

IL VILLAGGIO CONDOMINIUM CANOPY #3 STRUCTURE

LOCATED AT:
1455 OCEAN DRIVE
MIAMI BEACH FL 33139

FOR:
IL VILLAGGIO CONDO ASSOCIATION



SAG GROUP INC.
7003 N WATERWAY DR, SUITE 219
MIAMI, FLORIDA 33155
PH. 305-322-8991
AA26001605

INDEX OF DRAWINGS

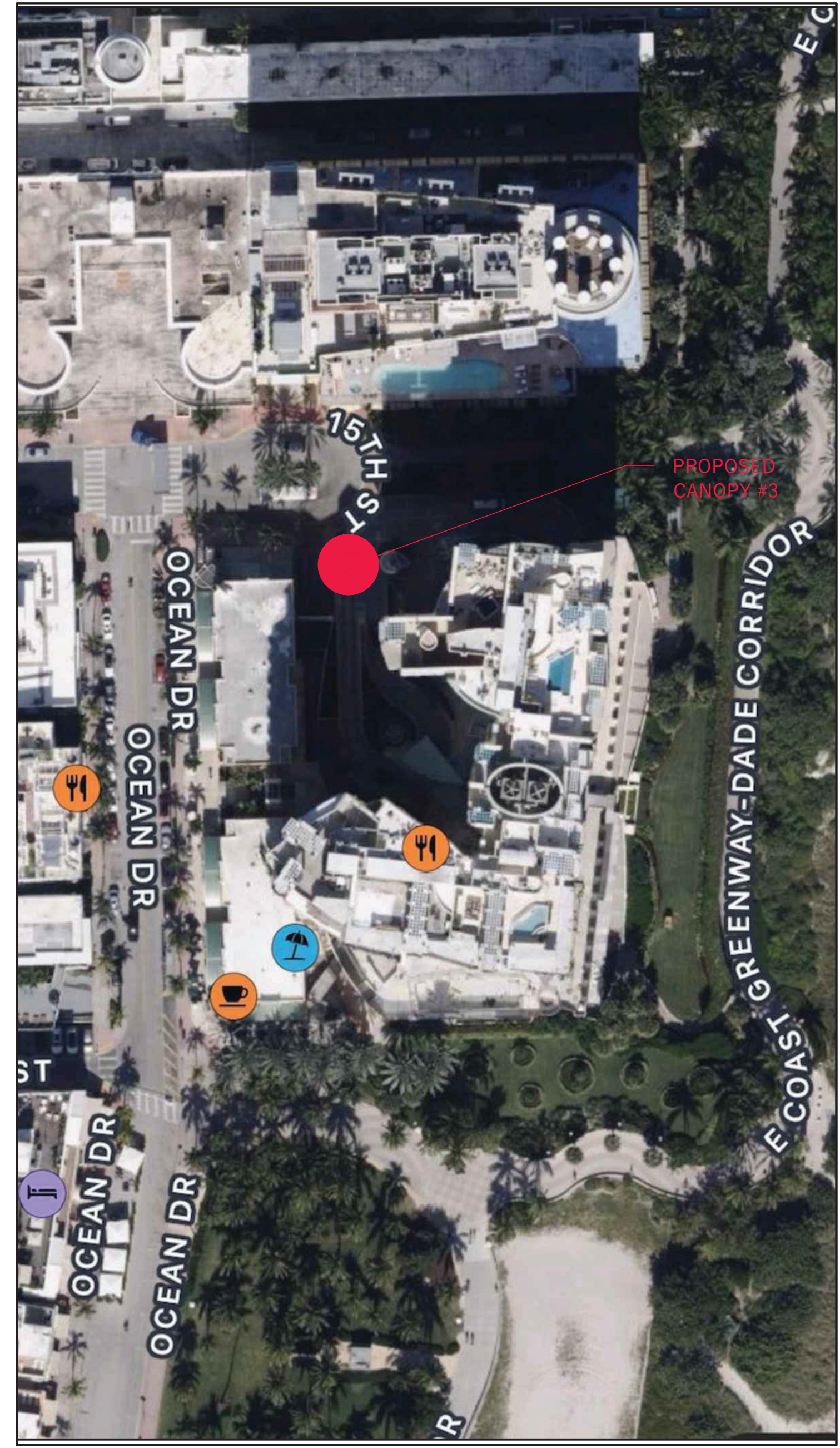
ARCHITECTURAL

SHEET NO.	DESCRIPTION
	COVER SHEET/INDEX
SP-1	EXISTING SITE PLAN W/PROPOSED CANOPY- STREET LEVEL, RAMPS AND RESIDENTIAL LEVEL/DROP-OFF
A-100	LOCATION PLAN, SITE PLA-KEY PLAN, SCOPE OF WORK, CODE SEARCH AND NOTES
A-101	PARTIAL SITE PLAN-EXISTING AND PROPOSED CONDITION
A-102	CANOPY FLOOR AND ROOF PLAN AND SECTION

