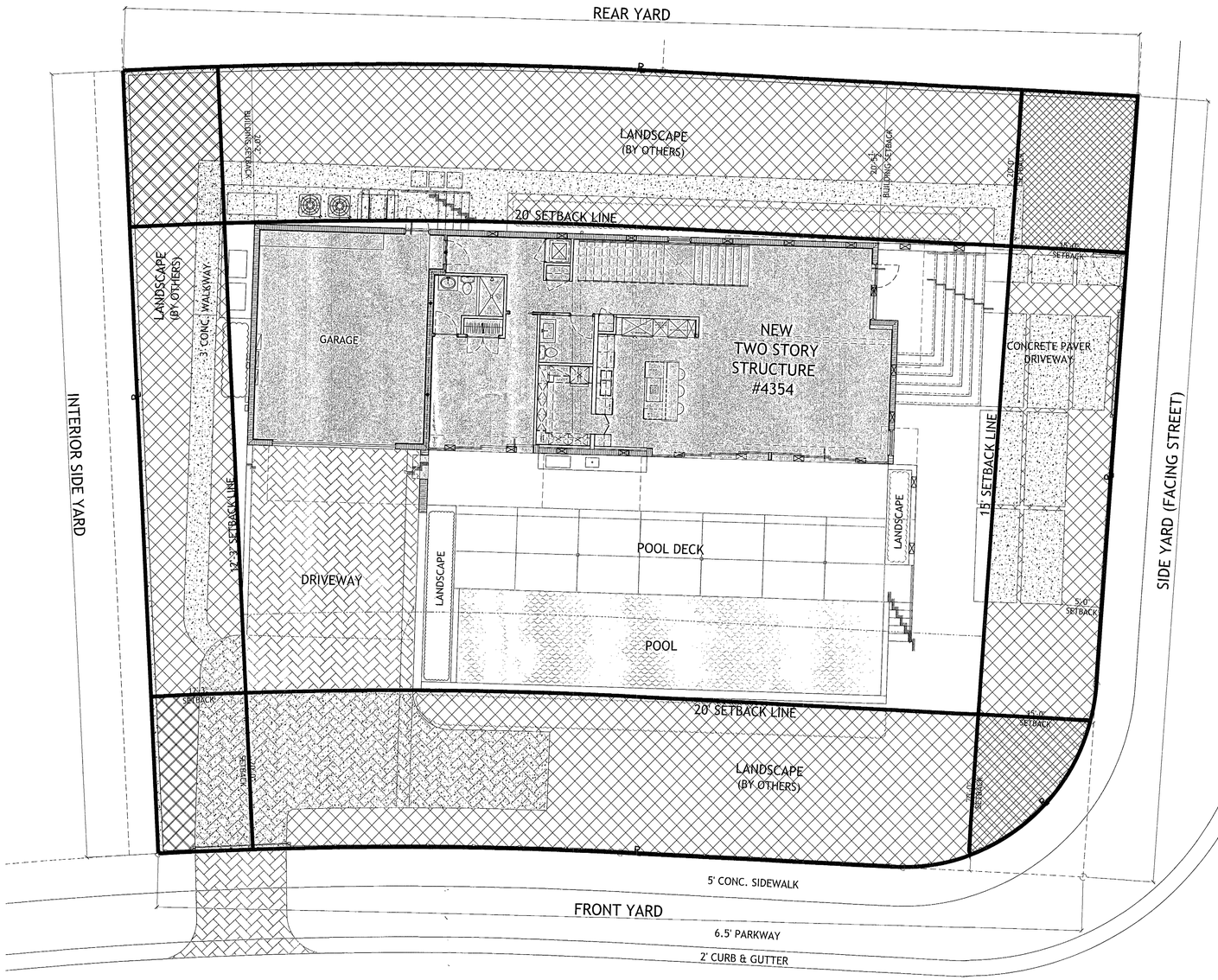
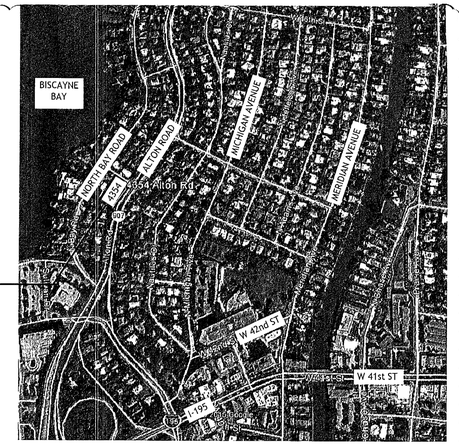


SITE PLAN
SCALE: 1/8" = 1'-0



AERIAL VIEW/LOCATION MAP
SCALE: N.T.S

FRONT YARD

AREA OF FRONT YARD 2,295 S.F.	ALLOWED	PROVIDED
AREA - IMPERVIOUS	1,491.75 S.F. (65% Max.)	671.77 S.F. (29.3%)
AREA - PERVIOUS	803.25 S.F. (35% Min.)	1,621.58 S.F. (70.7%)

INTERIOR SIDE YARD

AREA OF REAR YARD 1,225 S.F.	ALLOWED	PROVIDED
AREA - IMPERVIOUS	N/A	435.34 S.F. (35%)
AREA - PERVIOUS	N/A	789.50 S.F. (65%)

STREET SIDE YARD

AREA OF STREET SIDE YARD 1,377 S.F.	ALLOWED	PROVIDED
AREA - IMPERVIOUS	895 S.F. (65% Max.)	421.23 S.F. (31%)
AREA - PERVIOUS	482 S.F. (35% Min.)	955.66 S.F. (69%)

REAR YARD

AREA OF FRONT YARD 2,607 S.F.	ALLOWED	PROVIDED
AREA - IMPERVIOUS	782 S.F. (30% Max.)	505.68 S.F. (19.4%)
AREA - PERVIOUS	1,825 S.F. (70% Min.)	2,101.5 S.F. (80.6%)

SITE PLAN NOTES:

- ALL RAINWATER TO BE CONTAINED WITHIN THE SITE. NO RUNOFF ALLOWED ONTO ADJACENT PROPERTIES. A SWALE 4" DEEP X 4' WIDE SLOPING AWAY FROM PROPERTY LINE AND ADJACENT PROPERTY TO BE PROVIDED AT PERIMETER OF PROPERTY. EXCEPT AT RETAINING WALL IN REAR.
- ALL LANDSCAPING BY OTHERS.
- ALL METAL FENCES, GATES TO BE UNDER SEPARATE PERMIT.
- ALL MISSING, BROKEN, CRACKED OR UPLIFTED SIDEWALK SHALL BE RECONSTRUCTED.
- NO TREES TO BE REMOVED ON THIS SITE.
- ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.), +7.0' NGVD.

DRAWN BY:

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A.1.1
PERVIOUS & IMPERVIOUS AREAS

STORMWATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CON-STRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.

4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC ARE CLEANED OUT AND WORKING PROVERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.

7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.

14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STABLE SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY BALE BOX SYLTATION BARRIERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING CATCH BASIN OUTLETS.

34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

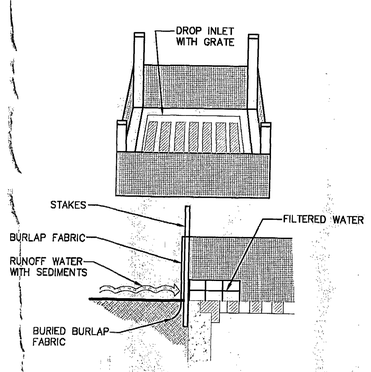
EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FDOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER, THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE NPDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY.

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

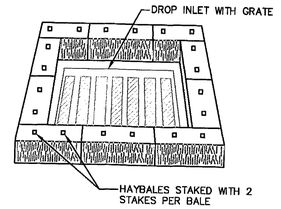
EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.

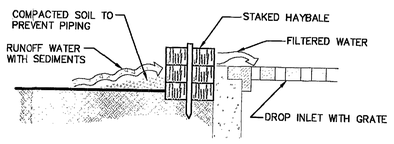


SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.





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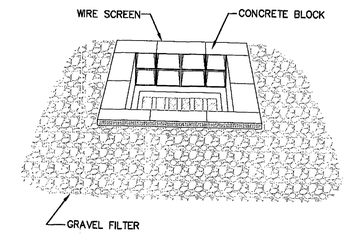
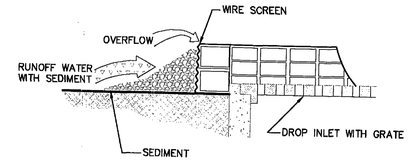
HAYBALE DROP SEDIMENT FILTER
N.T.S.





SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE POUNDING AROUND THE STRUCTURE.

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER
N.T.S.

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MIAMIBEACH PUBLIC WORKS DEPARTMENT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED	REVISED	TITLE	
06/01/2010		SITE EARTHWORK DETAILS NO.2 BURLAP DROP INLET SEDIMENT FILTER	SES9

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MIAMIBEACH PUBLIC WORKS DEPARTMENT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED	REVISED	TITLE	
06/01/2010		SITE EARTHWORK DETAILS NO.2 HAYBALE DROP SEDIMENT FILTER	SES10

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MIAMIBEACH PUBLIC WORKS DEPARTMENT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED	REVISED	TITLE	
06/01/2010		SITE EARTHWORK DETAILS NO.2 BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER	SES11

DRAWN BY:

REVISIONS:

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NOV 2 0 2015

NEW RESIDENCE
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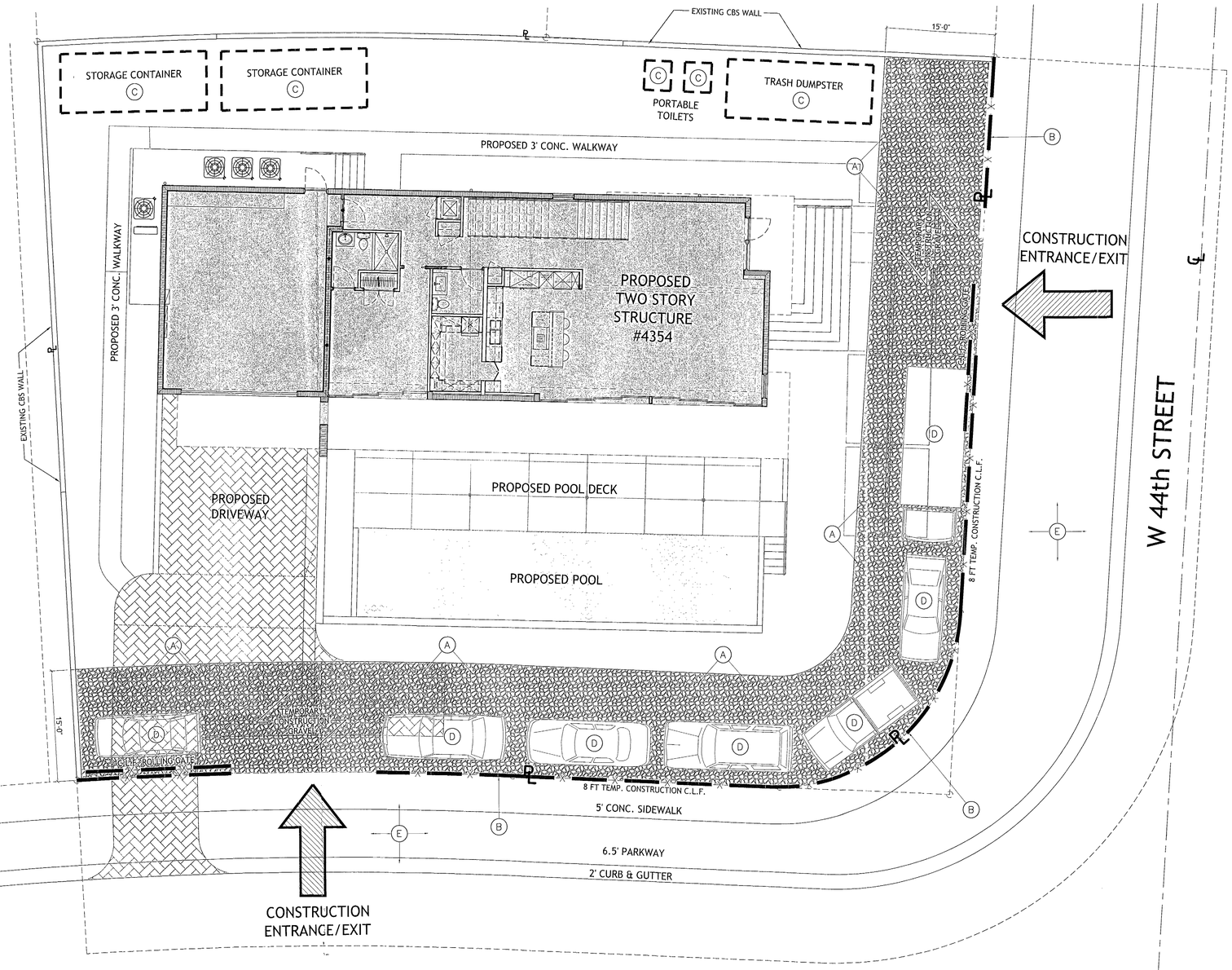
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

1

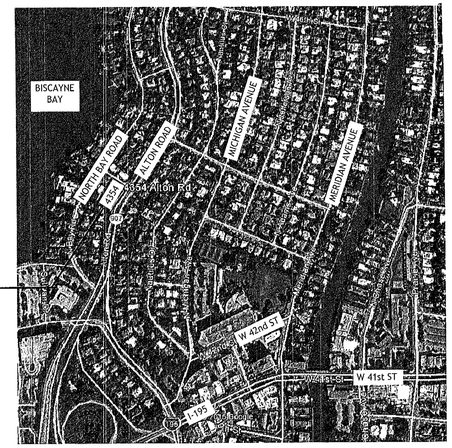
A.1.2

PUBLIC WORKS DETAILS & NOTES



CONSTRUCTION TRAFFIC MANAGEMENT PLAN
SCALE: 1/8" = 1'-0

ALTON ROAD



AERIAL VIEW/LOCATION MAP
SCALE: N.T.S

GENERAL CONDITIONS LEGEND:

- (A) MAINTAIN GRAVEL AT THE FRONT OF THE CONSTRUCTION SITE WITHIN THE FIRST 15 FT OF THE REQUIRED FRONT YARD TO MITIGATE DISTURBANCE OF SOIL & MUD BY RELATED PERSONNEL VEHICLES EXITING & ENTERING THE SITE.
- (B) PROVIDE AN 8 FT HIGH FENCE WITH A WIND RESISTANT GREEN MESH MATERIAL ALONG THE FRONT PROPERTY LINE.
- (C) KEEP ALL CONSTRUCTION MATERIALS (INCLUDING DUMPSTERS & PORTABLE TOILETS) LOCATED BEHIND THE CONSTRUCTION FENCE AND NOT VISIBLE FROM THE R.O.W.
- (D) PARK ALL CONSTRUCTION VEHICLES ON THE PROPERTY (OR AT AN ALTERNATE OVERFLOW PARKING SITE).
- (E) OBSERVE GOOD CONSTRUCTION PRACTICES AND PREVENT CONSTRUCTION MATERIALS & DEBRIS FROM IMPACTING THE R.O.W.

NOTE:
SUBMIT THIS "CONSTRUCTION TRAFFIC MANAGEMENT PLAN" TO CMB PARKING DIRECTOR FOR APPROVAL PRIOR TO ISSUE OF PERMIT.

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1 12-18-15

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A.1.3
CONSTRUCTION TRAFFIC MANAGEMENT PLAN

1st FLOOR PLAN

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

PLAN NOTES:
1.) DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL &/OR CONC. WALL (U.O.N.).

2.) POOL, WINDOWS, DOORS, GATES, AND FENCES SHALL BE UNDER SEPARATE PERMIT

WALL LEGEND (PLAN)

- NEW C.M.U./CONCRETE WALL
- 1 HOUR FIRE-RATED WALL
- NEW STEEL STUD PARTITION WALL
- FLOOR/CRAWL SPACE VENT — NOT USED

FLOOR PLAN LEGEND:

- # — DOOR TYPE, SEE DOOR SCHEDULE
- (B) — WALL TYPE, SEE WALL TYPES
- # — WINDOW TYPE, SEE WINDOW SCHEDULE

FIRESTOPPING NOTE: (FBC R4409.7.2)

FIRESTOPPING SHALL BE INSTALLED (WOOD FRAME CONSTRUCTION):

1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS (INCLUDING FURRED SPACES @ CEILING & FLOOR LEVELS TO LIMIT MAX. DIMENSION OF ANY CONCEALED SPACE TO 8 FT).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS (AT LEAST ONCE IN THE MIDDLE OF EACH RUN, @ TOP & BOTTOM, & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS OF THE RUN).
4. AT OPENINGS AROUND VENTS, PIPES, & DUCTS.
5. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FOR THE FULL DEPTH OF THE JOISTS @ THE ENDS & OVER THE SUPPORT.
6. AROUND TOP, BOTTOM, & SIDES OF DOOR POCKETS.

FLAME SPREAD INDEX: (FBC R302.9.1, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.

