

DESIGN REVIEW BOARD (FINAL SUBMITTAL) (DRB25-1122)

EXISTING FOUNTAIN FIXTURE EXTERIOR RENOVATION 5900 COLLINS AVE, MIAMI BEACH, FL 33140

BUILDING INFORMATION:

STRUCTURE:

CONC. SLAB
CMU WALLS

BUILDING CODE:

2023 FLORIDA BUILDING CODE 8th EDITION
EXISTING BUILDING

PROJECT INFO

OCCUPANCY: GROUP 'R-3' - RESIDENTIAL
CONSTRUCTION TYPE: TYPE 'II-B'
BUILDING HEIGHT: EXISTING
ALTERATION LEVEL: LEVEL 1

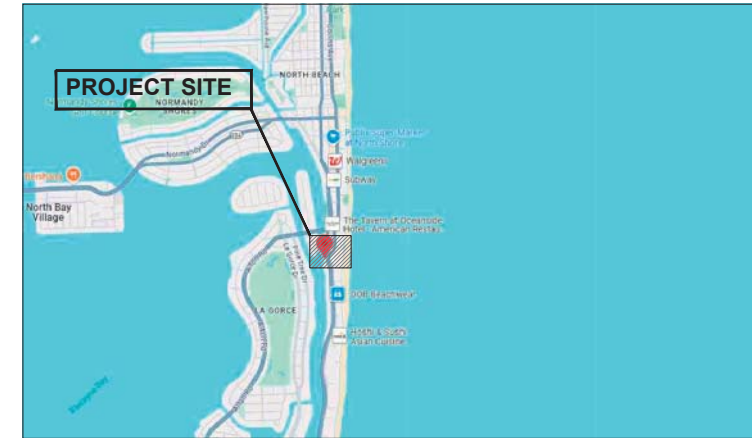
SCOPE OF WORK

- EXISTING FOUNTAIN TO BE RE-TILE
- EXISTING GLASS BLOCK TO BE REMOVE AND REPLACE FOR A CMU BLOCK INFILL.
- THE SIGN STRUCTURE INCLUDED IN PREVIOUS CONSTRUCTION DRAWINGS HAS BEEN REMOVED FROM CURRENT SCOPE OF WORK

GENERAL NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAS NOT BEEN GIVEN.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH FLORIDA BUILDING CODE AND ALL OTHER LOCAL ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
- GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
G-0.0	COVER SHEET
A-0.1	AERIAL MAP
A-0.2	EXISTING OVER ALL PLAN
A-0.3	EXISTING OVER ALL AERIAL VIEW
A-0.4	EXISTING PHOTOS
A0.5	EXISTING/ PROPOSED RENDERING AND FINISHES
A-1.0	PROPOSED GROUND FLOOR PLAN



SITE / VICINITY PLAN
N.T.S



SITE LOCATION
N.T.S



SYMBOL LEGEND

DRAWING TITLE	A1.01 FLOOR PLAN	SCALE: 1/4" = 1'-0"
SECTION MARK		
ELEVATION VIEW MARK		
ELEVATION MARK		

SCOPE OF WORK

- INTERIOR AND EXTERIOR RENOVATION IN AN EXISTING BUILDING:



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DESIGN REVIEW BOARD DRB25-1122

PROJECT NAME:
GRANDVIEW CONDOMINIUM WATER FOUNTAIN

PROJECT ADDRESS:
5900 COLLINS AVE.
MIAMI BEACH, FL 33140

OWNER NAME:
GRANDVIEW CONDOMINIUM

ARCHITECT
AUSTIN FOX ARCHITECTURE
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Digitally signed by Austin Fox
Date: 2025.09.23 14:44:11 -04'00'

