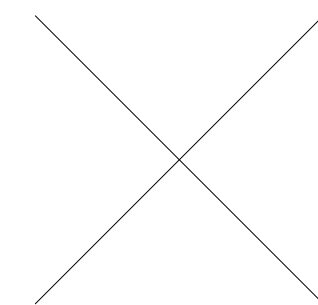


1134 S BISCAYNE POINT RD

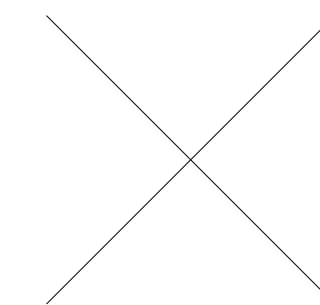
PARCEL 2

DESIGN REVIEW BOARD APPLICATION



1134

S BISCAYNE POINT RD
MIAMI BEACH
FLORIDA 33141



SET 1 / 1



DVICE
INC.



DESIGN HOUSE & BUILTWORKS
810 733 4295 AA26002729
8248 CORAL WAY MIAMI FLORIDA 33156

INDEX
(P A R C E L 2)

COVER	
INDEX	
GN000	GENERAL SPECIFICATIONS
GN001	WATERPROOFING SPECIFICATIONS
GN002	SURVEY DATA
GN003	AERIAL SITE PLAN

C I V I L

L A N D S C A P E

L1.0	TREE DISPOSITION PLAN
L2.0	PLANTING PLAN
L2.1	LANDSCAPE NOTES + DETAILS
L3.0	LANDSCAPE LIGHTING PLAN
L4.0	IRRIGATION PLAN + SCHEDULE
L4.1	IRRIGATION NOTES + DETAILS

A R C H I T E C T U R E

IM00	PHOTO LOCATION KEY PLAN
IM01 - IM10	NEIGHBORHOOD PHOTOS
IM11	WATERWAY PHOTOS
IM12	SUBJECT PROPERTY PHOTOS
A100	SITE PLAN
A200	FIRST FLOOR PLAN
A201	SECOND FLOOR PLAN
A202	ROOF PLAN
A500	BUILDING ELEVATIONS
A500.1	BUILDING ELEVATIONS (NON-RENDERED)
A501	BUILDING ELEVATIONS
A501.1	BUILDING ELEVATIONS (NON-RENDERED)
A502	BUILDING ELEVATIONS
A502.1	BUILDING ELEVATIONS (NON-RENDERED)
A503	BUILDING ELEVATIONS
A503.1	BUILDING ELEVATIONS (NON-RENDERED)
A700	YARD SECTION KEY PLAN
A701	YARD SECTIONS
A702	YARD SECTIONS
A703	YARD SECTIONS
IM03	MATERIAL BOARD
R100	COMPOSITE RENDERING IN SITE
R101	COMPOSITE RENDERING IN STREET VIEW
R102	RENDERINGS
R103	RENDERINGS

S T R U C T U R E

M E C H A N I C A L

E L E C T R I C A L

P L U M B I N G



D/VICE
INC.



DESIGN HOUSE & BUILTWORKS
810 733 4295 AA26002729
8248 CORAL WAY MIAMI FLORIDA 33166



D VICE
INC.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33166

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY PROJECT OR ENTERPRISE TO THE PROJECT EXCEPT BY WRITTEN ASSIGNMENT AND APPROVED CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

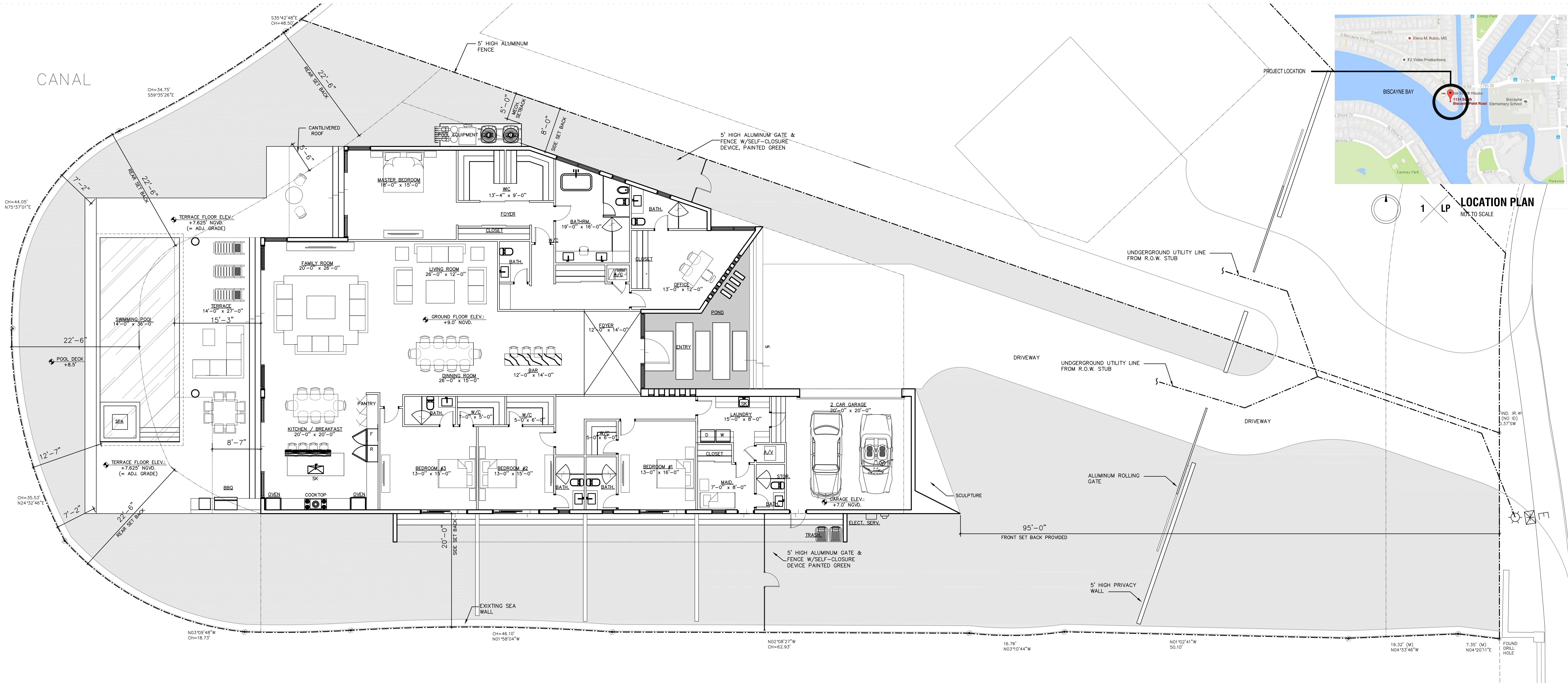
1134 S. BOSCAWNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE		305 000 0000
MEP		305 000 0000
CIVIL		305 000 0000
LIGHTING DESIGN		305 000 0000
LOW VOLTAGE DESIGN		305 000 0000
POOL DESIGN		305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
3D MONTAGE

