

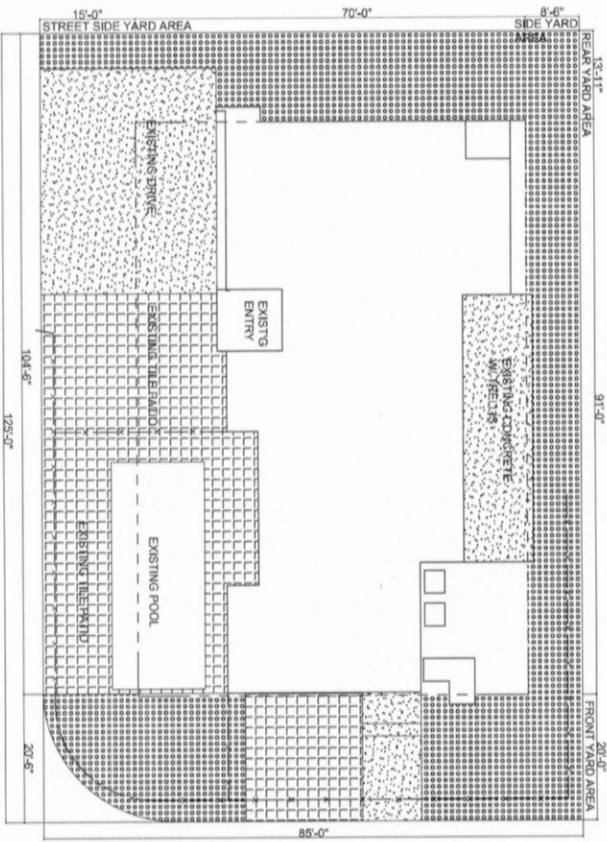


EXISTING SHADED SITE DIAGRAM

1/8"=1'-0"

LANDSCAPED PERIMIOUS
OPEN SPACE (STREET SIDE)
675 SF REQUIRED
445 SF PROVIDED

EXISTING NONCONFORMING



LANDSCAPED PERIMIOUS
OPEN SPACE (REAR)
271 SF REQUIRED
331 SF PROVIDED

LANDSCAPED PERIMIOUS
OPEN SPACE (FRONT SIDE)
375 SF REQUIRED
1075 SF PROVIDED

LANDSCAPED PERIMIOUS
OPEN SPACE (FRONT)
562 SF REQUIRED
1044 SF PROVIDED

SP-0.1

DATE: 10/10/2018
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
PROJECT NO.: 10488

DATE: 10/10/2018
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DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
PROJECT NO.: 10488



AERIAL MAP



SP-1



PROPOSED SHADED SITE DIAGRAM

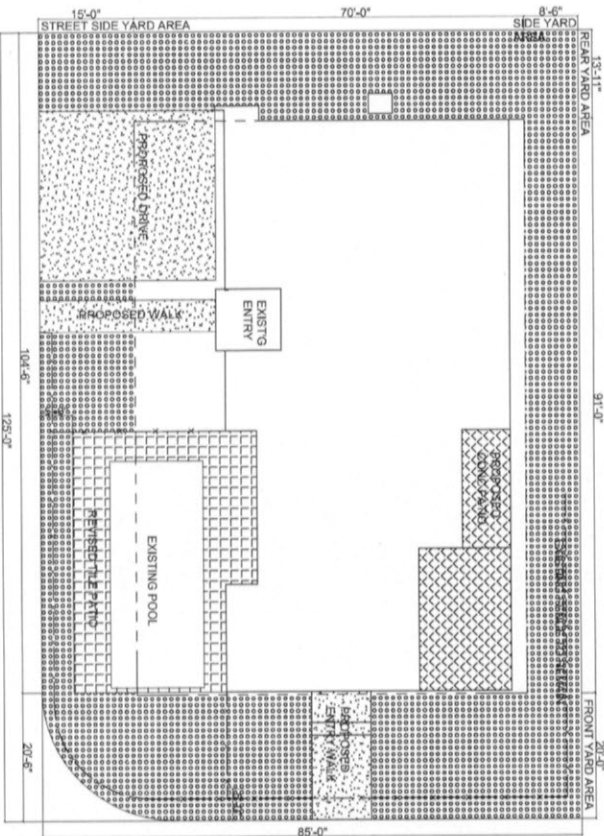
1/8"=1'-0"

LANDSCAPED PERVIOUS
OPEN SPACE (STREET SIDE)
6,135 SF REQUIRED
10,455 SF PROVIDED

LANDSCAPED PERVIOUS
OPEN SPACE (REAR)
8,217 SF REQUIRED
10,558 SF PROVIDED

LANDSCAPED PERVIOUS
OPEN SPACE (INTERIOR SIDE)
10,660 SF REQUIRED
10,660 SF PROVIDED

LANDSCAPED PERVIOUS
OPEN SPACE (FRONT)
5,662 SF REQUIRED
14,700 SF PROVIDED



SP-1.1



VIRTUAL DESIGN ENGINEERING
10000 W. UNIVERSITY BLVD., SUITE 100
FORT LAUDERDALE, FL 33309
(954) 584-3300
WWW.VIRTUALDESIGNENGINEERING.COM

LEICHA KANDARIAN
VDE PROJECT MANAGER

ADDITIONAL DESIGNER - LEICHA KANDARIAN
VDE PROJECT MANAGER

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ADDITIONAL DESIGNER - LEICHA KANDARIAN
VDE PROJECT MANAGER

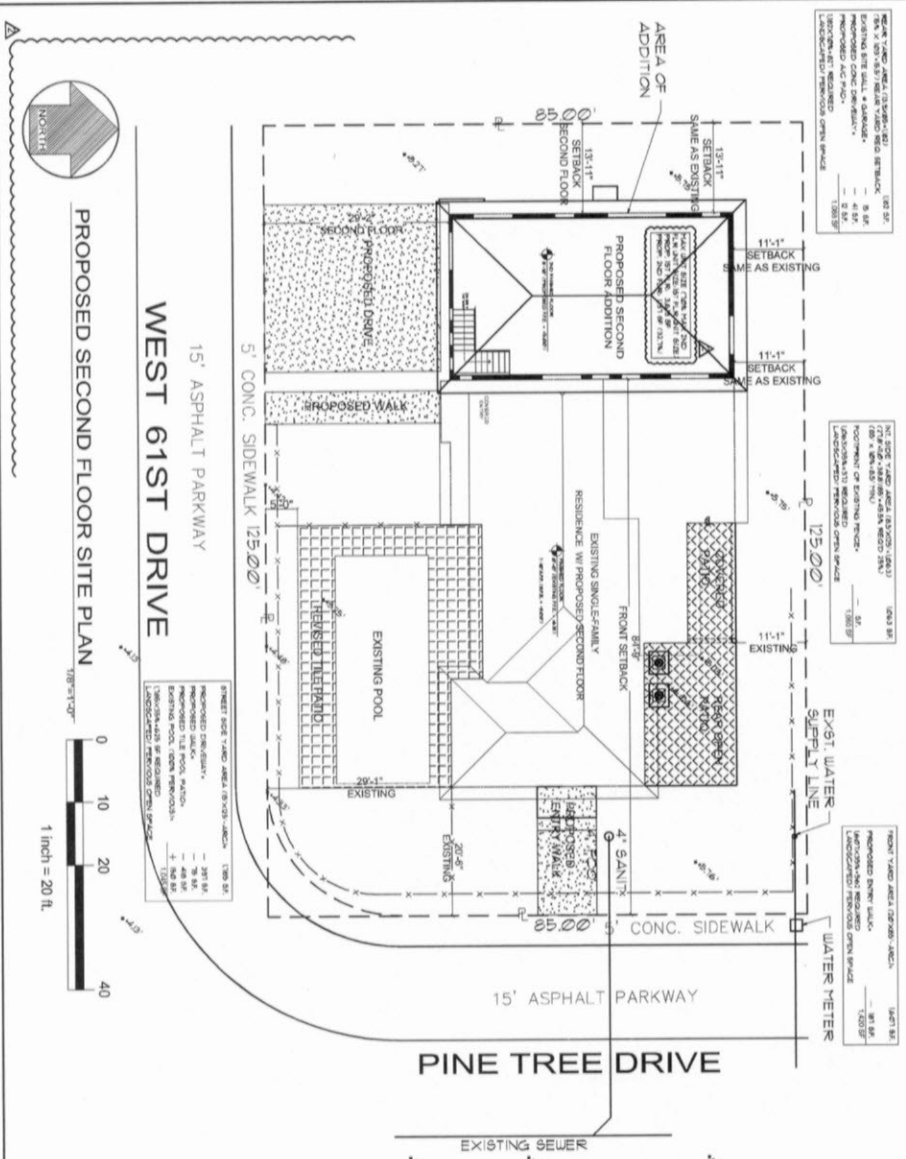
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FORT LAUDERDALE, FL 33309
(954) 584-3300
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LOCATION MAP



AERIAL MAP



LEGAL DESCRIPTION:
LOT 16, BLOCK 5, AS RECORDED IN THE PLAT BOOK
OF THE PUBLIC RECORDS OF
THE COUNTY OF FLORIDA, IN THE
NINTH PUBLIC RECORDS OF
THE COUNTY OF FLORIDA.

CURRENT & PROPOSED ZONING:
R-1 SINGLE FAMILY - GENERAL

CURRENT & PROPOSED LAND USE:
SINGLE FAMILY - 1 UNIT

SITE DATA:
ACRES: 0.3300
SQUARE FEET: 14,310

SETBACKS:
FRONT: 15'-0" (EXISTING)
REAR: 15'-0" (EXISTING)
SIDE: 15'-0" (EXISTING)
CORNER: 15'-0" (EXISTING)

EXISTING POOL:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED POOL:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED SECOND FLOOR ADDITION:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED WALK:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED DRIVE:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED SIDEWALK:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED CONC. SIDEWALK:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED CONC. SIDEWALK:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

PROPOSED CONC. SIDEWALK:
15'-0" x 10'-0"
15'-0" x 10'-0"
15'-0" x 10'-0"

VDE
VIRTUAL DESIGN GROUP
10000 W. UNIVERSITY BLVD., SUITE 100
FORT LAUDERDALE, FL 33308
(954) 583-3000
WWW.VIRTUALDESIGNGROUP.COM

ADDITION RENOVATION
FAMILY RESIDENCE
6100 PINE TREE DR.
MIAMI BEACH, FLORIDA
DESIGNED BY VDE
PREPARED BY VDE

SP-2

BOUNDARY SURVEY

GRAPHIC SCALE

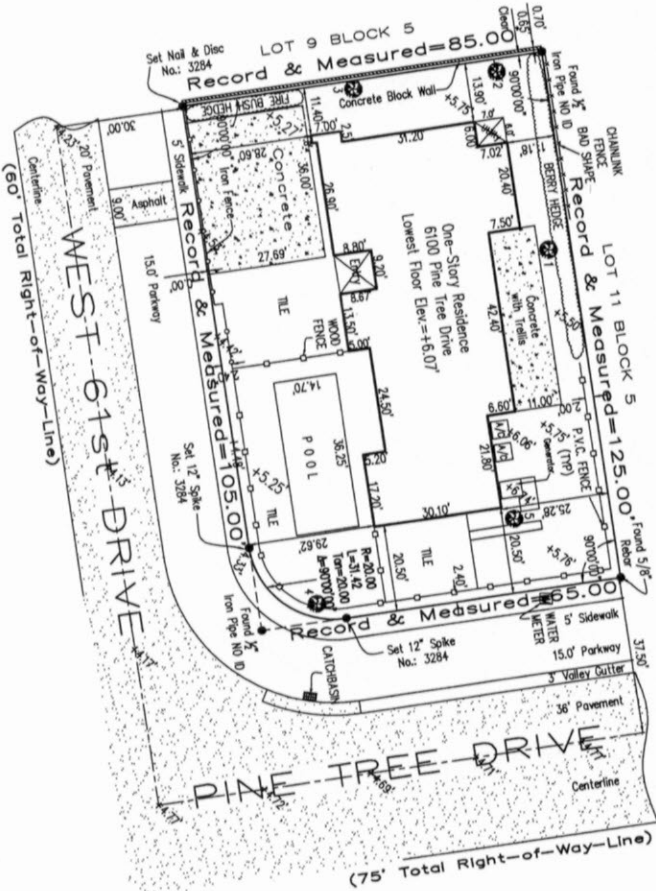


#	TREE NAME	DIMETER@6' FROM (FT)	SPACING (FT)
1	QUINCE LIMBO	12	15
2	QUINCE LIMBO	3	10
3	MANO TREE	3	10
4	BLACK OLIVE	18	25
5	ALEXANDRA PALM	5	20

LOCATION SKETCH NOT TO SCALE



LOT AREA = 10,539 SQ. FT.



