

COPYRIGHT © 2017
ALL RIGHTS RESERVED.
THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS
OF SERVICE AND SHALL REMAIN THE PROPERTY OF
PRAxis ARCHITECTURE + DESIGN. WHETHER THE
PROJECT FOR WHICH THEY WERE PREPARED IS
EXECUTED OR NOT THEY ARE NOT TO BE USED IN
ANY MANNER ON OTHER PROJECTS OR EXPANSIONS
TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING
AND WITH THE APPROPRIATE COMPENSATION TO
PRAxis ARCHITECTURE + DESIGN. REPRODUCTIONS OF
DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN
CONSENT OF PRAxis ARCHITECTURE + DESIGN IS
PROHIBITED. CONTRACTING RESPONSIBLE FOR
VERIFYING ALL SITE CONDITIONS PRIOR TO
PROCEEDING WITH WORK.

NEW RESIDENCE
1410 SOUTH BISCAYNE POINT RD
MIAMI BEACH, FLORIDA. 33141

MR. & MRS. OWADE

Project:

Client:

Drawing Title

ELEVATIONS

Revision Date

1	DRB COMMENTS	03-07-17
---	--------------	----------

Scale: As Shown
Date 01-20-17

Dwg:

A-3.1

NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

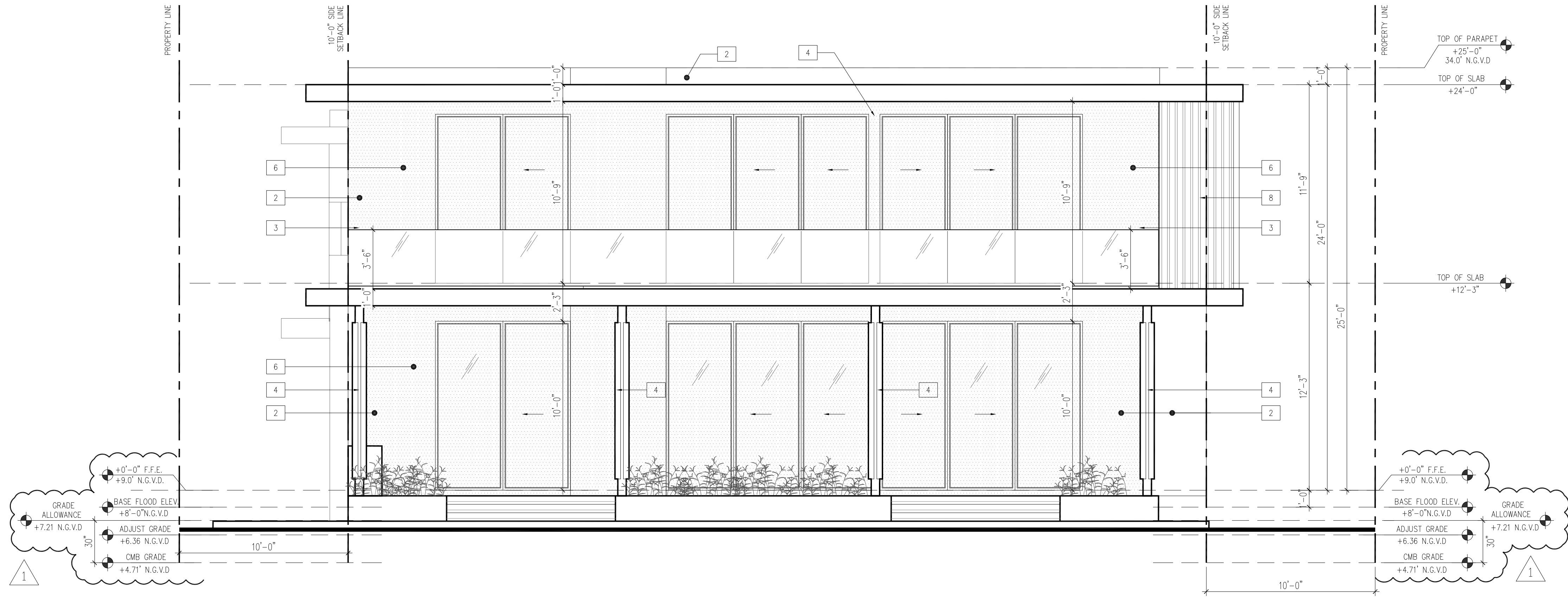
NOTE: EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT
RATED, UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS.

