

Owner: SCOUTERS MOTOR CORP  
 Lot 11 & 12 Block 74  
 10 + 12, 13  
 General Contractor: See Permit  
 Architect: V.H. Kellenbeger  
 Front 7' Depth 65' Height 12'  
 Type of construction: c-b-... Cost \$4,300.00  
 Foundation: spread footing (Roof)  
 Plumbing Contractor: Mar.witz & Lesnick # 11109  
 No. fixtures: 6 Rough approved by: [Signature] Date: [Blank]  
 No. Receptacles: 1 oil separator- Date: [Blank]  
 Plumbing Contractor: [Blank] Address: [Blank] Date: [Blank]  
 No. fixtures set: Final approved by: [Blank] Date: [Blank]  
 Sewer connection - 1 - Septic tank Make: [Blank] Date: [Blank]  
 Electrical Contractor: Griffin Elec. # 11382  
 No. outlets: 15 Heaters: 2 Stoves: 1 Motors: 2 Fans: 1 Temporary service: 1  
 9 Receptacles  
 Rough approved by: [Signature] of distribution: 4 Date: [Blank]  
 Electrical Contractor: [Blank] Address: [Blank] Date: [Blank]  
 No. fixtures set: 15 Final approved by: Lincoln Brown, Jr. Date: [Blank]  
 Date of service: August 24th-1958 # 14620- Griffin- 1 motor- 1 temp service- 1 service- [Blank]  
 Alterations or repairs: [Blank] Date: [Blank]

ALTERATIONS & ADDITIONS

Building Permits: #4020: Remodeling for 3 new offices inside of building; owner: \$800. 12/2/59  
 City Council on 7/13/59 - Greater Miami Hebrew Academy to maintain a school annex at 3045 SW 1st St.  
 Service Station Maintenance: Relocating pump island to location approved by Fire Dept. as shown on station plan to permit for gasoline tank storage. Installing 2 hydraulic lifts - \$600. - June 7, 1961  
 Service Sta. Maintenance: Approved by City Council on June 8, 1961 for installation of 2 additional underground gasoline tanks at locations approved by the Fire Dept. Permit No. 8009 and closing of one 2000 gal. underground New tanks are each 3000 gal capacity (3000) - total gallons of underground tanks not exceeding 12,000 gallons. June 12, 1961  
 Service Station Aid, Inc: Replace 2 interior partitions to form bathroom - \$100. - June 15, 1961  
 Thrifty Rent A Car: Thrifty Rent A Car. - \$200 - 6/14/65  
 Plumbing Permits: #2227 Service Plumbing: 1 water closet, 1 lavatory - June 17, 1963  
 1 gas booster burner - 12/30/63  
 BUILDING PERMITS  
 Dewey Hoskins: 1 air conditioning (wind) 2-ton \$300.00 8/29/68  
 Fryd Construction - alterations as per plan \$29,000.00 12/2/70  
 Electrical Permits: # 31184 Acollite Neon Sign: 2 neon transformers - April 27, 1950  
 # 35128 Clarence Grimm Elec.Co.: 2 motors - Oct. 1, 1951  
 Tri-City Elec: 1 center of distrib, 1 service equipment - Aug. 7, 1959  
 E & E Elec: 4 switch outlets, 4 light outlets, 4 fixtures, 6/24/59  
 Gulf Elec Serv: 1 switch outlet; 1 light outlet; 1 fixture; 2 motors, 0-1 hp; 2 motors, 2-5 hp - June 8, 1961  
 G. J. Kay Elec. Co.: 1 Cent. of Dist.; 1 Service-Equip. - June 9, 1961 OK Fialor 6/22/61  
 G. J. Kay Elec. Co.: 1 service equipment - 8/14/62  
 G. J. Kay Elec. Co.: 1 service equipment - 3/26/65  
 BARNETT ELECTRIC, INC.: 2 Motors, 0-1 HP - 1 motor 2.5 HP 4/1/66  
 G. J. Kay Elec. Co.: 1 service-temporary - 12/20/67  
 McNeil Sign 1 neon transformers 1/25/71  
 BUILDING PERMITS CONT'D  
 Morris Liberman, Owner: repair fire damage to eastern part of building as directed by structural engineer 11/5/68  
 Big Chief, Inc.: Partial demolition, remove fire damage, approx. 2,500 sq. ft. - \$1,000 - 2/20/68  
 Jim Wood Land Clearing - demolish CR9 building, 6,236 sq. ft. \$3,000 P.W. 8099 11/22/71

Owner COUTURE MOTOR CORP. Mailing Address  
 part of Lot 9, 10 & 11 Block 74 Subdivision OCEAN BEACH  
 General Contractor Lenox Construction Co. (Sam Ravitz)  
 Architect Pamorrow Turner  
 Zoning Regulations: Use BG Area 19  
 Building Size: Front 40 X Depth 95  
 Certificate of Occupancy No. 140  
 Type of Construction #2 CBB Foundations Spread Footing & Piling Roof Flat

Permit No. 27612 Cost \$ 1,000  
 Address 825 - 5th Street  
 Bond No. 3861  
 Engineer Zurwelle  
 Lot Size ?  
 Height 18  
 Use 2 GARAGE BUILDINGS - A & B - having over small portion 25' x 10' on rear

Plumbing Contractor # 26934 Buck Plumbing Sewer Connection 1 Date July 1951  
 Temporary Closet  
 Plumbing Contractor # 27772 Buck Plumbing  
 Water Closets 3 Bath Tubs  
 Lavatories 3 Showers 2  
 Urinals Sinks 1  
 Gas Stoves 1 Gas Heaters  
 Refrigerator 1 Gas Turn On Approved  
 Septic Tank Contractor Tank Size Date  
 Oil Burner Contractor Tank Size Date  
 Sprinkler System

Electrical Contractor # 26131 Baird Electric \* Address Date  
 # 26936 Baird Electric Fans 2 Temporary Service # 27466 Oct. 1951  
 Switch 27, 12\* Range 1\* Motors  
 OUTLETS Light 20, 11\* HEATERS Water  
 Receptacles 15, 14\* Space 2\*  
 Refrigerators 1\*  
 Irons 1\*  
 Sign Outlets  
 No. FIXTURES 46, 12\* Electrical Contractor Date  
 FINAL APPROVED BY R.B. Woodmansee Date of Service February 14, 1949  
 Alterations or Repairs—Over # 29123 Shel'Oil Co: 2 Oil burners - 2000 gal. & 3000 gal. tank  
 BUILDING PERMIT # 32397 Flat wall sign- 24 sq.ft.-Acelite Sign Co., contr. \$ 500... April 27, 1950

#36297 Installation of Two 3,000 gal. & One 2,000 gallon underground gasoline tanks  
 gasoline pumps according to Miami Beach Building Regulations. Approved by  
 Sept. 19, 1951 - Sinclair Refining Co., contr. \$ 1,000  
 #45419 Appliance Consumer Service: Install 1 - 3/4 ton A. C. Unit \$ 200.00/5/51  
 #26-54 49881 B & B Air Conditioning: Install 1 - 3 ton Used A. C. Unit \$ 1,000  
 #20 Gables Appliance Service: 1-3/4 ton window air conditioner-3200-6/23/51  
 #285 Claude Southern: 2 - 14" x 72" Neon Wall Signs - \$200 - May 28, 1958  
 #293 W.R. Robbins: Reroofing building - \$680.00 - May 29, 1958  
 #59298 Claude Southern: Painted wall signs (3) "Hertz Truck Rental Service" - \$350 - 6/15/59  
 #2977 Owner: Approved by Council on 7/15/59 for extension of Hebrew Academy Classes in this bldg. Converting part  
 of floor into school; addition of boys & girls toilets, some existing partitions relocated, Bradley, Architect

**PLUMBING PERMITS**  
 #4580 Economy Plbg: 4 water closets, 4 lavatories, 2 urinals, 1 drinking fountain- 7/16/59

**ELECTRICAL PERMIT # 38209** Ace Electric Co: 3 Switch outlets, 8 Receptacles, 3 Light outlets,  
 2 Centers of distribution, 3 Motors (1-hp), Nov. 28, 1952 OK, K. KOSBIAK  
 # 39979 Ace Elec Serv: 1 Motor (1 HP): July 24, 1953 - OK, Al Flaag, 9/5/53  
 # 42631 Ace Electric: 3 light outlets, 3 fixtures, 1 motor: 8/3/54 OK, KOSBIAK  
 # 44401 Ace Electric Company: one motor May 4, 1955 OK, Flaag 5/4/55  
 Ace Electric Company: 3 switch outlets, 24 receptacles, 4 fixtures, 1  
 46792 Ace Electrical Co: distribution February 13, 1956 OK - Flaag 3/2/56  
 2 centers of distribution, 1 service, 1 motor, 2  
 2 motors, 2-5hp February 22, 1956 OK Flaag  
 49277 Astor Elec. Co. Inc. 2 receptacles, 2 light outlets, 2 fixtures, 1  
 CANCELLED 1 center of distribution  
 #2008 Claude Southern: 2 Fixtures - May 28, 1958  
 #3556 Tri-City Elec: 16 receptacles, 2 centers of distrib, 1 service equip - 4/24/59



NEWDOC

B1301941

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S/L

16-139

# MONTERO'S TREE SERVICE, INC.

9041 SW 60<sup>th</sup> Terrace

Miami, FL 33173

Phone: (305) 858-1199 \* (305) 274-0999 \* Fax: (305) 274-0081

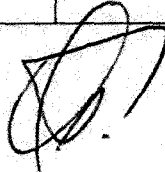
RE: Property: 545 Jefferson Avenue  
Miami Beach, FL 33139

## TREE DISPOSITION CHART

TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT (ft.)	SPREAD (ft.)	DBH (in)	DISPOSITION	CONDITION	COMMENTS
1	Bucida buceras	Black Olive	20'	10'	7.5"	Remain	Fair	
2	Bucida buceras	Black Olive	15'	10'	9"	Remain	Poor	
3	Sabal palmetto	Sabal Palm	12'	6'	19"	Remove	Poor	Nutrient deficiency
4	Sabal palmetto	Sabal Palm	12'	6'	19"	Remove	Poor	Nutrient deficiency
5	Sabal palmetto	Sabal Palm	14'	6'	15"	Remove	Poor	
6	Sabal palmetto	Sabal Palm	14'	6'	18"	Remove	Poor	Nutrient deficiency
7	Sabal palmetto	Sabal Palm	12'	6'	16"	Remain	Fair	
8	Sabal palmetto	Sabal Palm	14'	6'	20"	Remain	Fair	
9	Sabal palmetto	Sabal Palm	25'	5'	9"	Remain	Fair	
10	Conocarpus erectus	Green Buttonwood	25'	15'	20"	Remove	Poor	Poor structure Decay in main trunk Under powerlines
11	Washingtonia robusta	Washington Palm	25'	5'	11"	Remove	Poor	Poor structure Under powerlines
12	Washingtonia robusta	Washington Palm	35'	6'	14"	Remove	Poor	Poor structure Under powerlines
13	Schinus terebinthifolius	Florida Holly - shrub	12'	5'	--	Remove		invasive
14	Schinus terebinthifolius	Florida Holly - shrub	12'	5'	--	Remove		invasive

15	Schinus terebinthifolius	Florida Holly - shrub	10'	5'	--	Remove		invasive
16	Sabal palmetto	Sabal Palm (double)	11'	8'	14.5" 12"	Remain	Fair	
17	Conocarpus erectus	Green Buttonwood	10'	--	11"	Remove	dead	

ORLANDO MONTERO  
 Certified Arborist # FL-6064A  
 MonterosTree@aol.com




PAGE 2  
 545 Jefferson Avenue  
 Miami Beach, FL 33139

ambient and/or 400°F air temperature at an air-pressure differential of 0.30 in. W.C. The L ratings are intended to assist Authorities Having Jurisdiction, and others, in determining the suitability of joint systems for the protection of openings in floors and smoke barriers for the purpose of restricting the movement of smoke in accordance with ANSI/NFPA 101, "Life Safety Code."

The W rating, identified as Class 1, determines the capability of the joint system to maintain watertightness at ambient air conditions under 3 ft of water-pressure head (1.3 psi) for a period of 72 hours. The W rating may be applicable for building structures whose floors are subjected to incidental standing water and/or for buildings that house critical equipment as described in ANSI/NFPA 75, "Fire Protection of Information Technology Equipment," and ANSI/NFPA 76, "Fire Protection of Telecommunications Facilities."

The surface-flammability and smoke-development characteristics of Classified materials used in joint systems are measured by the test method in ANSI/UL 723 (ASTM E84 and NFPA 255), "Test for Surface Burning Characteristics of Building Materials." The flame-spread index of these materials is less than 200 and the smoke-developed index is less than 450. Surface-burning characteristics Classifications are covered under Surface-burning Characteristics (BKT).

Where indicated in the individual Classifications, joint sealant materials have also been investigated to ASTM C1241 (2000), "Standard Test Method for Volume Shrinkage of Latex Sealants During Cure."

**UL MARK**

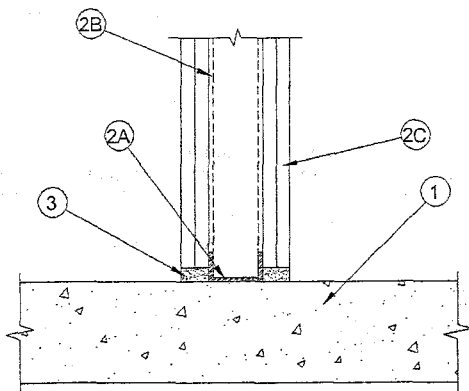
Those materials identified by an (\*) in the system description text are eligible to be produced under the Follow-Up Service Program of UL. The Classification Mark of UL on the product is the only method provided by UL to identify products manufactured under its Classification and Follow-Up Service.

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UL, in performing its functions in accordance with its objectives, does not assume or undertake to discharge any responsibility of the manufacturer or any other party. UL shall not incur any obligation or liability for any loss, expense or damages, including incidental or consequential damages, arising out of or in connection with the use, interpretation of, or reliance upon this Guide information.

**System No. BW-S-0001**

Assembly Ratings — 1 and 2 Hr (See Item 2)  
L Rating at Ambient — Less than 1 CFM/Lin Ft  
L Rating at 400° F — Less than 1 CFM/Lin Ft  
Joint Width — 3/4 In. Max



1. Floor Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete. Floor may also be constructed of any 6 in. thick UL Classified hollow-core Precast Concrete Units\*.

See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers.

2. Wall Assembly — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:

- A. Steel Floor Runner — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. flanges. Runners secured with steel fasteners spaced 12 in. OC.
- B. Studs — Steel studs to be min 2-1/2 in. wide. Studs cut 1/2 to 3/4 in. less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. OC.

- C. Gypsum Board\* — Gypsum board installed to a min total thickness of 5/8 or 1-1/4 in. on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory, except that a max 3/4 in. gap shall be maintained between the bottom of gypsum board and top of concrete floor. The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.

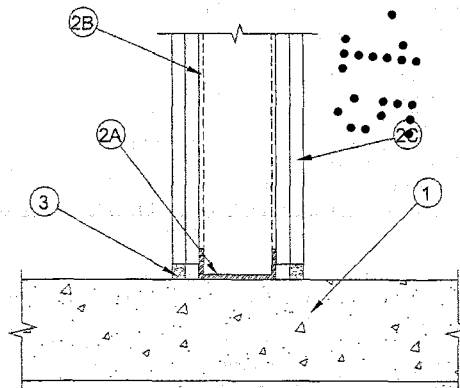
3. Fill, Void or Cavity Material\* Sealant — Max separation between top of floor and bottom of gypsum board is 3/4 in. For 1 and 2 hr rated wall assemblies, min 5/8 in. or 1-1/4 in. thickness of fill material, respectively, installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF  
HILTI INC — CP601S Elastomeric Firestop Sealant, CP606 Flexible Firestop Sealant or FS-ONE Sealant

\*Bearing the UL Classification Mark

**System No. BW-S-0002**

Assembly Ratings — 1 and 2 Hr (See Item 1)  
L Rating at Ambient — Less than 1 CFM/Lin Ft  
L Rating at 400° F — Less than 1 CFM/Lin Ft  
Nominal Joint Width — 3/4 In. Max



1. Floor Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete. Floor may also be constructed of any 6 in. thick UL Classified hollow-core Precast Concrete Units\*.

See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers.

2. Wall Assembly — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:

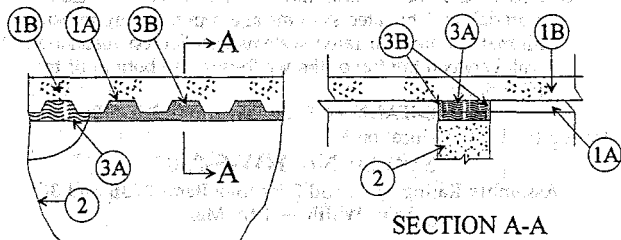
- A. Steel Floor Runners — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with 1-1/4 in. flanges. Runners secured with steel fasteners spaced 12 in. OC.
- B. Studs — Steel studs to be min 3-1/2 in. wide. Studs cut 1/2 to 3/4 in. less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. OC.
- C. Gypsum Board\* — Gypsum board installed to a min total thickness of 5/8 or 1-1/4 in. on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory, except that a max 3/4 in. gap shall be maintained between the bottom of gypsum board and top of concrete floor. The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.

3. Fill, Void or Cavity Material\* Sealant — Max separation between top of floor and bottom of wall is 3/4 in. Min 5/8 in. thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF  
HILTI INC — CP601S Elastomeric Firestop Sealant, CP606 Flexible Firestop Sealant or FS-ONE Sealant

\*Bearing the UL Classification Mark

**System No. HW-S-0007**  
 Assembly Rating — 2 Hr  
 Joint Width — 1 In. Max

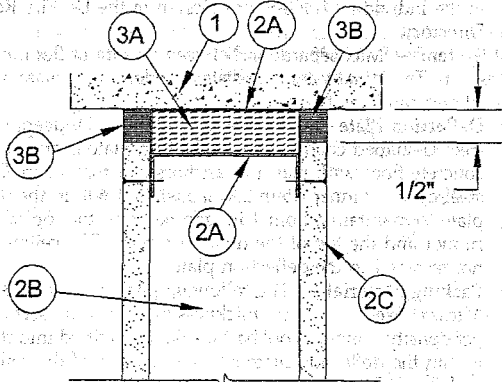


- Floor Assembly** — The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:
  - Steel Floor And Form Units\*** — Composite or noncomposite max 3 in. deep min 22 ga galv or phos/painted fluted units. Adjacent units button-punched or welded together max 36 in. OC along side joints.
  - Normal Weight or Light Weight Concrete** — Min 3 in. thick concrete of the type, density, and compressive strength detailed for the specific Floor-Ceiling Design described in the UL Fire Resistance Directory.
- Wall Assembly** — Min 5-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks\*.
- Joint System** — Max separation between bottom of floor and top of wall is 1 in. The joint system consists of a forming material and a fill material in the flutes of the steel floor units and between the top of the wall and bottom of the steel floor units, as follows:
  - Packing Material** — Min 4-1/2 in. thickness of min 4.0 pcf mineral wool batt insulation firmly packed into flutes of the steel floor units and between the top of the wallboard and bottom of the steel floor units as a permanent form. Packing material to be recessed from each surface of wall to accommodate the required thickness of fill material.
  - Fill, Void or Cavity Material\*** — Min 1/2 in. thickness of fill material installed on each side of the wall in the flutes of the steel floor units and between the top of the wall and the bottom of the steel floor units, flush with each surface of wall.

3M COMPANY — FB-2000 or FB-2000+

\*Bearing the UL Classification Mark

**System No. HW-S-0009**  
 Assembly Rating — 1 Hr  
 Joint Width — 1/2 In. Max

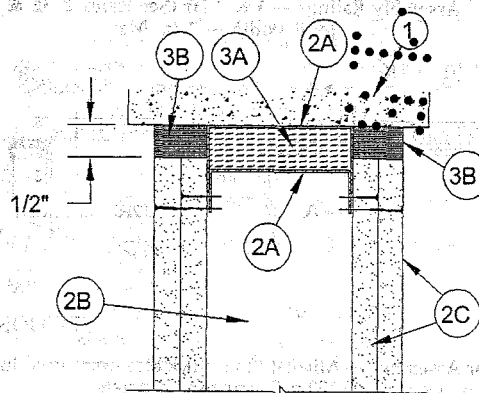


- Floor or Roof Assemblies** — Min 3 in. thick lightweight (90 to 120 pcf) or 3-1/2 in. thick normal weight (145-155 pcf) concrete slab.
- Wall Assembly** — Nonbearing 1 hr fire rated gypsum wallboard/steel stud assemblies constructed of the materials and in the manner described in the individual U400 Series Wall and Partition Design in the UL Fire Resistance Directory, including the following construction features:
  - Relief Runners** — Two channel-shaped members, located along ceiling. Outer member 1-1/4 in. deep and 1/8 in. wider than inner member. Outer member 20 MSG galv steel, attached to ceiling with fasteners 24 in. OC. Inner member 1-1/4 in. deep, 25 MSG galv steel, inserted in outer member. Width of inner member to match width of stud.

