

PROJECT

8260 Byron Avenue

8260 BYRON AVENUE
MIAMI BEACH, FL 33141

OWNER

8260 Byron Avenue, LLC
2990 Ponce de Leon Boulevard, Suite 500
Coral Gables, FL 33134
Tel. 305 244 8939

HATCH DENOTES
8260 BYRON AVENUE



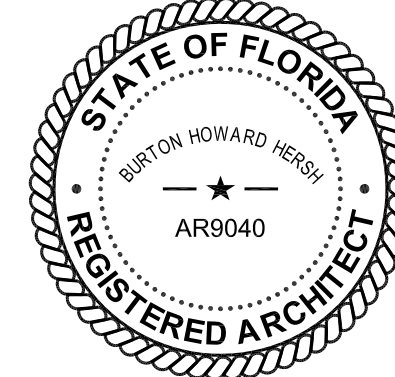
 Location Map nts

LEGAL DESCRIPTION: 2 53 42 HAYNSWORTH BEACH SUB PB 41-2 LOT 12 & N1/2 LOT 11
LESS ELY2.5 FT FOR ST BLK 7 LOT SIZE 75.00 X 121 OR 16024-2966 1293 1

FOLIO: 02-3202-010-0380

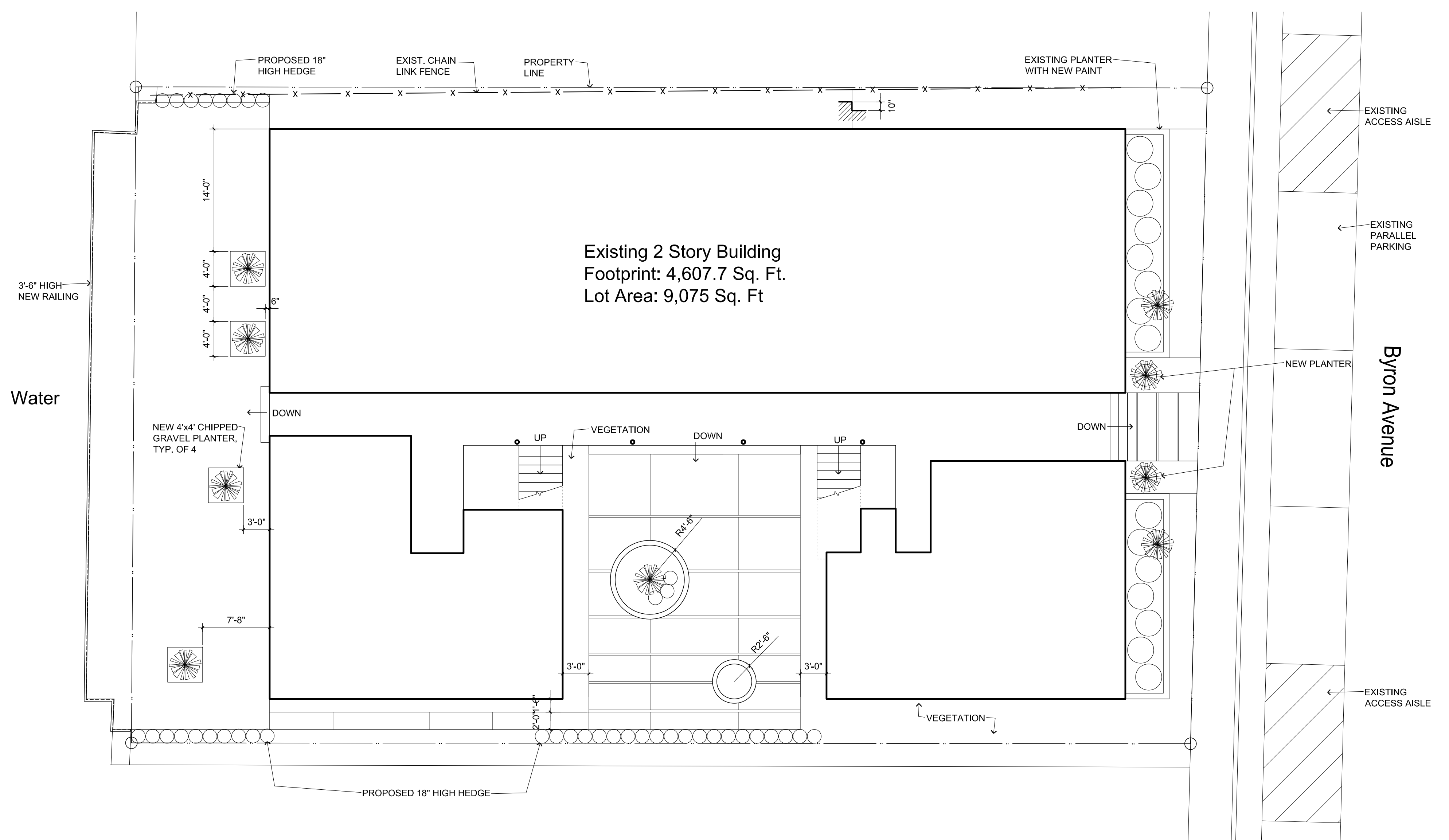
ARCHITECT
burtonhersh
ARCHITECTURE | PLANNING
Burton Hersh, P.A.
130 Miracle Mile, Suite 200 T 305 446 4877
Coral Gables, FL 33134 T 305 567 9325
FL Registration: AA26001651

