

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

MIAMI BEACH APARTMENTS

1440 MICHIGAN AVE
MIAMI BEACH, FL 33139

HPB - FINAL SUBMITTAL (#HPB24-0640)

09.07.2025



CONTACTS	<p>PROJECT OWNER</p> <p>QRIAR 786.838.6587 CONTACT: LUIS FELIPE SILVEIRA</p>	<p>GENERAL CONTRACTOR</p> <p>SKY WERK DEVELOPMENT LLC 561.706.0611 JASON@SKYWERKDEV.COM 6950 CYPRESS RD, PLANTATION FL, 33317 CONTACT: JASON SHLANSKY</p>	<p>PROJECT ARCHITECT</p> <p>CHANCELLOR DESIGN GROUP 850.380.2600 ERIC@CHANCELLORDG.COM CONTACT: ERIC CHANCELLOR, AIA, NCARB</p>	<p>LANDSCAPE ARCHITECT</p> <p>ALL LANDSCAPE DATA INC 305.303.7059 JVARELA@ALLLANDSCAPEDATA.COM 4459 NW 97TH COURT, DORAL, FLORIDA 33178 CONTACT: JORGE VARELA</p>	<p>BUILDING CODES</p> <p>FBC 2023, 8TH EDITION FLORIDA FIRE PREVENTION CODE 2020, 7TH EDITION NFPA FIRE CODE 1 AND LIFE SAFETY CODE 101, 2018 EDITION</p>	<p>SCOPE OF WORK</p> <p>THE SCOPE OF WORK BEING PRESENTED BY THIS SET OF DRAWINGS IS AS FOLLOWS: NEW CONSTRUCTION OF A MULTI FAMILY BUILDING WITH 23 APARTMENT UNITS, A COVERED PARKING ON FIRST LEVEL AND A ROOFTOP LEVEL</p>
	<p>CIVIL ENGINEERS</p> <p>SZAUER ENGINEERING, INC. 561.716.0519 JSZAUER@SZAUERENG.COM 7251 W. PALMETTO PARK ROAD, SUITE 100 BOCA RATON, FL 33433 CONTACT: JORGE M. SZAUER</p>					

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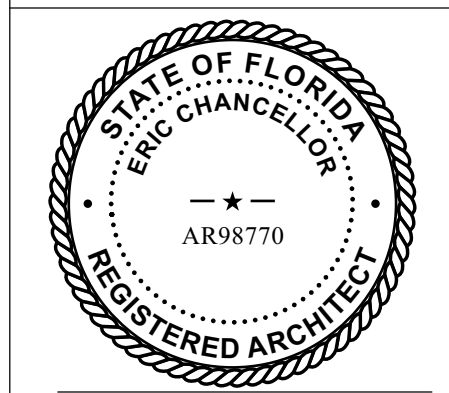
QRIARCITY
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SIGNATURE
Eric G Chancellor

DATE

REVISIONS		
NO.	BY	DATE

DRAWN BY LG

CHECKED BY Checker

DATE 09/07/2025

SCALE AS NOTED IN DRAWING

SHEET SIZE 11" X 17"

COVER SHEET

A000

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CURRENT APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO: F.B.C. (FLORIDA BUILDING CODE), N.F.P.A. (NATIONAL FIRE PROTECTION ADMINISTRATION), F.A.C.B.C. (FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION), A.D.A. (AMERICANS WITH DISABILITIES ACT), & N.E.C. (NATIONAL ELECTRICAL CODE). PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.

2. CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER & TENANTS TO REMOVE, RELOCATE OR REROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION / DEMOLITION.

3. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE SUPPLIED & INSTALLED BY THE CONTRACTOR, SUBCONTRACTORS & SUB-SUBCONTRACTORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

5. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

6. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED FOR THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.

7. CONTRACTOR IS BEING PROVIDED WITH COMPLETE SETS OF DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS SUBCONTRACTORS WITH COMPLETE SETS OF DRAWINGS, INTENT IS FOR ALL SYSTEMS AND EQUIPMENT TO BE PROVIDED WITH UTILITY CONNECTIONS AS REQUIRED FOR OPERATION. FOR EXAMPLE # IF A SINK IS SHOWN IN THE ARCHITECTURAL PLANS THE PLUMBING PLANS DO NOT SHOW A WATER OR DRAIN CONNECTION, THE ENGINEER WILL PROVIDE THE DESIGN DETAILS IN ACCORDANCE WITH THE DESIGN CRITERIA FOR THE REST OF THE INSTALLATIONS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CONNECTION AT NO ADDITIONAL COST TO THE OWNER.

8. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE DURING THE BIDDING PERIOD AND VERIFY THAT THE CONDITIONS ARE AS DESCRIBED IN THE DOCUMENTS. DISCREPANCIES ARE TO BE NOTED IN WRITING AND NOTIFY ARCHITECT / ENGINEER. CONTRACTOR ACCEPTS CONDITIONS AS THEY ARE ON THE SITE, AND MUST PROVIDE SYSTEMS AND WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.

9. 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 LIGHTING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARMS / SPRINKLERS, PAVEMENT SIDEWALKS, STREETS, EXISTING TREES AND LANDSCAPING AND TO INSURE THEIR PROPER USE / OPERATION AND RETURN THEM TO THEIR ORIGINAL FINISHED CONDITION.

10. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED. INCOMPLETE SHOP DRAWINGS OR SHOP DRAWINGS LACKING SUFFICIENT INFORMATION WILL BE RETURNED FOR CORRECTION. ADDITIONAL REVIEW BY ARCHITECT OR ENGINEER REQUIRED BY SUBMITTAL NOT EVALUATED AND APPROVED BY CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR ON HOURLY RATES ESTABLISHED IN ARCHITECTS CONTRACT FOR SERVICES FOR THIS PROJECT.

11. DIMENSIONS PROVIDED ARE NOMINAL NOT ACTUAL. THEY TAKE AS A BASIS EXISTING WALLS. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR COORDINATION. IF CONTRACTOR PROCEEDS, HE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ALL EXPENSES INCURRED IF AT ALL TIMES THE DISCREPANCY OR THE ARCHITECT HAS TO BE RE-DONE.

12. SHUTDOWN OF UTILITIES: IF A SHUTDOWN OR ANY TYPE OF INTERFERENCE WITH EXISTING SYSTEMS IS ANTICIPATED THE CONTRACTOR MUST NOTIFY THE OWNER 72 HOURS IN ADVANCE AND OBTAIN APPROVAL IN WRITING PRIOR TO PROCEEDING.

13. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND USE ALL APPROPRIATE CONSTRUCTION METHODS / TECHNIQUES TO PROTECT EXISTING UTILITIES AND OTHER PROPERTY NOT NOTED FOR REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR ANY DAMAGES AT HIS OWN RISK.