IM15



LEGAL DESCRIPTION

THE EAST PORTION OF LOT 33, BLOCK 7, OF BISCAYNE POINT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

PROPERTY ADDRESS

1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141
PARCEL 2
FOLIO 02-3203-001-1461

ZONE DISTRICTS

ZONE RS-3 RESIDENTIAL DISTRICT - SINGLE FAMILY

FEMA FIRM ZONE

ZONE AE
BASE FLOOD ELEVATION: 8'00" NGVD
+1.00' FREEBOARD (± 9'00" NGVD MINIMUM)

NET LOT AREA

19,411 SF (33,568 SF ORIGINAL LOT)

LOT FRONTAGE / WIDTH @ 20' SETBACK

§ 42'-11" LOT WIDTH (PROPOSED) 60'-0" MINIMUM REQUIRED

PROJECT DESCRIPTION

NEW CONSTRUCTION OF 1-STORY SINGLE FAMILY CBS RESIDENCE, SITE FENCES, DRIVEWAY, PATIOS, AND TERRACES
POOL AND WATER FEATURE UNDER SEPARATE PERMIT.

PERVIOUS YARD AREA (GREENSPACE)

	YARD AREA	MIN. PERVIOUS %	PROVIDED PERVIOUS
FRONT YARD	784 SF	50 % = 392 SF	560 SF 71.4%
REAR YARD	3,082 SF	70 % = 2,157 SF	2,452 SF 79.6%
			+50% POOL AREA

PROPOSED LOT COVERAGE (1-STORY)

MAXIMUM LOT COVERAGE	(50 x 19,411) = 9,706 SF	50%
PROPOSED LOT COVERAGE	4,917 + 428 + 364 = 5,709 SF	29.4%
	(-500 SF GARAGE CREDIT)	

PROPOSED UNIT SIZE

MAXIMUM UNIT SIZE	(50 x 19,411) = 9,706 SF	50%
PROPOSED UNIT SIZE	4,917 + 428 + 364 = 5,709 SF	29.4%
	(-500 SF GARAGE CREDIT)	

BUILDING AREAS

FIRST FLOOR AC AREA 4,908 SF
GARAGE AREA (NON-A/C) (487) SF

FIRST FLOOR COVERED ENTRY (364) SF
FIRST FLOOR TERRACES (COVERED) <10' DEEP (175) SF
FIRST FLOOR TERRACES (COVERED) >10' DEEP 428 SF
PRIVATE BALCONIES <6' DEEP (400) SF
GARAGE PLANTER (87) SF

TOTAL AC AREAS 4,908 SF
TOTAL NON AC AREAS (1,941) SF

TOTAL AREAS 6,849 SF

TOTAL ADJUSTED AREA 5,672 SF

POOL AREA (504) SF
WATER FEATURES AREA (364) SF
POOL DECK AND STEPS (OPEN-AIR TO ABOVE) (714) SF

TOTAL SITE IMPROVEMENTS (1,582) SF

SETBACKS

	REQUIRED	PROVIDED
FRONT SETBACK	20'-0"	95'-0"
SIDE SETBACK (E)	7'-6" MIN.	20'-0"
SIDE SETBACK (W)	7'-6" MIN.	8'-0"
§ REAR SETBACK	37'-0"	§ 22'-6"

MAX. BUILDING HEIGHT 18'-0" ABOVE BFE 18'-0" ABOVE BFE
(1-STORY STRUCTURES)

GRADE ELEVATIONS

EASTABLISHED GRADE (SIDEWALK ELEVATION AT MIDPOINT) (6.25') 6'-3" NGVD
ADJUSTED GRADE (1/2 DISTANCE ↔ EST. GRADE AND BFE 9) (7.625') 7'-7.5" NGVD

NOTES

FINAL GRADING TO PROVIDE DRAINAGE OR RUN-OFF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE FOR GRADING)

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 104.2.5 OF THE FBC.

BLDGs. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.

REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB, GROUND COVER, AND HARDSCAPE LOCATION AND SPECIFICATIONS.

REFER TO LANDSCAPE LIGHTING PLANS FOR SITE LIGHTING INFORMATION.

LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 15A ORDINANCE #96-13.

MUST MEET SECTION R1001.5 FBC.

SWIMMING POOL UNDER SEPARATE PERMIT.
DOORS & WINDOWS UNDER SEPARATE PERMIT.
DRIVEWAY PAVERS UNDER SEPARATE PERMIT.
PERIMETER FENCE UNDER SEPARATE PERMIT.
ROOFING & WATERPROOFING UNDER SEPARATE PERMIT.

GARAGE ELEVATION AT LEAST 12" ABOVE CROWN OF ROAD (ACTUAL 1'-4" ABOVE C.O.R.)

ALL ELEVATIONS GIVEN THIS SHEET ARE N.G.V.D.

ALL WORK, MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY.
ALL MECH., ELEC., AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE BFE 9'00" NGVD.

NOTES

ALL CONSTRUCTION MATERIALS BELOW 8'00" NGVD SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2008

Enclosed areas below the BFE shall be used solely for parking, building access or storage.

PUBLIC WORKS NOTES:

- Remove and replace sidewalk along the entire property.
- Reconstruct swale/sod along the entire property.
- Replace and re-set any broken or unlevel pavers on the driving lane (10 foot wide) along the entire property. To match existing in type and color.
- Any work and/or improvements from/to the right-of-way including landscaping and irrigation require a separate CMB Public Works Department right-of-way construction permit.
- All construction and/or use of equipment in the Right-of-Way will require a separate City of Miami Beach Public Works Department right-of-way construction permit PRIOR TO START OF CONSTRUCTION.



