



416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

SDH_STUDIO
ARCHITECTURE + DESIGN

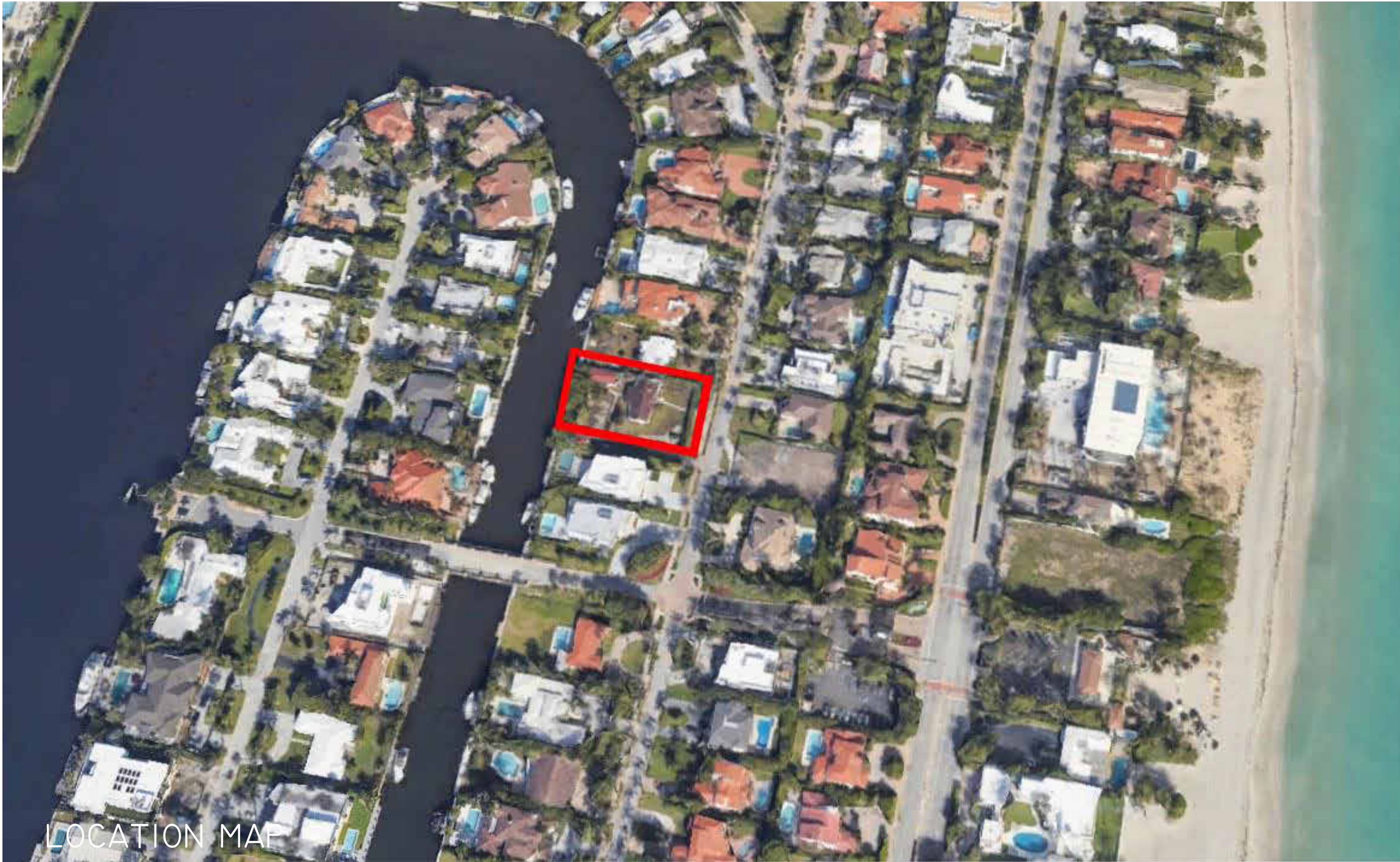
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18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

305.501.5013

www.sdhstudio.com

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PROJECT TEAM		SDH_STUDIO ARCHITECTURE + DESIGN 18200 NE 19TH AVE, SUITE 100, NORTH MIAMI BEACH, FL 33162 (305) 501-5013 INFO@SDHSTUDIO.COM	ROCHELL ENGINEERING, INC 205 SANTILLANE AVE CORAL GABLES, FL 33134 (305) 649-4049 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. ACKNOWLEDGMENT: I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT. SDH_STUDIO	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. ACKNOWLEDGMENT: I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT. GCE	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. ACKNOWLEDGMENT: I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT. GCE	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. ACKNOWLEDGMENT: I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT. GCE	GCE GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD., SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. ACKNOWLEDGMENT: I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT. GCE



LOCATION MAP

416 GOLDEN BEACH DRIVE, GOLDEN BEACH, FLORIDA, 33160

ABBREVIATIONS

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

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Ref	BUILDING ELEV. TAG	I Ref Ref	INTERIOR ELEV. TAG
 VIEW NAME 1/8" = 1'-0"			VIEW TITLE

GENERAL NOTES

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

RAIN WATER NOTES

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

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

STAIRS NOTE S

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

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD JAMS BOLTED TO CONC COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

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

TERMITE PROTECTION

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

NOTE AS PER FBC

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

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

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF GOLDEN BEACH
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3
5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT (BY OTHERS)
2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
5. ALL WINDOWS WILL BE TINTED
6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER: ALARM NOTES

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

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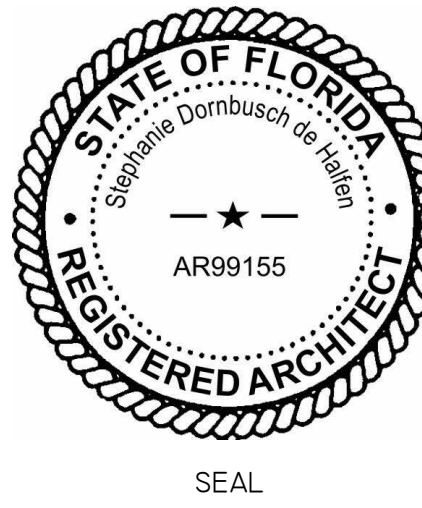
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
305).501.5015
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

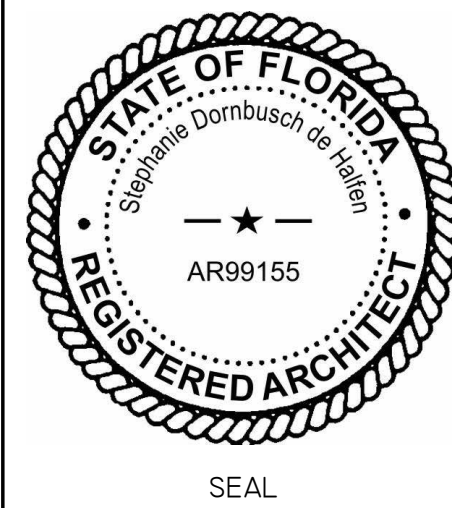
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GENERAL NOTES

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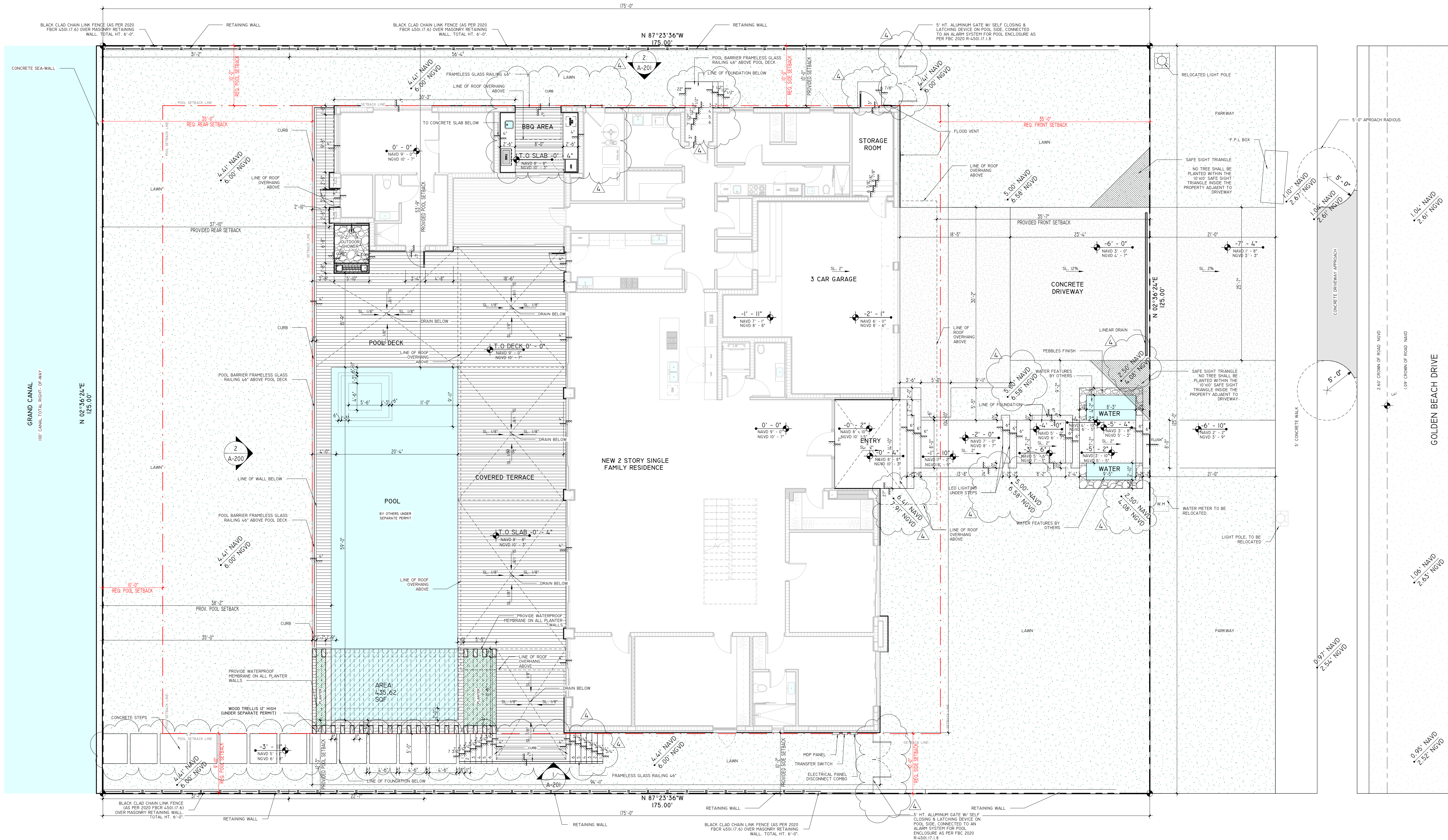
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1	OWNER	05/05/23
2	REV.	
3	CITY	06-09-23
4	COMMENTS	
5	CITY	07-31-23
6	COMMENTS	
7	CITY	08-11-23
8	COMMENTS	

SITE PLAN

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SITE PLAN
1/8" = 1'-0"

TRELLIS TALLY

HEIGHT	12' FROM FFE
AREA	435.62 SF

APPLICABLE CODES

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

SCOPE OF WORK

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA	21,875 SF
A/C GROUND FL	5534 SF
A/C SECOND FL	3514 SF
A/C TOTAL	9048 SF
ENTRY	180 SF
TERRACES	1373 SF
GARAGE	716 SF
BALCONIES	1080 SF
POOL - POOL DECK	1248 SF=840 SF
WALKWAY	327 SQF
DRIVEWAY	1265 SQF

ZONING INFORMATION

TOWN OF GOLDEN BEACH ART. II - ZONING DISTRICT REQUIREMENTS SECTION 47-5 ZONING DISTRICT - RS-8		
BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	35'-0"	35'-7"
REAR SETBACK	35'-0"	35'-0"
SIDES SETBACK	10'	10'-2" S, 10'-0" N
POOL SETBACK	10' - 0"	12'-3" & 53'-9" FROM SIDE & 38'-2" REAR
HEIGHT LIMITATION	30' FROM BFE +1'	27' 10" FROM BFE +1'
LOT OCCUPATION		
PERVIOUS AREA	> 35% (7,656 SF - 21,875SF LOT) 21,875 SF X .35 = 7656 SF	9,835 SF = 44.96%
IMPERVIOUS AREA	< 65% (14,219 SF - 21,875SF LOT) 21,875 SF X .65 = 14,219 SF	12,040 SF = 55.04%
DRIVEWAY AREA	N.A	1,265 SF

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 416 GOLDEN BEACH DRIVE, GOLDEN BEACH, FL 33160

LOT: 46-47-48 BLOCK: F PLAT BOOK: 8 PAGE: 122

HIGHEST CROWN OF ROAD ELEVATION: 2' - 8" FLOOD ZONE: AE

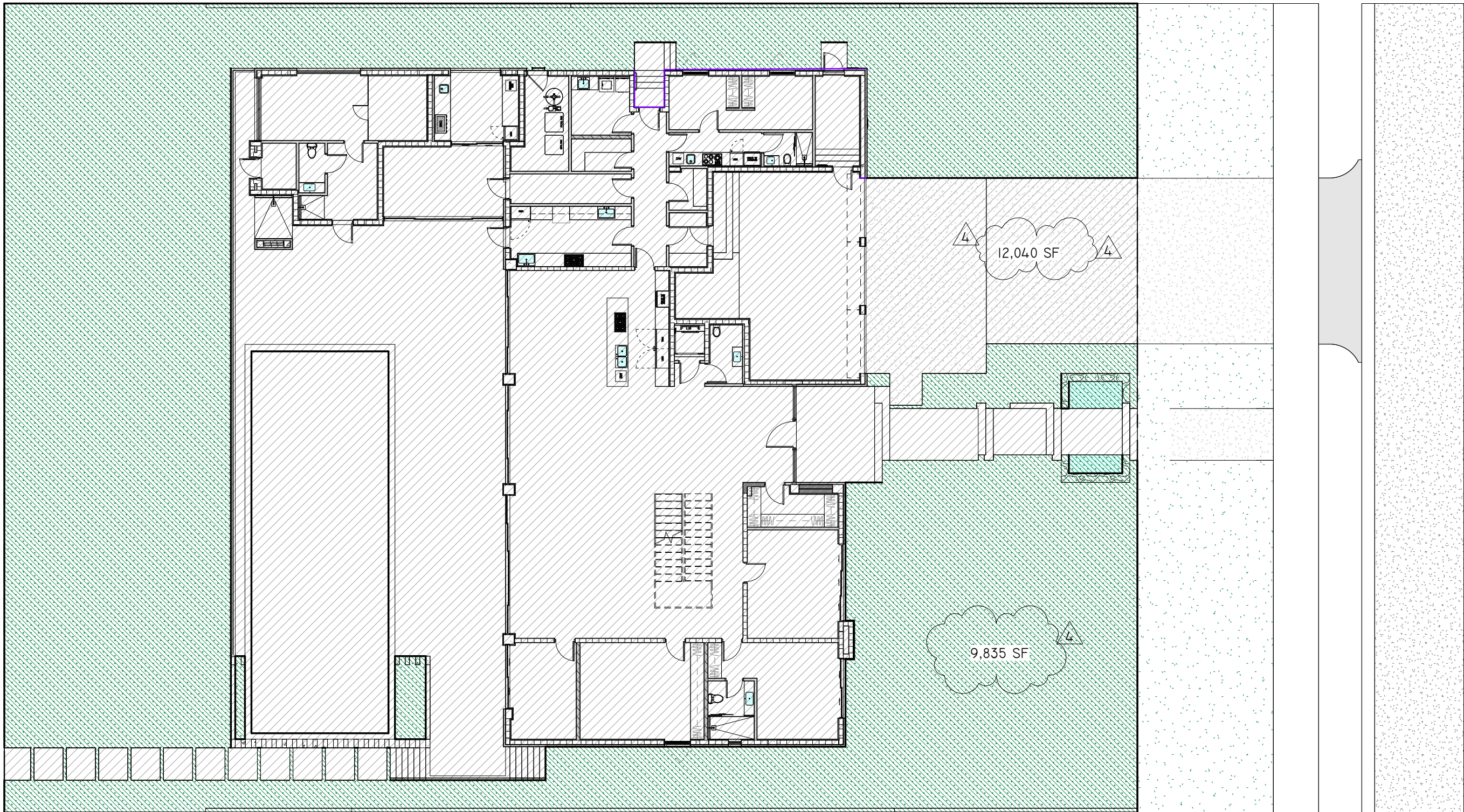
AVERAGE OF CROW OF ROAD ELEVATION: 2' - 7" BASE FLOOD: 6'

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

SURVEYOR'S NAME: JOHN IBARRA PLS LIC.: 5204 FIELD WORK DATE: 07/20/2021

PROPOSED	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
9' - 0" NGVD	6' - 9" NGVD	4' - 7" NGVD(AVG)	4' - 7" NGVD(AVG)
MINIMUM	9' - 0" NGVD	6' - 9" NGVD	4' - 7" NGVD(AVG)

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT
ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)



