

DWELLING / GARAGE SEPARATION (TABLE R302.6)	
SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

WINDOW SCHEDULE				
TAG	WIDTH	HGT.	QTY.	NOTES
A	X'-X"	X'-X"	X	xxxxxxxx
B	X'-X"	X'-X"	X	xxxxxxxx
C	X'-X"	X'-X"	X	xxxxxxxx
D	X'-X"	X'-X"	X	xxxxxxxx
E	X'-X"	X'-X"	X	xxxxxxxx
F	X'-X"	X'-X"	X	xxxxxxxx
G	X'-X"	X'-X"	X	xxxxxxxx
H	X'-X"	X'-X"	X	xxxxxxxx
I	X'-X"	X'-X"	X	xxxxxxxx
J	X'-X"	X'-X"	X	xxxxxxxx
K	X'-X"	X'-X"	X	xxxxxxxx
L	X'-X"	X'-X"	X	xxxxxxxx

DOOR SCHEDULE				
EXTERIOR				
TAG	WIDTH	HGT.	QTY.	NOTES
1	X'-X"	X'-X"	X	xxxxxxxx
2	X'-X"	X'-X"	X	xxxxxxxx
3	X'-X"	X'-X"	X	xxxxxxxx
4	X'-X"	X'-X"	X	xxxxxxxx
5	X'-X"	X'-X"	X	xxxxxxxx
6	X'-X"	X'-X"	X	xxxxxxxx
7	X'-X"	X'-X"	X	xxxxxxxx
8	X'-X"	X'-X"	X	xxxxxxxx

INTERIOR				
TAG	WIDTH	HGT.	HGT.	NOTES
9	X'-X"	X'-X"	X	xxxxxxxx
10	X'-X"	X'-X"	X	xxxxxxxx
11	X'-X"	X'-X"	X	xxxxxxxx
12	X'-X"	X'-X"	X	xxxxxxxx
13	X'-X"	X'-X"	X	xxxxxxxx
14	X'-X"	X'-X"	X	xxxxxxxx
15	X'-X"	X'-X"	X	xxxxxxxx
16	X'-X"	X'-X"	X	xxxxxxxx
17	X'-X"	X'-X"	X	xxxxxxxx
18	X'-X"	X'-X"	X	xxxxxxxx
19	X'-X"	X'-X"	X	xxxxxxxx
20	X'-X"	X'-X"	X	xxxxxxxx
21	X'-X"	X'-X"	X	xxxxxxxx
22/23	X'-X"	X'-X"	X	xxxxxxxx

PLAN NOTES:

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A 20 MIN. FIRE RATED DOOR OR SOLID WOOD DOOR NOT LESS THAN 1 AND ¾ INCHES IN THICKNESS OR SOLID OR HONEYCOMB DOOR.

WALL LEGEND	
	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

MAIN LEVEL	
LIVING A/C:	1949
LANAI 1:	207
LANAI 2:	104
ENTRY:	146
OPEN TERRACE:	729
SECOND LEVEL	
LIVING A/C:	2080
TERRACE 1:	106
TERRACE 2:	125
LOWER LEVEL	
GARAGE:	1322
TOTALS	
LIVING A/C:	4029
LANAI:	311
ENTRY:	146
TERRACE:	231
GARAGE:	1322
TOTAL UNDER ROOF:	6039
OPEN TERRACE:	729

DESIGNER:

PHIL KEAN DESIGN GROUP
ARCHITECTURE / CONSTRUCTION / INTERIORS

912 W. Fairbanks Avenue
Winter Park, Florida 32789
PH 407-599-3922, FAX 407-599-3923

WWW.PHILKEANDESIGNS.COM

ENGINEER:

PROJECT INFO:

294 S. COCONUT LANE
MIAMI BEACH, FL

PLAN HISTORY:	
DATE	DESCRIPTION
12-17-13	PRELIM DESIGN
02-24-14	PRELIM DESIGN

SHEET DATA:

