

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
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### 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 JOINTS 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

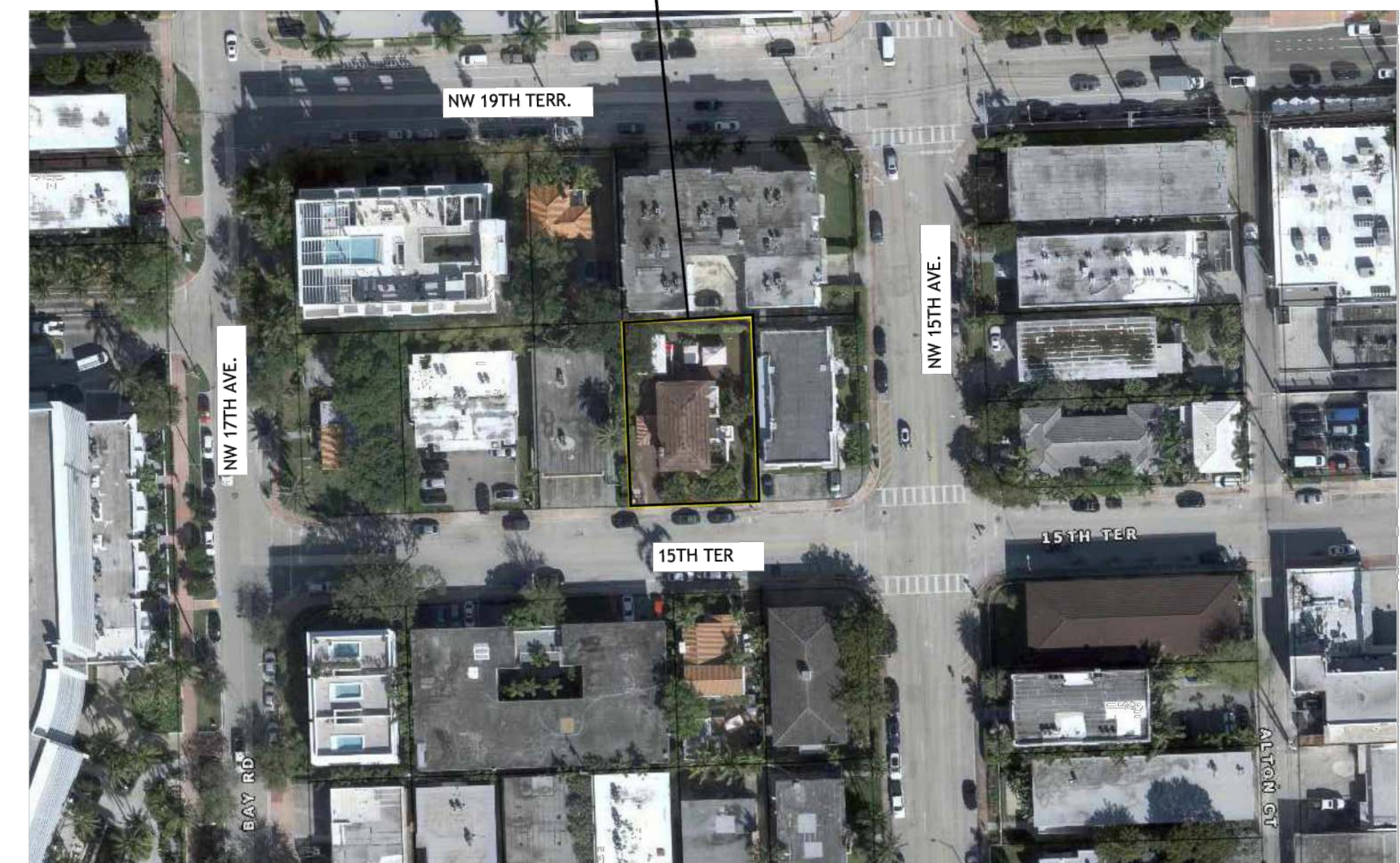
SITE WORK  
REMOVAL AND REPLACEMENT EXISTING LANDSCAPING AS INDICATED IN THE DRAWINGS.

### 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

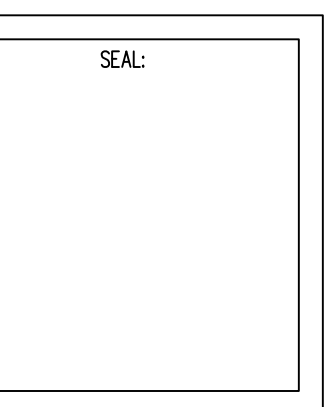
- L-1 TREE DISPOSITION PLAN
- L-2 GROUND MATERIALS PLAN
- L-3 CANOPY PLAN GROUND LEVEL
- L-3A CANOPY PLAN GROUND LEVEL
- L-4 PLANT IMAGE BOARD GROUND LEVEL
- L-5 SITE RENDERING FRONT VIEW EAST
- L-6 REAR VIEW NEAST
- L-7 PLANTING PLAN & IMAGERY ROOF LEVEL
- L-7A PLANTING PLAN LEVEL 2,3,4 & ROOF
- L-8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



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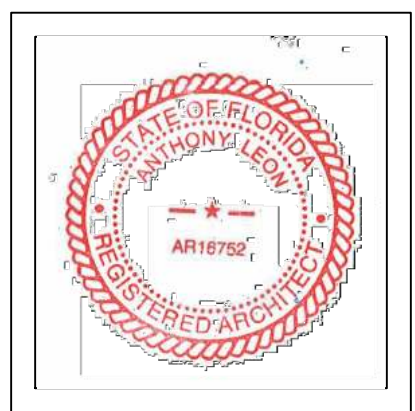
### REVISIONS:

- |   |            |
|---|------------|
| 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.

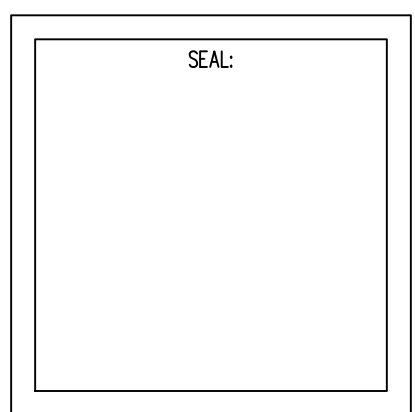
SHEET #  
**A-0.0**  
COVER SHEET  
& INDEX





