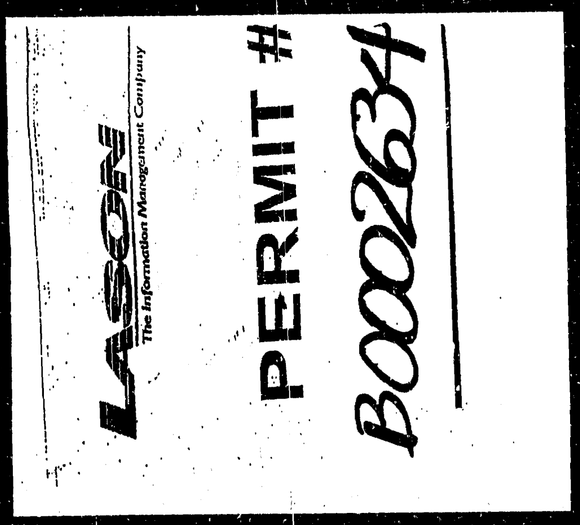

LASSEN
The Information Management Company
PERMIT #
B002634

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

DOMINION INDUSTRIAL HOLDINGS
RENOVATION FOR
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS
1 8/31/99

DATE 1-1-99
SHEET A-1
OF

Flood Program Legend

Residential

Elevation | Lowest Floor | Garage/Crawlspace | Entrance Grade
Existing | 21.0' | 5.0' |
Proposed | 9.0' | N/A

Elevation Certificate. If required before final inspection, [text illegible]

O.S.H.I. ... Lowest floor elevation. All Electrical and Mechanical equipment shall be located at or above the Required Lowest Floor Elevation as Required by the Code of the above mentioned jurisdiction.

Lowest Floor - Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely 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 so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Garage Storage - SEFIA (1164-Fb) Fully enclosed areas below the Base Flood Elevation shall be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in any way that would impede the flow of floodwaters. All interior walls, floor and ceiling materials located below the Base Flood Elevation shall be unfinished and resistant to flood damage. Electrical, plumbing, and air conditioning equipment (including ductwork) and other service facilities shall be elevated above the Base Flood Elevation plus one foot (1') or shall be designed so as to prevent water from entering or accumulating within the components during conditions of flooding. In addition, the following criteria (1) Only an absolute minimum of such equipment will be allowed to service the area. (2) Such equipment will be allowed only if it is impossible to service the area without it. (3) Such equipment will be allowed only if it is impossible to place it above the Base Flood Elevation. (4) Such equipment will be allowed only if it is impossible to place it elsewhere in the building. (5) Such equipment will be allowed only if it is impossible to place it elsewhere on the site. (6) Such equipment will be allowed only if it is impossible to place it elsewhere on the site. (7) Such equipment will be allowed only if it is impossible to place it elsewhere on the site. (8) Such equipment will be allowed only if it is impossible to place it elsewhere on the site. (9) Such equipment will be allowed only if it is impossible to place it elsewhere on the site. (10) Such equipment will be allowed only if it is impossible to place it elsewhere on the site.

Additional Codes 114.2 - Shall mean the highest finished grade elevation at the ground surface next to the proposed walls or structure. 114.3 - Minimum finished grade shall mean the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. 114.4 - Slope grading must be provided to ensure that all surface water flows away from the building at a slope of not less than two percent (2%) unless otherwise designated on approved site plan or waived by the building official because of unusual site conditions. Swales used for this purpose shall be sodded or planted and must be of sufficient depth and design to carry the water away from the building. Site grading must be provided to ensure that all surface water flows away from the building at a slope of not less than two percent (2%) unless otherwise designated on approved site plan or waived by the building official because of unusual site conditions. Swales used for this purpose shall be sodded or planted and must be of sufficient depth and design to carry the water away from the building.

EXIST. YARD ELEVATION = 4.0' N.G.V.D.
PROPOSED PAVED AREA = 18'50 SF < 27100 SF

LOCATION SKETCH
SCALE 1" = 400'-0"

LOT SIZE
LOT COVERAGE = (EXISTING) (NOT PROP.)

SITE DATA
LOT SIZE = 40,000 SF
LOT COVERAGE = (EXISTING) (NOT PROP.)
MAIN BUILDING 7015 SF
GARAGE/ACCESS. BUILDING 2091 SF
NEW ADDITION 1155 SF
TOTAL 9361 SF

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

The following shop drawings are [illegible] permit: [illegible] drawings under

LEGAL DESCRIPTION
LOTS 34 AND 35 IN BLOCK 1, OF FOUR WINDS SUBDIVISION TO THE CITY OF MIAMI BEACH AS RECORDED IN PLAT BOOK 9 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

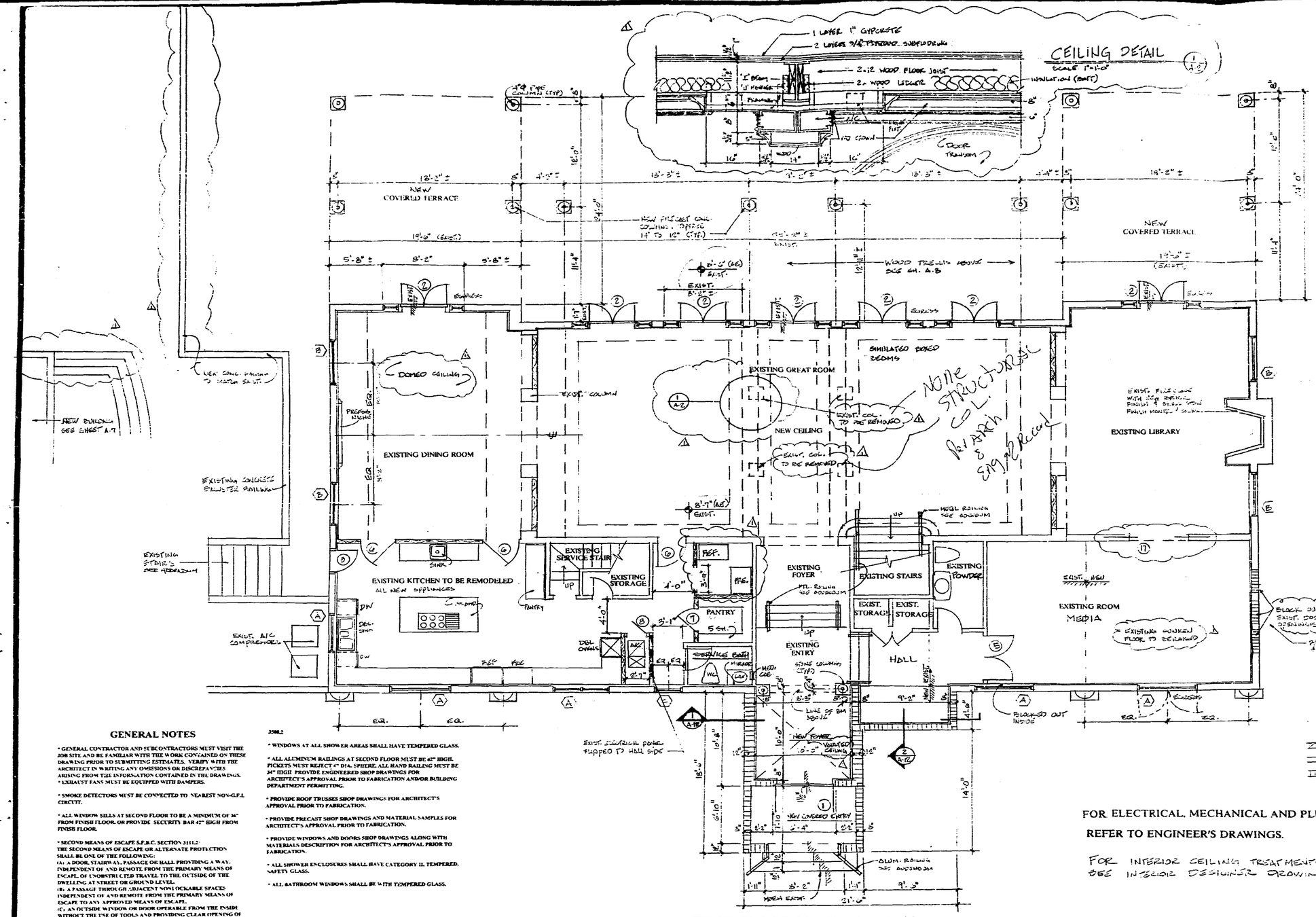
PALM AVENUE

SITE PLAN
SCALE 1"=20'-0"

PAVERS EXISTING
FIN. FLOOR ELEVATION

BASE FLOOD ELEVATION 9' NE
COMMUNITY PANEL SUFFIX 120651-0191-J
DATE OF FIRM 9/11/92

OCT 2 : 1999



GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.

* ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NON-LOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE; OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3508.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

* ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

* PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

* PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

* PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

* ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.

* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

FIRST FLOOR PLAN 1/4"=1'-0"

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

- Iron Joist
- Trusses
- Block
- Shutters
- Rail
- Skylights
- Staircase Structures
- Steel Stair
- Head Doors
- Structural Steel
- Trusses
- Windows
- Other

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

LEGEND

- NEW STUD PARTITION W/ R-11 BATT INSULATION
- EXISTING
- NEW BLOCK WALL W/ R-5.6 RIGID INSULATION

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION REFER TO ENGINEER'S DRAWINGS.

FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS

OCT 27 1999

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

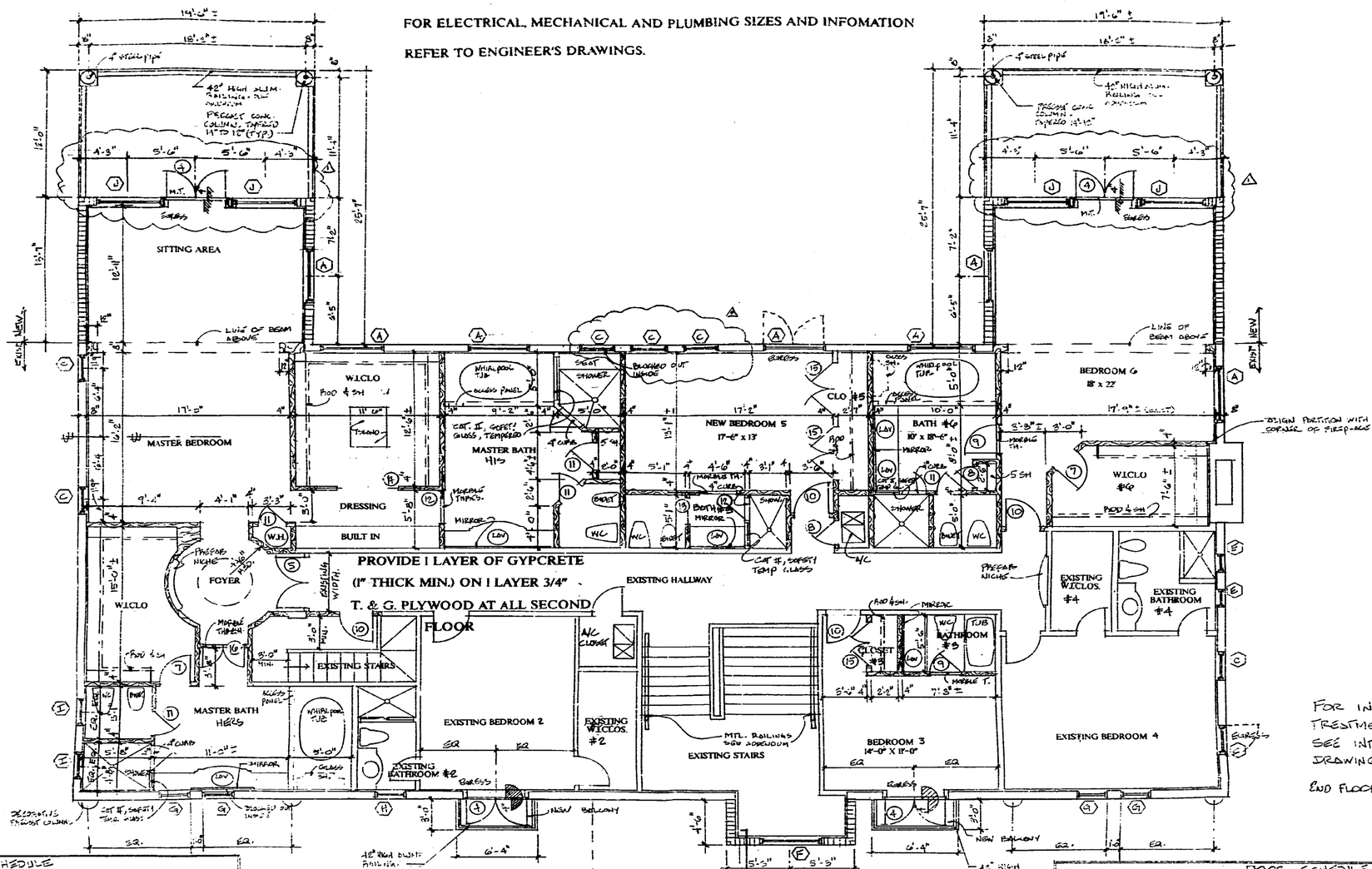
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS
1 12/01/99

DATE 1-7-99
SHEET A-2
OF

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION

REFER TO ENGINEER'S DRAWINGS.



SECOND FLOOR PLAN 1/4"=1'-0"

FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS.

END FLOOR AREA = 4336 SF

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	THICK	DESCRIPTION	MANUFACTURER	REMARKS
A	60"	60"	-	CLAD, WOOD CASEMENTS	PGT21	5/8" IMPACT GLASS
B	60"	72"	-	"	"	"
C	30"	60"	-	"	"	"
D	30"	72"	15"	"	"	"
E	18"	24"	-	"	"	"
F	12'-30"	84"	-	CLAD, WOOD, FIXED	"	"
G	30"	48	15"	CLAD, WOOD, CASEMENT	"	"
H	30"	30"	-	CLAD, WOOD, AWNING/FOL	"	"
I	30"	30"	-	CLAD, WOOD, CASEMENT	"	"
J	60"	36"	-	CLAD, WOOD, FIXED	"	"

1) ALL GLASS TO BE 5/8" GRAY TINTED, IMPACT RESISTANCE
2) SIZE ARE APPROXIMATED, VERIFY SIZES WITH WINDOW MANUFACTURER
3) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
★ SEE ELEVATIONS FOR MUNTIN DESIGN & LOCATION

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	NO.	HDW. SET	REMARKS
1	72"	144"	-	WROUGHT IRON	1	BRONZE	5/8" IMPACT
2	60"	96"	2"	WOOD CLAD, FRENCH	1	ALUM.	" WITH SIDE LITES & TRANSOM
3	32"	96"	2"	"	1	ALUM.	"
4	60"	96	2"	"	1	ALUM	"
5	60	96"	1¾"	WOOD PANELED PAIR	2	—	—
6	36"	96"	1¾"	"	2	—	—
7	32"	96	1¾"	WOOD, PANELED PANEL	2	—	—
8	24"	96"	1¾"	"	2	—	—
9	32"	96"	1¾"	"	2	MASTER	—
10	36"	96"	1¾"	"	2	—	—
11	30"	96"	1¾"	"	2	—	—
12	36"	96"	1¾"	WOOD, PANELED PANEL, FOLDS	2	MASTER	—
13	30"	96"	1¾"	"	2	—	—
14	72"	96"	1¾"	"	2	—	—
15	60"	96"	1¾"	WOOD, PANELED PANEL	2	—	—
16	44"	96"	1¾"	"	2	MASTER	—
17	72"	96"	1¾"	"	2	—	HEAVY DUTY HINGES

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

- Bar Joists
- Elev. Doors
- Glass Work
- Hand Rail
- Aluminum Structures
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Stairs
- Stone Work
- Structural Steel
- Trusses
- Others

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

FOR
DEPARTMENTS

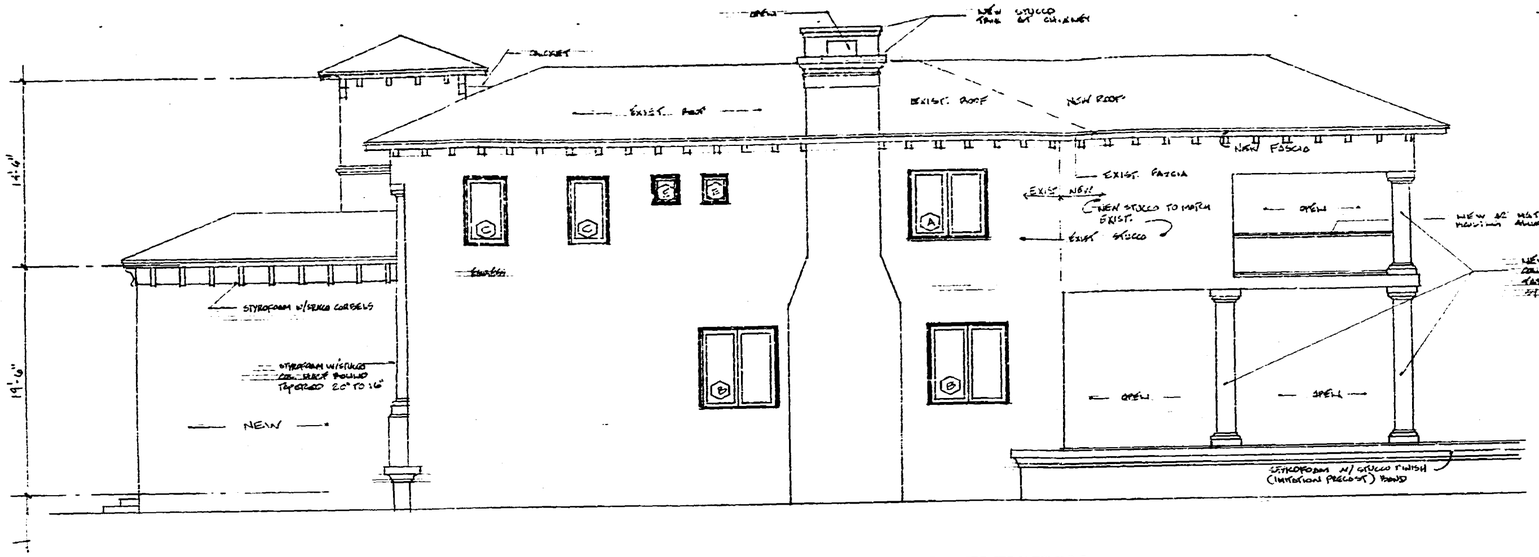
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

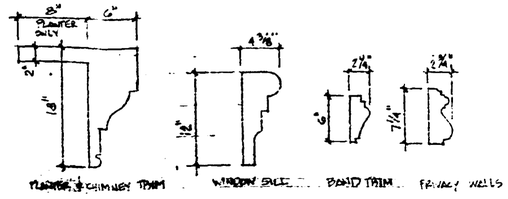
REVISIONS
1 3/30/94

DATE 4-1-94
SHEET A-3
OF

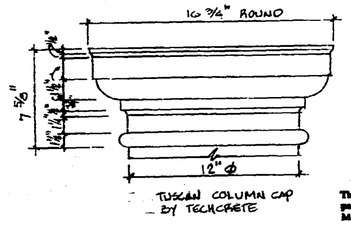
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RIGHT SIDE ELEVATION

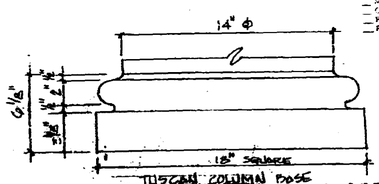


PRECAST TRIM PROFILES



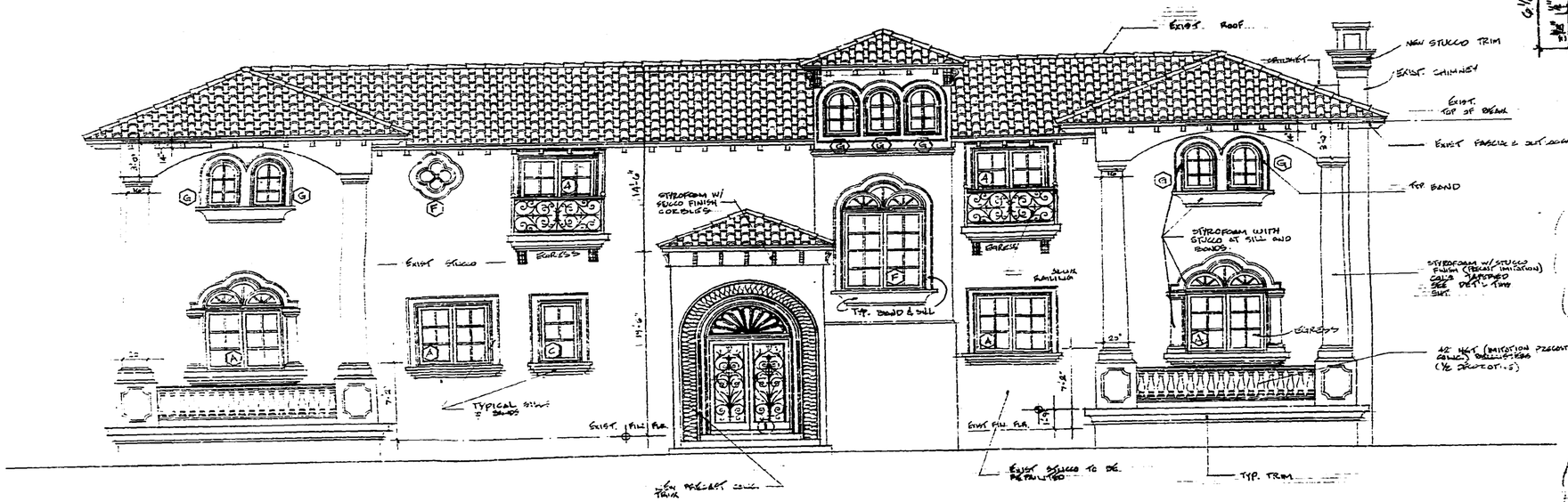
TUSCAN COLUMN CAP BY TECHCRETE

TAPERED COLUMN 14" TO 12"



TUSCAN COLUMN BASE BY TECHCRETE

NOTE
ALL WINDOWS & DOORS TO HAVE 3/8" IMPACT RESISTANT GLASS



FRONT ELEVATION
SCALE 1/4"=1'-0"

NOTE
ALL WINDOWS & DOORS ARE TO HAVE 3/8" IMPACT RESISTANT GLASS

TRIM NOTES

1. ALL BANDS & SILLS & OVERHEAD TRIMS TO BE MADE OF STYROFOAM WITH SIMULATION PRECAST FINISH STUCCO. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
2. UNLESS NOTED OTHERWISE ALL COLUMNS TO BE OF PRECAST CONCRETE BY TECHCRETE OR SIMILAR SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.
3. GENERAL CONTRACTOR TO COORDINATE FINISHED PRODUCTS OF DIFFERENT MANUFACTURERS FOR SIMILARITY IN COLOR & TEXTURE. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO PURCHASING.

RAILING NOTES

1. ALL BALCONY RAILINGS MUST BE 42" HIGH (MIN.) & RAILS MUST REJECT 4" ϕ SPHERE. HANDRAILS TO BE 1½" DIA. SIM. SUBMIT SHOP DRAWINGS WITH SIGNED & SEALED ENGINEERING TO MEET NFPA RAILING DESIGN CRITERIA.
2. ALL STAIR RAILINGS MUST BE AS FOLLOWS: OPEN SIDE (NO WALLS), PROVIDE SOLID RAILS 42" MIN. HIGH WITH HANDRAILS BETWEEN 34" TO 38" HIGH. CLOSED SIDE (WALL) HANDRAILS MUST BE 34" TO 38" HIGH.

The following shop drawings are a part of this permit.
Must provide shop drawings under separate permit for:
Bar Joist
Tile Dome
Tilt Slab
Cond Roll
Membrane Structure
Open Steel Beam
Pool
Precast Members
Shutters
Skylights
Steel Stairs
Structural Steel
Trusses
Windows
Others

COPY
MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
3/31/99

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS
1 10/5/99 TEMPS

DATE 3-1-99
SHEET A-4
OF

DATE 5-7-99
SHEET A-5
OF

REVISIONS
1 8/31/99 TIMES

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

REAR ELEVATION
SCALE 1/4"=1'-0"

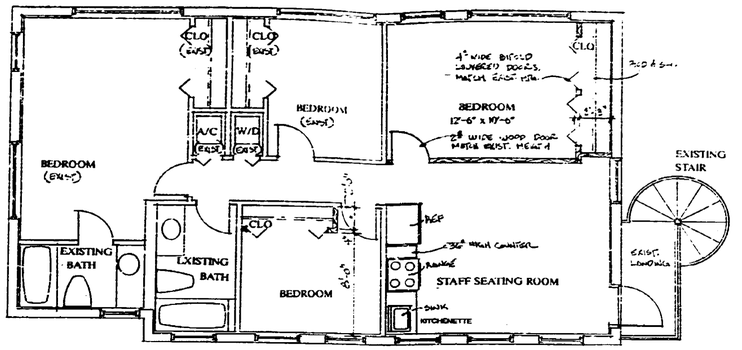
APPROVED FOR PERMIT BY
THE FOLLOWING

MAIN BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CRCTN	CEILING	REMARKS
FIRST FLOOR					
FOYER	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
HALL	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
POWDER	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
MEDIA	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" /VARIES	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
LIBRARY	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" /VARIES	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
GREAT ROOM	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" /VARIES	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
DINING ROOM	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" /VARIES	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
KITCHEN	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" /VARIES	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
KITCHEN BATH	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
PANTRY	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
REFRIGERATOR RM.	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
SERVICE STAIRS	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
STORAGE CLOSETS	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
MAIN STAIRS	SATURNIA N. & F.	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	
SECOND FLOOR					
HALL	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
A/C CLOSETS	SATURNIA N. & F.	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
MASTER BEDROOM	CARPET	DRYWALL W/ MON-COTE	8" / 6"	DRYWALL W/ MON-COTE	
HIS MASTER BATH	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
HERS MASTER BATH	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
DRESSING	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
MASTER FOYER	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
BEDROOM #2	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
W.I. CLOSET #2	CARPET	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
BATH #2	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
BEDROOM #3	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	
CLOSET #3	CARPET	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
BATH #3	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
BEDROOM #4	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	
W.I. CLOSET #4	CARPET	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
BATH #4	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
BEDROOM #5	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	
CLOSET #5	CARPET	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
BATH #5	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
BEDROOM #6	CARPET	DRYWALL W/ MON-COTE	8" / 8"	DRYWALL W/ MON-COTE	
W.I. CLOSET #6	CARPET	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	
BATH #6	MARBLE	DRYWALL W/ MON-COTE	6" / 6"	DRYWALL W/ MON-COTE	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED ENTRY	SATURNIA N.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
COVERED TERRACES	SATURNIA N.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
DRIVEWAY	EXISTING				
STAIRS	SATURNIA N.				
ROOF					
	EXISTING TO REMAIN			SEE GENERAL SPECIFICATIONS FOR MANUFACTUREN	

NOTES
ALL DRYWALL SHALL BE BLUE BOARD 5/8" TYPE "X" UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH T. CEILING.
H.= HONED.
F.= FILLED



NEW STUD PARTITION W/R-11 BATT INSULATION

(EXISTING WINDOWS TO REMAIN.)

FLOOR PLAN

SCALE 1/4"=1'-0"

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION REFER TO ENGINEER'S DRAWINGS.

UTILITY BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
BEDROOM #1	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
CLOSET #1	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
BEDROOM #2	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
CLOSET #2	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
BATH	CERAMIC TILE	GREENBOARD W/COMP.	6"	DRYWALL W/COMPOUND	
HALL	CERAMIC TILE	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	SEE I.D. DRAWINGS
UTILITY ROOM	CERAMIC TILE	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
				DRYWALL W/COMPOUND	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
ENTRY	SATURNIA N.				
STAIR	SATURNIA N.				
STAIR	SATURNIA N.				
ROOF					
	TRANSITION TOP TILES TO MATCH EXISTING			SEE GENERAL SPECIFICATIONS FOR MANUFACTURER	

NOTES
ALL DRYWALL SHALL BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH TO CEILING.
H.= HONED.
F.= FILLED

ENTERTAIMENT BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
DANCE AREA	SATURNIA N. & F.	DRYWALL W/ MON-COTE	8" /VARIES		
BAR	SATURNIA N. & F.	DRYWALL W/ MON-COTE	8" /VARIES		
SEATING	SATURNIA N. & F.	DRYWALL W/ MON-COTE	8" /VARIES		SEE I.D. DRAWINGS
MEN BATH	MARBLE	DRYWALL W/ MON-COTE	6" / 6"		SEE I.D. DRAWINGS
WOMEN BATH	MARBLE	DRYWALL W/ MON-COTE	6" / 6"		SEE I.D. DRAWINGS
STEAM ROOM	CERAMIC TILE	CERAMIC TILE			SEE I.D. DRAWINGS
GYM	CARPET	DRYWALL W/ MON-COTE	8" / 8"		SEE I.D. DRAWINGS
					SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED TERRACES	SATURNIA N.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
OPEN TERRACE	SATURNIA N.				
EQUIP. TERRACE	SATURNIA N.				
STAIRS	SATURNIA N.				
ROOF					
				SEE GENERAL SPECIFICATIONS FOR MANUFACTURER	

NOTES
ALL DRYWALL SHALL BE BLUE BOARD 5/8" TYPE "X" UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH TO CEILING.
H.= HONED.
F.= FILLED

The following shop drawings are not part of this permit.
Must provide shop drawing under separate permit for:
- Hand rails
- Metal Doors
- Over Head Doors
- Pool
- Precast Members
- Security Grilles
- Sign
- Structural Steel
- Trusses
- Windows
- Others

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CITY OF MIAMI BEACH
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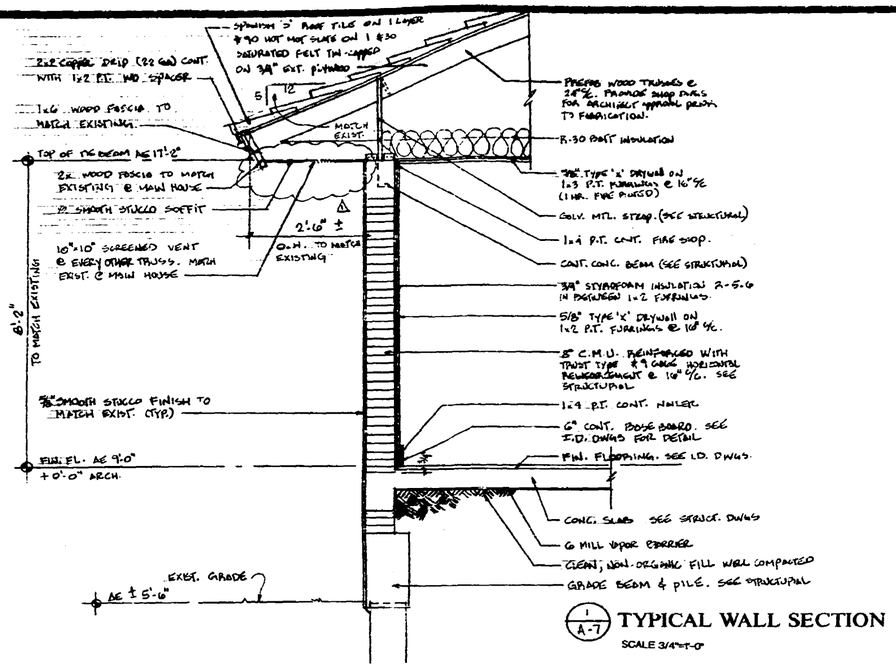
OCT 27 1999

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVENUE
MIAMI BEACH FLORIDA

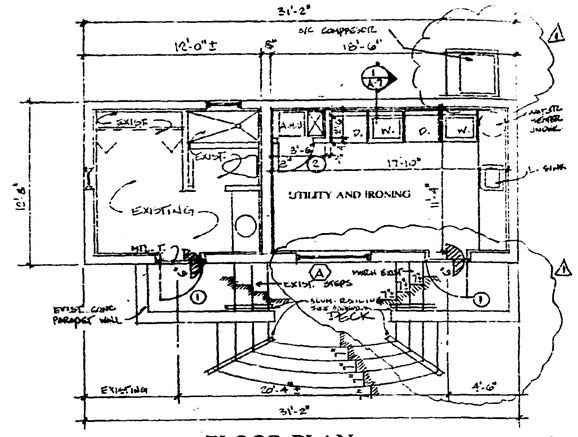
REVISIONS

DATE 5-7-99
SHEET A-6
OF



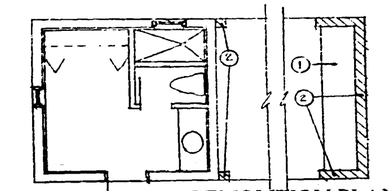
1/A-7 TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



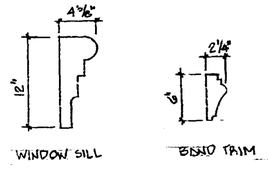
FLOOR PLAN

SCALE 1/4"=1'-0"



KEY NOTES

1. REMOVE EXIST. CONC. COUNTER & BUILT-IN BBQ.
2. REMOVE EXIST. BLOCK WALL AS INDICATED BY HATCHING



PRECAST TRIM PROFILES

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION REFER TO ENGINEER'S DRAWINGS.

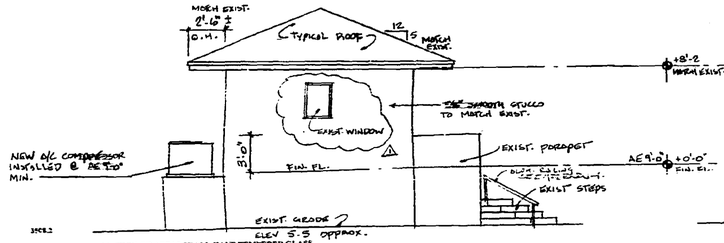
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	PHOTOS	DESCRIPTION	MANUFACTURER	REMARKS
A	60"	48"	-	ALUM. CASEMENT	CGI	7/8" IMPACT GLASS, GRAY

NOTES:
1. ALL GLASS TO BE 7/8" GRAY TINTED, IMPACT GLASS.
2. SIZES ARE APPROXIMATED, VERIFY SIZES WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

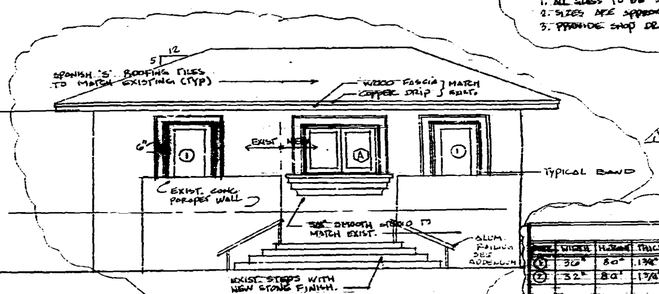
- Bar Joists
- Blst. Doors
- Glass Block
- Hand Rail
- Miscellaneous Structures
- Over Head Doors
- Panel
- Precast Members
- Shutters
- Skylights
- Steel Joist
- Structural Steel
- Trusses
- Windows
- Others



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION IS SIMILAR



NEW WINDOWS TO HAVE 3/8" IMPACT RESISTANCE GLASS"

FRONT ELEVATION

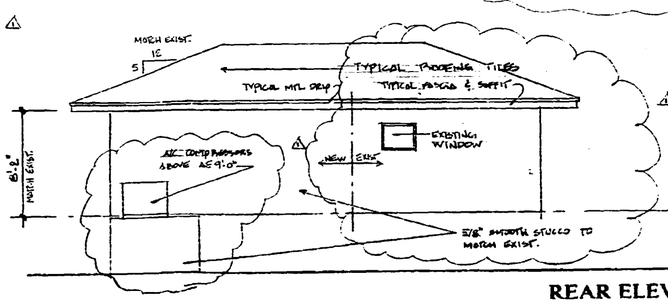
SCALE 1/4"=1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	MATERIAL & TYPE	GLASS NOTES	FRAME MATERIAL	FRAME FINISH	GLAZING	REMARKS
1	30"	80"	1 3/8"	WOOD, FRENCH	1	ALUM.	W. BRZ.	-	
2	32"	80"	1 3/8"	WOOD, PANELED	2	-	-	-	A/C DOOR

MET NOTE

1. PROVIDE, FULL WEATHER STRIPPING, RECESSED BOLT PER CODE. MTL THRESHOLD
2. PROVIDE, AIR TIGHT, PROPER A/C RETURN



REAR ELEVATION SCALE 1/4"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
OCT 27 1999

GENERAL NOTES

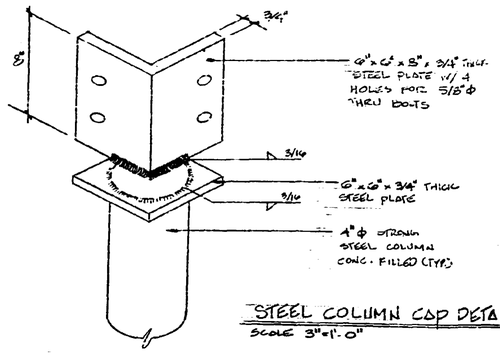
- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED IN THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.
- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
- SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
  (A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
  (B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
  (C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
  (C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
  (C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT REACH APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
  (C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- ALL OPTIONAL FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3905.2
- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

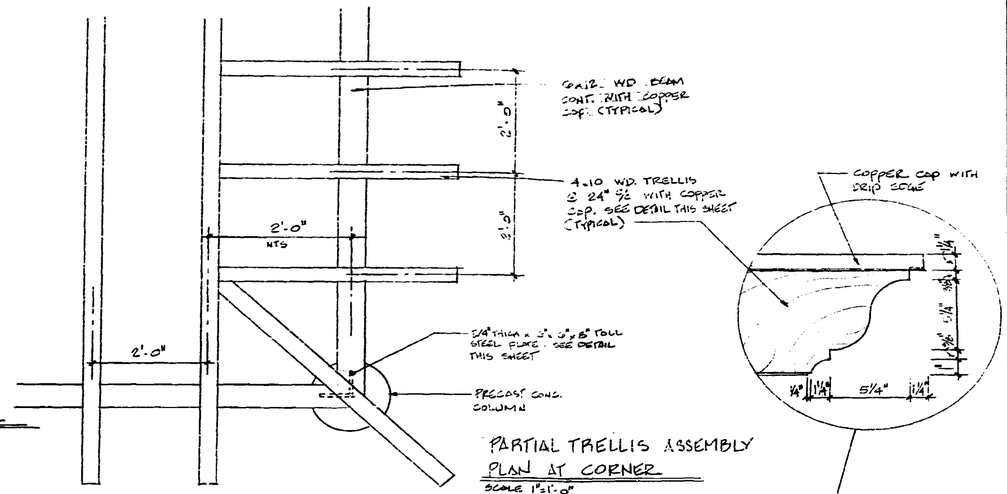
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS
1 8/5/99 TRIMS

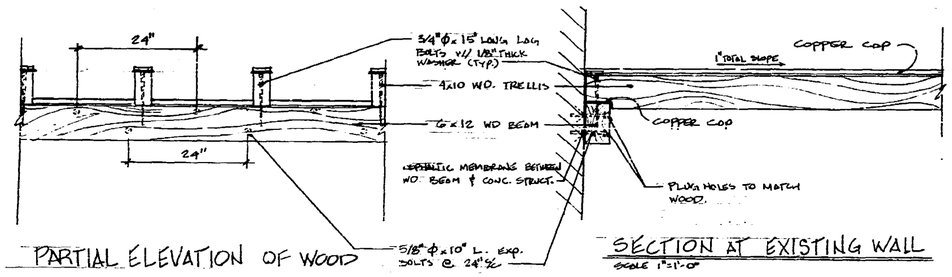
DATE 5-7-99
SHEET A-7
OF



STEEL COLUMN CAP DETAIL
SCALE 3"=1'-0"

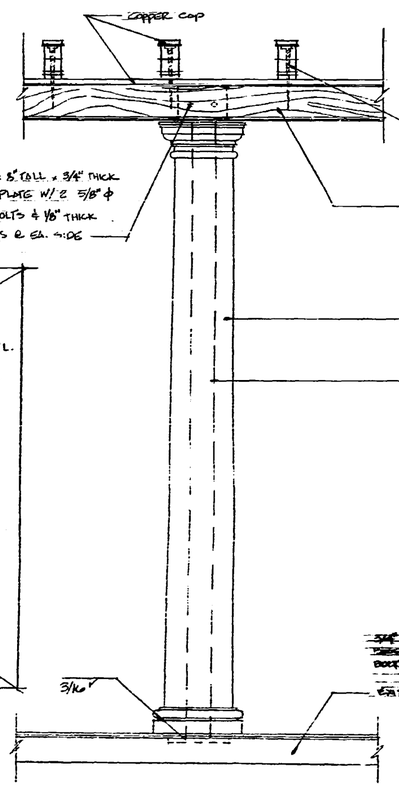


PARTIAL TRELLIS ASSEMBLY PLAN AT CORNER
SCALE 1"=1'-0"

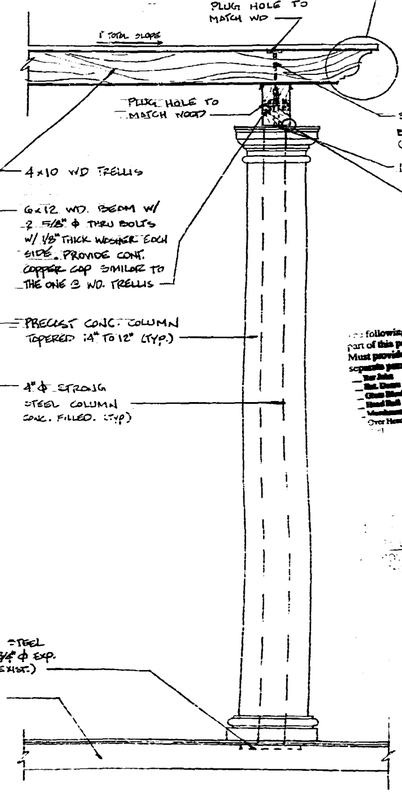


PARTIAL ELEVATION OF WOOD BEAM AT EXISTING WALL
SCALE 1"=1'-0"

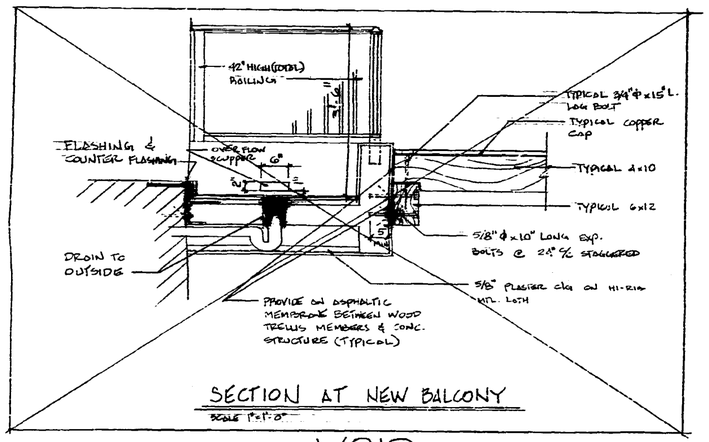
SECTION AT EXISTING WALL
SCALE 1"=1'-0"



PARTIAL FRONT ELEVATION
SCALE 1"=1'-0"



PARTIAL SIDE ELEVATION
SCALE 1"=1'-0"



SECTION AT NEW BALCONY
SCALE 1"=1'-0"

VOID

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Fire Alarm
- Sprinkler
- Mar. Doors
- Steel Stair
- Glass Block
- Stairwells Steel
- Hand Rail
- Trusses
- Curtain Wall Storefronts
- Sign
- Other Hand Drawn
- Others

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ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

DATE 5-7-99
SHEET A-8

GENERAL NOTES

- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS
- EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.

- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.

- SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

- ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3508.2

- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND BUILDING DEPARTMENT PERMITTING.

- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.

- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

WINDOW SCHEDULE

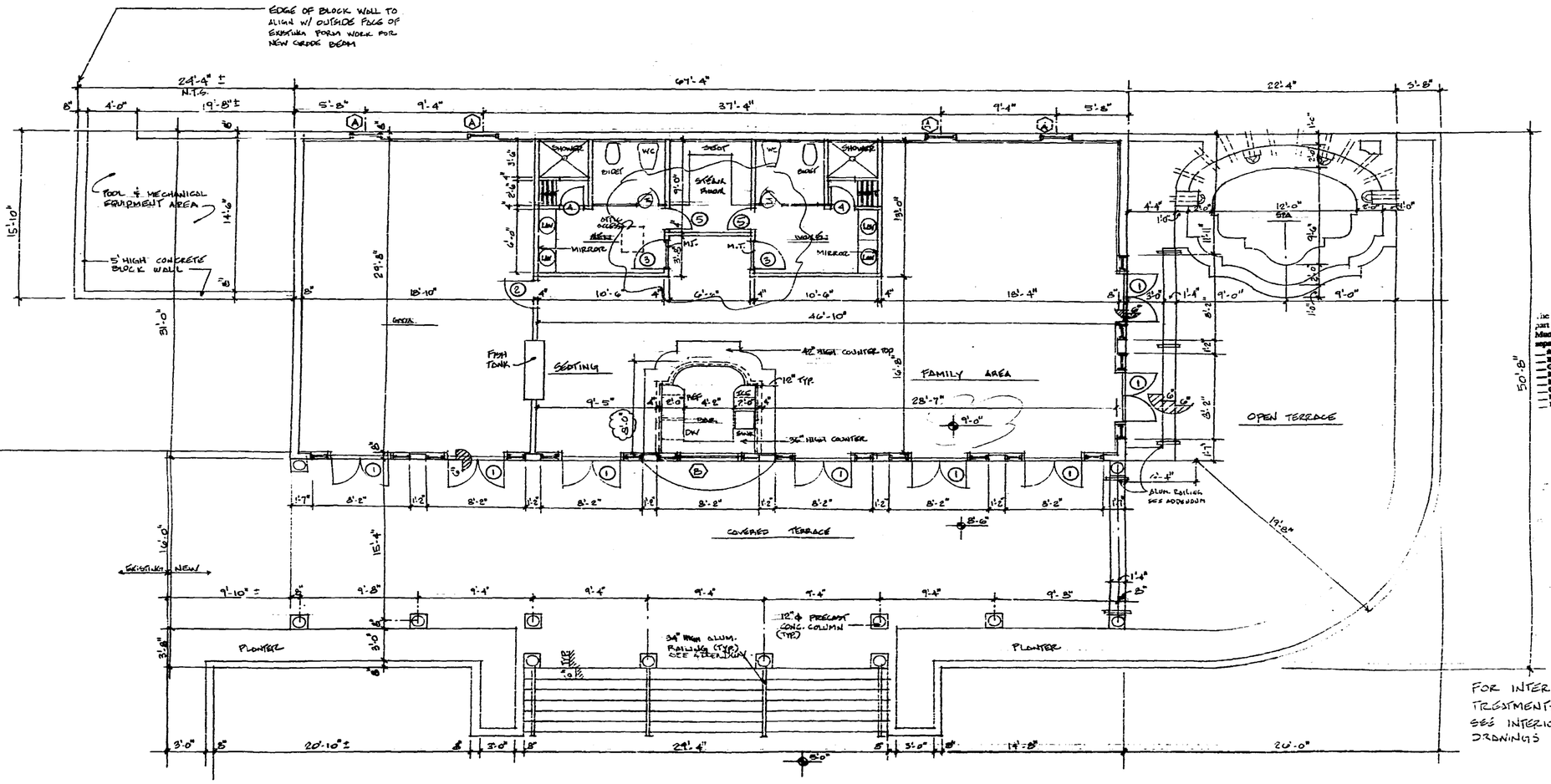
MARK	WIDTH	HEIGHT	RADIUS	DESCRIPTION	MANUFACT.	REMARKS
A	30"	38"	15"	WOOD CLAD, FIX	WEATHERSHIELD	3/8" IMPACT GLASS
B	9'4"	60"	—	WOOD CLAD, TEMP THRU	"	"

NOTES
1. ALL GLASS IN WINDOWS TO BE 3/8" AGRY TINTED, IMPACT RESISTANT
2. SIZES ARE APPROXIMATE. VERIFY DIMENSIONS WITH MANUFACTURER SHIELD
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	KEY NOTE	THRESH.	GLAZING	REMARKS
1	60"	96"	1 3/4"	WOOD CLAD, FRENCH	1	ALUM.	3/8" IMPACT	WITH 16" WIDE SIDE LITES
2	36"	96"	1 3/4"	WOOD, RAISED PANELS	2	—	—	—
3	36"	96"	1 3/4"	"	2	MARBLE	—	—
4	24"	96"	1 3/4"	WOOD, FLUSH	3	—	—	—
5	24"	96"	1 3/4"	HOLLOW, OPAQUE	4	MARBLE		STEAM ROOM

1. FULL WEATHERSTRIPPING, SEE SPEC. BOOK
2. PREHUNG, AUTOMATIC CLOSER
3. PREHUNG
4. ALUMINUM FRAME, STEAM ROOM



The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

Fire Alarm	Shutters
Fire Doors	Skylights
Glass Block	Steel Joists
Metal Roof	Structural Steel
Pre-Engineered Buildings	Trusses
Over Head Doors	Curtain Wall
Pool	Other
Precast Members	

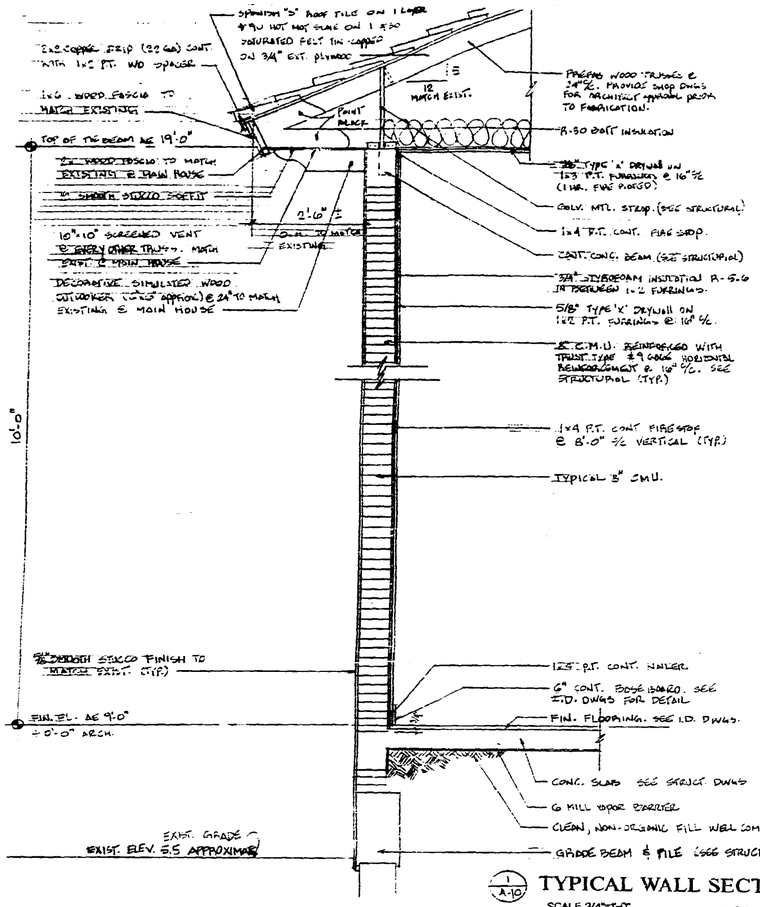
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...OF MIAMI BEACH
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THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

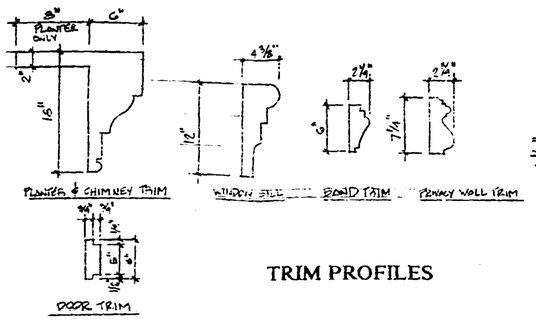
REVISIONS
10/31/99 NEW SHT

DATE
SHEET A-9
OF

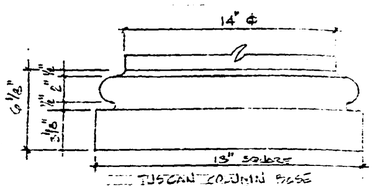


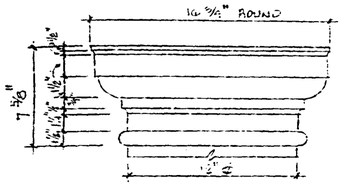
1/A-10 **TYPICAL WALL SECTION**

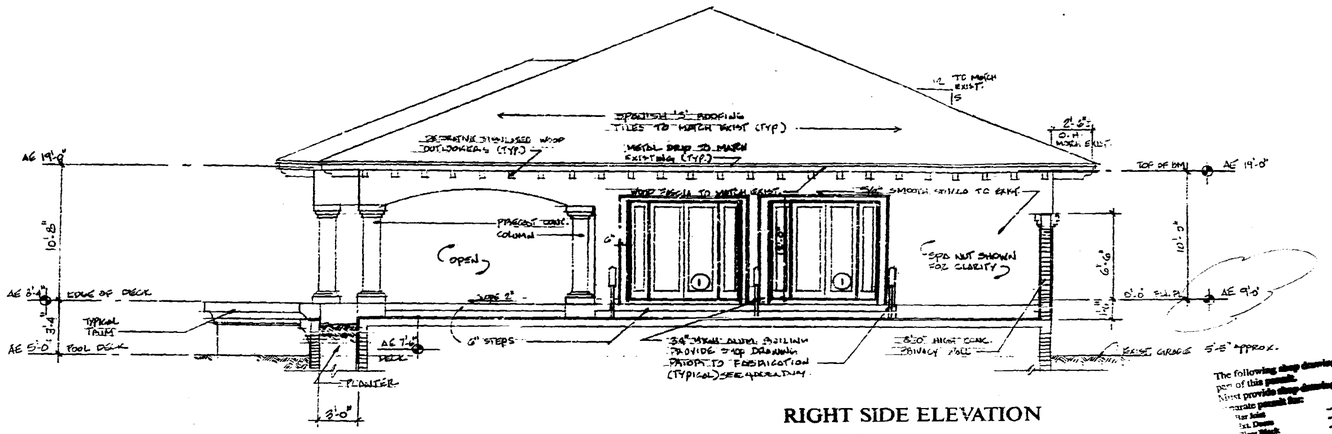
SCALE 3/4"=1'-0"



TRIM PROFILES



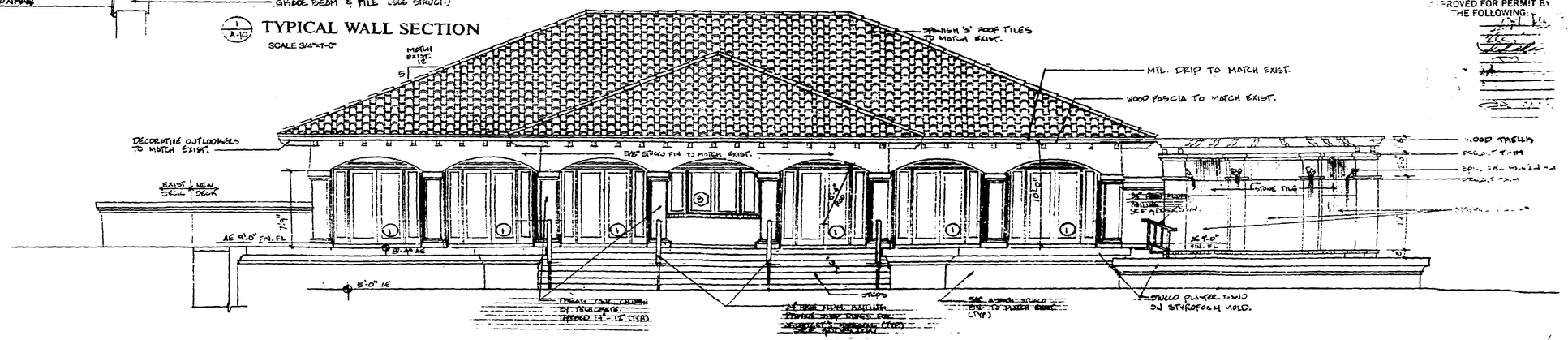




RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

"ALL WINDOWS & DOORS TO HAVE 3/8" IMPACT RESISTANCE GLASS"



FRONT ELEVATION

SCALE 1/4"=1'-0"

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Fire Sprinkler
- Fire Alarm
- Impact Glass
- Structural Steel
- Trusses
- Windows
- Doors
- Fire Doors
- Fire Shutters
- Mechanical
- Electrical
- Plumbing
- Fire Sprinkler
- Fire Alarm
- Impact Glass
- Structural Steel
- Trusses
- Windows
- Doors
- Fire Doors
- Fire Shutters
- Mechanical
- Electrical
- Plumbing

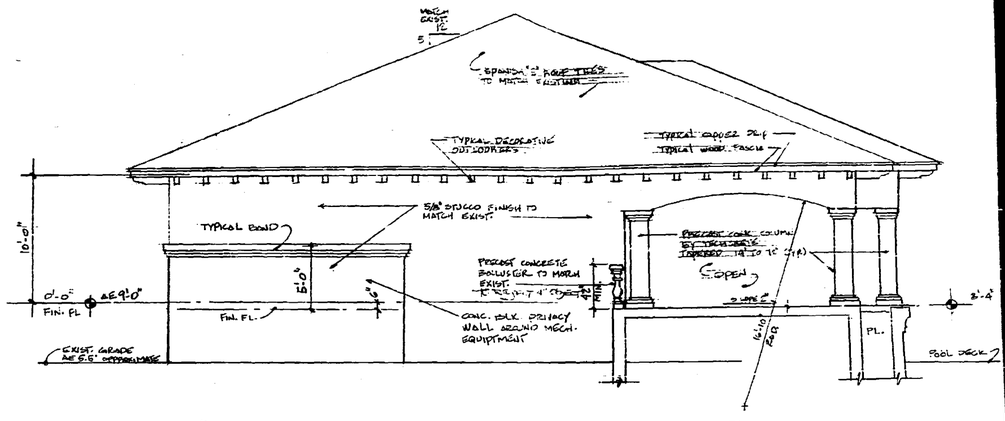
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
W PALM AVENUE
FLORIDA

REVISIONS
11/20/98 HDC SUB

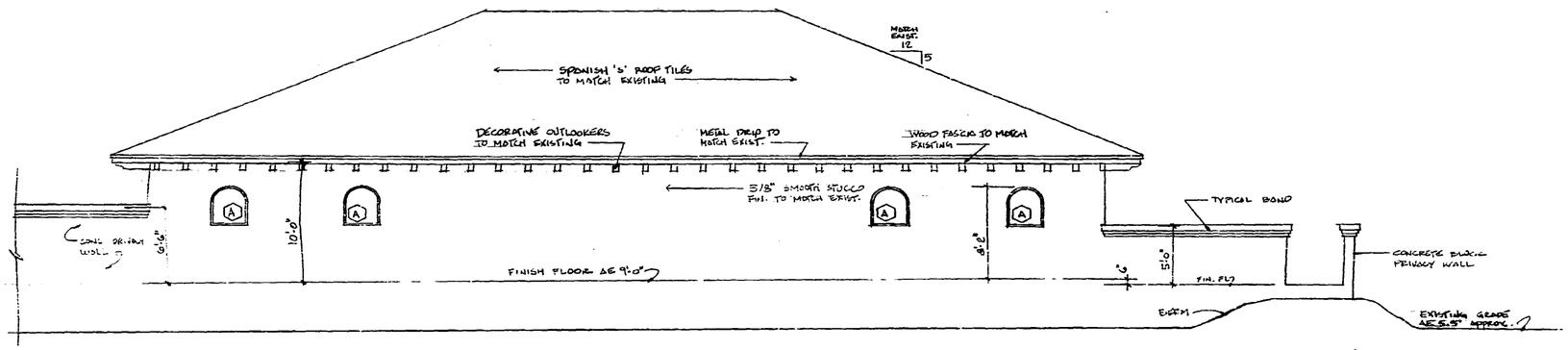
DATE
SHEET
A-10
OF



"ALL WINDOWS & DOORS TO HAVE 5/8" IMPACT RESISTANCE GLASS"

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

The following shop drawings are not part of this permit.
Must [illegible] drawings under
[illegible] Steel
Over Head Doors
Paint
Precast Members
Finish
Windows
Others

COPY
OF MIAMI BEACH
ROVED FOR PERMIT BY
THE FOLLOWING:

Oct [illegible] 99

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH 94 PALM AVENUE FLORIDA

REVISIONS
[illegible]

DATE
SHEET A-11
OF

22552

TOP OF T. BM.

13'-1"

18'-0"

TYPICAL WOOD TRUSSES

ROOF, FASCIA & SOFFIT AS NOTED ON FOR THIS SHEET

GALV. MTL. STRAP. SEE STRUCT.

CONC. BEAM. SEE STRUCT.

ATTIC SPACE

EXIST. ROOF BEYOND

2x4 P.T. WD. NAILER/LEDGER W/ HEAVY DUTY GALV. METAL HGR BY HUGGINS & CO. 2x4 FRAME

2x4 FURRING AT EXISTING

5/8" STUCCO FINISH TO MATCH EXISTING

EXISTING HOUSE & WOOD FASCIA BEYOND

WON-COTE FINISH ON 5/8" TYPE 'X' BLUE BOARD ON 2x4 WD FRAME @ 16" O/C (TYP.)

CONT. 1x4 P.T. WD. FIRE STOP

R-37 BATT INSULATION

FLASHING & COUNTER-FLASHING

12"

LINE OF EXISTING ROOF OVERHANG

SPANISH 'S' ROOF TILE TO MATCH EXIST. ON 1 LAYER #90 HOT MOP SLATS ON 1 LAYER #30 SATURATED FELT ON 3/4" EXT. PLYWOOD (TYP.)

PREFAB. WOOD TRUSSES @ 24" O/C. PROVIDE SHOP DRAWING FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION (TYP.)

2x4 P.T. CONT WOOD NAILER SEE STRUCT FOR ENCLOSURE INFO.

CONCRETE FILL CELL

DOUBLE 2x4 P.T. CONT. WD NAILER. SEE STRUCT.

2x2 COPPER DRIP TO MATCH EXIST.

1x3 P.T. CONT. WD SPACER

CRICKET

CONC. BEAM SEE STRUCTURAL

DOUBLE 2x P.T. CONT. WD LEDGER. SEE STRUCT.

TOP OF T. BM.

1x WOOD FASCIA TO MATCH EXISTING

2x WOOD FASCIA

CONT. 1x4 P.T. WD FIRE STOP @ 8'-0" O/C VERTICALLY

R-5.6 RIGID INSULATION

WON-COTE FINISH TO MATCH EXIST. ON 5/8" TYPE 'X' BLUE BOARD ON 1x2 P.T. FURRINGS @ 16" O/C

8" CMU. SEE STRUCT.

FINISH FLOOR & WOOD BASEBOARD AS PER INTERIOR DESIGNER'S DWGS

STRUCT. SLAB. SEE STRUCT.

1/2" STUCCO FIN. SOFFIT ON HI-RIB MTL. LATH. PROVIDE 5"x10" SCREENED VENT TO MATCH EXISTING

6"x15" PRECAST CONT. CONC. DENTAL TRIM

GALV. MTL. STRAP. SEE STRUCT.

1x4 P.T. CONT. WD. FIRE STOP

CONC. TIE BEAM. SEE STRUCT.

CEMENT PLASTER VENTED & WEEPS (TYP.)

R-5.6 RIGID INSULATION

WON-COTE PLASTER FINISH TO MATCH EXISTING ON 5/8" TYPE 'X' BLUE BOARD ON 1x2 P.T. WD. FURRINGS @ 16" O/C

8" C.M.U. SEE STRUCT.

1x4 P.T. CONT. FIRE STOP @ 8'-0" MAX. O/C VERTICALLY (TYPICAL)

CONC. BEAM SEE STRUCT.

TYPICAL 1x4 FIRE STOP

LINE OF NEW ENTRY DOOR BEHIND

5/8" STUCCO FINISH TO MATCH EXISTING (TYPICAL)

FINISH FLOOR & WOOD BASEBOARD AS PER INTERIOR DESIGNER'S DWGS

STRUCTURAL SLAB. SEE STRUCT.

8'-6" ± (EXIST.)

2'-5" (EXIST.)

3/4"

3/4"

-2'-3" FIN. FL. TO MATCH EXIST.

EXIST. GRADE

G MILL VAPOR BARRIER

SEE STRUCTURAL DRAWINGS FOR THIS AREA

1/A-12 SECTION
SCALE 3/4"=1'-0"

WON-COTE FINISH TO MATCH EXIST. ON 5/8" TYPE 'X' BLUE BOARD ON 1x3 P.T. WD. FURRINGS @ 16" O/C

CONT. 1x4 P.T. WD. FIRE STOP

TYPICAL DRYWALL & INSULATION AS PER NOTES ABOVE

8" CMU SEE STRUCT.

TYPICAL BASEBOARD & FLOORING AS PER NOTES ABOVE

G MILL VAPOR BARRIER

SEE STRUCT. DWGS FOR THIS AREA

+19'-2" ± FIN. FL. (EXIST. 2ND FLOOR)

9'-8" APPROX. WINDOW VERIFY W/ WINDOW MANUFAC

UP. TURN CONC. BEAM. SEE STRUCT.

1'-0"

+8'-0" ± FIN. FL. (EXIST. STRUCT. UNKNOWN)

+ 0'-0" FIN. FL.

AE 8.7 (EXIST.)

-2'-3 FIN. FL. (EXIST.)

CONT. BEAM

CANTILEVERED CONC. BEAM BEYOND SEE STRUCTURAL DWGS

FLASHING & COUNTER-FLASHING

2x6 NO STUDS @ 16" O/C W/ 5/8" EXT. GRADE W/ SEAMS SEAL WELD WITH V FLR STUCCO FINISH TO MATCH EXIST.

NEW UP TURN CONC. BEAM. SEE STRUCT.

2x4 P.T.

2x4 WD. FURRING @ 5/8" O.C. BOTTOM W/ WON-COTE TO MATCH

CONCRETE BEAM TO BE FURRED

R-37 BATT INSULATION

NEW EXISTING

5/8" FINISH AS PER SECTION THIS SHEET

LINE OF EXISTING WALL TO BE REMOVED

SEE STRUCTURAL DWGS FOR CONSTRUCTION DETAILS BETWEEN NEW & EXIST. CONCRETE

EXIST. SLAB TO REMAIN

FACE OF EXIST. EXTERIOR WALL TO BE REMOVED

FIN. SCHED. FINISH NOTES & WALL SECTION THIS SHEET

EXIST. SLAB

SEE STRUCT. DWGS FOR DETAILS BETWEEN NEW & EXISTING STRUCTURE

G MILL VAPOR BARRIER

E/A-12 SECTION
SCALE 3/4"=1'-0"

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Shutters
- Skylights
- Spas
- Metal Building Size
- Doors
- Windows
- Over Head Doors
- Others
- Pool
- Precast Members

COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

DATE

REVISIONS

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

DATE 5-7-99
SHEET A-12
OF

1 SQUARE INCH ESTIMATE

GENERAL SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL HOLDINGS RESIDENCE

DIVISION 1: GENERAL REQUIREMENTS

1. BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE DRAWINGS, READ THE SPECIFICATIONS AND ALL OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND HE SHALL INCLUDE IN HIS BID A SUM TO COVER ALL COST OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH AN EXAMINATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AMERICAN INSTITUTE OF ARCHITECTS, FORM A-201, SHALL BECOME A PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.
5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EQUAL WILL BE CONSIDERED, PROVIDING THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO ORDERING SAID PRODUCT.
6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PREFINISHED SURFACE OR SURFACES, EXISTING OR TO BE FINISHED AT A LATER DATE, ARE NOT MARRED.
7. CONTRACTOR TO FURNISH OWNER WITH ALL NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES.
8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID, UNLESS OTHERWISE NOTED.
9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.
10. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH BUILDING CODE BUILDING CODE.
11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE PRODUCED BY SUBCONTRACTORS THAT ARE AFFECTED.
12. PROVIDE CONTINGENCY ALLOWANCE OF $10,000 TO BE USED FOR UNFORESEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISION 2: SITE WORK

1. POISON SOIL UNDER NEW STRUCTURE FOR WEEDS AND TERMITES AND IN ACCORDANCE WITH LOCAL CODES.

DIVISION 3: CONCRETE

1. ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO ACI 318-95 AND 301-96 AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND ___3"(INCHES)
   B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS:
      1. #5 BARS OR SMALLER ____ 1.5"(INCHES)
      2. ALL OTHER BARS _____ 2"(INCHES)
   C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
      1. BEAMS AND COLUMNS.... 1.5"(INCHES)
      2. SLABS_____ 1"(INCHES)
3. COLUMNS SHALL BE CONCENTRIC WITH RESPECT TO FOUNDATIONS, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

1. CONCRETE MASONRY UNITS SHALL BE MADE OF PORTLAND CEMENT AND NORMAL WEIGHT AGGREGATES (ASTM C33) AND SHALL CONFORM TO ASTM SPECIFICATION C90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS OF GRADE "N" AND TYPE I.
2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476. WITH MINIMUM 2,500 P.S.I. COMPRESSIVE STRENGTH.
3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C270. TYPE "M" OR "S".
4. STRUCTURAL GROUT FOR FILLING CELLS AS PER ACI 530-95. SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH ENSURE COMPLETE FILLING OF THE CELLS.
5. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.
6. THE REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH SECTION 2705 OF THE SOUTH FLORIDA BUILDING CODE.
7. THE ULTIMATE NET COMPRESSIVE STRENGTH (F'M) MASONRY UNITS SHALL NOT BE LESS THAN 1,000 P.S.I.

DIVISION 5: METALS

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS (1 SET OF SEPIAS AND 2 SETS OF PRINTS) OF REINFORCING AND STRUCTURAL STEEL.
2. ALL EXPOSED BOLTS AND MANUFACTURED CONNECTIONS PLATES AND ANGLES TO BE GALVANIZED.
3. ALL REINFORCING STEEL SHALL BE DEFORMED AND HAVE A MINIMUM YIELD OF 60,000 P.S.I. AND SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
5. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE 1994 ACI LATEST EDITION OF THE DETAILING MANUAL.
6. LAP SPLICE LENGTHS SHALL BE:
   A. BOTTOM REINFORCING IN BEAMS, TOP & BOTTOM REINFORCING IN SLABS ____45 BAR DIAMETERS.
   B. TOP REINFORCING IN BEAMS _ 60 BAR DIAMETERS.
   C. COLUMNS _____36 BAR DIAMETERS.
   D. MASONRY REINFORCING ____44 BAR DIAMETERS.
   IN NO CASE SHALL THE SPLICE LENGTH BE LESS THAN 12".
7. PIPE COLUMNS, IF SHOWN, SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A-53 OR A-501, PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY.
8. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 AND FABRICATED AND ERECTED AS PER AISC MANUAL.
9. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER.
10. PROVIDE ALLOWANCE FOR METAL RAILINGS: $100 PER LINEAL FT.
    A. INTERIOR STAIR & GALLERY: $100 PER LINEAL FT.
    B. EXTERIOR BALCONY: $100 PER LINEAL FT.
    C. EXTERIOR POOL FENCE & GATE: $50 PER LINEAL FT.

DIVISION 6: CARPENTRY

1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR; USE COLONIAL TRIM WITH FLINT™ BLOCK OR AS PER INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.
   A. BASE: 8" (EIGHT INCHES)
   B. CROWN: 10" (TEN INCHES)
   C. DOOR CASING: 4" (FOUR INCHES)
   D. WINDOW CASING: 4" (FOUR INCHES)
2. ALL FASCIAS SHALL BE CYPRESS GRADE CLEAR.
3. CONTRACTOR TO SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS OF TRUSSES TO ARCHITECT FOR REVIEW.
4. ROOF TRUSS MANUFACTURER SHALL PREPARE PLANS SHOWING THE DESIGN AND ERECTION BRACING REQUIRED BECAUSE THE DESIGN OF BRACING DEPENDS UPON THE DESIGN OF TRUSSES. SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS.
5. ALL STRUCTURAL WOOD SHALL HAVE ALLOWABLE BENDING STRESS OF 1,200 P.S.I., MODULUS OF ELASTICITY OF 1,500 K.S.I., UNLESS OTHERWISE NOTED ON PLANS.
6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
7. ALL WOOD CONSTRUCTION SHALL COMPLY WITH CHAPTER 23 OF THE SOUTH FLORIDA BUILDING CODE & THE STANDARD BUILDING CODE, WHICHEVER IS MORE STRINGENT. PROVIDE FIRE STOPS AS REQUIRED IN WALLS.
8. FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR:
   A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
   B. PROVIDE DOUBLE STUDS EACH SIDE OF INTERIOR DOOR OPENINGS.
   C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE.
9. ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE C/D, STRUCTURAL FORMING PLYWOOD WILL NOT BE USED FOR SHEATHING. NAIL TO TRUSSES AND RAFTERS AS REQUIRED BY CODE.
10. INTERIOR WOOD BEARING PARTITIONS SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. PROVIDE A SINGLE P.T. SILL PLATE AND DOUBLE TOP PLATE WITH 48" LAP.
11. PROVIDE BACKING WITH 1 X 6 P.T. ON BLOCK WALL OR 2 X 4 ON STUD WALL FOR ALL KITCHEN CABINETS, BUILT-INS, HAND RAILS, BATH FIXTURES AND ACCESSORIES.
12. INTERIOR, WOOD, NON-BEARING PARTITION SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. PROVIDE A SINGLE PRESSURE-TREATED SILL PLATE AND A SINGLE TOP PLATE. ALT: INTERIOR NON-BEARING PARTITIONS MAY BE LIGHT GAUGE METAL STUDS @ 16" O.C. WITH DOUBLE PRESSURE-TREATED 2 X 4 WOOD BASE PLATE).
13. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES, WELL-SANDED, FREE FROM DEFECTS.
14. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

1. ALL CAULKING TO BE "PECORA" BUTYL RUBBER SEALANT, BC-158, OR EQUAL.
2. ALL ROOFING SHALL HAVE AN UNDERLAYMENT (ANCHOR SHEET) OF 10# ASPHALT SATURATED FELT OR FELTS, TIN CAPPED PER CODE.
3. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 20 GAUGE COPPER.
4. ALL BARREL TILE TO MATCH EXISTING OR EQUAL, APPROVED BY ARCHITECT.
5. ALL ROOFING SHALL HAVE A DADE COUNTY PRODUCT CONTROL NUMBER.
6. WATERPROOF ALL INTERIOR PLANTER WALLS WITH BLACK BITUMINOUS WATERPROOF COMPOUND AND PROVIDE ADEQUATE DRAINAGE.
7. EXTERIOR INSULATION SHALL BE AS FOLLOWS:
   A. STUD WALL: R-11, BATT TYPE FIBERGLASS
   B. CEILING: R-30, BATT TYPE FIBERGLASS
   C. BLOCK WALL R-5 INSULATION BETWEEN 1 X 2 PRESSURE-TREATED WOOD FURRING STRIPS, UNLESS OTHERWISE NOTED.
   D. SECOND FLOOR R-11 BATT
8. INTERIOR INSULATION FOR SOUND PROOFING SHALL BE AS FOLLOWS: ALL INTERIOR WALLS SHALL RECEIVE R-11 BATT FIBERGLASS INSULATION FOR SOUND-PROOFING. WRAP ALL PLUMBING BOTH SIDES. PROVIDE ALL INSULATION, FLOOR TO CEILING.

DIVISION 8: DOORS AND WINDOWS

1. DOORS:
   A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. INCLUDE MODIFIED DOOR CONTRACT BY WINDOW PROFESSIONALS.
   B. ALL INTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. SEE DOOR SCHEDULE.
   C. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY HARDWARE ITEMS UNDER BASE BID: HARDWARE ALLOWANCE: $2,000.
   D. PROVIDE $10,000 ALLOWANCE FOR CUSTOM FRONT DOOR.
   E. PROVIDE $1,400 ALLOWANCE FOR CUSTOM FRONT DOORS. ARCHITECT APPROVAL TEST DOOR REQUIRED CONTRACT TO BOOK END
2. ALL WINDOWS: SEE CONTRACT BY WINDOW PROFESSIONALS.

DIVISION 9: FINISHES

1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT OF PRIME WITH MOORWHITE ALKYD PRIMER 100 SERIES.
   B. PAINT TWO COATS TOPCOAT MOORGLO HOUSE & TRIM LATEX GLOSS 096 SERIES.
2. INTERIOR WOOD TRIM, DOORS & WOOD WINDOWS SHALL RECEIVE TWO COATS OF BENJAMIN MOORE ENAMEL OVER ONE BASE COAT OR AT OWNER'S OPTION, ONE COAT OF SEALER AND TWO COATS OF VARNISH OVER STAINED, PICKLE EFFECT. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT PRIMER BASE COAT 5/8 MOORE'S ALKYD ENAMEL UNDERBODY 217 SERIES.
   B. ENAMEL - LATEX-REGAL AQUAGLO LATEX SEMI-GLOSS ENAMEL 333 SERIES.
   C. ENAMEL-ALKYD-REGAL SATIN IMPERVO ALKYD SATIN ENAMEL 225 SERIES.
   STAIN:
   D. SEALER-BENWOOD QUICK DRY SANDING SEALER 413 SERIES.
   E. STAIN-BENWOOD PENETRATING STAIN 734 SERIES.
   F. VARNISH-BENWOOD SATIN FINISH VARNISH 404 SERIES.
3. ALL EXTERIOR STUCCO SURFACES SHALL RECEIVE TWO COATS OF MOORGARD OVER ONE COAT OF SEALER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIMER-BASE COAT-MOORE'S LATEX ALKALI RESISTANT MASONRY 3X SERIES.
   B. MOORGARD LATEX LOW LUSTRE HOUSE PAINT 103 SERIES.
4. ALL INTERIOR PLASTER SURFACES OR DRYWALL SURFACES SHALL RECEIVE TWO COATS OF INTERIOR LATEX, REGAL AQUA VELVET BY BENJAMIN MOORE. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. FRESH START 100% ACRYLIC LATEX PRIMER 023 SERIES.
   B. REGAL AQUAVELVET EGGSHELL FINISH 319 SERIES.
5. ALL EXTERIOR STUCCO TO BE SMOOTH AND LIGHT TEXTURE AND APPLIED AS FFR CODE. PROVIDE SAMPLE TO MEET ARCHITECT'S APPROVAL BEFORE STARTING WORK.
6. ALL INTERIOR PARTITIONS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" BLUE BOARD WITH ONECOAT PLASTER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
7. ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND RESIDENCE, SHALL HAVE A ONE HOUR RATED, 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER ON BOTH SIDES OF PARTITIONS AND ONE LAYER ON CEILINGS ON 1"X 3" FURRING @ 16" O.C., WHERE APPLICABLE.
8. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS, ETC. TO BE DONE WITH "J" BEADS, CORNER BEADS & CASING BEADS AS PER "NATIONAL GYPSUM", OR APPROVED EQUAL.
9. TILE, MARBLE AND FLOOR ALLOWANCES:
   1. MARBLE: $10 PER SQUARE FT.
   2. SATURNIA: (a.)$3.50 PER SQUARE FT. FILLED WITH GROUT.
   3. SATURNIA: (b.) $5.00 PER SQUARE FT. HONED AND FILLED.
   4. TILE: $2.00 PER SQUARE FT.
   5. CARPET: $30 PER SQUARE YARD
10. ALL TILE & MARBLE FLOORS SHALL BE SET IN FULL FLOAT. PROVIDE SEALER FOR ALL MARBLE AND SATURNIA FLOORS
11. PROVIDE FULL SLABS WITH 1.5" BULL NOSE ON ALL STAIR TREADS.
12. DRIVEWAY:
    CONCRETE PAVER BRICK ON 4"(INCH) CRUSHED ROCK AND SAND BASE WITH SOLDIER COURSE GROUTED TO EDGE CONCRETE FOOTING.
13. PROVIDE CEMENT BOARD BEHIND ALL TILED OR MARBLED WALLS.
14. PROVIDE FULL HEIGHT, FLOOR TO CEILING, OR TUB TO CEILING, TILE OR MARBLE AT ALL SHOWERS OR TUBS.
15. CAST STONE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, COLOR SAMPLES, FINISH SAMPLES OF ALL CAST STONE FOR ARCHITECT'S APPROVAL.

DIVISION 10: SPECIALTIES

1. ALL SHELVING SHALL BE 3/4" HARDWOOD EDGE BANDED, AB PLYWOOD 12" DEEP, UNLESS OTHERWISE SHOWN ON PLAN, 12"X 4" #2 SHELF SUPPORTS, 1.5" FULL ROUND CLOSET RODS: LEFT NATURAL. HARDWOOD ROD SOCKETS WITH METAL SHELF AND ROD SUPPORTS.
2. KITCHEN CABINETS, BATHVANITIES, BUILT-INS, COUNTERTOPS AND VANITY TOPS TO BE PROVIDED AND INSTALLED BY CABINET SUBCONTRACTOR. ALLOWANCE: $55,000.
3. CLOSET INTERIORS: PROVIDE A $10,000 ALLOWANCE FOR ALL WALK-IN CLOSET INTERIOR DESIGNS.
4. FIREPLACE AND MANTEL ALLOWANCE: $8,000. CHIMNEY, FIREBOX AND STRUCTURE TO BE IN BASE BID.
5. SHOWER & TUB DOORS, IMPRESSED ALLOWANCE: $7,000.
6. TOWEL BARS, TOILET PAPER HOLDERS, MEDICINE CABINETS, SOAP HOLDERS & GRAB BARS $3,000 ALLOWANCE.
7. MIRRORS TO BE 1/4", SEALED OVER MASTIC, FULL HEIGHT FROM VANITY TO CEILING ACROSS BACK OF VANITY. (PROVIDE A 5-YR. GUARANTEE ON ALL MIRRORS AGAINST DISCOLORATION.)

DIVISION 11: EQUIPMENT

1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES: (PURCHASED BY OWNER) (INSTALLED BY CONTRACTOR)
   1. ONE 56A SUB-ZERO ICE MAKER
   2. TWO 750 BR SUB-ZERO 700 BASE REFRIGERATOR
   3. ONE PCP1365 30" CONVECTION SINGLE OVEN I-CELL-SS
   4. FOUR EDW024S 24" WARMING OVEN - SS
   5. ONE DMO24S MICROWAVE 1.6 CU. FT. 16" TURNTABLE - SS
   6. ONE AMTK30B TRIM KIT FOR BUILT-IN MICRO BL
   7. TWO ASI80SB ASKO BLACK DISHWASHER
   8. ONE ASKS30SS WOLF 30" GAS RANGE WITH 4 BURNERS WITH RAISED 24" GRIDDLE BROILER SS
   9. ONE W30BRS WOLF 30" BLACK RISER WITH SHELF SS
   10. ONE PWV 182-260 VENTAHOOD 60" HOOD WITH 4 BLOWERS WITH HALOGEN LIGHTS SS.
   11. ONE WDC 66X60 VENTAHOOD EXTENDED DUCT COVER FOR 12' CEILING.

DIVISION 12: FURNISHINGS

SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 13: SPECIAL CONSTRUCTION

1. PROVIDE ENGINEERING SHOP DRAWING FOR NEW POOL & SPA FOR ARCHITECT'S REVIEW.
2. GAS: PROVIDE GAS LINE TO SPA HEATER AND BAR-B-Q AND FIREPLACE.
3. SPA ALLOWANCE: $45,000
4. POOL ALLOWANCE: $107,000
5. SEAWALL ALLOWANCE: $15,200
6. DOCK ALLOWANCE: $30,800

DIVISION 14: CONVEYING SYSTEMS

NOT USED

DIVISION 15: MECHANICAL

1. A/C SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO START OF A/C WORK. A/C SUBCONTRACTOR SHALL ENGINEER THE DUCTS AND GRILLE SIZES AND LOCATIONS, PROVIDING MANUAL-J CALCULATIONS FOR FINAL SYSTEM.
   ALL DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 INSULATION. A/C SUBCONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SYSTEM.
2. ALL BATHROOM EXHAUST FANS WILL BE NUTONE MODEL NO. QT200 CFM.
3. PLUMBING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING FIXTURES $30,000 @ INTERIOR DESIGNER'S PRICE. INSTALLATION AND HANDLING SHALL BE IN BASE BID. PLUMBER SHALL BE RESPONSIBLE FOR PURCHASING, INSTALLING AND HANDLING OF ALL PLUMBING FIXTURES. THIS FEE TO BE INCLUDED IN BASE BID AND NOT PART OF ALLOWANCE.
4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH REMOTE SHUT OFF.
5. PROVIDE SUPER-INSULATED QUICK RECOVERY DOUBLE ELEMENT WATER HEATERS. PROVIDE FULL PAN AND DRAIN UNDER WATER HEATERS.
6. PROVIDE FOR RECESSED WASHER AND DRYER HOOK UPS (VENT DRYERS TO EXTERIOR).
7. ALLOWANCE FOR LANDSCAPING & SPRINKLER SYSTEM FOR MATERIAL & LABOR: By OWNER
8. PROVIDE ALL PENETRATIONS THROUGH ROOF, SUCH AS PLUMBING VENTS AND EXHAUST VENTS, ON REAR HIPS SO THEY ARE NOT SEEN FROM THE STREET.
9. PROVIDE FOAM TUBULAR INSULATION ON ALL HOT WATER LINES.
10. PROVIDE 3/4" COPPER LINE SERVICE TO ALL HOT WATER FIXTURES. REDUCE AT FIXTURE CONNECTION AS PER SCHEDULE.

DIVISION 16: ELECTRICAL

1. ALL CIRCUITS ARE TO BE NUMBERED AND IDENTIFIED ON PANEL.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE N.E.C. THE BASE BID, NOT IN THE ALLOWANCE. ALL HIGH HATS ON SLOPING CEILINGS SHALL BE ADJUSTABLE TYPE. ALL HIGH HATS TO BE LIGHTOLIER.
3. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHER PROOF. PROVIDE G.F.I. BREAKER(S) AT ELECTRICAL PANEL FOR KITCHEN AND BATHS, GARAGE AND EXTERIOR OUTLETS.
4. PROVIDE DIRECT WIRE SMOKE DETECTORS AS INDICATED ON DRAWINGS AND AS REQUIRED BY CODE.
5. PROVIDE DOOR BELL AND DECORATIVE CHIME BY NUTONE.
6. WIRING TO BE IN FLEXIBLE PLASTIC CONDUIT ("ENT") OR METAL CONDUIT, EXCEPT UNDER CABINET LIGHTS IN KITCHEN WHICH ARE ROMEX. EXTERIOR PIPE SHALL BE PVC.
7. ALL WALL SWITCHES & OUTLETS TO BE "DECORA STYLE", UNLESS NOTED OTHERWISE BY I.D.
8. ALL SWITCHES FOR PADDLE FANS & HIGH HATS TO BE ON DIMMER SWITCHES.
9. ALLOWANCES FOR SECURITY, SOUND SYSTEM, TELEPHONE AND INTERCOM: $15,000.

The following shop drawings are not Part of ... Must ... separately ... under
- Bar ... Type
- Ceiling ... Steel Stair
- Hand Rail ... Structural Steel
- Membrane Substructure ... Trusses
- Over Head Doors ... Windows
- Pool ... Others
- Plumbing Fixtures

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MIAMI BEACH
ED FOR PERMIT BY
E FOLLOWING

OCT 27 1999

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

9925

REVISIONS
10/27/99 Bldg Dept

DATE 5-7-99
SHEET A-13
OF 4

ROBERT WADE AND ASSOCIATES, P.A.
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520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA AA-C000675

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
-GRAL. REV. 9/27/93 GS

date 3-10-93
issued
drawn GH
checked GS
project no 3-39

SHEET G-1
OF 1

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BISCAYNE BAY

BISCAYNE BAY

PROPERTY LINE

LOT 38

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

NOTE :
SEE ARCHITECTURAL DWGS. FOR DETAILED SITE PLAN LAYOUT.

FOUNTAIN SEE ARCH. PLANS FOR DETAILS

GYM BUILDING

2" GAL FAN

2 WAY CTR.

M.G.B.S.

PROPERTY LINE 330.00' (DEED) 329.88' (MEAS.)

EXIST. TWO STORY CBS RESIDENCE # 94

TOP OF 1 ST. FIN. FL. EL. = 9'-0" M.G.V.D.

EXIST. TWO STORY CBS GARAGE

TOP OF 1 ST. FIN. FL. EL. = 9'-0" M.G.V.D.

UTILITY BLDG.

3/4" GAL

4" SAN. PIPE TO MAIN (PRIVATE)

6" SAN. PIPE TO MAIN (PRIVATE)

2 WAY CTR.

2 WAY CTR.

EXIST. 12" ø PALM

EXIST. 12" ø PALM

EXIST. 12" ø PALM

NEW 2" GAS MAIN

NEW 2" GAS MAIN

NEW 2" GAS MAIN

NEW 2" GAS MAIN

NEW 2" GAS MAIN

NEW 2" GAS MAIN

NEW 2" GAS MAIN TO GARAGE

UP TO GAS OF GARAGE

EXIST. 12"

EXIST. 12"

PROVIDE NEW GATE VALVE AT PROPERTY LINE

EXISTING 4" MAIN ALLOWED AT 2.0 PSIG BY PGA. CONTRACTOR TO INSTALL REGULATOR PRIOR TO GAS CONSTRUCTION.

EXISTING 1" GAL PIPE TO NEW 1" WATER MAIN.

EXISTING WATER METER AND BACKFLOW VALVE IN CONCRETE BOX 2" MIN.

EXISTING WATER MAIN TO BE RELOCATED PRIOR TO CONSTRUCTION. SEE SURVEY FOR CONSTRUCTION.

PROPERTY LINE 330.00' (DEED) 329.88' (MEAS.)

PROPERTY LINE 330.00' M.S.R.

GAS METER

EXISTING 200 A. DISCONNECT

EXISTING METER

EXISTING J.B.

4" SAN. TO CITY SEWER MAIN (GRAVITY)

4" SAN. PIPE TO MAIN (PRIVATE)

EXIST. GRID POINTER

EAST BOUND
(20'-0" ASPH. PVMT.)

4"x 4" M.G.B. DIST. CROSS OF ROAD DIV.

4"x 4" M.G.B. DIST. CROSS OF ROAD DIV.

PALM AVENUE
(35'-0" GRASS MEDIAN)

LEGAL DESCRIPTION :

LOTS 36 AND 37 IN BLOCK 1 OF FALK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ALSO

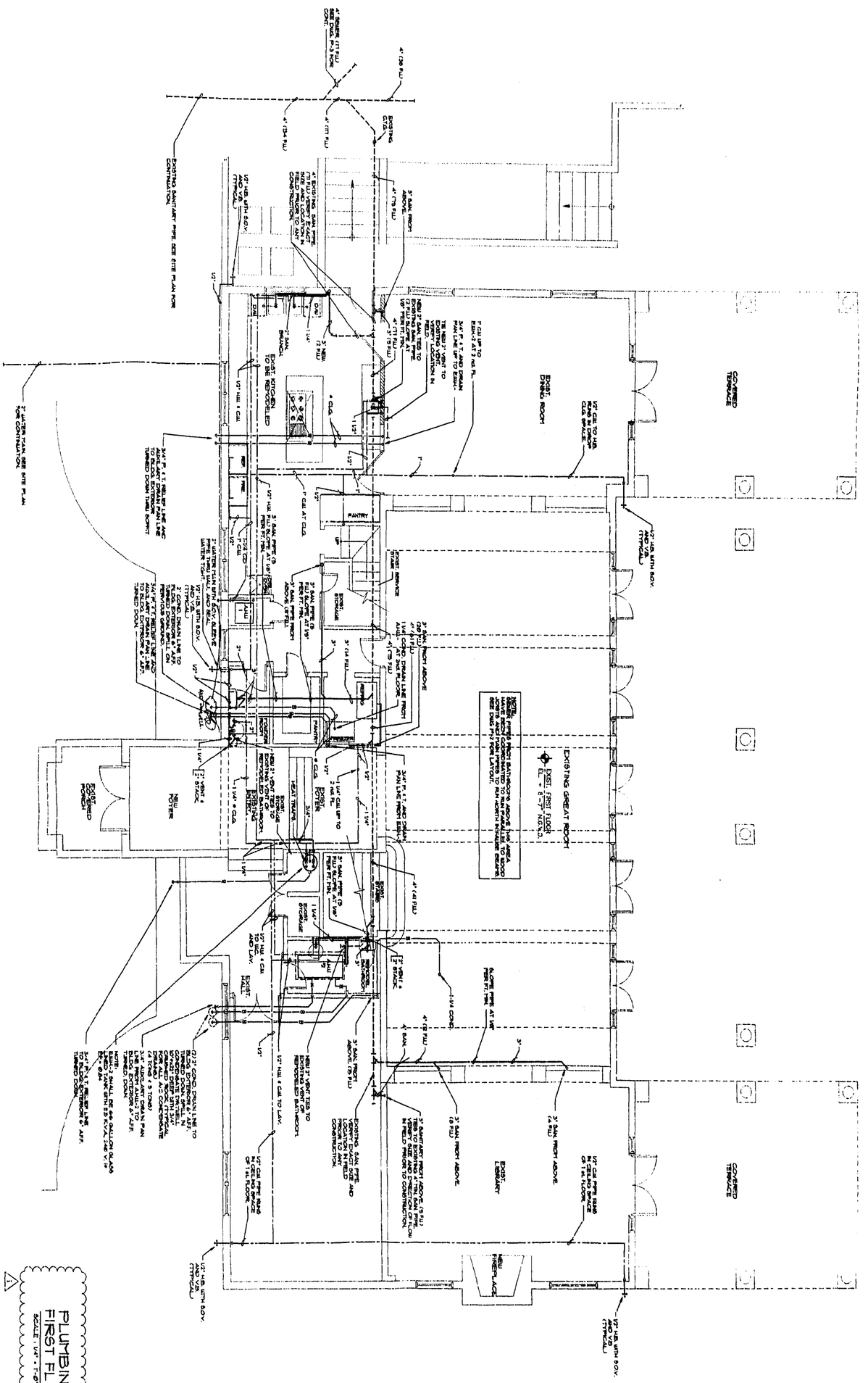
A STRIP OF LAND 20 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY OF LOTS 36 AND 37, BLOCK 1, FALK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36, THENCE SOUTHERLY AT RIGHT ANGLES TO THE SOUTHERLY BOUNDARY OF LOTS 36 AND 37, A DISTANCE OF 20 FEET; THENCE WESTERLY, PARALLEL TO THE SOUTHERLY BOUNDARY OF LOTS 36 AND 37, A DISTANCE OF 330 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTHERLY BOUNDARY OF LOT 37, A DISTANCE OF 20 FEET TO THE SOUTHWESTERLY CORNER OF LOT 37; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF LOTS 37 AND 36 A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BLOCK 1, FALK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

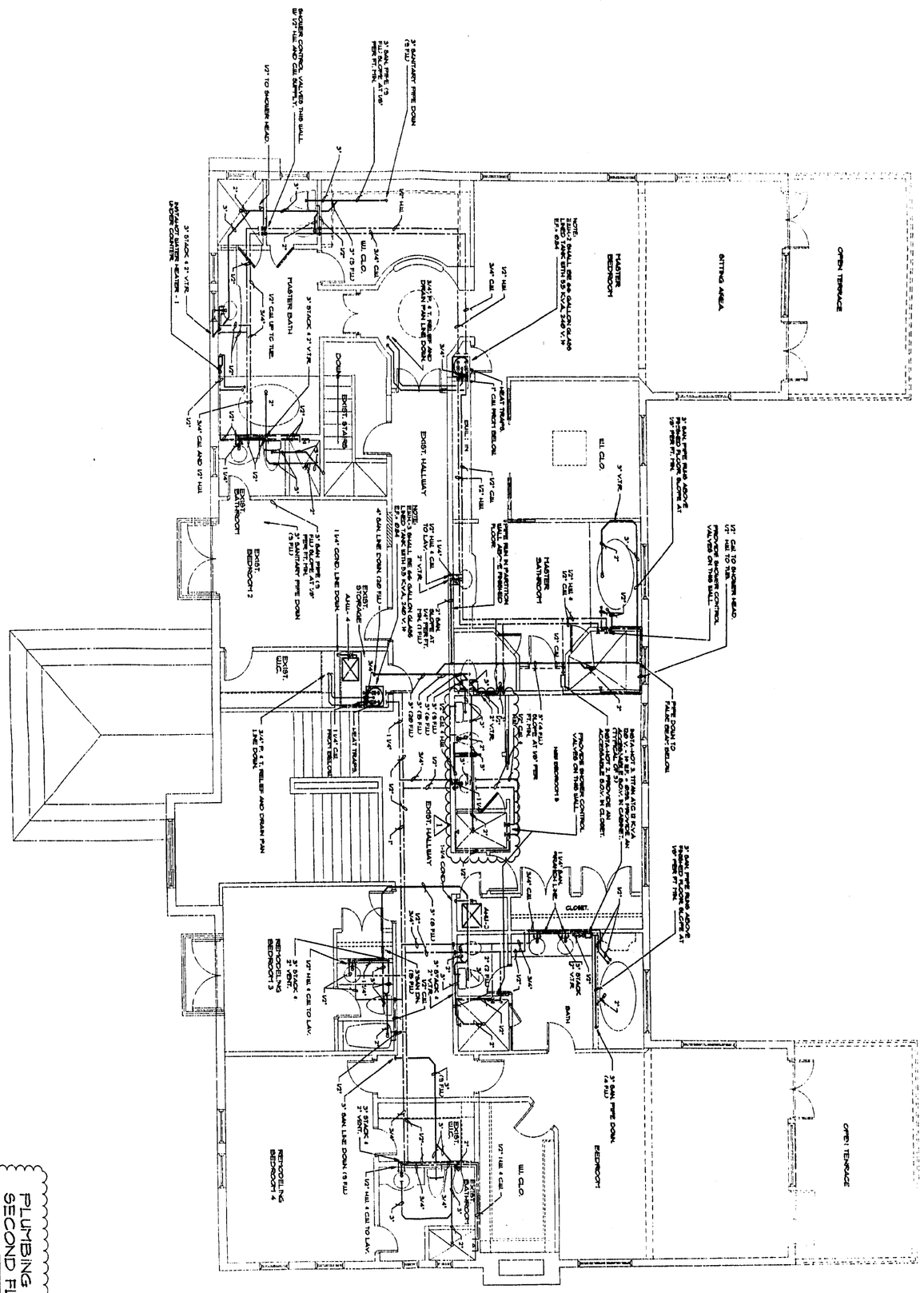
CONTAINING 6,600 SQUARE FEET OR 0.152 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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c:\r12\pdsprj\jobs 1993\ARCHITECTS\MAIN AA\dwgs\arch dwgs\g-1.dwg


EXISTING GREAT ROOM
EXIST. FIRST FLOOR EL. + 8'-7" N.G.V.D.
EXIST. DINING ROOM
COVERED TERRACE
EXIST. LIBRARY
NEW FIREPLACE
EXIST. KITCHEN TO BE REMODELED
PANTRY
EXIST. SERVICE DOOR
EXIST. STORAGE
EXISTING ELEV.
EXISTING SANITARY PIPE, SEE SITE PLAN FOR CONTINUATION
2" WATER MAIN, SEE SITE PLAN FOR CONTINUATION
EXISTING COVERED PORCH
NEW WATER HEATER
NEW 2" VENT & 12" STACK
EXIST. BOILER
EXIST. POTTER
EXIST. HEAT TRAPS
EXISTING TO BE REMOVED
NEW 2" VENT TIED TO EXISTING VENT AT OPPOSITE SIDE OF ROOF
NEW 2" VENT TIED TO EXISTING VENT AT OPPOSITE SIDE OF ROOF
NEW 2" VENT TIED TO RECIRCULATED BATHROOM
EXISTING SAN. PIPE TO BE REMOVED AND RELOCATED IN FIELD PRIOR TO CONSTRUCTION
EXISTING 4" SAN. PIPE TO BE REMOVED AND RELOCATED IN FIELD PRIOR TO CONSTRUCTION
3" SANITARY FROM ABOVE (18 FIU) TIED TO EXISTING 4" SAN. PIPE RELOCATED IN FIELD PRIOR TO CONSTRUCTION
3" SAN. FROM ABOVE (6 FIU)
3" SAN. FROM ABOVE (14 FIU)
3" SAN. FROM ABOVE
4" SAN. FROM ABOVE (20 FIU)
4" SAN. FROM ABOVE
3" SAN. FROM ABOVE
3" SAN. FROM ABOVE (6 FIU)
3" SAN. FROM ABOVE (4 FIU)
3" SAN. FROM ABOVE (2 FIU)
1 1/2" COND. DRAIN LINE FROM AHU AT 2ND FLOOR
1 1/2" COND. DRAIN LINE TO FLOOR DRAIN AT 1ST FLOOR
1 1/2" COND. DRAIN LINE TO FLOOR DRAIN AT 1ST FLOOR, TURNED DOWN
1 1/2" COND. DRAIN LINE TO FLOOR DRAIN AT 1ST FLOOR, TURNED DOWN
3/4" P.T.R. RELIEF LINE TO FLOOR DRAIN AT 1ST FLOOR
3/4" P.T.R. RELIEF LINE AND DRAIN PAN LINE FROM EXIST. AHU
3/4" P.T.R. RELIEF LINE TO FLOOR EXTERIOR 6" AFF, TURNED DOWN
3/4" P.T.R. RELIEF LINE TO FLOOR EXTERIOR 6" AFF, TURNED DOWN
3/4" P.T.R. RELIEF LINE AND DRAIN LINE TO FLOOR EXTERIOR 6" AFF, TURNED DOWN
3/4" P.T.R. RELIEF LINE TO FLOOR EXTERIOR 6" AFF, TURNED DOWN
3/4" ADELANT DRAIN PAN FOR A/C CONDENSATE (TYPICAL 2 TONS)
3/4" ADELANT DRAIN PAN FOR A/C CONDENSATE (TYPICAL 3 TONS)
1/2" COND. DRAIN LINE TO FLOOR DRAIN AT 1ST FLOOR, TURNED DOWN
EXIST. KITCHEN TO BE REMODELED
EXIST. BAR
EXIST. BAR SINK
EXIST. SHELL TO BE REMOVED
NEW SHELL TO BE 66 GALLON GLASS LINED WATER HEATER WITH 35 KW, 240 V, 1 PH ELEMENT
NEW 2" WATER MAIN WITH BOV, SLEEVE AND VB (TYPICAL)
NEW 2" WATER MAIN WITH BOV AND VB (TYPICAL)
NEW 2" WATER MAIN WITH BOV AND VB (TYPICAL)
NEW 2" WATER MAIN WITH BOV AND VB (TYPICAL)
1/2" HUB WITH BOV (TYPICAL)
1/2" HUB WITH BOV (TYPICAL)
1/2" HUB WITH BOV (TYPICAL)
1/2" HUB WITH BOV (TYPICAL)
1/2" HUB WITH BOV (TYPICAL)
1/2" HUB WITH BOV AND VB (TYPICAL)
1/2" HUB WITH BOV AND VB (TYPICAL)
1/2" HUB WITH BOV AND VB

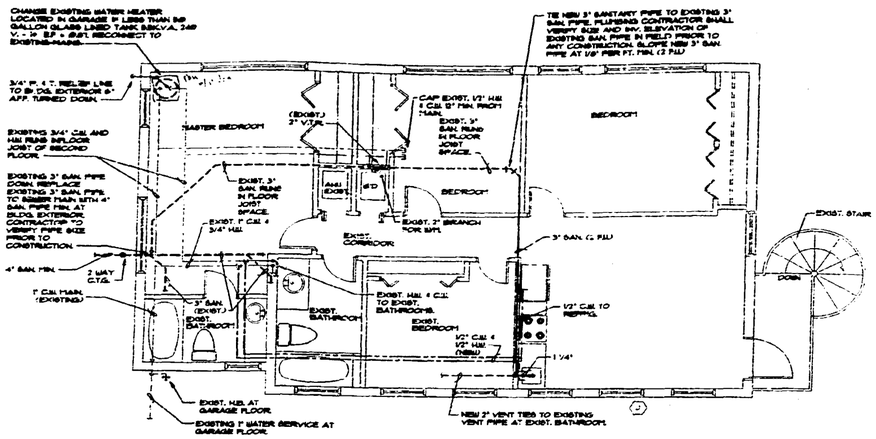
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PLUMBING
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

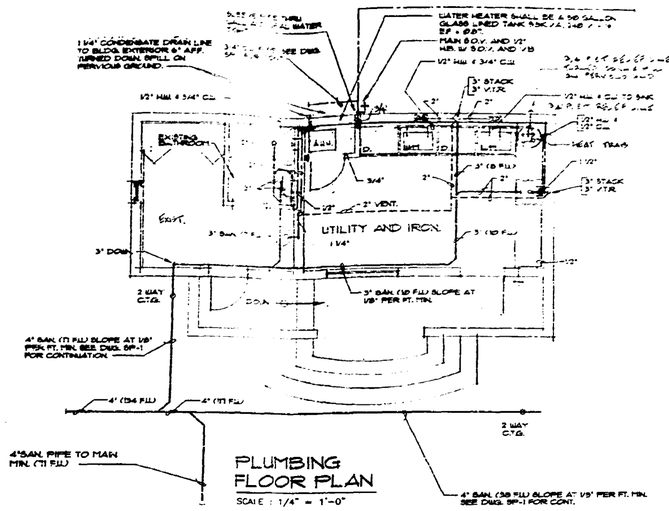
GUSTAVO SOLANO, P.E.
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SHEET P-2 OF 3	date 5/10/99 issued drawn G.H. checked G.S. project no. 5-98	revisions 1 GRAL. REV. 09-29-99 BATHROOM REV. G.S. / G.H.	RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA.	ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS 520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832 MIAMI, FLORIDA. AAC000875



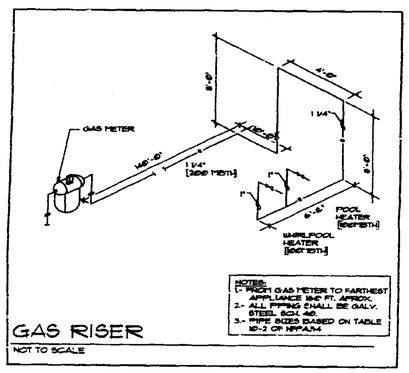
SECOND FLOOR PLAN - PLUMBING.

