

DRB25-1084
“ FINAL SUBMITTAL ”
05/19/2025



7729 Carlyle Ave., Miami Beach, FL

6 TOWNHOUSES PROJECT | NEW 4 STORIES TOWNHOUSES PROJECT, 6 UNITS (2 BEDROOMS, 2.5 BATHS.)
AND ROOF TOP TERRACES, 6 PARKING SPACES. C.B.S. CONSTRUCTION.

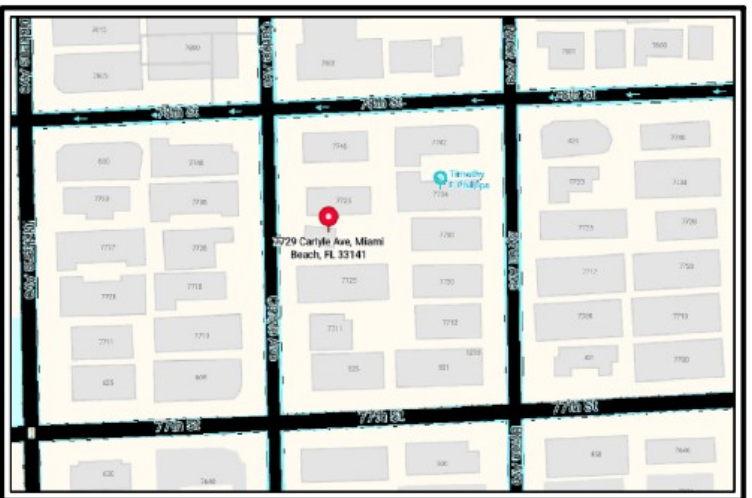
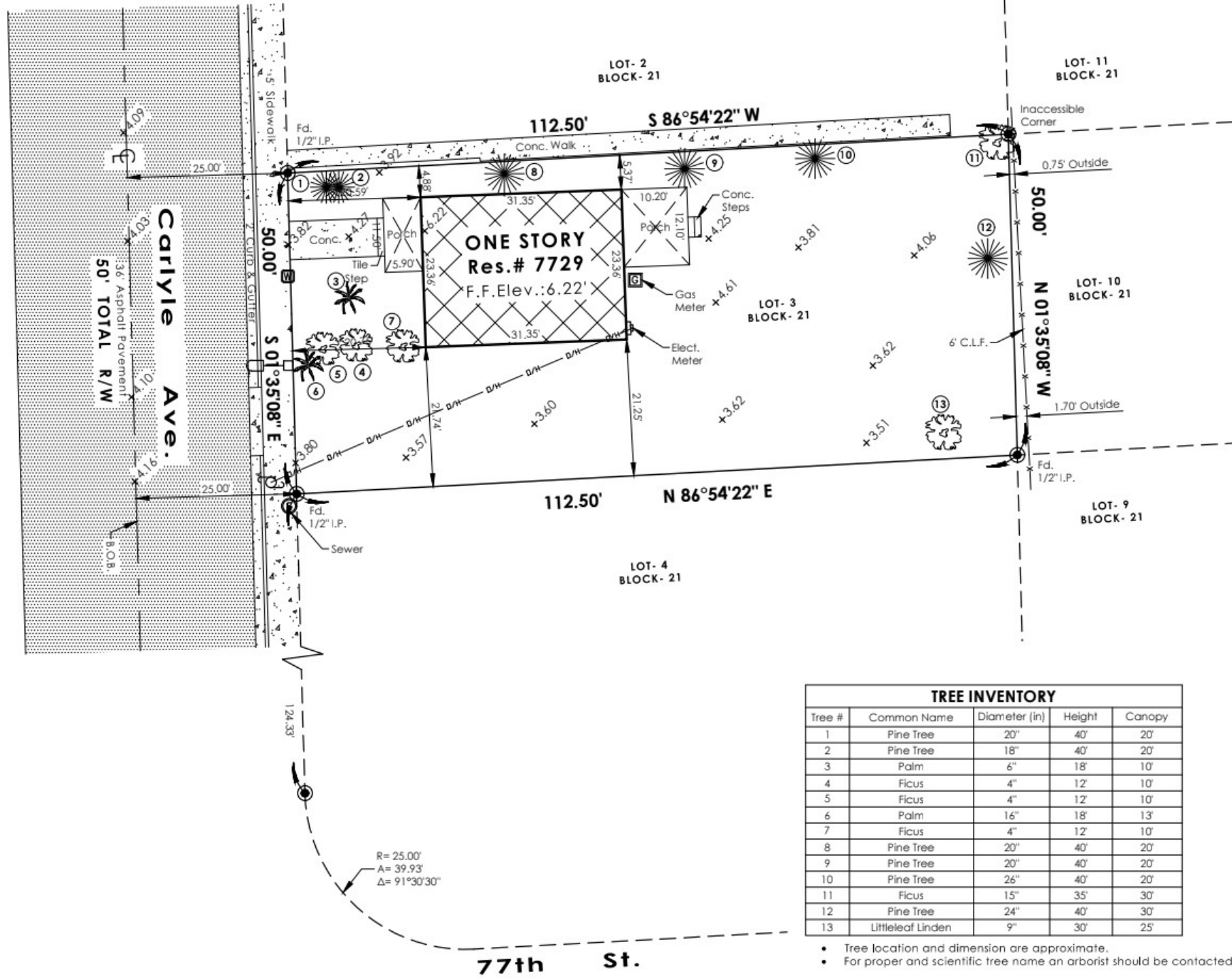
Gustavo J. Ramos Architecture | Planning | Interiors
8935 N.W. 35 Lane. Suite 204, Miami, Florida, 33172 tel.: (786).202.4809

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BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 7729 Carlyle Ave. Miami Beach, FL. 33141

LEGAL DESCRIPTION: Lot 3, Block 21, of **ALTOS DEL MAR NO. 3**, according to the plat thereof, recorded in Plat Book 8, Page 41, of the Public Records of Miami Dade County, Florida.

LEGEND AND ABBREVIATIONS

- | | | | |
|-------------------------------------|----------------------------------|-------------------|----------------------|
| A = ARC DISTANCE | P.B. = PLAT BOOK | ±0.00 = ELEVATION | ▣ = CATCH BASIN |
| AC = AIR CONDITIONED UNIT | P.C.P. = PERMANENT CONTROL POINT | W = WATER METER | SS = SANITARY SEWER |
| ADJ. = ADJACENT | P.G. = PAGE | ⊕ = POWER POLE | WV = WATER VALVE |
| B.C. = BLOCK CORNER | P.O.B. = POINT OF BEGINNING | ☼ = LIGHT POLE | TV = TV BOX |
| BLDG. = BUILDING | P.O.C. = POINT OF COMMENCE | ⊕ = FIRE HYDRANT | ⚡ = FPL TRANS. |
| B.O.B. = BASIS OF BEARINGS | P.P. = POOL PUMP | ⊕ = MANHOLE | ⊕ = CONC. POWER POLE |
| CL. = CLEAR | R. = RADIUS | | |
| C.L.F. = CHAIN LINK FENCE | RES. = RESIDENCE | | |
| CONC. = CONCRETE | R/W = RIGHT-OF-WAY | | |
| D.M.E. = DRAINAGE MAINT. EASEMENT | TYP. = TYPICAL | | |
| ENC. = ENCROACHMENT | U.E. = UTILITY EASEMENT | | |
| FD. = FOUND | W.F. = WOOD FENCE | | |
| F.F.ELEV.: FINISHED FLOOR ELEVATION | W.M. = WATER METER | | |
| I.F. = IRON FENCE | ⊕ = DIAMETER | | |
| L.F.ELEV.: LOWEST FLOOR ELEVATION | C = CENTER LINE | | |

JOB NUMBER: 240545

TREE INVENTORY				
Tree #	Common Name	Diameter (in)	Height	Canopy
1	Pine Tree	20"	40'	20'
2	Pine Tree	18"	40'	20'
3	Palm	6"	18'	10'
4	Ficus	4"	12'	10'
5	Ficus	4"	12'	10'
6	Palm	16"	18'	13'
7	Ficus	4"	12'	10'
8	Pine Tree	20"	40'	20'
9	Pine Tree	20"	40'	20'
10	Pine Tree	26"	40'	20'
11	Ficus	15"	35'	30'
12	Pine Tree	24"	40'	30'
13	Littleleaf Linden	9"	30'	25'

- Tree location and dimension are approximate.
- For proper and scientific tree name an arborist should be contacted.

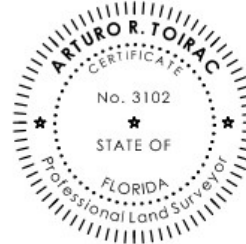
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
 ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER: 120651 PANEL NUMBER 0326 SUFFIX L

LEGAL NOTES
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
 Ralph Walkin

DATE OF FIELD WORK: May 14, 2024
 REVISED ON:

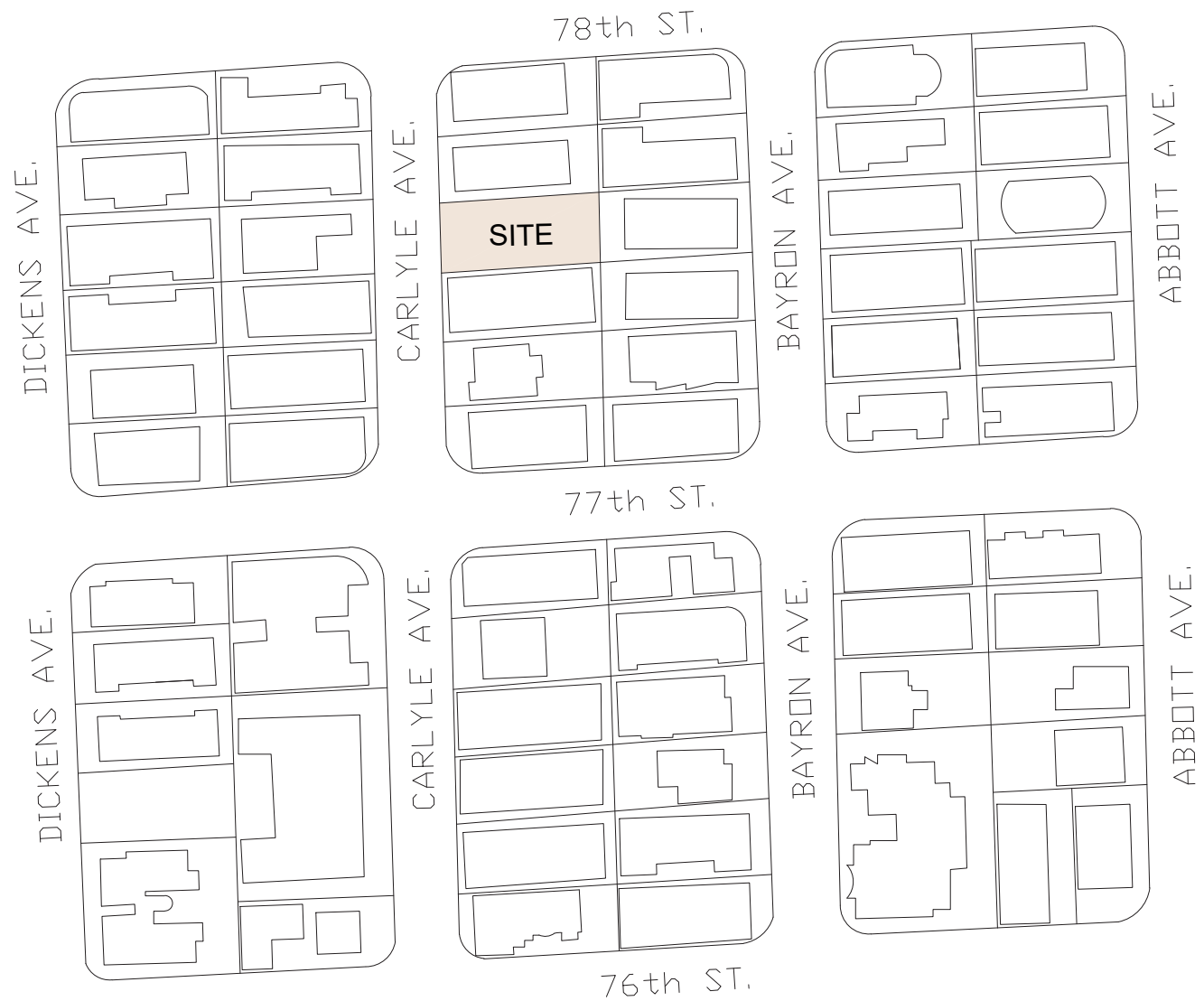
I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.



ARTURO R. TOIRAC
 PROFESSIONAL LAND SURVEYOR & MAPPER
 14317 S.W. 45th Terrace Miami, Florida 33175
 Tel: (305) 552-7504 Fax: (305) 229-8068
 E-mail: enpav@yahoo.es

ARTURO R. TOIRAC P.S.M. 3102
 Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

NOTES:
 Before any construction the setbacks must be checked
 The certificate does not extended to any unnamed party
 Elevations are referred to Miami Dade County BM# D-180 Elev.= 3.51' of N.G.V.D. of 1929
 There may be Easements recorded in Public Records not shown on this Survey.



LOCATION MAP

PROJECT DESCRIPTION

THE NEW THREE & FOUR STORY MULTI-FAMILY (R-2 OCCUPANCY) BUILDING COMPRISED OF WALK-UP FLATS, LOCATED AT 7729 CARLYLE AVE., MIAMI BEACH, FLORIDA, SHALL HAVE A TOTAL OF 6 UNITS IN AN AREA OF 6,980 SQFT. THE UNITS WILL HAVE THE FOLLOWING PROVISIONS: 6 UNITS WITH 2 BEDROOMS AND 2.5 BATHROOMS.

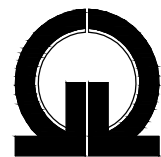
ALL THE UNITS SHALL BE ACCESSED AT GROUND LEVEL FROM CARLYLE AVE. THERE WILL BE A TOTAL OF 6 PARKING SPACES.

