

FINAL SUBMITTAL - 03/09/2025
FILE NO. : DRB 2025-1081

T-Helwall, LLC.

ANTHONY LEON : AR16752
1828 BAY ROAD, UNIT 301
MIAMI BEACH, FL 33139
INFO@THIRWALLDESIGN.COM
305.763.8376

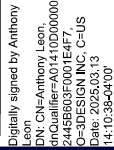
CLAD

CAROLINA MONTEIRO DA SILVA: LA6667311
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
INFO@CULANDSCAPE.COM
(786) 556-6076

REDESIGN OF FACADES AND FRONT YARD INCLUDING:

REPLACEMENT OF WINDOWS AND NEW PAJODE OPENINGS
NEW SKIN TO PROTECT SUBSTRATE FROM WEATHER
FRONT YARD GRADING, SECTORIAL AND PROPERTY WALL
NEW LANDSCAPE DESIGN AND OUTDOOR LIGHTING DESIGN
NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS
NEW INTERIOR PARTITIONS TO BE DEMOLISHED
REPAIRING WALLS TO PREPARE ATTIC'S LOCATION WITH REDUCED LENGTH AND REPAIR
NEW CEILING WITH RECYCLED HIGH
NEW MECHANICAL LIGHTING DESIGN
NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO BE REPAIR

00	COVER SHEET	01	EXISTING SITE CONDT	02	EXISTING SITE CONDT	03	EXISTING SITE CONDT	04	EXISTING SITE CONDT	05	EXISTING SITE CONDT	06	EXISTING SITE CONDT	07	EXISTING SITE CONDT	08	EXISTING SITE CONDT	09	EXISTING SITE CONDT	10	EXISTING SITE CONDT	11	EXISTING SITE CONDT	12	EXISTING SITE CONDT	13	EXISTING SITE CONDT	14	EXISTING SITE CONDT	15	EXISTING SITE CONDT	16	EXISTING SITE CONDT	17	EXISTING SITE CONDT	18	EXISTING SITE CONDT	19	EXISTING SITE CONDT	20	EXISTING SITE CONDT	21	EXISTING SITE CONDT	22	EXISTING SITE CONDT	23	EXISTING SITE CONDT	24	EXISTING SITE CONDT	25	EXISTING SITE CONDT	26	EXISTING SITE CONDT	27	EXISTING SITE CONDT	28	EXISTING SITE CONDT	29	EXISTING SITE CONDT	30	EXISTING SITE CONDT	31	EXISTING SITE CONDT	32	EXISTING SITE CONDT	33	EXISTING SITE CONDT	34	EXISTING SITE CONDT	35	EXISTING SITE CONDT	36	EXISTING SITE CONDT	37	EXISTING SITE CONDT	38	EXISTING SITE CONDT	39	EXISTING SITE CONDT	40	EXISTING SITE CONDT	41	EXISTING SITE CONDT	42	EXISTING SITE CONDT	43	EXISTING SITE CONDT	44	EXISTING SITE CONDT	45	EXISTING SITE CONDT	46	EXISTING SITE CONDT	47	EXISTING SITE CONDT	48	EXISTING SITE CONDT	49	EXISTING SITE CONDT	50	EXISTING SITE CONDT	51	EXISTING SITE CONDT	52	EXISTING SITE CONDT	53	EXISTING SITE CONDT	54	EXISTING SITE CONDT	55	EXISTING SITE CONDT	56	EXISTING SITE CONDT	57	EXISTING SITE CONDT	58	EXISTING SITE CONDT	59	EXISTING SITE CONDT	60	EXISTING SITE CONDT	61	EXISTING SITE CONDT	62	EXISTING SITE CONDT	63	EXISTING SITE CONDT	64	EXISTING SITE CONDT	65	EXISTING SITE CONDT	66	EXISTING SITE CONDT	67	EXISTING SITE CONDT	68	EXISTING SITE CONDT	69	EXISTING SITE CONDT	70	EXISTING SITE CONDT	71	EXISTING SITE CONDT	72	EXISTING SITE CONDT	73	EXISTING SITE CONDT	74	EXISTING SITE CONDT	75	EXISTING SITE CONDT	76	EXISTING SITE CONDT	77	EXISTING SITE CONDT	78	EXISTING SITE CONDT	79	EXISTING SITE CONDT	80	EXISTING SITE CONDT	81	EXISTING SITE CONDT	82	EXISTING SITE CONDT	83	EXISTING SITE CONDT	84	EXISTING SITE CONDT	85	EXISTING SITE CONDT	86	EXISTING SITE CONDT	87	EXISTING SITE CONDT	88	EXISTING SITE CONDT	89	EXISTING SITE CONDT	90	EXISTING SITE CONDT	91	EXISTING SITE CONDT	92	EXISTING SITE CONDT	93	EXISTING SITE CONDT	94	EXISTING SITE CONDT	95	EXISTING SITE CONDT	96	EXISTING SITE CONDT	97	EXISTING SITE CONDT	98	EXISTING SITE CONDT	99	EXISTING SITE CONDT	100	EXISTING SITE CONDT
----	-------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	----	---------------------	-----	---------------------



No.	Description	Date

NOTES:

SHEET TITLE	COVER PAGE
SCALE	
# SHEET	00

ALL IDEAS, DESIGNS, AGREEMENTS, & PLANS INCORPORATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE DESIGNER & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, AGREEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES W. VALLI, DESIGNER, WITHIN THE SCOPE OF THE AGREEMENT. OTHER DESIGN OR INVENTION CONTROL OR RECORDING PROCEDURES MAY BE REQUIRED FOR APPROVAL BY THE DESIGNER FOR REPRODUCTION OR FURTHER NOTED. SHOWN BY THESE DIMENSIONS, SHOP DETAILS OR APPROPRIATE SCALE OF MATERIALS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS