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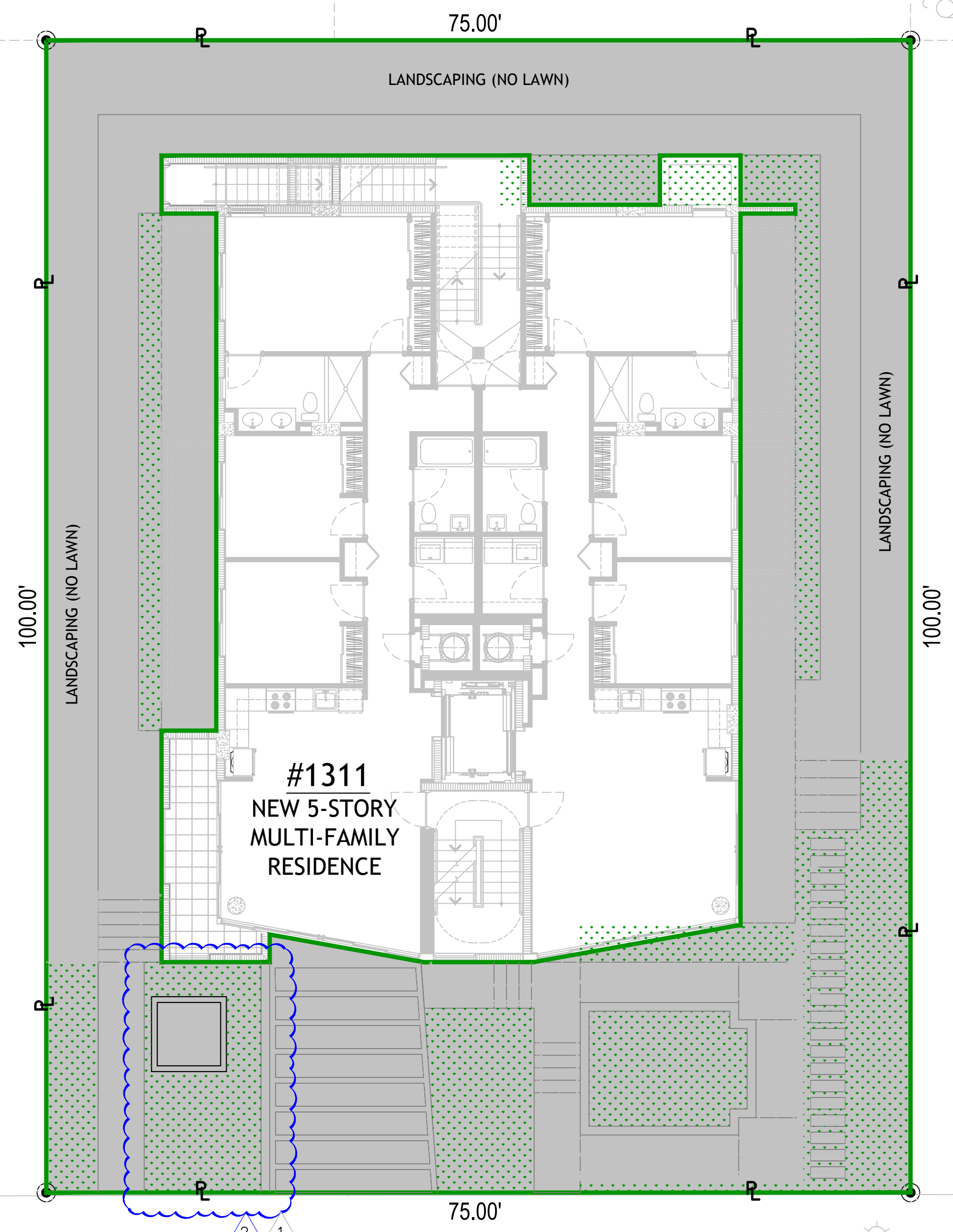
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SHEET #  
**A-1.1**  
LOT COVERAGE & OPEN SPACE DIAGRAMS

LOT AREA: 7,500 Sq. Ft.



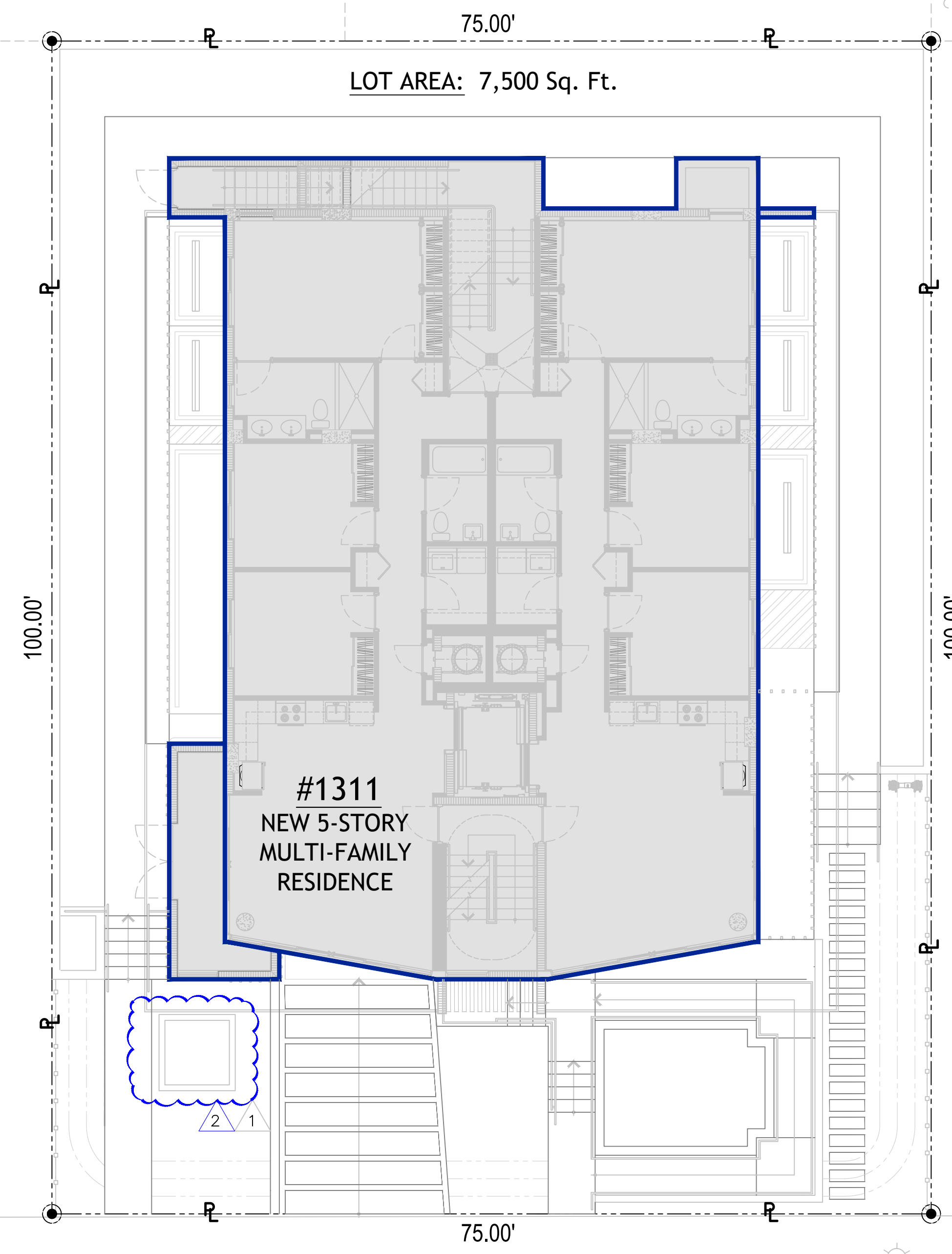
15th TERRACE

**OPEN SPACE DIAGRAM**

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

SECTION 126 - TABLE "A"

LOT AREA: 7,500 Sq. Ft.



15th TERRACE

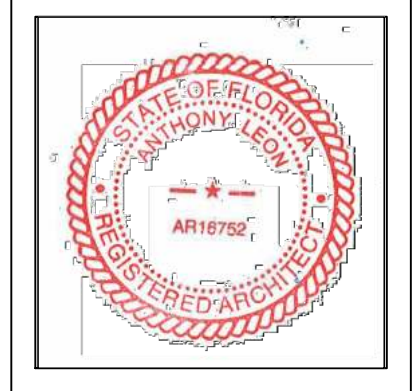
**LOT COVERAGE DIAGRAM**

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

PERVIOUS OPEN SPACE TABLE:			GREEN SPACE TABLE:		
55% of LOT AREA (Lot Area = 7,500 Sq. Ft.)	MIN. REQ'D. 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%)
PERVIOUS 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





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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 <sup>a, b, c, d</sup>	Unprotected, Nonsprinklered (UP, NS)	15% <sup>b</sup>
	Unprotected, Sprinklered (UP, S) <sup>e</sup>	45% <sup>b</sup>
	Protected (P)	45% <sup>b</sup>

