

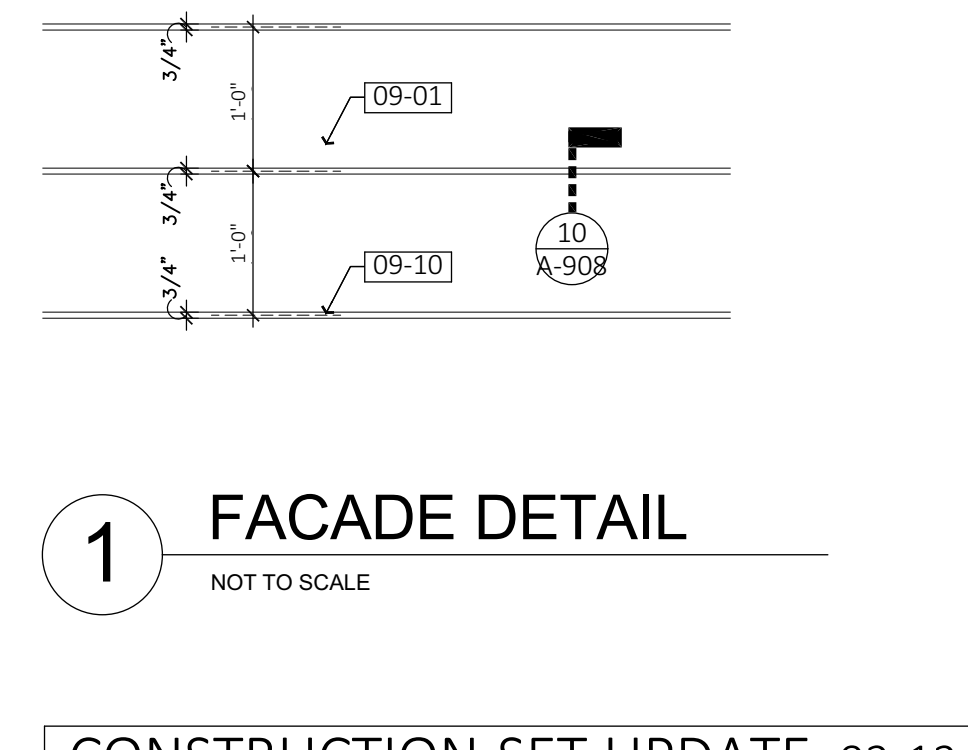


A NORTH ELEVATION
SCALE: 3/32" = 1'-0"

