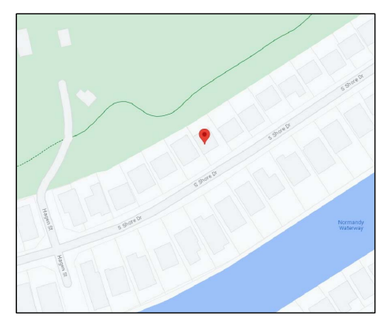
NEW STORY RESIDENCE

VINCENT RESIDENCE

505 S SHORE DRIVE, MIAMI BEACH

AERIAL VIEW

N.T.S



LOCATION MAP

N.T.S

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515 S SHORE DR, MIAMI BEACH, FL 33141

S SHORE DR, MIAMI BEACH, FL 33141
STREET VIEW

515 S SHORE DR, MIAMI BEACH, FL 33141
STREET VIEW

505 S SHORE DR, MIAMI BEACH, FL 33141
LOT VIEW

AGUSTIN LUGONES,R.A.
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PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

REVISION

Project No:	2021-426
Scale:	AS NOTED
Date:	10-27-2021
Drawn:	J.A.G.G
Checked:	J.V. / J.M.V.
CAD File:	505 S SHORE DRIVE 04-10-23.dwg

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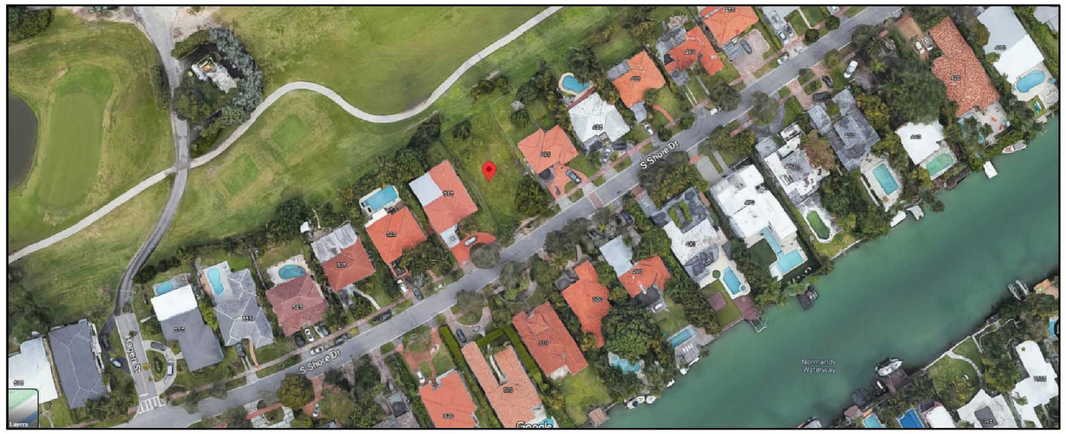
DRAWING TITLE

PHOTOS

SHEET N0.

0.1

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



495 S SHORE DR, MIAMI BEACH, FL 33141

S SHORE DR, MIAMI BEACH, FL 33141
STREET VIEW

495 S SHORE DR, MIAMI BEACH, FL 33141

505 S SHORE DR, MIAMI BEACH, FL 33141
LOT VIEW

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PHOTOS

SHEET N0.

0.2

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

FRONT VIEW

FRONT VIEW

REAR VIEW

REAR VIEW

AGUSTIN LUGONES,R.A.
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PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

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MIAMI BEACH, FL. 33141

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RENDERING

SHEET N0.

0.3

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

RIGHT VIEW

RIGHT VIEW

LEFT VIEW

LEFT VIEW

AGUSTIN LUGONES,R.A.
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PH: 305 300 5168

PROJECT NAME

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NEW STORY RESIDENCE

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505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

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DRAWING TITLE

RENDERING

SHEET N0.

0.4

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

AXONOMETRIC FRONT VIEW

AXONOMETRIC RIGHT VIEW

AXONOMETRIC REAR VIEW

AXONOMETRIC LEFT VIEW

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PROJECT NAME

VINCENT RESIDENCE

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MIAMI BEACH, FL. 33141

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DRAWING TITLE

AXONOMETRIC VIEWS

SHEET N0.

0.5

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

FRONT ELEVATION (EAST)

RIGHT ELEVATION (NORTH)

REAR ELEVATION (WEST)

LEFT ELEVATION (SOUTH)

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PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

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MIAMI BEACH, FL. 33141

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RENDERED ELEVATIONS

SHEET NO.

0.6

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

VINCENT RESIDENCE

NEW STORY RESIDENCE

505 S SHORE DRIVE, MIAMI BEACH

GENERAL NOTES

- NOT ALL REQUIREMENTS & NOTES MAY APPLY TO THIS PROJECT.

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND ALL OTHER GOVERNMENTAL AND OR REGULATORY AUTHORITIES. CONSTRUCTION DOCUMENTS PREPARED TO COMPLY WITH FLORIDA BUILDING CODE 7TH EDITION 2020 INCLUDING THE FLORIDA EXISTING BUILDING CODE.
2. GENERAL CONTRACTOR & ALL SUB-CONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS AND ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR OWNER PRIOR TO BID. DO NOT SCALE PLANS.
3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR FAMILIARIZING THEM-SELVES WITH THE INTENT OF THE DRAWINGS. FINAL INTERPRETATION OF THE SCOPE OF WORK SHALL BE THAT OF THE OWNER AND ARCHITECT.
4. CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEANS OF PROTECTION AS REQUIRED TO COMPLY WITH ALL STATE LAWS AND LOCAL MUNICIPAL ORDINANCES TO SAFEGUARD PROPERTY AND PERSONS. OBSTRUCTIONS SHALL BE PLACED SO AS NOT TO DIMINISH THE LIFE SAFETY REQUIREMENTS.
5. THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PHASING OF THE WORK.
6. GENERAL CONTRACTOR TO PATCH, REPAIR, AND/OR REPLACE ALL ADJACENT CONSTRUCTION WHICH HAS BEEN DAMAGED DURING DEMOLITION AND/OR NEW CONSTRUCTION.
7. EXISTING CONCRETE SLAB TO BE SMOOTH AND FREE OF ANY GAPING OPENINGS IN THE SLAB, FOR A SOLID SUBSTRATE OF NEW FINISHES.
8. ALL EXISTING FINISHES TO BE STRIPPED FREE FROM EXISTING WALLS, WHICH ARE TO REMAIN. STRIPPED WALLS ARE TO BE READY FOR APPLICATION OF NEW FINISHES PER MFG'S. SPECIFICATIONS.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THESE DRAWINGS AS DATED ON THESE SHEETS.
10. IT SHALL BE THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO HAVE EXAMINED AND REVIEWED THE COMPLETE SET OF WORKING DRAWINGS AND/OR SPECIFICATIONS TO PROVIDE ALL LABOR AND MATERIALS FOR THEIR RESPECTIVE AREA OF WORK, FOR THE COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND/OR SPECIFICATIONS WHETHER IT IS INDICATED OR NOT. ALL WORK, WHETHER INDICATED OR NOT, SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES AND ORDINANCES WHICH ARE APPLICABLE TO THE PROJECT.
11. SUBCONTRACTORS SHALL COOPERATE WITH EACH OTHER AND WITH THE GENERAL CONTRACTOR TO PROVIDE MATERIALS AND LABOR THAT ARE NECESSARY IN OTHERS WORK AT THE APPROPRIATE TIME SO THAT THE CONSTRUCTION SCHEDULE IS NOT AFFECTED. THIS INTERFACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS WHOSE WORK IS AFFECTED AS SUCH.
12. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
13. THIS DRAWING PACKAGE IS BASED ON DOCUMENTS, SPECIFICATIONS AND RELATED INFORMATION PROVIDED BY THE OWNER AND/OR OWNER'S AGENT.
14. THE DESIGN INFORMATION INDICATED ON THE PLANS ARE INDICATED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT MANUFACTURER'S SPECIFICATIONS, EXISTING AND/OR PROPOSED BUILDING DESIGN, FIELD CONDITIONS, ETC. ALL MISCELLANEOUS MATERIALS, PARTS, DESIGN DIMENSIONS, WHETHER INDICATED ON THE PLANS OR NOT, SHALL BE INCLUDED AS PART OF THIS DRAWING PACKAGE.
15. THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR THE REMOVAL AND THE DISPOSAL OF MATERIALS AND ITEMS REFERRED TO AS "DEBRIS" OR DETERMINED BY THE ARCHITECT OR OWNER TO BE REFUSED.
16. THE GENERAL CONTRACTOR SHALL HAVE MADE ALL REQUIRED PROVISIONS FOR THE REMOVAL OF THE DEBRIS ON SITE, HAVING CHARGES, DUMPING FEES, ETC., IN HIS ORIGINAL BID SUBMISSION.
17. PROVIDE ALL CUTTING AND PATCHING IN EXISTING FLOORS, WALLS, AND CEILINGS AS REQUIRED FOR ALL TRADES, EXCLUDING REMOVAL AND RELOCATED ITEMS AS SHOWN.
18. REMOVE ALL SPECIFIC ITEMS INDICATED ON DRAWINGS, ALSO REMOVE ANY OTHER ITEM OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK AND/OR REVISION WORK TO EXISTING AREAS AS SHOWN OR DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS.
19. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SIGNS, BARRICADES, FENCES, LIGHTING ETC., AS REQUIRED FOR THE PREVENTION OF THE PERSONAL INJURIES TO THE OWNERS, ITS EMPLOYEES, REPRESENTATIVES, CLIENTELE, OR OTHERS WITHIN THE AREAS OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO PREVENT THE DISRUPTION OF PROTECTIVE DEVICES DURING THE COURSE WORK.
21. GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO SECURE AND PROTECT MATERIALS. MATERIALS ARE TO BE RELOCATED OR WAREHOUSED AS DETERMINED BY THE OWNER.
22. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE PRIOR TO COMMENCEMENT OF WORK FOR THE OWNER'S APPROVAL.
23. THE CONTRACTOR IS TO SUBMIT SHOP DWGS. AND SAMPLES OF ALL SHOP FABRICATED ITEMS, AND AS NOTED ON PLANS, PRIOR TO INSTALLATION.

DESIGN CRITERIA

A.- APPLICABLE BUILDING CODES
FLORIDA BUILDING CODE 7TH EDITION (2020) - BUILDING
FLORIDA BUILDING CODE 7TH EDITION (2020) - RESIDENTIAL
FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION
NFPA 101-2018
NATIONAL ELECTRICAL CODE EDITION / NEC 2017
B.- CONSTRUCTION TYPE: VB
C.- ASCE 7-10
BASIC WIND SPEED: 176 MPH
EXPOSURE C
IMPORTANCE FACTOR : 1.0
CATEGORY II

LEGAL DESCRIPTION

FOLIO: 02-3203-007-1040
OWNER NAME: JACK VINCENT ZAHRA
PROPERTY ADDRESS : 505 S SHORE DR MIAMI, FL 33141
LOT 7, BLOCK 53, OF NORMANDY GOLF COURSE SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND

1. ZONING CLASSIFICATION: RS-4
SINGLE FAMILY

SETBACKS	REQUIRED	PROPOSED
FRONT FIRST LEVEL	20.00'	20' PROPOSED
FRONT SECOND LEVEL	40.00'	40' PROPOSED
REAR	20.00'	20' PROPOSED
LEFT SIDE	7.5'	8' PROPOSED
RIGHT SIDE	7.5'	9' PROPOSED

2. LOT AREA: 7,200 SF.
LOT COVERAGE (30% MAX) 2,160 SF.

3. HOUSE AREAS:

FIRST FLOOR		
PROPOSED LIVING AREA (UNDER A/C)		2,254.8 SF.
PROPOSED COVERED BALCONY	NOT UNDER A/C	184.4 SF.
PROPOSED POOL DECK & STAIRS	NOT UNDER A/C	951.4 SF.
PROPOSED COVERED ENTRY & STAIRS	NOT UNDER A/C	110.8 SF.
		1,246.6 SF.
TOTAL FIRST FLOOR AREA		3,406.4 SF.
SECOND FLOOR		
PROPOSED LIVING AREA (UNDER A/C)		1,472.8 SF.
PROPOSED COVERED BALCONY (NOT UNDER A/C)		485.4 SF.
TOTAL SECOND FLOOR AREA		1,958.2 SF.
TOTAL AREA NOT UNDER A/C		1,732 SF.
TOTAL AREA UNDER A/C		3,632.6 SF.

4. FEMA FIRM ZONE:
FLOOD ZONE: AE-8
BASE FLOOD ELEVATION: 8.00' NGVD
COMMUNITY DATUM #: 120686C0307L

SYMBOL LEGEND

A / A1	SECTION # / SHEET #
1	DOOR TYPE - REFER TO DOOR SCHEDULE
A	WINDOW TYPE - REFER TO WINDOW SCHEDULE
1	WALL TYPE - REFER TO PARTITION ASSEMBLY LEGEND
CLG. HGT. 8'-0"	CEILING HEIGHT
TOP OF ROOF ELEV. 17'-0"	FINISH FLOOR ELEVATION
BEDROOM	ROOM NAME
	STEP DOWN
1	REVISION REFERENCE

AERIAL VIEW

SCOPE OF WORK

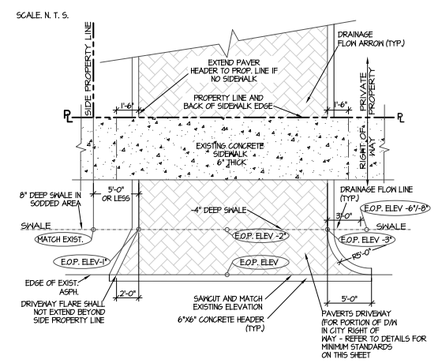
- PROPOSED NEW RESIDENCE TWO STORY, AS SHOWN ON PLANS.

FLOODPLAIN MANAGEMENT INFORMATION

FLOOD ZONE:	AE-8
BASE FLOOD ELEVATION:	8.00' NGVD
DESIGN FLOOD ELEVATION (DFE):	13.00' NGVD
PROPOSED TOP OF BOTTOM FLOOR (INCLUDING CRAWLSPACE, OR ENCLOSURE FLOOR):	6.58' NGVD
PROPOSED LOWEST FLOOR:	19.58' NGVD
PROPOSED TOP OF NEXT HIGHER FLOOR:	32.58' NGVD
PROPOSED GARAGE ELEVATION:	6.58' NGVD
ADJUSTED GRADE ELEVATION:	6.14' NGVD
PROPOSED LOWEST ADJACENT GRADE NEXT TO BUILDING:	4.45' NGVD
PROPOSED HIGHEST ADJACENT GRADE NEXT TO BUILDING:	5.15' NGVD
LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING:	19.58' NGVD
FLOOD DESIGN CLASS (ASCE/SEI 24-14 TABLE 1-1):	2
FIRM MAP:	120686C0307L

DRIVEWAY DETAIL

SCALE. N. T. S.



DRAWING INDEX

ARCHITECTURAL

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A-2 DIAGRAMS
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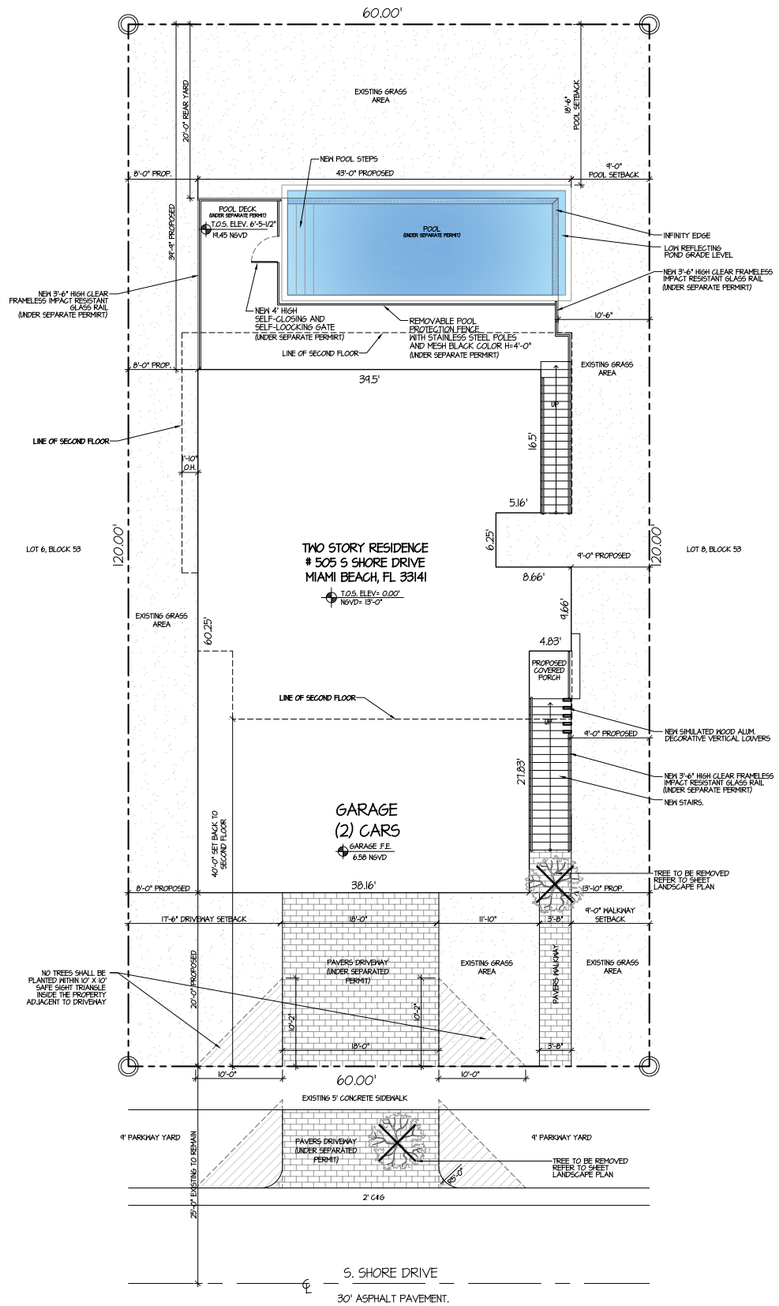

SITE PLAN
SCALE: 1/8"=1'-0"

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PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

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SITE PLAN

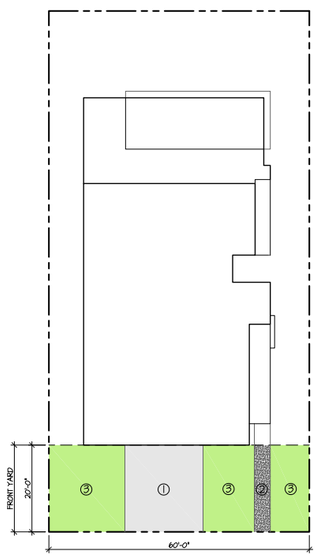
SHEET NO.

