

EXACTA COMMERCIAL SURVEYORS  
3460 FAIRLANE FARMS ROAD, SUITE 6  
WELLINGTON, FL. 33414  
TEL: 561-314-0769  
FAX: 561-314-0770



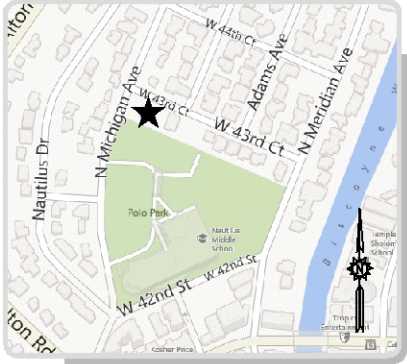
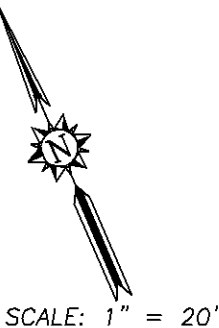
SKETCH OF BOUNDARY  
& TOPOGRAPHIC SURVEY  
LOT 2, BLOCK 24  
NAUTILUS EXTENSION FOURTH  
PLAT BOOK 40, PAGE 68, M.D.C.R.  
920 W. 43rd COURT, MIAMI BEACH, FL. 33140

LEGEND:

- M.D.C.R. . . . . MIAMI-DADE COUNTY RECORDS  
ID. . . . . IDENTIFICATION  
L.B. . . . . LICENSED BUSINESS  
(P) . . . . . DENOTES BEARING AND DISTANCE  
BASED ON PLATS OF RECORD  
(C) . . . . . CALCULATED  
P.I. . . . . POINT OF INTERSECTION  
-OHW- . . . . . OVERHEAD WIRES  
F.F.E. . . . . FINISHED FLOOR ELEVATION  
CL . . . . . CENTERLINE  
A/C . . . . . AIR CONDITIONING UNIT  
ON CONCRETE PAD  
SDM . . . . . STORM DRAIN MANHOLE  
SSM . . . . . SANITARY SEWER MANHOLE  
WM . . . . . WATER METER  
WPP . . . . . WOOD POWER POLE  
GA . . . . . GUY ANCHOR  
BLS . . . . . BREAK IN LINE SCALE  
V1 . . . . . VIEW 1  
NAVD 88 . . . . . NORTH AMERICAN VERTICAL  
DATUM OF 1988  
2.45' . . . . . SURFACE ELEVATION

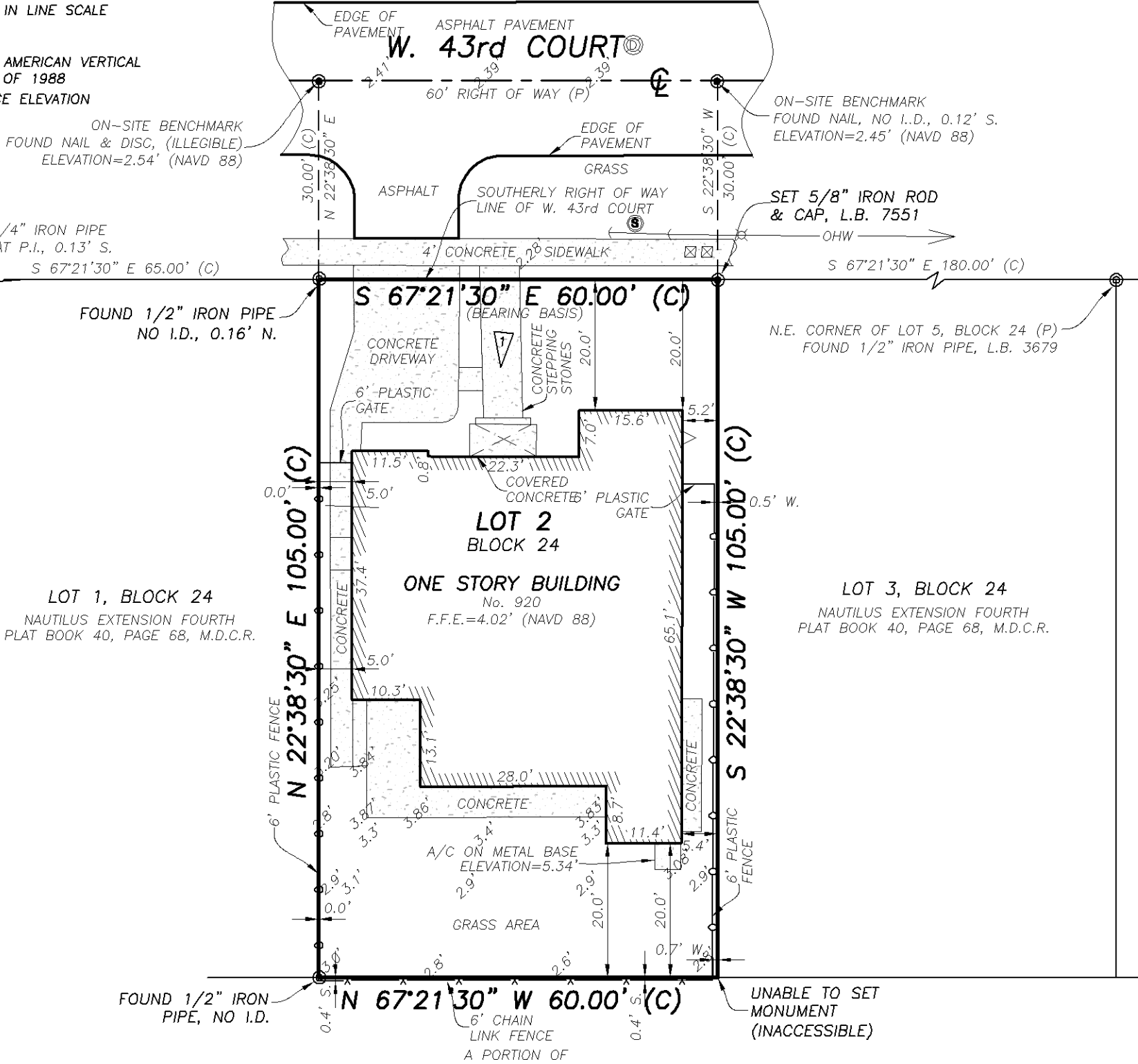


VIEW 1  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

N. MICHIGAN AVENUE  
60' RIGHT OF WAY (P)



SECTION 22, TOWNSHIP 53 S., RANGE 42 E.