SMOKE DEVELOPED INDEX: (FBC R302.9.2, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

DRAWN BY:

REVISIONS:
1. 12-18-15
2. 11-01-15
3. 8-14-15

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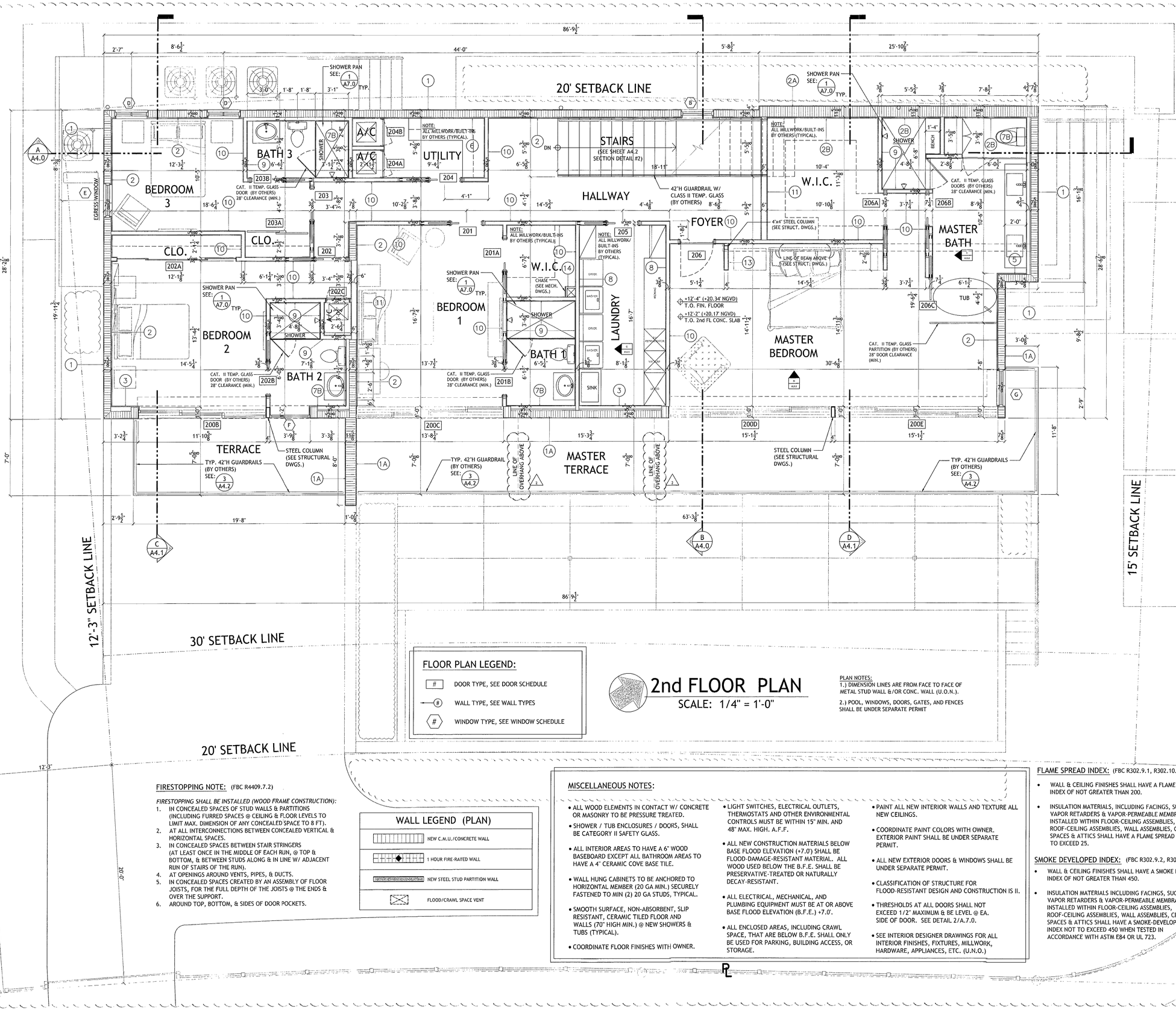
A.2.1
1st FLOOR PLAN



FLOOR PLAN LEGEND:

- # — DOOR TYPE, SEE DOOR SCHEDULE
- # — WALL TYPE, SEE WALL TYPES
- # — WINDOW TYPE, SEE WINDOW SCHEDULE

2nd FLOOR PLAN

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

PLAN NOTES:
1.) DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL &/OR CONC. WALL (U.O.N.).

2.) POOL, WINDOWS, DOORS, GATES, AND FENCES SHALL BE UNDER SEPARATE PERMIT

WALL LEGEND (PLAN)

- NEW C.M.U./CONCRETE WALL
- 1 HOUR FIRE-RATED WALL
- NEW STEEL STUD PARTITION WALL
- FLOOD/CRAWL SPACE VENT

FIRESTOPPING NOTE: (FBC R4409.7.2)

FIRESTOPPING SHALL BE INSTALLED (WOOD FRAME CONSTRUCTION):

1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS (INCLUDING FURRED SPACES @ CEILING & FLOOR LEVELS TO LIMIT MAX. DIMENSION OF ANY CONCEALED SPACE TO 8 FT).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS (AT LEAST ONCE IN THE MIDDLE OF EACH RUN, @ TOP & BOTTOM, & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS OF THE RUN).
4. AT OPENINGS AROUND VENTS, PIPES, & DUCTS.
5. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FOR THE FULL DEPTH OF THE JOISTS @ THE ENDS & OVER THE SUPPORT.
6. AROUND TOP, BOTTOM, & SIDES OF DOOR POCKETS.

MISCELLANEOUS NOTES:

- ALL WOOD ELEMENTS IN CONTACT W/ CONCRETE OR MASONRY TO BE PRESSURE TREATED.
- SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
- ALL INTERIOR AREAS TO HAVE A 6" WOOD BASEBOARD EXCEPT ALL BATHROOM AREAS TO HAVE A 4" CERAMIC COVE BASE TILE.
- WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYPICAL.
- SMOOTH SURFACE, NON-ABSORBENT, SLIP RESISTANT, CERAMIC TILED FLOOR AND WALLS (70" HIGH MIN.) @ NEW SHOWERS & TUBS (TYPICAL).
- COORDINATE FLOOR FINISHES WITH OWNER.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH. A.F.F.
- ALL NEW CONSTRUCTION MATERIALS BELOW BASE FLOOD ELEVATION (+7.0') SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. ALL WOOD USED BELOW THE B.F.E. SHALL BE PRESERVATIVE-TREATED OR NATURALLY DECAY-RESISTANT.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.) +7.0'.
- ALL ENCLOSED AREAS, INCLUDING CRAWL SPACE, THAT ARE BELOW B.F.E. SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS, OR STORAGE.
- PAINT ALL NEW INTERIOR WALLS AND TEXTURE ALL NEW CEILINGS.
- COORDINATE PAINT COLORS WITH OWNER. EXTERIOR PAINT SHALL BE UNDER SEPARATE PERMIT.
- ALL NEW EXTERIOR DOORS & WINDOWS SHALL BE UNDER SEPARATE PERMIT.
- CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION IS II.
- THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ EA. SIDE OF DOOR. SEE DETAIL 2/A.7.0.
- SEE INTERIOR DESIGNER DRAWINGS FOR ALL INTERIOR FINISHES, FIXTURES, MILLWORK, HARDWARE, APPLIANCES, ETC. (U.N.O.)

FLAME SPREAD INDEX: (FBC R302.9.1, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.

SMOKE DEVELOPED INDEX: (FBC R302.9.2, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

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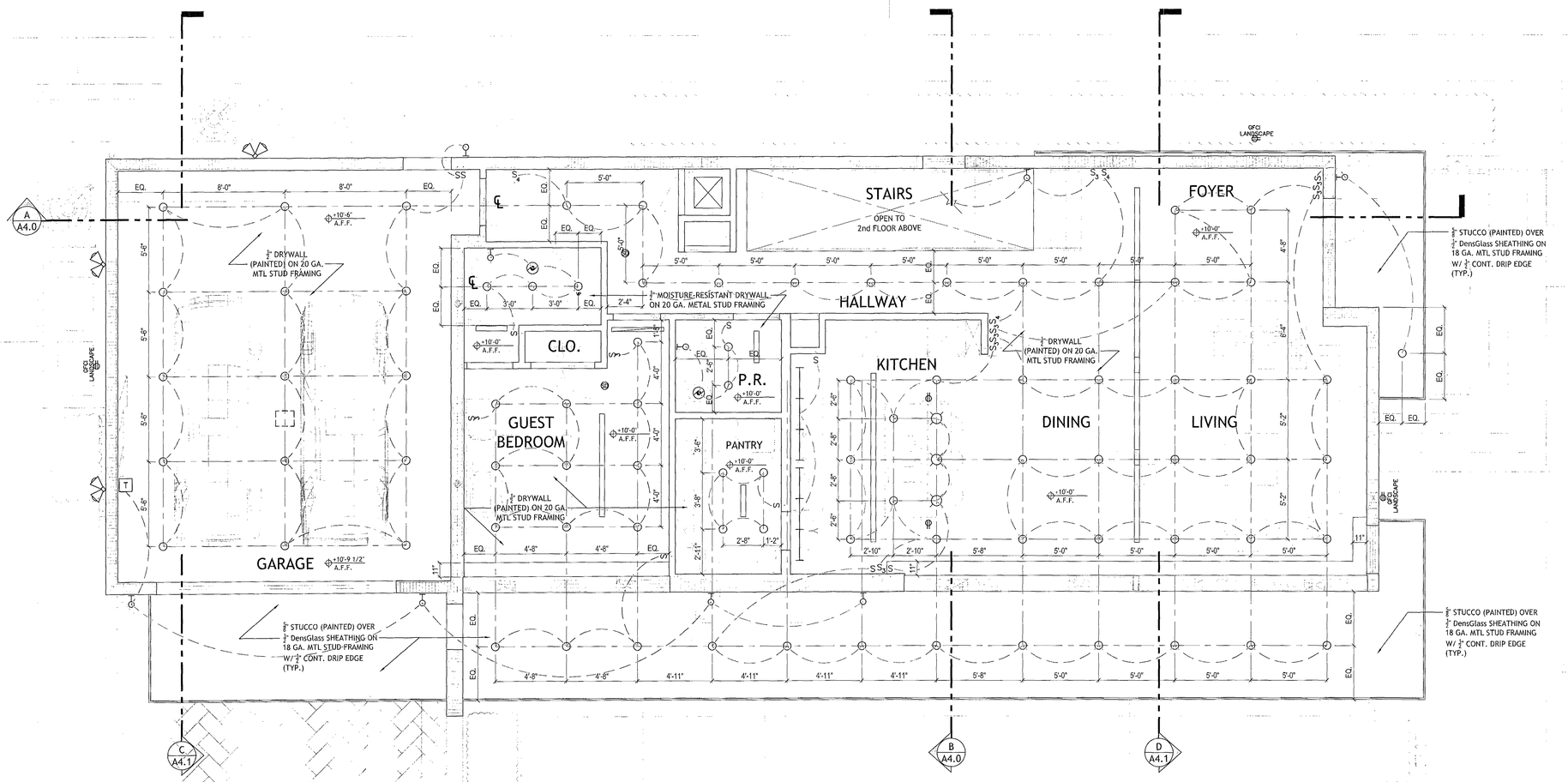
A.2.2
2nd FLOOR PLAN

REFLECTED CEILING NOTES:

1. ALL WORK TO BE NEW U.O.N.
2. REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS. VERIFY THIS DIMENSION WITH THE PERIMETER WINDOW HEAD CONDITION AND REVIEW WITH THE ARCHITECT/DESIGNER PRIOR TO START OF CONSTRUCTION.
3. ALL DIMENSIONS OF FIXTURES, DEVICES, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO COORDINATE LOCATIONS OF ALL CEILING ELEMENTS AND PROVIDE COMPLETE COORDINATION DRAWINGS FOR THE ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S REVIEW FOR APPROVAL.
6. REFER AND COORDINATE WITH I.D. DRAWINGS FOR FINISHES.
7. ALL SMOKE DETECTORS SHOWN ARE NEW, AND SHALL BE 120v BATTERY INTERCONNECTED, 36" MIN. AWAY FROM ANY A/C SUPPLY REGISTER. TYPICAL.
8. COORDINATE LOCATIONS OF CEILING ACCESS PANELS WITH LOCATIONS OF A/C UNITS ABOVE CEILING.

REFLECTED CEILING PLAN LEGEND:

- WALL SCONCE (SEE ELEC. DWGS.)
- RECESSED LIGHT FIXTURE (SEE ELEC. DWGS.)
- PENDANT-MTD. LIGHT FIXTURE (SEE ELEC. DWGS.)
- WALL WASHER LIGHT FIXTURE (SEE ELEC. DWGS.)
- SECURITY LIGHT ON MOTION SENSOR (SEE ELEC. DWGS.)
- CEILING A/C ACCESS
- SD SMOKE DETECTOR
- EXHAUST FAN (SEE MECH. DWGS.)
- R/A CEILING GRILLE (SEE MECH. DWGS.)
- SUPPLY CEILING DIFFUSER (SEE MECH. DWGS.)
- SIDEWALL R/A GRILLE (SEE MECH. DWGS.)
- SIDEWALL SUPPLY DIFFUSER (SEE MECH. DWGS.)
- LINEAR DIFFUSER (SEE MECH. DWGS.)
- T TIMER
- J JUNCTION BOX
- VP VAPOR PROOF
- GARAGE DOOR OPENER
- 0'-0" ELEVATION MARK
- CEILING FAN W/ LIGHT



1st FLOOR REFLECTED CEILING PLAN

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

NOTE:
ALL NEW CEILINGS/SOFFITS SHALL BE CONSTRUCTED OF 1/2" G.W.B. (PAINTED) ON 20 GA 1-5/8" MTL STUDS @ 16" O.C. (MIN.) W/ DIAGONAL BRACING @ EACH VERTICAL SUPPORT (WHERE POSSIBLE). TYPICAL.

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A.2.3

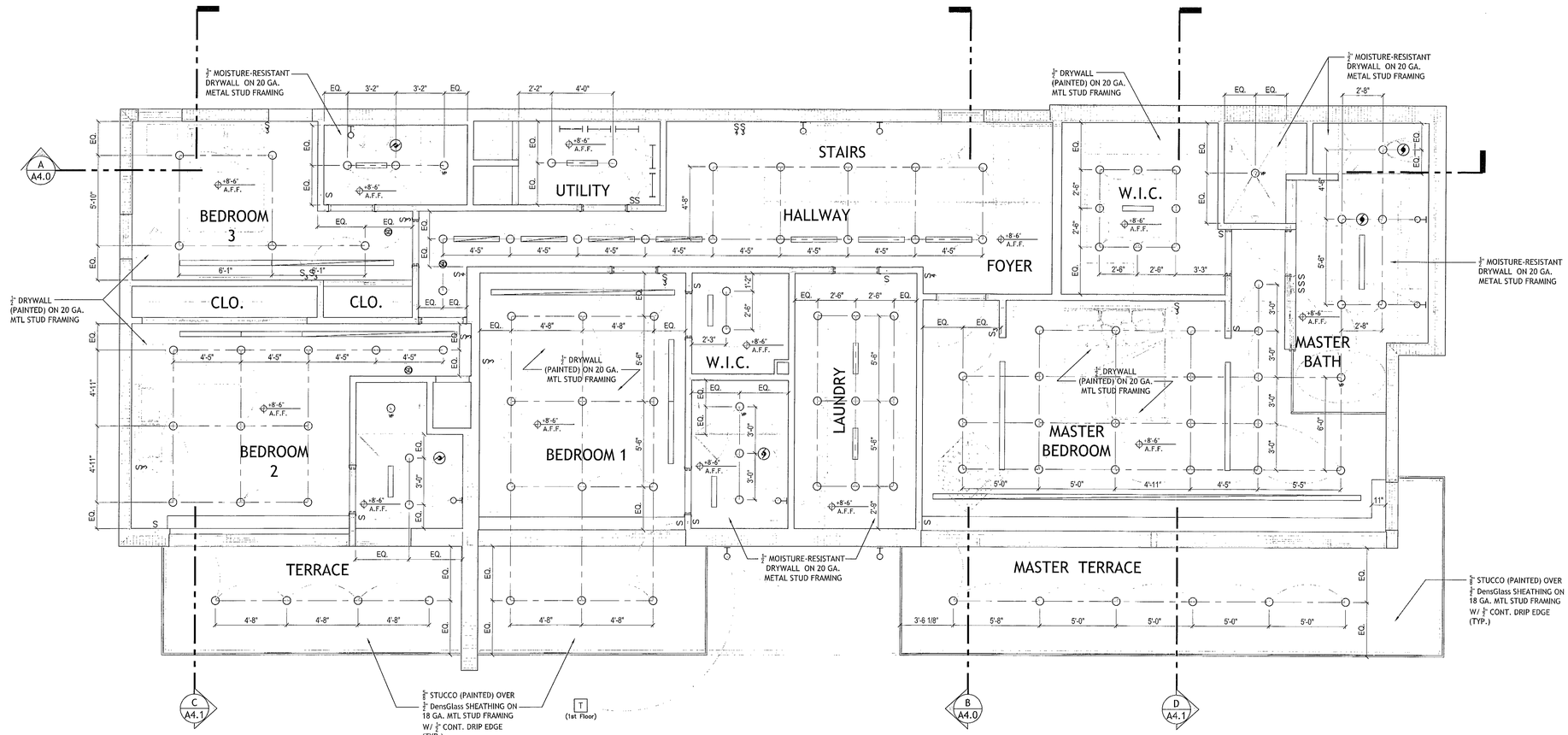
1st FLOOR REFLECTED CEILING PLAN

REFLECTED CEILING NOTES:

1. ALL WORK TO BE NEW U.O.N.
2. REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS. VERIFY THIS DIMENSION WITH THE PERIMETER WINDOW HEAD CONDITION AND REVIEW WITH THE ARCHITECT/DESIGNER PRIOR TO START OF CONSTRUCTION.
3. ALL DIMENSIONS OF FIXTURES, DEVICES, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO COORDINATE LOCATIONS OF ALL CEILING ELEMENTS AND PROVIDE COMPLETE COORDINATION DRAWINGS FOR THE ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S REVIEW FOR APPROVAL.
6. REFER AND COORDINATE WITH I.D. DRAWINGS FOR FINISHES.
7. ALL SMOKE DETECTORS SHOWN ARE NEW, AND SHALL BE 120v BATTERY INTERCONNECTED, 36" MIN. AWAY FROM ANY A/C SUPPLY REGISTER. TYPICAL.
8. COORDINATE LOCATIONS OF CEILING ACCESS PANELS WITH LOCATIONS OF A/C UNITS ABOVE CEILING.

