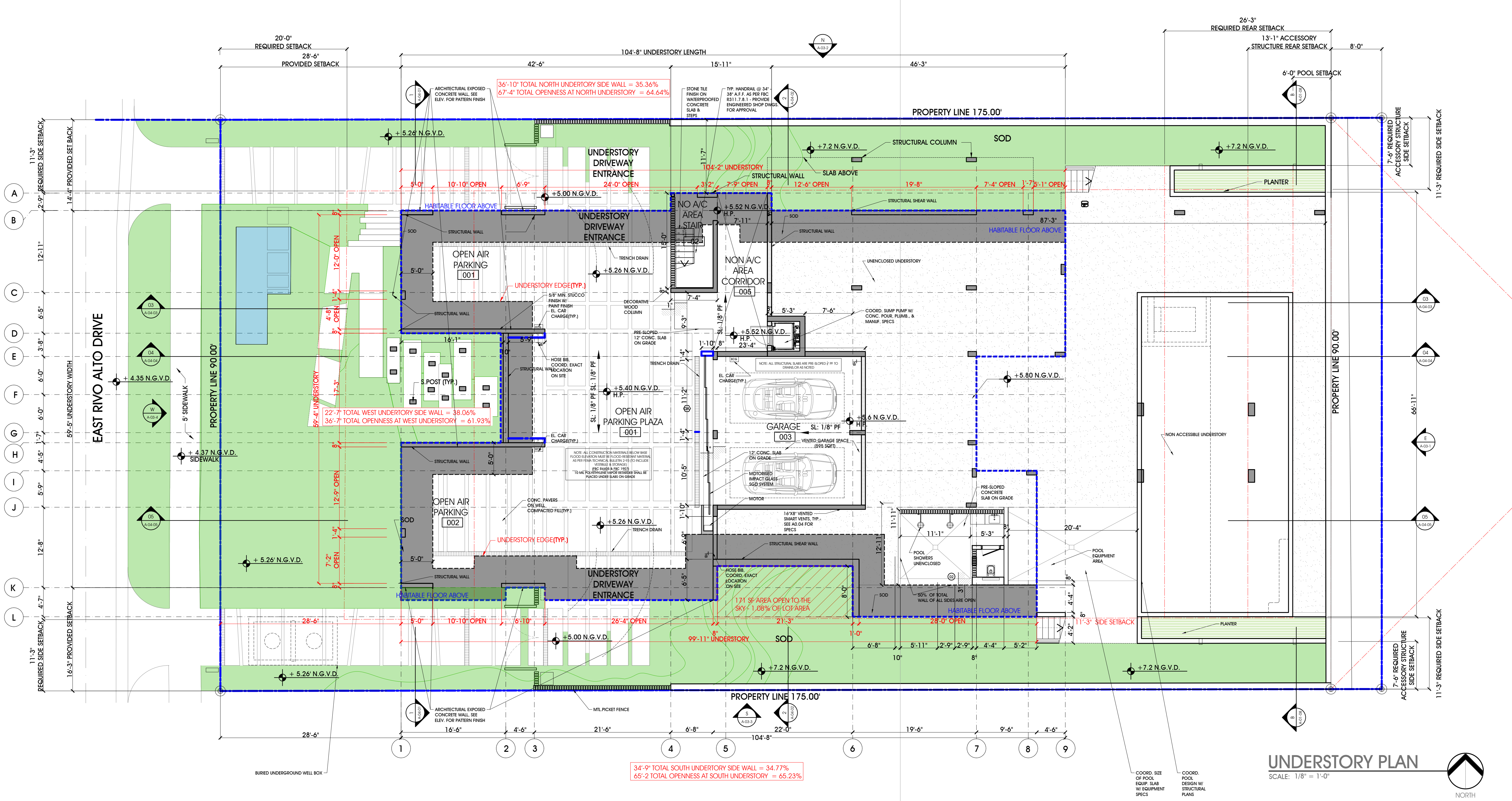
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| PROJECT 2021-18 | |

SHEET NO. :

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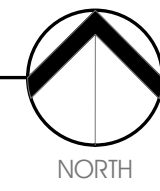


SITE SECTION C
SCALE: 1/4" = 1'-0"



UNDERSTORY PLAN

SCALE: 1/8" = 1'-0"



