

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141



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7801 ATLANTIC WAY, MIAMI BEACH, FLORIDA, 33141

ABBREVIATIONS

A AC ACOUST ACP AFF AFF AHU ALUM ANDD BD BFF BLK'G BLK'G BLK'G CER CCOL CONC CONTC COVER'G DGL DIM DTL/JOTLS DW ABB DW ABB EFF EFF EFF EFF EFF EXT FD FF FINE EXT FD FOIC FLOUR GA GWB GS GS GS ACOUST GA GS GS GS GC GS GC GS GC GS GC GS GC GS GC GC GS GC	ANCHOR AIR CONDICIONING ACOUSTICAL ACOUSTICAL CEILING PANEL ABOVE FINISH FLOOR AIR HANDLE UNIT ALUMINUM ANODIZE BOARD BELOW FINISH FLOOR BLOCKING BLOCKING BLOCKING CERAMIC CONTRACTOR FIELD VERIFY CONTROL JOINT CEILING COLUMN CLOSET CONTINUOUS COVERING DUBLE DIMENSION DETAILS DISH WASHER EACH ELEVATION ELEVATION ELEVATION ELEVATION ELEVATION FIRE EXTINGUISHER CABINET FURNISHED BY OWNER, INSTALED BY CONTRACTOR FILORECET FURNISHED BY ONTRACTOR FILORECET FINISH GAUGE GAYSUM WALL BOARD GYPSUM BOARD GALVANIZED GALVANIZED GALVANIZED GALVANIZED GALVANIZED GALVANIZED	HT HORIZ HB ID INSUL INTERM JAN MANUF MAT MAX MIN MTL NICOPR OD OC OS PTN PJ PL PLP PLAM PLAM PLAM PF EINF REO'D RM RD SS STR SC PT SECT SIM SECT S	HEIGHT HORIZONTAL HOSE BIBB INTERIOR DIMENSION INSULATION INSULATION INSULATION INTERMEDIATE JANITOR MANUFACTURER MATERIAL NOT IN CONTRACT NEOPRENE OUTSIDE DIMENSION ON CENTER OVERFLOW SCUPPERS PARTITION PANEL JOINT PLATE LIGHT POLE PLAYWOOD PANEL PLAST PLATE PRESSURE TREATED RECOUNCE RECOUNCE RECOUNCE RECOUNCE STAINLESS STEEL STEAL STEEL STEAL STEEL STENDARD SECTION SIMILAR SPECIFICATIONS STRUCTURAL SOLID CORE WOOD TELEPHONE TEMPERED TO FO SLAB VINYL COMPOSITION TILE VERTICAL VESTIBULE VERTICAL VESTIBULE VERTICAL
GL HM	GLASS HOLLOW METAL	WH	WATER HEATER

	SYMBOL	LEGEND	
ę.	CENTER LINE	01	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
00A BORESS	WINDOWS TAG	SL. 1/4"	SLOPE TAG
(101)	DOOR TAG	WM	WATER METER
-	DATUM FLOOR ELEV.	•	POLE
<u> </u>	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	Δ	REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
SIM	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Jay	BUILDING ELEV. TAG	REF ID AIGH	INTERIOR ELEV. TAG
VIEW NAME 1/8" = 1'-0"		VIEW TITLE	

. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES,

I. CON IRACI OR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.

2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND

3. ALL WORK PERFORMED IN NELETIONSHIP TO THESE DUCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDIDITY ORGANIZATIONS.

4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR DIDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED BY PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT STANDARD TO THE PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT STANDARD TO THE UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

6. CONTRACTOR TO STANDARD THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.

7. CONTRACTOR SHALL NOTIFY ARCHITECTIONS OF THE ARRANGES AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.

7. CONTRACTOR SHALL NOTIFY ARCHITECTIONS, FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.

8. CONTRACTOR TO GOALIAN WRITTER ASSUMPTIONS BY THE CONTRACTOR BCONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR SHALL PREVARE BY AND AND ARCHITECT OR SHALL PREVARE BY AND AND ARCHITECT BASED ON THE USE OF DEVIATIONS FROM CONTRACT BY AND AND AND AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.

8. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.

8. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM PROVAL.

8. L. CONTRAC

MINIMEM ALLOWED.

MINIMEM ALLO

REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF

22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
25. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALLA ALD WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. 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.
26. CONTRACTOR SHALL CORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE.
NOTIFY ARCHITECTIONS, AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECTIFING.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED

27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECTICHIS.

28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRINED OR FACTORY PAINT FINISHED COUPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.

29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUSS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECTIVENG, UNLESS NOTED ON PLANS.

30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULTING TO MATCH COLOR OF ADJACENT SURFACE.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTRACTOR SHALL RECEIVE A BOWNER.

32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ('AS BUILT') ALONG WITH THE WITTEN GUARANTIES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.

33. NO EXISTING FACILITY SHALL BE COUPPED JORNING REMODELING, OR REMOVATION UNLESS ALL EXISTING SO. NO EXISTING FACILITY SHALL BY SHALL BY SHALL BY SHALL BY THE OWNER. ALL STANDARD OR IN LIFE IT THE FOR THE OWNER OR AND THE STANDARD OR IN LIFE IT THEREOF, OTHER ALL TERROTOR SHE ESPONSIBLE FOR THE CULDING IN HIS BID LABOR AND MAINTENANCE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDING IN HIS BID LABOR AND MAINTENANCE OR STACING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.

34. CONTRACTOR IS RESPONSIBLE FOR THE MICLUDING IN HIS BID LABOR AND MATERIAL COSTS FOR ANY CHANCE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUC

35. ALL SLABS ON GRADE, INTENIOR AND EXTERIOR, TO BE ON 6 MIL. POLYET HYLENE VAPOR BARRIER WITHOUT SECRETION.

36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE MUST AND THE PROPERTY OF SUCH WORK.