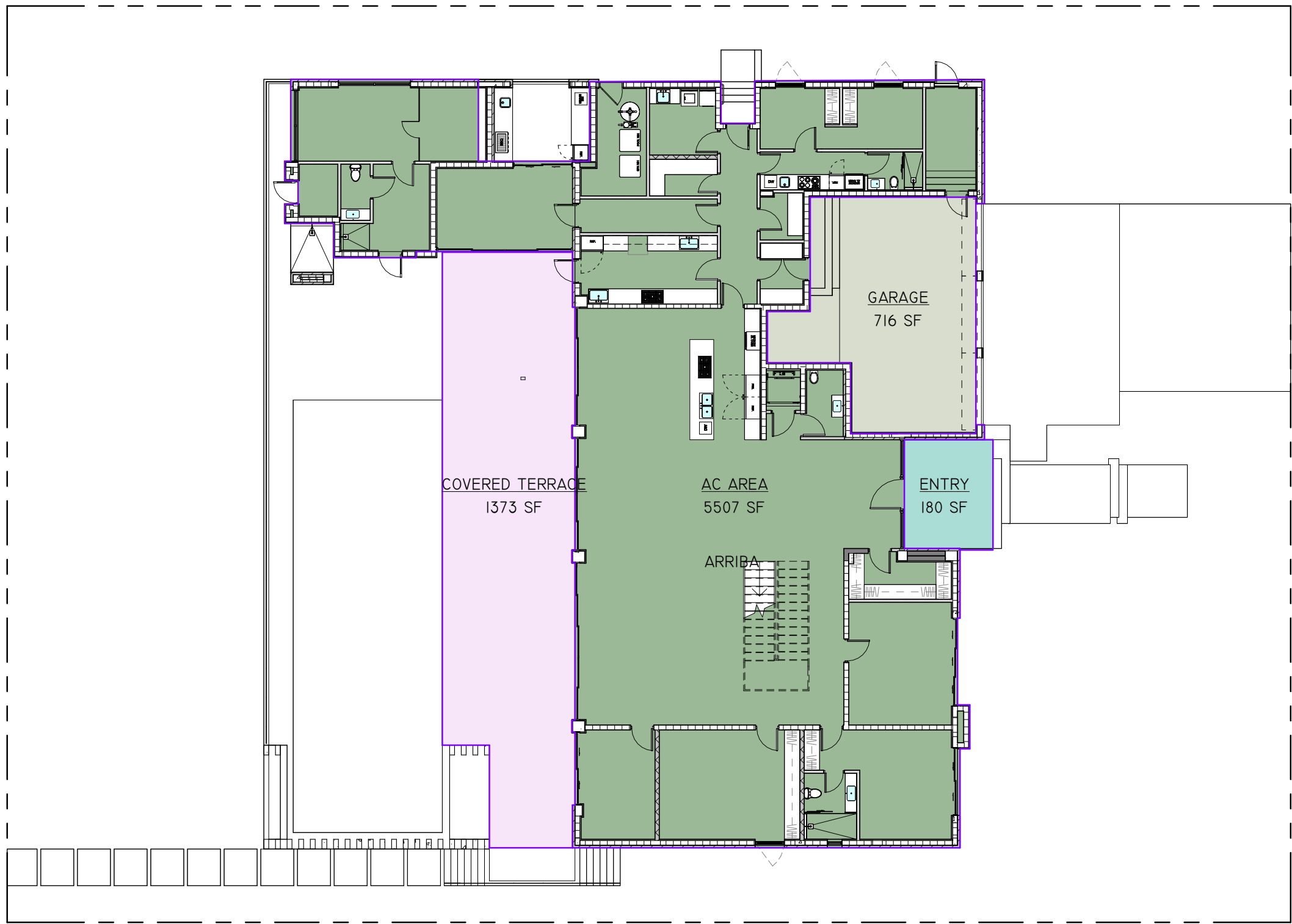
TOTAL LOT AREA: 21,875 SF

PERVIOUS AREA: 9,835 SF
44.96%

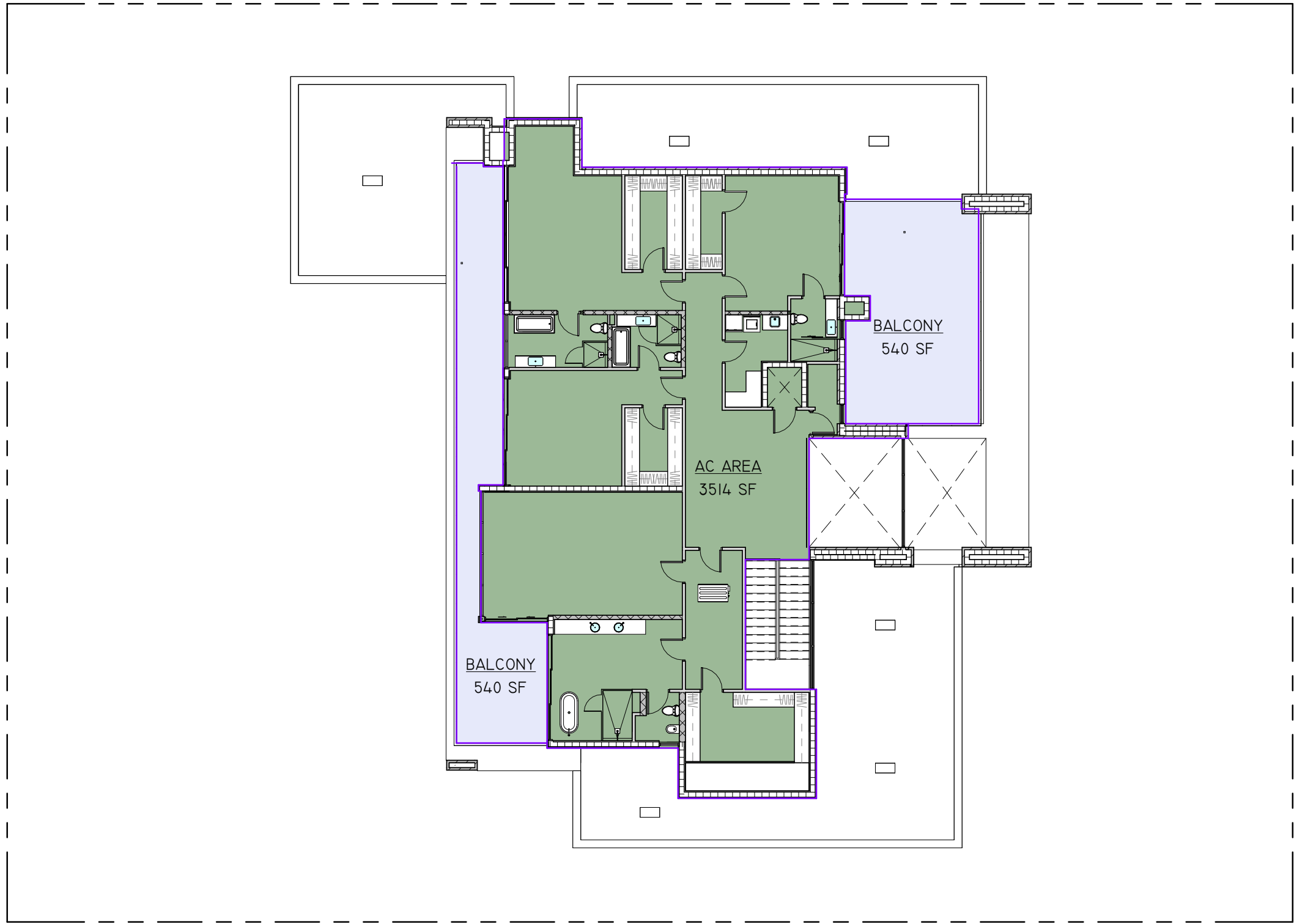
IMPERVIOUS AREA: 12,040 SF
55.04%

REQUIRED: 7,656 SF
(35% MIN. REQUIRED)

REQUIRED: 14,219 SF
(65% MAX.)



2 1ST FLOOR AC AREA
1/16" = 1'-0"



3 2ND FLOOR AC AREA
1/16" = 1'-0"

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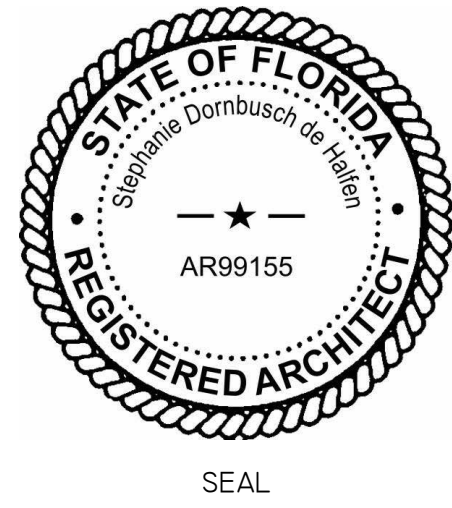
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

3	CITY COMMENTS	07-31-23
4	CITY COMMENTS	08-11-23

AREA DIAGRAMS

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1 NE VIEW



2 NW VIEW

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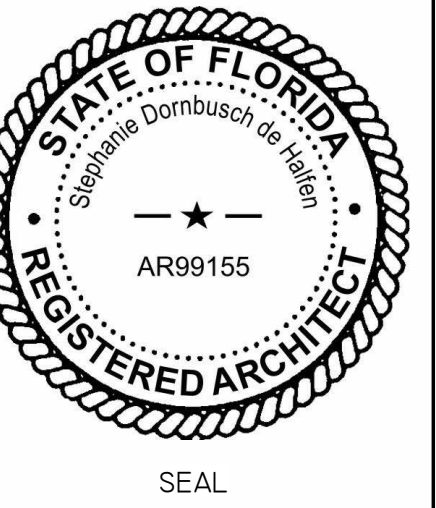
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

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ARCHITECT P.A.
ARCH. REG.# 99155

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

PROJECT VIEWS

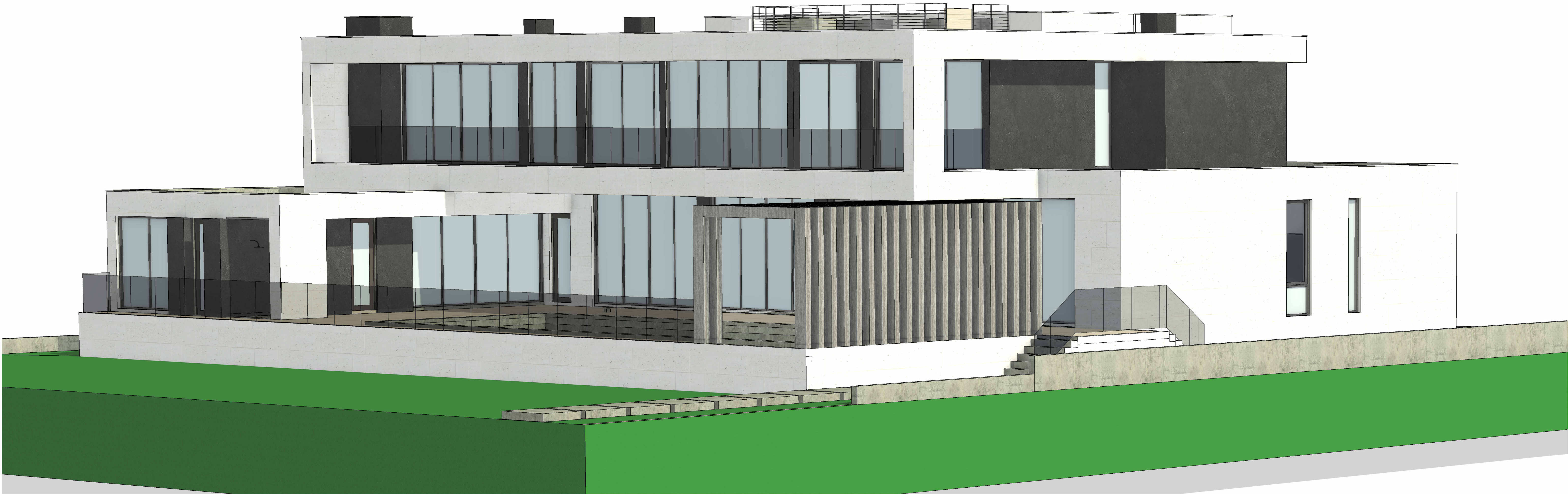
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1 SE VIEW



2 SW VIEW

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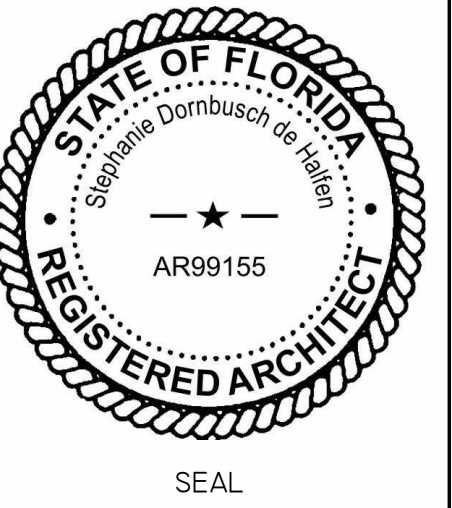
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

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PROJECT VIEWS

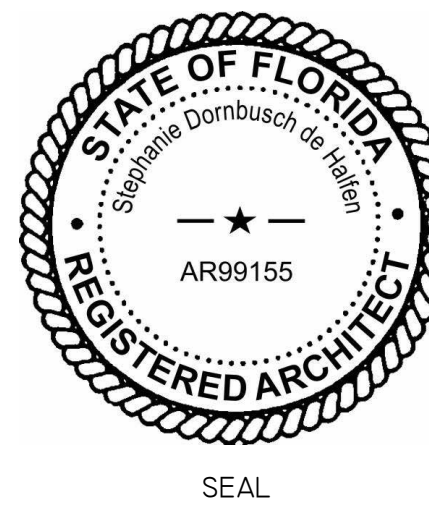
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GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

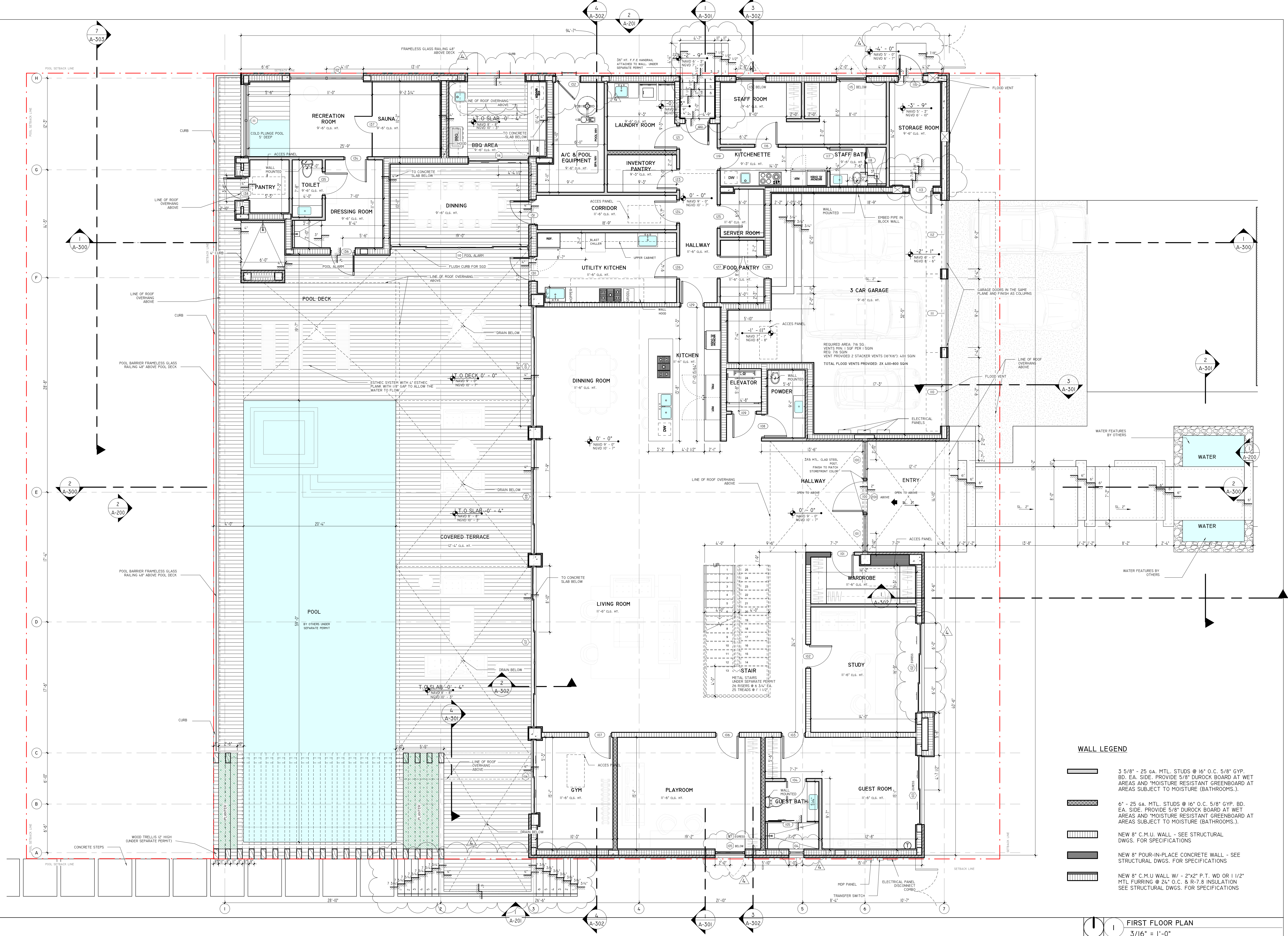
REVISIONS / SUBMISSIONS

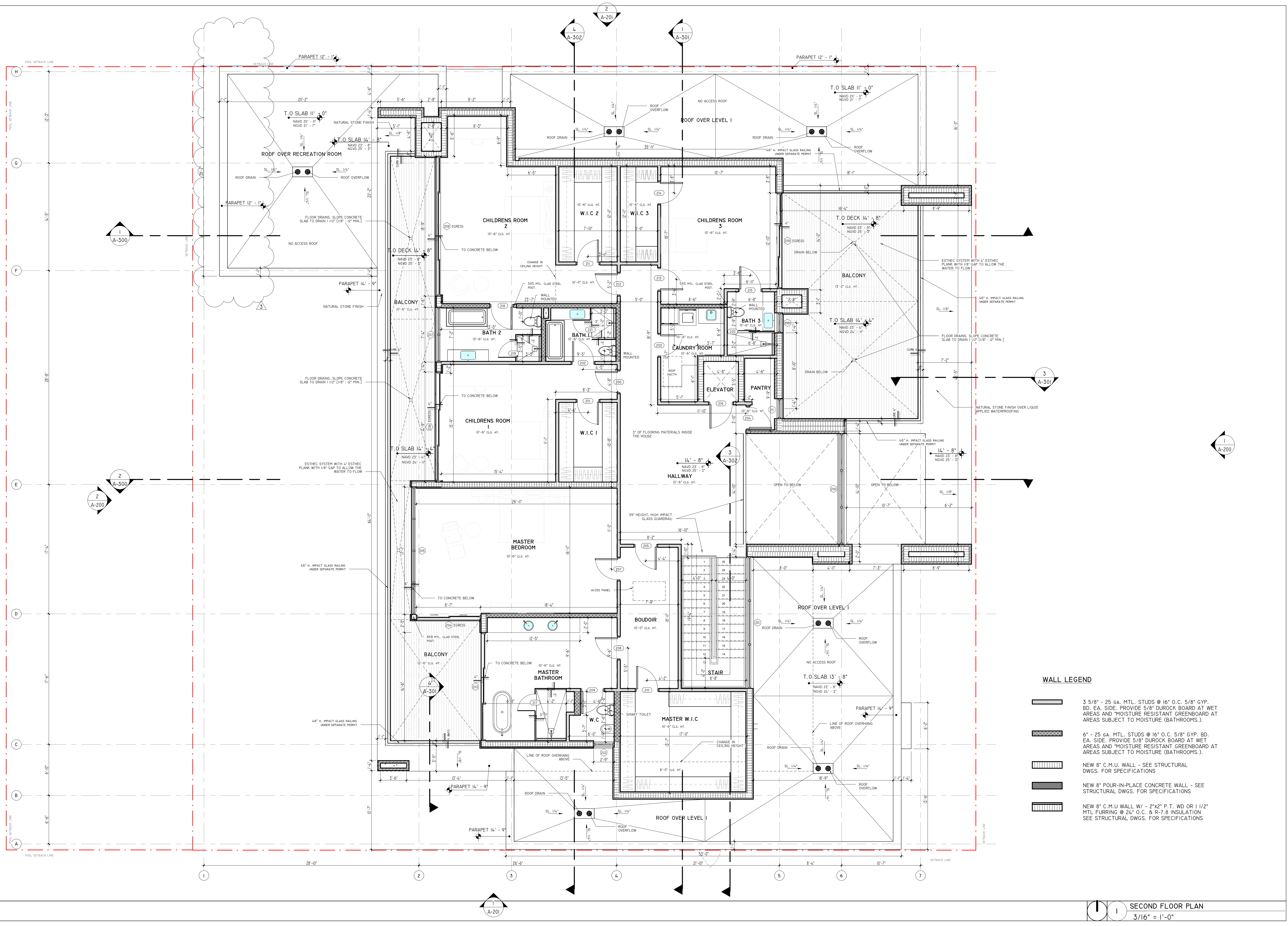
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	REV.	
2	CITY	06-09-23
	COMMENTS	
3	CITY	07-31-23
	COMMENTS	
4	CITY	08-11-23
	COMMENTS	

FIRST FLOOR PLAN

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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALPEN
ARCHITECT P.A.
ARCH. REG.# 99155

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

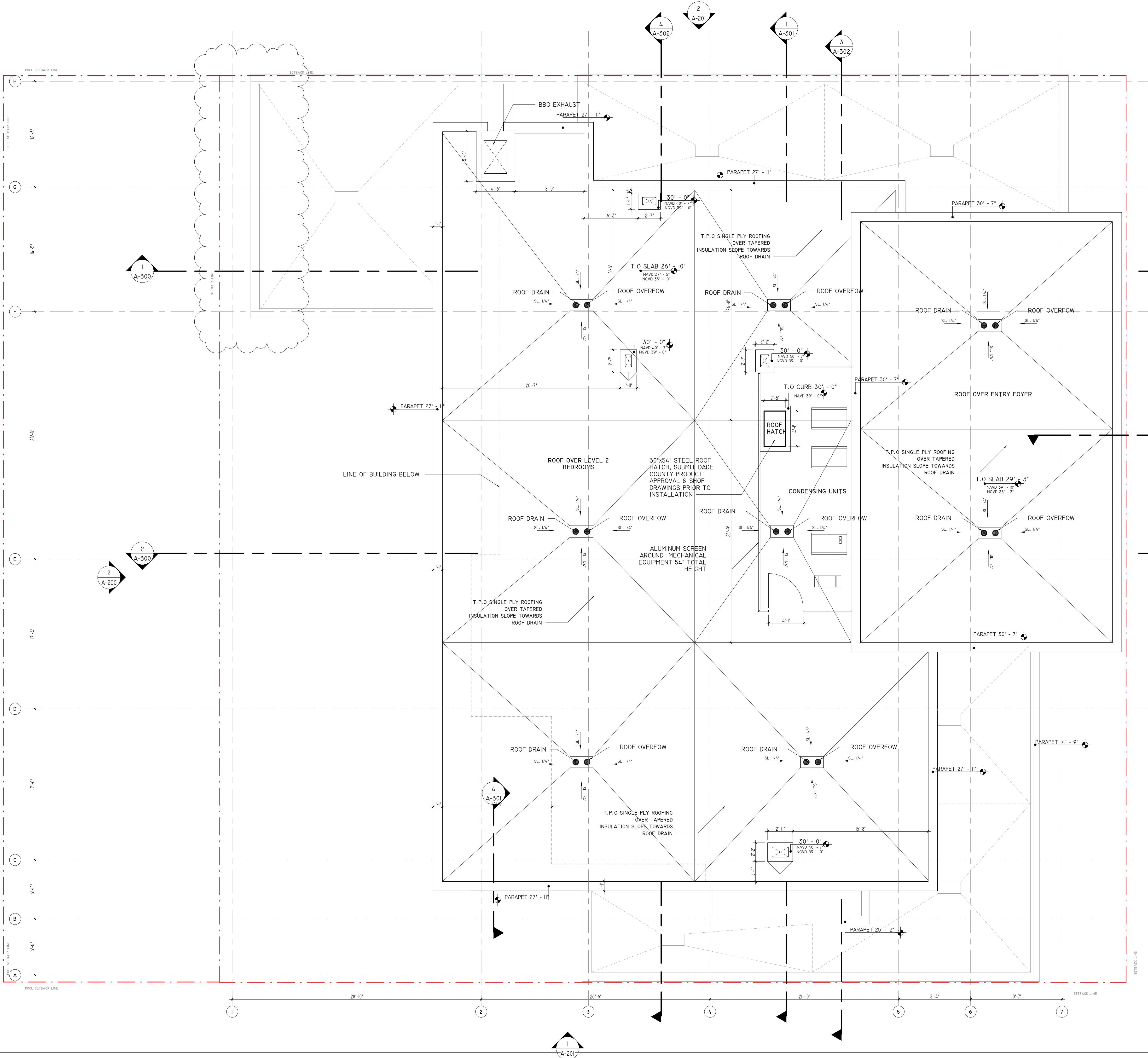
3	CITY COMMENTS	07-31-23
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SECOND FLOOR