SEAL/SIGNATURE/DATE



Burton H. Hersh, AIA AR9040
Vanessa I. Estrada, AIA AR93717
Jose A. Sarmiento, AIA AR97362

PERMIT SET 06.14.16



Site Plan 1/8"

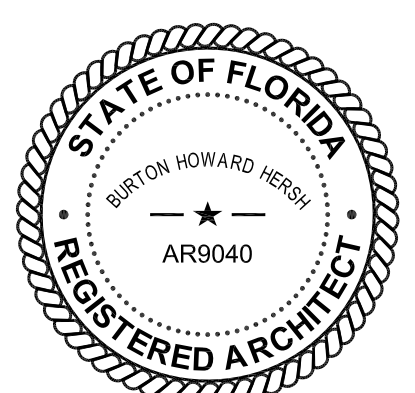
burtonhersh
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MEP ENGINEER
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 Ramzi Yehia, P.E.
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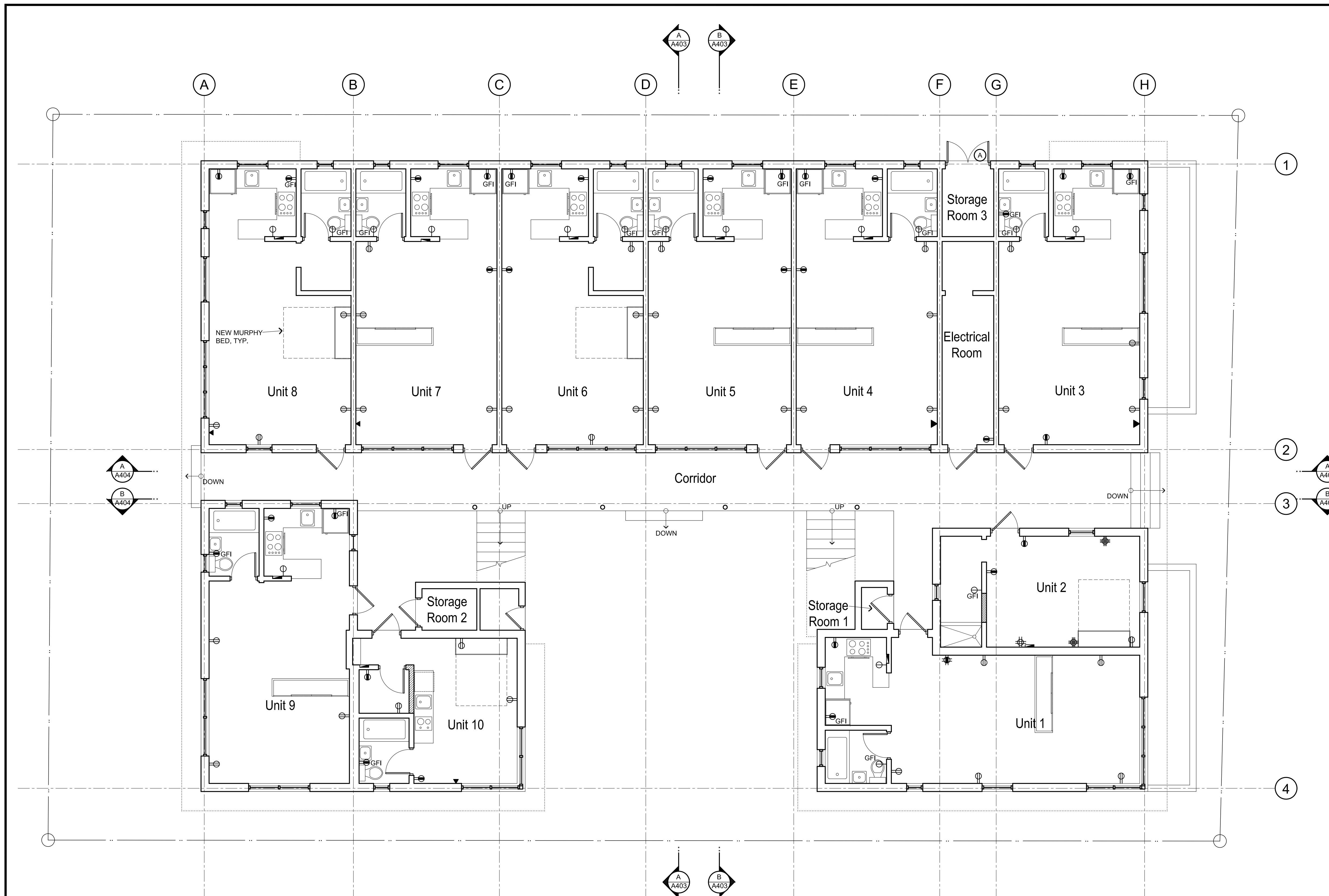
STRUCTURAL ENGINEER
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DISTRIBUTION	DATE
OWNER'S REVIEW	06.30.16