REFLECTED CEILING PLAN LEGEND:

- WALL SCONCE (SEE ELEC. DWGS.)
- RECESSED LIGHT FIXTURE (SEE ELEC. DWGS.)
- PENDANT-MTD. LIGHT FIXTURE (SEE ELEC. DWGS.)
- WALL WASHER LIGHT FIXTURE (SEE ELEC. DWGS.)
- SECURITY LIGHT ON MOTION SENSOR (SEE ELEC. DWGS.)
- CEILING A/C ACCESS
- SD — SMOKE DETECTOR
- EXHAUST FAN (SEE MECH. DWGS.)
- R/A CEILING GRILLE (SEE MECH. DWGS.)
- SUPPLY CEILING DIFFUSER (SEE MECH. DWGS.)
- SIDEWALL R/A GRILLE (SEE MECH. DWGS.)
- SIDEWALL SUPPLY DIFFUSER (SEE MECH. DWGS.)
- LINEAR DIFFUSER (SEE MECH. DWGS.)
- T — TIMER
- J — JUNCTION BOX
- VP — VAPOR PROOF
- GARAGE DOOR OPENER
- 0'-0" ELEVATION MARK
- CEILING FAN W/ LIGHT



2nd FLOOR REFLECTED CEILING PLAN

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

NOTE:
ALL NEW CEILINGS/SOFFITS SHALL BE CONSTRUCTED OF 5/8" G.W.B. (PAINTED) ON 20 GA 1-5/8" MTL STUDS @ 16" O.C. (MIN.) W/ DIAGONAL BRACING @ EACH VERTICAL SUPPORT (WHERE POSSIBLE). TYPICAL.

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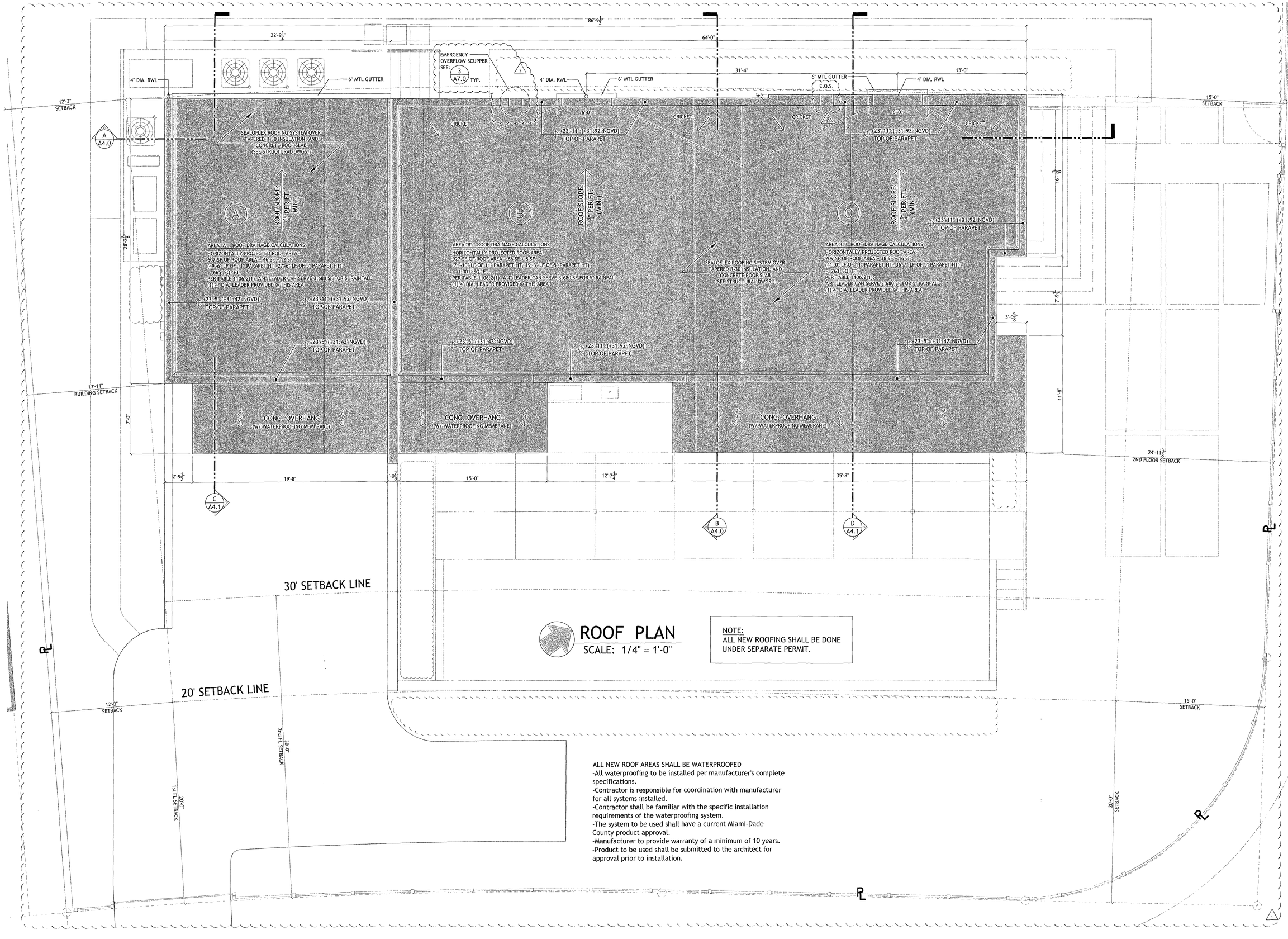
A.2.4
2nd FLOOR REFLECTED CEILING PLAN



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

NOTE:
ALL NEW ROOFING SHALL BE DONE UNDER SEPARATE PERMIT.

ALL NEW ROOF AREAS SHALL BE WATERPROOFED
-All waterproofing to be installed per manufacturer's complete specifications.
-Contractor is responsible for coordination with manufacturer for all systems installed.
-Contractor shall be familiar with the specific installation requirements of the waterproofing system.
-The system to be used shall have a current Miami-Dade County product approval.
-Manufacturer to provide warranty of a minimum of 10 years.
-Product to be used shall be submitted to the architect for approval prior to installation.

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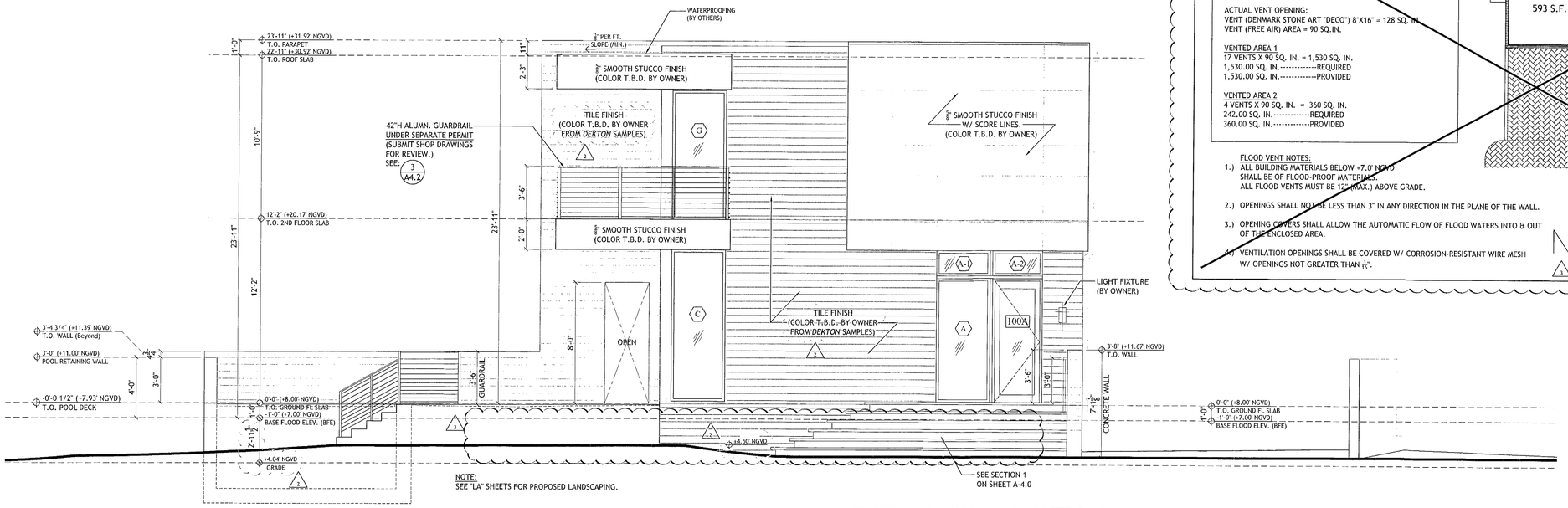
A.2.5
ROOF PLAN



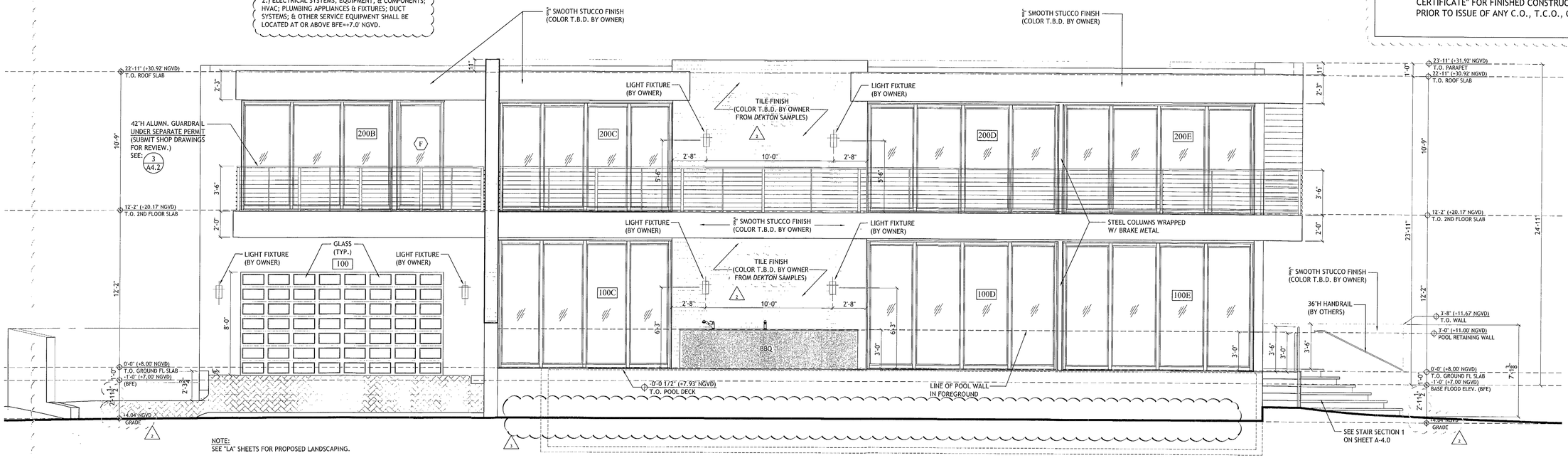
NORTH EAST ELEVATION

SCALE: 1/4" = 1'-0

NOTE:
FOR WINDOW & DOOR PRESSURES, SEE STRUCTURAL DRAWINGS.

FLOOD PLAIN NOTES:
1.) ENCLOSED AREAS INCLUDING CRAWL SPACE (IF ANY) BELOW BFE=+7.0' NGVD SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE.

2.) ELECTRICAL SYSTEMS, EQUIPMENT, & COMPONENTS; HVAC; PLUMBING APPLIANCES & FIXTURES; DUCT SYSTEMS; & OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE BFE=+7.0' NGVD.



SOUTH EAST ELEVATION

SCALE: 1/4" = 1'-0

FLOOD VENT CALCULATIONS:

1 SQ. IN. OF FLOOD VENT PER EACH S.F. OF AREA TO VENT

FLOOR AREA 1----------1,530 SQ. FT.
FLOOR AREA 2----------242 SQ. FT.

ACTUAL VENT OPENING:
VENT (DENMARK STONE ART "DECO") 8"X16" = 128 SQ. IN.
VENT (FREE AIR) AREA = 90 SQ.IN.

VENTED AREA 1
17 VENTS X 90 SQ. IN. = 1,530 SQ. IN.
1,530.00 SQ. IN.----------REQUIRED
1,530.00 SQ. IN.----------PROVIDED

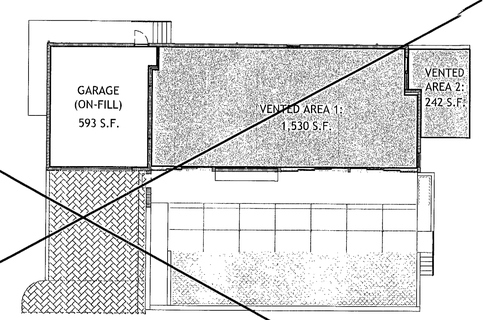
VENTED AREA 2
4 VENTS X 90 SQ. IN. = 360 SQ. IN.
242.00 SQ. IN.----------REQUIRED
360.00 SQ. IN.----------PROVIDED

FLOOD VENT NOTES:
1.) ALL BUILDING MATERIALS BELOW =7.0' NGVD SHALL BE OF FLOOD-PROOF MATERIALS.
ALL FLOOD VENTS MUST BE 12" (MAX.) ABOVE GRADE.

2.) OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.

3.) OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOOD WATERS INTO & OUT OF THE ENCLOSED AREA.

4.) VENTILATION OPENINGS SHALL BE COVERED W/ CORROSION-RESISTANT WIRE MESH W/ OPENINGS NOT GREATER THAN 1/16".



FLOOD VENT AREA PLAN
SCALE: N.T.S.

NOT USED

ELEVATION NOTES:

- PAINT BY OTHERS.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 5/8" STUCCO FINISH (PAINTED), TYPICAL.

ELEVATION CERTIFICATE NOTE:

1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2010, *BUILDING* - SECTION 110.3.
2. THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR P.C.O.

DRAWN BY:

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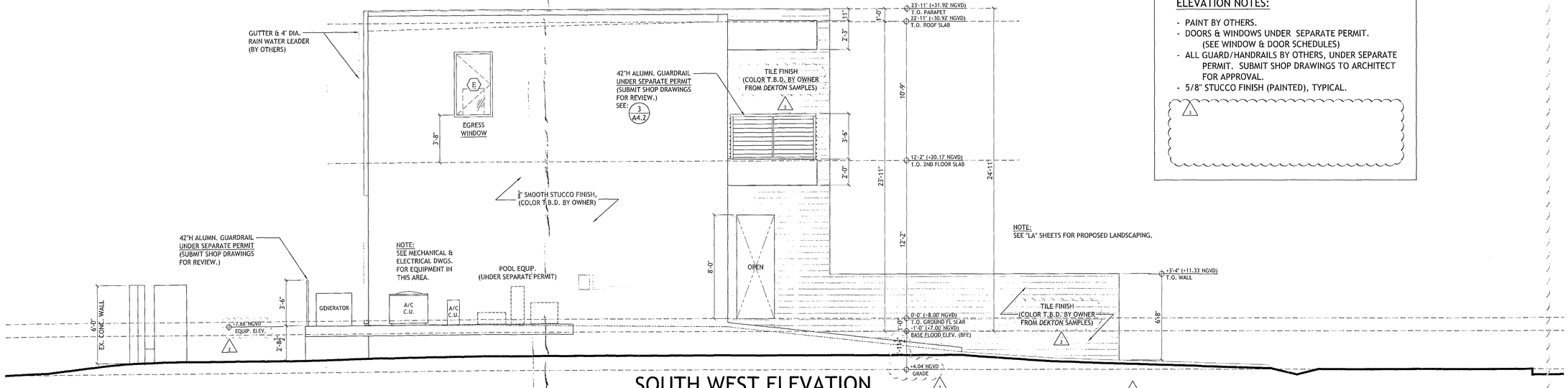
A.3.1
ELEVATIONS



SOUTH WEST ELEVATION

SCALE: 1/4" = 1'-0

ELEVATION NOTES:

- PAINT BY OTHERS.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 5/8" STUCCO FINISH (PAINTED), TYPICAL.

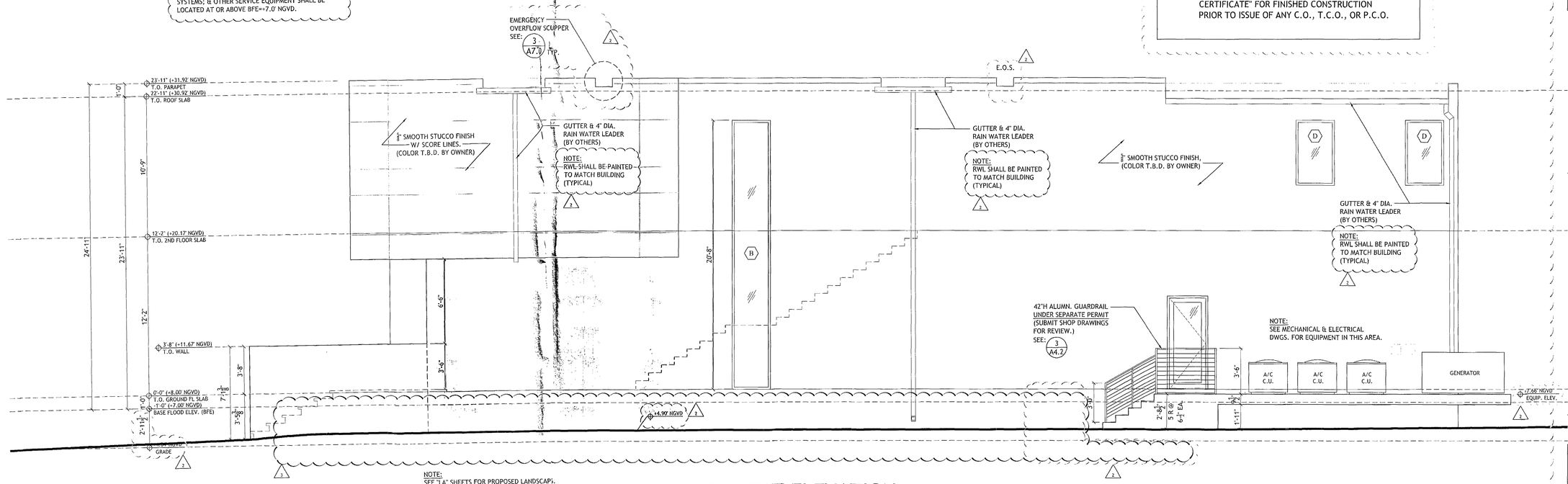
NOTE:
FOR WINDOW & DOOR PRESSURES, SEE STRUCTURAL DRAWINGS.