NAUTILUS EXTENSION FOURTH  
PLAT BOOK 40, PAGE 68, M.D.C.R.

A C R E A G E

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.67°21'30"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF W. 43RD COURT AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE PROPERTY CONTAINS 0.15 ACRES (6,300 SQUARE FEET) MORE OR LESS.
4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=7' (NGVD 29) OR 5.42' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0309 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVE 88 BY SUBTRACTING A FACTOR OF 1.58' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
5. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "D-157-R" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND BRASS WASHER SET IN CONCRETE BULLNOSE AND IS LOCATED 35 FEET SOUTH OF THE CENTERLINE OF W. 44th STREET ON CENTERLINE OF ALTON ROAD. ELEVATION=4.93'.
6. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES: (CONTINUED):

7. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "44 NM 13" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND WASHER SET IN CATCH BASIN AND IS LOCATED AT THE INTERSECTION OF MICHIGAN AVENUE AND W. 44th COURT. ELEVATION=2.50'.

LEGAL DESCRIPTION:

LOT 2, BLOCK 24, OF NAUTILUS EXTENSION FOURTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

STEPHEN BROUGH.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551

JOB NO. FL 1309-2389-02

CLIENT: STEPHEN BROUGH

DATE 10/19/15

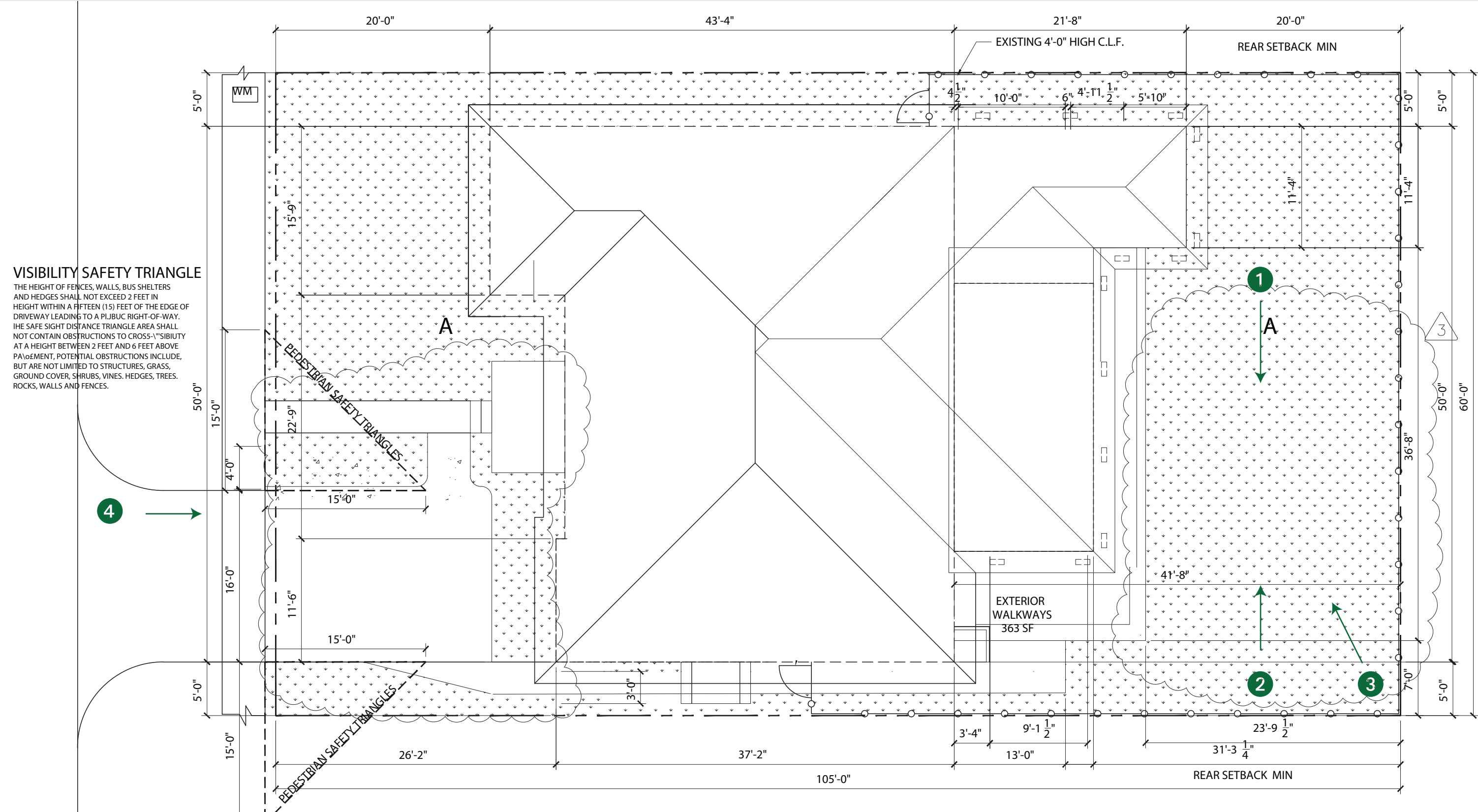
DRWN BY J.E.C.