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REVISION LOG

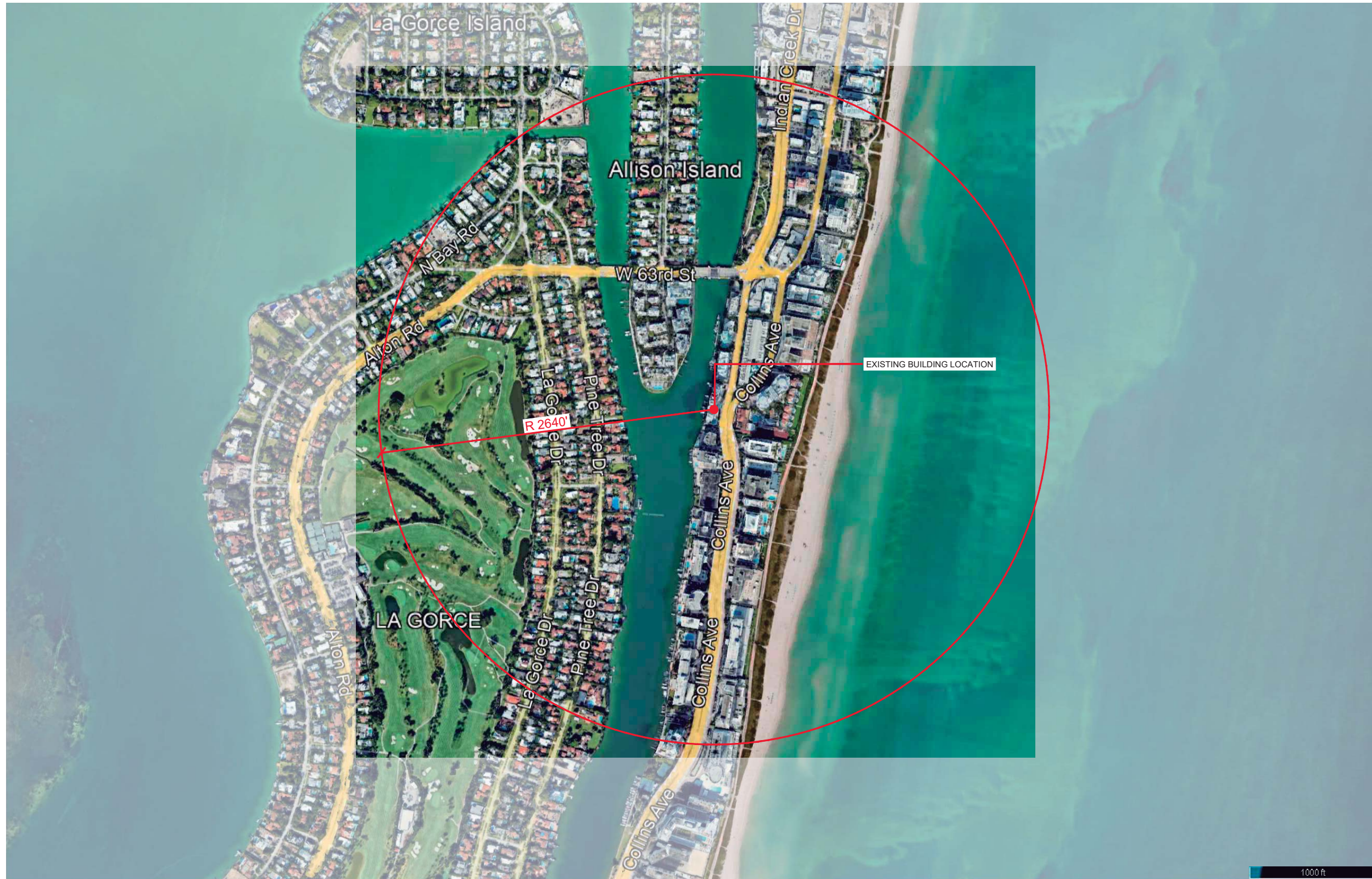
No.	Description	Date

COVER SHEET

Project number 24047
Date 09.19.2025
Drawn by RB
Checked by AM

G-0.0

Scale AS SHOWN



1 AERIAL VIEW
A-0.2 SCALE:



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No.	Description	Date

AERIAL MAP

Project number	24047
Date	09.19.2025
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A-0.1
Scale AS SHOWN



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REVISION LOG

No.	Description	Date

-EXISTING/ DEMO GROUND FLOOR PLAN

Project number	24047
Date	09.19.2025
Drawn by	RB
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A-0.2

