



SHERIDAN AVENUE 3732 SHERIDAN AVENUE MIAMI BEACH, FLORIDA 33140

COMPLETE DEMOLITION & NEW RESIDENCE

SECOND SUBMITTAL: JUNE 17th, 2016

JUNE 17th, 2016 DESIGN REVIEW BOARD SET SECOND SUBMITTAL: JUNE 17th, 2016









PROJ. NO.:

SCALE:

ISSUE DATE: PLOT DATE:

DRAWN BY:

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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. 00-000-00 00-00-2016 00-00-2016 AS NOTED CHECKED BY: DC/PEC

SCOPE OF WORK: NEW RESIDENCE

DATE COMMENTS **REVISION NO.** 



ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION



3732 SHERIDAN AVENUE MIAMI BEACH, FLORIDA 33140

DULCE M. CONDE, RA ARCHITECT AR0015803 PRIMITIVO E. CONDE, RA ARCHITECT AR0014406 4917 SW 74TH COURT MIAMI FL. 33155 P 305 740 0723 F 305 740 0718



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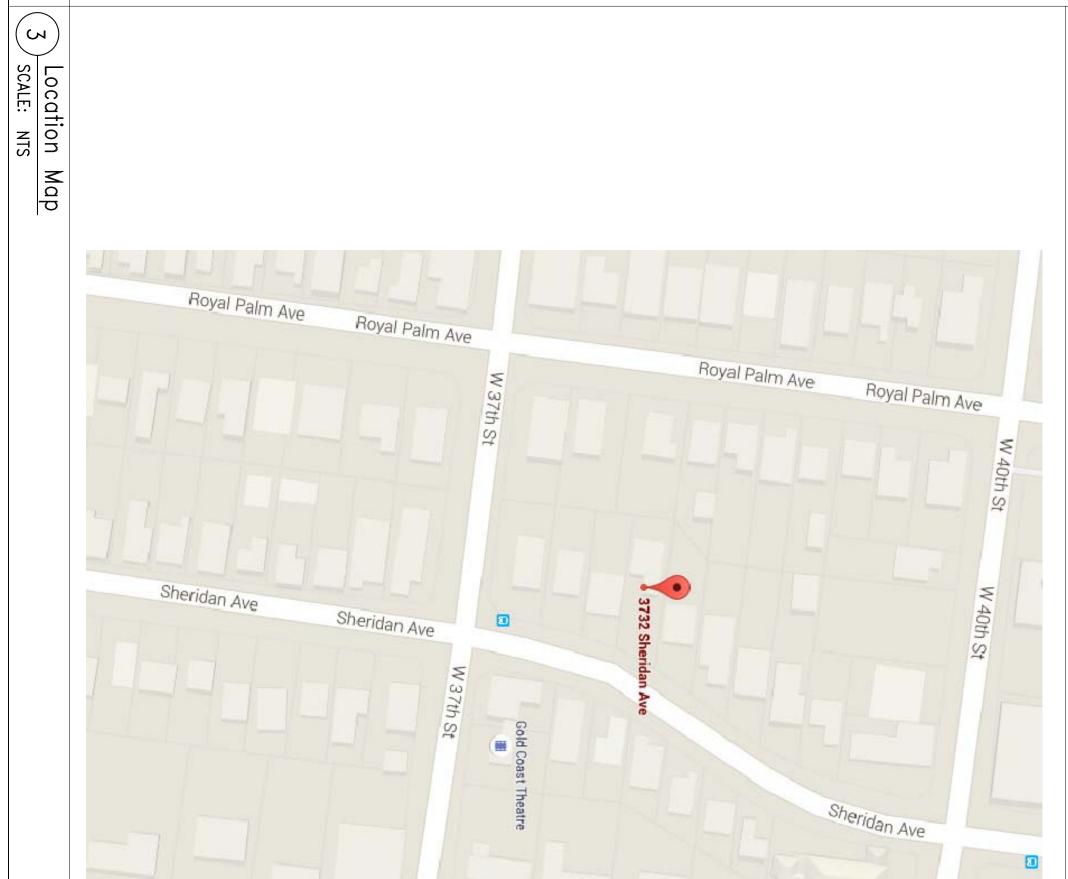
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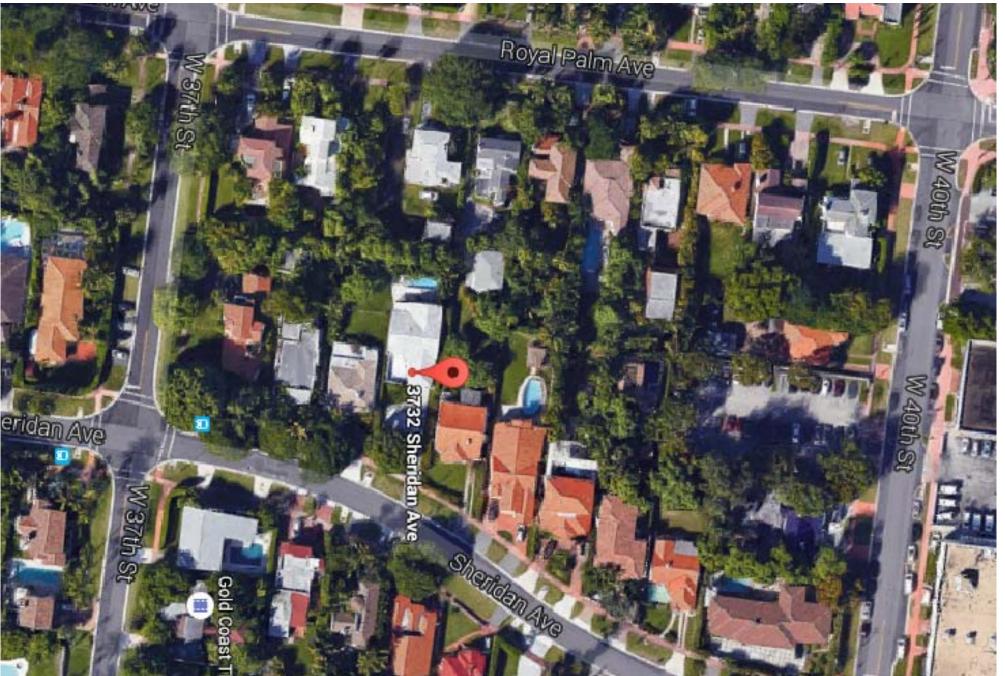