A-1

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

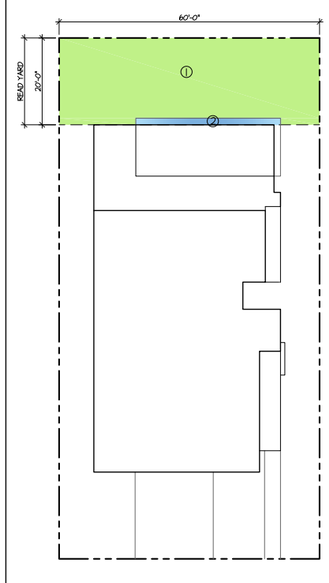
FRONT YARD CALCULATION

FRONT YARD AREA	= 1,200 SF.
MAXIMUM IMPERVIOUS PAVEMENT 30%	= 360 SF.
MINIMUM PERVIOUS OPEN SPACE 70%	= 840 SF.
① PAVERS DRIVEWAY (50%)	= 180 SF.
② PAVERS WALKWAY (50%)	= 36.65 SF.
TOTAL PROPOSED IMPERVIOUS PAVEMENT	= 216.65 SF. (18.05%)
① PAVERS DRIVEWAY (50%)	= 180 SF.
② PAVERS WALKWAY (50%)	= 36.65 SF.
③ GREEN SPACE AREA	= 766.7 SF.
TOTAL PROPOSED PERVIOUS OPEN SPACE	= 983.35 SF. (81.95%)



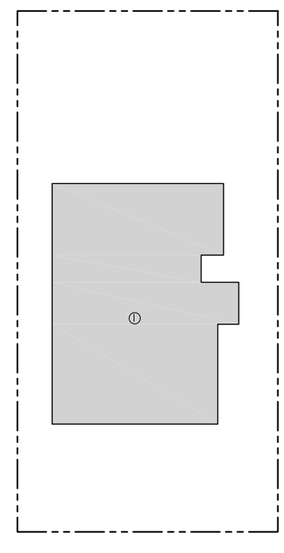
REAR YARD CALCULATION

REAR YARD AREA	= 1,200 SF.
MAXIMUM IMPERVIOUS PAVEMENT 30%	= 360 SF.
MINIMUM PERVIOUS OPEN SPACE 70%	= 840 SF.
① POOL (50%)	= 25 SF.
TOTAL PROPOSED IMPERVIOUS PAVEMENT	= 25 SF. (2.1%)
① POOL (50%)	= 25 SF.
② GREEN SPACE AREA	= 1,150 SF.
TOTAL PROPOSED PERVIOUS OPEN SPACE	= 1,175 SF. (97.9%)



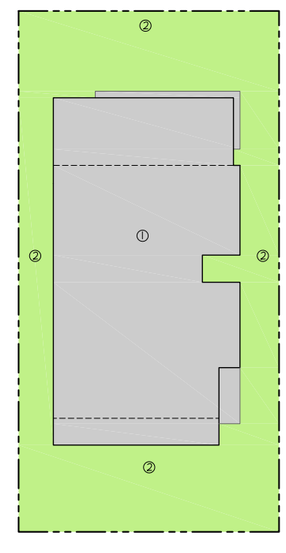
LOT COVERAGE DIAGRAM

LOT AREA	= 7,200 SF.
MAXIMUM LOT COVERAGE 30%	= 2,160 SF.
① 1ST. FLOOR LIVING AREA	2,154.8 SF.
TOTAL FOOTPRINT AREA - LOT COVERAGE	=2,154.8 SF. (29.9 %)



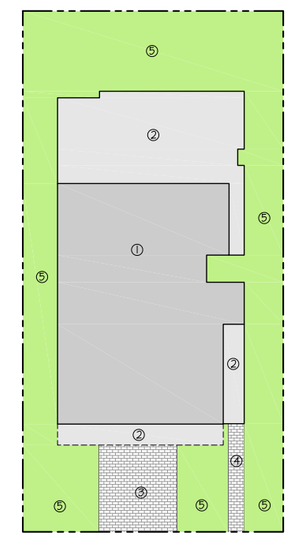
OPEN SPACE DIAGRAM

LOT AREA	= 7,200 SF.
① ROOF / TERRACE AREA	3,406.4 SF. (47.3 %)
② OPEN SPACE AREA	3,793.6 SF. (52.7 %)



GREEN SPACE DIAGRAM

LOT AREA	= 7,200 SF.
MINIMUM GREEN SPACE 25%	= 2,520 SF.
① LOT COVERAGE AREA	2,154.8 SF.
② POOL DECK, TERRACE & ENTRY	1,246.6 SF.
③ PAVERS DRIVEWAY	360.1 SF.
④ PAVERS WALKWAYS	91.3 SF.
	= 3,857.8 SF. (53.5%)
⑤ TOTAL GREEN SPACE AREA	= 3,342.2 SF. (46.5 %)



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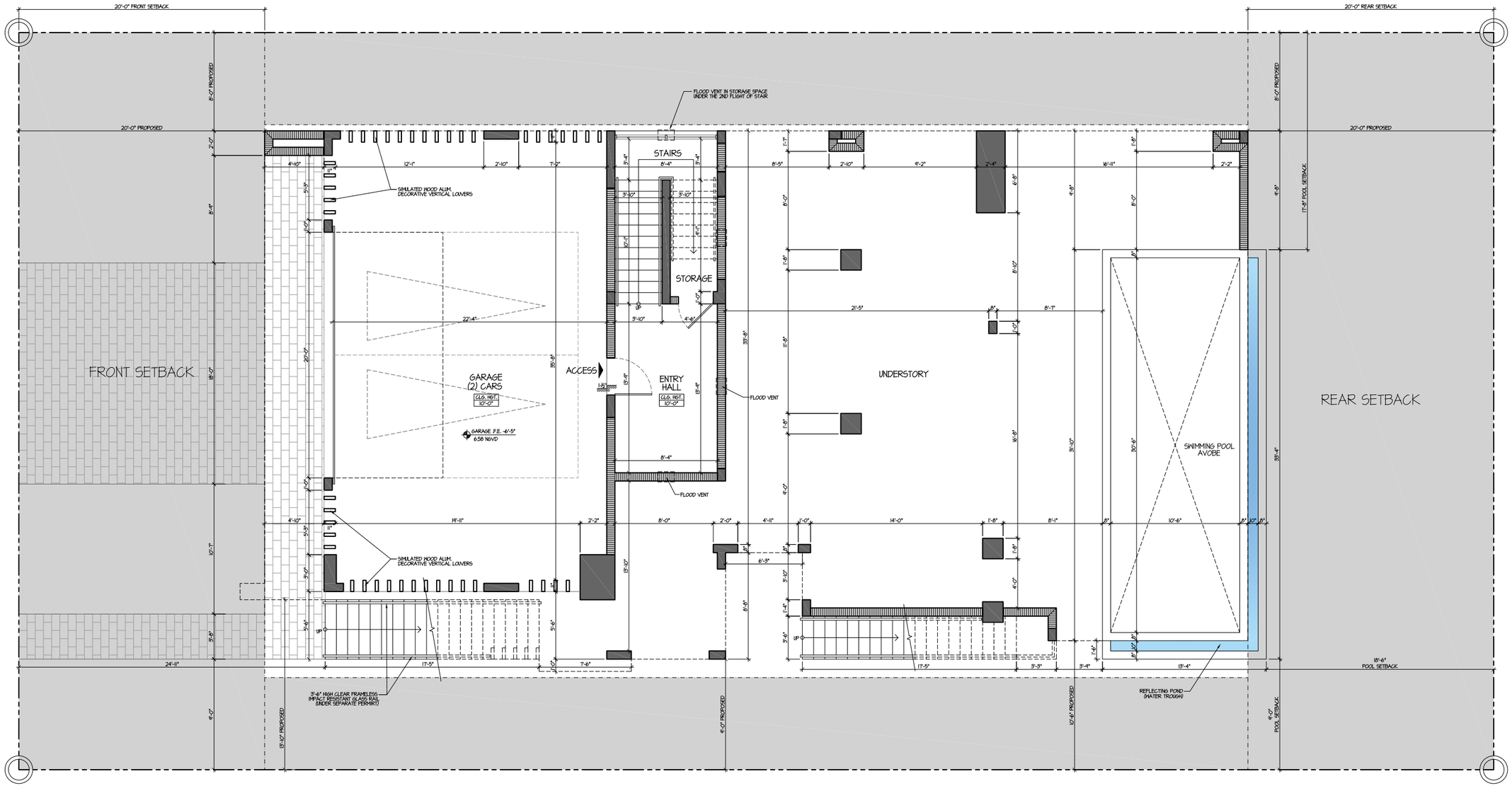
DRAWING TITLE

DIAGRAMS

SHEET N0.

A-2

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



SETBACK GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- NEW C.M.U. WALL
- NEW INTERIOR PARTITION WALL
- NEW CONCRETE COLUMN (REFER TO STRUCTURAL DWG'S)
- 1'1/2" STEP DOWN
- BEDROOM — ROOM NAME
- CLG. HGT. 8'-0" — CEILING HEIGHT
- F.F.E.(7'-0") NGVD 0.00" — FINISH FLOOR ELEVATION

AGUSTIN LUGONES,R.A.
License No. AR 13981
3370 SW 6th ST.
MIAMI, FL 33135
PH: 305 300 5168

PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

REVISION

Project No:	2021-426
Scale:	AS NOTED
Date:	10-27-2021
Drawn:	J.A.G.G
Checked:	J.V. / J.M.V.
CAD File:	505 S SHORE DRIVE 04-10-23.dwg

DRAWN

JOSE VALERO
DRAFTING SERVICES
305-914-4347
www.jv-3d.pro

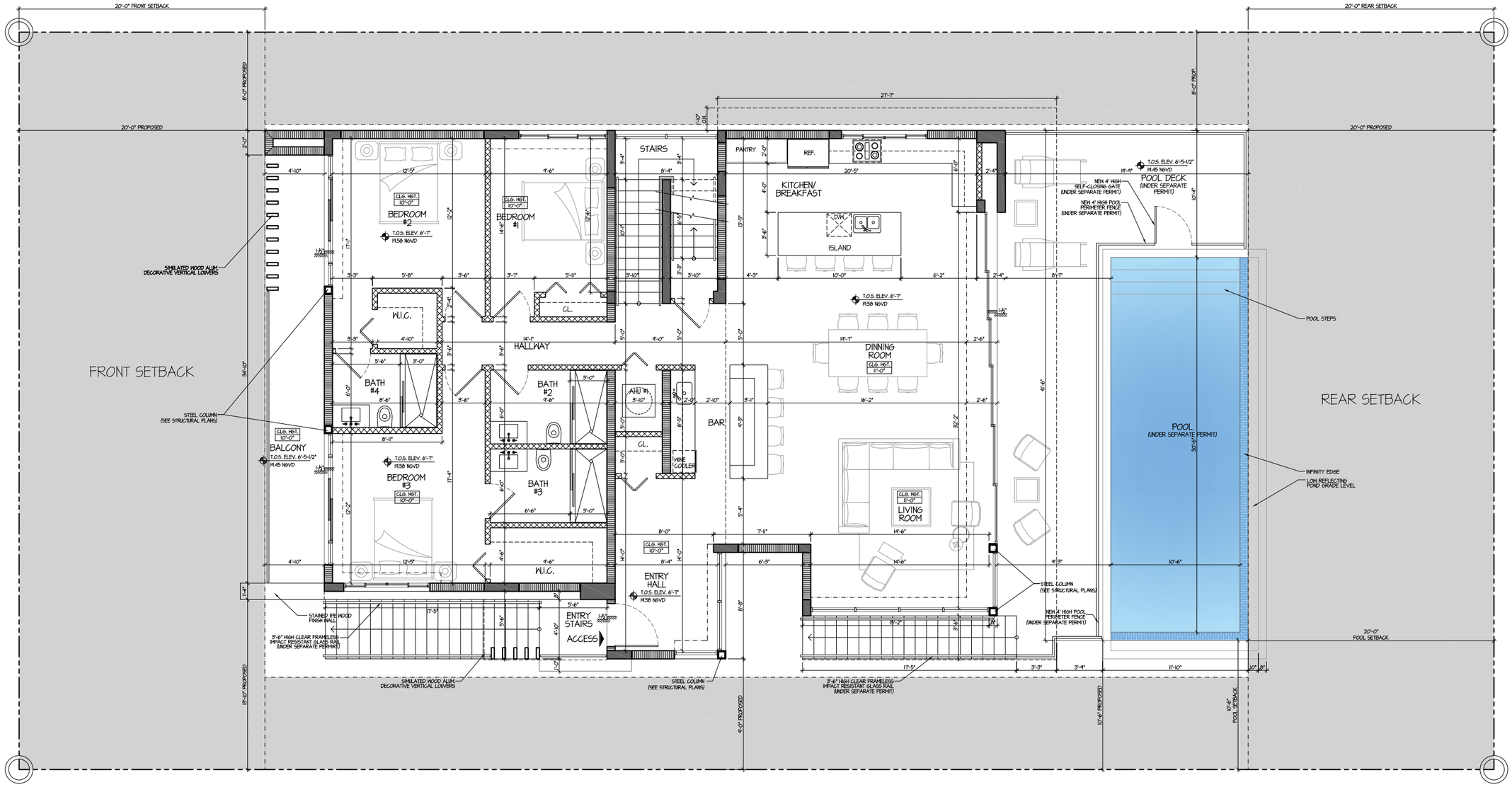
DRAWING TITLE

SETBACK GROUND FLOOR PLAN

SHEET NO.

A-2.1

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



SETBACK FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

	NEW C.M.U. WALL
	MEW INTERIOR PARTITION WALL
	NEW CONCRETE COLUMN (REFER TO STRUCTURAL DWG'S)
1'1/2"	STEP DOWN
BEDROOM	ROOM NAME
CLG. HGT. 8'-0"	CEILING HEIGHT
F.F.E.0'-0" NGVD 0.00"	FINISH FLOOR ELEVATION

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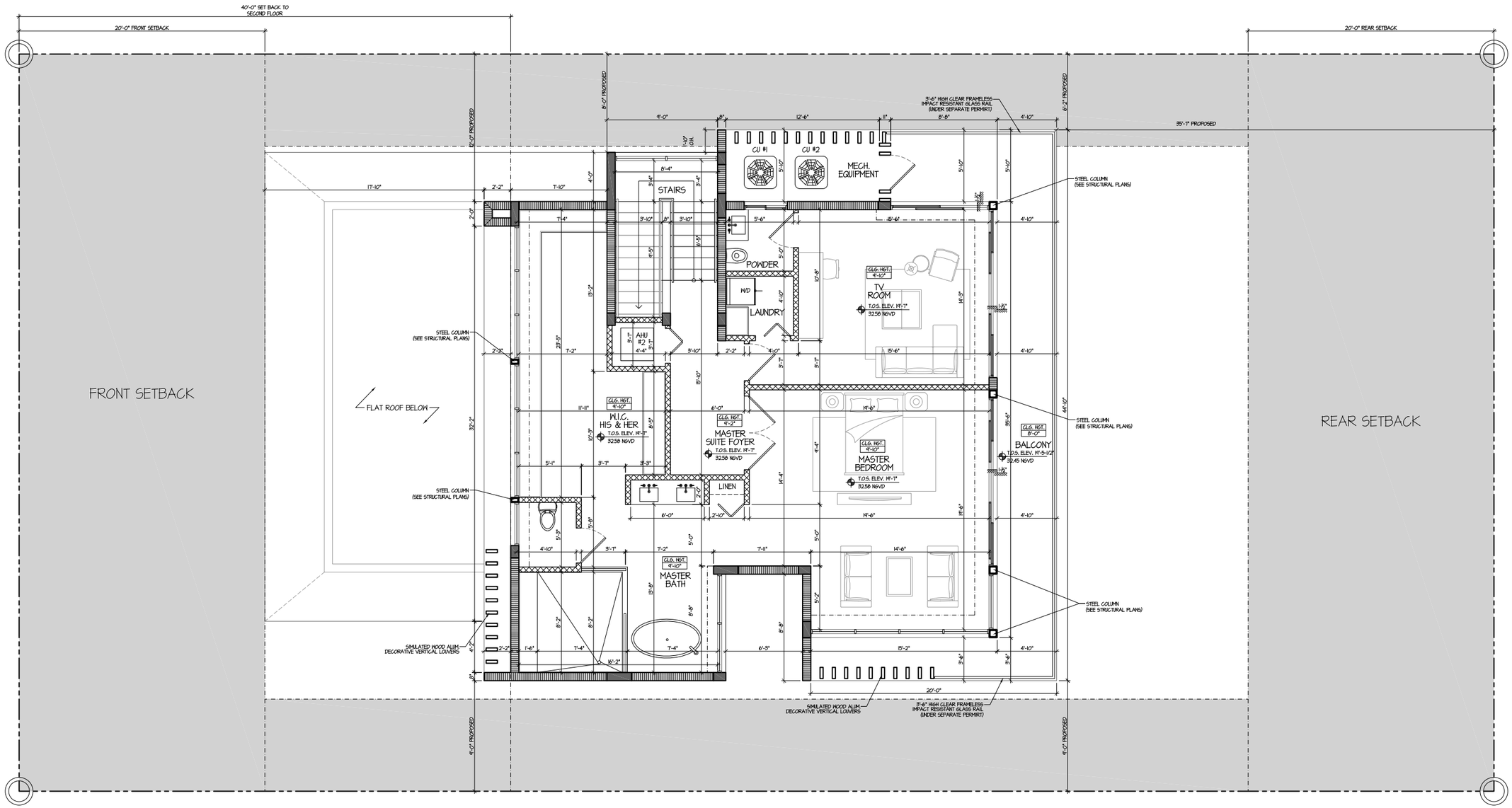
SETBACK FIRST FLOOR PLAN

SHEET NO.

A-2.2



SYMBOL LEGEND

- NEW C.M.U. WALL
- MEW INTERIOR PARTITION WALL
- NEW CONCRETE COLUMN (REFER TO STRUCTURAL DWG'S)
- 1'1/2" STEP DOWN
- BEDROOM — ROOM NAME
- CLG. HGT. 8'-0" — CEILING HEIGHT
- F.F.E.17'-0" NGVD 0.00" — FINISH FLOOR ELEVATION

SETBACK SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DRAWING TITLE

SETBACK SECOND FLOOR PLAN

SHEET N0.

A-2.3

CONSTRUCTION NOTES

* NOT ALL REQUIREMENTS & NOTES MAY APPLY TO THIS PROJECT.

BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER R307.2 F.B.C.

IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND 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 (1829 MM) ABOVE THE FLOOR.