ELEVATION CERTIFICATE NOTE:

1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2010, *BUILDING* - SECTION 110.3.
2. THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR P.C.O.

FLOOD PLAIN NOTES:
1.) ENCLOSED AREAS INCLUDING CRAWL SPACE (IF ANY) BELOW BFE=+7.0' NGVD SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE.

2.) ELECTRICAL SYSTEMS, EQUIPMENT, & COMPONENTS; HVAC; PLUMBING APPLIANCES & FIXTURES; DUCT SYSTEMS; & OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE BFE=+7.0' NGVD.



NORTH WEST ELEVATION

SCALE: 1/4" = 1'-0

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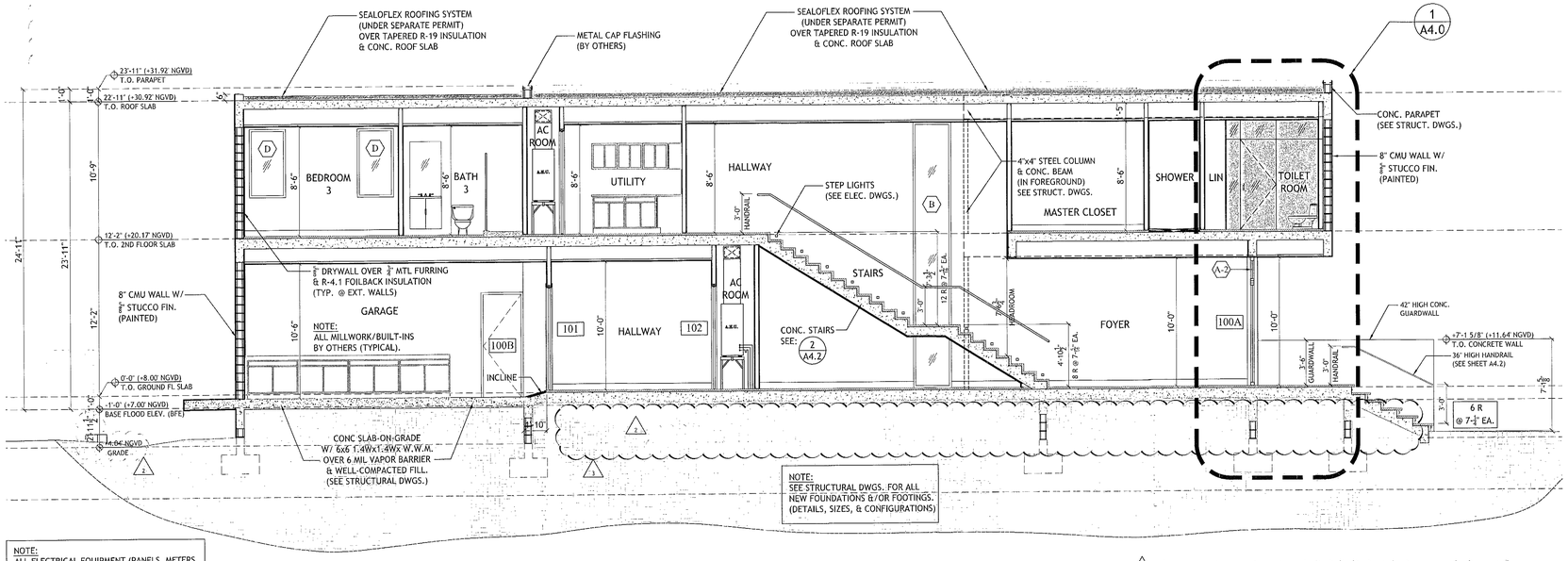
A.3.2

ELEVATIONS

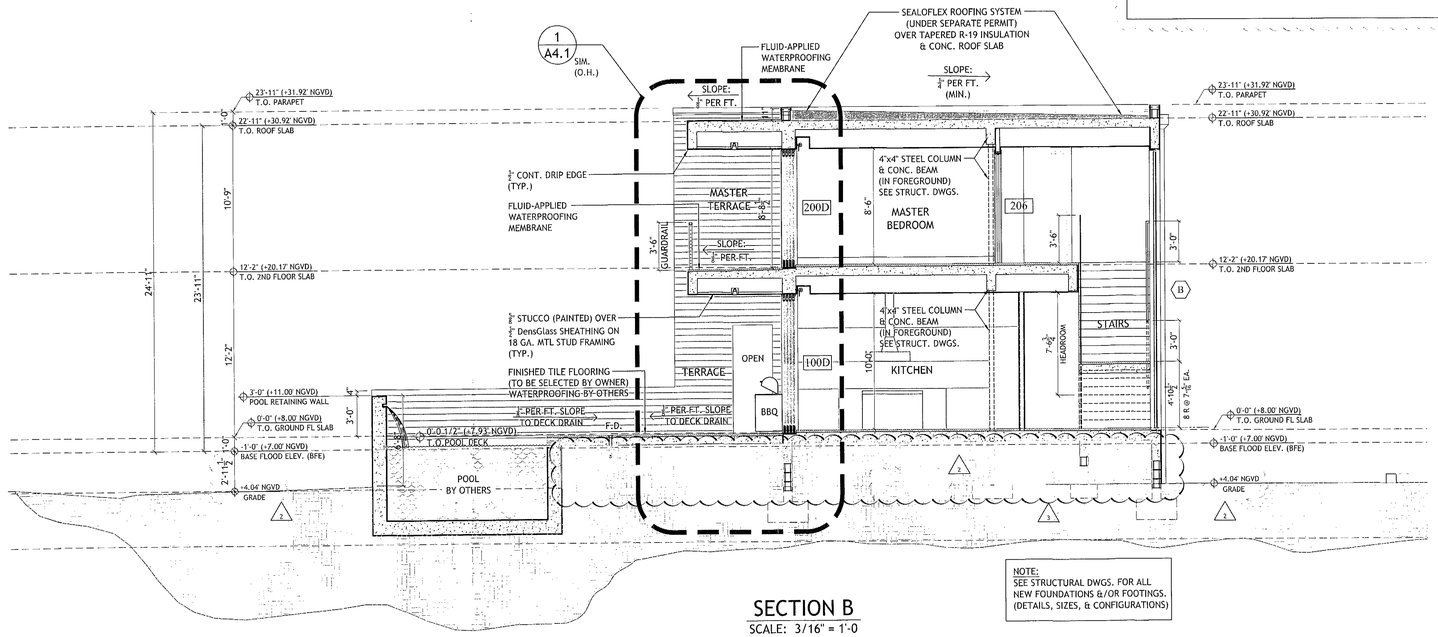


NOTE:
ALL ELECTRICAL EQUIPMENT (PANELS, METERS, ETC.) SHALL BE LOCATED @ THE B.F.E. + 1'-0" (MIN.).

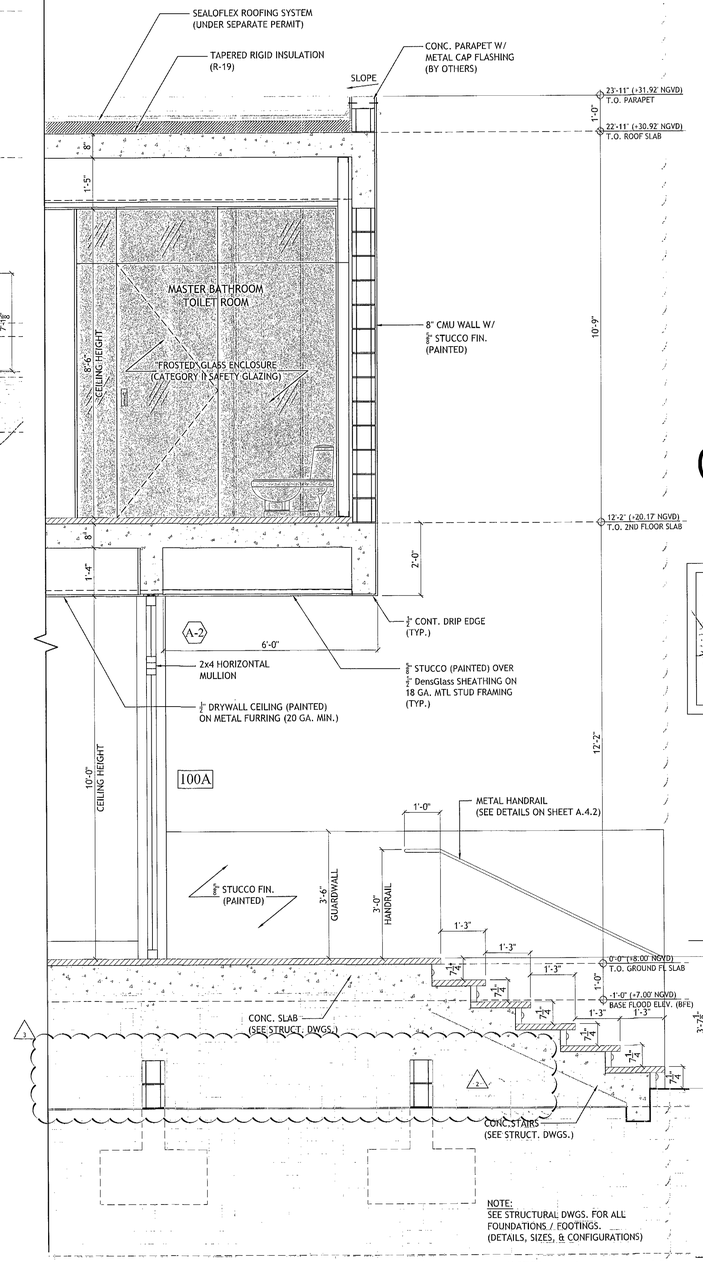
SECTION A
SCALE: 3/16" = 1'-0

ELEVATION CERTIFICATE NOTE:

1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2010, *BUILDING* - SECTION 110.3.
2. THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR P.C.O.



SECTION B
SCALE: 3/16" = 1'-0



1 A4.0 WALL SECTION
SCALE: 1/2" = 1'-0"

DRAWN BY:

REVISIONS:
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1 8-14-15

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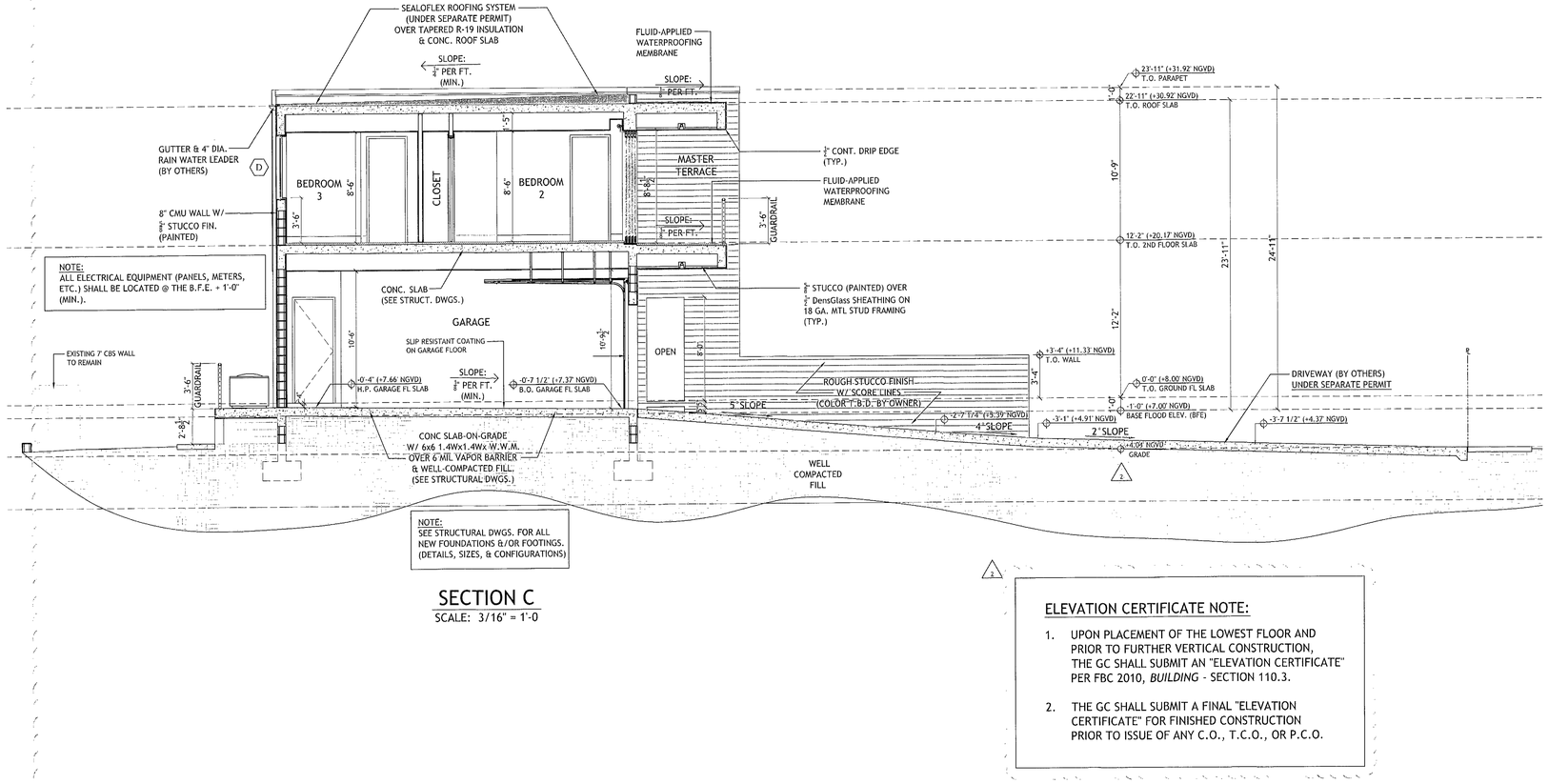
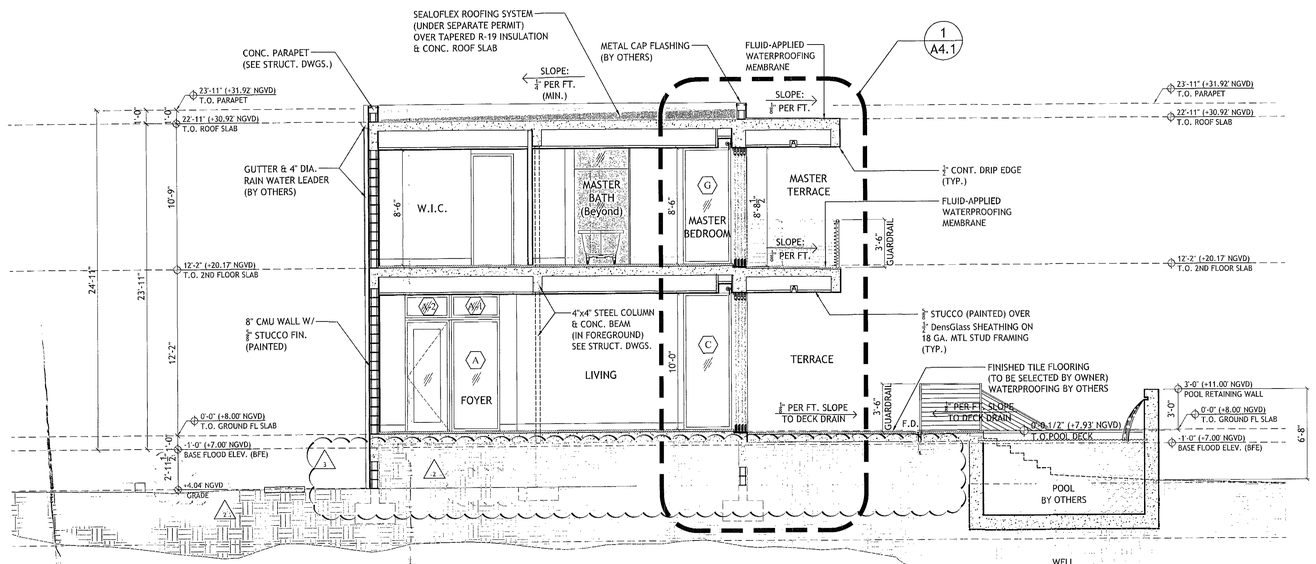
A.4.0
SECTIONS



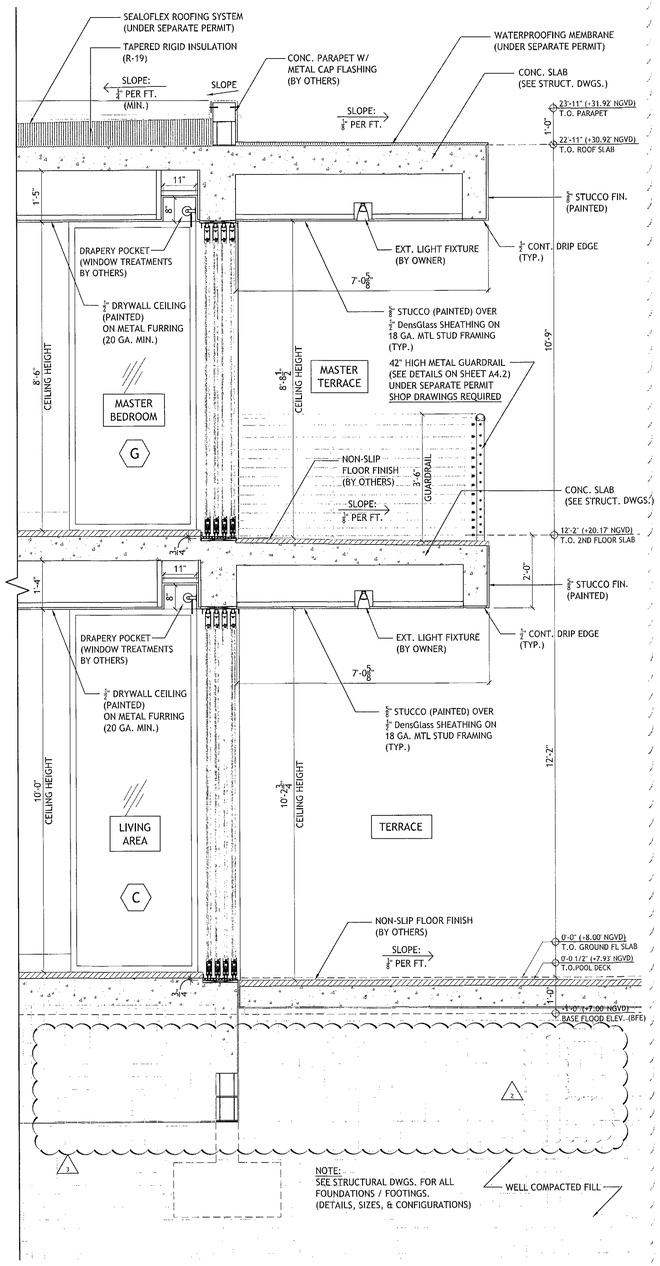
SECTION C
SCALE: 3/16" = 1'-0

ELEVATION CERTIFICATE NOTE:

1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2010, *BUILDING* - SECTION 110.3.
2. THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR P.C.O.



