



CASA BAHIA

253 N COCONUT LN . MIAMI BEACH, FL, 33139 - DRB 21-0767 FINAL SUBMITTAL - JANUARY 3RD, 2022

PROJECT TEAM

LANDSCAPE

ALL LANDSCAPE DATA INC.
4459 NW 97 CT
DORAL, FL 33178
(305) 303 - 7059

ISSUE DATE: 01/03/2022 DRB FINAL SUBMITTAL		
No.	Date	Description
1	12/20/2021	Revision 1

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www.borgesarchitects.com

REINALDO BORGES, ARCHITECT

AA26000765
AR0016290

Project Team

Project Name

CASA BAHIA

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Project Number21-3600

Drawing Name

COVER

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

Drawing NumberA-000

*FOR GRAPHIC REPRESENTATION ONLY



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Drawing Name

FRONT VIEW

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

Drawing NumberA-000a

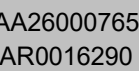


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REINALDO BORGES, ARCHITECT



A-000b



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MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

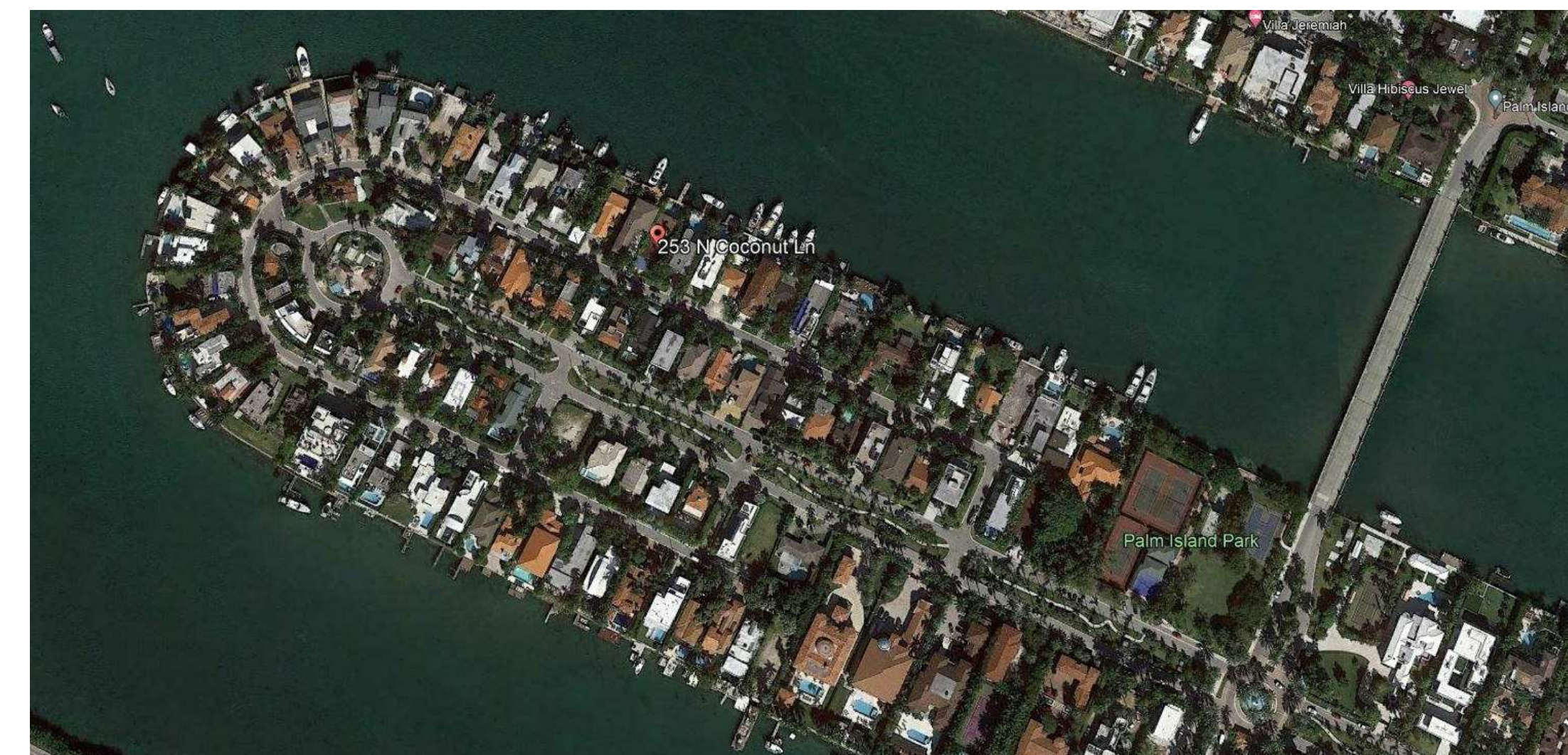
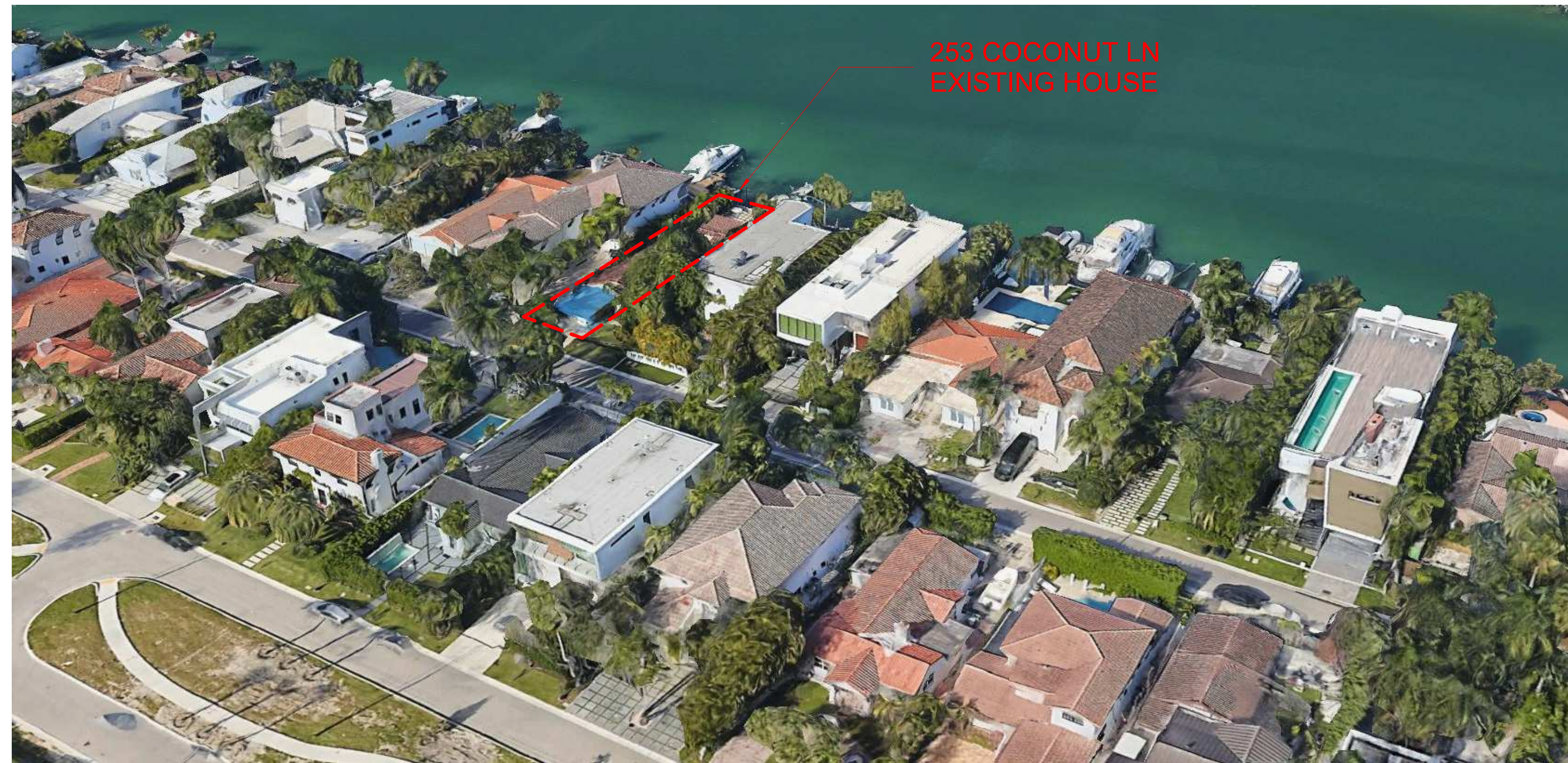
Project Number21-3600

Drawing Name

BOAT VIEW

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

Drawing NumberA-000d

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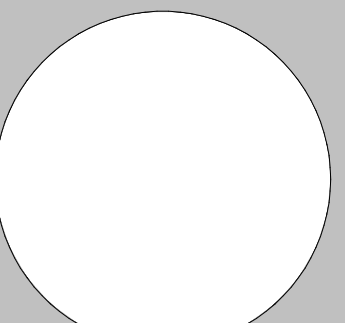
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REINALDO BORGES, ARCHITECT



Project Team

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CASA BAHIA

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139
FOLIO # 30-6936-008-0010

