

FINAL SUBMITTAL 07.13.25
File No.: DRB25-1094 (FKA DRB22-0825)

NEW APARTMENT BUILDING AT: 1311 15TH TERRACE MIAMI BEACH, FLORIDA 33139



PROJECT TEAM

Architect	Landscaping Architect
ANTHONY LEON #0016752	PATRICK K. HODGES #0000850
3 DESIGN, INC.	C. RIGHT STUDIOS
3260 NW 7th St.	1810 E. TERRA MAR DRIVE.
MIAMI, FLORIDA	POMPANCO BEACH, FL.
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E-mail: 3dtony@3designonline.com	

GENERAL NOTES

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF 3DESIGN, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
2. ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND F.B.C.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING THE WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION. DO NOT SCALE THE DRAWINGS. REFER TO FIGURED DIMENSIONS.
4. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION, FINISHING, AND OCCUPANCY OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE F.B.C., LATEST EDITION.
5. ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
6. THE GENERAL CONTRACTOR IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC.) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
7. THE GENERAL CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM SUCH LACK OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
8. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
9. PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL SITE VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE ANY ADDITIONAL COSTS TO THE BID.
10. THE GENERAL CONTRACTOR SHALL PROVIDE AN ONSITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
11. IT IS THE INTENT OF 3DESIGN, INC. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT / ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
12. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
13. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
14. 3DESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
15. ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET 3DESIGN, INC. SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REDONE AT THE G.C.'S EXPENSE.
16. THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.
17. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
18. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORSEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.
19. ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED WITH APPROVED PENETRATION RATED DEVICES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR PAINT SELECTIONS FOR OWNERS APPROVAL.
21. ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.
22. THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TRUSSES, STORM SHUTTERS, REINFORCING STEEL, WINDOWS, DOORS, CAST CONCRETE, ORNAMENTAL IRON, STEEL CONNECTORS, ORNAMENTAL WOOD, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING THE WORK.
23. THE GENERAL CONTRACTOR SHALL PROVIDE A TELEPHONE AND TELEPHONE LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

FOLIO NUMBER

02-3233-016-0050

LEGAL DESCRIPTION

ALTON BEACH BAY FRONT RE-SUB
PB 16-1, LOT 8 & E $\frac{1}{2}$ LOT 9 BLK 67 A
LOT SIZE 75 X 100
OR 17892-3688 1097 4
COC 22840-4139 11 2004 1

SITE PLAN INFORMATION:

ZONING LAND USE:..... RM-1
FLOOD ZONE:..... "AE"
BASE FLOOD ELEVATION:..... 8'
FLOOR FINISH ELEVATION:..... +7.08' N.G.V.D.

GOVERNING CODES:

FLORIDA BUILDING CODE 2020 7th EDITION - BUILDING
FLORIDA FIRE PREVENTION CODE 2020 7th EDITION
CITY OF MIAMI ZONING CODE MIAMI 21 - LATEST EDITION

SCOPE OF WORK:

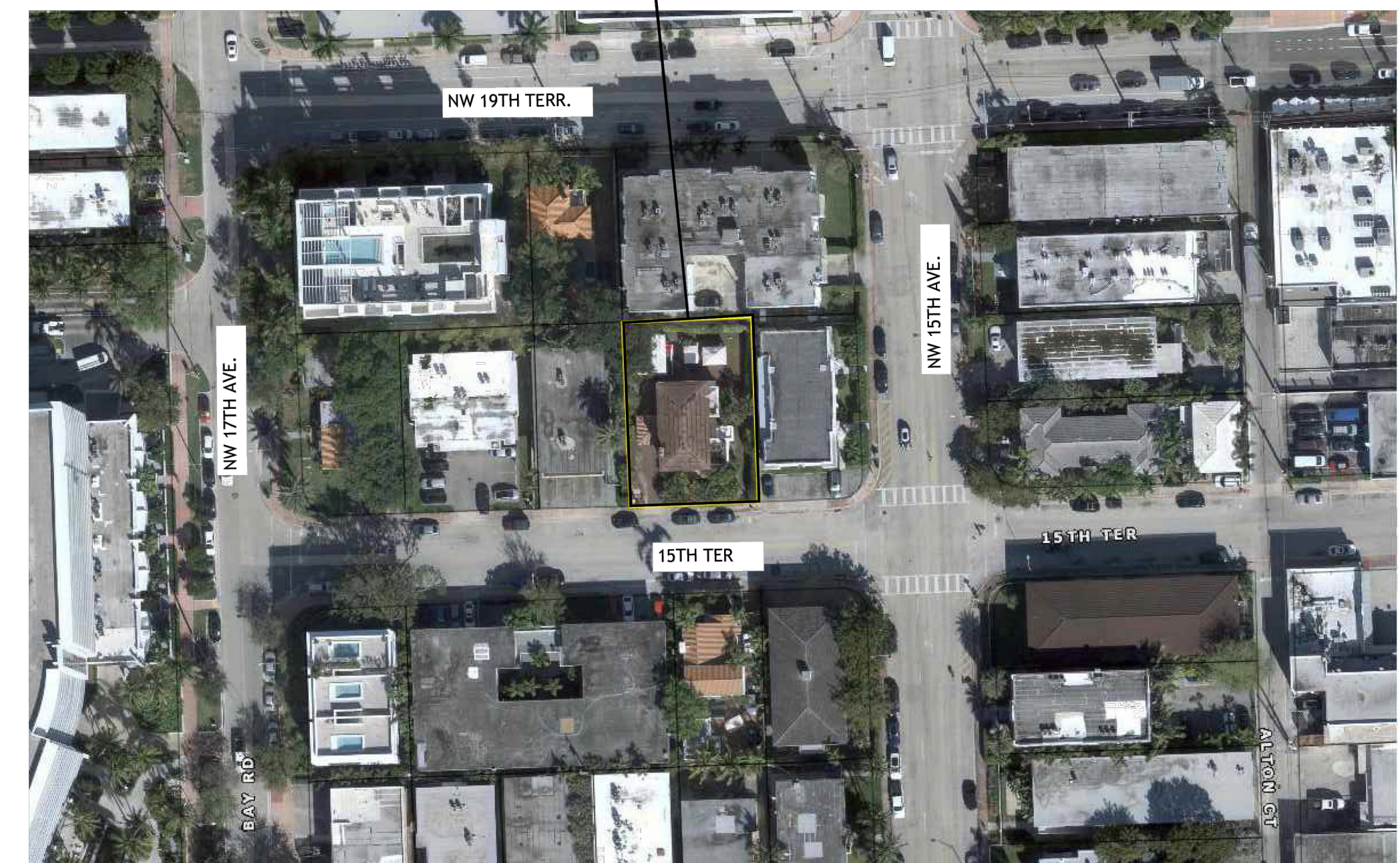
DEMOLITION
REMOVE PRE-EXISTING CMU AND STUCCO TWO STORY HOUSE

SITE WORK
REMOVAL AND REPLACEMENT EXISTING LANDSCAPING AS INDICATED IN THE DRAWINGS.

DESIGN VARIANCES & WAIVER

1. A VARIANCE TO REDUCE THE MINIMUM REQUIRED PARKING SPACE.
2. A VARIANCE TO REDUCE THE MINIMUM REQUIRED BACKUP SPACE
3. A WAIVER FOR PERMEABLE PAVERS NOT COUNTING TOWARDS LOT COVERAGE.

CLASSIFICATION OF WORK:
NEW 5-STORY MULTI-FAMILY BUILDING



LOCATION PLAN
N.T.S

INDEX OF DRAWINGS:

ARCHITECTURAL

- A-0.0 COVER SHEET & INDEX
- A-0.1 REFERENCE SURVEY
- A-0.2 EXISTING BUILDING
- A-0.3 DEMOLITION PLAN
- A-0.4 CONTEXT PICTURES
- A-0.5 CONTEXT PICTURES
- A-1.0 SITE PLAN & ZONING DATA
- A-1.1 LOT COVERAGE & OPEN SPACE
- A-1.2 UNIT SIZE & F.A.R. DIAGRAMS
- A-2.1 1st FLOOR PLAN
- A-2.2 2nd FLOOR PLAN
- A-2.3 3rd & 4th FLOOR PLANS
- A-2.4 ROOF PLAN
- A-3.1 NORTH & SOUTH ELEVATIONS
- A-3.2 EAST ELEVATION
- A-3.3 WEST ELEVATION
- A-4.0 SECTIONS
- A-4.1 SECTIONS
- A-4.2 SECTIONS
- A-4.3 SECTIONS
- A-4.4 SECTIONS
- A-4.5 SECTIONS
- A-5.0 RENDERINGS VIEWS
- A-6.0 PROPOSED MATERIALS

LANDSCAPING

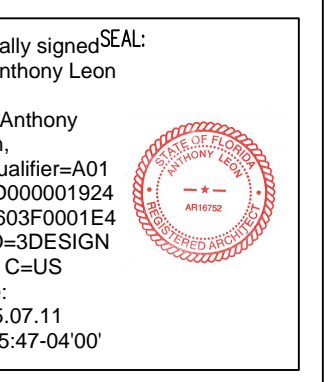
- L-1 TREE DISPOSITION PLAN
- L-2 GROUND MATERIALS PLAN
- L-3 CANOPY PLAN GROUND LEVEL
- L-3A CANOPY PLAN GROUND LEVEL
- L-4 PLANT IMAGE BOARD GROUND LEVEL
- L-5 SITE RENDERING FRONT VIEW EAST
- L-6 REAR VIEW NEAST
- L-7 PLANTING PLAN & IMAGERY ROOF LEVEL
- L-7A PLANTING PLAN LEVEL 2,3,4 & ROOF
- L-8 ROOF LEVEL
- L-9 LIGHTING LEVEL GROUND LEVEL
- L-10 LIGHTING PLAN ROOF LEVEL



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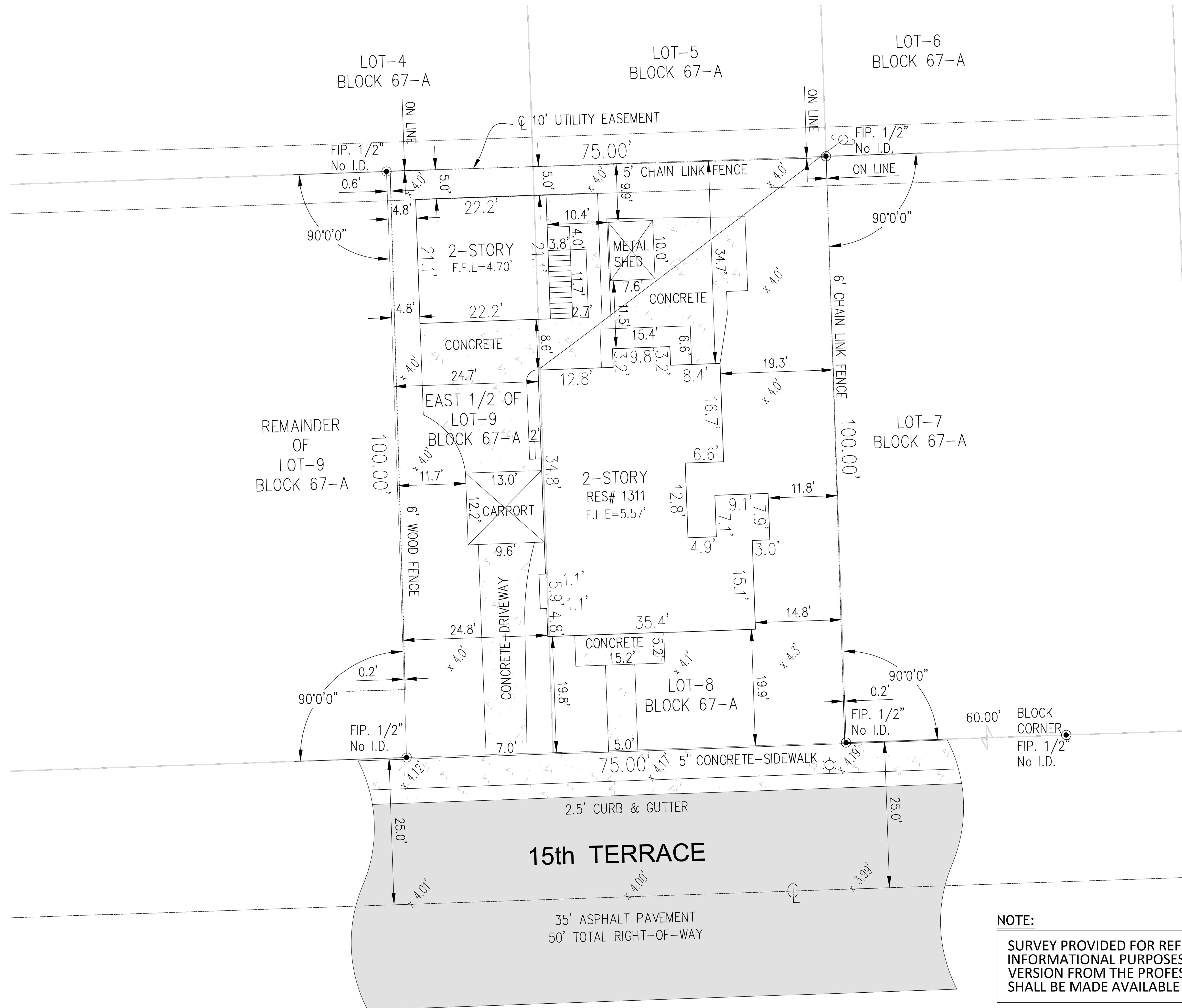
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City of Miami Beach, FL 33139

REVISIONS:

1	06-16-2025
2	07-13-2025

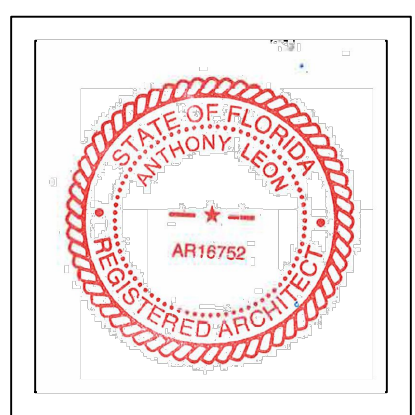
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SHEET #
A-0.0
COVER SHEET
& INDEX



SURVEY
SCALE: 3/8" = 1'-0"

NOTE:
SURVEY PROVIDED FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. A SIGNED & SEAL VERSION FROM THE PROFESSIONAL SURVEYOR SHALL BE MADE AVAILABLE UPON REQUEST.



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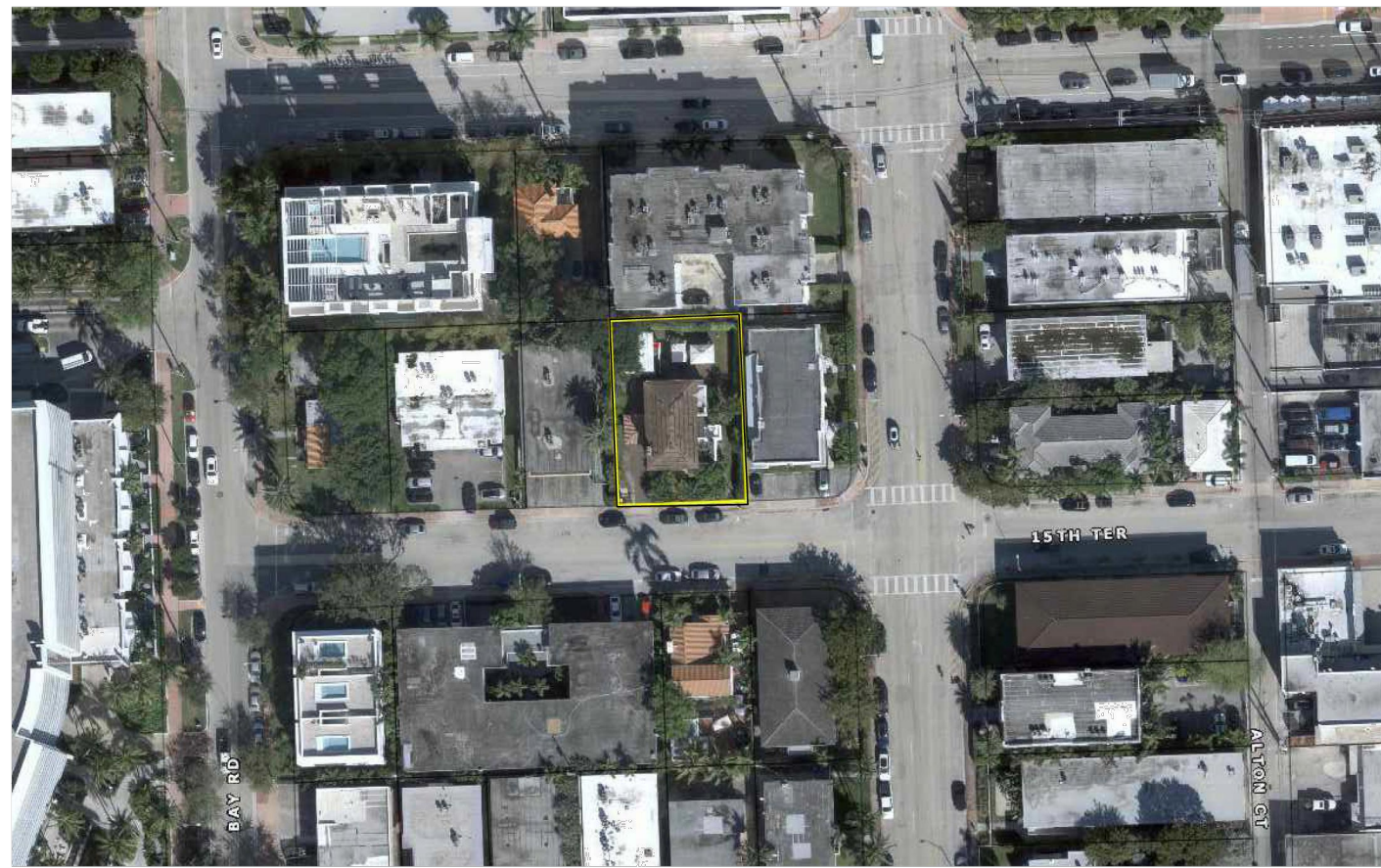
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by Anthony Leon
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c=Anthony
Leon,
dnQualifier=A01
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INC. C=US
Date:
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SHEET #
A-0.1
REFERENCE SURVEY