GENERAL NOTES

1. THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS (INTERIOR DESIGN PLANS WILL SPECIFY ALL RELATED ITEMS WITH FINISHES AND SPECIAL DETAILS NOT COVERED BY THE CODES), ADDENDA, MODIFICATIONS, THE CONDITIONS OF THE CONSTRUCTION CONTRACT, AND OWNER'S SPECIFICATIONS.
2. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
3. THE WORK WILL CONFORM WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
4. "FURNISH" MEANS SUPPLY ONLY FOR OTHERS TO PUT IN PLACE.
5. "PROVIDE" MEANS FURNISH AND INSTALL. COMPLETE IN PLACE.
6. "SIMILAR" MEANS COMPATIBLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
7. "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.
8. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FACE OF STRUCTURE, EXCEPT AS NOTED.
10. VERTICAL DIMENSIONS ARE FROM TOP OF FINISH FLOOR. (A.F.F.)
11. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED (+/-).
13. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
13. CUT AND FIT COMPONENTS FOR ALTERATIONS OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
14. PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK. FIREPROOF ALL NEW PENETRATIONS REQUIRED BY THE WORK.
15. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS. BEHIND ALL WALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED.
16. MAKE ALL NECESSARY PROVISIONS FOR ITEMS TO BE FURNISHED OR INSTALLED BY TENANT. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. GENERAL CONTRACTOR TO COORDINATE W.I.C. ITEMS WITH APPROPRIATE TRADES.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED PRIOR TO RELATED WORK BEING STARTED.
18. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING, AND EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION PROCEEDING.
19. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES. WITH ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
20. GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING FINISHES INCLUDING ELEVATORS, LOBBIES AND CORRIDORS OF THE BASE BUILDING. ANY DAMAGE TO EXISTING AREAS CAUSED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE REPAIRED BY THE GENERAL CONTRACTOR. THE REPAIRS ARE NOT PART OF THIS PROJECT OR CONTRACT AND WILL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS AND METHODS TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
22. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT, IN WRITING, IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING.
23. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
 - A. OWNER-CONTRACTOR AGREEMENT.
 - B. GENERAL CONDITIONS.
 - C. DRAWINGS AS DATED IN AGREEMENT.
24. EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.
25. WITHIN FIVE (5) DAYS FROM CONTRACT DATE, PREPARE AND SUBMIT AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK, WITH SUB SCHEDULES OF RELATED ACTIVITIES SUCH AS DATA/TELEPHONE CABLING AND FURNITURE INSTALLATION.
26. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENT APPLICABLE EDITIONS OF PUBLICATIONS OF THE FOLLOWING:
 - A. FLORIDA BUILDING CODE, 2017
 - B. NATIONAL FIRE PROTECTION ASSOCIATION
 - C. AMERICAN NATIONAL STANDARDS INSTITUTE
27. ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
 - B. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - C. AMERICAN WELDING SOCIETY (AWS)
 - D. AMERICAN CONCRETE INSTITUTE
 - E. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - F. ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION (AAMA)
 - G. ALUMINUM ASSOCIATION, INC. (AA)
 - H. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)

- I. NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM)
 - J. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
 - K. NATIONAL WOODWORK MANUFACTURERS ASSOCIATION (NWWA)
 - L. AMERICAN WOODWORK INSTITUTE (AWI)
28. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
 29. ONLY NEW ITEMS OF RECENT MANUFACTURER, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM/HER BY THE CONTRACT.
 30. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANGLE FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
 31. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED TO STRUCTURES WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
 32. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
 33. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. NOR WILL PRESENCE OF INSPECTORS ON WORK RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
 34. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TO TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATION, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS, SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
 35. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
 36. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW ARCHITECT A REASONABLE AMOUNT OF TIME TO SELECT A SUITABLE SUBSTITUTE.
 37. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPROACHES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS BURLIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
 38. WITH REFERENCES TO CEILINGS, CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO INSURE THAT CONFLICTS DO NOT OCCUR BETWEEN LIGHT FIXTURES, DUCTWORK, DIFFUSERS, SPRINKLERS, ETC., AND THAT CEILING HEIGHTS INDICATED ON DRAWINGS ARE ACHIEVED. CLARIFY CONFLICTS WITH ARCHITECT.
 39. ALL TELEPHONE AND COMMUNICATIONS WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH TENANTS REPRESENTATIVES. TENANT WILL PROCURE CABLING SUB-CONTRACTOR.
 40. FIRE PROTECTION SYSTEM, CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE BUILDING MANAGEMENT OFFICE PRIOR TO DISCONNECT ANY FIRE SPRINKLER AND FIRE ALARM SYSTEM DEVICE.
 41. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED; SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE WHEN MADE ACCORDINGLY TO PROCEDURES FOR SUBSTITUTIONS.
 42. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT OF HIS WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
 43. CORING, DRILLING, OR OTHER SUCH WORK IN OR ADJACENT TO OCCUPIED AREAS SHALL BE PERFORMED AT OTHER THAN NORMAL WORKING AREAS FOR THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED.
 44. UTILITY OUTAGES SHALL BE SCHEDULED OUTSIDE NORMAL WORKING HOURS FOR THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED.
 45. THE CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO CONTROL/ ELIMINATE DUST, NOISE, ODOR NUISANCE AND THE LIKE TO THE PREMISES AND OCCUPANCY.
 46. CONTRACTOR SHALL "STRIKE OUT" LOCATION OF ALL WALLS, DOORS, MULLIONS, SOFFITS, AND OTHER MAJOR ELEMENTS AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION.
 47. CONTRACTOR SHALL APPLY FOR PAY FOR AND OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION, CONSTRUCTION AND OCCUPANCY.



1 IMAGE OF THE SITE PLAN
N.T.S.



LOCATION MAP
IL VILLAGGIO CONDOMINIUM: 1455 COLLINS AVENUE, MIAMI BEACH FL

- ### NOTES:
1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY OMISSIONS OR ERRORS IN WRITING TO THE ARCHITECT ENGINEER BEFORE COMMENCING WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
 2. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
 3. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR PLOTS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
 4. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, & CONDITIONS AND IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
 5. ALL PARTITIONS WITH WALL HUNG ITEMS ARE MIN. 20 GA. METAL STUDS @16" O.C. MAX. PROVIDE 2X1" FIRE RETARDANT WOOD BACKING OR METAL SHEETING WHERE CABINETS WILL BE INSTALLED.
 6. FLAME SPREAD AND SMOKE DENSITY: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AS PER FBC2021. WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER FBC2021. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDANT OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES AND WALL ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 AS PER FBC2021.
 7. PROVIDE FIRE CALCULATING AT ALL PIPE PENETRATIONS OF FLOOR/CEILING ASSEMBLY AND BETWEEN CEILING WALLS WITH HALLWAYS.
 8. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SPECIFIC INFORMATION.
 9. ALL FLOORING TO BE SLIP RESISTANT.