Project Number

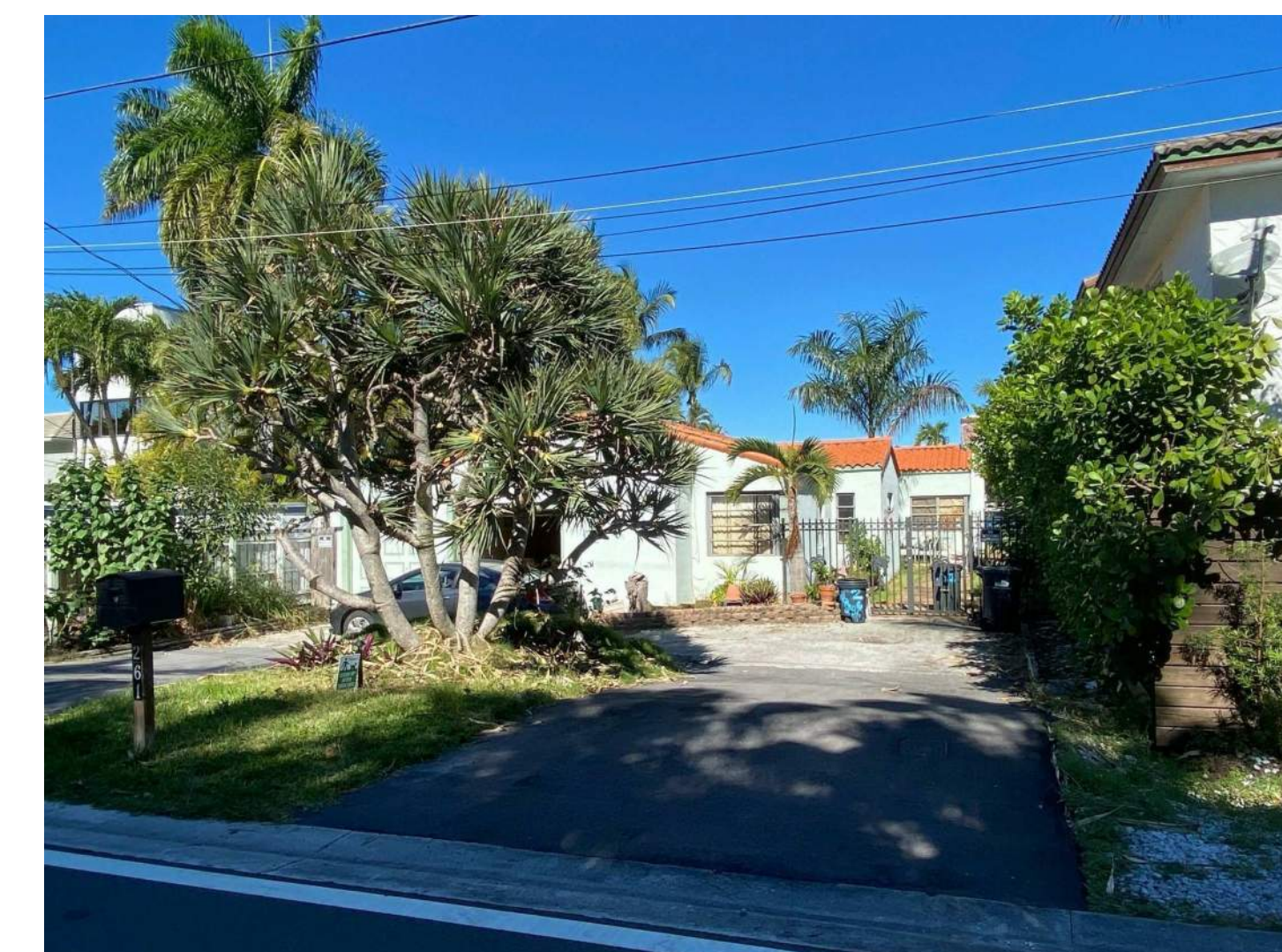
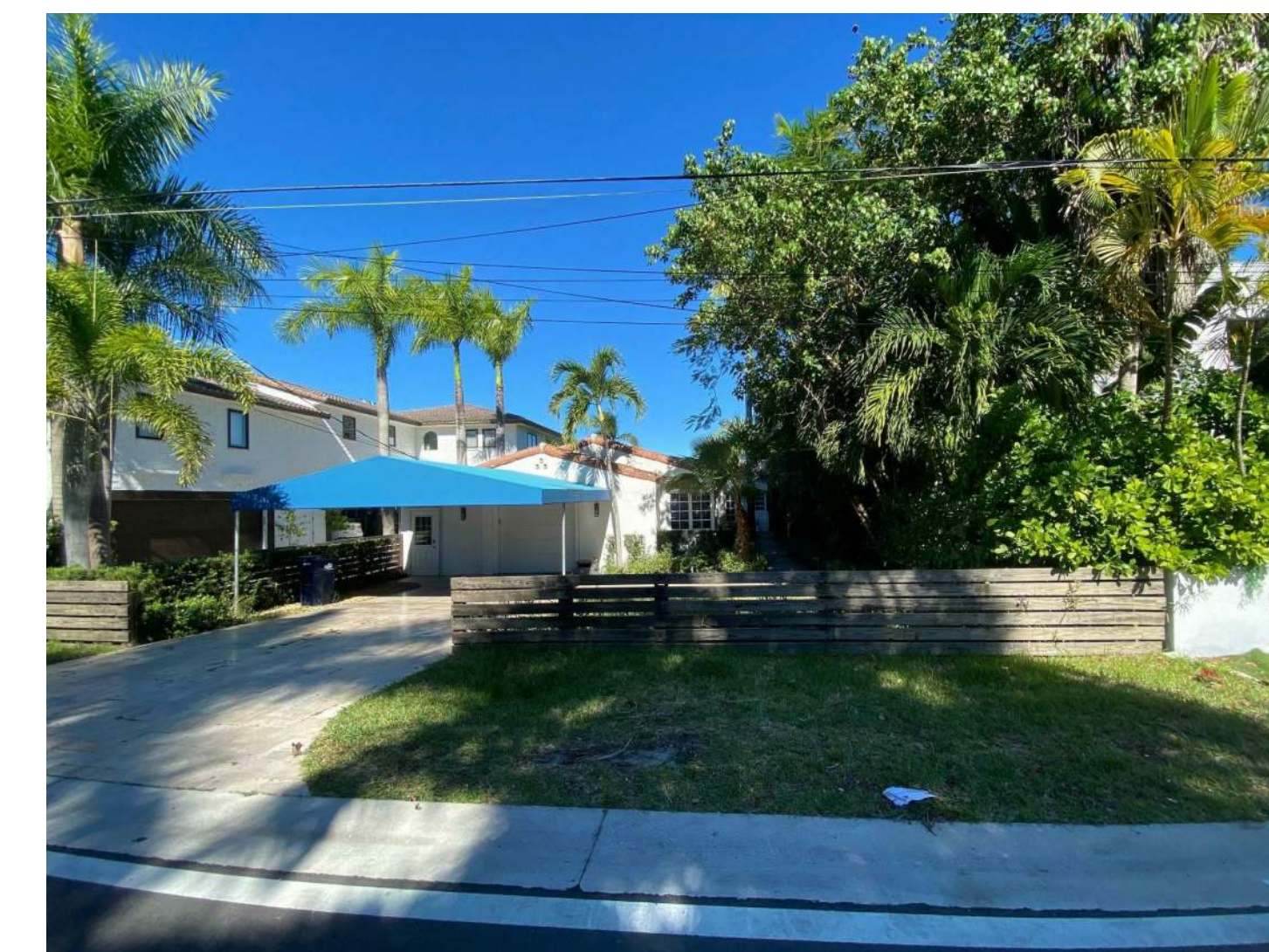
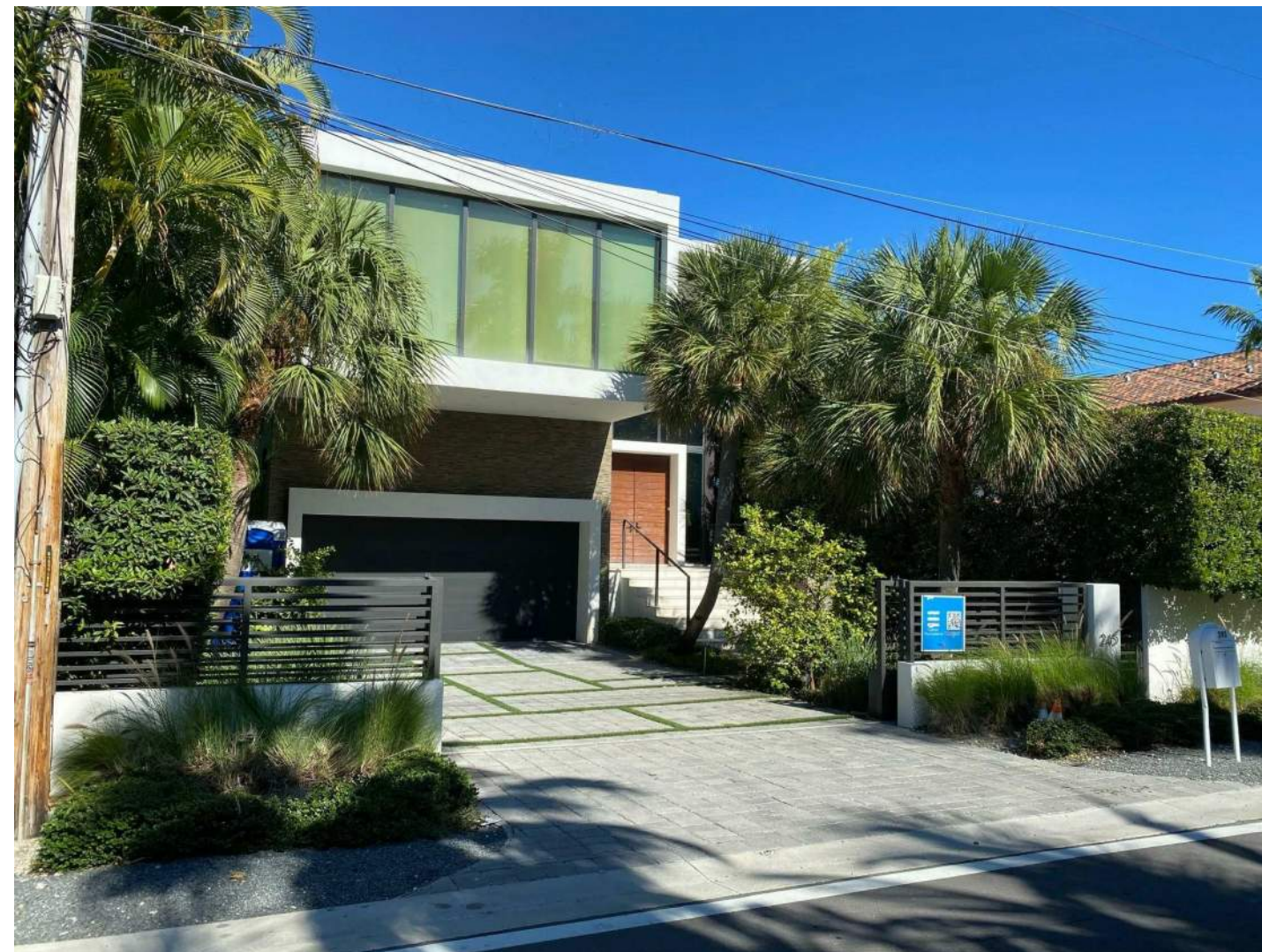
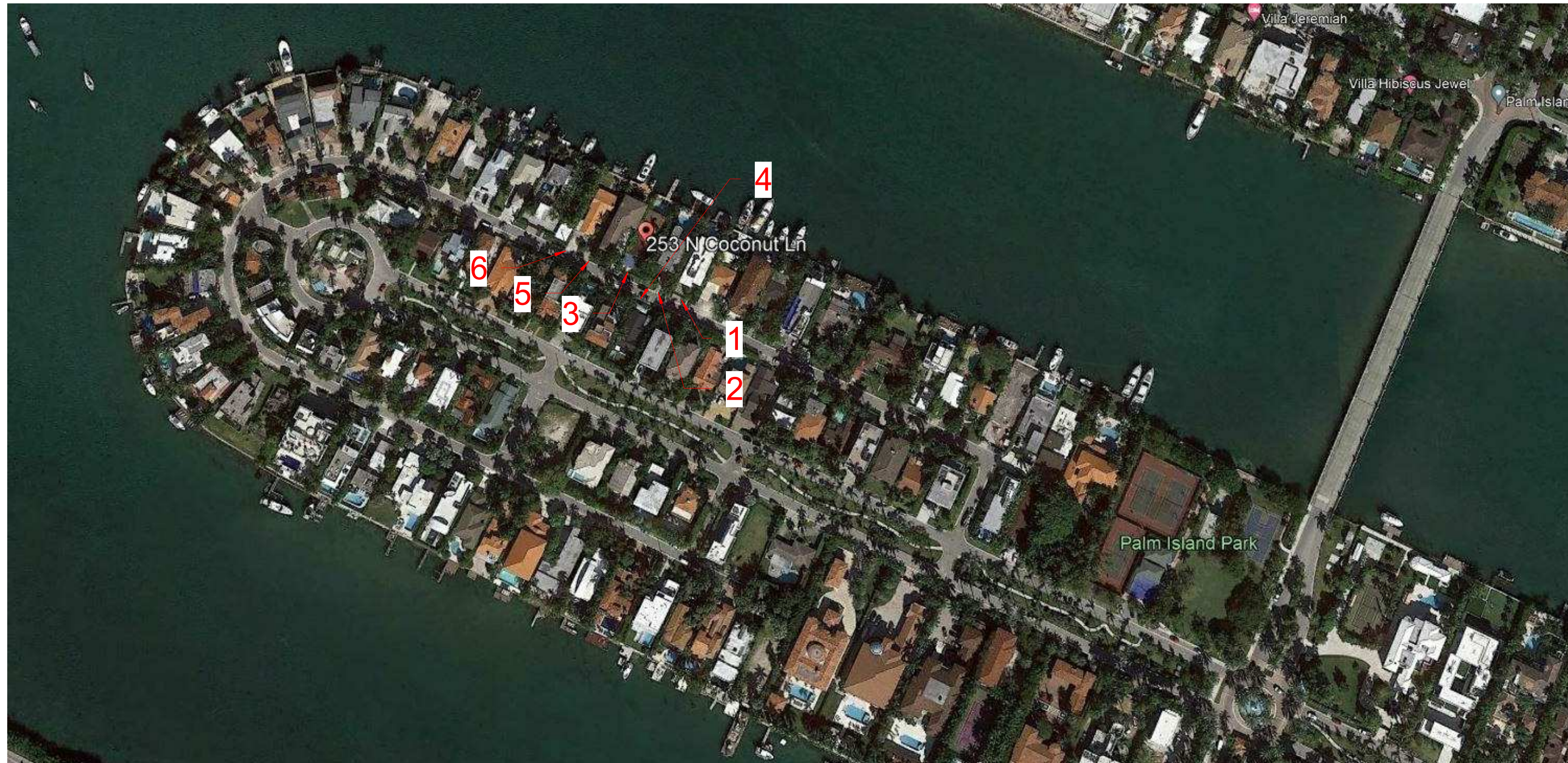
Drawing Name

SITE LOCATION

Scale:

Drawing Number

A-000k

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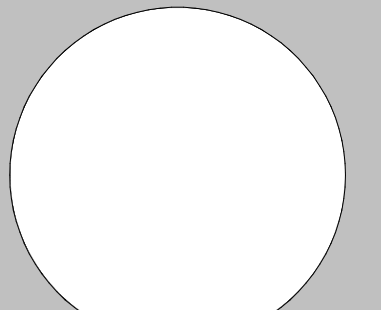
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MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Project Number	21-3600
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Drawing Name

CONTEXT PICTURES

Scale:

Drawing Number

A-0001

GENERAL

A-000	COVER
A-000a	FRONT VIEW
A-000b	PERSPECTIVE
A-000d	BOAT VIEW
A-000g	NW ISOMETRIC VIEW
A-000h	SW ISOMETRIC VIEW
A-000i	SE ISOMETRIC VIEW
A-000j	NE ISOMETRIC VIEW

LANDSCAPE

L-01	EXISTING TREE DISPOSITION
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE IMAGES
L-04	LANDSCAPE DETAILS

ARCHITECTURE

A-000k	SITE LOCATION
A-000l	CONTEXT PICTURES
A-002	INDEX OF DRAWINGS
A-005	LOT COVERAGE AND OPEN AREA DIAGRAMS
A-006	UNIT SIZE DIAGRAMS
A-100	SITE PLAN
A-100A	CRAWL SPACE PLAN
A-102	GROUND FLOOR PLAN
A-106	LEVEL 2 - FLOOR PLAN
A-110	ROOF PLAN
A-300	BUILDING ELEVATIONS
A-301	BUILDING ELEVATIONS
A-400	BUILDING SECTIONS
A-401	BUILDING SECTIONS

INDEX

PROJECT ADDRESS : 253 N COCONUT LN MIAMI BEACH, FL. 33139

PROJECT PROGRAM : THIS PROJECT CONSISTS OF A SINGLE FAMILY HOME:
(2) STORY HOUSE, BASEMENT, AND PARKING GARAGE
AT GROUND FLOOR AND ROOF DECK TERRACE.

CONSTRUCTION TYPE : III B
OCCUPANCY GROUP : RESIDENTIAL RS-4
ZONING DISTRICT : RS-4 DISTRICT (SINGLE-FAMILY RESIDENTIAL DISTRICTS)

CODES IN EFFECT : FLORIDA BUILDING CODE, RESIDENTIAL 2020

- BUILDING
- STRUCTURAL
- PLUMBING
- MECHANICAL

CITY OF MIAMI BEACH ZONING ORDINANCES

TOTAL GROSS AREA : 3,577 SF

ELEVATION INFORMATION:

FEMA FLOOD ZONE : AE

BASE FLOOD ELEVATION: +8.00' NGVD +2.00' FREE BOARD = 10.00' NGVD

PROJECT DATA

ISSUE DATE: 01/03/2022 DRB FINAL SUBMITTAL

[illegible]

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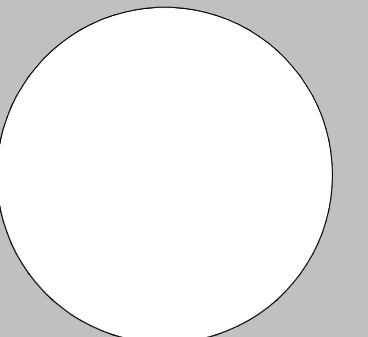
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FOLIO # 02-4205-002-0160

Project Number	21-3600
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Drawing Name

INDEX OF DRAWINGS

Scale:

$$12'' = 1'-0''$$

Drawing Number

A-002

	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACQUIT	ACOUSTICAL	H.B.	HOSE BIBB
ACU	ACOUSTICAL CEILING PANEL	I.D.	INTERIOR DIMENSION
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
AL OR ALUM	ALUMINUM	INTERM	INTERMEDIATE
ANOD	ANODIZE	JAN.	JANITOR
BD	BOARD	MANUF.	MANUFACTURER
B.F.F.	BELOW FINISH FLOOR	MAT	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BLK	BLACK	MIN	MINIMUM
CEM	CEMENT	MTL	METAL
CER	CERAMIC	NIC	NOT IN CONTRACT
C.F.V.	CONTRACTOR FIELD VERIFY	NEOPR	NEOPRENE
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIMENSION
CLG	CEILING	O.C.	ON CENTER
COL	COLOR	O.S.	OVERFLOW SCUPPER
CL	CLOSE	O.R.S.	OVERFLOW ROOF SCUPPER
CONC	CONCRETE	PTN	PARTITION
CONT	CONTINUOUS	PJ	PANEL JOINT
COVERG	COVERING	PL	PLATE
CS	CURB SCUPPER	L.P.	LIGHT POLE
CT	CERAMIC TILE	PLYWD	PLYWOOD
DBL	DOUBLE	PNL	PANEL
DM	DIMENSION	PLM	PLASTIC LAMINATE
DET/DTLS	DETAILS	P.T.	PRESSURE TREATED
DW	DISH WASHER	REINF.	REINFORCING
E.A.	EACH	REQD	REQUIRED
ELECT/ELEC	ELECTRICAL	RM	ROOM
EL.	ELEVATION	R.D.	ROOF DRAIN
ELEV.	ELEVATOR	R.S.	ROOF SCUPPER
ES	EMERGENCY SCUPPER	SH	SHEET
EXH	EXHAUST	SCH	SCHEDULE
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STL	STEEL
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	SECT	SECTION
F.F.	FIRE EXTINGUISHER	SIM	SIMILAR
F.F.L.	FINISH FLOOR	SPECS	SPECIFICATIONS
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURE
F.O.I.C.	FURNISHED BY OWNER	SW	SOLID CORE WOOD
	INSTALLED BY CONTRACTOR	PH.	TELEPHONE
FLUOR	FLUORESCENT	TEMP	TEMPERED
FIN.	FINISH	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT	VERTICAL
GWB	GYPSUM WALL BOARD	VEST.	VESTIBULE
GYP. BD.	GYPSUM BOARD	WH	WATER HEATER
GLVZD	GALVANIZED		
GS	GALVANIZED STEEL		
GL	GLASS		
HM	HOLLOW METAL		

	CENTER LINE		SITE TERRAIN ELEV.
	PROPERTY LINE		ELECTRICAL METER
	WINDOW TAG		WATER METER
	DOOR TAG		REVISION TAG
	SECTION MARK	Room name 	ROOM TAG
	DATUM FLOOR ELEV.		CALLOUT HEAD TAG
	KEYNOTE TAG		ELECTRICAL PANEL
	BREAKLINE		LOW POINT ELEVATION
	CHANGE OF ELEVATION		SPOT ELEVATION
	WALL TYPE TAG		ROOF SLOPE TAG
	RAIN WATER SLOPE ARROW		CURTINE WALL TAG
	WINDOW PRESSURE		LEVEL HEAD CIRCLE
	NORTH ARROW		GRID BUBBLE TAG
	SD		LD
	LR		LT
	JUNCTION BOX		

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES HAVING JURISDICTION OVER THIS PROJECT. PERMIT(S) SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, SINK, SEWER AND PUBLIC UTILITIES. ON AND OFF SITE ACCESS ROADS, AND OTHER SUPPORT FACILITIES. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, PAVING SIDEWALKS, STREETS, EXISTING TREES AND LANDSCAPING TO INSURE THEIR PROPER DRAINAGE AND RETURN THEM TO THE ORIGINAL FINISHED CONDITION.