WINDOWS NOTE REMOVED

GLAZING IN SLIDING & SWING DOORS SHALL BE SAFETY GLAZING CAT. I IF LESS THAN 9 S.F. PER R4410.2.3.1.3.1 OR CAT II IF GREATER THAN 9 S.F. PER R4410.2.3.1.3.2

GLAZING IN BATH & SHOWER ENCLOSURES SHALL BE SAFETY GLAZING CAT. II PER R4410.2.6.2

ALL NEW CONSTRUCTION AND FINISH MATERIALS BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL (ASCE 24-05 CH. 5.0) & FEMA TECHNICAL BULLETIN 2-2008

STRUCTURE FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION CATEGORY II (ASCE 24-05 CH. 5.0)

FBC, SEC 1816.1.7 TERMITE PROTECTION. PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUE TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS. THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LOWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

ALL DOORS AND WINDOWS DIRECT ACCESS TO THE POOL THOROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORALITY DEACTIVATE THE ALARM FOR A SINGLE OPENING SUCH DEACTIVATION SHALL LAST NO MORE THE 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.

THE POOL IS PROTECTED BY A POOL PERIMETER CHILD SAFETY BARRIER.

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (13.00' NGVD)

DOORS SCHEDULE

No.	SIZE W	SIZE H	THK.	MATERIAL	FRAME	LOUVER	REMARKS
1	3'-6"	10'-0"	1-3/8	WOOD	WOOD		SWING DOOR
2	7'-0"	10'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
3	8'-0"	8'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
4	13'-8"	8'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
5	27'-0"	10'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
6	2'-10"	7'-0"	1-3/8	ALUM.	ALUM.		SWING-SELF CLOSING 1HR FIRE RATED
7	3'-0"	7'-0"	1-3/8	ALUM.	ALUM.		SWING-SELF CLOSING 1HR FIRE RATED
8	2'-10"	7'-0"	1-3/8	ALUM.	ALUM.		SWING DOOR
9	2'-10"	7'-0"	1-3/8	WOOD	WOOD		SWING DOOR
10	3'-0"	7'-0"	1-3/8	WOOD	WOOD		SWING DOOR
11	(2)3'-0"	7'-0"	1-3/8	ALUM.	ALUM.		SWING DOOR
12	2'-10"	7'-0"	1-3/8	WOOD	WOOD		BI- FOLD, FULLY LOUVERED DOOR
13	20'-0"	9'-0"	1-3/8	ALUM.	ALUM.		GARAGE DOOR

WINDOWS SCHEDULE

No.	SIZE W	SIZE H	THK.	MATERIAL	REMARKS
A	FIXED	22"	120"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
B	FIXED	42"	96"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
C	FIXED	42"	120"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
D	FIXED	54"	96	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
E	FIXED	54"	120"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
F	FIXED	96"	96"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
G	FIXED	96"	120"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
H	FIXED	100"	126"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
I	FIXED	100"	156"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
J	FIXED	130"	30"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
K	FIXED	174"	96"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
L	FIXED	174"	120"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
M	HR	42"	24"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
N	HR	84"	24"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
O	HR	86"	96"	AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I

FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	CEILING	REMARKS
BEDROOMS	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
LIVING ROOM	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
DINING ROOM	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
BATHROOMS	CER. TILE	CER. TILE	CMU - D/W	D/W-PTD	CERAMIC TILE FILL HT. @ SHOWER WALLS
KITCHEN	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
FOYER	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
TV ROOM	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
OFFICE	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
LAUNDRY	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
BAR	CER. TILE	WOOD	CMU - D/W	D/W-PTD	
OFFICE	CER. TILE	WOOD	CMU - D/W	D/W-PTD	

R702.4.2 CEMENT, FIBER-CEMENT AND GLASS MAT GYPSUM BACKERS. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 75 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER ASTM E-84 OR UL 723. FBCR 316.

ALL WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 & AN SMOKE - DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 213. FBCR 302.11.

"ALL NEW FINISHES (WALL, CEILING, FLOOR, TRIM, DECOR) ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION".

SYMBOL LEGEND

- EXISTING TO REMAIN
- NEW C.M.U. WALL
- NEW INTERIOR PARTITION WALL
- NEW FIRE RATED PARTITION WALL
- NEW SOFFIT
- E — EXISTING
- RL — RELOCATE
- N — NEW
- NEW CONCRETE COLUMN (REFER TO STRUCTURAL DWG'S)
- 1 — DOOR TYPE - REFER TO DOOR SCHEDULE
- A — WINDOW TYPE - REFER TO WINDOW SCHEDULE
- 1 — KEY NOTE ON FLOOR PLAN
- 1 — WALL TYPE - REFER TO PARTITION ASSEMBLY LEGEND
- STEP DOWN
- A / A1.1 — SECTION # / SHEET #
- BEDROOM — ROOM NAME
- CLG. HGT. 8'-0" — CEILING HEIGHT
- 1 — REVISION REFERENCE
- TOP OF ROOF ELEV. 0'-0" — FINISH FLOOR ELEVATION

KEY NOTES

1. NEW BATHROOM (FLOOR, WALLS & FIXTURES)
2. "DUROCK" BOARD AT ALL WET AREAS
3. ENCLOSURE TEMPERED GLASS CAT. II
4. FREE STANDING TUB
5. BENCH
6. NEW PLUMBING FIXTURE
7. NEW APPLIANCE
8. CABINETS BY OWNER
9. BUILT-IN CLOSET BY OWNER
10. BUILT-IN PANTRY BY OWNER
11. BUILT-IN LINEN BY OWNER
12. NEW 42" RAILING (UNDER SEPARATED PERMIT)
13. 36" HIGH COUNTERTOP
14. 42" HIGH COUNTERTOP
15. TILE FLOOR FINISH
16. NEW SOFFIT (SEE DETAIL)
17. NEW CEILING (SEE DETAIL)
18. CONCRETE LANDING AND/OR STEPS
19. TANK WATER HEATER
20. DRYER & WASHER
21. NEW 16" X 8" FLOOD VENTS (SEE DWG'S DETAILS)
22. WALL MOUNTED TOILET

NOTES:

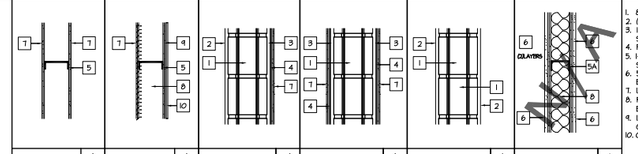
- ALL WINDOWS AND DOORS WORKS SHOULD BE UNDER SEPARATE PERMIT.
- ALL CONSTRUCTION MATERIAL BELOW THE LOWEST FLOOR (G.F.E. -8'-10"), SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ENCLOSED AREAS BELOW THE LOWEST FLOOR (GROUND FLOOR ELEV. -7'-8"), INCLUDING CRAWLSPACES, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.

PRODUCT CONTROL APPROVAL AND SHOP DRAWING NOTES

ALL APPROVED SHOP DRAWINGS SHALL BE REVIEWED BY THE A/E OF RECORD AND SUBMITTED AND PROCESSED AT THE BUILDING DEPARTMENT.

SEPARATE SUB-PERMITS REQUIRED. AS INDICATE ON DE DRAWINGS FOR: WINDOW, DOORS, ROOFING / WATERPROOFING, RAILINGS / FENCES, POOLS / WATER - FEATURES, PREFABRICATE STAIRS AND ELEVATORS.

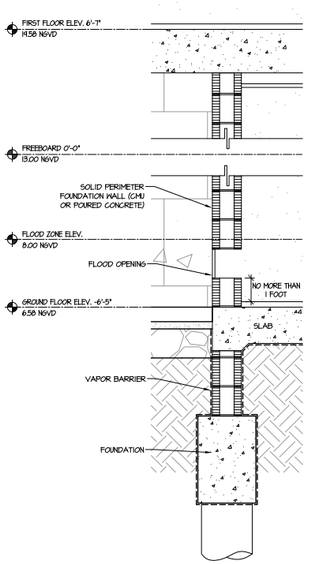
PARTITION ASSEMBLY LEGEND



DRYWALL PARTITION	1	BATH PARTITION	2	8" CMU & DW WALL	3	8" CMU WALL	4	8" CMU WALL	5	D/W (1 HR) FIRE RATED UL.491	6

LEGEND

1. 8" CONCRETE MASONRY UNIT
2. (2) COATS + 3/4" STUCCO FINISH
3. 1" X 2" PRESSURE TREATED FURRING STRIPS @16" C/C
4. FOIL INSULATION R-4.1
5. 1-5/8" X 3-5/8" (25 GA.)METAL STUDS @ 24" C/C.
6. 5/8" TYPE "X" FIRE RATED GYPSUM BOARD
7. 1/2" GYPSUM BOARD
8. R-11 BATT INSULATION (PAPER BACKED)
9. 1/2" MOISTURE RESISTANT (CEMENT) GYP BOARD OR " DUROCK" BOARD
10. CERAMIC TILE



FLOOD OPENING CALCULATIONS

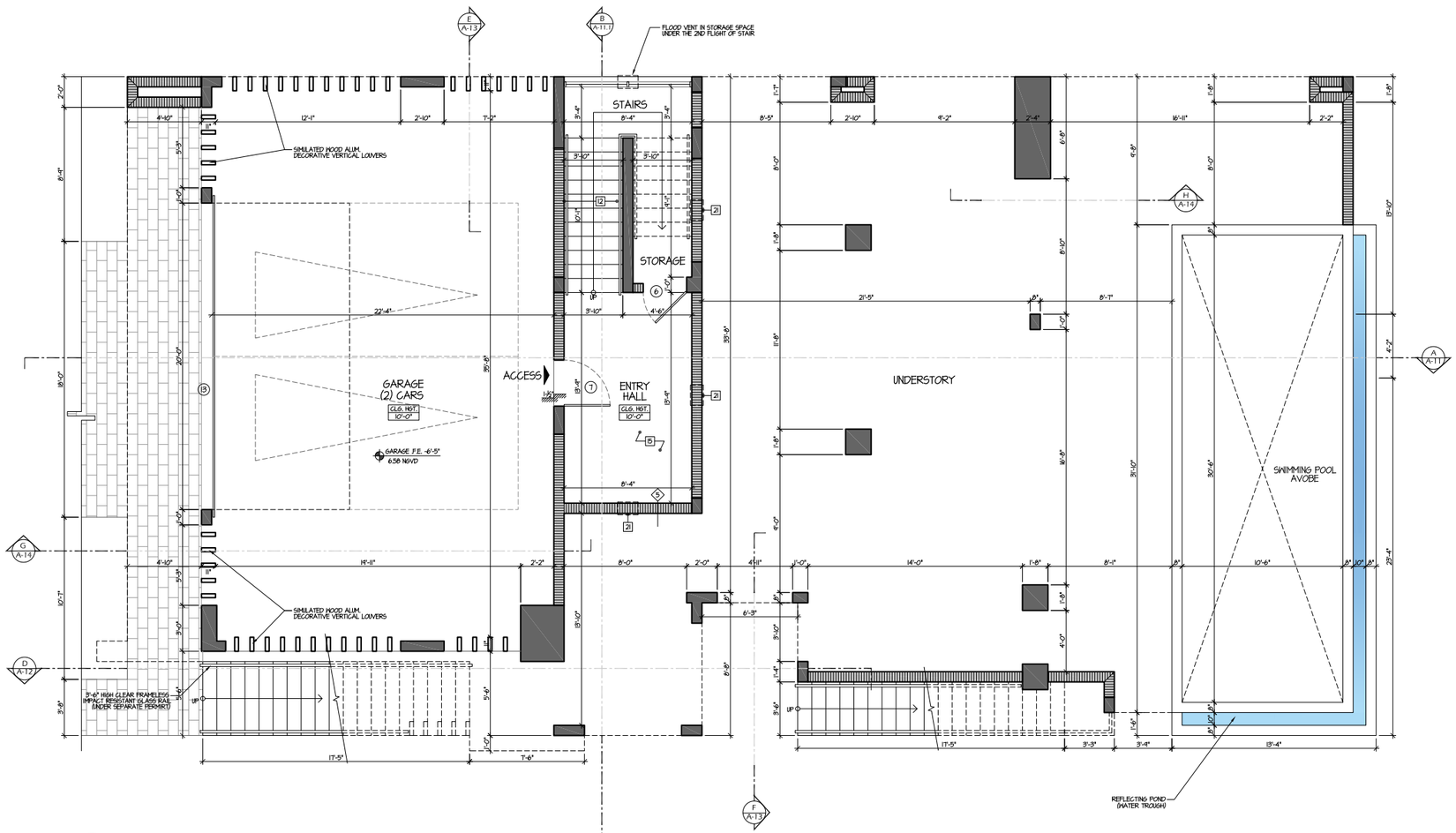
TOTAL ENCLOSURE AREA	226 SQ. FT.
REQ'D MIN. FLOOD VENT. AREA	226 SQ. IN.
16" x 8" VENTS TO PROVIDE	200 SQ. IN. EA. VENT
PROPOSED 4 VENTS 16" x 8" EACH=	800 SQ. IN.
PROPOSED TOTAL VENT=	800 SQ. IN.

NOTES:

- FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCH IN ANY DIRECTION IN THE PLANE OF THE WALL.
- FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.

FLOOD VENTS SPECIFICATION

SMART VENT PRODUCTS, INC.
SMART VENT DUAL FUNCTION FLOOD VENT
MODEL: E540-SIO
FLOOD COVERAGE: 200 SQ. FT. ONE VENT MAY BE USED FOR UP TO 200 SQ. FT. OF INTERIOR SPACE (MINIMUM 2).
ROUGH OPENING - 16 1/4" X 8 1/4"
VENT SIZE: 16"W X 8"H X 3"D
PRODUCT NUMBER APPROVAL FL# 5822-R8



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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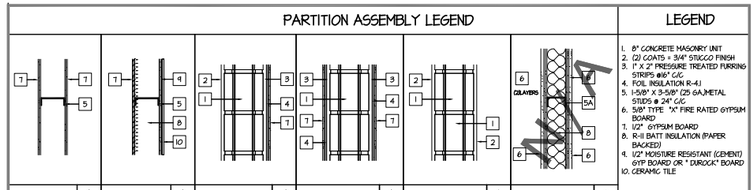
PROPOSED GROUND FLOOR PLAN

SHEET NO.

A-3

PARTITION ASSEMBLY LEGEND



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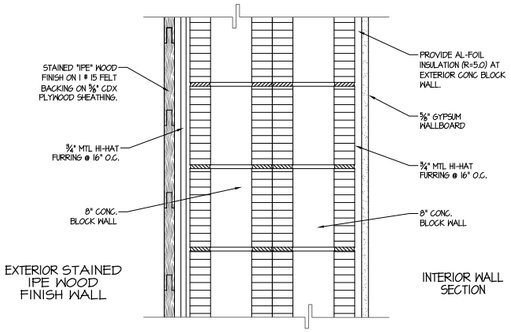
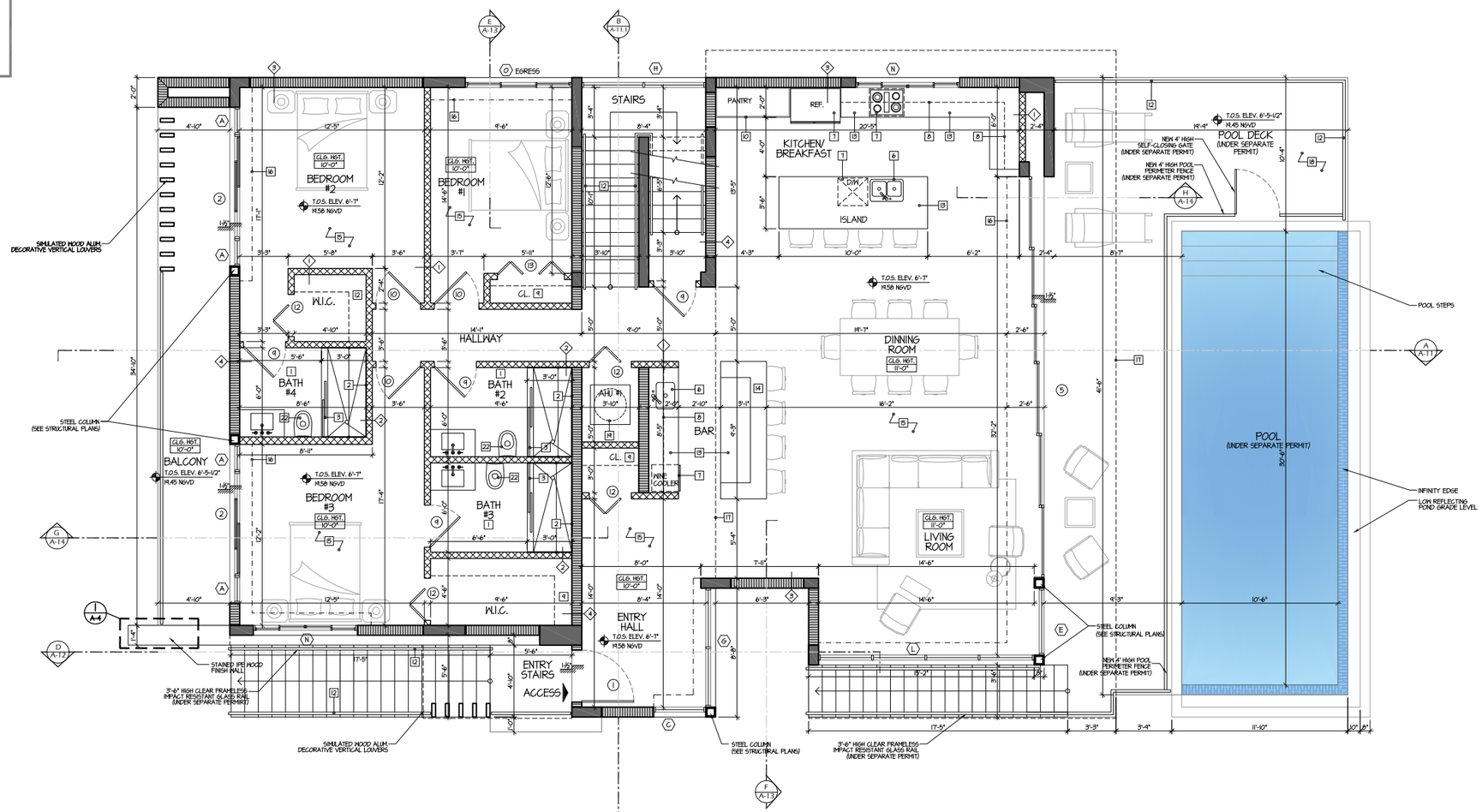
22. WALL MOUNTED TOILET

INSPECTION REQUIREMENTS NOTES:

- CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. (2017 FBC- BUILDING, 6TH EDITION SECTION 110.3.1.1)
- OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO BUILDING FINAL INSPECTION". (2017 FBC- BUILDING, 6TH EDITION SECTION 110.3.5.1).