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

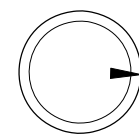
1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE		305 000 0000
MEP		305 000 0000
CIVIL		305 000 0000
LIGHTING DESIGN		305 000 0000
LOW VOLTAGE DESIGN		305 000 0000
POOL DESIGN		305 000 0000

REVISED

SCALE
1/8"=1'
DESIGNATION
SITE PLAN

A100



2 SP SITE PLAN
1/8 SCALE

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET


ITEM #	Zoning Information			
1	Address:	1134 S Biscayne Point RD (split - PARCEL 2)		
2	Folio number(s):	02-3203-001-1461		
3	Board and file numbers :			
4	Year built:	1955	Zoning District:	RS-3
5	Based Flood Elevation:	AE 8.00 +1.00 = 9.00	Grade value in NGVD:	8.00' NGVD
6	Adjusted grade (Flood+Grade/2):	6'-11.5" NGVD	Free board:	1.00' NGVD
7	Lot Area:	19,411 sf		
8	Lot width:	42'11"	Lot Depth:	AVG 246.8'
9	Max Lot Coverage SF and %:	9,706 sf (50%)	Proposed Lot Coverage SF and %:	5,600 sf (28.8%)
10	Existing Lot Coverage SF and %:	3,386 sf (10%)	Lot coverage deducted (garage-storage) SF:	500 sf
11	Front Yard Open Space SF and %:	560 sf (71.4%)	Rear Yard Open Space SF and %:	1,893 sf (71.3%)
12	Max Unit Size SF and %:	9,706 sf (50%)	Proposed Unit Size SF and %:	5,600 sf (28.8%)
13	Existing First Floor Unit Size:	2,706 sf	Proposed First Floor Unit Size:	5,600 sf
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval}	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	18'-0" (1-story)		18'-0" (1-story)	
18	Setbacks:				
19	Front First level:	20'-0"		95'-0"	
20	Front Second level:				
21	Side 1:	7'-6"		8'-0"	
22	Side 2 or (facing street):	7'-6"		20'-0" (water side)	
23	Rear:	37'-0"		22'-6"	14'-6" overage
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :			28'-0" (65% lot width)	
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		

Notes:

If not applicable write N/A

All other data information should be presented like the above format



DESIGN HOUSE & BUILTWORKS

610 733 4295 AA26002729

6248 CORAL WAY MIAMI FLORIDA 33166

REVISIONS TO BE MAINTAINED THROUGHOUT THE PROJECT

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR OTHERWISE, TO THE PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROVED CORRECTIONS TO THE ORIGINAL. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT: GAMMA CONSTRUCTION

LANDSCAPE: ALL LANDSCAPE DATA

STRUCTURE: 305 000 0000

MEP: 305 000 0000

CIVIL: 305 000 0000

LIGHTING DESIGN: 305 000 0000

LOW VOLTAGE DESIGN: 305 000 0000

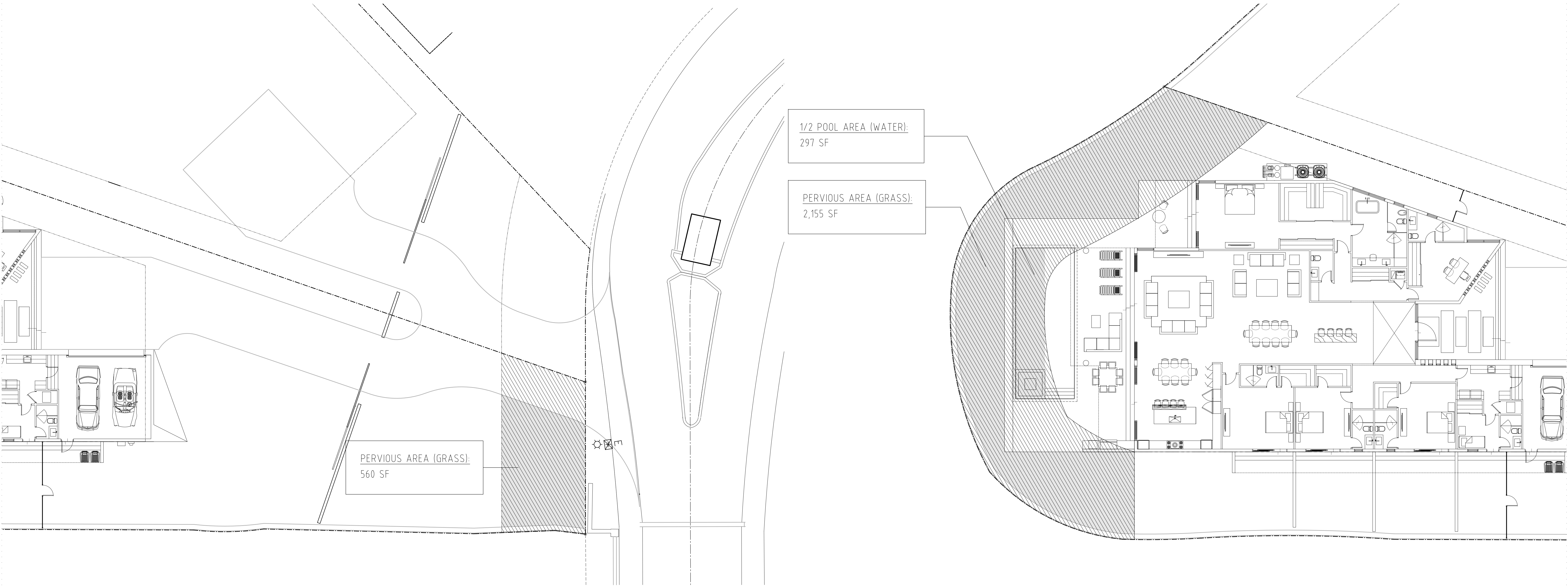
POOL DESIGN: 305 000 0000

REVIS

SCALE
NTS
DESIGNATION
ZONING DATA

A100a

11/01/2025 11:23:44 AM DVICE INC



FRONT YARD PERVIOUS

560 SF 71.4%

TOTAL FRONT YARD AREA

784 SF

2 SP

FRONT YARD

NOT TO SCALE

REAR YARD PERVIOUS

2,452 SF 79.6%

TOTAL REAR YARD AREA

3,082 SF

1 SP

REAR YARD

NOT TO SCALE



D VICE

INC.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33166

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VIOLATION OF THIS PROHIBITION IS PROHIBITED.