LOCATION
SCALE N.T.S



STREET VIEW 15 TER
SCALE N.T.S



STREET VIEW 15 TER
SCALE N.T.S



DRIVEWAY EXISTING
SCALE N.T.S



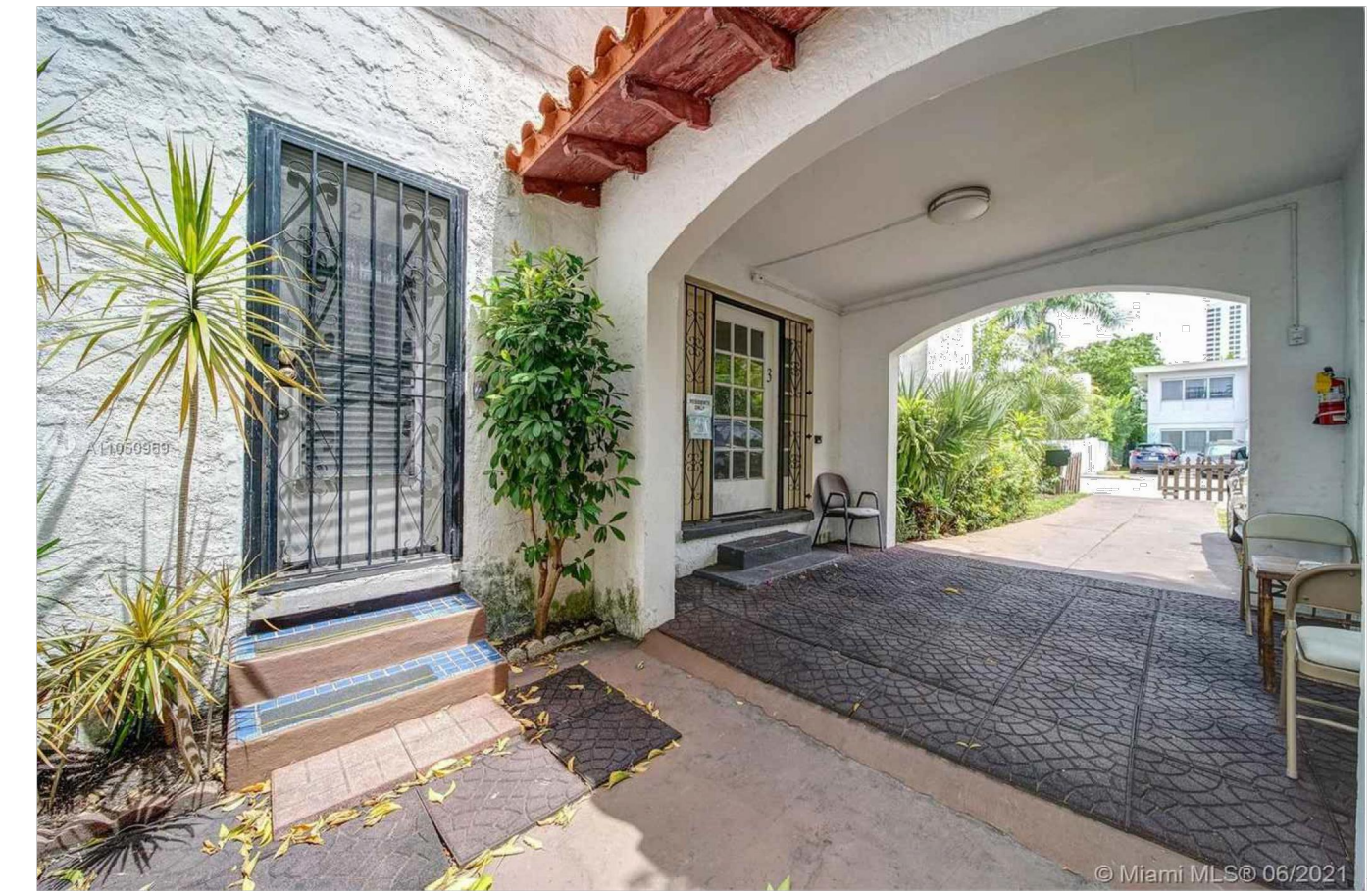
SIDEYARD EXISTING
SCALE N.T.S



BUILDING EXISTING
SCALE N.T.S



BUILDING EXISTING
SCALE N.T.S



BUILDING EXISTING
SCALE N.T.S



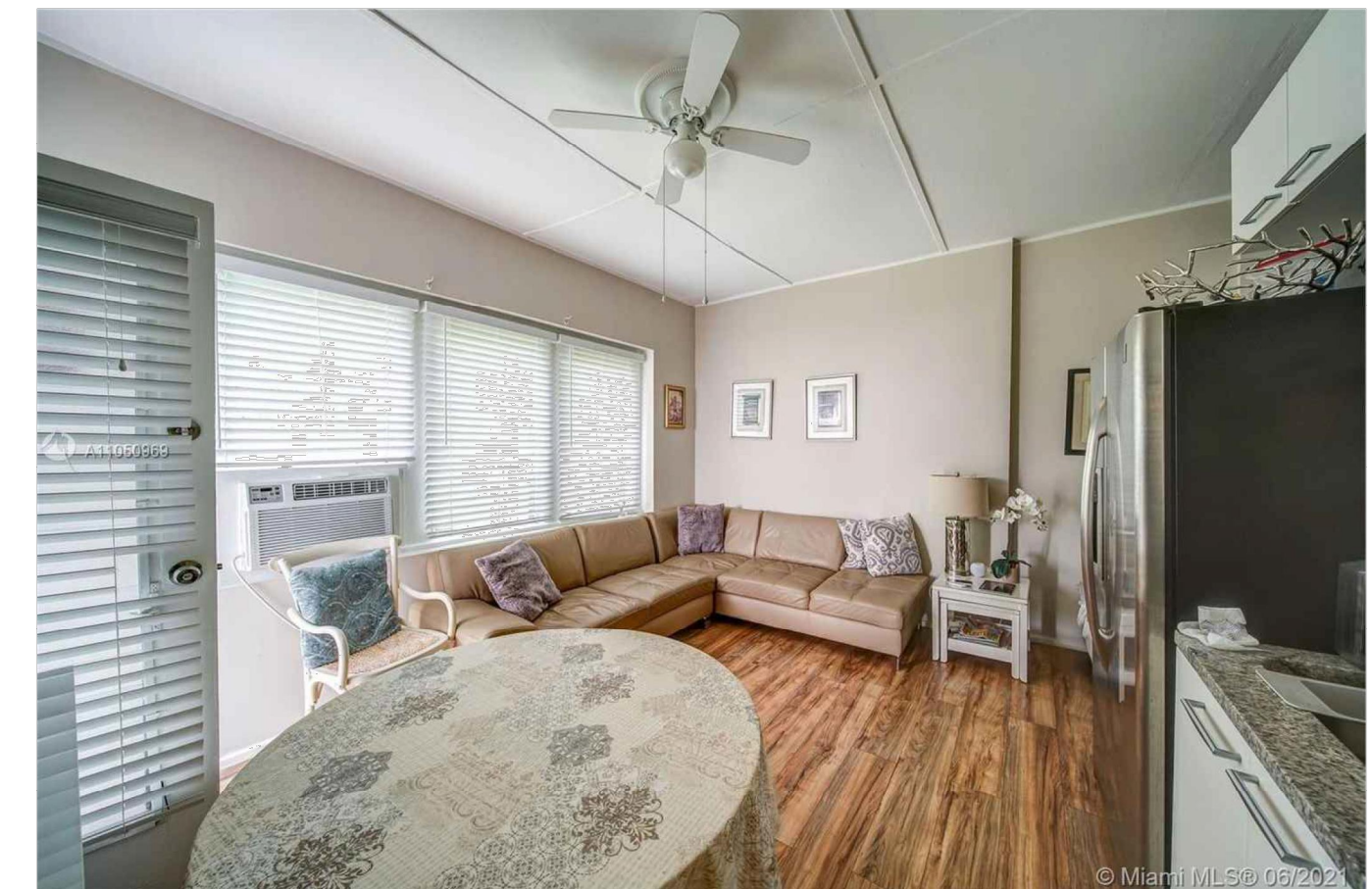
REAR YARD EXISTING
SCALE N.T.S



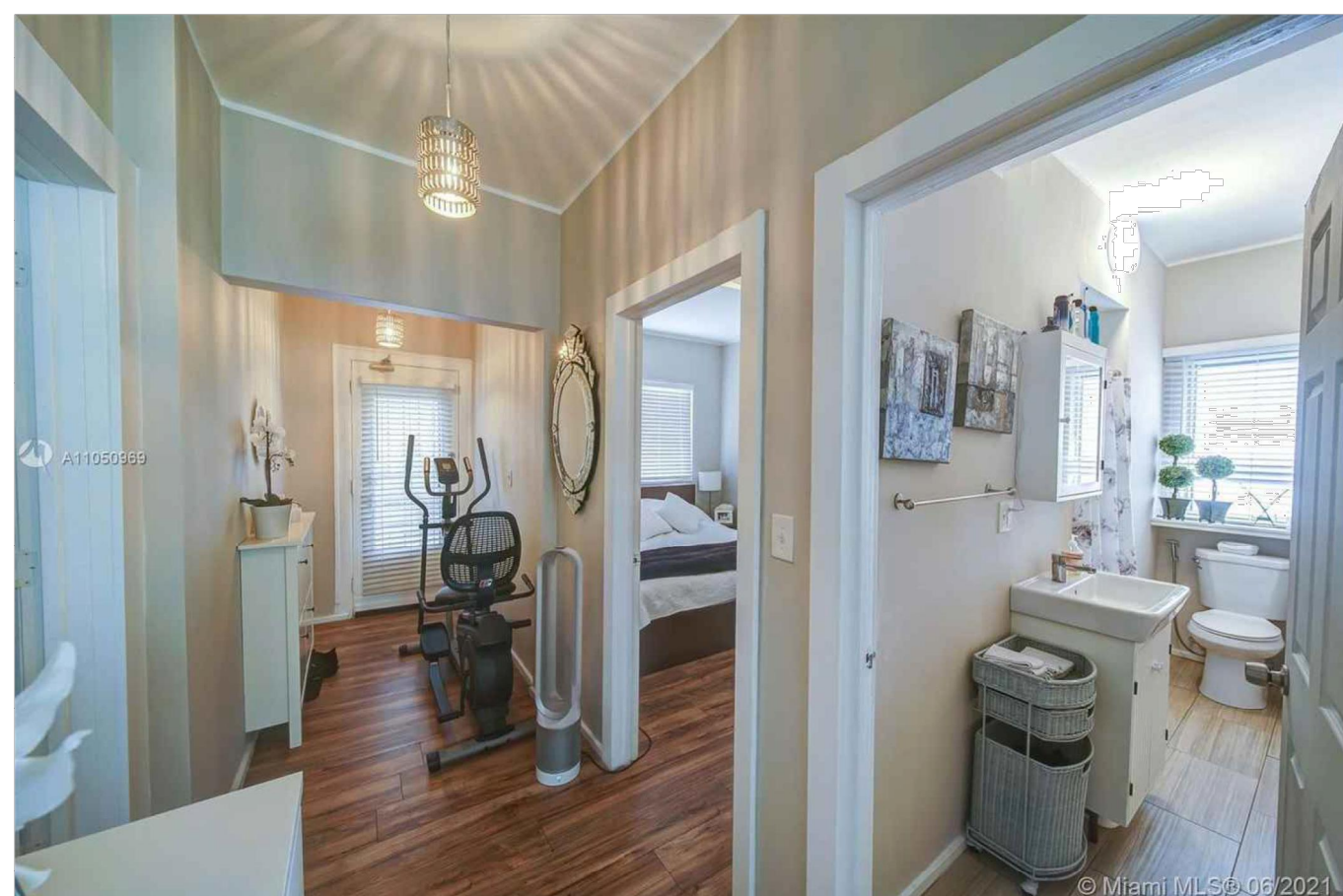
LIVING EXISTING
SCALE N.T.S



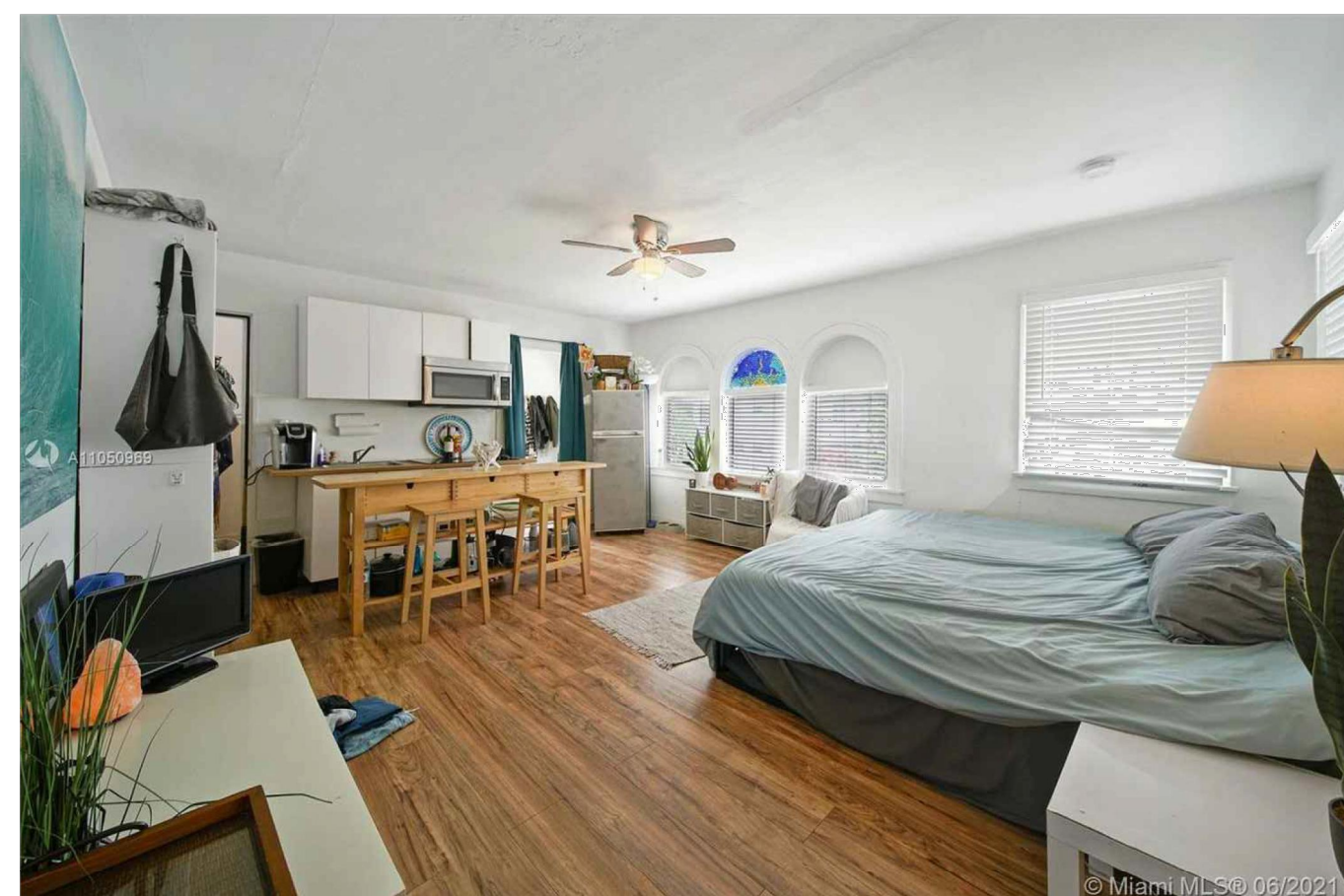
LIVING EXISTING
SCALE N.T.S



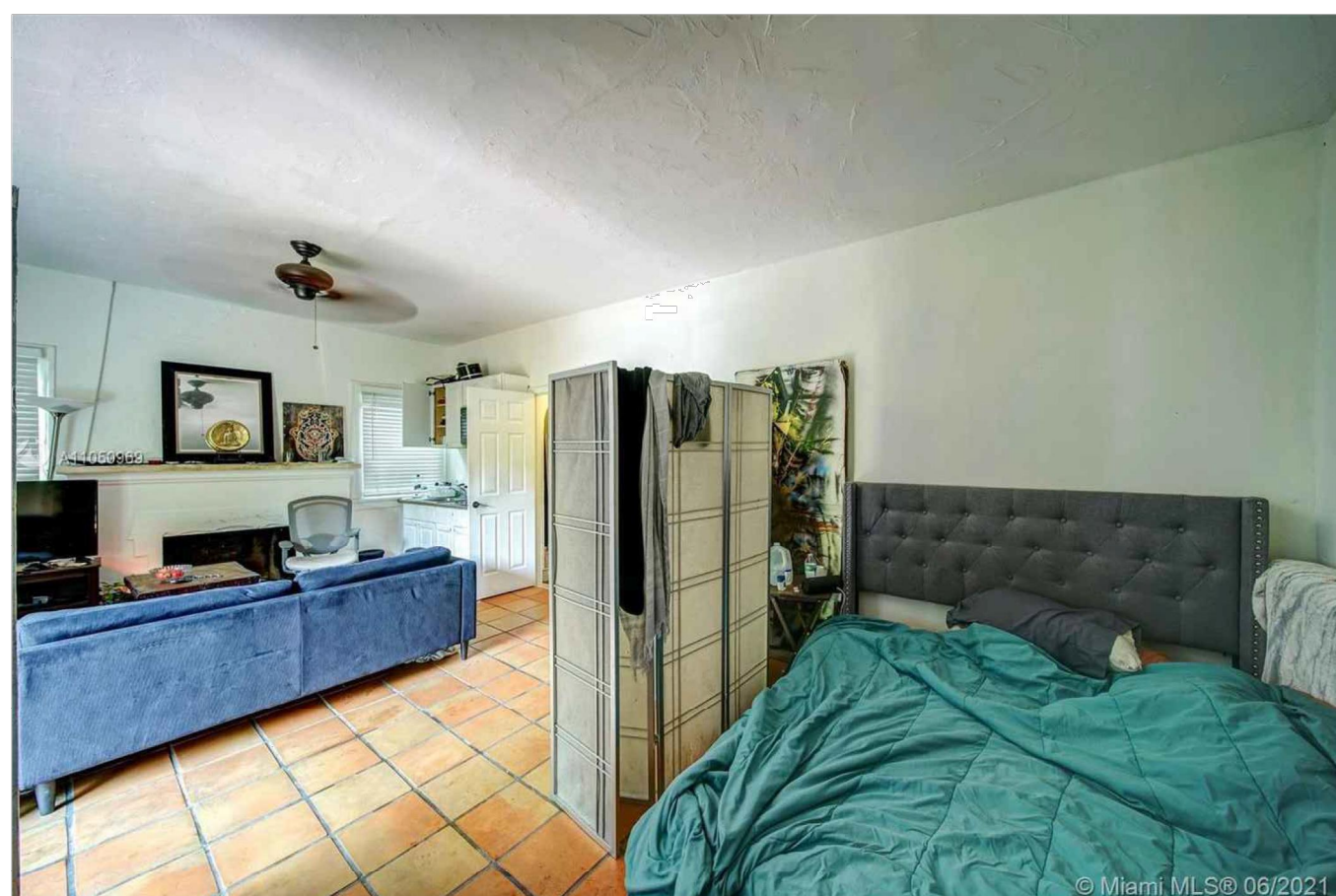
STUDIO EXISTING
SCALE N.T.S



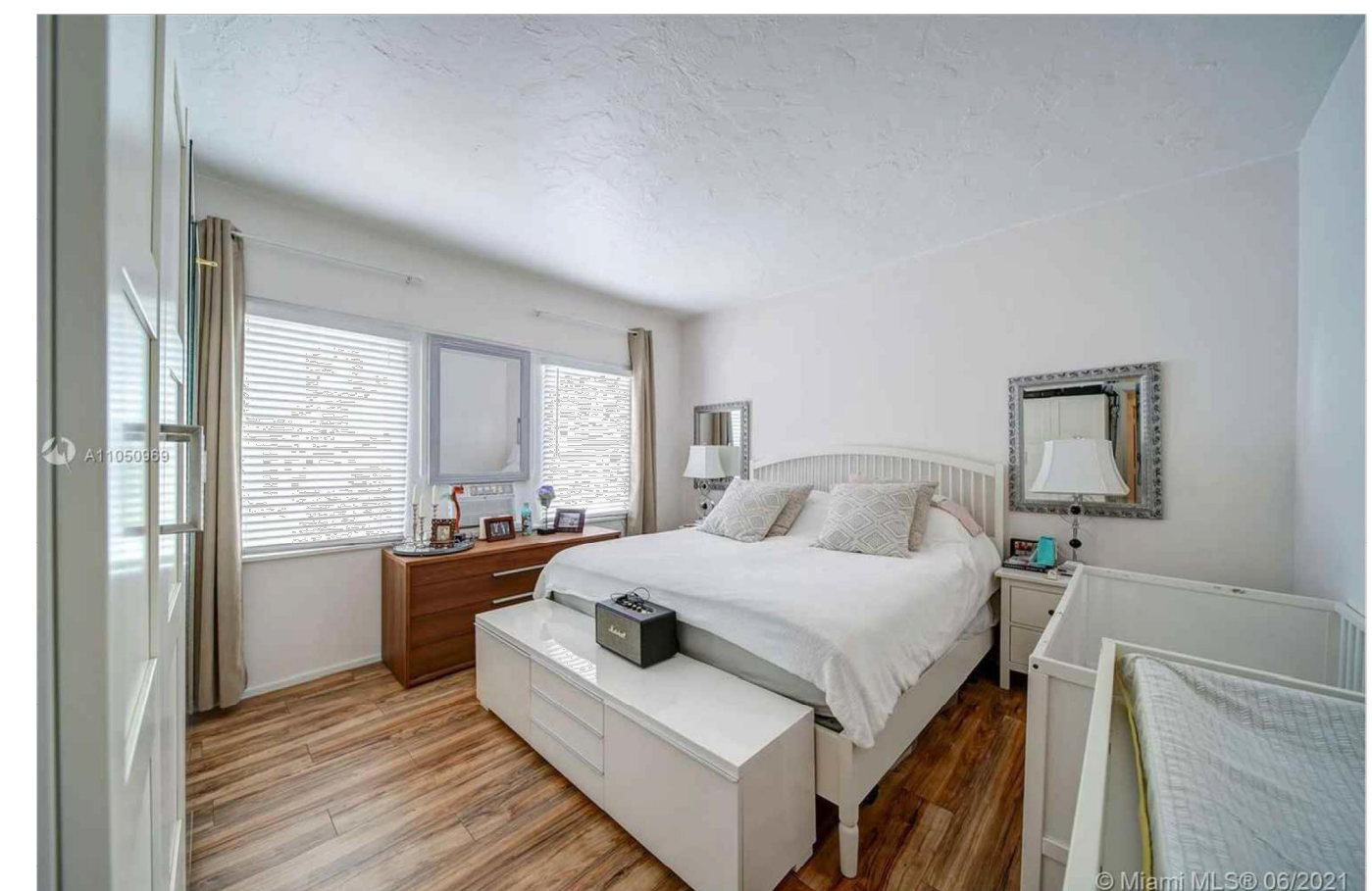
BATHROOM & BEDROOM EXISTING
SCALE N.T.S



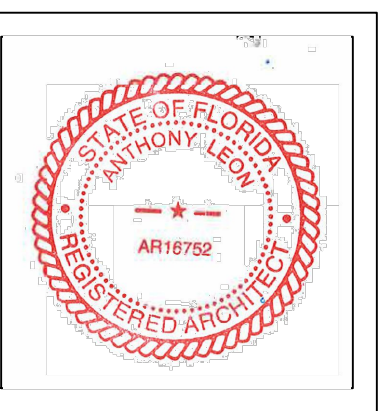
STUDIO EXISTING
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STUDIO EXISTING
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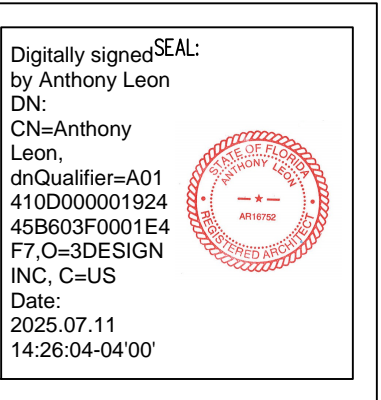


BEDROOM EXISTING
SCALE N.T.S



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SHEET #
A-0.2
EXISTING BUILDING PHOTOS



LOCATION MAP / AERIAL VIEW
N.T.S.

CODE SUMMARY:
 APPLICABLE CODES:
 Florida Building Code, Building - 2020, 7th Edition
 Florida Fire Prevention Code - 2020, 7th Edition
 City of Miami Beach Zoning Code - Latest Edition

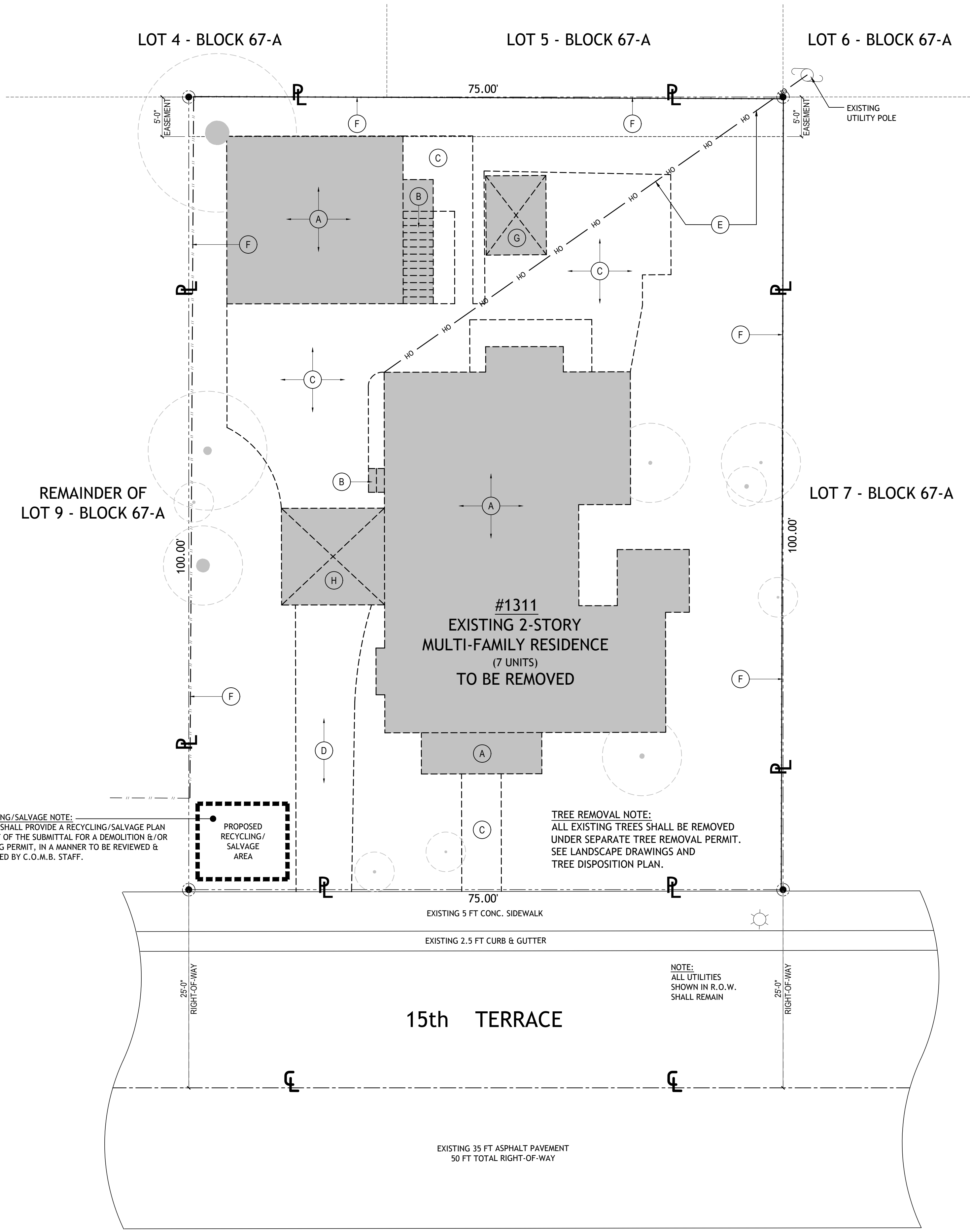
FOLIO NUMBER(S): 02-3233-016-0050

LEGAL DESCRIPTION:
 ALTON BEACH BAY FRONT RE-SUB, PB 16-1
 LOT 8 & E 1/2 LOT 9 BLK 67 A, LOT SIZE 75.000 X 100
 OR 17892-3688 1097 4, COC 22840-4139 11 2004 1

SITE INFORMATION:
 ZONING LAND USE:.....RM-1
 FLOOD ZONE:....."AE"
 BASE FLOOD ELEVATION:.....8 FT.

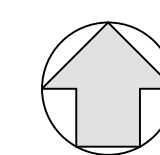
GENERAL DEMOLITION NOTES:

- 1) SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
- 2) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- 3) CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- 4) REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
- 5) ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
- 6) REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNUSABLE DEBRIS DAILY.
- 7) SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
- 8) VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
- 9) VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/ EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE.
- 10) DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED.
- 11) EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS; INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS.
- 12) COORDINATE CONSTRUCTION SITE ACCESS AND HOURS OF WORKING WITH THE OWNER.
- 13) AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING OUT AND LOCKING OUT ALL AFFECTED CIRCUITS PRIOR TO DEMOLITION WORK BEGINNING.
- 14) CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
- 15.) DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH:
 - A. STRUCTURAL CONTAINMENT, OR
 - B. WET DUST SUPPRESSION



DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"



LEGEND:

- TO REMAIN
- DEMOLITION

AREA OF DEMOLITION:

3,581 SQ. FT. (TOTAL)

DEMOLITION - Scope of Work Key

- (A) DEMOLISH EXISTING 2-STORY STRUCTURE IN ITS ENTIRETY, INCLUDING ANY/ALL SHALLOW FOUNDATIONS, AND CAP ALL UTILITIES (ELECTRIC, PLUMBING, GAS, ETC.) AT THE SOURCE.
- (B) REMOVE CONCRETE STAIRS / LANDING
- (C) REMOVE CONCRETE WALKWAY / SLAB
- (D) REMOVE PAVED DRIVEWAY
- (E) COORDINATE WITH FPL TO DISCONNECT EXISTING OVERHEAD ELECTRICAL SERVICE DROP AT THE EXISTING POWER POLE.
- (F) REMOVE FENCING
- (G) REMOVE SHED
- (H) REMOVE CARPORT

PUBLIC WORKS NOTES:

EROSION AND SEDIMENTATION CONTROL

1. THE INLET PROTECTION DEVICE OF THE PUBLIC STORM DRAIN SHALL BE CONSTRUCTED TO FACILITATE THE CLEANOUT AND DISPOSAL OF TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
2. THE INLET PROTECTION DEVICES SHALL BE CONSTRUCTED SO THAT ANY RESULTANT PONDING OR STORMWATER WILL NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
3. THE DRAINAGE AREA SHALL BE NO GREATER THAN 1 ACRE
4. PROVIDE SILT FENCE AROUND EXCAVATION

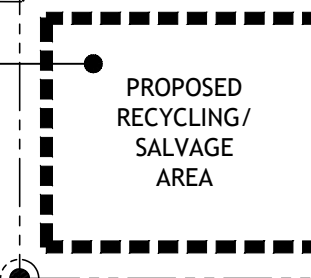
DEMOLITION AND DUST CONTROL

1. DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH
 - A. STRUCTURAL CONTAINMENT OR
 - B. WET DUST SUPPRESSION

WORK IN RIGHT-OF-WAY

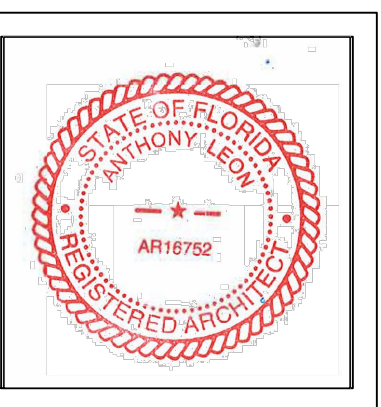
1. A CITY OF MIAMI BEACH RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED PRIOR TO STARTING ANY DEMOLITION, &/OR CONSTRUCTION ACTIVITY, &/OR USE OF EQUIPMENT INSIDE THE RIGHT-OF-WAY.
2. ANY WORK &/OR IMPROVEMENT WITHIN THE RIGHT-OF-WAY OR EASEMENTS, INCLUDING LANDSCAPE & IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS RIGHT-OF-WAY CONSTRUCTION PERMIT.
3. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PLANNING DEPT. & URBAN FORESTER PRIOR TO APPLYING FOR A PUBLIC WORKS DEPT. RIGHT OR WAY CONSTRUCTION PERMIT.
4. CONCRETE DECORATIVE REQUIRES A CITY OF MIAMI BEACH RIGHT-OF-WAY PERMIT FOR CONCRETE DECORATIVE DRIVEWAY CONNECTIONS PER PUBLIC WORKS MANUAL, PART 1, SECTION 2.A.4.

RECYCLING/SALVAGE NOTE:
 THE GC SHALL PROVIDE A RECYCLING/SALVAGE PLAN AS PART OF THE SUBMITTAL FOR A DEMOLITION &/OR BUILDING PERMIT, IN A MANNER TO BE REVIEWED & APPROVED BY C.O.M.B. STAFF.



TREE REMOVAL NOTE:
 ALL EXISTING TREES SHALL BE REMOVED UNDER SEPARATE TREE REMOVAL PERMIT. SEE LANDSCAPE DRAWINGS AND TREE DISPOSITION PLAN.

NOTE:
 ALL UTILITIES SHOWN IN R.O.W. SHALL REMAIN



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 ANTHONY LEON
 001676Z

DESIGN ARCHITECTURE

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Digitally signed SEAL:
 by Anthony Leon
 DN: cn=Anthony Leon, o=Qualifier=A01 410000001924 458603F0001E4 F70a3DESIGN INC. C=US
 Date: 2025.07.11 14:26:06-04'00'

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 at:
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SHEET #
A-0.3
 DEMOLITION PLAN

AREA OF WORK
1311 15th TER



 **LOCATION**
SCALE N.T.S



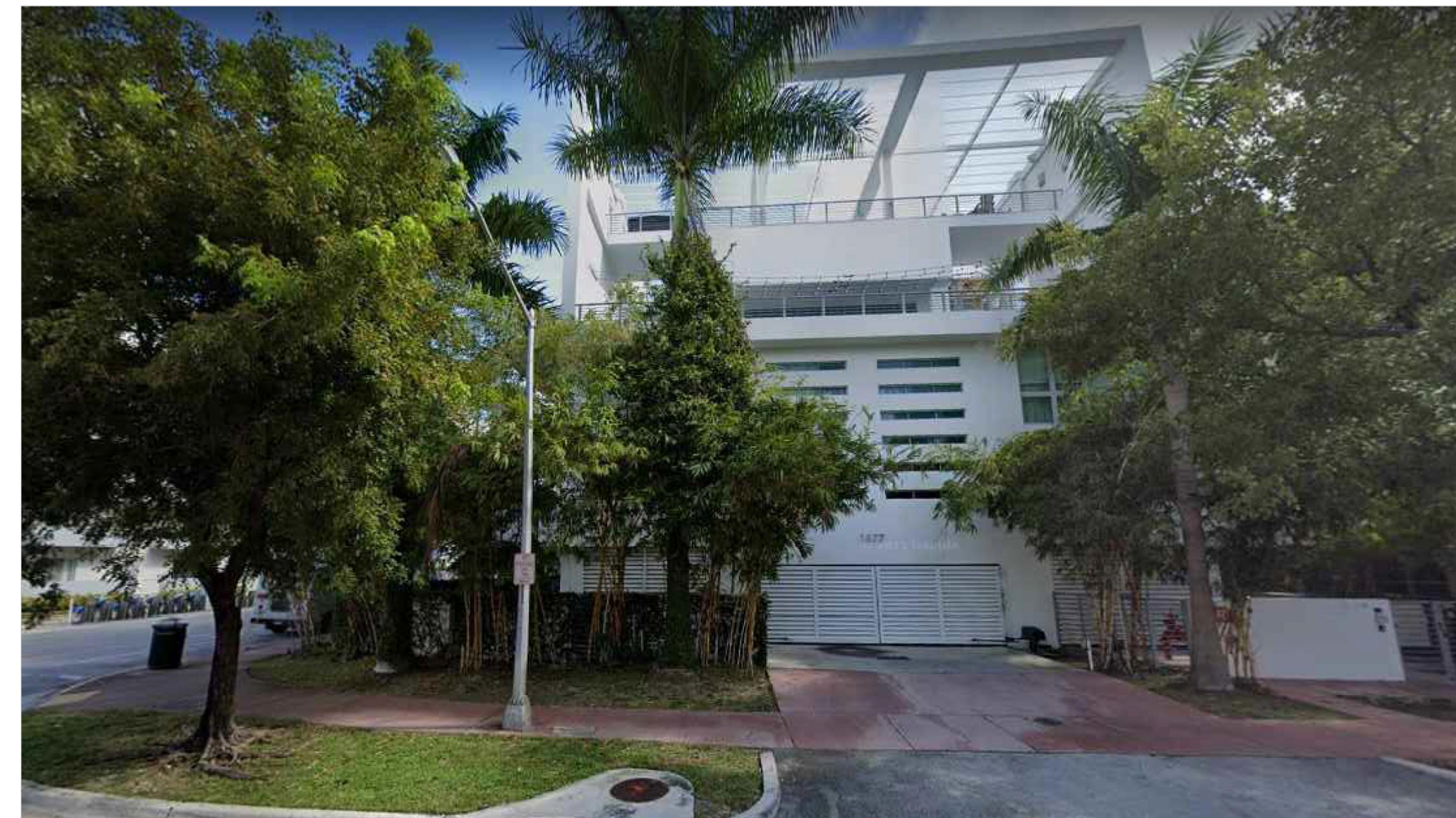
1501 BAY RD
SCALE N.T.S



1335 15 TER
SCALE N.T.S



1560 WEST AVE
SCALE N.T.S



1577 BAY RD
SCALE N.T.S



1501 BAY RD
SCALE N.T.S



1445 WEST AVE
SCALE N.T.S



1535 WEST AVE
SCALE N.T.S



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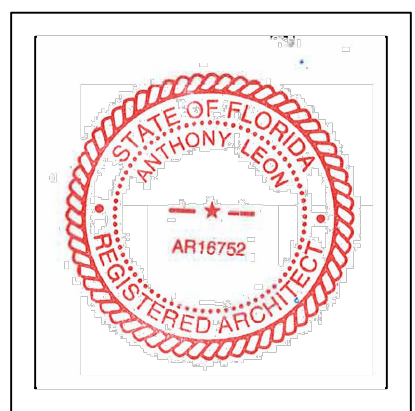
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by Anthony Leon
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DRB25-1094 (FKA DRB22-0825)
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at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

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SHEET #
A-0.5
CONTEXT PICTURES



AAC003669
ANTHONY LEON
0016782

DESIGN
ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
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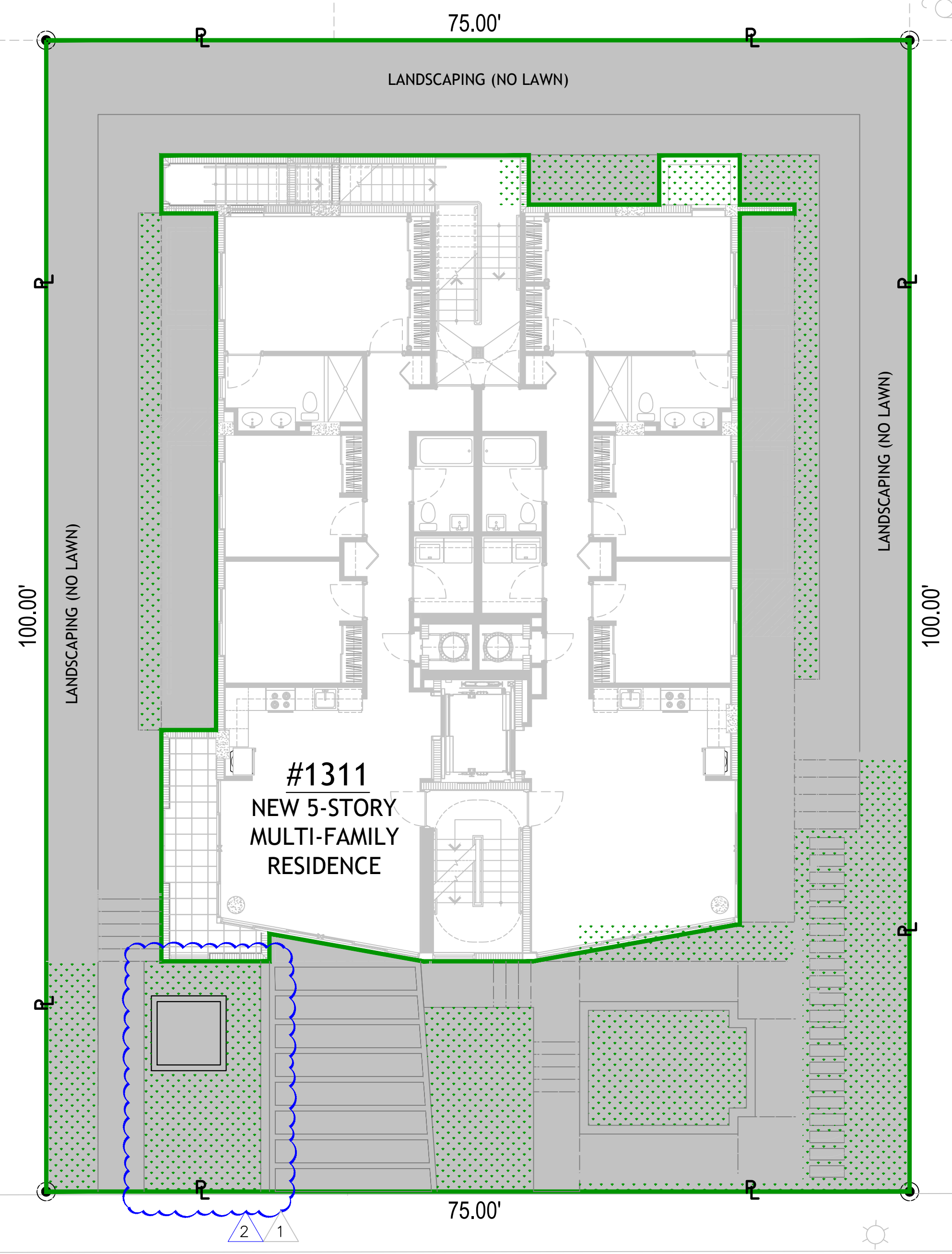
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by Anthony Leon
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c=Anthony
Leon,
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INC. C=US
Date:
2025.07.11
14:26:14-04'00'

DRB25-1094 (EKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:
1 06-16-2025
2 07-13-2025

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.
SHEET #
A-1.1
LOT COVERAGE & OPEN SPACE DIAGRAMS

LOT AREA: 7,500 Sq. Ft.