LEGAL DESCRIPTION: Lot 10, Block 5, BEACH VIEW ADDITION, according to the Plat thereof, as recorded in Plat Book 16 at Page 10 of the Public Records of Miami-Dade County, Florida.

RECORD NO. 02-3211-014-0460

DATE: 02-11-09

STATE OF FLORIDA

MIAMI BEACH, FL 33140

HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief, this survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 35-17 Florida Administrative Code, pursuant to Section 472.021, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ, DATE SIGNED: 02-11-09

PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

786-429-1024

786-592-1152

191.000 ZONE: AE BASE: +4.0' PANEL NO. 12086020398

COMMUNITY NO. 120651 DATE OF MAP: 9-11-09

2) HERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.

4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS RECORDED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.

5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ABSTRACT NOT REVIEWED.

6) ACCORDANCE WITH RECORDED PLAT.

7) TYPE OF SURVEY: BOUNDARY SURVEY

8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LOCAL RESPECTIVE PROVIDED BY CLIENT NOT VALID AND FOR REFERENCE ONLY.

9) UNLESS SHOWN AND SIGNED WITH THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.

11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE RESPONSIBLE TO THE CLIENT FOR ANY DAMAGE TO UTILITIES.

12) THE SURVEYOR OF RECORD DOES NOT RETAIN OWNERSHIP OF THE FENCES. MEASUREMENTS SHOWN HEREON REFLECT PHYSICAL LOCATION OF FENCE.

13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (34-17 F.A.C.) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET.

14) THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

15) SOME INSTANCES, OBTAINING REPRESENTATIONS HAVE BEEN EXCEEDED TO MORE EXACT ILLUSTRATE RELATIONSHIPS.

16) DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

17) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

18) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK.

19) ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION, 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

20) ELEVATIONS ARE SHOWN. THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

21) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

22) MEAN SEA LEVEL OF 1929

23) BENCHMARK: A-13 ELEVATION: +4.59'

24) LOCATION: 3222 NE

25) BEGINS HEREON ARE REFERRED TO AN ASSIGNED VALUE OF SOUTH OR DEGREES 31 MINUTES 36

26) SECONDS EAST FOR THE WEST RIGHT OF WAY LINE OF PINE TREE DRIVE.

27) FIELD SURVEY DATE: 1-8-16 SCALE: 1" = 20' DRAWN BY: M.E.P.

28) DRAWING DATE: 1-11-16 FB: SKETCH DRAWING NO.: 16-0011

SEAL

BOUNDARY SURVEY



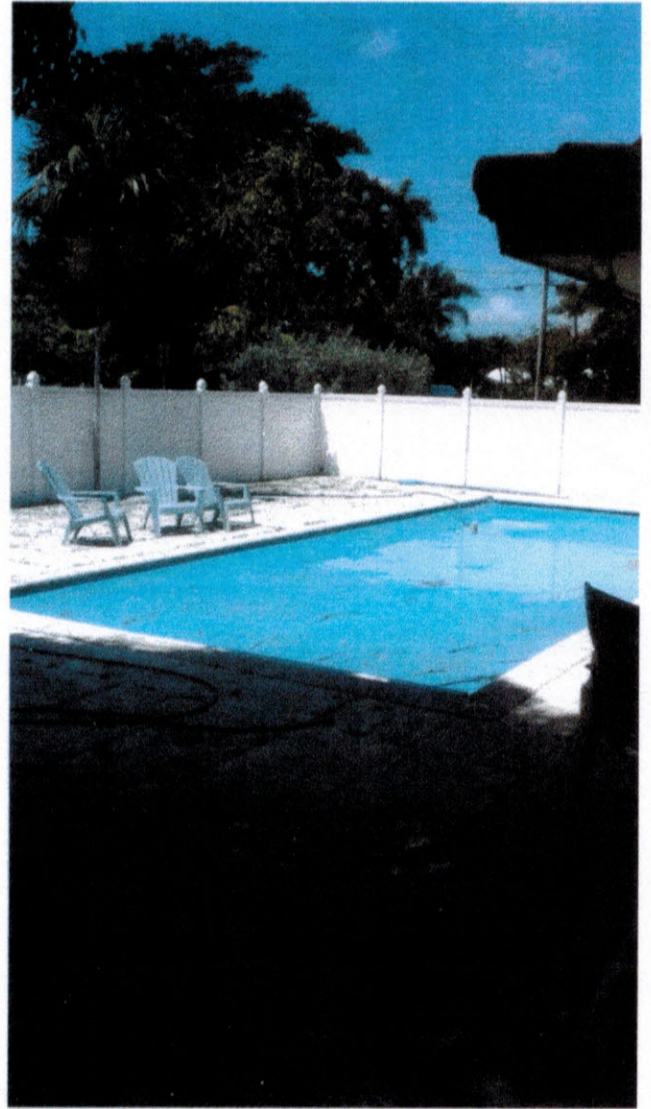
Delta Mapping and Surveying, Inc.
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

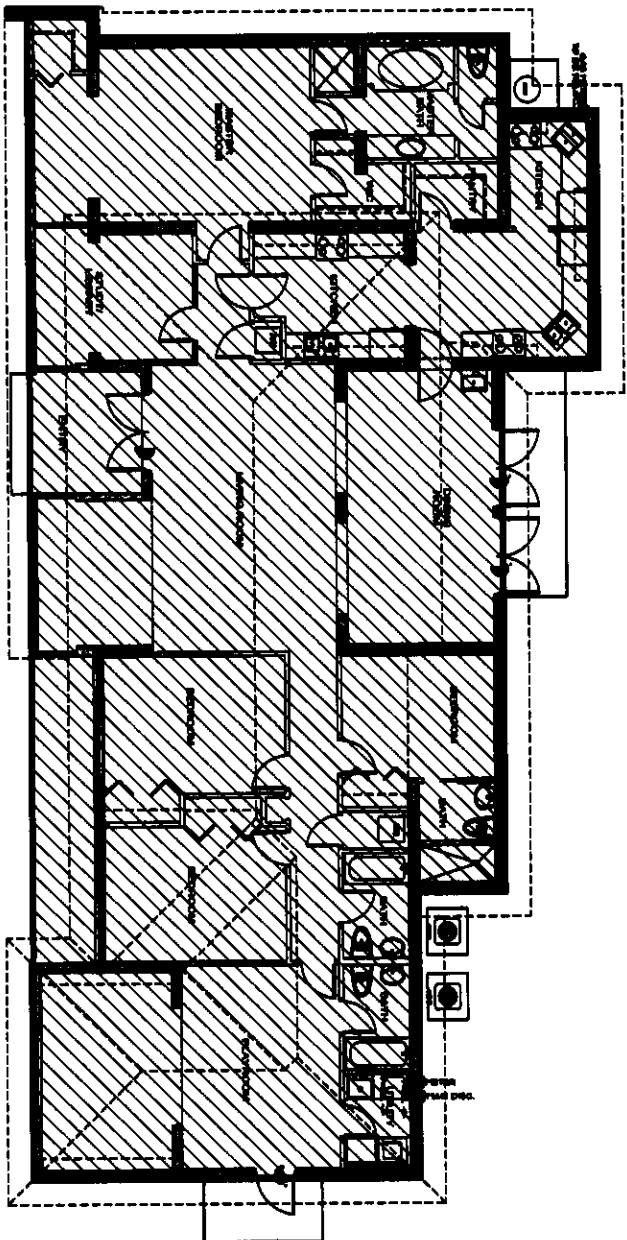
REVISIONS
DATE: 01-11-2016
REMARKS: TO SHOW LOT AREA

SCALE: 1" = 20'
DRAWN BY: M.E.P.
DRAWING NO.: 16-0011









EXISTING LOT COVERAGE

EXISTING LOT COVERAGE = 3262 SQ. FT.

VE

VIRTUAL DESIGN GROUP
1000 N. UNIVERSITY BLVD., SUITE 100
ANN ARBOR, MI 48106
734.769.1234
www.virtualdesigngroup.com

U.S. ARCHITECTS

VE

VIRTUAL DESIGN GROUP
1000 N. UNIVERSITY BLVD., SUITE 100
ANN ARBOR, MI 48106
734.769.1234
www.virtualdesigngroup.com

U.S. ARCHITECTS



AMERICAN INSTITUTE OF ARCHITECTS
1735 N. MICHIGAN AVE., SUITE 1000
ANN ARBOR, MI 48106
734.769.1234
www.aia.org

ANDERSON RENOVATION
FAMILY RESIDENCE
4000 SOUTHWEST COR.
ANN ARBOR, MI 48106

DATE	10/1/00
BY	VE
PROJECT NO.	000000
DESCRIPTION	EXISTING LOT COVERAGE
SCALE	AS SHOWN
NOTES	1. SEE EXISTING LOT COVERAGE
2. SEE EXISTING LOT COVERAGE	
3. SEE EXISTING LOT COVERAGE	
4. SEE EXISTING LOT COVERAGE	
5. SEE EXISTING LOT COVERAGE	
6. SEE EXISTING LOT COVERAGE	
7. SEE EXISTING LOT COVERAGE	
8. SEE EXISTING LOT COVERAGE	
9. SEE EXISTING LOT COVERAGE	
10. SEE EXISTING LOT COVERAGE	

A-0.2


$$\overline{1/4'' = 1' - 0''}$$

THIS PRODUCT IS IN COMPLIANCE WITH PERM. 14 (POTING BLOCK), ALTERATION LEVEL 2, AS PER CHAPTER 1 AND CHAPTER 4.

THIS ADDITION/REMOVAL HAS BEEN DISCLOSED TO MEET THE INFO. AND LOAD REQUIREMENTS OF LACS 1-107 PER EPOCH AND DOWN AS ENCLOSED STRUCTURE AS PER PDC #140233.

SEE CATEGORY FOR THIS BUILDING IS CATEGORY 1A PER LACS 11-005.