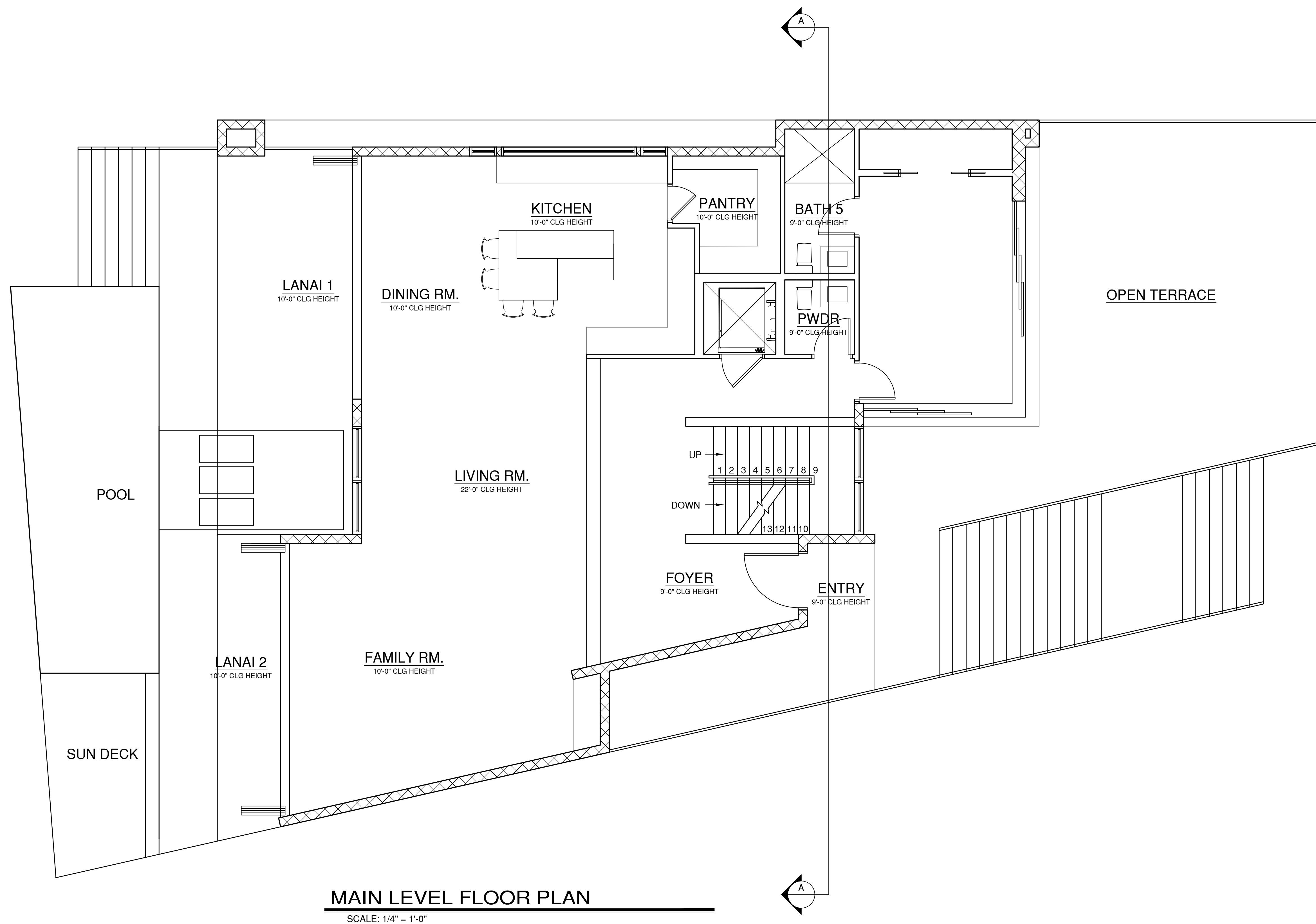
DESIGNED BY: PHIL KEAN
DRAWN BY: MITCH BURDEN

SHEET DESCRIPTION:

MAIN LEVEL FLOOR PLAN
NOTED

SHEET:

1.1



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

DWELLING / GARAGE SEPARATION (TABLE R302.6)	
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FROM RESIDENCE AND ATTICS	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
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GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