- Studs** — Studs attached to inner relief ceiling member by welds or with 1/2 in. long Type S-12 pan head, self-drilling, self-tapping steel screws, on both sides of studs. Studs cut 3/4 in. shorter than assembly height.
  - Gypsum Board\*** — Type, thickness and orientation as specified in the individual Wall and Partition Design. Wallboard attached to inner ceiling runner (Item 2A) with 1 in. long Type S screws spaced 8 in. OC. Screws placed 1/4 in. from the lower edge of the legs of the inner ceiling runner.
3. **Joint System** — The joint system consists of a forming material and a caulk as follows:
- Forming Material\*** — Nom 1 in. thick, 4 pcf mineral wool insulation, cut to a nom width to match the inside width of the outer relief ceiling member (Item 2A).  
 THERMAFIBER INC — Type SAF
  - Fill, Void or Cavity Material\*** — Caulk — Min 1/2 in. thickness of caulk, installed on each side of the wall between the top edge of the wallboard and the bottom of the concrete floor.  
 UNITED STATES GYPSUM CO — Type AS

\*Bearing the UL Classification Mark

**System No. HW-S-0010**  
 Assembly Rating — 2 Hr  
 Joint Width — 1/2 In. Max



- Floor or Roof Assemblies** — Min 4-1/2 in. thick lightweight or normal weight (90 to 155 pcf) concrete slab.
- Wall Assembly** — Nonbearing 2 hr fire rated gypsum wallboard/steel stud assemblies constructed of the materials and in the manner described in the individual U400 Series Wall and Partition Design in the UL Fire Resistance Directory, including the following construction features:
  - Relief Runners** — Two channel-shaped members, located along ceiling. Outer member 1-1/4 in. deep and 1/8 in. wider than inner member. Outer member 20 MSG galv steel, attached to ceiling with fasteners 24 in. OC. Inner member 1-1/4 in. deep, 25 MSG galv steel, inserted in outer member. Width of inner member to match width of stud.
  - Studs** — Studs attached to inner relief ceiling member by welds or with 1/2 in. long Type S-12 pan head, self-drilling, self-tapping steel screws, on both sides of studs. Studs cut 3/4 in. shorter than assembly height.
  - Gypsum Board\*** — Type, thickness, number of layers and orientation as specified in the individual Wall and Partition Design. When single 3/4 in. thick layer is used (Design No. U491), wallboard attached to inner ceiling runner (Item 2A) with 1-1/4 in. long Type S screws spaced 8 in. OC. When two layers are used, inner layer attached to inner ceiling runner with 1 in. long Type S screws spaced 16 in. OC and outer layer attached to inner ceiling runner with 1-5/8 in. long Type S screws spaced 12 in. OC. Screws placed 1/4 in. from the lower edge of the inner ceiling runner.
- Joint System** — The joint system consists of a forming material and a caulk as follows:
  - Forming Material\*** — Nom 1 in. thick, 4 pcf mineral wool insulation, cut to a nom width to match the inside width of the outer relief ceiling member (Item 2A).  
 THERMAFIBER INC — Type SAF
  - Fill, Void or Cavity Material\*** — Caulk — Min 1/2 in. thickness of caulk, installed on each side of the wall between the top edge of the wallboard and the bottom of the concrete floor.  
 UNITED STATES GYPSUM CO — Type AS

\*Bearing the UL Classification Mark



**BUILDING CODE COMPLIANCE OFFICE (BCCO)  
PRODUCT CONTROL DIVISION**

**MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING**

**140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2908**

[www.miamidade.gov](http://www.miamidade.gov)

**NOTICE OF ACCEPTANCE (NOA)**

**F & L Aluminum Parts, Inc.  
1720 N.W. 22<sup>nd</sup> Court, Unit #3  
Pompano Beach, Florida 33069**

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County PERA-Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. PERA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

**DESCRIPTION: Aluminum Roof Mounted Stand Frame Support for Air Conditioning Units**

**APPROVAL DOCUMENT:** Drawing No. FNL.11003, titled "Aluminum Stands for Rooftop Equipment, Square Posts", sheets 1 through 3 of 3, prepared by Nu-Wind Engineering, dated July 15, 2011, signed and sealed by Christian Langley, P.E., on March 07, 2012, bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and the expiration date by the Miami-Dade County Product Control Section.

**MISSILE IMPACT RATING: None**

**LABELING:** Each stand frame shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA 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 NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises & renews NOA # 09-0709.04 and consists of this page 1, evidence submitted pages E-1 & E-2 as well as approval document mentioned above.

The submitted documentation was reviewed by Helmy A. Makar, P.E., M.S.

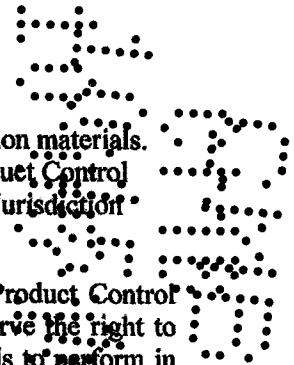


CITY OF MIAMI BEACH

**VOID**

*Helmy A. Makar*  
04/12/2012

NOA No. 11-0824.01  
Expiration Date: 12/28/2016  
Approval Date: 04/12/2012  
Page 1



**F & L Aluminum Parts, Inc.**

**NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED**

**1. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL #06-0922.03**

**A. DRAWINGS**

1. *Drawing No. 06-501, titled " Air Conditioning Stands ", sheets 1 through 3 of 3, prepared by Thornton Tomasetti, dated September 13, 2006, signed and sealed by John W. Knezevich, P.E.*

**B. TESTS**

1. *None.*

**C. CALCULATIONS**

1. *Calculation titled " Air Conditioning Stands Calculations ", dated September 16, 2006, sheets 1 through 160 of 160, signed and sealed by J. W. Knezevich, P.E.*

**D. QUALITY ASSURANCE**

1. *By Miami-Dade County Building Code Compliance Office.*

**E. MATERIAL CERTIFICATIONS**

1. *None.*

**2. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 09-0709.04**

**A. DRAWINGS**

1. *Drawing No. S-1, titled " Air Conditioning Stands Florida ", sheets 1 through 3 of 3, prepared by Milton Cubas, P.E., Inc., dated May 12, 2009, signed and sealed by Milton Cubas, P.E., on December 02, 2009.*

**B. TESTS**

1. *None.*

**C. CALCULATIONS**

1. *Calculation titled " Air Conditioning Stands ", dated May 13, 2009, sheets 1 through 206 of 206, signed and sealed by Milton Cubas, P.E.*

**D. QUALITY ASSURANCE**

1. *By Miami-Dade County Building Code Compliance Office.*

**E. MATERIAL CERTIFICATIONS**

1. *None.*

*Helmy A. Makar*  
\_\_\_\_\_  
Helmy A. Makar, P. E., M.S.  
PERA, Product Control Unit Supervisor  
NQA No. 11-0824.01  
Expiration Date: 12/28/2016  
Approval Date: 04/12/2012

**F & L Aluminum Parts, Inc.**

**NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED**

**3. NEW EVIDENCE SUBMITTED**

**A. DRAWINGS**

1. *Drawing No. FNL.11003, titled " Aluminum Stands for Rooftop Equipment, Square Posts ", sheets 1 through 3 of 3, prepared by Nu-Wind Engineering, dated July 15, 2011, signed and sealed by Christian Langley, P.E., on March 07, 2012.*

**B. TESTS**

1. *None.*

**C. CALCULATIONS**

1. *Calculation titled "Air Conditioning Stands Calculations", dated August 10, 2011, sheets 1 through 50 of 50, prepared by Nu-Wind Engineering, signed and sealed by Christian Langley, P.E.*
2. *Calculation titled " Air Conditioning Stands Calculations ", dated March 07, 2012, sheets 1 through 30 of 30, prepared by Nu-Wind Engineering, signed and sealed by Christian Langley, P.E.*

**D. QUALITY ASSURANCE**

1. *By Miami-Dade County Department of Permitting, Environment, and regulatory Affairs (PERA).*

**E. MATERIAL CERTIFICATIONS**

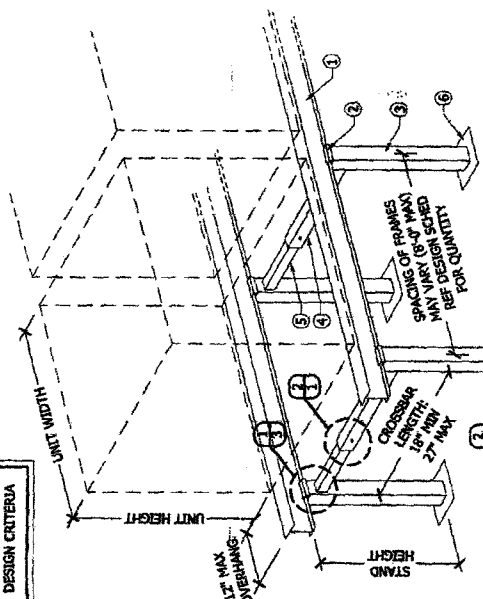
1. *None.*



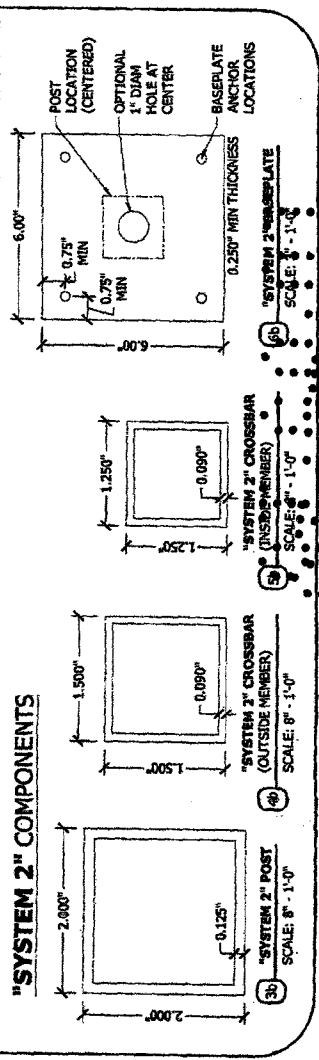
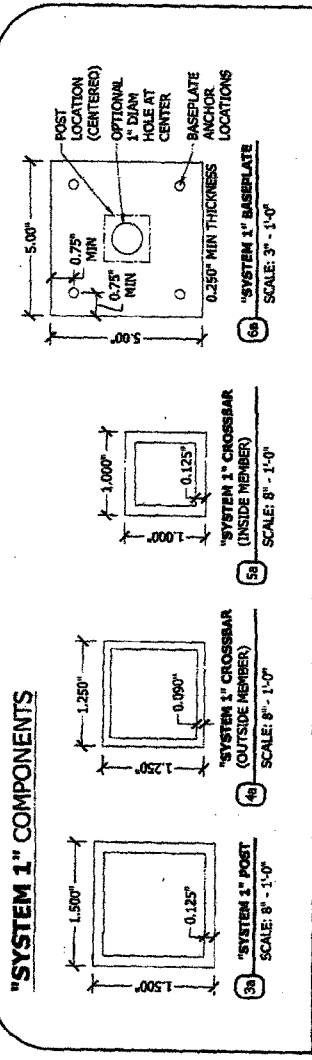
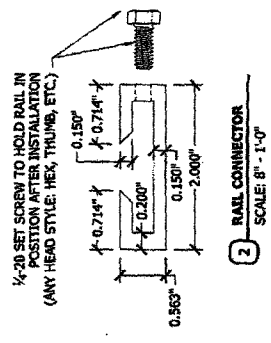
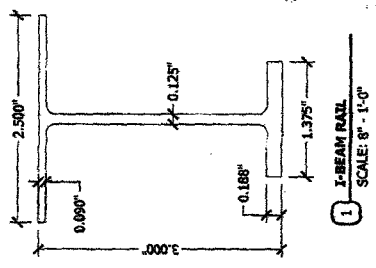
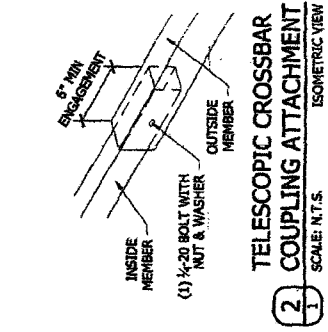
Helmy A. Makar, P. E., M.S.  
PERA, Product Control Unit Supervisor  
NOA No. 11-0824.01  
Expiration Date: 12/28/2016  
Approval Date: 04/12/2012

# ALUMINUM ROOFTOP EQUIPMENT STAND WITH SQUARE POSTS & TELESCOPIC CROSSBAR

REFER TO DESIGN SCHEDULE FOR ALLOWABLE WIND LOADS AND OTHER DESIGN CRITERIA



**1** STAND ASSEMBLY  
SCALE: N.T.S. ISOMETRIC VIEW



## GENERAL NOTES

- THIS SYSTEM HAS BEEN EVALUATED IN ACCORDANCE WITH THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS, FOR USE WITHIN & OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- THIS SYSTEM HAS BEEN EVALUATED IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE, FOR USE WITHIN & OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- THE SYSTEM DEPICTED HEREIN HAS BEEN EVALUATED IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE, FOR USE WITHIN AND OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- THIS SYSTEM HAS BEEN EVALUATED WITHOUT A ONE-THIRD INCREASE IN ALLOWABLE STRESS. WIND LOAD DURATION FACTOR C<sub>w</sub>=1.6 HAS BEEN USED FOR WOOD ANCHOR DESIGN.
- SITE WIND PRESSURES CALCULATED FOR USE WITH THIS SYSTEM SHALL BE DETERMINED BY OTHERS ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH THE GOVERNING CODE.
- THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE-SPECIFIC DOCUMENTS AND APPLY FOR THE MIAHMI-DADE NOA FOR USE IN CONJUNCTION WITH THIS APPROVAL.
- PERMIT HOLDER SHALL VERIFY THE ADEQUACY OF THE EXISTING STRUCTURE TO WITHSTAND SUPERIMPOSED LOADS.
- ALL ALUMINUM EXTRUSIONS SHALL BE 6061-T6 ALLOY & TEMPER, UNLESS NOTED OTHERWISE. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS REQUIREMENTS, USING FILLER ALLOYS 4043, 4047, 5183, 5356, OR 5356.
- STANDS SHALL BE INSTALLED WITH MINIMUM CLEAR HEIGHT AS SPECIFIED IN THE ABOVE-NOTED BUILDING CODE. "STAND HEIGHT" AS USED HEREIN IS NOT NECESSARILY EQUIVALENT TO "STAND CLEAR HEIGHT" AS SPECIFIED IN THE BLDG CODE.
- VIBRATION ISOLATOR PADS SHALL BE PROVIDED BY CONTRACTOR BETWEEN UNITS & STAND.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT FASTENING AS SHOWN HEREIN WILL NOT VOID THE EQUIPMENT MANUFACTURER'S WARRANTY, ESPECIALLY WHERE UNITS ARE INSTALLED WITH OVERHANGING PAST RAIL (SEE TIE-DOWN DETAILS).
- ALL BOLTS & WASHERS SHALL BE ZINC COATED STEEL, GALVANIZED STEEL, OR STAINLESS STEEL WITH A MINIMUM TENSILE YIELD STRENGTH OF 60 KSI.
- PLASTIC COMPONENTS USED WITHIN THE HVHZ MUST MEET ALL APPLICABLE FIRE/SHOCK/UV PERFORMANCE REQUIREMENTS AS SET FORTH IN THE ABOVE-NOTED BUILDING CODE.
- ANY STEEL IN CONTACT WITH ALUMINUM SHALL BE PAINTED OR PLATED AS PRESCRIBED IN THE ABOVE-NOTED BUILDING CODE.

<p>NU-MIND ENGINEERING 1200 N FEDERAL HWY #200 BOCA RATON, FL 33432 TEL: (561) 333-9955 FAX: (561) 719-3707</p>	<p>PROJECT APPROVALS</p> <p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>BY: _____</p>	<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>BY: _____</p>	<p>ALIGNMENT STANDS FOR ROOFTOP EQUIPMENT (SQUARE POSTS)</p> <p>NAME-DADE NOA</p>	<p>F &amp; L ALUMINUM PARTS, Inc. 1710 NW 22nd Ct, Unit 3 POMPANO BEACH, FL 33064</p>	<p>DRAWING NUMBER: PNL11003</p> <p>SHEET: 1 OF 3</p>
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**DESIGN SCHEDULE**

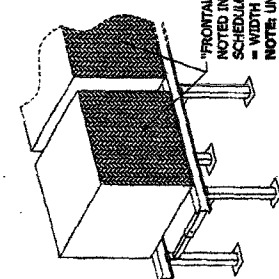
UNIT SIZE (FRONTAL AREA)	SYSTEM 1*				SYSTEM 2*			
	1 UNIT 2 FRAMES	2 UNITS 3 FRAMES	3 UNITS 2 FRAMES	4 UNITS 3 FRAMES	1 UNIT 2 FRAMES	2 UNITS 3 FRAMES	3 UNITS 2 FRAMES	4 UNITS 3 FRAMES
4.0 sqft	170.1 PSF	137.1 PSF	103.3 PSF	68.0 PSF	300.0 PSF	200.0 PSF	144.1 PSF	111.2 PSF
6.25 sqft	188.0 PSF	146.1 PSF	109.3 PSF	68.0 PSF	349.3 PSF	232.9 PSF	166.3 PSF	124.8 PSF
7.5 sqft	207.7 PSF	161.7 PSF	120.7 PSF	75.2 PSF	394.7 PSF	263.8 PSF	187.9 PSF	141.9 PSF
9.0 sqft	231.7 PSF	180.0 PSF	134.4 PSF	84.5 PSF	445.9 PSF	297.9 PSF	212.9 PSF	158.9 PSF
12.25 sqft	274.9 PSF	212.9 PSF	155.9 PSF	103.9 PSF	530.9 PSF	352.9 PSF	253.9 PSF	188.9 PSF
16.0 sqft	319.9 PSF	243.9 PSF	177.9 PSF	122.9 PSF	619.9 PSF	407.9 PSF	293.9 PSF	218.9 PSF
21*	364.9 PSF	281.9 PSF	203.9 PSF	144.9 PSF	719.9 PSF	477.9 PSF	337.9 PSF	253.9 PSF
24*	408.9 PSF	317.9 PSF	229.9 PSF	168.9 PSF	829.9 PSF	557.9 PSF	393.9 PSF	293.9 PSF

**DESIGN SCHEDULE NOTES**

- DESIGN SCHEDULE GIVES MAXIMUM ALLOWABLE WIND LOAD FOR EACH COMBINATION OF UNIT SIZE, STAND HEIGHT, AND UNIT/POST CONFIGURATION.
- UNIT SIZE (FRONTAL AREA) IS AREA OF UNIT FACE PARALLEL TO I-BEAM RAIL (= UNIT HEIGHT x UNIT WIDTH), AS DEPICTED HEREIN. UNIT HEIGHT SHALL NOT EXCEED UNIT WIDTH.
- FOR STANDS WITH VARYING UNIT SIZES, ENTER DESIGN SCHEDULE USING MAXIMUM SIZE OF ALL UNITS TO BE INSTALLED ON EACH STAND.
- STAND HEIGHT IS AS DEPICTED HEREIN.
- UNIT & POST CONFIGURATIONS INDICATE DEPICTED IN DIAGRAMS. "FRAME" FRAMES PER STAND, ASSEMBLAGE OF 2 POSTS WITH A CROSSBAR.
- "N" UNITS & "N" FRAMES INDICATES ANY NUMBER OF UNITS WITH AN EQUAL NUMBER OF FRAMES PER STAND. "N" UNITS & "N-1" FRAMES INDICATES ANY NUMBER OF UNITS WITH A NUMBER OF FRAMES PER STAND EQUAL TO THE NUMBER OF UNITS MINUS ONE.
- EACH UNIT SHALL HAVE A MAXIMUM WEIGHT OF 300 LBS.
- MULTIPLE UNITS MAY BE GROUPED TOGETHER FOR CONSIDERATION AS A SINGLE UNIT (OR VICE VERSA) IN THE DESIGN SCHEDULE.
- WHERE MULTIPLE UNITS ARE GROUPED TOGETHER FOR CONSIDERATION IN DESIGN SCHEDULE AS A SINGLE UNIT, THE "UNIT SIZE (FRONTAL AREA)" SHALL BE THE TOTAL OF THE GROUPED UNIT SIZES. ACTUAL UNIT WEIGHT SHALL NOT EXCEED THE MAXIMUM PER-UNIT WEIGHT NOTED ABOVE.
- WHERE A SINGLE UNIT IS SPILT UP FOR CONSIDERATION IN DESIGN SCHEDULE AS MULTIPLE UNITS, THE "UNIT SIZE (FRONTAL AREA)" SHALL BE THE ACTUAL UNIT SIZE DIVIDED BY THE NUMBER OF UNITS CONSIDERED. ACTUAL UNIT WEIGHT SHALL NOT EXCEED THE MAXIMUM PER-UNIT WEIGHT NOTED ABOVE MULTIPLIED BY THE NUMBER OF UNITS CONSIDERED IN DESIGN SCHEDULE.
- SPACING BETWEEN UNITS MAY VARY (UNLIMITED).
- REFERENCE ANCHOR SCHEDULE FOR ALLOWABLE ANCHORS AND INSTALLATION CRITERIA.