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



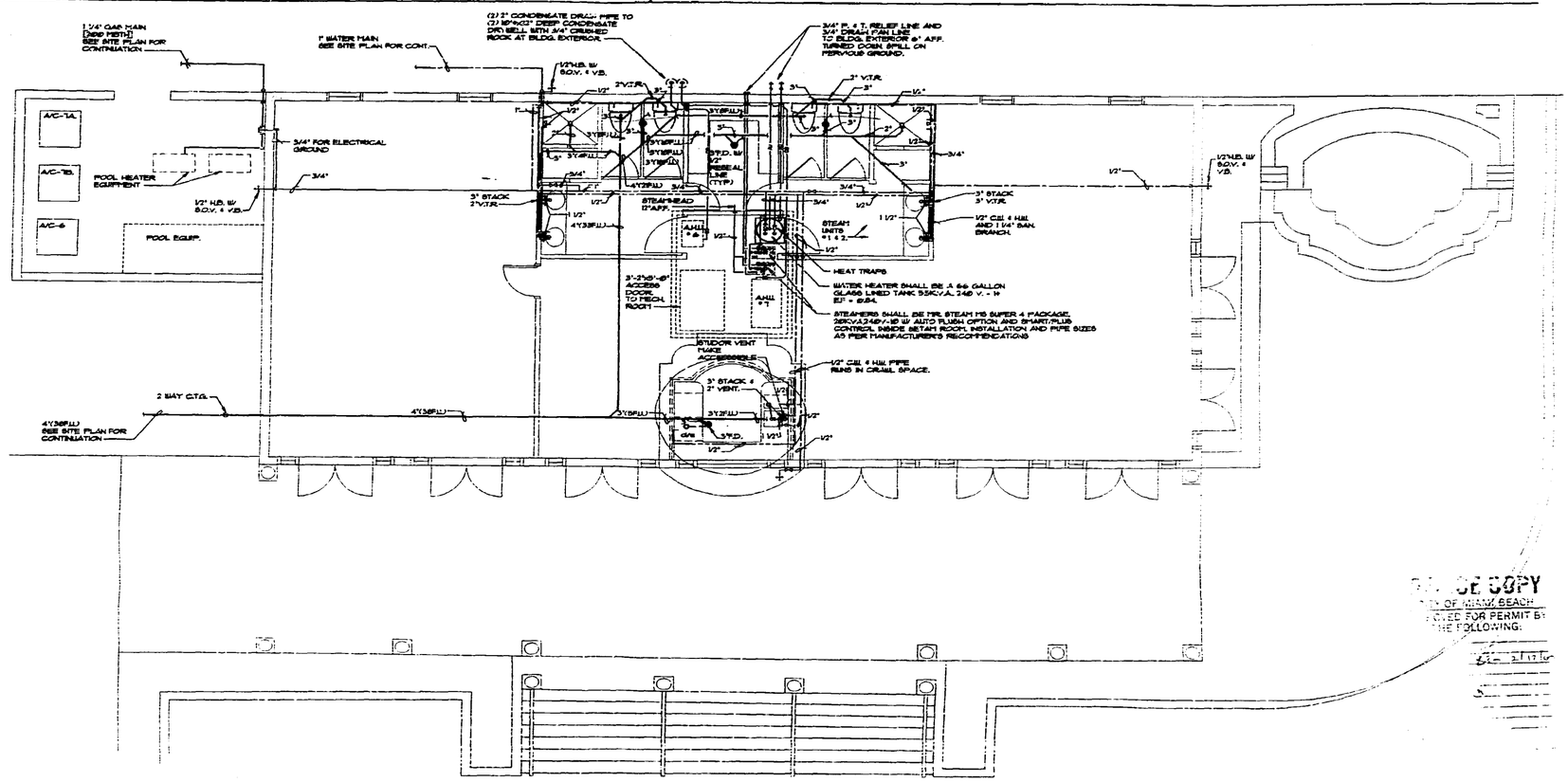
PLUMBING FLOOR PLAN

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



GAS RISER

NOT TO SCALE



DANCE HALL

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

PLUMBING SYMBOLS :

SOIL & WASTE		HOSE BIB	
VENT		DIAL THERMOMETER	
COLD WATER		FLEXIBLE CONNECTOR	
HOT WATER		RISER UP	
F	FIRE MAIN	RISER DOWN	
G	GAS MAIN	C.O.	FLOOR CLEANOUT
SD	STORM DRAIN	C.T.C.	CLEAN OUT TO GRADE
	GATE VALVE	O.R.D.	ROOF DRAIN
	CHECK VALVE	V.T.R.	VENT THRU ROOF
	OS & Y VALVE	C.I.	CAST IRON
	ROOF DRAIN	D.F.	DRINKING FOUNTAIN
	PRESSURE RELIEF	F.U.	FIXTURE UNITS

PLUMBING GENERAL NOTES :

1. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
2. MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE 1/4" FOR 2" AND SMALLER PIPES AND 1/8" FOR 2 1/2" AND LARGER.
3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
4. ALL UNDERGROUND PIPING SHALL BE COPPER TYPE L, ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
5. IN GENERAL ALL WORK OF THIS TRADE MUST COMPLY WITH THE SOUTH FLORIDA BUILDING CODE AND ALL OTHER CODES IN EFFECT.
6. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER.
7. PROVIDE 1/2" RESEAL LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
8. PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
9. PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURES.
10. PROVIDE PIPE RELIEF VENT LINE FROM P&T RELIEF VALVE AND PAN DRAINS TO BUILDING EXTERIOR 6" ABOVE GRADE TURNED DOWN. (EACH SEPERATLY)
11. ALL HOSE BIBS SHALL HAVE VACUUM BREAKERS AND SHUT OFF VALVE.
12. INSTALL ALL FLOOR DRAINS PER SEC. 4613-12. OF THE SOUTH FLORIDA BUILDING CODE.
13. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER.
14. PROVIDE CLEANOUTS EVERY FT. INSIDE BUILDINGS.
15. PROVIDE INDIVIDUAL SHUT OFF VALVES ON WATER PIPING TO EACH GROUP OF FIXTURES.
16. ALL SOIL WASTE, VENT, AND RAIN WATER PIPING SHALL BE PVC SCHED. 40.

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MIAMI, FLORIDA. AA#0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. REV. DANCE HALL 9/21/99

date 9/20/99
issued
drawn AS
checked GS
project no. 9-98

SHEET P-3 OF 3

FILE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BY: [illegible] 9/17/99

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Dominion\P-3.dwg, 9/20/99 9:49:51 AM, GUSTAVO\GUSTAVO's work area\Dominion Hotel\plans\P-3.dwg

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DOMINION INDUSTRIAL HOLDINGS
RENOVATION FOR
MIAMI BEACH, FLORIDA.

revisions
1 CHANGE PER REVISED PLANS 08/26/99
08/04/99

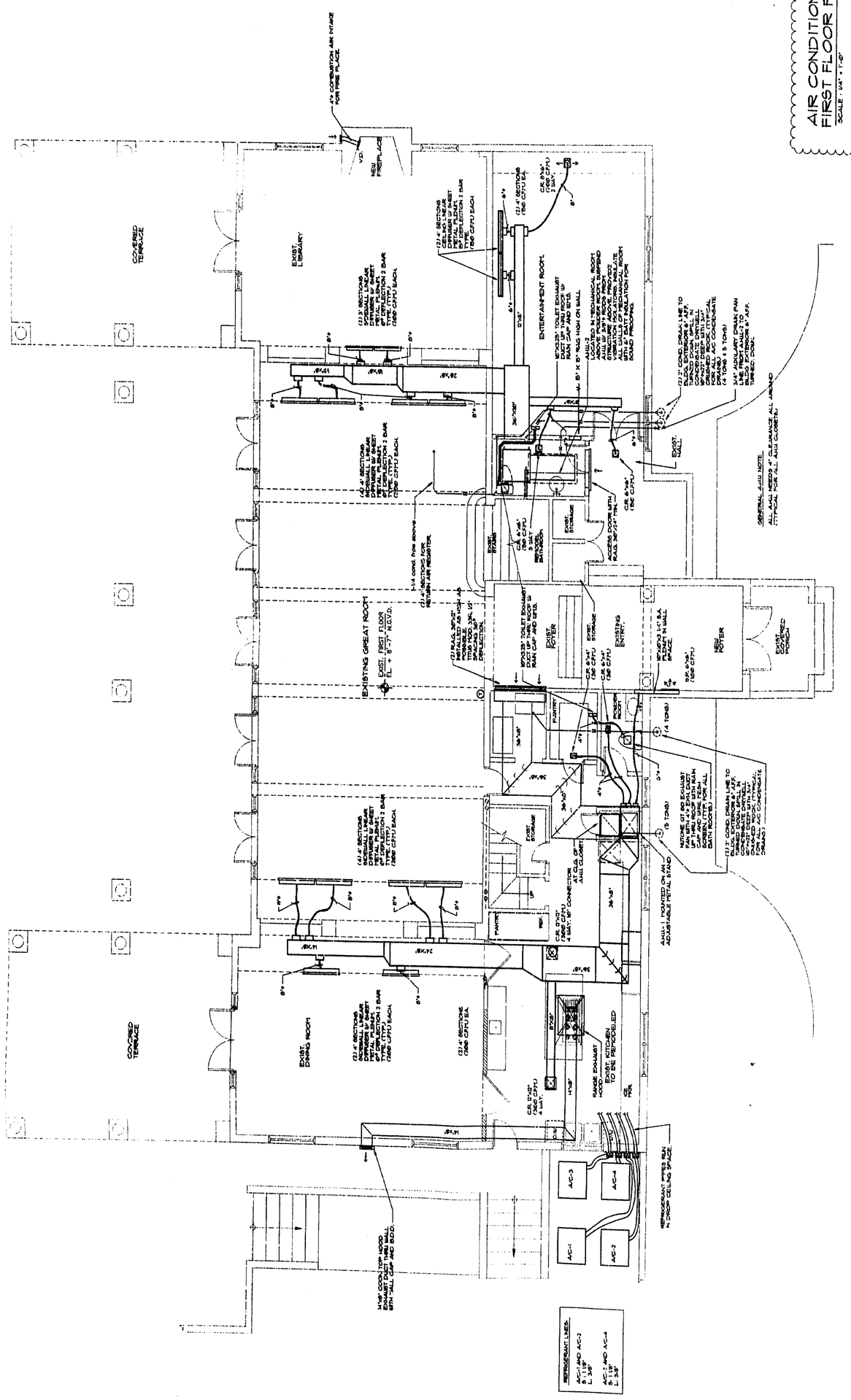
date 5/06/99
issued
drawn GH
checked GG
project no. 8-98

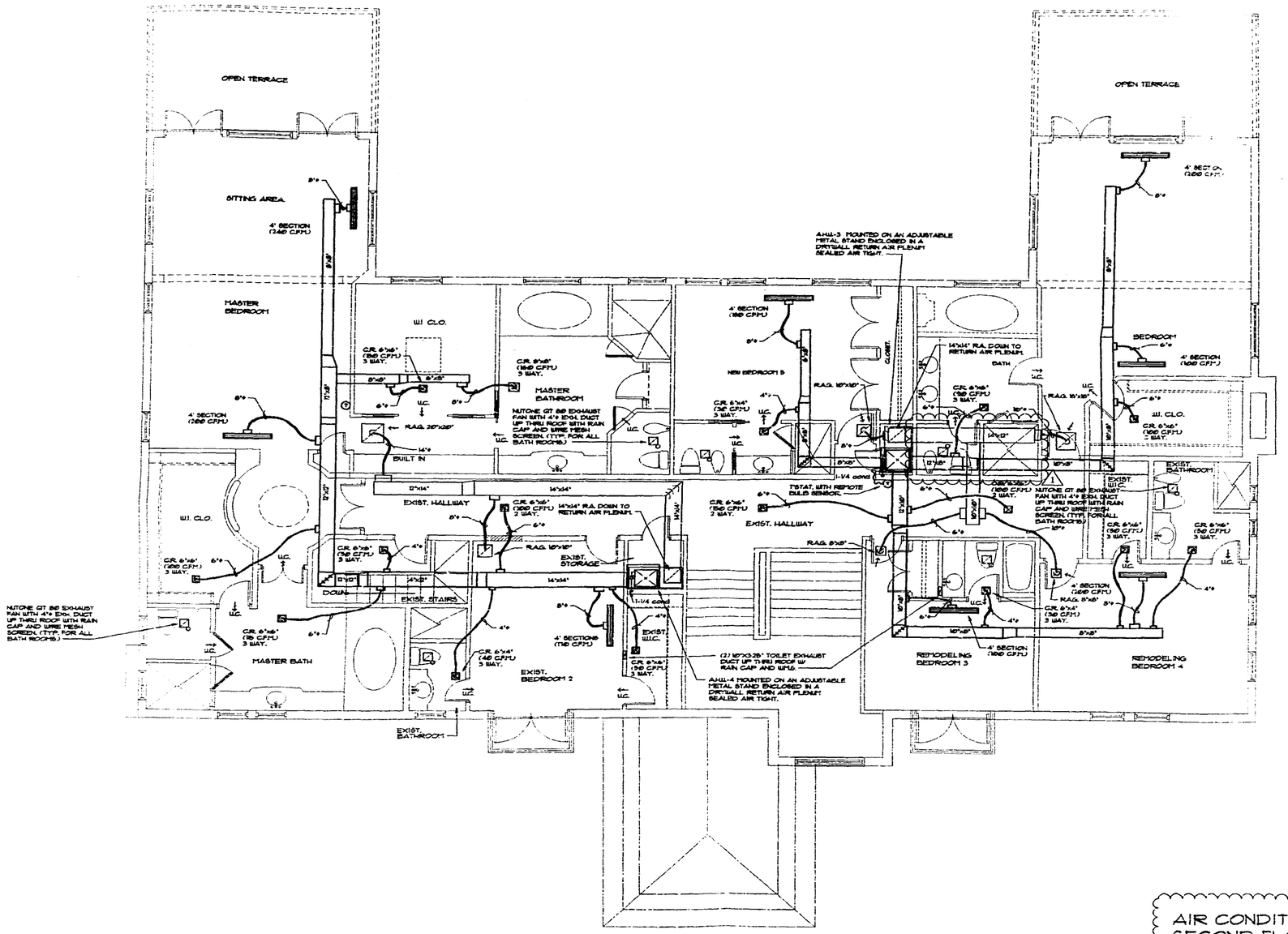
SHEET A/C-1
OF 4

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AIR CONDITIONING
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL LINEAL DIFFUSERS SHALL BE TITUS MODEL ML-38 2 SLOTS. BORDER TYPE 2A.
ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY
DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)





ALL LINEAL DIFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.

ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY

DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

AIR CONDITIONING SECOND FLOOR PLAN

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

1

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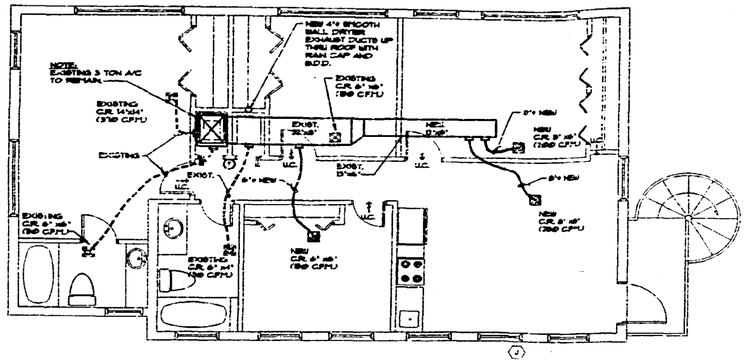
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE. OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA. AAC000975

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1 GRILL REV. 05-25-98 AS PER CLOUD SHEET. GS / GM

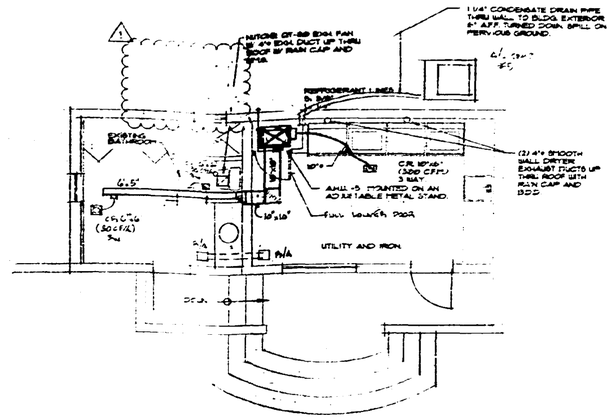
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issued:
drawn: GM
checked: GS
project no. 3-98

SHEET A/C-2 OF 4



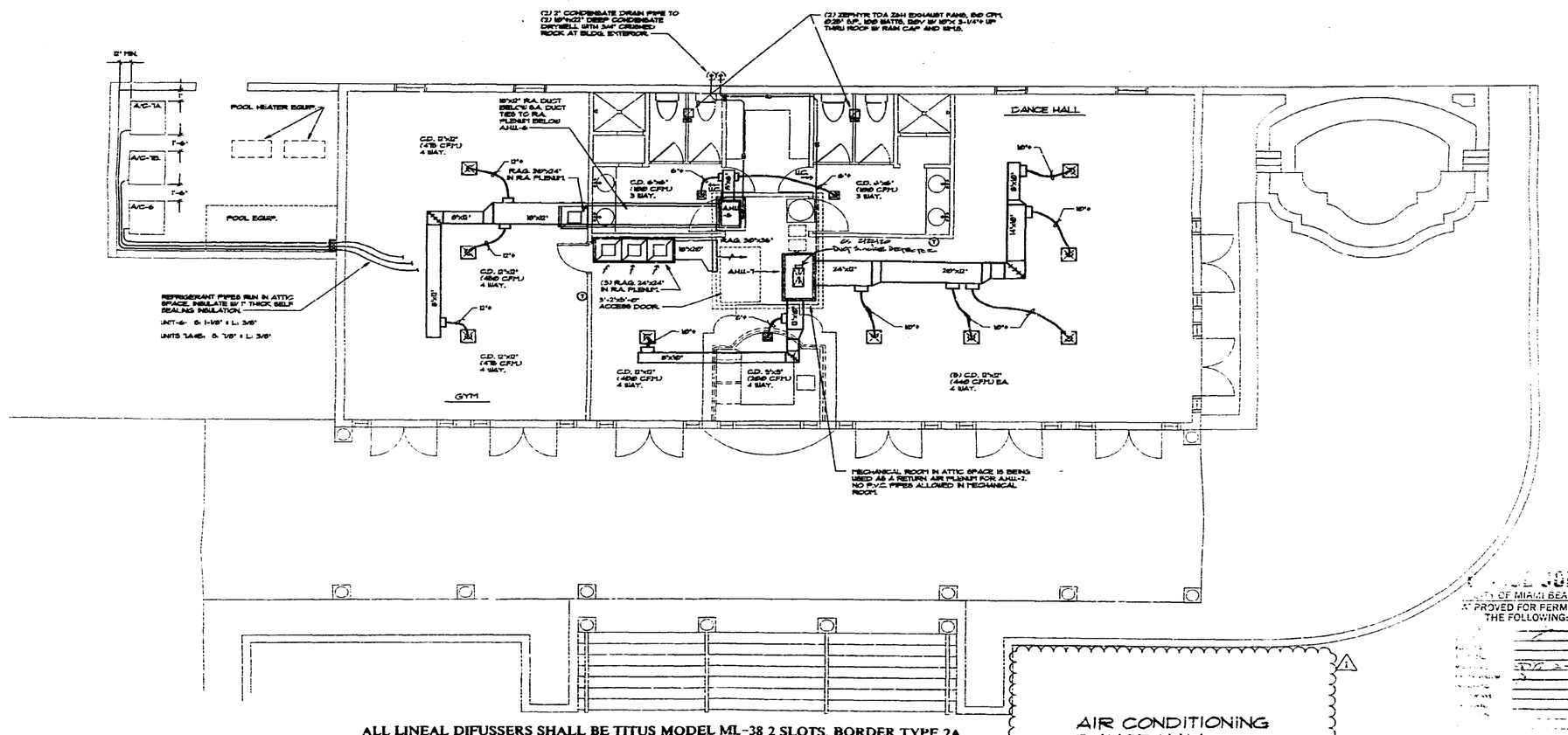
ABOVE GARAGE
SECOND FLOOR PLAN - AIR CONDITIONING

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



AIR CONDITIONING
FLOOR PLAN

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



ALL LINEAL DIFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS. BORDER TYPE 2A.
ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY
DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

AIR CONDITIONING
DANCE HALL

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

CITY OF MIAMI BEACH
APPROVED FOR PERMIT SUBJECT TO THE FOLLOWING:

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MIAMI, FLORIDA. AAC0008975

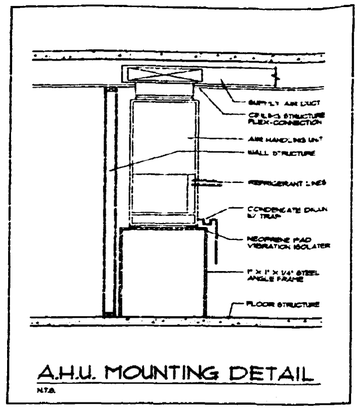
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. CORR. PER PLANS COMPLIANCE 9/23/99 GS

date 9-10-99
issued
drawn GM
checked GS
project no. 9-99

SHEET A/C-3
OF 4

September 21, 1999 (2:21) ARCHITECTS\1999 JOBS\DOMINION\DOMINION.dwg xrefs: dollondon hvac-pl\vw red dept\AC-3.dwg



A.H.U. MOUNTING DETAIL

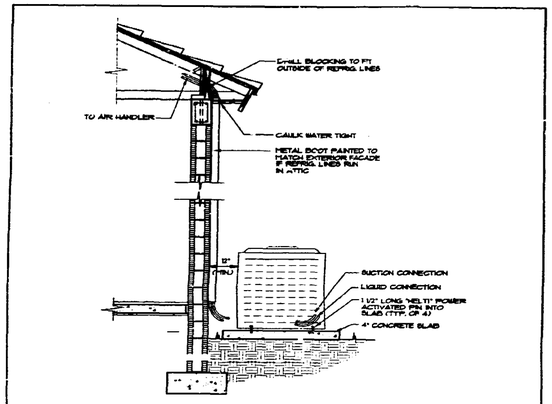
N.T.S.

H.V.A.C. LEGEND :

TG	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DG	DOOR GRILLE	(SD)	SMOKE DETECTOR CEIL. MTD
CD	CEILING SUPPLY DIFFUSER	(SD)----	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR REGISTERS	RA	RETURN AIR
ER	EXHAUST AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OAI	OUTSIDE AIR INTAKE
T	THERMOSTAT	—R—	REFRIG. PIPING (INSUL. SUCTION & LIQUID)
T----	THERMOSTAT W/ REMOTE BULB SENSOR		OUTDOOR TRANSITION
FD ▲	FIRE DAMPER W/ ACCESS DOOR		VOLUME EXTRACTOR
OBD/MD	OPPOSED BLADE MANUAL VOLUME DAMPER		SUPPLY AIR FLOW
VD	VOLUME DAMPER		RETURN AIR FLOW
SD	SPLITTER DAMPER	W.S.	WIRE MESH SCREEN
UC	UNDER-CUT (DOOR)	S.R.	SIDEWALL REGISTER
AHU	AIR HANDLING UNIT	○ A.E.D.	AUT. MATIC LEAKAGE DAMPER

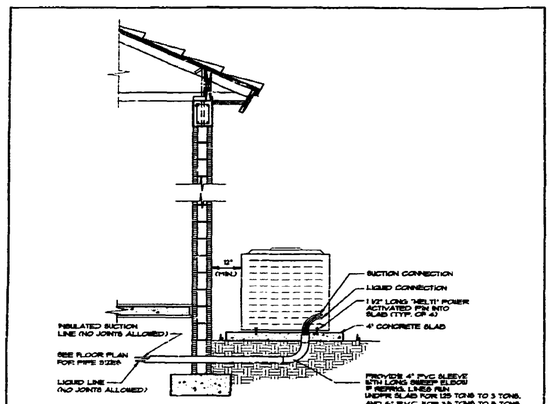
H.V.A.C. GENERAL NOTES :

1. USE VANE ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
2. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 100 IN. SQ. IN 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT.
3. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
4. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
5. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD, WITH ELECTRICIAN, LIGHTS, AND ARCHITECTURAL ELEMENTS.
6. THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
7. THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
8. COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES. THIS IS CONTRACTORS RESPONSIBILITY.
9. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS:
   (C.R.) CEILING REGISTER 20GAL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
   (R.A.R.) RETURN AIR GRILL MODEL 4-FL OR T4R.
10. ALL SUPPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1.5" THICK) R-6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
11. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
12. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
13. RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
14. PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
15. IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
16. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK, AIR DEVICES, AND EXHAUST FANS.
17. MOUNT ALL EQUIPTMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
18. BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.



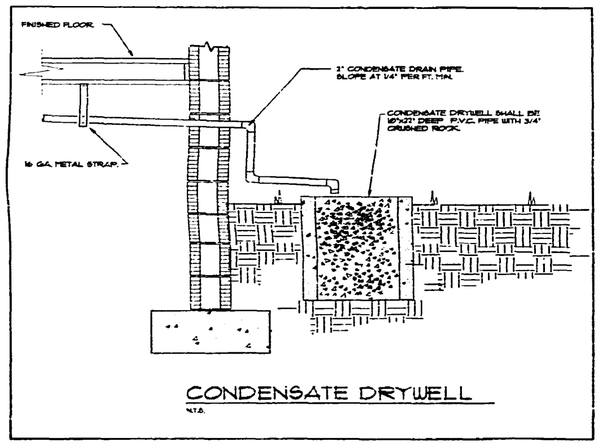
CONDENSING UNIT MOUNTING DETAIL

N.T.S.



CONDENSING UNIT MOUNTING DETAIL

N.T.S.



CONDENSATE DRYWELL

N.T.S.

AIR CONDITIONING SYSTEMS SCHEDULE

TRANE AS 9172

UNIT NO.	AIR HANDLING UNIT: C.F.M. O.A.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRIC HEATING: KW	STAGE	MODEL	AIR COOLED COND. UNIT: COMPRESSOR F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS. COND. / AHU	SYSTEM: CAPACITY (MBTH) TOT.	SEN	ELEC.	SEER
1 1st FL. WEST	1815 / 0	0.5	1.0	7.0	9.6	1	TWE 036E1 SAO	22.0	30	50	TTY 036DA 1060	365 / 726	90.0	43.5	240 V. 1ø	12.7
2 1st FL. EAST	1415 / 0	0.5	1.0	7.0	9.6	1	TWE 036E1 SAO	22.0	30	50	TTY 036DA 1060	365 / 726	90.0	43.5	240 V. 1ø	12.7
3 2nd FL. WEST	1515 / 0	0.5	1.0	7.0	8.6	1	TWE 036E1 SAO	19.0	25.0	40	TTY 048DA 1060	385 / 726	49.5	36.5	240 V. 1ø	14.0
4 2nd FL. EAST	1315 / 0	0.5	1.0	7.0	8.6	1	TWE 036E1 SAO	18.6	25.6	40	TTY 048DA 1060	385 / 726	49.5	36.5	240 V. 1ø	14.0
5 UTILITY	825 / 0	0.5	1/2	4.3	4.6	1	TWE 024E1 SAO	9.5	14	25.6	TTY 024AA 1060	280 / 661	24.4	17.1	240 V. 1ø	12.55
6 GYM	1600	0.5	1/2	3.1	4.6	1	TWE 048E1 SAO	28	29	40	TTY 048C 1060	358 / 729	44.5	36.8	240 V. 1ø	12.1
7 BALLROOM DANCE	2800	0.5	1.5	8.7	4.6	1	TWE 060E1 SAO	16	23	30	TTA/TTX 060C 2060	313 / 346	84.3	62.6	240 V. 1ø	12.3

NOTES:
1. OUTSIDE AIR DESIGN CONDITIONS: 91 FDB - 78 FWB.
2. VOLUME RATING AND CONTROL BY THERMOSTAT OR SWITCH WITH FAN ON - OFF SWITCH.
3. PROVIDE CONDENSATE PUMP WHERE SHOWN ON PLANS PER MANUFACTURER'S RECOMMENDATION.
4. PROVIDE VIBRATION ISOLATION WITH RUBBER IN SHEAR PADS.
5. INSULATE REFRIGERANT SUCTION LINE WITH 3/4" ARMAFLEX.
6. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINE.
7. PROVIDE BUILT-IN DISCONNECT TO AIR HANDLING UNITS.
8. FACTORY SPLIT COIL 50/50.

ALL LINEAL DIFFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.

ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING

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ARCHITECTS PLANNERS
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AA0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. DANCE HALL REV. 5-29-98

date 5-10-98
issued
drawn GH
checked GS
project no. 9-98

SHEET A/C-4 OF 4

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ELECTRICAL LEGEND

SWITCHES & RECEPTACLES		LIGHTS & FIXTURES		SIGNALING SYSTEM
SINGLE POLE SWITCH		CEILING LIGHT		BELL/PHONE
3 WAY SWITCH		RECESSED DOWNLIGHT		TELE DATA/MODEM
DIMMER SWITCH		WALL LIGHT		COMB./TELE PANEL
TIME SWITCH		FLOURESCENT STRIP		TELE/DATA OUTLET COVER
SINGLE RECEPTACLE		FLOOR MOUNT LIGHT		INTERCOM
DUPLEX RECEPTACLE		FLOOR MOUNT LIGHT		PULL STATION
EXPLOSION PROOF		EXIT LIGHT		HORN / STROBE
240 V OUTLET		EXHAUST FAN		STROBE LIGHT
QUAD. RECEPT.		CEILING FAN		TELEVISION OUTLET
GROUND FAULT RECEPT.		GARAGE DOOR MOTOR		SPEAKER
SPECIAL PURPOSE RECEPT.		DISPOSAL		FIRE ALARM HORN
WEATHER-PROOF		PUSH BOTTON		SMOKE DETECTOR
TV		TEST KEY STATION		DUCT SMOKE DETECTOR
JUNCTION BOX		2x4 FLUORESCENT LIGHT FIXTURE W/ 3 LAMP W/ ELECT BALLAST		
SAFETY SWITCH				
CIRCUIT BREAKER				
ELECTRICAL METER				

ELECTRICAL FIRST FLOOR PLAN

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

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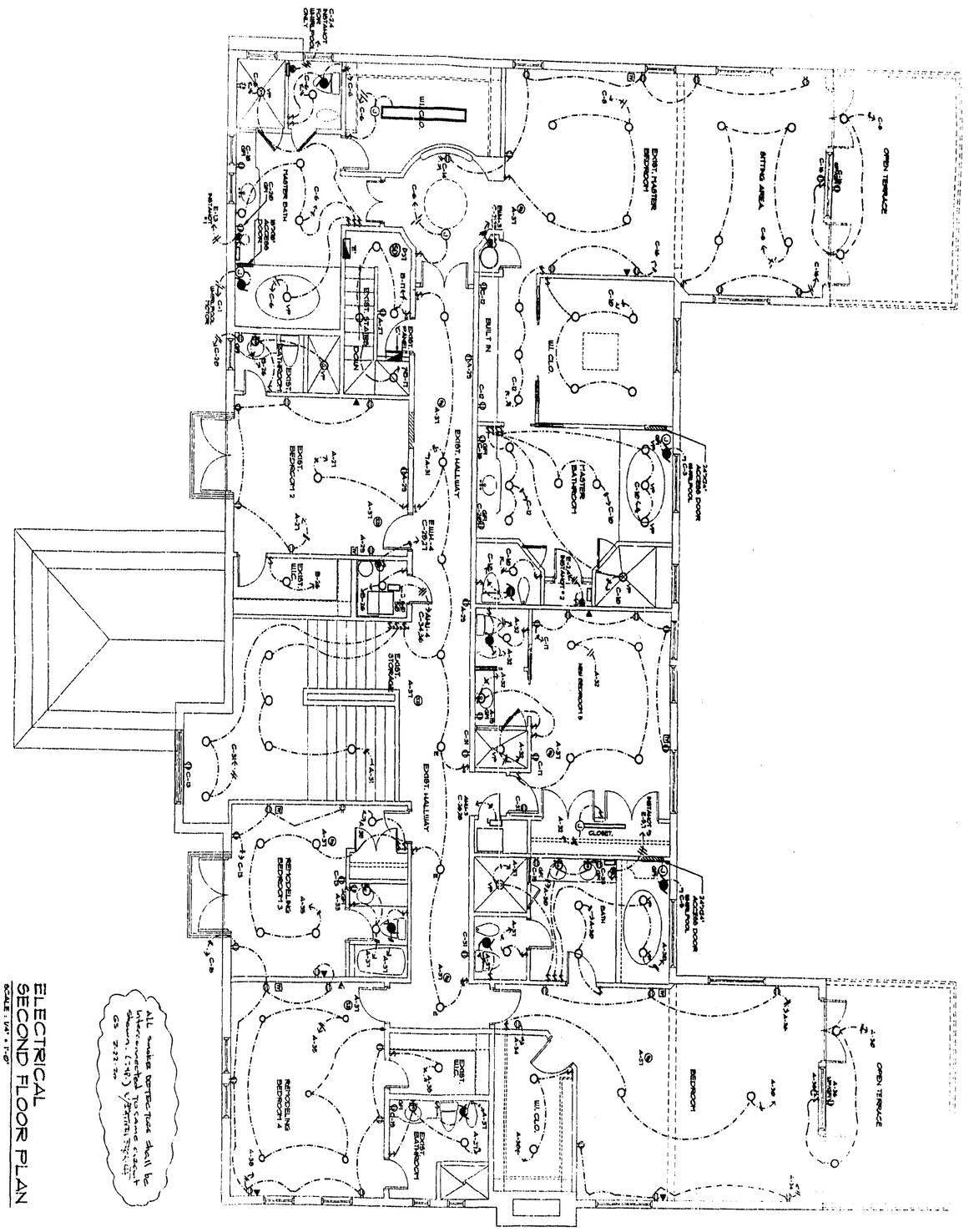
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CITY OF MIAMI BEACH
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THE FOLLOWING:

SHEET E-1 OF 5	date 5/10/99 issued drawn AS checked GS project no. 9-98	revisions 1-SPECIAL REVISION 6/22/99 GS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA. AAC000875

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ELECTRICAL SECOND FLOOR PLAN

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

ALL SMOKE DETECTORS shall be interconnected. (7.40) (Dwelling) (Sleeping) G.S. 7.23.2c

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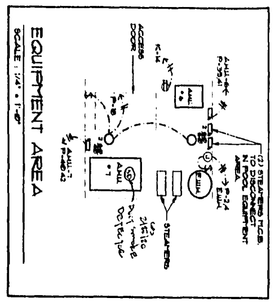
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OF	5
date	5/10/99
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drawn	AS
checked	GS
project no.	5-98

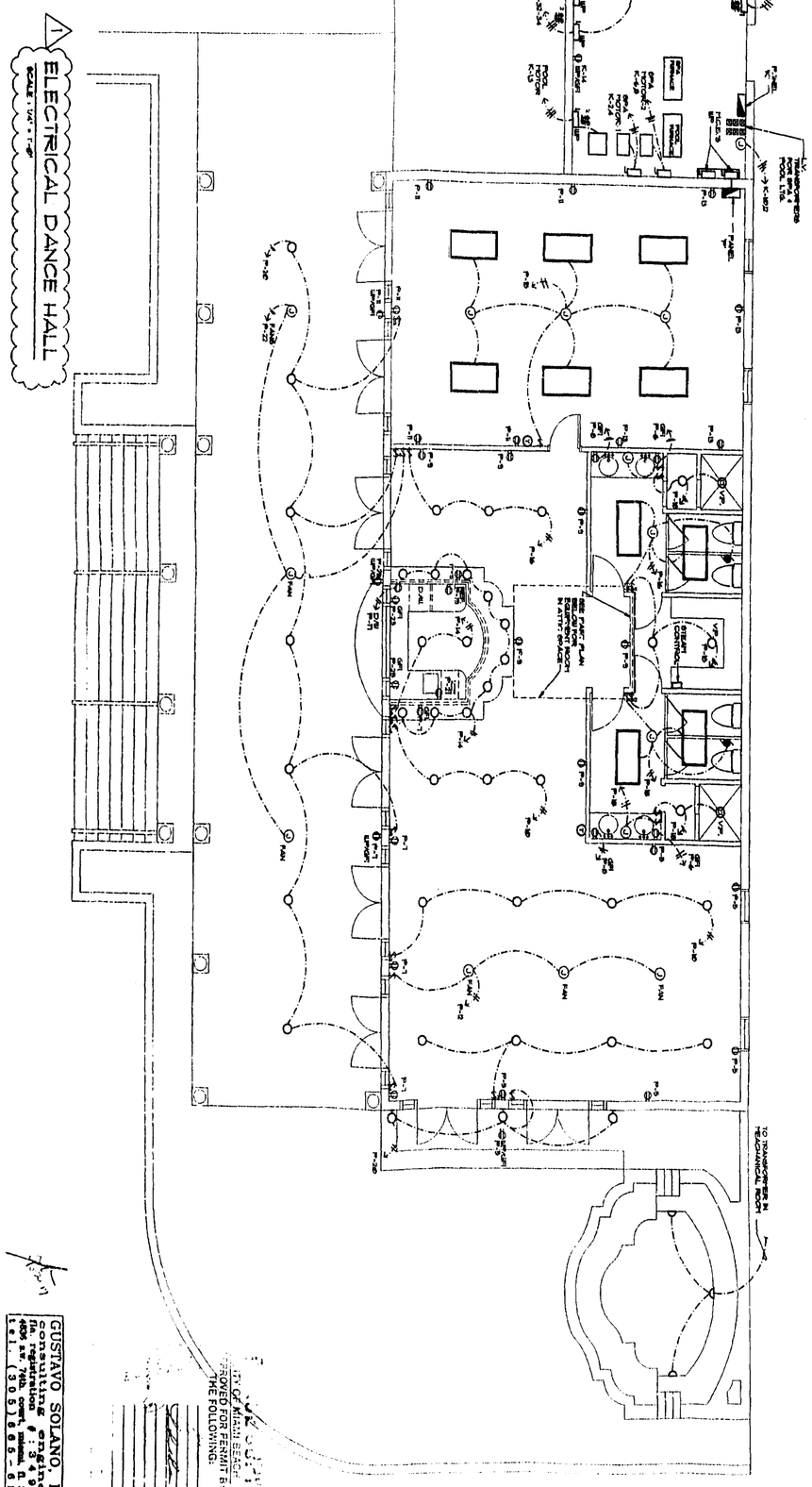
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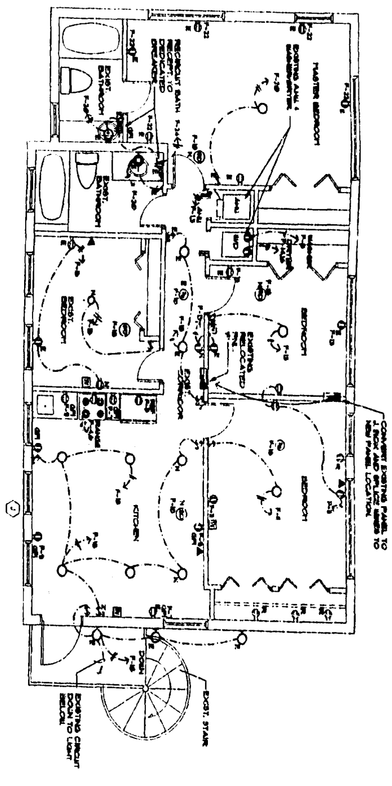
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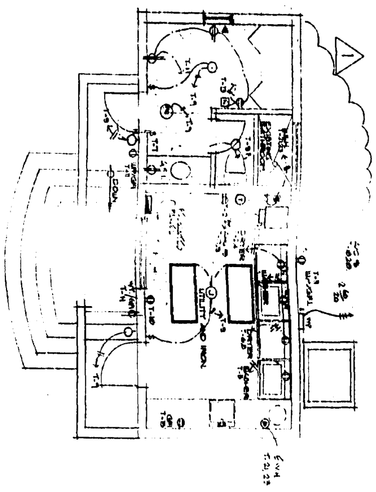
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ARCHITECTS PLANNERS
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MIAMI, FLORIDA. AAC000875

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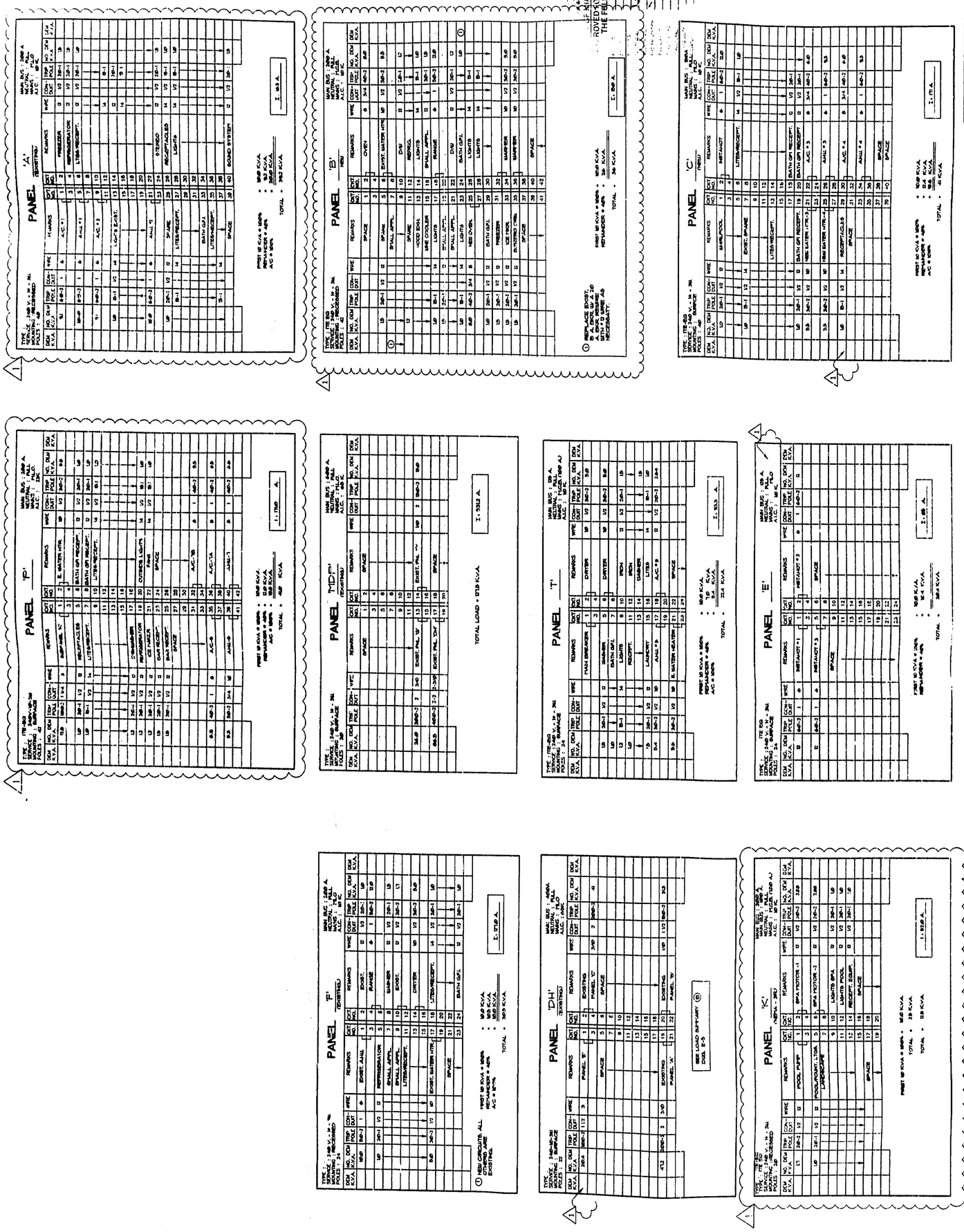


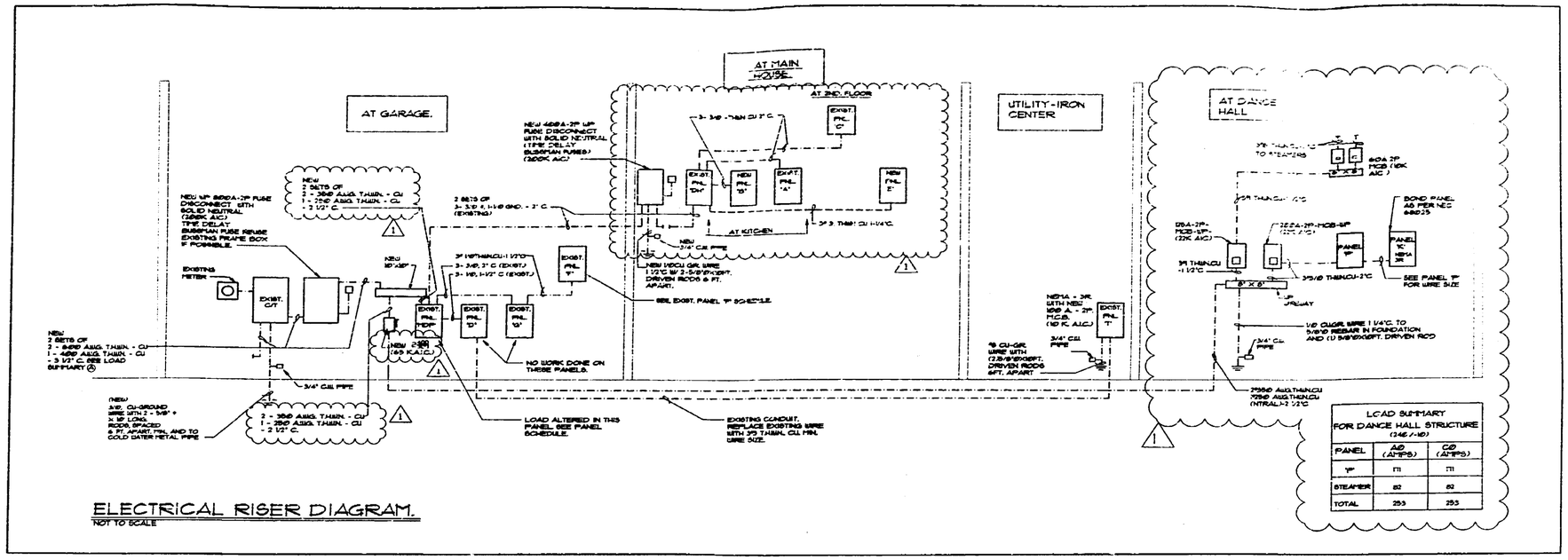




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SHEET E-3 OF 5	date 5/11/99 issued drawn AS checked GS project no. 9-98	revisions 1- REV DANCEHALL 5/11/99 GS	RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA.	ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS 520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832 MIAMI, FLORIDA. AAC000875


PANEL 'A'
PANEL 'B'
PANEL 'C'
PANEL 'D'
PANEL 'E'
PANEL 'F'
PANEL 'G'
PANEL 'H'
PANEL 'I'
PANEL 'J'
PANEL 'K'
REMARKS
DISCONN. TYPE
CONN. WIRE
TRIP POLE
NO. OCP
DEM KVA
TOTAL LOAD = 878 KVA
I. 1,269 A.
I. 1,313 A.
I. 1,333 A.
I. 1,318 A.
I. 1,313 A.
I. 1,318 A.
I. 1,313 A.
I. 1,313 A.
I. 1,313



ELECTRICAL RISER DIAGRAM.
NOT TO SCALE

ELECTRICAL LEGEND

SWITCHS & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
SWITCH	CEILING LIGHT	BELL
3-WAY SWITCH	RECESSED DOWNLIGHT	TELEPHONE
WALL MOUNT OR FLOOR TYPE	WALL LIGHT	TELE. DATA/MODEM.
KEY OPERATED SWITCH	FLOURESCENT STRIP	COMP./TELE. OUTLET
TIME SWITCH	SURFACE MOUNTED FLOURESCENT	INTERCOM
SINGLE RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
DUPLEX RECEPTACLE	FLOODLIGHT	PULL STATION
SPECIAL PURPOSE OUTLET	EXIT LIGHT	HORN / STROBE
240 V. OUTLET	EXHAUST FAN	STROBE LIGHT
QUAD. RECEPT.	CEILING FAN	TELEVISION OUTLET
DUPLEX RECEPTACLE ABOVE COUNTER	GARAGE DOOR MOTOR	THERMOSTAT
FLOOR DUPLEX RECEPT.	DISPOSAL	FIRE ALARM REMOTE CONTROL STATION
SPECIAL PURPOSE CONNECTION	ELECTRIC DOOR OPENER	FIRE ALARM MANUAL STATION
WEATHER-PROOF	PUSH BOTTON	FIRE ALARM HORN
CONTROLLED BY SENSOR		SMOKE DETECTOR
CONTROLLED BY REMOTE	TEST KEY STATION	DUCT SMOKE DETECTOR
RECEPTACLE EXISTING	2'x4' RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST & ACRYLIC LENSE 120 V.	
JUNCTION BOX	2'x4' RECESSED EMERGENCY FLUOR. 3 LAMP W/ ELECT. BALLAST, BATTERY PACK AND ACRYLIC LENSE 120 V.	
SAFETY SWITCH		
CIRCUIT BREAKER		
ELECTRICAL METER		
ELECTRICAL FAN		

ELECTRICAL LOAD SUMMARY (A)

(ENTIRE PROPERTY) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
17,554 S.F. @ 3W/SF = 40,662 ÷ 7,500= 48,162 WATTS

B. FIXED APPLIANCES :

(2)RANGE	24,000 WATTS
REFRIGERATORS	17,000 WATTS
(2)DISHWASHER	2,400 WATTS
(2)WASHER	4,000 WATTS
(2)DRYER	11,000 WATTS
WATER HEATER	89,000 WATTS
(3)DOOR OPN'R	2,400 WATTS
(2)MICROWAVE	2,400 WATTS
(2)WHIRLPOOL	3,000 WATTS
(2)UNTAINS	2,000 WATTS
(2)OVENS	18,000 WATTS
(2)HOOD EXH.	2,400 WATTS
(3)POOL MOTORS	8,100 WATTS
(2)WARMERS	10,000 WATTS
SOUND	3,000 WATTS

CONNECTED LOAD LESS A/C = 218,252 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 87,300 WATTS

A/C (OR HEATING) = 72,800 WATTS
DEMAND LOAD = 185,305 / 240 WATTS = 688 AMPS @ 240/120V
SERVICE SIZE = 800 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE & WASHER 58,284 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 19,349 WATTS
RANGE/OVENS X 0.7% = 28,000 WATTS
DRYER X 0.7% = 10,500 WATTS
OTHER 120v APPLIANCE = 24,500 WATTS
TOTAL NEUTRAL WATTS = 85,349 WATTS = 355 AMPS

ELECTRICAL LOAD SUMMARY (B)

(MAIN HOUSE) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
8,558 S.F. @ 3W/SF = 25,674 ÷ 4,500 = 30,174 WATTS

B. FIXED APPLIANCES :

RANGE	12,000 WATTS
REFRIGERATORS	9,900 WATTS
(2)DISHWASHER	2,400 WATTS
(4)WATER HEATER	52,500 WATTS
HOOD EXH.	1,200 WATTS
MICROWAVE	1,200 WATTS
(3)WHIRLPOOL	3,000 WATTS
(2)OVEN	18,000 WATTS
(3)WHIRLPOOLS	3,000 WATTS
SOUND SYSTEM	3,000 WATTS
WARMERS	10,000 WATTS

CONNECTED LOAD LESS A/C = 140,574 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 52,150 WATTS

A/C (OR HEATING) = 30,000 WATTS
DEMAND LOAD = 92,150 / 240 WATTS = 384 AMPS @ 240/120V
SERVICE SIZE = 400 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE 30,174 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 9,311 WATTS
RANGE/OVEN X 0.7% = 19,600 WATTS
OTHER 120V APPLIANCE = 20,700 WATTS
TOTAL NEUTRAL WATTS = 52,811 WATTS = 220 AMPS

ELECTRICAL GENERAL NOTES :

1. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPTMENT AND CONFIRM WITH OWNER'S REPRESENTATIVE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
3. MINIMUM WIRE SIZE SHALL BE # 14 A.W.G., EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED ALL CONDUCTORS SHALL BE COPPER WITH THW INSULATION.
4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
5. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
6. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
7. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPTMENT TO BE PLACED IN PROPER WORKING ORDER.
8. ELECTRICAL SYSTEM SHALL BE COMPLETELY GROUNDED AS REQUIRED BY THE LATEST ADDITION OF THE N.E.C.
9. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
10. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE, AND ACCEPTED BY ENGINEER / ARCHITECT.
11. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
12. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE.
13. CORRECTIONS OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALATION WHICH MAY HAVE BEEN DAMAGED THEREBY
14. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGED FOR THE DURATION OF WORK.
15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTINGS.
16. THE ELECTRICAL INSTALATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
17. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEM AS PER MANUFACTURER RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY AIR CONDITIONING CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR.
18. ALL RACEWAYS UNDERGROUND SHALL BE A MINIMUM OF 3/4" CONDUIT.
19. ALL CIRCUIT BREAKERS TWO OR THREE POLE, TO BE COMMON TRIP, NO TIE HANDLES, OR TANDEMS WILL BE ACCEPTED.
20. ALL FUSES, UNLESS NOTED ON DRAWING, SHALL BE CURRENT LIMITED FUSES (CL.) RATED FOR 200,000 A.I.C.
21. ROMEX IS NOT AN APPROVED WIRING METHOD. (NOT ACCEPTABLE.)

CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING

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ARCHITECTS PLANNERS
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AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. CITY COMM. REV. 5/23/99

date 5/6/99
issued
drawn AS
checked GS
project no. 5-98

SHEET E-5 OF 5

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ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

DATE

SHEET S-1 OF

FOUNDATION & GROUND FLOOR FRAMING PLAN

SECTION D S-1 3/4"=1'-0"

SECTION C S-1 3/4"=1'-0"

SECTION B S-1 3/4"=1'-0"

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

CONCRETE SLAB ON GRADE NOTES

CONCRETE SLAB, PER REINF SEE PLAN

1/2" LAYER COMPACTED FILL

4" SLURRY CONCRETE AS FORM WORK (TYP.)

6 MIL VAPOR BARRIER

EXISTING STRUCTURAL COMPONENTS HAVE BEEN VERIFIED TO SAFELY REMAIN WITHOUT LOADS FROM NEW STRUCTURE.

CONTRACTOR TO PROVIDE SHOP DWGS. FOR ALL REINF. CONC. & MASONRY TO BE REVIEWED BY A FLORIDA REGISTERED ENGINEER PRIOR TO PLACING & PRETAB. STAIRS FOR ARCHITECTURAL APPROVAL.

NO SLABS

Zvonimir T. Belfranin, P.E.
Consulting Engineer
P.E. # 23074
STATE OF FLORIDA
(SEAL)

03/22/2002

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

DATE
SHEET S-1

Zvonimir T. Beltranin, P.E.
Consulting Structural Engineer
STATE OF FLORIDA
PROVED FOR PERMIT ONLY
SEE FOLLOWING:
FOR CONTINUATION SEE S-2

FOUNDATION & GROUND FLOOR FRAMING PLAN

SECTION D/S-1 3/4"=1'-0"

SECTION C/S-1 3/4"=1'-0"

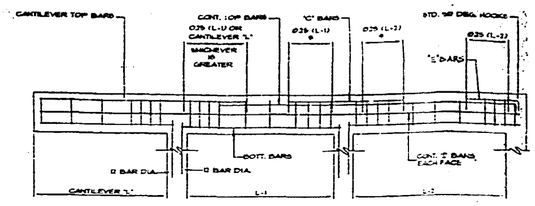
SECTION B/S-1 3/4"=1'-0"

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

CONCRETE SLAB ON GRADE

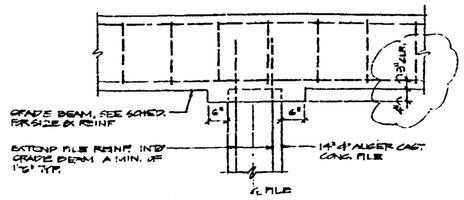
EXISTING STRUCTURAL COMPONENTS HAVE BEEN VERIFIED TO SAFELY RESIST ANY ADDITIONAL LOADS FROM NEW STRUCTURE.

NO SLAB

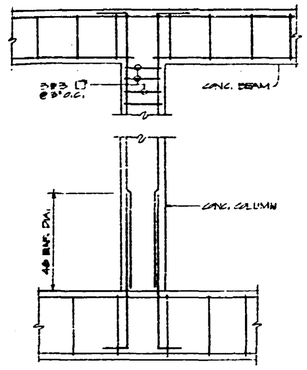


NOTES:
1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA IN MIDDLE 1/3 OF SPAN.
2. D = MAGNEVER 10 GREATER.
3. BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/5 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

BEAM STEEL PLACEMENT DIAGRAM



TYPICAL GRADE BEAM TO PILE CONN.



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL

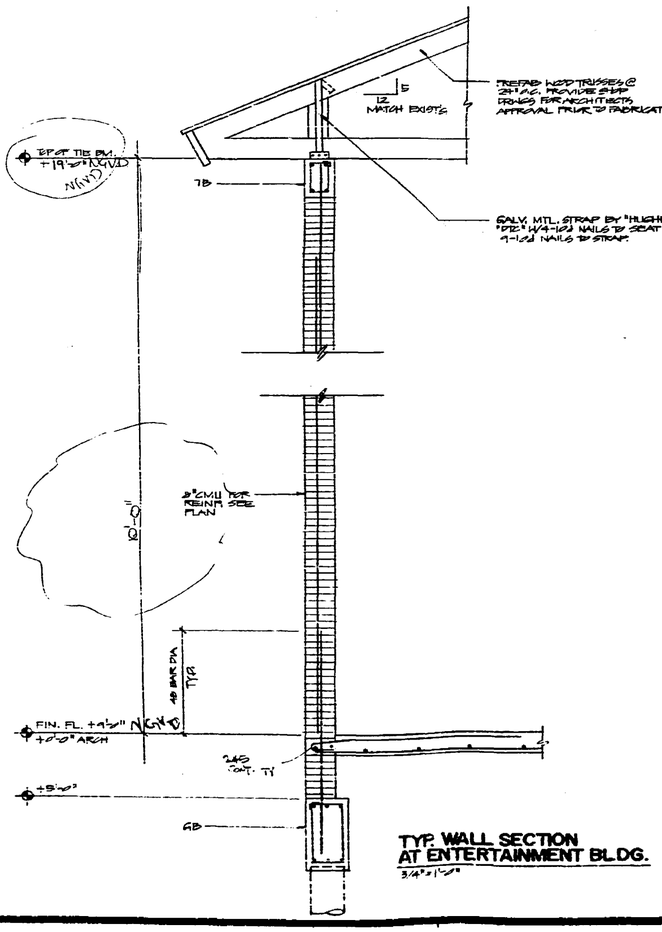
NOT TO SCALE

CONCRETE BEAM SCHEDULE

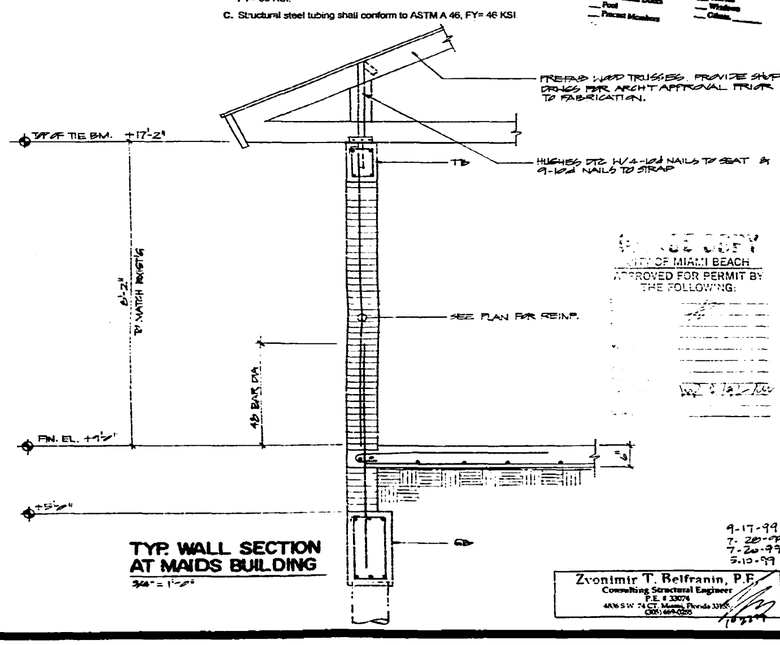
MARK	TOP ELEV.	SIZE W X H	REINFORCING BOTT.	CONT. TOP	C	E	I	TIES OR STIRRUPS NO.	TYPE	SPACING	REMARKS
GB-1	SEE PLAN	14"x24"	3#6	3#6	1#6		1#5	3	□	@ 10"	
GB-2		14"x24"	3#6	3#6					□	@ 10"	
GB-3		14"x24"	3#6	3#6	1#7				□	@ 10"	
GB-4		14"x24"	3#6	3#6					□	@ 10"	
GB-5		14"x24"	3#6	3#6			↓	↓	□	@ 10"	
GB-6		14"x24"	3#6	3#6			1#5	3	□	@ 8"	
B-1		16"x14"	2#6	3#6				3	□	@ 6"	
B-2		8"x14"	2#6	2#6				4	□	@ 4"	
TB		8"x12"	2#5	2#5			4#	3	□	@ 12"	EA. END BAL. @ 24"
TB-1		12"x12"	2#5	5#5			4#	3	□	@ 12"	EA. END BAL @ 24"
RB-1		12"-ARCH	3#5	3#5			1#5	3	□	@ 12"	SEE ARCH'L DWGS.
RB-2		8"x	2#5	2#6			#5@12"	4	□	@ 12"	SEE ELEV. 1/S-5
RB-3		16"x ARCH	3#7	3#7			2#5	3	□	@ 8"	SEE ARCHT DWGS.
RB-4		16x 36	3#5	3#5			3#5	3	□	@ 12"	
RB-5		8 x 36	2#5	2#5			3#5	3	□	@ 12"	
RB-6		16"x ARCH	4#5	4#5			#5@12"	3	□	@ 12"	SEE ELEV. 1/S-6
RB-7	↓	8x 22"	2#5	2#5			#5@12"	3	□	@ 12"	SEE ELEV. 2/S-6

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
A	8"x 14"	4 #6	#3 □ @ 8"	
B	8"x 24"	6 #6	#3 □ @ 8"	#3 J.H.F. @ 8" O.C.
C	8"x 19"	4#6	#3 □ @ 8"	
D	8"x 26"	6#6	#3 □ @ 8"	SAME AS COL. B
E	8"x 17"x 25"	8#6	#3 □ @ 8"	
F	TS 8"x 5"x 5/16"	12x 12 x 3/4 W/ 4-5/8" ϕ KWIK-BOLTS OR HILTI 8" EMBED	SAME AS BASE PL	FOR TRELLIS CAP PL 12"x 6"x 6"
G	12"x 23"	8#6	#3 □ @ 12" #3 ⌐ @ 12"	
H	TS 2"x 6"x 1/4"	8"x 8"x 8" PLATE W/ 4-5/8" ϕ KWIK BOLTS OR HILTI 6" EMB.	SAME AS BASE PL	
FC	FILLED CELL	1 #5	—	FULLY GROUTED
K	8"x 30"	6 #5	#3 □ @ 8"	#3 H.F. @ 8" O.C.
L	8"x 12"	4 #5	#3 □ @ 12"	



TYP. WALL SECTION AT ENTERTAINMENT BLDG.
3/4"=1'-0"



TYP. WALL SECTION AT MAIDS BUILDING
3/4" = 1'-0"

GENERAL STRUCTURAL NOTES

1. General

A. The Contractor shall check all dimensions on the structural drawings and verify same on the architectural set. Architectural details such as, slab depressions, waterproofing, mechanical openings, fascia framing and bracing shall be installed as per the architectural set.

B. The Contractor is responsible for shoring and bracing to ensure safe working conditions at the site. All construction shall conform to the South Florida Building Code.

2. Concrete

A. All cast in place concrete in this job shall attain a minimum compressive strength (f'c) at 28 days of 3000 p.s.i.

B. Concrete work shall conform to all requirements of ACI 301-latest edition specifications for structural concrete for building.

3. Reinforcing Steel

A. Reinforcing steel shall be detailed and placed in accordance with ACI 318-latest ed.

B. Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.

C. All welded wire fabric shall conform to ASTM A 185.

D. Reinforcing to be securely in position with standard accessories during placing of concrete.

E. All bottom bars shall bear 6" minimum over supports.

4. Minimum Concrete Over Reinforcing

	Minimum Clear Cover. (in.)
A. Concrete against and permanently exposed to earth (unformed faces)	3
B. Concrete exposed to earth or weather (formed faces):	
a. #6 bars and larger	2
b. #5 bars and smaller	1 1/2
C. Not in contact with ground	
a. Structural slabs & walls	3/4
b. Beams and Columns (Primary reinforcement, ties stirrups & spirals)	1 1/2
c. Slabs on grade over vapor barrier	1 1/2

5. Masonry

A. Hollow concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90 "standard specifications for hollow load bearing concrete masonry units".

B. All mortar shall comply with the property and proportion specifications of ASTM C 270. Except that slag cements shall not be used. Mortar for exterior walls shall be type M. For interior load bearing walls the mortar shall be type M or S. For interior walls above grade and not supporting loads the mortar shall be type M, S, or N.

C. Whenever anchor bolts are to be set in masonry, two cells at the setting location shall be filled with concrete.

D. Grout for masonry units shall conform to ASTM C 476 and shall attain a compressive strength of f'c= 3000 p.s.i. at 28 days.

E. Prism strength of masonry units shall be minimum of f'm= 1500 p.s.i.

F. Maximum pour lift for masonry units and grout pour height shall be 4'-0".

G. Slump 9" + 1".

6. Structural Steel

A. Structural steel work shall comply with AISC "specifications for the design, fabrications and erections for buildings" as it appears on the manual of steel construction, latest edition.

B. Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, FY= 36 KSI.

C. Structural steel tubing shall conform to ASTM A 46, FY= 46 KSI

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Bar Joist
- Bd. Doors
- Glass Block
- Hand Rail
- Metal Joist
- Miscellaneous Structures
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Stairs
- Structural Steel
- Trusses
- Windows
- Others

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

9-17-99
7-20-99
7-26-99
5-10-99

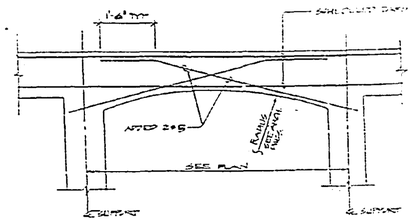
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33076
4836 S.W. 74 CT. Miami, Florida 33155
(305) 669-0305

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS | PLANNERS

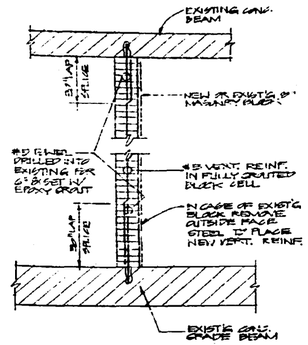
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

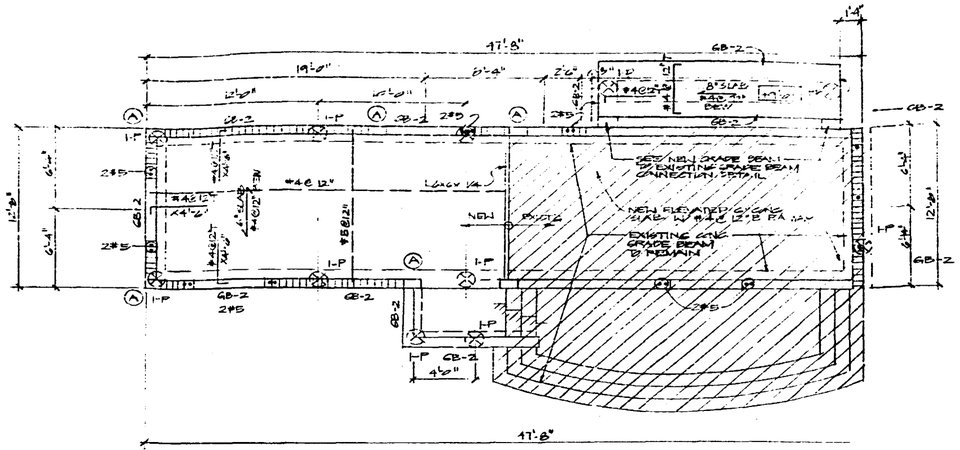
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OF



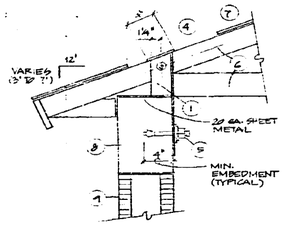
ELEVATION - TYP. ARCH BEAM REINFORCING DIAGRAM
N.T.S.



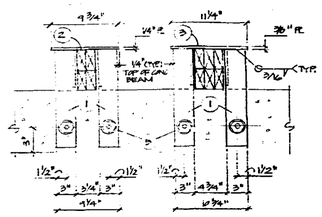
NEW FILLED CELL TO EXIST'G CONNECTION DETAIL
N.T.S.



MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4"=1'-0"

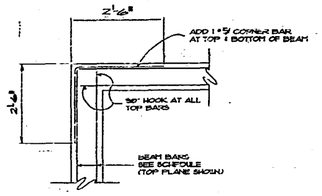


SECTION
1½"=1'-0"



TWO PLY TRUSS
(MAX. UPLIFT= 5,820#)

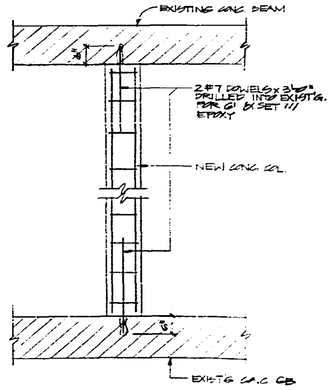
THREE PLY TRUSS
(MAX. UPLIFT= 7,220#)



TIE BEAM CORNER PLAN

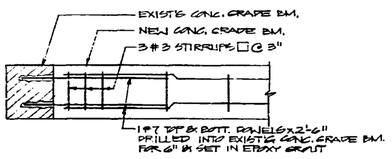
SCHEDULE.			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	Angle 3"x3"x¼" w/extended leg (Fy=36 ksi)2 as shown	5	¾" diam. HDI Kwik Bolt II (Carbon steel) 2 req'd
2	Steel plate 8-¼"x4"x¼" (Fy = 36 ksi)	6	Prefabricated two or three ply truss.
3	Steel plate 8 ½"x4"x⅜" (Fy = 36 ksi)	7	Min. 8"x8" exterior grade plywood. See plan for nailing requirements
4	One (1) ⅝" diam. anchor bolt for two ply truss	8	Min. 8"x8" concrete tie beam (f'c = 3,000 psi, minimum)
	One (1) ⅝" diam. anchor bolt for three ply truss	9	Concrete masonry block.

GIRDER TRUSS ANCHORAGE

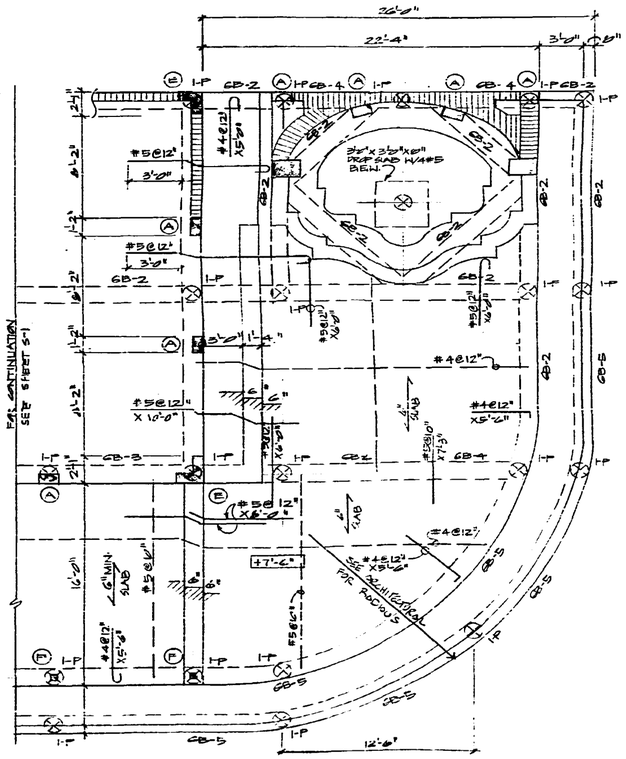


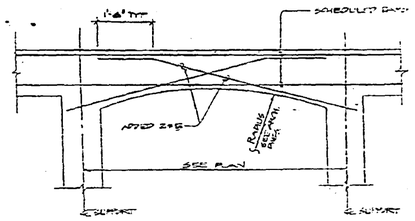
NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM. CONNECTION DETAIL

NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL

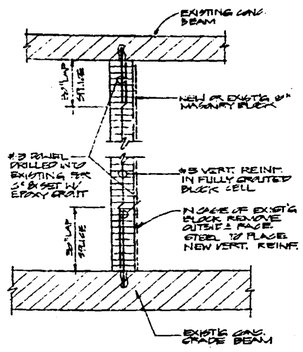


NEW CONC. GRADE BEAM TO EXISTING CONC. G.B. CONNECTION DETAIL

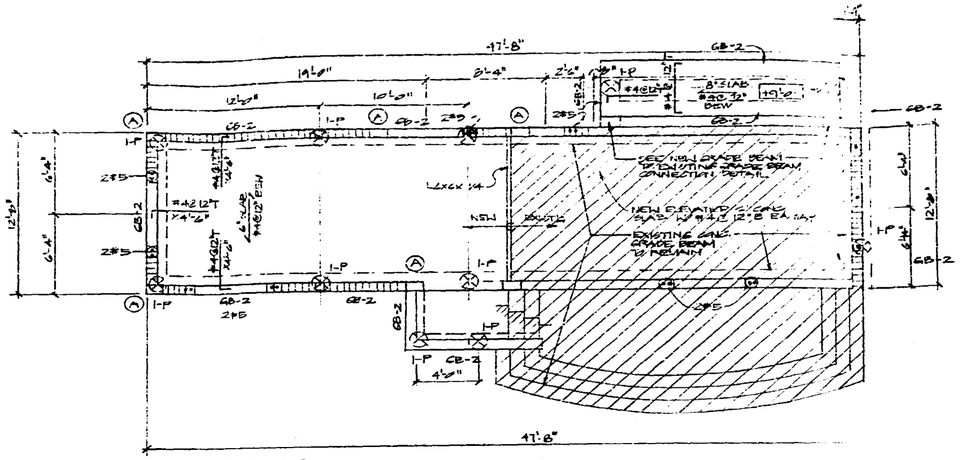

32'-0"
22'-4"
3½"
6"
1-F
GB-2
GB-4
GB-1
GB-3
GB-5
#5@12"
#4@12"
3'-0"
3'-6"
#5@12" X 10'-0"
#4@12" X5'-4"
#4@12"
#5@12" X 12'-0"
#4@12" X5'-0"
#5@12" X6'-2"
#4@12" X5'-0"
#5@12" X5'-4"
#4@12"
#5@12"
#4@12" X5'-6"
#5@12"
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#4@12"
#5@12"
#4@12



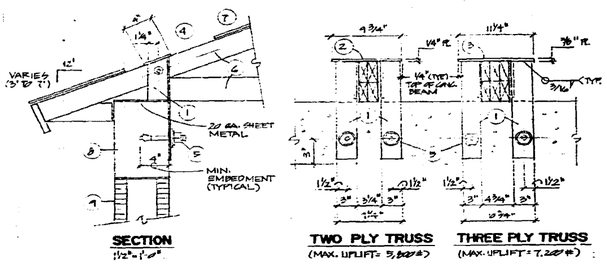
ELEVATION - TYP. ARCH BEAM REINFORCING DIAGRAM
N.T.S.



NEW FILLED CELL TO EXIST'G CONNECTION DETAIL
N.T.S.



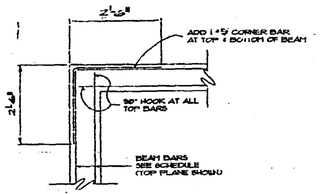
MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4"=1'-0"



SECTION
1 1/2"=1'-0"

TWO PLY TRUSS
(MAX. UPLIFT= 5,800#)

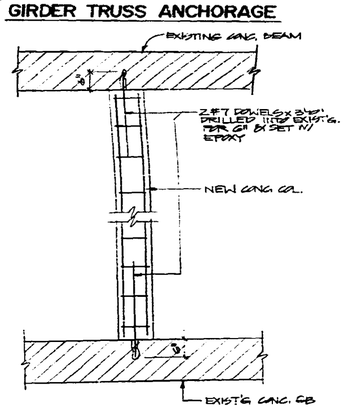
THREE PLY TRUSS
(MAX. UPLIFT= 7,220#)



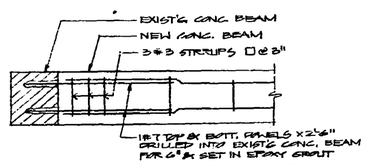
TIE BEAM CORNER PLAN

SCHEDULE.			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	Angle 3"x3"x¼" extended leg (Fy=36 ksi)(two req'd)	5	¾" diam. Hilti Kwik Bolt II (Carbon steel) 2 req'd
2	Steel plate 8-¾"x4"x¾" (Fy = 36 ksi)	6	Prefabricated two or three ply truss.
3	Steel plate 6-¾"x4"x¾" (Fy = 36 ksi)	7	Min. ¾" exterior grade plywood. See plan for nailing require.
4	One (1) ¾" diameter bolt for two ply truss	8	Min. 8"x8" concrete tie beam (f'c = 3250 psi minimum)
	One (1) ¾" dia. thru bolt for three ply truss	9	Concrete bearing block

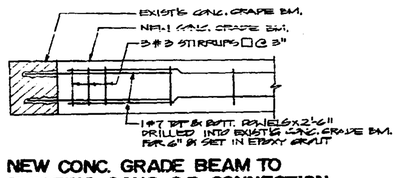
GIRDER TRUSS ANCHORAGE



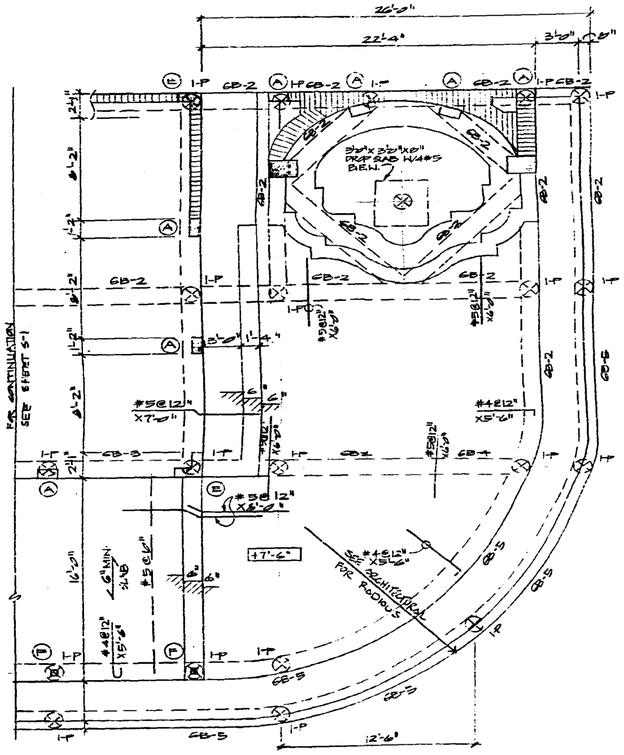
NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM. CONNECTION DETAIL



NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



NEW CONC. GRADE BEAM TO EXISTING CONC. G.B. CONNECTION DETAIL



PARTIAL FOUNDATION & GROUND FLOOR FRAMING PLAN
1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

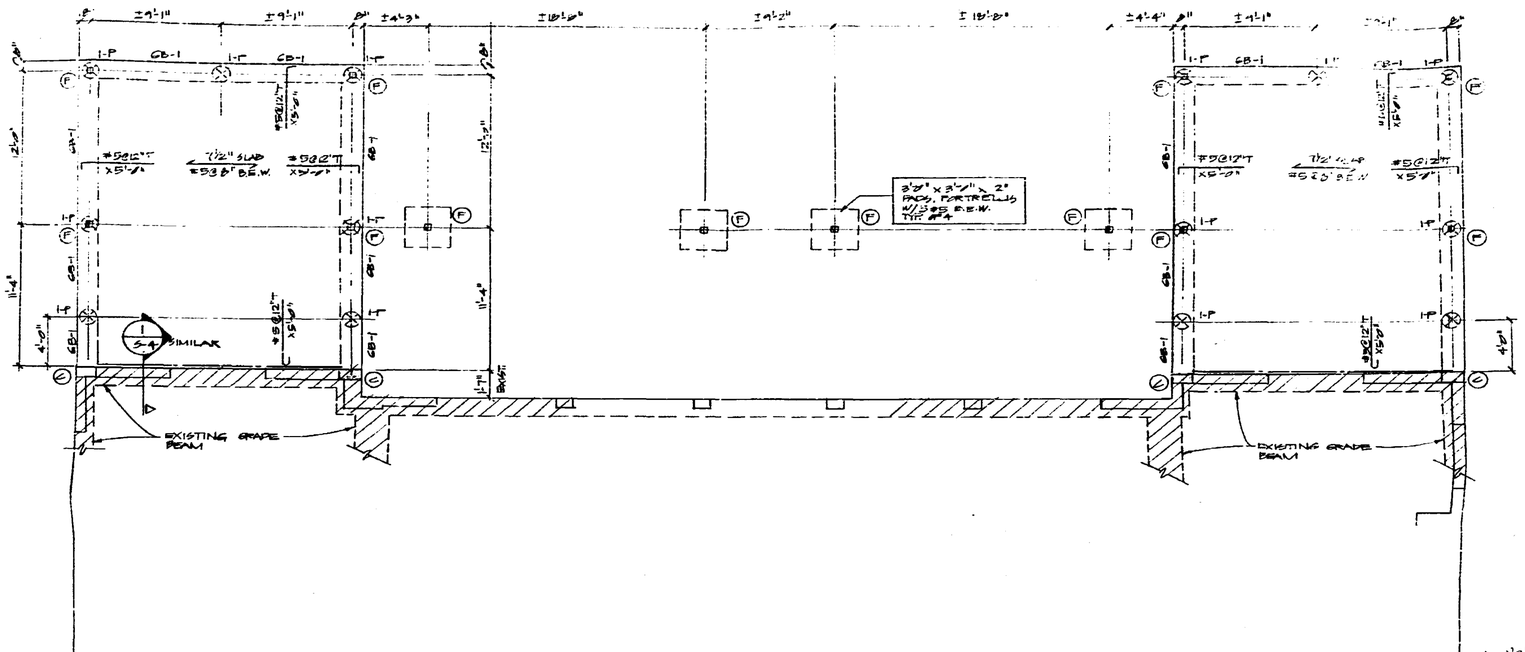
REVISIONS

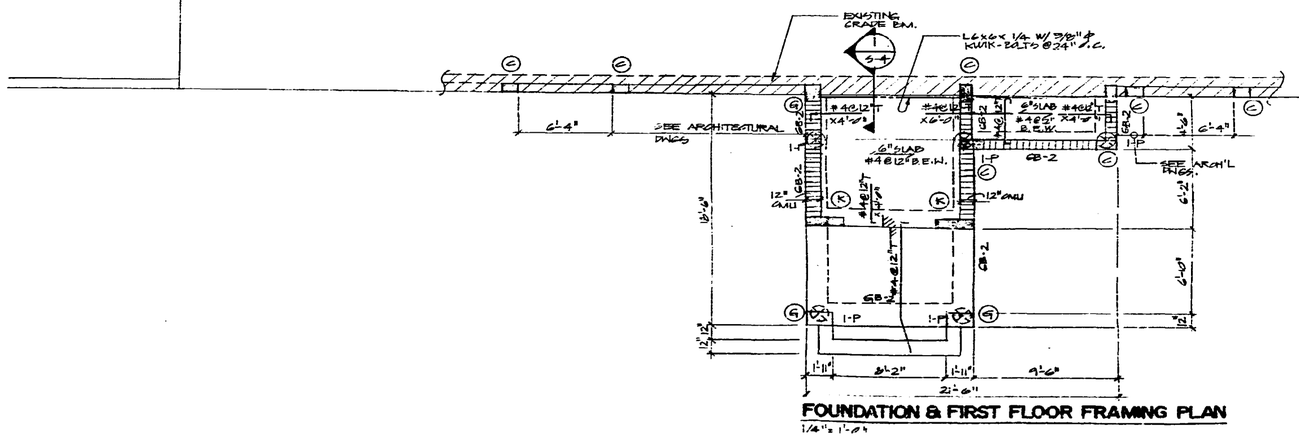
DATE
SHEET S-3 OF

COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

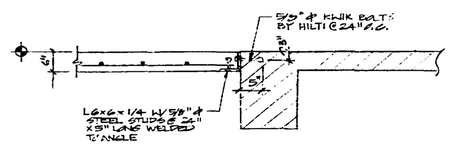
9-17-99
7-20-99
5-11-99
5-10-99

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33076
4636 S.W. 74Ct. Miami, Florida 33155





FOUNDATION & FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



SECTION 1/S-4
3/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT AS THE FOLLOWING:
MB 9/17/99

Job copy w/ cmts
List, Revisions
copy as approved
Set
original submittal
By Khan on 8/24/99

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:
- Bar Joist
- Rat. Doors
- Glass Block
- Hand Rail
- Miscellaneous Structural
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Joist
- Structural Steel
- Trusses
- Windows
- Others

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:
- Bar Joist
- Rat. Doors
- Glass Block
- Hand Rail
- Miscellaneous Structural
- Over Head Doors
- Pool
- Precast Members

7-28-99
7-20-99
5-10-99

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33076
4836 S.W. 74 CT. Miami, Florida 33155
(305) 669-0305

3 20 00

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS

DATE
SHEET S-4

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

DATE
SHEET
S-5

Zvonimir T. Beltrain, P.E.
Consulting Engineer
FLA. LIC. #32874
6585 S.W. 47th STREET
MIAMI, FLORIDA 33155

PART ELEV.
1/4"=1'-0"

TOWER ROOF FRAMING PLA.
1/4"=1'-0"

PART ROOF & SECOND FLOOR FRAMING PLAN
1/4"=1'-0"

SECTION
3/4"=1'-0"

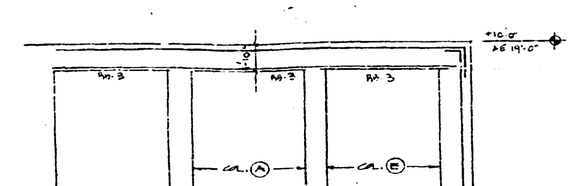
3X8@16" TO WOOD LEDGER
CONNECTION DETAIL B/S-2
3"=1'-0"

3X8@16" TO 4X10 WOOD BEAM
CONNECTION DETAIL B/S-5

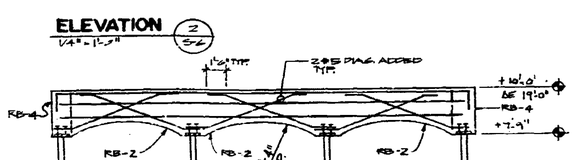
4X10 WOOD BEAM TO STL. COL.
CONNECTION DETAIL A/S-5

SECOND FLOOR PLAN NOTES:
SUPER-IMPOSED LOADS:
DL= 25 PSF
LL= 40 PSF

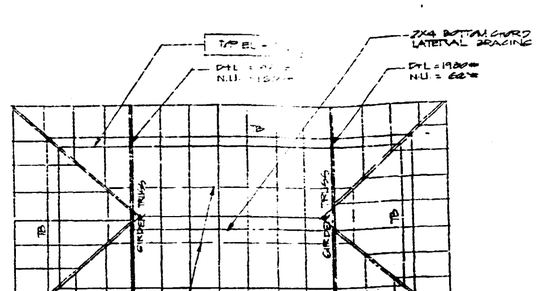
1. ——— DENOTES DIRECTION OF SLAB MAIN REINF. (OUTER MOST LAYER)
2. (——) DENOTES SLAB BOTTOM REINF.
3. (——) DENOTES SLAB TOP REINF.



ELEVATION (2/S-6)
1/4" = 1'-0"



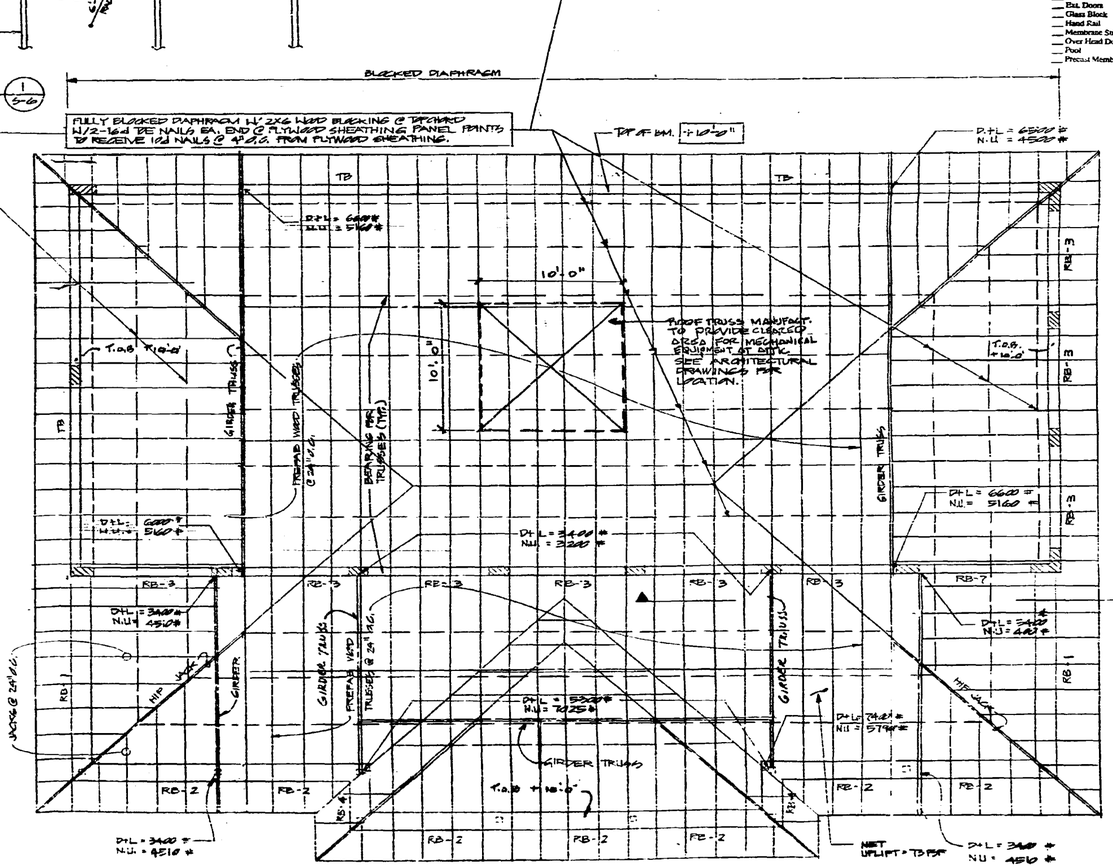
ELEVATION (1/S-6)
1/4" = 1'-0"



MAID'S BUILDING ROOF FRAMING PLAN
1/4" = 1'-0"

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

___ Bar Joist	___ Shutters
___ Ext. Doors	___ Skylights
___ Glass Block	___ Steel Stair
___ Hand Rail	___ Structural Steel
___ Membrane Structures	___ Trusses
___ Over Head Doors	___ Windows
___ Pool	___ Others _____
___ Precast Members	



(2/S-6)

(1/S-6)

ENTERTAINMENT BUILDING ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF PLAN NOTES:

1. SLOPED MISSED LOADS:
   DL = 25 PSF
   LL = 30 PSF
   NET UPLIFT = 43 PSF (ENCLOSED) 73 PSF (OPEN)
2. FOR CONNECTION OF PREFAB WOOD TRUSSES TO GIRD. BEAMS PROVIDE "DTC" GALV. TRUSS ANCHOR BY "HUGHES W/4-10d NAILS TO SEAT PLATE & 4-16d NAILS TO STRAP
3. FOR ROOF SHEATHING PROVIDE 3/8" CDX PLYWOOD W/ 10d NAILS @ 4" o.c. ALONG EDGES & @ ALL SUPPORTING TRUSSES.
4. FOR ALL EXTERIOR SOFFITS EXCEPT OVER HANGS PROVIDE MIN. 1/2" PLYWOOD SHEATHING W/ 8d NAILS 6" o.c. ALONG EDGES & @ ALL SUPPORTING TRUSSES BOTTOM CHORDS.
5. FOR ALL PIGGYBACKS PROVIDE 14 GA. x 1" GALV STRAP BY "SIMPSON" MODEL NO. FTP4A16 @ EA TRUSS W/ 8-16d NAILS EA. MEMBER.
6. (— — —) DENOTES 2X4 BOTT. CHORD CONT. LATERAL BRACING W/ 2-16d NAILS TO EA 3RD (TRUSS MFR. PAINTS OR 10'-0" o.c. MAX.)
7. "LB" DENOTES 2X6 PT. WOOD LEDGER TO FALSE THE RAKED TB W/ 3/8" ø A-307 THRU BOLTS @ 24" O.C. TO RECEIVE 10d NAILS @ 4" O.C. FROM PLYWOOD SHEATHING.

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33874
4826 S.W. 74 CT. Miami, Florida 33155
(305) 669-2555

3-22-99
4-17-99
7-22-99
5-10-99

DATE

SHEET S-6

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

REVISIONS

DOMI
MIA

Zvonimir T. Bellamin, P.E.
Consulting Structural Engineer
FLORIDA REG. NO. 29041

ENTERTAINMENT BUILDING ROOF FRAMING PLAN

1/4"=1'-0"

MAID'S BUILDING ROOF FRAMING PLAN

1/4"=1'-0"

ELEVATION (2/S-6)
1/4"=1'-0"

ELEVATION (1/S-6)
1/4"=1'-0"

ROOF PLAN NOTES:

1. SUPER IMPOSED LOADS:
   - FLR 25 PSF
   - LLR 20 PSF
   - WIND LOADING 49 PSF
2. ROOF CONSTRUCTION: 5/8" PLYWOOD SHEATHING W/ 8d NAILS @ 6" O.C. EDGE & 12" O.C. FIELD. PLYWOOD BLOCKING PROVIDED AT ALL PANEL EDGES NOT SUPPORTED BY TRUSSES OR BEAMS. ANCHOR BLOCKING TO TOP PLATE OF WALL W/ TOENAILS @ 6" O.C. USE H2.5 STRAP AT EACH TRUSS. PLYWOOD SHEATHING TO BE CONTINUOUS OVER 2 OR MORE SPANS. STAGGER ALL PANEL JOINTS.
3. PROVIDE 2x6 FASCIA BOARD ALONG EDGES & AT ALL GABLE ENDS.
4. FOR ALL EXTERIOR WALLS, PROVIDE 1/2" CDX PLYWOOD SHEATHING W/ 8d NAILS @ 6" O.C. EDGE & 12" O.C. FIELD. BOTTOM PLATE TO BE NAILED TO TRUSSES @ 6" O.C. W/ 8d NAILS. USE H2.5 STRAP AT EACH TRUSS.
5. FOR ALL PIGGYBACK TRUSSES, USE H2.5 STRAP AT EACH TRUSS. STRAP BY "SIMPSON" MFG. IS TO BE NAILED PER MFG. W/ 8d NAILS.
6. (ATTIC VENTILATION: 1/300 WITH CENTER CAP. 1/150 WITH EAVE & END VENTS. MIN. 1 SQ. FT. VENT PER 150 SQ. FT. ATTIC AREA.)
7. "H" DENOTES 2x4 ST. HEAD LEDGER TO BEAM THE NAILED W/ 2-16d NAILS AT 8" O.C. THRU BLKG @ 24" O.C. TO RECEIVE 8d NAILS @ 6" O.C. FROM PLYWOOD SHEATHING.