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TAG	WIDTH	HGT.	QTY.	NOTES
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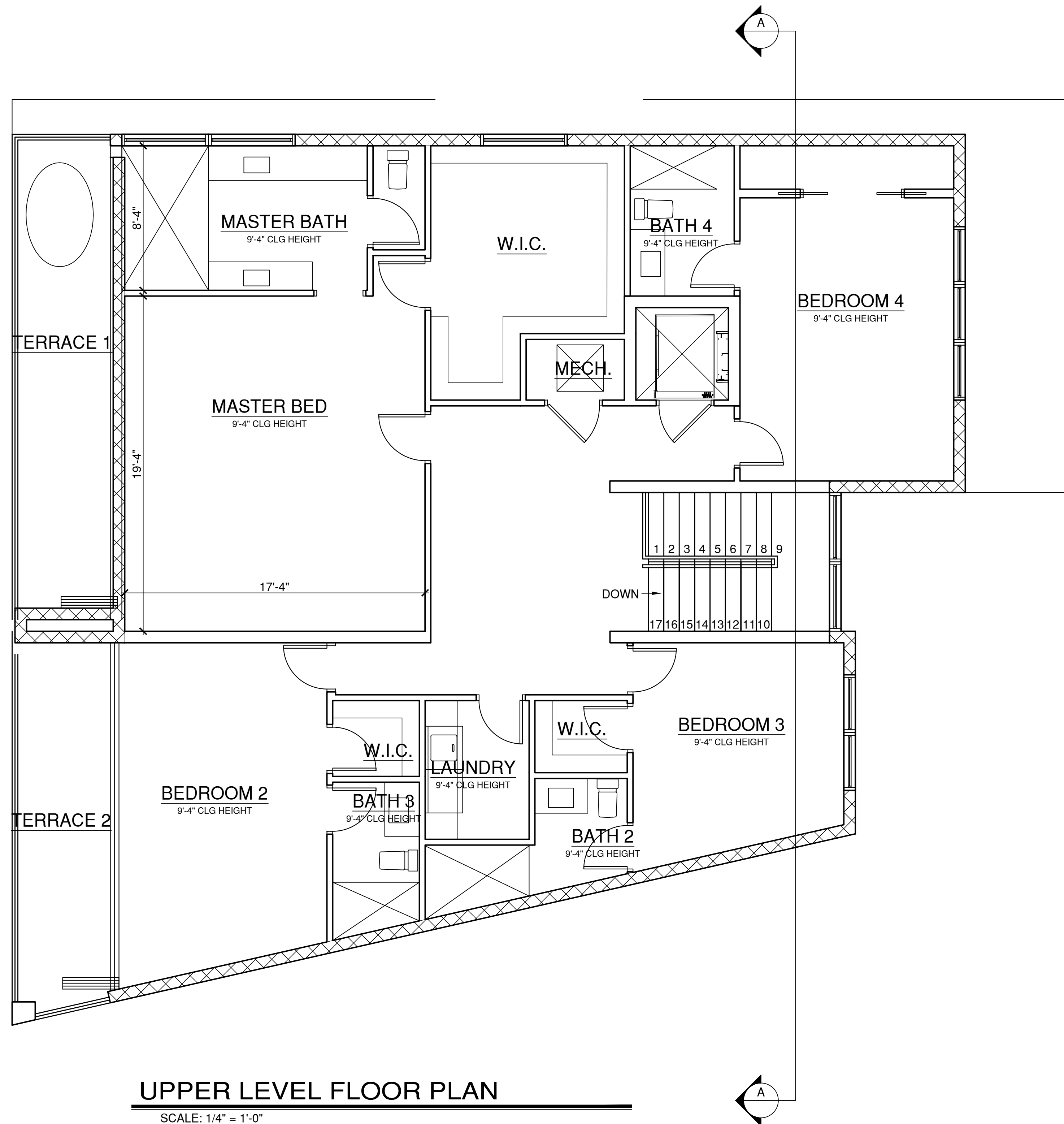
DOOR SCHEDULE				
EXTERIOR				
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17	X'-X"	X'-X"	X	xxxxxxxx
18	X'-X"	X'-X"	X	xxxxxxxx
19	X'-X"	X'-X"	X	xxxxxxxx
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21	X'-X"	X'-X"	X	xxxxxxxx
22	X'-X"	X'-X"	X	xxxxxxxx

PLAN NOTES:
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UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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PROJECT INFO:
 294 S. COCONUT LANE
 MIAMI BEACH, FL