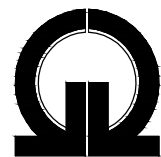
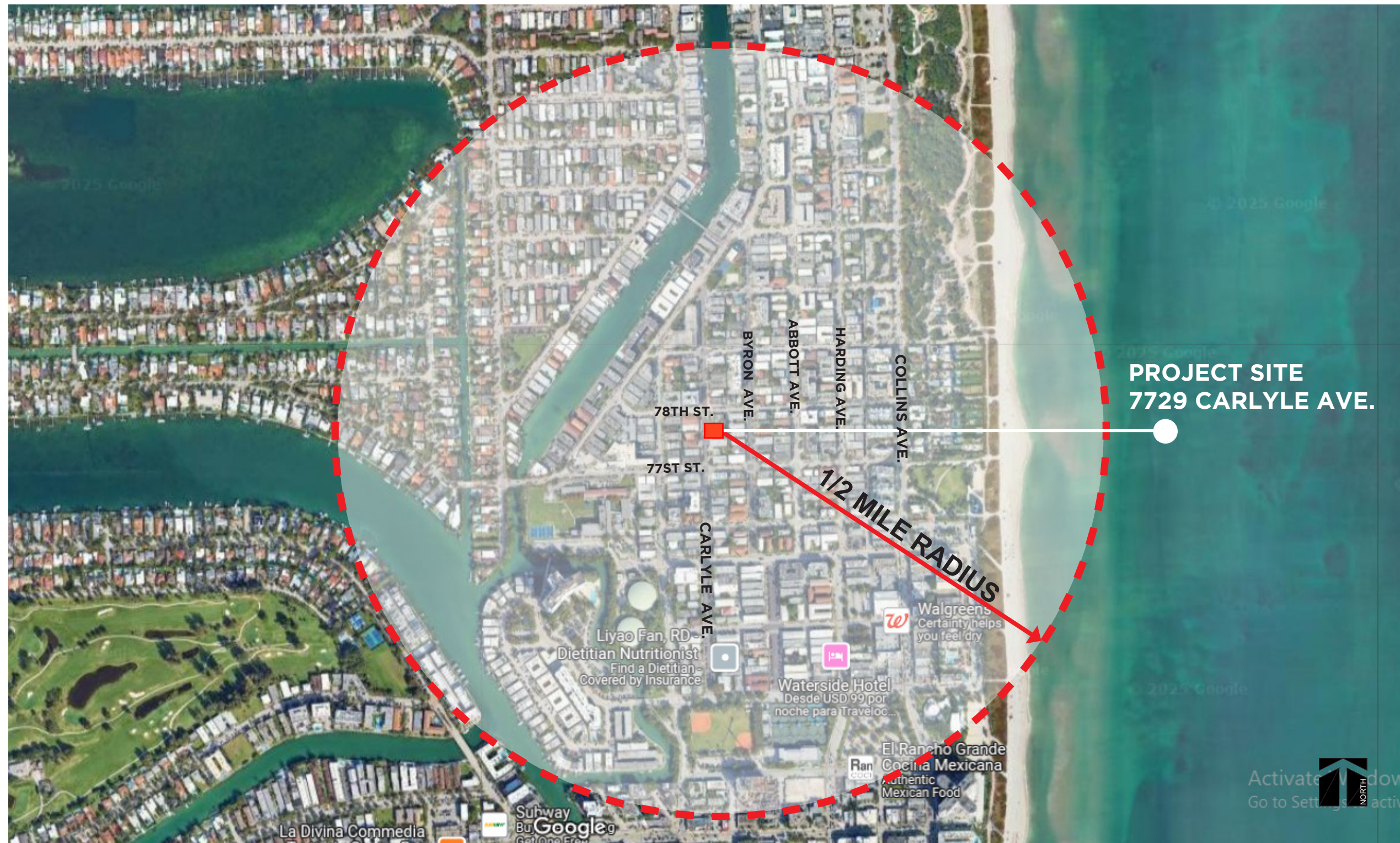
LEGAL DESCRIPTION		
FOLIO: 02-3202-007-1650 ALTOS DEL MAR NO 3 PB 8-41 LOT 3 BLK 21 LOT SIZE 50.00' X 112.50' PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ZONING: RM-1		
LOT SIZE: 5,625 S.F. / TOTAL AREA OF BLDG: 6,980 S.F.		
ZONING INFORMATION		
ZONING	RM-1	
No. OF UNITS	6	
LOT AREA	5,625 SQFT.	
F.A.R.	1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA	7031,25 SQFT.	6,980 SQFT. (TOTAL AREA OF BLG)
No. OF STORIES	5 STORIES MAX.	4 STORIES
BUILDING HEIGHT	50'-0"	47'-9" TOP OF ROOF SLAB TO GRADE
	REQUIRED	PROVIDED
SET BACKS		
FRONT	10'-0"	10'-0"
SIDE	5'-0"	6'-0"
SIDE (South)	10'-0"	8'-4" (VARIANCE REQ.)
REAR	5'-0"	6'-7"
	REQUIRED	PROVIDED
PARKING	-	6 PARKING SPACES

FUTURE CROWN OF ROAD TABLE

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





MIAMI BEACH

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

COMMERCIAL - ZONING DATA SHEET

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

ITEM #	Project Information				
1	Address: 7729 CARLYLE AVE. MIAMI BEACH. FL. 33141	Folio number(s):	02-3202-007-1650	Year built:	
2	Board file number(s), Determination of Architectural Significance:	DRB25-1084	Lot Area:	5,625.00 SQFT.	
3	Located within a Local Historic District (Yes or No): No	Zoning District:	RM-1	Lot width:	
4	Individual Historic Site (Yes or No):	No	Lot Depth:	112.50 FT.	
5	Base Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+3.80' NGVD	
6	Adjusted grade (BFE+Grade / 2):	+5.90' NGVD	Free board:		
7	Proposed Use:	RESIDENTIAL MULTIFAMILY			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	PROVIDED			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	7,031.25 SQ.FT.		6,980.00 SQ.FT.	
14	Building Height	+ 50'-0"		+ 47'-9"	
15	At grade parking lot on the same lot				
a	Front setbacks	10'-0"		24'-5"	
b	Side interior setback	5'-0"		6'-0"	
c	Side facing street setback	N/A		N/A	
d	Rear setback	5'-0"		6'-7"	

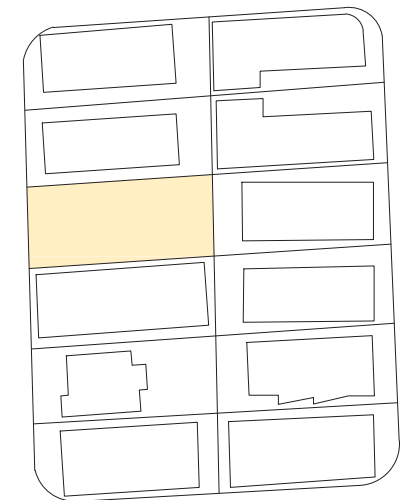
ITEM #	Requirement	Required	Existing	Proposed	Deficiencies
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	10'-0"		10'-0"	
b	Side interior setback	10'-0"		8'- 4" (Var. Req.)	
c	Side facing street setback	N/A		N/A	
d	Rear setback	5'-0"		6'-7"	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A		N/A	
b	Side interior setback	N/A		N/A	
c	Side facing street setback	N/A		N/A	
d	Rear setback	N/A		N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	400 SQ.FT.		1,074 SQ.FT.	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	N/A		N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	500 SQ.FT.		1,178 SQ.FT.	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	N/A		N/A	
20	Required Open-space ratio (RPS, CPS)	30%		41%	
21	Parking	0		6	
22	Loading	N/A		N/A	

Notes: Indicate N/A if not applicable.

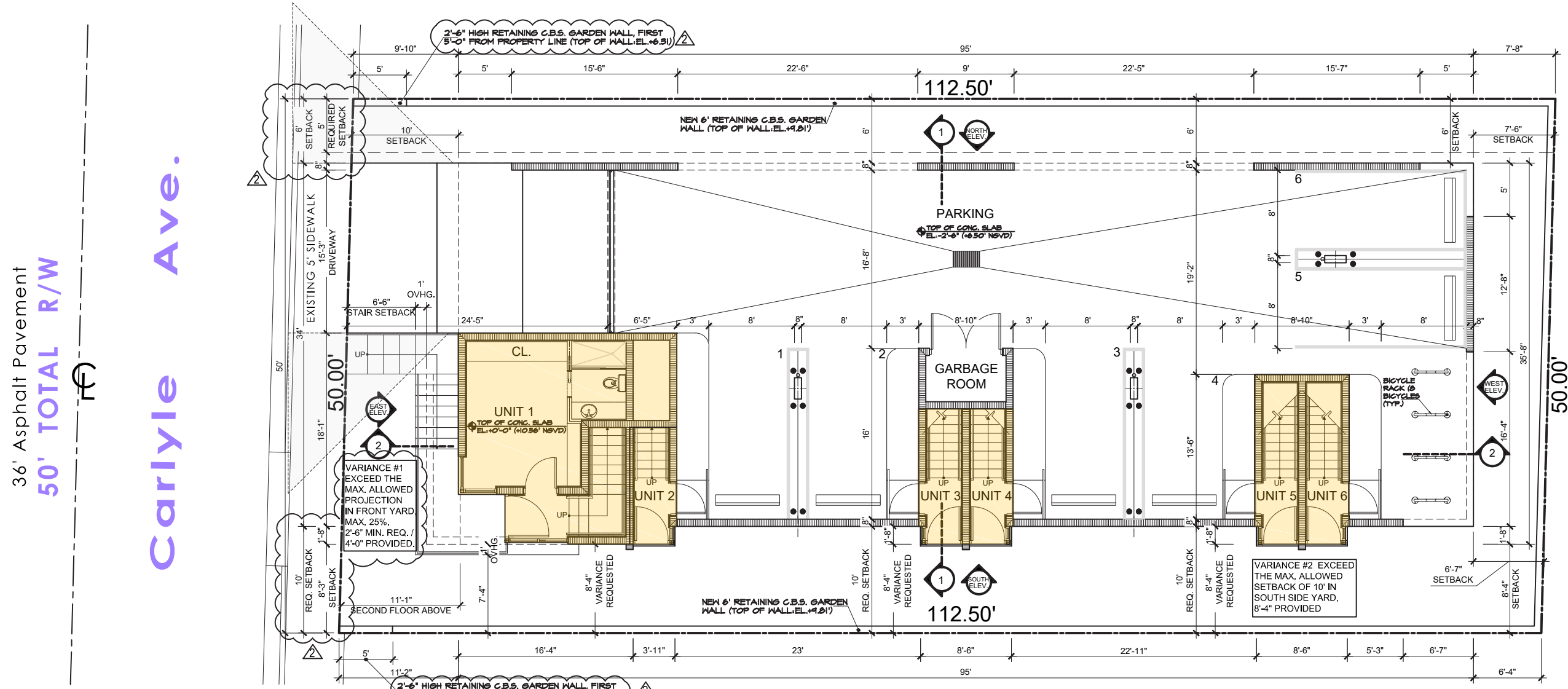


F.A.R. DIAGRAMS

LOT (VACANT)
LOT AREA= 5,625 SQ.FT.



GROUND FLOOR
582 SQFT.



UNITS	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL AREA PER UNIT
UNIT 1	325 S.F.	430 S.F.	319 S.F.	-	1,074 SQ. FT.
UNIT 2	50 S.F.	508 S.F.	530 S.F.	90 S.F.	1,178 SQ. FT.
UNIT 3	50 S.F.	508 S.F.	530 S.F.	90 S.F.	1,178 SQ. FT.
UNIT 4	50 S.F.	508 S.F.	530 S.F.	90 S.F.	1,178 SQ. FT.
UNIT 5	50 S.F.	508 S.F.	530 S.F.	90 S.F.	1,178 SQ. FT.
UNIT 6	57 S.F.	513 S.F.	532 S.F.	92 S.F.	1,194 SQ. FT.
TOTAL	582 S.F.	2,975 S.F.	2,971 S.F.	452 S.F.	6,980 SQ. FT.

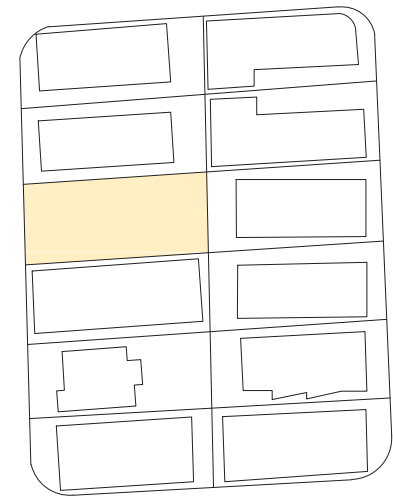
TOTAL BUILDING AREA : 6,980 SQ. FT.
5,625 SQ.FT.(LOT AREA) / 1.25 (F.A.R.) = 7,031.25 SQ.FT. (TOTAL ALLOWABLE AREA)

REVISIONS

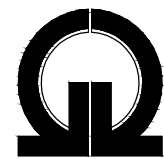
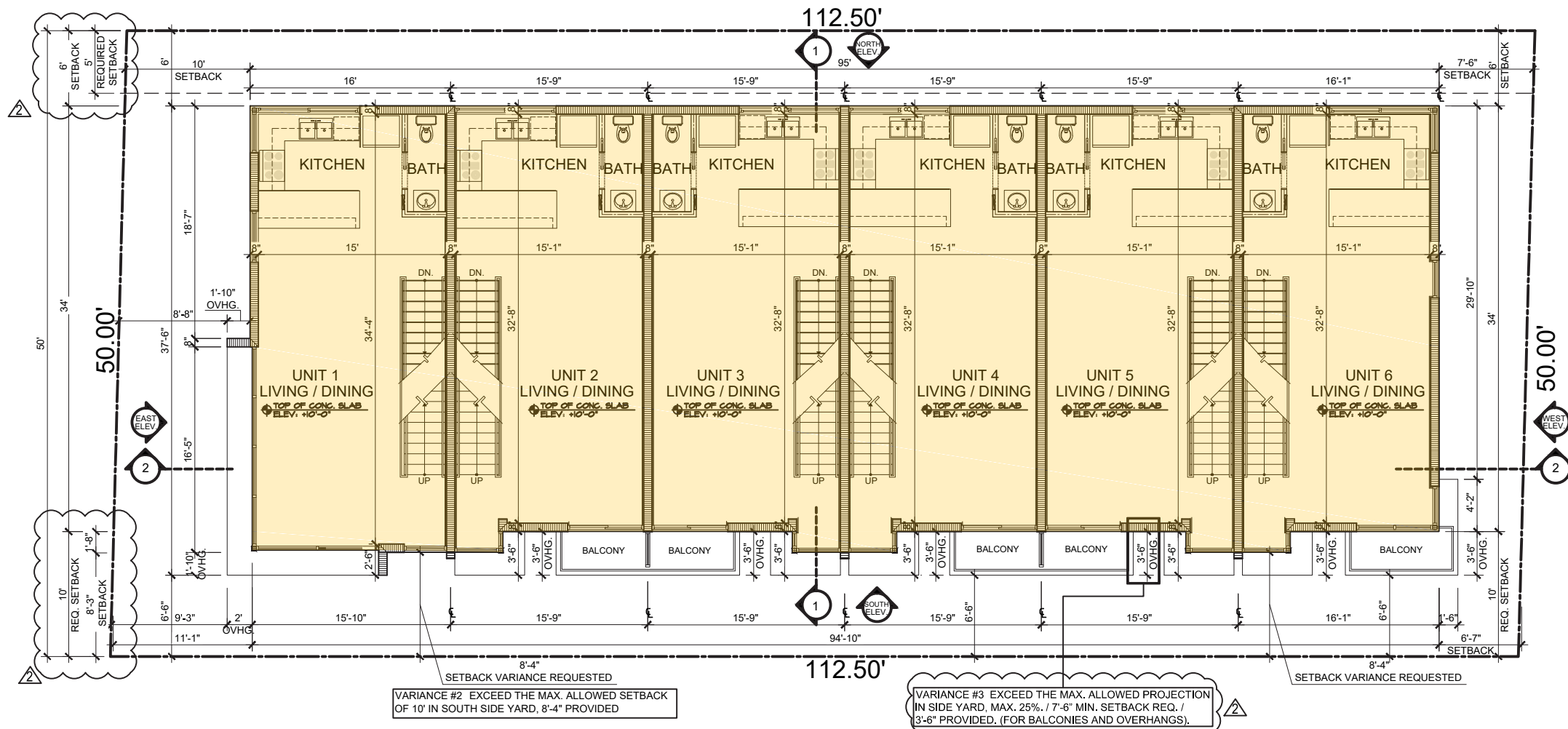
- ▲ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
- ▲ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

F.A.R. DIAGRAMS

LOT (VACANT)
LOT AREA= 5,625 SQ.FT.