THIRLWALL

1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA

PHONE 306 | 763-8376
FAX 866 | 211-0510

info@thirteenthdesign.com

1820 BAY RD
EACH - FLORIDA, 33139

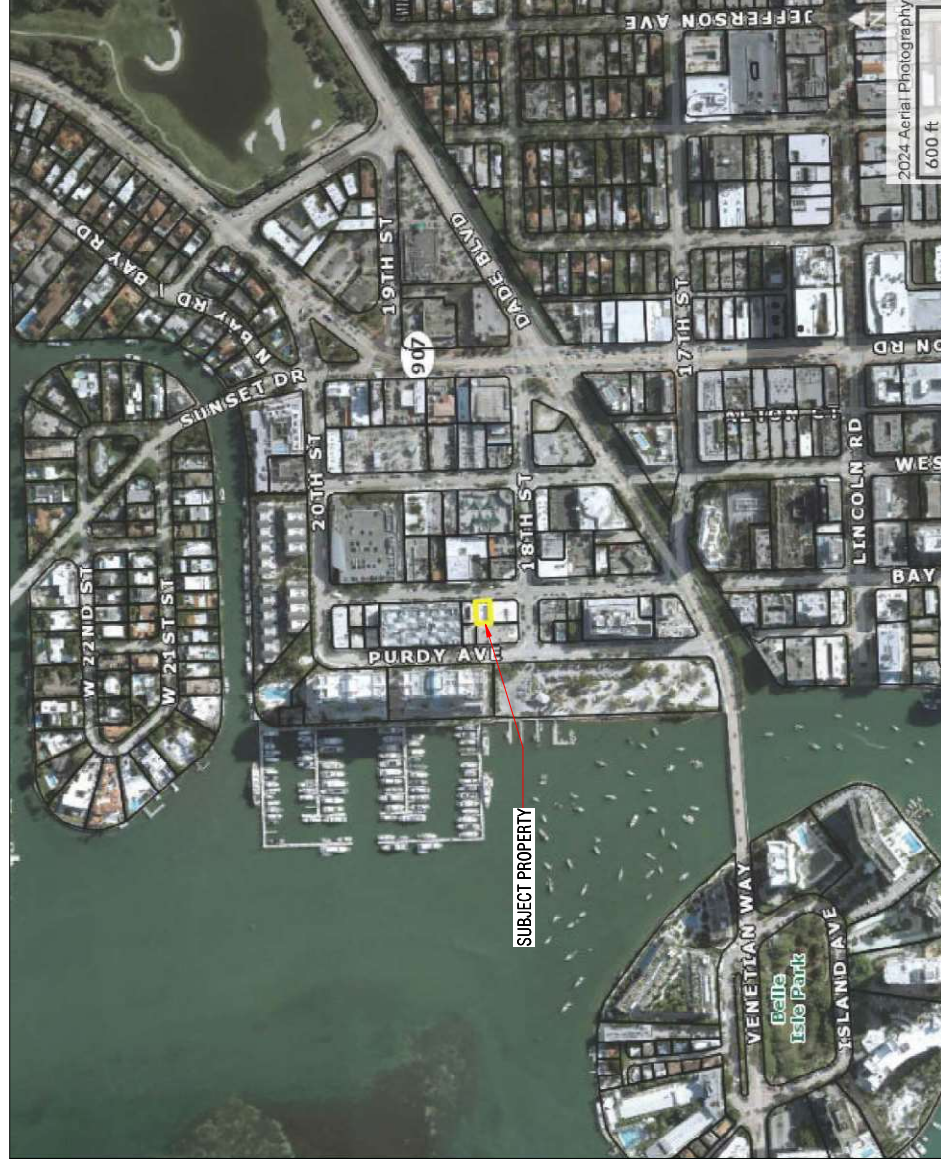
88



info@thir1us11design.com

No.	Description	Date

SHEET TITLE EXISTING SITE CONTEXT	SCALE	# SHEET AE-100.00
--------------------------------------	-------	----------------------





PER FBC8 TABLE 1004.5 & NFPA 101 TABLE 7.3.12.

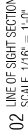
PROGRAM	USE	LOUNGE AREA	MEET AREA	OFFICES	KITCHENETTE/STAFF ROOM
UNIONIZED TRAFFIC ASSEMBLY	762.20 SF	63.40 SF	337.40 SF	15 full pers.	03 pers.
LOAD FACILITY	15 full pers.	51 pers.			
DOCK LOADING	51 pers.				

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

Notes: Indicate N/A if not applicable.

04 OCCUPANCY LOAD / FAR DIAGRAM

05 PROPOSED ZONING DISTRICT



PER FBC8 TABLE 1004.5 & NFPA 101 TABLE 7.3.12.

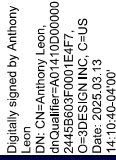
PROGRAM	USE	LOUNGE AREA	MEET AREA	OFFICES	KITCHENETTE/STAFF ROOM
UNIONIZED TRAFFIC ASSEMBLY	762.20 SF	63.40 SF	337.40 SF	15 full pers.	03 pers.
LOAD FACILTY	15 full pers.	51 pers.			
DOCK LOADING	51 pers.				

CALCULATION	Required	Existing	Proposed	Deficiency
-------------	----------	----------	----------	------------

Notes: Indicate N/A if not applicable.



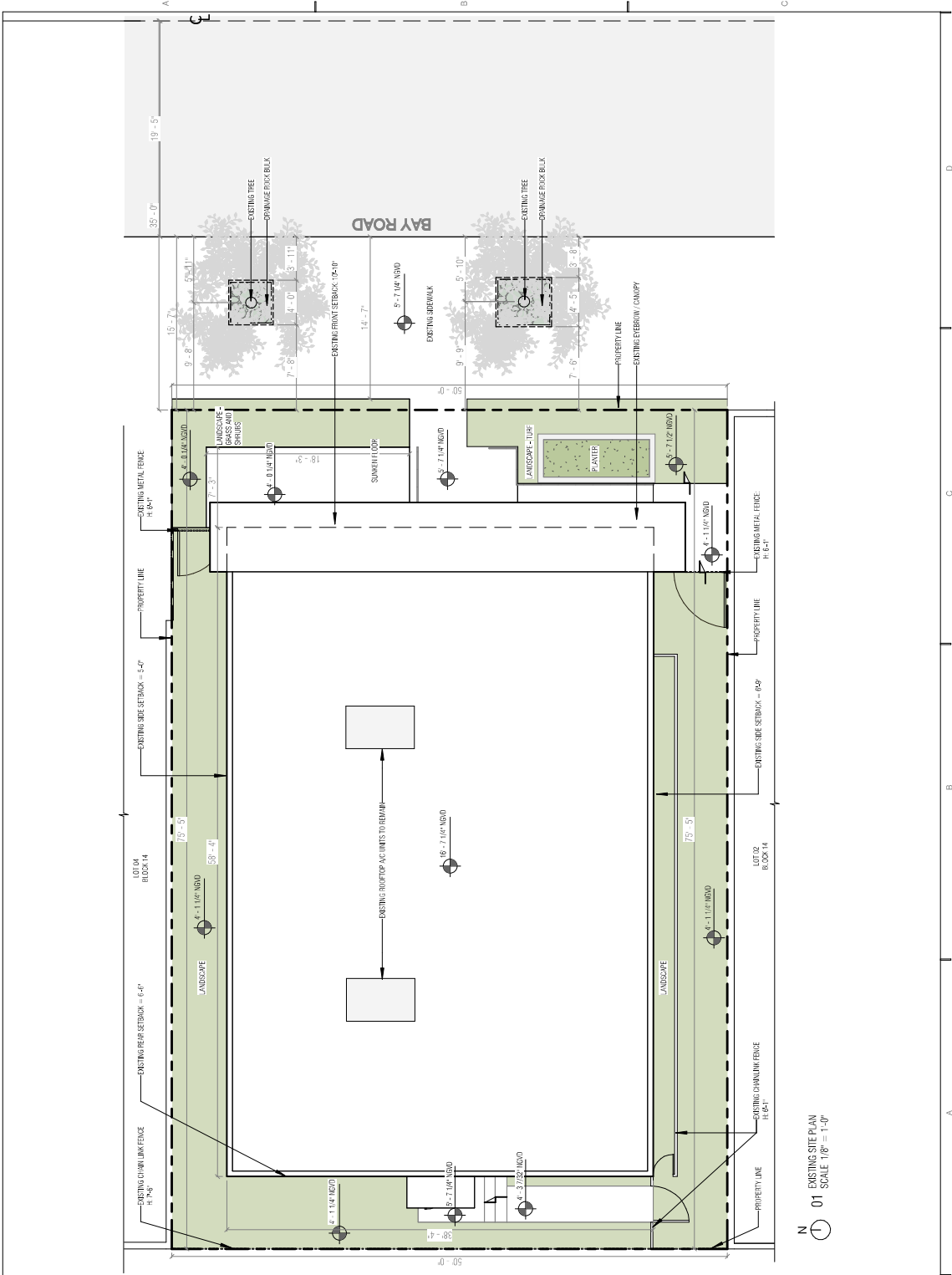
05 PROPOSED ZONING DISTRICT

NOTES :

SHEET TITLE	PROPOSED SITE DIAGRAMS
-------------	------------------------

AE-100.01

Notes: Indicate N/A if not applicable.