SECTION D
SCALE: 3/16" = 1'-0



1 / A4.1 WALL SECTION
SCALE: 1/2" = 1'-0"

DRAWN BY:

REVISIONS:
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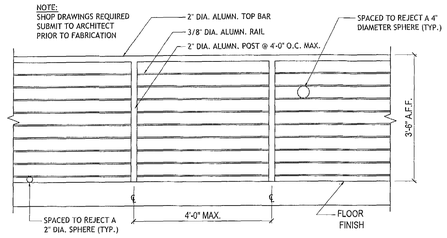
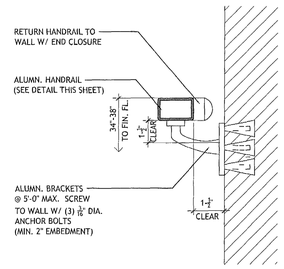
A.4.1
SECTIONS



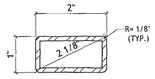
3 A4.2 TYP. GUARDRAIL ELEVATION DETAIL

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



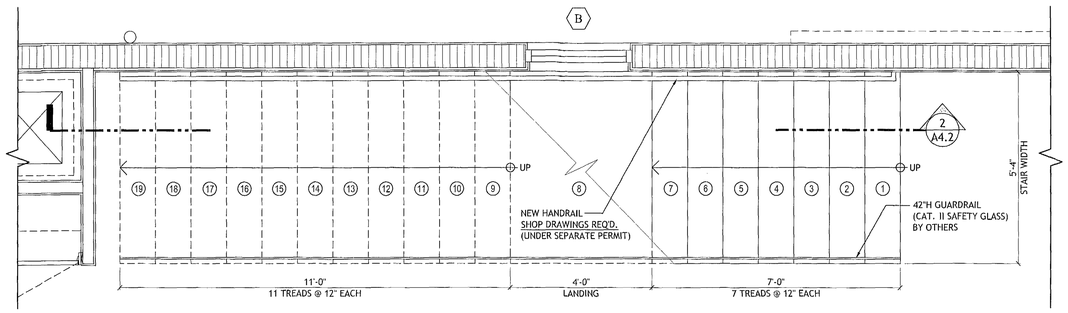
TYP. EXT. HANDRAIL DETAIL

SCALE: N.T.S.



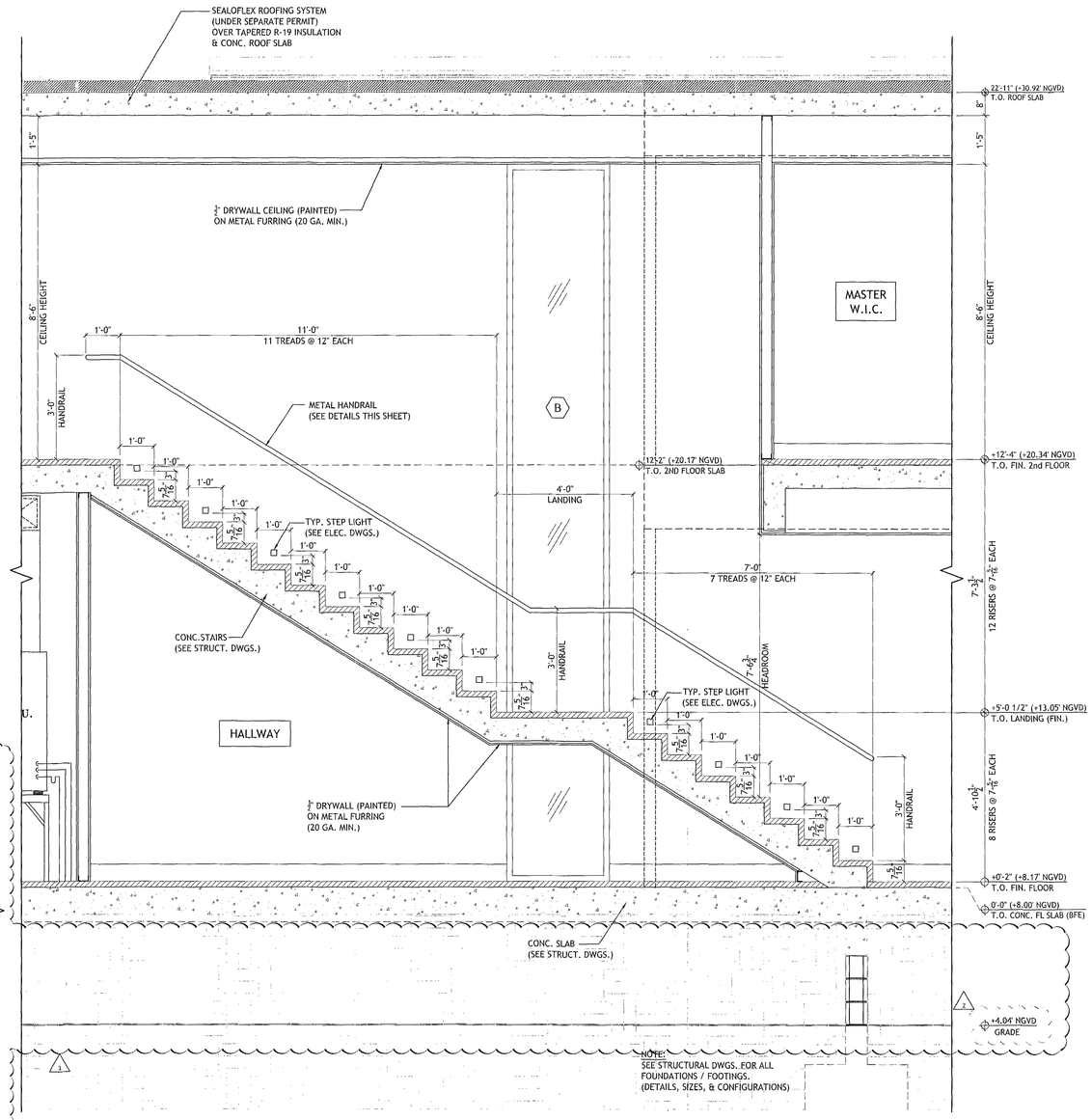
TYPICAL ALUMN. HANDRAIL PROFILE DETAIL (EXT. ONLY)

SCALE: 6" = 1'-0"



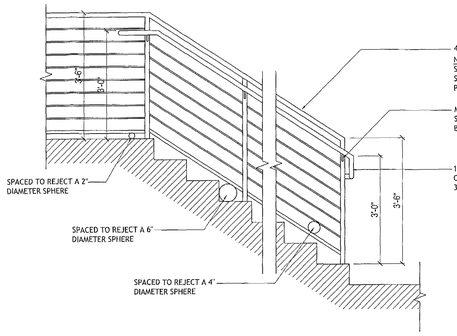
1 A4.2 STAIR PLAN

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



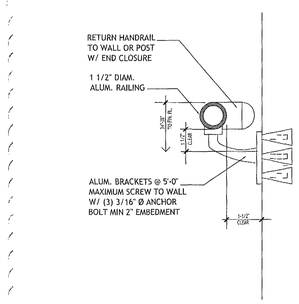
2 A4.2 STAIR SECTION

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



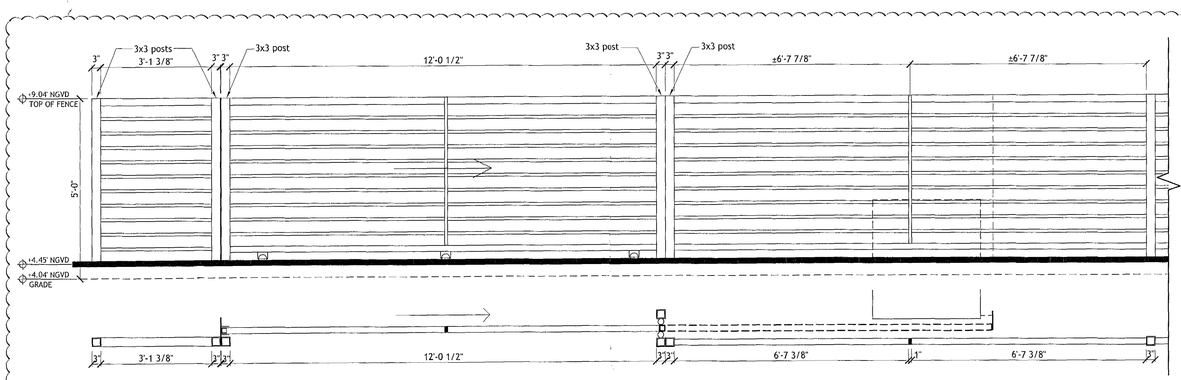
4 A4.2 TYP. EXTERIOR STAIR SECTION

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



TYP. INTERIOR HANDRAIL DETAIL

SCALE: N.T.S.



5 A4.2 TYP. EXT. GATE & FENCE (FLOOR PLAN & ELEVATION)

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

NOTE: GATE & FENCE UNDER SEPARATE PERMIT

DRAWN BY:

REVISIONS:

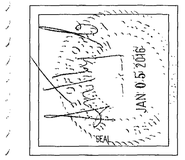
3 12-18-15

2 11-01-15

1 8-14-15

AA0003589
ANTHONY LEON
CGC061352

3 DESIGN ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

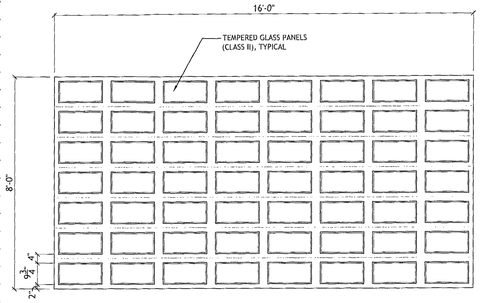


NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

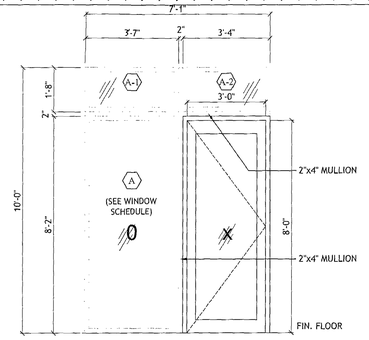
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A.4.2

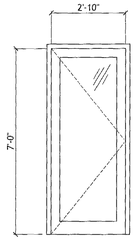
STAIR SECTIONS & DETAILS



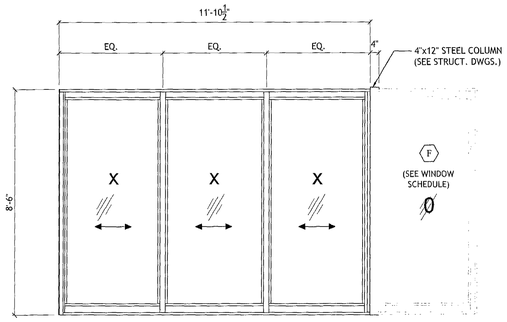
DOOR 100
SCALE: 3/8" = 1'-0



DOOR 100A
SCALE: 3/8" = 1'-0



DOOR 100B
SCALE: 3/8" = 1'-0

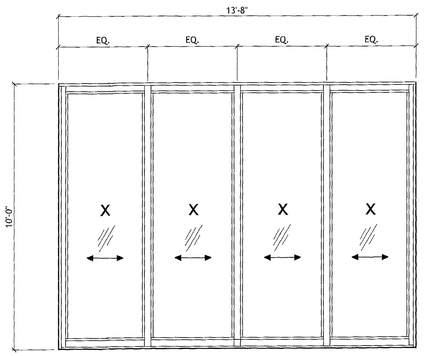


DOOR 200B
SCALE: 3/8" = 1'-0

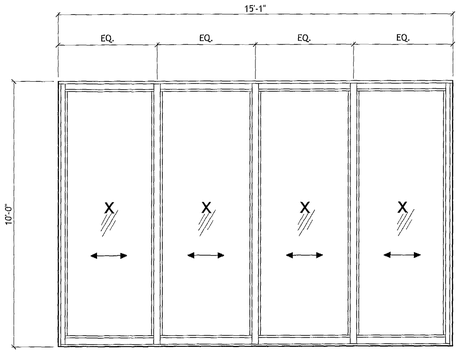
* FOR REFERENCE ONLY *

ALL EXTERIOR DOORS UNDER SEPARATE PERMIT

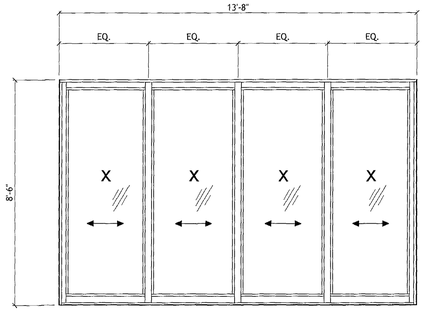
NOTES:
1. SEE SHEET S-__ ON STRUCTURAL DRAWINGS FOR DOOR WIND PRESSURES.
2. ALL GLASS TO HAVE A MAX U-VALUE OF 1.1 AND A SHGC OF .65
3. ALL EXTERIOR DOORS TO HAVE A MIAMI-DADE COUNTY PRODUCT APPROVAL.



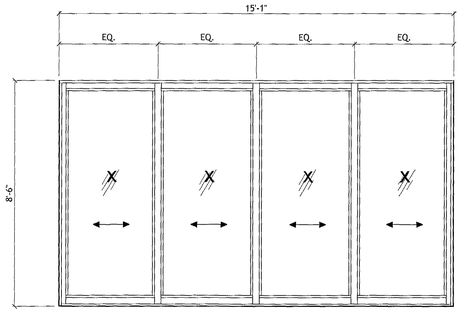
DOOR 100C
SCALE: 3/8" = 1'-0



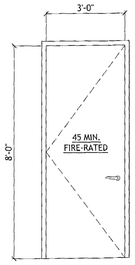
DOOR 100D, 100E
SCALE: 3/8" = 1'-0



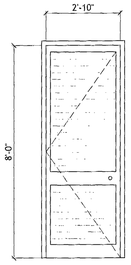
DOOR 200C
SCALE: 3/8" = 1'-0



DOOR 200D, 200E
SCALE: 3/8" = 1'-0

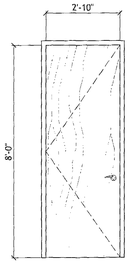


DOOR 101
SCALE: 3/8" = 1'-0"

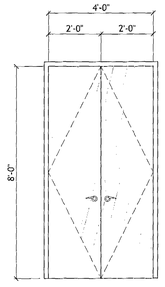


DOOR 102
SCALE: 3/8" = 1'-0"

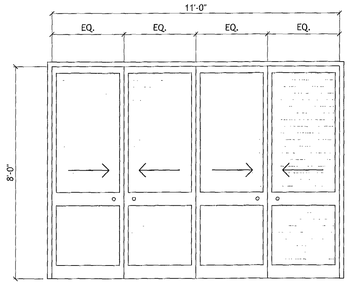
NON-COMBUSTIBLE



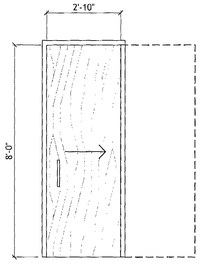
DOOR 103, 104A, 105, 206
SCALE: 3/8" = 1'-0"



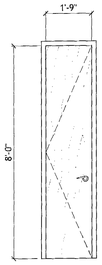
DOOR 104B
SCALE: 3/8" = 1'-0"



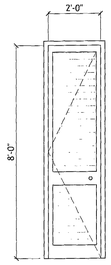
DOOR 202A
SCALE: 3/8" = 1'-0"



DOOR 104, 201, 201A, 201B, 202, 202B, 203, 203B, 205, 206A, 206B
SCALE: 3/8" = 1'-0"

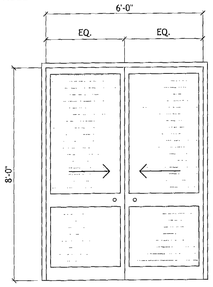


DOOR 106
SCALE: 3/8" = 1'-0"

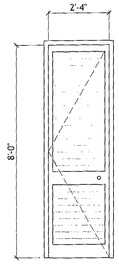


DOOR 202C
SCALE: 3/8" = 1'-0"

NON-COMBUSTIBLE

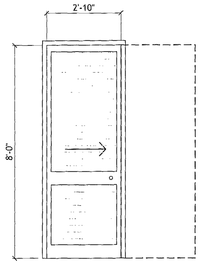


DOOR 203A
SCALE: 3/8" = 1'-0"

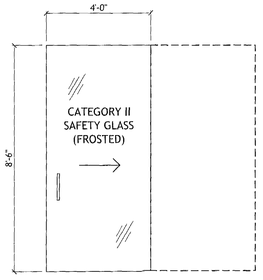


DOOR 204A, 204B
SCALE: 3/8" = 1'-0"

NON-COMBUSTIBLE



DOOR 204
SCALE: 3/8" = 1'-0"



DOOR 206C
SCALE: 3/8" = 1'-0"

SYMBOL LEGEND:

O = FIXED PANEL

X = OPERABLE PANEL

DOOR TYPE LEGEND:

SW-H	SWING (HINGE)
SW-P	SWING (PIVOT)
BF	BI-FOLD
PD	POCKET
SL	SLIDING
OH	OVERHEAD
GAR	GARAGE

DOOR SCHEDULE - (See Sheet A.5.1 for all Jamb Details)

		#	SIZE (W x H)	MATERIALS	HARDWARE	TYPE	N.O.A. #	NOTES
1st FLOOR	EXTERIOR	100	16'-0" X 8'-0"	STEEL	T.B.D.	GAR	15-0225.15	EXTERIOR - HIGH IMPACT RESISTANT
		100A	3'-0" X 8'-0"	ALUMN./GLASS	T.B.D.	SW-H	12-0628.04	EXTERIOR - HIGH IMPACT RESISTANT
		100B	2'-10" X 7'-0"	ALUMN./GLASS	T.B.D.	SW-H	12-0628.04	EXTERIOR - HIGH IMPACT RESISTANT
		100C	(4) 3'-5" X 10'-0"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
		100D	(4) 3'-9 1/4" X 10'-0"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
		100E	(4) 3'-9 1/4" X 10'-0"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
	INTERIOR	101	3'-0" X 8'-0"	HOLLOW METAL	T.B.D.	SW-H		INT., 45-MIN. FIRE-RATED, SELF-CLOSING & SELF-LATCHING
		102	2'-10" X 8'-0"	METAL	T.B.D.	SW-H		INT., SWING DOOR, LOUVERED, NON-COMBUSTIBLE
		103	2'-10" X 8'-0"	WOOD	T.B.D.	SW-H		INTERIOR, FLUSH, SWING DOOR
		104	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		104A	2'-10" X 8'-0"	WOOD	T.B.D.	SW-H		INTERIOR, FLUSH, SWING DOOR W/ PRIVACY LOCKSET
		104B	(2) 2'-0" X 8'-0"	WOOD	T.B.D.	SW-H		INTERIOR, FLUSH, DOUBLE SWING DOOR
		105	2'-10" X 8'-0"	WOOD	T.B.D.	SW-H		INTERIOR, FLUSH, SWING DOOR W/ PRIVACY LOCKSET
		106	1'-9" X 8'-0"	WOOD	T.B.D.	SW-H		INTERIOR, FLUSH, SWING DOOR
2nd FLOOR	EXTERIOR	200	NOT USED					
		200A	NOT USED					
		200B	(2) 3'-0" X 7'-0"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
		200C	(4) 3'-5" X 8'-6"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
		200D	(4) 3'-9 1/4" X 8'-6"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
		200E	(4) 3'-9 1/4" X 8'-6"	ALUMN./GLASS	T.B.D.	SL	12-0130.13	EXTERIOR - HIGH IMPACT RESISTANT
	INTERIOR	201	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		201A	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR
		201B	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		202	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		202A	(4) 2'-9" X 8'-0"	WOOD	T.B.D.	SL		INTERIOR, 4-PANEL SLIDING DOOR, LOUVERED
		202B	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		202C	2'-0" X 8'-0"	METAL	T.B.D.	SW-H		INT., SWING DOOR, LOUVERED, NON-COMBUSTIBLE
		203	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		203A	(2) 3'-0" X 8'-0"	WOOD	T.B.D.	SL		INTERIOR, 2-PANEL SLIDING DOOR, LOUVERED
		203B	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		204	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR, LOUVERED
		204A	2'-4" X 8'-0"	METAL	T.B.D.	SW-H		INT., SWING DOOR, LOUVERED, NON-COMBUSTIBLE
		204B	2'-4" X 8'-0"	METAL	T.B.D.	SW-H		INT., SWING DOOR, LOUVERED, NON-COMBUSTIBLE
		205	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR
		206	2'-10" X 8'-0"	WOOD	T.B.D.	SW-H		INTERIOR, FLUSH, SWING DOOR W/ PRIVACY LOCKSET
		206A	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR
		206B	2'-10" X 8'-0"	WOOD	T.B.D.	PD		INTERIOR, POCKET DOOR W/ PRIVACY LOCKSET
		206C	4'-0" X 8'-6"	TEMP. GLASS	T.B.D.	PD		INT., FULL-HEIGHT TEMP. GLASS POCKET DOOR

DOOR NOTES:
- HARDWARE & FINISH TO BE COORDINATED W/ MILLWORK PROVIDER (U.N.O.).
- DOOR OPERATION VARIES LEFT OR RIGHT. (SEE PLANS)
- ALL ALUMINUM FINISHES T.B.D. , (U.N.O.). SUBMIT SAMPLE TO ARCHITECT.
- ALL FIRE-RATED DOORS SHALL BE EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES AND COMPLY W/ NFPA 80.
- GENERAL CONTRACTOR TO SUBMIT HARDWARE PACKAGE TO OWNER AND ARCHITECT FOR REVIEW & APPROVAL.
- PROVIDE CATEGORY II SAFETY GLASS AT GLASS PANELS ADJACENT TO DOORS.
- CONTRACTOR TO FIELD VERIFY ALL OPENINGS AND DIMENSIONS AND SUBMIT SHOP DWGS FOR ARCHITECTS APPROVAL PRIOR TO DOOR FABRICATION.
- CONTRACTOR TO COORDINATE DOOR TYPES & SIZES W/ INT. DESIGNER DWGS.

DRAWN BY:

REVISIONS:

1 8-14-15

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ANTHONY LEON
0016752

3 DESIGN ARCHITECTURE, INC.
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AUG 24 2015

SEAL

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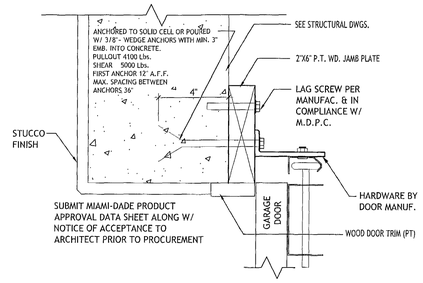
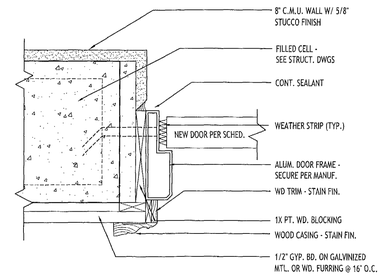
4354 ALTON ROAD
MIAMI BEACH, FL 33139

A.5.0

DOOR SCHEDULE

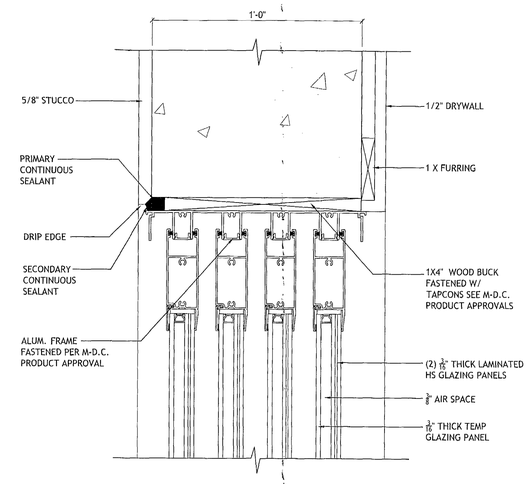


GARAGE DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

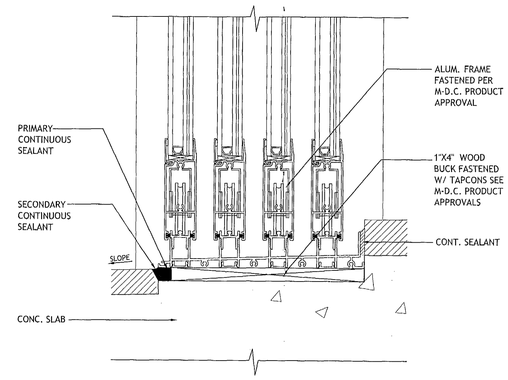


EXTERIOR SWING DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

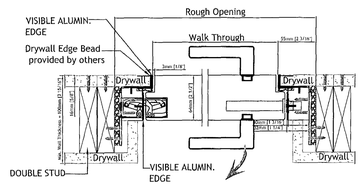
EXTERIOR DOOR JAMB DETAILS
SCALE: 3" = 1'-0"



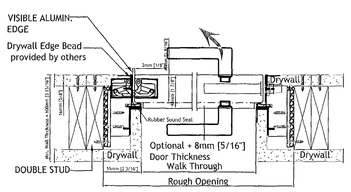
TYP. SLIDING DOOR HEAD
SCALE: 3" = 1'-0"



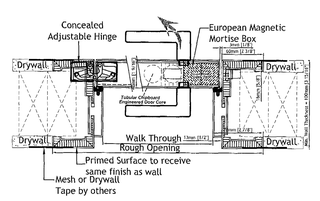
TYP. SLIDING DOOR SILL
SCALE: 3" = 1'-0"



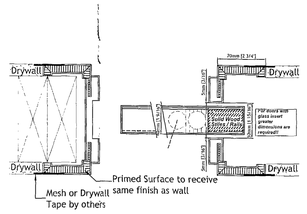
FLUSH WITH THE WALL (IN-SWING)



FLUSH WITH THE WALL (OUT-SWING)



ULTRA-FLUSH CONCEALED CASING



ULTRA-FLUSH POCKET DOOR

INTERIOR DOOR JAMB DETAILS
SCALE: 3" = 1'-0"

DRAWN BY:

REVISIONS:

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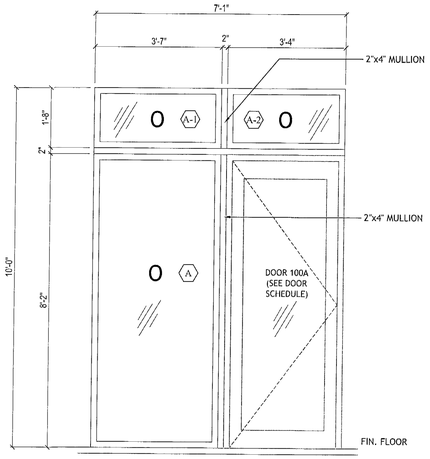
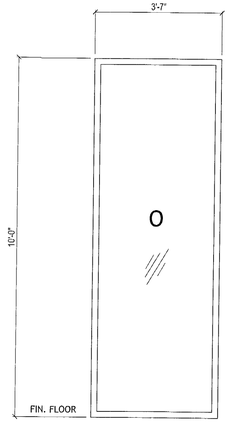
4354 ALTON ROAD
MIAMI BEACH, FL 33139

A.5.1

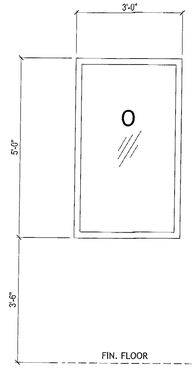
DOOR JAMB DETAILS



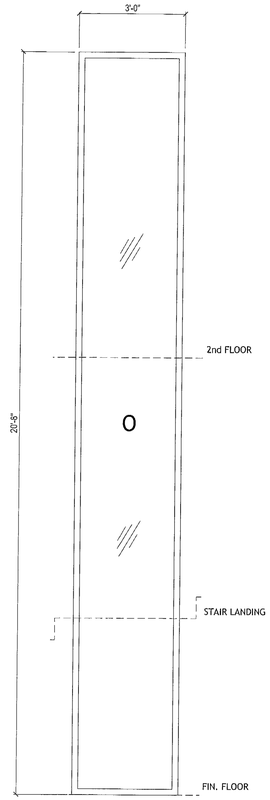
WINDOWS A, A-1, A-2
SCALE: 1/2" = 1'-0"



WINDOW C
SCALE: 1/2" = 1'-0"



WINDOW D
SCALE: 1/2" = 1'-0"



WINDOW B
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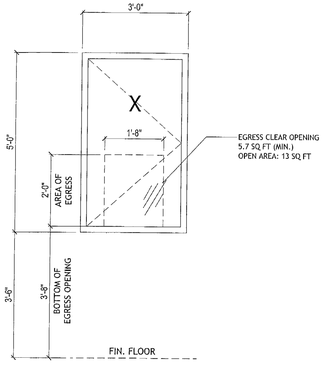

WINDOW E
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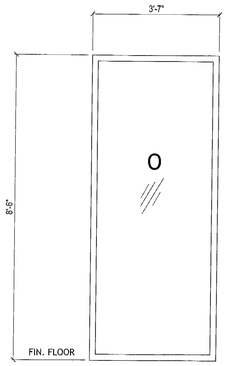
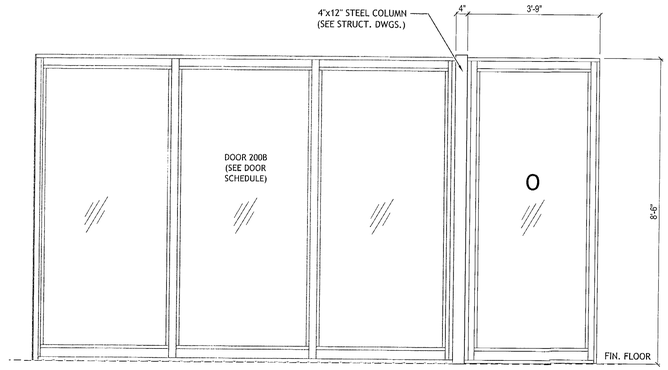
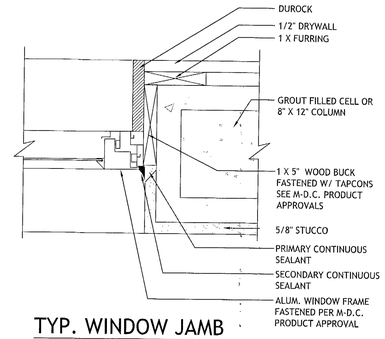


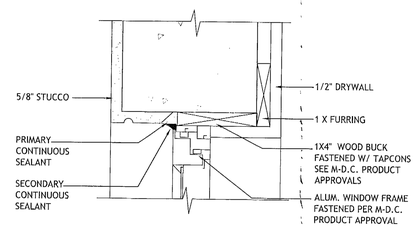
WINDOW G
SCALE: 1/2" = 1'-0"



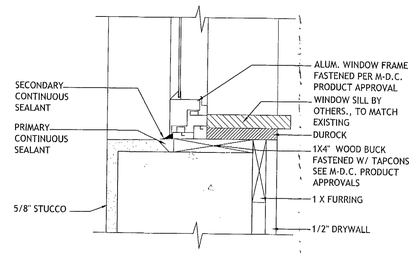
WINDOW F
SCALE: 1/2" = 1'-0"



TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



TYP. WINDOW SILL
SCALE: 3" = 1'-0"

WINDOW SCHEDULE:

#	SIZE: W x H	QTY.	MATERIALS	TYPE	GLASS	N.O.A. #	NOTES	MULLION(S)	
								QTY. - SIZE - TYPE	N.O.A. #
A	3'-7" X 8'-2"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12		(1) 2x4 VERTICAL	14-1014.05
A-1	3'-7" X 1'-8"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12	ABOVE ENTRANCE DOOR	(1) 2x4 HORIZONTAL	14-1014.05
A-2	3'-4" X 1'-8"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12	ABOVE ENTRANCE DOOR	(1) 2x4 VERTICAL	14-1014.05
B	3'-0" X 20'-8"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12			
C	3'-7" X 10'-0"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12			
D	3'-0" X 5'-0"	2	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12			
E	3'-0" X 5'-0"	1	ALUM/GLASS	CASEMENT	IMPACT GLASS	14-0305.03	EGRESS WINDOW		
F	3'-9" X 8'-6"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12			
G	3'-7" X 8'-6"	1	ALUM/GLASS	FIXED	IMPACT GLASS	14-0916.12			

SYMBOL LEGEND:
O = FIXED PANEL
X = OPERABLE PANEL

NOTES:
- WINDOWS TO HAVE LOW E IMPACT GLASS
- ALL ALUMINUM FINISHES TO BE DETERMINED BY OWNER
- PROVIDE CATEGORY II SAFETY GLASS AT GLASS PANELS ADJACENT TO DOORS
- ALL GLASS TO HAVE A MAX U-VALUE OF 0.96 AND A SHGC OF 0.60
- WINDOW OPERATION VARIES LEFT OR RIGHT. SEE PLANS FOR CONFIGURATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS & DIMENSIONS, AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO WINDOW FABRICATION.

* FOR REFERENCE ONLY *
ALL EXTERIOR WINDOWS UNDER SEPARATE PERMIT

DRAWN BY:

REVISIONS:
1 8-14-15

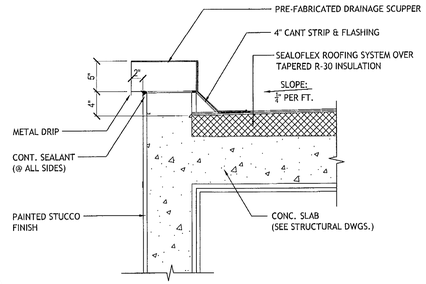
AA0003669
ANTHONY LEON
0016752

3 DESIGN ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

AUG 2 4 2015
SEAL

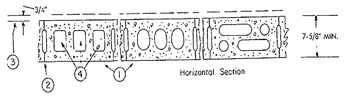
NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

A.6.0
WINDOW SCHEDULE



3 / A7.0 TYP. EMERGENCY OVERFLOW DETAIL
SCALE: 1" = 1'-0

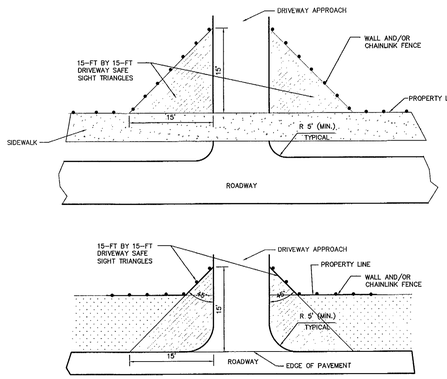
Design No. U905
Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR



1. **Concrete Blocks*** — Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.
2. **Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. **Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. **Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
5. **Foamed Plastic*** — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO —Type Thermax

*Bearing the UL Classification Mark



THIS TRIANGLE APPLIES ON ROADS OTHER THAN COLLECTORS AND ARTERIALS

THE HEIGHT OF FENCES, WALLS, BUS SHELTERS AND HEDGES SHALL NOT EXCEED 2 FEET IN HEIGHT WITHIN FIFTEEN (15) FEET OF THE EDGE OF DRIVEWAY LEADING TO A PUBLIC RIGHT-OF-WAY.