AREA CALCULATIONS	
EXISTING FIRST FLOOR A.C.*	316 SQ. FT.
PROPOSED FIRST FL. ADDITION*	313 SQ. FT.
TOTAL PROPOSED FIRST FL. A.C.*	3,388 SQ. FT.
PROPOSED SECOND FL. ADDITION A.C.*	1,153 SQ. FT.
TOTAL UNDER A.C.*	4,522 SQ. FT.
EXISTING ENTRY 1 SIDE PATIOS*	145 SQ. FT.
EXISTING ENTRY 2 SIDE PATIOS*	90 SQ. FT.
PROPOSED REAR COVERED PATIO*	145 SQ. FT.
PROPOSED REAR PATIOS*	328 SQ. FT.
TOTAL AREA*	4,813 SQ. FT.

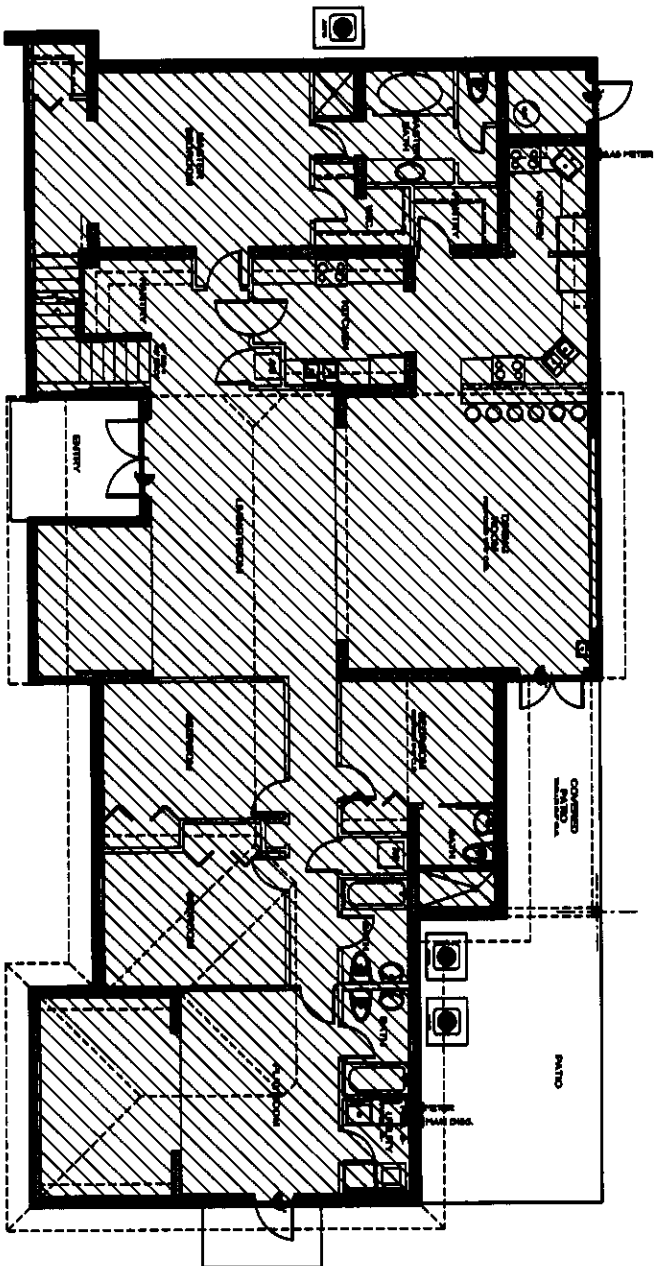
	A. BLOCK WALLS TO BE REMOVED
	B. BLOCK WALLS TO REMAIN
	C. WOOD WALLS
	D. EXTERIOR WALLS
	E. WALLS TO REMOVE

- NOTE: 1
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING FULLED CELLS. CELLS PRIOR TO INSTALLATION OF NEW CONCRETE (1/2" BAR SHALL BE LOCATED BY FIELD CHECK OF NEW CONCRETE. THE 1/2" BAR SHALL BE DELAYED INTO EXISTING SLAB BY EMBEDMENT AND SHALL BE EXTENDED 1" INTO EXISTING BY ANY.
1. FULLED ALL NEW INCONCRETE OCCUR. FILL TO MEET PRODUCT APPROVAL. ON NEW INCONCRETE.

- ALL EXT. WALLS SHALL BE CONC. BLOCK UNO.

1. NEW CONCRETE FLOATION TO BE POURED AT DINING ROOM EXTENSION, NEW SLAB AND THICKENED EDGE TO BE POURED AT PROPOSED ROOF RATIO, SEE FOUNDATION PLAN.
 2. EXISTING ROOF RATIO TO BE MAINTAINED.
 3. FLEED SOLID W/ CONC. (SEE STRUCTURAL) PLANS) TO PROVIDE FOR NEW SPAN OF UNDOUBT, SEE DW/SCHEMATIC, SHEET A-5.
 4. EXISTING WINDOWS AT PERVIOUS STUDY/PLANS) ARE TO BE REMOVED, OPENING TO BE FILLED W/ FLYDOLLE AND FINISH EXTERIOR AND INTERIOR TO BE FINISHED, COORDINATE WITH EXISTING CONCRETE FLOOR - TO BE SHUTDOCK AND FINISHED TO MATCH EXTERIOR WALLS.
 5. NEW CONC. BEAM TO BE POURED ABOVE PERVIOUS AT NEW DINING ROOM, NEW ROOF EXTENSION TO BE ADDED ONCE EXISTING FLAT ROOF AREA, CONTRACTOR TO BE NOTIFIED ORDER CONCRETE FLOOR, AS PER DETAILS, CONTRACTOR AND CLIENT TO SELECT COLOR AND FINISH MATERIALS.
 6. NEW RATIO JOISTS TO BE SIZED TO EXISTING AT 1ST AND FLOOR ADDITION AREA, AS STRUCTURAL PLANS FOR ADDITIONAL INFO.
 7. NEW 12"X20" BULKHEAD, DBL. BOTTOM FLAT, STUB WALL, AND HANGER TO BE CONSTRUCTED AS PER STRUCTURAL PLANS AND EXTERIOR.
 8. NEW STAIRCASE TO BE FABRICATED AND CONSTRUCTED AS PER DETAILS, FINISH MATERIALS AND COLORS TO BE SELECTED BY OWNER.
 9. PATCH AND REPAIRS EXISTING 1. DRYWALL AT CEILING AND WALLS AS REQUIRED TO MATCH EXISTING FINISHES.
 10. ROOM NEW AT 1ST AND 2ND FLOOR, AS REQUIRED FOR NEW ADDITION LOCATIONS, SEE DOOR AND WINDOW SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
 11. NEW PREFABRICATED ENGINEERED WOOD ROOF TRUSSES TO BE INSTALLED AND PARTISHED AS PER STRUCTURAL DETAILS, CONTRACTOR, NEW INTERIOR NON-LOADBEARING WALLS AT LOCATIONS LISTED NEW AT 1ST AND 2ND FLOOR LOCATIONS AS PER PLANS. (CONTRACTOR SHALL FIELD).
 12. EXISTING EXACT LOCATION TO TIE IN NEW SECOND FLOOR TO EXISTING EX. FLOORING PLANS).
 13. INSTALL NEW FLOORING AT DINING ROOM, AND ENTIRE SECOND FLOOR TO BE SELECTED BY OWNER. (ELECTRICAL PLAN).
 14. NEW INTERIOR RECEPTACLES, LIGHTING FIXTURES, SMOKE DET. AND SMOKE EXHAUST SYSTEMS TO BE SELECTED BY OWNER.
 15. NEW FINISHES, VANITIES, SINK, TUB/SHOWER, AND NEW NEW PROPOSED BATHROOMS AT SECOND FLOOR (TO BE SELECTED BY OWNER).
 16. INSTALL NEW INTERIOR FINISHES (DRYWALL, TILING, FLOORING, ETC.) AT NEW AND PROPOSED AREAS (TO BE SELECTED BY OWNER).
- ADDITION:
- EXISTING ROOF SHALL REMAIN UNDISTURBED WHERE POSSIBLE, CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS FOR 1ST AND FLOOR ADDITION.
- EXISTING STRUCTURE TO BE ADEQUATELY SHORED UP/REINFORCED AS REQUIRED PRIOR TO REMOVAL OF ANY LOADS/AROUND STRUCTURAL.
- EXISTING ELECTRICAL TO REMAIN UNDISTURBED UNDO.
- EXISTING PLUMBING TO REMAIN UNDISTURBED UNDO.
- EXISTING MECHANICAL EQUIPMENT/INSTRUMENTS SHALL REMAIN UNDO.

	
VERTICAL DESIGN GROUP 6300 N. POWERLINE ROAD # 202 FORT LAUDERDALE, FL 33309 (954) 994-0088 L.C. # 44440000 WWW.VCDESIGNING.COM	
	
VERTICAL DESIGN GROUP 6300 N. POWERLINE ROAD # 202 FORT LAUDERDALE, FL 33309 (954) 994-0088 L.C. # 44440000 WWW.VCDESIGNING.COM	
TITELBLATT, ENGINEER	
ADDITION/ RENOVATION TO EXISTING SINGLE FAMILY RESIDENCE	
6100 PINE TREE DR. NAMI BEACH, FLORIDA	
BOLD DIVISION:	
TOWN:	
A-3-B-3- CITY COMMENTS:	
COUNCILMAN/ CITY CLERK APPROVED BY:	
PROJECT NO.: 10408	
SEAL:	
KNOX M. HARRIS, REGISTERED ARCHITECT STATE OF FLORIDA # 447618	



PROPOSED FIRST FLOOR SQUARE FOOTAGE

10'-0" = 1'-0"



PROPOSED FIRST FLOOR SQUARE FOOTAGE = 3,389 SQ. FT.

VCE

VIRTUAL CONSTRUCTION GROUP
1000 N. W. 10TH AVENUE, SUITE 100
MIAMI, FLORIDA 33136
TEL: 305.441.1111
WWW.VCEGROUP.COM

ARCHITECTURAL FIRM - INTERIOR
VCE GROUP, INC.

VCE GROUP, INC.
1000 N. W. 10TH AVENUE, SUITE 100
MIAMI, FLORIDA 33136
TEL: 305.441.1111
WWW.VCEGROUP.COM



ADDITIONAL RENOVATION
TO EXISTING FIRST FLOOR
FAMILY RESIDENCE

6000 PINEVIEW DR.
MIAMI BEACH, FLORIDA

DATE: 01/11/11
SCALE: AS SHOWN

DESIGNED BY: VCE GROUP, INC.
DRAWN BY: VCE GROUP, INC.

PROJECT NO.: 1000

DATE: 01/11/11

THIS PLAN IS THE PROPERTY OF VCE GROUP, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VCE GROUP, INC.