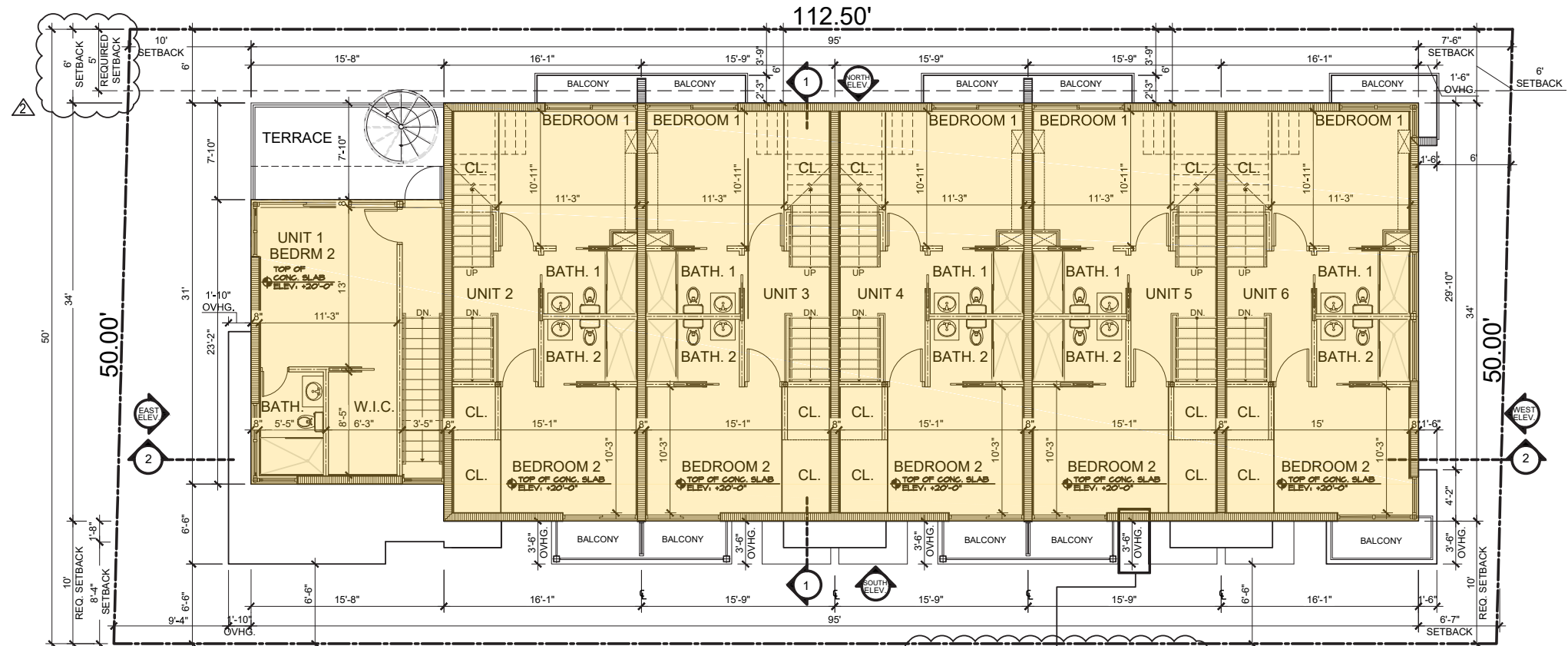
SECOND FLOOR
2,975 SQFT.



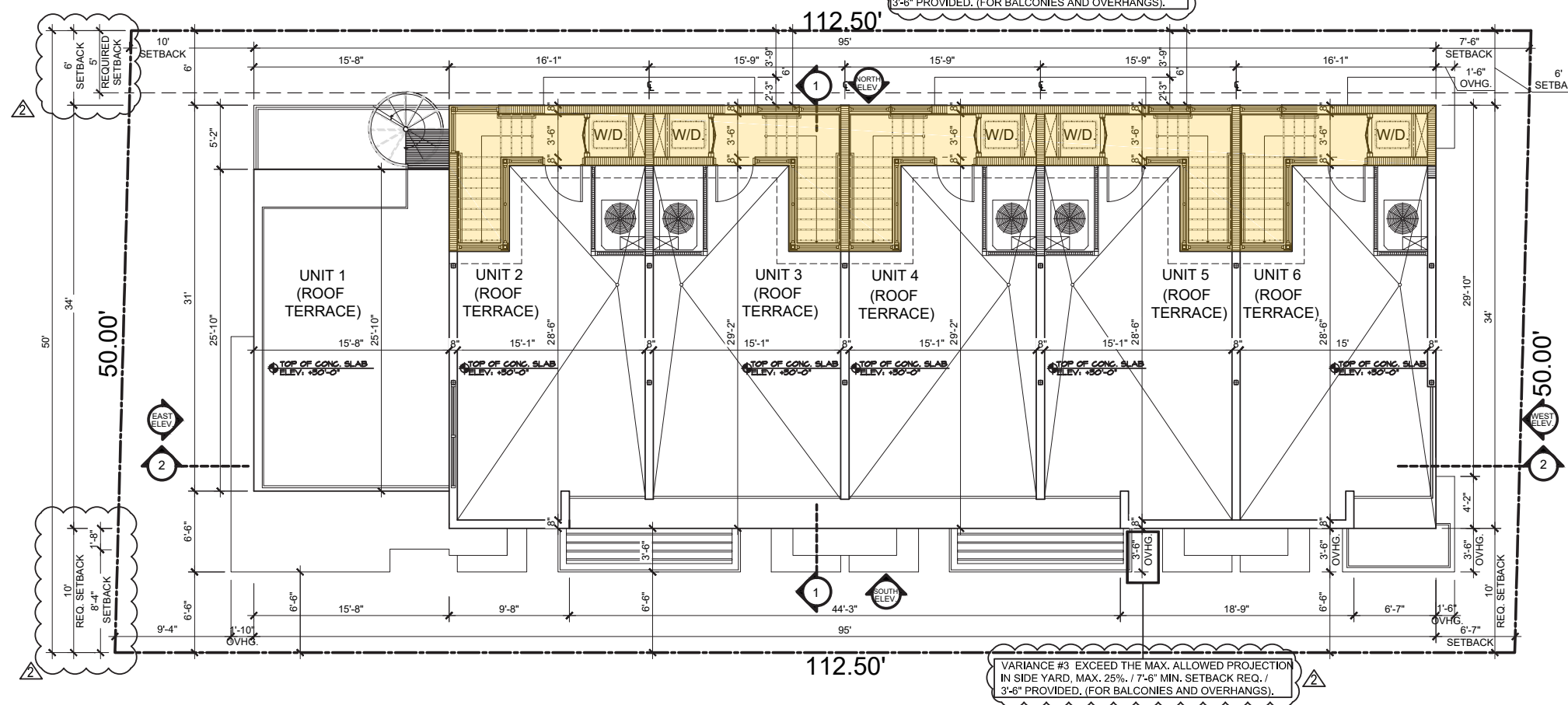
REVISIONS	
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F.A.R. DIAGRAMS

LOT (VACANT)
LOT AREA= 5,625 SQ.FT.



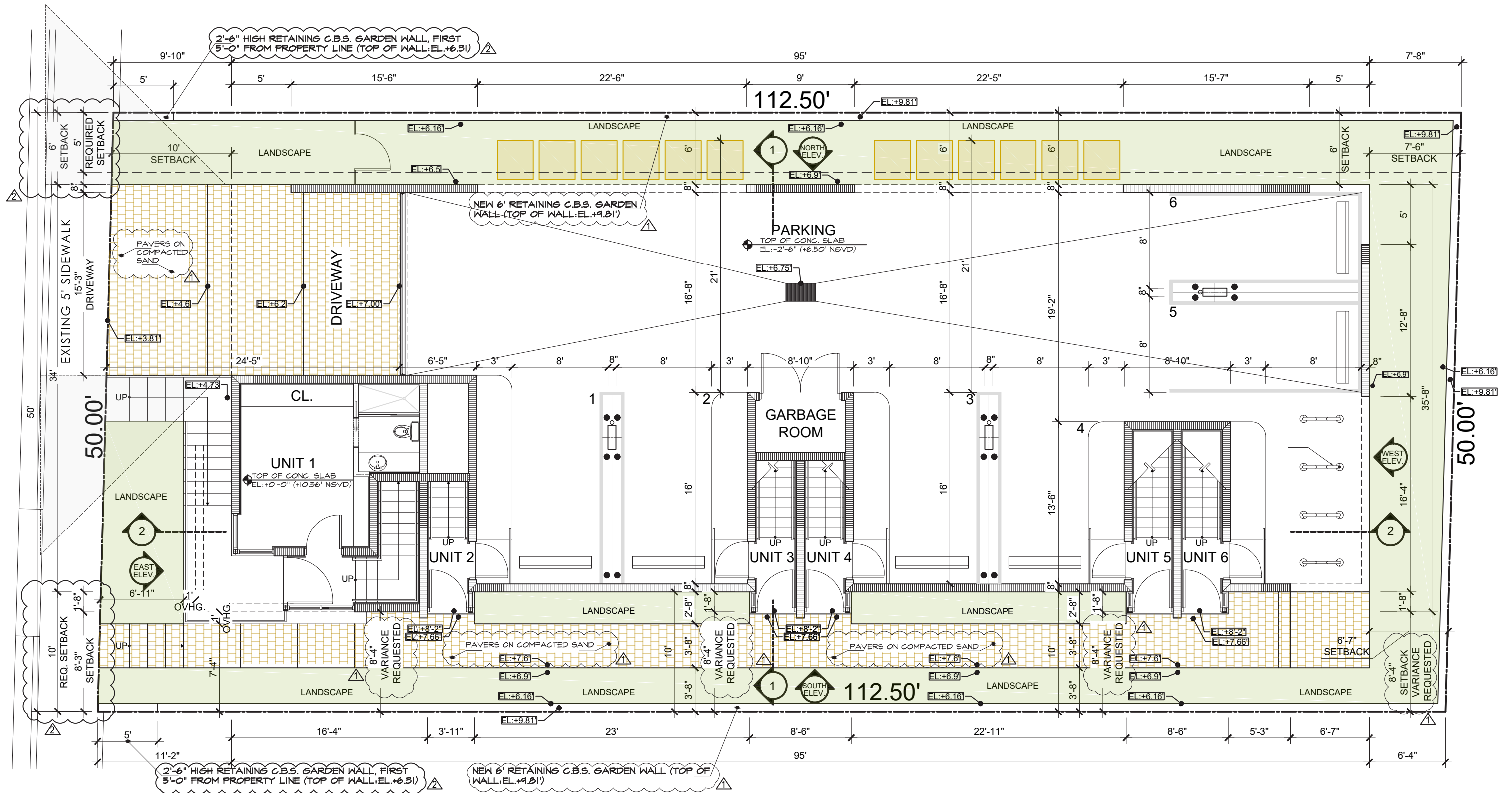
THIRD FLOOR
2,971 SQFT.



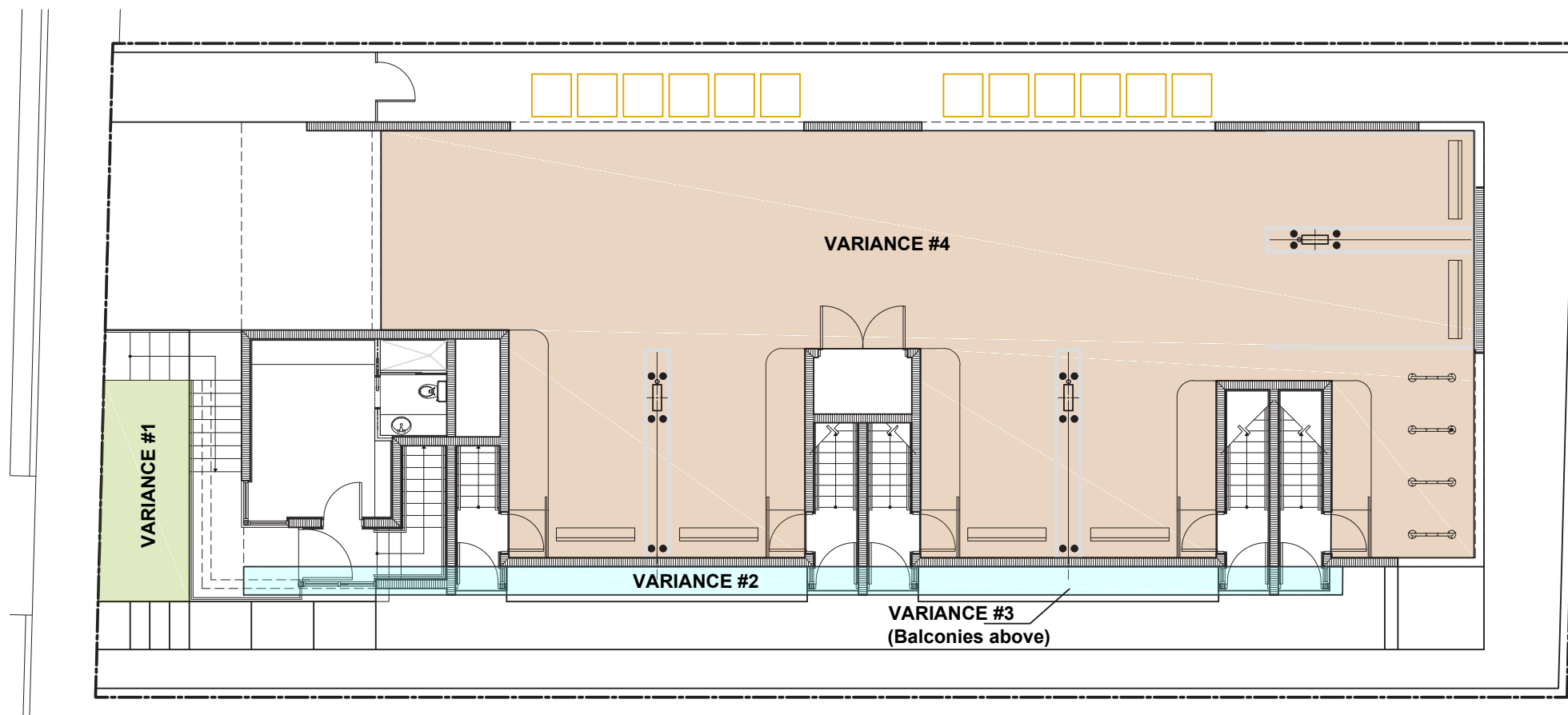
ROOF TERRACE
452 SQFT.

