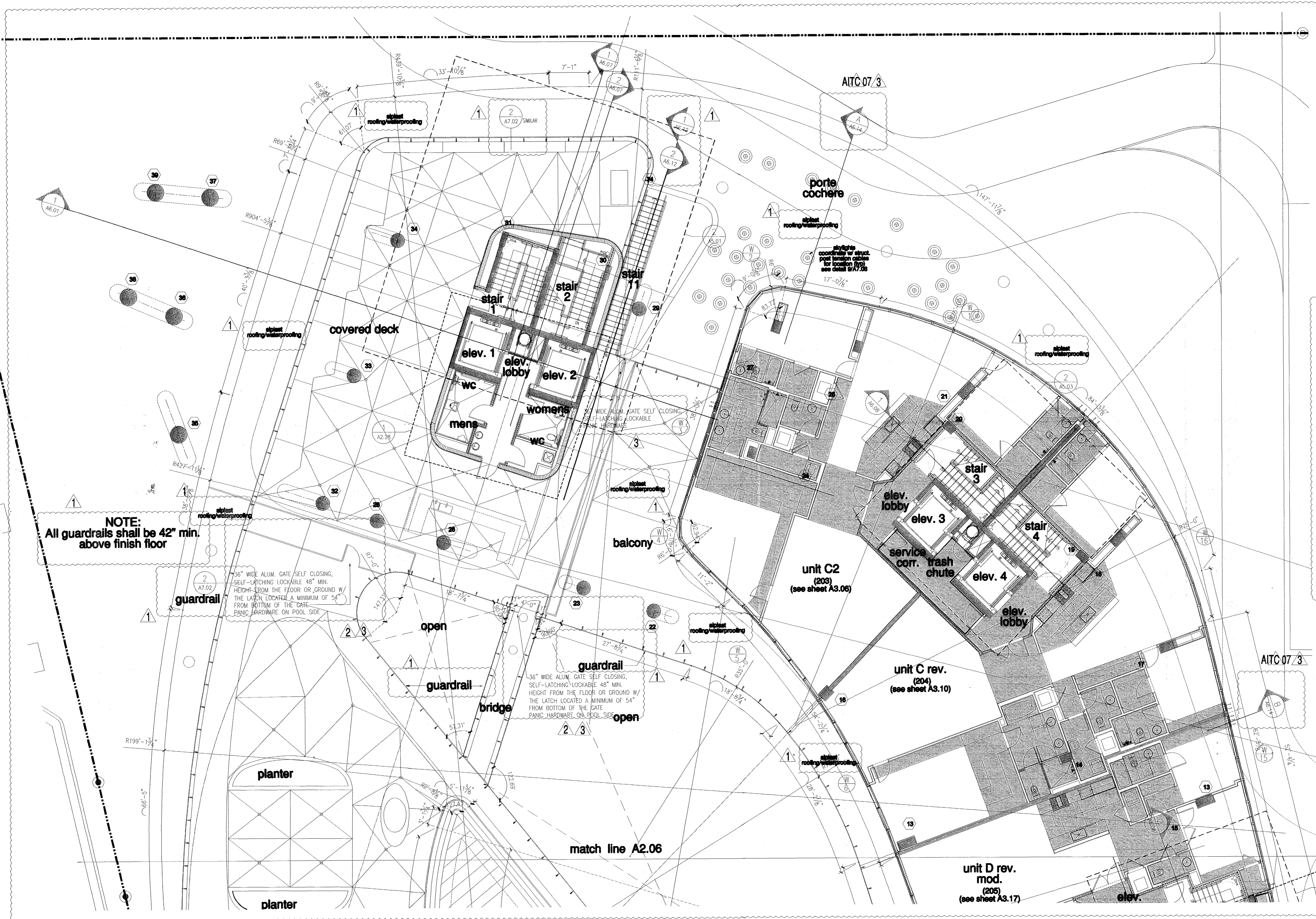


partial floor plan - level 02 (pool deck)



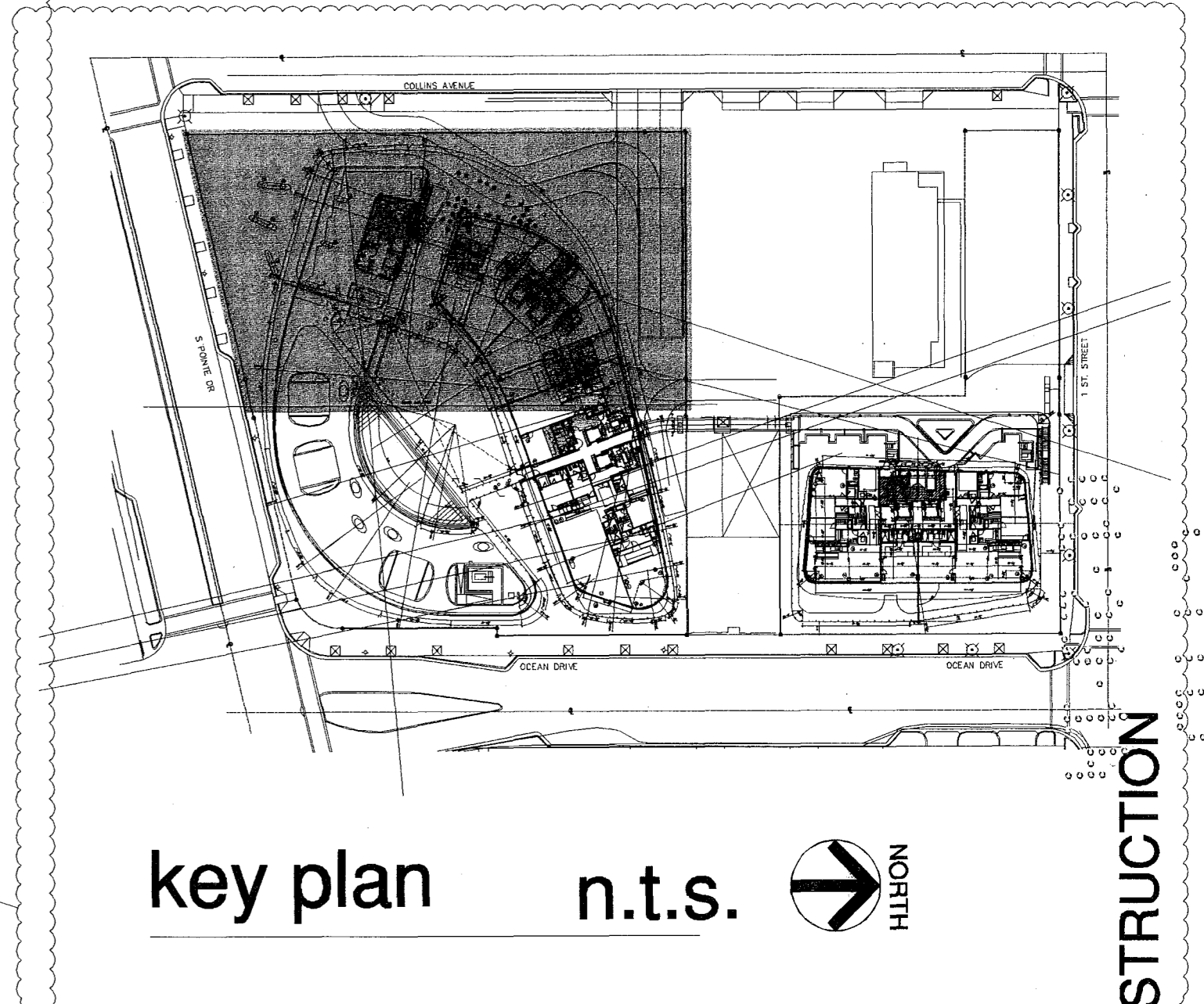
NOTE:
All guardrails shall be 42" min.
above finish floor

36" WIDE ALUM. GATE SELF CLOSING,
SELF-LATCHING LOCKABLE 48" MIN.
HEIGHT FROM THE FLOOR OR GROUND W/
THE LATCH LOCATED A MINIMUM OF 54"
FROM BOTTOM OF THE GATE.
PANIC HARDWARE ON POOL SIDE

36" WIDE ALUM. GATE SELF CLOSING,
SELF-LATCHING LOCKABLE 48" MIN.
HEIGHT FROM THE FLOOR OR GROUND W/
THE LATCH LOCATED A MINIMUM OF 54"
FROM BOTTOM OF THE GATE.
PANIC HARDWARE ON POOL SIDE

**ROOFING/WATERPROOFING SYSTEM ON CONCRETE BALCONY, EYEBROWS,
& PORTE COCHERE:**
LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK: (SIPLAST)
DECK TYPE 3, SYSTEM TYPE F(3), COLOR OFF-WHITE,
(N.O.A. #12-0823.13)
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL
FLASHING AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A
COMPLETE & WARRANTED ROOF.
SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
& SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
CODE 2010 EDITION.
SLAB SLOPE FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN.
SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

WATERPROOFING SYSTEM ON EXTERIOR DECK SLAB:
HYDROTECH - MONOLITHIC MEMBRANE 6125,
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS
SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE &
WARRANTED DECK.
SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
& SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
CODE 2010 EDITION.
SLAB SLOPE FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN.
SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
NO# 13-0522.08 OR APPROVED EQUAL.



FOR CONSTRUCTION

Seal
In my professional judgment
and to the best of my
knowledge and belief, these
plans and specifications
comply with the applicable
building codes and fire safety
codes, for the jurisdiction in
which the structure contained
in these documents shall be
constructed.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Revision 3 01/27/2014
Revisions
AITC 07 01/07/2014
Revision 2 12/20/2013
Revision 1 07/30/2013

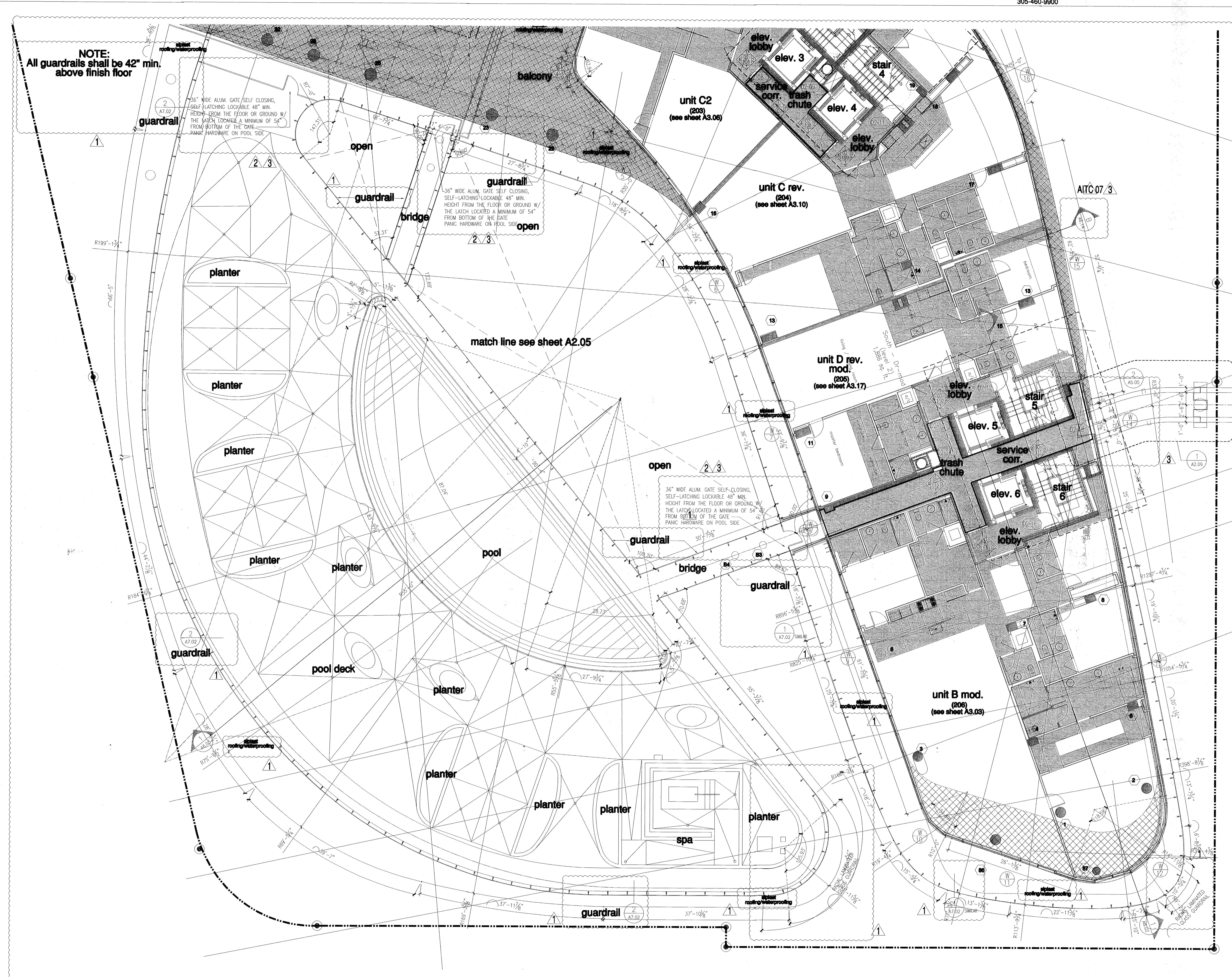
NORTH
1/8"

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Job Number: A1202
Sheet Number:

partial floor plan - level 2 (pool deck)

level 02 (pool deck) elev. = +16'-2 1/2" = (elev. 0'-0" = +6.88' N.G.V.D.)

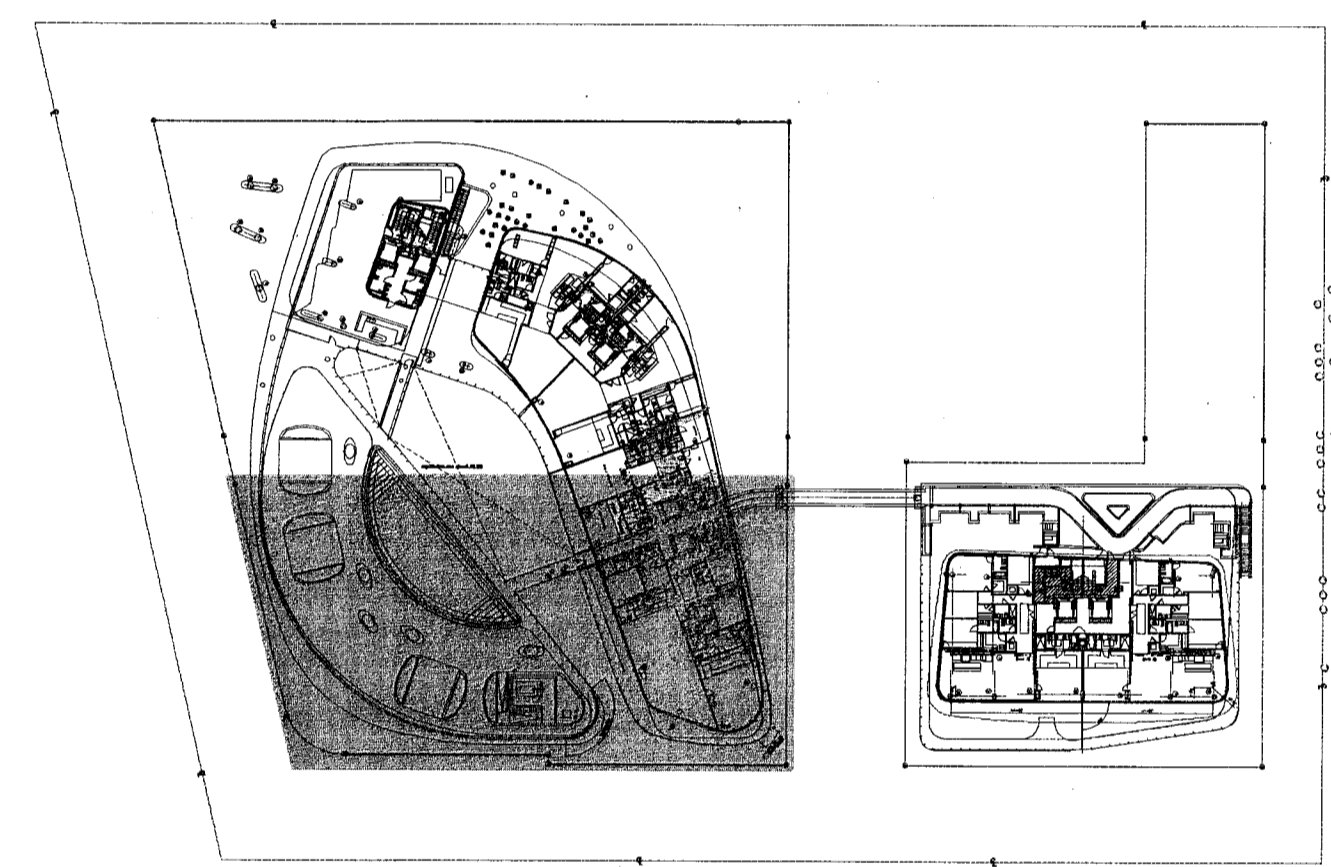
partial floor plan - level 02 (pool deck)



ROOFING/WATERPROOFING SYSTEM ON CONCRETE BALCONY, EYEBROWS & PORTE COCHERE.
LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK: (SPLAST) DECK TYPE 3L, SYSTEM TYPE F(3), COLOR OFF-WHITE. (N.O.A. #12-0823.13)
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED ROOF SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
SLAB 1/4" PER FOOT (MIN) SLOPE OVER ENCLOSED AREAS, 1/8" PER FOOT (MIN) OVER OPEN AREAS.
SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

WATERPROOFING SYSTEM ON EXTERIOR DECK SLAB - HYDROTECH - MONOLITHIC MEMBRANE 6125.
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED DECK SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN. SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
NO# 13-0522.08 OR APPROVED EQUAL.

ROOFING/WATERPROOFING SYSTEM ON INSULATED CONCRETE EYEBROWS:
LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK: (SPLAST) DECK TYPE 3L, SYSTEM TYPE A(3), COLOR OFF-WHITE, APPLIED ON 1 1/2" RIGID INSULATION WITH 1/4" DENSDECK TOP LAYER: (N.O.A. #12-0823.13)
SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED ROOF SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
SLAB SLOPE EXCEEDS THE MINIMUM 1/4" PER FOOT SLOPE.
SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.



key plan n.t.s.

FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NORTH
1/8"

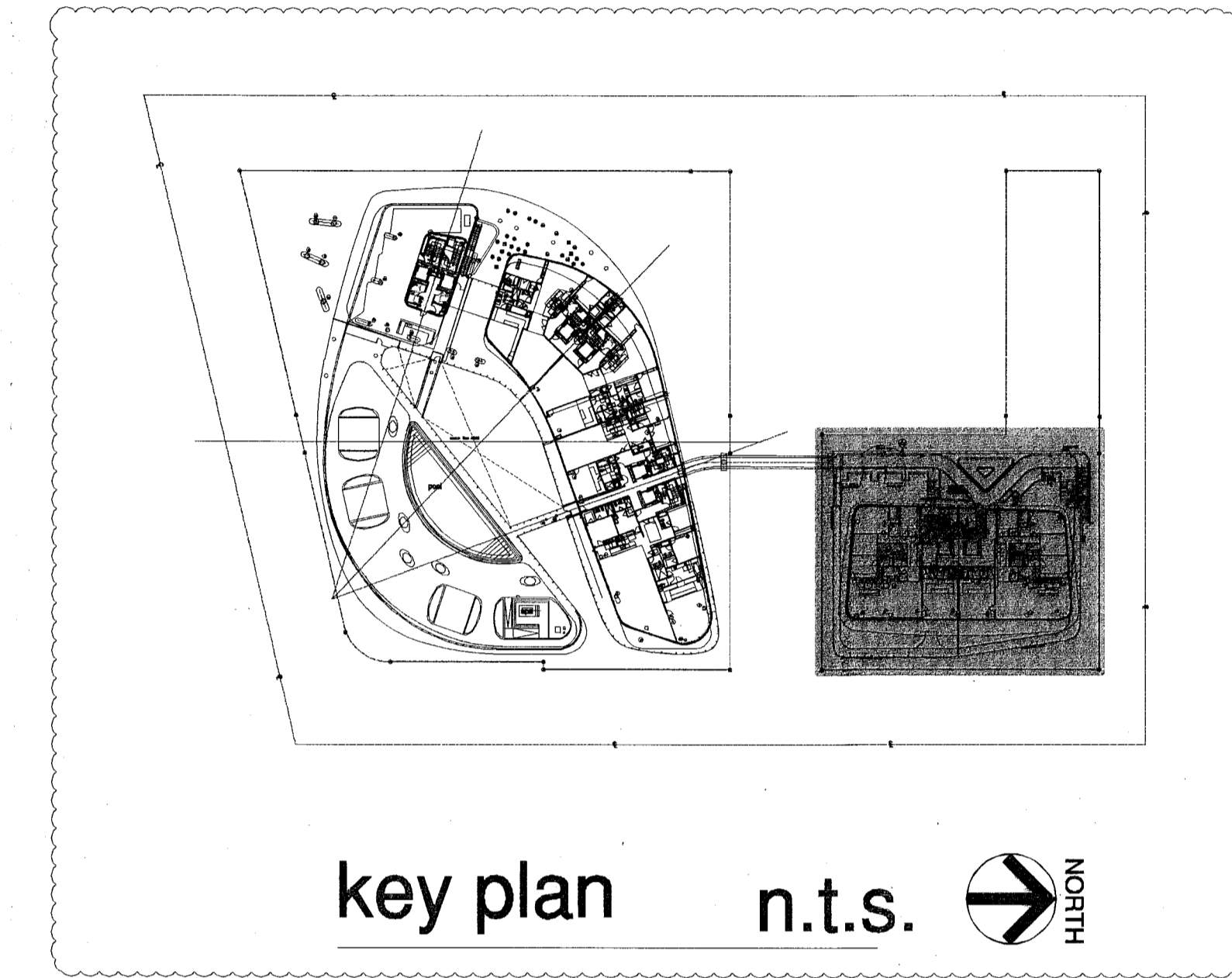
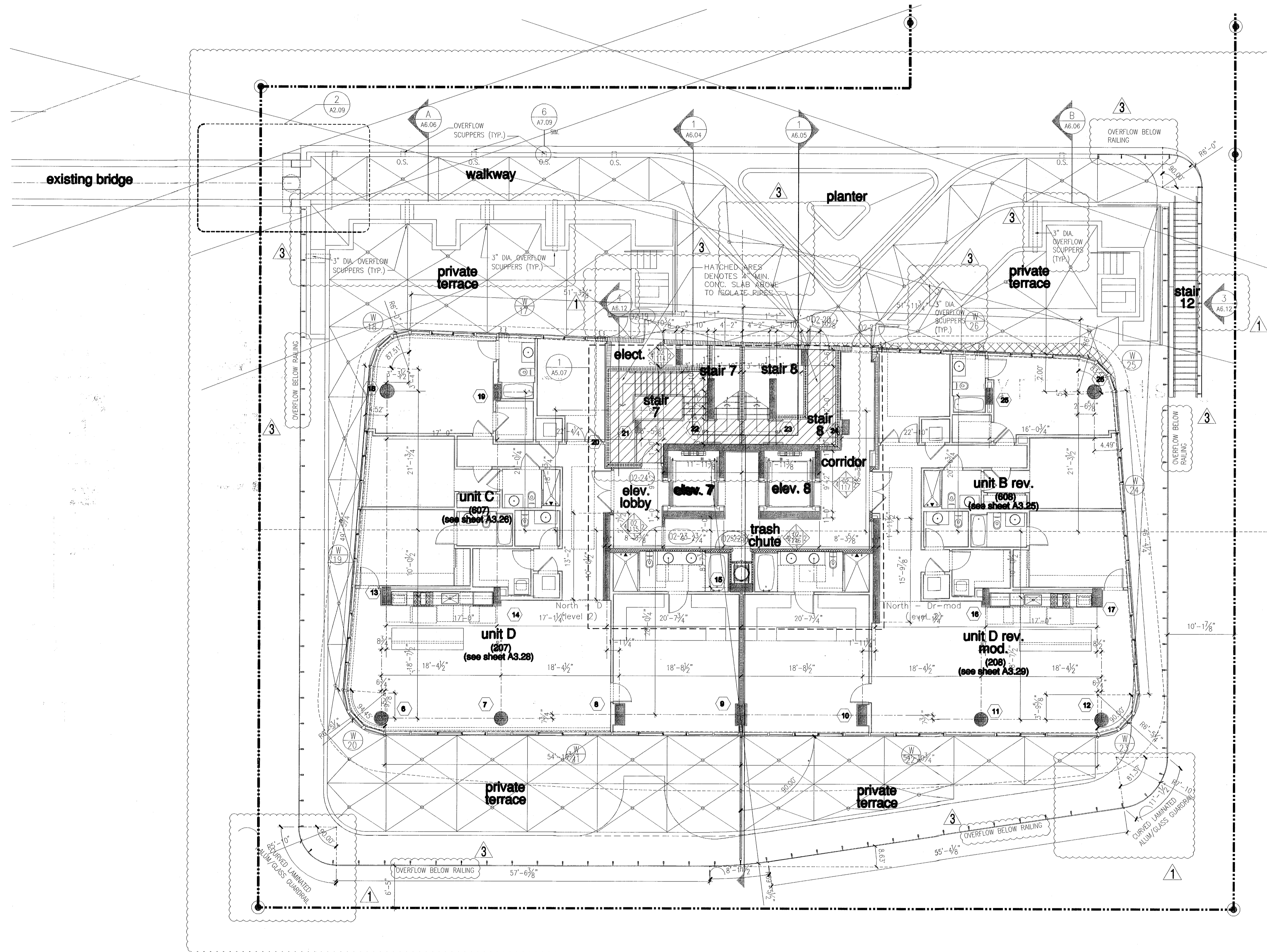
partial floor plan - level 2 (pool deck)

level 02 (pool deck) elev. = +16'-2 1/2" = (elev. 0'-0" = +6.88' N.G.V.D.)