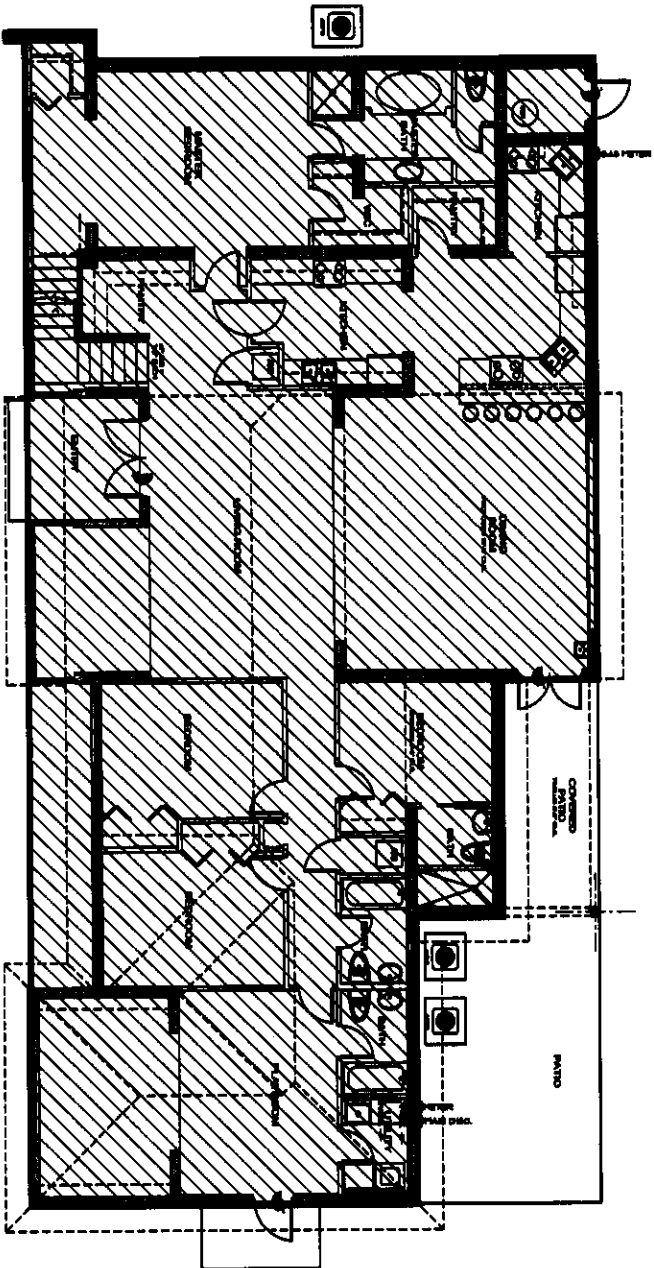
A-1.1



PROPOSED LOT COVERAGE

14% = 17.43'

PROPOSED LOT COVERAGE = 3,619 SQ. FT.



VCE
VIRTUAL CONSTRUCTION GROUP
1000 N. UNIVERSITY BLVD., SUITE 100
ANN ARBOR, MI 48106
(734) 769-1234
WWW.VIRTUALCONSTRUCTION.COM

U.S. ARCHITECT

ARCHITECTURAL FIRM - ANN ARBOR

U.S. ARCHITECT

U.S. ARCHITECT

U.S. ARCHITECT

U.S. ARCHITECT

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U.S. ARCHITECT

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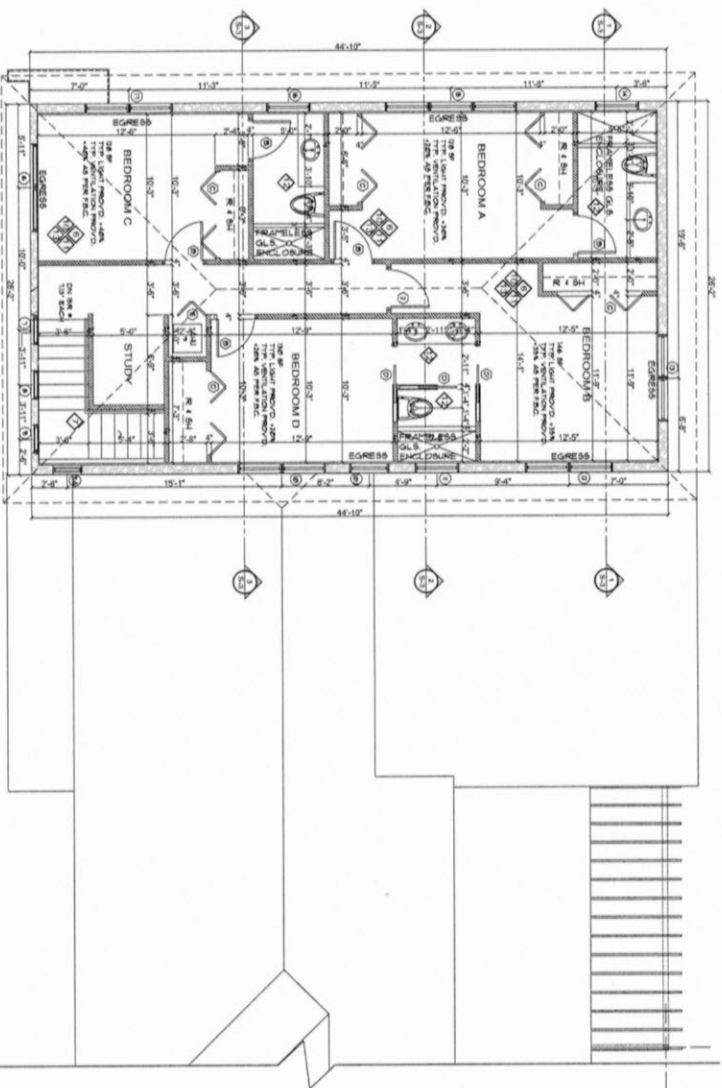
U.S. ARCHITECT

U.S. ARCHITECT

U.S. ARCHITECT

U.S. ARCHITECT

A-1.2



2ND FLOOR PLAN

1/4"=1'-0"

FLOOR PLAN NOTES:

1. ALL ROOMS SHALL BE OCCUPIED BY ONE PERSON PER ROOM.
2. ALL ROOMS SHALL BE OCCUPIED BY ONE PERSON PER ROOM.
3. ALL ROOMS SHALL BE OCCUPIED BY ONE PERSON PER ROOM.
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9. ALL ROOMS SHALL BE OCCUPIED BY ONE PERSON PER ROOM.
10. ALL ROOMS SHALL BE OCCUPIED BY ONE PERSON PER ROOM.

OCCUPANCY GROUP R-3
CONSTRUCTION TYPE V-B

NOTE: 1
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

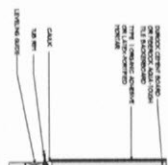
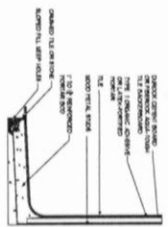
WALL LEGEND

- EXISTING 8" BLOCK WALLS TO BE REMOVED
- EXISTING 8" BLOCK WALLS TO REMAIN
- NEW INTERIOR WALLS
- INTERIOR WALLS TO REMOVE
- ALL EXT. WALLS SHALL BE CONC. BLOCK UNO

AREA CALCULATIONS	
EXISTING FIRST FLOOR A.C.	3116 SQ. FT.
PROPOSED FIRST FLOOR A.C.	3116 SQ. FT.
TOTAL PROPOSED FIRST FLOOR A.C.	3116 SQ. FT.
PROPOSED SECOND FLOOR A.C.	4517 SQ. FT.
EXISTING SECOND FLOOR A.C.	4517 SQ. FT.
TOTAL PROPOSED SECOND FLOOR A.C.	4517 SQ. FT.
PROPOSED REAR COVERED PATIO	145 SQ. FT.
PROPOSED REAR PATIOS	4813 SQ. FT.
TOTAL AREA	4813 SQ. FT.

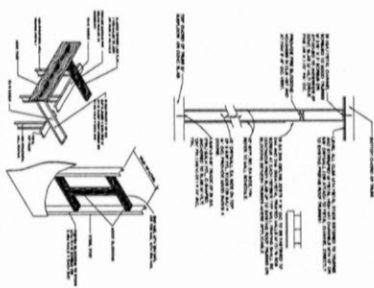
RESIDENTIAL SHOWER

RESIDENTIAL SHOWER WALL



LARGE SHOWER AREA
WET AREA FINISH DETAILS

TYPICAL INTERIOR PART.



6100 PINEHURST DR.
MIAMI BEACH, FLORIDA

ADDITION/ RENOVATION
TO EXISTING SINGLE
FAMILY RESIDENCE

PROJECT NO. 15-005
APPROVED BY: M.A.T.

DATE: 11-14-15

A-2

VP
ARCHITECTURAL DESIGN • ENGINEERING
MECHANICAL, ELECTRICAL, PLUMBING CONSULTING
1100 N. W. 10TH AVE., SUITE 100
MIAMI, FL 33136
(305) 584-4300
WWW.VPARCHITECTS.COM

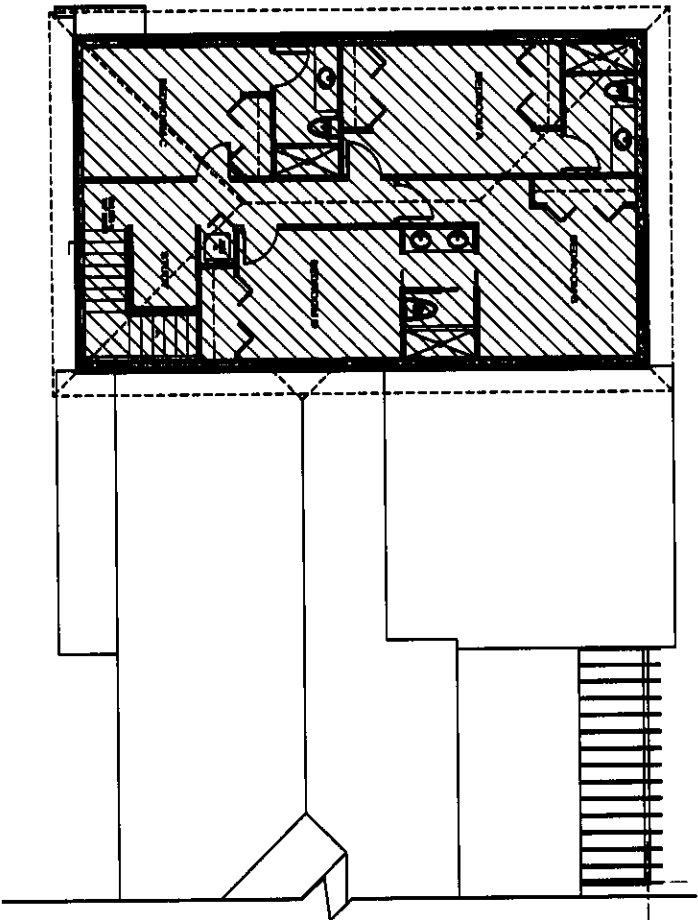
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MECHANICAL, ELECTRICAL, PLUMBING CONSULTING
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MIAMI, FL 33136
(305) 584-4300
WWW.VPARCHITECTS.COM



PROPOSED SECOND FLOOR SQUARE FOOTAGE

1,133 SQ. FT.



PROPOSED SECOND FLOOR SQUARE FOOTAGE = 1,133 SQ. FT.

