7801 ATLANTIC

7801 ATLANTIC WAY,
MIAMI BEACH, FL. 33141

FINAL SUBMITTAL
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Firm License No. AA26002883

18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162
305.501.5013
www.sdhstudio.com

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ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSET	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	PH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

℄	CENTER LINE	01	MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG		REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 A101 SIM	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Ref 1 A101 Ref Ref	BUILDING ELEV. TAG	REF REF ID A101 REF REF	INTERIOR ELEV. TAG
1 View Name 1/8" = 1'-0"	VIEW TITLE		

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3,11C-4,11C-5. GARAGE OR STORAGE (SFHA,OSHA(11C-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING
SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR 1"X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF MIAMI BEACH
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

SDH_STUDIO
ARCHITECTURE+DESIGN
AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

Stephanie Dornbusch de Halfen

Digitally signed by Stephanie Dornbusch de Halfen
DN: cn=Stephanie Dornbusch de Halfen c=US o=SDH Studio
Reason: I am the author of this document
Location:
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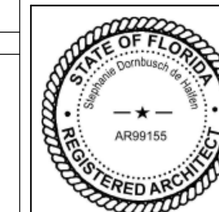

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

GENERAL NOTES

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DRAWN BY:	SDH
CHECKED BY:	RB
INITIAL DRAWING RELASE DATE:	Issue Date

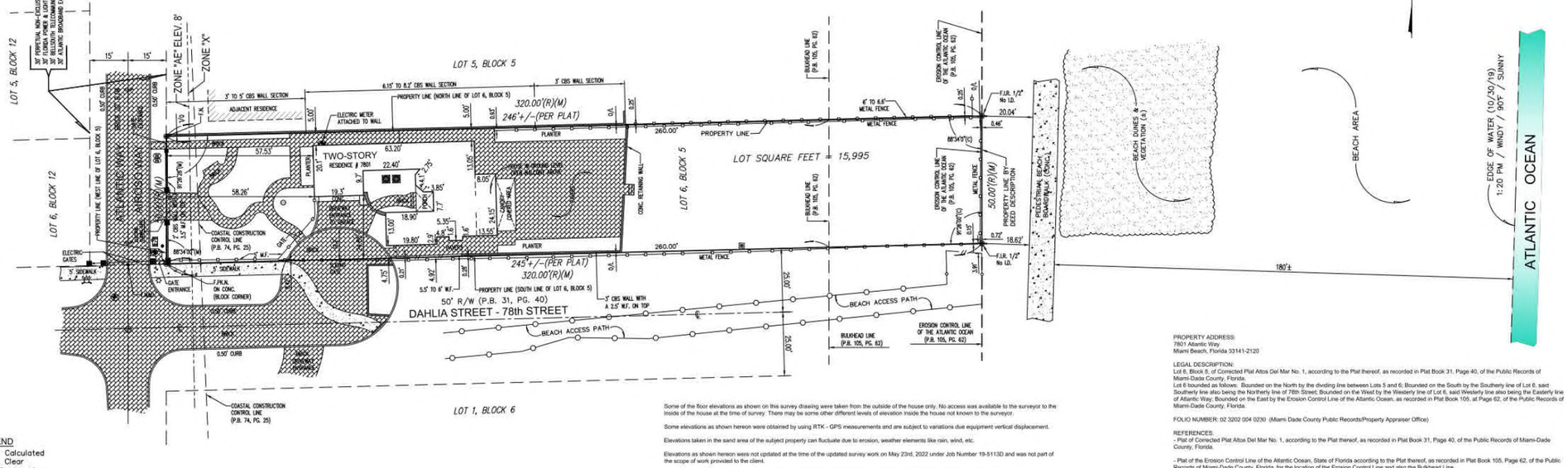
A-001

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 2 OF 3 FOR ELEVATIONS AND PAGE 3 OF 3 FOR TREE LOCATION)



LEGEND
(C) = Calculated
CL. = Clear
℄ = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.EL. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
R = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS
AIR CONDITIONER
CABLE TV
CATCH BASIN
SANITARY SEWER MANHOLE
CONCRETE POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
LIGHT POLE
WATER HEATER
WATER METER
WOOD POLE
IRRIGATION CONTROL VALVE
FPL MANHOLE
FIRE HYDRANT
IRRIGATION BOX
TREE
PALM
EXISTING ELEVATION
COVERED AREA
CHAIN LINK FENCE (C.L.F.)
METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (WR.F.)
CBS. WALL

SURVEY SITE

LOCATION MAP
NOT TO SCALE

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Elevations as shown hereon were not updated at the time of the updated survey work on May 23rd, 2022 under Job Number 19-5113D and was not part of the scope of work provided to the client.

The subject property has heavily overgrown vegetation, shrubs and vines along all boundary lines. Shrubs and vines were not located.

Only the trees inside the subject property were revised at the time of the updated survey on May 23rd, 2022 under Job Number 19-5113D. Trees outside the subject property were not updated and was not part of the scope of work provided to the client.

This sketch of Bounidary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records' Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule..

Call 811 or visit www.sunshine811.com before digging.

Adjacent properties were not investigated at the time of this Survey.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Obstructed property corners are witnessed by improvements.

Property corners were not recovered at the time of the updated survey work.

There is no visible evidence of any kind of any earth moving or building construction within recent months . Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
7801 AW LLC, a Florida limited liability company
Clear Title Services, Inc.
First American Title Insurance Company
U.S. Century Bank, a Florida banking corporation, its successors and/or assigns

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
- Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

- Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

- Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

- Perpetual Non- Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

- Bellsouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

- Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
The property described on this Sketch of Boundary Survey is the same property as described in Exhibit "A" under Commitment File Number: 1062-6037441 with a Commitment Date of April 27, 2022 @ 8:00 AM issued by First American Title Insurance Company.

Property is subject to the Declaration Regarding the Maintenance of Road, Utility and Landscapng Improvements recorded in Book 23895, Page 4375 and amended in Book 26758, Page 284.