REVISIONS
 ⚠ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
 ⚠ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)





REVISIONS	
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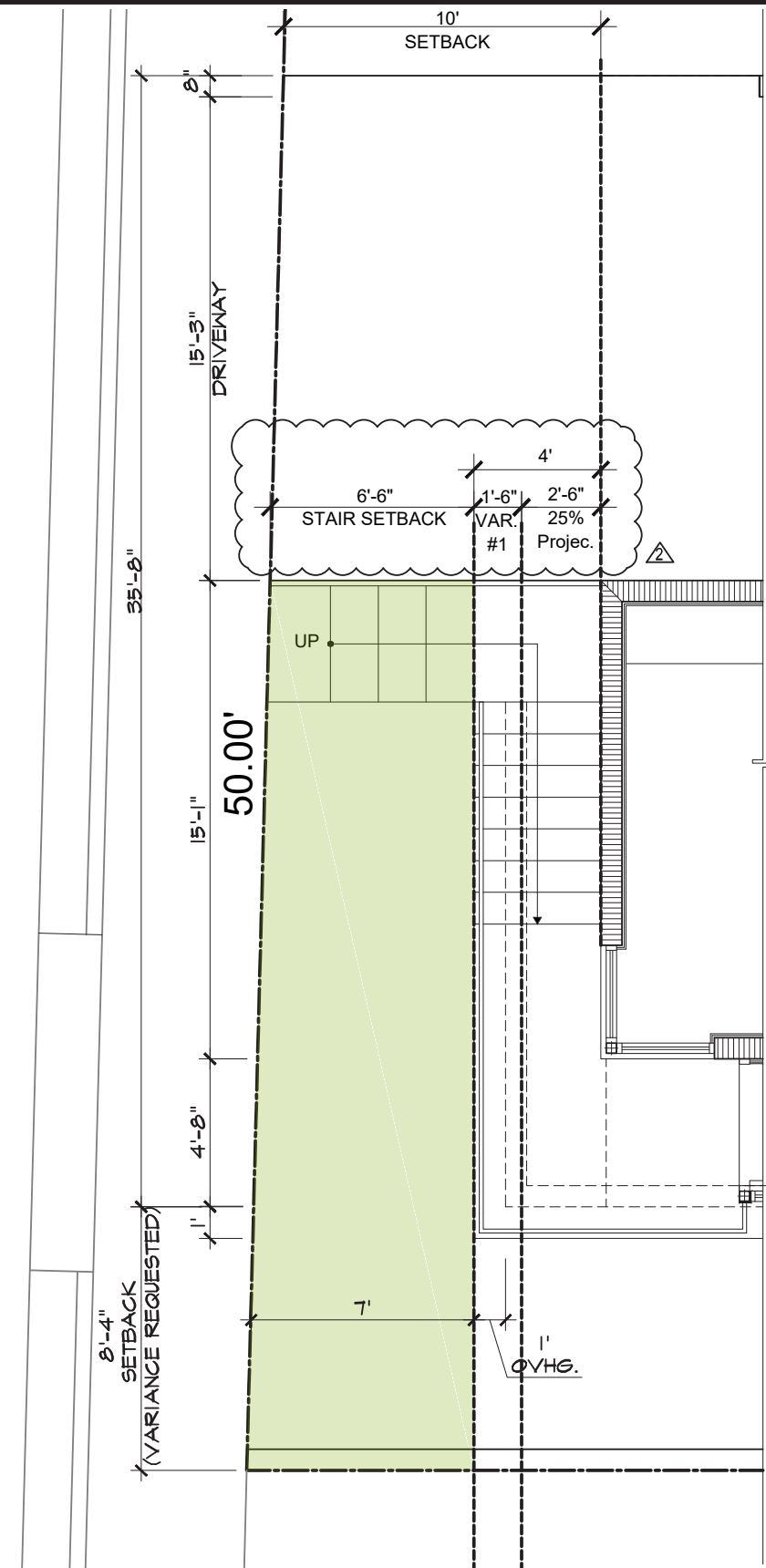
VARIANCES AND WAIVERS REQUEST
KEY MAP - Scale: N.T.S.

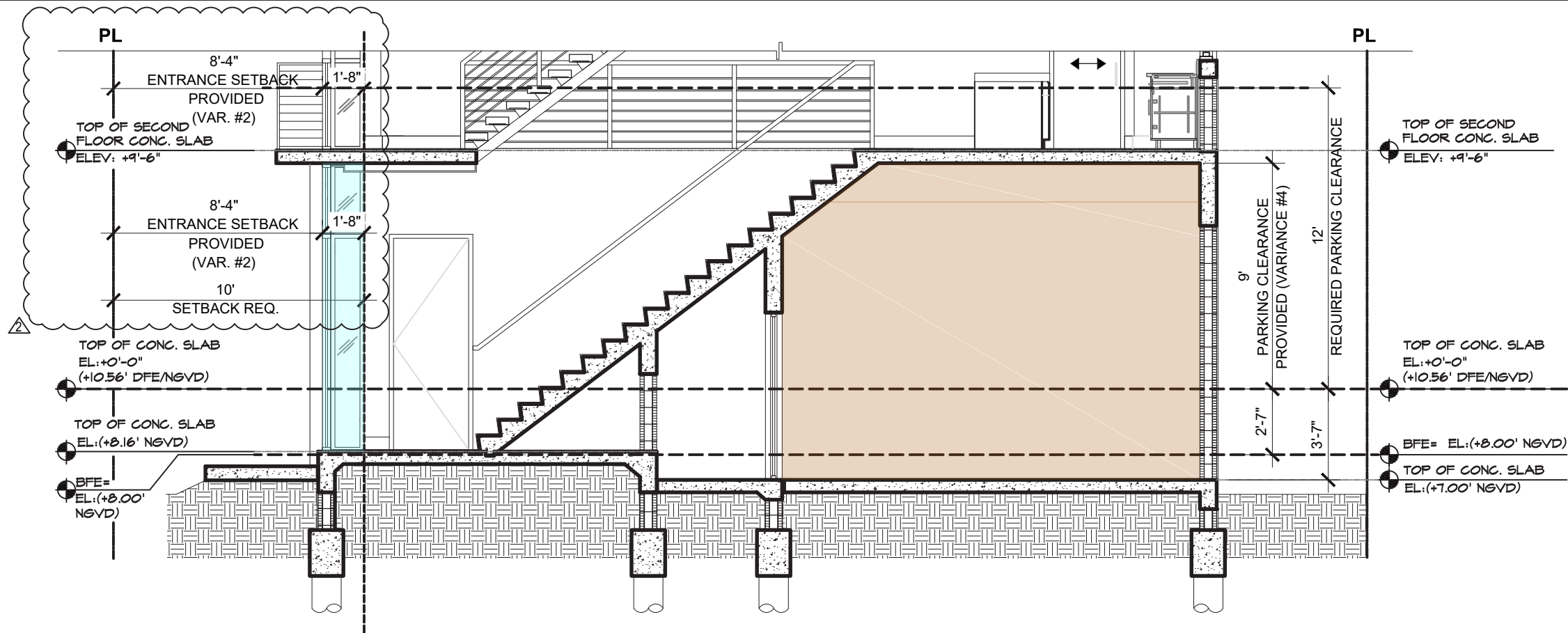
VARIANCES DESCRIPTION:

- Variance # [1] - To provide 4'-0" Stair projection on the front façade of the Building. Required: 2'-6" (max. 25%) .
- Variance # [2] - To provide 8'-4" side yard setback to portions of glass units entrances at Ground Floor and window projection on Second Floor Units.
- Variance # [3] - To provide 3'-6" side yard balconies and overhangs projections on the south side of the Building. Required: 2'-6" (max. 25%) .
- Variance # [4] - Parking clearance from BFE + 2.56', according to RM-1 zoning -12' min. required / 9'-0" provided.
- Waiver # [1] - To request a waiver for the stairwell bulkhead height within 20'-0" from the front setback.

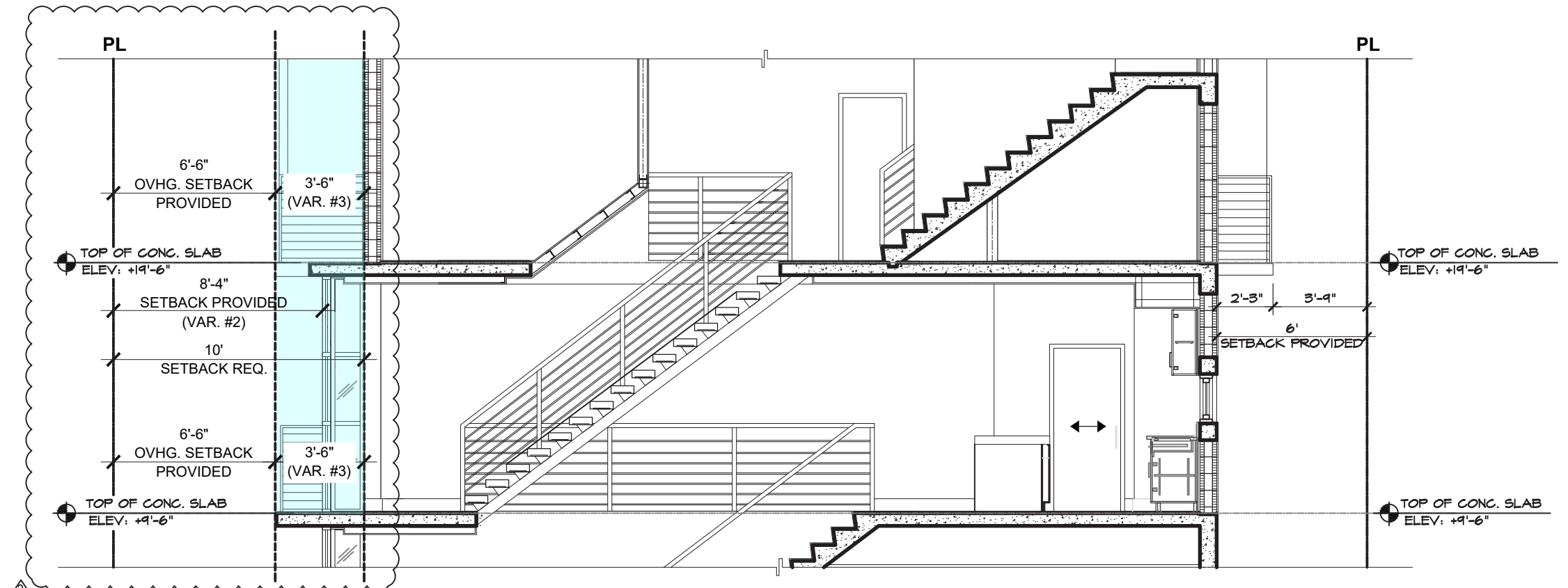
VARIANCE #1
Scale: N.T.S.

- REVISIONS
- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
 - △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



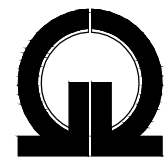


VARIANCE #2 AND VARIANCE #4
Scale: N.T.S.



REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
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VARIANCE #3
Scale: N.T.S.





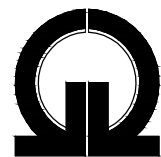


LOCATION MAP



LEGEND

- 1 Story
- 2 Story
- 3 Story
- 4 Story
- 5 Story
- 9 Story
- < 5' Setback
- < 7.5' Setback
- < 10' Setback
- > 10' Setback



9 STORIES



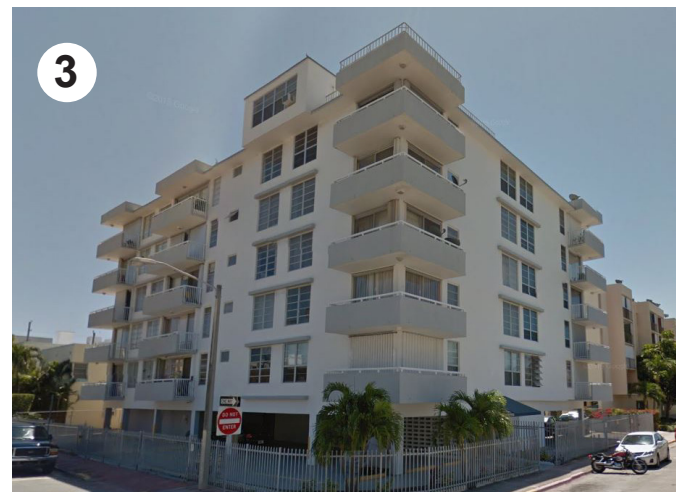
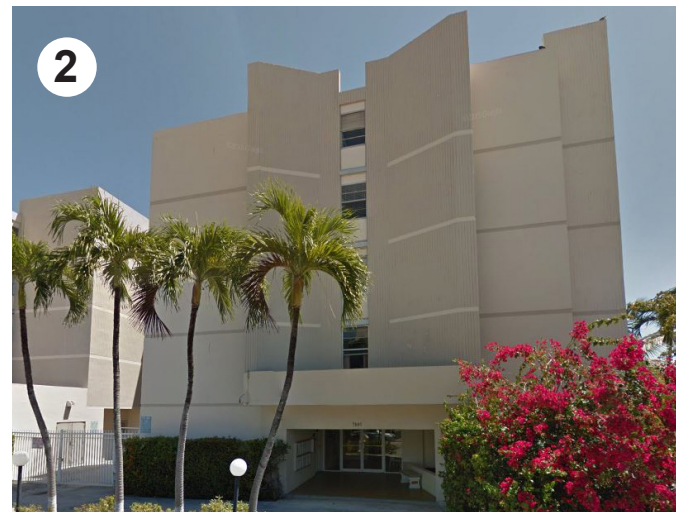
4 STORIES



