RESIDENCE RENOVATION FOR GOLDEN BEACH 555 CORP.

555 Ocean Boulevard
Golden Beach, Florida 33160

PROJECT NOTES

THIS SPECIFICATION IN CONJUNCTION WITH THESE DRAWINGS, AND SEPARATELY ISSUED INTERIOR DESIGN SPECIFICATIONS, PLANS, AND DETAILS, PROVIDES FOR THE LABOR, MATERIAL, EQUIPMENT, AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOOK. 4 KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY OWNER OR ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE FLORIDA BUILDING CODE 5th EDITION (FBC 2014) IS THE APPLICABLE CODE FOR CONSTRUCTION. ALL BUILDING COMPONENTS SHALL COMPLY WITH SECTION 8-4Ø OF THE METRO-DADE CODE FOR PRODUCT COMPLIANCE AND APPROVAL.

AIA DOCUMENT A-2Ø1 (LATEST EDITION) GENERAL CONDITION OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF COMPLETION FROM TOWN OF GOLDEN BEACH BUILDING AND ZONING DEPARTMENT.

THE GENERAL CONTRACTOR AND MAJOR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, VISIT THE SITE, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND ANY MOBILIZATION OR SITE WORK. DO NOT SCALE DRAWINGS.

REFERENCES ON PLANS REFER TO SECTIONS OF THE FLORIDA BUILDING CODE 2014 EDITION. ALL BUILDING COMPONENTS SHALL COMPLY WITH SECTION 8-C OF THE METRO-DADE CODE FOR PRODUCT COMPLIANCE AND APPROVAL.

ALL COLORS, AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE OWNER OR ARCHITECT, AND WHERE POSSIBLE MATERIALS AND FINISHES SHALL MATCH EXISTING.

ALL AREAS DAMAGED BY DEMOLITION SHALL BE RETURNED TO THEIR ORIGINAL OR RENOVATED CONDITION AS INDICATED ON THE PLANS.

ALL INTERIOR PARTITIONS SEPARATING HABITABLE SPACES WILL RECEIVE MINIMUM 3.5" SOUND ATTENUATION BLANKET.

APPROVED STORM PANELS SHALL BE PROVIDED FOR ALL NEW WINDOWS AND DOORS APPROVED FOR INSTALLATION BUT NOT ACCEPTED BY DADE COUNTY FOR IMPACT REQUIREMENTS.

WOOD: ROUGH FRAMING MATERIAL, SOUTHERN YELLOW PINE. IN CONTACT WITH MASONRY OR IN DAMP LOCATIONS, PRESSURE TREAT. FINISH OR EXPOSED SHALL BE CLEAR FIR/LARCH OR SPECIES FOR PAINTED (OPAQUE) MILLWORK AS THE OWNER SELECTS.

WOOD CONNECTORS: ALL BOLTS, CLIPS, STRAPS, MISC. ANGLES, LAGS, ETC., WILL BE HOT DIPPED GALVANIZED.

ALL ELECTRICAL DEVICES, SWITCH PLATES, OUTLETS, ETC., WILL BE AS THE OWNER SELECTS, OR MATCH EXISTING.

WALKS AND/OR DRIVE AREAS SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT DAMAGE TO EXISTING PAVED OR CONCRETE SURFACES.

ALL TRASH AND DEBRIS GENERATED BY THE CONTRACTOR FOR SCOPE OF WORK DESCRIBED IN THIS DOCUMENT SHALL BE REMOVED AT TIMELY INTERVALS DURING THE COURSE OF CONSTRUCTION. A TRASH DUMPSTER WILL BE PROVIDED ON SITE BY THE GC.

CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE ACCESS TO PREMISES BY OWNER AT ALL TIMES. SECURITY SYSTEM FULL TIME 1ØØ% COVERAGE DURING CONSTRUCTION.

PAINTING: ALL PAINT SHALL BE FIRST LINE SHERWIN WILLIAMS, BENJAMIN MOORE OR PRATT & LAMBERT OR OWNER APPROVED EQUAL. COLORS AS SELECTED BY THE OWNER. INTERIOR SPACES TO BE PAINTED ARE LIMITED TO NEW CONSTRUCTION AREAS AND THOSE AFFECTED BY CONSTRUCTION.

EXTERIOR STUCCO 2 COATS ACRYLIC LATEX.

INTERIOR WALLS - LOW LUSTER LATEX 2 COATS.

WOODWORK EXTERIOR - OIL BASE ENAMEL 2 COATS OR CABOTS STAIN.

WOODWORK INTERIOR - SANDING SEALER, 2 COATS OIL BASE ENAMEL.
- OR -
SANDING SEALER, 2 COATS SATIN CLEAR FINISH, WITH BLEACH TREATMENT OR STAIN AS OWNER SELECTS.

INTENT IS TO PROVIDE SATISFACTORY FINISH TO ALL PORTIONS OF THE BUILDING AFFECTED BY THIS CONSTRUCTION. ALL EXISTING SURFACES SHALL BE CLEANED AND THOROUGHLY PREPARED TO RECEIVE PAINTERS FINISH. IF SPECIFIED FINISH DOES NOT OFFER ACCEPTABLE COVERAGE, ADDITIONAL COATS WILL BE PROVIDED TO GIVE SATISFACTORY COVERAGE.

ALL CERAMIC TILE SURFACES ON EXTERIOR BALCONIES SHALL BE PLACED ON THIN SET OR GROUT BED WHICHEVER IS APPLICABLE. ALL ELEVATED CONCRETE SLABS RECEIVING TILE SHALL BE PREPARED WITH "DEX-O-TEX" FLUID APPLIED WATER- PROOFING TREATMENT OR EQUAL, PRIOR TO APPLICATION OF SETTING BED MATERIAL.

CONCRETE: OWNER'S GC IS RESPONSIBLE TO FLASH, PATCH, SCRAPE, OR GRIND THE NEW OR EXISTING CONCRETE SLAB AND TO PROVIDE A SMOOTH SURFACE, FREE FROM HOLES, BUMPS, OR CRACKS PRIOR TO THE APPLICATION OF ANY FINISH FLOORING.

STRUCTURAL METALS: THE DESIGN, FABRICATION, AND INSTALLATION OF ALL MISC. METAL LINTELS, SUPPORTS, AND FRAMING SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER'S GENERAL CONTRACTOR. SHOP DRAWINGS OF SUCH MISC. METAL WORK SHALL BE SUPPLIED TO THE OWNER FOR APPROVAL.

METAL STUD SYSTEM: ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED AS FOLLOWS: FOR PARTITIONS UP TO AND INCLUDING 12'-Ø" IN HEIGHT, USE 3-5/8" 2Ø GA. STUDS AT 16" O.C.; FOR PARTITIONS ABOVE 12'-Ø" IN HEIGHT, USE 5-1/2" 18 GA. STUDS AT 16" O.C. ALL PARTITIONS TO HAVE 5/8" FIRE CODED GYPSUM BOARD.

BUILDING DEPARTMENT NOTES

ZONING SUMMARY
TOWN OF GOLDEN BEACH

ZONING DISTRICT — SINGLE FAMILY RESIDENCE - ZONE I

NET LAND AREA — 25,331 S.F.

	REQUIRED	EXISTING	PROPOSED
HEIGHT (TO ROOF RIDGE)	27'-6" MAX.	29'-Ø"	N/A
FRONTAGE	75' FT. MIN.	75' FT.	75' FT.
LIVING AREA	3,ØØØ S.F.		
1ST LEVEL		4,187 S.F.	4,187 S.F.
2ND LEVEL		2,13Ø S.F.	2,179 S.F.
A/C STORAGE (NON-HABITABLE BASEMENT)		2,727 S.F.	2,727 S.F.
GARAGE		491 S.F.	491 S.F.
FRONT COVERED PORCH		127 S.F.	127 S.F.
REAR COVERED TERRACE		3Ø8 S.F.	3Ø8 S.F.
COVERED BALCONIES		178 S.F.	178 S.F.
CABANA		148 S.F.	148 S.F.
LOT COVERAGE		5,284 S.F.	5,284 S.F.
POOL DECK		2,2ØØ S.F.	2,2ØØ S.F.
DRIVEWAY		2,765 S.F.	2,765 S.F.
PAVED WALKWAYS		1,284 S.F.	1,284 S.F.
LANDSCAPE (PERVIOUS 35% MIN. REQ. = 8,868 S.F.)		11,071 S.F.	11,071 S.F.
BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL			
FRONT	6Ø'-Ø"	62'-6"	62'-6"
REAR	N/A		
SIDE	1Ø'-Ø"	1Ø'-1"/9'-9"	1Ø'-1"/9'-9"
SIDE STREET	N/A		
ACCESSORY-GARAGE			
FRONT	2Ø'-Ø"	2Ø'-Ø"	2Ø'-Ø"
REAR	N/A		
SIDE	1Ø'-Ø"	1Ø'-Ø"	1Ø'-Ø"

ALL EQUIPMENT SHALL BE INSTALLED 12" ABOVE THE BASE FLOOD ELEVATION OR ABOVE DESIGN FLOOD ELEVATION WHICH EVER IS HIGHER, VERIFY WITH INDIVIDUAL MUNICIPALITY REQUIREMENTS.

NOTICE : IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DADE COUNTY, SECTION 553.73 (1Ø), FLORIDA STATUTES, EFFECTIVE 7/1Ø/81.

BUILDING INFORMATION

I. BUILDING INFORMATION

a.	OCCUPANCY TYPE (FBC - CHAP. 3)	GROUP "R3"
b.	CONSTRUCTION TYPE (FBC CHAP.	TYPE III-B
c.	NO. OF STORIES	3 STORIES
d.	FIRE SUPPRESSION	N/A
e.	FIRE ALARM	N/A
f.	TOTAL BLDG. AREA	5,284 S.F. TOTAL

2. CLASSIFICATION OF WORK
   a. ALTERATION LEVEL 2 (FBC-EXITING BLDG.)
   b. MODIFICATION (NFPA-1Ø1, CHAP. 43)

3. MINIMUM FIRE RESISTANCE FBC-R 3Ø2
   a. INTERIOR WALL AND CEILINGS-
      FLAME SPREAD INDEX NOT GREATER THAN 2ØØ
      - AND -
      SMOKE DEVELOPMENT INDEX NOT GREATER THAN 45Ø
   b. CONCEALED AND EXPOSED INSULATION -
      FLAME SPREAD INDEX OF 25 MAX.
      - AND -
      SMOKE DEVELOPED INDEX OF 45Ø MAX.

GENERAL NOTES:

1. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER FBC 12Ø (AND 25Ø3).
2. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 2Ø" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA AND SHALL ALSO MEET THE PROVISIONS OF SECT. 13Ø5. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
3. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 4 INCHES MIN. IN HEIGHT.
4. TOILET ROOMS SHALL COMPLY WITH FBC-R3Ø1.
5. REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.
6. ALL FIXED GLASS PANELS SHALL BE #" SAFETY GLASS.
7. ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
8. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER AND TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 6Ø" AND MIRRORS IN THE TUB.