**REACTION SCHEDULE**

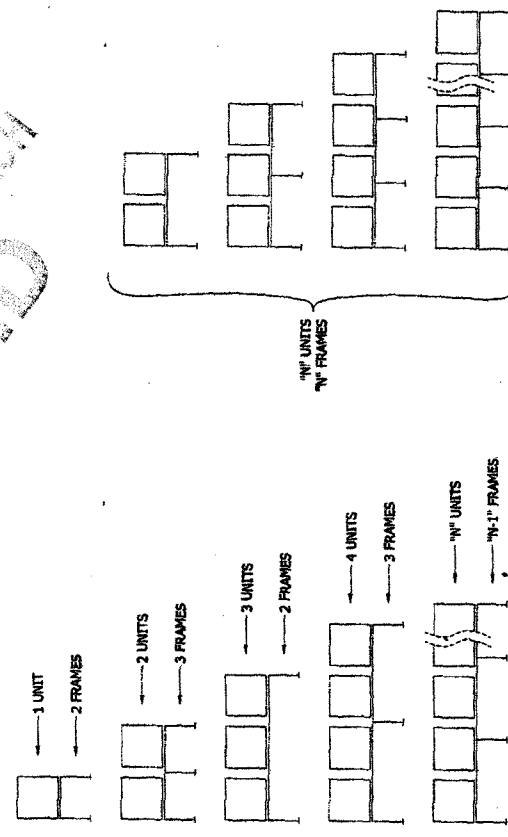
STAND HEIGHT	SYSTEM 1*			SYSTEM 2*		
	REACTION AT BASE	REACTION AT BASE	REACTION AT BASE	REACTION AT BASE	REACTION AT BASE	REACTION AT BASE
18"	170.1 LB	137.1 LB	103.3 LB	284.9 LB	211.9 LB	150.9 LB
21"	188.0 LB	146.1 LB	109.3 LB	324.9 LB	232.9 LB	166.3 LB
24"	207.7 LB	161.7 LB	120.7 LB	364.9 LB	263.8 LB	187.9 LB
18"	231.7 LB	180.0 LB	134.4 LB	404.9 LB	297.9 LB	212.9 LB
21"	251.7 LB	200.0 LB	155.9 LB	444.9 LB	337.9 LB	243.9 LB
24"	271.7 LB	220.0 LB	177.9 LB	484.9 LB	377.9 LB	273.9 LB



UNIT SIZE (FRONTAL AREA)  
SCALE: N.T.S.

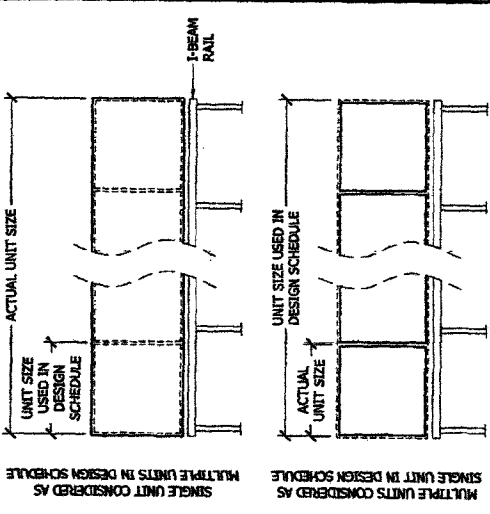
PRODUCT REVISIONS  
as complying with the Florida  
Building Code  
Acceptance No. 1-0824-01  
Expiration Date 12/31/2016  
By: *[Signature]*  
Miami Design Product Control

**1 UNIT & POST CONFIGURATIONS**  
SCALE: N.T.S.



DIAGRAMS

**GROUPING/SPLITTING OF UNITS**  
SCALE: N.T.S.

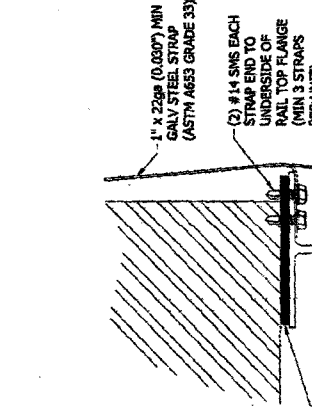


FRONT ELEVATION

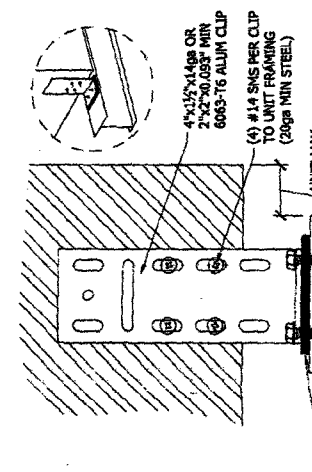
DATE	DESCRIPTION

ALUMINUM STANDS FOR ROOFTOP EQUIPMENT (SQUARE POSTS)  
MADE-IN-USA

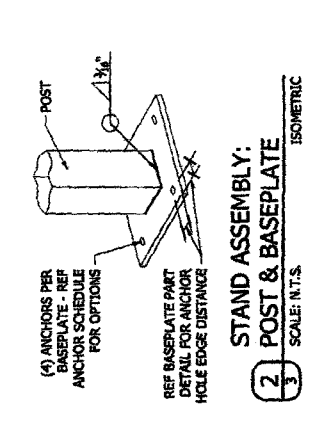
F & L ALUMINUM PARTS, Inc.  
1710 NW 22ND CT, UNIT 3  
POMPANO BEACH, FL 33064



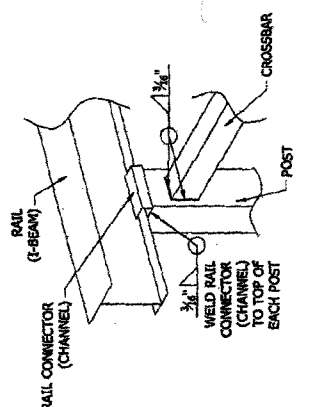
**1 STAND ASSEMBLY, POST, CROSSBAR, & RAIL CONNECTION**  
 SCALE: N.T.S.



**2 POST ASSEMBLY, POST & BASEPLATE**  
 SCALE: N.T.S.



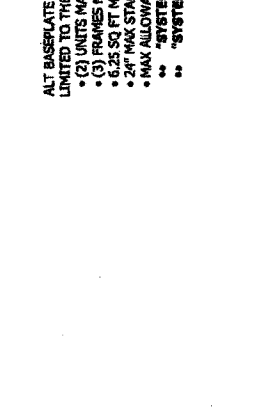
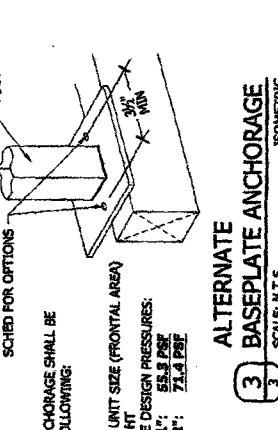
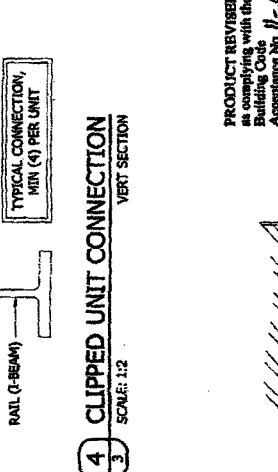
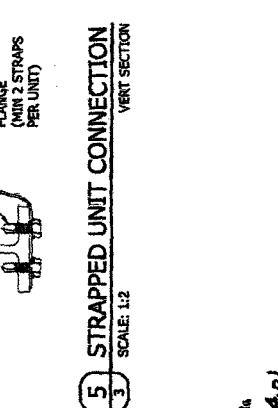
**3 ALTERNATE BASEPLATE ANCHORAGE**  
 SCALE: N.T.S.



**4 CLIPPED UNIT CONNECTION**  
 SCALE: 1:2



**5 STRAPPED UNIT CONNECTION**  
 SCALE: 1:2



**ANCHOR SCHEDULE:**  
 TO CONCRETE (MIN 2,000 PSI)  
 A. 3/8\"/>

**ANCHOR NOTES:**  
 1. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, & LOCATED PER BASEPLATE COMPONENT DETAILS.  
 2. ENSURE MINIMUM EMBEDMENT, EDGE DISTANCE, & SPACING FOR ALL ANCHORS ARE IN ACCORDANCE WITH ANCHOR SCHEDULE.  
 3. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES SHEATHING, UNDERLAYMENT, INSULATION, AND OTHER ROOFING MATERIALS.  
 4. MINIMUM 3/4\"/>

**STAND ASSEMBLY, POST, CROSSBAR, & RAIL CONNECTION**  
 SCALE: N.T.S.

**POST ASSEMBLY, POST & BASEPLATE**  
 SCALE: N.T.S.

**ALTERNATE BASEPLATE ANCHORAGE**  
 SCALE: N.T.S.

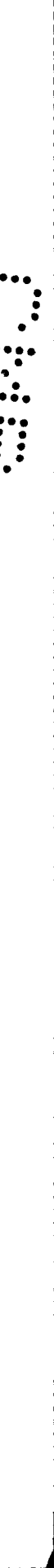
**CLIPPED UNIT CONNECTION**  
 SCALE: 1:2

**STRAPPED UNIT CONNECTION**  
 SCALE: 1:2

**DIRECT UNIT CONNECTION**  
 SCALE: 6\"/>

**RAFTER/JOIST BASEPLATE ANCHORAGE**  
 SCALE: 2\"/>

**PRODUCT REVISED**  
 in compliance with the Florida Building Code, Amendment 1-1-16, by [Signature] Miami Trade Product Control



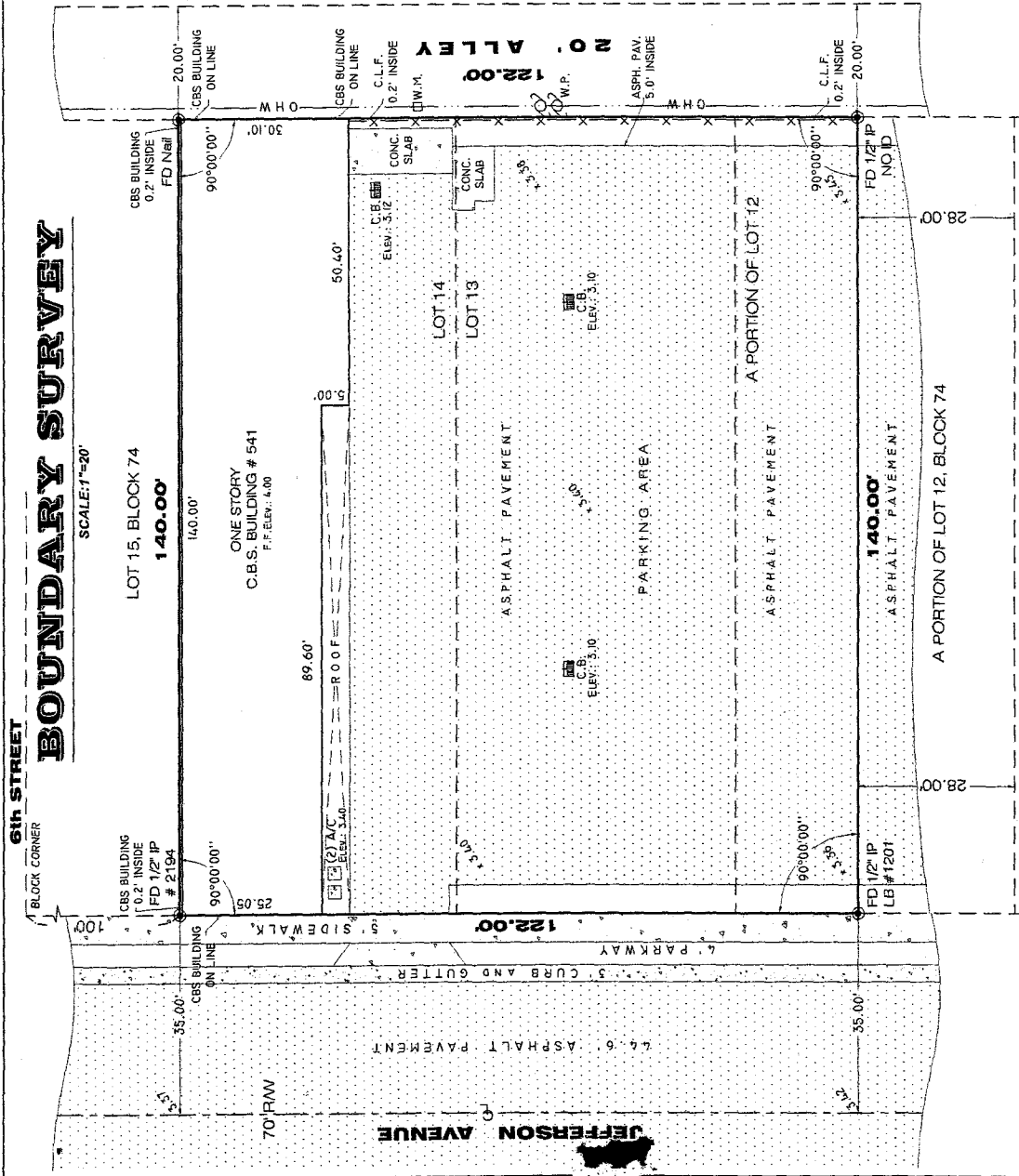
6th STREET

# BOUNDARY SURVEY

SCALE: 1"=20'

LOT 15, BLOCK 74  
140.00'

ONE STORY  
C.B.S. BUILDING # 541  
F.F. ELEV.: 4.00



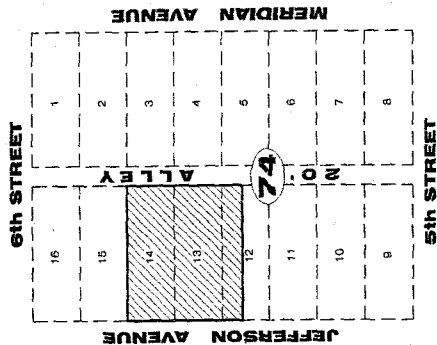
PROPERTY ADDRESS: 515-541 JEFFERSON AVENUE, MIAMI, FLORIDA, 33139.

### LEGAL DESCRIPTION:

LOT 12 LESS THE SOUTH 28 FEET THEREOF, AND ALL OF LOTS 13 AND 14, BLOCK 74 OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ACCORDING TO THE N.F.P. THIS PROPERTY LIES WITHIN FLOOD ZONE AE, EL. 8.0 COMMUNITY NO. 120651 PANEL NO. 0192 SUFFIX G DATED 07/17/95.

Elevation are referred to N.G.M.D. 1929. B.M. Name: D-191, Elev.: 3.72, Locator Index: 4203 W.



LOCATION SKETCH  
N.T.S.

### GENERAL SYMBOLS

—x—x— CHAIN LINK FENCE

ELEVATIONS  
X0.00

### GENERAL LEGEND

- |        |                              |       |               |                     |                     |
|--------|------------------------------|-------|---------------|---------------------|---------------------|
| P.O.C. | POINT OF CORNER              | CONC. | CONCRETE      | BLOCK               | BLOCK STRUCTURE     |
| P.M.   | PERMANENT MONUMENT           | (M)   | MEASURE       | RECORD              | RECORD              |
| P.C.P. | PERMANENT CONTROL POINT      | (S)   | STAMPED       | PROPERTY LINE       | PROPERTY LINE       |
| F.I.P. | FOUND IRON PIPE 1/2" STAMPED | (P)   | PROPERTY LINE | MONUMENT LINE       | MONUMENT LINE       |
| F.I.B. | FOUND IRON BAR 1/2" STAMPED  | (P)   | PROPERTY LINE | CENTERLINE          | CENTERLINE          |
| F.D.H. | FOUND DRILL HOLE             | (P)   | PROPERTY LINE | RIGHT-OF-WAY        | RIGHT-OF-WAY        |
| F.N.D. | FOUND NAIL & DISC            | (P)   | PROPERTY LINE | UTILITY ENCUMBRANCE | UTILITY ENCUMBRANCE |
| F.N.D. | FOUND NAIL & DISC            | (P)   | PROPERTY LINE | CATCH BASIN         | CATCH BASIN         |
| RES.   | RESIDENCE                    | (P)   | PROPERTY LINE | WATER METER         | WATER METER         |
| L.F.E. | LOWEST FLOOR ELEVATION       | (P)   | PROPERTY LINE |                     |                     |
| C.B.   | CBS BUILDING                 | (P)   | PROPERTY LINE |                     |                     |
| U.E.   | UTILITY ENCUMBRANCE          | (P)   | PROPERTY LINE |                     |                     |

### PREPARED FOR:

- SURVEYOR'S NOTES:**
1. THIS IS A BOUNDARY SURVEY.
  2. THE MINIMUM OF 10' DISTANCE OF THE SURVEY FROM ANY ADJACENT PROPERTY IS MAINTAINED.
  3. Legal description was provided by client or attending title company.
  4. Unless otherwise noted, this survey has not attempted to locate any footing and/or underground utility lines.
  5. Ownership is subject to OPINION OF TITLE.
- This survey has been prepared for the exclusive use of the parties named herein. IT IS VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. A 1/4" scale map hereon has been measured to an estimated horizontal positional accuracy of 1:10000 ±.

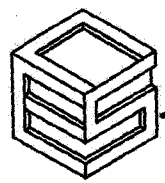
**MANUEL FELPE**  
PROFESSIONAL LAND SURVEYOR  
2355 NW 70th Ave, Suite #13 Miami, FL 33142  
PH: 305-994-6723 FAX: 305-994-1926

I HEREBY CERTIFY, THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCUMBRANCES OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING, PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.

CERTIFICATE NO. 148  
STATE OF FLORIDA  
MANUEL FELPE  
(FOR THE FIRM)

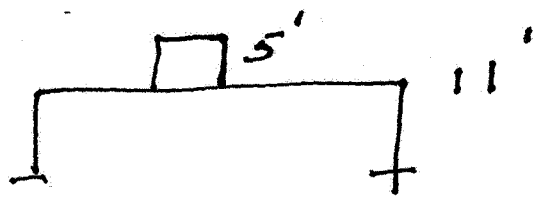
REVISIONS	DATE
BOUNDARY SURVEY	
FIELD WORK DATE:	11/05/08
ISSUED DATE:	11/17/08
WORK ORDER:	6987
DATE:	11/13/09
FIELD DATE:	11/17/08
WORK ORDER:	6987
DATE:	11/13/09





New Shopping Plaza  
515 Thru 541 Jefferson Ave  
Miami Fl

# Wind pressure on A/c curb



Model as a Sign  
 $C_f = 3.1$

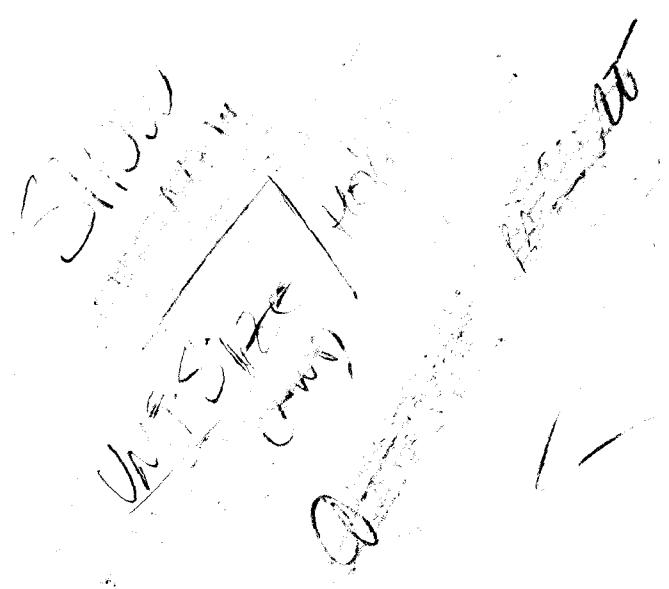
wind pressure 91 psf

product approval

4 unit - 3 Frames - 18" height

11 psf capacity.