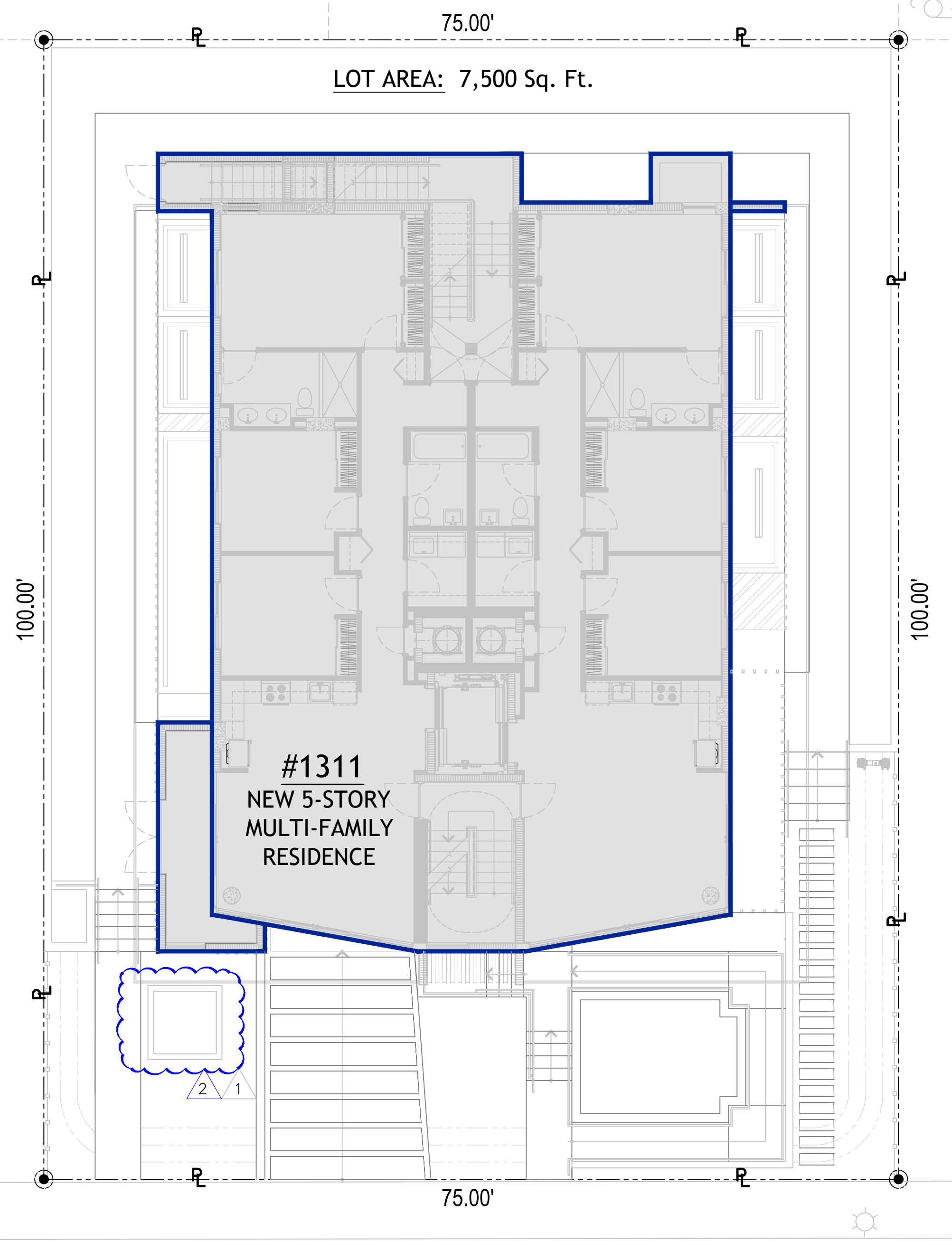


#1311
NEW 5-STORY
MULTI-FAMILY
RESIDENCE

15th TERRACE

OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"
SECTION 126 - TABLE "A"

LOT AREA: 7,500 Sq. Ft.



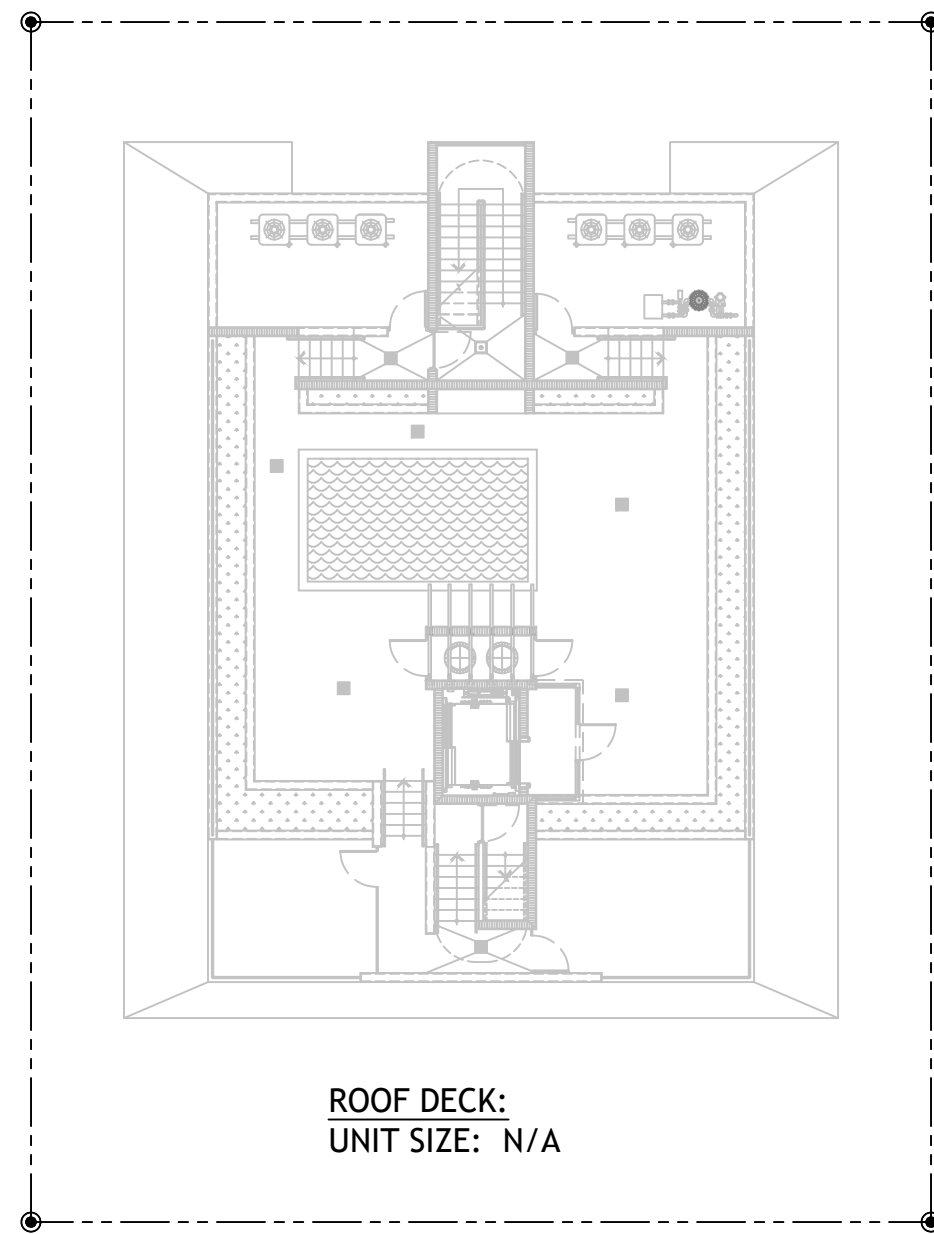
#1311
NEW 5-STORY
MULTI-FAMILY
RESIDENCE

15th TERRACE

LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

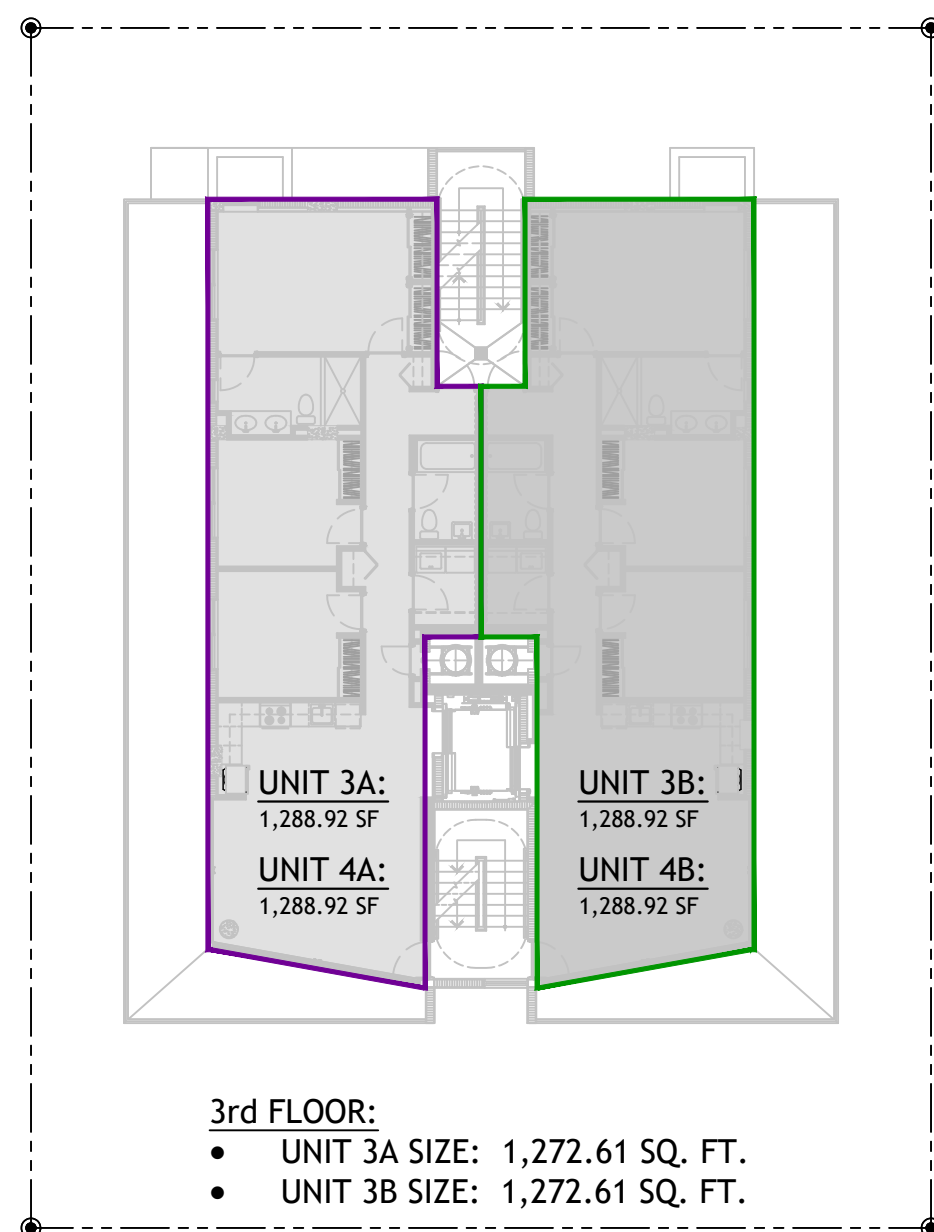
PVIOUS OPEN SPACE TABLE:			GREEN SPACE TABLE:		
55% of LOT AREA (Lot Area = 7,500 Sq. Ft.)	MIN. REQD. 4,125 SF	PROPOSED 4,285.70 SF (57.14%)	30% of OPEN SPACE (Open Space = 4,285.70 Sq. Ft.)	MAX. LAWN AREA 1,285.71 SF	PROPOSED 1,171.26 SF (27.33%)
PVIOUS OPEN AREA:.....		4,285.70 SF	GREEN SPACE:.....		1,171.26 SF

LOT COVERAGE:		
MAX. 45% of LOT AREA (Lot Area = 7,500 Sq. Ft.)	MAX. ALLOWED 3,375 SF	PROPOSED 3,214.30 SF (42.86%)
AREA OF PROPOSED LOT COVERAGE:.....		3,214.30 SF



ROOF DECK:
UNIT SIZE: N/A

UNIT SIZE DIAGRAM - ROOF DECK
SCALE: 1/16" = 1'-0"



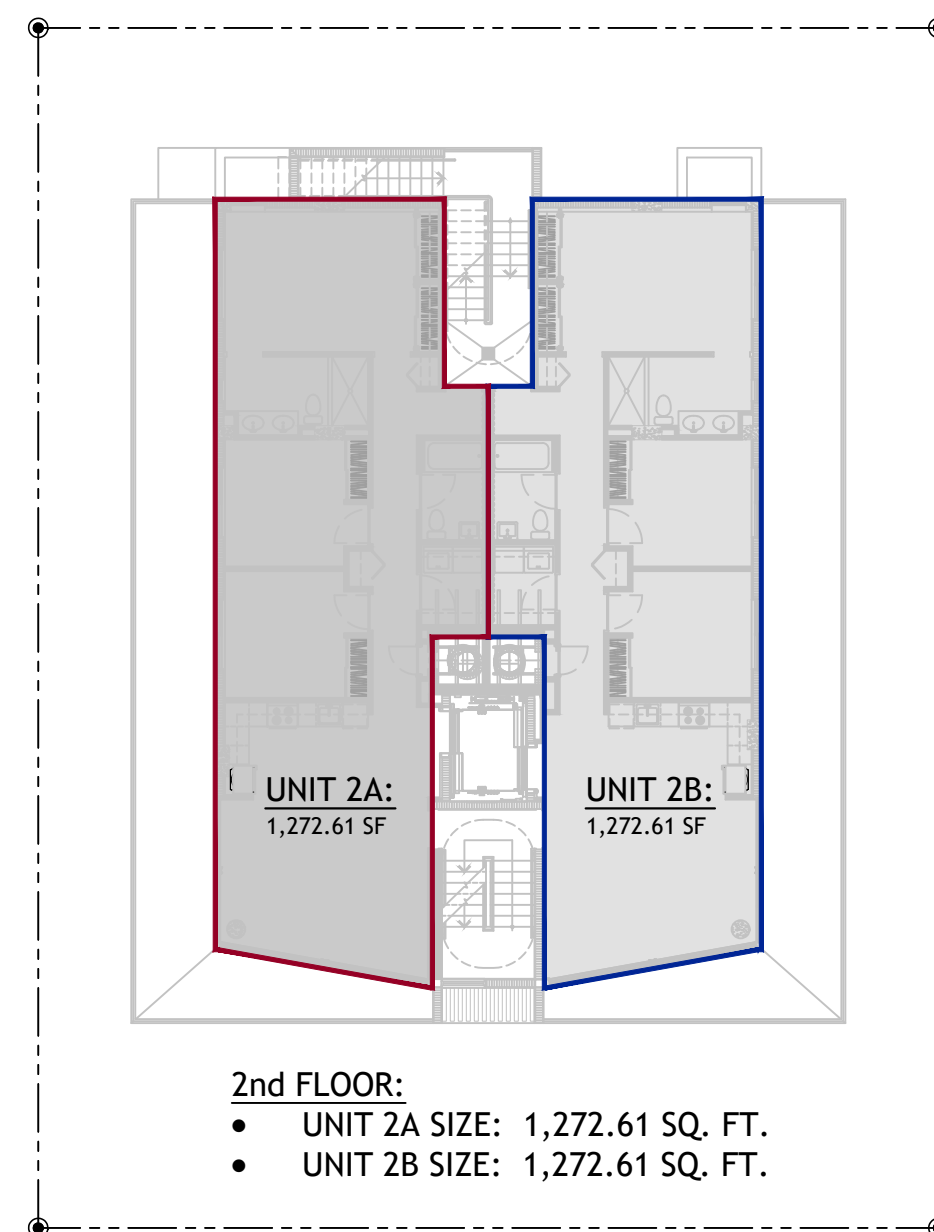
UNIT 3A:
1,288.92 SF
UNIT 3B:
1,288.92 SF
UNIT 4A:
1,288.92 SF
UNIT 4B:
1,288.92 SF

3rd FLOOR:
• UNIT 3A SIZE: 1,272.61 SQ. FT.
• UNIT 3B SIZE: 1,272.61 SQ. FT.

4th FLOOR:
• UNIT 4A SIZE: 1,272.61 SQ. FT.
• UNIT 4B SIZE: 1,272.61 SQ. FT.

UNIT SIZE DIAGRAM - 3rd & 4th FLOORS
SCALE: 1/16" = 1'-0"

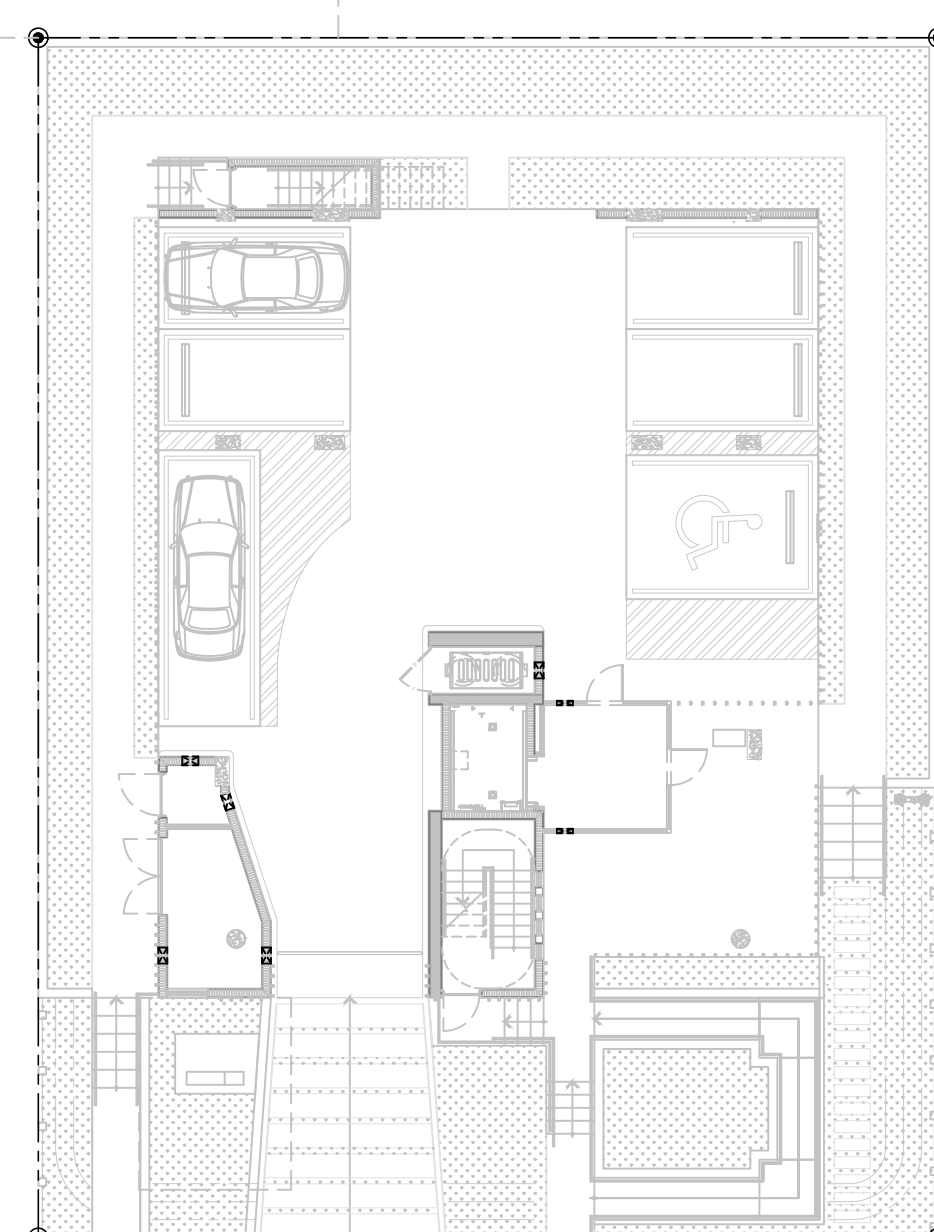
UNIT SIZE DIAGRAMS



UNIT 2A:
1,272.61 SF
UNIT 2B:
1,272.61 SF

2nd FLOOR:
• UNIT 2A SIZE: 1,272.61 SQ. FT.
• UNIT 2B SIZE: 1,272.61 SQ. FT.

UNIT SIZE DIAGRAM - 2nd FLOOR
SCALE: 1/16" = 1'-0"



1st FLOOR:
UNIT SIZE: N/A

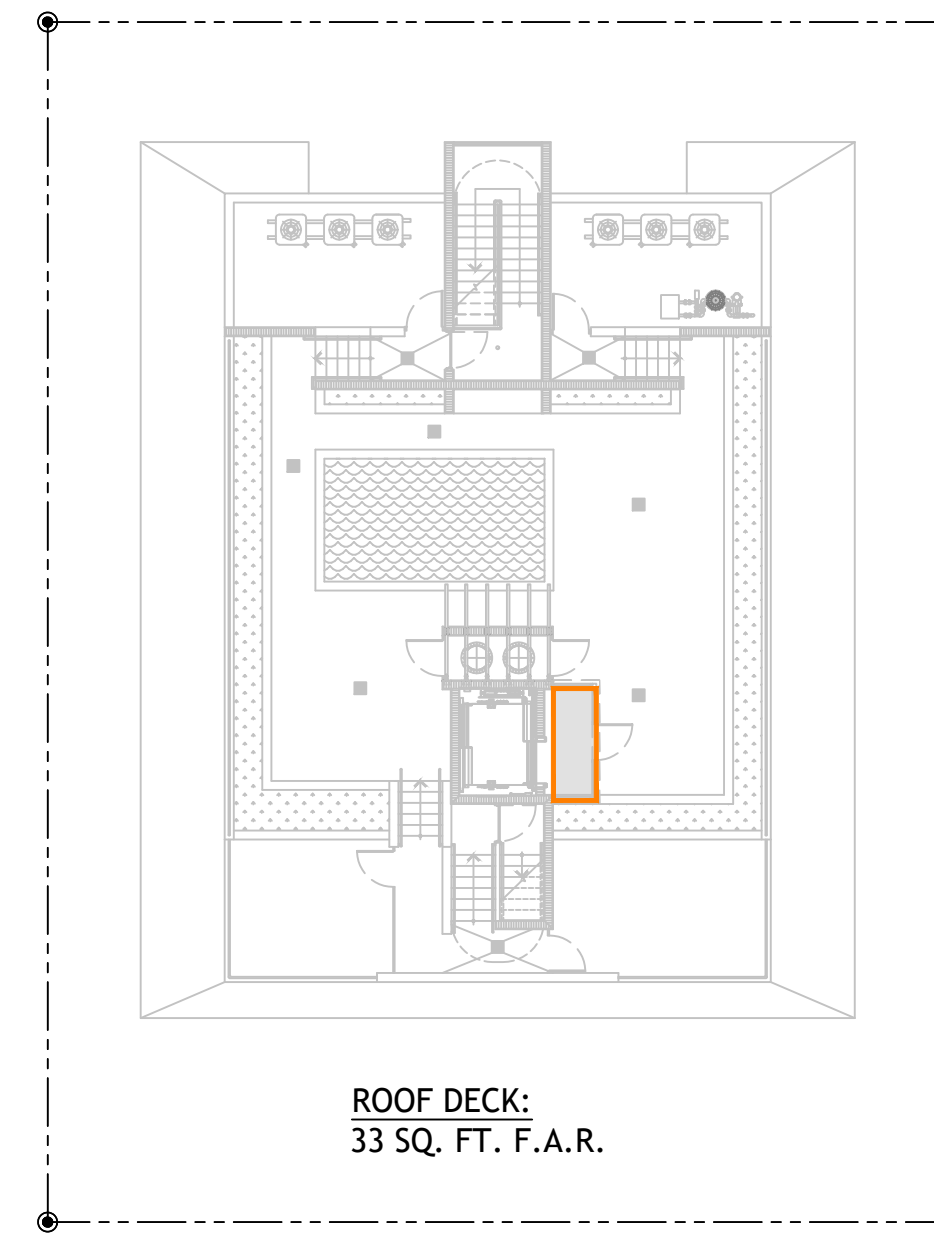
UNIT SIZE DIAGRAM - 1st FLOOR
SCALE: 1/16" = 1'-0"

UNIT SIZE DIAGRAMS:

MINIMUM ALLOWED	PROPOSED ALLOWED	MINIMUM AVG. UNIT SIZE	PROPOSED AVG. UNIT SIZE
550 SF	1,272.61 SF	800 SF	1,272.61 SF

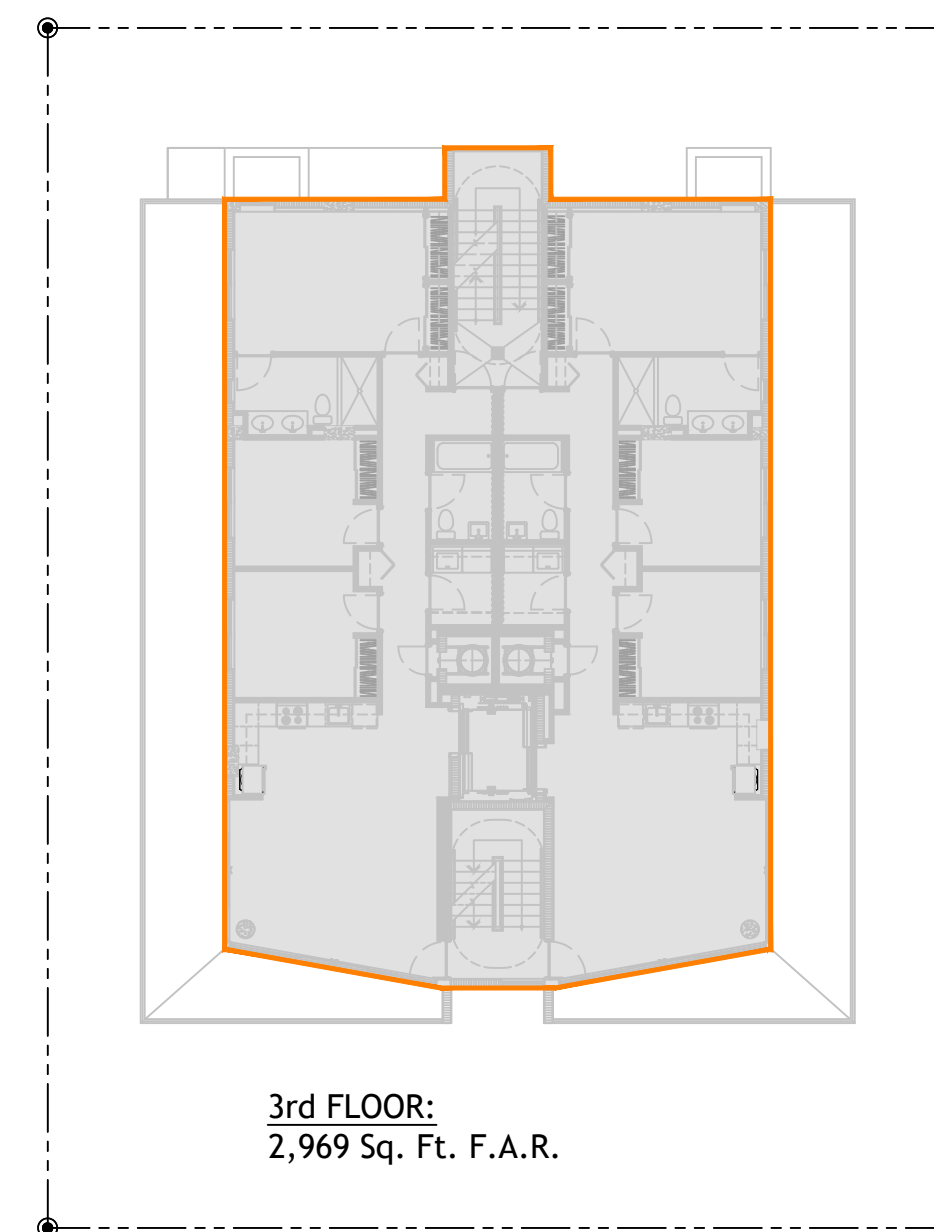
PROPOSED

- UNIT 2A UNIT SIZE AREA.....1,272.61 SF
- UNIT 2B UNIT SIZE AREA.....1,272.61 SF
- UNIT 3A UNIT SIZE AREA.....1,272.61 SF
- UNIT 4A UNIT SIZE AREA.....1,272.61 SF
- UNIT 3B UNIT SIZE AREA.....1,272.61 SF
- UNIT 4B UNIT SIZE AREA.....1,272.61 SF



ROOF DECK:
33 SQ. FT. F.A.R.

F.A.R. DIAGRAM - ROOF DECK
SCALE: 1/16" = 1'-0"

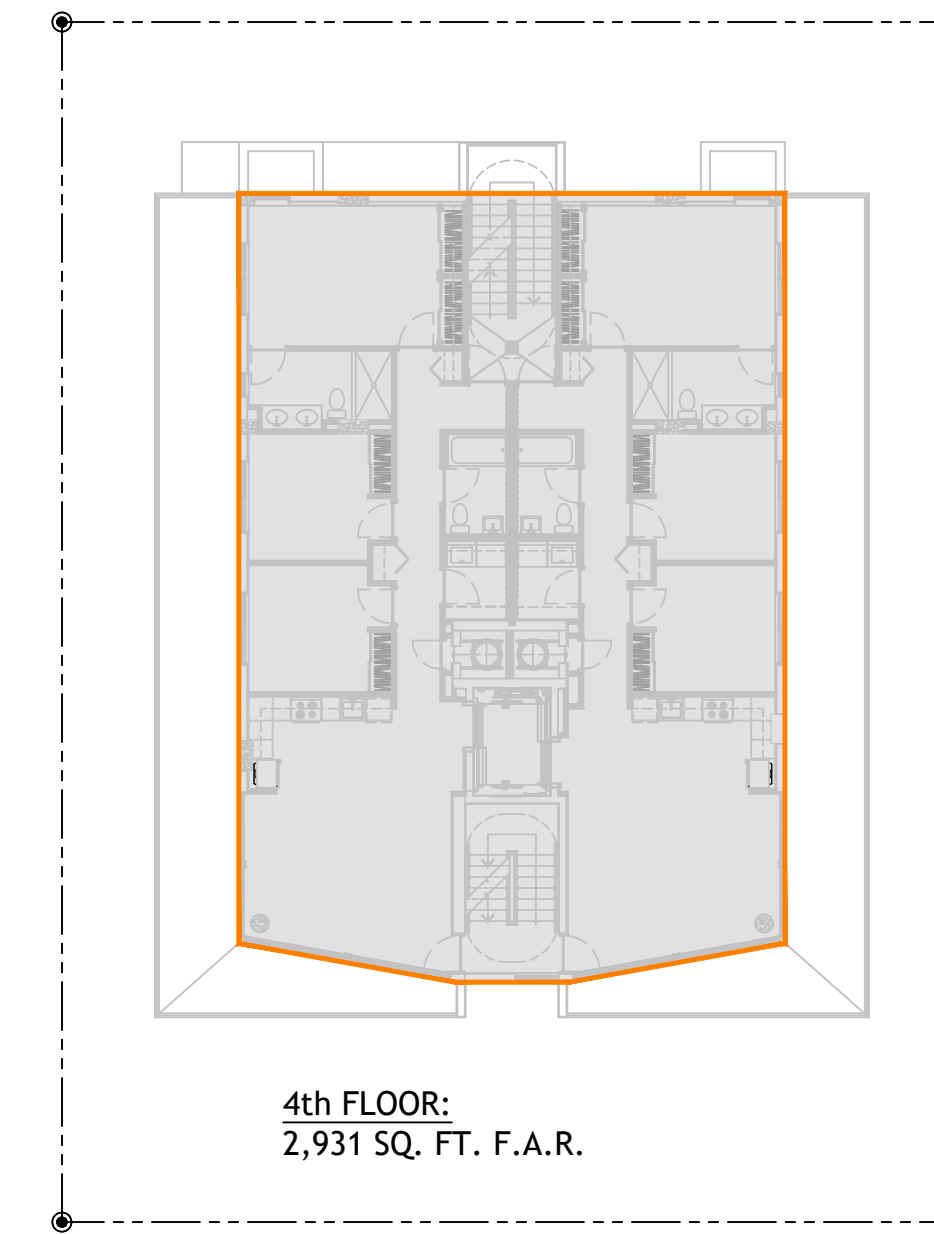


3rd FLOOR:
2,969 Sq. Ft. F.A.R.