All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing. All physical lines shown in this survey as pertaining to Flood Zone delineations are herein for the main purpose of reference only and cannot be used for construction design of any kind. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tied points or geometry. In the event of a design or construction close to these lines, architect or engineer should seek additional information or permission directly from FEMA agents.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

IBENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

Benchmark: CMB 80-11
Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
05/23/2022
JN 19-5113-D

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION
3	10/27/2021	19-5113-C	REVISED TO UPDATE
4	05/23/2022	19-5113-D	REVISED TO UPDATE AND RE-CERTIFICATIONS

Prepared for:
7801 AW LLC,

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET: 1 OF 3

SDH_STUDIO
ARCHITECTURE + DESIGN
AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG # 99155

7801
ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch De Halfen
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1 REVISION 1 04-07-23

SURVEY

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A-002

SUBJECT LOCATION
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MIAMI BEACH, FL. 33141

SUBJECT LOCATION
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MIAMI BEACH, FL. 33141

SUBJECT LOCATION
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MIAMI BEACH, FL. 33141

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ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

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Stephanie Dornbusch de Halfen

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A-003

CONTEXTUAL IMAGE - 1

CONTEXTUAL IMAGE - 2

CONTEXTUAL IMAGE - 3

CONTEXTUAL IMAGE - 4

CONTEXTUAL IMAGE - 5

KEY DIRECTIONAL PLAN

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AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
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A-004

CONTEXTUAL IMAGE - 1

CONTEXTUAL IMAGE - 2

CONTEXTUAL IMAGE - 3

CONTEXTUAL IMAGE - 4

CONTEXTUAL IMAGE - 5

KEY DIRECTIONAL PLAN

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

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Stephanie Dornbusch de Halfen

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CONTEXTUAL IMAGES II

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A-005

CONTEXTUAL IMAGE - 1

CONTEXTUAL IMAGE - 2

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CONTEXTUAL IMAGE - 5

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AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
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7801 ATLANTIC

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CONTEXTUAL VIEWS III

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A-006

CONTEXTUAL IMAGE - 1

CONTEXTUAL IMAGE - 2

CONTEXTUAL IMAGE - 3

CONTEXTUAL IMAGE - 4

CONTEXTUAL IMAGE - 5

KEY DIRECTIONAL PLAN

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ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

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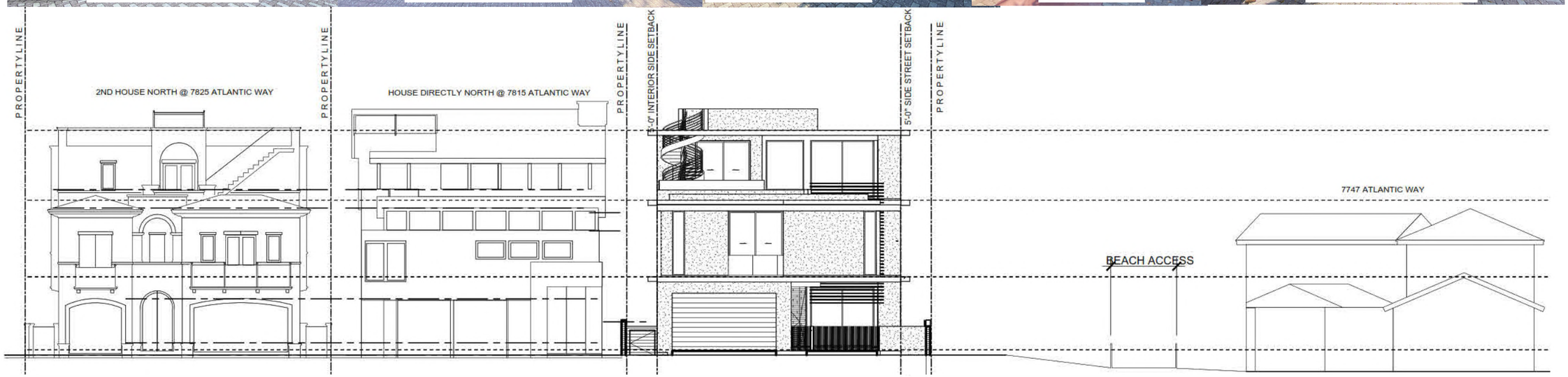
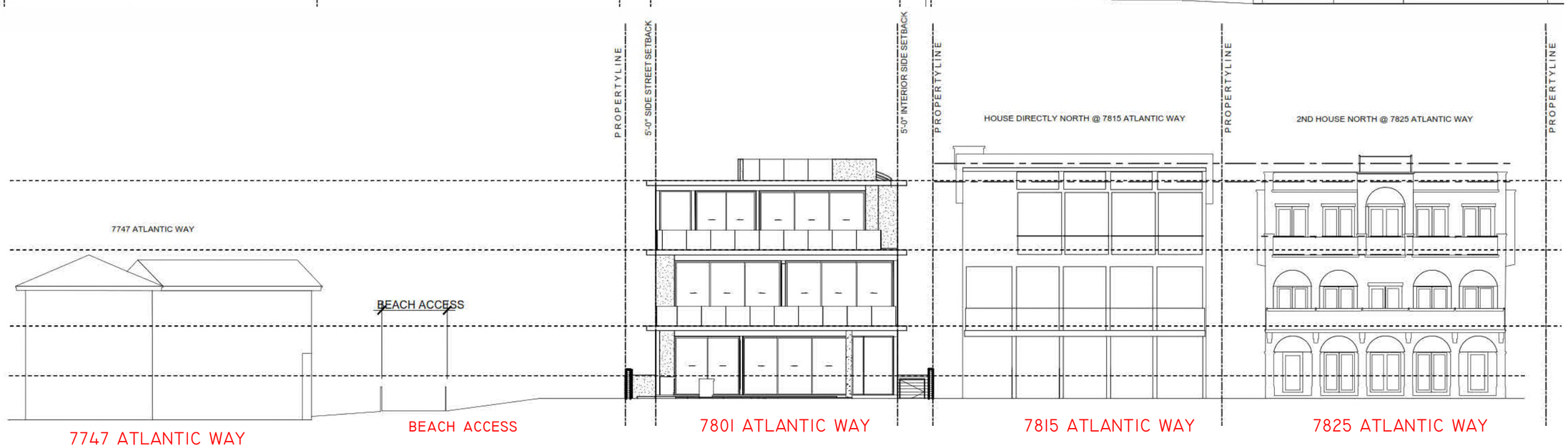
A-007





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ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