17. THE THE MOVER OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF SUCH WORK.

18. CONTRACTOR SHALL SUPPLY CONTRACTOR WITH DESIRED SCHEME.

38. CONTRACTOR SHALL AVIOL INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING, CONTRACTOR SHALL GOODNIATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.

39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

40. ALL RODGING, DECKING, WATERPROPORING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROPORING MERBRANE AS PER VUILLEM SORVE/PEPCYY ALL NOA MIST ESUBMITTED FOR APPROVAL WATERPROOFING MEMBRANE AS PER VULKEM SOMF/FEOXY PRIMER - VULKEM SOOMF/SSI OR APPROVED EQUAL . CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL 41.

CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

PLAN, IF APPLICABLE

O.S.F.H. -(CUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOON RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IC-3, IG-A, IG-5, GARAGE OR STORAGE (SFHA,OSHAIC): 5-F)-FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES 1:E-PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERNIOR WALLS.

DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECTA AND MEET THE FOLLOWING CRITERIA:

(I) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (I) SOLARE MICH FOR EVERY SOLARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MOKE HIGHER THAN ONE (I) FOOT ABOVE GRADE.

(2) THE INTERIOR FORTION OF SUCH ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MOKE HIGHER THAN ONE (I) TO FINCES ON AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MOKE HIGHER THAN ONE (I) OF ALCOLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MOKE HIGHER THAN ONE (I) OF OT ABOVE GRADE.

(2) THE INTERIOR FORTION OF SUCH ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MOKE HIGHER THAN ONE (I) FOOT ABOVE GRADE.

- CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26'
- HEADROOM IS AT LEAST 6'-8". TREADS SHOULD HAVE A MIN. DEPTH OF 10".

ALL TREAD ARE (DENTICAL.
MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR
MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR
TO FAULT AND A

GARAGE NOTES

PROVIDE I LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON I"X3" FURRING STRIP @I6" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS, OR MINERAL WOOL BATS, OR BLOWN-IN. FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-II AS PER F-B. C.
2. PROVIDE I LAYER OF 5.6" TYPE: "X" GYPUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4." WOOD STUDS OR IX3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS, PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F-B. C. 4. PROVIDE 2"X6" P.T. WOOD 3. PROVIDE SION & GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F-B.C. 4. PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6"TO PB BOTTOM.

5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.

6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE I HOUR FIRE RATED AS PER F-B.C.

7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00" NOVD MUST BE FLOOR-RESISTANT

STRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20' WIDE X 24' HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44' OPF THE FLORR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54' ABOVE THE FINISHED FLOOR. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

WHEN LOCKED TERMITE PROTECTION

R318.1 TERMITE PROTECTION.

R3IB.1 TERMITE PROTECTION.

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. LIPON 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 DEPARTMENT OF STATEMENT OF THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN NCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND

RATHROOMS SHALL HAVE A MINIMUM CELLING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND

IA INKUMIS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2008 MIN) OVER THE FIXTURE. IT THE FRONT ICLEARANCE ARREA FOR FIXTURES SHOWER OR TUBE GUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 NCHES (2036 MM) ABOVE A MINIMUM AREA SO INCHES (762 MM) BY 30 INCHES (762 MM) AT THE

OORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL
REATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING

SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1892 MM) ABOVE THE FLOOR. R307. 2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTON ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF <u>PIAMIN BEACH</u> ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENCINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITTS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND

'ABRICATION UNDER SETAMATE LEMINO. DO LOS CALACIDATIONS AND ALCULATIONS AND ALCULATIONS AND ALCULATIONS AND ALCULATIONS AND ALCULATIONS AND ALCULATIONS AND ALCULATION AND ALCULATION AND ALCULATION AND ALCULATION AND ALC LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT

ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED

. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

. ALL WINDOWS WILL BE TINTED

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER: ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REDUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W. U. 2017 HATH HAS A MINIMUM SOUND PRESSURE RATING OF 85 BDA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEAD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ATTIVITIES THE ALARM SHALL BE EQUIPPED W. A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGE OPENING, SUCH DEACTIVATION SHALL LAST NOT MORE THAN IS SECOND. THE DEACTIVATION SHITCH SHALL BE LOCATED AT LEAST 54. IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING BOTTOM SILL HEIGHT OF 46" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH RITCHEN WINDOWS OR HIGHER W. A COUNTER BENEATH.

SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE WY POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54* ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