F.A.R. DIAGRAM - 3rd FLOOR
SCALE: 1/16" = 1'-0"

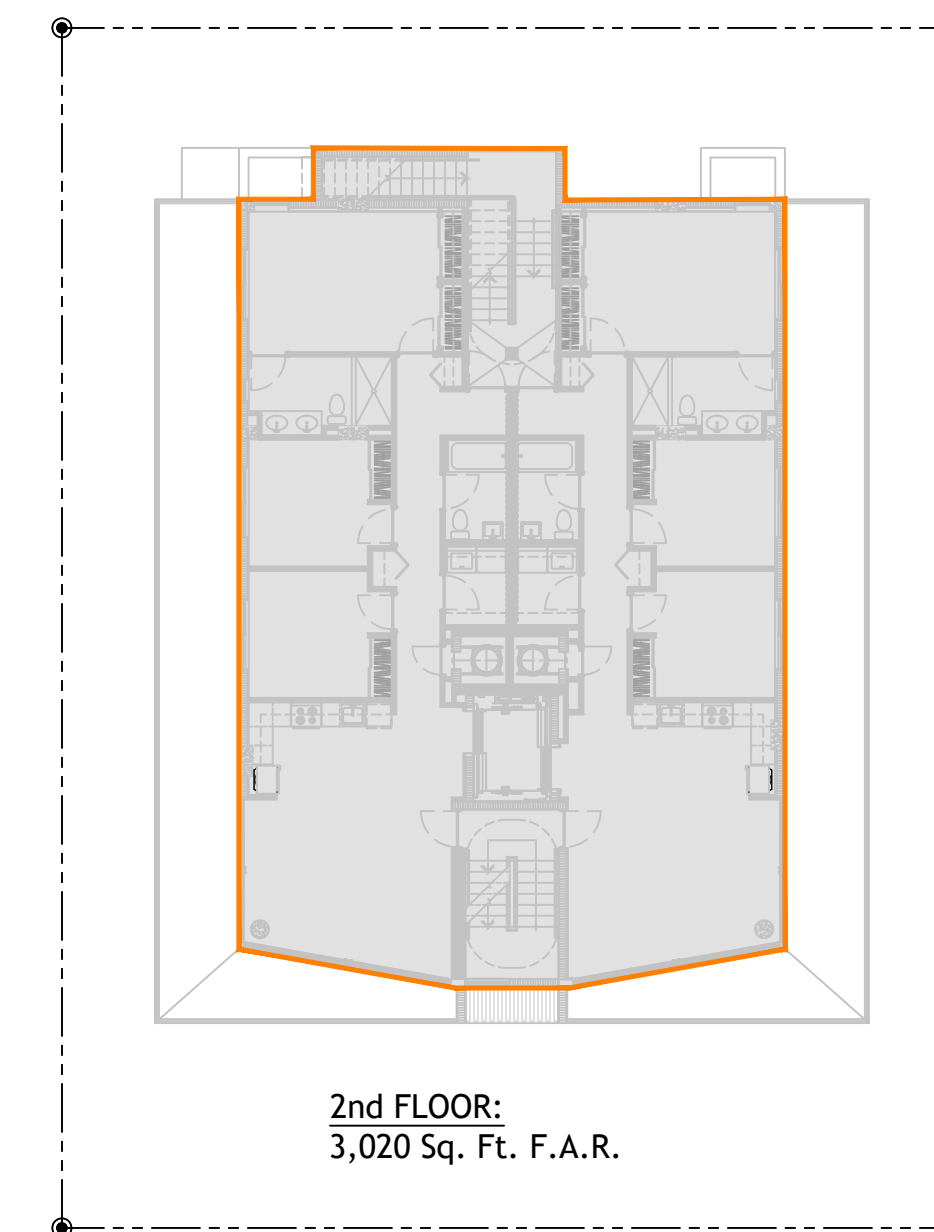
F.A.R. TABLE:	MAX. ALLOWED	PROPOSED
MAX. F.A.R. = 1.25 (Lot Area = 7,500 Sq. Ft.)	9,375 SF	9,360 SF (1.248 F.A.R.)
AREA OF PROPOSED F.A.R.:	9,360 SF	
• 1st FLOOR.....	407 SF	
• 2nd FLOOR.....	3,020 SF	
• 3rd FLOOR.....	2,969 SF	
• 4th FLOOR.....	2,931 SF	
• ROOF.....	33 SF	

F.A.R. DIAGRAMS



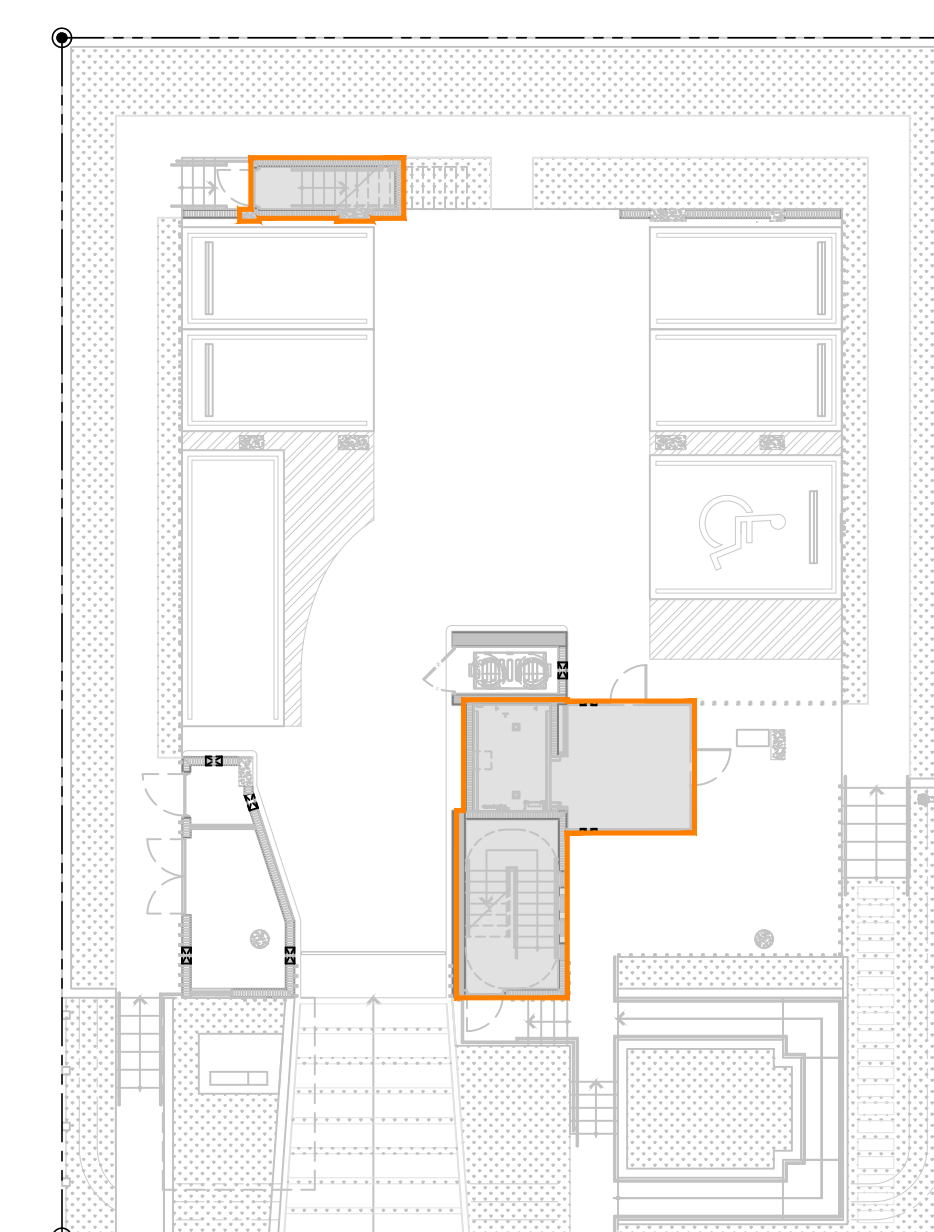
4th FLOOR:
2,931 SQ. FT. F.A.R.

F.A.R. DIAGRAM - 4th FLOOR
SCALE: 1/16" = 1'-0"



2nd FLOOR:
3,020 Sq. Ft. F.A.R.

F.A.R. DIAGRAM - 2nd FLOOR
SCALE: 1/16" = 1'-0"



1st FLOOR:
407 Sq. Ft. F.A.R.

F.A.R. DIAGRAM - 1st FLOOR
SCALE: 1/16" = 1'-0"



A00003669
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE

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INC. C=US
Date:
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DRB25-1094 (FKA DRB22-0825)

NEW APARTMENT BUILDING

at:
1311 15th TERRACE

City of Miami Beach, FL 33139

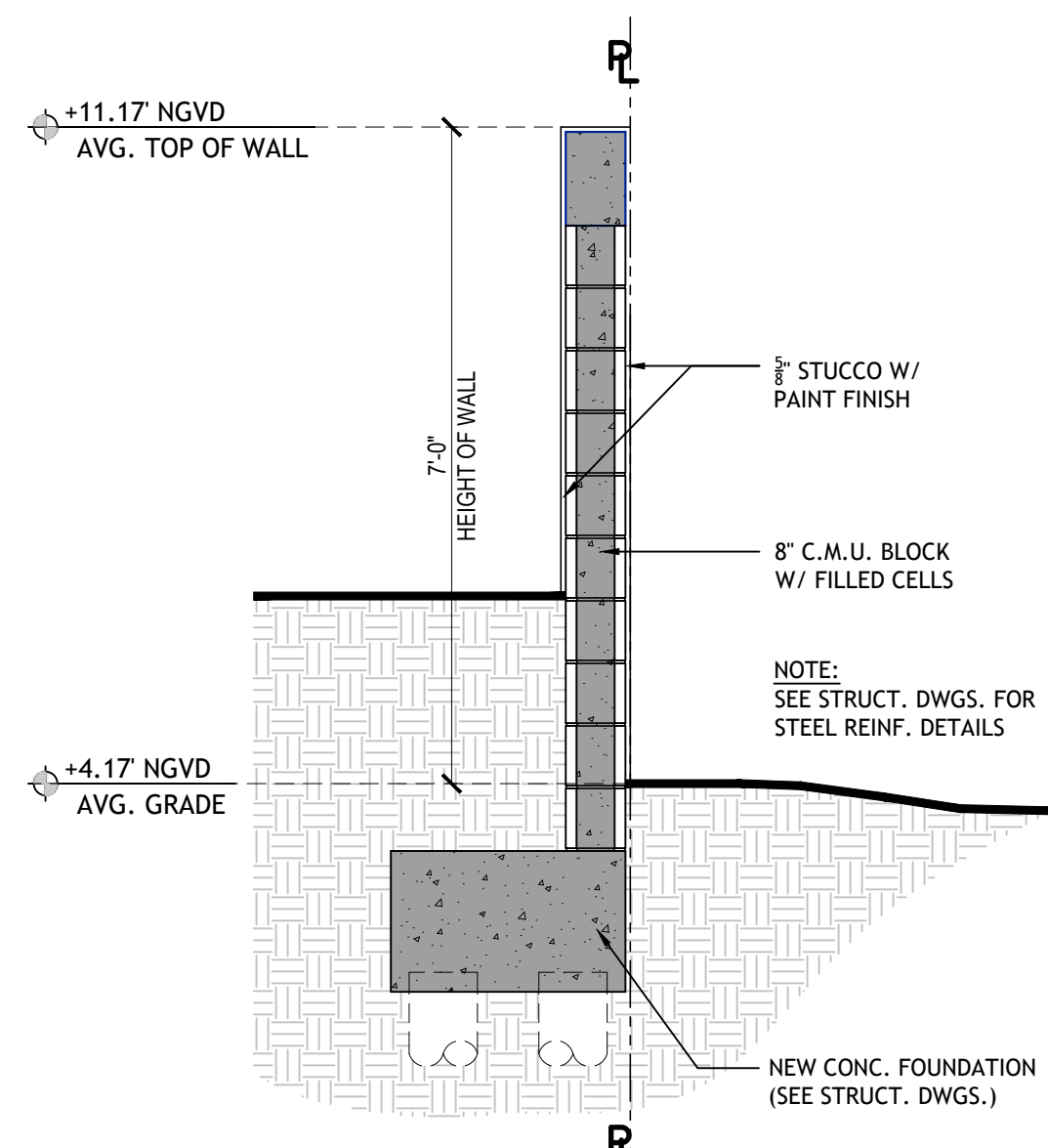
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SHEET #:

A-1.2

F.A.R. & UNIT SIZE DIAGRAMS



1 PRIVACY/RETAINING WALL DETAIL
SCALE: 1/2" = 1'-0"

FLOOD VENT CALCULATIONS: (1st Floor)
per FEMA & NIP: Section 44CFR60.3, ASCE 24-14 Section 2.7, FBCR Section R322.2.2.1

FLOOD:
1 SQ. IN. OF FLOOD VENT PER EACH S.F. OF AREA TO VENT

LEGEND: [Symbol] AREA TO VENT

STAIR #1:
AREA TO VENT / REQ'D. OPENINGS FOR FLOOD..... N/A

STAIR #2:
AREA TO VENT / REQ'D. OPENINGS FOR FLOOD..... N/A

DUMPSTER ENCLOSURE:
AREA TO VENT / REQ'D. OPENINGS FOR FLOOD..... 33.33 SQ. FT.

#1540-520
1 Engineered Vent (200 Sq. In.) + 3.5 Sq. Ft. opening = **203.5 SQ. FT. PROVIDED**

BIKES ROOM:
AREA TO VENT / REQ'D. OPENINGS FOR FLOOD..... 94.87 SQ. FT.

#1540-520
2 ENGINEERED VENTS (MIN. REQ'D.) X 200 SQ. FT. = **400 SQ. FT. PROVIDED**

LV / ELECTRICAL ROOM:
AREA TO VENT / REQ'D. OPENINGS FOR FLOOD..... 22.57 SQ. FT.

#1540-520
2 ENGINEERED VENTS (MIN. REQ'D.) X 200 SQ. FT. = **400 SQ. FT. PROVIDED**

LOBBY:
AREA TO VENT / REQ'D. OPENINGS FOR FLOOD..... 105.71 SQ. FT.

#1540-520
2 ENGINEERED VENTS (MIN. REQ'D.) X 200 SQ. FT. = **400 SQ. FT. PROVIDED**

NOTES:
1.) NO LOUVER, SCREEN, OR OTHER OPENING COVER SHALL BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.
2.) FOR GUIDANCE ON OPENINGS, REFERENCE FEMA Technical Bulletin 1, Latest Edition.
3.) OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.

Model Number	Description	Flood Coverage	Air Ventilation
1540-520	FLOOD VENT	200 sq. ft.	n/a
Vent Size		Rough Opening	
16-in. x 8-in.		16 1/4-in. x 8 1/4-in.	

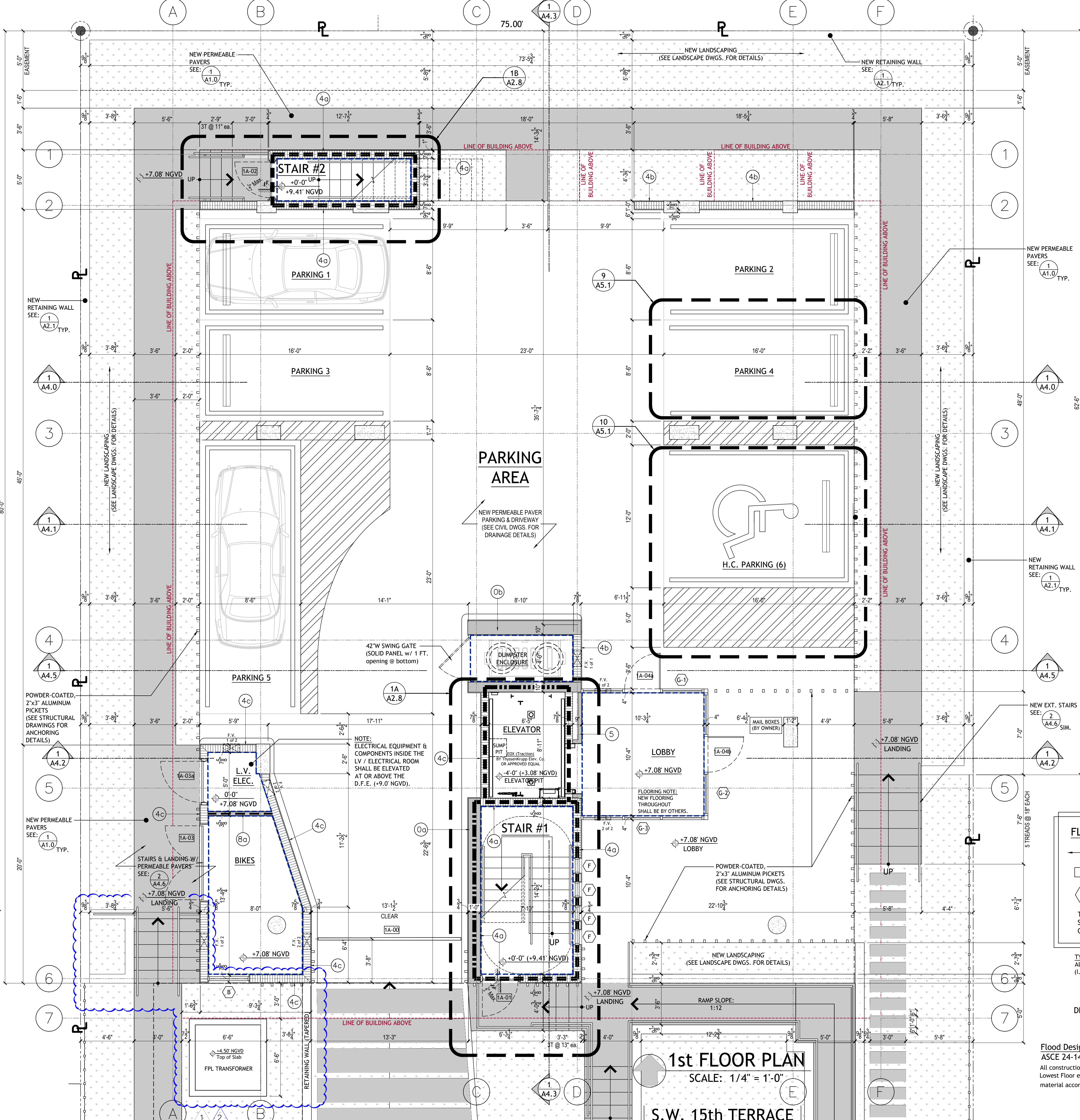
FIREBLOCKING NOTE: (FBC BUILDING, Section 718)

- FIREBLOCKING SHALL BE PROVIDED (COMBUSTIBLE CONSTRUCTION):**
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, & PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ TOP & BOTTOM OF THE RUN.

FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX: (FBC BUILDING, Table 803.11)

GROUP	Interior wall, interior exit ramps and exit passageways**	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces**
R-2	DRYWALL & PAINT	DRYWALL & PAINT	DRYWALL & PAINT, CER. TILE @ BATH

Class A = Flame spread index 0-25; smoke-developed index 0-450.
Class B = Flame spread index 26-75; smoke-developed index 0-450.
Class C = Flame spread index 76-200; smoke-developed index 0-450.



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

S.W. 15th TERRACE

- MISCELLANEOUS NOTES:**
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.) + 1'-0".
 - ALL NEW CONSTRUCTION MATERIALS BELOW BFE + 1'-0" SHALL BE FLOOD-DAMAGE RESISTANT MATERIALS.
 - LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH. A.F.F.
 - PROVIDE NEW ADDRESS NUMBER TO BE VISIBLE & LEGIBLE FROM THE STREET.
 - SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
 - ALL INTERIOR AREAS TO HAVE A 4" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 4" CERAMIC COVE BASE TILE. (U.O.N.)
 - WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYPICAL.
 - THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A SIDE OF DOOR. SEE DETAIL 1/A-5.0.
 - ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - SMOOTH SURFACE, NON-ABSORBANT, SLIP-RESISTANT, CERAMIC-TILED FLOORS & WALLS (70" HIGH MIN.) @ ALL NEW SHOWERS. TYPICAL.
 - SOUNDPROOFING MATERIAL TO BE USED ON ALL FLOORS TO HAVE AN STC RATING OF 50 (MIN.) CLASS II C.
 - REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR ALL INTERIOR FINISHES, FIXTURES, BASEBOARDS, MILLWORK, HARDWARE, AND APPLIANCES. TYPICAL.
 - PAINT ALL NEW INTERIOR WALLS & ALL NEW CEILINGS. TYPICAL.
 - COORDINATE FLOOR FINISHES & PAINT COLORS WITH OWNER. EXTERIOR PAINT COLORS UNDER SEPARATE PERMIT.
 - ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE PERMIT.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASING ANY FINISH MATERIALS (TILE, ETC.).
 - THE ELEVATOR SHALL BE IN COMPLIANCE WITH ASCE 24-14, SECTION 7.5, AND THE FEMA TECHNICAL BULLETIN 4-2010.

WALL LEGEND (PLAN)

[Symbol]	NEW 2-HR FIRE-RATED C.M.U. WALL (SEE U.L. DETAILS ON SHEET A-5.0)
[Symbol]	NEW CONCRETE WALL
[Symbol]	NEW STUD PARTITION WALL
[Symbol]	NEW PARTITION W/ THERMAFIBER SAFB
[Symbol]	1 HOUR FIRE-RATED PARTITION / WALL (SEE U.L. DETAILS ON SHEET A-5.0)
[Symbol]	4 HOUR FIRE-RATED CONCRETE WALL per FBC Building Table 721.1(2), Item 4-1.1 'Siliceous Aggregate Concrete'
[Symbol]	FLOOD VENT (ENGINEERED)

ALL INTERIOR FINISHES SHALL BE PER F.B.C. Building 2020, 7th ed. TABLE 803.11 and NFPA 101, Section 10.2.2.

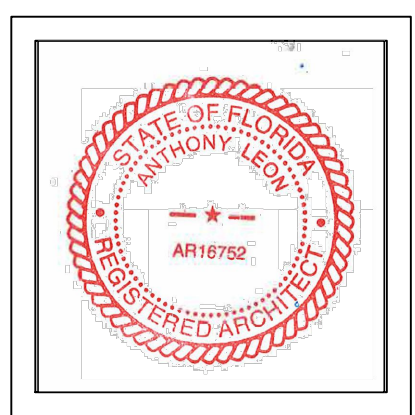
FLOOR PLAN LEGEND:

[Symbol]	WALL TYPE, SEE WALL TYPES (SHEET A-5.0)
[Symbol]	DOOR TYPE, SEE DOOR SCHEDULE (SHEET A-6.0)
[Symbol]	WINDOW TYPE, SEE WINDOW SCHEDULE (SHEET A-7.0)
TYP.	TYPICAL
SIM.	SIMILAR
O.H.	OPPOSITE HAND (Mirror Image)

TYPICAL DIMENSIONING NOTE:
ALL DIMENSIONS SHOWN ARE FROM FACE-TO-FACE OF STRUCTURE (I.E. METAL STUDS &/OR C.M.U. OR CONCRETE WALLS) U.O.N.

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

Flood Design Class of Buildings & Structures: Flood Design Class 2 ASCE 24-14, TABLE 1-1
All construction & finish material below the Design Flood Elevation (DFE) or Lowest Flood elevation (whichever is higher) shall be flood-damage-resistant material according to Table 5-1 & Table 1-1 of ASCE 24-14.



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ANTHONY LEON
001675Z

DESIGN ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33126
P: 305-436-9377 | F: 305-436-9379

Digitally signed SEAL:
by Anthony Leon
DN: cn=Anthony Leon, o=Qualifier=A01410000001924456803F0001E4F70-3DESIGN INC. C=US
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DRB25-1094 (FKA DRB22-0825)
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SHEET #
A-2.1
1st FLOOR PLAN

MISCELLANEOUS NOTES:

- ALL ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.) + 1'-0".
- ALL NEW CONSTRUCTION MATERIALS BELOW BFE + 1'-0" SHALL BE FLOOD-DAMAGE RESISTANT MATERIALS.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH. A.F.F.
- PROVIDE NEW ADDRESS NUMBER TO BE VISIBLE & LEGIBLE FROM THE STREET.
- SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
- ALL INTERIOR AREAS TO HAVE A 4" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 4" CERAMIC COVE BASE TILE. (U.O.N.)
- WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYPICAL.
- THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A. SIDE OF DOOR. SEE DETAIL 1/A-5.0.
- ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- SMOOTH SURFACE, NON-ABSORBANT, SLIP-RESISTANT, CERAMIC-TILED FLOORS & WALLS (70" HIGH MIN.) @ ALL NEW SHOWERS. TYPICAL.
- SOUNDPROOFING MATERIAL TO BE USED ON ALL FLOORS TO HAVE AN STC RATING OF 50 (MIN.) CLASS II C.
- REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR ALL INTERIOR FINISHES, FIXTURES, BASEBOARDS, MILLWORK, HARDWARE, AND APPLIANCES. TYPICAL.
- PAINT ALL NEW INTERIOR WALLS & ALL NEW CEILINGS. TYPICAL.
- COORDINATE FLOOR FINISHES & PAINT COLORS WITH OWNER. EXTERIOR PAINT COLORS UNDER SEPARATE PERMIT.
- ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE PERMIT.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASING ANY FINISH MATERIALS (TILE, ETC.).
- THE ELEVATOR SHALL BE IN COMPLIANCE WITH ASCE 24-14, SECTION 7.5, AND THE FEMA TECHNICAL BULLETIN 4-2010.

ALL INTERIOR FINISHES SHALL BE PER F.B.C. Building 2020, 7th ed. TABLE 803.11 and NFPA 101, Section 10.2.2.

FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX:
(FBC BUILDING, Table 803.11)

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS SPRINKLERED			
GROUP	Interior exit stairways, interior exit ramps and exit passageways**	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces*
R-2	C	C	C
	DRYWALL & PAINT	DRYWALL & PAINT	DRYWALL & PAINT, CER. TILE & BATHR

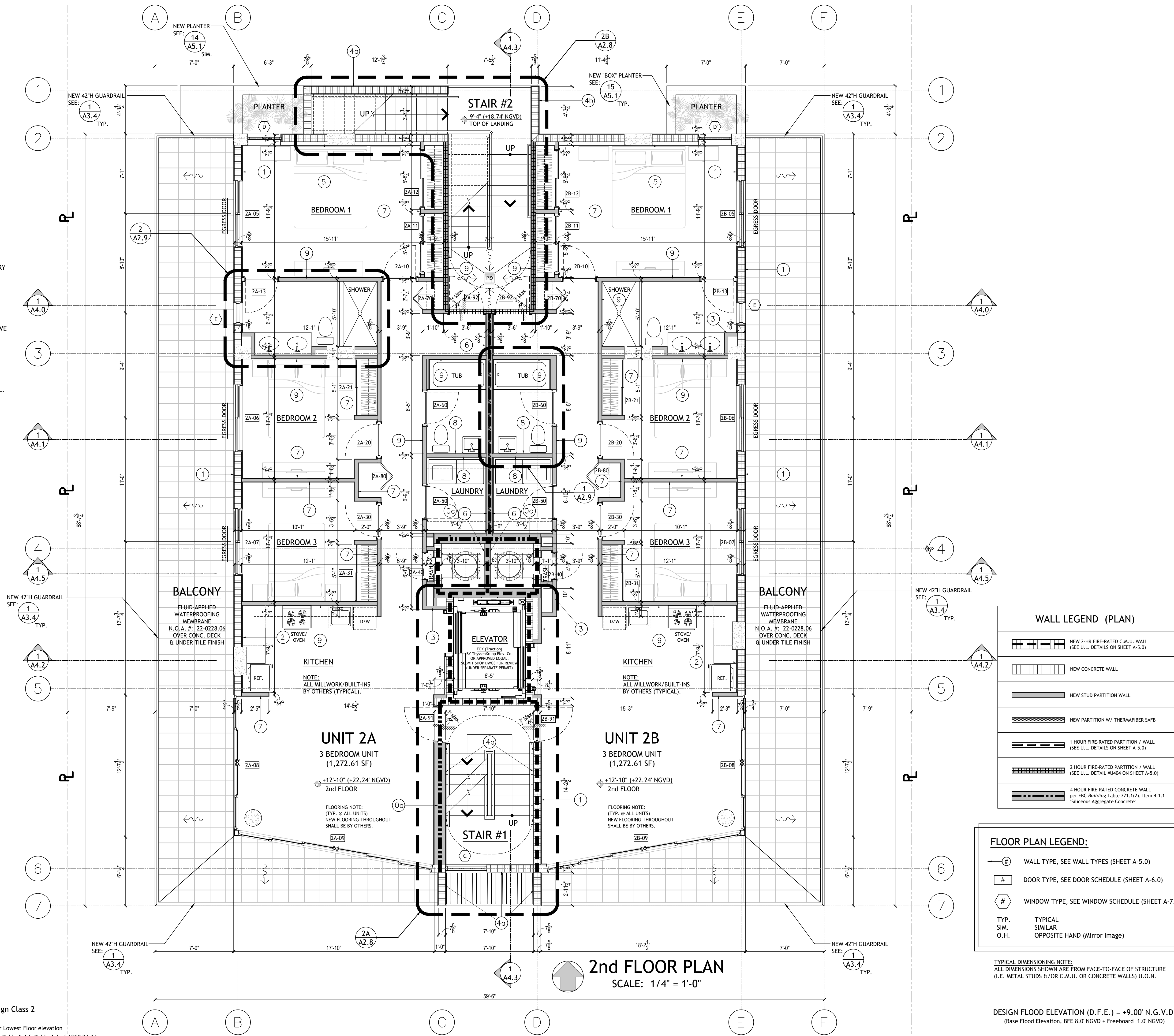
Class A = Flame spread index 0-25; smoke-developed index 0-450.
Class B = Flame spread index 26-75; smoke-developed index 0-450.
Class C = Flame spread index 76-200; smoke-developed index 0-450.