- GENERAL NOTES:**
- SAFETY GLASS SHALL BE PROVIDED IN HAZARDOUS AREAS AS DOORS, BATH ENCLOSURES ETC. PROVIDE CATEGORY I SAFETY GLASS AS REQUIRED IN COMPLIANCE WITH FBC R 4410.2.6.
 - ALL GLASS OF FRENCH DOORS & GLASS IN WINDOW ADJACENT TO TUBS SHOWER COMPARTMENTS MUST BE CAT-II SAFETY GLAZING. 30% LOW IRON.
 - CLEAR TEMPERED THE SHOWER DOORS SHALL HAVE A MINIMUM CLEAR AN UNOBSTRUCTED FINISHED WIDTH 22 INCHES.
 - ESSESS WINDOW MINIMUM SIZE: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ. FT. (0.53 M2).
 - GC VERIFY ALL OPENINGS IN THE FIELD FOR KITCHEN, VANITY & DOORS AND OTHER SPECIALTY ITEMS. GC SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR OWNER AND AS REVIEW AND APPROVAL.
 - BATHRUB & SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829MM) ABOVE THE FLOOR.
 - PROVIDE SUB URLEAN WEATHER SEAL, SILICONE POY BY PROSOCCO ON ALL EXTERIOR KEYSTONE. CONTRACTOR SHALL ALWAYS TEST EACH TYPE OF SURFACE AND EACH TYPE OF STAIN FOR DURABILITY, DULUTION (WHEN APPLICABLE), CHILL TIME, AND DESIRED RESULTS BEFORE OVERALL APPLICATION. TEST USING PRODUCTS APPLICATION INSTRUCTIONS. LET TEST DRY THOROUGHLY BEFORE INSPECTION AND APPROVAL. CONTRACTOR SHALL READ AND FOLLOW ALL INSTRUCTIONS AND WARNINGS ON PRODUCT LABEL, PRODUCT DATA SHEET, AND MATERIAL SAFETY DATA SHEET. (Phone: (800-255-4256))
 - TOP OF FLOOR VENT NOT TO EXCEED 12" ABOVE FINISH GRADE AS PER FEMA TECHNICAL BULLETIN 2-93.
 - FLAME SPREAD INDEX (FBI 2017 8302.9.1); WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. SMOKE DEVELOPED INDEX (FBI 2017 8302.9.2); WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. TESTING (FBI 2017 8302.10.1); TEST SHALL BE MADE IN ACCORDING WITH ASTM E 84 OR UL 723. INSULATION (FBI 2017 8302.10.1); INSULATION MATERIALS INCLUDING PACKING, SUCH AS JUNKY RETARDERS & WATER-RESISTANT MEMBRANES INSTALLED WITHIN FLOOR CEILING ASSEMBLY, ROOF CEILING ASSEMBLY, WALL ASSEMBLY, CHIMNEY, SPINCH & ATTIC SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 814.7.23.
 - REFER TO NOTE SHEETS FOR ALL DRAWING NOTES, SPECIFICATIONS AND REQUIREMENTS

- RAILING AND GUARD NOTES:**
- RAILINGS AND GUARDS SHALL BE DESIGNED TO RESIST A 4" SPHERE AND RESIST A 200 LBS. FORCE APPLIED AT ANY POINT.
 - HANDRAIL TO BE 1-3/4" WIDE WITH A PERIMETER DIMENSION OF NOT LESS THAN 4" BUT NO MORE THAN 6-1/4" AND WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT MORE THAN 2-1/4". SHALL BE ACCEPTED, AND PROVIDED THAT EDGES ARE ROUNDED SO AS TO PROVIDE A RADIUS OF NOT LESS THAN 1/8".
 - MOUNT HANDRAIL WITH A CLEARANCE OF NOT LESS THAN 1-1/2" BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED.
 - GUARDS TO MEASURE 42" A.F.F.
 - RAILINGS AND GUARDS TO MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND NFPA 101.
 - RAILING CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
 - RAILING CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR PERMIT AND APPROVAL.
 - WINDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT THE NARROW EDGE AND SHALL HAVE A MINIMUM TREAD DEPTH OF 11" AT A POINT 12" FROM THE NARROW EDGE.