SDH_STUDIO

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STEPHANIE D. DE HALFEN ARCHITECT P.A. ARCH.REG#:99155

7801 **ATLANTIC**

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

Stephanie Dornbusc | h de Halfen

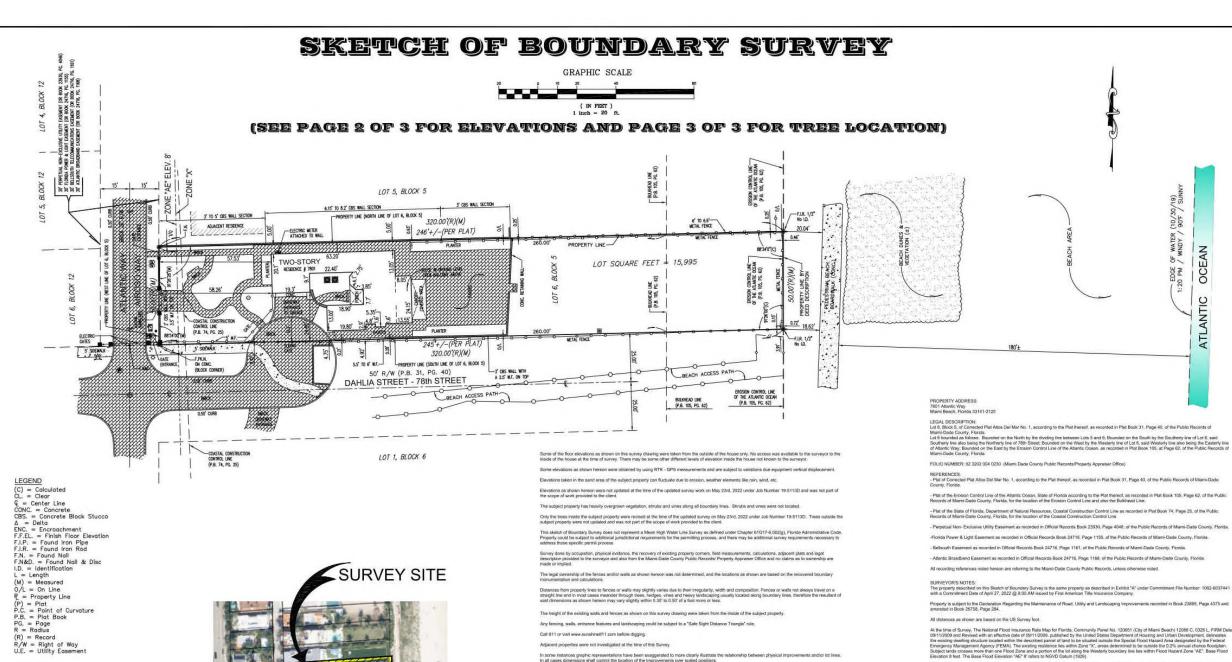
NOTES/COMMENTS

SEAL

REVISIONS / SUBMISSIONS

GENERAL NOTES

DRAWN BY: SDH CHECKED BY: ISSUE DAT INITIAL DRAWING RELASE DATE:



IRRIGATION BOX TREE PALM

SYMBOLS

AIR CONDITIONER

CATCH BASIN SANITARY SEWER MANHOLE CONCRETE POLE ELECTRIC BOX SANITARY SEWER MANHOLE LIGHT POLE

WATER HEATER WATER METER

● WOOD POLE

• IRRIGATION CONTROL VALVE FPL MANHOLE

WOOD POLE

0.00 EXISTING ELEVATION

- X — CHAIN LINK FENCE (C.L.F.)

— METAL FENCE (M.F.)

DEST COVERED AREA

---- WOOD POST

CBS. WALL

8

LOCATION MAP

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, assements, and reservations of record and existing zoning ordinance

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Mismi-Dade County. Florida and the City of Mismi Beach, Florida.

LAST REVISION Professional Surveyor & Mapper, # 6487

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

Benchman: CMS 94-11
Elevation: 2.31 Set (BAVID 1986) / 3.97 feet (NGVID 1929) by GPS convention factor.
Location: NE HTX ABBOTT AVE 8.80 ST
GPS: N
Painted: N
Description: PNAW ON TOP OF CURB

Benchmark: CMB 80-11

No. 6487 ★

State of Florida



.. CABRERA Surveyor and Mapper e of Florida License No: 6487

JORGE

			REE LOCATION		TFICATIONS
	Description	REVISED TO ADD ELEVATIONS	REVISED TO UPDATE AND SHOW TREE LOCATION	10/27/2021 19-5113-C REVISED TO UPDATE	05/23/2022 19-5113-D REVISED TO UPDATE AND RE-CERTIFICATIONS
	Job No.	19-5113-A	11/06/2020 19-5113-8	19-5113-C	19-5113-D
	Date	12/18/2019 19-5113-A	11/06/2020	10/27/2021	05/23/2022
П	Q.	7	N	en	4

AW 801

CHECKED BY: JLC. DRAWN BY: ELF. FIELD DATE: 11/01/2019 DATE: 11/03/2019 SCALE: 1" = 20" JOB No. 19-5113

1 OF 3

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STEPHANIE D. DE HALFEN ARCHITECT P.A. ARCH.REG#:99155

7801 ATLANTIC

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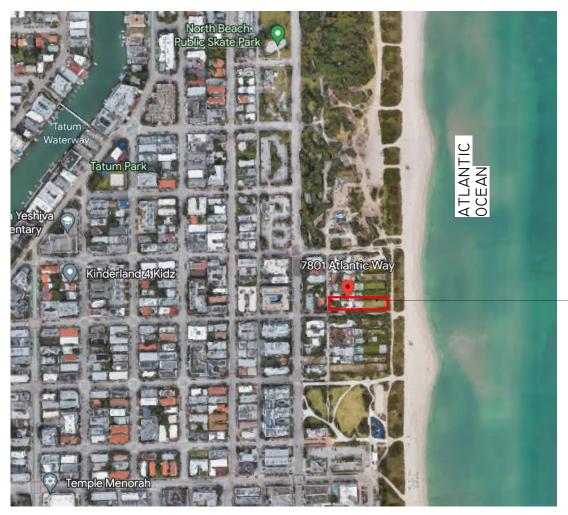
NOTES/COMMENTS

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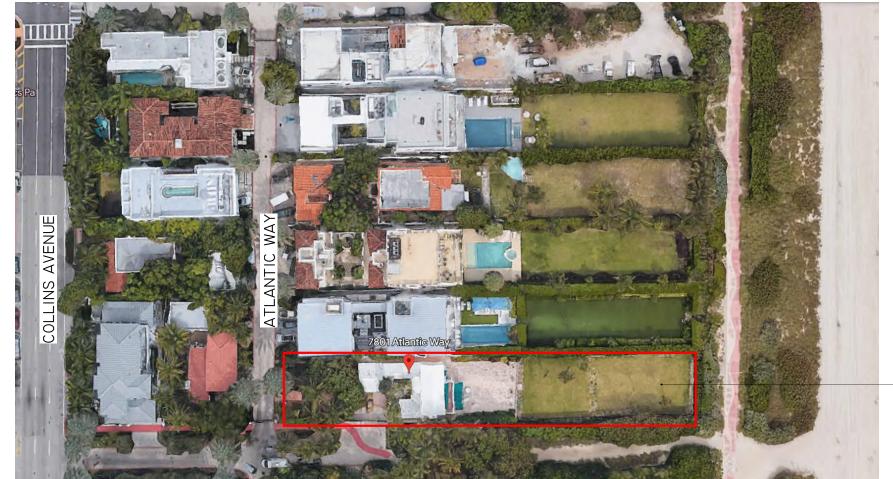
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SUBJECT LOCATION 7801 ATLANTIC WAY MIAMI BEACH, FL. 33141