LAST FIELD DATE: 10/15/15

REVISIONS:  
AS-BUILT (FINAL) SURVEY 01/21/14  
ADD ELEVATIONS 10/19/15

PHOTOGRAPH LOCATION REFERENCES

920 W 43rd Ct Miami Beach FL. 33140



The number denotes where the photographer was standing when each respective picture was taken. See next page for photographs.



PHOTOGRAPH LOCATION REFERENCES

920 W 43rd Ct Miami Beach FL. 33140

1



2



3



4



4365 N Michigan Ave

920 W 43rd Ct

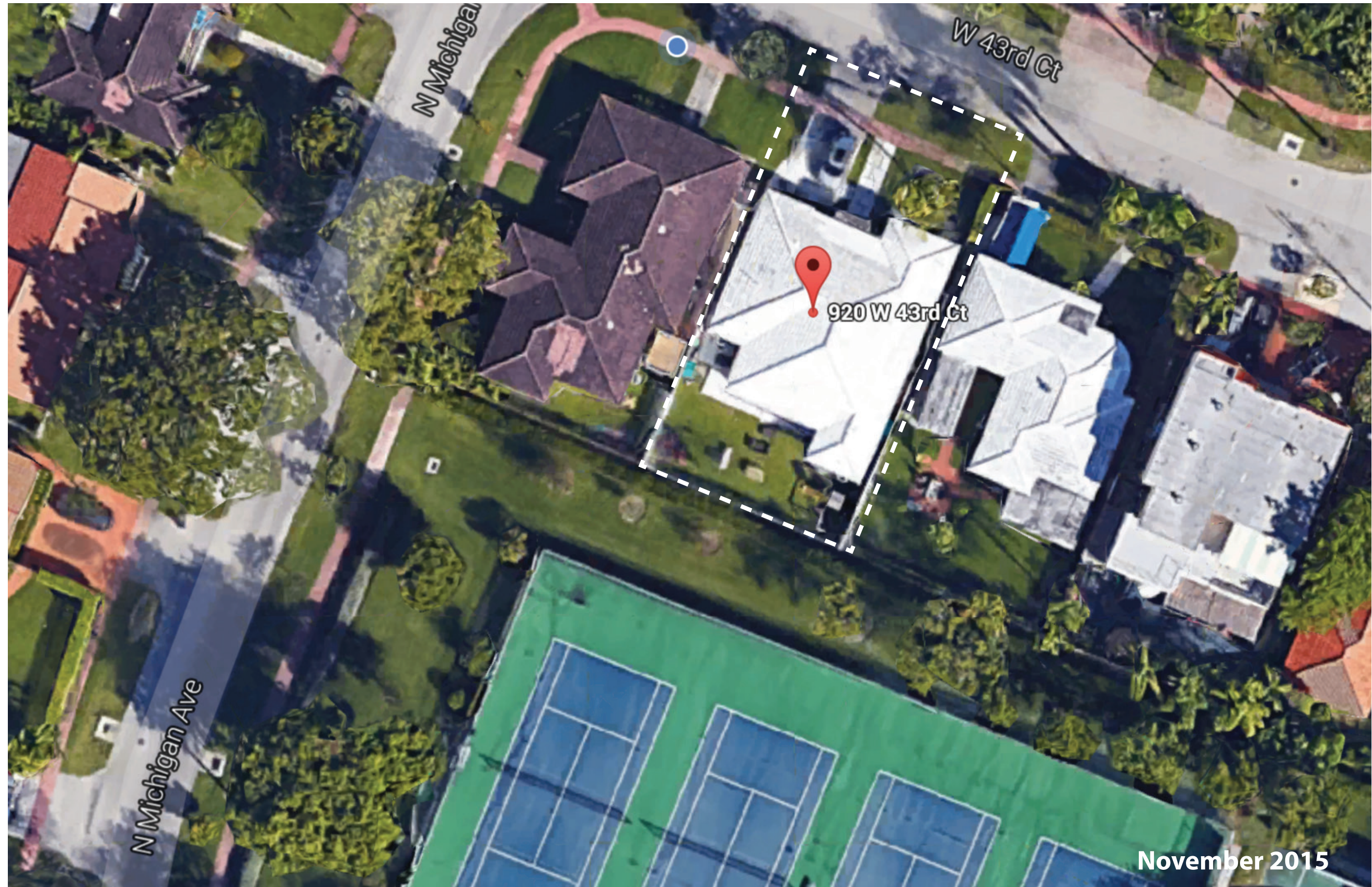
4365 N Michigan Ave

The number denotes where the photographer was standing when each respective picture was taken.



## AERIAL PHOTOGRAPH OF PROPERTY LOCATION

920 W 43rd Ct Miami Beach FL. 33140





CURRENT STRUCTURE AS IS  
FOR REFERENCE ONLY

Last updated in 2013-14  
Building Permit # BREV140381 & B1301785



1 AERIAL SITE PLAN  
CS SCALE=NTS

GENERAL CONSTRUCTION NOTES

- GENERAL MUNICIPAL RULES & REGULATIONS FOR CONSTRUCTION
- RIGHT OF ENTRY: Upon representation of proper credentials, the Building Official or his duly authorized representatives may enter, at any reasonable time any building, structure or premise for the purpose of inspection or to prevent violation of the Chapter.
- Only one construction sign is allowed on jobsite.
  - Construction hours are as follows:

Monday thru Friday	7:30am to 6:00pm
Saturday	8:00am to 5:00pm
Sunday & Holidays	No work allowed **