CONTRACTOR SHALL REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION, AND AS INDICATED IN THESE DOCUMENTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL NECESSARY MATERIALS AND EQUIPMENT TO BE USED IN THE PROJECT. THE PROJECT SHALL BE COMPLETED BY THE CONTRACTOR IN FULL COORDINATION WITH ALL THE CONTRACT DOCUMENTS ISSUED BY BORGES + ASSOCIATES ARCHITECTS, AND THEIR CONSULTANTS.

CONTRACTOR MUST NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES FOUND ON THE DRAWINGS AND/OR BUT NOT LIMITED TO THE CIVIL ENGINEERING, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, ANY DISCREPANCIES FOUND AFTER BIDDING SHALL BE INTERPRETED AS IF IT WAS BID BASED ON THE MOST EXPENSIVE METHOD OR FINISH.

CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS IN THE FIELD. DISCREPANCIES IN THE DRAWINGS, PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATION.

CONTRACTOR SHALL OBTAIN ANY NECESSARY APPROVALS PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM. FAILURE TO NOTIFY THE ARCHITECT AND/OR COMMENCEMENT OF THE WORK WITHOUT APPROPRIATE AUTHORIZATION TO PROCEED SHALL BE REGARDED AS ACCEPTANCE OF THE CONDITIONS AND NOT SUBJECT TO ALTERATIONS ON THE TERMS OF THE CONTRACT.

ALL MATERIALS AND EQUIPMENT TO BE USED IN THE PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS. **NOT** TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.

CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS OR AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWING AND DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY THE CONTRACTOR **BEFORE** SUBMITTAL, AND SO NOTED. INCOMPLETE SHOP DRAWINGS OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. RE-VIEWS BY ARCHITECT OR ENGINEER REQUIRED DUE TO SUBMITTALS NOT EVALUATED AND APPROVED BY CONTRACTOR SHALL BE BILLABLE AND PAID FOR BY THE CONTRACTOR. CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATIONS AND STATED SOUND TRANSMISSION COEFFICIENTS (STC) WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL, METHOD OR MATERIAL COMBINATION WHICH IS COMPARABLE TO THE ORIGINAL DESIGN INTENT AND PERFORMANCE OF THE ORIGINAL DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR STC ASSEMBLY. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING AND STC RATING, THESE SHALL BE TAKEN AS THE MINIMUM REQUIRED.

ALL PIPING SHALL BE SLEEVED THROUGH SLAB AND STRUCTURAL ELEMENTS PENETRATED. CONTRACTOR SHALL FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. APPROVED FIRE RESISTIVE ("THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY THE MANUFACTURER OF THE PIPING) WITHIN 1-1/2" OF THE PIPING. PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL. REFER TO WALL TYPES AND PENETRATION PROTECTION U.L. DETAILS INCLUDED IN THE DRAWINGS.

ALL SHAFTS WHERE APPLICABLE SHALL BE 2-HOUR RATED WITHOUT EXCEPTION, (UL DESIGN NO. U-505 OR APPROVED SIMILAR) AND SHALL EXTEND AS SUCH TO UNDERSIDE OF ROOF OR FLOOR STRUCTURAL DECKING. SEE WALL TYPE DETAILS FOR WALL DESIGNS.

CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF FBC CHAPTER 39, SEE FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

CONTRACTOR SHALL FURNISH AND INSTALL BLOCKING (METAL AND/OR WOOD AS ALLOWED BY CODE) WITHIN VERTICAL OR HORIZONTAL FRAMING AS REQUIRED OR RECOMMENDED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM DRAWINGS, ACCESSORIES, TILE AND STONE WORK OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS. ALL CEILING FRAMING WHICH IS COMPARABLE TO THE ORIGINAL DESIGN INTENT AND PERFORMANCE OF THE ORIGINAL SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID CEILING. TREATMENT USED WHERE IN CONTACT WITH CONCRETE OR MASONRY, AS PERMISSIBLE BY THE AUTHORITIES HAVING JURISDICTION.

THE UNDERSIDE OF ALL EXTERIOR STOPS, BALCONIES AND SLABS EXPOSED TO WEATHER SHALL RECEIVE A CONTINUOUS 1-INCH DRIP STRIP CAST IN SAID SLAB WITHOUT EXCEPTION.

ALL PLASTER, PLASTER BOARD, ETC. SHALL BE PAINTED AS RECOMMENDED BY MANUFACTURER, UNLESS OTHERWISE NOTED ON DRAWINGS OR PROJECT MANUAL. COLOR TO MATCH ADJACENT SURFACES OR AS INDICATED BY THE ARCHITECT.

IN ADDITION TO WALL TYPES SHOWN ON PLANS THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES, INCLUDING INTERIOR DESIGN DRAWINGS.

CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ANY CONCEALED PLUMBING, FIRE PROTECTION AND/OR MECHANICAL VALVES. FIRE DAMPERS, FIRE RATED ELECTRICAL JUNCTION BOXES AND/OR ELECTRICAL PANELS SHALL BE CODE AND LISTED. ACCESS PANELS AND/OR DOORS SHALL BE CODE LISTED AND SHALL MAINTAIN THE FIRE RATING SPECIFIED IN THE DESIGN AND/OR THE LOCATION OF ALL ACCESS DOORS/PANELS SHALL ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. THE OMISSION OF SUCH IN THESE DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS.

CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR EXISTING COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGNER AND ARCHITECT.

BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND INTERIOR DESIGNER THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES IN ACCORDANCE WITH ADDED ACCESSIBILITY GUIDELINES, UNLESS SPECIFICALLY NOTED IN THE DRAWINGS.

THE INTERIOR ACCESS PANELS AND/OR DOORS SHALL BE CODE LISTED AND SHALL MAINTAIN THE FIRE RATING SPECIFIED IN THE DESIGN AND/OR THE LOCATION OF ALL ACCESS DOORS/PANELS SHALL ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. THE OMISSION OF SUCH IN THESE DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS.

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CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR EXISTING COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGNER AND ARCHITECT.

BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND INTERIOR DESIGNER THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES IN ACCORDANCE WITH ADDED ACCESSIBILITY GUIDELINES, UNLESS SPECIFICALLY NOTED IN THE DRAWINGS.

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CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR EXISTING COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGNER AND ARCHITECT.

BEFORE INSTALLATION, THE CONTRACTOR SHALL

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+ associates

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Project Team

CASA BAHIA

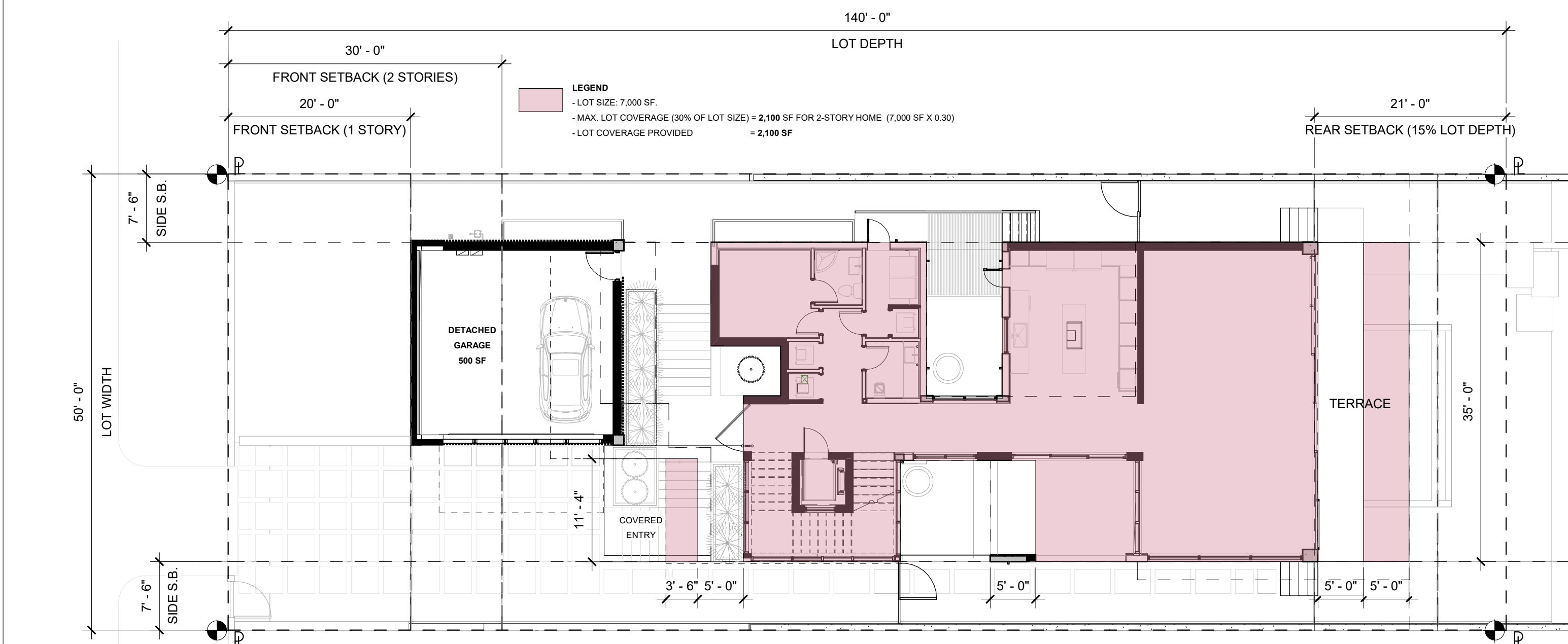
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PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH
STREET ADDRESS: 253 N COCONUT LN MIAMI BEACH, FLORIDA, 33139
FOLIO NUMBER: 02-4205-002-0160
ZONING DISTRICT RS-4
FEMA ZONE: AH
BFE: 8.00' NGVD +2.00' NGVD (FREE BOARD) = 10.00' NGVD

LOT AREA: 142-105
MINIMUM LOT WIDTH: 142-105
GROSS BUILDING AREA: 142-105
LOT COVERAGE: 142-105
BUILDING HEIGHT: 54-35
BUILDING SETBACKS: 142-106
FENCE HEIGHT: 142-1132
DRIVEWAYS: 142-1132
POOL SETBACK: 142-1133
PROJECTIONS: 142-1132, 142-105
OTHER DIMENSIONAL REQUIREMENTS: 142-105

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

ITEM #	Zoning Information				
1	Address:	253 COCONUT LN. MIAMI BEACH, FLORIDA 33139			
2	Folio number(s):	02-4205-002-0160			
3	Board and file numbers:	N/A			
4	Year built:	1935	Zoning District:	RS-4	
5	Based Flood Elevation:	8.00' NGVD (8'+2' FB)	Grade value in NGVD:	3.08' NGVD	
6	Adjusted grade (Flood+Grade/2):	8'+3.08/2=5.54' NGVD	Free board:	2'-0"	
7	Lot Area:	7,000 sf (0.16 ac)			
8	Lot width:	50 ft.	Lot Depth:	140 ft.	
9	Max Lot Coverage SF and %:	2,100 sf (30%)	Proposed Lot Coverage SF and %:	2,100 sf (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 sf (garage)	
11	Front Yard Open Space SF and %:	750 sf (50%)	Rear Yard Open Space SF and %:	735 sf (70%)	
12	Max Unit Size SF and %:	3,500 sf (50%)	Proposed Unit Size SF and %:	3,500 sf (50%)	
13	Existing First Floor Unit Size:	2,283 sf	Proposed First Floor Unit Size:	1,718 sf	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	1,705 sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	426 sf (25%) (1,705 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 ft.	1 Story	24 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	40 ft.	
21	Side 1:	7'-6"	N/A	7'-6"	
22	Side 2 or (facing street):	7'-6"	N/A	7'-6"	
23	Rear:	21'-0"	N/A	21'-0"	
	Accessory Structure Side 1:		N/A	N/A	
	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	15'-0"	N/A	15'-0"	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	



$3/32'' = 1'-0''$



2 $3/32'' = 1'-0''$


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AA26000765
AR0016290

CASA BAHIA

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139

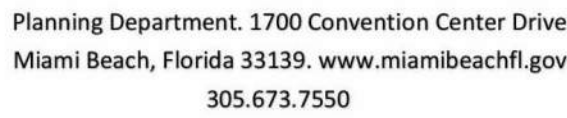
FOLIO # 02-4205-002-0160

Drawing Name	
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LOT COVERAGE AND OPEN AREA DIAGRAMS