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AA26002883

STEPHANIE D. DE HALFEN ARCHITECT P.A. ARCH.REG #: 99155

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CONTEXTUAL IMAGE - I



CONTEXTUAL IMAGE - 2



CONTEXTUAL IMAGE - 4





CONTEXTUAL IMAGE - 3



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NOTES/COMMENTS

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CONTEXTUAL IMAGES

INITIAL DRAWING RELASE DATE:







CONTEXTUAL IMAGE - 3





CONTEXTUAL IMAGE - I



CONTEXTUAL IMAGE - 5



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ATLANTIC 7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

Stephanie Digitally signer Stephanie Dornbusc DN: cn=Stepha h de Halfen



NOTES/COMMENTS

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CONTEXTUAL IMAGES II

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CONTEXTUAL IMAGE - 5



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NOTES/COMMENTS

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CONTEXTUAL VIEWS III

INITIAL DRAWING RELASE DATE:







<u>CONTEXTUAL IMAGE - 1</u> <u>CONTEXTUAL IMAGE - 2</u> <u>CONTEXTUAL IMAGE - 3</u>



CONTEXTUAL IMAGE - 4



CONTEXTUAL IMAGE - 5



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> STEPHANIE D. DE HALFE ARCHITECT P.A. ARCH.REG #: 99155

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PRED ARCHITECTURE

NOTES/COMMENTS

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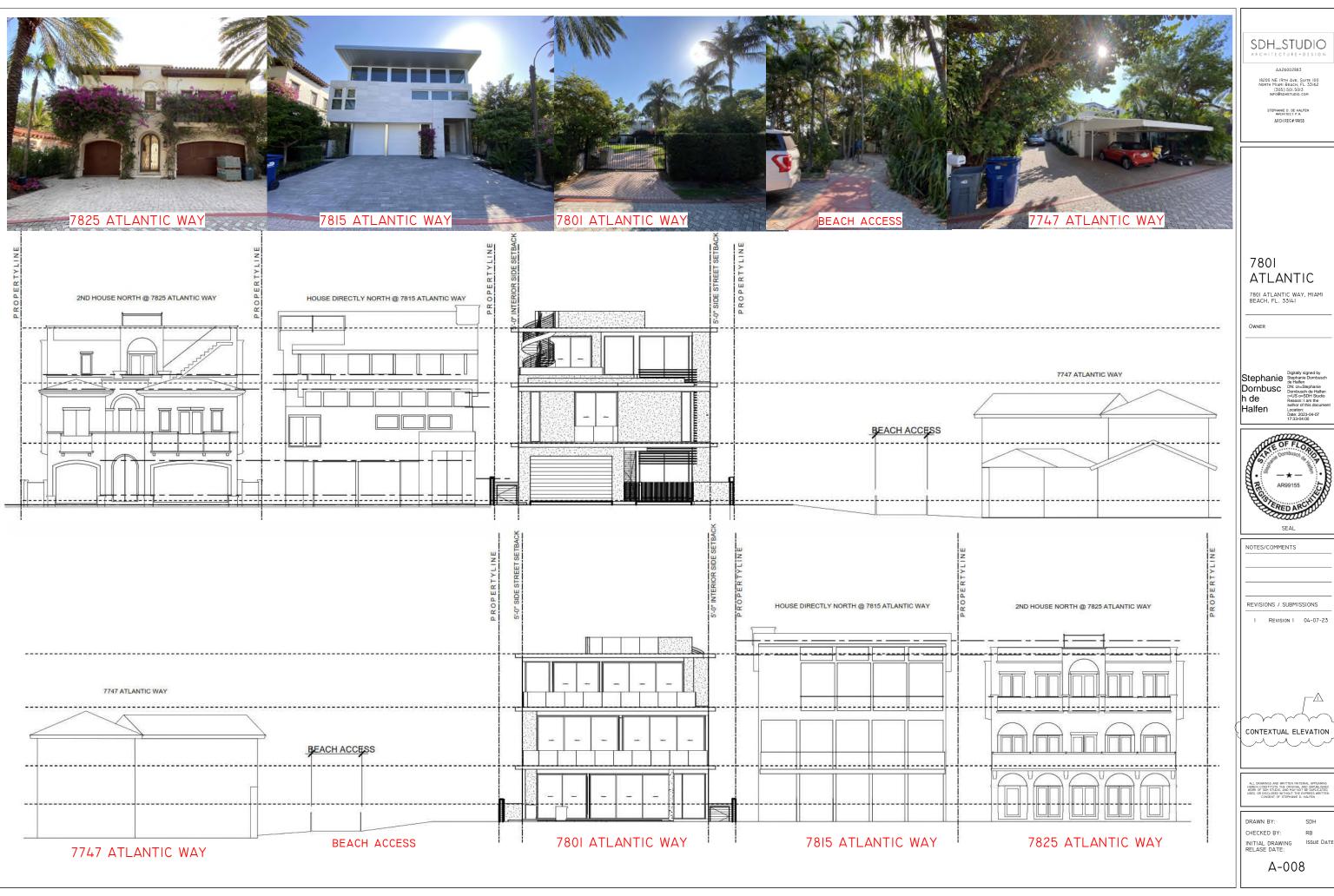
CONTEXTUAL VIEWS IV

