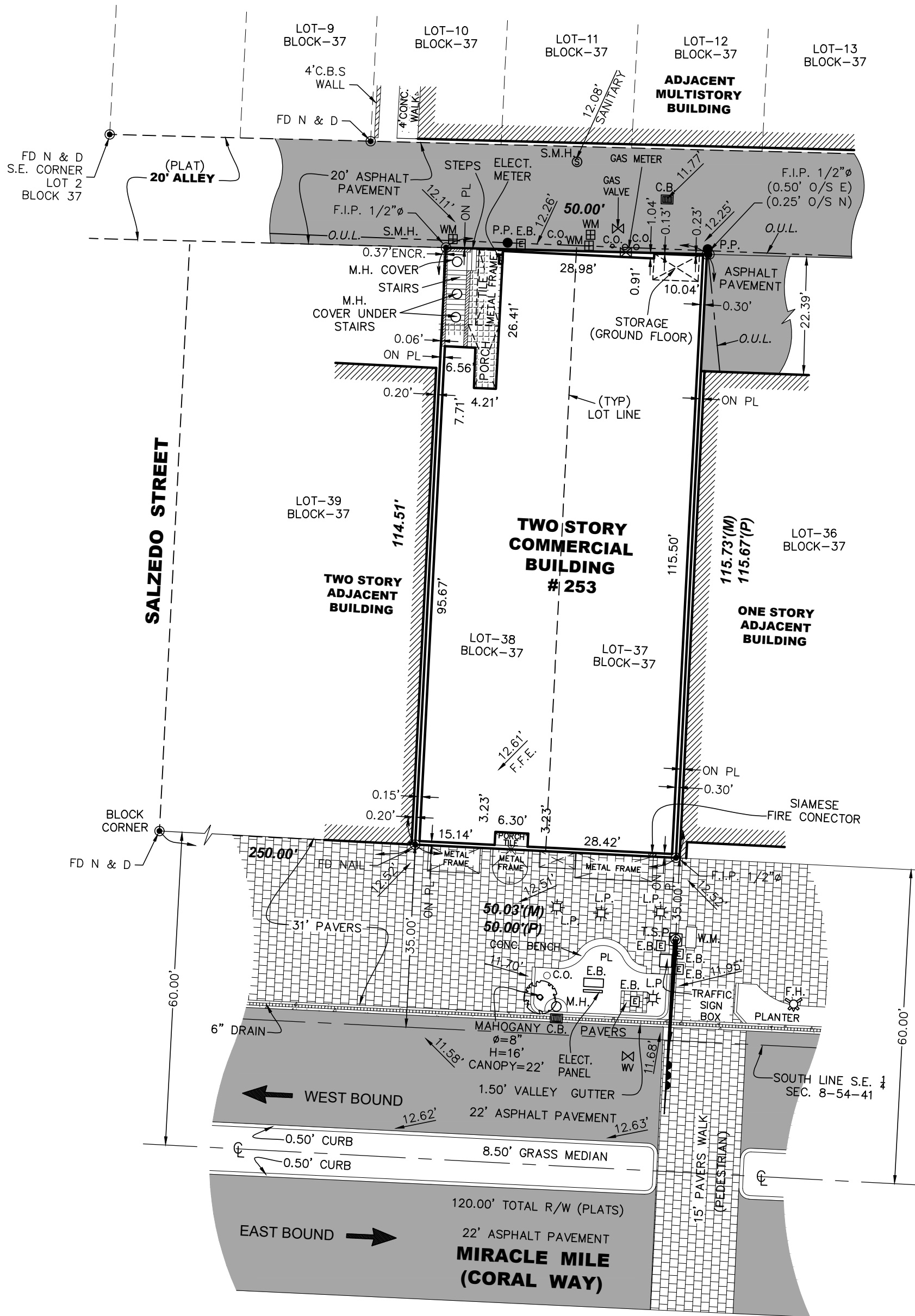
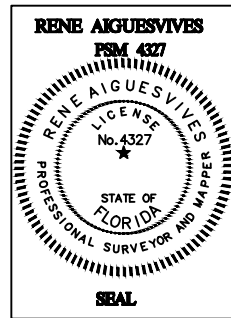


- LEGEND**
- A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block
Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
DH = Drill Hole
DME = Drainage & Maintenance
Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD = Foundation
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
O/L = On Line
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference
Monument
P.R.C. = Point of Reverse
Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor
Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X = Denotes Spot
Elevations Taken

0 20 40
GRAPHIC SCALE
SCALE: 1"=20'
(SCALE IN FEET)



**"THIS SURVEY DECLARATION IS MADE ON THE
FIELD DATE INDICATED, TO THE OWNER(S) LISTED.
IT IS NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS."**

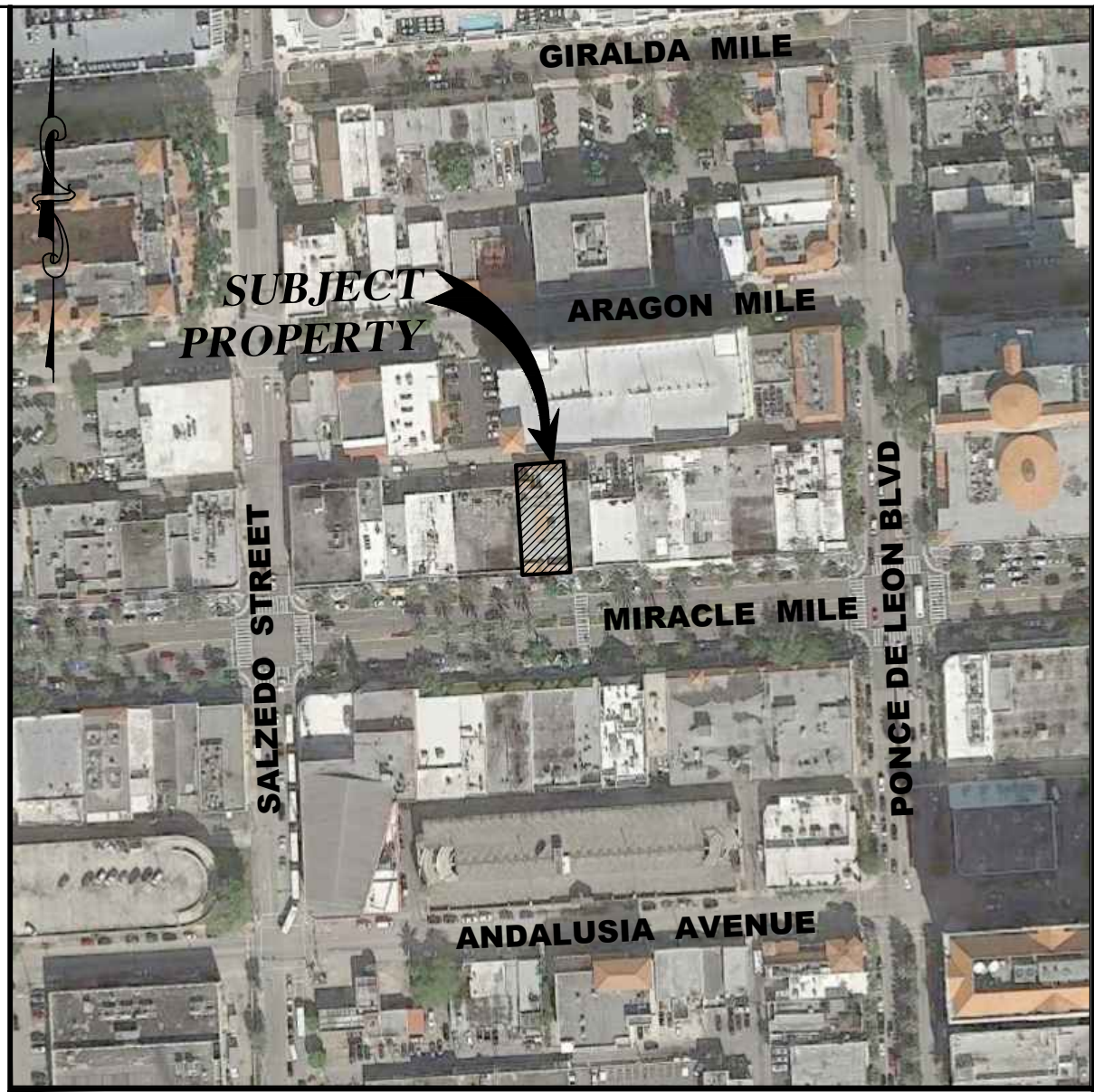


REVISIONS:				
03-14-2020 Update Survey				
03-23-2020 Elevation Added				
03-13-2021 Update				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120639	0457	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ N/A N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the
standards of practice as set forth by the
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS in Chapter 5J-17, Florida Administrative
Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 10/21/19
PROFESSIONAL SURVEYOR AND
MAPPER N6. 4327. State of Florida.