SHEET: SITE PLAN
A•101
 PROJECT NO. 16010.00



Demolition Plan Legend	
	EXISTING CONSTRUCTION TO REMAIN
	NEW PARTITION: WOOD FRAMING FROM TOP OF WOOD DECKING TO BOTTOM OF CEILING WITH 5/8" GYPSUM BOARD, EACH SIDE.
	NEW GYPSUM BOARD ON EXISTING CONCRETE WALL
	NEW GYPSUM BOARD ON WOOD FRAMING
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXIST. SINGLE RECEPTACLE TO REMAIN
	EXIST. DUPLEX RECEPTACLE TO REMAIN.
	EXIST. DUPLEX RECEPTACLE ABOVE COUNTER TO REMAIN.
	EXIST. QUADRUPLUX RECEPTACLE TO REMAIN.
	EXIST. SEXTUPLE RECEPTACLE TO REMAIN.
	EXIST. DUPLEX DATA OUTLET TO REMAIN.
	EXIST. QUADRUPLUX RECEPTACLE ABOVE COUNTER TO REMAIN.
	NEW TUB
	NEW LAVATORY
	NEW TOILET
	E DENOTES EXISTING TO REMAIN

Partition Layout Note
 CONTRACTOR SHALL VERIFY ALL EXISTING OVERALL DIMENSIONS PRIOR TO COMMENCEMENT OF PARTITION LAYOUT AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCY WITH THE DRAWINGS BEFORE PROCEEDING WITH WORK.

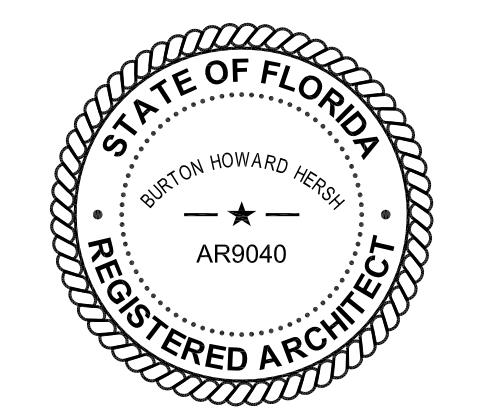
Ground Floor Plan 3/16"

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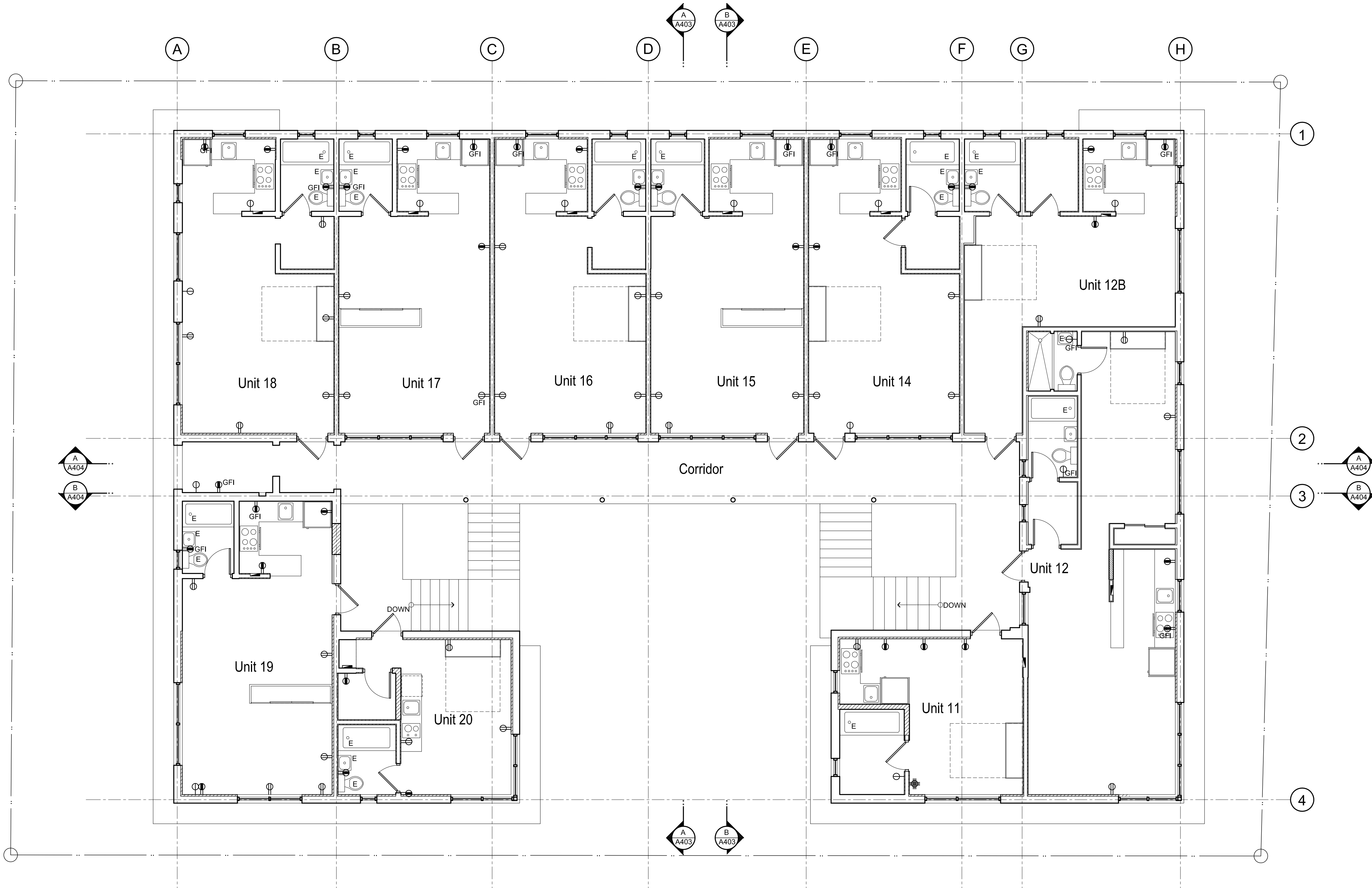
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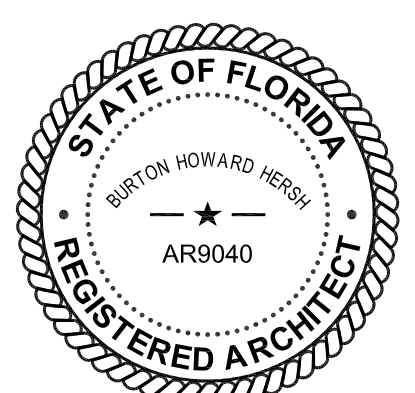
Second Floor Plan 3/16"

