MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
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09/29/2022 9:08:17 AM

# SIDMAN RESIDENCE

6444 ALLISON ROAD
MIAMI BEACH, FL 33141



PERMIT SET REVISION 7

9/22/2022

[STRANG] DESIGN
ARCHITECT LICENSE NUMBER: AR100517 | 2900 SW 28TH TERRACE, SUITE 301, MIAMI, FL 33133 | PH: 305.373.4990

STATE OF FLORIDA
GRIFFIN K. MORRIS
AR100517
REGISTERED ARCHITECT

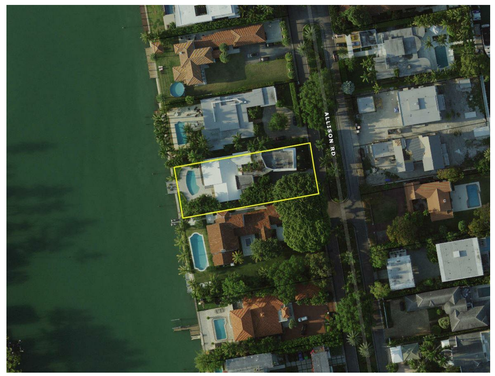
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DN: c=US, o=STRANG DESIGN LLC, dnQualifier=A01410C0000017C821E691100005D0F, cn=Griffin K Morris
Date: 2022.09.22 14:36:30 -04'00'

9/22/2022

# PROJECT DATA

| | |
|---|---|
| **SCOPE** | CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE |
| **ADDRESS** | 6444 ALLISON ROAD<br>MIAMI BEACH, FL 33141 |
| **FOLIO** | |
| **LEGAL DESCRIPTION** | INDIAN CREEK SUB PB 31-75<br>S 40FT OF LOT 43 &<br>N 40FT OF LOT 44<br>LOT SIZE 80.000 X 216<br>OR 18807-0001 09 1999 1 |
| **ZONING** | RS-3 |
| **SURVEY** | PROVIDED BY: JAVIER DE LA ROCHA, ECS LAND SURVEYORS<br>3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414 |
| **FLOOD ZONE** | AE, ELEVATION: 8.00' (NGVD 29) OR 6.45' (NAVD 88) |
| **BUILDING CODES** | FLORIDA BUILDING CODE, RESIDENTIAL 2020<br>FLORIDA BUILDING CODE, 2020<br>FLORIDA BUILDING CODE, PLUMBING 2020<br>FLORIDA BUILDING CODE, MECHANICAL 2020<br>FLORIDA FIRE PREVENTION CODE<br>FLORIDA BUILDING CODE, ENERGY CONSERVATION<br>FLORIDA BUILDING CODE, EXISTING BUILDINGS<br>FLORIDA BUILDING CODE, ACCESSIBILITY |
| **ITEMS UNDER SEPARATE PERMIT** | FENCING<br>GENERATOR<br>POOL<br>WINDOWS AND DOORS<br>ROOF<br>TRUSSES<br>DEMOLITION<br>POOL<br>SEAWALL<br>DOCK<br>WATER SERVICE<br>BACKFLOW PREVENTER<br>NATURAL GAS PIPING INSTALLATIONS<br>IRRIGATION SYSTEM<br>PRE FABRICATED STAIRS<br>ELEVATOR |

# LOCATION MAP




# ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| AAD | ATTIC ACCESS DOOR |
| ABV | ABOVE |
| AB | ANCHOR BOLT |
| A/C | AIR CONDITIONING |
| ACC | ACCESS |
| ADD | ADDENDUM |
| ADH | ADHESIVE |
| ADJ | ADJACENT |
| ADJT | ADJUSTABLE |
| AFF | ABOVE FINISHED FLOOR |
| AP | ACCESS PANEL |
| APX | APPROXIMATE |
| ARCH | ARCHITECT (-URE) (-URAL) |
| ASC | ABOVE SUSPENDED CEILING |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ANC | ANCHOR (-AGE) (-ED) |
| ANOD | ANODIZED |
| AUTO | AUTOMATIC |
| BD | BOARD |
| BEL | BELOW |
| BET | BETWEEN |
| BI | BUILT-IN |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BLT | BUILT |
| BM | BEAM |
| BOT | BOTTOM |
| BRG | BEARING |
| BS | BOTH SIDES |
| BU | BUILT UP |
| BVL | BEVELED |
| BW | BOTH WAY |
| BETWN | BETWEEN |
| CAB | CABINET |
| CB | CATCH BASIN |
| CPT | CARPET (-ED) |
| CIPC | CAST IN PLACE CONCRETE |
| CK | CAULK (-ING) |
| CLG | CEILING |
| CLO | CLOSET |
| CHT | CEILING HEIGHT |
| CPLP | CEMENT PLASTER (PORTLAND) |
| CEMB | CEMENT BOARD |
| CTR | CENTER |
| C | CENTER LINE |
| CER | CERAMIC |
| CT | CERAMIC TILE |
| CO | CLEAN OUT |
| CLR | CLEAR (-ANCE) |
| COL | COLUMN |
| COMP | COMPRESS (-ED) (-ION) |
| CONC | CONCRETE |
| CMU | CONCRETE MASONRY UNIT |
| CONN | CONNECT (-ED) (-ION) |
| CONST | CONSTRUCT (-ED) (-ION) |
| CONT | CONTINUE, CONTINUOUS |
| CONTR | CONTRACT (-OR) |
| CJ | CONTROL JOINT |
| CORR | CORRUGATED |
| CNTR | COUNTER |
| CWL | CURTAIN WALL |
| DPR | DAMPER |
| DL | DEAD LOAD |
| DEMO | DEMO(LISH) (-LITION) |
| DEP | DEPRESS(-ED) |
| DET | DETAIL(S) |
| DIAG | DIAGONAL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DIV | DIVISION |
| DR | DOOR |
| DBL | DOUBLE |
| DN | DOWN |
| DS | DOWNSPOUT |
| DWR | DRAWER |
| DWG | DRAWING |
| EA | EACH |
| ELEC | ELECTRIC (-AL) |
| EP | ELECTRICAL PANEL |
| EWC | ELECTRONIC WATER COOLER |
| EWH | ELECTRIC WATER HEATER |
| EL | ELEVATION |
| ELEV | ELEVATOR |
| EMER | EMERGENCY |
| ENC | ENCLOSURE |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EXH | EXHAUST |
| EXIST | EXISTING |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FAS | FASTEN (-ER) |
| FT | FEET, FOOT |
| FDB | FIBER BOARD |
| FGL | FIBERGLASS |
| FIN | FINISH (-ED) |
| FFE | FINISHED FLOOR ELEVATION |
| FFL | FINISHED FLOOR LINE |
| FEC | FIRE EXTINGUISHER CABINET |
| FP | FIREPROOF (-ED) (-ING) |
| FLG | FLASHING |
| FLX | FLEXIBLE |
| FLR | FLOOR (-ING) |
| FLCO | FLOOR CLEAN OUT |
| FD | FLOOR DRAIN |
| FLOUR | FLUORESCENT |
| FB | FOOT BOLT |
| FR | FRAM (-ED) (-ING) |
| FBO | FURNISHED BY OTHERS |
| FF&EE | FURNITURE, FIXTURE & EQUIPMENT |
| FUR | FURRED (-ING) |
| FUT | FUTURE |
| GA | GAUGE |
| GPM | GALLONS PER MINUTE |
| GALV | GALVANIZE (-D) |
| GI | GALVANIZED IRON |
| GKT | GASKET (-ED) |
| GC | GENERAL CONTRACT (-OR) |
| GL | GLASS, GLAZING |
| GB | GRAB BAR |
| GRD | GROUND |
| GT | GROUT |
| GYP | GYPSUM |
| GD | GRADE |

| | |
|---|---|
| HC | HANDICAP (-ED) |
| HDW | HARDWARE |
| HWD | HARDWOOD |
| HVAC | HEATING/VENTILAYTING/ AIR CONDITIONING |
| HDY | HEAVY DUTY |
| HGT | HEIGHT |
| HM | HOLLOW METAL |
| HOR | HORIZONTAL |
| HWH | HOT WATER HEATER |
| HR | HOUR |
| INCL | INCLUDE (-D) (-ING) |
| INSUL | INSULAT (-ED) (-ION) |
| INT | INTERIOR |
| J | JUNCTION BOX |
| JC | JANITOR'S CLOSET |
| JT | JOINT |
| JF | JOINT FILLER |
| JST | JOIST |
| KPL | KICK PLATE |
| KIT | KITCHEN |
| KO | KNOCKOUT |
| LBL | LABEL |
| LAB | LABORATORY |
| LAM | LAMINATE (-ED) |
| LAV | LAVATORY |
| LSW | LEAD SHIELD WINDOW |
| LT | LIGHT |
| LC | LIGHT CONTROL |
| LW | LIGHT WEIGHT |
| LL | LIVE LOAD |
| LVR | LOUVER |
| MFR | MANUFACTURE (-ER) |
| MRB | MARBLE |
| MO | MASONRY OPENING |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANIC (-AL) |
| MC | MEDICINE CABINET |
| MBR | MEMBER |
| MTL | METAL |
| MTFR | METAL FURRING |
| MPR | METAL PILE RAILING |
| MTHR | METAL THRESHOLD |
| M | METER (-S) |
| MWK | MILLWORK |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MOD | MODULAR |
| MLD | MOLDING |
| MR | MOISTURE RESISTANT |
| MT | MOUNT (-ED) (-ING) |
| MOV | MOVABLE |
| MUL | MULLION |
| NAT | NATURAL |
| NOM | NOMINAL |
| N | NORTH |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| NGVD | NATIONAL GEOTECHNICAL VERTICAL DATUM |
| OBS | OBSCURE |
| OC | ON CENTER |
| OFCI | OWNER FURNISHED / CONTRACTOR INSTALLED |
| OPG | OPENING |
| OPP | OPPOSITE |
| OD | OUTSIDE DIAMETER |
| OA | OVERALL |
| OV | OVERHEAD |
| PIV | POST INDICATOR VALUE |
| PTD | PAINT (-ED) |
| PNL | PANEL |
| PB | PANIC BAR |
| PTD | PAPER TOWEL DISPENSER |
| PTR | PAPER TOWEL RECEPTOR |
| PBD | PARTICLE BOARD |
| PART | PARTITION |
| PERI | PERIMETER |
| PLAS | PLASTER |
| PLAM | PLASTIC LAMINATE |
| PL | PLATE |
| PT | PRESSURE TREAT (-ED) |
| PVC | POLYVINYL CHLORIDE |
| PCF | POUNDS PER CUBIC FOOT |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PFN | PRE-FINISHED |
| QT | QUARRY TILE |
| RAD | RADIUS |
| RD | ROOF DRAIN |
| RL | RAIL (-ING) |
| RQL | RAIN WATER LEADER |
| REF | REFERENCE |
| REG | REGULAR |
| REINF | REINFORCE (-ED) |
| REQ | REQUIRED |
| REM | REMOVE |
| RES | RESILIENT |
| RET | RETURN |
| RA | RETURN AIR |
| REV | REVISION (-S) |
| RM | ROOM |
| RO | ROUGH OPENING |
| RUB | RUBBER |
| SCN | SCREEN |
| SCH | SCHEDULE (-D) |
| SNT | SEALANT |
| SECT | SECTIONS (S) |
| SHT | SHEET |
| SIM | SIMILAR |
| SC | SOLID CORE |
| SP | SOUND PROOF |
| S | SOUTH |
| SPK | SPEAKER |
| SPL | SPECIAL |
| SPEC | SPECIFICATION (S) |
| SPR | SPRINKLER |
| SQFT | SQUARE FEET |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| SSMR | STANDING SEAM METAL ROOF |
| STA | STATION |
| STL | STEEL |
| STO | STORAGE |
| STR | STRUCTURE (-AL) |
| STUC | STUCCO |
| SUSP | SUSPENDED |
| SYM | SYMMETRICAL |
| SYST | SYSTEM |
| SF | SUPPLY FAN |
| SFBC | SOUTH FLORIDA BUILDING CODE |
| TEL | TELEPHONE |
| TEMP | TEMPORARY |
| TH | THICK (-NESS) |
| THR | THRESHOLD |
| TPD | TOILET PAPER DISPENSER |
| TOL | TOLERANCE |
| T & G | TONGUE & GROOVE |
| TOB | TOP OF BEAM |
| TOR | TOP OF ROOF |
| TOS | TOP OF SLAB |
| TB | TOWEL BAR |
| TYP | TYPICAL |
| UUNF | UNFINISHED |
| UR | URNIAL |
| UNO | UNLESS NOTED OTHERWISE |
| VNR | VENEER |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIN | VINYL |
| WTW | WALL TO WALL |
| WH | WALL HUNG |
| WC | WATER CLOSET |
| WP | WATERPROOF (-ED) (-ING) |
| WDW | WINDIW |
| W/ | WITH |
| W/O | WITHOUT |
| WD | WOOD |
| WDB | WOOD BASE |

# MATERIAL LEGEND

- CMU section
- Framed Wall
- Exterior Stone, Random Ashlar Pattern
- Concrete
- Wood Planks
- Wood Finish
- Rigid insulation
- Painted Gypsum Board
- Steel
- Solid Grout
- Batt Insulation
- Landscaping - Mulch
- Landscaping - Planting
- Earth fill
- Gravel fill

# SYMBOL LEGEND

- Section number / Sheet number
- Elevation number / Sheet number
- **Room name** 10116 — Room tag
- 101A — Interior Door tag
- 1! — Window and Exterior Aperture tag

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MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance



[STRANG]
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305.374.4990 | FX: 305.374.4991
ARCHITECT LICENSE NO:AR100517
WWW.STRANG.DESIGN


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6444 ALLISON ROAD
MIAMI BEACH, FL 33141

ALLISON ROAD LLC


ARCHITECT:
GRIFFIN K. MORRIS, RA
2900 SW 28TH TERRACE
SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEER:
ALEX ROCHELL
ROCHELL ENGINEERING, INC.
205 SANTILLANE AVENUE
CORAL GABLES, FL 33134

MEP ENGINEER:
OSCAR SEBELEN
RCI ENGINEERING
5230 S. UNIVERSITY DRIVE,
SUITE 106
DAVIE, FL 33328

CIVIL ENGINEER:
MATTHEW SPEATH
SPEATH ENGINEERING
1111 BRICKELL AVENUE
MIAMI, FL 33131

LANDSCAPE ARCHITECT:
MIGUEL HASTINGS, RLA
2900 SW 28TH TERRACE
SUITE 301
MIAMI, FL 33133

INTERIOR DESIGN CONSULTANT:
BEAUCHEMIN GRASSI INTERIORS
46 WALTHAM STREET, ST 3A
BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD


PROFESSIONAL

STATE OF FLORIDA
GRIFFIN K. MORRIS
AR100517
REGISTERED ARCHITECT

Digitally signed by Griffin K Morris
DN: c=US, o=STRANG DESIGN LLC, dnQualifier=A01410C0000017C821E691100005D0F, cn=Griffin K Morris
Date: 2022.09.22 14:37:02 -04'00'

**ARCHITECT LICENSE NO:AR100517**

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |


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Issue Date: 9/16/2022

INDEX AND DATA

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9/21/2022 11:05:49 AM

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BUILDING DEPARTMENT
Reviewed For Compliance

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2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
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# 1. GENERAL

1. The following specifications are minimum requirements to supplement the drawings.
2. This set of plans has been prepared to comply with the applicable minimum building codes. All work and materials shall be in accordance with applicable national and local codes (including high-velocity hurricane zone code requirements), conventional guidelines , and the requirements of local utility companies.
3. All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.
4. These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the Contractor.
5. The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect.
6. Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.
7. The Contractor shall field verify all conditions and dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including those furnished by the sub-contractors. The Architect shall be notified of any and all discrepancies.
8. The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of this project.
9. Provide seperate permits as required by the Municipality issuing the General Building Permit (City of Miami Beach)
10. Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.
11. General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. The Contractor shall bear all expense of repair and/or replacement of utilities or any other existing property damaged by operations in conjunction with the execution of this work. Reworking of damaged property shall be to original condition or better. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction.
12. General Contractor shall furnish a complete set of drawings and addendums to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancy, error, inconsistency or omission in the drawings shall be notified to the Architect in writing before proceeding with the affected work. Failure to do so will be entirely the responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party. The means of correcting any inconsistency shall be approved by the Architect prior to implementation of the solution. In such case the Architect shall prepare a revision in accordance with the change.
13. General Contractor shall coordinate all trades before placing any concrete.
14. Scaffolding and removal of forms shall be performed by the General Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.
15. General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work; Architect to be notified and consulted on any discrepancy, error, inconsistency, or omission. Dimensions shown on plans are nominal.
16. Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending.
17. Lumber used for studs in interior non bearing partitions shall be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending. (Typical at door openings)
18. General Contractor shall provide continuous sealant at perimeter of all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code. GC shall provide caulk on interior side of all exterior openings
19. For standard construction details not shown on the drawings, General Contractor shall consult the Architect and/or proceed in accordance with the applicable codes and established good standard building practices.
20. The Architect makes no guarantee or warranty for products, names by trade names, manufacturer or other reference in these documents.
21. Construction shall proceed in accordance with the official drawings approved by the building official having jurisdiction. No deviation of the approved set of drawings will be made in the field without the expressed written consent of the Architect and building official. Approval from the building official shall be obtained by the Contractor before proceeding with any work.
22. A full scale complete set of drawings shall be kept on site at all times and shall be available for reference to all contractors, sub-contractors and craftsmen on the job. Any revision during construction shall be reported to the architect for approval and documented on the drawing set.
23. All debris should be removed from premises, and all areas shall be left in broom clean conditions at all times.
24. The contractor shall be responsible for and shall replace or remedy any faulty, improper or inferior material or workmanship; or any damage which appears within four (4) years after the completion and acceptance of the work by the Owner and issuance of a county certificate of completion.
25. Contractor shall submit Elevation Certificate to Flood Plain Administrator upon placement of the lowest floor and prior to final building inspection.
26. Contractor shall employ an effective Integrated Mosquito Management Program utilizing Best Practices during the entire time the permit is in effect.