Max height of unit 4'



Product approval

1-11-16

# MecaWind Std v1.2.7.0 per ASCE 7-10

Developed by MECA Enterprises, Inc. Copyright [www.mecaenterprises.com](http://www.mecaenterprises.com)

Date : 1/12/2016  
 Company Name : True  
 Address : Address  
 City : City  
 State : State  
 File Location: C:\Users\Carlos\AppData\Roaming\MecaWind\Default.wnd  
 Project No. : JobNo  
 Designed By : Engineer  
 Description : Description  
 Customer Name : Customer  
 Proj Location : Location

## Input Parameters: Other Structures & Building Appurtances MWFRS (Ch 29)

Basic Wind Speed(V)	= 175.00 mph	Exposure Category	= C
Structural Category	= III	Flexible Structure	= No
Natural Frequency	= N/A	Kd Directional Factor	= 0.85
Importance Factor	= 1.00	Zg	= 900.00 ft
Alpha	= 9.50	Bt	= 1.00
At	= 0.11	Bm	= 0.65
Am	= 0.15	l	= 500.00 ft
Cc	= 0.20	Zmin	= 15.00 ft
Epsilon	= 0.20	Ht- Grade to Top of Sign	= 16.00 ft
B - Horizontal Dim.	= 2.00 ft	S - Vertical Sign Dim.	= 4.00 ft
W - Sign Depth	= 3.00 ft	Sh- Ratio of S / Ht	= 0.25
Bs- Ratio of B / S	= 0.50	Elb - Base Elevation	= .00 ft
E - Solidity Ratio	= 100.00 %		

## Gust Factor Calculations

Gust Factor Category I Rigid Structures - Simplified Method  
 Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm:	0.6*Ht	= 15.00 ft
Lzm:	Cc*(33/Zm)^0.167	= 0.23
Lzm:	1*(Zm/33)^Epsilon	= 427.06 ft
Q:	(1/(1+0.63*((B+Ht)/Lzm)^0.63))^0.5	= 0.96
Gust2:	0.925*((1+1.7*Lzm*3.4*Q)/(1+1.7*3.4*Lzm))	= 0.90

Gust Factor Summary  
 Not a Flexible Structure use the Lessor of Gust1 or Gust2 = 0.85

## Design Wind Pressure - Other Structures

Elev ft	Kz	Kzt	qz psf	W_Pres_Cf( 1.80) psf
16.00	0.86	1.00	34.406	52.64

Note: W\_Pres\_Cf is Wind Pressure based on Cf(Force Coefficient)

Figure 29.4-1: Wind Loads for Solid Signs & Freestanding Walls

Cf - Force Coefficient	= 1.80
Rd - Reduction Factor (1-(1-E)^1.5)	= 1.00
Kz	= 0.86
Kzt	= 1.00
Qz	= 34.41 psf
Wind Pressure at Elevation 16 ft	= 52.64 psf

- Notes: 1) Signs with openings comprising < 30% of gross area are considered solid signs  
 2) Force Coefficients for solid signs with openings shall be multiplied by Rd  
 3) Case C only applies when Bs >= 2

$$W_w = 53 \left( \frac{3.1}{1.8} \right) = 91 \text{ psf}$$



# MIAMIBEACH

Building Department  
1700 Convention Center Drive, 2nd Flr  
Miami Beach, Fl 33139

## NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: MELI INVESTMENTS to perform special inspector services under the Florida Building Code at the 515-541 Jefferson Ave project on the below listed structures as of 1-11-16 (date). I am a professional engineer licensed in the State of Florida.

Process Number: B13094 Master Permit (IF APPLICABLE): \_\_\_\_\_

- Special Inspector for Pilings, FBC 1822.1.20
- Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- Special Inspector for Soil Compaction, FBC 1820.3.1
- Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
- Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- Special Inspector for \_\_\_\_\_

NOTE: Only the marked boxes apply.

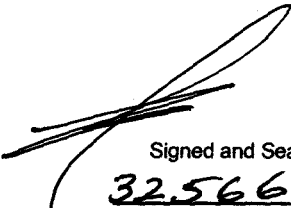
The following individual's employed by this firm or me are authorized representatives to perform inspections

- |                          |          |
|--------------------------|----------|
| 1. <u>Carlos Ensenat</u> | 2. _____ |
| 3. _____                 | 4. _____ |


\* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

  
Signed and Sealed  
32566  
License Number

Date: 1-11-16

Architect/Engineer Signature: \_\_\_\_\_  
 Architect/Engineer Name Printed: Carlos Ensenat  
 Address: 12145 SW 12th, Miami, FL  
 Phone Number: 305-856-6345  
 Owner/Agent Signature:   
 Owner/Agent Name Printed: JOHN BERRY PK.  
 Building Department Accepted By: 1/11/16



# COMBINED ENGINEERING SCIENCES

December 3, 2014

City of Miami Beach  
Building & Zoning

Re: 545 Jefferson Ave. Miami Beach , Fl,  
Permit B1301941

Gentlemen

The scope of work on the referenced project changed.

Original design had a steel exterior canopy along with new storefront geometry.

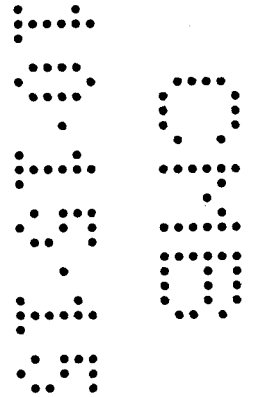
The new design has no canopy. Only structural work is the framing for the new storefronts.

The original comments are not addressed because the scope of work changed.

Enclosed is the new design

Cordially

  
Carlos Ensenat, P.E.



STRUCTURAL COMPUTATIONS FOR

RENOVATION OF AN EXISTING BUILDING  
NEW SHOPPING PLAZA

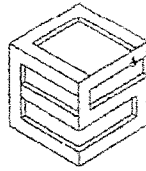
545 JEFFERSON AVE  
MIAMI BEACH FLORIDA FLORIDA

COMBINED ENGINEERING SCIENCES  
CARLOS ENSENAT, PE 32566  
CERTIFICATE OF AUTHORIZATION No. 9108  
1214 SW 12 CT.  
MIAMI, FL. 33135  
( 305 ) 856-6345

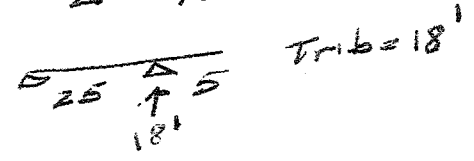
*[Signature]*  
12-3-14

COMBINED ENGINEERING SCIENCES  
CARLOS ENSENAT, PE 32566

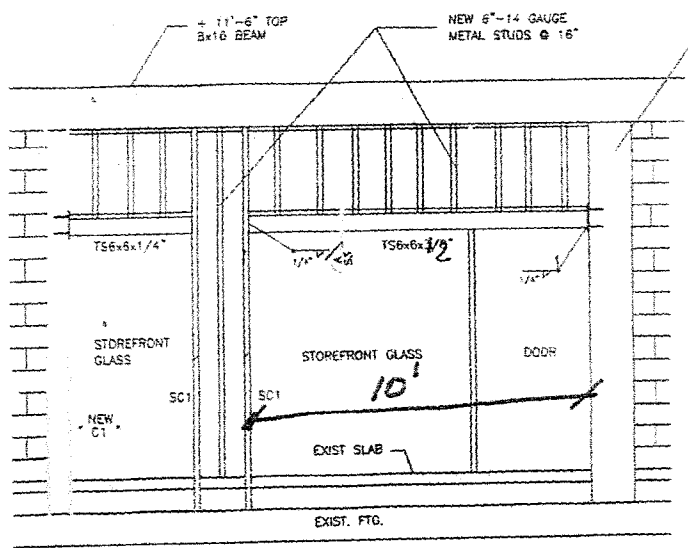
1214 SW 12 CT.  
MIAMI, FL. 33135  
(305) 856-6345



Root Load  
DL { Joist - 55 psf  
Roof - 5 psf  
ceiling - 5 psf  
... } → 30 psf  
 $\Sigma = 95 \text{ psf}$



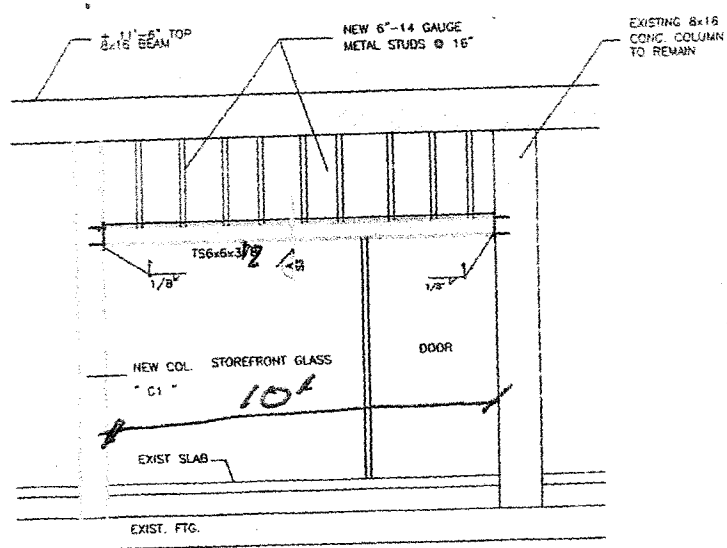
Wind - ASCE 7-10 175 mph  
Flat - h = 12'  
Wind on storefront 40 psf



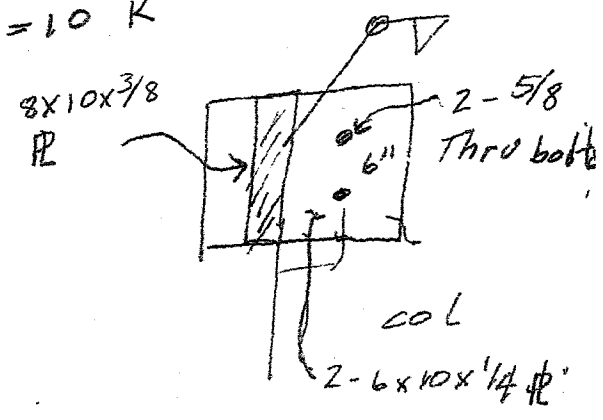
Header = 10'  
 $W = .1(18) \times 2 = 2 \text{ K}$   
 $w_{wind} = .04(10/2) = .2 \text{ K/ft}$   
 $\frac{fb_x}{F_b} + \frac{fb_y}{F_b} = .7 + .05 = .75 < 1$   
TS6x6x1/2  
See print out

ELEVATION: TYPICAL NEW STEEL FRAME " A " FOR NEW STOREFRONT FASADE

column h = 11  
P = 10 K  
 $w_{wind} = .04(10/2) = .2 \text{ K/ft}$   
 $R_H = .2(11/2) = 1.1 \text{ K}$

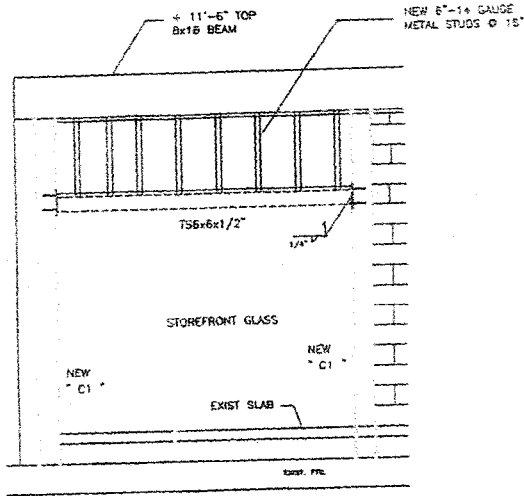
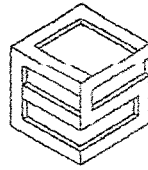


connection to column  
R = 10 K



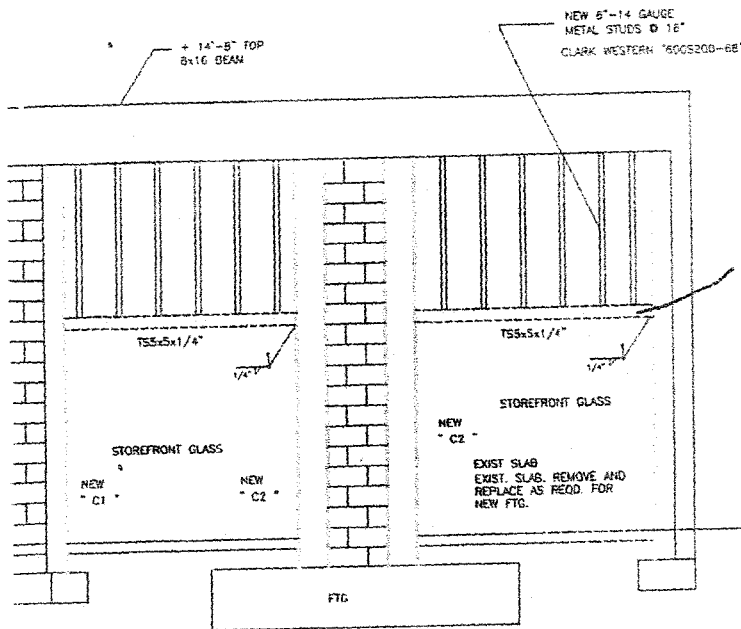
ELEVATION: TYPICAL NEW STEEL FRAME " B " FOR NEW STOREFRONT FASADE

Design same as " A "



ELEVATION: TYPICAL NEW STEEL FRAME " C " FOR NEW STOREFRONT FASADE

Metal studs  
 Load Bearing  $h = 3'$   
 $W = 2 K/1$   $P = 2 ( \frac{16}{12} ) = 3 K$   
 6" - 12 gauge - @ 16" see printout  
 Non Load Bearing  
 $h = 14'$  wind = 40 psf  
 6" - 14 gauge @ 16" see printout



Header has  
 no Load from Roof  
 wind -  $.04 ( \frac{14}{2} ) = .3 K/1$

ELEVATION: TYPICAL NEW STEEL FRAME " D " FOR NEW STOREFRONT FASADE

Title Block Line 1  
 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.  
 Title Block Line 6

Title :  
 Dsgnr:  
 Project Desc.:  
 Project Notes :

Job #

Printed: 3 DEC 2014, 10:28AM

**Steel Beam**

ENERCALC, INC. 1983-2011, Build:6.11.4.5, Ver:6.11.4.1

Lic. #: KW-06000542

Licensee: COMBINED ENGINEERING SCIENCES

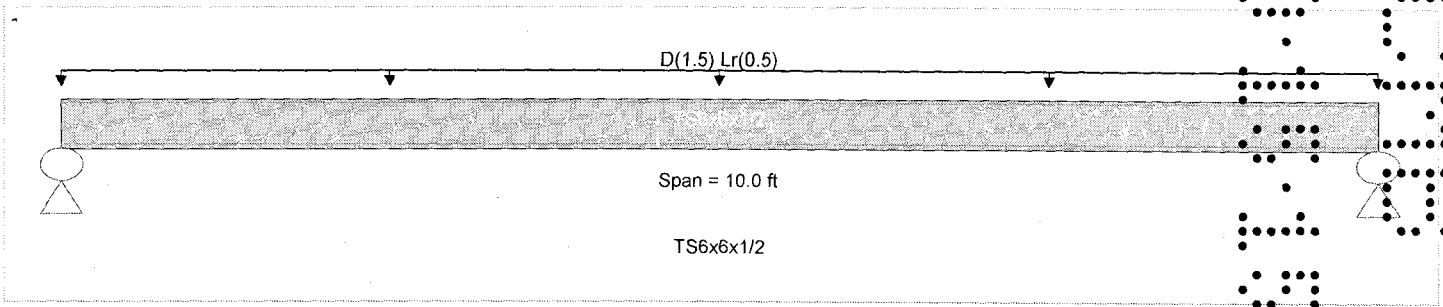
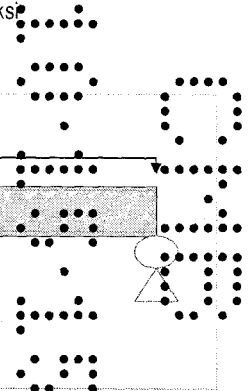
Description: HEADER FRAME A

**Material Properties**

Calculations per AISC 360-05, ASCE 7-05

Analysis Method: Allowable Stress Design  
 Beam Bracing: Completely Unbraced  
 Bending Axis: Major Axis Bending  
 Load Combination: 2006 IBC & ASCE 7-05

Fy: Steel Yield: 50.0 ksi  
 E: Modulus: 29,000.0 ksi



**Applied Loads**

Service loads entered. Load Factors will be applied for calculations.

Uniform Load: D = 1.50, Lr = 0.50 k/ft, Tributary Width = 1.0 ft, (ROOF)

**DESIGN SUMMARY**

**Design OK**

Maximum Bending Stress Ratio =	<b>0.479 : 1</b>	Maximum Shear Stress Ratio =	<b>0.130 : 1</b>
Section used for this span	<b>TS6x6x1/2</b>	Section used for this span	<b>TS6x6x1/2</b>
Mu: Applied	25.000 k-ft	Vu: Applied	10.0 k
Mn / Omega: Allowable	52.146 k-ft	Vn/Omega: Allowable	76.972 k
Load Combination	+D+Lr+H	Load Combination	+D+Lr+H
Location of maximum on span	5.000ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1
Maximum Deflection			
Max Downward L+Lr+S Deflection	0.077 in	Ratio =	1549
Max Upward L+Lr+S Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.310 in	Ratio =	387
Max Upward Total Deflection	0.000 in	Ratio =	0 <180

**Maximum Forces & Stresses for Load Combinations**

Load Combination	Segment Length	Span #	Max Stress Ratios		Summary of Moment Values						Summary of Shear Values				
			M	V	Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Va Max	Vnx	Vnx/Omega	
Overall MAXimum Envelope															
Dsgn. L = 10.00 ft		1	0.479	0.130	25.00		25.00	87.08	52.15	1.14	1.00	10.00	128.54	76.97	
+D															
Dsgn. L = 10.00 ft		1	0.360	0.097	18.75		18.75	87.08	52.15	1.14	1.00	7.50	128.54	76.97	
+D+Lr+H															
Dsgn. L = 10.00 ft		1	0.479	0.130	25.00		25.00	87.08	52.15	1.14	1.00	10.00	128.54	76.97	

**Overall Maximum Deflections - Unfactored Loads**

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
D+Lr	1	0.3097	5.050		0.0000	0.000

**Vertical Reactions - Unfactored**

Support notation: Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	10.000	10.000
D Only	7.500	7.500
Lr Only	2.500	2.500
D+Lr	10.000	10.000

Title Block Line 1  
 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.  
 Title Block Line 6

Title :  
 Dsgnr:  
 Project Desc.:  
 Project Notes :

Printed: 27 NOV 2014, 12:00AM

**Steel Column**

ENERCALC, INC. 1983-2011, Build:6.11.4.5, Ver:6.11.4.1

Lic. #: KW-06000542

Licensee: COMBINED ENGINEERING SCIENCES

Description: STOREFRONT

**General Information**

**Calculations per AISC 360-05, ASCE 7-05**

Steel Section Name : **TS6x3x1/4**  
 Analysis Method : **2006 IBC & ASCE 7-05**  
 Steel Stress Grade  
 Fy : Steel Yield **36.0 ksi**  
 E : Elastic Bending Modulus **29,000.0 ksi**  
 Load Combination : **Allowable Stress**

Overall Column Height **11.0 ft**  
 Top & Bottom Fixity **Top & Bottom Pinned**

Brace condition for deflection (buckling) along columns :  
 X-X (width) axis : Fully braced against buckling along X-X Axis  
 Y-Y (depth) axis : Fully braced against buckling along Y-Y Axis

**Applied Loads**

Service loads entered. Load Factors will be applied for calculations.

Column self weight included : 163.08 lbs \* Dead Load Factor  
 AXIAL LOADS ...  
 ROOF: Axial Load at 11.0 ft, Yecc = 5.000 in, D = 8.0, LR = 2.0 k  
 BENDING LOADS ...  
 WIND: Lat. Uniform Load creating My-y, W = 0.20 k/ft

**DESIGN SUMMARY**

**Bending & Shear Check Results**

**PASS** Max. Axial+Bending Stress Ratio = **0.4572** : 1  
 Load Combination **+D+W+H**  
 Location of max. above base **5.906 ft**  
 At maximum location values are ...  
 Pu : Axial **8.163 k**  
 Pn / Omega : Allowable **88.168 k**  
 Mu-x : Applied **0.7159 k-ft**  
 Mn-x / Omega : Allowable **13.689 k-ft**  
 Mu-y : Applied **3.009 k-ft**  
 Mn-y / Omega : Allowable **8.389 k-ft**

**PASS** Maximum Shear Stress Ratio = **0.07939** : 1  
 Load Combination **+D+W+H**  
 Location of max. above base **0.0 ft**  
 At maximum location values are ...  
 Vu : Applied **1.10 k**  
 Vn / Omega : Allowable **13.855 k**

**Maximum SERVICE Load Reactions ..**

Top along X-X **1.10 k**  
 Bottom along X-X **1.10 k**  
 Top along Y-Y **0.1515 k**  
 Bottom along Y-Y **0.1515 k**

**Maximum SERVICE Load Deflections ...**

Along Y-Y **0.04344 in** at **6.423 ft** above base  
 for load combination : **D+Lr**  
 Along X-X **0.3827 in** at **5.537 ft** above base  
 for load combination : **W Only**

**Load Combination Results**

Load Combination	Maximum Axial + Bending Stress Ratios			Maximum Shear Ratios		
	Stress Ratio	Status	Location	Stress Ratio	Status	Location
+D	0.143	PASS	10.93 ft	0.004	PASS	0.00 ft
+D+Lr+H	0.179	PASS	10.93 ft	0.005	PASS	0.00 ft
+D+0.750Lr+0.750L+H	0.170	PASS	10.93 ft	0.005	PASS	0.00 ft
+D+W+H	0.457	PASS	5.91 ft	0.079	PASS	0.00 ft
+D+0.750Lr+0.750L+0.750W+H	0.386	PASS	6.05 ft	0.060	PASS	0.00 ft
+D+0.750L+0.750S+0.750W+H	0.368	PASS	5.98 ft	0.060	PASS	0.00 ft
+D+0.750Lr+0.750L+0.5250E+H	0.170	PASS	10.93 ft	0.005	PASS	0.00 ft
+0.60D+W+H	0.418	PASS	5.76 ft	0.079	PASS	0.00 ft

**Maximum Reactions - Unfactored**

Note: Only non-zero reactions are listed.