\*\*This includes delivery of material, set up, pumping out of portable toilets, dumpster delivery/removal, etc.
  - All job sites are to be kept in a clean and sanitary manner free from all trash and debris. Do not allow dumpster to overflow.
  - All job sites lots are to be kept neat and lawn cut at all times.
  - City right of ways including sidewalks, swales, and street are to be kept free from all debris, sand piles or construction debris at all times. No warnings will be given for this violation; and immediate ticket may be issued with a charge of no less than \$500.00 per day for as long as the violation exist.
  - All portable toilets are to be kept facing inside the property, off the city right of way and odor free at all times.
  - Permit must be posted at all times, job foreman shall be present, original plans must be on job at all times or job will be cited and red tagged.
  - Keep all vehicles off streets and sidewalks at all times or Miami Dade County citation will be issued to each vehicle for \$32.00
  - All vehicles must be removed daily and not left overnight, and all construction vehicles must have permanent signs with a minimum height of 3" per letter or number.
  - All work, materials and equipment are to be retained inside private property.
  - Any work, and/or improvements and/or use of equipment within the right of ways including landscaping and irrigation will require a separate CMB Public Works Department right of way construction permit "PRIOR TO START OF CONSTRUCTION".

SYMBOLS LEGEND

24

4

4.2.1

- NOTE TAG REFERENCING  
GENERAL NOTES ON PLANS

- DOOR NUMBER,  
SEE DOOR SCHEDULE

- ELEVATION MARK

4  
4-6.2

4.2.1

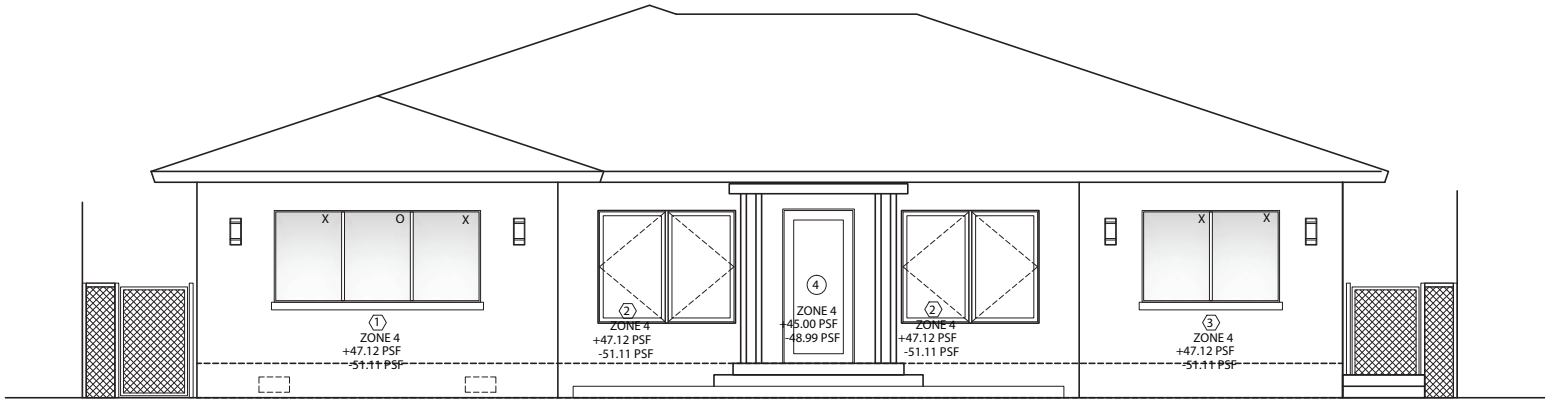
A

ENLARGED PLAN DETAIL MARK

SECTION MARK  
'SIM' - SIMILAR  
'OH' - OPPOSITE HAND

WINDOW TYPE MARK

BROUGH RESIDENC  
MASTER BATH ADDITION  
920 W 43RD COURT  
MIAMI BEACH, FL 33140



PROJECT TEAM

Owner	Architect
STEPHEN & AMANDA BROUGH 920 W 43 CT, MIAMI BEACH, FL 33149	ARTURO G. FANJUL, RA AR0017585 FANJUL & ASSOCIATES, LLC AA26000725 900 BAY DRIVE SUITE 208 MIAMI BEACH, FL 33141
Structural Engineer G2 Consulting Group, Inc. CA 25882 Roberto T. Garcia, PE #51370 9725 SW 4 Terrace Miami, FL 33174 PH. 786.294.0032	PH. 305.726.8313 FX. 305.356.3686 <a href="mailto:arturo@fanjularchitects.com">arturo@fanjularchitects.com</a>

PROPERTY INFORMATION

Address:	920 W 43 CT,
Folio:	02-3222-009-0020
Legal Description:	NAUTILUS EXT 4TH PB 40-68 LOT 2 BLK 24 LOT SIZE 60.000 X 105 OR 14054-566 0389 1 OR 27748-3517 0611 01
Zoning:	SINGLE FAMILY RESIDENCE ME-DENSITY
Occupancy :	RESIDENTIAL- SINGLE FAMILY
Existing Adjusted Sq. Footage:	2,159 SF
Lot Size	6,300 SF
Year Built	1947

DESIGN CODES

Building (New Construction)	2010 FLORIDA BUILDING CODE - RESIDENTIAL
Building (Existing Renovation Area)	2010 FLORIDA BUILDING CODE - EXISTING BUILDINGS
Mechanical	2010 FLORIDA BUILDING CODE - MECHANICAL
Plumbing	2010 FLORIDA BUILDING CODE - PLUMBING
Electrical	2010 FBC REFERS TO NEC 2008
Structural Design Criteria Section	2010 FLORIDA BUIDLING CODE - BUILDING
Basic Wind Speed	V=175 mph
Wind Importance Factor	I=1.0
Wind Exposure	Exp= "C"
Internal Pressure	= +/- 0.18