Bearing, if any, shown based on N/A (reference) N/A			
Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com			
Field Date	Scale:	Drawn by:	Drwg. No.
10/20/19	1"=20'	R.S.	19-21544



LOCATION MAP
(N.T.S.)

This property described as:
Lots 37 and 38, Block 37,
CORAL GABLES SECTION K,
according to the Plat thereof
as recorded in Plat Book 8, Page 33,
of the Public Records of Miami-Dade County, Florida.

Address:
253 Miracle Mile, Coral Gables, FL 33134

NOTE:
"Lots 37 and 38 of Coral Gables Section K, according
to the Plat thereof as recorded in Plat Book 8, Page 33,
of the Public Records of Miami-Dade County, Florida
are contiguous to each other and that there are no gaps
or gores between said lots and, taken as a tract, they
constitute one complete parcel of land."

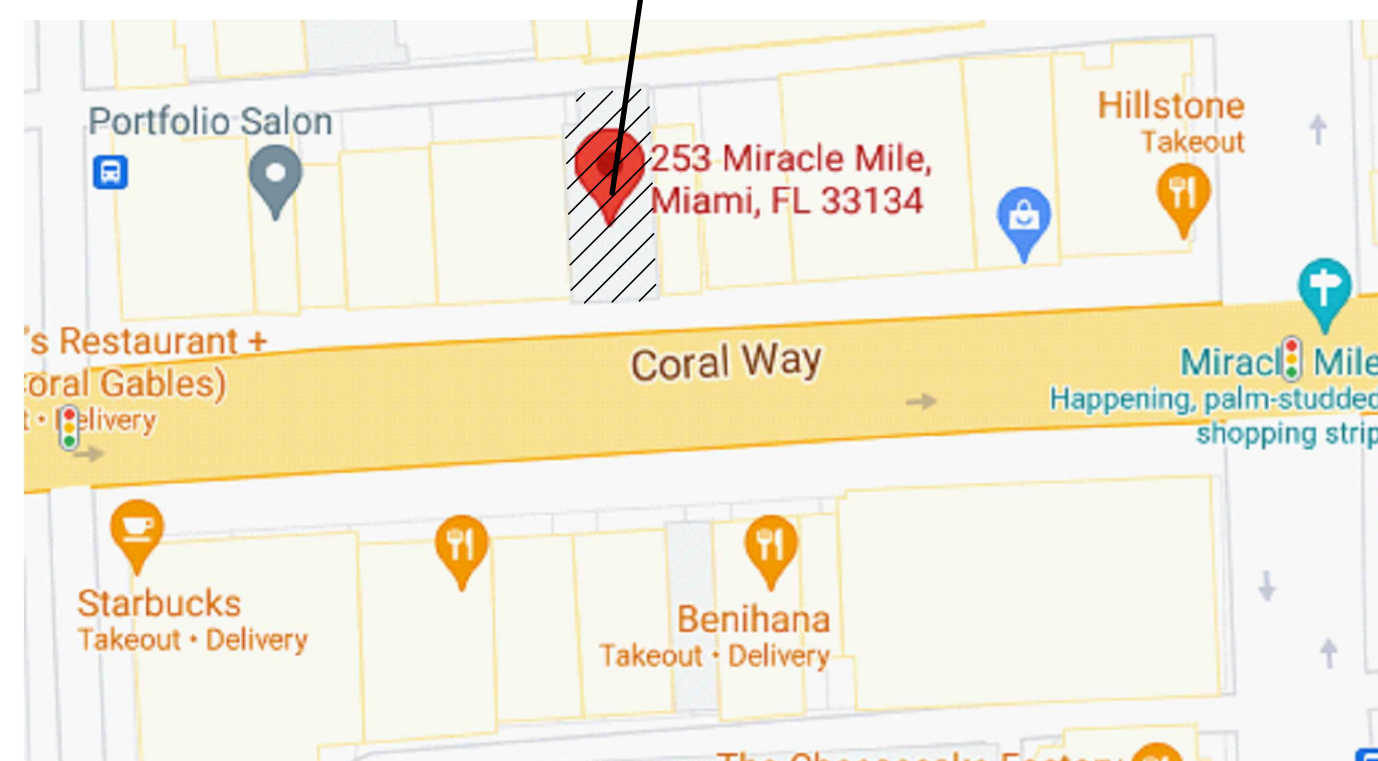
NOTES:
Elevations Show refer to NGVD 1929
BM # N-19 Elev.=11.68'
(Miami-Dade)







253 MIRACLE MILE
CORAL GABLES, FL



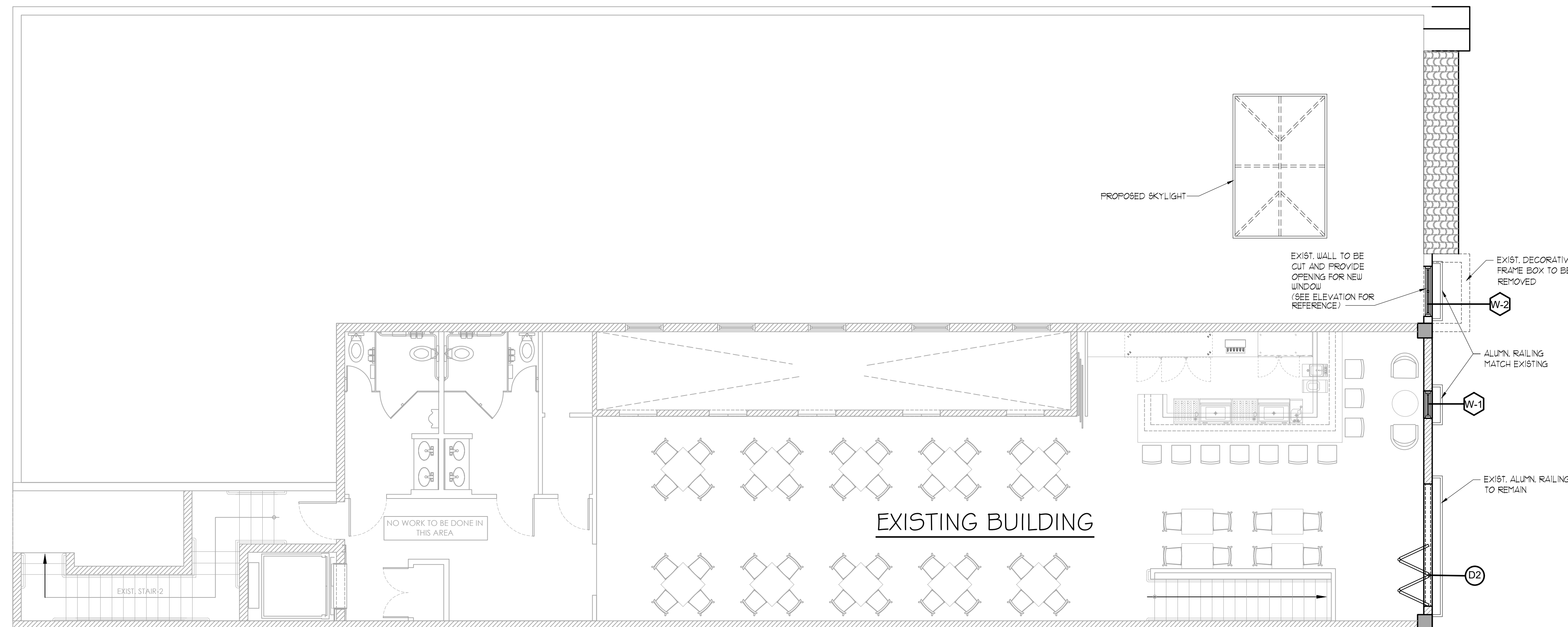
SCALE: N.T.S.