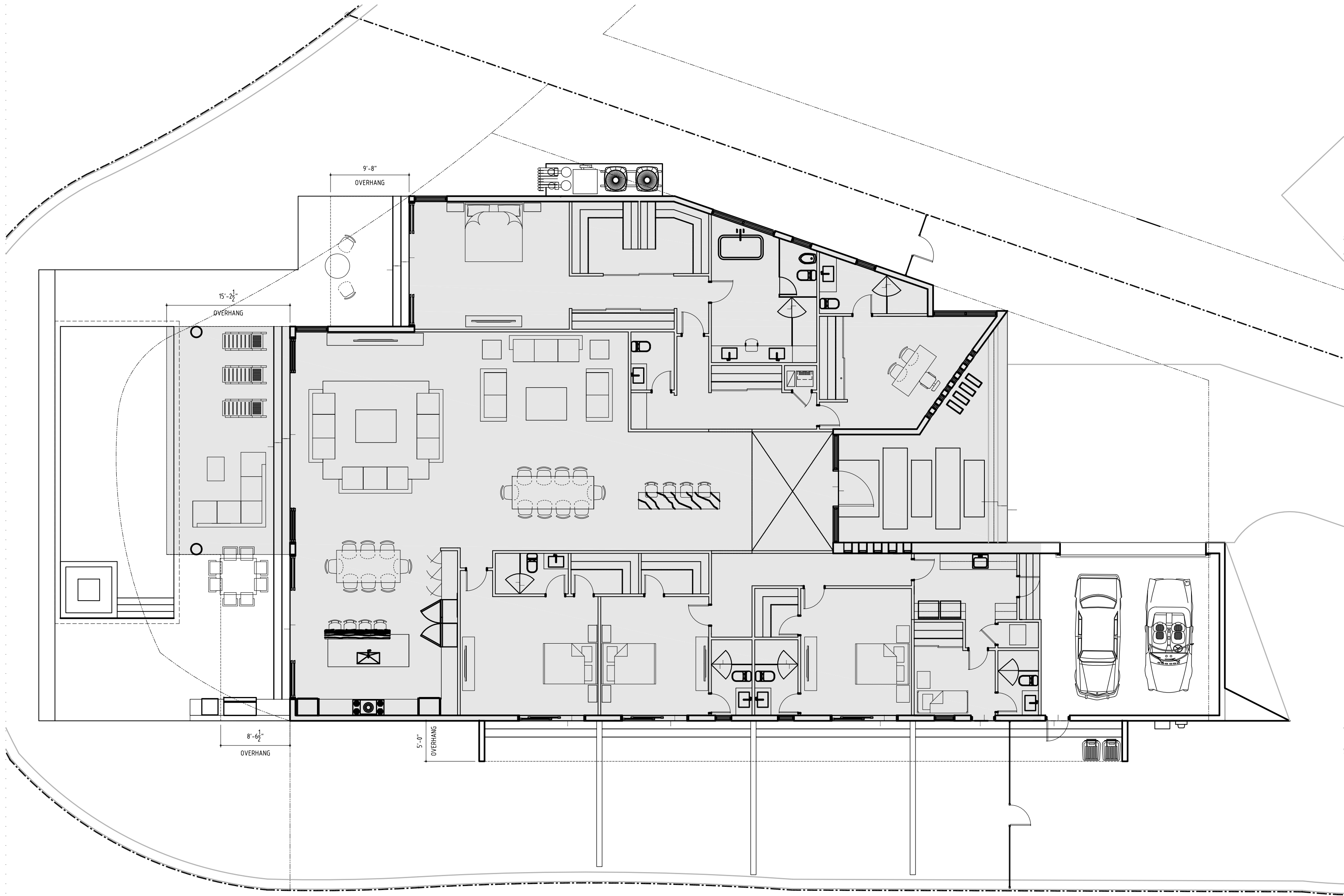
1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	----	305 000 0000
MEP	----	305 000 0000
CIVIL	----	305 000 0000
LIGHTING DESIGN	----	305 000 0000
LOW VOLTAGE DESIGN	----	305 000 0000
POOL DESIGN	----	305 000 0000

REVISED

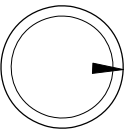
SCALE
1/8"=1'
DESIGNATION
ZONING DIAGRAMS