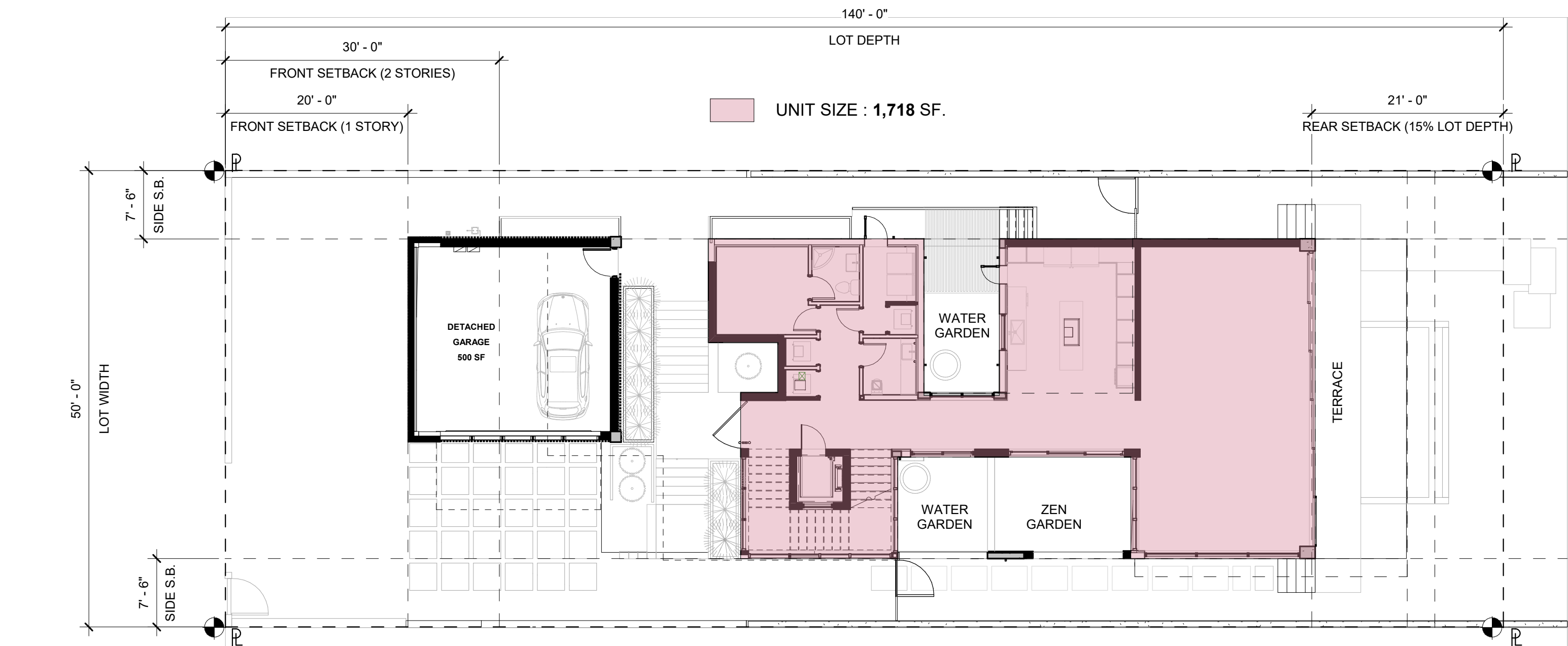
3/32" = 1'-0"	A-005
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Drawing Number
A-005



ITEM #	Zoning Information				
1	Address:	253 COCONUT LN. MIAMI BEACH, FLORIDA 33139			
2	Folio number(s):	02-4205-002-0160			
3	Board and file numbers:	N/A			
4	Year built:	1935	Zoning District:	RS-4	
5	Based Flood Elevation:	8.00' NGVD (8'+2' FB)	Grade value in NGVD:	3.08' NGVD	
6	Adjusted grade (Flood+Grade/2):	8'+3.08/2=5.54' NGVD	Free board:	2'-0"	
7	Lot Area:	7,000 sf (0.16 ac)			
8	Lot width:	50 ft.	Lot Depth:	140 ft.	
9	Max Lot Coverage SF and %:	2,100 sf (30%)	Proposed Lot Coverage SF and %:	2,100 sf (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 sf (garage)	
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15			Proposed Second Floor Unit Size SF and %:	1,705 sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	426 sf (25%) (1,705 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 ft.	1 Story	24 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	40 ft.	
21	Side 1:	7'-6"	N/A	7'-6"	
22	Side 2 or (facing street):	7'-6"	N/A	7'-6"	
23	Rear:	21'-0"	N/A	21'-0"	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	15'-0"	N/A	15'-0"	

Notes:



140' - 0"

LOT DEPTH

30' - 0"

FRONT SETBACK (2 STORIES)

20' - 0"

FRONT SETBACK (1 STORY)

7' - 6"

SIDES B.

50' - 0"

LOT WIDTH

7' - 6"

SIDE S.B.

21' - 0"

REAR SETBACK (15% LOT DEPTH)

LEVEL 2 UNIT SIZE = 1,705 SF.

TERRACE

OPEN TO BELOW

2-STORY BUILDING

CANOPY

OPEN TO BELOW

TERRACE

140' - 0"

50' - 0"

30' - 0"

20' - 0"

7' - 6"

7' - 6"

21' - 0"

FRONT SETBACK (2 STORIES)

FRONT SETBACK (1 STORY)

SIDE S.B.

SIDE S.B.

REAR SETBACK (15% LOT DEPTH)

LOT DEPTH

LOT WIDTH

ROOF DECK AREA ALLOWED = 426 SF (25% OF SECOND LEVEL)

ROOF DECK AREA PROVIDED = 426 SF (1,705 X 0.25)

UNIT SIZE = 77 SF (ELEVATOR + VESTIBULE)

OPEN TO BELOW

OPEN TO BELOW

ALUMINUM TRELLIS AREA PROVIDED = 280 S.F. MAX. AREA ALLOWED = 341 S.F.

ROOF DECK 426 S.F. (25% OF 2ND LEVEL)

VEST.

ELEV.


[illegible]

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AA26000765
AR0016290

Project Name

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Drawing Name

Scale:

$$3/32'' = 1'-0''$$

Drawing Number

A-006



CITY MAP - NTS

CODE OF ORDINANCES' REFERENCES:

CODE OF ORDINANCES' REFERENCES:
LOT AREA: 142-105
MINIMUM LOT WIDTH: 142-105
GROSS BUILDING AREA: 142-105
LOT COVERAGE: 142-105
BUILDING HEIGHT: 54-35
BUILDING SETBACKS: 142-106
FENCE HEIGHT: 142-1132
DRIVEWAYS: 142-1132
POOL SETBACK: 142-1133
PROJECTIONS: 142-1132, 142-1105
OTHER DIMENSIONAL REQUIREMENTS: 142-105

ELEVATIONS NOTE

ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

SCOPE OF WORK

- DESCRIPTION
New construction 2 stories single family residence
- SCOPE INCLUDES
 - Demolition of existing structure
 - New construction 2 stories single family residence

ZONING DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH
STREET ADDRESS: 253 N COCONUT LN
MIAMI BEACH, FL 33139
FOLIO NUMBER: 02-4205-002-0160
ZONING DISTRICT: RS-4
FEMA ZONE: AE
FIRM MAP: 12086 C 0316-L

ELEVATIONS NOTE
GARAGE FLOOR ELEV. @ 5.25' NGVD
ADJUSTED GRADE @ 5.54' NGVD
BASE FLOOD ELEV. @ 8.00' NGVD +2.00' (10.00' NGVD) 1929
1ST FLOOR ELEV. @ 11.00' NGVD
2ND FLOOR ELEV. @ 23.82' NGVD
ROOF ELEV. @ 35.00' NGVD

FLOOD-RESISTANT DESIGN AND CONSTRUCTION NOTES

- CLASSIFICATION OF STRUCTURES FOR FLOOD RESISTANCE DESIGN SHALL BE CATEGORY II IN ACCORDANCE WITH ASCE 24-05 TABLE 1.1.
- NEW CONSTRUCTION & SUBSTANTIAL IMPROVEMENTS IN FLOOD HAZARD AREAS SHALL BE CONSTRUCTED WITH FLOOD-DAMAGE-RESISTANT MATERIALS BELOW THE DESIGN FLOOD ELEVATION. (+11.00') PER FBC FIFTH EDITION (2014) BUILDING SECTION 1612 AND TABLE 5-1 OF ASCE 24, LATEST EDITION.
- FLOOD DAMAGE-RESISTANT MATERIALS SHALL HAVE SUFFICIENT STRENGTH, RIGIDITY, & DURABILITY TO ADEQUATELY RESIST ALL FLOOD-RELATED AND OTHER LOADS UNLESS DESIGNED TO BREAK AWAY PER ASCE 24, LATEST EDITION.
- UTILITIES & ATTENDANT EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION. (+11.00') PER TABLE 7-1 OF ASCE 24, LATEST EDITION.
- FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
- CONTRACTOR TO SUBMIT AN ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO.
- FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
- FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION (+11.00' NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
- THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR.
- IMMEDIATELY BELOW THE OPENING, DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE. ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.

PUBLIC WORKS NOTES

- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- 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.

PUBLIC WORKS-REMINDER NOTES

- THE CONTRACTOR/PERMIT HOLDER SHALL EMPLOY AN EFFECTIVE INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.
- A CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY.
- THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE SANITARY SEWER LATERAL BETWEEN PROPERTY LINE AND THE SANITARY SEWER MAIN BE REPLACED IN ALL SUBSTANTIAL IMPROVEMENT PROJECTS. AS A SUBJECTION, CONTRACTOR TO DO A VIDEO INSPECTION OF THE SIX INCHES SANITARY SEWER LATERAL TO CONFIRM THE CONDITION OF THE PIPE AND PROVIDE TWO DIGITAL COPY FOR THE PUBLIC WORKS DEPARTMENT TO REVIEW AND TO CONFIRM THE CONDITION OF THE LATERAL PIPE.
- CONCRETE DECORATIVE REQUIRE A CITY OF MIAMI BEACH RIGHT OF WAY PERMITS FOR CONCRETE DECORATIVE DRIVEWAY CONNECTION (PUBLIC WORKS MANUAL PART I/ SECTION 2 I A 14)
- LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PUBLIC WORKS URBAN FORESTER PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

MIAMI BEACH

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

ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	253 COCONUT LN. MIAMI BEACH, FLORIDA 33139			
2	Folio number(s):	02-4205-002-0160			
3	Board and file numbers:	N/A			
4	Year built:	1935	Zoning District:	RS-4	
5	Based Flood Elevation:	8.00' NGVD (8'+2' FB)	Grade value in NGVD:	3.08' NGVD	
6	Adjusted grade: (Flood+Grade/2):	8'+3.08/2=5.54' NGVD	Free board	2'-0"	
7	Lot Area:	7,000 sf (0.16 ac)			
8	Lot width:	50 ft.	Lot Depth:	140 ft.	
9	Max Lot Coverage SF and %:	2,100 sf (30%)	Proposed Lot Coverage SF and %:	2,100 sf (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 sf (garage)	
11	Front Yard Open Space SF and %:	750 sf (50%)	Rear Yard open Space SF and %:	735 sf (70%)	
12	Max Unit Size SF and %:	3,500 sf (50%)	Proposed Unit Size SF and %:	3,500 sf (50%)	
13	Existing First Floor Unit Size:	2,283 sf	Proposed First Floor Unit Size:	1,718 sf	
14	Existine Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: tc exceed 70% of the first floor of the main home require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	1,705 sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum s 25% of the enclosed floor area immediately below):	426 sf (25%) (1,705 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 ft.	1 Story	24 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	40 ft.	
21	Side 1:	7'-6"	N/A	7'-6"	
22	Side 2 or (facing street):	7'-6"	N/A	7'-6"	
23	Rear:	21'-0"	N/A	21'-0"	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	15'-0"	N/A	15'-0"	

27	Located within a Local Historic District?	No
28	Designated as an individual Historic Single Family Residence Site?	No
29	Determined to be Architecturally Significant?	No

Notes:

SITE NOTE:

- RECONSTRUCT THE SWALE ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2" AVERAGE (USE TYPE S-III ASPHALT MIX DESIGN) AT THE DRIVING LANE (10' WIDE) ALONG THE ENTIRE PROPERTY.
- IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE CMB PUBLIC WORK DEPARTMENT PERMIT WITH CITY OF MIAMI BEACH CAPITALIMPROVEMENT PROJECTS OFFICE APPROVAL IN REGARDS TO PALM-HIBISCUS NEIGHBORHOOD IMPROVEMENTS PROJECT.
- USE THE CMB PUBLIC WORKS DEPARTMENT MANUAL FOR CMB UTILITIES AND/OR ANY IMPROVEMENT WITHIN THE RIGHT-OF-WAY.
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN ALARM COMPLYING WITH UL-2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET AS PER FBC R4101.17.1.9.1. AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NO MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.
- VAPOR BARRIER 15 MI POLYETHYLENE VAPOR RETARDER W/JOINTS LAPPED NOT LESS THAN 6 INCHES, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS.
- PROTECTION AGAINST TERMITES: R318.1** TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".
- REFER TO LANDSCAPE DRAWINGS FOR PLANTS SPECS, DIMENSIONS, IRRIGATION LAYOUT AND DETAILS.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT AND CALCULATION.
- SEE LANDSCAPE DRAWINGS FOR: TREE MITIGATION/RELOCATION, LANDSCAPE SOFTSCAPE AND HARDSCAPE LAYOUT.
- ALL YARDS SHALL BE SLOPED TO RETAIN ALL STORMWATER ON SITE, AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
- CONTRACTOR SHALL REQUEST VERIFICATIONS AND LOCATION MARKINGS FROM UTILITY COMPANIES FOR ALL UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING ANY EXCAVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SURVEYOR SITE LAYOUT OF ALL FOUNDATIONS AND STRUCTURE LOCATIONS, IN ADDITION TO SITE GRADE ELEVATION BENCHMARKS.
- ALL DOWNSPOUTS, STORM DRAINS, FOOTING, AND FOUNDATION DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM AS INDICATED IN CIVIL DWGS. DOWNSPOUTS SHALL BE TIGHT LINED SEPARATE FROM FOUNDATION DRAINS.
- SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING, TRENCHING, FOUNDATION WORK, ETC. CONTRACTOR SHALL CONTACT OWNER AND ARCHITECT FOR INSTRUCTIONS PRIOR TO CONTINUATION OF WORK.
- THE GEOTECHNICAL REPORTS FOR THE SITE PROVIDED BY THE OWNER SHALL BE PART OF THE CONSTRUCTION AND CONTRACT DOCUMENTS.
- SLOPE ALL DECKS, WALKWAYS, DRIVEWAYS, IMPERVIOUS GRADE, AND PATIOS AWAY FROM BUILDINGS AT 2% MAXIMUM. PERVIOUS GRADE AREAS SHALL SLOPE AWAY FROM THE BUILDING AS INDICATED IN CIVIL GRADING PLAN.
- GC TO PROVIDE A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. REFER TO 2016 FLORIDA STATUTES, CHAPTER 515.

ISSUE DATE: 01/03/2022 DRB FINAL SUBMITTAL

No.	Date	Description
1	12/20/2021	Revision 1

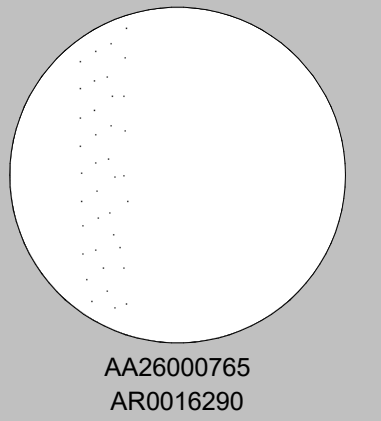
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

CASA BAHIA

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Project Number 21-3600

Drawing Name

SITE PLAN

Scale:

1/8" = 1'-0"

Drawing Number

A-100

1

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


$$3/16'' = 1'-0''$$
$$3/16'' = 1'-0''$$

1. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
2. FLOOD OPENINGS SHALL BE CORROSION OR OTHER OPENING CLOSURES THAT NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
4. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 10 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE. ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.
5. MATERIALS BELOW DFE (11" NGVD) SHALL BE FLOOD-DAMAGE RESISTANT PER FEMA TECHNICAL BULLETIN 2, MATERIALS CLASS 4 AND 5.

1. GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.
2. ALL BEDROOMS SHALL HAVE "EGRESS" TYPE DOORS OR WINDOWS. U.O.N. REFER TO DOOR / WINDOW SCHEDULE. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY TOOL. SPECIAL FINISHES SHALL BE EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
3. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION. ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.
4. INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.
5. BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
6. SEPARATE OSSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
7. BATH PARTMENT PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.
8. FOR SECURITY ENTRY NOTES REFER TO BUGLARY NOTES SHEET A-003.
9. SHOWERS. SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
11. SHOWER PAN SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.
12. WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL HAVE CAT. I GLAZING PER FBC SEC. R4410.2.4.3.2
13. WHEN THERE IS A DROP OF LESS THAN 4 FT. ON EITHER SIDE OF A WINDOW IT SHALL COMPLY WITH FBC SEC R4410.2.4.2 AND R4403.7.3.1
14. ALL SHOWER ENCLOSURES AND ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE SHALL BE CAT. II SAFETY GLASS PER FBC 2010 R4410.2.6.2 SAFEGUARDS.
15. ALL GLASS RAILINGS TO COMPLY WITH FBC SEC. R4403.7.3.6
16. GC TO RETURN TO INTERIOR DESIGN DRAWINGS FOR CLARIFICATION OF ALL FINISHES AND RELATED DETAILS.
17. ALL FINISHES TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
18. ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
19. SEE INTERIOR DESIGN FOR ALL BATH ACCESSORIES. GC TO PROVIDE BACKING AS NECESSARY.
20. REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROVIDE PROPER BACKING AS NECESSARY.
21. FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.
22. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
23. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10
24. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.
25. GC TO COORDINATE FINAL LOCATION OF ACCESS HATCH WITH MECHANICAL EQUIPMENT AND NOTIFY ARCHITECT OF ANY CONFLICTS.
26. GC TO VERIFY SPACE REQUIRED FOR VERTICAL AIR DIFFUSERS AND RETURNS IN COVES.

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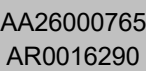
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REINALDO BORGES, ARCHITECT



CASA BAHIA

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MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Project Number 21-3600

Drawing Name

CRAWL SPACE PLAN

Scale:

As indicated

Drawing Number

A-100A


$$3/16'' = 1'-0''$$

1. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
2. FLOOD OPENINGS CANNOT BE SCREENED OR COVERED. ANY COVER SHALL NOT BLOCK OR IMPED THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
4. THE BOTTOM OF ANY FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR.
5. IMMEDIATELY BELOW THE OPENING, DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE, ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE REQUIREMENT OF FLOOD DAMAGE RESISTANT MATERIALS PER FLOOD DFE (1" NGVD) SHALL BE FLOOD-DAMAGE RESISTANT PER FEMA TECHNICAL BULLETIN 2, MATERIALS CLASS 4 AND 5.

2. GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.

3. ALL BEDROOMS SHALL HAVE "EGRESS" TYPE DOORS OR WINDOWS. U.O.N. REFER TO DOOR / WINDOW SCHEDULE. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION DOES NOT REQUIRE THE USE OF A KEY, TOOL, SPECIFIC SEQUENCE OF MOVEMENTS OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

4. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.

5. ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.

6. INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.

7. BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.

8. CLOSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.

9. SEPARATE PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.

10. FOR SECURITY ENTRY NOTES REFER TO BUGLARY NOTES SHEET A-003.

11. SHOWERS, SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.

12. SHOWERS SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.

13. WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL HAVE CAT. II GLAZING PER FBC SEC. R4402.2.4.3.2.

14. WHEN THERE IS A DROP OF LESS THAN 4 FT. ON EITHER SIDE OF A WINDOW IT SHALL COMPLY WITH FBC SEC R4410.2.4.2 AND R4403.7.3.1

15. ALL SHOWER ENCLOSURES AND ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE SHALL BE CAT. II SAFETY GLASS PER FBC 2010 R4410.2.6.2 SAFEGUARDS.

16. ALL GLASS RAILINGS TO COMPLY WITH FBC SEC. R4403.7.3.6

17. GC TO REFER TO INTERIOR DESIGN DRAWINGS FOR SPECIFICATION OF ALL FINISHES AND RELATED DETAILS.

18. ALL FINISHES TO BE SELECTED BY OWNER/INTERIOR DESIGNER.

19. ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.

20. SEE INTERIOR DESIGN FOR ALL BATH ACCESSORIES. GC TO PROVIDE BACKING AS NECESSARY.

21. REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROVIDE PROPER BACKING AS NECESSARY.

22. FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.

23. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 or UL 273. FBCR 302.9.

24. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 or UL 273. FBCR 302.10.


25. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.

26. GC TO COORDINATE FINAL LOCATION OF ACCESS HATCH WITH MECHANICAL EQUIPMENT AND NOTIFY ARCHITECT OF ANY CONFLICTS.

27. GC TO VERIFY SPACE REQUIRED FOR VERTICAL AIR DIFFUSERS AND RETURNS IN COVES.

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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

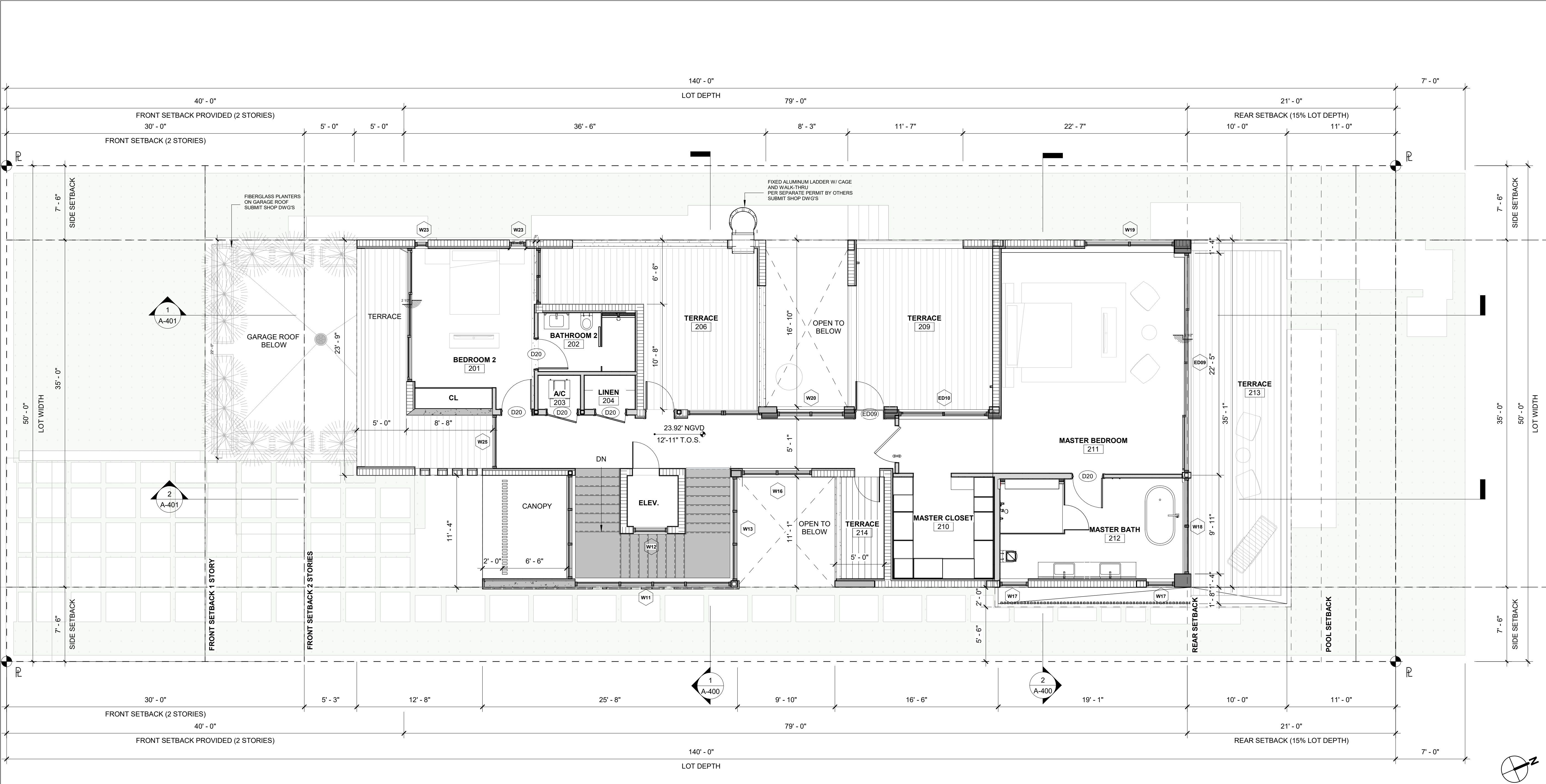
253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Drawing Name

GROUND FLOOR PLAN

As indicated

A-102



1 LEVEL 2
3/16" = 1'-0"

FLOOD NOTES:

- FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
- FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
- FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE. ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.
- MATERIALS BELOW DFE (11" NGVD) SHALL BE FLOOD-DAMAGE RESISTANT PER FEMA TECHNICAL BULLETIN 2, MATERIALS CLASS 4 AND 5.

FLOOR PLAN NOTES

- GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.
- ALL BEDROOMS SHALL HAVE 'EGRESS' TYPE DOORS OR WINDOWS, U.O.N. REFER TO DOOR / WINDOW SCHEDULE. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION DOES NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
- ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.
- INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.
- BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
- CLOSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
- SEPARATE PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.
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- SHOWER PANS SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.
- WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL HAVE CAT. II GLAZING PER FBC SEC. R4410.2.4.3.2
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- FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
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- ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.
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ISSUE DATE: 01/03/2022 DRB FINAL SUBMITTAL

No.	Date	Description
1	12/20/2021	Revision 1

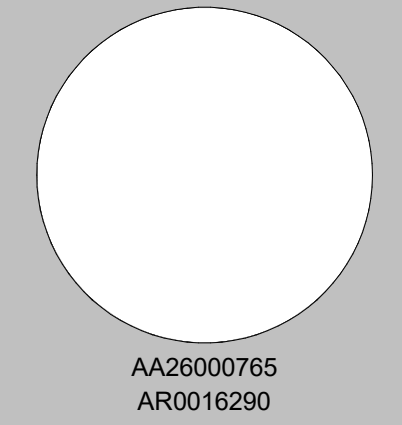
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

CASA BAHIA

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139
FOLIO # 02-4205-002-0160

Project Number 21-3600

Drawing Name

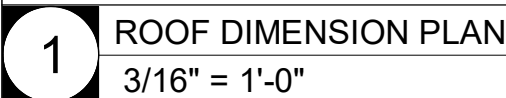
LEVEL 2 - FLOOR PLAN

Scale:

As indicated

Drawing Number

A-106


$$3/16'' = 1'-0''$$

- FLOOD NOTES:**
1. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FLOW FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2 AND ASCE 24.
 2. FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF THE ENCLOSED AREA.
 3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
 4. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR. IMMEDIATELY BELOW EACH OPENING, DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE, ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.
 5. MATERIALS BELOW DFE (1" NGVD) SHALL BE FLOOD-DAMAGE RESISTANT PER FEMA TECHNICAL BULLETIN 2, MATERIALS CLASS 4 AND 5.

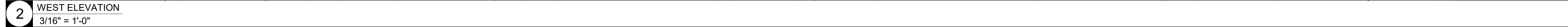
1. CLOSED CELL ICYENNE SPRAYED FOAM INSULATION OR SIMILAR APPROVED. PROVIDE OVERCOAT INTUMESCENT. MUST BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER SUCH AS A 5/8" GYP-SUM WALLBOARD INSTALLED USING MECHANICAL FASTENERS IN ACCORDANCE WITH APPLICABLE CODE OR AN EQUIVALENT 15-MINUTE THERMAL BARRIER. GC TO INSTALL PRODUCT AS PER MANUFACTURER SPECIFICATIONS. INSTALL UNDER ROOF SLABS OVER ALL INHABITABLE AREAS. R-30 MIN. TYP.
2. ALL ROOF TO BE COVERED WITH LIQUID APPLIED SOPREMA ALSAN RS ROOFING SYSTEM WITH FINE WHITE QUARTZ FINISH OR APPROVED EQUAL.
3. ALL ROOFING AND WATERPROOFING DIAGRAMS AND DETAILS TO BE USED IN CONJUNCTION WITH SOPREMA'S GENERAL REQUIREMENTS, APPLICATION METHODS, COUNTY APPROVALS AND APPROVED DETAILS. CONTACT THE ARCHITECT SHOULD ANY DISCREPANCY ARISE.
4. COORDINATE FINISH OF ROOF PENETRATIONS WITH ARCHITECT AND MEP DRAWINGS.
5. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929).

1. CLOSED CELL ICYENNE SPRAYED FOAM INSULATION OR SIMILAR APPROVED. PROVIDE OVERCOAT INTUMESCENT. MUST BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER SUCH AS A 5/8" GYP-SUM WALLBOARD INSTALLED USING MECHANICAL FASTENERS IN ACCORDANCE WITH APPLICABLE CODE OR AN EQUIVALENT 15-MINUTE THERMAL BARRIER. GC TO INSTALL PRODUCT AS PER MANUFACTURER SPECIFICATIONS. INSTALL UNDER ROOF SLABS OVER ALL INHABITABLE AREAS. R-30 MIN. TYP.
2. ALL ROOF TO BE COVERED WITH LIQUID APPLIED SOPREMA ALSAN RS ROOFING SYSTEM WITH FINE WHITE QUARTZ FINISH OR APPROVED EQUAL.
3. ALL ROOFING AND WATERPROOFING DIAGRAMS AND DETAILS TO BE USED IN CONJUNCTION WITH SOPREMA'S GENERAL REQUIREMENTS, APPLICATION METHODS, COUNTY APPROVALS AND APPROVED DETAILS. CONTACT THE ARCHITECT SHOULD ANY DISCREPANCY ARISE.
4. COORDINATE FINISH OF ROOF PENETRATIONS WITH ARCHITECT AND MEP DRAWINGS.
5. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929).

1. GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.
2. ALL BEDROOMS SHALL HAVE "EGRESS" TYPE DOORS OR WINDOWS, U.O.N. REFER TO DOOR / WINDOW SCHEDULE. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KEY, OR OTHER EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
3. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION. ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.
4. INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.
5. BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
6. CLOSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
7. SEPARATE PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.
8. FOR SECURITY ENTRY NOTES REFER TO BUGLARY NOTES SHEET A-003.
9. SHOWERS. SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AREA OF THE DRAIN.
11. SHOWER PAN SHOULD BE WATERPROOFED A MIN. OF 1/2" UP EACH PERIMETER WALL.
12. WINDOWS AT LESS THAN 4 FT. FROM DOORS SHALL HAVE CAT. II GLAZING PER FBC SEC. R4410.2.4.2.
13. WHEN THERE IS A DROP OF LESS THAN 4 FT. ON EITHER SIDE OF A WINDOW IT SHALL COMPLY WITH FBC SEC R4410.2.4.2 AND R4403.7.3.1
14. ALL SHOWER ENCLOSURES AND ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE SHALL BE CAT. II SAFETY GLASS PER FBC 2010 R4410.2.6.2 SAFEGUARDS.
15. ALL GLASS RAILINGS TO COMPLY WITH FBC SEC. R4403.7.3.6
16. GC TO REFER TO INTERIOR DESIGN DRAWINGS FOR CLARIFICATION OF ALL FINISHES AND RELATED DETAILS.
17. ALL FINISHES TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
18. ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
19. SEE INTERIOR DESIGN FOR ALL BATH ACCESSORIES. GC TO PROVIDE BACKING AS NECESSARY.
20. REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROVIDE PROPER BACKING AS NECESSARY.
21. FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.
22. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
23. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10
24. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.
25. GC TO COORDINATE FINAL LOCATION OF ACCESS HATCH WITH MECHANICAL EQUIPMENT AND NOTIFY ARCHITECT OF ANY CONFLICTS.
26. GC TO VERIFY SPACE REQUIRED FOR VERTICAL AIR DIFFUSERS AND RETURNS IN COVES.

Project Team

A-110



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 The logo features the word "borges" in a large, bold, red, lowercase sans-serif font. To its right, the words "architects" and "associates" are stacked vertically in a smaller, grey, lowercase sans-serif font, separated by a red plus sign. Below the main logo, the words "architecture", "urban-planning", and "interior-design" are listed horizontally in a grey, lowercase sans-serif font, separated by vertical lines.

1111 Brickell Ave., 10th Floor
 Miami, Florida 33131
 305.374.9216 phone • 305.374.9217 fax
www.borgesarchitects.com


Project Team

Project Name

CASA BAHIA

253 N COCONUT LN
MIAMI BEACH, FLORIDA, 33139

FOLIO # 02-4205-002-0160

Project Number	11-3600
Drawing Name	 STAIR ELEVATIONS
Scale:	Drawing Number A-300
3/16" = 1'-0"	

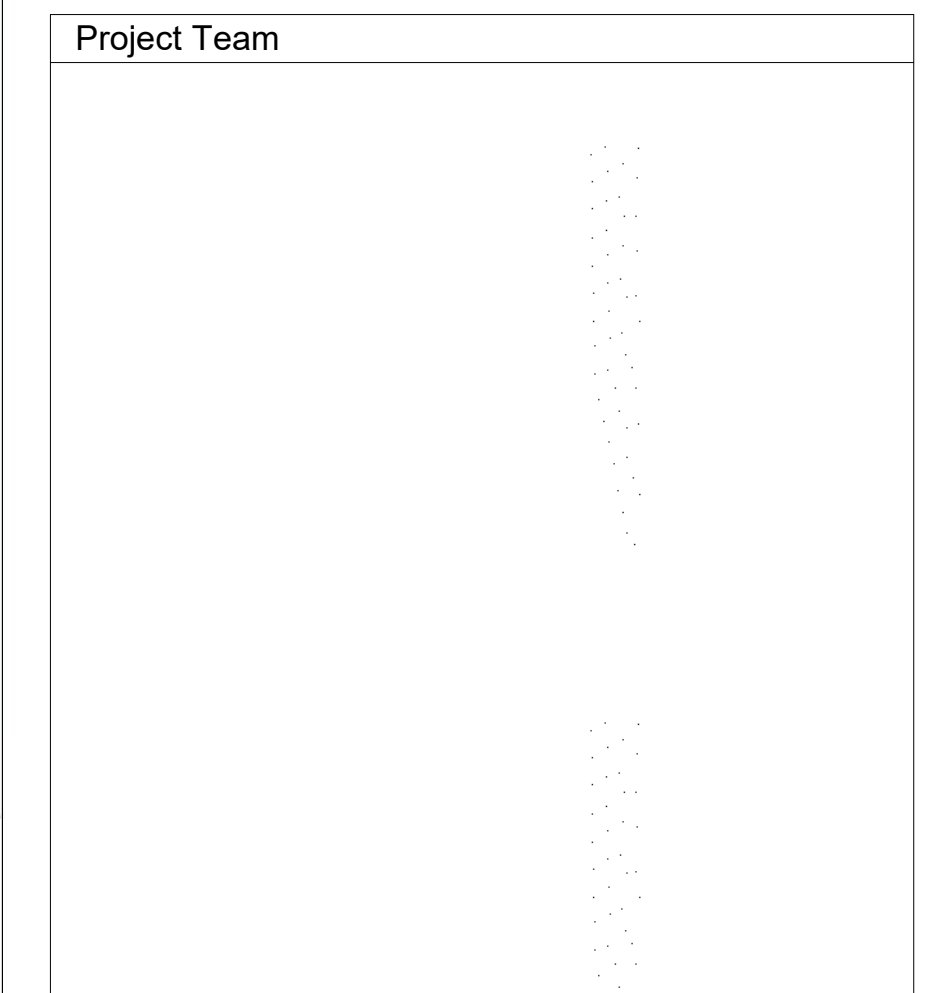
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
architecture urban-planning interior-design

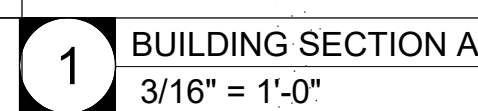
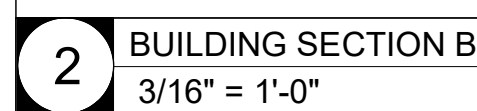
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Project Name
<p>CASA BAHIA</p> <p>253 N COCONUT LN MIAMI BEACH, FLORIDA, 33139</p> <p>FOLIO # 02-4205-002-0160</p>

Project Number		21-3600
Drawing Name		
<div style="border: 1px solid black; border-radius: 50%; padding: 20px; text-align: center; width: fit-content; margin: 0 auto;"><h1>BUILDING ELEVATIONS</h1></div>		
Scale:	Drawing Number	
$3/16" = 1'-0"$	<h1>A-301</h1>	



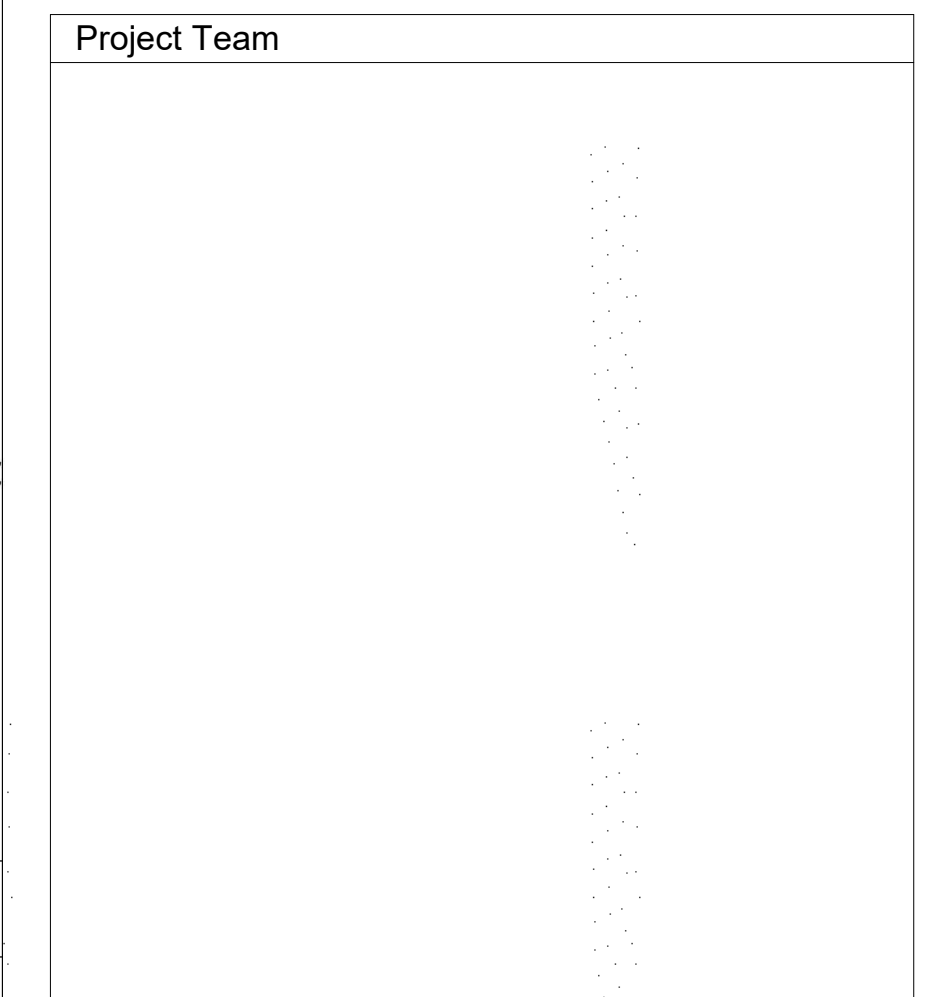
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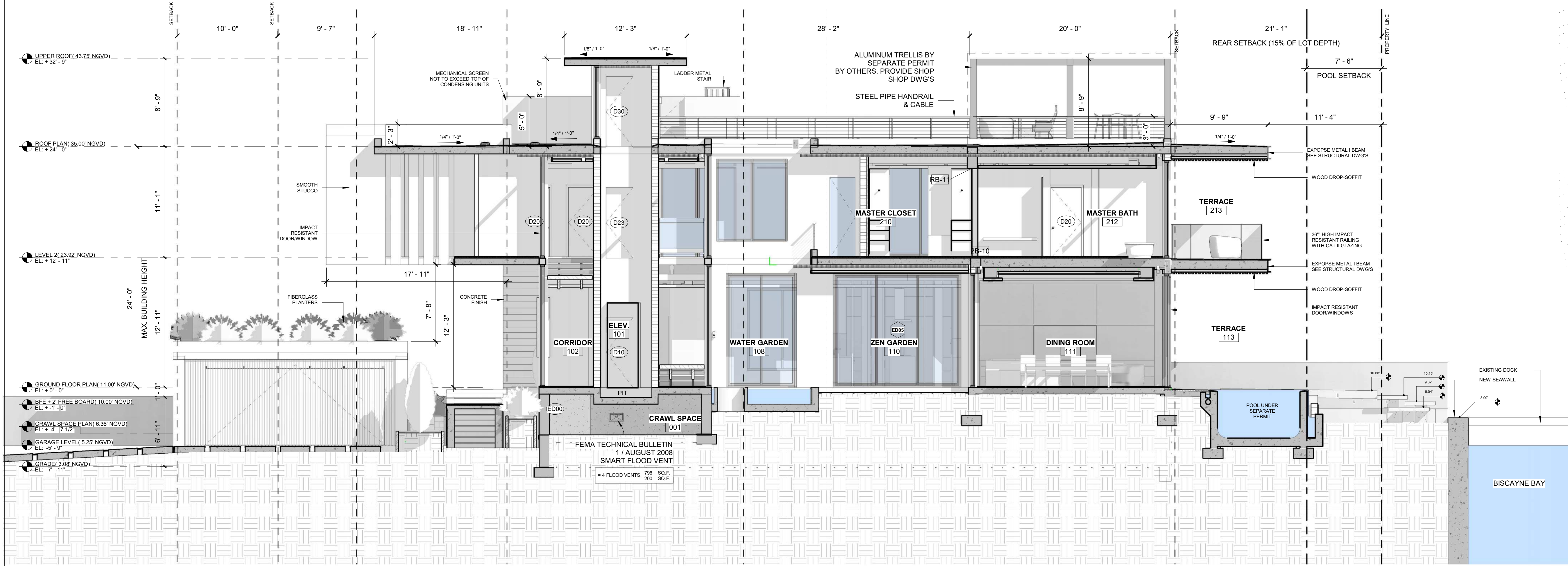
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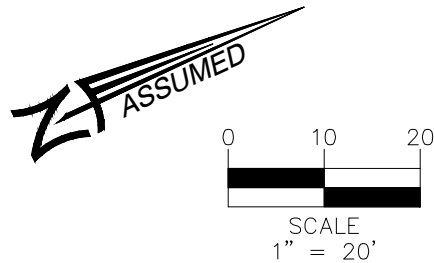
Project Name
<p style="text-align: center;">CASA BAHIA</p> <p style="text-align: center;">253 N COCONUT LN MIAMI BEACH, FLORIDA, 33139</p> <p style="text-align: center;">FOLIO # 02-4205-002-0160</p>

Project Number		21-3600
Drawing Name		
<div style="border: 1px solid black; border-radius: 50%; padding: 20px; text-align: center; width: fit-content; margin: 0 auto;"><h1>BUILDING SECTIONS</h1></div>		
Scale:	Drawing Number	<h1>A-400</h1>
3/16" = 1'-0"		



2 BUILDING SECTION D
3/16" = 1'-0"

A-401



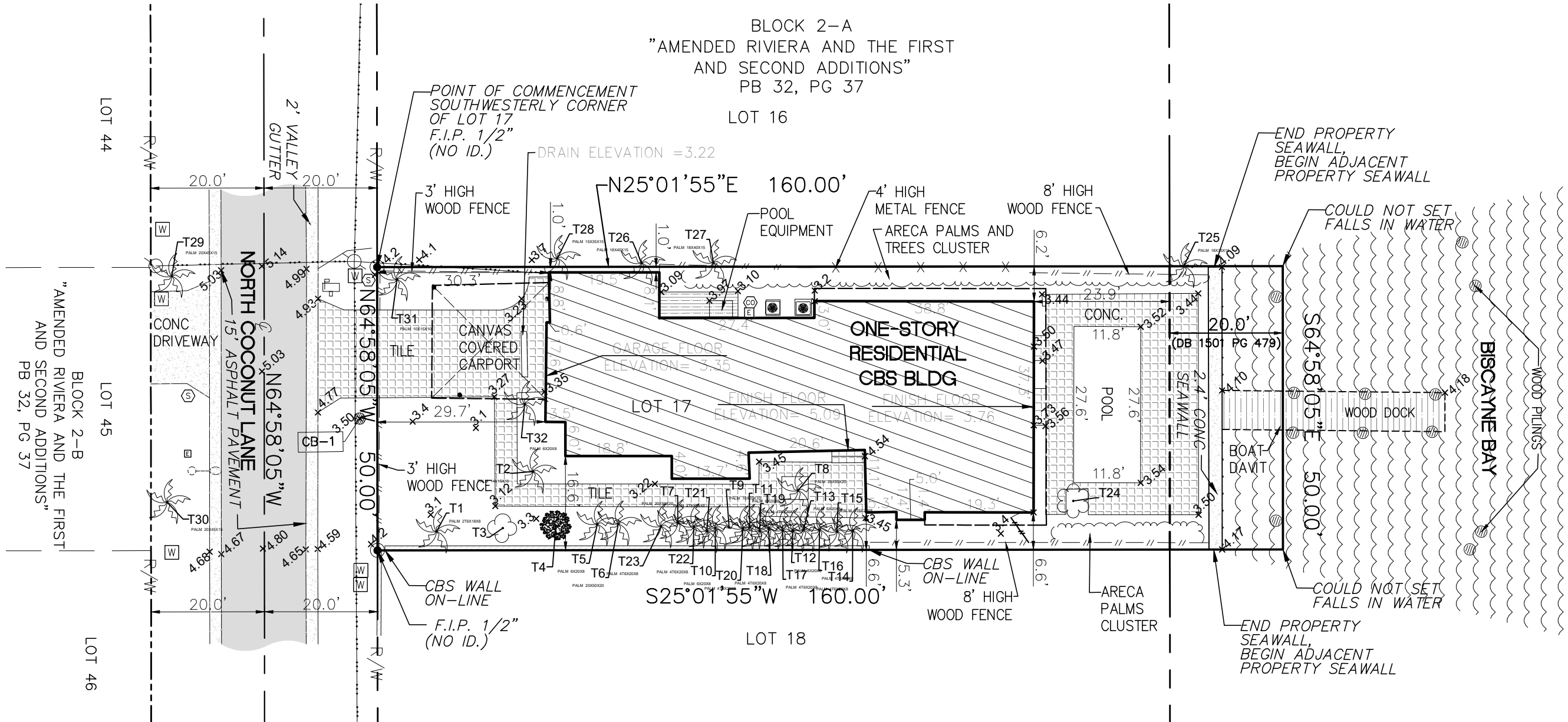
LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
⊙	FOUND IRON PIPE WITH CAP
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
DB	DEED BOOK
7	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
●	CATCH BASIN
E	ELECTRICAL WALL PANEL
PH	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
⊕	SUBDIVISION BLOCK NUMBER
⊕	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
—	GUY ANCHOR
W	WATER METER
W	WATER VALVE
—	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS ⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
MHD ⊕	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
—	SIGN
⊕	MAILBOX
—	CONCRETE UTILITY POLE
—	GUARDRAIL
⊕	FPL TRANSFORMER
—	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	ICBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE_OTHER
●	TREE
●	PINE TREE
●	PALM TREE
— PL	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
— STM	X-UTL-DRAIN
— SAN	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