1/A-4 BLOCK WALL W/ STAINED IPE WOOD FINISH DETAIL
N.T.S



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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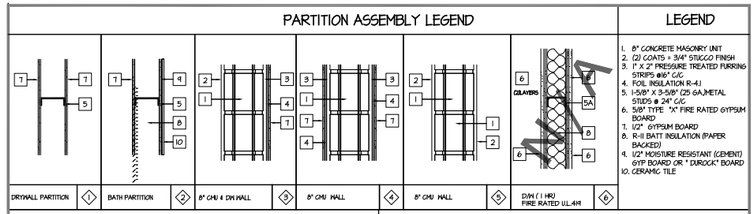
DRAWING TITLE

PROPOSED 1ST FLOOR PLAN

SHEET NO.

A-4

PARTITION ASSEMBLY LEGEND



LEGEND

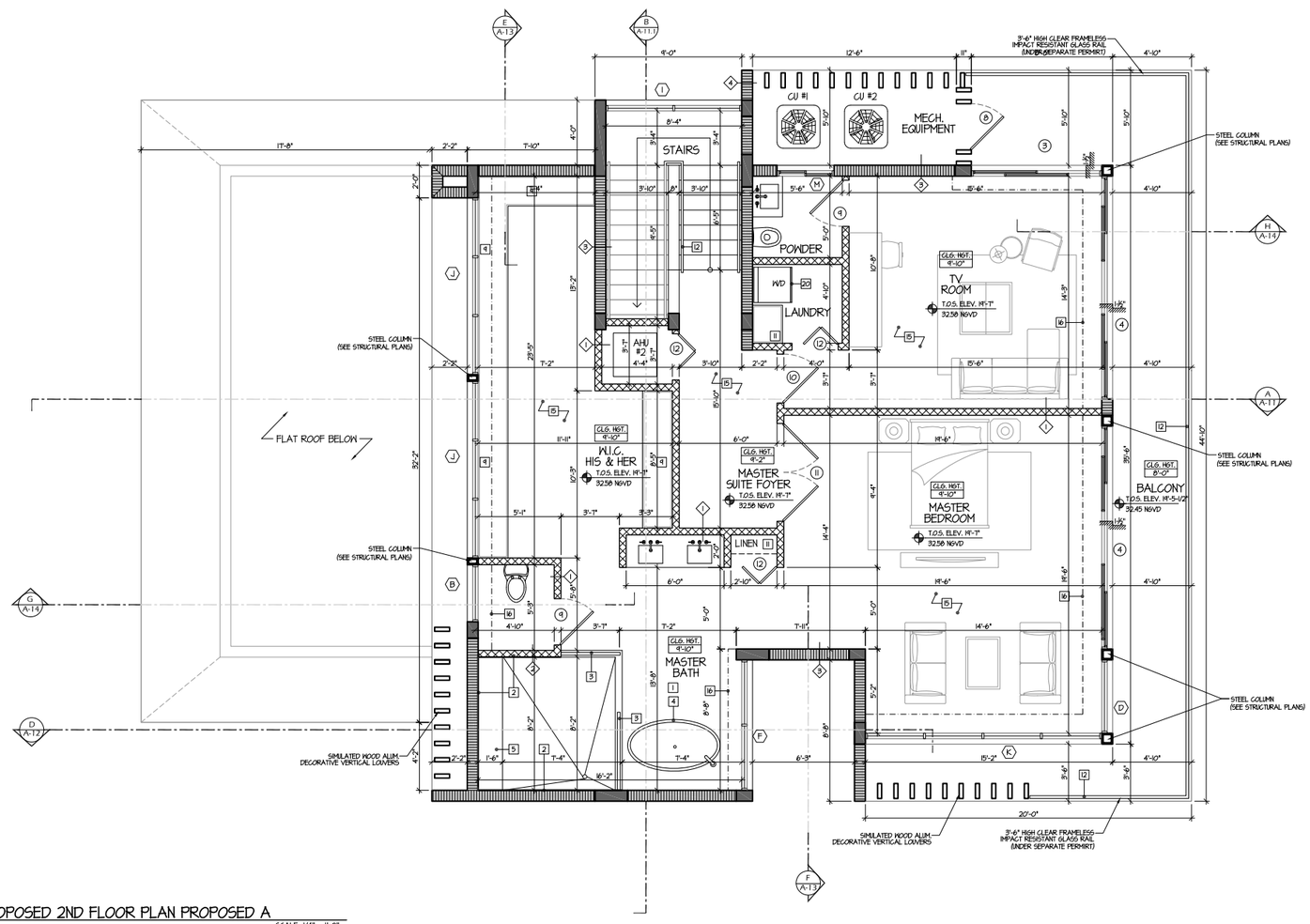
1. 8" CONCRETE MASONRY UNIT
2. (2) COATS + 3/4" STUCCO FINISH
3. 1" X 2" PRESSURE TREATED FURRING STRIPS @16" C/C.
4. FOIL INSULATION R-41
5. 1-5/8" X 3-5/8" (25 GA)METAL STUDS @ 24" C/C
6. 5/8" TYPE "X" FIRE RATED GYPSUM BOARD
7. 1/2" GYPSUM BOARD
8. R-11 BATT INSULATION (PAPER BACKED)
9. 1/2" MOISTURE RESISTANT (CEMENT) GYP BOARD OR " DUROCK" BOARD
10. CERAMIC TILE

SYMBOL LEGEND

- EXISTING TO REMAIN
- NEW C.M.U. WALL
- NEW INTERIOR PARTITION WALL
- NEW FIRE RATED PARTITION WALL
- NEW SOFFIT
- E — EXISTING
- RL — RELOCATE
- N — NEW
- NEW CONCRETE COLUMN (REFER TO STRUCTURAL DWG'S)
- DOOR TYPE - REFER TO DOOR SCHEDULE
- WINDOW TYPE - REFER TO WINDOW SCHEDULE
- KEY NOTE ON FLOOR PLAN
- WALL TYPE - REFER TO PARTITION ASSEMBLY LEGEND
- STEP DOWN
- SECTION # / SHEET #
- BEDROOM — ROOM NAME
- CLG. HGT. 8'-0" — CEILING HEIGHT
- REVISION REFERENCE
- TOP OF ROOF ELEV. 0'-0" — FINISH FLOOR ELEVATION

KEY NOTES

1. NEW BATHROOM (FLOOR, WALLS & FIXTURES)
2. "DUROCK" BOARD AT ALL WET AREAS
3. ENCLOSURE TEMPERED GLASS CAT. II
4. FREE STANDING TUB
5. BENCH
6. NEW PLUMBING FIXTURE
7. NEW APPLIANCE
8. CABINETS BY OWNER
9. BUILT-IN CLOSET BY OWNER
10. BUILT-IN PANTRY BY OWNER
11. BUILT-IN LINEN BY OWNER
12. NEW 42" RAILING (UNDER SEPARATED PERMIT)
13. 36" HIGH COUNTERTOP
14. 42" HIGH COUNTERTOP
15. TILE FLOOR FINISH
16. NEW SOFFIT (SEE DETAIL)
17. NEW CEILING (SEE DETAIL)
18. CONCRETE LANDINGS AND/OR STEPS
19. TANK WATER HEATER
20. DRYER & WASHER STACKABLE
21. NEW 16"X8" FLOOD VENTS (SEE DWG'S DETAILS)
22. WALL MOUNTED TOILET



PROPOSED 2ND FLOOR PLAN PROPOSED A

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

AGUSTIN LUGONES,R.A.
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MIAMI, FL 33135
PH: 305 300 5168

PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

REVISION

Project No:	2021-426
Scale:	AS NOTED
Date:	10-27-2021
Drawn:	J.A.G.G
Checked:	J.V. / J.M.V.
CAD File:	505 S SHORE DRIVE 04-10-23.dwg

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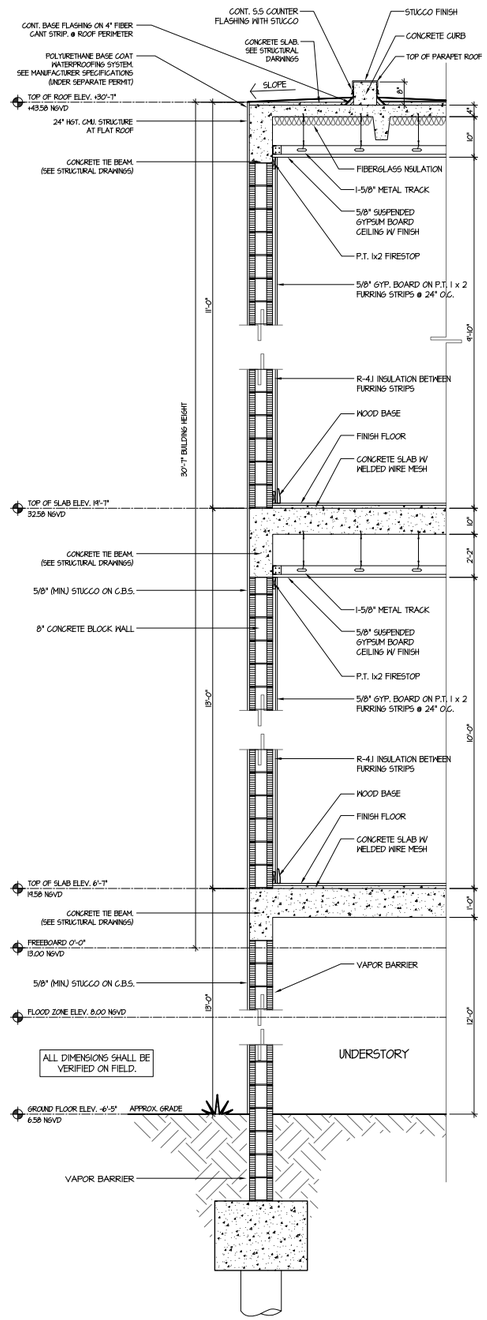
PROPOSED 2ND FLOOR PLAN

SHEET NO.

A-5



A TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

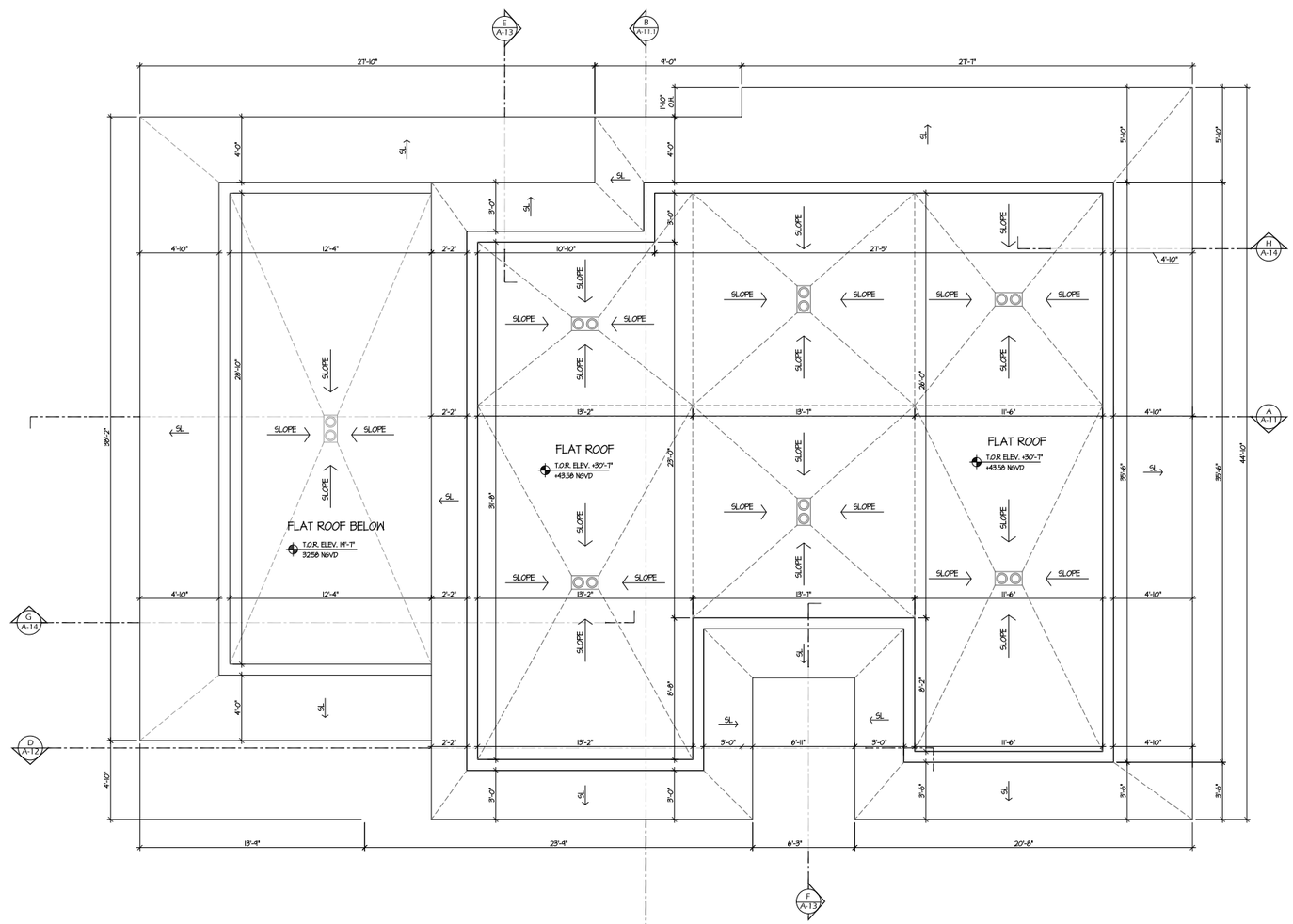
GENERAL ROOFING NOTES

1. THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS READY TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

2. GENERAL CONTRACTOR TO COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL A/C DUCT WORK OPENINGS THROUGH TRUSSES. SUBMIT SHOP DWGS. TO ARCHITECT FOR APPROVAL.

3. GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO COORDINATE ALIGNMENT OF TRUSSES. IF ANY DISCREPANCIES, CONTACT ARCHITECT PRIOR TO FABRICATION OF TRUSSES.

NOTE:
FOR COMPLETE ROOF PLAN DETAILS REFER TO STRUCTURAL DRAWINGS.



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

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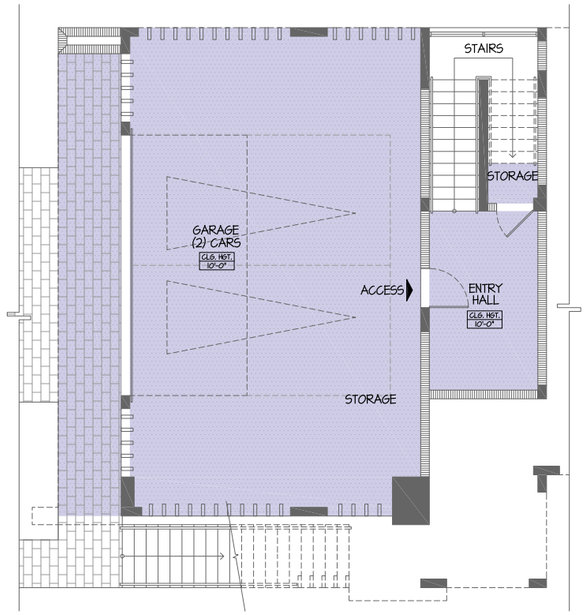
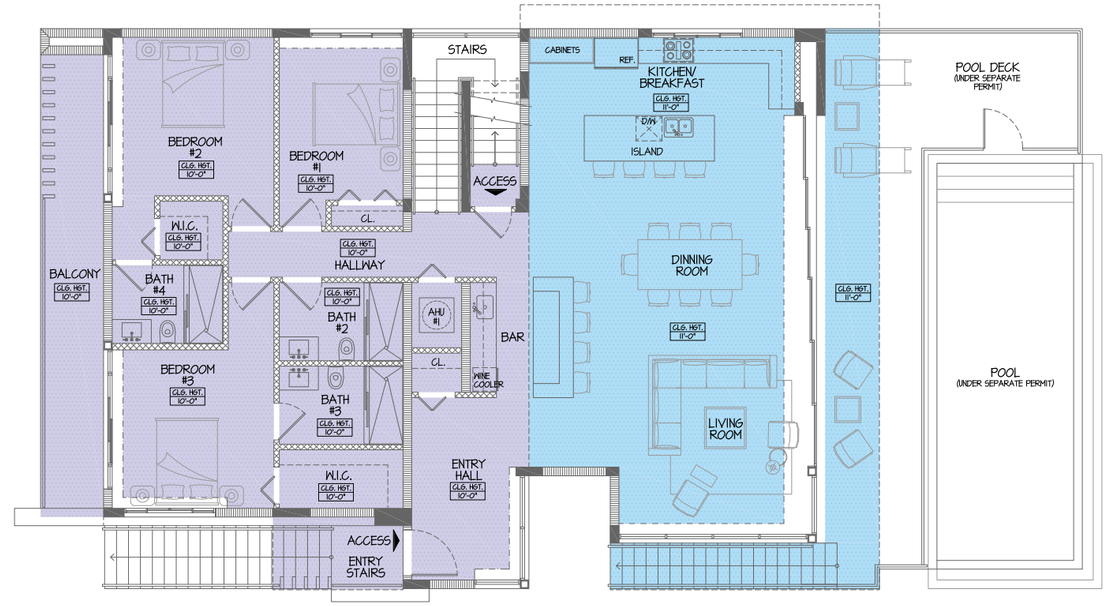
PROPOSED ROOF PLAN

SHEET NO.

A-6



PROPOSED GROUND FLOOR REFLECTING CEILING PLAN
SCALE: 3/16" = 1'-0"



PROPOSED 1ST FLOOR REFLECTING CEILING PLAN
SCALE: 3/16" = 1'-0"

CEILING HEIGHTS NOTES

CEILING HEIGHTS GIVEN ARE FOM TOP OF SLAB TO BOTTOM OF CEILING FRAMING MENBER DIMENSIONS SHOWN DO NOT ACCOUNT FOR FLOOR & CLG. FINISHES.

DROPPED CEILING NOTE

5/8 G.W.B. TYPE "X" ON 1 1/2" X 1 1/2" METAL FRAMING @ 16" O.C. (COORDINATE WITH LIGHT FIXTURES & A/C EQUIPMENT PRIOR TO CEILING CONSTRUCTION.