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL DIMENSION ARE TO FINISHED FACE OF MASONRY OR FACE OF INTERIOR PARTITION.
- ALL INTERIOR WALLS SHALL BE 5" THICK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
- CONTRACTOR(S) SHALL PROVIDE ALL OPENINGS REQUIRED IN PARTITIONS, EXTERIOR WALLS, FLOORS AND ROOF FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. FURNISH AND INSTALL ALL REQUIRED LINTLES AND SLEEVES FOR ALL PIPING CONDUITS, DUCTWORK, ETC. COORDINATE THIS WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS.
- TYPICAL LOCATION OF INTERIOR DOORS FROM ADJACENT WALL TO BE 6" MIN. TO THE FACE INSIDE FACE OF FRAME UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY EACH CONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL MAKE NO CHANGES WITHOUT WRITTEN APPROVAL FROM ARCHITECT OR OWNER.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND NOTES OF ANY FIELD MODIFICATIONS REQUIRED TO COMPLETE THE WORK AND NOTIFY ARCHITECT OF ANY UN-FORSEEN CONDITIONS.
- ANY AND ALL WORK DETAILED IN THESE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL SUBCONTRACT AND/OR ASSIGN PORTIONS OF THE WORK TO THE MOST QUALIFIED TRADE. FAILURE BY ANY SUBCONTRACTOR TO INCLUDE CERTAIN WORK REQUIRED SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS/HER RESPONSIBILITY AS PART OF THE CONTRACT FOR CONSTRUCTION.
- MATERIAL OR SYSTEMS SHALL BE INSTALLED ACCORDING TO EXACT MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE YEAR WARRANTY ON PART AND INSTALLATION LABOR SHALL BE PROVIDED FOR ALL NEWLY PURCHASED EQUIPMENT. YEAR SHALL BEGIN FROM DATE THAT SUBSTANTIAL COMPLETION IS ACHIEVED BY GENERAL CONTRACTOR.
- DELIVERY AND STORAGE OF ALL MATERIAL SHALL BE ACCEPTABLE TO THE MANUFACTURE'S PRODUCT. GENERAL CONTRACTOR SHALL PROVIDE COMPLETE PROTECTION OF PRODUCT.
- CONTRACTORS MUST PROVIDE FOR ALL TRASH REMOVAL AND COMPLY WITH CITY OF CORAL GABLES RULES AND REGULATIONS REGARDING TRASH COLLECTION AND REMOVAL.
- ALL GYPSUM WALL BOARD MUST BE INSTALLED PER THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK". ALL GYPSUM MUST BE MADE IN USA.
- TAPE AND FINISH SLICK GYPSUM BOARD TO RECEIVE PAINT. PROVIDE MIN 3 COAT PROCESS.
- CONCRETE SLABS SCHEDULED TO BE FINISHED SHALL BE LEVELED AND PREPARED TO RECEIVE FLOOR FINISH PER FINISH SCHEDULE.
- GENERAL CONTRACTOR SHALL VERIFY FINAL SELECTION OF ALL FINISHES AND FIXTURES AND TRIM KITS WITH OWNER AND ARCHITECT. CONTRACTOR TO SUBMIT SAMPLES TO ARCHITECT PRIOR TO PURCHASE OR INSTALLATION.
- GENERAL CONTRACTOR AND THE APPROPRIATE SUBCONTRACTORS SHALL COORDINATE THE LOCATION OF OUTLETS, SWITCHES, THERMOSTATS ETC. WITH THE OWNER'S FURNITURE LAYOUT AND WITH CONSIDERATION GIVEN TO THE PLACEMENT OF ART PICTURES, PLAQUES, ETC.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOW VOLTAGE SYSTEMS CONTRACTORS FOR THE LOCATION AND CONDUIT NEEDS FOR ALARM SYSTEMS AND AUDIO VISUAL SYSTEMS.



FANJUL & ASSOCIATES, L.L.C.  
ARCHITECTURE, PLANNING & INTERIOR DESIGN  
AA26000725

ARTURO G. FANJUL, RA  
PRESIDENT

902 PIZARRO STREET  
CORAL GABLES, FL 33134

PH. 305 726.8313  
FAX 305 356.3686

[arturo@fanjularchitects.com](mailto:arturo@fanjularchitects.com)

"A BETTER LIFE THROUGH DESIGN"

[WWW.FANJULANDASSOCIATES.COM](http://WWW.FANJULANDASSOCIATES.COM)

ARTURO G. FANJUL AR0017585  
STATE OF FLORIDA REGISTERED ARCHITECT

CONSTRUCTION DOCUMENTS FOR:

MR. & MRS.  
STEPHEN BROUGH  
RESIDENCE  
ADDITION

920 WEST 43RD COURT  
MIAMI BEACH, FL 33140  
FOLIO: 02-3222-009-0020

COVER SHEET, SITE PLAN  
AND PROPERTY DATA

REVISION	NO.
CMB CMNTS 1/14/13	1
REWORK 2 2/20/13	2
OWNER VE 7/8/13	3

C.O. AS BUILT 11/1/13

DATE:	12/12/2012
SCALE:	As NOTED
DRAWN:	AGF
CHECKED:	AGF
JOB NO.	12-0803
PERMIT NO.	B1301785

OWNERSHIP

OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

CS

CURRENT STRUCTURE AS IS  
FOR REFERENCE ONLY - FLOOR PLAN

Last updated in 2013-14  
Building Permit # BREV140381 & B1301785

GENERAL BELOW FLOOD FINISHES NOTE:

ALL NEW CONSTRUCTION AND FINISHED MATERIAL BELOW FLOOD ELEVATION MUST HAVE FLOOD DAMAGE RESISTANT MATERIALS.

GENERAL WALL & CEILING FINISHES NOTE:

Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index not greater than 450 as per ASTM E-84 or UL 273.

GENERAL SHOWER ENCLOSURE NOTE:

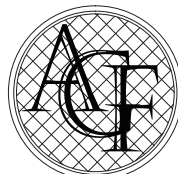
Provide Category II safety glass per CPSC 16 CFR 1201 or Category A per ANSI Z97.1 at all shower enclosures per FBC 2606.4.(5)

GENERAL TERMITE PROTECTION:

Provide Termite Protection per FBC 2010 R318.1  
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 a preventative treatment to new construction.