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NOTES/COMMENTS

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1	REVISION 1	04-07-23

CONTEXTUAL ELEVATION

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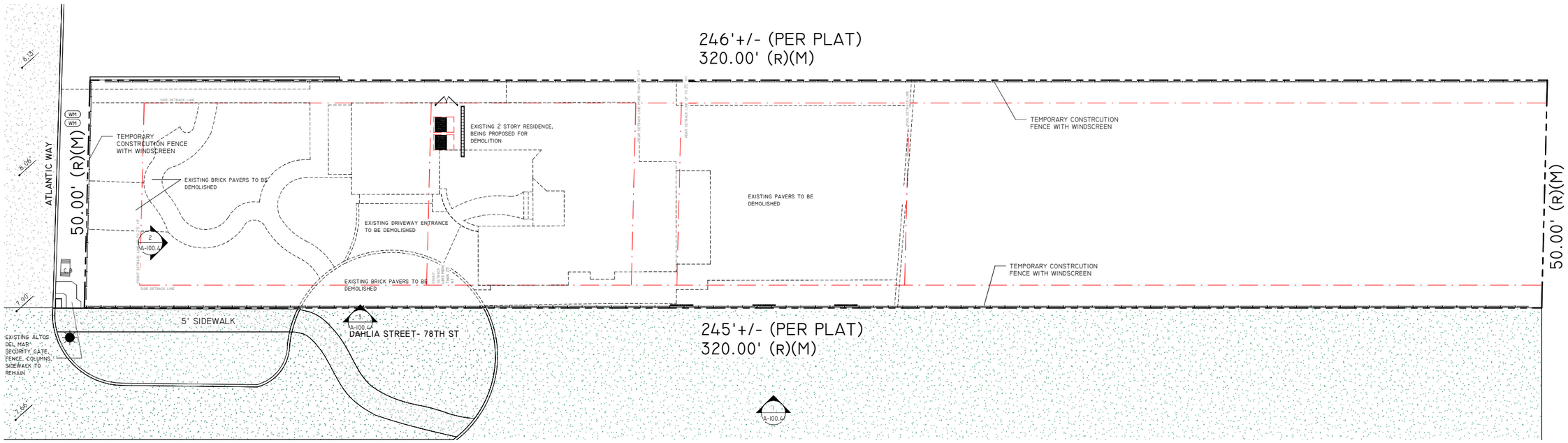
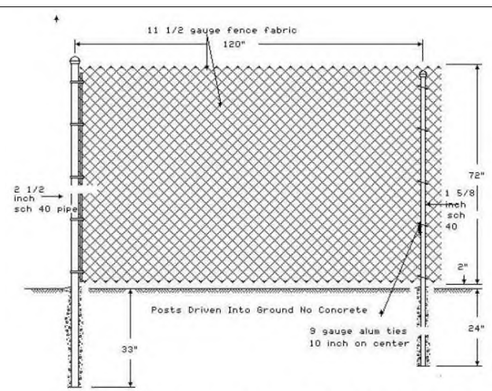
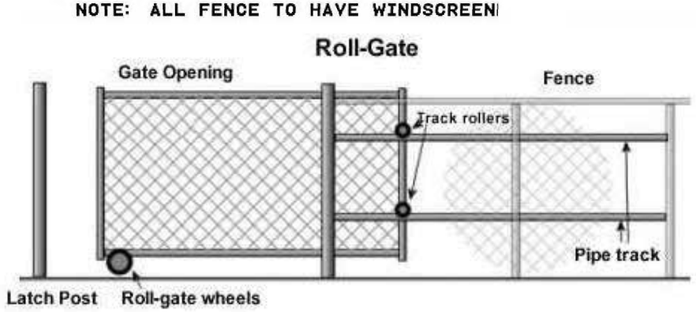
A-008