14. THE GENERAL CONTRACTOR SHALL OBTAIN CLARIFICATION IF A DISCREPANCY BETWEEN THE ARCHITECTS & ENGINEER'S DRAWINGS IS FOUND DURING THE BIDDING PERIOD. IF THE DISCREPANCY IS NOT BROUGHT TO THE ARCHITECTS ATTENTION IT SHALL BE ASSUMED THE GENERAL CONTRACTOR BID TO THE MOST EXPENSIVE WAY AND WILL DO THE WORK AS PER THE DIRECTION OF THE OWNER / ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

15. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE ARCHITECTS & CONSULTING ENGINEER'S DRAWINGS DURING CONSTRUCTION AND SHALL NOT PROCEED WITH THE WORK UNTIL CLARIFICATION BY THE ARCHITECT HAS BEEN MADE. IF THE CONTRACTOR PROCEEDS, HE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ALL EXPENSES INCURRED IF THE OWNER / ARCHITECT DETERMINES ANY WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS / PERMIT DRAWINGS AND THE WORK HAS TO BE RE-DONE.

16. IT IS UNDERSTOOD THAT ACTUAL FIELD CONDITIONS CAN BE DIFFERENT OR VARY FROM THAT AS SHOWN ON THE FOLLOWING PLANS. G.C. SHALL BE RESPONSIBLE TO NOTIFY THE OWNER ARCHITECT OF DISCREPANCIES FOUND IN THE FIELD THAT WILL CONFLICT WITH THE INSTALLATION OF ALL NEW CONSTRUCTION MATERIALS, SYSTEMS & COMPONENTS REQUIRED TO COMPLETE THIS PROJECT.

17. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY IN QUESTION.

18. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.

19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DEMOLITION WORK, DEMOLITION MATERIAL TESTING FOR HAZARDOUS MATERIALS & EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.

20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.

21. GENERAL CONTRACTOR IS TO PROTECT EXISTING ADJACENT AREAS TO WHERE WORK IS TO BE PERFORMED. ANY EXISTING WALLS, DOORS, MILLWORK, CARPETING, BASE BOARDS AND EQUIPMENT DAMAGED DUE TO WORK PERFORMED SHALL BE REPAIRED / REPLACED AT NO ADDITIONAL COST TO THE OWNER AND TO MATCH EXISTING.

22. GENERAL CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.

23. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS CARPETS, WALLS, DOORS, ETC.

24. THE GENERAL CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT WITH SUBCONTRACTORS, AS WELL AS SHOP DRAWINGS AS APPROVED BY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.

25. ALL ITEMS USED IN CONSTRUCTION, BUT NOT SPECIFICALLY MENTIONED HEREIN, SHALL CONFORM TO ALL LOCAL CODES AND STATE ORDINANCES AND TO APPLICATION AND USE.

26. GENERAL CONTRACTOR TO PROVIDE INSULATION OR ISOLATION BARRIERS BETWEEN ALL DISSIMILAR METAL INCLUDING BUT NOT LIMITED TO MATERIALS CONTAINING CEMENTS OR CONCRETE AND METAL.

27. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE PROJECT.

28. GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING BUILDING SYSTEMS AS TO THEIR COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND BE RESPONSIBLE FOR ANY NON-COMFORMING ITEMS AND ENGINEERING ATTENTION.

29. DRAWINGS ARE SCHEMATIC SHOWING RELATIVE LOCATIONS AND CONNECTIONS AND SHALL NOT BE SCALED AT ANY TIME.

30. 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. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.

31. ALL WOOD BLOCKING WITHIN BUILDING STRUCTURES, SHALL BE FIRE-RETARDANT TREATED AS PER CURRENT FBC CODE REQUIREMENTS.

32. ELEVATION AND ALL NUMERICAL ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS NOTED OTHERWISE. FIRE RATED CONSTRUCTION OR ASSEMBLY.

33. THE GENERAL CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATIONS 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 ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGE IN MATERIALS THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN SPECIFICALLY, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.

34. ALL INTERIOR GYPSUM WALL BOARD SHALL BE 1/2" OR 5/8" TYPE "X" FASTENED TO WOOD OR METAL STUDS AND FURRING CHANNELS UNLESS OTHERWISE NOTED. SIZES AS DIMENSIONED ON FLOOR PLANS & SHALL MATCH AT EXISTING CONDITIONS AS APPLICABLE. GENERAL CONTRACTOR SHALL PROVIDE WATER RESISTANT GLASS MAT CEMENT BOARD WITH JOINT SEALANTS AT ALL LOCATIONS WHERE THERE IS WATER, WATER VAPOR AND MOISTURE WITH NO EXCEPTIONS.

35. BEFORE PATCHING ANY C.M.U. WALLS, FILL ANY EXPOSED CELLS SOLID WITH GROUT. WHERE IT IS INDICATED ON THE CONSTRUCTION SET TO HAVE A SPECIFIC HOURLY RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.

36. ALL VOIDS AND INCONSISTENCIES FOUND ON THE EXTERIOR BLOCK FACES (CMU WALLS) MUST BE FILLED IN (COVERED) WITH A CEMENTITIOUS MATERIAL PRIOR TO ANY STUCCO APPLICATION. THIS INCLUDES BUT IS NOT LIMITED TO ALL SURFACE AREAS BEHIND STUCCO, STUCCO BANDS AND EIFS MOLDINGS.

37. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE IN THEIR BID ALL LOCATIONS AND SIZES OF CEILING AND WALL ACCESS PANELS AS DETERMINED BY THE POSITION OF VALVES AND OTHER MECHANICAL AND ELECTRICAL ITEMS WHICH REQUIRE ACCESS. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. IF THE ACCESS PANEL IS NOT SHOWN ON PLAN AND ANY BUILDING SYSTEM EQUIPMENT REQUIRES AN ACCESS PANEL, IT SHALL BE ASSUMED THE GENERAL CONTRACTOR INCLUDED ALL ACCESS PANELS IN THEIR BID AND SHALL PROVIDE ACCESS PANELS AT NO ADDITIONAL COST TO THE OWNER.

38. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL TELEPHONE OR OTHER OUTLETS. OUTLETS MUST BE STAGGERED.

39. CONTRACTOR SHALL PROVIDE UL LISTED THROUGH - PENETRATION FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR ALL FIRE STOP SYSTEMS TO BE USED ON THIS PROJECT FOR ARCHITECT'S REVIEW & APPROVAL.