VCE

VIRTUAL CONSTRUCTION GROUP
10000 W. BAYVIEW BLVD., SUITE 100
DADE COUNTY, FL 33148
TEL: 305.444.4444

WWW.VCEGROUP.COM

VCE

VIRTUAL CONSTRUCTION GROUP
10000 W. BAYVIEW BLVD., SUITE 100
DADE COUNTY, FL 33148
TEL: 305.444.4444

WWW.VCEGROUP.COM



VIRTUAL CONSTRUCTION GROUP

ADDITIONAL RENOVATION
TO EXISTING SECOND
FLOOR RESIDENCE

4000 PINEVIEW LN.
MIAMI BEACH, FL 33140

DATE: 01/10/2008

BY: [Signature]

1/10/2008

1/10/2008

1/10/2008

1/10/2008

1/10/2008

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1/10/2008

1/10/2008

1/10/2008

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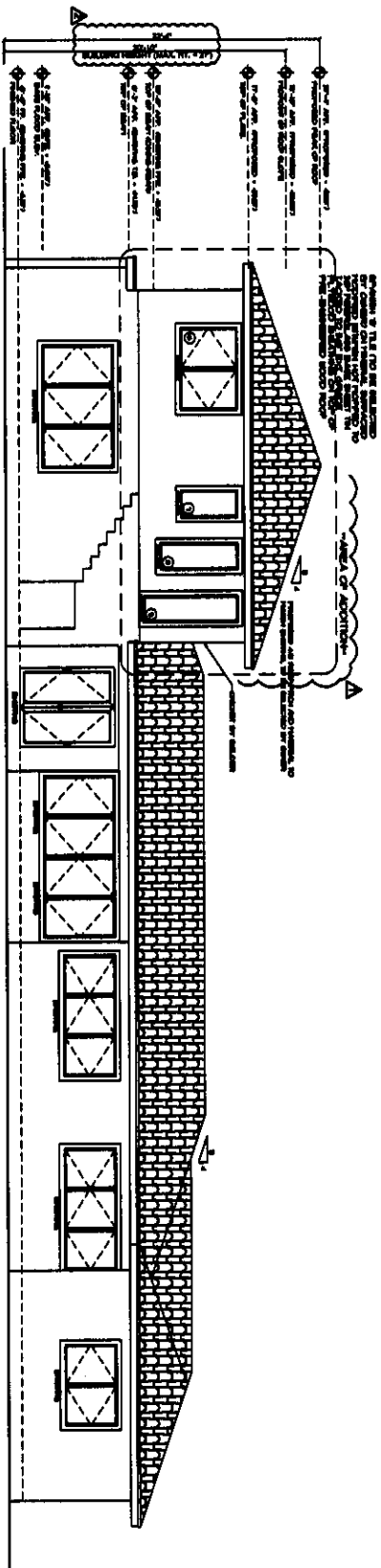
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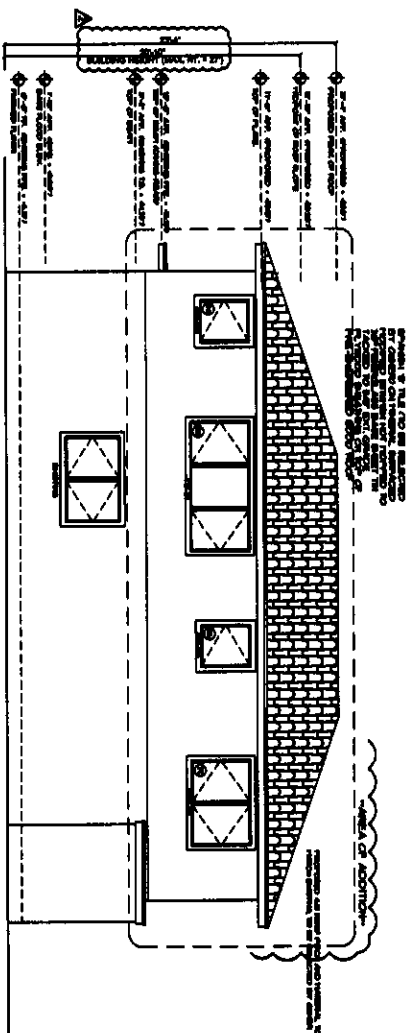
1/10/2008

A-2.1



SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



VERTICAL DESIGN COMPANY
1000 N. UNIVERSITY AVE. SUITE 200
ANN ARBOR, MI 48106-1500
(313) 963-1234
WWW.VDCONLINE.COM

1000 N. UNIVERSITY AVE.



VERTICAL DESIGN COMPANY
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1000 N. UNIVERSITY AVE.



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ANN ARBOR, MI 48106-1500
(313) 963-1234
WWW.VDCONLINE.COM

ADDITIONAL RENOVATION
TO EXISTING SINGLE
FAMILY RESIDENCE

6000 PINEVIEW DR.
ANN ARBOR, MI 48106

DATE: 10/1/00

1000 N. UNIVERSITY AVE.

1000 N. UNIVERSITY AVE.

1000 N. UNIVERSITY AVE.

1000 N. UNIVERSITY AVE.

1000 N. UNIVERSITY AVE.

1000 N. UNIVERSITY AVE.

1000 N. UNIVERSITY AVE.

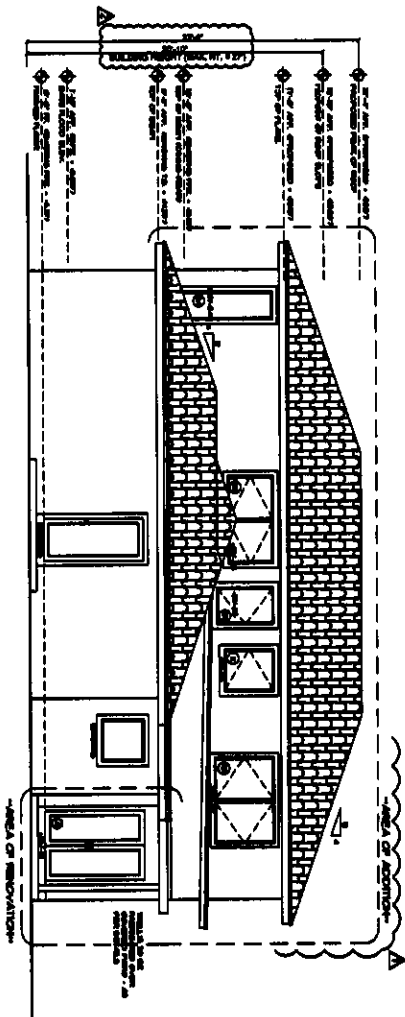
1000 N. UNIVERSITY AVE.

A-3

EAST ELEVATION

DATE

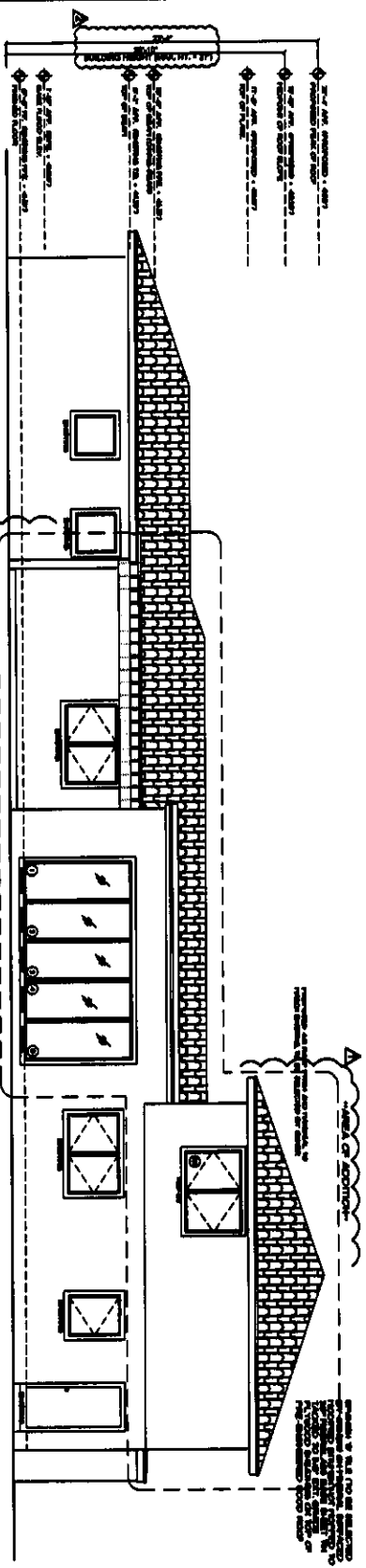
10-17-78



NORTH ELEVATION

DATE

10-17-78



VDC
VIRGINIA DESIGN CENTER
ARCHITECTS, ENGINEERS, INTERIORS
1000 N. GLENN AVE., SUITE 100
ALEXANDRIA, VA 22304
TEL: 703/688-1234
FAX: 703/688-1235

VDC
VIRGINIA DESIGN CENTER
ARCHITECTS, ENGINEERS, INTERIORS
1000 N. GLENN AVE., SUITE 100
ALEXANDRIA, VA 22304
TEL: 703/688-1234
FAX: 703/688-1235

VDC
VIRGINIA DESIGN CENTER
ARCHITECTS, ENGINEERS, INTERIORS
1000 N. GLENN AVE., SUITE 100
ALEXANDRIA, VA 22304
TEL: 703/688-1234
FAX: 703/688-1235

**ADDITIONAL RENOVATION
TO EXISTING SINGLE
FAMILY RESIDENCE**
0100 PINEVIEW LN.
ARLINGTON, VIRGINIA 22204

DATE
10-17-78

PROJECT NO.
1000

OWNER
MR. & MRS. J. W. SMITH

SCALE
1/4" = 1'-0"

A-4

DOOR NOTES/SPECIFICATIONS

ALL THE POWER INFORMATION.

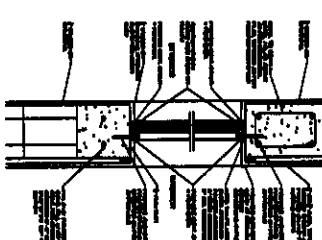
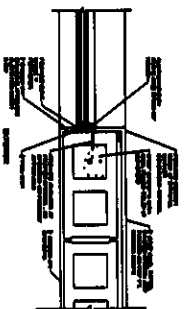
1. ALL DOORS HANGING TO BE REHUNG BY CARPENTER
2. ALL DOORS TO BE PAINT BRASS AND TO BE COATED WITH OIL TO COVER
3. ALL DOORS AND WINDOWS TO BE PAINT BRASS OR WHITE
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ASIDE 7-46 (MATHWOOD 1)
 Problem 7-46 stated $N = 175$ people, and
 the following results were obtained:
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 (mw)

WINDOW NOTES/SPECIFICATIONS

CLAIMED DOORS AND WINDOWS WILL BE INSTALLED PERMANENTLY.
1. SECCOS SEEMS SURE ON THAT. PER CONSTRUCTION SHALL VISIT ALL OFFICIALS WITHIN THE PERIOD TO CONSIDERATION.

1. ALL BLADES TO BE SELECTED BY CHAIRMAN
2. ALL CHAIRS SUPPLIED BY MAJOR. SMALL ENTERTAINMENT NO. 2000



FRENCH DOOR
(LARGE MISSILE IMPACT)

FIXED PICTURE WINDOW
(LARGE MISSILE IMPACT)

LD

OFFICIAL EXAMINING BOARD
STATE OF PENNSYLVANIA BOARD OF
FOOD SAFETY, FOOD INSPECTION,
FOOD LABORATORY, & SERVICE
(C/O DEPT. OF HEALTH)
670 N. LEBANON AVE.