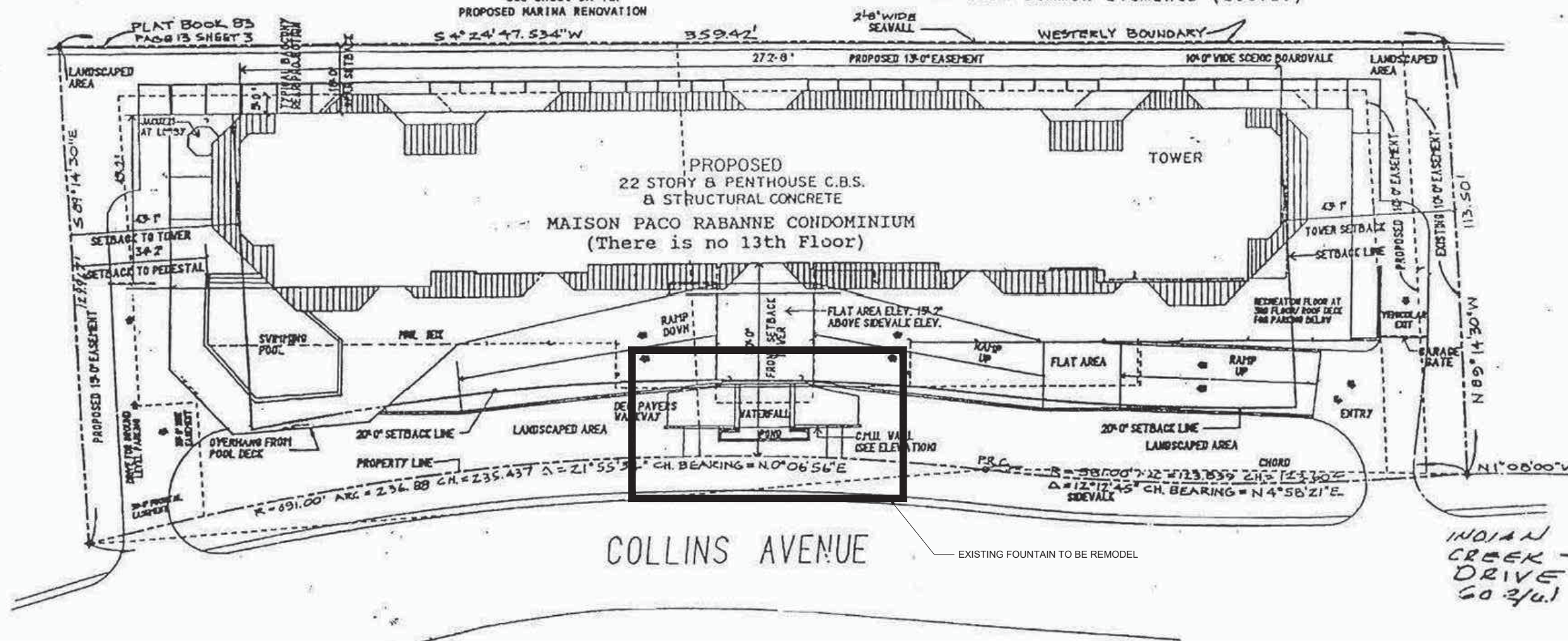
Scale AS SHOWN

INDIAN CREEK

All visible items within the limits of the property are Common Elements excepting the balconies which are Limited Common Elements (L.C.E.)