CODE SEARCH AND TABULATION:

OCCUPANCY GROUPS :	RESIDENTIAL-HIGH RISE (R-2)(Existing) (U) UTILITY & MISCELLANEOUS-"Canopy"
TYPE OF CONSTRUCTION :	II-B (FIRE SPRINKLER - F, ALARM)
FLORIDA BUILDING CODE 2023-8th EDITION	- FLORIDA BUILDING CODE 2023-8th EDITION- EXISTING BUILDING
	- FLORIDA BUILDING CODE 2023-8th EDITION- FLORIDA ACCESSIBILITY CODE
	- NFPA 101 LIFE SAFETY CODE 2024 EDITION
	- FLORIDA FIRE PREVENTION CODE 8th EDITION
CLASSIFICATION OF WORK:	
ALTERATION - LEVEL 2	
FBC-EXIST. BLDG- SECTION 504	
504.1 SCOPE: LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITION EQUIPMENT.	
504.2 APPLICATION: LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8.	
TYPE OF REHABILITATION	
MODIFICATION: (43.2.2.1.3)	
THE RECONFIGURATION OF ANY SPACE; THE ADDITION, RELOCATION OR ELIMINATION OF ANY DOOR OR WINDOW, THE ADDITION OR ELIMINATION OF LOAD-BEARING ELEMENTS; THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM; OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT	

SCOPE OF WORK:

EXISTING RESIDENTIAL HIGH RISE EXTERIOR COMMON AREAS: *TO ADD A CANOPY (#3) OVER THE ACCESS TO THE VEHICULAR RAMP. THE LOCATION OF THE COLLUMS WILL BE ABOVE THE EXISTING ISLAND CURB HOLDING THE ACCESS BOX AND THE ARM GATES MOTOR EQUIPMENT WILL BE RELOCATED WITHIN THE SAME CONCRETE ISLAND.
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AREA CALCULATIONS:

1. CANOPY #3 AREA:	173.00 SF
TOTAL RENOVATION AREA	173.00 SF



2 IMAGE OF THE VEHICULAR RAMP-EXISTING CONDITION
N.T.S.

REVISIONS	BY

IL VILLAGGIO CONDOMINIUM CANOPY #3 STRUCTURE

salazararchitecturalgroup ARCHITECTS URBAN PLANNING
 SALAZAR ARCHITECTURAL GROUP
 4879 SW 72ND AVENUE, # 102, MIAMI, FLORIDA 33156
 A020010025