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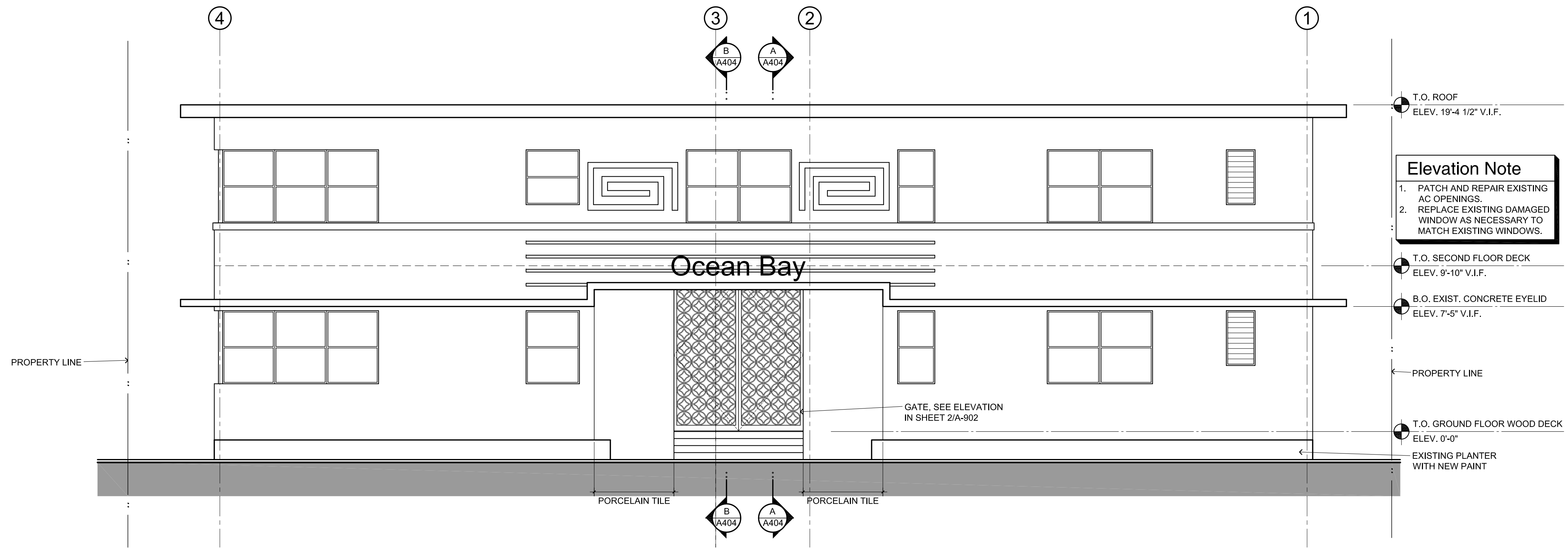
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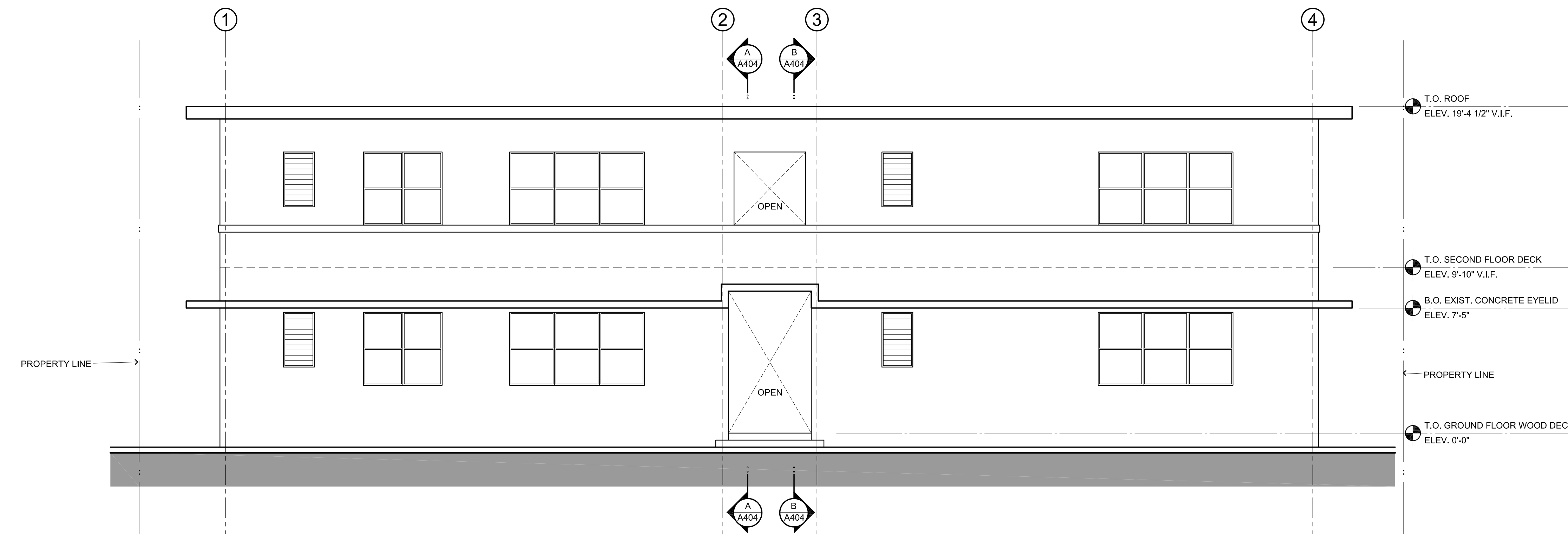
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Elevation Note