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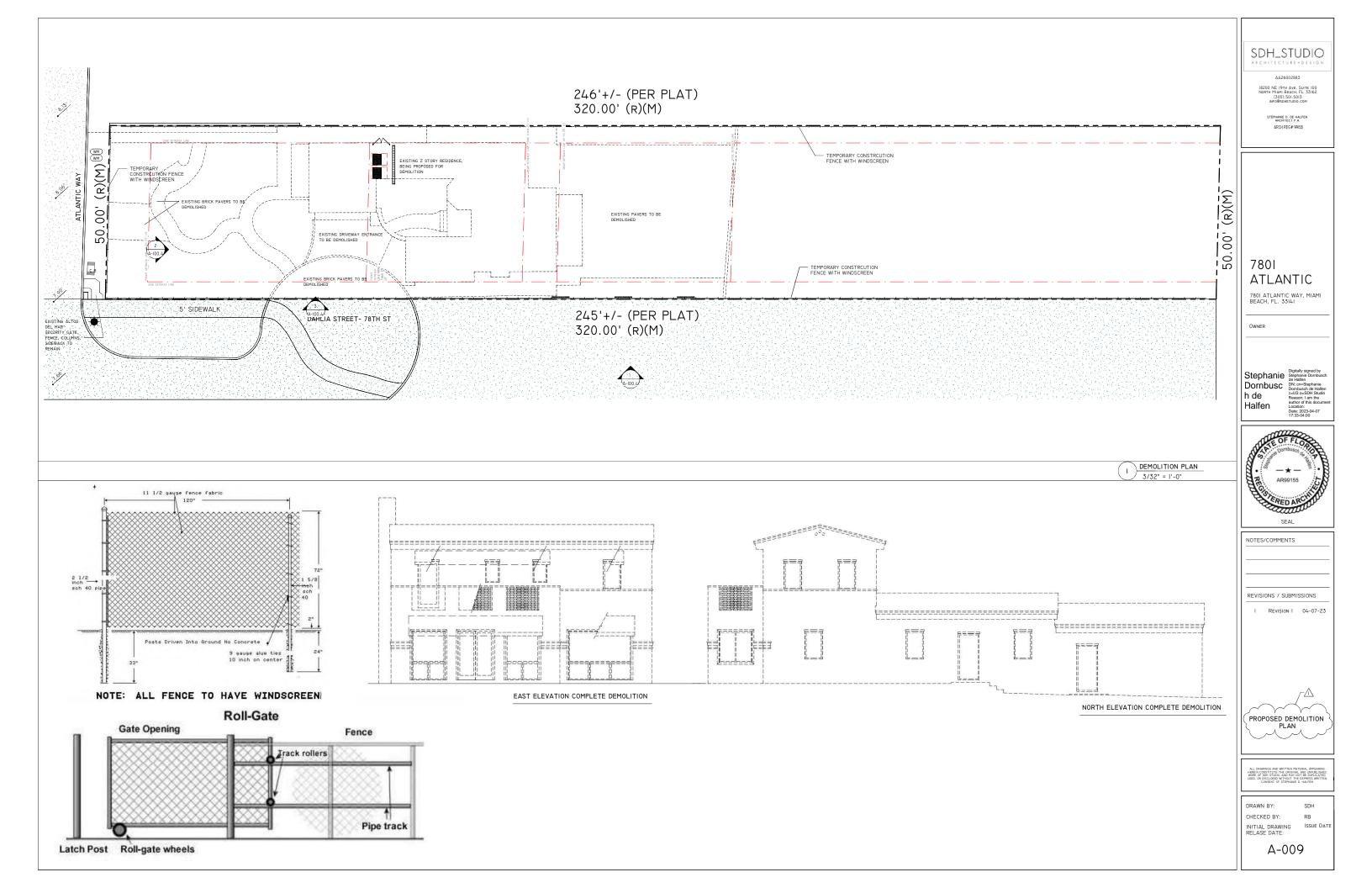
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			1				
BUILDING CONFIGURATION (ALTOS DEL MAR)			511115	SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET			
FRONT SETBACK	PERMITTED	PROVIDED	ITEM #	Project Information			
UP TO 25' IN BUILDING HEIGHT	12'-0"	12'-0"	1	Address:	7801 ATLANTIC WAY. N	MIAMI BEACH, FLORIDA. 33141	
GREATER THAN 25' IN BUILDING HEIGHT	75'-0"	76'-5"	2	Folio number(s):	02-3202-004-0230		
	75-0	76 -5	3	Board and file numbers :			
REAR SETBACK			4	Year built:	1935	Zoning District:	
UP TO 25' IN BUILDING HEIGHT	130'-0"	130'-0"	5	Base Flood Elevation:	8' NGVD	Grade value in NGVD:	
GREATER THAN 25' IN BUILDING HEIGHT	140'-0"	140'-7"	6	Adjusted grade (Flood+Grade/2):	8.00'+8.25'/2= 8.12'	Free board:	
SIDE YARD (STREET)	5'-0"	5'-1"	7	Lot Area:	15,995		
			8	Lot width:	50'	Lot Depth:	
SIDE YARD (INTERIOR)	5' OR 10% OF LOT WIDTH, W/EVER IS GREATER.	5"-1"	9	Max Lot Coverage SF and %:	30%= 4,799 SF	Proposed Lot Coverage SF and %:	
POOL SETBACK	80'-0"	80'-0"	10	Existing Lot Coverage SF and %:	11.22%= 1,795 SF	Lot coverage deducted (garage-storage) SF:	
TOOL SETBACK	80 -0	80 -0	11	Front Yard Open Space SF and %:	51.33%= 308 SF	Rear Yard Open Space SF and %:	
HEIGHT LIMITATION	37'-0" MEASURED FROM GRADE	37'-0" MEASURED FROM GRADE	12	Max Unit Size SF:	4,700 SF	Proposed Unit Size SF:	
FLOOD DESIGN			13	Existing First Floor Unit Size:	N/A SF	Proposed Main Floor Unit Size:	
			1				
FLOOD ZONE	AE = 8'-0" NGVD	N/A	14			Proposed Second Floor volumetric Unit Size SF and %	
DESIGN FLOOD ELEVATION (DFE)	8'-0"+ I'-0"= 9'-0" NGVD	9'-10" NGVD		Existing Second Floor Unit Size	N/A	Si alia 70	
LOWEST TOS OF HABITABLE SPACE (BFE)	N/A	21'-5" NGVD	15			Proposed Second Floor Unit Size SF	
HIGHEST ADJACENT GRADE ELEV.	N/A	9'-3" NGVD				Proposed Roof Deck Area SF and % (Note:	
LOWEST TOS ELEV. OF EQ. SERVICING THE BUILDING	9'-0" NGVD	9'-10" NGVD	16			Maximum is 25% of the enclosed floor area immediately below):	
LOWEST ADJACENT GRADE ELEV.	6.56' NGVD	7'-6" NGVD			•		
ADJUSTED GRADE ELEV.	GRADE + MIN DFE/2	8.25'+9'/2= 8.62' NGVD					
FIRM MAP NUMBER	N/A	12086C0326L					
FLOOD DESIGN CLASS AS PER ASCE/SEL 2///, TABLE I	N/Δ	2					