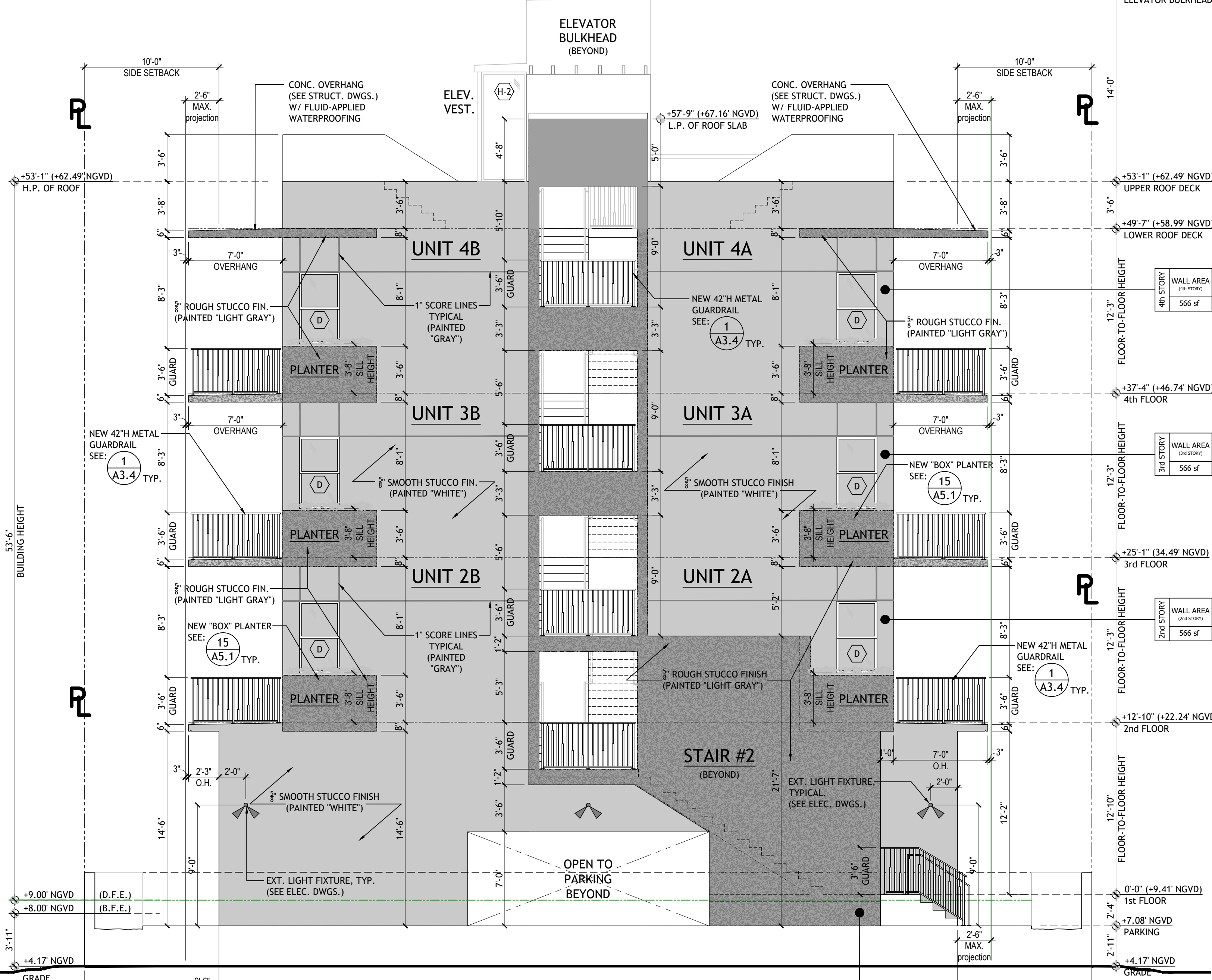
For SI: 1 foot = 304.8 mm.  
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
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.

**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. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARDHANDRAILS 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:**

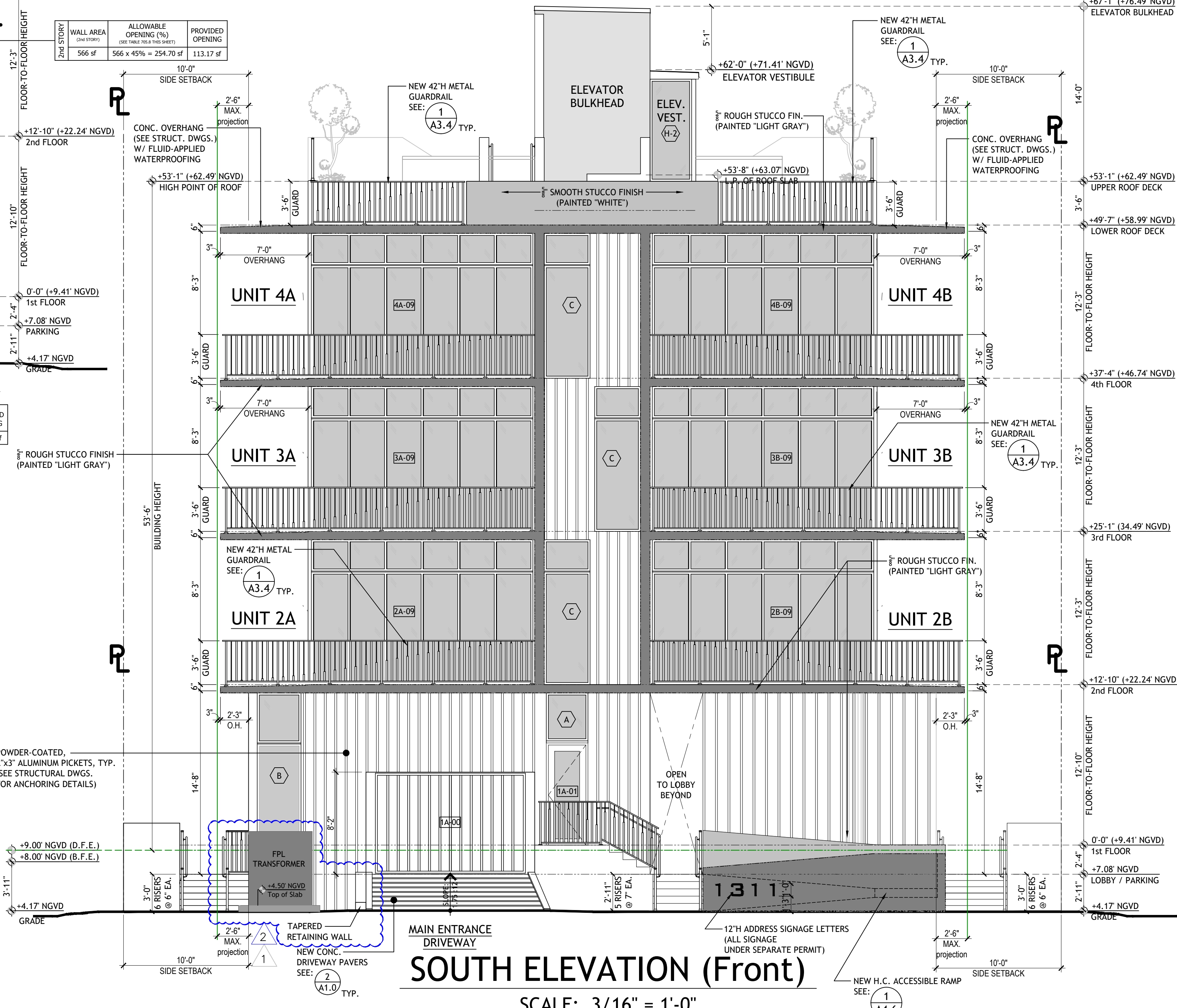
	"LIGHT GRAY" ROUGH STUCCO
	"WHITE" SMOOTH STUCCO

**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 <sup>a, b, c, d</sup>	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S) <sup>e</sup>	No Limit
	Protected (P)	No Limit

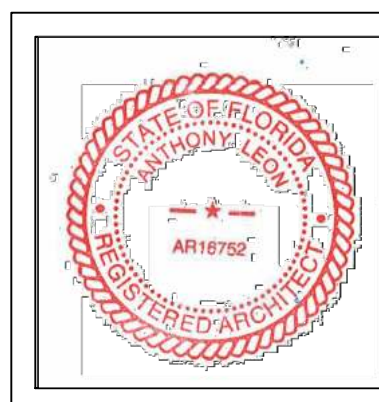
For SI: 1 foot = 304.8 mm.  
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
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.  
e. 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)



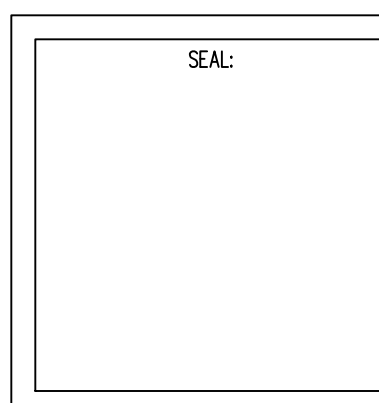
**SOUTH ELEVATION (Front)**  
SCALE: 3/16" = 1'-0"