40. GENERAL CONTRACTOR SHALL PROVIDE FIRE STOPS AT ALL INTERIOR WALLS AS REQUIRED BY THE CURRENT FLORIDA BUILDING CODE.

41. GENERAL CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST OF AND SHALL COORDINATE WITH THE ARCHITECT AND REBAR PRIOR TO DRILLING OR PENETRATING ALL BUILDING STRUCTURES, TO INCLUDE BUT NOT LIMITED TO: EXISTING SLABS, BEAMS, LOAD BEARING WALLS & COLUMNS, TYP. G.C. SHALL OBTAIN WRITTEN APPROVAL FROM STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK.

42. FOR ALL SLAB / WALL PENETRATIONS, MODIFICATIONS OR CUTTING, GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING OR IMMEDIATELY RESTORING / MATCHING EXISTING NEW FIRE/SMOKE RATED CONSTRUCTION, FIRE RATINGS, WATERPROOFING & VAPOR BARRIER CONDITIONS.

43. WHERE FINISH FLOOR & FLOOR COATINGS ARE SPECIFIED AT INTERIOR SPACES, MOBILE EQUIPMENT SHOULD INCORPORATE RUBBER WHEELS TO MINIMIZE ABRASION TO FLOORS.

44. ALL VERTICAL PIPING AND COLUMNS, EXPOSED IN ROOMS SHALL BE FURRED WITH METAL STUDS AND TYPE X GYPSUM PLASTER VENEER BOARD AND FINISHED TO MATCH ADJACENT WALLS. UNLESS NOTED OTHERWISE, EXCEPTIONS: A. ELECTRIC CLOSETS B. TELEPHONE CLOSETS C. MECHANICAL ROOMS.

45. WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL AND PLUMBING ITEMS PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORTS. ALL PENETRATIONS THROUGH RATED WALLS SHALL BE SEALED TO PROVIDE FIRE, SMOKE AND / OR ACOUSTICAL ISOLATION OF SPACES WITH APPROPRIATE FIRE & S.T.C MATERIAL.

46. STEEL STUDS SUPPORTING WALL HUNG ITEMS SHALL BE NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN⁴.

47. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE GENERAL CONTRACTOR SHALL REPAIR / REPLACE & MATCH ALL EXISTING FINISHES ON BOTH SIDES OF EXISTING & NEW WALLS TO INCLUDE AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES. TYP.

48. SEE ENGINEERING PLANS FOR LOCATION OF APPLICABLE CEILING MOUNTED MECHANICAL, FIRE SPRINKLERS, ELECTRICAL & REQUIRED EMERGENCY LIGHT FIXTURES.

49. STAGGER JOINTS VERTICALLY AND HORIZONTALLY IN ALL G.W.B. PARTITIONS EA. SIDE OF PARTITION, JOINTS STAGGERED MINIMUM 2'-0". UNLESS OTHERWISE NOTED.

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

51. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. G.C. TO COORDINATE COLORS WITH ARCHITECT/OWNER.

52. GENERAL CONTRACTOR OWNER SHALL INCLUDE IN THEIR BID AND IS RESPONSIBLE FOR ALL BUILDING SIGNS AS REQUIRED PER ALL APPLICABLE CODE REQUIREMENTS TO INCLUDE OWNERS SIGN REQUIREMENTS. MATCH EXISTING BUILDING SIGN STANDARDS IF STANDARDS EXIST. OWNER CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE AUTHORITIES HAVING JURISDICTION FOR ALL APPLICABLE CODE RELATED SIGNS REQUIRED BEFORE FABRICATION & POSTING.

53. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN ACTIVE FIRE ALARM SYSTEM AT ALL TIMES DURING CONSTRUCTION. THIS SYSTEM MAY BE THE EXISTING ONE OR TEMPORARY ONE APPROVED BY THE CITY FIRE DEPARTMENT.

54. A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL WHEN APPLICABLE, IS REQUIRED TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING: STRUCTURAL GLAZING - CURTAIN WALLS - SIGNS / BUILDING SIGNS - FENCES - AWNINGS - WINDOWS - STOREFRONTS - VENTILATION - DOORS - DEMOLITION - STEEL JOISTS - WOOD TRUSSES - RECAST SYSTEMS - ROOFING - HURRICANE - SHUTTERS - RAILINGS - MULLIONS - HAND RAILS - PAVERS

55. ALL WORK SHALL BE PERFORMED DURING REGULAR WORKING HOURS ON REGULAR WORKING DAYS, OR AS REQUIRED BY OWNER.

56. UPON COMPLETION OF THIS PROJECT, THE GENERAL CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF "AS-BUILT" ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTEES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT SET OF "AS-BUILT" DRAWINGS DURING CONSTRUCTION. INFORMATION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AS CONSTRUCTION PROGRESSES. UPON FINAL COMPLETION OF THE PROJECT THE GENERAL CONTRACTOR SHALL ISSUE AN "AS-BUILT" SET OF DRAWINGS AND DOCUMENTS TO THE OWNER, ALONG WITH AN AFFIDAVIT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEVE THAT THE "AS-BUILT" DRAWINGS AND DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS PROJECT AND REFLECT THE "AS-BUILT" CONDITIONS.

57. GC SHALL PROVIDE BUILDING ENVELOPE INSULATION TO MEET OR EXCEED THE MIN. REQUIREMENTS OF THE FBC, ENERGY CONSERVATION, 6TH