VOID

~~B0002634~~

B0002634

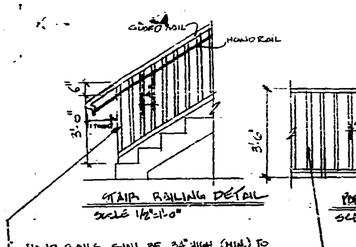
LASON
6954 S.W. 12 STREET, MIAMI, FLORIDA 33126
305-477-9149 • 800-287-4799 • FAX 305-477-7526

PREVIOUS
DOCUMENT
IS
a photocopy in poor
condition

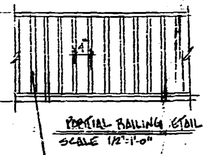
FC 017

00278

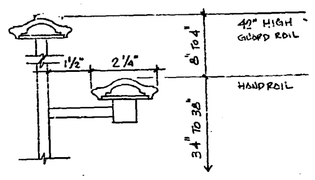
ADDENDUM



STAIR RAILING DETAIL
SCALE 1/2"=1'-0"



PARTIAL RAILING DETAIL
SCALE 1/2"=1'-0"

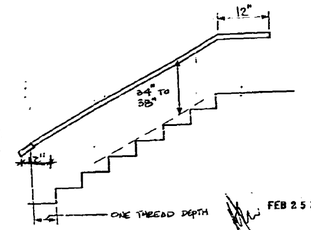


GUARD RAIL / HAND RAIL DETAIL
HALF SIZE SCALE

- HAND RAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) PICKETS MUST REJECT 4" ϕ SPHERE.
- GUARDS AT OPEN SIDES SHALL BE 42" HIGH & SHALL COMPLY WITH NFPA 5.2.2.1
- PROVIDE SHOP DRAWING FOR ARCHITECT & ENGINEER APPROVALS. DESIGN CRITERIA AS PER S.F.B.C.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING _____
ZONING _____
PLUMBING _____
ELECTRICAL _____
MECHANICAL _____
FIRE PREVENTION _____
ROOFING _____
PUBLIC WORKS _____
STRUCTURAL _____
ENVIRONMENTAL _____
ELEVATOR _____



FEB 2 5 2000

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

ROBERT WADE & ASSOCIATES
ARCHITECTS URBAN PLANNERS
MIAMI FLORIDA

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

New/Addition/Remodel

04-17-2000

Activity Number: B0002634

Status: APPROVED

Issued By:

Site Address: 94 PALM AV MBCH
Parcel #: 4209010330

Applied: 04/14/2000
Approved: 04/17/2000
Completed:
To Expire: 10/14/2000

Valuation: $590,000.00

Applicant: GOMEZ RAFAEL B
3360 CORAL WAY
MIAMI FL 33145
305-444-2340

Property Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
RIYADH 11433 GOB

Description: **ADD NEW ENTARTMENT BLDG/EXSTNG SIDES OF HOME AND**
Inspector Area: S Class Code: ARRES

DETAIL LIST

New Construction Fees

New Building or Addition - Per Sq.Ft.:	3800	$455.00
Storage/Industrial Building - E & F - Per Sq.Ft.:	0	$0.00
Demolition/Agriculture on Premises - Per Sq.Ft.:	0	$0.00
Screen Enclosure/Trail on Premises - Per Sq.Ft.:	0	$0.00
New Construction other than Above - Per Const:	$0.00	$0.00
Wood/Prefabricated Storage Sheds - Per Sq.Ft.:	0	$0.00
Service Station Underground Tanks - Per # of:	0	$0.00
Civil Defence Approved Shelters - Per # of:	0	$0.00
Ft. not Common Elevator Hoistway - Per # of:	0	$0.00

Alteration/Repair Fees

Alteration Building/Structures - Per Const:	150,000.00	$2,727.00
Awning, Canopy, Patio Cover - Per Const:	$0.00	$0.00
Area Under Roof - RADON - Per Sq.Ft.:	3800	$80.00
Walk-Thru - Per Valuation:	150,000.00	$150.00
Repairs to Building/Structure - Per Const:	$1.00	$0.00
Roofing or Re-roofing - Per Sq.Ft.:	0	$0.00
Windows/Doors - Per # of:	0	$0.00
Signs 30-4 (Wrtn/Street) - Per Sq.Ft.:	0	$0.00
Fence and/or Wall - Per Linear Feet:	0	$0.00
Partial Demo (Struct, Sign, Wall) - Per Const:	$0.00	$0.00
Swimming Pool - Per Gallon:	0	$0.00
Painting - Per Const:	$0.00	$0.00
Sandblasting - Per Const:	$0.00	$0.00
Paving - Per Sq.Ft.:	0	$0.00
Concrete Slab - No Paving - Per Sq.Ft.:	0	$0.00
Trees - Per # of:	0	

CITY OF MIAMI BEACH BUILDING DEPARTMENT APR 17 2000 PAID

National Fire Protection Association

October 26, 1998

Mr. Robert C. Wade, A.I.A.
Robert Wade and Associates, P.A.
520 Brickell Key Drive, Office Plaza 201
Miami, FL 33131

Sending via fax to: 305-361-6542

Dear Mr. Wade:

This replies to your October 23, 1998 facsimile transmittal requesting a clarification of provisions of the NFPA 101-1997 *Life Safety Code*® applicable to stairs in dwellings. In effect, you asked that I confirm a provision that you have correctly restated in your letter. Please consider the following:

- Paragraph 21-2.1 directs the user to 5-2.2 for stair requirements.
- Table 5-2.2.2.1(a) would normally require that stairs be built with a maximum riser height of 7 in. and a minimum tread depth of 11 inches. However, Exception No. 3 to 21-2.5.1, specifically applicable to new stairs within dwellings, permits the riser height to be increased to 7-3/4 in. and permits the tread depth to be reduced to 10 inches.
- If the stair in question within the dwelling is an existing stair, then Table 5-2.2.2.1.b permits the existing stair to have a maximum riser height of 8 in. and a minimum tread depth of 9 inches.

Sincerely,

Ron Coté, P.E.
Principal Life Safety Engineer

RC/k#737

IMPORTANT NOTICE:

B02279

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1073

City of Miami Beach
Building & Zoning Department

RE: 94 Palm Ave., Act.#:BMS0000285

As per your comments dated 3/22/00, they have been addressed as follows:

1- Provide calc. for RB-1 :> See attached calculation sheet.
2- Verify elevation of top of tie beam 19 is NGVD (dim the height of the wall) :> See sheet S2.
3- Only S1, S2, S3, S6 has been submitted, provide S4, S5 :> See attached sheets. Sheets have not changed, see existing approved plans.
4- A2 calls for existing column to be removed, justify by calc. that will not affect structural integrity of the structure. :> Existing column is superposed, column is not structural.

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74TH COURT
MIAMI, FLORIDA 33155
(305)669-0255
FAX(305)669-1073

job DOUGLAS RD. HOLDGS.
sheet no. 1 of
calc. by MM date 07-14-99
checked by ZTB date

DESIGN RB-1
12"x 60CM
3#6 T&B
#3 @ 12" O.C.

SPAN = 15.5'

AVG. TRIB WIDTH = 2.25'
+ OVERHANG. 2'25
4.5'

D = 25 PSF
L = 30 PSF

W_{DET} = 1.4x25 + 1.7x30 = 86 PSF x 4.5 = 387 PLF

BM. $\left(\frac{24"+36"}{2}\right)$. 12" x1.4 = 375 P
762 PLF

$M_U = \frac{L}{8} \times .762 \times 15.5^2 = 22.9$ K-L.

MIN. DEPTH d = 20"

A_S^+ REQ'D = 0.29 in²

A_S^+ PROVIDED = 3.45 = 3#8 T = 0.93 in²
0.29 in²

SUBJ. TO DEFLECTION BE OK INSPECTION. OR

* FOUNDATION IS COMPOSED OF 14 DIA. CONC. AUGER CAST PILES WITH A NET WORK OF 14"X24" CONCRETE GRADE BEAMS.

DESIGN LOADS:
ROOF:
D.L. = 25 PSF
L.L. =30 PSF
GROUND , FIRST& 2ND. FLOOR
D.L. = 25 PSF
L.L. = 40PSF (floor)
60PSF(balconies)
100PSF(stairs)

LATERAL LOADS:
REF. ASCE 7-88
EXP. "D"
110 MPH WIND VELOCITY
I=1.05
q15 = 41 PSF
q25 = 45 PSF

G15 =1.15
G25 = 1.13

* WINDWARD WALL W/ CP = 0.8
COEFFICIENT OF INTERNAL PRESSURE OF 0.25
P15 = 41(1.15)(0.8) - 41(0.25) = 27.04PSF
P25 = 29.43PSF

*LEEWARD WALL W/CP = -0.5
P15 = 41(1.15)(-0.5) -41(0.25) = -33.82PSF
P25 = -36.7PSF

3-22-00

00280

ZVONIMIR T. BELFRANIN P.E.
4836 SW 74TH COURT
MIAMI, FLORIDA 33155
(305)669-0255
FAX(305)669-1073

job DOMINION IND. NOLOGS.
sheet no 2 of
calc. by MM date 07-14-99
checked by ZTB date

WINDWARD ROOF W/ CP = -0.75
P15 = 41(1.15)(-0.75) - 41(0.25) = -45.6 PSF
P25 = -49.8PSF

NET UPLIFT = -41.6 PSF (15')
-45.0 PSF (25')

@ OPEN STRUCTURES *W/ CP = -1.55*

P15 = 41(1.15)(-1.55) = -73.0 PSF

P25 = -79 PSF

NET UPLIST = -66.0 PSF (15')
-74.0PSF (25')

SAI: CONSM - Continuous Beam Analysis and Design
Version 1.15 - 03/30/27 - C4.0
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Boca Raton FL 33432 (305) 392-9597

Z.T.BELFRANIN CONSULTING ENGINEERS

Design of concrete finde beams

Input data file name: DOSLAB

DATE: 3-21-2000 TIME: 19: 5:59

PROJECT: DOMINION GROUND FLOOR ONE WAY SLAB DESIGN

BASIC DATA
0CODE PIN ALT SWAY LAST MOMRED
NO NO NO NO YES YES

TYPE BMS TCOL BCOL FC FY GAM FV FCT
1 5 .0 .0 3.0 60. 100. 60. 273.9

SPAN DATA

BM	SPAN	B	D	BLFT	BRT	WLD
2	16.0	12.0	6.0	.0	.0	.0
3	12.0	12.0	6.0	.0	.0	.0
4	15.0	12.0	6.0	.0	.0	.0

UNIF. LOADS

BM	TYPE	LOAD	START	END	WIDTH
2	DL	25.0	.0	16.0	1.0
2	LL	60.0	.0	16.0	1.0
3	DL	25.0	.0	15.0	1.0
4	DL	25.0	.0	15.0	1.0
3	LL	40.0	.0	15.0	1.0
4	LL	40.0	.0	15.0	1.0

CONC. LOADS

BM	TYPE	P	LOC
2	DL	.0	.0

EFFECTIVE COVER

BM	LEFT	MID	RIGHT
2	1.50	1.50	1.50
3	1.50	1.50	1.50
4	1.50	1.50	1.50

MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS

POINT:	.0	.1	.2	.3	.4	.5	.6	.7	.8	.9	1.0

BEAM NO. 2:

MT:	.0	1.5	2.5	3.2	3.4	3.2	2.6	1.6	.2	-1.1	-2.5
MB:	.0	.9	1.6	1.9	2.1	2.0	1.6	1.0	.0	-1.6	-3.8
V:	1.0	.8	.5	.3	.0	.2	.5	.8	1.0	1.3	1.5

BEAM NO. 3:

MT:	-2.5	-1.4	-.6	-.0	.3	.5	.5	.0	-.4	-1.2	-2.2
MB:	-3.8	-2.3	-1.1	-.3	.3	.5	.4	.0	-.6	-1.6	-3.0
V:	1.1	.9	.7	.5	.3	.0	.2	.4	.6	.8	.9

BEAM NO. 4:

MT:	-2.2	-1.0	.1	1.2	2.0	2.4	2.6	2.4	1.9	1.1	.0
MB:	-3.0	-1.3	.0	.8	1.4	1.7	1.8	1.7	1.4	.8	.0
V:	1.2	1.0	.8	.6	.4	.2	.0	.2	.4	.6	.8

REACTIONS

COL	R	DXT
1	1.0	.03
2	2.R	.67
3	2.C	.71
4	.9	.71

DEFLECTIONS

BM DEFL
2 .18
3 -.02
4 .12

*** DESIGN MOMENTS ***

	M-LEFT	M-MID	M-RITE
BEAM NO. 2:			
GR WKG	.00	3.38	-3.83
GR WKG	.00	.98	-2.48
COMB ULT	.00	5.13	-5.76
COMB ULT	.00	.29	-3.48
BEAM NO. 3:			
GR WKG	-3.83	.53	-2.98
GR WKG	-2.48	-1.14	-2.19
COMB ULT	-5.76	.76	-4.41
COMB ULT	-3.48	-1.75	-3.07
BEAM NO. 4:			
GR WKG	-2.98	2.56	.00
GR WKG	-2.19	.06	.00
COMB ULT	-4.41	3.85	.00
COMB ULT	-3.07	.07	.00

*** REINFORCING STEEL ***

BM ASL UL REVL ASM UM REVM ASR UR REVR DL DM DR ASMIN

00281

#5@10" BOTT. #5@10" TOP

2	.00	.00	.00	.27	.20	.00	.20	.00	4.5	4.5	4.5	.13
3	.30	.30	.00	.04	.04	.09	.20	.00	4.5	4.5	4.5	.13
4	.23	.23	.00	.20	.20	.00	.00	.00	4.5	4.5	4.5	.13

#5@12" TOP

#5@12" BOTT.

End of CONBM

Elapsed Time: 0 min 0 sec

SAI: CONBM - Continuous Beam Analysis and Design
Version 1.1C - 03/30/97 - C4.0
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Boca Raton FL 33432 (305) 392-6597

Z.T.BELFRANIN CONSULTING ENGINEERS

Input data filename: dolgb

DATE: 3-21-2000 TIME: 19:51:41

PROJECT: DOMINICAN INTERIOR GRADE BEAMS

BASIC DATA
0CODE PIN ALT SWAY LAST MOMRED
NO NO NO NO YES YES

TYPE	BMS	TCOL	BCOL	FC	FY	GAM	FV	FCT
3	6	.0	.0	3.0	60.	150.	60.	273.9

SPAN DATA

BM	SPAN	B	D	BLEFT	ERT	WLD
2	16.5	14.0	24.0	.0	.0	.0
3	16.5	14.0	24.0	.0	.0	.0
4	16.5	14.0	24.0	.0	.0	.0
5	16.5	14.0	24.0	.0	.0	.0

UNIF. LOADS

BM	TYPE	LOAD	START	END	WIDTH
2	DL	1550.0	.0	16.5	1.0
3	DL	1550.0	.0	16.5	1.0
4	DL	1550.0	.0	16.5	1.0
5	DL	1550.0	.0	16.5	1.0
2	LL	620.0	.0	16.5	1.0
3	LL	620.0	.0	16.5	1.0
4	LL	620.0	.0	16.5	1.0
5	LL	620.0	.0	16.5	1.0

CONC. LOADS

BM	TYPE	P	LOC
2	DL	0	.0

EFFECTIVE COVER
OBM LEFT MID RIGHT
2 4.00 4.00 4.00
3 1.05 4.00 4.00
4 4.00 4.00 4.00
5 4.00 4.00 4.00

MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS

POINT:	.0	.1	.2	.3	.4	.5	.6	.7	.8	.9	1.0
BEAM NO. 2:											
MT:	0	23.5	40.2	50.0	52.9	49.0	38.2	20.6	-3.0	-28.6	-55.4
MB:	.0	17.7	30.3	37.7	39.9	36.9	28.8	15.5	-3.9	-35.3	-73.5
V:	12.1	12.1	8.0	3.9	.3	4.5	8.6	12.8	16.9	21.0	21.0
BEAM NO. 3:											
MT:	-55.4	-30.3	-10.3	5.9	18.6	24.5	23.5	15.7	1.0	-15.5	-36.9
MB:	-73.5	-40.2	-13.7	4.4	14.0	18.5	17.7	11.8	.7	-20.6	-49.0
V:	18.1	18.1	14.0	9.8	5.6	1.5	2.7	6.8	11.0	15.1	15.1
BEAM NO. 4:											
MT:	-36.9	-15.5	1.0	15.7	23.5	24.5	18.6	5.9	-10.3	-30.3	-55.4
MB:	-49.0	-20.6	.7	11.8	17.7	18.5	14.0	4.4	-13.7	-40.2	-73.5
V:	15.1	15.1	11.0	6.0	1.7	1.5	5.5	9.6	14.0	18.1	18.1
BEAM NO. 5:											
MT:	-55.4	-26.6	-2.0	20.5	36.2	49.0	52.9	50.0	40.2	22.5	.0
MB:	-73.5	-35.3	-3.9	15.5	28.8	36.9	39.9	37.7	30.3	17.7	.0
V:	21.0	21.0	16.9	12.8	8.5	4.5	.3	3.9	8.0	12.1	12.1

REACTIONS

COL	R	D/T
1	16.3	.75
2	47.5	.75
3	39.8	.75
4	47.5	.75
5	16.3	.75

O.K.

DEFLECTIONS

BM	DEFL
2	.04
3	.01
4	.01
5	.04

*** DESIGN MOMENTS ***

	M-LEFT	M-MID	M-RITE
BEAM NO. 2:			
GR WKG	.00	-2.93	-73.51
GR WKG	.00	-3.92	-56.42
COMB ULT	.20	78.20	-108.34
COMB ULT	.00	-5.76	-77.59
BEAM NO. 3:			
GR WKG	-73.51	24.50	-46.00
GR WKG	-56.42	-13.72	-36.35
COMB ULT	-108.34	36.11	-72.22

D0282

COMB ULT -77.59 -20.22 -51.73

BEAM NO. 4:
GR WKG -48.00 24.50 -73.51
GR WKG -36.95 -13.72 -53.42
COMB ULT -72.22 38.11 -136.34
COMB ULT -51.73 -20.22 -77.59

BEAM NO. 5:
GR WKG -73.51 52.93 .00
GR WKG -55.42 -3.92 .00
COMB ULT -108.34 78.00 .00
COMB ULT -77.59 -5.78 .00

*** SHEAR ANALYSIS ***

BM	END	VU	VUS	VC	VMULT	S-MAX
2	L	17.9	75.1	109.5	95.7	10.0
2	R	31.0	130.3	109.5	85.7	10.0
3	L	28.6	111.9	109.5	85.7	10.0
3	R	22.3	93.5	109.5	85.7	10.0
4	L	22.3	93.5	109.5	85.7	10.0
4	R	28.6	111.9	109.5	85.7	10.0
5	L	31.0	130.3	109.5	85.7	10.0
5	R	17.9	75.1	109.5	85.7	10.0

3#6 Top 1#6 "C"

*** REINFORCING STEEL ***

BM	ASL	CL	REVL	ASM	CM	REVM	ASR	CR	REVR	DL	DM	DR
2	.00	.00	.00	.93	.00	.09	1.27	.00	.00	20.0	20.0	20.0
3	1.27	.00	.00	.54	.03	.30	.93	.00	.00	20.0	20.0	20.0
4	.93	.00	.00	.54	.01	.30	1.27	.01	.00	20.0	20.0	20.0
5	1.27	.01	.00	.93	.00	.09	.00	.00	.00	20.0	20.0	20.0

GB-1 & GB-2

3#6 BOTT.

End of combsd

Elapsed Time 0 min 0 sec

SAI: CONBM - Continuous Beam Analysis and Design
Version 1.15 - 03/30/27 - C4.0
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Boca Raton FL 33432 (305) 392-0597

Z.T.BELFRANIN CONSULTING ENGINEERS

Input data filename: DOGB1

DATE: 3-21-2700 TIME: 18:16:48

PROJECT: DOMINION IND. HOLDINGS DESIGN OF GRADE BEAMS GB-1 AND GS-2

BASIC DATA
0CODE PIN ALT SWAY LAST MOMRED
NO NO NO NO YES YES

TYPE BMS TCOL BCOL FC FY GAM FV FCT
3 10 .0 .0 3.0 60. 152. 60. 273.9

SPAN DATA

BM	SPAN	B	D	BLFT	BRT	WLL
2	12.0	14.0	24.0	.0	.0	.0
3	12.0	14.0	24.0	.0	.0	.0
4	12.0	12.0	24.0	.0	.0	.0
5	12.0	12.0	24.0	.0	.0	.0
6	12.0	12.0	24.0	.0	.0	.0
7	12.0	12.0	24.0	.0	.0	.0
8	12.0	12.0	24.0	.0	.0	.0
9	12.0	12.0	24.0	.0	.0	.0

UNIF. LOADS

BM	TYPE	LOAD	START	END	WIDTH
2	DL	800.0	.0	12.0	1.0
3	DL	800.0	.0	12.0	1.0
2	LL	480.0	.0	12.0	1.0
3	LL	480.0	.0	12.0	1.0
4	DL	1950.0	.0	12.0	1.0
5	DL	1520.0	.0	12.0	1.0
6	DL	1950.0	.0	12.0	1.0
7	DL	1950.0	.0	12.0	1.0
8	DL	1950.0	.0	12.0	1.0
9	DL	1950.0	.0	12.0	1.0
4	LL	880.0	.0	12.0	1.0
5	LL	880.0	.0	12.0	1.0
6	LL	880.0	.0	12.0	1.0
7	LL	880.0	.0	12.0	1.0
8	LL	880.0	.0	12.0	1.0
9	LL	880.0	.0	12.0	1.0

CONC. LOADS

BM	TYPE	P	LOC
4	DL	11.6	3.0
4	LL	3.9	.0

EFFECTIVE COVER

BM	LEFT	MID	RIGHT
2	4.00	4.00	4.00
3	4.00	4.00	4.00
4	4.00	4.00	4.00
5	4.00	4.00	4.00
6	4.00	4.00	4.00
7	4.00	4.00	4.00
8	4.00	4.00	4.00
9	4.00	4.00	4.00

MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS

POINT:	.0	.1	.2	.3	.4	.5	.6	.7	.8	.9	1.0
BEAM NO. 2:											
MT:	.0	8.8	14.9	18.8	20.4	19.6	18.4	11.0	3.1	-4.1	-12.9
MB:	.0	8.2	10.7	13.5	14.7	14.3	12.2	8.4	3.0	-7.0	-19.5
V:	5.4	5.4	4.2	2.3	.3	1.6	3.6	5.6	7.5	8.7	8.7
BEAM NO. 3:											
MT:	-12.9	-7.3	-3.3	-.8	.8	-.0	-3.2	-8.4	-14.4	-22.1	-31.4
MB:	-19.5	-10.9	-4.7	-1.0	-.4	-1.4	-4.1	-8.7	-16.5	-26.7	-39.2
V:	5.4	5.4	4.2	2.3	.3	1.6	3.6	5.6	7.5	8.7	8.7
BEAM NO. 4:											
MT:	-31.4	-8.7	16.2	30.3	32.9	31.0	24.6	13.8	-1.1	-16.2	-34.6
MB:	-39.2	-8.2	14.8	26.0	27.1	24.9	19.5	10.8	-1.5	-21.3	-45.5
V:	21.5	21.6	19.4	4.0	.5	3.4	7.2	10.9	14.6	16.9	16.9
BEAM NO. 5:											
MT:	-34.6	-12.0	-6.7	4.6	12.4	15.7	14.5	8.9	-.9	-11.2	-24.8
MB:	-45.6	-24.4	-7.6	2.3	8.2	10.8	10.1	6.3	-1.2	-15.8	-34.9
V:	14.4	14.4	12.1	8.4	4.6	.9	2.8	6.6	10.3	12.6	12.6
BEAM NO. 6:											
MT:	-24.8	-10.6	4	11.0	17.3	19.2	16.6	9.5	-1.5	-15.2	-28.1
MB:	-34.9	-15.1	.2	8.2	12.8	14.1	12.1	6.9	-2.1	-18.1	-38.6
V:	13.2	13.2	10.9	7.2	3.4	.3	4.0	7.8	11.5	13.8	13.8
BEAM NO. 7:											
MT:	-28.1	-13.2	-1.5	9.6	16.8	19.4	17.6	11.3	.5	-10.6	-24.5
MB:	-38.6	-15.1	-2.0	6.9	12.1	14.0	12.7	8.2	.4	-14.7	-34.5
V:	13.8	13.8	11.5	7.5	4.1	.3	3.4	7.1	10.8	13.1	13.1
BEAM NO. 8:											
MT:	-24.9	-11.3	-.9	8.7	14.1	15.1	11.5	3.5	-5.5	-18.2	-34.3
MB:	-34.5	-15.8	-1.2	6.3	10.2	10.9	8.3	2.6	-9.0	-25.9	-47.4
V:	12.4	12.4	10.1	3.4	2.7	1.1	4.6	8.5	12.3	14.5	14.5

00283

13005

— REINFORCING STEEL —

BM	ASE	CL	REQ'A	ASM	CM	REQ'M	ASR	QR	REQ'V	DL	DM	QR
2	.00	.00	.00			44.00	.00	20.0	20.0	23.0		
3	44	.00	.00	.00		.67	.00	20.0	20.0	20.0		
4	30	.00	.00	.73		.00	.00	20.0	20.0	20.0		
5	.00	.00	.00	.35		.00	.19	.79	.00	20.0	20.0	20.0
6	.79	.00	.00	.43		.00	.35	.00	.00	20.0	20.0	20.0
7	.80	.00	.00	.43		.00	.47	.00	.00	20.0	20.0	20.0
8	.78	.00	.00	.33		.00	.43	.00	.04	.79	.00	20.0	20.0	20.0
9	.61	.00	.00	.79		.00	.53	.00	.20	.61	.00	20.0	20.0	20.0
						.00	.79	.00	.05	.00	.00	20.0	20.0	20.0

3#6 @ 12".

End of CONSEM

Elapsed Time: 0 min 0 sec

COMB LAT -47.15 23.48 -51.62
COMB LAT -46.48 -10.87 -34.77

BEAM NO. 6
GR WHG -34.62 2.69 -38.09
COMB LAT -31.16 23.50 -38.29
COMB LAT -31.71 23.50 -38.29

BEAM NO. 7
GR WHG -34.63 19.43 -34.47
COMB LAT -31.17 26.83 -31.13
COMB LAT -30.29 -2.30 -34.97

BEAM NO. 8
GR WHG -34.64 15.05 -47.26
COMB LAT -31.18 4.65 -34.27
COMB LAT -31.18 -13.28 -47.26

BEAM NO. 9
GR WHG -47.26 34.70 .00
COMB LAT -42.53 51.00 .00
COMB LAT -47.26 -3.15 .00

— SHEAR ANALYSIS —

BM	SEC	VDL	VL	VC	VMULT	SMAX
1	R	34.4	105.5	.0	.0	
1	L	13.0	54.3	105.5	.0	.0
2	R	12.8	53.9	105.5	.0	.0
2	L	53	34.4	105.5	.0	.0
3	R	53	13.5	105.5	100.0	100.0
3	L	24.9	13.5	105.5	100.0	100.0
4	R	24.9	104.2	105.5	100.0	100.0
4	L	14.7	91.7	105.5	100.0	100.0
5	R	11.5	88.9	105.5	100.0	100.0
5	L	22.4	100.1	105.5	100.0	100.0
6	R	20.5	100.5	105.5	100.0	100.0
6	L	19.9	99.5	105.5	100.0	100.0
7	R	19.9	99.5	105.5	100.0	100.0
7	L	19.5	99.2	105.5	100.0	100.0
8	R	21.1	100.2	105.5	100.0	100.0
8	L	19.7	99.7	105.5	100.0	100.0
9	R	14.1	99.3	105.5	100.0	100.0

$V_c = 2\sqrt{f'_c}\,bd = (14)(20)/1000 = 84.4^{k}$

$d/L = 10^{\circ}$

#3 @ 5" (typ) e.o.c.

BEAM NO. 5
LFT: -34.3 -16.3 -1.5 13.9 23.3 32.3 34.8 32.5 26.1 15.1 0
VR: 17.4 23.3 19.0 13.9 23.3 34.8 32.5 26.1 15.1 0
VL: 17.4 15.1 11.4 7.7 3.9 .2 3.5 7.2 9.5 9.5

— REACTIONS —

CASE	DIT
1	17.71
2	13.3
3	13.74
4	41.6
5	24.4
6	30.0
7	23.3
8	22.3
9	14.7

— DEFLECTIONS —

BM DEFL
1 .00
2 .21
3 .00
4 .00
5 .02

— DESIGN MOMENTS —

M-LEFT M-MID M-RITE

BEAM NO. 2			
GR WHG	.00	20.35	-19.54
COMB LAT	.00	30.18	-28.36
COMB LAT	.00	4.15	-17.99
BEAM NO. 3		18.54	.75 -9.21
GR WHG	-19.85	-16.66	-31.39
COMB LAT	-28.36	2.98	-47.94
COMB LAT	-17.99	22.71	-4.94
BEAM NO. 4			
GR WHG	-30.18	33.87	-34.62
COMB LAT	-28.36	34.81	-47.16
COMB LAT	-17.79	47.73	-47.16
COMB LAT	-43.91	-2.29	-46.16
BEAM NO. 5			
GR WHG	-16.61	15.72	-34.62
GR WHG	-34.62	-7.64	-24.83

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JOB Floridian
SHEET NO. 14 OF
CALCULATED BY M.M. DATE 3-2000
CHECKED BY DATE
SCALE

Design one way single span @ deck,

$W_{ult.} = \left[\frac{6}{12}(0.15) + 0.025\right](1.4)$
$+ 0.06(1.7)$
$= 0.242\ K/FT$

Span = 15'6" $d = 4\frac{1}{2}"$

$(+)M = 0.242(15.5)^2/8$
$= 7.26\ K\text{-}FT/FT$

w/ #5 @ 9" BOTT.
$\phi M_n = 7.19\ K\text{-}FT/FT$ N.G.

w/ #5 @ 8" BOTT.
$\phi M_n = 8.06\ K\text{-}FT/FT$ O.K.

— #5 @ 8" BOTT.

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JOB
SHEET NO. 15 OF
CALCULATED BY M.M. DATE 3-2000
CHECKED BY DATE
SCALE

14'6" Single span

$W_{ult.} = 0.242\ K/FT^2$

$(+)M = 0.242(14.5)^2/8$
$= 6.4\ K\text{-}FT/FT$

w/ #5 @ 10" $d = 4\frac{1}{2}"$
$\phi M_n = 6.54\ K\text{-}FT/FT$

— #5 @ 10" BOTT.

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JOB
SHEET NO. 16 OF
CALCULATED BY M.M. DATE 3-2000
CHECKED BY DATE
SCALE

Design of conc. beams,

Beam B3-1 16"x36"

$W_{ult.} = 0.036(\frac{4}{2}) + \frac{16(34)}{144}(0.15)(1.4)$
$= 2.32\ K/FT$

Cont. span max. 9'0"

$A_{s\,min} = 0.0033(16)(33.5)$
$= 1.8\ in^2$
3 #7 BOTT.
— 3 #5 TOP
#3 @ stirrups @ 12" o.c.

B3-2 16" x 27" min. each beam
max. cont. span = 9'6"

$A_{s\,min} = 0.0033(16)(27.5) = 1.45$
@ mid span
3 #7 BOTT.
3 #5 TOP
— B3-4 stirrups #3 @ 12" 3 #5 T #3 @ stirrups @ 12" o.c.

0285

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JOB: _____
SHEET NO: 17 OF: _____
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: _____ DATE: _____
SCALE: _____

Roof Diaphragm action.

$Zp = 27.5 + 33.8 = 61.3^{PSF}$
IS
$H = 10'$

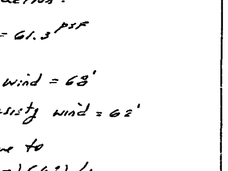
Width exposed to wind = 63'

Length of walls resisty wind = 62'

Horiz. Shear due to
wind = $61.3(.5)(63)/62$
= 336 PLF

5/8" plywood + 10d nails @ 4" o.c.
+ 2x6 Blocking
Shear cap. = 425 PLF
Per APA diaphragm guide.

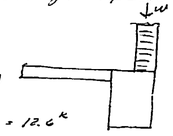
9.15#/FT
= ground Blocking
For 1' each
End.



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JOB: Dominion
SHEET NO: 18 OF: _____
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: _____ DATE: _____
SCALE: _____

Check Torsion of exterior grade beams
GB-1 or GB-2



$V_{DLL\ ult.} = 0.086(13) + 0.07(10)(1.2) = 2.1^{K/FT}$

$R_{DLL\ ult.} = 2.1\left(\frac{13}{2}\right) = 12.6^{K}$

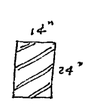
$e = \frac{14}{2} - \frac{8}{2} = 3"$

$T_u = 12.6\left(\frac{3}{12}\right) = 3.15^{K\text{-}FT}$

$T_c = \frac{0.5\sqrt{3000}\,(4704)\,\frac{1}{12000}}{\sqrt{1+\left(\frac{0.4(12.6)}{0.064(3.15)(12)}\right)^2}}$

$= 7.43^{K\text{-}FT} > 3.15^{K\text{-}FT}$

add'l. Torsional resist. is NOT rqd.



$x^2y = 4704$
$C_f = \frac{12(21.5)}{4704} = 0.064$

Title :
Dsgnr:
Date:
Job #
Desc/Notes :
Scope :

19

Masonry Wall Design
Page 1

Description: DOMINION 8" BEARING WALL DESIGN I= 27.3 X 1.4 + 27.3 X .25 = 45 PSF
WALL PRESSURE COMPONENT AND CLAD. EXP. "C"

General Information

Wall Height	10.00 ft	Seismic Factor	0.000	f'm	1,500.0 psi
Parapet Height	0.00 ft	Calc of Em = f'm	750.00	Fs	24,000.0 psi
		Duration Factor	1.330	Special Inspection	
Thickness	8.0 in	Wall Wt Mult.	1.000	Grout @ Rebar Only	
Rebar Size	5			Normal Weight Block	
Rebar Spacing	32 in			Equivalent	
Depth to Rebar	3.810 in @ Center			Solid Thickness	4.900 in

Loads

Uniform Load		Concentric Axial Load			
Dead Load	500.000 #/ft	Dead Load	0.000 #/ft	Wind Load	45.000 psf
Live Load	800.000 #/ft	Live Load	0.000 #/ft		
Load Eccentricity	2.000 in	Roof Load	0.000 #/ft		
Roof Load					

Design Values

E	1,125,000 psi	Rebar Area	0.116 in2	rg	0.00584	j	0.89920
n: Es / Em	25.778	Radius of Gyration	2.487 in	k	0.33240	2 / kj	7.35512
Wall Weight	88.000 psf	Moment of Inertia	363.660 in4				

Max Allow Axial Stress = 0.25 f'm (1-(h'/140r)^2) * Sploop = 310.45 psi
Allow Masonry Bending Stress = 0.33 f'm * Sploop = 495.00 psi
Allow Steel Bending Stress : 24,000.00 psi

Load Combination & Stress Details Summary

	Moment k-ft	Axial Load lbs	Bending Stresses Steel psi	Bending Stresses Masonry psi	Axial Compression psi	Equations: fa/Fa + fb/Fb fa/Fa
Top of Wall						
DL + LL	2,200.0	1,100.0	5,523.9	22.9	18.71	0.0648
DL + LL + Wind	1,000.0	500.0	2,510.9	42.2	8.50	0.1110
DL + LL + Seismic	1,000.0	500.0	2,510.9	42.2	8.50	0.1110
Between Base & Top of Wall						
DL + LL	1,100.0	1,200.0	2,762.0	46.4	23.64	0.1654
DL + LL + Wind	7,259.2	790.0	18,227.0	306.5	13.44	0.7595
DL + LL + Seismic	1,000.0	790.0	2,510.9	42.2	13.44	0.1262

Summary — Wall Design OK

10.00ft. high wall with 0.00ft parapet, Normal Block w/ 8.00in wall w/ #5 bars at 32.00in o.c. at center

Governing Load Combination is ... Dead + Live + Wind Between Top & Bottom

Masonry Bending Stress	306.51 psi
Steel Bending Stress	18,226.0 psi
Masonry Axial Stress	13.44 psi
Combined Stress Ratio	0.7595 < 1.3300 (Allowable)

000286

Title :
Dsgnr:
Description :

Date:

Job #

Scope :

20

Masonry Wall Design

Page 2

Description DOMINION 8" BEARING WALL DESIGN P= 27.3 X 1.4 + 27.3 X .25 = 45 PSF
WALL PRESSURE COMPONENT AND CLAD, EXP "C"

Final Load & Moments

Wall Weight moment @ Mid Ht	290.00 lbs	Wind Moment @ Mid Ht	6,750.00 in-lb
		Seismic Moment @ Mid Ht	0.00 in-lb
Dead Load Moment @ Top of Wall	1,000.00 in-lb		
Dead Load Moment @ Mid Ht	500.00 in-lb	Total Dead Load	500.00 lbs
		Total Live Load	600.00 lbs
Live Load Moment @ Top of Wall	1,200.00 in-lb		
LiveLoad Moment @ Mid Ht	600.00 in-lb		
Maximum Allow Moment for Appied Axial Load =		9,558.40 in-lb	
Maximum Allow Axial Load for Applied Moment =		19,430.63 lbs	

CITY OF MIAMI BEACH

COMMENTS LIST

05-25-2000

Activity Number: EMS0000285

Site Address: 91 PALM AV MBCH

BUILPARM 03/09/2000 APPROVED 1. provide permited set to compair the revision with
APPROVED 2. it apears that the original permit was for foundation only under b9902670, and does not appear to be approved.
APPROVED3. provide complete set of computation for all structural members
APPROVED 4. provide special inspector form as required by sfbc
3/28/2000
1. provide calc. for RB1
2. verify elevation of top of tie beam 19 is NGVD (dim the height of the wall)
3. only S1 S2, S3 S6 has been submitted; provide S4 and S5
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PERMIT #

30101773

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Addition/Remodel

28-2001

Activity Number: B0101771
Status: APPROVED

Date Applied: 02/20/2001
Date Completed:

Date Issued: 03/27/2001
Date Expired: 10/02/2001

Entered By: BUILDERC

Balance Due: $0.00
Valuation: $300,000.00

Address: 94 PALM AV MBCH
Parcel #: 4260500330

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
RIYADH 11433 00000

GOMEZ RAFAEL B
3360 CORAL WAY
MIAMI FL 33145
305-444-2340

NEW TWO STORY 4,500 SQ FT SINGLE FAMILY HOME

ments made for this receipt:

Method Description Amount

Amount Pd

Current Payment Made to the Following Items:

ount Summary for Fees and Payments:

Item# Description Account Code Tot Fee Paid Pymt. Meth Cur. Pmts

(RECEIPT)

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Addition/Remodel

03-27-2001

Activity Number: B0101773
Status: APPLIED

Receipt: B0100011561

Date Applied: 02/20/2001
Date Completed:

Date Issued:
Date Expired:

Entered By: BUILDERC

Balance Due: $0.00
Valuation: $300,000.00

Site Address: 94 PALM AV MBCH
Parcel #: 4260500330

Applicant: GOMEZ RAFAEL B
3360 CORAL WAY
MIAMI FL 33145
305-444-2340

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
RIYADH 11433 00000

Description: NEW TWO STORY 4,500 SQ FT SINGLE FAMILY HOME

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	6449	1,894.10

Pay-on Made: 03/27/2001 12:48 AM Accepted By: CS

Tot-AC Payment: 1,894.10 Payee:

PAID
MAR 27 2001
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

Current Payment Made to the Following Items:

Account Code	Description	Amount
0118000322100	Building Permits	585.00
0118000322630	Zoning	100.00
0118000322640	Fire	43.30
4358000363293	Sanitation Impact Fees	900.00
6017000229213	RADON Surcharge	45.00
6017000229227	NFPC Compliance Fee	175.80
6017000229253	Training	45.00

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Pymt. Meth	Cur. Pmts
10	Building Permits	0118000322100	585.00	585.00	.00	585.00
270	Zoning	0118000322630	100.00	100.00	.00	100.00
280	Fire	0118000322640	43.30	43.30	.00	43.30
425	NFPC Compliance Fee	6017000229227	175.80	175.80	.00	175.80
430	Training	6017000229253	45.00	45.00	.00	45.00
440	Sanitation Impact Fe	4358000363293	900.00	900.00	.00	900.00
460	RADON Surcharge	6017000229213	45.00	45.00	.00	45.00

(RECEIPT)

U.S. SOUTH
Engineering & Testing Lab., Inc.
6065 N.W. 167th Street, Suite B-23 • Miami, Florida 33015
Telephone: (305) 558-2585 • Fax: (305) 362-4659

CHIEF BUILDING INSPECTOR
Dade County Building and Zoning Department
Building Code Compliance Department
111 North-east 1 Street, Suite 1040
Miami, Florida

NOTICE TO BUILDING AND ZONING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER SECTION 305.5, SOUTH FLORIDA BUILDING CODE.

Dear Sir:

U.S. South Engineering and Testing Lab., Inc. has been retained by Mr. Jorge Hernandez, (the architect), to perform inspection services under File Foundations Section 3405.1 of the South Florida Building Code for the Krumpold Residence located @ 130 South Hibiscus Island, Miami Beach, Florida as of January 30th, 2001.

Foundation Number	Street Number	Contractor of Record	Inspection Required/Date
	Krumpold Residence 130 South Hibiscus Island Miami Beach, Florida		1 99 SOIL IMPROVEMENT FOR PILE FOUNDATIONS SECTION 3405.1

The following individuals employed by this firm are authorized to perform inspection services:

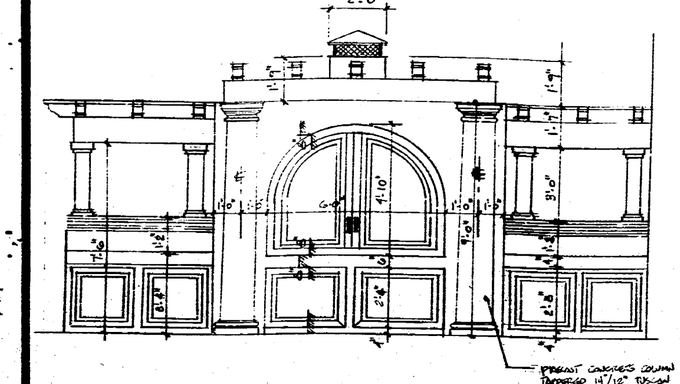
1. Chawan Khawaja, P.E. 2. Maurice E. Gray, P.E. 3. Emilio R. Pinero, P.E.

U.S. South Engineering and Testing Lab., Inc. will notify Dade County Department & Regulation of any changes regarding authorized personnel performing inspection services.

I understand that a Special Inspectors inspection log for each building must be displayed in a convenient location on the site for reference by Dade County Department of Planning, Development & Regulation Department Inspector. All mandatory inspections, as required by the South Florida Building Code, must be performed by the County when the Special Inspector is listed by the owner. The County building inspectors must be called for on all mandatory inspections. *Inspections performed by the Special Inspector listed by the Owner are in addition to the mandatory inspection performed by the Department.* Further, upon completion of the work under each Building Permit I will submit the completed inspection log forms and seal Statement of Compliance to the Building Inspector, at the time of final inspection and before making application for Certificate of Occupancy. The Statement of Compliance shall state that, to the best of your knowledge, belief and professional judgment that these portions of the project outlined above comply with the intent of the South Florida Building Code and is substantial with the approved plans.

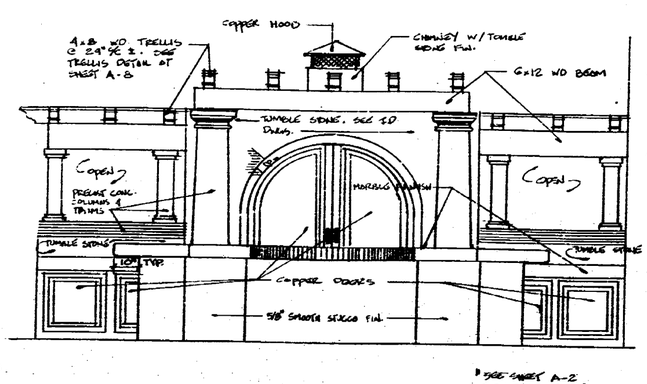
Sincerely,

(Signature and date) 1/30/01
Project No.:01-2343



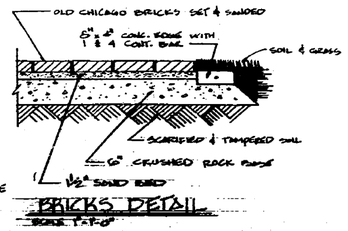
BBQ ELEVATION

ELEVATION 1/2"=1'-0"



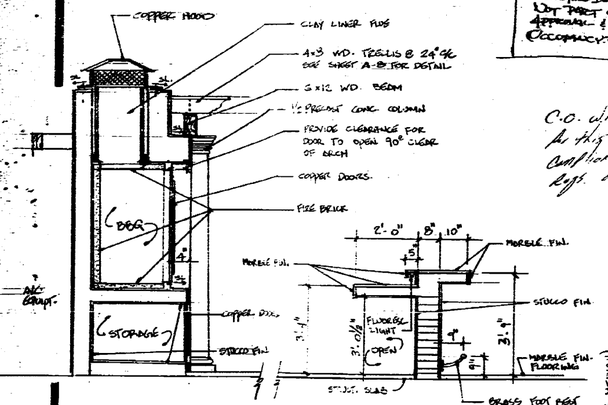
BBQ ELEVATION

ELEVATION 1/2"=1'-0"



BRICKS DETAIL

NONE 1'-1"=0"

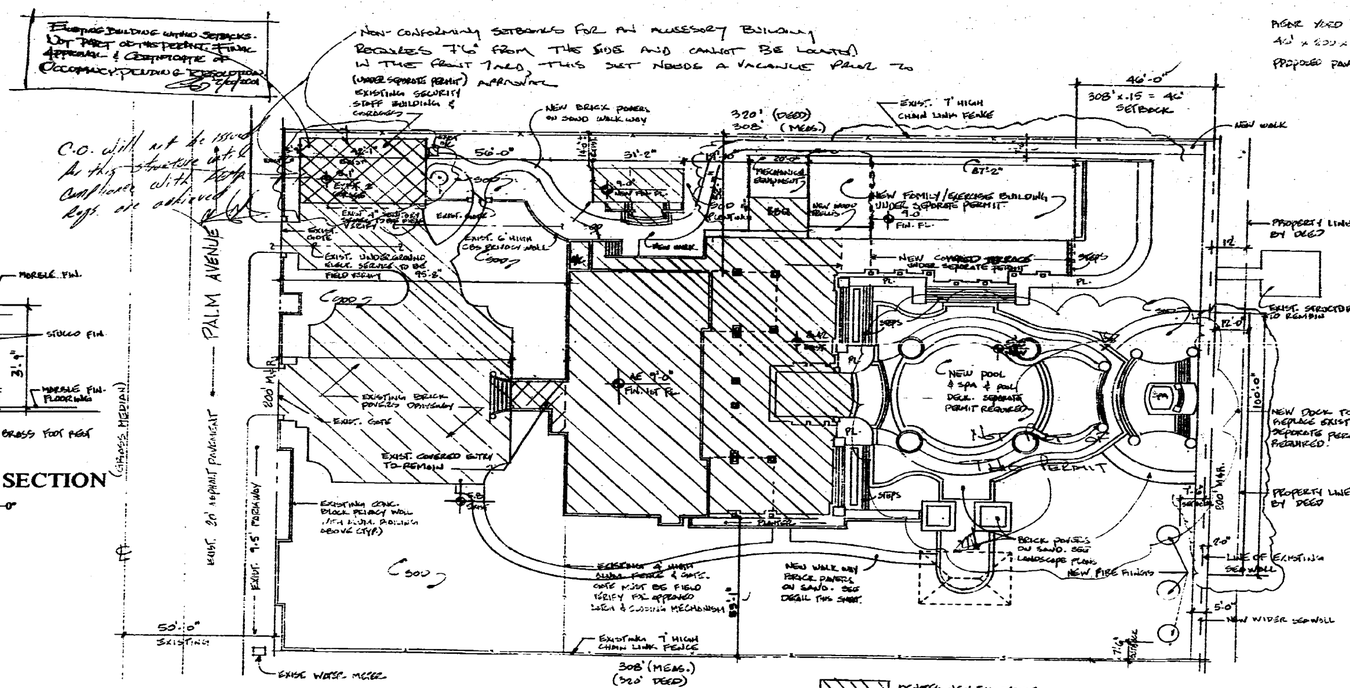


BBQ SECTION

SCALE 1/2"=1'-0"

COUNTER SECTION

SCALE 1/2"=1'-0"



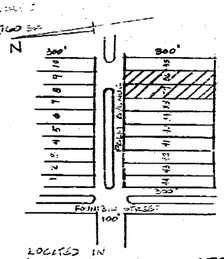
SITE PLAN

SCALE 1"=20'-0"

BASE FLOOD ELEVATION 9' AE
COMMUNITY PANEL SUFFIX 120651-0191-J
DATE OF FIRM 3/2/94

PAVER AREA = 18'-0" x 300' = 5400 SF

PROPOSED PAVED AREA = 1850 SF < 2160 SF



LOCATED IN MIAMI BEACH, FLA.

LOCATION SKETCH

SCALE 1"=400'-0"

SET BACK INFORMATION

	MAIN	AUXILIARY
FRONT	20'	NOT ALLOWED
REAR	15% LOT DEPTH w/min. 20'-0"	7'-6"
SIDE	25% LOT WIDTH w/min. 7'-6"	7'-6"

SITE DATA

LOT SIZE = 64,000 SF

LOT COVERAGE = (EXISTING UNDER AREA)

SECURITY BUILDING	109 SF
MAIN'S BUILDING	3795 SF
ENTERTAINMENT BUILDING	2087 SF
MAIN HOUSE	4550 SF
COVERED AREAS	2102 SF
TOTAL	12153 SF

LEGAL DESCRIPTION

LOTS 36 AND 37 IN BLOCK 1, OF FLEET ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Flood Program Legend

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential

☐ New Construction

☐ Repairs, reconstruction and interior repairs of or modifications (by) to DAMAGE (not to) exceed 50% of (construction cost, owner affidavit and an estimate survey showing existing conditions, showing grade, square footage of (total) elevation.

☑ Remodeling, additions, alterations interior renovations or combinations (MUST ATTACH cost of construction cost, owner affidavit and an estimate survey showing existing conditions, showing grade, square footage of (total) elevation.

Process : Folio :

Lot 36 & 37 Block 1 Plat Book 6 Page 54

Address : 94 PALM AVENUE Highest Crown/Road Elv.:

Highest Crown of Road Elevation above and taken from a certified survey prepared by FLA Lic# :

Elevation	Lowest Floor	Garage/Storage	Adjacent Grade
Existing	8'-6"	5'-1"	5'-6"
Proposed	9'-0"	N/A	5'-6"

Flo-Beam Elevation Certificate, is required before making any inspection above lowest floor and a Final Elevation Certificate is required before issuance of certificate of occupancy or completion (Completion HOLD 186) (1163-323; Call 375-4663.

O.S.F.H. (Livable Special Flood Hazard) All Electrical and Mechanical equipment must be located at or above the Required Lowest Floor Elevation. S.F.H. (Out of Flood Hazard) All Electrical and Mechanical equipment must be located at or above the Base Flood Elevation or Required Lowest Floor Elevation, whichever 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 so as to render the structure in violation of the applicable non-elevation design requirements in Section 116-3, 1164, 116-5.

Garage or Storage - (SFHA (116-5-F)- Fully enclosed areas below the Base Flood Elevations shall be design to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls. A bar is across portion of such enclosed area shall NOT be partitions or finished (Class resistant materials only) into separate rooms or air conditioned. Design for complying with this requirement must be either certified by a professional engineer or architect or 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 openings shall be no more higher than one(1) foot above grade.

Adjacent Grade 116-2-6 "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure". 116-2-60 "Minimum finished grade shall mean the elevation established in Dade County Flood Covera Map at a specific development site or crown of road elevation of an existing adjacent road, whichever is higher"for a waiver must be obtain). Site grading must be provided in a manner as to retain stormwater run-off within site and prevent run-off into adjacent property as well as direct surface water run-off into lakes or canals.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE PLANNING DEPARTMENT

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- ALL RAILING DESIGN TO COMPLY WITH F.F.P.C., SECTION 1.2.2.4.1
- HANDRAILS SHALL BE 34" (864 mm.) TO 38" (965 mm.) MEASURED VERTICALLY ABOVE STAIR TREAD NOSINGS OR FINISHED RAMP SURFACE.
- GUARDS SHALL AND RAILINGS AT TWO RISER STAIRS AND OPEN SIDED RAMPS SHALL BE 42" (1067 mm.) MEASURED VERTICALLY ABOVE STAIR TREAD NOSINGS OR FINISHED RAMP SURFACE.
- PROVIDE NON-SLIP FINISH ON TREADS, RISERS AND RAMPS, PER ARCHITECT'S REVIEW PRIOR TO INSTALLATION.

RAILING AND HANDRAIL GENERAL NOTE

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW

FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

FEB 13 2006

COPY

MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 1-24-06
SHEET A-2
OF RESIDENCE 11

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MARKING	DESCRIPTION	MANUFACTURER	REMARKS
A	67 3/4"	83 1/8"	VARIES	WOOD CASE, CASEMENT	WEATHER SHIELD	11 7/8" TRANSOM ABOVE
A*	67 3/4"	51 1/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	2 LITES
A**	67 3/4"	51 1/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	4 LITES
A***	67 3/4"	51 7/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	2 LITES
B	67 3/4"	75 7/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	4 LITES
C	35 3/4"	51 1/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	2 LITE
C*	35 3/4"	51 1/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	1 LITE
E	19 3/4"	27 7/8"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	1 LITE
F	67 3/4"	111"	VARIES	WOOD CASE, FIXED	WEATHER SHIELD	12 7/8" TRANSOM ABOVE
G	35 3/4"	51 7/8"	17 7/8"	WOOD CASE, FIXED	WEATHER SHIELD	4 LITES
H	37"	37"	VARIES	WOOD CASE, CASEMENT	WEATHER SHIELD	4 LITES
I	35 3/4"	35 3/4"	N/A	WOOD CASE, CASEMENT	WEATHER SHIELD	4 LITE
J	66"	97 3/4"	N/A	WOOD CASE, FIXED	WEATHER SHIELD	2 LITE

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE ROUGH OPENINGS PRIOR TO ERECTING CONCRETE MASONRY WALLS.

WINDOW NOTES

1. ALL GLASS IN WINDOWS TO BE IMPACT, GRAY TINTED.
2. ALL DIMENSIONS ARE TO MASONRY, ARC ARE APPROXIMATE. VERIFY DIMENSIONS WITH WINDOW MANUFACTURER.
3. ALL SHOWER WINDOWS, AND FIXED GLASS TO BE IMPACT.
4. ALL OUTSIDE FIXED GLASS TO COMPLY WITH SECTION [illegible] OF THE SOUTH FLORIDA BUILDING CODE.

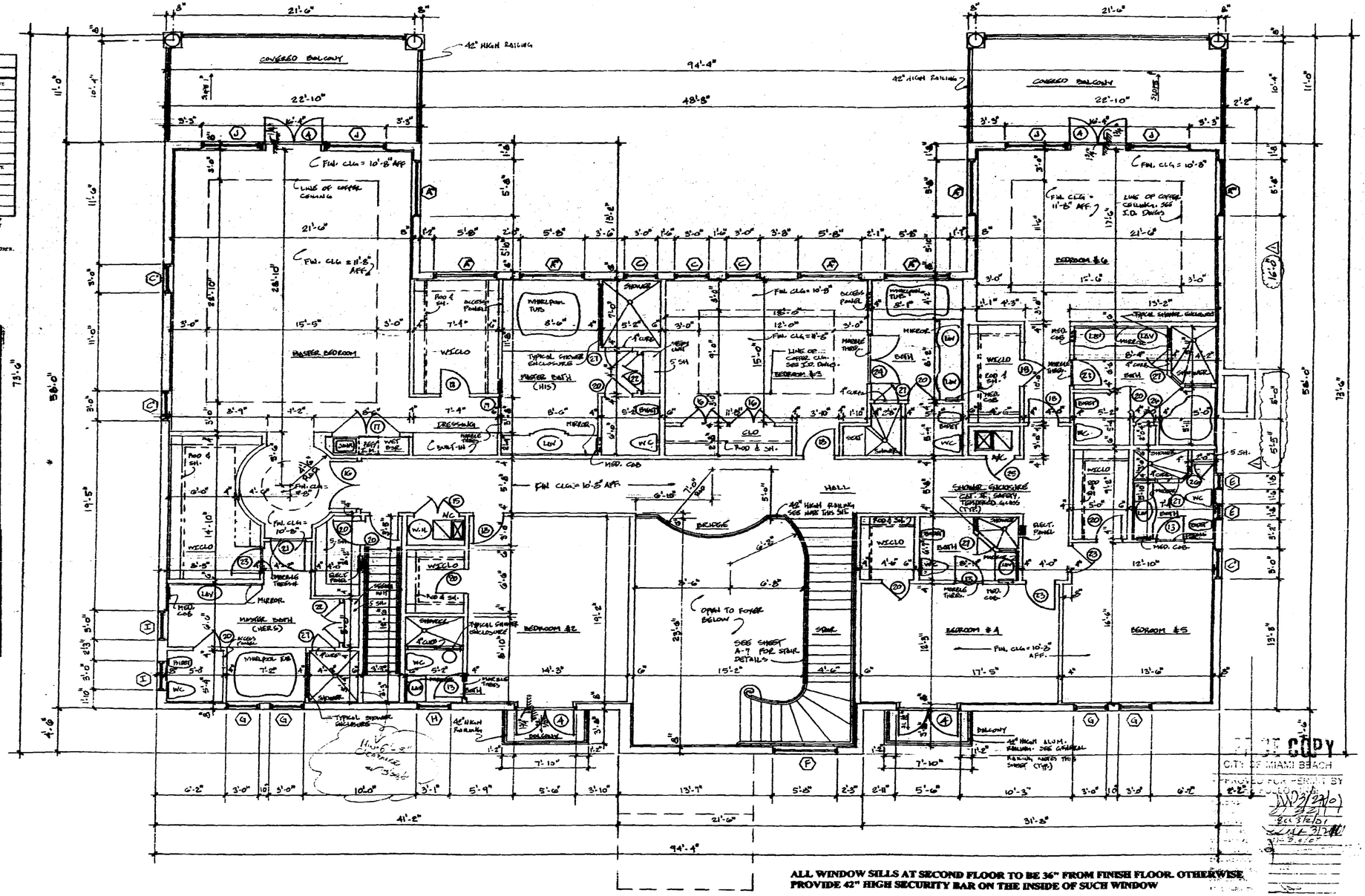
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE & MATERIAL	KEY NOTE	THRESHOLD	GLAZING	REMARKS
1	72"	96"	1 3/4"	SOLID CORE, WOOD VENEER, FRONT DOOR	1	BRONZE	IMPACT GLASS	SELF CLOSING, TEMPERED GLASS
2	96"	136"	2 3/4"	FRENCH, WOOD DBL.		ALUM.	IMPACT GLASS	TEMPERED ABOVE
3	30"	96	1 3/4"	FRENCH, WOOD DBL.		ALUM.	IMPACT GLASS	
4	60"	96	1 3/4"	FRENCH, WOOD DBL.		ALUM.	IMPACT GLASS	
5	28"	96	1 3/4"	SOLID CORE, WOOD VENEER				
6	48"	96	1 3/4"	SOLID CORE, WOOD VENEER				
7	36"	96	1 3/4"	SOLID CORE, WOOD VENEER				W/C CLOSET
8	36"	96	1 3/4"	SOLID CORE, WOOD VENEER				DOUBLE ACTING
9	36"	96	1 3/4"	SOLID CORE, WOOD VENEER				
10	28"	96	1 3/4"	SOLID CORE, WOOD VENEER		ALUM.		
11	24"	96	1 3/4"	SOLID CORE, WOOD VENEER		ALUM.		DISHWASHER AND TRASH DOOR
12	30"	96	1 3/4"	SOLID CORE, WOOD VENEER				W/C CLOSET
13	30"	96	1 3/4"	SOLID CORE, WOOD VENEER				
14	36"	96	1 3/4"	POCKET, CHESTNUT DUO				TO MATCH KITCHEN CABINETS STYLE
15	36"	96	1 3/4"	SOLID CORE, WOOD VENEER				W/C CLOSET
16	60"	96	1 3/4"	SOLID CORE, WOOD VENEER				
17	72"	96	1 3/4"	SOLID CORE, WOOD VENEER				SEE TYPE, WORLD DOORS
18	36"	96	1 3/4"	SOLID CORE, WOOD VENEER				
19	66"	96	1 3/4"	SOLID CORE, WOOD VENEER, FRENCH DOUBLE				
20	36"	96	1 3/4"	SOLID CORE, WOOD VENEER				
21	66"	96	1 3/4"	SOLID CORE, WOOD VENEER				
22	60"	96	1 3/4"	SOLID CORE, WOOD VENEER				
23	32"	96	1 3/4"	SOLID CORE, WOOD VENEER				
24	68"	96	1 3/4"	SOLID CORE, WOOD VENEER				
25	24"	96	1 3/4"	SOLID CORE, WOOD VENEER				
26	18"	96	1 3/4"	SOLID CORE, WOOD VENEER				
27	36"	84"	1/2"	GLASS SHOWER DR., FRAMELESS				SAFETY, CATEGORY II GLASS
28	60"	84"	1/2"	GLASS SHOWER DR., FRAMELESS				SAFETY, CATEGORY II GLASS

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING STUD WALLS.

KEY NOTES

1. FRENCH, WITH ASTRAGAL, FULL WEATHERSTRIPPED; [illegible] SOLID CORE DOOR, BRONZE THRESHOLD.
2. FRENCH, WITH ASTRAGAL, FULLY WEATHERSTRIPPED; [illegible] SOLID CORE DOOR, ALUMINUM THRESHOLD.
3. FRENCH, FULLY WEATHERSTRIPPED, AUTOMATIC [illegible] 1 1/2" THICK WITH POSITIVE RETURN.
4. FRENCH, INSWINGING 7'-1/4" FROM FINISH WALL [illegible]



ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE, PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING DETAILS TO COMPLY WITH F.F.P.C. SECTION 5.2.2.4.3.
- HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) PROVIDED WITH MINIMUM 4" PROJECTION.
- GUARD RAILS AND RAILINGS AT THE FRONT ENTRIES AND OPEN STAIR SIDE SHALL BE 42" HIGH, PROVIDED WITH MINIMUM 4" PROJECTION.
- ROOFING ENGINEERING SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

SECOND FLOOR PLAN

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

FEB 13 2008

CITY COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
DATE 12/23/10
BY [illegible]
DATE 3/16/11
BY [illegible]

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS
10 [illegible]

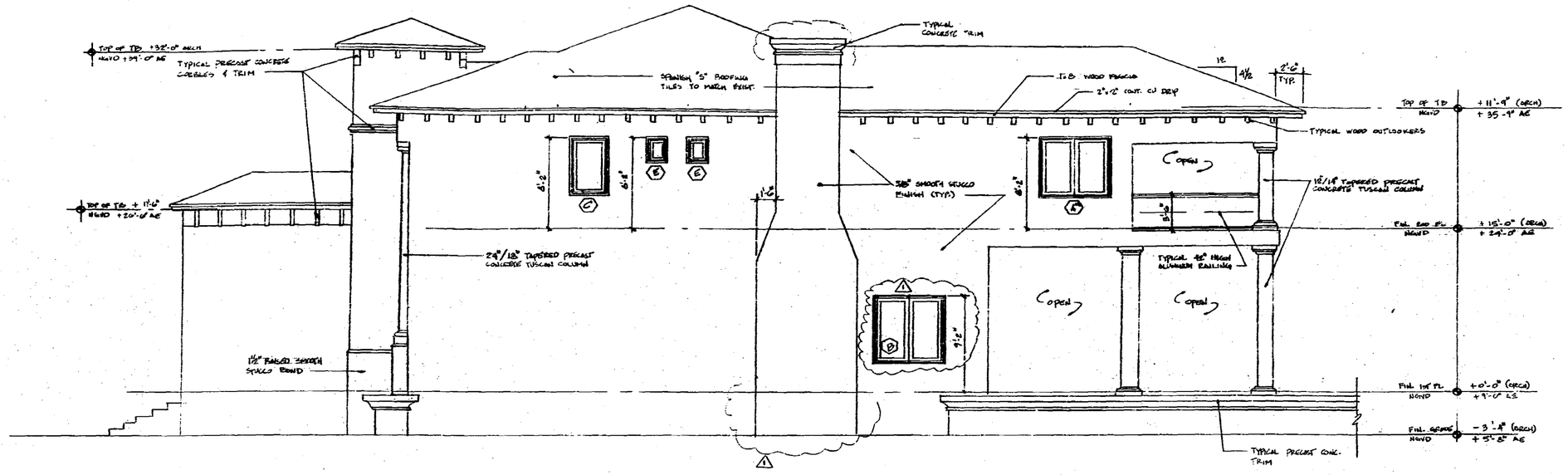
DATE 12-2-0
JOB NO 03
SCALE 1/4"=1'-0"
SHEET NO A-3

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

HISTORIC BOARD
CITY OF MIAMI BEACH

FEB 05 2001



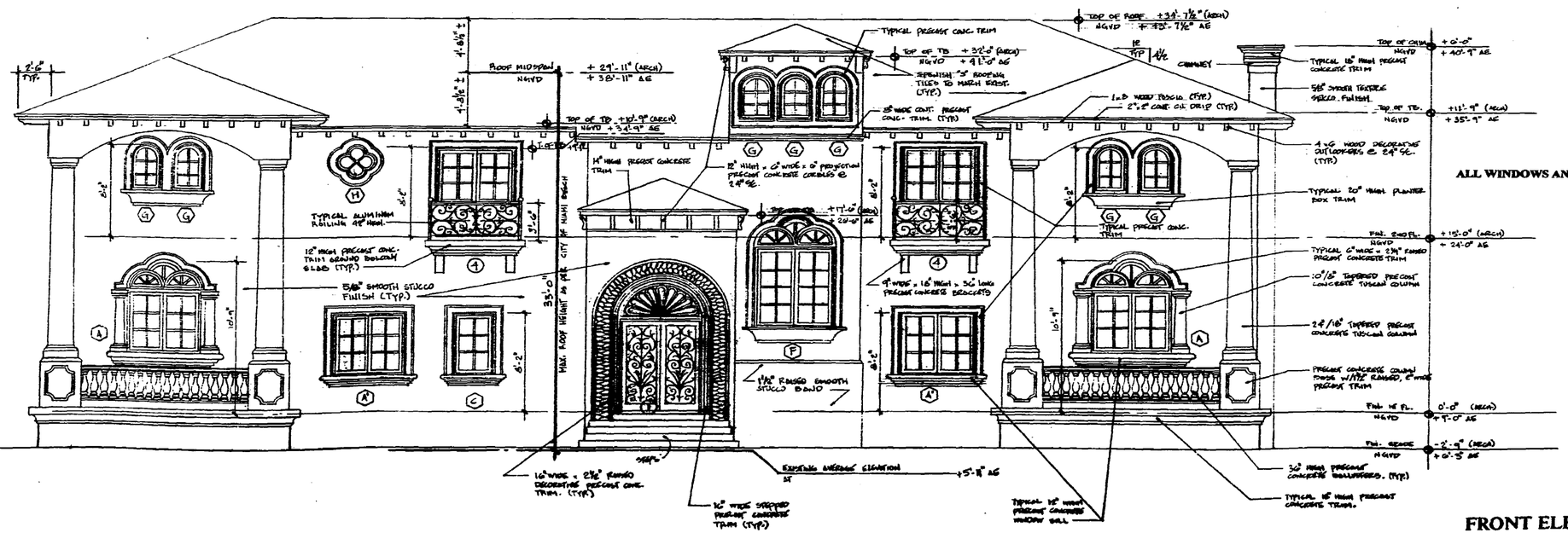
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING INSTALLS TO COMPLY WITH N.F.P.A. SECTION 5.2.2.4.1
- HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) PICKETS MUST REJECT 4" DIAMETER SPHERE.
- GUARD RAILS AND RAILINGS AT 3RD STORY BEACHES AND OPEN STAIR SIDE MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



FRONT ELEVATION

SCALE 1/4"=1'-0"

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

— Bar Joist	— Shutters
— Ext. Doors	— Skylights
— Glass Block	— Steel Stair
— Hand Rail	— Structural Steel
— Membrane Structures	— Trusses
— Over Head Doors	— Windows
— Pool	— Others. ____
— Precast Members	

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
PLANNING 1/23/01
ZONING 1/23/01
PUBLIC WORKS
FIRE PREVENTION
ENVIRONMENTAL
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

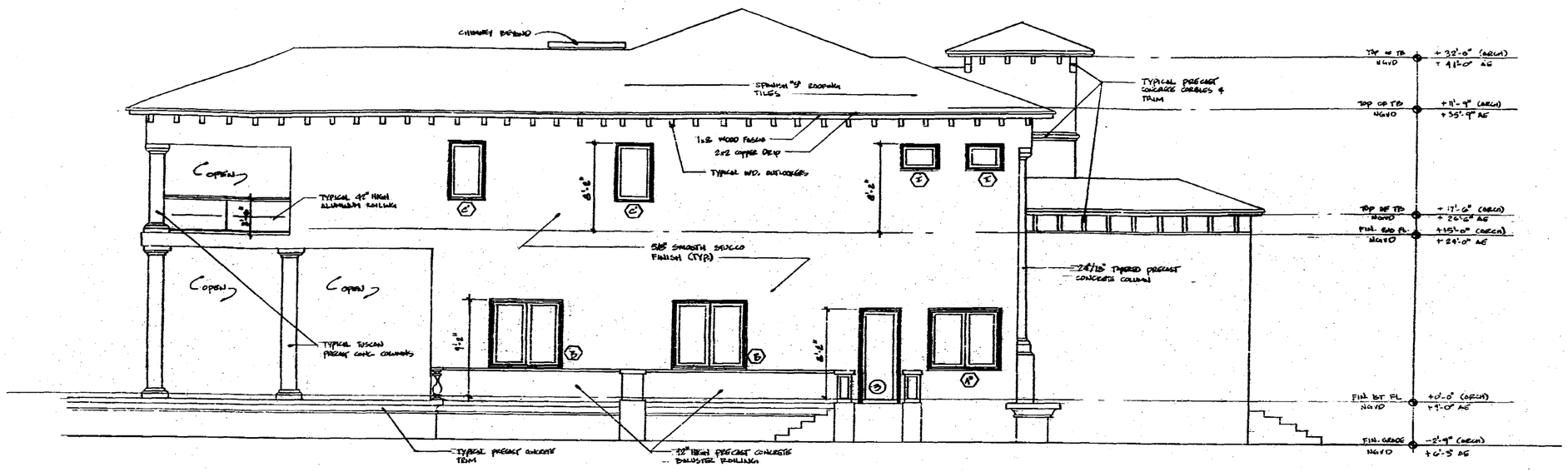
FEB 1 3 2001

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 1-31-01
SHEET A-5
JOB NO. 11

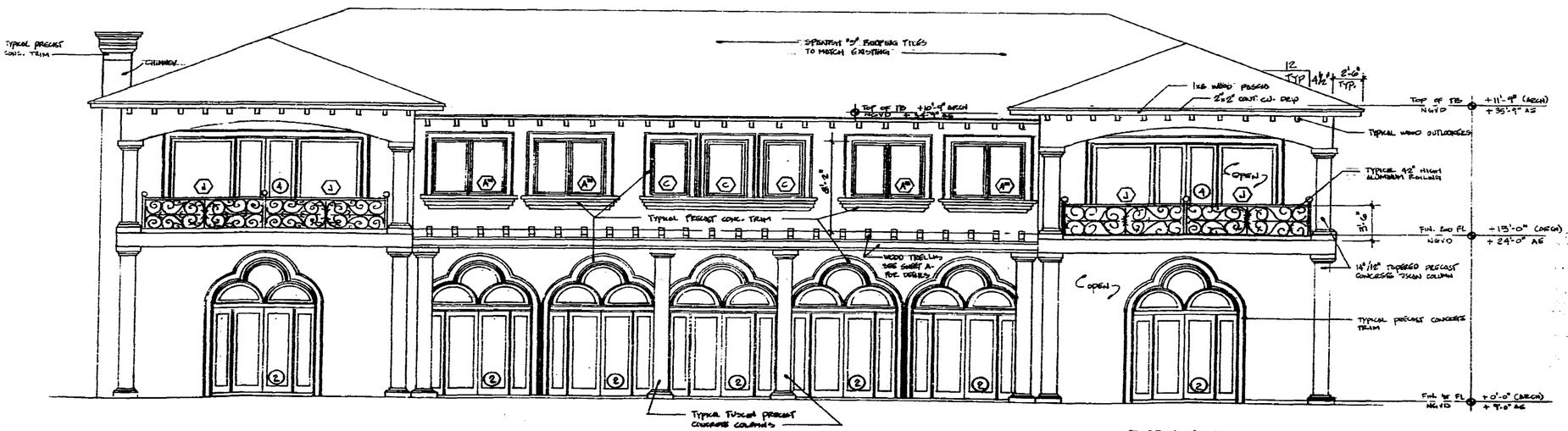


LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE . PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW



REAR ELEVATION

SCALE 1/4"=1'-0"

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

- ___ Bar Joist
- ___ Ext. Doors
- ___ Glass Block
- ___ Hand Rail
- ___ Membrane Structures
- ___ Over Head Doors
- ___ Pool
- ___ Precast Members
- ___ Shutters
- ___ Skylights
- ___ Stand Seam
- ___ Structural Steel
- ___ Trusses
- ___ Windows
- ___ Others. _____

FEB 13 2008

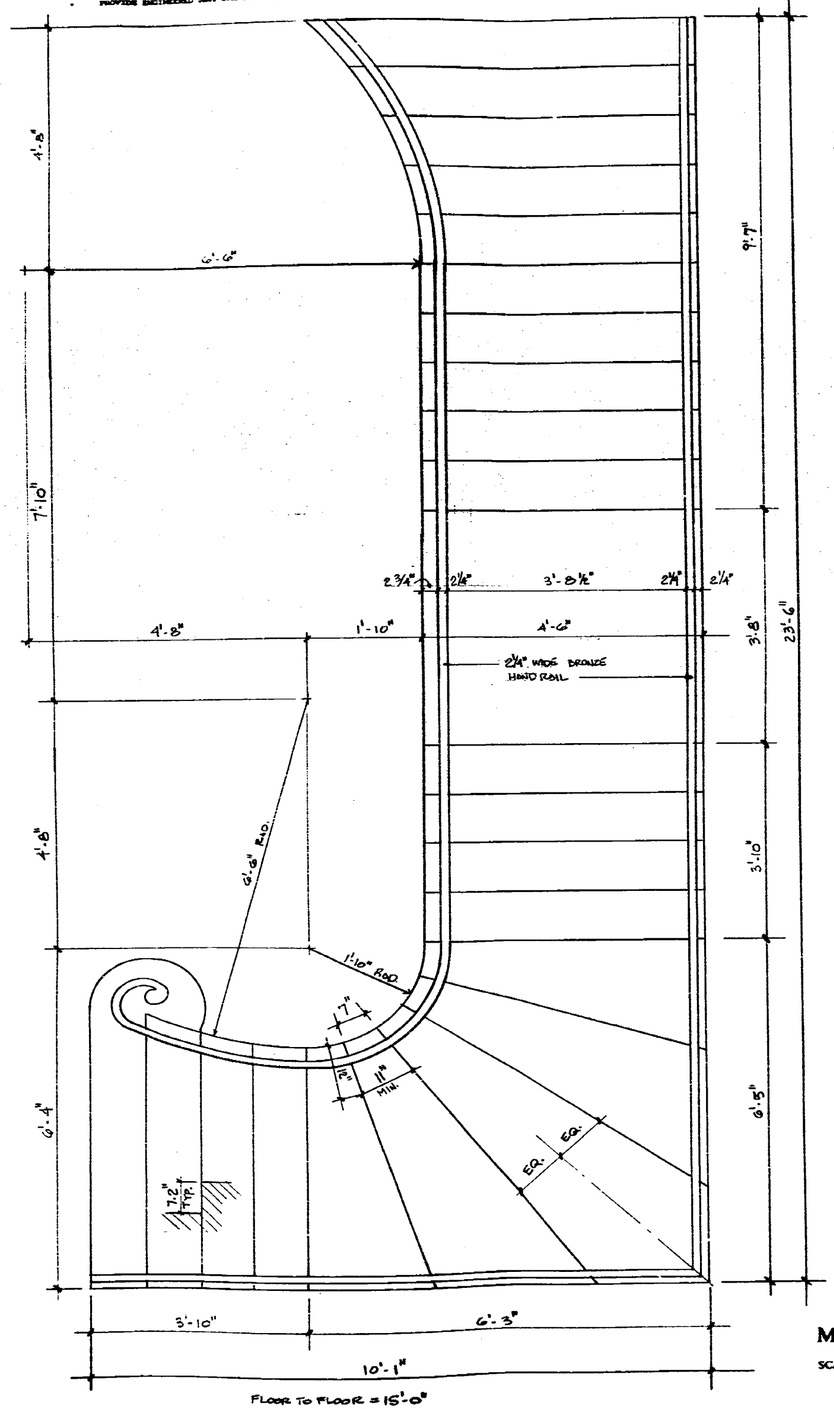
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

RAILING AND HANDRAIL GENERAL NOTE

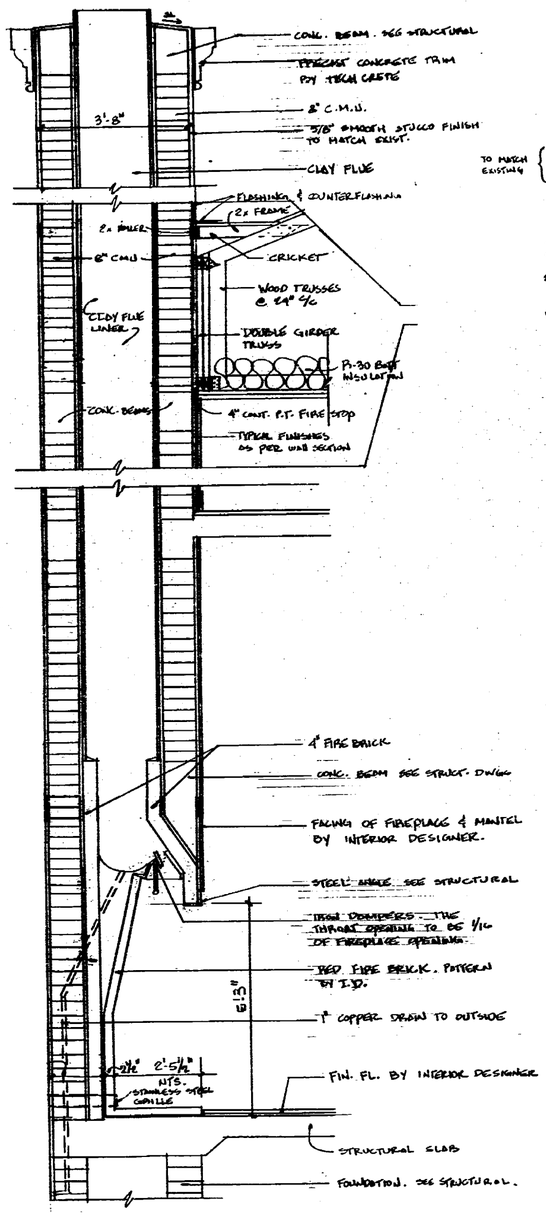
- ALL RAILING DETAILS TO COMPLY WITH B.F.P.A. SECTION 5.2.2.6.1
- HANDRAILS SHALL BE 34" HIGH. (MIN.) TO 38" HIGH (MAX.) PICKETS MUST SUBJECT 4" DIAMETER SPHERE.
- GUARD RAILS AND RAILINGS AT TWO STORY SPACES AND OPEN STAIR SIDES MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



FLOOR TO FLOOR = 15'-0"
25 RISERS @ 7.2" EA
24 TREADS @ 15" ea.

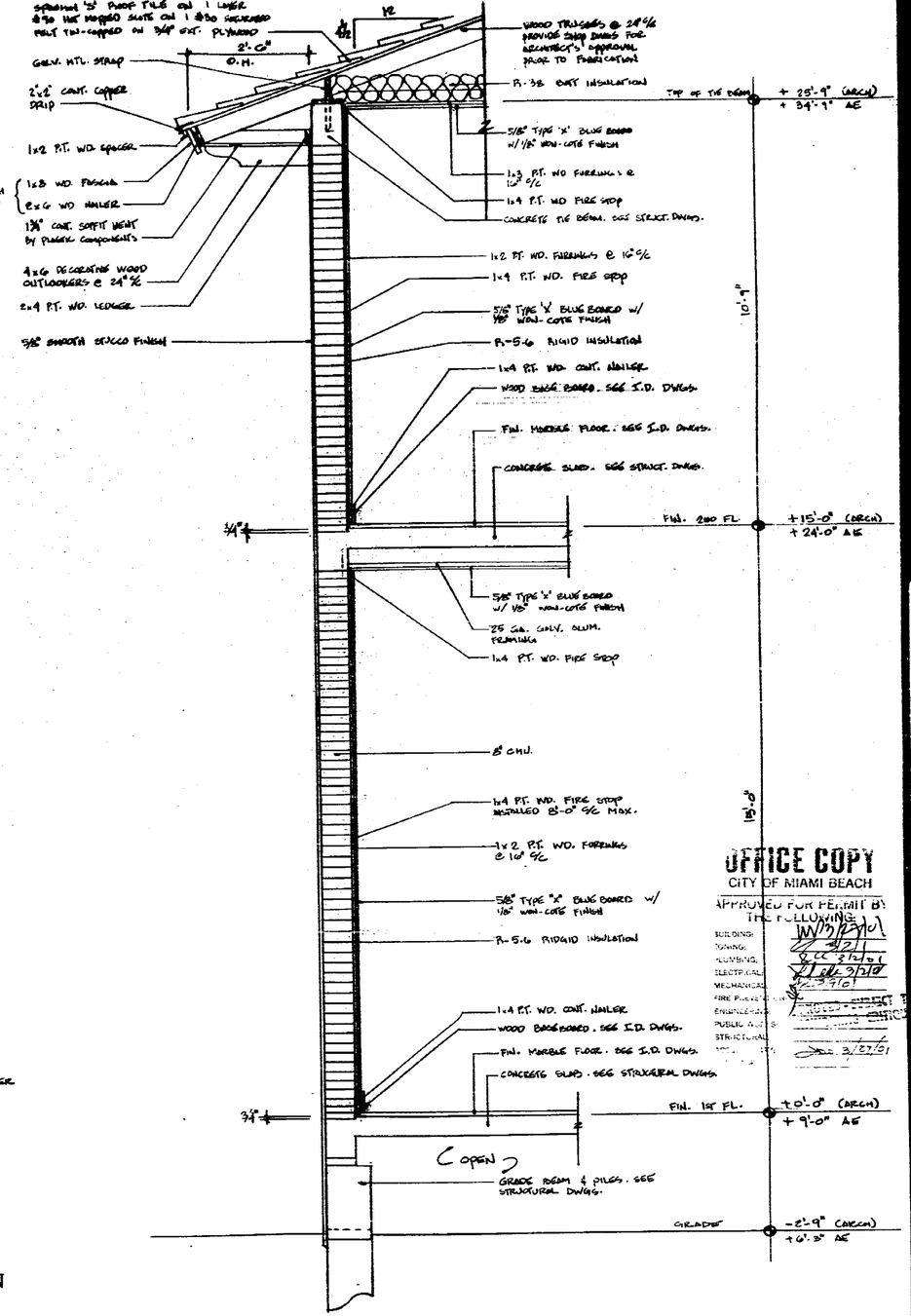
MAIN STAIR PLAN

SCALE 1/4"=1'-0"



(2/A-7) **FIREPLACE SECTION**

SCALE 3/4"=1'-0"



(1/A-7) **TYPICAL WALL SECTION**

SCALE 3/4"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 3/23/01
ZONING: 3/27/01
PLUMBING: 3/27/01
ELECTRICAL: 3/27/01
MECHANICAL: 3/27/01
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL: 3/27/01
HPB: 3/27/01

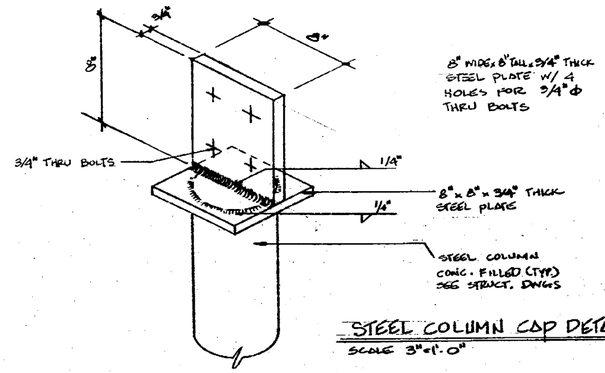
FEB 05 2001

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

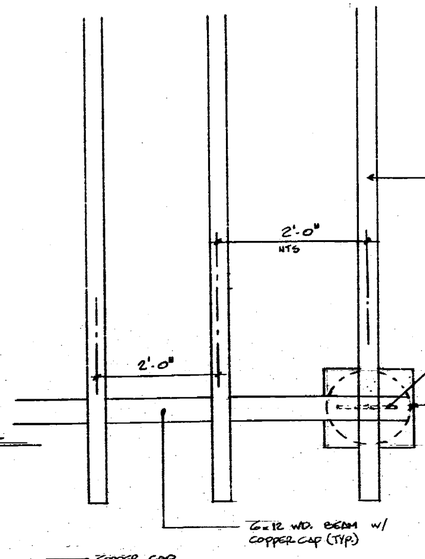
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

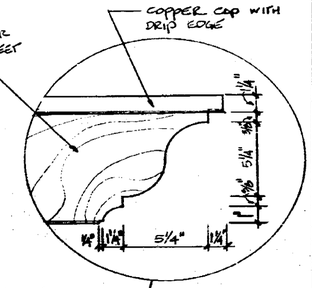
DATE
SHEET
A-7
NEW RESIDENCE
11

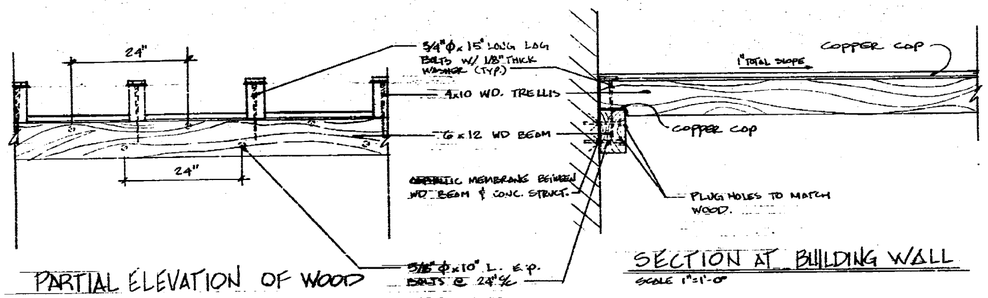


STEEL COLUMN CAP DETAIL
SCALE 3"=1'-0"



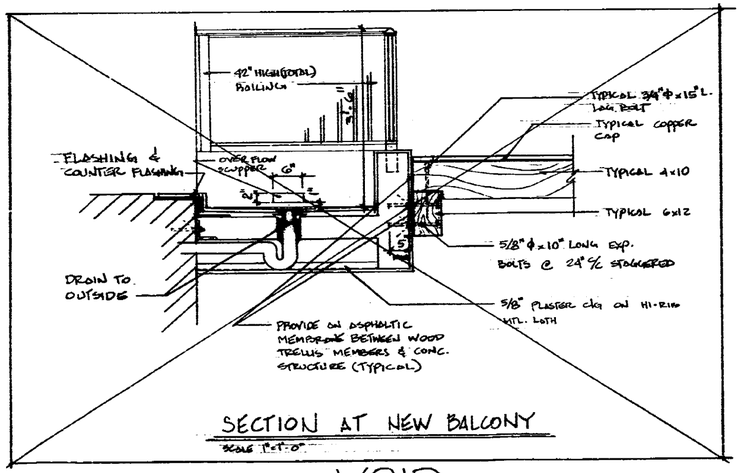
PARTIAL TRELLIS ASSEMBLY PLAN AT CORNER
SCALE 1"=1'-0"





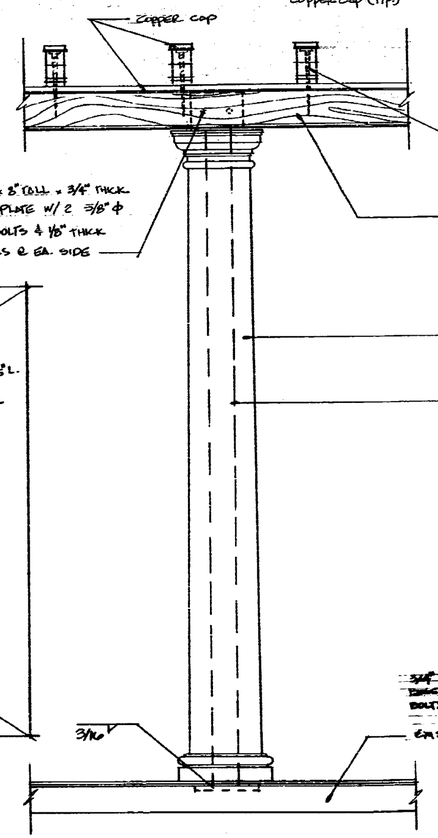
PARTIAL ELEVATION OF WOOD BEAM AT BUILDING WALL
SCALE 1"=1'-0"

SECTION AT BUILDING WALL
SCALE 1"=1'-0"

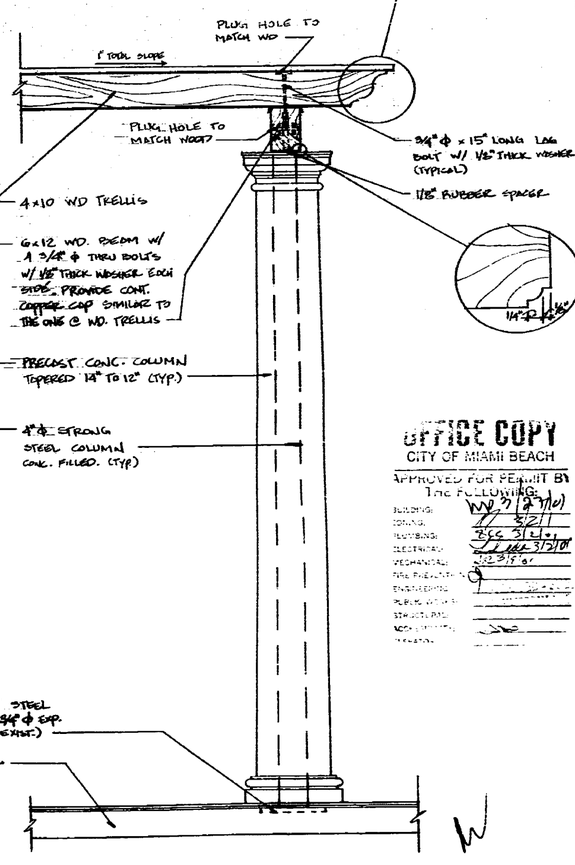


SECTION AT NEW BALCONY
SCALE 1"=1'-0"

VOID



PARTIAL FRONT ELEVATION
SCALE 1"=1'-0"



PARTIAL SIDE ELEVATION
SCALE 1"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: WD 2/27/01
ZONING: 3/21
PLUMBING: 3/26 3/26/01
ELECTRICAL: 3/27/01
MECHANICAL: 3/29/01
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
NOISE CONTROL:
PLANNING:

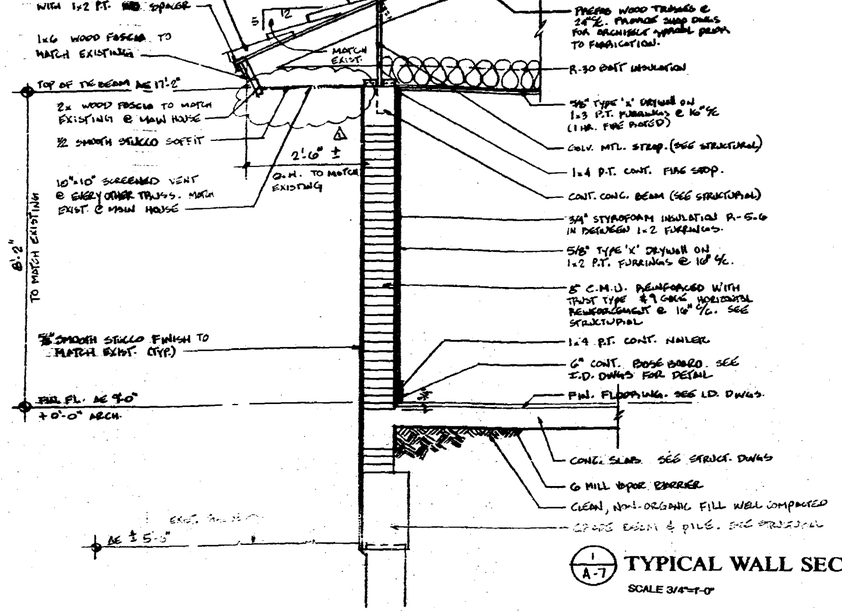
FEB 05 2001

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS, PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

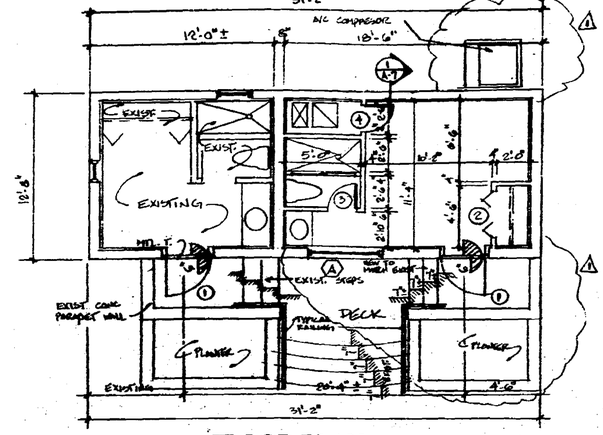
REVISIONS

DATE 1-24-01
SHEET A-8
NEW RESIDENCE
OF 11



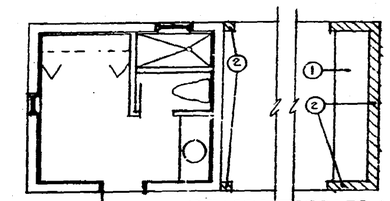
1 / A-7 **TYPICAL WALL SECTION**

SCALE 3/4"=1'-0"



FLOOR PLAN

SCALE 1/4"=1'-0"



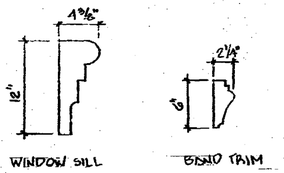
DEMOLITION PLAN

SCALE 1/4"=1'-0"

KEY NOTES

1. REMOVE EXIST. CONC. COUNTER & BUILT-IN BEDS.
2. REMOVE EXIST. BLOCK WALL AS INDICATED BY HATCHING

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION REFER TO ENGINEER'S DRAWINGS.



WINDOW SILL — BAND TRIM

PRECAST TRIM PROFILES

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Bar Joist
- Ext. Doors
- Glass Block
- Hand Rail
- Membrane Structures
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Others.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	RATINGS	DESCRIPTION	MANUFACT.	REMARKS
(A)	60"	48"	–	ALUM. CASEMENT	CGS	⅜" IMPACT GLASS, WHITE

NOTES

1. ALL GLASS TO BE 3/8" GRAY TINTED, IMPACT GLASS
2. SIZES ARE APPROXIMATES, VERIFY SIZES WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.

* ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL GLAZING SHALL BE TEMPERED GLASS.

* ALL GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

* ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 36" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

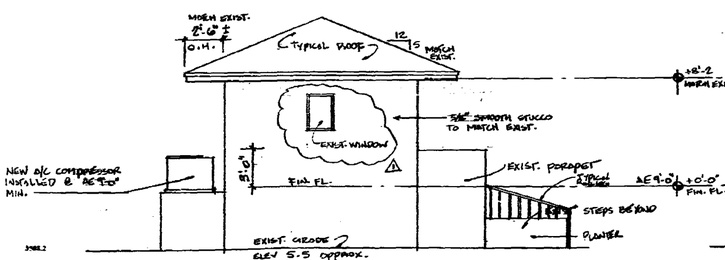
* PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

* PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

* PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

* ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.

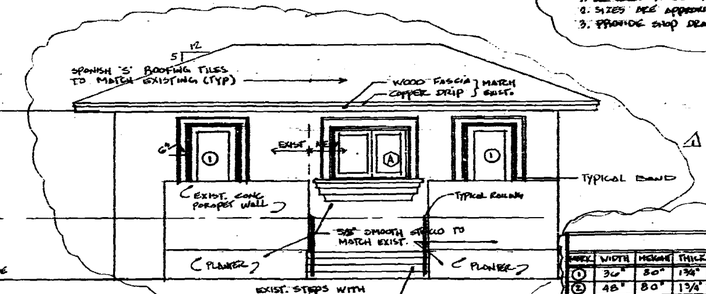
* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION IS SIMILAR



FRONT ELEVATION

SCALE 1/4"=1'-0"

NEW WINDOWS TO HAVE 3/8" IMPACT RESISTANCE GLASS"

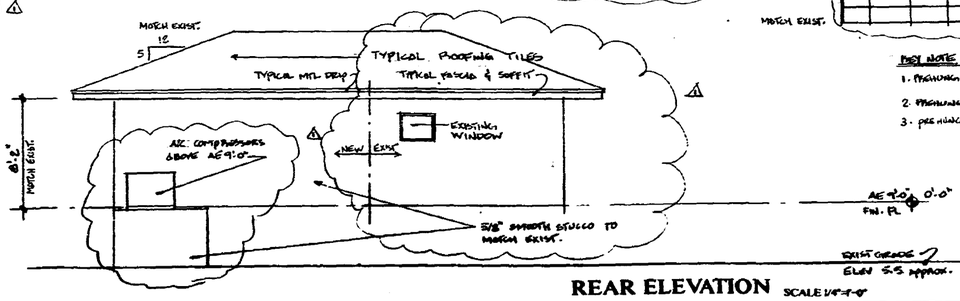
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	KEY NOTES	THRESHOLD	CLOSERS	REMARKS
(1)	36"	80"	1¾"	WOOD, FRENCH GLASS	1	ALUM.	IMPACT	
(2)	48"	80"	1¾"	WOOD, PANELED.	3	–	–	BI-FOLD
(3)	28"	80"	1¾"	"	3	MODELE	–	
(4)	24"	80"	1⅜"	"	2	ALUM.	–	AC CLOSET

MATCH EXIST.

KEY NOTE

1. FRENCH DOOR, FULL WEATHER STRIPPING, DEAD BOLT FOR CODE, MIL THRESHOLD
2. FRENCH DOOR, AIR TIGHT, POSITIVE A/C RETURN
3. FRENCH DOOR, UNDERCUT 3/16" FROM FINISH MARBLE FLOORING



REAR ELEVATION SCALE 1/4"=1'-0"

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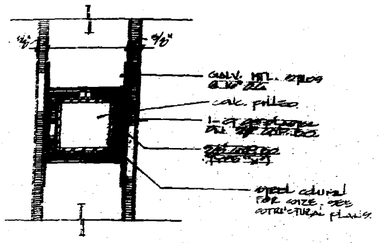
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS

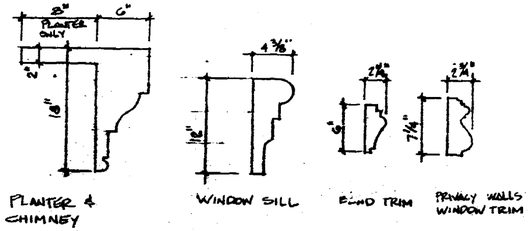
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS
1 12/5/14 TRUSS

DATE 1-24-08
A-9
NEW RESIDENCE OF
11

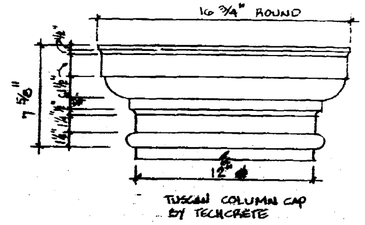


DETAIL 3"=1'-0"
(TYPICAL INTERIOR STEEL COLUMN)



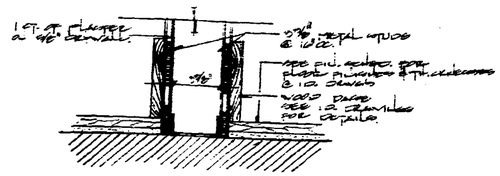
PRECAST TRIM PROFILES

ALL PRECAST CONCRETE TRIM & COLUMNS
BY SAMARO CAST STONE
1-954-935-9560

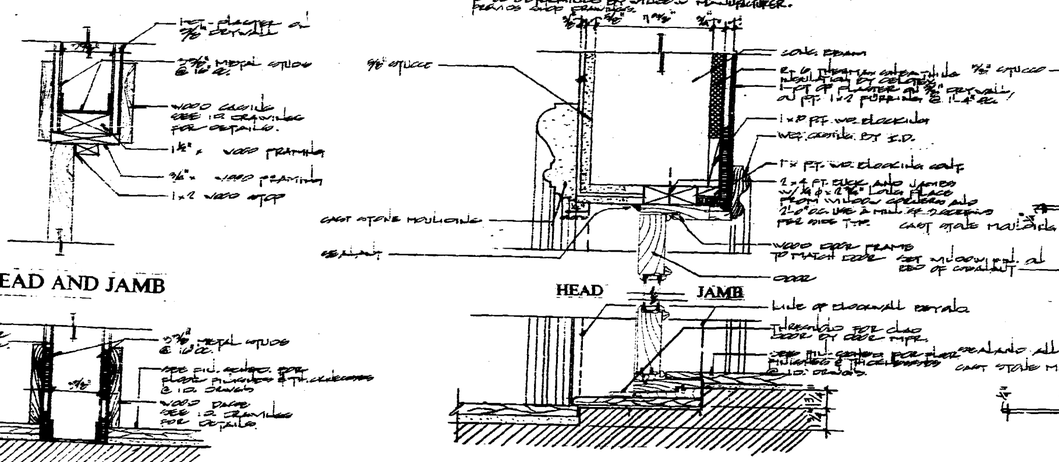


WINDOW NOTES:
1. WINDOW COMPANY TO PROVIDE SHOP DRAWINGS PRIOR TO CONTRACTOR PERFORMING WINDOW ROUGH COORDINATION OF DIMENSIONS.
2. DIMENSIONS ARE APPROXIMATE TO BE COORDINATED BY SHOP DRAWINGS
3. WINDOWS REQUIRED STRUCTURAL SUPPORT TO BE DETERMINED BY WINDOW MANUFACTURER.

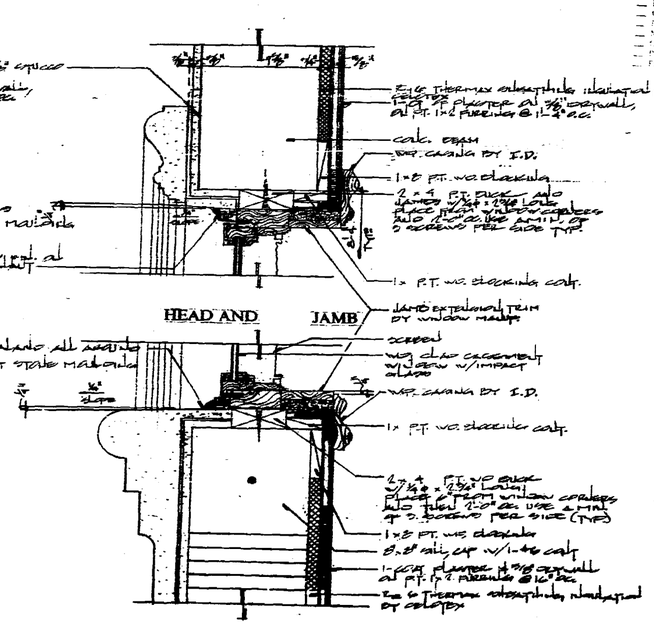
HEAD AND JAMB



INTERIOR PARTITION DETAIL 3"=1'-0"



TYPICAL EXTERIOR DOOR DETAIL 3"=1'-0"



TYPICAL WINDOW DETAIL 3"=1'-0"

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:

- Bar Joist
- End Bents
- Gable Ends
- Handrail
- Non-Load Bearing Partitions
- Pre-Fab Trusses
- Roof Trusses
- Shutters
- Skylights
- Stair Stringers
- Structural Steel
- Wall Panels
- Windows

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

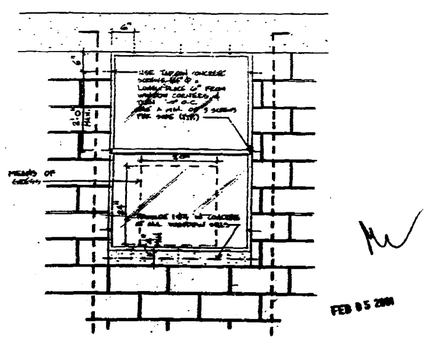
BUILDING:	WW 2/27/01
ZONING:	2/21/01
PLUMBING:	3/5/01
ELECTRICAL:	3/1/01
MECHANICAL:	2/28/01
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	3/07/01

SECTION 553.79 (5) (a) OF FLORIDA STATUTES, TO BE A MEMBER OF ANY FIRM EMPLOYING ARCHITECTS OR ENGINEERS REGISTERED IN THE STATE OF FLORIDA.