Tree No.	COMMON NAME	DIAMETER(INCHES)	HEIGHT(FT)	CANOPY(FT)
T1	PALM (2 trunks)	6	18	8
T2	PALM	14	15	10
T3	TREE-U	24	45	30
T4	ROYALPOINCIANA	22	50	25
T5	PALM	6	20	8
T6	PALM	20	50	20
T7	PALM	20	50	20
T8	PALM	20	50	20
T9	PALM	10	25	10
T10	PALM	6	20	8
T11	PALM	6	20	8
T12	PALM	6	20	8
T13	PALM	6	20	8
T14	PALM (4 trunks)	6	20	8
T15	PALM (4 trunks)	6	20	8
T16	PALM (4 trunks)	6	20	8
T17	PALM (4 trunks)	6	20	8
T18	PALM (4 trunks)	6	20	8
T19	PALM (4 trunks)	6	20	8
T20	PALM (4 trunks)	6	20	8
T21	PALM (4 trunks)	6	20	8
T22	PALM (4 trunks)	6	20	8
T23	PALM (4 trunks)	6	20	8
T24	PALM	14	45	20
T25	PALM	18	35	15
T26	PALM	18	40	15
T27	PALM	18	40	15
T28	PALM	15	35	15
T29	PALM	20	45	15
T30	PALM	20	45	15
T31	PALM	10	15	10
T32	PALM	6	20	8

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION
1	CB	3.50	BOTTOM	4.40	-0.90	
			N	4.40	-0.90	PVC 12"
			S	4.40	-0.90	PVC 12"
			W	2.50	1.00	PVC 8"

MAP OF BOUNDARY SURVEY



SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS", recorded in Plat Book 32, at Page 37, Miami-Dade County Records.

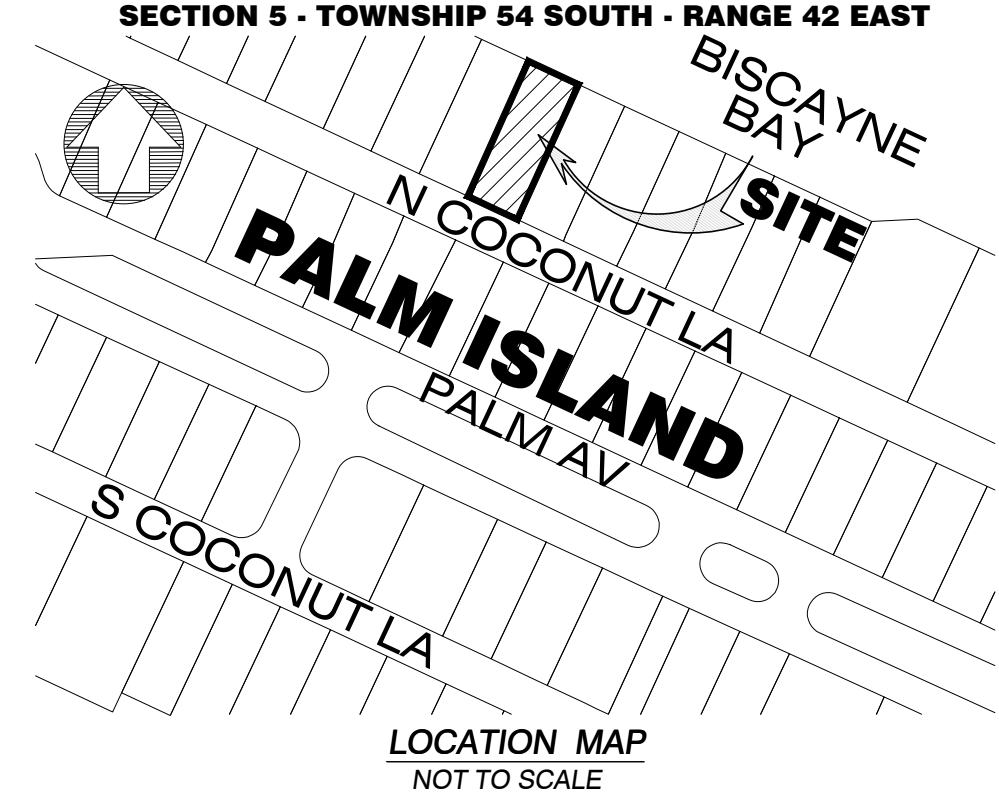
Warranty Deed, dated February 16th, 2017, recorded in Official Records Book 30433, Page 2725, Miami-Dade County Records.

Bearings as shown hereon are based upon the Center Line of the Subject Site with an assumed bearing of N64°50'18"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with an Elevation of 9, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0316, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number CMB PALM 01 R, Elevation 3.572 feet (NAVD-88). The Benchmark elevation was added 1.51 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988).



SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

Onur Peker

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Abraham Hadad, **PSM**
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

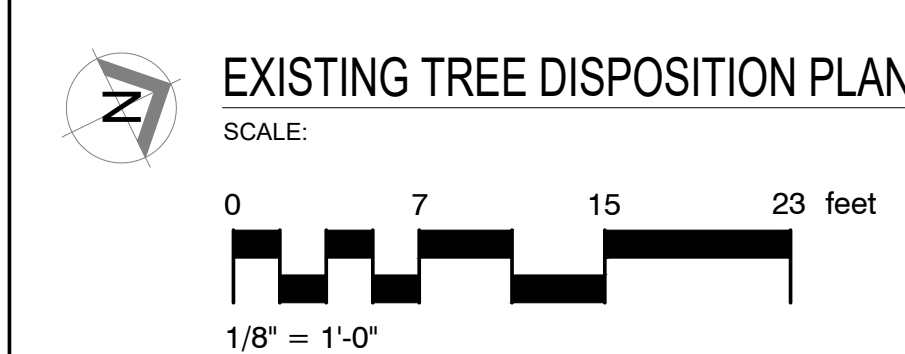
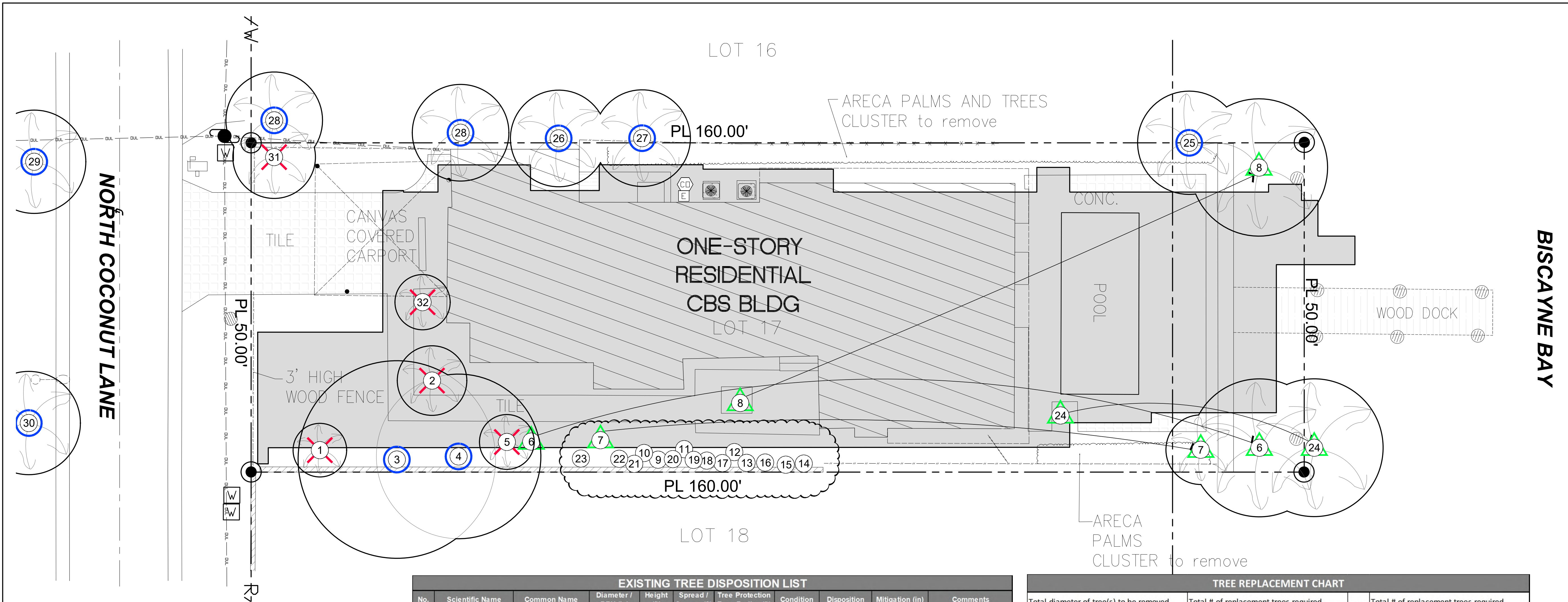
NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS					
1.	6.	7.	12.	16.	
2.	7.	13.	17.	17.	
3.	8.	14.	18.	18.	
4.	9.	15.	19.	19.	
5.	10.		20.	20.	

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UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

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MAP OF BOUNDARY		Field Book: FILE	Job No.:
for		DRAWN BY: MM	21142
ONUR PEKER		TECH BY: RI	
of		QA/QC BY: JS	1/1
253 N COCONUT LANE, MIAMI BEACH, FL 33139			



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

TREE DISPOSITION LEGEND

Existing tree or palm to be transplanted

Existing tree or palm to be removed

Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

Tree / Palm

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

TREE REPLACEMENT CHART			
Total diameter of tree(s) to be removed (sum of inches at DBH)	Total # of replacement trees required (2" DBH minimum each: 12' min. OA)	OR	Total # of replacement trees required (4" DBH minimum each: 16' min. OA)
2"-3"	1	or	0
4"-6"	2	or	1
7"-12"	4	or	2
13"-18"	6	or	3
19"-24"	8	or	4
25"-30"	10	or	5
31"-36"	12	or	6
37"-42"	14	or	7
43"-48"	16	or	8
49"-60"	20	or	10
TOTAL: 0"	Total: 0 Trees + 5 palm/tree	or	Total: 0 Trees + 5 palm/tree
	Provided: 4 Trees + 5 palm/tree		Provided: 2 trees

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, OR BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

In no case shall the fence be installed less than ten feet from the trunk

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

ISSUE DATE: 12.13.21 -- DRB PRELIMINARY SUBMITAL		
No.	Date	Description

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REINALDO BORGES, ARCHITECT

Project Team

ALL LANDSCAPE DATA INC.
www.alllandscapedata.net & .com
Ph: 305.303.7059

Project Name

CASA
BAHIA
253 N COCONUT LANE
Miami Beach, FL 3319

Project Number

Drawing Name

EXISTING TREE
DISPOSITION

Scale:

Drawing Number

L-01

Project Number	
Drawing Name	
LANDSCAPE PLAN	
Scale:	Drawing Number
	L-02



COE - Silver Buttonwood



LFN - Japanese Crape Myrtle



COD - Ylang-Ylang



CDI - Pigeon Plum



CES - Silver Buttonwood



CNG - Coconut Palm



RRE - Royal Palm



AAM - Century Plant Blue



ADM - Myers Asparagus



CMF - Fukien tea bonsai



CMA - Natal Plum



CSE - Italian Cypress



JCT - Hollywood Juniper



NEX - Boston Fern



SPG - Eugenia Globulus - Topiary Sphere & 1 Ball



TFL - Florida Gamagrass



Featherrock Boulder- Olimar Stone



MBP - Mexican Black Pebbles



ZJE - Korean Grass



Old Town Planter MI3217



Old Town Planter MI3912

Old Town Fiberglass Planters:
Collection: Miami
Color: Aluminum 17
Finish: Gloss (G)
Irrigation: Internal Reservoir



ISSUE DATE: 12.13.21 -- DRB PRELIMINARY SUBMITAL		
No.	Date	Description

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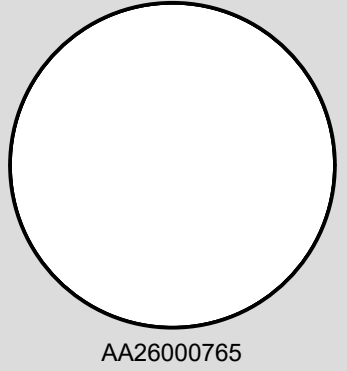
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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team



DERICK LANGEL (LA7567345)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

Project Name

CASA
BAHIA
253 N COCONUT LANE
Miami Beach, FL 3319

Project Number

Drawing Name

LANDSCAPE IMAGES

Scale:

Drawing Number

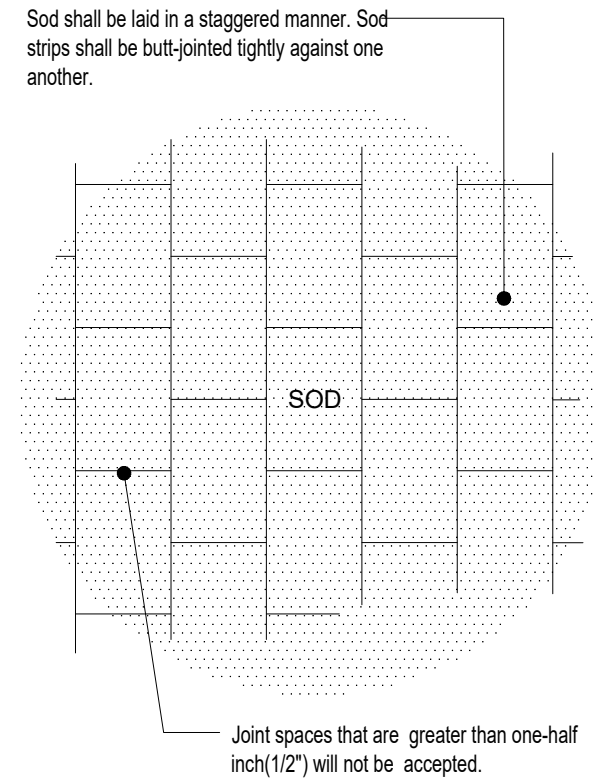
L-03

GENERAL NOTES

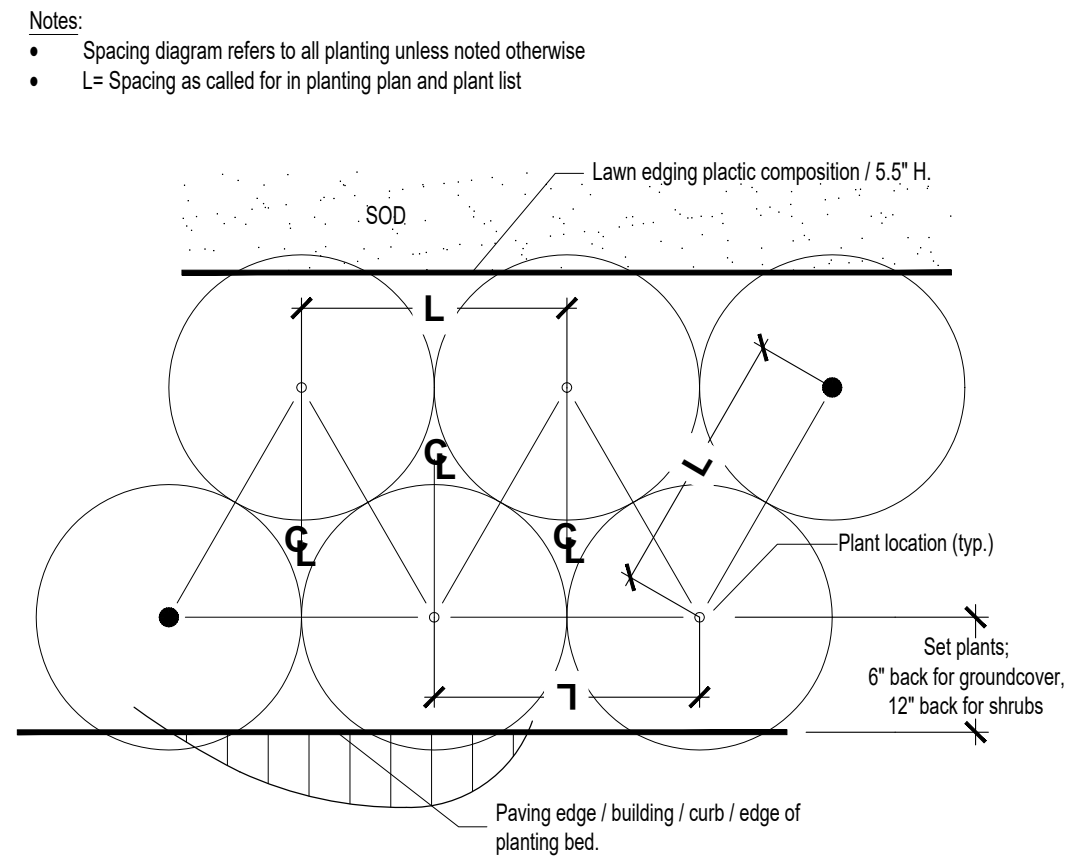
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions shall be made without prior consent of the Landscape Architect, City Urban Forester and or the Planning Department. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape Contractor to provide finish grade 3" lower than FFE of all hardscapes, i.e. roads, walks, curbs, pavers, etc....., to accommodate 3" layer of mulch.
- All tree and Palm relocations shall be performed in accordance with ANSI A-300 (Part 6) standards and industry accepted good horticultural practices by an ISA Certified Arborist or ASCA Consulting Arborist.

PLANTING NOTES

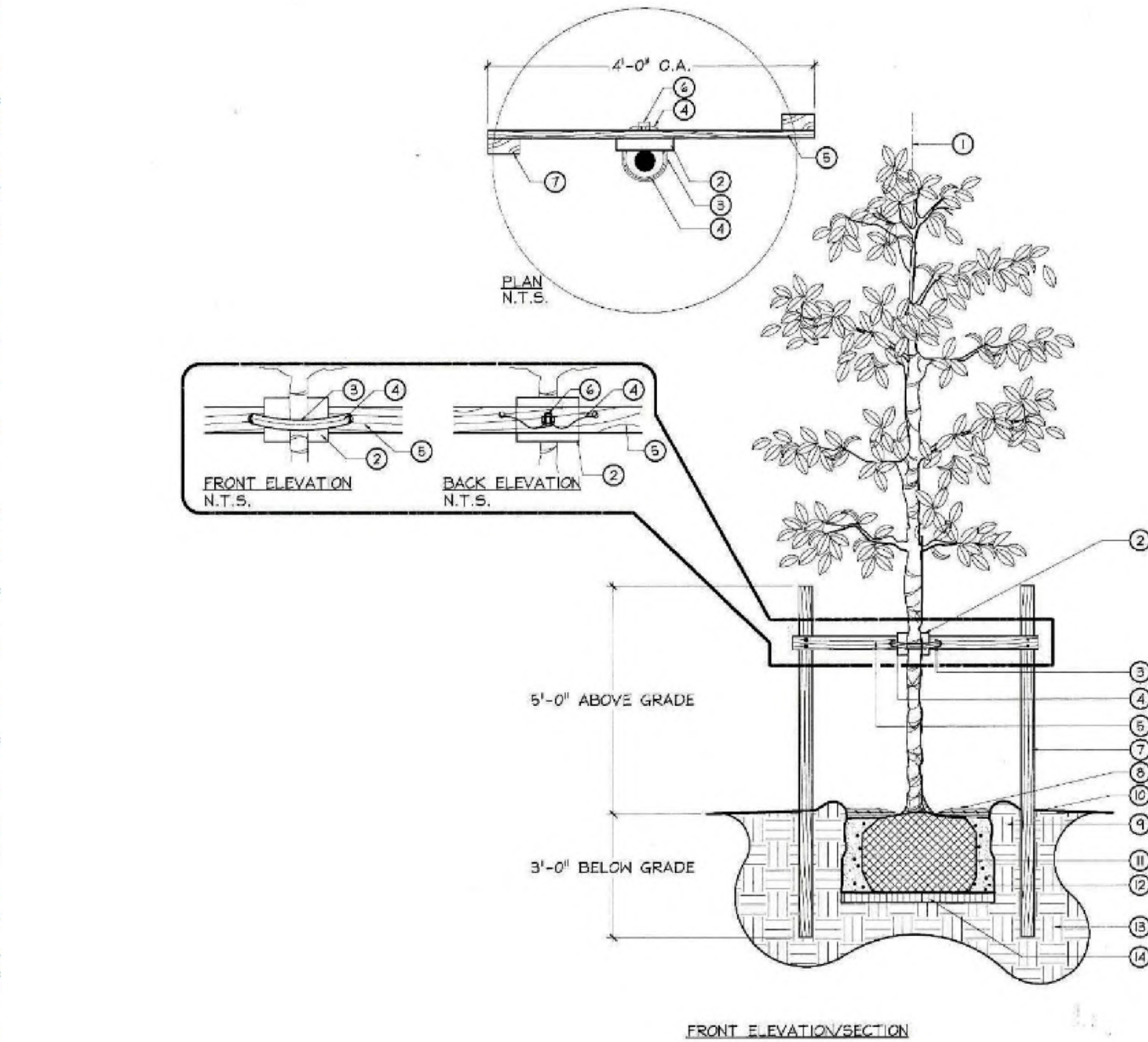
- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, preemergence herbicide, seed, and mulch.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Material not meeting Florida #1 or better will not be accepted, Landscape Architect, City Urban Forester and or the Planning Department staff to approve ROW material before it is planted.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
- Planting soil shall be a mix of 30% inland muck and 70% freshwater sand. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil.
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro mulch immediately after planting. **In no case shall Cypress or red mulch be used.** Mulch shall not be applied within 6" of any tree or palm trunk that are installed or incorporated into the project.
- All Trees/Palms in sod areas are to receive a 36"/48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting. Exceptions require written authorization from the City Urban Forester.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy. All tree and root pruning activities shall be performed by ISA Certified Arborist and or ASCA Consulting Arborist in accordance with ANSI A-300 standards and industry accepted good horticultural practices.
- Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant:
Palms: 12-4-12 N-P-K, Slow Release Palm Special with micronutrients.
Shrubs, Groundcover and Trees: 6-6-6 N-P-K, with micronutrients.



Typical Sod Planting Detail
N.T.S.



Typical Shrubs / Groundcover
Planting Detail
N.T.S.

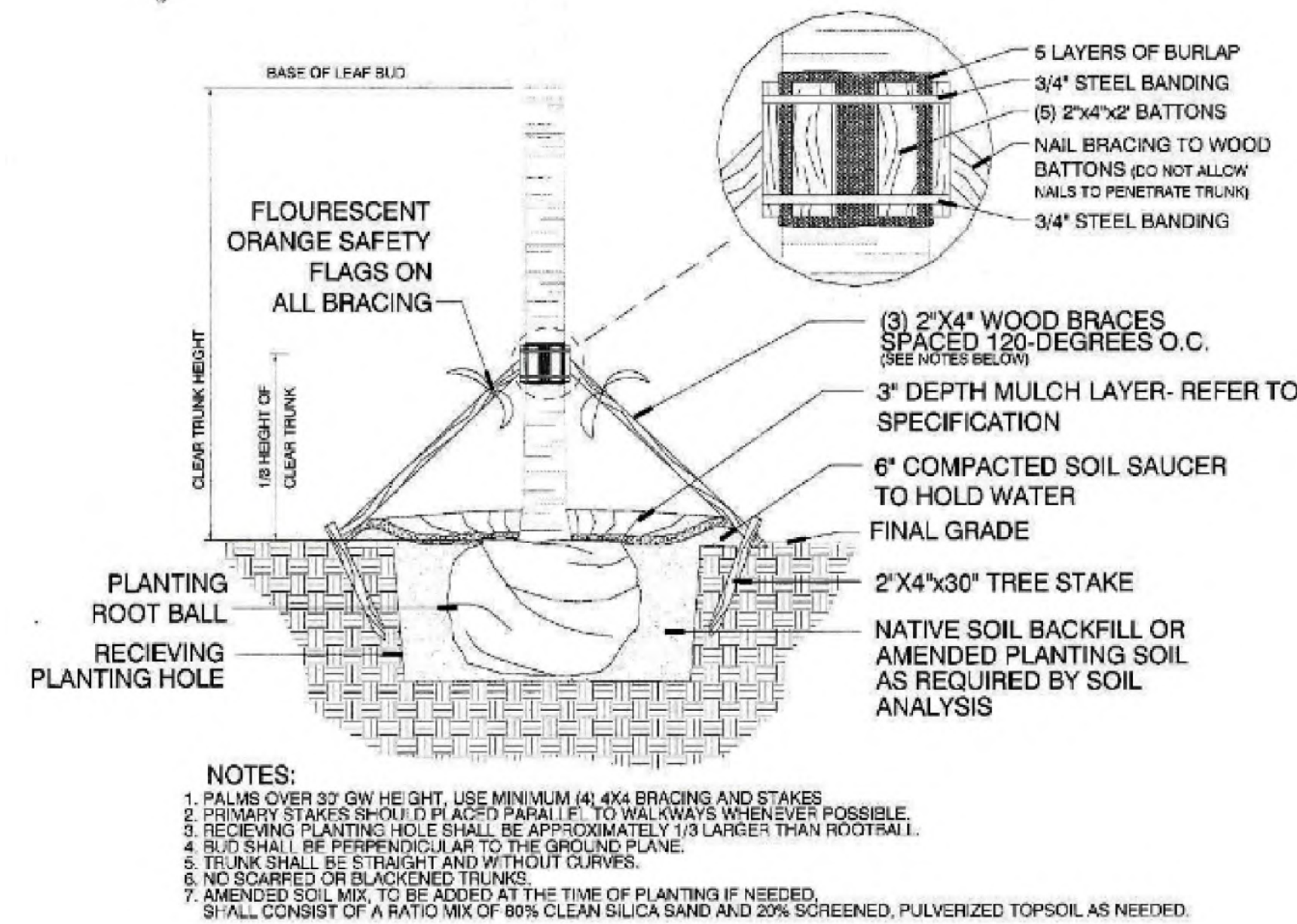


KEY

- SET TREE PLUMB IN PLANTING PIT.
- PROTECT TREE TRUNK WITH 1 NOMACO® 5" TROFOAM PADDING GUARDS, #5UC4804B, AS SPECIFIED, OR APPROVED EQUAL.
- AMAZON HOUSE AND RUEDER® 1 1/2" AIR HOSE #14148 OR APPROVED EQUAL, TO COVER 10 GAUGE WIRE.
- 10 GAUGE GALVANIZED WIRE, WIRE PRODUCT®, OR APPROVED EQUAL.
- 2"x4"x4" NON TREATED LANDSCAPE TIMBER AS SPECIFIED, FASTEN WITH 4 3/8" DECK SCREWS TO 2"x4"x8" P.T. LANDSCAPE TIMBERS.
- 1 1/2" MALLEABLE CLAMP FASTENER FOR WIRE, SUPPLIER: FLORIDA WIRE® OR APPROVED EQUAL.
- 2 2"x4" X 8' P.T. LANDSCAPE TIMBER AS SPECIFIED.
- 1'-2" MULCH DEPTH LAYER ON ROOT BALL.
- 4" WATER RING, (WITHIN ROOTBALL DIA.), FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR TO MULCHING AND PLANTING.
- ROOT FLARE 1'-2" ABOVE FINISHED GRADE.
- BIB OR CONTAINERIZED ROOTBALL. REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
- BACKFILL, TOP SOIL TYP. OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
- UNDISTURBED SUBGRADE.
- COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

- NOTES:
- CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
 - NO MULCH WITHIN 4" OF TRUNK.

City of Miami Beach
Typical Tree Planting Detail
N.T.S.



- NOTES:
- PALMS OVER 32' GW HEIGHT, USE MINIMUM (4) 4x4 BRACING AND STAKES. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SCORPED OR BLACKENED TRUNKS.
 - AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING IF NEEDED. SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

City of Miami Beach
Typical Palm Planting Detail
N.T.S.

ISSUE DATE: 12.13.21 -- DRB PRELIMINARY SUBMITAL		
No.	Date	Description

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Project Name

**CASA
BAHIA**

253 N COCONUT LANE
Miami Beach, FL 3319

Project Number

Drawing Name

LANDSCAPE DETAILS

Scale: Drawing Number

L-04