**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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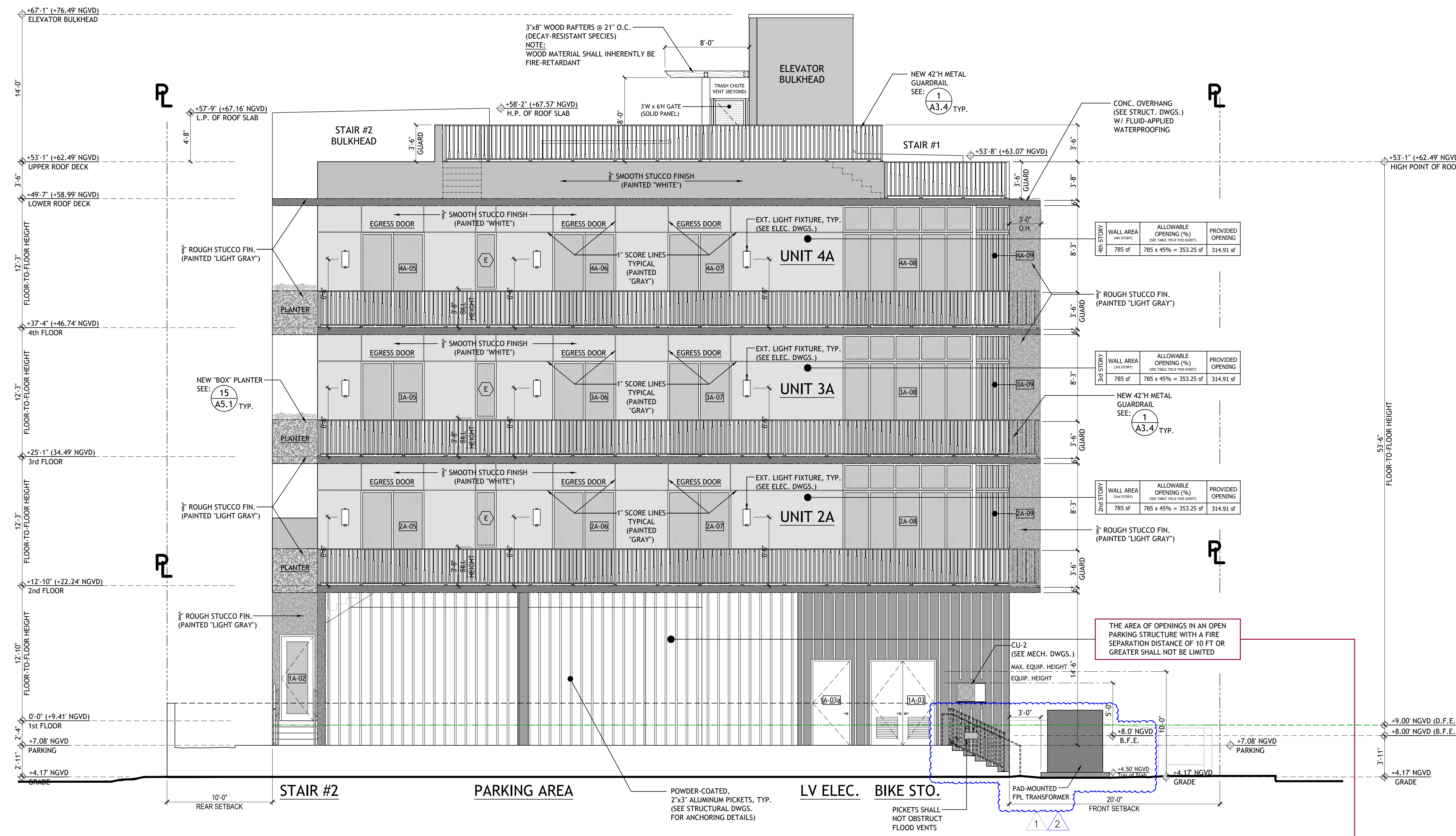
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SHEET #  
**A-3.3**  
ELEVATIONS

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- 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.



**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"

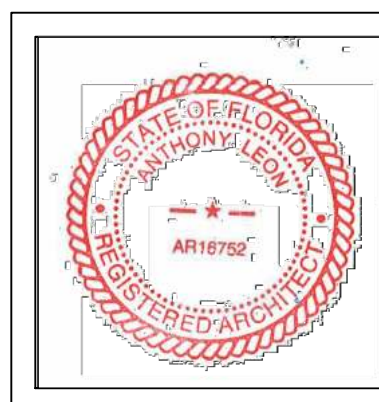
**PROPOSED MATERIALS:**

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

**TABLE 705.8**  
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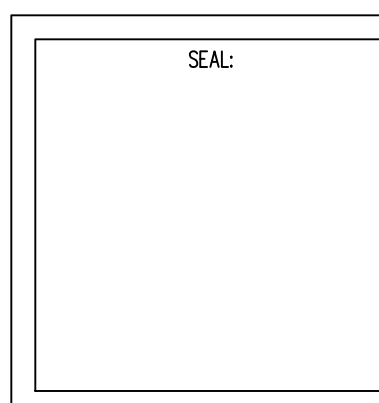
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
10 to less than 15 <sup>a,b,c</sup>	Unprotected, Nonsprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%

Fig. S1: 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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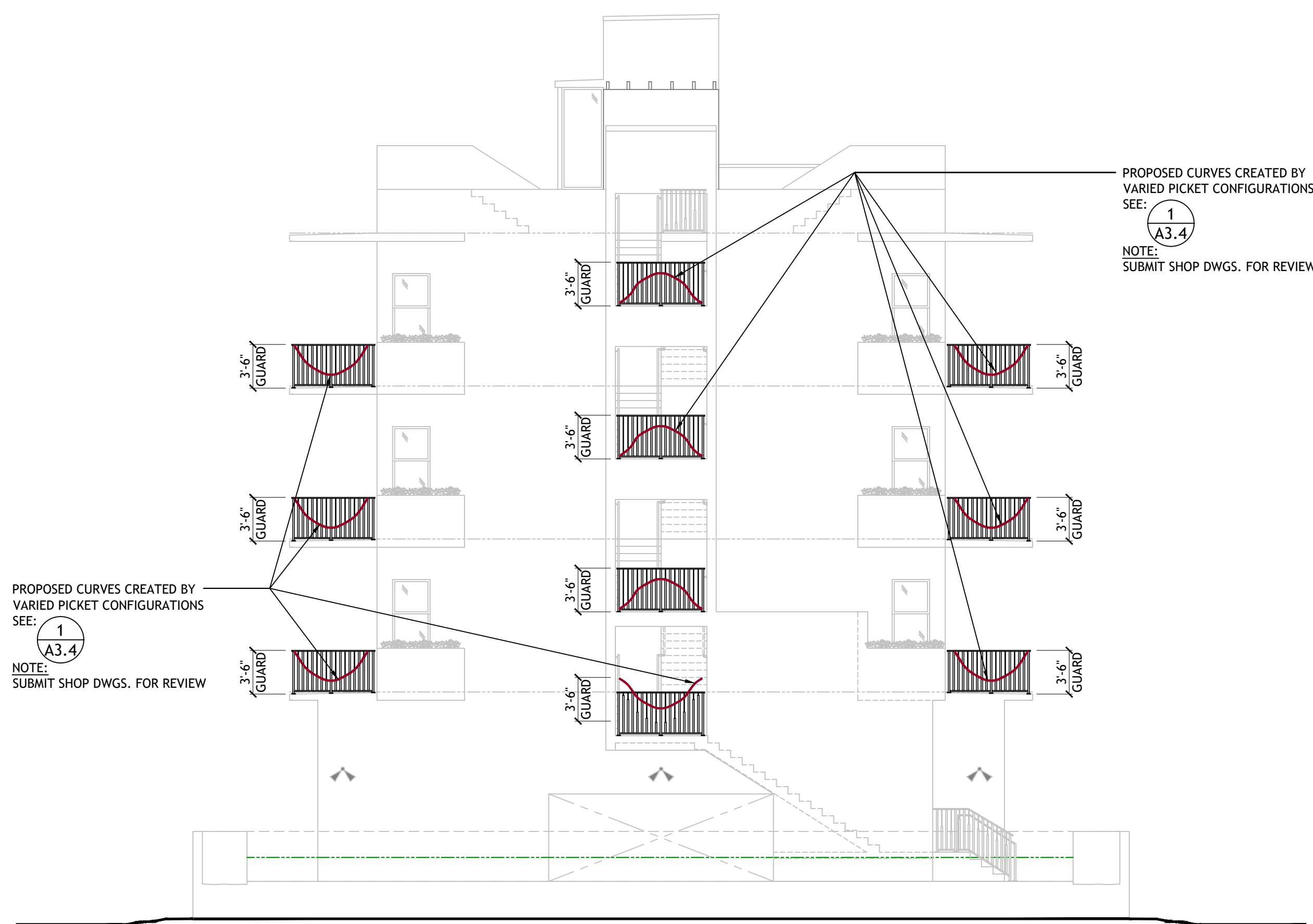