SECTION 553.79 (5) (b) OF FLORIDA STATUTES, TO BE AN OFFICER OF ANY SUCH FIRM, UNLESS SUCH OFFICER IS REGISTERED AS AN ARCHITECT OR ENGINEER IN THE STATE OF FLORIDA.

SECTION 553.79 (5) (c) OF FLORIDA STATUTES, TO BE AN EMPLOYEE OF ANY SUCH FIRM, UNLESS SUCH EMPLOYEE IS REGISTERED AS AN ARCHITECT OR ENGINEER IN THE STATE OF FLORIDA.

(C..2) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.



FEB 05 2001

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVE.
MIAMI BEACH, FLORIDA

REVISIONS

DATE 1-24-01
SHEET A-10
RESIDENCE 11

ARCHITECTURAL ASSOCIATES, P.A.
ARCHITECTS & PLANNERS

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL HOLDINGS RESIDENCE

DIVISION 1: GENERAL REQUIREMENTS

1. BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE DRAWINGS, READ THE SPECIFICATIONS AND ALL OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND HE SHALL INCLUDE IN HIS BID A SUM TO COVER ALL COST OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH AN EXAMINATION.

2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AMERICAN INSTITUTE OF ARCHITECTS, FORM A-201, SHALL BECOME A PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.

5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EQUAL WILL BE CONSIDERED, PROVIDING THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO ORDERING SAID PRODUCT.

6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PREFINISHED SURFACE OR SURFACES, EXISTING OR TO BE FINISHED AT A LATER DATE, ARE NOT MARRED.

7. CONTRACTOR TO FURNISH OWNER WITH ALL NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES.

8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID, UNLESS OTHERWISE NOTED.

9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.

10. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH BUILDING CODE BUILDING CODE.

11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE PRODUCED BY SUBCONTRACTORS THAT ARE AFFECTED.

12. PROVIDE CONTINGENCY ALLOWANCE OF $10,000 TO BE USED FOR UNFORESEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISION 2: SITE WORK

1. POISON SOIL UNDER NEW STRUCTURE FOR WEEDS AND TERMITES AND IN ACCORDANCE WITH LOCAL CODES.

DIVISION 3: CONCRETE

1. ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO ACI 318-95 AND 301-96 AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3,000 P.S.I.

2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND ...3"(INCHES)

   B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS:
      1. #5 BARS OR SMALLER ..... 1.5"(INCHES)
      2. ALL OTHER BARS ..... 2"(INCHES)

   C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
      1. BEAMS AND COLUMNS..... 1.5"(INCHES)
      2. SLABS..... 1"(INCHES)

3. COLUMNS SHALL BE CONCENTRIC WITH RESPECT TO FOUNDATIONS, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

1. CONCRETE MASONRY UNITS SHALL BE MADE OF PORTLAND CEMENT AND NORMAL WEIGHT AGGREGATES (ASTM C33) AND SHALL CONFORM TO ASTM SPECIFICATION C90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS OF GRADE "N" AND TYPE 1.

2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476, WITH MINIMUM 2,500 P.S.I. COMPRESSIVE STRENGTH.

3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C270. TYPE "M" OR "S".

4. STRUCTURAL GROUT FOR FILLING CELLS AS PER ACI 530-95, SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH ENSURE COMPLETE FILLING OF THE CELLS.

5. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.

6. THE REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH SECTION 2795 OF THE SOUTH FLORIDA BUILDING CODE.

7. THE ULTIMATE NET COMPRESSIVE STRENGTH (F'M) MASONRY UNITS SHALL NOT BE LESS THAN 1,000 P.S.I.

DIVISION 5: METALS

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS (1 SET OF SEPIAS AND 2 SETS OF PRINTS) OF REINFORCING AND STRUCTURAL STEEL.

2. ALL EXPOSED BOLTS AND MANUFACTURED CONNECTIONS PLATES AND ANGLES TO BE GALVANIZED.

3. ALL REINFORCING STEEL SHALL BE DEFORMED AND HAVE A MINIMUM YIELD OF 60,000 P.S.I. AND SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60.

4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

5. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE 1994 ACI LATEST EDITION OF THE DETAILING MANUAL.

6. LAP SPLICE LENGTHS SHALL BE:
   A. BOTTOM REINFORCING IN BEAMS, TOP & BOTTOM REINFORCING IN SLABS.....45 BAR DIAMETERS.

   B. TOP REINFORCING IN BEAMS ... 60 BAR DIAMETERS.

   C. COLUMNS .....36 BAR DIAMETERS.

   D. MASONRY REINFORCING .....48 BAR DIAMETERS.
   IN NO CASE SHALL THE SPLICE LENGTH BE LESS THAN 12".

7. PIPE COLUMNS, IF SHOWN, SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A-53 OR A-501, PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY.

8. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 AND FABRICATED AND ERECTED AS PER AISC MANUAL.

9. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER .

10. PROVIDE ALLOWANCE FOR METAL RAILINGS: $140 PER LINEAL FT.
    A. INTERIOR STAIR & GALLERY: $100 PER LINEAL FT.

    B. EXTERIOR BALCONY: $160 PER LINEAL FT.

    C. EXTERIOR POOL FENCE & GATE: $50 PER LINEAL FT.

DIVISION 6: CARPENTRY

1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR; USE COLONIAL TRIM WITH PLINTH BLOCK OR AS PER INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.
   A. BASE: 8" (EIGHT INCHES)
   B. CROWN: 10" (TEN INCHES)
   C. DOOR CASING: 4" (FOUR INCHES)
   D. WINDOW CASING:4" (FOUR INCHES)

2. ALL FASCIAS SHALL BE CYPRESS GRADE CLEAR.

3. CONTRACTOR TO SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS OF TRUSSES TO ARCHITECT FOR REVIEW.

4. ROOF TRUSS MANUFACTURER SHALL PREPARE PLANS SHOWING THE DESIGN AND ERECTION BRACING REQUIRED BECAUSE THE DESIGN OF BRACING DEPENDS UPON THE DESIGN OF TRUSSES. SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS.

5. ALL STRUCTURAL WOOD SHALL HAVE ALLOWABLE BENDING STRESS OF 1,200 P.S.I., MODULUS OF ELASTICITY OF 1,500 K.S.I., UNLESS OTHERWISE NOTED ON PLANS.

6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

7. ALL WOOD CONSTRUCTION SHALL COMPLY WITH CHAPTER 29 OF THE SOUTH FLORIDA BUILDING CODE & THE STANDARD BUILDING CODE, WHICHEVER IS MORE STRINGENT. PROVIDE FIRE STOPS AS REQUIRED IN WALLS.

8. FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR:
   A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
   B. PROVIDE DOUBLE STUDS EACH SIDE OF INTERIOR DOOR OPENINGS.
   C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE.

9. ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE C/D, STRUCTURAL FORMING PLYWOOD WILL NOT BE USED FOR SHEATHING. NAIL TO TRUSSES AND RAFTERS AS REQUIRED BY CODE.

10. INTERIOR WOOD BEARING PARTITIONS SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. PROVIDE A SINGLE P.T. SILL PLATE AND DOUBLE TOP PLATE WITH 48" LAP.

11. PROVIDE BACKING WITH 1 X 6 P.T. ON BLOCK WALL OR 2 X 4 ON STUD WALL FOR ALL KITCHEN CABINETS, BUILT-INS, HAND RAILS, BATH FIXTURES AND ACCESSORIES.

12. INTERIOR, WOOD, NON-BEARING PARTITION SHALL BE 2 X 4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED. PROVIDE A SINGLE PRESSURE-TREATED SILL PLATE AND A SINGLE TOP PLATE.
    ALT:INTERIOR NON-BEARING PARTITIONS MAY BE LIGHT GAUGE METAL STUDS @ 16" O.C. WITH DOUBLE PRESSURE-TREATED 2 X 4 WOOD BASE PLATE).

13. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES, WELL-SANDED, FREE FROM DEFECTS.

14. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED.

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

1. ALL CAULKING TO BE "PECORA" BUTYL RUBBER SEALANT, BC-158, OR EQUAL.

2. ALL ROOFING SHALL HAVE AN UNDERLAYMENT (ANCHOR SHEET) OF 1620 ASPHALT SATURATED FELT OR FELTS. TIN CAPPED PER CODE.

3. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 20 OUNCE COPPER.

4. ALL BARREL TILE TO MATCH EXISTING OR EQUAL, APPROVED BY ARCHITECT.

5. ALL ROOFING SHALL HAVE A DADE COUNTY PRODUCT CONTROL NUMBER.

6. WATERPROOF ALL INTERIOR PLANTER WALLS WITH BLACK BITUMINOUS WATERPROOF COMPOUND AND PROVIDE ADEQUATE DRAINAGE.

7. EXTERIOR INSULATION SHALL BE AS FOLLOWS:
   A. STUD WALL: R-11, BATT TYPE FIBERGLASS
   B. CEILING: R-30, BATT TYPE FIBERGLASS
   C. BLOCK WALL R-5 INSULATION BETWEEN 1 X 2 PRESSURE-TREATED WOOD FURRING STRIPS, UNLESS OTHERWISE NOTED.
   D. SLAB-ON FLOOR: R-11 R-5 PERIMETER

8. INTERIOR INSULATION FOR SOUND PROOFING SHALL BE AS FOLLOWS:
   ALL INTERIOR WALLS SHALL RECEIVE R-11 BATT FIBERGLASS INSULATION FOR SOUND-PROOFING. WRAP ALL PLUMBING BOTH SIDES. PROVIDE ALL INSULATION, FLOOR TO CEILING.

DIVISION 8: DOORS AND WINDOWS

1. DOORS:
   A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE, INCLUDE MODIFIED DOOR CONTRACT BY WINDOW PROFESSIONALS.
   B. ALL INTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. SEE DOOR SCHEDULE.
   C. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY HARDWARE ITEMS UNDER BASE BID:
      HARDWARE ALLOWANCE: $5,000.
   D. PROVIDE $10,000 ALLOWANCE FOR CUSTOM FRONT DOOR.
   E. PROVIDE $400 CLOSING FOR CUSTOM FRONT DOOR. PRODUCT APPROVAL TEXT

2. ALL WINDOWS: SEE CONTRACT BY WINDOW PROFESSIONALS.
   ADD REVISED CONTRACT TO DOCS END

DIVISION 9: FINISHES

1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT OF PRIME WITH MOORWHITE ALKYD PRIMER 100 SERIES.
   B. PAINT TWO COATS TOPCOAT MOORGLO HOUSE & TRIM LATEX GLOSS 096 SERIES.

2. INTERIOR WOOD TRIM, DOORS & WOOD WINDOWS SHALL RECEIVE TWO COATS OF BENJAMIN MOORE ENAMEL OVER ONE BASE COAT OR AT OWNER'S OPTION, ONE COAT OF SEALER AND TWO COATS OF VARNISH OVER STAINED, PICKLE EFFECT. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT PRIMER BASE COAT S'B MOORE'S ALKYD ENAMEL UNDERBODY 217 SERIES.
   B. ENAMEL - LATEX-REGAL AQUAGLO LATEX SEMI-GLOSS ENAMEL 233 SERIES.
   C. ENAMEL-ALKYD-REGAL SATIN IMPENC ALKYD SATIN ENAMEL 235 SERIES.
   STAIN:
   D. SEALER-BENWOOD QUICK DRY SANDING SEALER 413 SERIES.
   E. STAIN-BENWOOD PENETRATING STAIN 234 SERIES.
   F. VARNISH-BENWOOD SATIN FINISH VARNISH 404 SERIES.

3. ALL EXTERIOR STUCCO SURFACES SHALL RECEIVE TWO COATS OF MOORGARD OVER ONE COAT OF SEALER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIMER-BASE COAT-MOORE'S LATEX ALKALI RESISTANT MASONRY 1X SERIES.
   B. MOORGARD LATEX LOW LUSTRE HOUSE PAINT 103 SERIES.

4. ALL INTERIOR PLASTER SURFACES OR DRYWALL SURFACES SHALL RECEIVE TWO COATS OF INTERIOR LATEX, REGAL AQUA VELVET BY BENJAMIN MOORE. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. FRESH START 100% ACRYLIC LATEX PRIMER 023 SERIES.
   B. REGAL AQUAVELVET EGGSHELL FINISH 319 SERIES.

5. ALL EXTERIOR STUCCO TO BE SMOOTH AND LIGHT TEXTURE AND APPLIED AS PER CODE. PROVIDE SAMPLE TO MEET ARCHITECT'S APPROVAL BEFORE STARTING WORK.

6. ALL INTERIOR PARTITIONS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" BLUE BOARD WITH ONECOAT PLASTER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

7. ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND RESIDENCE, SHALL HAVE A ONE HOUR RATED, 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER ON BOTH SIDES OF PARTITIONS AND ONE LAYER ON CEILINGS ON 1"X 3" FURRING @ 16" O.C., WHERE APPLICABLE.

8. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS, ETC. TO BE DONE WITH "J" BEADS, CORNER BEADS & CASING BEADS AS PER "NATIONAL GYPSUM", OR APPROVED EQUAL.

9. TILE, MARBLE AND FLOOR ALLOWANCES:
   1. MARBLE: $10 PER SQUARE FT.
   2. SATURNIA: (a.)$3.50 PER SQUARE FT. FILLED WITH GROUT.
   3. SATURNIA: (b.) $5.00 PER SQUARE FT. BONED AND FILLED.
   4. TILE: $2.00 PER SQUARE FT.
   5. CARPET: $30 PER SQUARE YARD

10. ALL TILE & MARBLE FLOORS SHALL BE SET IN FULL FLOAT. PROVIDE SEALER FOR ALL MARBLE AND SATURNIA FLOORS

11. PROVIDE FULL SLABS WITH 1.5" BULL NOSE ON ALL STAIR TREADS.

12. DRIVEWAY:
    CONCRETE PAVER BRICK ON 4"(INCH) CRUSHED ROCK AND SAND BASE WITH SOLDIER COURSE GROUTED TO EDGE CONCRETE FOOTING.

13. PROVIDE CEMENT BOARD BEHIND ALL TILED OR MARBLED WALLS.

DIVISION 10: SPECIALTIES

1. ALL SHELVING SHALL BE 3/4", HARDWOOD EDGE BANDED, AB PLYWOOD 12" DEEP, UNLESS OTHERWISE SHOWN ON PLAN, 1"X 4" #2 SHELF SUPPORTS, 1-3/8" FULL ROUND CLOSET RODS- LEFT NATURAL. HARDWOOD ROD SOCKETS WITH METAL SHELF AND ROD SUPPORTS.

2. KITCHEN CABINETS, BATH VANITIES, BUILT-INS, COUNTERTOPS AND VANITY TOPS TO BE PROVIDED AND INSTALLED BY CABINET SUBCONTRACTOR. ALLOWANCE: $50,000.

3. CLOSET INTERIORS: PROVIDE A $30,000 ALLOWANCE FOR ALL WALK-IN CLOSET INTERIOR DESIGNS.

4. FIREPLACE AND MANTEL ALLOWANCE: $5,000.
   CHIMNEY, FIREBOX AND STRUCTURE TO BE IN BASE BID.

5. SHOWER & TUB DOORS, TEMPERED ALLOWANCE:$7,000.

6. TOWEL BARS, TOILET PAPER HOLDERS, MEDICINE CABINETS, SOAP HOLDERS & GRAB BARS ALLOWANCE.

7. MIRRORS TO BE 1/4", SEALED OVER MASTIC. FULL HEIGHT FROM VANITY TO CEILING ACROSS BACK OF VANITY. (PROVIDE A 5-YR. GUARANTEE ON ALL MIRRORS AGAINST DISCOLORATION.)

DIVISION 11: EQUIPMENT

1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES. (PURCHASED BY OWNER) (INSTALLED BY CONTRACTOR)
   1. ONE 596 SUB-ZERO ICEMAKER
   2. TWO 700 BR SUB-ZERO 700 BASE REFRIGERATOR
   3. ONE ECP30 30S 30" CONVECTION SINGLE OVEN I-CELL-SS
   4. FOUR EDW924S 24" WARMING OVEN - SS
   5. ONE BMO24S MICROWAVE 1.8 CU. FT, 16" TURNTABLE - SS
   6. ONE AMTK30S TRIM KIT FOR BUILT-IN MICRO BI.
   7. TWO ASI2985B ASKO BLACK DISHWASHER
   8. ONE ASK30SS WOLF 30" GAS RANGE WITH 6 BURNERS WITH BAKED 24" GRIDDLE/BROILER SS
   9. ONE W30BBS WOLF 30" BLACK RISER WITH SHELF SS
   10. ONE PWV 182+260 VENTABOOD 60" HOOD WITH 4 BLOWERS WITH HALOGEN LIGHTS SS.
   11. ONE WDC 60350 VENTABOOD EXTENDED DUCT COVER FOR 12" CEILING.

DIVISION 12: FURNISHINGS

SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 13: SPECIAL CONSTRUCTION

1. PROVIDE ENGINEERING SHOP DRAWING FOR NEW POOL & SPA FOR ARCHITECT'S REVIEW.

2. GAS:PROVIDE GAS LINE TO SPA HEATER AND BAR-B-Q AND FIREPIT ACE.

3. SPA ALLOWANCE: $45,000

4. POOL ALLOWANCE: $107,500

5. SEAWALL ALLOWANCE: $15,200

6. DOCK ALLOWANCE: $30,000

DIVISION 14: CONVEYING SYSTEMS

NOT USED

DIVISION 15: MECHANICAL

1. A/C SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO START OF A/C WORK. A/C SUBCONTRACTOR SHALL ENGINEER THE DUCTS AND GRILLE SIZES AND LOCATIONS, PROVIDING MANUAL-J CALCULATIONS FOR FINAL SYSTEM.
   ALL DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 INSULATION. A/C SUBCONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SYSTEM.

2. ALL BATHROOM EXHAUST FANS WILL BE NUTONE MODEL NO. QT260 CFM.

3. PLUMBING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING FIXTURES $30,000 @ INTERIOR DESIGNER'S PRICE. INSTALLATION AND HANDLING SHALL BE IN BASE BID. PLUMBER SHALL BE RESPONSIBLE FOR PURCHASING, INSTALLING AND HANDLING OF ALL PLUMBING FIXTURES. THIS FEE TO BE INCLUDED IN BASE BID AND NOT PART OF ALLOWANCE.

4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH REMOTE SHUT OFF.

5. PROVIDE SUPER-INSULATED QUICK RECOVERY DOUBLE ELEMENT WATER HEATERS. PROVIDE FULL PAN AND DRAIN UNDER WATER HEATERS.

6. PROVIDE FOR RECESSED WASHER AND DRYER HOOK UPS (VENT DRYERS TO EXTERIOR).

7. ALLOWANCE FOR LANDSCAPING & SPRINKLER SYSTEM FOR MATERIAL & LABOR: BY OWNER

8. PROVIDE ALL PENETRATIONS THROUGH ROOF, SUCH AS PLUMBING VENTS AND EXHAUST VENTS, ON REAR HIPS SO THEY ARE NOT SEEN FROM THE STREET.

9. PROVIDE FOAM TUBULAR INSULATION ON ALL HOT WATER LINES.

10. PROVIDE 3/4" COPPER LINE SERVICE TO ALL HOT WATER FIXTURES. REDUCE AT FIXTURE CONNECTION AS PER SCHEDULE.

DIVISION 16: ELECTRICAL

1. ALL CIRCUITS ARE TO BE NUMBERED AND IDENTIFIED ON PANEL.

2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE N.E.C. THE BASE BID, NOT IN THE ALLOWANCE. ALL HIGH HATS ON SLOPING CEILINGS SHALL BE ADJUSTABLE TYPE. ALL HIGH HATS TO BE LIGHTOLIER.

4. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHER PROOF. PROVIDE G.F.I. BREAKER(S) AT ELECTRICAL PANEL FOR KITCHEN AND BATHS, GARAGE AND EXTERIOR OUTLETS.

5. PROVIDE DIRECT WIRE SMOKE DETECTORS AS INDICATED ON DRAWINGS AND AS REQUIRED BY CODE.

6. PROVIDE DOOR BELL AND DECORATIVE CHIME BY NUTONE.

7. WIRING TO BE IN FLEXIBLE PLASTIC CONDUIT ("ENT") OR METAL CONDUIT, EXCEPT UNDER CABINET LIGHTS IN KITCHEN WHICH ARE ROMEX. EXTERIOR PIPE SHALL BE PVC.

8. ALL WALL SWITCHES & OUTLETS TO BE "DECORA STYLE", UNLESS NOTED OTHERWISE BY I.D.

9. ALL SWITCHES FOR PADDLE FANS & HIGH HATS TO BE ON DIMMER SWITCHES.

10. ALLOWANCES FOR SECURITY, SOUND SYSTEM, TELEPHONE / INTERCOM: $15,000.

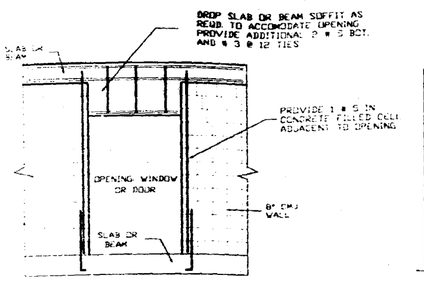
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FEB 05 2001

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS RESIDENCE
MIAMI BEACH FLORIDA

REVISIONS

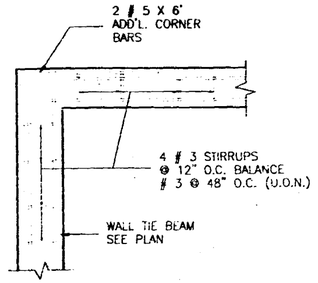
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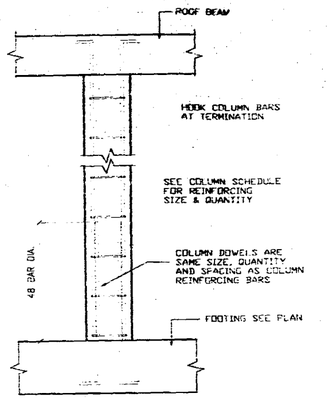
POURED IN PLACE OPTION

COORDINATE LOCATION AND GEOMETRY OF OPENING'S WITH ARCHITECTURAL DRAWINGS.

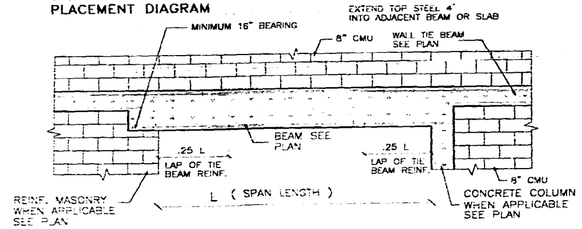
WALL FRAMING AT DOOR AND WINDOW OPENINGS



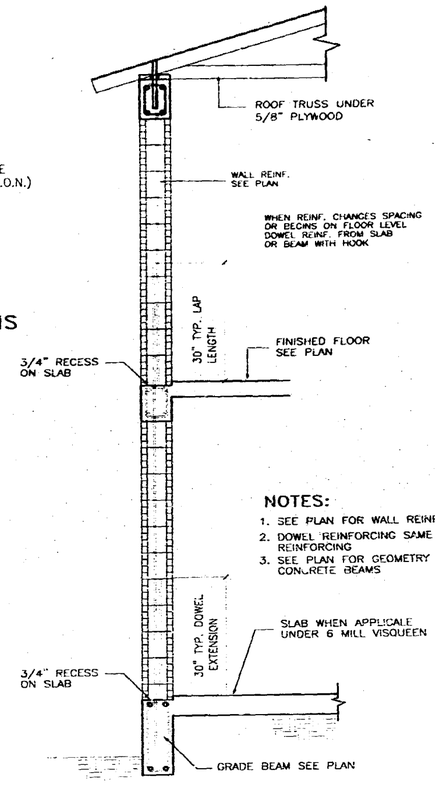
CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM
BEAM TO WALL TIE BEAM



TYPICAL WALL SECTION

NOTES:

1. SEE PLAN FOR WALL REINFORCING
2. DOWEL REINFORCING SAME AS WALL REINFORCING
3. SEE PLAN FOR GEOMETRY OF WALL CONCRETE BEAMS

GENERAL STRUCTURAL NOTES

1.0 GENERAL:

A. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH CIVIL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, REGLETS, OPENINGS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC.

1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND THE LATEST ACI, ASTM, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.

C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

1. CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

ROOF ..... 30 PSF
FLOOR LOADS ..... 40 PSF
STAIR & CORRIDORS ..... 100 PSF
WIND ..... AS PER S.F.B.C. FOR 110 MPH.

1.03 CONTRACTOR SHALL FINALIZE HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICIALS.

2.01 FOUNDATIONS:

A. FOUNDATIONS ARE BASED ON AUGERCAST CONCRETE PILES HAVING THE FOLLOWING SIZE AND CAPACITY.

1. 14" DIA. ..... 35 TONS, COMPRESSION

B. LENGTH OF PILES SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL RETAIN TESTING LABORATORY TO MONITOR AND CERTIFY ALL PILES DRIVEN.

1. SUPERVISION SHALL BE BY A QUALIFIED SOILS ENGINEER AND SHALL SUBMIT TO THE CITY AND ARCHITECT A PILE RECORD LOG CONTAINING: PILE SIZE, ORIGINAL LENGTH, FINAL LENGTH

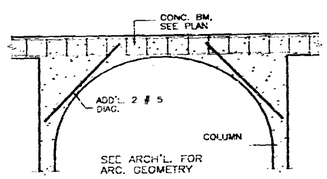
C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED PREDRILLING, OF THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.

D. CENTER LINE OF GRADE BEAM SHALL BE CENTER LINE OF PILE.

3.01 CONCRETE:

A. CAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH ACI - 318 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI

B. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES



TYPICAL ARC BEAM REINFORCING

4.0 REINFORCEMENT FOR CONCRETE:

A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE MANDATORY SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING ASTM A 615, GRADE 60

B. ALL BARS SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-318 "CACING OF BARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS"

C. MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.

1. CONCRETE BEARS AND COLUMNS ..... 1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER ..... 2"
3. CONCRETE DEPOSIT AGAINST GROUND ..... 3"
4. SLOPED STRUCTURAL SLABS ..... 3/4"
5. EXTERIOR STRUCTURAL SLABS (BALCONIES) ..... 1 1/2"

5.0 MASONRY:

A. LOAD-BEARING MASONRY (NON-REINFORCED) SHALL CONFORM TO ASTM C90 "HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS", AND HAVE A COMPRESSIVE PRISM STRENGTH f'm OF 1500 PSI. ALL LOAD-BEARING MASONRY SHALL BE PLACED PRIOR TO THE CONCRETE PLACEMENT OF COLUMNS OR BEAMS.

B. MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS OF ASTM C270 EXCEPT THAT SLAC CEMENTS SHALL NOT BE USED. MORTAR SHALL BE TYPE S MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI. MINIMUM MIXING TIME FIVE MINUTES AFTER ALL INGREDIENTS ARE ADDED.

C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH TRUSS-O-WALL LADDER TYPE, STANDARD No. 9 MASONRY REINFORCEMENT OR SIMILAR APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE. EMBED 4" INTO COLUMN.

D. REINFORCED MASONRY CELLS SHALL BE FILLED WITH PEARLOCK CONCRETE MIX OF f'c= 2500 PSI AND A 10" SLUMP POUR MASONRY CELLS PRIOR TO SLAB OR BEAM POUR SEE PLANS FOR REINFORCE MASONRY REQUIREMENTS

6.0 ANCHOR BOLTS:

A. ANCHOR BOLTS SHALL BE ACCURATELY AND SOLIDLY EMBEDDED GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF THE ANCHOR BOLT WITH THE SYSTEM THAT IS BEING ANCHORED.

7.0 TIMBER:

A. ALL TIMBER DESIGN AND FABRICATION SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.

B. SUBMIT SHOP DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

C. ALL TIMBER SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.

D. ALL MATERIALS AND AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

E. PROVIDE HURRICANE ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.

F. USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL NUMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

FOR SOUTHERN PINE:
BENDING STRESS: 1,200 PSI
MODULUS OF ELASTICITY: 1,600,000 PSI.

G. BRACING.

a. ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH "BRACING WOOD TRUSSES, COMMENTARY AND RECOMMENDATIONS (BWT-76)" AS PUBLISHED BY TRUSS PLATE INSTITUTE.

b. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL DECKING AND PERMANENT TRUSS BRACING HAS BEEN FASTENED FORMING A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTION AND PERMANENT BRACING SHALL BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM.

c. ALL BRACING REQUIREMENTS ALONG WITH PERMANENT STRUCTURAL CROSS BRACING TO ENSURE OVERALL RIGIDITY OF THE ROOF SYSTEM SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLANS.

d. SAFE ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

8.0 PLYWOOD ROOF SHEATHING:

c. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANNEL INDEX 35/16 MIN., RATED FOR EXPOSURE 1; MIN THICKNESS 19/32".

d. INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.

e. NAIL SHEATHING TO SUPPORT WITH 8d NAILS SPACED AT 6" O.C AT PANNEL EDGES AND INTERMEDIATE SUPPORTS

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THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

COMBINED ENGINEERING SCIENCES
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(305) 856-6345

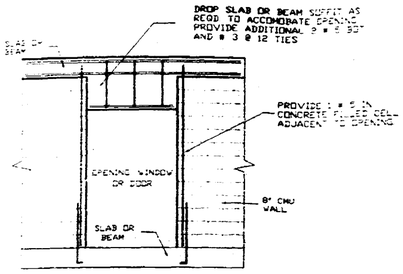
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DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

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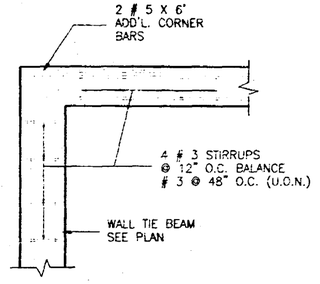
DATE 2-13-01
SHEET S1 OF 4



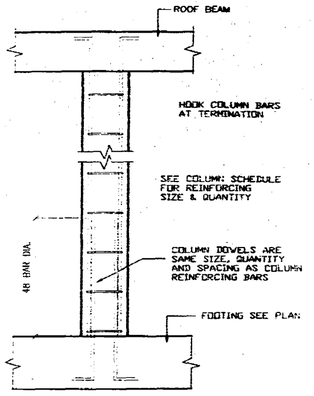
POURED IN PLACE OPTION

COORDINATE LOCATION AND GEOMETRY OF OPENING'S WITH ARCHITECTURAL DRAWINGS.

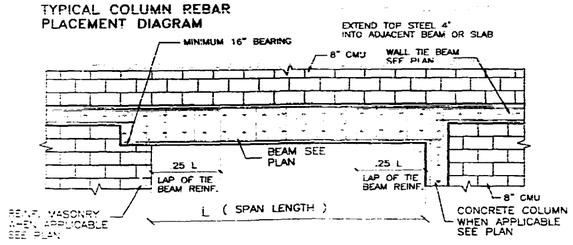
WALL FRAMING AT DOOR AND WINDOW OPENINGS



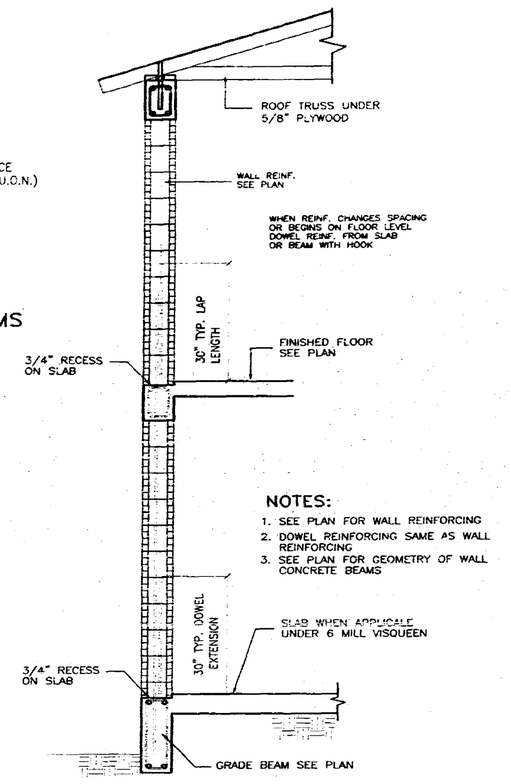
CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM



TYPICAL WALL SECTION

NOTES:

1. SEE PLAN FOR WALL REINFORCING
2. DOWEL REINFORCING SAME AS WALL REINFORCING
3. SEE PLAN FOR GEOMETRY OF WALL CONCRETE BEAMS

GENERAL STRUCTURAL NOTES

1.0 GENERAL:

A. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH CIVIL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ECT.

1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND THE LATEST ACI, ASTM, AND ASC SPECIFICATIONS AND RECOMMENDED PRACTICE.

C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

1. CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

ROOF ..... 30 PSF.
FLOOR LOADS ..... 40 PSF.
STAIR & CORRIDORS ..... 100 PSF.
WIND ..... AS PER S.F.B.C. FOR 110 MPH.

1.03 CONTRACTOR SHALL FINALIZE HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICIALS.

2.01 FOUNDATIONS:

A. FOUNDATIONS ARE BASED ON AUGERCAST CONCRETE PILES HAVING THE FOLLOWING SIZE AND CAPACITY.

1. 14" DIA. ..... 35 TONS, COMPRESSION

B. LENGTH OF PILES SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL RETAIN TESTING LABORATORY TO MONITOR AND CERTIFY ALL PILES DRIVEN.

1. SUPERVISION SHALL BE BY A QUALIFIED SOILS ENGINEER AND SHALL SUBMIT TO THE CITY AND ARCHITECT A PILE RECORD LOG CONTAINING: PILE SIZE, ORIGINAL LENGTH, FINAL LENGTH

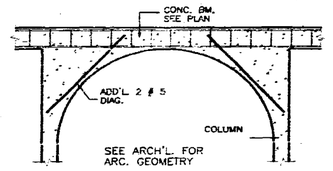
C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED PREDRILLING, OF THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.

D. CENTER LINE OF GRADE BEAM SHALL BE CENTER LINE OF PILE.

3.01 CONCRETE:

A. CAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH AC - 318 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI

B. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES



TYPICAL ARC BEAM REINFORCING

4.0 REINFORCEMENT FOR CONCRETE:

A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60

B. ALL BARS SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-318, PLACING OF BARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS"

C. MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

1. CONCRETE BEAMS AND COLUMNS ..... 1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER ..... 2"
3. CONCRETE DEPOSITED AGAINST GROUND ..... 3"
4. INTERIOR STRUCTURAL SLABS ..... 3/4"
5. EXTERIOR STRUCTURAL SLABS (BALCONIES) ..... 1 1/2"

5.0 MASONRY:

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C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH "DUR-O-WALL" LADDER TYPE, STANDARD No. 9 MASONRY REINFORCEMENT OR A/E APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE, EXCEPT EVERY 4" INTO COLUMN.

D. REINFORCED MASONRY CELLS SHALL BE FILLED WITH READY CONCRETE MIX OF F'c= 2500 PSI AND A 10" SLUMP POUR MASONRY CELLS PRIOR TO SLAB OR BEAM POUR SEE PLANS FOR REINFORCE MASONRY REQUIREMENTS

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c. NAIL SHEATHING TO SUPPORT WITH 8d NAILS SPACED AT 6" O.C AT PANNEL EDGES AND INTERMEDIATE SUPPORTS

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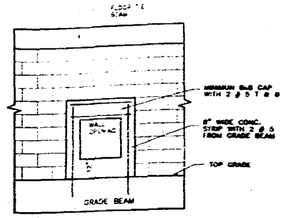
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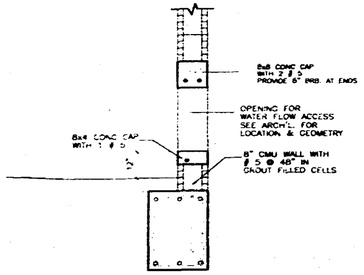
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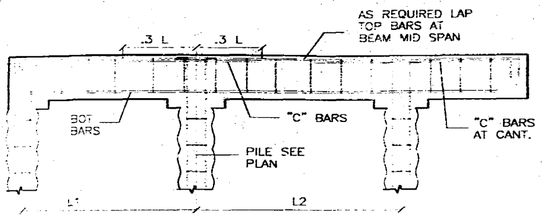
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WALL FRAMING FOR OPENINGS



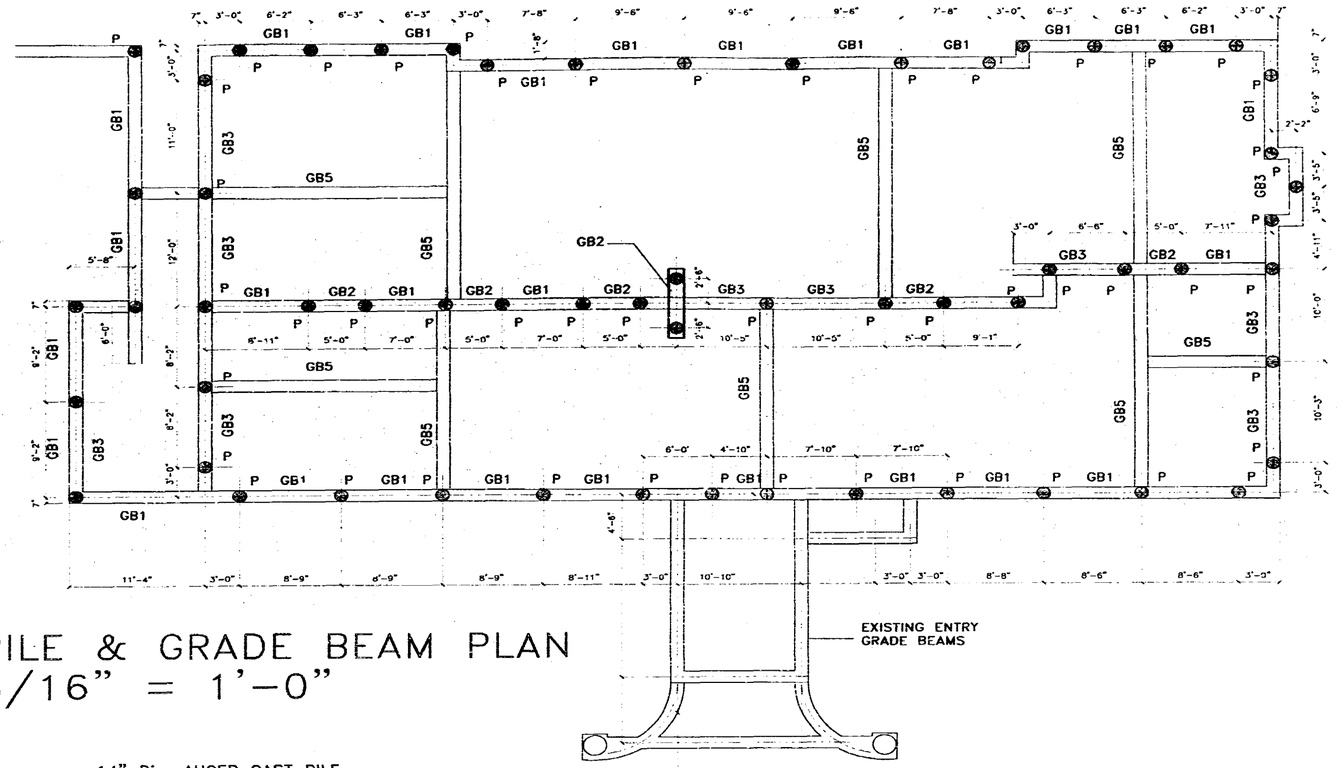
SECTION: OPENING FOR WATER FLOW ACCESS



NOTES

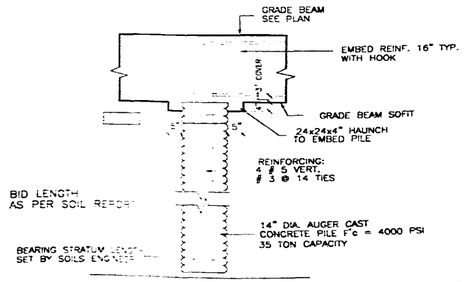
1. L IS GREATER OF ADJACENT SPANS
2. REINFORCING COVER:
   3" AREA EXPOSED TO EARTH
   2" AREA EXPOSED TO WEATHER

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN



PILE & GRADE BEAM PLAN
3/16" = 1'-0"

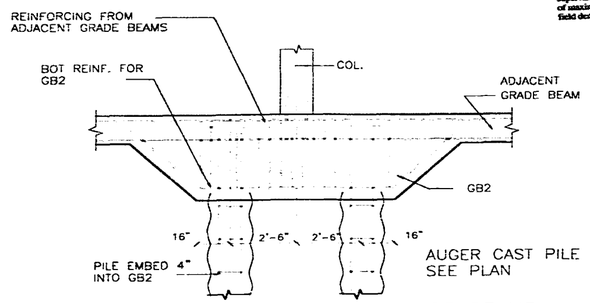
P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY



TYPICAL AUGER GROUT INJECTED PILE

City of Miami Beach
Building Department

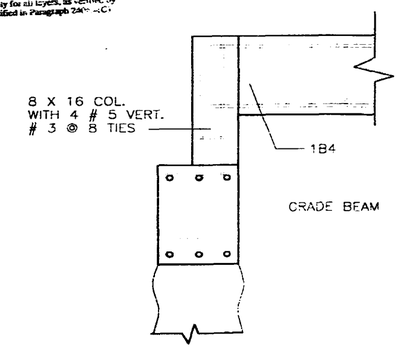
1. The Licensed Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach inspector at the time of construction a signed letter stating that the site was observed and the foundation conditions are similar to those upon which the designer is based.
2. Fill supporting such slabs shall be compacted under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for all layers, as verified by field density tests specified in Paragraph 2A[illegible]-C.



SECTION: GB2 AND ADJOINING GRADE BEAMS

GRADE BEAM SCHEDULE

MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	STIRRUPS "C"
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6
GB2	14 X 36	3 # 6	3 # 6	# 3 @ 4"
GB3	14 X 20	3 # 7	3 # 6	# 3 @ 6
GB4	14 X 20	3 # 7	3 # 7	# 4 @ 4"
GB5	14 X 16	3 # 5	3 # 5	3 @ 12



CONNECTION: FLOOR BEAMS TO GRADE BEAM

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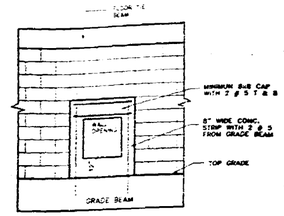
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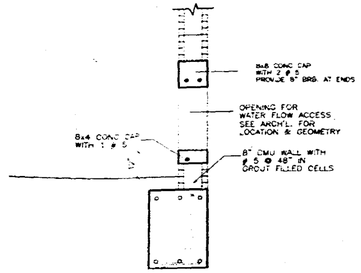
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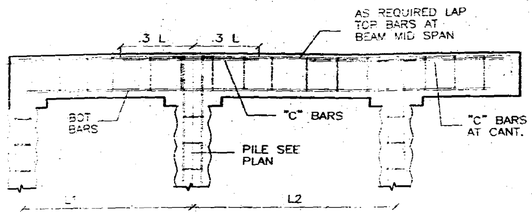
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WALL FRAMING FOR OPENINGS



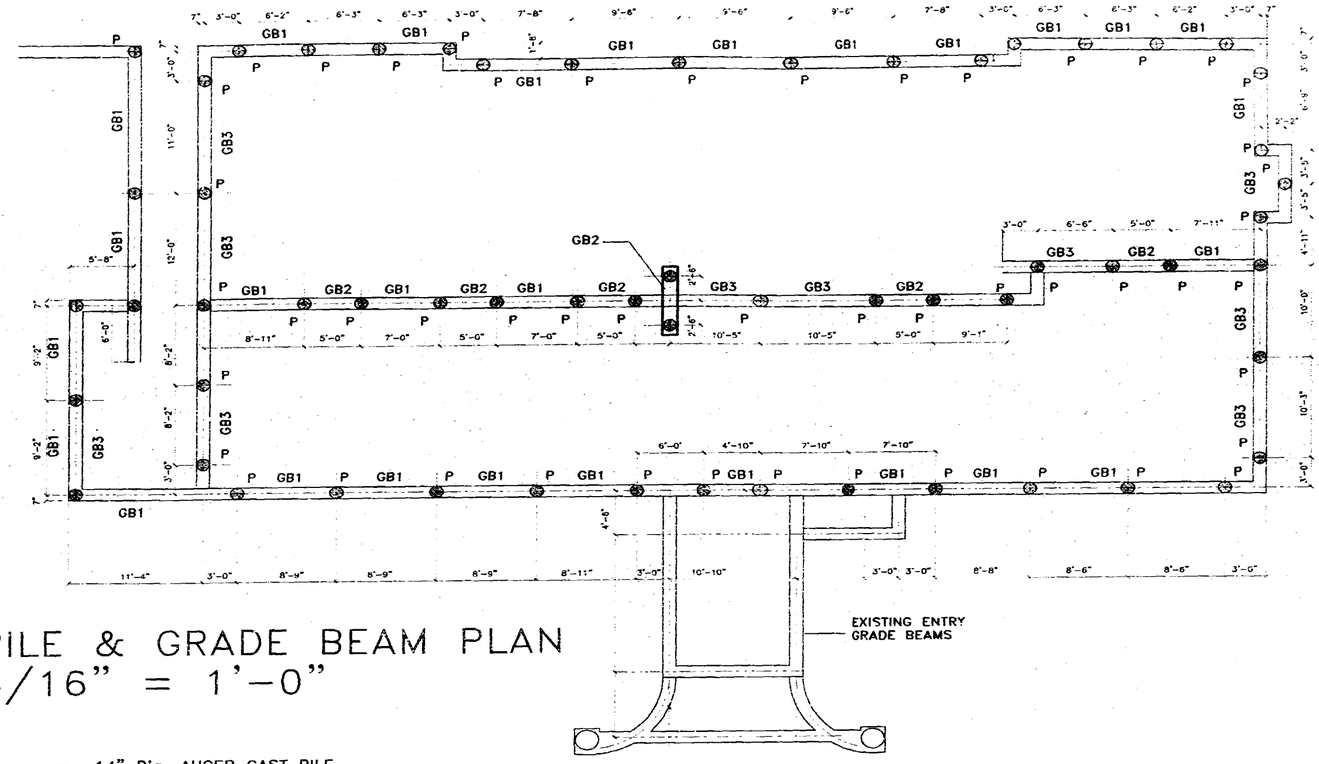
SECTION: OPENING FOR WATER FLOW ACCESS



NOTES

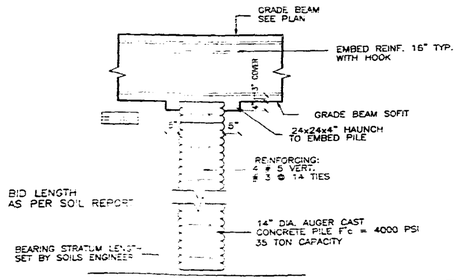
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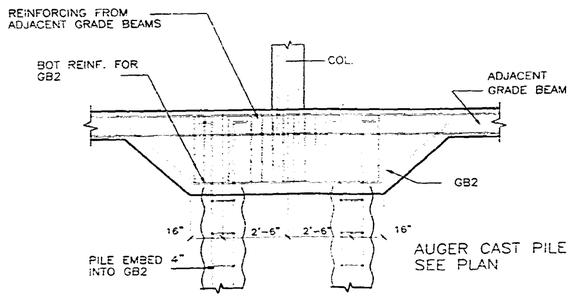


PILE & GRADE BEAM PLAN
3/16" = 1'-0"

P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY



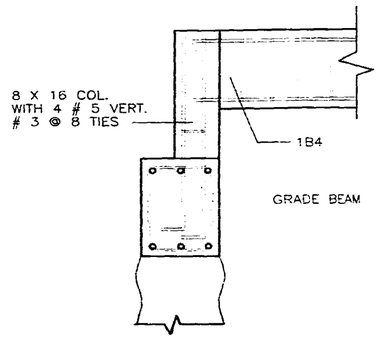
TYPICAL AUGER GROUT INJECTED PILE



SECTION: GB2 AND ADJOINING GRADE BEAMS

GRADE BEAM SCHEDULE

MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
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GB3	14 X 20	3 # 7	3 # 6		# 3 @ 6
GB4	14 X 20	3 # 7	3 # 7		# 4 @ 4"



CONNECTION: FLOOR BEAMS TO GRADE BEAM

FREE COPY
CITY OF MIAMI BEACH

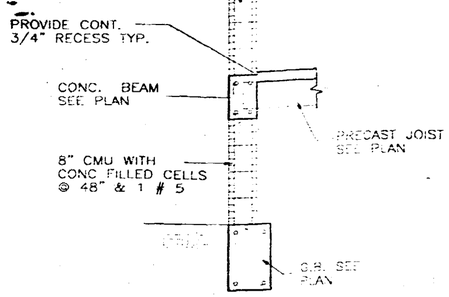
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
500 BRICKELL KEY DRIVE, HYDE PLAZA 801
MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-8580
AA0001

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

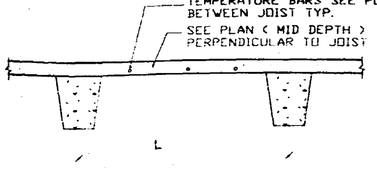
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S2 OF 8

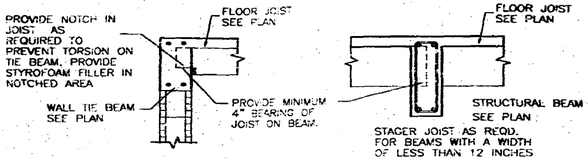


B SECTION
SCALE: 3/4" = 1'-0"



L: SPAN BETWEEN JOIST
SEE PLAN FOR JOIST SIZE & SPACING

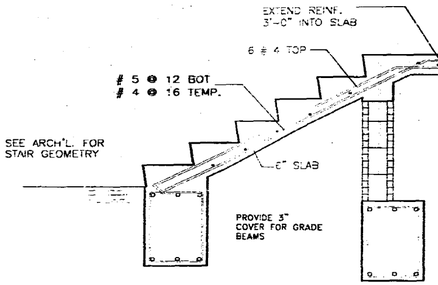
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



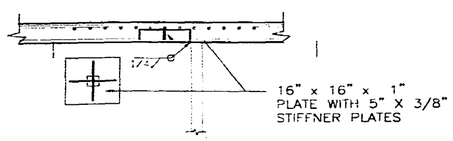
TYPICAL BEARING FOR PRECAST CONCRETE JOIST

CONCRETE MASONRY WALL NOTES

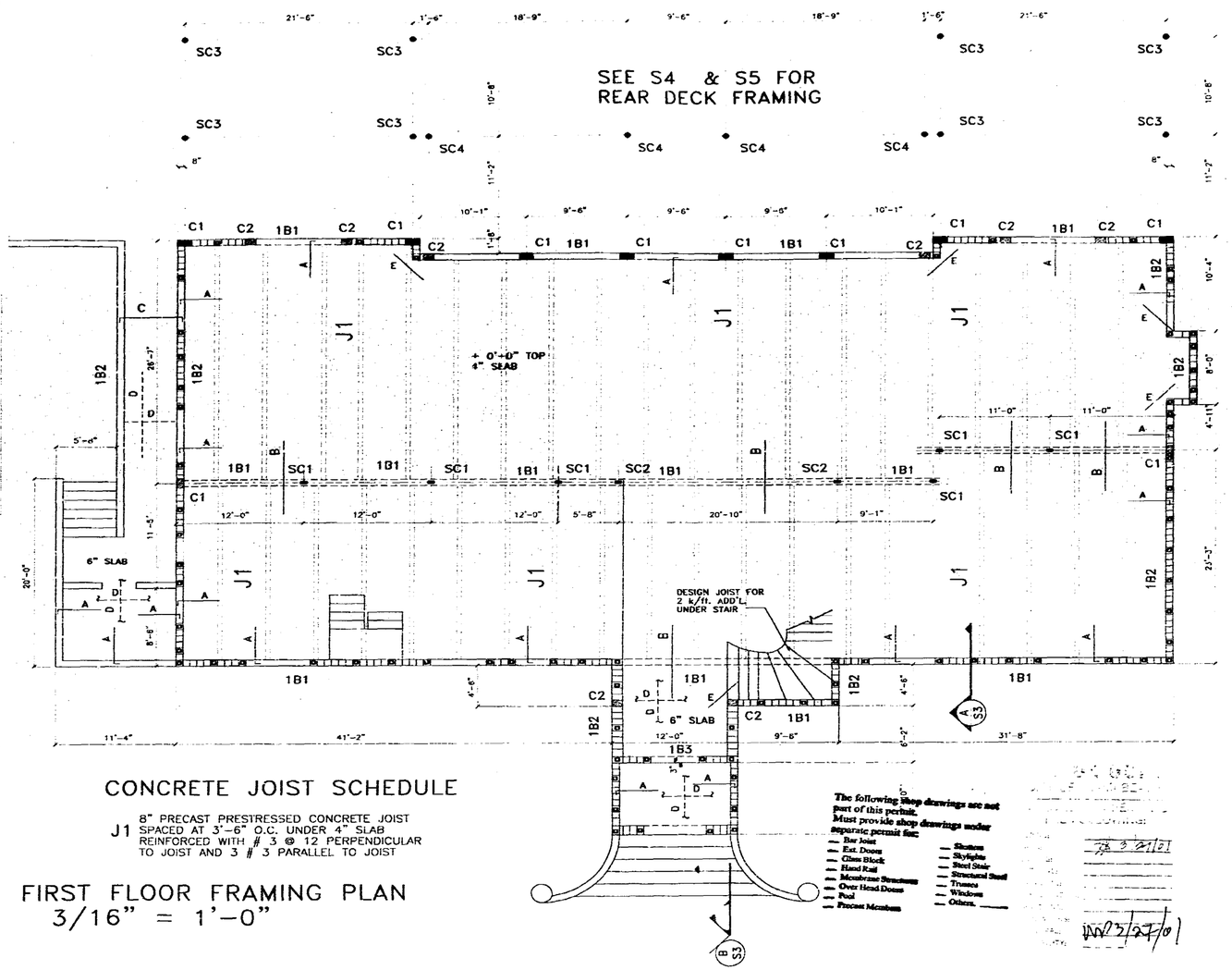
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7: F'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
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B SECTION
SCALE: 3/4" = 1'-0"



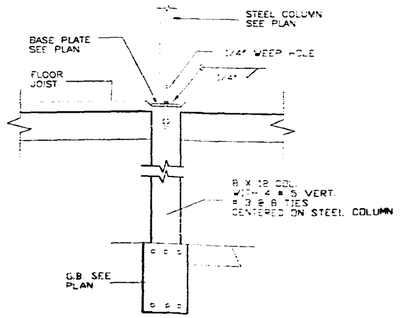
TOP PLATE FOR SC1



CONCRETE JOIST SCHEDULE

J1 8" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-6" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12 PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"



NOTE: WHEN COLUMNS ARE CONCRETE FILLED, PROVIDE 1/4" WEEP HOLES AS REQD. FOR PROPER CONCRETE PLACEMENT

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

COLUMN ELEVATION	COLUMN MARK SC1	SC2	SC3	SC4	SC5
CAP PL.	16x16x 1"	12x12x 1"	12x12x 1"		
COLUMN	TS 6x4x1/2"	TS 6x4x 1/2"	5" Dia. SCH 80	4" Dia.SCH 40	TS 4x4x 1/4"
WELD	3/16" FILLET	3/16" FILLET	3/16" FILLET	3/16" FILLET	3/16" FILLET
BASE PL.	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"
1" NON-SHRINK GROUT	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.

NOTES:
1. FIELD DETERMINE REQUIRED COLUMN HEIGHT
2. PROVIDE LEVELING NUTS AS REQD. AT BASE PLATE
3. U.O.N. PROVIDE 2- 3/4" X 8" WELDED STUD ANCHORS AT CAP PLATE
4. ANCHOR BOLTS HILTI KWIK BOLT II SYSTEM
5. BASE PLATE SHALL BE EMBEDED
6. COLUMNS SHALL BE FILLED WITH GROUT. PROVIDE WEEP HOLES

SLAB REINFORCING SCHEDULE

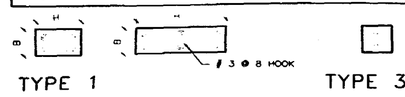
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
C	# 4 @ 16"	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	TOP	STIRRUPS
1B1	8 X 20	0'-0"	2 # 5	2 # 5	# 3 @ 48
1B2	8 X 12	0'-0"	2 # 5	2 # 5	# 3 @ 48
1B3	8 X 16	0'-0"	2 # 6	2 # 5	# 3 @ 6

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	TIES	TYPE
C1	8 X 16	4 # 6	# 3 @ 8	TYPE 1
C2	8 X 12	4 # 6	# 3 @ 8	TYPE 1
C3	8 x 39	6 # 6	# 3 @ 8	TYPE 2
C4	8 x 8	2 # 5	# 3 @ 8	TYPE 3
□	FILLED CELL & WALL REINF. BAR			



TYPE 1 TYPE 3

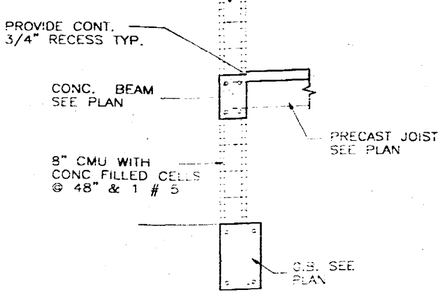
ROBERT WADE AND ASSOCIATES, P.A.
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320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
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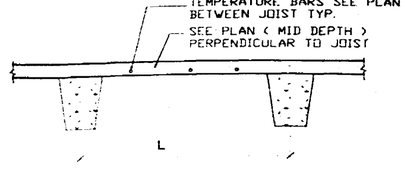
RESIDENCE FOR
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MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

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SHEET S3 OF 8



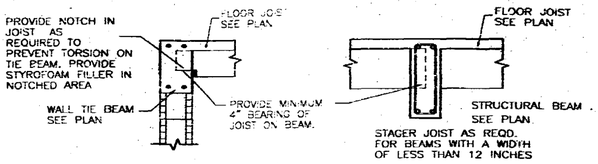
B SECTION
SCALE: 3/4" = 1'-0"



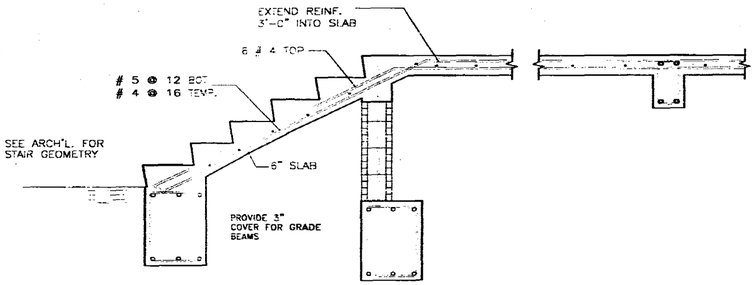
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

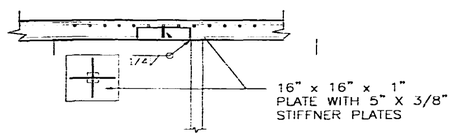
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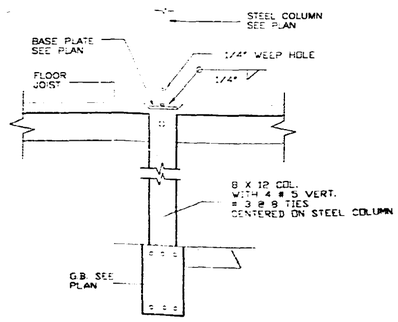
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



B SECTION
SCALE: 3/4" = 1'-0"



TOP PLATE FOR SC1



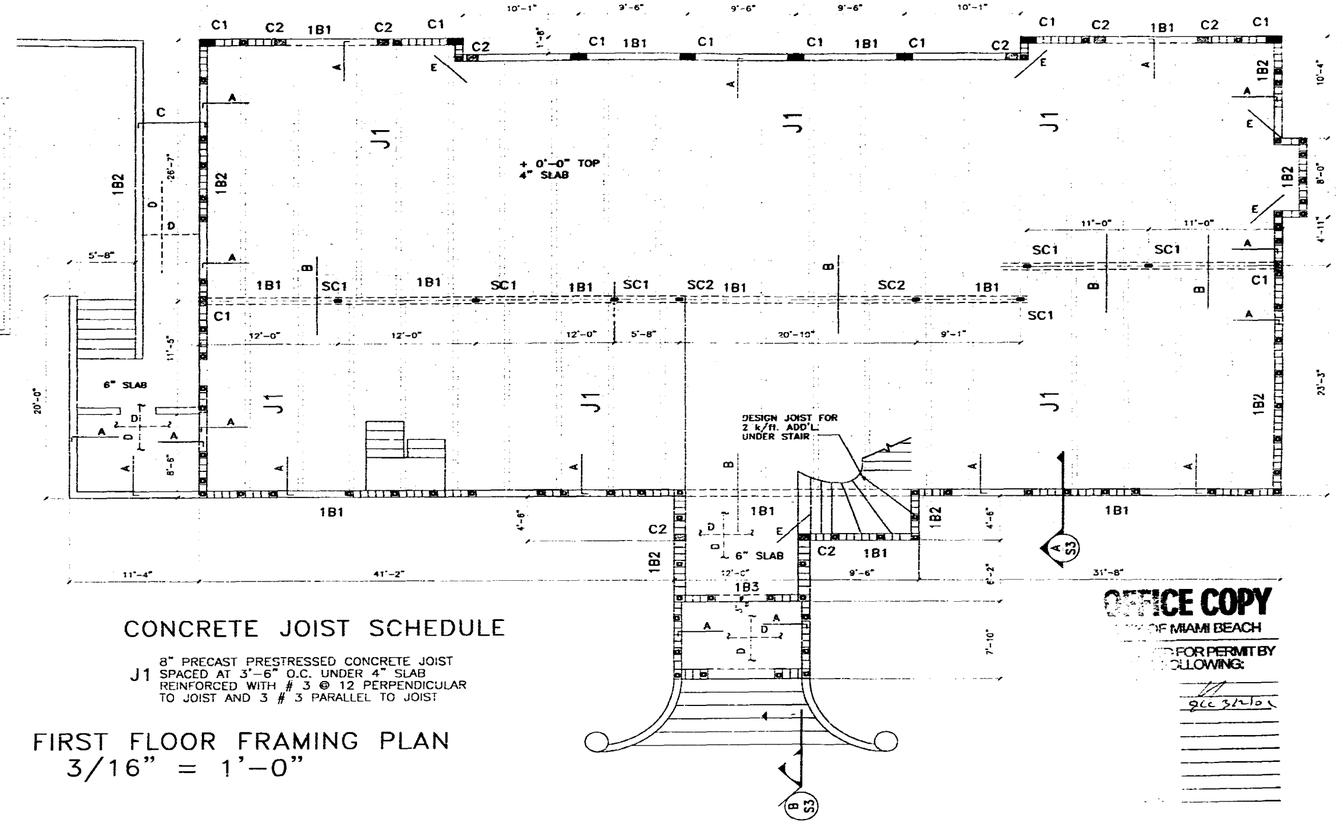
NOTE: WHEN COLUMNS ARE CONCRETE FILLED, PROVIDE 1/4" WEEP HOLES AS REQD. FOR PROPER CONCRETE PLACEMENT

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

COLUMN ELEVATION	COLUMN MARK SC1	SC2	SC3	SC4	SC5
CAP PL.	16x16x 1"	12x12x 1"	12x12x 1"		
COLUMN	TS 6x4x1/2"	TS 6x4x 1/2"	5" Dia. SCH 80	4" Dia.SCH 40	TS 4x4x 1/4"
WELD	3/16" FILLET	3/16" FILLET	3/16" FILLET	3/16" FILLET	3/16" FILLET
BASE PL.	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"
1" NON-SHRINK GROUT	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.

NOTES:
1. FIELD DETERMINE REQUIRED COLUMN HEIGHT
2. PROVIDE LEVELING NUTS AS REQD. AT BASE PLATE
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CONCRETE JOIST SCHEDULE

J1 8" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-6" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12 PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
C	# 4 @ 16"	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

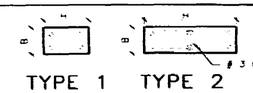
CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	TOP	STIRRUPS
1B1	8 X 20	0'-0"	2 # 5	2 # 5	# 3 @ 48
1B2	8 X 12	0'-0"	2 # 5	2 # 5	# 3 @ 48
1B3	8 X 16	0'-0"	2 # 6	2 # 5	# 3 @ 6

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	TIES	TYPE
C1	8 X 16	4 # 6	# 3 @ 8	TYPE 1
C2	8 X 12	4 # 6	# 3 @ 8	TYPE 1
C3	8 x 39	6 # 6	# 3 @ 8	TYPE 2

☐ FILLED CELL & WALL REINF. BAR



TYPE 1 TYPE 2

OFFICE COPY
OF MIAMI BEACH
FOR PERMIT BY
FOLLOWING:
see 3/2/01

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-6...

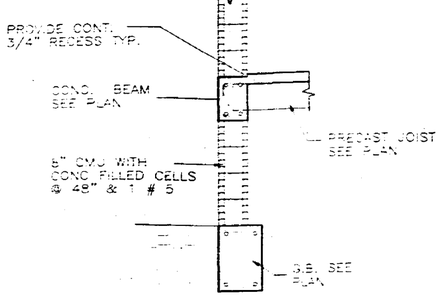
RESIDENCE FOR
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MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

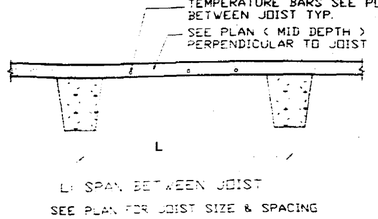
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CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
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12-29-01

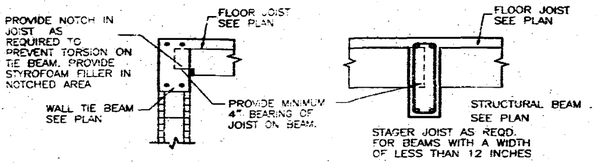
DATE 2-13-01
SHEET S3 OF 8



B SECTION
SCALE: 3/4" = 1'-0"



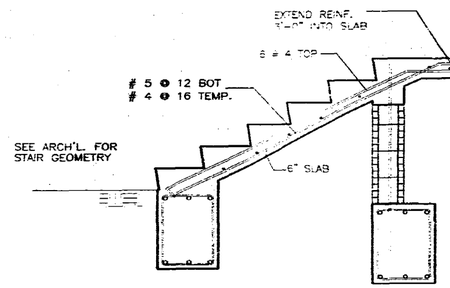
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



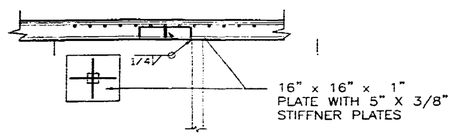
TYPICAL BEARING FOR PRECAST CONCRETE JOIST

CONCRETE MASONRY WALL NOTES

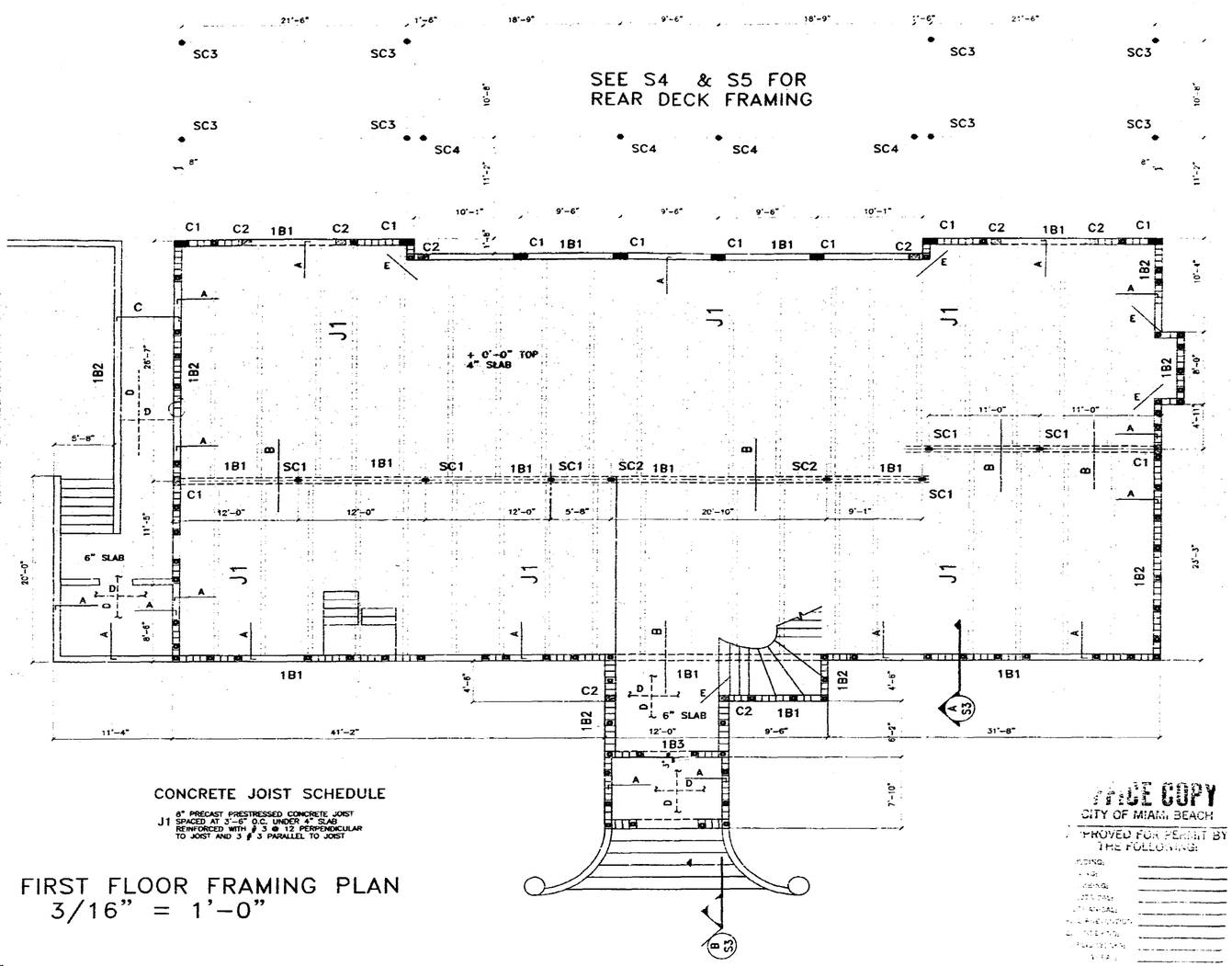
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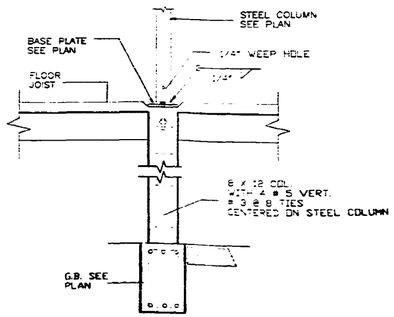
TOP PLATE FOR SC1



CONCRETE JOIST SCHEDULE

J1 — 8" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-4" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12 PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"



NOTE: WHEN COLUMNS ARE CONCRETE FILLED, PROVIDE 1/4" WEEP HOLES AS REQD. FOR PROPER CONCRETE PLACEMENT

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

COLUMN ELEVATION	COLUMN MARK SC1	SC2	SC3	SC4
CAP PL.	16x16x 1"	12x12x 1"	12x12x 1"	
COLUMN	TS 6x4x1/2"	TS 6x4x 1/2"	5" Dia. SCH 80	4" Dia.SCH 40
WELD	3/16" FILLET	3/16" FILLET	3/16" FILLET	3/16" FILLET
BASE PL.	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"
1" NON-SHRINK GROUT	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.

NOTES:
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SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
C	# 4 @ 16"	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	TOP	STIRRUPS
1B1	8 X 20	0'-0"	2 # 5	2 # 5	# 3 @ 48
1B2	8 X 12	0'-0"	2 # 5	2 # 5	# 3 @ 48
1B3	8 X 16	0'-0"	2 # 6	2 # 5	# 3 @ 6

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	TIES	TYPE
C1	8 X 16	4 # 6	# 3 @ 8	TYPE 1
C2	8 X 12	4 # 6	# 3 @ 8	TYPE 1
C3	8 x 39	6 # 6	# 3 @ 8	TYPE 2
□	FILLED CELL & WALL REINF. BAR			



TYPE 1 TYPE 2

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
SIDING:
ROOF:
FRAMING:
ELECTRICAL:
PLUMBING:
MECHANICAL:
FIRE:
STRUCTURAL:

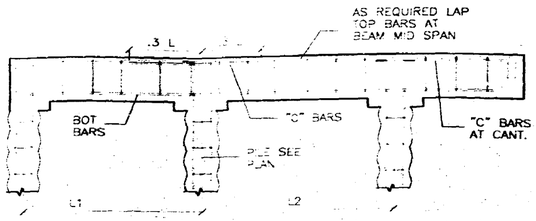
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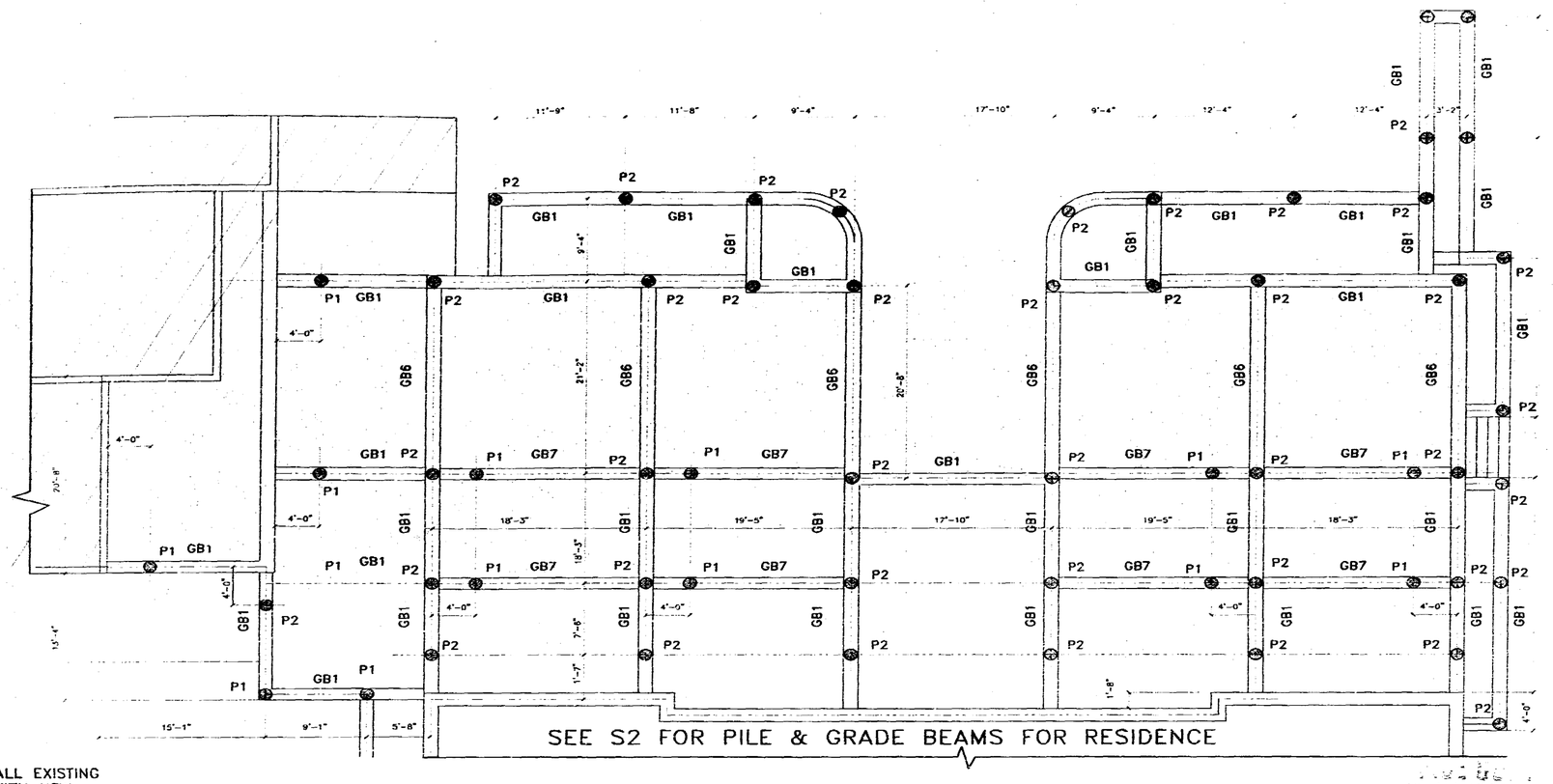
REVISIONS

DATE 2-13-01
SHEET S3 OF 8



NOTES

1. L IS GREATER OF ADJACENT SPANS
2. REINFORCING COVER:
   3" AREA EXPOSED TO EARTH
   2" AREA EXPOSED TO WEATHER

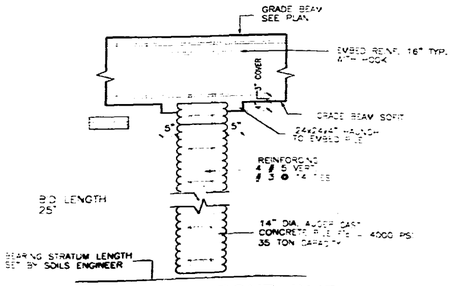


VERIFY THAT ALL EXISTING PILES ALIGN WITH NEW GEOMETRY. NOTIFY ENGINEER IN WRITING ON ALL DISCREPANCIES NEW DESIGN WILL BE ISSUED IF REQUIRED

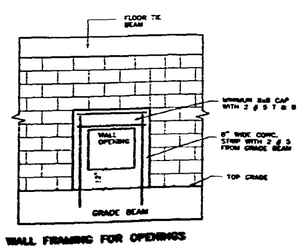
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

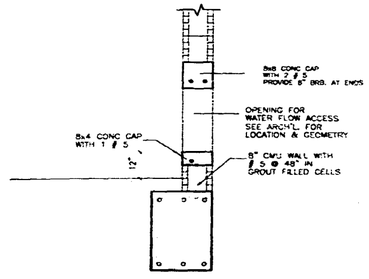
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

REAR DECK GRADE BEAM SCHEDULE

MARK	SIZE B" X H"	REINFORCING BOT	TOP	"C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB6	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"
GB7	14 X 20	3 # 7	3 # 7		# 3 @ 6"

City of Miami Beach
Building Department

1. The Licensed Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach Inspector at the time of construction a signed letter stating that the site was observed and the foundation conditions are similar to those upon which the design is based.
2. Fill supporting each slab shall be compacted under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for all types, as verified by field density tests specified in Paragraph 3804.4(C).

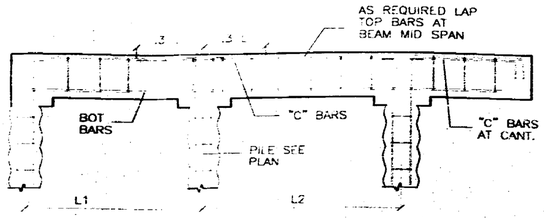
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32966
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS
PLANNERS
PHONE (305) 271-2832 FAX (305) 381-6
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
AA0000

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

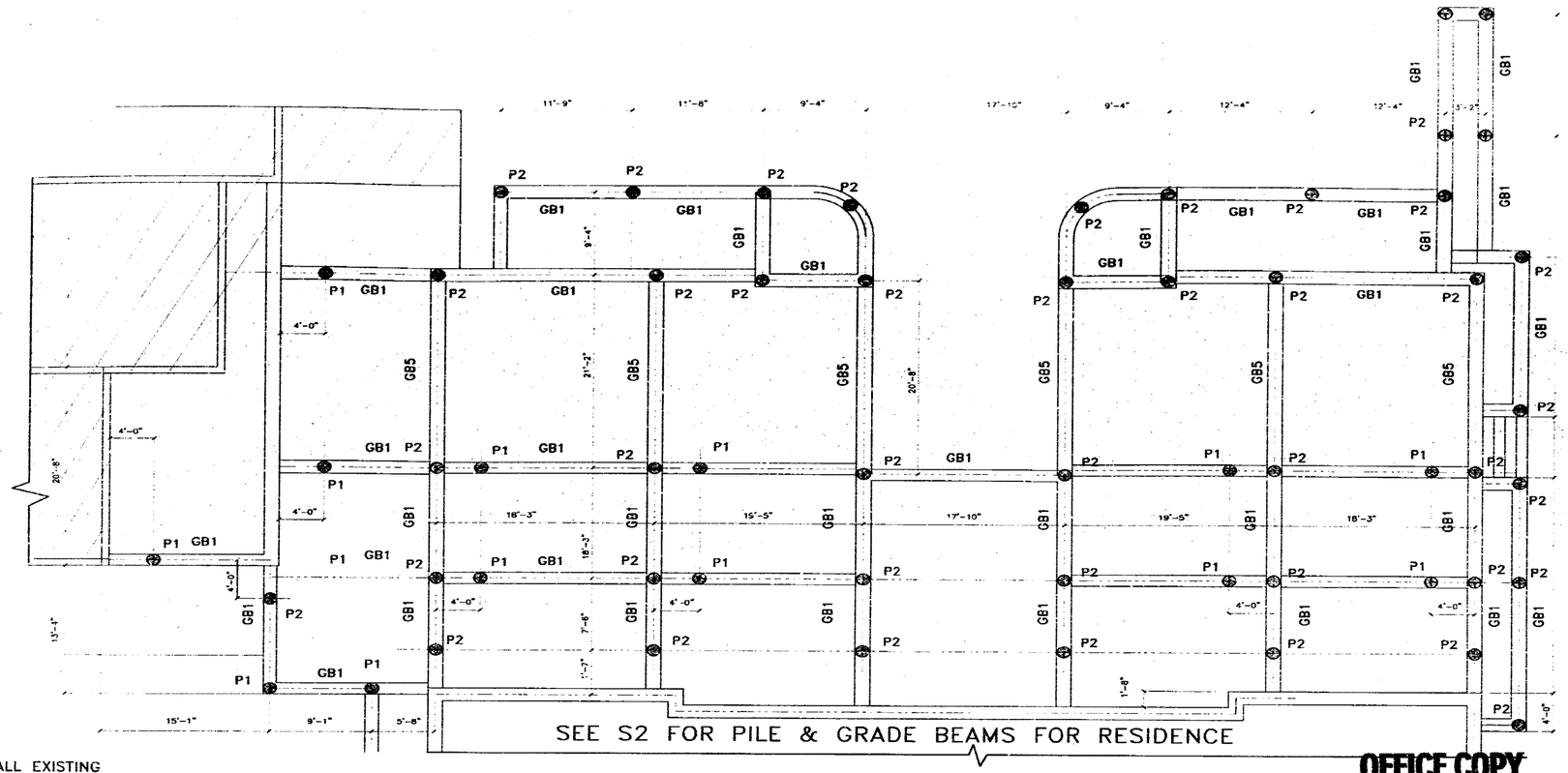
REVISIONS

DATE 2-13-01
SHEET S4 OF 8



NOTES

1. L IS GREATER OF ADJACENT SPANS
2. REINFORCING COVER:
   3" AREA EXPOSED TO EARTH
   2" AREA EXPOSED TO WEATHER

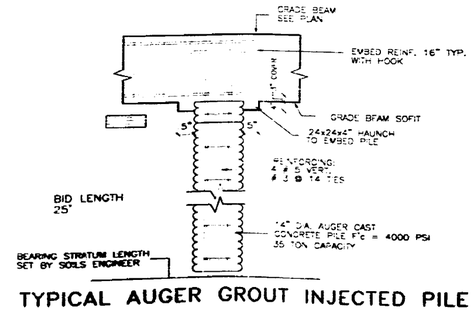


VERIFY THAT ALL EXISTING PILES ALIGN WITH NEW GEOMETRY. NOTIFY ENGINEER IN WRITING ON ALL DISCREPANCIES NEW DESIGN WILL BE ISSUED IF REQUIRED

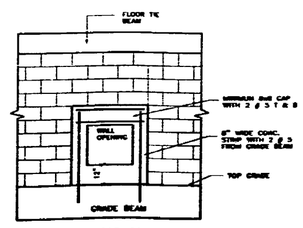
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

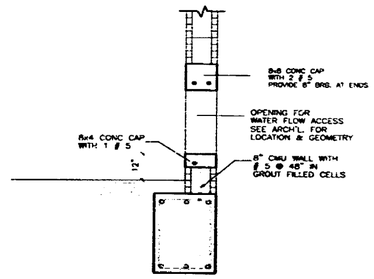
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

REAR DECK GRADE BEAM SCHEDULE

MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB5	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING: 12-27-01
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

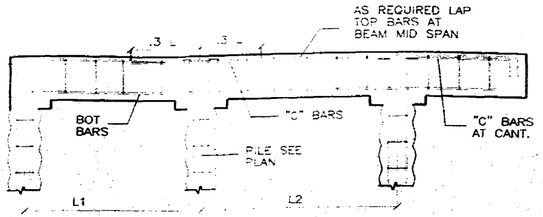
12-27-01

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-8543 ACCOUNT

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

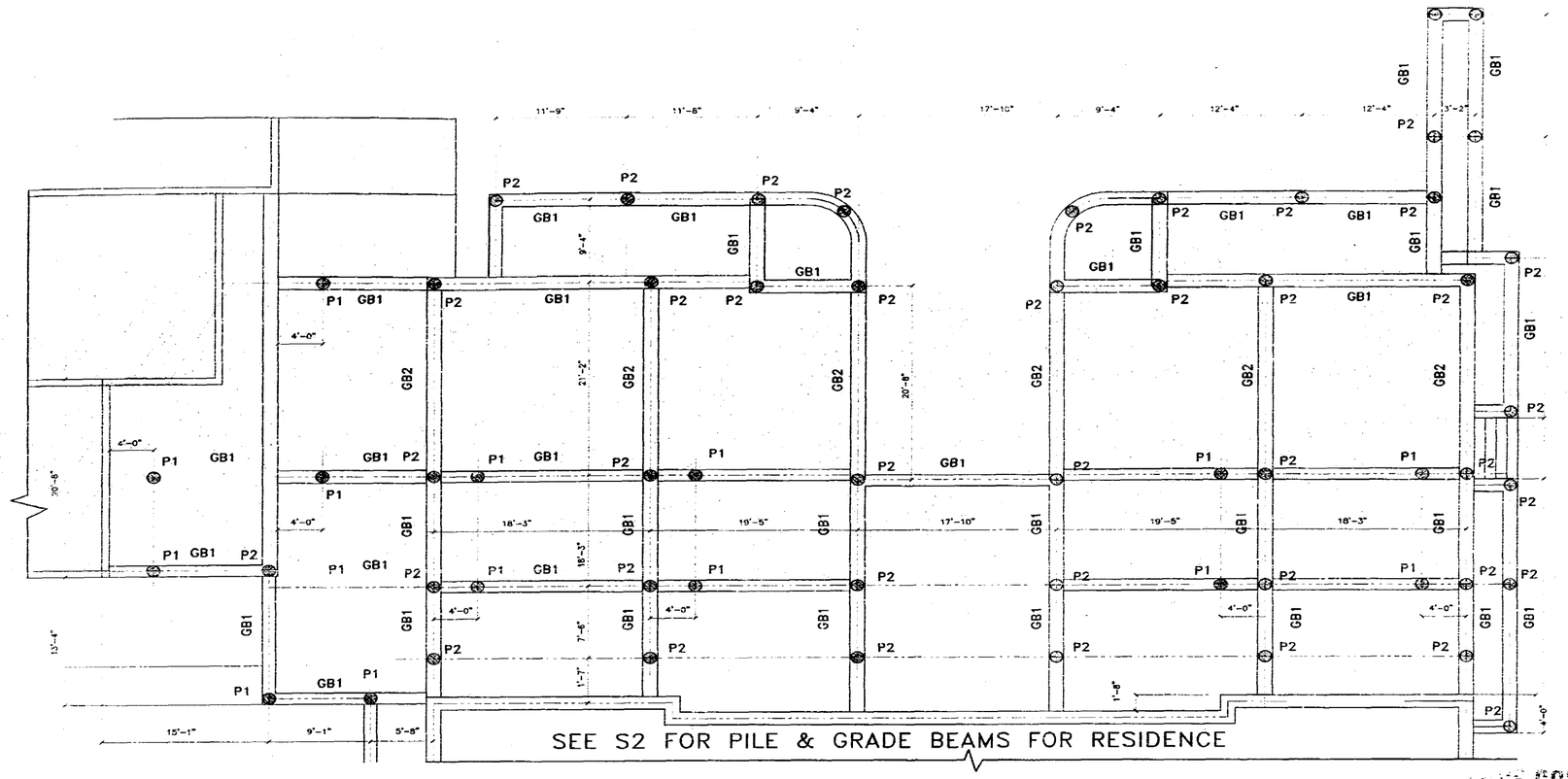
REVISIONS

DATE 2-13-01
SHEET S4
OF 8



NOTES

1. L IS GREATER OF ADJACENT SPANS
2. REINFORCING COVER:
   3" AREA EXPOSED TO EARTH
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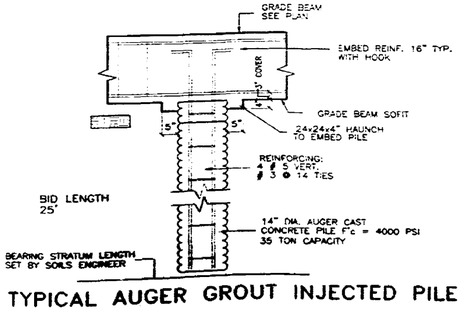
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

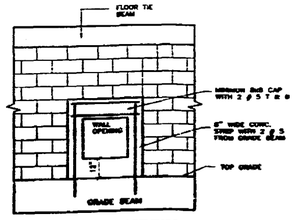
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

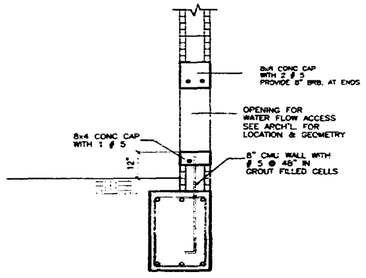
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB2	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

FOR PERMIT COPY
CITY OF MIAMI BEACH
SUBMITTED FOR PERMIT BY THE FOLLOWING:

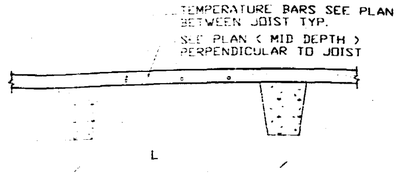
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2830 FAX (305) 371-2831 ACCOUNT 1000

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

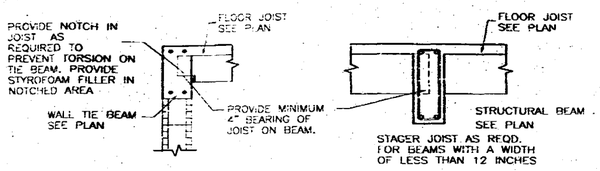
REVISIONS

DATE 2-13-01
SHEET S4 OF 8

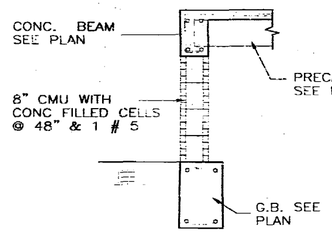
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

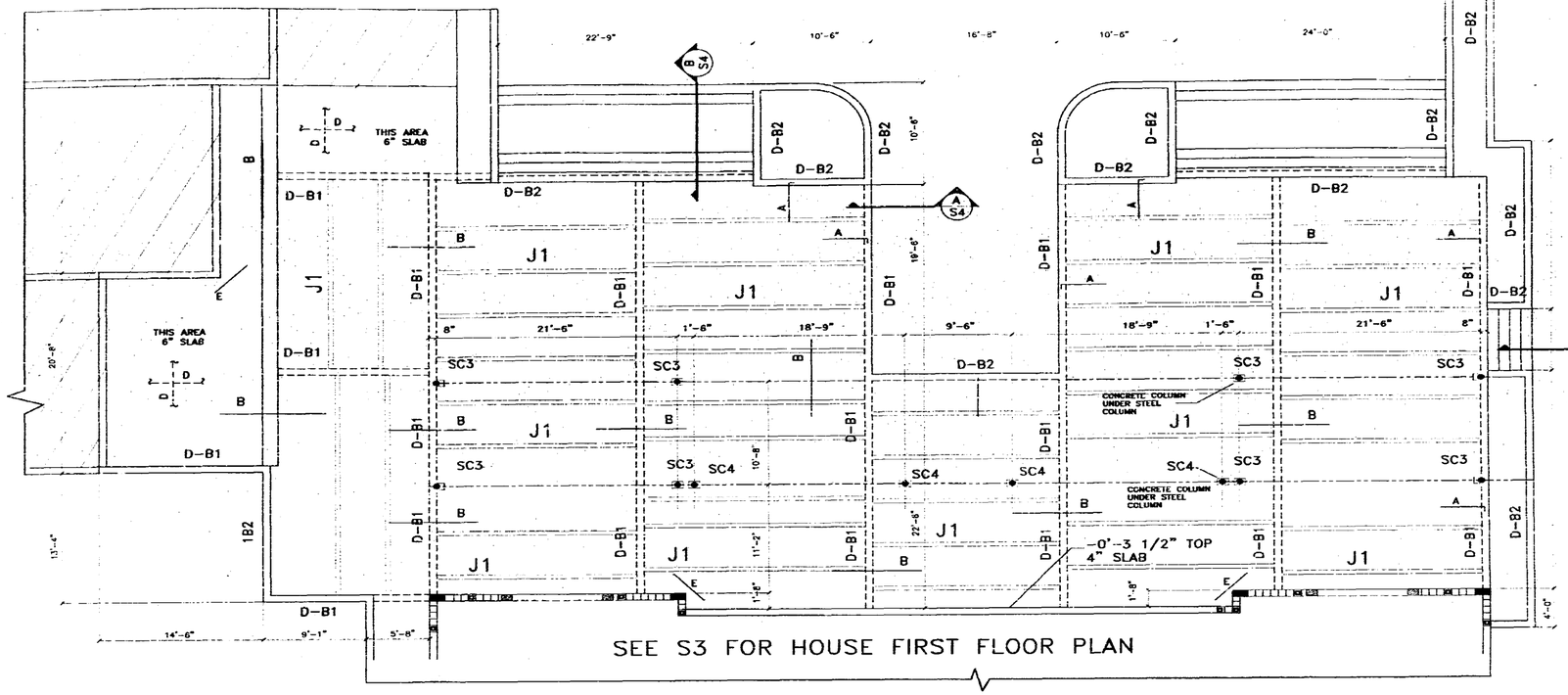


REINFORCING PLACING DIAGRAM
FOR SLAB JOIST SYSTEM

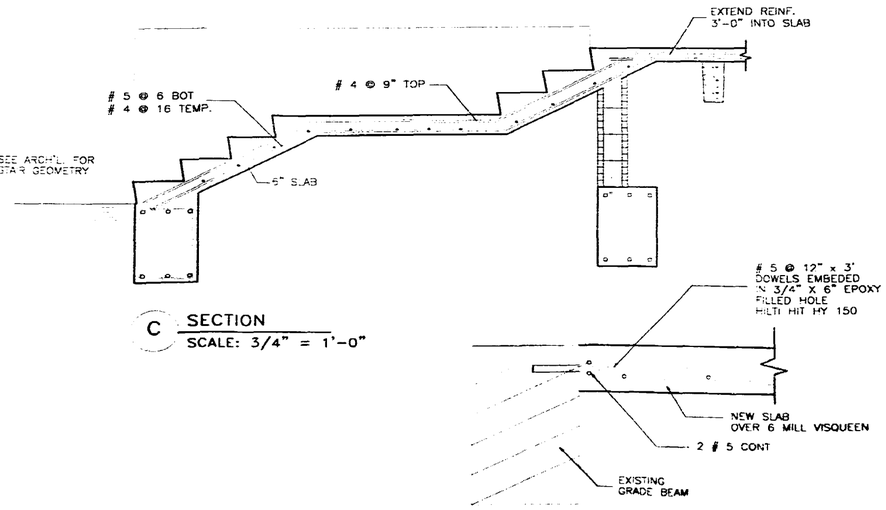


TYPICAL BEARING FOR PRECAST CONCRETE JOIST



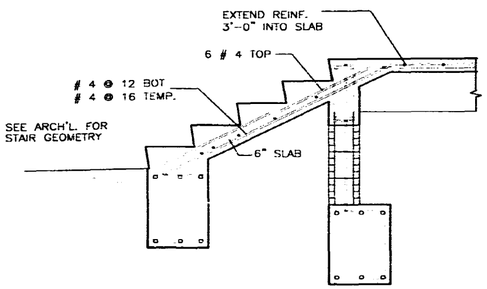


REAR DECK FRAMING PLAN
3/16" = 1'-0"



C SECTION
SCALE: 3/4" = 1'-0"

CONNECTION: NEW SLAB TO EXISTING GRADE BEAM



C SECTION
SCALE: 3/4" = 1'-0"

CONCRETE JOIST SCHEDULE

J1	12" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-6" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12 PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 2/27/01
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL: 3/2/01
ACCESSIBILITY:

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit first

Bar Joist	Windows
Ext. Doors	Skylights
Glass Block	Hand Rails
Hand Rail	Structural Steel
Membrane Structures	Shutters
Over Head Doors	Windows
Pool	Others
Precast Members	

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
D-B1	8 X 20		2 # 5	2 # 5 # 3 @ 48
D-B2	8 X 12		2 # 5	2 # 5 # 3 @ 48

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

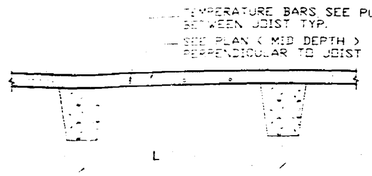
2-27-01

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNERS
523 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-
AA0000

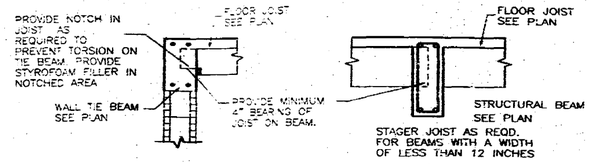
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

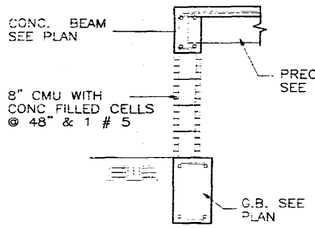
DATE 2-13-01
SHEET S5 OF 8

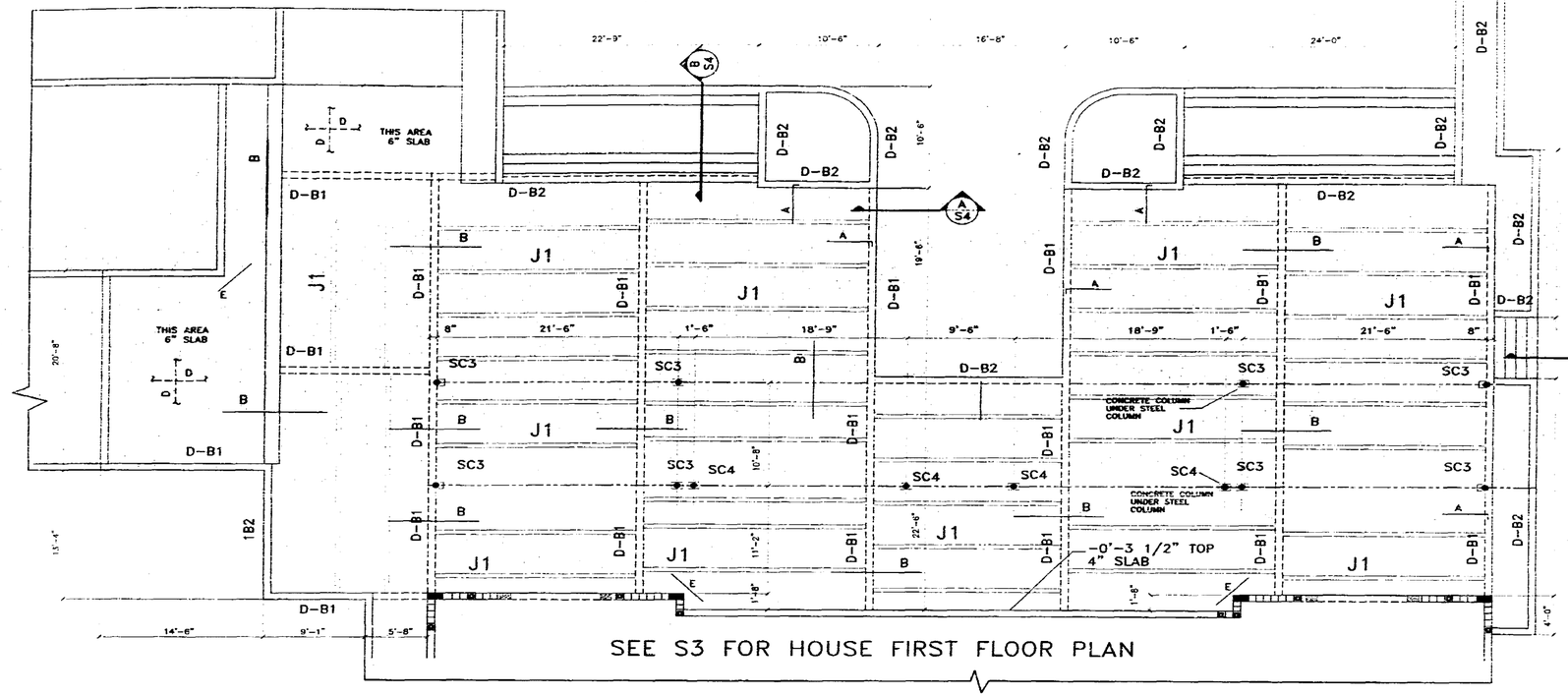


REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



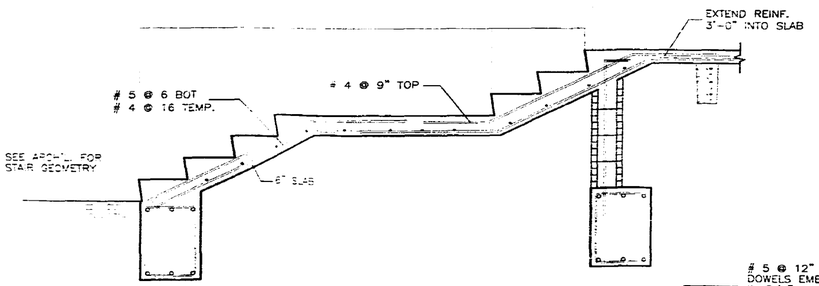
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



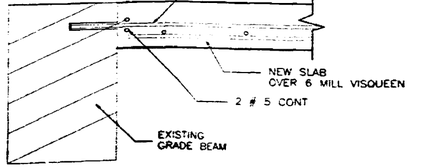


SEE S3 FOR HOUSE FIRST FLOOR PLAN

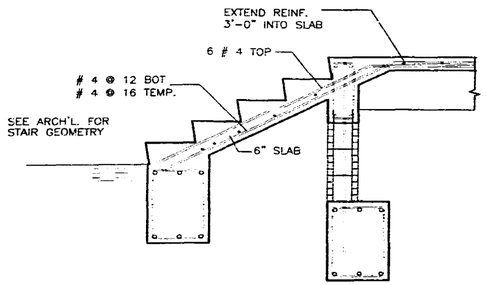
REAR DECK FRAMING PLAN
3/16" = 1'-0"



C SECTION
SCALE: 3/4" = 1'-0"



CONNECTION: NEW SLAB TO EXISTING GRADE BEAM



C SECTION
SCALE: 3/4" = 1'-0"

CONCRETE JOIST SCHEDULE

J1	12" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-6" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12 PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	STIRRUPS TOP
D-B1	8 X 20		2 # 5	2 # 5 # 3 @ 48
D-B2	8 X 12		2 # 5	2 # 5 # 3 @ 48

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
PLANNING
ZONING
HISTORIC DIST.
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCT. REV.