01 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

SHEET TITLE	EXISTING SITE PLAN
SCALE	1/8" = 1'-0"
DATE	11/14/2019
AE-101.00	

NOTES:

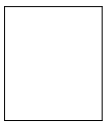
No.	Description	Date



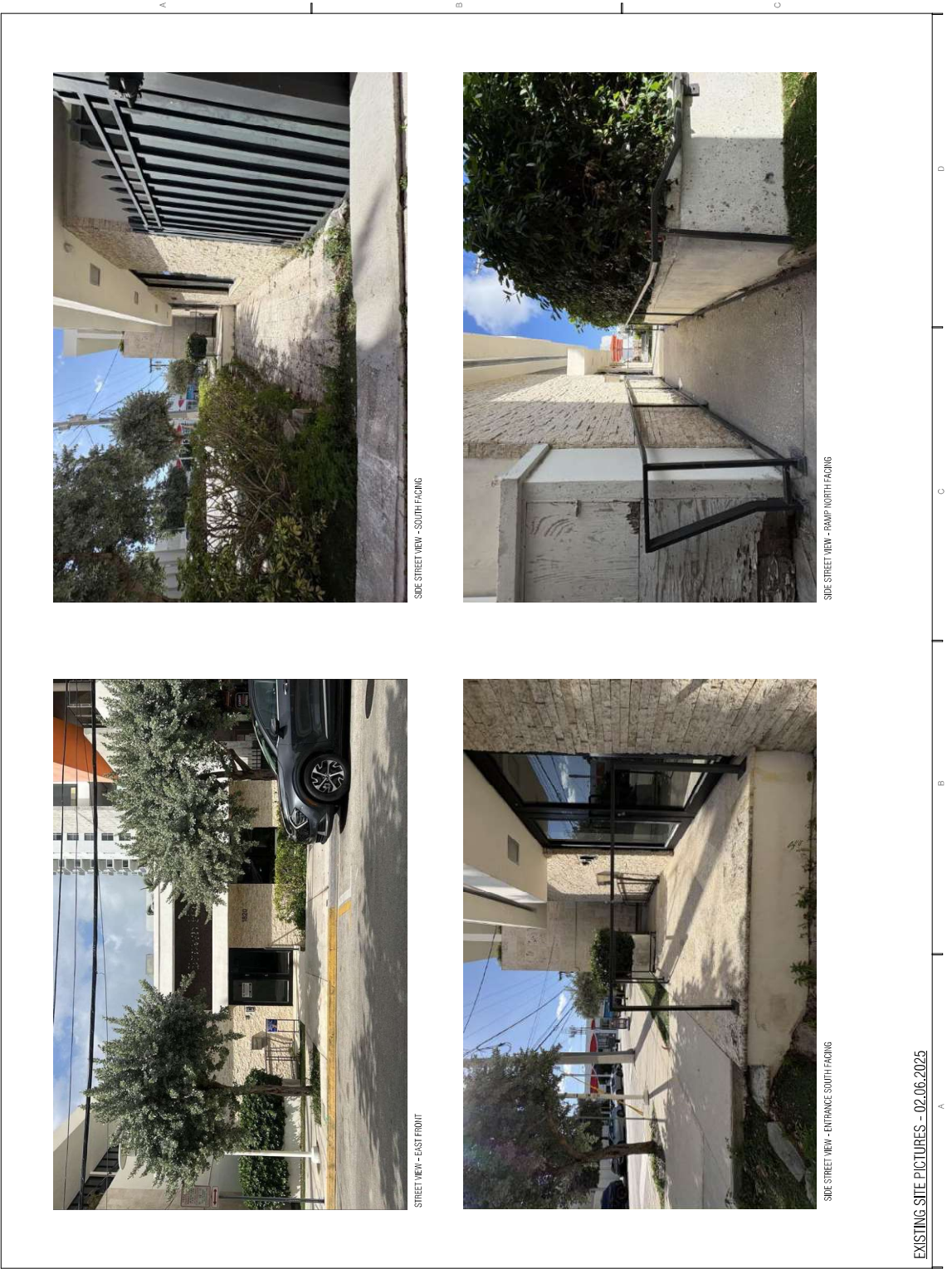
Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
o=Qualifier=A0141000000019,
ou=2445603F000TE4F7,
o=3DESIGN INC. C=US,
email=anthony@3design.com,
c=US, serial=14104100000019,
dnQualifier=A0141000000019

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

THIRLWALL



ALL PLANS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF THE DESIGNER AND SHALL BE KEPT IN THE DESIGNER'S OFFICE. NO PART OF THESE PLANS, SPECIFICATIONS, OR NOTES SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND CONCEPTS SHOWN ON THESE PLANS, SPECIFICATIONS, AND NOTES. NO LIABILITY SHALL BE ASSUMED BY THE DESIGNER FOR ANY ERRORS OR OMISSIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND CONCEPTS SHOWN ON THESE PLANS, SPECIFICATIONS, AND NOTES. NO LIABILITY SHALL BE ASSUMED BY THE DESIGNER FOR ANY ERRORS OR OMISSIONS.



EXISTING SITE PICTURES - 02.06.2025

SHEET TITLE	EXISTING CONTEXT
SCALE	AS SHOWN
# OF SHEET	AE-102.00

NOTES:

No.	Description	Date



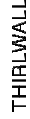
Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
c=US, o=O-3DESIGN INC., ou=O-3DESIGN INC., email=leon@o3design.com,
serial=1410400000019

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

THIRLWALL

1820 BAY ROAD - 201
MIAMI BEACH, FL
33139 USA
PHONE: 305.1165.5008
FAX: 305.1165.5015
info@thirlwall.com

ALL DESIGN, PREPARE, ASSEMBLY, AND/OR REVISIONS OF THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE DESIGNER & WILL BE LOANED TO THE CLIENT FOR THE PROJECT ONLY. THE CLIENT SHALL NOT REPRODUCE, COPY, OR TRANSMIT THIS DRAWING IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION OR TO THE CLIENT'S FINANCIAL INTERESTS. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION OR TO THE CLIENT'S FINANCIAL INTERESTS. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION OR TO THE CLIENT'S FINANCIAL INTERESTS.



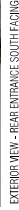
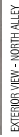
1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

[illegible]

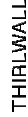
NOTES:

SHEET TITLE	EXISTING CONTEXT ANALYSIS
SCALE	
# SHEET	AE-102.01

EXISTING SITE PICTURES - 02.06.2025



ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE DESIGNER & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. WRITTEN PERMISSION ON THESE CONDITIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER HAS NO OBLIGATION TO PROVIDE, OR BE RESPONSIBLE FOR, ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SUCH DETAILS OR APPROPRIATE SCALE SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.

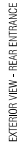


1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

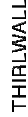
Digitally signed by Anthony
Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D00000019
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:43-04'00'

NOTES:

SHEET TITLE	EXISTING CONTEXT ANALYSIS
SCALE	
# SHEET	AE-102.02



EXISTING SITE PICTURES - 02.06.2025



1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

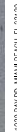


No.	Description	Date

NOTES:

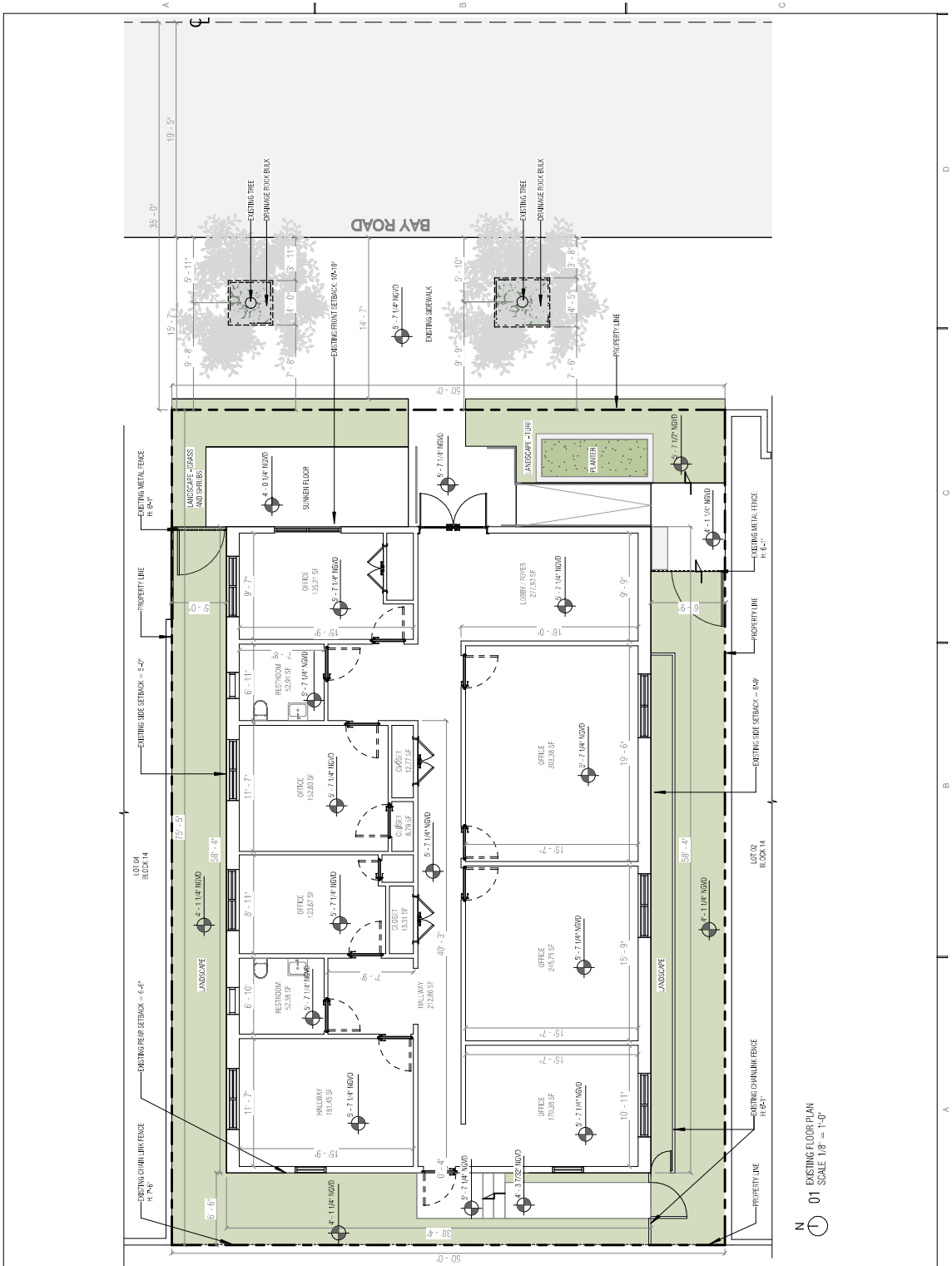
SHEET TITLE	SURROUNDING PROPERTIES
SCALE	1" = 50'-0"
# SHEET	AE-102.03

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF, THE DESIGNER & WERE CREATED, DEVISED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. WITHOUT PERMISSION OF JAMES J. WALL, THE DESIGNER WILL HAVE PRECEDENCE OVER SUCH DESIGNER, CONTRACTORS OR OTHERS IN THE DEVELOPMENT OF ANY PROJECT. THE DESIGNER WILL BE NOTIFIED OF ANY VIOLATIONS FROM THE DESIGNER'S CONDITIONS.



EXISTING SITE PICTURES - 02.06.2025





N
01
EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"

THIRLWALL

1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA
PHONE 305/765-8376
FAX 866/211-0510
info@thirtynine.com

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139



Digitally signed by Anthony Leon
 N: CN=Anthony Leon,
 nQualifier=A01410D0000019
 445B603F0001E4F7,
 =3DESIGN INC, C=US
 ate: 2025.03.13
 4:10:44-04'00'

No.	Description	Date

NOTES:

SHEET TITLE EXISTING FLOOR PLAN	SCALE 1/8" = 1'-0"	# SHEET AE-103.00
------------------------------------	-----------------------	----------------------

AE-103.00

1828 3RD ROAD #501
 ATLANTA, GA 30316
 404.525.1111
 33139 USA
 PPHONE 302.785.4376
 FAX 666.271.3510
info@thirlwalldesign.com



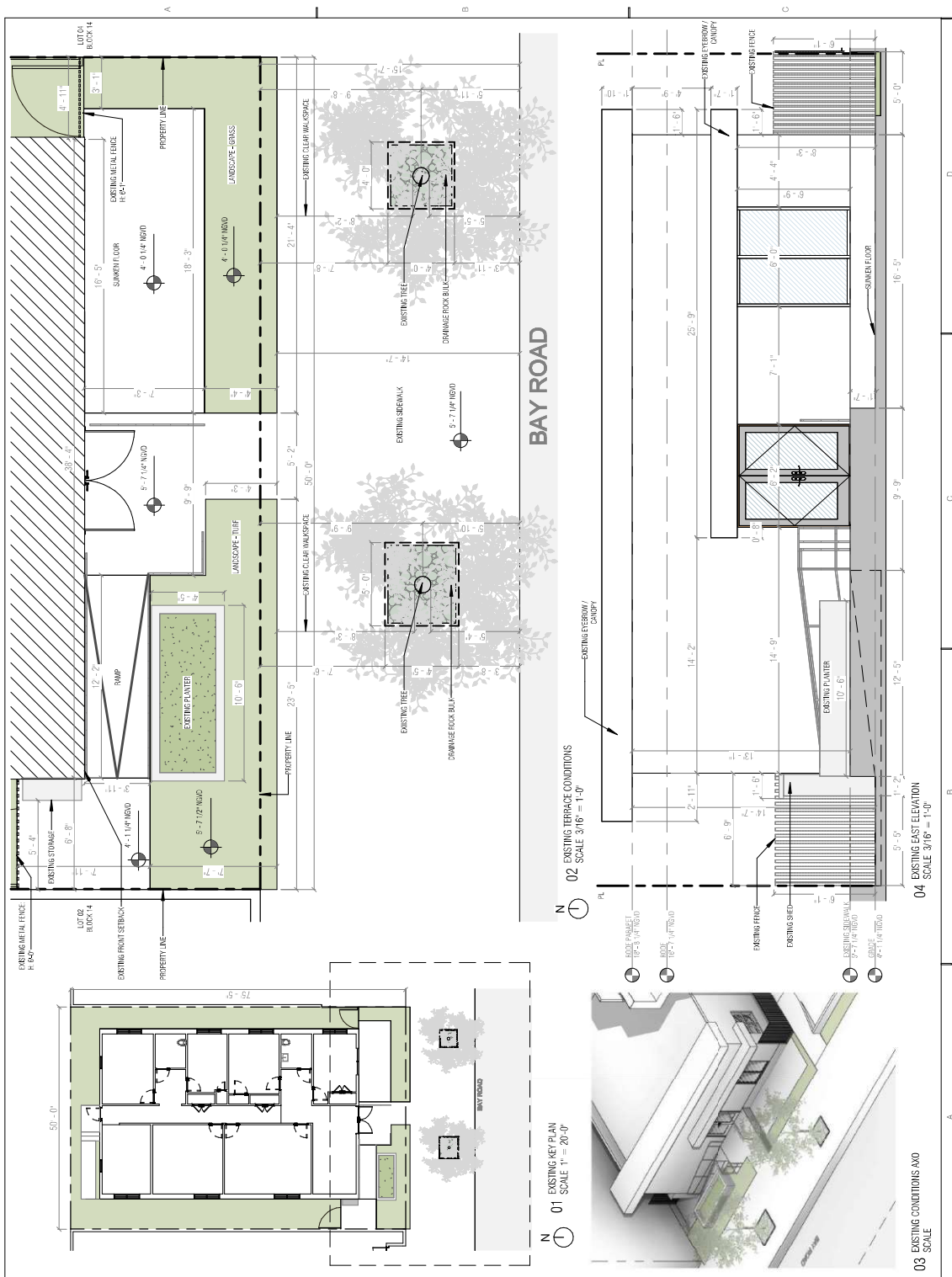
Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
o=3DESIGN INC, c=US
Date: 2025.03.13
4:10:45-04'00'