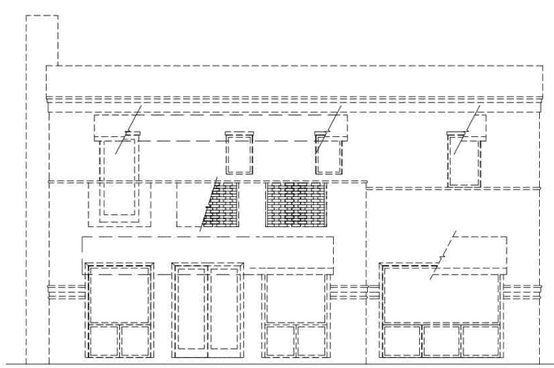


1 DEMOLITION PLAN
3/32" = 1'-0"

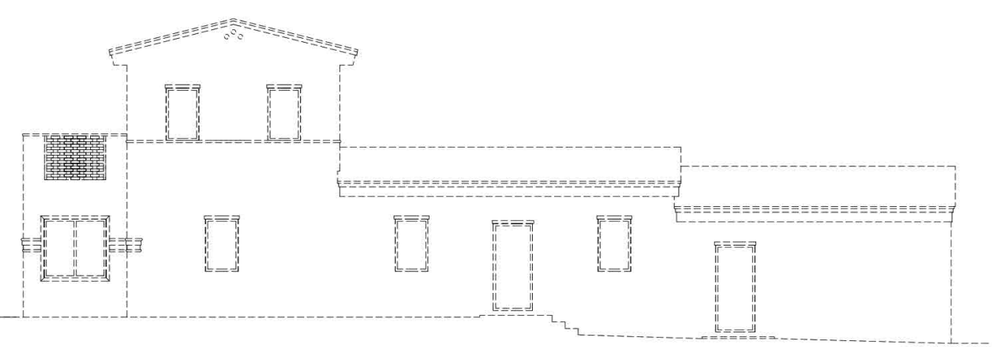


NOTE: ALL FENCE TO HAVE WINDSCREEN





EAST ELEVATION COMPLETE DEMOLITION



NORTH ELEVATION COMPLETE DEMOLITION

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

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REVISIONS / SUBMISSIONS

1	REVISION 1	04-07-23

1
PROPOSED DEMOLITION PLAN

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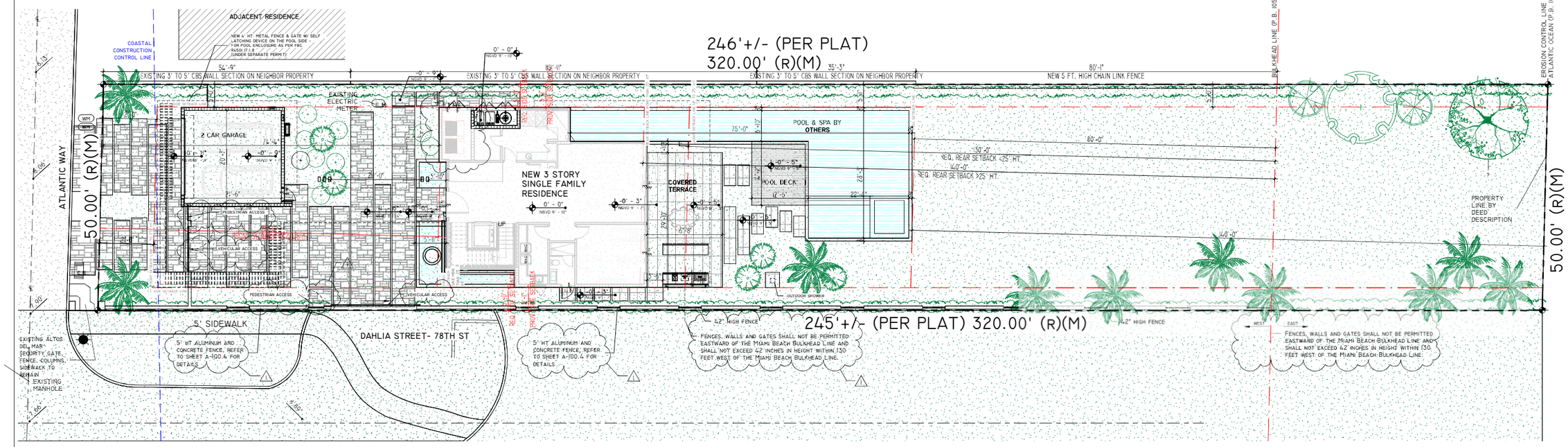
A-009

BUILDING CONFIGURATION (ALTOS DEL MAR)		
FRONT SETBACK	PERMITTED	PROVIDED
UP TO 25' IN BUILDING HEIGHT	12'-0"	12'-0"
GREATER THAN 25' IN BUILDING HEIGHT	75'-0"	76'-5"
REAR SETBACK		
UP TO 25' IN BUILDING HEIGHT	130'-0"	130'-0"
GREATER THAN 25' IN BUILDING HEIGHT	140'-0"	140'-7"
SIDE YARD (STREET)	5'-0"	5'-1"
SIDE YARD (INTERIOR)	5' OR 10% OF LOT WIDTH, W/EVER IS GREATER.	5'-1"
POOL SETBACK	80'-0"	80'-0"
HEIGHT LIMITATION	37'-0" MEASURED FROM GRADE	37'-0" MEASURED FROM GRADE
FLOOD DESIGN		
FLOOD ZONE	AE = 8'-0" NGVD	N/A
DESIGN FLOOD ELEVATION (DFE)	8'-0"+ 1'-0"= 9'-0" NGVD	9'-10" NGVD
LOWEST TOS OF HABITABLE SPACE (BFE)	N/A	21'-5" NGVD
HIGHEST ADJACENT GRADE ELEV.	N/A	9'-3" NGVD
LOWEST TOS ELEV. OF EQ. SERVICING THE BUILDING	9'-0" NGVD	9'-10" NGVD
LOWEST ADJACENT GRADE ELEV.	6.56' NGVD	7'-6" NGVD
ADJUSTED GRADE ELEV.	GRADE + MIN DFE/2	8.25'+9'/2= 8.62' NGVD
FIRM MAP NUMBER	N/A	12086C0326L
FLOOD DESIGN CLASS AS PER ASCE/SEI 24-14 TABLE 1-1	N/A	2

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	7801 ATLANTIC WAY. MIAMI BEACH, FLORIDA. 33141		
2	Folio number(s):	02-3202-004-0230		
3	Board and file numbers :			
4	Year built:	1935	Zoning District:	RS-3
5	Base Flood Elevation:	8' NGVD	Grade value in NGVD:	8'-3" NGVD
6	Adjusted grade (Flood+Grade/2):	8.00'+8.25'/2= 8.12'	Free board:	N/A
7	Lot Area:	15,995		
8	Lot width:	50'	Lot Depth:	320'(M)/245' PER PLAT
9	Max Lot Coverage SF and %:	30%= 4,799 SF	Proposed Lot Coverage SF and %:	17.88%= 2,860 SF
10	Existing Lot Coverage SF and %:	11.22%= 1,795 SF	Lot coverage deducted (garage-storage) SF:	= 500 SF
11	Front Yard Open Space SF and %:	51.33%= 308 SF	Rear Yard Open Space SF and %:	83.60%= 7942 SF
12	Max Unit Size SF:	4,700 SF	Proposed Unit Size SF:	= 4,673 SF
13	Existing First Floor Unit Size:	N/A SF	Proposed Main Floor Unit Size:	3,205 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and %	N/A
15			Proposed Second Floor Unit Size SF	1,461 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	345 SF

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
18	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
19	Accessory Structure Rear:	N/A	N/A	N/A	N/A
20	Located within a Local Historic District?			Yes	
21	Designated as an individual Historic Single Family Residence Site?			Yes	
22	Determined to be Architecturally Significant?			No	
23	Additional data or information must be presented in the format outlined in this section			No	



1 SITE PLAN
3/32" = 1'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

1. NEW 3 STORY SINGLE FAMILY RESIDENCE

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

LOT: 6 BLOCK: 5 PLAT BOOK: 31 PAGE: 40

HIGHEST CROWN OF ROAD ELEVATION: 8' - 11" FLOOD ZONE: X/ AE

AVERAGE OF CROW OF ROAD ELEVATION: 8' - 3" BASE FLOOD: N/A / 8

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JORGE L. CABRERA PLS LIC.: 6487 FIELD WORK DATE: 11/01/19

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	21' - 5" NGVD	9' - 0" NGVD	9' - 0" NGVD(AVG)
MINIMUM	9'-0" NGVD		

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-303)

SDH_STUDIO
ARCHITECTURE+DESIGN
AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG # 99155