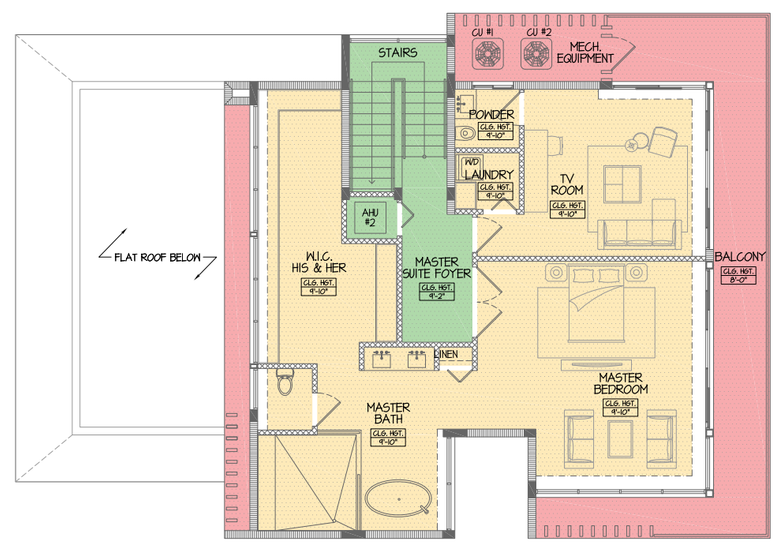
NOTE:

A- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF ON GREATER THAN 200.

B- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF GREATER THAN 450.

CEILING HEIGHTS LEGEND

- 8'-0" A.T.O.S.
- 11'-0" A.T.O.S.
- 9'-2" A.T.O.S.
- 9'-10" A.T.O.S.
- 10'-0" A.T.O.S.



PROPOSED 2ND FLOOR REFLECTING CEILING PLAN
SCALE: 3/16" = 1'-0"

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PROJECT ADDRESS

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MIAMI BEACH, FL. 33141

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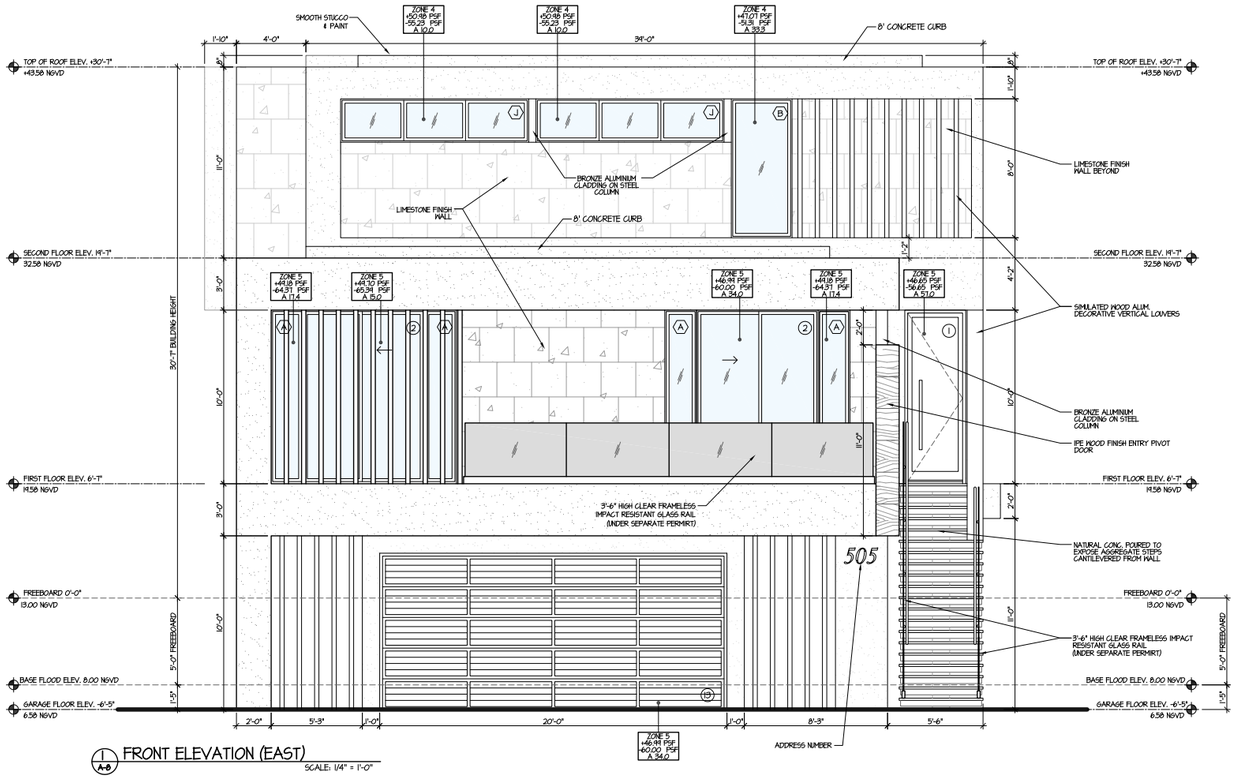
PROPOSED REFLECTING CEILING PLAN

SHEET NO.

A-7

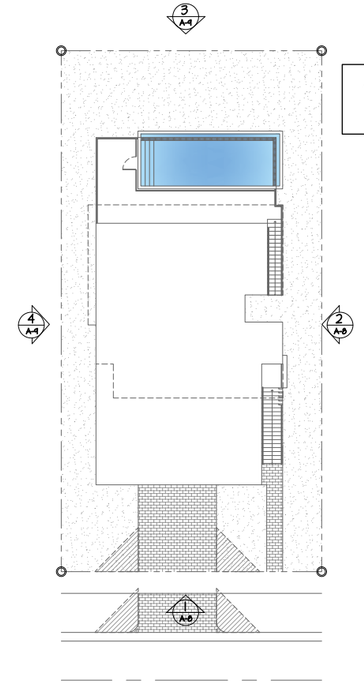
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



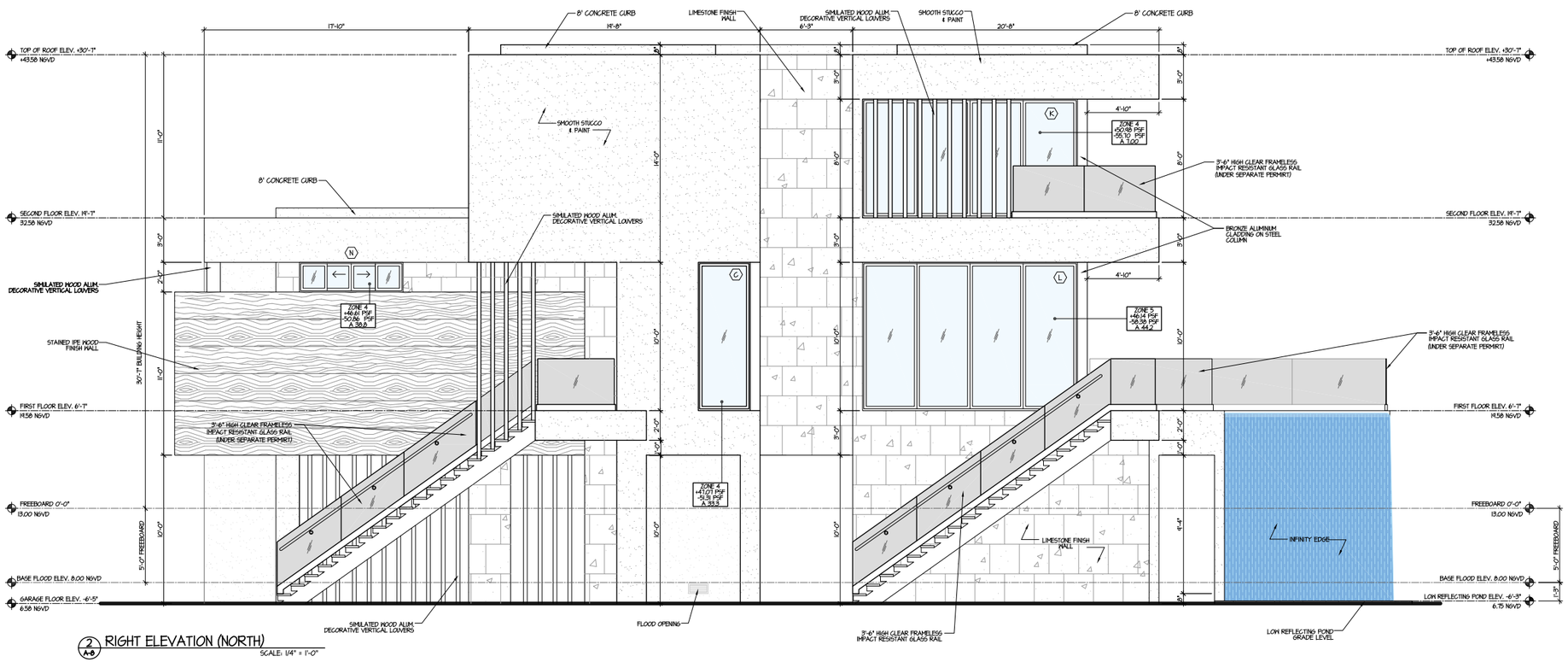
1 A-8 FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

ALL EXTERIOR GLASS SLIDING DOORS & WINDOWS SHALL BE BRONZE ALUMI. FRAME W/ CLEAR IMPACT RESISTANT GLASS (TYP. THRU OUT)



ALL NEW EXTERIOR DOORS & WINDOWS UNDER SEPARATE PERMIT.



2 A-8 RIGHT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

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MIAMI BEACH, FL. 33141

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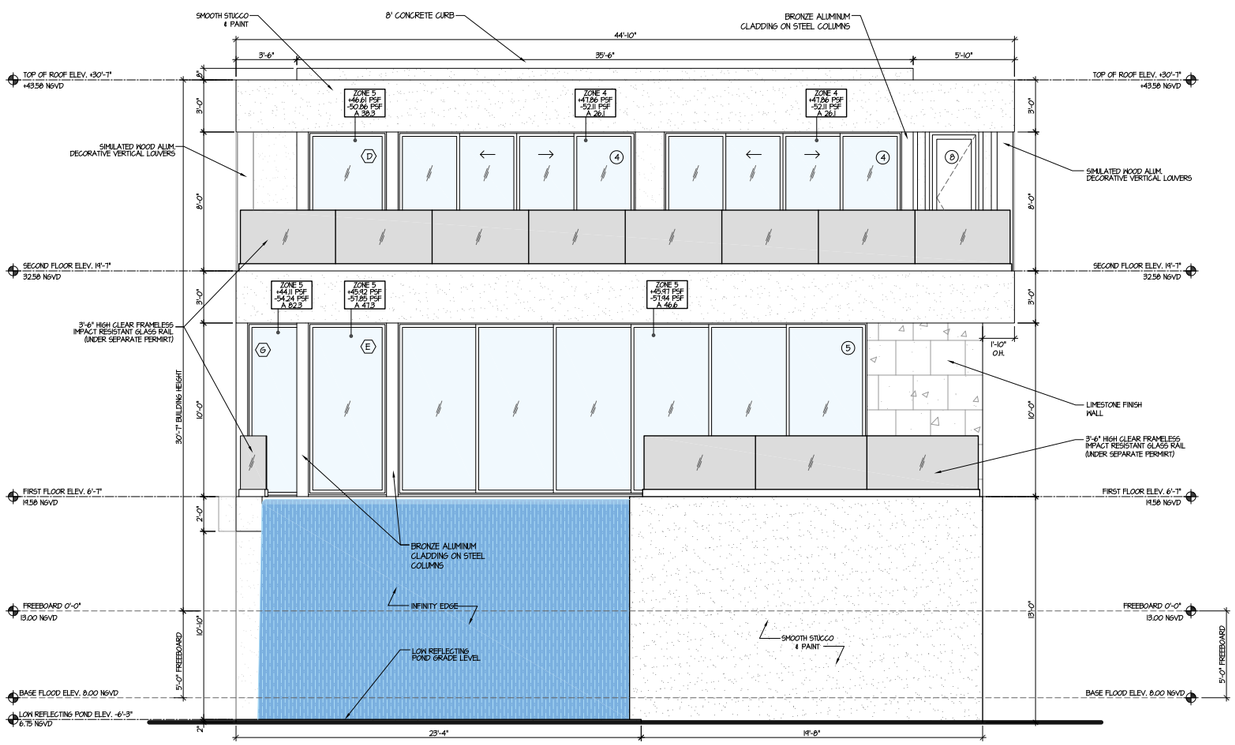
PROPOSED ELEVATIONS

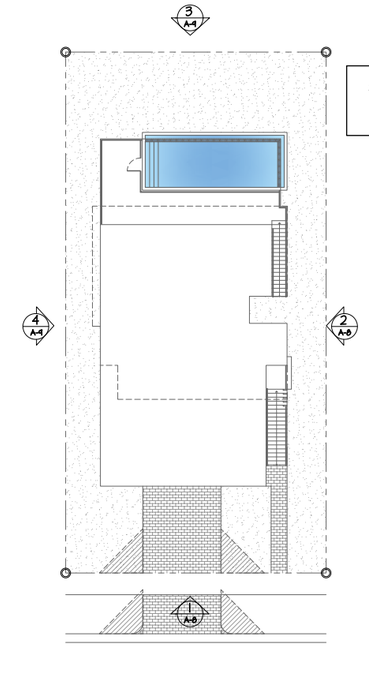
SHEET NO.

A-8

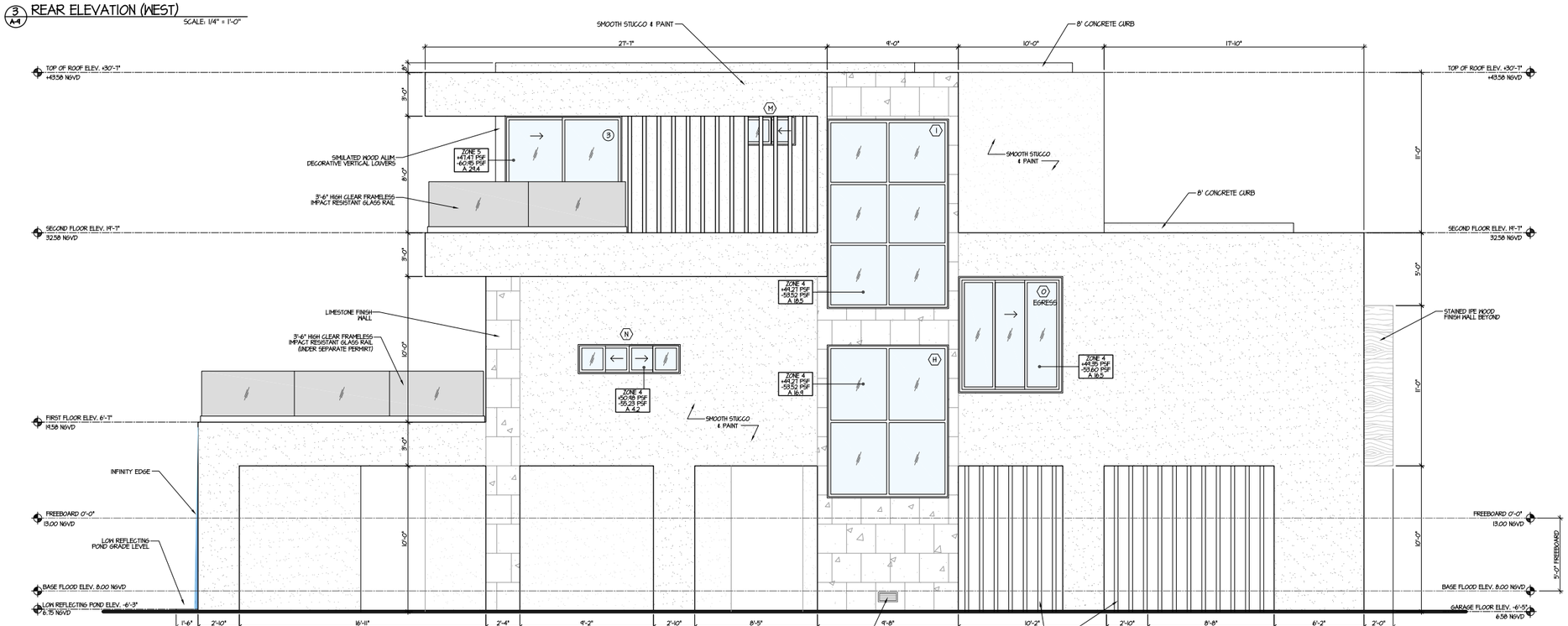


3 A-9 REAR ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



ALL NEW EXTERIOR DOORS & WINDOWS UNDER SEPARATE PERMIT.



4 A-9 LEFT ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

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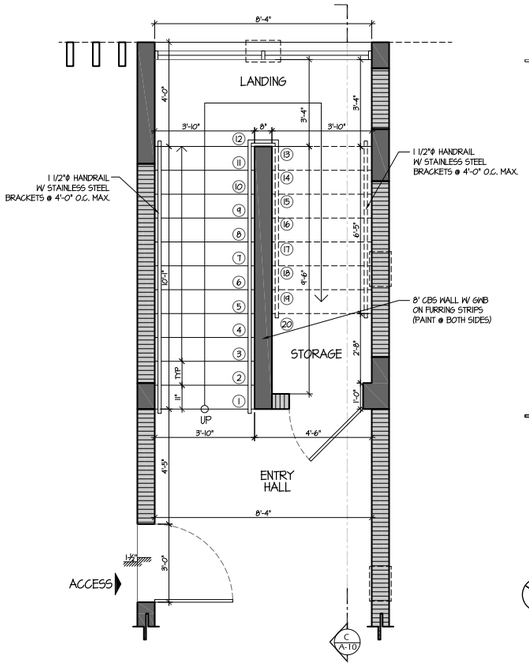
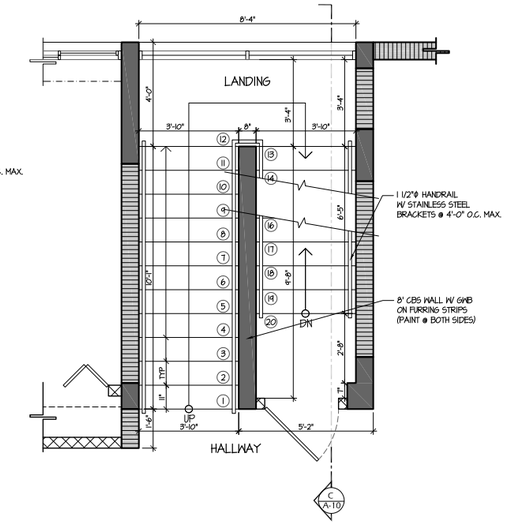
PROPOSED ELEVATIONS

SHEET NO.