Revision 3	01/27/2014
Revision 1	01/07/2014
Revision 2	12/20/2013
Revision 1	07/30/2013

CONSTRUCTION ISSUE DATE
AS BUILT DATE
BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
JOB NUMBER A1202
SHEET NUMBER

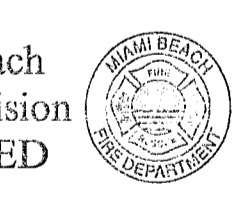
WATERPROOFING SYSTEM ON EXTERIOR DECK SLAB -
HYDROTECH - MONOLITHIC MEMBRANE #125.
SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS
SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE &
WARRANTED DECK.
SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
& SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
CODE 2010 EDITION.
SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN.
SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
STRUCTURAL DRAWINGS.
SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
NO#F 13-0522.08 OR APPROVED EQUAL.



partial floor plan - level 02 (pool deck)

FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Professional Judgment
I, the undersigned, being a duly
licensed professional engineer,
do hereby certify that these
plans and specifications comply
with the applicable building
codes and fire safety codes,
as amended by statute, for the
purpose for which the structure
is intended. In these documents
shall be constructed.

partial floor plan - level 2 (pool deck)

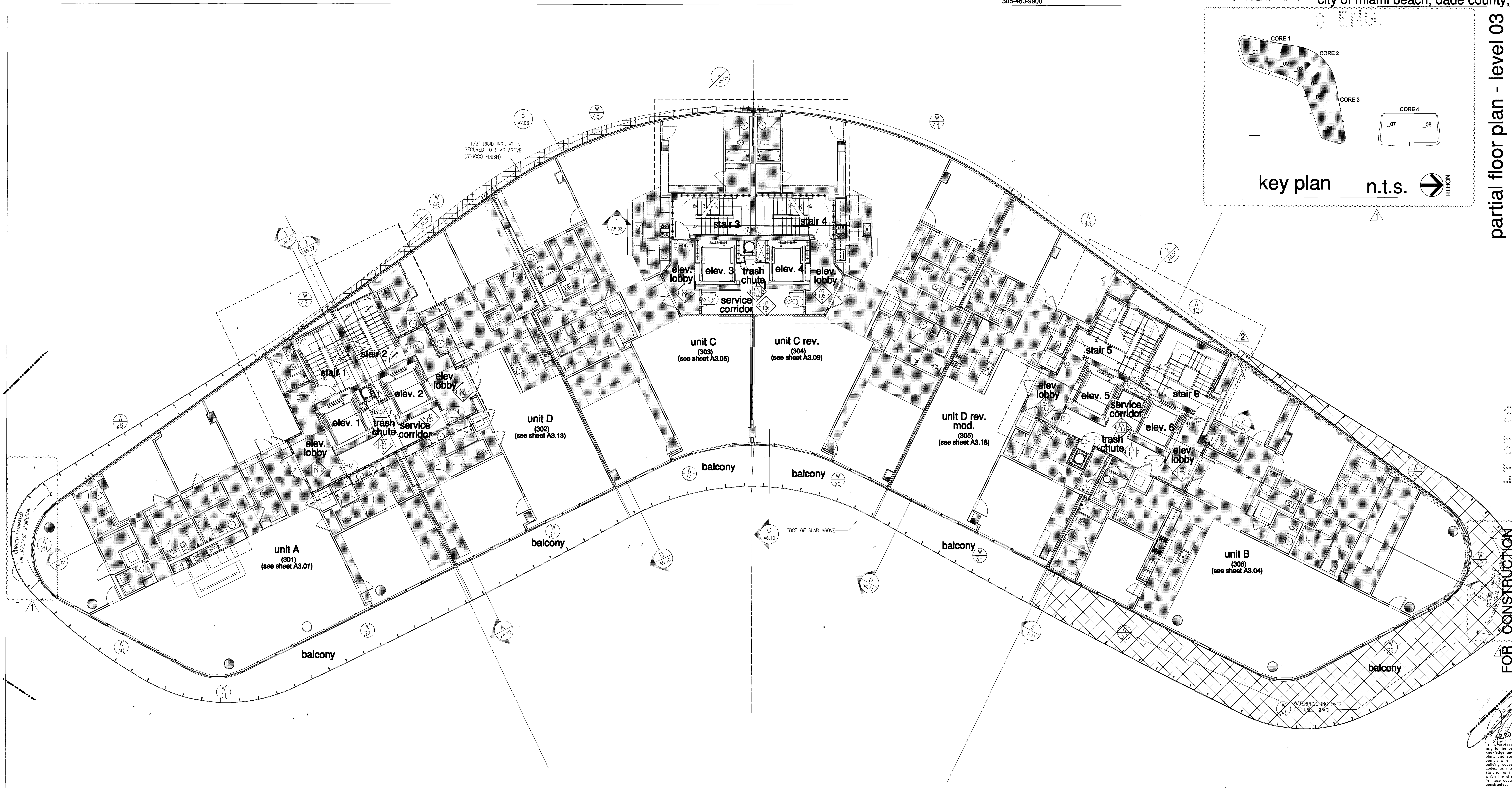
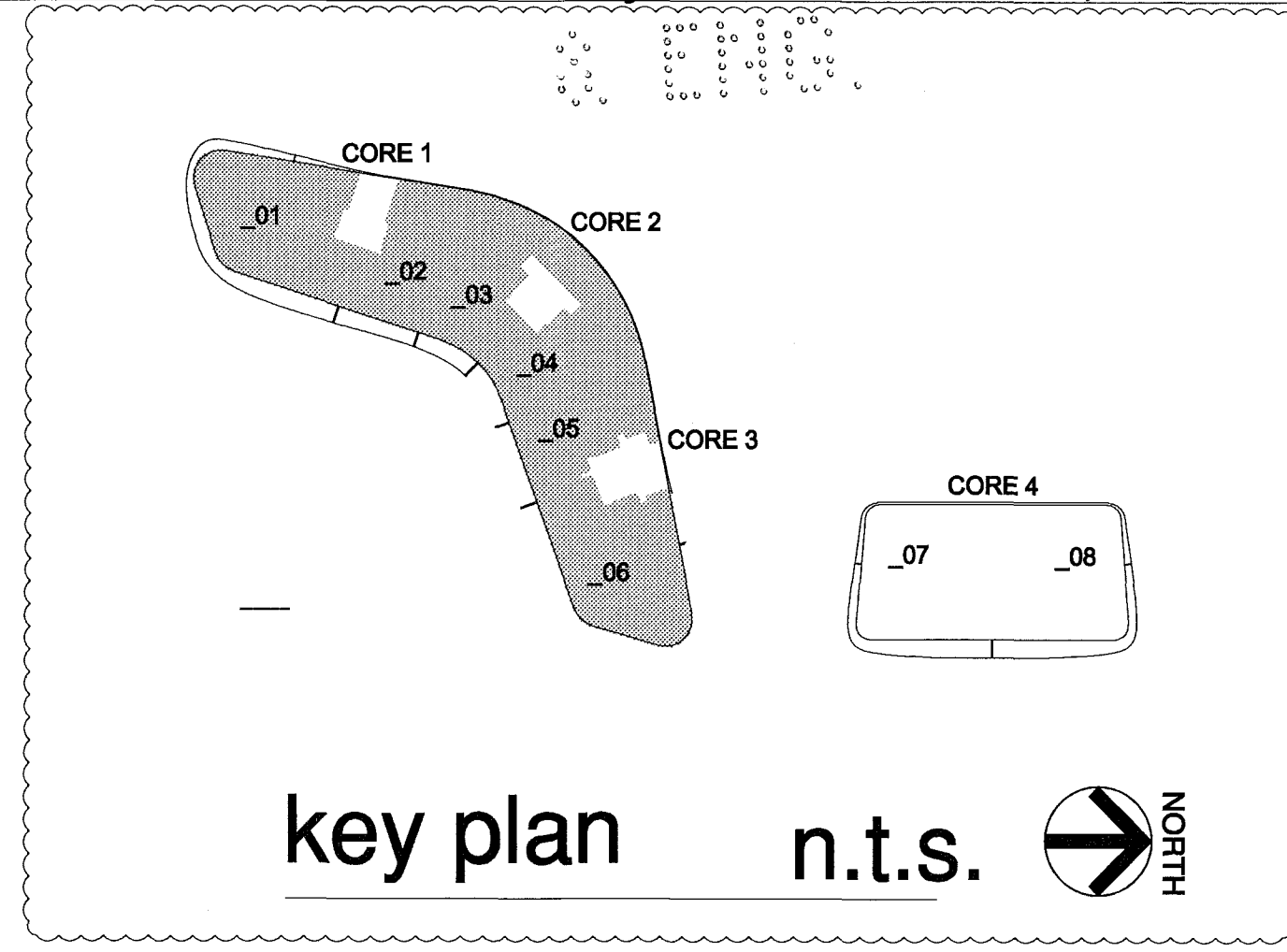
level 02 (pool deck) elev. = +16'-2 1/2" = (elev. 0'-0" = +6.88' N.G.V.D.)

NORTH
1/8"

Revision	Date
3	01/27/2014
2	12/20/2013
1	07/30/2013

BID SET 07.01.2013
BUILDING PERMIT 04.30.2013
Sheet Number: A1202

partial floor plan - level 03



FOR CONSTRUCTION

ROOFING/WATERPROOFING SYSTEM ON CONCRETE BALCONY, EYEBROWS, & PORTE COCHERE:
 LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK (SIP/LAST) DECK TYPE 3I, SYSTEM TYPE F(3), COLOR OFF-WHITE.
 (N.O.A. #12-0823.15)
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHING AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
 SLAB 1/4" PER FOOT (MIN.) SLOPE OVER ENCLOSED AREAS, 1/8" PER FOOT (MIN.) OVER OPEN AREAS.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW.

12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and regulatory codes, as modified by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



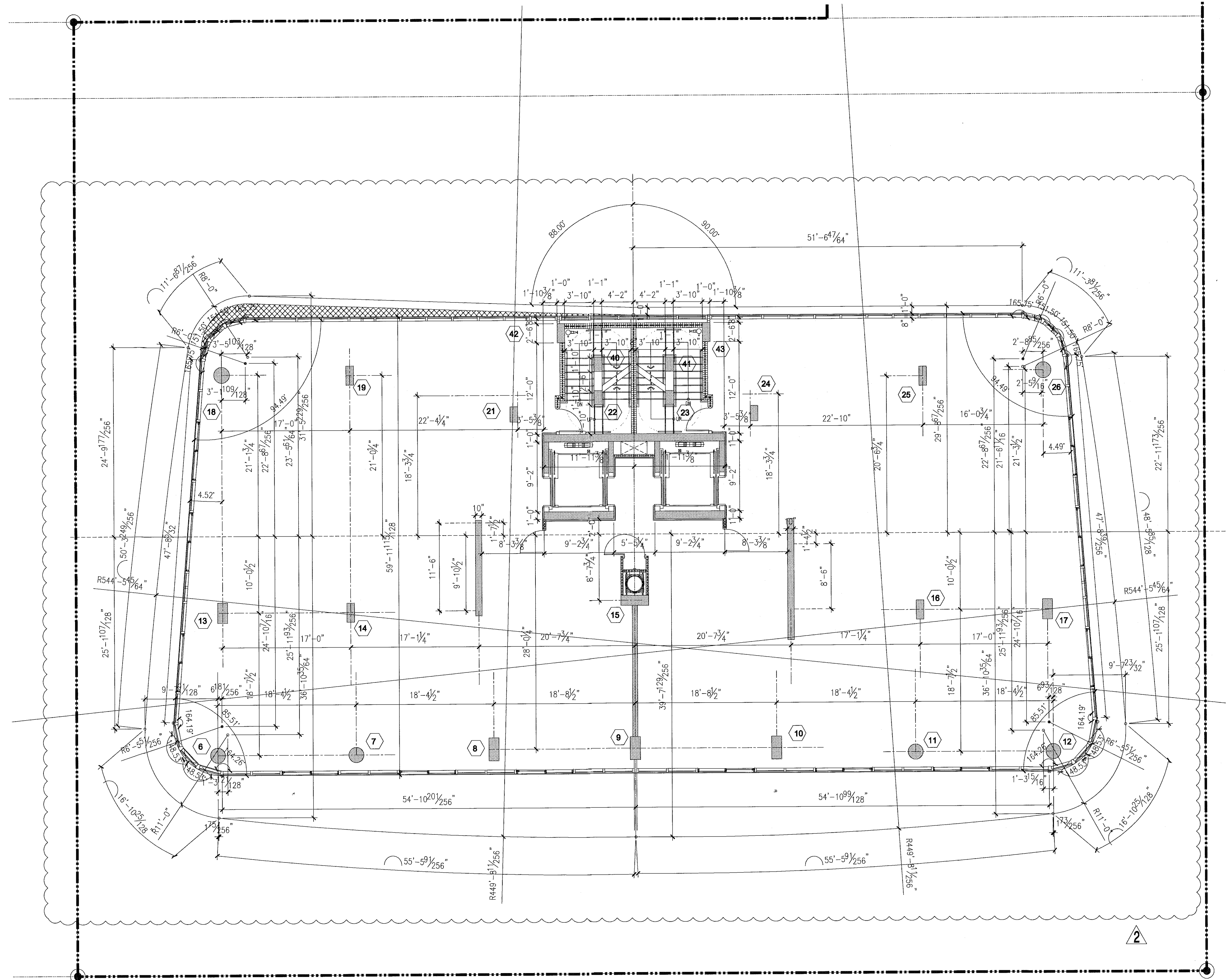
Revision	Date
2	12/20/2013
1	07/30/2013

partial floor plan - level 3
 level 03 elev. = +26'-2" (0'-0" = 6.88' ngvd)

NORTH
 1/8"

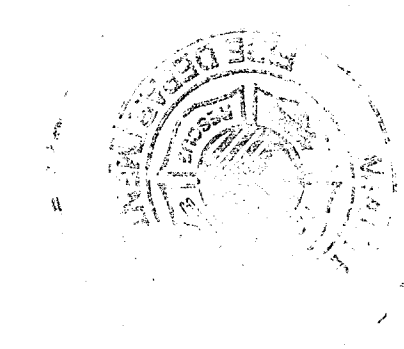
BID SET 07.01.2013
 BUILDING PERMIT 04.30.2013
 Job Number: A1202
 Sheet Number:

REVISED PLAN/NOTES
 P.D. SCALE

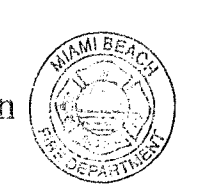


FOR CONSTRUCTION

12/26/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as amended for the structure, for the jurisdiction in which the structure contained in these documents shall be constructed.



City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



north tower - level 3 - dimension plan

level 03 elev. = +26'-2" (elev. 0'-0" = +6.88' N.G.V.D.)

NORTH
 1/8"

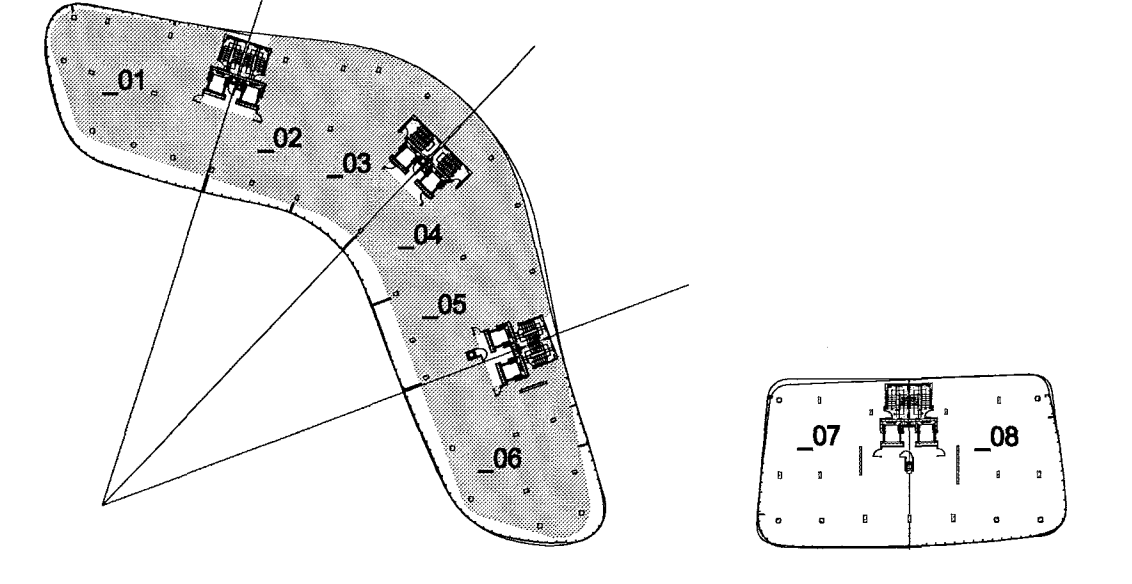
Revision	Date
2	12/20/2013

ADDENDUMS

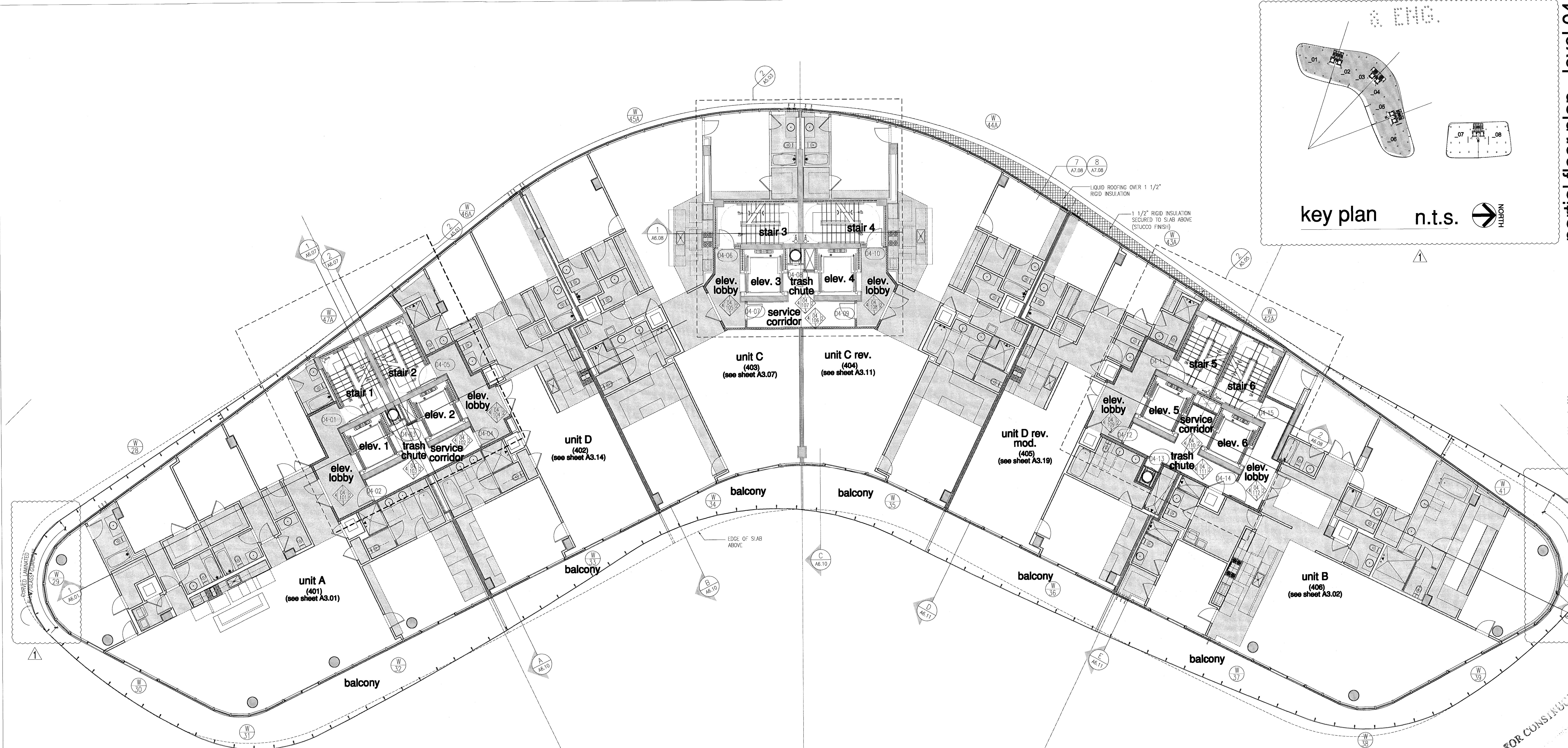
Construction Issue Date	As Built Date
BID SET	07.01.2013
ISSUE DATE	04.30.2013
JOB NUMBER	A1202
SHEET NUMBER	

REV. PRODUCTS
 PENS
 DWG SCALE

partial floor plan - level 04
 south tower

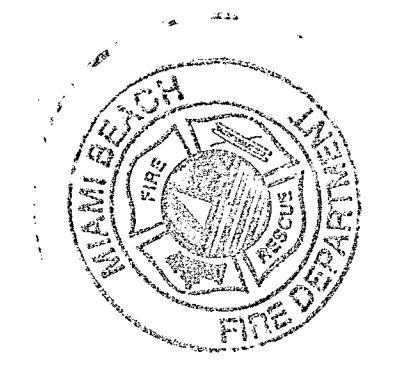


key plan n.t.s.



ROOFING/WATERPROOFING SYSTEM ON CONCRETE EYEBROWS:
 LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK (SIPLAST)
 DECK TYPE 3, SYSTEM TYPE A(3), COLOR QFT-WHITE, APPLIED ON 1
 1/2" RIGID INSULATION WITH 1/4" DENSDECK TOP LAYER. (N.O.A.
 #12-0823.13)
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
 FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL
 FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A
 COMPLETE & WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
 & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
 WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
 CODE 2010 EDITION.
 SLAB SLOPE EXCEEDS THE MINIMUM 1/4" PER FOOT SLOPE.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
 SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
 STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW.

FOR CONSTRUCTION
 [Signature]
 07/30/2013



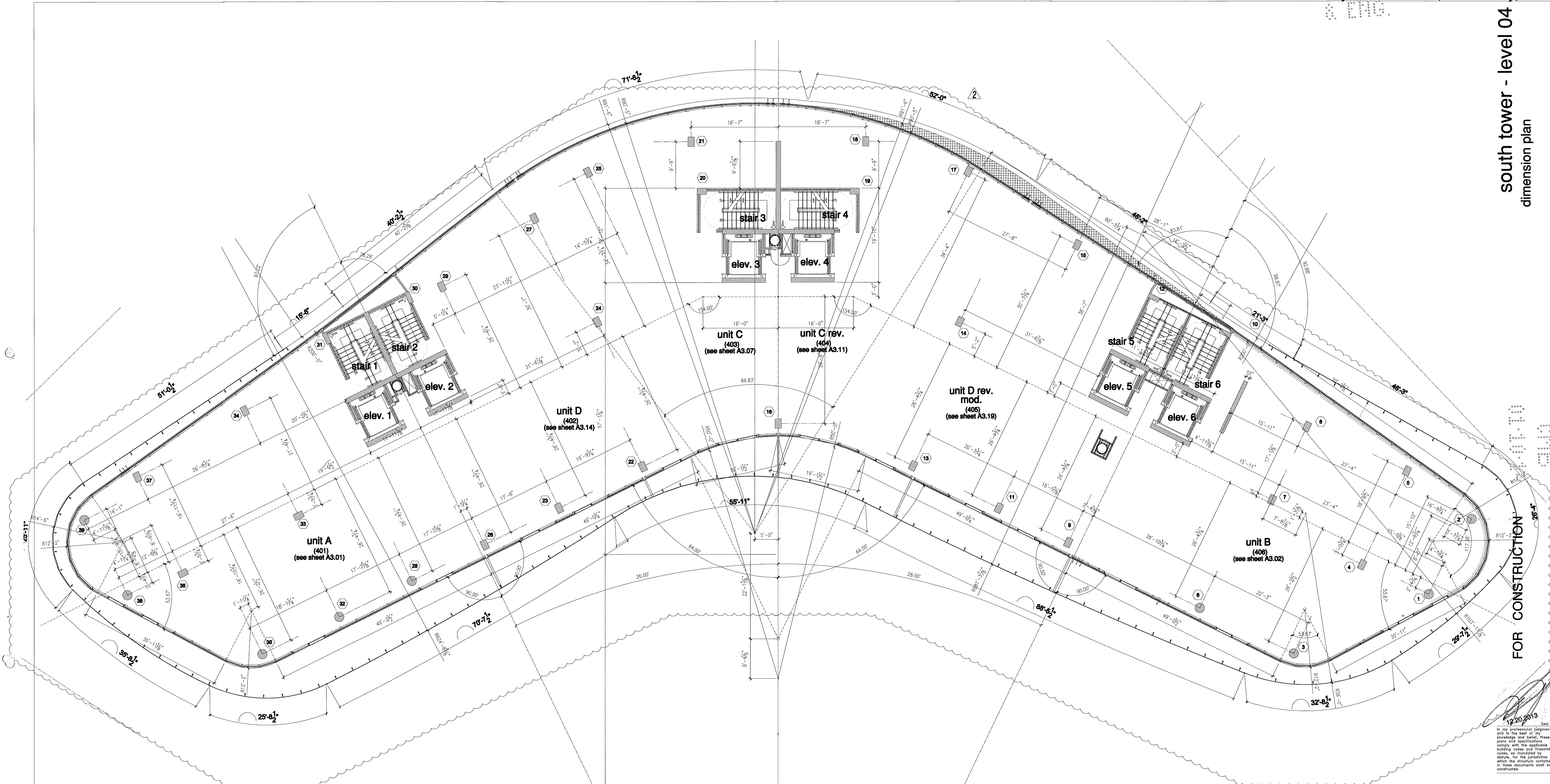
City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

Revision	Issue Date
07/30/2013	

south tower - floor plan - level 04

level 04 elev. = +36'-1 1/2" (0'-0" = 6.88' ngvd)

NORTH
 1/8"

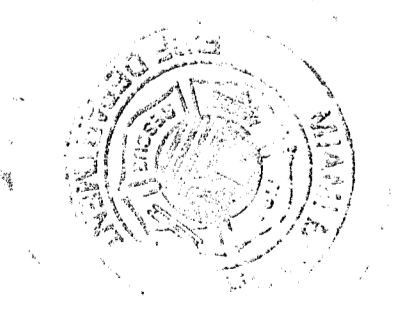


REV. PERIOD C.T.B.
 P.V.
 P.E.N.S.I.