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SITE PLAN

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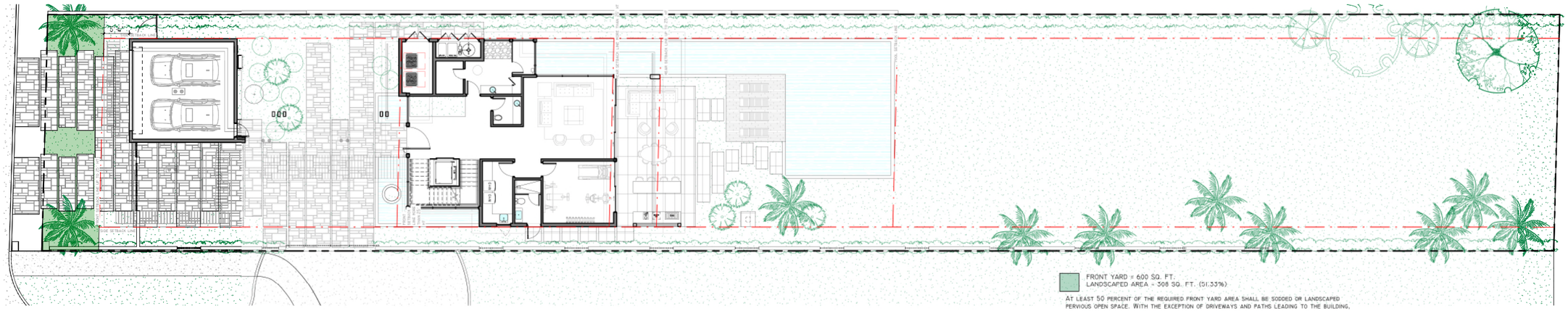
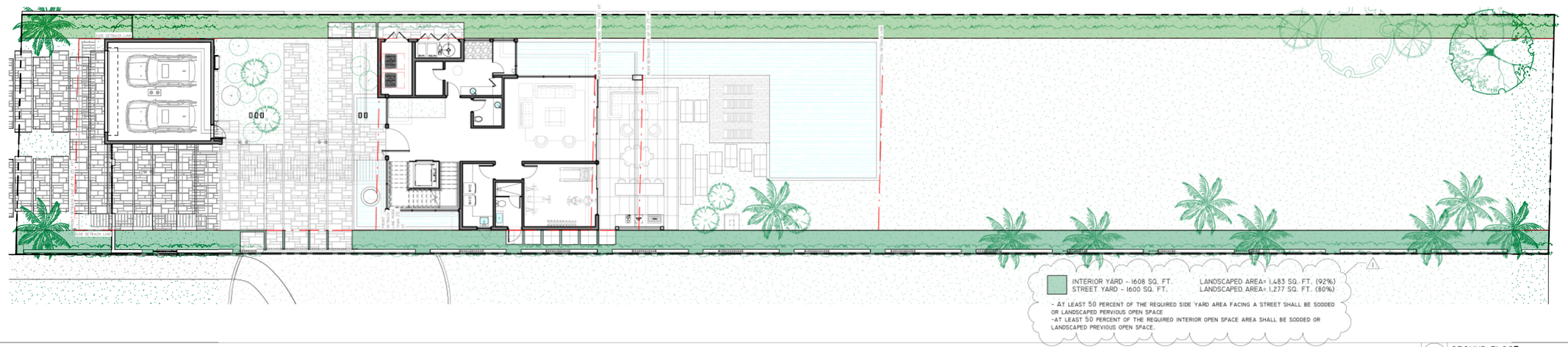
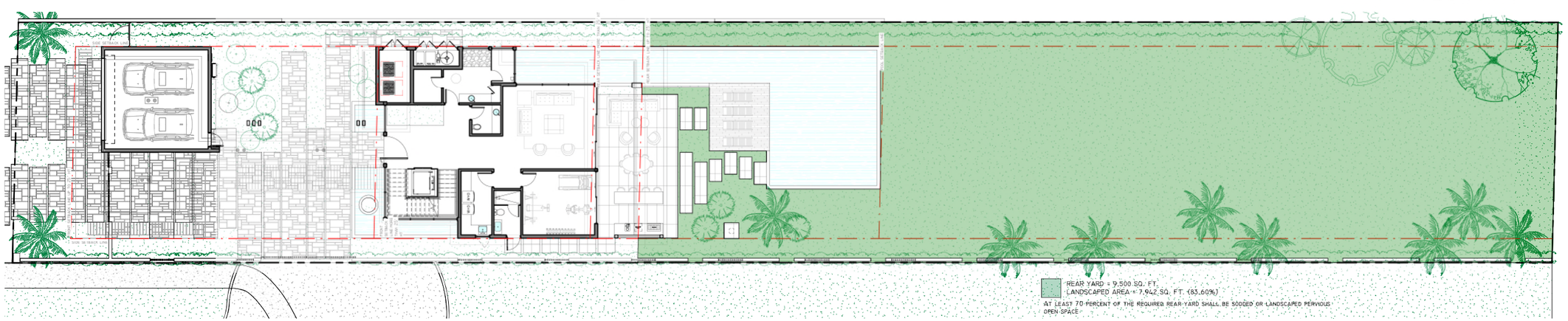


1 GROUND FLOOR
3/32" = 1'-0"



2 GROUND FLOOR
3/32" = 1'-0"



3 GROUND FLOOR
3/32" = 1'-0"

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ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
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OPEN SPACE AREA DIAGRAMS