WALL LEGEND

- EXISTING EXTERIOR MASONRY WALL TO REMAIN
- EXISTING EXTERIOR MASONRY WALL TO BE REMOVED.
- EXISTING PARTITION OR ITEM TO BE REMOVED
- NEW REINFORCED EXTERIOR MASONRY WALL, INTERIOR - PROVIDE P.T. WD FURRING, R5.0 RIGID BOARD INSULATION DOW TUFF-R 1/2" THICK MIN. WITH 1/4" GWS UNLESS NOTED OTHERWISE. EXTERIOR - PROVIDE THICK 3 COAT SMOOTH STUCCO FINISH TO MATCH EXISTING.
- EXISTING INTERIOR WOOD FRAME WALL TO REMAIN
- NEW INTERIOR WALL PARTITION, 2X4 WOOD STUDS 16" O.C. WITH THICK GWS ON EACH SIDE. UNLESS NOTED OTHERWISE. BATHROOMS & KITCHEN - PROVIDE 5/8" DUROCK SHEATHING WITH SMOOTH PLASTER FINISH OR TILE PER FINISH SCHEDULE AND OWNER'S REQUEST.
- BUILDING ENVELOPE INSULATION (MINIMUM):
  - a) ROOF R-30
  - b) MASS WALLS R-5.0
  - c) INTERIOR FRAMED WALLS R-13
  - d) ADJACENT PARTITIONS R-13



FANJUL & ASSOCIATES, LLC  
ARCHITECTURE, PLANNING & INTERIOR DESIGN  
AA26000725

ARTURO G. FANJUL, RA  
PRESIDENT

902 PIZARRO STREET  
CORAL GABLES, FL 33134

PH. 305 726.8313  
FAX 305 356.3686

arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"

WWW.FANJULANDASSOCIATES.COM

ARTURO G. FANJUL AROO17585  
STATE OF FLORIDA REGISTERED ARCHITECT

CONSTRUCTION DOCUMENTS FOR:

MR. & MRS.  
STEPHEN BROUGH  
RESIDENCE  
ADDITION

920 WEST 43RD COURT  
MIAMI BEACH, FL 33140  
FOLIO: 02-3222-009-0020

PARTIAL FLOOR PLAN

REVISION	NO.
CMB CMNTS 1/14/13	1
REWORK 2 2/20/13	2
OWNER V.E. 7/8/13	3

C.O. As BUILT 11/1/13

DATE: 12/12/2012  
SCALE: AS NOTED  
DRAWN: AGF  
CHECKED: AGF  
JOB NO. 12-0803  
PERMIT NO. B1301785

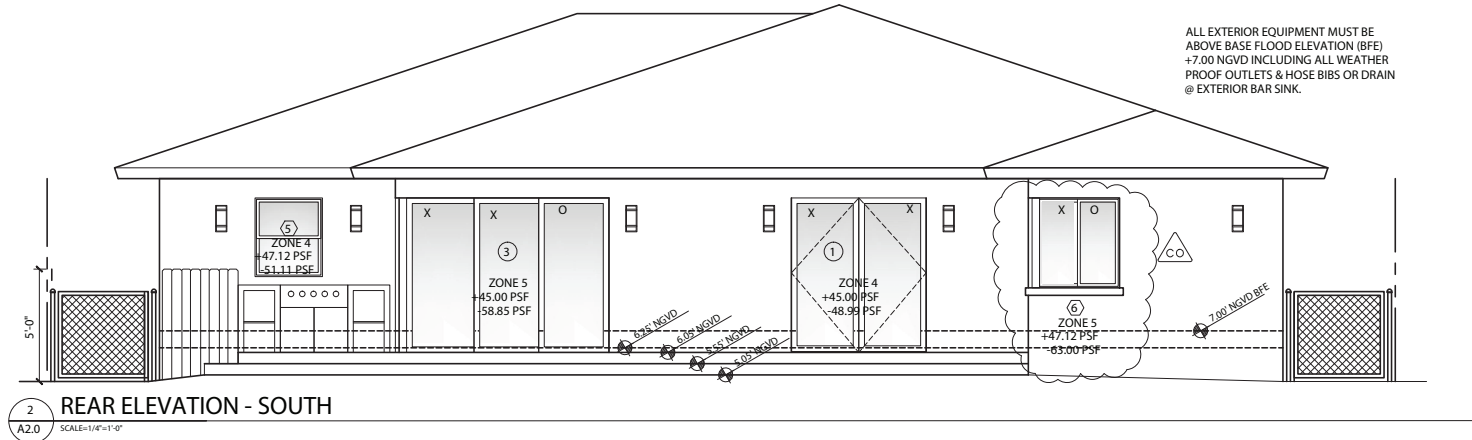
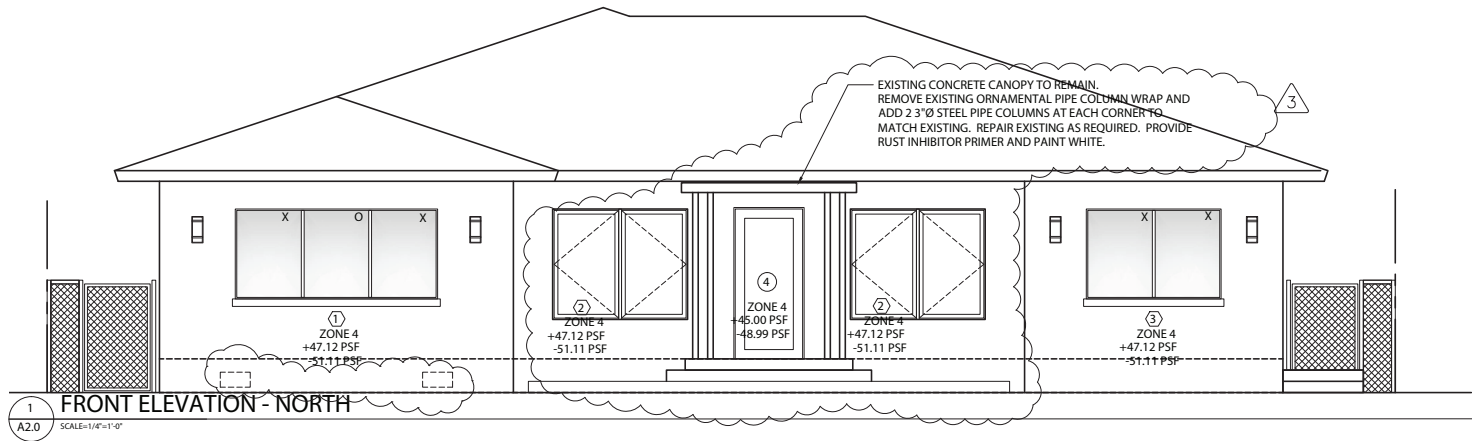
OWNERSHIP  
OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