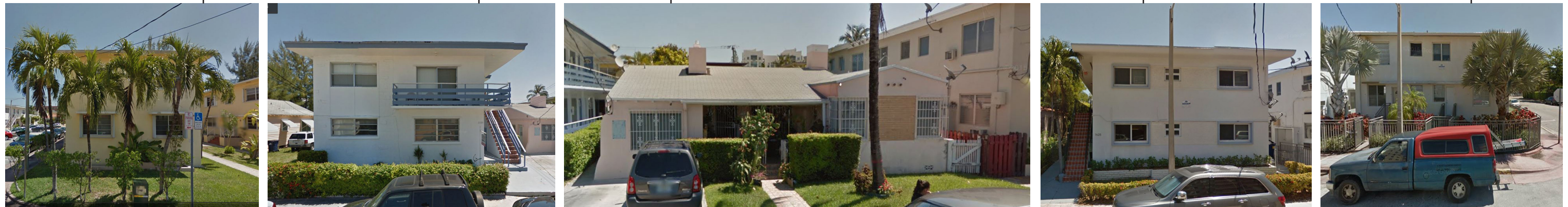
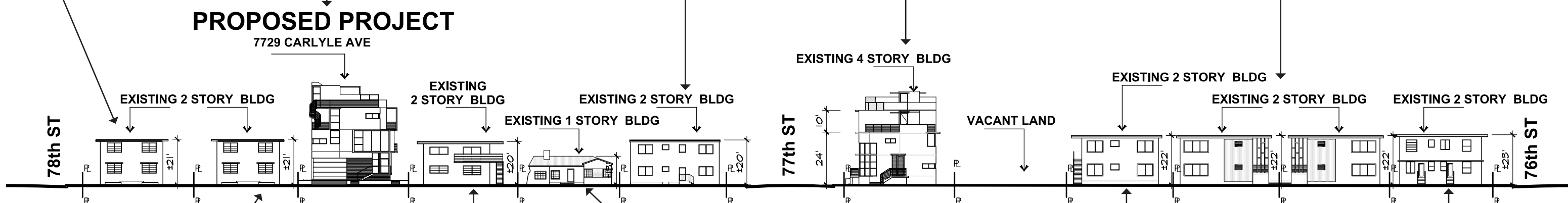
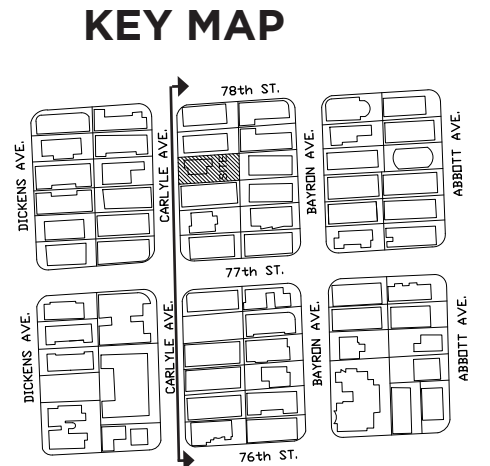
2 STORIES



5 STORIES



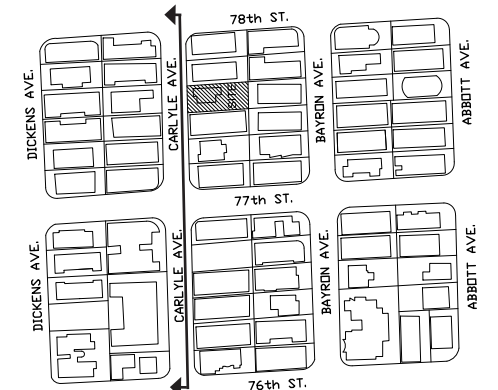
CARLYLE AVENUE | EAST ELEVATION



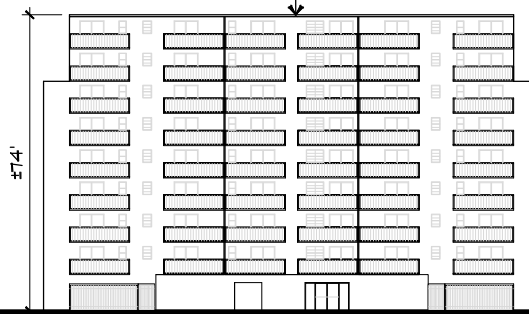
CARLYLE AVENUE | WEST ELEVATION



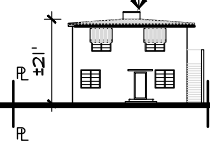
KEY MAP



EXISTING 9 STORY BLDG



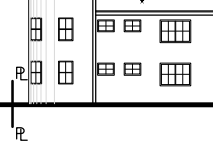
EXISTING 2 STORY BLDG



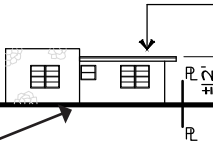
EXISTING 2 STORY BLDG



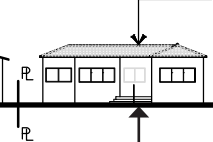
EXISTING 2 STORY BLDG



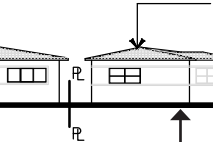
EXISTING 1 STORY BLDGS.



EXISTING 1 STORY BLDGS.



EXISTING 1 STORY BLDGS.



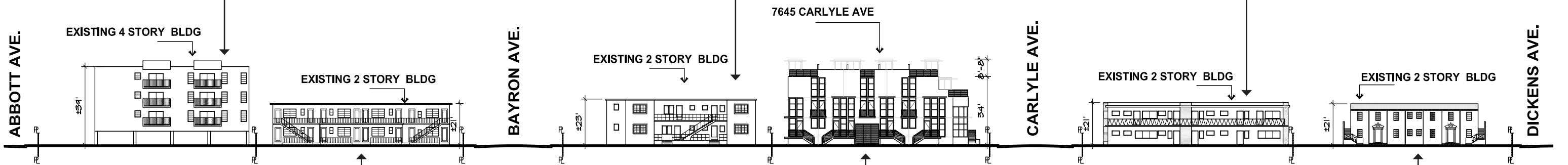
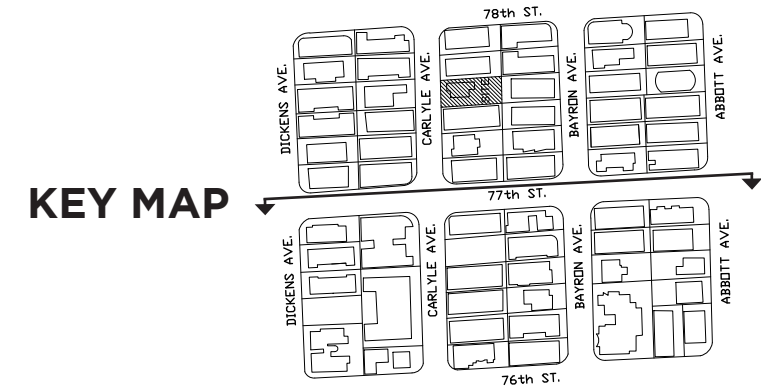
76th ST

77th ST

78th ST

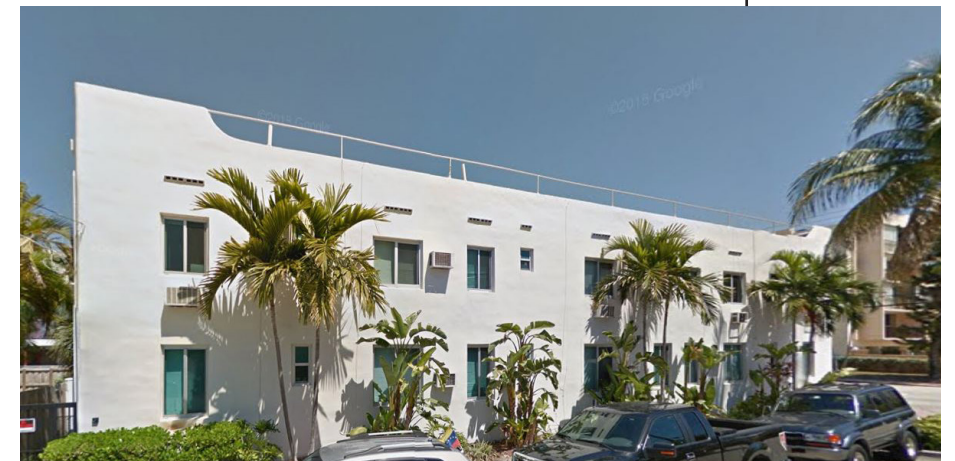
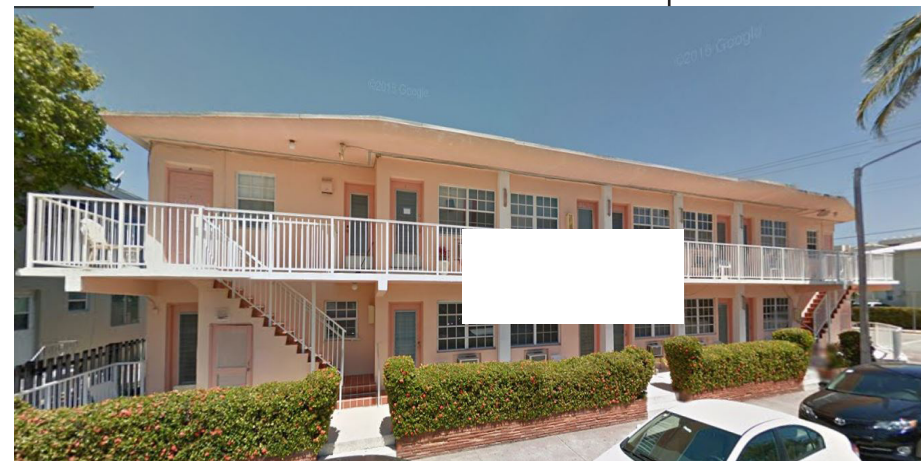
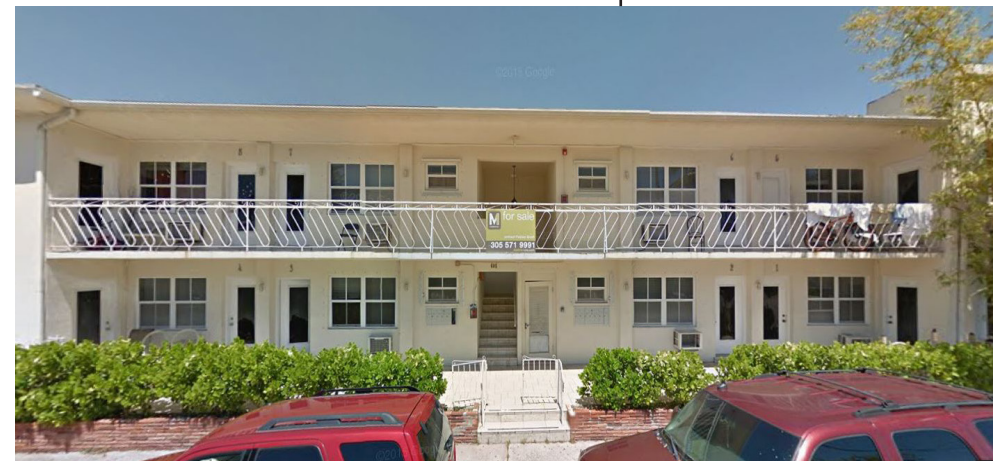
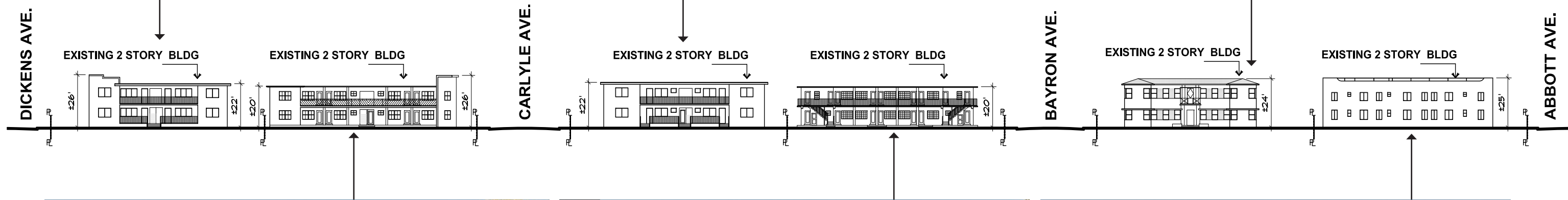
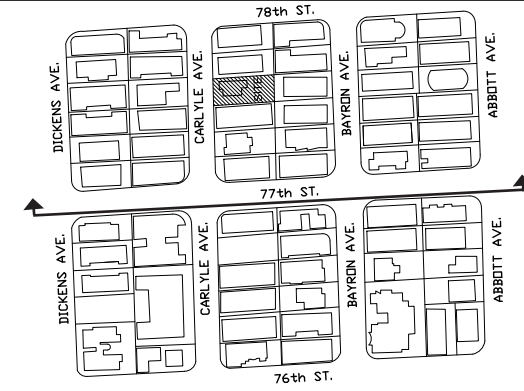


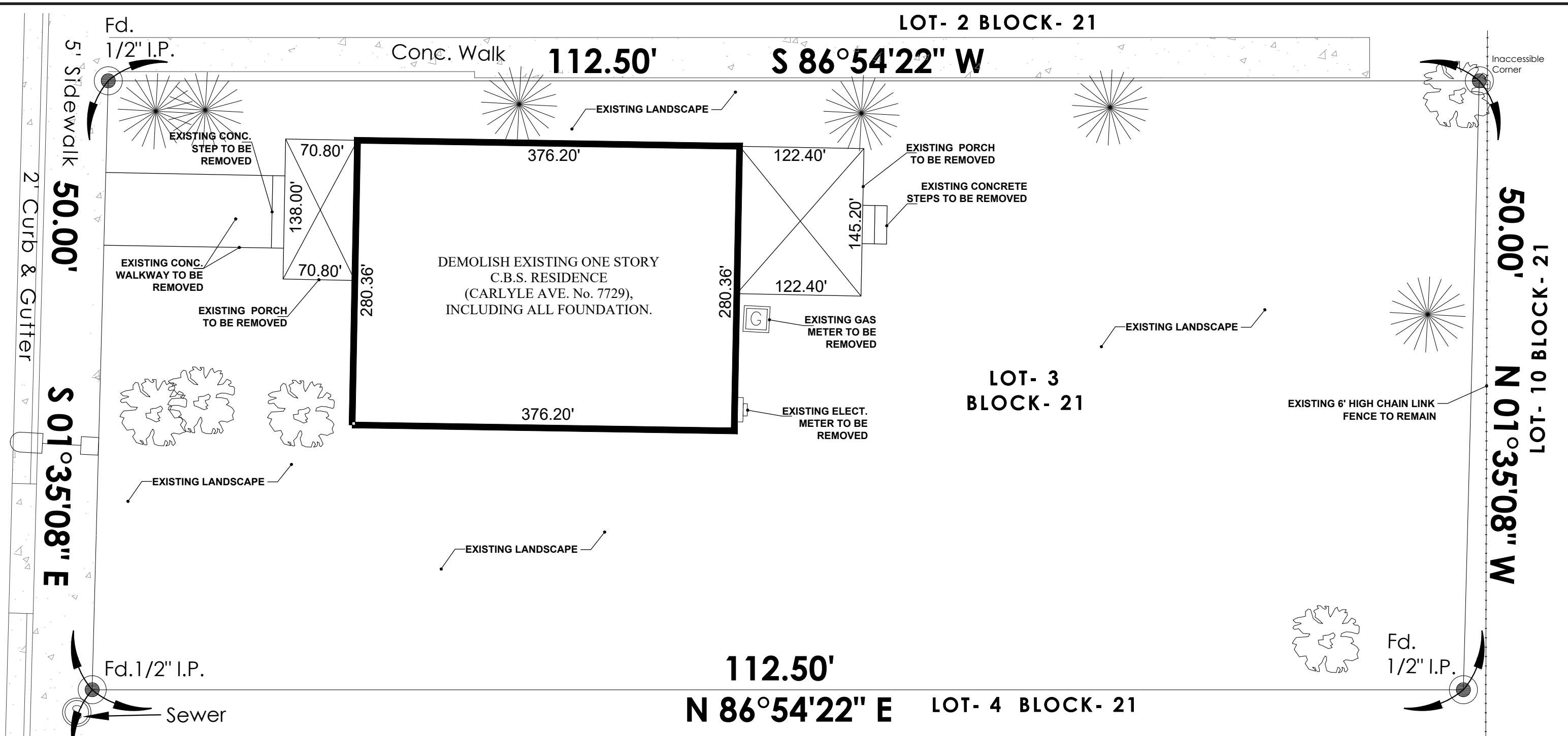
77th STREET | SOUTH ELEVATION



77th STREET | NORTH ELEVATION

KEY MAP





DEMOLITION PLAN
SCALE 1/8" = 1'-0"

GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

DEMOLITION GENERAL NOTES:

1-CONTRACTOR IS TO COORDINATE & PHASE THE REMOVAL OF AREAS, WALKWAY SLABS, LANDSCAPE, AND OTHERS WHICH AFFECT THE ACCESS TO THE PROPERTY.