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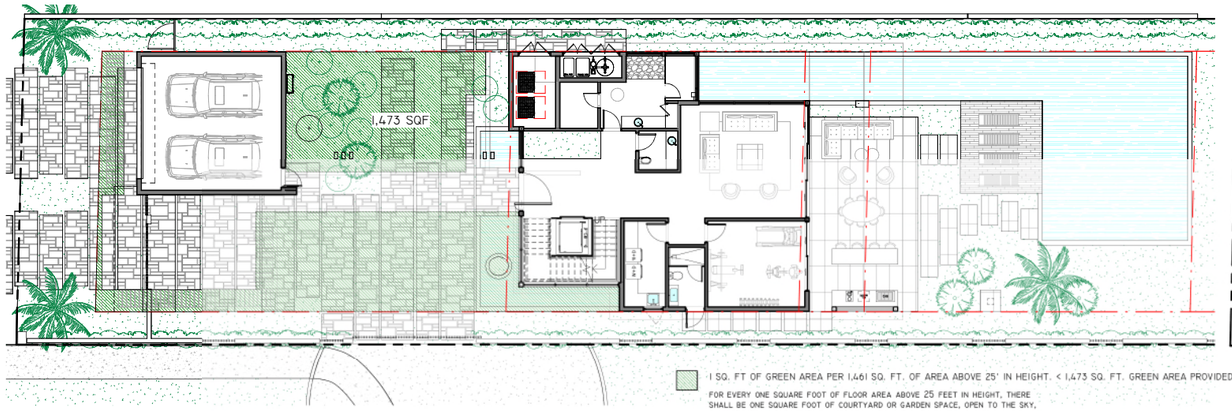
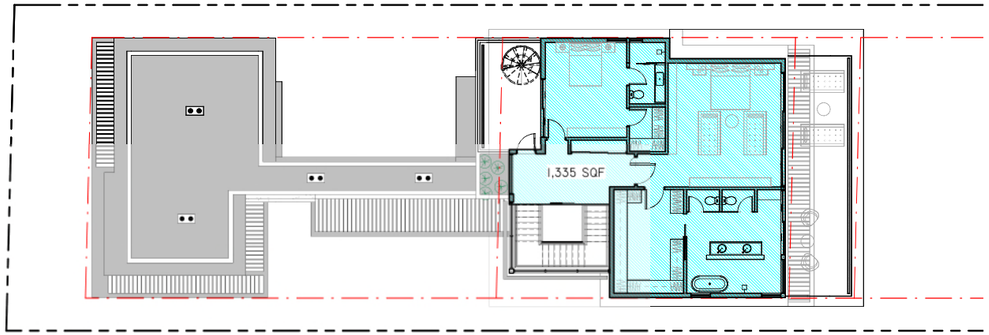


1 SQ. FT OF GREEN AREA PER 1,461 SQ. FT. OF AREA ABOVE 25' IN HEIGHT. < 1,473 SQ. FT. GREEN AREA PROVIDED

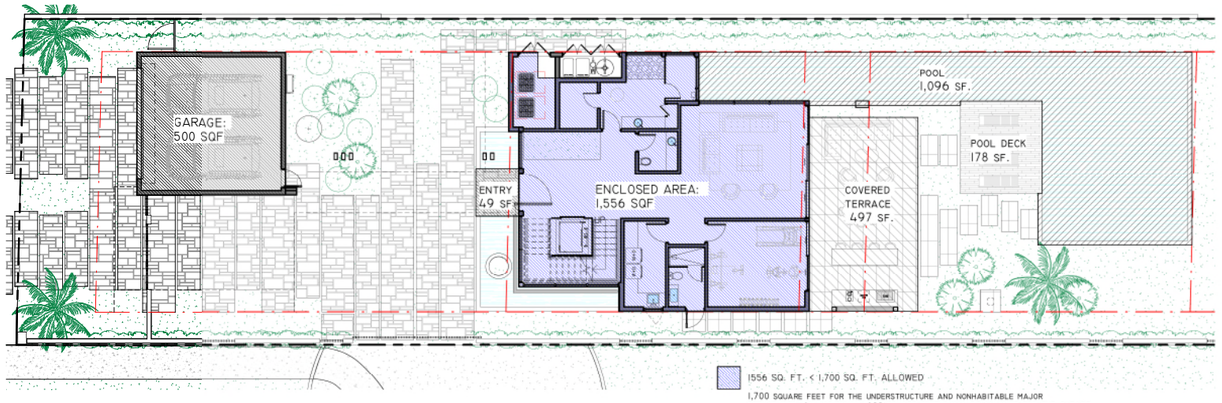
FOR EVERY ONE SQUARE FOOT OF FLOOR AREA ABOVE 25 FEET IN HEIGHT, THERE SHALL BE ONE SQUARE FOOT OF COURTYARD OR GARDEN SPACE, OPEN TO THE SKY, AT GROUND LEVEL WITHIN THE BUILDABLE AREA OF THE LOT.

1 GROUND FLOOR OPEN AREA
3/32" = 1'-0"



SECOND FLOOR A/C AREA

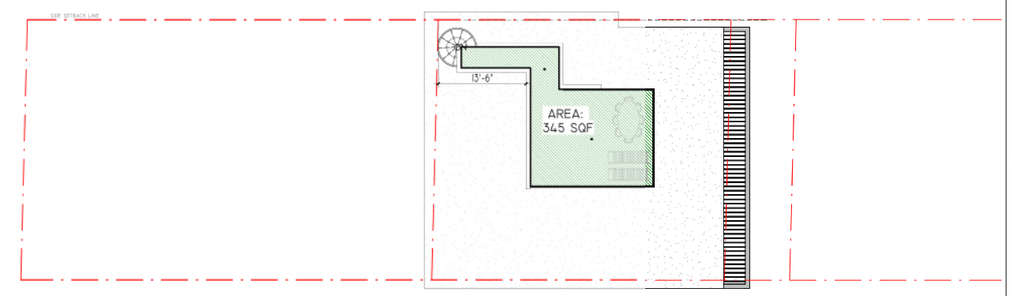
4 2ND FLOOR
3/32" = 1'-0"



1556 SQ. FT. < 1,700 SQ. FT. ALLOWED

1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE.

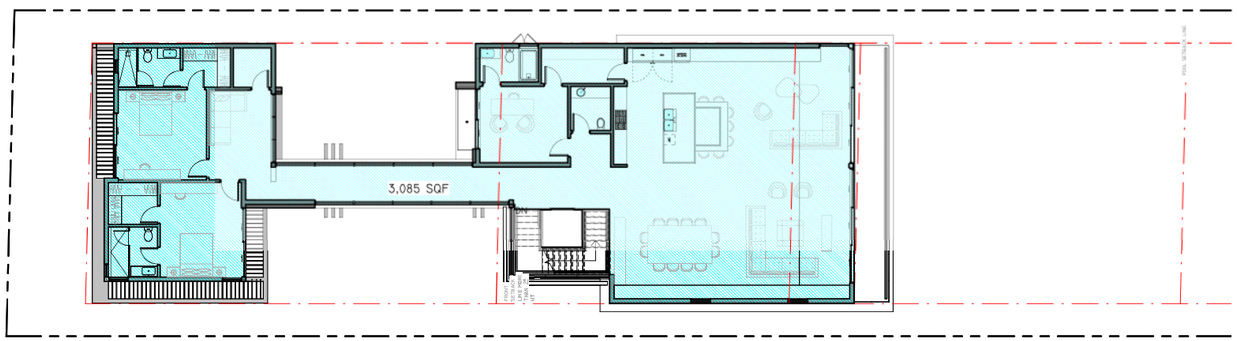
2 GROUND FLOOR AREAS
3/32" = 1'-0"



1,387 SQ. FT. FLOOR BELOW X 25% = 346 SQ. FT. ALLOWED
345 SQ. FT. PROVIDED

ROOF DECK SHALL NOT EXCEED A COMBINED DECK AREA OF 25 PERCENT OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW.