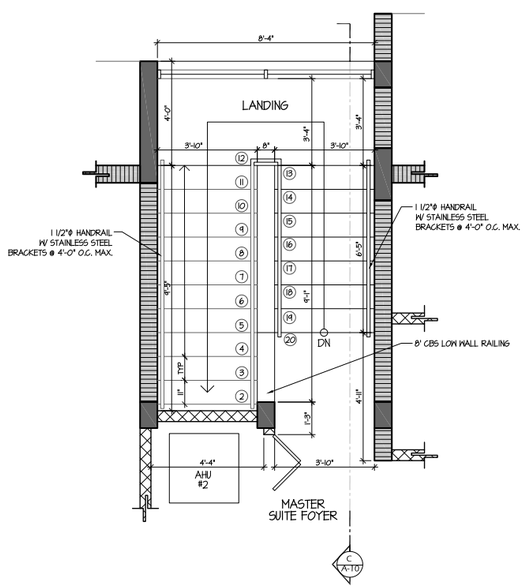
A-9



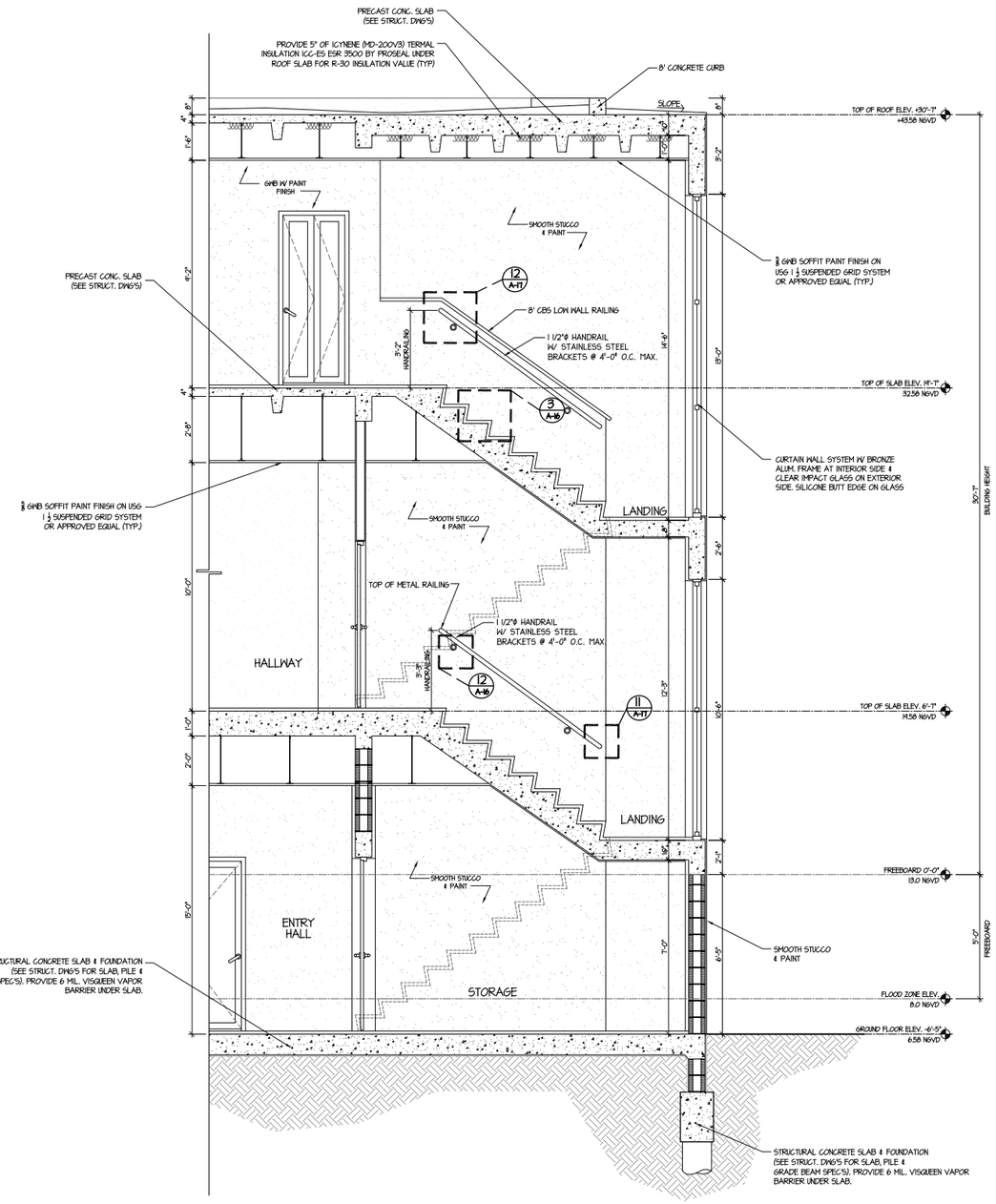
GRADE FLOOR STAIR PLAN
SCALE: 3/8" = 1'-0"



IST FLOOR STAIR PLAN
SCALE: 3/8" = 1'-0"



2ND FLOOR STAIR PLAN
SCALE: 3/8" = 1'-0"



C
A-10
STAIR SECTION
SCALE: 3/8" = 1'-0"

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PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

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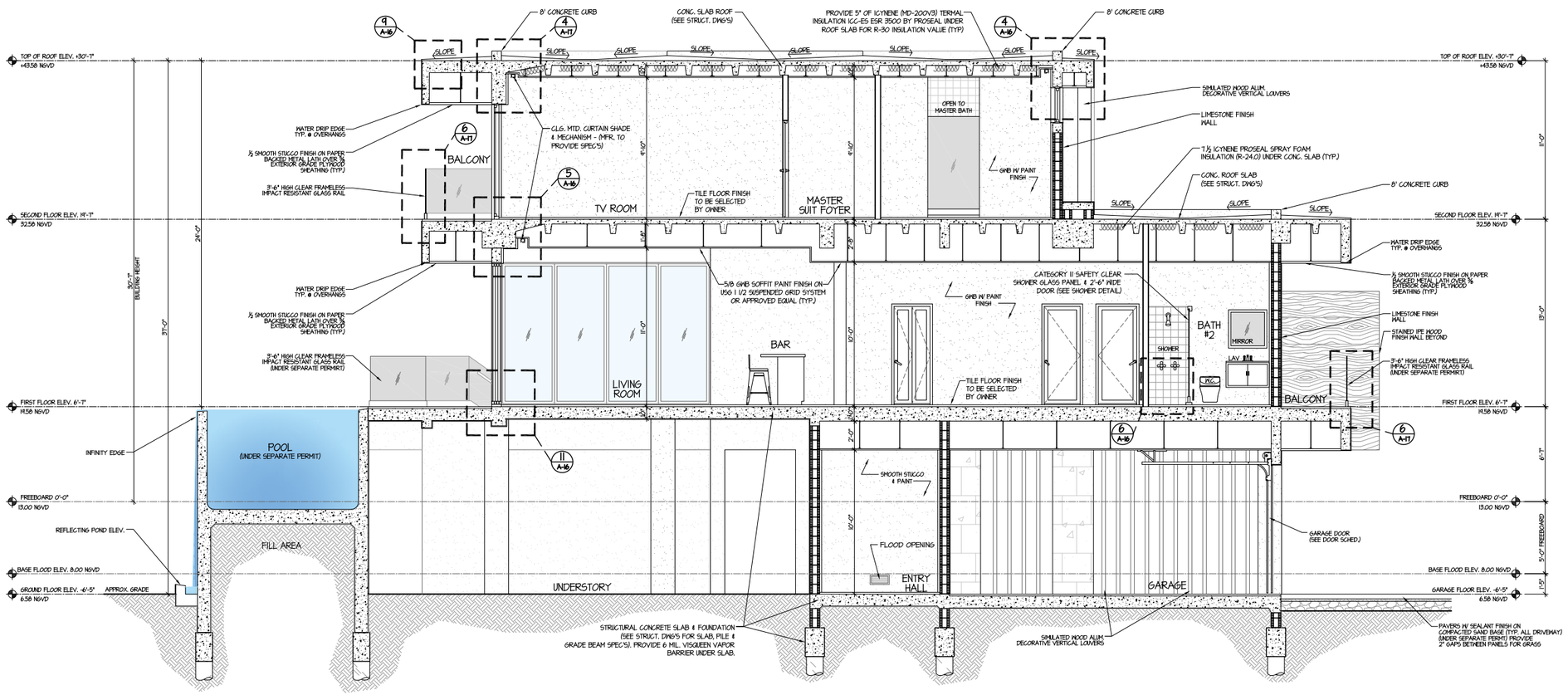
STAIRS PLANS
&
SECTION

SHEET NO.

A-10

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



A/A-11 SECTION

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

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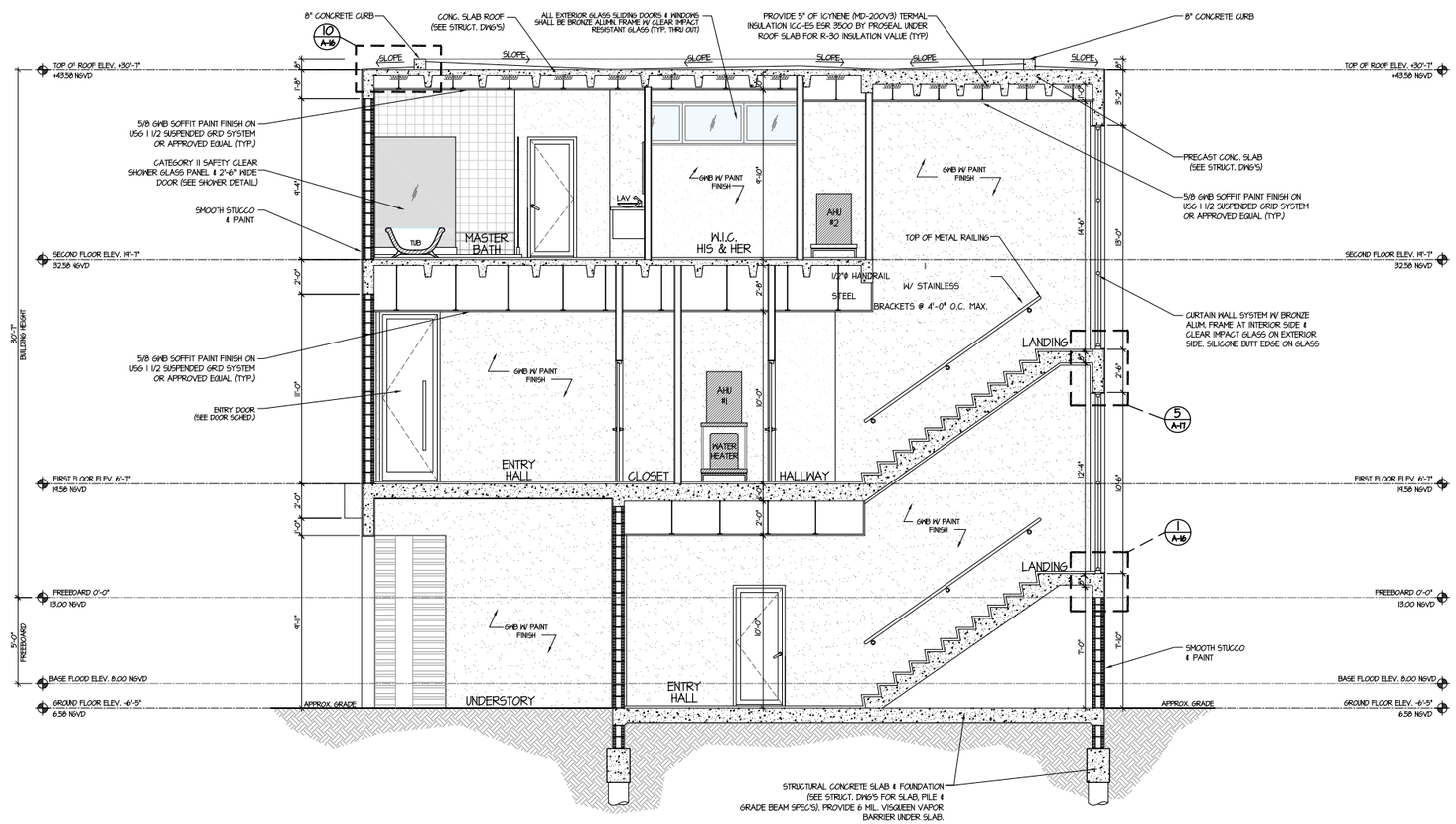
SECTIONS

SHEET NO.

A-11



B
A-11 SECTION

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

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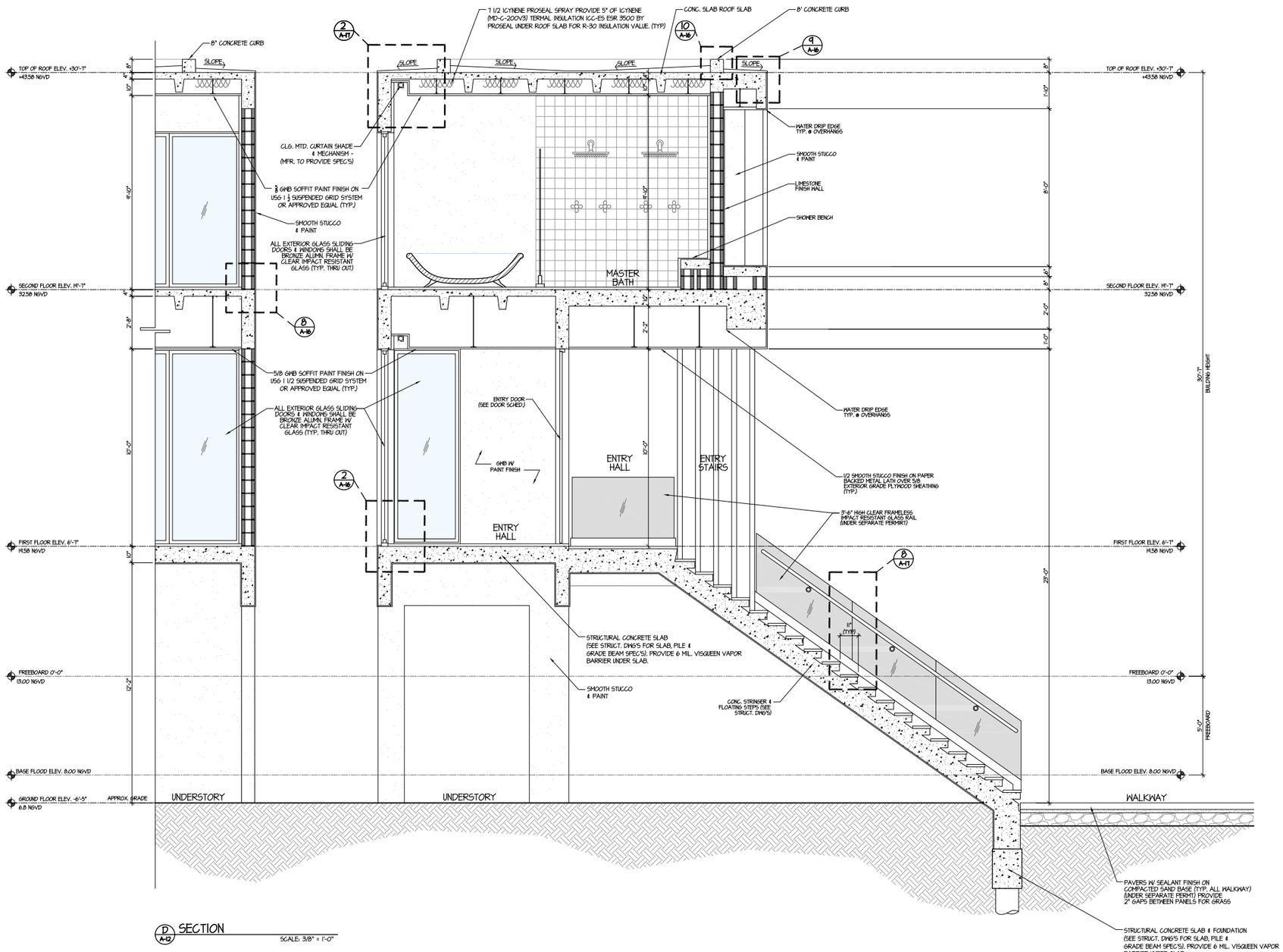
SECTION

SHEET NO.