South tower - level 4 dimension plan

level 04 elev. = +36'-1 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

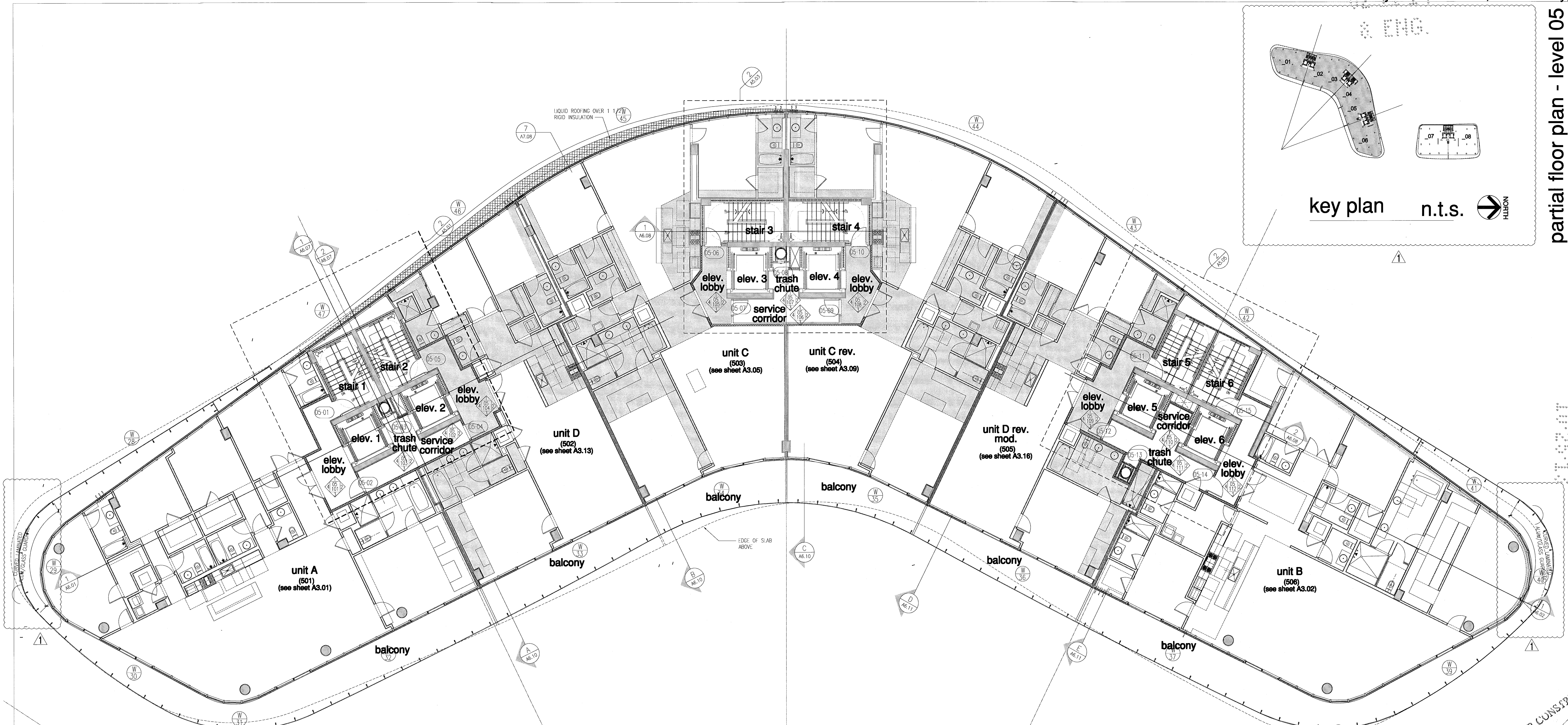
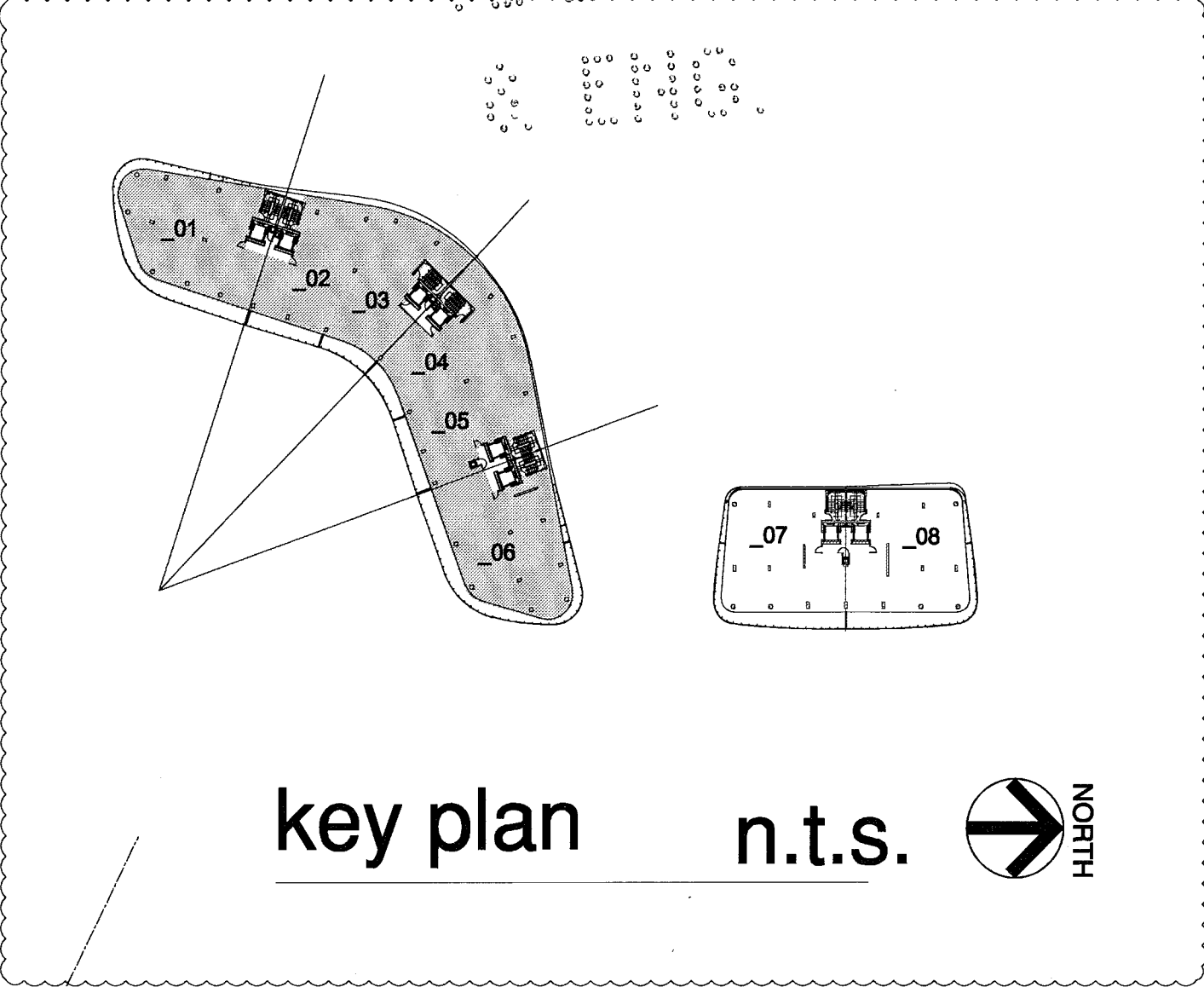


NORTH
 1/8"

Revision	Date
2	12/20/2013

Construction Issue Date
 At Build Date
 Bid Set
 Issue Date
 Building Permit
 Sheet Number
 A1202

partial floor plan - level 05
 south tower

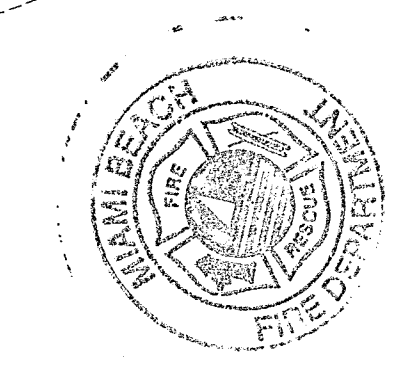


REVISED BY: P.V. PENS
 DATE: 07/30/2013

south tower - floor plan - level 5

level 05 elev. = +46'-1" (0'-0" = 6.88' ngvd)

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



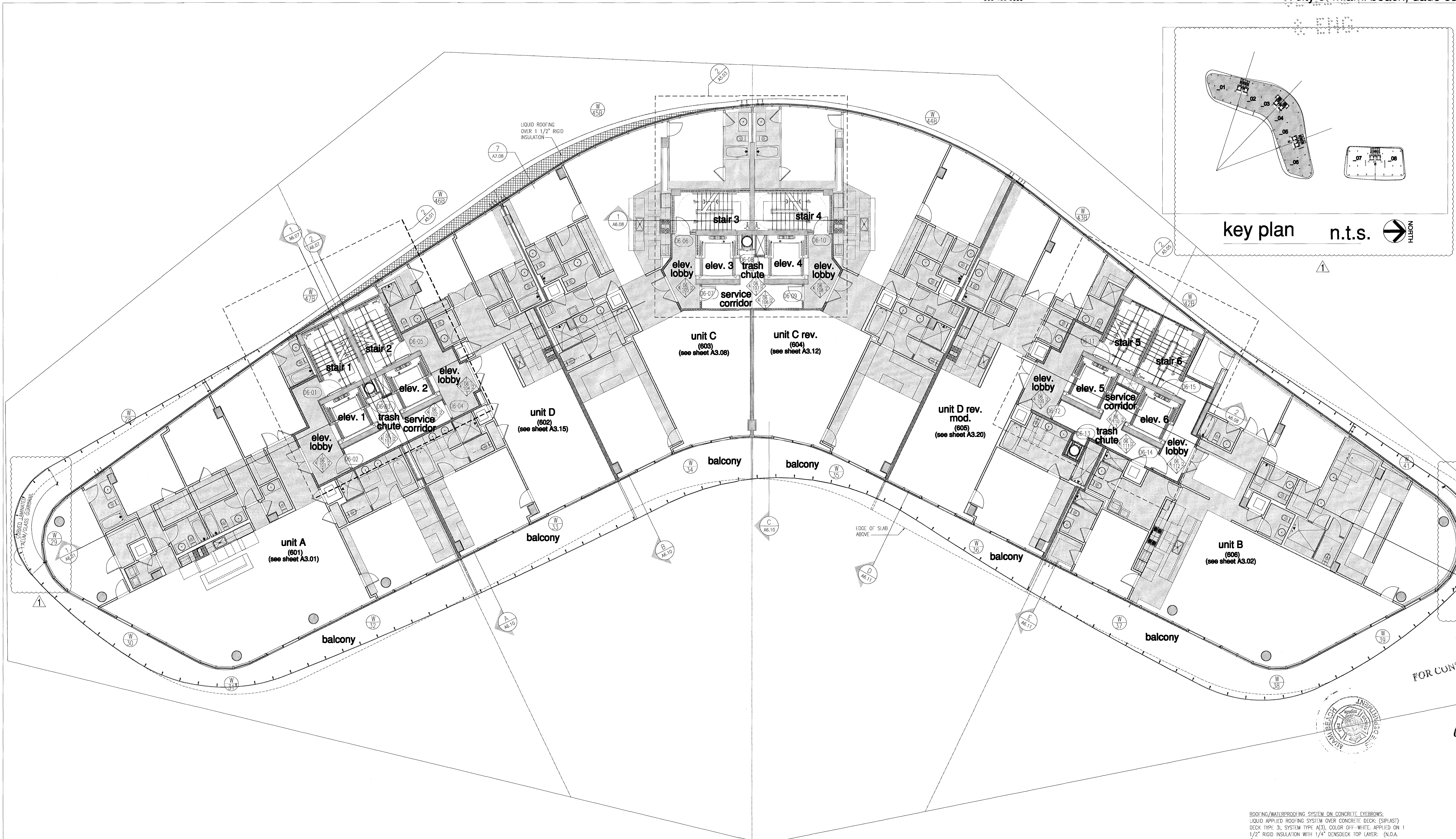
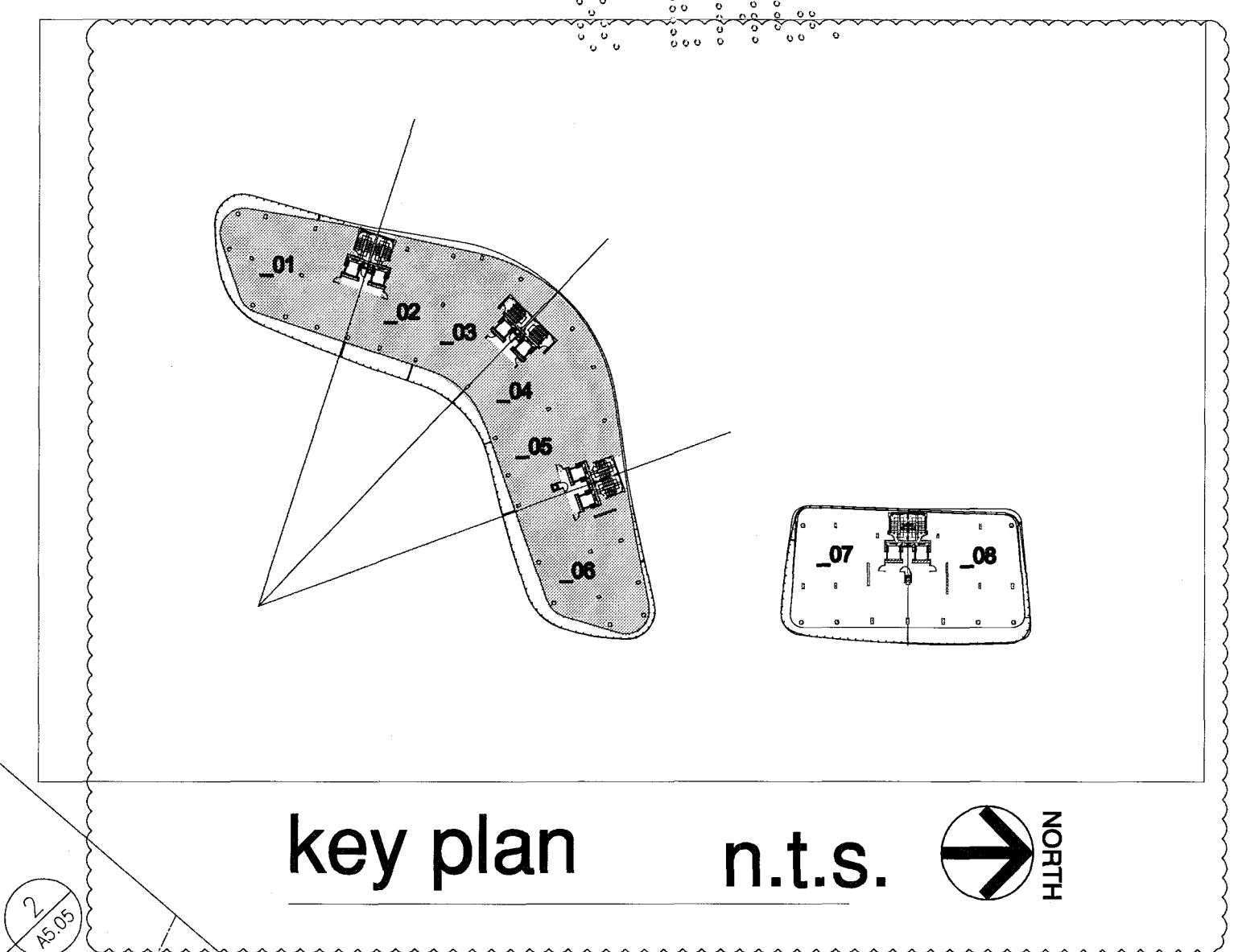
FOR CONSTRUCTION
 August 1, 2013

Revision	Date
07/30/2013	Construction Issue Date
07.01.2013	Bid Set
04.30.2013	Issue Date
A1202	Sheet Number

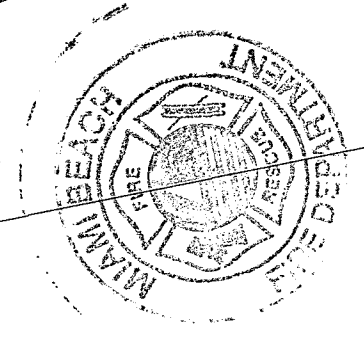
NORTH
 1/8"

Firm:
 Lic. # AA128
 Charles M. Sieger, F.A.I.A.
 Lic. # AS3792
 José J. Suarez, A.I.A.
 Lic. # AR11005

A2.12



FOR CONSTRUCTION



I, Jose J. Suarez, A.I.A., License No. AR1005, do hereby certify that I am the author of the design and content of these drawings and that I am a duly licensed professional architect in the State of Florida.

ROOFING/WATERPROOFING SYSTEM ON CONCRETE EYEBROWS:
 LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK. (SPLAST)
 DECK TYPE 3I, SYSTEM TYPE A(3), COLOR OFF-WHITE, APPLIED ON 1
 1/2" RIGID INSULATION WITH 1/4" DENSDECK TOP LAYER. (N.O.A.
 #12-0823.13)
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
 FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL
 FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A
 COMPLETE & WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
 & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
 WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
 CODE 2010 EDITION.
 SLAB SLOPE EXCEEDS THE MINIMUM 1/4" PER FOOT SLOPE.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
 SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
 STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

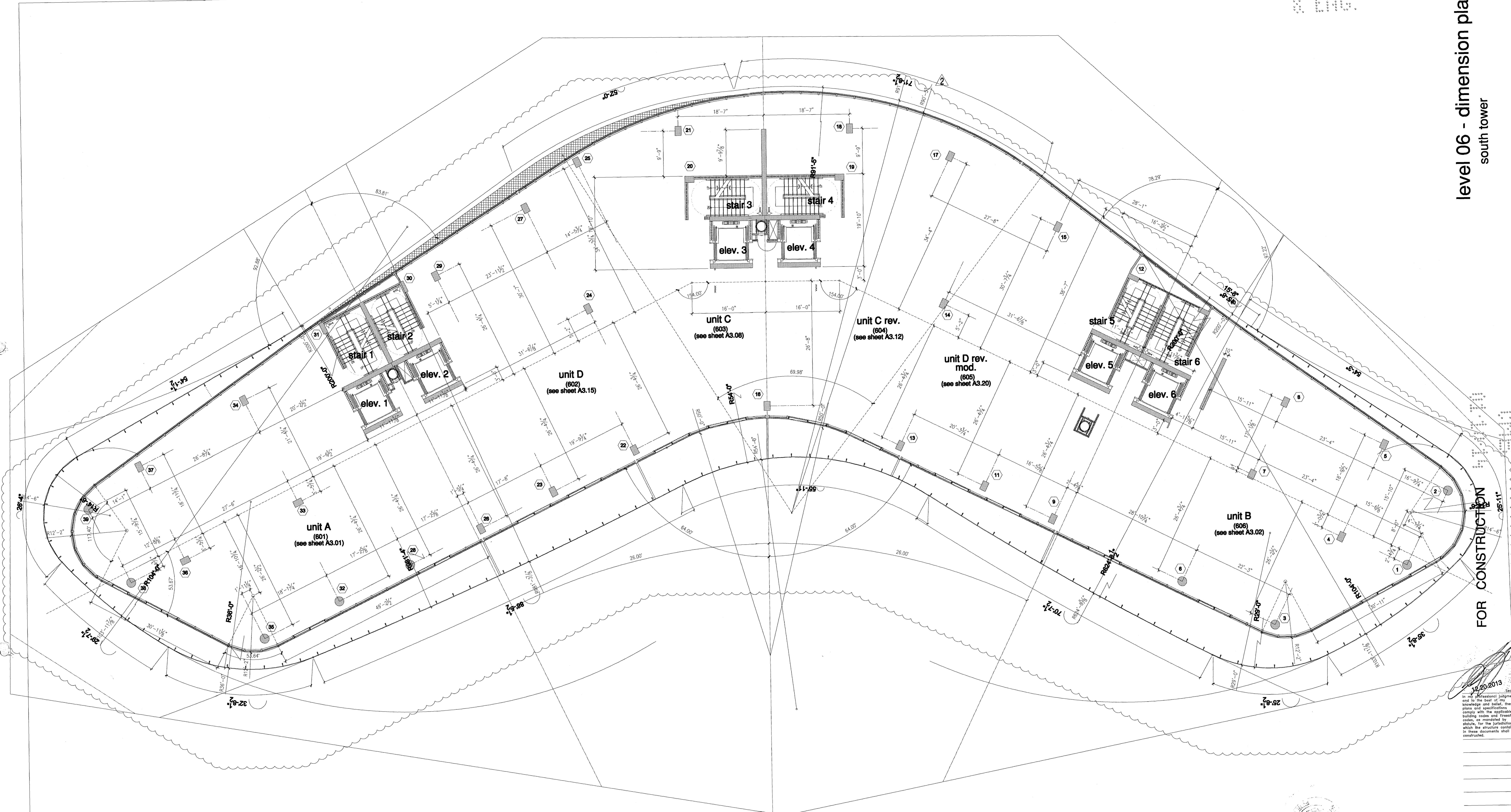
City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



south tower - floor plan - level 6
 level 06 elev. = +56'-0 1/2" (0'-0" = 6.88' ngvd)

NORTH
 1/8"

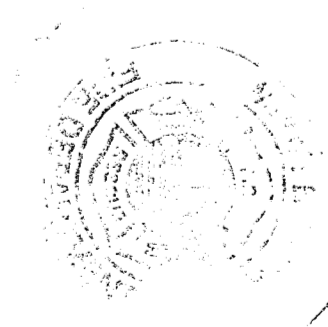
Revision	Date
07/30/2013	Construction Issue Date
07.01.2013	BID SET
04.30.2013	BUILDING PERMIT
A1202	Sheet Number



FOR CONSTRUCTION

12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



NORTH
 1/8"

south tower - level 6 - dimension plan

level 06 elev. = 56'-0 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

The Sieger Suarez Architectural Partnership
 14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

Revision	Date
1	12/20/2013

ADDENDUMS

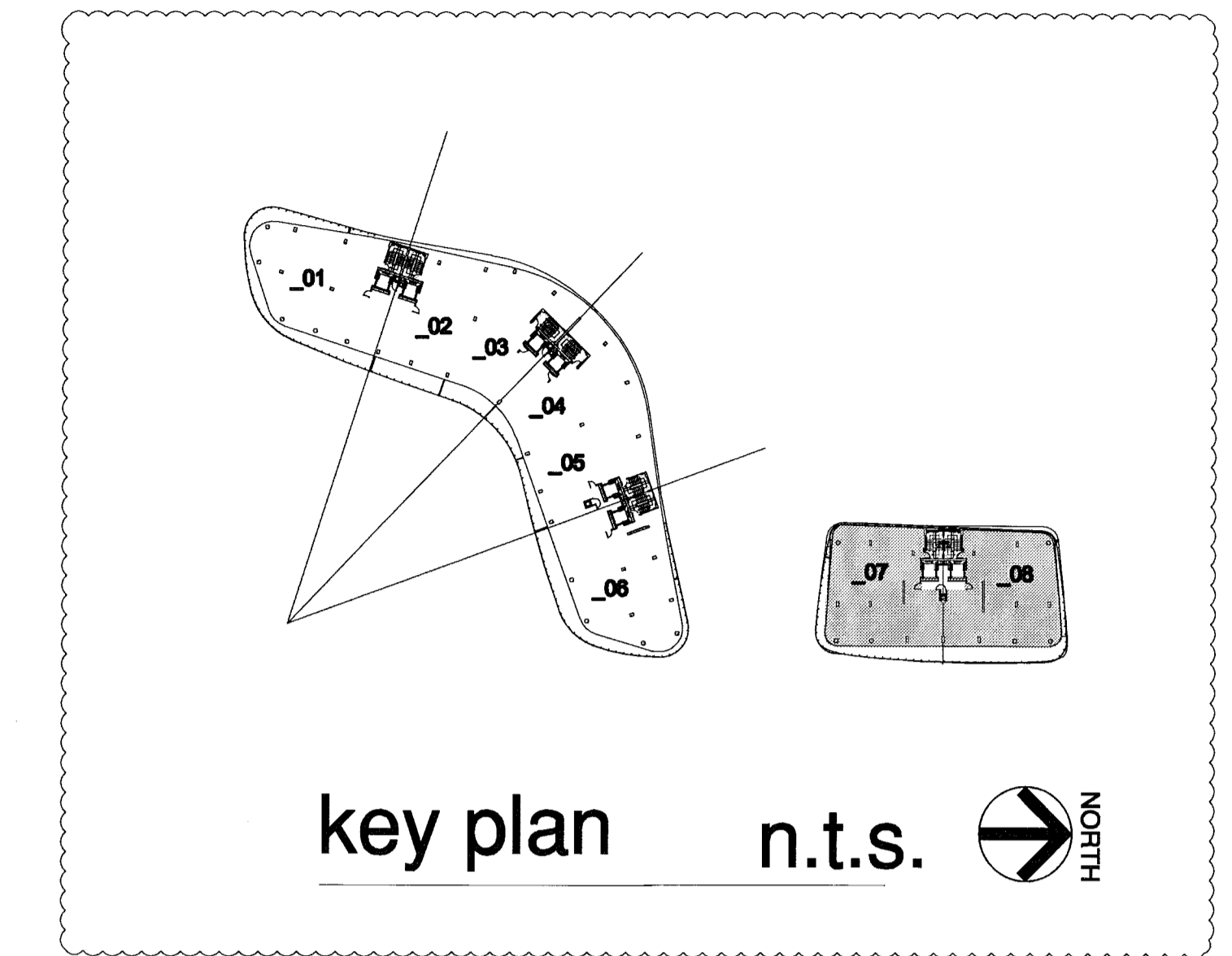
Construction Issue Date
As built

BID SET 07.01.2013
 BUILDING PERMIT 04.30.2013
 Job Number: A1202
 Sheet Number:

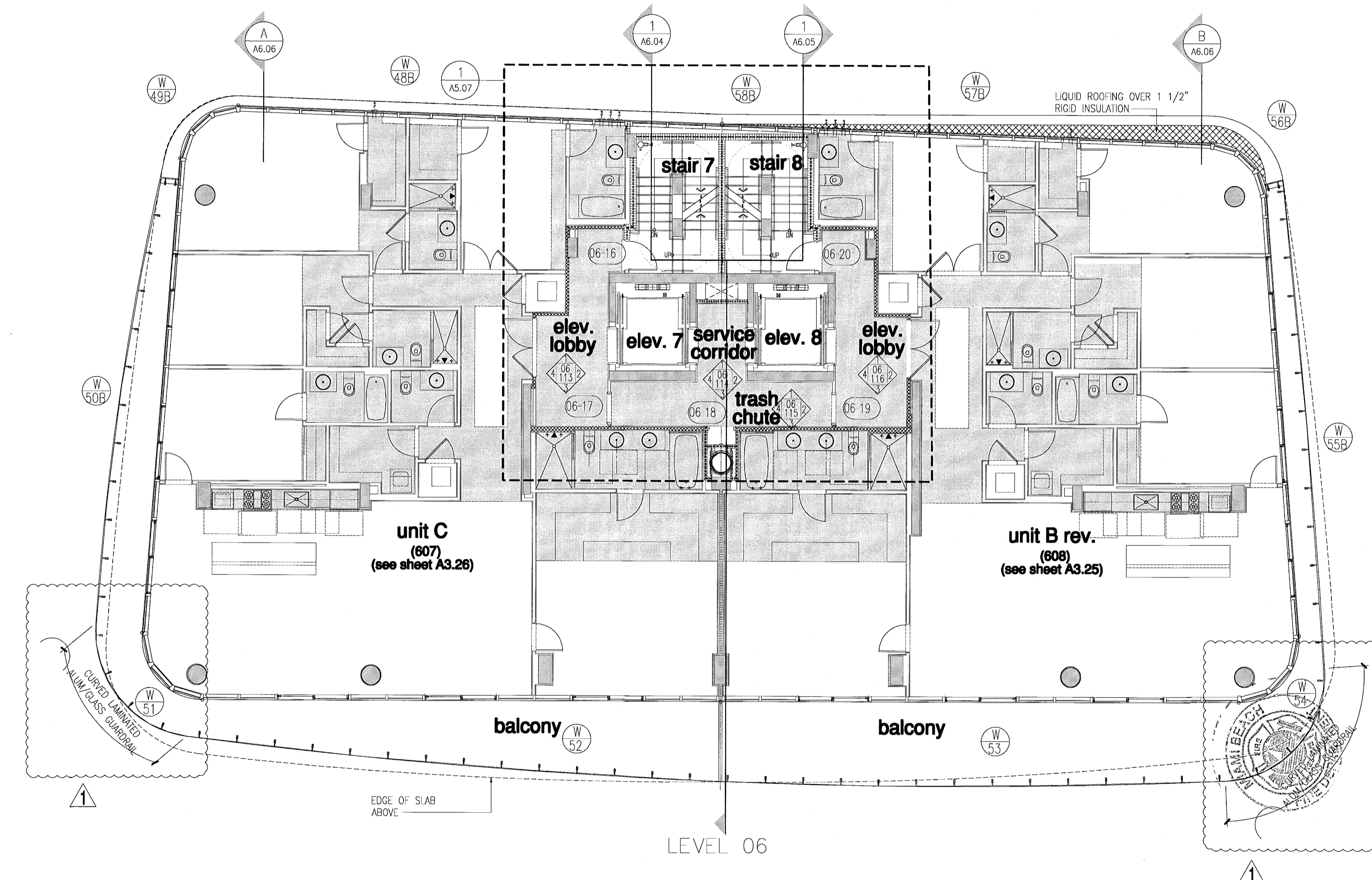
Firm: Lic. # AA128
 Charles M. Sieger, F.A.I.A.
 Lic. # AR5762
 José J. Suarez, A.I.A.
 Lic. # AR11005

A2.14a

REVISED BY: PENS
 DATE: 12/20/2013
 SCALE: AS SHOWN



ROOFING/WATERPROOFING SYSTEM ON CONCRETE EYEBROWS:
 LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK (SIPRAST)
 DECK TYPE 3, SYSTEM TYPE A(3), COLOR OFF-WHITE, APPLIED ON 1
 1/2" RIGID INSULATION WITH 1/4" DENSEDECK TOP LAYER. (N.O.A.
 #12-0823.13)
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
 FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL
 FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A
 COMPLETE & WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
 & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
 WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
 CODE: 2010 EDITION.
 SLAB SLOPE EXCEEDS THE MINIMUM 1/4" PER FOOT SLOPE.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
 SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
 STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW.