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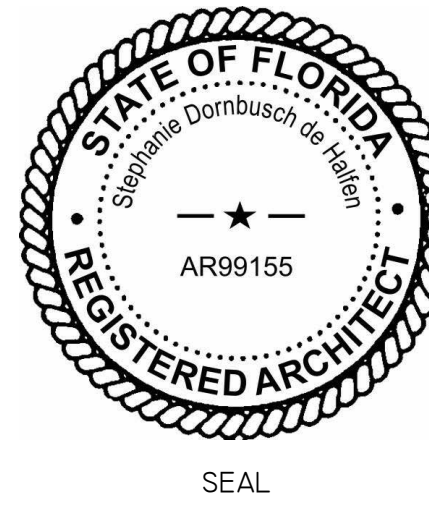
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

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

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GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

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3 CITY 07-31-23
COMMENTS

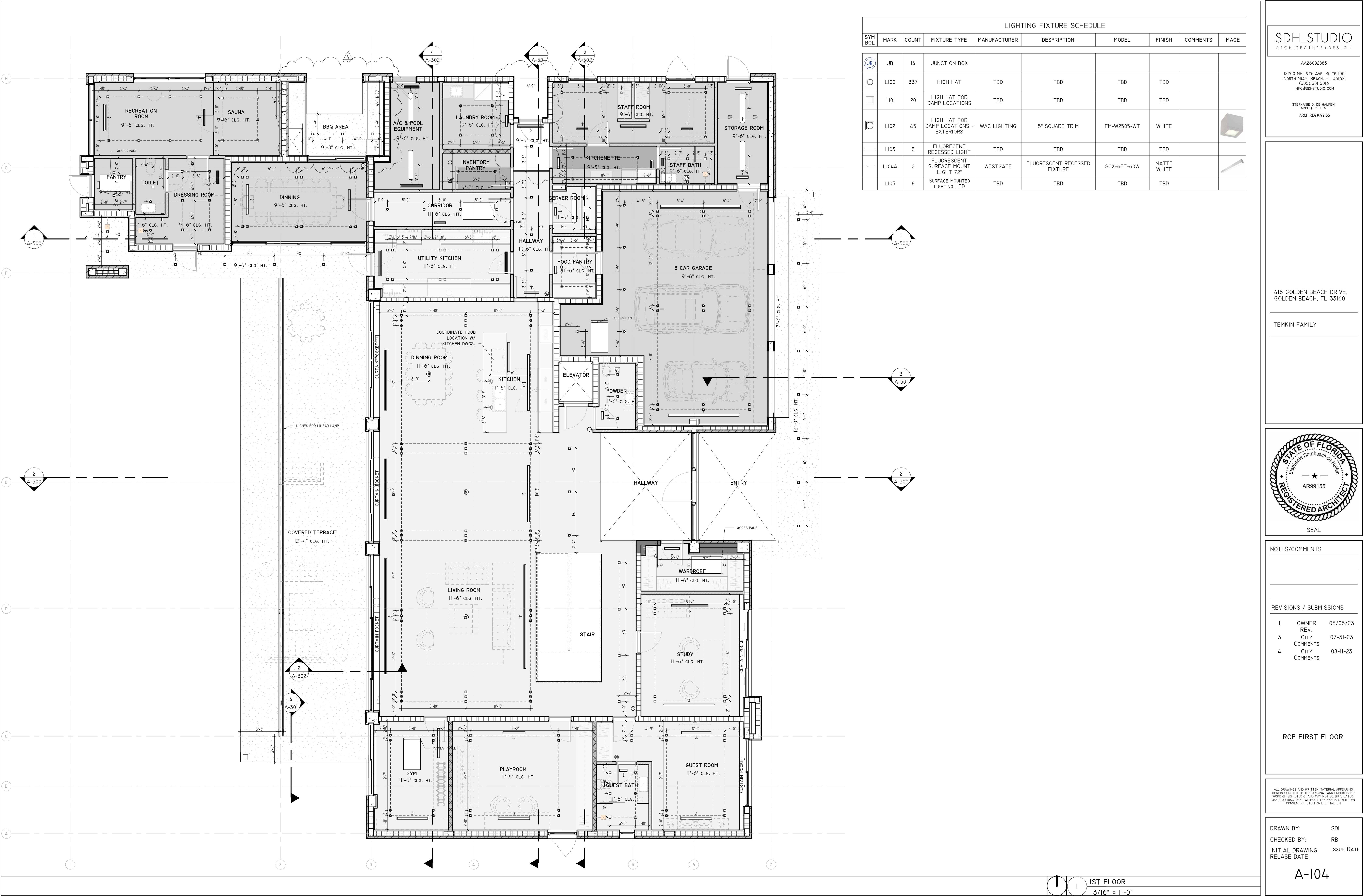
ROOF PLAN

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1 1 ROOF PLAN
3/16" = 1'-0"



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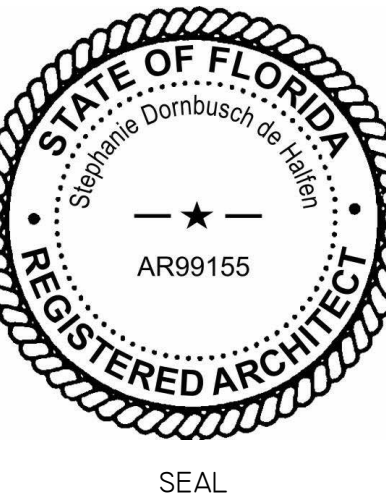
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



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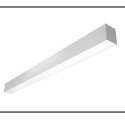
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3	CITY	07-31-23
	COMMENTS	
4	CITY	08-11-23
	COMMENTS	

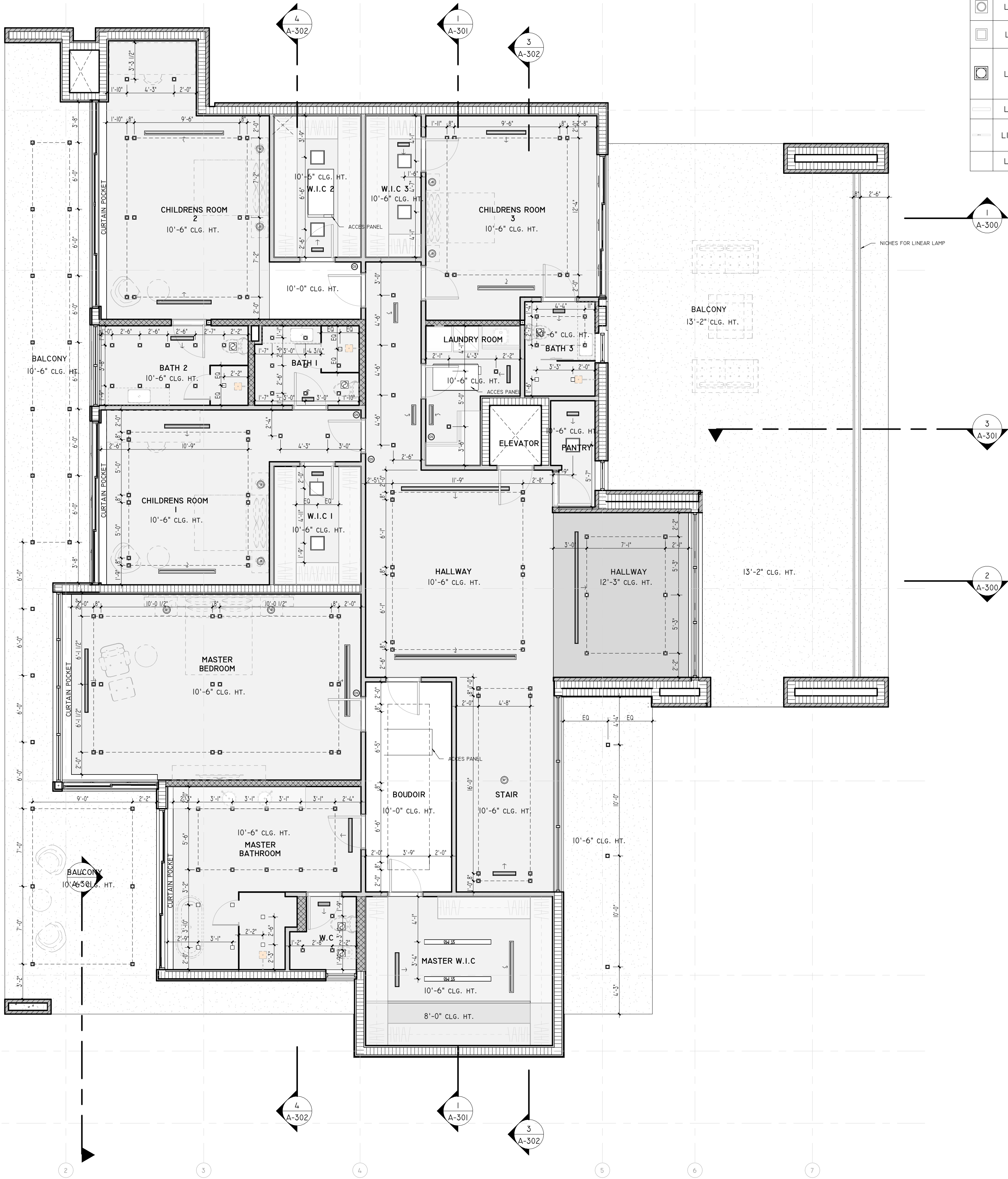
RCP FIRST FLOOR

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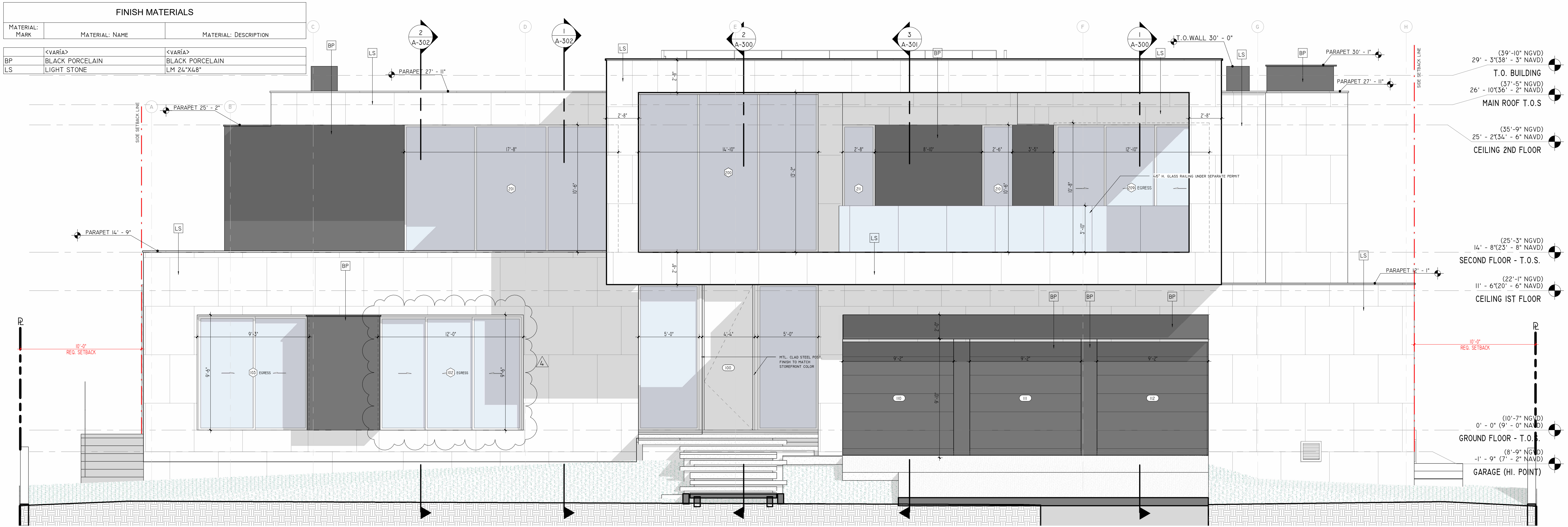
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LIGHTING FIXTURE SCHEDULE									
SYM BOL	MARK	COUNT	FIXTURE TYPE	MANUFACTURER	DESPRIPTION	MODEL	FINISH	COMMENTS	IMAGE
	JB	14	JUNCTION BOX						
	LI00	337	HIGH HAT	TBD	TBD	TBD	TBD		
	LI01	20	HIGH HAT FOR DAMP LOCATIONS	TBD	TBD	TBD	TBD		
	LI02	45	HIGH HAT FOR DAMP LOCATIONS - EXTERIORS	WAC LIGHTING	5" SQUARE TRIM	FM-W2505-WT	WHITE		
	LI03	5	FLUORECENT RECESSED LIGHT	TBD	TBD	TBD	TBD		
	LI04A	2	FLUORESCENT SURFACE MOUNT LIGHT 72"	WESTGATE	FLUORESCENT RECESSED FIXTURE	SCX-6FT-60W	MATTE WHITE		
	LI05	8	SURFACE MOUNTED LIGHTING LED	TBD	TBD	TBD	TBD		



FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
	<VARIA>	<VARIA>
BP	BLACK PORCELAIN	BLACK PORCELAIN
LS	LIGHT STONE	LM 24"X48"



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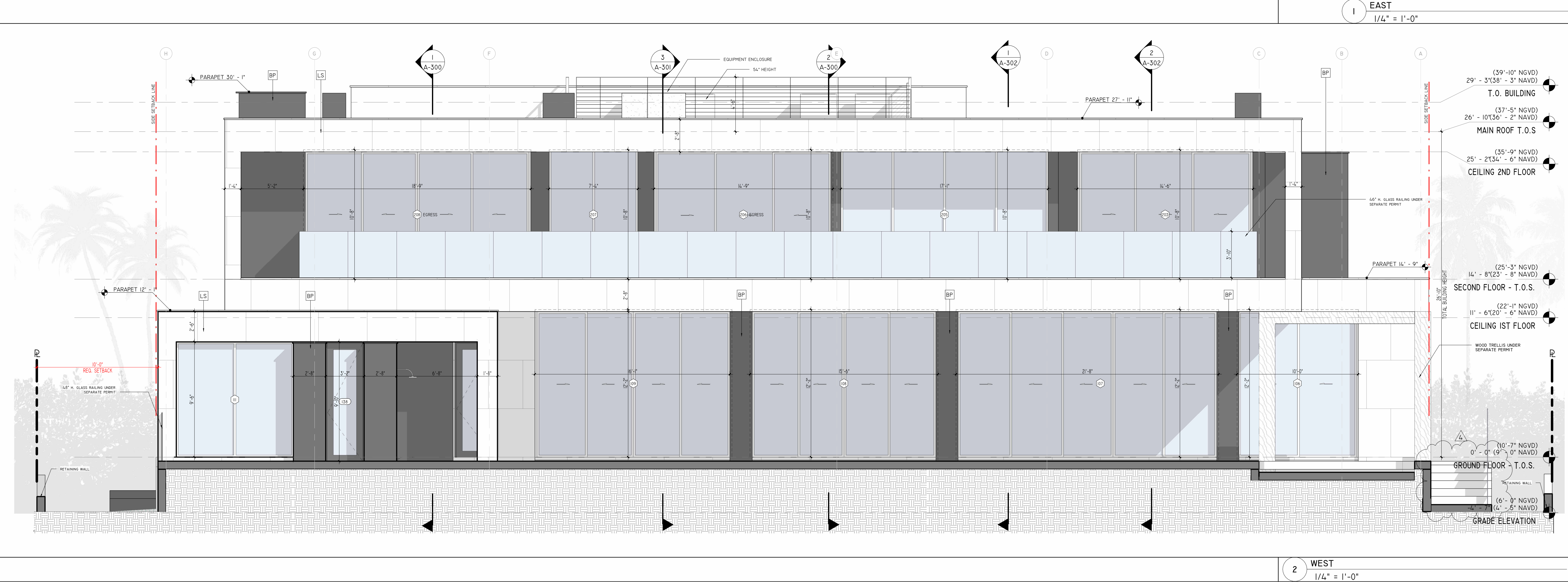
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALPEN
ARCHITECT P.A.
ARCH. REG.# 99155

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



STATE OF FLORIDA
Supreme Court of the State of Florida
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

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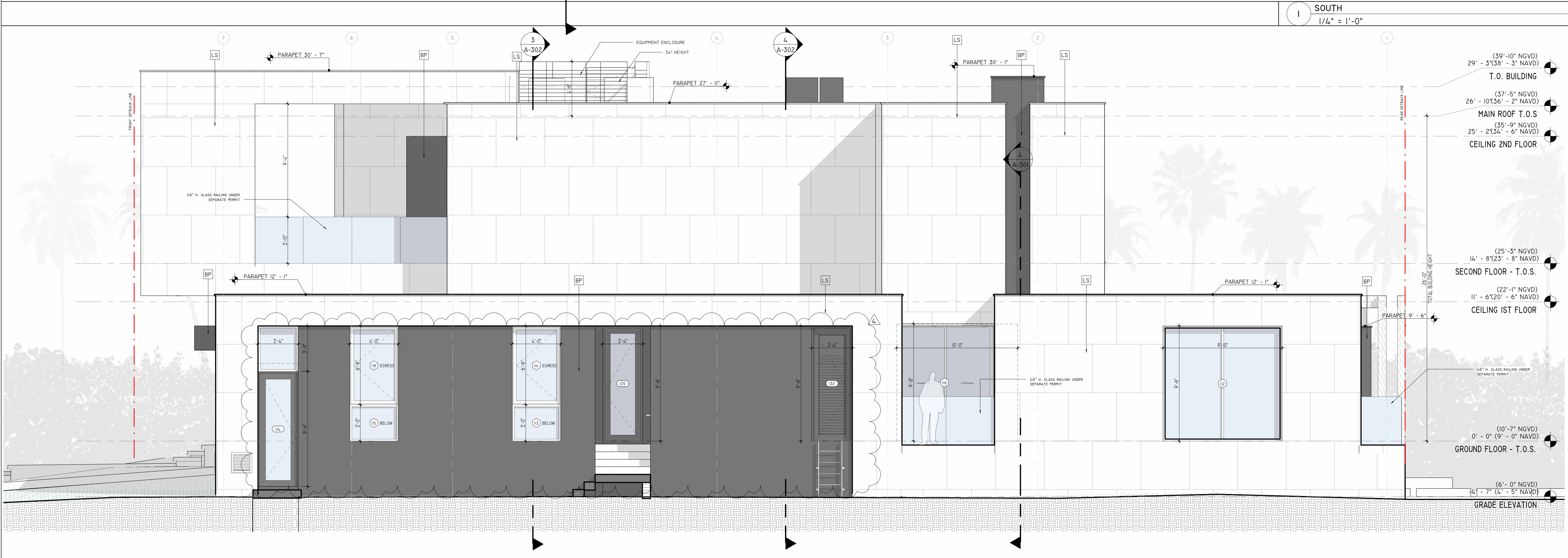
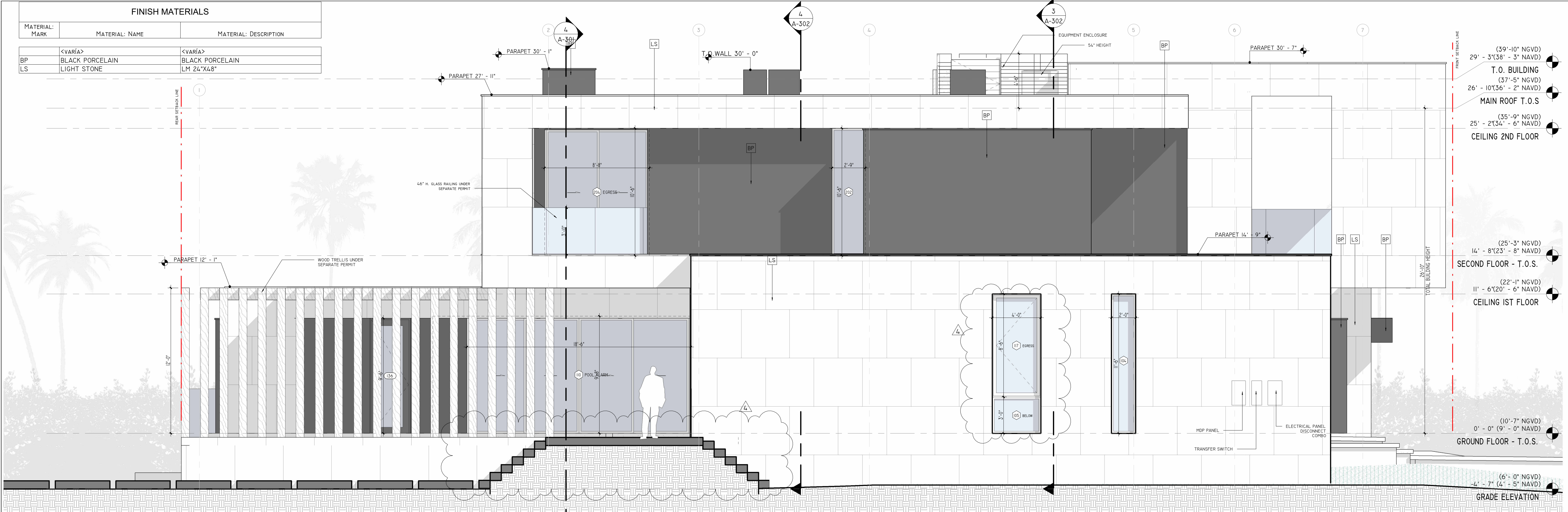
2	CITY COMMENTS	06-09-23
3	CITY COMMENTS	07-31-23
4	CITY COMMENTS	08-11-23