FIREBLOCKING NOTE: (FBC BUILDING, Section 718)

- FIREBLOCKING SHALL BE PROVIDED (COMBUSTIBLE CONSTRUCTION):**
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, & PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ TOP & BOTTOM OF THE RUN.

Flood Design Class of Buildings & Structures: Flood Design Class 2
ASCE 24-14, TABLE 1-1

All construction & finish material below the Design Flood Elevation (DFE) or Lowest Floor elevation (whichever is higher) shall be flood-damage-resistant material according to Table 5-1 & Table 1-1 of ASCE 24-14.



2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND (PLAN)

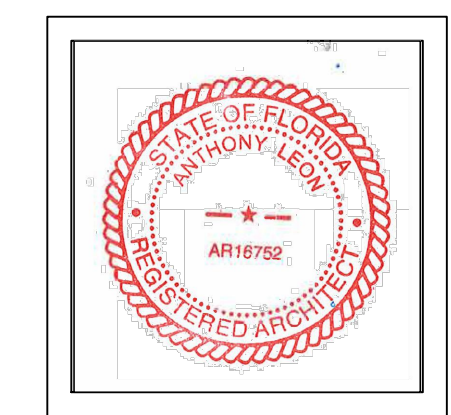
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[Symbol]	NEW CONCRETE WALL
[Symbol]	NEW STUD PARTITION WALL
[Symbol]	NEW PARTITION W/ THERMAFIBER SAFB
[Symbol]	1 HOUR FIRE-RATED PARTITION / WALL (SEE U.L. DETAILS ON SHEET A-5.0)
[Symbol]	2 HOUR FIRE-RATED PARTITION / WALL (SEE U.L. DETAIL #U404 ON SHEET A-5.0)
[Symbol]	4 HOUR FIRE-RATED CONCRETE WALL per FBC Building Table 721.1(2), Item 4-1.1 "Siliceous Aggregate Concrete"

FLOOR PLAN LEGEND:

[Symbol]	WALL TYPE, SEE WALL TYPES (SHEET A-5.0)
[Symbol]	DOOR TYPE, SEE DOOR SCHEDULE (SHEET A-6.0)
[Symbol]	WINDOW TYPE, SEE WINDOW SCHEDULE (SHEET A-7.0)
TYP.	TYPICAL
SIM.	SIMILAR
O.H.	OPPOSITE HAND (Mirror Image)

TYPICAL DIMENSIONING NOTE:
ALL DIMENSIONS SHOWN ARE FROM FACE-TO-FACE OF STRUCTURE (I.E. METAL STUDS &/OR C.M.U. OR CONCRETE WALLS) U.O.N.

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)



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by Anthony Leon
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DRB25-1094 (FKA DRB22-0825)
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at:
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SHEET #
A-2.2
2nd FLOOR PLAN

MISCELLANEOUS NOTES:

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- ALL NEW CONSTRUCTION MATERIALS BELOW BFE + 1'-0" SHALL BE FLOOD-DAMAGE RESISTANT MATERIALS.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH, A.F.F.
- PROVIDE NEW ADDRESS NUMBER TO BE VISIBLE & LEGIBLE FROM THE STREET.
- SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
- ALL INTERIOR AREAS TO HAVE A 4" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 4" CERAMIC COVE BASE TILE. (U.O.N.)
- WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYPICAL.
- THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A. SIDE OF DOOR. SEE DETAIL 1/A-5.0.
- ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- SMOOTH SURFACE, NON-ABSORBANT, SLIP-RESISTANT, CERAMIC-TILED FLOORS & WALLS (70" HIGH MIN.) @ ALL NEW SHOWERS. TYPICAL.
- SOUNDPROOFING MATERIAL TO BE USED ON ALL FLOORS TO HAVE AN STC RATING OF 50 (MIN.) CLASS II C.
- REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR ALL INTERIOR FINISHES, FIXTURES, BASEBOARDS, MILLWORK, HARDWARE, AND APPLIANCES. TYPICAL.
- PAINT ALL NEW INTERIOR WALLS & ALL NEW CEILINGS. TYPICAL.
- COORDINATE FLOOR FINISHES & PAINT COLORS WITH OWNER. EXTERIOR PAINT COLORS UNDER SEPARATE PERMIT.
- ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE PERMIT.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASING ANY FINISH MATERIALS (TILE, ETC.).
- THE ELEVATOR SHALL BE IN COMPLIANCE WITH ASCE 24-14, SECTION 7.5, AND THE FEMA TECHNICAL BULLETIN 4-2010.

ALL INTERIOR FINISHES SHALL BE PER F.B.C. Building 2020, 7th ed. TABLE 803.11 and NFPA 101, Section 10.2.2.

FLAME SPREAD INDEX & SMOKE DEVELOPED INDEX:
(FBC BUILDING, Table 803.11)

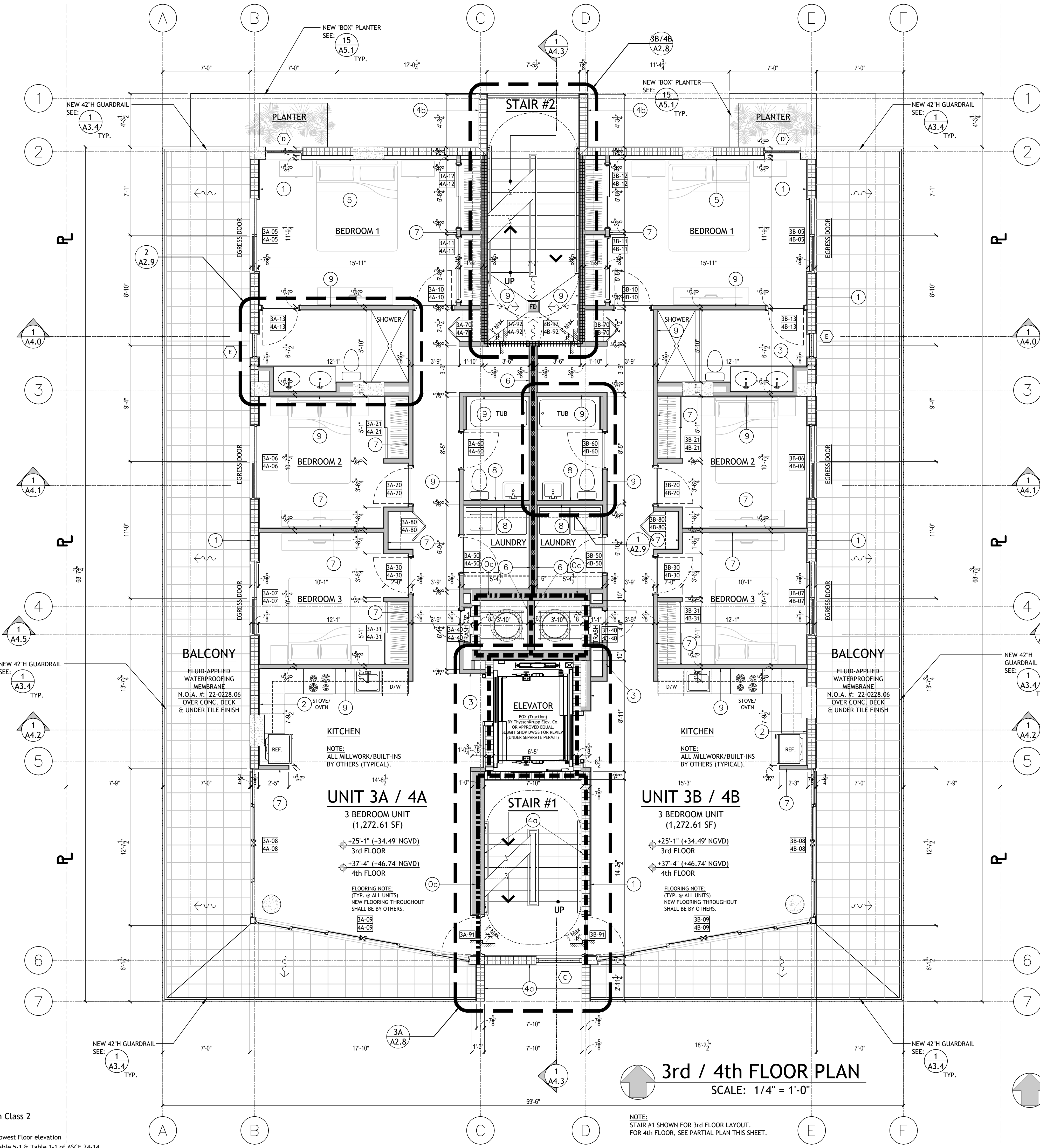
TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS SPRINKLERED			
GROUP	Interior exit stairways, interior exit ramps and exit passageways**	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces*
R-2	C	C	C
	DRYWALL & PAINT	DRYWALL & PAINT	DRYWALL & PAINT, CER. TILE & BATH

Class A = Flame spread index 0-25; smoke-developed index 0-450.
Class B = Flame spread index 26-75; smoke-developed index 0-450.
Class C = Flame spread index 76-200; smoke-developed index 0-450.

FIREBLOCKING NOTE: (FBC BUILDING, Section 718)

- FIREBLOCKING SHALL BE PROVIDED (COMBUSTIBLE CONSTRUCTION):**
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, & PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ TOP & BOTTOM OF THE RUN.

Flood Design Class of Buildings & Structures: Flood Design Class 2
ASCE 24-14, TABLE 1-1
All construction & finish material below the Design Flood Elevation (DFE) or Lowest Floor elevation (whichever is higher) shall be flood-damage-resistant material according to Table 5-1 & Table 1-1 of ASCE 24-14.



3rd / 4th FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND (PLAN)

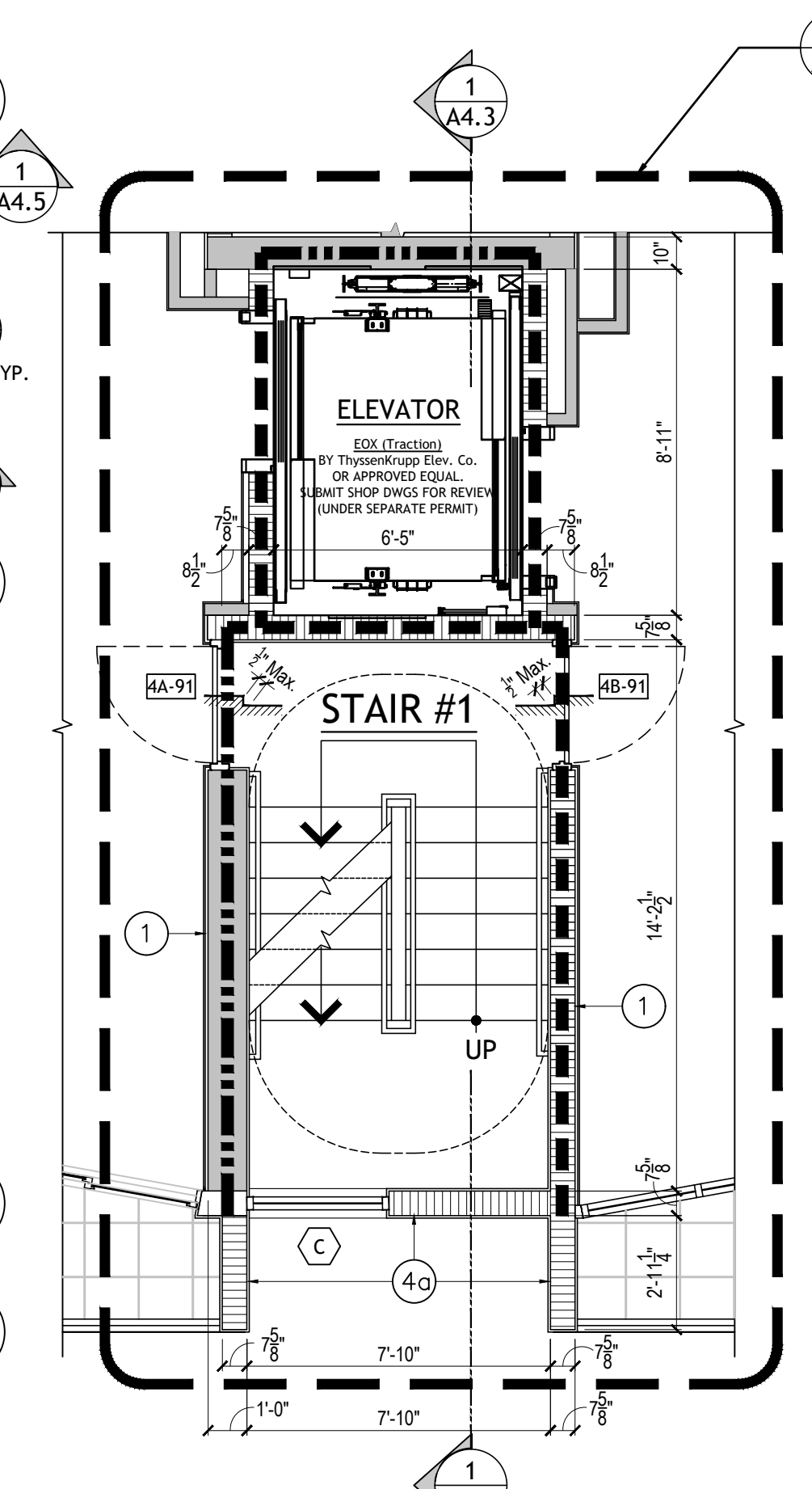
[Symbol]	NEW 2-HR. FIRE-RATED C.M.U. WALL (SEE U.L. DETAILS ON SHEET A-5.0)
[Symbol]	NEW CONCRETE WALL
[Symbol]	NEW STUD PARTITION WALL
[Symbol]	NEW PARTITION W/ THERMAFIBER SAFB
[Symbol]	1 HOUR FIRE-RATED PARTITION / WALL (SEE U.L. DETAILS ON SHEET A-5.0)
[Symbol]	2 HOUR FIRE-RATED PARTITION / WALL (SEE U.L. DETAIL #404 ON SHEET A-5.0)
[Symbol]	4 HOUR FIRE-RATED CONCRETE WALL per FBC Building Table 721.1(2), Item 4-1.1 "Siliceous Aggregate Concrete"

FLOOR PLAN LEGEND:

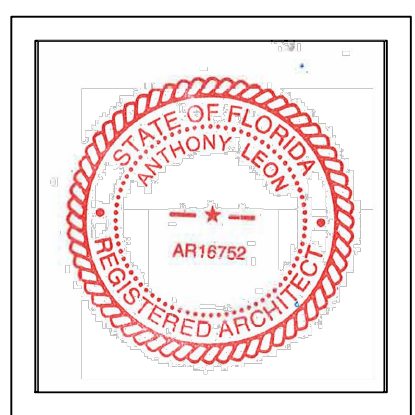
[Symbol]	WALL TYPE, SEE WALL TYPES (SHEET A-5.0)
[Symbol]	DOOR TYPE, SEE DOOR SCHEDULE (SHEET A-6.0)
[Symbol]	WINDOW TYPE, SEE WINDOW SCHEDULE (SHEET A-7.0)
TYP.	TYPICAL
SIM.	SIMILAR
O.H.	OPPOSITE HAND (Mirror Image)

TYPICAL DIMENSIONING NOTE:
ALL DIMENSIONS SHOWN ARE FROM FACE-TO-FACE OF STRUCTURE
(I.E. METAL STUDS &/OR C.M.U. OR CONCRETE WALLS) U.O.N.

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)



Stair #1 @ 4th FLOOR PLAN
SCALE: 1/4" = 1'-0"



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0016792

DESIGN ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33126
P: 305-496-9377 | F: 305-496-9379

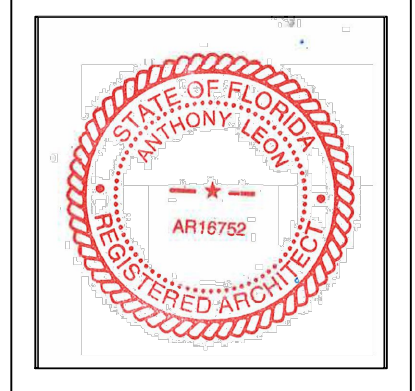
Digitally signed by Anthony Leon
DN: cn=Anthony Leon, o=DESIGN ARCHITECTURE, ou=DESIGN ARCHITECTURE, email=leon@designarchitecture.com, c=US
Date: 2025.07.11 14:26:22-0400

DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

SHEET #
A-2.3
3rd/4th FLOOR PLAN



AAC003669
ANTHONY LEON
0016762



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Anthony Leon
DN: cn=Anthony Leon,
o=Qualifier=A01,
ou=110000001924,
ou=45603F001E4,
ou=F70=3DESIGN,
ou=INC. C=US
Date: 2025.07.11
14:26:26-04'00'

DRB25-1094 (EKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:
1 06-16-2025
2 07-13-2025

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SHEET #
A-3.1
ELEVATIONS

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
10 to less than 15 ^{c-f,j}	Unprotected, Nonsprinklered (UP, NS)	15% ^b
	Unprotected, Sprinklered (UP, S) ^g	45% ^b
	Protected (P)	45% ^b

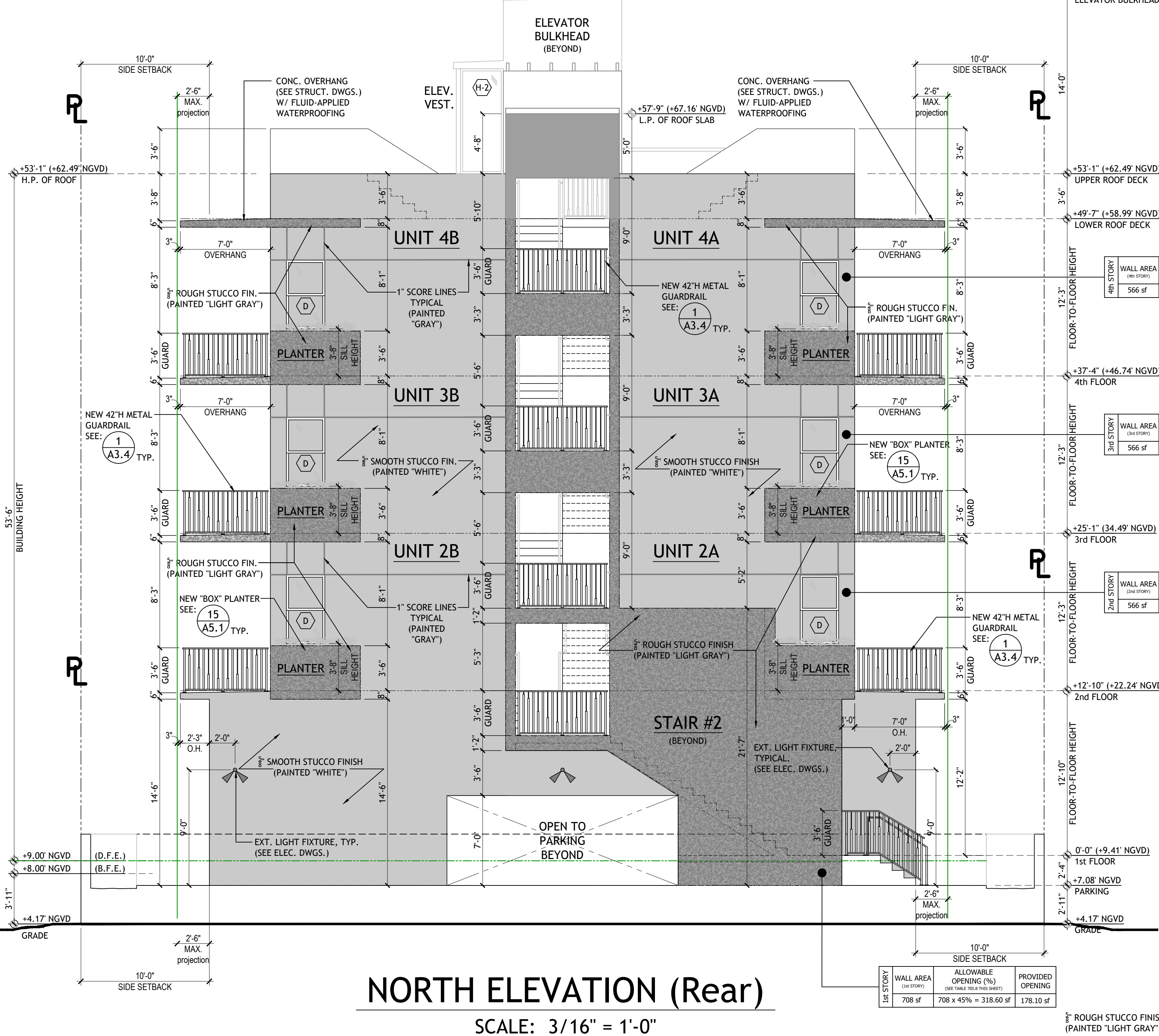
For SI: 1 foot = 304.8 mm.
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.
a. Values indicated are the percentage of the area of the exterior wall, per story.
b. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
c. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
d. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
e. Includes buildings accessory to Group R-3.
f. Not applicable to Group H-1, H-2 and H-3 occupancies.
g. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.
j. Not applicable to Group H-1, H-2 and H-3 occupancies.

ELEVATION CERTIFICATE NOTE:

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2020, BUILDING - SECTION 110.3 Building 1.1.
- THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR P.C.O.

ELEVATION NOTES:

- PAINT BY OTHERS. COLORS TO BE APPROVED BY OWNER.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- 5/8" STUCCO FINISH (PAINTED), TYPICAL.
- SEE "LA" SHEETS FOR PROPOSED LANDSCAPING.



NORTH ELEVATION (Rear)
SCALE: 3/16" = 1'-0"

ELEVATION WALL FINISH LEGEND:

	5/8" SMOOTH STUCCO FINISH - PAINT COLOR: "WHITE"
	5/8" ROUGH STUCCO FINISH - PAINT COLOR: "LIGHT GRAY"

PROPOSED MATERIALS:

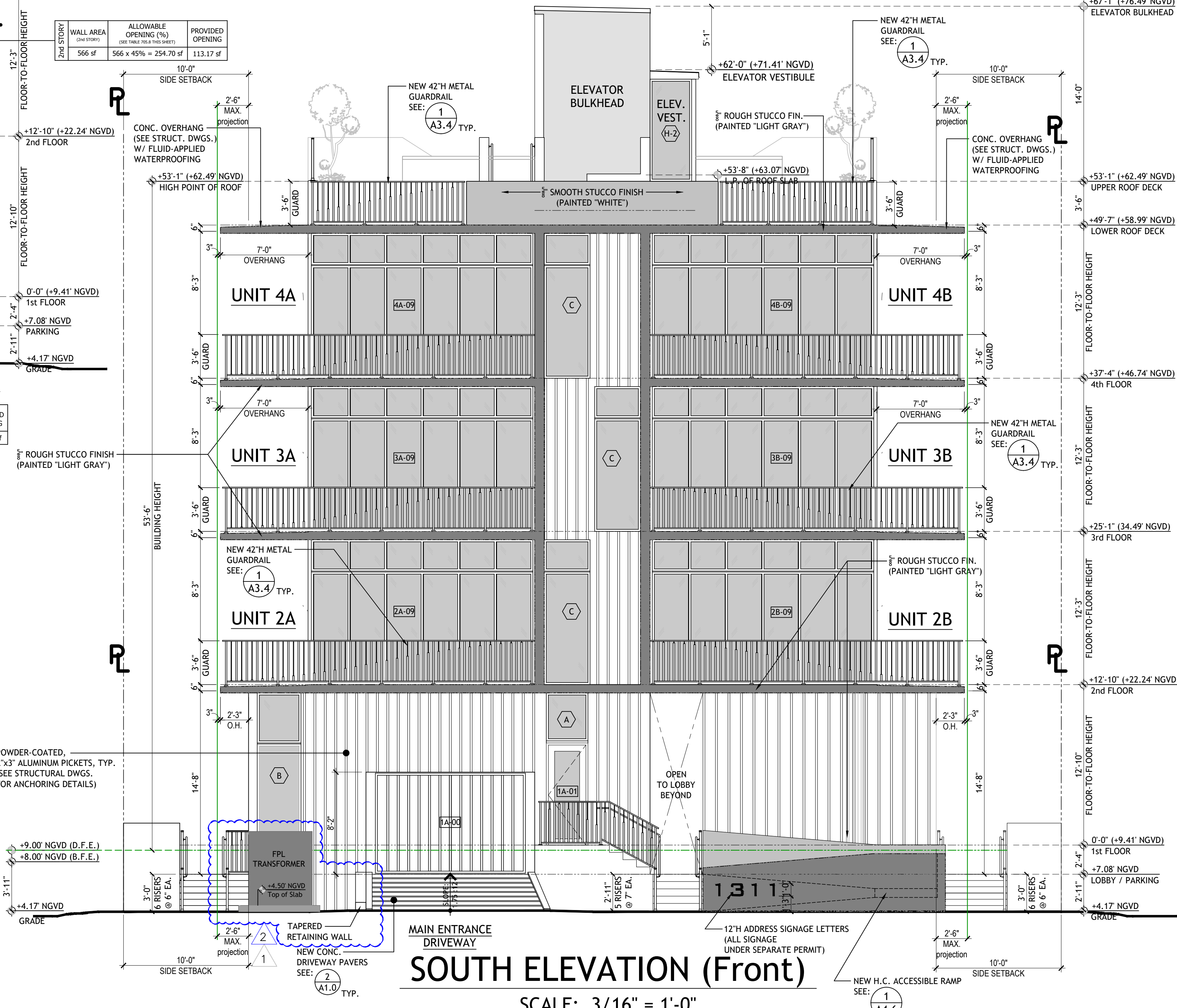
	"LIGHT GRAY" ROUGH STUCCO
	"WHITE" SMOOTH STUCCO

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
20 to less than 25 ^{a,j}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S) ^g	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.
a. Values indicated are the percentage of the area of the exterior wall, per story.
b. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
c. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
d. Not applicable to Group H-1, H-2 and H-3 occupancies.
j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.

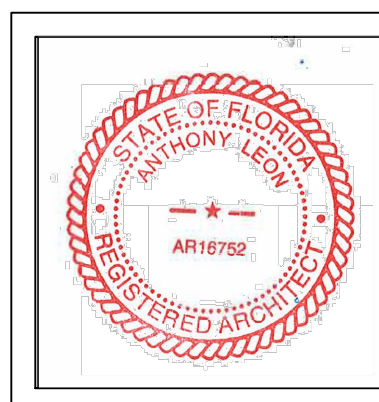
DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)



SOUTH ELEVATION (Front)
SCALE: 3/16" = 1'-0"

POWDER-COATED,
2"x3" ALUMINUM PICKETS, TYP.
(SEE STRUCTURAL DWGS.
FOR ANCHORING DETAILS)

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ANTHONY LEON
0016752

DESIGN ARCHITECTURE
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by Anthony Leon
DN: cn=Anthony Leon,
o=Qualifier=A01,
u=410000001924,
e=458603F001E4,
c=US
Date: 2025.07.11
14:26:28-04'00'

DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

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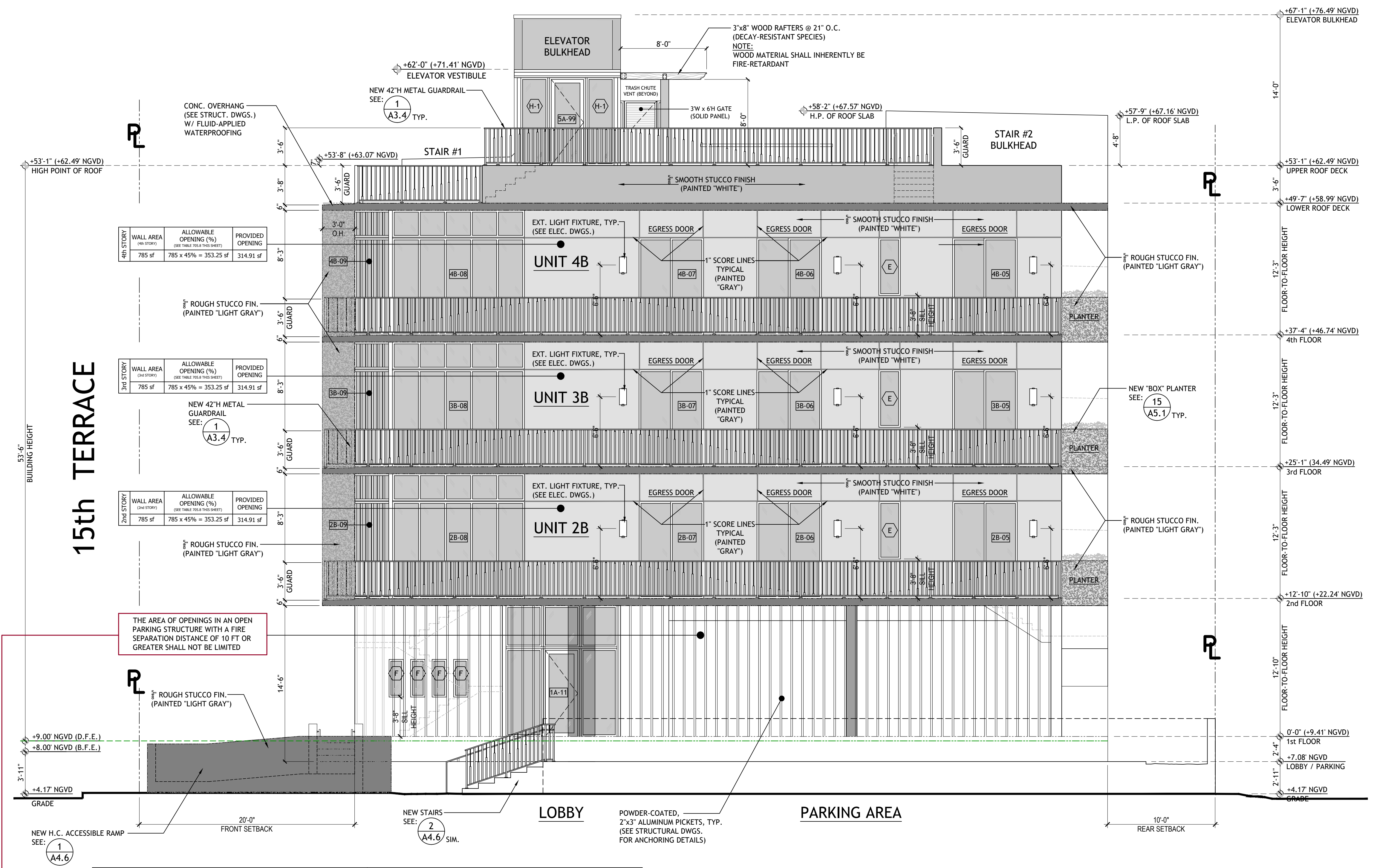
SHEET #
A-3.2
ELEVATIONS

ELEVATION CERTIFICATE NOTE:

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2020, *BUILDING* - SECTION 110.3 Building 1.1.
- THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR P.C.O.