5 ROOF AREAS
3/32" = 1'-0"



MAIN FLOOR A/C AREA

3 MAIN FLOOR
3/32" = 1'-0"

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ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG # 99155

7801 ATLANTIC

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AREA CALCULATIONS

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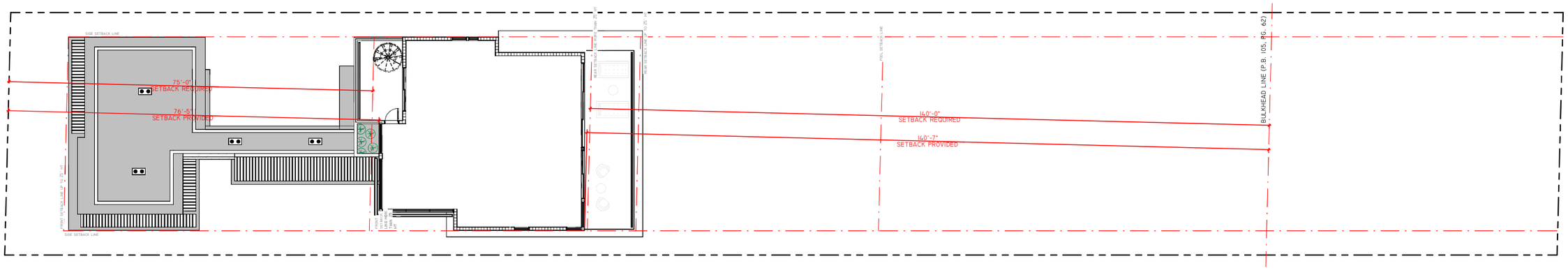
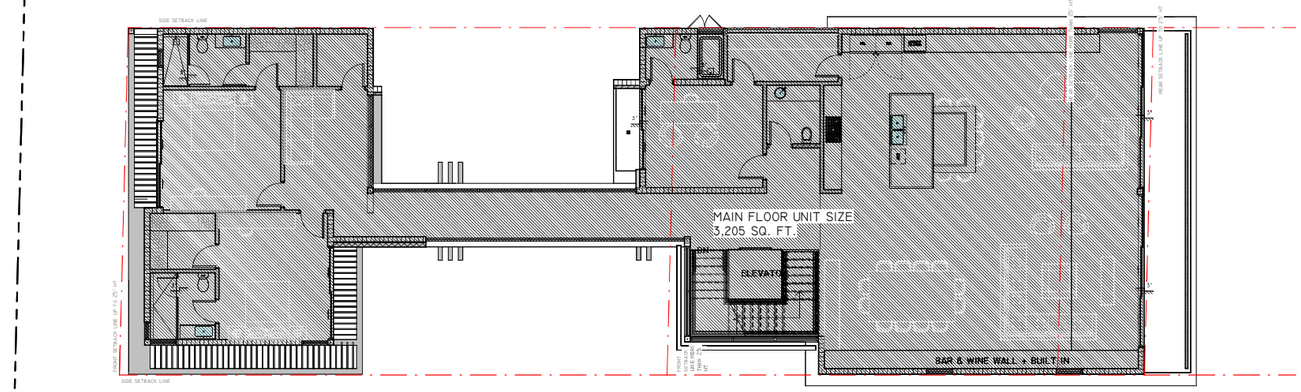


1 SECOND FLOOR SETBACK DIAGRAM
1" = 10'-0"



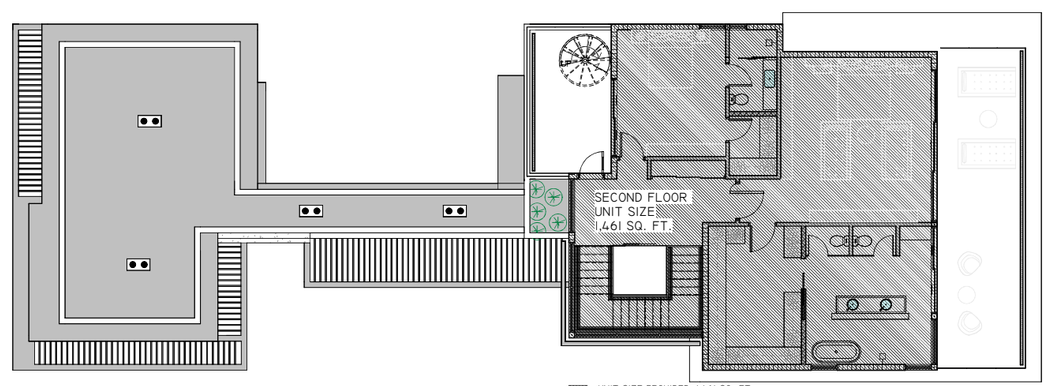
UNIT SIZE PROVIDED: 3,205 SQ. FT.
- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

2 MAIN FLOOR PLAN.
1/8" = 1'-0"

UNIT SIZE CALCULATION	
NOT INCLUDED	
GROUND FLOOR	NOT INCLUDED- NON HABITABLE SPACE
GARAGE	501 SQF < 600 SF - NOT INCLUDED
INCLUDED	
MAIN FLOOR	3,205 SF
SECOND FLOOR	1,461 SF
ROOF	
TOTAL HABITABLE FLOORS:	4,666 SF

- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

- 1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE. (DIVISION 2. SEC. 142-107)



UNIT SIZE PROVIDED: 1,461 SQ. FT.
- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

3 2ND FLOOR PLAN
1/8" = 1'-0"

SDH_STUDIO
ARCHITECTURE+DESIGN
AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
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ARCH REG # 99155

