

1691 MICHIGAN

RESUBMITTAL
12-30-2025
DRB25-1160

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGArchitects

STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

Digitally signed by Jose L Gomez
Date: 2025.12.30 17:58:10 -05'00'

1	12-30-2025	OWNER REVISION	
△	DATE	REVISION	

DWG. TITLE: COVER
SCALE: VARIES
PROJECT NO.: 2023-33
DATE: 07-07-2025
SHEET NUMBER: A-000

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101 BISCAYNE BLVD. S 309 310
MIAMI, FL 33138.4648
T 305.559.1250 bgarchitectspa.com

ARCHITECTURE | JOSE L. GOMEZ
AAC001062 | AR0015416

ABBREVIATIONS

ACOUS.	ACOUSTICAL
A.C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT

B

BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLKHD.	BULKHEAD
BM.	BEAM
BOT.	BOTTOM

C

CAB.	CABINET
CARP.	CARPET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
C.T.	CERAMIC TILE
CTR.	CENTER

D

DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWN SPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING

E

E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.S	EMERGENCY OVERFLOW SCUPPER
E.W.C.	ELECTRIC WATER COOLER
EXST.	EXISTING
EXP0.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR

F

F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE

G

GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.W.B.	GYPSUM WALLBOARD

H

H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARD WOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT

I

I.D.	INSIDE DIAMETER (DIM.)
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT

J

JAN.	JANITOR
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LKR.	LOCKER
LT.	LIGHT
LTG.	LIGHTING
LTWT.	LIGHT WEIGHT

M

MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MACH.	MACHINE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.L.	MATCH LINE
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION

N

N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
OPNG.	OPENING
OP. HD.	OPPOSITE HAND
OPP.	OPPOSITE

P

PRCST.	PRE-CAST
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PTR.	PAPER TOWEL RECEPTACLE

Q

Q.T.	QUARRY TILE

R

R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
RF.	ROOF
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER

S

S.	SOUTH
SABF	SOUND ATTENUATION FIRE BLANKETS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMMETRICAL

T

TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T. & G.	TONGUE AND GROOVE
THK.	THICK
TOIL.	TOILET
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB

U

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
	UNDERWRITERS LAB

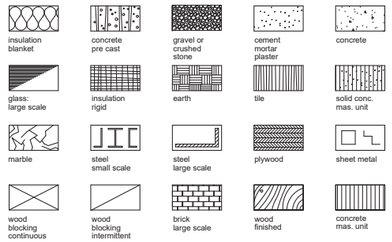
V

V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.T.	VINYL TILE
VEST.	VESTIBULE
V.B.	VAPOR BARRIER

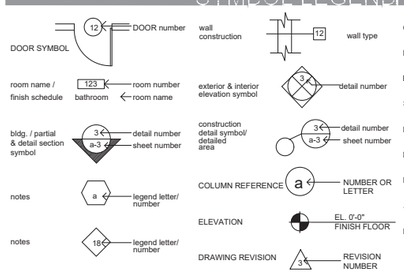
W

W.	WEST
WT.	WEIGHT
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT INFORMATION

SCOPE OF WORK

- PROPOSED FACADE IMPROVEMENT:
  - PROPOSED OFFICE BUILDING PLANTER.
  - PROPOSED EXTERIOR LIGHTING .
  - PROPOSED EXTERIOR FINISHES.
- MODIFICATIONS OF PREVIOUSLY APPROVED PLANS UNDER DRB24-1009 (1)

LEGAL DESCRIPTION

LOTS 7 THROUGH 10, INCLUSIVE, AND LOTS 14 THROUGH 20, INCLUSIVE, IN BLOCK 37, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

OCCUPANCY CLASSIFICATION

BUSINESS - GROUP -B

ALTERATION CLASSIFICATION

ALTERATION LEVEL 2 - (AS PER FBC 2023 8TH ED CHAPTER 5)

FIRE ALARM SYSTEM AND SPRINKLE SYSTEM

THIS BUILDING IS PROTECTED BY A VOICE FIRE ALARM SYSTEM AND A FIRE SPRINKLE SYSTEM

ZONING DATA SHEET

ITEM #	Project Information				
1	Address: 1691 Michigan Avenue	Folio number(s):	02-3234-004-0690	Year built:	2002
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	76,452
3	Located within a Local Historic District (Yes or No):	Zoning District:		Lot width:	315',180'
4	Individual Historic Site (Yes or No):			Lot Depth:	300',135'
5	Base Flood Elevation:	EA (+8)	Grade value in NGVD:		+4'-10"NGVD
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Business			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
13	**Floor Area Ratio (FAR)**	2.75	2.14	2.14	
14	**Building Height**				
15	**At grade parking lot on the same lot**				
a	Front setbacks	0	0	0	
b	Side interior setback	0	0	0	
c	Side facing street setback	0	0	0	
d	Rear setback	5	1'-9",7'-2"	5'-9",7'-2"	

DEFERRED SUBMITTALS:
1. AWNINGS
2. CUSTOM METAL PERFORATED SCREEN
3. LIGHTING
4. DECORATIVE CLADDING ON EXISTING MACHANICAL SCREEN
5. LIMESTONE VENEER (CLADDING)
6. FIBERGLASS PLANTER

SEE STRUCTURAL DRAWINGS FOR MORE APPLICABLE SUBMITTALS

PROJECT TEAM

OWNER:
CITY OF MIAMI BEACH
407 LINCOLN RD SUITE 9F
MIAMI BEACH, FL 33139

DESIGN/PROJECT ARCHITECT:
BEILINSON GOMEZ ARCHITECTS PA
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD., SUITE 309-310
MIAMI, FL 33138-4664
TEL. (305) 559.1250

STRUCTURAL ENGINEER:
YOUSSEF HACHEM
CONSULTING ENGINEERING CA 26553
12151 SW 128TH COURT SUITE 104
MIAMI FL 33186
TEL. (305)-969-9423

LESSEE(S):
RK RIVANI LLC
201 S. BISCAYNE BLVD, SUITE 1440
MIAMI, FL 33131

LANDSCAPE ARCHITECT:
GARDNER SEMLER DESIGN
LANDSCAPE ARCHITECTURE
CORP. ID 0000286
17670 NW 78TH AVE, SUITE 214
MIAMI, FL 33015
TEL. (305) 392.1016

MEP ENGINEER:
H. VIDAL & ASSOCIATES, INC. C.A. 09056
HENRY VIDAL, P.E.
MECH. / ELEC. - #56204
241 N.W. SOUTH RIVER DR.,
MIAMI, FL 33128
TEL. 305-571-1860



LOCATION MAP

SCALE: N.T.S.

APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH RESILIENCY CODE
BUILDING CODE:	FLORIDA BUILDING CODE 2023,8TH EDITION
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023
STRUCTURAL:	FLORIDA BUILDING CODE 2023,8TH EDITION
PLUMBING:	FLORIDA BUILDING CODE 2023,8TH EDITION - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2023,8TH EDITION - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2023,8TH EDITION - ELECTRICAL
ACCESSIBILITY:	FLORIDA BUILDING CODE 2023, 8TH EDITION - ACCESSIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2023,8TH EDITION

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT

3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.

4. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.

5. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.

6. SUBMIT MIN 5 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.

7. ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.

8. INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.

9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.

10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

11. EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER. (1)

12. ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE CITY OF MIAMI BEACH WATER AND SEWER DEPARTMENT.

14. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED. (1)

15. THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE ORA NONPERFORMANCE OF SERVICES HEREUNDER.

16. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE. (1)

17. CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY, ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.

18. FIRE SPRINKLER SYSTEM IS DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER. THE FIRE SPRINKLER WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE. (1)
FIRE ALARM SYSTEM IS DESIGN BUILD BY THE FIRE ALARM VENDOR. FIRE ALARM VENDOR SHALL SUBMIT FIRE ALARM DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE ALARM SYSTEM. THE FIRE ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.

19. COORDINATE ALL ROOF PENETRATIONS WITH MEP DWGS. ROOFING UNDER SEPARATE PERMIT.

20. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES, CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.

21. OWNER HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.

24. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.

25. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1.7. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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."

26. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

27. MINIMUM INSULATION SHALL BE: WINDOW U VALUE 0.5, SHGC 0.25; R-20 FOR ROOF, R-5.7 FOR EXTERIOR WALLS, R-13 FOR FLOOR. DOOR / WINDOWS GLAZING U=1.04
AS PER ENERGY CALCULATIONS & FBC-ENERGY CONSERVATION .

28. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON PLANS ARE TAKEN FROM A SURVEY PREPARED BY DELTA MAPPING & SURVEYING, Inc. DATED 5-09-2022

29. ALL CEILING HEIGHT THROUGH OUT THE VENUE TO COMPLY WITH FFPC 8TH ED. SECT. 7.1.5.
30. ALL NEW STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FFPC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (a). ALL EXISTING STAIR STAIR, HANDRAILS & GUARDRAILS TO COMPLY WITH FFPC 8TH ED. SECT.7.2.2 TABLE 7.2.2.2.1.1 (b)

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S-06	WIND PRESSURES ELEVATIONS
S-07	OFFICES SECOND FLOOR PARTIAL FRAMING PLAN AND DETAILS

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LA1-02	EXISTING TREE DISPOSITION LIST
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MECHANICAL

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P-200	PLUMBING ISOMETRIC
P-201	PLUMBING ISOMETRIC
P-300	PLUMBING DETAILS

DOOR / WINDOWS GLAZING U-FACTOR U=1.08

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGArchitects

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ARCHITECTURE | JOSE L. GOMEZ
AA C001062 | AR0015416

3	12-30-2025	OWNER REVISION	
2	03-26-2025	CITY COMMENTS	
1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	

DWG. TITLE
GENERAL NOTES & INDEX
SCALE
N.T.S
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-001

CFN: 20240750124 BOOK 34433 PAGE 2311
DATE:10/04/2024 08:30:27 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: September 3, 2024

PROPERTY/FOLIO: **1691 Michigan Avenue** **02-3234-004-0690**
02-3234-004-0695

FILE NO: DRB24-1009

IN RE: An application has been filed requesting Design Review Approval for exterior design modifications to an existing commercial building.

LEGAL: Lots 7 through 10, inclusive, and lots 14-20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

APPLICANTS: RK RIVANI LLC

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria i and s in Section 2.5.3.1 of the Land Development Regulations.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 in Section 7.1.2.4(a)(i) of the Land Development Regulations.

D. The project would be consistent with the criteria and requirements 2.5.3.1 and/ or Section 7.1.2.4(a)(i) if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for modifications to the existing commercial building at 1691 Michigan Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:

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a. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.

b. The final design and details of the light sconces proposed on all facades, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. The final color, material and design details of the architectural awnings proposed below the corner facing windows, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The final color, material and design details of the limestone veneer cladding proposed on the elevations, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

e. The final color, material and design details of the proposed metal perforated garage screening, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

f. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

g. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

h. Any future tenant requiring kitchen ventilation shall chase ventilation through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.

i. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall screened from view on all sides, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

ff

j. Pavers and concrete banding shall be utilized for the vehicular entry drive, including alternate colors of concrete banding in place of painted striping,

DS

in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

k. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.

l. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

m. URBAN HEAT ISLAND ORDINANCE Section 7.5.3.2(g)(iv) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in Section 1.2.1 of this Code, and (v) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in Section 1.2.1, shall be prohibited.

n. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan shall be prepared by and bear the seal of a Landscape Architect licensed to practice in the State of Florida. The corresponding landscape plans shall be submitted to and approved by staff. At a minimum, landscape plans shall comply with Chapter 46 Tree Preservation and Protection Ordinance of the City Code and Chapter 4, Landscape Requirements of the Land Development Regulations and shall incorporate the following:

a. Any existing canopy shade tree(s) on site with a caliper size of 4" of greater being impacted by the construction shall be carefully root pruned, protected and/or relocated. This shall not apply to prohibited tree species. A Tree Disposition Plan shall be provided for Planning staff review and approval prior to the issuance of a Building Permit.

b. Prior to the issuance of a building permit, the applicant shall submit a tree survey and tree disposition plan that includes the approved tree protection fencing detail for existing mature trees and palms to remain. Such plans shall be subject to the review and approval of staff. A tree work permit shall be obtained prior to the removal of any existing trees and palms.

c. In new construction projects, street trees are required within the public right of way. Street trees are in addition to the required lot trees according to the Chapter 2 Landscape Ordinance. All proposed street tree plantings shall be reviewed and approved by the Public Works Department and a right of way permit shall be obtained prior to any plantings in the right of way.

DS

d. Suspended paver systems such as Silva Cells or equal shall be installed where street trees are planted in right of way sidewalk and other hardscape areas in a manner to be reviewed and approved by staff. Suspended paver systems shall be clearly delineated in the landscape plans. Structural soils may be considered where proposed trees are located immediately adjacent to large open space areas.

e. Root guards or barriers shall be installed to protect utilities and structures within close proximity of proposed tree plantings. The root guards shall be clearly delineated in the landscape plans and shall be reviewed and approved by staff.

f. Irrigation systems shall be designed and installed corresponding to the water requirements of the proposed plantings and as required in the Chapter 2 Landscape Ordinance. The irrigation system shall be extended into the public right of way. A rain shut off device is required to be installed as part of the irrigation system.

a. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.

b. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

g. Prior to the issuance of a Certificate of Occupancy, the Project Landscape Architect shall verify in writing that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only **to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

II. Variance(s)

A. No variance(s) were filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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III. General Terms and Conditions applying to both 'I. *Design Review Approval* and 'II. *Variances'* noted above.

A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all concitions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

B. All allowable construction signage shall be in accordance with Section 6.3.2 of the Land Development Regulations.

C. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.

D. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

E. The contractor(s) shall ensure that the street and the alley directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and alley areas before leaving at the end of each day.

F. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.

G. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

H. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.

I. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

J. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

K. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

L. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

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M. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the revised plans, entitled "1691 Michigan", as designed by **BGA Architects,** signed, sealed, and dated August 9, 2024, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Section 2.2.4.6 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 2 of the Land Development Regulations for revocation or modification of the application.

Dated 9/27/2024 | 12:22 PM EDT.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DS

BY: Docusigned by: Rogelio Madan
Rogelio A. Madan, AICP
Development & Resiliency Officer
For the Chair

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 2 day of October 2024 by Rogelio A. Madan, AICP, Development & Resiliency Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

MIRIAM HERRERA
Notary Public - State of Florida
Commission # HH 470768
My Comm. Expires Dec 16, 2027
Bonded through National Notary Assn.

Notary Miriam Herrera
Print Name Miriam Herrera
Notary Public, State of Florida
My Commission Expires: 12-16-27
Commission Number: HH 470768

{NOTARIAL SEAL}

Approved As To Form:
City Attorney's Office: Signed by: Steven Rothstein 9/27/2024 | 7:59 PM EDT

Filed with the Clerk of the
Design Review Board on DocuSigned by: Jessica Gonzalez 9/27/2024 | 3:02 PM EDT

DS

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGA architects

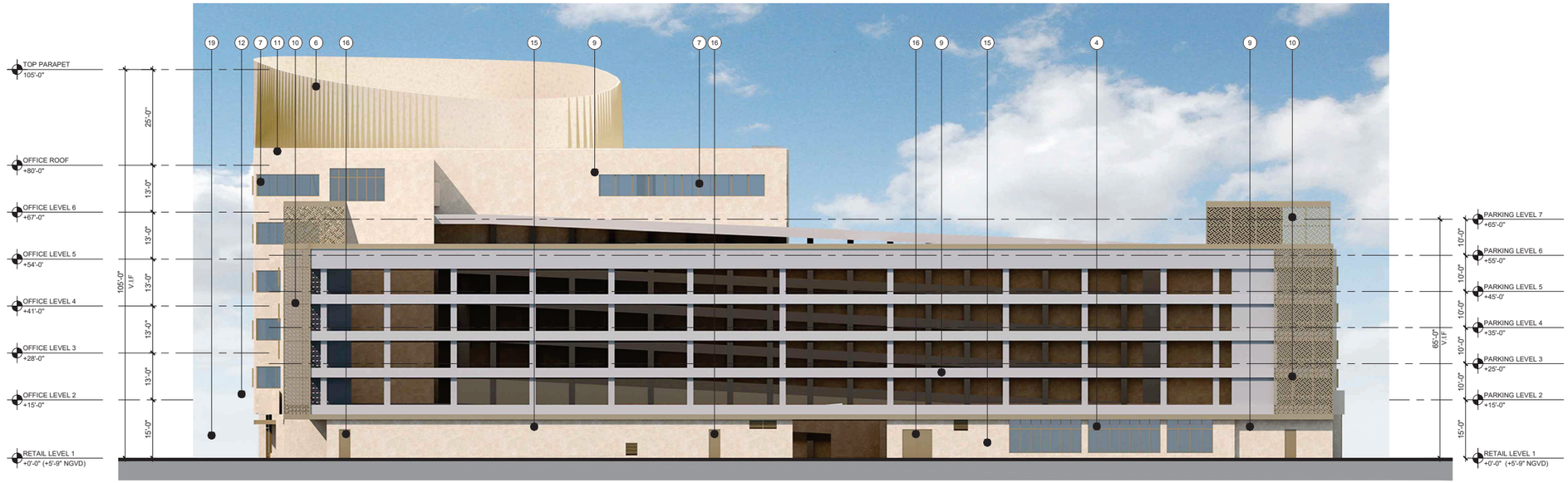
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305 . 5 5 9 . 1 2 5 0 bgarchitectspa.com
ARCHITECTURE | JOSE L. GOMEZ
AACO01062 | AR0015416

DWG. TITLE
RECORDED FINAL ORDER
SCALE
N.T.S.
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
DRB-001

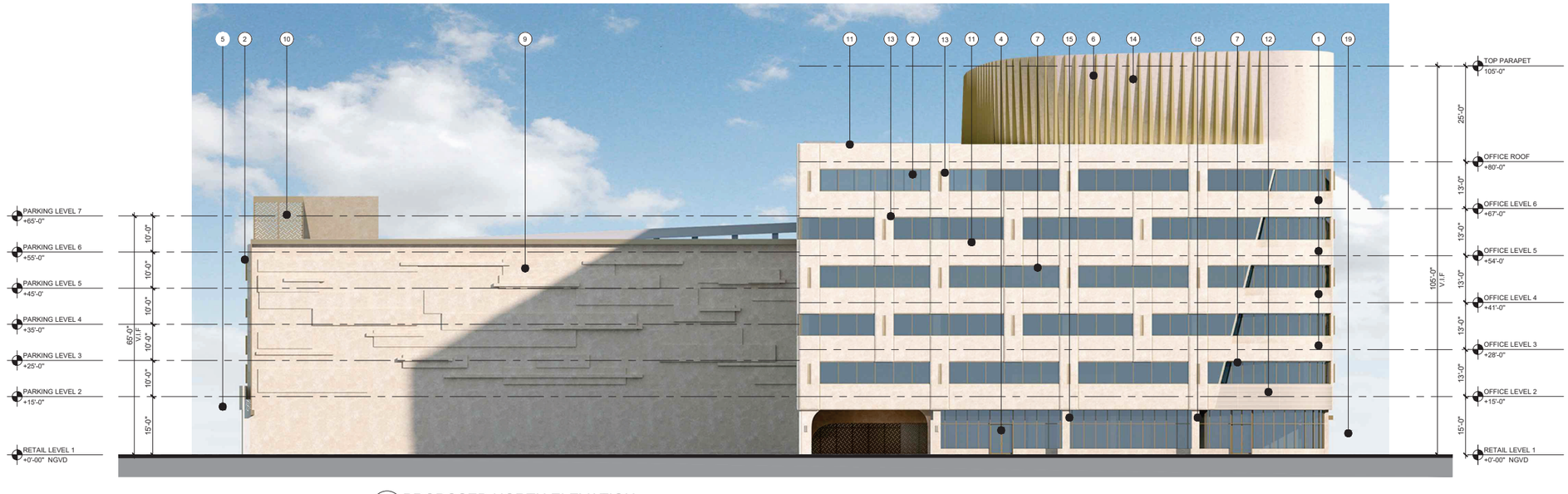
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B PROPOSED SOUTH ELEVATION
SCALE:1/16"=1'-0"

KEY NOTES

1. PROPOSED FIBERGLASS PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
2. EXISTING PARKING SIGN TO REMAIN
3. METAL PANEL COVER TO MATCH THE STUCCO COLOR
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
5. METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
6. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
7. EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.EXIST. SEALANT WILL BE REPLACED.(REFER TO MATERIAL 9 /A-501)
8. NOT USED
9. EXISTING STUCCO TO REMAIN, PATCH AND REPAIR AS REQUIRED.
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
11. PROPOSED 5" EIFS (SHOP DRAWINGS TO BE PROVIDED)
12. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
13. NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
15. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
16. EXISTING DOOR TO BE PAINTED TO MATCH WITH CHAMPAGNE- ACID WASH STUCCO
18. PROPOSED LED LIGHTING L-21 BEHIND PARAPET (REFER TO SECTION A6/A-308) (REFER TO LIGHTING SCHEDULE A-201)
19. EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.



A PROPOSED NORTH ELEVATION
SCALE:1/16"=1'-0"

KEY NOTES

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4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
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CONSULTANT

THE LINCOLN BL

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BGArchitects

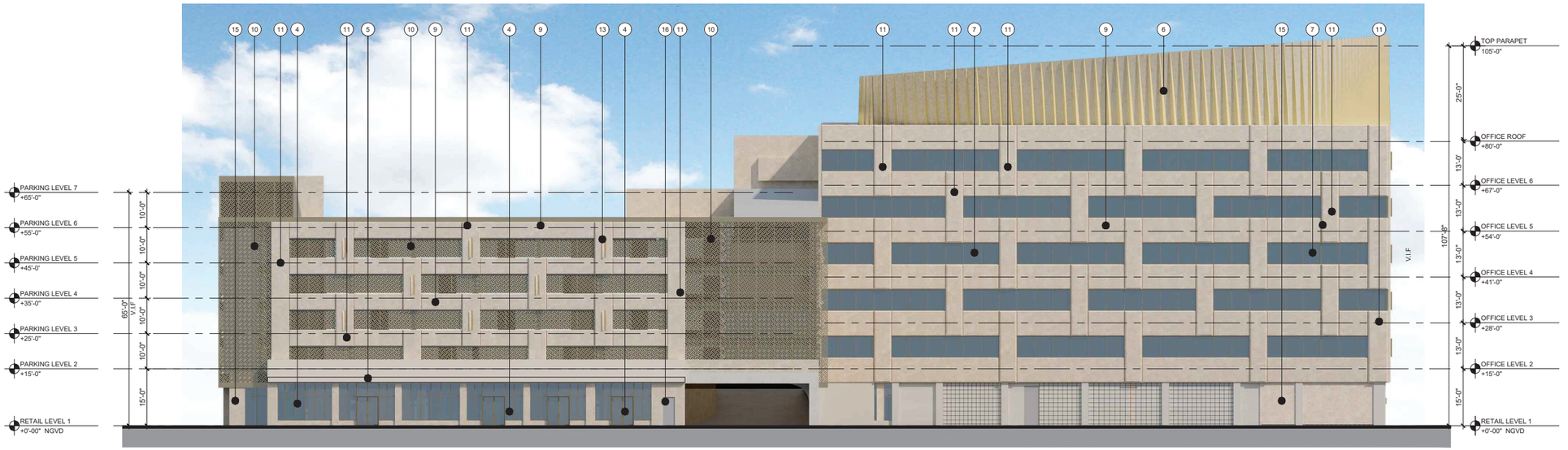
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ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

DWG. TITLE: *RENDERING ELEVATION*
SCALE: *1/16" = 1'-0"*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*

△	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	03-26-2023	CITY COMMENTS

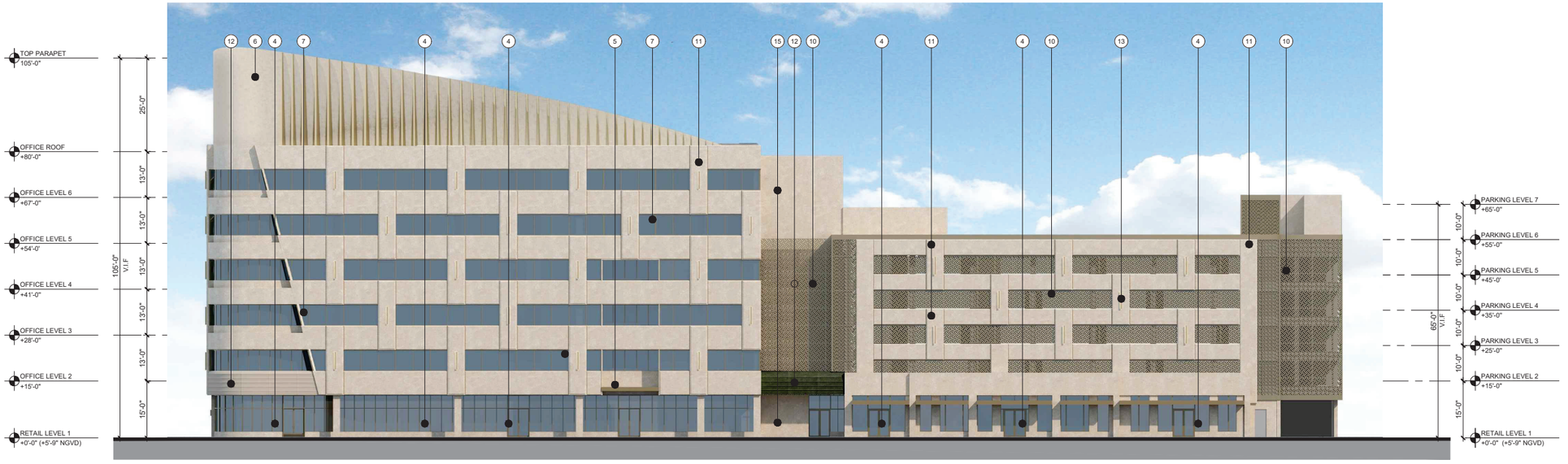
SHEET NUMBER: *DRB-201*



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

KEY NOTES

1. PROPOSED FIBERGLASS PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
2. EXISTING PARKING SIGN TO REMAIN
3. METAL PANEL COVER TO MATCH THE STUCCO COLOR
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
5. METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
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13. NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
15. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
16. EXISTING DOOR TO BE PAINTED TO MATCH WITH CHAMPAGNE- ACID WASH STUCCO
18. PROPOSED LED LIGHTING L-21 BEHIND PARAPET (REFER TO SECTION A6/A-308) (REFER TO LIGHTING SCHEDULE A-201)
19. EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.



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

KEY NOTES

1. PROPOSED FIBERGLASS PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
2. EXISTING PARKING SIGN TO REMAIN
3. METAL PANEL COVER TO MATCH THE STUCCO COLOR
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
5. METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
6. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
7. EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.EXIST. SEALANT WILL BE REPLACED.(REFER TO MATERIAL 9 /A-501)
8. NOT USED
9. EXISTING STUCCO TO REMAIN, PATCH AND REPAIR AS REQUIRED.
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
11. PROPOSED 5" EIFS (SHOP DRAWINGS TO BE PROVIDED)
12. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
13. NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
15. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
16. EXISTING DOOR TO BE PAINTED TO MATCH WITH CHAMPAGNE- ACID WASH STUCCO
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19. EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.

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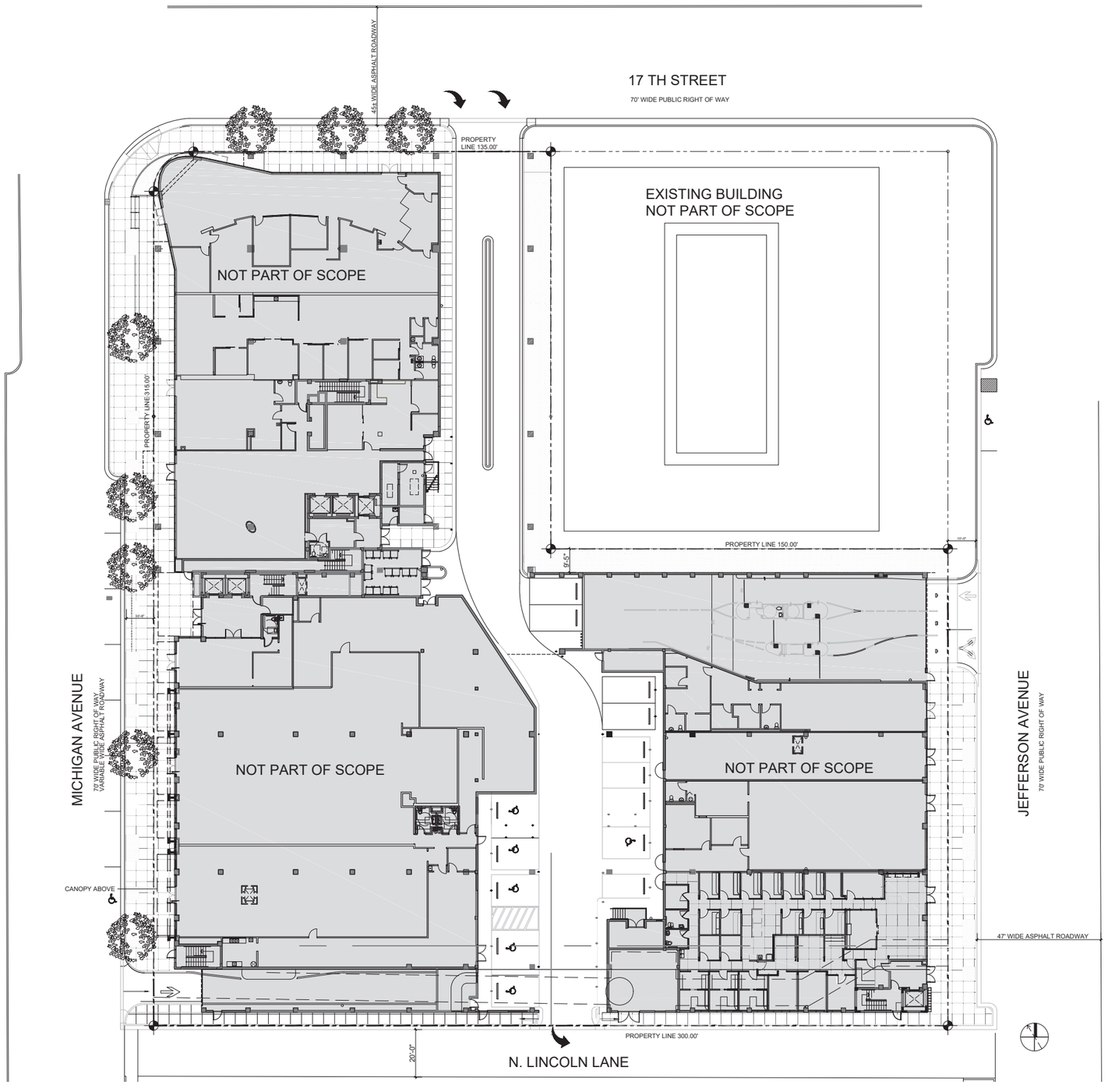
THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

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BGA architects
101 BISCAYNE BLVD S 309 310
MIAMI FL 33138 | 4664
305.589.1250 bgaarchitectspa.com
ARCHITECTURE | JOSE L. GOMEZ
AA C001062 | AR 0015416

			DWG. TITLE: *RENDERING ELEVATION*
			SCALE: *1/16" = 1'-0"*
			PROJECT NO.: *2023-33*
			DATE
2	12-30-2025	OWNER REVISION	*07-07-2025*
1	03-26-2025	CITY COMMENTS	SHEET NUMBER: *DRB-202*
△	DATE	REVISION	1



LEGEND

NOT PART OF SCOPE OF WORK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

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THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

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BGArchitects
1101 BISCAYNE BLVD. S 309, 310
MIAMI, FL 33138.4064
305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△ DATE | REVISION

DWG. TITLE
EXISTING SITE PLAN

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
07-07-2025

SHEET NUMBER
EXIST-101

GENERAL NOTES:

1. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION".
2. CONTRACTOR SHALL GUARANTEE ALL KITCHEN CABINETS AND BATHROOM ACCESSORIES LOCATED AGAINST A FIRE RATED WALL, WILL NOT COMPROMISED THE FIRE-RATED OF THE WALLS.
3. VERIFY IN FIELD EXISTING WALL ARE FIRE RATED TO REMAIN. PATCH AND REPAIR AS REQUIRED
4. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
5. WHERE EXISTING IS DENOTED, MEANS ALL COMPONENTS OF THE ELEMENT ARE EXISTING. EXISTING STAIR, ALONG WITH RAILING AND GUARDRAIL. EXISTING RAMP, ALONG WITH RAILING.
6. EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
7. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.
8. WORK AREA WILL BE VACANT & CLOSED DURING DEMOLITION
9. G.C. TO COMPLY WITH NFPA . SECTION 16.4.
10. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.
11. FLOOR SEPARATION WILL NOT BE PENETRATED DURING DEMOLITION

GENERAL DEMOLITION NOTES:

1. SCOPE:
   FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
   A. PROTECTION OF EXISTING WORK TO REMAIN.
   B. TEMPORARY BARRICADES.
   C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
   D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AS INDICATED.
   E. DEBRIS REMOVAL.
2. GENERAL REQUIREMENTS:
   A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
   B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
   C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH S(HE) MAY WISH TO RETAIN. SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.
   D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
   E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
   F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
   G. REMOVED MATERIALS AND OTHER DEBRIS:
   - ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
   - DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
   - LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.

3. SITE PROTECTION:
   A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
   B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
   C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
   D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
   E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
   F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.

4. GENERAL DEMOLITION:
   A. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
   B. VERIFY IN FIELD EXISTING WALL RATED.
   C. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.
   D. WORK AREA WILL BE VACANT & CLOSED DURING DEMOLITION
   E. G.C. TO COMPLY WITH NFPA ED. SECTION 16.4.
   F. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

MECHANICAL / PLUMBING/ ELECTRICAL & FIRE PROTECTION DEMOLITION NOTES:

MECHANICAL:
1. ALL EXISTING HVAC UNITS LOCATED WITHIN THE DEFINED SPACE SHALL BE REPLACED TOGETHER WITH ALL ASSOCIATED CONDENSATE DRAINAGE PIPING. UPON COMPLETION OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS, IF NEEDED. ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
2. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE DEFINED SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION.
3. ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
4. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.(CONFER WITH ON SITE PROPERTY MANAGER).

PLUMBING:
1. ANY EXISTING PLUMBING AS CIELET W/ REMOVED PLANTER TO BE REMOVED
2. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED AREA SCOPE OF WORK TO REMAIN AS IS.

ELECTRICAL:
1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPLICE BOXES, WIRING AND DEVICES SHALL REMAIN.
2. ANY EMERGENCY AND EXIT LIGHTS LOCATED AT PERIMETER WALLS OF THE DEFINED SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE DEFINED SPACE SHALL REMAIN IN PLACE.
3. ALL ELECTRICAL PANELS FOUND WITHIN THE DEFINED SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS, FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
4. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE DEFINED SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES LOCATED OUTSIDE OF THE PROPOSED SPACE SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.
5. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE DEFINED SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.
6. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
7. UPON COMPLETION OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR FURTHER WORK.
8. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

FIRE SPRINKLER SYSTEM:
1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED AREA SCOPE OF WORK TO REMAIN.
2. UPON COMPLETION OF DEMOLITION , PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
3. ALL EXISTING TAMPER/FLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH AREA SCOPE OF WORK EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.

FIRE ALARM SYSTEM:
1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED AREA SCOPE OF WORK SHALL REMAIN IN PLACE.
3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED AREA SCOPE OF WORK SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
4. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED AREA SCOPE OF WORK SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.

SHORING AND RESHORING:

A. SHORING AND RESHORING DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA REGISTERED SPECIALTY ENGINEER WITH A MINIMUM OF TEN YEARS OF EXPERIENCE IN SHORING AND RESHORING DESIGN AND DETAILING.
B. SHORING AND RESHORING DRAWINGS SHALL INCLUDE AT LEAST THE FOLLOWING ITEMS:
1.) LOCATION, SIZE. TYPE AND CAPACITY OF ALL SHORING.
2.) LOCATION, SIZE, TYPE, AND CAPACITY OF ALL RESHORING.
3.) LOCATION, SIZE, AND TYPE OF ALL BLOCKING, MUD SILLS, TEMPORARY LATERAL BRACING AND OTHER ACCESSORIES REQUIRED TO ADEQUATELY AND SAFELY SUPPORT AND BRACE THE STRUCTURE DURING CONSTRUCTION.
4.) INSTALLATION PROCEDURE, SEQUENCE OF INSTALLATION, LOAD RELIEF AND REMOVAL OF ALL SHORING AND RESHORING.
C. SHORING AND RESHORING SUBMITTAL FOR APPROVAL SHALL INCLUDE AT LEAST TWO COPIES FOR THE BUILDING DEPARTMENT, ONE FOP THE ENGINEER OF RECORD, ONE FOR THE THRESHOLD INSPECTOR, AND ONE FOR THE ARCHITECT.
D. DESIGN, DETAIL AND ERECT FORMS, SHORING AND RESHORING IN COMPLIANCE WITH ACI 347R-14, PROJECT SPECIFICATIONS, AND THESE NOTES. FORMS, SHORING AND RESHORING SHALL BE DESIGNED FOR THE WEIGHT OF THE FLOOR OR ROOF, A CONSTRUCTION LOAD OF 50 PSF. AND FOR THE CUMULATIVE LOADS OF THE SUPPORTED HORIZONTAL CONCRETE MEMBERS. USE A DESIGN FACTOR OF SAFETY OF 3 FOR WOOD SHORES AND 2 FOR METAL SHORES.
E. THE MAXIMUM SUPERIMPOSED CONSTRUCTION LOAD APPLIED TO FLOORS SUPPORTING SHORES OR
RESHORES SHALL NOT EXCEED 75% OF THE DESIGN LIVE LOAD SPECIFIED FOR SLABS (AND JOISTS WHERE APPLICABLE) AND 60% OF THE LIVE LOAD SPECIFIED FOR BEAMS. NO CONSTRUCTION LOAD SHALL BE APP LIED TO ANY MEMBER UNTIL THE CONCRETE IS A MINIMUM OF 14 DAYS OLD AND THE 7 DAY STRENGTH THIS 70% OF THE SPECIFIED 28 DAY STRENGTH.
F. FORMS MAY BE REMOVED 72 HOURS AFTER CONCRETE POUR PROVIDED THAT CONCRETE STRENGTH IS 70% OF THE SPECIFIED 28 DAY STRENGTH AND NOT LESS THAN 3500 PSI. RESHORE EACH BAY IMMEDIATELY AFTER FORMS ARE STRIPPED AND REMOVED. REMOVAL OF FORMS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REMOVAL OF FORMS SHALL BE CARRIED OUT IN SUCH A WAY AS TO NOT DAMAGE THE STRUCTURE, INSURE SAFETY AND PREVENT CREEP DEFLECTION OF STRUCTURAL MEMBERS.
MINIMUM LIVE LOAD NOT TO BE LESS THAN 50 PSF, FOR COVERED WALKWAY S TO BE 1 50 PSF

SALVAGE AND RECYCLING OF MATERIALS DURING DEMOLITION

1. THE CONTRACTOR SHALL CAREFULLY CONDUCT ALL DEMOLITION ACTIVITIES TO MAXIMIZE THE SALVAGE AND RECYCLING OF CONSTRUCTION AND DEMOLITION MATERIALS, IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC), CITY OF MIAMI BEACH CODE OF ORDINANCES, AND THE CITY'S SUSTAINABILITY PLAN.
2. ALL MATERIALS SUITABLE FOR RECYCLING OR REUSE, INCLUDING, BUT NOT LIMITED TO, NON-FERROUS METALS, CONCRETE, MASONRY, STRUCTURAL STEEL, WOOD, WINDOWS, DOORS, AND FIXTURES, SHALL BE IDENTIFIED AND SALVAGED WHENEVER POSSIBLE. THE
3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL RECYCLABLE MATERIALS ARE HANDLED IN AN ENVIRONMENTALLY RESPONSIBLE MANNER AND STORED IN DESIGNATED AREAS ON-SITE, PROTECTED FROM DAMAGE.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF MIAMI BEACH'S CONSTRUCTION AND DEMOLITION DEBRIS (C&D) RECYCLING PROGRAM, WHICH MANDATES A MINIMUM DIVERSION RATE OF 50% OF ALL DEBRIS FROM LANDFILLS. DOCUMENTATION OF MATERIAL QUANTITIES, RECYCLING RECEIPTS, AND FINAL DISPOSAL MANIFESTS SHALL BE SUBMITTED TO THE CITY'S SUSTAINABILITY AND RESILIENCY DEPARTMENT UPON PROJECT COMPLETION.
5. DISPOSAL OF NON-RECYCLABLE OR HAZARDOUS MATERIALS MUST COMPLY WITH LOCAL WASTE MANAGEMENT ORDINANCES AND THE REQUIREMENTS OUTLINED IN THE FBC AND OTHER APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO THE START OF DEMOLITION, DETAILING THE PROPOSED RECYCLING AND DISPOSAL STRATEGIES.