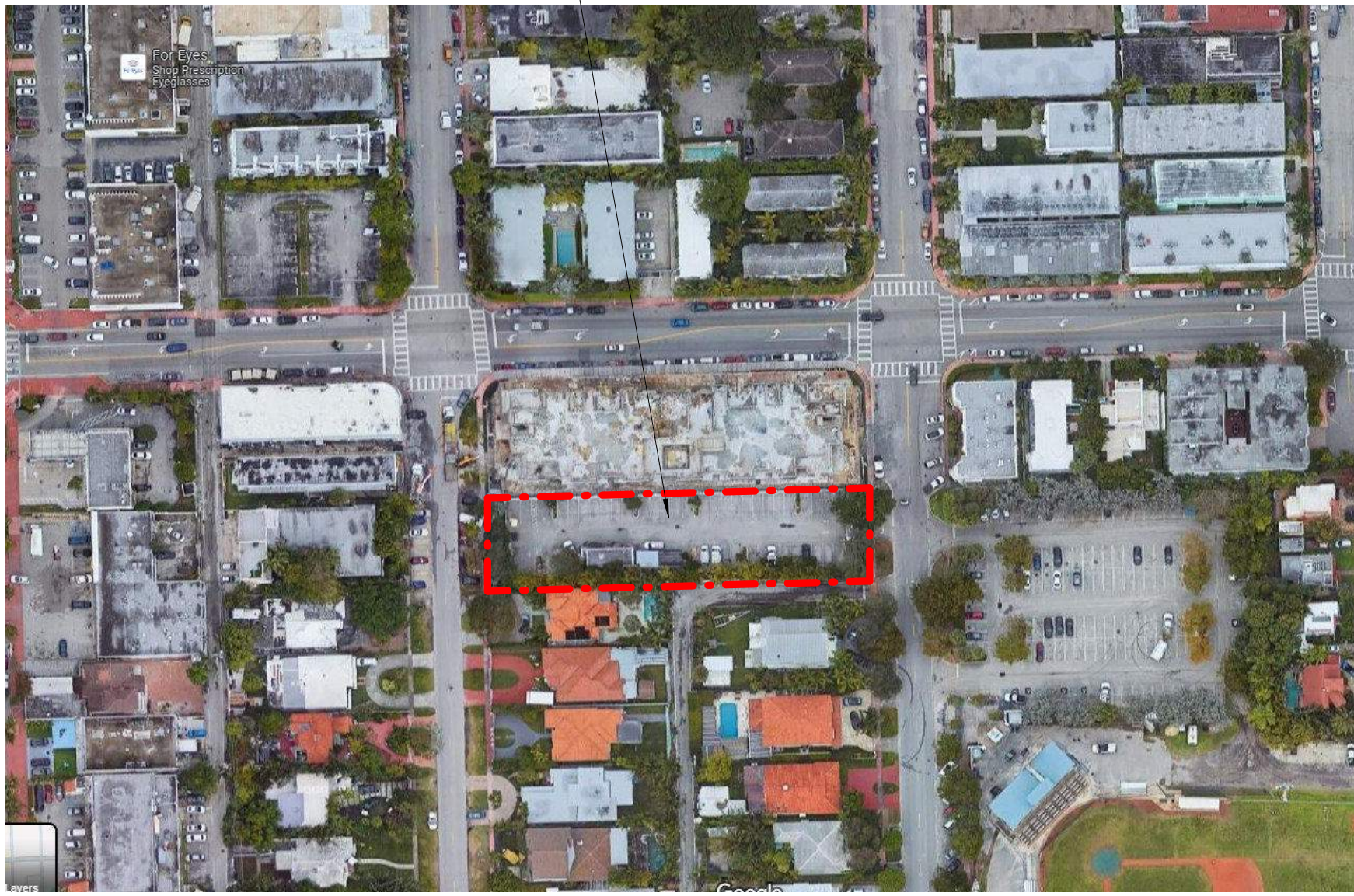
MATERIAL LEGEND

	EARTH SOIL / CLEAN FILL
	GRAVEL FILL
	CONCRETE
	SAND, PLASTER OR GROUT
	CONCRETE MASONRY UNIT
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	WOOD, FINISHED
	WOOD, ROUGH FRAMING
	STEEL
	GYPSUM BOARD PARTITION
	CERAMIC/PORCELAIN TILE ON MUD BED

TYPICAL SYMBOLS

	EXISTING CONCRETE BLOCK WALL
	EXISTING DRY WALL
	NEW CONCRETE BLOCK WALL
	NEW DRY WALL
	1HR FIRE RATED WALL
	2HR FIRE RATED WALL
	BATT INSULATION
	REINFORCED CONCRETE COLUMN: SEE STRUCTURAL DRAWINGS FOR DETAIL
	CEILING ABOVE
	3/12 - DENOTES ROOF OR FLOOR SLOPE
	1.2 - DENOTES GRADE ELEVATION
	- DENOTES ELEVATION
	SECTION MARK DRAWING SHEET ##
	ENLARGED DRAWING SHEET ##
	EXISTING TO BE REMOVED
	WALL TYPE
	WINDOW TAG
	DOOR TAG
	KEYNOTE
	EXTERIOR ELEV. TAG
	INTERIOR ELEV. TAG

PROJECT LOCATION



ABBREVIATIONS

AG - ANCHOR BELT
 AFF - ABOVE FINISH FLOOR
 AGGR - AGGREGATE
 AL / ALUM - ALUMINUM
 AP - ACCESS PANEL
 APVD - APPROVED
 APPROX - APPROXIMATE
 ARCH - ARCHITECT (URAL)
 ASPH - ASPHALT
 AUTO - AUTOMATIC
 AVE - AVENUE
 AVG - AVERAGE
 AL CD WD - ALUMINUM CLAD WINDOW
 BD - BOARD
 BITUM - BITUMINOUS
 BLDG - BUILDING
 BLK - BLOCK
 BM - BENCH MARK
 BOT - BOTTOM
 BRG - BEARING
 BLVD - BOULEVARD
 CAB - CABINET
 CEM - CEMENT
 CER - CERAMIC
 CFLS - COUNTER FLASHING
 CFM - CUBIC FEET PER MINUTE
 CI - CAST IRON
 CIRC - CIRCULAR / CIRCUMFERENCE
 CJ - CONTROL JOINT
 CLG - CEILING
 CLO - CLOSET
 CMU - CONCRETE MASONRY UNIT
 CO - CLEAN OUT
 COL - COLUMN
 CONC - CONCRETE
 CONT - CONTINUOUS
 CE - CENTER TO CENTER
 CCTV - CLOSED CIRCUIT TELEVISION
 DET - DETAIL
 DIA - DIAGONAL
 DIA - DIAMETER
 DIM - DIMENSION
 DL - DEAD LOAD
 DN - DOWN
 DR - DOOR
 DBL - DOUBLE
 DW - DUMP WAITOR CAR
 DWG - DRAWING / DRAWING FILE
 DWR - DRAWER
 E - EAST
 EA - EACH
 EL - ELEVATION
 ELEC - ELECTRICAL
 ELEV - ELEVATOR
 EMER - EMERGENCY
 EQPT - EQUIPMENT
 EQUIV - EQUIVALENT
 EXH - EXHAUST
 EXP JT - EXPANSION JOINT
 EXT - EXTERNAL
 SPEC - SPECIFICATION
 SPKR - SPEAKER
 SQ - SQUARE
 SST - STAINLESS STEEL
 FD - FLOOR DRAIN
 FDC - FIRE DEPARTMENT CONNECTION
 FIN - FINISH
 FF - FINISH FLOOR
 FIXR - FIXTURE
 FL - FLOOR
 FLOUR - FLOURECENT
 FDN - FOUNDATION
 FT - FOOT / FEET
 FTG - FOOTING
 FUT - FUTURE
 FEXT - FIRE EXTINGUISHER
 FH - FIRE HYDRANT
 FEC - FIRE EXTINGUISHER CABINET
 FHC - FIRE HOSE CABINET
 GA - GAUGE
 GAL - GALLON
 GALV - GALVANIZED
 GEN CONT - GENERAL CONTRACTOR
 GALV - GALVANIZED IRON
 GL - GLASS
 GYP BD - GYPSUM WALL BOARD
 HC - HOLLOW CORE
 HDW - HARDWARE
 HDWD - HARD WOOD
 HR - HOUR
 HM - HOLLOW METAL
 HORIZ - HORIZONTAL
 H PT - HIGH POINT
 HGT - HEIGHT
 HVAC - HEATING VENTILATING AIR CONDITIONING
 AC - AIR CONDITIONING
 HWY - HIGHWAY
 ID - INNER DIAMETER
 IN - INCH
 INCAND - INCANDESCENT
 INSUL - INSULATION
 INT - INTERIOR
 INVT - INVERT