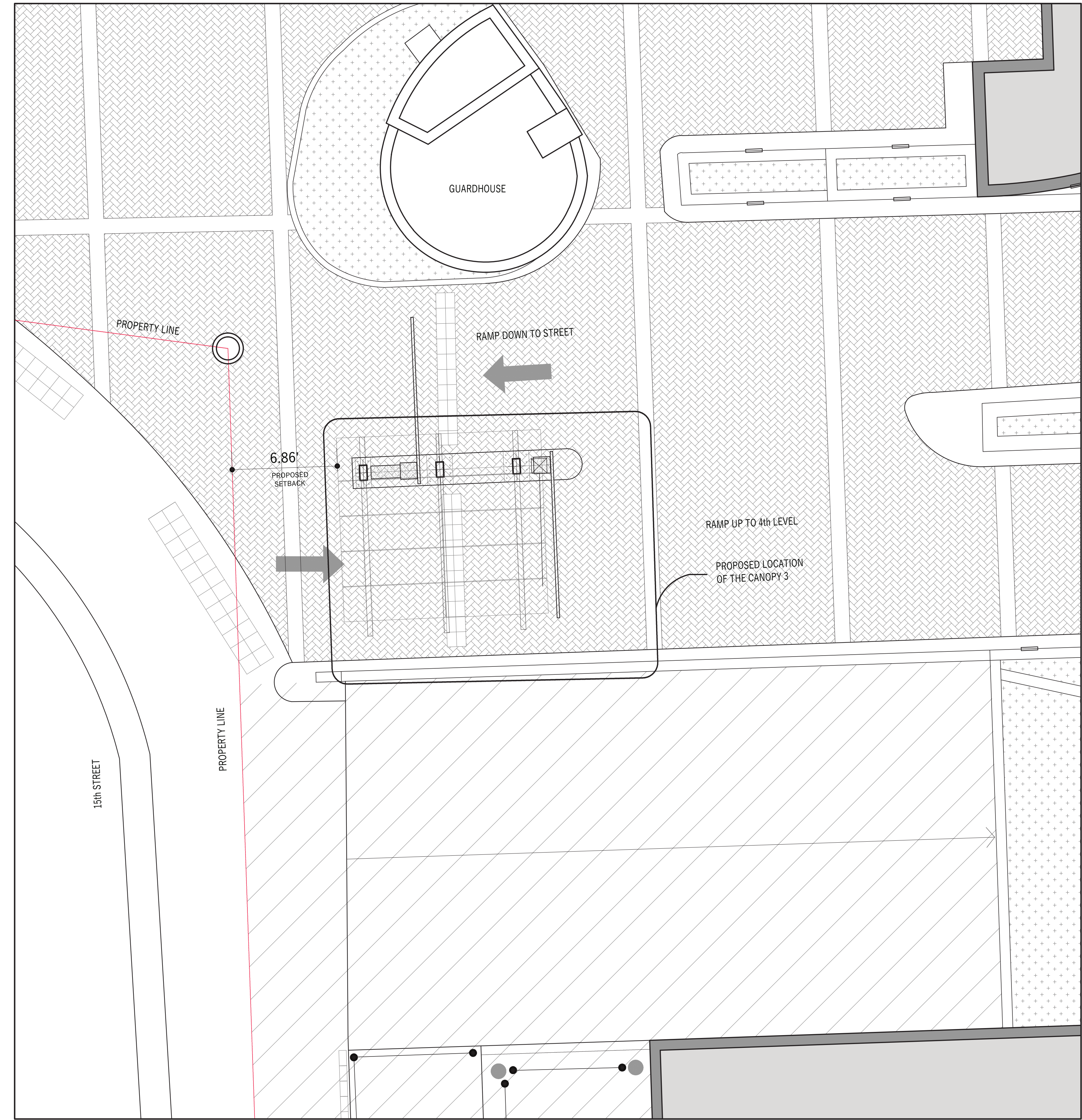
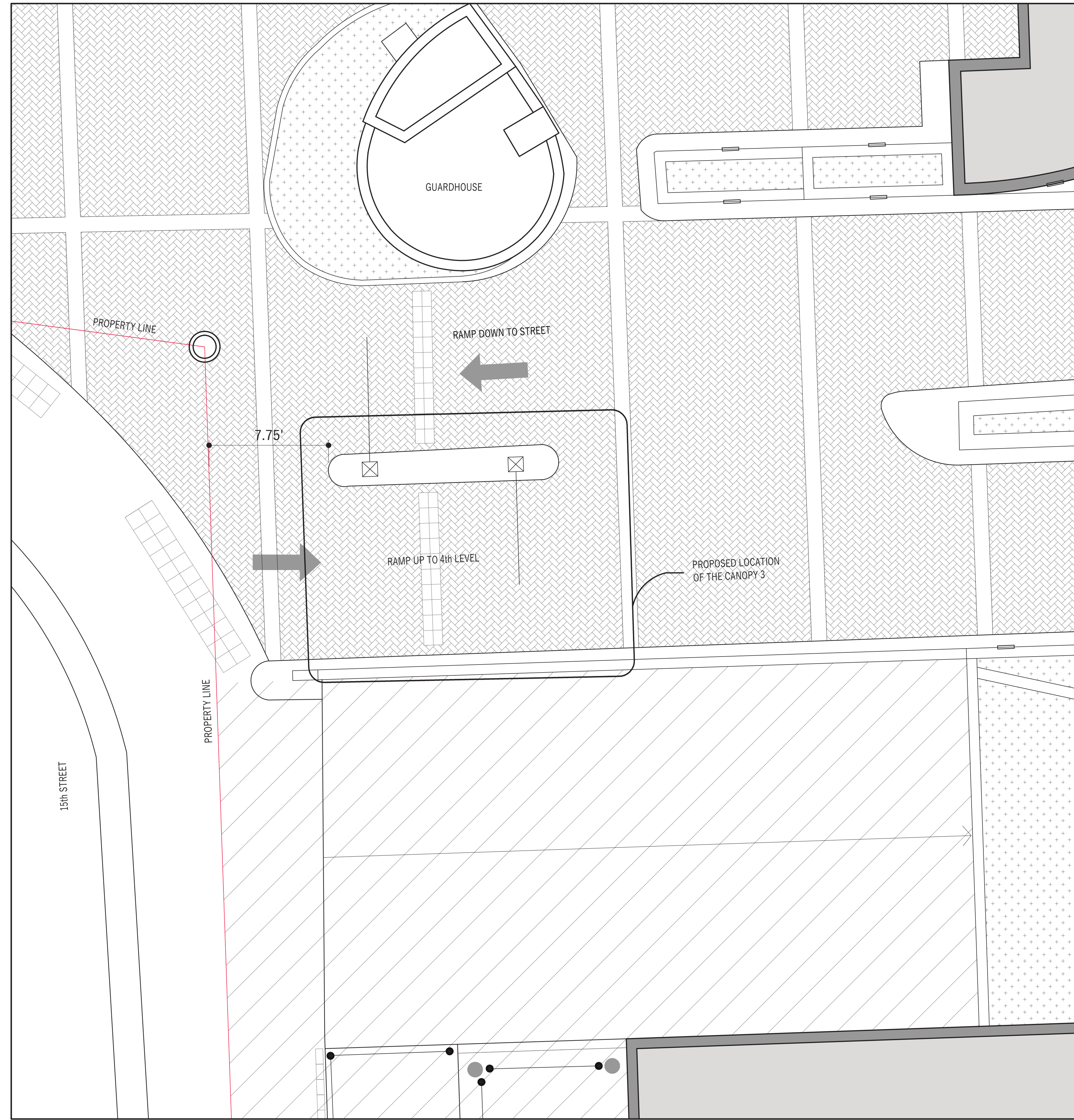
Signed and Sealed by:
 GABRIEL SALAZAR
 AR # 0009297

Job No 24-017
 Project Manager AMB
 Drawn by AMB
 Scale AS INDICATED
 Date MARCH 2024

SHEET No.