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CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGArchitects

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2101 BISCAYNE BLVD 3 3 1 3 7
T 305.599.1250 bgarchitectspa.com
MIAMI FL 3 3 1 3 8 . 4 6 4 4
ARCHITECTURE | JOSE L GOMEZ
AA C 0 0 1 1 0 6 2 | AR 0 0 1 5 4 1 6

1	03-26-2025	CITY COMMENTS	
△	DATE	REVISION	

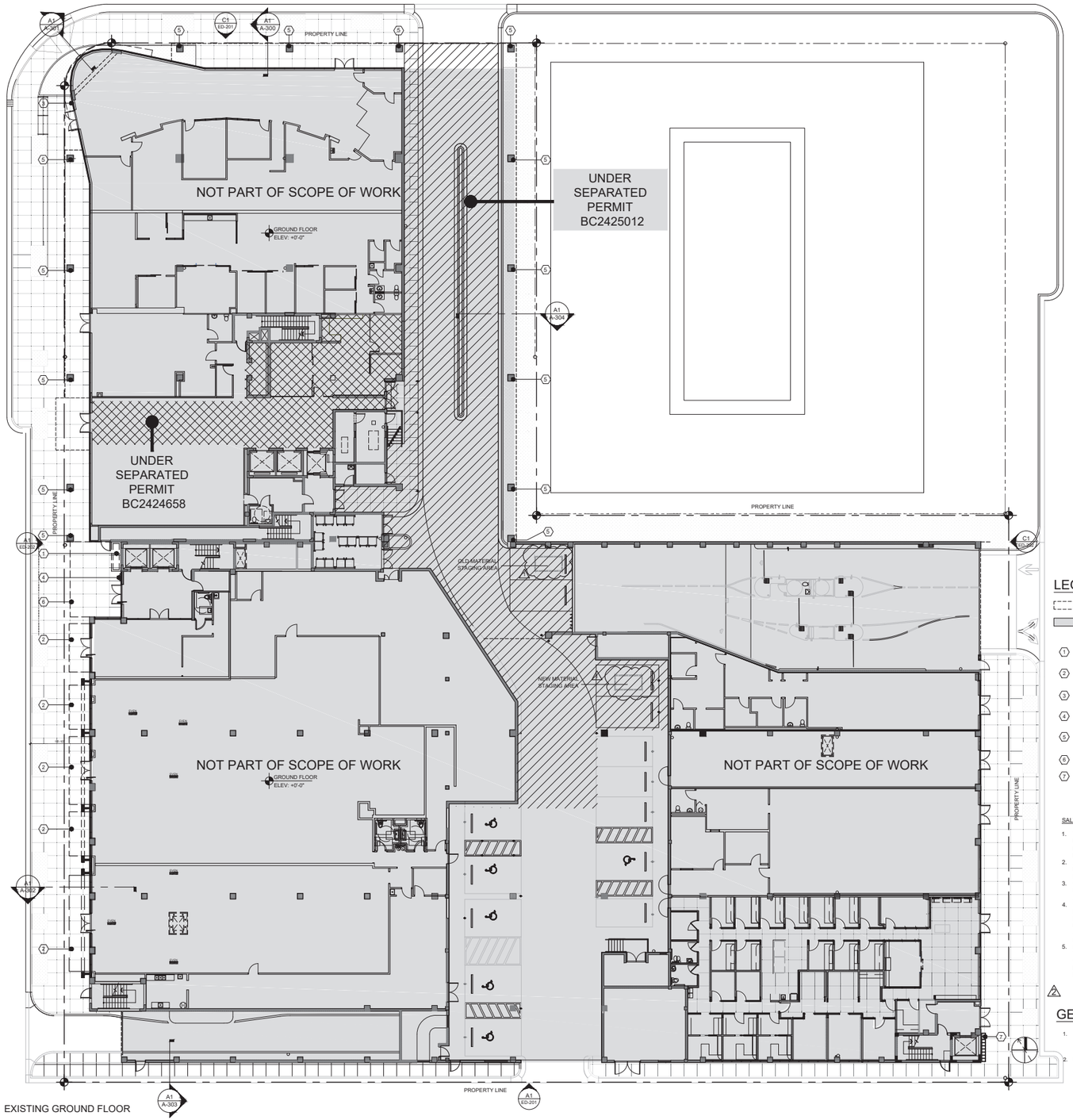
DWG. TITLE
DEMOLITION GENERAL NOTES

SCALE
N.T.S

PROJECT NO.
2023-33

DATE
07-07-2025

SHEET NUMBER
D-001



A1 EXISTING GROUND FLOOR

SCALE: N.T.S

LEGEND

- FACADE ELEMENTS TO BE DEMOLISHED
- NOT PART OF SCOPE OF WORK
- (1) EXISTING PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
- (2) EXISTING CANOPY TO REMAIN.
- (3) EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING-DEMO ELEVATION FOR EYEBROWS DEMOLITION)
- (4) EXISTING ELECTRICAL PANEL TO REMAIN
- (5) EXISTING COLUMN TO REMAIN. EXISTING COLUMN LIGHTING WILL BE REMOVED.PATCH AND REPAIR AS REQUIRED.
- (6) EXISTING CANOPY TO BE REMOVED
- (7) EXISTING BIKE RACK TO REMAIN

SALVAGE AND RECYCLING OF MATERIALS DURING DEMOLITION

1. THE CONTRACTOR SHALL CAREFULLY CONDUCT ALL DEMOLITION ACTIVITIES TO MAXIMIZE THE SALVAGE AND RECYCLING OF CONSTRUCTION AND DEMOLITION MATERIALS, IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC), CITY OF MIAMI BEACH CODE OF ORDINANCES, AND THE CITY'S SUSTAINABILITY PLAN.
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5. DISPOSAL OF NON-RECYCLABLE OR HAZARDOUS MATERIALS MUST COMPLY WITH LOCAL WASTE MANAGEMENT ORDINANCES AND THE REQUIREMENTS OUTLINED IN THE FBC AND OTHER APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO THE START OF DEMOLITION, DETAILING THE PROPOSED RECYCLING AND DISPOSAL STRATEGIES.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. REFER TO DEMOLITION GENERAL NOTES.

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGAarchitects

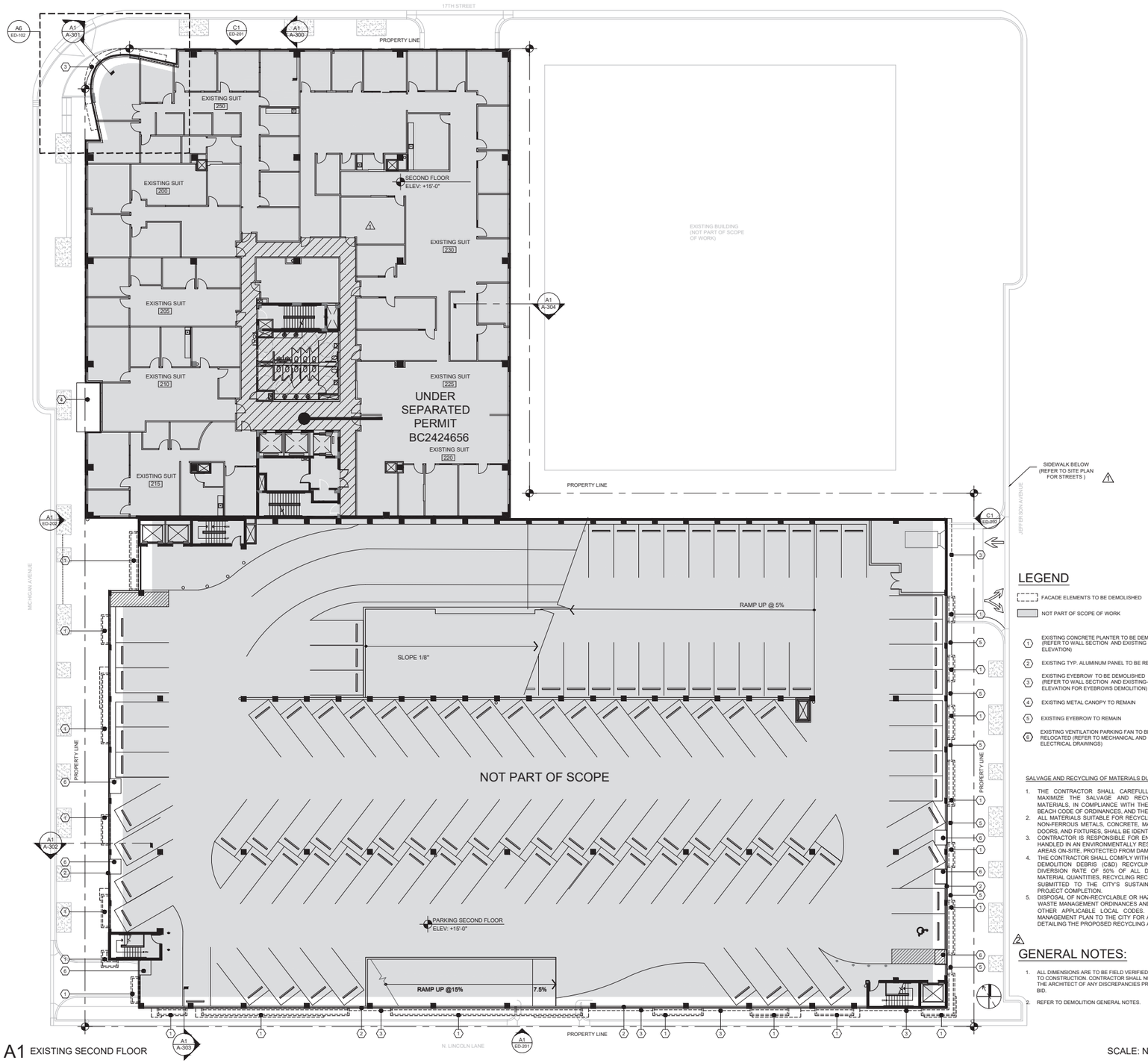
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101 BISCAYNE BLVD. S 309 .310 MIAMI, FL. 33135 .4648
P 305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

2	03-26-2025	CITY COMMENTS	
1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	1

DWG. TITLE: *EXIST-DEMO GROUND FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *ED-101*



LEGEND

- FACADE ELEMENTS TO BE DEMOLISHED
- NOT PART OF SCOPE OF WORK

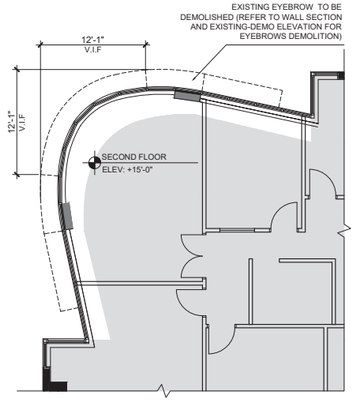
1. EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
2. EXISTING TYP. ALUMINUM PANEL TO BE REMOVED
3. EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING-DEMO ELEVATION FOR EYEBROWS DEMOLITION)
4. EXISTING METAL CANOPY TO REMAIN
5. EXISTING EYEBROW TO REMAIN
6. EXISTING VENTILATION PARKING FAN TO BE RELOCATED (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS)

SALVAGE AND RECYCLING OF MATERIALS DURING DEMOLITION

1. THE CONTRACTOR SHALL CAREFULLY CONDUCT ALL DEMOLITION ACTIVITIES TO MAXIMIZE THE SALVAGE AND RECYCLING OF CONSTRUCTION AND DEMOLITION MATERIALS, IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC), CITY OF MIAMI BEACH CODE OF ORDINANCES, AND THE CITY'S SUSTAINABILITY PLAN.
2. ALL MATERIALS SUITABLE FOR RECYCLING OR REUSE, INCLUDING, BUT NOT LIMITED TO, NON-FERROUS METALS, CONCRETE, MASONRY, STRUCTURAL STEEL, WOOD, WINDOWS, DOORS, AND FIXTURES, SHALL BE IDENTIFIED AND SALVAGED WHENEVER POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL RECYCLABLE MATERIALS ARE HANDLED IN AN ENVIRONMENTALLY RESPONSIBLE MANNER AND STORED IN DESIGNATED AREAS ON-SITE, PROTECTED FROM DAMAGE.
3. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF MIAMI BEACH'S CONSTRUCTION AND DEMOLITION DEBRIS (C&D) RECYCLING PROGRAM, WHICH MANDATES A MINIMUM DIVERSION RATE OF 50% OF ALL DEBRIS FROM LANDFILLS. DOCUMENTATION OF MATERIAL QUANTITIES, RECYCLING RECEIPTS, AND FINAL DISPOSAL MANIFESTS SHALL BE SUBMITTED TO THE CITY'S SUSTAINABILITY AND RESILIENCY DEPARTMENT UPON PROJECT COMPLETION.
4. DISPOSAL OF NON-RECYCLABLE OR HAZARDOUS MATERIALS MUST COMPLY WITH LOCAL WASTE MANAGEMENT ORDINANCES AND THE REQUIREMENTS OUTLINED IN THE FBC AND OTHER APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO THE START OF DEMOLITION, DETAILING THE PROPOSED RECYCLING AND DISPOSAL STRATEGIES.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. REFER TO DEMOLITION GENERAL NOTES.



A1 EXISTING SECOND FLOOR — SCALE: N.T.S

A6 EXISTING EYEBROW — SCALE:1/8"=1'-0"

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

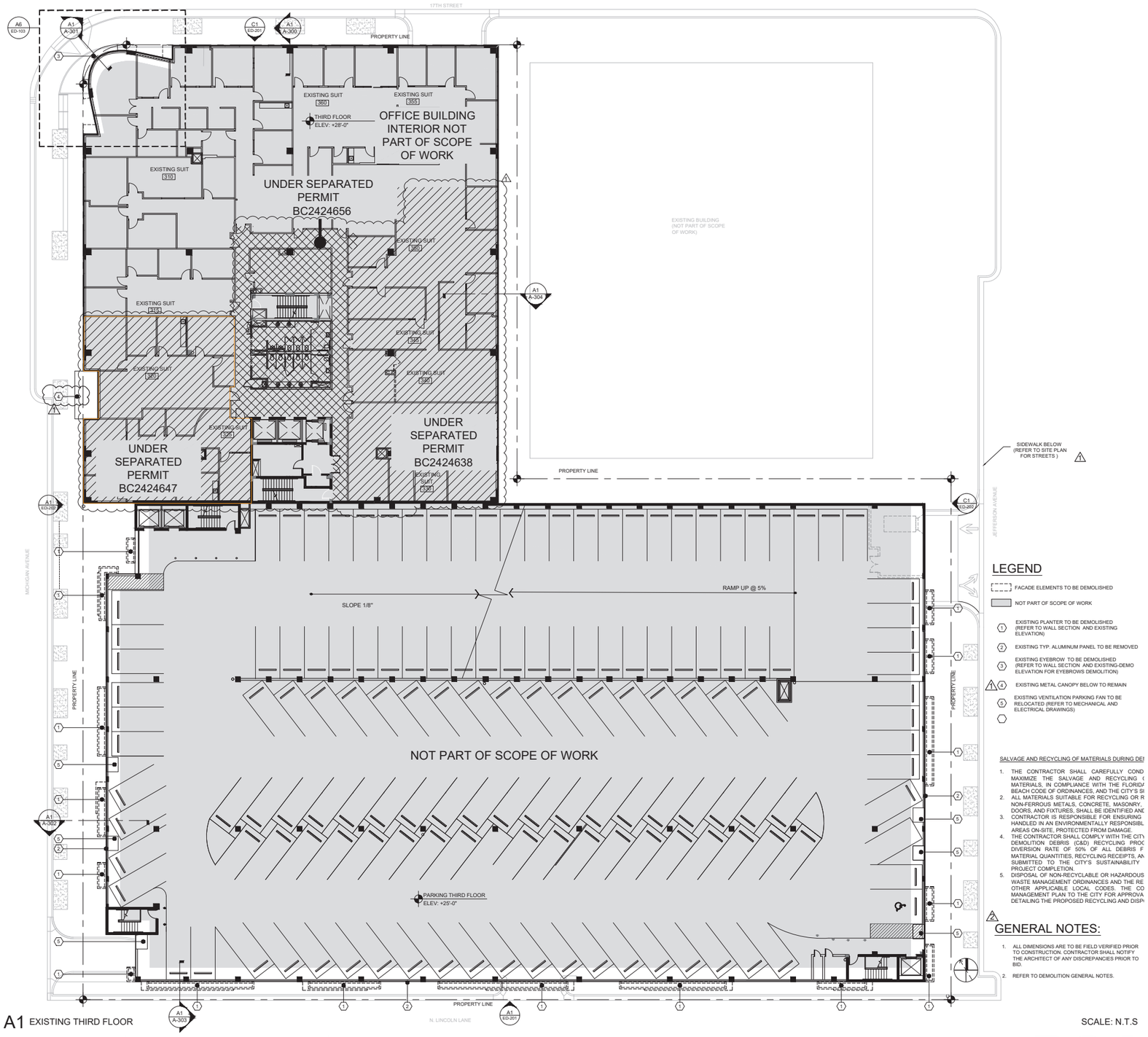
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T 305.558.1250 bgarchitectspa.com
ARCHITECTURE | JOSE L GOMEZ
AAC001062 | AR0015416

△	DATE	REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS

DWG. TITLE: *EXIST- DEMO SECOND FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: **ED-102**



LEGEND

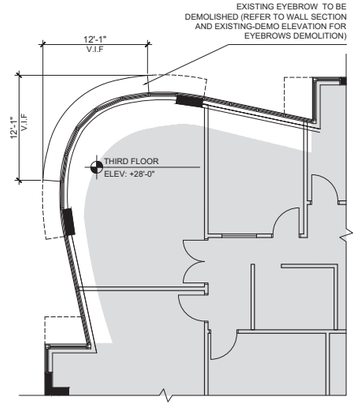
- FACADE ELEMENTS TO BE DEMOLISHED
- NOT PART OF SCOPE OF WORK
- (1) EXISTING PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
- (2) EXISTING TYP. ALUMINUM PANEL TO BE REMOVED
- (3) EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING-DEMO ELEVATION FOR EYEBROWS DEMOLITION)
- (4) EXISTING METAL CANOPY BELOW TO REMAIN
- (5) EXISTING VENTILATION PARKING FAN TO BE RELOCATED (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS)

SALVAGE AND RECYCLING OF MATERIALS DURING DE

1. THE CONTRACTOR SHALL CAREFULLY COND MAXIMIZE THE SALVAGE AND RECYCLING (MATERIALS, IN COMPLIANCE WITH THE FLORID/ BEACH CODE OF ORDINANCES, AND THE CITY'S SI
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3. CONTRACTOR IS RESPONSIBLE FOR ENSURING HANDLED IN AN ENVIRONMENTALLY RESPONSIBL AREAS ON-SITE, PROTECTED FROM DAMAGE.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY DEMOLITION DEBRIS (C&D) RECYCLING PROC DIVERSION RATE OF 50% OF ALL DEBRIS F MATERIAL QUANTITIES, RECYCLING RECEIPTS, AN SUBMITTED TO THE CITY'S SUSTAINABILITY PROJECT COMPLETION.
5. DISPOSAL OF NON-RECYCLABLE OR HAZARDOUS WASTE MANAGEMENT ORDINANCES AND THE RE OTHER APPLICABLE LOCAL CODES. THE CO MANAGEMENT PLAN TO THE CITY FOR APPROVA DETAILING THE PROPOSED RECYCLING AND DISP

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. REFER TO DEMOLITION GENERAL NOTES.



A1 EXISTING THIRD FLOOR — SCALE: N.T.S

A6 EXISTING EYEBROW — SCALE:1/8"=1'-0"

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

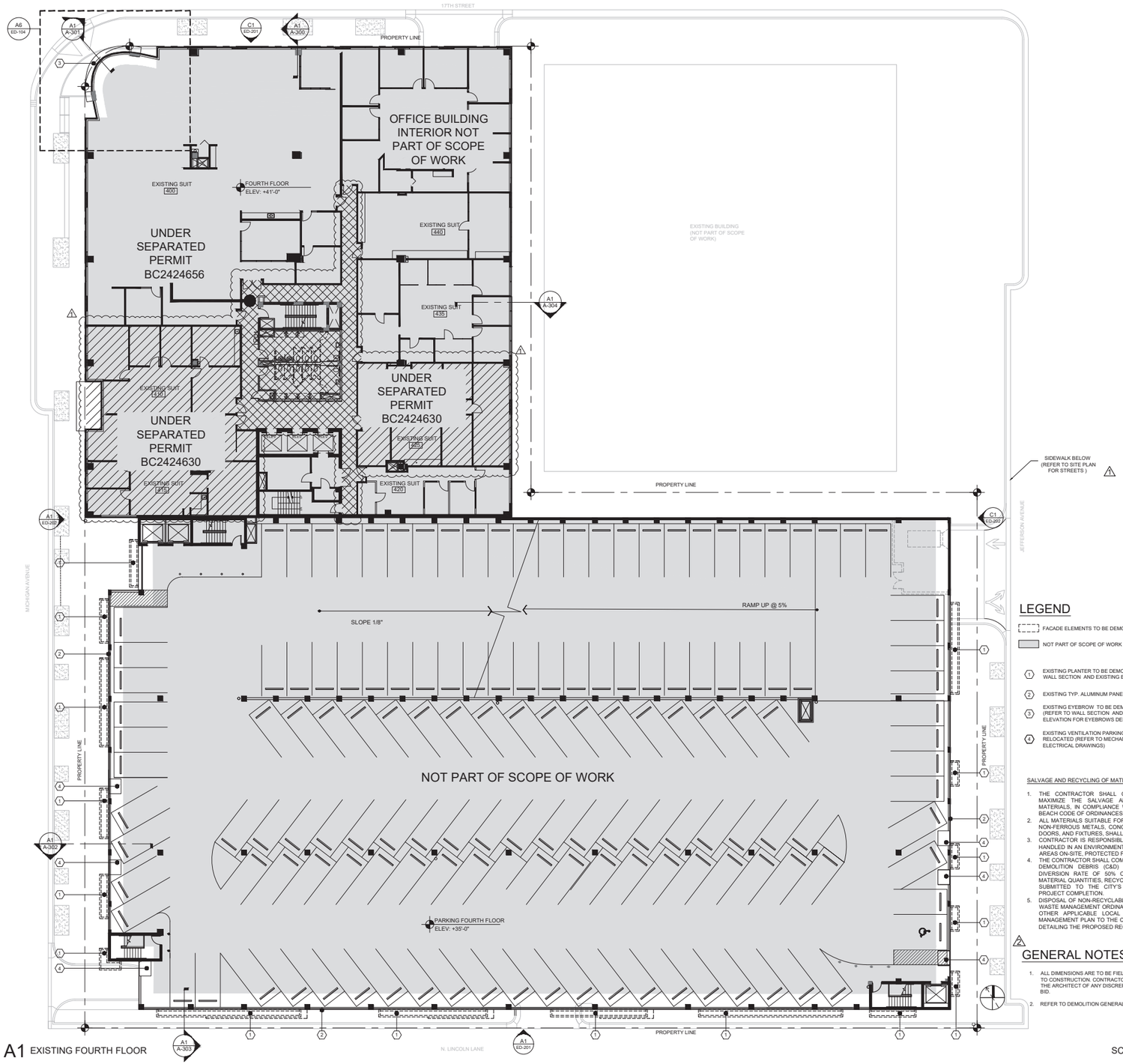
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101 BISCAYNE BLVD S 329 3TH MIAMI, FL 33138 - 4664
T 305.558.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS
△	DATE	REVISION

DWG. TITLE: *EXIST- DEMO THIRD FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *ED-103*



LEGEND

- FACADE ELEMENTS TO BE DEMOLISHED
- NOT PART OF SCOPE OF WORK

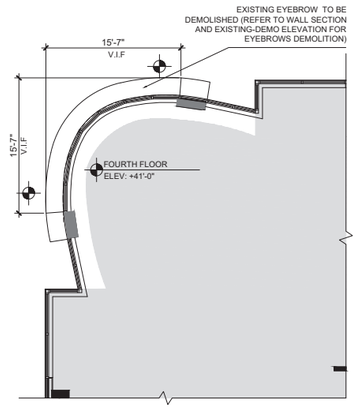
1. EXISTING PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
2. EXISTING TYP. ALUMINUM PANEL TO BE REMOVED
3. EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING-DEMO ELEVATION FOR EYEBROWS DEMOLITION)
4. EXISTING VENTILATION PARKING FAN TO BE RELOCATED (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS)

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GENERAL NOTES:

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2. REFER TO DEMOLITION GENERAL NOTES.



A1 EXISTING FOURTH FLOOR

SCALE: N.T.S

A6 EXISTING EYEBROW

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

CONSULTANT

THE LINCOLN BL

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ARCHITECTURE | JOSE L. GOMEZ
AACO0106 | AR0015416

△	DATE	REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS

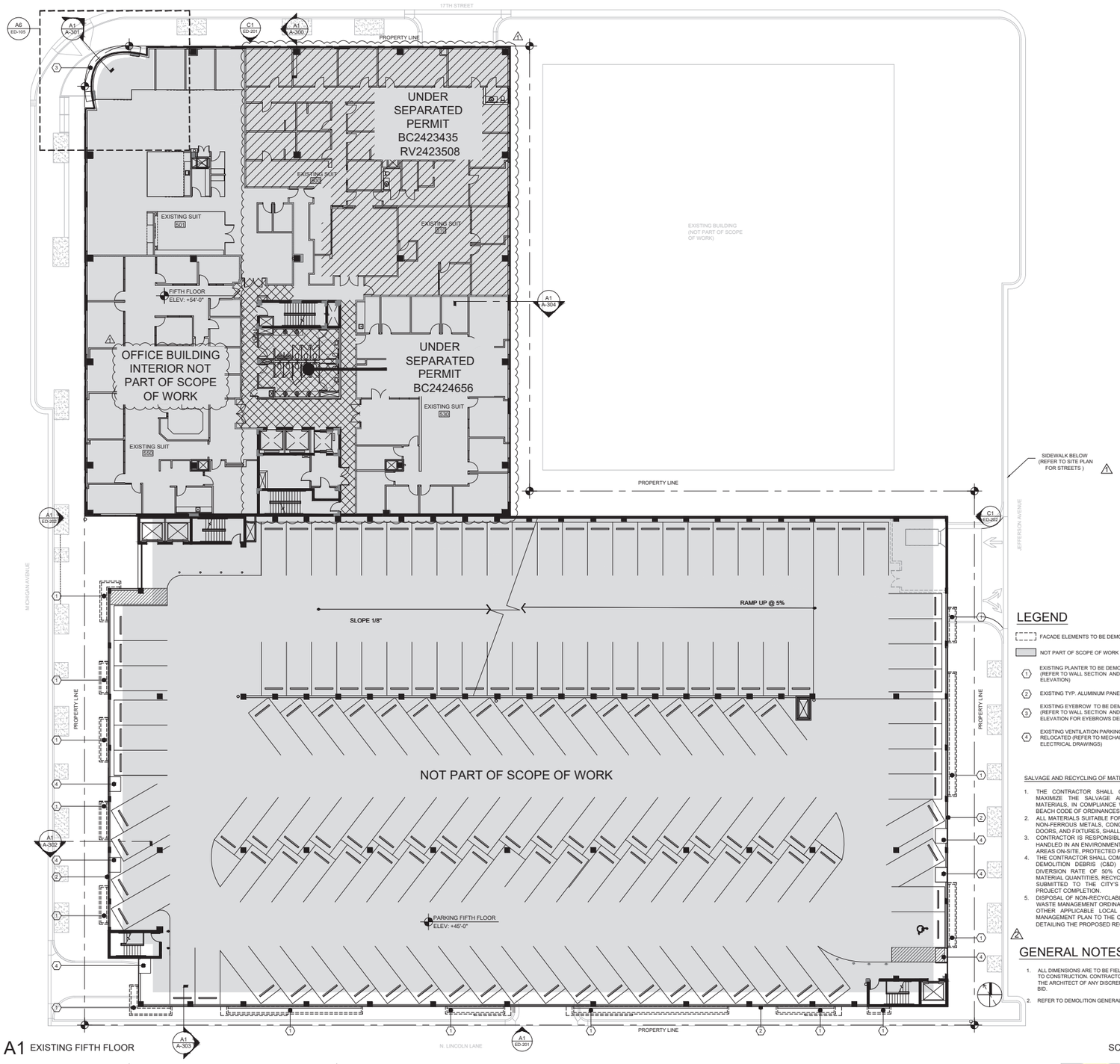
DWG. TITLE
EXIST- DEMO FOURTH FLOOR PLAN

SCALE
AS SHOWN

PROJECT NO.
2023-33

DATE
07-07-2025

SHEET NUMBER
ED-104



LEGEND

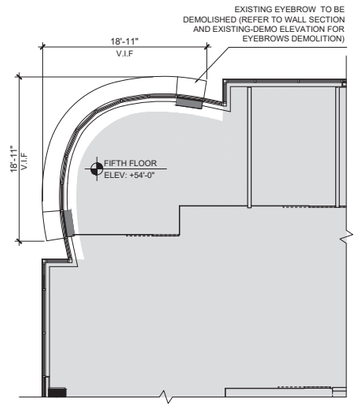
- FACADE ELEMENTS TO BE DEMOLISHED
- NOT PART OF SCOPE OF WORK
- (1) EXISTING PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
- (2) EXISTING TYP. ALUMINUM PANEL TO BE REMOVED
- (3) EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING-DEMO ELEVATION FOR EYEBROWS DEMOLITION)
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GENERAL NOTES:

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2. REFER TO DEMOLITION GENERAL NOTES.



A1 EXISTING FIFTH FLOOR — SCALE: N.T.S

A6 EXISTING EYEBROW — SCALE:1/8"=1'-0"

CONSULTANT

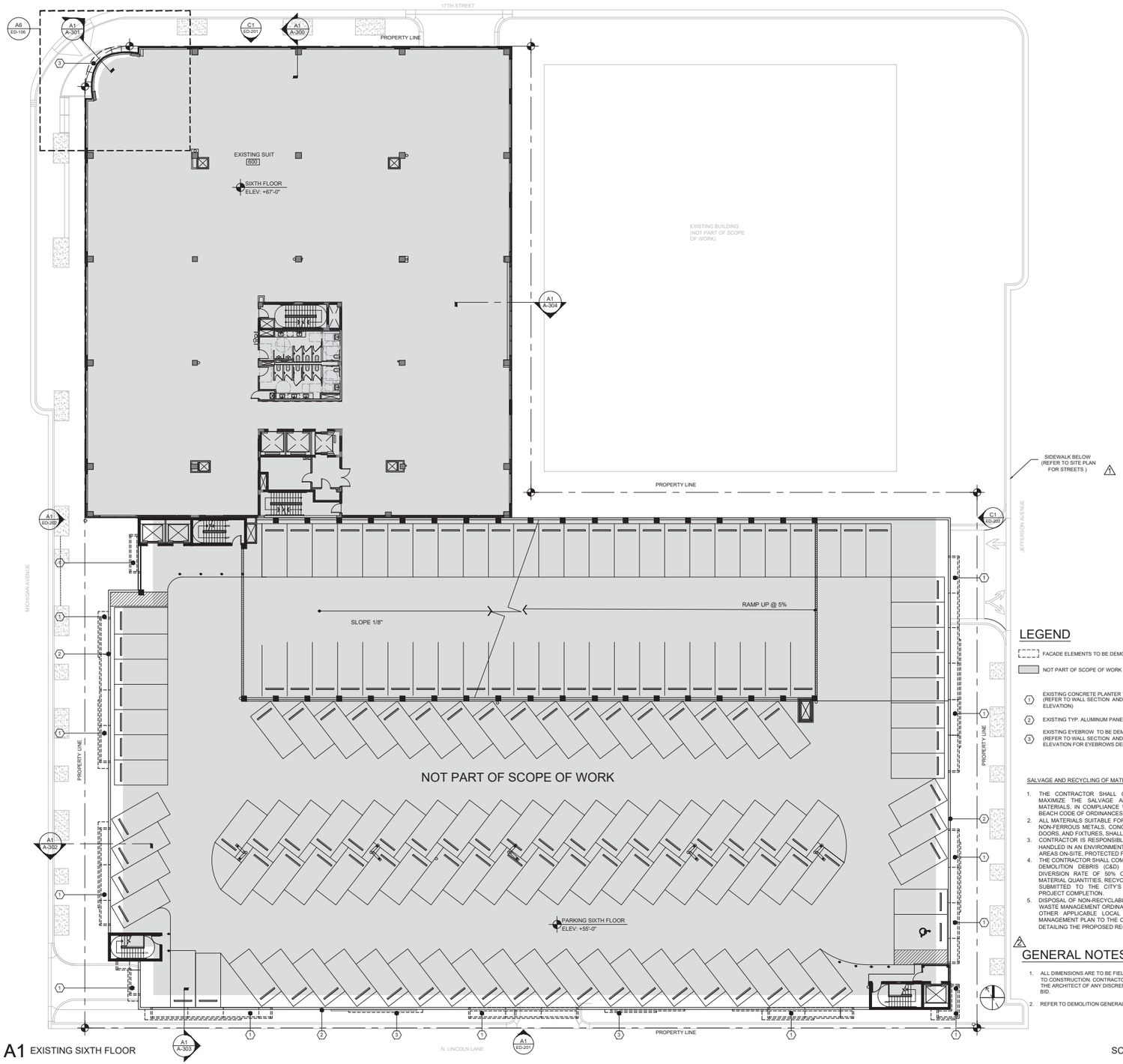
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THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGA architects
101 BISCAYNE BLVD S 309 310 MIAMI FL 33132-4644 305.599.1250 bgarchitectsusa.com
ARCHITECTURE JOSE L GOMEZ AA C001062 AR 0015416

△	DATE	REVISION
2	03-26-2025	CITY COMMENTS
1	11-27--2024	CITY COMMENTS

DWG. TITLE: *EXIST- DEMO FIFTH FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *ED-105*



LEGEND

FACADE ELEMENTS TO BE DEMOLISHED

NOT PART OF SCOPE OF WORK

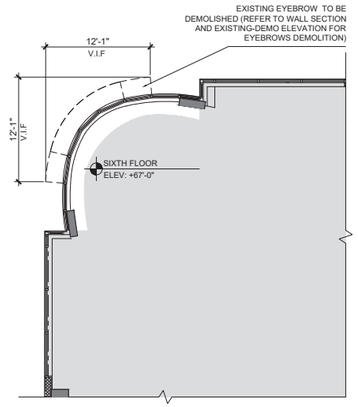
1. EXISTING CONCRETE PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
2. EXISTING TYP. ALUMINUM PANEL TO BE REMOVED
3. EXISTING EYEBROW TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING-DEMO ELEVATION FOR EYEBROWS DEMOLITION)

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A1 EXISTING SIXTH FLOOR — SCALE: N.T.S

A6 EXISTING EYEBROW — SCALE:1/8"=1'-0"

CONSULTANT

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1691 MICHIGAN
MIAMI BEACH, FL 33139

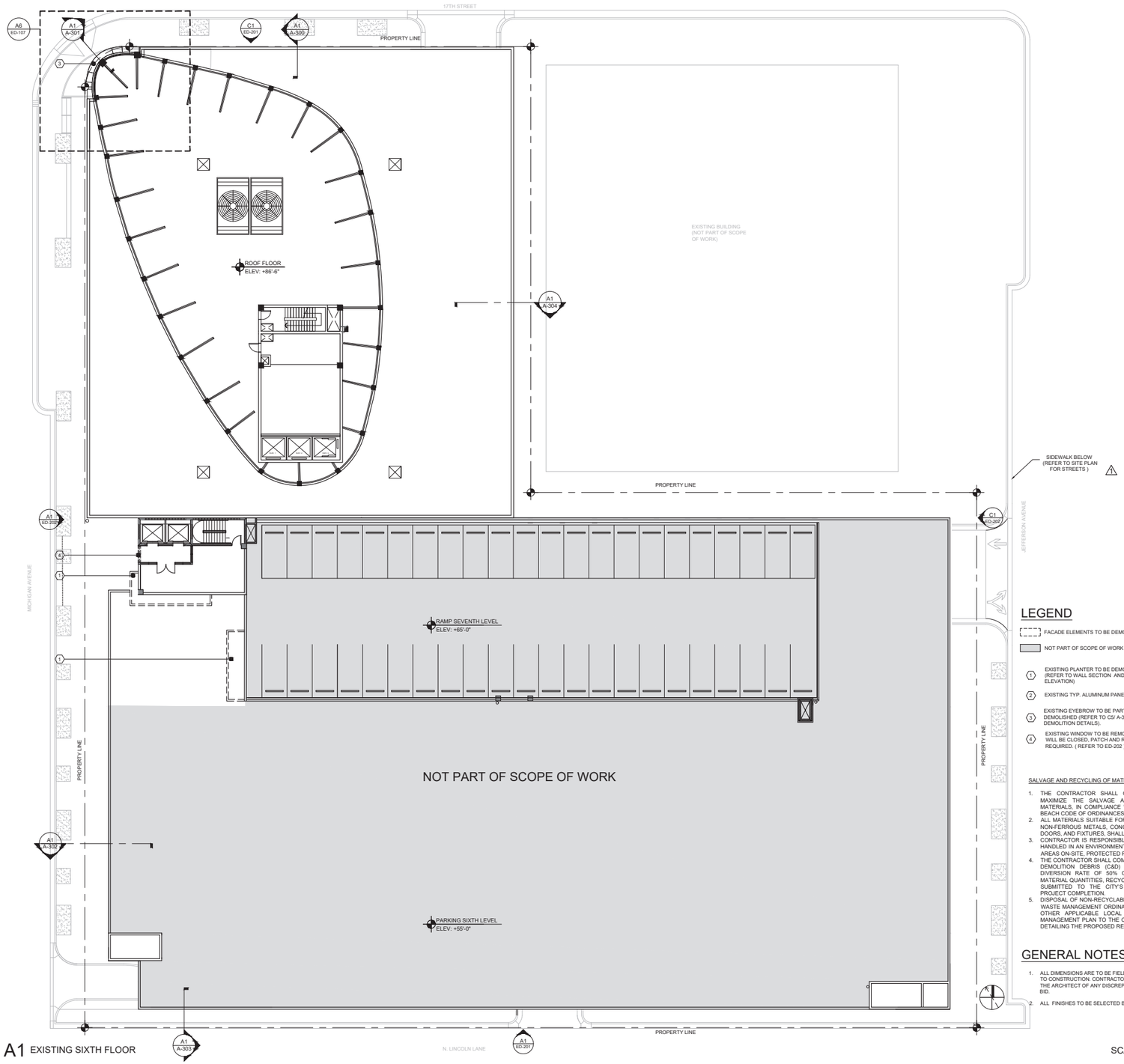
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MIAMI, FL 33132 .468
305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△	DATE	REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS

DWG. TITLE
EXIST-DEMO SIXTH FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
ED-106



LEGEND

FACADE ELEMENTS TO BE DEMOLISHED

NOT PART OF SCOPE OF WORK

1. EXISTING PLANTER TO BE DEMOLISHED (REFER TO WALL SECTION AND EXISTING ELEVATION)
2. EXISTING TYP. ALUMINUM PANEL TO BE REMOVED
3. EXISTING EYEBROW TO BE PARTIALLY DEMOLISHED (REFER TO CS/ A-301 FOR EYEBROW DEMOLITION DETAILS).
4. EXISTING WINDOW TO BE REMOVED.OPENING WILL BE CLOSED, PATCH AND REPAIR AS REQUIRED. (REFER TO ED-202) ⚠1

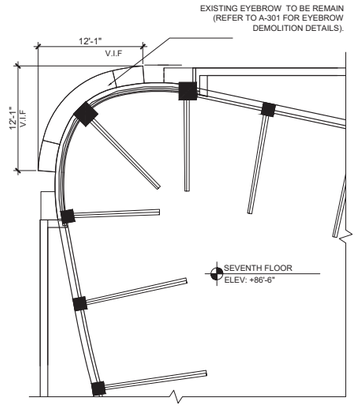
SALVAGE AND RECYCLING OF MATERIALS DURING DEMOLITION

1. THE CONTRACTOR SHALL CAREFULLY CONDUCT ALL DEMOLITION ACTIVITIES TO MAXIMIZE THE SALVAGE AND RECYCLING OF CONSTRUCTION AND DEMOLITION MATERIALS, IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC), CITY OF MIAMI BEACH CODE OF ORDINANCES, AND THE CITY'S SUSTAINABILITY PLAN.
2. ALL MATERIALS SUITABLE FOR RECYCLING OR REUSE, INCLUDING, BUT NOT LIMITED TO, NON-FERROUS METALS, CONCRETE, MASONRY, STRUCTURAL STEEL, WOOD, WINDOWS, DOORS, AND FIXTURES, SHALL BE IDENTIFIED AND SALVAGED WHENEVER POSSIBLE. THE
3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL RECYCLABLE MATERIALS ARE HANDLED IN AN ENVIRONMENTALLY RESPONSIBLE MANNER AND STORED IN DESIGNATED AREAS ON-SITE, PROTECTED FROM DAMAGE.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF MIAMI BEACH'S CONSTRUCTION AND DEMOLITION DEBRIS (C&D) RECYCLING PROGRAM, WHICH MANDATES A MINIMUM DIVERSION RATE OF 50% OF ALL DEBRIS FROM LANDFILLS. DOCUMENTATION OF MATERIAL QUANTITIES, RECYCLING RECEIPTS, AND FINAL DISPOSAL MANIFESTS SHALL BE SUBMITTED TO THE CITY'S SUSTAINABILITY AND RESILIENCY DEPARTMENT UPON PROJECT COMPLETION.
5. DISPOSAL OF NON-RECYCLABLE OR HAZARDOUS MATERIALS MUST COMPLY WITH LOCAL WASTE MANAGEMENT ORDINANCES AND THE REQUIREMENTS OUTLINED IN THE FBC AND OTHER APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO THE START OF DEMOLITION, DETAILING THE PROPOSED RECYCLING AND DISPOSAL STRATEGIES.