||||| Indicates Balconies

See Sheet 5A for PROPOSED MARINA RENOVATION



1 EXISTING/ DEMO GROUND FLOOR PLAN
A-0.2 SCALE:





BUILDING LOCATION OVERALL AERIAL VIEW



EXISTING FOUNTAIN TO BE REMODEL

Google Earth

1 AERIAL VIEW
A-0.3 SCALE:



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AERIAL LOCATION

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A-0.3

Scale AS SHOWN



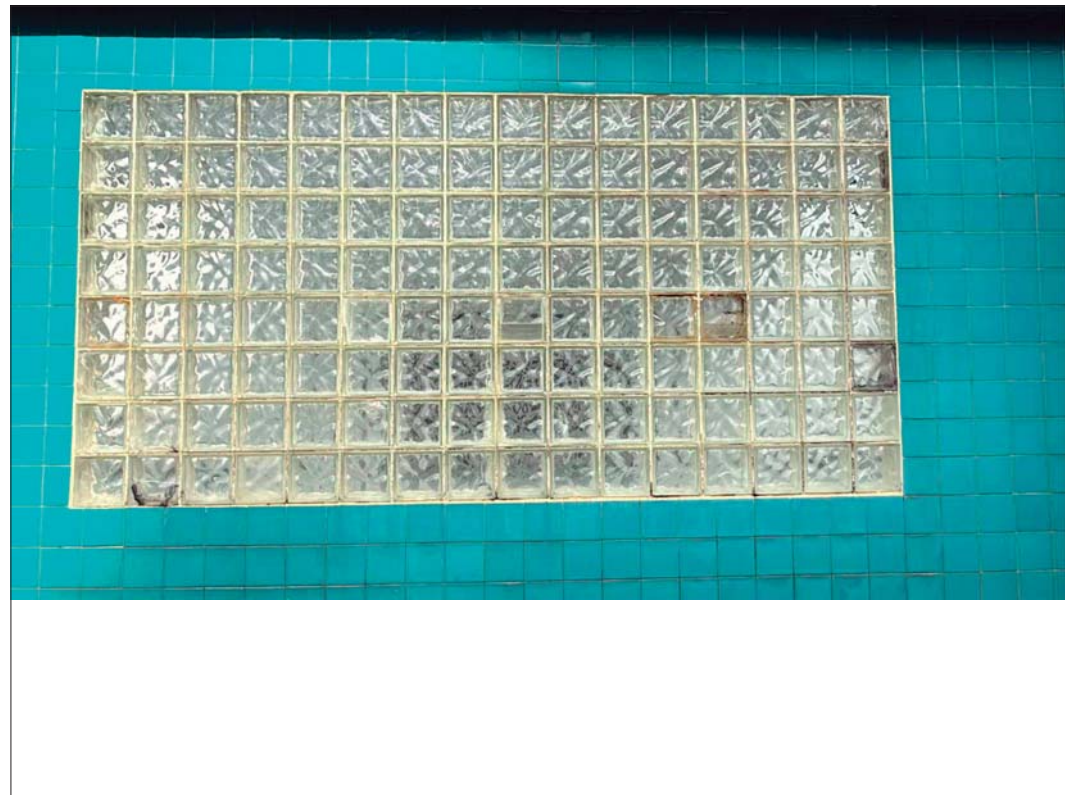
1 EXISTING CONDITION
A-0.3 SCALE:



2 EXISTING CONDITION
A-0.3 SCALE:



3 EXISTING CONDITION
A-0.3 SCALE:



4 EXISTING CONDITION
A-0.3 SCALE:



7

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-EXISTING CONDITIONS

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A-0.4

Scale AS SHOWN



PROPOSED STONE CLADDING
NATURALSTONE BRAND
MOLOKAI FLAMED/BRUSHED FINISH



PROPOSED DIAMOND BRITE TO MATCH
MOLOKAI GRANIT2



PROPOSED 8" ACCESS LIGHTING NAUTICUS
8" TALL OUTDOOR WALL SCNCE



1
A-0.5 **EXISTING FOUNTAIN CONDITION**



2
A-0.5 **PROPOSED FOUNTAIN REMODEL**

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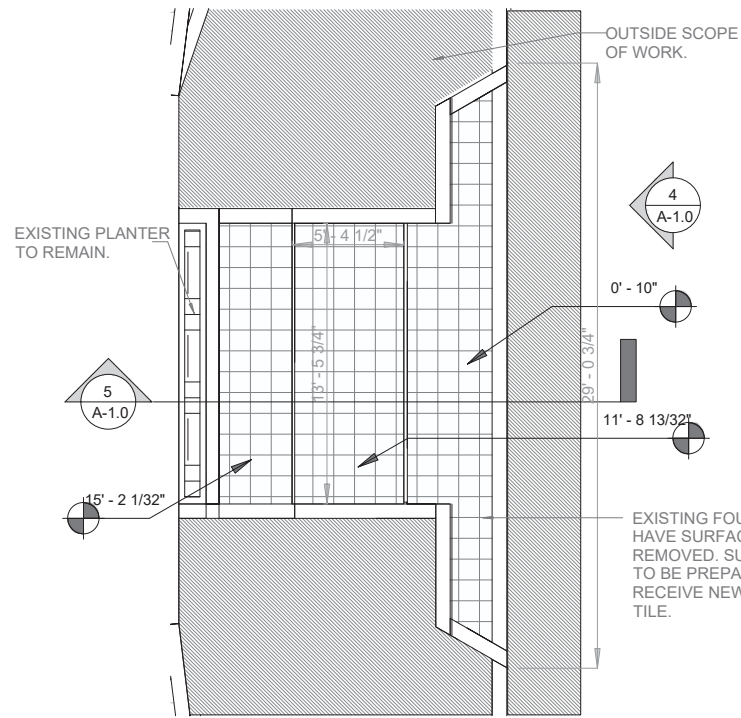
No.	Description	Date