ELEVATIONS

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NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALPEN
ARCHITECT P.A.
ARCH REG# 99155

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TEMKIN FAMILY

STATE OF FLORIDA
Supreme Court of the State
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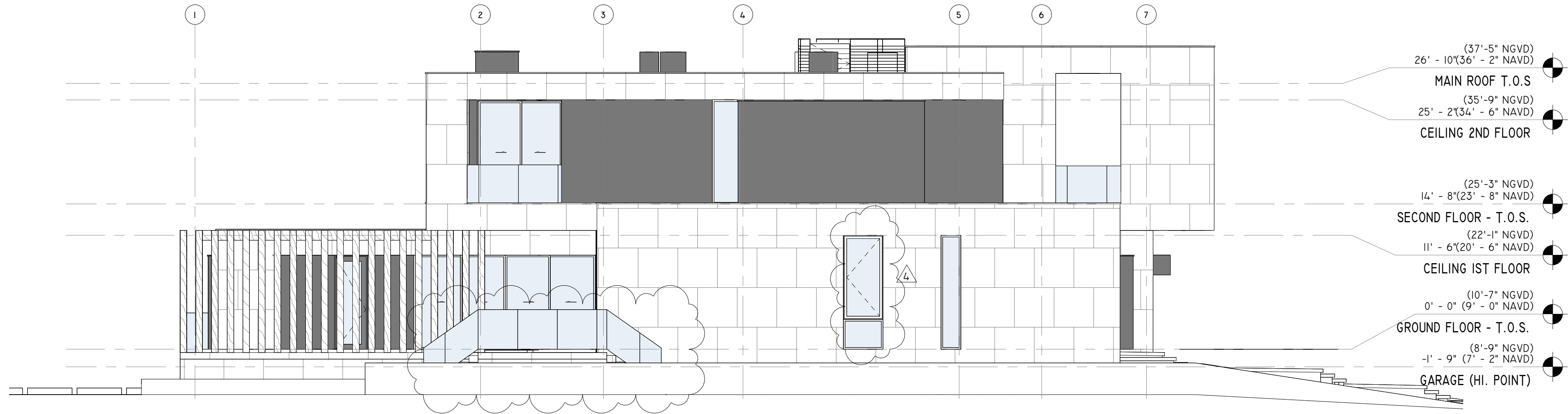
NO.	CITY	COMMENTS	DATE
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3	CITY	COMMENTS	07-31-23
4	CITY	COMMENTS	08-11-23

ELEVATIONS

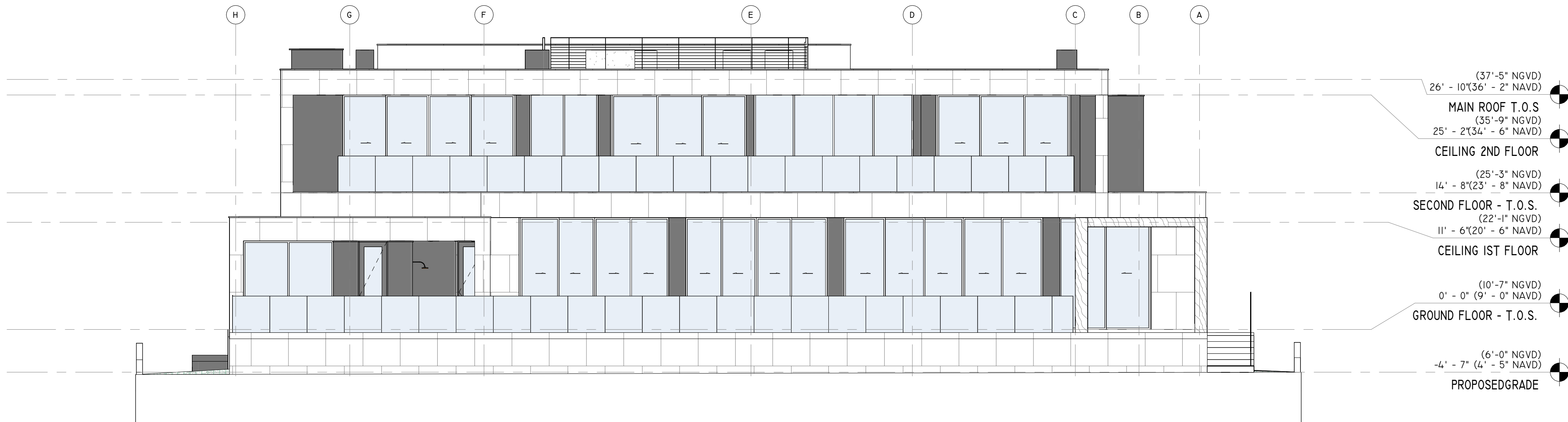
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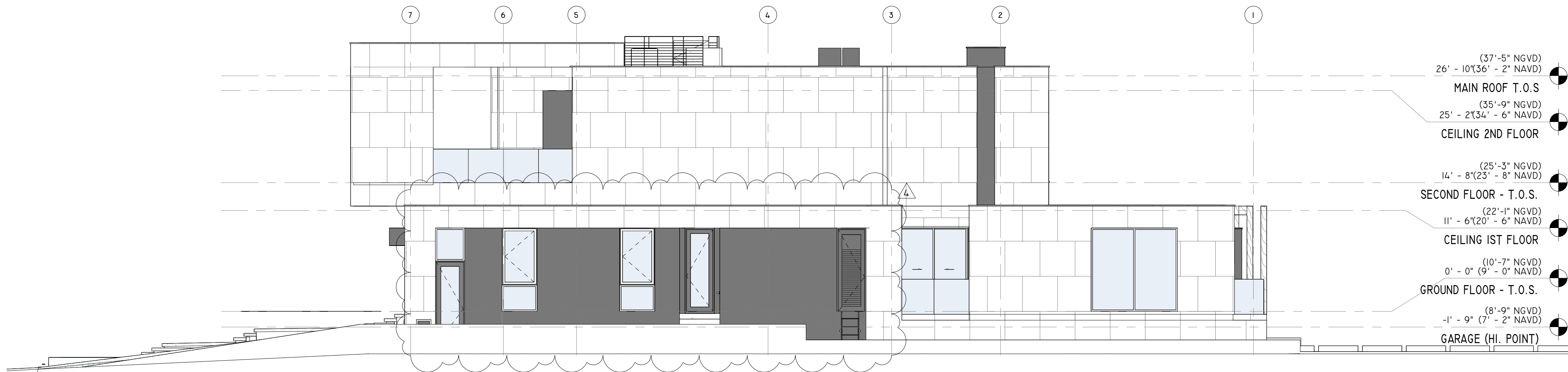
A-201



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

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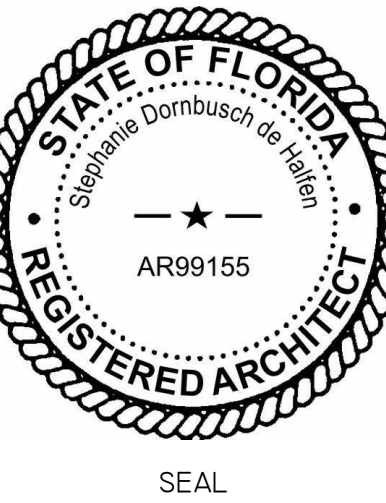
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ARCH. REG.# 99155

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

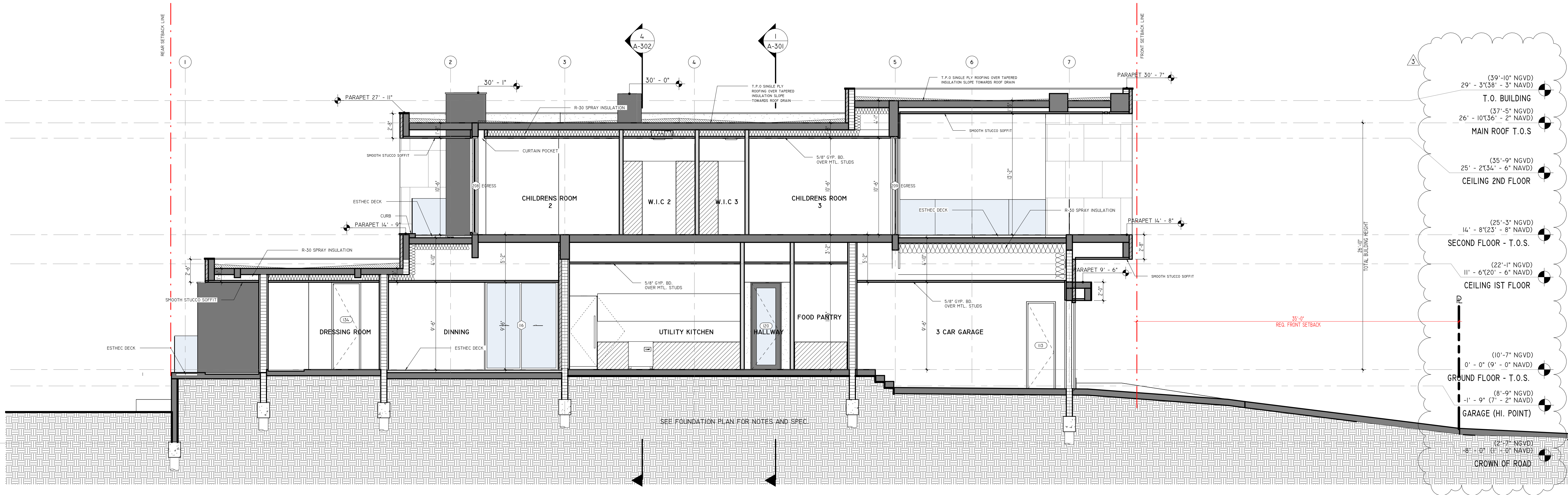
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3	CITY COMMENTS	07-31-23
4	CITY COMMENTS	08-11-23

ELEVATIONS

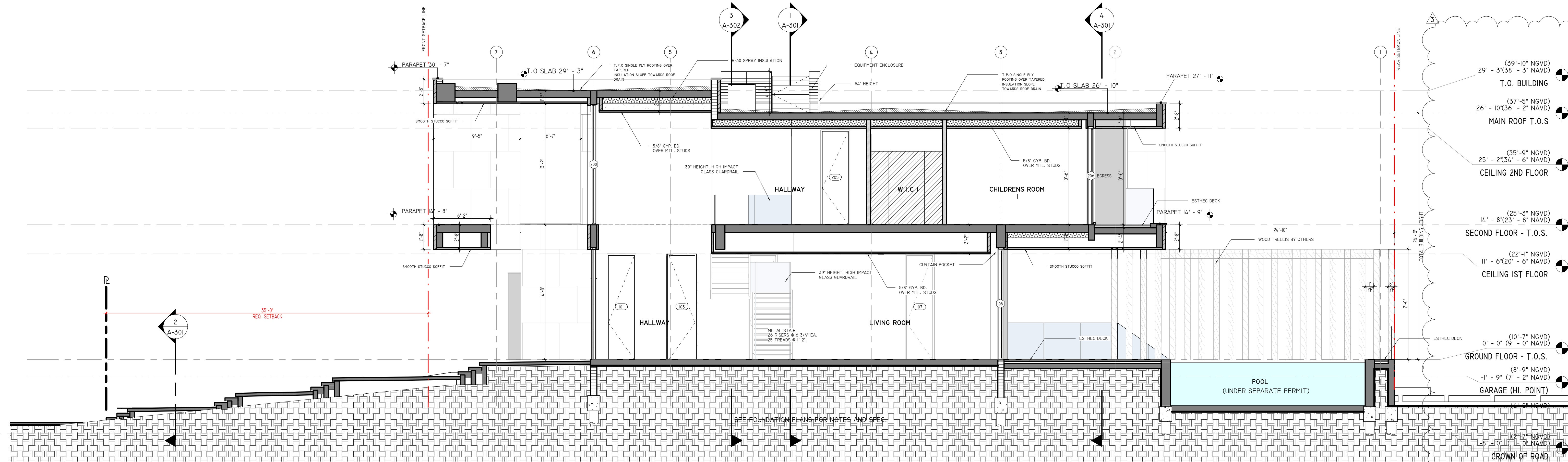
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A-202



SECTION D
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

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ARCHITECTURE+DESIGN

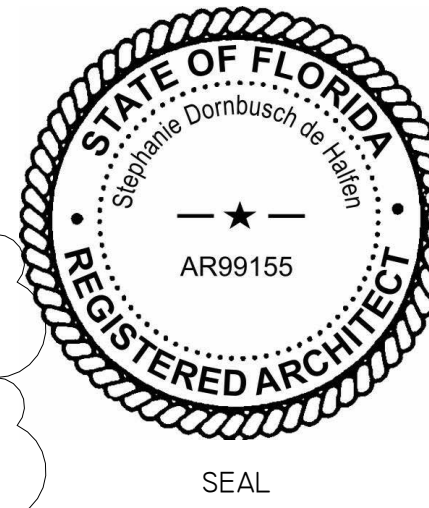
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

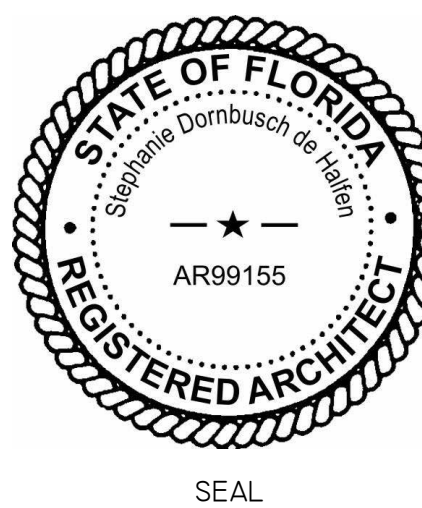
2	CITY COMMENTS	06-09-23
3	CITY COMMENTS	07-31-23

SECTIONS

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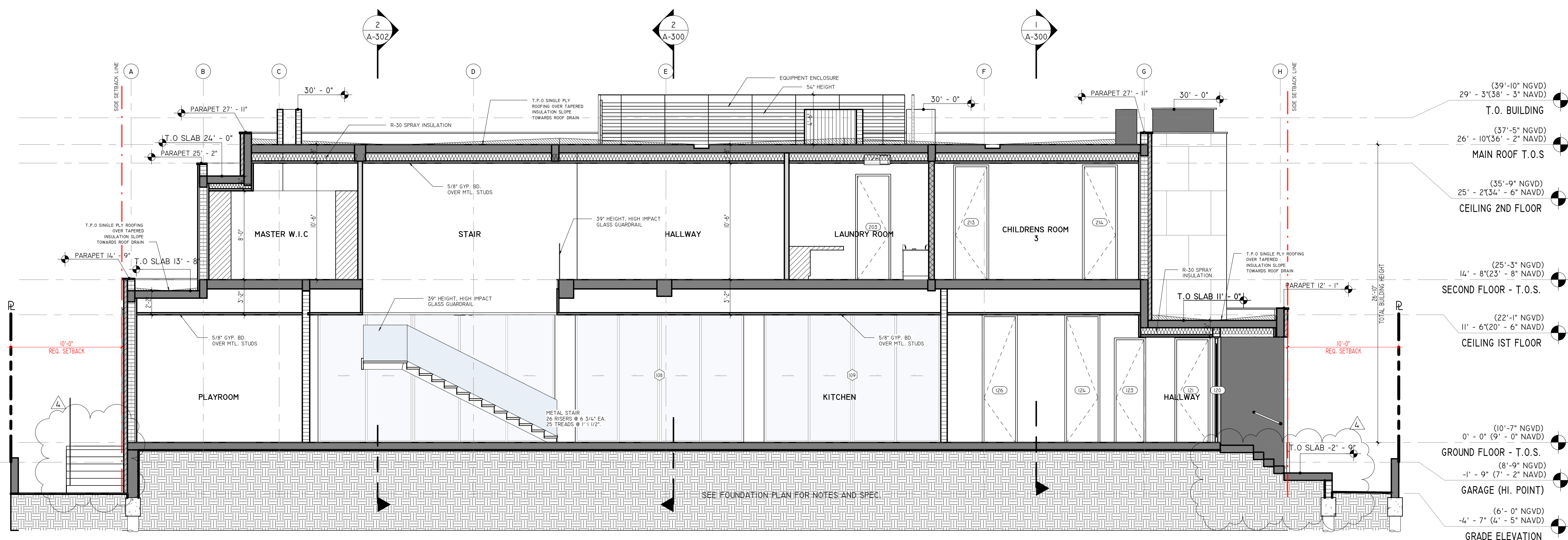
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	COMMENTS	
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	COMMENTS	
4	CITY	08-11-23
	COMMENTS	