GENERAL NOTES:

⚠2

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. ALL FINISHES TO BE SELECTED BY OWNER.



A1 EXISTING SIXTH FLOOR

SCALE: N.T.S

A6 EXISTING EYEBROW

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

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
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7101 BISCAYNE BLVD. S 309 33138
MIAMI FL 33138.4684
T 305 559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△	DATE	REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS

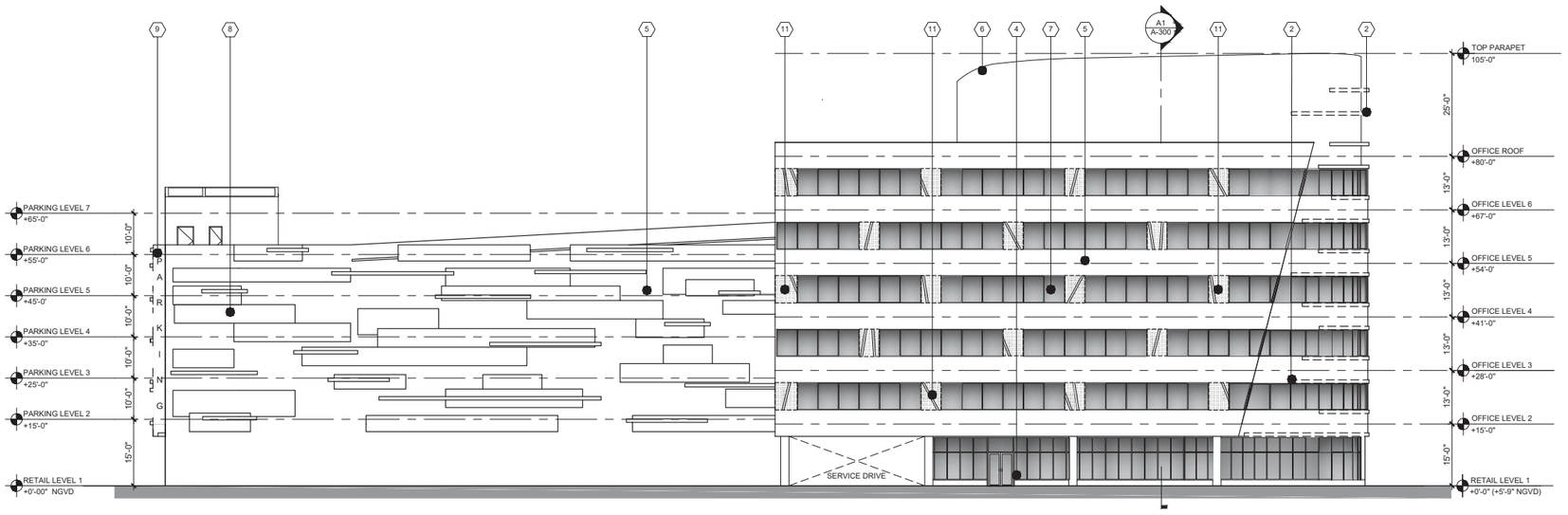
DWG. TITLE
EXIST-DEMO SEVENTH FLOOR PLAN

SCALE
AS SHOWN

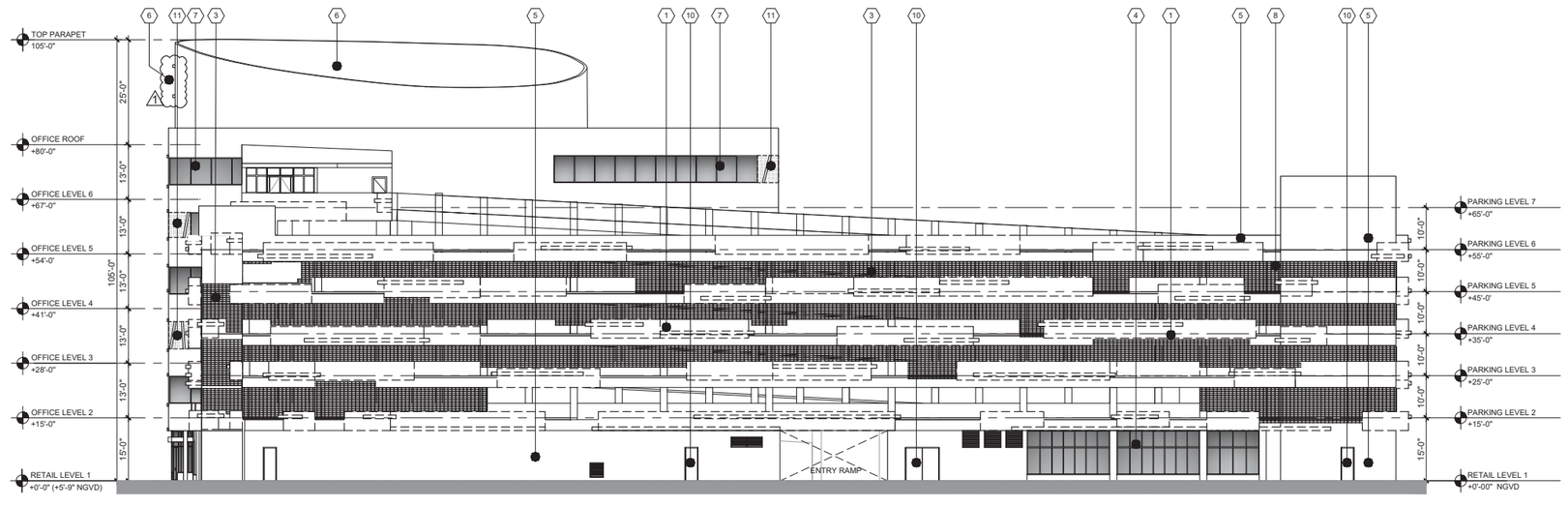
PROJECT NO.
2023-33

DATE
07-07-2025

SHEET NUMBER
ED-107



C1 EXISIT/DEMO NORTH ELEVATION



A1 EXIST/DEMO SOUTH ELEVATION

KEY NOTES

1. EXISTING PLANTER TO BE DEMOLISHED
2. EXISTING CONCRETE EYEBROW TO REMOVE (REFER TO A-301 FOR EYEBROW DEMOLITION)
3. EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
4. EXISTING ALUMINUM STOREFRONT TO REMAIN.
5. EXISTING SMOOTH TEXTURE STUCCO FINISH
6. EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
7. EXISTING WINDOWS TO REMAIN.EXISTING SEALANT WILL BE REPLACED.
8. EXISTING MOLDING TO REMAIN
9. EXISTING "PARKING" SIGN TO REMAIN
10. EXISTING DOOR TO REMAIN.
11. EXISTING CERAMIC TILE & ALUMINUM BAND TO BE REMOVED , PATCH AND REPAIR AS REQUIRED.

EYEBROWS / PLANTERS TO BE DEMOLISHED

SALVAGE AND RECYCLING OF MATERIALS DURING DEMOLITION

1. THE CONTRACTOR SHALL CAREFULLY CONDUCT ALL DEMOLITION ACTIVITIES TO MAXIMIZE THE SALVAGE AND RECYCLING OF CONSTRUCTION AND DEMOLITION MATERIALS, IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBC), CITY OF MIAMI BEACH CODE OF ORDINANCES, AND THE CITY'S SUSTAINABILITY PLAN.
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3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL RECYCLABLE MATERIALS ARE HANDLED IN AN ENVIRONMENTALLY RESPONSIBLE MANNER AND STORED IN DESIGNATED AREAS ON-SITE, PROTECTED FROM DAMAGE.
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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. REFER TO D-001 FOR DEMOLITION GENERAL NOTES

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

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BGA architects
1101 BISCAYNE BLVD. S 309 310
MIAMI FL 33138 . 468 4
P 305 559 1250 bgaarchitectspa.com
ARCHITECTURE JOSE I. GOMEZ
AAC001062 AR0015416

△	DATE	REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS

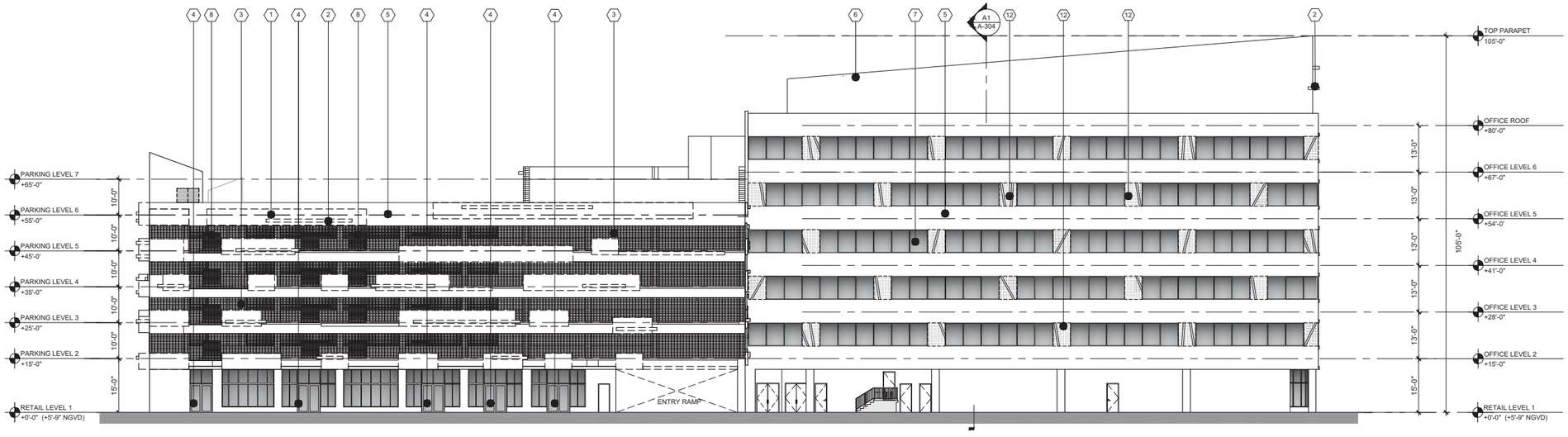
DWG. TITLE
EXIST-DEMO NORTH AND SOUTH ELEVATION

SCALE
1/16"=1'-0"

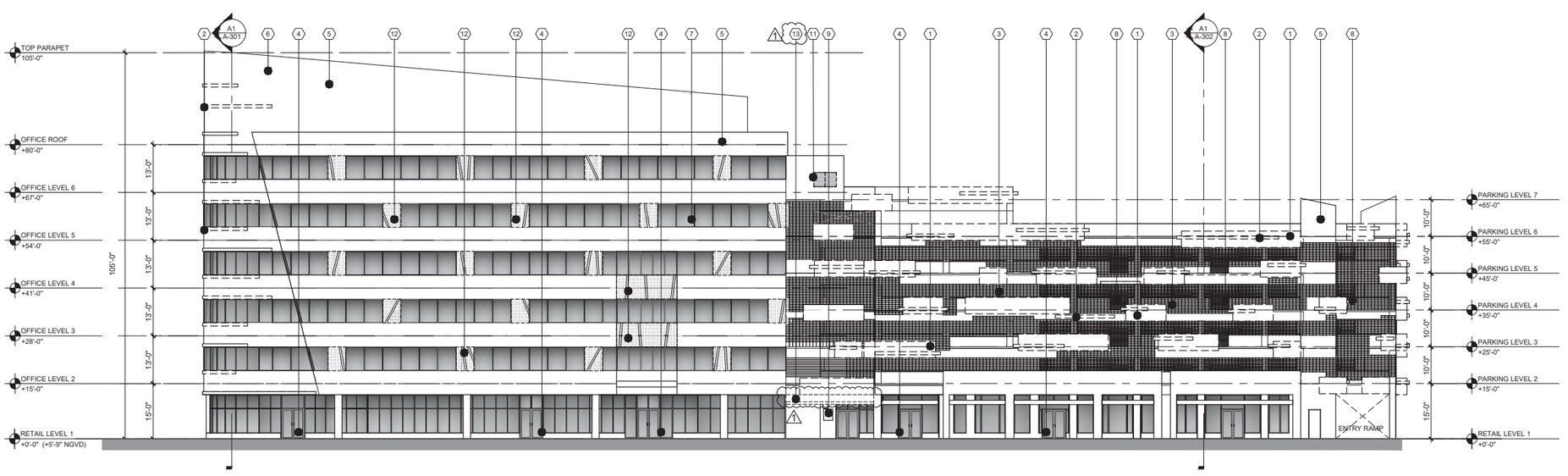
PROJECT NO.
2023-33

DATE
07-07-2025

SHEET NUMBER
ED-201



C1 EXIST/DEMO EAST ELEVATION



A1 EXIST/DEMO WEST ELEVATION

KEY NOTES

1. EXISTING PLANTER TO BE DEMOLISHED
2. EXISTING CONCRETE EYEBROW
3. EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
4. EXISTING ALUMINUM STOREFRONT TO REMAIN.
5. EXISTING SMOOTH TEXTURE STUCCO FINISH
6. EXISTING MECHANICAL EQUIP. SCREEN
7. EXISTING WINDOWS TO REMAIN.EXISTING SEALANT WILL BE REPLACED.
8. EXISTING VENTILATION FAN SCREEN TO BE RELOCATED.OPENING WILL BE CLOSED. (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS)
9. EXISTING ELECTRICAL PANEL TO REMAIN
10. EXISTING DOOR TO REMAIN
11. EXISTING WINDOW TO BE REMOVED.OPENING WILL BE CLOSED, PATCH AND REPAIR AS REQUIRED.
12. EXISTING CERAMIC TILE & ALUMINUM BAND TO BE REMOVED , PATCH AND REPAIR AS REQUIRED.
13. EXISTING CANOPY TO BE REMOVED

EYEBROWS / PLANTERS TO BE DEMOLISHED

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GENERAL NOTES:

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2. REFER TO D-001 FOR DEMOLITION GENERAL NOTES

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

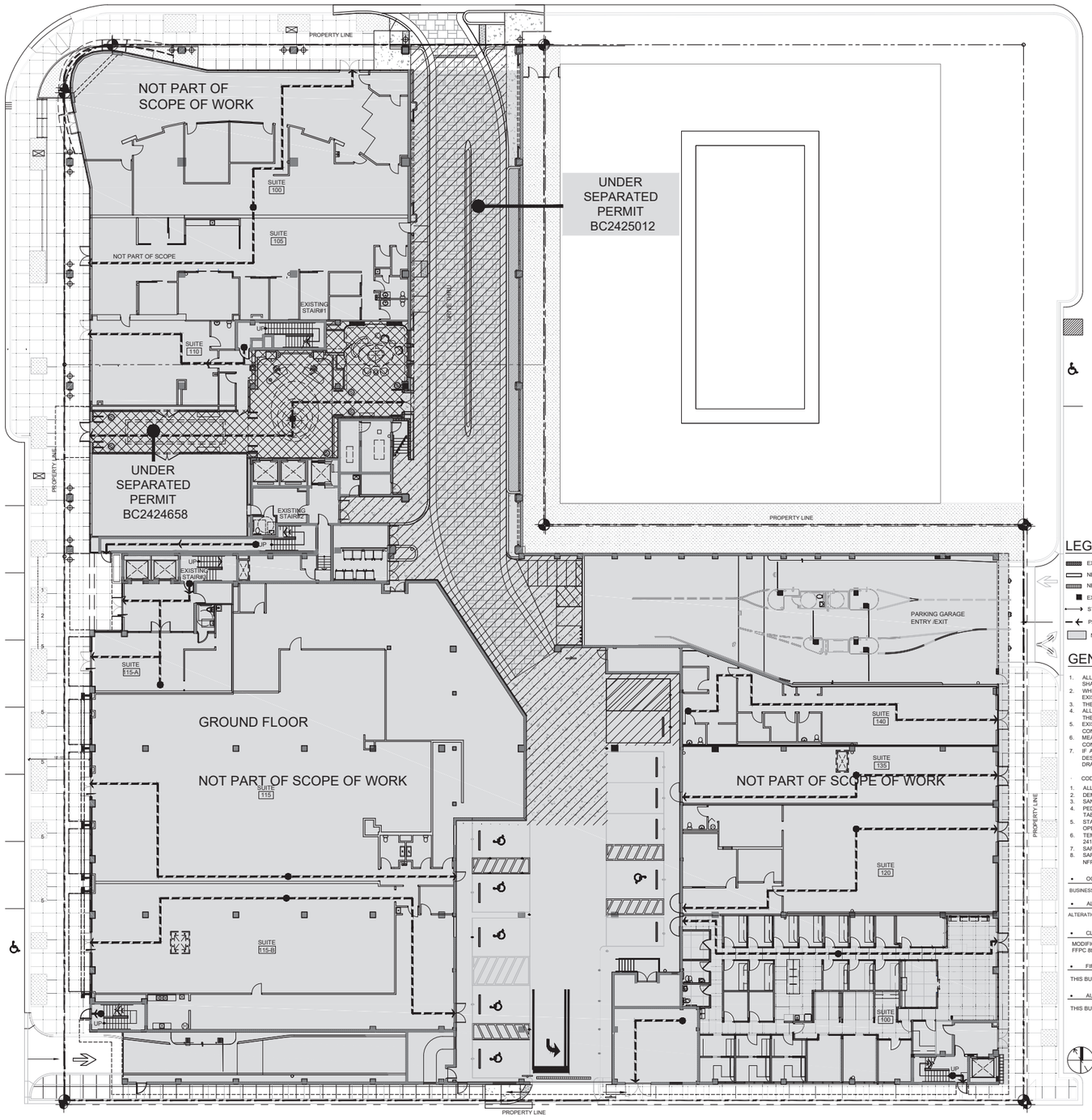
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101 BISCAYNE BLVD. S 309 310 MIAMI FL 33138 . 4664 T 305 559 1250 bgarchitectspa.com
ARCHITECTURE JOSE I. GOMEZ AA C001062 AR 0015416

2	03-26-2025	CITY COMMENTS	
1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	

DWG. TITLE
EXIST-DEMO EAST AND WEST ELEVATION
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
ED-202



LEGEND

- EXISTING CMU WALL TO REMAIN
- NEW INTERIOR PARTITIONS
- NEW EXTERIOR CMU WALL
- EXISTING CONCRETE COLUMNS TO REMAIN
- STAIR/RAMP DIRECTION
- PATH OF EGRESS
- NOT PART OF SCOPE OF WORK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. WHERE EXISTING IS DENOTED, MEANS ALL COMPONENTS OF THE ELEMENT ARE EXISTING, EXISTING STAIR, ALONG WITH RAILING AND GUARDRAIL.
3. THE BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION.
4. ALL LIFE SAFETY SYSTEMS WILL REMAIN OPERATIONAL DURING CONSTRUCTION WHILE THE BUILDING IS OCCUPIED.
5. EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT AND CLOSED DURING CONSTRUCTION.
6. MEANS OF EGRESS AND LIFE SAFETY FEATURES WILL REMAIN UNOBSTRUCTED DURING CONSTRUCTION.
7. IF ANY CHANGES ARE MADE TO THE EXISTING FIRE SPRINKLER AND OR FIRE ALARM DESIGN, A SPRINKLER AND OR FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.

CODE NOTES

1. ALL WORK SHALL COMPLY WITH FBC-B CHAPTER 33 AND NFPA 241
2. DEMOLITION WORKS SHALL COMPLY WITH FBC-B 3303.
3. SANITARY WORKS SHALL COMPLY WITH FBC-B 3305.
4. PEDESTRIAN PROTECTION REQUIREMENTS SHALL COMPLY WITH FBC-B 3306.AS PER TABLE 3306.1, BARRIERS AND COVERED WALKWAYS ARE REQUIRED.
5. STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS GENERAL REQUIREMENTS SHALL COMPLY WITH NFPA 241 CHAPTER 4.
6. TEMPORARY CONSTRUCTION ,EQUIPMENTS AND STARAGE SHALL COMPLY WITH NFPA 241 CHAPTER 5.
7. SAFEGUARDING DEMOLITION OPERATION SHALL COMPLY WITH NFPA 241 CHAPTER 9.
8. SAFEGUARDING CONSTRUCTION AND ALTERATION OPERATIONS SHALL COMPLY WITH NFPA 241 CHAPTER 8.

- OCCUPANCY CLASSIFICATION

BUSINESS

- ALTERATION CLASSIFICATION

ALTERATION LEVEL 2 - (AS PER FBC 2023 SECTION 603)

- CLASSIFICATION OF REHABILITATION WORK CATEGORIES

MODIFICATION AS PER FFPC 8th ED NFPA 101 CHAPTER 43.5, RECONSTRUCTION AS PER FFPC 8th ED NFPA 101 CHAPTER 43.6

- FIRE ALARM SYSTEM

THIS BUILDING IS PROTECTED BY A FIRE ALARM SYSTEM.

- AUTOMATIC SPRINKLER SYSTEM

THIS BUILDING IS PROTECTED WITH A FIRE SPRINKLER SYSTEM.

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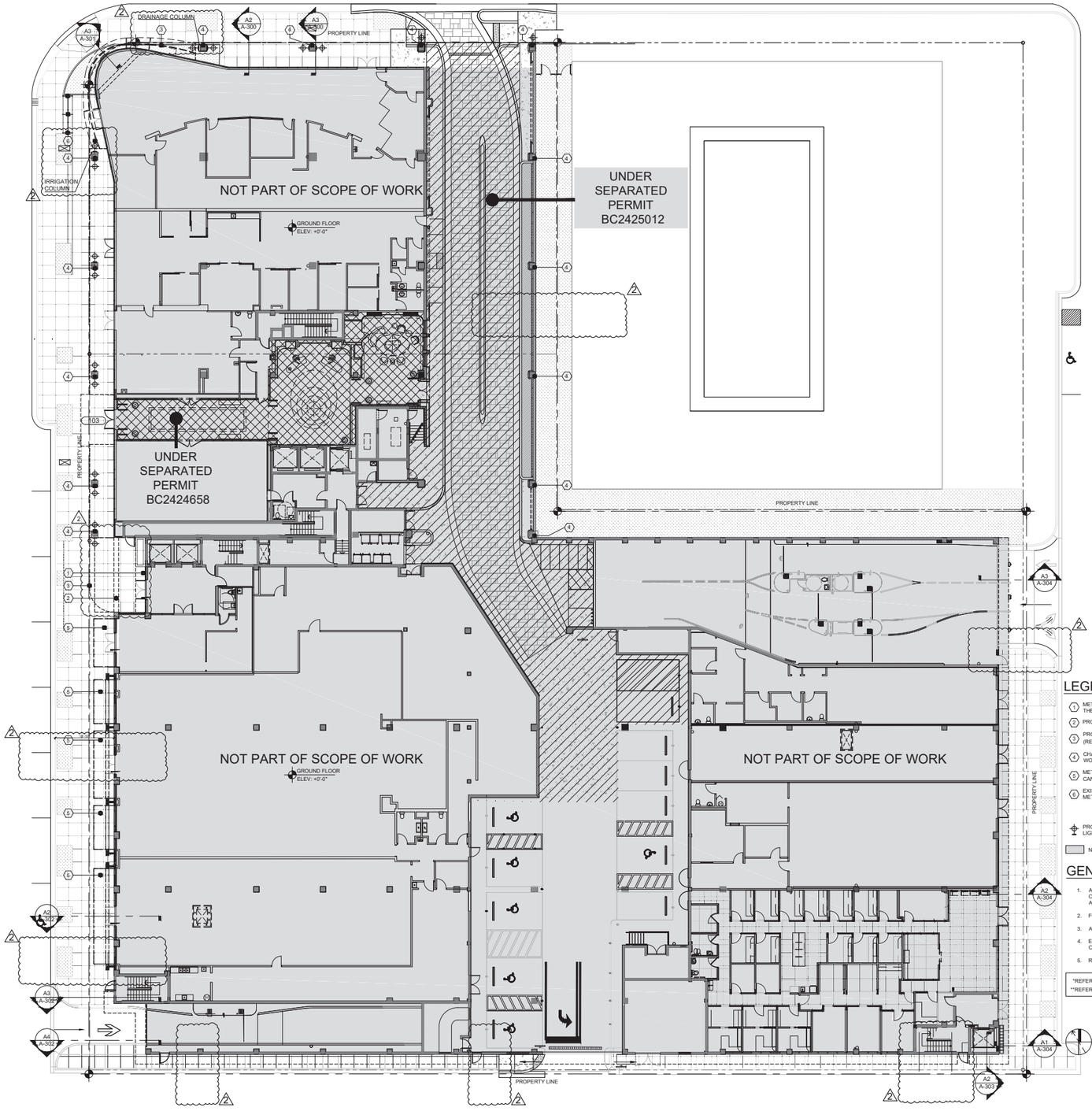
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2101 BISCAYNE BLVD. S 309 310
MIAMI FL 33138.4664
T 305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AA C0010621 AR0015416

1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	1

DWG. TITLE: *PROPOSED LIFE SAFETY PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *LS-101*



LEGEND

1. METAL PANEL COVER TO MATCH THE STUCCO COLOR
2. PROPOSED METAL BEAM ABOVE *
3. PROPOSED AWNING ABOVE** (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
4. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
5. METAL CLADDING FINISH ON EXIST. CANOPY TO MATCH WITH SCREEN COLOR
6. EXIST. RAILING WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)

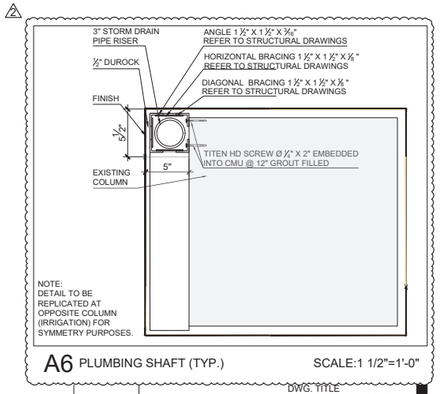
PROPOSED LIGHTING (WF-03) REFER TO LIGHTING PACKAGE AND ELEVATIONS.

NOT PART OF SCOPE OF WORK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR CLADDING DETAILS REFER TO A-305
3. ALL FINISHES TO BE SELECTED BY OWNER.
4. EXISTING EXTERIOR MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. REFER TO A-501 FOR MATERIAL

*REFER TO STRUCTURAL DRAWINGS
**REFER TO WALL SECTION AND EXISTING ELEVATION



NOTE:
DETAIL TO BE REPLICATED AT OPPOSITE COLUMN (IRRIGATION) FOR SYMMETRY PURPOSES.

A6 PLUMBING SHAFT (TYP.) SCALE:1 1/2"=1'-0"

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MIAMI BEACH, FL 33139

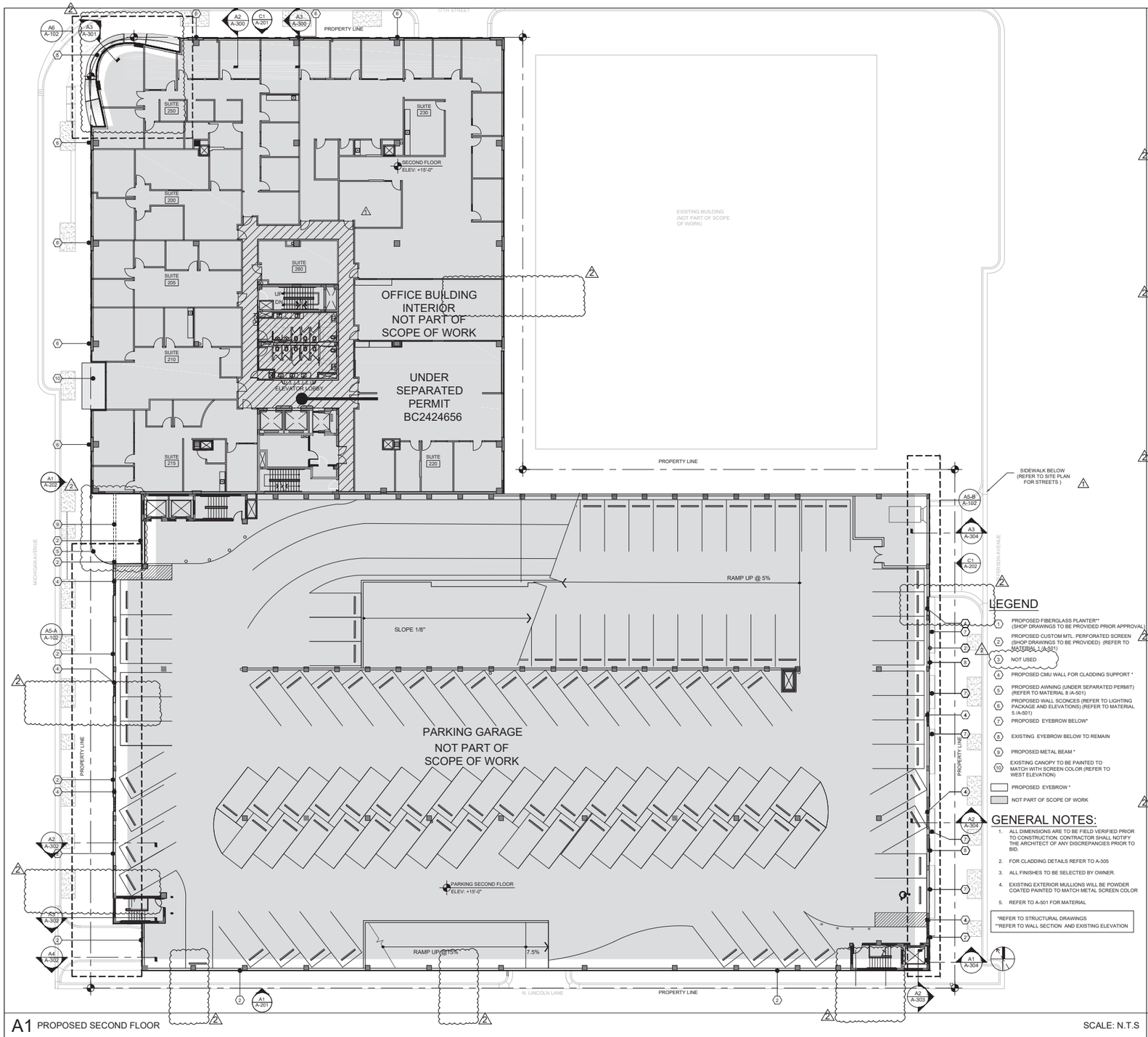
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101 BISCAYNE BLVD S 305.371
MIAMI FL 33138-4618
T 305.559.1250 bgarchitects.com
ARCHITECTURE | JOSE L GOMEZ
AAC001062 | AR0015416

			DWG. TITLE: *PROPOSED GROUND FLOOR PLAN*
			SCALE: *AS SHOWN*
			PROJECT NO.: *2023-33*
			DATE: *07-07-2025*
2	12-30-2025	OWNER REVISION	
1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	SHEET NUMBER: *A-101*



LEGEND

1. PROPOSED FIBERGLASS PLANTER** (SHOP DRAWINGS TO BE PROVIDED PRIOR APPROVAL)
2. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
3. NOT USED
4. PROPOSED CMU WALL FOR CLADDING SUPPORT *
5. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
6. PROPOSED WALL SCONCES (REFER TO LIGHTING PACKAGE AND ELEVATIONS) (REFER TO MATERIAL 5 /A-501)
7. PROPOSED EYEBROW BELOW*
8. EXISTING EYEBROW BELOW TO REMAIN
9. PROPOSED METAL BEAM *
10. EXISTING CANOPY TO BE PAINTED TO MATCH WITH SCREEN COLOR (REFER TO WEST ELEVATION)

PROPOSED EYEBROW *

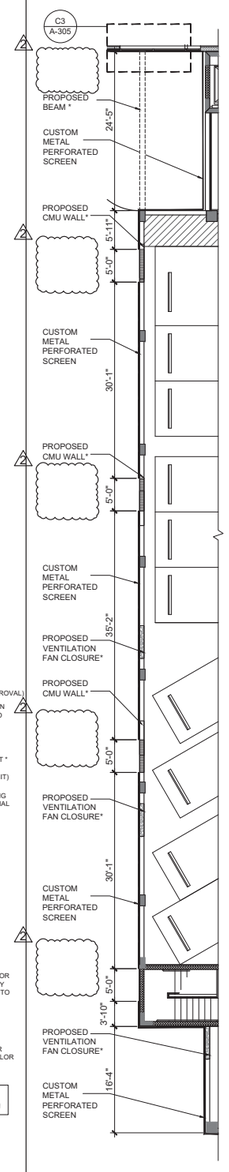
NOT PART OF SCOPE OF WORK

GENERAL NOTES:

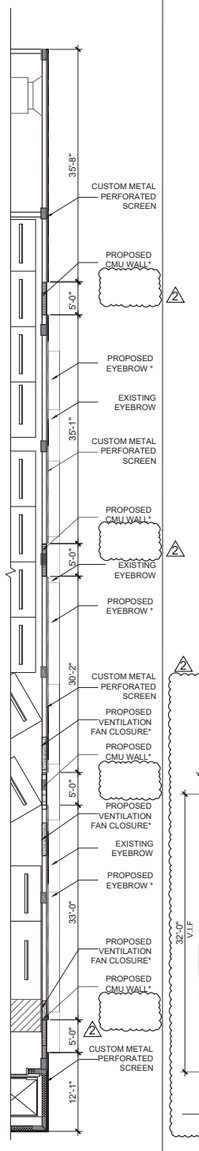
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2. FOR CLADDING DETAILS REFER TO A-305
3. ALL FINISHES TO BE SELECTED BY OWNER.
4. EXISTING EXTERIOR MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. REFER TO A-501 FOR MATERIAL

*REFER TO STRUCTURAL DRAWINGS
**REFER TO WALL SECTION AND EXISTING ELEVATION

A1 PROPOSED SECOND FLOOR — SCALE: N.T.S

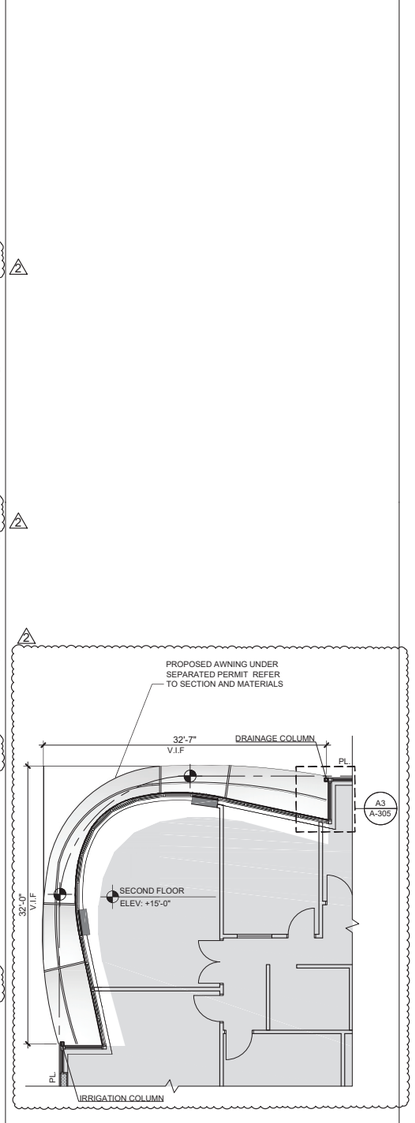


A WEST FACADE



B EAST FACADE

A5 ENLARGED PARKING BUILDING — SCALE: 3/32"=1'-0"



A6 PROPOSED AWNING — SCALE: 1/8"=1'-0"

CONSULTANT

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1691 MICHIGAN
MIAMI BEACH, FL 33139

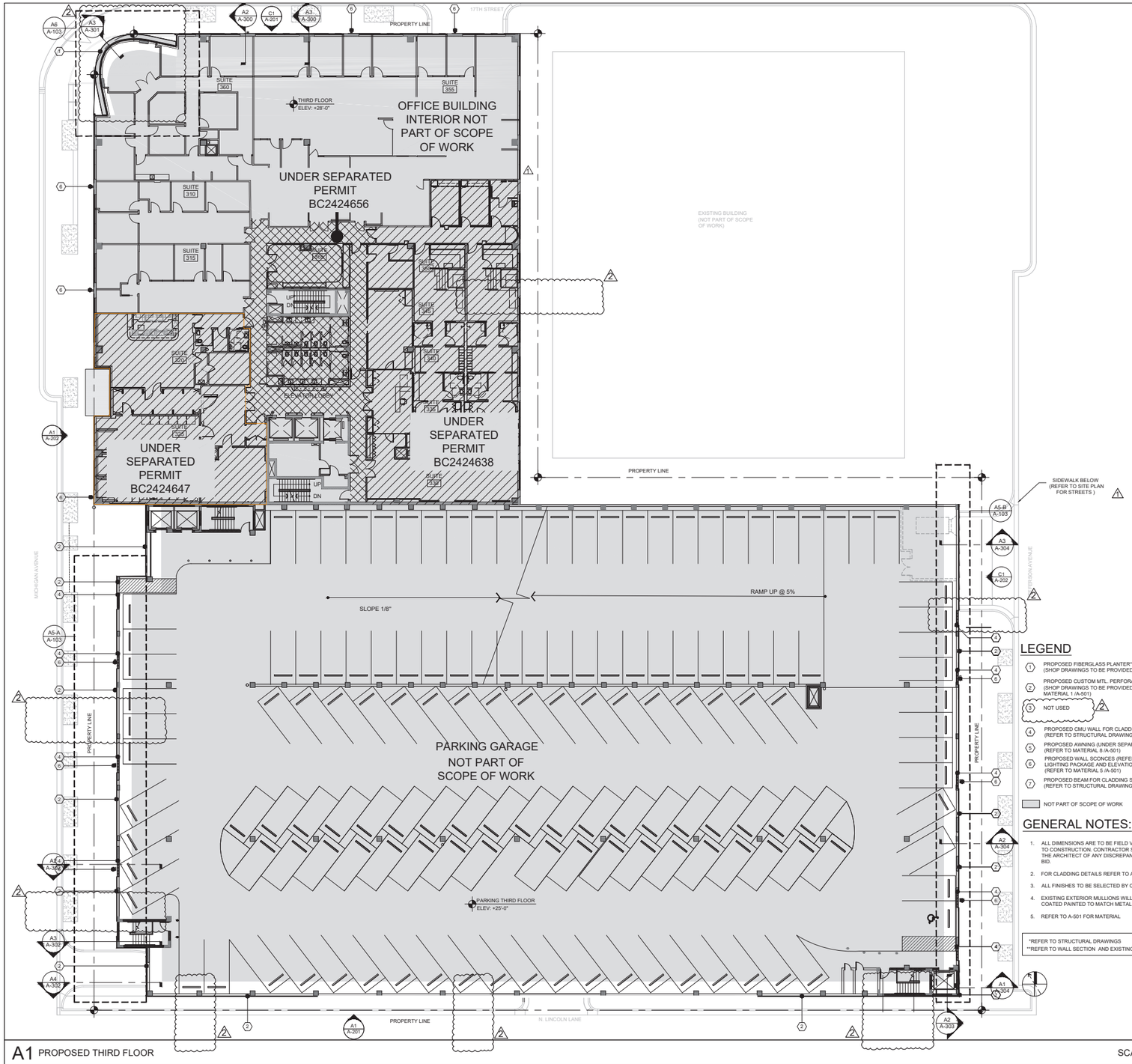
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ARCHITECTURE | JOSE I. GOMEZ
101 BISCAYNE BLVD. S 305.371
MIAMI FL 33132-4618
T 305.559.1250 bgarchitectspa.com
AAC001062 AR0015416

2	12-30-2025	OWNER REVISION
1	11-27-2024	CITY COMMENTS
△	DATE	REVISION

DWG. TITLE: *PROPOSED SECOND FLOOR*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *A-102*



LEGEND

1. PROPOSED FIBERGLASS PLANTER** (SHOP DRAWINGS TO BE PROVIDED PRIOR APPROVAL)
2. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
3. NOT USED
4. PROPOSED CMU WALL FOR CLADDING SUPPORT (REFER TO STRUCTURAL DRAWING)
5. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
6. PROPOSED WALL SCONCES (REFER TO LIGHTING PACKAGE AND ELEVATIONS) (REFER TO MATERIAL 5 /A-501)
7. PROPOSED BEAM FOR CLADDING SUPPORT (REFER TO STRUCTURAL DRAWINGS)

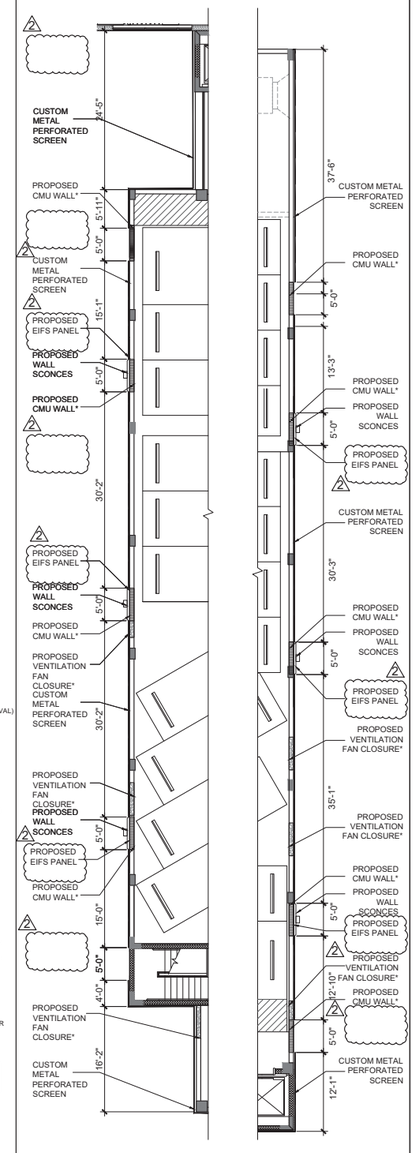
NOT PART OF SCOPE OF WORK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR CLADDING DETAILS REFER TO A-305
3. ALL FINISHES TO BE SELECTED BY OWNER.
4. EXISTING EXTERIOR MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. REFER TO A-501 FOR MATERIAL