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REVISIONS:

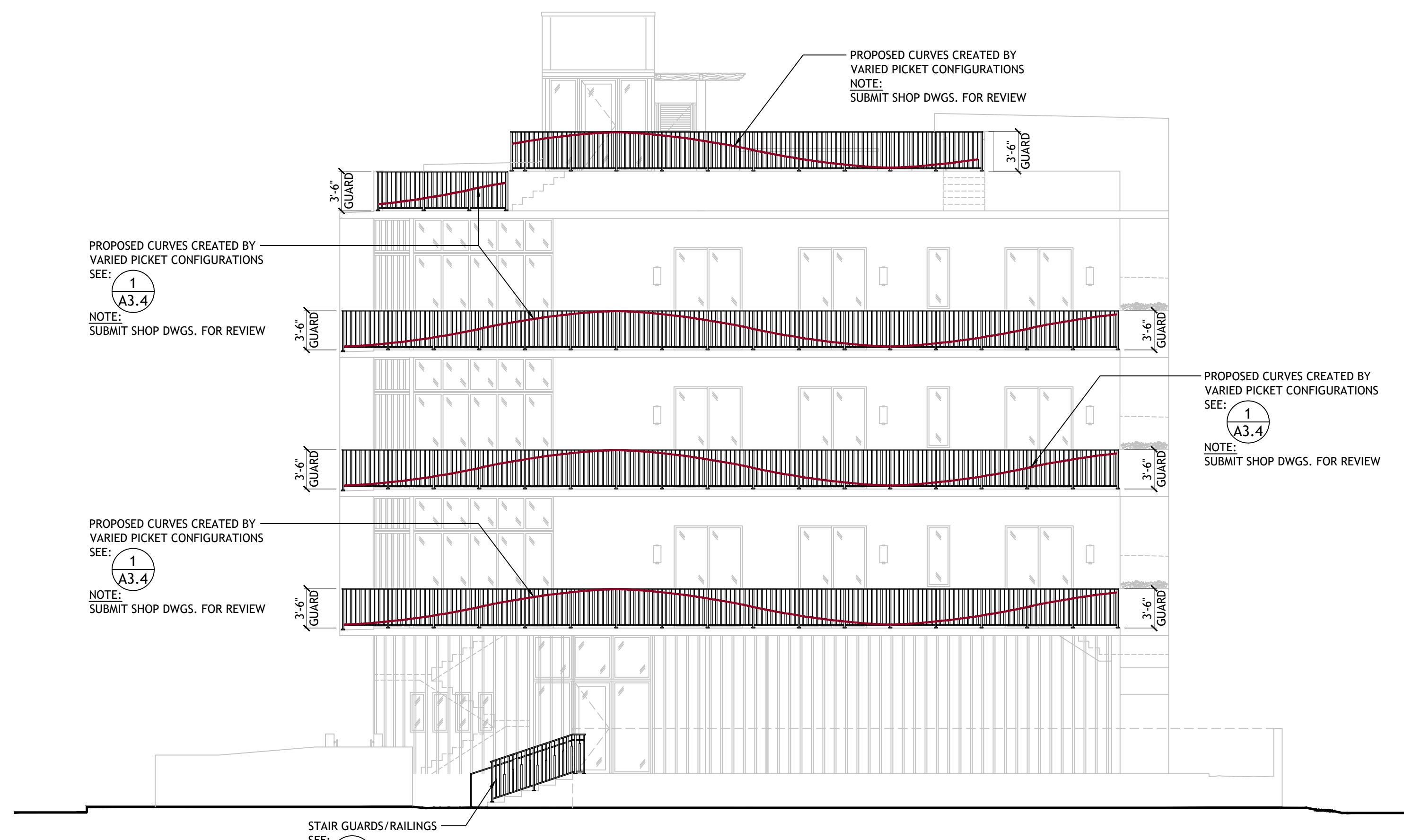
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SHEET #  
**A-3.4**  
EXTERIOR  
GUARDRAILS



### NORTH ELEVATION - GUARDRAILS

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

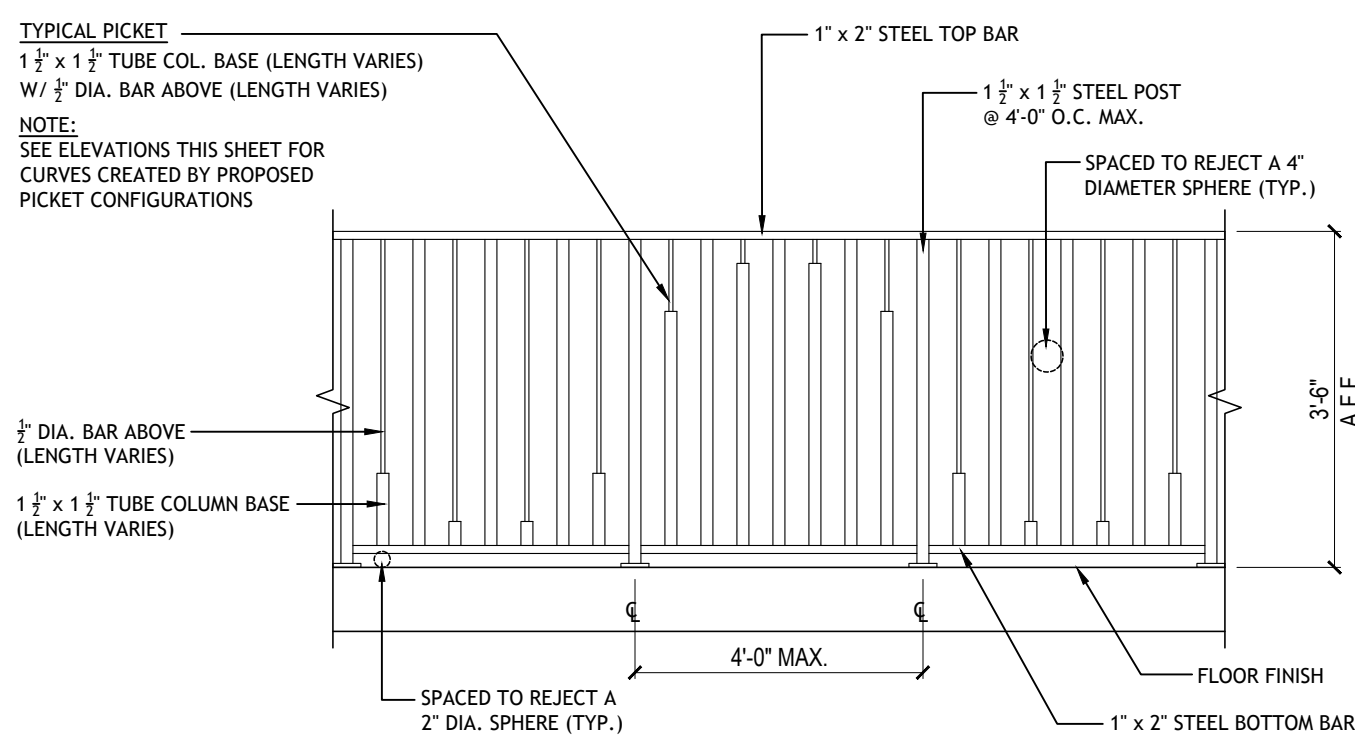


### EAST ELEVATION - GUARDRAILS

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

**\* SHOP DRAWINGS REQUIRED \***  
FOR REVIEW & APPROVAL PRIOR TO FABRICATION

GC SHALL SUBMIT SAMPLES FOR CITY OF MIAMI BEACH BOARD REVIEW & APPROVAL FOR DESIGN REVIEW CRITERIA.