- WALL LEGEND**
- MASONRY WALL
8" CMU WALL W/ NO. 9 LADDER TYPE JT REINF. @ 16" O.C. 5/8" SMOOTH BRICK (EXT) AND 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALLBOR [BOARD W/ SMOOTH FINISH OVERLOR] CEMENT BOARD/NET LOCATIONS 1 X 2 P.T. W/0. FINISHING @ 16" O.C. AND R-4.1 CLOSED CELL SPRAY INSULATION
 - PARTITION WALL
3/8" 20 GA. METAL STUDS @ 16" O.C. NON-BEARING INTERIOR PARTITION WITH 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALLBOARD W/ SMOOTH FINISH ON EACH SIDEOR] CEMENT BOARD/NET LOCATIONS
 - 8" CMU WALL W/ NO. 9 LADDER TYPE JT REINF. @ 16" O.C. 5/8" SMOOTH BRICK (EXT) AND 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALLBOR [BOARD W/ SMOOTH FINISH OVERLOR] CEMENT BOARD/NET LOCATIONS 1 X 2 P.T. W/0. FINISHING @ 16" O.C. AND R-4.1 CLOSED CELL SPRAY INSULATION
 - 3/8" 20 GA. METAL STUDS @ 16" O.C. NON-BEARING INTERIOR PARTITION WITH 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALLBOARD W/ SMOOTH FINISH ON EACH SIDEOR] CEMENT BOARD/NET LOCATIONS
 - 1. @ KITCHEN & BATHROOMS - 6" 18 GA. MTL STUDS @ 12" O.C.
 - 2. USE 1/2" DUROCK CEMENT BOARD FOR ALL AREAS WITH TILESTONE FINISH W/ BUILDING PAPER BACKING & PROVIDE BLOCKING & SUPPORT AS NEEDED FOR MULLWORK & FIXTURES. REFER TO MTL WORK SHOP DRAWINGS.
 - 3. PROVIDE MOST RESISTANT BOARD ON WALLS TO RECEIVE PAINT AT BATHS AND LAUNDRY.
 - 4. COORDINATE FINISHING DEPTH WITH WALL FINISH THICKNESS.
 - 5. INTERIOR WALL & CEILING FINISH PER FBC 8302.9 - FLAME SPREAD INDEX OF NOT GREATER THAN 200. SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450

- FLOOD VENT CALCULATIONS**
- 16" X 8" DUAL FUNCTION SMART VENT (MODEL 1540-S10 BY SMART VENT)
CERTIFIED COVERAGE 200 S.F. - FLOOD COVERAGE 51 S.F. - VENTILATION
- GARAGE SPACE 595 S.F.
PROVIDED: (4) 16" X 8" = 4 X 200 = 800 S.F.
- NOTE:
TOP OF FLOOD VENT NOT TO EXCEED 12" ABOVE FINISH GRADE AS PER FEMA TECHNICAL BULLETIN 2-93
- (SEE SHEETS A2.01, A4.01, A4.02 & A4.03 FOR VENT LOCATIONS)
- ENGINEERED FLOOD VENT SPEC SEE SHEET A2.04 BY SMART VENT MODEL OR APPROVED EQUAL SUBMIT COLOR SAMPLES FOR ARCHITECT APPROVAL
- GARAGE VENTILATION CALCULATIONS:
GARAGE AREA: 595 S.F.
CLASS I VAPOR RETARDED GROUND COVERING MATERIAL
REQUIRED: 1 SQ. FT. VENTILATION OPENINGS / 500 SQ. FT. UNDER FLOOR SPACE AREA
539 SQ. FT. / 1,500 = 397 SQ. FT. X 144 SQ IN / SQ. FT. = 58 SQ. IN. REQUIRED
PROVIDED: (4) 16" X 8" DUAL FUNCTION SMART VENTS = 4 X 51 SQ. IN. = 204 SQ. IN. PROVIDES

- TERMITES PROTECTION**
- TERMITES PROTECTION (FBC 831.8.1 & FBC 8304.1.1);
TERMIT PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PREVENTIVE, BAITING SYSTEMS, & RESISTANCE TO WOOD OR OTHER APPROVED METHODS OF TERMITES PROTECTION Labeled FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 002, "REGISTERED TERMITICIDES, TREATMENT OF THE BUILDING AND SOILS TO PREVENT TERMITES INFESTATION. A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY CONTRACTOR THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF TERMITES INFESTATION. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES"

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OWNER

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SUNNY ISLES BEACH, FL 33160

PROJECT:

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Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

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| 1 | FINAL SUBMITTAL | 09-03-21 |

DRAWING

UNDERSTORY PLAN

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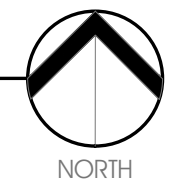
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2021-18

SHEET NO. :

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POOL PROTECTION

POOL UNDER SEPARATE PERMIT

RANDI 3.7.1 (THE TOP OF THE POOL BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE

ACCESS GATE, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R801.1.1.1 THROUGH R801.1.1.7. IT SHALL BE EQUIPPED WITH A SELF-CLOSING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. ALL GATES AND WINDOWS PROVIDING DIRECT ACCESS FROM THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLIANT WITH 2017 IBC THAT HAS A MINIMUM STATIC PRESSURE RATING OF 65 DBA AT 10 FEET (3048 MM), AND DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 48 INCHES (1219 MM) ABOVE THE FRESHPOOL OF THE ACCESS

A-02-1

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Zvonimir T. Belfranin, P.E. STRUCTURAL

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DRAWING

SECOND FLOOR PLAN

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References

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PROJECT

2021-18

SHEET NO.