*REFER TO STRUCTURAL DRAWINGS
**REFER TO WALL SECTION AND EXISTING ELEVATION

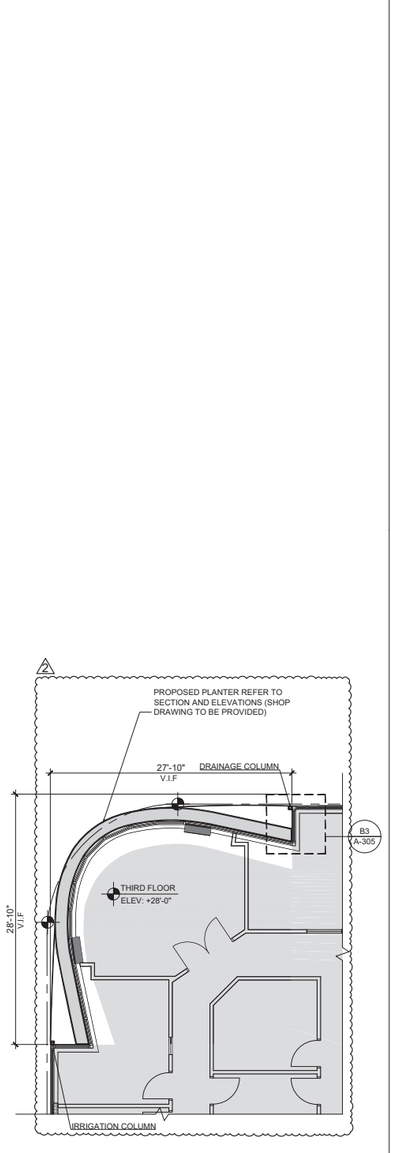
A1 PROPOSED THIRD FLOOR — SCALE: N.T.S



A WEST FACADE

B EAST FACADE

A5 ENLARGED PARKING BUILDING — SCALE: 3/32"=1'-0"



A6 ENLARGED PROPOSED PLANTER — SCALE: 1/8"=1'-0"

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

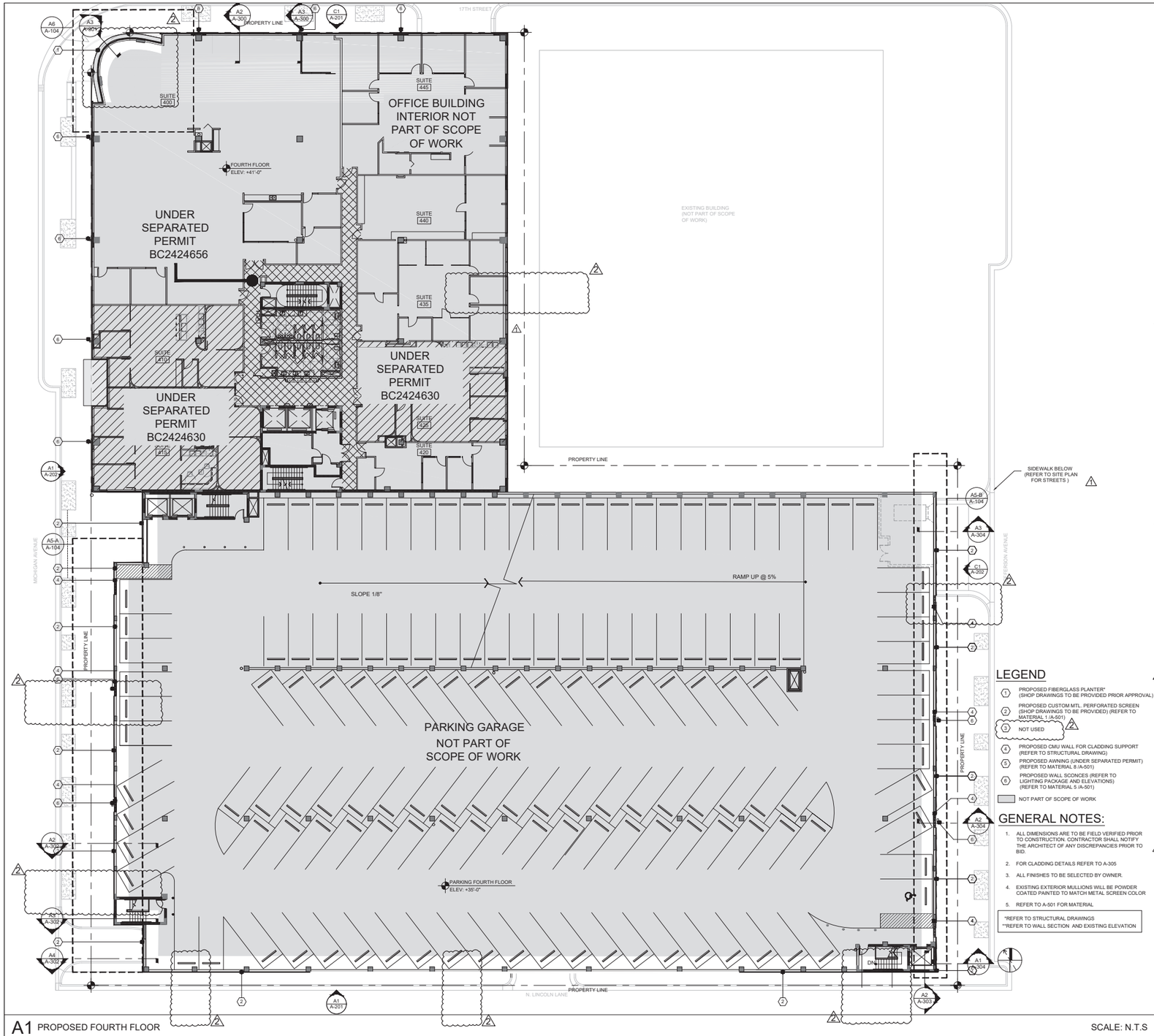
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305.558.1255 bgarchitects.com
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AAC001062 | AR0015416

	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	11-27-2024	CITY COMMENTS

DWG. TITLE: PROPOSED THIRD FLOOR
SCALE: AS SHOWN
PROJECT NO.: 2023-33
DATE: 07-07-2025
SHEET NUMBER: A-103



LEGEND

1. PROPOSED FIBERGLASS PLANTER* (SHOP DRAWINGS TO BE PROVIDED PRIOR APPROVAL)
2. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
3. NOT USED
4. PROPOSED CMU WALL FOR CLADDING SUPPORT (REFER TO STRUCTURAL DRAWING)
5. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
6. PROPOSED WALL SCONCES (REFER TO LIGHTING PACKAGE AND ELEVATIONS) (REFER TO MATERIAL 5 /A-501)

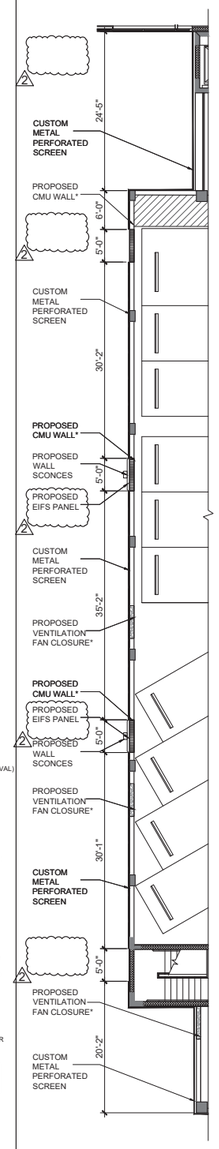
NOT PART OF SCOPE OF WORK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR CLADDING DETAILS REFER TO A-305
3. ALL FINISHES TO BE SELECTED BY OWNER.
4. EXISTING EXTERIOR MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. REFER TO A-501 FOR MATERIAL

*REFER TO STRUCTURAL DRAWINGS
**REFER TO WALL SECTION AND EXISTING ELEVATION

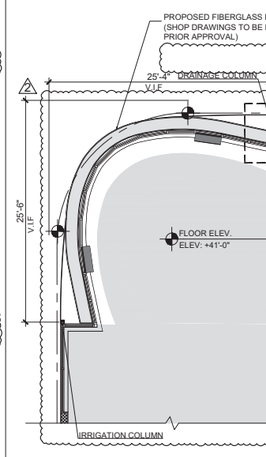
A1 PROPOSED FOURTH FLOOR — SCALE: N.T.S



A WEST FACADE

B EAST FACADE

A5 ENLARGED PARKING BUILDING — SCALE: 3/32"=1'-0"



A6 ENLARGED AWNING — SCALE: 1/8"=1'-0"

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

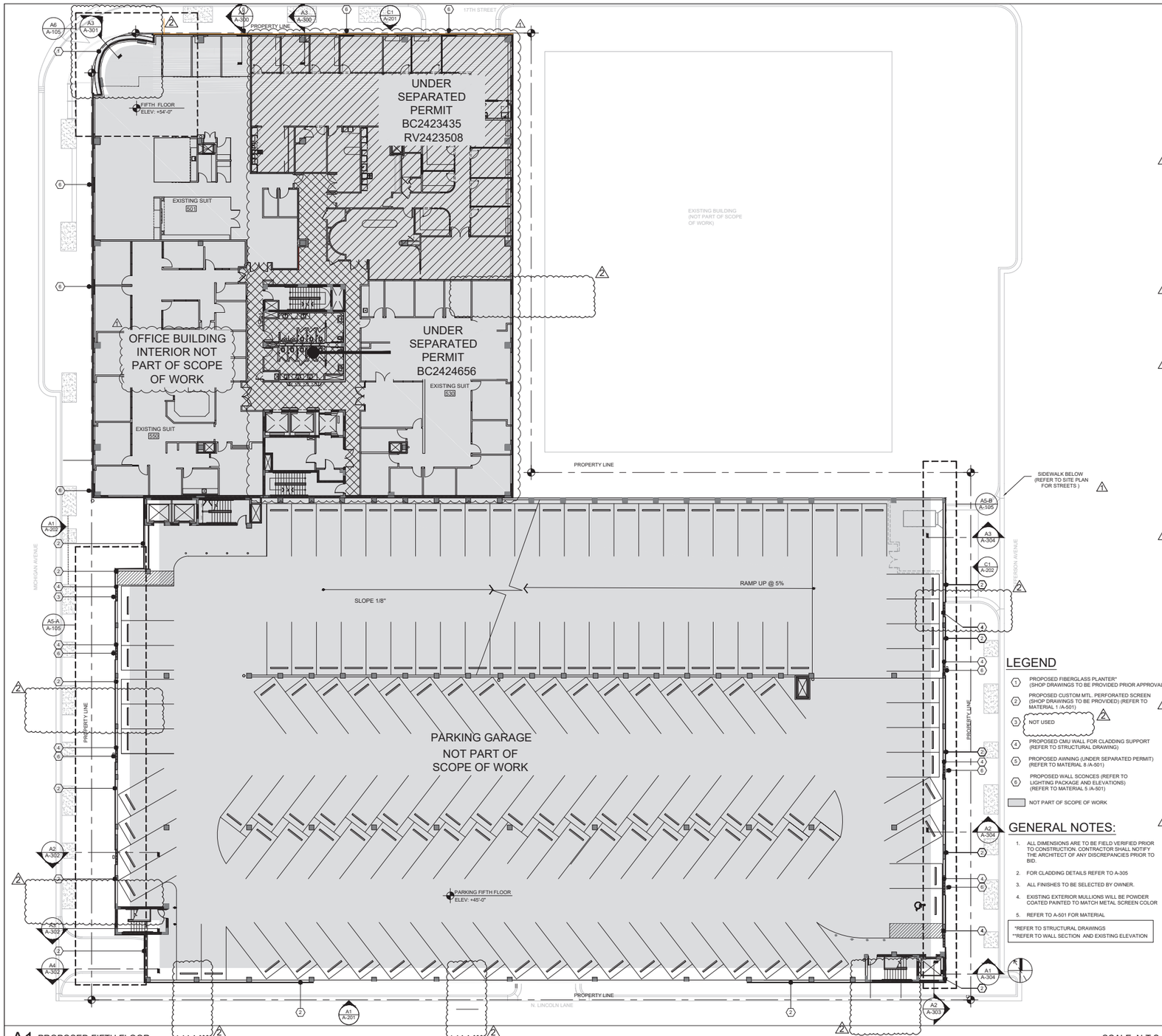
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MIAMI FL 33138.4664
305 559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AA C001062 | AR 0015416

	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	11-27-2024	CITY COMMENTS

DWG. TITLE: PROPOSED FOURTH FLOOR PLAN
SCALE: AS SHOWN
PROJECT NO.: 2023-33
DATE: 07-07-2025
SHEET NUMBER: A-104



LEGEND

1. PROPOSED FIBERGLASS PLANTER* (SHOP DRAWINGS TO BE PROVIDED PRIOR APPROVAL)
2. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
3. NOT USED
4. PROPOSED CMU WALL FOR CLADDING SUPPORT (REFER TO STRUCTURAL DRAWING)
5. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
6. PROPOSED WALL SCONCES (REFER TO LIGHTING PACKAGE AND ELEVATIONS) (REFER TO MATERIAL 5 /A-501)

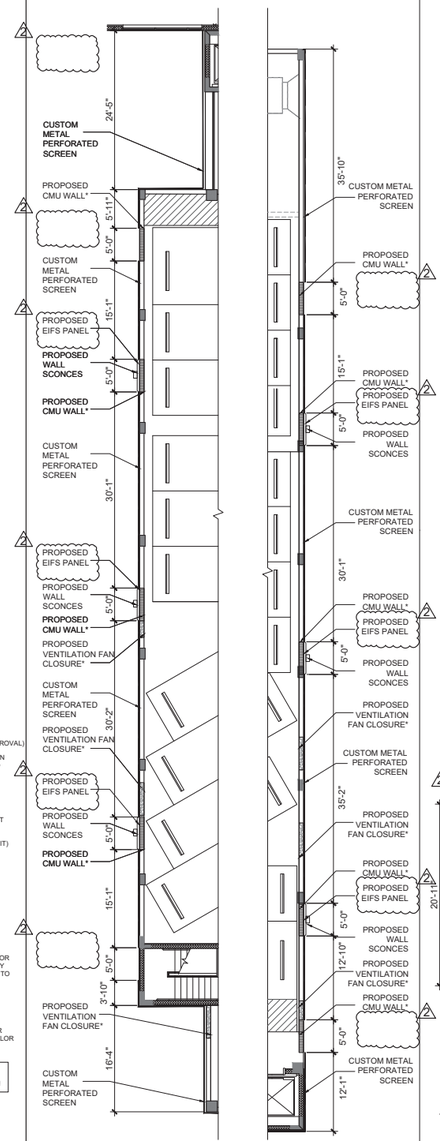
NOT PART OF SCOPE OF WORK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR CLADDING DETAILS REFER TO A-305
3. ALL FINISHES TO BE SELECTED BY OWNER.
4. EXISTING EXTERIOR MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. REFER TO A-501 FOR MATERIAL

*REFER TO STRUCTURAL DRAWINGS
**REFER TO WALL SECTION AND EXISTING ELEVATION

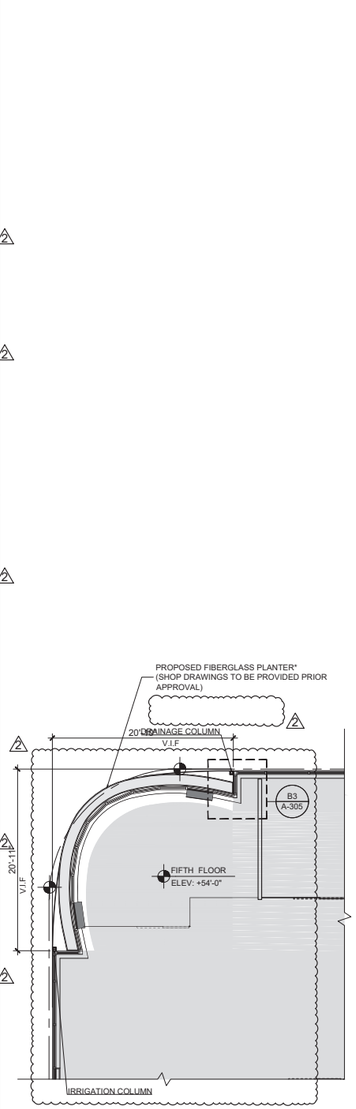
A1 PROPOSED FIFTH FLOOR — SCALE: N.T.S



A WEST FACADE

B EAST FACADE

A5 ENLARGED PARKING BUILDING — SCALE: 3/32"=1'-0"



A6 ENLARGED PROPOSED PLANTER — SCALE: 1/8"=1'-0"

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

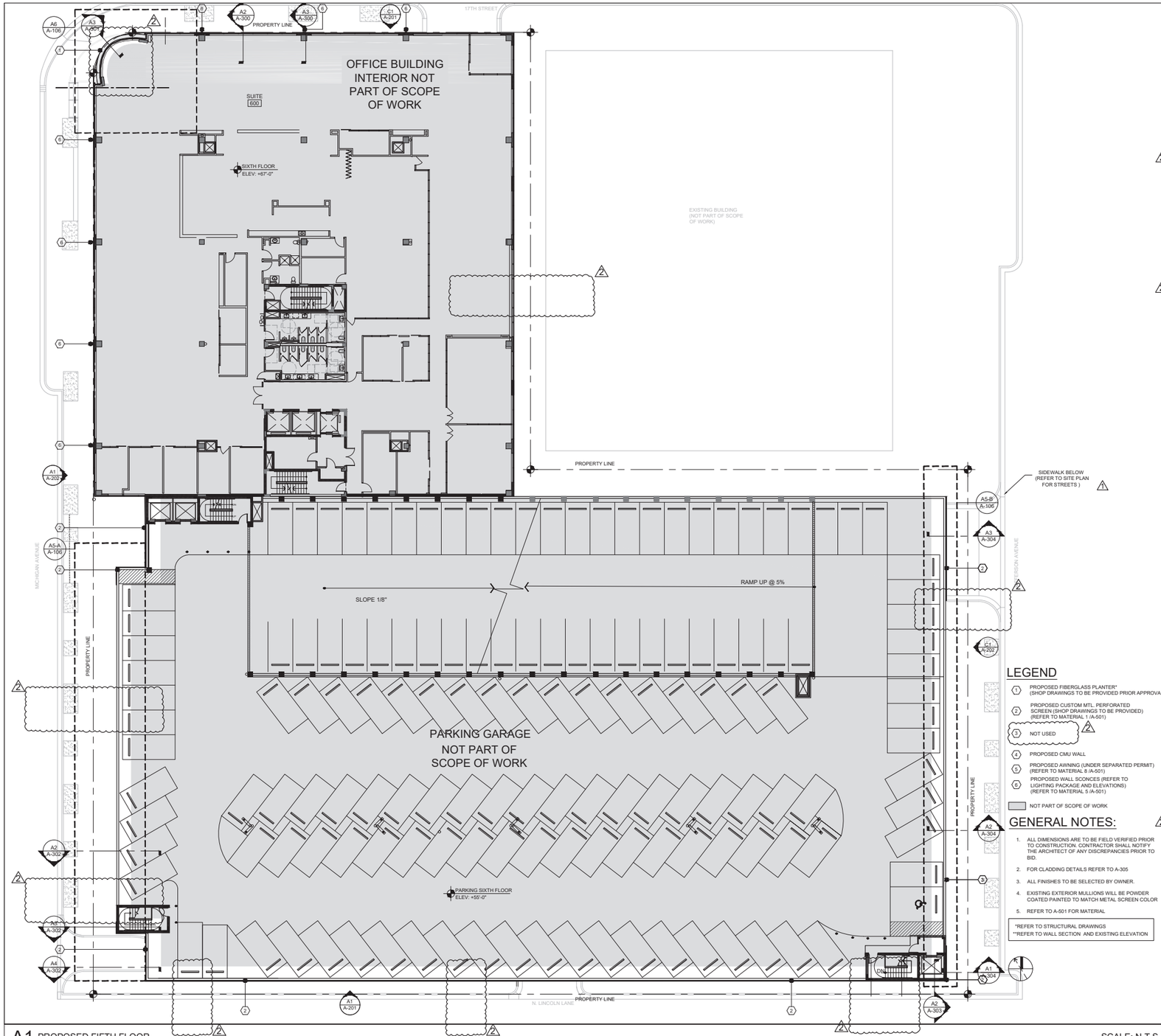
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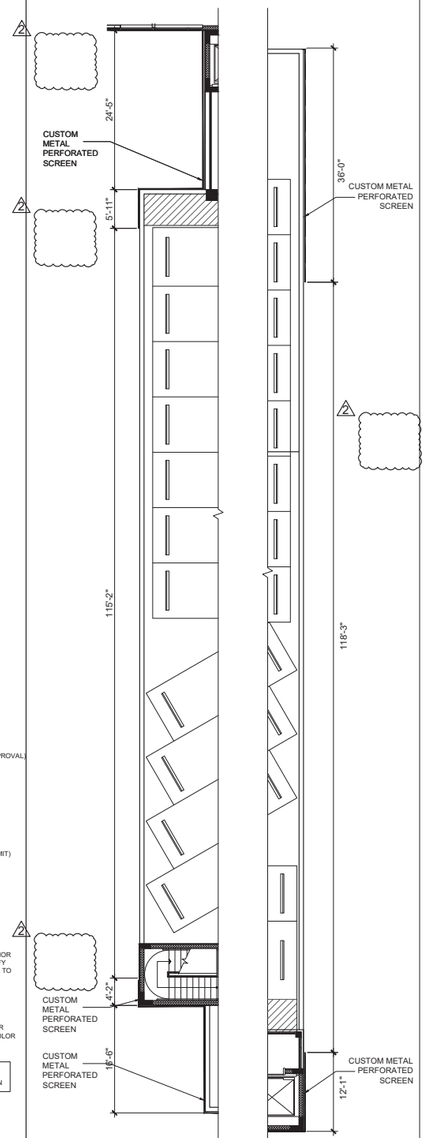
101 BISCAYNE BLVD. S 305.375
MIAMI FL 33132-1405
P 305.559.1250 bgarchitects.com
ARCHITECTURE | JOSE L GOMEZ
AA C001062 | AR 0015416

2	12-30-2025	OWNER REVISION	
1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	

DWG. TITLE: *PROPOSED FIFTH FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *A-105*

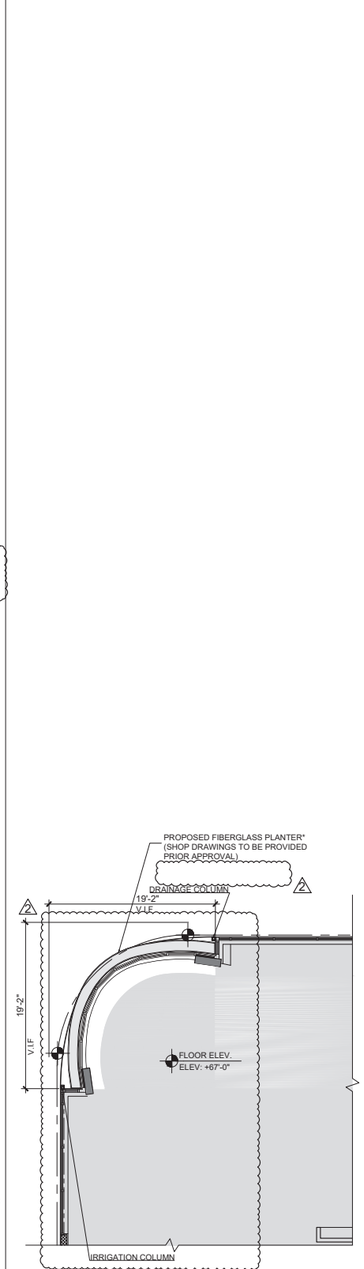


A1 PROPOSED FIFTH FLOOR SCALE: N.T.S



A WEST FACADE B EAST FACADE

A5 ENLARGED PARKING BUILDING SCALE: 3/32"=1'-0"



A6 ENLARGED PLANTER SCALE: 1/8"=1'-0"

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

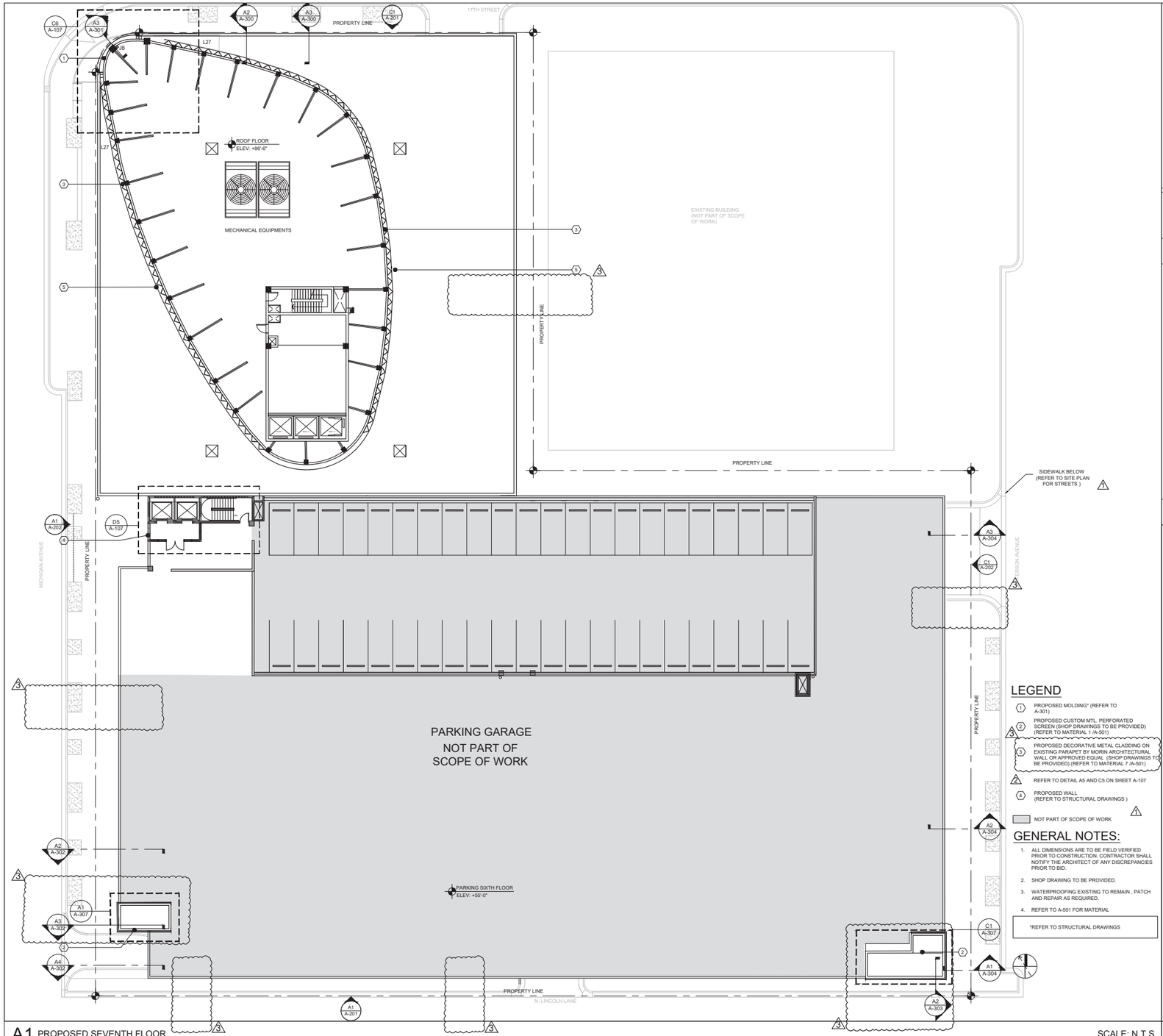
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MIAMI FL 33138.4664
305.589.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	11-27-2024	CITY COMMENTS

DWG. TITLE
PROPOSED SIXTH FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-106



LEGEND

1. PROPOSED MOLDING* (REFER TO A-301)
2. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
3. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL. (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
4. PROPOSED WALL (REFER TO STRUCTURAL DRAWINGS)

REFER TO DETAIL A5 AND C5 ON SHEET A-107

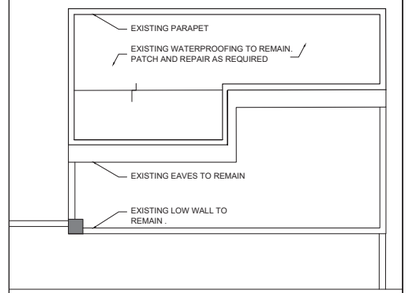
NOT PART OF SCOPE OF WORK

GENERAL NOTES:

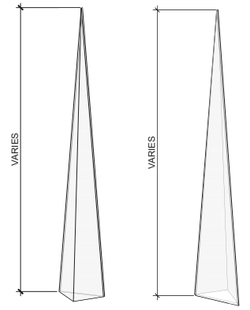
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. WATERPROOFING EXISTING TO REMAIN , PATCH AND REPAIR AS REQUIRED.
4. REFER TO A-501 FOR MATERIAL

*REFER TO STRUCTURAL DRAWINGS

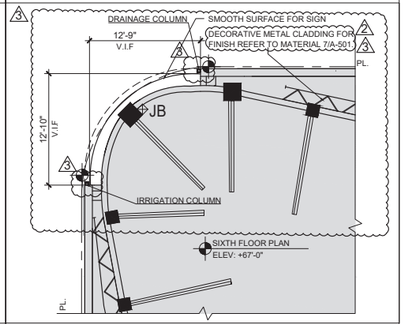
A1 PROPOSED SEVENTH FLOOR — SCALE: N.T.S



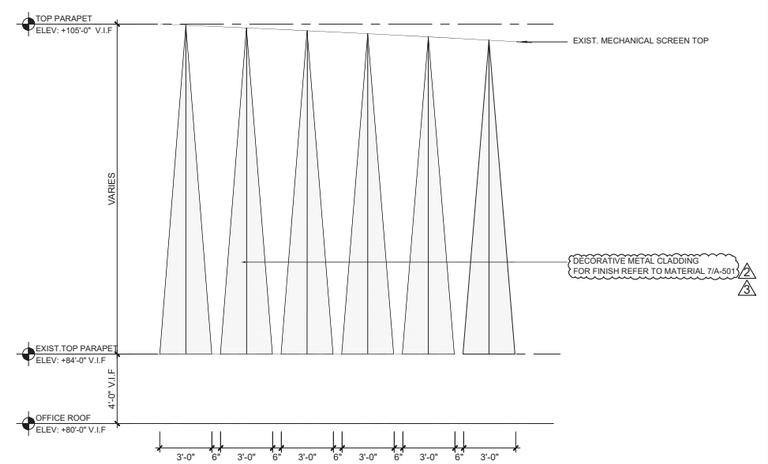
D5 STAIR AND ELEVATOR ROOF — SCALE: 1/8" = 1'-0"



C5 VOLUMETRIC VIEW — SCALE: N.T.S



C6 ENLARGED PROPOSED PLANTER — SCALE: 1/8"=1'-0"



A5 DETAILS — SCALE: 1/4" = 1'-0"

THE LINCOLN BL

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MIAMI BEACH, FL 33139

BGA architects

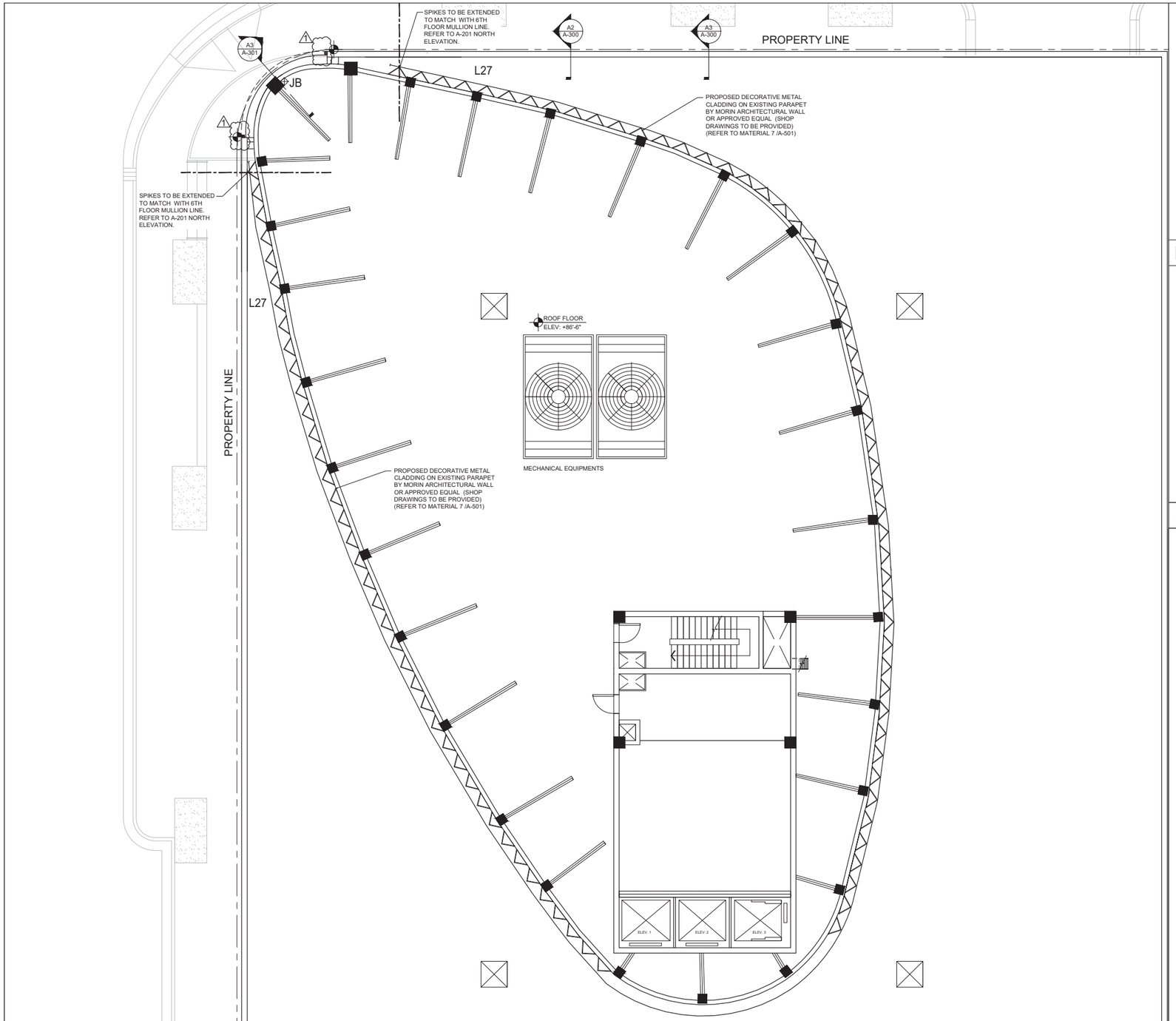
CONSULTANT

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ARCHITECTURE | JOSE L. GOMEZ
AA C0010621 AR0015416

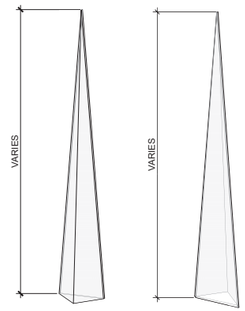
	DATE	REVISION
3	12-30-2025	OWNER REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS

DWG. TITLE: *PROPOSED SEVENTH FLOOR PLAN*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *A-107*



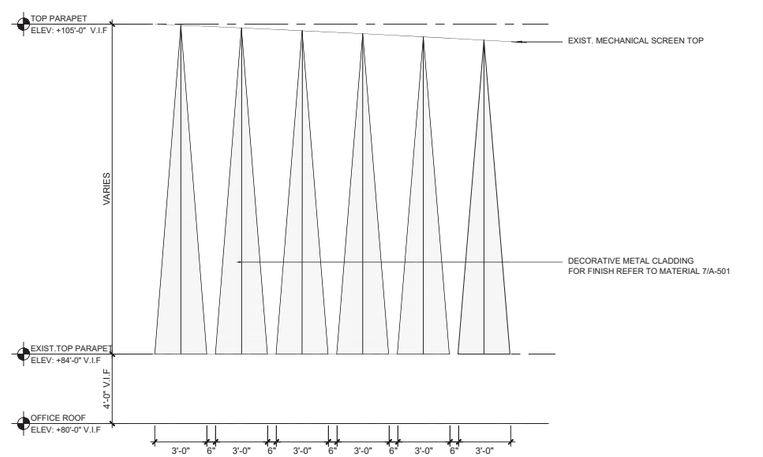
A1 ENLARGED PROPOSED SEVENTH FLOOR SCALE: 1/8"=1'-0"

D5 NOT USED SCALE:



C5 VOLUMETRIC VIEW SCALE: N.T.S

C6 NOT USED SCALE:



FRONT ELEVATION



SECTION

A5 DETAILS SCALE: 1/4" = 1'-0"

CONSULTANT

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1691 MICHIGAN
MIAMI BEACH, FL 33139

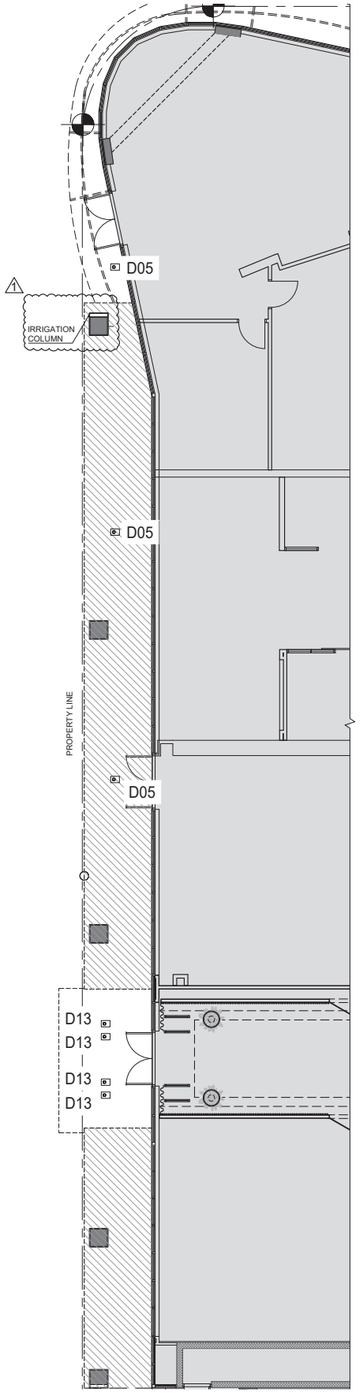
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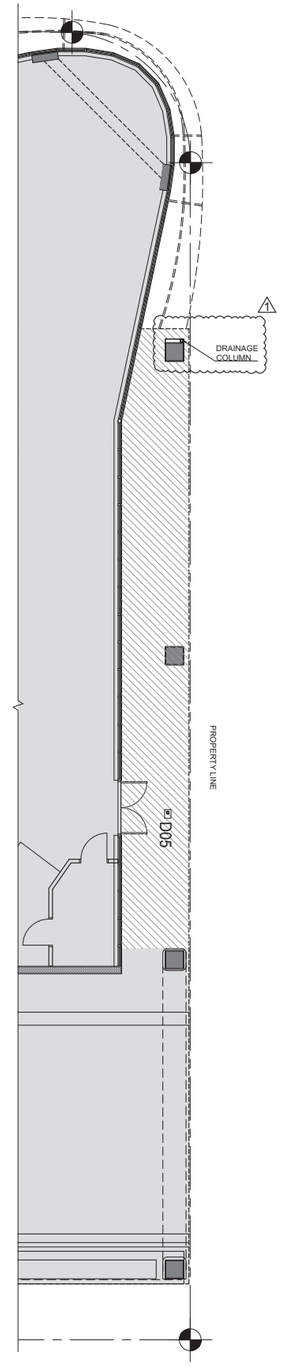
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ARCHITECTURE | JOSE L GOMEZ
AA C001062 | AR 0015416

1	12-30-2025	OWNER REVISION
△	DATE	REVISION

DWG. TITLE
ENLARGED PROPOSED SEVENTH FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-107.1



A1 WEST EXTERIOR GROUND CORRIDOR RCP



A2 NORTH EXTERIOR GROUND CORRIDOR RCP

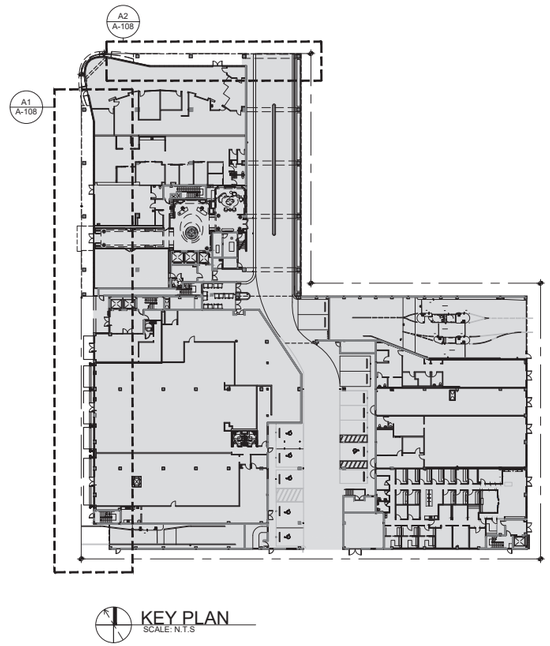
LEGEND

EXISTING CEILING TO REAMING PAINT, PATCH AND REPAIR AS REQUIRED (HEIGHT EXISTING TO REMAIN)

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. ALL EXISTING MATERIALS AND FINISHES TO REMAIN MUST BE PROTECTED AND PATCHED/REPAIRED AS REQUIRED PRIOR TO COMPLETION OF WORK.
3. REFER TO LIGHTING PACKAGE FOR LIGHTING DETAILS
4. REFER TO A-501 FOR MATERIAL

LIGHTING SCHEDULE

FIXTURE TYPE	MANUFACTURER	INPUT/ LIGHT SOURCE	DESCRIPTION
D-05	VISUAL COMFORT & CO	120-277V, 0-10V DIMMING. / 120V 12W LED 20° 3000K-1800K	RECESSED, ADJUSTABLE, ROUNDED, WARM DIM, DOWNLIGHT, FLANGELESS TRIM. 20° BEAM ANGLE, 90 CRI. 0 TO 45° TILT AND 361° ROTATION. INTEGRATED DRIVER, 0 -10V DIMMING.
D-13	HEVI LITE	120-277V / 120V 10.8W LED 25° 2700K 930LM CRI 92	SURFACE MOUNTED, FIXED, ROUNDED, DOWNLIGHT, FOR WET/ DAMP/ DRY LOCATIONS, ALUMINUM PARTS, LAMP UP TO 50W LAMP, WITH HEXCEL LOUVER. LAMP TO HAVE 25° BEAM ANGLE, DIMMABLE TO 20%.