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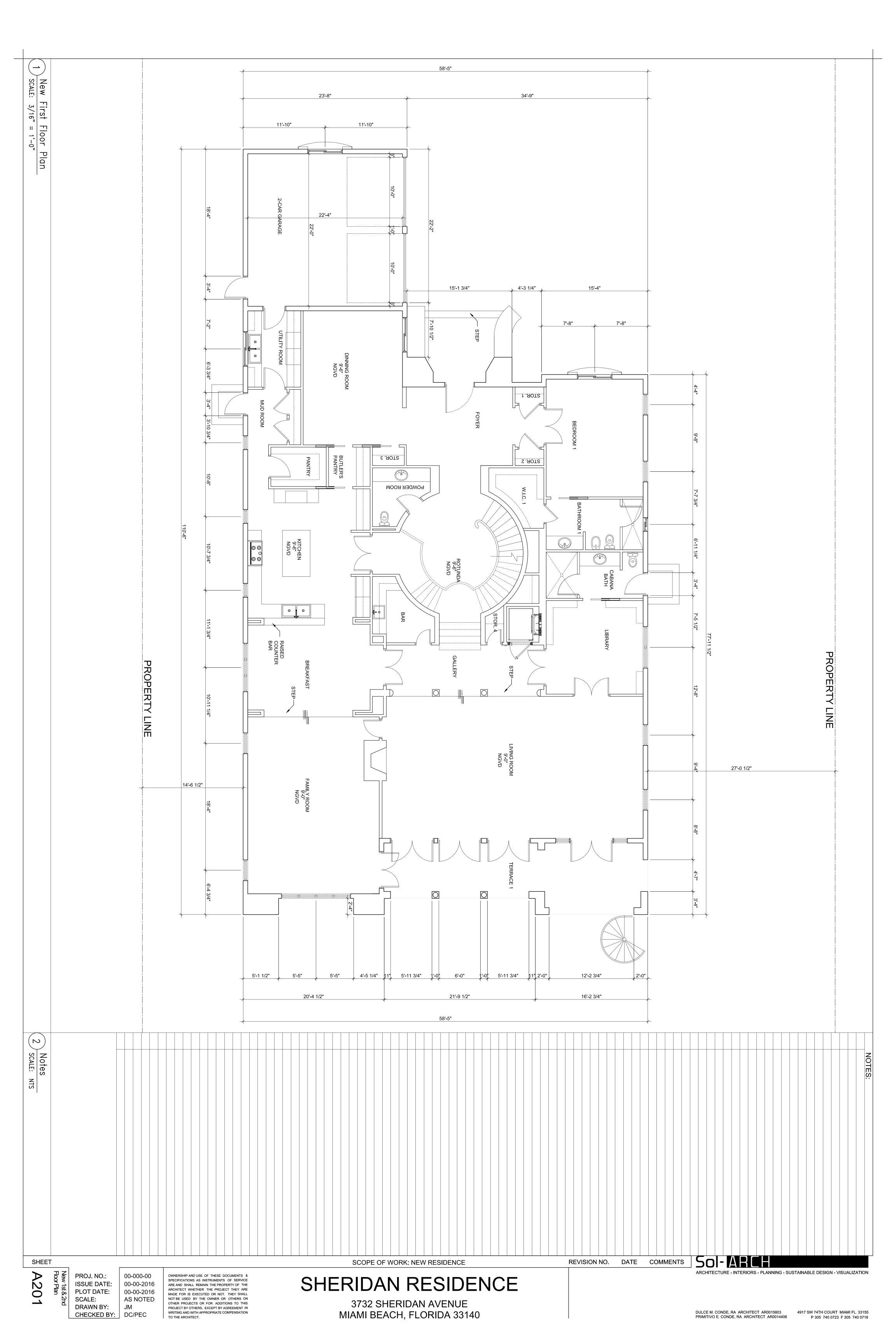