# 2. SITE WORK

1. The Contractor shall be responsible for compliance with all setback and easement requirements.
2. The Contractor is cautioned to verify any existing conditions which may be below ground or a part of the previous structure which shall interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.
3. Electrical power, telephone, CCTV, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies.
4. The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan, leaving the site uniformly and finely graded.

# 2. SITE WORK (CONT'D)

5. The base for exterior paved surfaces shall be in accordance with the architectural and landscape drawings. Refer to details for installation of pavers. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.
6. All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.
7. The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for such work on the Demolition Plan.
8. The contractor shall be responsible for the complete security of the site while job is in progress and until job is complete.
9. The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete patios, foundations, septic tank and leach field.
10. Refer to demolition and site plan for the relocation of existing trees, for the removal and disposal of existing trees, and other existing site elements.
11. When applicable, provide separate permit for septic tank with certified Pollution Control Agency.
12. Construction fence must have wind screen.

# 3. CONCRETE

1. All installers shall comply with local and state building codes if more stringent than the following provisions.
2. Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, reglets, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.
3. Concrete slabs on fill shall be poured on 15 mil. polyethylene vapor barrier.
4. All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted.
5. Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light broom finish; interior slabs shall be steel trowel finish unless noted otherwise.
6. Concrete shall be placed according to best practices described in ACI 302.1 R-04 8.1
7. Admixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.
8. Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required.
9. Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete.
10. Minimum coverage for reinforcing shall conform to A.C.I. 318-89-7.7.
11. Consolidate concrete per ACI 318-89-5.10.8
12. These notes and specifications are supplemented by specific structural notes in the structural drawings.
13. Contractor to provide finish sample for exposed board formed and smooth concrete finish for Architect's approval.

# 4. MASONRY

1. All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County.
2. The Contractor shall be responsible for quality control of masonry construction, which shall be plumb and square, and the contractor shall maintain full-time continuous supervision of masonry work, including (but not limited to) dowel setting, block laying, bar setting, and grouting.
3. Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-129.
4. Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
5. Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.
6. Mortar shall be type M or S per A.S.T.M. C-270.
7. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint width, and for accurately locating openings, movement type joints, returns and offsets.
8. Install embedded flashing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water.
9. Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry.
10. These notes and specifications are supplemented by specific structural notes in the structural drawings. Notify Architect of any discrepancies between Structural and Architectural sets.

# 5. METALS

1. Submit shop drawings and sectional samples for all railing and decorative brackets. Finish to be painted. (Color by Architect.)
2. Threshold @ exterior doors to be by door manufacturer.
3. Provide galvanized metal studs @ 24" O.C. maximum at all interior non-bearing partitions as noted on drawings. Metal studs to be 25 gauge minimum unless otherwise noted, with a minimum thickness of 0.0179".
4. Provide doubled (back to back) 20 gauge galvanized metal studs @ 16" O.C. maximum at all interior non-bearing partitions of kitchens, closets, or walls supporting plumbing fixtures, cabinetry, or other euqipment. Provide minimum 2x4 horizontal wood blocking, as noted on drawings and recommended by manufacturer, and securely fasten blocking between studs.
5. Align metal stud runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as required to support wallboard at openings and cutouts, and also to anchor equipment, shelving, fixtures and fittings shown on plan.
6. Consult drawings for partition-to-partition, partition-to-structure, and other general details.

# 6. WOODS PLASTICS

1. If applicable, submit roof truss shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication.
2. Consult Structural notes on drawings for required information, calculations and certifications, loading requirements, and nailing sizes and spacings.
3. Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rainbow grain to the nailing surface.
4. Wood at exterior locations shall be pressure treated. Wood in contact with any concrete, masonry, or lath, shall be pressure treated and shall be provided with a foam gasket unless otherwise noted.
5. Interior wood door jambs shall be of solid rabbeted construction.
6. Ceiling and trim to be as noted on the drawings.
7. Submit exterior trim samples for approval. Contractor to comply with PS 20 "American Softwood Lumber Standard".
8. Submit shop drawings of all cabinetry.
9. Fabricate all wood trim and casing to profiles and details shown.
10. Condition finish carpentry to average prevailing humidity conditions in installation areas prior to installation.
11. Install plumb, level, true and in alignment with adjacent materials.
12. Scribe and cut to fit adjoining work. Miter corners and cope at returns unless noted otherwise.

# 7. THERMAL AND MOISTURE PROTECTION

1. Deliver roofing materials to project site in manufacturer's unopened bundles or containers with labels in tact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.
2. See architects specifications in project binder
3. Conform to profiles and sizes shown on the drawings and comply with most current version of "Architectural Sheet Metal Manual" for the following:
   A. Metal Flashing and Counter flashing
   B. Metal Valleys
   C. Drip Flashing
   D. Laminated Flashing
   E. Elastic Sheet Flashing
4. Coat backsides of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.
5. Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building movement.
6. Seal moving joints with elastomeric silicone joint sealants unless otherwise noted. Provide paintable modified silicone as required.
7. Clean all metals of soldering flux and/or other corrosive substances. Watertight and weatherproofing performance of flashing and sheet metal work is required. Perform ASTM E1105 Procedure B (cyclic pressure) at one of each type of opening listed on the exterior aperture schedule.
8. Provide continuous rubber waterproof membrane at all walls around garage, retaining walls, master bathroom shower and garage roof deck. Install per manufacturer's specifications and apply tile/stone per Tile Council of North America standards. Coordinate with plumbing drawings and provide integral drains.
9. Roof covering system must be submitted for city approval prior to installation bearing Miami-Dade County product approval acceptance number equal to GAF EverGuard TPO Single Ply Roofing System over concrete decks NOA # 16-0615.05 or equivalent. For deck area waterproofing NOA #17-0213.08 approval or equivalent.
10. Flood openings to be located 1' from the lowest adjacent grade next to building. Openings shall not be less than 3" in any direction in the plane of the wall. Flood openings shall be provided for all enclosed spaces, including crawl spaces, that are below design flood elevation, per FBC R 322.2.2.
11. Insulation materials, facings, vapor retarders shall have a flame-spread classification of no greater than 25 and smoke developed index not greater than 450 as per ASTM-84 or UL 273. FBCR 302.10

# 8. OPENINGS

1. Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to manufacturer's specifications.
2. Unless otherwise noted, interior doors shall be solid hard wood for paint finish, panelized or louvered, as shown on the drawings and door schedule (Refer to Interior Drawings).
3. Doors connecting living areas with garage areas shall be 20 minute fire rated per FBCR 302.5.1 through 302.5.3
4. Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.
5. Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mock-up of one Door and Window with Shop Drawings.
6. Door handles shall be uniformly installed at 3'-4" from the bottom of the door, unless otherwise noted.
7. Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied.
8. Windows shall be left clean, tight and weatherproof.
9. Burglar intrusion prevention: All single exterior out-swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.
10. If applicable, exterior hinged shutters shall be wood, operable, and of louvered design. Color and design to be approved by Architect. ( Refer to Shutter Dtl.)

# 8. OPENINGS (CONT'D)

11. For garage door details, see specifications section 08.36.13
12. Not applicable
13. Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
14. Verify all field conditions and dimensions to ensure that openings are properly sized, square, and plumb. Report unsuitable conditions to the General Contractor.
15. 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 case of an emergency.

# 9. FINISHES

1. Gypsum Wall Board (GWB) material shall be 5/8" for walls and ceilings. All GWB installed on vertical surfaces below 12' - 0" AFF shall be mold and moisture resistant, unless noted otherwise. Use National Gypsum "Purple Board" or approved equal.
2. Floor finish clearances shall allow for various material thicknesses.
3. Contractor to furnish all drywall joint compound from one manufacturer.
4. Contractor to install, apply, and cure materials in accordance with The Gypsum Construction Handbook by USG.
5. The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface.
6. Contractor to provide a 4'-0" x 8'-0" on site sample of finished stucco showing color, texture, and workmanship for Architect's review prior to commencing with the work.
7. Contractor to warranty the stucco against check cracking, crazing and delamination for a period of four years from final date of acceptance.
8. Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces.
9. Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall be applied against wood rulers. Test samples shall be made for approval by the Architect prior to execution of the work.
10. Install G,W,B, in maximum practical lengths to span walls with a minimum number of end butt joints.
11. Space all drywall screws not more than 16" O.C. UNO
12. Install metal beads at exposed edges, doors, and corners of GWB finish. Fasten securely. Secure wall board to supporting members.
13. Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.
14. Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where green board and cement backer board are used). Fill all joints, fastener heads, cracks and other depressions with joint compound.
15. Provide a Level 5 finish for all gypsum board walls unless otherwise noted. Refer to Gypsum Association GA 214 Quick Reference Guide
16. Cement backer board to be provided at all tile installations on vertical surfaces.
17. Room finishes shall be per the room finish schedule. All wall and floor tile, stone, marble, and mosaic finishes to be approved by owner & supplied by contractor. Contractor shall be responsible for all tile, stone, marble and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.
18. All bathrooms accessories shall be approved by the owner. Shower shall be tiled to the ceiling, unless otherwise noted. Floor tile shall have a non-slip finish in bathrooms.
19. Wood surfaces to be painted shall be free from defects, including knots and sap streaks. Defects shall be filled, sealed with Bondo brand filler and sanded smooth as required to remove visible blemishes. Handrails shall be sanded smooth.
20. Paint colors shall be selected by the Architect. A minimum of four test samples of an area no less than 4 sq. ft. shall be produced and approved prior to the execution of the work.
21. Primer and paint shall be supplied along with necessary thinners and cleansers. Bathroom paint shall have M-1 Mildew Additive at a ratio per the manufacturer's specifications.
22. Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index no greater than 450 as per ASTM E-84 or UL 273.. All finishes will be detailed in Division 9 of the architectural specifications.
23. Doors, window frames, siding boards, and trim shall be painted or stained per the finish schedule for Architect's inspection prior to installation. Air distribution devices shall be spray painted the color of the adjacent wall or ceiling surface. Wood cabinets shall be hand finished prior to installation. All exterior wood to be stained. All interior wood to be painted, except millwork or unless otherwise noted on the drawings (Refer to interior drawings).
24. All paint & stain shall be the highest quality "Benjamin Moore" products unless otherwise noted.
25. All bathroom accessories, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer at a later date and installed by the General Contractor.
26. Contractor to provide all necessary blocking, backing, sleeves, framing for light fixtures, electrical units, A/C equipment, drapery or ceiling tracks, plumbing equipment, counters, shelves, handrails, railings and all other items requiring the same.
27. All surfaces of masonry walls and wood fences shall be finished in the same manner, with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties.

# 10. SPECIALTIES

1. Actual bids and not allowances (except where noted), shall be submitted for the specified items following:
2. Cabinets shall have concealed hinges. Samples shall be submitted to the Architect for approval after acceptance of shop drawings and prior to cabinet fabrication. All countertops shall be 36" high unless otherwise noted.
3. Countertop and back splash at kitchen and bar top shall be selected by architect and interior designer. Countertop at bar sink and around kitchen sink and all bathroom vanities shall be cross cut travertine stone to be provided by the owner as indicated on drawings. Contractor to provide installation of all countertops and back splashes and to supply all necessary materials for installation.
4. Built-in cabinets (for which shop drawings are to be provided) shall include the following: kitchen cabinets, built-in wall units and wet bar built in cabinets.
5. The security, T-V cable, fiber optic cable, telephone, and stereo systems are not detailed in this contract, but the contractor shall provide an allowance for each item and submit a description of each.
6. All termite protection shall be provided in accordance with state, local and county codes. See specifications section 31.31.16 soil treatment for further information.
7. Street wall address numbers to be in contrasting color from finish background. Min. 4" high and 1/2" stroke width per number. Color, finish, font, and final size to be approved by Owner.

# 11. EQUIPMENT

1. Not used this set.

# 12. FURNISHINGS

1. Furnishings are to be selected, provided, and installed by Owner. See Interior Dwgs. for Room Finish Schedule and built-in cabinetry/shelving to be provided by Contractor.

# 13. SPECIAL CONSTRUCTION

1. General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced state certified pool contractor with a minimum of five years experience installation and repairs in the pool industry.
2. Contractor to submit sample of pool finish and tile grout to Architect for approval. All equipment and shop drawings shall be submitted for architects approval.

# 14. CONVEYING EQUIPMENT

1. Not applicable

# 21. FIRE SUPPRESSION

1. Not applicable

# 22. PLUMBING

1. All plumbing fixtures, faucets and fixture fittings shall be in compliance with standards as per FBCR Section P2701.

# 23. HEATING, VENTILATING, AND AIR CONDITIONING

1. The following specifications are minimum requirements to supplement the documents.
2. Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
3. Contractors shall coordinate their work with the work of other trades prior to execution of their work.
4. Contractors shall obtain the appropriate inspector's acceptance of their work.
5. Contractor shall install complete water service, distribution, waste disposal and drainage systems.
6. Contractor shall provide and install heaters, fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use.
7. Contractor shall provide necessary sleeves, pipe connections and clean-outs for connection to future municipal sewer system to 60" outside of exterior walls.
8. Refer to schedules for fixture types, specifications, and locations.
9. Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings.
10. Locations of all grilles and registers shall be verified with the Architect prior to installation.
11. Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid Titus or equal with adjustable louvers.
12. Thermostats shall have a sub-base with heat-off-cool and fan switches.
13. Air conditioning grilles shall be painted to match adjacent surfaces, unless noted otherwise.
14. Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warrantied for four years after final acceptance of work.
15. Air exhaust and intake openings which terminate at outdoors shall be protected with corrosion-resistant screens, louvers, or grilles with openings between ¼" and ½" per FBCR 303.6.

# 26. ELECTRICAL

1. The following specifications are minimum requirements to supplement the documents.
2. Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
3. Contractors shall coordinate their work with the work of other trades prior to execution of their work.
4. Contractor to coordinate & provide allowance for Lutron Lighting System.
5. Contractors shall obtain the appropriate inspector's acceptance of their work.
6. Contractor shall provide and install complete electrical service of the proper capacity according to the documents.
7. Contractor shall provide relays as required for the thermostat control; shall provide empty circuits and boxes for the telephone and fiber optic cables; and shall provide wiring to the appropriate locations. Provide pull strings for all future work.
8. Service work including ordering and receiving equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electrical work shall be grounded. All on site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be connected to meter located on drawings.
9. Switches, outlets, and plates shall be specified by the Architect. Switches shall be silent rocker type.
10. Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect and Interior Designer prior to installation.
11. Contractor to install paddle fans at locations indicated on the plans.
12. Alarms and Detectors: Refer to electrical sheets for all carbon monoxide and smoke alarms. Coordinate any changes with Architect and Interior Designer.