Load Combination	X-X Axis Reaction		Y-Y Axis Reaction		Axial Reaction @ Base
	@ Base	@ Top	@ Base	@ Top	
D Only		k	-0.121	-0.121 k	8.163 k
Lr Only		k	-0.030	-0.030 k	2.000 k
W Only	-1.100	1.100 k		k	k
D+Lr		k	-0.152	-0.152 k	10.163 k
D+W	-1.100	1.100 k	-0.121	-0.121 k	8.163 k
D+Lr+W	-1.100	1.100 k	-0.152	-0.152 k	10.163 k

Title Block Line 1  
 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.  
 Title Block Line 6

Title :  
 Dsgnr:  
 Project Desc.:  
 Project Notes :

Job #

**Steel Beam**

ENERCALC, INC. 1983-2011. Build:6.11.4.5. Ver:6.11.4.1

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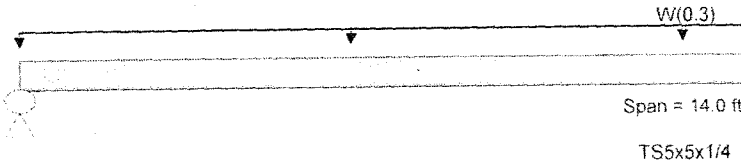
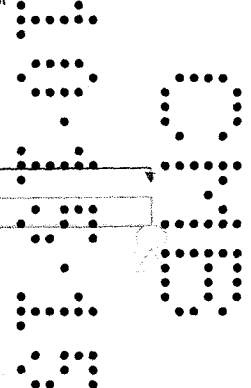
Description : frame D HEADER

Calculations per AISC 360-05, ASCE 7-05

**Material Properties**

Analysis Method : Allowable Stress Design  
 Beam Bracing : Completely Unbraced  
 Bending Axis : Major Axis Bending  
 Load Combination 2006 IBC & ASCE 7-05

Fy : Steel Yield : 36.0 ksi  
 E : Modulus : 29,000.0 ksi



**Applied Loads**

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads  
 Uniform Load : W = 0.30 k/ft. Tributary Width = 1.0 ft. (WALL WIND)

**DESIGN SUMMARY**

**Design OK**

Maximum Bending Stress Ratio =	0.535 : 1	Maximum Shear Stress Ratio =	0.086 : 1
Section used for this span	<b>TS5x5x1/4</b>	Section used for this span	<b>TS5x5x1/4</b>
Mu : Applied	7.758 k-ft	Vu : Applied	2.216 k
Mn / Omega : Allowable	14.497 k-ft	Vn/Omega : Allowable	25.892 k
Load Combination	+D+W+H	Load Combination	+D+W+H
Location of maximum on span	7.000ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1
Maximum Deflection			
Max Downward L+Lr+S Deflection	0.000 in	Ratio =	0 < 360
Max Upward L+Lr+S Deflection	0.000 in	Ratio =	0 < 360
Max Downward Total Deflection	0.563 in	Ratio =	298
Max Upward Total Deflection	0.000 in	Ratio =	0 < 180

**Maximum Forces & Stresses for Load Combinations**

Load Combination	Segment Length	Span #	Max Stress Ratios		Summary of Moment Values						Summary of Shear Values					
			M	V	Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Va Max	Vnx	Vnx/Omega		
Overall MAXimum Envelope																
Dsgn. L = 14.00 ft		1	0.535	0.086	7.76		7.76	24.21	14.50	1.14	1.00	2.22	43.24	25.89		
+D																
Dsgn. L = 14.00 ft		1	0.028	0.004	0.41		0.41	24.21	14.50	1.14	1.00	0.12	43.24	25.89		
+D+W+H																
Dsgn. L = 14.00 ft		1	0.535	0.086	7.76		7.76	24.21	14.50	1.14	1.00	2.22	43.24	25.89		
+0.60D+W+H																
Dsgn. L = 14.00 ft		1	0.524	0.084	7.59		7.59	24.21	14.50	1.14	1.00	2.17	43.24	25.89		

**Overall Maximum Deflections - Unfactored Loads**

Load Combination	Span	Max. "+" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
D+W	1	0.5629	7.070		0.0000	0.000

**Vertical Reactions - Unfactored**

Load Combination	Support 1	Support 2
Overall MAXimum	2.216	2.216
D Only	0.116	0.116
W Only	2.100	2.100
D+W	2.216	2.216

Support notation : Far left is #1

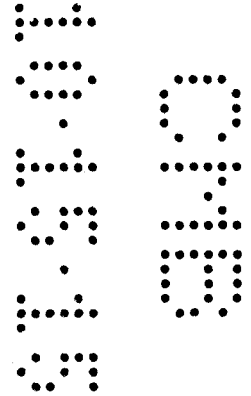
Values in KIPS



**SECTION DESIGNATION: 600S200-68 Single**

**INPUT PROPERTIES:**

Web Height =	6.000 in	Steel Thickness =	0.0713 in
Top Flange =	2.000 in	Inside Corner Radius =	0.1070 in
Bottom Flange =	2.000 in	Yield Stress, Fy =	33.0 ksi
Stiffening Lip =	0.625 in	Fy With Cold-Work, Fya =	37.2 ksi
Punchout Width =	1.500 in	Punchout Length =	4.000 in



**Wall Solver Design Data - Simple Span**

Wall Height 12.00 ft	Deflection Limit L/120
Lateral Pressure 40.00 psf	Axial Load 200 lb
Stud Spacing 16.0 in	

**Check Flexure**

Load Multiplier for Flexural Strength = 1.00  
 Flexural Bracing: Full  
 $M_{max} = 960 \text{ Ft-Lb} \leq M_a = 2535 \text{ Ft-Lb}$

**Check Deflection**

Deflection Limit: L/120  
 Load Multiplier for Deflection = 1.00  
 Maximum Deflection = 0.206 in  
 Deflection Ratio = L/700

**Check Shear**

$V_{max} = 320 \text{ lb}$  (Including Flexural Load Multiplier)  
 Shear capacity not reduced for punchouts near ends of member  
 $V_a = 4347 \text{ lb} \geq V_{max}$

**Check Web Crippling**

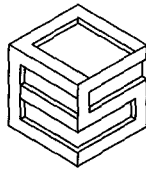
$R_{max} = 320 \text{ lb}$  (Including Flexural Load Multiplier)  
 Web Crippling capacity not reduced for punchouts near ends of member  
 End Bearing Length = 1.00 in  
 $R_a = 604 \text{ lb} \geq R_{max}$ , stiffeners not required

**Check Axial Interactions**

$P = 200 \text{ lb}$  (Including Axial Load Multiplier)  
 Axial Loads Multiplied by 1.00 for Interaction Checks  
 Max unbraced length,  $K_y L_y$  and  $K_t L_t = 144.0 \text{ in}$   
 Allowable Pure Axial Load,  $P_a = 2340 \text{ lb}$  : Axial Load Ratio,  $P/P_a = 0.085$   
 Max  $KL/r = 199$

$P/P_a \leq 0.15$  Therefore, Check Equation C5.2.1-3  
**Equation C5.2.1-3 = 0.464  $\leq$  1.0**





Footings

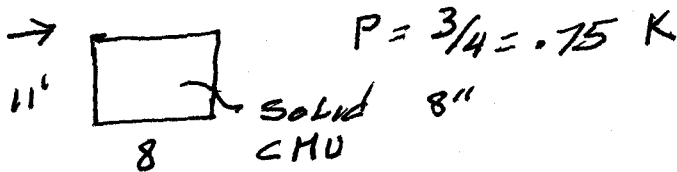
Lateral stability of Reduced Masonry Wall

shell @ 40 psf

$h = 11'$  Trib =  $25/2 = 12.5'$

$P = .04 (11/2) (12.5) = .9 K$

4 - 8' Long Masonry Shear Remain



Wall is adequate see Printout.

Exist ftg 34x14" cont.

Reaction from header 10 K

$P = \text{Header} + 2' \text{ wall}$

$10 + 2(2) + [0.6(10) + 2](2) = 15 K$

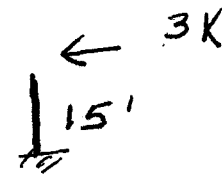
$A = 15/2 = 7.5 \text{ ft}^2$  4x3 = 12 ft<sup>2</sup> provided.



New Footing at High roof Area.

$M_w = 3(15) = 45 K-ft$

6x14x36" see printout



Scope :

Rev: 580000  
 User: KW-0600542, Ver 5 8 0, 1-Dec-2003  
 (c)1983-2003 ENERCALC Engineering Software

## Masonry Pier Analysis & Design

Page 1

Description TYP WALL

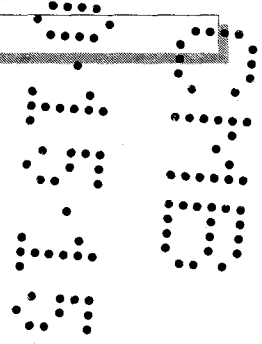
### General Information

Code Ref: ACI 530-02, 1997 UBC, 2003 IBC, 2003 NFPA 5000

Total Lateral Force	1.00 k	Moduli: $E_m = f_m *$	900.00
Seismic Zone	0	Moduli: $E_v = E_m *$	0.40
Load Duration Factor	1.00		

### Shear Pier Data

Pier #1	
Pier Height	11.00 ft
Pier Length	8.00 ft
Wall Thickness	8 in
"j" : Depth Mult.	0.90
Pier Fixity	Fix-Fix
$f_m$	1,500 psi
$F_s$	24,000 psi
Sp Insp	No
Grout Spacing	48 in



### Analysis Data

Pier #1	
Height/Length	1.3750
$(H/L)^3$	2.5996
Rel. Defl	0.6226
Sum Rigidity	1,606.04
Rigidity = $.001/Defl$	1,606.041
% Force to Pier	1.00
Shear to Pier	1.000 k
Relative Defl * $10^5$	0.00 in
$M / (V * Depth)$	0.764
$E_m$	1350,000.0
$E_v$	540,000.0

psi  
psi

### Summary

Pier #1	
<b>Shear Reinforcing...</b>	
$f_v = V / (12 * e * j * d)$	2.52 psi
Fv: w/o Reinf.	20.89 psi
Fv: w/ Reinf.	31.33 psi
Horiz. Shear $A_v$ Req'd	Not Req'd in <sup>2</sup> /ft
<b>Bending Reinforcing...</b>	
Moment @ End	5.50 k-ft
"d" to tension $A_s$	7.20 ft
Bending $A_s$ Req'd	0.03 in <sup>2</sup>



Title Block Line 1  
 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.

Title :  
 Dsgnr:  
 Project Desc.:  
 Project Notes :

Job #

Printed: 1 DEC 2014, 12:32AM

**General Footing**

ENERCALC, INC. 1983-2011, Build:6.11.4.5, Ver:6.11.4.1

Lic. #: KW-06000542

Licensee: COMBINED ENGINEERING SCIENCES

Description: NEW FRAME HIGH ROOF

**DESIGN SUMMARY**

**Design OK**

	Min. Ratio	Item	Applied	Capacity	Governing Load Combination
PASS	0.5475	Soil Bearing	1.095 ksf	2.0 ksf	+D+W+H
PASS	n/a	Overturning - X-X	0.0 k-ft	0.0 k-ft	No Overturning
PASS	1.904	Overturning - Z-Z	45.0 k-ft	85.692 k-ft	0.6D+W
PASS	n/a	Sliding - X-X	0.0 k	0.0 k	No Sliding
PASS	n/a	Sliding - Z-Z	0.0 k	0.0 k	No Sliding
PASS	n/a	Uplift	0.0 k	0.0 k	No Uplift
PASS	0.02162	Z Flexure (+X)	2.551 k-ft	118.0 k-ft	+0.90D+1.60W+1.60H
PASS	0.01651	Z Flexure (-X)	1.948 k-ft	118.0 k-ft	+1.20D+0.50Lr+0.50Ls+1.60W
PASS	0.003459	X Flexure (+Z)	0.450 k-ft	130.08 k-ft	+1.40D
PASS	0.003459	X Flexure (-Z)	0.450 k-ft	130.08 k-ft	+1.40D
PASS	n/a	1-way Shear (+X)	0.0 psi	93.113 psi	n/a
PASS	0.0	1-way Shear (-X)	0.0 psi	0.0 psi	n/a
PASS	0.002025	1-way Shear (+Z)	0.1886 psi	93.113 psi	+1.40D
PASS	0.002025	1-way Shear (-Z)	0.1886 psi	93.113 psi	+1.40D
PASS	n/a	2-way Punching	0.5076 psi	93.113 psi	+0.90D+1.60W+1.60H

**Detailed Results**

**Soil Bearing**

Rotation Axis & Load Combination...	Gross Allowable	Xecc	Zecc	+Z	Actual Soil Bearing Stress		-X	Actual / Allowable Ratio
					+Z	-X		
X-X, +D	2.0	n/a	0.0	0.5667	0.5667	n/a	n/a	0.283
X-X, +D+W+H	2.0	n/a	0.0	0.5667	0.5667	n/a	n/a	0.283
X-X, +0.60D+W+H	2.0	n/a	0.0	0.340	0.340	n/a	n/a	0.170
Z-Z, +D	2.0	0.0	n/a	n/a	n/a	0.5667	0.5667	0.283
Z-Z, +D+W+H	2.0	11.343	n/a	n/a	n/a	0.03818	1.095	0.548
Z-Z, +0.60D+W+H	2.0	18.905	n/a	n/a	n/a	0.0	0.9459	0.473

**Overturning Stability**

Rotation Axis & Load Combination...	Overturning Moment	Resisting Moment	Stability Ratio	Status
X-X, D	None	0.0 k-ft	Infinity	OK
X-X, 0.6D+W	None	0.0 k-ft	Infinity	OK
Z-Z, D	None	0.0 k-ft	Infinity	OK
Z-Z, 0.6D+W	45.0 k-ft	85.692 k-ft	1.904	OK

# MecaWind Std v2.2.4.6 per ASCE 7-10

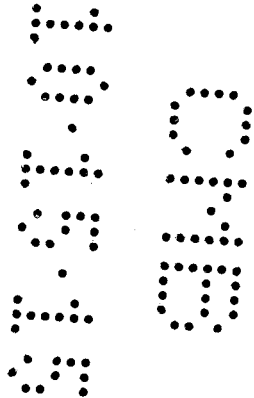
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Date : 11/16/2014  
 Company Name :  
 Address :  
 City :  
 State :  
 File Location: C:\Documents and Settings\Carlos\Desktop\DADE2.wnd

Project No. :  
 Designed By :  
 Description :  
 Customer Name :  
 Proj Location :

## Directional Procedure Simplified Diaphragm Building (Ch 27 Part 2)

Basic Wind Speed(V)	=	175.00 mph	Exposure Category	=	C
Structural Category	=	II	Flexible Structure	=	No
Natural Frequency	=	N/A	Kd Directional Factor	=	0.85
Importance Factor	=	1.00	Zg	=	900.00 ft
Alpha	=	9.50	Bt	=	1.00
At	=	0.11	Bm	=	0.65
Am	=	0.15	l	=	500.00 ft
Cc	=	0.20	Zmin	=	15.00 ft
Epsilon	=	0.20	Slope of Roof(Theta)	=	19.57 Deg
Slope of Roof	=	4.266667 : 12	Type of Roof	=	HIPPED
Ht: Mean Roof Ht	=	15.00 ft	Eht: Eave Height	=	11.00 ft
RHt: Ridge Ht	=	19.00 ft	Overhead Type	=	No Overhang
OH: Roof Overhang at Eave	=	.00 ft	Bldg Width Across Ridge	=	45.00 ft
Bldg Length Along Ridge	=	55.00 ft	Roof Slope on Hip End	=	28.07 Deg
Length of Hipped Ridge	=	25.00 ft			



## Gust Factor Calculations

Gust Factor Category I Rigid Structures - Simplified Method  
 Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85

Gust Factor Category II Rigid Structures - Complete Analysis  
 Zm: 0.6\*Ht = 15.00 ft  
 lzm: Cc\*(33/Zm)^0.167 = 0.23  
 Lzm: 1\*(Zm/33)^Epsilon = 427.06 ft  
 Q: (1/(1+0.63\*((B+Ht)/Lzm)^0.63))^0.5 = 0.92  
 Gust2: 0.925\*((1+1.7\*lzm\*3.4\*Q)/(1+1.7\*3.4\*lzm)) = 0.88

Gust Factor Summary  
 Not a Flexible Structure use the Lessor of Gust1 or Gust2 = 0.85

## Table 26.11-1 Internal Pressure Coefficients for Buildings, GCpi

GCpi : Internal Pressure Coefficient = +/-0.18

## Topographic Adjustment

0.33\*z = 1.00  
 Kzt (0.33\*z): Topographic factor at elevation 0.33\*z = 1.00  
 Vtopo: Adjust V per Para 27.5.2: V \* [Kzt(0.33\*z)]^0.5 = 175.00 mph

## MWFRS Diaphragm Building Wind Pressures per Ch 27 Pt 2

All pressures shown are based upon ASD Design, with a Load Factor of .6

### MWFRS Pressures for Wind Normal to 55 ft wall (Normal to Ridge)

#### WALL PRESSURES PER TABLE 27.6-1

L/B: Bldg Dim in Wind Dir / Bldg Dim Normal to Wind Dir = 0.82  
 h: Height to top of Windward Wall = 11.00 ft  
 ph: Net Pressure at top of wall (windward + leeward) = 38.70 psf  
 p0: Net Pressure at bottom of wall (windward + leeward) = 38.70 psf

ps: Side wall pressure acting away from wall = .54 \* ph = -20.90 psf  
 pl: Leeward wall pressure acting away from wall = .38 \* ph = -14.71 psf  
 pwh: Windward wall press @ top acting toward wall = ph-pl = 23.99 psf  
 pw0: Windward wall press @ bot acting toward wall = p0-pl = 23.99 psf

#### ROOF PRESSURES PER TABLE 27.6-2

h: Mean Roof Height = 15.000 ft  
 Lambda: Exposure Adjustment Factor = 1.000  
 Slope: Roof Slope = 19.57 Deg

Zone	Load Case1 psf	Load Case2 psf
1	-27.50	11.00
2	-23.48	-10.55
3	-36.05	.00

4 -32.18 .00  
 5 -26.37 .00

Note: A value of '0' indicates that the zone/load case is not applicable.

Notes - Normal to Ridge

MWFRS Pressures for Wind Normal to 45 ft wall (Along Ridge)

WALL PRESSURES PER TABLE 27.6-1

L/B: Bldg Dim in Wind Dir / Bldg Dim Normal to Wind Dir = 1.22  
 h: Height to top of Windward Wall = 11.00 ft  
 ph: Net Pressure at top of wall (windward + leeward) = 37.58 psf  
 p0: Net Pressure at bottom of wall (windward + leeward) = 37.58 psf

ps: Side wall pressure acting away from wall = .56 \* ph = -21.13 psf  
 pl: Leeward wall pressure acting away from wall = .36 \* ph = -13.36 psf  
 pwh: Windward wall press @ top acting toward wall = ph-pl = 24.22 psf  
 pw0: Windward wall press @ bot acting toward wall = p0-pl = 24.22 psf

ROOF PRESSURES PER TABLE 27.6-2

h: Mean Roof Height = 15.000 ft  
 Lambda: Exposure Adjustment Factor = 1.000  
 Slope: Roof Slope = 19.57 Deg

Zone	Load Case1 psf	Load Case2 psf
1	-27.50	11.00
2	-23.48	-10.55
3	-36.05	.00
4	-32.18	.00
5	-26.37	.00

Note: A value of '0' indicates that the zone/load case is not applicable.

Notes - Along Ridge

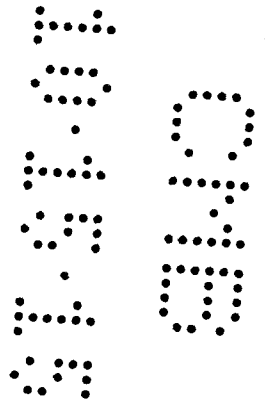
Wind Pressure on Components and Cladding (Ch 30 Part 1)

All pressures shown are based upon ASD Design, with a Load Factor of 1.6

Width of Pressure Coefficient Zone "a" = 4.50 ft

Description	Width ft	Span ft	Area ft^2	Zone	Max GCp	Min GCp	Max P psf	Min P psf
TRUSS	2.00	24.00	192.0	1	0.30	-0.80	16.29	-33.26
TRUSS	2.00	24.00	192.0	2	0.30	-1.20	16.29	-46.84
WALL	1.00	10.00	33.3	4	0.91	-1.01	36.92	-40.31
WINDOW	3.00	3.00	9.0	4	1.00	-1.10	40.05	-43.45
WINDOW	3.00	3.00	9.0	5	1.00	-1.40	40.05	-53.63
DOOR	3.00	7.00	21.0	4	0.94	-1.04	38.12	-41.51
DOOR	3.00	7.00	21.0	5	0.94	-1.29	38.12	-49.77
GARAGE	4.00	8.00	32.0	4	0.91	-1.01	37.02	-40.42

Khcc:Comp. & Clad. Table 6-3 Case 1 = 0.85  
 Qhcc:.00256\*V^2\*Khcc\*Kht\*Kd = 33.94 psf



**envisor**  
screening systems



MS Consultants, Inc.  
Columbus, OH

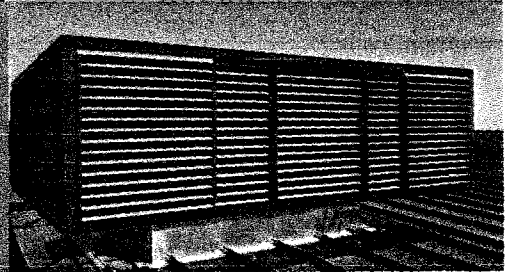
Envisor  
by  
Contractors,  
built  
Contractors  
1997

Professional grade materials, patented panel opening design, along with zero roof penetration installation makes Envisor® screening systems an attractive product that meets code and provides significant savings over parapet walls.