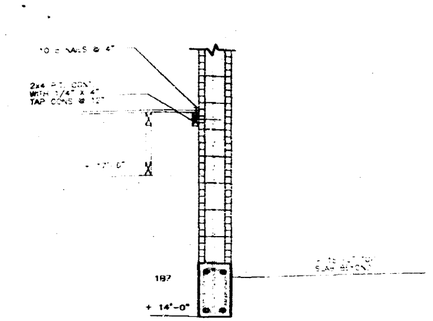
COMBINED ENGINEERING SCIENCES
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1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS
PLANNERS
530 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI
PHONE (305) 371-2832 FAX (305) 361-
AA0008

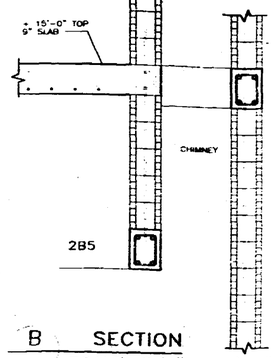
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MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

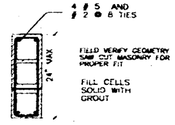
DATE 2-13-01
SHEET S3 OF 8



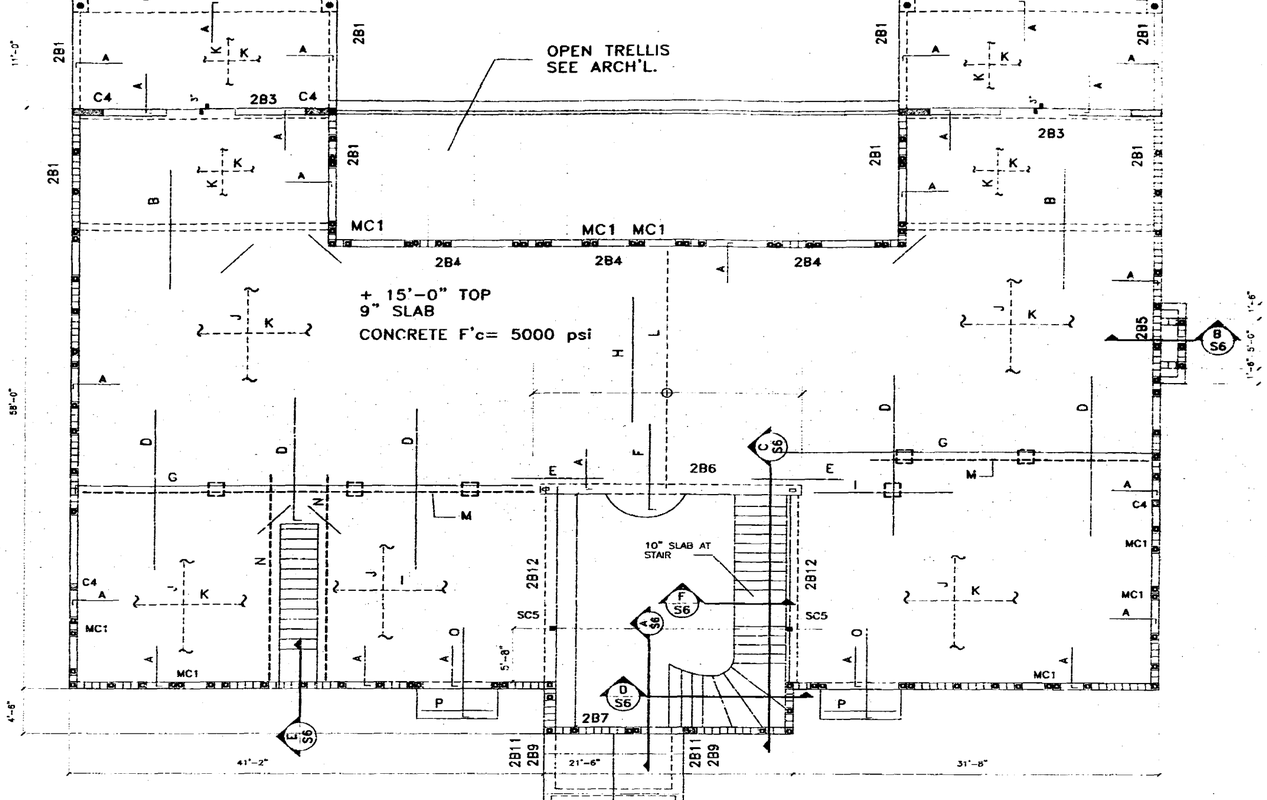
A SECTION
SCALE: 3/4" = 1'-0"



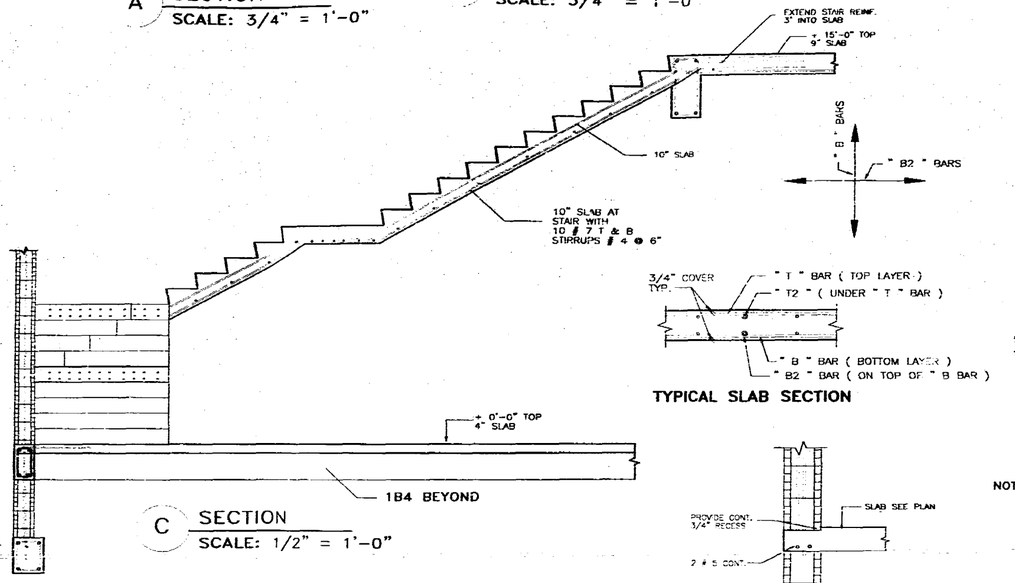
B SECTION
SCALE: 3/4" = 1'-0"



MASONRY COLUMN
(MC1)

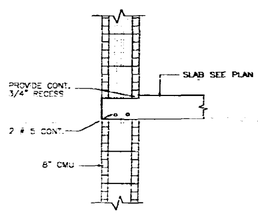


SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"



C SECTION
SCALE: 1/2" = 1'-0"

TYPICAL SLAB SECTION



SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

NOTE: ALL SOFFITS AT THE EXTERIOR ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8d NAILS @ 6"

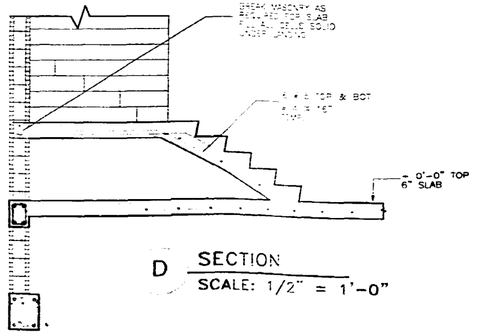


SLAB REINFORCING SCHEDULE

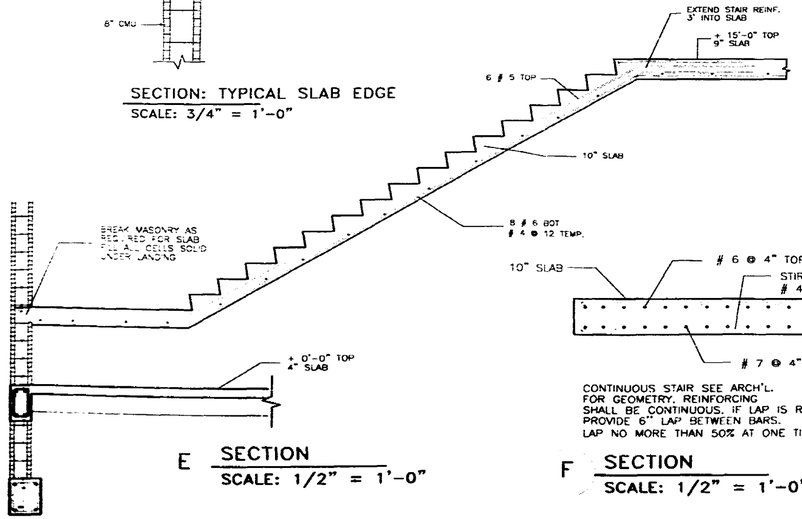
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 5 @ 12" X 10'	TOP
C	# 5 @ 6" X 15'	TOP
D	12 # 6 @ 4" X 14'	TOP
E	6 # 5 @ 6" X 10'	TOP
F	# 4 @ 12" X 8'	TOP
G	10 # 6 @ 6" CONT	TOP
H	# 5 @ 12" X 8'	TOP
I	6 # 5 @ 6" X 12'	BOT
J	# 6 @ 12"	BOT
K	# 5 @ 12"	BOT
L	# 6 @ 6"	BOT
M	ADD'L 10 # 5 @ 6"	BOT
N	ADD'L 3 @ 5 @ 4"	BOT
O	# 4 @ 12" X 8'	TOP
P	# 4 @ 16"	TOP

CONCRETE BEAM SCHEDULE

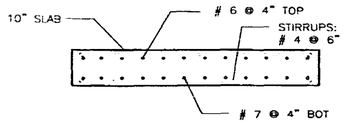
MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
2B1	8 X 24	15'-0"	2 # 6	2 # 6	# 3 @ 6
2B2	16 X 20	14'-7"	2 # 8	2 # 6	# 3 @ 6
2B3	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B4	8 X 24	15'-0"	2 # 7	2 # 6	# 3 @ 6
2B5	8 X 12	15'-0"	2 # 5	2 # 5	# 3 @ 5
2B6	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B7	8 X 16	15'-4"	2 # 6	2 # 5	# 3 @ 5
2B8	8 X 12	17'-6"	2 # 5	2 # 5	# 3 @ 48
2B9	12 X 12	17'-6"	3 #5	3 #5	# 3 @ 48
2B10	12 X 40	17'-6"	3 # 6	3 # 6	# 3 @ 12
2B11	8 X 12	12'-6"	2 # 5	2 # 5	# 3 @ 48
2B12	12 X 16	15'-0"	4 # 6	4 # 6	# 3 @ 5



D SECTION
SCALE: 1/2" = 1'-0"



E SECTION
SCALE: 1/2" = 1'-0"



CONTINUOUS STAIR SEE ARCH'L. FOR GEOMETRY. REINFORCING SHALL BE CONTINUOUS. IF LAP IS REQD. PROVIDE 6" LAP BETWEEN BARS. LAP NO MORE THAN 50% AT ONE TIME

F SECTION
SCALE: 1/2" = 1'-0"

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1 # 6. F'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP.
STRENGHT F'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'

POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
3. TOP ELEVATION OF BEAMS WITH RECESS SHALL BE SET BY DEDUCTING THE RECESS FROM THE ELEVATION SPECIFIED

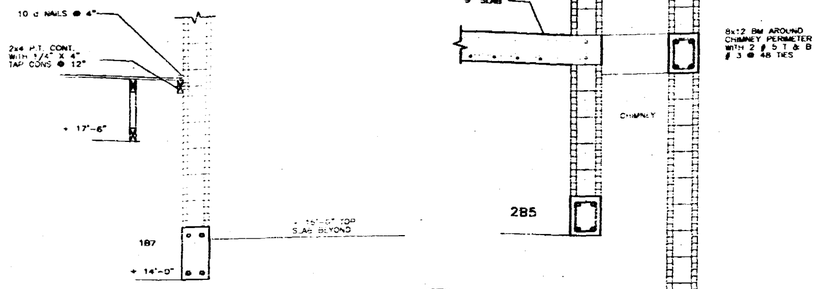
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520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI
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AA0000

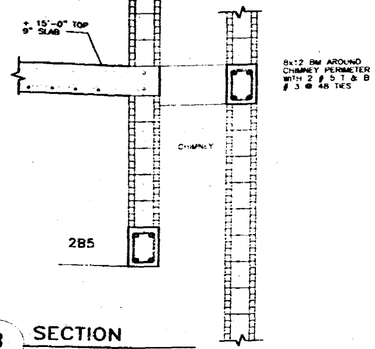
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MIAMI BEACH, 94 PALM AVE. FLORIDA

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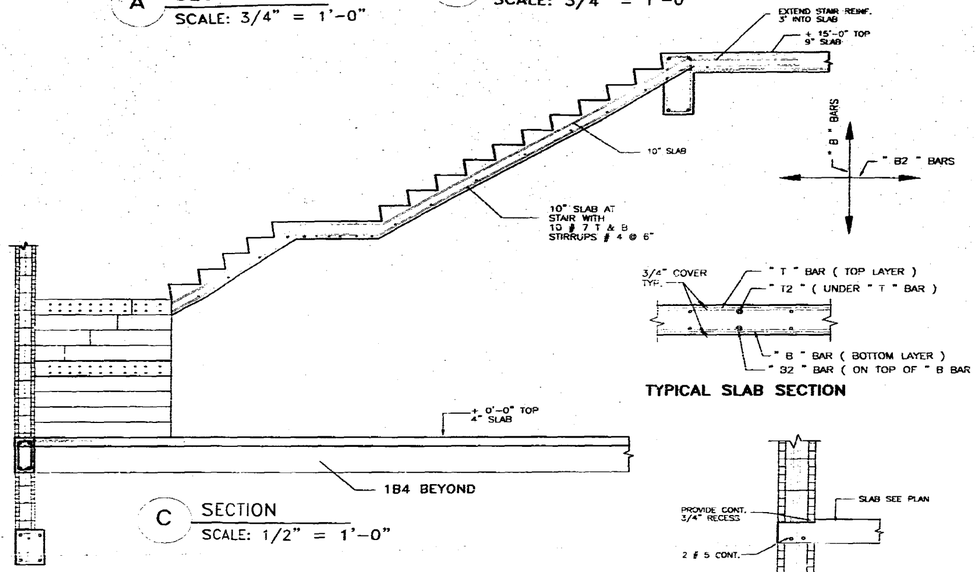
DATE 2-13-01
SHEET S6 OF 8



A SECTION
SCALE: 3/4" = 1'-0"

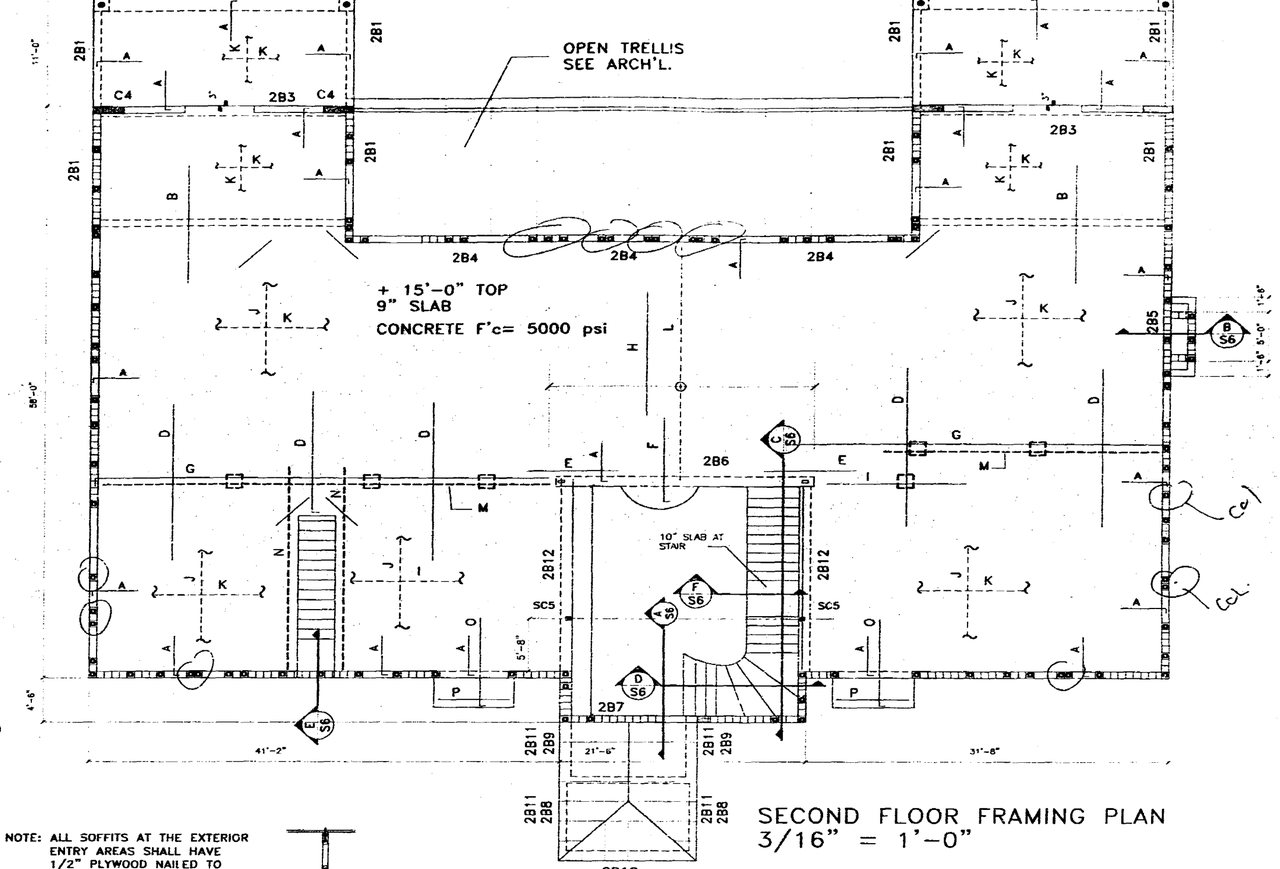


B SECTION
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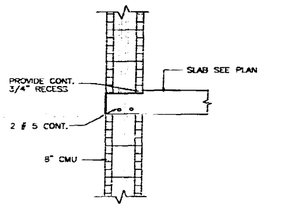


C SECTION
SCALE: 1/2" = 1'-0"

TYPICAL SLAB SECTION

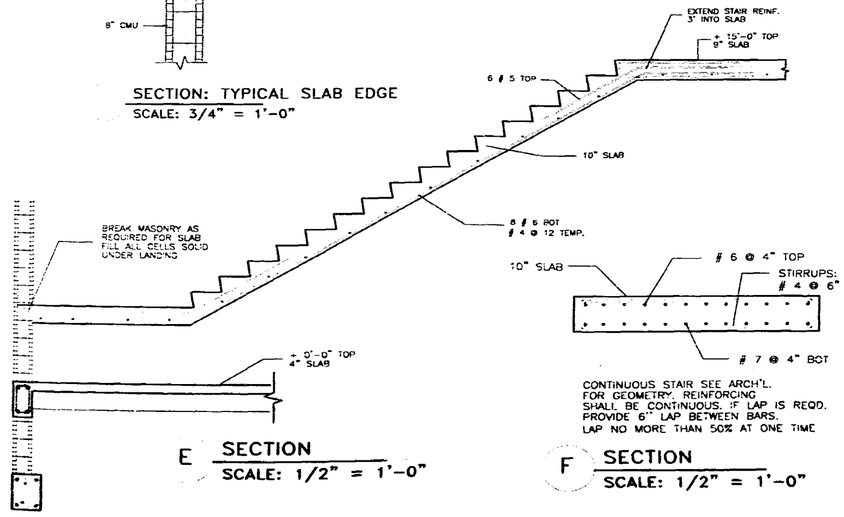


SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"



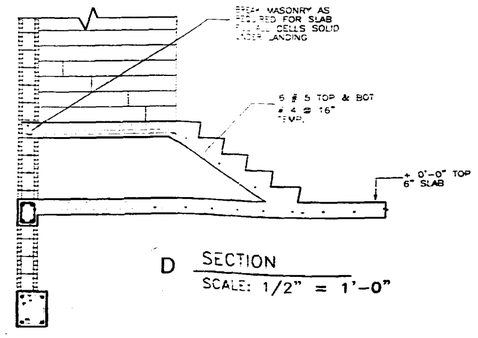
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

NOTE: ALL SOFFITS AT THE EXTERIOR ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8d NAILS @ 6"



E SECTION
SCALE: 1/2" = 1'-0"

F SECTION
SCALE: 1/2" = 1'-0"



D SECTION
SCALE: 1/2" = 1'-0"

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 5 @ 12" X 10'	TOP
C	# 5 @ 6" X 18'	TOP
D	12 # 6 @ 4" X 14'	TOP
E	6 # 5 @ 6" X 10'	TOP
F	# 4 @ 12" X 8'	TOP
G	10 # 6 @ 6" CONT	TOP
H	# 5 @ 12" X 8'	TOP
I	6 # 5 @ 6" X 12'	BOT
J	# 6 @ 12"	BOT
K	# 5 @ 12"	BOT
L	# 6 @ 6"	BOT
M	ADD'L 10 # 5 @ 6"	BOT
N	ADD'L 3 @ 5 @ 4"	BOT
O	# 4 @ 12" X 8'	TOP
P	# 4 @ 16"	TOP

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1 # 6. F'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'

POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
2B1	8 X 24	15'-0"	2 # 6	2 # 6 # 3 @ 6
2B2	16 X 20	14'-7"	2 # 8	2 # 6 # 3 @ 6
2B3	12 X 24	15'-0"	3 # 9	3 # 6 # 3 @ 6
2B4	8 X 24	15'-0"	2 # 7	2 # 6 # 3 @ 6
2B5	8 X 12	15'-0"	2 # 5	2 # 5 # 3 @ 5
2B6	12 X 24	15'-0"	3 # 9	3 # 6 # 3 @ 6
2B7	8 X 16	15'-4"	2 # 6	2 # 5 # 3 @ 5
2B8	8 X 12	17'-6"	2 # 5	2 # 5 # 3 @ 48
2B9	12 X 12	17'-6"	3 #5	3 #5 # 3 @ 48
2B10	12 X 40	17'-6"	3 # 6	3 # 6 # 3 @ 12
2B11	8 X 12	12'-6"	2 # 5	2 # 5 # 3 @ 48
2B12	12 X 16	15'-0"	4 # 6	4 # 6 # 3 @ 5

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
3. TOP ELEVATION OF BEAMS WITH RECESS SHALL BE SET BY DEPTH OF THE RECESS FROM THE ELEVATION SPECIFIED

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FOR PERMIT BY
FOLLOWING:

COMBINED ENGINEERING SCIENCES
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MIAMI, FL 33135
(305) 856-6345

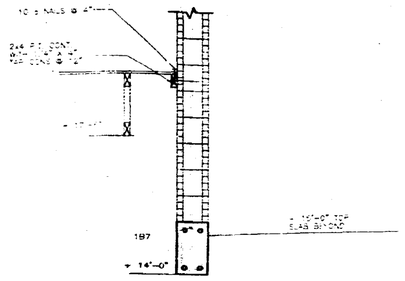
12-29-01

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AA2000

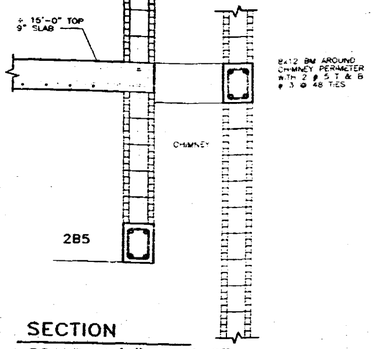
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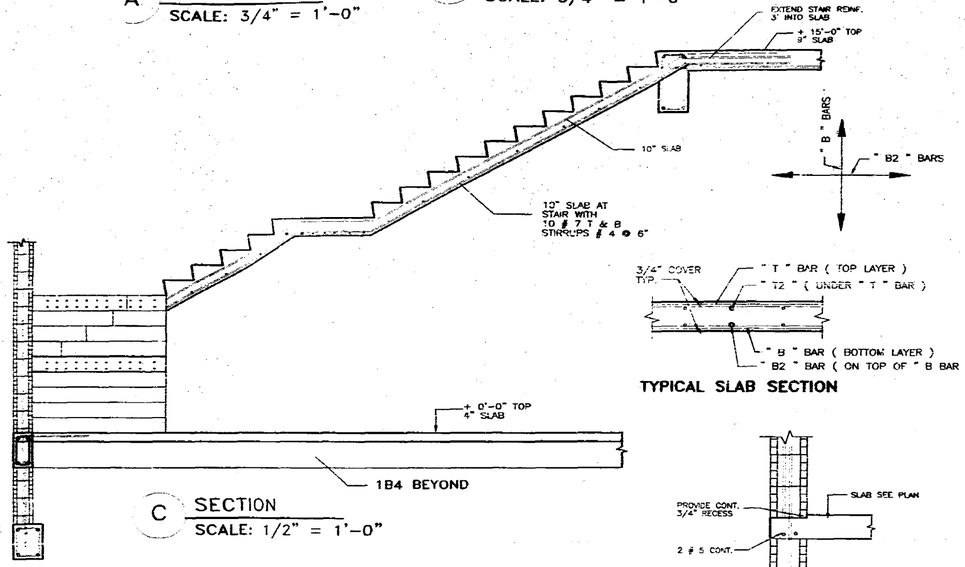
DATE 2-13-01
SHEET S6
OF 8



A SECTION
SCALE: 3/4" = 1'-0"

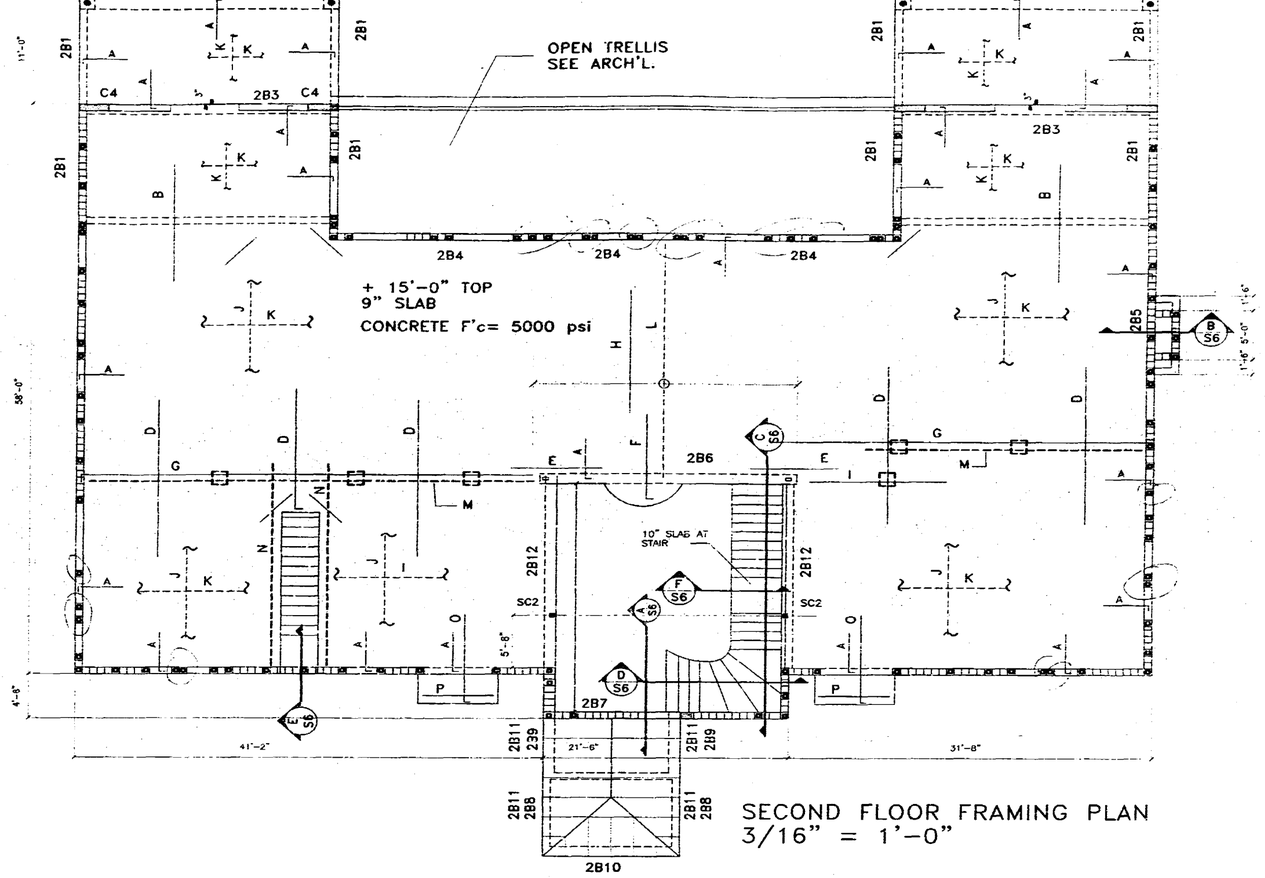


B SECTION
SCALE: 3/4" = 1'-0"

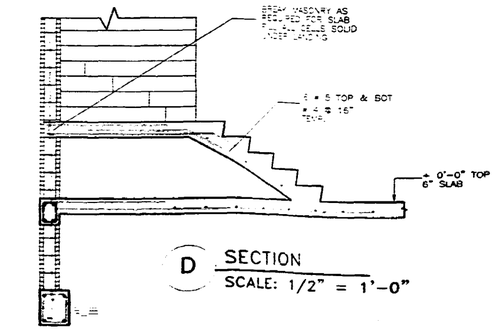


C SECTION
SCALE: 1/2" = 1'-0"

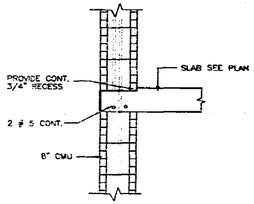
TYPICAL SLAB SECTION



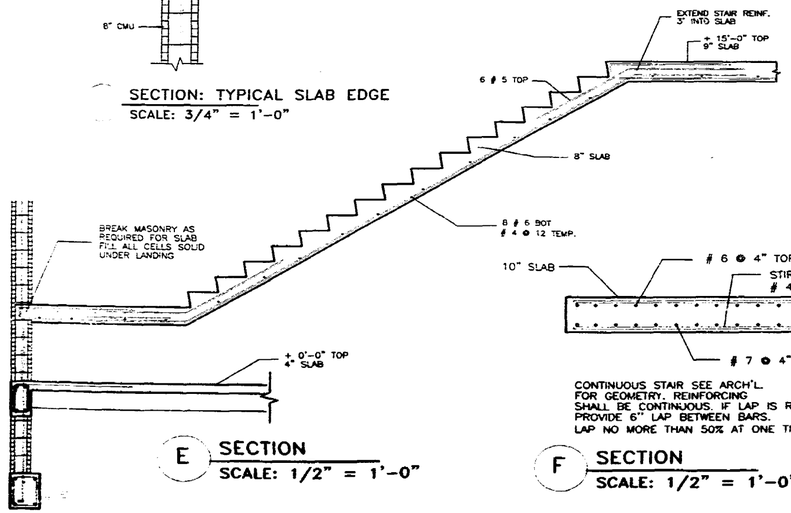
SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"



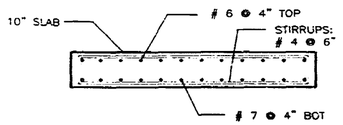
D SECTION
SCALE: 1/2" = 1'-0"



SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



E SECTION
SCALE: 1/2" = 1'-0"



CONTINUOUS STAIR SEE ARCH'L. FOR GEOMETRY. REINFORCING SHALL BE CONTINUOUS. IF LAP IS REQD. PROVIDE 6" LAP BETWEEN BARS. LAP NO MORE THAN 50% AT ONE TIME

F SECTION
SCALE: 1/2" = 1'-0"

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 5 @ 12" X 10'	TOP
C	# 5 @ 6" X 18'	TOP
D	12 # 6 @ 4" X 14'	TOP
E	6 # 5 @ 6" X 10'	TOP
F	# 4 @ 12" X 8'	TOP
G	10 # 5 @ 6" CONT.	TOP
H	# 5 @ 12" X 8'	TOP
I	6 # 5 @ 6" X 12'	BOT
J	# 6 @ 12"	BOT
K	# 5 @ 12"	BOT
L	# 6 @ 6"	BOT
M	ADD'L 10 # 5 @ 6"	BOT
N	ADD'L 3 @ 5 @ 4"	BOT
O	# 4 @ 12" X 8'	TOP
P	# 4 @ 16"	TOP

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" c 1 # 6: F'm= 1500 PSI
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FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'c= 2500 PSI COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4' MAXIMUM POUR HEIGHT 10'
POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
2B1	8 X 24	15'-0"	2 # 6	2 # 6 # 3 @ 6
2B2	16 X 20	14'-7"	2 # 8	2 # 6 # 3 @ 6
2B3	12 X 24	15'-0"	3 # 9	3 # 6 # 3 @ 6
2B4	8 X 24	15'-0"	2 # 7	2 # 6 # 3 @ 6
2B5	6 X 12	15'-0"	2 # 5	2 # 5 # 3 @ 5
2B6	12 X 24	15'-0"	3 # 9	3 # 6 # 3 @ 6
2B7	8 X 16	15'-4"	2 # 6	2 # 5 # 3 @ 5
2B8	8 X 12	17'-6"	2 # 5	2 # 5 # 3 @ 48
2B9	12 X 12	17'-6"	3 #5	3 #5 # 3 @ 48
2B10	12 X 40	17'-6"	3 # 6	3 # 6 # 3 @ 12
2B11	8 X 12	12'-6"	2 # 5	2 # 5 # 3 @ 48
2B12	12 X 16	15'-0"	4 # 6	4 # 6 # 3 @ 5

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
3. TOP ELEVATION OF BEAMS WITH RECESS SHALL BE SET BY DEDUCTING THE RECESS FROM THE ELEVATION SPECIFIED

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REVISIONS

DATE 2-13-01
SHEET S6 OF 8

PLYWOOD NAILING PLAN

SECTION OF ROOF TRUSS ANCHOR STRAP

ELEVATION OF ROOF TRUSS ANCHOR STRAP

TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30'

GIRDER TRUSS TO TRUSS CONNECTION

DIAGONAL BRACING ALONG BUILDING DEPTH

NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O/C ALONG LENGTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION

SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 1

GIRDER ANCHOR TYPE 2

A SECTION

B SECTION

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

NOTE: ALL SOFFITS AT THE EXTERIOR ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8D NAILS @ 6"

PROVIDE TRUSS ON TOP OF WALL

3 MEMBER

3 MEMBER MIN.

12" min edge dist. typ

5'-8" VERIF. WITH ARCH'L

TS4x4x1/4"

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 x 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 x 24	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 x 48	25'-9"	2 # 7	2 # 5	# 3 @ 12
* RB4	8 x 16	25'-9"	2 # 5	2 # 5	# 3 @ 8
RB5	8 x 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 x 16		2 # 5	2 # 5	# 3 @ 8

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH ROOF & WINDOW SHOWERS
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARCHITECTURAL FINISH (SEE ARCH. FOR DETAILS)

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	-47 PSF	-41 PSF
ZONE 2	-78 PSF	-71 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 k	3.1 k	H2.5
R2	4.1 k	4.0 k	(2) H2.5 OVER
R3	5.2 k	7.1 k	H2.5 & H2.5
R4	7.1 k	10.2 k	(2) H2.5 & H2.5
R5	5.2 k	8.0 k	(2) H2.5 & H2.5

ALL G.REF. TO G.REF CONNECTIONS BY TRUSS MFR.

CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER

CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
STRUCTURAL 3/27/15

ROBERT WADE AND ASSOCIATES, PLANNERS
ARCHITECTS
[illegible]

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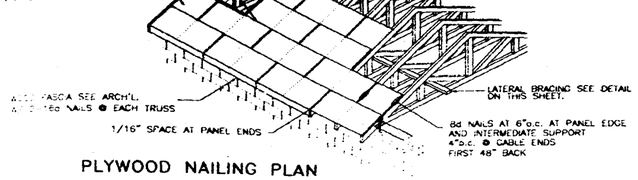
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SHEET S7
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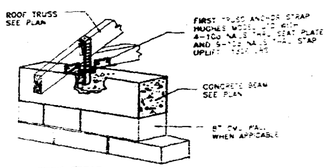
COMBINED ENGINEERING SERVICES
DELRAY BEACH, FL 33483
PH: 561-955-7335
FAX: 561-955-6345

3-22-15

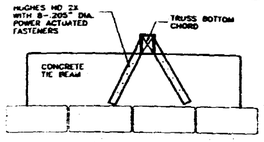
BE RESPONSIBLE FOR INSURING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



PLYWOOD NAILING PLAN



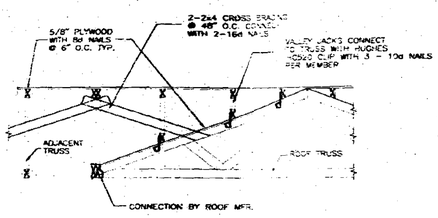
FIRST STRAP



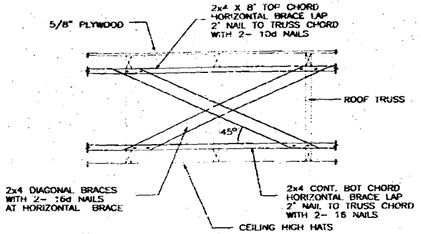
ROOF TRUSS CONNECTION

SECOND STRAP

TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30' (2 STRAPS)

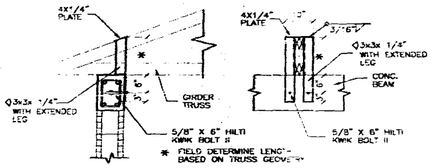


GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

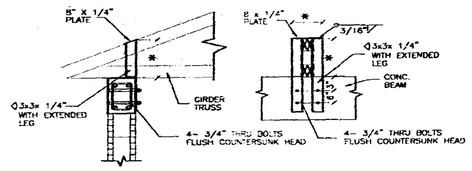
NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

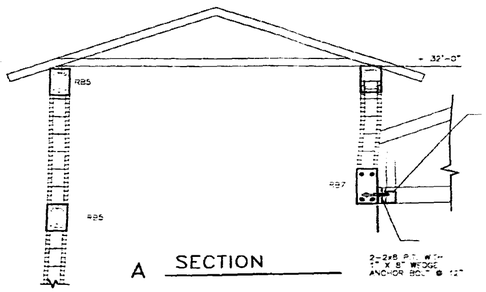
GIRDER ANCHOR TYPE 1



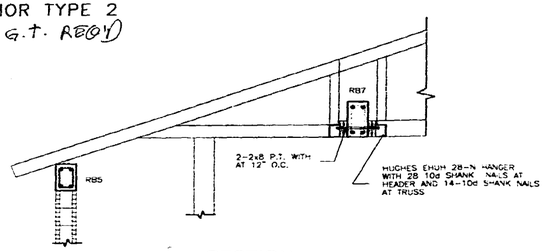
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

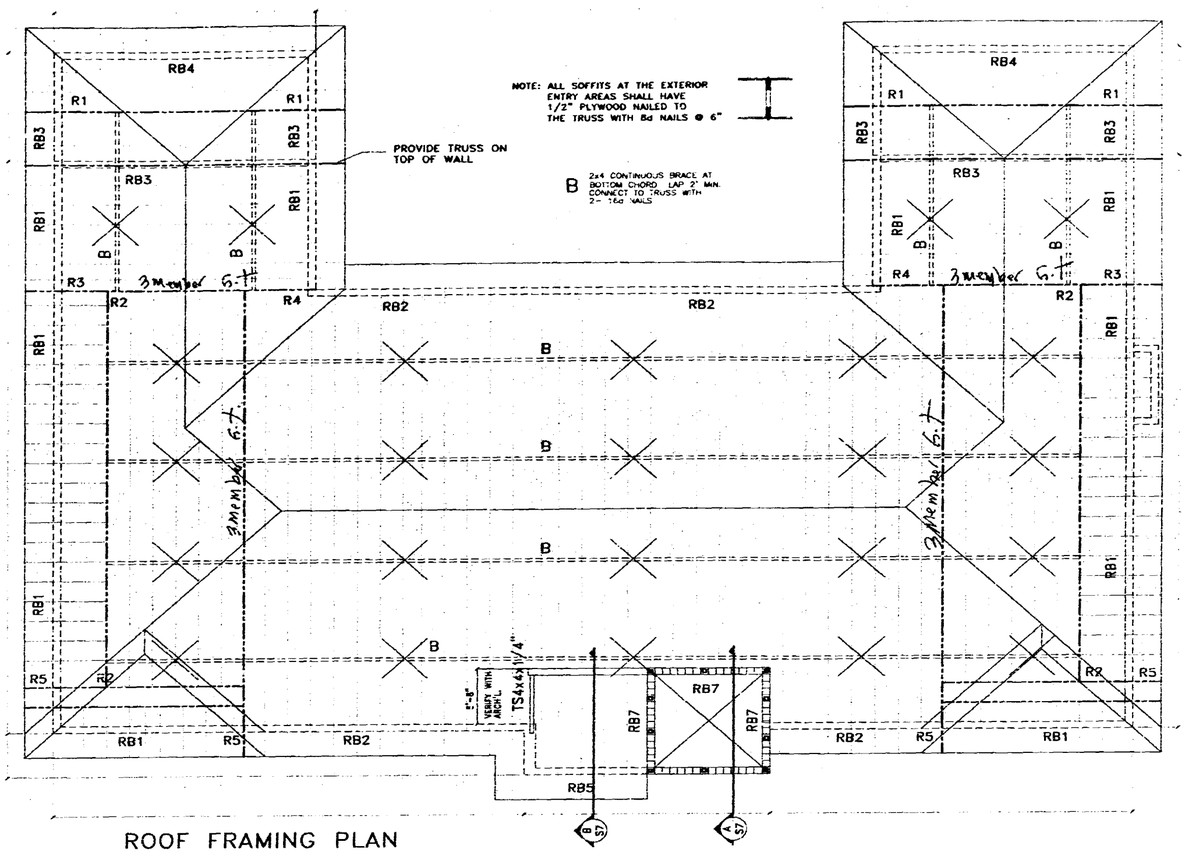
GIRDER ANCHOR TYPE 2
3 member G.T. REQ'D



A SECTION



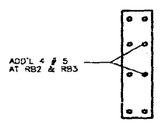
B SECTION



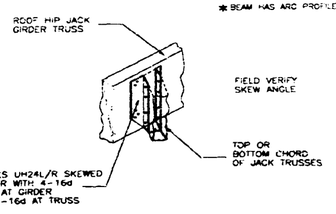
ROOF FRAMING PLAN
3/16"= 1'-0"

CONCRETE BEAM SCHEDULE

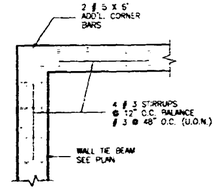
MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
*RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6



NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE. SEE ARCH'L FOR GEOMETRY



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	3.0 K	TYPE 1
R2	4.1 K	4.0 K	(84 TRUSS MANUF)
R3	9.0 K	10.0 K	TYPE 2
R4	11.5 K	12.0 K	TYPE 2
R5	9.2 K	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

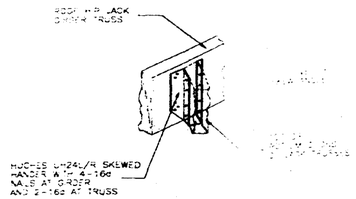
COMBINED ENGINEERING SCIENCES
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(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI
PHONE (305) 371-2835 FAX (305) 381-8580

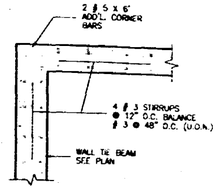
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-11-01
SHEET S7 OF 4



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

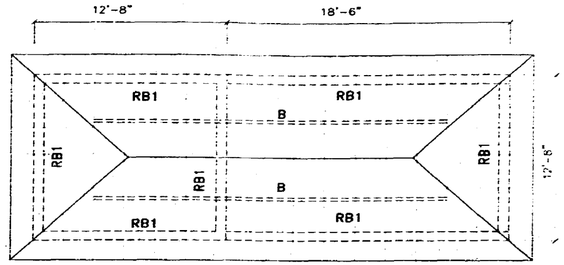
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

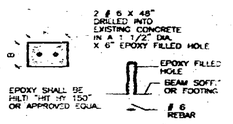
CONCRETE BEAM SCHEDULE

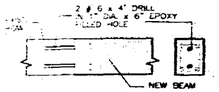
MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
RB1	8 X 12	8'-2"	EXISTING BEAM	



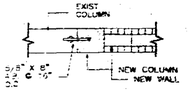
ROOF FRAMING PLAN
1/4" = 1'-0"

B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2' MIN. CONNECT TO TRUSS WITH 2- 16d NAILS





CONNECTION: NEW BEAM TO EXISTING BEAM

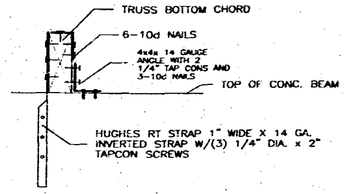


CONNECTION: NEW COL. TO EXISTING COL.

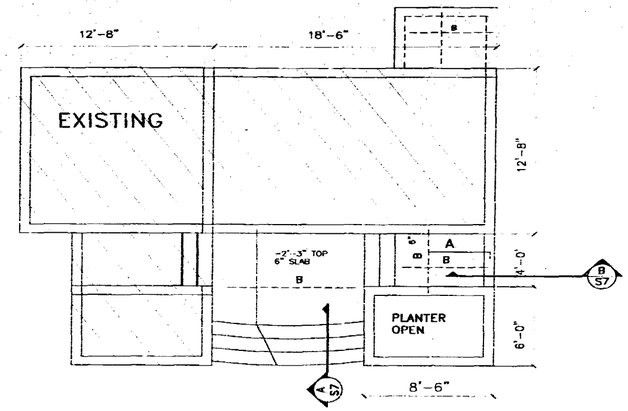
SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" x 4'	TOP
B	# 4 @ 12" CONT.	BOT

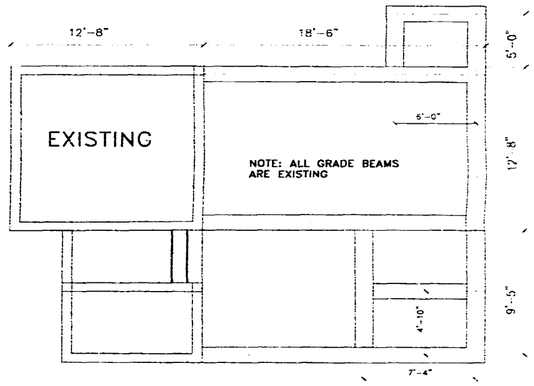
C1 8x8 COLUMN WITH 2 # 5 VERT. # 3 @ 8 TIES



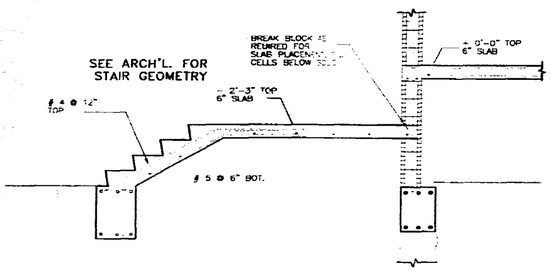
CONNECTION: ROOF TRUSS TO EXISTING WALL



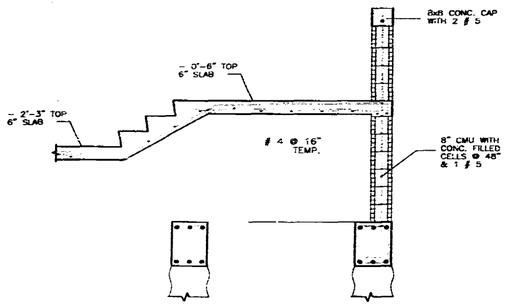
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



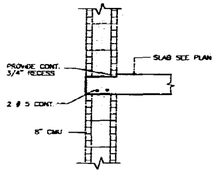
PILE & GRADE BEAM PLAN
1/4" = 1'-0"



A SECTION
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/2" = 1'-0"



SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

COMBINED ENGINEERING SCIENCES
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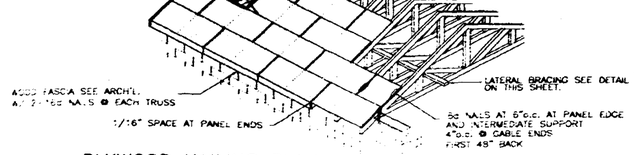
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
500 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2937 FAX (305) 381-8547
AA0008178

RESIDENCE FOR
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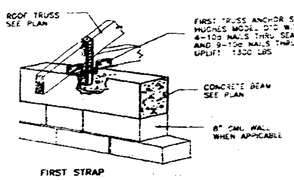
REVISIONS

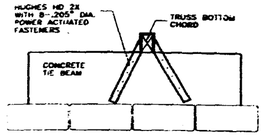
DATE 2-13-01
SHEET S8 OF 8

THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR

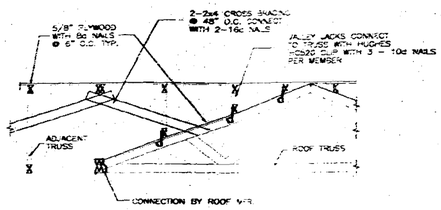


PLYWOOD NAILING PLAN

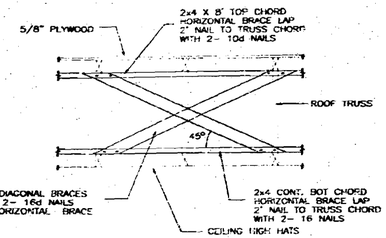




TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30' (2 STRAPS)

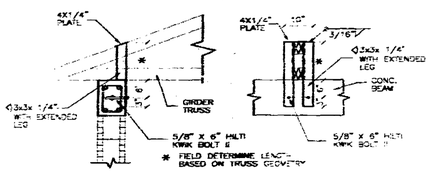


GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

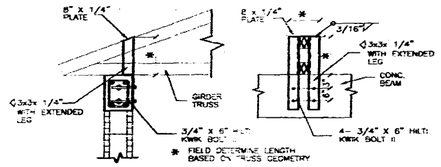
NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

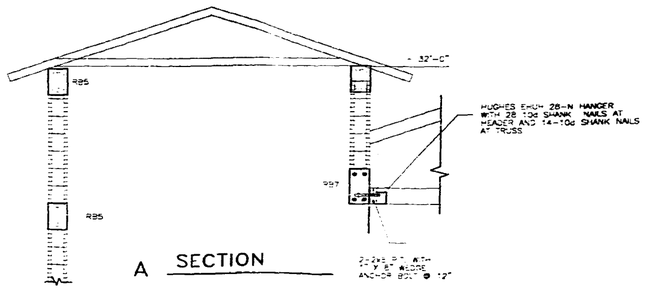
GIRDER ANCHOR TYPE 1



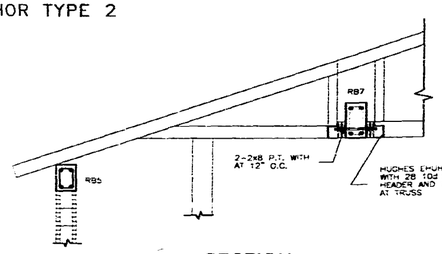
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

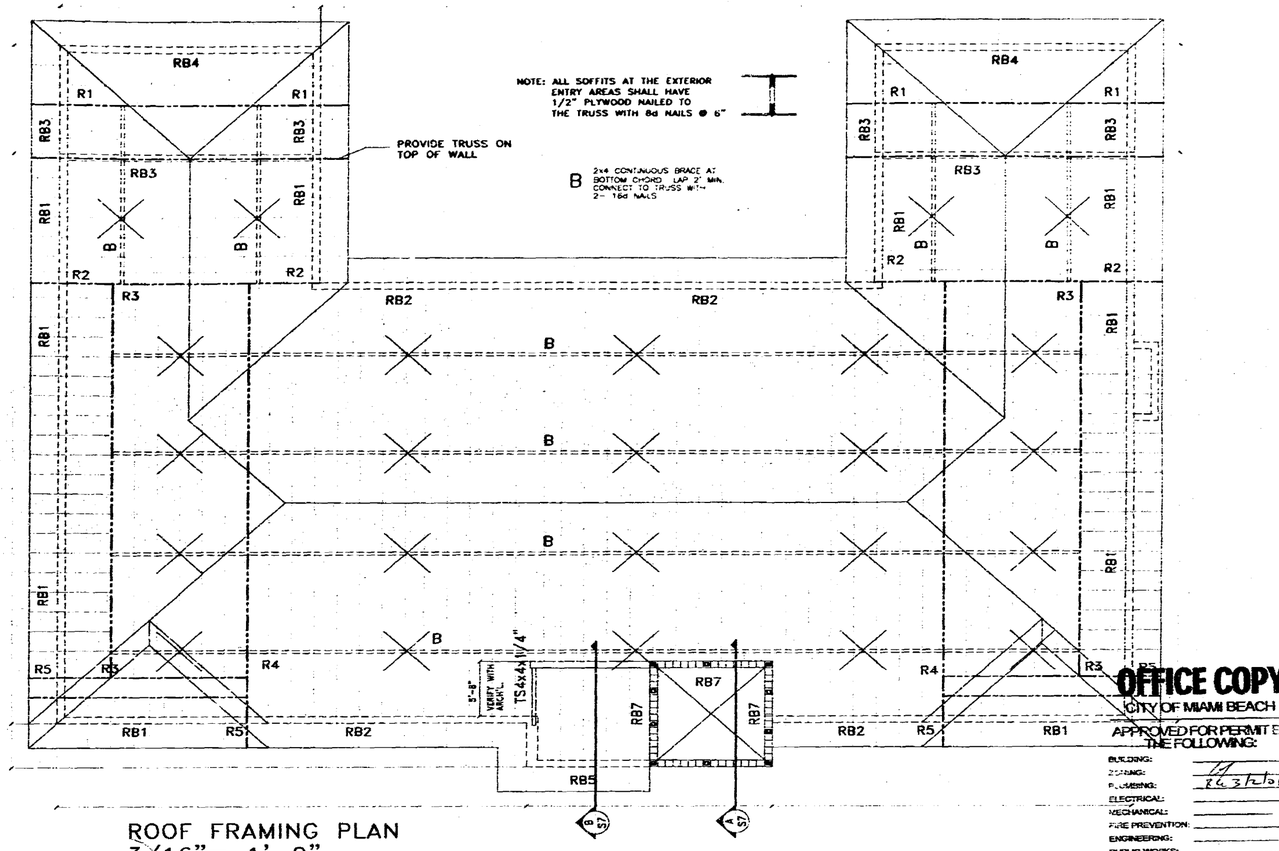
GIRDER ANCHOR TYPE 2



A SECTION



B SECTION



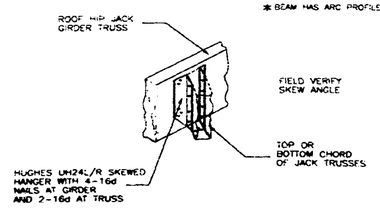
ROOF FRAMING PLAN
3/16"= 1'-0"

CONCRETE BEAM SCHEDULE

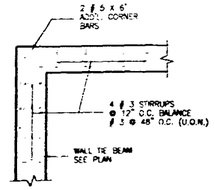
MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
*RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

ADD'L 4 # 5 AT RB2 & RB3

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE. SEE ARCH'L FOR GEOMETRY



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	5.0 K	TYPE 1
R2	R2	4.0 K	
R3	R3	12.0 K	TYPE 2
R4	R4	8.0 K	
R5	R5	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 2/13/01
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

ROBERT WADE AND ASSOCIATES, P.A.
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526 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2830 FAX (305) 381-6409
AA0001

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MIAMI BEACH, 94 PALM AVE. FLORIDA

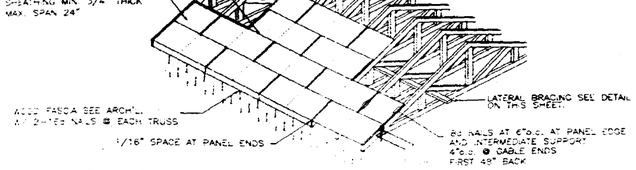
REVISIONS

DATE 2-13-01
SHEET S7 OF 4

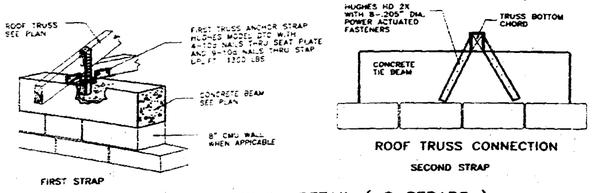
COMBINED ENGINEERING SCIENCES
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1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

2-27-01

NOTE: FABRICATOR OF ROOF TRUSSES SHALL BE RESPONSIBLE FOR INSURING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.

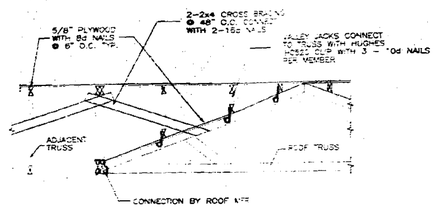


PLYWOOD NAILING PLAN

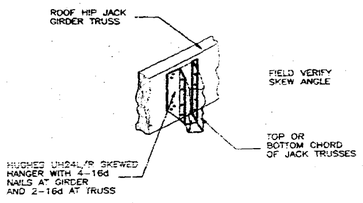


ROOF TRUSS CONNECTION

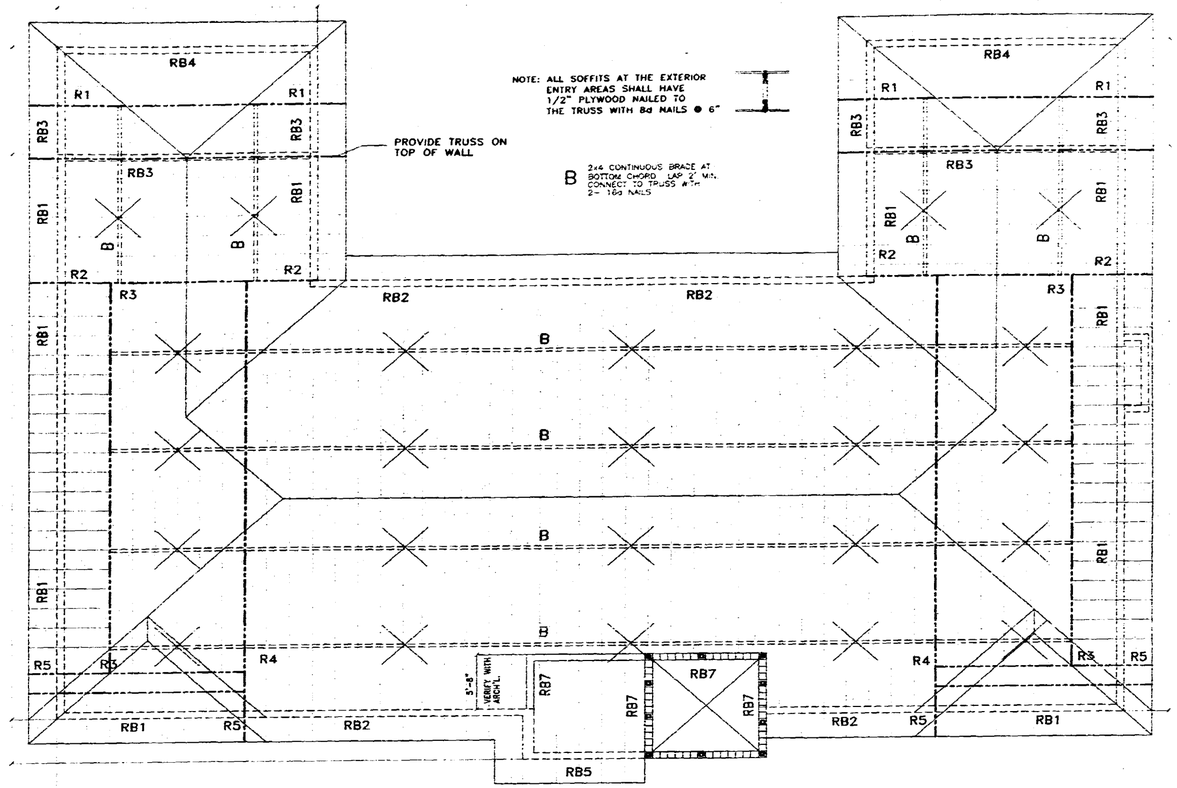
TYPICAL ROOF TRUSS ANCHORAGE DETAIL (2 STRAPS)



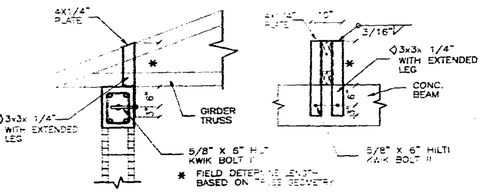
GIRDER TRUSS TO TRUSS CONNECTION



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



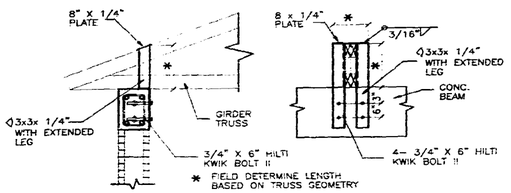
ROOF FRAMING PLAN
3/16"= 1'-0"



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

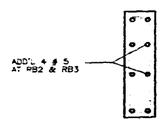
GIRDER ANCHOR TYPE 1



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2



CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
* RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE, SEE ARCH'L. FOR GEOMETRY

BUILDING ROOF WIND PRESSURES

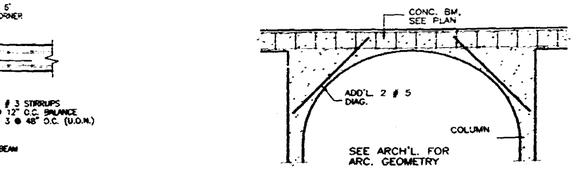
ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	5.0 K	TYPE 1
R2	R2	4.0 K	
R3	R3	12.0 K	TYPE 2
R4	R4	8.0 K	
R5	R5	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

TYPICAL ARC BEAM REINFORCING



DIAGONAL BRACING ALONG BUILDING DEPTH

NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

APPROVED FOR PERMIT
CITY OF MIAMI BEACH
THE FOLLOWING:

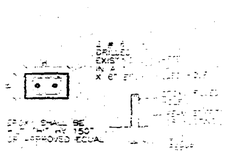
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2632 FAX (305) 381-6
AA0006

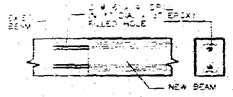
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

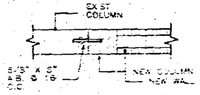
DATE 2-13-01
SHEET S7
OF 4

CONNECTION [illegible] TO HIP JACK TRUSSES

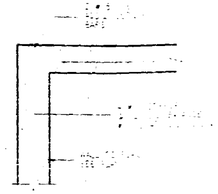




CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	43 PSF	60 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

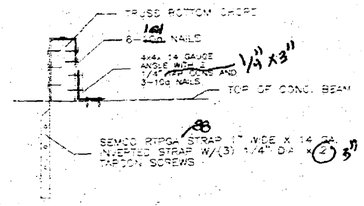
CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
RB1	8 X 12	8'-0"	EX STD. 8 BEAM	

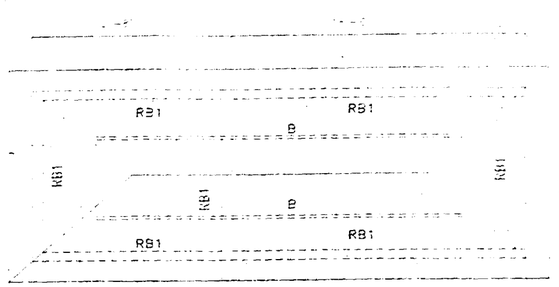
SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" CONT	BOT

C1 8X8 COLUMN WITH 4 # 5 VERT. # 3 @ 8" TIES

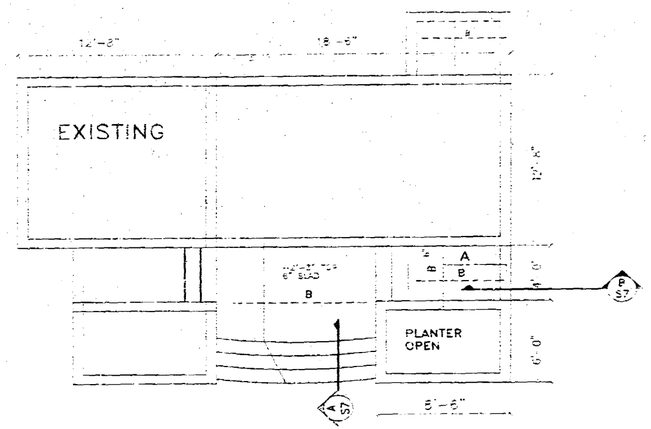


CONNECTION: ROOF TRUSS TO EXISTING WALL

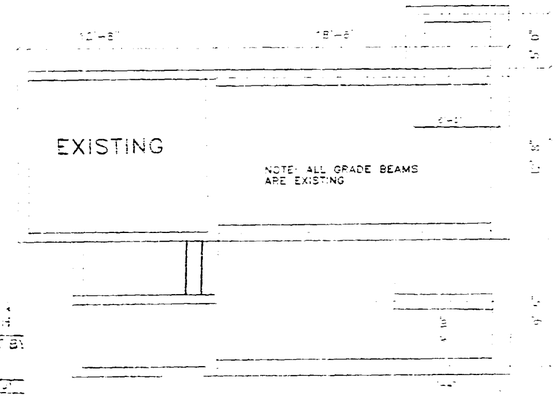


ROOF FRAMING PLAN
1/4" = 1'-0"

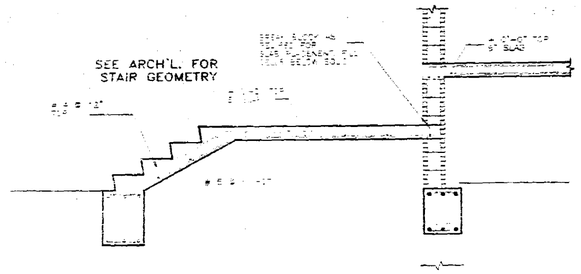
B 8X8 CONCRETE BEAM W/ BOTTOM REINF. AS REQ'D. STIRRUPS AS REQ'D. TIED WITH 16d NAILS



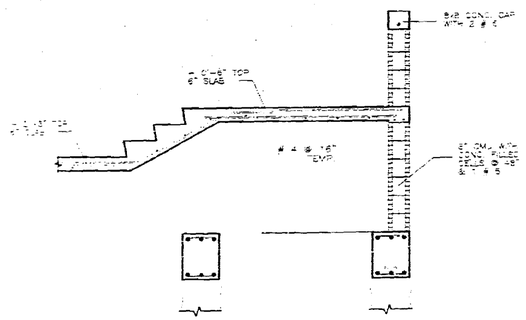
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



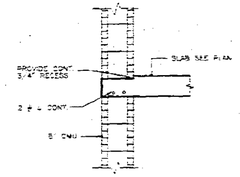
PILE & GRADE BEAM PLAN
1/4" = 1'-0"



A SECTION
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/2" = 1'-0"



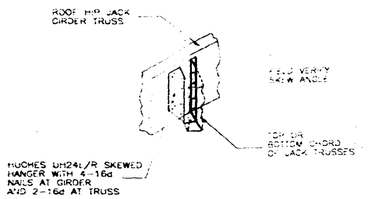
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

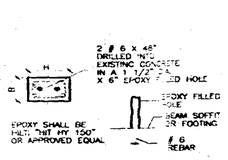
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS

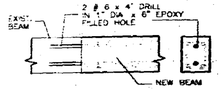
REVISIONS

DATE 7-11-01
SHEET 58

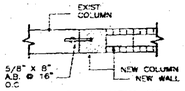


CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER

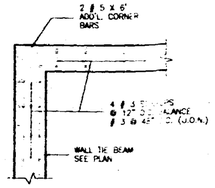




CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

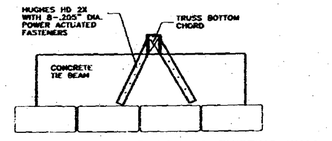
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	STIRRUPS TOP
RB1	8 X 12	8'-2"	EXISTING BEAM	

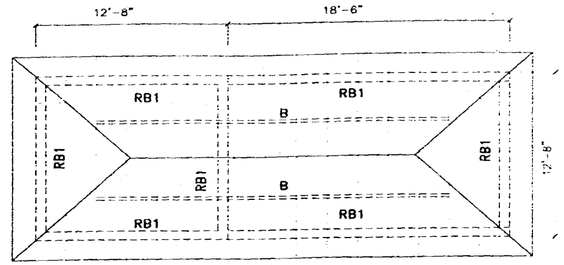


ROOF TRUSS CONNECTION TO EXISTING WALL

SLAB REINFORCING SCHEDULE

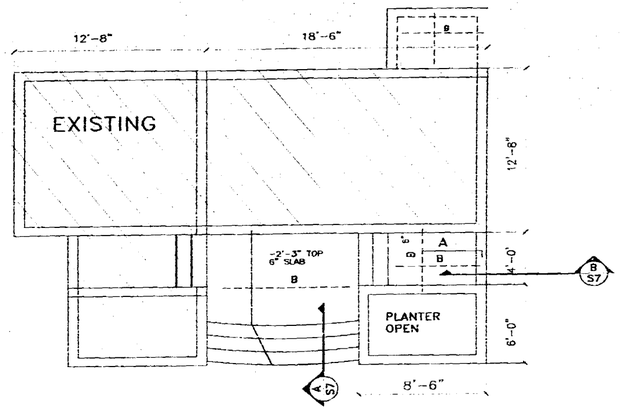
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 15" X 4'	TOP
B	# 4 @ 12" CONT	BOT

C1 8x8 COLUMN WITH 2 # 5 VERT. # 3 @ 8 TIES

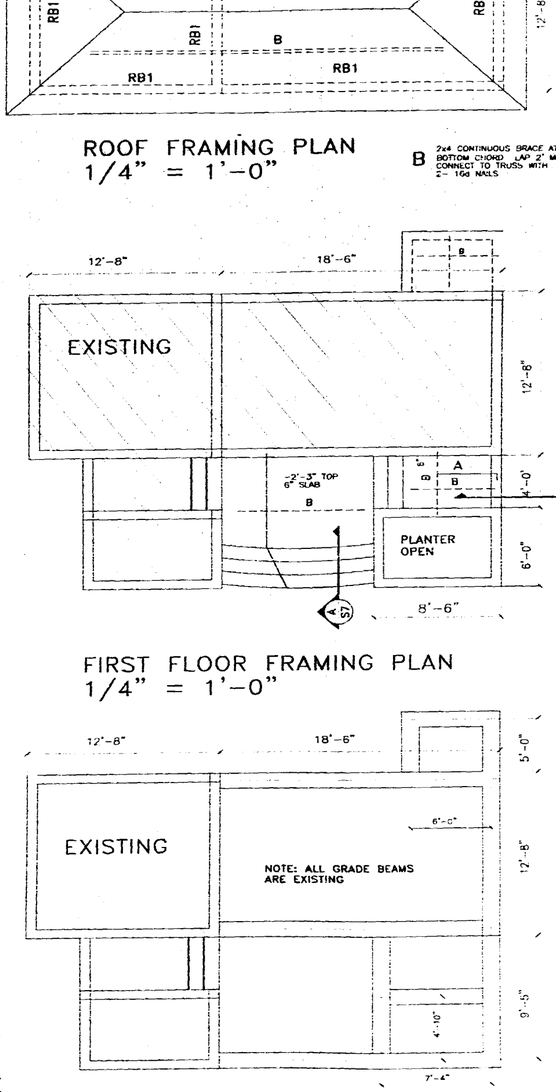


ROOF FRAMING PLAN
1/4" = 1'-0"

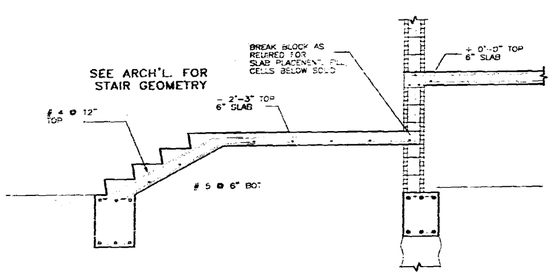
B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2" MIN. CONNECT TO TRUSS WITH 2-16d NAILS



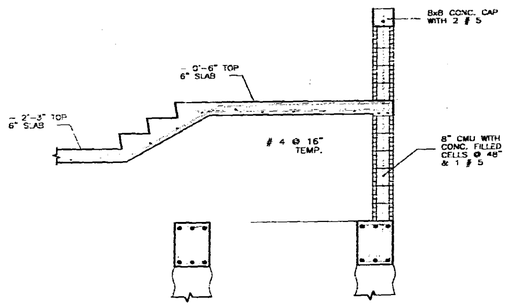
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



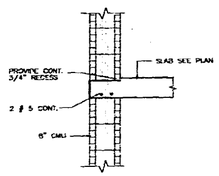
PILE & GRADE BEAM PLAN
1/4" = 1'-0"



A SECTION
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/2" = 1'-0"



SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
ED FOR PERMIT BY FOLLOWING:
5/7/01

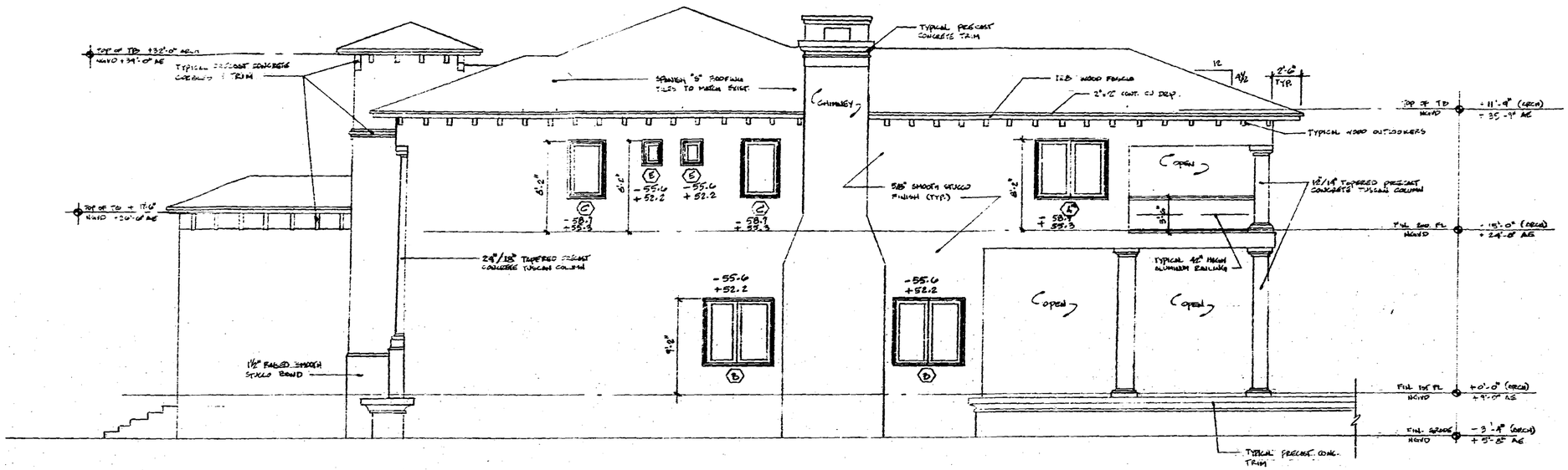
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2822 FAX (305) 381-8580
AA0006

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S8 OF 8



RIGHT SIDE ELEVATION

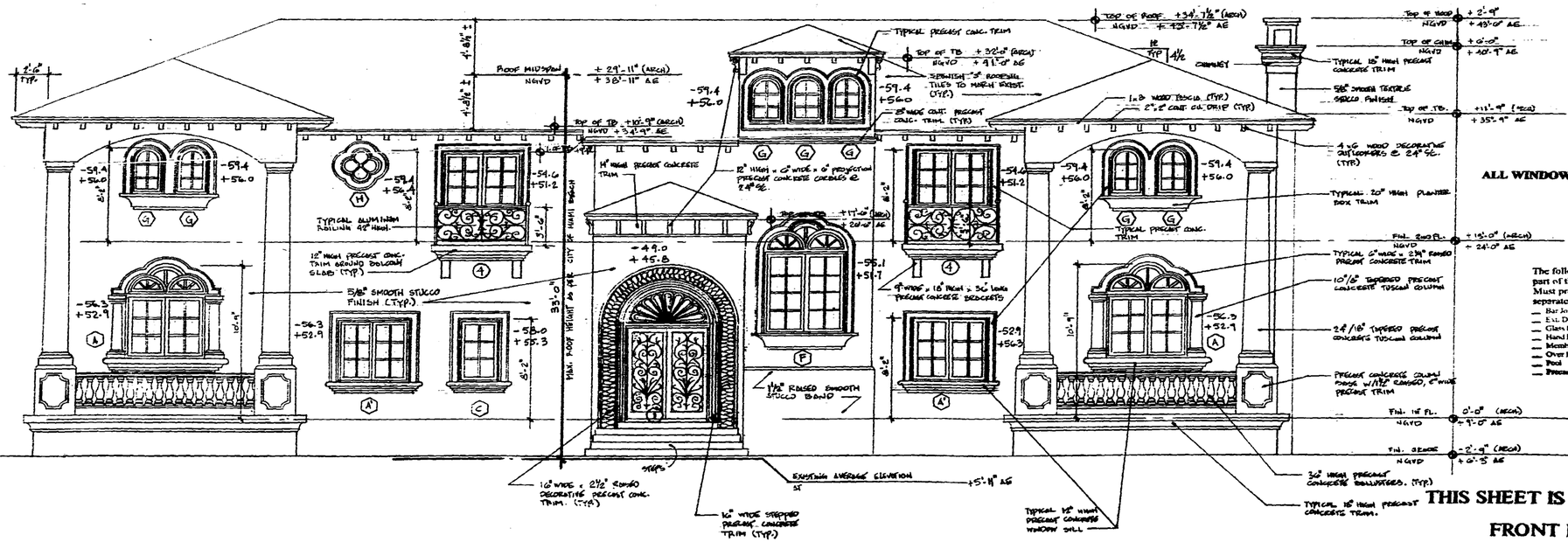
SCALE 1/4"=1'-0"

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

THIS SHEET IS FOR WINDOW PRESSURES ONLY

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING DETAILS TO COMPLY WITH F.F.P.A. SECTION 5.2.2.4.1.
- HANDRAILS SHALL BE 34"- 38"mm (MIN.) TO 38" MAX. (MAX.) PICKETS MUST REJECT 4" DIAMETER SPHERE.
- GUARD RAILS AND RAILINGS AT TWO HEIGHT STAIRS AND OPEN SIDED SIDE MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- SHOWING ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

PLANNING	4/2/01
ZONING	
PLUMBING	REC 3/26/01
LIFE SAFETY	
MECHANICAL	
FIRE PREVENTION	
ENGINEERING	
CDBG APPROVAL	
STRUCTURAL	
ACCESSIBILITY	
OTHER	

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:

- Bar Joist
- Exit. Doors
- Glass Block
- Hand Rail
- Membrane Structures
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Other: _____

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

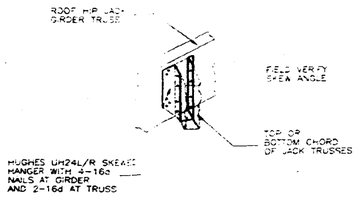
SCALE 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

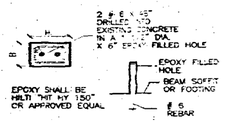
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVE. MIAMI BEACH, FLORIDA

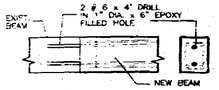
REVISIONS

DATE 1-24-01
SHEET WP-1
OF 3

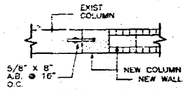


CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER

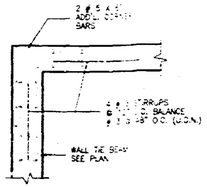




CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

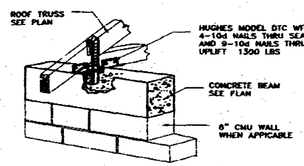
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

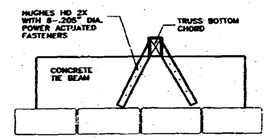
ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	8'-2"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 12	8'-2"	EXISTING BEAM		



ROOF TRUSS CONNECTION TO NEW WALL

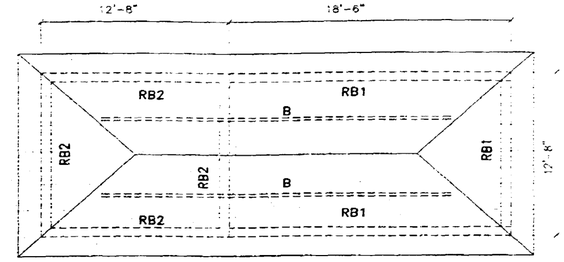


ROOF TRUSS CONNECTION TO EXISTING WALL

SLAB REINFORCING SCHEDULE

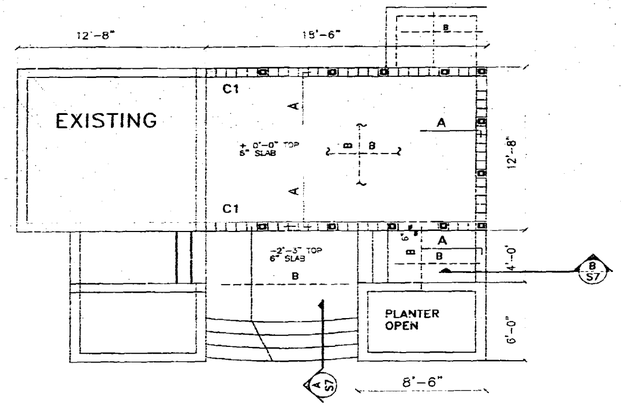
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" CONT	BOT

C1 8x8 COLUMN WITH 2 # 5 VERT # 3 @ 8 TIES

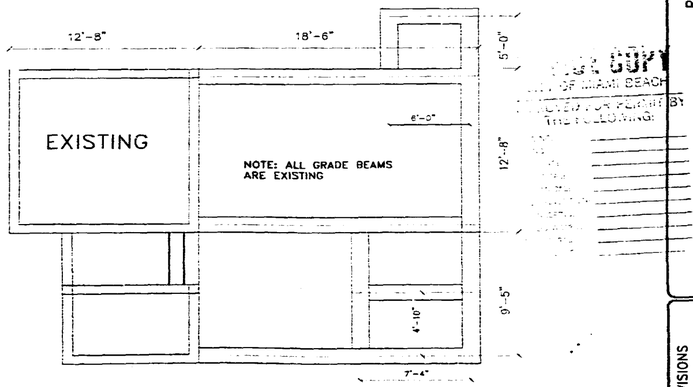


ROOF FRAMING PLAN
1/4" = 1'-0"

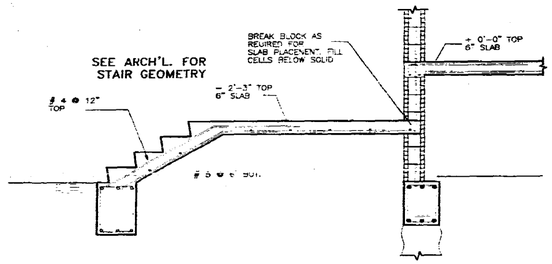
B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2' MIN. CONNECT TO TRUSS WITH 2-16d NAILS



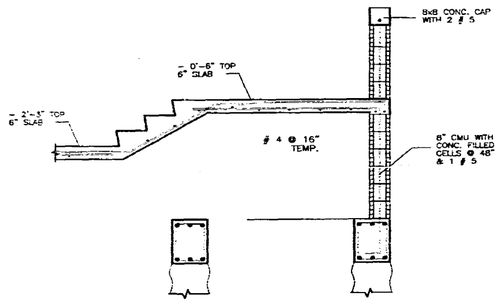
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



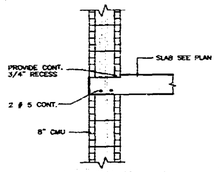
PILE & GRADE BEAM PLAN
1/4" = 1'-0"



A SECTION
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/2" = 1'-0"



SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 48" & 1 # 5 f'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN 10" SLUMP. STRENGHT f'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'
POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

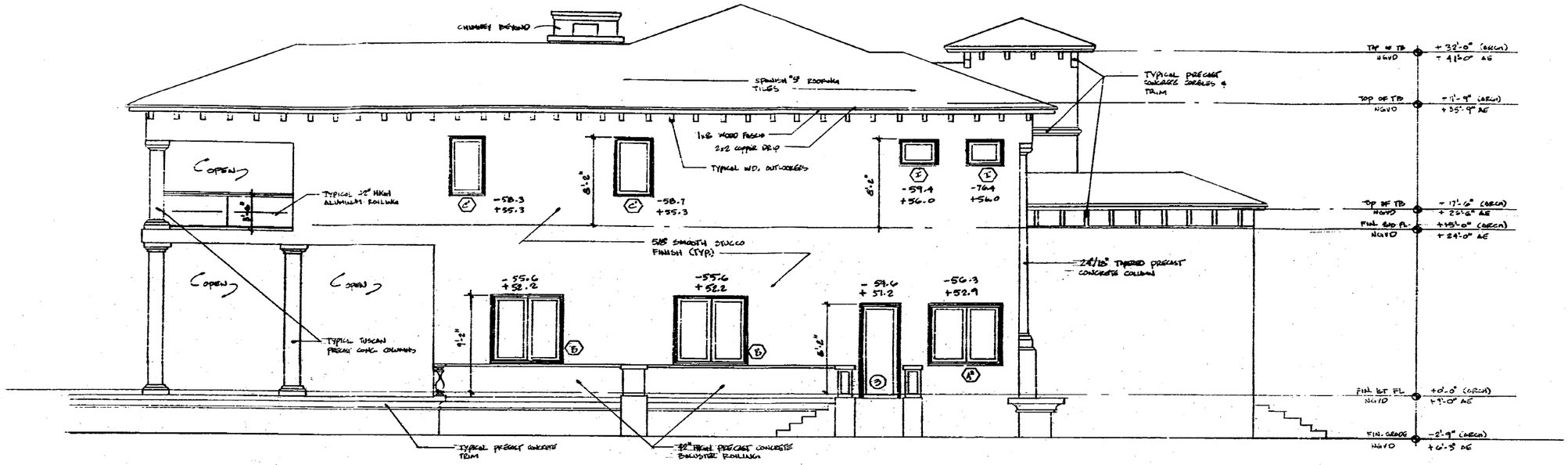
ROBERT WADE AND ASSOCIATES, P.A.
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520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2437 FAX (305) 381-6542 AA0006875

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345

DATE 2-13-01
SHEET S8 OF 8



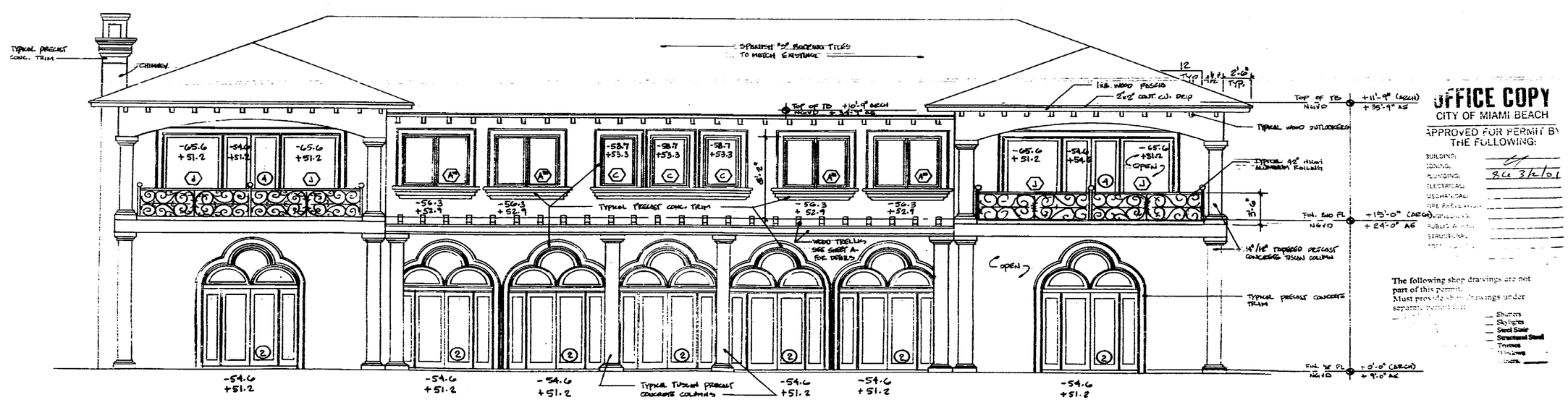
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW



THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING 3/31/01
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:
— Shutters
— Skylights
— Steel Stair
— Structural Steel
— Trusses
— Windows
— Doors

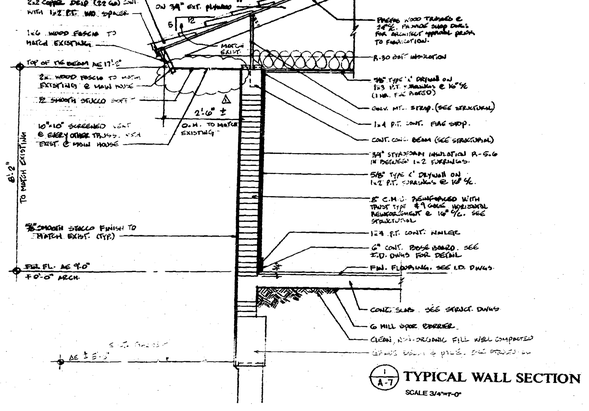
COMBINED ENGINEERING SCIENCES
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1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.

RESIDENCE FOR

REVISIONS

DATE 1-24-01 SHEET


EXIST. WOOD FASCIA TO MATCH EXISTING
1x6 WOOD FASCIA TO MATCH EXISTING
TOP OF THE BEAM AE 17'-5"
2x. WOOD FASCIA TO MATCH EXISTING @ MAIN ROOF
12" SMOOTH STUCCO CAST
10"x10" SHREDDED VENT @ EACH COLUMN TYPICAL, MATCH EXIST. @ MAIN HOUSE
2'-0" ±
O.H. TO MATCH EXISTING
8'-2" TO MATCH EXISTING
12" SMOOTH STUCCO PAINTED TO MATCH EXIST. (TYP.)
FIN. FL. AE 9'-0"
+0'-0" MEAN.
PRESSURE TREATED 2x6 SUB FASCIA
PRESSURE TREATED 2x8 SUB FASCIA
2x8 COPPER DRIP (22 GA) SET WITH 1x2 EXT. WOOD SPACER
PRESSURE TREATED 2x6 SUB FASCIA
2x6 EXIST. WOOD FASCIA
EXIST. ROOF TILES
EXIST. ROOF TRUSSES @ 24" O.C.
EXIST. 1x6 T&G SHEATHING
EXIST. 2x4 PURLINS @ 24" O.C.
EXIST. 2x6 RAFTERS @ 24" O.C.
EXIST. 2x6 CEILING JOISTS @ 24" O.C.
EXIST. 2x6 WOOD BEAM
EXIST. 2x6 WOOD BEAM
EXIST. 2x6 WOOD BEAM

Flood Program Legend

for Compliance with Chapter 11c of the Dade County Code

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential

— New Construction

— Substantial improvements and interior repairs or combinations (Go to DAMAGE form any where) MUST ATTACH copy of application, list, owner affidavit and an elevation survey showing existing lowest floor, lowest grade, highest crown of road elevation

✓ Remodeling, addition, alteration interior renovations or combinations (MUST ATTACH copy of application with owner affidavit and an elevation survey showing existing lowest floor, lowest grade, highest crown of road elevation)

Process : _____ Folio : _____

Lot 36 & 37 Block 1 Plat Book 6 Page 54

Address : 94 PALM AVENUE Highest Crown/Road Elv.:

Highest crown of road elevation above was taken from a Sopotrrud

Survey prepared by _____ PLS Title : _____

Elevation	Lowest Floor	Garage/Storage	Adjacent Grade
Existing	8'-6"	5'-1"	5'-6"
Proposed	9'-0"	N/A	5'-6"

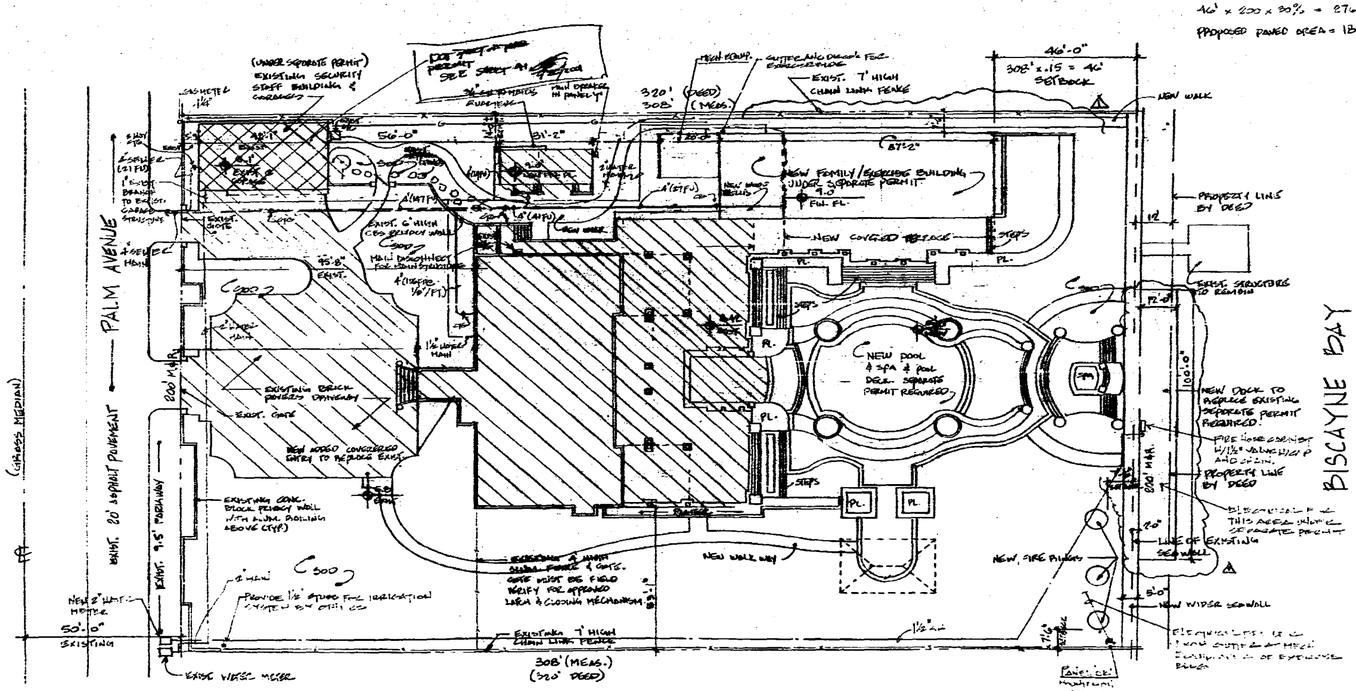
Tie-Beam Elevation Certificate, is required before making any inspection above lowest floor and a **Final Elevation** Certificate is required before issuance of certificate of occupancy or completion. (Completion HOLD 186) (1103-323) Call 375-6685

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 Elevation or Required Lowest Floor Elevation** whichever 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 so to render the structure in violation of the applicable non-elevation design requirements in Sections 11c-3, 11c-4, 11c-5

Garage or Storage - (SFHA (11c-5-f))- Fully enclosed areas below the Base Flood Elevations shall be design to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry into east of flood-waters to automatically equalize hydrostatic flood forces on exterior walls. The interior portion of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) into separate rooms or are condominiumed . Design for complying with this requirement must be either certified by a professional engineer or architect or meet the following criteria :(1) Provide a minimum of two(") 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.

Adjacent Grade 11c5-2 - "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure" 11c2-GG - "Minimum finished grade shall mean the elevation established in Dade County Flood Criteria Map as a specific development site or crown of road elevation of an existing abutted road, whichever is higher"(or a waiver must be obtain). Site grading must or provided in a manner as to retain storm-water run-off within site and prevent run-off into adjacent property as well as direct surface water run-off into lakes or canals.



DENOTES EXISTING

FIN. FLOOR ELEVATION

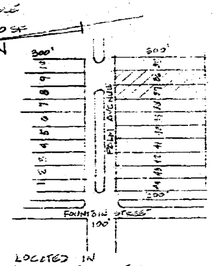
BASE FLOOD ELEVATION 9' AE
COMMUNITY PANEL SUFFIX 120651-0191-J
DATE OF FIRM 9/2/94

SITE PLAN

SCALE 1"=20'-0"

N

PROPOSED PAVED AREA = 1850 SF < 2760 SF



LOCATION SKETCH

SCALE 1"=400'-0"

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATION

11/23/94

LOT BLOCK INFORMATION

	MAIN	AUXILIARY
FRONT	20'	NOT ALLOWED
REAR	15% OF LOT DEPTH w/MIN. 20'-0"	7'-6"
SIDE	25% OF LOT WIDTH w/MIN. 7'-6"	7'-6"

SITE DATA

LOT SIZE = 64,000 SF

LOT COVERAGE = (EXISTING INSIDE PROP.)

SECURITY BUILDING	1019 SF
MAID'S BUILDING	298 SF
ENTERTAINMENT BUILDING	2087 SF
MAIN HOUSE	4336 SF
COVERED AREAS	2102 SF
TOTAL	9859 SF

LEGAL DESCRIPTION

LOTS 36 AND 37 IN BLOCK 1, OF PALM ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
FLORIDA

MIAMI BEACH, 94 PALM AVENUE

REVISIONS
1 6 3

DATE 11/14/94
SHEET SITE
REF. 1
OF 3

12/6/94

ARMANDO BOLADO P.E.
CIVIL STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING

SECOND FLOOR PLAN PLUMBING

1/4" = 1'-0"

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PLUMBING 5/6/01
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MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
HISTORIC

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MIAMI, FLORIDA AA0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 01/25/01
issued
drawn G.H.
checked G.S.
project no. 9-98

SHEET P-2 OF 2

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consulting engineer
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7410 s.w. 48th. ST. miami. fl. 33155
tel. (305)665-6151

5/6/01

DWG: C:\MY PROJECTS\2000 JOBS\MECHANICAL\ROBERT WADE AND ASSOCIATES\DOMINION RESUME DWG\D-2.dwg

FIRST FLOOR PLAN ELECTRICAL

1/4" = 1'-0"

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PLANNING
LANDSCAPING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
OTHER
2003/01/01

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AA#0004976

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 6/25/01
issued
drawn G.H.
checked G.S.
project no. 2-99

SHEET A/C-1 OF 3

DWG: C:\My Projects\2001 jobs\ARCHITECTS\ROBERT WADE AND ASSOCIATES\DOMINION RESERVE DWGS\A/C-1.dwg

SECOND FLOOR PLAN AIR CONDITIONING

1/4" = 1'-0"

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
PLUMBING:	3/12/01
ELECTRICAL:	
MECHANICAL:	
FIRE PROTECTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
PLANNING:	

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ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA. (305) 371-2832 AAC000875

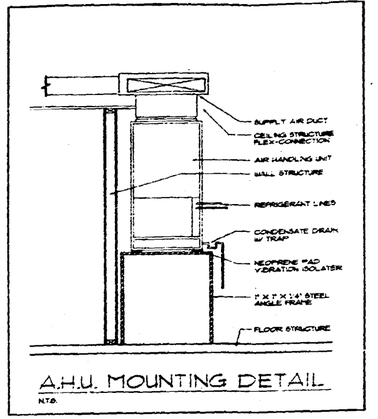
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 6/29/01
issued
drawn GM
checked GS
project no. 3-98

SHEET A/C-2 OF 3

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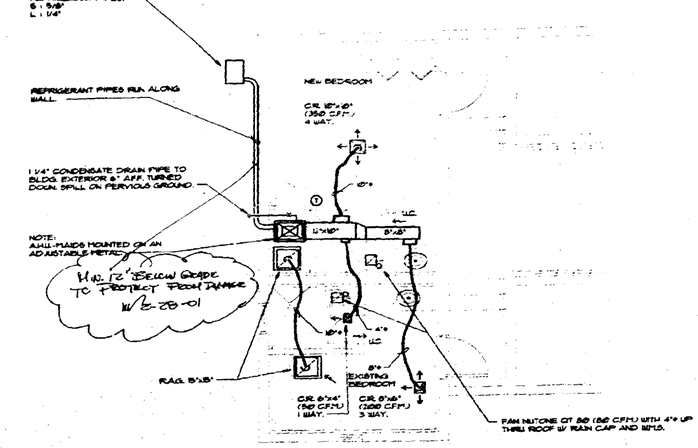


A.H.U. MOUNTING DETAIL

N.T.S.