A-100

REVISIONS	BY



1 PARTIAL SITE PLAN - EXISTING CONDITION
A-101

1/4"=1'

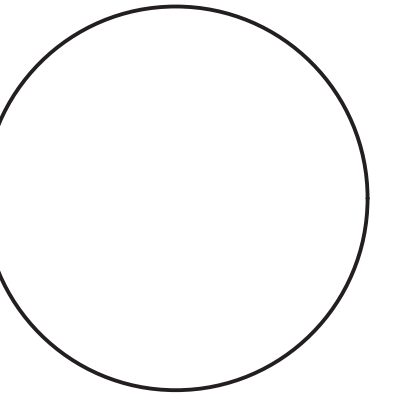
2 PARTIAL SITE PLAN - PROPOSED CONDITION
A-101

1/4"=1'

salazarchitectural
group
ARCHITECTS URBAN PLANNING
IL VILLAGGIO CONDOMINIUM
CANOPY #3 STRUCTURE

IL VILLAGGIO CONDO ASSOCIATION
1455 OCEAN DR., MIAMI BEACH, FLORIDA 33139

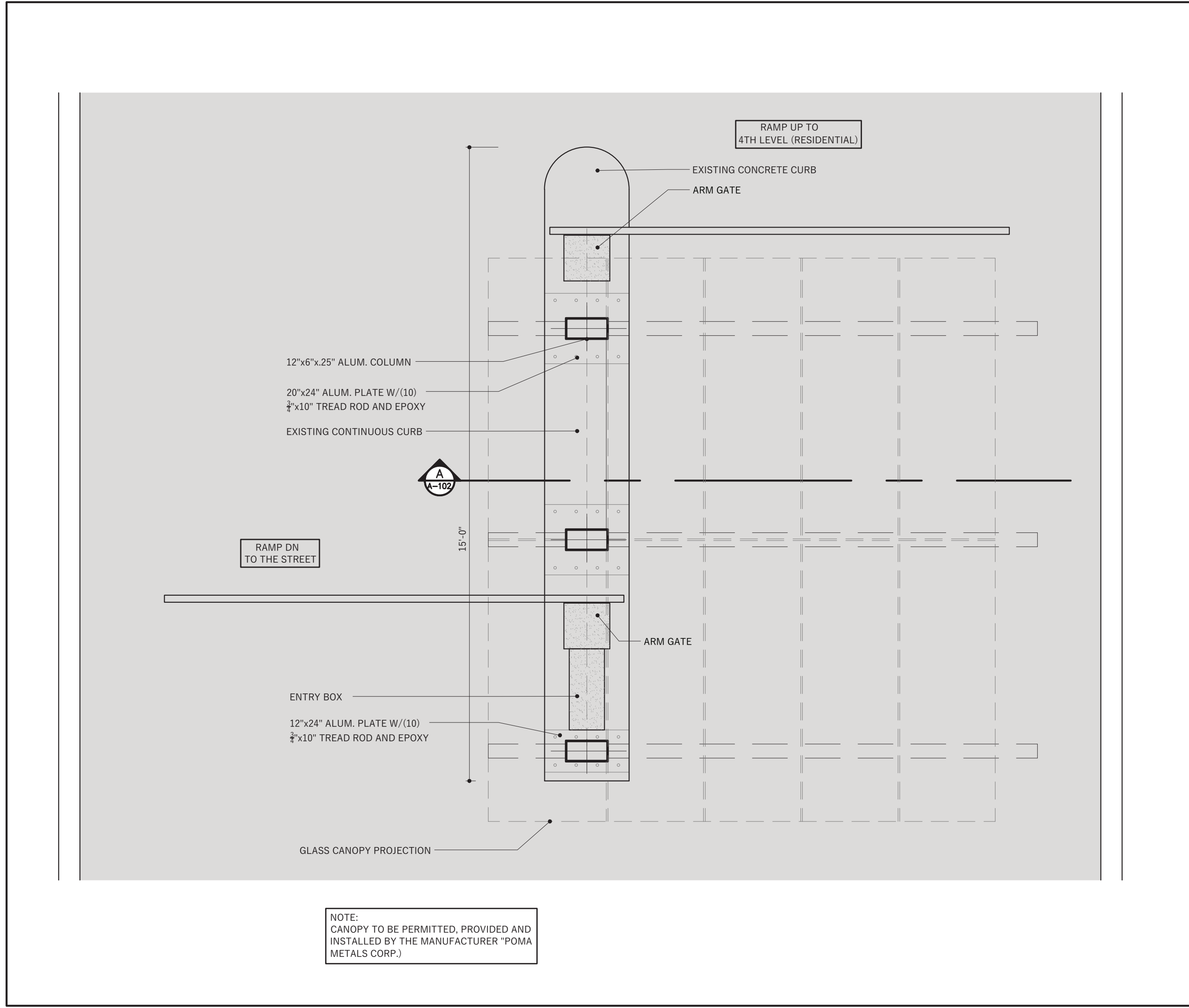
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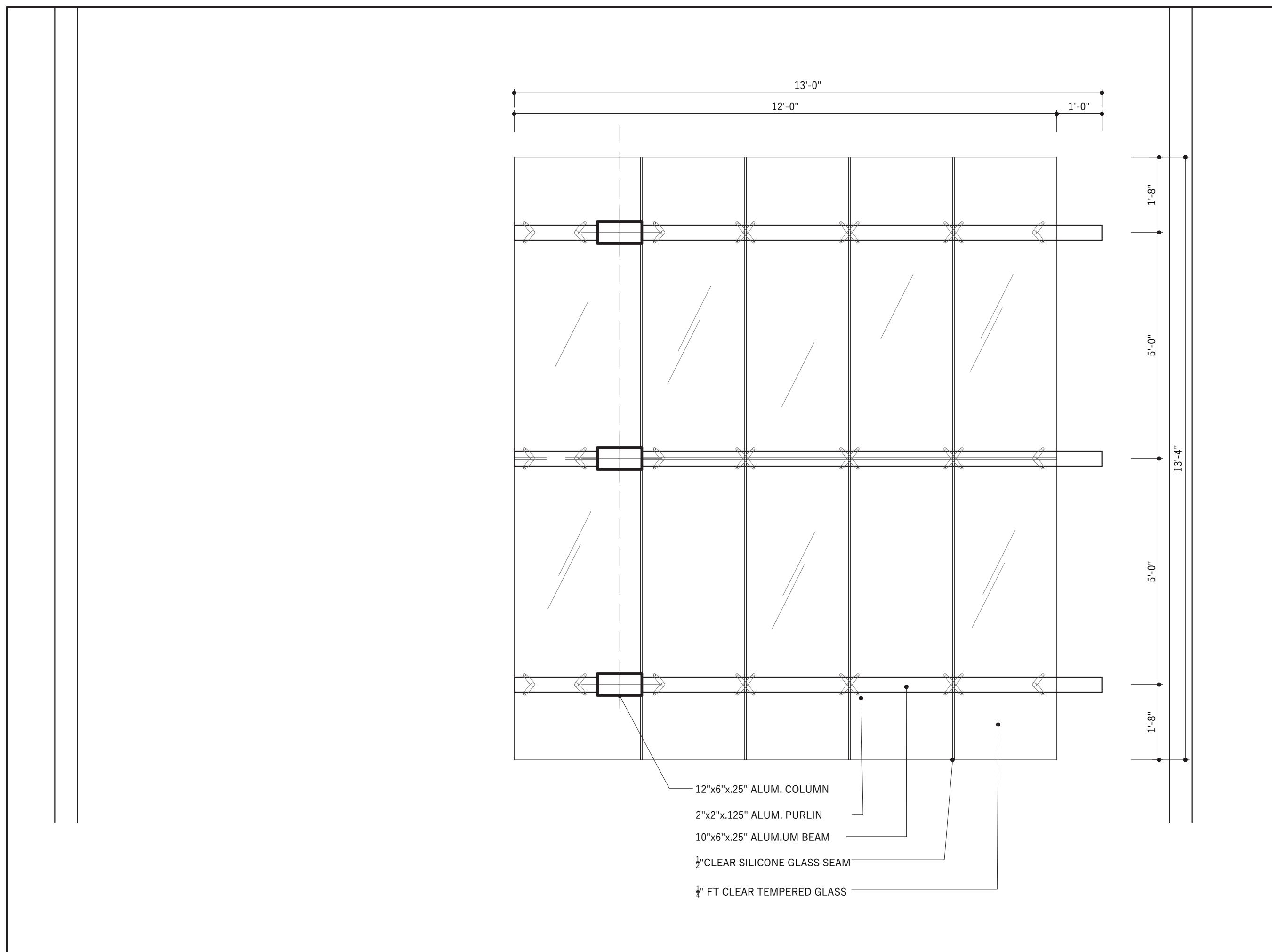
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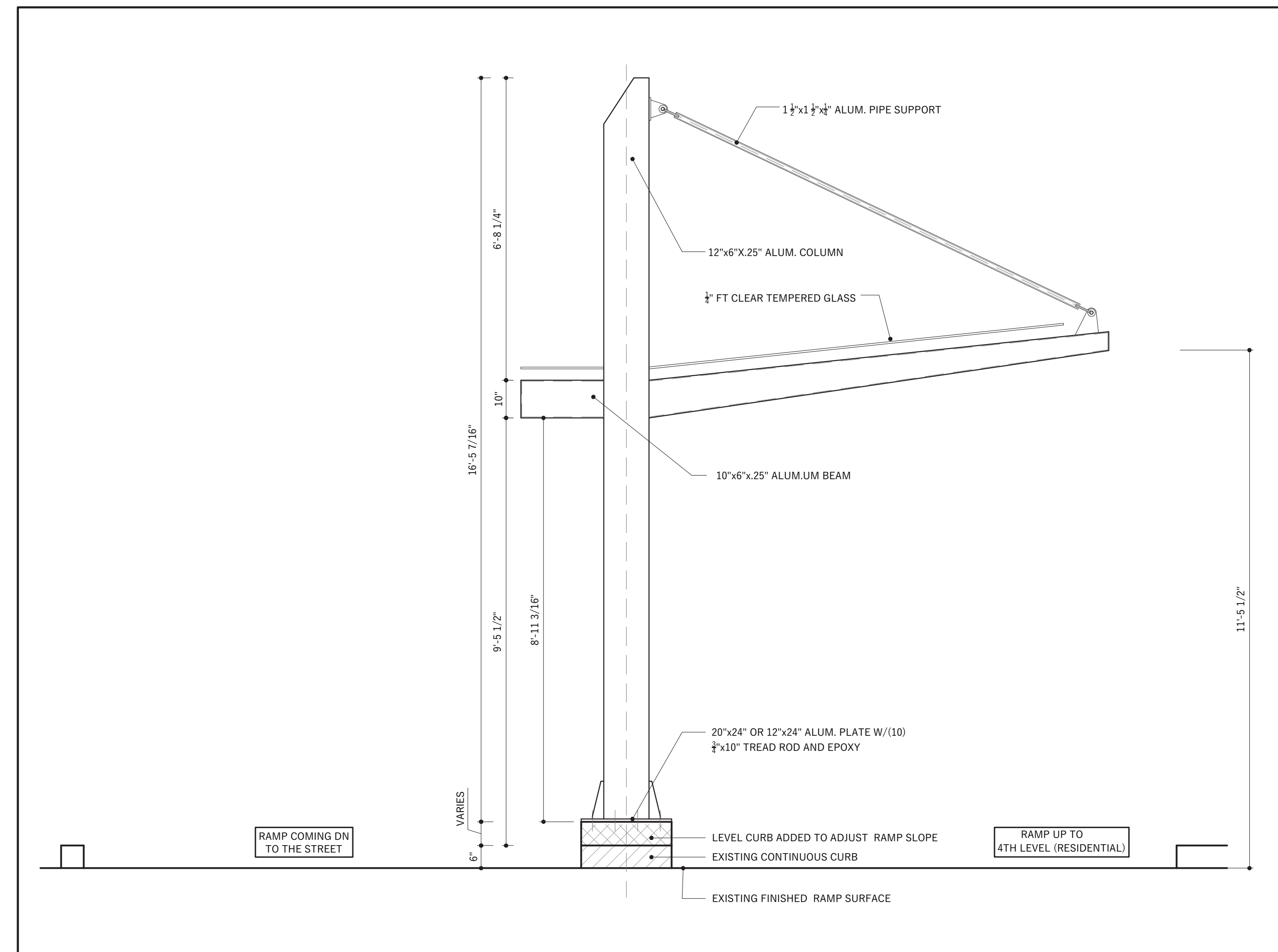
1 CANOPY #3 FLOOR PLAN
A-102