**NO ROOFTOP  
PENETRATION**

**SCALABLE TO SUIT ONE  
OR MULTIPLE UNITS**

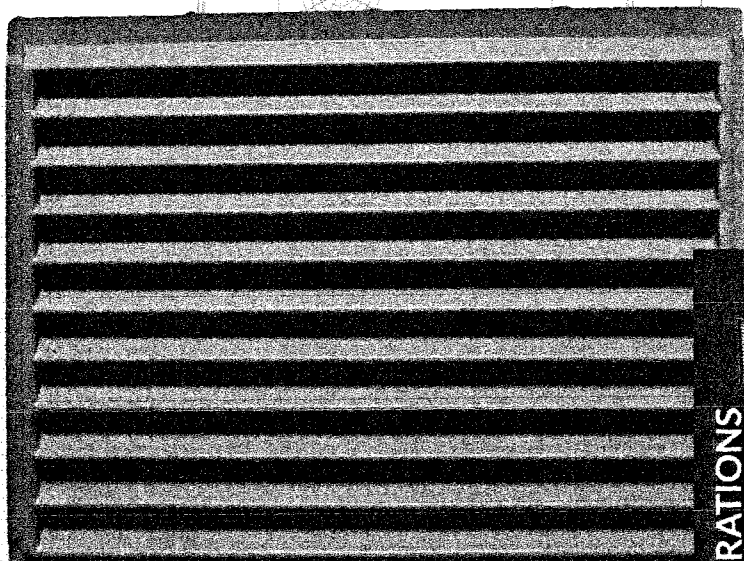
**MADE IN OHIO**



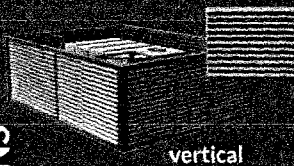
COMPARE  
TO THE  
COMPETITION

# NO ROOFTOP PENETRATION TO INSTALL.....

- CODE-COMPLIANT
- VARIABLE SCREEN HEIGHTS WITH CUSTOM OPTIONS AVAILABLE
- COST EFFECTIVE ALTERNATIVE TO PARAPET WALLS

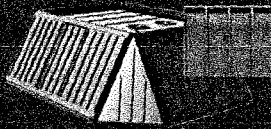


**CONFIGURATIONS**



vertical

PANEL DIMENSIONS			
model	35v	52v	70v
height	35"	52"	70"
All panels measure 45" wide			



canted

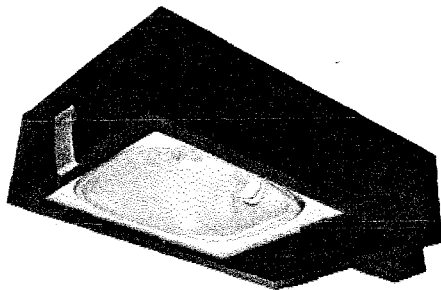
PANEL DIMENSIONS			
model	35c	52c	70c
height	35"	52"	70"
All panels measure 45" wide			

*"The quality and appearance of the Envisor screen is top notch, but we were really wowed by the fact that no holes in our rooftop were needed to install the system. Great design!"*

- Tim R., Building Owner

### 400w Pulse Start Metal Halide 22" Tool-Less Shoebox & Arm Mount

MAX-TS22-PSMH-400-MT



**\$295.00**

Weight: 50.00 LBS

#### Trade Pricing & Volume Discounts

[Request a Quote](#)

[Highlights](#) [Specifications](#)

#### Highlights:

- 25' to 30' Typical Mounting Heights
- White Natural Lighting Color
- 22.4" x 15.0" x 6.1" Rectangular Housing
- Extruded Aluminum Arm
- Designed for Parking Lots, Roadways, Shopping Centers, Car Dealerships, Campuses & Parks

#### \* Color:

-- Please Choose an Option --

#### \* Light Pattern:

-- Please Choose an Option --

#### \* Mounting:

-- Please Choose an Option --

#### \* Voltage:

-- Please Choose an Option --

#### \* Photocell:

-- Please Choose an Option --

Round Pole Mount:  (+\$33)

#### Comments:

Quantity

1



150w Pulse Start Metal Halide 22" Tool-Less Shoebox & Arm Mount

**\$264.00**

[View Details](#)



175w Pulse Start Metal Halide 22" Tool-Less Shoebox & Arm Mount

**\$276.00**

[View Details](#)



250w Pulse Start Metal Halide 22" Tool-Less Shoebox & Arm Mount

**\$281.00**

[View Details](#)



320w Pulse Start Metal Halide 22" Tool-Less Shoebox & Arm Mount

**\$287.00**

[View Details](#)



400w Pulse Start Metal Halide 16" Shoebox & Arm Mount

**\$289.00**

[View Details](#)

#### Light Pole Selection

LightPolesPlus.com light poles are engineered according to AASHTO standards and accepted commercial criteria. Proper selection for an application is based on information such as EPA, wind zone, mounting height and other attachments (such as banner arms and flags). This information is necessary to ensure correct engineering. Light Poles Plus, LLC and its vendors assume no responsibility for proper loading analysis and/or product selections. Design information (such as EPA charts and wind maps) found at LightPolesPlus.com and selection guidance offered by LightPolesPlus.com customer support representatives are provided as general guidelines only. The customer remains solely responsible for proper selection of the light pole, luminaire and/or related accessories that adhere to all applicable requirements, including (but not limited to) EPA design criteria, job specifications and engineering requirements. To ensure proper selection of the light pole, luminaire,

accessories and/or foundation, LightPolesPlus.com recommends the customer consult a qualified engineer to analyze the loading and design criteria for the specific application.

**Light Pole Vibration**

- Light pole vibration problems are caused by environmental factors that vary by geography. They do not result from improper materials and/or poor manufacturing processes. If you have concerns about light pole vibration for a specific project you are working on, please contact LightPolesPlus.com customer support. LightPolesPlus.com recommends vibration dampeners be used when (1) light poles are being installed on a parking ramp, deck, bridge, pier, airport, train or subway hub/terminal or known problem area, (2) a load of 0.75 EPA or smaller is going on the light poles and (3) light poles are being used as camera supports and/or will have non-standard appendages attached to them. The LightPolesPlus.com warranty excludes light pole failure caused by harmonic vibration.

**Lead Time Estimates**

Estimated manufacturing lead times are the best estimate based on current business conditions and may change due to factors including factory capacity and availability of component parts such as base castings, fabricated parts, fixture ballasts and other factors.

**Warranty Information**

Guaranteed to be free of mechanical and workmanship defects under normal use in suitable locations for a period of one year from the order date and limited to material and workmanship of products supplied by Light Poles Plus. Products or components that have been subject to overloading, misuse, accident, improper installation or any alteration are not under warranty, and this warranty is limited to replacement of materials and workmanship determined by Light Poles Plus to be defective and does not include reimbursement for things like labor required for removal of equipment and/or re-installation costs. This warranty excludes light pole failure caused by harmonic vibration, oscillation or resonance associated with air currents around the product.

This warranty does not cover shipping damage. Products received in damaged cartons, boxes or protective wrapping must be examined immediately by the receiver, noted on the Bill of Lading (BOL) and signed for as damaged on the carrier's paperwork. The customer has five business days to notify Light Poles Plus of any issues regarding the received product, and Light Poles Plus reserves the right to have defective products returned for inspection. Light Poles Plus will provide instructions and a Return Materials Authorization (RMA) for service and/or return, repair or replacement of the defective product. Products returned without an RMA will not be accepted.



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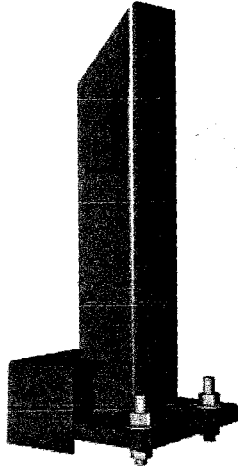


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## 25' Tall x 4" OD x 11ga Square Straight Steel Anchor

SSSA-25-4040-11



### Trade Pricing & Volume Discounts

[Request a Quote](#)

[Highlights](#) [Specifications](#)

#### Highlights:

- 25' Tall
- 4" OD Shaft Base
- 4" OD Shaft Top
- 11ga Wall Thickness
- 8.0 - 9.0" Bolt Circle
- 0.75" Diameter Anchor Bolts

#### Maximum Loading Capacity Guidance:

- 4.8 EPA & 150 LBS at 80mph
- 2.6 EPA & 100 LBS at 90mph
- 1 EPA & 50 LBS at 100mph

Consult [LightPolesPlus.com](#) technical support for projects in wind zones over 100mph.

**\$474.00**

Weight: 170.00 LBS

#### \* Unit Shipping Cost:

- Pole Qty 1 (\$159)
- Pole Qty 2-3 (\$64 Each)
- Pole Qty 4-10 (Free Shipping)

#### \* Finish:

-- Please Choose an Option -- ▾

#### \* Fixture Mounting:

-- Please Choose an Option -- ▾

#### \* Anchor Bolts:

-- Please Choose an Option -- ▾

#### \* Ship Location:

-- Please Choose an Option -- ▾

Dampener:  (+\$59)

Cut Length:  (+\$34)

GFI Provision:  (+\$54)

Extra Handhole:  (+\$58)

Special Fab Base:  (+\$199)

Pipe Coupling:  (+\$39)

Comments:

Quantity

1 ▾



25' Tall x 4" OD x 7ga Square Straight Steel Anchor

**\$588.00**

[View Details](#)



25' Tall x 5" OD x 11ga Square Straight Steel Anchor

**\$660.00**

[View Details](#)



25' Tall x 4" OD x 11ga Round Straight Steel Anchor

**\$577.00**

[View Details](#)



25' Tall x 4.5" OD x 11ga Round Straight Steel Anchor

**\$605.00**

[View Details](#)



25' Tall x 5" OD x 11ga Round Straight Steel Anchor

**\$618.00**

[View Details](#)

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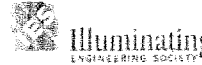


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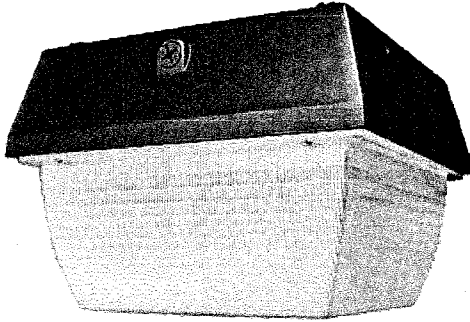


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## 35w LED 12" Canopy and Garage Light (100-175w HID Replace)

LE-CA-35-MV-60-5-DB



**\$287.00**

Weight: 8.00 LBS

### Trade Pricing & Volume Discounts

[Request a Quote](#)

**Highlights**

[Specifications](#)

- 100-175w Typical HID Replacement\*
- 4,426 Nominal Lumens\*\*
- 3,762 Delivered Lumens\*\*\*
- 100,000+ Hours Rated LED Life
- DesignLights Consortium® Qualified Retrofit Kits\*\*\*\*
- 50-90% Energy Reduction Over HID Lighting
- Precision Engineered & Made In USA
- ETL Certified, UL & CSA Standards, ROHS Compliant
- 5-Year Light Engine Warranty

**Note:** Additional wattages and configurations available upon request. Specifications are subject to change without notice.

*\*Considered to be a typical HID equivalent. Specific HID wattage equivalents will depend on things like (but not limited to) environmental and application characteristics, distribution type(s) and design criteria.*

*\*\*Considered a nominal value of the LED light engine as specified by the LED chip manufacturer. Fixture efficacy and lumen output will depend on things like (but not limited to) housing design, lens clarity, environmental characteristics, color temperature and design criteria.*

*\*\*\*Considered the typical delivered lumens of the LED light engine. Specific lumens for an application will depend on things like (but not limited to) fixture size and geometry, environmental characteristics and color temperature.*

*\*\*\*\*This designation applies to the Noribachi DLC QPL retrofit kit.*

### \* Unit Shipping Cost:

- Fixture Qty 1 (\$29)
- Fixture Qty 2-3 (\$19 Each)
- Fixture Qty 4-10 (Free Shipping)

### \* Finish Color:

– Please Choose an Option – ▾

### \* Voltage:

– Please Choose an Option – ▾

### \* LED Chip Color Temp:

+/- 6000k (Standard) ▾

### \* On/Off Photo Sensor:

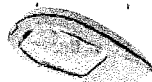
None ▾

On/Off Motion Sensor:  (+\$129)

### Comments:

### Quantity

1 ▾



35w LED 26" Cobrahead Street Light (100-175w HID Replace)

\$332.00

[View Details](#)



35w LED 17" Area Flood Light and Slipfitter Mount (100-175w HID Replace)

\$332.00

[View Details](#)



60w LED 12" Canopy and Garage Light (150-250w HID Replace)

\$434.00

[View Details](#)



70w LED 12" Canopy and Garage Light (200-320w HID Replace)

\$483.00

[View Details](#)



90w LED 12" Canopy and Garage Light (250-400w HID Replace)

\$578.00

[View Details](#)

### Light Pole Selection

LightPolesPlus.com light poles are engineered according to AASHTO standards and accepted commercial criteria. Proper selection for an application is based on information such as EPA, wind zone, mounting height and other attachments (such as banner arms and flags). This information is necessary to ensure correct engineering. Light Poles Plus, LLC and its vendors assume no responsibility for proper loading analysis and/or product selections. Design information (such as EPA charts and wind maps) found at LightPolesPlus.com and selection guidance offered by LightPolesPlus.com customer support representatives are provided as general guidelines only. The customer remains solely responsible for proper selection of the light pole, luminaire and/or related accessories that adhere to all applicable requirements, including (but not limited to) EPA design criteria, job specifications and engineering requirements. To ensure proper selection of the light pole, luminaire, accessories and/or foundation, LightPolesPlus.com recommends the customer consult a qualified engineer to analyze the loading and design criteria for the specific application.

### Light Pole Vibration

Light pole vibration problems are caused by environmental factors that vary by geography. They do not result from improper materials and/or poor manufacturing processes. If you have concerns about light pole vibration for a specific project you are working on, please contact LightPolesPlus.com customer support. LightPolesPlus.com recommends vibration dampeners be used when (1) light poles are being installed on a parking ramp, deck, bridge, pier, airport, train or subway hub/terminal or known problem area, (2) a load of 0.75 EPA or smaller is going on the light poles and (3) light poles are being used as camera supports and/or will have non-standard appendages attached to them. The LightPolesPlus.com warranty excludes light pole failure caused by harmonic vibration.

### Lead Time Estimates

Estimated manufacturing lead times are the best estimate based on current business conditions and may change due to factors including factory capacity and availability of component parts such as base castings, fabricated parts, fixture ballasts and other factors.

### Warranty Information

Guaranteed to be free of mechanical and workmanship defects under normal use in suitable locations for a period of one year from the order date and limited to material and workmanship of products supplied by Light Poles Plus. Products or components that have been subject to overloading, misuse, accident, improper installation or any alteration are not under warranty, and this warranty is limited to replacement of materials and workmanship determined by Light Poles Plus to be defective and does not include reimbursement for things like labor required for removal of equipment and/or re-installation costs. This warranty excludes light pole failure caused by harmonic vibration, oscillation or resonance associated with air currents around the product.

This warranty does not cover shipping damage. Products received in damaged cartons, boxes or protective wrapping must be examined immediately by the receiver, noted on the Bill of Lading (BOL) and signed for as damaged on the carrier's paperwork. The customer has five business days to notify Light Poles Plus of any issues regarding the received product, and Light Poles Plus reserves the right to have defective products returned for inspection. Light Poles Plus will provide instructions and a Return Materials Authorization (RMA) for service and/or return, repair or replacement of the defective product. Products returned without an RMA will not be accepted.



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All prices are in USD. Copyright © 2013 LightPolesPlus.com. All Rights Reserved.  
Powered By: OneIMS



# GUIDE SPECIFICATION

Manufacturer:  
**CityScapes Inc.**  
4200 Lyman Court  
Hilliard, Ohio 43026  
(877) 727-3367 toll free  
(800) 726-4817 facsimile  
[www.cityscapesinc.com](http://www.cityscapesinc.com)

## 3 PART SPEC 10 82 13 [10240]

### ROOF TOP EQUIPMENT SCREENS

\*\*\*\*\*

This guide specification has been prepared by CityScapes Inc. in printed and electronic media, as an aid to specifiers in preparing written construction documents for the Envisor custom fabricated equipment screens intended to be hung from roof top mechanical units. All major roof top hvac unit manufacturer's have approved the use of these screens. Major advantages of the system are two fold. First, costly parapet walls around perimeter of building can be reduced in height since they no longer need to serve as equipment screens. Second, since there are no roof top penetrations associated with this system, potential leaks are eliminated and re-roofing is made considerably easier.

Edit entire master to suit project requirements. Modify or add items as necessary. Delete items which are not applicable. Words and sentences within brackets [ ] reflect a choice to be made regarding inclusion or exclusion of a particular item or statement. This section may include performance, proprietary, and descriptive type specifications. Edit to avoid conflicting requirements. Editor notes to guide the specifier are included between lines of asterisks to assist in choices to be made. Remove these notes before final printing of specification.

This guide specification is written around the Construction Specifications Institute (CSI), Section Format standards references to section names and numbers are based on MasterFormat 2004. 5 digit numbers are listed in brackets in cast specifier prefers to use MasterFormat 1997.

For specification assistance on specific product applications, please contact our offices above.

Dimensions shown are hard imperial with soft metric conversions in parenthesis.

CityScapes Inc. reserves the right to modify these guide specifications at any time. Updates to this guide specification will be posted to CityScapes' web site and/or in printed matter as they occur. Manufacturer and distributor make no expressed or implied warranties regarding content, errors, or omissions in the information presented.

\*\*\*\*\*

## PART 1 - GENERAL

### 1.01 SUMMARY

#### A. Section Includes:

1. Pre-formed thermoplastic panel for enclosing roof top mechanical equipment.
2. Aluminum assembly framing for direct attachment of screening panels to mechanical equipment; no base or curb required unless shown otherwise on drawings.
3. Sliding panels to permit easy access to mechanical equipment for servicing.

#### B. Products Not Installed or Furnished in This Section:

1. Touch-up painting required for scratches and screw heads.
2. Field painting of prime painted screens

\*\*\*\*\*  
 Utilize the following reference if roof screen system is to be bid as an alternate to conventional roof mounted screens or as an alternate to lowering parapet walls.  
 \*\*\*\*\*

- C. Related Sections:
  1. Refer to Alternates, Section 01 23 00 [01230], for direction regarding bidding of equipment screens as alternates.

1.02 REFERENCES

- A. American Society for Testing and Materials: Standard Specifications for
  1. ASTM B 221-96 - Aluminum and Aluminum Alloy Extruded Bars, Rods, Wire Profiles, and Tubes.
- B. The Aluminum Association, Inc.
  1. AA ADM-1516166 (1994) - Aluminum Design Manual
- C. American Society of Civil Engineers.
  1. ASCE 7-95 - Minimum Design Loads for Buildings and Other Structures.

1.03 SYSTEM DESCRIPTION

- A. Design Criteria:
  1. Manufacturer is responsible for the structural design of all materials, assembly and attachments to resist snow, wind, suction and uplift loading at any point without damage or permanent set.
  2. Framing shall be designed in accordance with the Aluminum Design Manual to resist the following loading:
    - a. ASCE 7-95 - Minimum Design Loads for Buildings and Other Structures; American Society of Civil Engineers.

1.04 SUBMITTALS

- A. Product Data: Submit manufacturer's catalog data, detail sheets, specification and other data sufficient to indicate compliance with these specifications.
- B. Shop Drawings: Indicate layouts heights, component connection details, and details of interface with adjacent construction. Mark data to indicate:
  1. Roof top mechanical equipment to be enclosed.
- C. Samples:
  1. Samples of Materials: Thermoplastic panels.
  2. Color Selection: Submit paint chart with full range of colors available for Architect's selection.
- D. Certification: Manufacturer's Certificate of Compliance certifying that thermoplastic panels supplied meet or exceed requirements specified.
- E. Closeout Submittals: Warranty documents, issued and executed by manufacturer, countersigned by Contractor.