A101

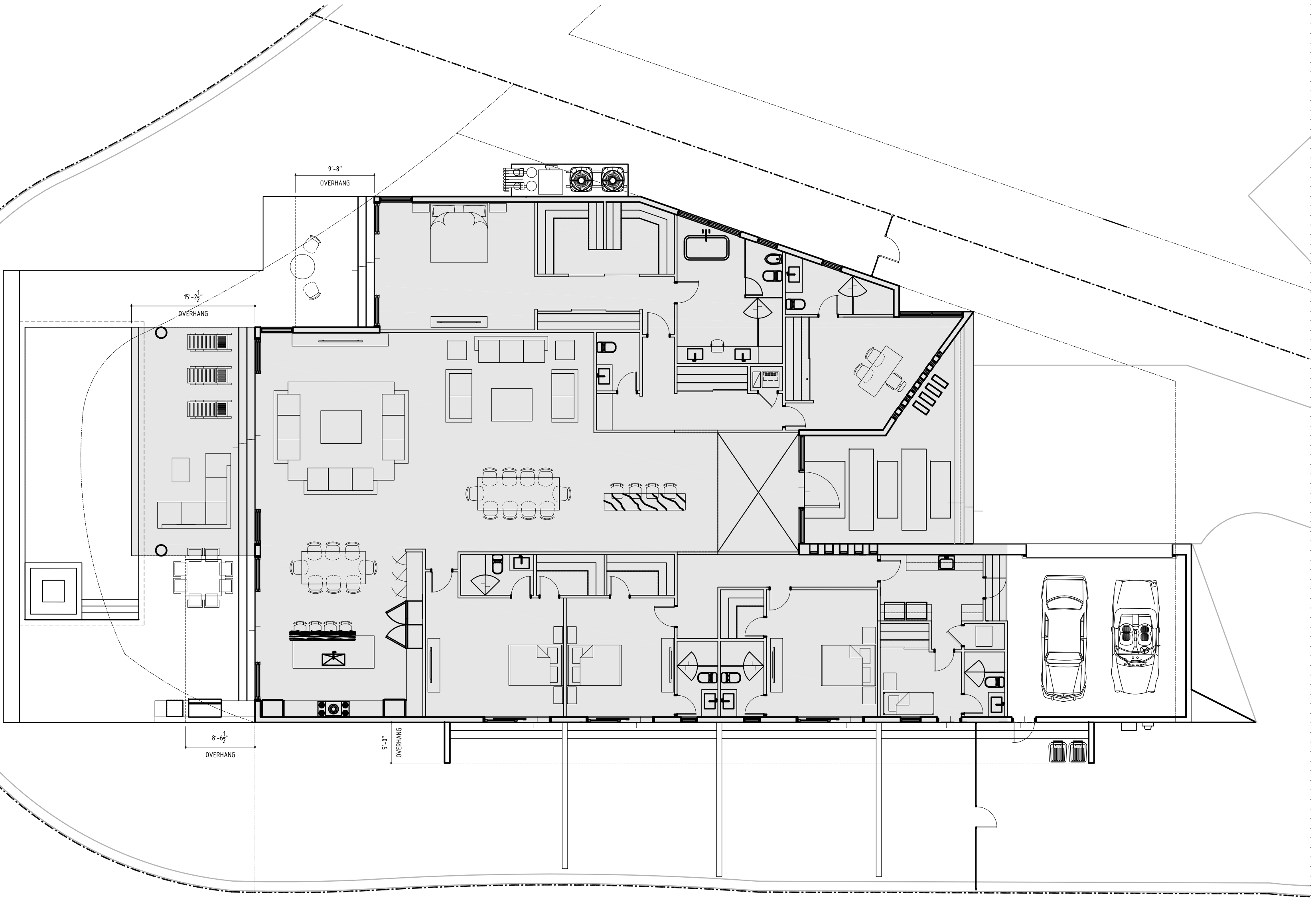


PROPOSED UNIT SIZE

MAXIMUM UNIT SIZE	(50 x 19,411) = 9,706 SF	50%
PROPOSED UNIT SIZE	4,917 + 428 + 364 = 5,709 SF	29.4%
	(-500 SF GARAGE CREDIT)	

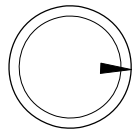


UNIT SIZE CALCULATION



PROPOSED LOT COVERAGE

MAXIMUM LOT COVERAGE	(50 x 14,127) = 7,064 SF	50%
PROPOSED LOT COVERAGE	4,917 + 428 + 364 = 5,709 SF	29.4%
	(-500 SF GARAGE CREDIT)	



LOT COVERAGE



D VICE
INC.
DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY PROJECT OR ENTERPRISE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY PROJECT OR ENTERPRISE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	---	305 000 0000
MEP	---	305 000 0000
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE

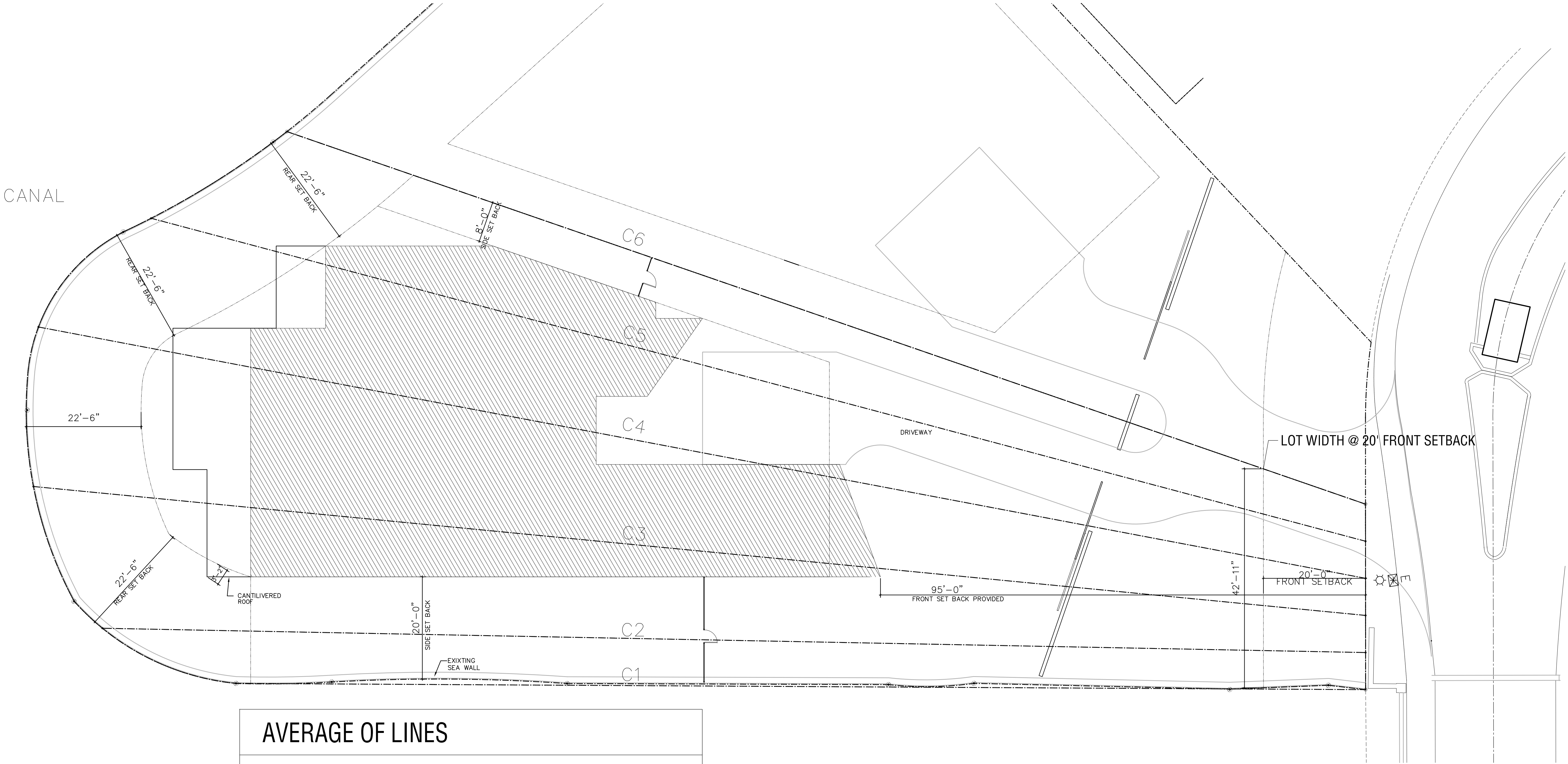
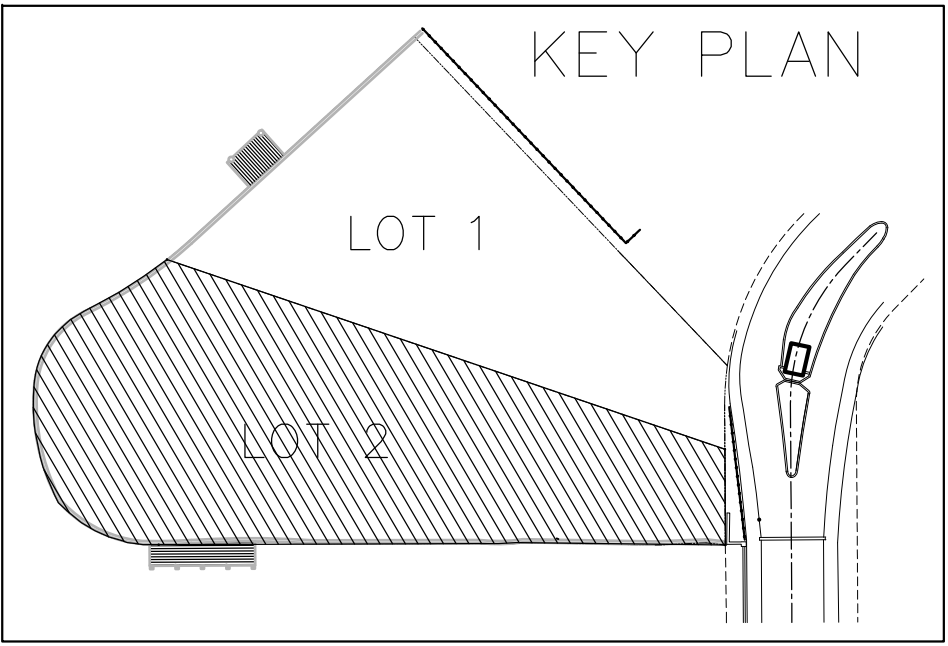
1/8"=1'