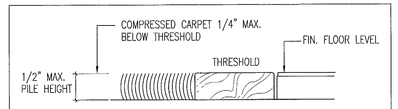
THE SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2 FEET AND 6 FEET ABOVE PAVEMENT. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, GRASS, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

DRIVEWAY SAFE SIGHT TRIANGLE
N.T.S.

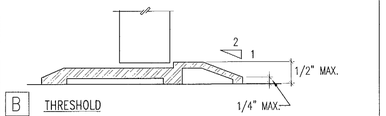
F:\WORK\$ALL\CAD DWG\STANDARDS\CAD\$_STANDARD_DETAILS\Public Works Manual\CAD\$ Roadway Details

MIAMIBEACH — PUBLIC WORKS DEPARTMENT — 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

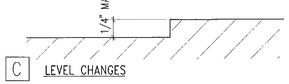
APPROVED	REVISED	TITLE	
04/07/2003	10/2009 09/30/2010 04/08/2011 08/09/2011	ROADWAY DETAILS NO.2 DRIVEWAY SAFE SIGHT TRIANGLE	RS16



A TRANSITION BETWEEN FLOOR FINISHES



B THRESHOLD

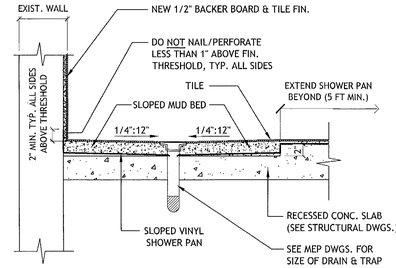


C LEVEL CHANGES

NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERITCAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

THRESHOLD / LEVEL CHANGES — SCALE: NONE — 2 / A7.0



NOTE:
SHOWER LINING AS PER FBC 417.5.2.

1 / A7.0 TYP. SHOWER PAN DETAIL
SCALE: 1" = 1'-0"

TYPICAL PARTITION NOTES:

-PROVIDE A HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN. (2) 20 GA STUDS BEHIND ANY/ALL CABINETS, WALL HUNG ACCESSORIES, & PLUMBING FIXTURES.

-REFER TO I.D. DRAWINGS FOR WALL FINISHES AND PAINT COLORS.

-COORDINATE W/ I.D. DRAWINGS FOR BASEBOARD LOCATIONS, HEIGHTS, & TYPE.

-PROVIDE PLYWOOD BACKING @ ALL BATHROOM ACCESSORIES, WALL HUNG TV, BUILT IN FURNITURE, HEAVY ARTWORK, WALL HUNG MIRRORS, ETC. G.C. TO COORDINATE W/ OWNER.

-FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8'-0", AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS, AT CHIMNEYS, AT FLOOR JOISTS, AND AROUND DOOR POCKETS.

-PROVIDE 5/8" GREENBOARD IN BATHROOMS AND KITCHEN.

-PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN SHOWERS & TUBS.

-PROVIDE SOUND ATTENUATION BATT INSULATION @ PARTITIONS (WHERE INDICATED).

-REFER TO OWNER AND/OR I.D. DRAWINGS FOR WALL FINISHES AND PAINT COLORS.

-SEE FLOOR PLANS FOR WALL TYPE DESIGNATIONS.

-SEE REFLECTED CEILING PLANS FOR CEILING TYPES & HEIGHTS.

FLAME SPREAD INDEX: (FBC R302.9.1, R302.10.1)

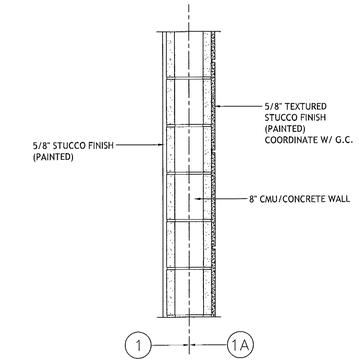
- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.

SMOKE DEVELOPED INDEX: (FBC R302.9.2, R302.10.1)

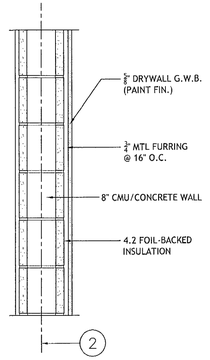
- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

R-VALUE CHART
Table R402.1.1, FBC Energy conservation

CLIMATE ZONE: 1		
COMPONENT	R-VALUE REQ'D. (MIN.)	R-VALUE PROVIDED
CEILING	R-30	R-30
EXTERIOR WALL	R-4	R-4.2



1 — 1A



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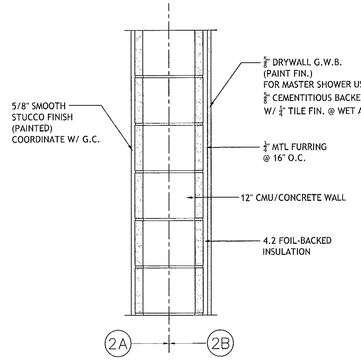
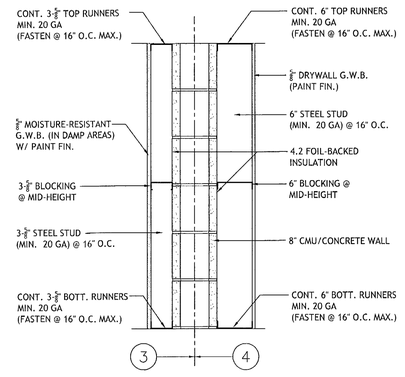
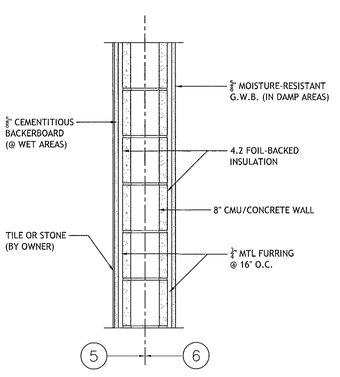


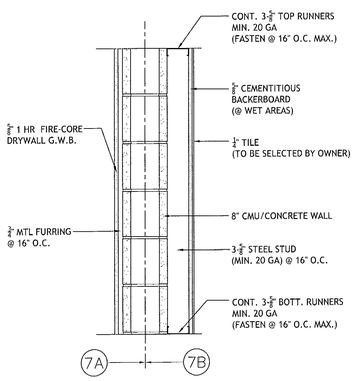
2A — 2B



3 — 4

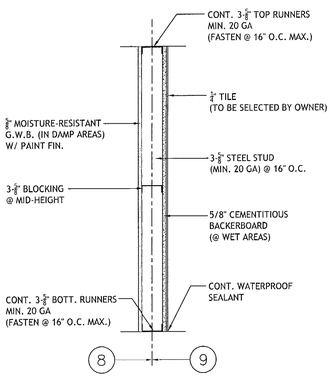


5 — 6

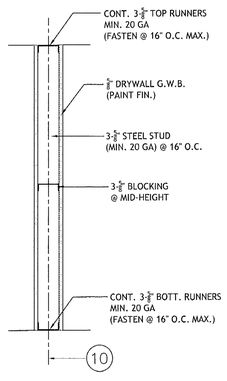


7A — 7B

U.L. DESIGN #: U905
(SEE DETAIL THIS SHEET)



8 — 9



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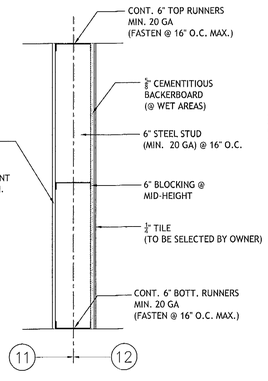
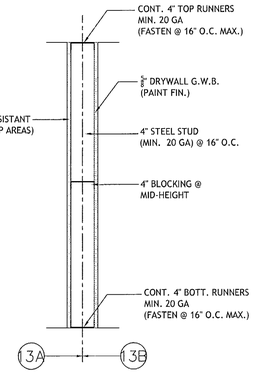
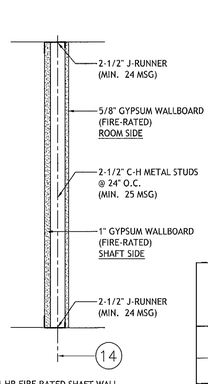


11 — 12



13A — 13B



14

1 HR FIRE RATED SHAFT WALL
UL DES U469

JOINT SYSTEMS: TREMCO HW-D-0016-183
BOTTOM 2HR FIRE RATED JOINT SYSTEM: TREMCO BW-S-0016-014

WALL TYPES
SCALE: 1" = 1'-0"

DRAWN BY:

REVISIONS:
1 11-01-15
2 8-14-15

AA0003669
ANTHONY LEON
0016752

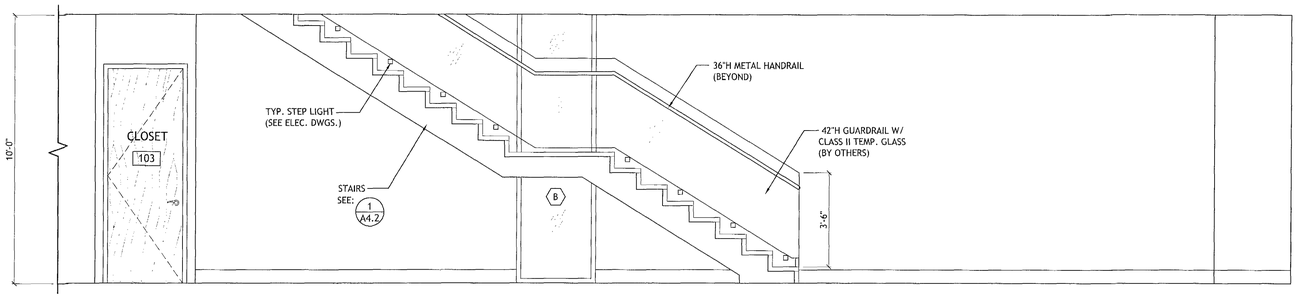
3 DESIGN ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

SEAL
NOV 20 2015

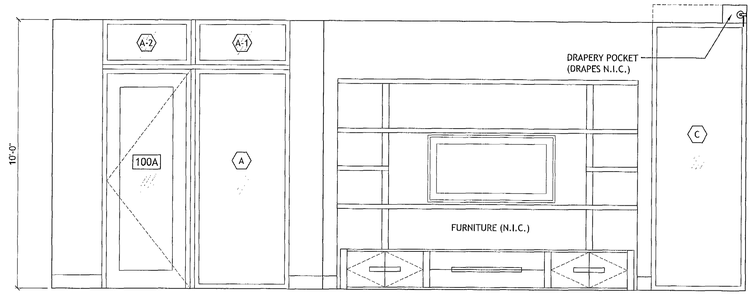
NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

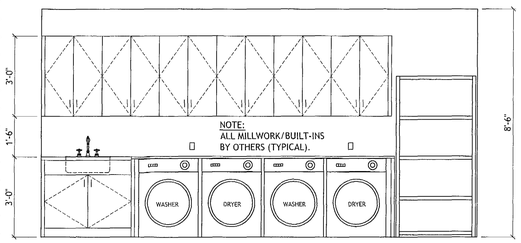
A.7.0
WALL TYPES & DETAILS



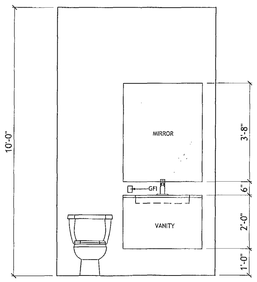
B A8.0 INTERIOR ELEV. - HALLWAY
SCALE: 3/8" = 1'-0"



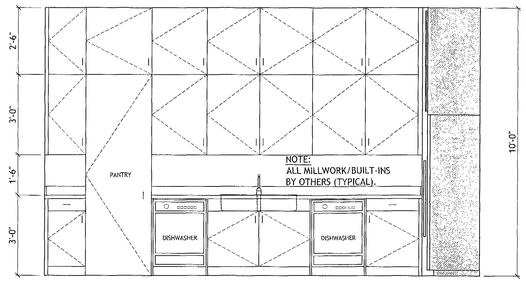
A A8.0 INTERIOR ELEV. - LIVING AREA
SCALE: 3/8" = 1'-0"



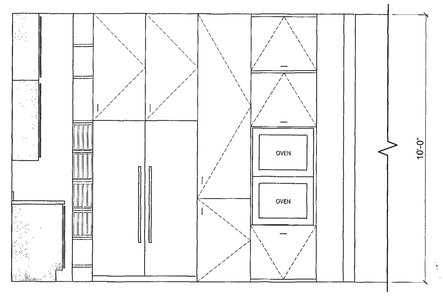
G A8.0 INTERIOR ELEV. - LAUNDRY
SCALE: 3/8" = 1'-0"



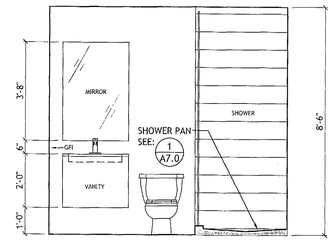
F A8.0 INT. ELEV. - POWDER ROOM
SCALE: 3/8" = 1'-0"



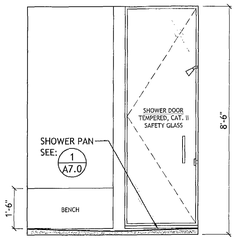
E A8.0 INTERIOR ELEV. - KITCHEN
SCALE: 3/8" = 1'-0"



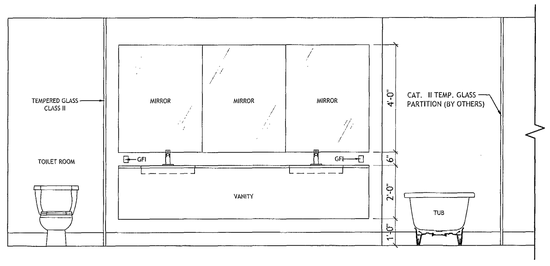
D A8.0 INTERIOR ELEV. - KITCHEN
SCALE: 3/8" = 1'-0"



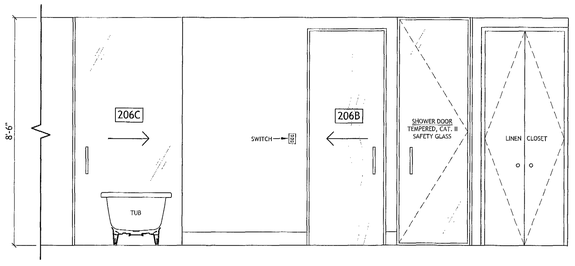
C A8.0 INTERIOR ELEV. - GUEST BATH
SCALE: 3/8" = 1'-0"



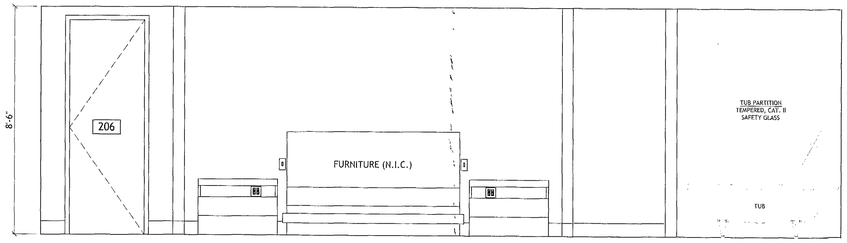
K A8.0 INTERIOR ELEV. - SHOWER
SCALE: 3/8" = 1'-0"



J A8.0 INTERIOR ELEV. - MASTER BATHROOM
SCALE: 3/8" = 1'-0"



I A8.0 INTERIOR ELEV. - MASTER BATHROOM
SCALE: 3/8" = 1'-0"



H A8.0 INTERIOR ELEV. - MASTER BEDROOM
SCALE: 3/8" = 1'-0"

DRAWN BY:

REVISIONS:

1 8-14-15

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AUG 2 4 2015

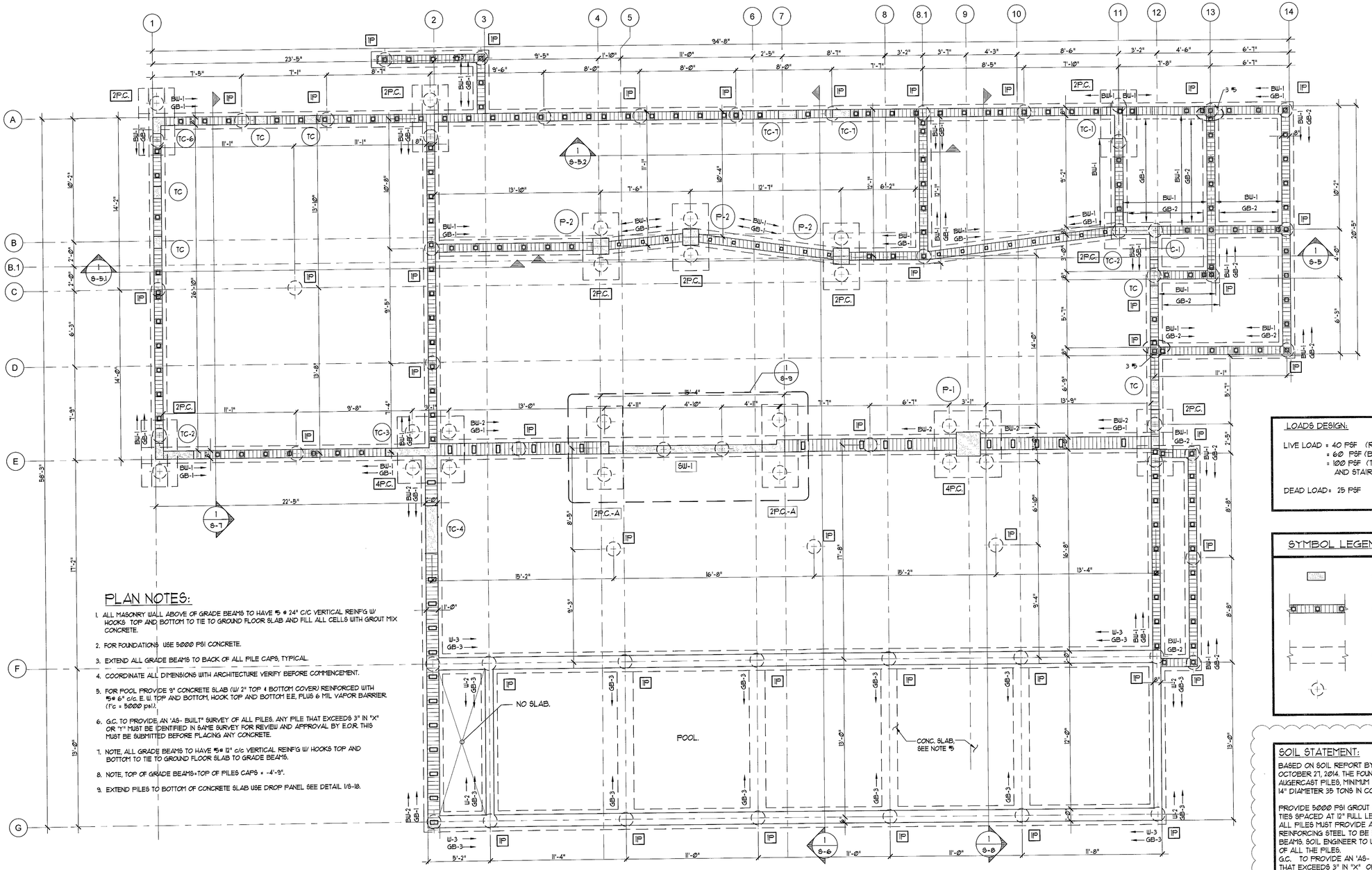
SEAL

NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A.8.0
INTERIOR ELEVATIONS

1



PLAN NOTES:

1. ALL MASONRY WALL ABOVE OF GRADE BEAMS TO HAVE #5 @ 24" C/C VERTICAL REINF'G W/ HOOKS TOP AND BOTTOM TO TIE TO GROUND FLOOR SLAB AND FILL ALL CELLS WITH GROUT MIX CONCRETE.
2. FOR FOUNDATIONS USE 5000 PSI CONCRETE.
3. EXTEND ALL GRADE BEAMS TO BACK OF ALL PILE CAPS, TYPICAL.
4. COORDINATE ALL DIMENSIONS WITH ARCHITECTURE VERIFY BEFORE COMMENCEMENT.
5. FOR POOL PROVIDE 9" CONCRETE SLAB (W/ 2" TOP & BOTTOM COVER) REINFORCED WITH #5 @ 6" C/C, E. W. TOP AND BOTTOM, HOOK TOP AND BOTTOM E.E, PLUS 6 MIL VAPOR BARRIER. (f'c = 5000 psi).
6. G.C. TO PROVIDE, AN 'AS- BUILT' SURVEY OF ALL PILES. ANY PILE THAT EXCEEDS 3" IN "X" OR "Y" MUST BE IDENTIFIED IN SAME SURVEY FOR REVIEW AND APPROVAL BY E.O.R. THIS MUST BE SUBMITTED BEFORE PLACING ANY CONCRETE.
7. NOTE, ALL GRADE BEAMS TO HAVE #5 @ 12" c/c VERTICAL REINF'G W/ HOOKS TOP AND BOTTOM TO TIE TO GROUND FLOOR SLAB TO GRADE BEAMS.
8. NOTE, TOP OF GRADE BEAMS=TOP OF PILES CAPS = -4'-9".
9. EXTEND PILES TO BOTTOM OF CONCRETE SLAB USE DROP PANEL SEE DETAIL 1/S-18.

FOUNDATION FRAMING PLAN

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

LOADS DESIGN:

LIVE LOAD = 40 PSF (RESIDENCE)
= 60 PSF (BALCONY)
= 100 PSF (TERRACE AND STAIRS)

DEAD LOAD= 25 PSF

SYMBOL LEGEND:

- CONCRETE COLUMN
- CMU WALL
- GRADE BEAM
- AUGERCAST PILE

SOIL STATEMENT:

BASED ON SOIL REPORT BY DYNATECH ENGINEERS CORP DATED OCTOBER 27, 2014. THE FOUNDATIONS HAVE BEEN DESIGNED WITH AUGERCAST PILES, MINIMUM PILE LENGTH 32'-0".
14" DIAMETER 35 TONS IN COMPRESSION, AND 15 TONS IN TENSION.

PROVIDE 5000 PSI GROUT WITH 6 # 7 FULL LENGTH REINFORCING # 3 TIES SPACED AT 12" FULL LENGTH OF PILES.
ALL PILES MUST PROVIDE A MINIMUM 18" LENGTH OF EXPOSED PILE REINFORCING STEEL TO BE EMBEDDED IN THE PILE CAPS OR GRADE BEAMS. SOIL ENGINEER TO WITNESS AND CERTIFY THE INSTALLATION OF ALL THE PILES.
G.C. TO PROVIDE AN 'AS- BUILT" SURVEY OF ALL PILES. ANY PILE THAT EXCEEDS 3" IN "X" OR "Y" MUST BE IDENTIED IN SAME SURVEY FOR RELIEW BY E.O.R. THIS MUST BE SUBMITTED BEFORE PLACING ANY CONCRETE.

REVISIONS:
1. 5-24-2015 : BLDG. DEPT. COMMENTS.
2. 8-5-2015 : BLDG. DEPT. COMMENTS.

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OCT 15 2015

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40114

NEW RESIDENCE
FOR:
4354 ALTON RD.
MIAMI BEACH, FL 33139

DATE: 10-20-2014

JUAN FERNANDEZ-BARQUIN, P.E.
STRUCTURAL ENGINEER P.E. # 40114
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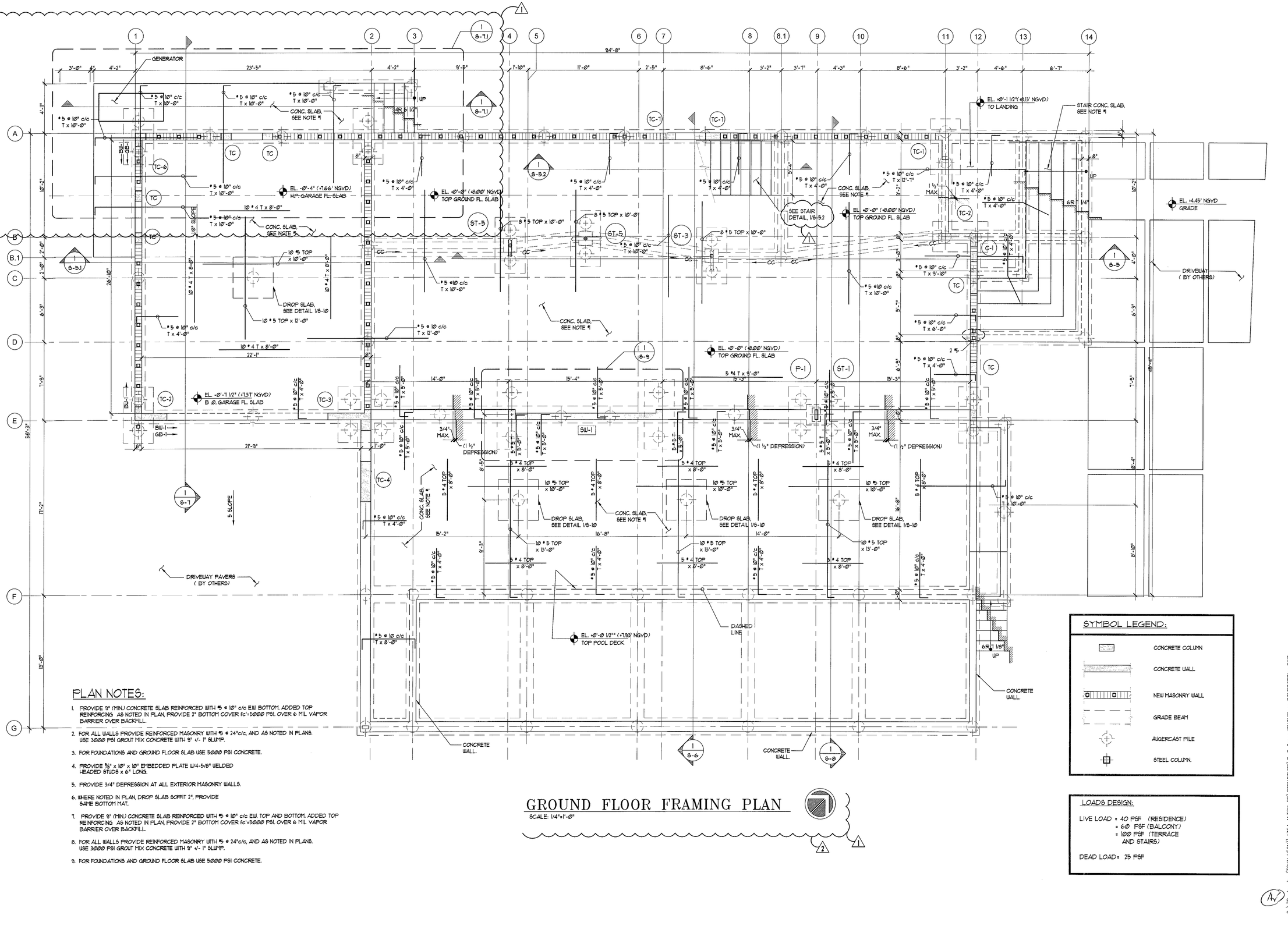
S-1
FOUNDATION FRAMING PLAN

O:\3Design Inc\[TONY LEON]\4354 ALTON RD\STRUCTURE\S-1Foundation Floor Plan.dwg



PLAN NOTES:

1. PROVIDE 9" (MIN.) CONCRETE SLAB REINFORCED WITH #5 @ 10" c/c E.W. BOTTOM, ADDED TOP REINFORCING AS NOTED IN PLAN, PROVIDE 2" BOTTOM COVER f'c=5000 PSI. OVER 6 MIL VAPOR BARRIER OVER BACKFILL.
2. FOR ALL WALLS PROVIDE REINFORCED MASONRY WITH #5 @ 24"c/c, AND AS NOTED IN PLANS. USE 3000 PSI GROUT MIX CONCRETE WITH 9" +/- 1" SLUMP.
3. FOR FOUNDATIONS AND GROUND FLOOR SLAB USE 5000 PSI CONCRETE.
4. PROVIDE 5/8" x 10" x 10" EMBEDDED PLATE W/4-5/8" WELDED HEADED STUDS x 6" LONG.
5. PROVIDE 3/4" DEPRESSION AT ALL EXTERIOR MASONRY WALLS.
6. WHERE NOTED IN PLAN, DROP SLAB SOFFIT 2", PROVIDE SAME BOTTOM MAT.
7. PROVIDE 9" (MIN.) CONCRETE SLAB REINFORCED WITH #5 @ 10" c/c E.W. TOP AND BOTTOM, ADDED TOP REINFORCING AS NOTED IN PLAN, PROVIDE 2" BOTTOM COVER f'c=5000 PSI. OVER 6 MIL VAPOR BARRIER OVER BACKFILL.
8. FOR ALL WALLS PROVIDE REINFORCED MASONRY WITH #5 @ 24"c/c, AND AS NOTED IN PLANS. USE 3000 PSI GROUT MIX CONCRETE WITH 9" +/- 1" SLUMP.
9. FOR FOUNDATIONS AND GROUND FLOOR SLAB USE 5000 PSI CONCRETE.

GROUND FLOOR FRAMING PLAN

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

SYMBOL LEGEND:

- CONCRETE COLUMN
- CONCRETE WALL
- NEW MASONRY WALL
- GRADE BEAM
- AUGERCAST PILE
- STEEL COLUMN.

LOADS DESIGN:

LIVE LOAD = 40 PSF (RESIDENCE)
= 60 PSF (BALCONY)
= 100 PSF (TERRACE AND STAIRS)

DEAD LOAD= 25 PSF

REVISIONS:
1. 11-24-2015 - BLDG. DEPT. COMMENTS.
2. 12-8-2015 - BLDG. DEPT. COMMENTS.

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NEW RESIDENCE
FOR:
4354 ALTON RD.
MIAMI BEACH, FL 33139

DATE: 10-20-2014

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S-2
GROUND FLOOR FRAMING PLAN

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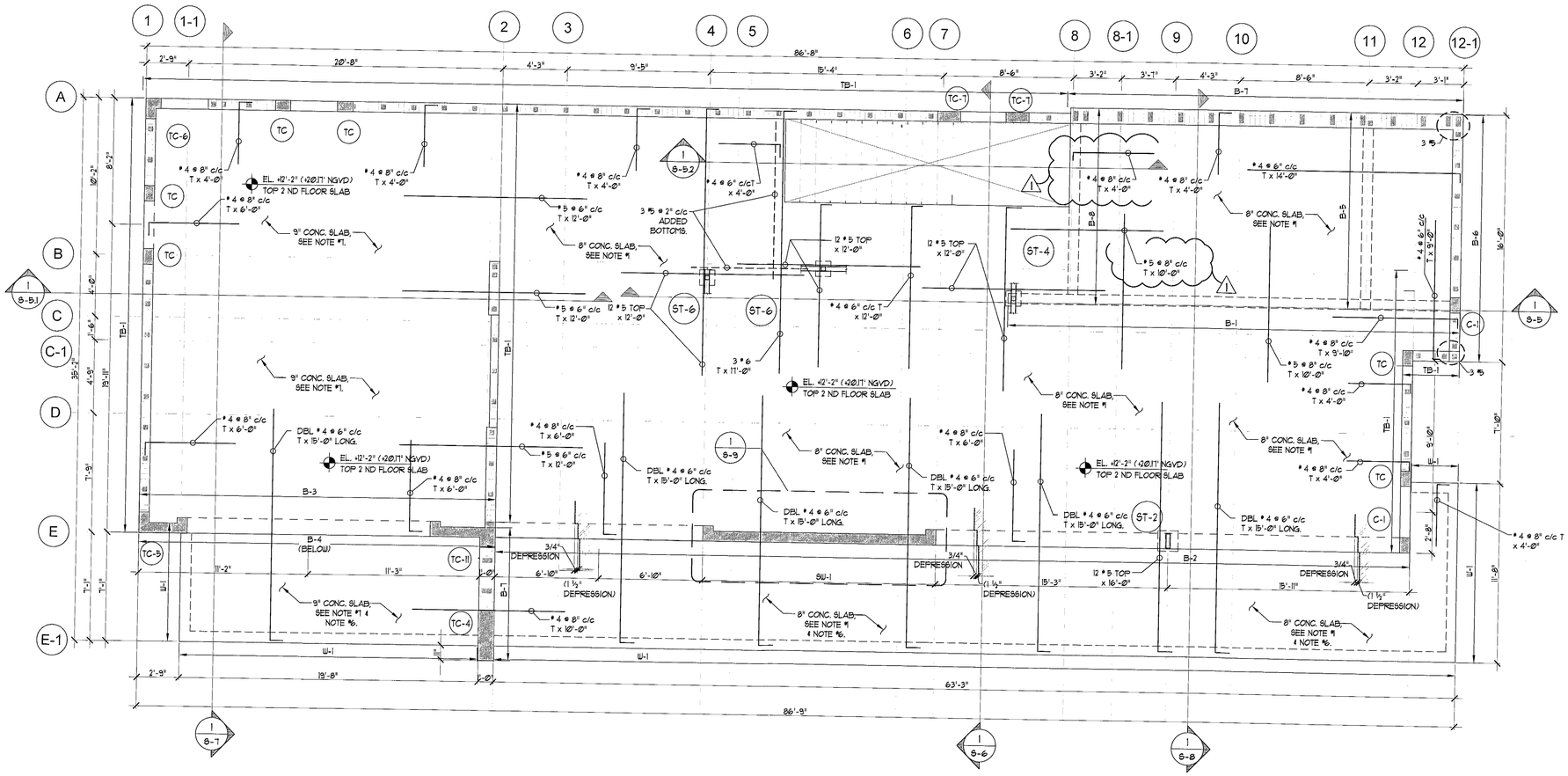

SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-Ø"

PLAN NOTES:

1. PROVIDE 8" MINIMUM CONCRETE SLAB REINFORCED WITH #4 @ 8" C/C E.W. BOTTOM, ADDED TOP REINFORCING ARE NOTED IN PLAN (fc' = 3000 psi).
2. PROVIDE 3/4" DEPRESSION AT ALL EXTERIOR PERIMETER FOR WALLS.
3. ALL EXTERIOR MASONRY TO BE REINFORCED WITH #5 @24" c/c. UNLESS OTHER WISE NOTED. FILL CELLS WITH 3000 PSI. GROUT MIX CONCRETE W/ 9" SLUMP (+/- 1").
4. PROVIDE 8" TO 6" CONCRETE SLAB W/ #4 @ 8" c/c E. W. BOTTOM ADDED TOP REINFORCING ARE NOTED IN PLAN. (FC' = 5000 PSI).
5. G.C. TO COORDINATE WITH ARCHITECTURE ALL DIMENSIONS.
6. DROP SLAB SOFFIT 2", SEE SECTIONS.
7. PROVIDE 9" MINIMUM CONCRETE SLAB REINFORCED WITH #5 @ 6" C/C E.W. BOTTOM, ADDED TOP REINFORCING ARE NOTED IN PLAN (FC' = 5000 PSI).

SYMBOL LEGEND:

- CONCRETE COLUMN
- CONCRETE WALL
- NEW MASONRY WALL
- STEEL COLUMN.

LOADS DESIGN:

LIVE LOAD = 40 PSF (RESIDENCE)
= 60 PSF (BALCONY)
= 100 PSF (TERRACE AND STAIRS)

DEAD LOAD= 25 PSF

⚠ 11-24-2015 BLDG. DEPT. COMMENTS

DRAWN BY:

REVISIONS:

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ANTHONY LEON
2015/12/2

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12-2-2015

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S-3

SECOND FLOOR FRAMING PLAN

C:\3Design Inc\[TONY LEON]\4354 ALTON RD\STRUCTURE\S-3 Second Floor Framing.dwg