ELEVATION KEYNOTES

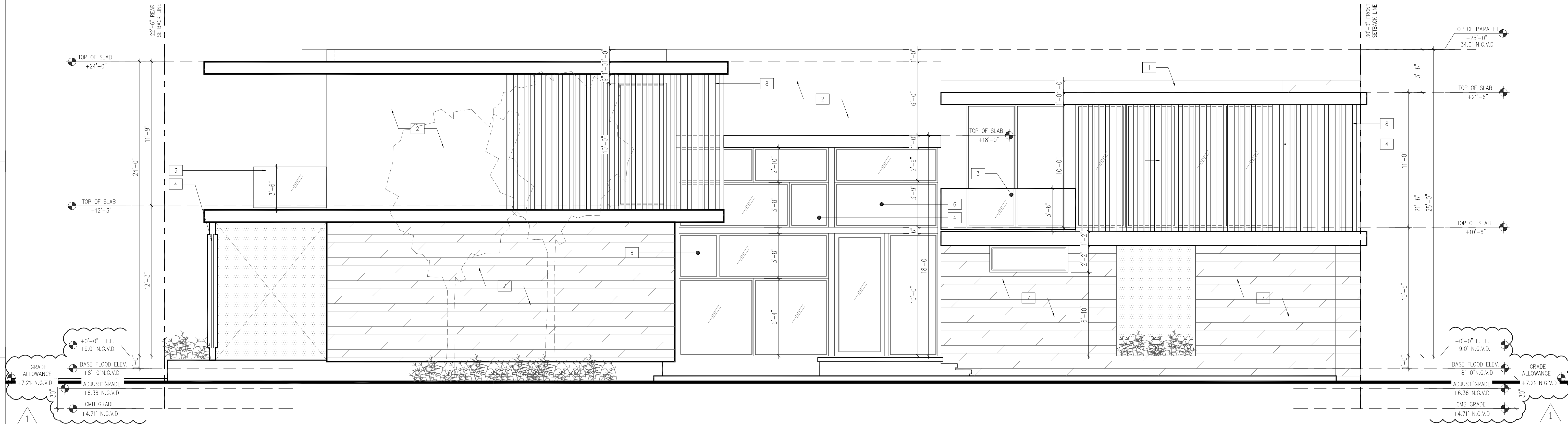
- 12" ROOFTOP CURB (SEE ROOF PLAN)
- SMOOTH CEMENT STUCCO
- GLASS GUARDRAIL (42" HIGH A.F.F.) - UNDER SEPARATE PERMIT
- STEEL COLUMN
- PRECAST CONC. SCUPPER PROJECTING 4" FROM WALL-TYP.
- ALUM. IMPACT GLASS WINDOWS-TYP.
- VENEER -TO BE SELECTED- PORCELAIN TILE OR STONE TILE.
- VERTICAL ALUMN. SCREEN FINS
- 4"x4" EMERGENCY SCUPPERS.
- GARAGE DOOR

**1 NORTH EAST ELEVATION
(FRONT)**
1/4"=1'-0"

**2 SOUTH EAST ELEVATION
(SIDE)**
1/4"=1'-0"



1 SOUTH WEST ELEVATION
(REAR)
1/4"=1'-0"



2 NORTH WEST ELEVATION
(SIDE)
1/4"=1'-0"

NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

NOTE: EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED, UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS.

ELEVATION KEYNOTES

- 12" ROOFTOP CURB (SEE ROOF PLAN)
- SMOOTH CEMENT STUCCO
- GLASS GUARDRAIL (42" HIGH A.F.F.) - UNDER SEPARATE PERMIT
- STEEL COLUMN
- PRECAST CONC. SCUPPER PROJECTING 4" FROM WALL-TYP.
- ALUM. IMPACT GLASS WINDOWS-TYP.
- VENEER - TO BE SELECTED- PORCELAIN TILE OR STONE TILE.
- VERTICAL ALUMN. SCREEN FINIS
- 4"x4" EMERGENCY SCUPPERS.
- GARAGE DOOR

PRAxis
ARCHITECTURE + DESIGN

JOSE L. SANCHEZ, AIA, LEED AP
278 NW 37TH ST
MIAMI, FLORIDA 33127
TEL: (305) 576-8063
FAX: (305) 576-8772
FL LIC: AR 00169866
FL LIC: AA 26000937
N.Y. Lic: 298900 - N.J. Lic: 12462

COPYRIGHT © 2017
ALL RIGHTS RESERVED.

THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAxis ARCHITECTURE + DESIGN. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXPANSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAxis ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAxis ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTING RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

Project: NEW RESIDENCE
1410 SOUTH BISCAYNE POINT RD
MIAMI BEACH, FLORIDA. 33141

Client: MR. & MRS. OWADE

Drawing Title

ELEVATIONS

Revision **Date**

1	DRB COMMENTS	03-07-17
---	--------------	----------

Scale: As Shown
Date 01-20-17

Dwg:

A-3.2