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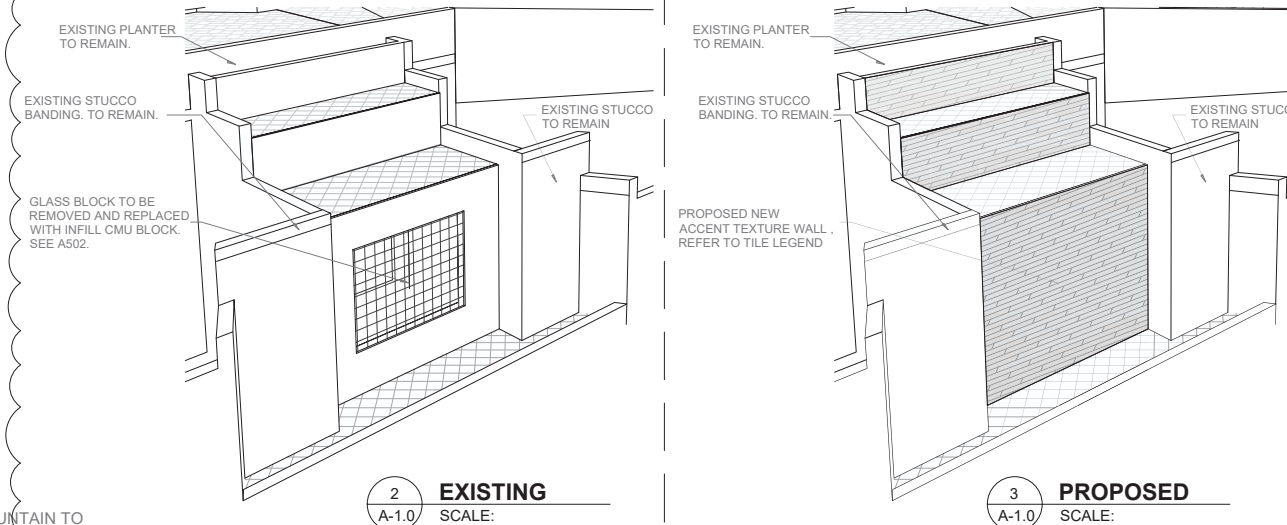
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A-0.5

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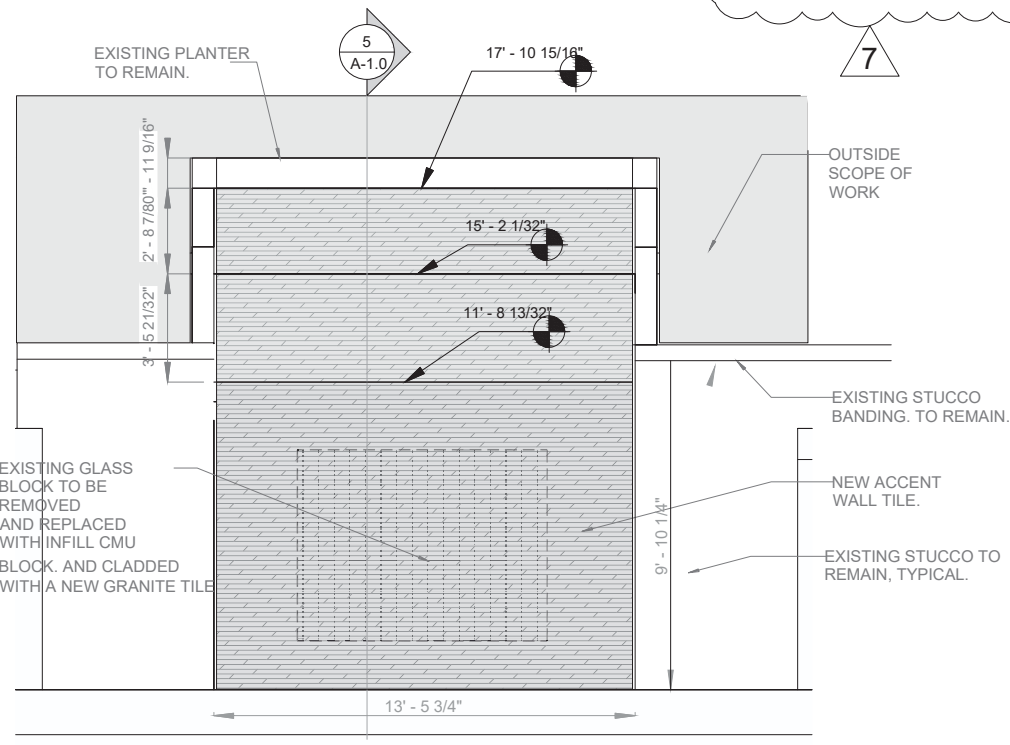
1 TOP VIEW PLAN
SCALE: A-1.0