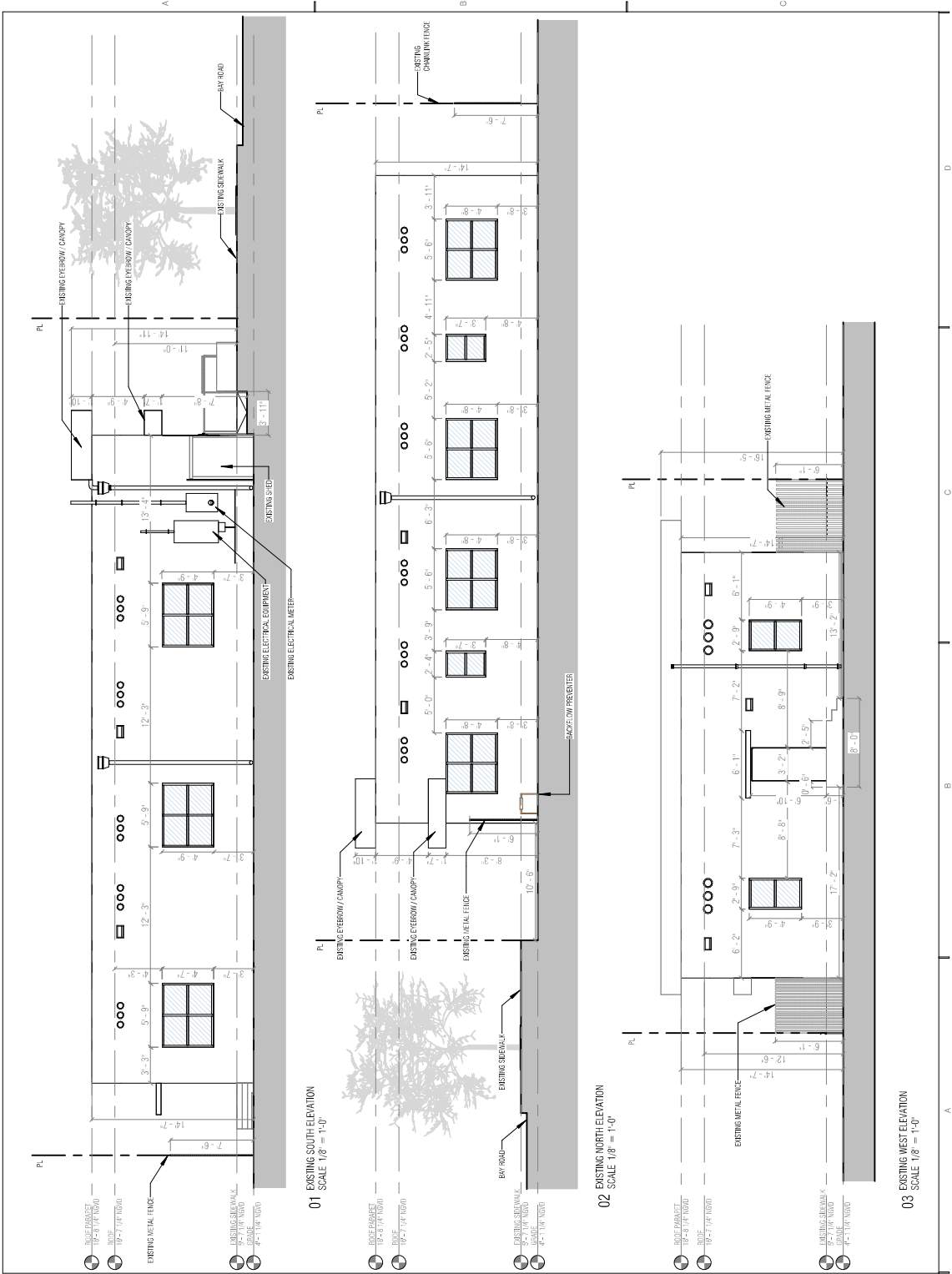
No.	Description	Date

NOTES:

SHEET TITLE	EXISTING FRONT YARD AND FRONT ELEVATION
SCALE	As indicated
# SHEET	AE-104.00

THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWINGS FROM ANY UNAUTHORIZED REPRODUCTION OR DISSEMINATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWINGS FROM ANY UNAUTHORIZED REPRODUCTION OR DISSEMINATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWINGS FROM ANY UNAUTHORIZED REPRODUCTION OR DISSEMINATION.





ALL PLANS, ELEVATIONS, AND SECTIONS ARE THE PROPERTY OF THE DESIGNER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER SHALL BE AT THE USER'S SOLE RISK. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON, FIRM, OR CORPORATION FROM ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON, FIRM, OR CORPORATION FROM ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