1.05 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with requirements of building authorities having jurisdiction in Project location.
- B. Manufacturer Qualifications: Minimum five (5) years documented experience producing systems specified in this section.
- C. Pre-Installation Meeting:
  1. Convene at job site seven (7) calendar days prior to scheduled beginning of construction activities of this section to review requirements of this section.
  2. Require attendance by representatives of the installing subcontractor, (who will represent the system manufacturer) and other entities directly affected by construction activities of this section.
  3. Notify Architect four (4) calendar days in advance of scheduled meeting date.

- 1.06 DELIVERY, STORAGE AND HANDLING
  - A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly indicating manufacturer and material.
  - B. Storage and Handling: Protect materials and finishes during handling and installation to prevent damage.
- 1.07 PROJECT CONDITIONS
  - A. Field Measurements: Take measurements of actual roof top unit for fit without gaps. Indicate measurements on shop drawings fully documenting any field condition that may interfere with the screen system installation.
- 1.08 COORDINATION
  - A. Installer for work under this Section shall be responsible for coordination of panel and framing sizes and required options with the Contractor's requirements.
    - 1. Request information on sizes and options required from the Contractor.
  - B. Submit shop drawings to the Contractor and obtain written approval of shop drawing from the Contractor prior to fabrication.
- 1.09 WARRANTY
  - A. If any part of the rooftop equipment screen fails because of a manufacturing defect within one year from the date of substantial completion, the manufacturer will furnish without charge the required replacement part(s). Any local transportation, related service labor or diagnostic call charges are not included.
  - B. This warranty does not cover failure of your rooftop equipment screen if it is damaged by the Owner, or if the failure is caused by improper installation. In no event shall Warrantor be liable for incidental or consequential damages.

**PART 2 - PRODUCTS**

- 2.01 MANUFACTURERS
  - A. Acceptable Products: Enviro Screening System by CityScapes Incorporated, 4200 Lyman Ct. Hilliard, OH 43026. 1-877-727-3367 [www.cityscapesinc.com](http://www.cityscapesinc.com)
  - B. Substitutions: Submit in accordance with Section 01 25 00 [01600].
- 2.02 MATERIALS
  - A. Thermoformed Plastic Panels: Fabricated from rigid medium impact thermo-formed ABS (Acrylic Butylene Styrene) sheets.
    - 1. Minimum thickness: 3/16 inch (18 mm).
  - B. Framing: Aluminum Plate, Shapes and Bar: ASTM B 221, alloy 6061-T5 or 6063-T5.
  - C. Threaded Fasteners: All screws, bolts, nut and washers shall be Stainless steel.
    - 1. Corner assembly fasteners shall be #10-16 x stainless steel TEK screws. Length as required to develop full holding capacity of screw when fastened to Mechanical Equipment.
    - 2. Provide lock washer or other locking device at all bolted connections.
- 2.03 FABRICATION
  - A. Provide factory-formed panel systems with continuous interlocking panel connections and indicated or necessary components: Form all components true to shape, accurate in size, square and free from distortion or defects. Cut panels to precise lengths indicated on approved shop drawings.
  - B. Fabricate all panels to slide horizontally to allow access to unit access panels behind.
  - C. Panel Design, Style, Trim:

\*\*\*\*\*  
 Make selections below from manufacturer's full available options. Panel styles and design can also be custom fabricated to customer's preferences. Decorative top trims are optional.  
 \*\*\*\*\*

- 1. Panel Style: [Vertical] [Canted] [Stacked] [Custom].

- 2. Panel Design: [Batten] [Brick] [Louver] [Pan] [Wide Rib] [Custom]
- 3. Decorative Top Trim Profile: [Cove] [Alamo] [Step 1] [Step 2] [Flat]
- D. Trim and Closures: Fabricated from 24 gage metal, and finished with the manufacturers standard coating system, unless shown otherwise on drawings.
- E. Framing: Fabricate and assemble components in largest practical sizes, for delivery to the site.
  - 1. Construct corner assemblies to required shape with joints tightly fitted.
  - 2. Supply components required for anchorage of framing. Fabricate anchors and related components of material and finish as required, or as specifically noted.

\*\*\*\*\*  
 Select either 2.04B 1 or 2 below depending on color selected. Contact manufacturer for minimum order for custom colors. Standard colors include 14 available options.  
 \*\*\*\*\*

**2.04 FINISHES**

- A. Aluminum Framing: Mill finish.
- B. Panel Coating: Manufacturer's standard coating system, factory-applied.
  - 1. Color: Selected from full range of manufacturer's standard colors.
  - 2. [Color: Custom color as selected by Architect.]

**PART 3 - EXECUTION**

**3.01 EXAMINATION**

- A. Installer's Examination: Examine conditions under which construction activities of this section are to be performed.
  - 1. Submit written notification to Architect and Screen manufacturer if such conditions are unacceptable.
  - 2. Beginning erection constitutes installer's acceptance of conditions.

**3.02 INSTALLATION**

- A. Install units in accordance with the manufacturer's instructions and approved shop drawings. Keep perimeter lines straight, plumb, and level. Provide brackets, anchors, and accessories necessary for a complete installation.
- B. Fasten structural supports to HVAC units without damaging operation of the unit.
  - 1. Provide corner and mid-span assemblies as required by approved shop drawings so that the panels are supported uniformly.
  - 2. Fastening bottom rail using bolts to permit ease of access to HVAC units.
- C. Insert thermoplastic panels into structural supports, except where fixed attachment points are indicated. Butt thermoplastic panels to adjacent panels for uniform fit. Fasten fixed panels in accordance with the shop drawings.
- D. Metal Separation: Where aluminum materials would contact dissimilar materials, insert rubber grommets at attachment points, thus eliminating where dissimilar metals would otherwise be in contact.
- E. Do not cut or abrade finishes which cannot be restored. Return items with such finishes to shop for required alterations.

**3.03 ERECTION TOLERANCES**

- A. Maximum misalignment from true position: ¼ inch (12 mm).

**3.04 CLEANING AND PROTECTION**

- A. Remove all protective masking from material immediately after installation.
- B. Protection:
  - 1. Ensure that finishes and structure of installed systems are not damaged by subsequent construction activities.

2. If minor damage to finishes occurs, repair damage in accordance with manufacturer's recommendations; provide replacement components if repaired finishes are unacceptable to Architect.
- C. Prior to Substantial Completion: Remove dust or other foreign matter from component surfaces; clean finishes in accordance with manufacturer's instructions.
1. Clean units in accordance with the manufacturer's instructions.

**END OF SECTION**

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name MELI INVESTMENT CORP

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
515-541 JEFFERSON AVENUE

City MIAMI BEACH State FL ZIP Code 33139

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Lot 2, less 28ft, & all lots 13 & 14, Blk 74 Ocean Beach Add No. 3 PB.2 PG. 81 Folio No: 02-4203-009-5000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) NON-RESIDENTIAL

A5. Latitude/Longitude: Lat. 25°46'31.32"N Long. 80°08'12.80"W Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N.A. sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N.A.

c) Total net area of flood openings in A8.b N.A. sq in

d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

a) Square footage of attached garage N.A. sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N.A.

c) Total net area of flood openings in A9.b N.A. sq in

d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
City of Miami Beach / 120651

B2. County Name  
MIAMI-DADE COUNTY

B3. State  
FL

B4. Map/Panel Number <u>12086C0319L</u>	B5. Suffix <u>L</u>	B6. FIRM Index Date <u>09.11.2009</u>	B7. FIRM Panel Effective/Revised Date <u>09.11.2009</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>8.0</u>
--	------------------------	--	--	--------------------------------	---

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  
 Designation Date: N.A.  CBRS  OPA  Yes  No

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: D-151 Vertical Datum: Elev.: 3.63 Adjusted

Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 4.00  feet  meters

b) Top of the next higher floor N.A.  feet  meters

c) Bottom of the lowest horizontal structural member (V Zones only) N.A.  feet  meters

d) Attached garage (top of slab) N.A.  feet  meters

e) Lowest elevation of machinery or equipment servicing the building 3.35  feet  meters  
 (Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG) 2.8  feet  meters

g) Highest adjacent (finished) grade next to building (HAG) 3.0  feet  meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N.A.  feet  meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

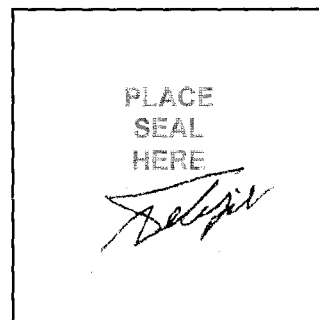
Check here if attachments.

Certifier's Name MANUEL FELIPE License Number 4146

Title PSM Company Name BM Design Group

Address 15045 SW 26<sup>th</sup> Terrace City Miami State FL ZIP Code 33185

Signature [Signature] Date 10.03.2014 Telephone (305) 551-8511



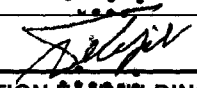
<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 515-541 JEFFERSON AVENUE			Policy Number: _____	
City MIAMI BEACH	State FL	ZIP Code 33139	Company NAIC Number: _____	

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

- ITEM C2. g) INDICATES HIGHEST ELEVATION ADJACENT TO THE BUILDING TAKEN ON NATURAL GROUND AS INSTRUCTED BY M.D.C.
- CROWN OF ROAD ELEVATION: 3.37.
- C2e) AIR CONDITIONING PAD AT FRONT SIDE OF BLDG.

Signature  Date 10.03.2014

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.

# Building Photographs

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

515-541 JEFFERSON AVENUE

City - MIAMI BEACH

State FL

ZIP Code 33139

FOR INSURANCE COMPANY USE

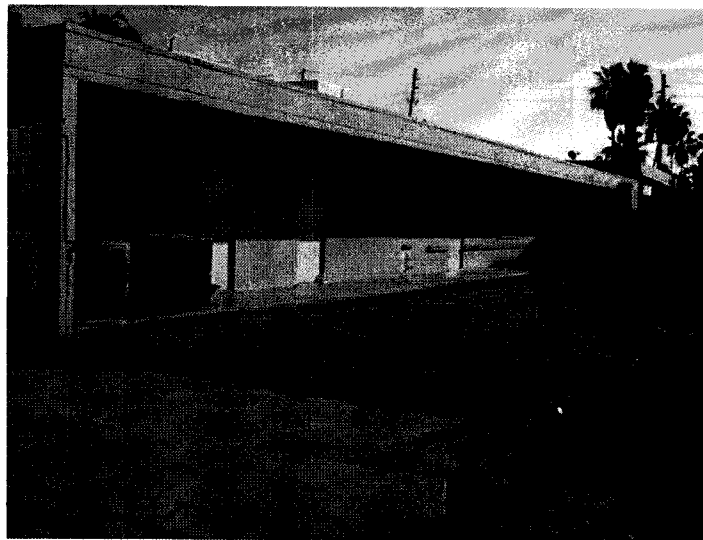
Policy Number:

Company NAIC Number:

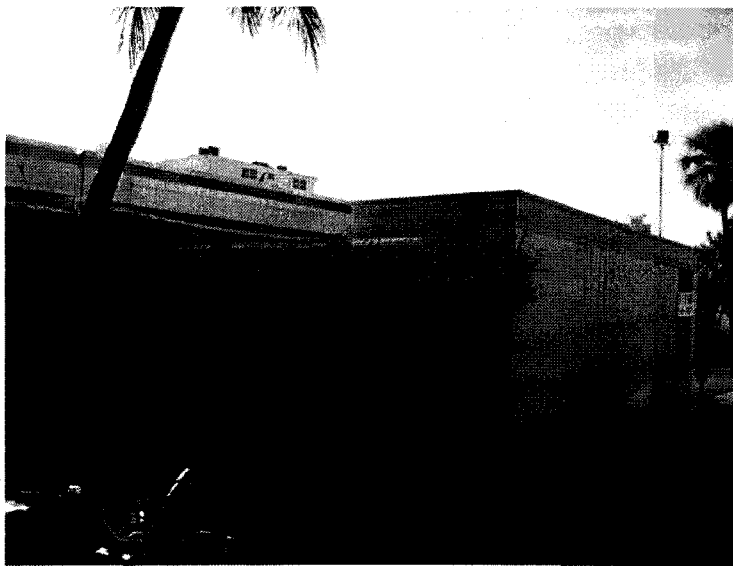
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



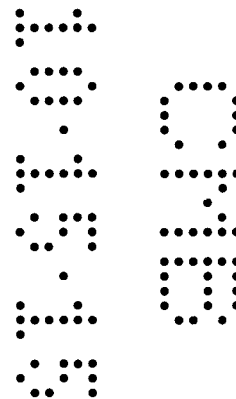
**FRONT VIEW** (10.02.2014)



**FRONT VIEW -2-** (10.02.2014)



**REAR VIEW** (10.02.2014)



# Building Photographs

Continuation Page

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
515-541 JEFFERSON AVENUE

City MIAMI BEACH

State FL

ZIP Code 33139

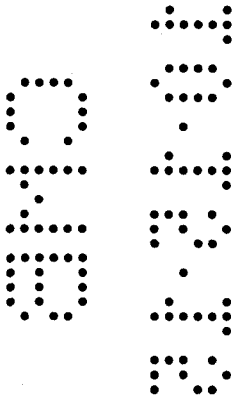
FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

## VICINITY MAP



## CONSTRUCTION COST AFFIDAVIT

### For Office Use Only

Permit/Process No	
Date of Submittal	

I JOHN E BERRY ESQ., acting as agent (owner, registered agent, legal representative) do

hereby attest that the construction costs indicated herein are accurate for the construction project located at:

515 THRU 541 JEFFERSON XUE.

### Master Permits:

Total project cost: 173,571.00

Building cost (excludes roofing, windows, railings and MEP) \$: 80,571.00

### Stand alone and sub permits

Roofing \$: 7,500.00

Windows \$: 21,000.00

Railings \$: 0.00

Electrical \$: 18,500.00

Mechanical \$: 17,000.00

Plumbing \$: 17,000.00

Registered Owner: MELI INVESTMENTS

Signature of Owner/Agent: [Signature]

Printed Name: JOHN E. BERRY

STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 6 day of October, 2015 by Juan Berry, who is personally known to me or who has produced \_\_\_\_\_ as identification and who has taken an oath.

[Signature]  
 Notary Public, State of Florida  
Katie Jeronimus  
 Printed Name



Katie Jeronimus  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# FF221352  
 Expires 4/16/2019

Commission Number: FF221352 My Commission Expires: 4/16/19



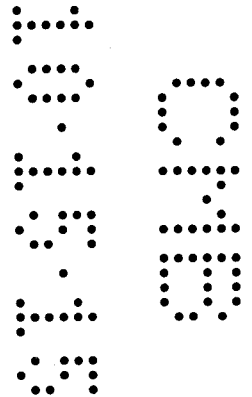
**Replacement Cost Analysis Report of A:**  
Commercial Office Building

**Located At:**  
515 Jefferson Avenue  
Miami Beach, Florida 33139

**Owners of Record:**  
Reinaldo Mesa  
Meli Investment Corp.  
6500 S.W. 67<sup>th</sup> Avenue  
Miami, Florida 33143

**Prepared For:**  
Reinaldo Mesa  
Meli Investment Corp.  
6500 S.W. 67<sup>th</sup> Avenue  
Miami, Florida 33143

**BY:**  
Andres Amoedo III  
General Appraiser  
RZ2902





September 24<sup>th</sup>, 2015

Reinaldo Mesa  
Meli Investment Corp.  
6500 S.W. 67<sup>th</sup> Avenue  
Miami, Florida 33143

Reference:  
515 Jefferson Avenue, Miami Beach, FL 33139  
Legal Description: Ocean Beach Addn No 3 PB 2-81  
Report No. MDA15-905

Dear Mr. Mesa,

In accordance with your request, we have conducted a replacement cost analysis for insurable value purposes on the above referenced property as of September 23<sup>rd</sup>, 2015. The property is more particularly described within the body of this report.

Insurable value is based on the concept of replacement and/or reproduction cost (new) of physical items subject to loss from hazards. Insurable value designates the amount of insurance that may or should be carried on destructible portions of a property to indemnify the owner in event of loss.

The subject's information and the rates for the cost approach were calculated using an exterior inspection of the subject property, public records from Miami-Dade County and the Marshall & Swift/Boeckh BVS or RCT Express Suite.

As a result of the examination and study made of the property it is our opinion that the current insurable value of said property as of September 23<sup>rd</sup>, 2015 is:

<b>Replacement Cost New</b>	<b>\$529,399.00</b> ✓
<b>Depreciated value of Replacement Cost New</b>	<b>\$365,285.00</b> ✓

We would like to thank you for calling on us for this assignment. Should you require any additional information, please do not hesitate to contact us.

Best regards,

Andres Amoedo III  
General Appraiser  
RZ2902

**PROPERTY DATA**

The subject property description of improvements was based upon an exterior inspection of the property as of the date of the appraisal, a review of the Property Appraiser's records and information provided by owner and/or representative at time of appraisal report.

**TYPE:** Commercial Building

**YEAR BUILT:** 1971

**DESCRIPTION OF IMPROVEMENTS:** Subject property consists of a 1-story, commercial building with an adjusted living area of 3,376 SF as per Miami-Dade County Property Appraiser Records.

Exterior walls are made of CBS-Poured concrete. Entry doors are made of metal set in aluminum frames. Exterior windows are single hung. Roof material is built up concrete.

Other improvements: central air conditioning plus one window unit, covered area, a utility room, iron bars and incandescent lighting.

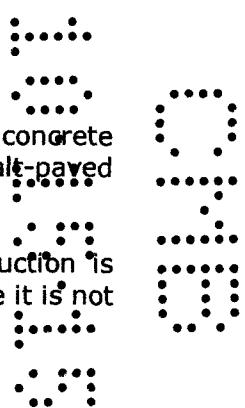
**FOUNDATION:** Concrete.

**ROOF:** Conc Jst/Slab/Stl Jst  
**SHAPE:** Flat.

**EXTERIOR WALLS:** Concrete masonry construction.

**SITE IMPROVEMENTS:** The site of the building consists of asphalt-paved street, concrete sidewalks, concrete curb, storm and sanitary sewer, asphalt-paved parking spaces and incandescent lighting.

**CONDITION:** Subject property is in average condition. Quality of Construction is considered average. Interior units were not inspected because it is not within the scope of this assignment.



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## Preface to Cost Breakdown

In recognizing the concepts of value, the criterion of reliability is support. In the principles of Replacement Cost New, the estimate is based upon logical evidence and actual facts, which are supported by documentation. Cost figures used in this valuation represent the action and reaction of the market and reflect all factors pertinent to the Subject under appraisal.

Market estimates, as well as contractor's estimates, may vary from actual costs due to the volatile nature and interrelation of international economics. A guaranteed cost contract would guard against such unpredictable events as labor and material shortages, adverse weather conditions, strikes etc., which may cause costs to vary greatly from their original estimates.

In the estimate of Replacement Cost New, available market data will be verified with the cost indices known as the Marshall & Swift/Boeckh BVS or RCT Express Suite. The represented costs are averages of detailed estimates, actual cost breakdowns, and total end costs of many actual construction projects. These costs are assembled and each is adjusted to fit a base description. Other construction components are considered as commensurate with the general quality of the building.

There are a number of components that affect the total cost of a building, and to take every detail into consideration would entail a complete detailed estimate serving little or no appraisal function. The refinements that are provided are the ones that have the most significant effect on the total cost of the building. They are all modifications that can be considered and computed with reasonable accuracy. It should be pointed out that subdivision of the Subject property into occupancies and numerous individual descriptions influence the cost and cannot possibly be properly represented in the reconstructed Replacement Cost New.

### Valuation of the Improvements

In arriving at the estimate of the Replacement Cost New of the improvements, the Subject structure was evaluated in terms of type of construction, design, building materials, and fixed equipment.

### Calculator Cost Method

This approach to value of the Subject property improvements is arrived at through use of the Marshall & Swift/Boeckh BVS or RCT Express Suite.

The cost unit for the Subject structure was referenced through the Marshall & Swift/Boeckh BVS or RCT Express Suite. For the purpose of the appraisal, **\$156.81 per square foot** will be used.

The third element of the Cost Approach is the estimate of accrued depreciation. Accrued depreciation may be defined as the actual depreciation existing in a property as of the date of value; the difference between reproduction cost new and present value.

Depreciation is defined as a loss from the upper limit of value.

There are three types of accrued depreciation:

Physical - Curable and Incurable  
Functional - Curable and Incurable  
Economic - Usually Incurable

### **Physical Depreciation - Curable and Incurable**

Represents a loss in value due to the following causes:

1. Wear and tear
2. Disintegration
3. Action of the elements

**Curable** - A curable defect caused by deferred maintenance. It is generally associated with short-lived items such as paint, floor covers, roof cover, hot water heaters, etc.

**Incurable** - A defect caused by physical deterioration that is impractical or uneconomic to correct. It is generally associated with long-lived structures such as floor structures, roof structures, etc.

Depreciation, based on the relationship between the building's effective age and its total economic life, is then applied to the cost new of the long-lived items to indicate the amount of incurable physical depreciation attributable to these items.

The Subject improvements have an expected life of 70 years. The subject has an effective age of approximately 22 years with an estimated physical depreciation of approximately 31%.