SECTIONS & DETAILS

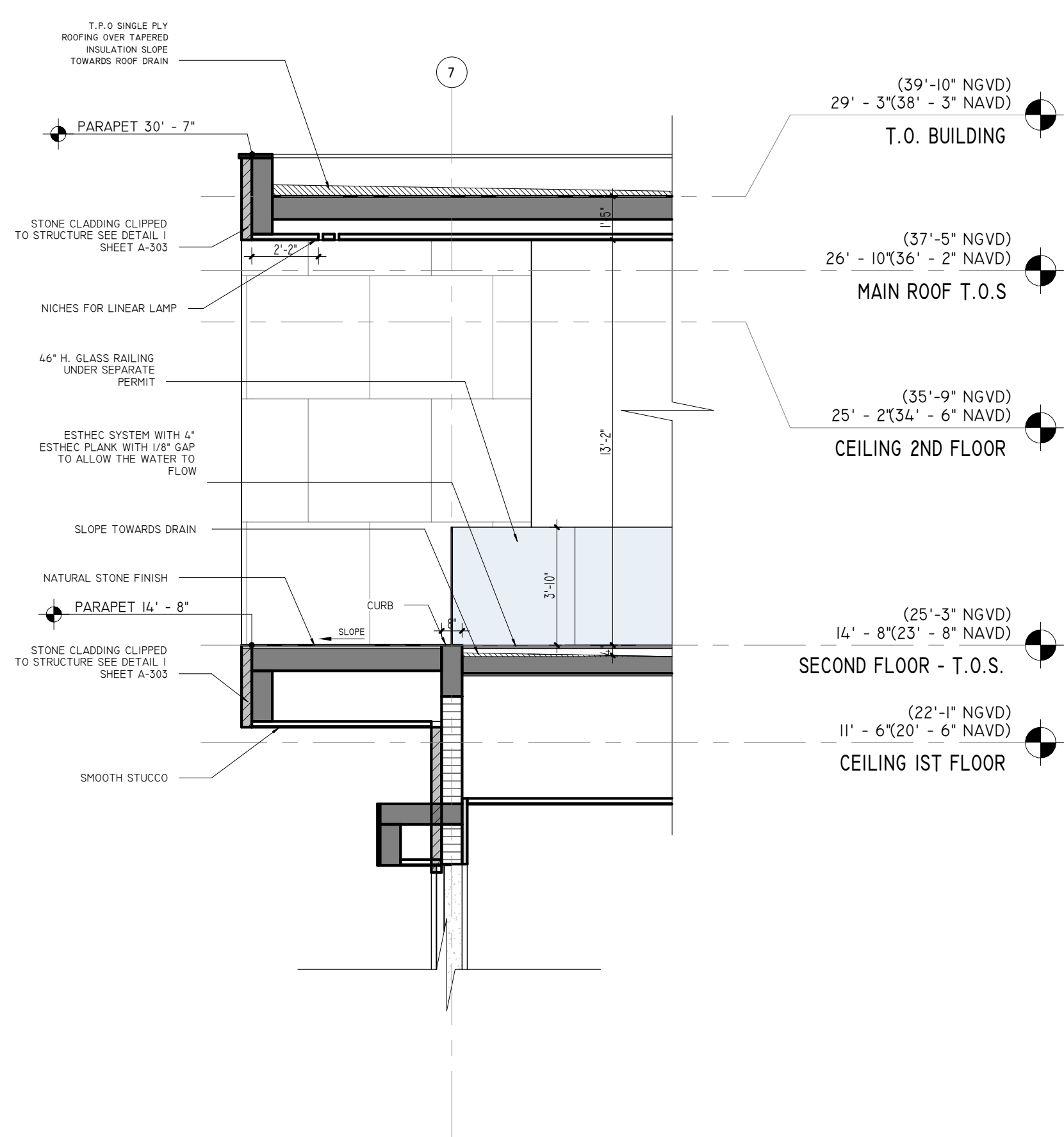
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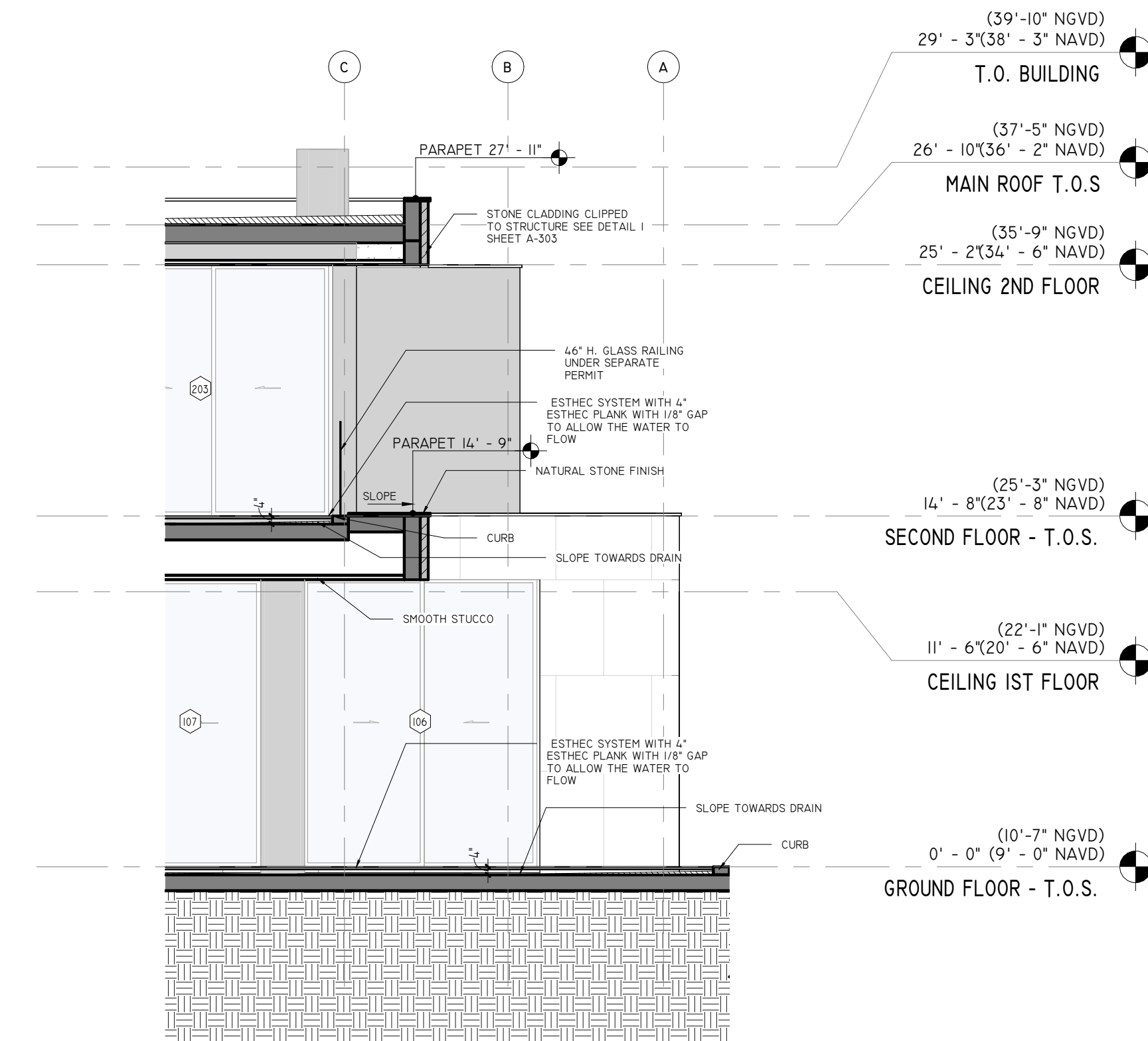
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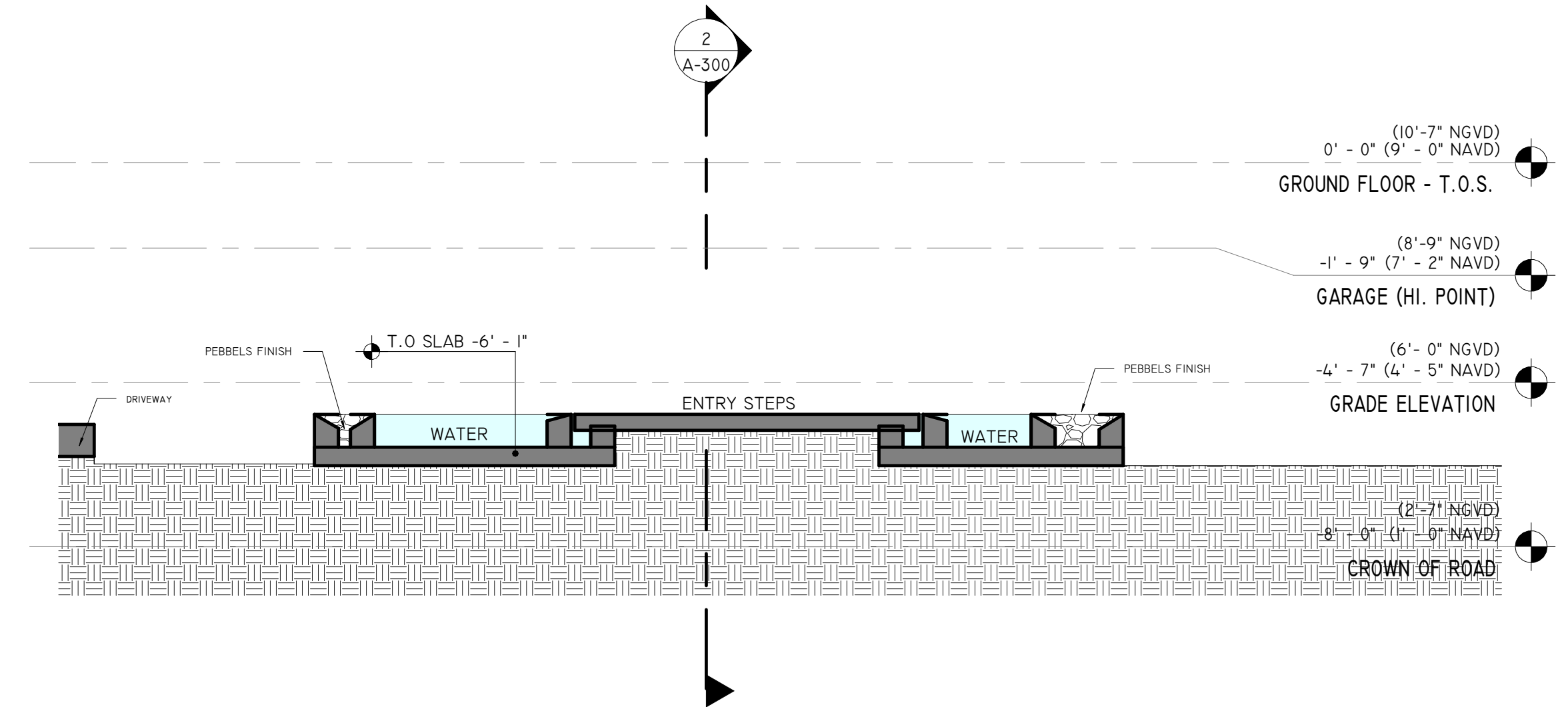
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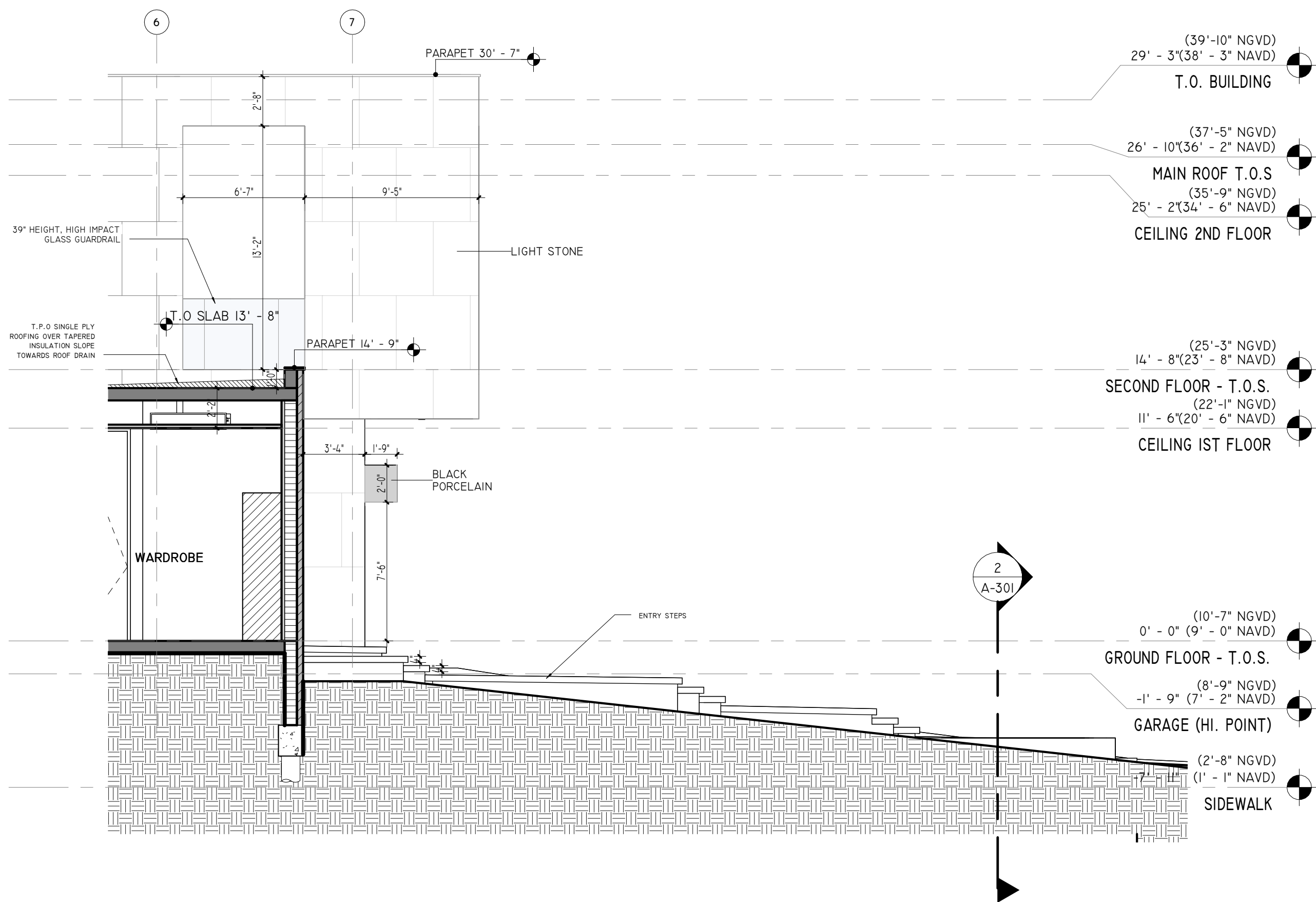
3 SECTION E
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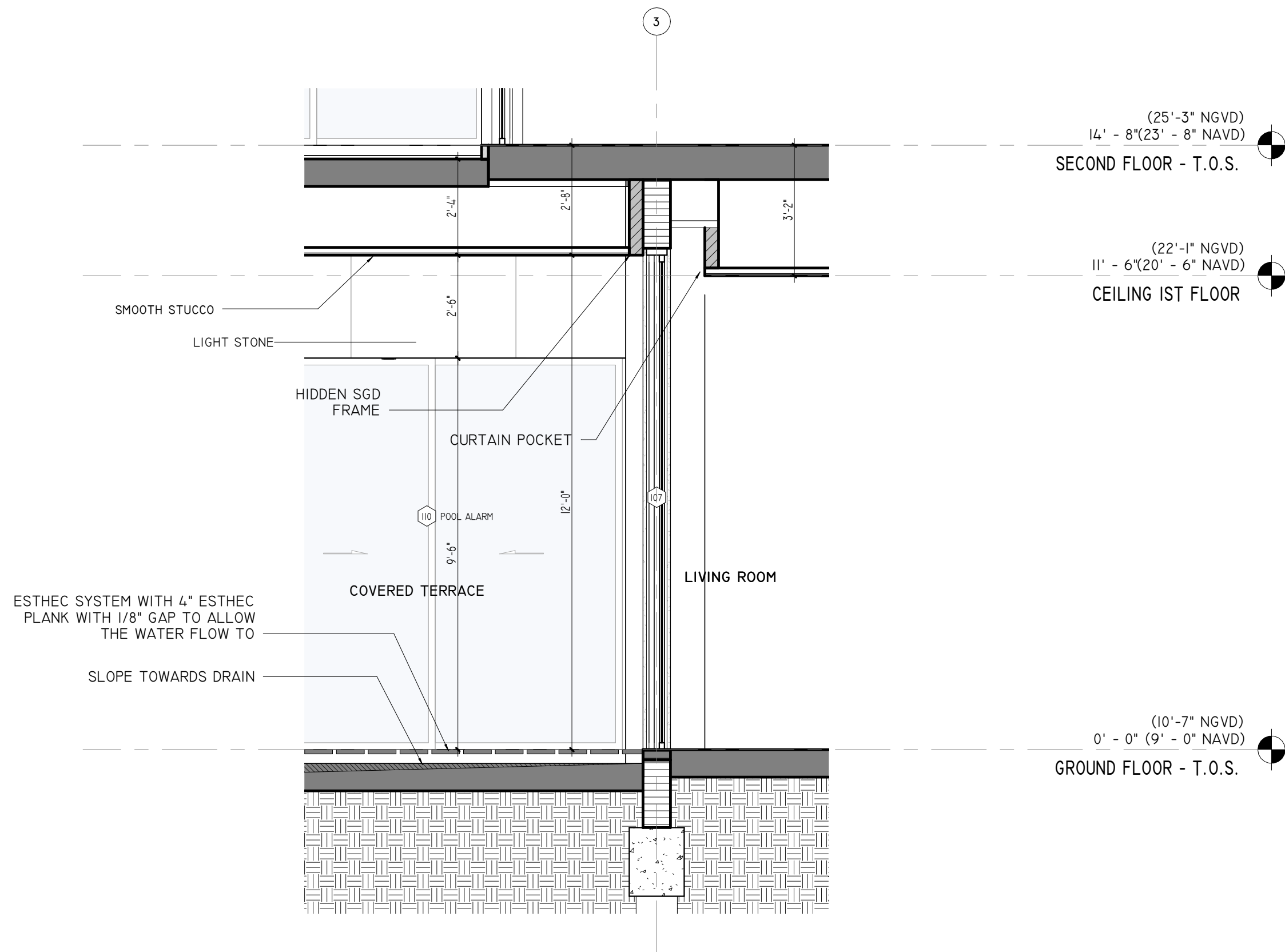
4 SECTION K
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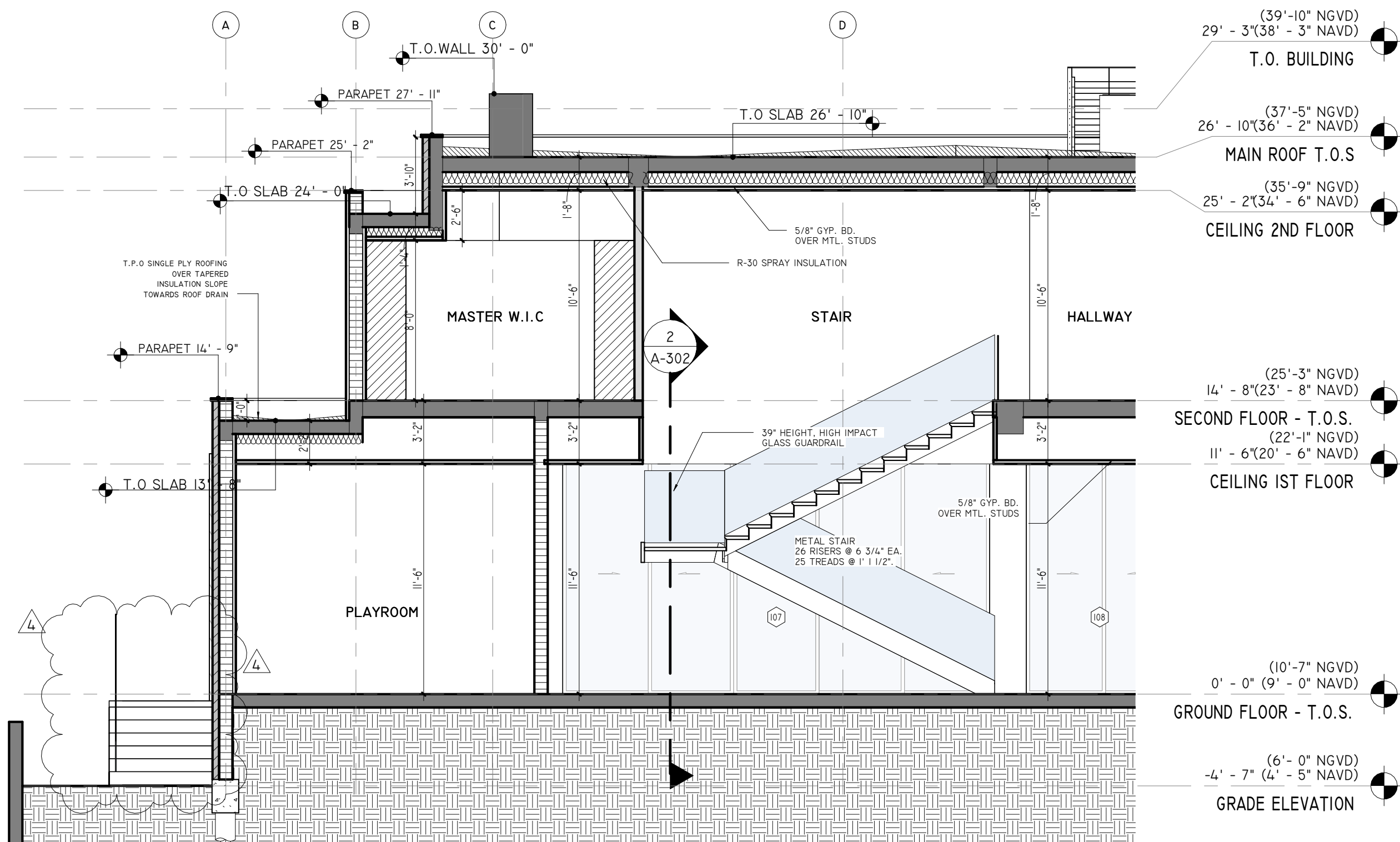
2 SECTION A
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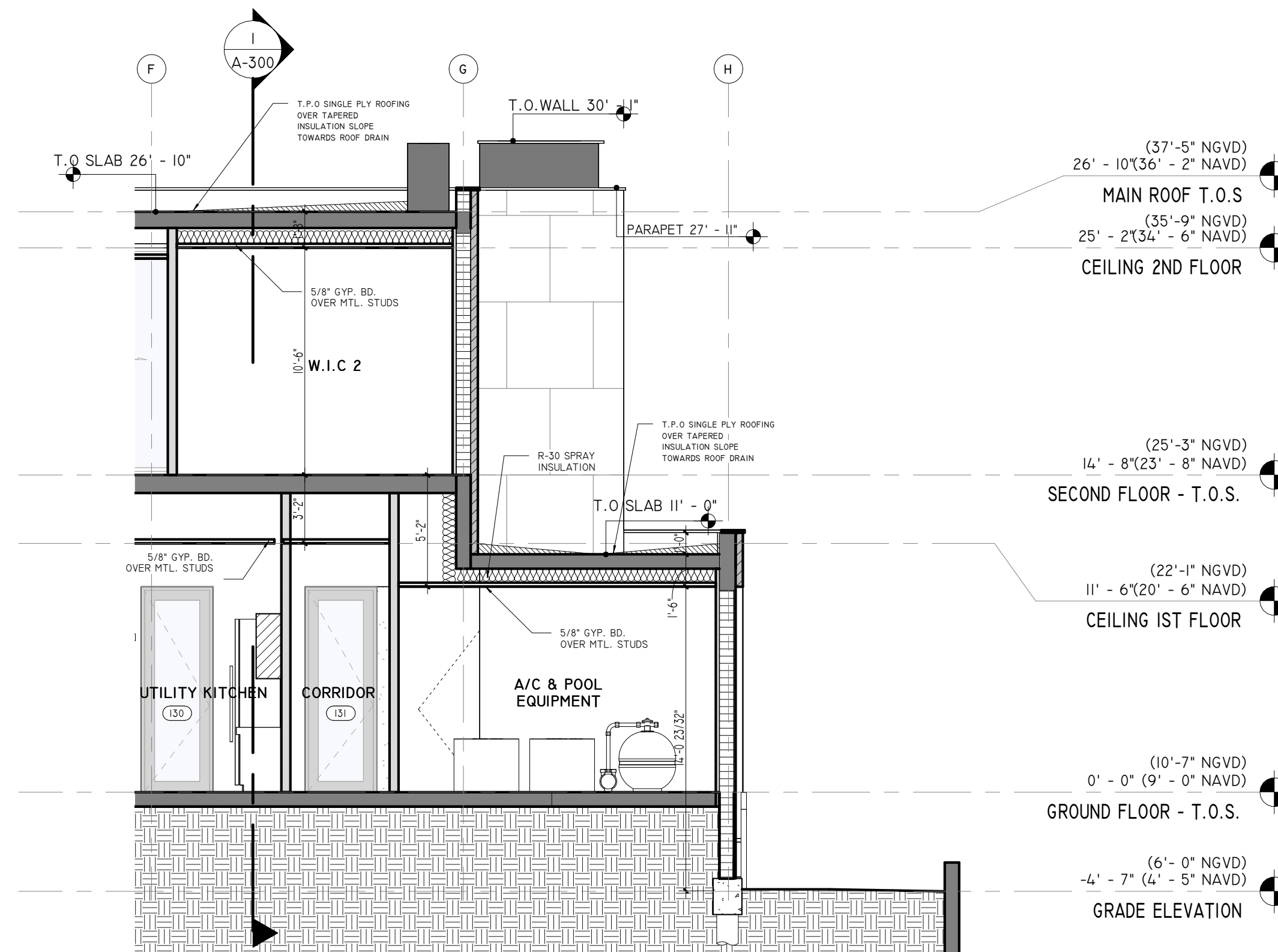
SECTION F
3/16" = 1'-0"