1. PATCH AND REPAIR EXISTING AC OPENINGS.
2. REPLACE EXISTING DAMAGED WINDOW AS NECESSARY TO MATCH EXISTING WINDOWS.

① Developed East Elevation 1/4"



② Developed West Elevation Add-Alternate No.2 1/4"

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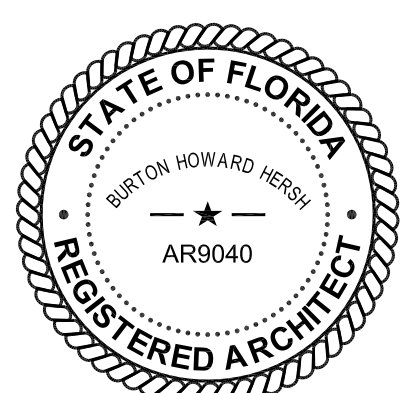
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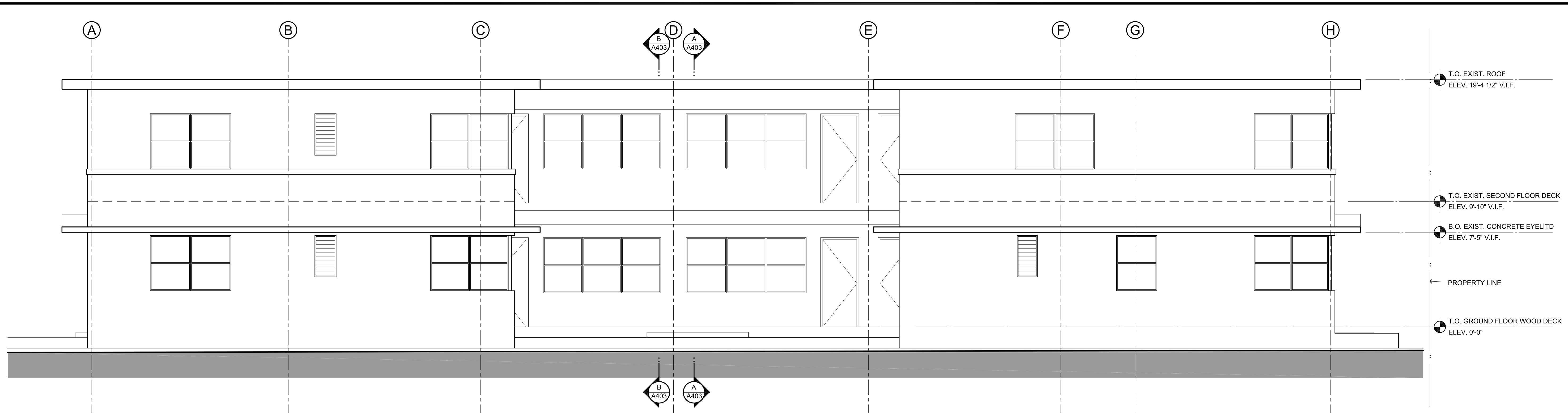
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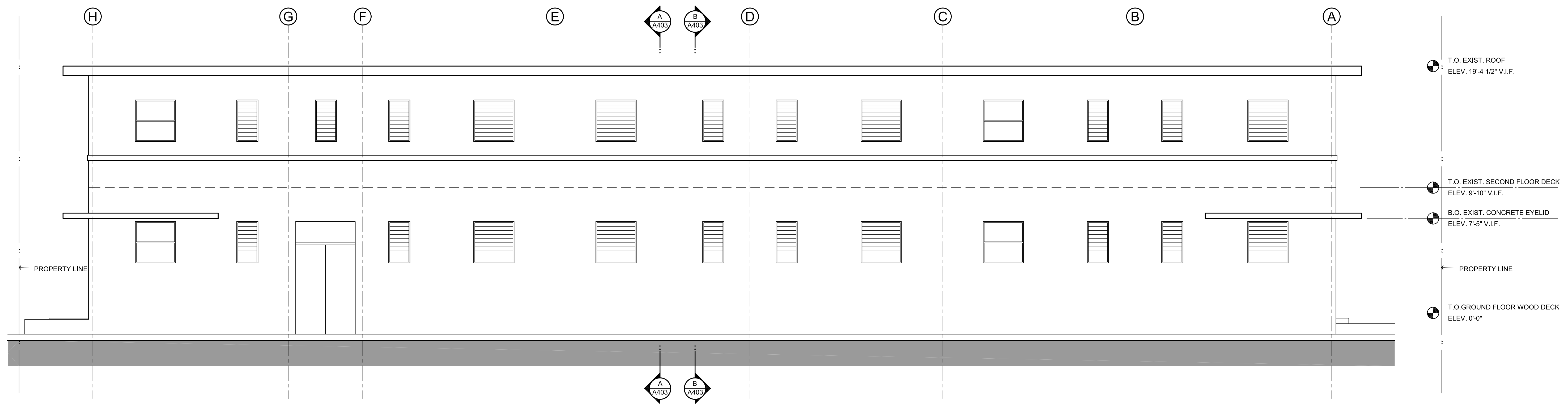
OWNER'S REVIEW 06.30.16