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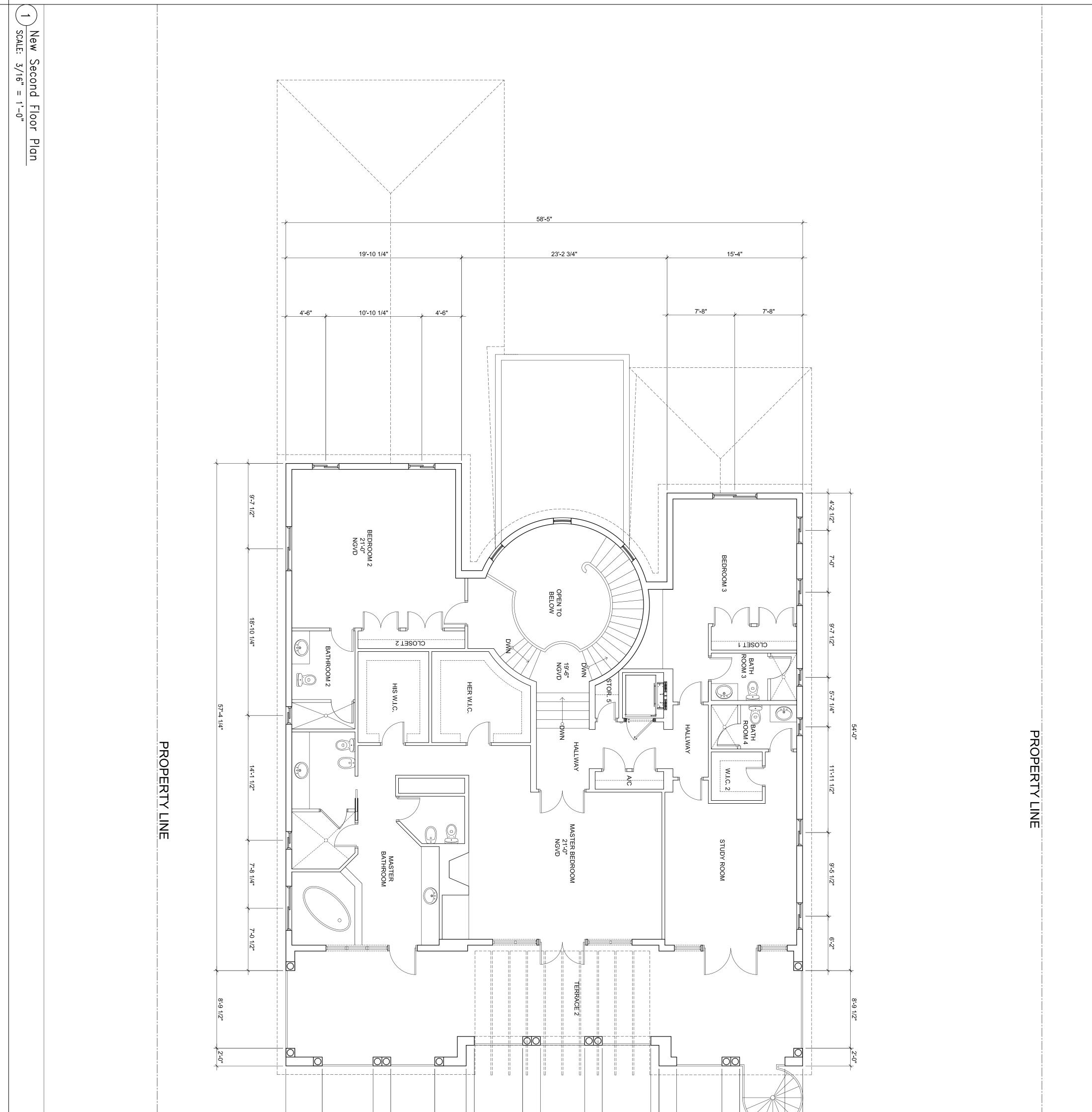