ELEVATION NOTES:

- PAINT BY OTHERS. COLORS TO BE APPROVED BY OWNER.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- 5/8" STUCCO FINISH (PAINTED), TYPICAL.
- SEE "LA" SHEETS FOR PROPOSED LANDSCAPING.



15th TERRACE

53'-6" BUILDING HEIGHT

NEW H.C. ACCESSIBLE RAMP SEE: 1 A4.6

ELEVATION WALL FINISH LEGEND:

	5/8" SMOOTH STUCCO FINISH - PAINT COLOR: "WHITE"
	5/8" ROUGH STUCCO FINISH - PAINT COLOR: "LIGHT GRAY"

PROPOSED MATERIALS:

	"LIGHT GRAY" ROUGH STUCCO
	"WHITE" SMOOTH STUCCO

EAST ELEVATION
SCALE: 3/16" = 1'-0"

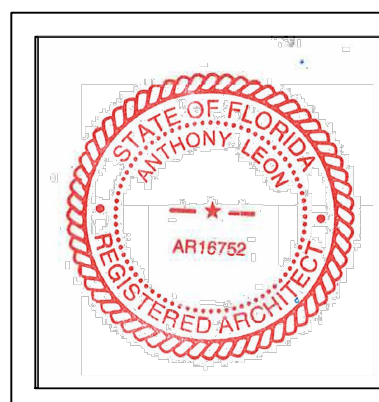
DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION		ALLOWABLE AREA*
	Unprotected, Nonsprinklered (UP, NS)	Unprotected, Sprinklered (UP, S) ^b	
10 to less than 15 ^{c,d}	15%	45%	45%
	Protected (P)		45%

For SI: 1 foot = 304.8 mm.
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c. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
d. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
e. Includes buildings accessory to Group R-3.
f. Not applicable to Group H-1, H-2 and H-3 occupancies.
g. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.

THE AREA OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF 10 FT OR GREATER SHALL NOT BE LIMITED



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by Anthony Leon
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DRB25-1094 (EKA DRB22-0825)
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REVISIONS:
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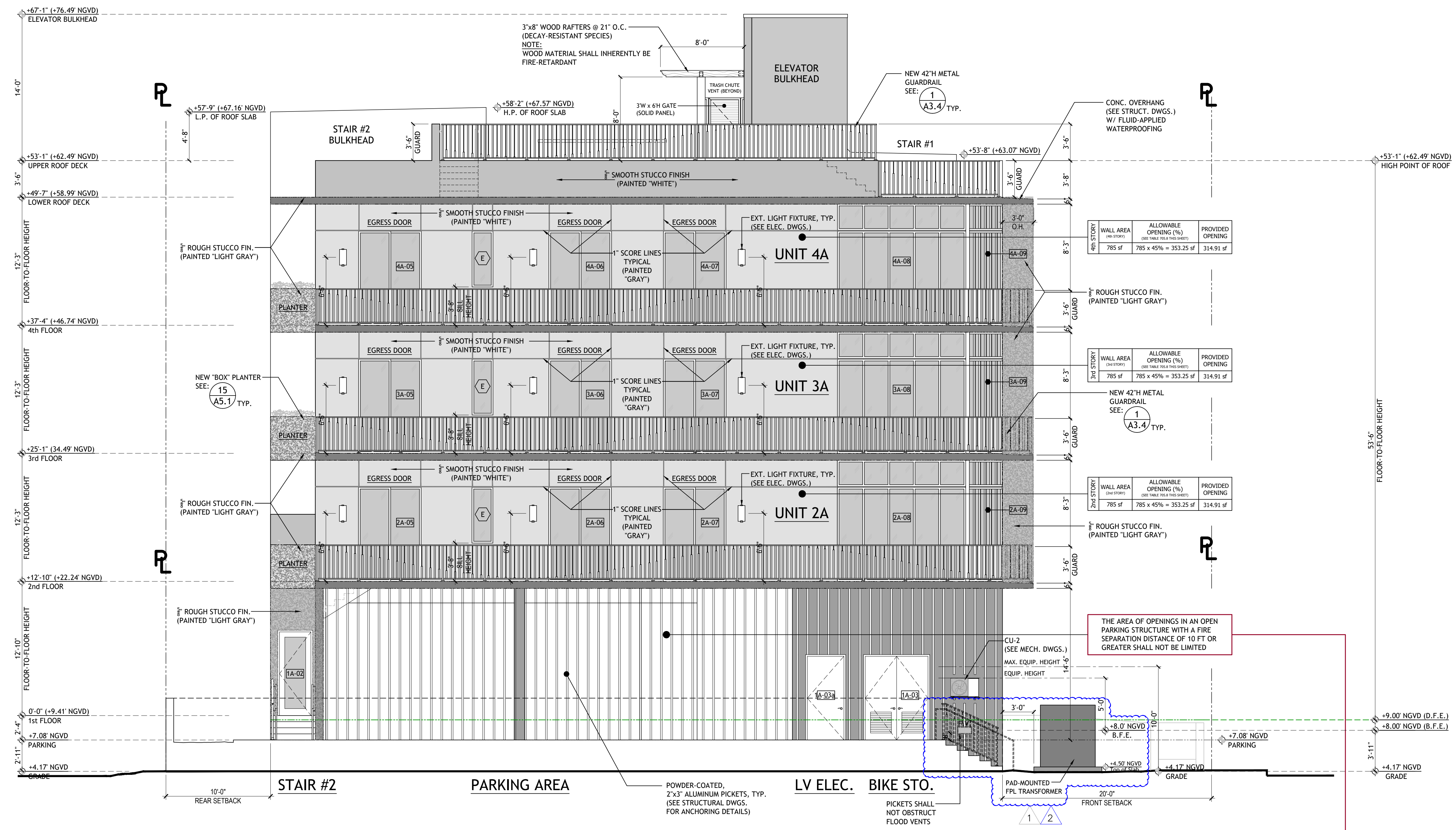
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SHEET #
A-3.3
ELEVATIONS

ELEVATION CERTIFICATE NOTE:

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ELEVATION NOTES:

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- DOORS & WINDOWS UNDER SEPARATE PERMIT. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- 5/8" STUCCO FINISH (PAINTED), TYPICAL.
- SEE "LA" SHEETS FOR PROPOSED LANDSCAPING.



WEST ELEVATION
SCALE: 3/16" = 1'-0"

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

ELEVATION WALL FINISH LEGEND:

- 5/8" SMOOTH STUCCO FINISH - PAINT COLOR: "WHITE"
- 5/8" ROUGH STUCCO FINISH - PAINT COLOR: "LIGHT GRAY"

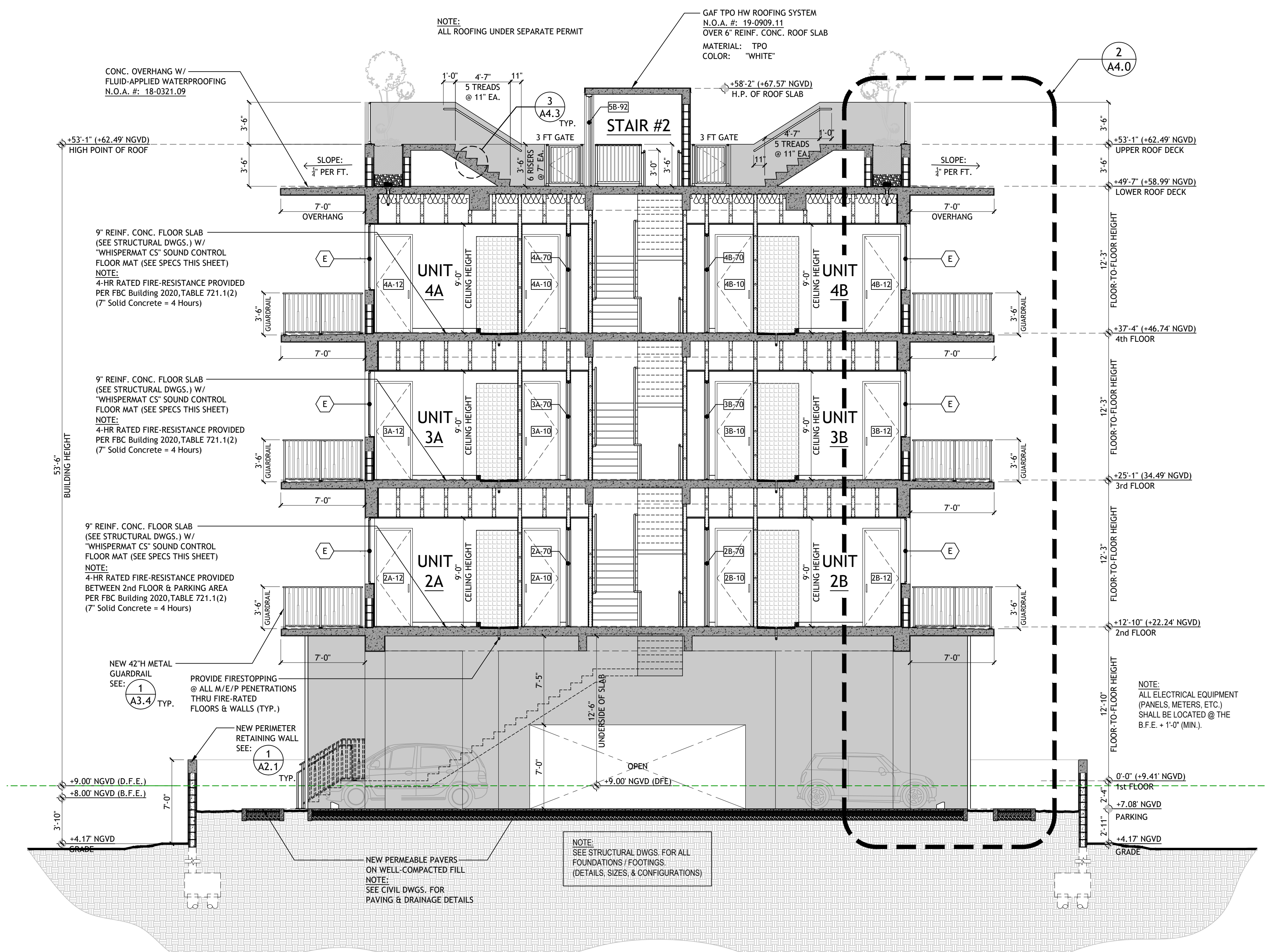
PROPOSED MATERIALS:

- "LIGHT GRAY" ROUGH STUCCO
- "WHITE" SMOOTH STUCCO

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
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	Protected (P)	45%

For SI, 1 foot = 304.8 mm.
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
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g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
h. Includes buildings necessary for Group R-3.
i. Not applicable to Group H-1, H-2 and H-3 occupancies.
j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.



1 BUILDING SECTION (WEST-EAST)
SCALE: 3/16" = 1'-0"

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

Whisper Mat CS
PRODUCT DATA SHEET

Protects Universal Water Based Primer - A high tack water based primer.

Whisper Mat CS is available in 36" x 48" (914 mm x 1219 mm) rolls.

Approximate 230 sq ft (21 m²) per roll.

PRODUCT NAME
Whisper Mat CS

MANUFACTURER
Protecto Whip Co.
1955 South Cherokee St.
Denver, CO 80223
(800) 759-9327
(303) 777-0001
Fax: (303) 777-9273
Email: info@protectowhip.com
www.protectowhip.com

USES

- For sound control and crack reduction protection on interior applications under tile set, ceramic and dimensional stone tile installations.

ADVANTAGES

- Reduces impact and airborne sound transmissions.
- Has the flexibility and strength to withstand structural movement and concrete shrinkage cracks up to 1/8" without transferring stress back to finished tile.
- Can be installed with radiant heat systems.
- Provides a light weight concrete load bearing and Whisper Mat CS installation.
- Do not use under mortar bed thicker than 3/8" of thin-set mortar need to be applied.

INSTALLATION

Substrate must conform to ANSI A328.02 standards. Assemblies over which Whisper Mat CS will be installed shall be in accordance with the International Residential Code (IRC) for residential applications, the International Building Code (IBC) for commercial applications, or applicable building codes.

Perimeter and field movement joints are to be installed in accordance with TCM Method E317E.

TECHNICAL DATA

Property	Test Method	Result
Color	Grey/Black	as shipped
Thickness	1/8" (3.2 mm)	±0.02
Application Temperature	40°F to 100°F (5°C to 38°C)	±0.5°F (±0.3°C)
Opening Temperature	40°F to 100°F (5°C to 38°C)	±0.5°F (±0.3°C)
Room Sound Reduction	ASTM E90	Delta NC 22
Door Seal	ASTM E91	Delta NC 22
Delta Impact Sound Transmission	ASTM E2179	Delta NC 22
Airborne Sound Transmission	ASTM E99	Delta NC 22
Impact Sound	ASTM E492	Delta NC 50

Sound Reduction Ratings:

- 8" Concrete Slab - No Ceiling: IBC S11 S1C 56 S1C 72
- 8" Concrete Slab - No Ceiling: IBC S11 S1C 56 S1C 72
- 8" Concrete Slab - No Ceiling: IBC S11 S1C 56 S1C 72
- 8" Concrete Slab - No Ceiling: IBC S11 S1C 56 S1C 72

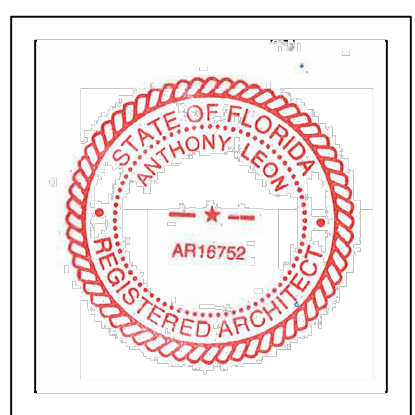
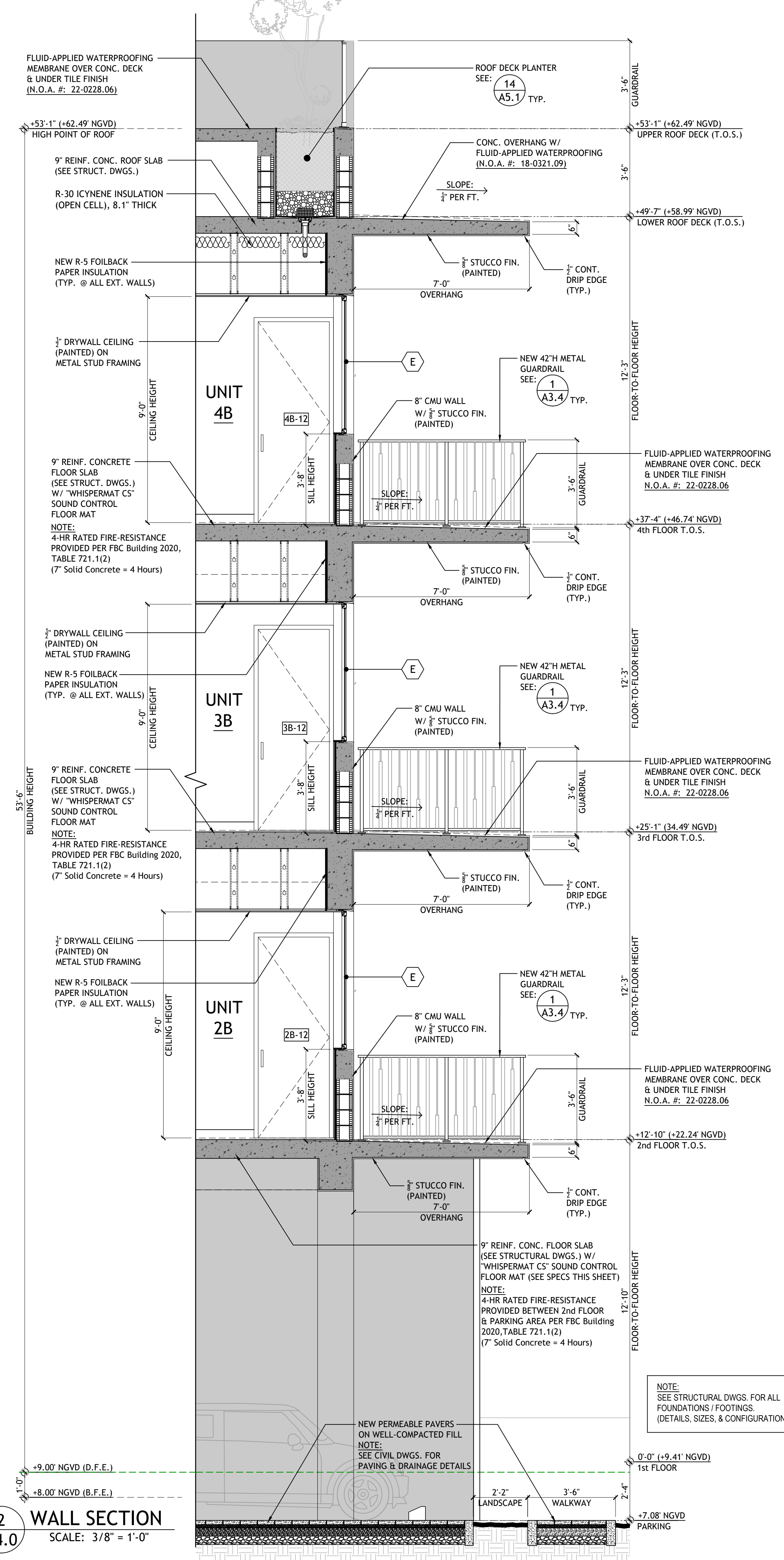
3 SOUND CONTROL UNDERLAYMENT SPECIFICATION
SCALE: N.T.S.

R-VALUE CHART
Table R402.1.1, FBC Energy conservation

CLIMATE ZONE: 1A (Miami-Dade)

COMPONENT	R-VALUE REQD. (MIN.)	R-VALUE PROVIDED
CEILING	R-30	R-30
MASS WALL	R-4	R-5

2 WALL SECTION
SCALE: 3/8" = 1'-0"



AAC003869
ANTHONY LEON
0016792

DESIGN ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
P: 305-436-9377 | F: 305-436-9379

Digitally signed by Anthony Leon
DN: cn=Anthony Leon, o=Design Architecture, ou=Design Architecture, email=leon@designarchitecture.com, c=US
Date: 2025.07.11 14:26:33-04'00'

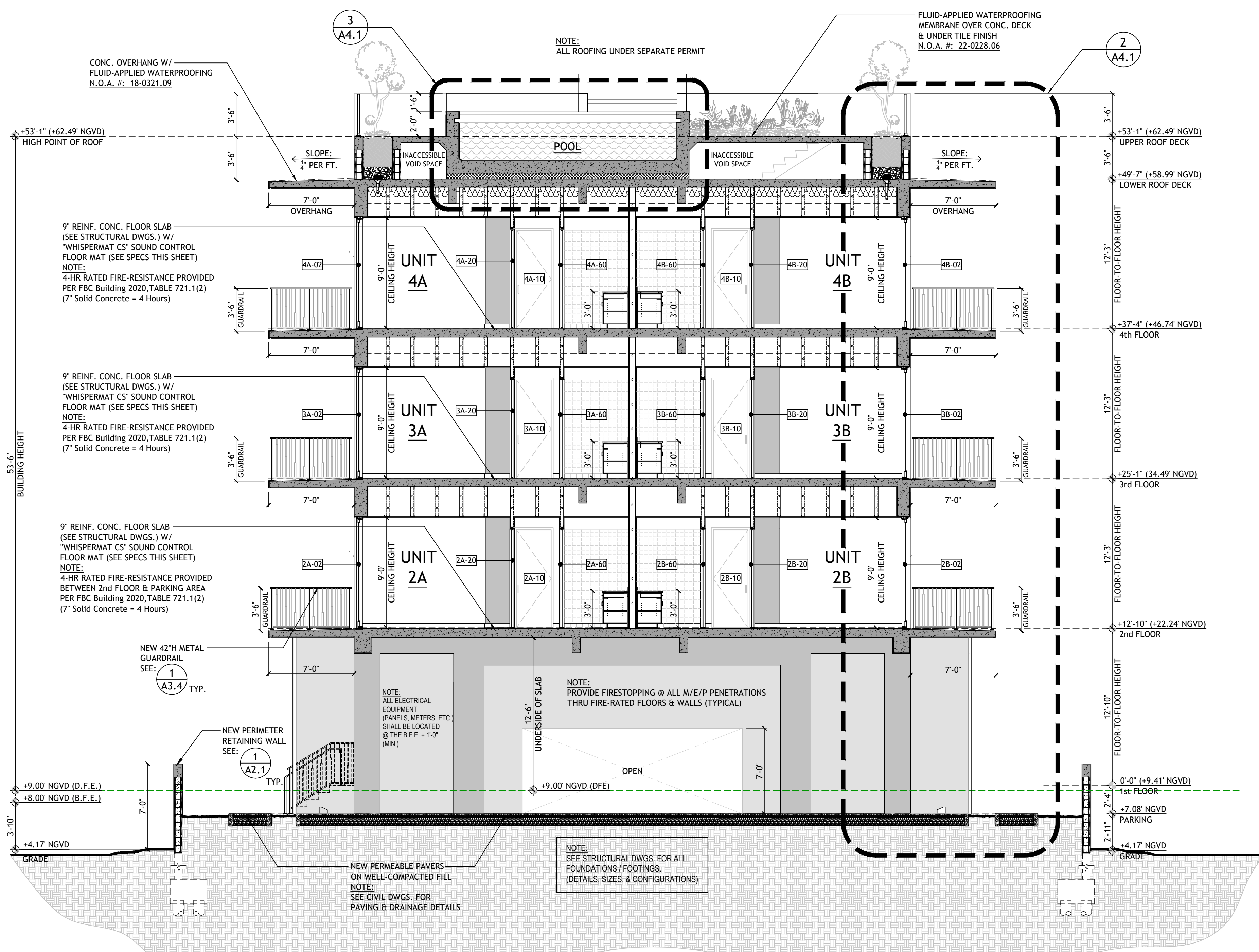
DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

NOTE: SEE STRUCTURAL DWGS. FOR ALL FOUNDATIONS/FOOTINGS (DETAILS, SIZES, & CONFIGURATIONS)

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

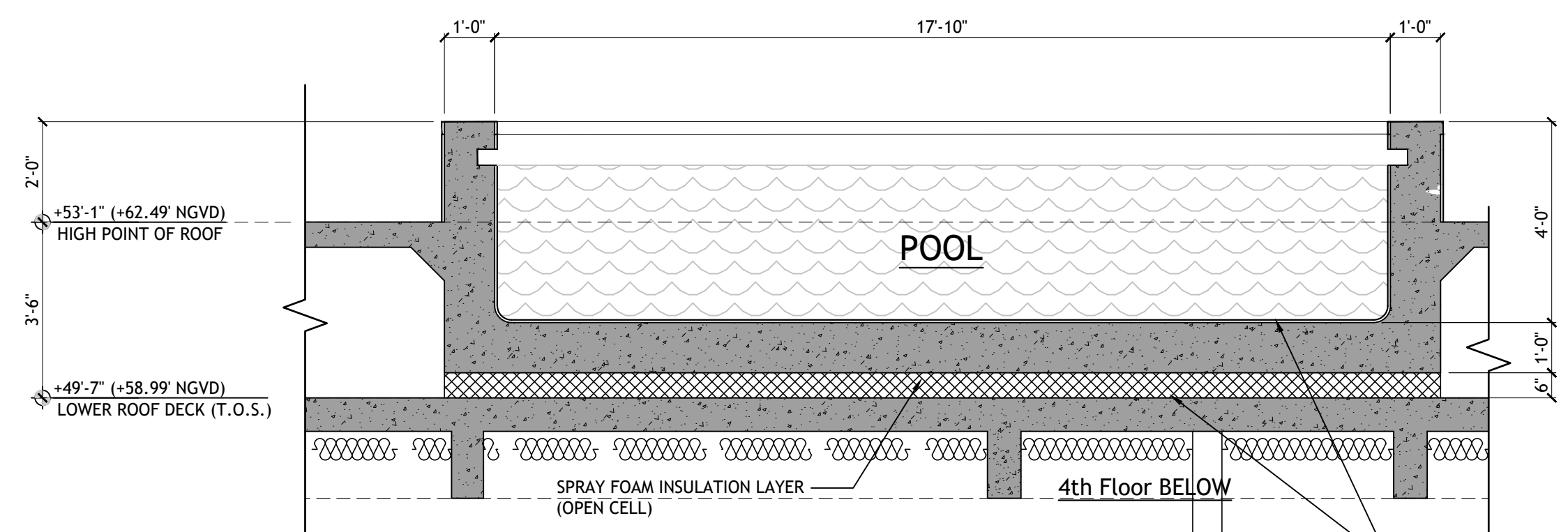
SHEET #
A-4.0
SECTIONS



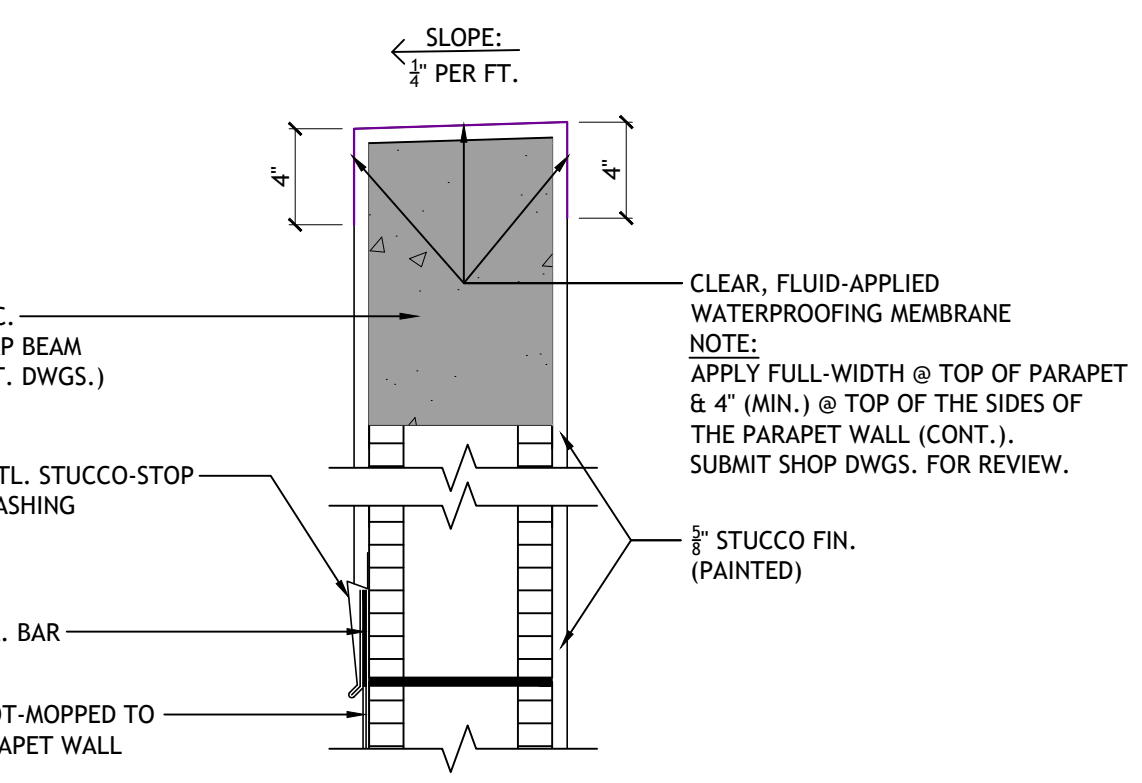
1 BUILDING SECTION (WEST-EAST)
SCALE: 3/16" = 1'-0"

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

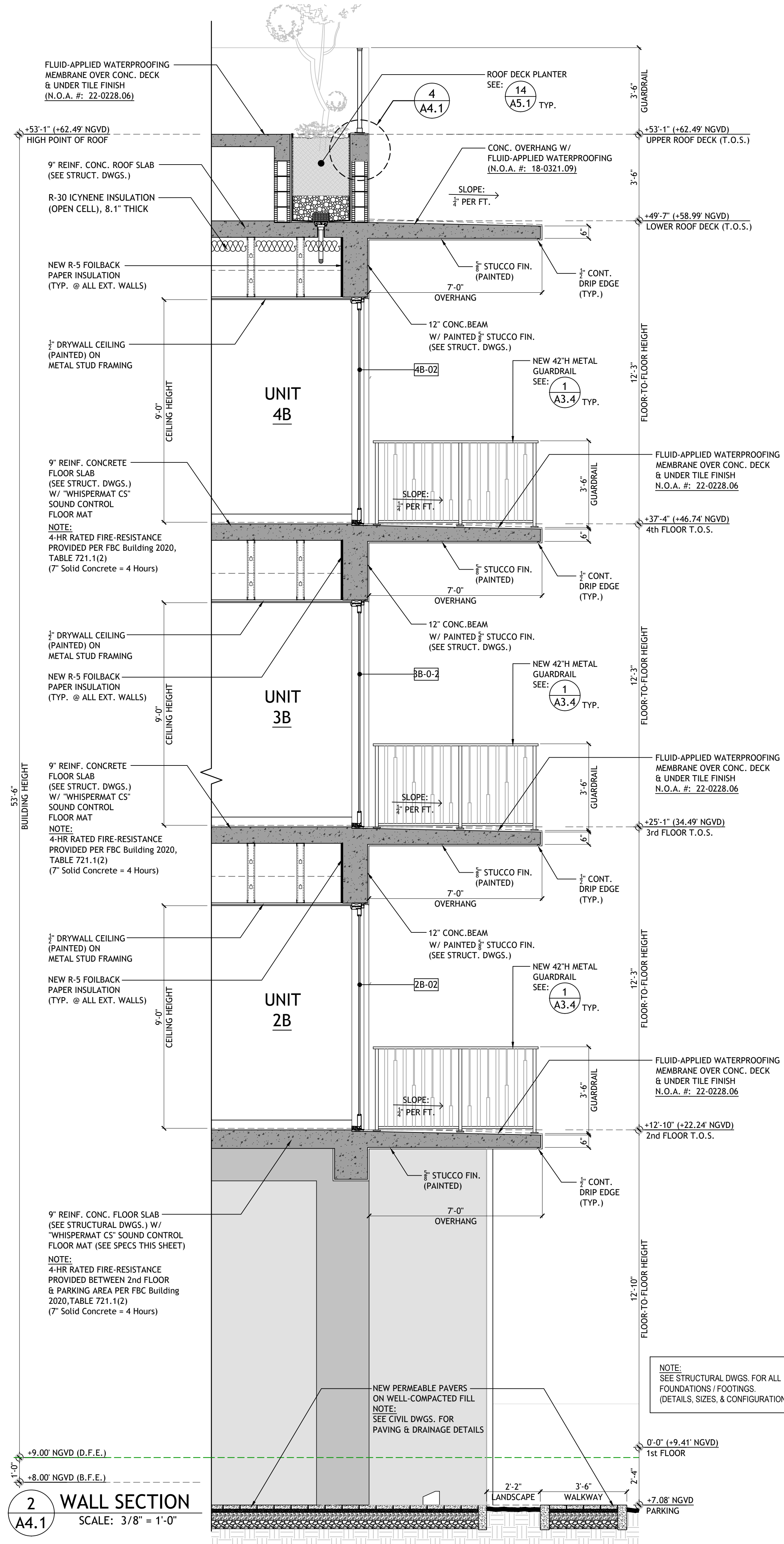
- POOL NOTES:**
- THIS PERMIT IS FOR POOL STRUCTURAL / SHELL ONLY.
 - ALL FINISHES, SURFACING, PIPING, DRAINS, ELECTRICAL, AND ALL OTHER POOL APPURTENANCES SHALL BE UNDER SEPARATE PERMIT.