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GENERAL NOTES:

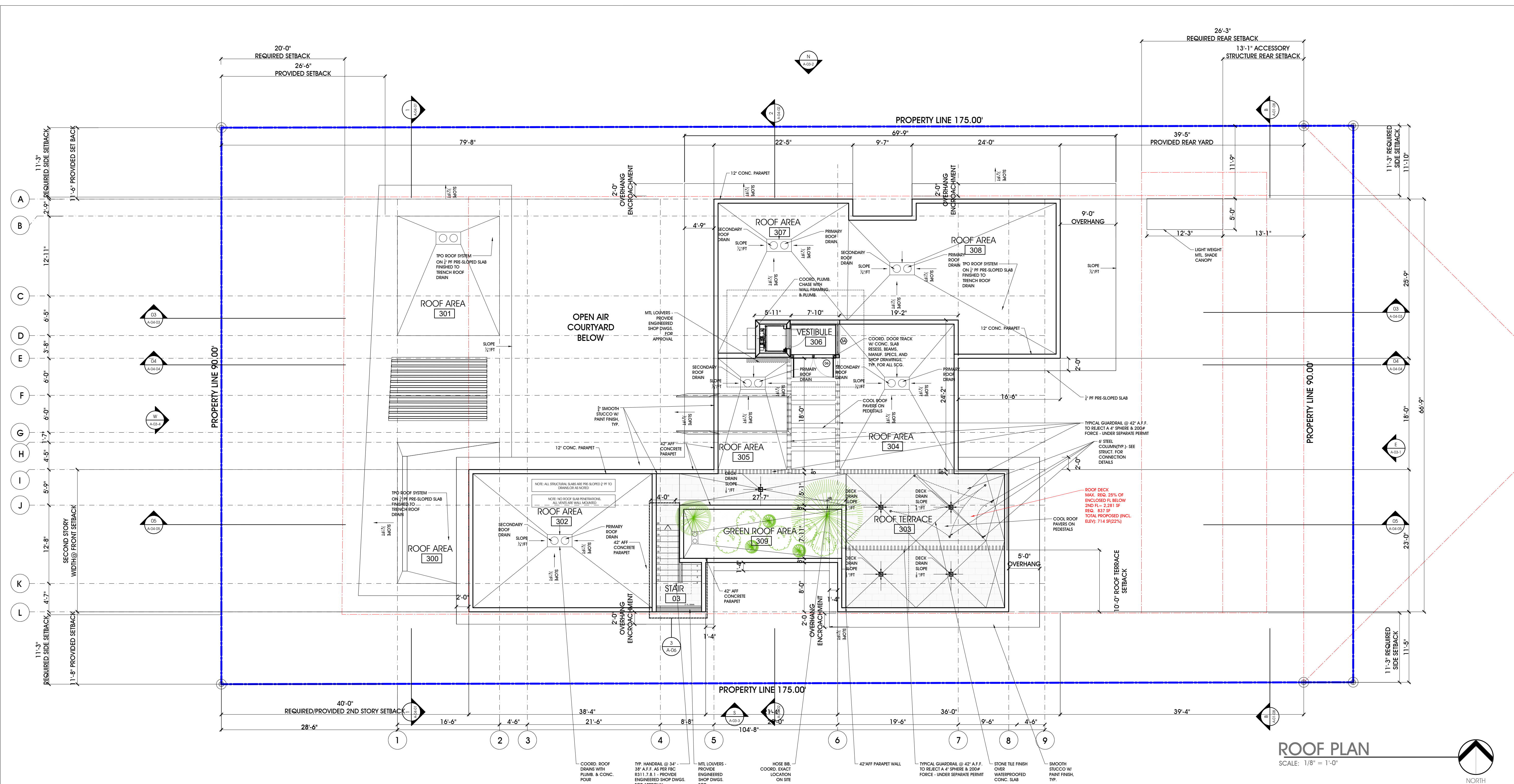
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RAILING AND GUARD NOTES:

1. RAILINGS AND GUARDS SHALL BE DESIGNED TO RESIST A 4" SPHERICAL AND RESIST A 200 LBS. FORCE APPLIED AT ANY POINT.
2. HANDRAILS SHALL BE 1-3/4" WIDE WITH A PERMITTED DIMENSION OF NOT LESS THAN 1" BUT NO MORE THAN 1-1/2" TO 1-3/4" AND WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT MORE THAN 2" DIAMETER TO BE ACCEPTED, AND PROVIDER THAT EDGES ARE ROUNDED SO AS TO PROVIDE A SMOOTH SURFACE.
3. MOUNT HANDRAILS WITH A CLEARANCE OF NOT LESS THAN 1-1/2" BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED.
4. HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.
5. GUARDS TO MEASURE 42" A.F.F.
6. RAILINGS AND GUARDS TO MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND NFPA 101.
7. RAILING CONTRACTOR SHALL FULFILL EVERY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
8. RAILING CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR PERMIT AND APPROVAL.
9. WINDSCREES SHALL HAVE A MINIMUM TREAD DEPTH OF 4" AT THE NARROW EDGE AND SHALL HAVE A MINIMUM TREAD DEPTH OF 1" AT A POINT 1/2" FROM THE NARROW EDGE.

WALL LEGEND

- CASINO WALL W/ NO. 6 REBAR TYPE II REIN. @ 16" O.C. S/SB SMOOTH STUCCO FINISH ON EACH SIDE OF SMOOTH BRAND MOLD TOUGH GYPSUM WALLBOARD
S/BOARD W/ SMOOTH FINISH OVERGROUT @ 1" CEMENT
BOARD LOCATIONS: 1) 2 x 2' @ 16" O.C. INTERIOR
2) 4' x 8' @ 16" O.C. CEILING CLOSET S/PART INSULATION
PARTITION WALL
1) 6" 20 GA. METAL STUDS @ 16" O.C. NON-BEARING
INTERIOR PARTITION WITH S/SB S/THREEBOARD
MOLD TOUGH GYPSUM WALLBOARD ON EACH SIDE OF S/BOARD
FINISH ON EACH SIDE OF 1" CEMENT BOARDWALL
LOCATIONS:
3) 5'8" 20 GA. KITCHEN @ 10" O.C. 18 Gs. METAL
STUDS @ 12" O.C. @ KITCHEN & BAR/BOTTLES
NON-BEARING INTERIOR PARTITION WITH S/SB S/THREEBOARD
MOLD TOUGH GYPSUM WALLBOARD ON EACH SIDE OF
SMOOTH FINISH ON EACH SIDE W/ 6"
1" T/BERGBOARD S/NT INSUL. BETWEEN STUDS
NOTE:
1) 6" KITCHEN & BAR/BOTTLES @ 16" Gs. METAL STUDS @ 12" O.C.
2) 12" DUROCK CEMENT BOARD FOR ALL AREAS WITH
TELEPHONE FINISH W/ BUILDING PAPER BACKING & PROVIDE
SUPPORT AS SHOWN ON DRAWINGS. ALL FINISHES
TO BE DONE BY THE CONTRACTOR. ALL FINISHES
REFER TO MET. WORK S/P SHOWN DRAWINGS.
3) INTERMEDIATE RESTROOMS: INTERIOR WALLS TO BECKNESS
PART AT BATHS AND LAVATORY.
4) INTERMEDIATE RESTROOMS: INTERIOR WALLS FINISHES
FINISHES TO BECKNESS PART AT BATHS AND LAVATORY.
5) INTERIOR WALL & CEILING FINISH PER FBC B30259 - FINE
SPRINKLED NOOT OF GREATER THAN 20% SMOOTH DEVELOPED
NOOT OF GREATER THAN 20% SMOOTH DEVELOPED