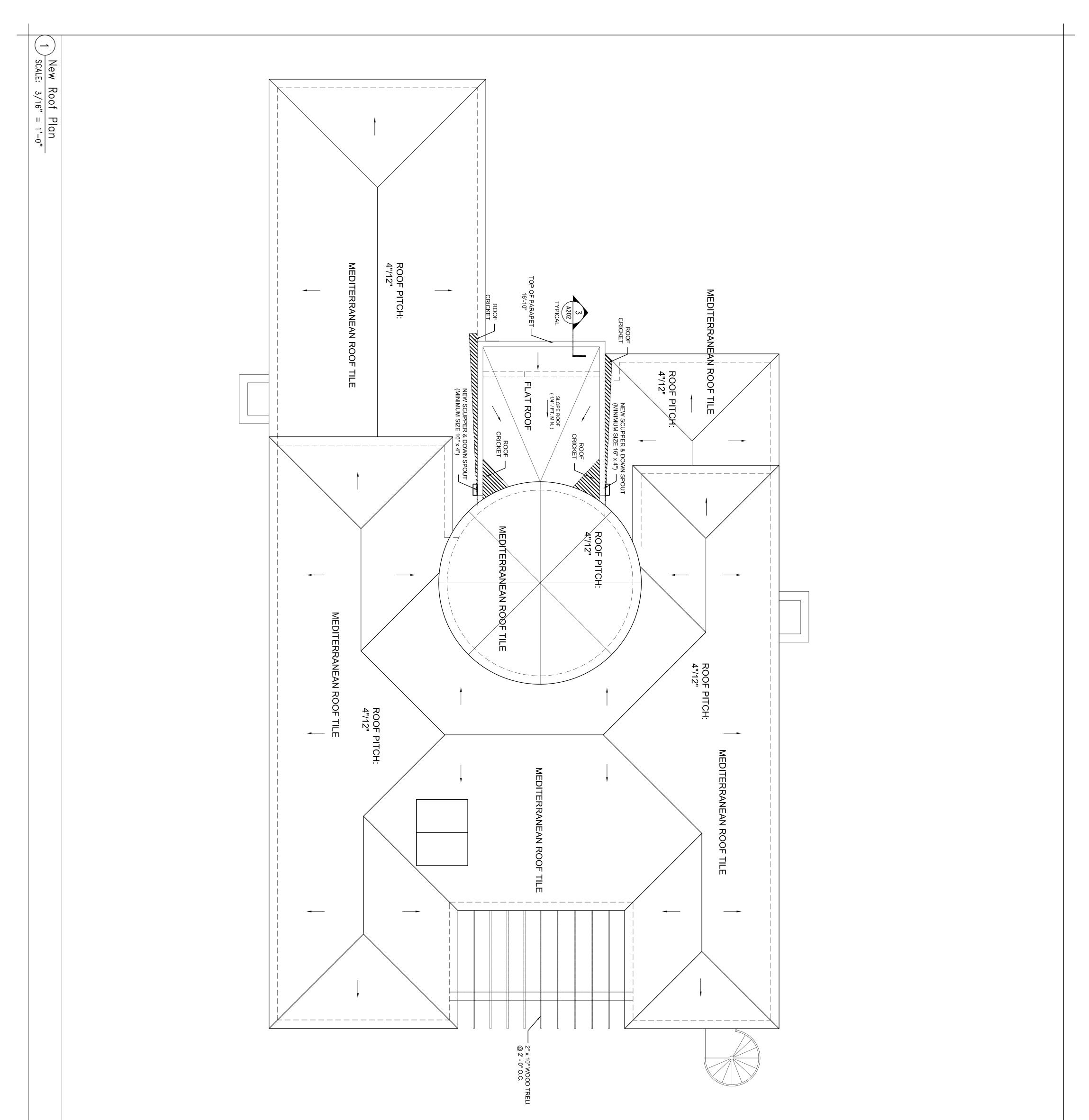


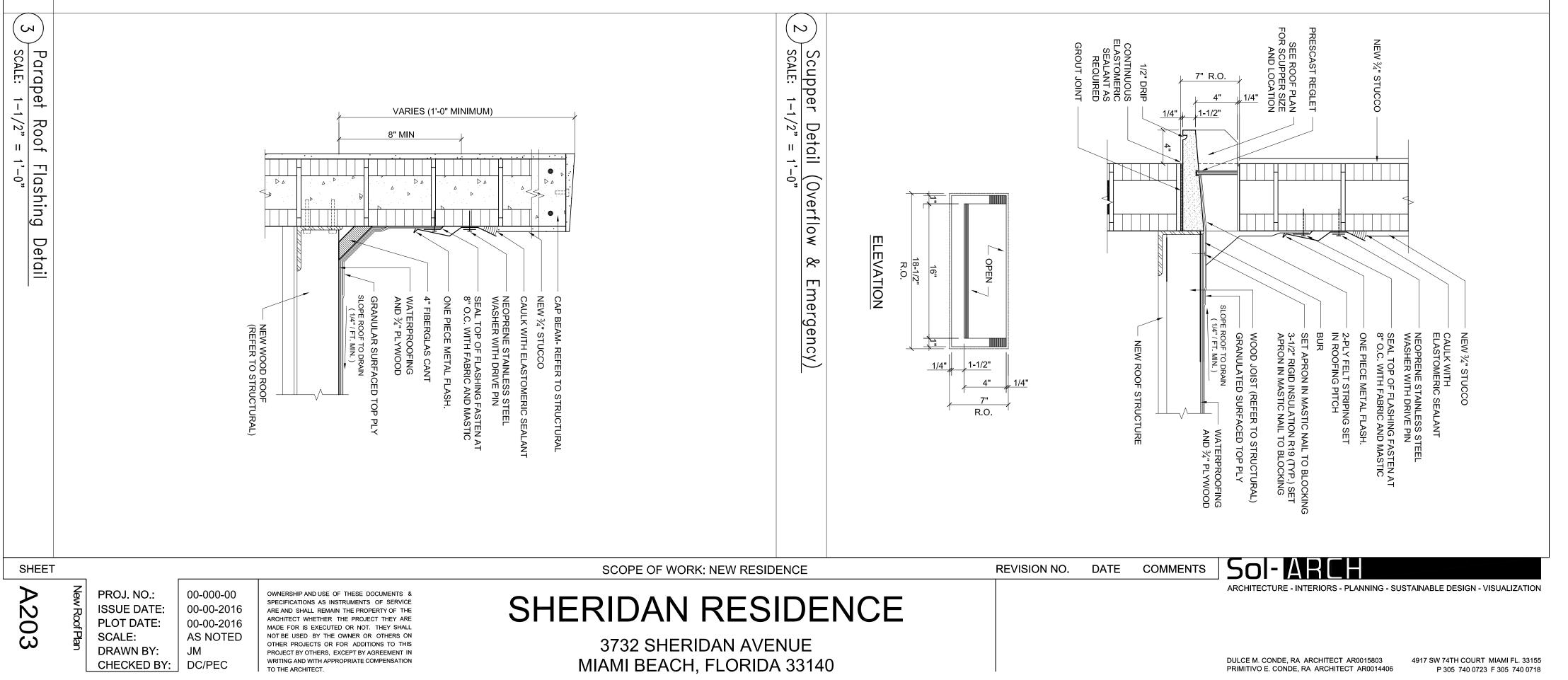
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Drawing Symbols	I. DETALL NO. NORTH ARROW I. DETALL NO. NORTH ARROW I. ARROW SHOULD BE SPOT ELEVATION (EXISTING) EGRESS DIRECTION SPOT ELEVATION (PROPOSED) RM. OCCUP LOAD FROM DINSTYLES SPOT ELEVATION (PROPOSED) RM. OCCUP LOAD DESCRIPTION NO. ELEVATION TAG ELEVATION TAG ELEVATION TAG ELEVATION TAG ELEVATION TAG ELEVATION F.F. & E (NIC) MOD F.F. & E (NIC) F.F. & E (NIC) DESCTION MATCH LINE H LINE	Image: NTS         ALE: NTS         Image: NTS			ARCHITECTURAL DRAWINGS: DRAWING SHEET TITLE EXISTING TREE DISPOSITION PLAN LANDSCAPE PLAN LANDSCAPE DETAILS AND PLANT DETAILS	NEW SECOND FLOOR PLAN