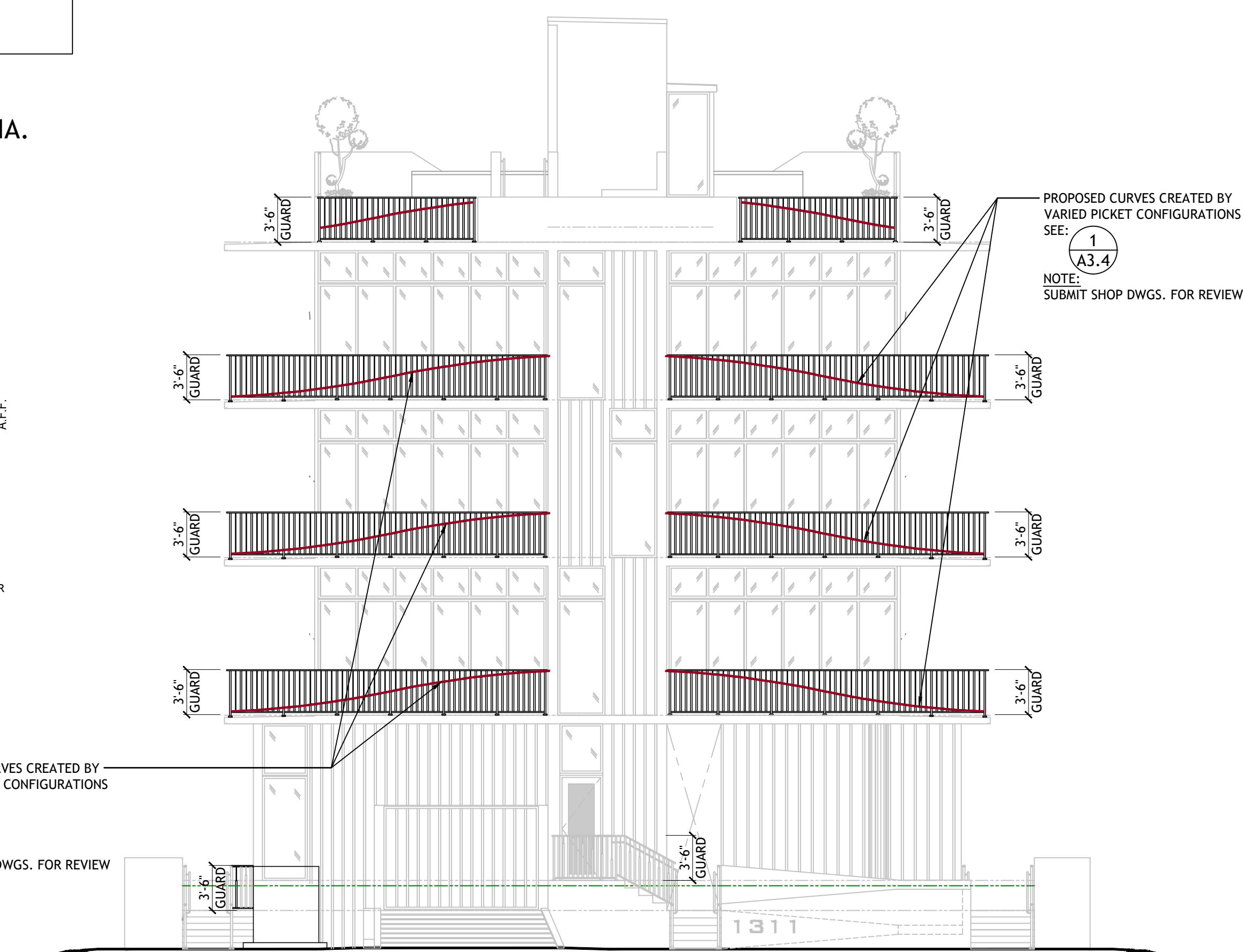


**1**  
**A3.4**  
TYP. EXTERIOR GUARDRAIL DETAIL  
SCALE: 1/2" = 1'-0"



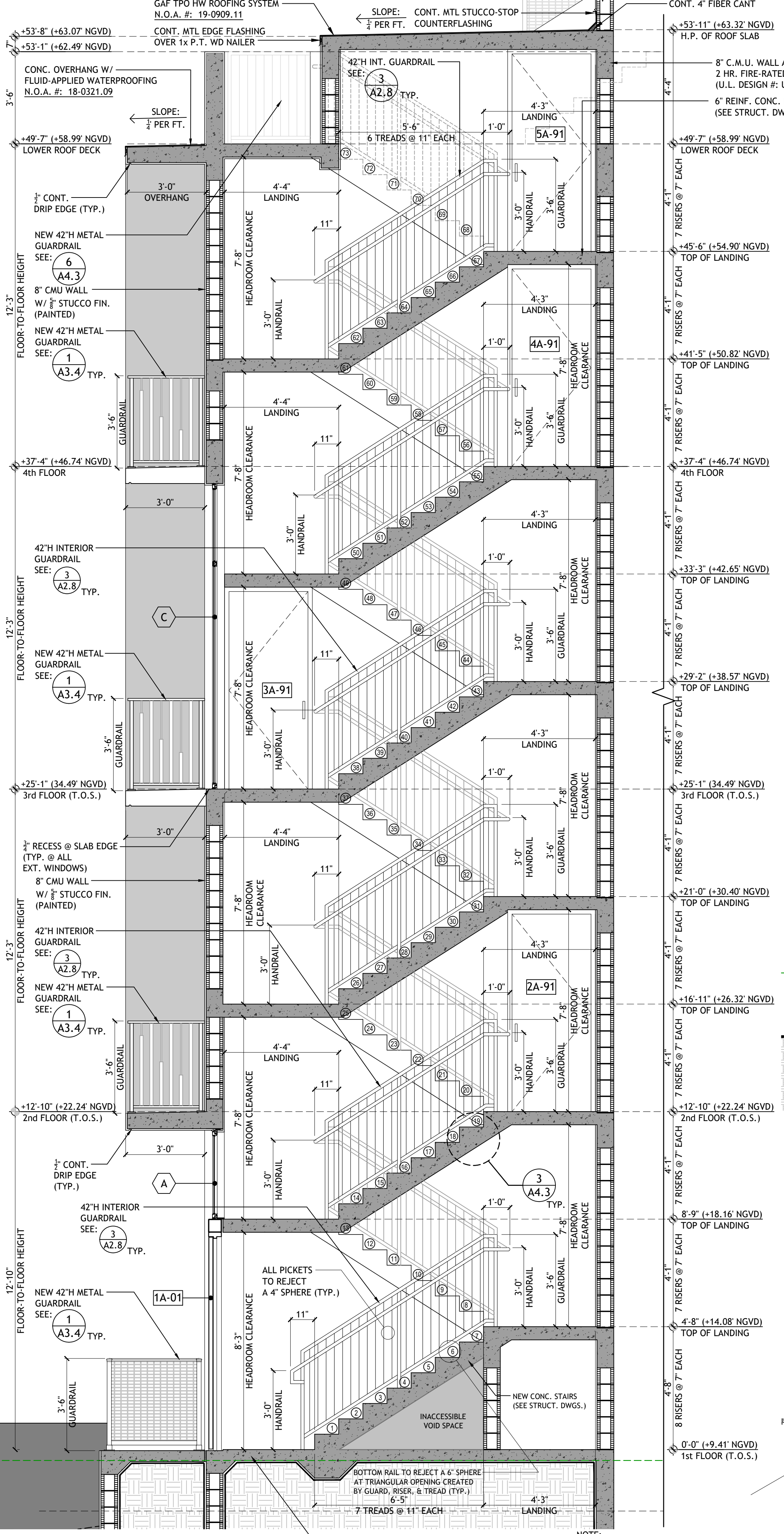
### WEST ELEVATION - GUARDRAILS