RESPONSIBILITY SCHEDULE

ITEMS	INTERIOR DESIGNER MATERIALS	INTERIOR DESIGNER INSTALLATION	G.C. MATERIALS	G.C. INSTALLATION	COMMENTS
DRIVE GATES	X	X			
DECORATIVE IRON	X	X			
DECORATIVE STONE WORK ON EXTERIOR			X	X	
GARAGE DOORS			X	X	
WOOD INTERIOR DOORS-SPECIALTY	X			X	
KITCHEN CABINETRY APPLIANCES	X	X			G.C. TO COORDINATE / CABINETRY BY GULLO
SUMMER KITCHEN CABINETRY	X	X			NOT PART OF PROJECT
MILLWORK	X	X			WOOD SHELVING, CLOSETS, LINEN, ADDITIONAL CABINETRY
CABINETRY LIGHTING	X	X			UNDER CABINET LIGHTING TO BE CONFIRMED
APPLIANCES: RESIDENTIAL, LAUNDRY (INTERIOR ONLY)	X			X	
COUNTERTOPS	X			X	G.C. TO FABRICATE AND CONFIRM QTY.
ENTRY DOOR	X	X			
MIRRORS - DECORATIVE BATHS	X	X			CABINET COMPANY TO CONFIRM SUPPLY SET MIRRORS
BATH TILES AND MARBLE	X			X	G.C. TO CONFIRM QUANTITIES
BATH ACCESSORIES	X			X	
FRAME-LESS SHOWER DOORS			X	X	I.D. TO COORDINATE
SPECIALTY MIRROR @ POWDER RM	X	X			INCLUDE DECORATIVE BEVEL
DECORATIVE BATH TILE	X			X	G.C. TO CONFIRM QTY.
POWDER ROOM VANITY	X			X	
EXIST. STONE FLOORING				X	EXIST. STONE FLOORING TO BE HONED
WOOD FLOORING	X	X			FLOORING TO BE LAID PER DESIGN / G.C. TO COORD. HEIGHTS
SPECIALTY PAINTING	X	X			FOYER FAUX FINISHING
WALL COVERING PREPARATION			X	X	REFER TO FINISH PLANS FOR OIL BASE PRIMER LOCATION
WALL PAPER	X	X			DINING RM & MASTER BEDROOM
STONE PAVERS DRIVE COURT AND POOL	X			X	
POOL DECK	X			X	
POOL DESIGN	X			X	NOT PART OF PROJECT
POOL BUILD-OUT / EQUIPMENT			X	X	NOT PART OF PROJECT
PLUMBING FIXTURES			X	X	I.D. TO PROVIDE SPECIFICATIONS
SPECIALTY LIGHTING FIXTURES	X			X	INTERIOR ONLY
MAIN HOUSE LIGHTING			X	X	
BASE AND SPECIALTY MOLDING			X	X	I.D. TO PROVIDE SPECIFICATIONS
ALARM, LUTRON SYSTEM			X	X	
LANDSCAPING			X	X	NOT PART OF PROJECT
NEW STAIR DESIGN	X			X	IRON TO BE PROVIDED BY I.D. / REPAIR, WOOD STRINGER BY G.C.

GENERAL CONTRACTOR NOTE:

1. COORDINATE WORK OF THIS CONTRACT WITH OTHER CONTRACTS AND CONTRACTORS AS APPROPRIATE.
2. FULLY COORDINATE WORK BETWEEN TRADES WITH ACTUAL ARCHITECTURAL, STRUCTURAL, AND SITE CONDITIONS.

SHEET INDEX

ARCHITECTURAL (PRELIMINARY)

A-Ø.Ø	COVER SHEET, PROJECT NOTES
A-1.Ø	SITE PLAN
D-1.Ø	DEMOLITION PLANS
A-2.Ø0	PARTIAL PROPOSED FIRST FLOOR PLAN
A-2.Ø0	PARTIAL PROPOSED FIRST FLOOR PLAN
A-2.1	PROPOSED SECOND FLOOR PLAN
A-3.Ø	EAST AND WEST EXTERIOR ELEVATIONS
A-3.1	SOUTH EXTERIOR ELEVATIONS
A-3.2	NORTH EXTERIOR ELEVATIONS
A-4.Ø	EXTERIOR DOOR SCHEDULES AND DETAILS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	I.D.	INTERIOR DESIGNER
ADJ.	ADJACENT	INSUL.	INSULATION
A.H.F.	AIR HANDLING UNIT	INT.	INTERIOR
ALUM.	ALUMINUM	JAN.	JANITOR
&	AND	JT.	JOINT
@	AT	K.P.	KICK PLATE
ALT.	ALTERNATE	KIT.	KITCHEN
ARCH.	ARCHITECT (URAL)	LAM.	LAMINATE
BM.	BEAM	LAV.	LAVATORY
BM .	BITUMINOUS	LT.	LIGHT
BLK .	BLOCK	LG.	LONG
BD.	BOARD	MH.	MANHOLE
BOT.	BOTTOM	MFR.	MANUFACTURER
BLDG.	BUILDING	M.O.	MASONRY OPENING
CAB.	CABINET	MAX.	MAXIMUM
CPT.	CARPET	MECH.	MECHANICAL
CLG.	CEILING	MTL.	METAL
CTR.	CENTER	MIN.	MINIMUM
C.L.	CENTERLINE	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM.
C.T.	CERAMIC TILE	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
CL.	CLEAR	N.	NORTH
CLOS.	CLOSET	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	NO.	OR # NUMBER
C.M.U.	CONCRETE MASONRY UNIT	OFF.	OFFICE
CONT.	CONTINUOUS	O.C.	ON CENTER
COORD.	COORDINATION	O.H.	OPPOSITE HAND
C.J.	CONTROL JOINT	O.H.	OVER HANG.
CORR.	CORRIDOR	OPG.	OPENING
DET.	DETAIL	OPNG.	OPENING
DIST.	DISTANCE	O.HD.	OVERHEAD
DR.	DOOR	P. LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PL.	OR P. PLATE
DN.	DOWN	PLYWD.	PLYWOOD
D.	DRAIN	REF.	REFRIGERATOR
DWG.	DRAWING	REINF.	REINFORCED
D.F.	DRINKING FOUNTAIN	REQ.	REQUIRED
EA.	EACH	R.	RISER
E.W.	EACH WAY	RD.	ROOF DRAIN
E.	EAST	RM.	ROOM
ELEC.	ELECTRICAL	SECT.	SECTION
EL.	ELEVATION	SHT.	SHEET
ELEV.	ELEVATOR	SHER.	SHOWER
EQ.	EQUAL	SIM.	SIMILAR
EQPT.	EQUIPMENT	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
E.F.	EXHAUST FAN	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP.	EXPOSED	THR.	THRESHOLD
EXT.	EXTERIOR	U.L.	UNDERWRITER'S LABORATORIES
FT.	FEET	TYP.	TYPICAL
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
F.A.	FIRE ALARM	VERT.	VERTICAL
F.E.	FIRE EXTINGUISHER	V.C.T.	VINYL COMPOSITION TILE
F. E. C.	FIRE EXTINGUISHER CABINET	W.C.	WATER CLOSET
FIXT.	FIXTURE	W.C.	VINYL WALL COVERING
FLASH.	FLASHING	W.H.	WATER HEATER
FL.	FLOOR	W.P.	WATER PROOF
F.D.	FLOOR DRAIN	W/	WITH
FLOUR.	FLUORESCENT	WD.	WOOD
FURR.	FURRING		
GALV .	GALVANIZED		
GA.	GAUGE		
G.C.	GENERAL CONTRACTOR		
GL.	GLASS		
G.B.	GRAB BAR		
GYP.	GYPSUM		
HDW.	HARDWARE		
HT.	HEIGHT		
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.B.	HOSE BIBB		

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
NOV 13 2018

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

PROJECT DIRECTORY

CLIENT:
GOLDEN BEACH 555 CORP.
2080Ø1 BISCAYNE BOULEVARD
AVENTURA, FLORIDA 33180

CONTACT:
MARC BERNARD
(917) 691-3017

ARCHITECT:
JAS GROUP ARCHITECTS 7855
SW 124 ST, SUITE 2Ø0
MIAMI, FLORIDA 33156

JAMES SMITH AIA
REG. #ØØ12629

PHONE: (3Ø5) 596-2298
FAX: (3Ø5) 595-6422

MEP ENGINEER:
BHAMANI FORD & ASSOCIATES, INC
498Ø0 SW 74 CT
MIAMI, FLORIDA 33155

CONTACT:
TOM FORD
(3Ø5) 663-1564

SUMMARY OF PROPOSED EXTERIOR MODIFICATIONS △3

THIS PROJECT CONSISTS OF NECESSARY LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO CONSTRUCT EXTERIOR IMPROVEMENTS INCLUDING CONSTRUCTION OF NEW ELEVATOR (NO AREA ADDED TO BUILDING FOOTPRINT), ADDITION OF NEW EXTERIOR STONE DECORATIONS TO EXISTING WALLS, PAINTING OF EXTERIOR WALLS, REPLACEMENT OF ROOF TILES, REPLACEMENT OF EXISTING PAVER WALKWAYS, POOL DECK AND DRIVEWAY WITH NEW STONE IN SAME LOCATIONS, RELOCATION OF POOL EQUIPMENT & HEATER, REPLACEMENT OF EXTERIOR DOORS SIZE-FOR-SIZE IN EXISTING OPENINGS, REPLACEMENT OF EXISTING BALCONY AND STAIR RAILS AND ADDITION OF NEW DECORATIVE IRON OR BRONZE RAILS AND GRILLES.

NO INCREASE IN BUILDING FOOTPRINT OR LOT COVERAGE IS PROPOSED. NO INCREASE IN IMPERVIOUS AREA IS PROPOSED. EXISTING PAVER DRIVEWAY, WALKWAYS, AND POOL DECK ARE TO BE REPLACED WITH NEW STONE PAVERS IN SAME LAYOUT. NO MODIFICATION TO EXISTING LANDSCAPING OR DRAINAGE IS PROPOSED.

EXISTING CONDITIONS

REMOVE ALL ABANDONED MATERIALS, DEVICES, FIXTURES, PIPES, CONDUITS, WIRES, ETC. FROM PREMISES

IF REQUIRED, CONTRACTOR TO PATCH, REPAIR AND/OR REPLACE EXISTING CEILINGS, WALLS, FLOORING, LIGHTING, ETC. INDICATED TO REMAIN OR BE RE-USED.

IN THE EVENT OWNER'S CONTRACTOR ENCOUNTERS UNIDENTIFIED ASBESTOS CONTAINING MATERIALS (ACM) THE OWNER MUST BE CONTACTED IMMEDIATELY FOR DIRECTION. AT NO TIME WILL THESE ACM BE REMOVED OR EVEN DISTURBED, BY OTHER THAN AN ABATEMENT CONTRACTOR LICENSED TO DO SUCH WORK AND IN ACCORDANCE WITH GOVERNING REGULATIONS AND GUIDELINES.

RESIDENTIAL RENOVATION NOTE

NOTE TO OWNER AND GENERAL CONTRACTOR:
DURING THE COURSE OF WORK OUTLINED WITHIN THESE CONSTRUCTION DOCUMENTS FOR THIS REMODELING, UNEXPECTED CONSTRUCTION "FIELD CONDITIONS" MAY ARISE.
SUCH CONDITIONS SHALL BE ADDRESSED AND RESOLVED IN THE FIELD BY THE CONTRACTOR AND ARCHITECT, AND REVIEWED WITH THE OWNER PRIOR TO PROCEEDING.
UNFORESEEN CONDITIONS MAY ARISE BASED UPON EXISTING NOT READILY VISIBLE ("CONCEALED CONDITIONS") PRIOR TO CONSTRUCTION COMMENCEMENT, AND THEREFORE WERE NOT REFLECTED AS PART OF THIS SCOPE OF WORK.