SHEET: BUILDING ELEVATION

A-401



① Existing East Elevation 1/4"



② Existing West Elevation 1/4"

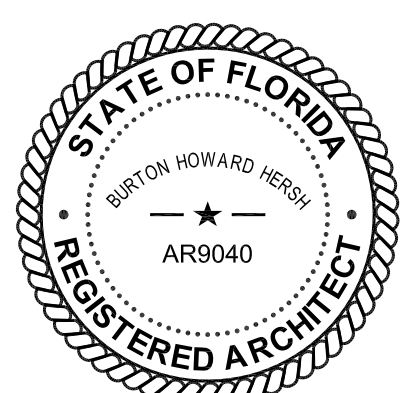
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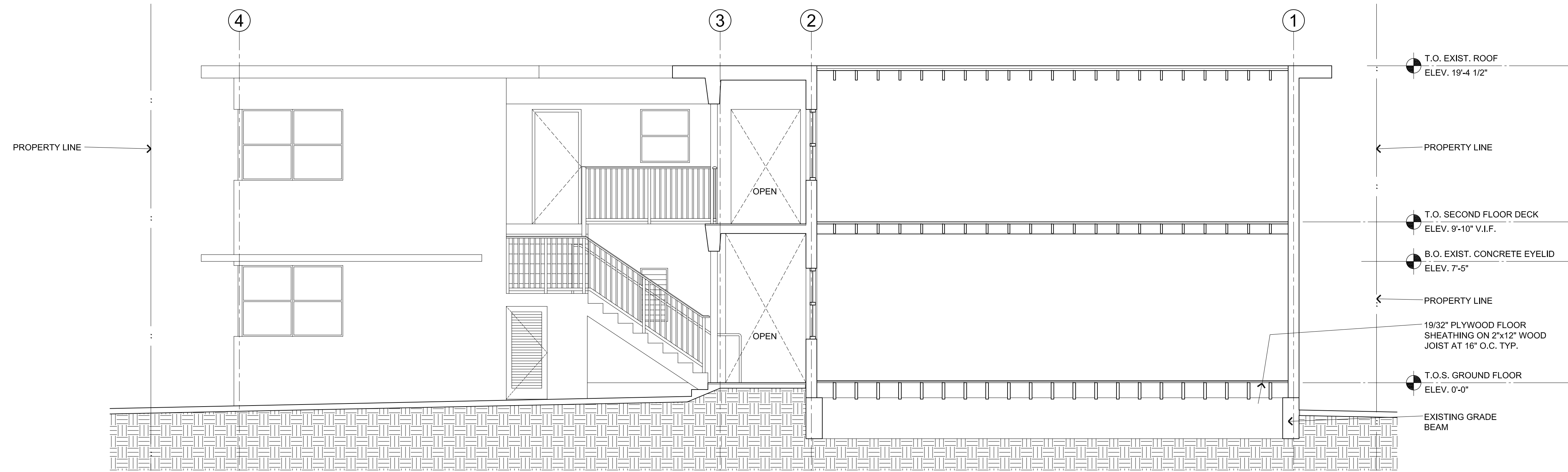
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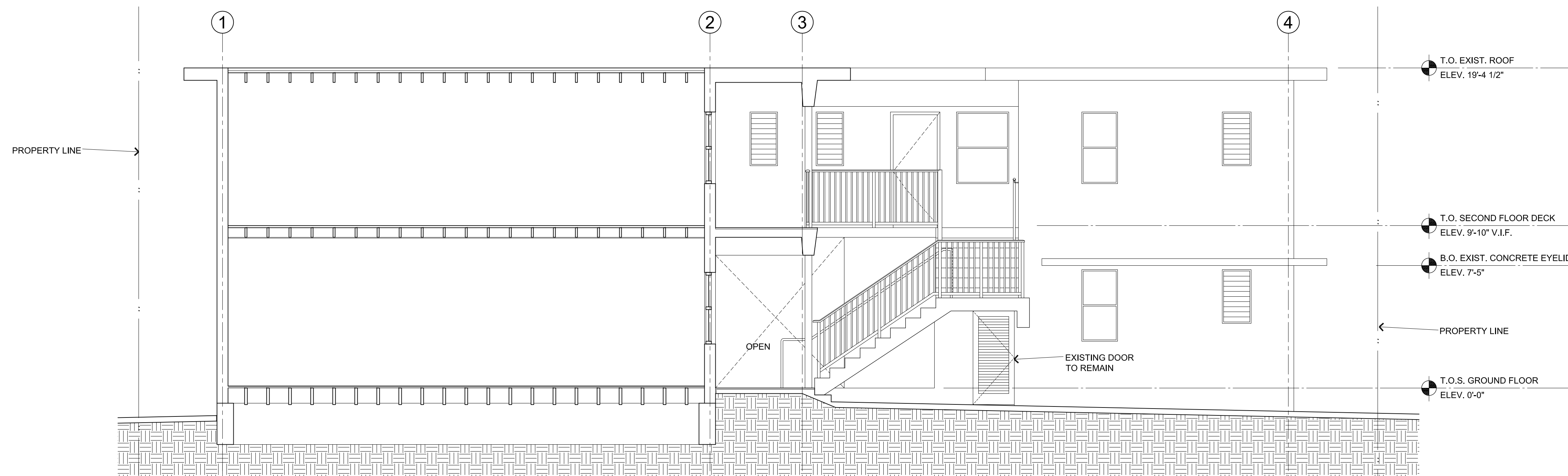