H.V.A.C. GENERAL NOTES :

1. USE VANE ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
2. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 100 IN. SQ. IN 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT.
3. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
4. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
5. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD, WITH ELECTRITIAN, LIGHTS, AND ARCHITECTURAL ELEMENTS.
6. THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
7. THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALATION.
8. COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES. THIS IS CONTRACTORS RESPONSIBILITY.
9. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS :
   (C.R.) CEILING REGISTER 200AL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
   (R.A.R.) RETURN AIR GRILL MODEL 4-FL OR TXR.
10. ALL SUPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1.5" THICK) R-6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
11. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
12. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
13. RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
14. PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
15. IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
16. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK, AIR DEVICES, AND EXHAUST FANS.
17. MOUNT ALL EQUIPTMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
18. BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.

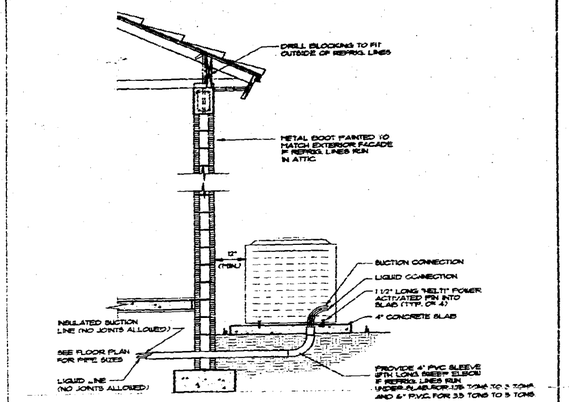


FIRST FLOOR PLAN AIR CONDITIONING MAIDS QUARTERS

1/4" = 1'-0"

H.V.A.C. LEGEND :

TG	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DG	DOOR GRILLE	SD	SMOKE DETECTOR CLG. MTD.
CD	CEILING SUPPLY DIFFUSER	SD	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR REGISTERS	RA	RETURN AIR
ER	EXHAUST AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OAI	OUTSIDE AIR INTAKE
T	THERMOSTAT	—R—	REFRIG. PIPING (INSUL. SUCTION & LIQUID)
T	THERMOSTAT W/ REMOTE BULB SENSOR		DUCTWORK TRANSITION
F.D.	FIRE DAMPER W/ ACCESS DOOR		VOLUME EXTRACTOR
OBMVD	OPPOSED BLADE MANUAL VOLUME DAMPER		SUPPLY AIR FLOW
VD	VOLUME DAMPER		RETURN AIR FLOW
SD	SPLITTER DAMPER	W.M.S.	WIRE MESH SCREEN
I/C	UNDLR-CUT (DOOR)	S.R.	SIDEWALL REGISTER
AHU	AIR HANDLING UNIT	A.L.D.	AUTOMATIC LOUVERE DAMPER



CONDENSING UNIT MOUNTING DETAIL

N.T.S.

SEE NOTE 8

AIR CONDITIONING SYSTEMS SCHEDULE (CARRIER AS STD.)

UNIT NO.	AIR HANDLING UNIT: C.F.M.	E.S.P. IN H20	H.P.	F.L.A.	ELECTRIC HEATING: KW	STAGE	MODEL	AIR COOLED COND. UNIT: COMPRESSOR: COIL	F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS. COND.	WT. LBS. EVAP.	SYSTEM: CAPACITY (MBTH) TOT.	SEN	ELEC.	SEER
1 THRU 3	2000	.05	3/4	6.8	15.2	2 + 7.6	FV4 ANB 036		27.6	39.5	50	38TKA 036-0-3	337	287	56.5	47.5	240V. 1Ø	13.1
4	2000	.05	3/4	6.8	10.20	2 + 5.10	FV4 ANB 036		27.6	39.5	50	38TKA 036-0-3	337	287	56.5	47.5	240V. 1Ø	13.1
MAIDS	600	.05	1/4	1.4	4.8	1	TSV 018 ENAB		1.0	11	25	TTP 018 C1D0	201	88	18.2	13.67	240V. 1Ø	12.5

NOTES:

1. OUTSIDE AIR DESIGN CONDITIONS: 91 FDB – 79 FWB.
2. PROVIDE HEATING AND COOLING THERMOSTAT ON SUBBASE WITH FAN ON – OFF SWITCH.
3. SIZE AND RUN REFRIGERANT PIPING AS PER MANUFACTURER'S RECOMMENDATION.
4. PROVIDE VIBRATION ISOLATION WITH RUBBER IN SHEAR PADS.
5. INSULATE REFRIGERANT SUCTION LINE WITH 3/4" ARMAFLEX.
6. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINE.
7. PROVIDE BUILT-IN DISCONNECT TO AIR HANDLING UNITS.

8 TRANE UNIT.

UNIT DIMENSIONS

UNIT	A.H.U. (LxWxH) (in.)	A.C.C.U. (LxWxH) (in.)
1 THRU 4	29"x23"x55"	35"x29"x46"
MAIDS	33"x29"x28"	27"x14"x13"

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MIAMI, FLORIDA. AA1C000075

RENOVATION FOR
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MIAMI BEACH, FLORIDA.

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ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
OTHER

revisions

date 6/18/01
issued
drawn GH.
checked GS.
project no. 9-98

SHEET A/C-3 OF 3

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FIRST FLOOR PLAN ELECTRICAL
MAIDS QUARTERS

FIRST FLOOR PLAN ELECTRICAL

INTERCOM AND SECURITY SYSTEMS:
SUBCONTRACTOR FOR THESE SYSTEMS SHALL INCLUDE IN BID ALL THE NECESSARY LABOR AND MATERIALS FOR A COMPLETE INSTALLATION, INCLUSION OF DRAWINGS, COORDINATION WITH INTERIOR DESIGNER AND OBTAINING PERMIT.

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PLUMBING:
ELECTRICAL: 2-24-21
MECHANICAL: 2-24-21
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
ARCHITECTURAL:
ACCESSIBILITY:

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MIAMI, FLORIDA AAC000875

RENOVATION FOR
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MIAMI BEACH, FLORIDA.

revisions

date 2/24/21
issued
drawn GH
checked GS
project no. 3-20

SHEET E-1 OF 4

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tel. (305)665-6151

SECOND FLOOR PLAN ELECTRICAL

1/4"=1'-0"

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING	
ZONING	
STRUCTURAL	Ecc Effective 5-16-07
PLANS PROCESSING	Lolla 5-16-07
MECHANICAL	
TREE PRESERVATION	
ENGINEERING	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	

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1/24/07

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ARCHITECTS PLANNERS
620 BRICKELL KEY DRIVE. OFFICE PLAZA 201 MIAMI, FLORIDA. (305) 371-2830 AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date: 6/26/07
issued
drawn GH
checked GS
project no. 5-36

SHEET E-2 OF 4

PANEL 'DK' (AT DOCK) (NEMA 3R)

TYPE : ITE EG
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 400A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	18.0	360-2	1	6	DOCK RECEPT.	1	2	DOCK RECEPT.	6	1	360-2	18.0	
						3	4						
	1.0	20-1	1/2	12	DOCK RECEPT.	5	6	DOCK RECEPT.	12	1/2	20-1	1.0	
	1.0	20-1	1/2	12	DOCK LIGHTS	7	8	FUTURE LANDSCAPE	14	1/2	15-1	1.0	
	1.0	15-1	1/2	14	FUTURE LANDSCAPE	9	10						
						11	12						
						13	14						
						15	16						
						17	18						
					SPACE	19	20	SPACE					
						21	22						
						23	24						
						25	26						
						27	28						
						29	30						

FIRST 10 KV.A @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 18.0 K.V.A.
TOTAL = 28.0 K.V.A.

I : 83.3 A.

PANEL 'F' (EXISTING)

TYPE :
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : RECESSED
POLES : 24

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	10.0	360-2	1	6	EXIST. A/H.U.	1	2	EXIST.	12	1/2	20-1	1.0	
						3	4	RANGE	6	1	360-2	12.0	
	1.0	20-1	1/2	12	REFRIGERATOR	5	6						
					SMALL APPL.	7	8	WASHER	12	1/2	20-1	1.5	
					SMALL APPL.	9	10	EXIST.	12	1/2	20-2	1.1	
					LITES/RECEPT.	11	12						
						13	14	DRYER	10	1/2	240-2	5.0	
						15	16						
	5.0	240-2	1/2	10	EXIST. WATER HTR.	17	18	LITES/RECEPT.	14	1/2	20-1	1.0	
						19	20						
					SPACE	21	22						
						23	24	BATH GFI.	12	1/2	20-1	1.0	

① NEW CIRCUITS. ALL OTHERS ARE EXISTING.

FIRST 10 KV.A @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 10.5 K.V.A.
A/C @ 100% = 10.2 K.V.A.
TOTAL = 30.5 K.V.A.

I : 87.0 A.

PANEL 'D' (NEMA 3R)

TYPE : ITE-EG
SERVICE : 240-1Ø-3W
MOUNTING : SURFACE
POLES : 22

MAIN BUS : 1200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 65K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	49.2	300-2	3	3/0	PANEL 'E'	1	2	EXIST. PANEL 'C'	3/0	2	300-2	43.6	
						3	4						
	36.4	200-2	3	3/0	EXIST. PANEL 'A'	5	6	EXIST. PANEL 'B'	3/0	2"	300-2	46.8	
						7	8						
					SPACE	9	10	SPACE					
						11	12						
						13	14						
						15	16						
						17	18						
						19	20						
						21	22						

SEE LOAD SUMMARY Ⓑ
DWG. E-5

PANEL 'K' (NEMA 3R)

TYPE : ITE EG
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : RECESSED
POLES : 36

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : 200A MCB
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	4.8	30-2	1/2	10	MOTOR-4	1	2	MOTOR-1	10	1/2	30-2	4.8	
					(3 HP.)	3	4	(3 HP.)					
	4.8	30-2	1/2	10	MOTOR-5	5	6	MOTOR-2	10	1/2	30-2	4.8	
					(3 HP.)	7	8	(3 HP.)					
	4.8	30-2	1/2	10	MOTOR-6	9	10	MOTOR-3	10	1/2	30-2	4.8	
					(3 HP.)	11	12	(3 HP.)					
	4.8	30-2	1/2	10	MOTOR-7	13	14	SPACE					
					(3 HP.)	15	16	A/C-GYM	12	1/2	20-2	3.3	
	3.3	20-2	1/2	10	A/H.U. GYM	17	18						
						19	20	LIGHTS FOUNTAIN	12	1/2	20-1	1.5	
						21	22	LIGHTS POOL	12	1/2	20-1	1.5	
	1.0	15-1	1/2	14	LANDSCAPE LIGHTS	23	24	MOTOR-8	8	3/4	40-2	6.1	
						25	26	(5 HP.)					
						27	28	SPACE					
						29	30						

FIRST 10 KV.A @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 14.8 K.V.A.
A/C @ 100% = 9.0 K.V.A.
TOTAL = 33.8 K.V.A.

I : 97.50 A.

PANEL 'MDP' (EXISTING)

TYPE :
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 600A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 22K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					SPACE	1	2	SPACE					
						3	4						
						5	6						
						7	8						
						9	10						
						11	12						
	32.0	200-2	2	3/0	EXIST. PNL. 'G'	13	14	EXIST. PNL. 'D'	1/0	2	250-2	8.0	
						15	16						
	102.0	400-3-3 1/2		4/0	CUTTER AT DANCE HALL	17	18	SPACE					
						19	20						

TOTAL LOAD = 137.0 K.V.A.

I : 570.1 A.

PANEL 'T' (NEMA 3R)

TYPE : ITE-EG
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 100 A
NEUTRAL : FULL
MAINS : MLO(S.150 A.)
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	4.8	30-2	1/2	10	A/H.U.-MAIDS	1	2	LIGHTS/RECEPT.	14	1/2	20-1	1.0	
						3	4	LIGHTS/RECEPT.	14	1/2	20-1	1.0	
	2.6	20-2	1/2	12	A/C MAIDS	5	6	LIGHTS/RECEPT.	14	1/2	20-1	1.0	
						7	8	SPARE	12	1/2	20-1	1.0	
	1.0	20-1	1/2	12	BATH GFI	9	10	E. WATER HTR.-T	12	1/2	20-2	4.5	
					SPACE	11	12						
						13	14	SPACE					
						15	16						
						17	18						
						19	20						

FIRST 10 KV.A @ 100% = 9.5 K.V.A.
A/C @ 100% = 4.9 K.V.A.
TOTAL = 14.4 K.V.A.

I : 60.0 A.

PANEL 'E'

TYPE : ITE EG
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.2	60-2	1	6	INSTA-HOT #1	1	2	INSTA-HOT #2	6	1	60-2	1.2	
						3	4						
	1.2	60-2	1	6	INSTA-HOT #3	5	6	A.H.U.-4	3	1 1/4	100-2	16.8	
						7	8						
	1.0	15-1	1/2	14	LIGHTS/ RECEPT.	9	10	A/C.-4	6	1	30-2	8.6	
						11	12						
						13	14	LIGHTS/ RECEPT.	14	1/2	15-1	1.0	
						15	16						
						17	18						
					SPACE	19	20	SPACE					
						21	22						
						23	24						
					SPACE	25	26						
						27	28	STEAMER-2	6	1	30-2	10.6	
						29	30						

FIRST 10 KV.A @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 10.4 K.V.A.
A/C @ 100% = 16.8 K.V.A.
TOTAL = 37.2 K.V.A.

I : 160.3 A.

PANEL 'B' NEW

TYPE : ITE EG
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : RECESSED
POLES : 42

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	16.8	400-3	1 1/4	3	A/H.U.-2	1	2	A/C -2	6	1	50-2	8.4	
						3	4						
	1.5	20-1	1/2	12	ICE MKR.	5	6	E. WATER HTR.-1	10	1/2	30-2	5.5	
					SMALL APPL.	7	8						
	1.5					9	10	D/W	12	1/2	20-1	1.2	
						11	12	REFRIG.					
					HOOD EXH.	13	14	LIGHTS	14		15-1	1.0	
					WINE COOLER	15	16	SMALL APPL.	12		20-1	1.2	
	1.0	15-1		14	LIGHTS	17	18	RANGE	6	1	50-2	12.0	
	1.5	20-1		12	SMALL APPL.	19	20						
					SMALL APPL.	21	22	D/W	12	1/2	20-1	1.2	
	1.0	15-1		14	LIGHTS	23	24	BATH GFI.				1.0	
	8.0	40-2	3/4	8	NEW OVEN	25	26	LIGHTS	14		15-1		
						27	28						
	1.0	20-1	1/2	12	REFRIG.	29	30						
	1.0	20-1	1/2	12	BAR RECEP.	31	32	FREEZER	10	1/2	30-2	2.10	
	1.0	20-1	1/2	12	BAR RECEP.	33	34						
	1.0	20-1	1/2	12	REFRIG.	35	36	COOLER	10	1/2	30-2	2.10	
	1.0	15-1	1/2	14	LIGHTS + BAR	37	38						
					SPACE	39	40	FANCOIL	12	1/2	20-1	1.0	
						41	42	FANCOIL	12	1/2	20-1	1.0	

FIRST 10 KV.A @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 16.8 K.V.A.
A/C @ 100% = 15.8 K.V.A.
TOTAL = 42.6 K.V.A.

I : 118.2 A.

PANEL 'C'

TYPE : ITE-EG
SERVICE : 240 V. - 1Ø - 3W.
MOUNTING : SURFACE
POLES : 40

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.5	20-1	1/2	12	SHRIL/POOL	1	2	ICE MAKER	12	1/2	20-1	1.0	
						3	4	BAR GFI	12	1/2	20-1	1.0	
						5	6	LITES/RECEPT.	14	1/2	15-1	1.0	
	1.5	15-1	1/2	14	LAUNDRY	7	8						
	1.5	20-1	1/2	12	WASHER MACHINE	9	10						
	1.5	20-1	1/2	12	WASHER MACHINE	11	12						
	1.0	15-1	1/2	14	LITES-RECEPT.	13	14						
						15	16						
						17	18	BATH GFI RECEPT.	12	1/2	20-1		
	1.0	20-1	1/2	12	BATH GFI RECEPT.	19	20	BATH GFI RECEPT.	12	1/2	20-1	1.0	
	3.3	30-2	1/2	10	NEW WATER HTR.-3	21	22	A/C. *3	6	1	50-2	8.6	
						23	24						
					SPACE	25	26	A.H.U. *3	3	1 1/4	100-3	16.8	
	1.0	20-1	1/2	12	SHRIL/POOL	27	28						
	1.0	15-1	1/2	14	LIGHTS	29	30	LIGHTS/RECEPT.	14	1/2	15-1	1.0	
	5.0	30-2	1/2	10	DRYER	31	32						
						33	34						
	5.0	30-2	1/2	10	DRYER	35	36						
						37	38	STEAMER	6	1	50-2	10.6	
					SPACE	39	40						

FIRST 10 KV.A @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 16.8 K.V.A.
A/C @ 100% = 16.8 K.V.A.
TOTAL = 43.6 K.V.A.

I : 121.0 A.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
FLOOD PLAIN:

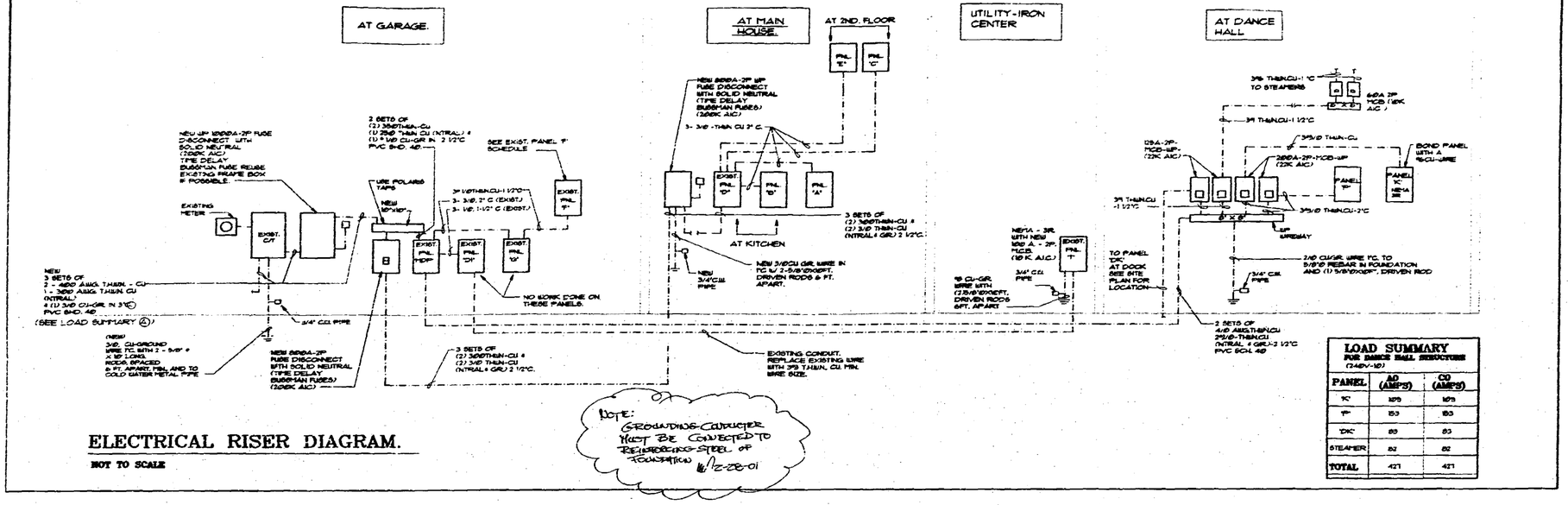
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project no. 8-98

SHEET E-3 OF 4



ELECTRICAL RISER DIAGRAM.

NOT TO SCALE

LOAD SUMMARY
FOR DANCE HALL STRUCTURE
(240V-1Ø)

PANEL	AD (AMPS)	CD (AMPS)
"C"	105	105
"P"	153	153
"DK"	88	88
STEAMER	82	82
TOTAL	427	427

ELECTRICAL LEGEND

SWITCHS & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
S SWITCH	CEILING LIGHT	BELL
S_3 3-WAY SWITCH	RECESSED DOWNLIGHT	TELEPHONE
S_{DB} WALL DIMMER	WALL LIGHT	TELE. DATA/MODEM.
S_{LV} LOW VOLTAGE SWITCH	FLOURESCENT STRIP	COMP./TELE SIAMESE OUTLET
S_T TIME SWITCH	PENDANT MOUNTED FLUORESCENT	INTERCOM
SINGLE RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
DUPLEX RECEPTACLE	FLOODLIGHT	PULL STATION
SPECIAL PURPOSE DUPLEX RECEPTACLE	EXIT LIGHT	HORN / STROBE
240 V. OUTLET	EXHAUST FAN	STROBE LIGHT
QUAD. RECEPT.	CEILING FAN	TELEVISION OUTLET
DUPLEX RECEPTACLE SPACE COUNTER	GARAGE DOOR MOTOR	THERMOSTAT
FLOOR DUPLEX RECEPT.	D.SPOSAL	FIRE ALARM CONTROL PANEL
GROUND FAULT INTERRUPTER	ELECTRIC DOOR STRIKE	FIRE ALARM STATION
WEATHER-PROOF	PUSH BOTTON	FIRE ALARM HORN
EXISTING TO REMAIN		SMOKE DETECTOR
EXISTING TO BE REMOVED	TEST KEY STATION.	DUCT SMOKE DETECTOR
RELOCATE EXISTING	2'x4' RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST & ACRYLIC LENSE. 120 V.	
JUNCTION BOX		
SAFETY SWITCH	2'x4' RECESSED EMERGENCY FLUOR. 3 LAMP W/ ELECT. BALLAST, BATTERY PACK AND ACRYLIC LENSE. 120 V.	
CIRCUIT BREAKER		
ELECTRICAL METER		
ELECTRICAL PANEL		

ELECTRICAL LOAD SUMMARY (A)
(ENTIRE PROPERTY) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
13,564 S.F. @ 3W/SF = 40,692 + 10,500 = 51,692 WATTS

B. FIXED APPLIANCES

(2)RANGE	24,000 WATTS
REFRIGERATORS	18,400 WATTS
(3)DISHWASHER	3,900 WATTS
(3)WASHER	4,200 WATTS
(3)DRYER	19,000 WATTS
WATER HEATERS	83,500 WATTS
(3)DOOR OPN'R	2,400 WATTS
(2)MICROWAVE	2,400 WATTS
(4)WHIRLPOOL	4,000 WATTS
(2)OVENS	16,000 WATTS
(2)HOOD EXH.	2,400 WATTS
POOL MOTORS	35,000 WATTS
(2)WARMERS	10,000 WATTS
SOUND	3,000 WATTS
STEAMERS	20,000 WATTS

CONNECTED LOAD LESS A/C = 375,382 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 106,144 WATTS

A/C (OR HEATING) = 82,200 WATTS
DEMAND LOAD = 196,344 / 240 WATTS = 826 AMPS @ 240/120V
SERVICE SIZE = 1000 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE & WASHER 50,662 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 18,432 WATTS
RANGE/OVENS X 0.7% = 28,000 WATTS
DRYER X 0.7% = 10,500 WATTS
OTHER 120V APPLIANCE = 36,200 WATTS

TOTAL NEUTRAL WATTS = 96,132 WATTS = 400 AMPS

ELECTRICAL LOAD SUMMARY (B)
(MAIN HOUSE) (240 V 1 PHASE) PANEL 'D'

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
8,886 S.F. @ 3W/SF = 26,658 + 7,500 = 34,156 WATTS

B. FIXED APPLIANCES

RANGE	12,000 WATTS
REFRIGERATORS	15,000 WATTS
(2)DISHWASHER	2,400 WATTS
(6)WATER HEATER	52,500 WATTS
HOOD EXH.	1,200 WATTS
MICROWAVE	1,200 WATTS
(4)WHIRLPOOL	4,000 WATTS
(2)OVEN	16,000 WATTS
SOUND SYSTEM	3,000 WATTS
WARMERS	10,000 WATTS
(2)DRYER	10,000 WATTS
(2)WASHER MACHINES	3,600 WATTS
LAUNDRY	1,500 WATTS
STEAMER	20,000 WATTS

CONNECTED LOAD LESS A/C = 184,956 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 70,000 WATTS

A/C (OR HEATING) = 82,200 WATTS
DEMAND LOAD = 147,200 / 240 WATTS = 613 AMPS @ 240/120V
SERVICE SIZE = 800 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE + W/M 37,156 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 12,000 WATTS
RANGE/OVEN X 0.7% = 19,600 WATTS

OTHER 120V APPLIANCE = 36,900 WATTS

TOTAL NEUTRAL WATTS = 71,400 WATTS = 297.5 AMPS

ELECTRICAL GENERAL NOTES :

1. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPTMENT AND CONFIRM WITH OWNER'S REPRESENTATIVE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
3. MINIMUM WIRE SIZE SHALL BE # 14 A.W.G., EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED ALL CONDUCTORS SHALL BE COPPER WITH THW INSULATION.
4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET OR OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
5. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
6. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
7. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPTMENT TO BE PLACED IN PROPER WORKING ORDER.
8. ELECTRICAL SYSTEM SHALL BE COMPLETELY GROUNDED AS REQUIRED BY THE LATEST ADDITION OF THE N.E.C.
9. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
10. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE, AND ACCEPTED BY ENGINEER / ARCHITECT.
11. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
12. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE.
13. CORRECTIONS OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
14. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGED FOR THE DURATION OF WORK.
15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTINGS.
16. THE ELECTRICAL INSTALATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
17. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEM AS PER MANUFACTURER RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY AIR CONDITIONING CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR.
18. ALL RACEWAYS UNDERGROUND SHALL BE A MINIMUM OF 3/4" CONDUIT.
19. ALL CIRCUIT BREAKERS TWO OR THREE POLE, TO BE COMMON TRIP. NO TIE HANDLES, OR TANDEMS WILL BE ACCEPTED.
20. ALL FUSES, UNLESS NOTED ON DRAWING, SHALL BE CURRENT LIMITED FUSES (C.L.) RATED FOR 200,000 A.I.C.
21. ROMEX IS NOT AN APPROVED WIRING METHOD. (NOT ACCEPTABLE.)

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4636 s.w. 74th court, miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA. AA0000875

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT & THE FOLLOWING:

BUILDING: Electrical
PLUMBING:
ELECTRICAL: 12/28/01
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ZONING:

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions	date	issued	drawn	checked	project no.
	6/25/01		GH	GS	3-30

SHEET E-4 OF 4

B0101773
OFFICE.

PALM ISLAND RESIDENCE

HARDSCAPE MATERIALS LEGEND

1. 4" x 8" x 2 3/8" PAVERS IN 1/3 4" x 4" x 2 3/8" PAVER, RUNNING BOND RADIAL PATTERN, COLOR MIX BENTGREEK #385 TUMBLED.
2. 4" x 8" x 2 3/8" PAVERS IN 1/3 4" x 4" x 2 3/8" PAVER, RUNNING BOND RADIAL PATTERN, COLOR CORAL #5 TUMBLED.
3. 8" x 8" x 2 3/8" PLAZA DOUBLE PAVERS, COLOR CORAL #5 TUMBLED.
4. 4" WIDE BAND 4" x 4" x 2 3/8" PAVERS, COLOR MIX #385 TUMBLED.
5. 4" x 4" x 2 3/8" ACCENT PAVERS, COLOR E5
6. 16" WIDE BAND, 2 COURSES, 4" x 8" x 2 3/8" PAVERS, COLOR MIX BENTGREEK #385.
7. 8" WIDE BAND, SINGLE COURSE, 4" x 8" x 2 3/8" PAVERS, COLOR MIX BENTGREEK #385.
8. 2 3/4" x 8 1/8" x 2 3/8" MIN PLAZA PAVER HERRINGBONE PATTERN, COLOR MIX CHOCOLATE SLATE.
9. 16" WIDE BAND, 2 COURSES, 4" x 8" x 2 3/8" PAVERS, COLOR MIX CHOCOLATE SLATE.
10. RE USE EXISTING PAVERS IN RADIAL RUNNING BOND PATTERN.
11. RE USE EXISTING PAVERS IN 8" WIDE EDGE BAND, SINGLE COURSE.
12. PAVERS EQUAL TO PAVER MODELS.
13. 4" DIA. POTS BY WIREBLOCK CONCRETE PRODUCTS # MC-4-FL COLOR: AS DESERT ROSE, RG SPECIFIER CSN - 1800 - 1300
14. 8" x 8" GRANITE CAPS BY ZERO

NOTES:

- 5' DENOTES EXISTING GRADE
- X 5.7 DENOTES PROPOSED GRADE
- SLOPE POOL DECK .1' FOR THE FIRST 4' AND 1/8" / FT. THEREAFTER.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

SCALE: 1/8" = 1'-0"

BRADSHAW GIL & ASSOCIATES
Professional Engineers
A.S.L.A.
Landscape Architecture and Planning
4337 Sawgrass Drive
Lauderdale By the Sea
Florida 33308
Telephone 954-772-0724
Dade 364-944-7245
FAX 954-772-8417

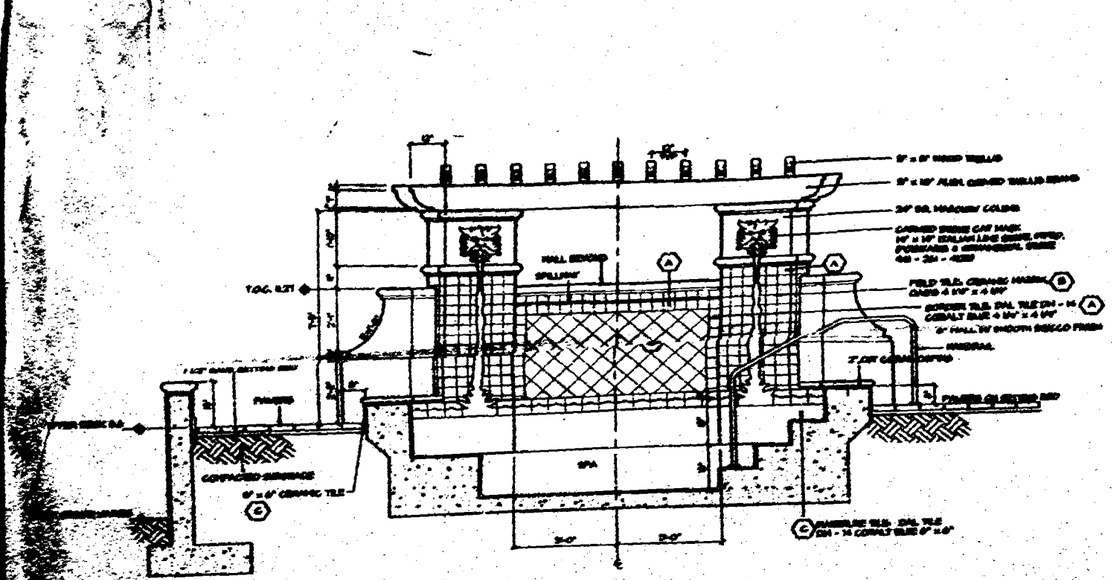
DOMINION INDUSTRIAL HOLDINGS
94 Palm Avenue
Miami Beach, Florida

LAYOUT PLAN

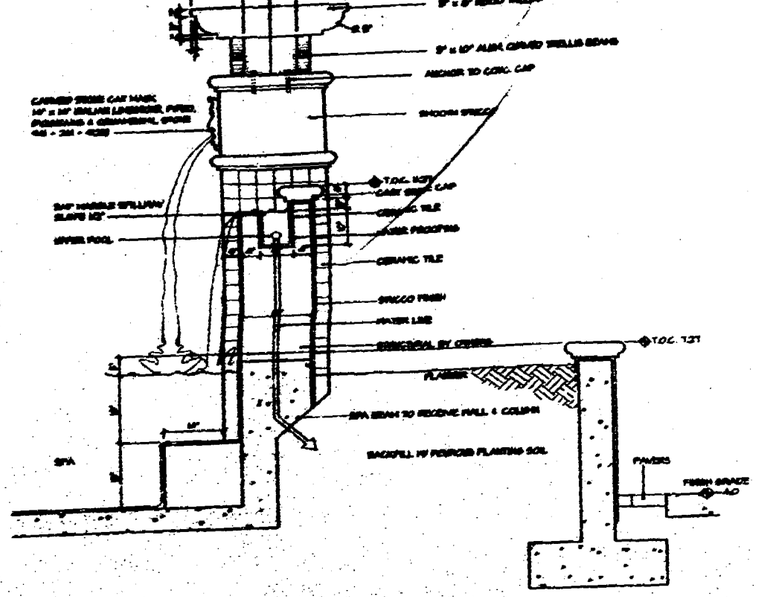
JANUARY 30, 2001
NOVEMBER 16, 2000
REVISED
AUGUST 4, 2000
DATE
J.V.
DRAWN BY
B.G.
APPROVED BY

L-1

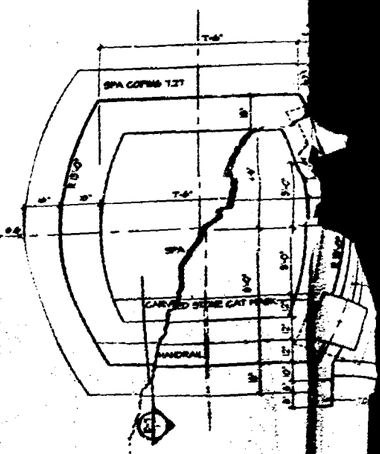
B0101773
94 Palm Av



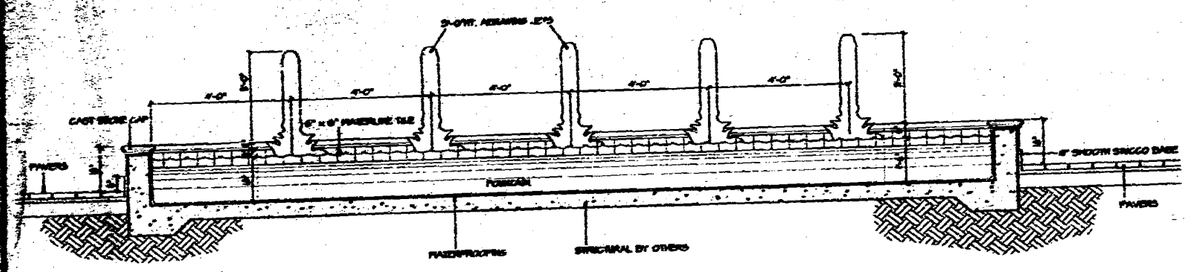
1 / L-3 SECTION THRU SPA
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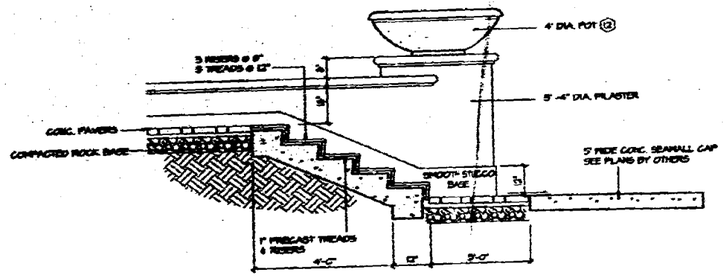
2 / L-3 TRELLIS ELEVATION
SCALE: 3/4"=1'-0"



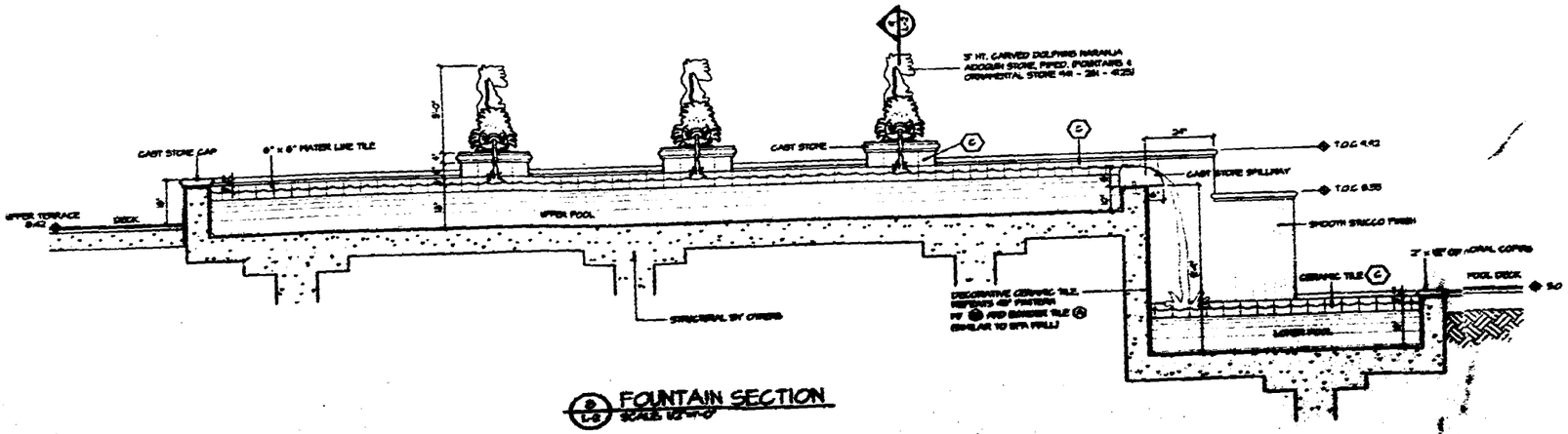
3 / L-3 SPA P...
SCALE: 3/8"=1'-0"



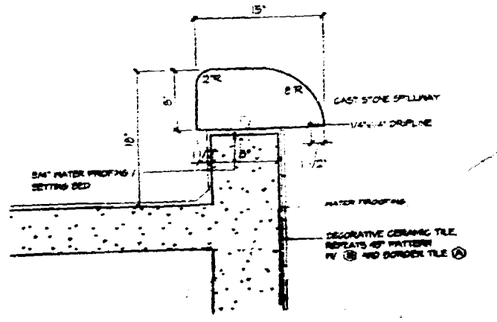
5 / L-3 FOUNTAIN SECTION
SCALE: 1/2"=1'-0"



6 / L-3 STAIR SECTION
SCALE: 1/2"=1'-0"



8 / L-3 FOUNTAIN SECTION
SCALE: 1/2"=1'-0"



4 / L-3 DETAIL - SPILLWAY
SCALE: 1 1/2" = 1'-0"

PERMIT #

B0102245

27

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Addition/Remodel

...2001 Activity Number: 20002245
...: Status: APPROVED
...Applied:03/27/2001 Date Issued: 06/01/2001 Entered By: SUELLECS
...Completed: Date Expired: 11/28/2001
...dress:94 PALM AV MBCH Balance Due: $0.00
...I #: 4385090S330 Valuation: $160,000.00
...ant:RAFAEL AURELIO PELLERANO Owner: DOMINION INDUSTRIAL HOLDINGS LTD
...INDIVIDUAL PO BOX 30456
...9715 W. BROWARD BLVS #133 33324 ESTADS 11433 00000
...954 473-1741

...ription: Construct 57,000 gls/pool/spa/ fountains.(NO

...ments made for this receipt:

...e	Method	Description	Amount

...ment Made: Accepted By:
...al Payment: .00 Payee:

...rrent Payment Made to the Following Items:

...unt Summary for Fees and Payments:

...ed Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
...ee					
...10 Building Permits	0118000322100	1,328.00	1,328.00	1,328.00	.00
...270 Zoning	0118000322630	100.00	100.00	100.00	.00
...220 SFHC Compliance Fee	6017000229217	96.00	96.00	96.00	.00
...230 Training	6017000229253	40.00	40.00	40.00	.00
...440 Sanitation Impact Fe	4358000363293	480.00	480.00	480.00	

...RIPT]

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Addition/Remodel

06-01-2001 Activity Number: 20002245
Status: APPROVED
Receipt:
Date Applied: 03/27/2001 Date Issued: 06/01/2001 Entered By: SUELLECS
Date Completed: Date Expired: 11/28/2001
Site Address: 94 PALM AV MBCH Balance Due: $0.00
Parcel #: 4385090S330 Valuation: $160,000.00
Applicant: RAFAEL AURELIO PELLERANO Owner: DOMINION INDUSTRIAL HOLDINGS LTD
INDIVIDUAL PO BOX 30456
9715 W. BROWARD BLVS #133 33324 ESTADS 11433 00000
954 473-1741
Description: Construct 57,000 gls/pool/spa/ fountains.(NO

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220 SFHC Compliance Fee	6017000229217	96.00	96.00	96.00	.00
230 Training	6017000229253	40.00	40.00	40.00	.00
440 Sanitation Impact Fe	4358000363293	480.00	480.00	480.00	.00

(RECEIPT)

Fernando R. Pelaez, P.E.
8000 S.W. 77 Avenue
Apt. 2002
Miami, Florida 33156
(305) 271-0865

Recommended Pile For
Palm Island Residence
94 Palm
Miami Beach, Fla
(Addendum)

Calcs. for Uplift & Gravity Loads on Piles

Gravity Load based on Max. Panel Load + Wall Load

Max. Panel Load =
$70^{\#} \times (6 \times 62.4 + 0.83 \times 150) = 26,600^{\#}$

Wall Load = $6.5 \times 0.5 \times 150 \times 12 = 5850^{\#}$

Total Max Pile Load = $32,450^{\#} = 30.425$ ton < 35

Max. Uplift -
Based on gravity Panel, Flooded Conditions, No Hydrostatic Relief.

$W = 62.4 \times 6.5 - 0.83 \times 150 = 285^{\#}/f$

Neglect all wall loads

Pile Tension based on Panel Area -
$70^{\#} \times 285^{\#}/f = 19950^{\#} = 9.975$ ton

As per Soil Report
Max Comp = 35 ton Actual = 30.425 ton
Max Tension = 21 ton Actual = 9.975 ton

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SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA
OCTOBER 21, 1998
FILE NO.: 98-3752

Ardaman & Associates, Inc.

OFFICES

Orlando, 8008 S. Orange Avenue, Orlando, Florida 32809, Phone (407) 855-3860
Bartow, 1525 Centennial Drive, Bartow, Florida 33830, Phone (941) 533-0858
Cocoa, 1300 N. Cocoa Blvd., Cocoa, Florida 32922, Phone (407) 632-2503
Fort Lauderdale, 3665 Park Central Boulevard North, Pompano Beach, Florida 33064, Phone (954) 969-8788
Fort Myers, 9970 Bavaria Road, Fort Myers, Florida 33913, Phone (941) 768-6600
Miami, 2608 W. 84th Street, Hialeah, Florida 33016, Phone (305) 825-2683
Port Charlotte, 740 Tamiami Trail, Unit 3, Port Charlotte, Florida 33954, Phone (941) 624-3393
Port St. Lucie, 1017 S.E. Holbrook Ct., Port St. Lucie, Florida 34952, Phone (561) 337-1200
Sarasota, 2500 Bee Ridge Road, Sarasota, Florida 34239, Phone (941) 922-3526
Tallahassee, 3175 West Tharpe Street, Tallahassee, Florida 32303, Phone (850) 576-6131
Tampa, 1406 Tech Boulevard, Tampa, Florida 33619, Phone (813) 620-3389
West Palm Beach, 2511 Westgate Avenue, Suite 10, West Palm Beach, Florida 33409, Phone (561) 687-8200

MEMBERS:
ASFE
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

October 21, 1998
File No.:98-3752

Mr. Wilson Rodriguez
Wilson Design & Development
8300 SW 53rd Avenue
Miami, Florida 33143

SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA

Ardaman & Associates, Inc. has completed the subsurface exploration and studies of the project site described in our proposal dated October 14, 1998. The work was requested and authorized by Mr. Wilson Rodriguez, Architect. We explored the general subsurface conditions in order to evaluate their suitability for the proposed additions to the existing residence and provide recommendations for foundation design and site preparation. Our work included Standard Penetration Test (SPT) borings and visual engineering classification of the sampled soils. This report describes our explorations and tests, reports their findings, and summarizes our conclusions and recommendations.

Based on our explorations and studies, we conclude that the proposed structure should be founded on pile type foundation. We do not recommend supporting the proposed construction on conventional spread foundations, due to the layer of silt encountered underlying this site.

The following sections of this report describe our explorations and explain our recommendations in greater detail. Our report has been prepared specifically for this project. It is intended for the exclusive use of Wilson Design & Development, their representatives and assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

SITE SURFACE CONDITIONS

The project site is located at 94 Palm Avenue, Palm Island, Florida. The site is presently occupied by existing residence. Vegetation observed on the site consists of grass. The existing drainage characteristic of the site is moderate.

PROJECT DESCRIPTION

A site plan for the proposed development was made available to us. We understand that the project will consist of additions to the existing residence. No data pertaining to the structural loadings were available to us.

FIELD EXPLORATION

To explore subsurface conditions at the site, two Standard Penetration Test (SPT) borings were performed at the locations shown on the Boring Location Plan in the Appendix. Please notice that due to access possibilities only two of the three planned borings were completed. The SPT borings were completed to a depth of 30 feet below grade. The work was performed in accordance with the procedures recommended in ASTM D-1586. A description of our drilling and testing procedures are included in the Appendix.

The boring locations were laid out at the approximate location shown in our boring location plan. We estimate that the actual boring locations are within about 10 feet of the locations shown. If you need to know the boring locations more accurately, we recommend that you retain a surveyor.

Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. The soil samples were taken to our laboratory where they were visually classified by our engineer. The soil classifications and other pertinent data obtained from our explorations are reported on the boring logs in the Appendix.

The soil samples recovered from our explorations will be kept in our laboratory for 30 days, then discarded unless you request otherwise.

SUBSURFACE CONDITIONS

The boring logs in the Appendix present a detailed description of the soils encountered at the locations at the depths explored. The soil stratification shown on the boring logs is based on examination of recovered soil samples and interpretation of the driller's field logs. It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil strata may be gradual and indistinct.

As shown by the boring logs, the soils on the site at the locations and the depths explored consist generally of a surficial layer of fill of 4.5 feet thick followed by a layer of silt extending to 17.5 feet - 18 feet below grade. The silt overlays a layer of limestone extending to 27 feet below grade. Underlaying the limestone was encountered a layer of sand that extends to the borings termination depth.

GROUNDWATER CONDITIONS

Our drillers observed groundwater in the boreholes at depths that ranged from 2.1 to 2.2 feet below the ground surface, as noted on the boring logs. Fluctuations in the groundwater level on this site should be anticipated throughout the year due to seasonal variations in rainfall, drainage, and other factors. We expect that groundwater conditions are controlled by the tidal fluctuations in the bay.

DISCUSSIONS AND RECOMMENDATIONS

GENERAL

Based on the findings of our site exploration, our evaluation of subsurface conditions, and judgment based on our experience with similar projects, we conclude that the soils underlying this site are not satisfactory to support the proposed construction on conventional spread foundations. In our opinion, pile type foundations should be used to support the proposed building. Piles may either be precast concrete type or augered cast-in-place type. Our estimated pile capacities are presented below.

TABLE 1
DRIVEN PRECAST CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIMENSION (inch)	
	12 X 12	14 X 14
25	3 (T) 22 (C)	3.5 (T) 28 (C)

TABLE 2
CAST-IN-PLACE CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIAMETER (inches)	
	12	14
27	16 (T) 28 (C)	21 (T) 35 (C)

Please note that the compression capacity of the piles takes into account the surface frictional resistance and tip bearing. On the other hand, the tension capacity of the piles is based solely upon the surface frictional resistance. Our recommended minimum pile dimension is 12 inches. Pile dimensions smaller than 12 inches may undergo long column action and may ultimately fail in buckling. Pile length longer than our recommended length may be necessary to achieve our estimated capacity. This is due to the fact that soils encountered at boring locations may differ from the soils at pile locations. We recommend that several test piles be driven before establishing the pile length. If driven piles are used in the project, the nearby residences should be monitored to avoid damage from vibrations.

In the auger cast piles alternative we recommend that the concrete grout used to form the piles attain a compressive strength of at least 4000 psi in 28 days or less. The auger may be retrieved slowly to the ground surface as the grout is being pumped. The amount of concrete grout used to form each pile should be larger than the theoretical pile volume. At least this calculated volume of pile is to be pumped per foot of pile as the auger is retrieved in one foot intervals. If grout pumping and/or auger retrieval operations are stopped at any time during the formation of a given pile, the borehole is to be reaugered

and the pile formed anew. Piles shall not be installed within 4 pile diameters, or 5 feet center to center, of a pile constructed within the previous 24 hours. If the concrete level in any completed pile drops, the pile shall be rejected and replaced. If there is difficulty in placing the reinforcement steel in any pile, the pile shall be redrilled and replaced. All reinforcement steel should be fitted with a spacer at its lower tip to allow easier installation into the piles and assure its centering. Any modification to these procedures is to be approved by the Geotechnical Engineer based on observations during pile installation.

Pile capacities greater than our recommended capacities may be established by performing pile load tests on test piles as specified in Section 2405 of the South Florida Building Code.

We recommend that Ardaman & Associates, Inc. be retained to observe and monitor the placement of the piles. Each pile should be placed to the depth recommended. Pile installation should be performed in compliance with Section 2405 of the South Florida Building Code. Care must be exercised during pile placement to assure that existing structures in the proximity of the site are not harmed.

Please note that our recommendations are based on the site being made accessible to the piling equipment.

CLOSURE

This report has been prepared in accordance with generally accepted local foundation engineering practice. The recommendations submitted herein are based on the data obtained from the soil borings presented in the Appendix and the assumed loading conditions previously described. This report may not account for all the possible variations that may exist between conditions observed in the borings and conditions at locations that were not explored. The nature and extent of any such variations may not become evident until construction is underway. If variations are then observed, we recommend that Ardaman & Associates, Inc. be requested to inspect the actual site conditions and, if necessary, re-evaluate the recommendations of this report.

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In the event any changes occur in the design, nature or location of any project facilities, Ardaman & Associates, Inc. should be requested to review the conclusions and recommendations in this report. We also recommend that we be requested to review the final foundation drawings and earthwork specifications so that our recommendations may be properly interpreted and implemented in the contract documents.

It has been a pleasure to assist you on this phase of your project. Please contact us whenever we may be of service to you, and please call if you have any questions concerning this report.

ARDAMAN & ASSOCIATES, INC.

Barbara Horta
Staff Engineer

Evelio Horta, Ph.D., P.E.
Branch Manager
FL Reg. No. 49625

APPENDIX

STANDARD PENETRATION TEST BORING LOGS

Our borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that no groundwater will be encountered at that boring location.

STANDARD PENETRATION TEST BORINGS

The Standard Penetration Test is a widely accepted method of testing foundation soils in place. The N-Value obtained from the test has been correlated empirically with various soil properties. These empirical correlations allow satisfactory estimates to be made of how the soil is likely to behave when subjected to foundation loads. Tests are usually performed in the boreholes at intervals of five feet. In addition, our Firm performs tests continuously in the interval directly below the expected foundation bearing grade where the soil will be most highly stressed.

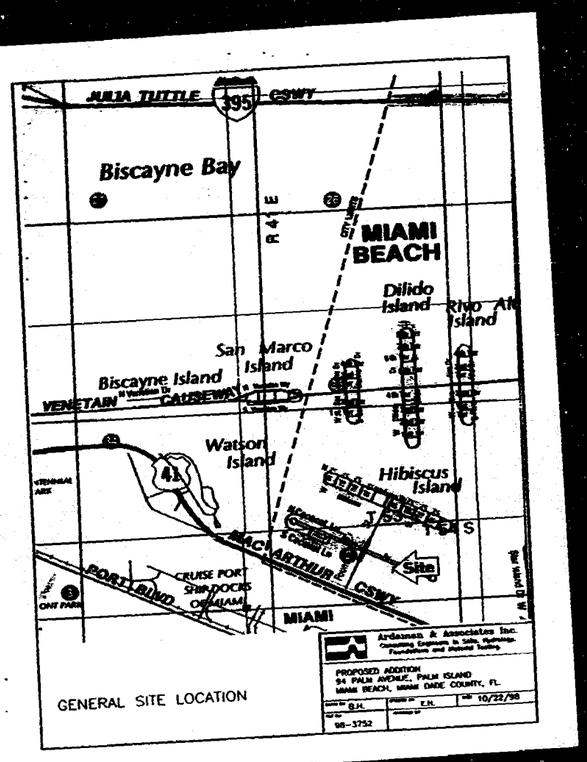
Boreholes where Standard Penetration Tests will be performed are drilled with a truck-mounted CME 45A drill rig. The boreholes are advanced by rotary drilling with a winged bit that makes a hole about three inches in diameter. A bentonitic drilling mud is recirculated in order to remove the cuttings and support the walls of the borehole. The drag bit is specially modified to direct the mud upward and reduce disturbance of the soil ahead of the bit.

Occasionally, running or squeezing ground is encountered that cannot be stabilized by the drilling mud alone. In addition, drilling mud may be lost into the soil or rock strata that are unusually pervious. In such cases, flush-coupled steel casing with an outside diameter of about 3.5 inches is driven as a liner for the borehole.

After the borehole has been advanced to the depth where a Standard Penetration Test will be performed, the soil sampler used to run the test is attached to the end of the drill rods and lowered to the bottom of the borehole. The testing procedure used conforms closely to the methods recommended in ASTM D-1586. The sampler used has a split-barrel 24 inches long and an outside diameter of 2.0 inches. It is driven into the ground below the bottom of the borehole using a hammer that weights 140 pounds and falls 30 inches. The driller records the number of hammer blows needed to advance the sampler in successive increments of six inches. The total number of blows required to advance the sampler the second and third six-inch increments constitutes the test result; that is, the N-value at the depth. The test is completed after the sampler has been driven not more than 24 inches or when refusal is encountered, whichever occurs first. Refusal occurs when 50 hammer blows advance the sampler six inches or less. After the test is completed, the sampler is removed from the borehole and opened.

The driller examines and classifies the soil recovered by the sampler. He places representative soil specimens from each test in closed glass jars and takes them to our laboratory. In the laboratory, additional evaluations and tests are performed, if needed. The driller's classifications may be adjusted, if necessary, to conform more closely with the United Soil Classification System, ASTM D-2487. Jar samples are retained in our laboratory for sixty days, then discarded unless our clients request otherwise.

After completion of a test boring, the water level in the borehole is recorded.



GENERAL SITE LOCATION

KEY TO SYMBOLS

Symbol Description

Strata symbols

- Silty sand
- Sand
- Silt
- Limestone

Misc. Symbols

- Water table at boring completion
- Water table at boring completion

Soil Samplers

- Standard penetration test

Notes:

1. Exploratory borings were drilled on 10-16-98 using a 4-inch diameter continuous flight power auger.
2. Boring locations were taped from existing features.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

SOIL TEST BORING SYMBOLIC LOGS

BORING B-1

Project: 94 PALM AVENUE, P.I. File No.: 98-3752
Date: 10-16-98 Elev.: N/A
Boring Location: SEE PLAN
Casing: N/A Driller: J.J.J.C.
Drill Method: SPT/HSA Date Checked: 10-16-98
Depth of Water Table ▼ : 2.1'

ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL DESCRIPTION	SAMPLE No.	SPT "N" VALUE
0		SILTY SAND, dark brown fine grained and roots.	1	7
		SAND, pale brown fine grained with shell fragments.	2	8
		SAND, dark brown with shell fragments.	3	2
-5		SILT, grey.		2
				2
				2
-10				3
			4	2
				2
-15				
		LIMESTONE, very pale brown.		17
-20			5	
				21
-25				
		SAND, very pale brown fine grained, few rock fragments.	6	17
-30				

Notes:

Ardaman & Associates, Inc.

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SOIL TEST BORING SYMBOLIC LOGS

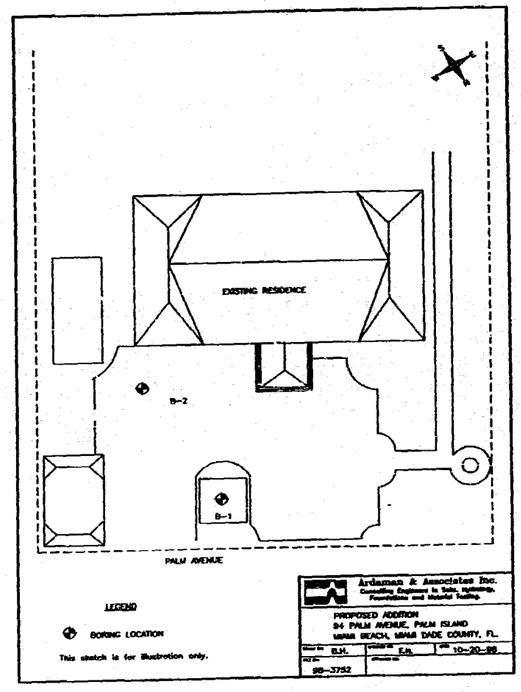
BORING B-2

oject: 94 PALM AVENUE, P.I. File No.: 98-3752
ate: 10-16-98 Elev.: N/A
oring Location: SEE PLAN
asing: N/A Driller: J.J./J.C.
ill Method: SPT/HSA Date Checked: 10-16-98
epth of Water Table ∓ : 7.2'

ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL DESCRIPTION	SAMPLE No.	SPT "N" VALUE
0		SILTY SAND, brown fine grained and roots.	1	9
		SAND, pale brown medium to fine grained with shell fragments.	2	8
		SAND, gray medium to fine grained with shell fragments.	3	2
5		SILT, gray.		2
				3
10			4	3
				3
				3
15				
		LIMESTONE, very pale brown.		28
20				
				33
25			5	
		SAND, light gray fine grained, few rock fragments.	6	14
30				

Notes:

Ardaman & Associates, Inc.



LEGEND

BORING LOCATION

This sketch is for illustration only.

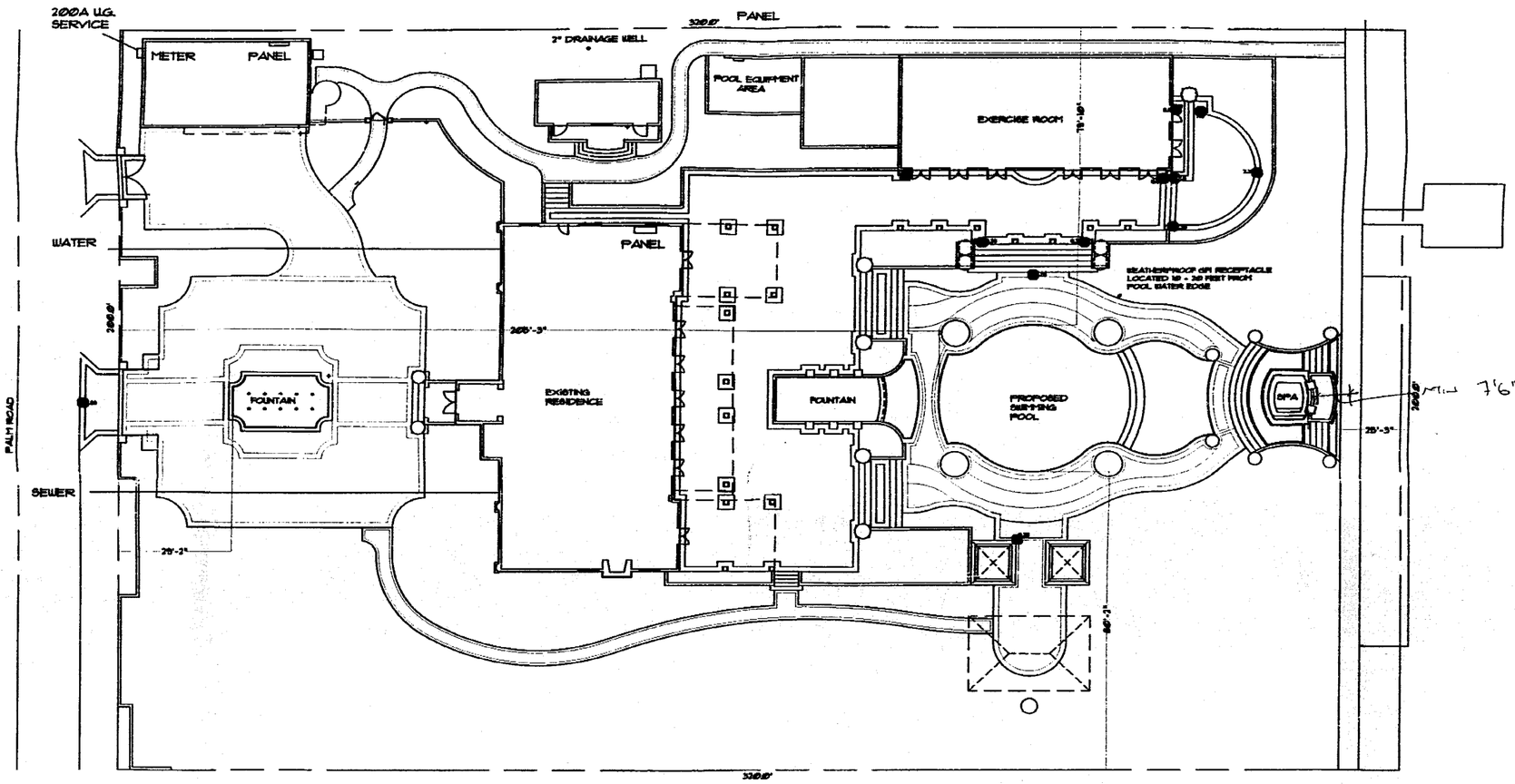
Ardaman & Associates Inc.
Consulting Engineers in Soils, Hydrology, Foundations and Material Testing

PROPOSED ADDITION
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, MIAMI DADE COUNTY, FL.

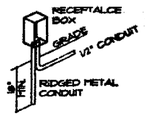
Drawn By	Checked By	Date
S.H.	F.A.	10-20-98
File No.	Revised No.	
98-3752		

27

SHEET 1 OF 5



SITE PLAN
1/16"=1'0"



RECEPTACLE BOX DETAIL
NO SCALE

No exterior work
All interior
Pull Public Works
Permit for Heavy Equipment
on CMB's R/O

Subject to Zoning + Public Works Depts. Approval.

DRAWING NO.
DATE
SCALE AS SHOWN

REVISIONS

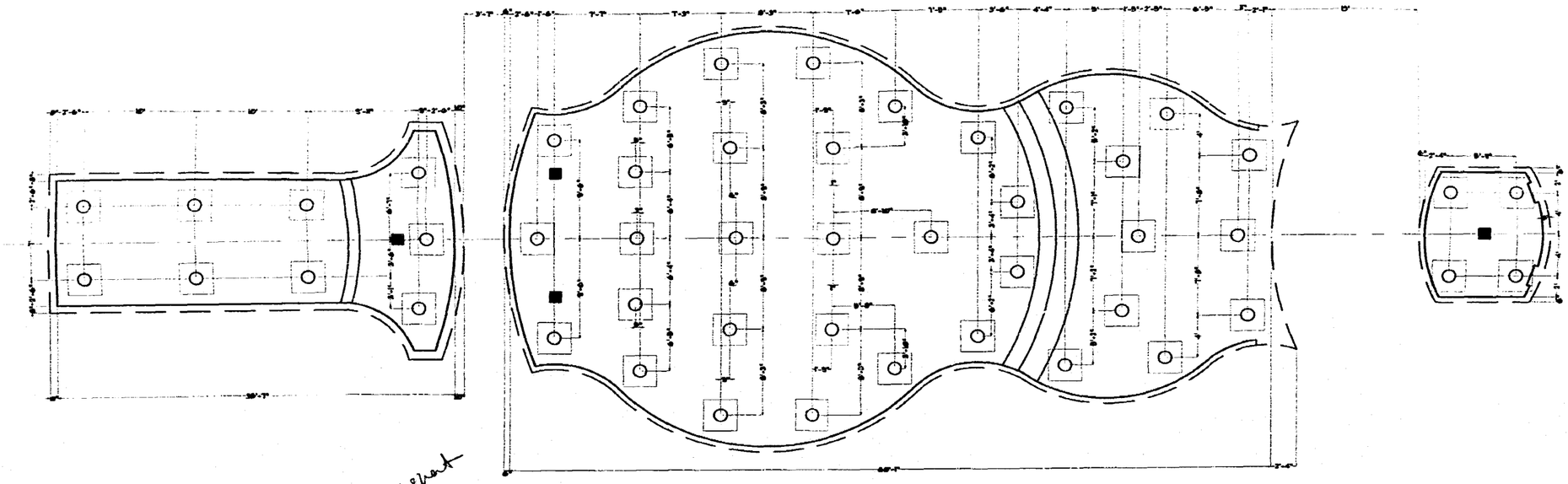
NUMBER	DATE

KENNETH R PFEIFFER P.E.
9155 SW 7TH AVENUE
MIAMI, FLORIDA 33156
(305) 371-6865

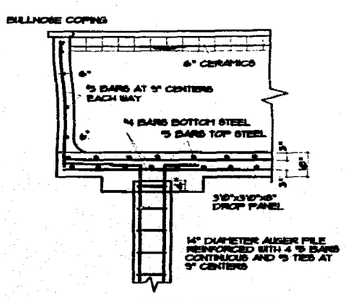
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
54 PALM AVENUE
MIAMI BEACH, FLORIDA

SEAL
DEC 19, 2001

27



PILING LAYOUT PLAN
3/16"=1'0"

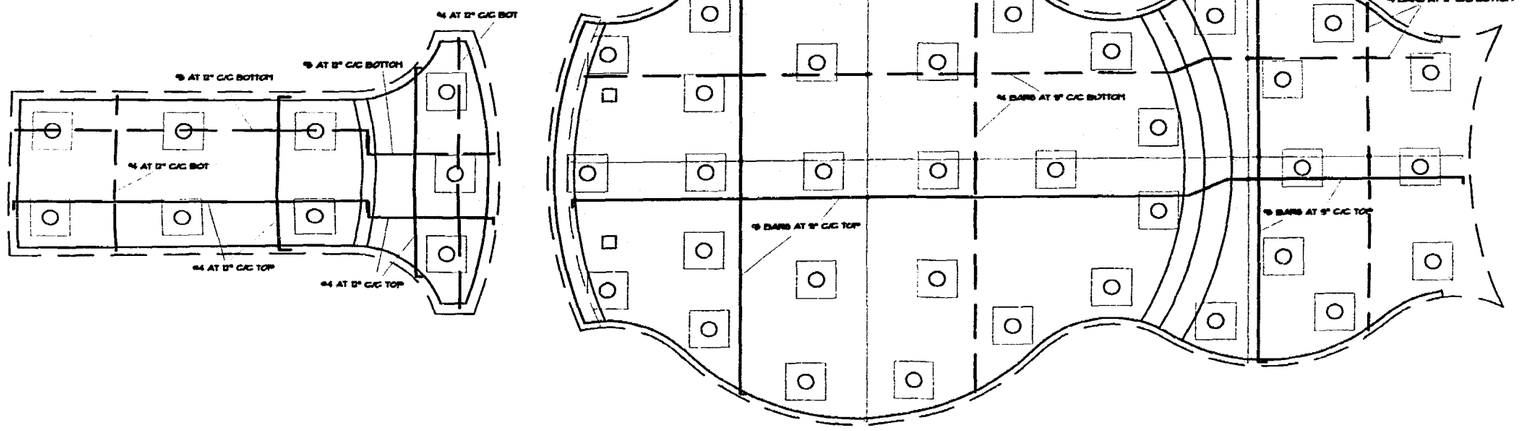


PILE SECTION
NTS

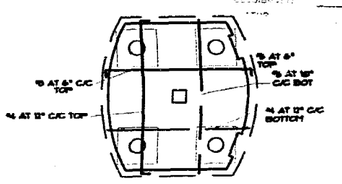
STRUCTURAL NOTES:

1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF [illegible] TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL EMBED A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 18" LAPS AND APPROVED CONNECTORS.

see next sheet



SLAB REINFORCEMENT PLAN
3/16"=1'0"



48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call	1-800-432-4770
City of Miami Beach	305-673-7080

PURPOSE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
PLANNING
ZONING
ENGINEERING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
ENGINEERING

DRAWING NO.
DATE
SCALE AS SHOWN
REVISIONS
NUMBER DATE

KENNETH R PFEIFFER, P.E.
[illegible] SW 7TH AVENUE
MIAMI, FLORIDA 33156
(305) 271-6865

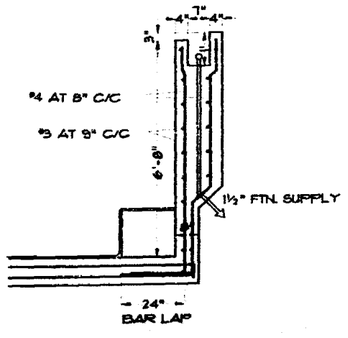
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
84 PALM
MIAMI BEACH, FLORIDA

SEAL
KENNETH R PFEIFFER, P.E.
CIVIL ENGINEER
FEB. 19, 2001
DATE

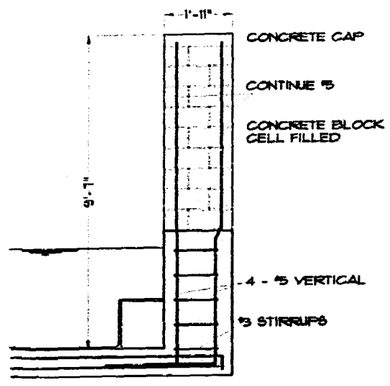
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STRUCTURAL NOTES:

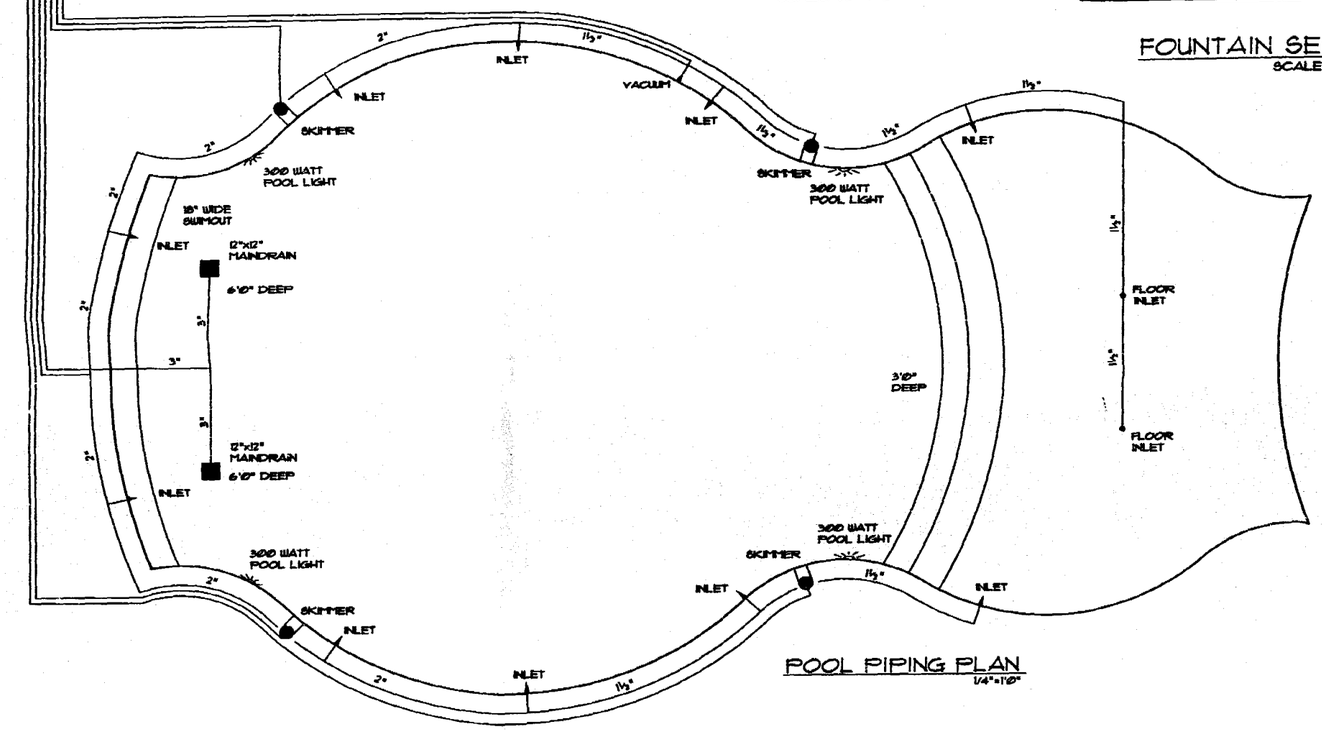
1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF 35 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL EMBED A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 18" LAPS AND APPROVED CONNECTORS.
6. ALL AUGER PILES SHALL BE A MINIMUM OF 27 FEET IN LENGTH PROVIDING A COMPRESSIVE STRENGTH OF 35 TONS IN COMPRESSION AND 21 TONS IN TENSION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ARDAMAN & ASSOC. INC. OF MIAMI FLORIDA.



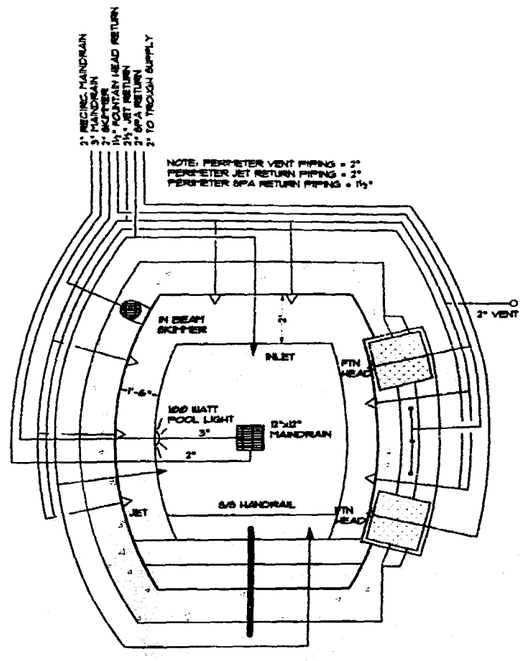
FOUNTAIN SECTION
SCALE: 1/2"=1'-0"



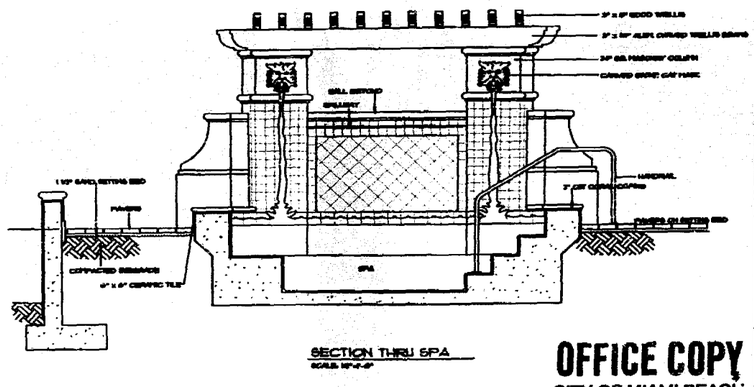
FOUNTAIN SECTION
SCALE: 3/4"=1'-0"



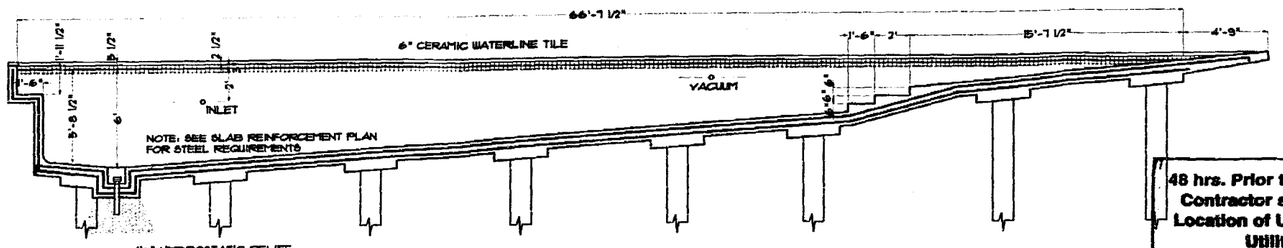
POOL PIPING PLAN
1/4"=1'0"



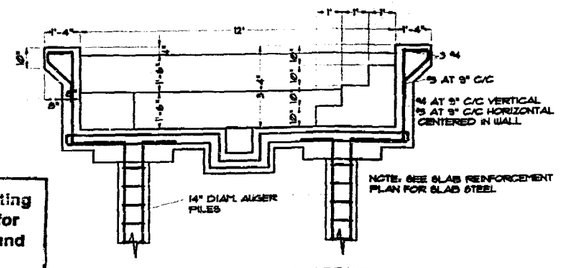
SPA POOL PIPING PLAN
3/8"=1'0"



SECTION THRU SPA



POOL SECTION
1/4"=1'0"



SPA STRUCTURAL SECTION
3/8"=1'0"

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call 1-800-432-4770

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

SEAL
FEB 15, 2001
DATE

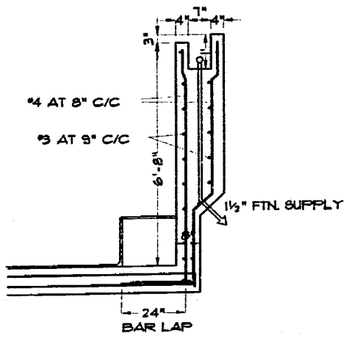
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
94 PALM
MIAMI BEACH, FLORIDA

KENNETH R. PFEIFFER, P.E.
8998 SW 77th AVENUE
MIAMI, FLORIDA 33156
(305) 271-6663

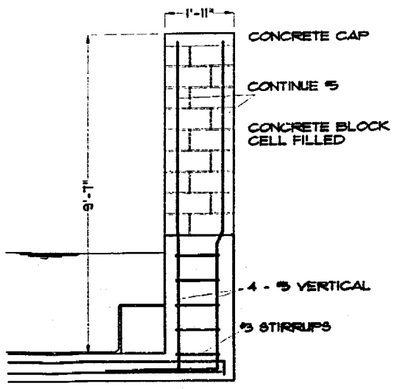
DRAWING NO.
DATE
SCALE AS SHOWN
REVISIONS
NUMBER DATE

SHEET 3 OF 5

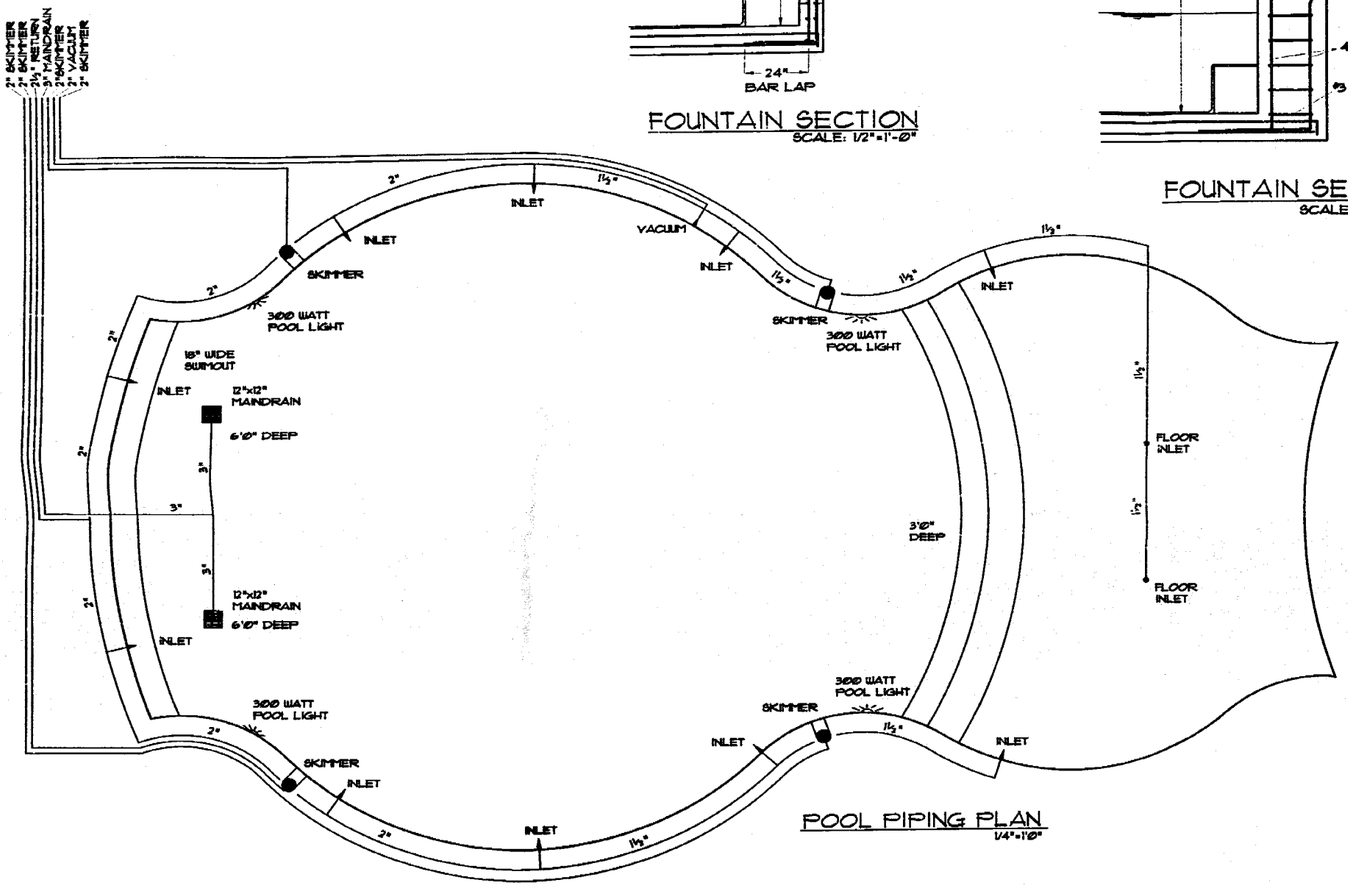
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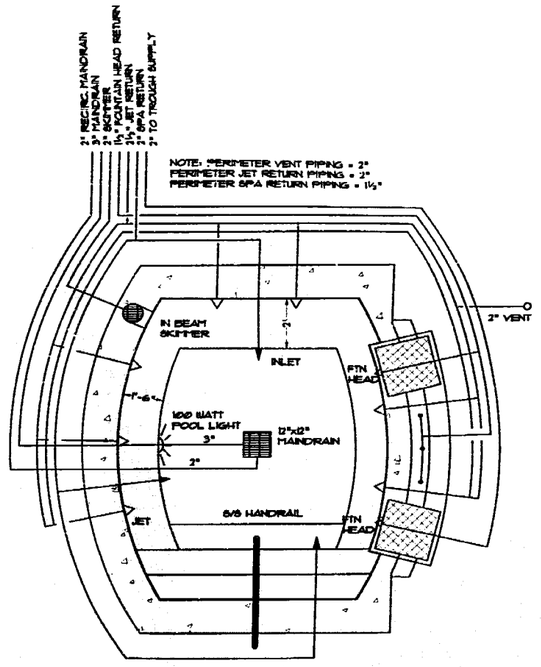
FOUNTAIN SECTION
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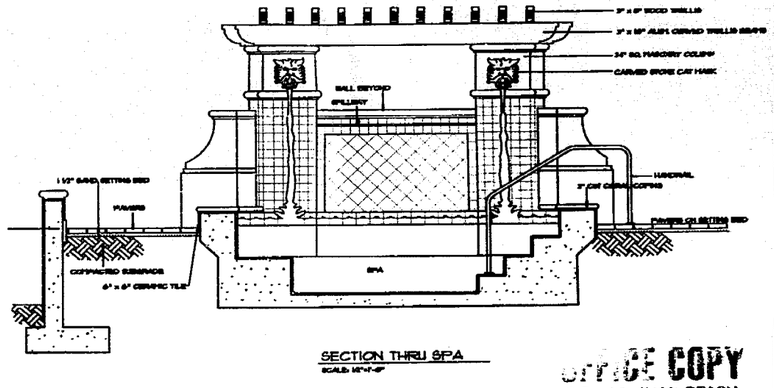
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SCALE: 3/4"=1'-0"



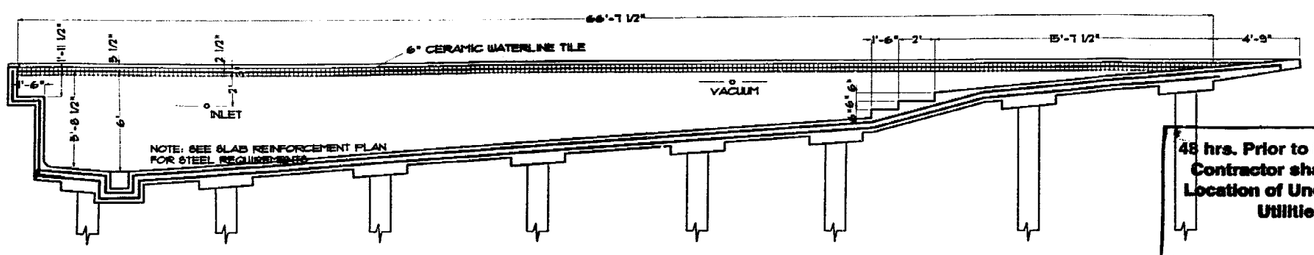
POOL PIPING PLAN
1/4"=1'0"



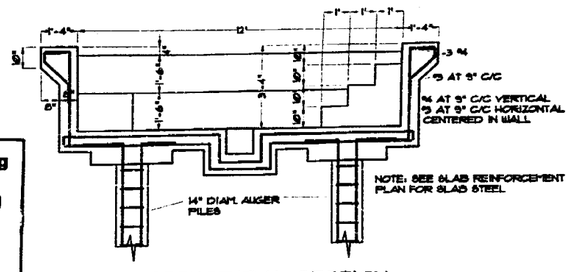
SPA POOL PIPING PLAN
3/8"=1'0"



SECTION THRU SPA



POOL SECTION
1/4"=1'0"



SPA STRUCTURAL SECTION
3/8"=1'0"

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call	1-800-432-4770
City of Miami Beach	305-673-7080

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	5/31/01
ZONING:	5/29/01
PLUMBING:	5/31/01
ELECTRICAL:	5/31/01
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	5/30/01
PUBLIC WORKS:	EXC 05/31/2001
TRUCK/TRAIL:	5/31/01
HISTORICAL:	

SEAL
VICTOR M. DOMINGUEZ, P.E.
CIVIL ENGINEER
No. 44211
STATE OF FLORIDA
FEB. 19, 2001
DATE

SHEET 3 OF 5

DRAWING NO.

DATE

SCALE
AS SHOWN

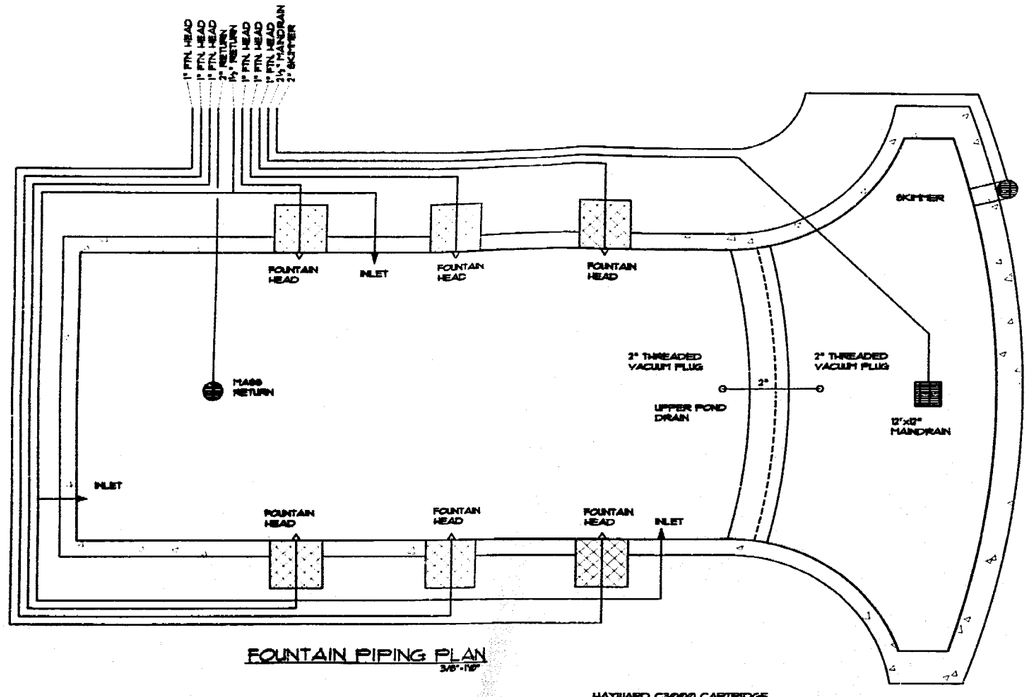
REVISIONS

NUMBER	DATE

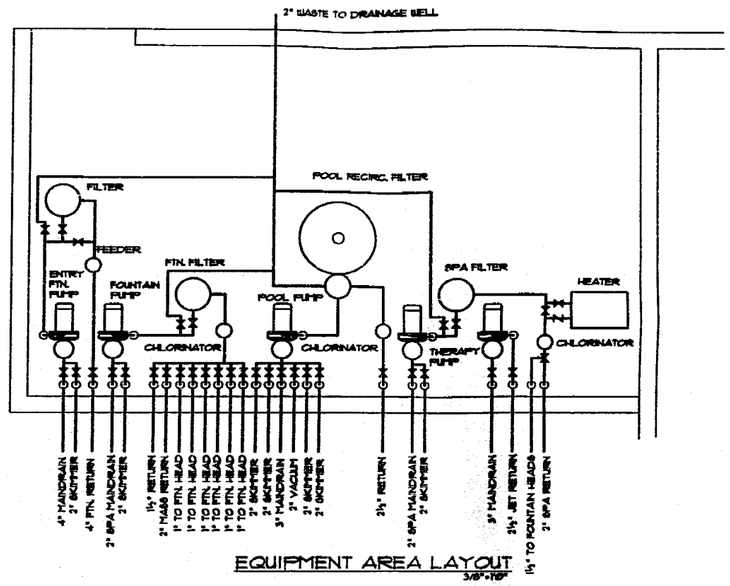
KENNETH R. PFEIFFER, P.E.
5350 S.W. 77th AVENUE
MIAMI, FLORIDA 33134
(305) 271-6663

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
94 PALM
MIAMI BEACH, FLORIDA

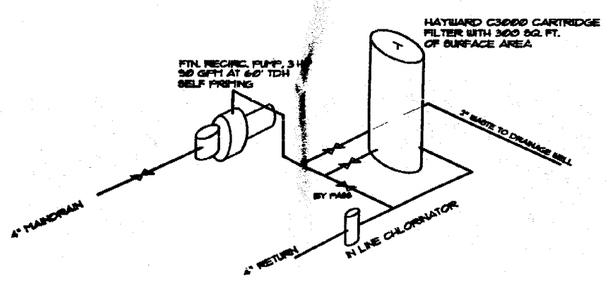
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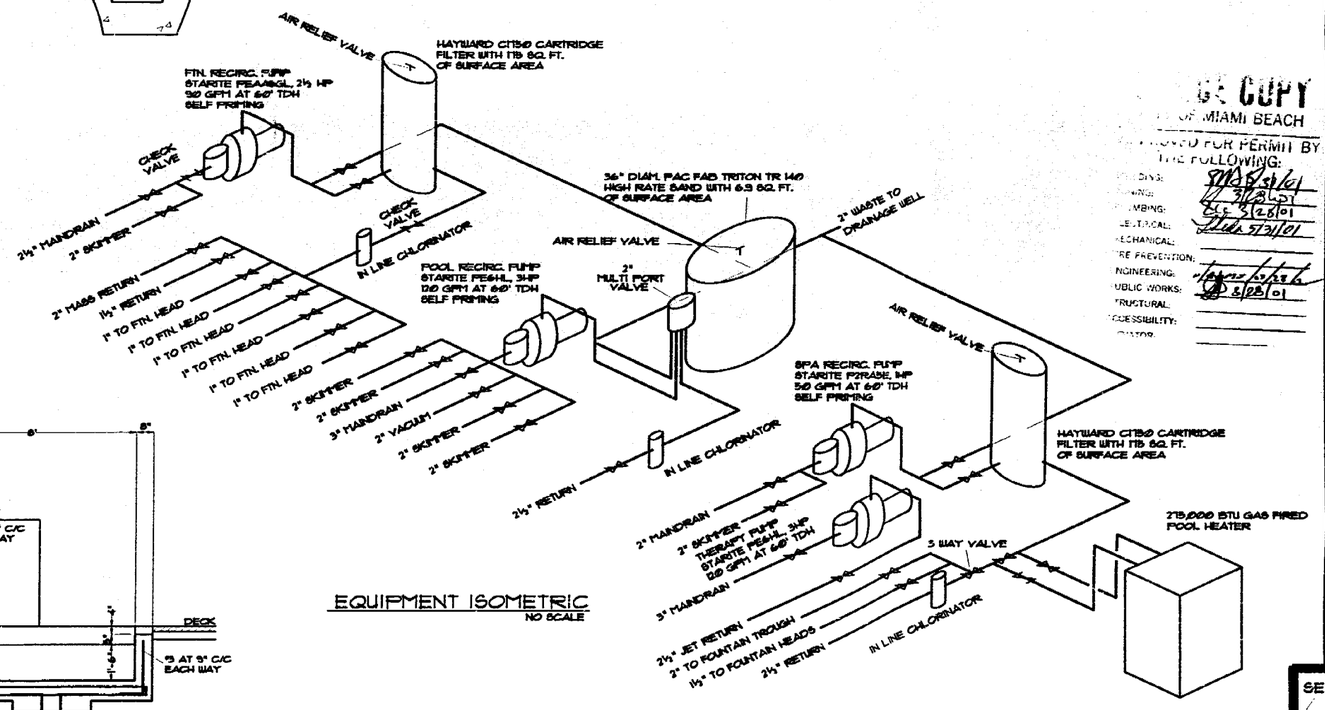
FOUNTAIN PIPING PLAN
3/8"=1'0"



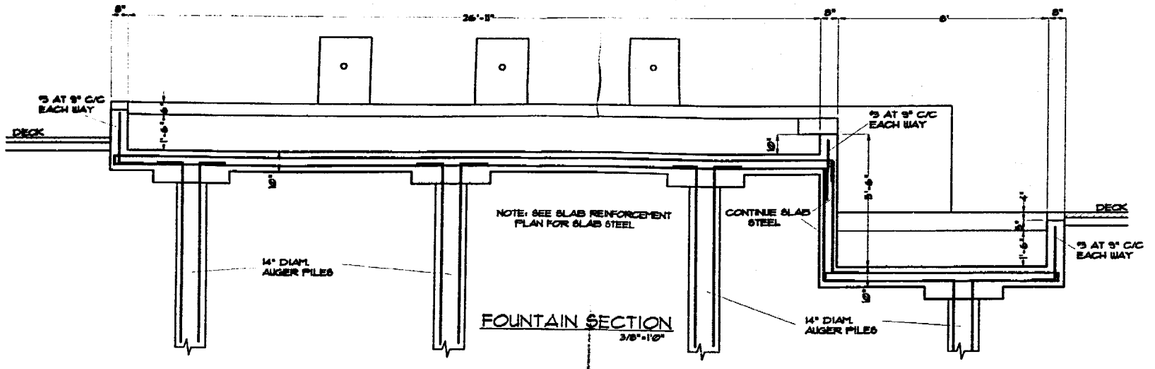
EQUIPMENT AREA LAYOUT
3/8"=1'0"



ENTRY FOUNTAIN ISOMETRIC
NO SCALE



EQUIPMENT ISOMETRIC
NO SCALE



FOUNTAIN SECTION
3/8"=1'0"

SHEET 4 OF 5

DRAWING NO.

DATE

SCALE AS SHOWN

REVISIONS

NUMBER	DATE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 5/18/01
PLUMBING: 5/28/01
ELECTRICAL: 5/31/01
MECHANICAL:
FIRE PREVENTION:
ENGINEERING: 5/22/01
PUBLIC WORKS: 5/22/01
STRUCTURAL:
ACCESSIBILITY:

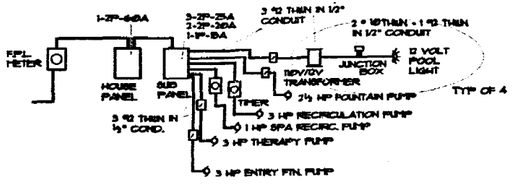
KENNETH R. PFEIFFER, P.E.
5200 SW 77th AVENUE
MIAMI, FLORIDA 33156
(305) 271-5563

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
34 PALM
MIAMI BEACH, FLORIDA

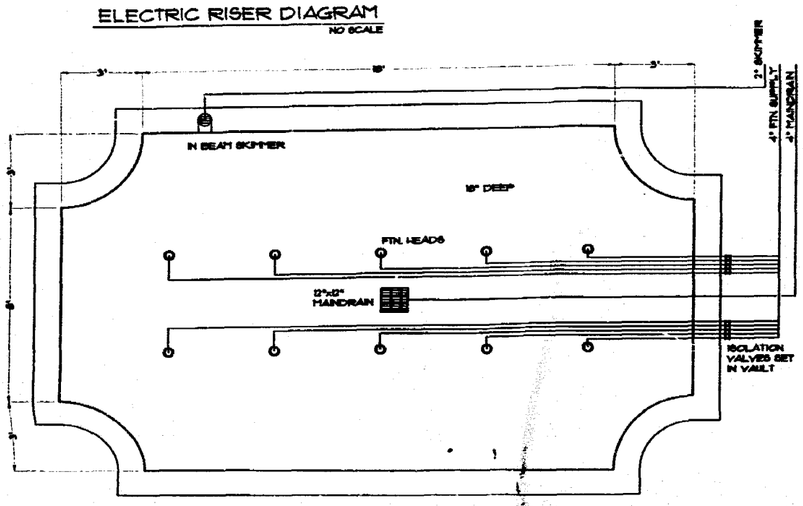
SEAL

KENNETH R. PFEIFFER, P.E.
FLORIDA REGISTERED ENGINEER
NO. 36567
FEB. 15, 2001
DATE

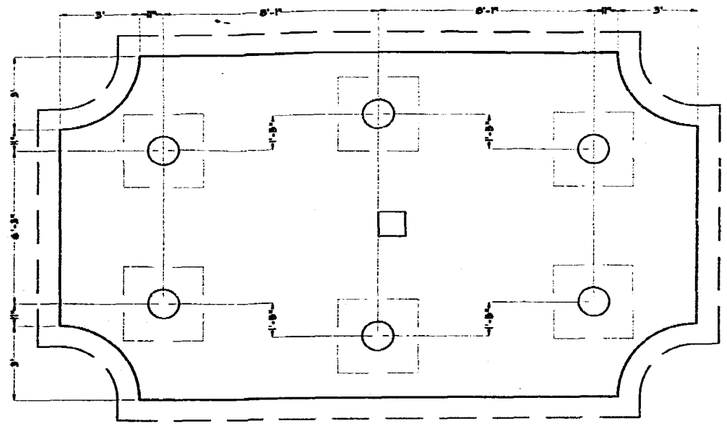
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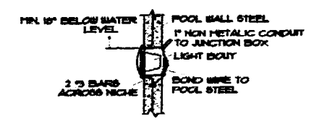
ELECTRIC RISER DIAGRAM
NO SCALE



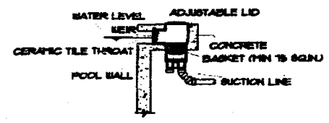
ENTRY FOUNTAIN PIPING PLAN
3/8"=1'0"



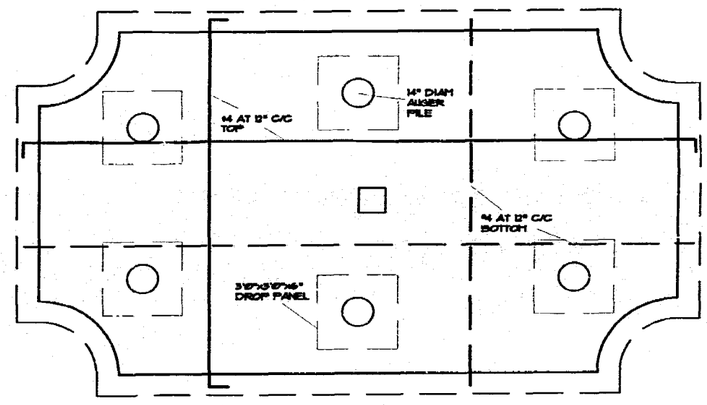
ENTRY FOUNTAIN PILING PLAN
3/8"=1'0"



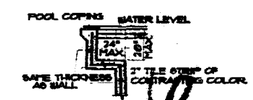
UNDERWATER LIGHT DETAIL
NO SCALE



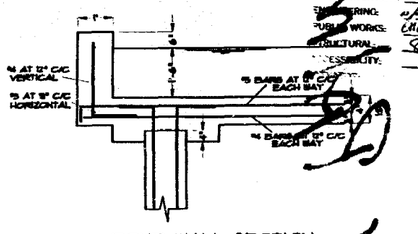
SKIMMER DETAIL
NO SCALE



SLAB REINFORCEMENT PLAN
3/8"=1'0"



SWIMOUT DETAIL
NO SCALE



POND WALL SECTION
1/2"=1'0"

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call	1-800-432-4770
City of Miami Beach	305-673-7080

POOL AND SPA DATA:

SPA POOL		SWIMMING POOL
103	SURFACE AREA (SQ. FT.)	261
2562	VOLUME (GALLONS)	34,200
1.0	TURNOVER (HOURS)	8
4.0	PENETRATION (FEET)	10.1
	DECK AREA (SQ. FT.)	N.I.C.

PLUMBING NOTES:

1. ALL POOL AND EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-CPVI NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'-0" CENTERS WITH CLEVIS HANGERS.
2. ALL SUCTION PIPING FITTINGS LOCATED BELOW GRADE SHALL BE 45 DEGREE BENDS.
3. ALL SUCTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1 1/2" DIAMETER UNLESS OTHERWISE NOTED.
4. POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH ARTICLE 8-8-4-3 OF THE SOUTH FLORIDA BUILDING CODE.
5. ANTI VORTEX HANDRAILS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
6. A 12"x12" HANDRAIN GRATE MAY BE SUBSTITUTED FOR ANTIVORTEX TYPE.

ELECTRICAL NOTES:

1. ALL POOL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.
2. ALL ELECTRICAL GROUNDING AND BONDING SHALL CONFORM TO ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE.
3. NO OVERHEAD WIRING SHALL BE LOCATED WITHIN 10'-0" OF POOL'S WATER EDGE.
4. SHOULD THE ELECTRICAL RISER DIAGRAM NOT ACCURATELY DEPICT REQUIRED WORK, A REVISED DRAWING SHALL BE SUBMITTED AND APPROVED SHOWING EXPECTED AS BUILT CONFIGURATION WITH ADDITIONAL SERVICE AND LOAD CALCULATIONS, IF NECESSARY.