A-11.1



D A-12 SECTION

SCALE: 3/8" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

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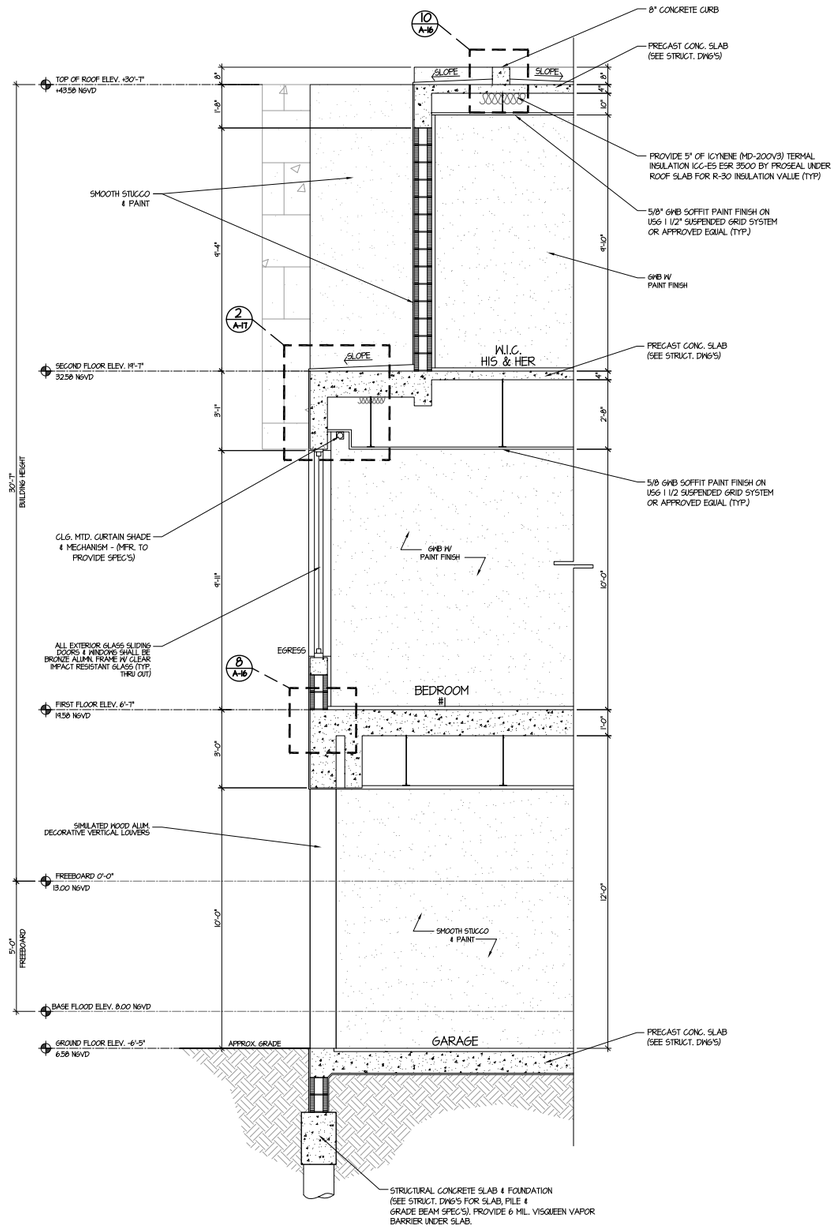
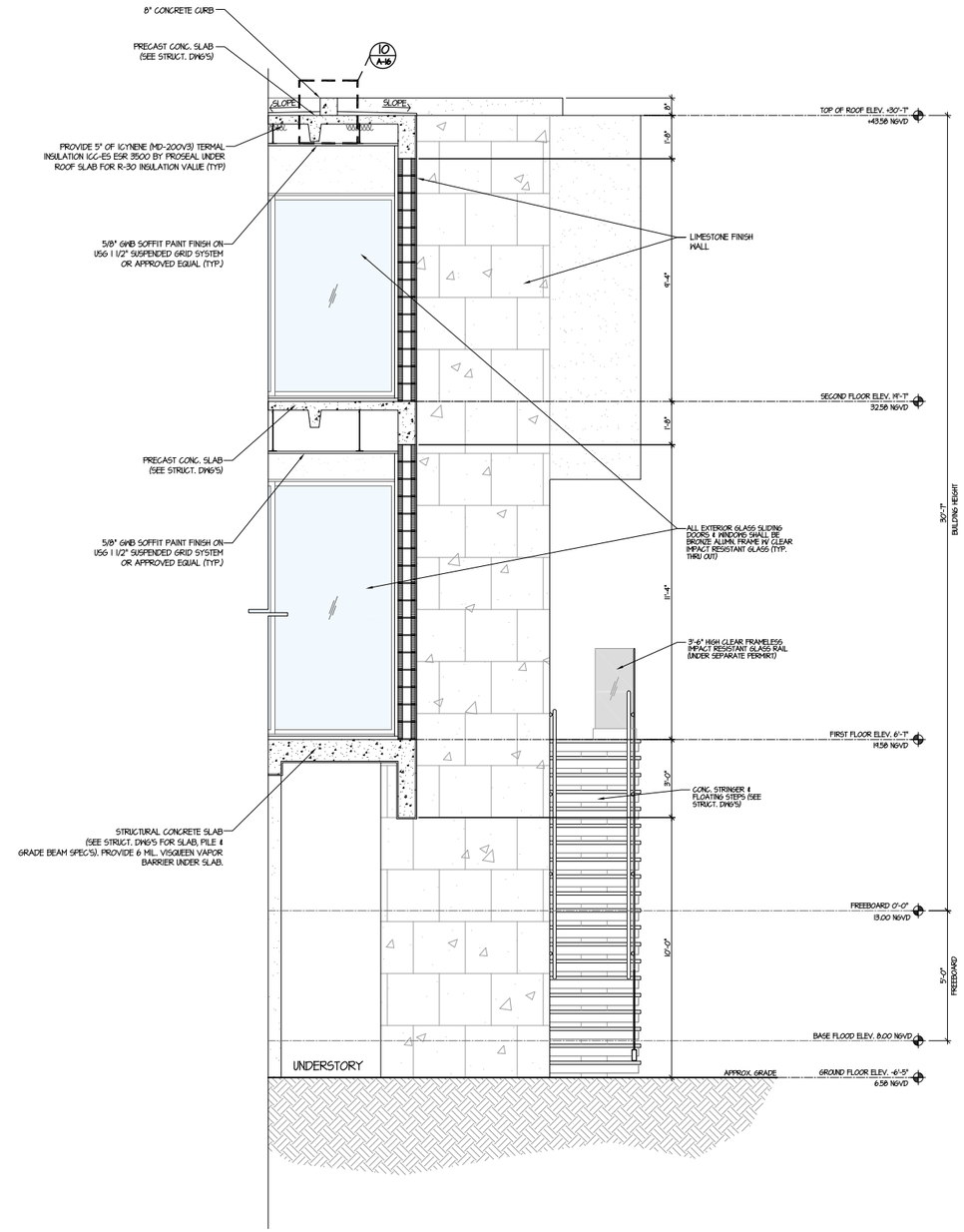
SECTIONS

SHEET NO.

A-12



E
A-18
SECTION
SCALE: 3/8" = 1'-0"



F
A-18
SECTION
SCALE: 3/8" = 1'-0"

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PROJECT NAME

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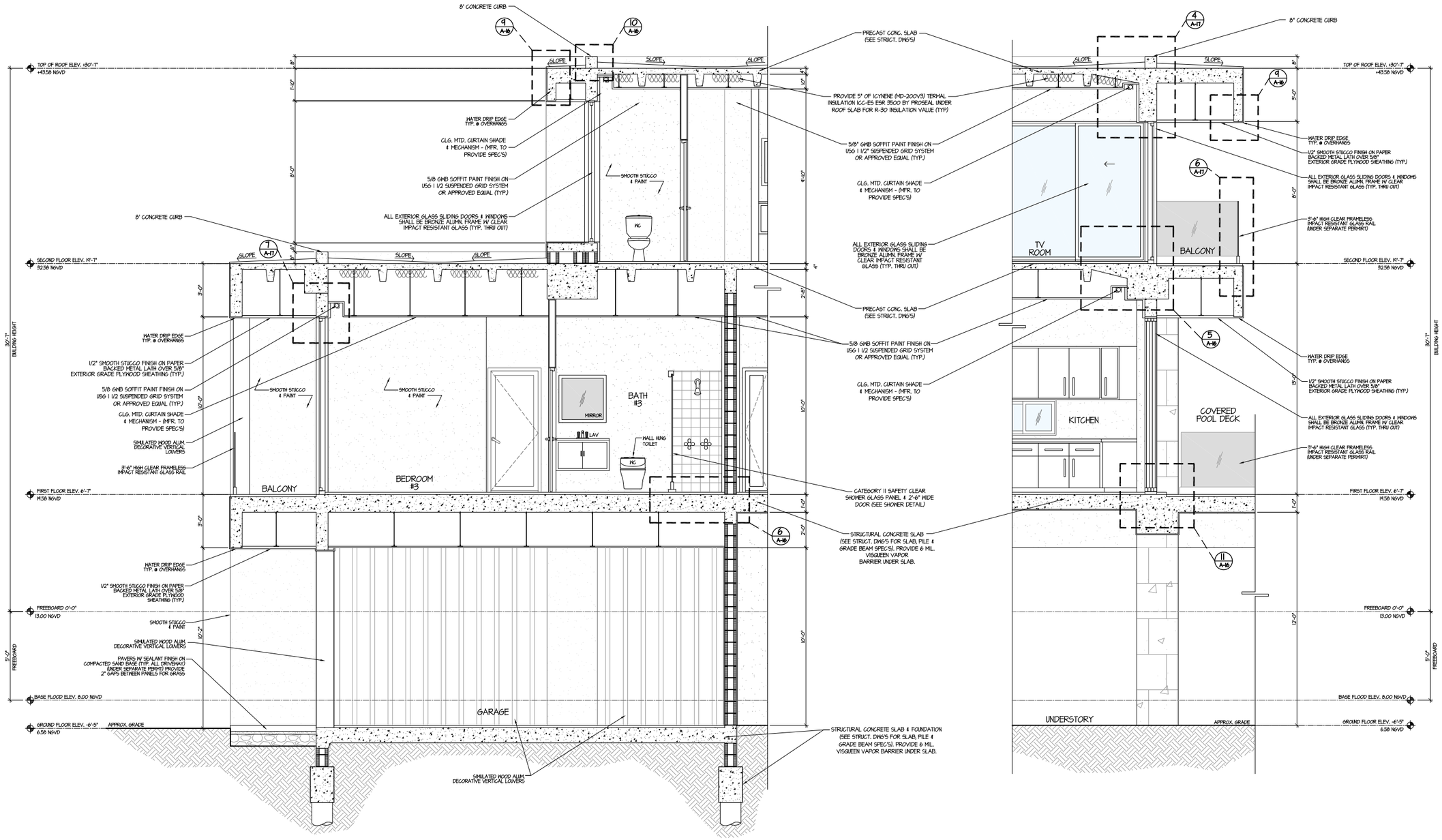
DRAWING TITLE

SECTIONS

SHEET NO.

A-13



G A-14 SECTION

SCALE: 3/8" = 1'-0"

H A-14 SECTION

SCALE: 3/8" = 1'-0"

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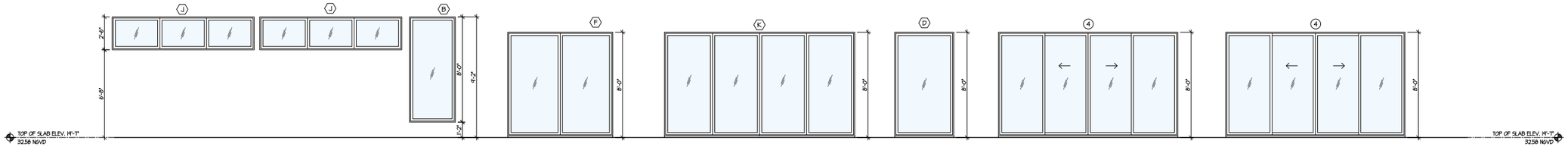
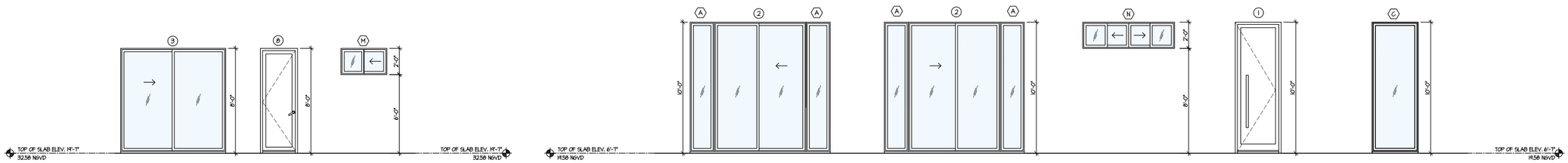
DRAWING TITLE

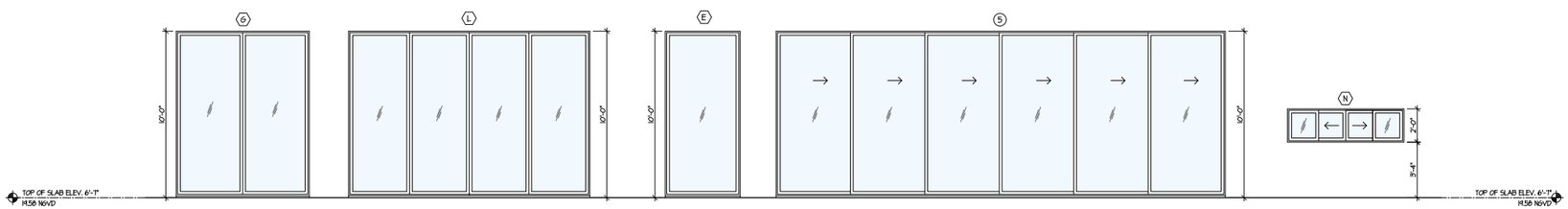
SECTIONS

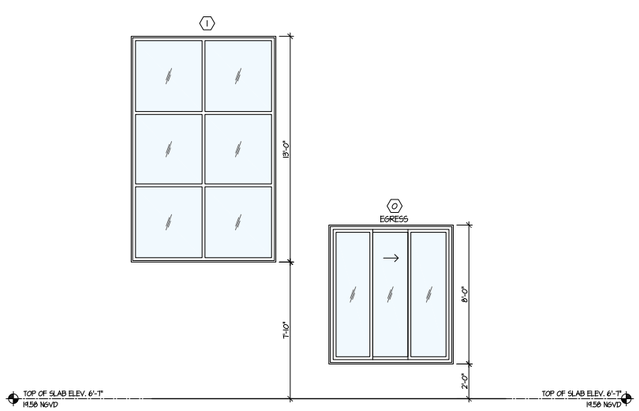
SHEET NO.

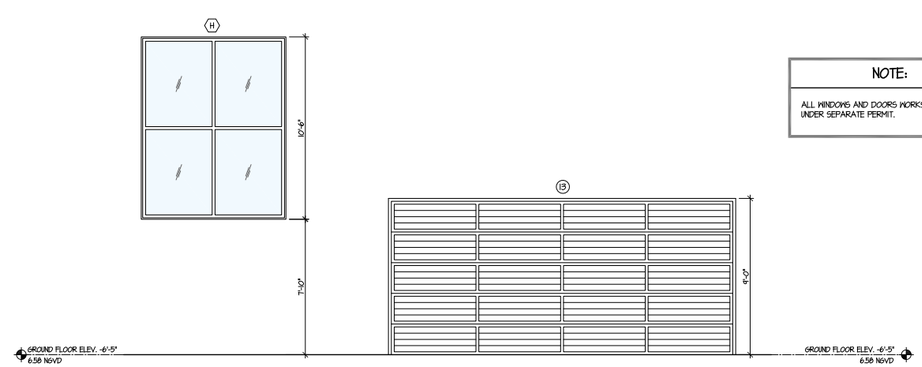
A-14











NOTE:

ALL WINDOWS AND DOORS WORKS SHOULD BE UNDER SEPARATE PERMIT.

GENERAL NOTES

1. ANCHORS SHALL BE AS LISTED. SPACED AS SHOWN ON DETAILS.
2. EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL FINISHES OR STUCCO.
3. MATERIALS INCLUDING BUT NOT LIMITED O STEEL / ALUMINUM, THAT COME IN CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECTION 2003.8.4
4. ALL STEEL PLATES TO BE A36, ALL STEEL TUBING TO BE A36, ALL A500, GRADE (Fy-46KSI).
5. ALL WELDING TO BE PER THE AWS SPECIFICATIONS.
6. ALL ALUMINUM TO BE 6061-T6, AS PER SPECIFICATION 2 OF THE ALUMINUM DESIGN MANUAL.
7. WOOD BUCKS TO BE 1X OR 2X FULL DEPTH OF GLAZING FRAMES TO SUBSTRATE AS FOLLOWS: 1/4" TAPCON WITH 1-3 / 4" EMBED @ 12 "O.C. INTO CONCRETE OR # 14 SMS/TEKS @ 12 "O.C. INTO METAL. PROVIDE CLUSTER OF [2] AT JAMB ENDS AND EACH SIDE OF MULLION, AND MUST ADHERE TO EDGE DISTANCE AND SPACING LIMITATIONS ALLOW 2-1/2" MIN. SPACING BETWEEN WOOD BUCK CONNECTION ANCHORS AND ANCHORS USED TO CONNECT THE GLAZING SYSTEM TO THE SUBSTRATE
8. EDGE WILL NOT PROVIDE A STATEMENT OF INSPECTION UNLESS CALLED PRIOR TO INSTALLATION.
9. SHOP DRAWING COVER STRUCTURAL REQUIREMENTS ONLY.
10. ALL WINDOW OPENINGS IDENTIFIED AS EGRESS SHALL BE UNOBSTRUCTED AND SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 ", A NET CLEAR OPENING WIDTH OF 20 AND A MINIMUM NET CLEAR OPENING AREA OF 5.7 S9. (5.0 S.F. FOR GRADE LEVEL WINDOWS).
11. ALL EGRESS WINDOWS SHALL HAVE A SILL HEIGHT NOT TO EXCEED 44" ABOVE FINISHED FLOOR.
12. IT IS THE EXCLUSIVE RESPONSIBILITY OF THE WINDOW COMPANY TO PROVIDE PRODUCTS THAT MEET OR EXCEED THE ENERGY VALUES MANDATED BY THE STATE OF FLORIDA. COMPLIANCE WITH ENERGY REQUIREMENTS IS BEYOND THE SCOPE OF THESE DRAWINGS.
13. ALL SHIMS TO BE AS PER PRODUCT APPROVALS.
14. G.C. TO PROVIDE OR REPLACE FIRE PROTECTION ON ALL STRUCTURAL MEMBERS, NEW AND EXISTING AS NECESSARY, TO MEET FIRE RATING REQUIREMENTS BY APPLICABLE CODES.

DOORS SCHEDULE

No.	SIZE W	SIZE H	SIZE THK.	MATERIAL	FRAME	LOUVER	REMARKS
1	3'-6"	10'-0"	1-3/8	WOOD	WOOD		SWING DOOR
2	7'-0"	10'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
3	8'-0"	8'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
4	13'-8"	8'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
5	27'-0"	10'-0"	1-3/8	GLASS	ALUM.		SLIDING DOOR, SAFETY GLASS CAT. II
6	2'-10"	7'-0"	1-3/8	ALUM.	ALUM.		SWING-SELF CLOSING HR. FIRE RATED
7	3'-0"	7'-0"	1-3/8	ALUM.	ALUM.		SWING-SELF CLOSING HR. FIRE RATED
8	2-10"	7'-0"	1-3/8	ALUM.	ALUM.		SWING DOOR
9	2-10"	7'-0"	1-3/8	WOOD	WOOD		SWING DOOR
10	3'-0"	7'-0"	1-3/8	WOOD	WOOD		SWING DOOR
11	(2)3'-0"	7'-0"	1-3/8	ALUM.	ALUM.		SWING DOOR
12	2'-10"	7'-0"	1-3/8	WOOD	WOOD		BI- FOLD, FULLY LOUVERED DOOR
13	20'-0"	9'-0"	1-3/8	ALUM.	ALUM.		GARAGE DOOR

WINDOWS SCHEDULE

No.		SIZE W	SIZE H	SIZE THK.	MATERIAL	REMARKS
A	FIXED	22"	120"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
B	FIXED	42"	48"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
C	FIXED	42"	120"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
D	FIXED	54"	48		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
E	FIXED	54"	120"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
F	FIXED	48"	48"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
G	FIXED	48"	120"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
H	FIXED	100"	126"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
I	FIXED	100"	156"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
J	FIXED	130"	30"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
K	FIXED	174"	48"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
L	FIXED	174"	120"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
M	HR	42"	24"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
N	HR	84"	24"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I
O	HR	86"	48"		AL/GLASS	ALL IMPACT RESISTANT, SAFETY GLASS CAT. I

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PROJECT NAME

VINCENT RESIDENCE

NEW STORY RESIDENCE

PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

REVISION

Project No:	2021-426
Scale:	AS NOTED
Date:	10-27-2021
Drawn:	J.A.G.G
Checked:	J.V. / J.M.V.
CAD File:	

505 S SHORE DRIVE 04-10-23.dwg

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JOSE VALERO
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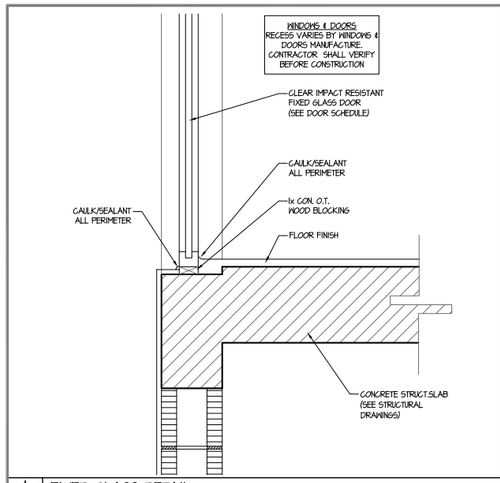
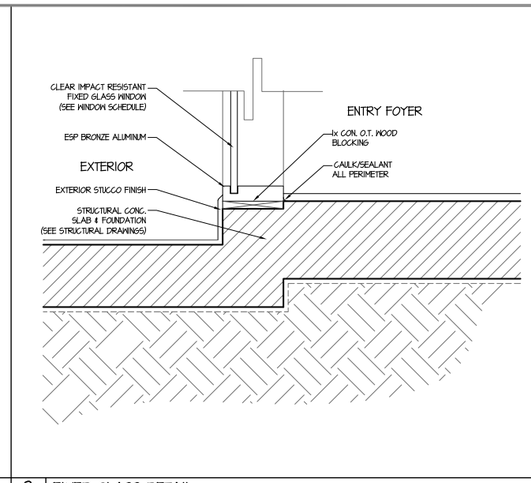
DOORS & WINDOWS SCHEDULE

SHEET NO.