LOT 37 & 38, BLOCK 37 OF 'CORAL GABLES SEC K',
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8,
PAGE 33 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
FOLIO No. 03-4108-006-3761

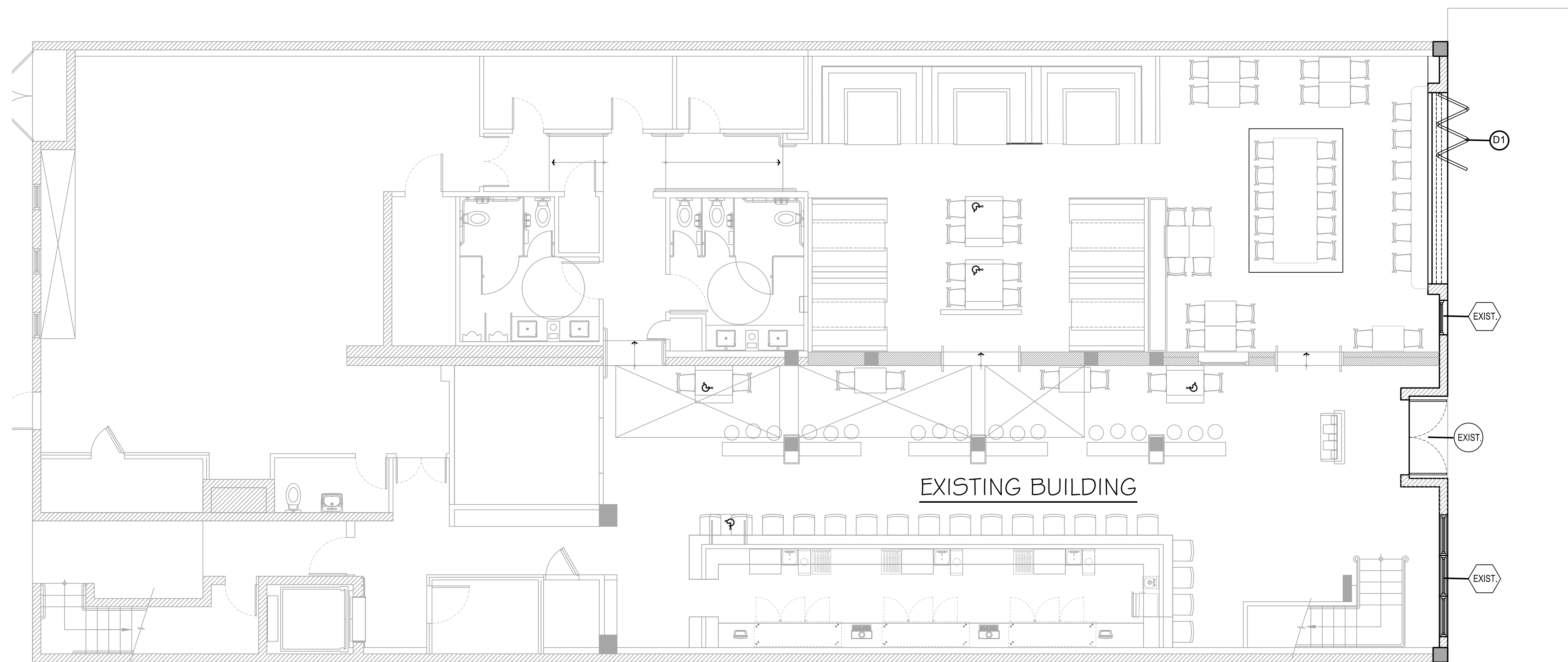
FLORIDA BUILDING CODE
2020 (67h EDITION)

1. FRONT FACADE RENOVATION AND REMODELING
1. NEW WINDOWS AND DOORS AS INDICATED O PLANS
3. UNIFICATION OF GROUND FLOOR WITH NEW TRADITIONAL IRISH BUILDING BASE ELEMENT
4. NEW SKYLIGHT

NOTE:
1. DENOTE ALL DOORS NOT LISTED ARE EXISTING TO REMAIN



Scale: $\frac{3}{16}'' = 1'-0''$



Scale: 3/16" = 1'-0"



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PROJECT TEAM:

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PROJECT ADDRESS:

**JOHN MARTIN'S
253 MIRACLE MILE
CORAL GABLES, FL**

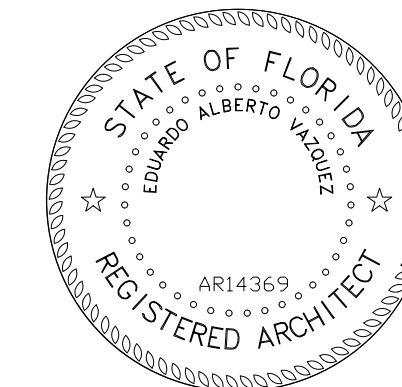
PROJECT DESCRIPTION:

WINDOWS & DOORS
PLAN

OWNER

**253 CORAL GABLES
MM LLC**

SEAL / SIGNATURE / DATE:



REVISIONS

KEY:

SCALE: AS SHOWN

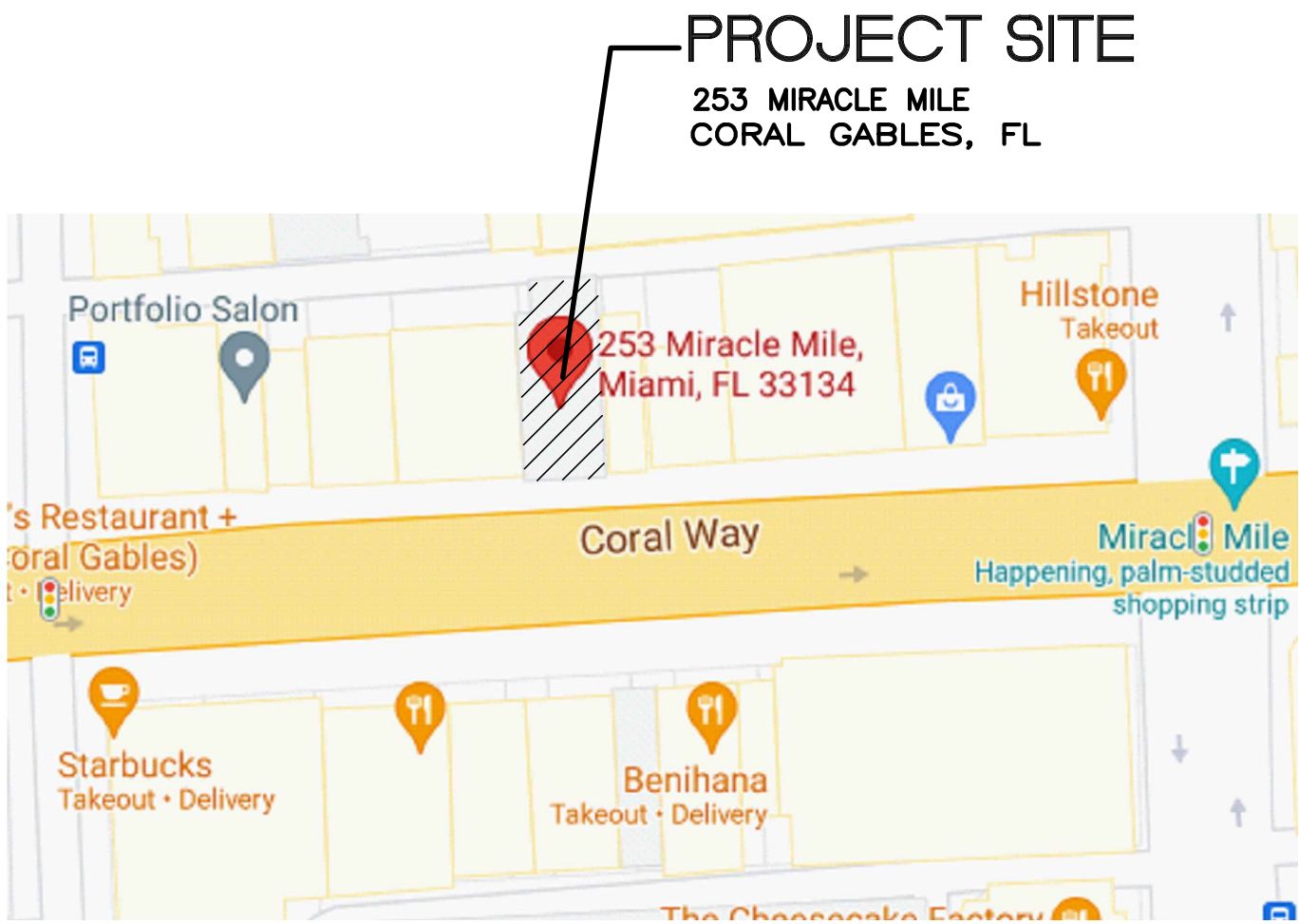
PROJECT NUMBER:

DATE ISSUED: AUG., 2021

DRAWN: MF

CHECKED: EAV

A -



LEGAL DESCRIPTION

LOT 31 & 38, BLOCK 31 OF 'CORAL GABLES SEC K',
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8,
PAGE 33 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
FOLIO No. 03-4108-006-3761

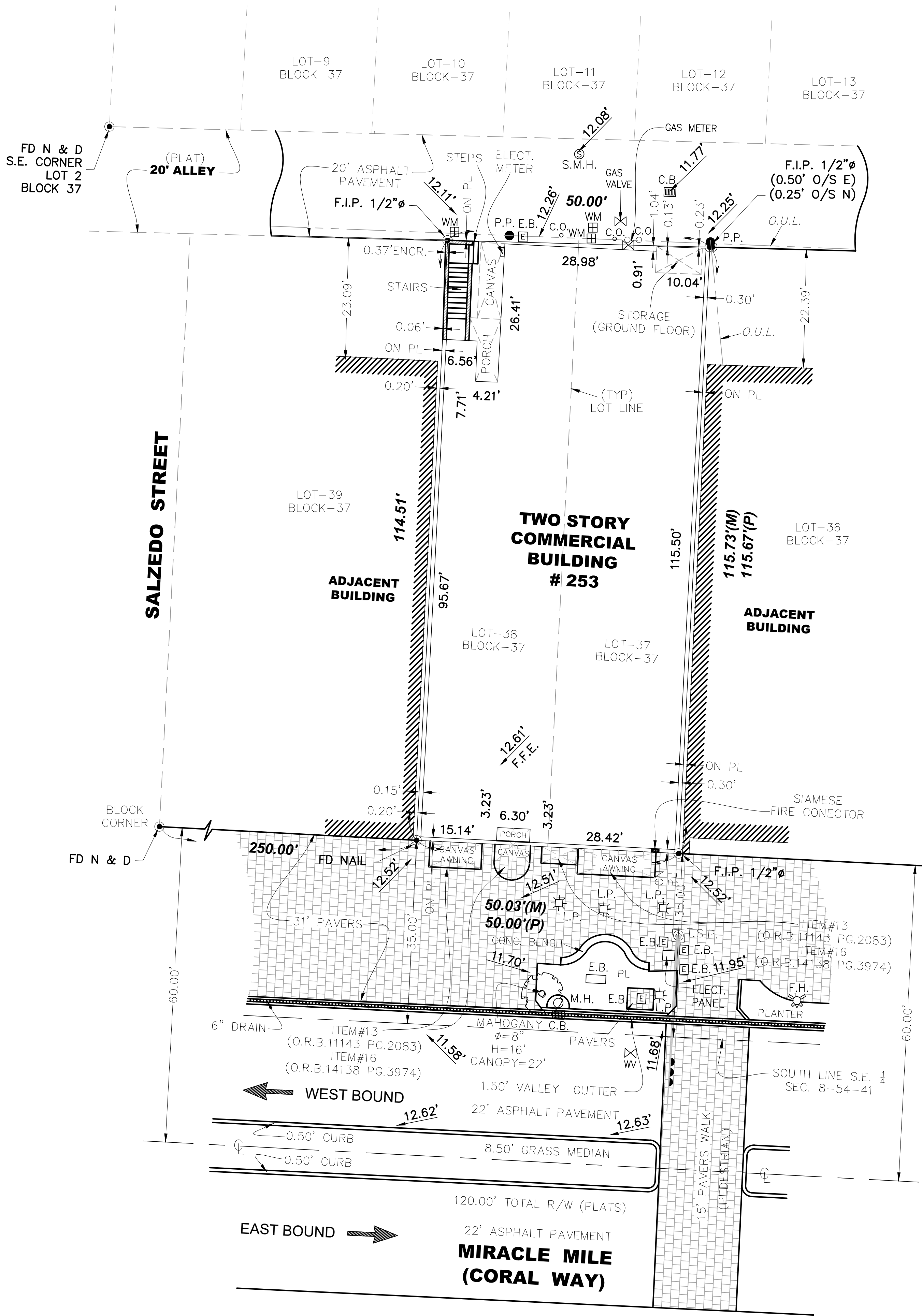
FLORIDA BUILDING CODE
2020 (67h EDITION)

SCOPE OF WORK

1. FRONT FACADE RENOVATION AND REMODELING
1. NEW WINDOWS AND DOORS AS INDICATED O PLANS
3. UNIFICATION OF GROUND FLOOR WITH NEW TRADITIONAL
IRISH BUILDING BASE ELEMENT
4. NEW SKYLIGHT

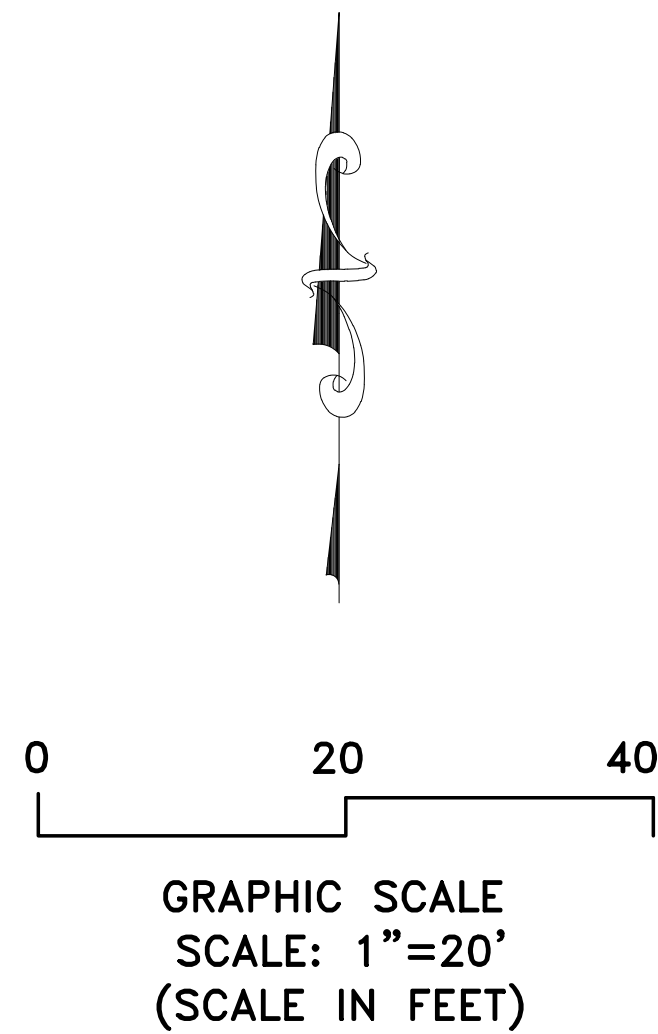
NOTE:

1. DENOTE ALL DOORS NOT LISTED ARE EXISTING TO REMAIN



SITE PLAN

Scale: N.T.S.