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

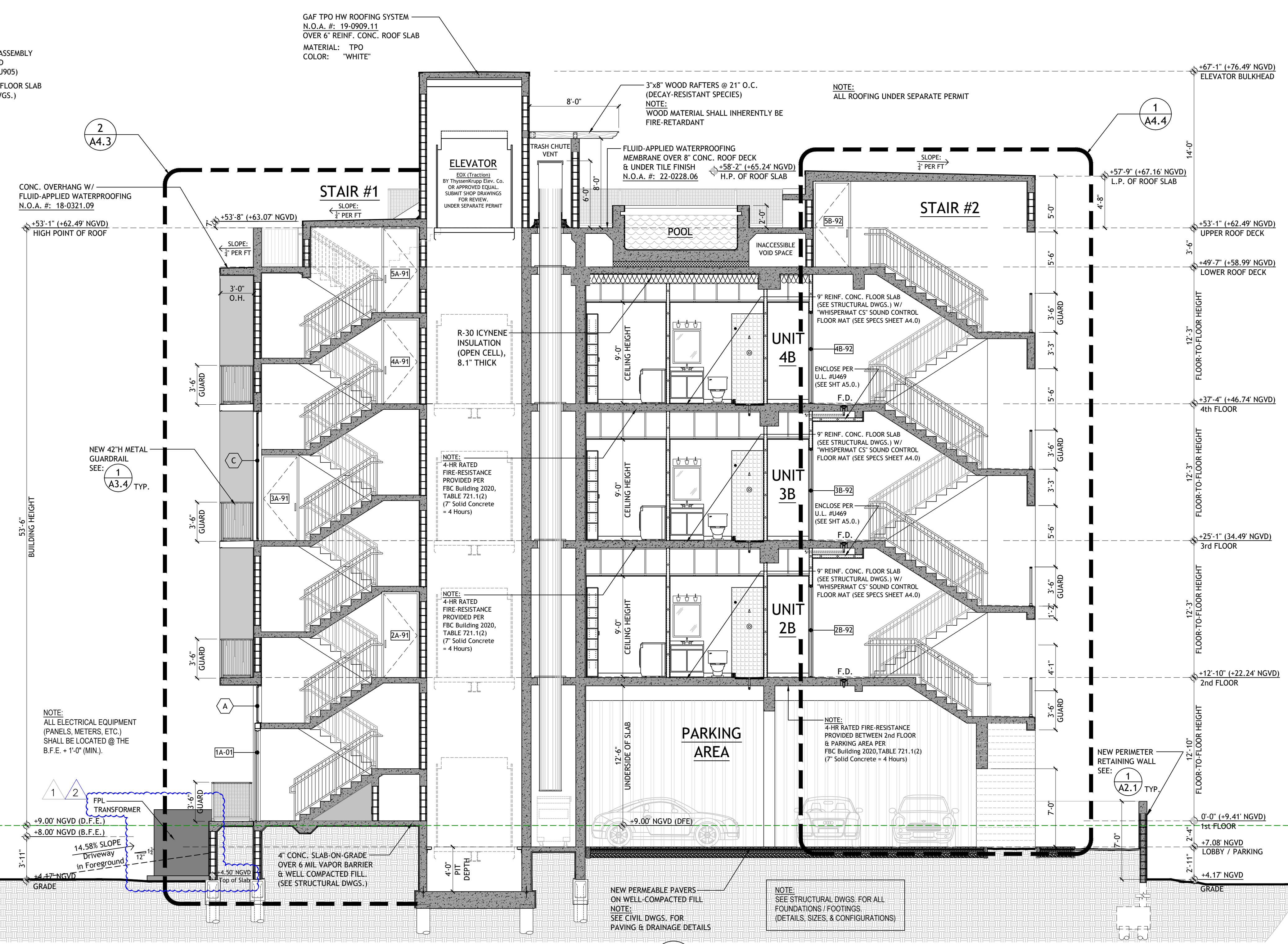


### SOUTH ELEVATION - GUARDRAILS

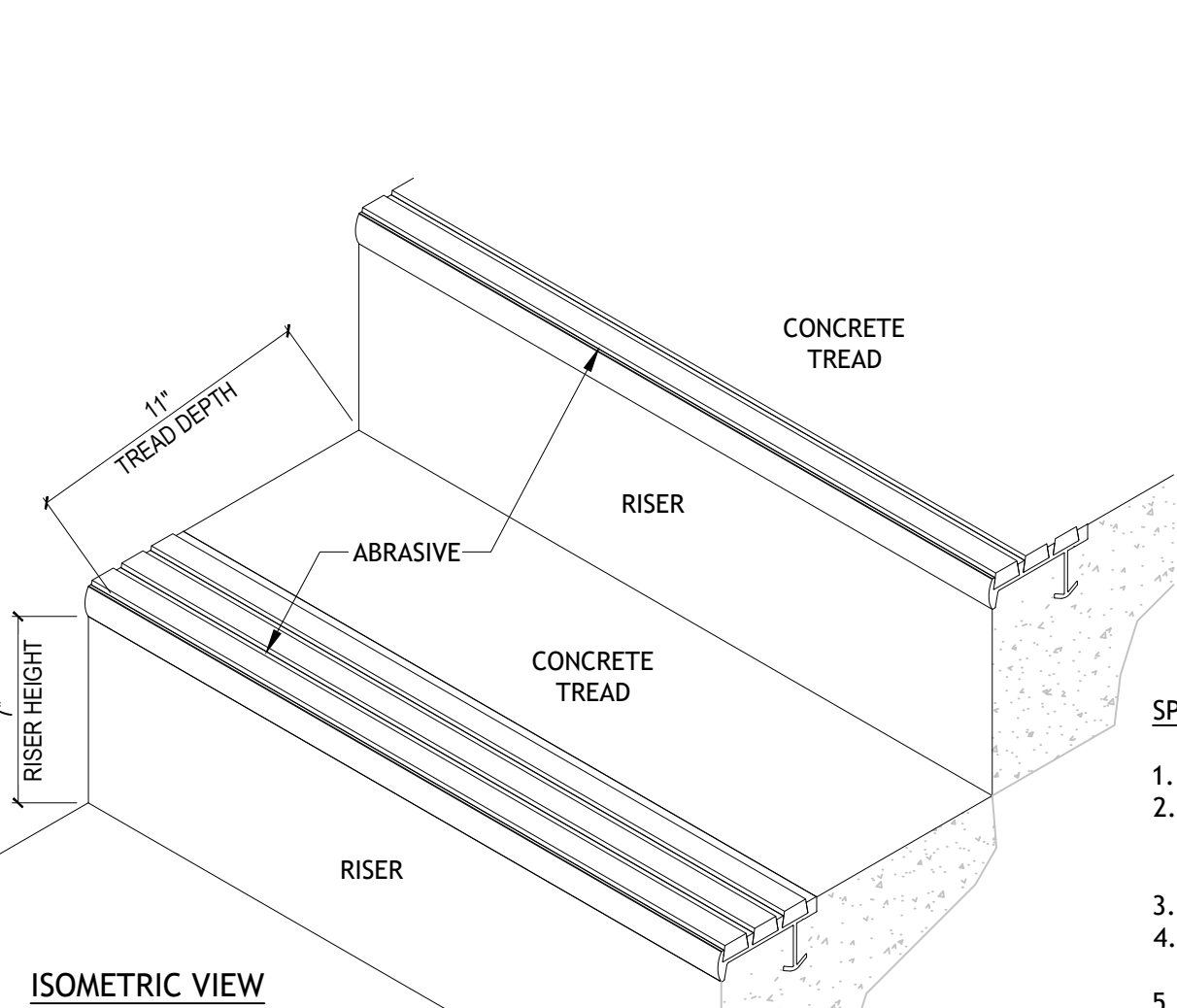
SCALE: 1/8" = 1'-0"