ADJACENT RESIDENCE

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
18	Accessory Structure Side 2 or (facing street):	N/A	N/A	N/A	N/A
19	Accessory Structure Rear:	N/A	N/A	N/A_~	N/A
20	Located within a Local Historic District?			T (Yes
21	Designated as an individual Historic Single Family Residence Site?				Yes
22	Determined to be Architecturally Significant?				No ≺
23	Additional data or information must be presented in the format outlined in this section			\	No

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STEPHANIE D. DE HALFEN ARCHITECT P.A. ARCH.REG #: 99155

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document
Location:
Halfen Date: 2023-04-07
17:33-04:00



NOTES/COMMENTS

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SITE PLAN

| SITE PLAN | 3/32" = 1'-0"

SITE DESCRIPTION LEGAL DESCRIPTION

APPLICABLE CODES

SCOPE OF WORK

FLORIDA BUILDING CODE 2020 EDITION FLORIDA RESIDENTIAL CODE 2020 NATIONAL ELECTRICAL CODE 2020 FLORIDA PLUMBING CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA MECHANICAL CODE 2020

I. NEW 3 STORY SINGLE FAMILY RESIDENCE

ADDRESS: 7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141 LOT: 6 BLOCK: 5 PLAT BOOK: 31

HIGHEST CROWN OF ROAD ELEVATION: 8' - II" AVERAGE OF CROW OF ROAD ELEVATION: 8' - 3"

FLOOD ZONE: X/ AE BASE FLOOD: N/A / 8

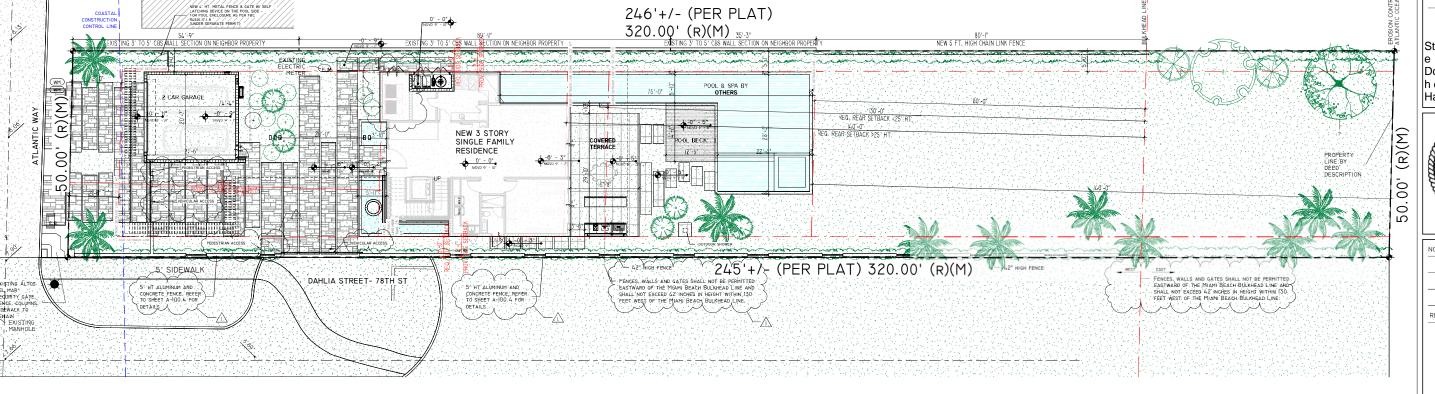
ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY

SURVEYOR'S NAME: JORGE L. CABRERA PLS LIC.: 6487 FIELD WORK DATE: 11/01/19 LOWEST FLOOR ELEVATION GARAGE/STORAGE ELEV. ADJACENT GRADE ELEV. MINIMUM

INITIAL DRAWING RELASE DATE: A-100

CHECKED BY:

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-3I



RS-3 8'-3" NGVD

N/A 20'(M)/245' PER PLAT

17.88%= 2.860 SF

83.60%= 7942 SF

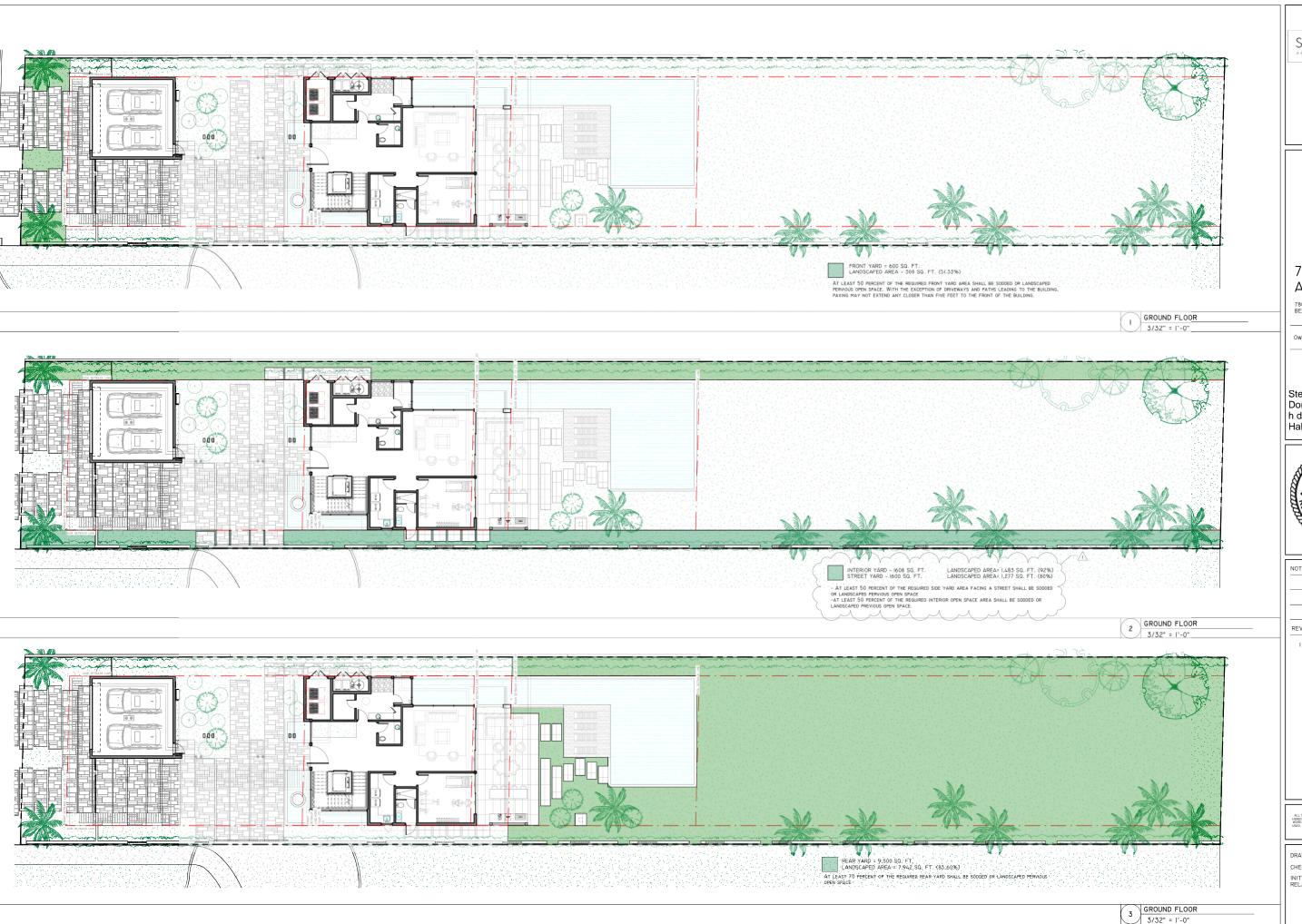
= 500 SF

= 4,673 SF

1,461 S

345 SF

3.205 SF N/A



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NOTES/COMMENTS

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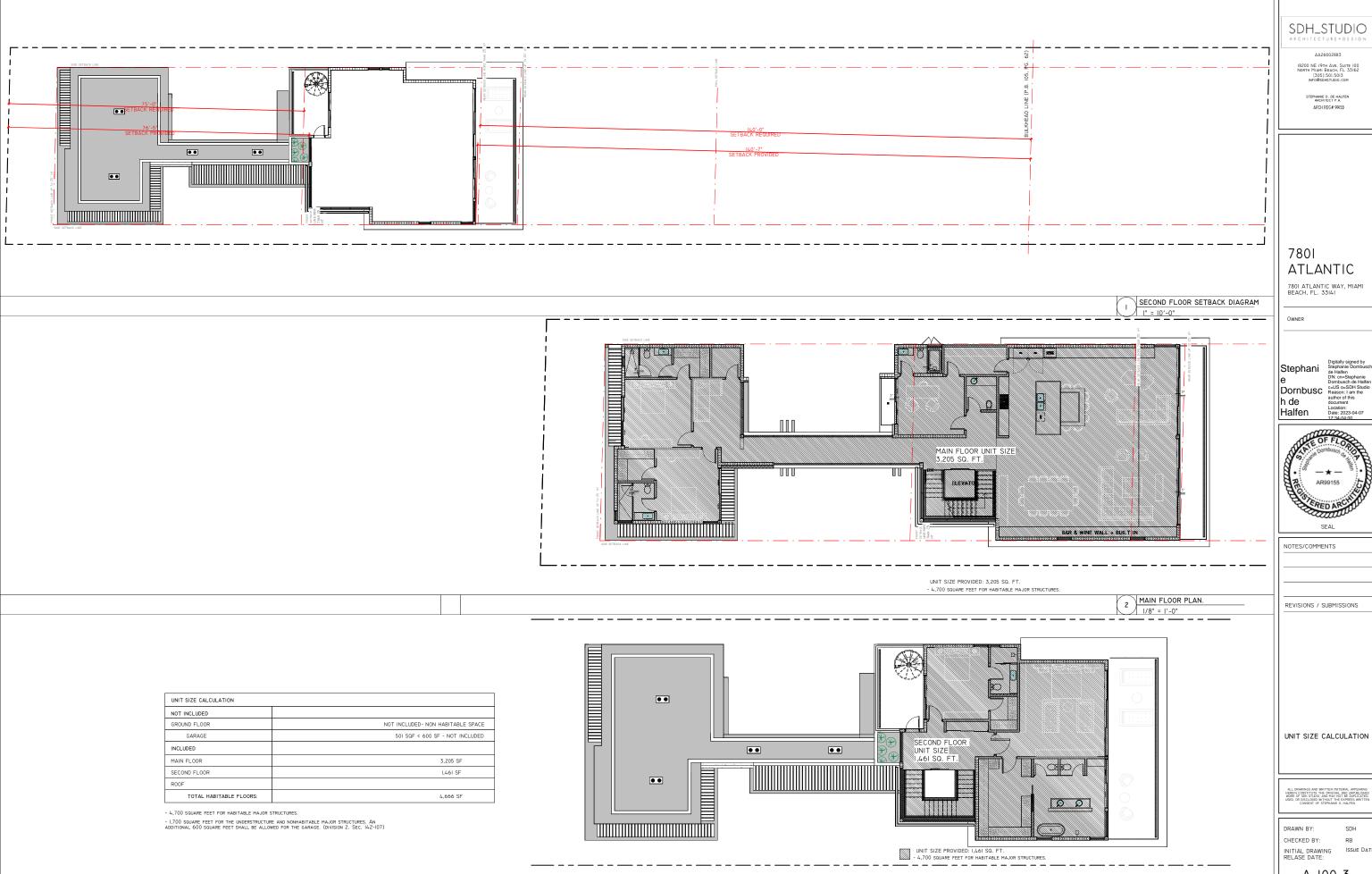
OPEN SPACE AREA DIAGRAMS