DESIGNATION

ZONING DIAGRAMS

A102

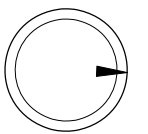




AVERAGE OF LINES

C-1	=	221'-1"
C-2	=	247'-5"
C-3	=	262'-2"
C-4	=	264'-4"
C-5	=	246'-0"
C-6	=	223'-6"
TOTAL	=	1,481'
1,481' / 6	=	246.8' X 15% = 37'-0"

37'-0' REAR SETBACK



3 SP REAR SETBACK CALCULATION
NOT TO SCALE

37'-0" CALCULATED REAR SETBACK
22'-6" VARIANCE REAR SETBACK REQUESTED

60'-0" MINIMUM FRONTAGE PER CODE
42'-11" VARIANCE FRONTAGE SETBACK REQUESTED



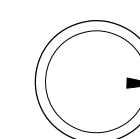
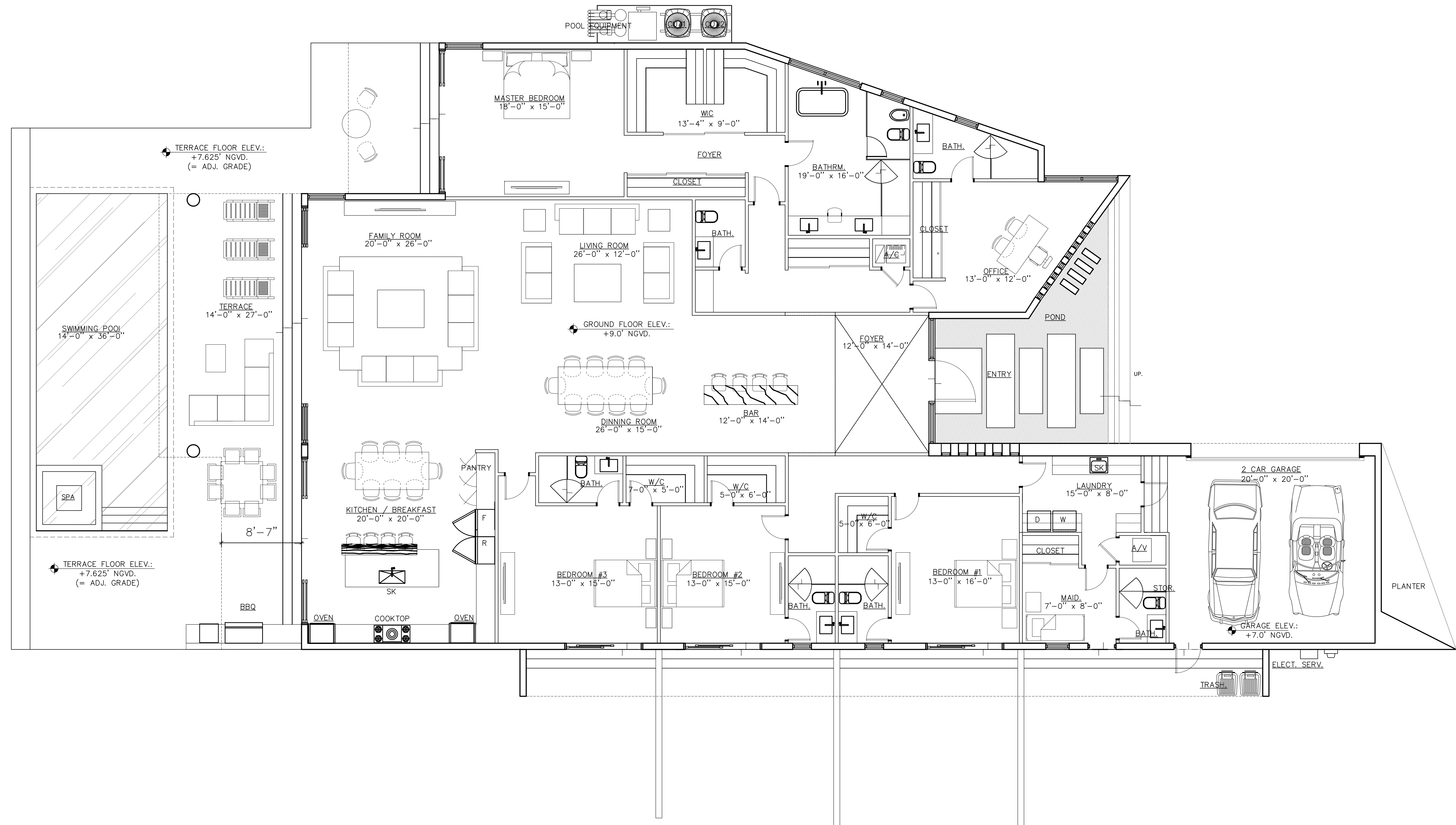
DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	----	305 000 0000
MEP	----	305 000 0000
CIVIL	----	305 000 0000
LIGHTING DESIGN	----	305 000 0000
POOL DESIGN	----	305 000 0000