FOR CONSTRUCTION

Seal
 I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida. My license number is 12345. I am not providing this seal for the purpose of which the structure depicted in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

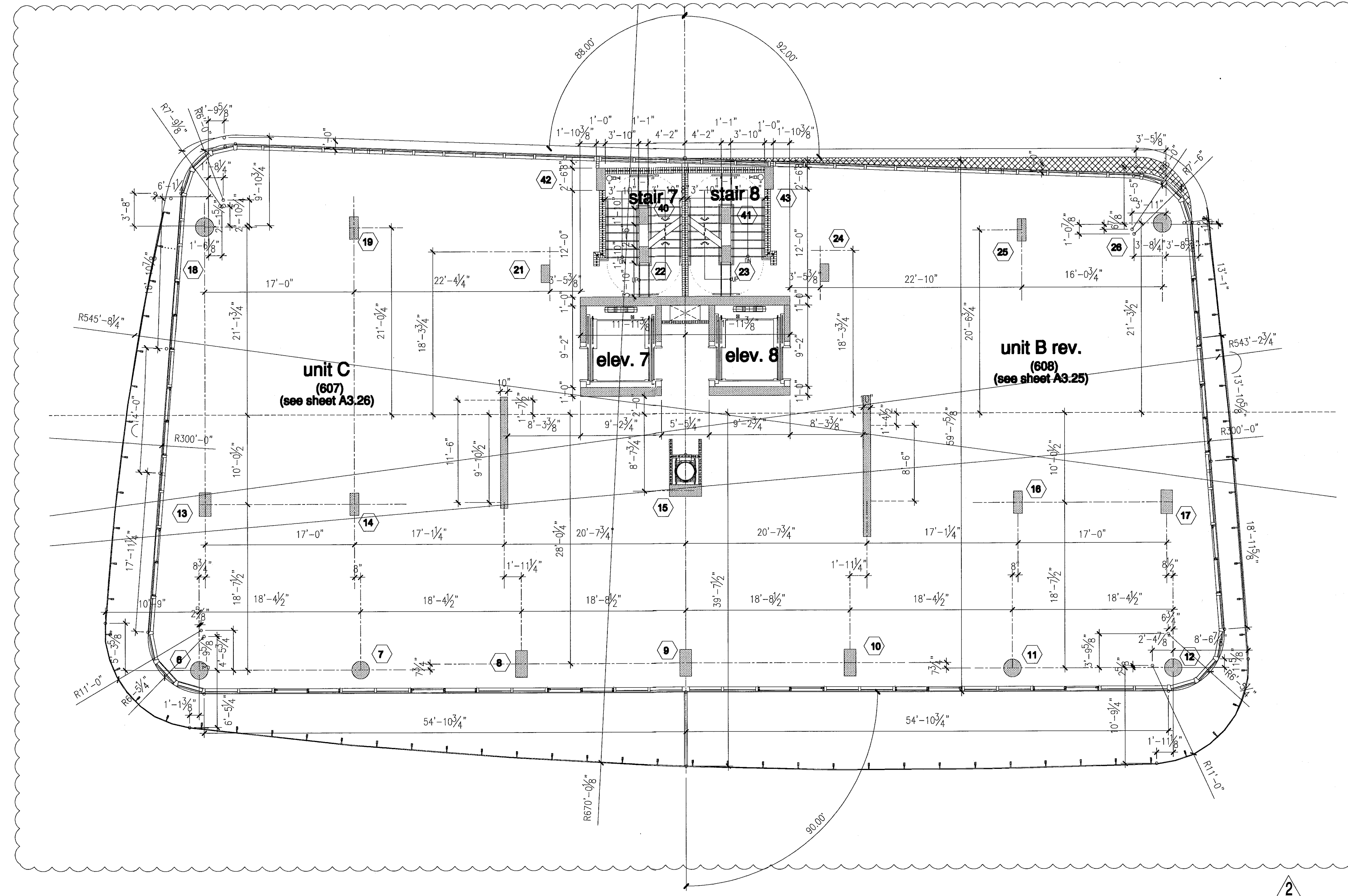


north tower - floor plan - level 6

level 06 elev. = +56'-0 1/2" (0'-0" = 6.88' ngvd)

NORTH
 1/8"

Revision 1
 Addendum
 07/30/2013
 Construction Issue Date
 As Built Date
 Bid Set
 07.01.2013
 Issue Date
 BUILDING PERMIT
 04.30.2013
 Issue Number
 A1202
 Sheet Number



FOR CONSTRUCTION

Professional Judgment
 and to the best of my
 knowledge and belief, these
 plans and specifications
 comply with the applicable
 building codes and fire safety
 codes, as mandated by
 statute, for the jurisdiction in
 which the structure contained
 in these documents shall be
 constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



NORTH
 1/8"

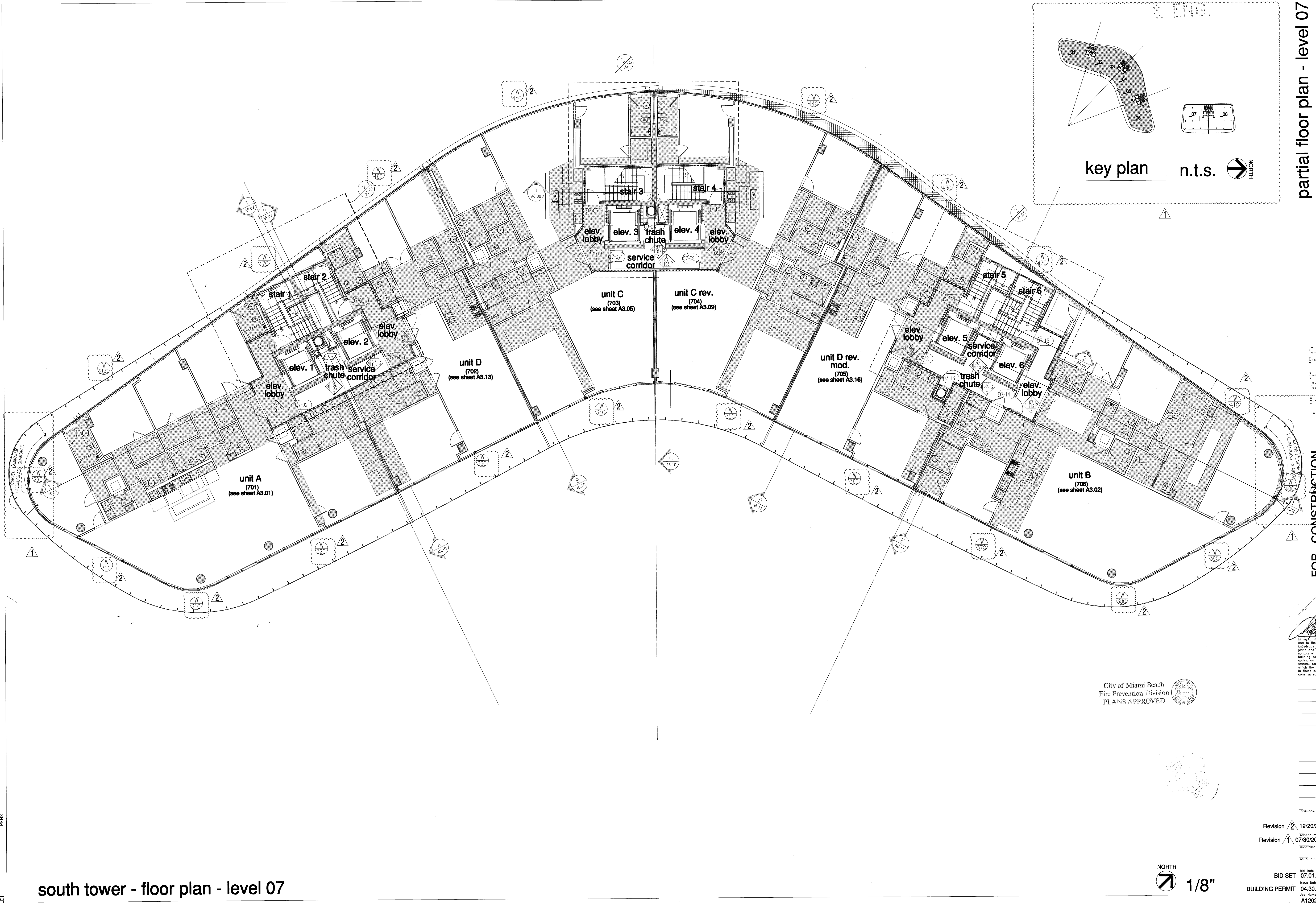
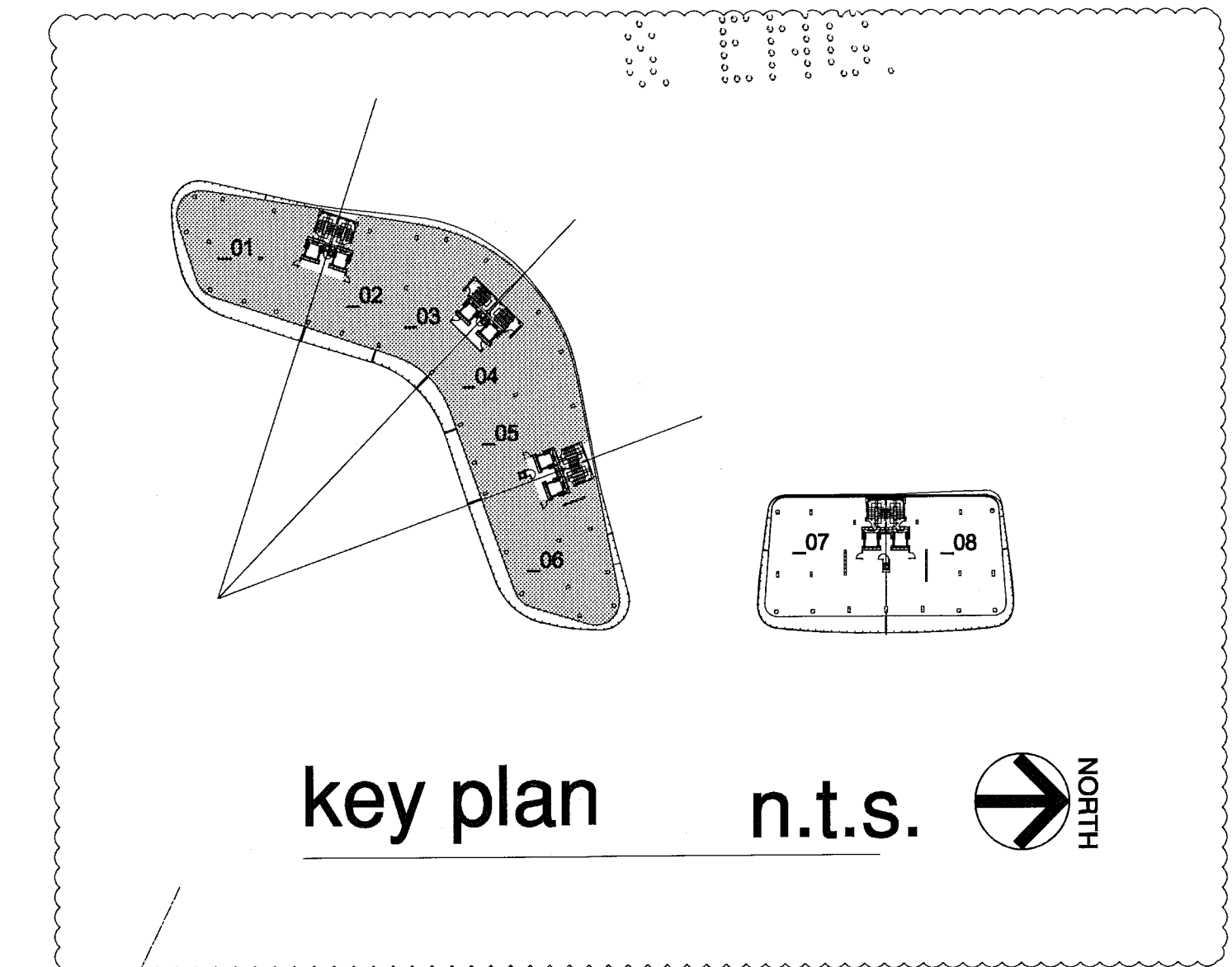
north tower - level 6 - dimension plan

level 06 elev. = +56'-0 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

Revision	Date
2	12/20/2013

BID SET 07.01.2013
 BUILDING PERMIT 04.30.2013
 Job Number: A1202
 Sheet Number:

DATE: 12/20/2013
 PLOT: PEROX.CTB
 PLOT: PENS!
 SCALE: 1/8"



FOR CONSTRUCTION

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

level 07 elev. = +66'-0" (elev. 0'-0" = +6.88' N.G.V.D.)

NORTH
 1/8"

Revision	Date
Revision 2	12/20/2013
Revision 1	07/30/2013

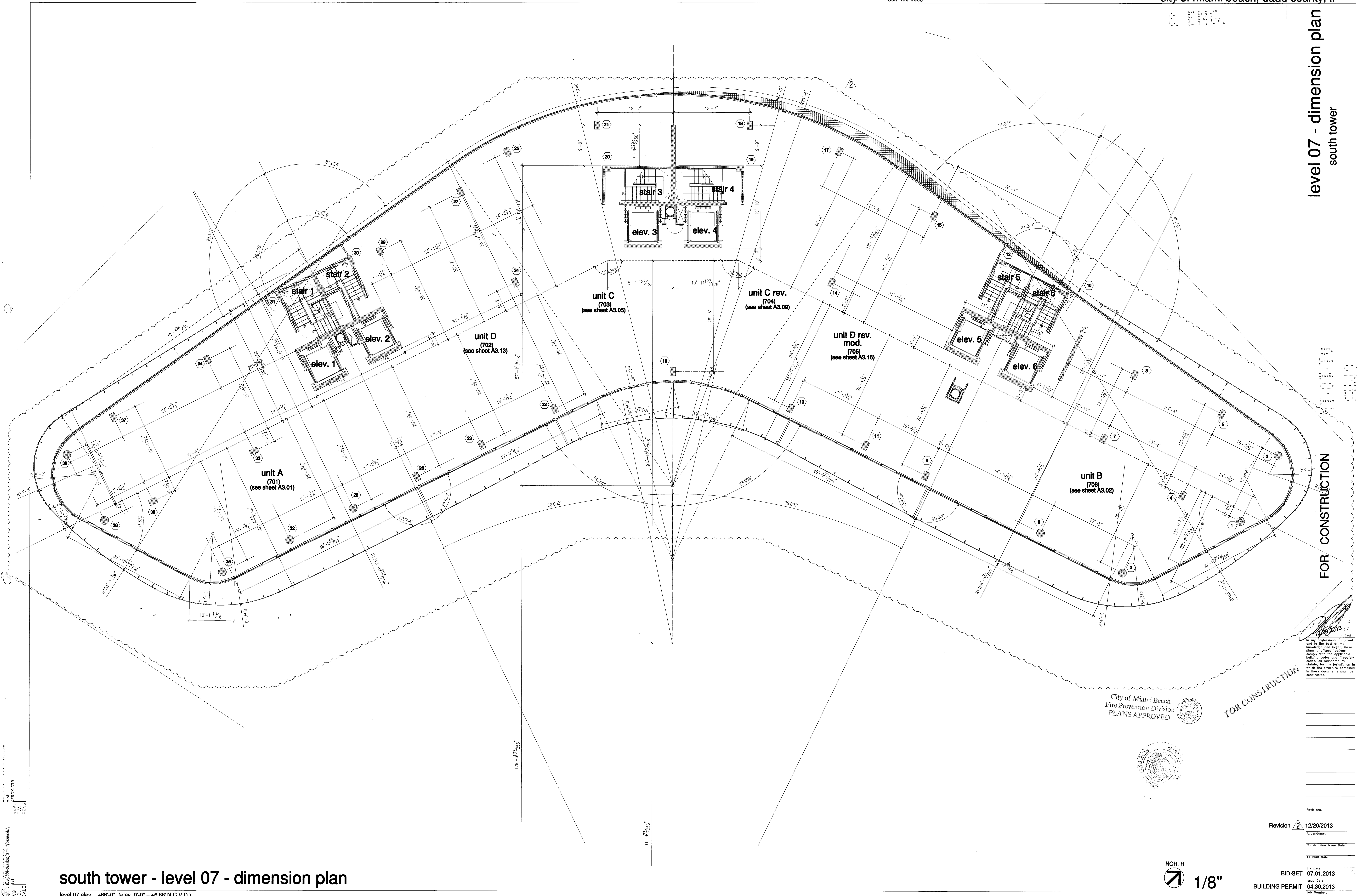
As Built Data

BID SET 07.01.2013

Issue Date 04.30.2013

BUILDING PERMIT A1202

REV. PRODUCTS
 DWG. FILE
 SCALE



FOR CONSTRUCTION

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



FOR CONSTRUCTION

Seal
 In my professional judgment
 and to the best of my
 knowledge and belief, these
 plans and specifications
 comply with the applicable
 building codes and fire
 codes, as mandated by
 statute, for the jurisdiction in
 which the structure described
 in these documents shall be
 constructed.

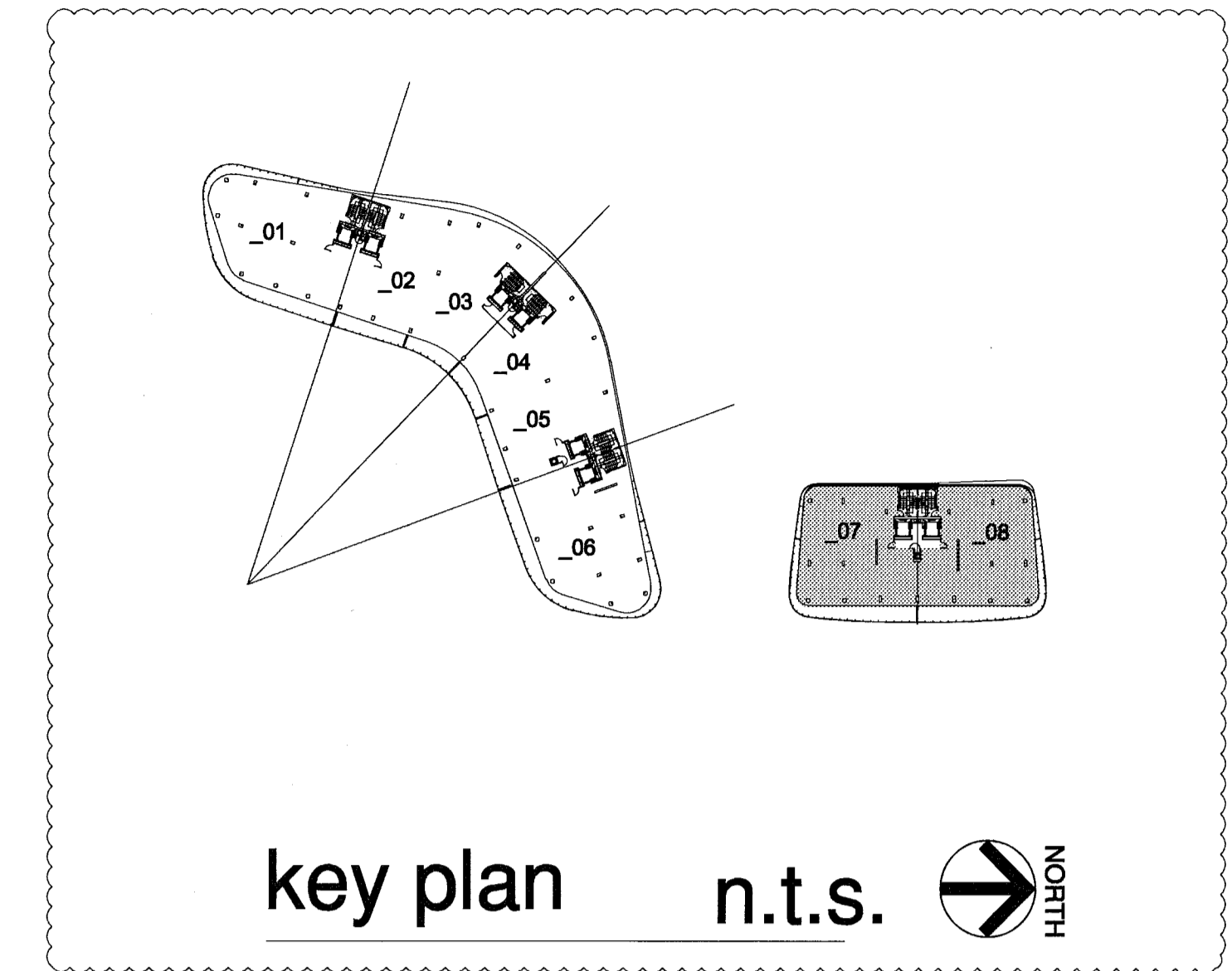
Revision	Date
2	12/20/2013

As built Date _____
 Bid Date 07.01.2013
 Issue Date 04.30.2013
 Building Permit 1202
 Sheet Number A1202

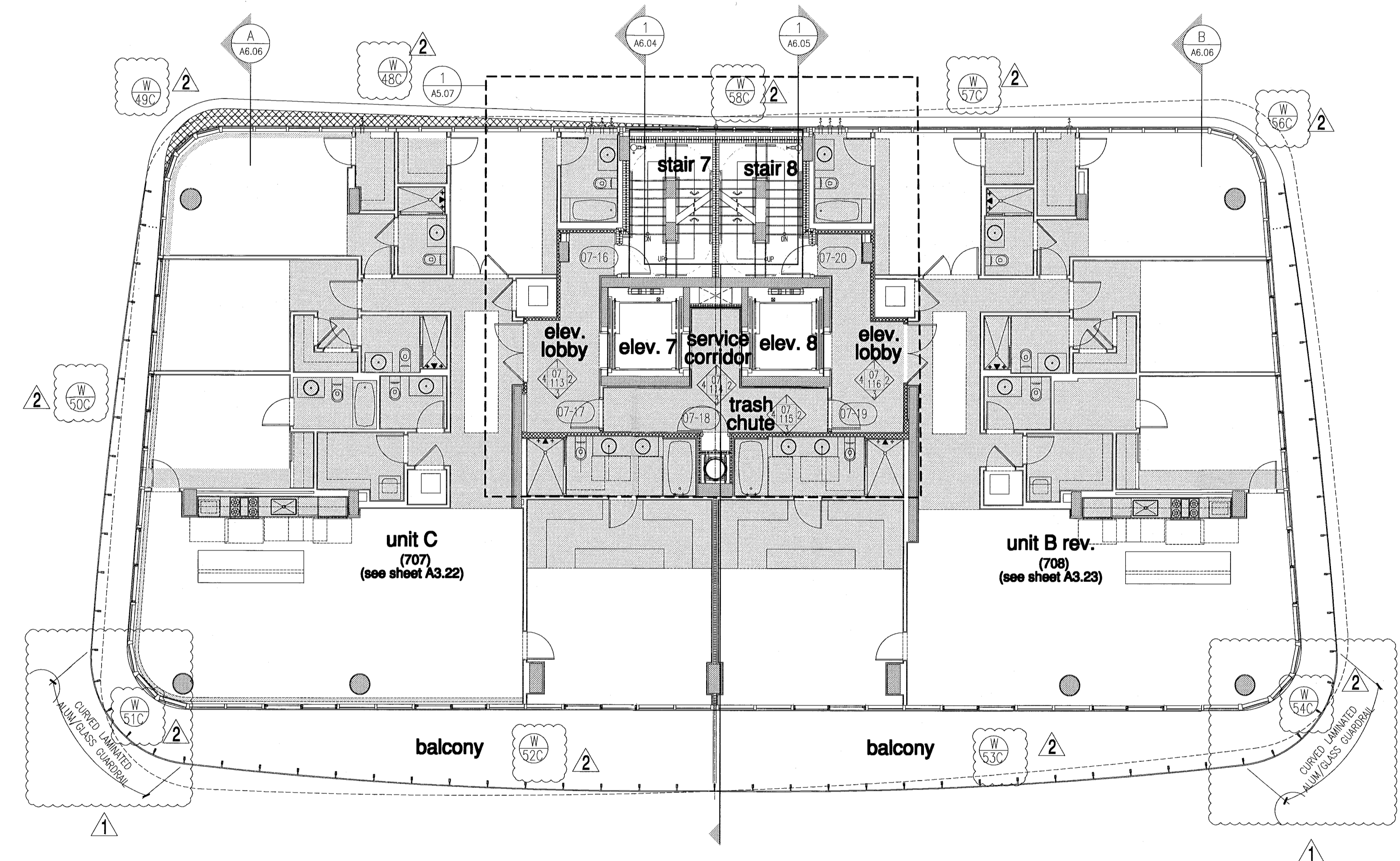
NORTH
 1/8"

south tower - level 07 - dimension plan
 level 07 elev. = +66'-0" (elev. 0'-0" = +6.88' N.G.V.D.)