KEY PLAN
SCALE: N.T.S

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

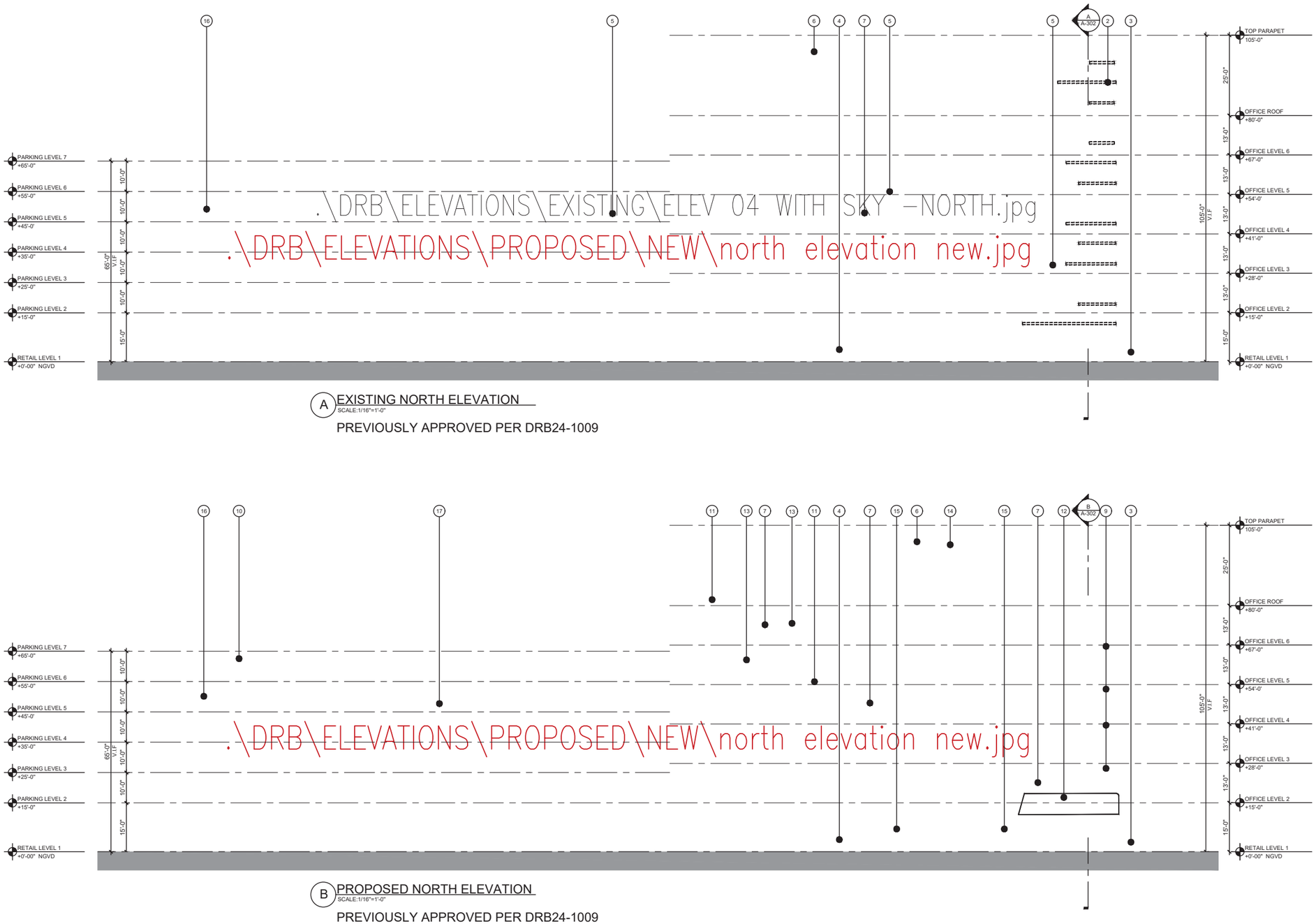
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3101 BISCAYNE BLVD. S 369.3131
MIAMI, FL. 33137-3645.4644
T 305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

1	12-30-2025	OWNER REVISION
△	DATE	REVISION

DWG. TITLE
PROPOSED EXTERIOR CORRIDOR RCP
SCALE
N.T.S
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-108



A EXISTING NORTH ELEVATION
SCALE:1/16"=1'-0"

PREVIOUSLY APPROVED PER DRB24-1009

B PROPOSED NORTH ELEVATION
SCALE:1/16"=1'-0"

PREVIOUSLY APPROVED PER DRB24-1009

KEY NOTES

1. EXISTING CONCRETE PLANTER
2. EXISTING EYEBROW TO BE DEMOLISHED
3. EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. EXISTING SMOOTH TEXTURE STUCCO FINISH
6. EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
7. EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
8. EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
9. PROPOSED FIBERGLASS PLANTER,TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-201 FOR NEW MATERIAL)
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN
11. PROPOSED LIMESTONE VENEER (REFER TO A-201 FOR NEW MATERIAL)
12. PROPOSED AWNING (UNDER SEPARATE PERMIT)
13. PROPOSED WALL SCONCES
14. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
15. PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
16. EXISTING "PARKING" SIGN TO REMAIN
17. PAINT TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-201 FOR NEW MATERIAL)

EYEBROWS / PLANTERS TO BE DEMOLISHED

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

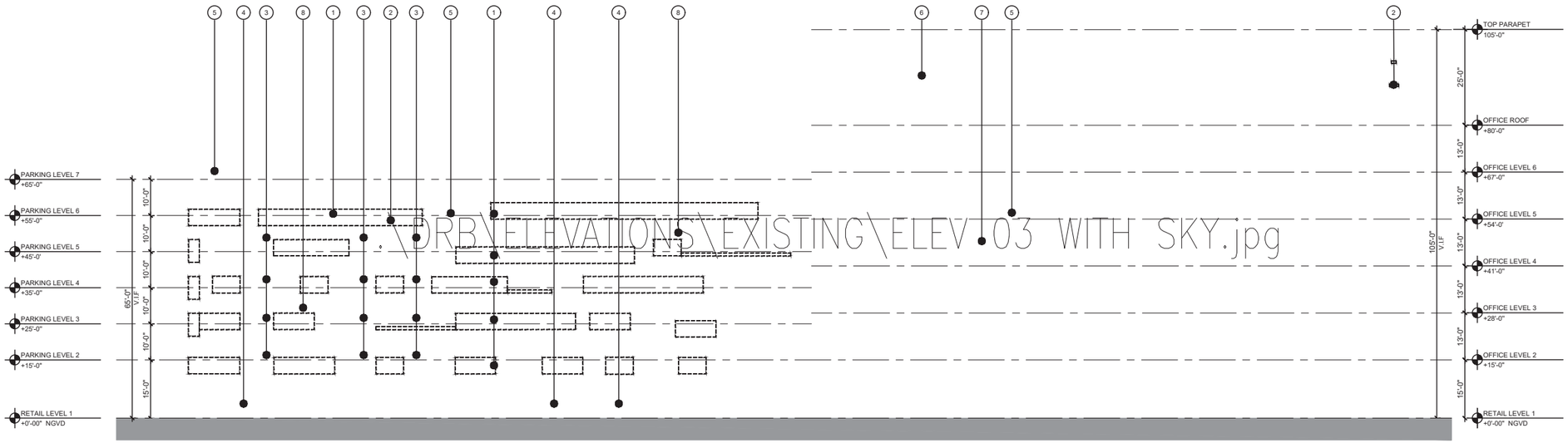
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1111 BISCAYNE BLVD. S 305.371
MIAMI FL 33138-4618
305.559.1250 bgarchitectspa.com
ARCHITECTURE JOSE I. GOMEZ
AAC001062 AR0015416

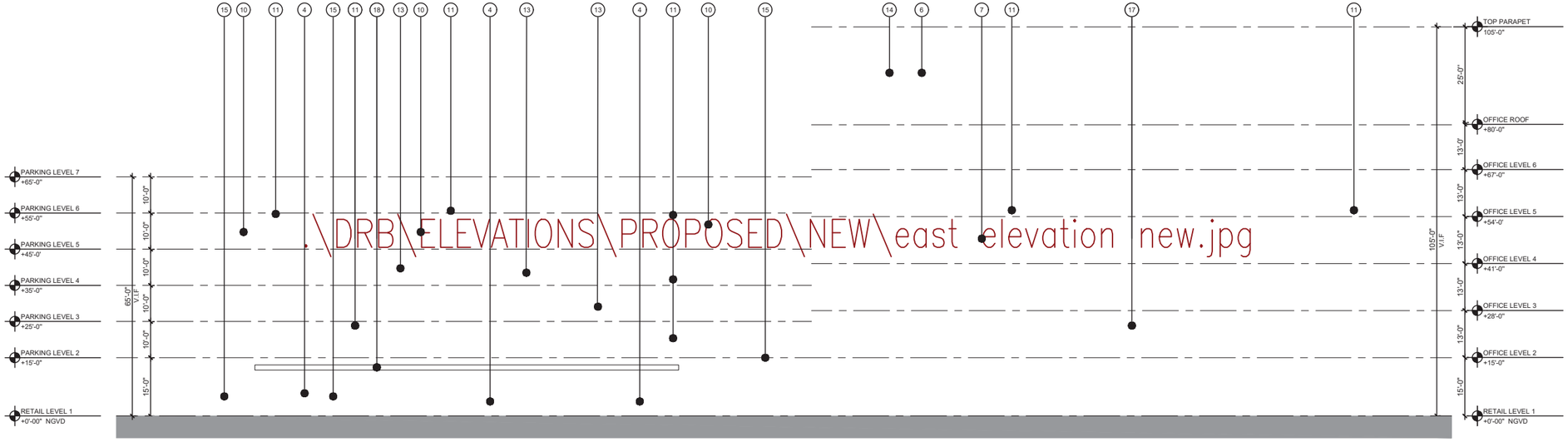
1	12-30-2025	OWNER REVISION
△	DATE	REVISION

DWG. TITLE: *APPROVED NORTH ELEVATION*
SCALE: *1/16"=1'-0"*
PROJECT NO.: *2023-33*
DATE: *05-09-2024*
SHEET NUMBER: *DRB-201*



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

PREVIOUSLY APPROVED PER DRB24-1009



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

PREVIOUSLY APPROVED PER DRB24-1009

KEY NOTES

1. EXISTING CONCRETE PLANTER TO BE DEMILISHED
2. EXISTING CONCRETE EYEBROW
3. EXISTING VENTILATION FAN SCREEN TO BE RELOCATED
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. EXISTING SMOOTH TEXTURE STUCCO FINISH
6. EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
7. EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
8. EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
9. PROPOSED FIBERGLASS PLANTER.TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-202 FOR NEW MATERIAL)
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN
11. PROPOSED LIMESTONE VENEER (REFER TO A-202 FOR NEW MATERIAL)
12. PROPOSED AWNING (UNDER SEPARATE PERMIT)
13. PROPOSED WALL SCONCES
14. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
15. PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
16. PROPOSED STACKED STONE PANEL (BY OWNER)
17. PAINT TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-202 FOR NEW MATERIAL)
18. METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW

EYEBROWS / PLANTERS TO BE DEMOLISHED

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

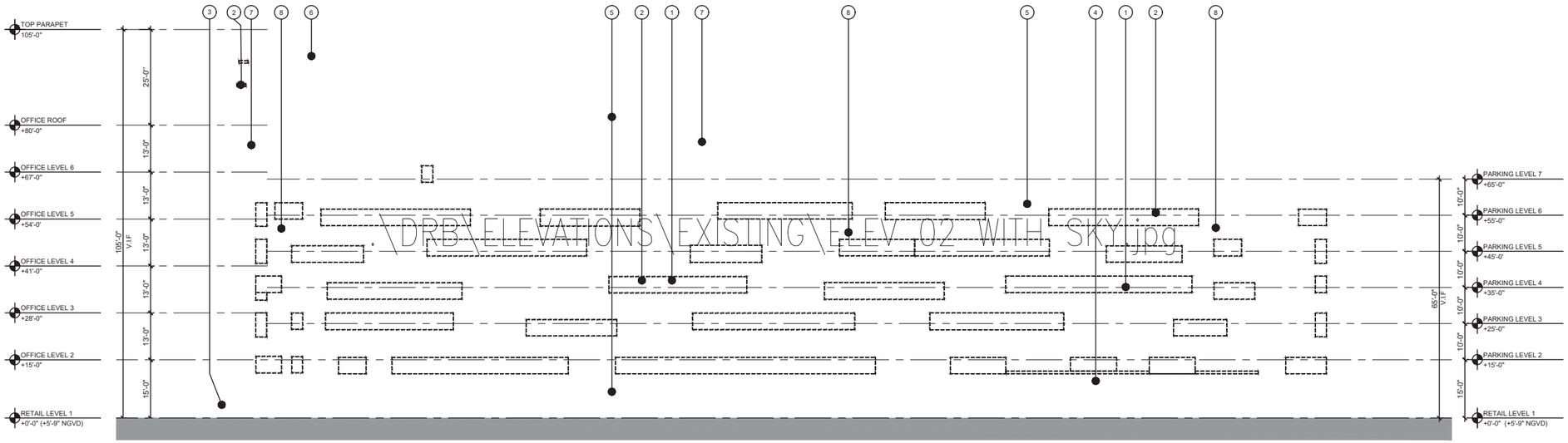
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ARCHITECTURE | JOSE L. GOMEZ AA C001062 | AR 0015416

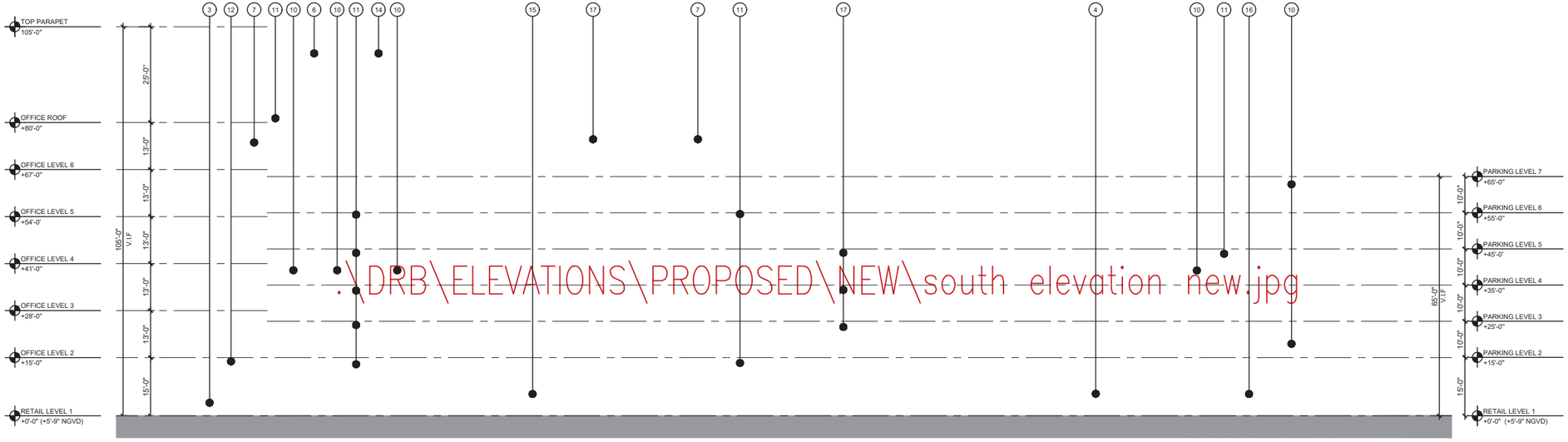
1	12-30-2025	OWNER REVISION
△	DATE	REVISION

DWG. TITLE
APPROVED EAST ELEVATION
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
08-09-2024
SHEET NUMBER
DRB-202



A EXISTING SOUTH ELEVATION
SCALE:1/16"=1'-0"

PREVIOUSLY APPROVED PER DRB24-1009



B PROPOSED SOUTH ELEVATION
SCALE:1/16"=1'-0"

PREVIOUSLY APPROVED PER DRB24-1009

KEY NOTES

1. EXISTING CONCRETE PLANTER TO BE DEMILISHED
2. EXISTING CONCRETE EYEBROW
3. EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. EXISTING SMOOTH TEXTURE STUCCO FINISH
6. EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
7. EXISTING WINDOWS TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
8. EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
9. PROPOSED FIBERGLASS PLANTER TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-201 FOR NEW MATERIAL)
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN
11. PROPOSED LIMESTONE VENEER (REFER TO A-201 FOR NEW MATERIAL)
12. PROPOSED AWNING (UNDER SEPARATE PERMIT)
13. PROPOSED WALL SCONCES
14. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
15. PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
16. PROPOSED TRAVERTINO MOSAIC PANEL / CAVE STONE MOSAIC (REFER TO A-201 FOR NEW MATERIAL)
17. PAINT TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-201 FOR NEW MATERIAL)

EYEBROWS / PLANTERS TO BE DEMOLISHED

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

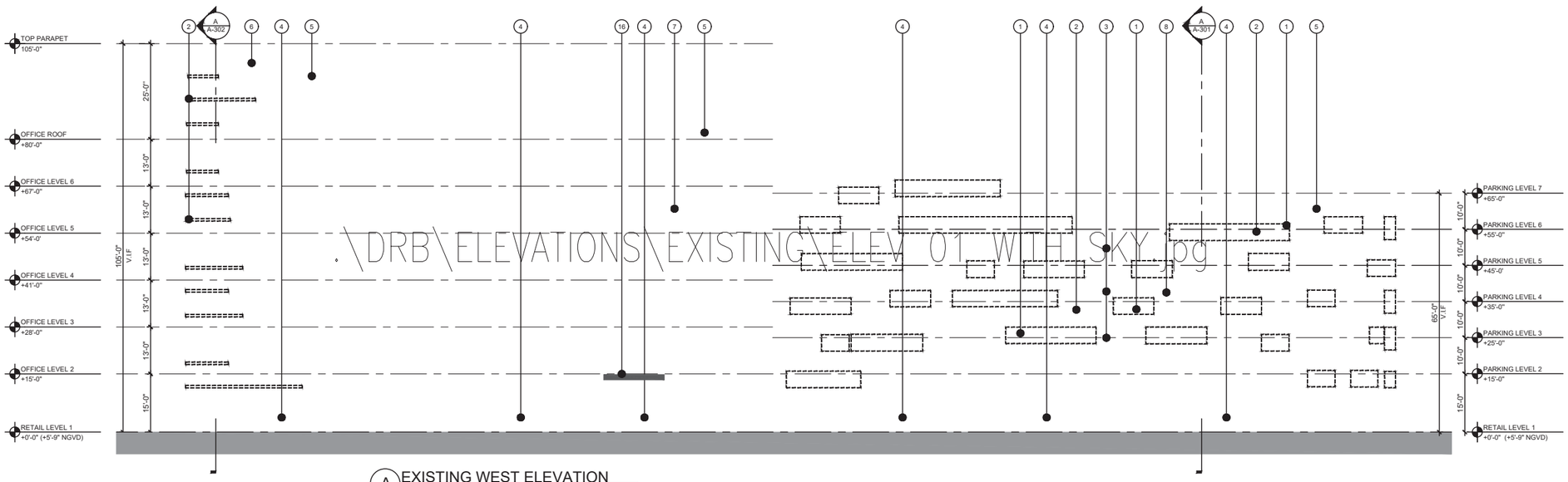
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ARCHITECTURE | JOSE L. GOMEZ AA C001062 AR 0015416

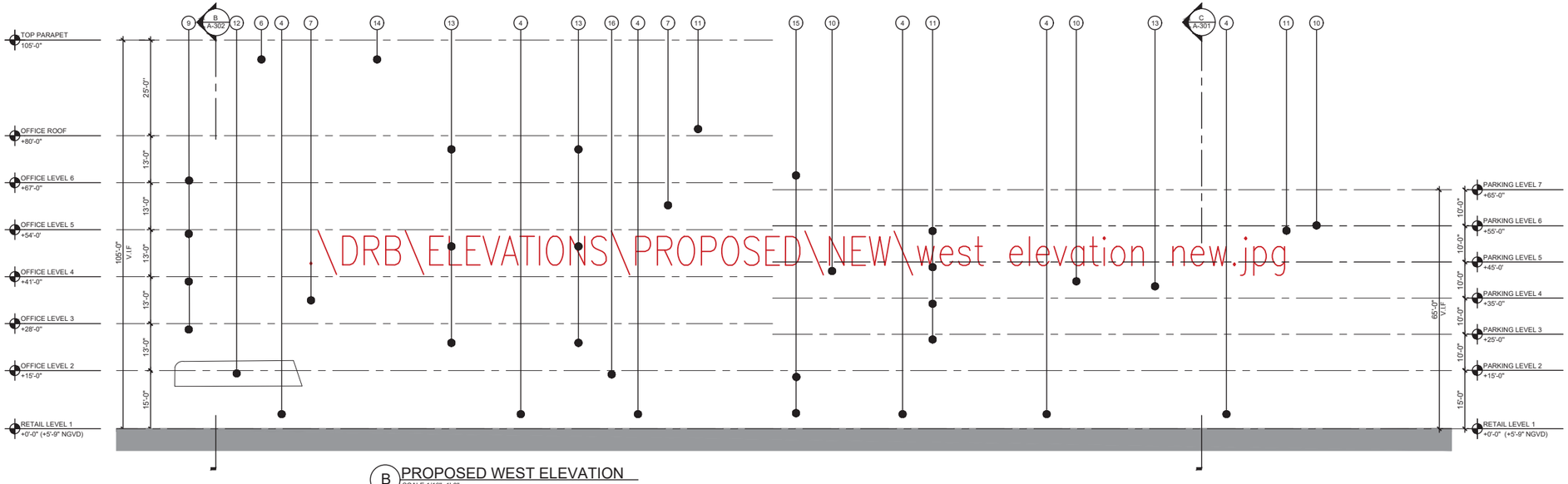
1	12-30-2025	OWNER REVISION
△	DATE	REVISION

DWG. TITLE
APPROVED SOUTH ELEVATION
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
08-09-2024
SHEET NUMBER
DRB-203



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

PREVIOUSLY APPROVED PER DRB24-1009



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

PREVIOUSLY APPROVED PER DRB24-1009

KEY NOTES

1. EXISTING CONCRETE PLANTER TO BE DEMOLISHED
2. EXISTING CONCRETE EYEBROW TO BE DEMOLISHED
3. EXISTING VENTILATION FAN SCREEN TO BE RELOCATED
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
5. EXISTING SMOOTH TEXTURE STUCCO FINISH
6. EXISTING PARAPET (MECHANICAL EQUIP. SCREEN)
7. EXISTING WINDOWS
8. EXISTING ALUMINUM SCREEN TO BE REMOVED (TYP.)
9. PROPOSED FIBERGLASS PLANTER.TO MATCH WITH LIMESTONE VENEER COLOR (REFER TO A-202 FOR NEW MATERIAL)
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN
11. PROPOSED LIMESTONE VENEER (REFER TO A-202 FOR NEW MATERIAL)
12. PROPOSED AWNING
13. PROPOSED WALL SCONCES
14. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET
15. PROPOSED CHAMPAGNE - ACID WASH STUCCO FINISH
16. EXISTING METAL CANOPY TO BE PAINTED TO MATCH WITH EXISTING CANOPY COLOR

EYEBROWS / PLANTERS TO BE DEMOLISHED

CONSULTANT

THE LINCOLN BL

1691 MICHIGAN
MIAMI BEACH, FL 33139

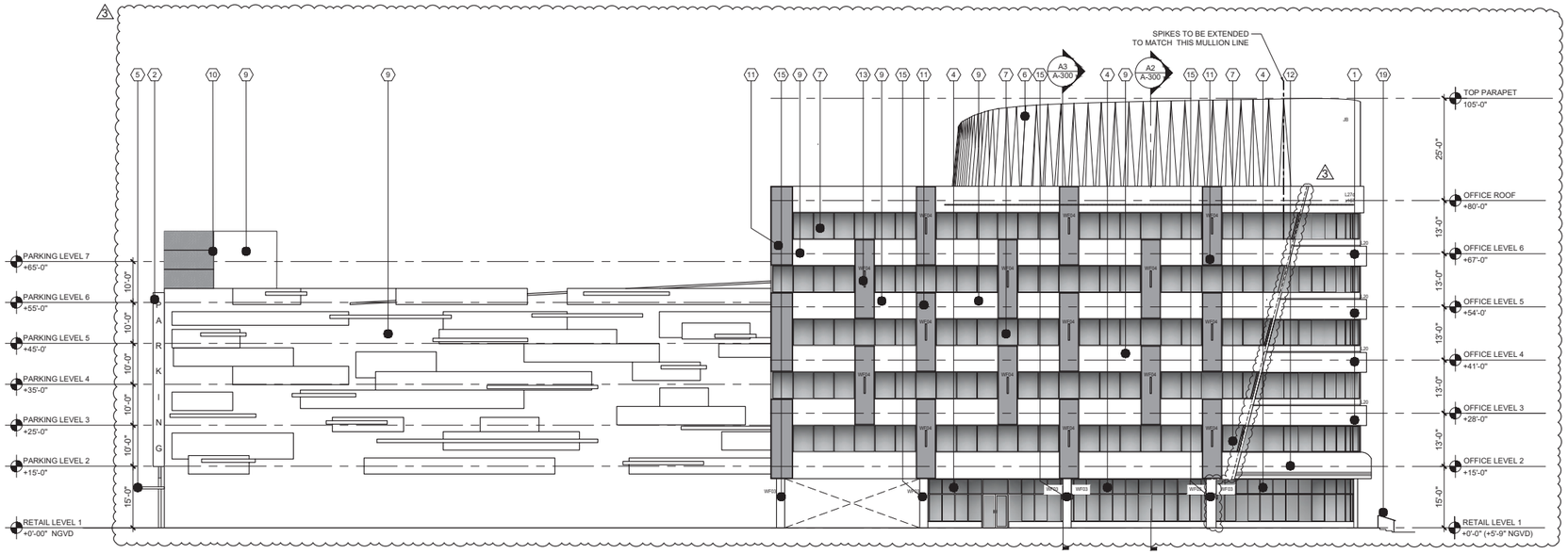
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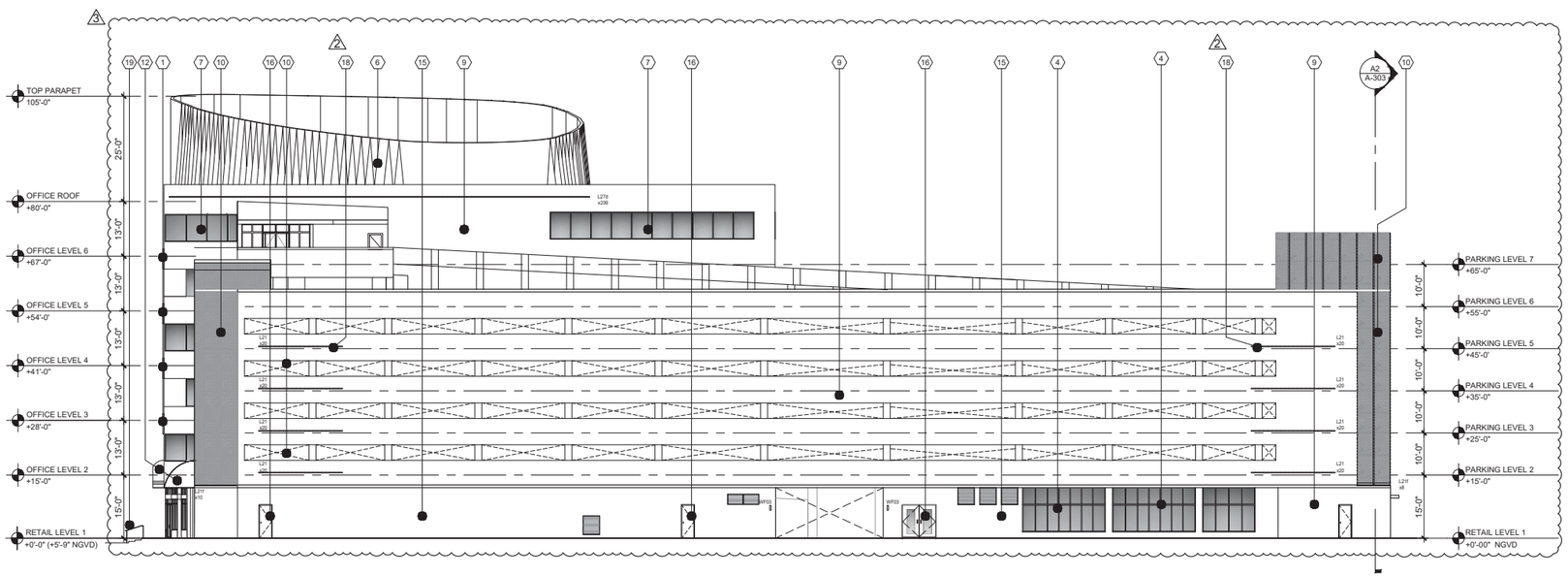
3191 BISCAYNE BLVD. S 305 371 ARCHITECTURE JOSE L GOMEZ
MIAMI FL 33137-4518
T 305.559.1250 bgarchitects@a.com AAC001062 AR0015418

1	12-30-2025	OWNER REVISION
△	DATE	REVISION

DWG. TITLE: *APPROVED WEST ELEVATION*
SCALE: *1/16"=1'-0"*
PROJECT NO.: *2023-33*
DATE: *08-09-2024*
SHEET NUMBER: *DRB-204*



C1 PROPOSED NORTH ELEVATION



A1 PROPOSED SOUTH ELEVATION

KEY NOTES

1. PROPOSED FIBERGLASS PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
2. EXISTING PARKING SIGN TO REMAIN
3. METAL PANEL COVER TO MATCH THE STUCCO COLOR
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
5. METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
6. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
7. EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.EXIST. SEALANT WILL BE REPLACED.(REFER TO MATERIAL 9 /A-501)
8. NOT USED
9. EXISTING STUCCO TO REMAIN. PATCH AND REPAIR AS REQUIRED.
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
11. PROPOSED 5" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
12. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
13. NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
15. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
16. EXISTING DOOR TO BE PAINTED TO MATCH WITH CHAMPAGNE- ACID WASH STUCCO
18. PROPOSED LED LIGHTING L-21 BEHIND PARAPET (REFER TO SECTION A6/A-308) (REFER TO LIGHTING SCHEDULE A-201)
19. EXISTING RAILING TO REMAIN AND POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR SCREEN DETAIL REFER TO A-307 & A-308.
3. ALL EXISTING MATERIALS AND FINISHES TO REMAIN MUST BE PROTECTED AND PATCHED/REPAIRED AS REQUIRED PRIOR TO COMPLETION OF WORK.
4. REFER TO LIGHTING PACKAGE FOR LIGHTING DETAILS
5. REFER TO A-501 FOR MATERIAL

WATERPROOFING GENERAL NOTES :

Proposed waterproofing with ExoAir 230. Fluid-Applied, Synthetic Air & Vapor Permeable Membrane from Tremco or equal approved. Substrate preparation.

- Surface to be coated must be dry, clean, smooth, firm, free of release agents, dust, mud, loose mortar, wires, fins, metal, projections or any other substances that might prevent placement and bonding of membrane.
- CMU walls shall have all joints filled and struck flush. Mortar should be cured a minimum of 7 days. Any voids shall be patched with mortar, a non-shrinking grout or other approved patching material.
- All concrete substrates shall be clean and free of all release agents. Any voids shall be patched with mortar, non-shrinking grout or other approved patching material.
- Fasteners: Fasteners should be flush with the surface of the substrate. Fasteners which are protruding from or sunk below the face of the substrate shall be treated with a detail coat of Dymonic 100, or Tremflex 834 prior to the installation of EXOAIR® 230. The detail sealants may be coated over once a skin has developed. If the fastener penetration occurs after the EXOAIR® 230 membrane has been installed, detail all fastener penetrations not flush to the EXOAIR® 230 membrane with Dymonic 100 or Spectrem 1 sealant.
- Penetrations: Penetrations must be rigidly supported through membrane as to not allow movement of penetrating item.
- For installation procedures for ExoAir® 230 fluid-applied air and vapor permeable synthetic membrane, please refer to the manufacturer application instructions document

	VALET PARKING SUBMITTED UNDER SEPARATED PERMIT. BC2425012 (1)
	PROPOSED EYEBROW * REFER TO ED-202 FOR DEMOLITION DETAIL * REFER TO STRUCTURAL DRAWINGS PER DETAILS

LIGHTING SCHEDULE

FIXTURE TYPE	MANUFACTURER	INPUT/ LIGHT SOURCE	DESCRIPTION
WF-03	CASALOLA	90-260V 6W DIMMABLE / 90-260V 6W 2700K	WALL MOUNTED, LED SCONCE, NATURAL TRAVERTINE STONE BODY, WEATHERPROOF, 2700K DIMMABLE IP65, UL LISTED. 4
WF-04	CASALOLA	90-260V 23W DIMMABLE / 90-260V 23W 2700K	WALL MOUNTED, LED SCONCE, NATURAL TRAVERTINE STONE BODY, WEATHERPROOF, 2700K DIMMABLE IP65, UL LISTED.
L-20	LUMINII	120-277V 96W 0-10V CLASS II / 24VDC 2.74/FT LED 2700K CRI 80	SURFACE MOUNTED VERTICAL BENDING LED STRIP FOR OUTDOORS. SILICONE PROFILE, ALUMINUM STEEL MOUNTING BRACKET, TERMINATOR CAP, CABLE AND CONNECTION COVERS, 15X40 OPTICS. DIMMING POWER SUPPLY (0-10V). IP67, WET & UL LISTED.
L-21	LUMINII	110-277VAC 12W 0-10% / 3.6W LED 2700K CRI 97 PUBLISHED DELIVERED LUMENS: 290 LM/FT	SURFACE MOUNTED LED LINEAR FIXTURE. EXTRUDED ALUMINUM WHITE FINISH, UV STABILIZED POLYCARBONATE, ADJUSTABLE BRACKETS, IP68, UL LISTED. (COLOR TONE: WARM, YELLOWISH GLOW) (2)
JB	T.B.D	T.B.D	ELECTRICAL JUNCTION BOX CONCEALED, FOR FUTURE IMPLEMENTATION .

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

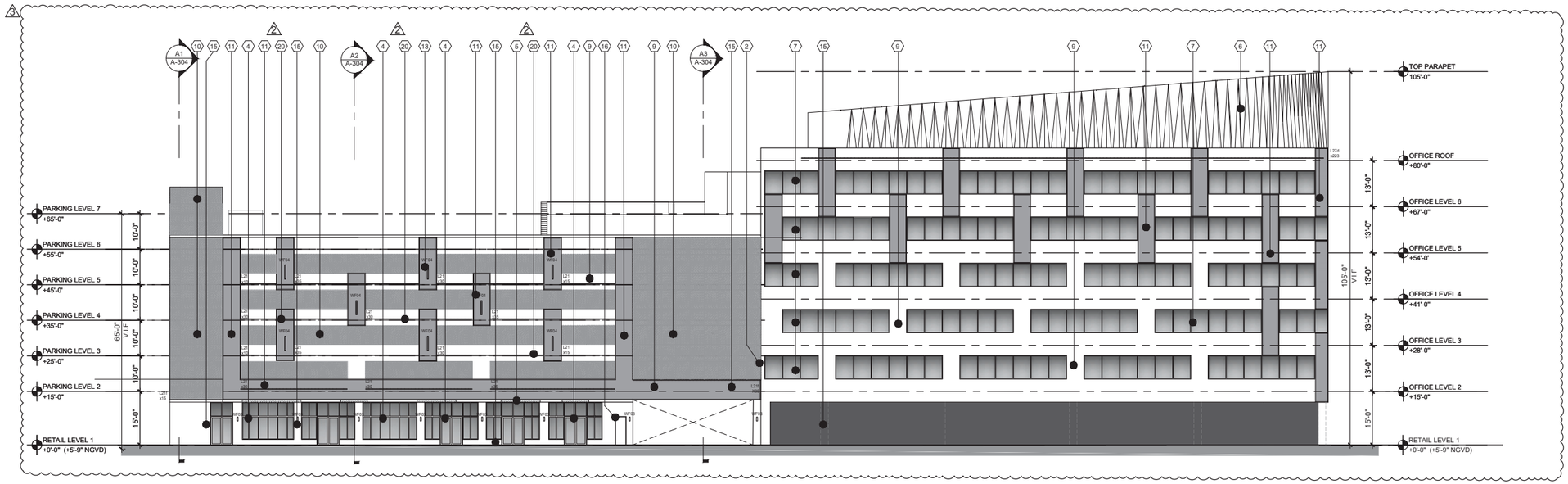
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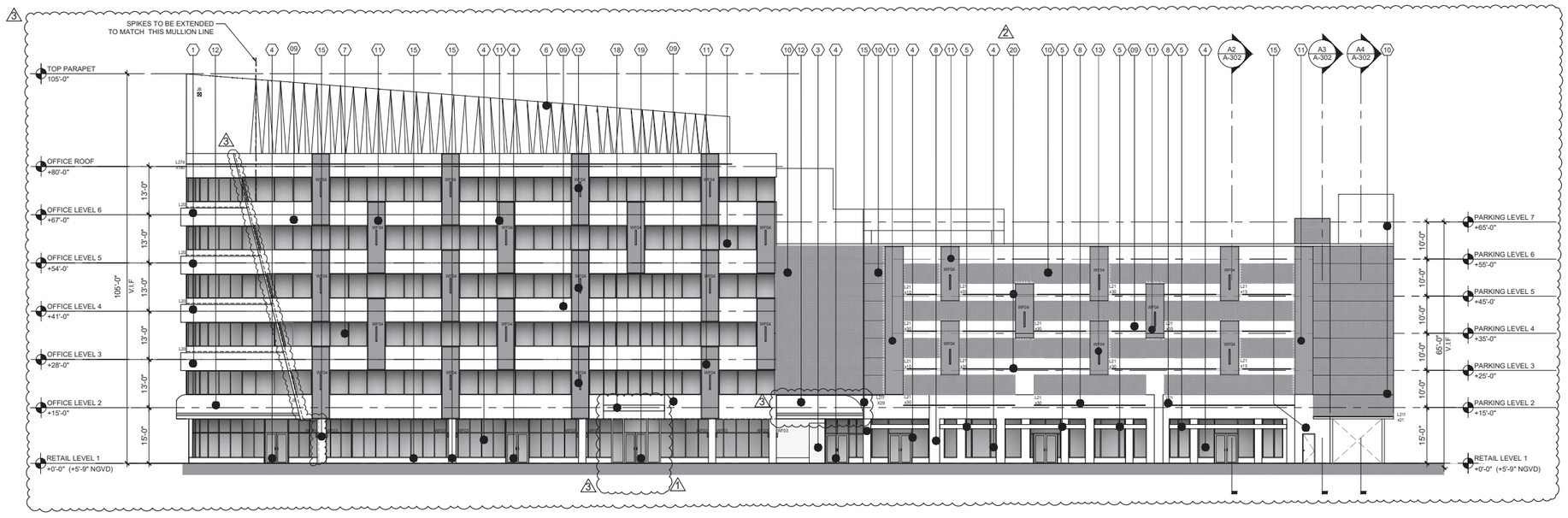
101 BISCAYNE BLVD. S 309 310 MIAMI, FL 33138. 4664 T. 305.599.1250 bgarchitectsus.com
ARCHITECTURE JOSE L. GOMEZ AA C001062 AR 0015416

3	12-30-2025	OWNER REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS
△	DATE	REVISION

DWG. TITLE
PROPOSED NORTH AND SOUTH ELEVATION
SCALE
1/16"=1'-0"
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-201



C1 PROPOSED EAST ELEVATION



A1 PROPOSED WEST ELEVATION

KEY NOTES

1. PROPOSED FIBERGLASS PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
2. EXISTING PARKING SIGN TO REMAIN
3. METAL PANEL COVER TO MATCH THE STUCCO COLOR BY OTHERS
4. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 8 /A-501)
5. METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
6. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
7. EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR.EXIST. SEALANT WILL BE REPLACED.(REFER TO MATERIAL 8 /A-501)
8. NOT USED
9. EXISTING STUCCO TO REMAIN, PATCH AND REPAIR AS REQUIRED.
10. PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
11. PROPOSED 3" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
12. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
13. NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
16. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
16. EXISTING DOOR WILL BE PAINTED TO MATCH CHAMPAGNE STUCCO FINISH COLOR
17. NOT USED
18. EXISTING CANOPY TO BE PAINTED TO MATCH WITH SCREEN COLOR
19. PROPOSED STOREFRONT (REFER TO DOOR SCHEDULE A-601)
20. PROPOSED LED LIGHTING L-21 BEHIND PARAPET (REFER TO SECTION A6/A-308) (REFER TO LIGHTING SCHEDULE A-202)

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR ALUMINUN PANELS ATTACHMENT TYP. DETAIL REFER TO A-306.
3. FOR SCREEN DETAIL REFER TO A-307 & A-308.
4. ALL EXISTING MATERIALS AND FINISHES TO REMAIN MUST BE PROTECTED AND PATCHED/REPAIRED AS REQUIRED PRIOR TO COMPLETION OF WORK.
5. REFER TO LIGHTING PACKAGE FOR LIGHTING DETAILS
6. REFER TO A-501 FOR MATERIAL

WATERPROOFING GENERAL NOTES :

Proposed waterproofing with ExoAir 230. Fluid-Applied, Synthetic Air & Vapor Permeable Membrane from Tremco or equal approved. Substrate preparation.