6444 ALLISON ROAD
MIAMI BEACH, FL 33141

ALLISON ROAD LLC

ARCHITECT:
GRIFFIN K. MORRIS, RA
2900 SW 28TH TERRACE
SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEER:
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ROCHELL ENGINEERING, INC.
205 SANTILLANE AVENUE
CORAL GABLES, FL 33134

MEP ENGINEER:
OSCAR SEBELEN
RCI ENGINEERING
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DAVIE, FL 33328

CIVIL ENGINEER:
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SPEATH ENGINEERING
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LANDSCAPE ARCHITECT:
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INTERIOR DESIGN CONSULTANT:
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BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

**ARCHITECT LICENSE NO:AR100517**

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
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Issue Date: 9/16/2022

GENERAL NOTES

A-001

9/21/2022 11:08:50 AM

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
09/29/2022 9:08:17 AM

MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

| ITEM # | Project Information | | | |
|---|---|---|---|---|
| 1 | Address: | 6444 ALLISON ROAD, MIAMI BEACH, FL, 33141 | | |
| 2 | Folio number(s): | 02-3211-003-0410 | | |
| 3 | Board and file numbers : | N/A | | |
| 4 | Year built: | 1952 | Zoning District: | RS-3 |
| 5 | Base Flood Elevation: | 8 FT | Grade value in NGVD: | 5 FT |
| 6 | Adjusted grade (Flood+Grade/2): | +6.50 NGVD | Free board: | 3 FT |
| 7 | Lot Area: | 17,240 SQ FT | | |
| 8 | Lot width: | 80 FT | Lot Depth: | 215.5 FT |
| 9 | Max Lot Coverage SF and %: | 5,172 SQ FT (30%) | Proposed Lot Coverage SF and %: | 4,934 SQ FT (28.6%) |
| 10 | Existing Lot Coverage SF and %: | APPROX. 5,607 SF | Lot coverage deducted (garage-storage) SF: | |
| 11 | Front Yard Open Space SF and %: | 1,167 SQ FT (72.9%) 7 | Rear Yard Open Space SF and %: | 2,234 SQ FT (90.8%) |
| 12 | Max Unit Size SF and %: | 8,620 SQ FT (50%) | Proposed Unit Size SF and %: | 7,818 SQ FT (45.3%) |
| 13 | Existing First Floor Unit Size: | 5,788 SQ FT APRX. | Proposed First Floor Unit Size: | 3,877 SQ FT |
| 14 | Existing Second Floor Unit Size | 5,788 SQ FT APRX. | Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval) | Not Applicable |
| 15 | | | Proposed Second Floor Unit Size SF and % : | 3,941 SQ FT |
| 16 | | | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): | N/A |

| | Zoning Information / Calculations | Required | Existing | Proposed | Deficiencies |
|---|---|---|---|---|---|
| 17 | Height: | 24' FLAT/27' SLOPED ROOF | | 24' | |
| 18 | Setbacks: | | | | |
| 19 | Front First level: | 20' (per Sec. 142-106) | | 29'-0" | |
| 20 | Front Second level: | 30' (per Sec. 142-106) | | 61'-2" 7 | |
| 21 | Side 1: | 10' | | 10' | |
| 22 | Side 2 or (facing street): | 10' 7 | | 10' 7 | |
| 23 | Rear: | 15% LOT DEPTH = 32'-4" 50' MAX / 20' MIN | | 33'-4" | |
| | Accessory Structure Side 1: | N/A | | | |
| 24 | Accessory Structure Side 2 or (facing street) : | N/A | | | |
| 25 | Accessory Structure Rear: | N/A | | | |
| 26 | Sum of side yard : | | | | |
| 27 | Located within a Local Historic District? | | | Yes or No | |
| 28 | Designated as an individual Historic Single Family Residence Site? | | | Yes or No | |
| 29 | Determined to be Architecturally Significant? | | | Yes or No | |
| | Additional data or information must be presented in the format outlined in this section | | | | |

**Notes:**
If not applicable write N/A

App.PlanRev.1-16v.1

## ZONING LEGEND

6444 ALLISON ROAD, MIAMI BEACH, FL 33141
FOLIO: 02-3211-003-0410

| | DISTRICT | LOT AREA | LOT ACREAGE | FLOOD ZONE |
|---|---|---|---|---|
| **SITE INFO.** | RS-3 | 17,240 SF | 0.39 ACRES | AE |

| | REQUIRED | % | PROPOSED | % |
|---|---|---|---|---|
| **GREEN SPACE** | | | | |
| FRONT YARD OPEN SPACE | 800 SF 7 | 50% | 1,167 SF 7 | 72.9% 7 |
| REAR YARD OPEN SPACE | 1810 SF 7 | 70% | 2,234 SF 7 | 90.8% 7 |
| **SETBACKS:** | | | | |
| FRONT: | 20' (per Sec. 142-106)<br>30' (per Sec. 142-106) | | 29'-0" 1ST FL<br>61'-2" 2ND FL | |
| SIDES: | 10' MIN. 20' TOTAL | | 10' MIN. EACH | |
| REAR: | 15% LOT DEPTH = 32'-4" 7 | | 33'-4" TO STRUCTURE 7 | |
| ACCESSORY: | SIDES: 10'<br>REAR: 15' | | SIDES: N/A 7<br>REAR: N/A | |
| BUILDING HEIGHT: | 27' MAX | | 27' | |

**NOTES:**

- ZONING CLASSIFICATION RS-3.
- A MAXIMUM OF 500 SF OF GARAGE SPACE SHALL NOT BE COUNTED IN LOT COVERAGE.
- SIDE SETBACKS MAY BE 10' MINIMUM, 20' TOTAL.
- WITHIN THE REQUIRED FRONT YARD, FENCES, WALLS, AND GATES SHALL EXCEED 5'AS MEASURED FROM GRADE. THE HEIGHT MAY BE INCREASED TO A TOTAL HEIGHT OF 7' IF THE FENCE, WALL, OR GATE IS SET BACK FROM THE PROPERTY LINE. WITHIN THE REQUIRED SIDE AND REAR YARDS, FENCES, WALLS, AND GATES SHALL NOT EXCEED A MAXIMUM OF 7' IN HEIGHT FROM GRADE.
- BUILDING HEIGHT IS MEASURED FROM THE DESIGN FLOOD ELEVATION (DFE) TO THE MIDPOINT OF A SLOPED ROOF.

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STRUCTURAL ENGINEER:
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INTERIOR DESIGN CONSULTANT:
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BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

**ARCHITECT LICENSE NO:AR100517**

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 7**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 6 | 09/09/2022 | PERMIT COMMENTS |
| 7 | 09/20/2022 | PERMIT COMMENTS |
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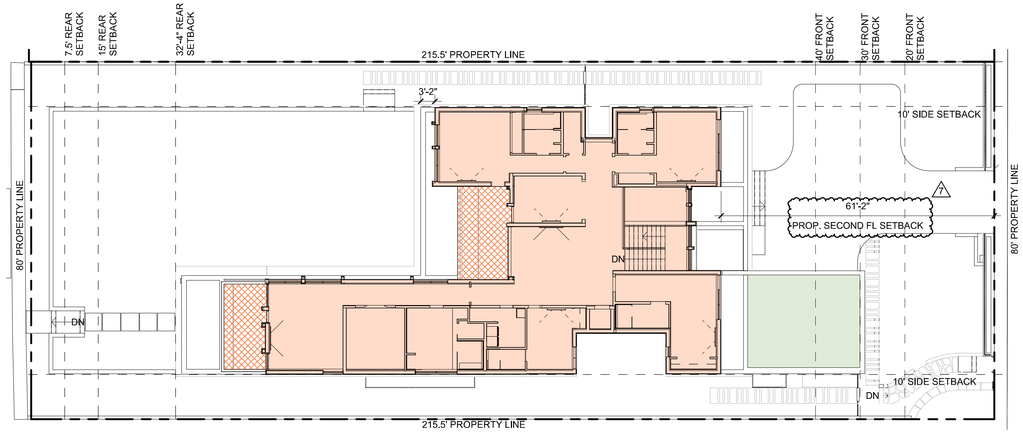
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Issue Date: 9/22/2022

ZONING DATA

A-002

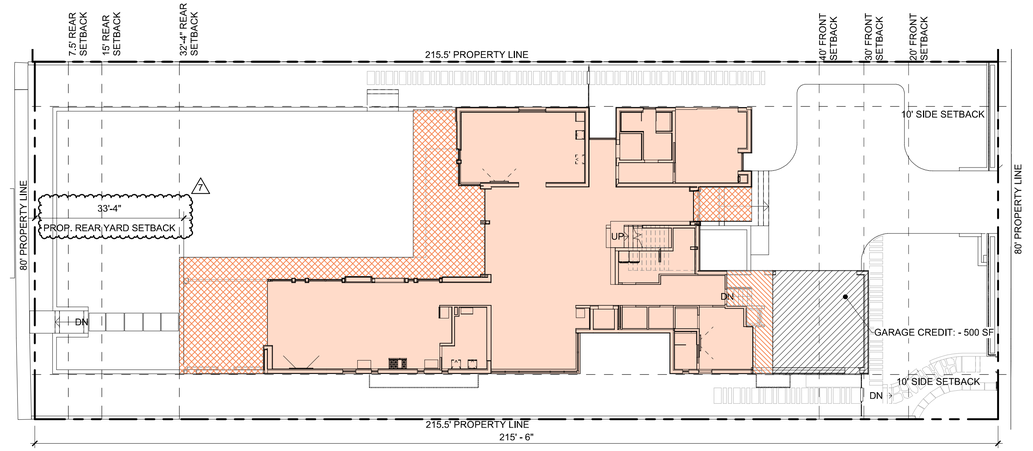
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**4 SECOND FLOOR UNIT SIZE DIAGRAM**
1/16" = 1'-0"

**UNIT SIZE LEGEND:**
- A/C AREA
- NON A/C AREA
- COVERED EXTERIOR AREA

**UNIT SIZE**
A/C SPACE: 3941 SF
COVERED EXTERIOR: 416 SF




**3 FIRST FLOOR UNIT SIZE DIAGRAM**
1/16" = 1'-0"

**UNIT SIZE LEGEND:**
- A/C AREA
- NON A/C AREA
- COVERED EXTERIOR AREA

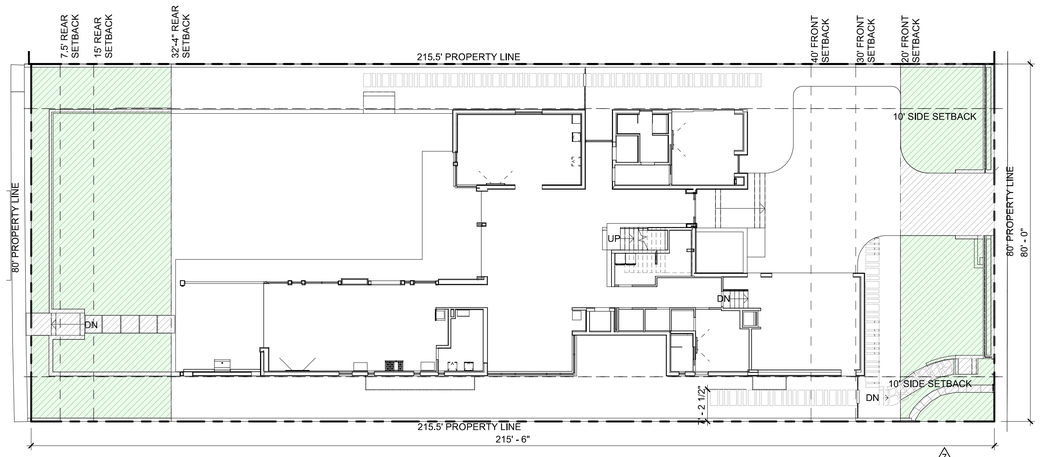
**UNIT SIZE**
A/C SPACE: 4221 SF
NON A/C SPACE: 156 SF
GARAGE CREDIT: - 500 SF
COVERED EXTERIOR: 1259 SF

**UNIT SIZE CALCULATIONS**
4221 SF
+ 156 SF
- 500 SF CREDIT
FIRST FLOOR UNIT SIZE: 3,877 SF

SECOND FLOOR UNIT SIZE: 3,941 SF

**TOTAL UNIT SIZE: 7,818 SF**
**ALLOWABLE UNIT SIZE: 8,620 SF**

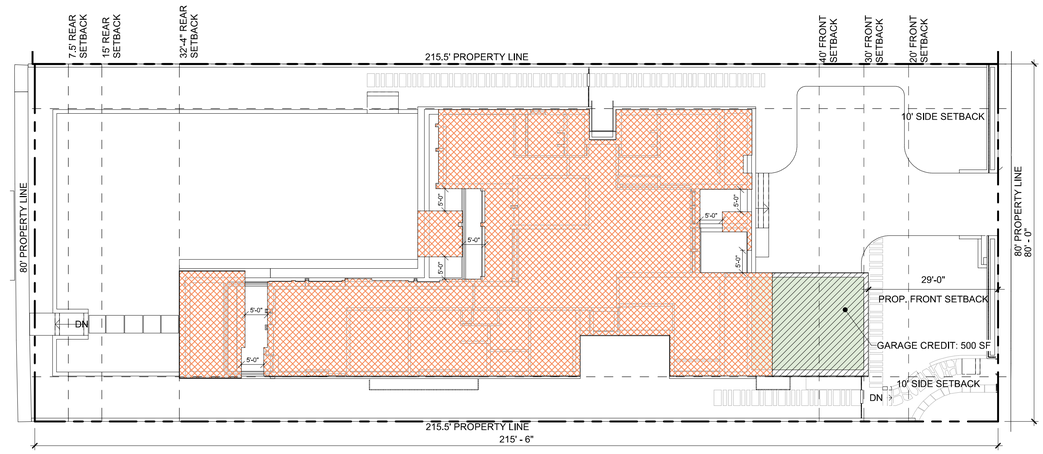
ALLOWABLE UNIT SIZE:
LOT AREA x 50%
17,240 x 50% = 8,620 SF




**1 FRONT YARD OPEN SPACE DIAGRAM**
1/16" = 1'-0"

**REAR YARD**
2234 SF
1722 SF REQ'D
2460 SF x 70% = 1722 SF

**FRONT YARD**
1167 SF
800 SF REQ'D
1600 SF x 50% = 800 SF
(20'x80' = 1600 SF)




**2 LOT COVERAGE DIAGRAM**
1/16" = 1'-0"

**LOT COVERAGE**
LOT COVERAGE: 4934 SF
5172 SF MAX. ALLOWABLE
17,240 SF x 30% = 5172 SF

*Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.*

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BUILDING DEPARTMENT
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ARCHITECT LICENSE NO:AR100517
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ALLISON ROAD LLC

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GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

**ARCHITECT LICENSE NO:AR100517**

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Issue Description:
**PERMIT SET REVISION 7**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 5 | 08/16/2022 | PERMIT COMMENT |
| 6 | 09/09/2022 | PERMIT COMMENTS |
| 7 | 09/20/2022 | PERMIT COMMENTS |

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ZONING DIAGRAMS

A-003

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## KEYNOTES

| # | NOTE |
|---|---|
| 001 | SYN LAWN ARTIFICIAL TURF SYSTEM BASIS OF DESIGN, REFER TO WALL SECTIONS ON A-400 SERIES AND LANDSCAPE SET FOR MORE INFORMATION. |
| 003 | PROPOSED 48" HEIGHT RETAINING WALL (ABOVE GRADE) AT PROPERTY LINE. |
| 005 | PROPOSED MEP CONCRETE PAD, TO BE SET AT (9' NAVD + 1' NAVD) = 10' NAVD MINIMUM. SEE PLANS FOR ELEVATION OF EACH PAD, REFER TO MEP AND STRUCTURAL DWGS FOR PAD SPECIFICATIONS. |
| 006 | NOT A PART OF THIS APPLICATION - UNDER SEPARATE PERMIT: EXISTING DOCK . |
| 007 | NOT A PART OF THIS APPLICATION - UNDER SEPARATE PERMIT: EXISTING SEAWALL TO BE RAISED AND/OR MODIFIED. GC TO COORDINATE DRAWINGS AND PERMITTING WITH OWNER. SEAWALL LINE REFLECTED IN THESE DRAWINGS IS FOR REFERENCE ONLY. |
| 009 | PROPOSED PEDESTRIAN ENTRY GATE. |
| 010 | PROPOSED GATE AND FRONT PROPERTY WALL. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION. |
| 011 | PROPOSED 15' x 15' ENTRY SITE CLEAR VISIBILITY TRIANGLE: ALL DRIVEWAY/ROADWAY ENTRANCES AND EXISTS SHALL BE CONSTRUCTED AND MAINTAINED SO THAT VEHICLES CAN ENTER, EXIT & TRAVEL ALONG THE ROADWAYS WITHOUT POSING DANGER TO OCCUPANTS, PEDESTRIANS, OR OTHER VEHICLES. TO THIS END, STRUCTURES AND LANDSCAPING SHALL NOT OBSCURE THE VISIBILITY TRIANGLE & SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN THE TRIANGLE OF VISIBILITY. FOR INTERSECTIONS, MEASURE VISIBILITY DISTANCES FROM CENTER LINE OF MINOR STREET, ALONG RIGHT-OF-WAY LINE OF THROUGH STREET. FOR DRIVEWAYS, MEASURE VISIBILITY DISTANCES FROM EDGE OF DRIVEWAY & PROPERTY LINE. |
| 012 | PLANTER. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION. |
| 015 | SEE CIVIL DRAWINGS FOR GRADING. |
| 016 | PROPOSED SIDE ENTRY GATE. |
| 045 | PAVERS, SEE LANDSCAPE DWGS FOR DETAILS. |
| 050 | CONCRETE TILE ROOF SYSTEM AND WEATHER PROOFING OVER PLYWOOD OVER WOOD TRUSSES. TRUSSES ARE TO BE SPECIALTY ENGINEERED AND ARE UNDER A SEPARATE PERMIT. SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS. |
| 054 | EXISTING TREE. REFER TO LANDSCAPE DRAWINGS. |
| 057 | LOUVERED WALL TO ALLOW 50% VISIBILITY MIN. |
| 060 | EXFILTRATION DRAIN COVER, COORDINATE WITH CIVIL AND LANDSCAPE. |
| 061 | A CMB RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY CONSTRUCTION, DEMOLITION ACTIVITIES, AND/OR USE OF EQUIPMENT INSIDE THE RIGHT-OF-WAY . |
| 062 | DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT AS DEFINED IN SECTION 114-1. |
| 193 | DOCK UNDER A SEPARATE PERMIT. |

## FLOOD MANAGEMENT

A- Flood Zone: AE
B- Base Flood Elevation (BFE): 8.0' NGVD
C- Design Flood Elevation (DFE): 10.0' NGVD
D- Garage Top of Slab elevation: (LP): 7.50' NGVD
E- Garage Top of Slab elevation: (HP): 7.67' NGVD
F- Garage Storage TOS elevation: 7.50' NGVD
F1- Mechanical Room TOS elevation: 7.67' NGVD
G- Lowest TOS Elevation of habitable space: 10.00' NGVD
G1- Next higher Floor elevation: 10.0' NGVD
H- Cabana TOS elevation: 10.0' NGVD
I- Lowest Grade Elevation adjacent to the building: 5.25' NVGD
J- Highest Grade Elevation adjacent to the building: 9.50' NGVD
K- Lowest Elevation of equipment servicing the building: 10.00' NGVD
L- Building Diagram Number (Refer to FEMA Elevation Certificate instructions):
M- Crown of Road elevation: 4.92' NGVD - 5.03'
N- Adjusted Grade elevation:6.50' NGVD
O- FIRM Map number: 12086C0326L

NOTE:
BUILDING TO BE FLOOD DESIGN CLASS 2 PER asce 24-14, TABLE 1-1.