| GENERAL NOTES: | |
|----------------|--|
| 1. | SAFETY GLASS SHALL BE PROVIDED IN HAZARDOUS AREAS AS DOORS, BATH ENCLOSURES ETC. PROVIDE CATEGORY II SAFETY GLASS AS REQUIRED IN COMPLIANCE WITH FBC 9 4410.2.6 |
| 2. | ALL THE GLASS OF TRENCH DOORS & GLASS IN WINDOWS ADJACENT TO TUBS SHOWER COMPARTMENTS MUST BE CAT-II SAFETY GLAZING. 3/8" LOW IRON |
| 3. | CLEAR TEMPERED BATH DOORS SHALL HAVE A MINIMUM CLEAR AN UNOBSTRUCTED FINISHED WIDTH 22 INCHES. |
| 4. | EGRESS WINDOW MINIMUM SIZE THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM), THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM), THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ. FT. (0.53 SQ.M) |
| 5. | GC VERIFY ALL OPENINGS IN THE FELD FOR KITCHEN, VANITY & DOORS AND OTHER SPECIALTY ITEMS. GC SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR OWNER AND AR REVIEW AND APPROVAL. |
| 6. | BATHUB & SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829MM) ABOVE THE FLOOR. |
| 7. | PROVIDE SURE KLEAN WEATHER SEAL SLOVANE PD BY PROSOCCO ON ALL EXTERIOR JOINTS. CONTRACTOR SHALL ALWAYS TEST EACH TYPE OF SURFACE AND EACH TYPE OF STAIN FOR SUITABILITY. DILUTION (WHERE APPLICABLE), DWELL TIME, AND DESIRED RESULTS BEFORE OVERALL APPLICATION. TEST USING PRODUCT'S APPLICATION INSTRUCTIONS. LET TEST DRY THOROUGHLY BEFORE INSPECTION AND APPROVAL. CONTRACTOR SHALL READ AND FOLLOW ALL INSTRUCTIONS AND WARNINGS ON PRODUCT LABEL, PRODUCT DATA SHEET, AND MATERIAL SAFETY DATA SHEET. Phone: (800-255-1255) |
| 8. | TOP OF FLOOD VENT NOT TO EXCEED 12" ABOVE FINISH GRADE AS PER FEMA TECHNICAL BULLETIN 2-93 |
| 9. | FLAME SPREAD INDEX (FBI 2017 8302.2.1); WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. SMOKE DEVELOPED INDEX (FBI 2017 8302.2.2); WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. TESTING (FBI 2017 8302.10.1); TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E 84 OR UL 723. INSULATION (FBI 2017 8302.10.3); INSULATION MATERIALS INCLUDING FACHS, SUCH AS VINYL FIBERGLASS & UNFIBERGLASS MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF CEILING ASSEMBLIES, WALL ASSEMBLIES, CEILING SPACES & JUTS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. |
| 10. | REFER TO NOTE SHEETS FOR ALL DRAWING NOTES, SPECIFICATIONS AND REQUIREMENTS |

| RAILING AND GUARD NOTES: | |
|--------------------------|--|
| 1. | RAILINGS AND GUARDS SHALL BE DESIGNED TO RESIST A 4" SPHERE AND RESIST A 200 LBS. FORCE APPLIED AT ANY POINT. |
| 2. | HANDRAIL TO BE 1 3/4" WIDE WITH A PERIMETER DIMENSION OF NOT LESS THAN 4" BUT NO MORE THAN 6 1/4" AND WITH THE LARGEST CROSS SECTIONAL DIMENSION NOT MORE THAN 2 1/4" SHALL BE ACCEPTED, AND PROVIDED THAT EDGES ARE ROUNDED SO AS TO PROVIDE A RADIUS OF NOT LESS THAN 1/8" |
| 3. | MOUNT HANDRAIL WITH A CLEARANCE OF NOT LESS THAN 1 1/2" BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED. |
| 4. | HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD. |
| 5. | GUARDS TO MEASURE 42" A.F.F. |
| 6. | RAILINGS AND GUARDS TO MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND NFPA 101. |
| 7. | RAILING CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION. |
| 8. | RAILING CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR PERMIT AND APPROVAL. |
| 9. | WINDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT THE NARROW EDGE AND SHALL HAVE A MINIMUM TREAD DEPTH OF 11" AT A POINT 12" FROM THE NARROW EDGE |

| WALL LEGEND | |
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| | MASONRY WALL: 1. 8" CMU WALL W/ NO. 9 LADDER TYPE JT REIN. @ 16" O.C. 2. 5/8" SMOOTH STUCCO (EXT) AND 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALLBOR W/ SMOOTH FINISH OVER 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALLBOARD W/ SMOOTH FINISH ON EACH SIDE OF 5/8" CEMENT BOARDWET LOCATIONS) |
| | PARTITION WALL: 1. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 2. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 3. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 4. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 5. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 6. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 7. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 8. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 9. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 10. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 11. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 12. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 13. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 14. 5/8" 20 GA. METAL STUDS @ 16" O.C. (18 GA. MTL STUDS @ 12" O.C.) 15. 5/8" 20 GA. 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PROJECT:

PARDIS
VILLA

217 E Rivo Alto Dr.
Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

| NO. | SUBMITTAL | DATE |
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| 1 | FINAL SUBMITTAL | 09-03-21 |
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DRAWING

ELEVATIONS

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| SCALE AS SHOWN | SEAL |
| DWN OV | |
| REVIEWED CV | |
| PROJECT 2021-18 | |