- Surface to be coated must be dry, clean, smooth, firm, free of release agents, dust, mud, loose mortar, wires, fins, metal, projections or any other substances that might prevent placement and bonding of membrane.
- CMU walls shall have all joints filled and struck flush. Mortar should be cured a minimum of 7 days. Any voids shall be patched with mortar, a non-shrinking grout or other approved patching material.
- All concrete substrates shall be clean and free of all release agents. Any voids shall be patched with mortar, non-shrinking grout or other approved patching material.
- Fasteners: Fasteners should be flush with the surface of the substrate. Fasteners which are protruding from or sunk below the face of the substrate shall be treated with a detail coat of Dymonic 100, or Tremflex 834 prior to the installation of EXOAIR® 230. The detail sealants may be coated over once a skin has developed. If the fastener penetration occurs after the EXOAIR® 230 membrane has been installed, detail all fastener penetrations not flush to the EXOAIR® 230 membrane with Dymonic 100 or Spectrem 1 sealant.
- Penetrations: Penetrations must be rigidly supported through membrane as to not allow movement of penetrating item.
- For installation procedures for ExoAir® 230 fluid-applied air and vapor permeable synthetic membrane, please refer to the manufacturer application instructions document

VALET PARKING SUBMITTED UNDER SEPARATED PERMIT. BC2425012 (1)

PROPOSED EYEBROW
* REFER TO ED-202 FOR DEMOLITION DETAIL * REFER TO STRUCTURAL DRAWINGS PER DETAILS

LIGHTING SCHEDULE

FIXTURE TYPE	MANUFACT.	INPUT/ LIGHT SOURCE	DESCRIPTION
WF-03	CASALOLA	90-260V 6W DIMMABLE / 90-260V 6W 2700K	WALL MOUNTED, LED SCONCE, NATURAL TRAVERTINE STONE BODY, WEATHERPROOF, 2700K DIMMABLE IP65, UL LISTED. 4
WF-04	CASALOLA	90-260V 23W DIMMABLE / 90-260V 23W 2700K	WALL MOUNTED, LED SCONCE, NATURAL TRAVERTINE STONE BODY, WEATHERPROOF, 2700K DIMMABLE IP65, UL LISTED.
L-20	LUMINII	120-277V 96W 0-10V CLASS II / 24VDC 2.74/FT LED 2700K CRI 80	SURFACE MOUNTED VERTICAL BENDING LED STRIP FOR OUTDOORS. SILICONE PROFILE, ALUMINUM STEEL MOUNTING BRACKET, TERMINATOR CAP, CABLE AND CONNECTION COVERS. 15X40 OPTICS. DIMMING POWER SUPPLY (0-10V). IP67, WET & UL LISTED.
L-21	LUMINII	110-277VAC 12W 0-10% / 3.6W LED 2700K CRI 97 PUBLISHED DELIVERED LUMENS: 290 LM/FT	SURFACE MOUNTED LED LINEAR FIXTURE. EXTRUDED ALUMINUM WHITE FINISH, UV STABILIZED POLYCARBONATE, ADJUSTABLE BRACKETS, IP68, UL LISTED. (COLOR TONE: WARM, YELLOWISH GLOW) (2)
JB	T.B.D	T.B.D	ELECTRICAL JUNCTION BOX CONCEALED, FOR FUTURE IMPLEMENTATION .

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ARCHITECTURE | JOSE I. GOMEZ
AA C0010621 AR0015410

3	12-30-2025	OWNER REVISION
2	03-26-2025	CITY COMMENTS
1	11-27-2024	CITY COMMENTS
△	DATE	REVISION

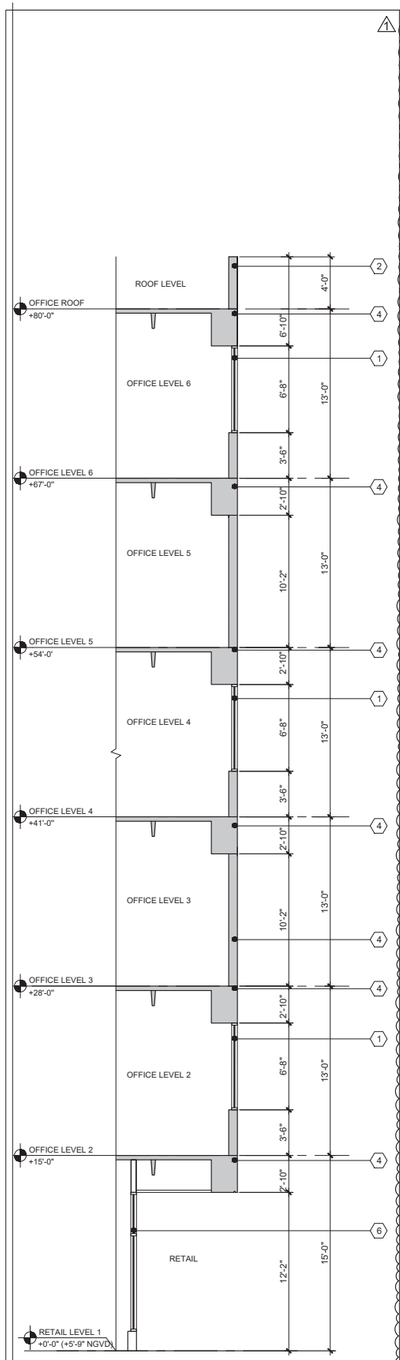
DWG. TITLE
EAST AND WEST ELEVATION

SCALE
1/16"=1'-0"

PROJECT NO.
2023-33

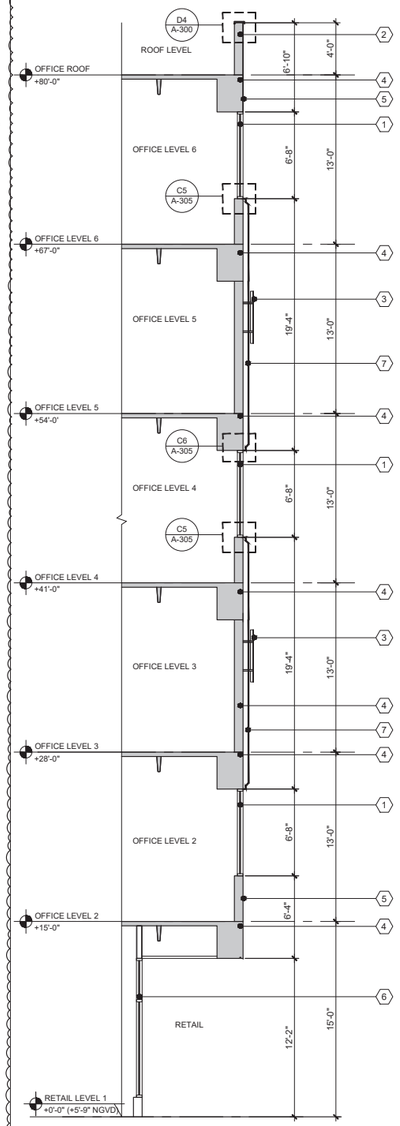
DATE
07-07-2025

SHEET NUMBER
A-202



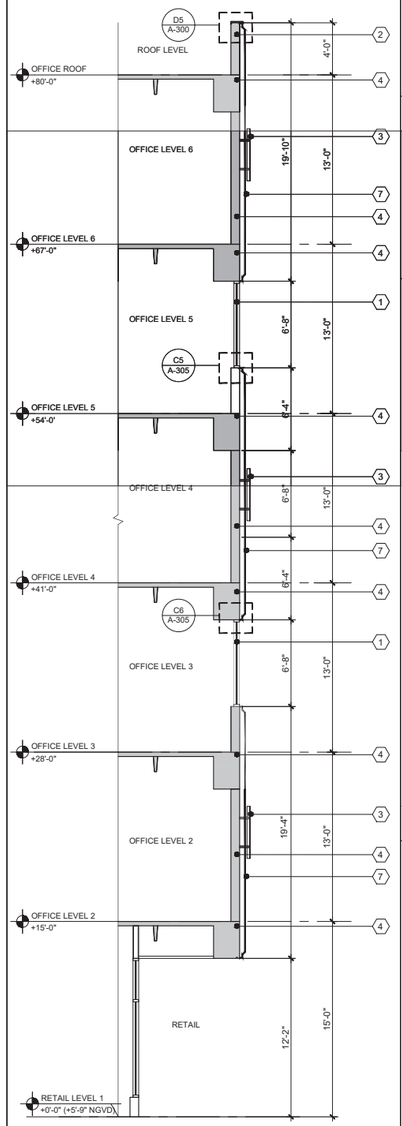
OFFICE BULDING

A1 EXISTING NORTH WALL SECTION SCALE: 3/16"=1'-0"



OFFICE BULDING

A2 PROPOSED NORTH WALL SECTION SCALE: 3/16"=1'-0"



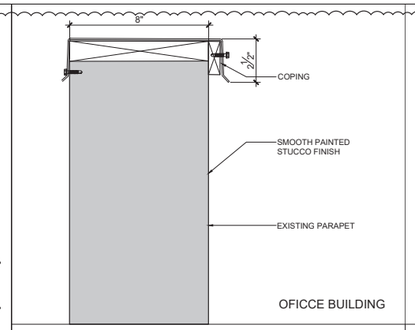
OFFICE BULDING

A3 PROPOSED NORTH WALL SECTION SCALE: 3/16"=1'-0"

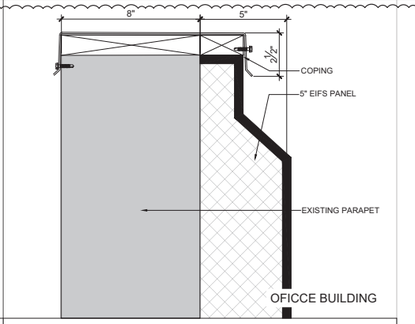
A4 NOT USED SCALE:

A5 NOT USED SCALE:

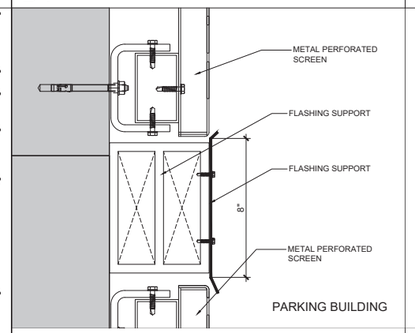
A6 NOT USED SCALE:



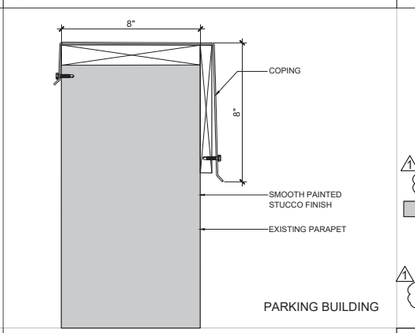
D4 COPING DETAIL SCALE: 3" = 1'-0"



D5 COPING DETAIL SCALE: 3" = 1'-0"



C4 FASHING DETAIL SCALE: 3" = 1'-0"



C5 COPING DETAIL SCALE: 3" = 1'-0"

LEGEND

1. EXISTING WINDOW/STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
2. EXISTING PARAPET TO REMAIN
3. PROPOSED WALL SCONCES ATTACHMENT BY OTHER (REFER TO LIGHTING PACKAGE AND ELEVATIONS) (REFER TO MATERIAL 5 /A-501)
4. EXISTING STRUCTURE TO REMAIN
5. SMOOTH PAINTED STUCCO FINISH CHAMPAGNE COLOR
6. EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
7. PROPOSED 5" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)

EXISTING STRUCTURE/CMU

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR EIFS PANEL ATTACHMENT DETAIL REFER TO A-305
3. REFER TO A-501 FOR MATERIAL

C6 KEY NOTES & GENERAL NOTES SCALE:N.T.S

B4 COPING DETAIL SCALE: 3" = 1'-0"

B5 BOTTOM FLASHING DETAIL SCALE: 3" = 1'-0"

B6 NOT USED SCALE:

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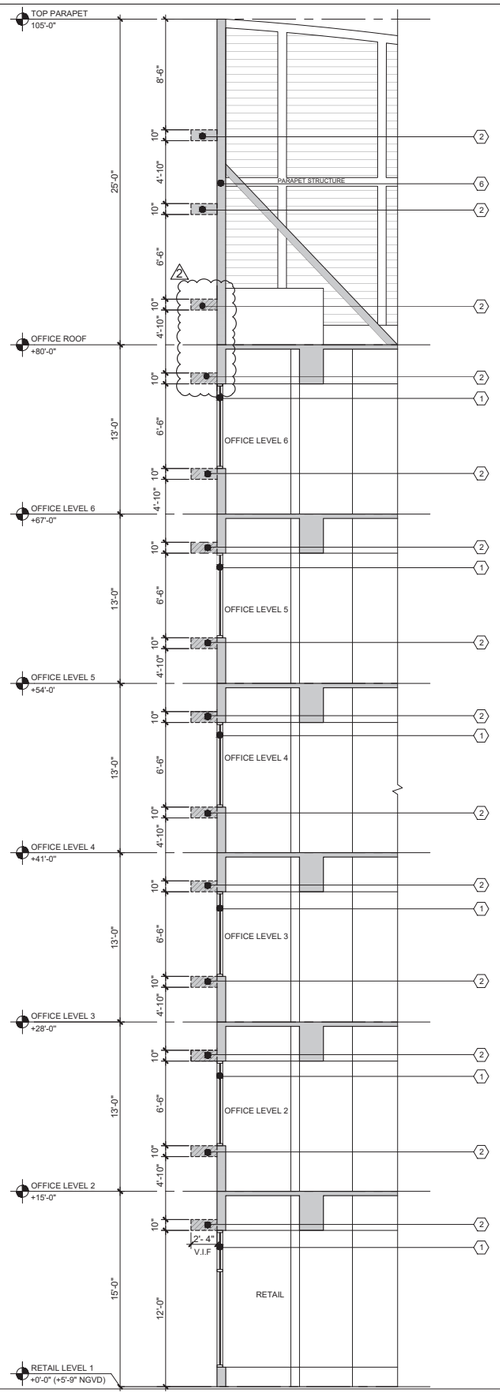
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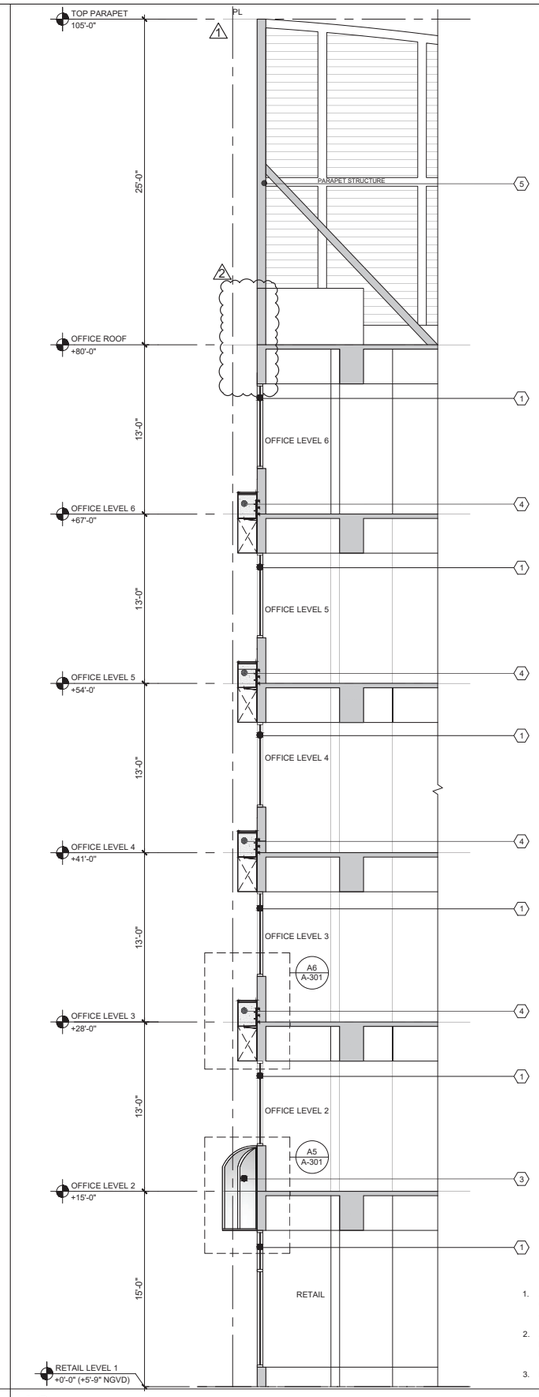
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AA C001062 | AR 0015416

△	DATE	REVISION
1	12-30-2025	OWNER REVISION

DWG. TITLE: *NORTH WALL SECTION & DETAILS*
SCALE: *AS SHOWN*
PROJECT NO.: *2023-33*
DATE: *07-07-2025*
SHEET NUMBER: *A-300*



A1 EXIST/DEMO NORTH-WEST WALL SECTION SCALE: 3/16"=1'-0"



A3 PROPOSED NORTH-WEST WALL SECTION SCALE: 3/16"=1'-0"

LEGEND

1. EXISTING WINDOW/STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 9 /A-501)
2. EXISTING EYEBROW TO BE DEMOLISHED
3. PROPOSED AWNING (UNDER SEPARATED PERMIT) (REFER TO MATERIAL 8 /A-501)
4. PROPOSED FIBERGLASS PLANTER (SHOP DRAWING TO BE PROVIDED)
5. EXISTING MECHANICAL SCREEN TO REMAIN. NEW FINISH WILL BE PROVIDED .

EXISTING STRUCTURE/CMU

EXISTING EYEBROW TO REMOVE

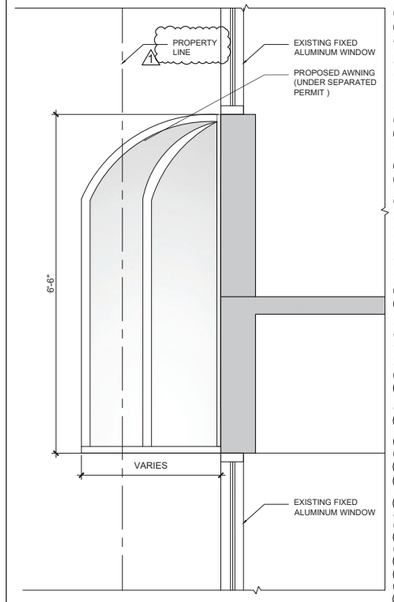
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. ALL EXISTING MATERIALS AND FINISHES TO REMAIN MUST BE PROTECTED AND PATCHED/REPAIRED AS REQUIRED PRIOR TO COMPLETION OF WORK.
3. REFER TO A-501 FOR MATERIAL

D5 NOT USED SCALE:

C5 NOT USED SCALE:

C6 NOT USED SCALE:



A5 PROPOSED SECTION AWNING SCALE: 3/4"=1'-0"

A6 NOT USED SCALE:

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MIAMI, FL 33138. 4644
305.989.1250 bgarchitectsusa.com
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△	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	03-26-2025	CITY COMMENTS

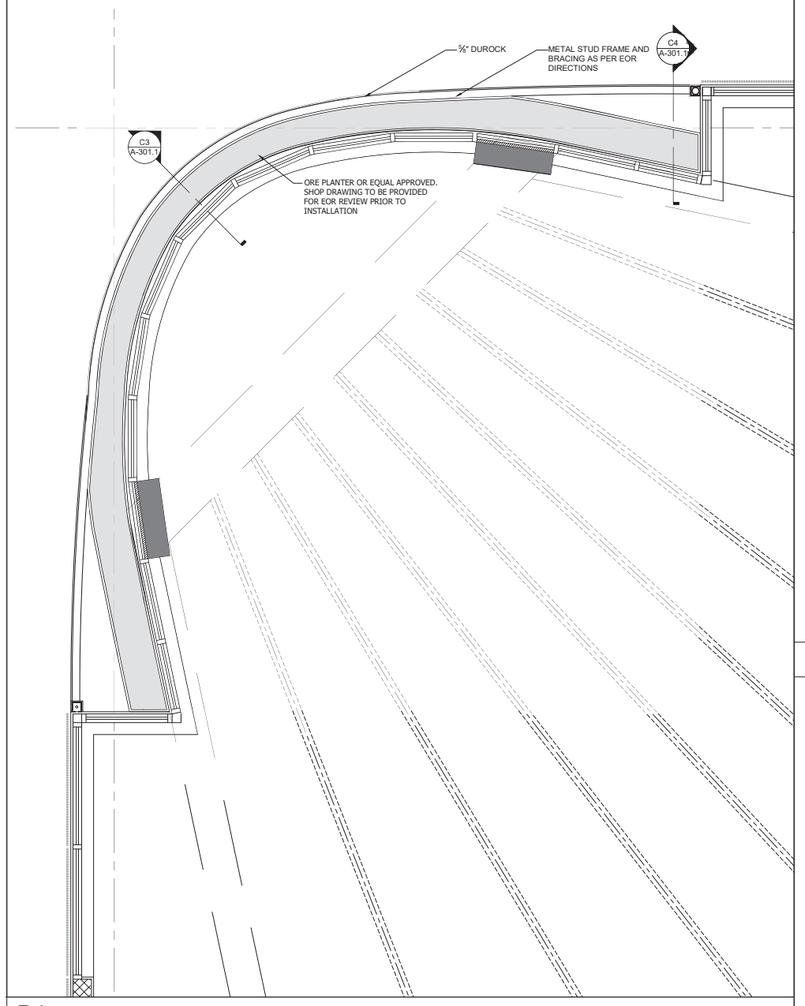
DWG. TITLE
NORTH-WEST OFFICE PLANTER SECTION

SCALE
AS SHOWN

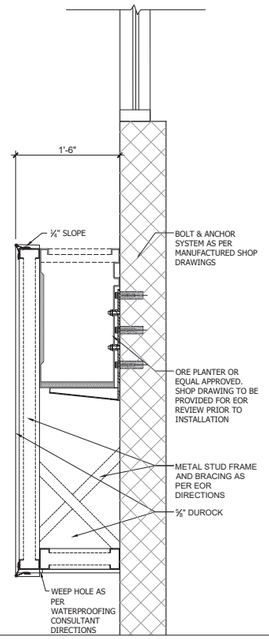
PROJECT NO.
2023-33

DATE
07-07-2025

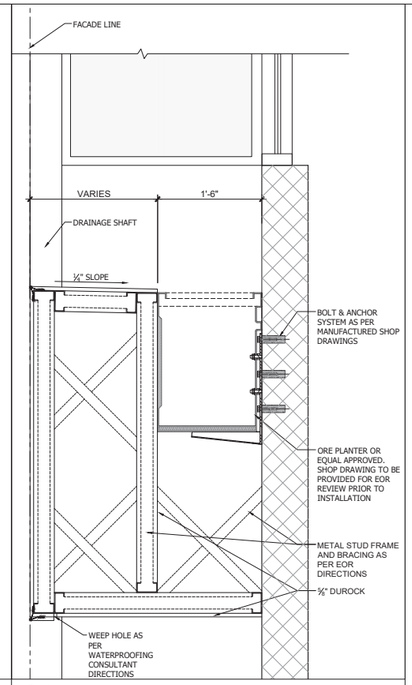
SHEET NUMBER
A-301



B1 NORTH-WEST OFFICE PLANTER SECTION DETAILS (TYP.) SCALE:3/8"=1'-0"



C3 TEX SCALE:



C4 TEX SCALE:

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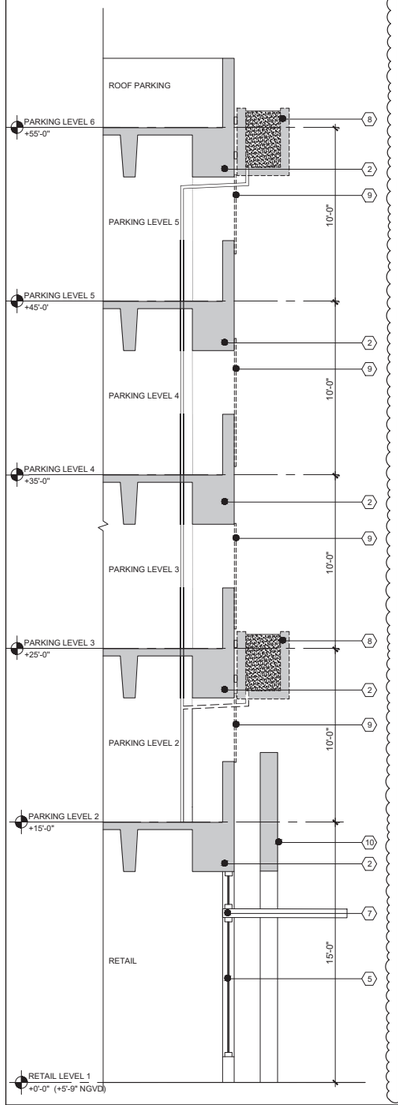
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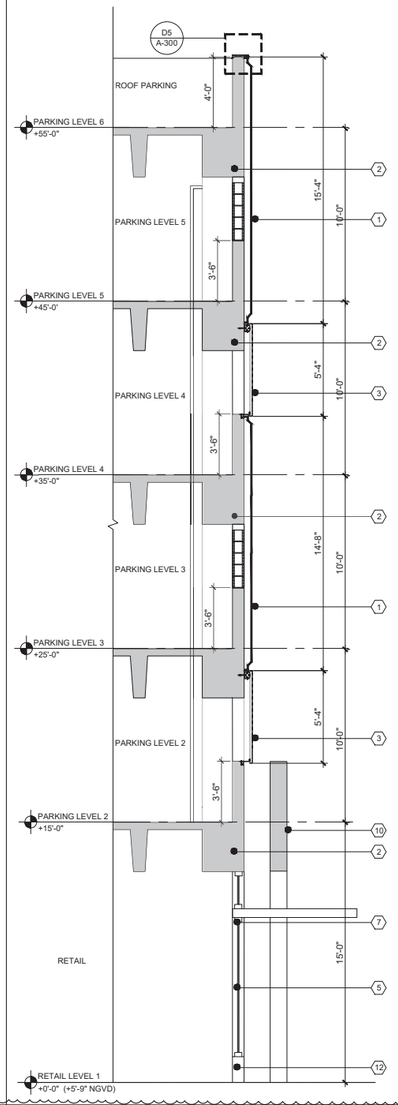
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1	12-30-2025	OWNER REVISION
△	DATE	REVISION

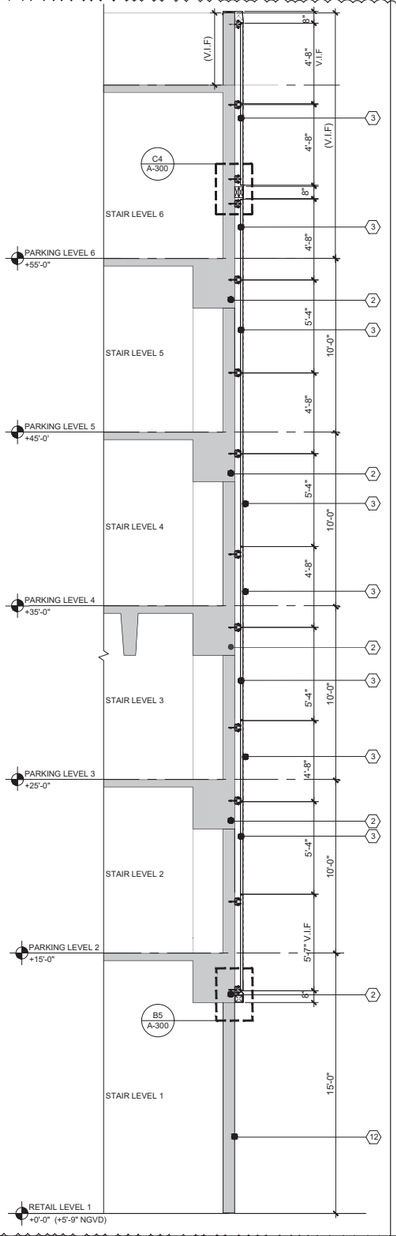
DWG. TITLE
NORTH-WEST OFFICE PLANTER SECTION DETAILS
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-301.1



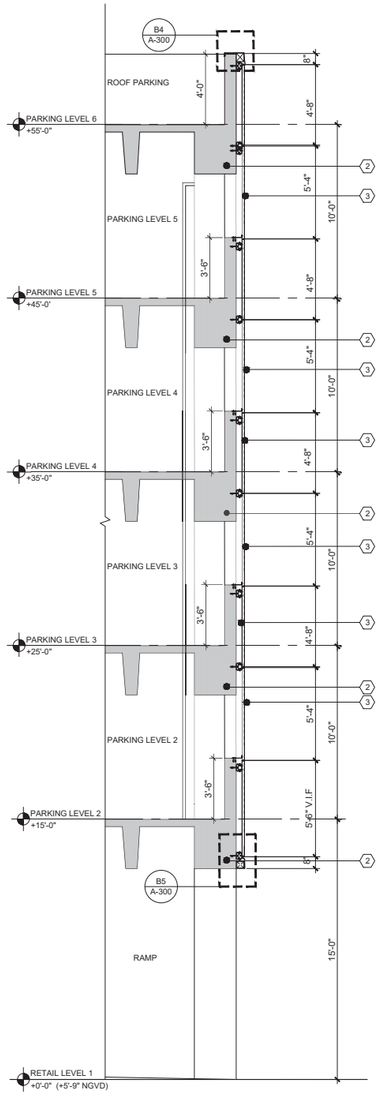
A1 EXISTING WEST WALL SECTION SCALE: 1/4"=1'-0"



A2 PROPOSED WEST WALL SECTION SCALE: 1/4"=1'-0"



A3 PROPOSED WEST WALL SECTION SCALE: 1/4"=1'-0"



A4 PROPOSED WEST WALL SECTION SCALE: 1/4"=1'-0"

D5 NOT USED SCALE:

C5 NOT USED SCALE:

B5 NOT USED SCALE:

A5 NOT USED SCALE:

A6 NOT USED SCALE:

LEGEND

1. PROPOSED 5" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
2. EXISTING STRUCTURE TO REMAIN
3. PROPOSED CUSTOM METAL PERFORATED SCREEN (REFER TO MATERIAL 1 /A-501)
4. EXIST. DRAIN LINES TO REMAIN AND CAP (EXTERIOR VISIBLE PORTION WILL BE REMOVED)
5. EXISTING STOREFRONT*
6. EXISTING WINDOWS TO REMAIN.*
7. EXISTING CANOPY **
8. EXISTING FIBERGLASS PLANTER TO BE DEMOLISHED
9. EXIST. ALUMINUM SCREEN TO BE REMOVED (TYP.)
10. EXISTING TILE TO REMAIN
11. PROPOSED PARAPET FOR SCREEN ATTACHMENT (REFER TO STRUCTURAL DRAWINGS)
12. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)

KEY NOTES

* EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
** METAL CLADDING FINISH ON EXIST. CANOPY TO MATCH WITH SCREEN COLOR

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. EXISTING STRUCTURE BEHIND SCREEN AND CLADDING SHOULD BE PAINTED TO MATCH WITH CHAMPAGNE- ACID STUCCO. REFER TO A-501 FOR MATERIAL

B6 KEY NOTES & GENERAL NOTES SCALE: N.T.S

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MIAMI BEACH, FL 33139

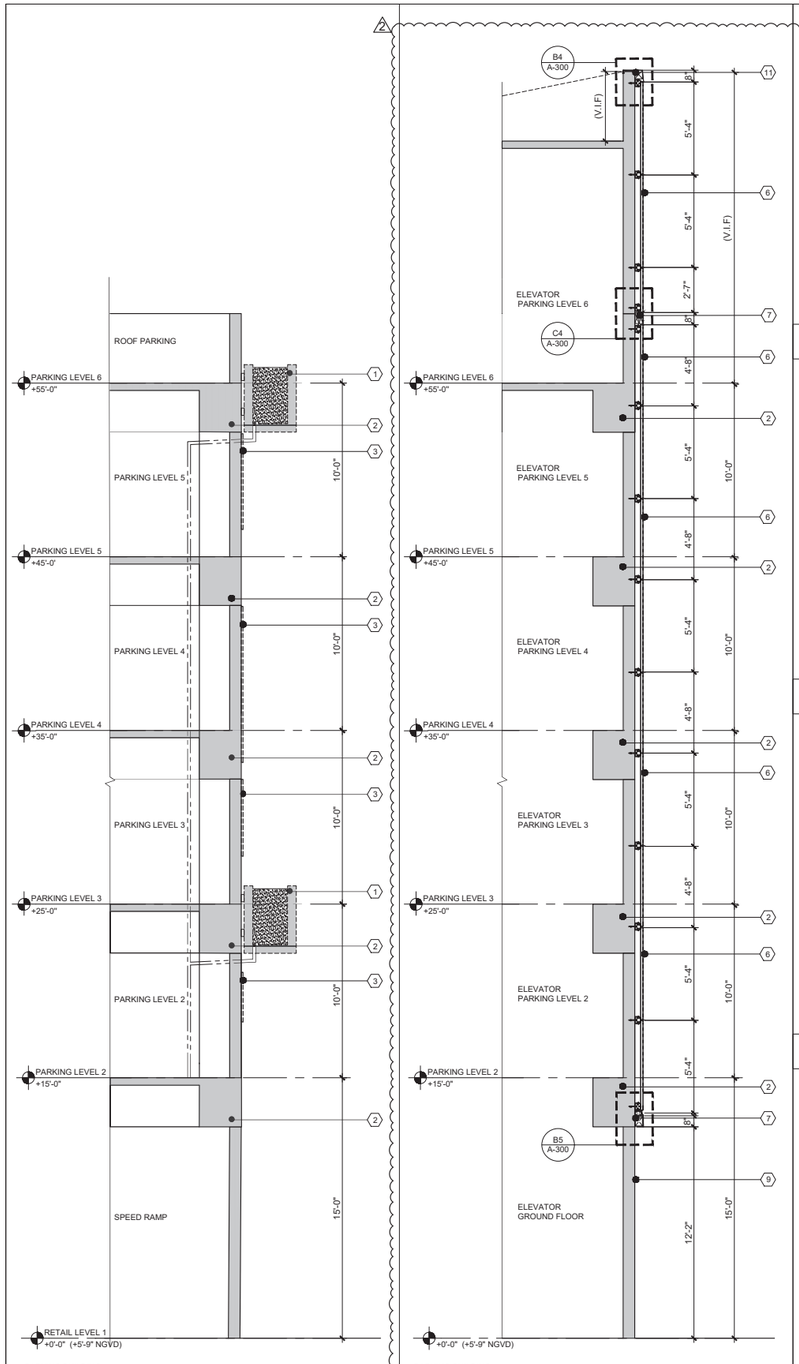
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ARCHITECTURE | JOSE I. GOMEZ
AACO0106 | ARO015416

	DATE	REVISION
1	12-30-2025	OWNER REVISION

DWG. TITLE
WEST WALL SECTION & TYP. PARKING PLANTER SECTION
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-302



A1 EXISTING SOUTH WALL SECTION SCALE: 1/4"=1'-0"

A2 PROPOSED SOUTH WALL SECTION SCALE: 1/4"=1'-0"

D3 NOT USED SCALE:

C3 NOT USED SCALE:

B3 NOT USED SCALE:

A3 NOT USED SCALE:

A4 NOT USED SCALE:

C4 NOT USED SCALE:

B4 NOT USED SCALE:

A4 NOT USED SCALE:

D5 NOT USED SCALE:

C5 NOT USED SCALE:

A5 NOT USED SCALE:

A5 NOT USED SCALE:

LEGEND

1. EXISTING FIBERGLASS PLANTER TO BE DEMOLISHED
2. EXISTING STRUCTURE TO REMAIN
3. EXIST. ALUMINUM SCREEN TO BE REMOVED (TYP.)
4. NOT USED
5. NOT USED
6. PROPOSED CUSTOM METAL PERFORATED SCREEN (REFER TO MATERIAL 1 /A-501)
7. PROPOSED FLASHING
8. EXISTING STUCCO TO MATCH WITH CHAMPAGNE- ACID WASH STUCCO
9. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
10. LED LINEAR FIXTURE (REFER TO A6 /A-308) ⚠1
11. PROPOSED 8" COPING

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. FOR SCREEN DETAIL REFER TO A-307 & A-308.
3. EXISTING STRUCTURE BEHIND SCREEN AND CLADDING SHOULD BE PAINTED TO MATCH CHAMPAGNE- ACID STUCCO.
4. REFER TO A-501 FOR MATERIAL

FIBER GLASS PLANTER TO BE DEMOLISHED

B6 KEY NOTES & GENERAL NOTES SCALE: N.T.S

A6 NOT USED SCALE:

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101 BISCAYNE BLVD. S 309 315
MIAMI FL 33138-4648
T 305 559 1250 bgarchitectspa.com

ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	03-26-2025	CITY COMMENTS

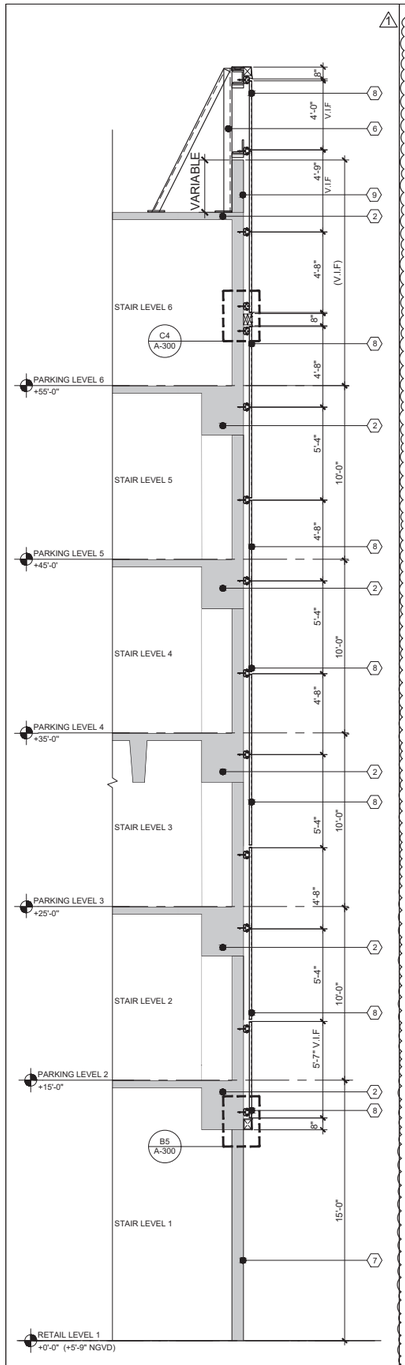
DWG. TITLE
SOUTH WALL SECTION & COPING DETAIL

SCALE
AS SHOWN

PROJECT NO.
2023-33

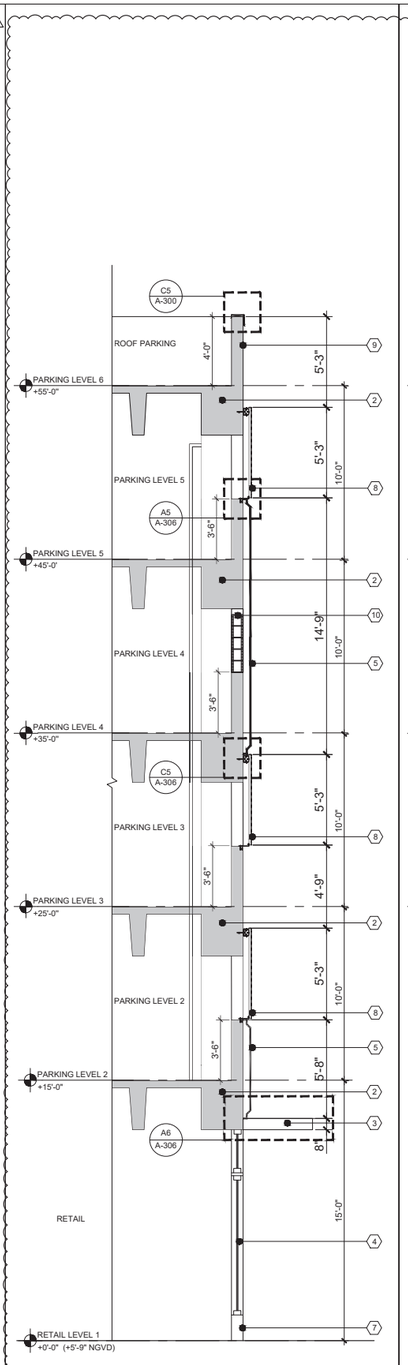
DATE
07-07-2025

SHEET NUMBER
A-303



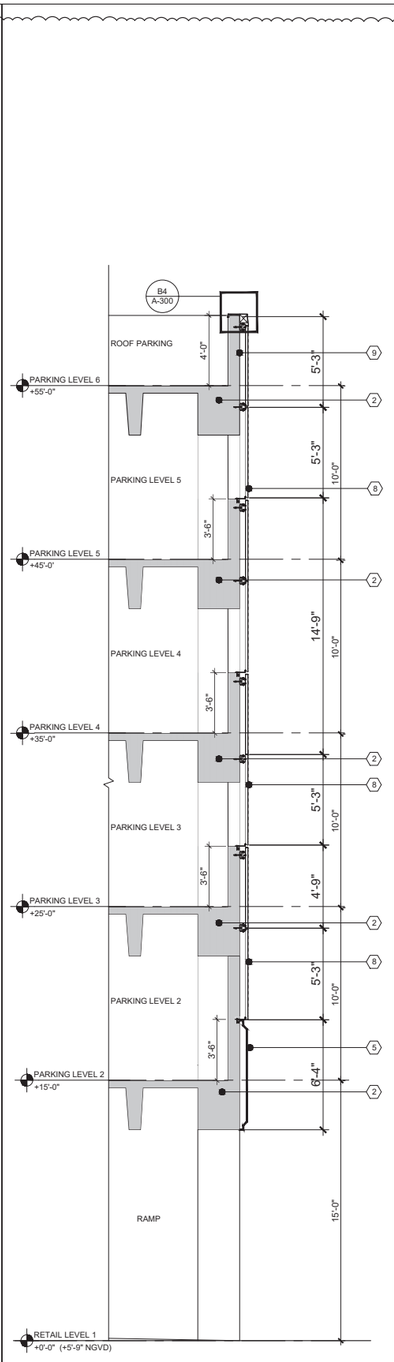
PARKING BUILDING

A1 PROPOSED EAST WALL SECTION SCALE: 1/4"=1'-0"



PARKING BUILDING

A2 PROPOSED EAST WALL SECTION SCALE: 1/4"=1'-0"



PARKING BUILDING

A3 PROPOSED EAST WALL SECTION SCALE: 1/4"=1'-0"

D4 NOT USED SCALE:

C4 NOT USED SCALE:

B4 NOT USED SCALE:

A4 NOT USED SCALE:

D5 NOT USED SCALE:

C5 NOT USED SCALE:

B5 NOT USED SCALE:

A5 NOT USED SCALE:

KEY NOTES

1. NOT USED
2. EXISTING STRUCTURE TO REMAIN
3. EXISTING / PROPOSED CANOPY **
4. EXISTING STOREFRONT TO REMAIN*
5. PROPOSED 5" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
6. PROPOSED PARAPET FOR SCREEN ATTACHMENT (REFER TO STRUCTURAL DRAWINGS)
7. CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 (A-501)
8. PROPOSED CUSTOM METAL PERFORATED SCREEN (REFER TO MATERIAL 1 /A-501)
9. PAINT TO MATCH WITH CHAMPAGNE- ACID STUCCO (APPLIED ON STRUCTURE BEHIND SCREEN AND EIFS PANEL)
10. PROPOSED EIFS PANEL SUPPORT CMU WALL
11. NOT USED

EXISTING STRUCTURE TO REMAIN

KEY NOTES

* EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR
** METAL CLADDING FINISH ON EXIST. CANOPY TO MATCH WITH SCREEN COLOR

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. EXISTING STRUCTURE BEHIND SCREEN AND EIFS PANEL SHOULD BE PAINTED TO MATCH WITH CHAMPAGNE- ACID STUCCO. REFER TO A-501 FOR MATERIAL
3. REFER TO STRUCTURAL DRAWINGS FOR SCREEN SUPPORT DETAILS (SHEET S-03).