U.S. ELECTIONS
WWW.ELECTIONS-USA.COM

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RESEARCH DESIGN AND METHODS

卷之四

**ADDITION/ RENOVATION
TO EXISTING SINGLE
FAMILY RESIDENCE**

NEW REACH FLOORS

[illegible]

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NUMBER OF PAGES

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Productivity

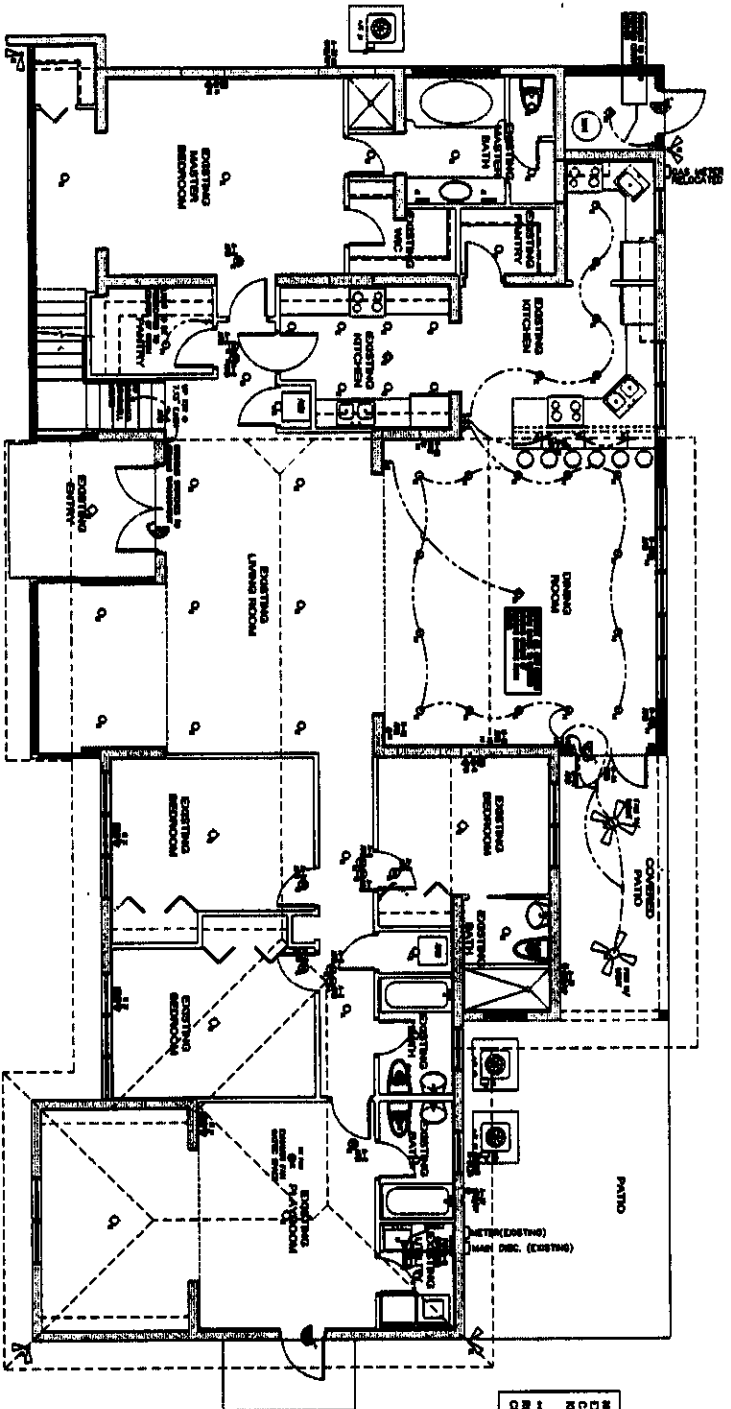
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—

1

FIRST FLOOR ELECTRICAL PLAN

1/8"=1'-0"



ELECTRICAL LEGEND	
EXISTING	NEW
120V 15A RECEPTACLE	120V 15A RECEPTACLE
120V 20A RECEPTACLE	120V 20A RECEPTACLE
120V 30A RECEPTACLE	120V 30A RECEPTACLE
120V 40A RECEPTACLE	120V 40A RECEPTACLE
120V 50A RECEPTACLE	120V 50A RECEPTACLE
120V 60A RECEPTACLE	120V 60A RECEPTACLE
120V 75A RECEPTACLE	120V 75A RECEPTACLE
120V 100A RECEPTACLE	120V 100A RECEPTACLE
120V 125A RECEPTACLE	120V 125A RECEPTACLE
120V 150A RECEPTACLE	120V 150A RECEPTACLE
120V 175A RECEPTACLE	120V 175A RECEPTACLE
120V 200A RECEPTACLE	120V 200A RECEPTACLE
120V 225A RECEPTACLE	120V 225A RECEPTACLE
120V 250A RECEPTACLE	120V 250A RECEPTACLE
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120V 375A RECEPTACLE	120V 375A RECEPTACLE
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120V 475A RECEPTACLE	120V 475A RECEPTACLE
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120V 525A RECEPTACLE	120V 525A RECEPTACLE
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120V 625A RECEPTACLE	120V 625A RECEPTACLE
120V 650A RECEPTACLE	120V 650A RECEPTACLE
120V 675A RECEPTACLE	120V 675A RECEPTACLE
120V 700A RECEPTACLE	120V 700A RECEPTACLE
120V 725A RECEPTACLE	120V 725A RECEPTACLE
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120V 950A RECEPTACLE	120V 950A RECEPTACLE
120V 975A RECEPTACLE	120V 975A RECEPTACLE
120V 1000A RECEPTACLE	120V 1000A RECEPTACLE



VDC
VICTOR DESIGN CENTER
1000 VICTOR DRIVE
SUITE 100
DALLAS, TEXAS 75201
214-761-1000
FAX 214-761-1001
WWW.VDC-CORP.COM



PACIFIC POWER
1000 PACIFIC POWER DRIVE
SUITE 100
DALLAS, TEXAS 75201
214-761-1000
FAX 214-761-1001
WWW.PACIFICPOWER.COM



ELECTRICAL
1000 ELECTRICAL DRIVE
SUITE 100
DALLAS, TEXAS 75201
214-761-1000
FAX 214-761-1001
WWW.ELECTRICAL.COM

ADDITION RENOVATION
FAMILY RESIDENCE

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214-761-1000
FAX 214-761-1001
WWW.RENOVATION.COM

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SUITE 100
DALLAS, TEXAS 75201
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FAX 214-761-1001
WWW.RENOVATION.COM

E-1

1. THESE POINTS ARE AN INDEPENDENT SERVICE ONLY. ALL OTHER DESIGN AND MANAGEMENT NOTICED ARE THE PROPERTY OF ARCHITECT OF RECORD.

2. WRITTEN DISCUSSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DRAWINGS.

3. CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.

5. ARCHITECT OF RECORD SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES.

6. CONTRACTOR SHALL PROTECT, NOTIFY, ARCHITECT OF RECORD IN WRITING OF ANY OBSERVED VIOLATIONS BETWEEN THE CONTRACTOR, CONSTRUCTION DOCUMENTS AND ORDINANCES OF REGULAR AGENCY, BEFORE, ATTEMPTS AND/OR OFFENSES, RETURN TO ARCHITECT OF RECORD FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED.

7. CONTRACTOR SHALL SUPPLY DETAILS OF SHEDS, DOORS AND GARAGE DOORS.

[illegible]

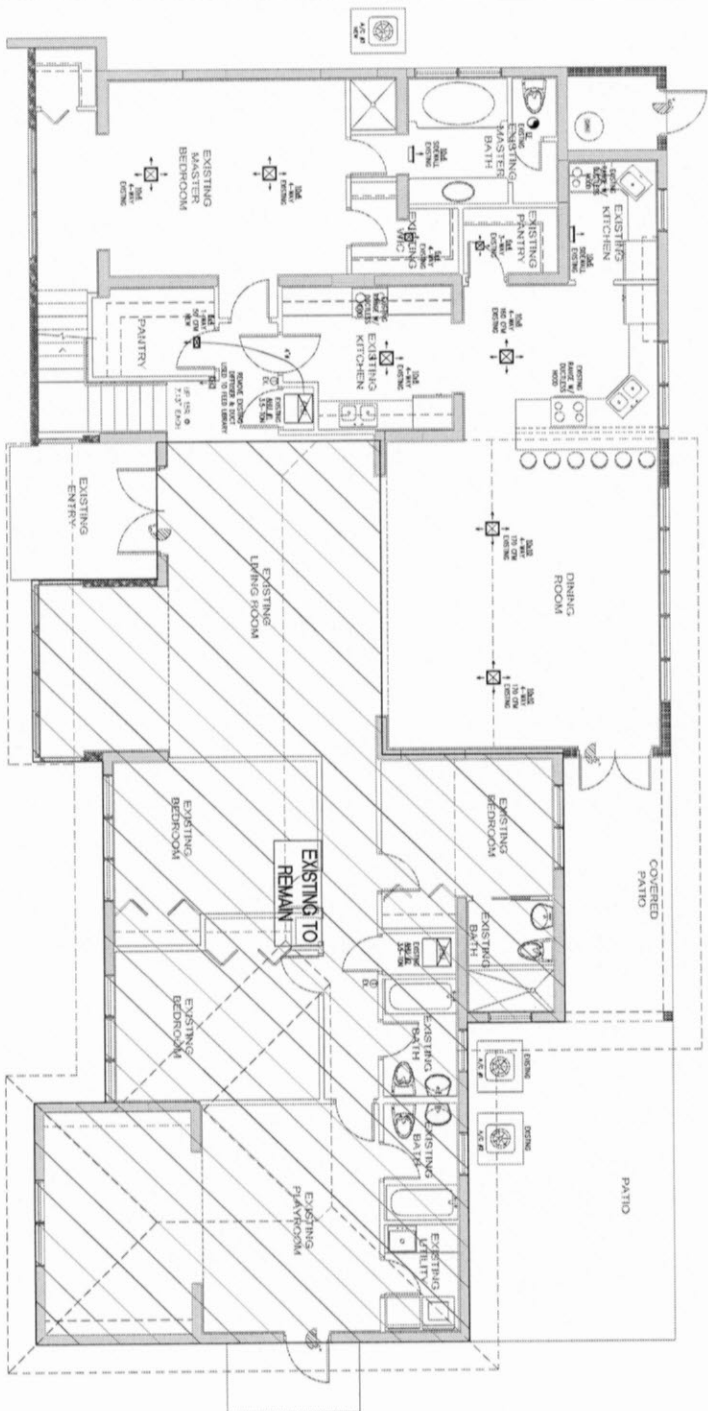
	1/2" NPT FEMALE		1/2" NPT MALE
	3/4" NPT FEMALE		3/4" NPT MALE
	1" NPT FEMALE		1" NPT MALE
	1 1/2" NPT FEMALE		1 1/2" NPT MALE
	2" NPT FEMALE		2" NPT MALE
	2 1/2" NPT FEMALE		2 1/2" NPT MALE
	3" NPT FEMALE		3" NPT MALE
	3 1/2" NPT FEMALE		3 1/2" NPT MALE
	4" NPT FEMALE		4" NPT MALE
	4 1/2" NPT FEMALE		4 1/2" NPT MALE
	5" NPT FEMALE		5" NPT MALE
	5 1/2" NPT FEMALE		5 1/2" NPT MALE
	6" NPT FEMALE		6" NPT MALE
	6 1/2" NPT FEMALE		6 1/2" NPT MALE
	7" NPT FEMALE		7" NPT MALE
	7 1/2" NPT FEMALE		7 1/2" NPT MALE
	8" NPT FEMALE		8" NPT MALE
	8 1/2" NPT FEMALE		8 1/2" NPT MALE
	9" NPT FEMALE		9" NPT MALE
	9 1/2" NPT FEMALE		9 1/2" NPT MALE
	10" NPT FEMALE		10" NPT MALE
	10 1/2" NPT FEMALE		10 1/2" NPT MALE
	11" NPT FEMALE		11" NPT MALE
	11 1/2" NPT FEMALE		11 1/2" NPT MALE
	12" NPT FEMALE		12" NPT MALE