LG - LONG
 MAX - MAXIMUM
 MECH - MECHANICAL
 MEMB - MEMBRANE
 MET - METAL
 MFR - MANUFACTURER
 MH - MANHOLE
 MIN - MINIMUM
 MISC - MISCELLANEOUS
 MO - MASONRY OPENING
 MOD - MODULE / MODULAR
 MATL - MATERIAL
 N - NORTH
 NIC - NOT IN CONTRACT
 NO - NUMBER
 NOM - NOMINAL
 NTS - NOT TO SCALE
 OA - OVERALL
 OB - OBSCURE
 OC - ON CENTER
 OD - OUTER DIAMETER
 OPNG - OPENING
 OPP - OPPOSITE
 OZ - OVERHEAD
 OZ - OUNCE
 PSF - POUND PER SQUARE FOOT
 PSI - POUNDS PER SQUARE INCH
 PVI - POLY VINYL CHLORIDE
 PC - PIECE
 PERP - PERPENDICULAR
 PL - PLATE
 PL - PROPERTY LINE
 CM - CUBIC METERS PER MINUTE
 PLWD - PLY WOOD
 PROP - PROPERTY
 PRCS - PRECAST
 PREFAB - PREFABRICATED
 CONT - CONTINUOUS
 CE - CENTER TO CENTER
 CCTV - CLOSED CIRCUIT TELEVISION
 DET - DETAIL
 DIA - DIAGONAL
 DIA - DIAMETER
 DIM - DIMENSION
 DL - DEAD LOAD
 DN - DOWN
 DR - DOOR
 DBL - DOUBLE
 DW - DUMP WAITOR CAR
 DWG - DRAWING / DRAWING FILE
 DWR - DRAWER
 E - EAST
 EA - EACH
 EL - ELEVATION
 ELEC - ELECTRICAL
 ELEV - ELEVATOR
 EMER - EMERGENCY
 EQPT - EQUIPMENT
 EQUIV - EQUIVALENT
 EXH - EXHAUST
 EXP JT - EXPANSION JOINT
 EXT - EXTERNAL
 SPEC - SPECIFICATION
 SPKR - SPEAKER
 SQ - SQUARE
 SST - STAINLESS STEEL
 ST - STREET
 STA - STATION
 STD - STANDARD
 STR - STEEL
 STR - STRUCTURAL
 SURF - SURFACE
 SUSP - SUSPEND
 SYS - SYSTEM
 UL - UNDERWRITERS LIBRARY
 TEL - TELEPHONE
 TEMP - TEMPERATURE
 TNG - TONGUE AND GROVE
 THK - THICKNESS
 TR - TOP OF RAIL
 TSTL - TOP OF STEEL
 TV - TELEVISION
 TW - TOP OF WALL
 TYP - TYPICAL
 TOS - TOP OF SLAB
 UGND - UNDERGROUND
 UNF - UNFINISHED
 XHCI - EXTRA HEAVY CAST IRON
 VERT - VERTICAL
 VJT - VEE JOINT
 VOL - VOLUME
 W - WEST
 W - WITH
 WC - WATER CLOSET
 WD - WOOD
 W/O - WITHOUT
 WTRPRF - WATERPROOF
 WT - WEIGHT
 WWF - WELDED WIRE FABRIC
 WWM - WELDED WIRE MESH

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET			
Item/Project Information		1440 Michigan Ave, Miami Beach FL 33139	
1 Address:	1440 Michigan Ave, Miami Beach FL 33139		
2 Board and File Numbers:	28 and File Numbers:		
3 Folio Number(s):	02-4203-009-6980 / Ocean Beach Add No. 3, PB 2-81 LOTS 1 & 24 & 20 FT ALLEY LYG BET LOTS 1 & 24 BLK 93		
4 Year Constructed:	1999	Zoning District:	RM-1 Flemington Park Overlay District
5 Base Floor Elevation:	8.58' NGVD	Grade Value in NGVD:	3.81' NGVD
6 Adjusted Grade (Floor+Grade2):	7.76' NGVD	Lot Area:	23,040 S.F.
7 Lot width:	71.84'	Lot Depth:	320.0'
8 Minimum Unit Size:	550 SF	Average Unit Size:	994 SF
9 Existing Use:	1713 Office Building	Proposed Use:	Low Density Multi Family Residential (RM-1)
Zoning Information/ Calculations			
	Maximum	Existing	Proposed
10 Height	35' - 0"	N/A	35' - 0"
11 Number of Stories	3	N/A	3+understory
12 FAR	1.25 - 28.800 SF	N/A	1.25 = 28.797 SF
13 Gross Square Footage	N/A	N/A	28,798 SF
14 Square Footage by Use	N/A	N/A	N/A
15 Number of Units, Residential	N/A	N/A	23
16 Number of Units, Hotel	N/A	N/A	N/A
17 Number of Seats	N/A	N/A	N/A
18 Occupancy Load	Reference separate chart		
Setbacks			
	Required	Existing	Proposed
At Grade (Parking/Residential)			
19 Front Setback - Michigan Ave	20' - 0" MIN.	N/A	20' - 0"
20 Front Setback - Lenox Ave	20' - 0" MIN.	N/A	20' - 0"
21 Side Setback - North	10' - 0" MIN.	N/A	10' - 0"
22 Side Setback - South	10' - 0" MIN.	N/A	10' - 0"
Parking			
	Required	Existing	Proposed
27 Parking District		Parking Tier Area	Parking Tier Area
Total # of Parking Spaces	1 space/unit = 23 spaces + 10% guest spaces = 3 Grand Total = 26 P.S.	N/A	24 p.s. + 2 alternative spaces*
28 # of Parking Spaces Required Per Use	same as above	N/A	same as above
29 Parking Space Dimensions	8.5 FT x 18 FT	N/A	8' - 6" x 18' - 0"
31 Parking Space Configurations (45°, 60°, 90°, parallel)	N/A	N/A	90° & Parallel
32 ADA Spaces	1	N/A	1
33 Tandem Spaces	N/A	N/A	N/A
34 Drive Aisle Width	18' - 0"	N/A	22' - 0"
35 Valet Drop Off and Pick Up	0	N/A	No Valet
36 Loading Zones and Trash Collection Areas	0	N/A	3 trash collection
37 Bicycle Racks (Reference Bike Rack Schedule)	3	N/A	39
Use (Not in List but included in 1333)			
	Required	Existing	Proposed
38 Type of Use		1713 Office Building	Low Density Multi Family Residential (RM-1)
39 Is This a Contributing Building?	No		
40 Location Within a Local Historic District?	Yes		
41 Future Crown of Non-State Road in NGVD 2025			

Notes: If not applicable write N/A, all other data/information may be required and presented like the above format.