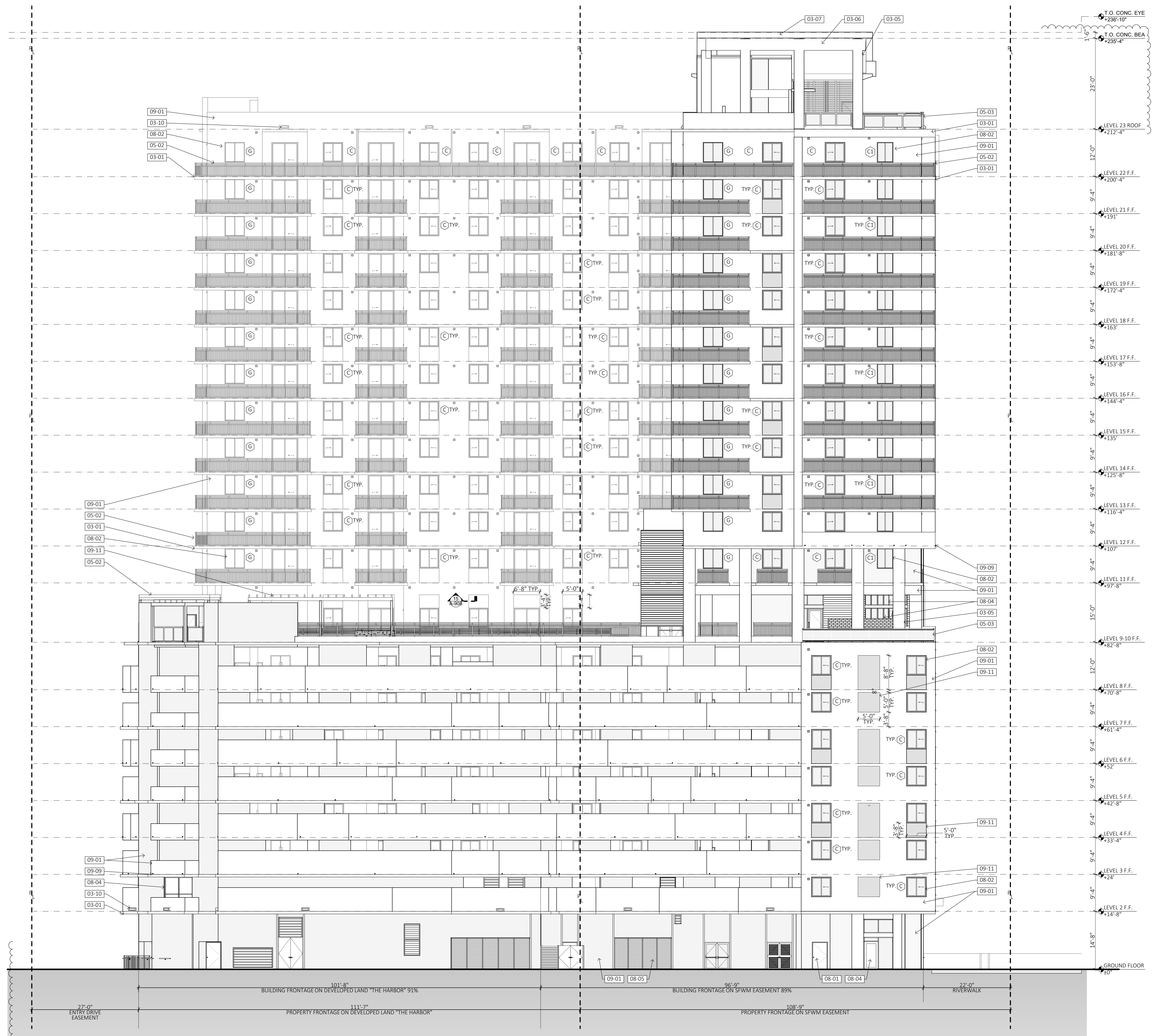
GLAZING BREAKDOWN		
GROUND FLOOR HABITABLE SPACE NORTH FACADE	REQUIRED	PROVIDED
GROUND FLOOR GLAZING NORTH FACADE	70% (3,683 sf.)	70% (3,691sf.)

OVERALL GLAZING BREAKDOWN		
	AS APPROVED UNDER MODIFICATION R2020-89	PROPOSED
NORTH FACADE	22,548.7 sf.	19,786.2 sf. (-12.3%)
EAST FACADE	9,430.6 sf.	6,678.7 sf. (-29.2%)
SOUTH FACADE	13,541.2 sf.	12,178.4 sf. (-10%)
WEST FACADE	10,436.2 sf.	10,315.8 sf. (-1%)
TOTAL	55,956.7 sf.	48,959.1 sf. (-12.5%)

MATERIAL LEGEND		
* NOT ALL NOTES APPLICABLE TO THIS SHEET.		
DIVISION 03 CONCRETE	DIVISION 08 DOORS & WINDOWS	DIVISION 09 FINISHES
03-01 CONCRETE SLAB. SEE STRUCT. DWGS.	08-01 SCHEDULED DOOR.	09-01 SMOOTH STUCCO FINISH (PAINTED).
03-05 CONCRETE COLUMN. SEE STRUCT. DWGS.	08-02 FIXED WINDOW AS SCHEDULED.	09-09 2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
03-06 CONCRETE BEAM/HEADER. SEE STRUCT. DWGS.	08-03 STOREFRONT DOOR AS SCHEDULED.	09-10 3/4" STUCCO REVEAL PATTERN. SEE DETAIL 1/A-600.
03-07 CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.	08-04 STOREFRONT AS SCHEDULED.	09-11 THICKENED STUCCO PANELS.
	08-05 METAL GRILLES AS SCHEDULED.	
DIVISION 05 METALS		DIVISION 10 SPECIALTIES
05-02 METAL RAILING. 42" MIN. HEIGHT.		10-02 METAL LOUVER BY SPECIALTY ENG.
05-03 METAL/GLASS RAILING. 42" MIN. HEIGHT.		10-03 PUBLIC ART PIECE BY OTHER.
05-05 METAL TRELLIS FRAMING. SEE STRUCT. DWGS.		