DWG
 P.D.
 SCALE
 REV. KEROX.CTB
 P.V.
 PENS



ROOFING/WATERPROOFING SYSTEM ON INSULATED CONCRETE EYEBROWS:
 LIQUID APPLIED ROOFING SYSTEM OVER CONCRETE DECK (SPLAST)
 DECK TYPE 3, SYSTEM TYPE A(3), COLOR OFF-WHITE, APPLIED ON 1
 1/2" RIGID INSULATION WITH 1/4" DENSEDECK TOP LAYER (N.O.A.
 #12-0823.13)
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
 FASTENERS, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL
 FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A
 COMPLETE & WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
 & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
 WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
 CODE 2010 EDITION.
 SLAB SLOPE EXCEEDS THE MINIMUM 1/4" PER FOOT SLOPE.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
 SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
 STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.



FOR CONSTRUCTION

12/20/2013
 I, *[Signature]*
 Architect

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



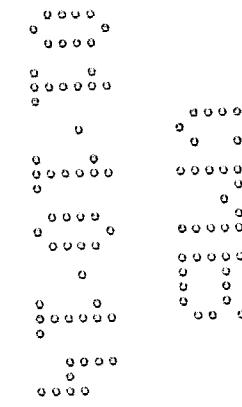
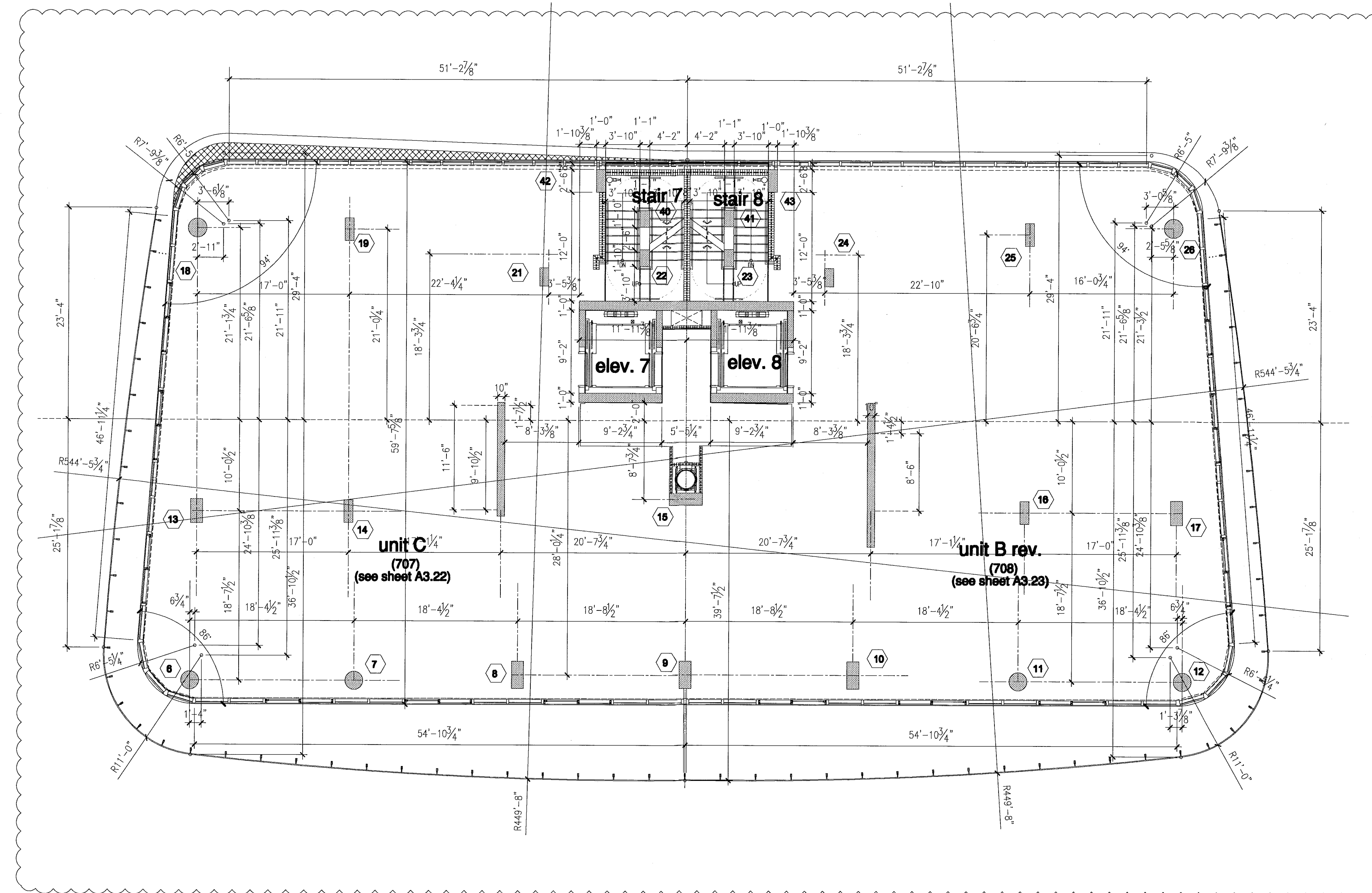
north tower - floor plan - level 7

level 07 elev. = +66'-0" (elev. 0'-0" = +6.88' N.G.V.D.)

NORTH
 1/8"

Revision	Date	Description
2	12/20/2013	
1	07/30/2013	

BID SET 07.01.2013
 ISSUE DATE 04.30.2013
 BUILDING PERMIT A1202

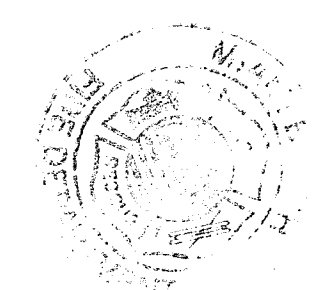


FOR CONSTRUCTION

12/20/2013

In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute. For the jurisdiction in which the structure contained in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



NORTH
 1/8"

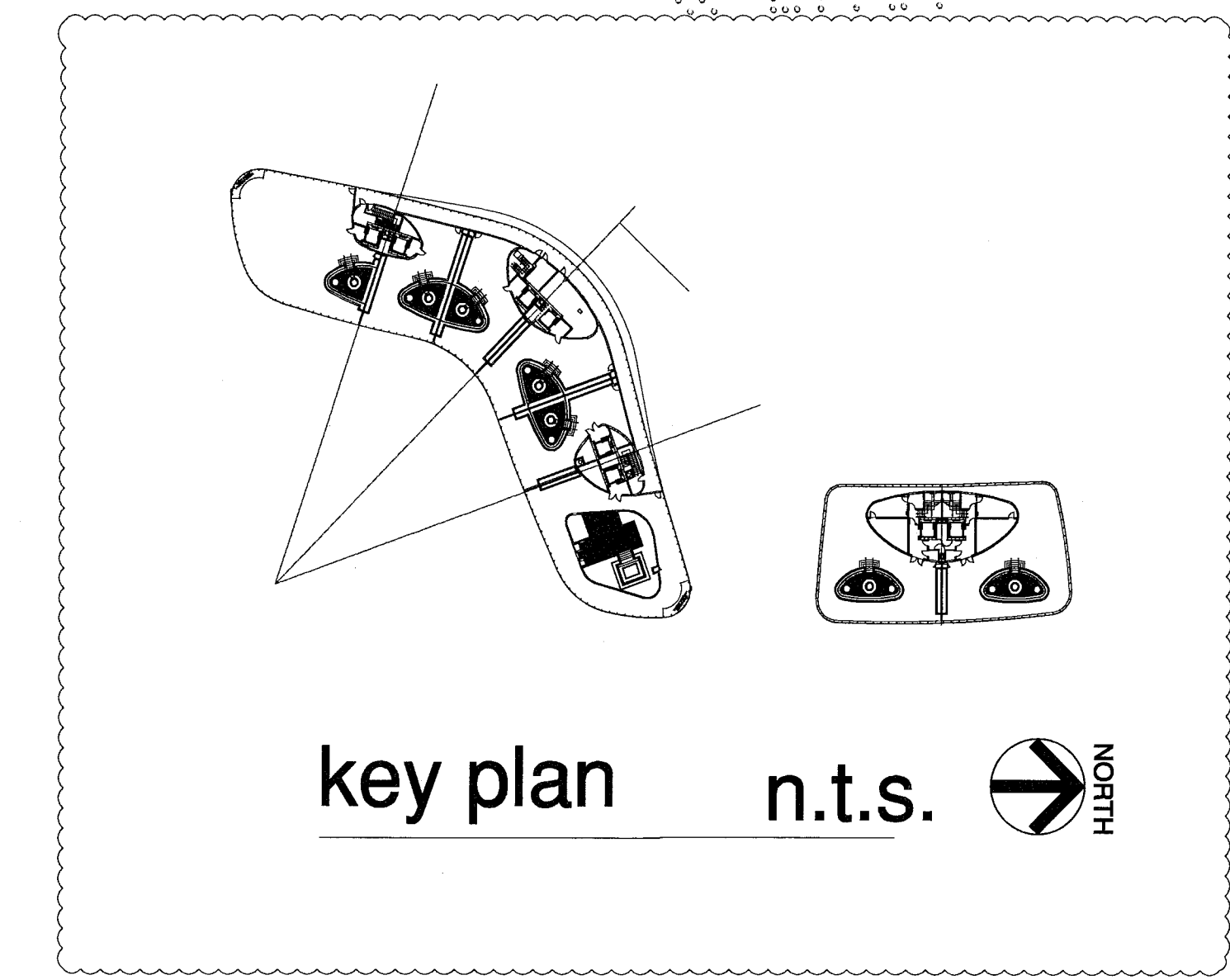
north tower - level 07 - dimension plan

level 07 elev. = 66'-0" (elev. 0'-0" = +6.88' N.G.V.D.)

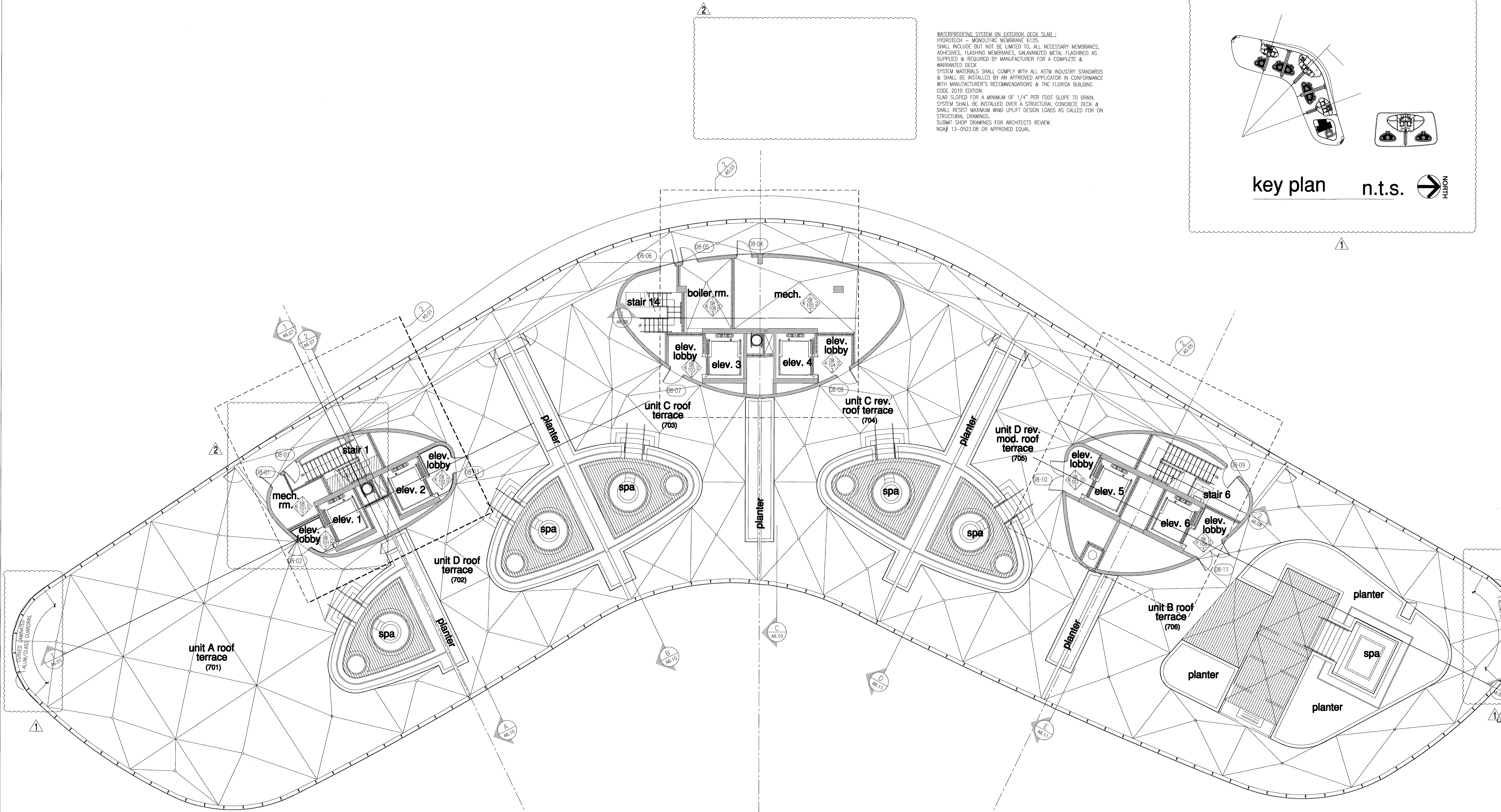
Revision	Date
2	12/20/2013

As Built Date _____
 Bid Date 07.01.2013
 Issue Date 04.30.2013
 Building Permit A1202
 Sheet Number

REV. PRODUCTS
 PENS
 SCALE



WATERPROOFING SYSTEM ON EXTERIOR DECK SLAB:
 HYDROTECH - MONOLITHIC MEMBRANE 6125.
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
 ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS
 SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE &
 WARRANTED DECK.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
 & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
 WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
 CODE 2010 EDITION.
 SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
 SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
 STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
 NOA# 13-0522.08 OR APPROVED EQUAL.



FOR CONSTRUCTION

12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



Revisions:

Revision 2	12/20/2013
Revision 1	07/30/2013

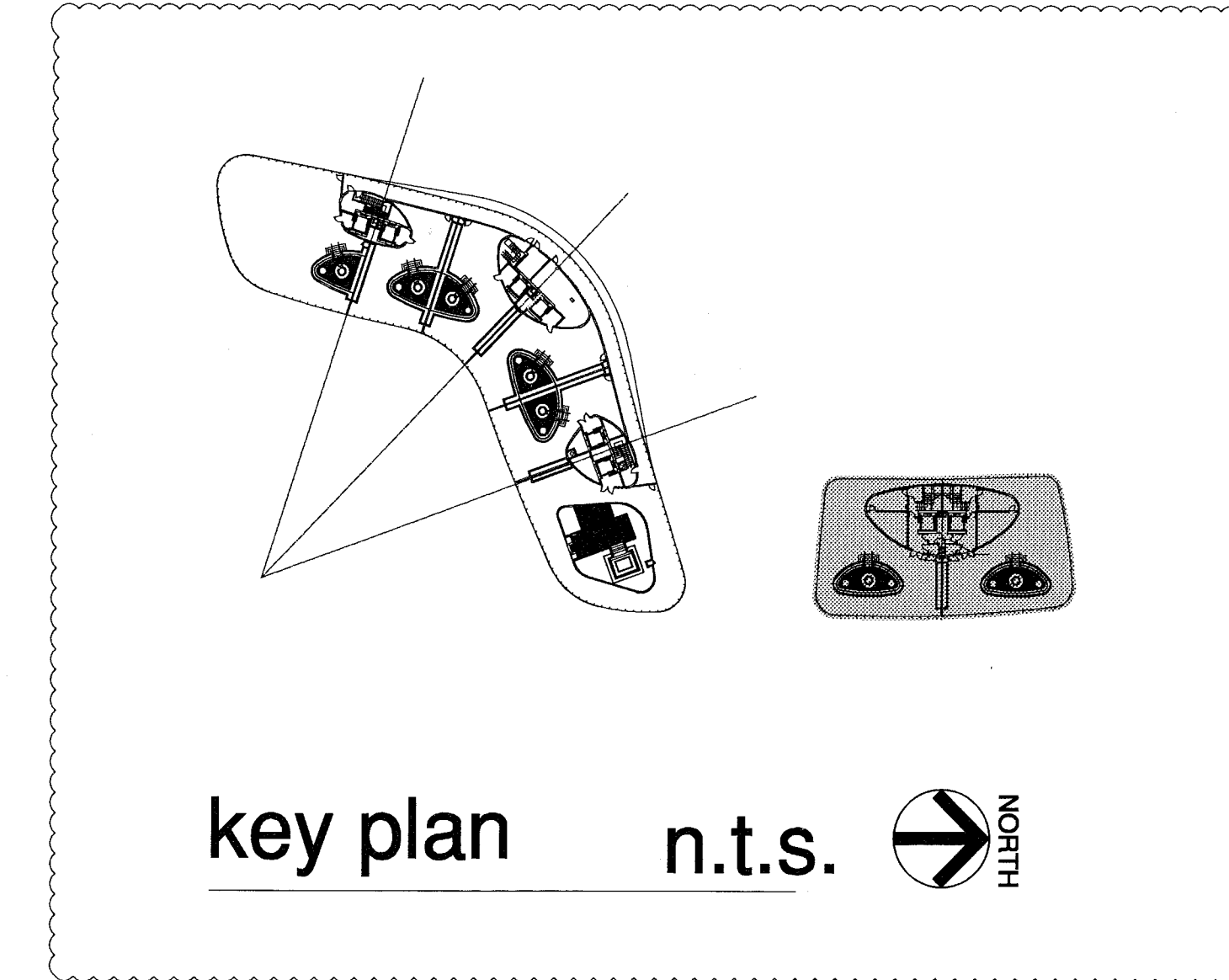
NORTH
 1/8"

BID SET 07.01.2013
 BUILDING PERMIT 04.30.2013
 A1202

south tower - roof plan - level 08

level 08 (main roof) elev. = 78'-0" F.F. (elev. 0'-0" = +6.88' N.G.V.D.)

REV. PERIODS
 DWG. SCALE
 PENS



cooling tower

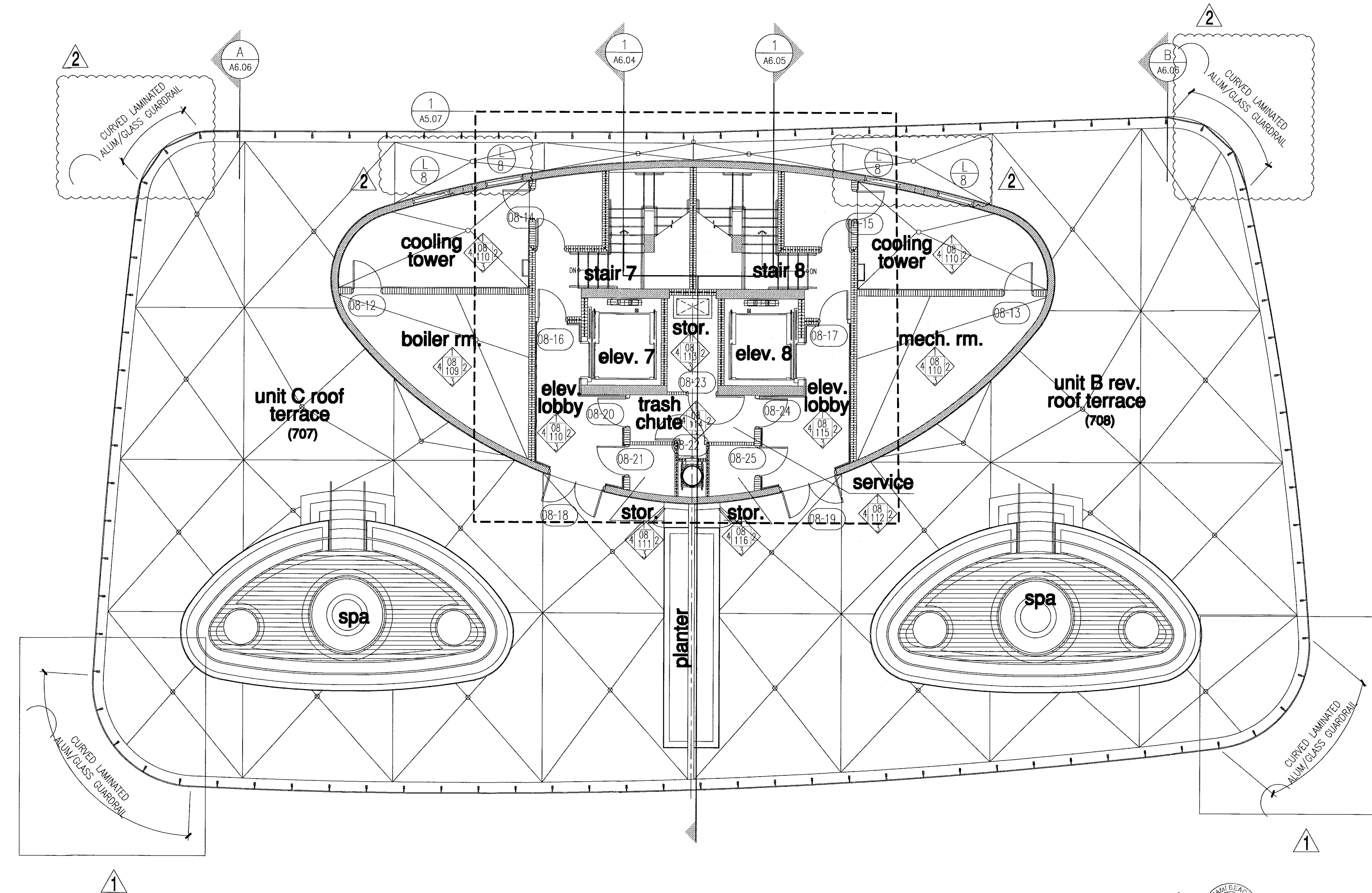
WATERPROOFING SYSTEM ON FLAT ROOFING WITH SLOPED SLAB; MODIFIED BITUMEN ROOFING SYSTEM (SOPREMA) SOPRALINE 250 GR. SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED ROOF. SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION. SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN. SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS. SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW. N/A# 10-0408.04

terraces

WATERPROOFING SYSTEM ON EXTERIOR DECK SLAB; HYDROTECH - MONOLITHIC MEMBRANE 6125. SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED DECK. SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION. SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN. SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS. SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW. N/A# 13-0522.08 OR APPROVED EQUAL.

boiler and mech. rm.

WATERPROOFING SYSTEM ON MECHANICAL AND POOL EQUIPMENT ROOM SLAB; MECHANICAL ROOM: FLUID APPLIED WATERPROOFING SYSTEM (NEOGARD) PEDA-GARD M. SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED SYSTEM. SYSTEM MATERIAL SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE, 2010 EDITION. SEE FLOOR PLAN FOR SLAB SLOPE. SYSTEM SHALL BE APPLIED OVER A CONCRETE STRUCTURAL DECK. SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.