SECTION G
3/8" = 1'-0"



SECTION H
3/16" = 1'-0"



SECTION I
3/16" = 1'-0"

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ARCHITECTURE+DESIGN

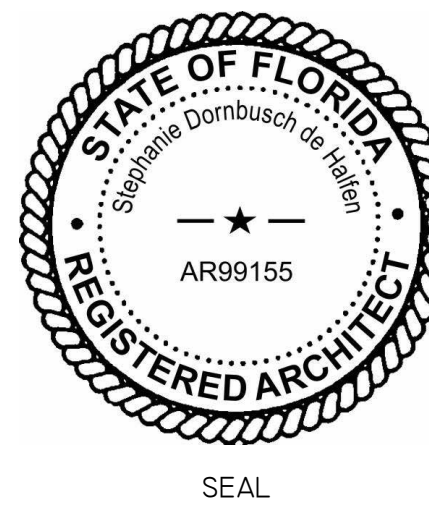
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

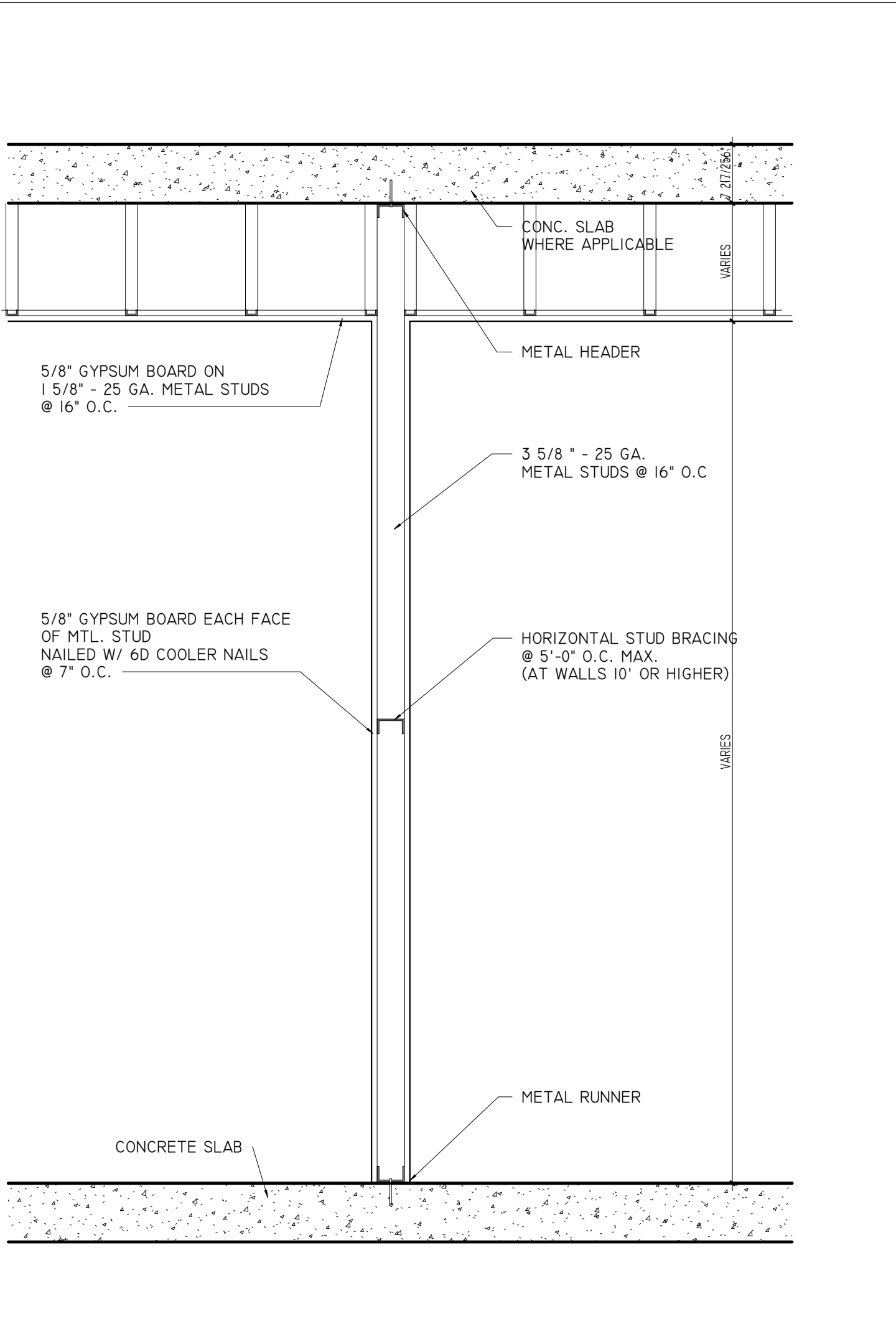
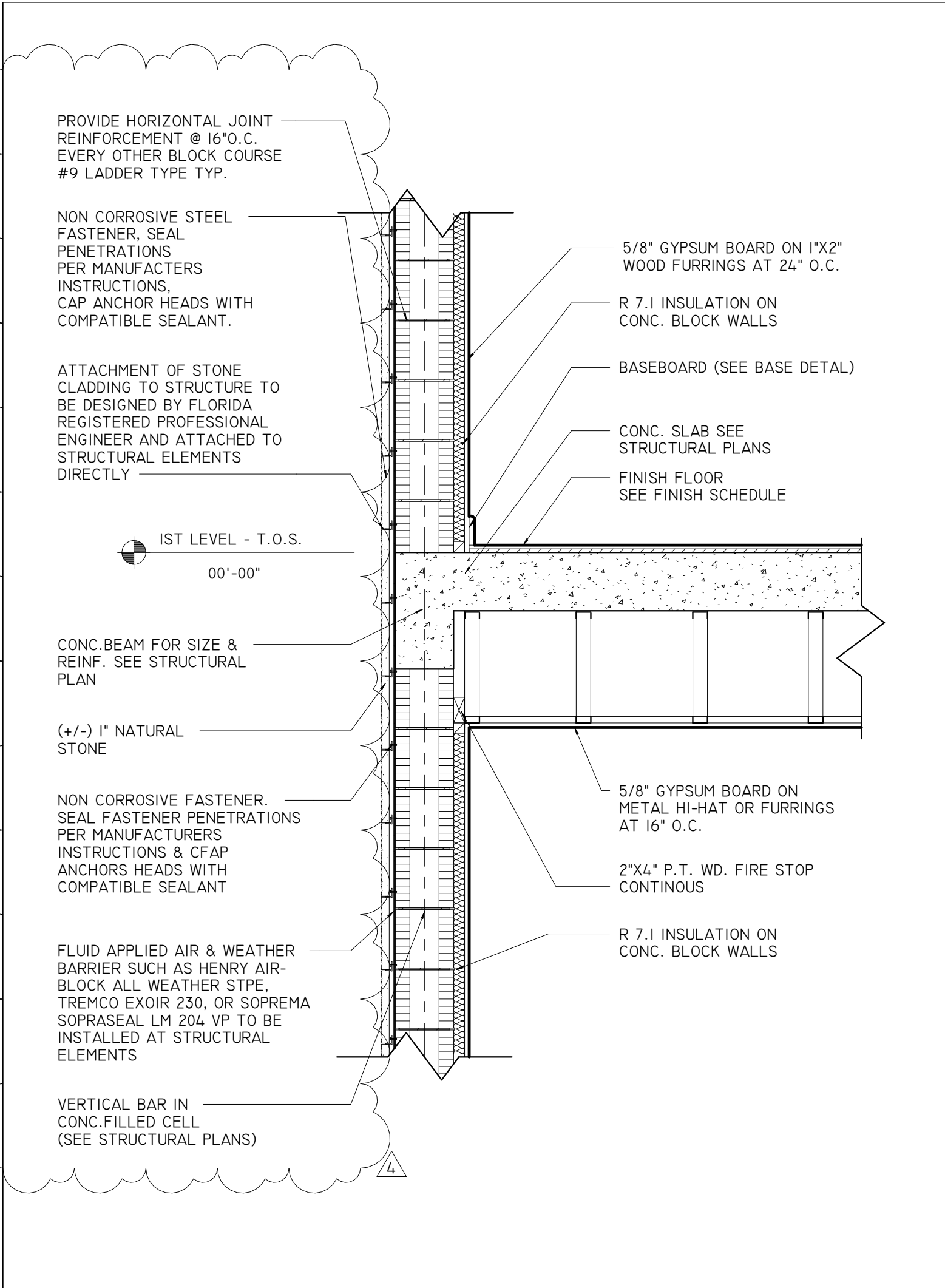
2	CITY COMMENTS	06-09-23
3	CITY COMMENTS	07-31-23
4	CITY COMMENTS	08-11-23

SECTIONS & DETAILS

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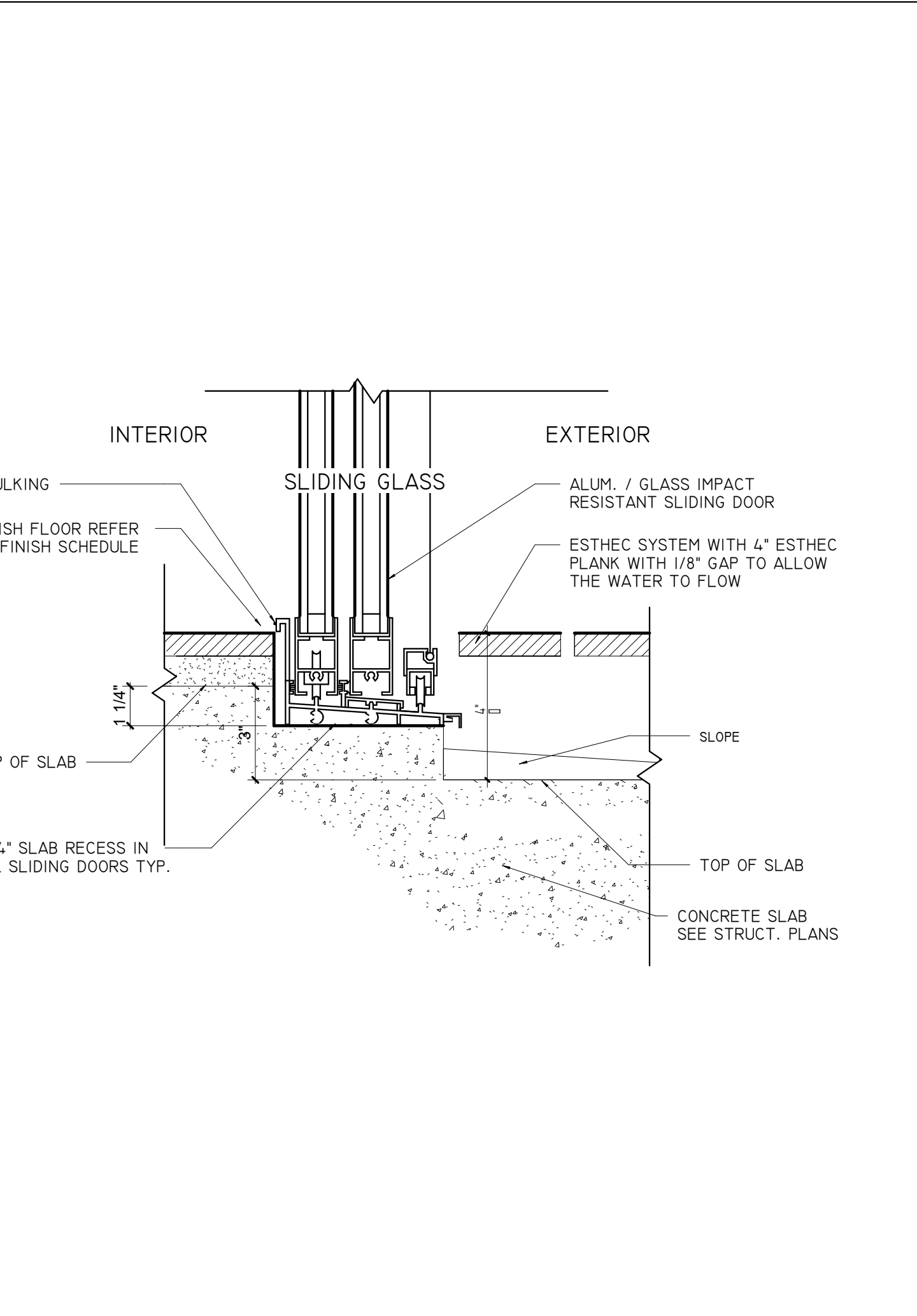
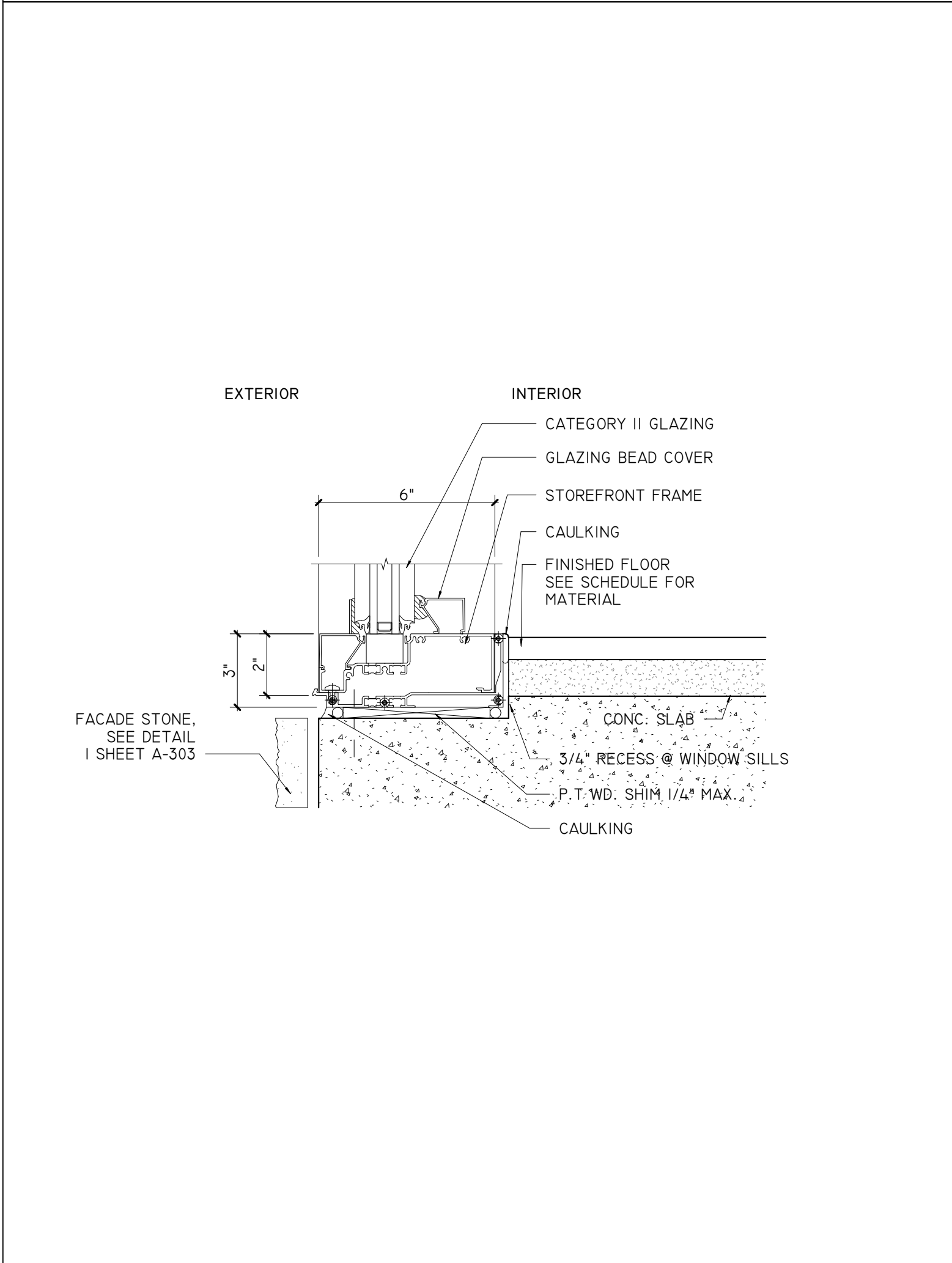
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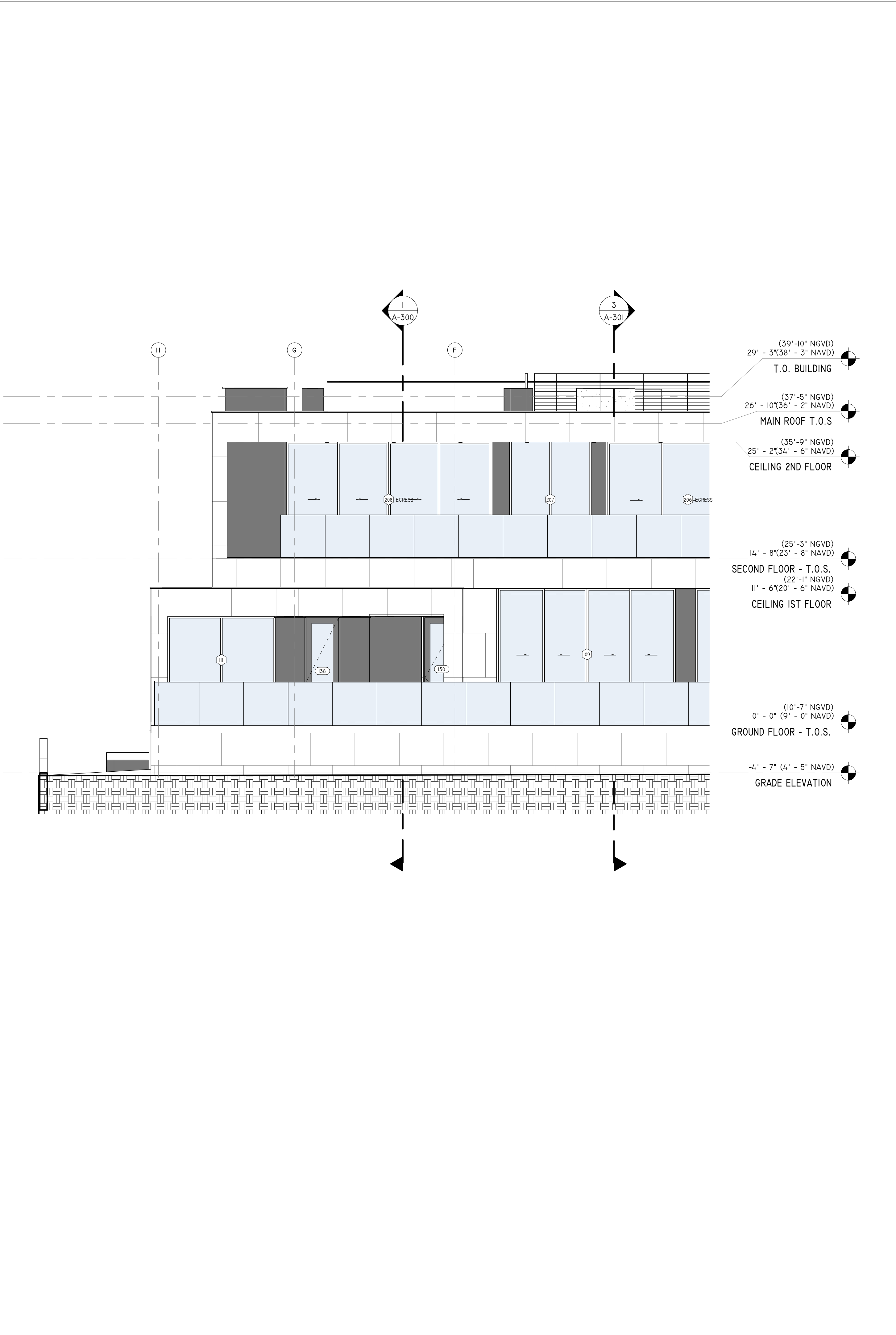