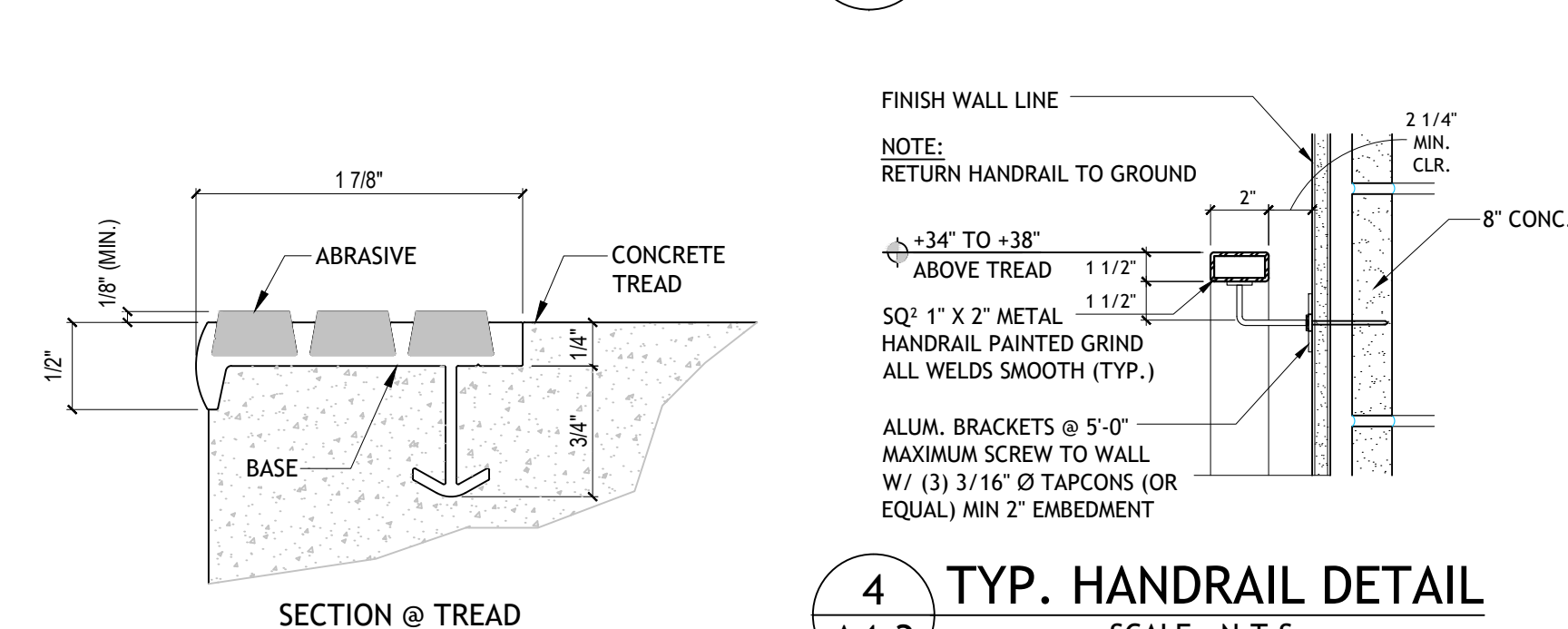
**2 SECTION @ STAIR #1**  
 SCALE: 3/8" = 1'-0"  
 A4.3



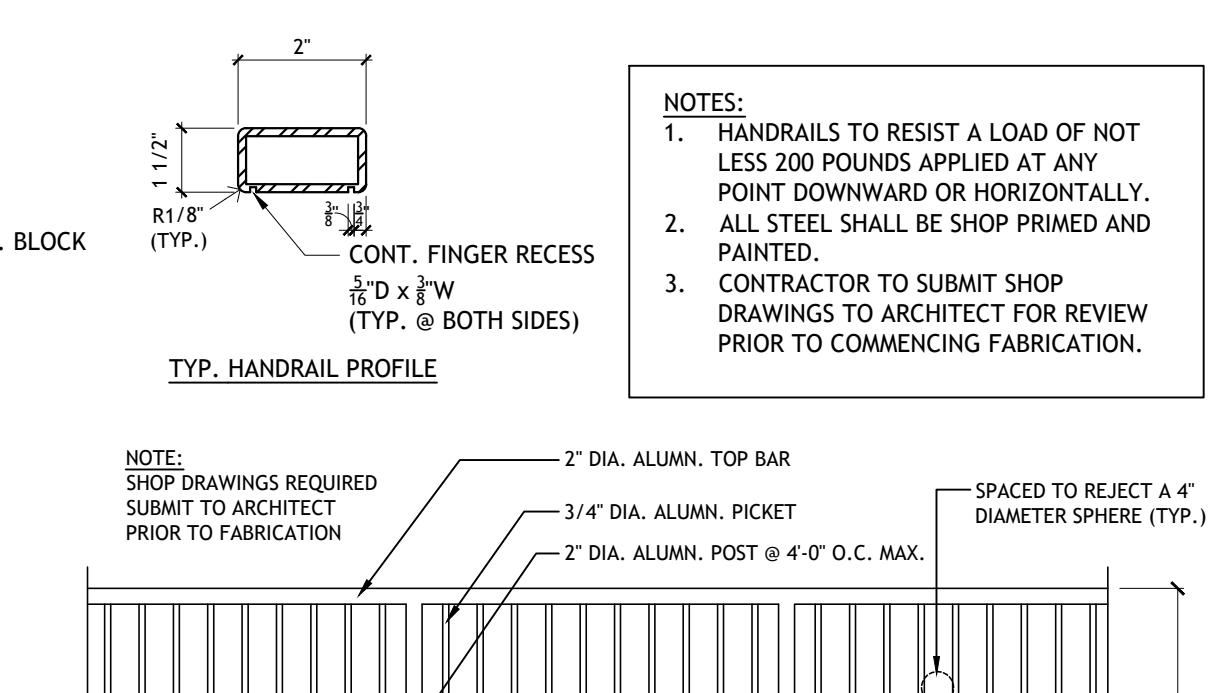
**1 BUILDING SECTION (NORTH-SOUTH)**  
 SCALE: 3/16" = 1'-0"  
 A4.3



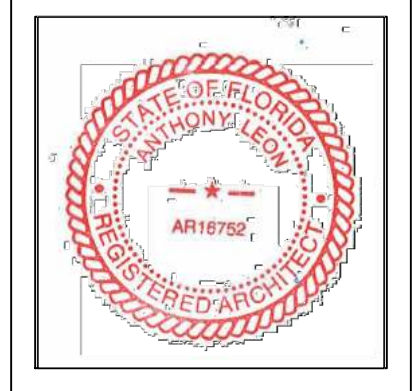
**3 TYP. TREAD DETAIL**  
 SCALE: N.T.S.  
 A4.3



**4 TYP. HANDRAIL DETAIL**  
 SCALE: N.T.S.  
 A4.3



**6 TYP. INTERIOR GUARDRAIL DETAIL**  
 SCALE: 1/2" = 1'-0"  
 A4.3



AAC003669  
 ANTHONY LEON  
 001676Z

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

SEAL:

DRB25-1094 (FXA 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-4.3**  
 SECTIONS



PROPOSED FRONT VIEW 15 TER  
RENDERING



PROPOSED FRONT VIEW 15 TER  
RENDERING

2



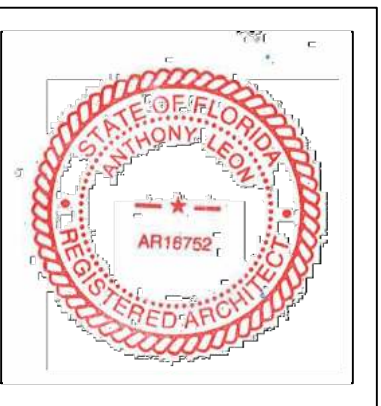
PROPOSED POOL DECK VIEW  
RENDERING



PROPOSED REAR VIEW EAST  
RENDERING

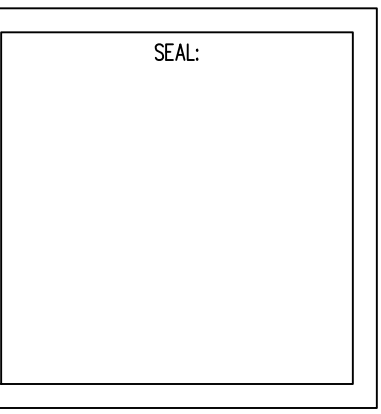


PROPOSED LOBBY AREA  
RENDERING



AAC0003669  
ANTHONY LEON  
001675Z

**DESIGN**  
ARCHITECTURE  
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SHEET #  
**A-5.0**  
RENDERINGS