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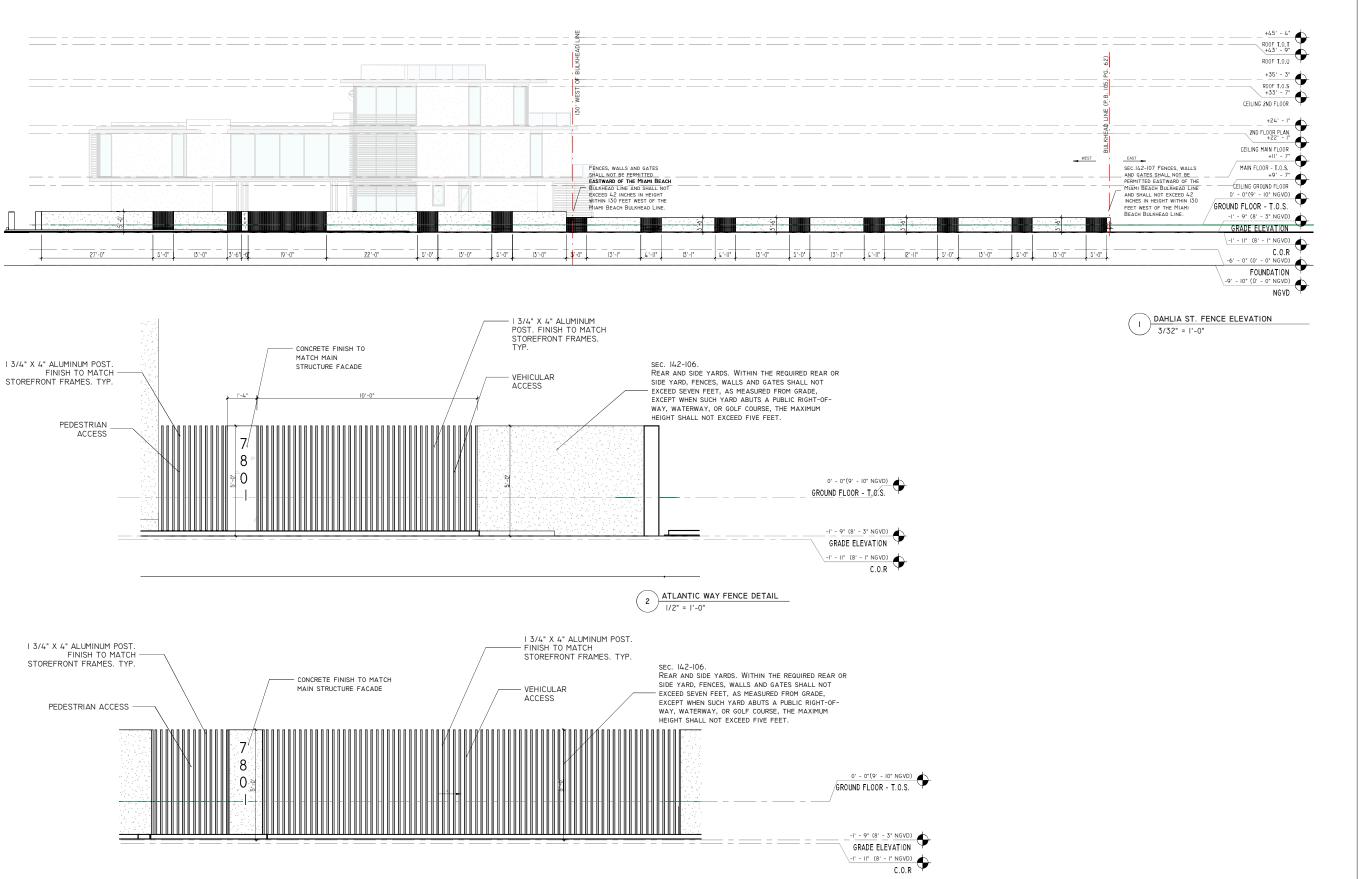
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A-100.3

3 2ND FLOOR PLAN



3 DAHLIA ST. FENCE DETAIL

1/2" = 1'-0"

SDH_STUDIO ARCHITECTURE+DESION

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5 3D VIEW 5

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STEPHANIE D. DE HALFEN ARCHITECT P.A. ARCH.REG \$1,99155

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SITE VIEWS

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3 3D VIEW 3