B6 KEY NOTES & GENERAL NOTES SCALE: N.T.S

A6 NOT USED SCALE:

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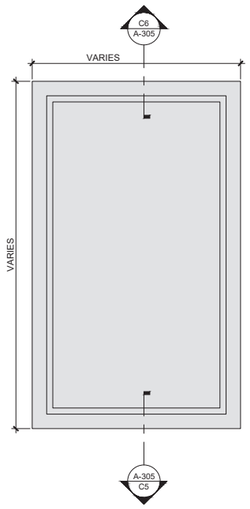
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101 BISCAYNE BLVD. S 305.371
MIAMI FL 33132-1438 T
305.358.1250 bgarchitecture.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

1	12-30-2025	OWNER REVISION	
△	DATE	REVISION	

DWG. TITLE
EAST WALL SECTION
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-304

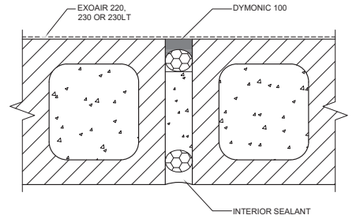
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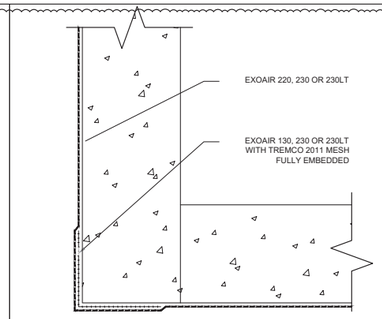
PANEL- FRONT VIEW

GENERAL NOTES.
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. **FOR MATERIAL REFER TO A-501**

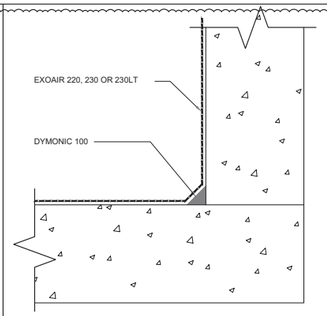
A4 EIFS PANEL ELEVATION (TYP) SCALE: 1" = 1'-0"



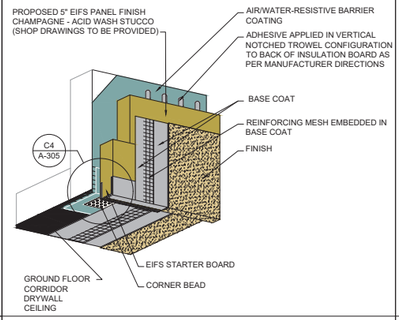
D3 CONTROL JOINT W DYMONIC 100 SCALE: N.T.S



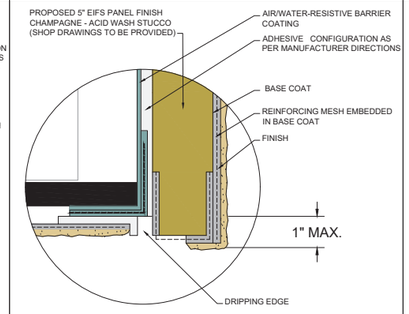
D4 WATERPROOFING DETAIL SCALE: N.T.S



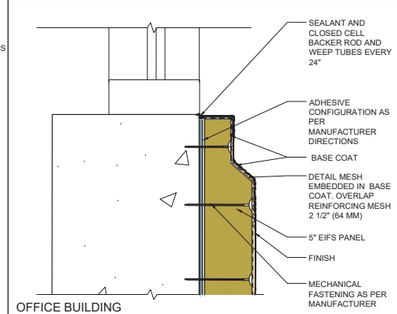
D5 WATERPROOFING DETAIL SCALE: N.T.S



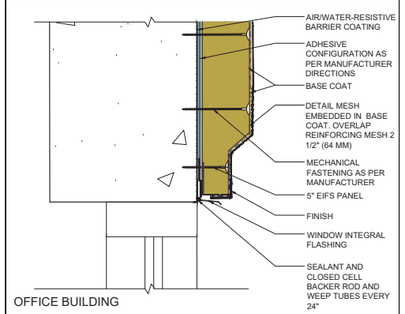
C3 FASCIA/ SOFFIT TRANSITION SCALE: 1/4" = 1'-0"



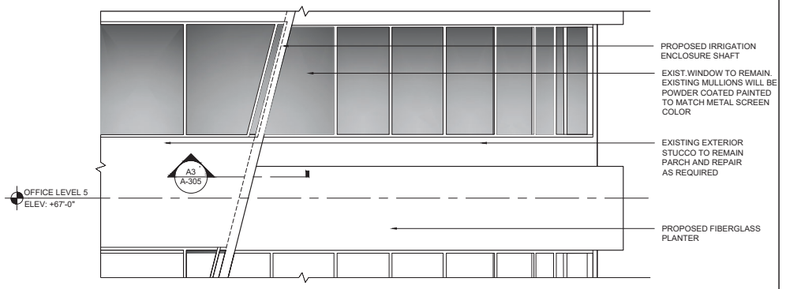
C4 FASCIA/ SOFFIT TRANSITION (ENLARGED) N.T.S.



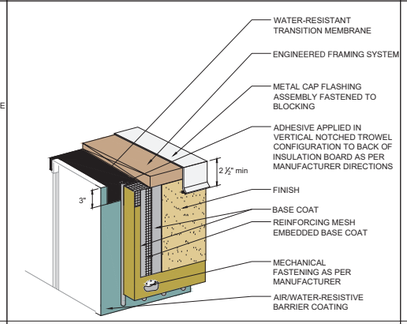
C5 TYP. CLADDING -WINDOW SILL DETAIL SCALE: 3' = 1'-0"



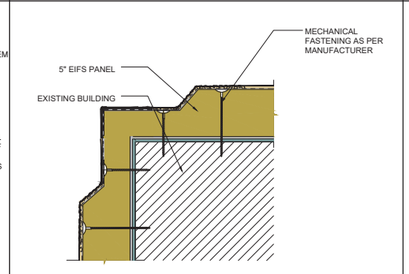
C6 TYP. CLADDING -WINDOW HEAD DETAIL SCALE: 3' = 1'-0"



B1 PLANTER & CLADDING NORTH AND WEST ELEVATION DETAIL (OFFICE BUILDING) SCALE: 1/4" = 1'-0"

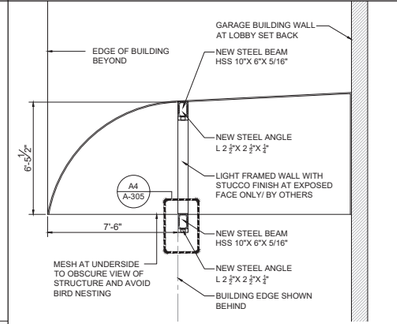


B3 COPING DETAIL SCALE: 3' = 1'-0"

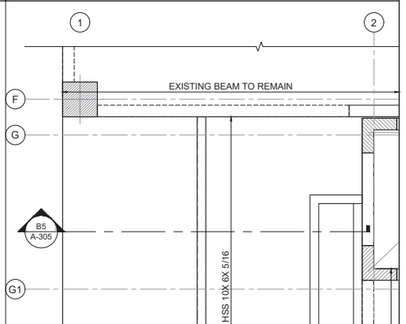


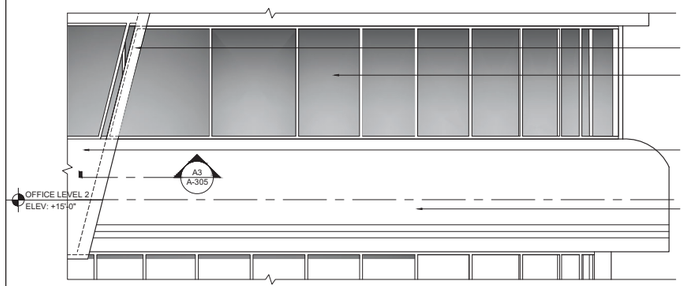
OFFICE BUILDING

B4 90° OUTSIDE FINISHED CORNER SCALE: 3' = 1'-0"

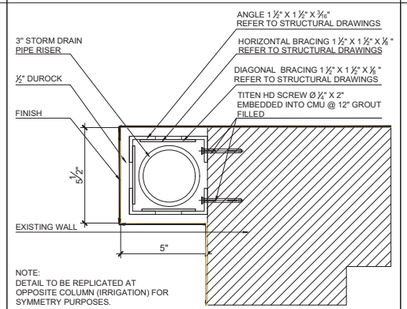


B5 SECTION SCALE: 1/4" = 1'-0"

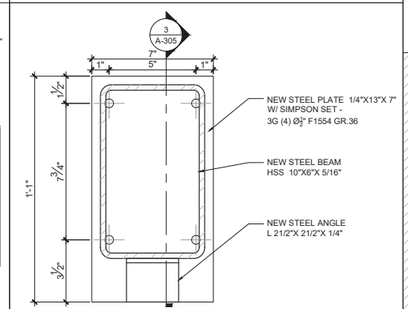


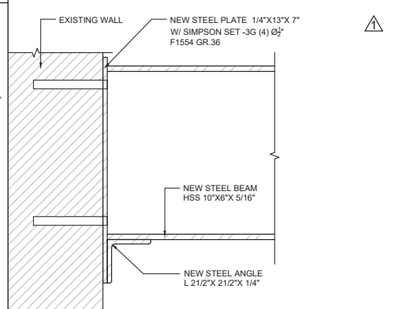


A1 AWNING & CLADDING NORTH AND WEST ELEVATION DETAIL (OFFICE BUILDING) SCALE: 1/4" = 1'-0"



A3 IRRIGATION ENCLOSURE SHAFT SCALE: 3' = 1'-0"





A5 STEEL BEAM .SECTION 3 SCALE: 3" = 1'-0"

A6 FASCIA/ SOFFIT TRANSITION SCALE: 1/4" = 1'-0"

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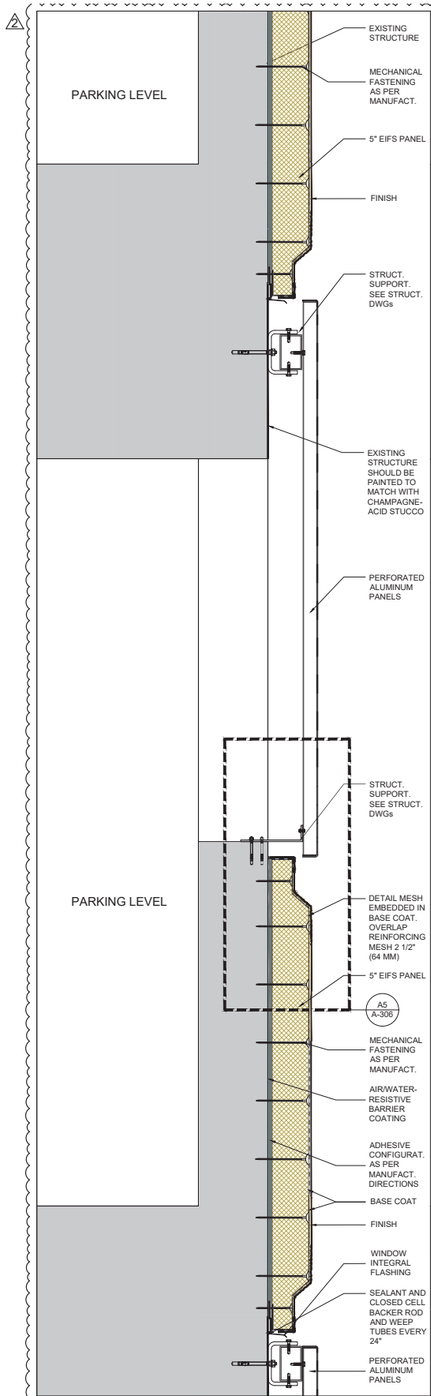
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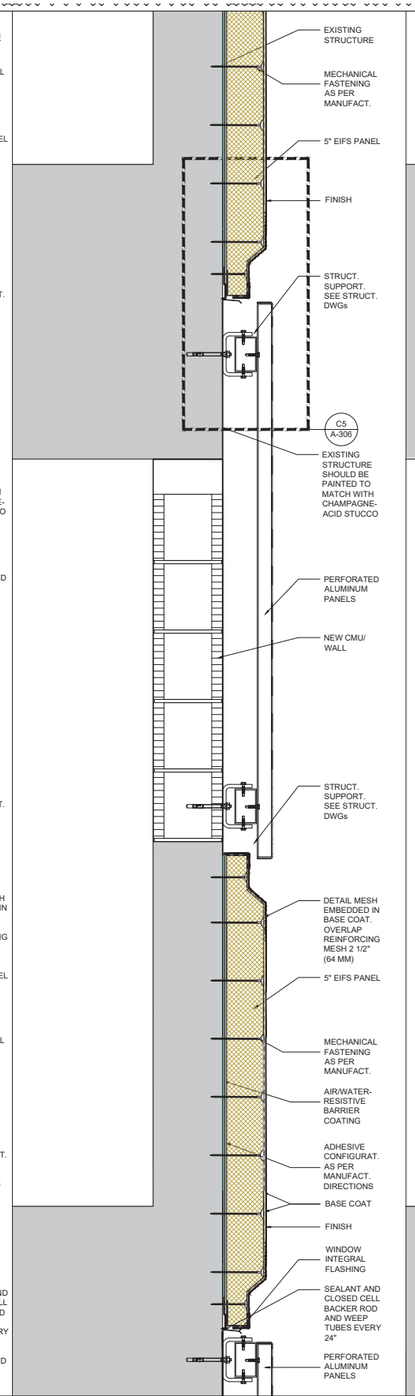
7101 BISCAYNE BLVD. S 309, 310
MIAMI, FL. 33138 .416.6
T 305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

△	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	11-27-2024	CITY COMMENTS

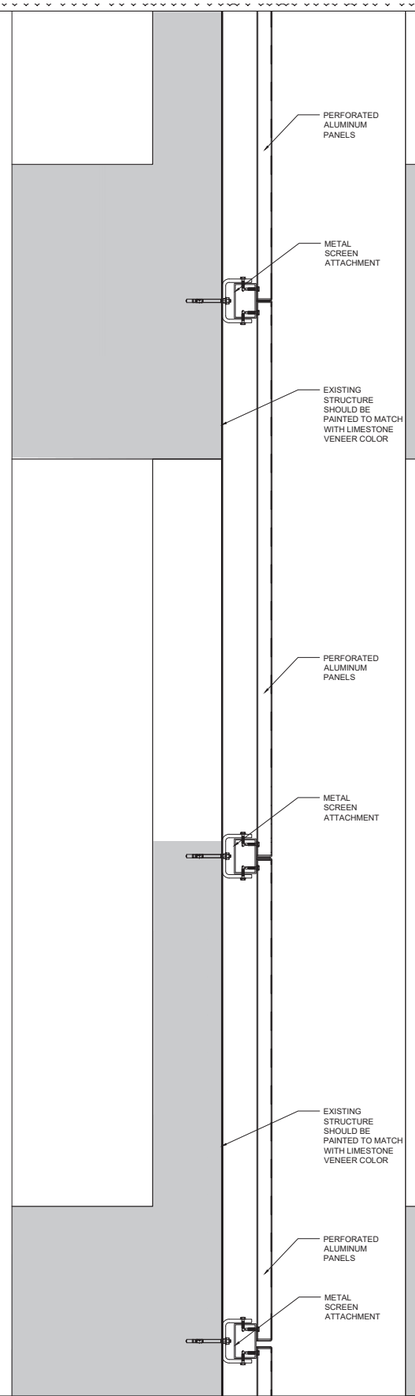
DWG. TITLE
ENLARGED ELEVATION AND DETAILS
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-305



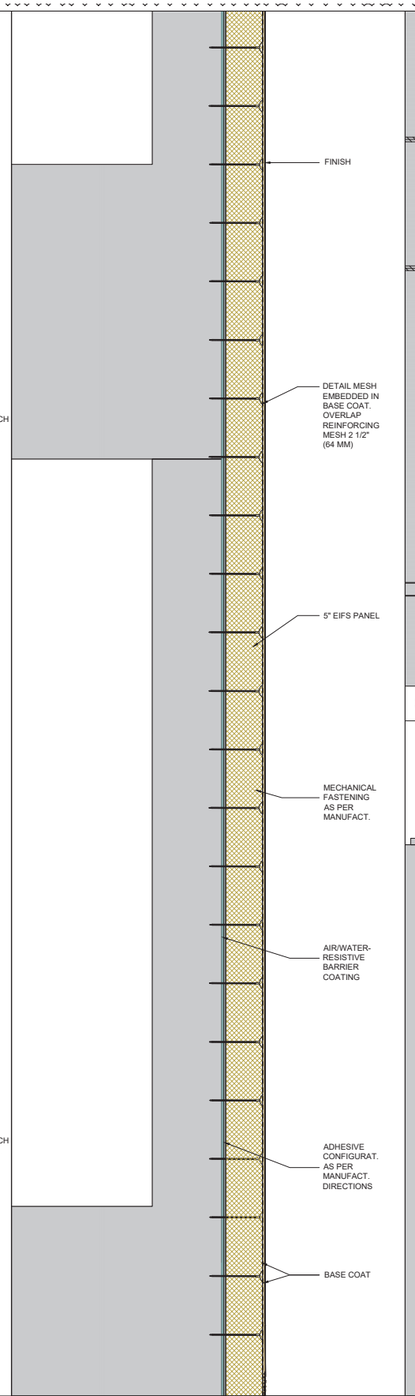
A1 SECTION TYP. DETAIL SCALE: 1 1/2"=1-0"



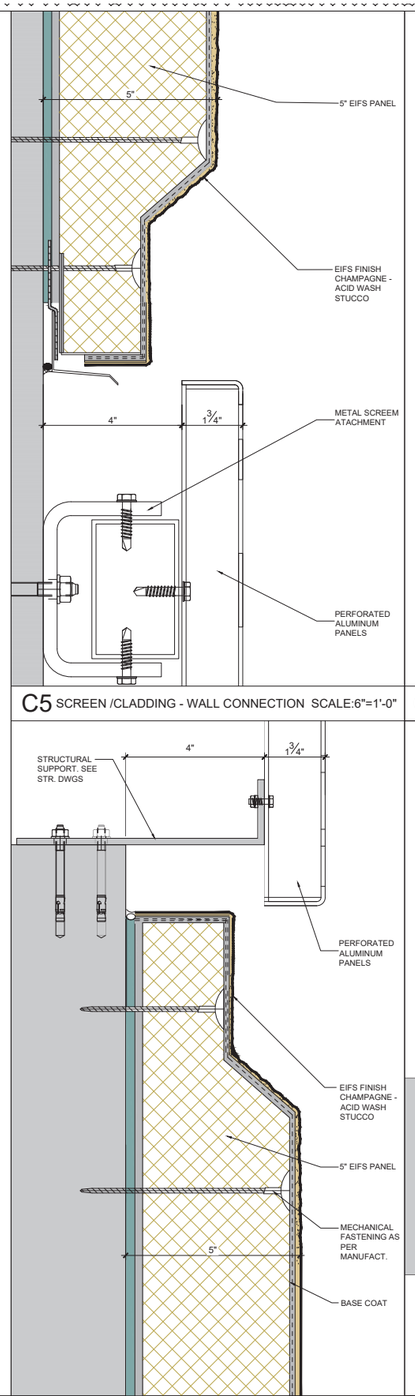
A3 SECTION TYP. DETAIL SCALE: 1 1/2"=1-0"



A3 SECTION TYP. DETAIL SCALE: 1 1/2"=1-0"



SECTION TYP. DETAIL SCALE: 1 1/2"=1-0"

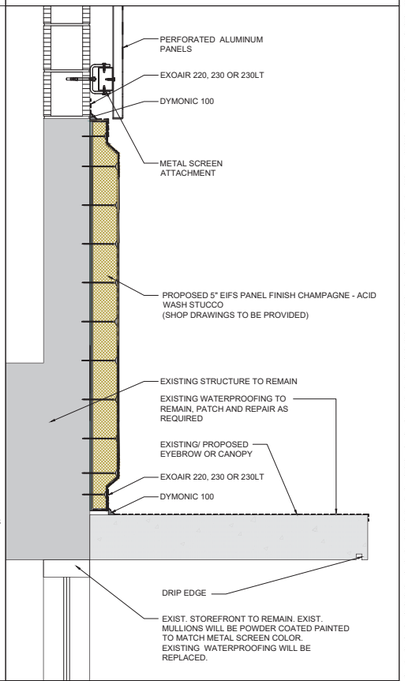


A5 SCREEN /CLADDING - WALL CONNECTION SCALE:6"=1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. FOR MATERIAL REFER TO A-501

C6 GENERAL NOTES



A6 WATERPROOFING DETAIL SCALE: 1" = 1'-0"

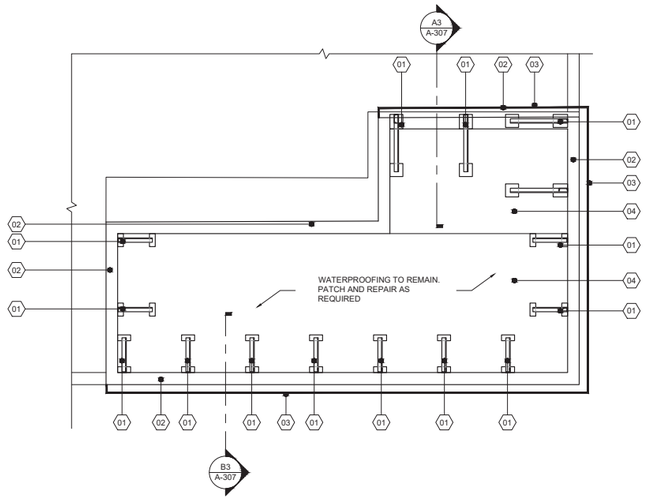
CONSULTANT

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THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGArchitects
2101 BISCAYNE BLVD. S 309 310
MIAMI FL 33138.4644
305 599 1250 bgarchitectsfla.com
ARCHITECTURE | JOSE I. GOMEZ
AA C0010621 AR0015416

			DWG. TITLE: *ENLARGED DETAILS*
			SCALE: *AS SHOWN*
			PROJECT NO.: *2023-33*
			DATE: *07-07-2025*
2	12-30-2025	OWNER REVISION	SHEET NUMBER: *A-306*
1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	



C1 SOUTH-EST STAIR SCREEN SUPPORT DETAIL SCALE: 1/4" = 1'-0"

KEY NOTES

01 PROPOSED SCREEN SUPPORT @4'-0" MAX.

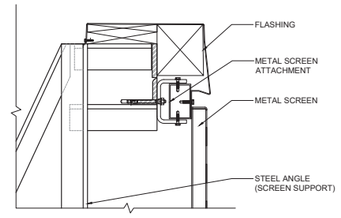
02 EXISTING PARAPET WALL TO REMAIN

03 PROPOSED CUSTOM METAL PERFORATED SCREEN (REFER TO MATERIAL 1 /A-501)

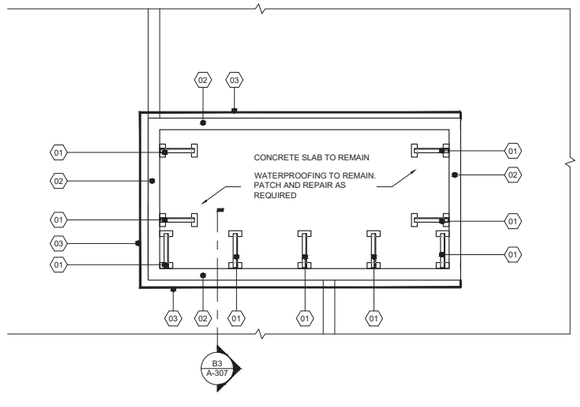
04 CONCRETE SLAB TO REMAIN

GENERAL NOTES

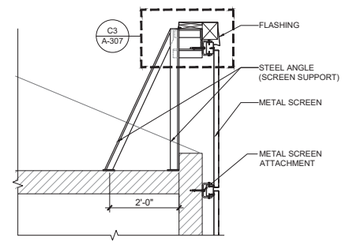
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. WATERPROOFING EXISTING TO REMAIN , PATCH AND REPAIR AS REQUIRED
4. REFER TO STUCTURAL DRAWINGS.
5. REFER TO A-501 FOR MATERIAL



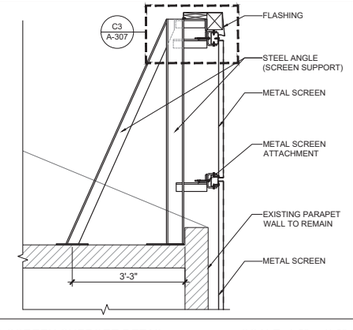
C3 FLASHING SCALE: 1 1/2" = 1'-0"



A1 SOUTH-WEST STAIR SCREEN SUPPORT DETAIL SCALE: 1/4" = 1'-0"



B3 SCREEN SUPPORT DETAIL SCALE: 1/2" = 1'-0"



A3 SCREEN SUPPORT DETAIL SCALE: 1/2" = 1'-0"

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1101 BISCAYNE BLVD. S 309 3110
M I A M I FL 3 3 1 3 8 . 4 6 6 4
T 305 559 1250 bgarchitectspa.com

ARCHITECTURE JOSE I. GOMEZ
AAC001062 AR0015416

△ DATE REVISION

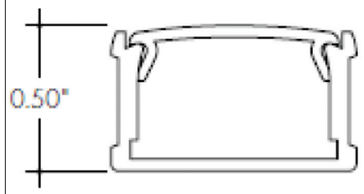
DWG. TITLE
SCREEN SUPPORT DETAIL

SCALE
AS SHOWN

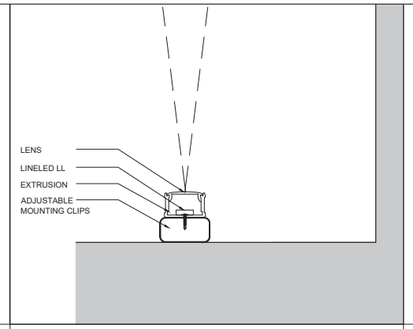
PROJECT NO.
2023-33

DATE
07-07-2025

SHEET NUMBER
A-307

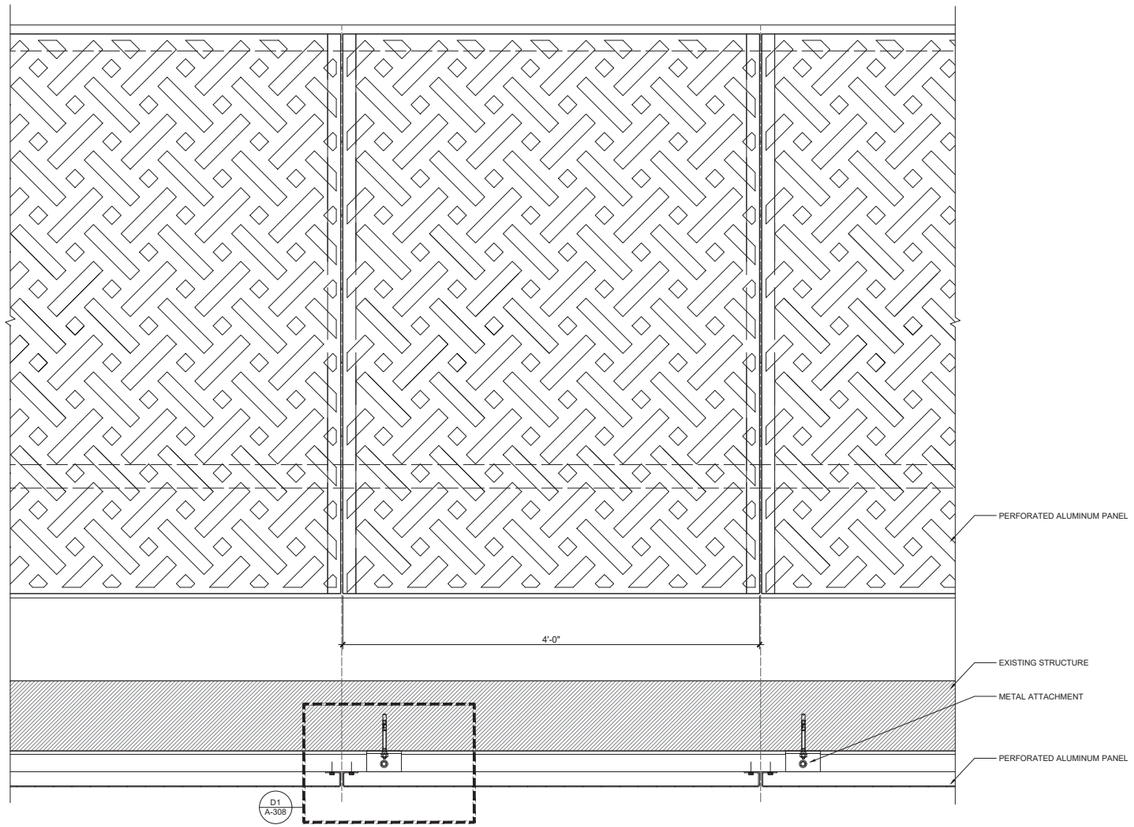


A3 ADJUSTABLE MOUNTING CLIP DETAIL



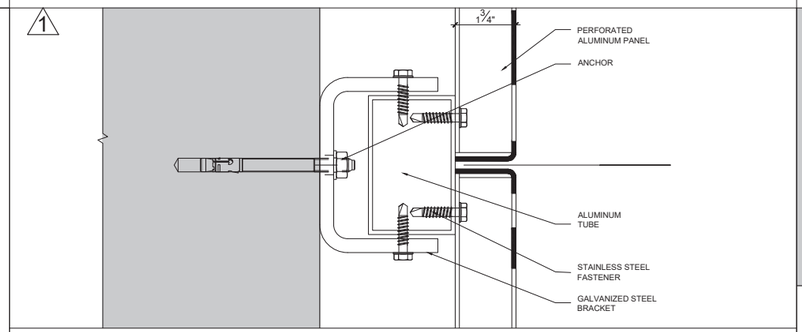
B3 EXTRUDED ALUMINUM PROFILE DETAIL SCALE: N.T.S

C3 LED LINEAR FIXTURE DETAIL SCALE: N.T.S

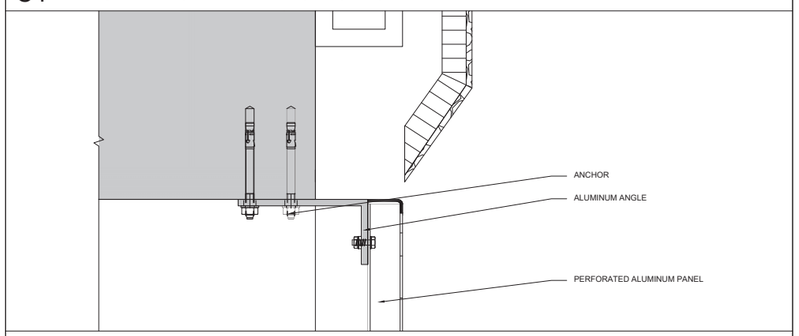


1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. FOR MATERIAL REFER TO A-501

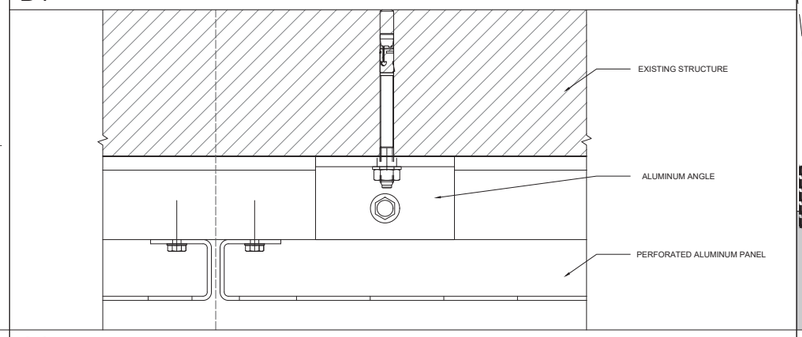
A4 METAL SCREEN PANEL DETAIL SCALE: 1 1/2" = 1'-0"



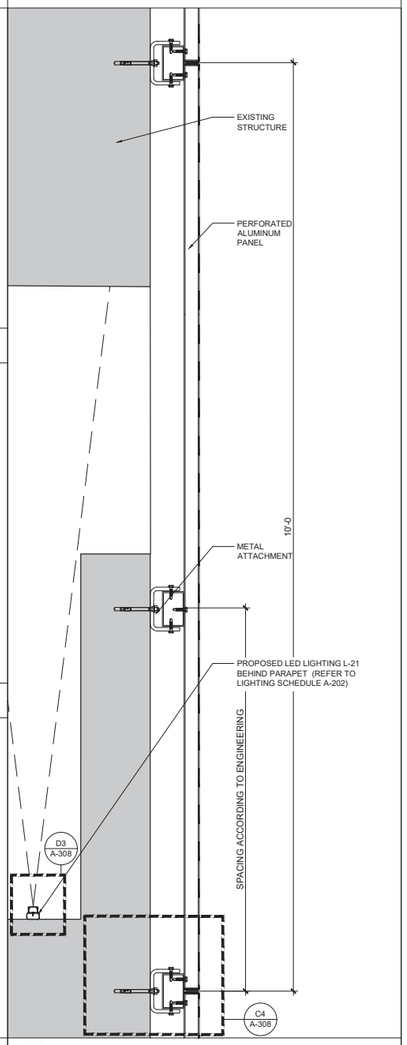
C4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



B4 METAL SCREEN ATTACHMENT DETAIL SCALE: 6" = 1'-0"



A4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



A6 MTL SCREEN ATTACHMENT DETAIL SCALE: 1 1/2" = 1'-0"

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101 BISCAYNE BLVD S 309 310
MIAMI FL 33138 4664
T 305 989 1250 bgarchitectspa.com
ARCHITECTURE | JOSE L GOMEZ
AA C001062 | AR 0015416

△	DATE	REVISION
1	03-26-2025	CITY COMMENTS

DWG. TITLE
CUSTOM METAL PERFORATED SCREEN DETAILS
SCALE
AS SHOWN
PROJECT NO.
2023-33
DATE
07-07-2025
SHEET NUMBER
A-308



1 CUSTOM METAL PERFORATED SCREEN PANELS



4 TRAVERTINO MOSAIC PANEL /
CAVE STONE MOSAIC
(FIBERGLASS MESH FIXED BEHIND)
NOT USED



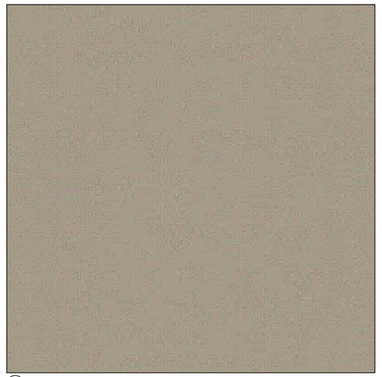
7 PROPOSED CUSTOM DECORATIVE METAL
CLADDING ON EXISTING PARAPET
BY MORIN ARCHITECTURAL WALL



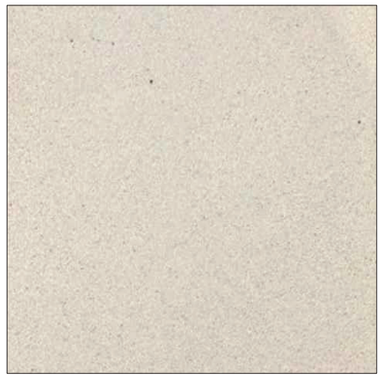
2 PROPOSED LIMESTONE VENEER
NOT USED



5 PROPOSED LIGHT SCONCES
NATURAL TRAVERTINE STONE LED WALL SCONCE | CL889901



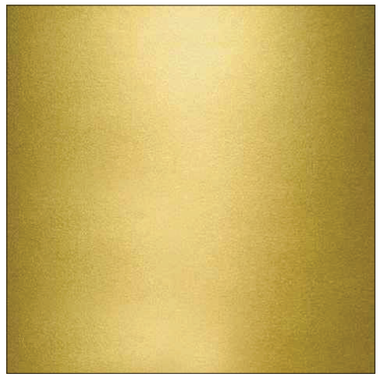
8 PROPOSED AWNINGS (UNDER SEPARATE PERMIT)
PROPOSED FABRIC: FAWN/ SUNBRELLA MAYFIELD
SKU: 6080-0000



3 STUCCO/ CHAMPAGNE - ACID WASH
BY CONCRETE WORKS EAST OR SIMILAR AND
OVER EIFS PANELS



6 METAL CLADDING FINISH



9 EXISTING MULLIONS WILL BE POWDER COATED PAINTED
TO MATCH METAL SCREEN COLOR

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101 BISCAYNE BLVD S 309 310
MIAMI FL 33138.4664
305 599 1250 bgarchitectspa.com
ARCHITECTURE | JOSE L GOMEZ
AAC001062 AR0015416

	DATE	REVISION
2	12-30-2025	OWNER REVISION
1	11-27-2024	CITY COMMENTS

DWG. TITLE: MATERIALS
SCALE: N.T.S
PROJECT NO.: 2023-33
DATE: 07-07-2025
SHEET NUMBER: A-501

GROUND FLOOR DOORS SCHEDULE

DOOR														FRAME	HARDWARE										REMARKS
LOCATION		SIZE									FIRE RATING														
S.F. #	RM. NAME	WIDTH	HEIGHT		TYPE	MATERIAL	FINISH	GLASS	LOUVER	FROSTED	LAMINATED	KICKPLATE	CLASS	HOUR RATING	MATERIAL	FIRE HARD.	KEYLOCK	DEADBOLT	PRIVACY	THUMB LATCH	SELF CLOSING HINGES	DOUBLE LOCK 2 SIDES	DOOR STOP	CONCEALED HINGE	THRESHOLD	WEATHERSTRIP	A.P.M. = AS PER MANUFACTURE A.F.G = ALUMINUM FIXED GLASS A.G.D. = ALUMINUM GLASS DOOR H.W.D = HOLLOW WOOD DOOR
103	GROUND FLOOR (WEST FACADE)	5'-8"	10'-0"	A.P.M.	A	A.G.D	A.P.M.	●						1 1/2 H	METAL	●	●							●	●	●	DOUBLE SWING FACADE DOOR (N.O.A TO BE PROVIDED)

A.P.M. = AS PER MANUFACTURE A.F.G. = ALUMINUM FIXED GLASS S.W.D = SOLID WOOD DOOR A.G.D = ALUMINUM GLASS DOOR V.I.F.E.O. = VERIFY IN FIELD EXISTING OPENING MTL. = METAL V.I.F. = VERIFY IN FIELD

NOTE:
ALL OF DETAILS IN THIS PAGE ARE FOR THE DESIGN INTENT ONLY. SHOP DWGs TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK

NOTE:
ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. ALL DOORS ON THE MEANS OF EGRESS TO HAVE PANIC HARDWARE.