2. CONTRACTOR SHALL VERIFY WITH ALL UTILITIES, COMPANIES (GAS, ELECT, PHONE, WATER ETC.) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEEDING WITH ANY EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.

3. DEMOLITION CONTRACTOR SHALL COMPLY WITH THE WITH FBC 2020 AND ALL APLICABLE LOCAL, STATE & FEDERAL REGULATIONS.

4. COORDINATE ALL DEMOLITION W/NEW CONSTRUCTION PLANS FOR PHASING PURPOSES

5. PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.

6. THE GENERAL CONTRACTOR SHALL PROVIDE AL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC WORK, ETC. REQUIRED FOR COMPLETE AND OPERATIONAL AS SHOWN AND OR INDICATED ON THESE DRAWINGS.

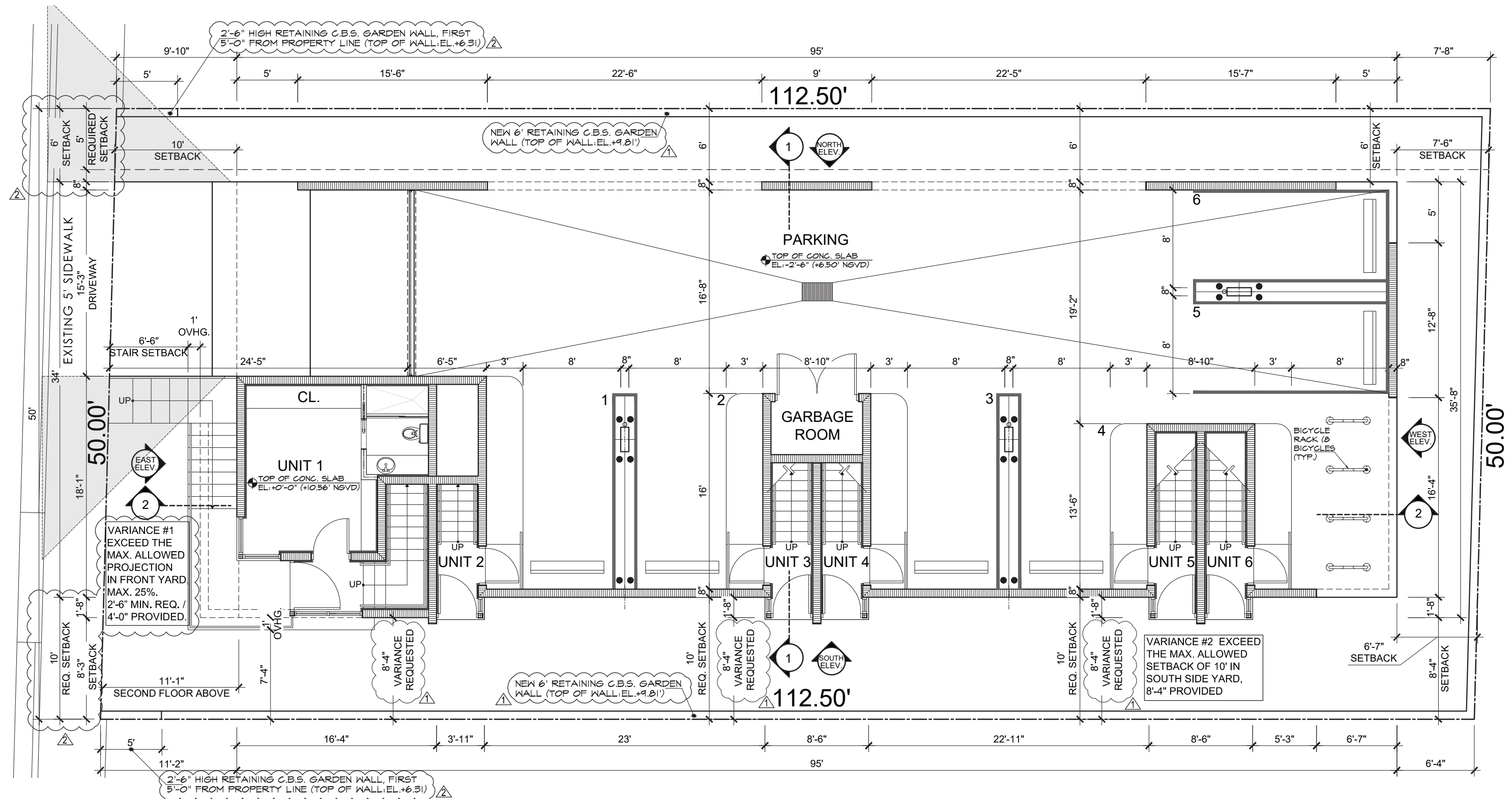
7. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSABILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING WITH WORK.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY THE SUBCONTRACTORS OF THE VARIOUS TRADES.

9. ALL WORK TO BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND DADE COUNTY ORDINANCES.

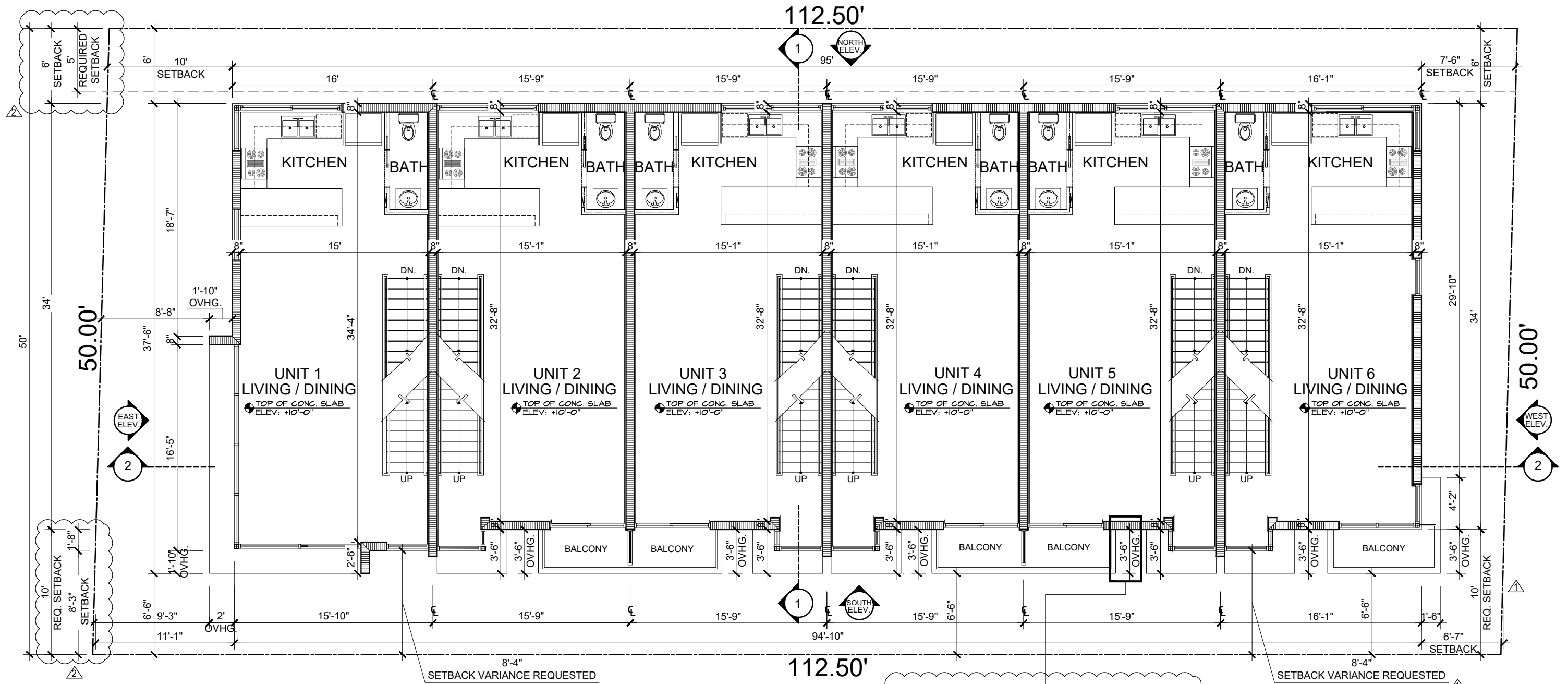
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL APPLICABLE PERMITS, LICENSES, AND PAY ALL NECESSARY FEES IN PERFORMING THIS CONTRACT.

11. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AT THE TIME OF BIDDING.



REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)





SETBACK VARIANCE REQUESTED

VARIANCE #2 EXCEED THE MAX. ALLOWED SETBACK OF 10' IN SOUTH SIDE YARD, 8'-4" PROVIDED

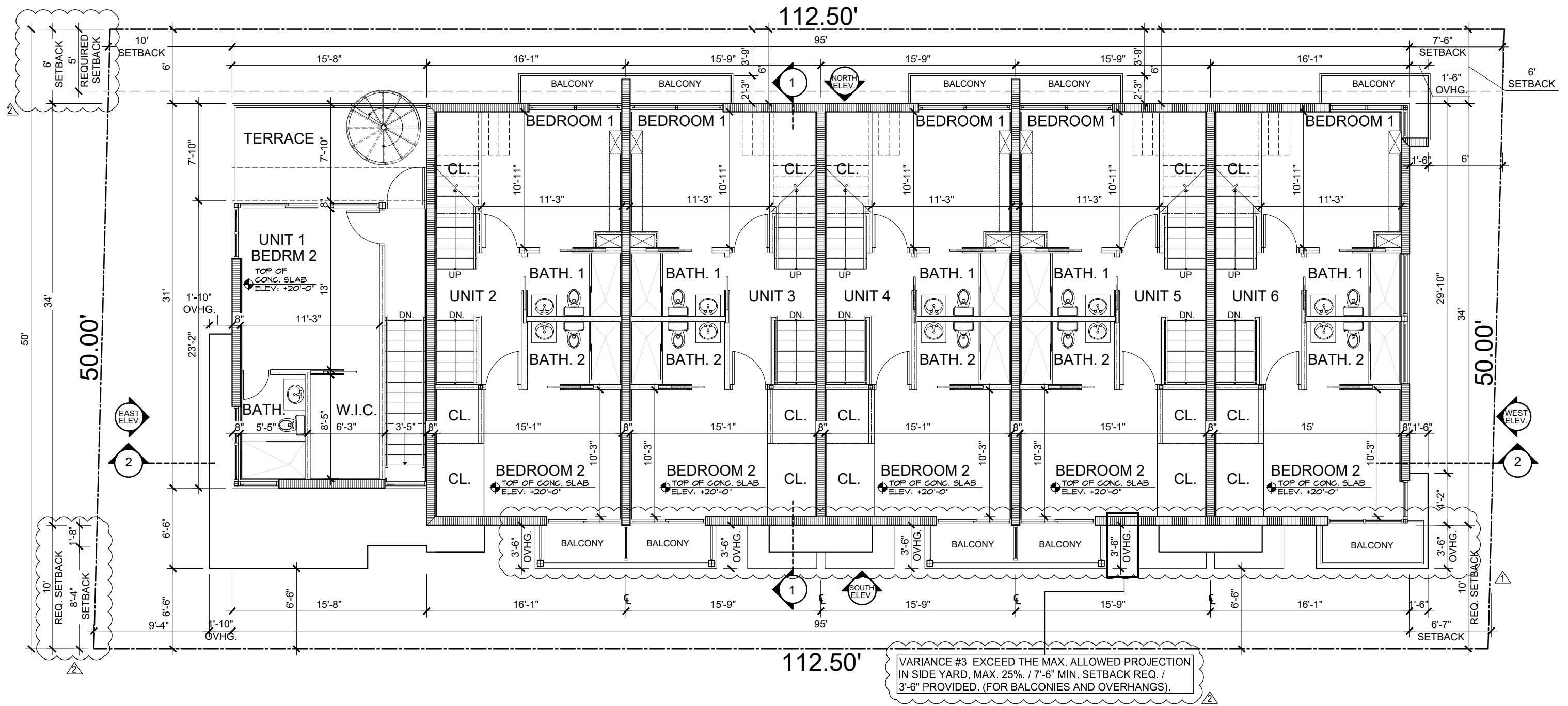
VARIANCE #3 EXCEED THE MAX. ALLOWED PROJECTION IN SIDE YARD, MAX. 25% / 7'-6" MIN. SETBACK REQ. / 3'-6" PROVIDED. (FOR BALCONIES AND OVERHANGS).