NOTE:
BUILDING DESIGN FLOOD ELEVATION (DFE) IS 10.0' NGVD.

NOTE:
LOUVERS, SCREENS, AND OTHER OPENING COVERS SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

## PUBLIC WORKS NOTES - SITE PLAN

- THE CITY'S INSPECTOR WILL DETERMINE THE MAGNITUDE OF THE REPLACEMENT.
- A. REPLACE 2FT VALLEY GUTTER IN FRONT OF THE PROPERTY.
- B. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- C. ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- D. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
- A CMB RIGHT OF WAY CONSTRUCTION PERMIT WITH BOND IS REQUIRED FOR THE CONSTRUCTION OF ANY POOL. THIS PERMIT IS GOING TO THE GRANTED DURING A WALK THRU PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HALL.
- LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PLANNING DEPARTMENT AND THE PARKS AND RECREATION DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT. THIS PERMIT IS GOING TO THE GRANTED DURING A WALK-THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HALL.

## LEGAL DESCRIPTION

THE SOUTH 40 FEET OF LOT 43 AND THE NORTH 40 FEET OF LOT 44 OF INDIAN CREEK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 31, AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## SITE PLAN LEGEND

| | |
|---|---|
| | PLANTING AREA |
| | CONCRETE DRIVEWAY |
| | CONCRETE PAVERS |
| | PROPOSED TREES, REF. TO LANDSCAPE DWGS. |

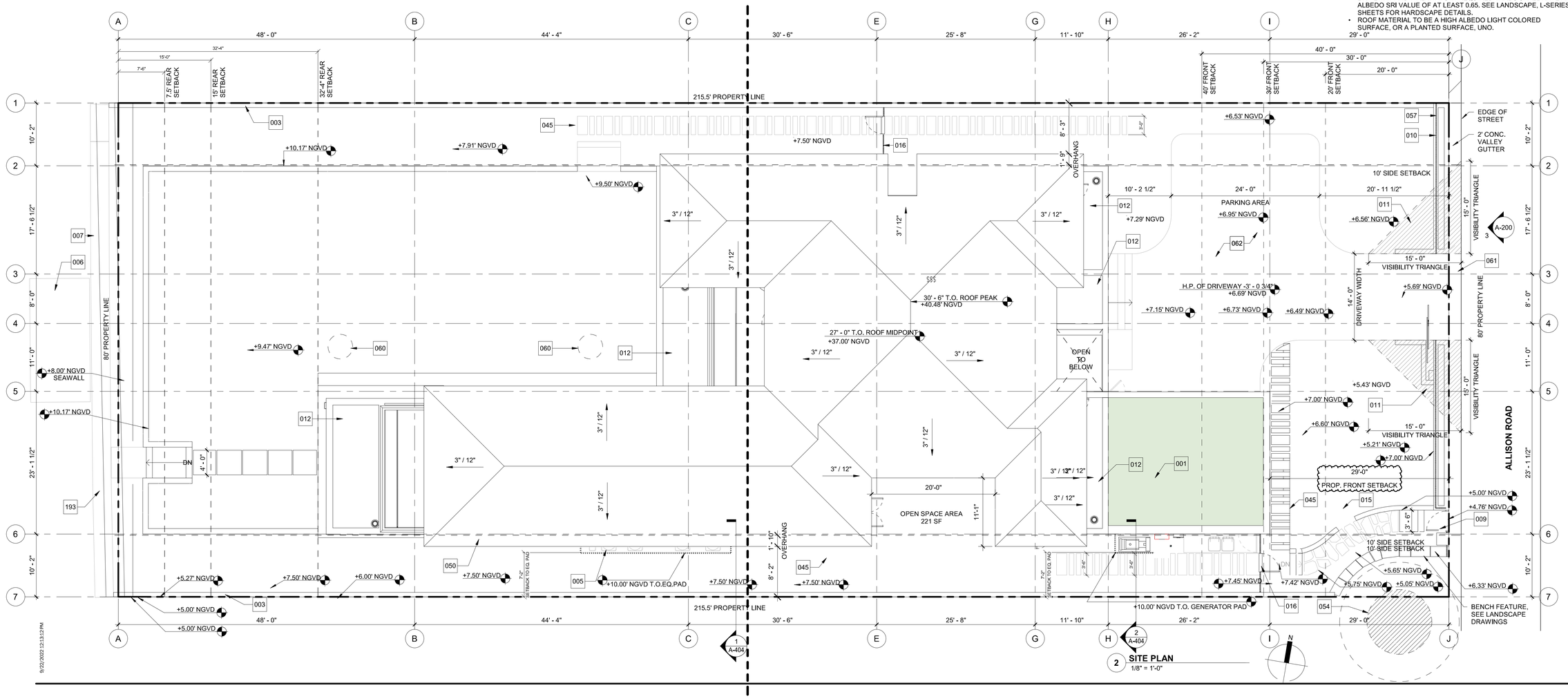
ROOF OVERHANG REQ:
ROOF OVERHANG NOT TO EXCEED 25% OF REQ. SIDE YARD SETBACK.

SIDE YARD SETBACK =10FT

MAX. ROOF OVERHANG ALLOWABLE = 2.5FT.

## GENERAL NOTES - SITE PLAN

- CONTOUR ELEVATIONS PROVIDED ARE IN NGVD.
- CITY SEWER SYSTEM AS PER CITY OF MIAMI BEACH UTILITIES, NO SEPTIC TANK REQUIRED
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING INFORMATION
- ALL EXTERIOR FLOOR LEVEL CHANGES @ NEW EXTERIOR DOORS TO BE MAX 7.75" - FBC R311.3.1 AND R311.3.2
- REFER TO CIVIL DRAWINGS FOR SITE GRADING.
- REFER TO CIVIL DRAWINGS FOR UTILITY CONNECTIONS TO CITY.
- ALL STORM WATERS SHALL BE CONTAINED WITHIN LIMITS OF PROPERTY.
- GENERAL CONTRACTOR SHALL PULL NEW DRIVEWAY APPROACH SUB-PERMIT PRIOR TO ANY INSPECTION BY BUILDING AND ZONING DEPARTMENT.
- GENERAL CONTRACTOR TO COORDINATEAND PULL RIGHT OF WAY CLOSURE SUB-PERMIT FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
- COORDINATE WITH LANDSCAPE DRAWINGS.
- COORDINATE WITH LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANTING INFORMATION UNO.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION OR, THE LOWEST HABITABLE FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0)
- ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (ASCE 24-14 CH. 7.0.)
- ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION OR, THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE (ASCE 24-14 4.6.2)
- FLOOD OPENINGS SHALL BE PROVIDED PER FBCR 322.2.2
- GENERAL CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION AHJ FOR REVIEW AND APPROVAL.
- FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY, TEMPORARY CERTIFICATE OF OCCUPANCY, OR PARTIAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- ALL EXTERIOR DECKS TO SLOPE 1/8" PER 12" MINIMUM PER ACI 318. COORDINATE WITH PLUMBING DRAWINGS FOR DRAIN LOCATIONS AND SIZES.
- TERMITE PROTECTION SHALL BE PROVIDED PER FBCR 318
- ALL SURFACES OF MASONRY WALLS AND WOOD FENCES SHALL BE FINISHED IN THE SAME MANNER WITH THE SAME MATERIALS ON BOTH SIDES TO HAVE AN EQUAL OR BETTER QUALITY APPEARANCE WHEN SEEN FROM ADJOINING PROPERTIES. THE STRUCTURAL SUPPORTS FOR WOOD FENCES, WALLS, OR GATES SHALL FACE INWARD TOWARD THE PROPERTY
- ALL WINDOWS AND DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL DECK SHALL BE EQUIPPED WITH AN EXIT ALARM AS PER FBCR 4501.17.1.9.1.
- DRIVEWAY AND WALKWAYS IN REQUIRED YARDS SHALL HAVE AN ALBEDO SRI VALUE OF AT LEAST 0.65. SEE LANDSCAPE, L-SERIES SHEETS FOR HARDSCAPE DETAILS.
- ROOF MATERIAL TO BE A HIGH ALBEDO LIGHT COLORED SURFACE, OR A PLANTED SURFACE, UNO.




**2 SITE PLAN**
1/8" = 1'-0"

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PROFESSIONAL SEAL(S):

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Issue Description:
**PERMIT SET REVISION 7**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| 10 | | |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 4 | 07/06/2022 | PERMIT COMMENTS |
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SITE PLAN

A-100

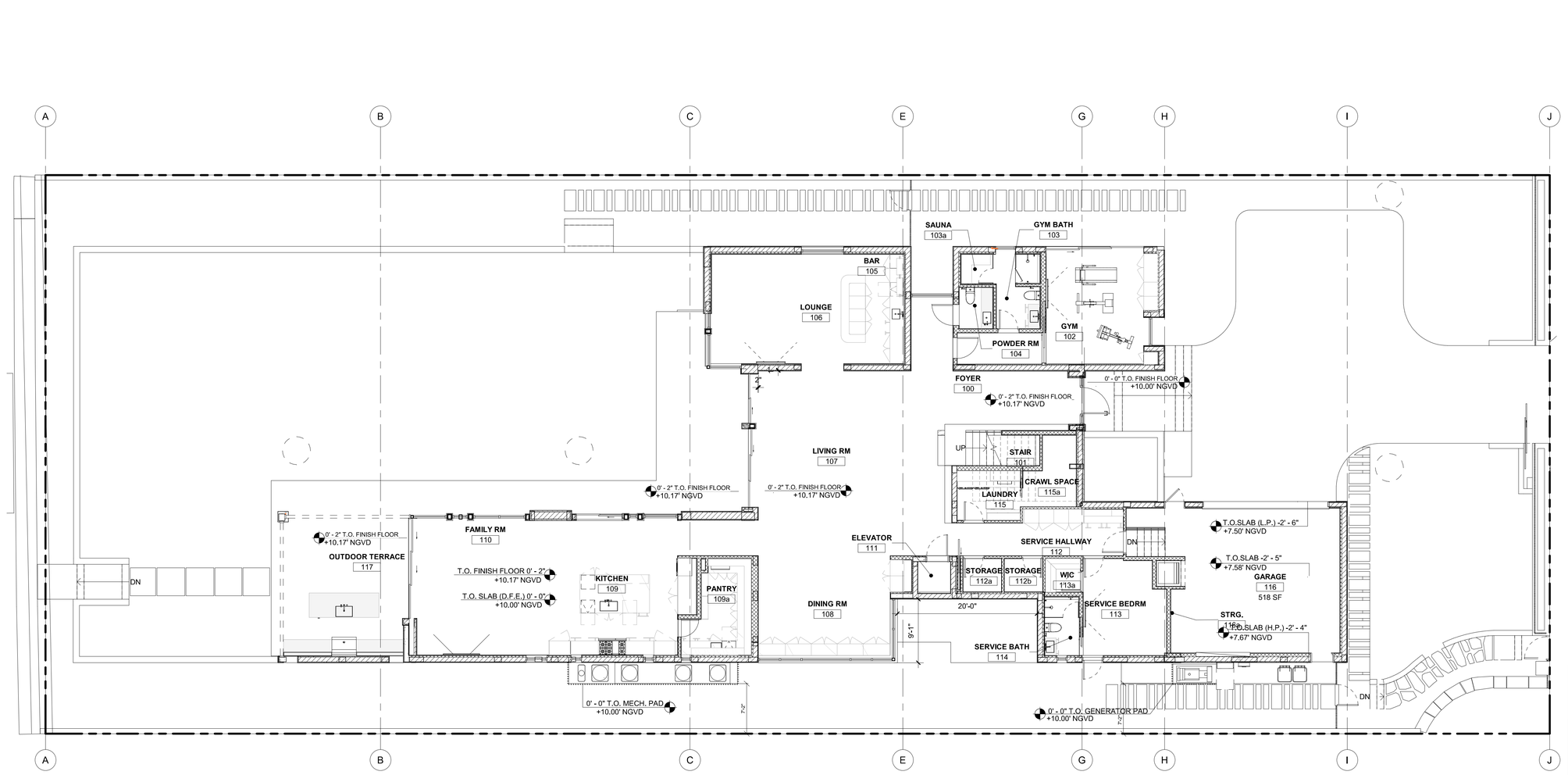
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## SYMBOL LEGEND - FLOOR PLAN

- CONCRETE BLOCK
- POURED CONCRETE STRUCTURE
- PARTITION WALLS
- STEP SYMBOL
- A — EXTERIOR DOOR AND WINDOW TAG

## GENERAL NOTES - FLOOR PLAN

- ALL EXTERIOR WALLS EXPOSED DIRECTLY TO WEATHER TO BE CONCRETE, NOT GYPSUM WALLBOARD - FBC 2508.2
- GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F. & LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5
- ALL EXTERIOR BALCONIES TO SLOPE 1/8" PER 12" MINIMUM PER ACI 318.
- COORDINATE WITH PLUMBING DRAWINGS FOR DRAIN LOCATIONS AND SIZES, HANDRAILS MUST COMPLY WITH FBC R311.7.7 (TYP.), STAIRS TO BE EQUIPPED WITH HANDRAILS ON EACH CONTINUOUS RUN OFTREADS TO COMPLY WITH FBCR 311.7.8 TYP. STAIR TREADS AND RISERS TO COMPLY WITH FBCR 311.7.5 TYP, SEE SHEETS A-400S FOR MORE DETAILS.
- DIMENSIONS PROVIDED ARE TO FACE OF STRUCTURE, STOREFRONT, BLOCK, OR FRAMING UNLESS NOTED OTHERWISE, "FIN." INDICATES FINISH FACE TO FINISH FACE, "CLEAR" INDICATES MINIMUM CLEAR OPENING REQUIRED.
- FOR SITE WALL AT SIDE PROPERTY LINES FINISH TO BE SMOOTH STUCCO U.N.O.
- SEE A-500 SERIES FOR EXTERIOR FINISH DETAILING, TYP.
- FLOOR OUTLETS SHOWN FOR CONVENIENCE ONLY, COORDINATE WITH ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR EXACT LOCATION
- ALL KITCHEN AND BATHROOM APPLIANCES AND FINISHES TO BE COORDINATED WITH INTERIOR DESIGN AND MEP DWGS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION OR, THE LOWEST HABITABLE FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0)
- ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (ASCE 24-14 CH. 7.0.)
- ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION OR, THE LOWEST LOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE (ASCE 24-14 4.6.2)
- FLOOD OPENINGS SHALL BE PROVIDED PER FBCR 322.2.2
- REFER TO MECHANICAL DRAWINGS FOR LOCATION OF CEILING PLENUMS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION, OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL
- LOUVERS, SCREENS, AND OTHER OPENING COVERS SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.
- GENERAL CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION AHJ FOR REVIEW AND APPROVAL.
- FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY, TEMPORARY CERTIFICATE OF OCCUPANCY, OR PARTIAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- DIMENSIONS ON INTERIOR AREA FROM FACE OF WALL FRAMING TO FACE OF WALL FRAMING UNO.
- DIMENSIONS OF OPENINGS ON EXTERIOR ARE FOR ROUGH OPENINGS, UNO.
- REFER TO LANDSCAPE PLAN, L-SERIES SHEETS FOR HARDSCAPE AND PLANTING INFORMATION.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTITIVE TREATMENT TO NEW CONSTRUCTION AS PER FBCR.318.
- POOL BARRIER DESIGN: 48" H MIN. DESIGN TO COMPLY WITH F.B.C. R4501.,17: TOP OF BARRIER MIN. 48" ABOVE GRADE. MAX. VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF BARRIER SHALL BE 2". MAX. VERTICAL CLEARANCE BETWEEN TOP OF POOL STRUCTURE AND BOTTOM OF BARRIER SHALL BE 4". BARRIER MAY NOT HAVE ANY OPENINGS, GAPS, INDENTATIONS OR PROTRUSIONS OR STRUCTURAL COMPONENTS, OPENINGS IN ANY BARRIER SHALL NOT PASSAGE OF 4" DIAMETER SHERE. REFER TO BARRIER DETAIL 5 ON A-503, POOL BARRIER UNDER SEPARATE PERMIT.
- STEEL COLUMNS ARE DIMENSIONED TO CENTER LINES OF COLUMNS, ALL OTHER DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF SRUCTURE.
- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2017 R 302.9 AND FLAME FOR INSULATION MAX. 25, SMOKE DEVLOPED MAX. 450 TO COMPLY WITH FBC 1519.15.
- ALL GARAGE WALLS MUST BE FLOOD DAMAGE RESISTANT MATERIAL.
- 3/4" PLYWOOD BACKING IN WALLS FOR MILLWORK, CABINETRY, ART. BATHROOM ACCESSORIES, APPLIANCES, AND EQUIPMENT ETC. UNO. GC TO COORDINATE BLOCKING LOCATION, WITH INTERIOR DESIGN SET, AND MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ANY LOUVER, SCREENS, OR OTHER OPENING COVER INCLUDING DOORS SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS
- ALL EQUIPMENT INSIDE THE GARAGE AREA MUST BE ELEVATED TO THE DFE, INCLUDING CU'S, AHU'S, AND ELECTRICAL PANELS.
- POOL EQUIPMENT AND ELECTRICAL COMPONENTS TO BE IN COMPLIANCE WITH FBC 2020, R322.1.6.