OWNER MAINTENANCE NOTE

GENERAL CONTRACTOR IS TO INFORM THE OWNER THAT IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE RESIDENCE, AND THAT MAINTENANCE IS REQUIRES TO ENSURE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL INTEGRITY OF THE RESIDENCE.

CLASSIFICATION OF WORK

GENERAL CONTRACTOR NOTE: ALTERATIONS (LEVEL 2)

LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OF EXTENSION OF ANY SYSTEM, OR THE ILLUSTRATION OF ANY ADDITIONAL EQUIPMENT.

PROVIDED ON PLAN	EXISTING N/A	
☒	☐	SMOKE DETECTORS
☐	☒	BEDROOM-SECOND MEANS OF EGRESS
☒	☒	GFCI OUTLETS WHERE REQUIRED
☐	☒	IMPACT RESISTANCE DEVICES ON EXTERIOR OPENINGS

THIS CERTIFIES THAT JAS GROUP HAS VISITED THE SITE AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF HAVE DETERMINED THAT THE ABOVE INDICATED REMEDIAL ACTIONS ARE TO BE PERFORMED AS PART OF THE OVERALL IMPROVEMENT PLAN.

APPLICABLE CODES

- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) RESIDENTIAL
- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) EXISTING BUILDING.
- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) MECHANICAL.
- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) PLUMBING.
- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) FUEL GAS.
- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) ENERGY CONSERVATION.
- FLORIDA BUILDING CODE - FIFTH EDITION (FBC 2014) TEST PROTOCOLS.
- FLORIDA FIRE PREVENTION CODE, FIFTH EDITION.
- (NFPA 1 & NFPA 1Ø-LIFESAFETY CODE 2Ø1)
- TOWN OF GOLDEN BEACH CODE OF ORDINANCES.
- REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION
- NATIONAL ELECTRICAL CODE - LATEST ISSUE
- OSHA REGULATIONS
- FEMA REGULATIONS

EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO NFPA, ASMC, UHC, AND AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.

JAS GROUP ARCHITECTS PLANNERS AA#26002
7855 SW 124 STREET MIAMI FL 33156 P. 305.595.2298 F. 305.595.6422
JAMES SMITH, AIA ARCHITECT

△ Revisions
△1 BRAB COMMENTS 07-30-18
△2 BRAB COMMENTS/ VARIANCE 09-06-18
△3 BRAB COMMENTS/ VARIANCE 10-09-18

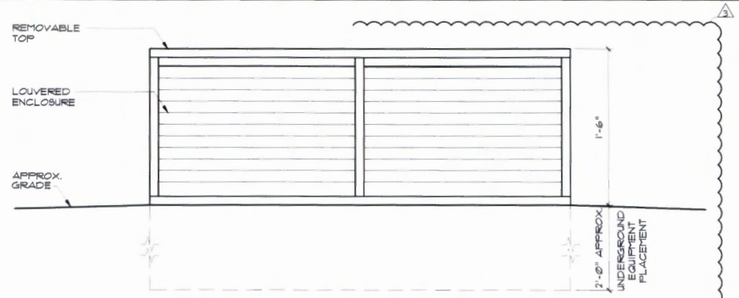
Date 7-12-18 BRAB SUBMITTAL

P:\JAS PROJECT\2017-PROJECTS\1704-Goldblock Golden Beach C-17\1704-01-A-0.0-Cover Sheet-BRAB Set Rev.3.dwg 10/9/2018

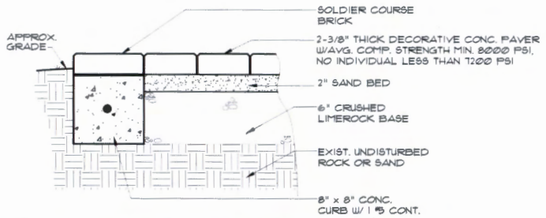
Client
GOLDEN BEACH 555 CORP.
2080Ø1 BISCAYNE BLVD, SUITE 4Ø0
AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD
(917) 691-3017

Project 17024
RESIDENCE RENOVATION FOR GOLDEN BEACH 555 CORP.
555 OCEAN BLVD.
GOLDEN BEACH, FLORIDA 33160

Sheet
A-0.0
SITE PLAN



POOL EQUIPMENT ENCLOSURE ELEV. SCALE: 1 1/2" = 1'-0"
SEPARATE PERMIT REQUIRED



1 A-0.1 TYP. PAVER EDGE DETAIL SCALE: 1½" = 1'-0"

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ERRORS BEFORE PROCEEDING WITH THE WORK.
2. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING AGENCIES AND APPLICABLE CODES.
3. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS. PROVIDE ALL ACCESS PANELS AS REQUIRED. LOCATION AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING.
4. CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 4A 60 B C FOR PROTECTION DURING CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR'S WORK TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS, THE ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT.
6. SUBMIT SHOP DRAWINGS AND CATALOGS OF EQUIPMENT AS REQUIRED.
7. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
8. DOORS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FIVE INCHES FROM FINISH WALL TO EDGE OF DOOR BUCK.
9. ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
10. CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
11. CONTRACTOR SHALL FURNISH AND MAINTAIN TEMPORARY SANITATION FACILITIES AS REQUIRED DURING CONSTRUCTION. BRACING AND TEMPORARY SUPPORTS SHALL BE PROVIDED AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE, AND TO SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION AND UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING.
12. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR INSTALLATION OF ALL CASEWORK AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENTS.

G.C. NOTE

PRIOR TO REMOVAL OF ANY SUPPORT MEMBERS, PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

SECURITY & FORCED ENTRY PREVENTION

1. EVERY DOOR & WINDOW, SHALL BE SECURED AND PROTECTED AGAINST FORCED ENTRY AS REQUIRED IN METRO-DADE CODE.
2. EXTERIOR DOORS SERVING AS PRIMARY MEANS OF EGRESS SHALL BE EQUIPPED WITH A COMBINATION DEAD LATCH AND DEAD BOLT DEVICE.
3. SLIDING GLASS DOORS IN EXTERIOR WALLS AND ACCESSIBLE FROM OUTSIDE SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS, OR A BOLT OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL, OR AT THE MEETING MULLIONS.
4. LOCKS ON EXTERIOR WINDOWS SHALL COMPLY WITH F.B.C.
5. WOOD JAMBS SHALL BE SECURED AT A MINIMUM OF 6 POINTS OF ANCHORING FOR VERTICAL SIDE.
6. SUB-BUCKS SHALL BE OF PRESSURED MATERIAL WITH NOMINAL THICKNESS TO CORRESPOND WITH PRODUCT APPROVAL NOA, AND SECURED AT NOA SPECIFIED POINTS ON EACH LEG, WITH FASTENERS, PER PRODUCT APPROVAL NOA.
7. SLIDING DOORS SHALL BE CONSTRUCTED AND INSTALLED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN A LOCKED POSITION AND PROVIDED WITH LOCKS AS SET FORTH IN THE F.B.C.
8. VENTS IN OVERHEAD TYPE GARAGE DOORS SHALL NOT EXCEED 8" IN LEAST DIMENSION AND SHALL NOT BE LOCATED 40" FROM THE INSIDE LOCK-ACTIVATION DEVICE.
9. EXTERIOR WINDOWS SHALL BE LOCKED WITH AN INSIDE DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. APPLIED IN ANY OPERABLE DIRECTION UNLESS THE WINDOW OPENING IS PROTECTED BY OTHER SECURITY AND FORCED ENTRY PREVENTION DEVICES AS SET FORTH HEREIN, OR AN APPROVED EQUIVALENT.
10. ALL EXTERIOR WINDOWS SHALL BE CONSTRUCTED SO THAT WHERE FIXED OR LOCKED THEY CANNOT BE REMOVED FROM THE FRAMES FROM OUTSIDE UNLESS THE WINDOW OPENING IS PROTECTED.
11. SWINGING EXTERIOR DOORS & DOORS CONNECTING GARAGE AREAS SHALL COMPLY WITH F.B.C. AND SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION OF DEAD LATCH AND DEAD BOLT SET.
12. MAIN ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS COMPLYING THE F.B.C.

MATERIAL LEGEND

C.M.U.	PLASTER/GYPSUM BOARD/ STUCCO/PRECAST
CONCRETE	WOOD BLOCKING
STEEL	PLYWOOD
BATT INSULATION	RIGID INSULATION
EARTH	FINISH WOOD

SYMBOLS LEGEND

BUILDING SECTION SYMBOL

SW / ID-2
- SECTION IDENTIFICATION
- DIRECTION WHERE SECTION IS VIEWED
- DRAWING WHERE SECTION IS SHOWN

HEIGHT ELEVATION SYMBOL

ELEV / LEVEL
- LOCATION OF ELEVATION
- ELEVATION IDENTIFICATION

ROOM IDENTIFICATION

RMNAME / RM#
- ROOM NAME
- ROOM NUMBER

WALL TYPE

#
- PARTITION IDENTIFICATION

WINDOW IDENTIFICATION

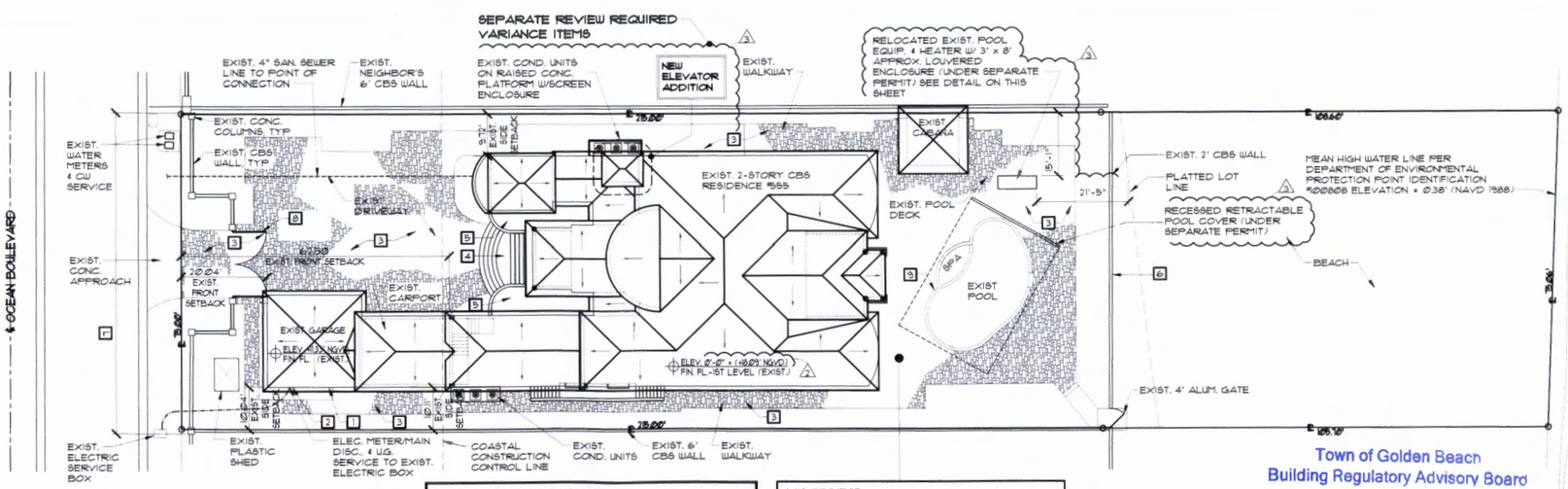
#
- WINDOW IDENTIFICATION

DOOR IDENTIFICATION

#
- DOOR IDENTIFICATION

SITE PLAN PROJECT NOTES:

1. INSTALL NEW TRANSFER SWITCH FOR FUTURE GENERATOR. (SEE ELECT. PLANS)
2. REMOVE & REPLACE EXIST. ELECT. METER, DISC., & EQUIPMENT. RECONNECT TO EXIST. SERVICE.
3. REMOVE & REPLACE EXIST. PAVERS DRIVE, WALK, & POOL DECK W/ NEW "JERUSALEM STONE PAVERS" (BY OTHERS)(SEE TYP. PAVERS DETAIL)
4. PROVIDE NEW "JERUSALEM STONE SLAB" FINISH @ STEPS, & LANDING @ ENTRY, & COVERED TERRACE.
5. PROVIDE NEW TIERED LANDSCAPE BEDS (BY OTHERS) @ EXIST. PLANTER EA. SIDE OF STEPS @ ENTRY. (SEE ELECT., & PLUMBING PLANS)
6. PATCH, REPAIR, & CLEAN EXIST. CBS BULKHEAD WALL AS REQ'D IN PREPARATION FOR NEW PAINT FINISH.
7. SEE I.D. DWGS. FOR ENTRY COLUMNS, & CBS LANDSCAPE WALL FINISHES.
8. REMOVE & REPLACE ENTRY GATE SIZE FOR SIZE IN EXIST. OPENING. GATE CONFIGURATION TO MATCH EXIST. ACCESS SYSTEM, & HARDWARE ALSO TO BE REPLACED. (BY OTHERS)
9. REMOVE & REPLACE POOL COPING (BY OTHERS)
10. NOT USED



LEGAL DESCRIPTION:

LOT 28 AND THE NORTH 1/2 OF LOT 29, BLOCK "D" OF SECTION "A" OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 52 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS PROJECT
EXTERIOR WORK ONLY CONSISTING OF NEW DOORS SIZE FOR SIZE 1ST & 2ND LEVEL, & NEW SINGLE OVERHEAD DOOR REPLACEMENT @ GARAGE. REPLACEMENT OF PAVERS DRIVE, WALK, POOL DECK, ENTRY GATE, & COLUMN CAPS. SOME SELECT COSMETIC MODIFICATIONS TO FACADES.

SITE PLAN SCALE: 1/16" = 1'-0"

NORTH

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
NOV 13 2018

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

LAS GROUP ARCHITECTS PLANNERS INTERIOR DESIGNERS
7855 SW 104 STREET MIAMI, FL 33156 T. 305.595.9500 F. 305.595.8422
JAMES SMITH, AIA AR93129

6:\LAS PROJECTS\2017-PROJECTS\1704-Davidson Golden Beach C-IV\1704-GBRAB revised permit Applications ALL\1704-GBRAB Revision Bi-Elevator No UPI\1704-02-A-0.1-site plan.dwg, 10/8/2018 3:10 PM

△ Revise
- BRAB COMMENTS 08-29-18
- BRAB COMMENTS/ VARIANCE 09-06-18
- BRAB COMMENTS/ VARIANCE 10-09-18

Date 7-12-18 BRAB SUBMITTAL

Client: GOLDEN BEACH 555 CORP.
20900 BISCAYNE BLVD, SUITE 400
AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD
(917) 691-3017

Project: 1704
RESIDENCE RENOVATION FOR GOLDEN BEACH 555 CORP.
555 PALMA DRIVE
GOLDEN BEACH, FLORIDA 33160

Sheet: A-0.1 SITE PLAN DETAILS

DEMOLITION SPECIFICATIONS

SELECTIVE DEMOLITION

EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS.

TYPES OF SELECTIVE DEMOLITION WORK: DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING:

REMOVAL OF EXTERIOR DOORS INDICATED "REMOVE".
REMOVAL OF ROLL DOWN SHUTTERS INDICATED "REMOVE"
REMOVAL OF DECORATIVE RAILING INDICATED "REMOVE"
REMOVAL OF ALL FINISHES INDICATED "REMOVE"

OCCUPANCY: OWNER WILL BE CONTINUOUSLY OCCUPYING AREAS OF THE BUILDING IMMEDIATELY ADJACENT TO AREAS OF SELECTIVE DEMOLITION.
CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF OWNER'S NORMAL OPERATIONS. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER OF DEMOLITION ACTIVITIES WHICH WILL IMPACT OWNER'S NORMAL OPERATIONS.

RELATED WORK SPECIFIED ELSEWHERE:

CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED.

STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL.

ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.

CONSTRUCT TEMPORARY INSULATED SOLID DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCKS IF REQUIRED.

PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES, AND INSTALLATION OF NEW CONSTRUCTION TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.

REMOVE PROTECTIONS AT COMPLETION OF WORK.

DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

TRAFFIC: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.

ENVIRONMENTAL CONTROLS: USE WATER SPRINKLING TEMP ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY W/ GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

PREPARATION: PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

CEASE OPERATIONS AND NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

COVER AND PROTECT FURNITURE, EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FUMES TO OCCUPIED PORTIONS OF THE BUILDING.

WHERE SELECTIVE DEMOLITION OCCURS IMMEDIATELY ADJACENT TO OCCUPIED PORTIONS OF THE BUILDING CONSTRUCT DUSTPROOF PARTITIONS OF MINIMUM 4" STUDS, 5/8" DRYWALL (JOINTS TAPED) ON OCCUPIED SIDE, 1/2" FIRE-RETARDANT PLYWOOD ON DEMOLITION SIDE, AND FILL PARTITION CAVITY WITH SOUND-DEADENING INSULATION.

PROVIDE WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK.

LOCATE, IDENTIFY, STUB OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.

PROVIDE BY-PASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE TO OCCUPIED AREAS OF BUILDING. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER IF SHUT-DOWN OF SERVICE IS NECESSARY DURING CHANGE-OVER.

DEMOLITION: PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER.

DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS* DO NOT USE POWER-DRIVEN IMPACT TOOLS.

LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURE AND PROMPTLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.

PROVIDE SERVICE FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

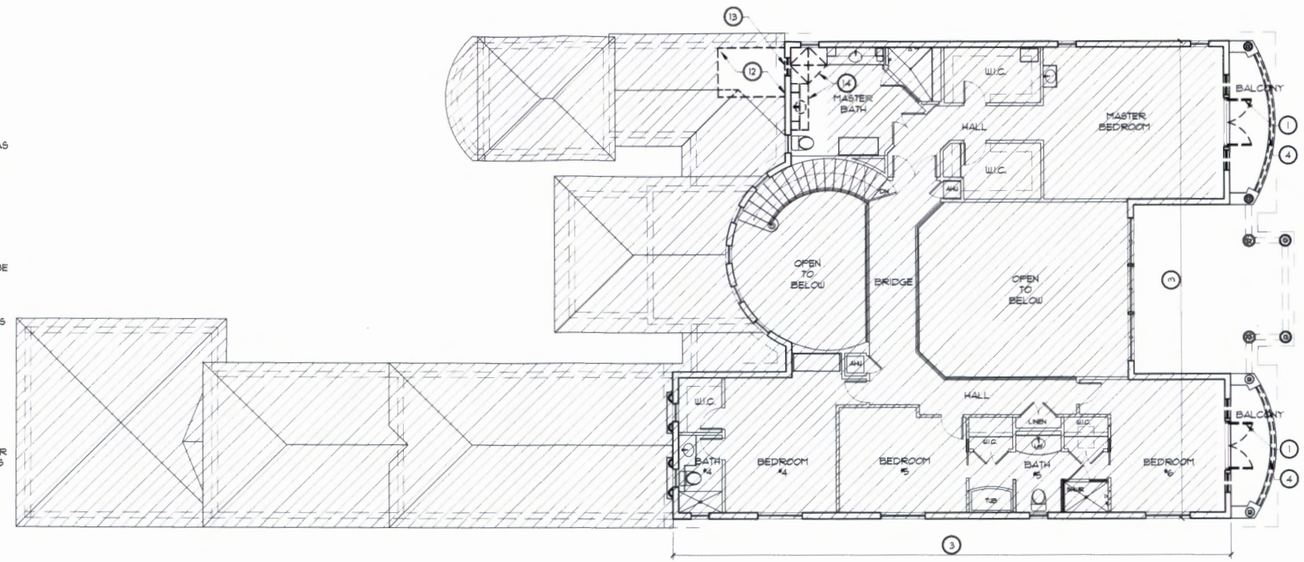
DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

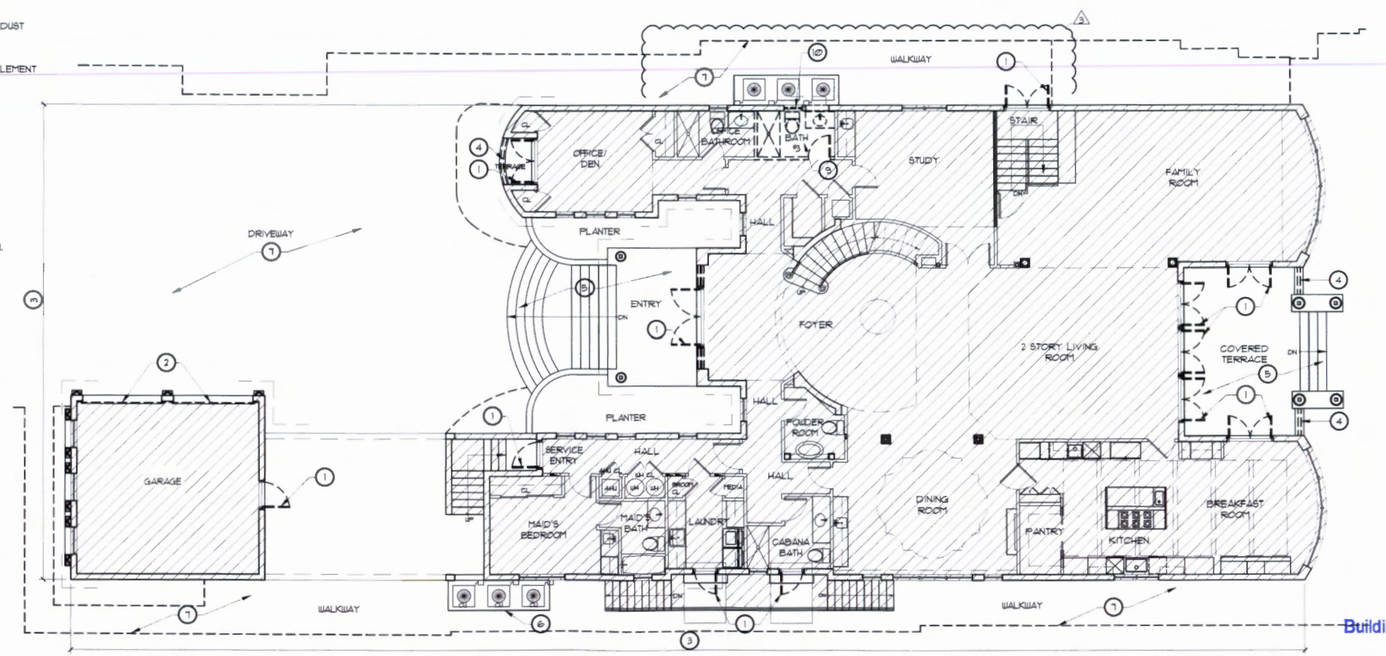
BURNING OFF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

CLEAN-UP AND REPAIR: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.

REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES "TO REMAIN" TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.