7801 ATLANTIC

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UNIT SIZE CALCULATION

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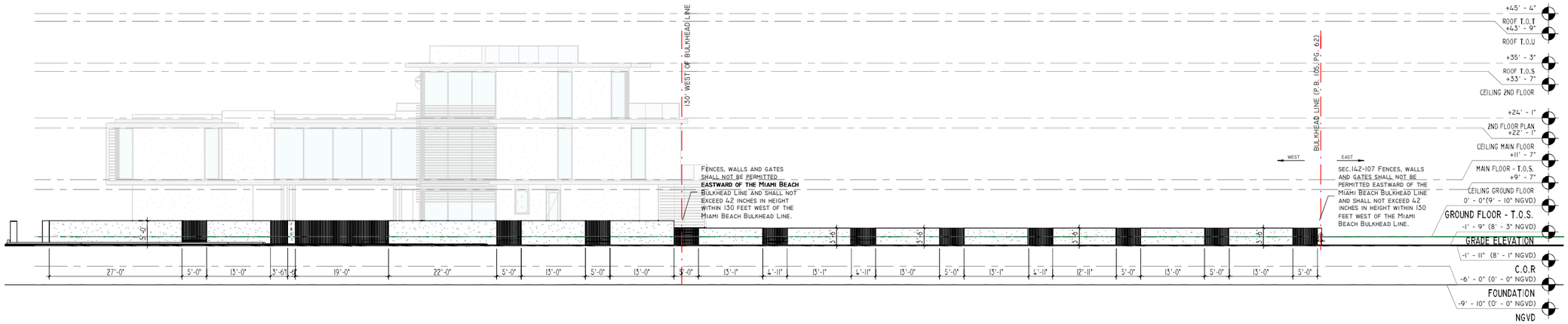
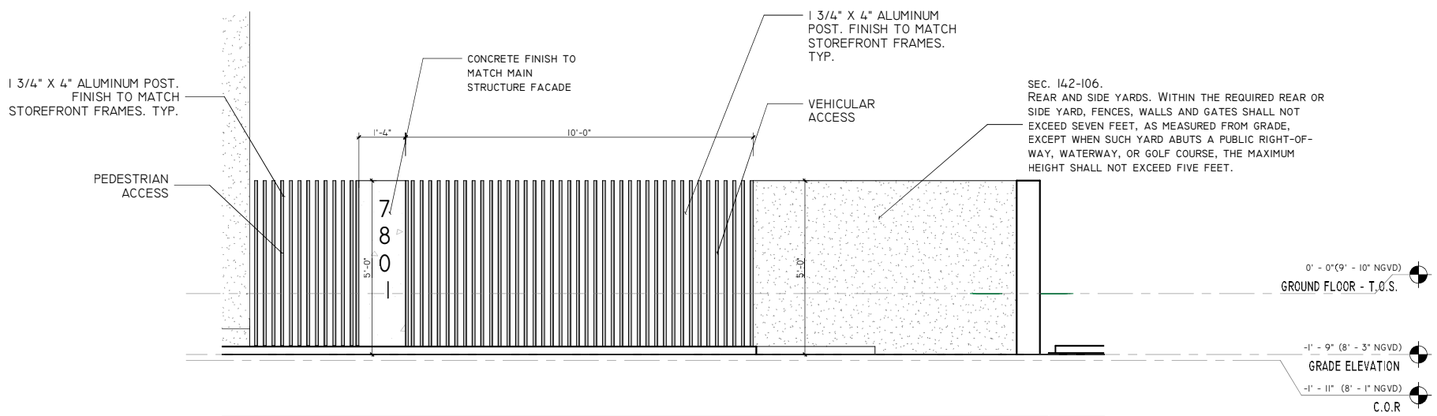
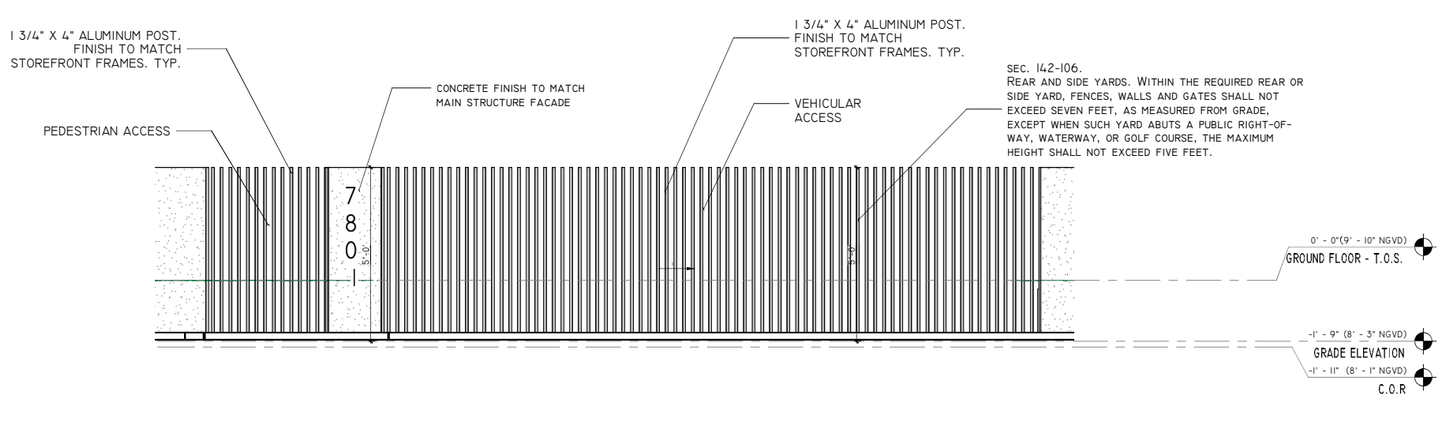


1 DAHLIA ST. FENCE ELEVATION
3/32" = 1'-0"



2 ATLANTIC WAY FENCE DETAIL
1/2" = 1'-0"



3 DAHLIA ST. FENCE DETAIL
1/2" = 1'-0"

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AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

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FENCE ELEVATION/DETAILS

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1 3D View 1

2 3D View 2

3 3D View 3

4 3D View 4

5 3D View 5

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

18200 NE 19th Ave, Suite 100
North Miami Beach, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

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SITE VIEWS

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