FOR CONSTRUCTION

12/20/2013
I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revisions:
Revision 1 12/20/2013
Revision 2 07/30/2013

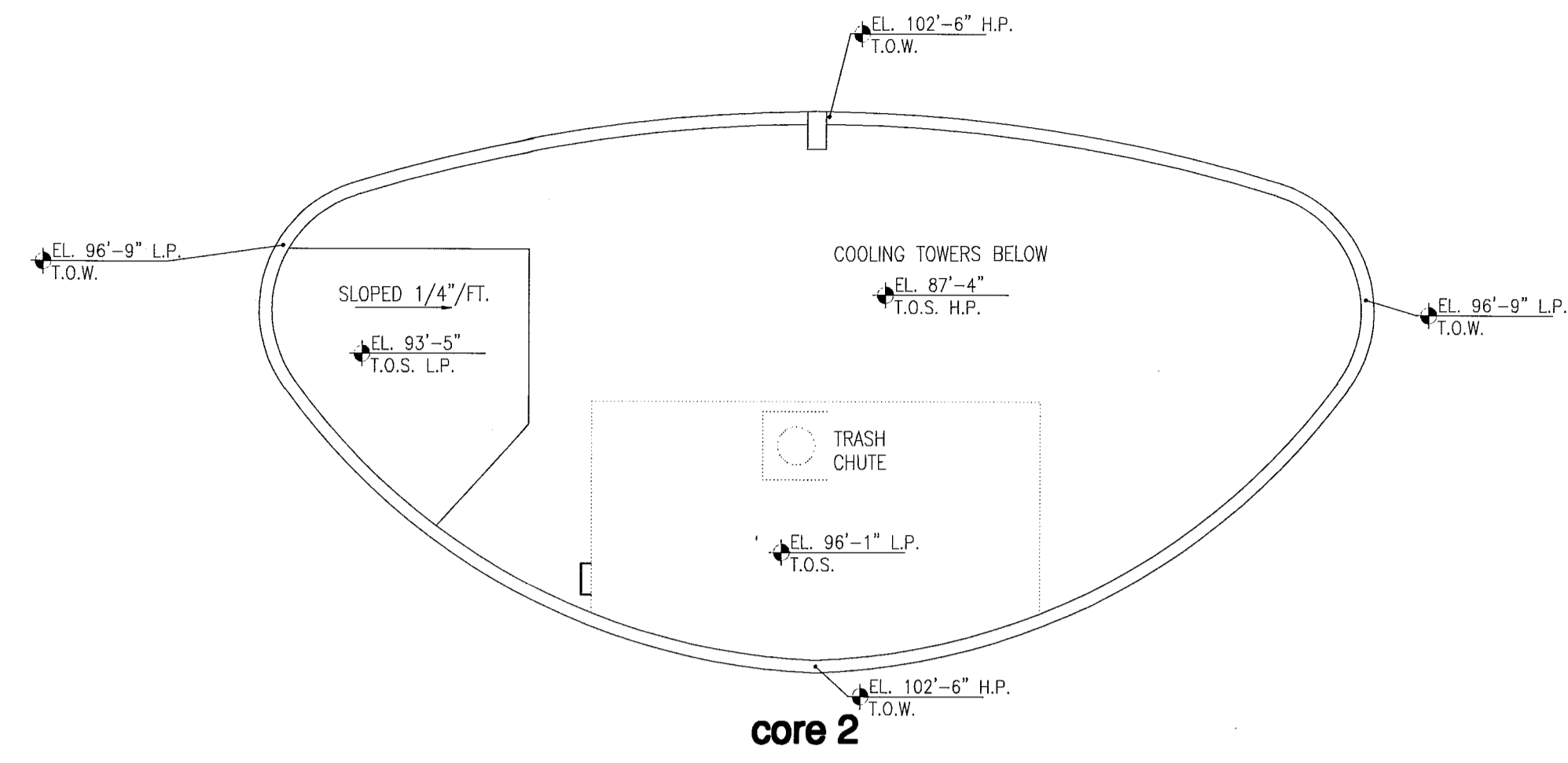
As Built Date
BID SET 07.01.2013
ISSUE DATE
BUILDING PERMIT 04.30.2013
JOB NUMBER
A1202
Sheet Number

NORTH
1/8"

north tower - roof plan - level 8

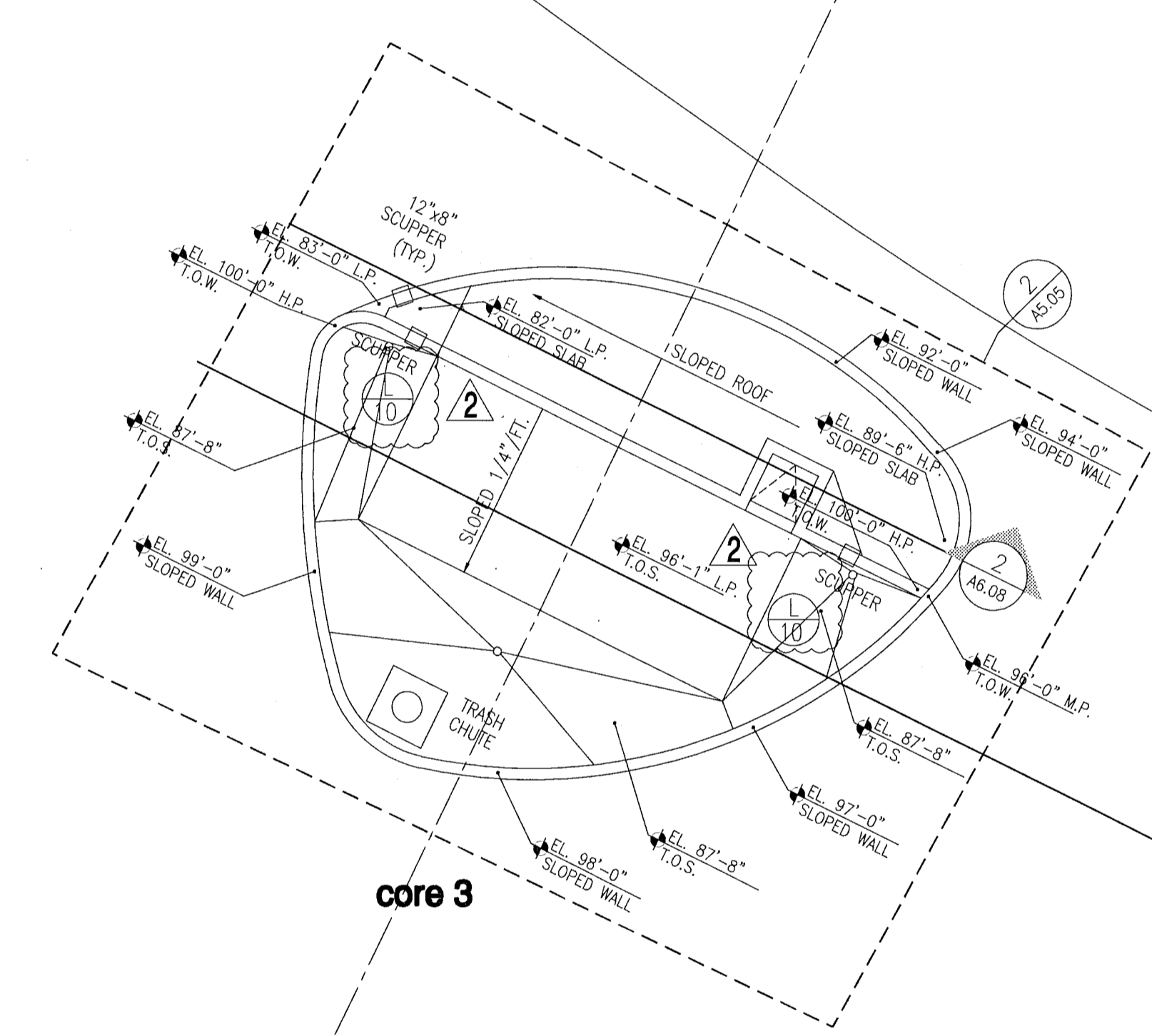
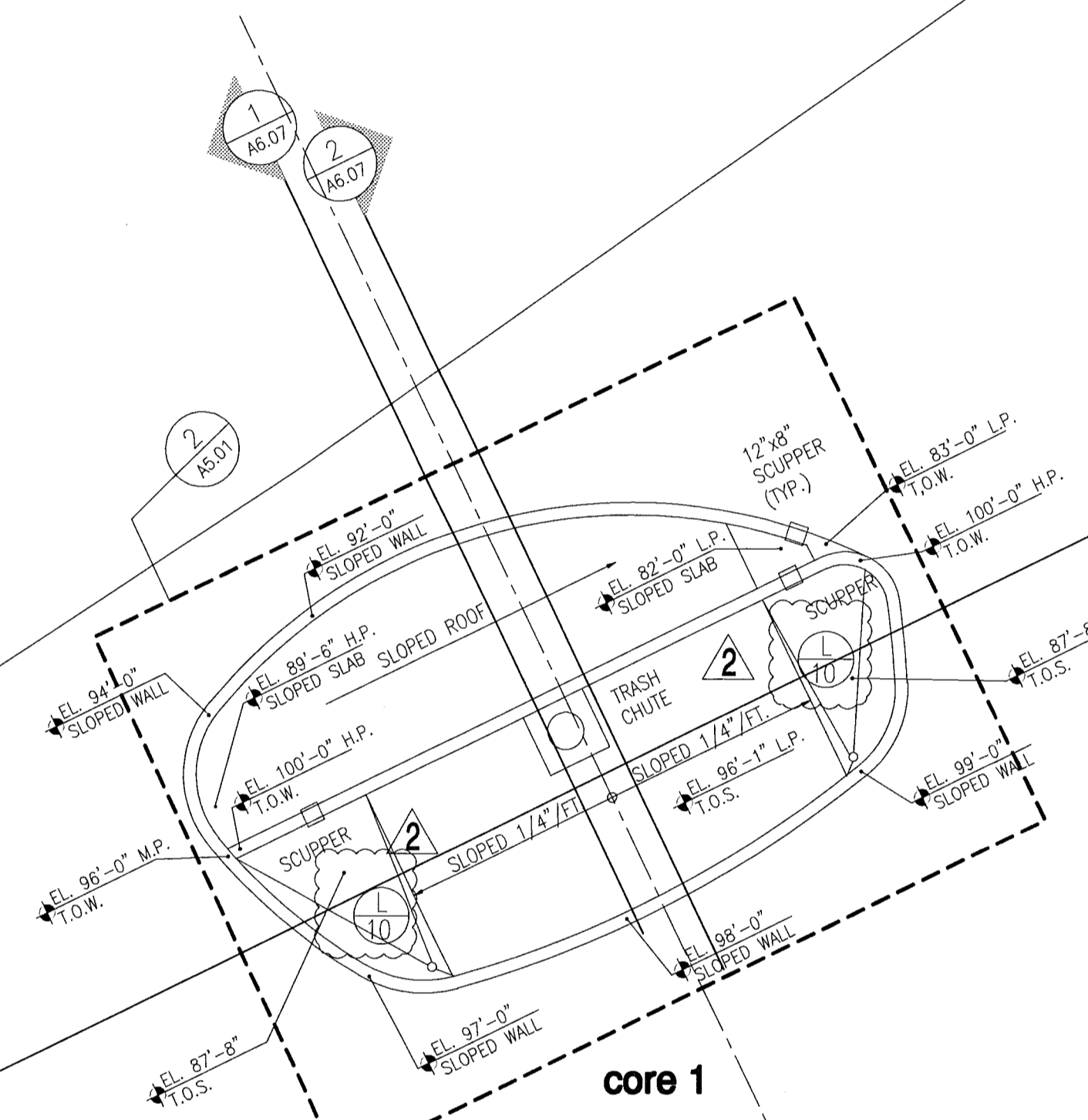
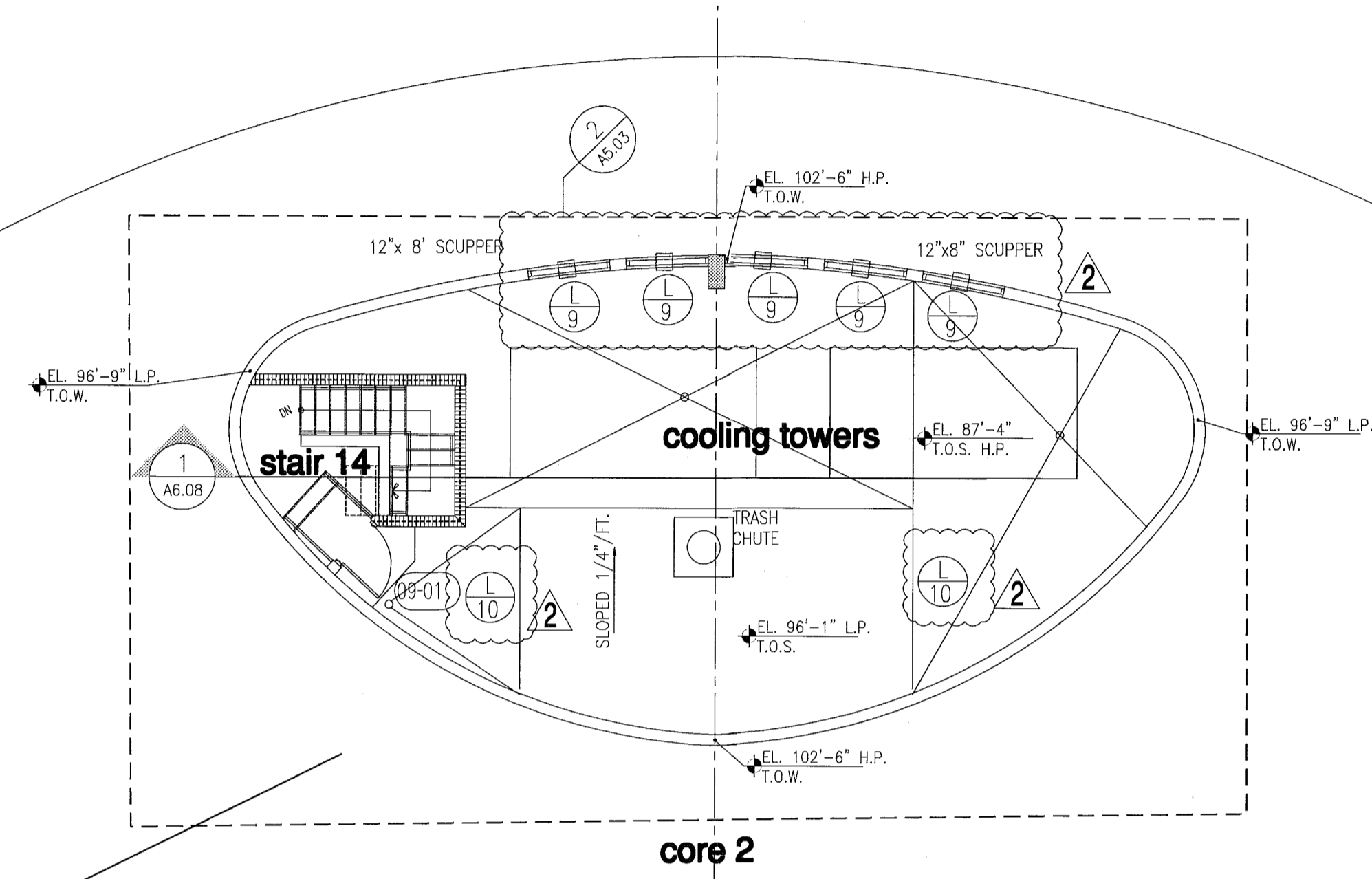
level 08 (main roof) elev. = +78'-0" F.F. (elev. 0'-0" = +6.88' N.G.V.D.)

PLOT
DWG
SCALE
REV. KEROX.CTB
PENS



WATERPROOFING SYSTEM ON FLAT ROOFING WITH SLOPED SLAB:
 MODIFIED BITUMEN ROOFING SYSTEM (SOPREMA) SOPRALENE 250 GR.
 SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES,
 ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS
 SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE &
 WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS
 & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE
 WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING
 CODE 2010 EDITION.
 SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK &
 SHALL RESIST MAXIMUM WIND UPLIFT DESIGN LOADS AS CALLED FOR ON
 STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
 NO. 4 10-0408.04

south tower - stair 14 roof plan 1/8"



south tower - high roof plan - level 9

FOR CONSTRUCTION

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



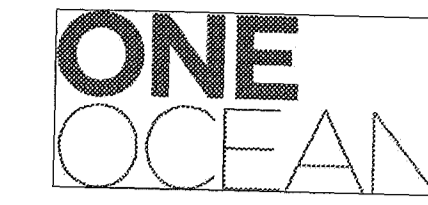
12/20/2013
 In the professional judgment
 and to the best of my
 knowledge and belief, these
 plans and specifications
 comply with the applicable
 building codes and fire safety
 codes, as mandated by
 statute, for the jurisdiction to
 which the structure contained
 in these documents shall be
 constructed.

Revision	Date
2	12/20/2013
Addendums	
Construction Issue Date	
As Built Date	
BID SET	
Issue Date	
BUILDING PERMIT	
Issue Date	
Sheet Number	

NORTH
 1/8"

REV. KEROX, CTB
 P.N.
 PENS

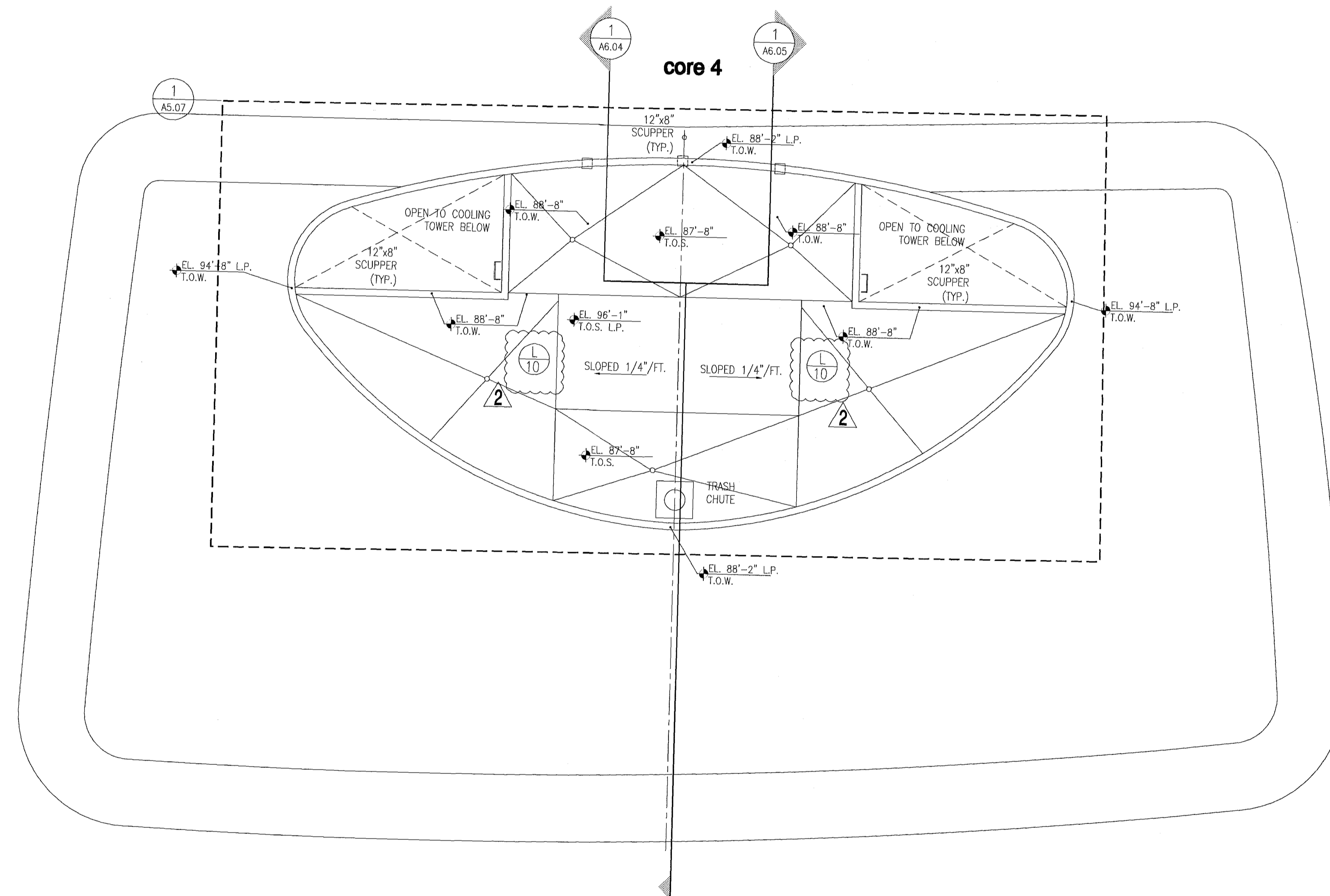
TRG Block One, Ltd.
 315 S. Biscayne Blvd.
 Miami, Florida 33131
 305-460-9900



JEMINSF.
 1 Collins Avenue
 city of miami beach, dade county, fl
 & ENG.

high roof plan - level 09
 north tower

WATERPROOFING SYSTEM ON FLAT ROOFING WITH SLOPED SLAB:
 MODIFIED BITUMEN ROOFING SYSTEM (SOPREMA) SOPRELENE 250 GB SHALL INCLUDE BUT NOT BE LIMITED TO, ALL NECESSARY MEMBRANES, ADHESIVES, FLASHING MEMBRANES, GALVANIZED METAL FLASHINGS AS SUPPLIED & REQUIRED BY MANUFACTURER FOR A COMPLETE & WARRANTED ROOF.
 SYSTEM MATERIALS SHALL COMPLY WITH ALL ASTM INDUSTRY STANDARDS & SHALL BE INSTALLED BY AN APPROVED APPLICATOR IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS & THE FLORIDA BUILDING CODE 2010 EDITION.
 SLAB SLOPED FOR A MINIMUM OF 1/4" PER FOOT SLOPE TO DRAIN.
 SYSTEM SHALL BE INSTALLED OVER A STRUCTURAL CONCRETE DECK & SHALL RESIST MAXIMUM WIND UPLEFT DESIGN LOADS AS CALLED FOR ON STRUCTURAL DRAWINGS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
 NO# 10-0408.04



FOR CONSTRUCTION

[Signature]
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and presently codes, as mandated by statute, for the jurisdiction in which the structure described in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



Revision	2	12/20/2013
Addendum		
Construction Issue Date		
As Built Date		
BID SET		07.01.2013
Issue Date		04.30.2013
BUILDING PERMIT		A1202
Sheet Number		A2.21

NORTH
 1/8"

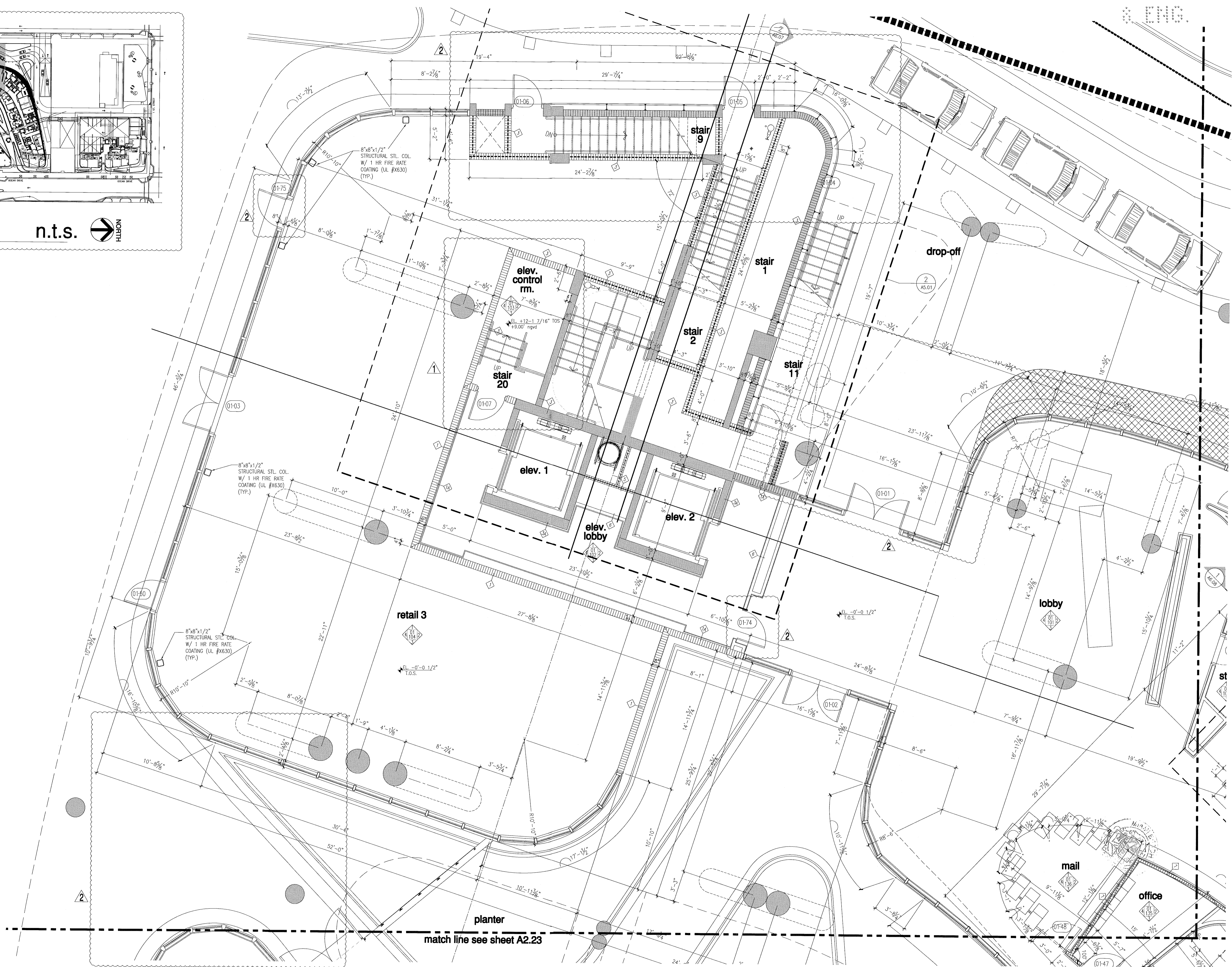
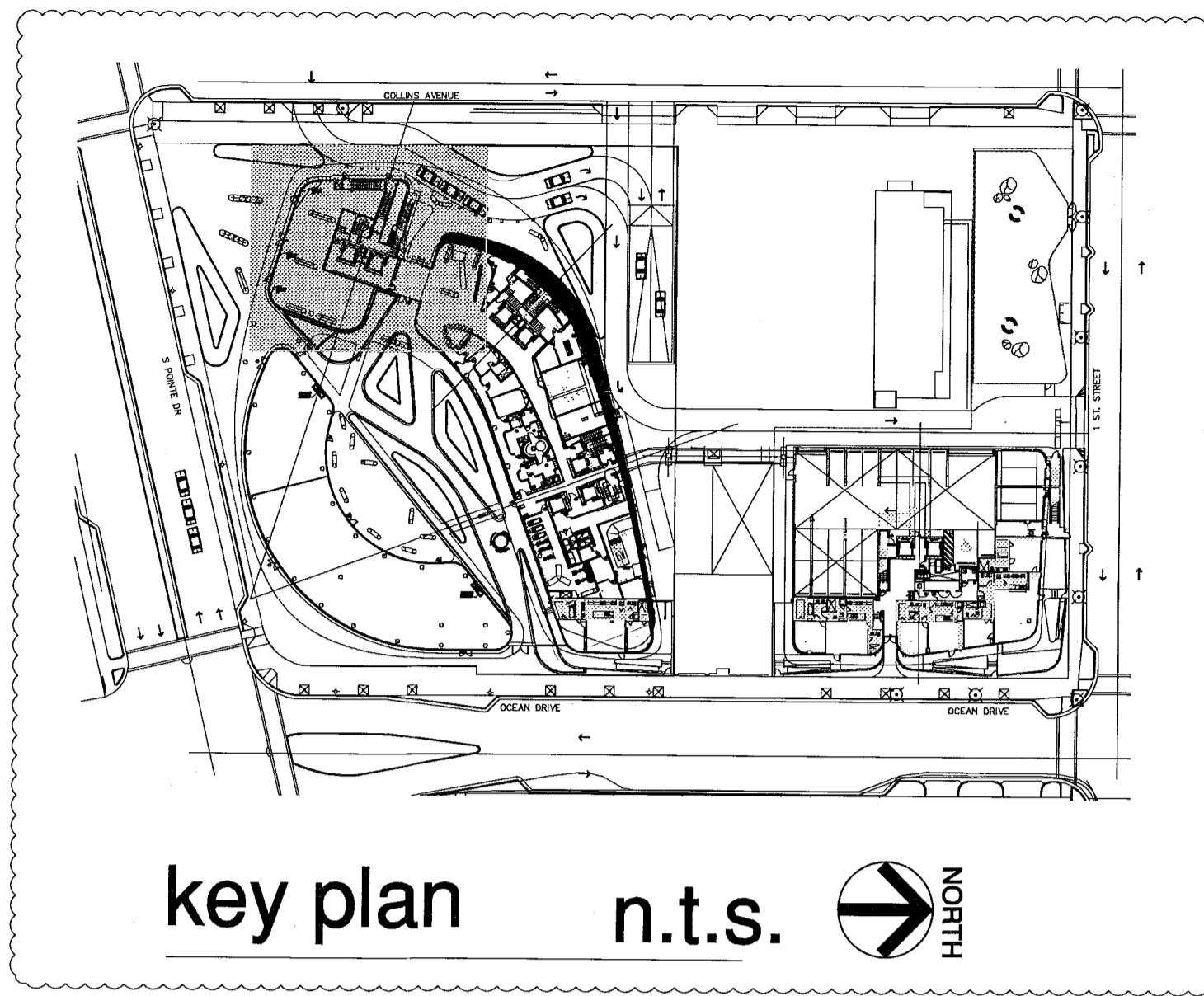
The Sieger Suarez Architectural Partnership
 14121 Southwest 119 Avenue, Miami, Florida, 33186, 305/274-2702.