REVISED

SCALE
1/8"=1'
DESIGNATION
VARIANCE DIAG.

A103



~~1 P~~ **1F PLAN**
3/16 SCALE



DVICE
INC.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33155

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

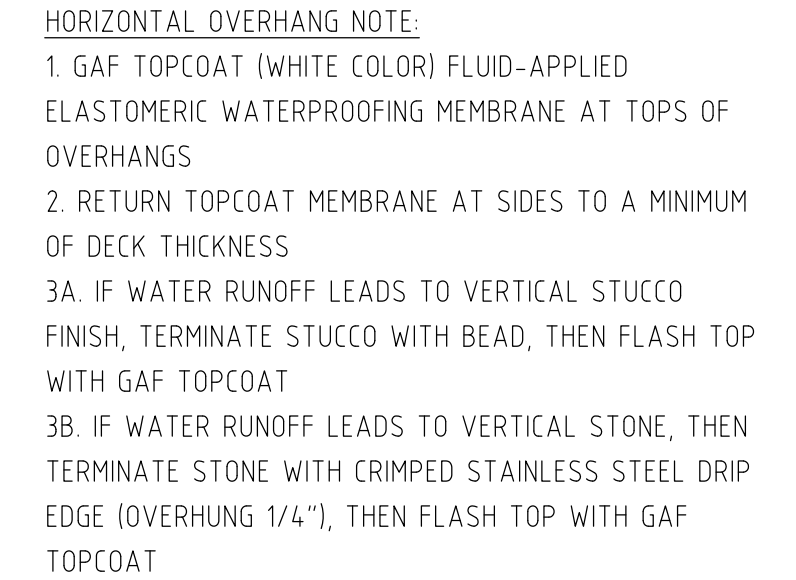
1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	-----	305 000 0000
MEP	-----	305 000 0000
CIVIL	-----	305 000 0000
LIGHTING DESIGN	-----	305 000 0000
LOW VOLTAGE DESIGN	-----	305 000 0000
POOL DESIGN	-----	305 000 0000

REVISÉ

SCALE
3/16"=1'
DESIGNATION
1F PLAN

A200



- 1

BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES

2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS

3

EXPOSED BOARD-FORMED CONCRETE FINISH

FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)

IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER

4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR (PER SAMPLE)

5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY COLOR (PER SAMPLE)

6

FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

9

IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

10

GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING

11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL

12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL

13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS

14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING

15

WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR

16

VERTICAL "FLORIDIAN KEYSTONE" FINISH V1

-ON ENGINEERED "STONECLIP" SYSTEM

-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING

-1/2" CONTROL JOINT EVERY 36"

-DRYSTACK

-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS

-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"

-SUBMIT FULL SHOP DWGS. FOR APPROVAL

17

VERTICAL "FLORIDIAN KEYSTONE" FINISH V2

-ON ENGINEERED "STONECLIP" SYSTEM

-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING

-DRYSTACK

-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"

-3" THICK STONE

18

ROOF SCUPPER

-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM

-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM

-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE

-ALL COMPONENTS POWDER-COATED DARK BRONZE

19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL

20

BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS

21

POLISHED CONCRETE BBQ COUNTERTOP

22

ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED

23

CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED

24

N/A
-
- 1 E FRONT ELEVATION (NORTH)
1/4 SCALE
-
- DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CONAL WAY MIAMI FLORIDA 33186
- ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.
- 1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)
- | CLIENT | GAMMA CONSTRUCTION | |
|--------------------|--------------------|--------------|
| LANDSCAPE | ALL LANDSCAPE DATA | 305 000 0000 |
| STRUCTURE | ---- | 305 000 0000 |
| MEP | ---- | 305 000 0000 |
| CIVIL | ---- | 305 000 0000 |
| LIGHTING DESIGN | ---- | 305 000 0000 |
| LOW VOLTAGE DESIGN | ---- | 305 000 0000 |
| POOL DESIGN | ---- | 305 000 0000 |
- REVISED
- SCALE
1/4"=1'
DESIGNATION
ELEVATIONS
- A500

- 1 BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES
- 2 GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS
- 3 EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER
- 4 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR (PER SAMPLE)
- 5 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY COLOR (PER SAMPLE)
- 6 FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 7 IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

- 8 FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 9 IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 10 GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING
- 11 ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL
- 12 IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL
- 13 CANTILEVERED 3" THICK CORAL STONE SLAB STEPS
- 14 CANTILEVERED 3" THICK CORAL STONE SLAB CORING
- 15 WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR

- 16 VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL
- 17 VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE
- 18 ROOF SCUPPER
-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM
-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE
-ALL COMPONENTS POWDER-COATED DARK BRONZE

- 19 CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL
- 20 BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS
- 21 POLISHED CONCRETE BBQ COUNTERTOP
- 22 ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED
- 23 CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED
- 24 N/A