STRUCTURAL NOTES:

1. ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4. THE DESIGN OF THIS PROJECT HAS INCORPORATED A RATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPALS.

SAFETY NOTES:

1. A PERMANENT SAFETY WARNING SIGN SHALL BE PROVIDED AT ALL SWIMMING POOL AND SPA AREAS READILY VISIBLE FROM THE POOL AREA IN ACCORDANCE WITH APPENDIX F ANSI/NSPI-5-03.
2. THE WARNING SIGN, AS PER ITEM 1 ABOVE, SHALL WARN AGAINST SHALLOW WATER DIVING, THE PREVENTION OF DROWNING AND SHALL INCLUDE THE FOLLOWING STATEMENT:

"THERE IS NO SUBSTITUTION FOR ADULT SUPERVISION OF SMALL CHILDREN. IT IS STRONGLY RECOMMENDED THAT AT LEAST ONE ADULT RENDERING CHILD SUPERVISION BE TRAINED IN ARTIFICIAL RESPIRATION AND/OR CARDIOPULMONARY RESUSCITATION (CPR)."

3. ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE ALARM WHEN THE DOOR OR ITS SCREEN IS OPEN.
4. THE POOL AND/OR SPA SHALL NOT BE FILLED WITH WATER UNTIL A SEPARATE PERMIT HAS BEEN OBTAINED FOR AN APPROVED SAFETY BARRIER, INCLUDING A SPRING-LOCK SELF-CLOSING GATE.

POOL, SPA AND HOT TUB BARRIERS:

ALL POOLS, SPAS AND HOT TUBS SHALL COMPLY WITH SECTION 5-8-1 OF THE SFBC AND SPECIFICALLY 5-8-1.3 (10) (a&b) "ALL DOOR WITH ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN IS BEING OPENED. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR IS OPENED AND BE CAPABLE OF EMITTING A SOUND OF SUFFICIENT VOLUME TO BE HEARD IN THE DWELLING. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.

SHEET 5 OF 5

DRAWING NO.

DATE

SCALE AS SHOWN

REVISIONS

NUMBER	DATE

KENNETH R. PFEIFFER, P.E.
5355 SW 7TH AVENUE
MIAMI, FLORIDA 33134
(305) 271-6043

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
54 PALM AVENUE
MIAMI BEACH, FLORIDA

SEAL
KENNETH R. PFEIFFER, P.E.
STATE OF FLORIDA
REGISTERED ENGINEER
FEB. 19, 2001
DATE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 3/23/01
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS: 3/23/01
STRUCTURAL:
ACCESSIBILITY:

1 2 3
5/31/01

27

B0102245
94 Palm Ave

PERMIT #

B0200484

02

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

Building Work Permit

02-22-2002

Activity Number: B0200484

Status APPROVED Issued By BUILDARC

Site Address: 94 PALM AV MBCH
Parcel #: 02509010130

Applied 12/31/2001
Approved 12/31/2001
Completed
Expired 07/01/2002

Valuation: $4,000.00

Property Owner:

Applicant: LAMB/ZEAMER, B
DOMINION INDUSTRIAL HOLDINGS LTD
1 WEST FIRST WAY
MIAMI FL 33165
305 666 2300

PETROCHEM,
BY AGREEMENT (BOND)

Description: Install IMPACT windows 29 openings & 12 doors
Inspector Area: Lien Code: RI

DETAIL LIST

Alteration Permit Fee		
Alteration Building/Structure - Per Cost	$4,000	$40.00
Awning, Canopy, Patio Cover - Per Cost	$0.00	$0.00
Area Under Roof - RADON - Per Sq Ft	0	$0.00
Walls, Thru - Per Valuation	$0.00	$0.00
Repairs to Building/Structure - Per Cost	$0.00	$0.00
Roofing or Re-roofing - Per Sq Ft	0	$100.00
Windows/Doors - Per # of	41	$0.00
Signs, Wall/Roof/Pole - Per Sq Ft	0	$0.00
Fence and/or Wall - Per Linear Foot	0	$0.00
Partial Demo - Struct. Supp. Wall - Per Cost	$0.00	$0.00
Swimming Pool - Per Gallon	0	$0.00
Painting - Per Cost	$0.00	$0.00
Sandblasting - Per Cost	$0.00	$0.00
Paving - Per Sq Ft	0	$0.00
Concrete Slab - No Paving - Per Sq Ft	0	
Trees - Per # of	0	
Hedges - Per Linear Foot	0	
Landscaping - Per Sq Ft	0	
Landscaping Fee		$0.00
Other Fees		$0.00
Permits Fee - If Applicable		$0.00

Activity Number: B0200484

Fire Safety Fee		
New Building or Addition - Per Sq Ft	0	$0.00
Storage/Industrial Bldg. F & J Occup - Per Sq Ft	0	$0.00
Greenhouse/Agriculture on Premises - Per Sq Ft	0	$0.00
Screen Enclosure/Tent on Premises - Per Sq Ft	0	$0.00
AS Underground Tank/App Station - Per #	0	$0.00
Construction not shown Above - Per Cost	$0.00	$0.00
Alt/Repair Building/Structure - Per Cost	$4,000.00	$40.00
Marine Structure Fee		
Dock Area - Per Sq Ft	0	$0.00
Seawall - Per Linear Feet	0	$0.00
Boat Lifts Davits, Hoist - Per # of	0	$0.00
Batter Mooring, Dock Piles - Per # of	0	$0.00
Marine Structure Alt/Repair - Per Cost	$0.00	$0.00
NFPA Compliance Surcharge		
New Const/Add - Res/Non Residences - Per Sq Ft	0	$0.00
New Const/Add - Neg Ind/Mfg - Per Sq Ft	0	$0.00
Cost for Other Construction		$4,000.00
Training Fee		
Training Fee	0	$1.25
Validation Fee		$29.00
Additional Fee		
Ist Re-inspection		$0.00
Continued Re-inspections - Per # of	0	$0.00
Building Addl Inspections - Per # of	0	$0.00
Change of Contractor Per # of	0	$0.00
Permit Extension - Per # of	0	$0.00
Residential Card		
Commercial Card		
Permit Card Replacements		$0.00
Lost Plan Fee - SF		$0.00
Lost Plan Fee - Other		$0.00
Overtime Inspection Fees		$0.00
Total of All Fees		$106.00
Total of Payments		$106.00
Balance Due		$0.00

CITY OF MIAMI BEACH

Building Work Permit

02-22-2002

Activity Number: B0200484

Site Address 94 PALM AV MBCH

INSPECTION LIST

Item 01105 1105: FOUNDATION
Item 01110 1110: GRAUT REAM
Item 01115 1115: FLOOR SLAB
Item 01120 1120: COLUMNS
Item 01125 1125: TIE BEAM
Item 01130 1130: Part Final Prestressing
Item 01133 1133: Truss Bracing
Item 01135 1135: FRAMING WALLS
Item 01137 1137: Accessibility Rough
Item 01140 1140: INSULATION
Item 01145 1145: ROOF Tile & MOP
Item 01150 1150: Mop On
Item 01155 1155: Mortar Set Tile
Item 01160 1160: Roof Finish
Item 01165 1165: N-WALL
Item 01170 1170: STORE FRONT
Item 01175 1175: INTERIOR
Item 01180 1180: DRYWALL
Item 01181 1181: WINDOWS & GLAS DOORS
12-18-2001 By mia Active PA Impacts Max house except 3 openings. Main entrance door triple arch at entrance and bath window for bedroom #3
Item 01187 1187: Windows & Doors
Item 01190 1190: Other Bldg Inspection
Item 01193 1193: Bldg Accessibility Final
Item 01195 1195: Plmb/Elec Finals Inspec
Item 01199 1199: Building Final
Item 03020 Fire: Smoke Barrier Doors
Item 03023 3023: Fire: Entrance Doors
Item 03080 3080: Fire: Other Inspection
Item 03099 3099: FINAL FIRE INSPECTION

02

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

Building Work Permit

12-18-2000 Activity Number: BD000484

Receipt: Status: APPROVED

Date Applied 12/06/2000 Date Issued 12/18/2000 Entered By: BULGARC

Date Completed: Date Expired: 06/15/2002

Sub Address: 90 PALM AV MIM H Balance Due: $0.00

Parcel #: 4305090030170 Valuation: $0,000.00

Applicant: GOMEZ RAFAEL R DOMINION INDUSTRIAL SHUTTERS LTD
13001 TRIAL WAY PO BOX 16956
MIAMI FL 33165 HIALEAH 11433
305-666-2340

Description: Install IMPACT Window Openings & 12 doors

Payments made for this receipt:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

08/27/01 11:41:28 941.488.1988-FBI-> 954[redacted]05 Page 002

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305) 375-2908

CONSTRUCTION LICENSING SECTION
(305) 375-2277 FAX (305) 375-3195

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis FL 34275

Your application for Notice of Acceptance (NOA) of
Series C-700 Outswing Aluminum Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Raul Rodriguez
Chief Product Control Division

ACCEPTANCE NO.: [redacted]
EXPIRES: [redacted]

THIS IS THE CONVENIENT, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED: [redacted]

Internet web address: [redacted] Homepage: [redacted]

08/27/01 11:41:53 941.488.1988-FBI-> 954[redacted]05 Page 003

PGT Industries

ACCEPTANCE No.: 98-0501.01
APPROVED: DEC 0 7 2000
EXPIRES: January 28, 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. SCOPE
1.1 This revises Notice of Acceptance No. 98-0501.01, which was issued on January 28, 1999. It approves an aluminum casement window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. PRODUCT DESCRIPTION
2.1 The Series C-700 Outswing Aluminum Casement Window – Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. 329, Sheets 1 through 4 of 4, dated February 12, 1998, with revision C dated 2/17/99, prepared by Vinyl Tech/Progressive Glass Technology, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. LIMITATIONS
3.1 This approved applies to single unit applications only, as shown in approved drawings.

4. INSTALLATION
4.1 The aluminum casement window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product will not require a hurricane protection system.

5. LABELING
5.1 Each window unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. BUILDING PERMIT REQUIREMENTS
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Miguel Perez, P.E., Product Control Examiner
Product Control Division

3

02

08/27/01 11:42:28 941.488.1588-FBI-> 9544888295 Page 004

PGT Industries

ACCEPTANCE No.: 99-0804.03
APPROVED : DEC 0 7 2000
EXPIRES : January 28, 2002

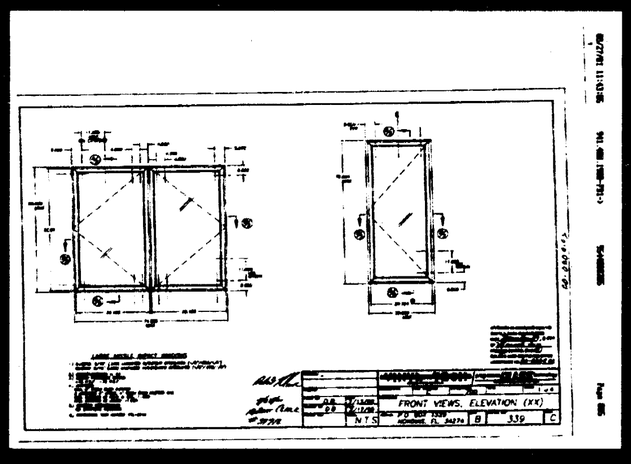
NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

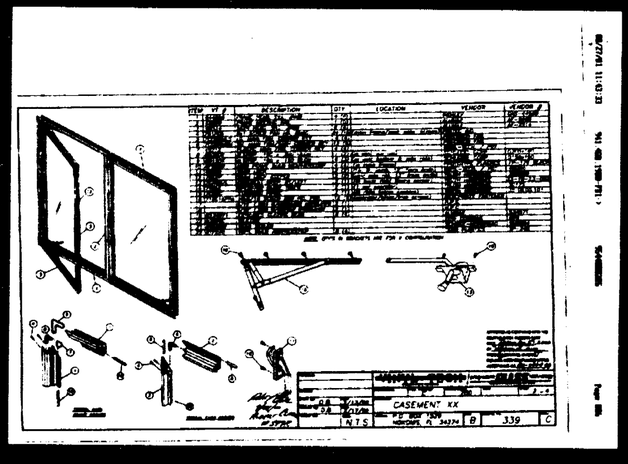
1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test-supporting data, engineering documents, are no older than eight (8) years.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.
3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
   b. The product is no longer the same product (identical) as the one originally approved.
   c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
   d. The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no eager practicing the engineering profession.
4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.
5. Any of the following shall also be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of this product or process,
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes.
6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not resend the copies.
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE

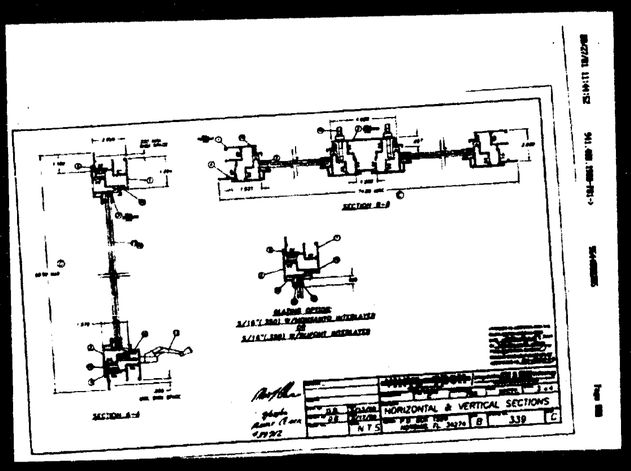
Manuel Perez, P.E., Product Control Examiner
Product Control Division

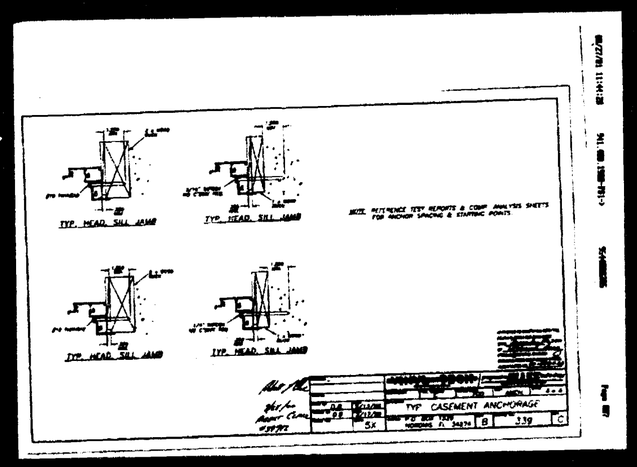
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02


SECTION B-B
SECTION A-A
HORIZONTAL & VERTICAL SECTIONS
N.T.S.
339


TYP. HEAD, SILL JAMB
TYP. HEAD, SILL JAMB
TYP. HEAD SILL JAMB
TYP. HEAD SILL JAMB
TYP CASEMENT ANCHORAGE
339

02

MIAMI-DADE COUNTY FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONSTRUCTION LICENSING SECTION
(305) 375-2397 FAX (305) 375-2908

CONSTRUCTION ENFORCEMENT SECTION
(305) 375-2392 FAX (305) 375-2908

PRODUCT CONTROL SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Dade Metals Corporation
200 N.W. 22 Street
Miami FL 33127-4011

Your application for Product Approval of
Series 3000 Aluminum Fixed Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein

This approved shield may be valid after the expiration date stated below. BCCO reserves the right to secure that product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer

Acceptance No.: 96-9234.01
Expiration: 06/29/2003

Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

The application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above

Director
Miami-Dade County
Building Code Compliance Office

Approved: 06/29/2000

1 of 3

Dade Metals Corporation.

ACCEPTANCE No.: 96-9234.01
APPROVED: JUN 2 9 2000
EXPIRES: August 28, 2003

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This revises and renews the Notice of Acceptance No 97-1024.01 that was issued on February 4, 1998. It approves an aluminum fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for Miami-Dade County. For the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series 3000 Aluminum Fixed Window – Impact Resistant, and its components shall be constructed in strict compliance with the following documents: Drawing No 9908-03, titled "Series-3000 Aluminum Fixed Window Impact Resistant," Sheets 1 and 3 of 3, dated 01/27/00, prepared by Al-Farooq Corporation signed and sealed by Humayoun Farooq, P.E. They bear the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications, as shown approved drawings.

4. **INSTALLATION**
4.1 The aluminum fixed window and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection systems (shutters). The installation of this unit will not require a hurricane protective system.

5. **LABELING**
5.1 Each unit shall have a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E. Product Control Examiner
Products Control Division

2 of 3

Dade Metals Corporation.

ACCEPTANCE No.: 96-9234.01
APPROVED: JUN 2 9 2000
EXPIRES: August 28, 2003

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, not no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes;
b) The product is no longer the same product (identical) as the one originally approved;
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product;
d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a) Unsatisfactory performance of this product or process.
b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided by the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reseal the copies.

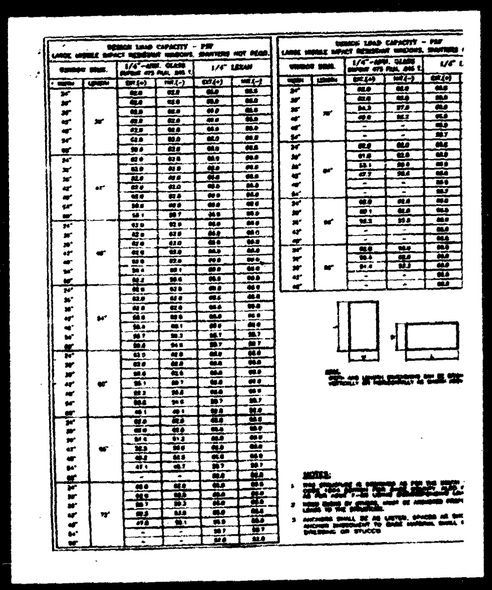
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

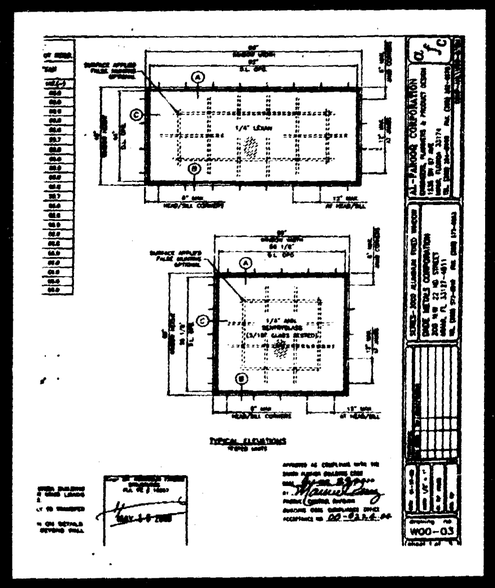
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

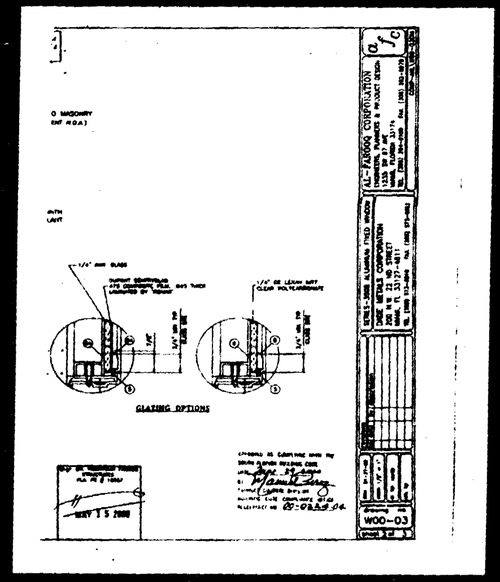
Manuel Perez, P.E. Product Control Examiner
Products Control Division

END OF THIS ACCEPTANCE
3 of 3

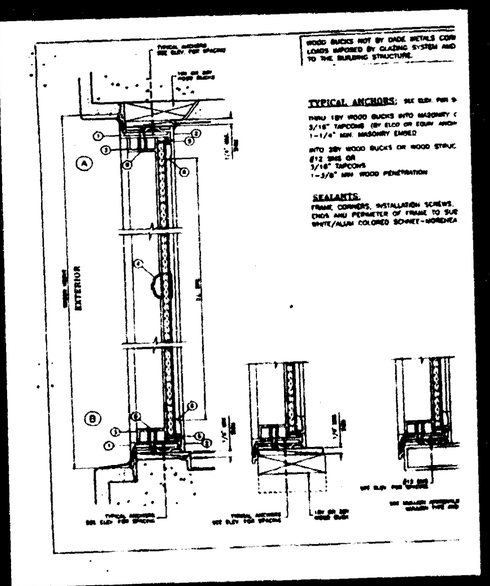
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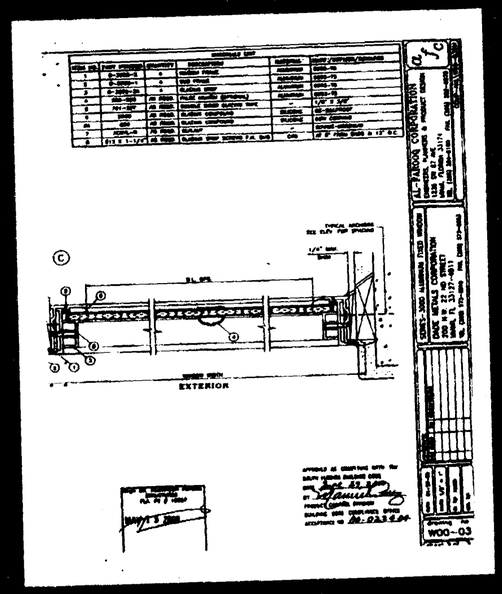


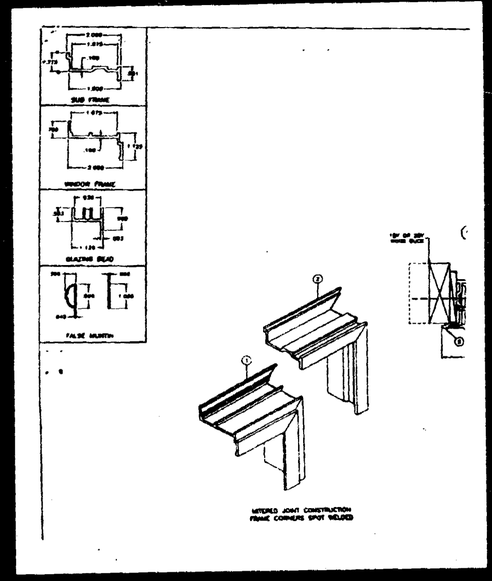




02


EXTERIOR
WOOD BUCKS NOT BY SHOP, METALS CORR
LOADS IMPOSED BY GLAZING SYSTEM AND
TO THE BUILDING STRUCTURE.
TYPICAL ANCHORS:
SEALANTS:
FRAME CORNERS, INSTALLATION SCREWS,
WHITE/ALUM COLORED SCHNEE-MORDEA


EXTERIOR
W00-03


SILL FRAME
WINDOW FRAME
GLAZING BEAD
FALSE MUNTIN
MITERED JOINT CONSTRUCTION
FRAME CORNERS SPOT WELDED

02

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-3908

CONSTRUCTION LICENSING SECTION
(305) 375-2527 FAX (305) 375-3910

CODE ENFORCEMENT SECTION
(305) 375-2901 FAX (305) 375-3908

PRODUCT CONTROL SECTION
(305) 375-2902 FAX (305) 375-4339

01-0417.04

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis ,FL 34275

Your application for Notice of Acceptance (NOA) of
Series **SWD-101** Outswing Aluminum French Door-Impact
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure the product or material at any time from a jobsite or manufacturer's plant for quality control testing. If the product or material so tested fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code

The expense of such testing will be incurred by the manufacturer

Raul Rodriguez
Chief Product Control Division

ACCEPTANCE NO : **01-0417.04**
EXPIRES: **11/22/2006**

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED **09/06/2001**

website: http://buildingcodes.miamidade.gov
Internet mail address: pgmanager@buildingcodesmiami.com ● Homepage: http://www.buildingcodesmiami.com

Vistrl Tech/Progressive Glass Technology

ACCEPTANCE No.: **01-0417.04**
APPROVED : **September 06, 2001**
EXPIRES : **November 22, 2006**

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This revises and renews the Notice of Acceptance No **99-0128.01**, which was issued on February 18, 1999. It approves an outswing aluminum French door, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series **SWD-101** Outswing Aluminum French Doors-Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No **971**, titled "French Door XX, XX" Sheets 1 through 4 of 4, prepared by manufacturer, dated 02/16/98, with revision C dated 1-22-99 and last revised on 04-13-01, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to single unit application of pair of doors and single door only, as shown in approved drawings. Single door unit shall include described in the active leaf of this approval

4. **INSTALLATION**
4.1 The outswing aluminum French doors and its components shall be installed in strict compliance with the approved drawings
4.2 Hurricane protection system (shutters) the installation of this unit **will not require** a hurricane protection system

5. **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system

Ishaq I. Chanda
Ishaq I. Chanda, P.E. Product Control Examiner
Product Control Division

Vistrl Tech/Progressive Glass Technology

ACCEPTANCE No.: **01-0417.04**
APPROVED : **September 06, 2001**
EXPIRES : **November 22, 2006**

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance

3. Renewals of Acceptance will not be considered if:
a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
b) The product is no longer the same product (identical) as the one originally approved.
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fees and granted by this office

5. Any of the following or all also be grounds for removal of this Acceptance:
a) Unsatisfactory performance of this product or process
b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not repeat the copies

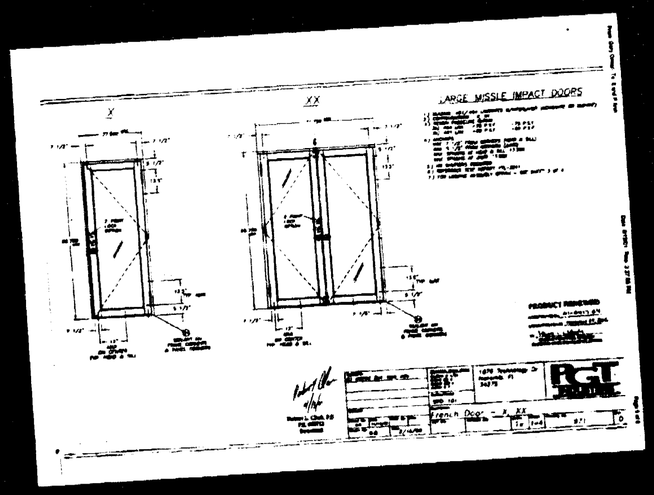
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance

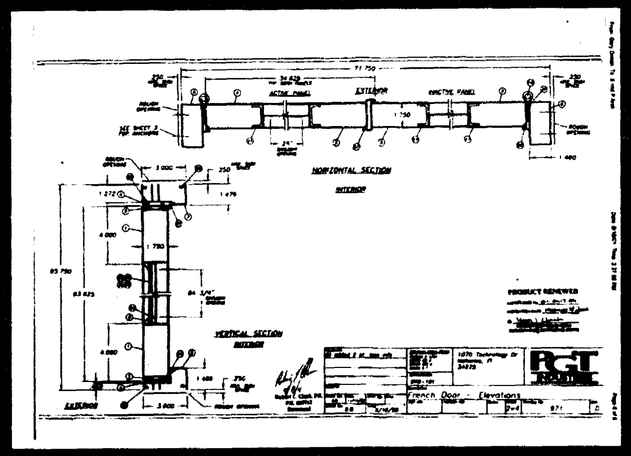
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3

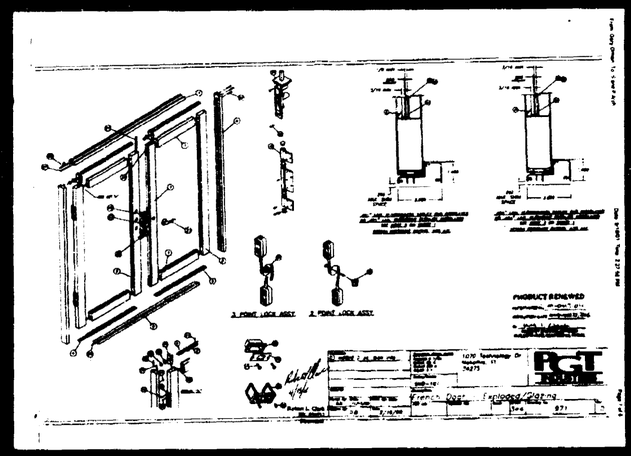
Ishaq I. Chanda
Ishaq I. Chanda, P.E. Product Control Examiner
Product Control Division

END OF THIS ACCEPTANCE

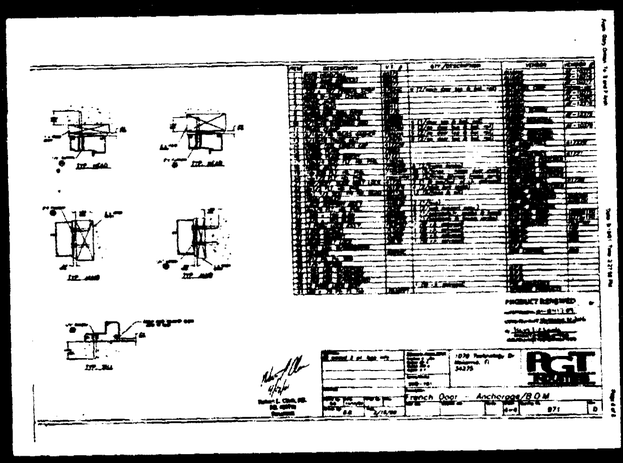
02


X
XX
LARGE MISSILE IMPACT DOORS
PRODUCT REVIEWED
French Door - X XX


71 750
EXTERIOR
ACTIVE PANEL
INACTIVE PANEL
HORIZONTAL SECTION
INTERIOR
VERTICAL SECTION
INTERIOR
PRODUCT REVIEWED
French Door Elevations


3 POINT LOCK ASSY
3 POINT LOCK ASSY
PRODUCT REVIEWED
French Door Exploded Diagram

02



MIAMI-DADE COUNTY
METRO-DADE BUILDING CODE COMPLIANCE OFFICE
BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING INFORMATION
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CONTRACTOR COMPLAINT INFORMATION
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PROJECT CONTROL INFORMATION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis, FL 34275

Your application for Notice of Acceptance (NOA) of
Series PW-701 Aluminum Fixed Window - Non *Impact & Impact Resistant*
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified below.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to visit the product or material at any time from a jobsite or manufacturer's plant for quality control testing. If the product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to make changes in the NOA as determined by BCCO that the product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: 01-0102.01
EXPIRES: 05/13/2009

Alan Rudge
Chief of Product Control Division

THIS IS THE COVERSHEET, 3 ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS
BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

Thomas J. Cardinale, P.E.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED: 05/13/2004

Internet home address: [illegible] ● Homepage http://www.miami-dadecounty.com

PGT Industries

ACCEPTANCE No.: 01-0102.01
APPROVED: SEP 13 2007
EXPIRES: SEP 13 2009

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This approves an aluminum fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition, for Miami-Dade County, for the locations and for the pressure requirements, as determined by SFBC Chapter 23, but not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 **The Series PW-701** Aluminum Fixed Window – **Non-Impact and Large Missile Impact Resistant** and its components shall be constructed in strict compliance with the following documents: Drawing No.4201, Sheets 1 through 8 of 8, titled "PW-701 Aluminum Fixed Window" dated 8/13/01, prepared by manufacturer, Revised by Engineering and Research Corporation, Miami-Dade County Product Control Approval stamp, and the Notice of Acceptance cover page, approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single and approximate only, as shown in approved drawings.
3.2 Non-Impact Resistant windows, for Design Pressure Rating vs. Window Size, see Tabulation Analysis Tables in Sheet 8 of 8 of approved drawings.
3.3 Impact Resistant windows, see Design Pressure Rating in Sheet 7 of 8 of approved drawings.

4. **INSTALLATION**
4.1 The aluminum fixed window and its components shall be installed in strict conformity with the approved drawings.
4.2 Hurricane protection system installers, to determine whether the installation requires a hurricane protection system, or not, see corresponding note in approved drawing.

5. **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC), in order to properly evaluate the installation of this system.

Manuel Perez, P.E. Product Control Engineer
Product Control Division

02

PGT Industries

ACCEPTANCE No.: 21-0910.01

APPROVED: SEP 13 2021

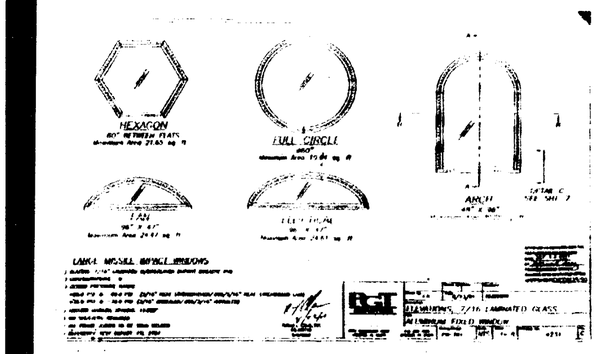
EXPIRES: SEP 13 2026

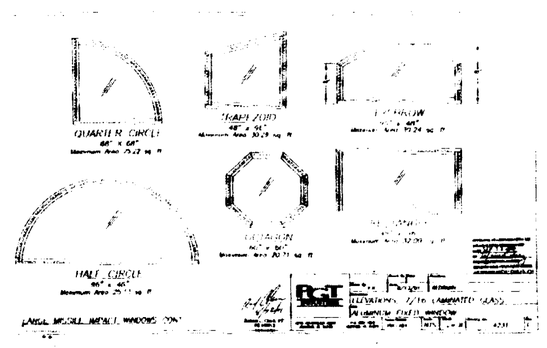
NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance application shall be considered after a renewal application is received and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.
2. Any and all approved product shall be permanently labeled with the manufacturer's name, city, state, and the following phrase/mark: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance
3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes;
   b. The product is no longer the same product (identical) as the one originally approved;
   c. If the Acceptance holder has not complied with all the requirements of this Acceptance, including the correct installation of the product;
   d. The engineer, who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.
4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office
5. Any of the following shall also be grounds for removal of this Acceptance
   a. Unsatisfactory performance of this product or process;
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose
6. The Notice of Acceptance number preceded by the words Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all times. The engineer does not need to reissue the copies.
8. Failure to comply with any section of the Acceptance shall be cause for termination and removal of Acceptance
9. This Acceptance consists of pages 1, 2, and 3as per page 3

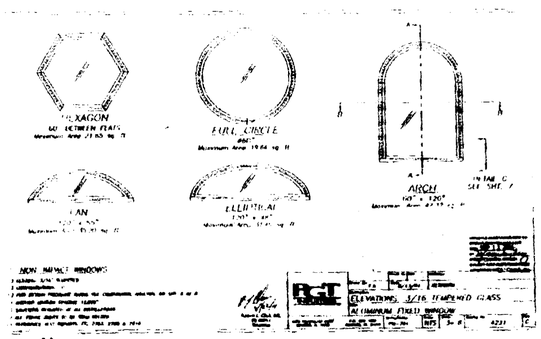
END OF THIS ACCEPTANCE

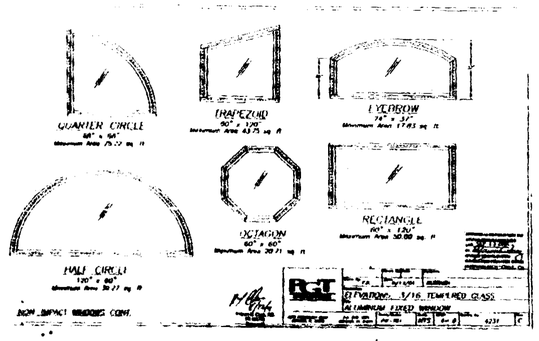
Miguel A. Pinto, P.E. Product Control Examiner
Product Control Division

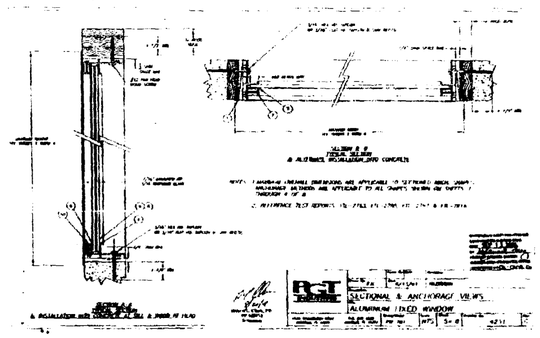




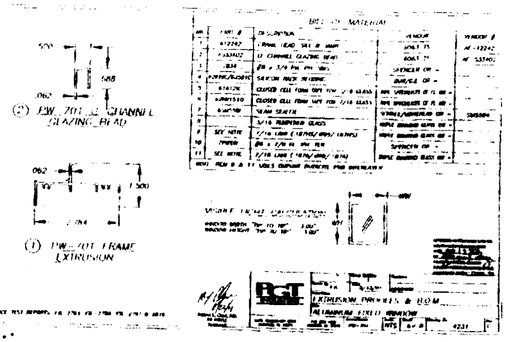
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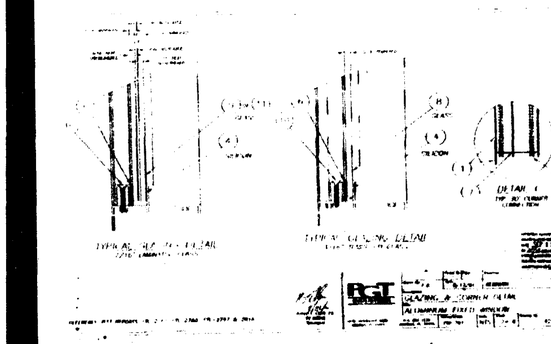

HEXAGON
FULL CIRCLE
ARCH
FAN
ELLIPTICAL
NON IMPACT WINDOWS
ELEVATIONS 5/16 TEMPERED GLASS
ALUMINUM FIXED WINDOW


QUARTER CIRCLE
TRAPEZOID
LYLIBROW
OCTAGON
RECTANGLE
HALF CIRCLE
NON IMPACT WINDOWS CONT.
ELEVATIONS 5/16 TEMPERED GLASS
ALUMINUM FIXED WINDOW

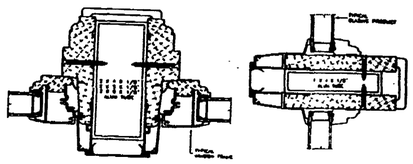

SECTIONAL & ANCHORAGE VIEWS
ALUMINUM FIXED WINDOW

02





02



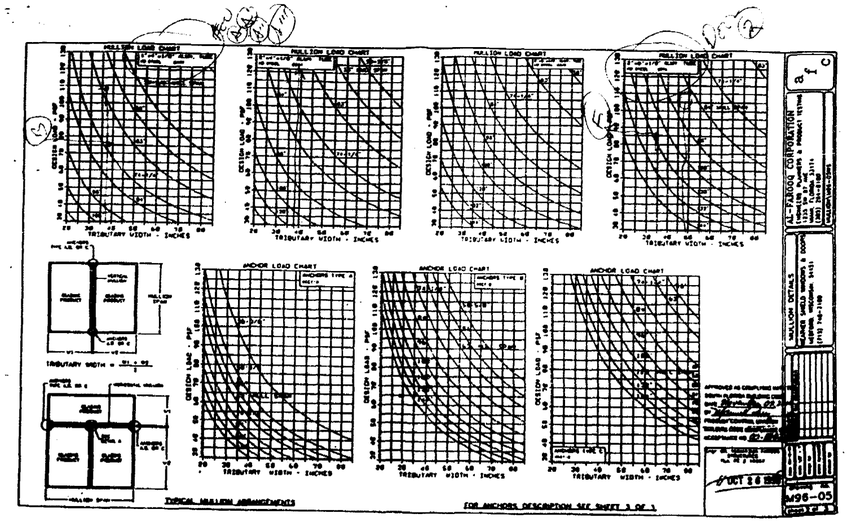
MULLIONS CONTAINING TYPICAL GLAZING PRODUCTS (IMPACT/NON-IMPACT)
HORIZONTAL OR VERTICAL

FOR IMPACT AND NON-IMPACT CLASS APPLICATIONS

RECTANGULAR ALUMINUM TUBE MULLIONS
USING MULLION PROPERTIES ONLY

NOTES:

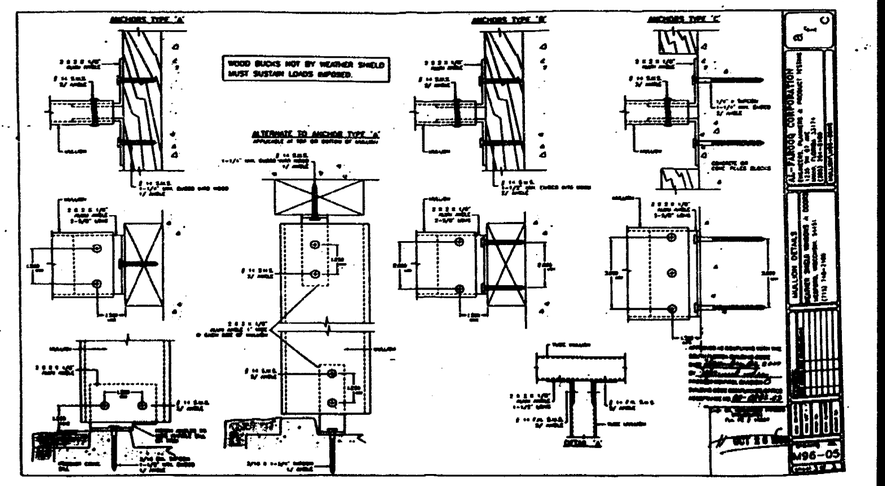
INSTRUCTIONS:



TYPICAL MULLION ARRANGEMENTS

FOR ANCHORS DESCRIPTION SEE SHEET 3 OF 3

02


ANCHORS TYPE "A"
ANCHORS TYPE "B"
ANCHORS TYPE "C"
WOOD BUCKS NOT BY WEATHER SHIELD
MUST SUSTAIN LOADS IMPOSED.
ALTERNATE TO ANCHORS TYPE "A"
M96-05

02

00-0802.03

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1562
(305) 375-2901 FAX (305) 375-2908

CONSTRUCTION TRADES QUALIFYING BOARD
(305) 375-2527 FAX (305) 375-2570

CONTRACTOR ENFORCEMENT DIVISION
(305) 375-2663 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza (P.O. Box 309)
Medford ,WI 54451

Your application for Notice of Acceptance (NOA) of:
Aluminum Tube Mullion-Impact & Non Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: 00-0802.03
EXPIRES: 07/17/2003

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS
BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee of Miami-Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Permit Type	Initials	Date
Building		
Zoning		

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED 11/02/2000

BCCC 439

Internet mail address: gminaster@co.miami-dade.fl.us

Weather Shield Manufacturing, Inc

ACCEPTANCE No.: 00-0802.
APPROVED : NOV 0 2
EXPIRES : July 17, 20

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been fi original submitted documents, including test-supporting data, engineering documents, are no older (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, st following statement: "Miami-Dade County Product Control Approved", or as specifically sta specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of t and the product is not in compliance with the code changes
   b. The product is no longer the same product (identical) as the one originally approved.
   c. If the Acceptance holder has not complied with all the requirements of this acceptance, inc correct installation of the product.
   d. The engineer who originally prepared, signed and sealed the required documentatio submitted, is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall aut be cause for termination of this Acceptance, unless prior written approval has been requested (t filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of this product or process
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or purposes.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and follow expansion date may be displayed on advertising literature. If any portion of the Notice of Acc displayed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applie provided to the user by the manufacturer or its distributors and shall be available for inspection at t at all time. The engineer need not resend the copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and re Acceptance.

9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control
Product Control Division

3

Weather Shield Manufacturing, Inc

ACCEPTANCE No.: 00-0802.03
APPROVED : NOV 0 2 2000
EXPIRES : July 17, 2003

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This renews the Notice of Acceptance No. 98-1110.07, which was issued on March 11, 1999. It approv structural mullion system, as described in Section 2 of this Notice of Acceptance, designed to comply the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pre requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indic in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Aluminum Tube Mullions – Impact & Non-Impact Resistant and its components shall be constr in strict compliance with the following documents: Drawing No. 9496-95, titled "Mullion Details", prep by Al-Farooq Corporation, dated May, 12, 1996, with revision A dated October 26, 1998, Sheets 1 throu of 3, signed and sealed by Dr. Humayoun Farooq, P.E., bearing the Miami-Dade County Product Co Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade Co Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to structural mullions to be installed vertically or horizontally, as shown in the approved drawings.
3.2 For Design Pressure Rating vs. Mullion size, Span, Tributary width, and Anchor type, see "Mullion Load and "Anchor Load" charts in approved drawings.
3.3 Both mullion (size and span), as well as anchor (type) selected design pressure rating, per load charts, mu each meet or exceed the pressure requirement for the opening in which it is to be installed.
3.4 Mullions are to be used only to support *Weather Shield Manufacturing, Inc.* windows and doors, with a current Notice of Acceptance.

4. **INSTALLATION**
4.1 The structural mullion system and its components shall be installed in strict compliance with the appr drawings.
4.2 This mullion can be installed as part of an impact resistant un

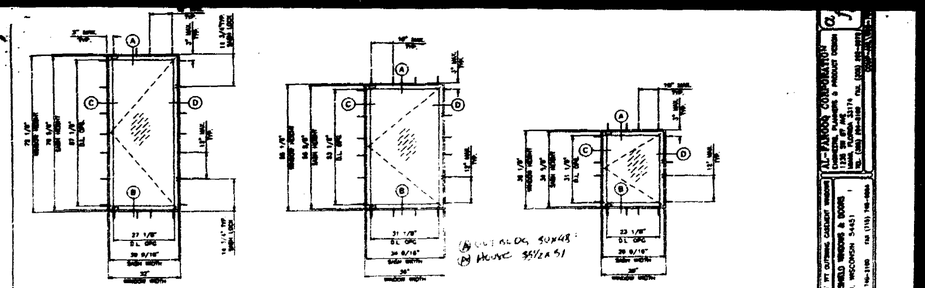
5. **LABELING**
5.1 Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and follo statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
   6.1.1 This Notice of Acceptance
   6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Accepta clearly marked to show the components selected for the proposed installation.
   6.1.3 The Notice of Acceptance of each window or door to be attached to the mullion.
   6.1.4 Any other documents required by the Building Official or the South Florida Building Code (SF in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Exam
Product Control Division

2

02



TYPICAL ELEVATIONS
TWO(2) UNITS

(A) CUT ALONG SUM48
(B) HOME 35½ x 51

FOR SIDE BY SIDE MULLION AND MULLION ANCHOR CAPACITY SEE "WEATHER SHIELD" CURRENT N.O.A. (DWG. # W97-45)

'CONTEMPRA' XFT
ALUMINUM CLAD WOOD CASEMENT WINDOWS

IMPACT RESISTANT WINDOWS
SHUTTERS NOT REQUIRED

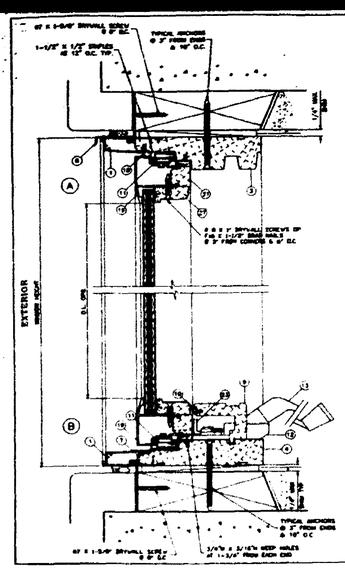
NOTES
1. THIS STRUCTURE IS DESIGNED AS PER THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION FOR DADE COUNTY, ALSO FOR WIND LOADS AS PER ASCE 7-88 USING CORRESPONDING LOADS.
2. WOOD SHOWN AS HATCHED, MUST BE MECHANICALLY FASTENED TO TRANSFER LOADS TO THE STRUCTURE.
3. ANCHORS SHALL BE AS LISTED SPACED AS SHOWN (SEE DETAILS) UNLESS OTHERWISE NOTED TO SUIT MATERIAL SHALL BE DEEMED SHALL BE EMBEDDED IN STUCCO.
4. DIMENSIONS OF LIMITING CONDITIONS, NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

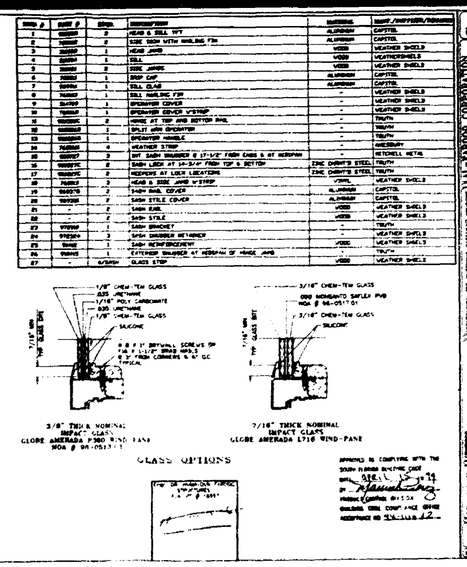
APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
BY: DADE COUNTY PRODUCT CONTROL
DATE: 3-14-95
BY: Manuel Chao
PRODUCT CONTROL OFFICER
BUILDING CODE COMPLIANCE OFFICE
RECEIPT NO. 9511112

SEE SR. MANUFACTURER'S PRODUCT STRUCTURAL PLAN NO. # 1987

ALL-PANORA CORPORATION
CONTEMPRA XFT EXTERIOR CASEMENT WINDOWS
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
TEL. (715) 748-3100 FAX (715) 748-3086

Drawing No. W98-70
Sheet 1 of 4





ITEM #	PART #	QTY.	DESCRIPTION	MATERIAL	SHAPE / PROTECTION / FINISH
1	760001	2	HEAD & SILL RFT	ALUMINUM	CAPITEL
2	760002	2	SIDE JAMB WITH WAILING FIN	ALUMINUM	CAPITEL
3	760003	1	HEAD JAMB	WOOD	WEATHER SHIELD
4	760004	1	SILL	WOOD	WEATHERSHIELD
5	760005	2	SIDE JAMB	WOOD	WEATHER SHIELD
6	760006	1	DRIP CAP	ALUMINUM	CAPITEL
7	760007	1	SILL GLAZ	ALUMINUM	CAPITEL
8	760008	1	SILL NAILING FIN	-	WEATHER SHIELD
9	760009	1	OPERATOR COVER	-	WEATHER SHIELD
10	760010	1	OPERATOR COVER V-STRIP	-	WEATHER SHIELD
11	760011	2	HINGE AT TOP AND BOTTOM RAIL	-	TRUTH
12	760012	1	SPLIT ARM OPERATOR	-	TRUTH
13	760013	1	OPERATOR HANDLE	-	TRUTH
14	760014	4	WEATHER STRIP	-	ASSEMBLY
15	760015	3	INT SASH WASHER @ 17-1/2" FROM ENDS & AT HINGEPIN	-	KITCHELL METAL
16	760016	2	SASH LOCK AT 14-3/4" FROM TOP & BOTTOM	ZINC CHRMT'S STEEL	TRUTH
17	760017	2	KEEPERS AT LOCK LOCATIONS	ZINC CHRMT'S STEEL	TRUTH
18	760018	3	HEAD & SIDE JAMB W'STRIP	VINYL	WEATHER SHIELD
19	760019	2	SASH RAIL COVER	ALUMINUM	CAPITEL
20	760020	2	SASH STILE COVER	ALUMINUM	CAPITEL
21	-	2	SASH RAIL	WOOD	WEATHER SHIELD
22	-	2	SASH STILE	WOOD	WEATHER SHIELD
23	760021	1	SASH BRACKET	-	TRUTH
24	760022	1	SASH SHIMMER MEMBER	-	WEATHER SHIELD
25	760023	1	SASH REINFORCEMENT	WOOD	WEATHER SHIELD
26	760024	1	EXTERIOR SHIMMER AT HINGEPIN OF HINGE JAMB	-	TRUTH
27	-	6/SASH	GLASS STOP	WOOD	WEATHER SHIELD

3/8" THICK NOMINAL
IMPACT GLASS
GLOBE AMERADA P380 WIND-PANE
NOA # 94-05173.01

7/16" THICK NOMINAL
IMPACT GLASS
GLOBE AMERADA 1716 WIND-PANE

GLASS OPTIONS

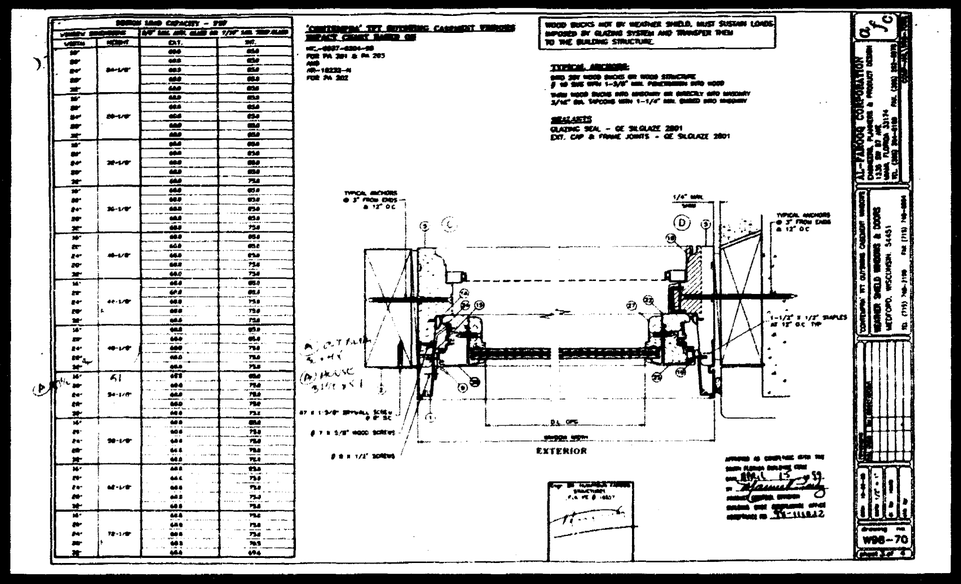
SEE SR. MANUFACTURER'S PRODUCT STRUCTURAL PLAN NO. # 1987

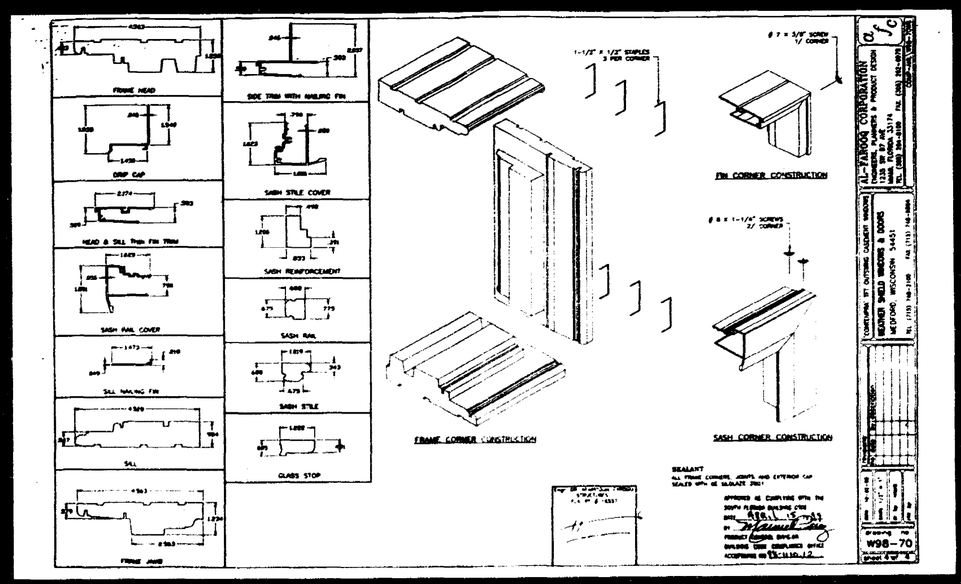
APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
BY: DADE COUNTY PRODUCT CONTROL
DATE: 3-14-95
BY: Manuel Chao
PRODUCT CONTROL OFFICER
BUILDING CODE COMPLIANCE OFFICE
RECEIPT NO. 9511112

ALL-PANORA CORPORATION
CONTEMPRA XFT EXTERIOR CASEMENT WINDOWS
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
TEL. (715) 748-3100 FAX (715) 748-3086

Drawing No. W98-70
Sheet 2 of 4

02


DESIGN LOAD CAPACITY - PSF
CASEMENT/AWNING CHART SHEET
EXTERIOR
ALL-FABRIQ CORPORATION
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
W98-70


FRAME HEAD
SIDE TRIM WITH NAILING FIN
DRIP CAP
SASH STILE COVER
HEAD & SILL TRIM FIN TRIM
SASH REINFORCEMENT
SASH RAIL COVER
SASH RAIL
SILL NAILING FIN
SASH STILE
SILL
GLASS STOP
FRAME JAMB
FRAME CORNER CONSTRUCTION
FIN CORNER CONSTRUCTION
SASH CORNER CONSTRUCTION
SEALANT
ALL-FABRIQ CORPORATION
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
W98-70

02

98-1110.12

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2527 FAX (305) 375-2358

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2908 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Contempra TFT Outswing Above. Clad Wood Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: **98-1110.12**
Expires: **04/15/2002**

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Master Permit
OFFICE COPY

Permit Type	Initial	Date
Building		
Zoning		

Approved: 04/15/98

Francisco J. Quintana, P.A.
Director
Miami-Dade County
Building Code Compliance Office

B022X4Y

Internet mail address: permaster@buildingcodeoffice.com Homepage: http://www.buildingcodeoffice.com

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Weather Shield Manufacturers, Inc.

ACCEPTANCE No. : 98-1110.12
APPROVED : APR 15 1998
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. **SCOPE**
1.1 It approves an outswing aluminum clad wood casement window as described in Section 2 of th Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition f Miami-Dade County, for the locations where the pressure requirements, as determined by SFB Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings

2. **PRODUCT DESCRIPTION**
2.1 The "Contempra" TFT Outswing Aluminum Clad Wood Casement Window- Impa Resistant and its components shall be constructed in strict compliance with the followin documents Drawing No W98-70, titled "Contempra TFT Outswing Casement Window prepared by Al Farooq Corporation, dated October 2, 1998, revised on 03/03/99, Sheets 1 through of 4, bearing the Miami-Dade County Product Control Approval stamp with the Notice Acceptance number and approval date by the Miami-Dade County Product Control Division. The documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown in the approved drawings

4. **INSTALLATION**
4.1 The aluminum clad wood casement window and its components shall be installed in strict compliance with the approved drawings
4.2 The installation of this product **will not** require a hurricane protection system

5. **LABELING**
5.1 Each panel shall bear a permanent label with the manufacturer's name or logo, city, state an following statement "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice o Acceptance, clearly marked to show the components selected for the proposed installation
6.1.3 Any other documents required by the Building Official or the South Florida Building Cod (SFBC) in order to properly evaluate the installation of this system

Manuel Perez, P.E., Product Control Examiner
Product Control Division

2 of 3

Weather Shield Manufacturers, Inc.

ACCEPTANCE No. : 98-1110.12
APPROVED : APR 15 1998
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test-supporting data, engineering documents, are no older than eight (8) years

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance

3. Renewals of Acceptance will not be considered if
a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes
b. The product is no longer the same product (identical) as the one originally approved
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product
d. The engineer who originally prepared, signed and sealed the required documentation recently submitted, is no longer practicing the engineering profession

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office

5. Any of the following shall also be grounds for removal of this Acceptance
a. Unsatisfactory performance of this product or process
b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reveal the copies

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance

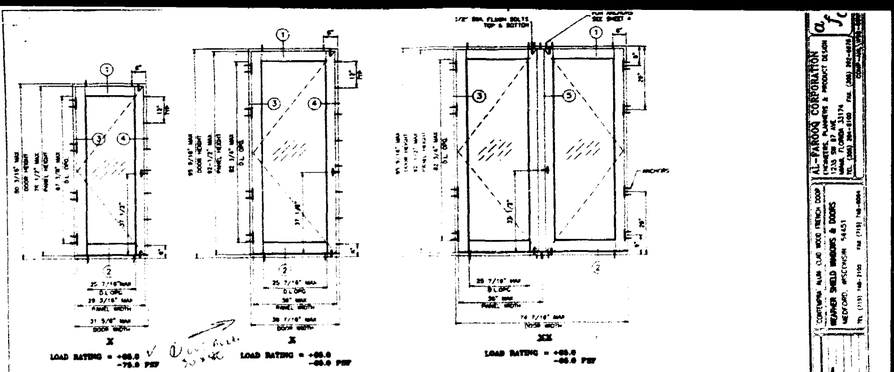
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Examiner
Product Control Division

3 of 3

02



APPROVED CONFIGURATIONS

LOCKS:
FLUSH MORTISED FIVE POINT LOCK SYSTEM.
AT ACTIVE PANEL LOCK STILE
CENTER ACTIVATED FLUSH BOLTS BY WEATHER SHIELD
AT ASTRAGAL IN INACTIVE PANEL LOCK STILE
SHOOT BOLT SILL STRIKER PLATE (8 1/2" X 4" X 5/8")
AT SILL BELOW BOLTS SECURED WITH (3) ø 8 X 2" FHMS
SHOOT BOLT HEAD STRIKER PLATE (1-3/8" X 4" X 1/8")
AT HEAD ABOVE BOLTS, SECURED WITH (3) ø 8 X 2" FHMS

HINGES:
4 IN. X 4 IN STEEL OR BRASS BUTT HINGES BY WEATHER SHIELD
AT EACH JAMB STILE 8 IN. AND 29 IN. FROM TOP & BOTTOM

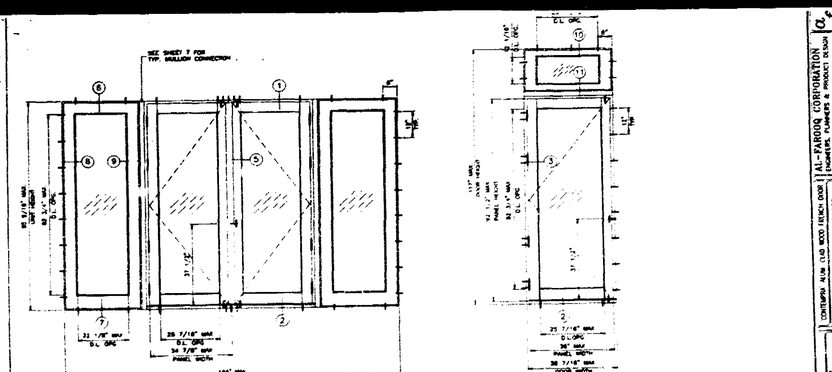
SEALANTS:
GLAZING - GE SILGLAZE 2900
EXT. CAP & FRAME JOINTS - GE SILGLAZE 2801

NOTES:
1. THIS STRUCTURE IS DESIGNED AS PER THE 1994 UNIFORM BUILDING CODE 1994 EDITION FOR "COMPONENTS AND CLADDING" LOADS AS PER WIND VELOCITY OF 120 MPH EXPOSURE "C".
2. WOOD BLOCKS AT JAMBS, SILL & HEAD MUST BE INSTALLED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.
3. ANCHORS SHALL BE AS LISTED SPACED AS SHOWN ON DETAILS. ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.
4. ALL STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED

'CONTEMPRA'
ALUMINUM CLAD OUT-SWING WOOD FRENCH DOOR
WITH INSULATED/TEMPERED SYSTEM

FEB 22 1999

W98-60

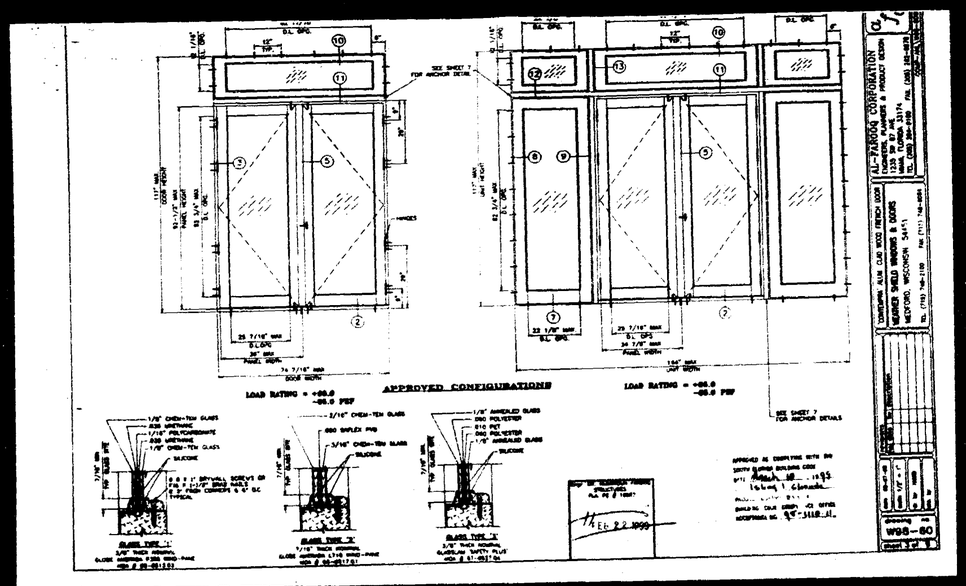


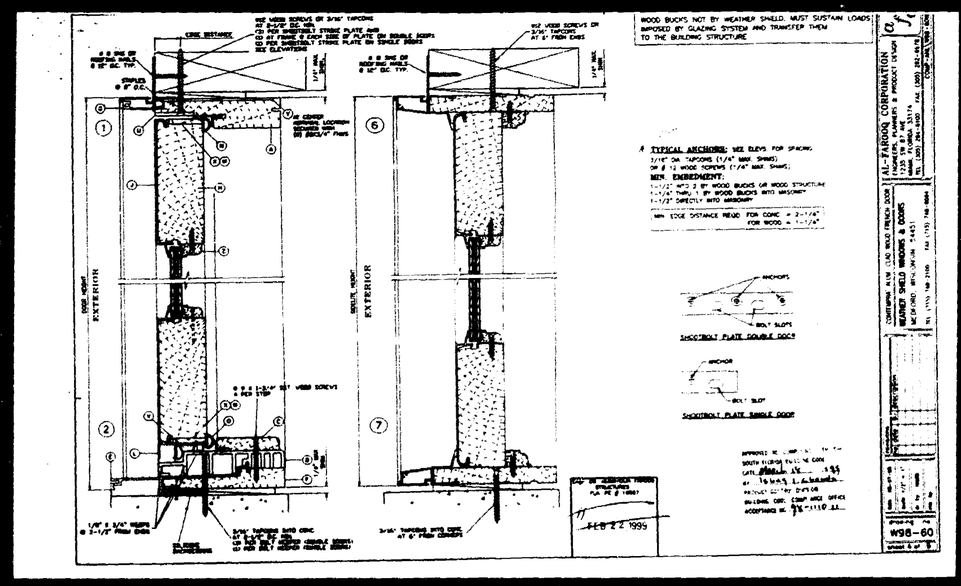
APPROVED CONFIGURATIONS

FEB 22 1999

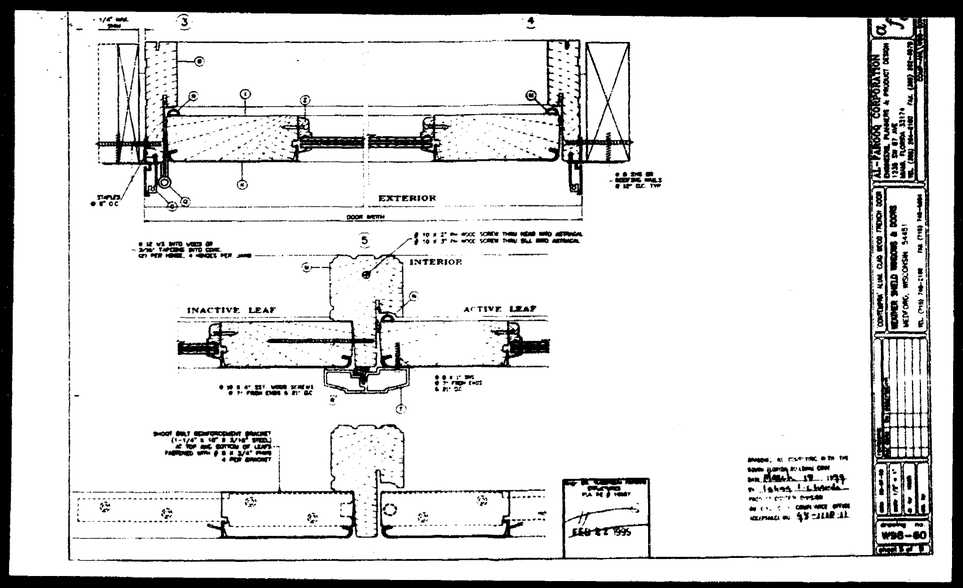
W98-60

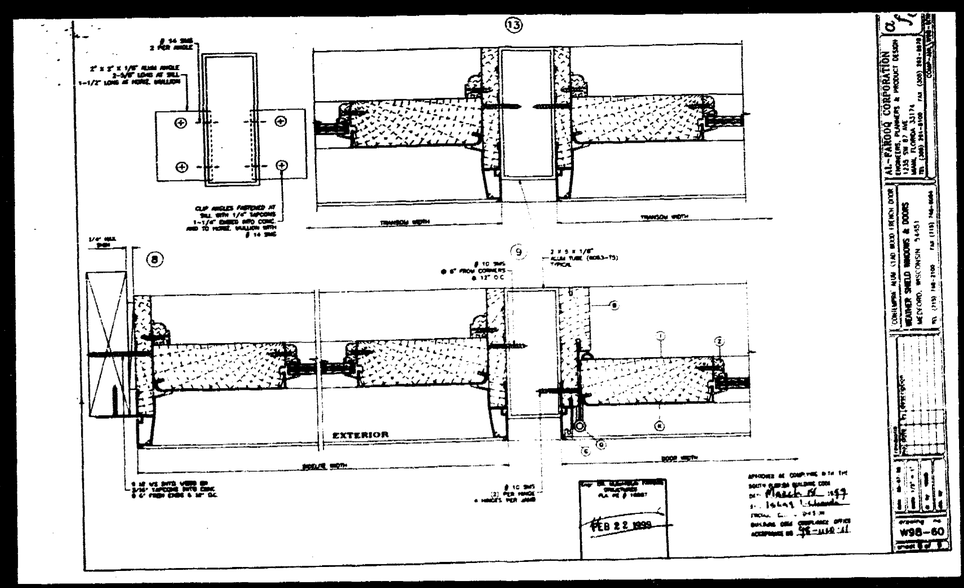
02


APPROVED CONFIGURATIONS
LOAD RATING = +66.0 -66.0 PSF
LOAD RATING = +66.0 -66.0 PSF
SEE SHEET 7 FOR ANCHOR DETAILS
SEE SHEET 7 FOR ANCHOR DETAILS
GLASS TYPE "A"
GLASS TYPE "B"
GLASS TYPE "C"
FEB 22 1999
W96-60

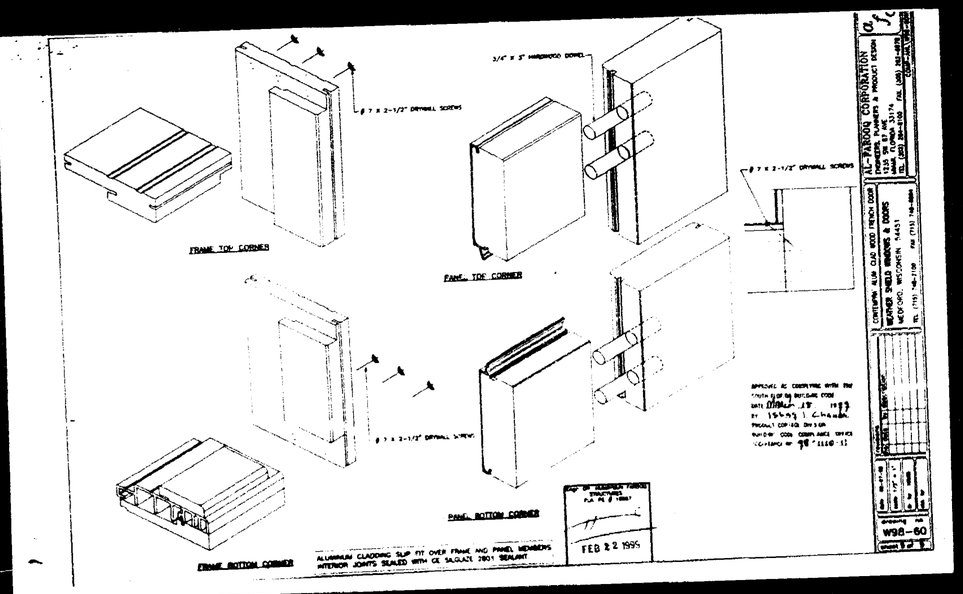

EXTERIOR
EXTERIOR
WOOD BUCKS NOT BY WEATHER SHIELD, MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE
TYPICAL ANCHORS: SEE ELEVS FOR SPACING
SHOOTBOLT PLATE DOUBLE DOOR
SHOOTBOLT PLATE SINGLE DOOR
FEB 22 1999
W96-60

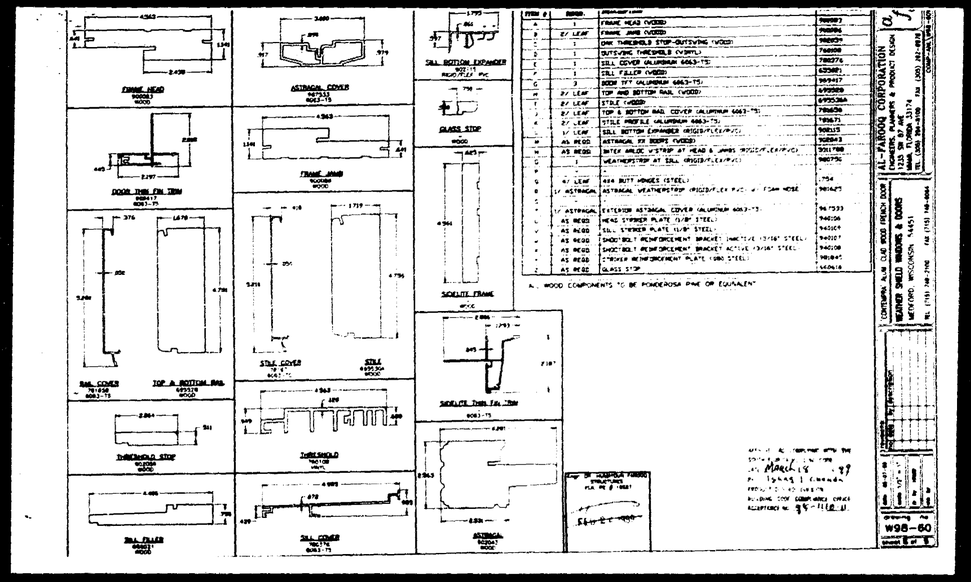
02


EXTERIOR
INTERIOR
INACTIVE LEAF
ACTIVE LEAF
SHOOT BOLT REINFORCEMENT BRACKET
AL-FABCO CORPORATION
WEYCO SHIELD WINDOWS & DOORS
WEYCORD, WISCONSIN 54451
W98-60

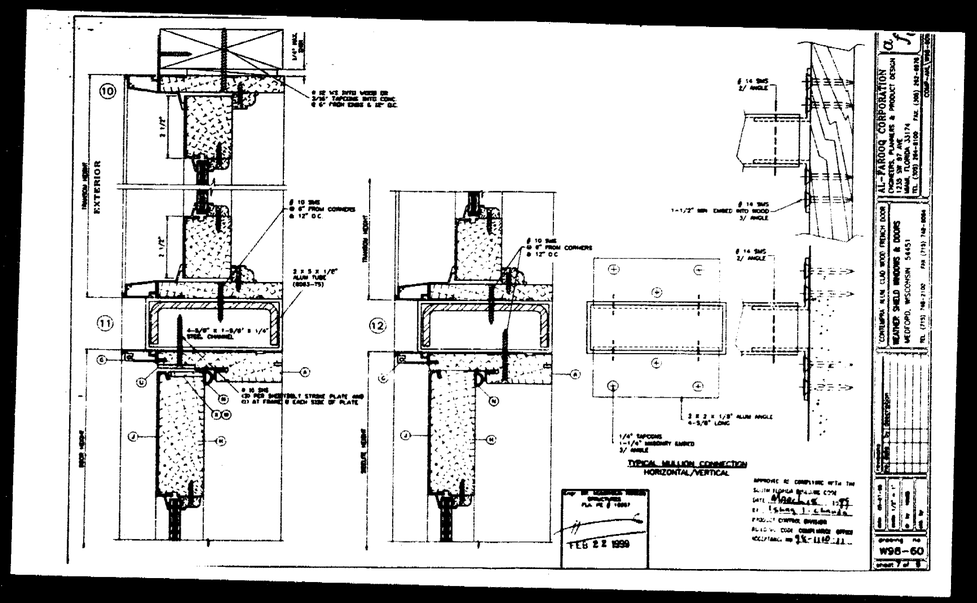

EXTERIOR
AL-FABCO CORPORATION
WEYCO SHIELD WINDOWS & DOORS
WEYCORD, WISCONSIN 54451
W98-60

02


FRAME TOP CORNER
PANEL TOP CORNER
PANEL BOTTOM CORNER
FRAME BOTTOM CORNER
ALUMINUM CLADDING SLIP FIT OVER FRAME AND PANEL MEMBERS
INTERIOR JOINTS SEALED WITH GE SILGLAZE 2801 SEALANT
FEB 22 1995
AL-PAROOQ CORPORATION
W98-60


FRAME HEAD
ASTRAGAL COVER
SILL BOTTOM EXPANDER
GLASS STOP
DOOR THIN FIN TRIM
FRAME JAMB
SCREEN FRAME
SCREEN THIN FIN TRIM
STILE COVER
STILE
TOP & BOTTOM RAIL
RAIL COVER
THRESHOLD STOP
THRESHOLD
SILL FILLER
SILL COVER
ASTRAGAL
AL-PAROOQ CORPORATION
W98-60

02


EXTERIOR
INTERIOR
10
11
12
6 @ 10 SWG
6" FROM CORNERS
@ 12" O.C.
2 1/2"
2 1/2"
2 X 2 X 1/8" ALUM TUBE (6063-T5)
4-3/8" X 1-3/8" X 1/4" STEEL CHANNEL
6 @ 8" FROM CORNERS @ 12" O.C.
6 @ 14 SWG
3/ ANGLE
1-1/2" MIN EMBED INTO WOOD
2 X 2 X 1/8" ALUM ANGLE
4-3/8" LONG
1/4" TAPCONS
1-1/4" MASONRY EMBED
3/ ANGLE
TYPICAL MULLION CONNECTION
HORIZONTAL/VERTICAL
FEB 22 1999
W96-60

02

98-1110.11

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-2358

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2966 FAX (305) 375-2906

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Series Alum. Clad Outswing Wood French Door w/sidelites & transom-Impact
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 98-1110.11
Expires: 03/18/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Approved: 03/18/1999

Review Type	Initials	Date
Building	SJD	4/1/99
Zoning		

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

98-1110.11

Internet mail address: permitcenter@buildingcodeonline.com Homepage: http://www.buildingcodeonline.com

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Weather Shield Manufacturing Inc.

ACCEPTANCE No.: 98-1110.11
APPROVED: MAR 18 1999
EXPIRES: MAR 18 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1 **SCOPE**
1.1 This approves an aluminum clad outswing wood door, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings

2 **PRODUCT DESCRIPTION**
2.1 The **Aluminum Clad Outswing Wood French Door w/ Sidelites & Transoms -Impact Resistant** and its components shall be constructed in strict compliance with the following documents Drawing No. **W98-60**, titled "Contempra Alum. Clad Wood French Door" prepared by Al-Farooq Corporation, dated 08-07-98 and revised on 02-22-99, Sheets 1 through 9 of 9, signed and sealed by Dr. Humayoun Farooq, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3 **LIMITATIONS**
3.1 This approval applies to single unit applications of pair of doors and single door with & without sidelites and/ or transoms only, as shown in approved drawings. Single door units shall include all components described in the active leaf of this approval.

4. **INSTALLATION**
4.1 The wood swing door w/sidelites & transoms and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection system (shutters) the installation of this unit **will not require** a hurricane protection system.

5. **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing Inc.

ACCEPTANCE No.: 98-1110.11
APPROVED: MAR 18 1999
EXPIRES: MAR 18 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1 Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years.

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3 Renewals of Acceptance will not be considered if:
a There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
b The product is no longer the same product identical as the one originally approved.
c If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d The engineer who originally prepared, signed, and sealed the required documentation initially submitted, is no longer practicing the engineering profession.

4 Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee, and granted by this office.

5 Any of the following shall also be grounds for removal of this Acceptance:
a Unsatisfactory performance of this product or process.
b Misuse of this Acceptance as an endorsement of any product for sales, advertising, or any other purposes.

6 The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7 A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reveal the copies.

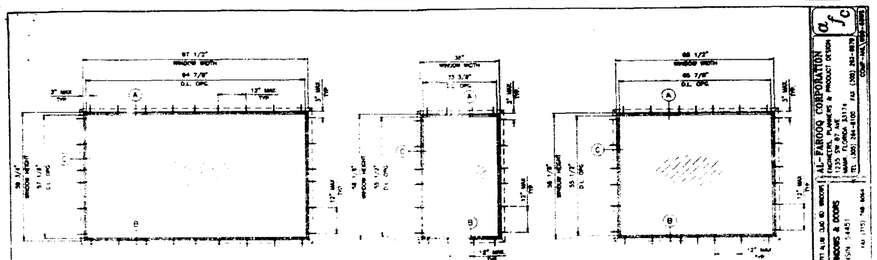
8 Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

9 This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

02



TYPICAL ELEVATIONS
TESTED UNITS

TYPICAL ANCHORS:
INTO 2X6 WOOD BLOCKS OF WOOD STRUCTURE
#10 SMS WITH 1-3/8" MIN. PENETRATION INTO WOOD
THRU WOOD BUCKS INTO MASONRY OR DIRECTLY INTO MASONRY
3/16" DIA. TAPCONS WITH 1-1/4" MIN. EMBED INTO MASONRY

SEALANTS:
GLAZING SEAL -- GE SILGLAZE 2801
FIN. CAP & FRAME JOINTS -- GE SILGLAZE 2801

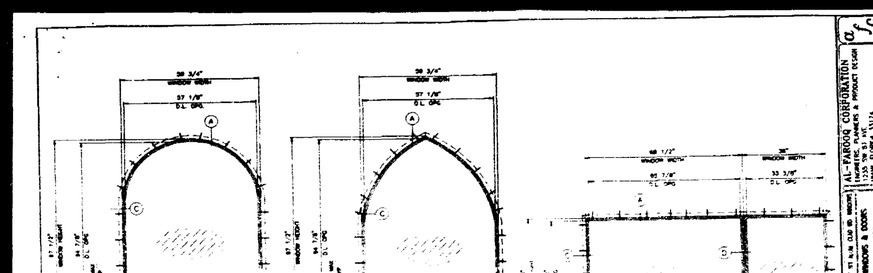
DIRECT SET 'CONTEMPRA'
VFI ALUMINUM CLAD WOOD FIXED WINDOWS

IMPACT RESISTANT WINDOWS
SHUTTERS NOT REQUIRED

NOTES
1. THIS STRUCTURE IS DESIGNED AS PER THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION FOR DADE COUNTY, ALSO FOR WIND LOADS AS PER ASCE 7-88 USING CORRESPONDING LOADS
2. WOOD BUCKS OR OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.
3. ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAIL DIRECTION & OF STUCCO
4. ANCHORING OR LOADING CONDITION NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL

Approved as complying with the South Florida Building Code
By: Miami-Dade County Office of Building Code Compliance
Acceptance No. 96-1110.10

W98-68



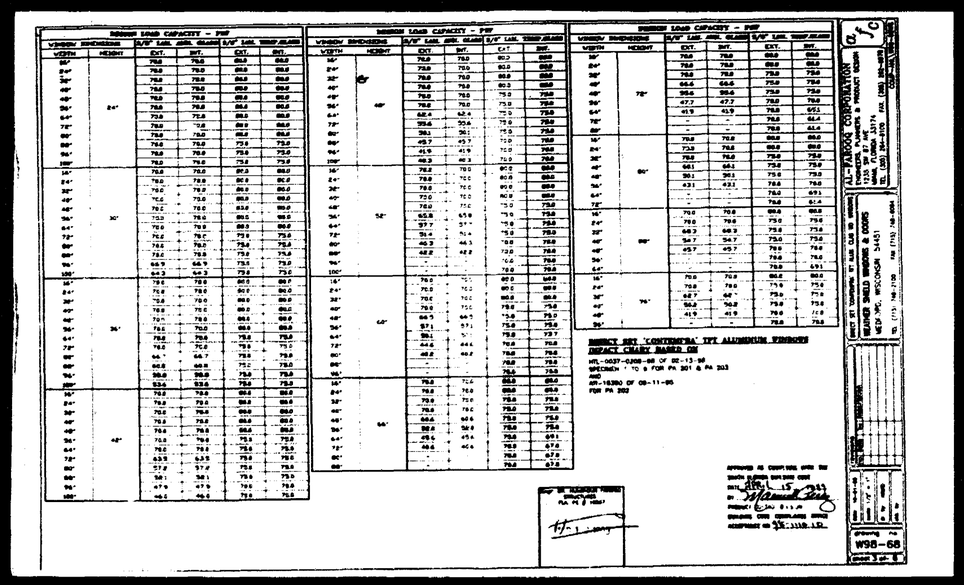
TYPICAL ELEVATIONS
TESTED UNITS

FOR SIDE BY SIDE MULLION AND MULLION ANCHOR CAPACITY SEE 'WEATHER SHIELD' SEPARATE N.O.A.

Approved as complying with the South Florida Building Code
By: Miami-Dade County Office of Building Code Compliance
Acceptance No. 96-1110.10

W98-68

02



DESIGN LOAD CAPACITY - PSF

WIDTH	HEIGHT	5/8" LAM. ANN. GLASS EXT.	5/8" LAM. ANN. GLASS INT.	5/8" LAM. TEMP.GLASS EXT.	5/8" LAM. TEMP.GLASS INT.
60"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
72"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
84"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
96"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
108"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0

DESIGN LOAD CAPACITY - PSF

WIDTH	HEIGHT	5/8" LAM. ANN. GLASS EXT.	5/8" LAM. ANN. GLASS INT.	5/8" LAM. TEMP.GLASS EXT.	5/8" LAM. TEMP.GLASS INT.
60"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
72"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
84"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
96"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0
108"	24"	75.0	75.0	80.0	80.0
	36"	75.0	75.0	80.0	80.0
	48"	75.0	75.0	80.0	80.0
	60"	75.0	75.0	80.0	80.0
	72"	75.0	75.0	80.0	80.0

DESIGN LOAD CAPACITY - PSF

WIDTH	HEIGHT	5/8" LAM. ANN. GLASS EXT.	5/8" LAM. ANN. GLASS INT.	5/8" LAM. TEMP.GLASS EXT.	5/8" LAM. TEMP.GLASS INT.
60"	72"	75.0	75.0	80.0	80.0
	84"	75.0	75.0	80.0	80.0
	96"	75.0	75.0	80.0	80.0
	108"	75.0	75.0	80.0	80.0
72"	72"	75.0	75.0	80.0	80.0
	84"	75.0	75.0	80.0	80.0
	96"	75.0	75.0	80.0	80.0
	108"	75.0	75.0	80.0	80.0
84"	72"	75.0	75.0	80.0	80.0
	84"	75.0	75.0	80.0	80.0
	96"	75.0	75.0	80.0	80.0
	108"	75.0	75.0	80.0	80.0
96"	72"	75.0	75.0	80.0	80.0
	84"	75.0	75.0	80.0	80.0
	96"	75.0	75.0	80.0	80.0
	108"	75.0	75.0	80.0	80.0
108"	72"	75.0	75.0	80.0	80.0
	84"	75.0	75.0	80.0	80.0
	96"	75.0	75.0	80.0	80.0
	108"	75.0	75.0	80.0	80.0

IMPACT SET 'CONTEMPRA' XFT ALUMINUM WINDOWS
IMPACT CHART BASED ON
NTL-0037-0308-99 OF 02-13-98
SPECIMEN "1" & "2" FOR PA 201 & PA 203
AND
88-18380 OF 08-11-95
FOR PA 202

ALL-PARROQ CORPORATION
MANUFACTURERS & PRODUCT DESIGN
1235 1ST AVE
LAKE WORTH, FLORIDA 33174
TEL (305) 586-6100 FAX (305) 582-4878

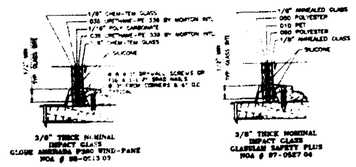
DEALER SHELF WINDOWS & DOORS
NEW DELHI, INDIA
TEL (11) 748-2100 FAX (11) 748-6666

KEEP DRY, WISCONSIN 54451
TEL (715) 748-2100 FAX (715) 748-6666

W98-68

DESIGN LOAD CAPACITY - PSF

WIDTH	HEIGHT	5/8" LAM. ANN. GLASS EXT.	5/8" LAM. ANN. GLASS INT.	5/8" LAM. TEMP.GLASS EXT.	5/8" LAM. TEMP.GLASS INT.
84"	49-1/2"	75.0	75.0	75.0	75.0
90"		66.8	66.8	75.0	75.0
96"		99.7	99.7	75.0	75.0
102"		59.9	59.9	75.0	75.0
108"		45.3	45.3	75.0	75.0
84"	54-1/2"	75.0	75.0	75.0	75.0
90"		64.8	64.8	75.0	75.0
96"		56.5	56.5	75.0	75.0
102"		50.9	50.9	75.0	75.0
108"		45.4	45.4	75.0	75.0
84"	59-1/2"	-	-	75.0	75.0
90"		64.4	64.4	75.0	75.0
96"		55.4	55.4	75.0	75.0
102"		49.2	49.2	75.0	74.3
108"		43.8	43.8	75.0	70.9
84"	64-1/2"	75.0	75.0	75.0	75.0
90"		66.4	66.4	75.0	75.0
96"		58.8	58.8	75.0	75.0
102"		52.3	52.3	75.0	75.0



3/8" THICK NOMINAL IMPACT GLASS
GLOBE AMERICAS P900 WIND-PANE
MOA # 88-0513.07

3/8" THICK NOMINAL IMPACT GLASS
GLASWALL SAFETY PLUS
MOA # 97-0527.04

GLASS OPTIONS

ALL-PARROQ CORPORATION
MANUFACTURERS & PRODUCT DESIGN
1235 1ST AVE
LAKE WORTH, FLORIDA 33174
TEL (305) 586-6100 FAX (305) 582-4878

DEALER SHELF WINDOWS & DOORS
NEW DELHI, INDIA
TEL (11) 748-2100 FAX (11) 748-6666

KEEP DRY, WISCONSIN 54451
TEL (715) 748-2100 FAX (715) 748-6666

W98-68

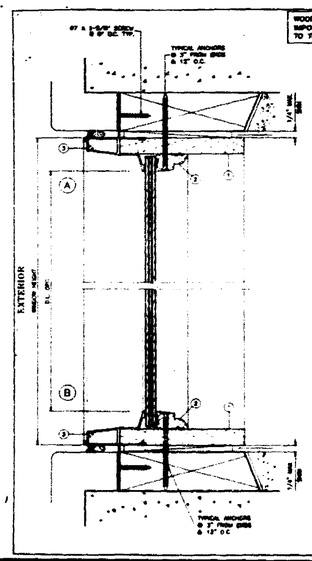
02

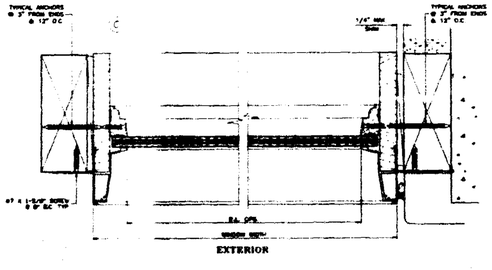
WOOD BLOCKS NOT BY WEATHER SHIELD, MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

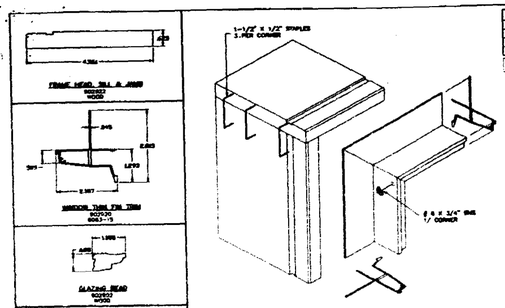
TYPICAL ANCHORS

EXTERIOR

EXTERIOR





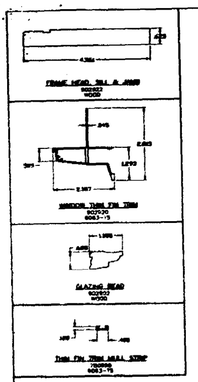


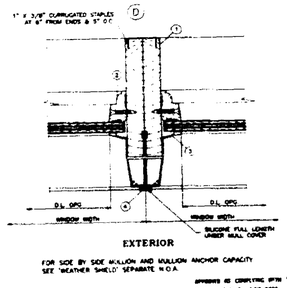
FRAME CORNER CONSTRUCTION

SEALANT
ALL FRAME CORNERS, JOINTS AND EXTERIOR CAP SEALED WITH "GE SILICONE 2000"

ITEM #	PART #	MAT'L	DESCRIPTION	MATERIAL	NAME / DESCRIPTION / STANDARD
1	760902	4	HEAD, SILL AND JAMB	WOOD	WEATHER SHIELD
2	760907	4	GLAZING BEAD	WOOD	WEATHER SHIELD
3	760905	4	TYT WITH FIN	ALUMINUM	WEATHER SHIELD
4	760909	-	TYT WALL STRIP	ALUMINUM	TAPETAL PRODUCTS

ALL WOOD COMPONENTS TO BE PONDEROSA PINE OR EQUIVALENT





EXTERIOR

FOR SIDE BY SIDE MULLION AND MULLION ANCHOR CAPACITY SEE "WEATHER SHIELD" SEPARATE W.O.A.

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APR. 1 99
BY
FROM Dade
Miami-Dade COUNTY COMPLIANCE OFFICE
ACCEPTANCE NO 95-1110.10

APR 19 1999

ALL-FABRIK CORPORATION
1235 SW 21 AVE
HOLLYWOOD, FLORIDA 33069
TEL (305) 364-2100 FAX (305) 364-2173
ENGINEERS, PLANNERS & PRODUCT DESIGN

WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
TEL (715) 748-2100 FAX (715) 748-6994

DRAWING NO. W98-68
SHEET 1 OF 8

02

98-1110.10

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2527 FAX (305) 375-2358

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2900 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Direct Set "Contempra" TFT Alum. Clad Wood Fixed Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 98-1110.10
Expires: 04/15/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Review Type	Initials	Date
Building	[illegible]	5/7/99
Zoning		

Approved: 04/15/99

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Internet mail address: [illegible] Homepage: http://www.buildingcodesonline.com

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Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1110.10
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
It approves an aluminum clad wood fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
The Direct Set **"Contempra" TFT Aluminum Clad Wood Fixed Window – Impact Resistant** and its components shall be constructed in strict compliance with the following documents: Drawing No. W98-68, titled "Direct Set 'Contempra' TFT Alum Clad Wood Windows," prepared by Al-Farooq Corporation, dated 10/01/98, revised on 03/03/99, Sheets 1 through 6 of 6, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown in the approved drawings.

4. **INSTALLATION**
4.1 The aluminum clad wood fixed window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product **will not resist** a hurricane protection system.

5. **LABELING**
Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1110.10
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test-supporting data, engineering documents, are no older than eight (8) years.

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b. The product is no longer the same product (identical) as the one originally approved.
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d. The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a. Unsatisfactory performance of this product or process.
b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reseal the copies.

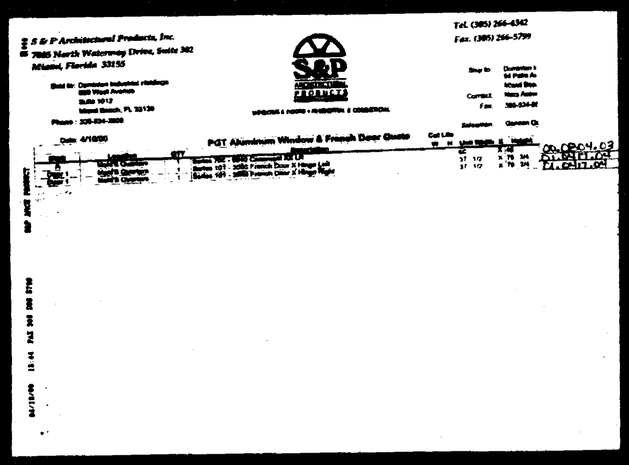
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

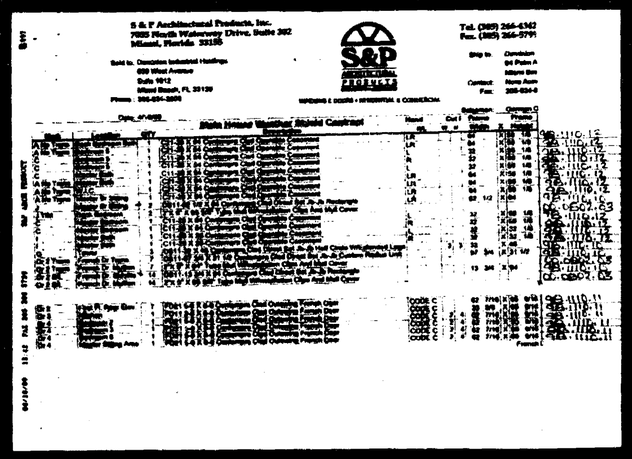
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

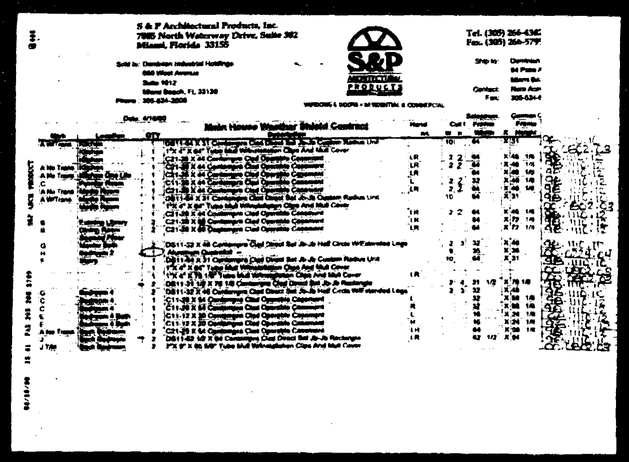
END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Examiner
Product Control Division

02







02

S&P ARCHITECTURAL PRODUCTS
954-968-3701
954-968-9983

FACSIMILE TRANSMITTAL SHEET

TO: Nora Acevedo
FROM: Raquel Lopez
COMPANY: Dominion Indust. Holdings
DATE: 4/20/06
FAX NUMBER: 305-821-8306 or 305-821-6843
NO. OF PAGES INCLUDING COVER: (5)
PHONE NUMBER: 305-558-3887
CC: Bob Wade
RE: Dominion - 94 Palm Ave - Shop drawing

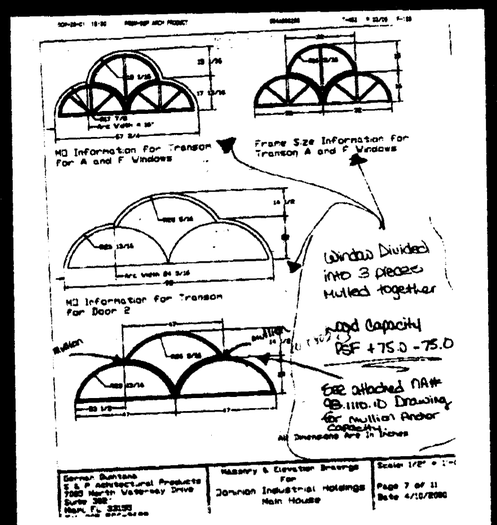
☐URGENT ☒FOR REVIEW ☐PLEASE COMMENT ☐PLEASE REPLY ☐PLEASE RECYCLE

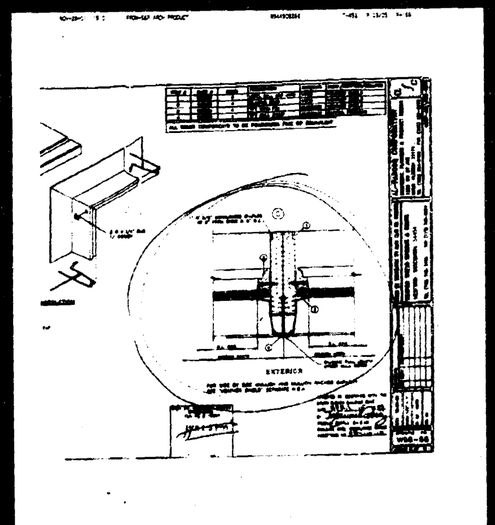
NOTES/COMMENTS

Nora:
Please find attached the shop drawing & mullion anchor capacity drawing from NA# 98.1110.10 for the Arched transoms above the doors. Please submit these pages to the city - hopefully this will help them in approving us for permit.
Let me know if this works out or not!

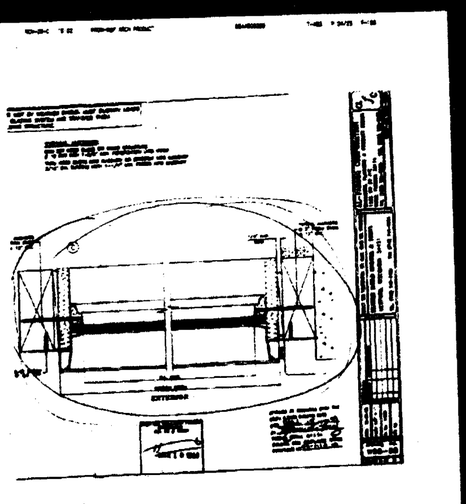
Good Luck,
Raquel
S&P Architectural

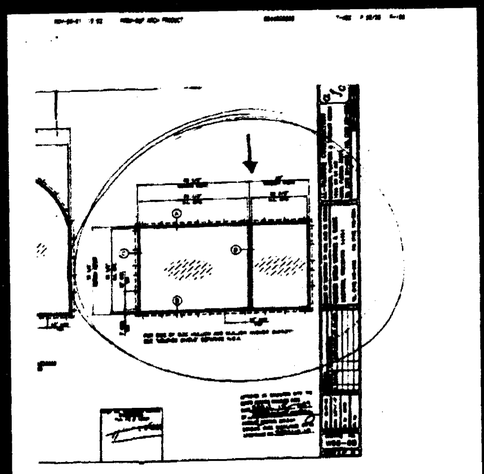
1721 BLOUNT ROAD
POMPANO BEACH, FLORIDA 33069





02





COMBINED ENGINEERING SCIENCES
CONSULTING ENGINEERS

JOB
SHEET NO
CALCULATED BY

Window Wind pressures
94 Palm Ave.