[illegible]

	HEXAGONAL NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT
	HEXAGON NUT		DOOR NUT

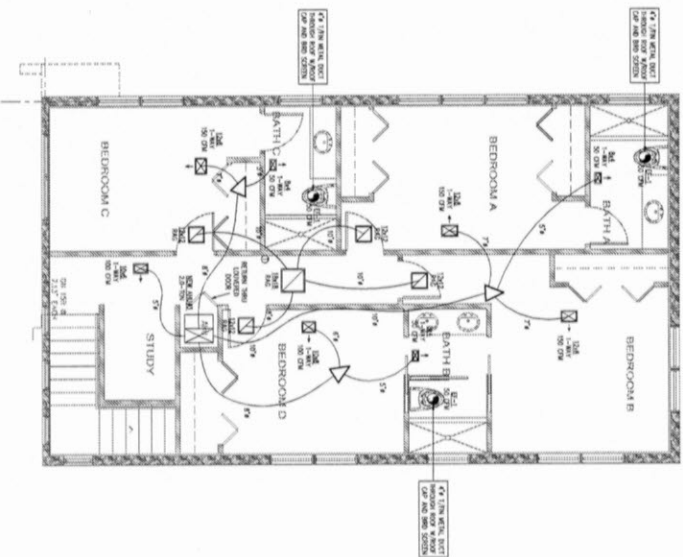
	HOT WATER		WATER CLOSET
	COLD WATER		SINK
	DRAIN LINE		URINAL
	VENT		L-SHAPED VENT
	AIR LINE		BATHTUB
	WATER METER		SHOWER
	FAUCET		FLOOR DRAIN
	WATER RETURN		

	CELL AND DIAGONAL		FULL RECTANGULAR SECTION (NO SUPPORT)
	CELL AND DIAGONAL w/ DIAGONAL		INVERTED T B = 2/3 D
	RETURN ARM		BRAKED ARM
	LINEAR DIAGONAL		PANEL END CONNECTION

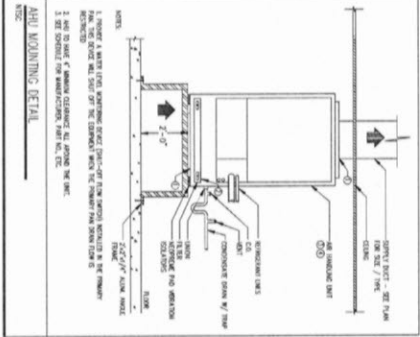
$$\overline{1/4'' = 1'-0''}$$


[illegible][illegible]

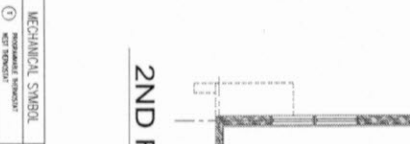
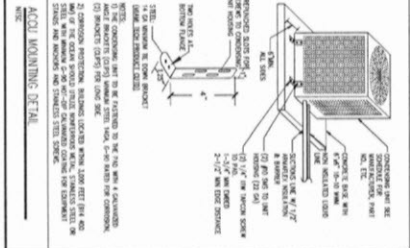
NTS/C

$$1/4^n = 1' - 0^n$$


NTSC



INTJSC



21

NAME	ACQUIS
MODEL	2.0
CHASSIS	CALHOUN
WCS	32.11.15
MOCP	30
AIR NUMBER UNIT	30
NAME	ACQUIS
PRODUCTION (MM)	54 + 12 + 23
HEAT STIP	1/6
MOCP	30
REF LUNG SIZE (LUNGS)	3/4
SIZE	3/4
SIZE (LUNGS)	3/4
CTM	1000
STANDARD BUSH	15000
LAYER ETON	2100
NOTES	4500

43

EF-1	Make- Broan Model #	QTXE50	50 CFM
------	---------------------	--------	--------

✓ DE

PREMI

channel | electrical | flu

[illegible]

Index

1962 S.W. 60TH COURT

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100

100

1

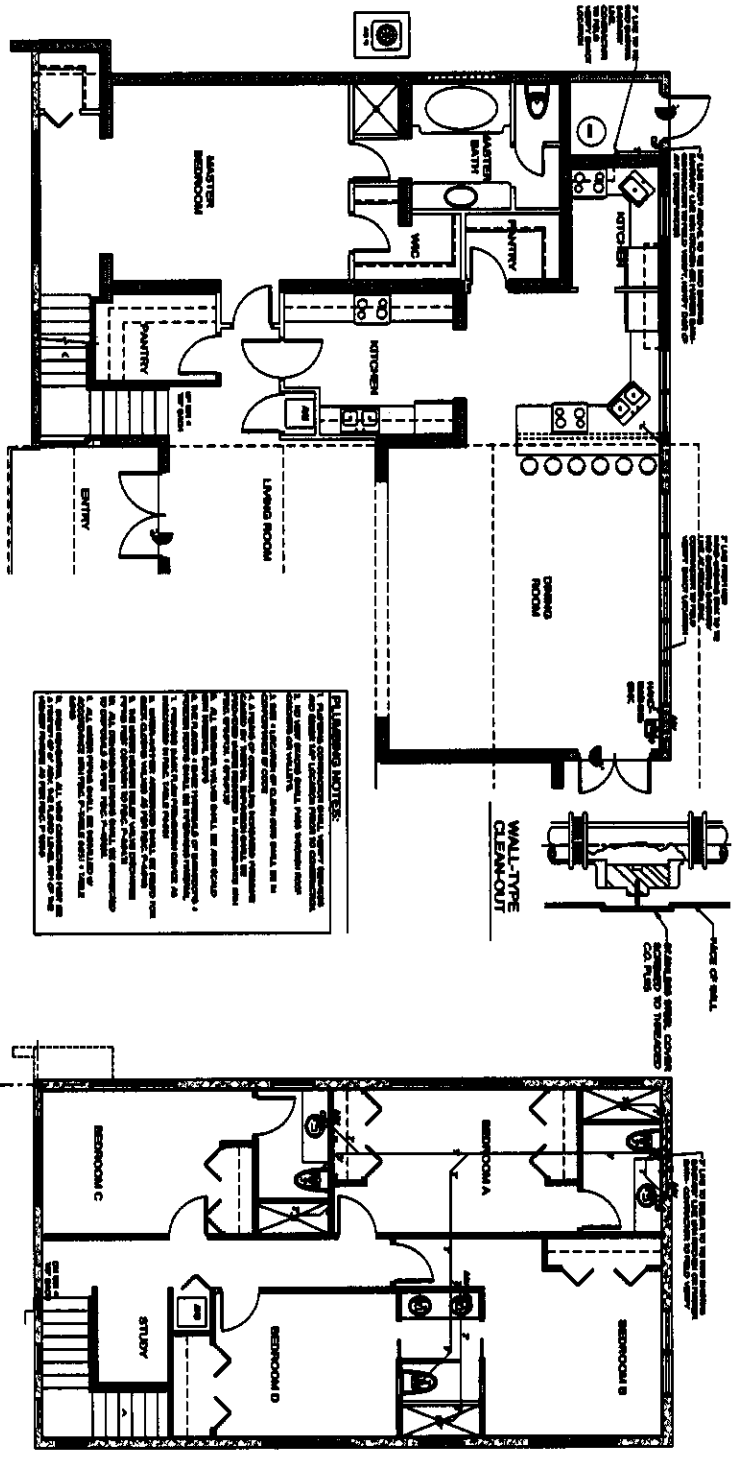
OBJECT NO. 10

2

END OF RECORD

PRODUCTION
THESE FILMS

DIRECT ONLY



PLUMBING NOTES:

1. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.
2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.
3. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.
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10. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.

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

PROPOSED 2ND FLOOR PLUMBING PLAN 1/4"=1'-0"

EXISTING PLUMBING COUNT

DRAINAGE FIXTURE UNITS FOR FIXTURES

FIXTURE TYPE	FIXTURE UNIT VALUE	UNIT TYPE	QUANTITY	TOTAL
KITCHEN SINK	1	CU	1	1
DINING ROOM SINK	1	CU	1	1
LIVING ROOM SINK	1	CU	1	1
ENTRY SINK	1	CU	1	1
MASTER BEDROOM SINK	1	CU	1	1
MASTER BATH SINK	1	CU	1	1
MASTER BATH TUB	1	CU	1	1
MASTER BATH SHOWER	1	CU	1	1
WALL-TYPE CLEAN-OUT	1	CU	1	1
TOTAL EXISTING UNIT COUNT				10

1/2" = 1" = 1'-0"

PROPOSED NEW 2ND FLOOR NEW FIXTURES ADDED

DRAINAGE FIXTURE UNITS FOR FIXTURES

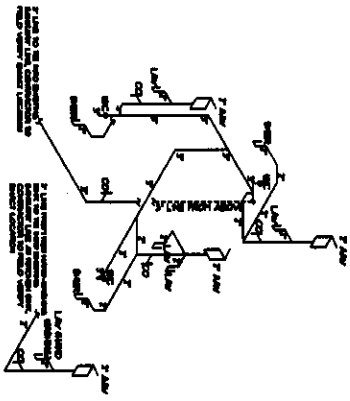
FIXTURE TYPE	FIXTURE UNIT VALUE	UNIT TYPE	QUANTITY	TOTAL
BEDROOM A SINK	1	CU	1	1
BEDROOM B SINK	1	CU	1	1
BEDROOM C SINK	1	CU	1	1
STUDY SINK	1	CU	1	1
BATH SINK	1	CU	1	1
BATH TUB	1	CU	1	1
BATH SHOWER	1	CU	1	1
TOTAL PROPOSED UNIT COUNT				7

1/2" = 1" = 1'-0"

MIN. SIZE OF FIXTURE SUPPLY PIPES

FIXTURE TYPE	MIN. SIZE OF SUPPLY PIPE
KITCHEN SINK	1/2"
DINING ROOM SINK	1/2"
LIVING ROOM SINK	1/2"
ENTRY SINK	1/2"
MASTER BEDROOM SINK	1/2"
MASTER BATH SINK	1/2"
MASTER BATH TUB	1/2"
MASTER BATH SHOWER	1/2"
WALL-TYPE CLEAN-OUT	1/2"

1/2" = 1" = 1'-0"