A1.0

1 FLOOR PLAN  
A1.0 SCALE: 1/4"=1'-0"

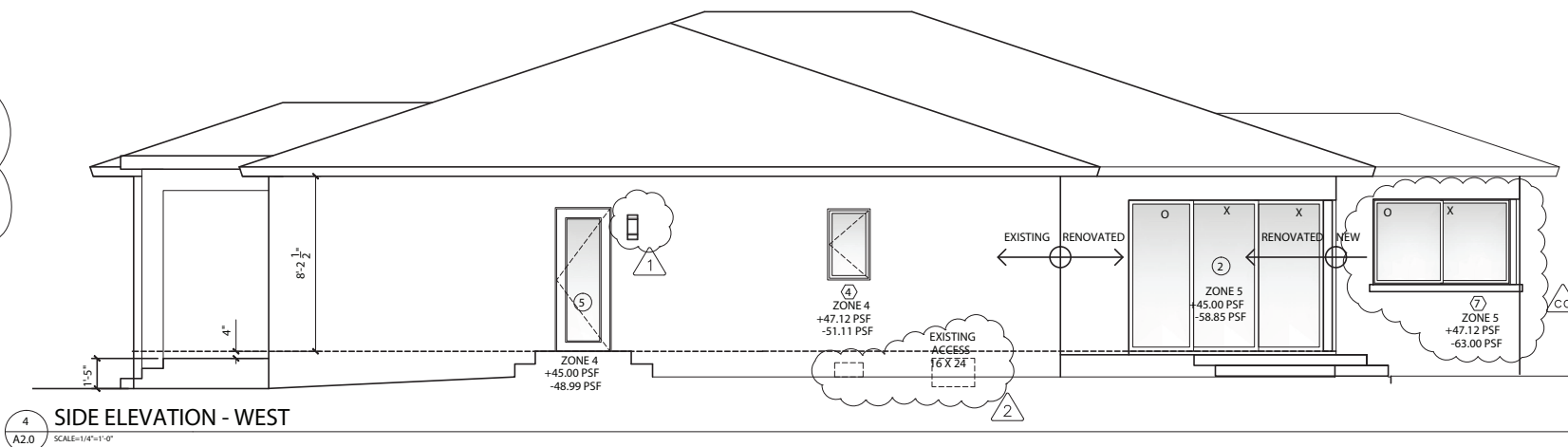
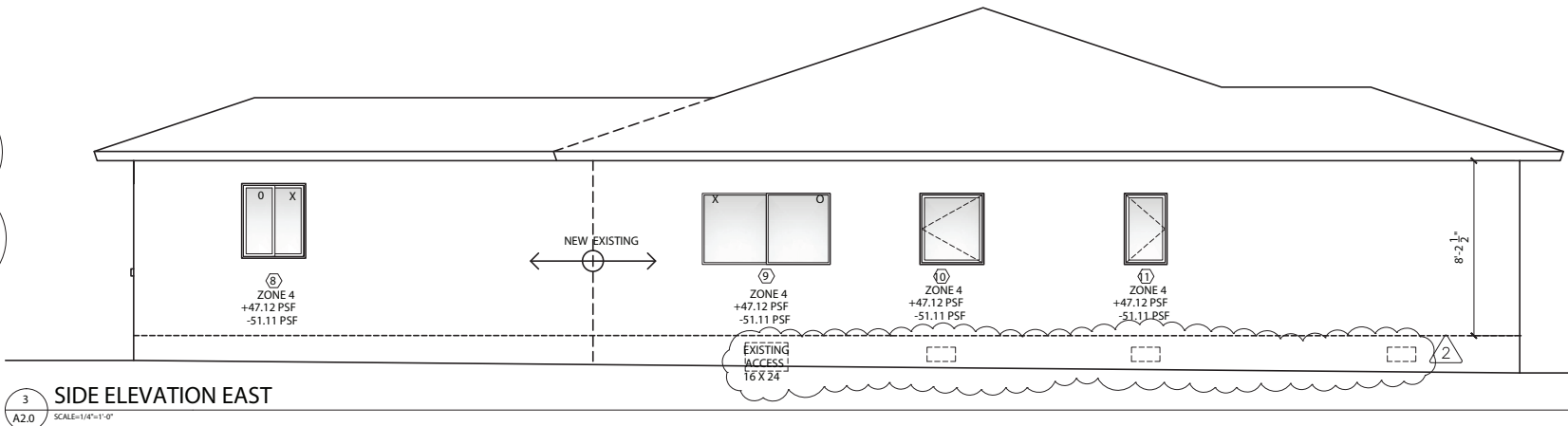
CURRENT STRUCTURE AS IS  
FOR REFERENCE ONLY - ELEVATIONS