REVISIONS	
▲	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
▲	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

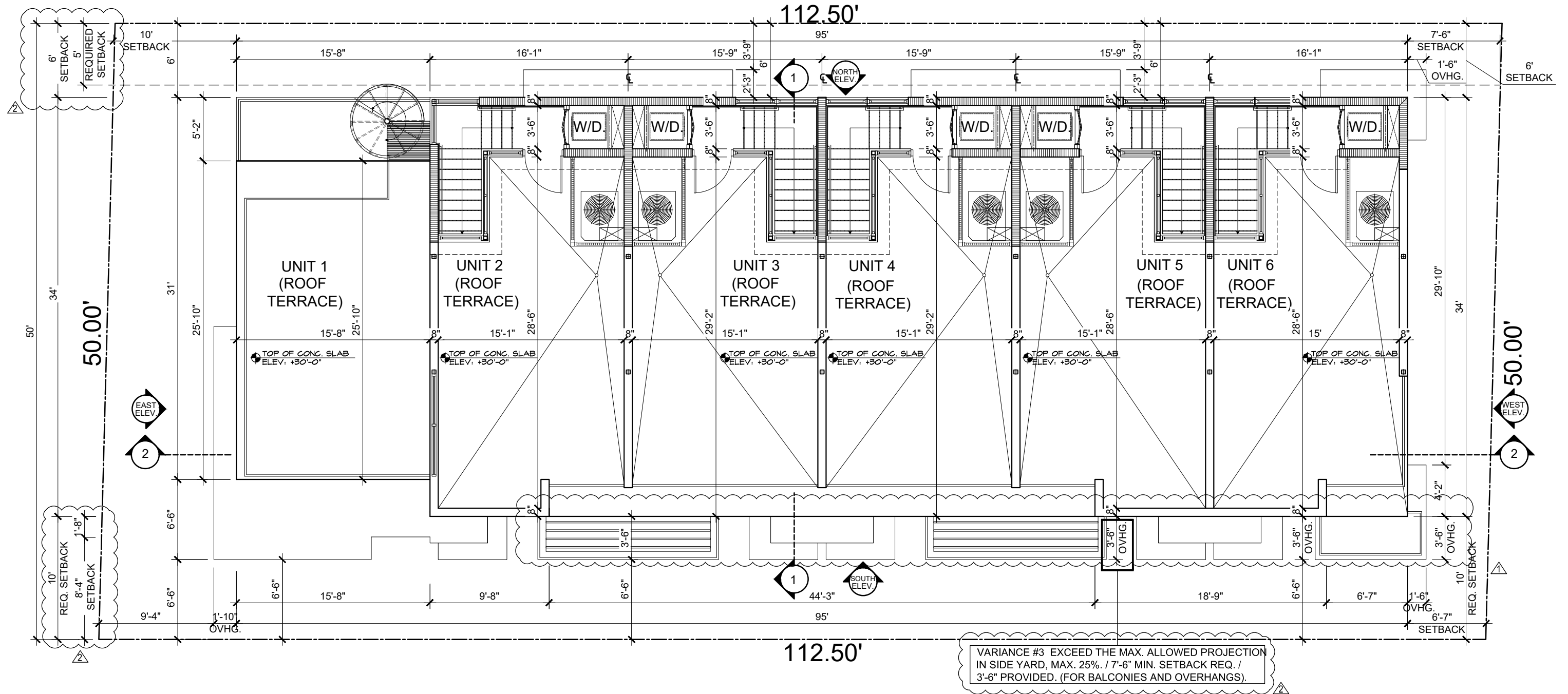


SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



REVISIONS	
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△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

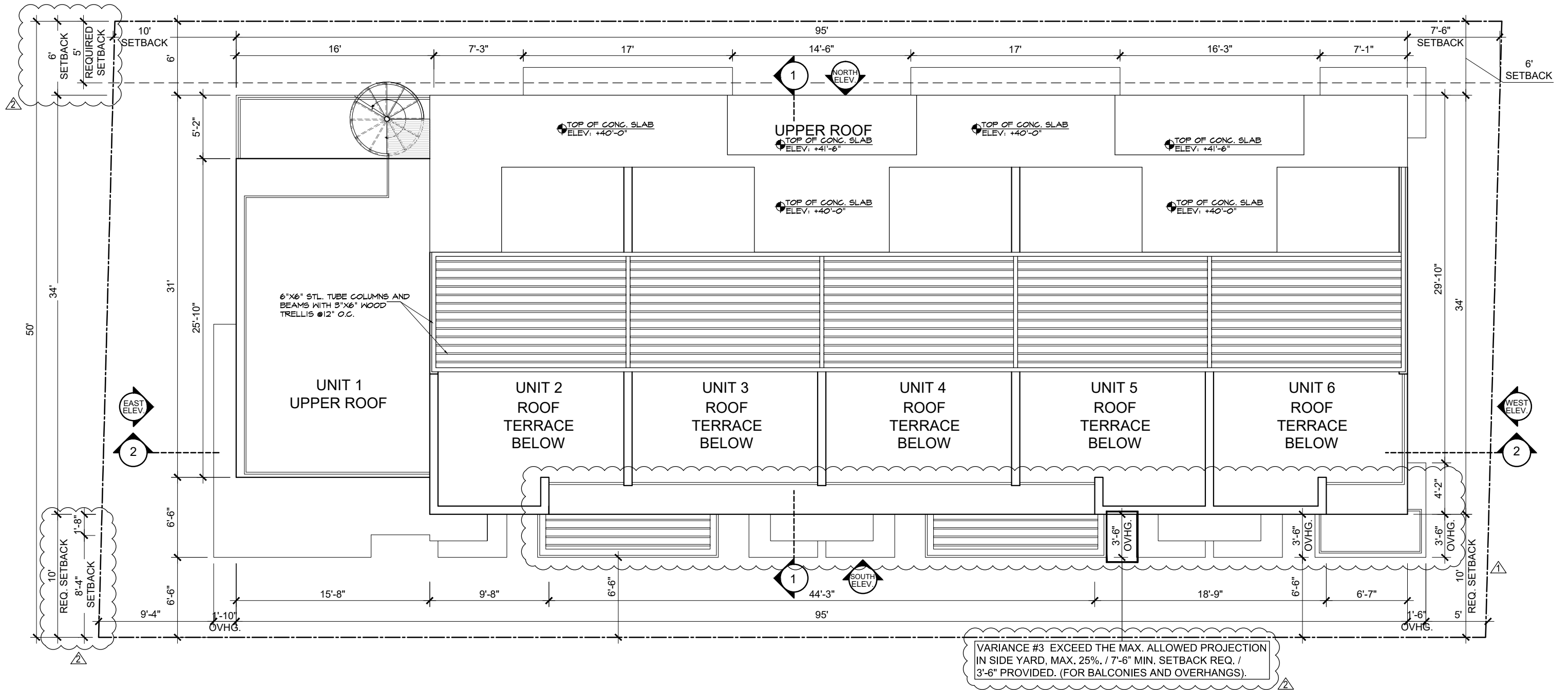


REVISIONS	
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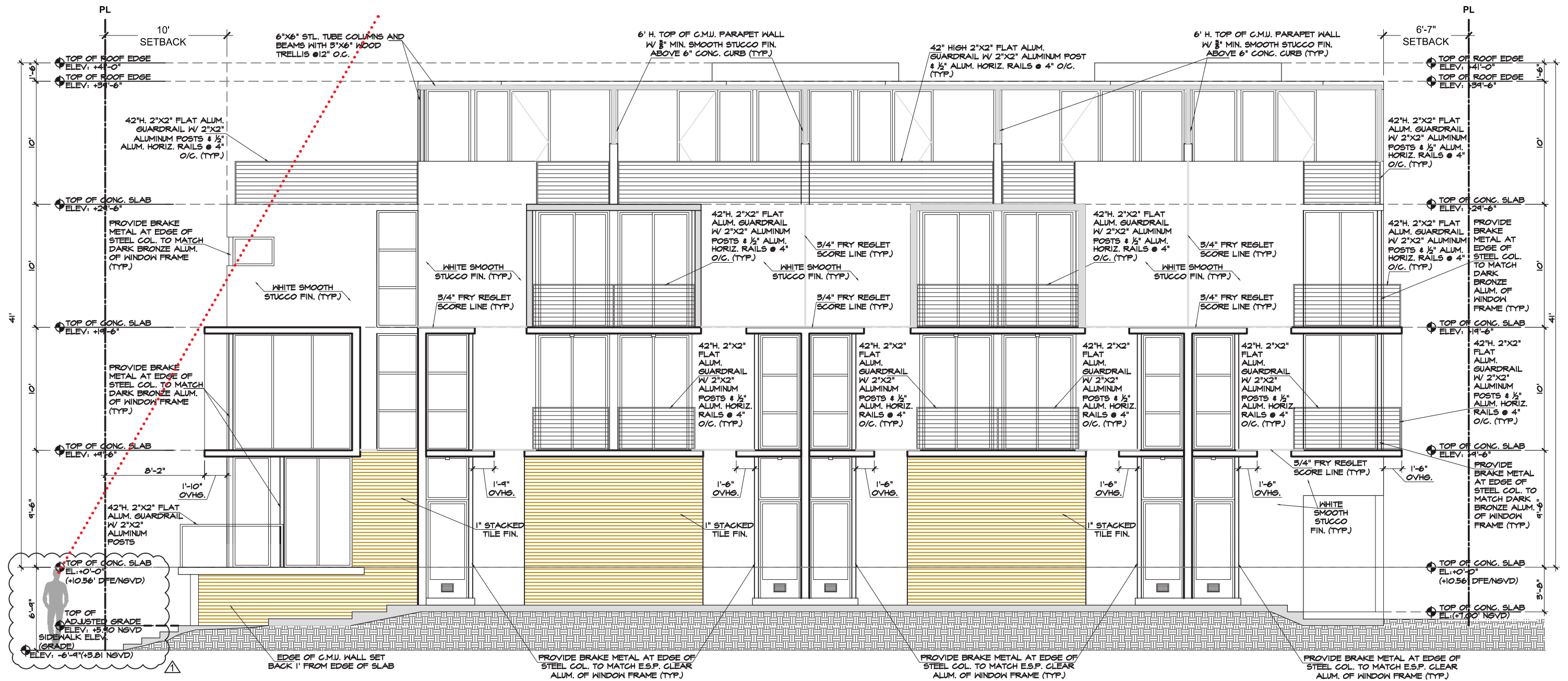


FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"



REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

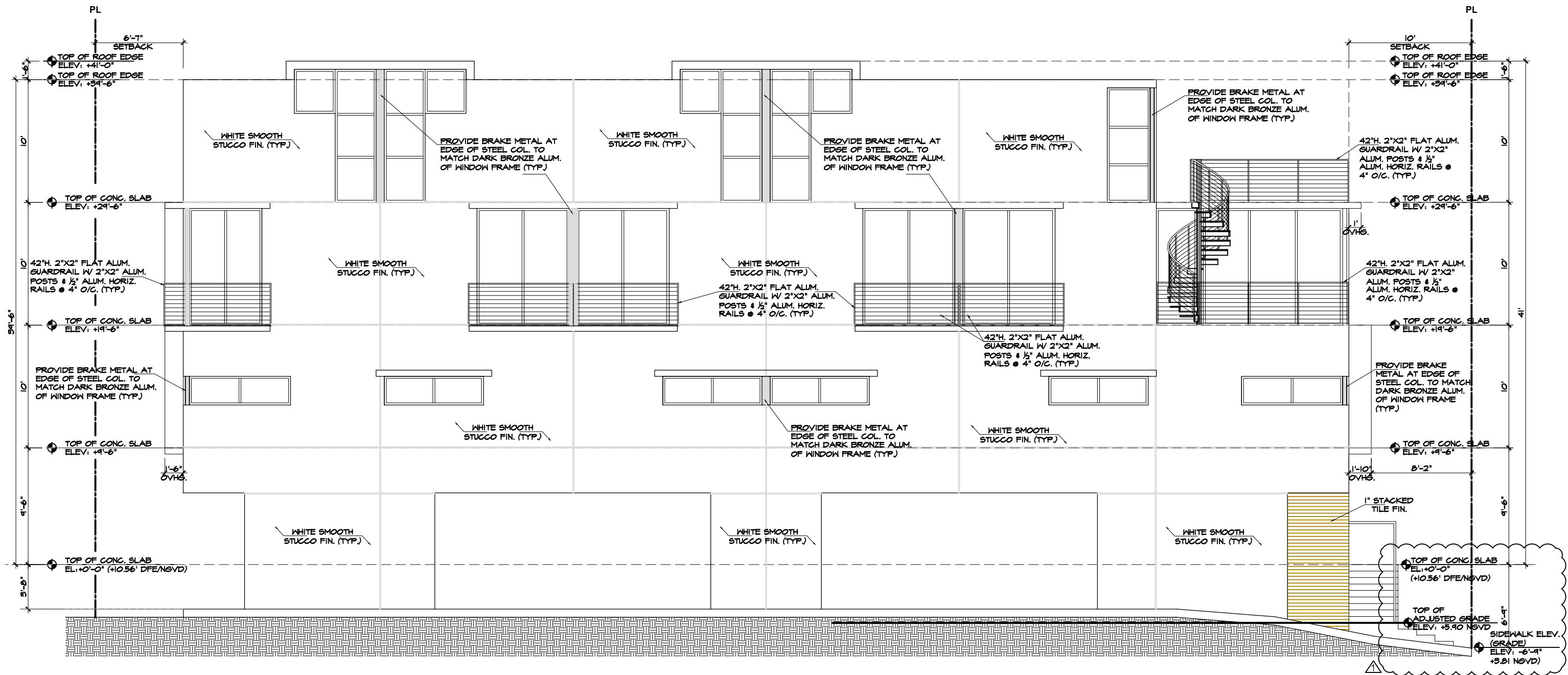
LEGEND

..... LINE OF SIGHT

REVISIONS

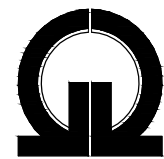
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- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

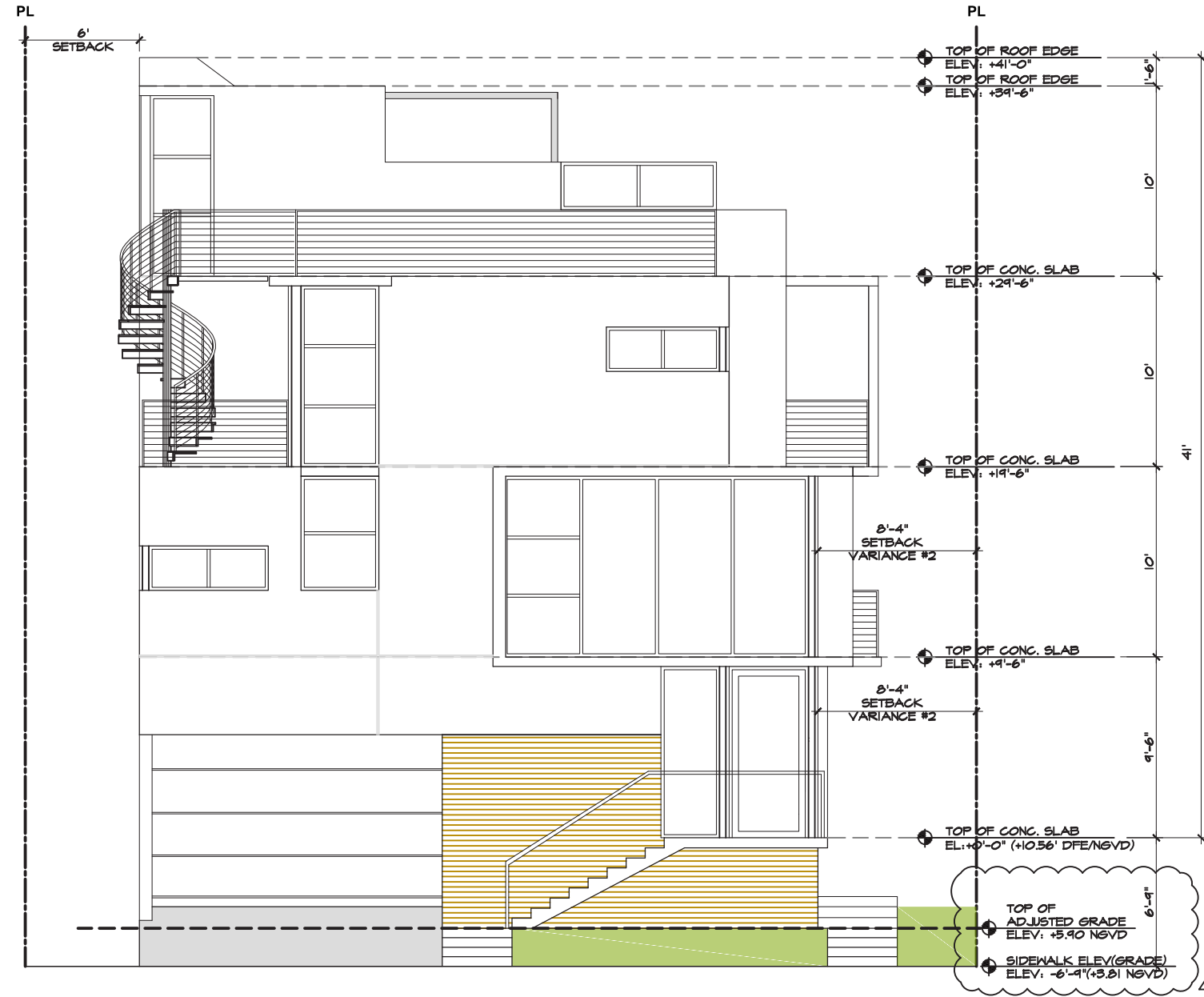




NORTH ELEVATION
 SCALE 1/8" = 1'-0"