SANITARY RISER NOTE



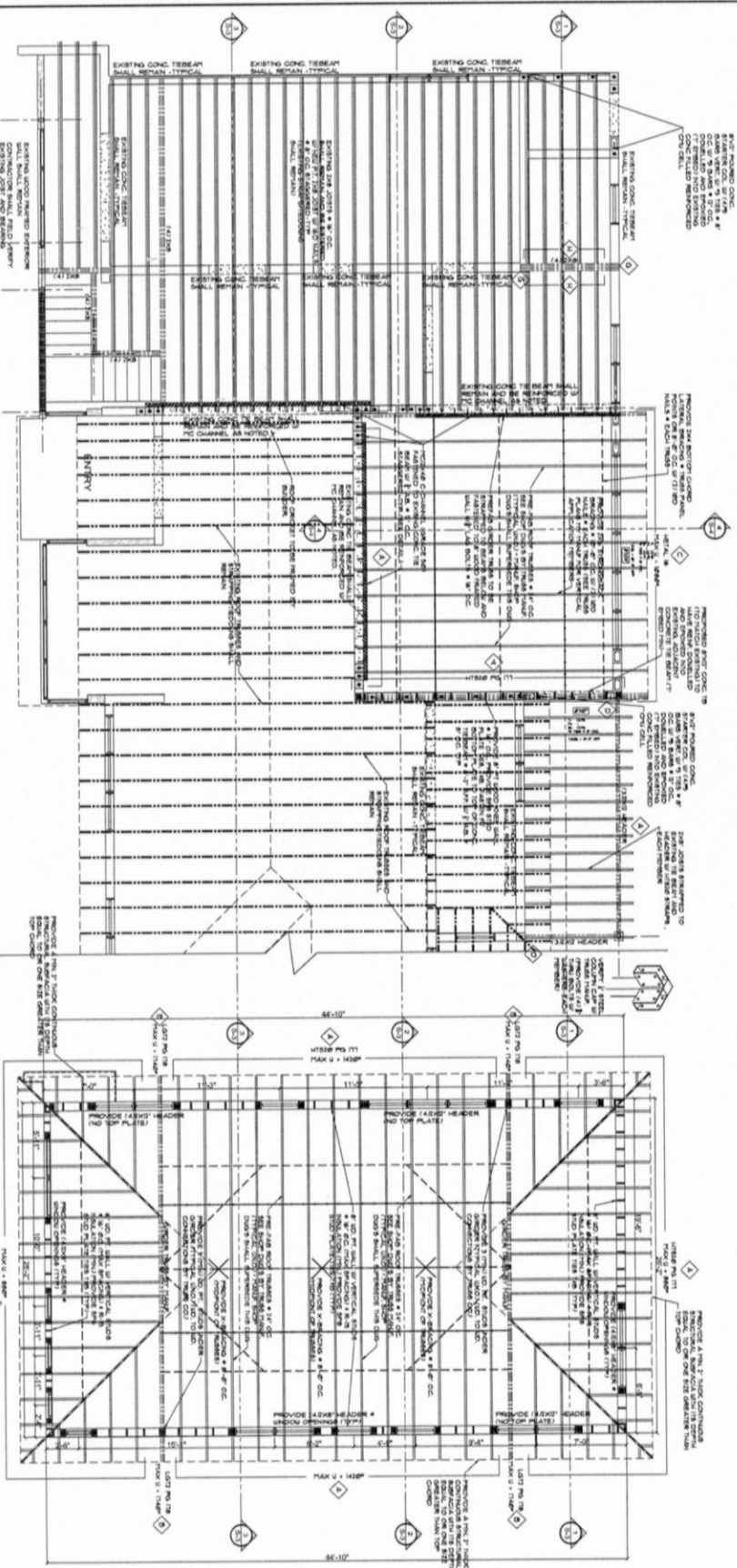
VIRTUAL DESIGN GROUP
10000 W. BOCA RATON BLVD.
SUITE 100
BOCA RATON, FL 33433
TEL: 561-995-1000
WWW.VDCGROUP.COM

ADDITIONAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE, AS AMENDED.

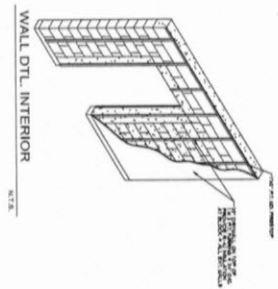


ADDITIONAL RENOVATION
TO EXISTING SINGLE
FAMILY RESIDENCE

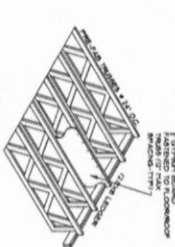
6800 PINEVIEW DR.
DADE BEACH, FLORIDA



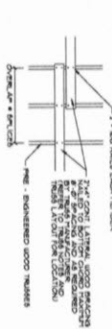
2ND FLOOR FRAMING PLAN

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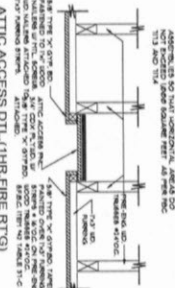
WALL DTL. INTERIOR



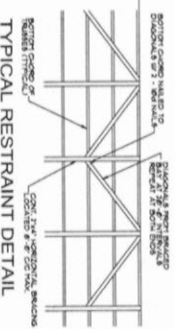
DRAFTSTOPPING DETAIL



PLAN VIEW TYPICAL
CONTINUOUS LATERAL
BRACING DETAIL

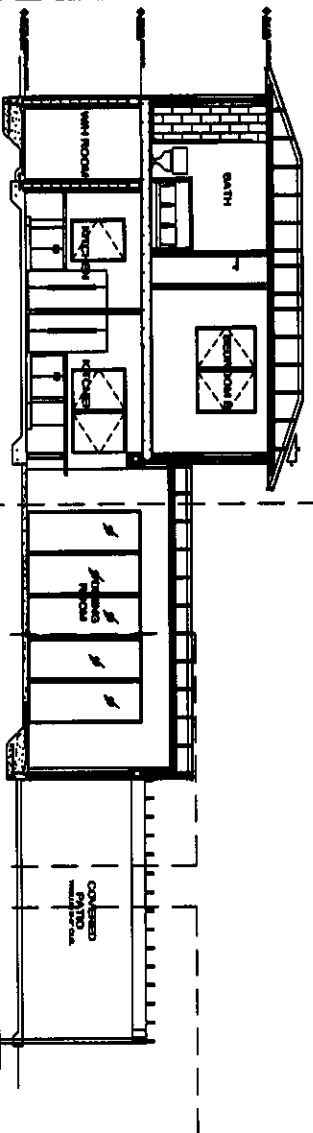


ATTIC ACCESS DTL.(1HR.FIRE RT'G)

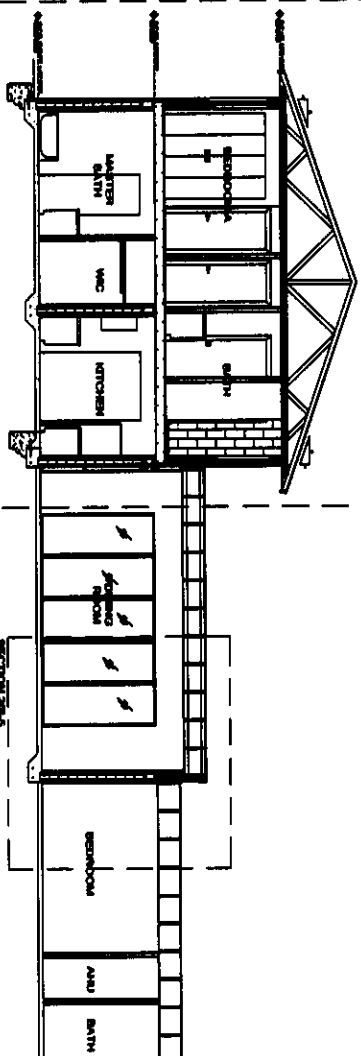


TYPICAL RESTRAINT DETAIL

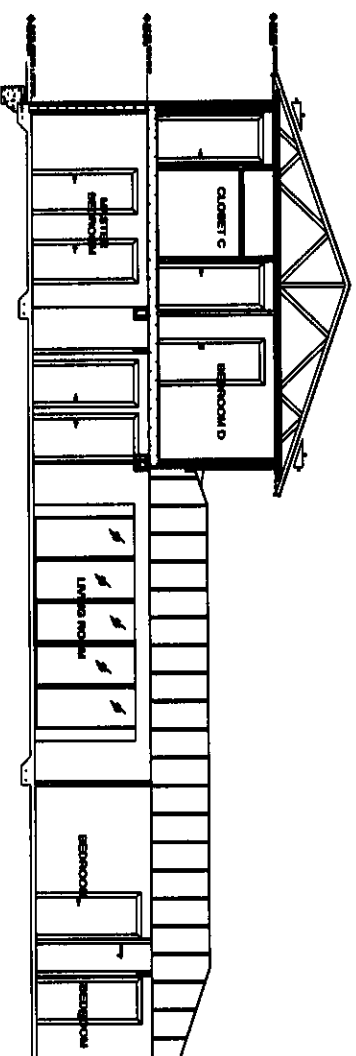
SECTION 1/S-3



SECTION 2/S-3



SECTION 3/S-3



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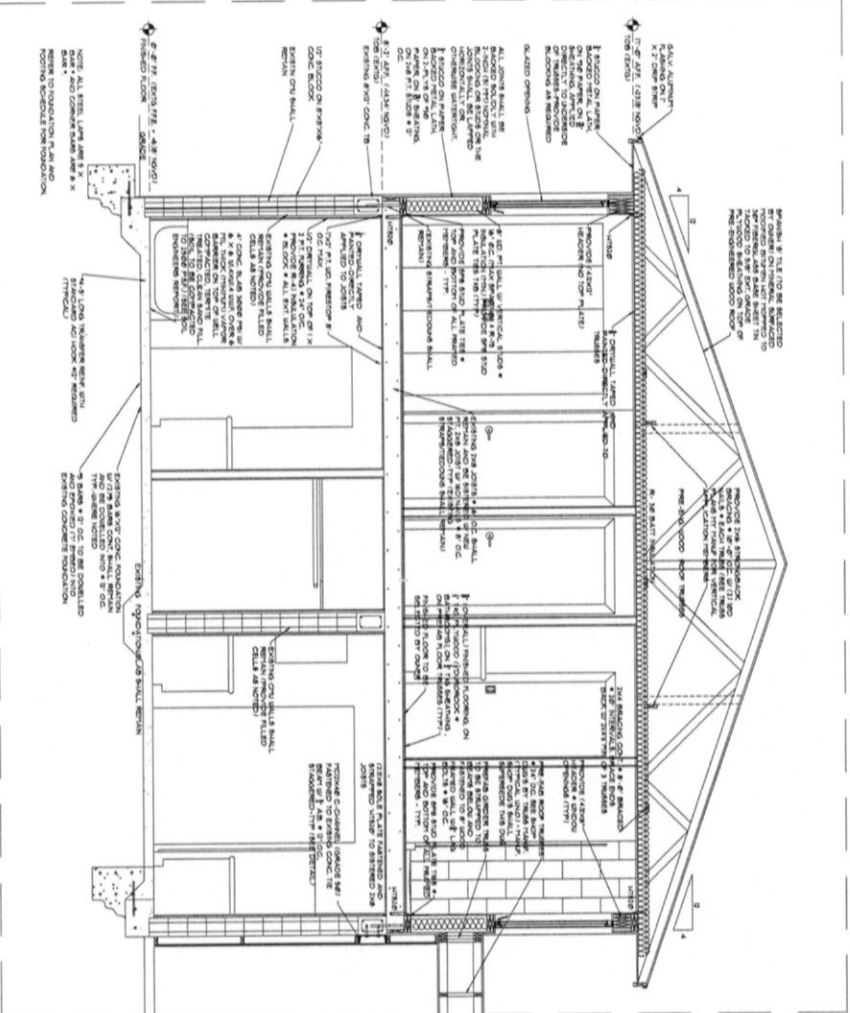
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S-3

$$\underline{1/2'' = 1'-0''}$$


1/2" = 1'-0"