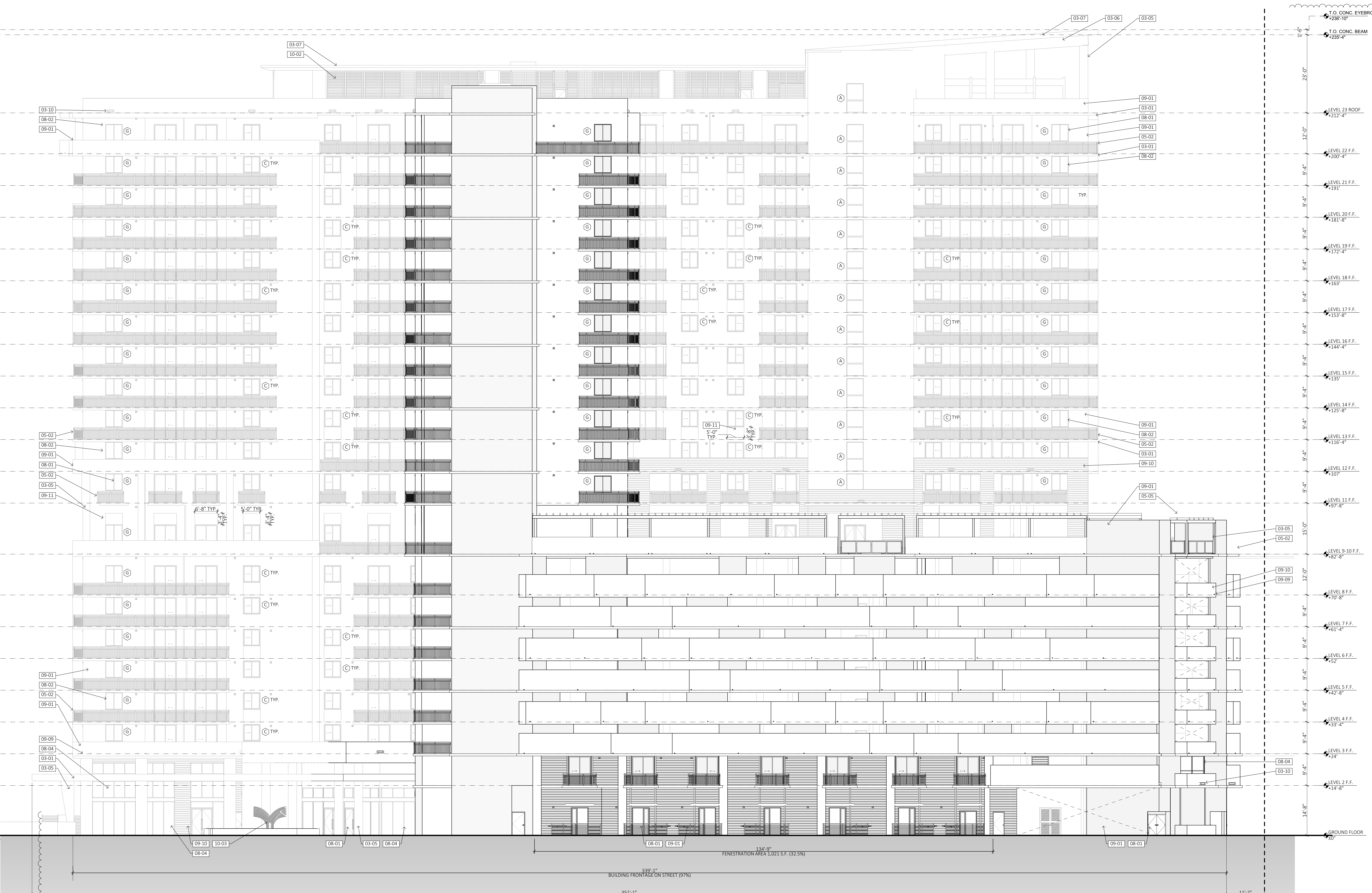
1 FACADE DETAIL
NOT TO SCALE
CONSTRUCTION SET UPDATE: 02-12-21



A EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND		
* NOT ALL NOTES APPLICABLE TO THIS SHEET.		
DIVISION 03 CONCRETE	DIVISION 08 DOORS & WINDOWS	DIVISION 09 FINISHES
03-01 CONCRETE SLAB. SEE STRUCT DWGS.	08-01 SCHEDULED DOOR.	09-01 SMOOTH STUCCO FINISH (PAINTED).
03-05 CONCRETE COLUMN. SEE STRUCT DWGS.	08-02 FIXED WINDOW AS SCHEDULED.	09-09 2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
03-06 CONCRETE BEAM/HEADER. SEE STRUCT DWGS.	08-03 STOREFRONT DOOR AS SCHEDULED.	09-10 3/4" STUCCO REVEAL PATTERN. SEE DETAIL 1/A-600.
03-07 CONCRETE EYEBROW/CANOPY. SEE STRUCT DWGS.	08-04 STOREFRONT AS SCHEDULED.	09-11 THICKENED STUCCO PANELS.
	08-05 METAL GRILLES AS SCHEDULED.	
DIVISION 05 METALS		DIVISION 10 SPECIALTIES
05-02 METAL RAILING. 42" MIN. HEIGHT.		10-02 METAL LOUVER BY SPECIALTY ENG.
05-03 METAL/GLASS RAILING. 42" MIN. HEIGHT.		10-03 PUBLIC ART PIECE BY OTHER.
05-05 METAL TRELLIS FRAMING. SEE STRUCT DWGS.		

CONSTRUCTION SET UPDATE: 02-12-21



A SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND		
* NOT ALL NOTES APPLICABLE TO THIS SHEET.		
DIVISION 03 CONCRETE	DIVISION 08 DOORS & WINDOWS.	DIVISION 09 FINISHES.
03-01 CONCRETE SLAB. SEE STRUCT DWGS.	08-01 SCHEDULED DOOR.	09-01 SMOOTH STUCCO FINISH (PAINTED).
03-05 CONCRETE COLUMN. SEE STRUCT. DWGS.	08-02 FIXED WINDOW AS SCHEDULED.	09-09 2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
03-06 CONCRETE BEAM/HEADER. SEE STRUCT DWGS.	08-03 STOREFRONT DOOR AS SCHEDULED.	09-10 3/4" STUCCO REVEAL PATTERN. SEE DETAIL 1/A-600.
03-07 CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.	08-04 STOREFRONT AS SCHEDULED.	09-11 THICKENED STUCCO PANELS.
	08-05 METAL GRILLES AS SCHEDULED.	
DIVISION 05 METALS		DIVISION 10 SPECIALTIES.
05-02 METAL RAILING. 42" MIN. HEIGHT.		10-02 METAL LOUVER BY SPECIALTY ENG.
05-03 METAL/GLASS RAILING. 42" MIN. HEIGHT.		10-03 PUBLIC ART PIECE BY OTHER.
05-05 METAL TRELIS FRAMING. SEE STRUCT. DWGS.		

CONSTRUCTION SET UPDATE: 02-12-21

MULTI-FAMILY
DEVELOPMENT FOR:
**THE RIVERWALK
AT NORTH
MIAMI BEACH**

16395 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, FL 33160

- REVISIONS:
- △A CONST. SET UPDATE - 02-12-21
 - △A OWNER REVISION - 04-30-21
 - △A OWNER REVISION - 10-15-21



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

GLAZING BREAKDOWN	
GROUND FLOOR HABITABLE SPACE WEST FACADE	2,850 sf.
REQUIRED	PROVIDED
GROUND FLOOR GLAZING WEST FACADE	70% (1,995 sf.) 70% (2,003 sf.)

MATERIAL LEGEND		
* NOT ALL NOTES APPLICABLE TO THIS SHEET.		
DIVISION 03 CONCRETE	DIVISION 08 DOORS & WINDOWS.	DIVISION 09 FINISHES.
03-01 CONCRETE SLAB. SEE STRUCT. DWGS.	08-01 SCHEDULED DOOR.	09-01 SMOOTH STUCCO FINISH (PAINTED).
03-05 CONCRETE COLUMN. SEE STRUCT. DWGS.	08-02 FIXED WINDOW AS SCHEDULED.	09-09 2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
03-06 CONCRETE BEAM/HEADER. SEE STRUCT. DWGS.	08-03 STOREFRONT DOOR AS SCHEDULED.	09-10 3/4" STUCCO REVEAL PATTERN. SEE DETAIL 1/A-600.
03-07 CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.	08-04 STOREFRONT AS SCHEDULED.	09-11 THICKENED STUCCO PANELS.
	08-05 METAL GRILLES AS SCHEDULED.	
DIVISION 05 METALS		DIVISION 10 SPECIALTIES.
05-02 METAL RAILING. 42" MIN. HEIGHT.		10-02 METAL LOUVER BY SPECIALTY ENG.
05-03 METAL/GLASS RAILING. 42" MIN. HEIGHT.		10-03 PUBLIC ART PIECE BY OTHER.
05-05 METAL TRESSIS FRAMING. SEE STRUCT. DWGS.		

CONSTRUCTION SET UPDATE: 02-12-21