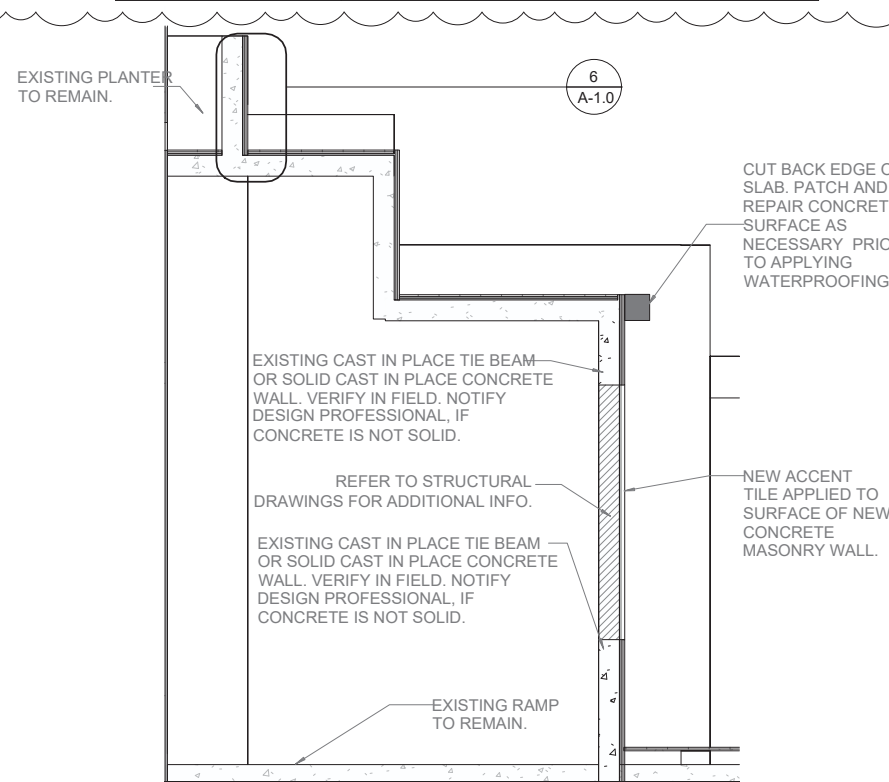
2 EXISTING
SCALE: A-1.0

3 PROPOSED
SCALE: A-1.0

TILE LEGEND	
	NEW ACCENT TEXTURED WALL TILE. NATURALISTONE BRAND MOLOKAI FLAMED/BRUSHED FINISH
	DIAMOND BRITE TO MATCH MOLOKAI GRANITE TILE



4 PROPOSED ELEVATION
SCALE: A-1.0



5 PROPOSED FOUNDATION SEC.
SCALE: A-1.0

WATERPROOFING SPECIFICATION - WATER FOUNTAIN

PRODUCT: TREMCO VULKEM 350NF / TREMCO EPOXY PRIMER UNDER TILE WATERPROOFING SYSTEM OR APPROVED EQUAL

MIAMI-DADE NOA: 20-0629.08

01. SUBSTRATE PREP: ALL SURFACES MUST BE DRY AND CLEAN, FREE OF DEPRESSIONS, SPALLED AREAS, HONEYCOMBS, OR VOIDS. CLEAN AND FREE OF ANY NON-COMPATIBLE CURING COMPOUNDS, RELEASE AGENTS AND OTHER SURFACE CONTAMINANTS. SUBSTRATE SHALL BE SMOOTH WITH A HAIR BROOM FINISH. PREFERABLY WATER CURED.