Firm # AA128
 Charles M. Siegel, F.A.S.A.
 Lic. # AR5762
 Josef J. Suarez, A.I.A.
 Lic. # AR1025

A2.21

north tower - high roof plan - level 9
 level 1 (lobby) elev. = 0'-0" F.F. (slab -0'-2") F.F. = (+6'-6" N.G.V.D.) / garage level 1 elev. = -1'-3" (+5'-3" N.G.V.D.)

DATE: 04/30/2013
 PLOT: 11
 PLY: 1
 PEN: 1
 SCALE: 1/8"



partial floor plan - level 1 (lobby)

level 1 (lobby) elev. = -0'-0" 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

partial floor plan - level 01 (lobby)

FOR CONSTRUCTION

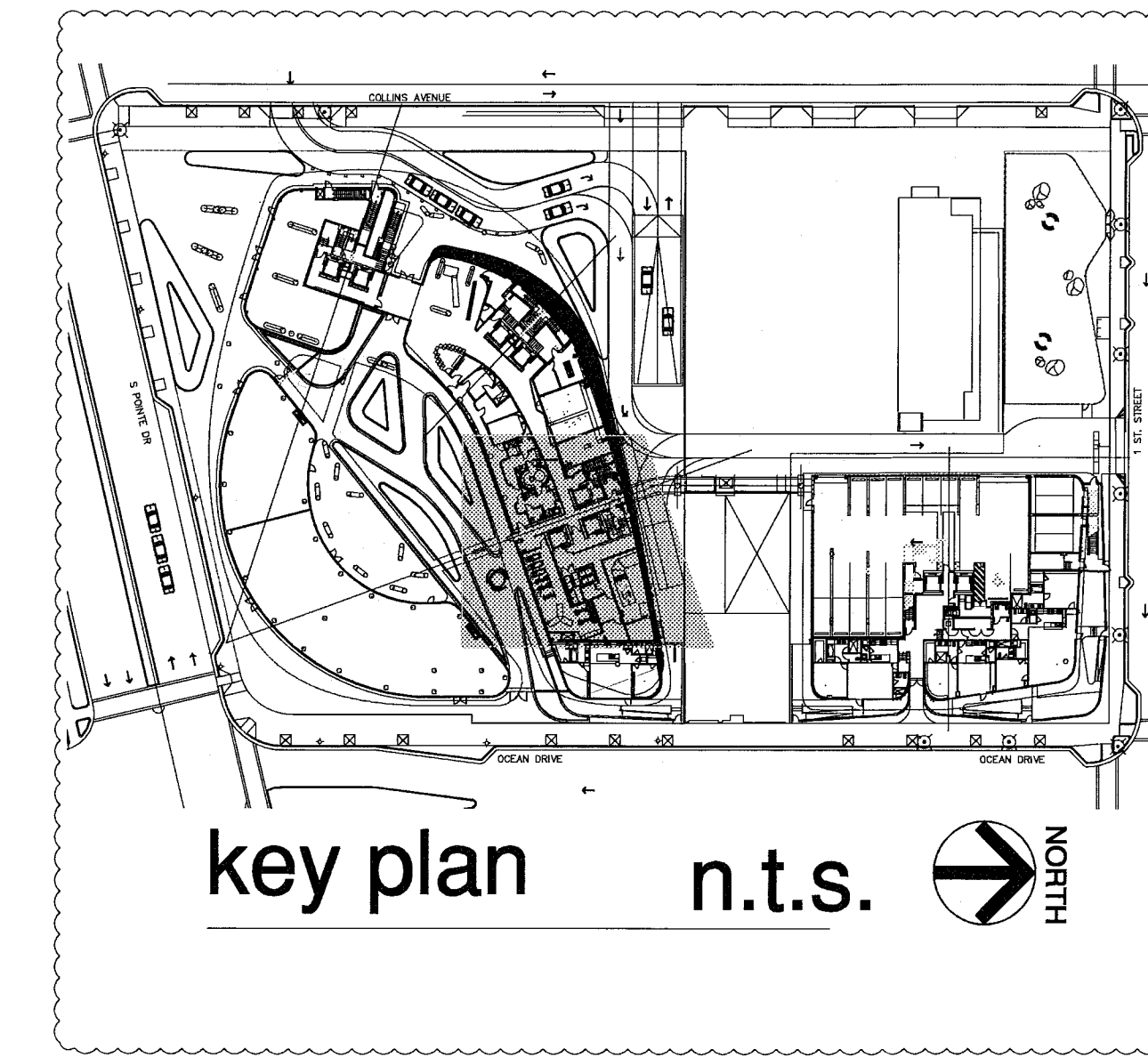
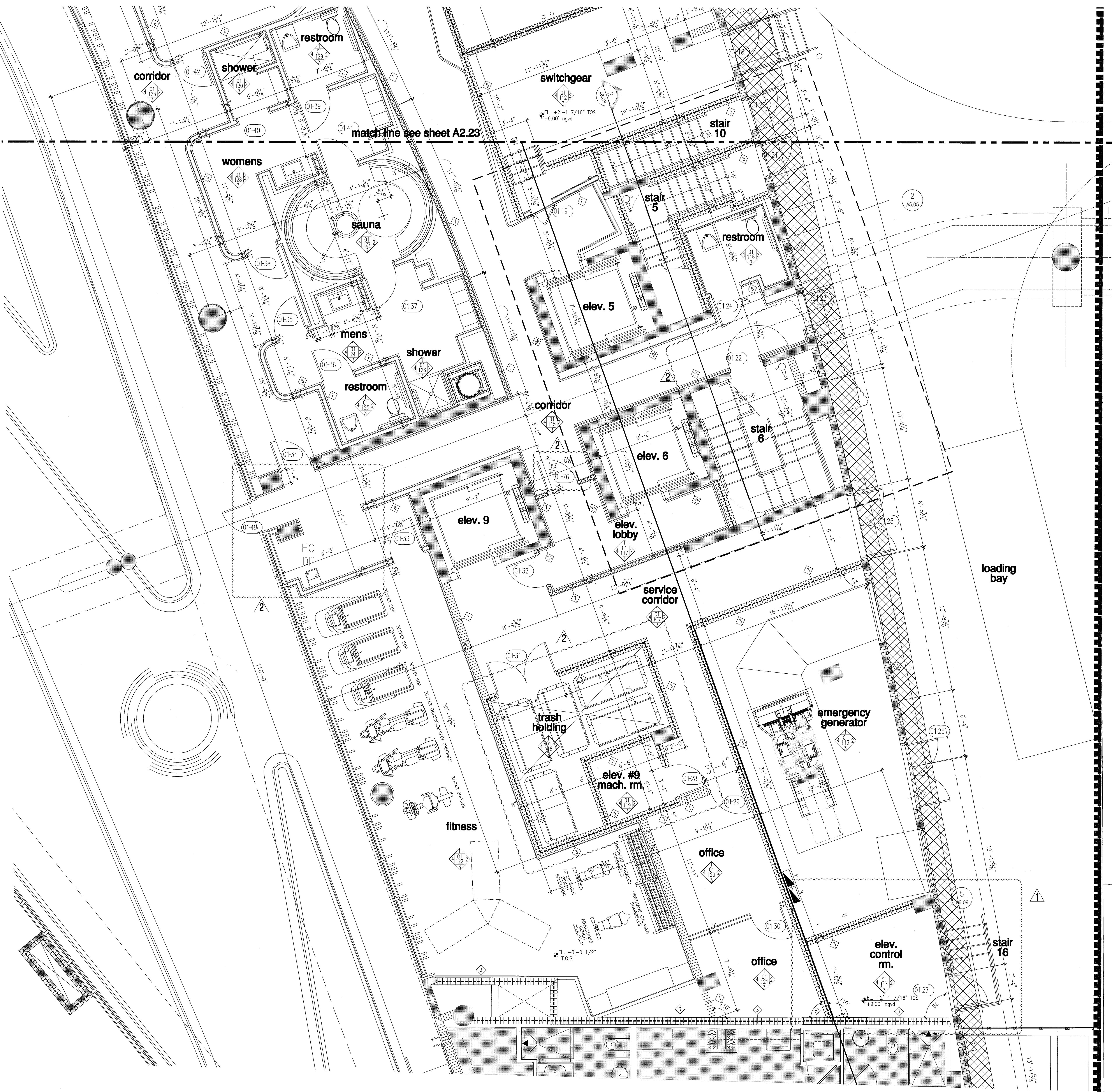
12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as amended by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

Revision	Date
2	12/20/2013
1	07/30/2013

As Built Date: _____
 Issue Date: _____
 Building Permit: 04.30.2013
 Job Number: A1202
 Sheet Number: _____

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

NORTH
 1/4"



partial floor plan - level 01 (lobby)

FOR CONSTRUCTION

partial floor plan - level 1 (lobby)
 level 1 (lobby) elev. = -0'-0" 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

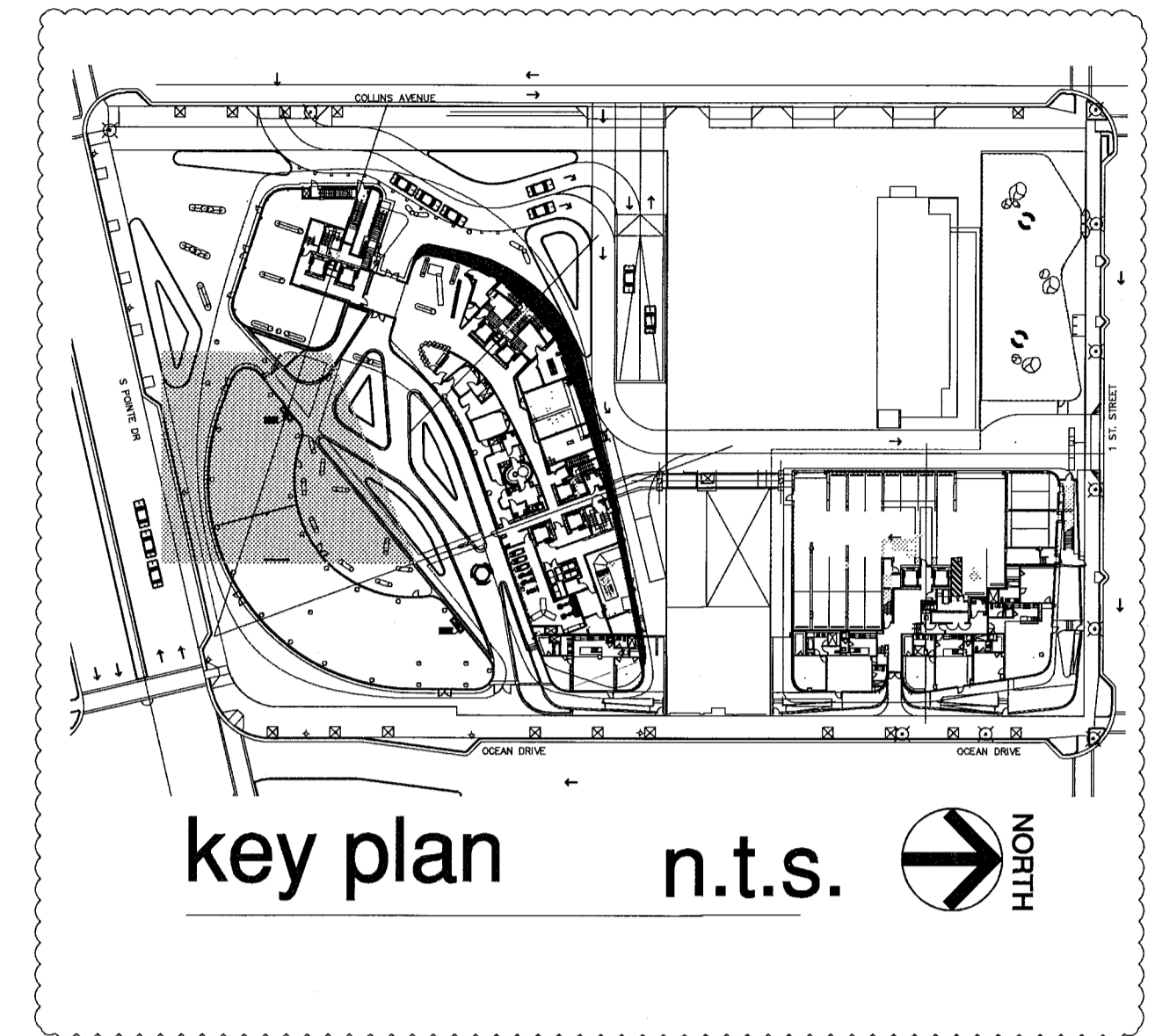
City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED

NORTH
 1/4"

12/20/2013
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the participation in which the structure contained in these documents shall be constructed.

Revision	Date	Description
Revision 2	12/20/2013	
Revision 1	07/30/2013	

BID SET 07.01.2013
 ISSUE DATE 04.30.2013
 BUILDING PERMIT A1202
 SHEET NUMBER



partial floor plan - level 01 (lobby)



FOR CONSTRUCTION

12/20/2013
 Seal
 In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandated by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



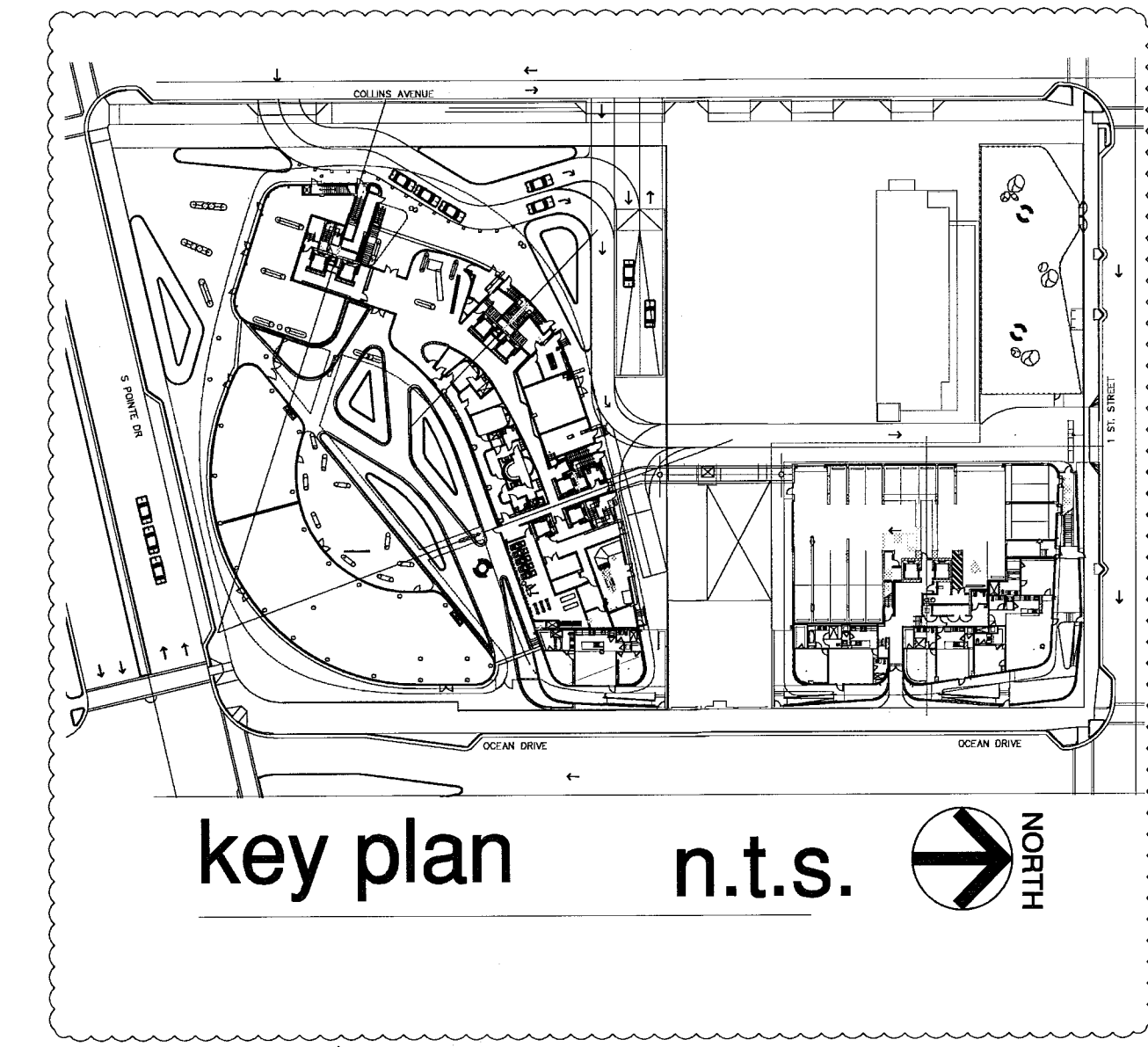
Revision	2	12/20/2013
Revision	1	07/30/2013

BID SET 07.01.2013
 ISSUE DATE 04.30.2013
 BUILDING PERMIT
 SHEET NUMBER A1202
 SHEET NUMBER

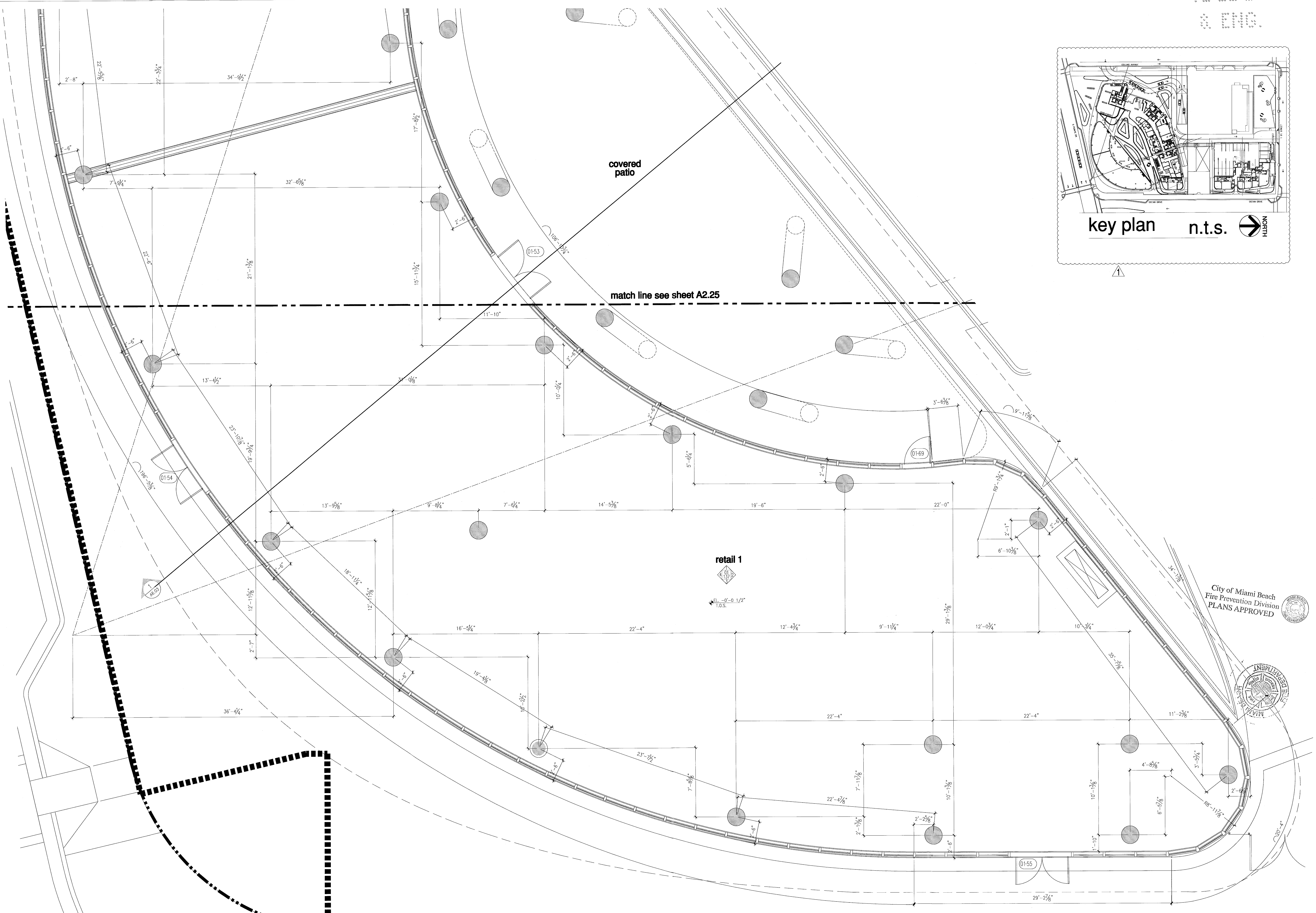
NORTH
 1/4"

partial floor plan - level 1 (lobby)
 level 1 (lobby) elev. = -0'-0 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

REV. KEROX.CTB
 PENS
 SCALE



partial floor plan - level 01 (lobby)



partial floor plan - level 1 (lobby)

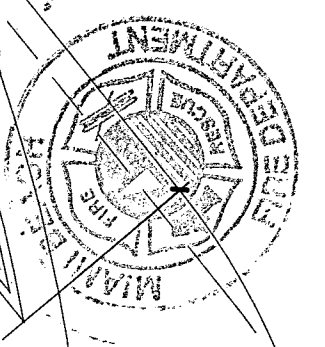
level 1 (lobby) elev. = -0'-0" 1/2" (elev. 0'-0" = +6.88' N.G.V.D.)

NORTH
 1/4"

Revision	07/30/2013
As built Date	
Bid Set	07.01.2013
Issue Date	04.30.2013
Building Permit	A1202
Sheet Number	

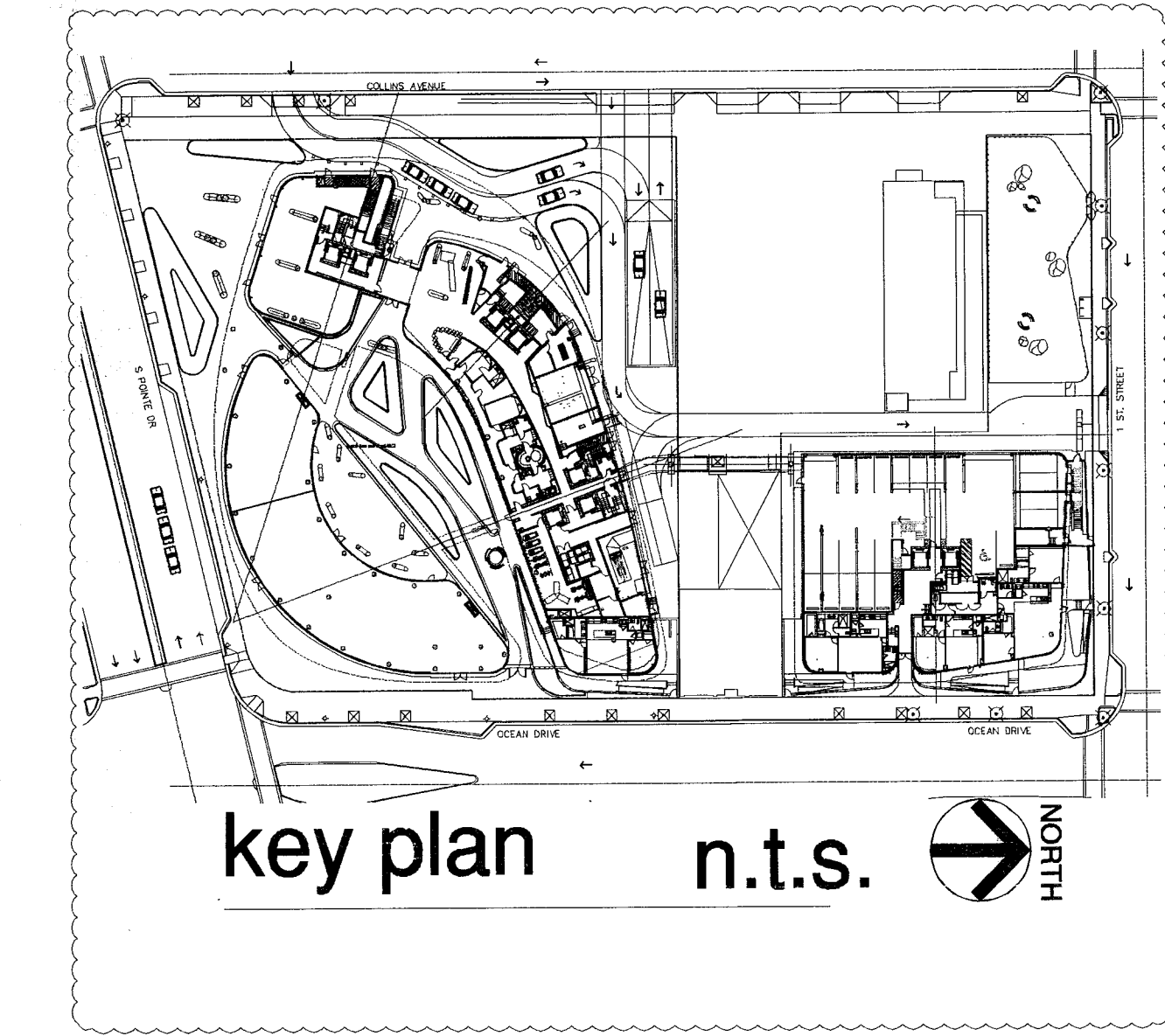
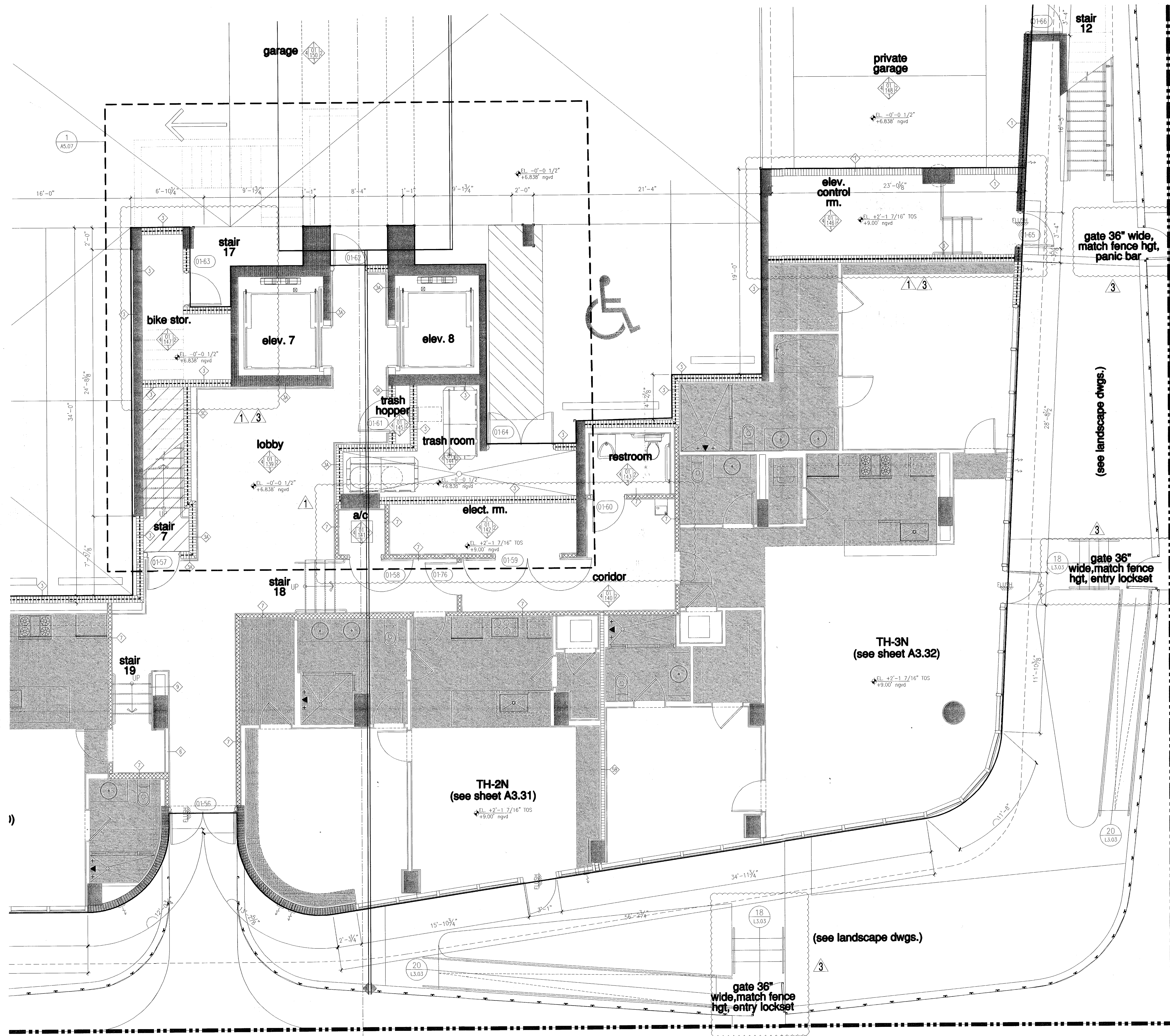
REV. KEROV.CTB
 PENSE
 SCALE