1 **KEY FIRST FLOOR PLAN**
1/8" = 1'-0"

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Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| 4 | 07/06/2022 | PERMIT COMMENTS |
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Issue Date: 9/16/2022

FIRST FLOOR PLAN

A-101

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

## SYMBOL LEGEND - FLOOR PLAN

- CONCRETE BLOCK
- POURED CONCRETE STRUCTURE
- PARTITION WALLS
- STEP SYMBOL
- EXTERIOR DOOR AND WINDOW TAG

## KEYNOTES

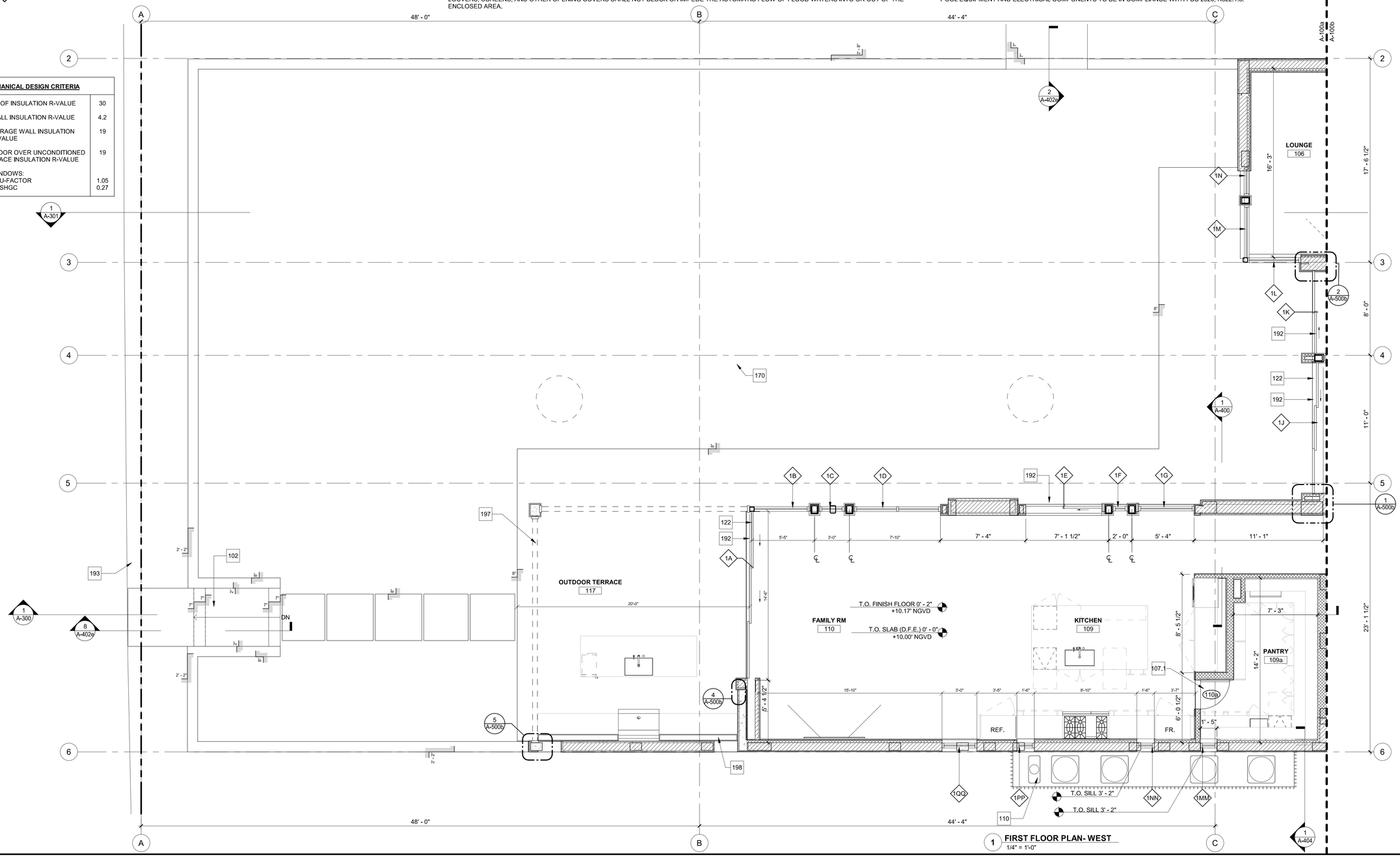
| # | NOTE |
|---|---|
| 102 | EXTERIOR STAIR TREADS AND RISERS MUST COMPLY WITH FBCR 311.7.5. |
| 107.1 | DOOR PART OF MILLWORK SCOPE. REFER TO INTERIOR DESIGN DRAWINGS. |
| 110 | CONCRETE PAD FOR MECHANICAL EQUIPMENT TO BE SET AT BFE + 1FT. |
| 122 | ALL WINDOWS AND DOORS PROVIDING DIRECT ACCESS FROM THE RESIDENCE TO THE POOL DECK SHALL BE EQUIPPED WITH AN EXIT ALARM AS PER FBCR 4501.17.1.9.1. |
| 131 | ELECTRICAL PANEL. REFER TO E-SERIES FOR MORE INFORMATION. |
| 170 | FOR LANDSCAPE & HARDSCAPE REFER TO L-SERIES. |
| 192 | FLUSH TRACK CONDITION WITH DRAINAGE PER MANUFACTURER'S RECOMMENDATION. SHOP DRAWINGS TO BE PROVIDED, TO BE COORDINATED WITH ARCHITECT, G.C., AND MANUFACTURER. |
| 197 | CEILING RECESSED VERTICAL HURRICANE SCREEN, WITH RECESSED SIDE TRACKS. |
| 198 | HERB PLANTING NOOK. REFER TO LANDSCAPE DRAWINGS. REFER TO LIGHTING PLANS FOR LED LOCATION. |

## GENERAL NOTES - FLOOR PLAN

- ALL EXTERIOR WALLS EXPOSED DIRECTLY TO WEATHER TO BE CONCRETE, NOT GYPSUM WALLBOARD - FBC 2508.2
- GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F. & LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5
- ALL EXTERIOR BALCONIES TO SLOPE 1/8" PER 12" MINIMUM PER ACI 318.
- COORDINATE WITH PLUMBING DRAWINGS FOR DRAIN LOCATIONS AND SIZES. HANDRAILS MUST COMPLY WITH FBC R311.7.7 (TYP.). STAIRS TO BE EQUIPPED WITH HANDRAILS ON EACH CONTINUOUS RUN OFTREADS TO COMPLY WITH FBCR 311.7.8 TYP. STAIR TREADS AND RISERS TO COMPLY WITH FBCR 311.7.5 TYP. SEE SHEETS A-400S FOR MORE DETAILS.
- DIMENSIONS PROVIDED ARE TO FACE OF STRUCTURE, STOREFRONT, BLOCK, OR FRAMING UNLESS NOTED OTHERWISE. "FIN." INDICATES FINISH FACE TO FINISH FACE, "CLEAR" INDICATES MINIMUM CLEAR OPENING REQUIRED.
- FOR SITE WALL AT SIDE PROPERTY LINES FINISH TO BE SMOOTH STUCCO U.N.O.
- SEE A-500 SERIES FOR EXTERIOR FINISH DETAILING, TYP.
- FLOOR OUTLETS SHOWN FOR CONVENIENCE ONLY, COORDINATE WITH ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR EXACT LOCATION
- ALL KITCHEN AND BATHROOM APPLIANCES AND FINISHES TO BE COORDINATED WITH INTERIOR DESIGN AND MEP DWGS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION OR, THE LOWEST HABITABLE FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0)
- ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (ASCE 24-14 CH. 7.0.)
- ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION OR, THE LOWEST LOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE (ASCE 24-14 4.6.2)
- FLOOD OPENINGS SHALL BE PROVIDED PER FBCR 322.2.2
- REFER TO MECHANICAL DRAWINGS FOR LOCATION OF CEILING PLENUMS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION, OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL
- LOUVERS, SCREENS, AND OTHER OPENING COVERS SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.
- GENERAL CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION AHJ FOR REVIEW AND APPROVAL.
- FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY, TEMPORARY CERTIFICATE OF OCCUPANCY, OR PARTIAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- DIMENSIONS ON INTERIOR AREA FROM FACE OF WALL FRAMING TO FACE OF WALL FRAMING UNO.
- DIMENSIONS OF OPENINGS ON EXTERIOR ARE FOR ROUGH OPENINGS, UNO.
- REFER TO LANDSCAPE PLAN, L-SERIES SHEETS FOR HARDSCAPE AND PLANTING INFORMATION.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTITIVE TREATMENT TO NEW CONSTRUCTION AS PER FBCR.318.
- POOL BARRIER DESIGN: 48" H MIN. DESIGN TO COMPLY WITH F.B.C. R4501..17: TOP OF BARRIER MIN. 48" ABOVE GRADE. MAX. VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF BARRIER SHALL BE 2". MAX. VERTICAL CLEARANCE BETWEEN TOP OF POOL STRUCTURE AND BOTTOM OF BARRIER SHALL BE 4". BARRIER MAY NOT HAVE ANY OPENINGS, GAPS, INDENTATIONS OR PROTRUSIONS OR STRUCTURAL COMPONENTS. OPENINGS IN ANY BARRIER SHALL NOT PASSAGE OF 4" DIAMETER SHERE. REFER TO BARRIER DETAIL 5 ON A-503, POOL BARRIER UNDER SEPARATE PERMIT.
- STEEL COLUMNS ARE DIMENSIONED TO CENTER LINES OF COLUMNS, ALL OTHER DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF SRUCTURE.
- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2017 R 302.9 AND FLAME FOR INSULATION MAX. 25, SMOKE DEVLOPED MAX. 450 TO COMPLY WITH FBC 1519.15.
- ALL GARAGE WALLS MUST BE FLOOD DAMAGE RESISTANT MATERIAL.
- 3/4" PLYWOOD BACKING IN WALLS FOR MILLWORK, CABINETRY, ART, BATHROOM ACCESSORIES, APPLIANCES, AND EQUIPMENT ETC. UNO. GC TO COORDINATE BLOCKING LOCATION, WITH INTERIOR DESIGN SET, AND MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ANY LOUVER, SCREENS, OR OTHER OPENING COVER INCLUDING DOORS SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS
- ALL EQUIPMENT INSIDE THE GARAGE AREA MUST BE ELEVATED TO THE DFE, INCLUDING CU'S, AHU'S, AND ELECTRICAL PANELS.
- POOL EQUIPMENT AND ELECTRICAL COMPONENTS TO BE IN COMPLIANCE WITH FBC 2020, R322.1.6.

**MECHANICAL DESIGN CRITERIA**

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| • ROOF INSULATION R-VALUE | 30 |
| • WALL INSULATION R-VALUE | 4.2 |
| • GARAGE WALL INSULATION R-VALUE | 19 |
| • FLOOR OVER UNCONDITIONED SPACE INSULATION R-VALUE | 19 |
| • WINDOWS:<br>1. U-FACTOR<br>2. SHGC | <br>1.05<br>0.27 |




1 FIRST FLOOR PLAN- WEST
1/4" = 1'-0"

[STRANG]
BR2206430
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
09/29/2022 9:08:18 AM
PH. 305.374.4666 | FX. 305.374.4661
ARCHITECT LICENSE NO:AR100517
WWW.STRANG.DESIGN

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CIVIL ENGINEER:
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INTERIOR DESIGN CONSULTANT:
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BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR100517

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| B | 02/18/2022 | PROJECT COORD. & OWNER CHANGES |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 4 | 07/06/2022 | PERMIT COMMENTS |
| | | |
| | | |