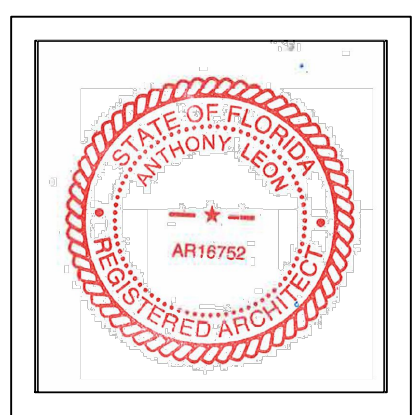
3 SECTION @ POOL
SCALE: 3/8" = 1'-0"



4 TYP. PARAPET CAP DETAIL
SCALE: 1-1/2" = 1'-0"



2 WALL SECTION
SCALE: 3/8" = 1'-0"



AAC003669
ANTHONY LEON
0016782

DESIGN ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
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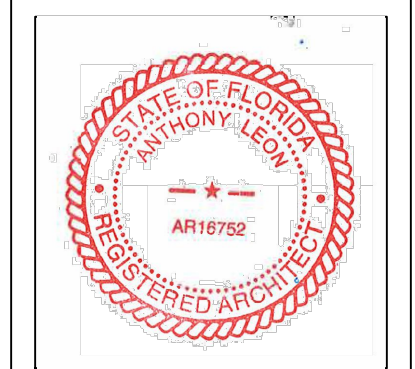
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by Anthony Leon
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DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

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SHEET #
A-4.1
SECTIONS



AAC003669
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0016752

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3260 NW 7TH ST. Miami, FL 33125
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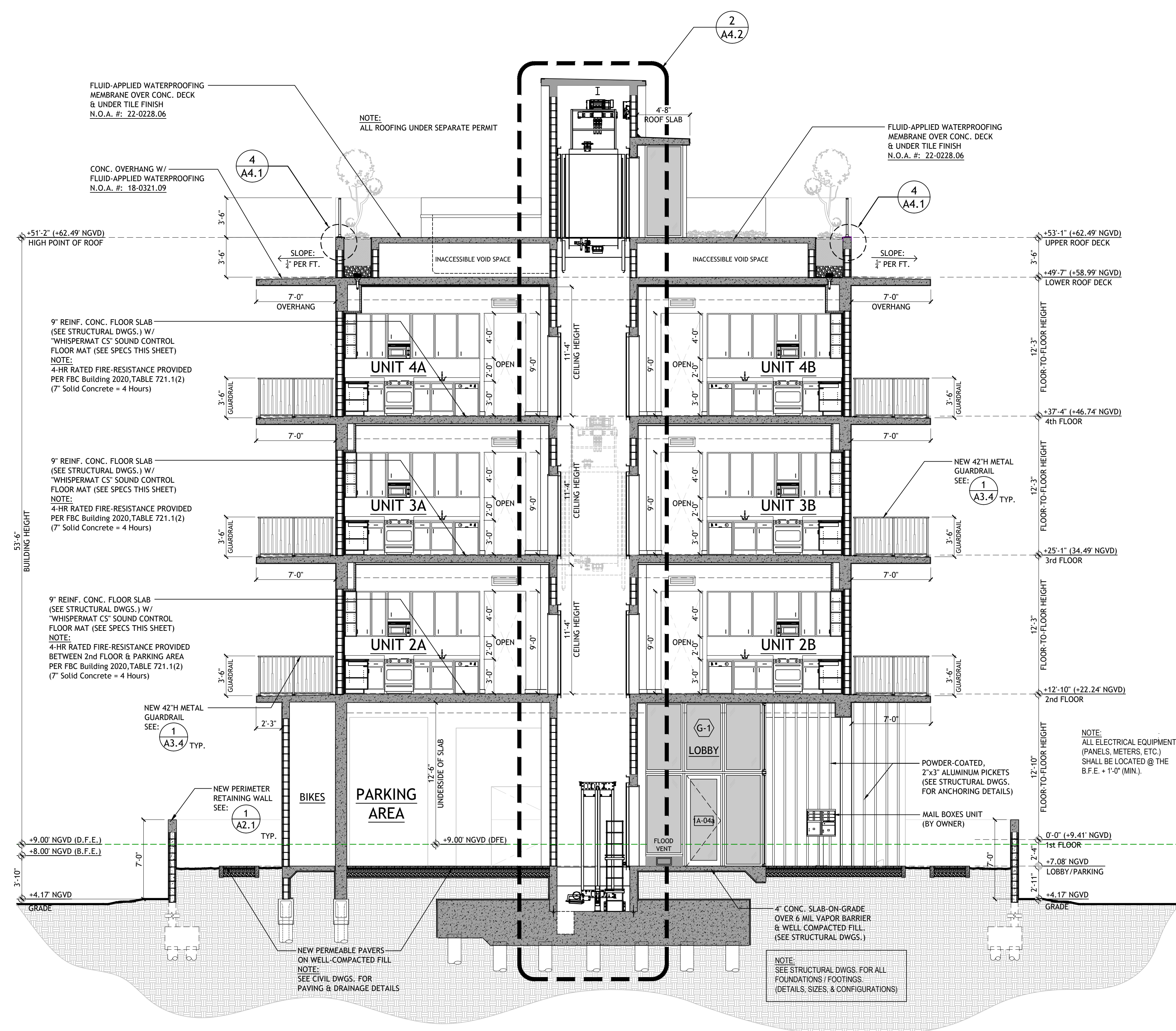
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Anthony Leon
DN: cn=Anthony Leon,
o=Design Architecture, ou=1311 15th Terrace, email=leon@designarchitecture.com,
c=US
Date: 2025.07.11 14:26:37-04'00'

DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th Terrace
City of Miami Beach, FL 33139

REVISIONS:

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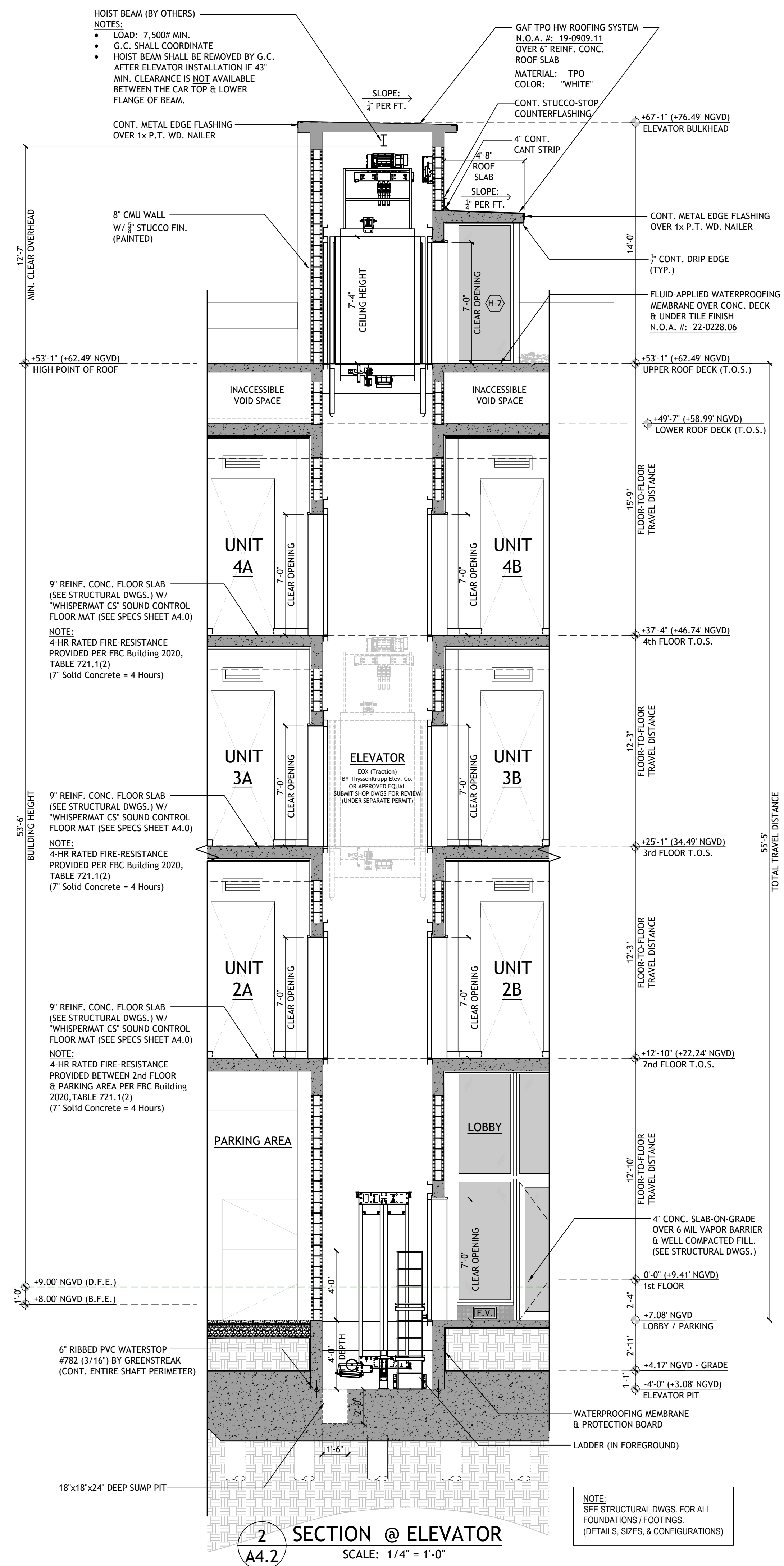
SHEET #
A-4.2
SECTIONS



1 BUILDING SECTION (WEST-EAST)
SCALE: 3/16" = 1'-0"

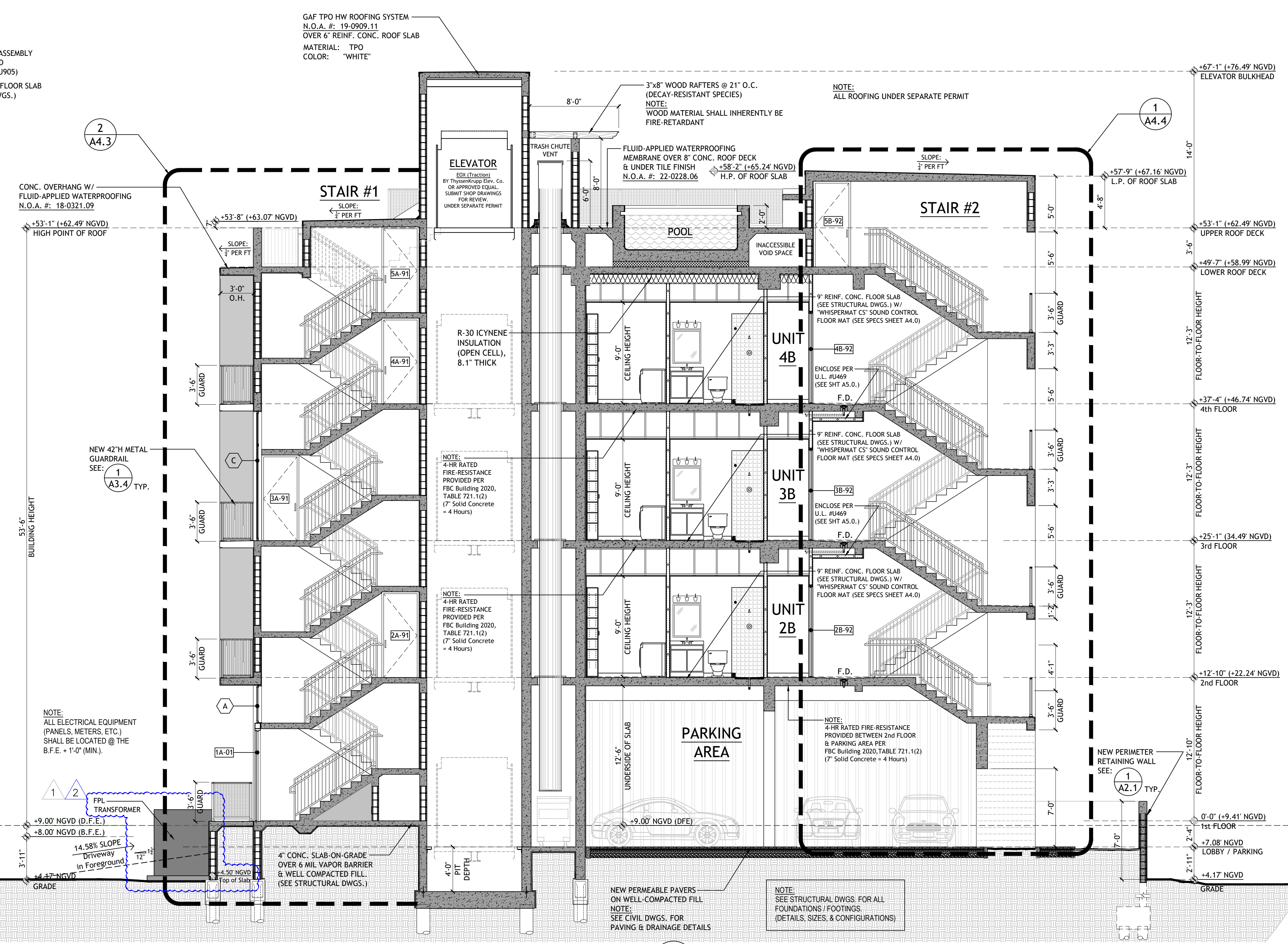
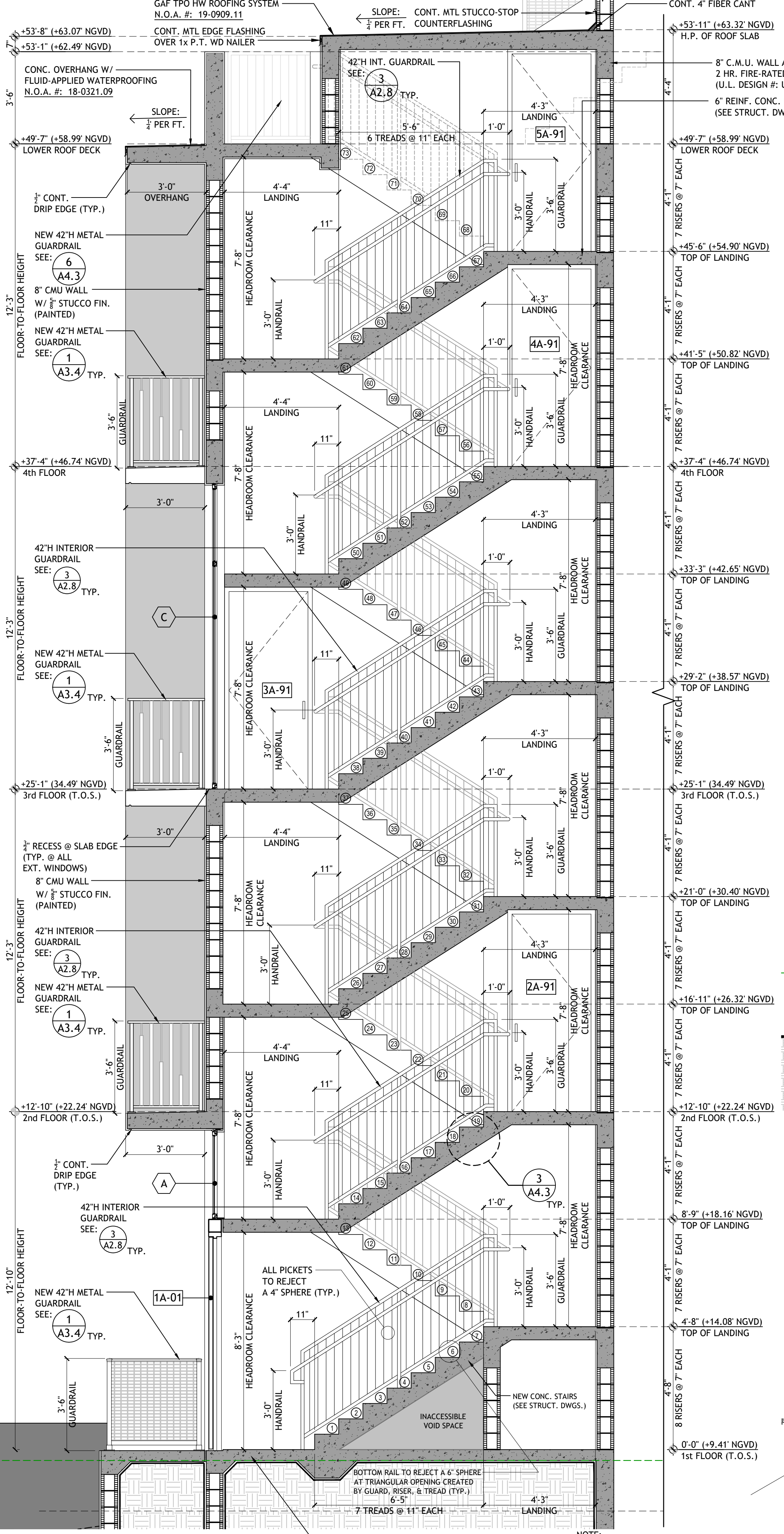
DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

- ELEVATOR NOTES:**
- PASSENGER ELEVATORS/LIMITED USE & LIMITED APPLICATION ELEVATORS/ PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH FBC 2020 Residential SECTION R321, ASME A17.1, AND CSA B44.
 - THE ELEVATOR SHALL BE IN COMPLIANCE WITH ASCE 24-14, SECTION 7.5, AND THE FEMA TECHNICAL BULLETIN 4-2010.
 - TO MINIMIZE THE LOSS OF LIFE, INJURIES & DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS W/ ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT (SUCH AS ELECTRICAL JUNCTION BOXES & CIRCUIT & CONTROL PANELS) SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 7.1.

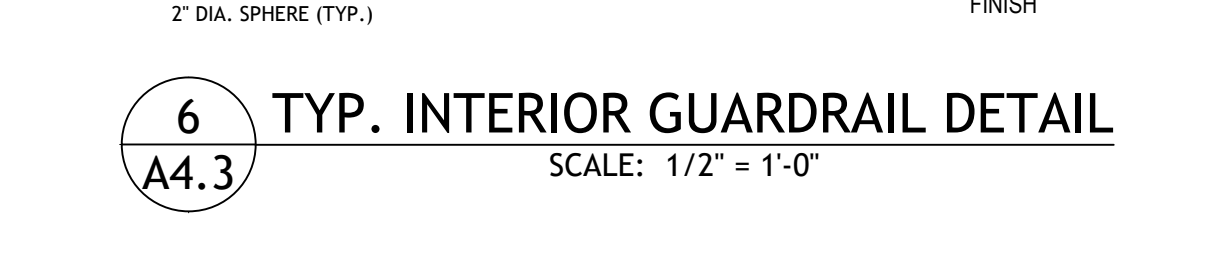
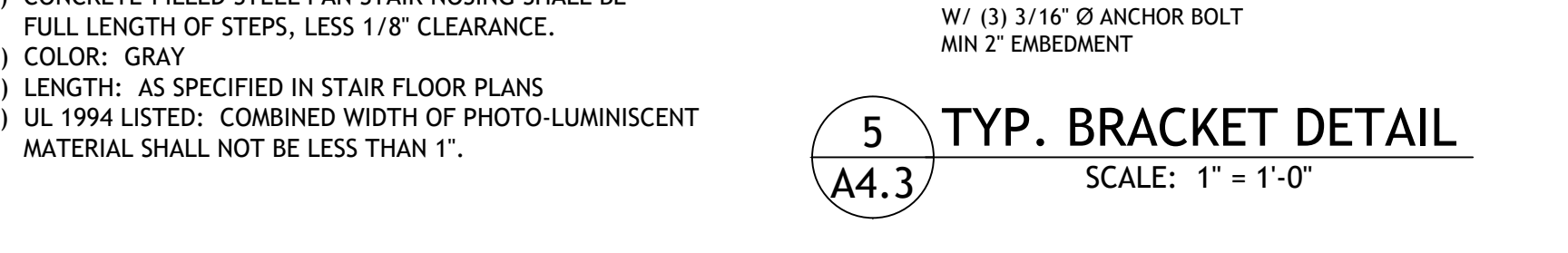
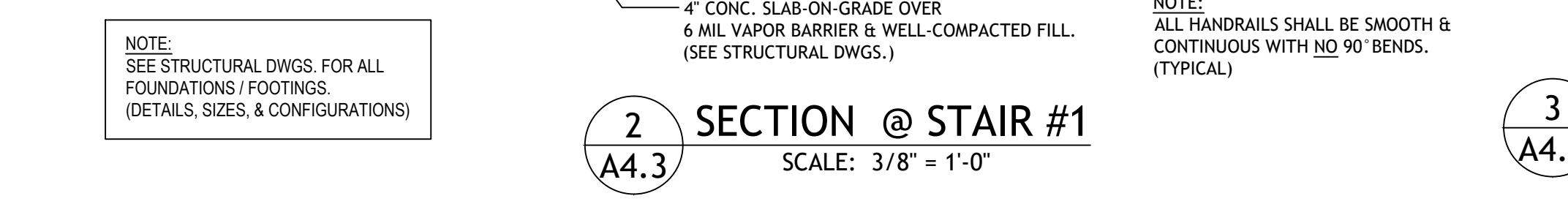


2 SECTION @ ELEVATOR
SCALE: 1/4" = 1'-0"

NOTE:
SEE STRUCTURAL DWGS. FOR ALL FOUNDATIONS / FOOTINGS (DETAILS, SIZES, & CONFIGURATIONS)



DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

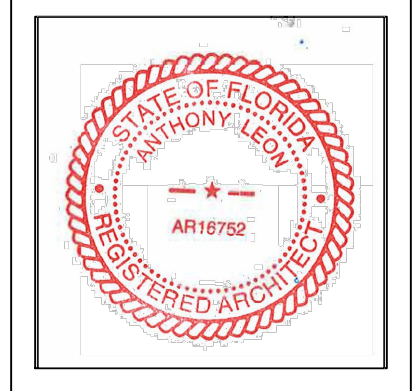


1 BUILDING SECTION (NORTH-SOUTH)
SCALE: 3/16" = 1'-0"

4 TYP. HANDRAIL DETAIL
SCALE: N.T.S.

5 TYP. BRACKET DETAIL
SCALE: 1" = 1'-0"

6 TYP. INTERIOR GUARDRAIL DETAIL
SCALE: 1/2" = 1'-0"



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DESIGN
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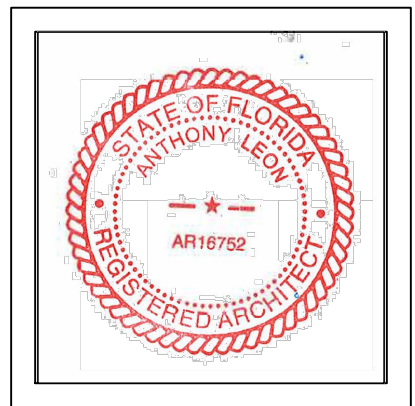
Digitally signed by Anthony Leon
DN: cn=Anthony Leon, o=Anthony Leon, ou=Anthony Leon, email=anthony@anthonyleon.com, c=US
Date: 2025.07.11 14:26:39-04'00'

DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:
1 06-16-2025
2 07-13-2025

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SHEET #
A-4.3
SECTIONS



A40003669
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
P: 305-436-9377 | F: 305-436-9379

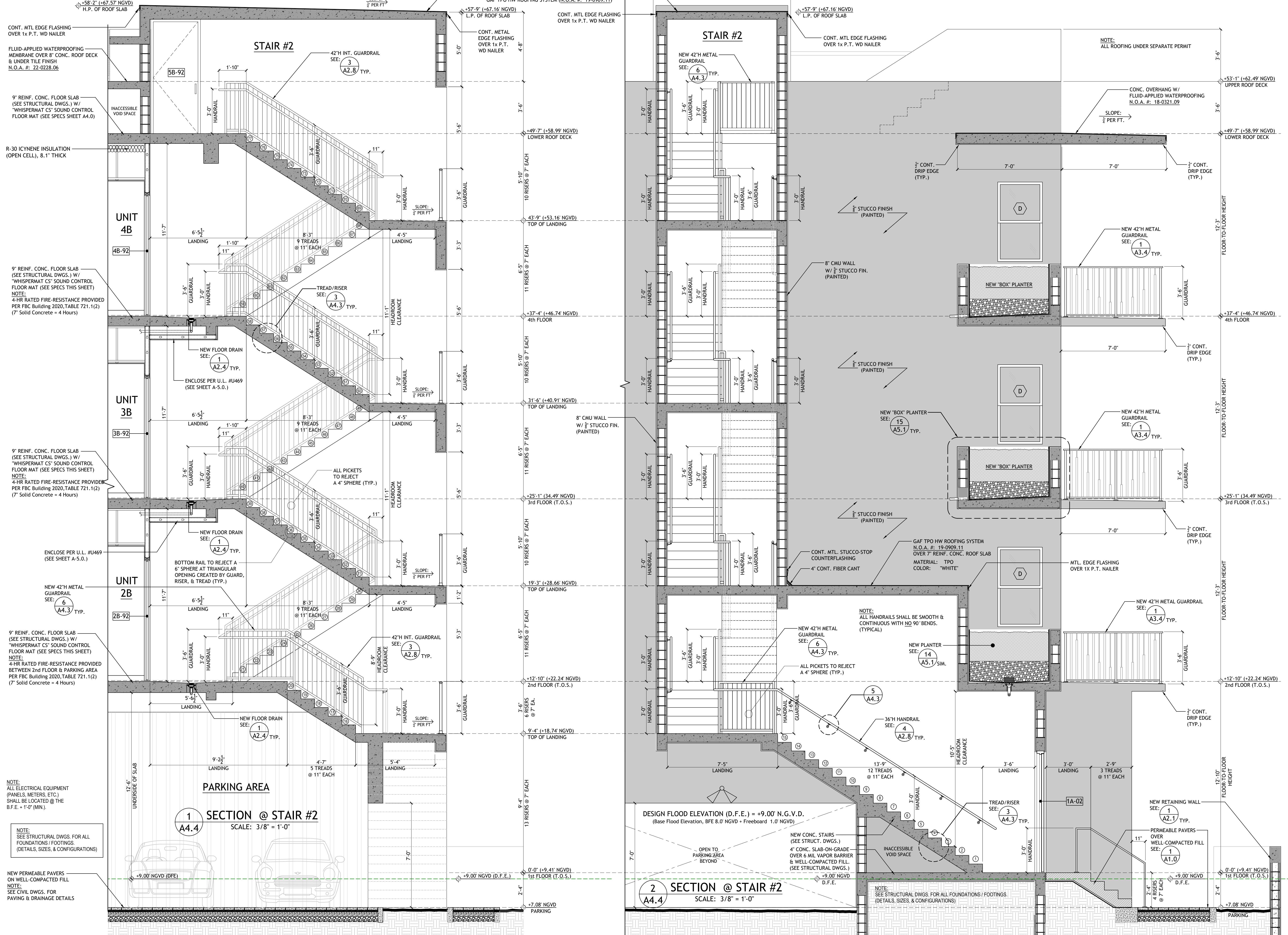
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Anthony Leon
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INC. C=US
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14:26:41-04'00'

DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

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SHEET #
A-4.4
SECTIONS



NOTE:
ALL ELECTRICAL EQUIPMENT (PANELS, METERS, ETC.) SHALL BE LOCATED @ THE B.F.E. + 1'-0" (MIN.)