EXISTING DEMO PLAN-2ND LEVEL SCALE: 1/8"=1'-0"



EXISTING DEMO PLAN-1ST LEVEL SCALE: 1/8"=1'-0"

DEMOLITION LEGEND

= = = EXISTING TO BE REMOVED

HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.

(X) DEMOLITION NOTE MARK

NOTES:
- ALL DEMOLITION IS DENOTED BY BROKEN OR DASHED LINES.
- REMOVE/SALVAGE PER OWNERS DIRECTIONS.

DEMOLITION NOTES

1. REMOVE & REPLACE ALL EXTERIOR DOORS, & DOORS W/ SIDELITES. (SEE FLOOR PLAN)
2. REMOVE & REPLACE OVER-HEAD DOORS. (SEE FLOOR PLAN)
3. REMOVE ALL ROLL DOWN SHUTTERS.
4. REMOVE & REPLACE DECORATIVE RAILING. (SEE FLOOR PLAN)
5. REMOVE & REPLACE FINISH @ STEPS, LANDING @ ENTRY, & COVERED TERRACE. (SEE FLOOR PLAN)
6. REMOVE PORTION OF CONC. BLOCK AS REQ'D. FOR NEW OPENING @ COND. UNIT PLATFORM @ SOUTH SIDE. (SEE FLOOR PLAN)
7. REMOVE & REPLACE PAVERS DRIVE, WALK, & POOL DECK. (SEE SITE PLAN)
8. NOT USED
9. REMOVE WALLS, FIXTURES, AND FINISHES @ BATH #3 TO ACCOMMODATE NEW ELEVATOR SHAFT.
10. REMOVE EXISTING WINDOW AND PREPARE OPENING TO BE ENCLOSED WITH NEW BLOCK.
11. NOT USED
12. REMOVE PORTION OF EXISTING ROOF TO ALLOW FOR CONSTRUCTION OF PROPOSED ELEVATOR SHAFT @ SECOND FLOOR.
13. REMOVE EXISTING WINDOW @ MASTER BATH AND MODIFY OPENING TO CREATE NEW DOOR OPENING FOR PROPOSED ELEVATOR.
14. REMOVE & REPLACE EXISTING CABINETS @ MASTER BATH TO ALLOW FOR NEW DOOR FROM ELEVATOR.

Town of Golden Beach
Building Regulators Advisory Board
Hearing Date
NOV 13 2018
APPROVED
DISAPPROVED
VARIANCE REQ

7895 SW 104 STREET
SUITE 250
MIAMI, FL 33156
T. 305.596.7256
F. 305.595.8422

JOS GROUP
ARCHITECTS
AA26000252
AAI000052
JAMES SMITH, AIA
AA8814219

P:\JAS PROJECTS\2017-PROJECTS\1704-Goldsen Golden Beach G-H\1704-BRAB Revision III-Elevator No LIFT\1704-03-D-1.0-Demo plan Rev.3.dwg 10/9/2018 10:50 AM

Revised
BRAB COMMENTS 08-29-18
BRAB COMMENTS/ VARIANCE 09-06-18
BRAB COMMENTS/ VARIANCE 10-09-18

Date 7-10-18 BRAB SUBMITTAL

Client
GOLDEN BEACH 555 CORP.
20960 BISCAYNE BLVD. SUITE 400
AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD
(917) 691-3011

Project 1704
RESIDENCE RENOVATION
FOR GOLDEN BEACH 555 CORP.
555 OCEAN BLVD.
GOLDEN BEACH, FLORIDA 33160

Sheet
D-1.0
DEMOLITION PLAN

FLOOR PLAN PROJECT NOTES:

1. PROVIDE NEW DOORS SIZE FOR SIZE IN EXIST. OPENING (SEE DOOR SCHEDULE)
2. PROVIDE NEW "JERUSALEM STONE SLAB" FINISH @ STEPS, & LANDING @ ENTRY, & COVERED TERRACE.
3. NOT USED
4. PROVIDE NEW TIED LANDSCAPE BEDS (BY OTHERS) @ EXIST. PLANTER EA. SIDE OF STEPS @ ENTRY. (SEE ELECT. & PLUMBING PLANS)
5. PROVIDE NEW STORAGE AREA, & REMOVABLE DECORATIVE IRON GRILLE @ EXIST. COND. UNIT CONC. PLATFORM @ SOUTH SIDE. (SEE ELEVATIONS, & STRUCT. DWGS.)
6. PROVIDE ROLL-DOWN SHUTTER @ ENTRY DOOR (SEE DETAIL)
7. WATERPROOF, & SEAL EXIST. WINDOW SILL BEHIND CAST STONE FINISH @ EAST SIDE.
8. PROVIDE NEW OVERHEAD DOOR IN EXIST. OPENING, SIZE FOR SIZE. (SEE DOOR SCHEDULE)
9. NOT USED
10. INSTALL NEW TRANSFER SWITCH FOR FUTURE GENERATOR. (SEE ELECT. PLANS)
11. REMOVE & REPLACE EXIST. ELECT. METER, DISC., & EQUIPMENT, RECONNECT TO EXIST. SERVICE.
12. PROVIDE NEW DECORATIVE IRON GUARDRAIL @ TERRACE. (SEE ELEVATIONS)
13. REMOVE & REPLACE PAVERS DRIVE, WALK, & POOL DECK W/ NEW "JERUSALEM STONE PAVERS" (BY OTHERS/SEE SITE PLAN)
14. NEW SCREEN ENCLOSURE FOR EXISTING CONDENSING UNITS
15. NOT USED
16. PROPOSED NEW ELEVATOR. DOOR OPENINGS ARE PRELIMINARY - EXACT CONFIGURATION TO BE VERIFIED.

GENERAL FLOOR PLAN NOTES:

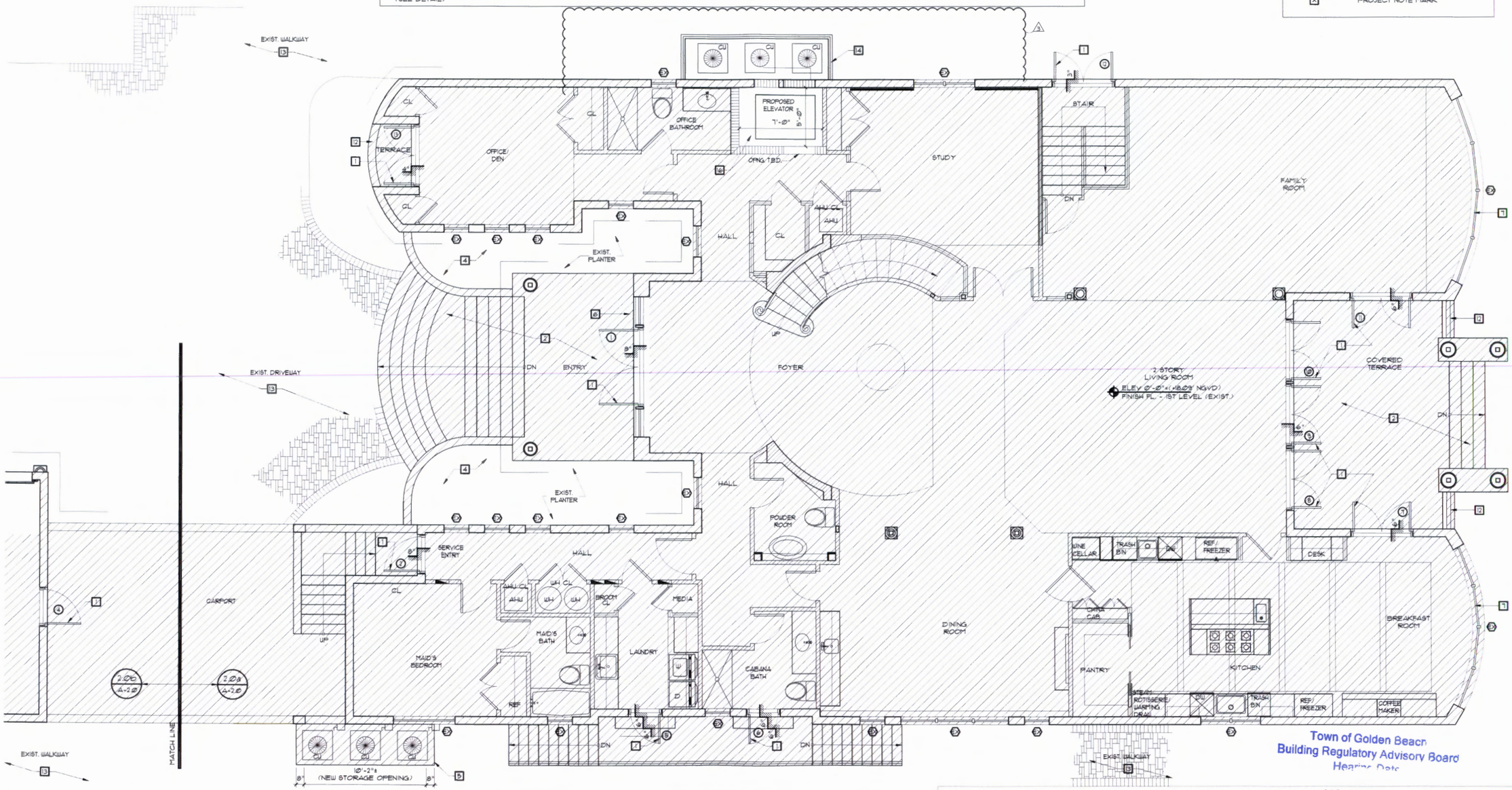
1. ALL EXISTING WINDOWS ARE TO REMAIN.

TYP. GUARDRAIL NOTE:

GUARDRAIL PER FBC RESIDENTIAL R312 @ 36" AFF. MIN. W/ AN ORNAMENTAL PATTERN WHICH WILL REJECT THE PASSAGE OF A 4"Ø OBJECT.

FLOOR PLAN LEGEND:

- HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.
- EXISTING CONC. BLOCK WALL TO REMAIN.
- DOOR MARK-NEW SEE SCHEDULE
- WINDOW MARK EXISTING TO REMAIN
- PROJECT NOTE MARK



FIRST FLOOR PLAN

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

N

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

NOV 13 2018

APPROVED
DISAPPROVED
VARIANCE REQUIRED

P:\JAS PROJECTS\2017-PROJECTS\1704-Goodson Golden Beach C-4\1704-BRAB related permit Applications ALL\1704-BRAB Revision 8-Elevator No Lift\1704-04BOS-A-2.0-1st Floor.dwg Nov 3-Aug 10/9/2018 10:52 AM

△ Revise
- BRAB COMMENTS 08-23-18
- BRAB COMMENTS/ VARIANCE 09-06-18
- BRAB COMMENTS/ VARIANCE 10-09-18

Date 7-10-18 BRAB SUBMITTAL

JAS GROUP
ARCHITECTS PLANNERS INTERIORS
JAMES SMITH, AIA AR0013429
7855 SW 104 STREET MIAMI, FL 33156 T 305-595-8222 F 305-595-8422

Client: GOLDEN BEACH 555 CORP.
20860 BISCAYNE BLVD, SUITE 400 AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD (917) 691-3071

Project: 1704
RESIDENCE RENOVATION FOR GOLDEN BEACH 555 CORP.
555 OCEAN BLVD. GOLDEN BEACH, FLORIDA 33160

Sheet: A-2.0a FIRST FLOOR PLAN

FLOOR PLAN PROJECT NOTES:

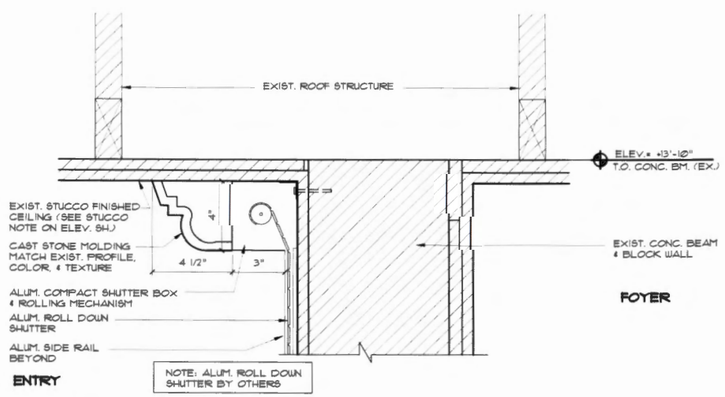
1. PROVIDE NEW DOORS SIZE FOR SIZE IN EXIST. OPENING (SEE DOOR SCHEDULE)
2. PROVIDE NEW "JERUSALEM STONE SLAB" FINISH @ STEPS, & LANDING @ ENTRY, & COVERED TERRACE.
3. NOT USED
4. PROVIDE NEW TIED LANDSCAPE BEDS (BY OTHERS) @ EXIST. PLANTER EA. SIDE OF STEPS @ ENTRY. (SEE ELECT. & PLUMBING PLANS)
5. PROVIDE NEW STORAGE AREA, & REMOVABLE DECORATIVE IRON GRILLE @ EXIST. COND. UNIT CONC. PLATFORM @ SOUTH SIDE. (SEE ELEVATIONS, & STRUCT. DWGS.)
6. PROVIDE ROLL-DOWN SHUTTER @ ENTRY DOOR (SEE DETAIL)
7. WATERPROOF, & SEAL EXIST. WINDOW SILL BEHIND CAST STONE FINISH @ EAST SIDE.
8. PROVIDE NEW OVERHEAD DOOR IN EXIST. OPENING, SIZE FOR SIZE. (SEE DOOR SCHEDULE)
9. NOT USED
10. INSTALL NEW TRANSFER SWITCH FOR FUTURE GENERATOR. (SEE ELECT. PLANS)
11. REMOVE & REPLACE EXIST. ELECT. METER, DISC., & EQUIPMENT. RECONNECT TO EXIST. SERVICE.
12. PROVIDE NEW DECORATIVE IRON GUARDRAIL @ TERRACE. (SEE ELEVATIONS)
13. REMOVE & REPLACE PAVERS DRIVE, WALK, & POOL DECK W/ NEW "JERUSALEM STONE PAVERS" (BY OTHERS / SEE SITE PLAN) △3
14. NEW SCREEN ENCLOSURE FOR EXISTING CONDENSING UNITS
15. NOT USED
16. PROPOSED NEW ELEVATOR. DOOR OPENINGS ARE PRELIMINARY - EXACT CONFIGURATION TO BE VERIFIED.

FLOOR PLAN LEGEND:

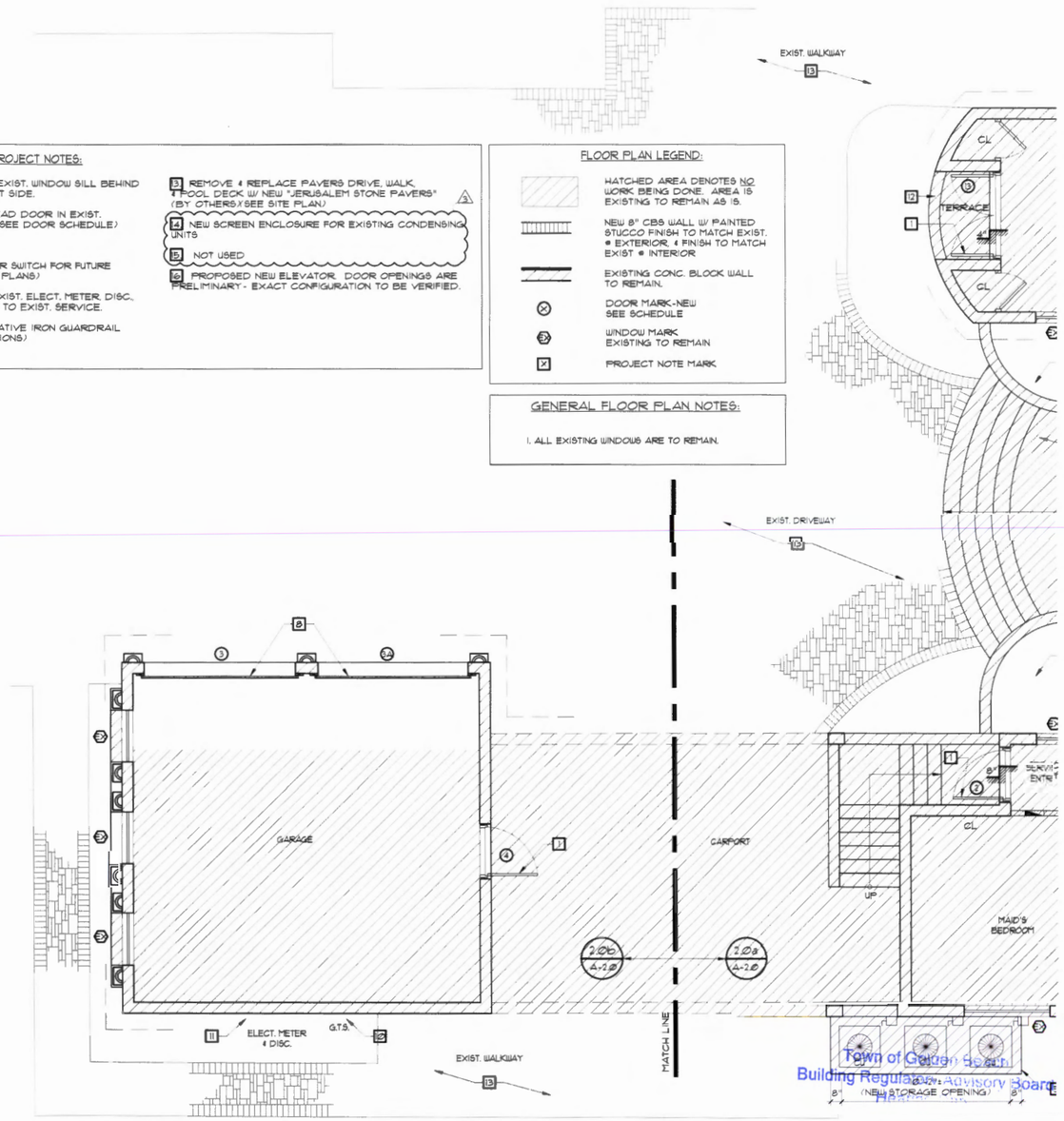
- HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.
- NEW 8" CBS WALL W/ PAINTED STUCCO FINISH TO MATCH EXIST. @ EXTERIOR, & FINISH TO MATCH EXIST @ INTERIOR
- EXISTING CONC. BLOCK WALL TO REMAIN.
- DOOR MARK-NEW SEE SCHEDULE
- WINDOW MARK EXISTING TO REMAIN
- PROJECT NOTE MARK

GENERAL FLOOR PLAN NOTES:

1. ALL EXISTING WINDOWS ARE TO REMAIN.



1 A-2.0b ROLL DOWN SHUTTER DETAIL SCALE= 3"=1'-0"



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

Town of Golden Beach
Building Regulation Advisory Board
NOV 13 2018
APPROVED
DISAPPROVED
VARIANCE REQ.

JOS GROUP
ARCHITECTS
PLANNERS
AA26000052
JAMES SMITH, AIA
AR0012629
7855 SW 124 STREET
MIAMI, FL 33156
T (305) 253-3346
F 305-595-8422

P:\JAS PROJECTS\2017-PROJECTS\1704-Goldber Beach Golf\1704-BRAB revised permit Apl outdoors A1704-BRAB Revision 8-Elevator No Lift\1704-OAB-D-4-2-0-1st Flor.dwg Rev 3 Aug 10/9/2018 10:32 AM

△ Revise
BRAB COMMENTS 08-23-18
BRAB COMMENTS/ VARIANCE 09-06-18
BRAB COMMENTS/ VARIANCE 10-09-18

Date 7-10-18 BRAB SUBMITTAL

Client: GOLDEN BEACH 555 CORP.
2200 BIS. BLVD., SUITE 400
MIAMI, FLORIDA 33137
CONTACT: MARC BERNARD
(917) 691-5071

Project: 1704
RESIDENCE RENOVATION FOR GOLDEN BEACH 555 CORP.
555 OCEAN BLVD.
GOLDEN BEACH, FLORIDA 33160

Sheet: A-2.0b
FLOOR PLAN & DETAIL

FLOOR PLAN PROJECT NOTES:

1. PROVIDE NEW DOORS SIZE FOR SIZE IN EXIST. OPENING (SEE DOOR SCHEDULE)
2. PROVIDE NEW DECORATIVE IRON GUARDRAIL @ BALCONIES. (SEE ELEVATIONS)
3. PROPOSED NEW ELEVATOR. DOOR OPENINGS ARE PRELIMINARY - EXACT CONFIGURATION TO BE VERIFIED.
4. NEW CBS CONSTRUCTION ELEVATOR SHAFT.
5. REPLACE EXISTING VANITY CABINET WITH SMALLER CABINET.

GENERAL FLOOR PLAN NOTES:

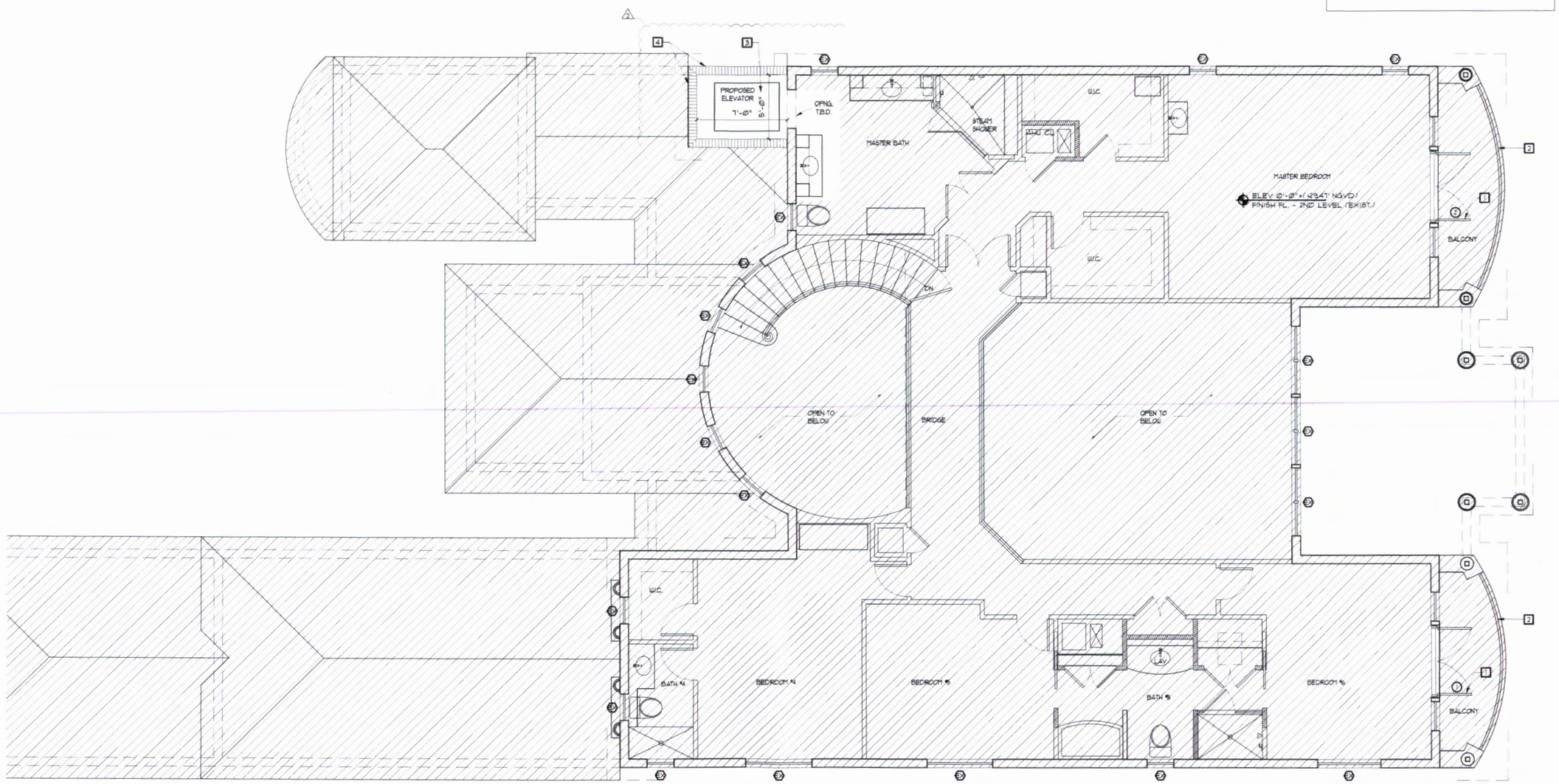
1. ALL EXISTING WINDOWS ARE TO REMAIN.