1 E

FRONT ELEVATION (NORTH) NO TREES
1/4 SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENDING TO THE PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROVED SIGNATURE OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	----	305 000 0000
MEP	----	305 000 0000
CIVIL	----	305 000 0000
LIGHTING DESIGN	----	305 000 0000
LOW VOLTAGE DESIGN	----	305 000 0000
POOL DESIGN	----	305 000 0000

REVISED

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A500.1

- REAR ELEVATION (SOUTH)**
1/4 SCALE



DIVICE
INC.
IN HOUSE & BUILTWORKS
33 4295 AA26002729
ORAL WAY MIAMI FLORIDA 33155

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION		
LANDSCAPE	ALL LANDSCAPE DATA	305	000 0000
STRUCTURE	-----	305	000 0000
MEP	-----	305	000 0000
CIVIL	-----	305	000 0000
LIGHTING DESIGN	-----	305	000 0000
LOW VOLTAGE DESIGN	-----	305	000 0000
POOL DESIGN	-----	305	000 0000

REVISÉ

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A501

- 1

BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES

2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS

3

EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER

4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR (PER SAMPLE)

5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY COLOR (PER SAMPLE)

6

FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

9

IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

10

GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING

11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL

12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL

13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS

14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING

15

WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR

16

VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL

17

VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT. RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE

18

ROOF SCUPPER
-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM
-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE
-ALL COMPONENTS POWDER-COATED DARK BRONZE

19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL

20

BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS

21

POLISHED CONCRETE BBQ COUNTERTOP

22

ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED

23

CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED

24

N/A
-
- 1 E REAR ELEVATION (SOUTH) NO TREES
1/4 SCALE
-
- DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CONAL WAY MIAMI FLORIDA 33186
- ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR OTHERWISE TO THE PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROVED CORRECTIONS TO THE WORK. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
- 1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)
- | CLIENT | GAMMA CONSTRUCTION | |
|--------------------|--------------------|--------------|
| LANDSCAPE | ALL LANDSCAPE DATA | 305 000 0000 |
| STRUCTURE | | 305 000 0000 |
| MEP | | 305 000 0000 |
| CIVIL | | 305 000 0000 |
| LIGHTING DESIGN | | 305 000 0000 |
| LOW VOLTAGE DESIGN | | 305 000 0000 |
| POOL DESIGN | | 305 000 0000 |
- REVISED
- SCALE
1/4"=1'
DESIGNATION
ELEVATIONS
- A501.1

- 1

BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-IMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES
- 2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS
- 3

EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER
- 4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)
- 5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)
- 6

FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC - ANODIZED "F4" FINISH
- 7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC - ANODIZED "F4" FINISH
- 9

IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 10

GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING
- 11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL
- 12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL
- 13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS
- 14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING
- 15

WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR
- 16

VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSEINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL
- 17

VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE
- 18

ROOF SCUPPER
-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM
-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE
-ALL COMPONENTS POWDER-COATED DARK BRONZE
- 19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL
- 20

BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS
- 21

POLISHED CONCRETE BBQ COUNTERTOP
- 22

ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED
- 23

CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED
- 24

N/A



- 1 BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-IMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES
- 2 GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS
- 3 EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER
- 4 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)
- 5 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)
- 6 FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC - ANODIZED "F4" FINISH
- 7 IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

- 8 FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 9 IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 10 GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING
- 11 ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL
- 12 IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL
- 13 CANTILEVERED 3" THICK CORAL STONE SLAB STEPS
- 14 CANTILEVERED 3" THICK CORAL STONE SLAB COPING
- 15 WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR

- 16 VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL
- 17 VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE
- 18 ROOF SCUPPER
-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM
-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE
-ALL COMPONENTS POWDER-COATED DARK BRONZE

- 19 CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL
- 20 BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS
- 21 POLISHED CONCRETE BBQ COUNTERTOP
- 22 ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED
- 23 CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED
- 24 N/A



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	---	305 000 0000
MEP	---	305 000 0000
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A502.1

REVISED

- 1 BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES
- 2 GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS
- 3 EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER
- 4 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)
- 5 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)
- 6 FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC - ANODIZED "F4" FINISH
- 7 IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

- 8 FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 9 IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 10 GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING
- 11 ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL
- 12 IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL
- 13 CANTILEVERED 3" THICK CORAL STONE SLAB STEPS
- 14 CANTILEVERED 3" THICK CORAL STONE SLAB COPIING
- 15 WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR

- 16 VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL
- 17 VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE
- 18 ROOF SCUPPER
-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM
-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE
-ALL COMPONENTS POWDER-COATED DARK BRONZE

- 19 CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL
- 20 BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS
- 21 POLISHED CONCRETE BBQ COUNTERTOP
- 22 ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED
- 23 CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED
- 24 N/A



- 1 BRAZILIAN TEAK SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "ARSHIELD-IMP" LIQUID WATERPROOFING COATING (GREY), 1X6 FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES
- 2 GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS
- 3 EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER
- 4 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)
- 5 STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)
- 6 FLEETWOOD 3070-H HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC - ANODIZED "F4" FINISH
- 7 IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

- 8 FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 9 IMPACT RESISTANT CASEMENT WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 10 GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING
- 11 ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL
- 12 IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL
- 13 CANTILEVERED 3" THICK CORAL STONE SLAB STEPS
- 14 CANTILEVERED 3" THICK CORAL STONE SLAB COPING
- 15 WOOD-CLADDED WALL ASSEMBLY TO MATCH FLUSH WITH OPERABLE MAIN ENTRY DOOR

- 16 VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL
- 17 VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATIERETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE
- 18 ROOF SCUPPER
-4"x8" PRIMARY SCUPPER + CATCHBOX, 1/4"ga ALUMINUM
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM
-ALUMINUM RAIN CHAIN TO BE CONNECTED TO SITE DRAINAGE
-ALL COMPONENTS POWDER-COATED DARK BRONZE

- 19 CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL
- 20 BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANOPY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS
- 21 POLISHED CONCRETE BBQ COUNTERTOP
- 22 ALUMINUM-FRAME ROLLING GATE ASSEMBLY, BRAZILIAN TEAK WOOD INLAY, STAINED & SEALED WITH SIKKENS, SHOP DRAWINGS REQUIRED
- 23 CORTEN STEEL ADDRESS SIGNAGE PLATE, PIN MOUNTED
- 24 N/A