1/2"=1'



2 CANOPY #3 ROOF PLAN
A-102

1/2"=1'



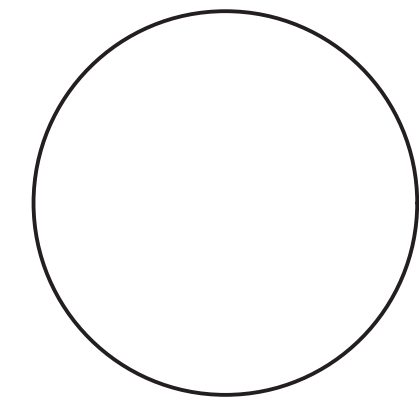
3 SECTION A
A-102

1/2"=1'

REVISIONS	BY

salazararchitectural group ARCHITECTS URBAN PLANNING
IL VILLAGGIO CONDOMINIUM CANOPY #3 STRUCTURE

Signed and Sealed by:
GABRIEL SALAZAR
 AR # 0009297



Job No 24-017
 Project Manager **AMB**
 Drawn by **AMB**
 Scale AS INDICATED
 Date MARCH 2024

SHEET No.
A-102

IL VILLAGGIO CONDO ASSOCIATION
 1455 OCEAN DR., MIAMI BEACH, FLORIDA 33139

IL VILLAGGIO CONDO ASSOCIATION
 4970 SW 72ND AVENUE, # 102, MIAMI, FLORIDA 33155
 AA09001605

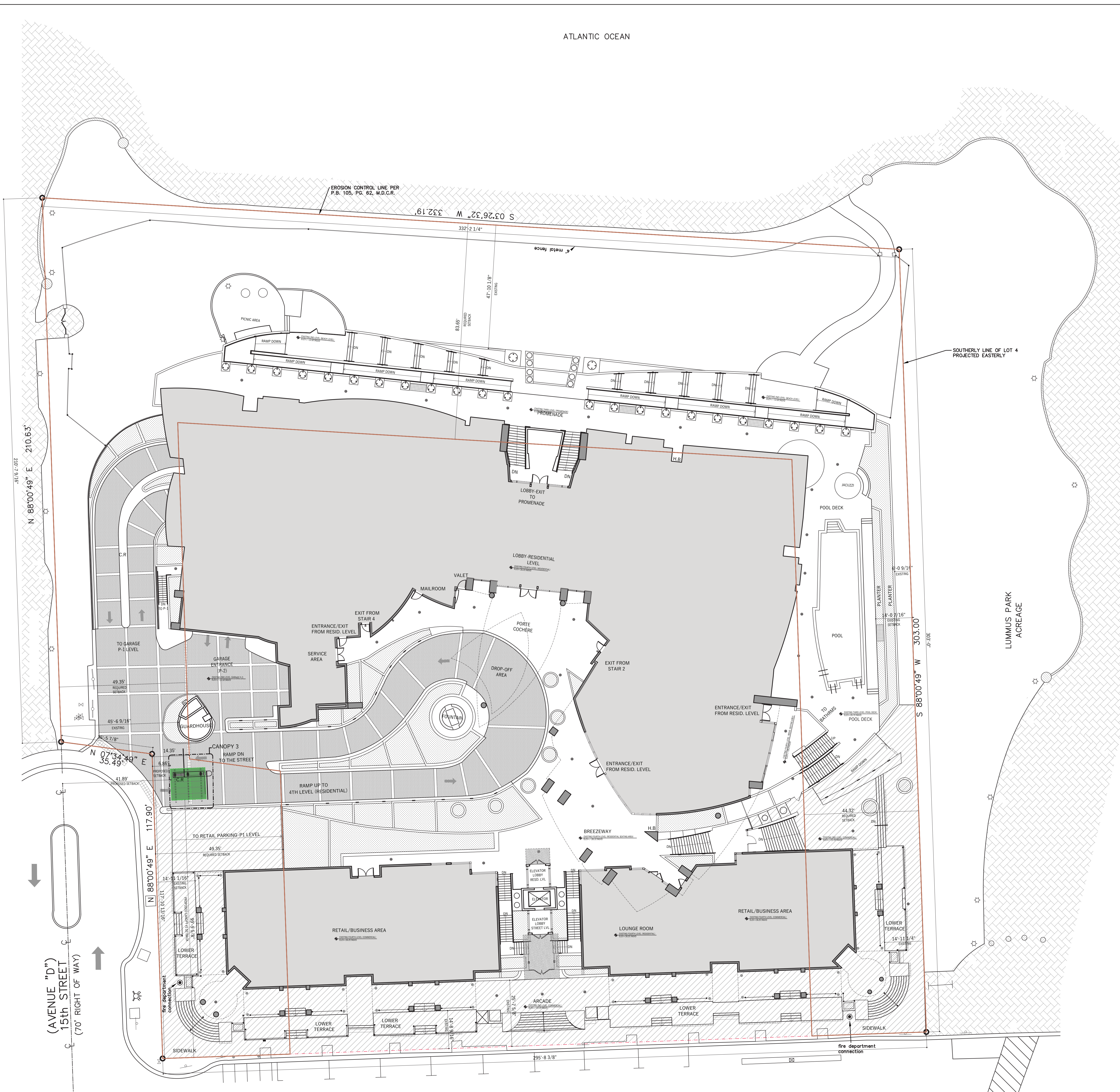
REVISIONS	BY

ATLANTIC OCEAN

SHADES/HATCHES LEGEND

- EXISTING RESIDENTIAL TOWER AND GARAGE "P" COMMERCIAL BUILDING NOT PART OF THE SCOPE OF WORK
- EXISTING RESIDENTIAL GARAGE "P" COMMERCIAL BUILDING NOT PART OF THE SCOPE OF WORK
- PORTION OF COMMERCIAL AREA NOT PART OF THE SCOPE OF WORK
- PLANTER
- PAVERS W/ CONCRETE BANDS
- EXISTING GREEN AREA (PROPOSED STAGING AREAS)

- EXISTING/REQ'D SETBACKS
- PROPOSED CANOPY AREA ENCRoACHING REQ'D SETBACK



EROSION CONTROL LINE PER P.B. 105, PG. 62, M.D.C.R.
 S 03'26"32" W 332'19"
 47'-10" 1/8" CENTRAL
 81.60'

SOUTHERLY LINE OF LOT 4 PROJECTED EASTERLY

LUMMUS PARK ACREAGE

N 88'00"49" E 210'6"3"
 N 07'32"49" E 35'4"8"
 N 88'00"49" E 117'9"0"

(AVENUE "D")
 15th STREET
 (70' RIGHT OF WAY)

OCEAN DRIVE
 (50' RIGHT OF WAY)

SITE INFORMATION

STREET ADDRESS:
1455 Ocean Drive Miami Beach, Florida 33139

LEGAL DESCRIPTION:
All of the following described lands:
Begin (P.D.B.) at the Southwesterly corner of Lot 4, HARRISON AND HAYES SUBDIVISION, as recorded in Plat Book 5 at Page 73 of the public records of Miami-Dade County, Florida, and run North 01° 02'12" West along the Centerline of Ocean Drive, a distance of 255.79 feet to the Southerly line of 15th Street, formerly Avenue "D"; thence run North 88° 00'49" along the Southerly line of 15th Street, a distance of 131.30 feet to the Eastern end of 15th Street, SUBDIVISION