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Per email coordination with Aaron Osborne, Project Engineer:

- The future Crown of the Road elevation adjacent to 1440 Michigan Ave, Miami Beach, along Michigan Ave is projected at 4.4 feet NAVD
- The future Crown of the Road elevation adjacent to 1440 Michigan Ave, Miami Beach, along Lenox Ave is projected at 4.4 feet NAVD
- 4.4' NAVD88 + 1.56' = 5.96' NGVD29

PROJECT DATA

ZONING DATA	
GOVERNING CODE	FBC 2023, 8TH EDITION FLORIDA FIRE PREVENTION CODE 2020, 7TH EDITION NFPA FIRE CODE 1 AND LIFE SAFETY CODE 101, 2018 EDITION
NUMBER OF BUILDINGS (EXISTING)	2
BUILDING TOTAL SQ.FT. (EXISTING)	456 SF
URBAN DEVELOPMENT FLOOD ZONE	INSIDE U.D. BOUNDARY
DESIGN FLOOD ELEVATION	AE 9.56' NGVD
PROPOSED BUILDING FLOOR AREAS	
UNDER AC	AREA
UNDERSTORY	630 SF
GROUND FLOOR	6,000 SF
SECOND FLOOR	8,150 SF
THIRD FLOOR	8,820 SF
ROOF PLAN	90 SF
TOTAL UNDER AC	23,690 SF
TOTAL UNDER ROOF (BLDG FOOTPRINT)	14,355 SF

APARTMENT UNITS

UNIT TYPE	PROPOSED AREA	# UNITS	LOCATION
1 BED		TOTAL UNITS = 23	
B1	620 SF	6	SECOND/THIRD FLOOR
2 BED			
A1	1,130 SF	1	GROUND FLOOR
A1a	1,130 SF	2	GROUND FLOOR
A2	1,160 SF	1	GROUND FLOOR
A3	1,400 SF	1	GROUND FLOOR
B2	990 SF	1	SECOND FLOOR
B2a	990 SF	1	SECOND FLOOR
B3	970 SF	4	SECOND/THIRD FLOOR
B3a	970 SF	4	SECOND/THIRD FLOOR
3 BED			
C1	1400 SF	1	THIRD FLOOR
C1a	1400 SF	1	THIRD FLOOR

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SITE VIEW 1



STREET VIEW 4 (MICHIGAN AVE)



SITE VIEW 2



STREET VIEW 5 (MICHIGAN AVE)



SITE VIEW 3



STREET VIEW 6 (MICHIGAN AVE)



PHOTOS KEY PLAN

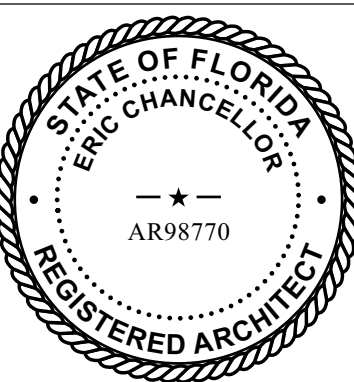


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MIAMI BEACH APARTMENTS

1440 MICHIGAN AVE
MIAMI BEACH, FL 33139



SIGNATURE

DATE

REVISIONS

NO.	BY	DATE

DRAWN BY Author

CHECKED BY Checker

DATE 09/07/2025

SCALE AS NOTED IN DRAWING

SHEET SIZE 11" X 17"

EXISTING SITE PHOTOS

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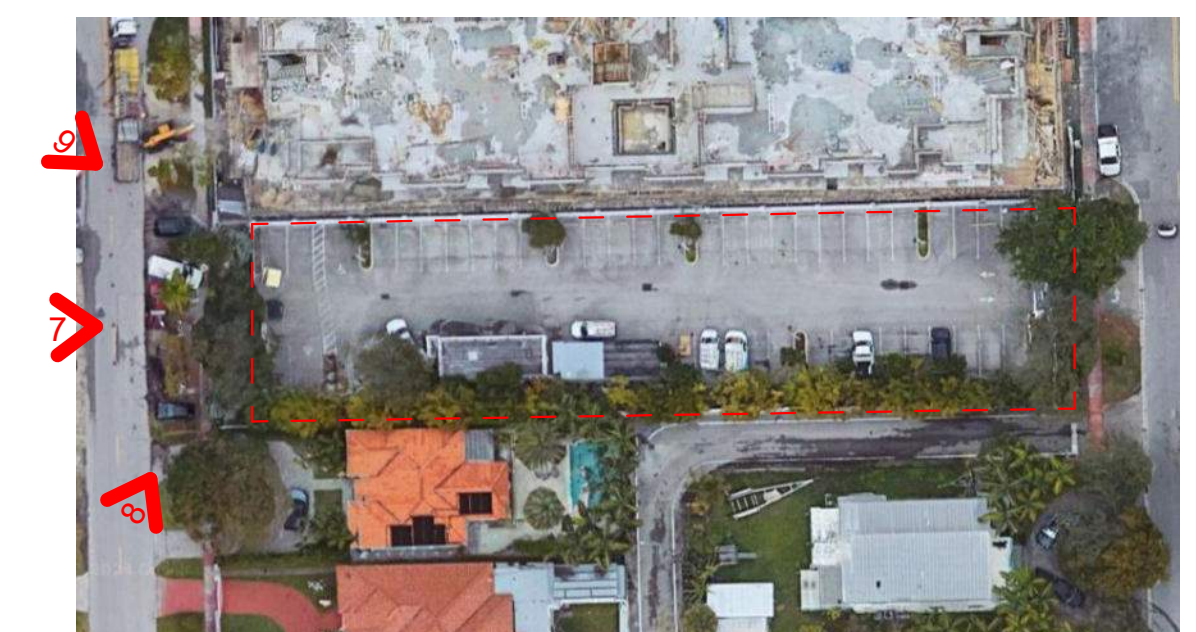
STREET VIEW 7 (LENOX AVE)



STREET VIEW 9 (LENOX AVE)