PLAN HISTORY:	
DATE	DESCRIPTION
12-17-13	PRELIM DESIGN
02-24-14	PRELIM DESIGN

SHEET DATA:
 DESIGNED BY: PHIL KEAN
 DRAWN BY: MITCH BURDEN

SHEET DESCRIPTION:
 MAIN LEVEL FLOOR PLAN NOTES

SHEET:
 2.1

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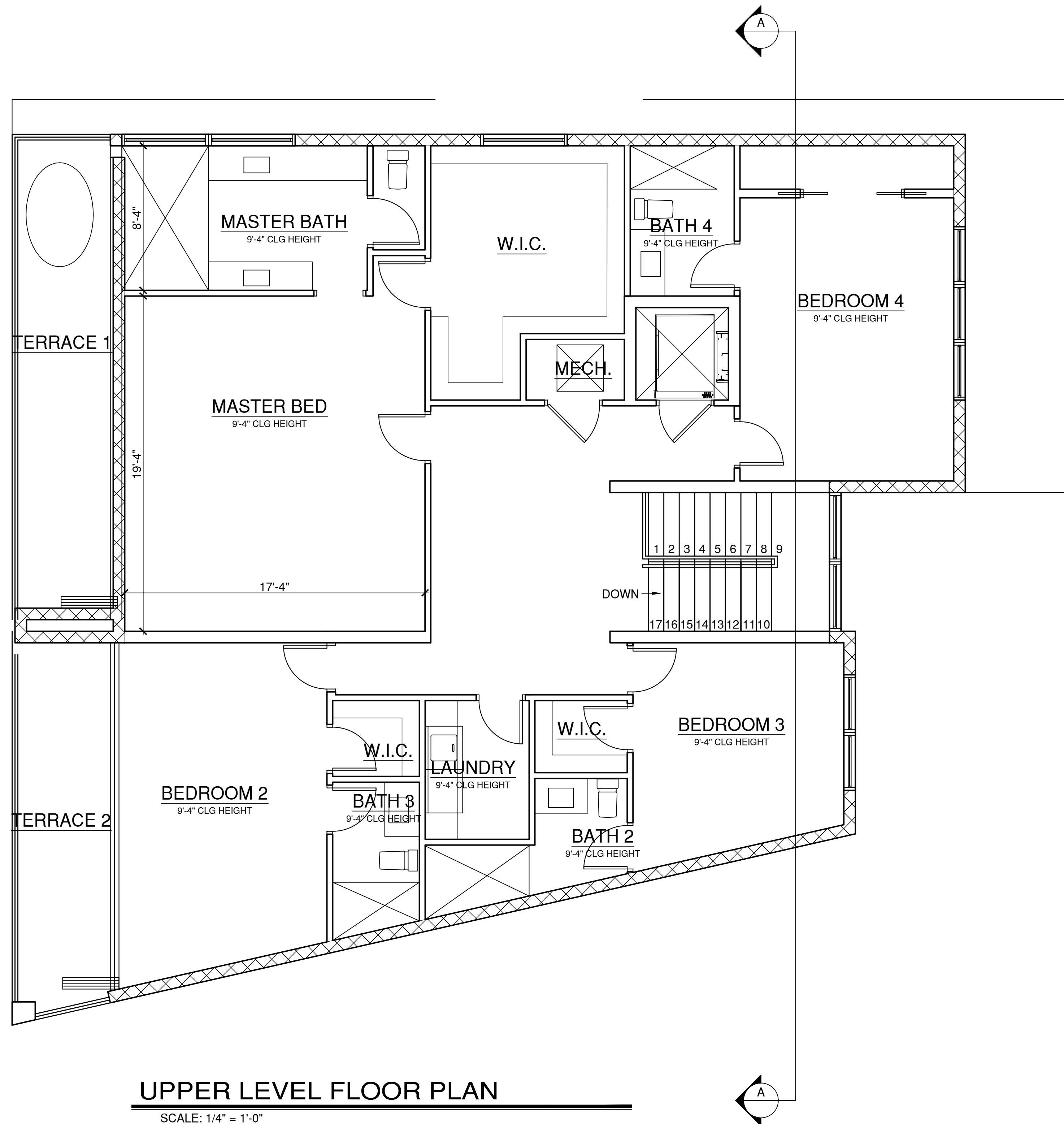
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 DRAWN BY: MITCH BURDEN

SHEET DESCRIPTION:
 MAIN LEVEL FLOOR PLAN NOTES

SHEET:
2.1

ELEVATION NOTES:

#	DESCRIPTION
---	-------------

- | | |
|----|--|
| 1. | STONE FINISH. |
| 2. | STUCCO FINISH. |
| 3. | 6" STUCCO BAND. |
| 4. | TILE ROOF, OVER APPROVED WATER BARRIER, OVER ROOF SHEATHING. |
| 5. | DECORATIVE SHUTTERS |

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12-17-13	PRELIM DESIGN
02-24-14	PRELIM DESIGN

SHEET DATA:

DESIGNED BY: PHIL KEAN
DRAWN BY: MITCH BURDEN

SHEET DESCRIPTION:

FRONT AND REAR
ELEVATIONS

SHEET:

3



FRONT ELEVATION

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



REAR ELEVATION

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

ELEVATION NOTES:

#	DESCRIPTION
---	-------------

- | | |
|----|---|
| 1. | STONE FINISH. |
| 2. | STUCCO FINISH. |
| 3. | 6" STUCCO BAND. |
| 4. | TILE ROOF, OVER APPROVED WATER BARRIER,
OVER ROOF SHEATHING. |
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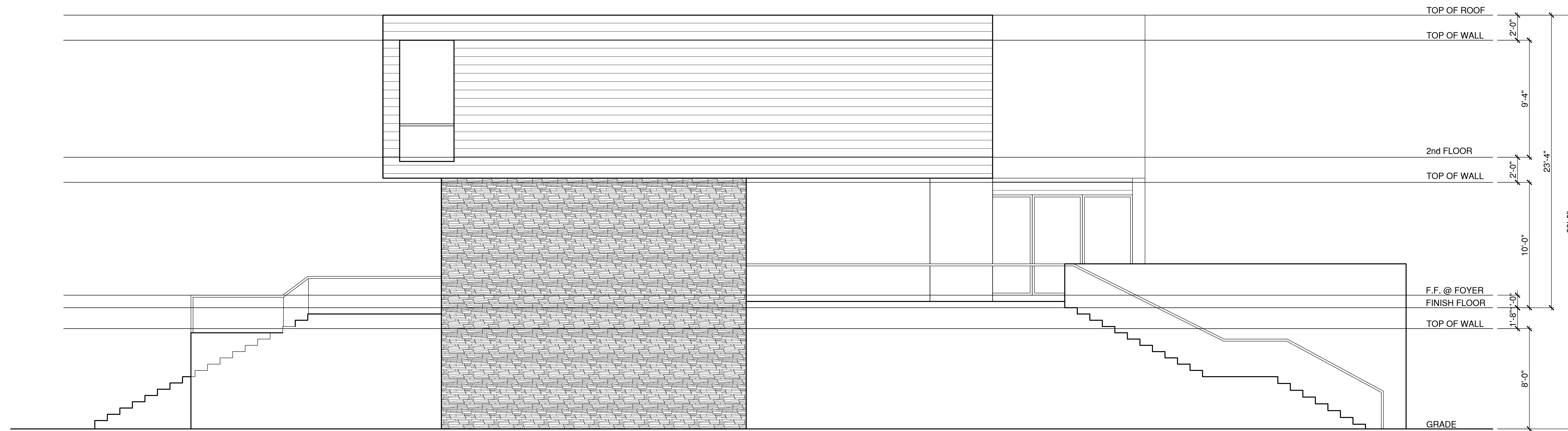
DESIGNED BY: PHIL KEAN
DRAWN BY: MITCH BURDEN

SHEET DESCRIPTION:

LEFT AND RIGHT
ELEVATIONS

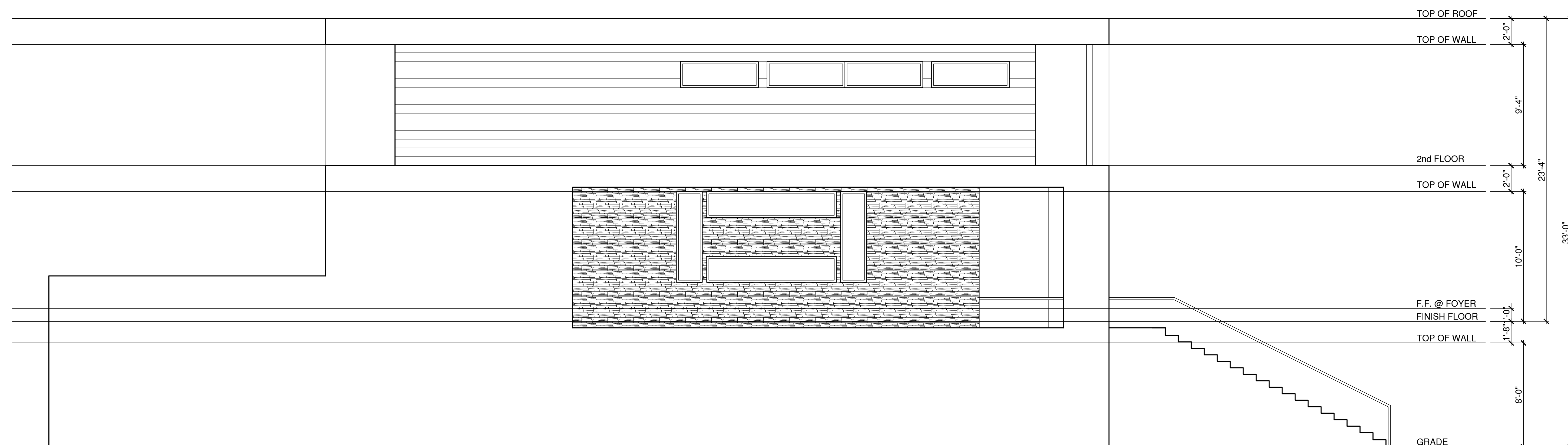
SHEET:

4



LEFT ELEVATION

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



RIGHT ELEVATION

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