NEW ROOF PLAN NEW BUILDING ELEVATIONS NEW BUILDING ELEVATIONS	DIAGRAM AND TABULATIONS (P NETRIC FLOOR RELATIONSHIP E PLAN - OVERALL E PLAN FION SITE PLAN	EXTERIOR PHOTOS EXTERIOR PHOTOS SURROUNDING PHOTOS AND STREET VIEWS CONTEXT IMAGES AND DIAGRAM ZONING DIAGRAM AND TABULATIONS (EXISTING)		ARCHITECTURAL DRAWINGS: DRAWING SHEET TITLE COVER SHEET PROPOSED RENDERS
	DRAWING TITLES       CENTER LINE / GRID LINE (COLOR - DRK. GRAY #8)         CONTRACT LIMIT LINE / PROPERTY LINE (COLOR - # 215)       PROJECTED LINE ABOVE COLOR - Yellow #2)         EXISTING CONSTRUCTION TO REMAIN (COLOR - LT. GRAY # 9)       DEMO WALL (COLOR - F 5 BLUE)         MINITERIOR PARTITIONS (COLOR - GREEN # 3)       DEMO WALL (COLOR - GREEN # 3)         MUNITERIOR PARTITIONS (COLOR - LT. GRAY # 9)       CONCRETE WALL (COLOR - LT. GRAY # 9)         MUNITURE, FIXTURE OR EQUIPMENT IN CONTRACT (COLOR - LT. GRAY # 9)       FURNITURE, FIXTURE OR EQUIPMENT IN CONTRACT (COLOR - RED # 1)         FURNITURE, FIXTURE OR EQUIPMENT BY OWNER (NIC) (COLOR - RED # 1)       FURNITURE, FIXTURE OR EQUIPMENT BY OWNER (NIC) (COLOR - RED # 1)	RAPHIC SCALE GRAPHIC SCALE GRAPHIC SCALE MO SCALE: DWGSCALE MO SCALE: SCALE DESC		Image: Sector	Image: Sector of the sector				Image: Sector	<ul> <li>06/17/2016</li> <li>0</li> <li0< li=""> <li>0</li> <li>0</li> <li>0</li> <li0< th=""></li0<></li0<></ul>
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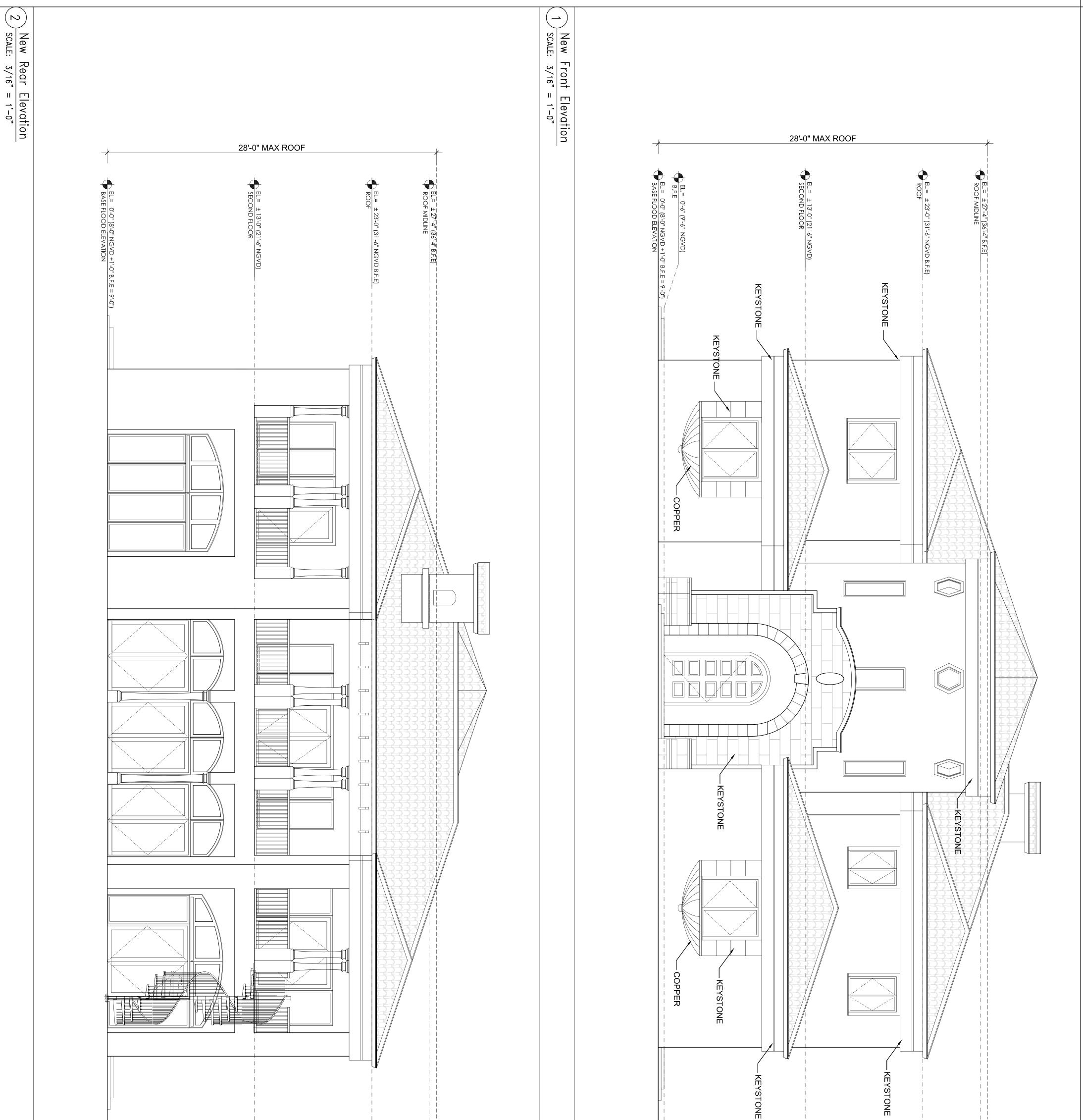