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Issue Date: 9/16/2022

FIRST FLOOR PLAN- WEST

A-101a

9/29/2022 11:08:08 AM

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
09/29/2022 9:08:18 AM

## KEYNOTES

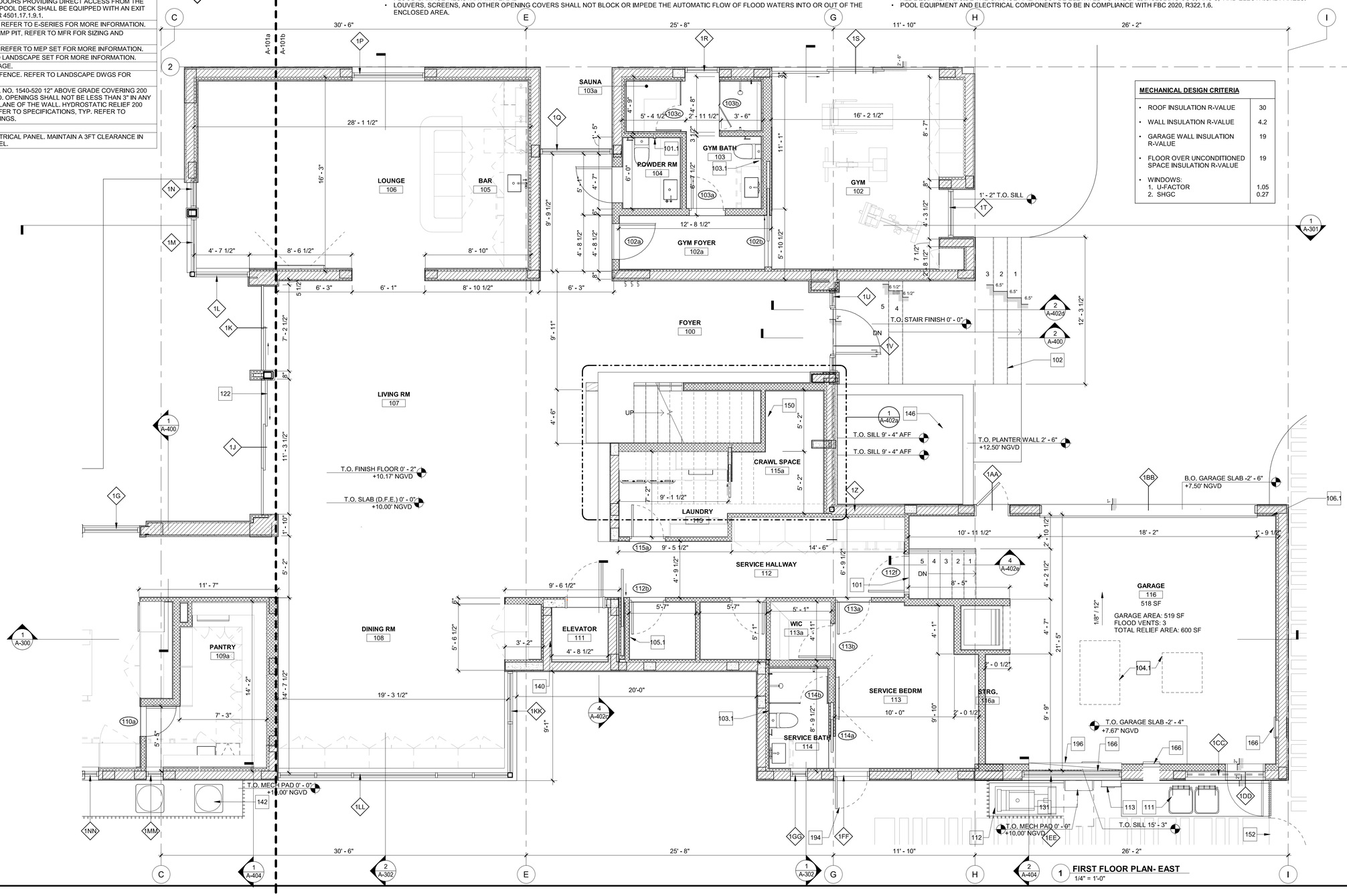
| # | NOTE |
|---|---|
| 101 | DOOR BETWEEN GARAGE AND RESIDENCE: MINIMUM 1-3/8" THICKNESS SOLID WOOD, OR HONEYCOMB CORE STEEL DOOR, OR 20-MINUTE FIRE RATED DOOR PER FBC R302.5.1 |
| 101.1 | ROOF LINE BELOW. |
| 102 | EXTERIOR STAIR TREADS AND RISERS MUST COMPLY WITH FBCR 311.7.5. |
| 103.1 | WALL MOUNTED NIGHT LIGHT TO THE RIHT OF ALL WATER CLOSETS, HEIGHT TO CENTERLINE OF FIXTURE TO BE CONFIRMED WITH ARCHITECTURE AND INTERIOR DESIGN TEAM PRIOR TO INSTALL. |
| 105.1 | RECESSED ELEVATOR EQUIPMENT. ELEVATOR UNDER SEPARATE PERMIT, LOCATION TO BE COORDINATED WITH ARCHITECT AND ENGINEER. |
| 106.1 | WALL MOUNTED GARAGE DOOR MOTOR. LOCATION TO BE COORDINATED WITH ARCHITECT. |
| 111 | RECYCLE AND WASTE BINS. |
| 112 | EMERGENCY GENERATOR. REFER TO MEP DWGS FOR SIZE AND LOCATION. |
| 113 | ELECTRICAL PANEL (ATS) AND METER. REFER TO ELECTRICAL DRAWINGS. |
| 122 | ALL WINDOWS AND DOORS PROVIDING DIRECT ACCESS FROM THE RESIDENCE TO THE POOL DECK SHALL BE EQUIPPED WITH AN EXIT ALARM AS PER FBCR 4501.17.1.9.1. |
| 131 | ELECTRICAL PANEL. REFER TO E-SERIES FOR MORE INFORMATION. |
| 140 | ELEVATOR SUMP PUMP PIT, REFER TO MFR FOR SIZING AND LOCATION. |
| 142 | CONDENSER UNITS. REFER TO MEP SET FOR MORE INFORMATION. |
| 146 | PLANTER. REFER TO LANDSCAPE SET FOR MORE INFORMATION. |
| 150 | UNDER STAIR STORAGE. |
| 152 | PRIVACY GATE AND FENCE. REFER TO LANDSCAPE DWGS FOR DETAILS. |
| 166 | SMART VENT MODEL NO. 1540-520 12" ABOVE GRADE COVERING 200 SQ. IN. AS REQUIRED. OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL. HYDROSTATIC RELIEF 200 SQFT PER VENT. REFER TO SPECIFICATIONS, TYP. REFER TO STRUCTURAL DRAWINGS. |
| 194 | EGRESS WINDOW. |
| 196 | RECESSED AV ELECTRICAL PANEL. MAINTAIN A 3FT CLEARANCE IN FRONT OF THIS PANEL. |

## SYMBOL LEGEND - FLOOR PLAN

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- POURED CONCRETE STRUCTURE
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- STEP SYMBOL
- A — EXTERIOR DOOR AND WINDOW TAG

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| 2. SHGC | 0.27 |

1 FIRST FLOOR PLAN- EAST
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9/21/2022 11:06:08 AM

[STRANG]
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ALLISON ROAD LLC

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MEP ENGINEER:
OSCAR SEBELEN
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CIVIL ENGINEER:
MATTHEW SPEATH
SPEATH ENGINEERING
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LANDSCAPE ARCHITECT:
MIGUEL HASTINGS, RLA
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SUITE 301
MIAMI, FL 33133

INTERIOR DESIGN CONSULTANT:
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BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR100517

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| B | 02/18/2022 | PROJECT COORD. & OWNER CHANGES |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 5 | 08/16/2022 | PERMIT COMMENT |

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Issue Date: 9/16/2022

FIRST FLOOR PLAN- EAST

A-101b

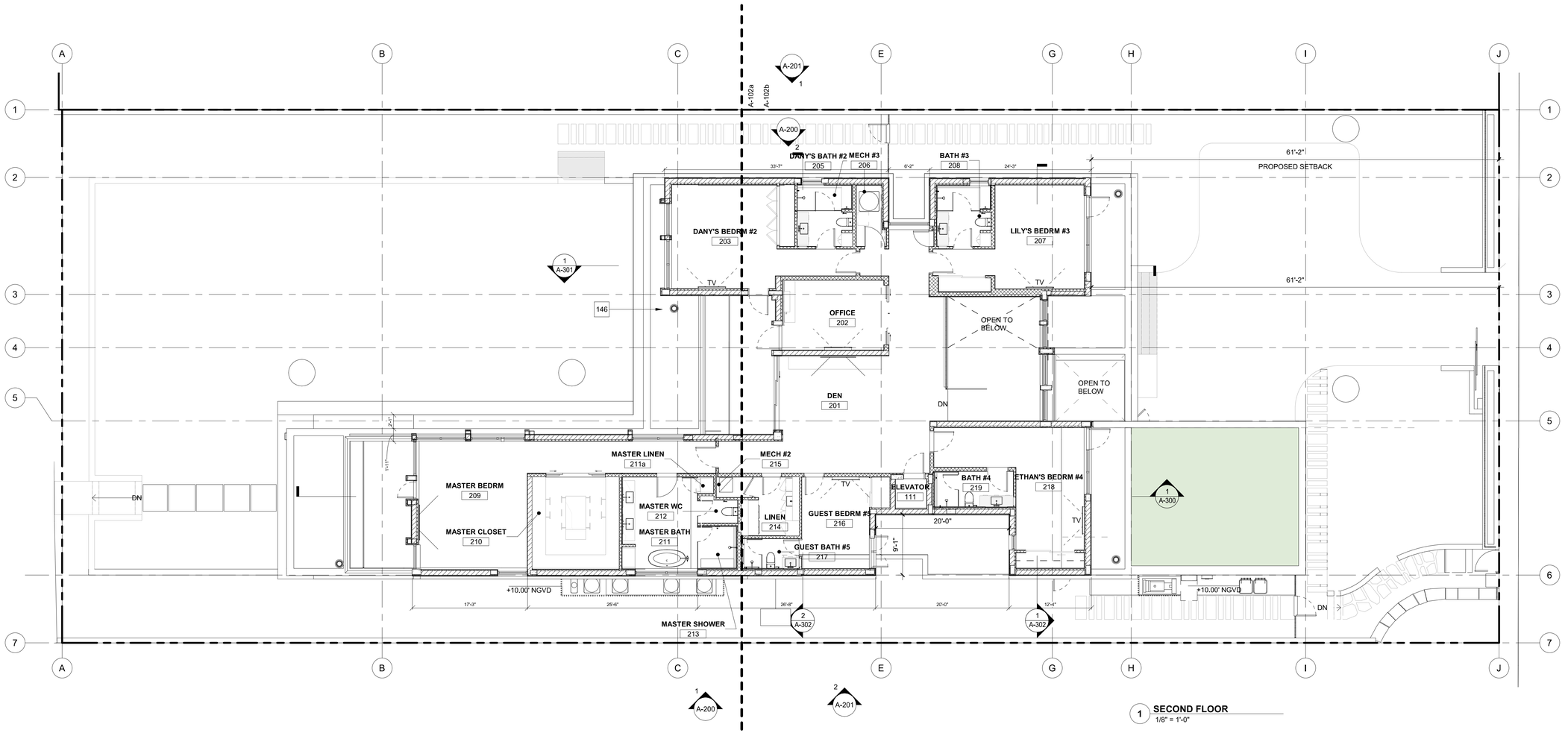
MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

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- POOL BARRIER DESIGN: 48" H MIN. DESIGN TO COMPLY WITH F.B.C. R4501.,17: TOP OF BARRIER MIN. 48" ABOVE GRADE. MAX. VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF BARRIER SHALL BE 2". MAX. VERTICAL CLEARANCE BETWEEN TOP OF POOL STRUCTURE AND BOTTOM OF BARRIER SHALL BE 4". BARRIER MAY NOT HAVE ANY OPENINGS, GAPS, INDENTATIONS OR PROTRUSIONS OR STRUCTURAL COMPONENTS, OPENINGS IN ANY BARRIER SHALL NOT PASSAGE OF 4" DIAMETER SHERE. REFER TO BARRIER DETAIL 5 ON A-503, POOL BARRIER UNDER SEPARATE PERMIT.
- STEEL COLUMNS ARE DIMENSIONED TO CENTER LINES OF COLUMNS, ALL OTHER DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF SRUCTURE.
- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2017 R 302.9 AND FLAME FOR INSULATION MAX. 25, SMOKE DEVLOPED MAX. 450 TO COMPLY WITH FBC 1519.15.
- ALL GARAGE WALLS MUST BE FLOOD DAMAGE RESISTANT MATERIAL.
- 3/4" PLYWOOD BACKING IN WALLS FOR MILLWORK, CABINETRY, ART. BATHROOM ACCESSORIES, APPLIANCES, AND EQUIPMENT ETC. UNO. GC TO COORDINATE BLOCKING LOCATION, WITH INTERIOR DESIGN SET, AND MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ANY LOUVER, SCREENS, OR OTHER OPENING COVER INCLUDING DOORS SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS
- ALL EQUIPMENT INSIDE THE GARAGE AREA MUST BE ELEVATED TO THE DFE, INCLUDING CU'S, AHU'S, AND ELECTRICAL PANELS.
- POOL EQUIPMENT AND ELECTRICAL COMPONENTS TO BE IN COMPLIANCE WITH FBC 2020, R322.1.6.




1 **SECOND FLOOR**
1/8" = 1'-0"

[STRANG]
BR2206430
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BEAUCHEMIN GRASSI INTERIORS
46 WALTHAM STREET, ST 3A
BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

**ARCHITECT LICENSE NO:AR100517**

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| A | 01/07/2022 | CLIENT CHANGE & PROJECT COORDINATION |
| 2 | 01/21/2022 | PRIVATE PROVIDER COMMENT |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| 5 | 08/16/2022 | PERMIT COMMENT |
| 6 | 09/09/2022 | PERMIT COMMENTS |

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Issue Date: 9/16/2022

SECOND FLOOR PLAN

A-102

9/21/2022 11:06:10 AM

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Reviewed For Compliance
09/29/2022 9:08:18 AM

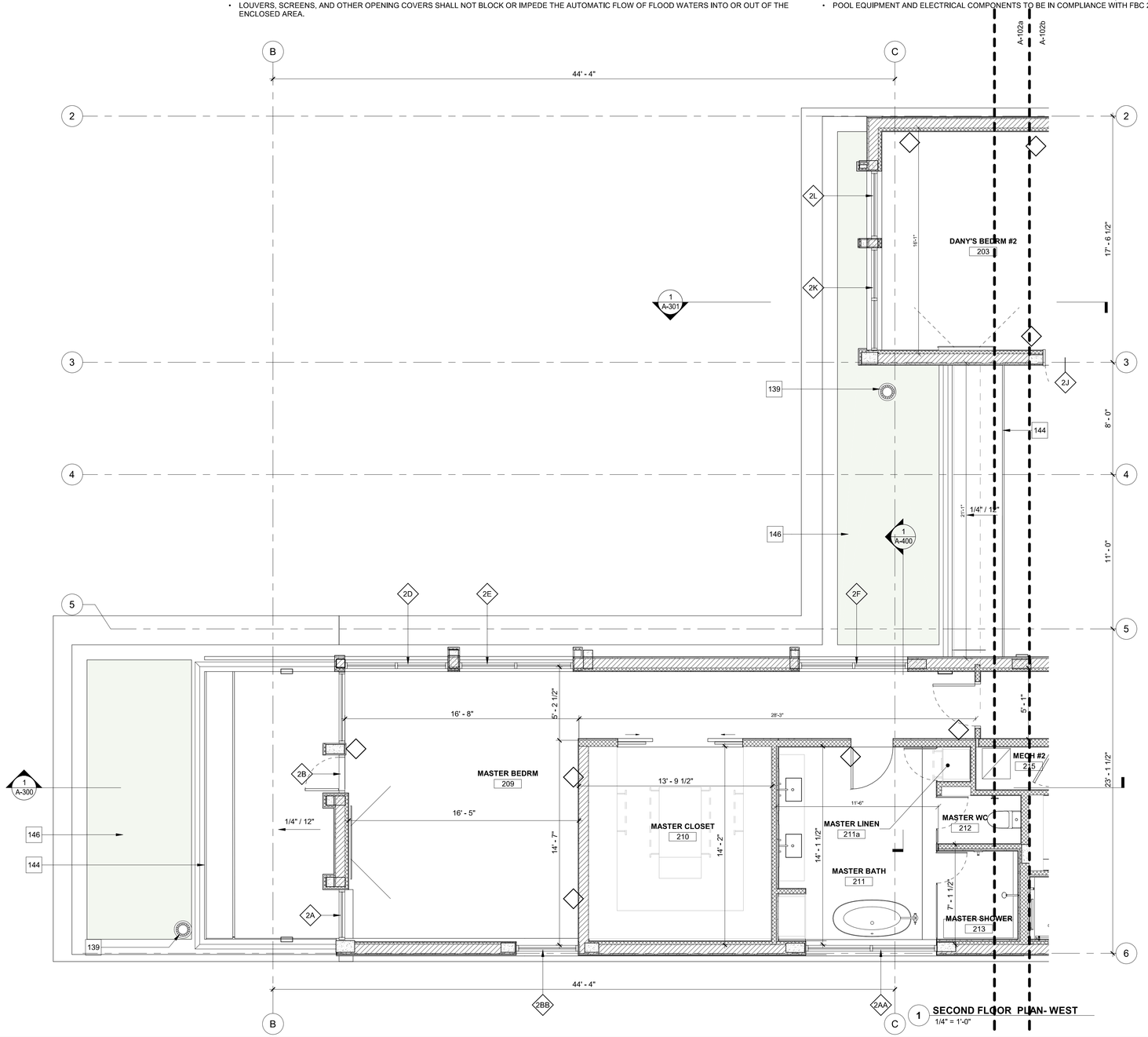
| KEYNOTES | |
|---|---|
| # | NOTE |
| 139 | PLANTER DRAIN, REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION |
| 144 | LINEAR DRAIN. |
| 146 | PLANTER. REFER TO LANDSCAPE SET FOR MORE INFORMATION. |