TYP. GUARDRAIL NOTE:

GUARDRAIL PER FBC RESIDENTIAL R312 @ 36" A.F.F. MIN. W/ AN ORNAMENTAL PATTERN WHICH WILL REJECT THE PASSAGE OF A 4"ϕ OBJECT.

FLOOR PLAN LEGEND:

- HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.
- EXISTING CONC. BLOCK WALL TO REMAIN.
- DOOR MARK-NEW SEE SCHEDULE
- WINDOW MARK EXISTING TO REMAIN
- PROJECT NOTE MARK



SECOND FLOOR PLAN

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

N

Town of Golden Beach
Building Regulatory Advisory Board

NOV 13

APPR
DISAP
VARIANCE REQ

Revise
Date 7-10-18 BRAB SUBMITTAL
BRAB COMMENTS/ VARIANCE 09-06-18

Client: GOLDEN BEACH 555 CORP.
20801 BISCAYNE BL. SUITE 400
AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD
(917) 691-3871

Project: 1704
RESIDENCE RENOVATION FOR GOLDEN BEACH 555 CORP.
555 OCEAN BLVD
GOLDEN BEACH, FLORIDA 33160

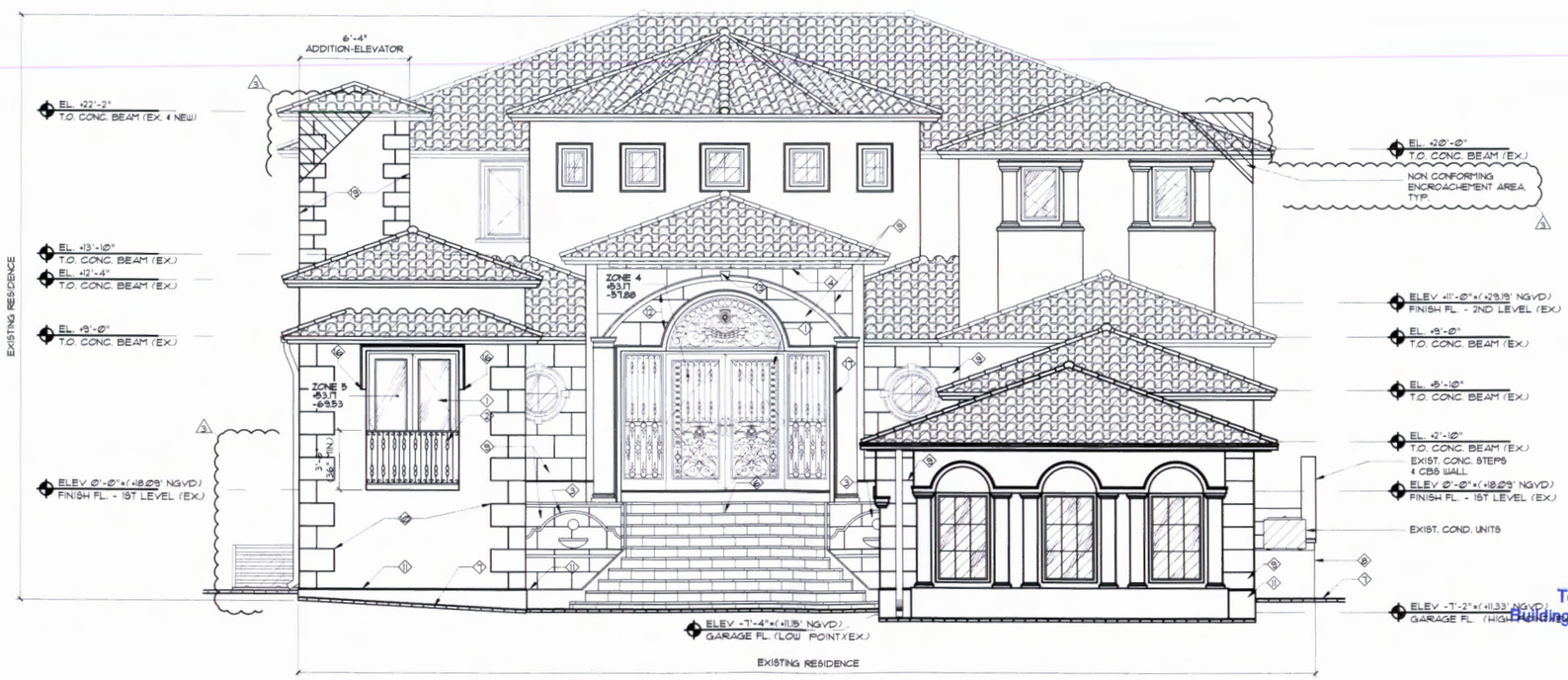
Sheet: A-21
SECOND FLOOR PLAN

GROUP
ARCHITECTS
AA26000652
JAMES SMITH, AIA
AR0012429
7855 SW 53 STREET
SUITE 710
DAVIE, FL. 33314
T 305.595.9242
F 305.595.9243

P:\JAS PROJECTS\2017-PROJECTS\1704-Gardner, Golden Beach C-01\1704-BRAB revised permit Applications ALL\1704-BRAB Revision Bi-Elevator Rev UPD\1704-08-A-21-2nd Floor.Dwg Saved: 10/8/2018 3:16 PM

EAST ELEVATION

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



WEST ELEVATION

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

ELEVATION LEGEND:

HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.

ELEVATION KEY MARK

ELEVATION NOTES:

1. FOR ALL DOOR SIZES, REFER TO DOOR SCHEDULE.

EXTERIOR FINISH NOTES:

1. ALL NEW OR EXIST. STUCCO FINISH SHALL BE PRIMED & FINISHED W/ (2) COATS OF HIGH QUALITY EXTERIOR GRADE LATEX PAINT IN COLORS, & FINISHES AS OWNER SELECTS.

2. ALL DRIP EDGES, W.D. FASCIA, & TRIM BOARDS SHALL BE PRIMED & FINISHED W/ (2) COATS OF HIGH QUALITY EXTERIOR OIL BASE PAINT IN COLORS & FINISH AS OWNER SELECTS.

3. ALL PRECAST ARCHITECTURAL STONE ELEMENTS ARE APPLIED TO MASONRY OR CONCRETE. USE MIN 1/4" x 1-1/2" INBED "TAPCON" AT 12" O.C. COUNTERSINK IN PRECAST. PATCH AND FINISH WITH MANUFACTURER'S APPROVED COLOR-MATCHED GROUT.

STUCCO NOTE:

ANY EXIST. EXTERIOR WALLS WITH DAMAGED AREAS DUE TO CONSTRUCTION SHALL RECEIVE NEW MIN. 3/8" THICK SMOOTH STUCCO FINISH TO MATCH EXIST. CONTRACTOR SHALL PRESSURE CLEAN & APPLY A BONDING AGENT TO ALL EXIST. SURFACES TO RECEIVE NEW STUCCO PRIOR TO APPLICATION.

GENERAL ELEVATION NOTES:

1. ALL EXISTING WINDOWS ARE TO REMAIN.

2. REMOVE, REPLACE OR RESTORE EXIST. CAST STONE TRIM AS NEEDED. (SEE I.D. DWGS.) MATCH EXIST. PROFILE, COLOR, & TEXTURE. (SEE EXTERIOR FINISH NOTE)

3. PROVIDE NEW PAINT FINISH TO ENTIRE RESIDENCE INCLUDING CABANA, ENTRY COLUMNS, & LANDSCAPE WALLS. (SEE EXTERIOR FINISH NOTE)

4. REMOVE & REPLACE ALL EXIST. GUTTERS, & DOWNSPOUTS W/ COPPER MATERIAL.

5. ALL SURFACE MOUNTED ELECT. CONDUIT, CABLES, ETC. TO BE CONCEALED IN BLOCK WALLS.

ELEVATION KEY LEGEND

1. NEW DOOR SIZE FOR SIZE IN EXIST. OPENING. (SEE DOOR SCHEDULE)
2. NEW DECORATIVE IRON GUARDRAIL @ TERRACE, & BALCONYS. PROVIDE GATES @ COVERED TERRACE (SUBMIT SHOP DWGS. FOR ARCHITECT REVIEW & APPROVAL)
3. NEW FOUNTAIN (BY OTHERS) @ EXIST. PLANTER (SEE I.D. DWGS, ELECT. & PLUMBING PLANS)
4. PROVIDE ROLL-DOWN SHUTTER W/ CAST STONE MOLDING @ ENTRY DOOR. (SEE DETAIL)
5. WATERPROOF, & SEAL EXIST. WINDOW SILL.
6. NEW "JERUSALEM STONE SLAB" FINISH @ STEPS, & LANDING.
7. REMOVE & REPLACE PAVERS DRIVE, WALK, & POOL DECK W/ NEW "JERUSALEM STONE PAVERS (BY OTHERS)(SEE SITE PLAN)
8. PROVIDE NEW STORAGE AREA @ EXIST. COND. UNIT CONC. PLATFORM. (SEE SOUTH ELEVATION)
9. MARBLE TILE (SEE I.D. DWGS.)
10. MARBLE PAVERS (SEE I.D. DWGS.)
11. PRECAST STONE BASE (SEE I.D. DWGS.)
12. CURVED MEDALLION TRIM (SEE I.D. DWGS.)
13. KEYSTONE
14. CURVED DECO MOLDING (SEE I.D. DWGS.)
15. WINDOW CASE MOLDING (SEE I.D. DWGS.)
16. DECO CORBEL BRACKET (SEE I.D. DWGS.)
17. [illegible] (SEE I.D. DWGS.)
18. [illegible] ELEVATOR SHAFT. NEW CBS WALLS WITH PAINT/STUCCO TO MATCH EXISTING WALLS.