1 TYPICAL WALL SECTION @ CONC. SLABS/PILES
3/4" = 1'-0"

3 TYPICAL INTERIOR PARTITION
3/4" = 1'-0"



6 STOREFRONT SLIDING GLASS DOOR THRESHOLD
3" = 1'-0"



7 SECTION J
3/16" = 1'-0"

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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY

STATE OF FLORIDA
Stephanie Dornbusch de Halphen
REGISTERED ARCHITECT
AR99155
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

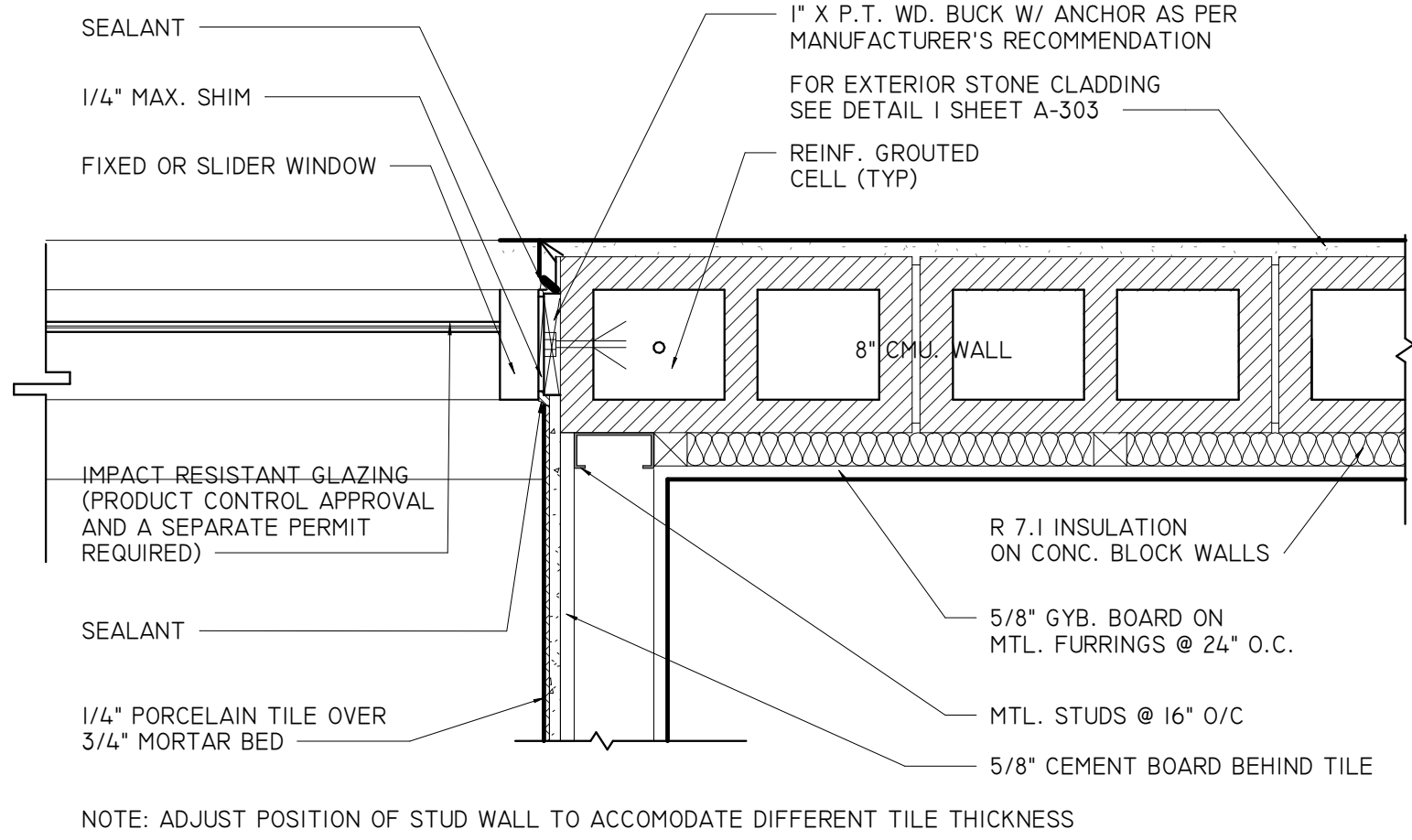
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3	CITY COMMENTS	07-31-23
4	CITY COMMENTS	08-11-23

WALL SECTIONS

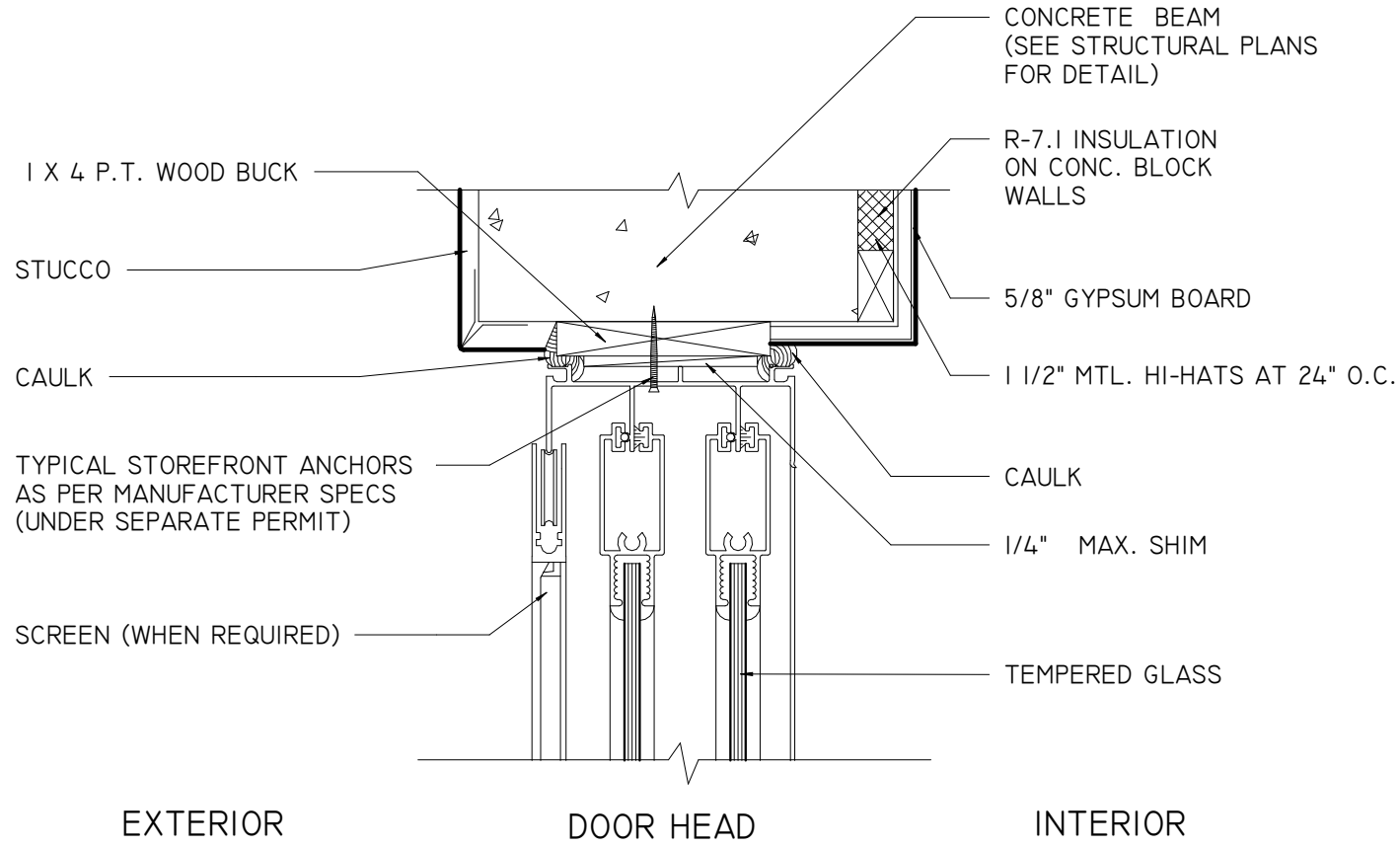
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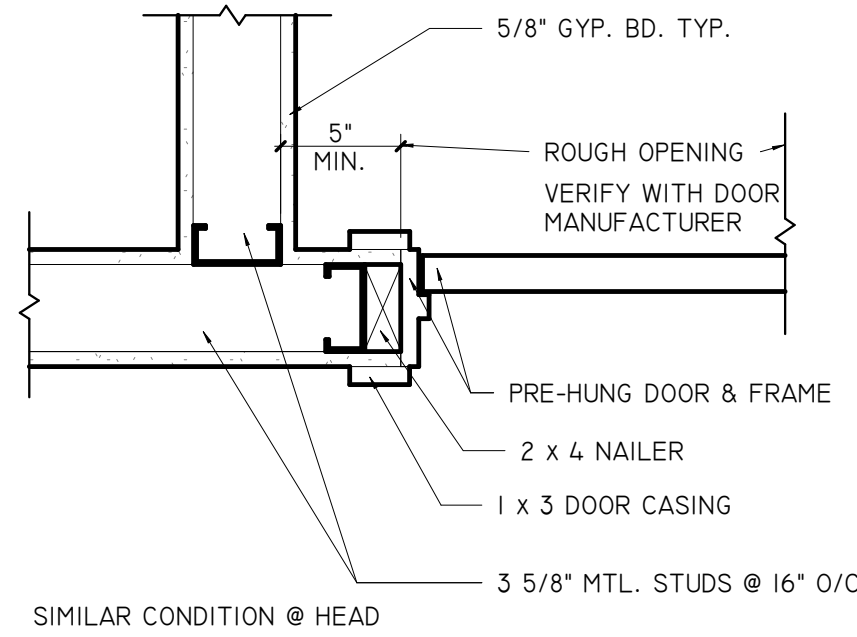
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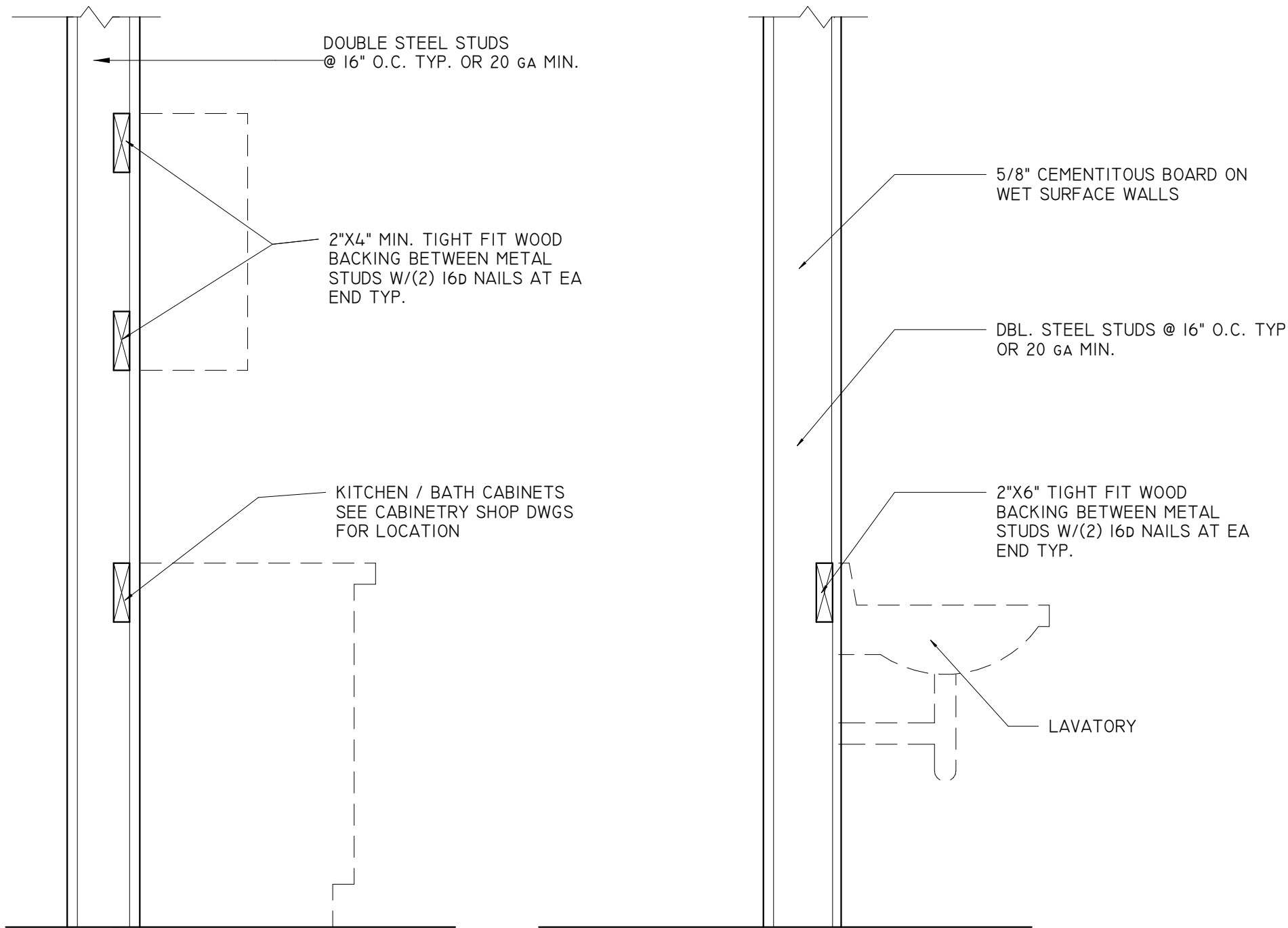
1 WINDOW DETAIL @ TILE WALLS
1 1/2" = 1'-0"



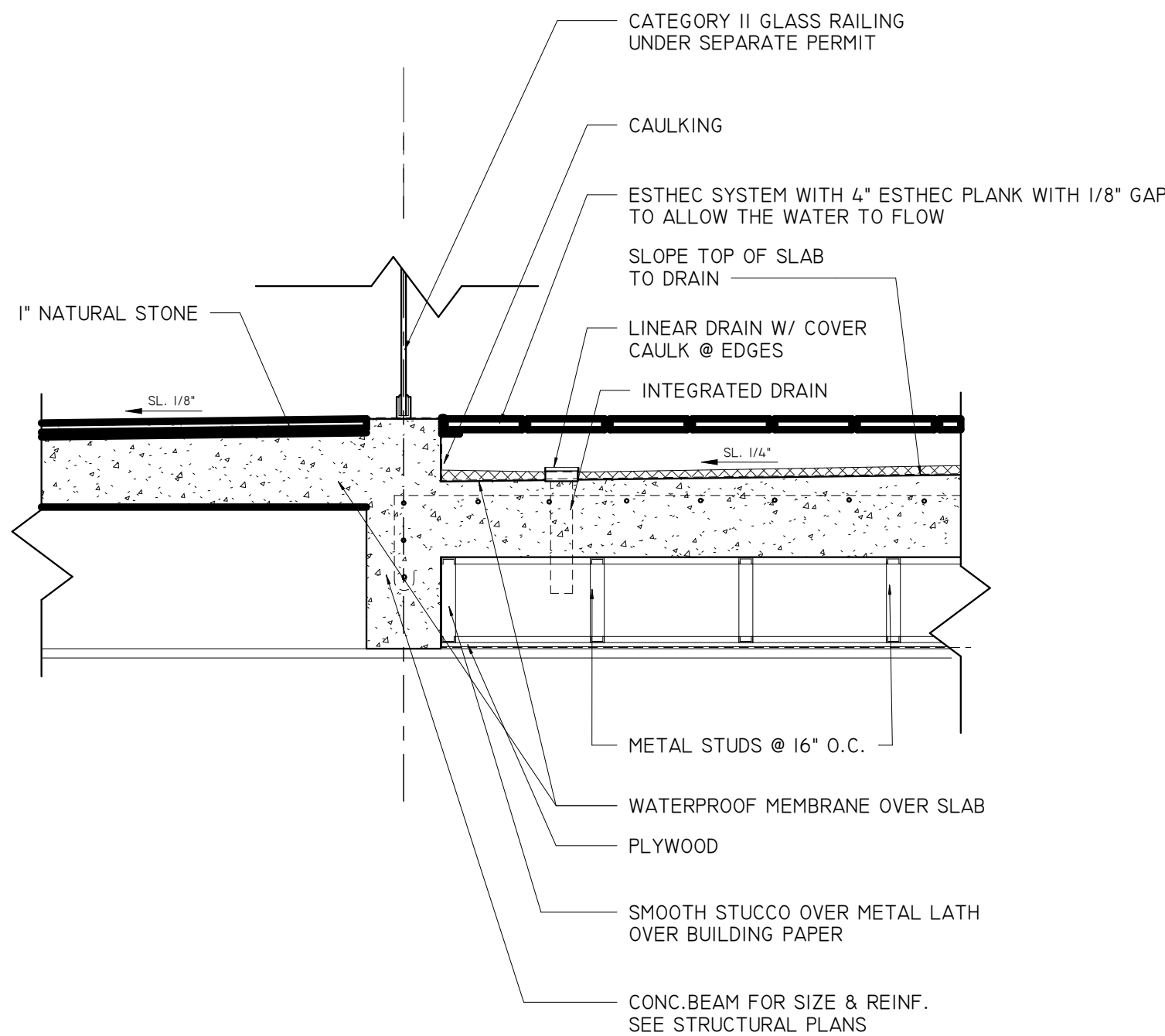
2 SLIDING GLASS DOOR HEAD DETAIL
3" = 1'-0"



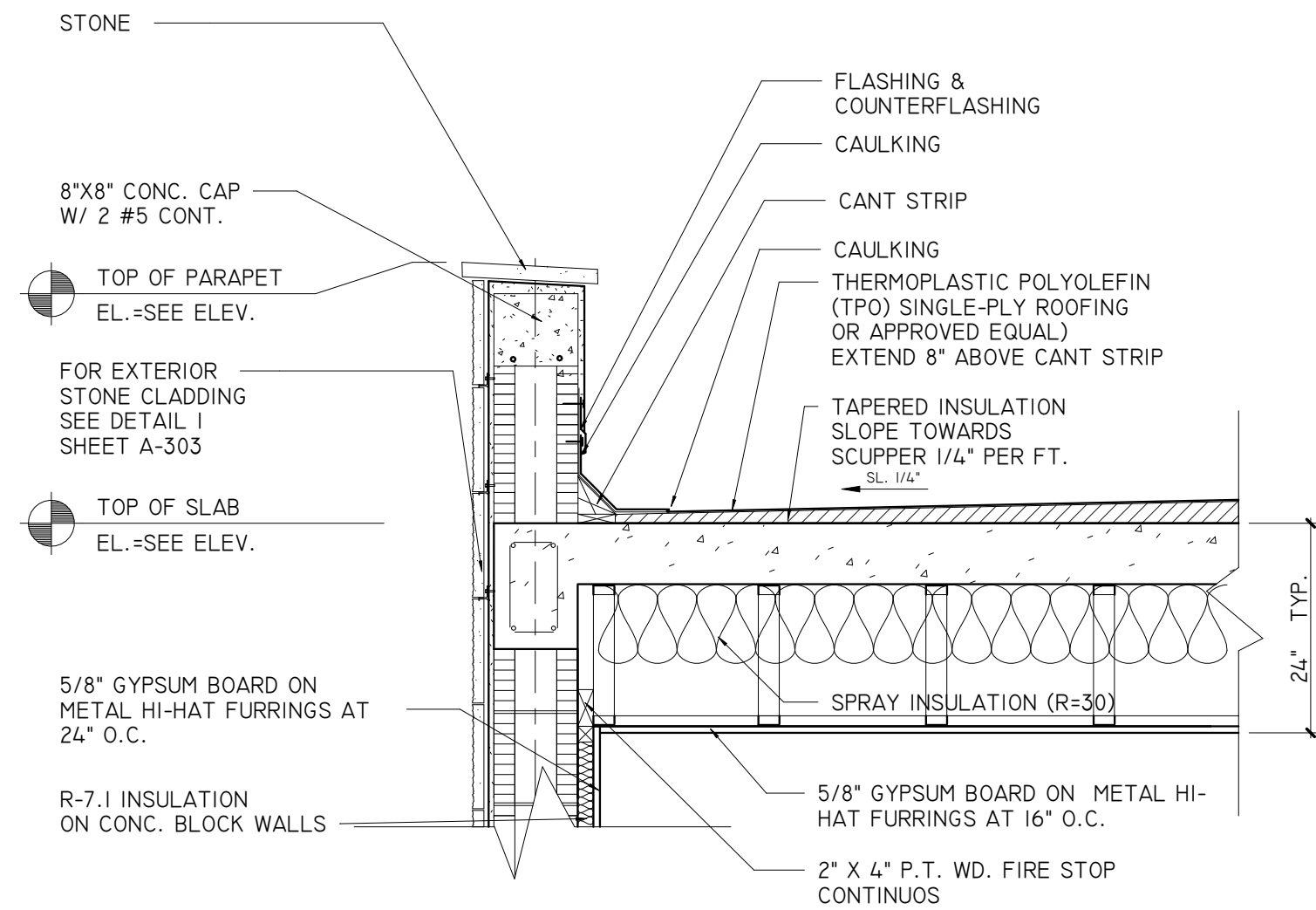
3 INTERIOR DOOR JAMB
1 1/2" = 1'-0"