## SYMBOL LEGEND - FLOOR PLAN

- CONCRETE BLOCK
- POURED CONCRETE STRUCTURE
- PARTITION WALLS
- STEP SYMBOL
- A — EXTERIOR DOOR AND WINDOW TAG

## GENERAL NOTES - FLOOR PLAN

- ALL EXTERIOR WALLS EXPOSED DIRECTLY TO WEATHER TO BE CONCRETE, NOT GYPSUM WALLBOARD - FBC 2508.2
- GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F. & LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5
- ALL EXTERIOR BALCONIES TO SLOPE 1/8" PER 12" MINIMUM PER ACI 318.
- COORDINATE WITH PLUMBING DRAWINGS FOR DRAIN LOCATIONS AND SIZES. HANDRAILS MUST COMPLY WITH FBC R311.7.7 (TYP.). STAIRS TO BE EQUIPPED WITH HANDRAILS ON EACH CONTINUOUS RUN OFTREADS TO COMPLY WITH FBCR 311.7.8 TYP. STAIR TREADS AND RISERS TO COMPLY WITH FBCR 311.7.5 TYP. SEE SHEETS A-400S FOR MORE DETAILS.
- DIMENSIONS PROVIDED ARE TO FACE OF STRUCTURE, STOREFRONT, BLOCK, OR FRAMING UNLESS NOTED OTHERWISE. "FIN." INDICATES FINISH FACE TO FINISH FACE, "CLEAR" INDICATES MINIMUM CLEAR OPENING REQUIRED.
- FOR SITE WALL AT SIDE PROPERTY LINES FINISH TO BE SMOOTH STUCCO U.N.O.
- SEE A-500 SERIES FOR EXTERIOR FINISH DETAILING, TYP.
- FLOOR OUTLETS SHOWN FOR CONVENIENCE ONLY, COORDINATE WITH ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR EXACT LOCATION
- ALL KITCHEN AND BATHROOM APPLIANCES AND FINISHES TO BE COORDINATED WITH INTERIOR DESIGN AND MEP DWGS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION OR, THE LOWEST HABITABLE FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0)
- ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (ASCE 24-14 CH. 7.0.)
- ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION OR, THE LOWEST LOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE (ASCE 24-14 4.6.2)
- FLOOD OPENINGS SHALL BE PROVIDED PER FBCR 322.2.2
- REFER TO MECHANICAL DRAWINGS FOR LOCATION OF CEILING PLENUMS.
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**1 SECOND FLOOR PLAN- WEST**
1/4" = 1'-0"

| MECHANICAL DESIGN CRITERIA | |
|---|---|
| • ROOF INSULATION R-VALUE | 30 |
| • WALL INSULATION R-VALUE | 4.2 |
| • GARAGE WALL INSULATION R-VALUE | 19 |
| • FLOOR OVER UNCONDITIONED SPACE INSULATION R-VALUE | 19 |
| • WINDOWS:<br>1. U-FACTOR<br>2. SHGC | <br>1.05<br>0.27 |

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COCONUT CREEK, FL. 33066

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR100517

SIDMAN RESIDENCE

Issue Description:
**INTERIOR DESIGN 100% CD SET**
Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| 3 | 05/02/2022 | PERMIT COMMENTS |

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SECOND FLOOR PLAN - WEST

A-102a

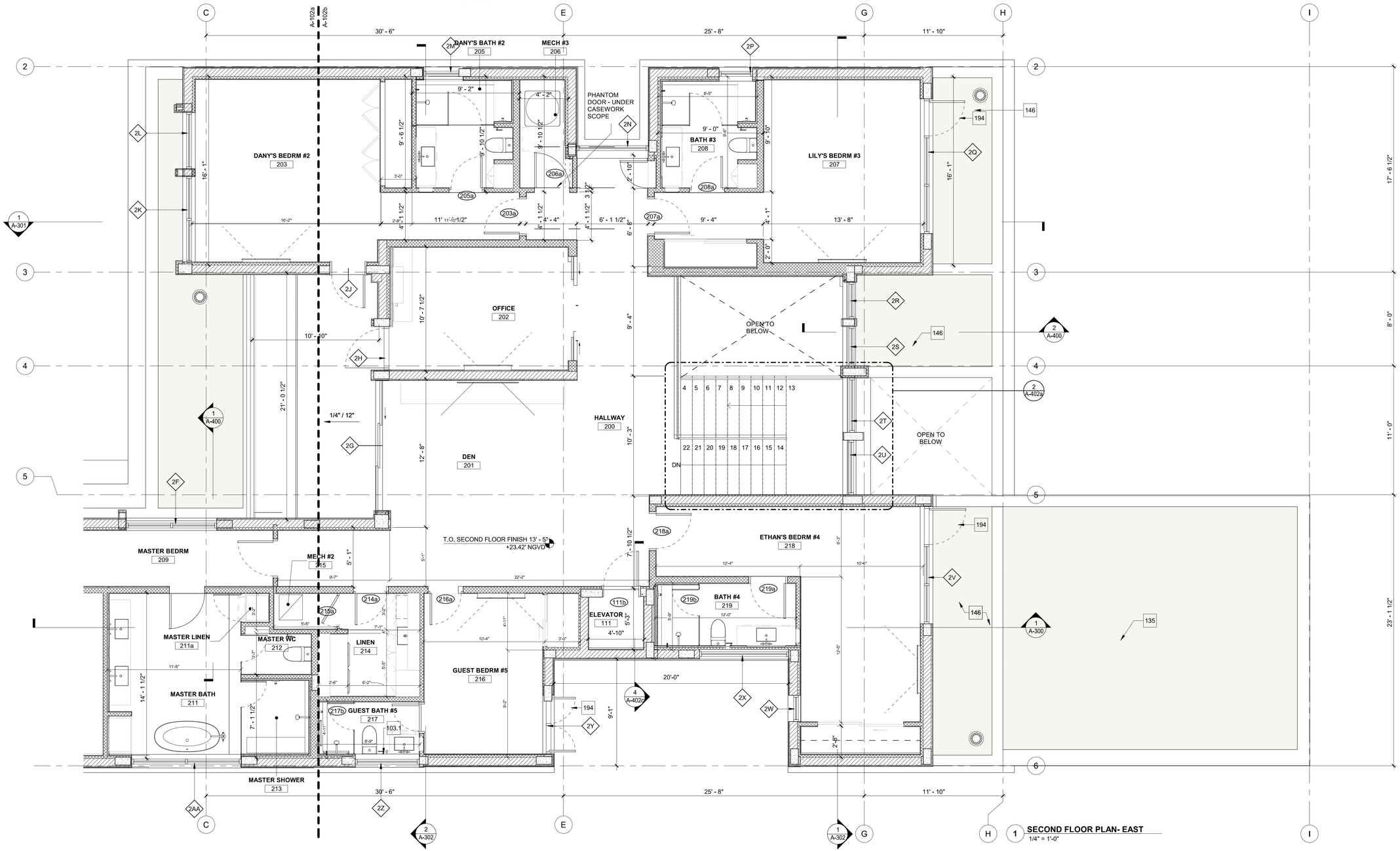
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BUILDING DEPARTMENT
Reviewed For Compliance
BR2206430
09/29/2022 9:08:19 AM

| KEYNOTES | |
|---|---|
| # | NOTE |
| 103.1 | WALL MOUNTED NIGHT LIGHT TO THE RIHT OF ALL WATER CLOSETS. HEIGHT TO CENTERLINE OF FIXTURE TO BE CONFIRMED WITH ARCHITECTURE AND INTERIOR DESIGN TEAM PRIOR TO INSTALL. |
| 135 | SYN LAWN ARTIFICIAL TURF SYSTEM BASIS OF DESIGN. REFER TO WALL SECTIONS ON A-400 SERIES AND LANDSCAPE SET FOR MORE INFORMATION. |
| 146 | PLANTER. REFER TO LANDSCAPE SET FOR MORE INFORMATION. |
| 194 | EGRESS WINDOW. |

## GENERAL NOTES - FLOOR PLAN

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1 **SECOND FLOOR PLAN- EAST**
1/4" = 1'-0"

9/21/2022 11:06:17 AM

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SUITE 180
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PROFESSIONAL SEAL(S):

**ARCHITECT LICENSE NO:AR100517**

SIDMAN RESIDENCE

Issue Description:
**INTERIOR DESIGN 100% CD SET**
Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| 2 | 01/21/2022 | PRIVATE PROVIDER COMMENT |
| 3 | 05/02/2022 | PERMIT COMMENTS |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 4 | 07/06/2022 | PERMIT COMMENTS |

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Issue Date: 9/16/2022

SECOND FLOOR PLAN - EAST

A-102b

| MECHANICAL DESIGN CRITERIA | |
|---|---|
| • ROOF INSULATION R-VALUE | 30 |
| • WALL INSULATION R-VALUE | 4.2 |
| • GARAGE WALL INSULATION R-VALUE | 19 |
| • FLOOR OVER UNCONDITIONED SPACE INSULATION R-VALUE | 19 |
| • WINDOWS:<br>1. U-FACTOR<br>2. SHGC | <br>1.05<br>0.27 |

## KEYNOTES

| # | NOTE |
|---|---|
| 108.1 | CONCRETE ROOF TILES SHALL HAVE A HIGH ALBEDO FINISH. |
| 135 | SYN LAWN ARTIFICIAL TURF SYSTEM BASIS OF DESIGN, REFER TO WALL SECTIONS ON A-400 SERIES AND LANDSCAPE SET FOR MORE INFORMATION. |
| 138 | VENT THROUGH ROOF, REFER TO PLUMBING DRAWINGS. |
| 139 | PLANTER DRAIN, REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION |
| 155 | IN-WALL CONCEALED VERTICAL LEADER FOR GUTTER SYSTEM LOCATED IN THIS AERA, COORDINATE EXACT LOCATION IN FIELD. SEE DETAIL IN A-500 SERIES. |
| 173 | CONCEALED GUTTER SHOWN IN DASHED LINES. REFER TO WALL SECTIONS FOR MORE DETAILS. |
| 175 | CONCRETE TILE ROOF SYSTEM AND RUBBERIZED ASPHALT UNDERLAYMENT OVER PLYWOOD OVER WOOD TRUSSES. TRUSSES ARE TO BE SPECIALTY ENGINEERED AND ARE UNDER A SEPARATE PERMIT. SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS. |

## WATER RESISTIVE BARRIER

- SINGLE LAYER OF SELF ADHERING RUBBERIZED ASPHALT UNDERLAYMENT, WITH HEAD AND END LAPS PER MANUFACTURER INSTALLATION REQUIREMENTS

## ARCHITECT'S ROOFING SPECIFICATIONS

- **PITCHED ROOFS:**
  ROOF SLOPE: 3.5"/FT TYP
  CONCRETE ROOF TILE. EAGLE ROOFING 4516 ROYAL PALM ROOFING TILE. BEL AIR PROFILE, HUES OF GRAY, WHITE STREAKS, CLAY TILE ROOFING SHINGLES OVER ROOF SHEATHING AND PRE-FABRICATED TRUSSES (SEE STRUCTURAL DWGS).
- **FLAT ROOFS:**
  THERMOPLASTIC SINGLE-PLY ROOFING MEMBRANE (NOA: 17-0213.13), OVER TAPERED INSULATION OVER CONCRETE SLAB (SPECS).

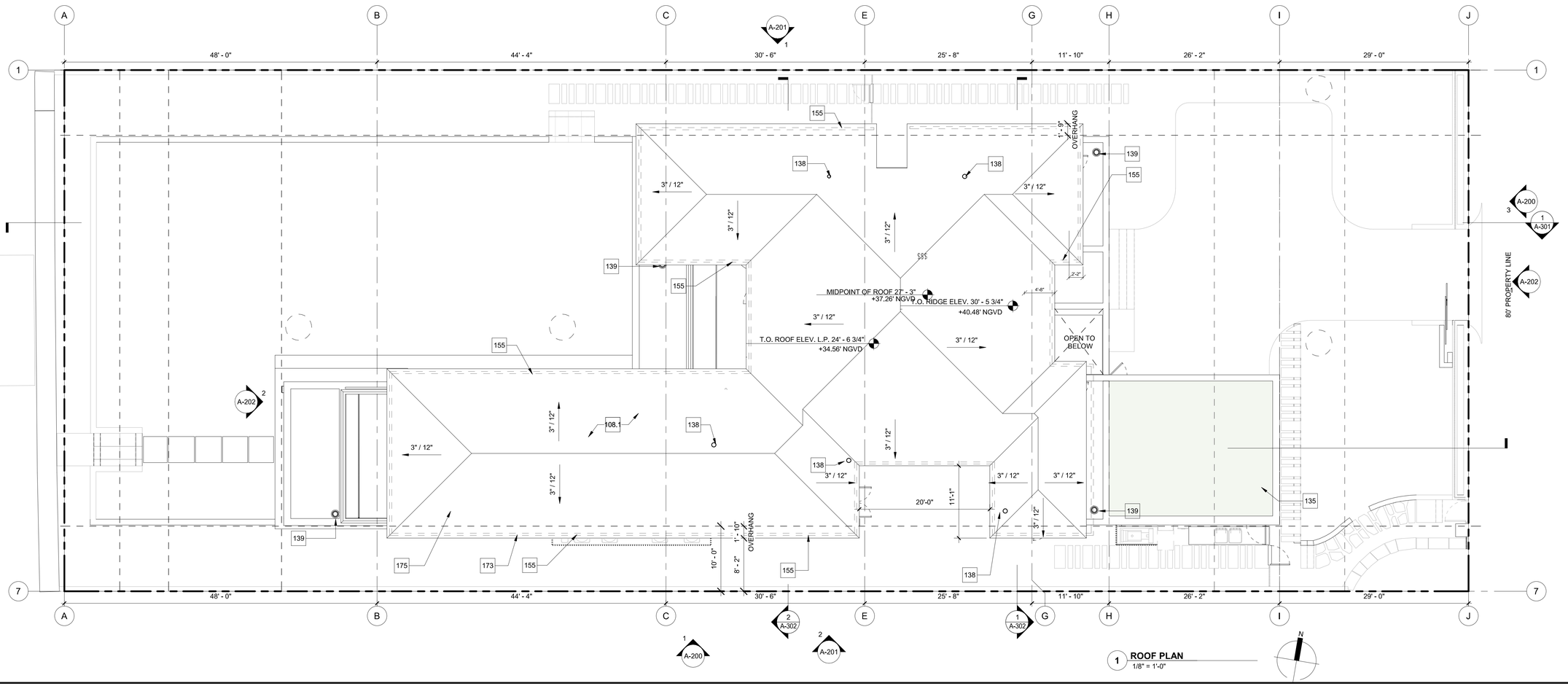
  *"EXCEPT WHERE INDICATED OTHERWISE"*
  ROOF COVERING SYSTEM MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO INSTALLATION BEARING DADE-COUNTY PRODUCT APPROVAL.

## GENERAL NOTES - ROOF PLAN

- FLAT ROOFS TO SLOPE MINIMUM 1/4" PER 12"
- PROVIDE ROOF CRICKETS WITH SLOPED INSULATION AT ALL NEW EQUIPMENT TO PROVIDE PROPER DRAINAGE AROUND EQUIPMENT.
- TRUSS ROOF STRUCTURE. REFER TO S-SERIES FOR MORE INFORMATION.
- GC TO PROVIDE TRUSS SHOP DRAWINGS FOR STRUCTURAL ENGINEER OF RECORD TO REVIEW.
- COORDINATE WITH STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR TYPICAL ROOF OPENING DETAILS.
- SEE MECHANICAL DRAWINGS FOR INSULATION REQUIREMENTS.
- SLOPED ROOF AND ATTIC SPACE IS NOT VENTILATED, INSULATION TO BE PLACED BELOW ROOF DECK
- EMERGENCY OVERFLOW SCUPPER AT MAXIMUM HEIGHT OF 4" ABOVE ROOF OR TERRACE CONCRETE SLAB PER FBC 903.905
- CONTRACTOR TO COORDINATE SIZE OPENINGS FOR EXHAUST DUCTS WITH MECHANICAL PLANS AND SUBCONTRACTOR PRIOR TO INSTALLATION.