Town of Golden Beach
Building Regulatory Advisory Board
Town of Golden Beach
Building Regulatory Advisory Board

NOV 13 2018

APPROVED
DISAPPROVED
VARIANCE REQ.

7855 SW 104 STREET
MIAMI, FL 33156
T 305-666-7550
F 305-595-0423

GROUP
ARCHITECTS
PLANNERS
AA7000052
JAMES SMITH, AIA
AR94128

P:\JAS PROJECT\2017-PROJECTS\1704-Davidson Golden Beach C-1\V1704-BRAB revised permit Applications ALL\1704-BRAB Revision III-Elevator No LIN\1704-07-A-3.0-Ext. Elevations Rev.3.dwg 10/9/2018 10:54 AM

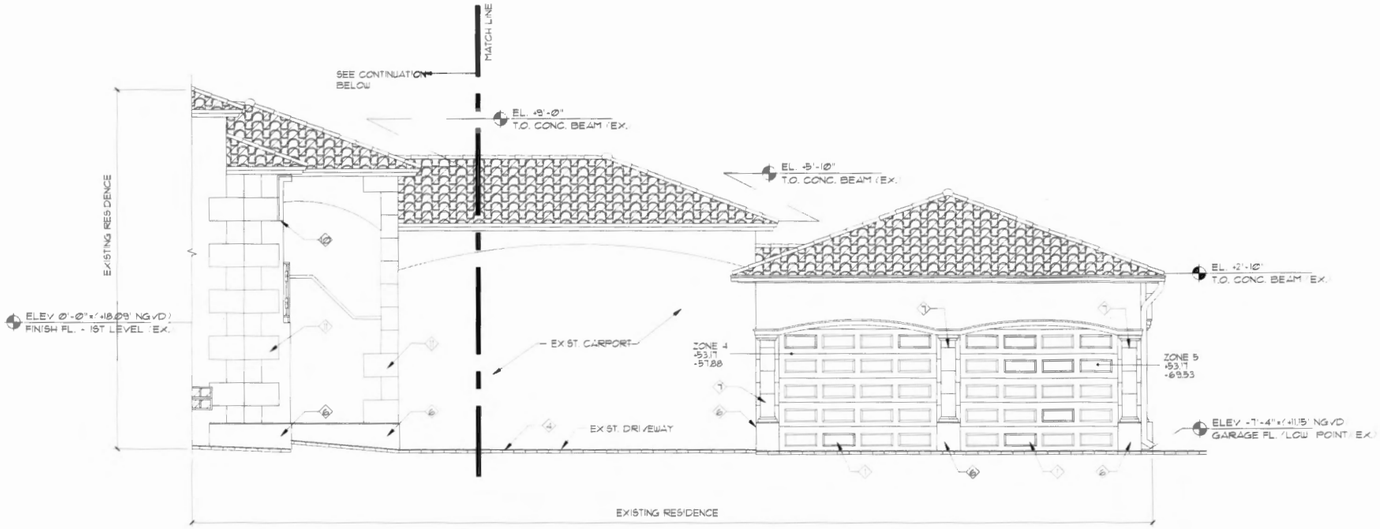
Revise	
△	BRAB COMMENTS 09-23-18
△	BRAB COMMENTS/ VARIANCE 09-06-18
△	BRAB COMMENTS/ VARIANCE 12-29-18

Date 7-10-18 BRAB SUBMITTAL

Client: GOLDEN BEACH 555 CORP.
20180 BISCAYNE BLVD. SUITE 400
AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD
(917) 691-3077

Project: 1704
RESIDENCE RENOVATION
FOR GOLDEN BEACH 555 CORP.
MOL GEALA 555
GOLDEN BEACH, FLORIDA 33160

Sheet: A-3.0 ELEVATIONS



PARTIAL NORTH ELEVATION SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. ALL EXISTING WINDOWS ARE TO REMAIN.
2. REMOVE, REPLACE OR RESTORE EXIST. CAST STONE TRIM AS NEEDED. (SEE I.D. DWGS.) MATCH EXIST. PROFILE, COLOR & TEXTURE. (SEE EXTERIOR FINISH NOTE)
3. PROVIDE NEW PAINT FINISH TO ENTIRE RESIDENCE INCLUDING CABANA ENTRY COLUMNS & LANDSCAPE WALLS. (SEE EXTERIOR FINISH NOTE)
4. REMOVE & REPLACE ALL EXIST. GUTTERS & DOWNSPOUTS W/ COPPER MATERIAL.
5. ALL SURFACE MOUNTED ELECT., CONDUIT, CABLES ETC. TO BE CONCEALED IN BLOCK WALLS.

ELEVATION KEY LEGEND

1. NEW DOOR SIZE FOR SIZE IN EXIST. OPENING. (SEE DOOR SCHEDULE)
2. NEW DECORATIVE IRON GUARDRAIL @ BALCONYS (SUBMIT SHOP DWGS. FOR ARCHITECT REVIEW & APPROVAL)
3. WATERPROOF & SEAL EXIST. WINDOW SILL.
4. REMOVE & REPLACE PAVERS DRIVE, WALK, & POOL DECK W/ NEW JERUSALEM STONE PAVERS (BY OTHERS/SEE SITE PLAN)
5. MOVE CONDENSATE DRAIN PIPE AWAY FROM BUILDING STRUCTURE
6. PRECAST STONE BASE (SEE I.D. DWGS.)
7. MARBLE TILE (SEE I.D. DWGS.)
8. NEW COLUMN WRAP (SEE I.D. DWGS.)
9. WINDOW CASE MOLDING (SEE I.D. DWGS.)
10. DECO CORBEL BRACKET (SEE I.D. DWGS.)
11. MARBLE PAVERS (SEE I.D. DWGS.)
12. OFFSET EXISTING DOWNSPOUT TO DRAIN AT WEST SIDE OF EQUIPMENT AS SHOWN.
13. ADDITION-PROPOSED ELEVATOR SHAFT. NEW CBS WALLS WITH PAINT/STUCCO TO MATCH EXISTING WALLS.
14. EXISTING WINDOW TO BE REMOVED AND INFILLED WITH CBS CONSTRUCTION. PAINT/STUCCO TO MATCH EXISTING WALLS.
15. PROVIDE NEW DECORATIVE IRON GUARDRAIL AND HANDRAIL @ NEW RAMP & LANDING @ ELEVATOR DOOR (SUBMIT SHOP DWGS. FOR ARCHITECT REVIEW & APPROVAL)
16. NOT USED
17. NOT USED
18. NOT USED

ELEVATION LEGEND:

HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS

ELEVATION KEY MARK

ELEVATION NOTES:

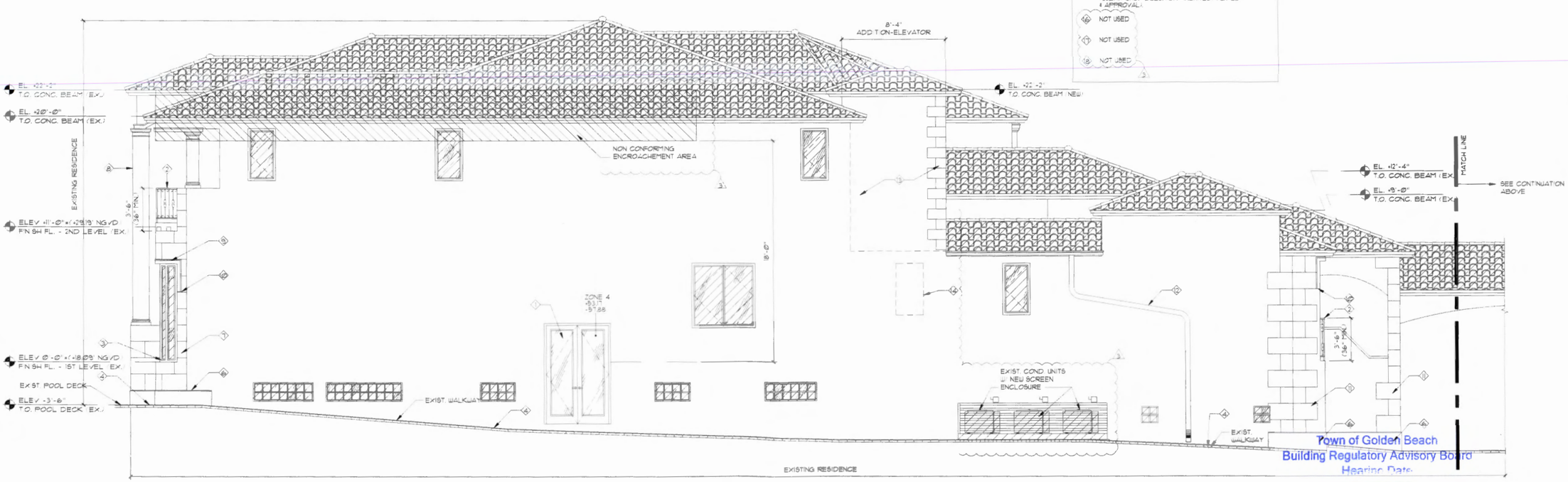
1. FOR ALL DOOR SIZES, REFER TO DOOR SCHEDULE

EXTERIOR FINISH NOTES:

1. ALL NEW OR EXIST. STUCCO FINISH SHALL BE PRIMED & FINISHED W/ 2 COATS OF HIGH QUALITY EXTERIOR GRADE LATEX PAINT IN COLORS & FINISHES AS OWNER SELECTS.
2. ALL DRIP EDGES, WD. FASC.A & TRIM BOARDS SHALL BE PRIMED & FINISHED W/ 2 COATS OF HIGH QUALITY EXTERIOR OIL BASE PAINT IN COLORS & FINISH AS OWNER SELECTS.
3. ALL PRECAST ARCHITECTURAL STONE ELEMENTS ARE APPLIED TO MASONRY OR CONCRETE. USE MIN. 1/4" x 1-1/2" INBED "TAPCON" AT 12" O.C. COUNTERSINK IN PRECAST. PATCH AND FINISH WITH MANUFACTURER'S APPROVED COLOR-MATCHED GROUT.

STUCCO NOTE:

ANY EXIST. EXTERIOR WALLS WITH DAMAGED AREAS DUE TO CONSTRUCTION SHALL RECEIVE NEW MIN. 5/8" THICK SMOOTH STUCCO FINISH TO MATCH EXIST. CONTRACTOR SHALL PRESSURE CLEAN & APPLY A BONDING AGENT TO ALL EXIST. SURFACES TO RECEIVE NEW STUCCO PRIOR TO APPLICATION.



PARTIAL NORTH ELEVATION SCALE: 1/4" = 1'-0"

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date:

NOV 13 2018

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

7855 SW 104 STREET
SUITE 300
MIAMI, FL 33156
T 305.595.2525
F 305.595.2526

GROUP
ARCHITECTS
PLANNERS
AA7000052
JAMES SMITH, AIA
AR93267

Date: 7-10-18 BRAB SUBMITTAL

Revisions	
COMENTS 08-29-18	BRAB
COMENTS/ VARIANCE 09-06-18	BRAB
COMENTS/ VARIANCE 10-09-18	BRAB

Client: GOLDEN BEACH 555 CORP.
2000 BIS. LANE BLVD. SUITE 400
AVENTURA, FLORIDA 33180
CONTACT: MARC BERNARD
(917) 687-5011

Project: 1704
RESIDENCE RENOVATION
FOR GOLDEN BEACH 555 CORP
555 OCEAN BLVD.
GOLDEN BEACH, FLORIDA 33160

Sheet: A-3.2
ELEVATIONS