OF ALTON BEACH, recorded in Plat Book 2 at Page 77 of the public records of Miami-Dade County, Florida; thence run North 07° 34'49" East along the Eastern line of 15th Street, formerly Avenue "D", a distance of 35.43 feet to the centerline of said Street; thence run North 88° 00'49" East along the projection Easterly of the centerline of 15th Street, a distance of 210.63 feet to the intersection of the Erosion Control Line, recorded in Plat Book 105, at Page 62 of the public records of Miami-Dade County, Florida; thence run South 03° 26' 32" West along the Erosion Control Line, a distance of 332.19 feet to the intersection of the project on Easterly of the Southerly line of said Lot 4 of aforesaid HARRISON AND HAYES SUBDIVISION; thence run South 88° 00'49" West along the Southerly line of Lot 4 and its projection Easterly, a distance of 303.00 feet to the Point of Beginning (P.D.B.).

FOLIO NUMBER: 02-3234-115-0001

FLOOD ZONE: "AE", BASE FLOOD ELEVATION 8

CURRENT ZONING DISTRICT: MIXED USE ENTERTAINMENT DISTRICT (MXE)

BUILDING DISPOSITION:

REQUIRED	EXISTING/PROP

LOT OCCUPATION

NET LOT AREA	101,169.71 SF
LOT WIDTH	East 332.19' West 295.66'

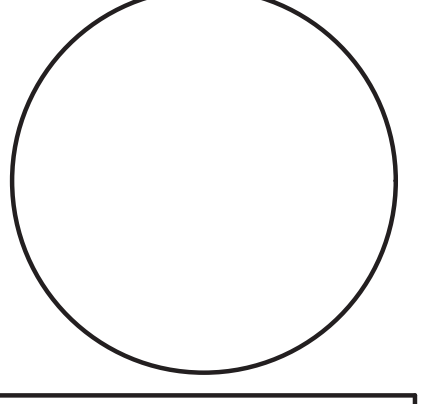
SETBACKS- OCEANFRONT

FRONT	N/A	EXISTING
REPEDESTAL TOWER	N/A	
SIDE- STREET	15% of the lot width + 5 feet (44.35 + 5 feet = 49.35)	(Non-Comforming) 41.89' Prop. canopy-northernmost side 4.96' Prop. canopy-northern closest side to the canopy
SIDE- INTERIOR	15% of the lot width (44.35)	EXISTING
REAR	25% of the lot depth or 75 ft. min. from the bulkhead face which ever is greater (334.5 x .25 = 83.625)	EXISTING

IL VILLAGGIO CONDOMINIUM CANOPY #3 STRUCTURE

salazararchitectural group ARCHITECTS URBAN PLANNING

Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 24-017
 Project Manager AMB
 Drawn by AMB
 Scale AS INDICATED
 Date MARCH 2024

SHEET No.

SP-1

EXISTING SITE PLAN W/PROP CANOPY STREET LVL, RAMP/RES. LVL/DROP-OFF EXTERIOR-EXISTING COND. 1/16"=1'-0"