ALL GLASS TO BE SAFETY GLASS CATEGORY II ALL DOORS MIRROR TO BE SAFETY GLASS CATEGORY II

THERE WILL BE NO CHANGES TO THE OPENING SIZE REQUIRED IN EXTERIOR DOOR/WINDOW .

ALL GLASS TO BE SAFETY GLASS CATEGORY II
ALL DOORS MIRROR TO BE SAFETY GLASS CATEGORY II

NOTE: ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
ALL DOORS ON THE MEANS OF EGRESS TO HAVE PANIC HARDWARE.

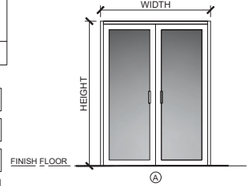
NOTE: ALL OF DETAILS IN THIS PAGE ARE FOR THE DESIGN INTENT ONLY.
SHOP DWGs TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK.

DOORS SERVING 100 OR MORE OCCUPANTS SHALL BE PROVIDED WITH PANIC HARDWARE.

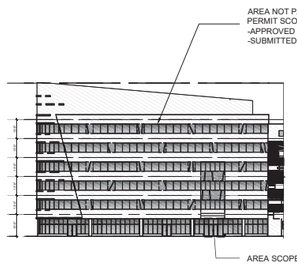
DOORS TO BE CLEAR GLASS AND CLEAR ANODIZED ALUMINUM UNLESS OTHERWISE NOTED.

ALUMINUM FINISH NOTE: ALUMINUM FOR ALL NEW STOREFRONT TO MATCH EXISTING FRAMES.

METAL BEAMS OR COLUMNS ADJACENT TO STOREFRONT SHOULD BE WRAP WITH ALUMINUM TO MATCH STOREFRONT. TO BE DONE BY STOREFRONT SUBCONTRACTOR.



D1 DOOR / WINDOWS SCHEDULES AND NOTES



TERMITE PROTECTION

- ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY- OPERATED FROM THE EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS, APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWINGING DOORS SHALL HAVE THE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWINGING DOORS. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE A MULTIPLE POINT LOCK WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
- HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBETED OR OF A SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
- FRONT AND MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCK ACTIVATING DEVICE, SHALL COMPLY WITH ANSI Z97.1.

A. IF THE DESIGN PRESSURE ON THE WINDOW DOES NOT EXCEED 65 PSF, SECURE THE WINDOW TO A 2" X P.T. WOOD BUCK USING THE NUMBER AND TYPE OF FASTENERS AS DESCRIBED ON THE NOTICE OF ACCEPTANCE & SECURE THE 2" X WOOD BUCK TO THE STRUCTURE USING 1" CORROSION RESISTANCE APPROVED CONCRETE SCREW ANCHORS W/ A MIN. EMBEDMENT OF 4" @ 24" O.C. (4" FROM ENDS) ON CONCRETE AND @ 15" O.C. (6" FROM ENDS) ON 3000 PSI ON ASTM C-90 (CONCRETE BLOCK OR.

B. SECURE WINDOW DIRECTLY TO STRUCTURE W/ 1" CORROSION RESISTANCE APPROVED CONCRETE SCREW ANCHORS W/ A MIN. EMBEDMENT OF 4" SPACED AS DESCRIBED ON THE NOTICE OF ACCEPTANCE. A NOMINAL 1"X3" P.T. WOOD SPACER SHALL BE USED BETWEEN THE WINDOW AND THE STRUCTURE BUT THE EMBEDMENT IN THE CONCRETE BLOCK SHALL REMAIN TO BE 4".

GENERAL FINISH NOTES

A. ANY DOOR IN ANY MEANS OF EGRESS PATH SHALL COMPLY WITH FBC 1010 FOR REQUIRED FORCE TO OPEN. A 15LB (67 N) FORCE SHALL RELEASE A LATCH.
B. NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE SOUTH FLORIDA BUILDING CODE.
C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY.
D. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED.
E. ANY DOOR IN A REQUIRED MEANS OF EGRESS FROM AN AREA HAVING AN OCCUP. LOAD OF 50 OR MORE PERSONS SHALL BE PROVIDED WITH A PANIC HARDWARE OR FIRE EXIT HARDWARE.
F. EGRESS DOORS EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE SHALL MET ALL THE FOLLOWING CRITERIA:
   - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
   - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
G. WALK-IN COOLERS AND FREEZERS SHALL BE EQUIPPED WITH 1/4 QUARTER TURN LOW CONDUCTION DOOR LOCKING MECHANISM AS REQUIRED FOR OCCUPANTS TO EXIT EASILY AND QUICKLY AND SO PREVENT ENTRAPMENT.

1. PARTITION & FLOOR/CEILING ASSEMBLIES NOTES:
   - ALL FIRE RATED WALLS AND PARTITIONS MUST BE EXTENDED TO UNDERSIDE OF THE DECK ABOVE
   - WALL, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM THE PUBLIC OR SERVICES AREA SHALL HAVE A SOUND TRANSMISSION CLASS (STC) NOT LESS THAN 50 ACCORDING TO 1207.2 F.B.C.
   - FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50
   - PENETRATION OR OPENING IN PARTITIONS AND FLOOR/CEILING ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINET; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHER WISE TREATED TO MAINTAIN THE REQUIRED RATINGS
2. INSULATION MINIMUM VALUES NOTE:
   - REFER TO ENERGY CALC. REPORT FOR DETAILS.
   - ALL HOLLOW METAL DOORS TO BE PAINTED WITH A RUST INHIBITIVE PRIMER & FINISHED WITH AN ALKALINE BASED RUST INHIBITIVE SEMI-GLOSS PAINT.
   - ALL HARDWARE SHOULD BE STAINLESS STEEL & WITHSTAND EXPOSURE TO EXTERIOR CLIMATE CONDITIONS. ALL DOORS TO HAVE MIN. 3 HINGES.
   - ALL EXTERIOR WALL DOORS SHALL HAVE WEATHERPROOFING, ALL HOLLOW METAL DOORS SEPARATING AIR CONDITIONED SPACES FROM NON-CONDITIONED SPACES SHALL BE INSULATED. ALL EXTERIOR HOLLOW METAL DOORS & FRAMES ARE 16 GA. GALV. W/ WELDED SOLID EDGES. EXPOSED DOORS FLUSH WITH WALL ABOVE SHALL HAVE GALV. RAIN HOODS.
   - EXIT SIGNAGE & HARDWARE TO COMPLY W/ ALL APPLICABLE CODES INCL. BUT NOT LIMITED TO FBC 1016.3.4.
   - SEE DOORS, STOREFRONT AND WINDOWS ELEV.
   - SUBMIT SHOP DWGS.
   - ALL FIRE RATED DOORS TO BE INSTALLED W/ 3/4 HOUR RATED COMPLETE ASSEMBLY -DOOR, FRAME, CLOSER, HARDWARE.
   - ALL FIRE RATED DOORS SHALL HAVE SELF-CLOSING AND LATCHING HARDWARE. SELF-CLOSING DOORS MUST CLOSE AND FULLY LATCH FROM ANY OPEN POSITION LATCH FROM ANY OPEN POSITION WHEN RELEASED.
   - ALL GLASS TO BE CLEAR IMPACT RESISTANT UNLESS OTHERWISE NOTED.
   - ALL DOORS TO COMPLY FBC 1010.
   - FOR THRESHOLDS @ COMMON AREA DOORS, REFER TO SCHEDULE. IN NO CASE SHALL THRESHOLDS ON AN ACCESSIBLE ROUTE EXCEED ½" IN HEIGHT. RAISED THRESH0LDS AND FL00R LEVEL CHANGES MORE THAN ¼" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
   - THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN ½". THE ELEVATION SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF.

HANDICAPS DOOR NOTES

- HANDLES, PULLS, LATCHES, LOCKSET AND OTHER OPERATING MECHANISMS ON ENTRANCE DOORS, RESTROOM & TOILET ROOM DOORS & OTHER DOORS WHICH ARE PART OF AN ACCESSIBLE ROUTE, SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- ALL DOORS SHALL BE OPERATED BY A SINGLE EFFORT.
- EXTERIOR SWINGING DOORS: NO REQUIREMENT FOR OPENING FORCE AT THIS TIME.
- INTERIOR SWINGING DOORS: SHALL BE OPERABLE BY A FORCE OF NOT MORE THAN 5 LBF.
- SLIDING OR FOLDING DOORS: SHALL BE OPERABLE BY A FORCE OF NOT MORE THAN 5 LBF.
- THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.
- ELECTRONICALLY CONTROLLED MECHANISMS ARE LEVER OPERATED, PUSH TYPE, AND EXAMPLES OF ACCEPTABLE DESIGNS.
- IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS. A STATIC COEFFICIENT OF FRICTION SHALL BE OF 0 6 FOR ACCESSIBLE ROUTES AND 0.8 FOR RAMPS.
- ALL HANDICAP ACCESSIBLE DOORS, & DOORS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH ONE HAND & ACCEPTABLE TO THE PHYSICALLY HANDICAPPED UNDER THE ADA OR OTHER CODE REQUIREMENTS. SUCH MECHANISMS SHALL BE "U" SHAPED HANDLES, PULLS OR LEVER OPERATED LATCHES, LOCKSETS, ETC.

FIRESTOPS DETAILS FOR FURRED SPACES

A. STOREFRONT AND WINDOW ELEVATIONS ARE FOR GENERAL CONFIGURATION ONLY. MANUFACTURER TO DESIGN STOREFRONTS TO MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS AND SHALL SUBMIT SHOP DRAWINGS, PRODUCT APPROVAL AND STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER FOR REVIEW.
B. ALL WINDOW GLAZING AND GLASS DOORS TO BE CATEGORY II SAFETY GLAZING AS PER FBC 2406.3.
C. ALL GLAZING SHALL BE IMPACT GLASS, LIGHT GRAY TINTED.
D. ALL ALUMINUM IN STOREFRONTS AND WINDOWS TO BE PAINTED ALUMINUM. SUBMIT COLOR SAMPLES TO ARCHITECT PRIOR TO FABRICATION.
E. FIELD VERIFY ALL MASONRY OPENINGS PRIOR TO FABRICATION AND NOTE IN SHOP DRAWINGS SUBMITTAL.
F. SUBMIT PRODUCT APPROVAL.
G. PROVIDE ANY AND ALL NECESSARY BREAK METAL TO MATCH STOREFRONT ON EXTERIOR VERTICAL AND HORIZONTAL ALUM. COLUMNS.
H. CAULK ALL INTERIOR AND EXTERIOR JOINTS EXPOSED TO VIEW AND DOUBLE BEAK OF CAULKING WHERE BUCK MEETS MASONRY.
I. ALL REQUIRED ALUM. TUBING BETWEEN STOREFRONT SYSTEM BY GLASS SUBCONTRACTOR.
J. GLASS DOORS AND ADJACENT GLASS PANELS ARE CATEGORY II SAFETY GLAZING.

GENERAL GLAZING NOTES:

- FIXED GLASS IN EXTERIOR WALLS:

A. ALL OPERABLE OR NON OPERABLE GLAZED PANELS, LOCATED WITHIN 12" FROM A DOOR, AND WHOSE BOTTOM IS LESS THAN 48" FROM THE WALKING SURFACE, SHALL BE CAT. II SAFETY GLASS. AS PER FLORIDA BUILDING CODE SECT. 2411.2

- GLAZING IN INTERIOR OF STRUCTURE:

A. PROVIDE CATT. II SAFETY GLASS IN ALL GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURES. AS PER FLORIDA BUILDING CODE SECT. 2411.6.3
B. ALL GLASS MIRRORS SHALL COMPLY WITH A.S.T.M. C1036

STOREFRONT & WINDOW NOTES

105.10 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES.

- A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

105.11 NOTICE OF TERMITE PROTECTION.

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

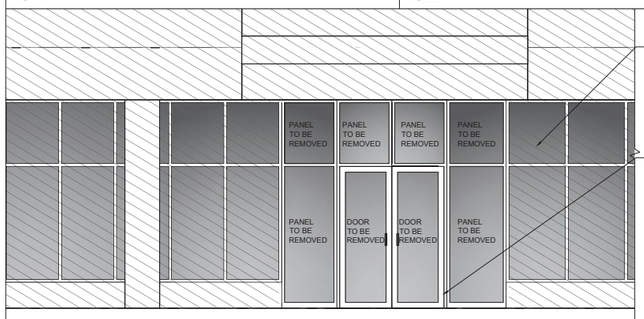
1816.1 TERMITE PROTECTION.

- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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."

EGRESS NOTES

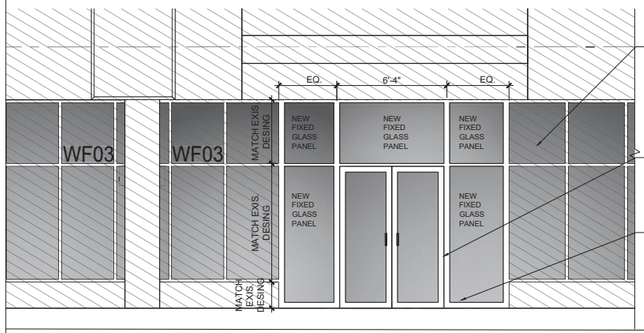
A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.
B. ALL NEW WOOD TO BE INHERENTLY FIRE RETARDANT.
C. PAINT ALL INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW.
D. ALL FLOOR FINISHES TO BE SLIP RESISTANT: 0.6 COEFFICIENT OF FRICTION FOR ACCESSIBLE ROUTE. 0.8 FOR RAMPS.
E. ALL GROUT TO BE EPOXY GREASE RESISTANT & SEALED.
F. PROVIDE FLOOR TO CEILING PLASTIC (SCREWED IN TYPE) CORNER GUARDS AT KITCHEN OUTSIDE CORNERS.
G. INSTALL CLEAR SILICONE CAULK AT ALL JOINTS AS DIRECTED BY HEALTH DEPARTMENT.
H. INTERIOR FLOOR TO HAVE SURFACES WHICH ARE EVEN AND SUBSTANTIALLY EVEN.
I. CONTRACTOR TO VERIFY IN FIELD DIMENSIONS OF ALL OPENINGS & ACCOMMODATE FINISH WHERE REQUIRED.
J. TO VERIFY ALL DOORS JAMB CLEAR WIDTH INCLUDING CASING REQS. BEFORE INSTALLATION OF ANY STUDS
K. ALL NEW FINISHES: WALL/CEILING/FLOOR/TRIM/DECOR. ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.

C1 KEY PLAN (WEST ELEVATION)



B1 EXISTING OFFICE BUILDING WEST ELEVATION

C2 GENERAL NOTES



A1 PROPOSED OFFICE BUILDING WEST ELEVATION



A3 EXISTING DOOR PHOTO



A5 EXISTING DOOR PHOTO

CONSULTANT

THE LINCOLN BL
1691 MICHIGAN
MIAMI BEACH, FL 33139

BGArchitects
101 BISCAYNE BLVD. S 305 371
MIAMI FL 33138-4648
305.559.1250 bgarchitectspa.com
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

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1	11-27-2024	CITY COMMENTS	
△	DATE	REVISION	1

DWG. TITLE: DOOR SCHEDULE
SCALE: N.T.S
PROJECT NO.: 2023-33
DATE: 07-07-2025
SHEET NUMBER: A-601

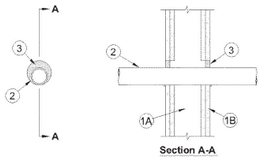
System No. W-L-2299

W-L-2299

May 19, 2005

F Ratings — 1 & 2 Hr (See Item 1)

T Rating — 0 Hr



Section A-A

1. **Wall Assembly —** The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide spaced max 24 in. (610 mm) OC.

B. **Gypsum Board*- —** The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Design in the UL Fire Resistance Directory. Max diam of opening is 3-1/2 in. (89 mm).

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. **Through-Penetrants —** One nonmetallic pipe or conduit installed eccentrically or concentrically within opening. Annular space between penetrant and periphery of opening to be min 0 in. (0 mm, point contact) to max 1-1/8 in. (29 mm) Penetrant to be rigidly supported on both sides of wall. The following types and sizes of penetrants may be used:

A. **Polyvinyl Chloride (PVC) Pipe —** Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe —** Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

C. **Rigid Nonmetallic Conduit+ —** Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

D. **Acrylonitrile Butadiene Styrene (ABS) Pipe —** Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 solid core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

E. **Electrical Nonmetallic Tubing (ENT)+ —** Nom 1-1/4 in (32 mm) diam (or smaller) ENT installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70).
See **Electrical Nonmetallic Tubing** (FKHU) category in the Electrical Construction Materials Directory for names of manufacturers.

3. **Fill, Void or Cavity Material* - Caulk or Sealant —** Min 5/8 in. (16 mm) thickness of caulk applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall.
3M COMPANY — IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant. (Note: CP 25WB+ not suitable for use with CPVC pipes.)

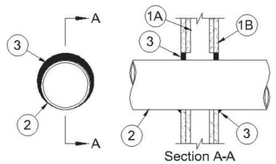
System No. W-L-1296

W-L-1296

February 14, 2008

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 0 and 1/4 Hr (See Item 1)



Section A-A

1. **Wall Assembly —** The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide spaced max 24 in. (610 mm) OC.

B. **Gypsum Board* —** The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 10-5/8 in. (270 mm).

C. **Steel Sleeve —** (Optional, Not Shown) - Cylindrical sleeve fabricated from min 0.019 in. thick (0.48 mm) galv sheet steel and having a min 2 in. (51 mm) lap along the longitudinal seam. Length of steel sleeve to be equal to thickness of wall. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the openings and releasing the coil to let it uncoil against the circular cutouts in the gypsum wallboard layers.
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed. The hourly T Rating is 0 and 1/4 Hr for 1 and 2 Hr rated assemblies, respectively.

2. **Through-Penetrants —** One metallic pipe, conduit, tubing or flexible metal pipe installed concentrically or eccentrically within opening. Annular space between penetrant and periphery of opening to be min 0 in. (0 mm point contact) to max 2 in. (51 mm). Penetrant to be rigidly supported on both sides of wall. The following types and sizes of penetrants may be used:

A. **Steel Pipe —** Nom 8 in. (203 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.

B. **Iron Pipe —** Nom 8 in. (203 mm) diam (or smaller) cast or ductile iron pipe.

C. **Conduit —** Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or nom 6 in. (152 mm) rigid steel conduit.

D. **Copper Tubing —** Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.

E. **Copper Pipe —** Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.

F. **Through Penetrating Product*-Flexible Metal Piping —** The following types of steel flexible metal gas piping may be used:
1.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
OMEGA FLEX INC
2.) Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
GASTITE, DIV OF TITEFLEX
3.) Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
WARD MFG INC

3. **Fill, Void or Cavity Material* - Caulk or Sealant —** Min 5/8 in. (16 mm) thickness of caulk applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall.
3M COMPANY — IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant
*Bearing the UL Classification Mark

System No. C-AJ-2378

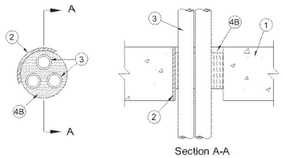
C-AJ-2378

May 19, 2005

F Rating — 2 Hr

T Rating — 0 Hr

W Rating — Class 1 (See Item 4)



Section A-A

1. **Floor or Wall Assembly —** Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1778 - 2400 kg/m3) concrete. Floor assembly may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core **Precast Concrete Units***. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening 5 in. (127 mm).

See **Concrete Blocks** (CAZT) and **Precast Concrete Units** (CFTV) categories in Fire Resistance Directory for names of manufacturers.

2. **Steel Sleeve —** (Optional) - Nom 5 in. (127 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly. Steel sleeve may be installed flush or may project max 2 in. (51 mm) beyond the floor or wall surfaces.

3. **Through-Penetrants —** One or more nonmetallic pipes, conduits or tubes installed concentrically or eccentrically within opening. Annular space between penetrants and periphery of opening or sleeve shall be min of 1/4 in. (6 mm) to max 2 in. (51 mm). The space between penetrants shall be min of 1/4 in. (6 mm) to max 2 in. (51 mm). Penetrants to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used:

A. **Polyvinyl Chloride (PVC) Pipe —** Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

B. **Rigid Nonmetallic Conduit+ —** Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).

C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe —** Nom 1-1/2 in. (38 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

D. **Crosslinked Polyethylene (PEX) Tubing —** Nom 1 in. (38 mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

4. **Firestop System —** The details of the firestop system shall be as follows:

A. **Packing Material —** Min 3 in. (76 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or top edge of sleeve or from both surfaces of wall or both ends of sleeve as required to accommodate the required thickness of fill material. In floors constructed of hollow-core concrete, packing material to be recessed from top and bottom surfaces of floor or sleeve as required to accommodate the required thickness of fill material.

B. **Fill, Void or Cavity Materials* - Caulk or Sealant —** Min 1/2 in. (13 mm) thickness of caulk applied within the annulus, flush with top surface of floor or top edge of sleeve or with both surfaces of wall or both ends of sleeves. In floors constructed of hollow-core concrete, min 1/2 in. (13 mm) thickness of caulk applied within the annulus, flush with top and bottom surfaces of floor or sleeve. Min 1/4 in. (6 mm) diam bead of caulk applied to the penetrant/concrete or penetrant/sleeve interface at the point contact location on the top surface of floor or both surfaces of wall or hollow-core concrete.

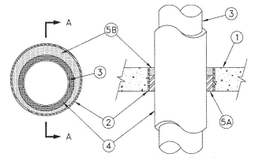
3M COMPANY — IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant
(Note - W Rating applies only when FB-3000 WT is used. CP 25WB+ not suitable for use with CPVC pipes.)

System No. C-AJ-5208

C-AJ-5208

January 06, 2010

F Rating — 2 Hr
T Rating — 1/2 Hr



SECTION "A-A"

1. Floor or Wall Assembly — Min 2-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete floor or min 3-1/2 in. thick reinforced lightweight or normal weight concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 8-1/4 in.
See Concrete Blocks (CAZT) in Volume 1 of the Fire Resistance Directory for names of manufacturers.

2. Metallic Sleeve (Optional) — Nom 8 in. diam (or smaller) Schedule 10 steel pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces.

3. Through Penetrants — One metallic pipe or conduit to be installed concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or tubing may be used:
A. Steel Pipe — Steel Pipe - Nom 4 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Iron Pipe — Nom 4 in. diam (or smaller) cast or ductile iron pipe.
C. Copper Tubing — Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing..
D. Copper Pipe — Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
4. Pipe Insulation — Plastics+ Nom 1 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The annular space shall be min 1/2 in. to max 1-3/8 in.
See Plastics+ (QMFZ2) category in the Plastic Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.

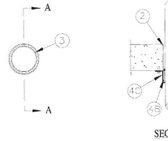
5. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 1-1/2 in. thickness of min 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant Min 1 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
*Bearing the UL Classification Mark
+Bearing the UL Recognized Component Marking
*Bearing the UL Classification Mark

System No. C-AJ-2242

C-AJ-2242

November 20, 2009

F Rating — 2 Hr
T Ratings — 1-3/4 and 2 Hr (See Item 2)
W Rating — Class 1 (See Item 4)



SECTION A-A

1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600 - 2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units*. For nom 2-1/2 in. (64 mm) diam and smaller pipes and conduits, diam of opening shall be 1/2 in. (13 mm) larger than nom pipe diam. For pipes and conduits greater than nom 2-1/2 in. (64 mm) diam of opening shall be 1 in. (25 mm) larger than nom pipe diam.
See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

2. Steel Sleeve — (Optional,) — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly. When Steel Sleeve is used, T Rating is 1-3/4 hr.
3. Through Penetrants — One nonmetallic pipe or conduit to be centered within opening with a nom annular space between pipe or conduit and periphery of 1/8 in. (3.2 mm) for nom 2-1/2 in. (64 mm) diam and smaller pipes and conduits and 1/4 in. (6 mm) for pipes and conduits greater than nom 2-1/2 in. (64 mm). Pipe or conduit to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Rigid Nonmetallic Conduit++ — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
D. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
E. Fire Retardant Polypropylene (FRPP) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
4. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Materials* — Caulk or Sealant — Min 1/4 in. (6 mm) thickness of caulk applied within annular space, flush with bottom of floor, or both sides of wall.
3M COMPANY — CP 25WB+ caulk, FB-3000 WT sealant, IC 15WB+ caulk, or FireDam 150+ caulk
(Note - W Rating applies only when FB-3000 WT is used. CP 25WB+ and FireDam 150+ not suitable for use with CPVC pipes.)
A1. Fill, Void or Cavity Materials*— Sealant (Optional, Not Shown) — For floor assemblies, min 1/2 in. (13 mm) thickness of sealant may be applied within the annular space flush with top surface of floor.
3M COMPANY — FB-1000 NS or FB-3000 WT
(Note - W Rating applies when FB-3000 WT or FB-1000 NS is used.)
B. Fill, Void or Cavity Materials* — Wrap Strip — Nom 1/8 in. (3.2 mm) thick intumescent material supplied in 2 in. (51 mm) wide strips. Wrap strip tightly wrapped around nonmetallic pipe with continuous layers and butted tightly against the bottom surface of the floor or both surfaces of the wall. For nom 2 in. (51 mm) diam (and smaller) pipes, one layer is required. For nom 2-1/2 and 3 in. (64 and 76 mm) diam pipes, two layers are required. For nom 3-1/2 and 4 in. (89 and 102 mm) diam pipes, three layers are required. Wrap strip layers temporarily held in position using aluminum foil tape, steel wire tie, or equivalent.
3M COMPANY — Ultra GS
3. Steel Collar — Nom 2 in. (51 mm) deep collar with 1-1/4 in. (32 mm) wide by 2 in. (51 mm) long anchor tabs and min 1/2 in. (13 mm) long tabs to retain wrap strip layers. Coils of precut 0.016 in. (0.41 mm) thick (28 gauge) galv sheet steel available from wrap strip manufacturer. As an alternate, collar may be field-fabricated from min 0.016 in. (0.41 mm) thick (28 gauge) galv sheet steel in accordance with instruction sheet supplied by wrap strip manufacturer. Steel collar, with anchor tabs bent outward 90 degree, wrapped tightly around wrap strip layers with min 1 in. (25 mm) overlap at seam. Anchor tabs to be pressed tightly against floor or wall surface(s), and collar to be compressed around wrap strip layers using a min 1/2 in. (13 mm) wide by 0.028 in. (0.71 mm) thick stainless steel band clamp at the collar midheight. As an alternate to the band clamp, collar for systems with three or more layers of wrap strip may be fastened together along the overlapping seam with three No. 6 by 3/8 in. (10 mm) long self-tapping steel screws. Collar to be secured to floor or wall surface(s) with 1/4 in. (6 mm) diam by min 1-1/2 in. (38 mm) long steel expansion bolts in conjunction with steel nuts and min 1-1/4 in. (32 mm) diam steel fender washers. Min of two, three or four anchor bolts, symmetrically located, for nom 2 in. (51 mm) diam (and smaller), nom 3 in. (76 mm) diam (and smaller) and nom 4 in. (102 mm) diam (and smaller), pipes, respectively.
D. Firestop Device* — As an alternate to Items 4B and 4C, firestop device to be installed in accordance with the accompanying installation instructions. Firestop device to be installed and latched around pipe and secured to the underside of the floor or both side walls with Ultra Fast Anchor Straps or with 1/4 in. (6 mm) diam by min 1-1/4 in. (32 mm) long steel anchor bolts in conjunction with min 1-1/4 in. (32 mm) diam steel fender washers. Min of two, three or four anchor straps or anchor bolts, symmetrically located, for nom 2, 3 and 4 in. (51, 76 and 102 mm) diam pipes, respectively.
3M COMPANY — Ultra RC Pack 2.0, 3.0, 4.0.

System No. 263

UL-263

June 13, 2024

Ceiling Membrane Rating — 1 Hr

1.Supporting Structure #1 —Fire-resistance rated. Suitable point of attachment of C-Channels (Item 4).
2.Supporting Structure #2 —If necessary - Suitable point of attachment of hanger wire (Item 3).
3.Hanger Wire —If necessary - Min. 8 gauge steel wire, hung from holes punched in C-Channel (Item 4). Hanger wire spaced nominally 24 in. OC.
4.C-Channels —Used to support steel studs at both ends. Min. 3-5/8 in. deep with min. 1-1/4 in. legs and formed from min. No. 20 MSG galv. steel. Perimeter channels attached to a fire-resistance rated supporting structure (Item 1) with fasteners spaced not greater than 24 in. O.C. at both the top and bottom of the vertical leg. When used with Items 2 and 3, C-Channelsecured back to back with 1/2 in. Type S screws spaced 24 in. OC along centerline of C-Channels. Where C-Channels form a butt joint, screws placed at both top and bottom of both sidesof butt joint.
5.Steel Studs —Min. 3-5/8 in. wide with min. 1-5/8 in. legs containing folded back flanges and formed from min. No. 20 MSG galv. Steel. Studs to be cut 3/8 in. to 5/8 in. less than theclear span between the vertical legs of the perimeter channels. Studs spaced a max. 16 in. OC. At each end of the stud, the top and bottom legs shall be secured to the perimeter channelwith one 3/8 in. long pan-head steel screw. Studs are used at each end of the horizontal barrier to terminate the assembly at the adjoining wall. These end studs shall be secured to theadjoining wall in the same manner as the perimeter channels (Item 4). Maximum unsupported length of studs not to exceed 8 ft. 1 in.
6.Steel Strap —Min 4 in. wide formed from min. No. 20 MSG galv. Steel. Secured perpendicular to the studs at the centerline of the span using one 3/8 in. long pan-head steel screw.Strips to overlap one full stud bay at splice locations. As an alternate to the steel strap, C-Channels (Item 4) may be substituted and installed in the same manner as the steel straps. If acontinuous piece is not used, abut channels on each side of the centerline of the span and overlap one full stud bay.
6A.Framing Members* —As an alternate to items 3, 4, 5, and 6 - Main runners, cross tees, cross channels and wall angle as listed below:
a.Main Runners —Nom 10 or 12 ft long , 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 24 in. OC, twist tied tosupporting structure.
b.Cross Tees —Nom 4 ft long, 1-1/2 in. wide face, installed perpendicular to the main runners, spaced 16 in. OC. The cross tees or cross channels may be riveted or screw attached to thewall angle or channel to facilitate the ceiling installation.
c.Cross Channels —Nom 4 ft long, installed perpendicular to main runners, spaced 16 in. OC.
d.Wall Angle or Channel — Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1-9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. Tosupport steel framing member ends and for screw-attachment of the gypsum panel.
ARMSTRONG WORLD INDUSTRIES INC— Type DFR-8000.
7.Gypsum Board* —Three layers of nom. 5/8 in. thick gypsum board installed with long dimension perpendicular to the steel studs or Framing Members*. Base secured to studs andperimeter channels with 1 in. long Type S steel screws spaced max. 16 in. OC. Middle layer secured to the studs or Framing Members* and perimeter supports with 1-5/8 in. long Type Ssteel screws spaced max. 16 in. OC. Middle layer edge and end joints staggered a min. 16 in. from base layer joints. Face layer secured to the studs or Framing Members* and perimetersupports with 2-1/4 in. long Type S steel screws spaced max. 12 in. OC. Face layer edge and end joints staggered a min. 16 in. from middle layer joints.
NATIONAL GYPSUM CO— Type FSW, FSW-6, FSW-C, eXP-C
8.Joint Tape and Compound —Not Shown — (Optional, Not Required On Joints or Screw Heads) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screwheads; paper tape, nom. 2 in. wide, embedded in first layer of compound over all joints.

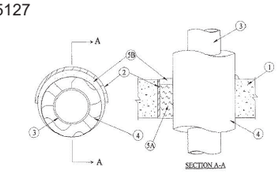
System No. C-AJ-5127

C-AJ-5127

July 28, 2003

F Rating — 1 Hr

T Rating — 0 Hr



SECTION A-A

1. **Floor or Wall Assembly —** Min 4-1/2 in. thick reinforced normal weight (140-150 pcf) concrete floor or min 5 in. thick reinforced normal weight concrete wall. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening is 10 in.

See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Metallic Sleeve —** (Optional) — Nom 10 in. diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces.

3. **Through Penetrants —** One metallic pipe to be installed either concentrically or eccentrically within the firestop system. Pipe to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes may be used:

A. **Steel Pipe —** Nom 4 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.

B. **Iron Pipe —** Nom 4 in. diam (or smaller) cast or ductile iron pipe.

C. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

4. **Pipe Coverings* —** One of the following types of pipe coverings shall be used:

A. **Pipe and Equipment Covering Materials* —** Nom 2 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. The annular space within the firestop system shall be min 0 in. (point contact) to max 1-1/2 in.

See **Pipe and Equipment Covering — Materials** — (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

B. **Pipe Covering Materials* —** Nom 2 in. thick unfaced mineral fiber pipe insulation having a nom density of 3.5 pcf (or heavier) and sized to the outside diam of pipe or tube. Pipe insulation secured with min 8 AWG steel wire spaced max 12 in. OC. The annular space within the firestop system shall be 0 in. (point contact) to max 1-1/2 in.

IIG MINWOOL L L C — High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc

C. **Sheathing Material* —** Used in conjunction with Item 3B. Foil-scrim-kraft or all service jacket material shall be wrapped around the outer circumference of the pipe insulation (Item 4B) with the kraft side exposed. Longitudinal joints and transverse joints sealed with metal fasteners or butt tape.

See **Sheathing Materials** (BVDV) category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

5. **Firestop System —** The firestop system shall consist of the following:

A. **Packing Material —** Min 4 in. thickness of min 4 pcf mineral wool batt insualtion firmly packed into opening as a permanent form. At the point contact location between insulated through penetrant and concrete, packing material forced into interstices of insulated through penetrant and concrete to max extent possible. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.

B. **Fill, Void or Cavity Material* — Sealant —** Min 1/2 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall assembly. At the point contact location between insulated through penetrant and concrete, a min 3/8 in. diam bead of caulk grade fill material shall be applied at the concrete/insulated through penetrant interface on the top surface of floor and on both surfaces of wall.

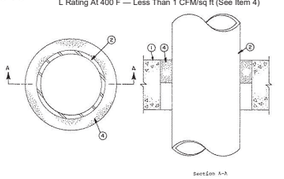
A/D FIRE PROTECTION SYSTEMS INC — A/D FIREBARRIER Silicone SL (floors only) and A/D FIREBARRIER Silicone (floors and walls)
*Bearing the UL Classification Mark

System No. C-AJ-1013

C-AJ-1013

December 07, 1999

F Rating — 1 Hr
T Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 4)
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 4)



Section A-A

1. Floor or Wall Assembly — Min 5 in. thick reinforced normal weight (140-155) pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 6 in.
See Concrete Block (CAZT) category in the Fire Resistance Directory.

2. Through Penetrants — One metallic pipe, or conduit to be centered within the firestop system. Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:
A. Steel Pipe — Nom 4 in. diam (or smaller) Schedule 5 (or heavier) steel pipe. A nom annular space of 3/4 in. is required within the firestop system.
B. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit. A nom annular space of 3/4 in. is required within the firestop system.
3. Packing Material — (Not Shown) — Nom 1 in. diam open cell polyurethane foam backer rod friction-fitted into the opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
4. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. thickness of fill material applied within annulus, flush with top surface of floor or with both surfaces of wall.
3M COMPANY — Types FB-2000 or FB-2000+ . (Note: L Ratings apply only when FB-2000+ is used.)

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR UTILIZING PRODUCTS SUITABLE FOR THE ASSEMBLIES DESCRIBED BY DETAILS.
2. REFER TO UL DIRECTORY FOR MATERIAL RATING AND SUPPLIER INFORMATION.
3. LOOK FOR UL MARK ON PRODUCT TO BE UTILIZED.

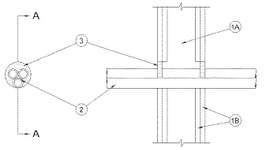
System No. W-L-2300

W-L-2300

May 19, 2005

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 0 and 1/2 Hr (See Item 1)



Section A-A

1. **Wall Assembly —** The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide spaced max 24 in. (610 mm) OC.

B. **Gypsum Board*- —** The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Design in the UL Fire Resistance Directory. Max diam of opening is 4 in. (102 mm).

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed. The hourly T Rating is 0 and 1/2 Hr for 1 and 2 Hr rated assemblies, respectively.

2. **Through-Penetrants —** One or more nonmetallic pipes, conduits or tubes installed concentrically or eccentrically within opening. Annular space between penetrants and periphery of opening to be min 0 in. (0 mm, point contact) to max 1 in. (25 mm) Spaces between penetrants shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm) Penetrants to be rigidly supported on both sides of wall. The following types and sizes of penetrants may be used:

A. **Polyvinyl Chloride (PVC) Pipe —** Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

B. **Rigid Nonmetallic Conduit++ —** Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe —** Nom 1-1/2 in. (38 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

D. **Crosslinked Polyethylene (PEX) Tubing —** Nom 1 in. (25 mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

3. **Fill, Void or Cavity Material* - Caulk or Sealant —** Min 5/8 in. (16 mm) thickness of caulk applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall.
3M COMPANY — IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant. (Note: CP 25WB+ not suitable for use with CPVC pipes.)

System No. C-AJ-2377

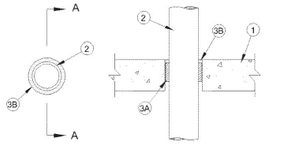
C-AJ-2377

May 19, 2005

F Rating — 2 Hr

T Rating — 2 Hr

W Rating — Class 1 (See Item 3)



Section A-A

1. **Floor or Wall Assembly —** Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf) or 1600 - 2400 kg/m3) concrete. Floor assembly may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core **Precast Concrete Units***. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening 5 in. (127 mm).

See **Concrete Blocks** (CAZT) and **Precast Concrete Units** (CFTV) categories in Fire Resistance Directory for names of manufacturers.

2. **Through Penetrant· —** Nom 3 in. (76 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC) or SDR13.5 chlorinated polyvinyl chloride (CPVC) pipe for use in closed (process or supply) piping systems. One pipe to be installed concentrically or eccentrically within opening. Annular space between pipe and periphery of opening shall be min 1/2 in. (13 mm) to max 1 in. (25 mm). Pipe to be rigidly supported on both sides of floor or wall assembly.

3. **Firestop System· —** The firestop system shall consist of the following:

A. **Packing Material· —** Min 3 in. (76 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material. In floors constructed of hollow-core concrete, packing material to be recessed from top and bottom surfaces of floor as required to accommodate the required thickness of fill material.

B. **Fill, Void or Cavity Materials* — Caulk or Sealant —** Min 1/2 in. (13 mm) thickness of caulk applied within the annulus, flush with top surface of floor or with both surfaces of wall. In floors constructed of hollow-core concrete, min 1/2 in. (13 mm) thickness of caulk applied within the annulus, flush with top and bottom surfaces of floor or sleeve as required to accommodate the required thickness of fill material.

Note - W Rating applies only when FB-3000 WT is used. CP 25WB+ not suitable for use with CPVC pipes.)

3M COMPANY — IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant
*Bearing the UL Classification Mark

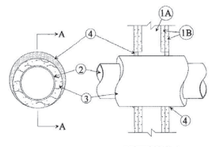
System No. W-L-5039

W-L-5039

September 07, 2004

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 3/4, 1 and 1-1/2 Hr (See Item 2)



SECTION A-A

1. **Floor or Wall Assembly —** Min 4-1/2 in. thick reinforced normal weight (140-150 pcf) concrete floor or min 5 in. thick reinforced normal weight concrete wall. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening is 10 in.

See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Metallic Sleeve —** (Optional) — Nom 10 in. diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces.

3. **Through Penetrants —** One metallic pipe to be installed either concentrically or eccentrically within the firestop system. Pipe to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes may be used:

A. **Steel Pipe —** Nom 4 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.

B. **Iron Pipe —** Nom 4 in. diam (or smaller) cast or ductile iron pipe.

C. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

4. **Pipe Coverings* —** One of the following types of pipe coverings shall be used:

A. **Pipe and Equipment Covering Materials* —** Nom 2 in. thick hollow cylindrical heavy density (min 3.5