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① Building Section A-A 1/4"



② Building Section B-B 1/4"

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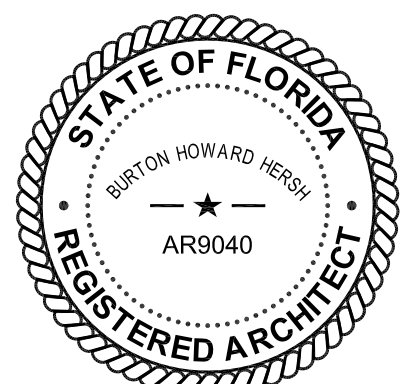
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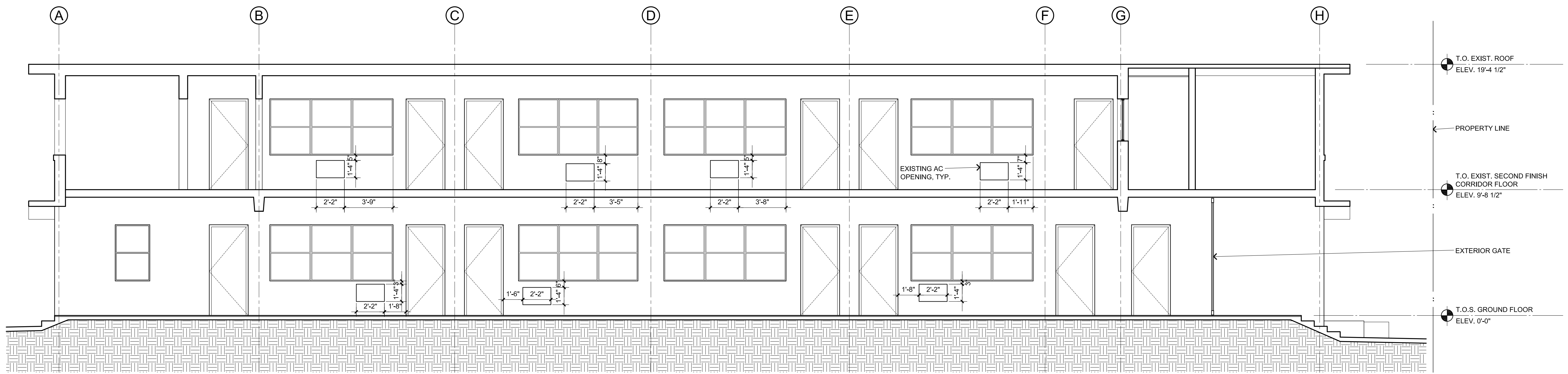
DISTRIBUTION DATE

PERMIT SET 06.13.16

SHEET: BUILDING SECTIONS

A-403

PROJECT NO. 16010.00



① Building Section A-A 1/4"



② Building Section B-B 1/4"