This property described as:
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NOTES:
Elevations Show refer to NGVD 1929
BM # N-19 Elev.=11.68'
(Miami-Dade)



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PROSECUTED TO THE FULL EXTENT PERMITTED BY LAW.

PROJECT TEAM

PROJECT ADDRESS:

JOHN MARTIN'S
253 MIRACLE MILE
CORAL GABLES, FL

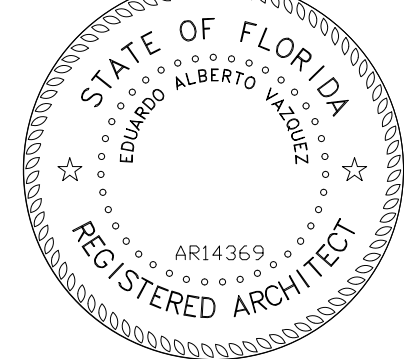
PROJECT DESCRIPTION:

WINDOWS & DOORS
PLAN

OWNER

253 CORAL GABLES
MM LLC

SEAL / SIGNATURE / DATE:



REVISIONS

KEY:

SCALE: **AS SHOWN**

PROJECT NUMBER:

DATE ISSUED: **AUG., 2021**

DRAWN: MF

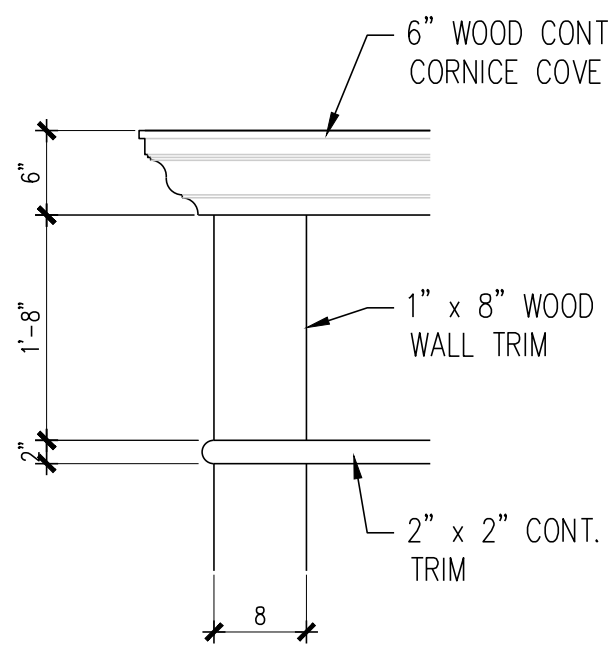
CHECKED: EAV

A-1.5



IMAGE - EXISTING FACADE

SCALE: N.T.S.



A
A-2

CORNICE MOULDING
DETAIL
SCALE: 3/4" = 1'-0"



EXISTING EXTERIOR FACADE
SCALE: 1/4" = 1'-0"



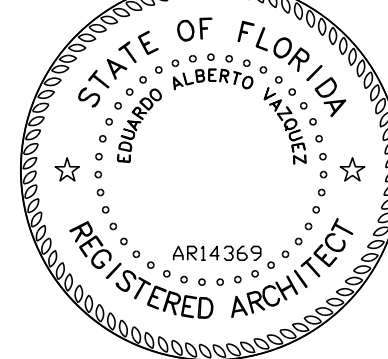
RENDERING PROPOSED FACADE

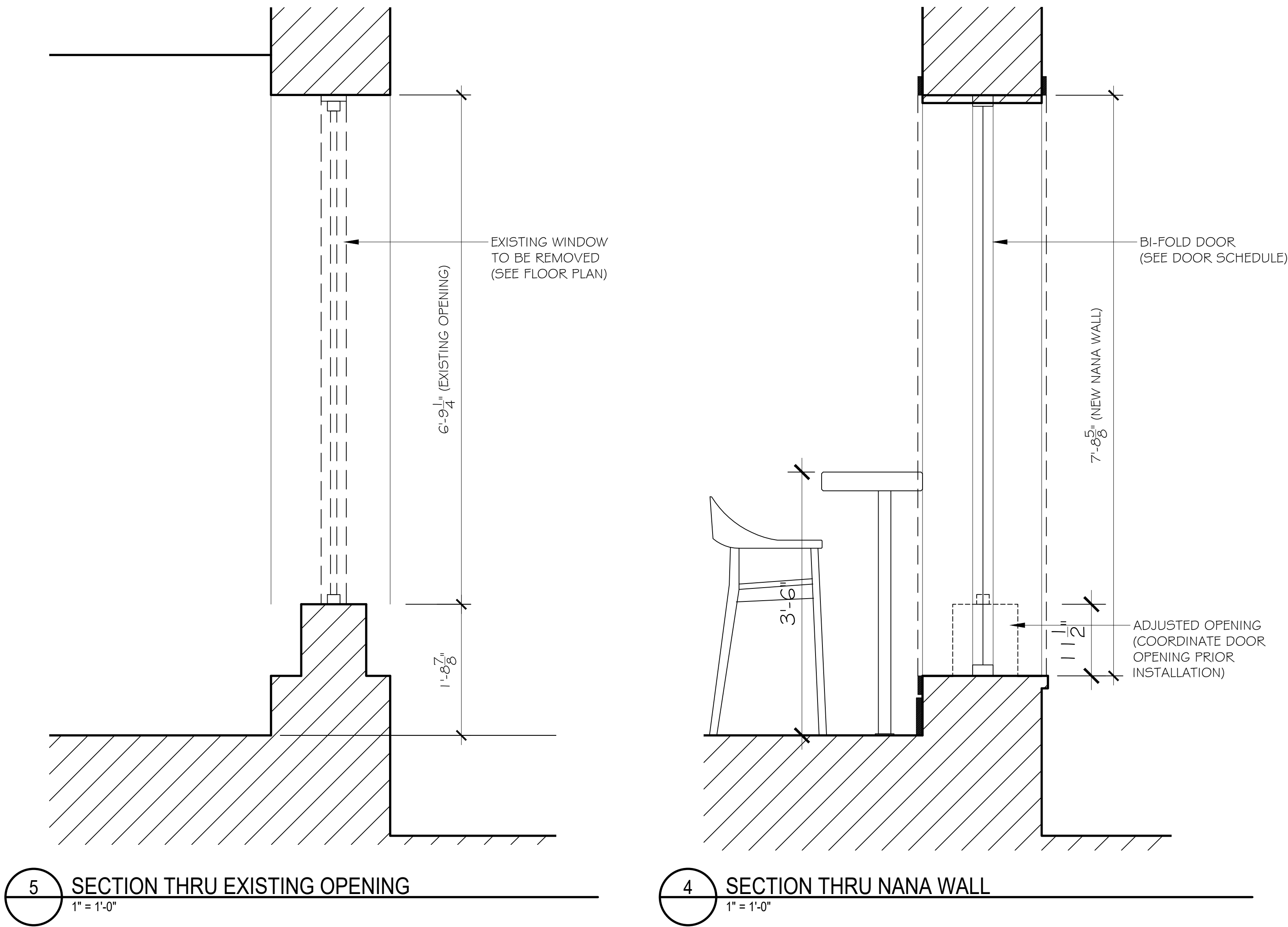
SCALE: N.T.S.