STREET VIEW 8 (LENOX AVE)



PHOTOS KEY PLAN

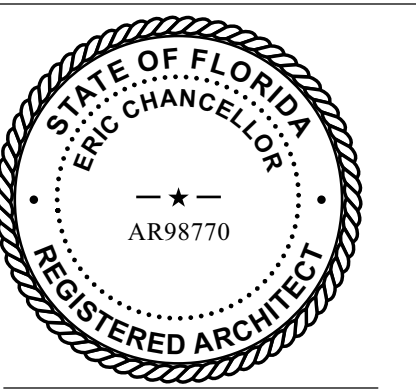
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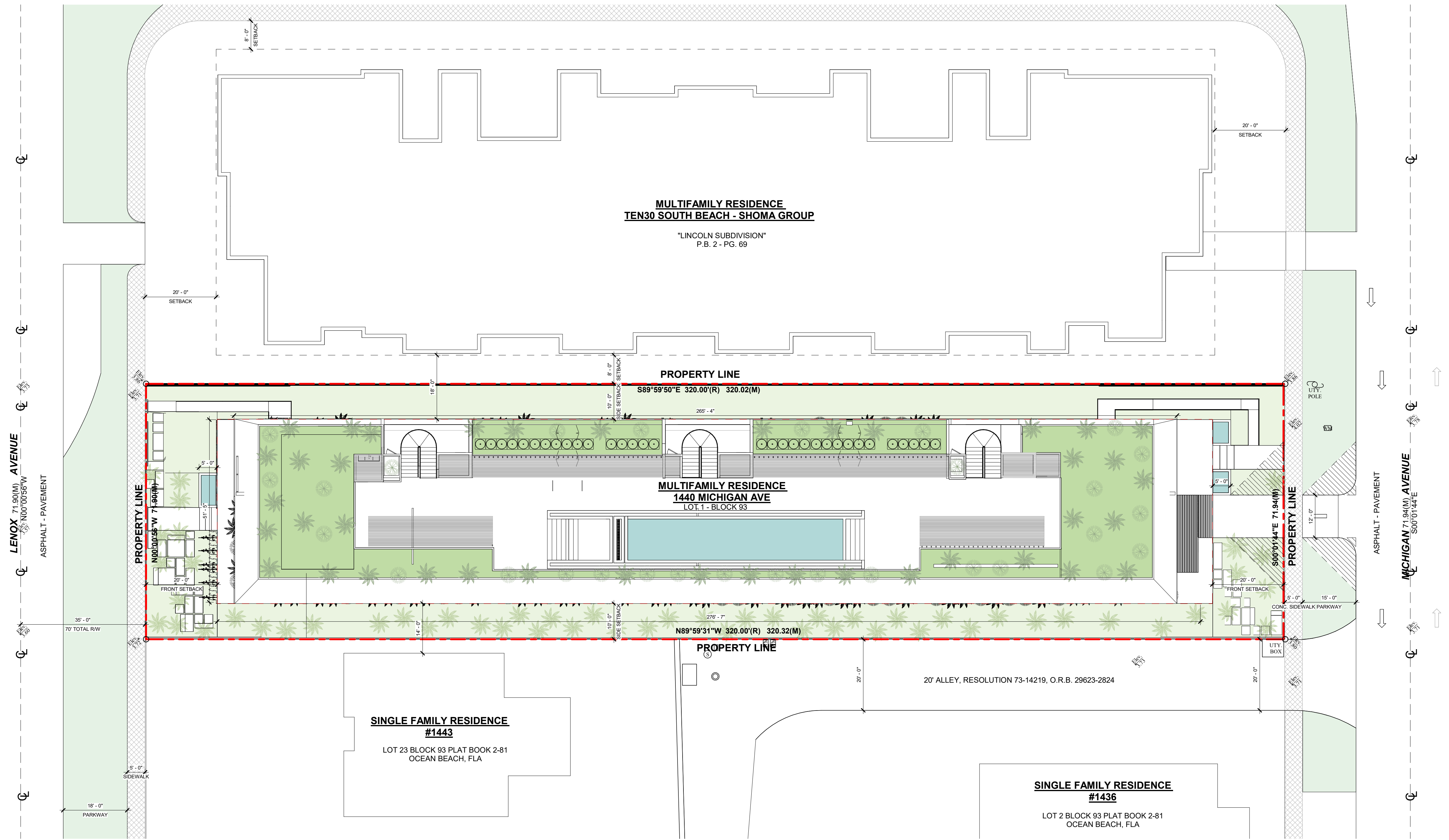
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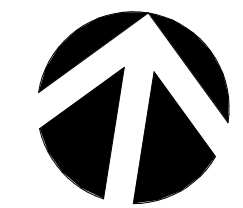
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EXISTING STREET PHOTOS
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SITE PLAN
1/16" = 1'-0"



- SITE PLAN LEGEND**
- EXISTING CONCRETE BLOCK WALL
 - EXISTING DRY WALL
 - NEW CONCRETE BLOCK WALL
 - NEW DRY WALL
 - 1HR FIRE RATED WALL
 - 2HR FIRE RATED WALL
 - BATT INSULATION
 - DENOTES ROOF OR FLOOR SLOPE
 - DENOTES GRADE ELEVATION
 - DENOTES ELEVATION TAG
 - SECTION MARK DRAWING SHEET ##
 - ENLARGED MARK DRAWING SHEET ##
 - KEYNOTE
 - EXTERIOR ELEVATION TAG
 - MIAMI BEACH SIGHT TRIANGLES
 - FOOT SIGHT TRIANGLES