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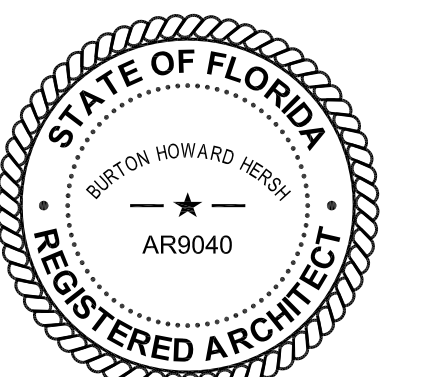
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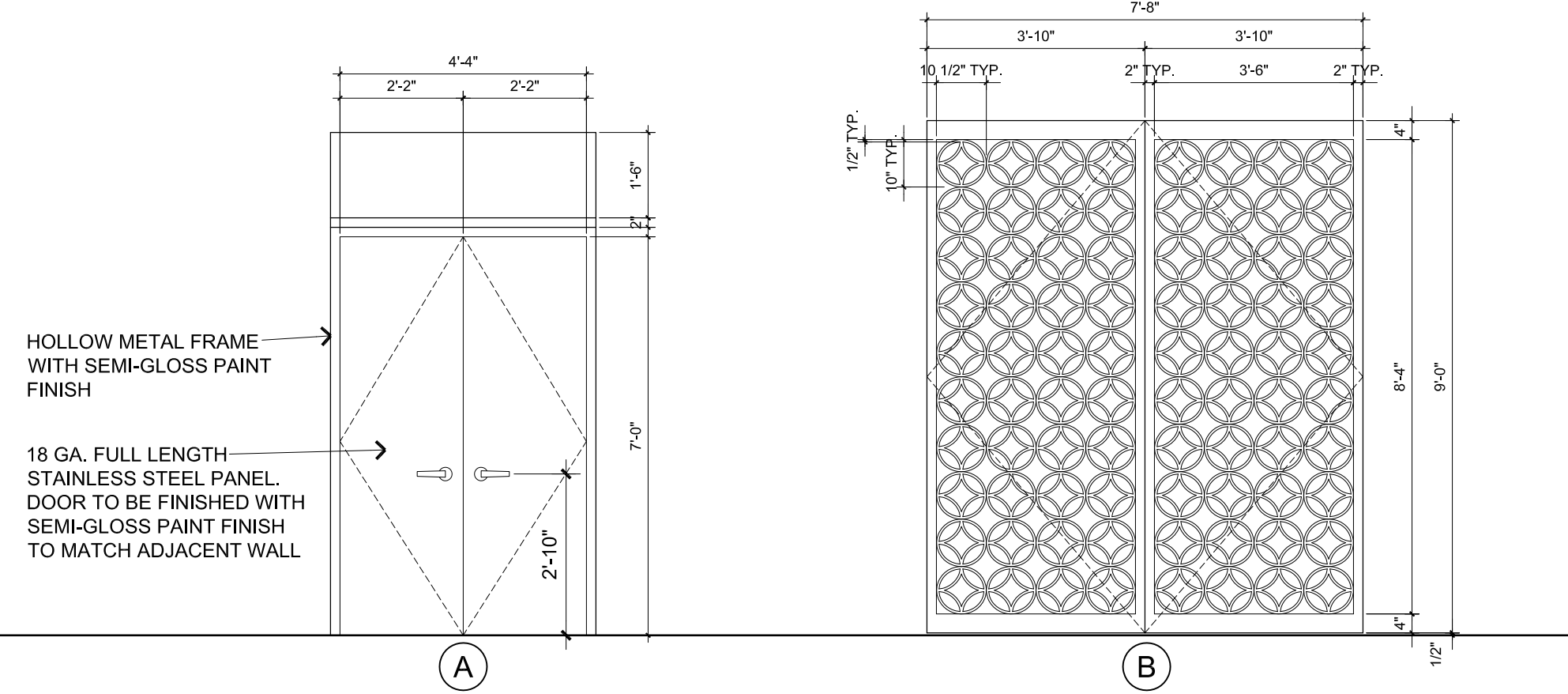
A•404

PROJECT NO. 16010.00

Entrance Door Schedule																	
NO.	ENTRANCE SIZE			FROM	TO	TYPE	MATERIAL			DETAIL			HARDWARE	ELEVATION	MANUF. / MODEL	NOA / FL APPROVAL	NOTES
	W	H	T				GENERIC	FACE	CORE	FRAME	HEAD	JAMB					
A	(2)	2'-2"	7'-0"	-	OUTSIDE	ELECTRICAL ROOM	FLUSH	STEEL	H.M	4/A-902	1/A-901	2/A-901	1	A			1, 2, 3, 4

- DOOR NOTES:
- DOOR THRESHOLD TO COMPLY WITH ADA AND WATER INFILTRATION REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE HARDWARE SCHEDULE FOR ARCHITECT'S APPROVAL. INCLUDE ALL ACCESSORIES REQUIRED FOR DOOR TO FUNCTION AS INTENDED.
 - CONTRACTOR SHALL VERIFY DOOR DIMENSIONS IN THE FIELD.
 - DOORS TO BE IMPACTED RATED.

Hardware Schedule
Hardware Set No. 1 EXTERIOR PRIVACY SET BY DOREX, FH SERIES. LEVER SHALL BE JASPER TYPE WITH SATIN CHROME (C26D) FINISH. HARDWARE SHALL COMPLY WITH DOOR NOA. PROVIDE 4 BUTT HINGES, FLOOR MOUNTED STEEL DOME DOOR STOP AND 4 SILENCERS



Door Elevation 1/2"

Gate Elevation 1/2"

PROJECT

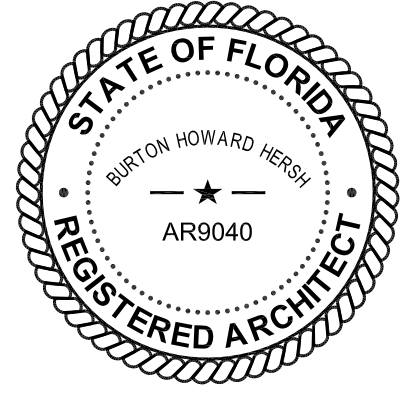
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SHEET: DOOR SCHEDULES

A-902

PROJECT NO. 16010.00