THIRWALL

1520 BAY ROAD, SUITE 201
MIAMI BEACH, FL 33139 USA
PHONE: 305.115.5018
FAX: 305.115.5018
info@thirwall.com

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

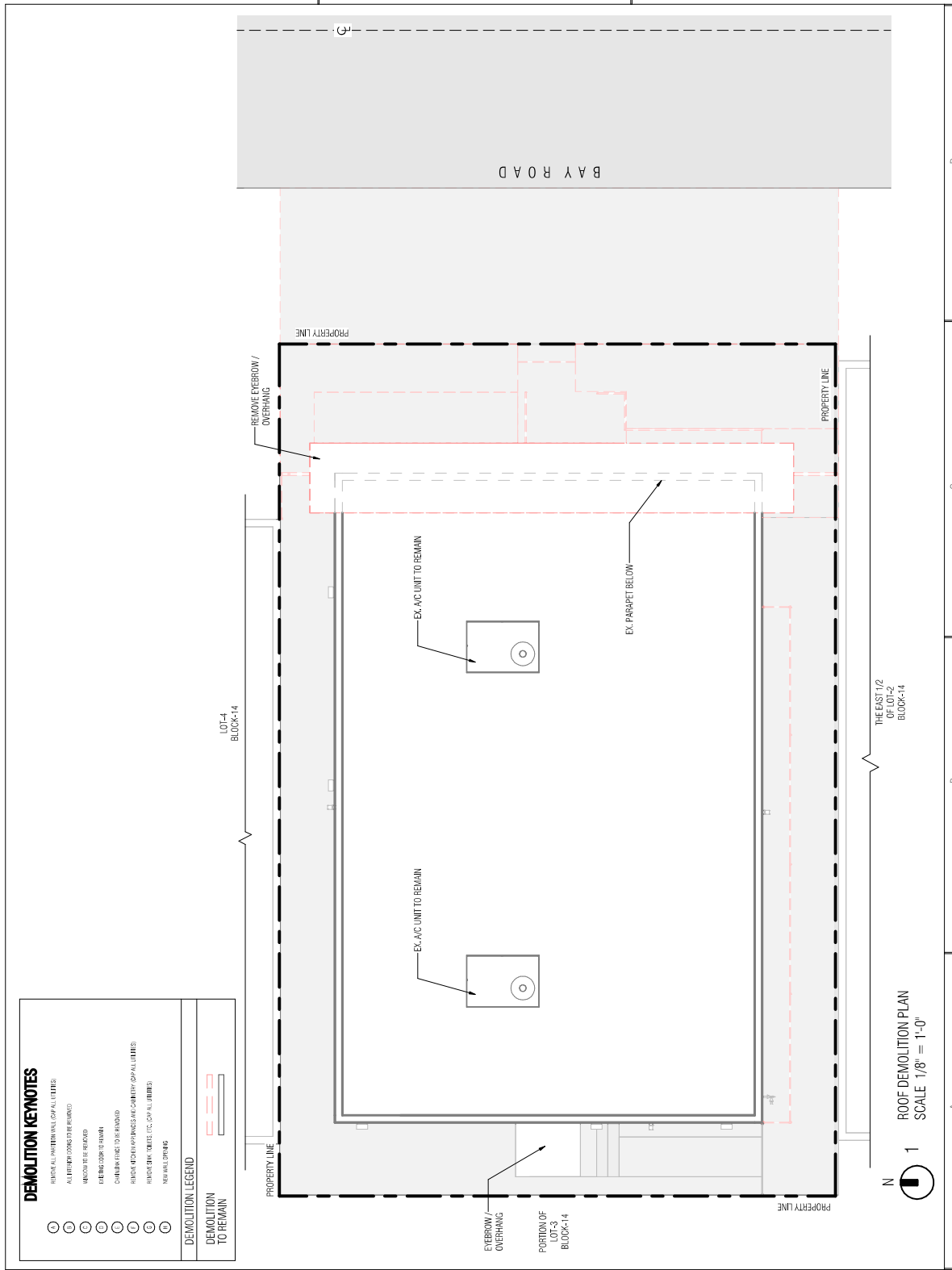


Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
o=Qualifier=A01410D0000019,
ou=24456603F000TE4F7,
o=3DESIGN INC. C=US,
email=anthony@3design.com,
c=US, serial=14103664400

No.	Description	Date

NOTES:

SHEET TITLE
EXISTING ELEVATIONS
SCALE
1/8" = 1'-0"
OF SHEETS
AE-105.00



ALL DATA, DETAILS, DIMENSIONS, ASSIGNMENTS & PLANS INDICATED OR REFERRED BY THE DRAWING ARE OWNED BY & ARE THE PROPERTY OF THE DESIGNER & ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL HAVE PRECEDENCE OVER SUCH DIMENSIONS & CONDITIONS ON THESE DRAWINGS. THE DESIGNER SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS BY THE DESIGNER BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

DEMOLITION KEYNOTES

- 48 REMOVE ALL PAINT FROM WALL (OAP ALL UTILITIES)
- 49 ALL UTILITIES COMINGS TO BE REMOVED
- 50 UNKNOWN TO BE REMOVED
- 51 DOING DOOR TO HALLWAY
- 52 CHANGING FENCE TO BE REMOVED
- 53 REMOVE ALL CHIMNEYS AND COUNTRY (OAP ALL UTILITIES)
- 54 REMOVE SINK, TOILETS ETC. (OAP ALL UTILITIES)
- 55 NEW WALL DRESSING

DEMOLITION LEGEND

DEMOLITION
TO REMAIN

THIRPLWALL

1828 BAY ROAD, #301
MIAMI BEACH, FL
33139 USA

PHONE 305 | 763-8376

FAX 866/211-9510

info@chirwalldesign.com

1820 BAY ROAD
MIAMI BEACH - FLORIDA, 33139



Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D00000
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:48-04'00'

No.	Description	Date

NOTES:

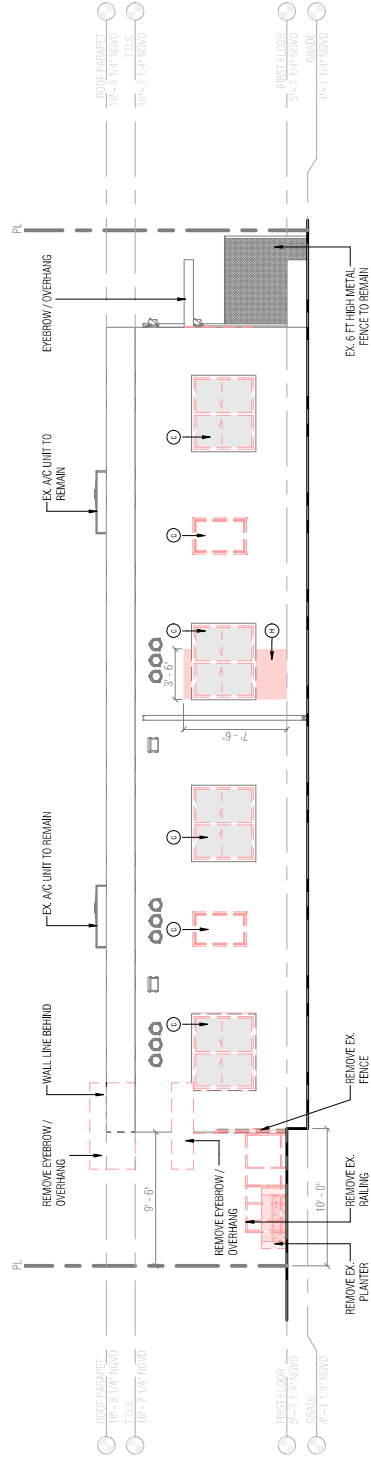
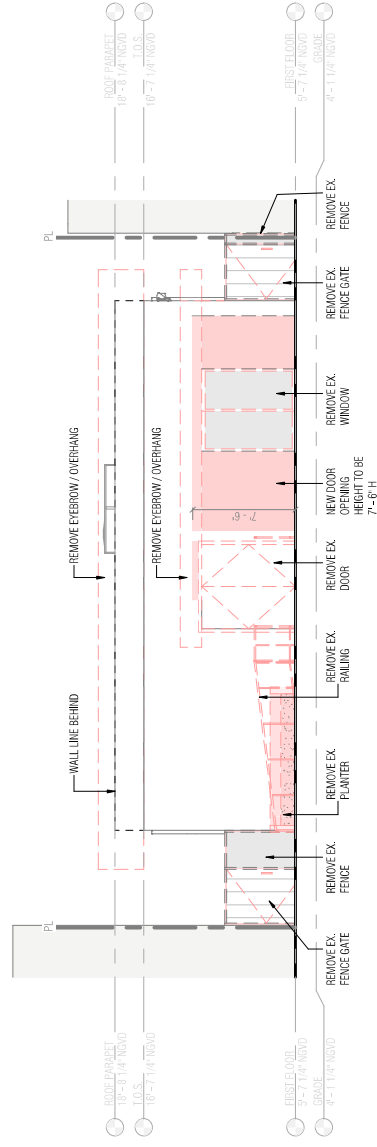
SHEET TITLE	DEMOLITION ROOF PLAN
SCALE	As indicated
#SHEET	AD-101.01

- 10 REMOVE ALL PAVEMENT WALL (OP ALL UTILITIES)
- 11 ALL UTILITY COVERS TO BE REMOVED
- 12 IMPROVED TO BE REMOVED
- 13 CUTTING CORNER TO REMAIN
- 14 CONCRETE FENCE TO BE REMOVED
- 15 REMOVE ALL OTHER FENCES AND COUNTRY (OP ALL UTILITIES)
- 16 REMOVE SIGN, TRUCKS, ETC. (OP ALL UTILITIES)
- 17 NEW WALL, DRIPPING

DEMOLITION LEGEND	
DEMOLITION	
TO REMAIN	

SCAFF 1/8" = 1'-0"

SCALE 1/8" = 1'-0"



ALL IDEAS, DESIGNS, ARGUMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & ARE CREATED, EVOLVED, & DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARGUMENTS, OR PLANS SHALL BE USED BY, OR ENCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. MALL, DESIGNER. WRITTEN PERMISSION ON THESE DIMENSIONS SHALL HAVE PRECEDENCE OVER SUCH DIMENSIONS ON THIS OR OTHER DOCUMENTS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THE DESIGNER WILL NOT BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DIMENSIONS. SHOP OF APPROVAL LOCAL SCALE MAY BE SUBMITTED TO THE DESIGNER FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THESE OR OTHER DOCUMENTS.