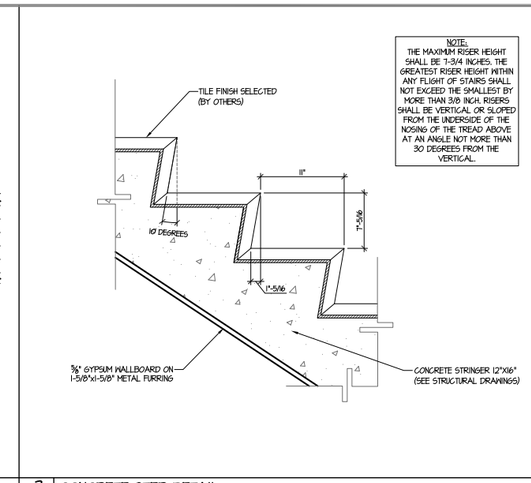
A-15



1 A-16 FIXED GLASS DETAIL
N.T.S



2 A-16 FIXED GLASS DETAIL
N.T.S



3 A-16 CONCRETE STEP DETAIL
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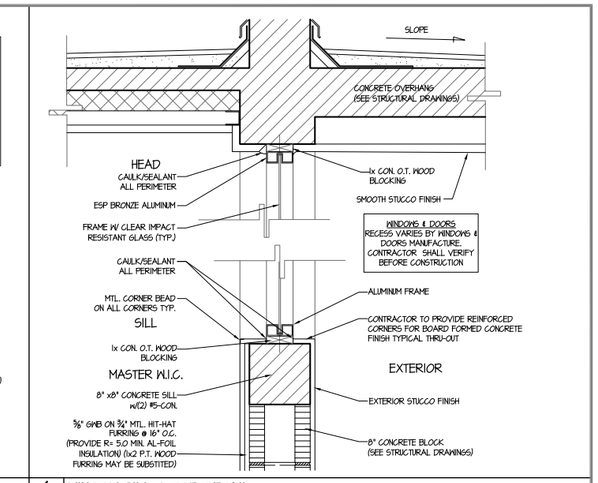

4 A-16 WINDOW SILL & TOP DETAIL
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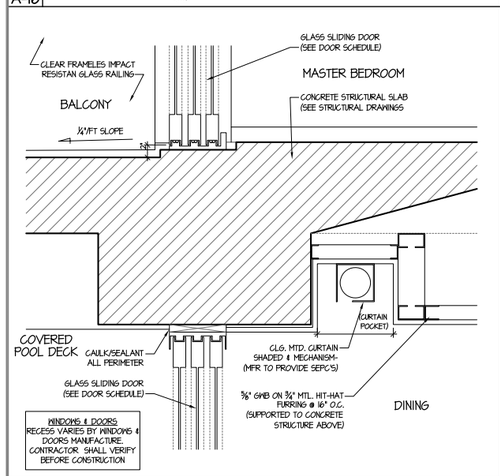
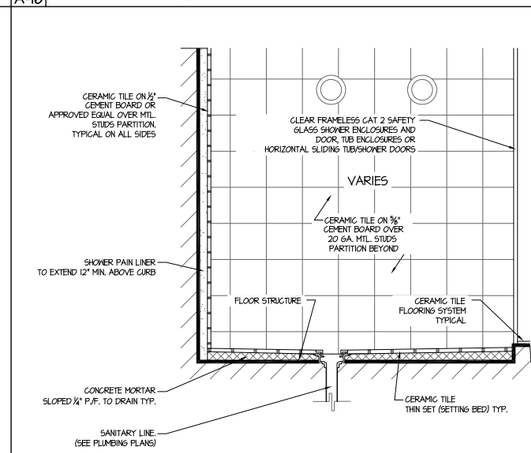


5 A-16 CURTAIN POCKET DETAIL
N.T.S



6 A-16 SHOWER DETAIL
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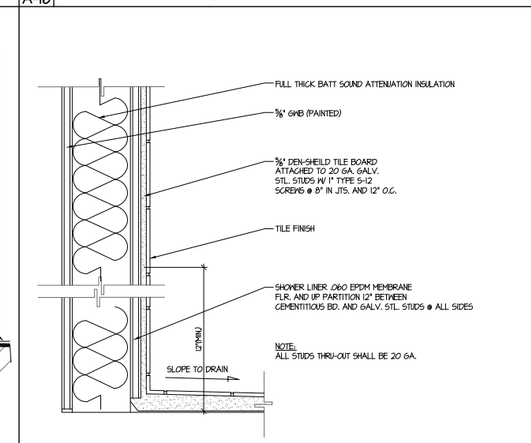

7 A-16 SHOWER SECTION DETAIL
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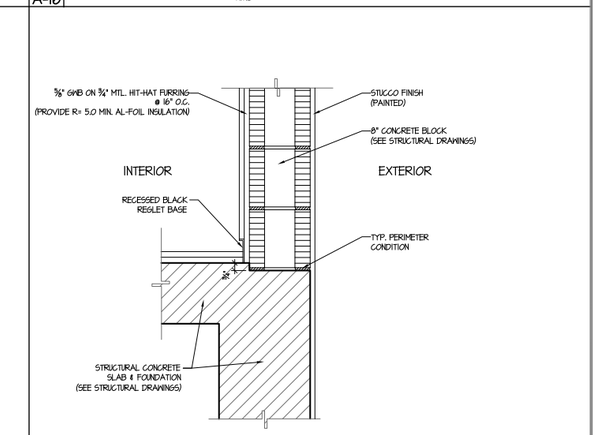

8 A-16 EXTERIOR WALL DETAILS
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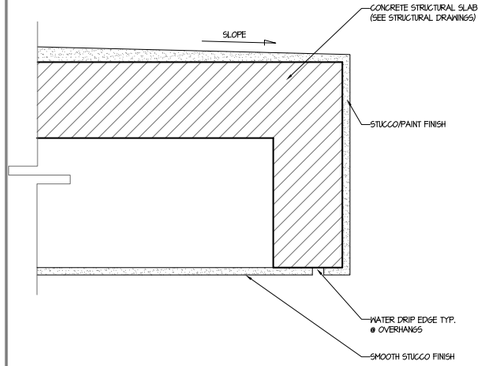

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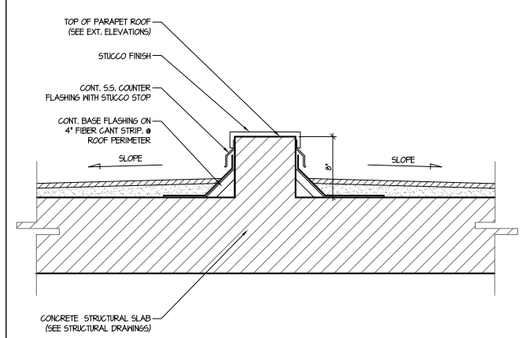

10 A-16 CONCRETE ROOF BUMPER DETAIL
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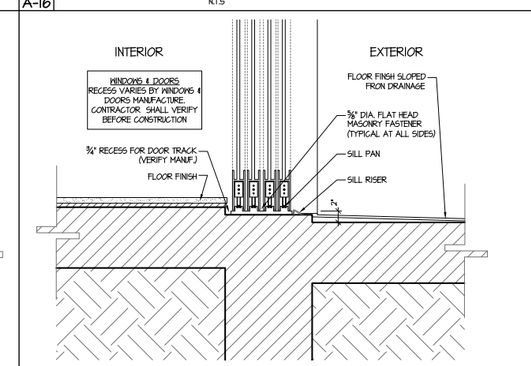

11 A-16 GLASS DOOR SILL DETAIL
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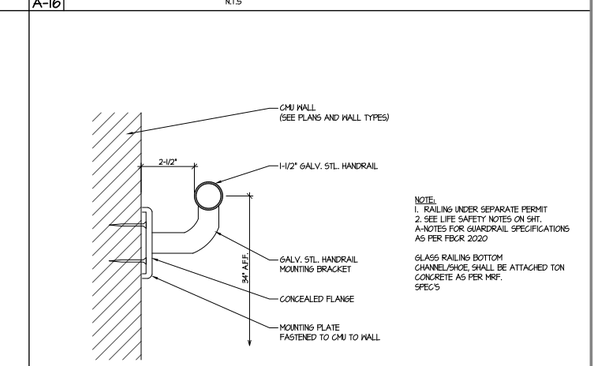

12 A-16 HANDRAIL WALL DETAIL
N.T.S

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PROJECT NAME

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PROJECT ADDRESS

505 S SHORE DRIVE
MIAMI BEACH, FL. 33141

REVISION

Project No:	2021-426
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CAD File:	505 S SHORE DRIVE 04-10-23.dwg

DRAWN

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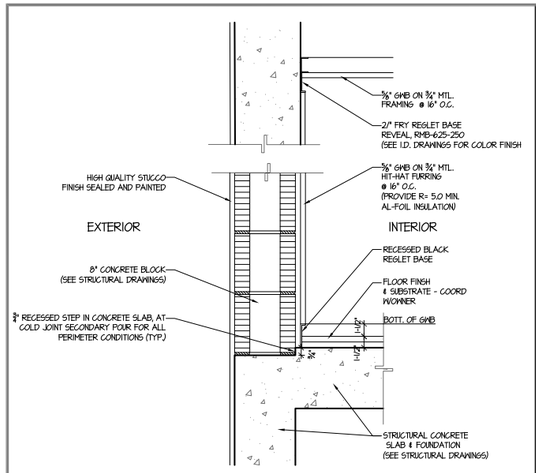
DRAWING TITLE

DETAILS

SHEET NO.

A-16

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



1 A-17 RECESSED /BASE /TOP DETAIL
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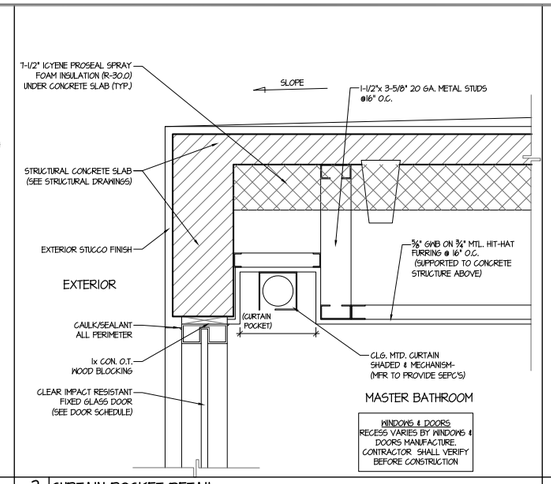
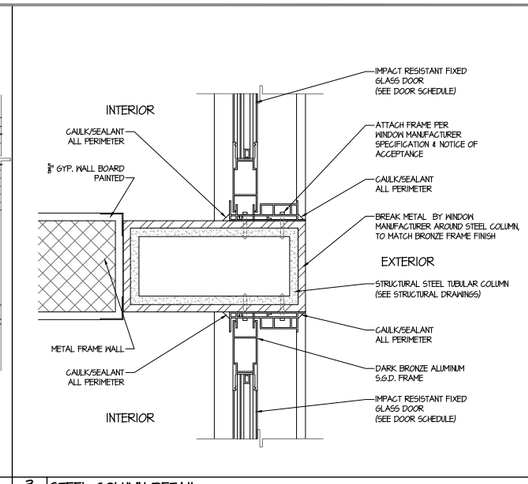
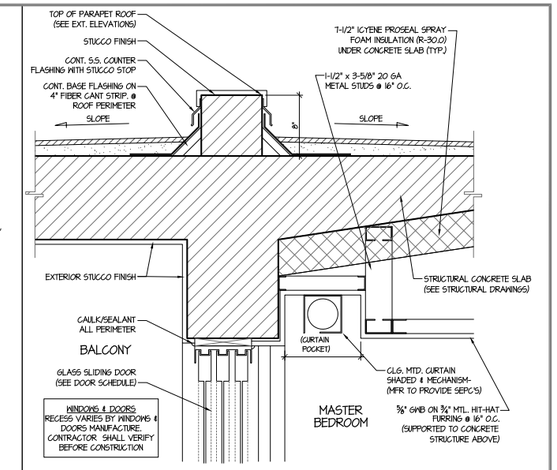


2 A-17 CURTAIN POCKET DETAIL
N.T.S



3 A-17 STEEL COLUMN DETAIL
N.T.S



4 A-17 CURTAIN POCKET DETAIL
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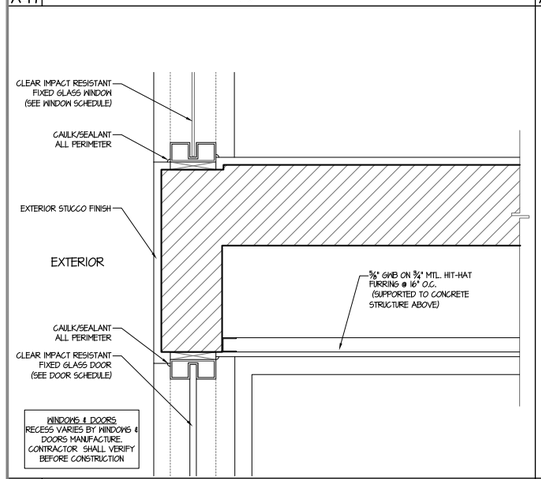

5 A-17 HEAD & SILL GLASS DETAIL
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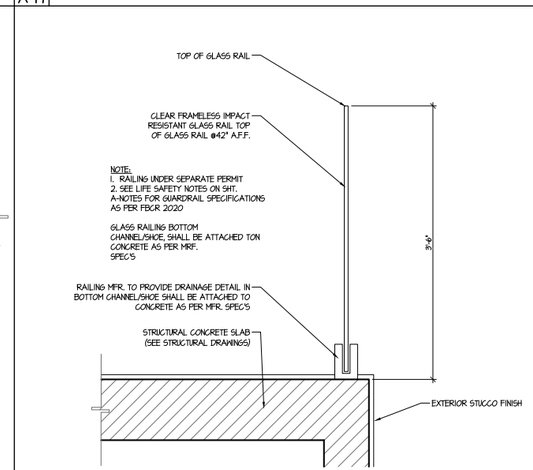

6 A-17 GLASS RAILING DETAIL
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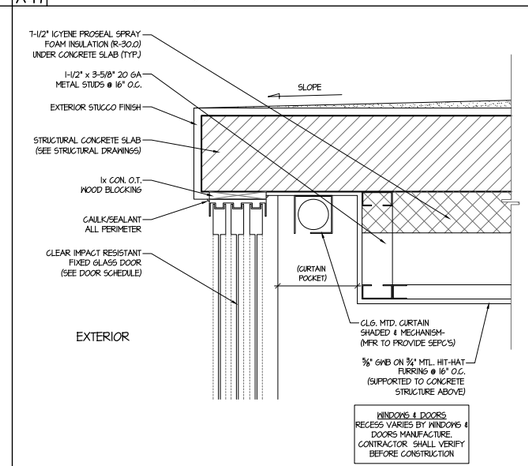

7 A-17 CURTAIN POCKET DETAIL
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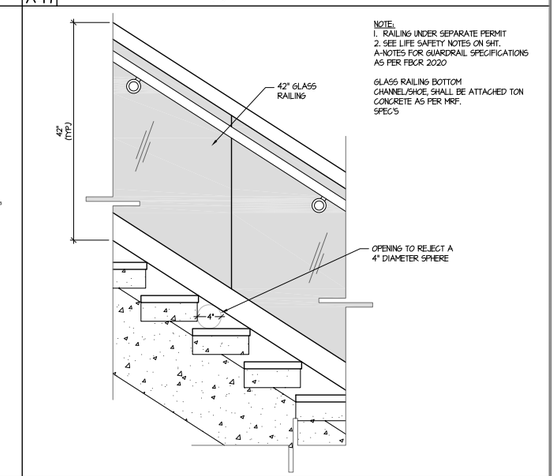

8 A-17 RAILING DETAIL (TYP.)
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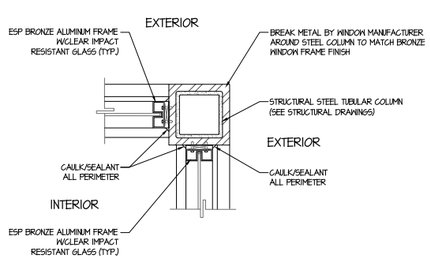

9 A-17 STEEL COLUMN DETAIL
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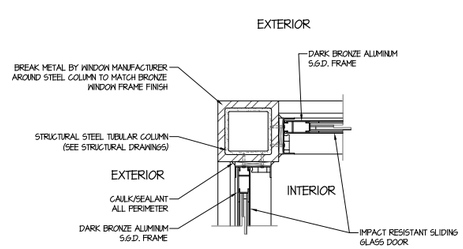

10 A-17 STEEL COLUMN DETAIL
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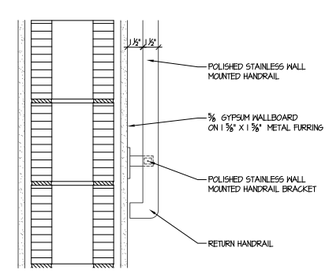

11 A-17 HANDRAIL TERMINATION DETAIL
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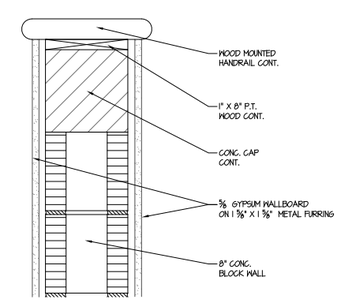

12 A-17 LOW WALL CAP HANDRAIL DETAIL
N.T.S

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DETAILS

SHEET NO.

A-17