Last updated in 2013-14  
Building Permit # BREV140381 & B1301785



DOOR & WINDOW WIND PRESSURE SCHEDULE ASCE 7-10											
Door	OPP	WIDTH	HEIGHT	GLASS	AREA	ZONE	NEG PSF	POS PSF	REMARKS	DETAIL	NOA
1	FD	72	80	5/16"	20.0	4	-48.99	45.00	2 PANEL FRENC DOOR	DCPA	12-0516.02
2	SGD	108	80	7/16"	20.0	5	-58.85	45.00	0XX 3 PANEL CLEAR VIEW	DCPA	11-1018.14
3	SGD	108	80	7/16"	20.0	5	-58.85	45.00	XX0 3 PANEL CLEAR VIEW	DCPA	11-1018.14
4	FD	37.625	81.875	7/16"	21.4	4	-48.99	45.00	FRENCH DOOR CLEAR VIEW	DCPA	12-0516.02
Window	OPP	WIDTH	HEIGHT	GLASS	AREA	ZONE	NEG PSF	POS PSF	REMARKS	DETAIL	NOA
1	HR	108	48	5/16"	12.0	4	-51.11	47.12	XOX 3 PANEL CLEAR VIEW	DCPA	11-1114.04
2	CASE	74	63	7/16"	16.2	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1110.18
3	HR	72	48	5/16"	12.0	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1114.04
4	CASE	19.125	38.375	5/16"	5.1	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1110.18
5	SH	37	38.375	5/16"	4.9	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1013.14
6	HR	40	48	5/16"	6.7	5	-63.00	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1114.04
7	HR	66	48	5/16"	11.0	5	-63.00	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1114.04
8	HR	36	40	5/16"	5.0	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1114.04
9	HR	72	40	5/16"	10.0	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1114.04
10	CASE	37	38.375	5/16"	9.9	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1110.18
11	CASE	19.125	38.375	5/16"	5.1	4	-51.11	47.12	XX 2 PANEL CLEAR VIEW	DCPA	11-1110.18
FINISH NOTES											
SH=SINGLE HUNG, FD= FRENCH DOOR, HR = HORIZONTAL ROLLER, CASE=CASEMENT, SGD= SLIDING GLASS DOOR											
FRAME SHALL BE WHITE. GLASS SHALL HAVE U-FACTOR U=0.90 SHGC=0.50											
DESIGN CRITERIA: WIND SPEED: 175 MPH BLDG CAT. "II" BLDG. CLASSIFICATION "ENCLOSED" EXPOSURE "C" ZONE "4&5" ROOF TYPE "HIP"											
NOTES:											
ONLY EXISTING WINDOWS THAT ARE BEING REPLACED ARE REPRESENTED IN THIS SCHEDULE. ALL NOA ARE BASED ON PGT INDUSTRIES. CONTRACTOR IS FULLY RESPONSIBLE FOR THE REMOVAL AND RE-INSTALLMENT OF WINDOWS. CONTRACTOR TO PROVIDE NECESSARY SKILLED LABOR TO REMOVE WINDOWS WITHOUT DAMAGE TO EXISTING WALL FINISHES, AND PROTECT WINDOWS THROUGHOUT CONSTRUCTION PROCESS. CONTRACTOR SHALL PATCH AND REPAIR ALL STUCCO TO MATCH EXISTING.											
* CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS DIMENSIONS AND TAKE NOTES TO MAKE NEW OPENINGS AS REQUIRED FOR EXISTING WINDOWS. ARCHITECT IS NOT RESPONSIBLE FOR FIELD DIMENSIONS.											
SERVICE LOAD CALCULATION: USE 60% OF FACTOR LOADS NOTED ABOVE FOR CONVERSION TO ASCE 7-05 N.O.A. PRESSURE TABLES											
USE SUNSHINE WINDOW 1X3 TUBE - NOA 06.0214.02 BETWEEN PANELS ON CASEMENT WINDOWS.											

- FINISHES KEY NOTES**
- CEMENT TILE TO MATCH EXISTING.
  - SMOOTH STUCCO FINISH TO MATCH EXISTING
  - ALL POOL PERIMETER GATES SHALL BE CHILD SAFE SELF CLOSING AND SELF LATCHING TYPE.
  - ALL IMPACT WINDOWS AND DOORS SHALL HAVE ESP WHITE ALUMINUM FINISH.
  - PROVIDE CONTINUOUS WHITE GUTTER ALONG EAST WALL WITH DOWN SPOUT ON SOUTH EAST CORNER



FANJUL & ASSOCIATES, LLC  
ARCHITECTURE, PLANNING & INTERIOR DESIGN  
AA26000725

ARTURO G. FANJUL, RA  
PRESIDENT

902 PIZARRO STREET  
CORAL GABLES, FL 33134

PH. 305 726.8313  
FAX 305 356.3686

arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"

WWW.FANJULANDASSOCIATES.COM

ARTURO G. FANJUL AR0017585  
STATE OF FLORIDA REGISTERED ARCHITECT

CONSTRUCTION DOCUMENTS FOR:

**MR. & MRS.  
STEPHEN BROUGH  
RESIDENCE  
ADDITION**

920 WEST 43RD COURT  
MIAMI BEACH, FL 33140  
FOLIO: 02-3222-009-0020

EXTERIOR ELEVATIONS  
PRESSURE NOTES

REVISION	NO.
CMB CMNTS 1/14/13	1
REWORK 2/2/20/13	2
OWNER V.E. 7/8/13	3
C.O. AS BUILT 11/1/13	CO
DATE:	12/12/2012
SCALE:	As NOTED
DRAWN:	AGF
CHECKED:	AGF
JOB NO.	12-0803
PERMIT NO.	B1301785

**OWNERSHIP**  
OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

A2.0