NOTE:
SEE STRUCTURAL DWGS. FOR ALL FOUNDATIONS / FOOTINGS. (DETAILS, SIZES, & CONFIGURATIONS)

NOTE:
SEE CIVIL DWGS. FOR PAVING & DRAINAGE DETAILS

1 SECTION @ STAIR #2
SCALE: 3/8" = 1'-0"

2 SECTION @ STAIR #2
SCALE: 3/8" = 1'-0"

DESIGN FLOOD ELEVATION (D.F.E.) = +9.00' N.G.V.D.
(Base Flood Elevation, BFE 8.0' NGVD + Freeboard 1.0' NGVD)

NOTE:
SEE STRUCTURAL DWGS. FOR ALL FOUNDATIONS / FOOTINGS. (DETAILS, SIZES, & CONFIGURATIONS)

NOTE:
ALL HANDRAILS SHALL BE SMOOTH & CONTINUOUS WITH NO 90° BENDS. (TYPICAL)

NOTE:
ALL ROOFING UNDER SEPARATE PERMIT

NOTE:
CONC. OVERHANG W/ FLUID-APPLIED WATERPROOFING N.O.A. #: 18-0321.09

NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

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ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

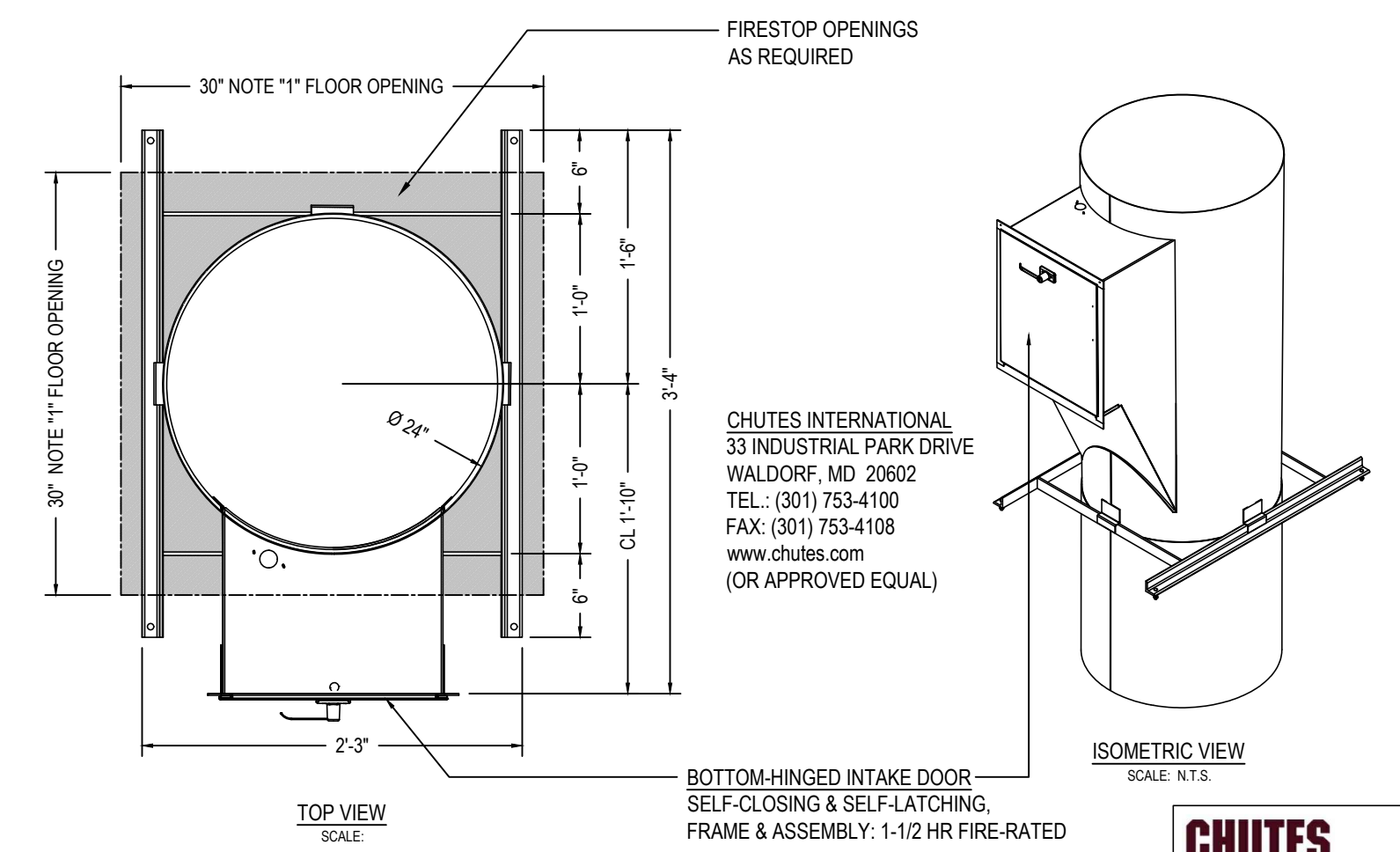
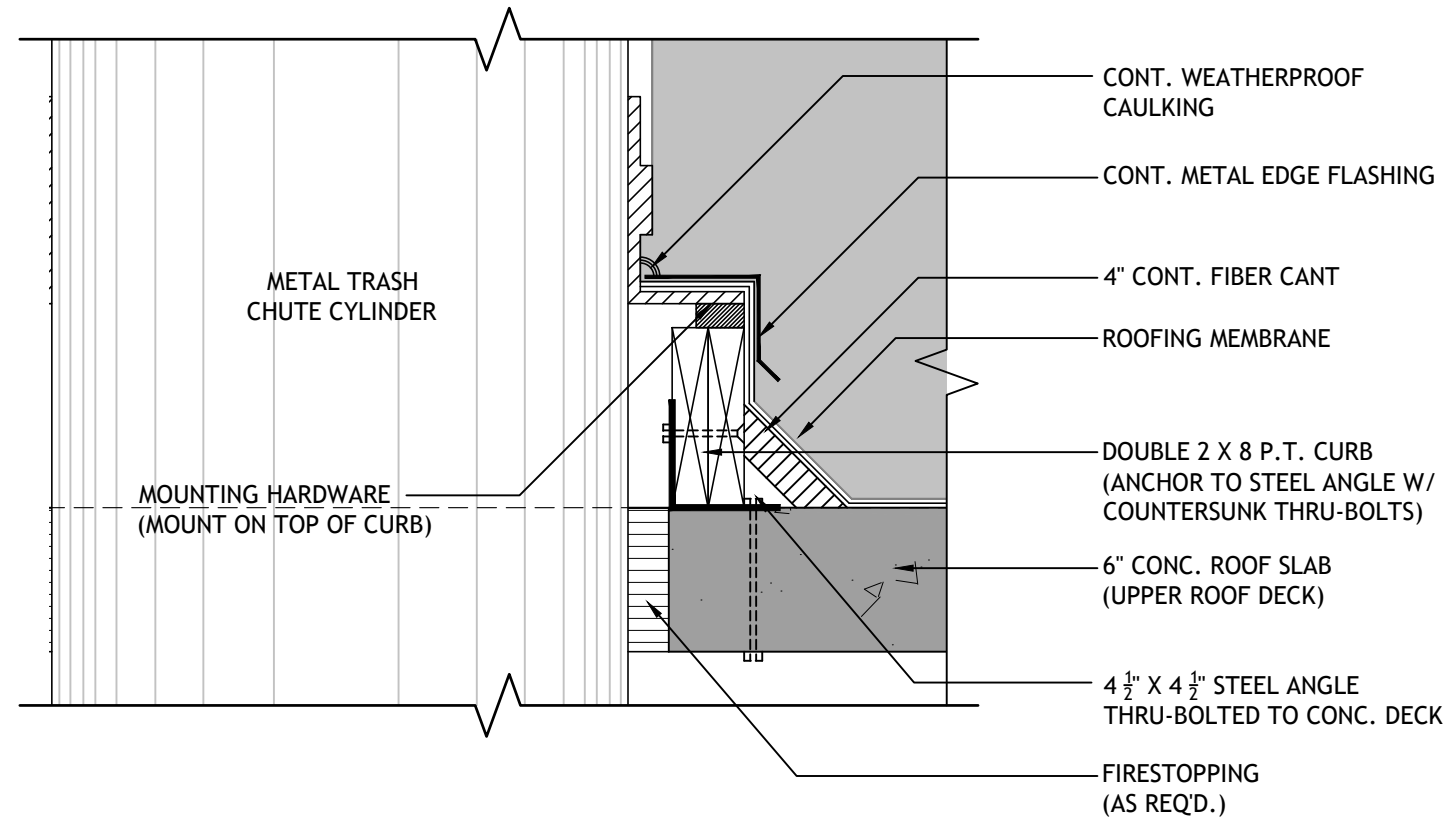
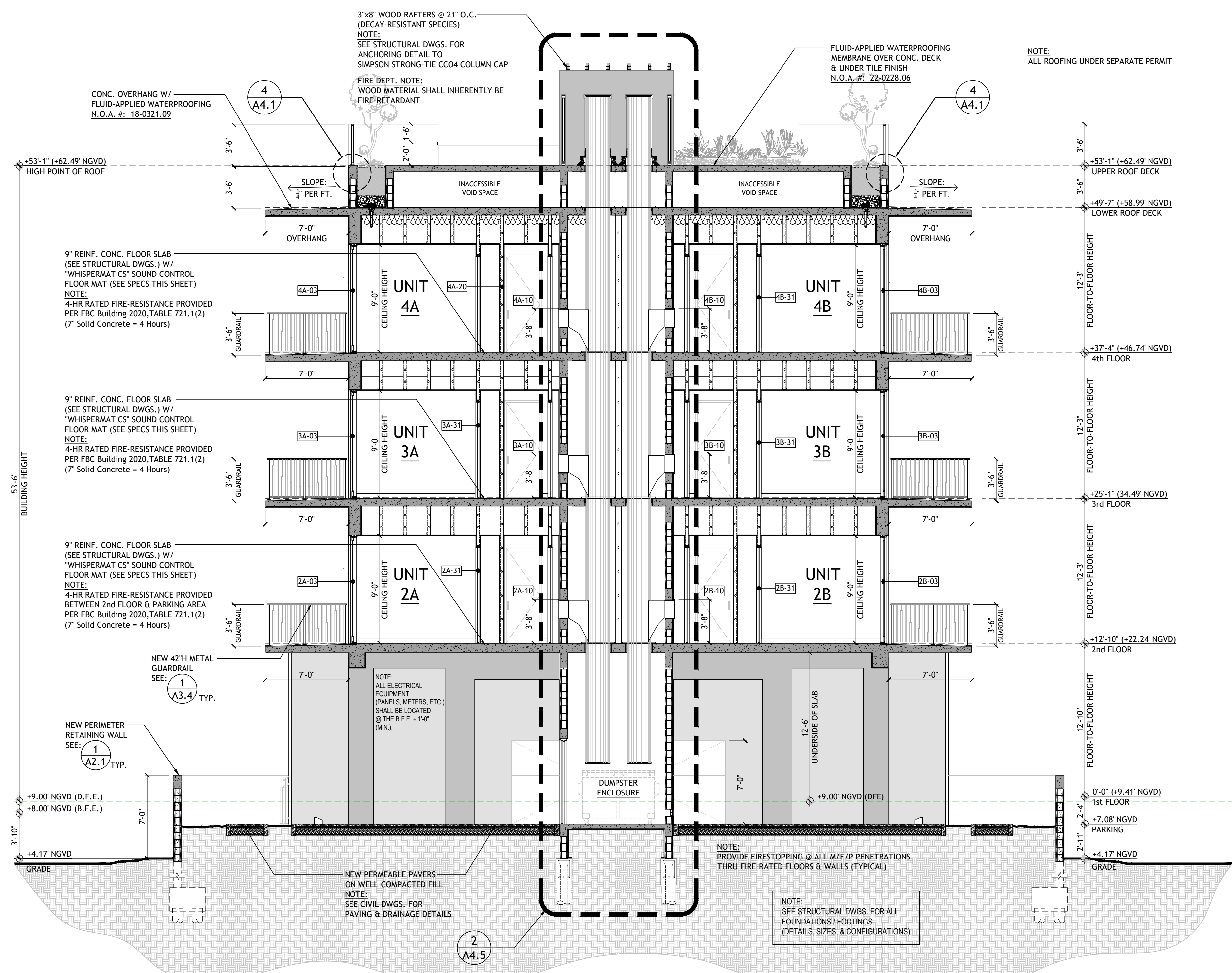
NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)

NOTE:
ALL PICKETS TO REJECT A 4" SPHERE (TYP.)



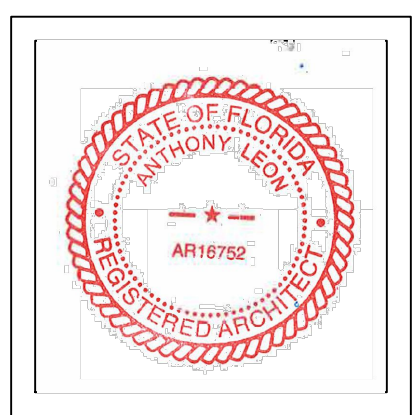
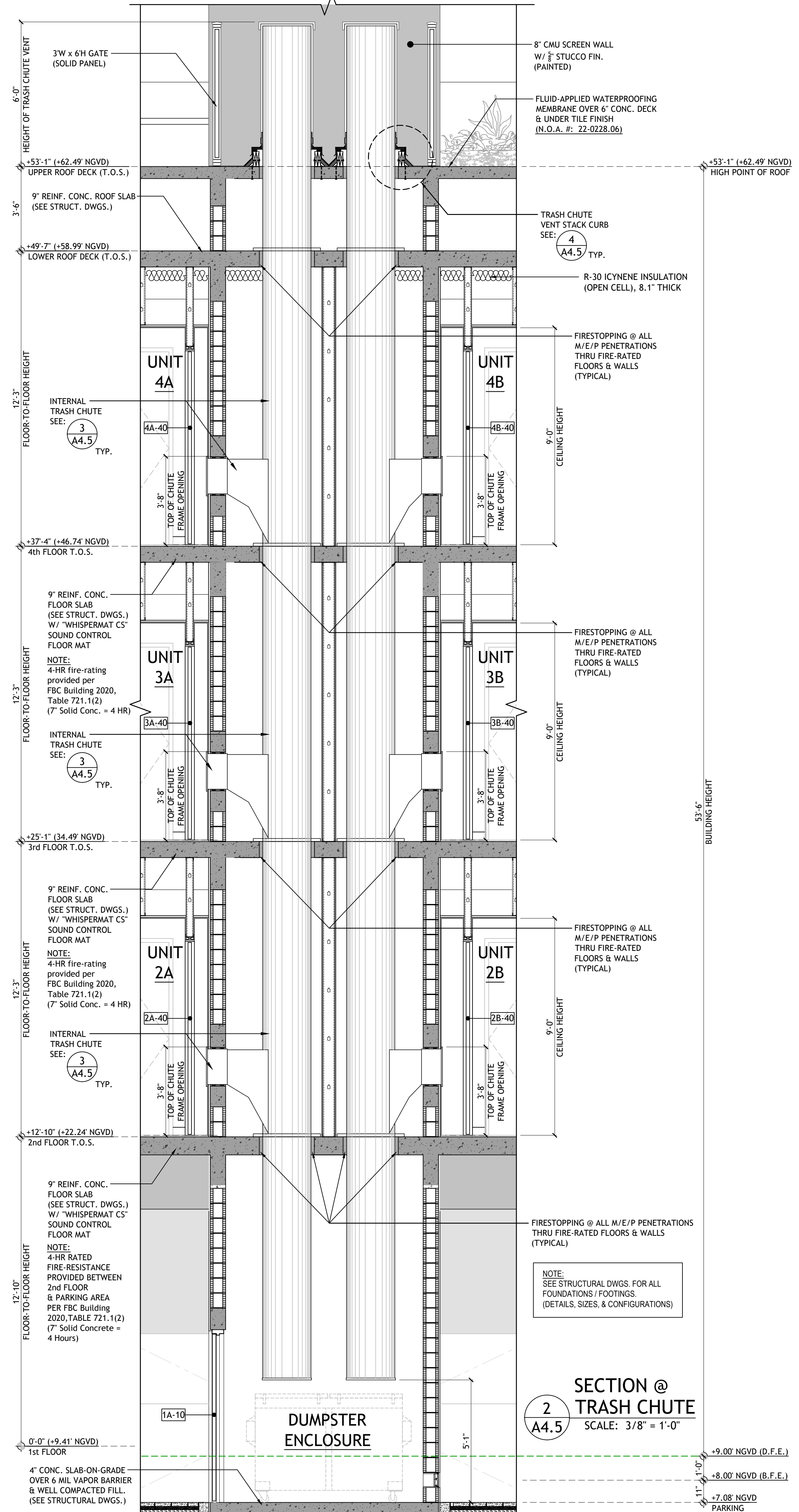
CHUTES
Shop Products Services About Resource Center Careers (888) 740-1837

Intake Door - Bottom Hinged

CHUTES' internal trash chute replacement doors are built with a heavy-duty frame, self-closing, self-latching, noiseless, bottom hinged with 100% heavy-duty steel, 200°F temperature rise. Frame painted door (open & back panels and 200°F) or stainless steel finish with ADA compliant lever handle with lock and trim brass. Door includes 2-part deflector hinge to prevent trash from clogging closing mechanism. MSA Labeled for New York City.

To confirm proper fit, please verify opening size to door dimensions prior to ordering. CLICK HERE FOR DOOR SIZING INFORMATION.

Orders larger than 4 doors cannot be expressed shipped.



A40003669
ANTHONY LEON
001676Z

DESIGN ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
P: 305-436-9377 | F: 305-436-9379

Digitally signed SEAL:
by Anthony Leon
DN:
c=Anthony Leon,
o=Qualifer=A01
410000001924
458603F0001E4
F7O=3DESIGN
INC. C=US
Date: 2025.07.11
14:26:43-04'00'

DRB25-1094 (FKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

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SHEET #
A-4.5
SECTIONS



PROPOSED FRONT VIEW 15 TER
RENDERING



PROPOSED FRONT VIEW 15 TER
RENDERING

2



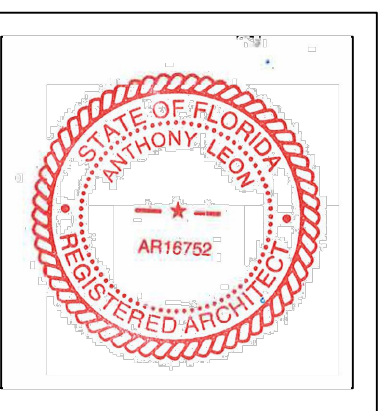
PROPOSED POOL DECK VIEW
RENDERING



PROPOSED REAR VIEW EAST
RENDERING

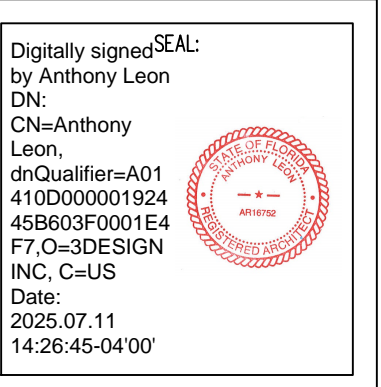


PROPOSED LOBBY AREA
RENDERING



AAC003669
ANTHONY LEON
0016782

DESIGN
ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
P: 305.436.9377 | F: 305.436.9379



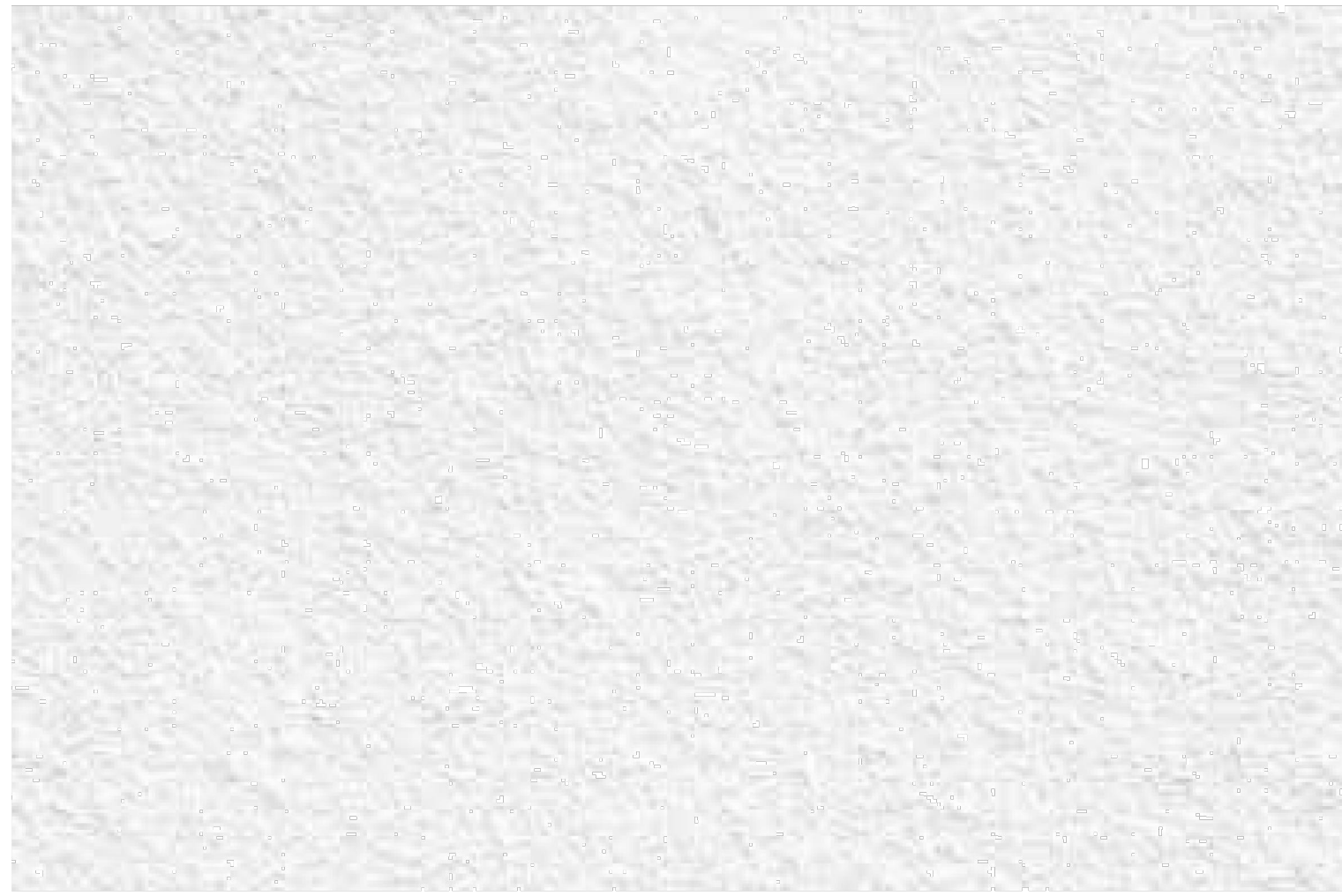
DRB25-1094 (EKA DRB22-0825)
NEW APARTMENT BUILDING
at:
1311 15th TERRACE
City of Miami Beach, FL 33139

REVISIONS:

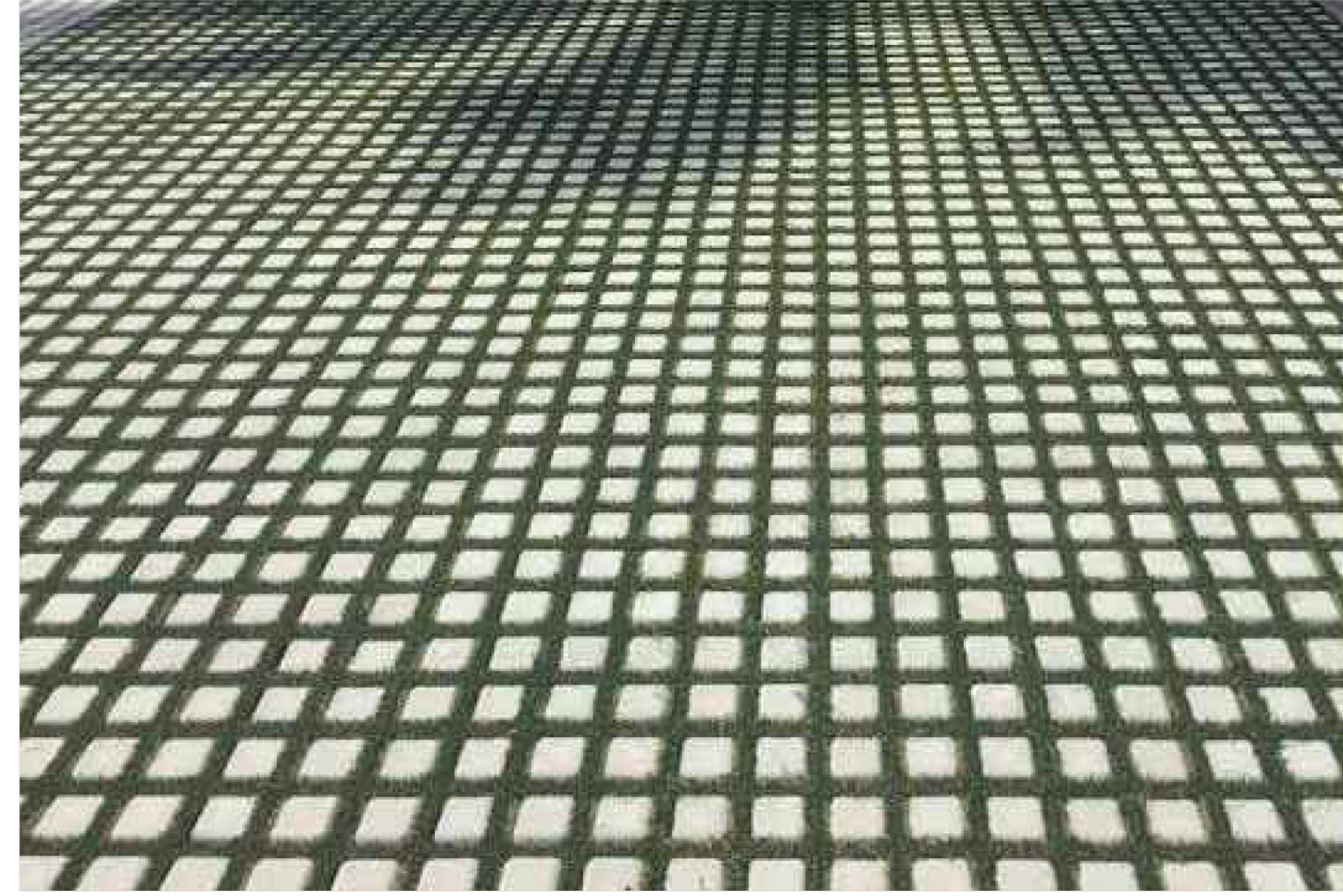
1	06-16-2025
2	07-13-2025

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SHEET #
A-5.0
RENDERINGS



WHITE SMOOTH STUCCO



PERMEABLE PAVERS



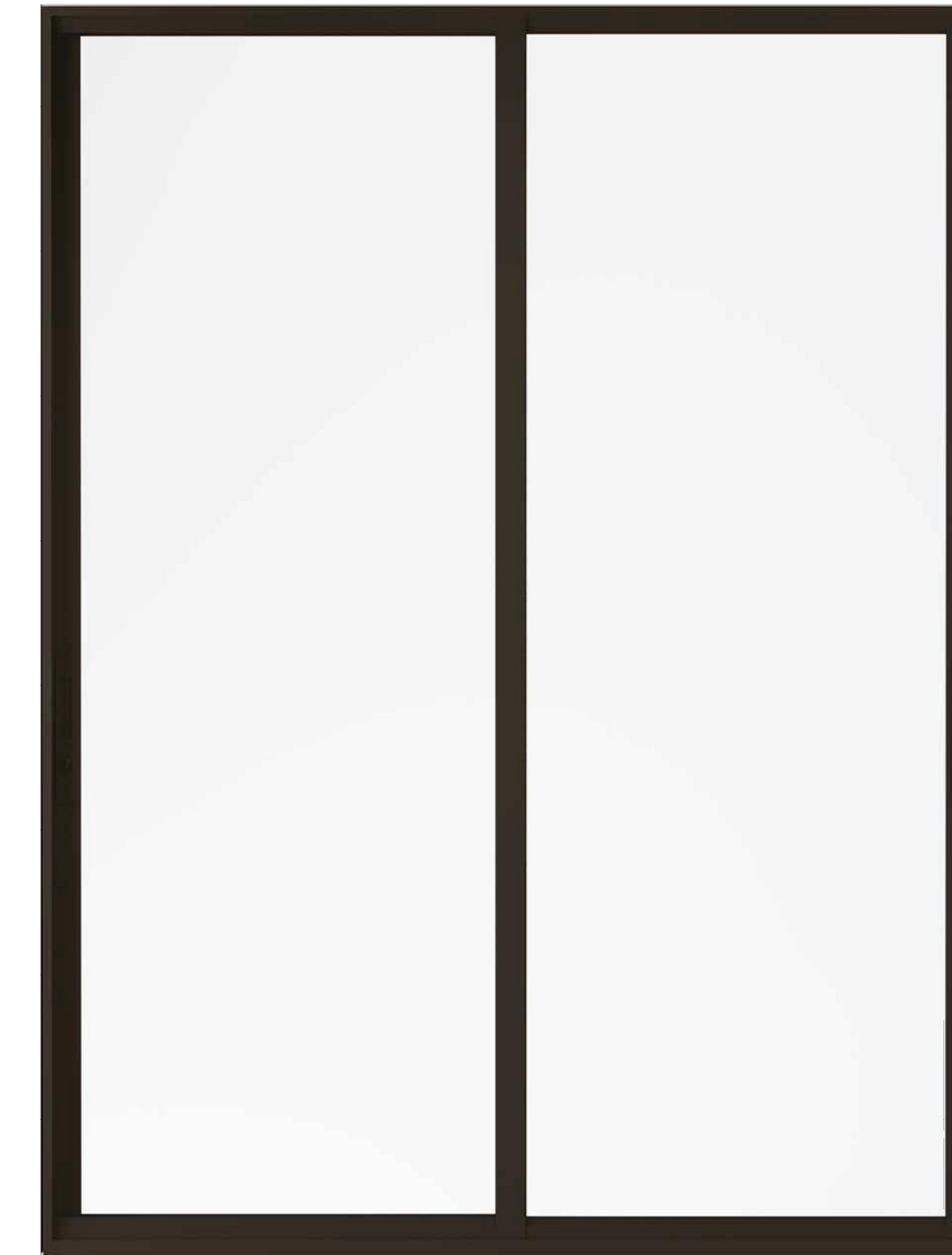
METAL VERTICAL LOUVERS



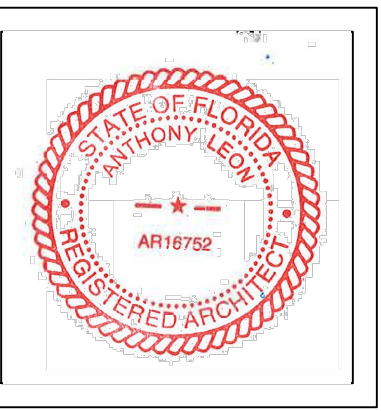
LIGHT GRAY STUCCO



BRUSHED CONCRETE EXTERIOR



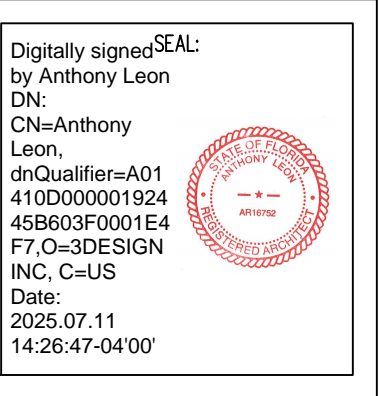
GLASS DOOR. BRONZE FRAME



A40003669
ANTHONY LEON
0016782

DESIGN
ARCHITECTURE

3260 NW 7TH ST. Miami, FL 33126
P: 305.436.9377 | F: 305.436.9379



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NEW APARTMENT BUILDING
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City of Miami Beach, FL 33139

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SHEET #
A-6.0
MATERIALS
PROPOSED