SHEET NO. :

A-03-1



WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:

PARDIS
VILLA

217 E Rivo Alto Dr.
Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

| NO. | SUBMITTAL | DATE |
|-----|-----------------|----------|
| 1 | FINAL SUBMITTAL | 09-03-21 |
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| SCALE AS SHOWN | SEAL |
| DWN OV | |
| REVIEWED CV | |
| PROJECT 2021-18 | |

SHEET NO. :

A-03-2



EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:

PARDIS
VILLA

217 E Rivo Alto Dr.
Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

| NO. | SUBMITTAL | DATE |
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| 1 | FINAL SUBMITTAL | 09-03-21 |
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DRAWING
ELEVATIONS

SCALE
AS SHOWN

DWN
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REVIEWED
CV

PROJECT
2021-18

SHEET NO. :

SEAL

A-03-3



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:

PARDIS
VILLA

217 E Rivo Alto Dr.
Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

| NO. | SUBMITTAL | DATE |
|-----|-----------------|----------|
| 1 | FINAL SUBMITTAL | 09-03-21 |
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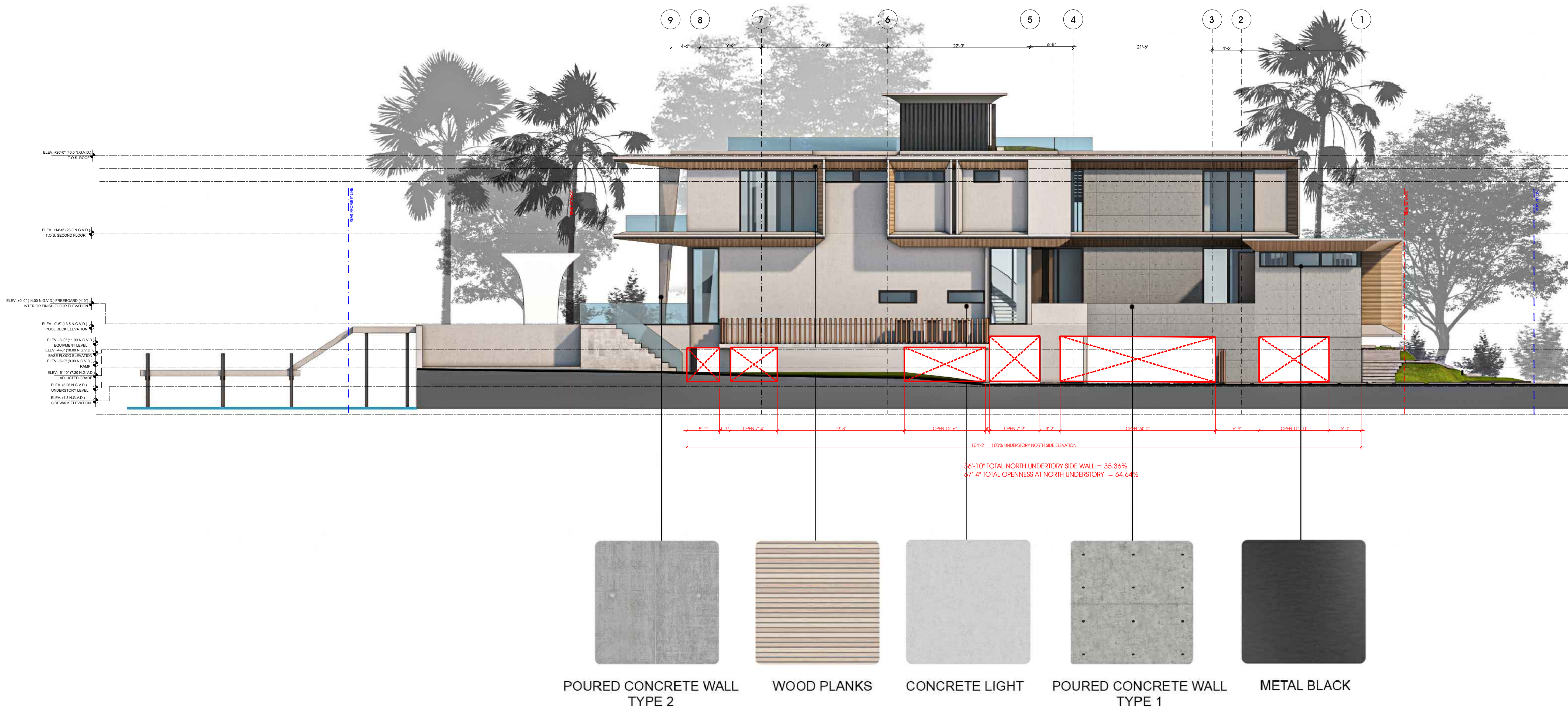
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| SCALE AS SHOWN | SEAL |
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| REVIEWED CV | |
| PROJECT 2021-18 | |