## ROOFING SYMBOL LEGEND

| | |
|---|---|
| H.P. | HIGHEST POINT |
| P.D. | PLANTER DRAIN |
| R.D. | ROOF DRAIN |
| D.D. | DECK DRAIN |
| O.S. | OVERFLOW SCUPPER |
| L.P. | LOWEST POINT |




**1 ROOF PLAN**
1/8" = 1'-0"

9/21/2022 11:06:20 AM

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[STRANG]
BR2206430
2900 SW 28TH TERRACE, SUITE 301
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PH: 305.374.4666 | FX: 305.374.4661
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6444 ALLISON ROAD
MIAMI BEACH, FL 33141

ALLISON ROAD LLC

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MIAMI, FL 33133

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ROCHELL ENGINEERING, INC.
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RCI ENGINEERING
5230 S. UNIVERSITY DRIVE,
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CIVIL ENGINEER:
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46 WALTHAM STREET, ST 3A
BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

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SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 6**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| 1 | 01/14/2022 | PRIVATE PROVIDER COMMENTS |
| 2 | 01/21/2022 | PRIVATE PROVIDER COMMENT |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 5 | 08/16/2022 | PERMIT COMMENT |
| | | |
| | | |

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Issue Date: 9/16/2022

ROOF PLAN

A-103

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## FINISH LEGEND

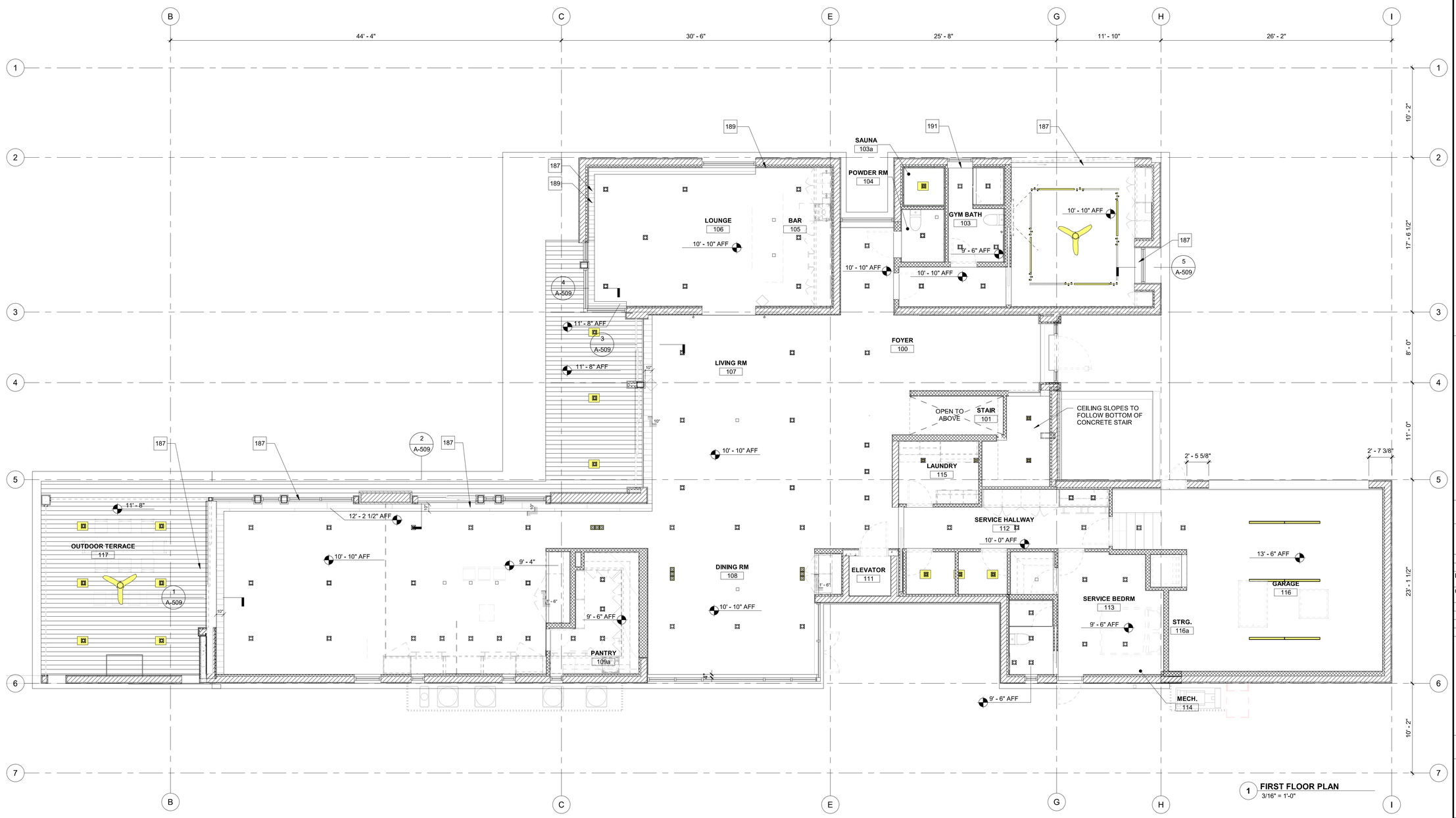
- GYPSUM CEILING CL-03
- WOOD CEILING CL-02
- EXTERIOR STUCCO CL-01

## KEYNOTES

| # | NOTE |
|---|---|
| 187 | SOLAR ROLLER SHADES. REFER TO INTERIOR DESIGN SET FOR PROPOSED WINDOW TREATMENT. COORDINATE WITH ARCHITECT, INTERIOR DESIGNER, AV CONSULTANT AND LIGHTING CONSULTANT. |
| 189 | BLACKOUT DRAPERY. REFER TO INTERIOR DESIGN SET FOR PROPOSED WINDOW TREATMENT. COORDINATE WITH ARCHITECT, INTERIOR DESIGNER, AV CONSULTANT AND LIGHTING CONSULTANT. |
| 191 | WINDOW PRIVACY FILM. |

## GENERAL NOTES - RCP

- DIMENSIONS PROVIDED ARE TO FACE OF STRUCTURE, STOREFRONT, BLOCK, OR FRAMING UNLESS NOTED OTHERWISE. "FIN." INDICATES FINISH FACE TO FINISH FACE, "CLEAR" INDICATES MINIMUM CLEAR OPENING REQUIRED.
- SEE A-500 SERIES FOR EXTERIOR FINISH DETAILING, TYP.
- MECHANCIAL DIFFUSERS, LIGHTS, AND ALL OTHER CEILING ITEMS SHALL BE COORDINATED WITH MEP AND INTERIOR DESIGN. REFER TO MEP DRAWINGS FOR SUPPLY AND RETURN DIFFUSER SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ALL KITCHEN AND BATHROOM APPLIANCES AND FINISHES TO BE COORDINATED WITH INTERIOR DESIGN AND MEP DWGS.
- RCP'S ARE FOR DESIGN INTENT ONLY. REFER TO LIGHTING CONSULTANT DRAWINGS FOR THE PROPSED REFLECTED CEILING PLAN.
- REFER TO LIGHTING CONSULTANT DRAWINGS FOR LIGHTING FIXTURE SCHEDULE.




1 **FIRST FLOOR PLAN**
3/16" = 1'-0"

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ALLISON ROAD LLC

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GENERAL CONTRACTOR:
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PROFESSIONAL SEAL(S):

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Issue Description:
**PERMIT SET REVISION 7**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| B | 02/18/2022 | PROJECT COORD. & OWNER CHANGES |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |

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FIRST FLOOR RCP

A-111

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09/29/2022 9:08:19 AM

## FINISH LEGEND

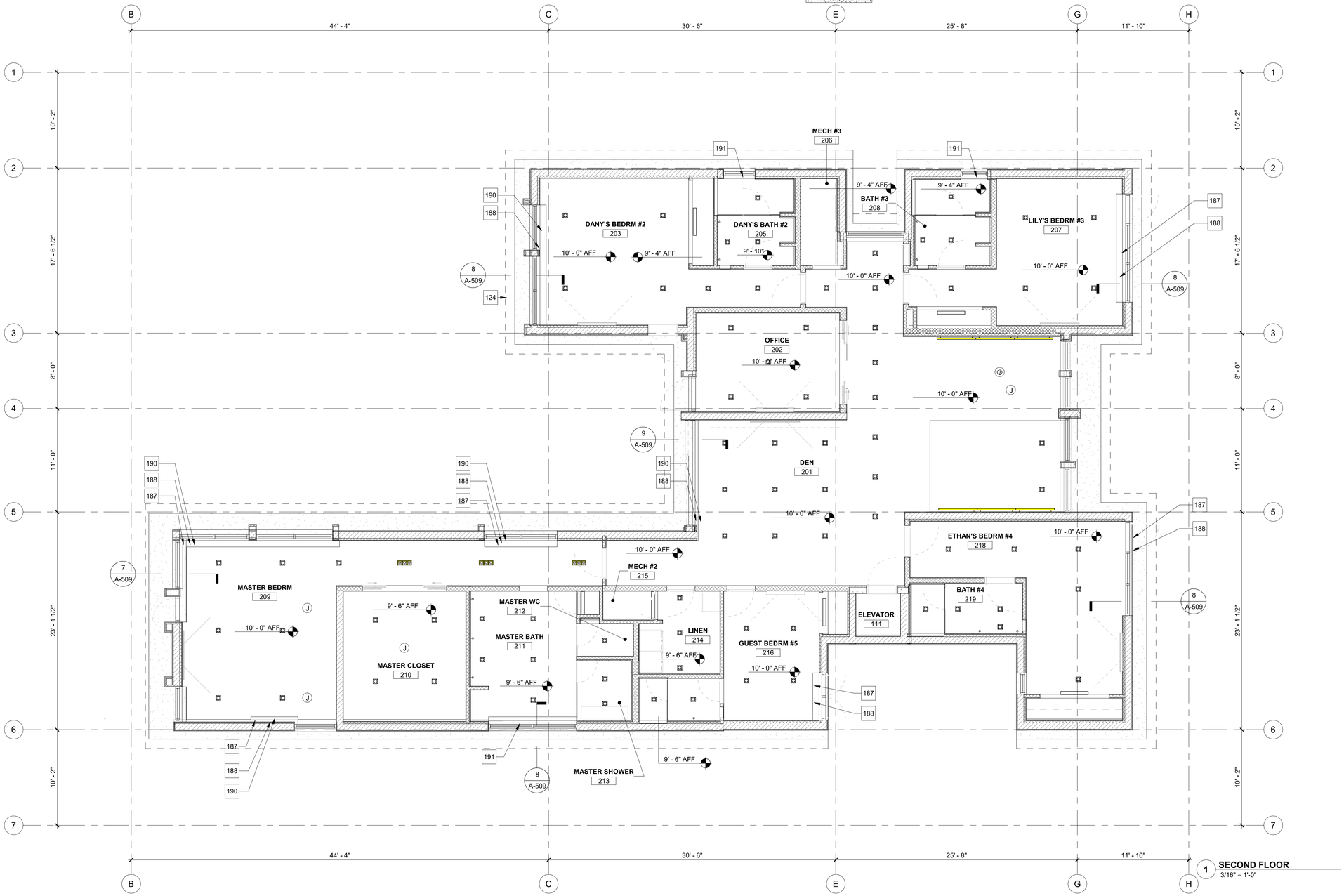
- GYPSUM CEILING CL-03
- WOOD CEILING CL-02
- EXTERIOR STUCCO CL-01

## KEYNOTES

| # | NOTE |
|---|---|
| 124 | ROOF LINE ABOVE |
| 187 | SOLAR ROLLER SHADES. REFER TO INTERIOR DESIGN SET FOR PROPOSED WINDOW TREATMENT. COORDINATE WITH ARCHITECT, INTERIOR DESIGNER, AV CONSULTANT AND LIGHTING CONSULTANT. |
| 188 | BLACKOUT SHADES. REFER TO INTERIOR DESIGN SET FOR PROPOSED WINDOW TREATMENT. COORDINATE WITH ARCHITECT, INTERIOR DESIGNER, AV CONSULTANT AND LIGHTING CONSULTANT. |
| 190 | SHEERS. |
| 191 | WINDOW PRIVACY FILM. |

## GENERAL NOTES - RCP

- DIMENSIONS PROVIDED ARE TO FACE OF STRUCTURE, STOREFRONT, BLOCK, OR FRAMING UNLESS NOTED OTHERWISE. "FIN." INDICATES FINISH FACE TO FINISH FACE, "CLEAR" INDICATES MINIMUM CLEAR OPENING REQUIRED.
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- RCP'S ARE FOR DESIGN INTENT ONLY. REFER TO LIGHTING CONSULTANT DRAWINGS FOR THE PROPSED REFLECTED CEILING PLAN .
- REFER TO LIGHTING CONSULTANT DRAWINGS FOR LIGHTING FIXTURE SCHEDULE.




1 **SECOND FLOOR**
3/16" = 1'-0"

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GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR100517

SIDMAN RESIDENCE

Issue Description:
**PERMIT SET REVISION 7**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |

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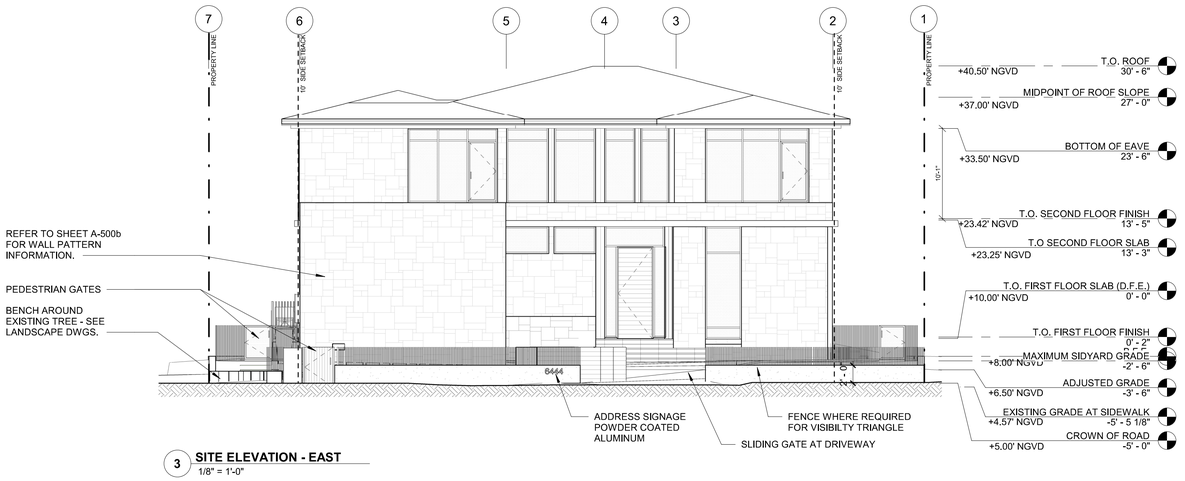
Issue Date: 9/21/2022

SECOND FLOOR RCP

A-112

9/21/2022 11:50:31 AM

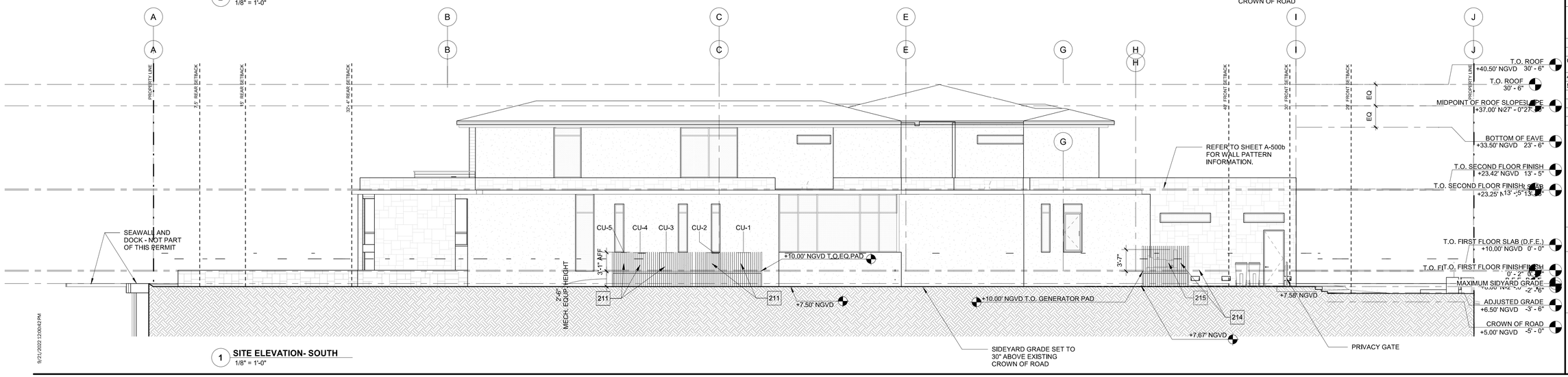
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**3 SITE ELEVATION - EAST**
1/8" = 1'-0"




**2 SITE ELEVATION- NORTH**
1/8" = 1'-0"




**1 SITE ELEVATION- SOUTH**
1/8" = 1'-0"

| MATERIAL LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| 01 | ALUMINUM KNOTWOOD SIDING SYSTEM WITH WOOD-GRAIN FINISH |
| 02 | BRAKE METAL TO MATCH WINDOW FRAME |
| 03 | EXTERIOR TRAVERTINE |
| 04 | SMOOTH STUCCO, PAINTED WHITE |
| 06 | BRAKE METAL WRAP WITH WOOD-GRAIN FINISH |
| 07 | ROUGH EXTERIOR KEYSTONE |
| 08 | ARCHITECTURAL SIDING PRODUCT, WOOD COMPOSITE |

| KEYNOTES | |
|---|---|
| # | NOTE |
| 211 | CONDENSING UNIT MOUNTED ON CONCRETE PAD, SEE MEP DRAWINGS FOR MORE INFORMATION |
| 212 | ELECTRIC PANEL. REFER TO MEP DRAWINGS FOR MORE INFORMATION. |
| 213 | ELECTRIC METER. REFER TO MEP DRAWINGS FOR MORE INFORMATION. |
| 214 | ELECTRIC DISC SWITCH. REFER TO MEP DRAWINGS FOR MORE INFORMATION. |
| 215 | GENERATOR MOUNTED ON CONCRETE PAD. REFER TO MEP DRAWINGS FOR MORE INFORMATION. |

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GENERAL CONTRACTOR:
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Issue Description:
**PERMIT SET REVISION 7**

Revision Schedule

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| C | 06/02/2022 | PROJECT COORD. & OWNER CHANGES |
| 4 | 07/06/2022 | PERMIT COMMENTS |
| 5 | 08/16/2022 | PERMIT COMMENT |

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SITE ELEVATIONS

A-200

9/21/2022 12:00:42 PM