02. PRIMER: PRIMER NOT REQUIRED. REFER TO MANUFACTURER'S RECOMMENDATION OR CODE REQUIREMENTS.

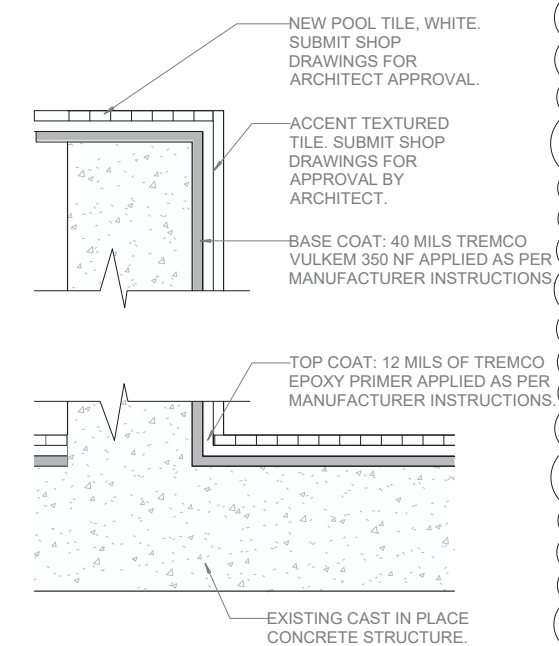
03. BASE COAT: APPLY 40 WET MILS OF VULKEM® 350NF TO THE ENTIRE AREA EXCLUDING EXPANSION JOINTS. USE A V-NOTCHED SQUEEGEE FOLLOWED BY BACK ROLLING TO EVENLY DISTRIBUTE COATING AND ELIMINATE PINHOLES. BASE COAT SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO A FIRM BUT TACKY RUBBER. FOR CONTROL JOINTS OR CRACKS, REFER TO THE MANUFACTURER'S INSTRUCTIONS.

04. TOP COAT: APPLY A TOP COAT OF TREMCO EPOXY PRIMER TO A MINIMUM THICKNESS OF 10-12 WET MILS BY BRUSH OR SHORT NAP ROLLER TO THE ENTIRE AREA. WHILE WET, IMMEDIATELY BROADCAST 20-40 MESH SILICA AGGREGATE INTO TREMCO EPOXY PRIMER AT A RATE OF 12.5 POUNDS PER GALLON* OF TREMCO EPOXY PRIMER. ALLOW TO CURE PER MANUFACTURER'S APPLICATION INSTRUCTIONS BEFORE PROCEEDING.

05. INTEGRITY TEST: REQUIRED, AND SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D 5957 BY AN APPROVED LAB. WATER MAY BE MAINTAINED FOR A PERIOD LONGER THAN 24 HOURS IF REQUIRED.

06. INSPECTION: A REPRESENTATIVE OF THE MEMBRANE MANUFACTURER, OR TREMCO APPROVED INSPECTION CONSULTANT, OR APPROVED TREMCO DISTRIBUTOR TECHNICAL REPRESENTATIVE SHALL INSPECT THE WATERPROOFING ASSEMBLY AND NOTIFY THE CONTRACTOR OF ANY DEFECTS. ALL DEFECTS SHALL BE CORRECTED.

07. SURFACING: MINIMUM 6" X 6" X 0.375" THICK CERAMIC TILE SHALL BE INSTALLED IN THIN-SET. THIN-SET SHALL BE PREPARED AS SPECIFIED BY THIN-SET MANUFACTURER. TILE SHOULD THEN BE CAREFULLY EMBEDDED IN THE THIN-SET AND TAPPED IN PLACE TO INSURE FULL SOLID BEARING.



6 WATER PROOFING DETAIL
SCALE: A-1.0



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PROPOSED FOUNTAIN REMODEL PLAN

SEAL & SIGNATURE

REVISION LOG

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Drawn by RB
Checked by AM

A-1.0

Scale AS SHOWN