REVISIONS	
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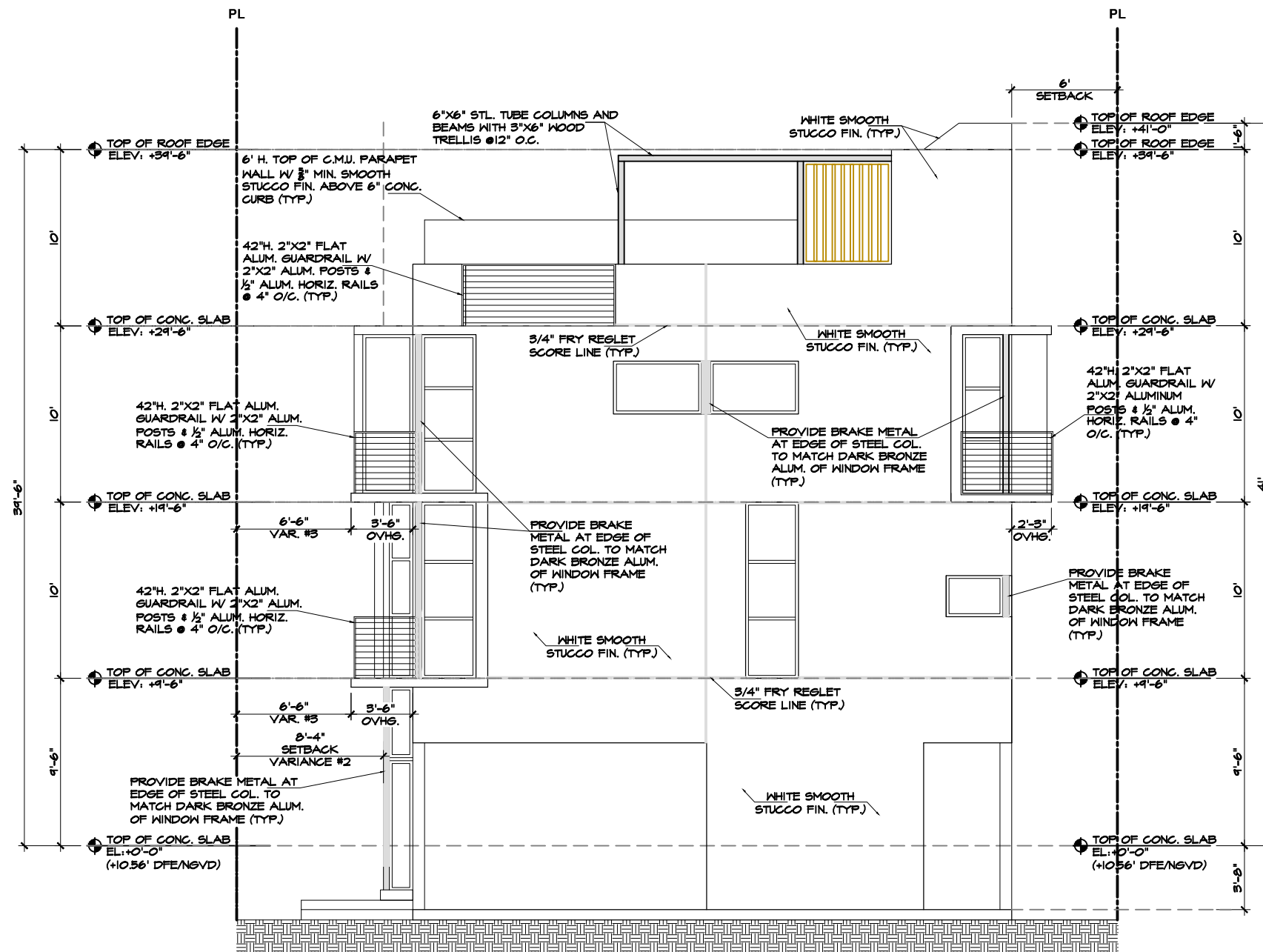




EAST ELEVATION

SCALE 1/8" = 1'-0"

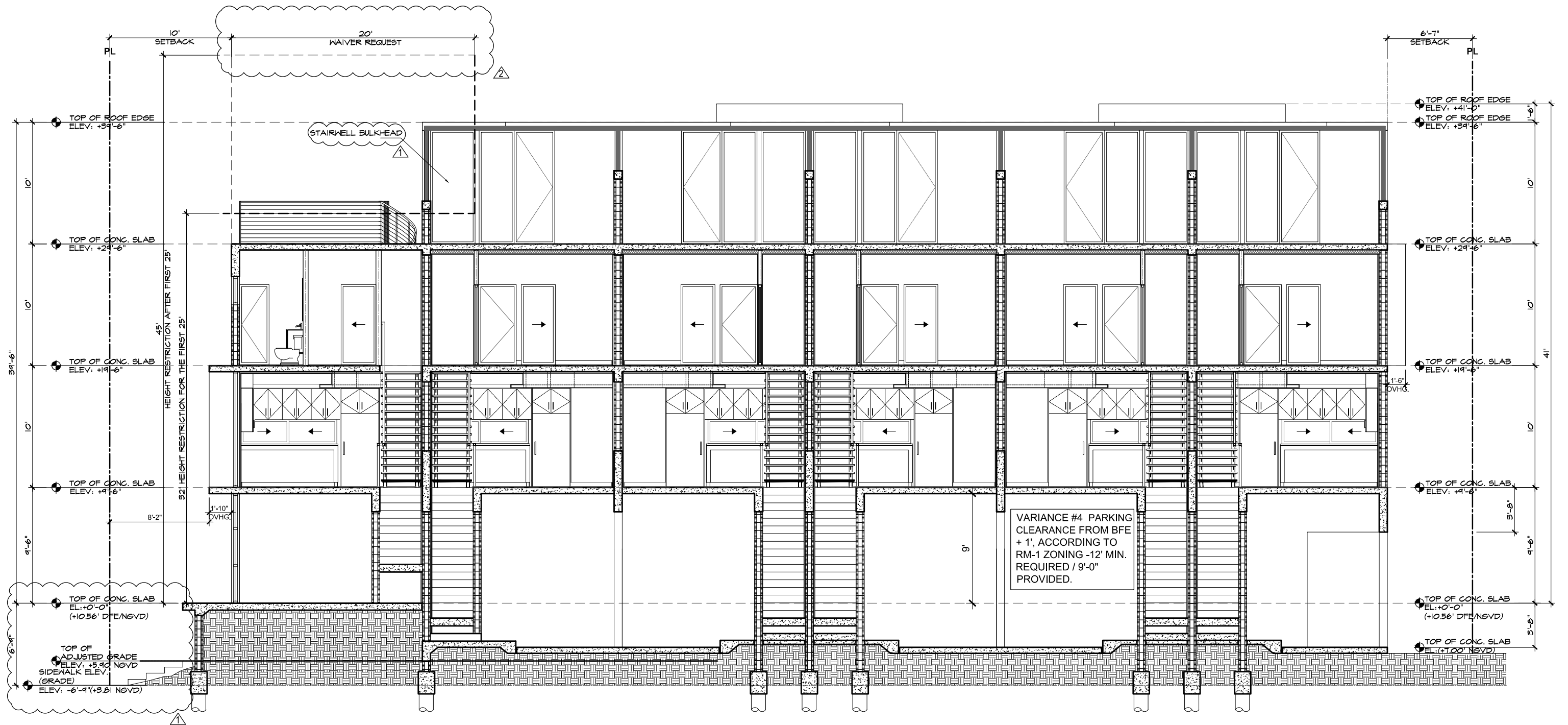




WEST ELEVATION

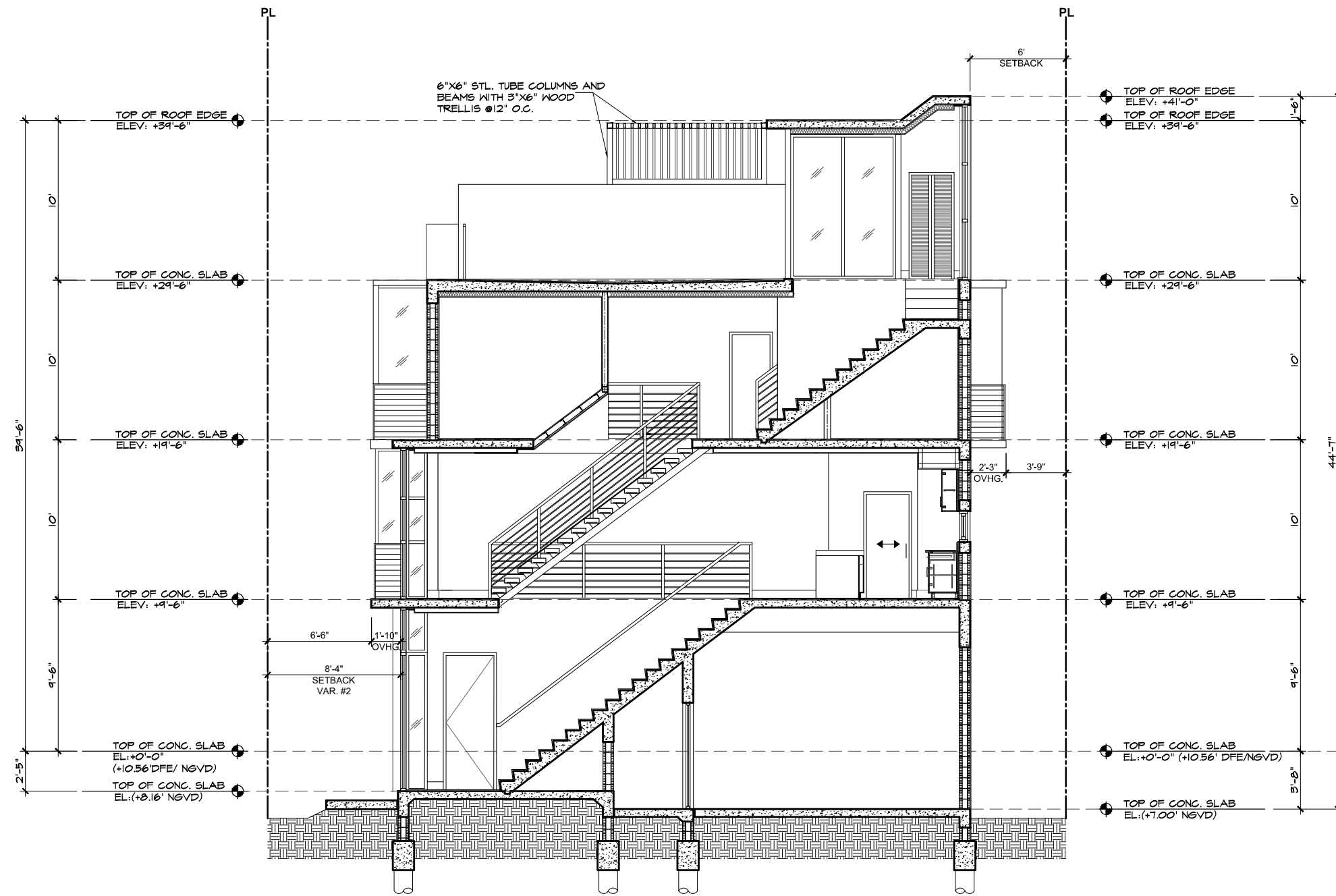
SCALE 1/8" = 1'-0"





BUILDING SECTION
SCALE 1/8" = 1'-0"

REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



BUILDING SECTION

SCALE 1/8" = 1'-0"













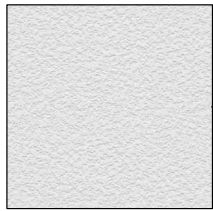













EXTERIOR WALLS
 MATERIAL: 5/8 WHITE
 SMOOTH STUCCO
 FIN. (TYP.)
 FINISH COLOR: WHITE
 (SHERWIN WILLIAMS)



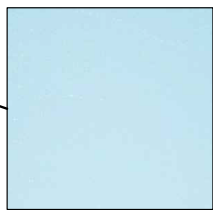
**DOORS & WINDOWS
 FRAMES**
 MATERIAL:
 ALUMINUM FINISH
 FINISH COLOR: DARK
 BRONZE (ANODIZED)




**EXTERIOR & INTERIOR
 RAILINGS**
 MATERIAL:
 ALUMINUM FINISH
 FINISH COLOR: DARK
 BRONZE (ANODIZED)



STACKED TILE
 MATERIAL:
 PORCELAIN MESH TILE
 FINISH COLOR: PURE SAND
 (MATTE)



EXTERIOR GLAZING
 MATERIAL:
 IMPACT GLASS
 FINISH COLOR: AZURLITE

FINISHES DESCRIPTION

EXTERIOR FINISHES					
CONSTRUCTIVE ELEMENTS	MATERIAL	FIN. COLOR	FINISH	SIZE	MANUFACTURER
EXTERIOR WALLS	5/8 WHITE SMOOTH STUCCO FIN. (TYP.)	WHITE	SMOOTH	—	SHERWIN WILLIAMS
DOORS & WINDOWS FRAMES	ALUMINUN FINISH	CLEAR ALUMINUM	SATIN	—	TO BE DETERMINED
EXTERIOR RAILINGS	ALUMINUN FINISH	CLEAR ALUMINUM	STAIN	42" H.	TO BE DETERMINED
GLASS	IMPACT GLASS	AZURLITE	GLASS	—	TO BE DETERMINED
STACKED TILES	PORCELAIN MESH TILE	PURE SAND	MATTE	12" x 24"	UNICOM STARKER