11-26-01

02

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

TOMER :
B NUMBER :
SCRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

ND VELOCITY = 110 MPH
POSURE CATEGORY = C
ILDING CATEGORY = 1
PORTANCE FACTOR = 1.05
RUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

OF SLOPE = 4.50 : 12 (20.56 DEG)
BUTARY AREA = 21.0 FT2
AN ROOF HEIGHT = 38.0 FT Kh = 1.045 qh = 35.7 PSF
STANCE, Z = 33.0 FT Kz = 1.003 qz = 34.3 PSF

WALL WIND LOADS		
	WALL AREA	
	4	5
GCp (+)	1.324	1.324
GCp (-)	-1.424	-1.829
PRESSURE (PSF)	56.2	56.2
SUCTION (PSF)	-59.7	-74.2

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

A

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

TOMER :
NUMBER :
CRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
SURE CATEGORY = C
DING CATEGORY = 1
TANCE FACTOR = 1.05
CTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 4.50 : 12 (20.56 DEG)
RIBUTARY AREA = 32.0 FT2
N ROOF HEIGHT = 38.0 FT Kh = 1.045 qh = 35.7 PSF
TANCE, Z = 33.0 FT Kz = 1.003 qz = 34.3 PSF

WALL WIND LOADS		
	WALL AREA	
	4	5
GCp (+)	1.281	1.281
GCp (-)	-1.381	-1.732
PRESSURE (PSF)	54.6	54.6
SUCTION (PSF)	-68.2	-70.7

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

B

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

TOMER :
NUMBER :
CRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
SURE CATEGORY = C
DING CATEGORY = 1
TANCE FACTOR = 1.05
CTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 4.50 : 12 (20.56 DEG)
RIBUTARY AREA = 11.0 FT2
N ROOF HEIGHT = 38.0 FT Kh = 1.045 qh = 35.7 PSF
TANCE, Z = 33.0 FT Kz = 1.003 qz = 34.3 PSF

WALL WIND LOADS		
	WALL AREA	
	4	5
GCp (+)	1.390	1.390
GCp (-)	-1.490	-1.978
PRESSURE (PSF)	58.5	58.5
SUCTION (PSF)	-62.1	-79.5

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

C

02

ROVALINS, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

JECTONER :
JB NUMBER :
DESCRIPTION :
DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

IND VELOCITY = 110 MPH
POSURE CATEGORY = C
ILDING CATEGORY = 1
PORTANCE FACTOR = 1.05
RUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

OF SLOPE = 4.50 : 12 (20.56 DEG)
IBUTARY AREA = 24.0 FT2 Kh = 1.045 qh = 35.7 PSF
AN ROOF HEIGHT = 38.0 FT Kz = 1.003 qz = 34.3 PSF
STANCE, Z = 33.0 FT

WALL WIND LOADS		
	WALL AREA	
	4	5
GCp (+)	1.310	1.310
GCp (-)	-1.410	-1.799
PRESSURE (PSF)	55.7	55.7
SUCTION (PSF)	-59.2	-73.1



P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25
BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

Over

Shell's Construction U.S.A. Inc.

IS PLEASED TO PRESENT

SERVICE SHELL'S

FOUNDATION & ADDITIONS
RENOVATION

COMMERCIAL GENERAL LIABILITY

WORKERS COMPENSATION

Office (786) 290-6606 Cell (786) 290-6645

FAX 305-757-7481

Email: SHELLS1@YAHOO.COM

Shell's Construction U.S.A. Inc.
HISTORY

Shell's Construction U.S.A Inc. was developed around a team with extensive experience in the building and construction industry. Our team's diverse experience in shell construction, additions & renovations has complimented us to effectively perform the tasks in our community. This greatly helped us establish an excellent reputation in our market.

Approximately 80% of projects undertaken by our businesses relate to the shell and renovation components of construction. The specifications typically involved with this work may very demand expert technical knowledge, but also the ability to perform under challenging conditions. Specific jobs dictate [illegible] with existing structures which necessitate an understanding surrounding for either the operating business or residence.

Notably, our work has progressed as with the requirements to work at many major hotels and residential buildings on South Miami Beach & many Islands all exposed wind zones in Florida. Most of these projects has culminated in sophisticated shell work and significant renovations. Therefore, our understanding of our systems and experience in the market which we are really a part of is very extensive and highly unique.

The principals of this company as well as our company staff are dedicated to the continuing of this tradition for many years to come.

[illegible] response to fulfill your needs we always remain top priority. We believe, open communication is an essential part of better service.

Shell's Construction U.S.A. Inc.
Staff

Antonio Estrada (President / Chief Executive Officer)
Nelly Posada (Secretary / Community Relations Director)
Diego Charles (Operations Manager)
Fernando Estrada (Administration Department)
Jimmy Yanez (Accounting Coordinator)
Paul Lawrence (Operations Supervisor)

Office (786) 290-6606 Cell (786) 290-6645

FAX 305-757-7481

Email: SHELLS1@YAHOO.COM

02

ALBERTO URTUBIA
Owner *Shell's Construction U.S.A. Inc*
1995 N.E. 147 Ln North Miami Fl 33181
786-290- Fax: 305-757-7581

19-1 to the present Florida
Started Owner
Operate Building Up As president of the company

1991 - 1991 Laredo company Aragon SRL Business Area Ag

I have performed all responsibilities within my business. Overseeing the projects, time schedule and everything in between.

- 1992 Construction coordinator area: Inland Spain
Navarra, Navarra s.
Remodeling old mansion purpose supervise on all aspects of construction from beginning to finish set

1990 - 1991 Hacer Arte a Argentina Business Area Ma
Technical Knowledge - Strategic Methodology
Climatology and Meteorology Observation
Sales specialist Manufacturing coordination
- store metric chemical - Audit All Departments Specialist in
all Branches World Travel Mayordomo planner between
Explorer - Hacer Arte

INTERESTS

Personal interest - improvement, growth, creative, results, quality product

EDUCATION / CERTIFICATES

As a third generation building contractor I've established the same high standards that made my father and grandfather respected professionals in their field.

Hobbies

I enjoy my work, take pride in the projects, and strive to maintain high standards in my relations with suppliers, subcontractors, clients, and co-workers alike.

LANGUAGES Spanish native English fluent Italian Basic knowledge

REFERENCES
Shell's Construction U.S.A. INC
1995 N.E. 147 Ln North Miami Fla Fl 33181
Office (786) 290-0646 Cell (786) 290-0645
FAX 305-757-7581

MANGOS TROPIC CAFE
900 Ocean Dr South Beach
Exterior Renovation and painting
In September 1997
Manager ARNALDO BATISTA
CEO CONTRICLER DAVID KRIMCH
Phone 305-673-4422

CONSTRUCTION INTERNATIONAL
6815 Biscayne Blvd Suite 2111 (Canal Center)
President ALI PEZAI
Office PH 305-865-3797 or Fax PH: 305-865-9945

AMERICAS MEDICAL PLAZA

Pediatric facility suite 207
Demolition Partition drywall, installation doors, finishing and more
Medical Facility suit 204
Demolition Partition drywall, installation doors, finishing and more

TARA BAL HARBOR INC.
DRY DOCKS STORAGE
Carpentry, Finishing and Renovation Demolition Framing Drywall 9700 Collins Ave Bal Harbor

OLAS MILLS TEE BATISTA'S STUDIO In December 1994 1995

CUTLER RIDGE
New storage demolition framing drywall carpentry, finishing
Mechanical general plumbing and electrical

MIRY ISLAND
New storage demolition framing drywall carpentry, finishing
Mechanical general plumbing and electrical

DEVELOPER ISAAC GAMIEL
5401 COLLINS AV MIAMI BCH FL
PHONE 305-864-4733

NOTE: *all followed list is conversion from hotel to Condominium*
We do total renovation Demolition Custom Framing Drywall Carpenter Painting and Insulation, general finishing And more

RETAIL PALS APARTMENT CONDOMINIUM 98 UNITS
9940 Collins Ave Miami Beach
Framing drywall, Installation of ventilation Paint the new Units
Prepare bathroom for new framing install tile
Owner B.E GAMIEL & BENNET GAMIEL

REFERENCES
Shell's Construction U.S.A. INC
1995 N.E. 147 Ln North Miami Fla Fl 33181
Office (786) 290 0646 Cell (786) 290-0645
FAX 305-757-7581

QUALITY FIRST HOME VII
Ricardo Gamiel
Custom House 9000 Sqft
9680 NE 170 St
Easter Shore

QUALITY FIRST HOME VIII
Ricardo Gamiel
Custom House 7775 Sqft
Lamar Shore
AARON INTERNATIONAL
Custom House 5600 Sqft
9550 NE 171 St
Easter Shore

LOS PALACIOS II CONDO ASSOC.
2001 West 15 Ave Hialeah Fl
Repair 8 units
Management Specialty Inc
Phone 305-207-3166 Norma Gracano

MARIALL WOOD SOUTH CONDO ASSOC.
6345 SW 138 st Miami 33183
Renovation all parking lot area
Management Specialty Inc.
Phone 305 207 3166
Norma Gracano

PEN DENTAL MFG INC.
2685 E 61 Street Hialeah Florida
Metal structural, welding, drywall, drop ceiling and finishing
Ft. November 1994
Owner GABRIEL LOPEZ
Phone 305 556 5219

BENEVAL MONASTERY
Antiquity to 600 years Interiors - Space

02

REFERENCES

Shell's Construction U.S.A. INC

1995 N.E. 147 st North Miami Bch Fl 33181
Office (786) 290-9686 Cell (786) 546-6647
FAX 305-757-7981

SORRENTO HOTEL 100 UNITS
135 Ocean Drive Miami Beach
New firewall, partial new marble, paint, ceiling, frame new, wall and general finishing

THE ROYAL CASTLES
[illegible]

GREENBRIAR HOTEL 47 UNITS
1130 Indian Creek Miami Beach

GRAND PLAZA 55 UNITS
2899 Indian Creek Miami Beach

Owner: Inés Sánchez Martos Bata
2450 Collins Ave North Beach
by January 1995

COSMODOME APARTMENT
2100 COLLINS AVENUE BEACH

DIALLAB
New storage, refurbishment, framing, drywall, carpentry, finishing, mechanical, generic, plumbing and electrical

Family Riverosa

To whom it my concern

I am pleased to have the opportunity to recommend Aurelio Urrutia, Owner of Shell's Construction U.S.A Inc.

Shell's Construction U.S.A Inc was our contractor on a 2500 square foot renovation of our space at Coral Gables. I gave Aurelio and his company the highest rating for the work that they do!

Shell's Construction U.S.A Inc was efficient, thorough, and conscientious. They began work on time, finished on time, and stayed within our budget. We especially appreciate the extra effort Aurelio and his staff took to reduce the inconvenience to us.

I enjoy Working with Aurelio and everyone at the Shell's Construction U.S.A Inc and recommend him highly to anyone who needs an experienced and knowledgeable renovation expert.

Sincerely,

Jose Riverosa
Owner

Greeting

As a propriety manager for Management Specialty Inc. I have had the opportunity to work with Aurelio Urrutia owner of Shell's Construction U.S.A on numerous projects.

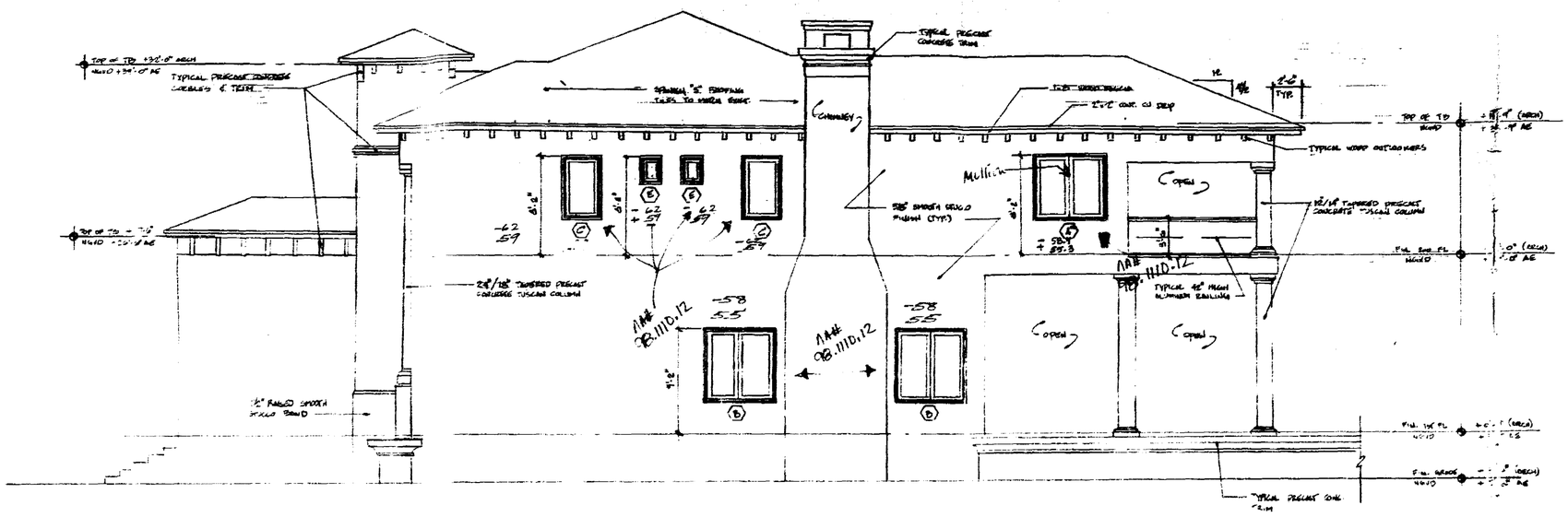
Aurelio is highly competent remodeling pro and knows the construction business thoroughly. He maintains a high standard of quality in his work and demands the same. From his employees and his subcontractors.

Aurelio consistently meets ours high standards with only the minimum amount of supervision. I can trust him to treat the renters and property owners honestly and fairly and to do the job right the first time.

Not only is Aurelio an excellent contractor, but also he is very congenial to work with. He has always kept a pleasant, yet professional, working relationship with everyone on our projects.
I would not hesitate to recommend him for any renovation or repair work.
Sincerely

Nesa Jimenez
Property Manager
Management Specialty Inc

02

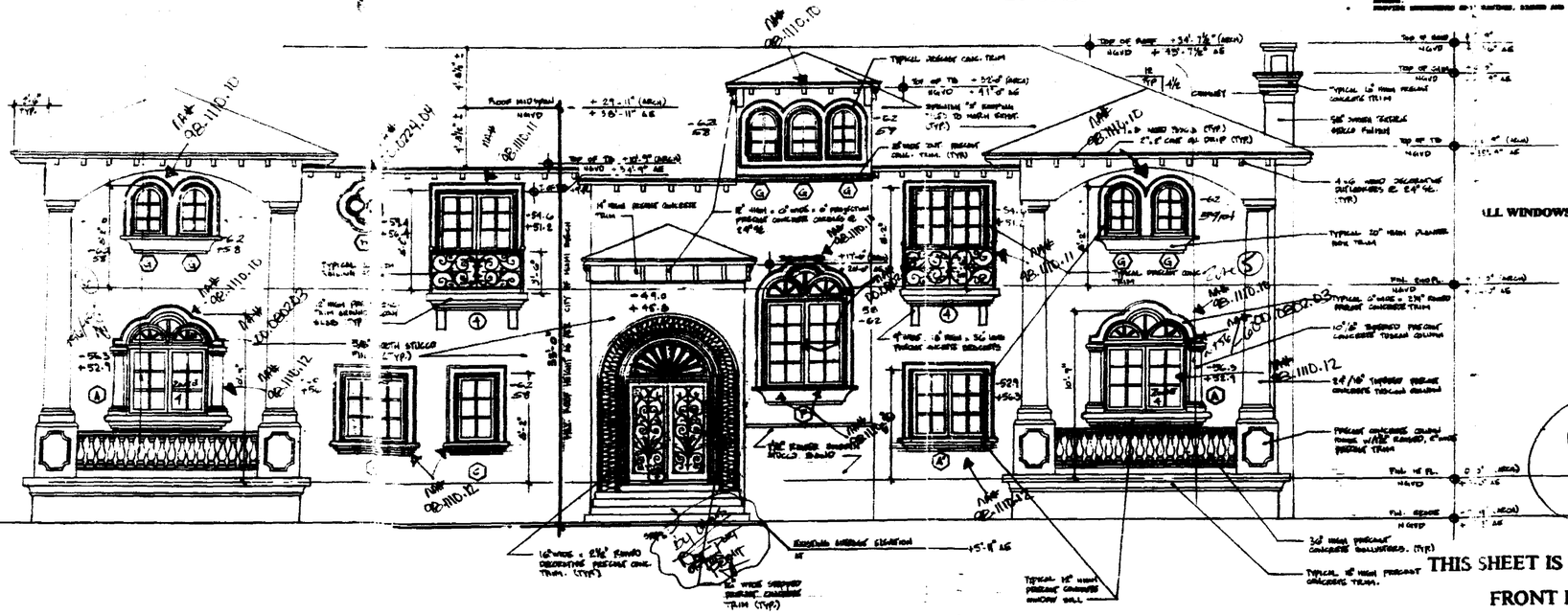


RIGHT SIDE ELEVATION

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

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

THIS SHEET IS FOR WINDOW PRESSURES ONLY



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING
ZONING
PLANNING
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

Windows + Doors only

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 15 ST.
MIAMI, FL 33135
(305) 856-6345

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

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

7-23-01

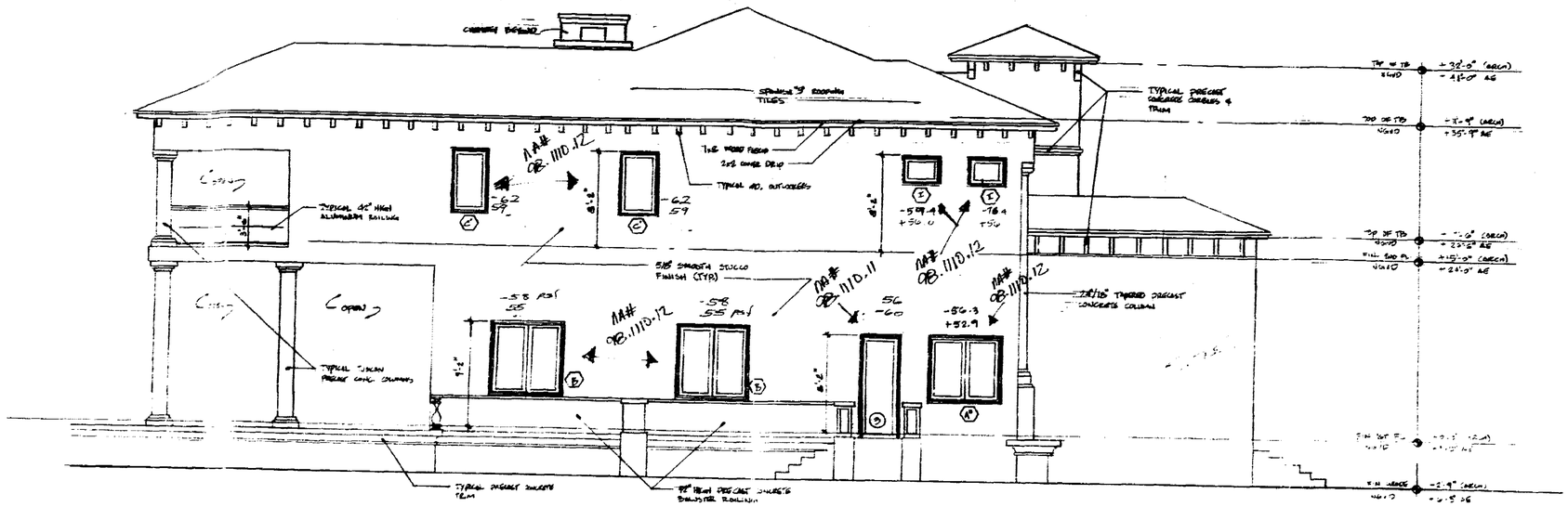
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVE.
MIAMI BEACH, FLORIDA

REVISIONS

DATE 1-31-01
SHEET WP-1
OF 3

02



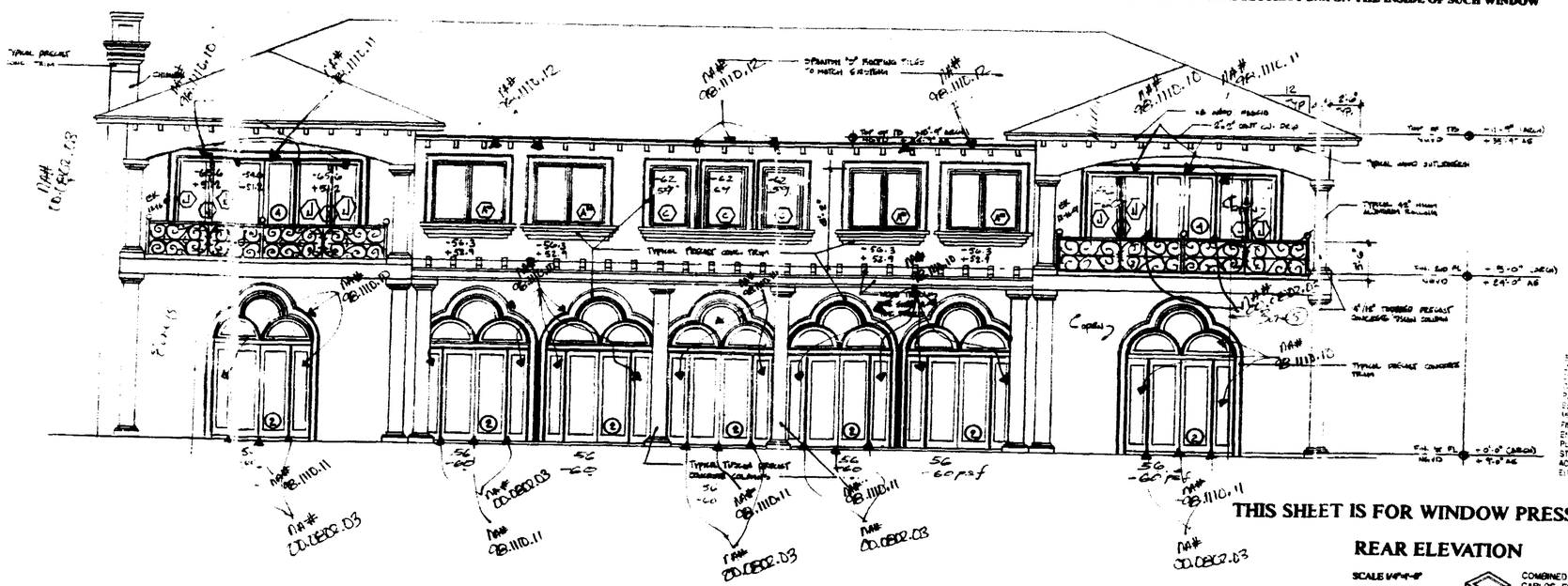
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
PLANNING
HISTORIC
ZONING/TENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

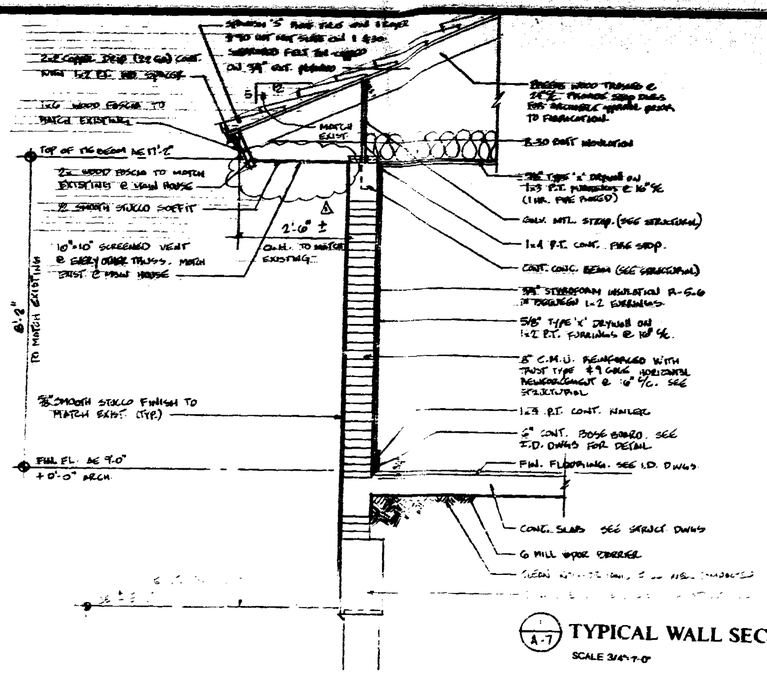
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

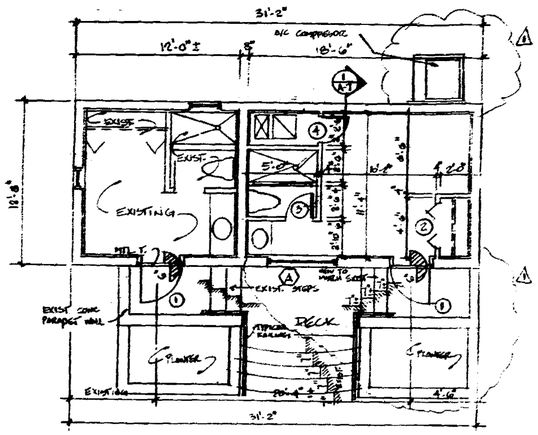
REVISIONS

DATE 1-31-01
SHEET WP-2
OF 3

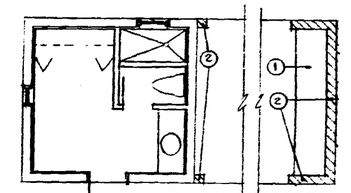
02



A-7 TYPICAL WALL SECTION
SCALE 3/4"=1'-0"



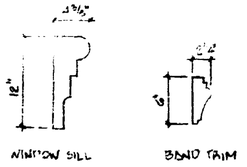
FLOOR PLAN
SCALE 1/4"=1'-0"



DEMOLITION PLAN
SCALE 1/4"=1'-0"

KEY NOTES
1. REMOVE EXIST. CONC. COUNTER & BUILT-IN BBQ
2. REMOVE EXIST. BLOCK WALL AS INDICATED BY HATCHING

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION REFER TO ENGINEER'S DRAWINGS.



PRECAST TRIM PROFILES

THIS SHEET IS FOR WINDOW PRESSURES ONLY

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	PHOTO	DESCRIPTION	MANUFACTURER	REMARKS
	2'-0"	4'-0"	-	ALUM. CASEMENT	[illegible]	5/8" IMPACT GLASS, GRIDS

NOTES
1. ALL GLASS TO BE 5/8" LAM TEMPD, IMPACT GLASS
2. SIZES ARE APPROXIMATION, VERIFY SIZES WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 4/12/05
ZONING:
PUBLIC WORKS:
FIRE & LIFE SAFETY: N/A
HISTORIC:

DOOR SCHEDULE

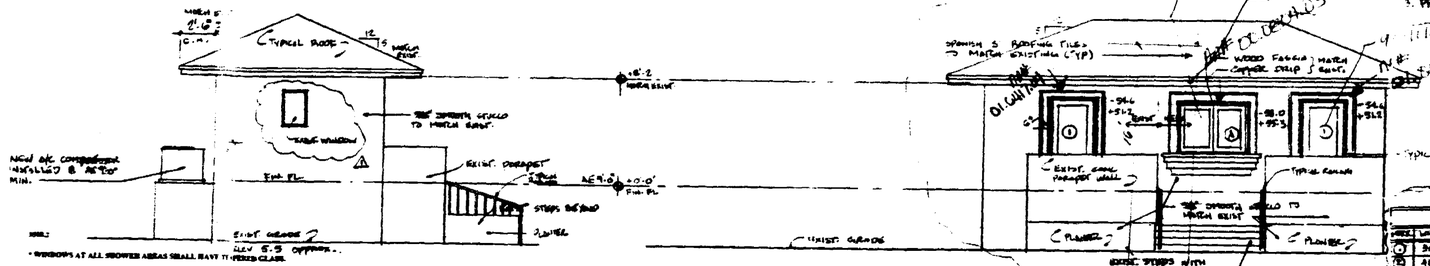
MARK	WIDTH	HEIGHT	THICK	MATERIAL & TYPE	DOOR GAGE	THRESHOLD	HARDWARE	REMARKS
1	3'-0"	8'-0"	1 3/8"	WOOD, FRENCH DR	1	ALUM.	IMPACT	(2)-3'-0"x8'-0" IMPACT GLASS
2	4'-0"	8'-0"	1 3/8"	WOOD, FOLDING	3	-	-	BI-FOLD
3	2'-8"	8'-0"	1 3/8"	"	3	MEDIUM	-	
4	2'-4"	8'-0"	1 3/8"	"	2	ALUM.	-	AT CLOSET

FIRE NOTES
1. FIRE RATED, FULL WEATHER STRIPPING, DEAD BOLT PER CODE WITH THUMB LATCH
2. FIRE RATED, AIR TIGHT, POSITIVE S/C RESTRAINT
3. FIRE RATED, SUBJECT 3/16" FROM FINISH FLOOR TO FIRE

GENERAL NOTES

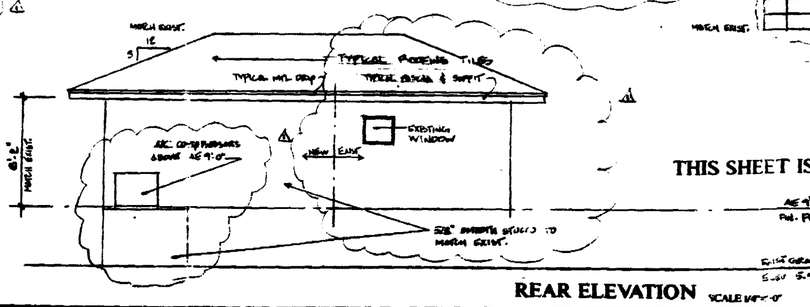
* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE DUCTED WITH DAMPER.
* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.
* ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING.
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENTLY OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNRESTRICTED TRAVEL, TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONHOUSEHOLD SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY A PROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
* ALL OPTIONAL TEMPERED GLASS TO COMPLY WITH S.F.B.C. SECTION [illegible]

NOTES:
* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
* ALL ALUMINUM RAILINGS AT SECOND FLOOR WINDOWS SHALL BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWING FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND BUILDING DEPARTMENT PERMITTING.
* PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
* PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION
* PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ... ING WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
* ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY 2, TEMPERED SAFETY GLASS.
* ALL BATHROOM WINDOWS SHALL BE WITH TEMP. ... GLASS.



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"
RIGHT SIDE ELEVATION = SIMILAR

FRONT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS
06/09 TRIMS

DATE 1-31-05
SHEET WP-3
OF 3

02

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2001 EDITION AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH, AT 28 DAYS.
- ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS.
- ALL CONCRETE MASONRY UNITS SHALL BE GRADE "N", TYPE I, NORMAL WEIGHT UNITS CONFORMING TO ASTM C90-85 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI AT 28 DAYS.
- ALL MORTAR SHALL BE TYPE S AND SHALL CONFORM TO ASTM C270-86A.
- ALL GROUT SHALL BE PEA GRAVEL MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- ALL REINFORCING STEEL SHALL BE LAPPED 40 BAR DIAMETERS.
- ALL REINFORCED CONCRETE BEAMS AND COLUMNS SHALL BE CONFINED WITH TIES AS SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL REINFORCED MASONRY WALLS SHALL BE SOLID GROUTED.
- ALL REINFORCED ROOF CONCRETE BEAMS AND COLUMNS SHALL BE SUPPORTED BY #4 STIRRUPS AT 24" O.C. AT MIDDLE THIRD AND 8" O.C. AT THE OUTER THIRDS.
- ALL REINFORCED MASONRY WALLS SHALL BE SUPPORTED BY #4 HORIZONTAL BARS AT 24" O.C. AT MIDDLE THIRD AND 8" O.C. AT THE OUTER THIRDS

** Modified Req'd 00-080203

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SHEET #	DESCRIPTION	MANUFACTURER	REMARKS
A1	6'-0"	5'-0"	1	CASTLE	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL
A	3'-0"	5'-0"	1	V.I.F.	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL
A1	3'-0"	5'-0"	1	V.I.F.	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL
B	3'-0"	4'-0"	1	V.I.F.	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL
C	3'-0"	4'-0"	1	V.I.F.	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL
E	3'-0"	4'-0"	1	V.I.F.	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL
F	3'-0"	5'-0"	1	CLAD	WOOD CLAD FIXED	WEATHER SHIELD OR EQUAL
G	3'-0"	5'-0"	1	CLAD	WOOD CLAD FIXED	WEATHER SHIELD OR EQUAL
H	3'-0"	5'-0"	1	CLAD	WOOD CLAD AWNING	WEATHER SHIELD OR EQUAL
I	3'-0"	5'-0"	1	CLAD	WOOD CLAD FIXED	WEATHER SHIELD OR EQUAL
J	3'-0"	5'-0"	1	V.I.F.	WOOD CLAD CASEMENT	WEATHER SHIELD OR EQUAL

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE MASONRY ROUGH OPENINGS PRIOR TO ERECTING CONCRETE MASONRY WALLS.

WINDOW NOTES:
1. ALL GLASS IN WINDOWS TO BE IMPACT, (FULLY TEMPERED).
2. ALL DIMENSIONS ARE F.C. MASONRY, AND ARE APPROXIMATE. VERIFY DIMENSIONS WITH WINDOW MANUFACTURER.
3. ALL EXTERIOR DOORS, AND STAIRS, LEADS TO BE IMPACT.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE	SHEET #	DESCRIPTION	MANUFACTURER	REMARKS
1	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
2	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
3	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
4	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
5	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
6	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
7	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
8	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
9	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
10	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
11	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
12	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
13	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
14	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
15	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
16	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
17	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
18	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
19	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
20	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
21	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
22	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
23	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
24	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
25	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
26	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
27	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
28	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
29	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
30	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
31	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
32	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
33	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
34	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
35	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
36	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
37	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
38	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
39	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
40	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
41	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
42	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
43	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
44	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
45	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
46	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
47	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
48	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
49	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
50	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
51	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
52	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
53	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
54	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
55	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
56	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
57	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
58	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
59	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
60	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
61	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
62	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
63	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
64	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
65	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
66	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
67	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
68	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
69	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
70	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
71	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
72	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
73	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
74	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
75	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
76	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
77	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
78	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
79	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
80	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
81	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
82	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
83	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
84	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
85	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
86	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
87	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
88	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
89	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
90	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
91	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
92	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
93	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
94	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
95	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
96	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
97	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
98	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
99	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		
100	3'-0"	7'-0"	1 3/4"	SINGLE	1	FRAMED WOOD DOOR		

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTION OF DOOR WALLS

KEY NOTES:

RAILING AND HANDRAIL GENERAL NOTE

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT

SECOND FLOOR PLAN

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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
HISTORICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR
JUN 08 2000

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE OF ISSUE: JUNE 1999
A-1.1
SHEET NUMBER 11

02

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MARK/DIM	DESCRIPTION	MANUFACTURER	REMARKS
A	1'-7 3/4"	5'-1 5/8"	VARIES	WOOD CLAD CASEMENT	WEATHER SHIELD	SEE 1" TRANSOM ABOVE
A1	1'-7 3/4"	3'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
A2	1'-7 3/4"	3'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
A3	1'-7 3/4"	5'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
B	2'-7 3/4"	5'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
C	2'-7 3/4"	3'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
C1	2'-7 3/4"	5'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
E	2'-7 3/4"	5'-1 5/8"	N/A	WOOD CLAD CASEMENT	WEATHER SHIELD	
F	1'-7 3/4"	8'-0"	VARIES	WOOD CLAD FIXED	WEATHER SHIELD	SEE 1" TRANSOM ABOVE
G	2'-7 3/4"	5'-1 5/8"	N/A	WOOD CLAD FIXED	WEATHER SHIELD	
H	2'-7 3/4"	3'-1 5/8"	VARIES	WOOD CLAD CASEMENT	WEATHER SHIELD	
I	2'-7 3/4"	5'-1 5/8"	VARIES	WOOD CLAD CASEMENT	WEATHER SHIELD	
J	2'-7 3/4"	5'-1 5/8"	N/A	WOOD CLAD FIXED	WEATHER SHIELD	

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE MASONRY ROUGH OPENINGS PRIOR TO ERECTING CONCRETE MASONRY WALLS

WINDOW NOTES

1. ALL GLASS IN WINDOWS TO BE IMPACT, SEALED TINTED.
2. ALL DIMENSIONS ARE TO MASONRY AND ARE APPROXIMATE. VERIFY DIMENSIONS WITH WINDOW MANUFACTURER
3. ALL SHOWER WINDOWS ARE FIXED GLASS TO BE IMPACT
4. ALL OPERABLE FIXED GLASS SHALL BE TEMPERED WITH DESIGN PRESSURE EQUAL TO ADJACENT FIXED GLASS

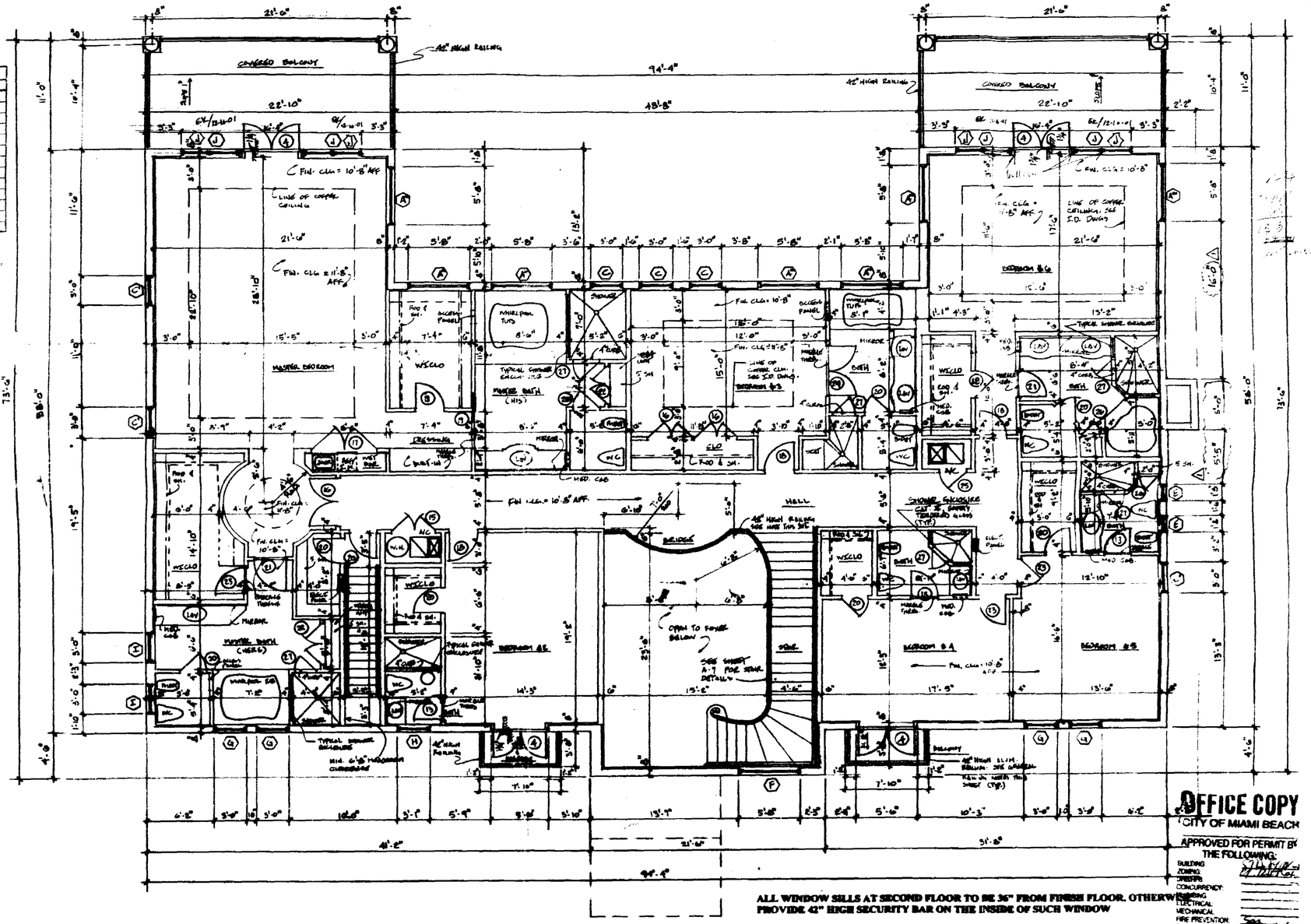
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE & MATERIAL	HDT RATED	THRESHOLD	GLAZING	REMARKS
1	6'-0"	9'-0"	2"	SOLID CORE WOOD VENEER				
2	6'-0"	9'-0"	2"	FRENCH WOOD CLAD				
3	3'-0"	9'-0"	2"	FRENCH WOOD CLAD				
4	6'-0"	9'-0"	2"	FRENCH WOOD CLAD				
5	2'-6"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
6	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
7	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
8	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
9	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
10	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
11	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
12	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
13	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
14	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
15	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
16	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
17	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
18	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
19	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
20	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
21	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
22	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
23	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
24	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
25	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
26	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
27	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
28	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
29	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				
30	2'-8"	6'-8"	1 3/4"	SOLID CORE WOOD VENEER				

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING CMU WALLS

DOOR NOTES

1. FRENCH: WITH ASTRAGAL, FULL WEATHERSTRIPPING, HEAD BOLT PER CODE, BRONZE THRESHOLD
2. FRENCH: WITH ASTRAGAL, FULL WEATHERSTRIPPING, HEAD BOLT PER CODE, ALUMINUM THRESHOLD
3. FRENCH: FULL WEATHERSTRIPPED, AUTOMATIC CLOSER & ASTRAGAL WITH POSITIVE RETURN
4. FRENCH: INTERCEPT 1/4" FROM FINISH MARBLE FLOORING



RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING SHALL BE DESIGN WITH U.B.C.A. SECTION 5.2.2.6.1
- HANDRAILS SHALL BE 34" ABOVE NOSE OF TREAD AND RAMP SURFACE.
- GUARDS SHALL BE 42" HIGH AT DECKS AND BALCONIES AND 36" HIGH AT STAIRS. OPENINGS SHALL BE SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
- ALL RAILINGS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LBS. PER LINEAL FOOT APPLIED HORIZONTALLY AT THE TOP OF THE RAILING.

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

DEC 1 4 2000

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNER
CONCURRENCY:
PARKING
ELECTRICAL
MECHANICAL
FIRE PREVENTION:
ENGINEERING
PUBLIC WORKS:
STRUCTURAL
ACCESSIBILITY:
ELEVATOR:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

DATE 12-12-00
SHEET A-3
PROJECT NO. 11

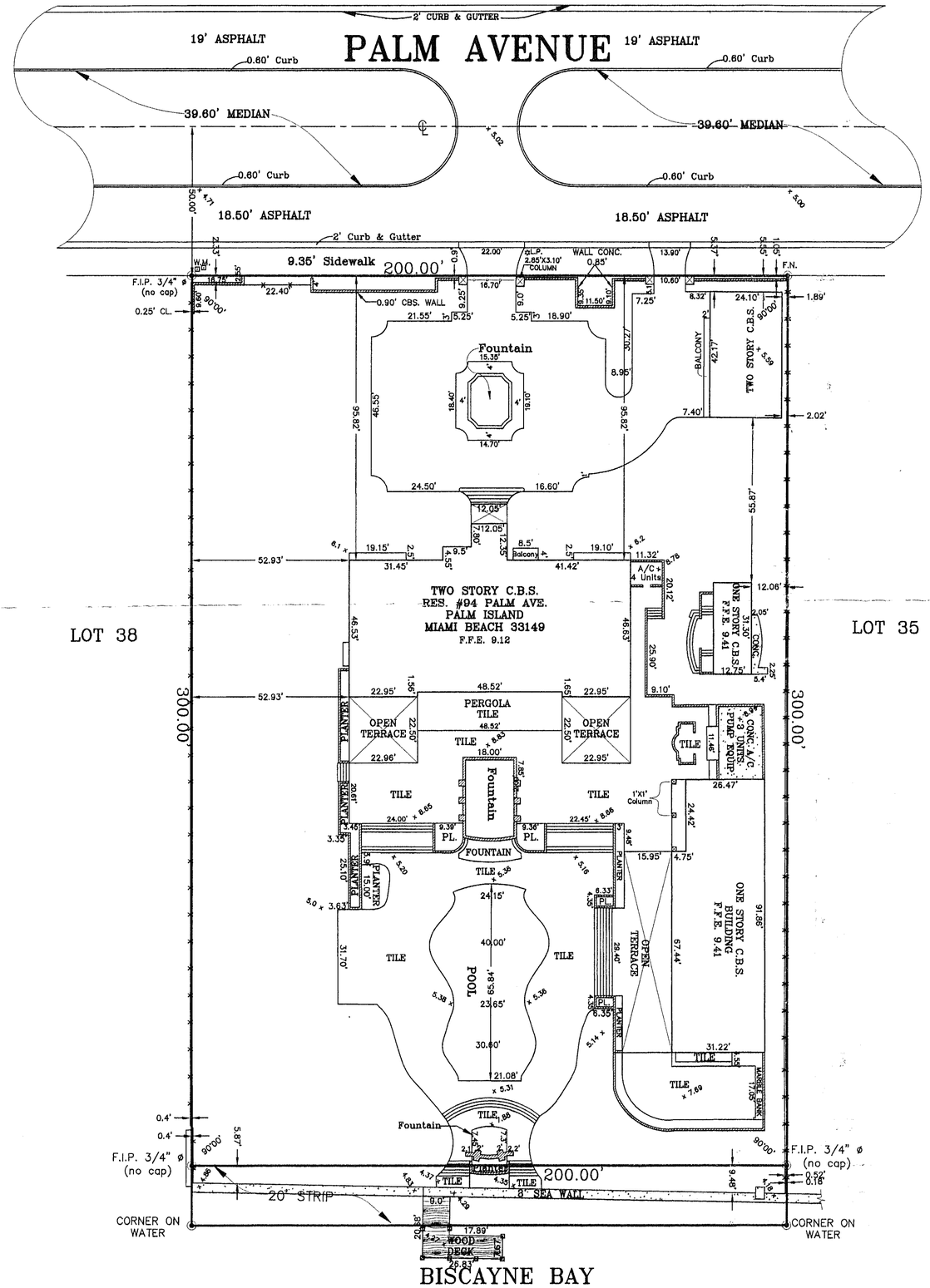
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B0200484
94 PALM AVE

02

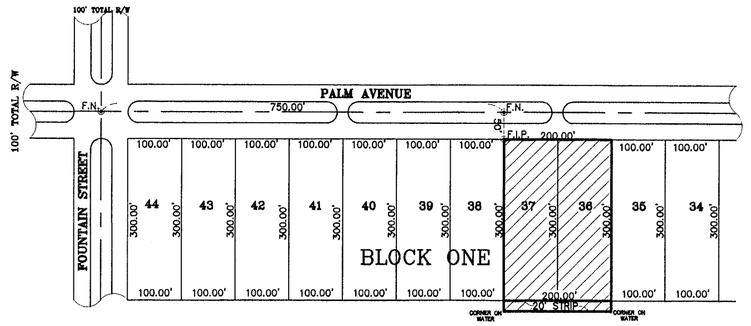
MAP OF BOUNDARY SURVEY

SCALE : 1" = 30'



LOCATION SKETCH

SCALE : 1" = 200'



LEGAL DESCRIPTION:

LOT 36, 37 & A 20' FEET STRIP IN BISCAYNE BAY BLOCK ONE
SUBDIVISION PALM ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
94 PALM AVE. PALM ISLAND
MIAMI BEACH 33149

BENCH MARK USED:

LOCATOR	NAME	ELEVATION
4250 E	D-135	5.34

MACARTHUR CSWY --- 4' SW OF EDGE OF PAVEMENT
FOUNTAIN ST --- 15' SE OF PROJECTED C/L

PK NAIL AND BRASS WASHER IN CONC CURB.

A - ARC
AVE. - AVENUE
BLDG.- BUILDING
BM.- BENCHMARK
C.- CURVE
C.B.- CATCH BASIN
C.B.S - CONCRETE BLOCK STRUCTURE.
CH. - CHORD
CHB.- CHORD BEARING
CL.- CLEAR
C/L - CENTER LINE
CONC.- CONCRETE
CT.- COURT
D.M.E.- DRAINAGE AND MAINTENANCE EASEMENT.
E.- EAST
ENC.- ENCROACH
ESMT.- EASEMENT
F.D.H. - FOUND DRILL HOLE
F.F.E- FINISHED FLOOR ELEVATION
F.I.P- FOUND IRON PIPE
ø - DIAMETER
ELEV.- ELEVATION
F.N.- FOUND NAIL
F.N.D.- FOUND NAIL & DISC.
FT.- FEET.
LN.- LANE.
MEAS.- MEASURE.
M/L- MONUMENT LINE.
M/S.- METAL SHED.
N.- NORTH.
No.- NUMBER.
O.R.B.- OFFICIAL RECORDS BOOK.
□ - PILES ø=14"
O.V.H.- OVERHANG.
O.W.- OVERHEAD WIRES.
P.B.- PLAT BOOK.
P.C.- POINT OF CURVATURE.
P.O.B.- POINT OF BEGINNING.
P.O.C.- POINT OF COMPOUND CURVE.
P.G.- PAGE.
PKWY.- PARKWAY.
PL.- PLACE.
P.C.P.- PERMANENT CONTROL POINT.
P.O.C.- POINT OF COMMENCEMENT.
P.R.M.- PERMANENT REFERENCED MONUMENT.
R.- RADIUS.
RAD.- RADIAL.
RD.- ROAD.
REC.- RECORD.
RES.- RESIDENCE.
RGE.- RANGE.
R/W.- RIGHT OF WAY.
S.-SOUTH.
SEC.- SECTION.
S.I.P.- SET IRON PIPE.
S.N.D.- SET NAIL & DISC.
SWK.- SIDEWALK
T.- TANGENT.
TERR.- TERRACE.
TWP.- TOWNSHIP.
U.E.- UTILITY EASEMENT.
W.- WEST.
W/F.- WOOD FENCE.
Δ - CENTRAL ANGLE.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN C/L OF 0 BEARS 0
AS SNOWN IN PLAT BOOK 0 AT PAGE 0, MIAMI-DADE COUNTY, FLORIDA.

DATE OF FIELD SURVEY 07/28/2000

FLOOD ZONE: AE COMMUNITY No.120650 PANEL: 191 SUFFIX: J DATE OF FIRM: 07-17-95 BASE FLOOD: 9.00

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED. OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR : DOMINION INDSTRIAL HOLDING
ORDER No. : 0302-127 FINAL SURVEY
DATE : 03/06/2003
REV. : 3/25/03

WALTER E. VENEGAS
PROFESSIONAL SURVEYOR AND MAPPER No.3106
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL.

CARIBBEAN LAND SURVEYORS, INC.
3742 WEST 12th AVE. MIAMI FL 33012
TELEPHONE: (305) 824-0040 FAX: (305) 824-0038

LASON
The Information Management Company

PERMIT #

B0300110

19

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

10-23-2002

Receipt:

Activity Number: BS0000 10
Status: APPROVED

Date Applied: 10/08/2002
Date Completed:

Date Issued: 10/08/2002
Date Expired: 04/06/2003

Entered By: BURLSANR

Site Address: 94 PALM AV MBCH
Parcel #: 02030004330

Balance Due: 30.00
Valuation: 535,000.00

Applicant: MIAMI BEACH SEAWALLS
3680 N E 214 STREET
N MIAMI BEACH FL 33480
305-932-3124

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10000
BTYA001 11433 00000

Description: sw wood dock, 1 seawall cap, 21 batter piles, 8

Payments made for this receipt:

Type	Method	Description	Amount

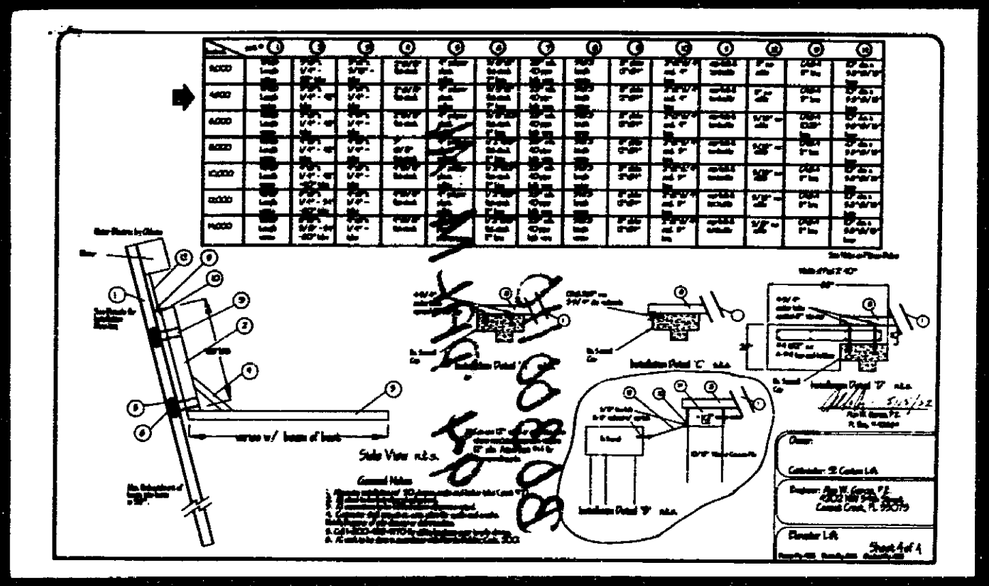
Payment Made: Accepted By:

Total Payment: .00 Payee:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot. Fee	Paid	Prev. Paid	Cur. Paid
230	Marine	011-0000-322151	45.00	45.00	45.00	.00
270	Zoning	011-0000-322101	35.00	35.00	35.00	.00
620	DERM Compliance Fee	011-0000-341211	21.00	21.00	21.00	.00
630	Training	011-0000-341214	5.40	5.40	5.40	.00
640	Satisfaction Deposit Fe	011-0000-343101	125.00	125.00	125.00	.00



RATIONAL ANALYSIS - BATTER PILES

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/23/02

Specific Data

Type of Pile	12x12 Concrete w/ 4-1" 1/8-Lab Strands	
fcDes	5000.00 psi	
fcPile	5000.00 psi	
fsSteel	50000.00 psi	ASTM grade 50
fsu - Strength of Strands	270000 psi	
n - Number of Strands	4	
a - Area per Strand	0.12 in^2	
D - pile size	12 in	
M - Slope of Batter	1:10.3	
Aspiral - Area of Tie	0.06 in^2	
s - Tie Spacing	8 in	
M - Moment from Sheet 1	1188.3 kip/ft	
R - Reaction from Sheet 1	590.1 kips	
S - Pile Spacing	10 feet	
MMAX = M/P*300	11.88 kip-ft/ft	
P = R x S/*300 =	5.90 kips	

CHECK PILE CAPACITY
BATTER PILE IN COMPRESSION

Theta = atan(1/M) = 11.56 degrees
PC = P / (cos(theta)) = 19.19 kips = 9.58 ton
Driven to 20 Ton Capacity

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9/23/02

5/5

19

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
DRBFHPB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

B0300110
94 PALM AV

19

RATIONAL ANALYSIS - KING AND BATTER PILES

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/23/02

Specific Data

Type of Pile	12x12 Concrete w/ 4-7/16" Lo-Lax Strands
f'cCap	3000.00 psi
f'cPile	5000.00 psi
fsSteel	60000.00 psi ASTM grade 60
fsu - Strength of Strands	270000 psi
n - Number of Strands	4
a - Area per Strand	0.12 in^2
p - pile size	12 in
sl - Slope of Batter	1 to 3
phi - Understrenght Factor	0.85
d - Distance to Extreme Fiber	9 in
Aspiral - Area of Tie	0.05 in^2
s - Tie Spacing	8 in
MMAX =	11.88 kips ft
Aps = Area of Steel = n x a =	0.48 in^2
Ac = Area of Pile = b^2	144.00 in^2

CHECK ULTIMATE MOMENT CAPACITY

Mu = (.37 x b x Aps x fsu)*1.2000 = 47.95 kips ft

Mu / MMAX = 4.04 > 1.8 Service Load Factor, O.K.

CHECK SHEAR

Vc = (2 x (f'cPile)^.5 x b x d) / 1000 =	15.27 kips
Av = (12in) * Aspiral =	0.06 in^2
Vu = phi x ((Av x (fsSteel)*1000 x d)/s + Vc) =	17.29 kips
Ro = MAXIMUM SHEAR = P =	5.90 kips
Vu/Ro =	2.93 > 1.8 Will SPIRAL TIES @ 8", O.K.

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9/24/02

RATIONAL ANALYSIS - MIAMI CAP DESIGN

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/23/02

Specific Data

wc - Cap Width	3.00 feet
dwc - Distance to Extreme Fiber - Width	33 in
h - Cap Depth	1.17 feet
dh - Distance to Extreme Fiber - Depth	11 in
dc - Density of Concrete	150.00 lb/ft^3
sdsc - King Pile Spacing	10.00 feet
fsSteel	60000.00 psi ASTM grade 60
f'cCap	3000.00 psi
phiF - Understrength Factor for Flexure	0.90
phiS - Understrength Factor for Shear	0.85

LATERAL LOADING - SIMPLY SUPPORTED WITH POINT LOAD AT CENTER = CAP FORCE

R = Reaction Per Linear Ft = 0.61 kips From Program

L = span =	10.00	feet
R1 = CAP FORCE = R x L/2	3.03	kips
a =	na	feet
b =	na	feet
Mo - Max Moment = R x L^2/10 =	6.06	kips ft
Vo - Maximum Shear = R1 =	3.03	kips
Mu - Factored Moment = 1.7 x Mo =	10.30	kips ft
Vu - Factored Shear = 1.7 x Vo =	5.15	kips

CHECK BENDING

AS Req'd = M / (.4 x dwc)	0.08	in^2 / ft
Try #5 Area "a" =	0.31	in^2
Spacing "s" =	0.75	ft
a / s =	0.41	in^2 / ft = 0.08 AS Req'd

Use min. #5 at 9" o.c.

CHECK SHEAR

Vc = (phiS x 2 x (f'cCap)^.5 x dwc x h) / 1000 =			43.03 kips
Vu/phiS - Vc =	-36.97	< 8 x (f'cCap)^2 x dwc x h =	282.89 kips, O.K.
phiS x Vc =	36.58	> Vu =	5.15 kips

Use nominal #3 Ties @ 18"
#3's at 3" Between Piles

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9/24/02

MAXIMUM STRESS IN TIMBER DECK

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/24/2002

Specific Data

LL - 90 psf x 1.4	84 psf
DL - 8 psf x 1.7	13.6 psf

"Dim"	s - in^3	Fb-psi
2x8	13.14"	1200
2x10	21.39"	1200
2x12	31.64"	1200
3x6	12.604"	1200
3x8	21.90"	1200
3x10	35.65"	1200
3x12	52.734"	1200

Joist Calculations

w - Joist Width (in)	2.5 in	
jd - Joist Depth (in)	7.25 in	
ZJ - Joist Section Modulus (in^3)	21.90* in^3	
wl - Width of Load / Joist (ft)	1.5 ft	
Fb - Bending	1200 psi T 4B NDS	
Cf - Size Fact. - (12/jd)^(1/9)	1.057587	
Cfu - Flat Use Fact	1	All Adjustment Factors from
Cr - Repetetive Fact (joist only)	1.15	Table 4B of NDS pg 3* '997 ed.
Cm - Wet Service Factor	0.85 CCA Treated	
Ch - Shear Factor	1	
Fb' - Fb x Cf x Cfu x Cr x Cr x Cm x Ch	1248.648 psi	
Cd - Duration Factor	1.25 7 days per appendix B	
cl - Centerline Dist. between Piles (ft)	10 ft	
d - Pile Dia. (in)	12 in	Joist Shear Calculations
W = ((LL + DL) x wl) / (Cd) =	117.12 lb/ft	Vi - Allowable 90 psi
span = cl - d - b =	8.79 ft	Vi=span's wl x 1+DL/2 643.6 lbf
M = ((span)^2 x W) / 8 =	1131.54 ft lbf	Fv=3V/(2 x w x d) 12.26 psi
Fb = (M x 12) / (ZJ) =	620.01 psi	83.29831 < 90 Fv=fv, OR
620.01 < 1248.65	Fb' < $A, O.K.	

Substringer Calculations

b - Substringer Width (in)	2.5 in	
sd - Substringer Depth (in)	11.25 in	
ZS - Substringer Section Modulus (in^3)	52.734 in^3	
swl - Width of Load / Substringer (ft)	5.50 ft	
s - Max Length of Substringer (ft)	9.00 ft	
Fb - Bending	1200 psi T 4B NDS	
Cf - Size Fact. - (12/sd)^(1/9)	1.007197	
Cfu - Flat Use Fact	1	All Adjustment Factors from
Cr - Repetetive Fact (joist only)	1	Table 4B of NDS pg 3* '997 ed.
Cm - Wet Service Factor	0.85 CCA Treated	
Ch - Shear Factor	1	
Fb' - Fb x Cf x Cfu x Cr x Cr x Cm x Ch	1027.341 psi	
Cd - Duration Factor	1.25 7 days per appendix B	
W = ((LL + DL) x swl) / Cd =	390.4 lb/ft	
span = s =	9.00 ft	
M = ((span)^2 x W) / 8 =	3952.80 ft lbf	
Fb = (M x 12) / ZS =	899.49 psi	
899.49 < 1027.34	Fb' < $A, O.K.	

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9/24/02

MAXIMUS STRESS IN TIMBER DECK

Residence Dameron Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dockmain
Date 9/24/2002

Specific Data

LL - 60 psf x 1 4	84 psf
DL - 9 psf x 1 7	13 6 psf

Check Stringers For Deflection

L = span x cl - d - b =	105 90 in
W = ((LL + DL) x jwf) / (Cd) =	9 76 lb/in
E = Mod of Elasticity	1760000 lb/in^2
jw Joist Width (in)	2 50 in
jd - Joist Depth (in)	7 25 in
I = (jw x jd^3) / 12	79 39128 in^4
delta = (5 x W x L^4) / (384 x E x I)	0 112671 in
L / 360 =	0 293958 in
delta <<< LOSS, OK in deflection	

Fastener Specifications - Double Shear

Fastener Type at Piling	3/4 in Thru Bolts
n - Number of Fasteners at Piling	2
Cap - Capacity	1920 lbf, for 3s per t 6 3A
A - Supported Area	45 00 ft^2
Cm - Wet Service in Shear	0 97
Cd - Duration Factor	1 25 7 days per appendix B
Load = ((LL + DL) x A) / (Cm x n x Cd)	1811 134 lbf
1939 lbf >	1811.134 lbf, O.K

Fastener Specifications - Single Shear

Fastener Type at Piling	5/8 in lag bolts
n - Number of Fasteners	1
Cap - Capacity	650 lbf, for 3s per t 9 3A
A - Supported Area	7 50 ft^2
Cm - Wet Service in Shear	0 97
Cd - Duration Factor	1 25 7 days per appendix B
Load = ((LL + DL) x A) / (Cm x n x Cd)	803 7113 lbf
699 lbf >	803.7113 lbf, O.K

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9/25/02

7/8

PILE LOAD CALCULATIONS

Residence Dameron Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dockmain
Date 9/24/2002

Pile Load - Dock Piles

LL - Live Load (psf)	60 psf
DL - Dead Load (psf)	9 psf
A - area of dock	90 sq ft
FS - Factor of Safety	1 5
n - number of supporting members	4
EL - Elevator Load	3500 lbf
Pile Load = (((LL+DL) x A) / n) + EL) x FS	7545 lbf
Design For	20 tons

Pile Dimensions

Pile Type	12x12 Concrete
w - width	1 feet
l - length driven	10 feet
r - soil resistance	500 psi
P - Pile Capacity	50000 lbf SFBC 2404 4 T24-8
Pile Load 7545.00 <	80000 Pile Design Capacity, O.K.

Blow Count Requirement

Per Pilebuck Design Manual, 1980

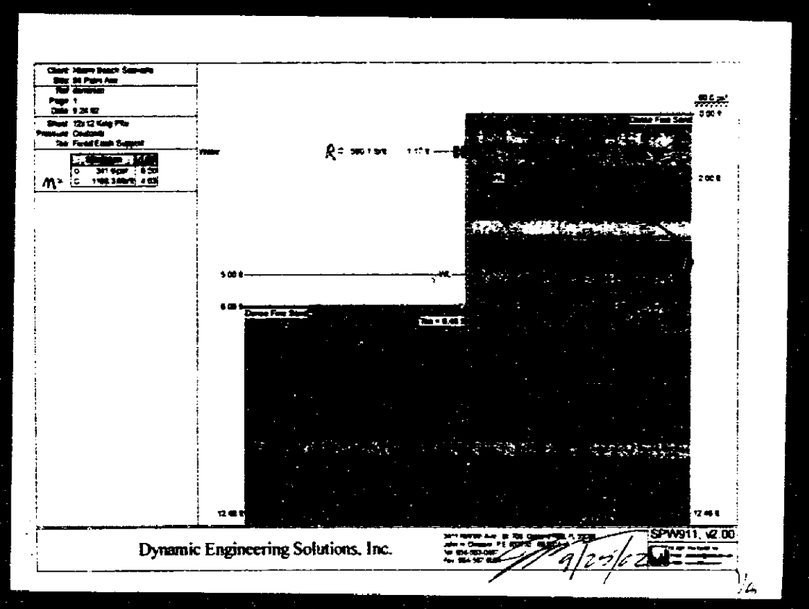
W - minimum weight of drop hammer	4700 lbf
h - minimum height of fall	6 feet
S - Average penetration, in inches, per blow of not less than 5 final blows	
S = ((2 x (W x h)) / (P(2x2000)) - 1	0 41 in
Blows per foot = 12 / S	29 3

Piles to be driven 10 feet into dense yielding material or 6 feet into dense limerock material. Drive to 20 ton capacity, Seat set at 29 blows per foot minimum.

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9/25/02

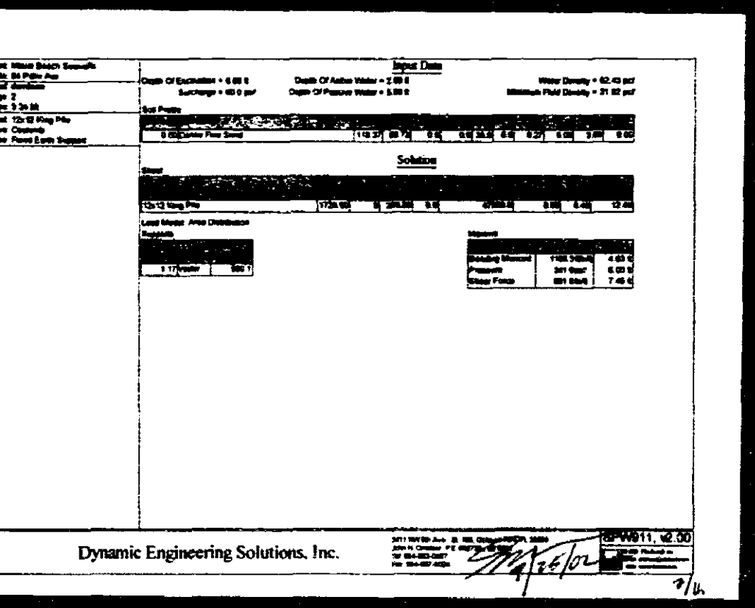
8/8



9/25/02

1/4

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Input Data

Depth Of Excavation = 6.00 ft
Surcharge = 100.0 psf
Depth Of Active Water = 2.00 ft
Depth Of Passive Water = 5.00 ft
Water Density = 62.43 pcf
Minimum Fluid Density = 31.22 pcf

Soil Profile

1	0.00	Dense Fine Sand	(110.0)	30.0	0.0	0.0	33.0	0.0	0.25	0.00	3.0	0.00

Solution

Steel

12x12 King Pile	172.00	6	258.00	0.0	40.0	0.00	0.00	12.00

Load Model: Free Distribution

Deflection

1.17 inches	590.1

Maximum

Bending Moment	1165.7 k-ft/ft	4.83 ft
Pressure	341 psf	6.00 ft
Shear Force	691 lbs/ft	7.45 ft

Dynamic Engineering Solutions, Inc.

3411 NW 9th Ave., S. 105, Oakland Park, 33309
John H. Dingler, P.E. dingler@dynamic-eng.com
Tel: 954-493-0407
Fax: 954-697-4529

SP-W911, v2.00

Licensed Product to:

4/26/02

3/4

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

APPENDIX 11

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 673-7610
Fax: (305) 673-7857

SPECIAL INSPECTOR

DATE: _____

ATTENTION: Building Official

I, the undersigned, a Professional Engineer ___, Registered Architect ___, members of the State of Florida, have been retained by the owners Dominick M. Holliday of the property located at 94 Palm Ave to perform all the duties of a Special Inspector as defined in Section 306.3 of the South Florida Building Code.

This office will be responsible to the Building Official of the City of Miami Beach for the inspection of the structural elements of the building, including all excavations, pilings, foundations, all reinforced concrete and structural steel, as well the vertical supply risers for the same as to the progress, compliance or non-compliance with the plans and the South Florida Building Code. In the event of non-compliance the Building Official shall be notified immediately as it is encountered, and in writing later. The pile logs and all concrete test reports will be submitted to the Building Official within one week after their completion.

All mandatory inspections, as required by the South Florida Building Code MUST be performed by the City of Miami Beach when the special inspector is hired by the owner. The City building inspectors must be called in on ALL MANDATORY inspections, inspections performed by the special inspector hired by the owner are IN ADDITION to the mandatory inspections performed by the City.

Upon completion of the structure, I will submit to the City of Miami Beach a certificate of compliance with the South Florida Building Code and approved plans.

ENGINEER/ARCHITECT SIGNATURE & SEAL: _____

ENGINEER/ARCHITECT (PRINTED): Joseph E. Consoli, PE

LICENSE NUMBER: PE 41275 / CR # 7011

CONTACT PHONE NUMBER: 941-567-4067

BUILDING PERMIT NUMBER: BD30110

OWNER/AGENT SIGNATURE: _____

OWNER/AGENT (PRINTED): Nick Recarte

BUILDING DEPARTMENT, ACCEPTED BY: _____

DATE: 12/04/02

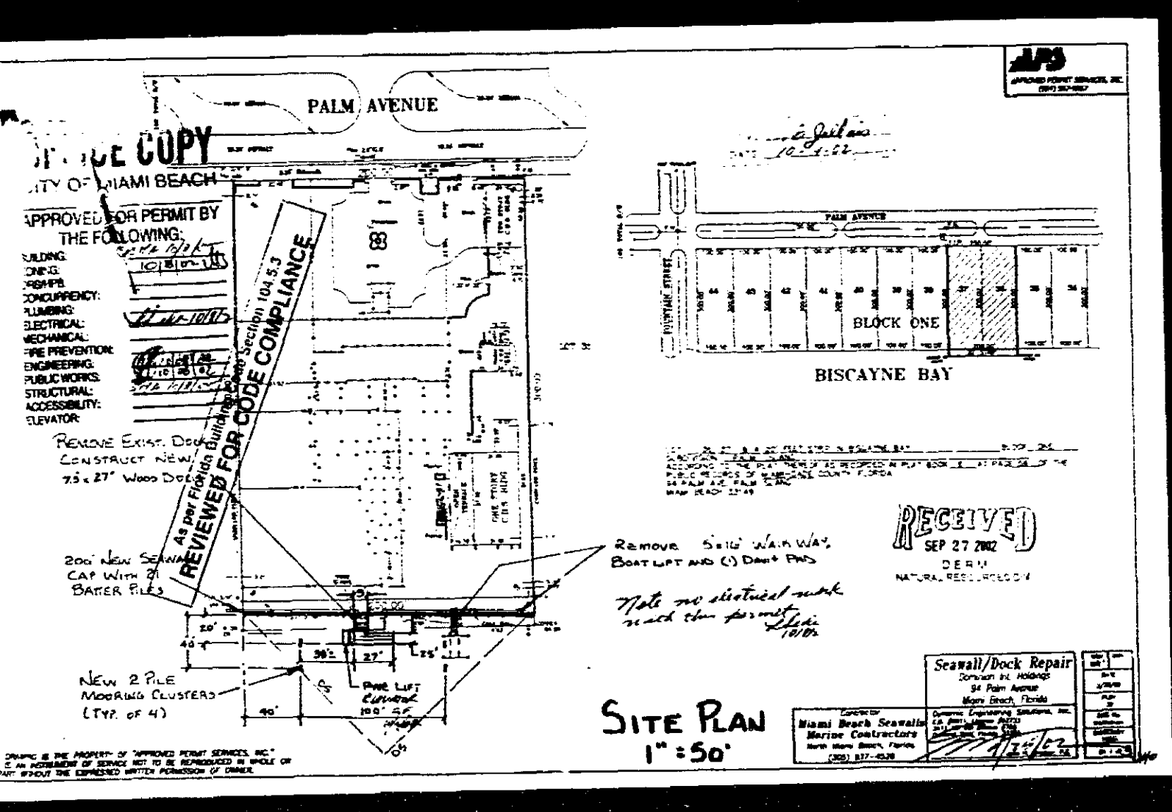
Scope:
① Pile Driving to Design Capacity
② Framing for Dock
③ Final

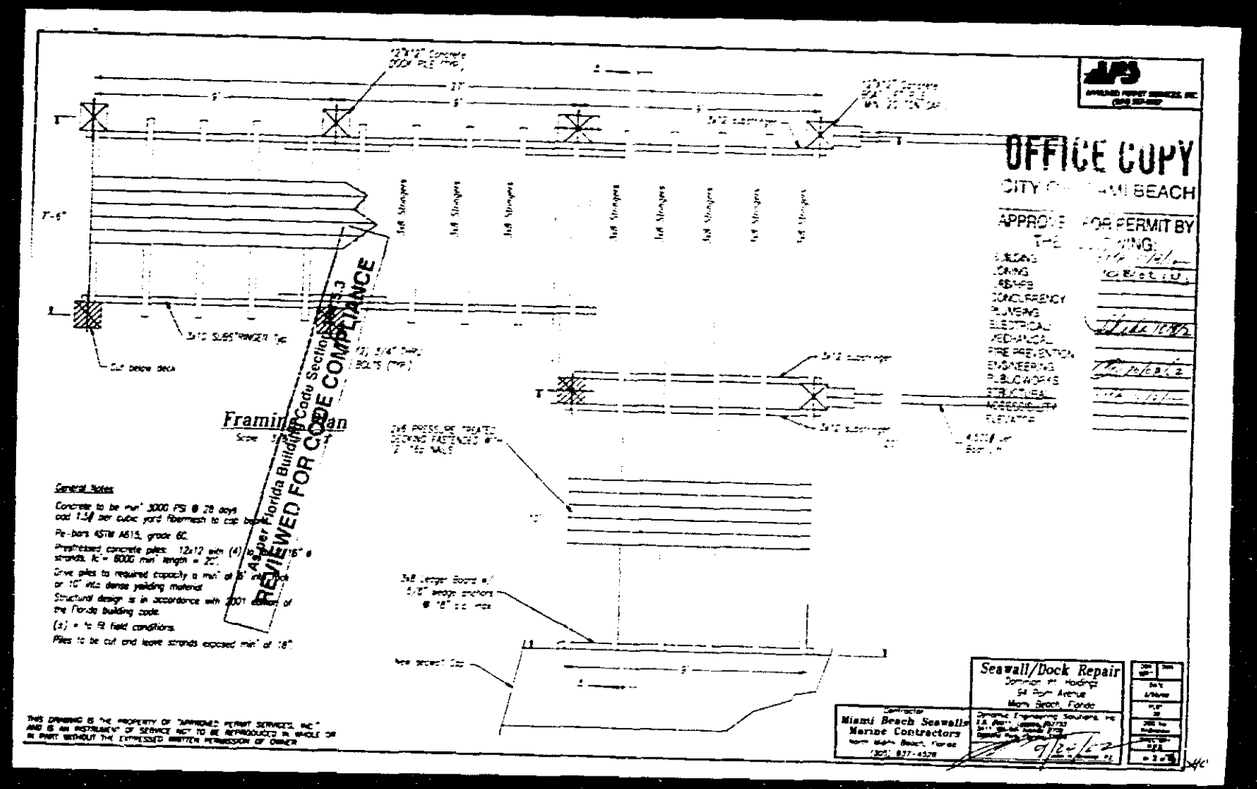
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Page 3 of 4

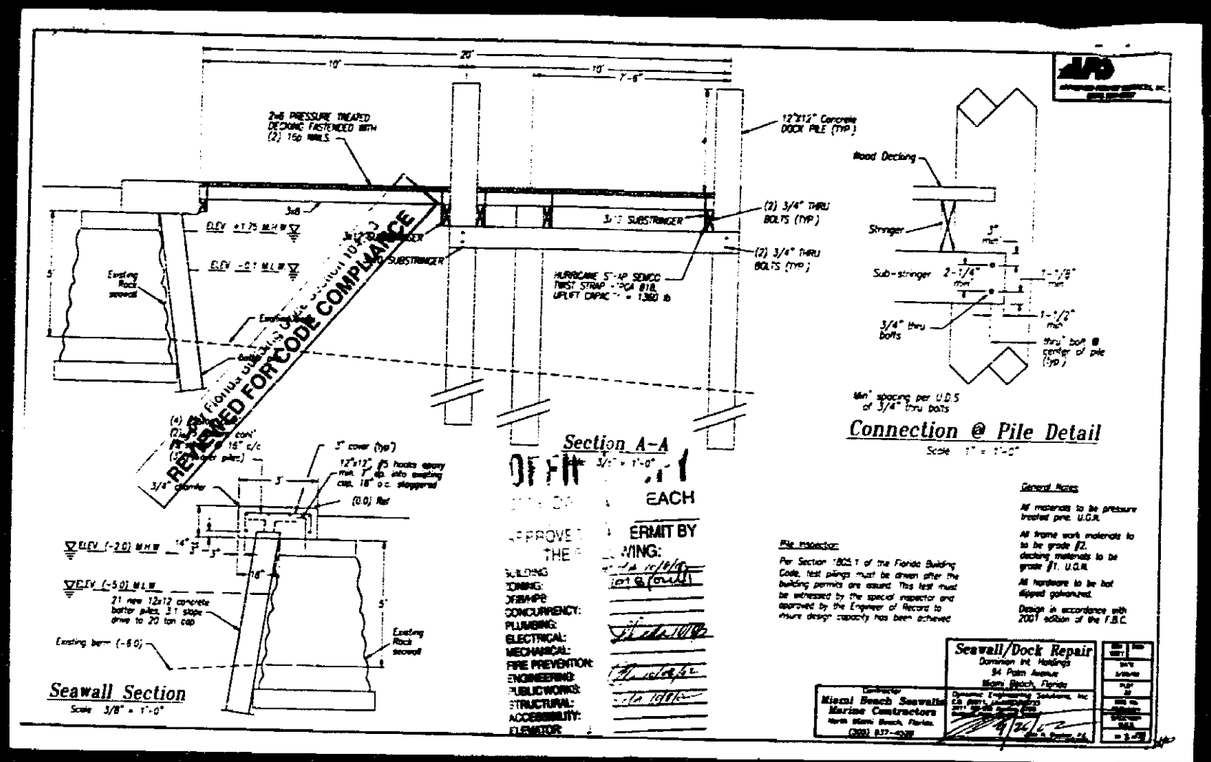
12/04/02

19


PALM AVENUE
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PARKING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
REVIEWED FOR CODE COMPLIANCE
As per Florida Building Code Section 104.5.3
REMOVE EXIST. DOCK
CONSTRUCT NEW:
7.5 x 27' WOOD DOCK
200' NEW SEAWALL CAP WITH 24" BATTER PILES
NEW 2 PILE MOORING CLUSTERS (TYP. OF 4)
PUMP OUT
FIRE HYDRANT
CATCH BASIN
20'
40'
30'
27'
25'
40'
10'
PUMP OUT CURRENT
100' ±
Remove Solid Walkway, Boat Lift and (1) Dock Pad
Note no electrical work need then permit
SITE PLAN
1" = 50'
PALM AVENUE
FONTAINE STREET
BLOCK ONE
BISCAYNE BAY
RECEIVED
SEP 27 2002
DERM
NATURAL RESOURCES
Seawall/Dock Repair
Dominion Inc. Holdings
94 Palm Avenue
Miami Beach, Florida
Contractor
Miami Beach Seawalls
Marine Contractors
North Miami Beach, Florida
(305) 837-4578
Dominion Engineering Solutions, Inc.
Lic. #EB-26723
2937 SW 27th Ave. Suite 302
Miami, Florida 33133
(305) 447-0900
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PARKING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
REVIEWED FOR CODE COMPLIANCE
As per Florida Building Code Section 104.5.3
Framing Plan
Scale: 1/4" = 1'-0"
12"x12" Concrete Style "B" Pile (typ.)
3x12 Stringers
3x12 SUBSTRINGER typ.
Cut below deck
12) 5/4x6 Deck Boards (typ.)
Cut Piles at Mean High Water
Pile Cap
3x8 Ledger Board w/ 5/8" wedge anchors @ 16" o.c. max
New Seawall Cap
General Notes:
Concrete to be min. 3000 PSI @ 28 days cast 1 3/4 per cubic yard fibermesh to cap beam.
Re-bars ASTM A615, grade 60.
Prestressed concrete piles: 12x12 with (4) #5 re-bars & 4 strands, fc = 6000 min. length = 20'.
Drive piles to required capacity a min. of 10' into rock or 10' into dense yielding material.
Structural design is in accordance with 2001 Edition of the Florida building code.
(±) = ½ @ field conditions.
Piles to be cut and leave strands exposed min. of 18".
Seawall/Dock Repair
Dominion Inc. Holdings
94 Palm Avenue
Miami Beach, Florida
Contractor
Miami Beach Seawalls
Marine Contractors
North Miami Beach, Florida
(305) 837-4578
Dominion Engineering Solutions, Inc.
Lic. #EB-26723
2937 SW 27th Ave. Suite 302
Miami, Florida 33133
(305) 447-0900
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19


20'
10'
10'
7'-6"
2x8 PRESSURE TREATED DECKING FASTENDED WITH (2) 16d NAILS
12"X12" Concrete DOCK PILE (TYP.)
3x8
ELEV. +1.75 M.H.W.
3x8 SUBSTRINGER
(2) 3/4" THRU BOLTS (TYP.)
ELEV. -2.1 M.L.W.
SUBSTRINGER
(2) 3/4" THRU BOLTS (TYP.)
Existing Rock seawall
HURRICANE STRAP SIMPSON TWIST STRAP H10A #18 UPLIFT CAPACITY = 1,380 lb
REVISED FOR CODE COMPLIANCE
Florida Building Code, Section 1015.2
(4) #5 vert. cont. (2) #5 hor. cont. 16" c/c (2) #5 hor. cont. (Top of pile)
5" cover (typ)
12"x12" (5 hooks epoxy min. 7" pb into existing cap, 18" o.c. staggered
3/4" diameter
3"
(0.0) Ref
ELEV. (-2.0) M.H.W.
14"
3"
16"
ELEV. (-5.0) M.L.W.
21 new 12x12 concrete batter piles, 3:1 slope drive to 20 ton cap
5'
Existing berm (-6.0)
Existing Rock seawall
Seawall Section
Scale 3/8" = 1'-0"
Section A-A
Scale 3/4" = 1'-0"
Wood Decking
Stringer
3" min.
Sub-stringer 2-1/4" min.
1-1/8" min.
3/4" thru bolts
1-1/2" min.
thru bolt @ center of pile (typ.)
Min. spacing per U.D.S. of 3/4" thru bolts
Connection @ Pile Detail
Scale 1" = 1'-0"
EACH
ERMIT BY
THE
WING:
BUILDING
ZONING:
SIGNS
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLICWORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
Pile Inspection
Per Section 1805.1 of the Florida Building Code, test pilings must be driven after the building permits are issued. This test must be witnessed by the special inspector and observed by the Engineer of Record to insure design capacity has been achieved.
General Notes
All materials to be pressure treated pine. U.O.N.
All frame work materials to to be grade #2. decking materials to be grade #1. U.O.N.
All hardware to be hot dipped galvanized.
Design in accordance with 2001 edition of the F.B.C.
Seawall/Dock Repair
Dominion Int. Holdings
94 Palm Avenue
Miami Beach, Florida
Contractor
Miscal Beach Seawalls Marine Contractors
North Miami Beach, Florida
(305) 837-0091

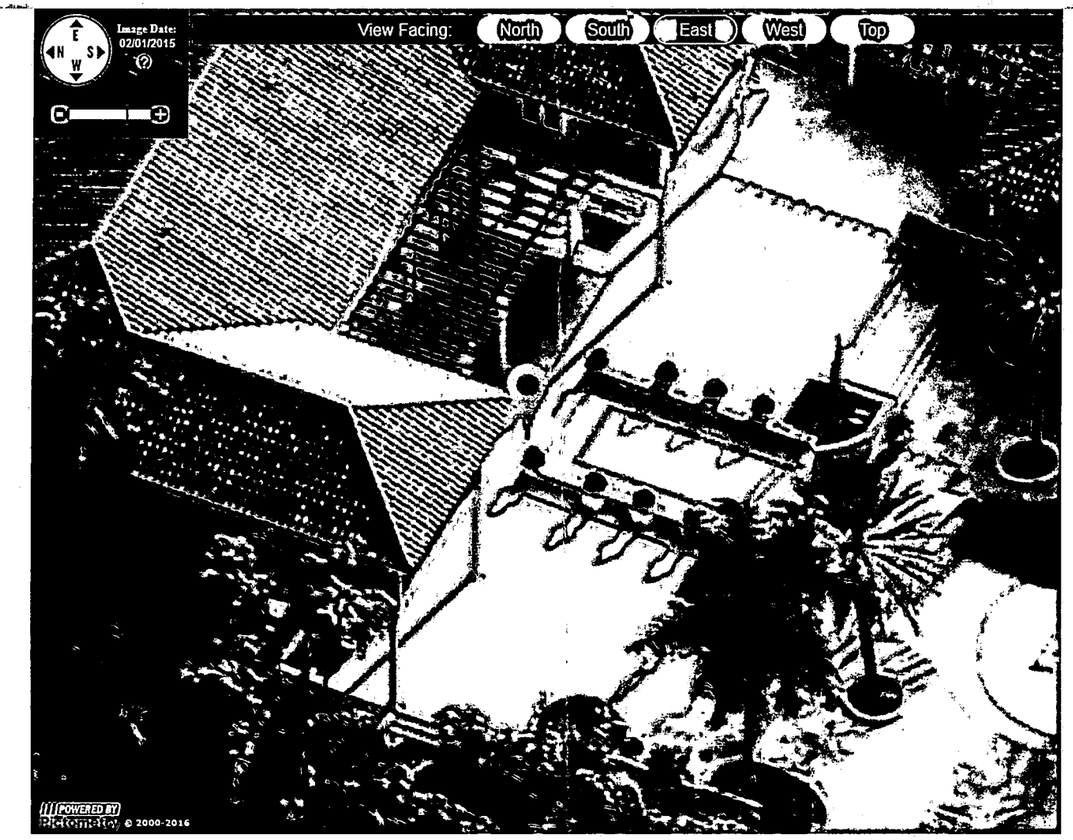
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For inquiries and suggestions email us at http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx.

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10/11/2016

BR1016-0605

ABBREVIATIONS

ARCH - ARCHITECTURAL
B - BOTTOM
BLDG - BUILDING
BM - BEAM
BAL - BALANCE
CH - CHANNEL
CIP - CAST IN PLACE
CJ - CONTROL JOINT
℄ - CENTERLINE
CL - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONT - CONTINUOUS
DBL - DOUBLE
DTL - DETAIL
DIA ø - DIAMETER
DIM - DIMENSION
DN - DOWN
DWG - DRAWING
EA - EACH
EF - EACH FACE
EJ - EXPANSION JOINT
EL - ELEVATION
ELEV - ELEVATOR
EQ - EQUAL
EW - EACH WAY
EPC - EPOXY COATED REINF
(E) - EXISTING
EXP - EXPANSION
EE - EACH END
FF - FINISH FLOOR
FND - FOUNDATION
FS - FAR SIDE
FT - FOOT
FTG - FOOTING
FL - FULL LENGTH
GA - GAGE
GALV - GALVANIZED
HORIZ - HORIZONTAL
HI - HIGH
INFO - INFORMATION
INT - INTERIOR
JT - JOINT
CJ - CONSTRUCTION JOINT
L - ANGLE
LW - LONG WAY
LE - LEFT END
MAX - MAXIMUM
MECH - MECHANICAL
MTL - METAL
MIN - MINIMUM
MISC - MISCELLANEOUS
(N) - NEW
NS - NEAR SIDE
NTS - NOT TO SCALE
O.C. - ON CENTER
OPNG - OPENING
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PT - PRESURE TREATED
R - RADIUS
REINF - REINFORCING
REQ'D - REQUIRED
SCHED - SCHEDULE
SECT - SECTION
SIM - SIMILAR
SQ - SQUARE
STD - STANDARD
STL - STEEL
STRUCT - STRUCTURAL
T/O - TOP OF
T/S - TOP OF SLAB
T/ - TOP
TEMP - TEMPERATURE
T/S - TOP OF STEEL
TYP - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT - VERTICAL
W/ - WITH
WWF - WELDED WIRE FABRIC

PROJECT LOCATION



FLORIDA BUILDING CODE 2014 TO INCLUDE THE RESIDENTIAL BUILDING CODE 2014 175
ULTIMATE DESIGN WIND SPEED: 170 MPH
NOMINAL DESIGN WIND SPEED: 132 MPH
RISK CATAGORY: II
IMPORTANCE FACTOR: 1.0
EXPOSURE CATAGORY: B D
INTERNAL PRESSURE COEF: +-0.18
ENCLOSED STRUCTURE

THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES
ROOF LIVE 20 PSF

FLORIDA BUILDING CODE 2014 MECHANICAL

IN ACCORDANCE WITH F5471.003 THE MECHANICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2011 ELECTRICAL

IN ACCORDANCE WITH F5471.003 THE ELECTRICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2014 PLUMBING

IN ACCORDANCE WITH F5471.003 THE PLUMBING PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
CS	COVER SHEET
A1	EXISTING & REPLACEMENT ELEVATION WITH TRELLIS
A2	SECTIONS TRELLIS & DETAILS

DESIGN PARAMETERS

APPLICABLE CODES:

BUILDING CODE= 2014 FLORIDA BUILDING CODE MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2014 PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2014 ELECTRICAL CODE= N.E.C. 2011 LIFE SAFETY CODE= 2014 FLORIDA FIRE PREVENTION CODE 5th ADDITION ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2014 ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2014

BASIC WIND SPEED:
- [x] 170 MPH (3-SECOND GUST)= 132 MPH (FASTEST MILE)
- [ ] 150 MPH (3-SECOND GUST)= 116 MPH (FASTEST MILE)
- [ ] 140 MPH (3-SECOND GUST)= 108 MPH (FASTEST MILE)

IMPORTANCE FACTOR:
- [ ] 0.77 (BUILDING CATEGORY I)
- [x] 1.00 (BUILDING CATEGORY II)
- [ ] 1.15 (BUILDING CATEGORY III)
- [ ] 1.15 (BUILDING CATEGORY IV)

BUILDING OCCUPANCY CLASSIFICATION:
- [ ] GROUP A - ASSEMBLY
- [ ] GROUP B - BUSINESS
- [ ] GROUP D - DAY CARE CENTER
- [ ] GROUP E - EDUCATIONAL
- [ ] GROUP F - FACTORY INDUSTRIAL
- [ ] GROUP H - HAZARDOUS
- [ ] GROUP I - INSTITUTIONAL
- [ ] GROUP M - MERCANTILE
- [x] GROUP R - RESIDENTIAL
- [ ] GROUP S - STORAGE
- [ ] GROUP U - UTILITY/MISC.

BUILDING CONSTRUCTION TYPE:
- [ ] TYPE I
- [ ] TYPE II-B
- [ ] TYPE III
- [ ] TYPE IV
- [x] TYPE V-B

EXPOSURE CATAGORY:
- [ ] A
- [x] B
- [ ] C
- [ ] D

WINDBORNE DEBRIS REGION:
- [ ] NO
- [x] YES
  - [ ] IMPACT RESISTANT GLAZING
  - [ ] IMPACT RESISTANT COVERING
  - [x] COMBINATION OF IMPACT RESISTANT GLAZING / COVERING

INTERNAL PRESSURE COEFFICIENTS:
- [ ] 0.00 (OPEN)
- [x] + 0.18, -0.18 (ENCLOSED)
- [ ] + 0.55, -0.55 (PARTIALLY ENCLOSED)

NOTES:
ALTERATION - LEVEL 2
2010 NFPA CHAPTER 43 - MODIFICATION

N
W E
S

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	10/14/16
ZONING:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
FLOOD:	10/14/16
PUBLIC WORKS:	
STRUCTURAL:	10/14/16
ELEVATOR:	
ROOFING:	

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies.
The city of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

General Contractor:

Structural Engineers:

Project:

PERMIT DRAWINGS FOR:
WOOD BEAM & TRELLI REPLACEMENT
94 PALM AVENUE
MIAMI BEACH, FLORIDA 33139
(305) 345-2320

Architect:

JAMES C. GRIFFIN
ARCHITECT # AR12548
305. 345. 2320
7121 221 HIALEAH LANE
PARKLAND, FLORIDA 33067

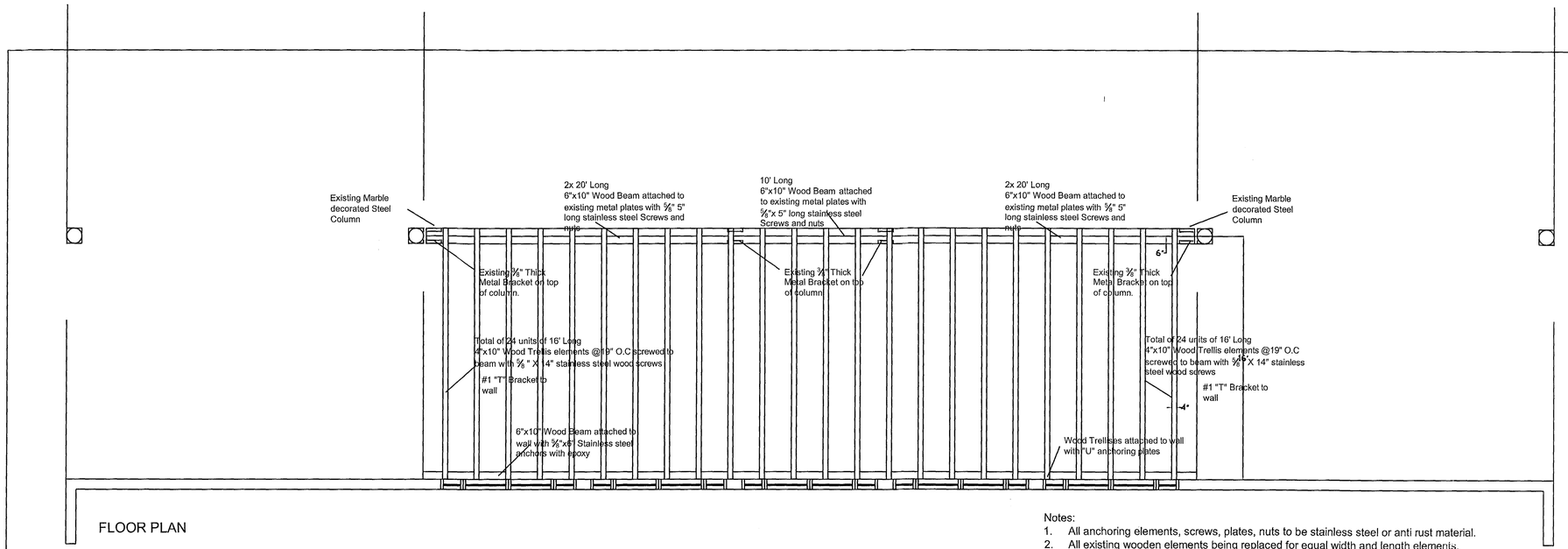
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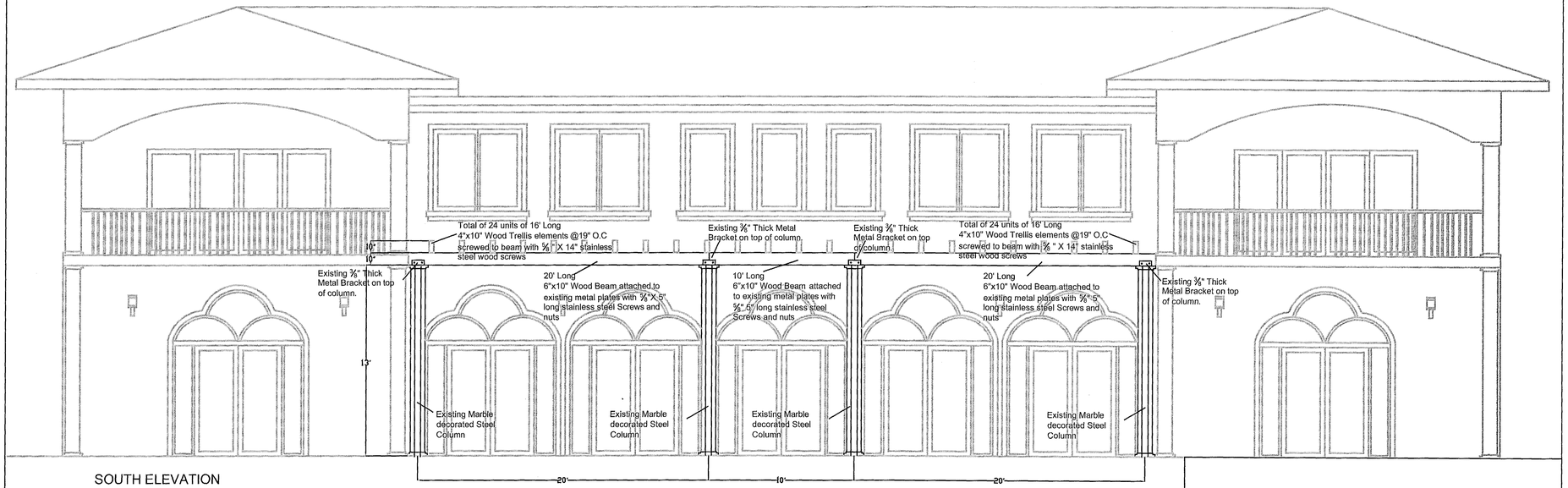
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CS



FLOOR PLAN

Notes:
1. All anchoring elements, screws, plates, nuts to be stainless steel or anti rust material.
2. All existing wooden elements being replaced for equal width and length elements.
3. All steel columns and plates are existing.



SOUTH ELEVATION

General Contractor:

Structural Engineers:

Project:

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94 PALM AVENUE
MIAMI BEACH, FLORIDA 33139
(305) 345-2320

Architect:

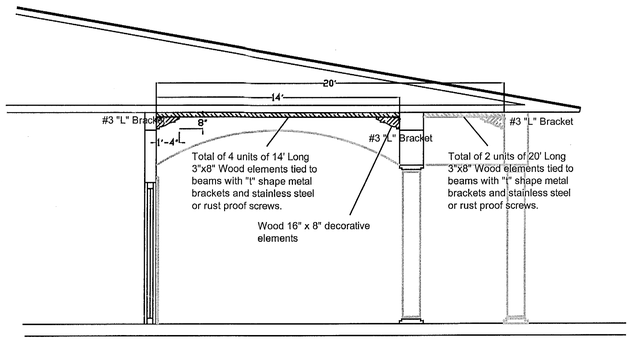
JAMES C. GRIFFIN
ARCHITECT # AR12548
STATE OF FLORIDA
7501 HIAMEAN LANE
PARKLAND, FLORIDA 33067

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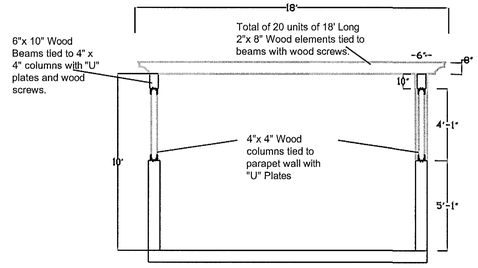
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POOL HOUSE DECORATING ELEMENTS



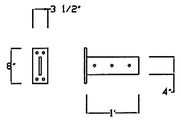
EQUIPMENT AREA SECTION

Notes:

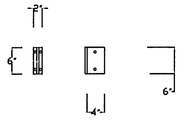
1. All anchoring elements, screws, plates, nuts to be stainless steel or rust proof material.
2. All existing wooden elements being replaced for equal width and length elements.
3. All decorations, steel columns and plates are existing.

Custom 3/8" stainless steel brackets:

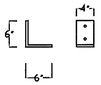
#1 "T" Bracket

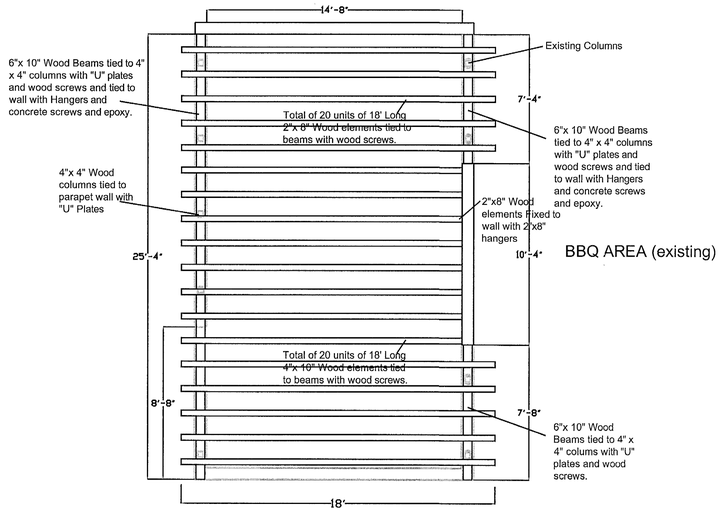


#2 "T" Bracket



#3 "L" Bracket





EQUIPMENT AREA FLOOR PLAN

General Contractor:

Structural Engineers:

Project:

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