1828 BAY ROAD, #301
MIAMI BEACH, FL
33139-3114

PHONE 305 | 763-8376
FAX 866 | 211-9510

info@chirwalldesign.com

1820 BAY ROAD
MIAMI BEACH - FLORIDA, 33139



Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D0000019
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:49-04'00'

No.	Description	Date

NOTES:

SHEET TITLE	DEMOLITION ELEVATIONS
SCALE	As indicated
# SHEET	AD-102.01

- 10 REMOVE ALL PAVEMENT WALL (OP ALL UTILITIES)
- 11 ALL UTILITY COVERS TO BE REMOVED
- 12 IMPROVED TO BE REMOVED
- 13 CUTTING CORNER TO REMAIN
- 14 CONCRETE FENCE TO BE REMOVED
- 15 REMOVE ALL OTHER FENCES AND COUNTRY (OP ALL UTILITIES)
- 16 REMOVE SIGN, TRUCKS, ETC. (OP ALL UTILITIES)
- 17 NEW WALL, DRIPPING

三

1828 BAY ROAD, #301
MIAMI BEACH, FL
33139 USA
PHONE 305 | 763-8376
FAX 866 | 211-9510
info@thirtwaledesign.com

Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D0000019
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:50+00'

No.	Description	Date

NOTES:

SHEET TITLE	DEMOLITION ELEVATIONS
SCALE	As indicated
# SHEET	AD-102.02

ALL DIAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE DESIGNER & ARE CREATED, DEVELOPED & OWNED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH DIAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES W. RUMBLE, ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT, AND THE VIOLATOR SHALL BE RESPONSIBLE FOR ALL DAMAGES & COSTS INCURRED BY THE DESIGNER ON THIS OR ANY VIOLATIONS FROM THE DAMAGES AND COSTS. SHOW FIRST DRAWINGS, SHOP DETAILS OR ANY OTHER DRAWING FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION ON THIS OR ANY OTHER. NO PART OF THIS DRAWING OR ANY VARIATIONS THEREOF SHALL BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JAMES W. RUMBLE, ARCHITECT.



ALL DATA, ORDINANCE, JOINTMENTS, & LAND NOTED ON OR DERIVED BY THE DRAWING ARE OWNED BY, & THE PROPERTY OF THE DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE DRAWING. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE DRAWING SHALL BE CONSIDERED A VIOLATION OF THE DRAWING. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE DRAWING SHALL BE CONSIDERED A VIOLATION OF THE DRAWING. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE DRAWING SHALL BE CONSIDERED A VIOLATION OF THE DRAWING.

THIRLWALL

1820 BAY ROAD #201
MIAMI BEACH, FL 33139
PHONE: 305.765.4576
FAX: 305.765.4576
info@thirlwall.com

MIAMI BEACH - FLORIDA, 33139

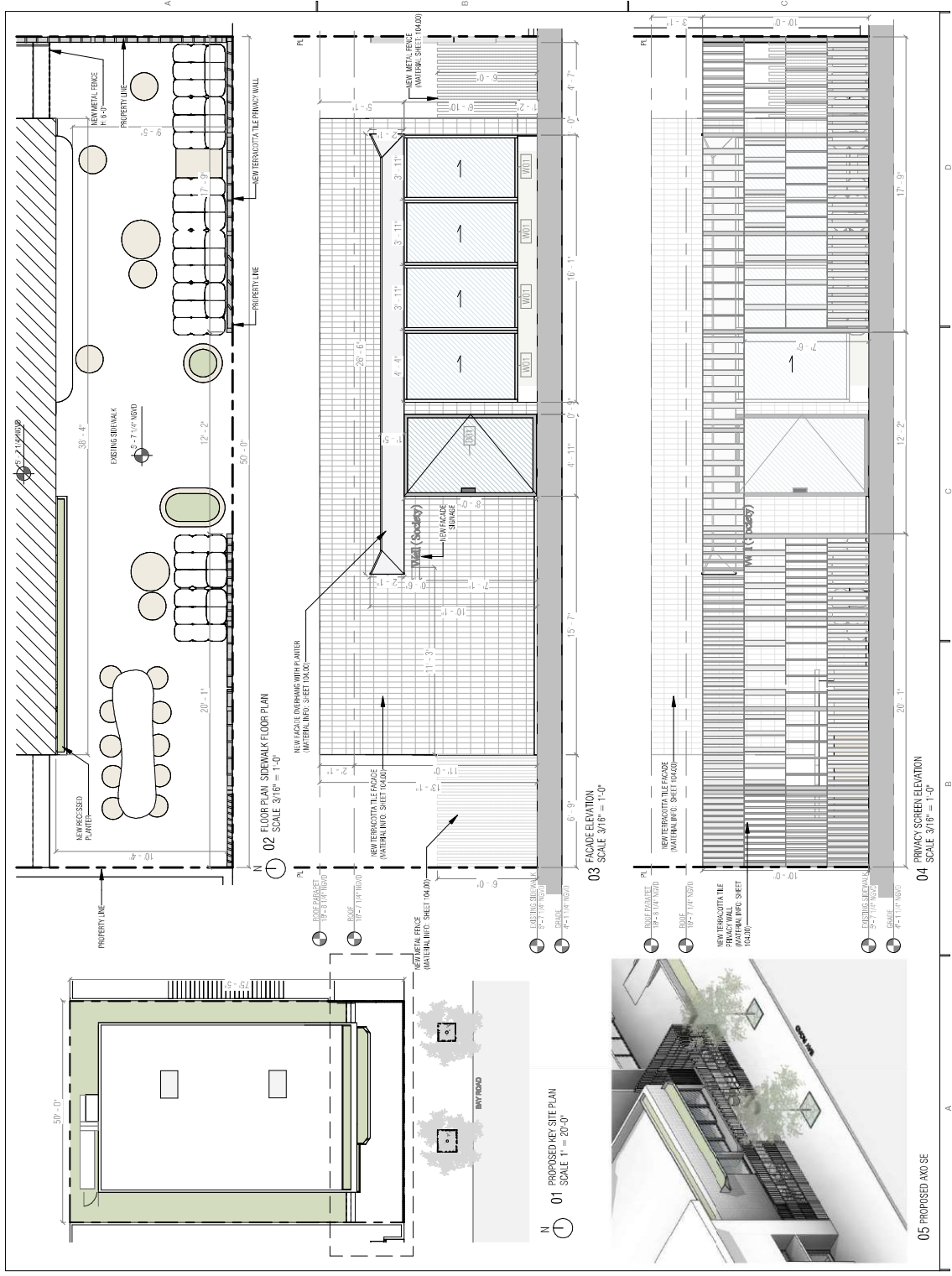


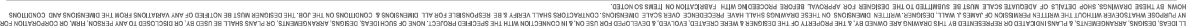
Digitally signed by Anthony Leon
DN: cn=Anthony Leon,
o=Qualifier-A01410D0000019,
ou=24458603F0001E4F7,
c=US
Date: 2023.03.13
14:10:55-0400

No.	Description	Date

NOTES:

SHEET TITLE	PROPOSED FRONT YARD AND ELEVATION
SCALE	As Indicated
SHEET	AP-102.00





1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA
PHONE 305 | 763-8376
FAX 866 | 211-9510
info@thinkwalldesign.com

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139



Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D00000
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:53-04'00'

No.	Description	Date

NOTES :

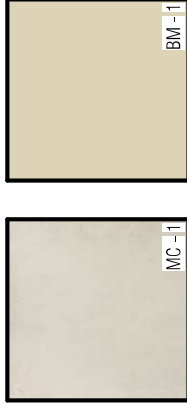
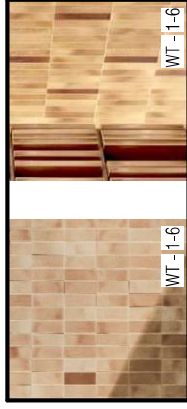
SHEET TITLE	PROPOSED ELEVATIONS
SCALE	1/8" = 1'-0"
#SHEET	AP-103.00



PROJECT MATERIALITY SCHEDULE

[illegible]

PROPOSED TERRACOTTA TILE PRIVACY WALL



THIRLWALL

1228 BAY ROAD #301
MIAMI BEACH, FL
33139 USA

PHONE 305 | 763-9376
FAX 866 | 211-9510

info@thiswall.design.com

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139



Digitally signed by Anthony Leon

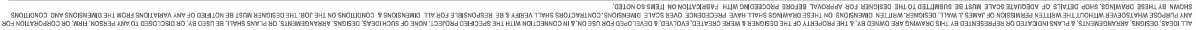
Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D0000019
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:54-04'00'

No.	Description	Date

NOTES:

SHEET TITLE	FRONT YARD MATERIAL INFORMATION
SCALE	3" = 1'-0"
# SHEET	AP-104.00

[illegible]



1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA

PHONE 305 | 763-8376
FAX 866 | 211-9510

info@mimwalldesign.co

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

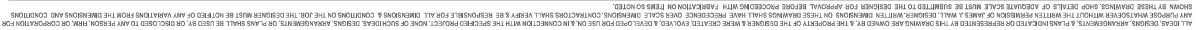


Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D00000
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:55-04'00'

[illegible]

NOTES:

SHEET TITLE	PROPOSED SECTION ELEVATIONS
SCALE	1/8" = 1'-0"
# SHEET	AP-105.00



THIRLWALL

info@thitwaldesign.com

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139

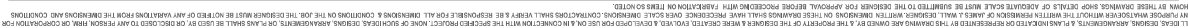


Digitally signed by Anthony
Leon
DN: CN=Anthony Leon,
dnQualifier=A01410D00000
2445B603F0001E4F7,
O=3DESIGN INC, C=US
Date: 2025.03.13
14:10:56-04'00'

No.	Description	Date

NOTES:

SHEET TITLE EXISTING CONDITIONS / WAIVER DIAGRAM	SCALE $3/16" = 1'-0"$	# SHEET AP-106.00
--	--------------------------	----------------------



1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA
PHONE 305/763-8376
FAX 305/211-9510
info@mifwaledesign.com

1820 BAY RD
MIAMI BEACH - FLORIDA, 33139



Digitally signed by Anthony Leon
DN: CN=Anthony Leon,
o=3DESIGN INC, c=US
Date: 2025.03.13
14:10:57-04'00'

No.	Description	Date

NOTES:

SHEET TITLE	PROPOSED CONDITIONS / WATER DIAGRAM
SCALE	3/16" = 1'-0"
# SHEET	AP-106.01

ALL DATA, DRAWINGS, DIMENSIONS, AND NOTES ARE THE PROPERTY OF THE DESIGNER AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND DETAILS OR ANY SCALE. BEFORE PROCEEDING WITH ANY WORK, THE DESIGNER SHALL BE ADVISED BY AN INDICATED TO ANY PERSON FROM THE DIMENSIONS AND CONDITIONS.

SHEET TITLE	PROPOSED SITE ANNUAL VIEW
SCALE	
DATE	AP-107.00

NOTES:

No.	Description	Date

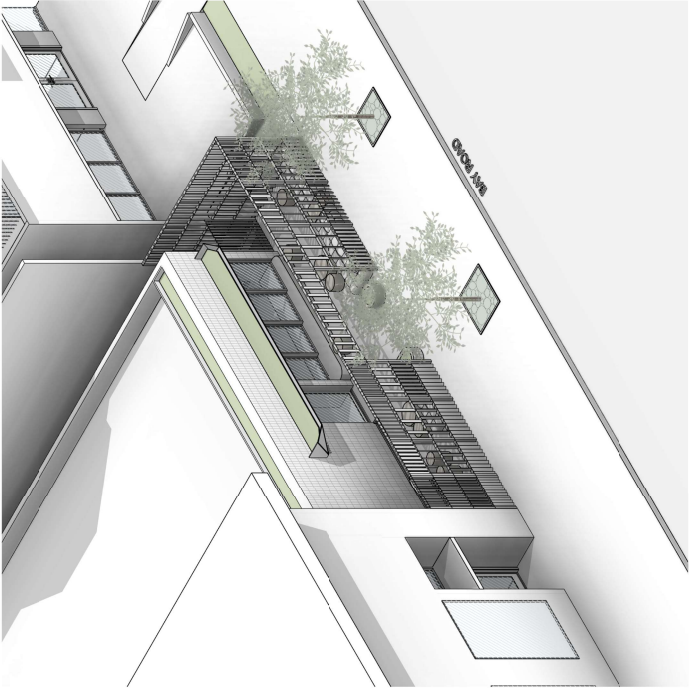
Digitally signed by Anthony
DN: CN=Anthony Leon,
o=Qualifier=A01410D0000019,
ou=24458603F0001E4F7,
o=C-DESIGN INC, C=US
Date: 2023.03.13
14:10:57-0400



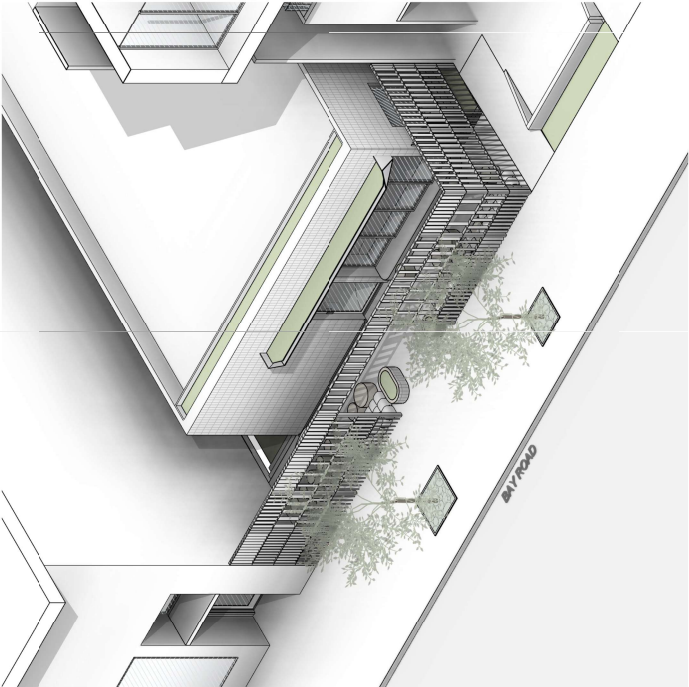
MIAMI BEACH - FLORIDA, 33139
1820 BAY RD

1820 BAY RD, #301
MIAMI BEACH, FL 33139
PHONE: 305.785.4578
FAX: 305.785.4579
info@thelawfirm.com

THIRLWALL



02 PROPOSED SITE AND SE



01 PROPOSED SITE AND NE