FINISH LEGEND			
ITEM TAG	DESCRIPTION	TYPE	LOCATION
PT-01	BENJAMIN MOORE (PM-20) CHINA WHITE	EXTERIOR FLAT	WALL
PT-02	BENJAMIN MOORE (2124-30) DEEP SILVER	FLAT	ROOF
PT-03	BENJAMIN MOORE (2130-30) ALMOST BLACK	EXTERIOR SATIN	WOOD PANELING
PT-04	BENJAMIN MOORE (2132-10) BLACK	EXTERIOR SATIN	FRAMES/MULLIONS
PT-05	MODERN MASTERS (337164) DOME GOLD	EXTERIOR SATIN	ACCENTS @ WOOD PANELING

PROPOSED EXTERIOR FACADE
SCALE: 1/4" = 1'-0"

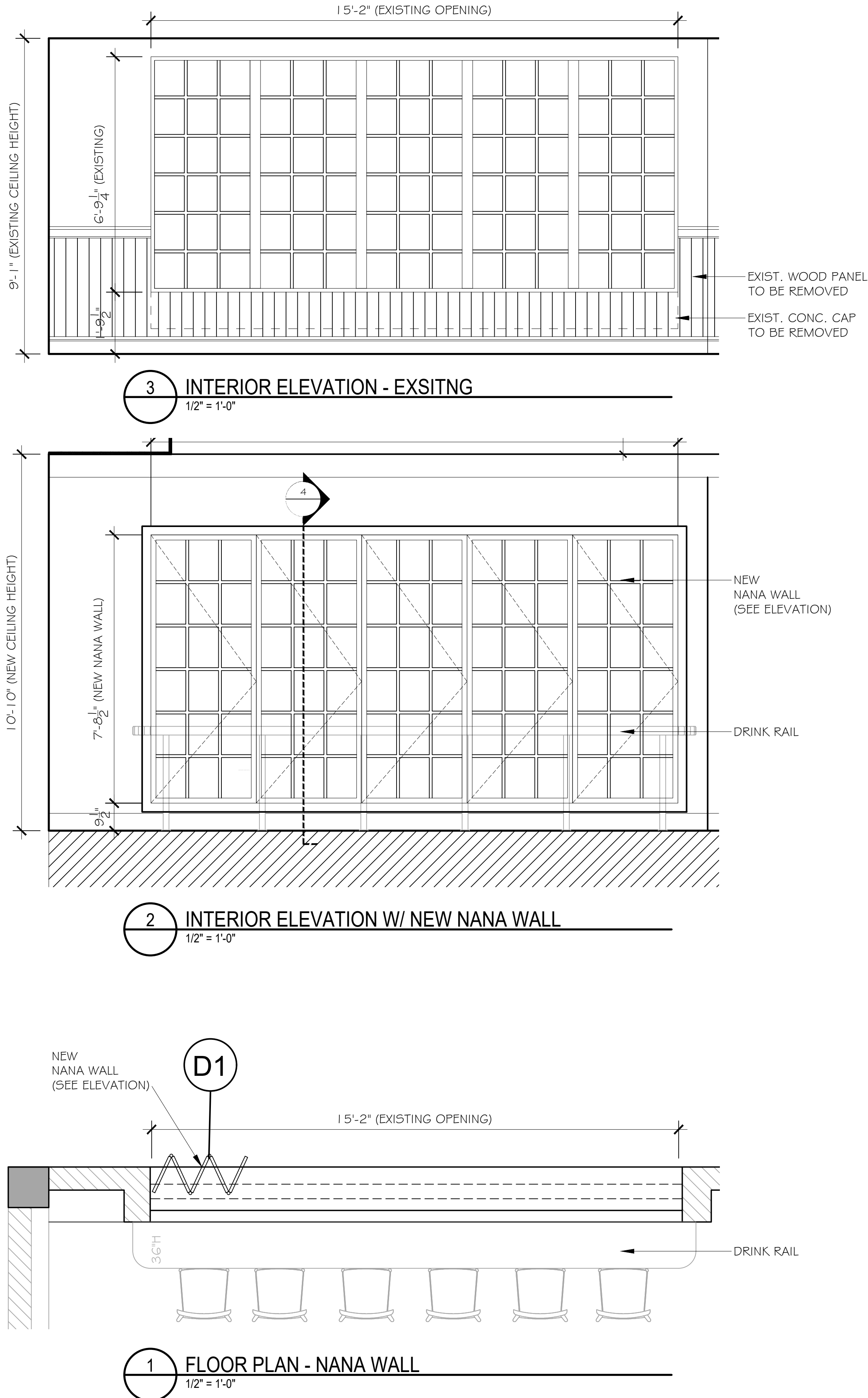




WINDOW SCHEDULE											
MARK	DESCRIPTION	SIZE		MATERIAL	FINISH	GLASS	ZONE 4		ZONE 5		REMARKS
		W	H				+ PSF	- PSF	+ PSF	- PSF	
(W-1)	FIXED WINDOW (SERIE 300)	27"	63"	ALUM/GLASS	BLACK	GREY	+39.5	-42.9			NOA 20-1119.05
(W-2)	FIXED WINDOW (SERIE 300)	54"	63"	ALUM/GLASS	BLACK	GREY	+39.5	-42.9			NOA 20-1119.05
(W-3)	SKYLIGHT SYSTEM	64"	69"	ALUM/GLASS	BLACK	GREY			+37.2	-47.8	NOA 20-0811.12
ALUMN. TUBE MULLION											NOA 21-0122.04
WINDOW NOTES: A ALL EXTERIOR WINDOWS SHALL A PRODUCT APPROVAL AND INSTALLED ACCORDING TO APPROVAL. B ALL EXTERIOR WINDOWS SHALL MEET CODE REQUIREMENT FOR SECURITY AND FORCED ENTRY. C WINDOW SIZE MANY VARY DUE TO DIFFERENT MANUFACTURES AND THE CONTRACTOR SHALL RESPONSIBLE											

DOOR SCHEDULE (WITH/ WIND PRESURE)													
MARK	DESCRIPTION	SIZE			MATERIAL		FINISH	THRESHOLD	ZONE 4		ZONE 5		REMARKS
		W	H	T	DOOR	FRAME			+ PSF	- PSF	+ PSF	- PSF	
D1	FOLDING DOOR (SERIE 900)	180"	93"	1-3/4"	ALUM/GLASS	ALUM.	BLACK	ALUMINUM			+37.2	-48.0	NOA 20-1208.06
D2	FOLDING DOOR (SERIE 900)	120"	70"	1-3/4"	ALUM/GLASS	ALUM.	BLACK	ALUMINUM			+37.2	-48.0	NOA 20-1208.06

COORDINATE ALL MASONRY OPENINGS FOR WINDOWS AND DOORS WITH WINDOWS & DOOR MANUFACTURER PRIOR TO INSTALLATION



INTERIOR DESIGN CONSULTANTS

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PROJECT TEAM

PROJECT ADDRESS:

JOHN MARTIN'S
253 MIRACLE MILE
CORAL GABLES, FL

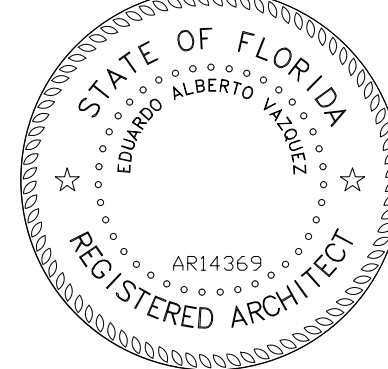
PROJECT DESCRIPTION:

WINDOWS & DOORS
PLAN

OWNER

253 CORAL GABLES
MM LLC

SEAL / SIGNATURE / DATE:



REVISIONS

KEY:

SCALE: AS SHOWN

PROJECT NUMBER:

DATE ISSUED: AUG., 2021

DRAWN: MF

CHECKED: EAV

PROJECT TEAM:

OWNER: JOHN MARTIN'S
253 MIRACLE MILE
CORAL GABLES, FL

PROJECT ADDRESS:

OWNER: JOHN MARTIN'S
253 MIRACLE MILE
CORAL GABLES, FL

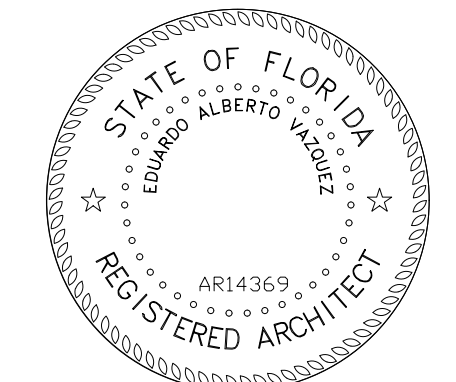
PROJECT DESCRIPTION:

WINDOWS & DOORS
PLAN

OWNER:

253 CORAL GABLES
MM LLC

SEAL / SIGNATURE / DATE:



REVISIONS

KEY:

SCALE: AS SHOWN

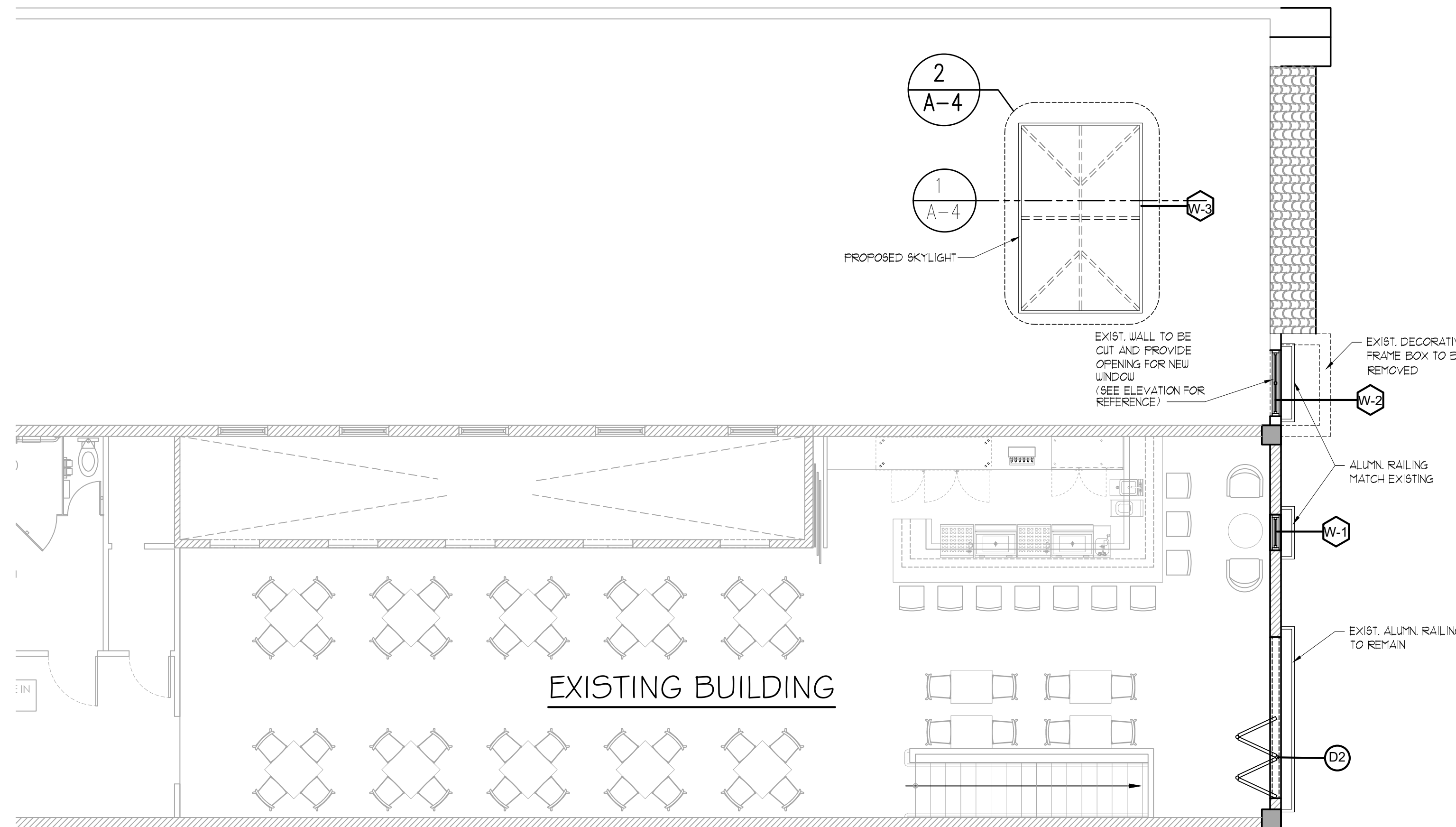
PROJECT NUMBER:

DATE ISSUED: AUG., 2021

DRAWN: MF

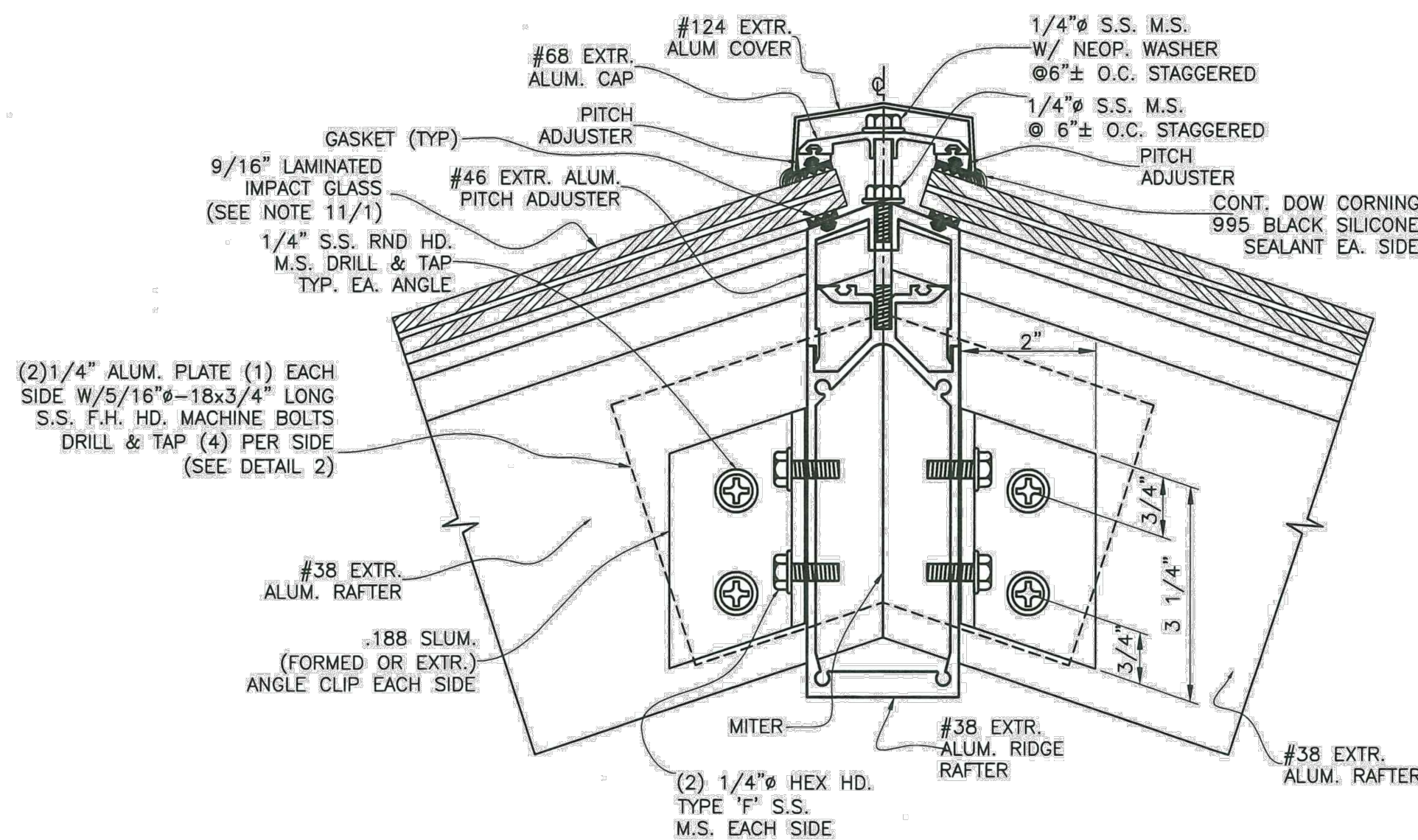
CHECKED: EAV

A-4



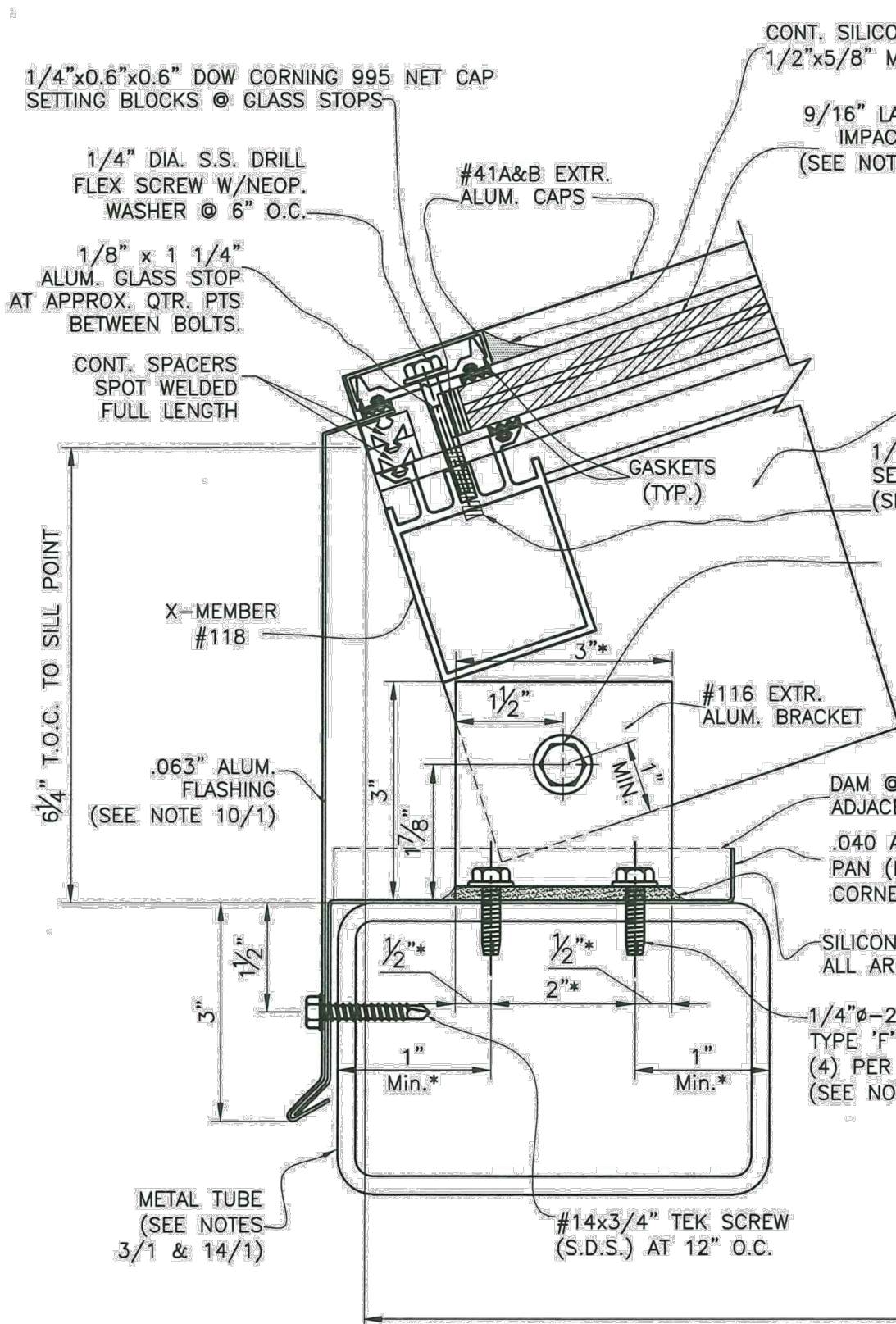
SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"



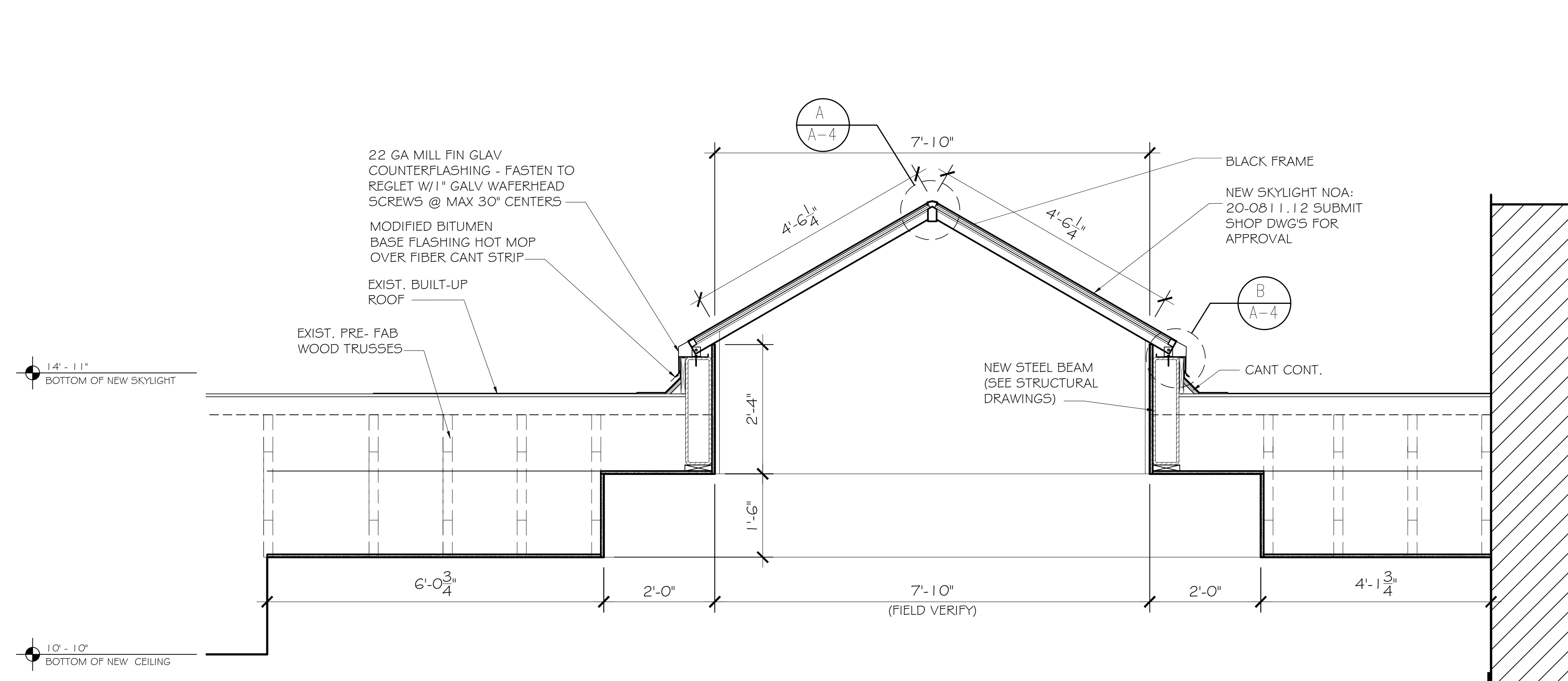
A ROOF SKYLIGHT CONNECTION DETAIL

A-4 N.T.S.



B SKYLIGHT SUPPORTING DETAIL

A-4 N.T.S.



1 SECTION

A-4 3/4" = 1'-0"

btd

STUDIOS

BIGTIME DESIGN STUDIOS

8425 Biscayne Blvd., Suite 102

Miami, FL 33138

T:305.758.4558

F:305.758.4567

www.bigtimedesignstudios.com

INTERIOR DESIGN CONSULTANTS

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PROJECT TEAM

PROJECT ADDRESS

JOHN MARTIN'S

253 MIRACLE MILE

CORAL GABLES, FL

PROJECT DESCRIPTION

WINDOWS & DOORS PLAN

OWNER

REVISIONS

SEAL / SIGNATURE / DATE

STATE OF FLORIDA

EDUARDO ALBERTO JAMES

AR14369

REGISTERED ARCHITECT

REVISIONS

KEY

SCALE: AS SHOWN

PROJECT NUMBER

DATE ISSUED: AUG., 2021

DRAWN: MF

CHECKED: EAV

RD-1



EXISTING VIEW



PROPOSED VIEW



EXISTING VIEW



PROPOSED VIEW