FOR CONSTRUCTION
 AUG 01 2013



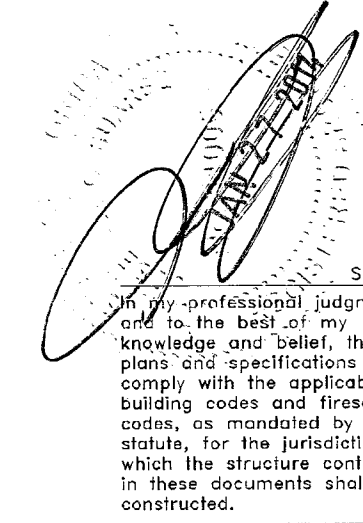
Seal
 In my professional judgment
 and to the best of my
 knowledge and belief, these
 plans and specifications
 comply with the applicable
 building codes and fire safety
 codes, as modified by
 statute, for the jurisdiction in
 which the structure contained
 in these documents shall be
 constructed.

partial floor plan - level 01 (lobby)



FOR CONSTRUCTION

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



partial floor plan - level 1 (lobby)

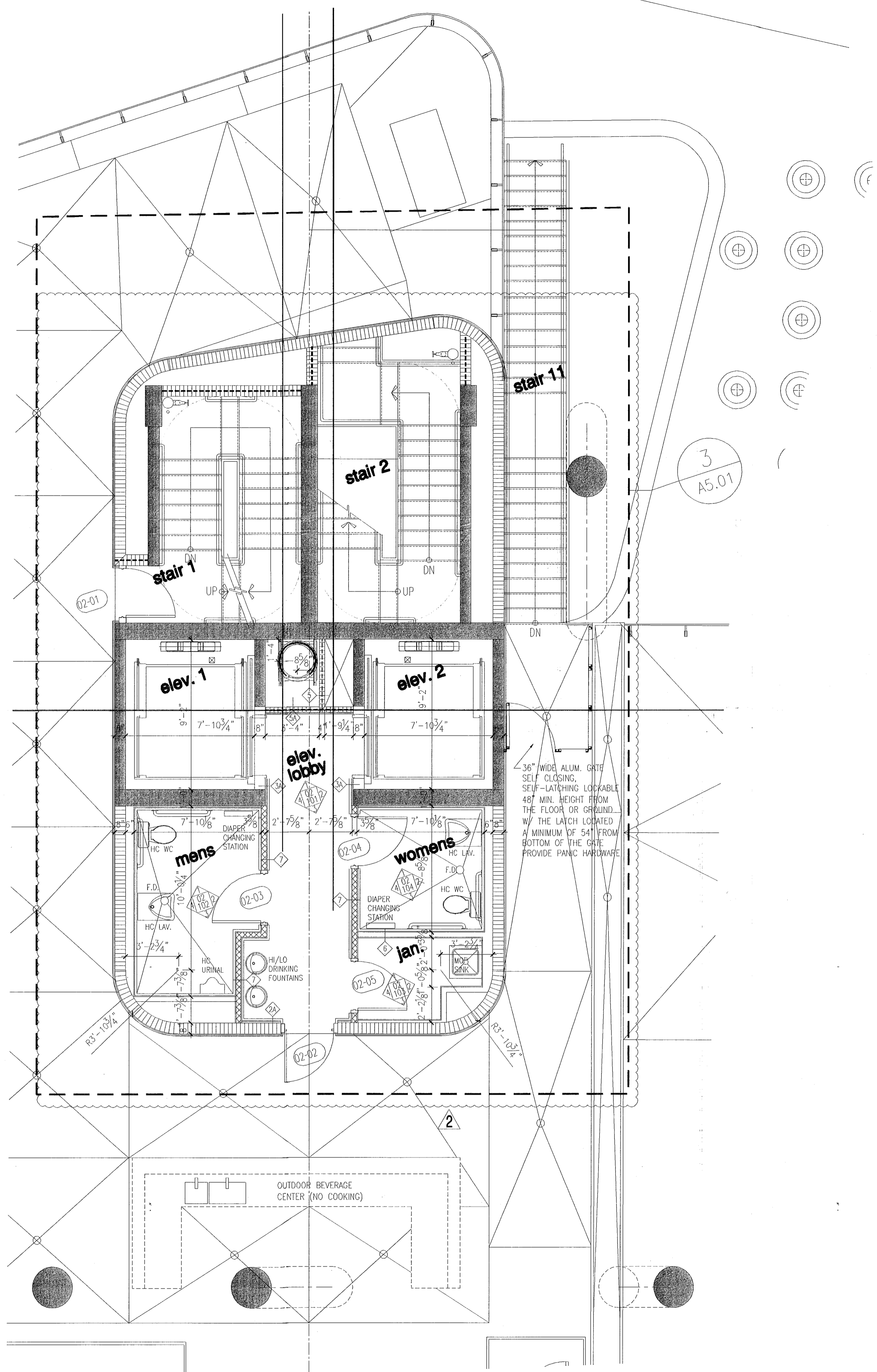
level 1 (lobby) F.F. elev. = -0'-0 1/2" = +6.84' N.G.V.D. (elev. 0'-0" = +6.88' N.G.V.D.) (T.O.S. -2 1/2" = +6.67' N.G.V.D.)

NORTH
 1/4"

Revision	3	01/27/2014
Revision	1	07/30/2013

AS BUILT DATE
 BID SET 07.01.2013
 ISSUE DATE 04.30.2013
 BUILDING PERMIT A1202
 SHEET NUMBER

DATE: 07/30/2013
 DWG: 11
 SCALE: AS SHOWN
 PLOT: 11
 REV: 11
 PEN: 11

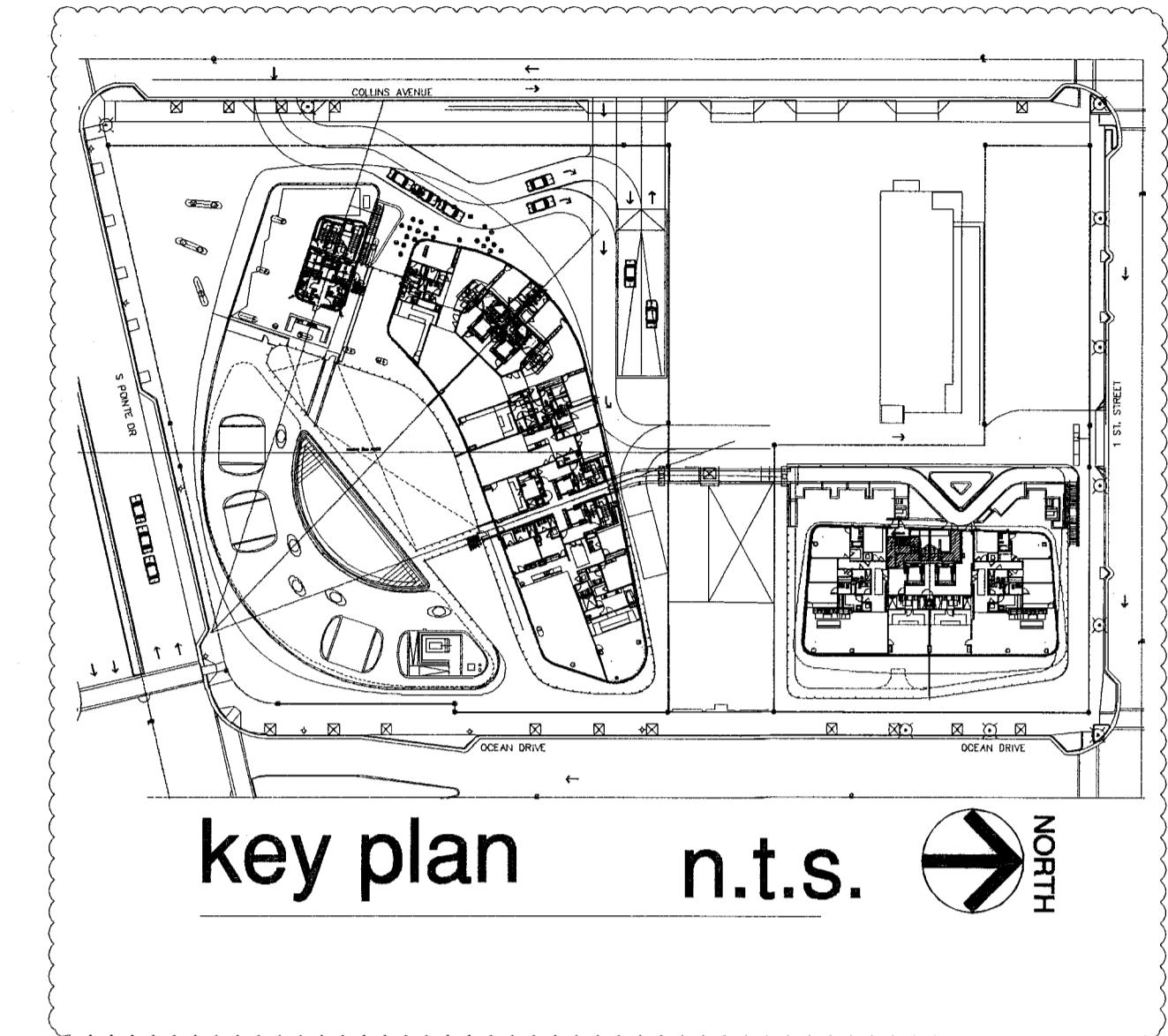
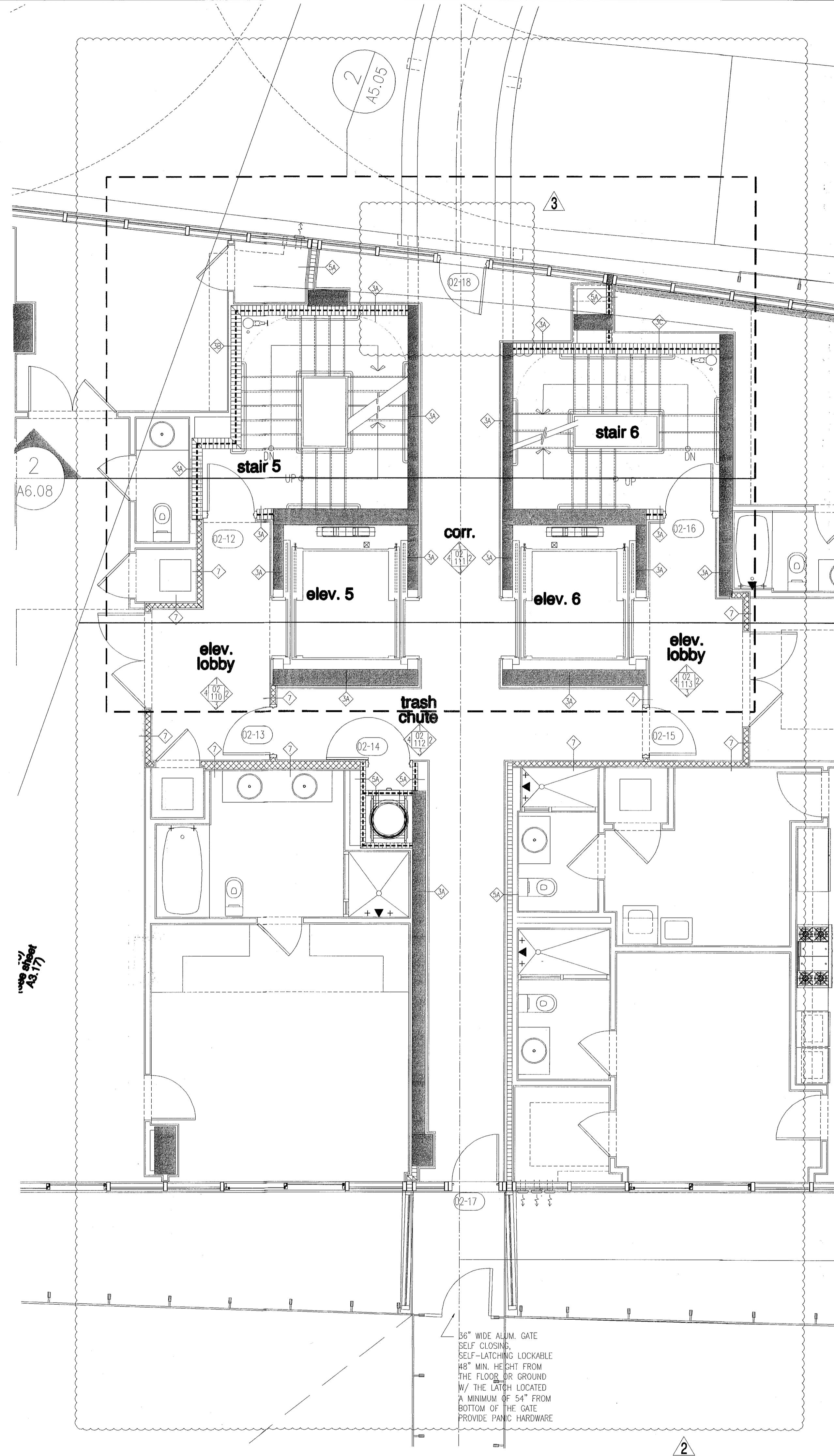


pool restrooms

	pool size	men's			women's	
		u	wc	lav	wc	lav
required (table 403.6)	0 - 2500 s.f.	1	1	1	1	1
provided	1821 s.f.	1	1	1	1	1

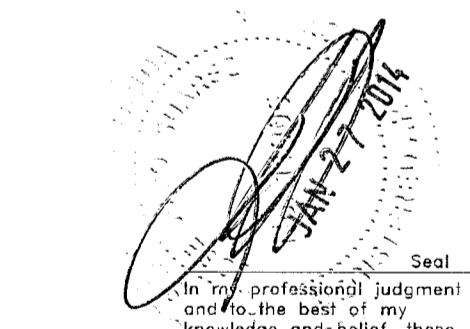
partial floor plan - level 2 (pool deck)

level 02 (pool deck) elev. = +16'-2 1/2" = (elev. 0'-0" = +6.88' N.G.V.D.)



FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision 3 01/27/2014

Revision 2 12/20/2013

Revision 1 07/30/2013

NORTH
1/4"

BID SET 07.01.2013

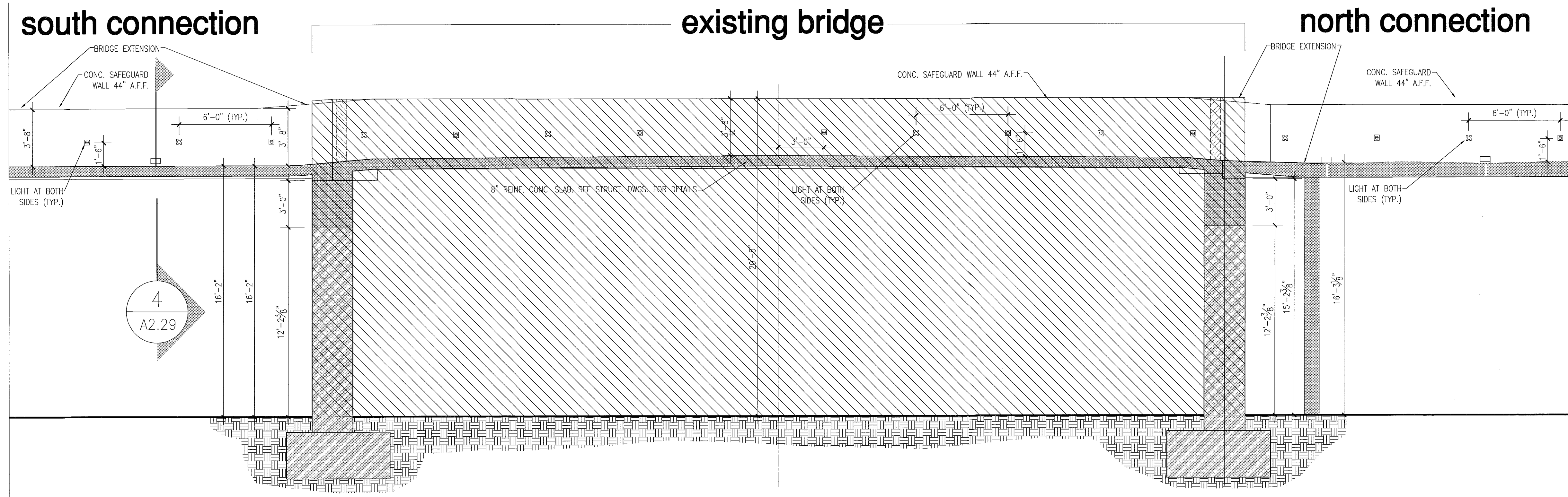
ISSUE SET 04.30.2013

BUILDING PERMIT 04.30.2013

Job Number: A1202

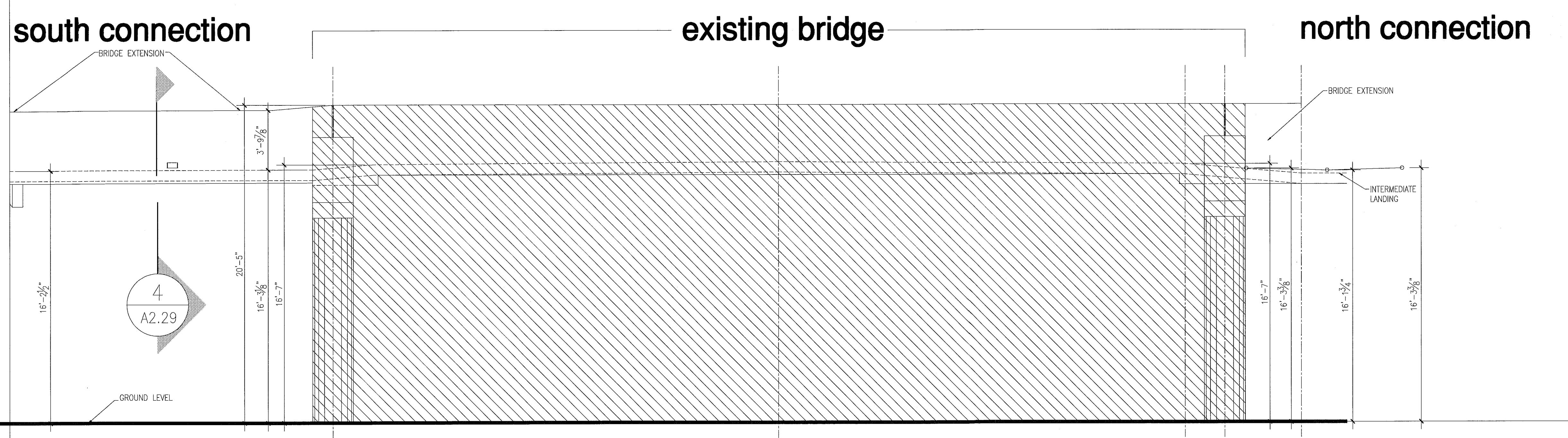
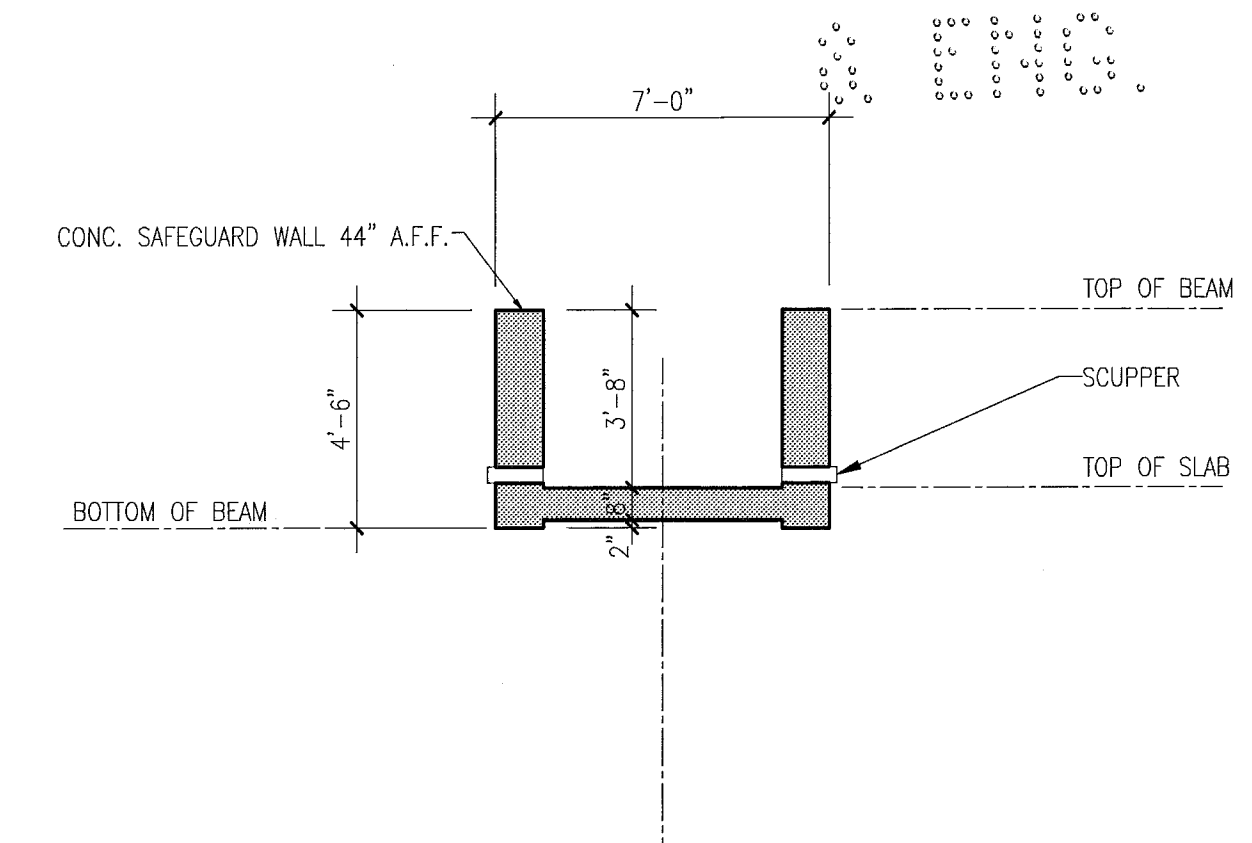
Sheet Number:

PLOT NO. 111
 DWG NO. 111
 SCALE
 REV. 07/30/2013
 PENS

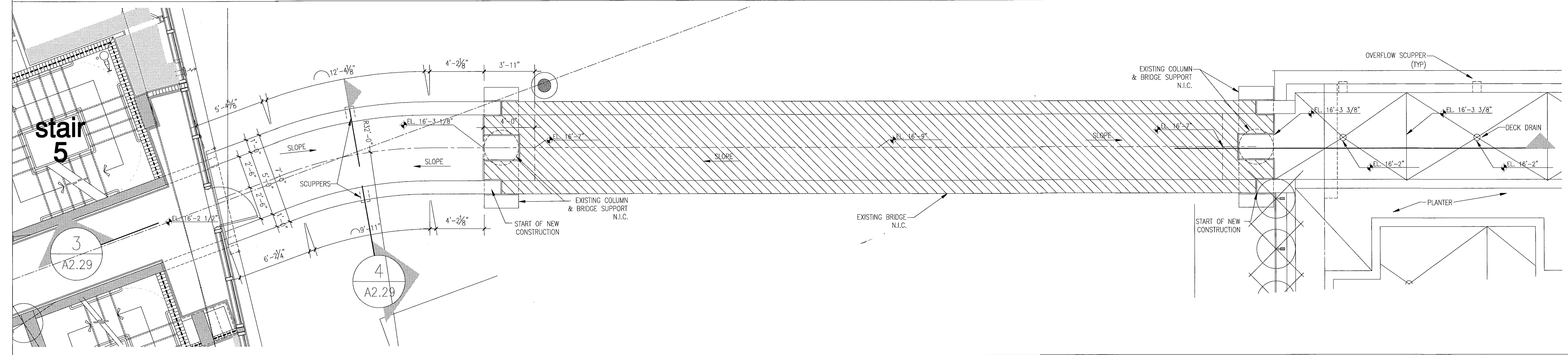


3 BRIDGE SECTION
scale: 1/4"=1'-0"

4 BRIDGE CROSS SECTION
scale: 1/4"=1'-0"



2 BRIDGE ELEVATION
scale: 1/4"=1'-0"



1 BRIDGE PLAN
scale: 1/4"=1'-0"

partial floor plan - level 02 (connection details to existing bridge)
level 02 (pool deck) elev. = +16'-2 1/2" = (elev. 0'-0" = +6.88' N.G.V.D.)

partial floor plan - level 02 (bridge to north building)

FOR CONSTRUCTION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Revision	Date
2	12/20/2013
1	07/30/2013

BID SET: 07.01.2013
BUILDING PERMIT: 04.30.2013
JOB NUMBER: A1202