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				-	,	20'-4	1/2"			21	-9 1/2"				16'-2 3/4"									
					/					58'-5"							-{							
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P2	Floor PROJ. NO.: New 1 ISSUE DATE: PLOT DATE: PLOT DATE:	PROJ. NO.: ISSUE DATE: PLOT DATE: 00-000-2016 00-00-200 00-00-200 00-00-200 00-00-200 00-00-20													AR	CHITECTURE	- INTERIORS	- PLANNING - S	USTAINABLE DE	SIGN - VISUA	LIZATION			
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EL= 0'-0" (8:-0" NGVD +1'-0" B.F.E = " BASE FLOOD ELEVATION	EL= ± 13-0" (21-6" NGVD) SECOND FLOOR	EL.= ± 23'-0" (31'-6" NGVD B.F.E) ROOF	EL= ±27'-4" (36'-4" B.F.E)	EL.= 0'-6" (9'-6" NGVD) B.F.E EL.= 0'-0" (8'-0" NGVD +1'-0" B.F.E = 9'-0") BASE FLOOD ELEVATION	EL= ± 13:0" (21:4" NGVD) SECOND FLOOR	€L= ±23:0" (31:4" NGVD B.F.E. ROF	EL= ± 27'-4" (36'-4" B.F.E)
SHEET PROJ. NO.: 00-000-00 ISSUE DATE: 00-00-2016 PLOT DATE: 00-00-2016 SCALE: DRAWN BY: DRAWN BY: CHECKED BY: DC/PEC	OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.		SCOPE OF WORK: NEW RESIDE <b>RIDAN RESI</b> 3732 SHERIDAN AVEN MIAMI BEACH, FLORIDA	REVISION NO.	DATE COMMENTS	DULCE M. CONDE, RA ARCHITECT AR0015803 PRIMITIVO E. CONDE, RA ARCHITECT AR0014406	4917 SW 74TH COURT MIAMI FL. 33155