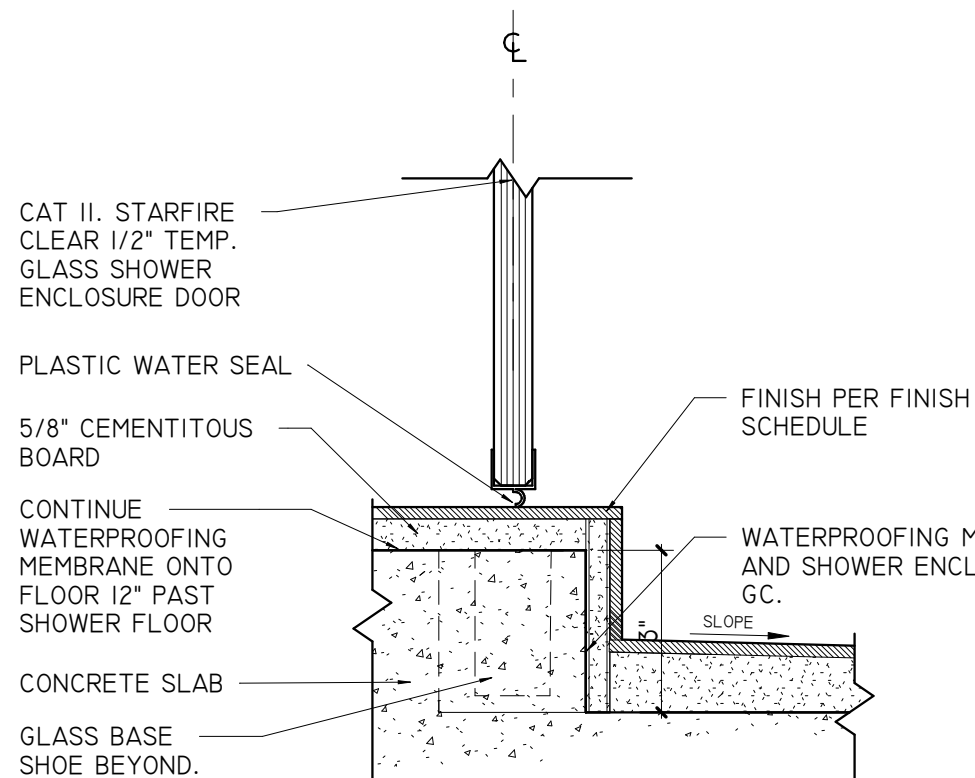
4 PARTITION BLOCKING
1 1/2" = 1'-0"



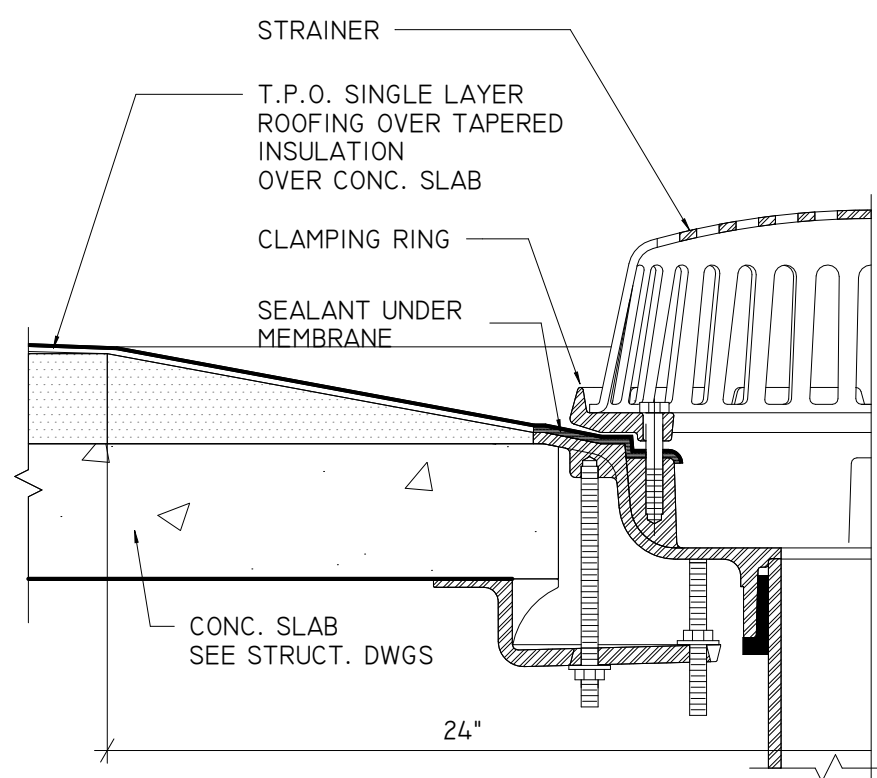
5 BALCONY GLASS GUARDRAIL
3/4" = 1'-0"



6 PARAPET DETAIL @CONC. SLAB ROOF
3/4" = 1'-0"



7 RECESSED SHOWER DETAIL
3" = 1'-0"



8 ROOF DRAIN DETAIL
3/16" = 1'-0"

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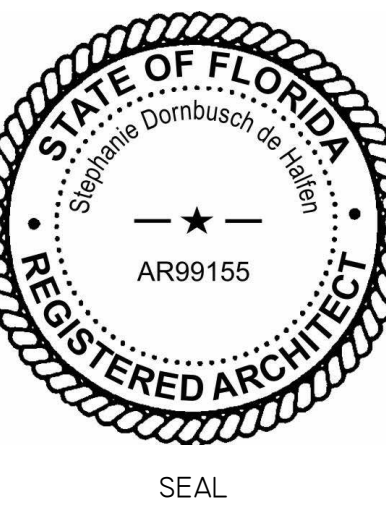
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
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ARCH. REG.# 99155

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NOTES/COMMENTS

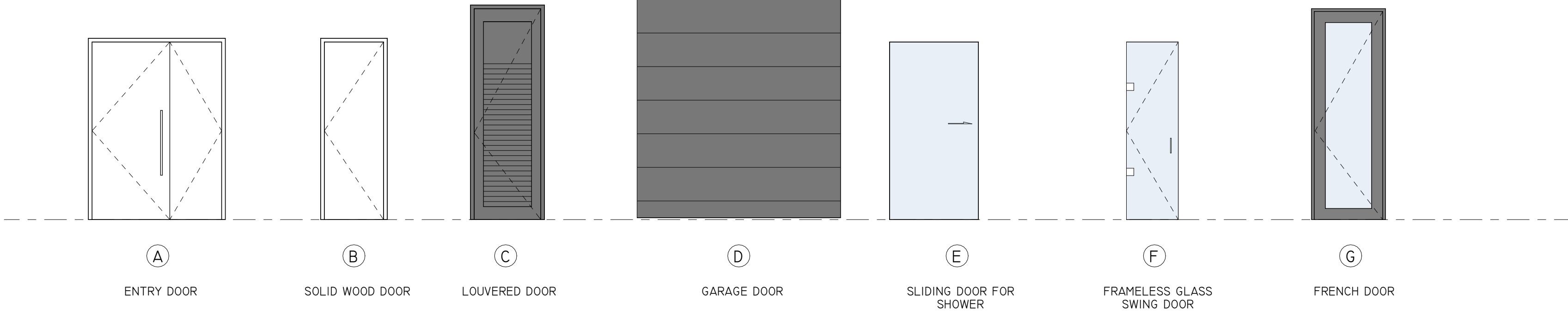
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DOORS & WINDOWS

1/4" = 1'-0"

STOREFRONT SCHEDULE							
MARK	FROM ROOM: NAME	WIDTH	HEIGHT	TYPE COMMENTS	REMARKS	SHGC	U-FACTOR
100	HALLWAY	5' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
101	HALLWAY	5' - 0"	12' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
102	STUDY	12' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
103	GUEST ROOM	9' - 3"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
104	GUEST BATH	2' - 0"	11' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
105	PLAYROOM	4' - 0"	3' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
106	GYM	10' - 0"	12' - 2"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
107	LIVING ROOM	21' - 8"	12' - 2"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
108	LIVING ROOM	15' - 6"	12' - 2"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
109	DINNING ROOM	16' - 3"	12' - 2"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
110	DINNING	18' - 6"	9' - 8"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
111	RECREATION ROOM	9' - 8"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
112	RECREATION ROOM	9' - 10"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
113	STAFF ROOM	4' - 0"	3' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
114	STAFF ROOM	4' - 0"	6' - 6"	CASEMENT	CAT II SAFETY GLASS	0.28	1.08
115	STAFF ROOM	4' - 0"	3' - 0"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
116	DINNING	8' - 1"	9' - 8"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
117	PLAYROOM	4' - 0"	8' - 6"	CASEMENT	CAT II SAFETY GLASS	0.28	1.08
118	STAFF ROOM	4' - 0"	6' - 6"	CASEMENT	CAT II SAFETY GLASS	0.28	1.08
200		14' - 10"	13' - 2"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
201	STAIR	17' - 8"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
202	W.C	2' - 9"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
203	MASTER BATHROOM	14' - 6"	10' - 8"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
204	MASTER BEDROOM	8' - 8"	10' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
205	MASTER BEDROOM	17' - 1"	10' - 8"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
206	CHILDRENS ROOM 1	14' - 9"	10' - 8"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
207	BATH 2	7' - 4"	10' - 8"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
208	CHILDRENS ROOM 2	18' - 9"	10' - 8"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS	0.28	1.08
209	CHILDRENS ROOM 3	12' - 10"	10' - 8"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	0.28	1.08
210	BATH 3	2' - 8"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
211	PANTRY	2' - 8"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08
214	STORAGE ROOM	3' - 4"	3' - 9"	FIXED GLASS	CAT II SAFETY GLASS	0.28	1.08

STOREFRONT NOTES

1. DIMENSIONS SHOWN IN STOREFRONT SCHEDULE ARE FOR PRELIMINARY WINDOW ROUGH OPENINGS. FINAL WINDOW DIMENSIONS AND ROUGH OPENINGS ARE TO BE VERIFIED AND DETERMINED BY GENERAL CONTRACTOR.

DOOR SCHEDULE								
MARK	LOCATION	TYPE	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MATERIAL	REMARK
100	HALLWAY	A	48"	144"	50"	146"	WOOD	
101	HALLWAY	B	34"	136"	36"	138"	WOOD	
102	STAIR	B	34"	136"	36"	138"	WOOD	
103	GUEST ROOM	B	34"	136"	36"	138"	WOOD	
104	GUEST ROOM	B	30"	136"	32"	138"	WOOD	
105	GUEST BATH	E	41 1/2"	96"	41 1/2"	96"	GLASS	
106	STAIR	B	34"	136"	36"	138"	WOOD	
107	LIVING ROOM	B	34"	136"	36"	138"	WOOD	
108	POWDER	B	34"	136"	36"	138"	WOOD	
109	ELEVATOR	B	36"	96"	38"	98"	WOOD	
110	3 CAR GARAGE	D	110"	118"	112"	120"	METAL	
111	3 CAR GARAGE	D	110"	118"	112"	120"	METAL	
112	3 CAR GARAGE	D	110"	118"	112"	120"	METAL	
113	3 CAR GARAGE	B	36"	112"	36"	114"	WOOD	
114	STORAGE ROOM	G	40"	114"	40"	114"	GLASS	
116	KITCHENETTE	B	34"	112"	36"	114"	WOOD	
117	KITCHENETTE	B	34"	112"	36"	114"	WOOD	
118	STAFF BATH	E	36"	96"	41 1/2"	96"	GLASS	
119	HALLWAY	B	32"	111"	34"	113"	WOOD	
120		G	40"	114"	40"	114"	GLASS	
121	HALLWAY	B	34"	111"	36"	113"	WOOD	
123	HALLWAY	B	30"	111"	32"	113"	WOOD	
124	HALLWAY	B	34"	136"	36"	138"	WOOD	
125	HALLWAY	B	34"	136"	36"	138"	WOOD	
126	HALLWAY	B	34"	136"	36"	138"	WOOD	
127	HALLWAY	B	34"	136"	36"	138"	WOOD	
128	3 CAR GARAGE	B	34"	112"	36"	114"	WOOD	
129	KITCHEN	B	34"	136"	36"	138"	WOOD	
130	UTILITY KITCHEN	G	40"	114"	40"	114"	GLASS	
131	DINNING	G	40"	114"	40"	114"	GLASS	
132	A/C & POOL EQUIPMENT	C	40"	112"	40"	114"	METAL	
134	RECREATION ROOM	B	34"	112"	36"	114"	WOOD	
135	DRESSING ROOM	B	34"	112"	36"	114"	WOOD	
136	DRESSING ROOM	G	40"	114"	40"	114"	GLASS	
137	SAUNA	H	28"	96"	28"	96"	GLASS	
138	PANTRY	G	38"	118"	38"	118"	GLASS	
200	CHILDRENS ROOM 1	B	34"	122"	36"	124"	WOOD	
201	CHILDRENS ROOM 1	B	34"	122"	36"	124"	WOOD	
202	BATH 1	B	34"	122"	36"	124"	WOOD	
203	LAUNDRY ROOM	B	34"	112"	36"	114"	WOOD	
204	HALLWAY	B	34"	112"	36"	114"	WOOD	
205	HALLWAY	B	34"	122"	36"	124"	WOOD	
207	MASTER BEDROOM	B	34"	122"	36"	124"	WOOD	
208	MASTER BATHROOM	B	34"	122"	36"	124"	WOOD	
209	MASTER BATHROOM	B	34"	122"	36"	124"	WOOD	
210	BOUDOIR	B	34"	122"	36"	124"	WOOD	
211	W.I.C 2	B	34"	122"	36"	124"	WOOD	
212	CHILDRENS ROOM 2	B	34"	122"	36"	124"	WOOD	
213	CHILDRENS ROOM 3	B	34"	122"	36"	124"	WOOD	
214	W.I.C 3	B	34"	122"	36"	124"	WOOD	
215	CHILDRENS ROOM 3	B	34"	122"	36"	124"	WOOD	
216	ELEVATOR	B	36"	96"	38"	98"	WOOD	
217	MASTER BATHROOM	H	28"	96"	28"	96"	GLASS	
218	CHILDRENS ROOM 2	B	34"	122"	36"	124"	WOOD	
219	BATH 2	H	28"	96"	28"	96"	GLASS	
220	BATH 3	E	35"	96"	41 1/2"	96"	GLASS	
221	BATH 1	H	28"	96"	28"	96"	GLASS	

DOOR NOTES

1. ROUGH OPENING FOR EUROPEAN DOORS
2. HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE					
NAME	AREA	FLOOR FINISH	WALL FINISH	CEILING	BASEBOARD
3 CAR GARAGE	717 SF	CONC.	GYP.BD	GYP. BD	TBD
A/C & POOL EQUIPMENT	108 SF	CONC.	GYP.BD	GYP. BD	TBD
BATH 1	52 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
BATH 2	84 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
BATH 3	34 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
BOUDOIR	147 SF	TILE	GYP.BD	GYP. BD	TBD
CHILDRENS ROOM 1	280 SF	WOOD	GYP.BD	GYP. BD	TBD
CHILDRENS ROOM 2	378 SF	WOOD	GYP.BD	GYP. BD	TBD
CHILDRENS ROOM 3	272 SF	WOOD	GYP.BD	GYP. BD	TBD
CORRIDOR	86 SF	TILE	GYP.BD	GYP. BD	TBD
DINNING	201 SF	TILE	GYP.BD	GYP. BD	TBD
DINNING ROOM	233 SF	TILE	GYP.BD	GYP. BD	TBD
DRESSING ROOM	107 SF	TILE	GYP.BD	GYP. BD	TBD
ELEVATOR	26 SF	TILE	GYP.BD	GYP. BD	TBD
ELEVATOR	25 SF	TILE	GYP.BD	GYP. BD	TBD
FOOD PANTRY	49 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
GUEST BATH	38 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
GUEST BATH	26 SF				
GUEST ROOM	230 SF	WOOD	GYP.BD/TILE	GYP. BD	TBD
GYM	151 SF	TILE	GYP.BD	GYP. BD	TBD
HALLWAY	120 SF	TILE	GYP.BD	GYP. BD	TBD
HALLWAY	313 SF	TILE	GYP.BD	GYP. BD	TBD
HALLWAY	310 SF	TILE	GYP.BD	GYP. BD	TBD
INVENTORY PANTRY	46 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
KITCHEN	206 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
KITCHENETTE	74 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
LAUNDRY ROOM	83 SF	TILE	GYP.BD/TILE	GYP. BD	TBD
LAUNDRY ROOM	85 SF	TILE	GYP.BD/TILE	GYP. BD	TBD
LIVING ROOM	876 SF	TILE	GYP.BD	GYP. BD	TBD
MASTER BATHROOM	213 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
MASTER BEDROOM	452 SF	WOOD	GYP.BD	GYP. BD	TBD
MASTER W.I.C	226 SF	WOOD	GYP.BD	GYP. BD	TBD
PANTRY	38 SF	TILE	GYP.BD/TILE	GYP. BD	TBD
PANTRY	36 SF	TILE	GYP.BD/TILE	GYP. BD	TBD
PLAYROOM	287 SF	TILE	GYP.BD	GYP. BD	TBD
POWDER	47 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
RECREATION ROOM	165 SF	TILE	GYP.BD	GYP. BD	TBD
SAUNA	91 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
SERVER ROOM	36 SF	TILE	GYP.BD	GYP. BD	TBD
STAFF BATH	25 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
STAFF ROOM	180 SF	TILE	GYP.BD	GYP. BD	TBD
STAIR	322 SF	TILE	GYP.BD	GYP. BD	TBD
STAIR	170 SF	TILE	GYP.BD	GYP. BD	TBD
STORAGE ROOM	96 SF	TILE	GYP.BD	GYP. BD	TBD
STUDY	236 SF	TILE	GYP.BD	GYP. BD	TBD
TOILET	31 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
UTILITY KITCHEN	173 SF	TILE	GYP.BD/TILE	GYP. BD	TILE
W.C	35 SF	WOOD	GYP.BD	GYP. BD	TBD
W.I.C 1	84 SF	WOOD	GYP.BD	GYP. BD	TBD
W.I.C 2	100 SF	WOOD	GYP.BD	GYP. BD	TBD
W.I.C 3	64 SF	WOOD	GYP.BD	GYP. BD	TBD
WARDROBE	79 SF	TILE	GYP.BD	GYP. BD	TBD

ROOM FINISH SCHEDULE NOTES

1. SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHER WISE NOTED IN INTERIOR.
3. ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
4. GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
5. GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

SDH_STUDIO
ARCHITECTURE+DESIGN

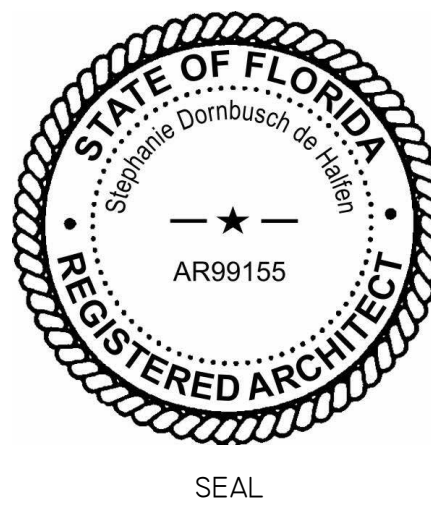
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

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

416 GOLDEN BEACH DRIVE,
GOLDEN BEACH, FL 33160

TEMKIN FAMILY



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

4 CITY COMMENTS 08-II-23

DOOR AND WINDOWS SCHEDULE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: ISSUE DATE

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