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STATE OF FLORIDA
ERIC CHANCELLOR
AR98770
REGISTERED ARCHITECT

SIGNATURE

DATE

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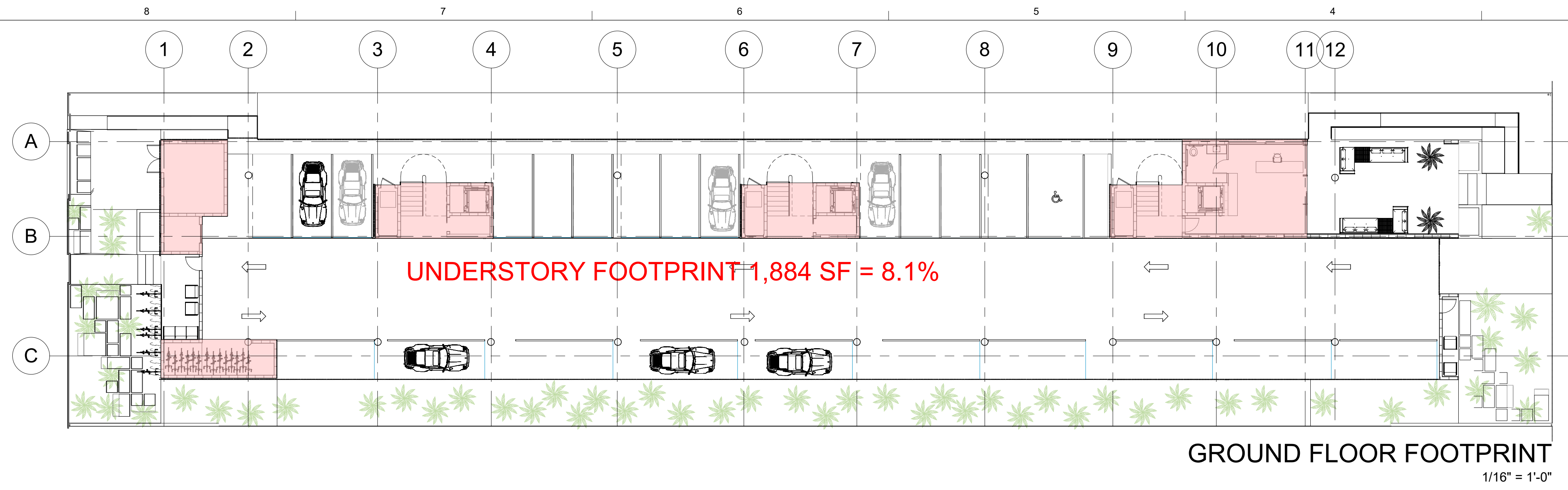
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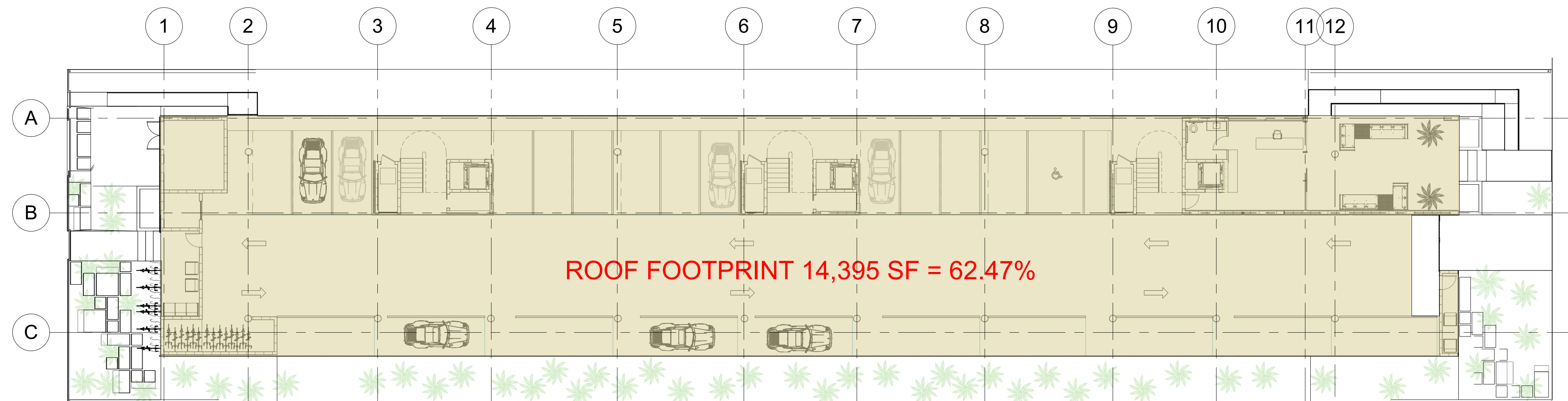
SITE PLAN

A200

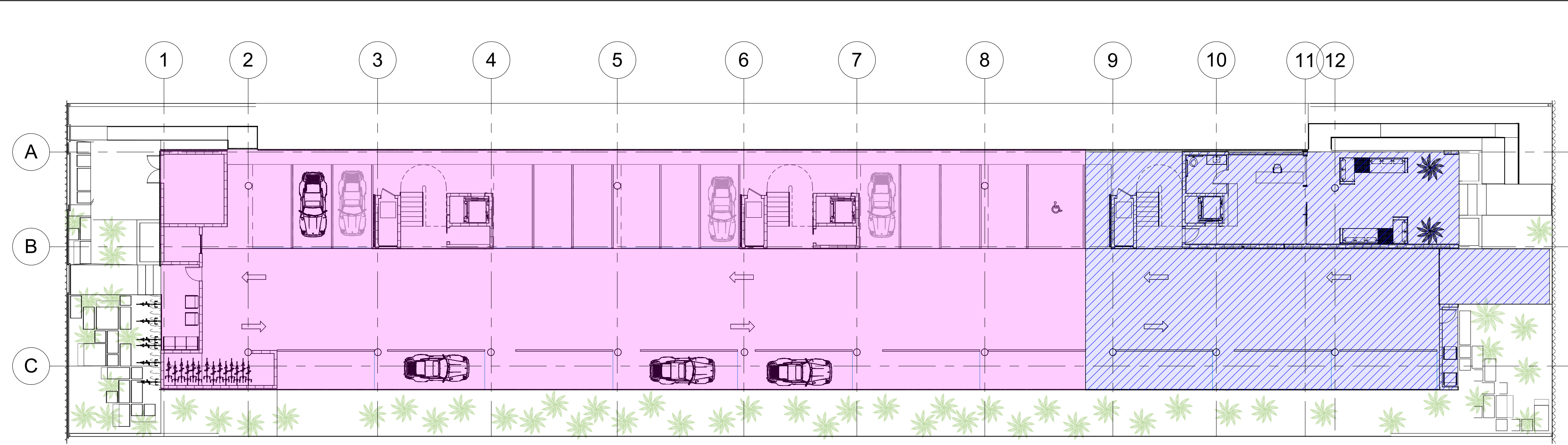
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GROUND FLOOR FOOTPRINT
1/16" = 1'-0"



ROOF FOOTPRINT
1/16" = 1'-0"



LOT COVERAGE WAIVER DIAGRAM
1/16" = 1'-0"

AREAS DIAGRAM		
NAME	AREA	%
UNDERSTORY FOOTPRINT (UNDER ROOF)	1,884 SF	8.1%
TOTAL ROOF FOOTPRINT	14,395 SF	62.47%

WAIVER DIAGRAM		
NAME	AREA	%
LOT COVERAGE REQUIRED (BLDG FOOTPRINT+DRIVEWAY)	10,368 SF	(45%)
LOT COVERAGE DEFICIENCY	4,379 SF	(19%)

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Eric G Chancellor

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SITE DIAGRAMS - WAIVER