SHEET NO. :

A-03-4



PROJECT:

PARDIS VILLA

217 E Rivo Alto Dr.
Miami Beach, FL 33139

Phase: DRB FINAL SUBMITTAL

| NO. | SUBMITTAL | DATE |
|-----|-----------------|----------|
| 1 | FINAL SUBMITTAL | 09-03-21 |
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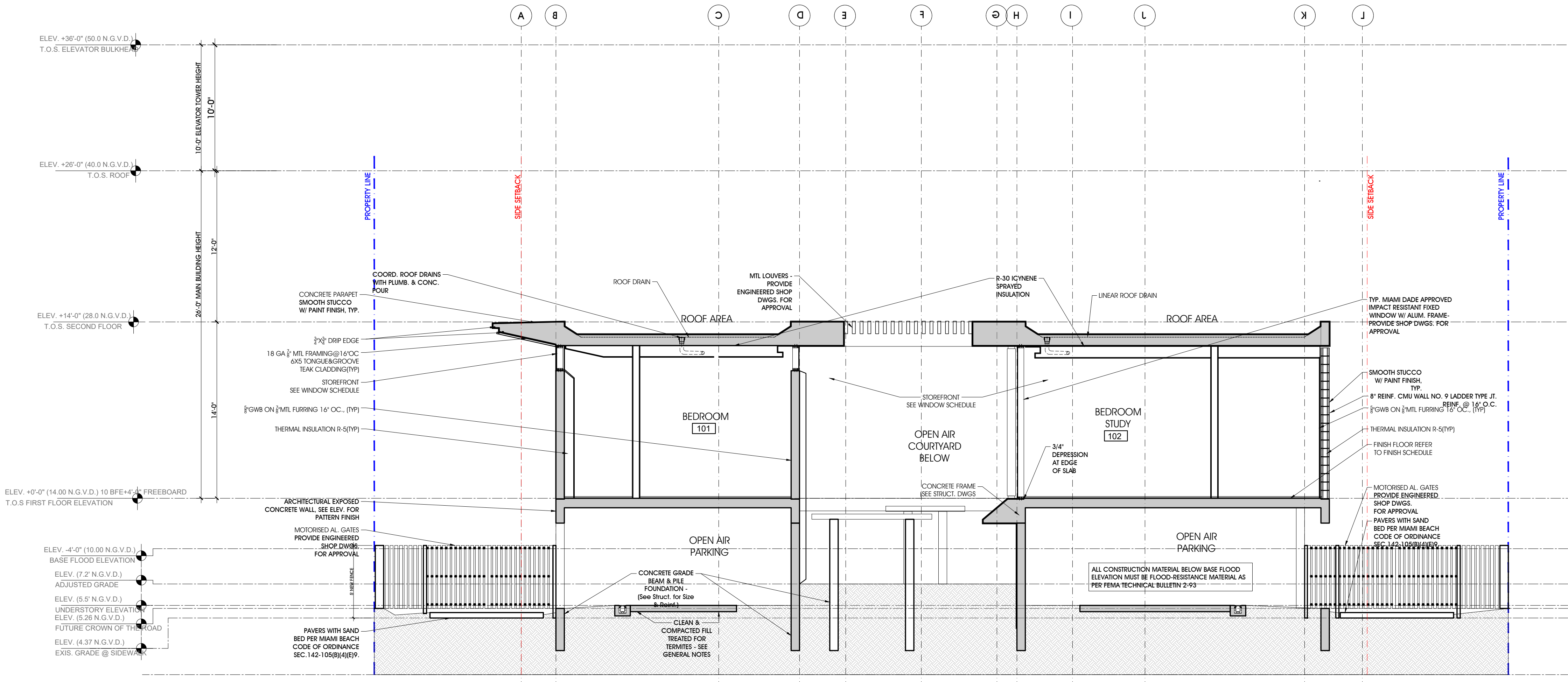
DRAWING

SECTION 1

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| SCALE AS SHOWN | SEAL |
| DWN OV | |
| REVIEWED CV | |
| PROJECT 2021-18 | |

SHEET NO. :

A-04-1



SECTION 1

SCALE: 3/16" = 1'-0"

GENERAL NOTE
REFER TO NOTE SHEETS FOR ALL DRAWING NOTES, SPECIFICATIONS AND REQUIREMENTS