### **Functional Obsolescence - Curable and Incurable**

Represents a loss in value due to lack of utility or desirability of all or part of the property. It is inherent to the improvement, and may be curable or incurable.

**Curable** - is the lack of utility or desirability due to such factors as outdated or inadequate lighting and plumbing fixtures or heating units which could be corrected or replaced without major rebuilding.

**Incurable** - is the lack of utility or desirability due to such factors as poorly designed floor plans that interfere with proper space utilization (i.e. many small rooms, tandem rooms, etc.) or antiquated mechanical systems that may be completely incurable except by major reconstruction or renovation and usually are not economically feasible to correct.

### **Economic Obsolescence**

Economic obsolescence is loss in value due to causes outside the property and independent of it. It must be determined from studies of the neighborhood.

The last step is estimating entrepreneurial (developer) profit. The developer creates, coordinates and oversees the investment and is entitled to a profit for the creation of the investment. Their expertise must be rewarded and one must account for the time value of the invested funds. Moreover, it is highly unlikely that a developer would sell a project for the cost of the project itself. As with all other goods and services generally transferred in the marketplace, individuals require a return on their investment.

In conclusion, the four components building, site improvements, land and entrepreneurial profit result in a value estimated by the cost approach.

### **Depreciation Schedule**

Depreciation is classified according to its origin and cause into three primary groups:

1. Physical Deterioration
2. Functional Obsolescence
3. Economic/Locational Obsolescence

#### **Physical Deterioration**

The existing property was built in 1971. Appraiser determined the replacement cost new and depreciated value of replacement cost new.

#### **Functional Obsolescence**

The subject property is functional for its intended use. No cause for functional obsolescence was observed.

#### **Economic/Locational Obsolescence**

There are no factors external to the property that might have an adverse effect on the value. The property is in an average location and does not experience any economic obsolescence.

### **Natural Disaster Disclaimer**

Recovery and reconstruction from widespread natural disasters such as hurricane or flood will create abnormal shortages of labor and materials which, in turn, will cause price increases as much as 50 percent or more above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on normal market conditions and are considered appropriate for various purposes including insurance coverage. Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

### **Appraisal Inclusions**

This appraisal considers only the above ground insurable elements of the buildings.

Included as a part of the building are:

1. The basic structure including framework, necessary foundational costs, structural floors, roof structure and surface, exterior closure such as walls, doors, windows, and other components.
2. The interior construction such as interior walls and partitions, ceilings, doors and built in items such as kitchen and bathroom cabinets and closet shelving systems.
3. The building service systems such as the electrical distribution system, plumbing system, air conditioning system, fire protection system, telephone and television wiring system(s).

### **Appraisal Exclusions**

This appraisal does not include the following property items and/or components.

1. Below ground utility services, paved areas, land or landscaping.
2. Common area personal property.
3. Existing additions, alterations and improvements to private units such as storm or security protective shutters, balcony, porch or patio enclosures, replacement plumbing or lighting fixtures and other upgrades made to the individual private units by the owners subsequent to completion of original construction.

## **Statement of Assumptions and Limiting Conditions**

The value conclusions and the certification within this report are made expressly subject to the following assumptions and limiting conditions in this report, which are incorporated herein by reference.

1. No responsibility is accepted for matters legal in nature.
2. The legal description and/or folio identification number furnished are assumed to be correct.
3. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser is not qualified to test for such substance or condition. If the presence of substances, such as asbestos, urea formaldehyde foam insulation, radon or other hazardous substances or environmental condition, may affect the value of the property, the value estimated is predicted on the assumption that there is no such condition on or in such proximity thereto that could cause a loss in value. No responsibility is assumed for any such condition, not for any expertise or engineering knowledge required to discover them.
4. Information furnished by others is believed to be reliable, but the appraiser assumes no responsibility for its accuracy.
5. The fees received for preparation of this report were not contingent upon the final value estimate.
6. The appraiser is not required to give testimony or attendance in court by reason of this preliminary analysis with reference to the property in question, unless arrangements have been made previously thereto.
7. Possession of the reports or copies thereof, does not carry with it the right to publication nor may be used for any purpose by any but the applicant, without the written consent of the appraiser and then with the proper qualifications.
8. The replacement cost analysis may not be used in conjunction with any other appraisal. The conclusions are based upon the program of utilization described herein and may not be separated into parts.
9. The physical condition of the improvements was based on an exterior visual inspection of the property. No liability is assumed for the soundness of structural components.
10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firms with which he/they are connected or any reference to any of the designations mentioned herein.
11. The replacement cost value included herein is based on the extraordinary assumption that property inspected is in compliance with all building, zoning and fire codes. The appraiser is not qualified to make these determinations and accepts no responsibility for any building, zoning or fire code violations. Specifically, the appraiser accepts no responsibility for any damages caused by windstorms, floods or fire.
12. Descriptions of exterior components are obtained from public record sources, owner information, client information and an exterior visual inspection of the property. The appraiser cannot guarantee the accuracy of this information and thus accepts no responsibility in the event of an error.
13. In compliance with the ethical rules of USPAP, I hereby certify that I performed a previous appraisal of subject property on 10/15/2014.

# SUBJECT PHOTOS

Owner	MELI INVESTMENT CORP.						
Property Address	515 JEFFERSON AVENUE						
City	MIAMI BEACH	County	MIAMI-DADE	State	FL	Zip Code	33139
Client	MELI INVESTMENT CORP.						



# Commercial Building Valuation Report

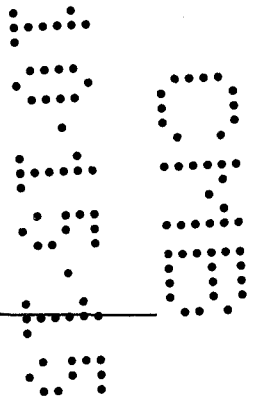
Policy : ESTIMATE-542330

9/24/2015

**INSURED**            Meli Investment Corp.  
                           6500 S.W. 67 Avenue  
                           Miami, FL 33143

Effective Date:    9/23/2015  
 Expiration Date:  
 Cost as of:            06/2015

**BUILDING**            515 Jefferson Avenue  
                           Miami Beach, FL 33139



**Location Adjustments**

Climatic Region:    1 - Warm  
 High Wind Region: 3 - Major Damage  
 Seismic Zone:        0 - No Damage

**SECTION 1**

**SUPERSTRUCTURE**

Occupancy:	100% Office, Low-Rise	Story Height: 12 ft.
Construction Type:	100% Fire Resistive (ISO 6)	Number of Stories: 1
Gross Floor Area:	3,376 sq. ft.	Irregular Adjustment: None
Construction Quality:	2 - Average	

**Adjustments**

Hillside Construction:	Degree of Slope: Level	Site Accessibility: Excellent
	Site Position: Unknown	Soil Condition: Excellent

**Fees**

Architect Fees:            7% is included  
 Profit and Overhead:    20% is included

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
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**SUPERSTRUCTURE**

Site Preparation		728
Foundations		40,806
Foundation Wall		
Interior Foundations		
Slab On Ground		
Exterior		219,277
Exterior Wall	15% Wall Openings	
Exterior Wall	80% Concrete Block	
	10% Curtain Wall, Glass	
	10% EIFS on Masonry	

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

# Commercial Building Valuation Report

Policy : ESTIMATE-542330

9/24/2015

Structural Floor				
Roof				
Material	100% Single-Ply Membrane			
Interior			70,928	
Floor Finish	90% Carpet			●●●●
	5% Tile, Ceramic			●●●●
	5% Tile, Vinyl Composite			●●●●
Ceiling Finish	100% Suspended Acoustical			●●●●
Partitions				●●●●
Length	225 ft.			●●●●
Structure	100% Studs, Girts			●●●●
Finish	100% Drywall			●●●●
	97% Paint			●●●●
	3% Tile, Ceramic			●●●●
Mechanicals			163,499	
Heating	100% Rooftop Unit			
Cooling	100% Rooftop Unit			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm			
	100% Automatic Fire Detection			
Plumbing	6 Total Fixtures			
Electrical	100% Average			
Built-ins			34,162	
<b>TOTAL RC SECTION 1</b>			<b>\$529,399</b>	
<b>TOTAL RC BUILDING</b>			<b>\$529,399</b>	
	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>	
<b>VALUATION GRAND TOTAL</b>	<b>\$529,399</b>	<b>3,376</b>	<b>\$156.81</b>	

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

# Commercial Building Valuation Report

Policy : ESTIMATE-542330 9/24/2015

<b>INSURED</b>	Meli Investment Corp. 6500 S.W. 67 Avenue Miami, fl 33143	Effective Date:	9/23/2015
		Expiration Date	
		Cost as of:	06/2015

<b>BUILDING: SUPERSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>	
Section 1: 100% Office, Low-Rise	\$529,399	3,376	\$156.81	

<b>BUILDING: SUBSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>	
SECTION 1:	\$0	0	\$0.00	

<b>Section Totals</b>	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>	
SECTION 1: 100% Office, Low-Rise	\$529,399	3,376	\$156.81	

<b>BUILDING TOTAL</b>	<b>\$529,399</b>	<b>3,376</b>	<b>\$156.81</b>	
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**BUILDING INSURANCE SUMMARY**

100% Co-insurance Requirement \$529,399

<b>VALUATION GRAND TOTAL</b>	<b>\$529,399</b>	<b>3,376</b>	<b>\$156.81</b>	
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/24/2015

Property Information	
Folio:	02-4203-009-5000
Property Address:	515 JEFFERSON AVE
Owner :	MELI INVESTMENT CORP
Mailing Address	6500 SW 67 AVE MIAMI , FL 33143-3112
Primary Zone	6503 COMMERCIAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,376 Sq.Ft
Lot Size	17,080 Sq.Ft
Year Built	1971



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,074,400	\$2,049,600	\$1,708,000
Building Value	\$151,659	\$148,517	\$170,875
XF Value	\$19,231	\$19,556	\$0
Market Value	\$3,245,290	\$2,217,673	\$1,878,875
Assessed Value	\$2,273,438	\$2,066,762	\$1,878,875

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$971,852	\$150,911	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
OCEAN BEACH ADDN NO 3
PB 2-81
LOT 12 LESS S28FT & ALL OF LOTS
13 & 14 BLK 74
LOT SIZE 122.000 X 140

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,273,438	\$2,066,762	\$1,878,875
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,245,290	\$2,217,673	\$1,878,875
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,273,438	\$2,066,762	\$1,878,875
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,273,438	\$2,066,762	\$1,878,875

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1988	\$175,000	13715-2262	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**515 Jefferson Ave, Miami Beach, FL 33139, Dade County**

**Owner Information**

Owner Name: **Meli Investment Corp** Tax Billing City & State: **South Miami, FL**  
 Owner Occupied: **No** Tax Billing Zip: **33143**  
 Tax Billing Address: **6500 Sw 67th Ave** Tax Billing Zip+4: **3112**

**Location Information**

Subdivision: **Ocean Beach Add** Zoning: **C-PS2**  
 MLS Area: **42** Section #: **03**  
 Census Tract: **44.05** Township #: **54**  
 Zip Code: **33139** Range #: **42**  
 Carrier Route: **C009**

**Tax Information**

Folio #: **02-42-03-009-5000** Block #: **74**  
 Alt. Folio / Tax ID: **02-4203-009-5000** % Improved: **8%**  
 Lot #: **13** Tax Area: **0200**  
 Legal Description: **OCEAN BEACH ADDN NO 3 PB 2-81 LOT 12 LESS S28FT & ALL OF LOTS 13 & 14 BLK 74 LOT SIZE 122.000 X 140 OR 13715-2262 0688 1**

**Assessment & Tax**

Assessment Year	2015 - Preliminary	2014	2013	2012
Assessed Value - Total	\$2,273,438	\$2,217,673	\$2,173,791	\$2,246,968
Assessed Value - Land		\$2,049,600		
Assessed Value - Improved		\$168,073		
YOY Assessed Change (\$)	\$55,765	\$43,882	-\$73,177	
YOY Assessed Change (%)	2.51%	2.02%	-3.26%	
Market Value - Total	\$3,245,290	\$2,217,673	\$2,220,475	\$2,246,968
Market Value - Land	\$3,074,400	\$2,049,600	\$2,049,600	\$2,049,600
Market Value - Improved	\$170,890	\$168,073	\$170,875	\$197,368
<b>Tax Year</b>	<b>Total Tax</b>	<b>Change (\$)</b>	<b>Change (%)</b>	
2012	\$45,083			
2013	\$44,580	-\$503	-1.11%	
2014	\$45,057	\$477	1.07%	

**Characteristics**

Land Use - County: **Office Bldg** Stories: **1**  
 Land Use - State: **1 Story Office** Building Sq Ft: **3,376**  
 Land Use - CoreLogic: **Office Building** Total Sq Ft: **3,376**  
 Lot Acres: **0.3921** Adjusted Sq Ft: **3,376**  
 Lot Sq Ft: **17,080** Cooling Type: **Central**  
 Lot Frontage: **122** Plumbing: **Type Unknown**  
 Lot Depth: **140** Floor Cover: **008**  
 # of Buildings: **1** Interior Wall: **Interior Wall**  
 Building Type: **Commercial** Exterior: **Concrete Blk Stucco**  
 Year Built: **1971** Construction: **Concrete Block**  
 Effective Year Built: **1971** Roof Frame: **Conc Jst/Slab/Stl Jst**

**Features**

Feature Type	Size/Qty	Year Built
Cent A/C Comm	8	1971
Paving Asph	12,880	1971
Cl Fence 6-7ft	184	1971

**Listing Information**

MLS Listing #: **A1535723** MLS Orig. List Price: **\$11,500**  
 MLS Status: **Expired** MLS Status Change Date: **06/01/2012**  
 MLS Area: **32** MLS Listing Date: **08/06/2011**  
 MLS Current List Price: **\$11,500**

**Last Market Sale & Sales History**

Recording Date: **06/1988** Owner Name: **Meli Investment Corp**  
 Sale Price: **\$175,000** Seller: **Fryd Isaac**  
 Price Per Adj Sq Ft: **\$51.84** Deed Type: **Warranty Deed**

Recording Date	06/1988
Sale Price	\$175,000

<b>Buyer Name</b>	Mell Investment Cor
<b>Seller Name</b>	Fryd Isaac
<b>Document Type</b>	Warranty Deed

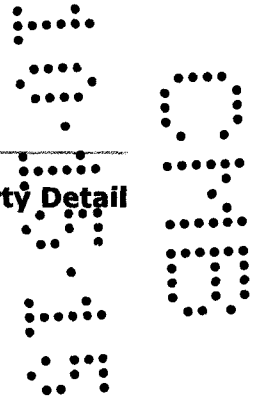
**Mortgage History**

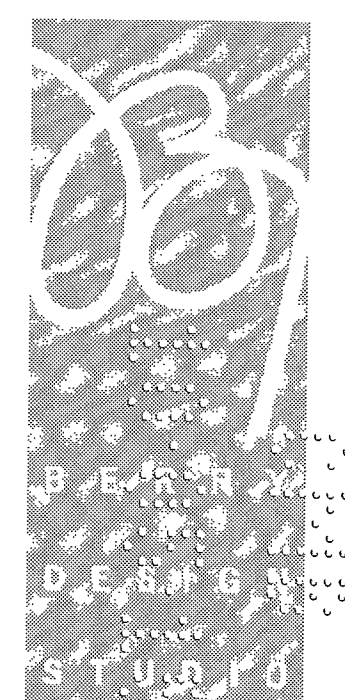
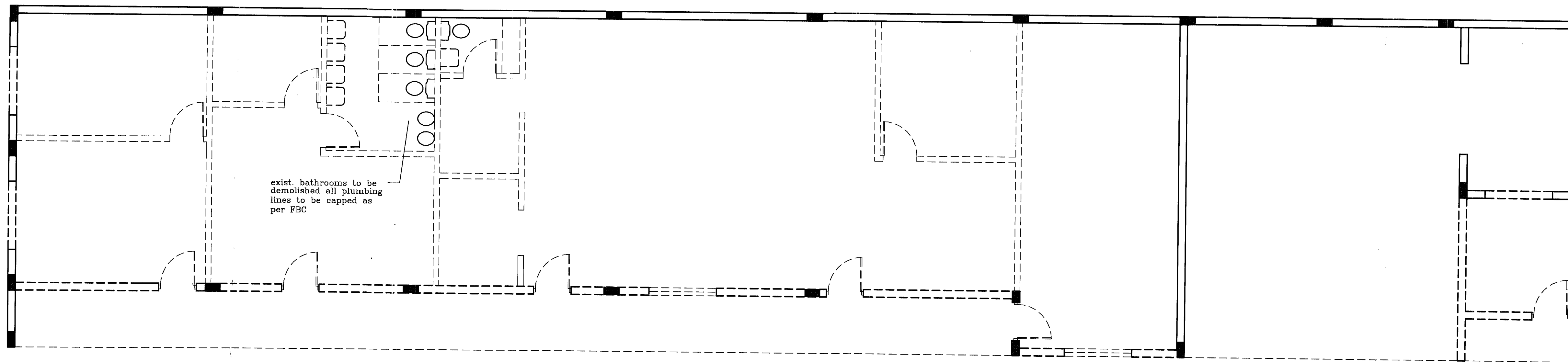
<b>Mortgage Date</b>	06/16/1988	06/1988
<b>Mortgage Amount</b>	\$125,000	\$125,000
<b>Borrower Name</b>		Mell Investment Cor
<b>Mortgage Type</b>	Private Party Lender	Private Party Lender
<b>Mortgage Purpose</b>	Refi	Seller/Carry Back
<b>Mortgage Term</b>	5	
<b>Mortgage Term</b>	Years	
<b>Mortgage Int Rate Type</b>	Fixed Rate Loan	

Courtesy of Andres Amoedo, Miami Association of Realtors

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail





2840 S. BAYSHORE DRIVE  
BLDG. A SUITE 301  
MIAMI, FLORIDA 33133  
TEL 305 285 1874  
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LIC # AA 28002244

Juan E. Berry R.A.  
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RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
515 THRU 541 JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

ARCHITECTURE  
PLANNING  
INTERIORS

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PROJECT NO. 1216  
DATE 8/8/2012  
REVISIONS

SHEET NO

A-1

**B1301941**

DEMOLITION FLOOR PLAN 3/16"

- exist. conc. column to remain undisturbed
- exist. 8" conc. block wall to remain undisturbed
- exist. 8" conc. block wall to be demolished
- exist. partition to be demolished.
- exist. window to be demolished.
- exist. door to be demolished.

OFFICE COPY  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

BUILDING:	10/20/15
ZONING:	10/20/15
PLUMBING:	10/20/15
ELECTRICAL:	10/20/15
MECHANICAL:	10/20/15
FIRE PREVENTION:	10/20/15
FLOOD:	10/20/15
PUBLIC WORKS:	10/20/15
STRUCTURAL:	10/20/15
ELEVATOR:	10/20/15
ROOFING:	10/20/15

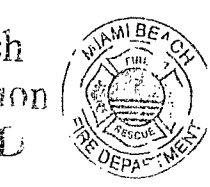
NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to the property that may be found in the Public Works Department's records. The City of Miami Beach assumes no responsibility for accuracy of or compliance with all applicable State, and Local Laws, Rules, and Regulations.

EXISTING BUILDING DOES NOT HAVE SPRINKLE SYSTEM

GENERAL DEMOLITION NOTES:

1. CAREFULLY DEMOLISH AND REMOVE FROM THE SITE THOSE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED.
2. USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR
3. CONTRACTOR MUST MAINTAIN SECURITY OF THE RESIDENCE AT ALL TIMES DURING CONSTRUCTION.
4. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL SATISFACTORY CONDITIONS
5. PRIOR TO THE START OF DEMOLITION, DETERMINE THE LOCATION AND EXTENT OF DEMOLITION BY CAREFUL STUDY OF
6. VERIFY EXTENT AND LOCATION OF DEMOLITION AT THE SITE AND MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT INTACT.
7. PREPARE AND FOLLOW AN ORGANIZED PLAN FOR DEMOLITION AND REMOVAL OF ITEMS.
  - a. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
  - b. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
  - c. PRIOR TO REMOVAL OF BLOCK OR WALLS PROVIDE SHORING AS REQUIRED TO PROTECT WORKMEN, MATERIALS, OTHER
  - d. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY DICTATED OTHERWISE BY THE CONTRACT DOCUMENTS OR THE OWNER, AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE. GENERAL CONTRACTOR TO COORDINATE AND VERIFY (WITH ARCHITECT), ITEMS TO BE RETAINED FOR OWNER.
  - e. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE WITHIN THE RESIDENCE, TO NEIGHBORS, AND TO ANY OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
  - f. IN THE EVENT OF DEMOLITION OF ITEMS NOT SO SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE OWNER AND AT NO ADDITIONAL COST TO THE OWNER.
8. IF ASBESTOS MATERIALS ARE ENCOUNTERED, PREPARED AS REQUIRED TO PROVIDE ALL NECESSARY ABATEMENT AS PER ALL ENVIRONMENTAL REGULATIONS.
9. ANY OTHER ITEMS OR MATERIALS ENCOUNTERED DURING THE DEMOLITION PHASE SHALL BE REPORTED

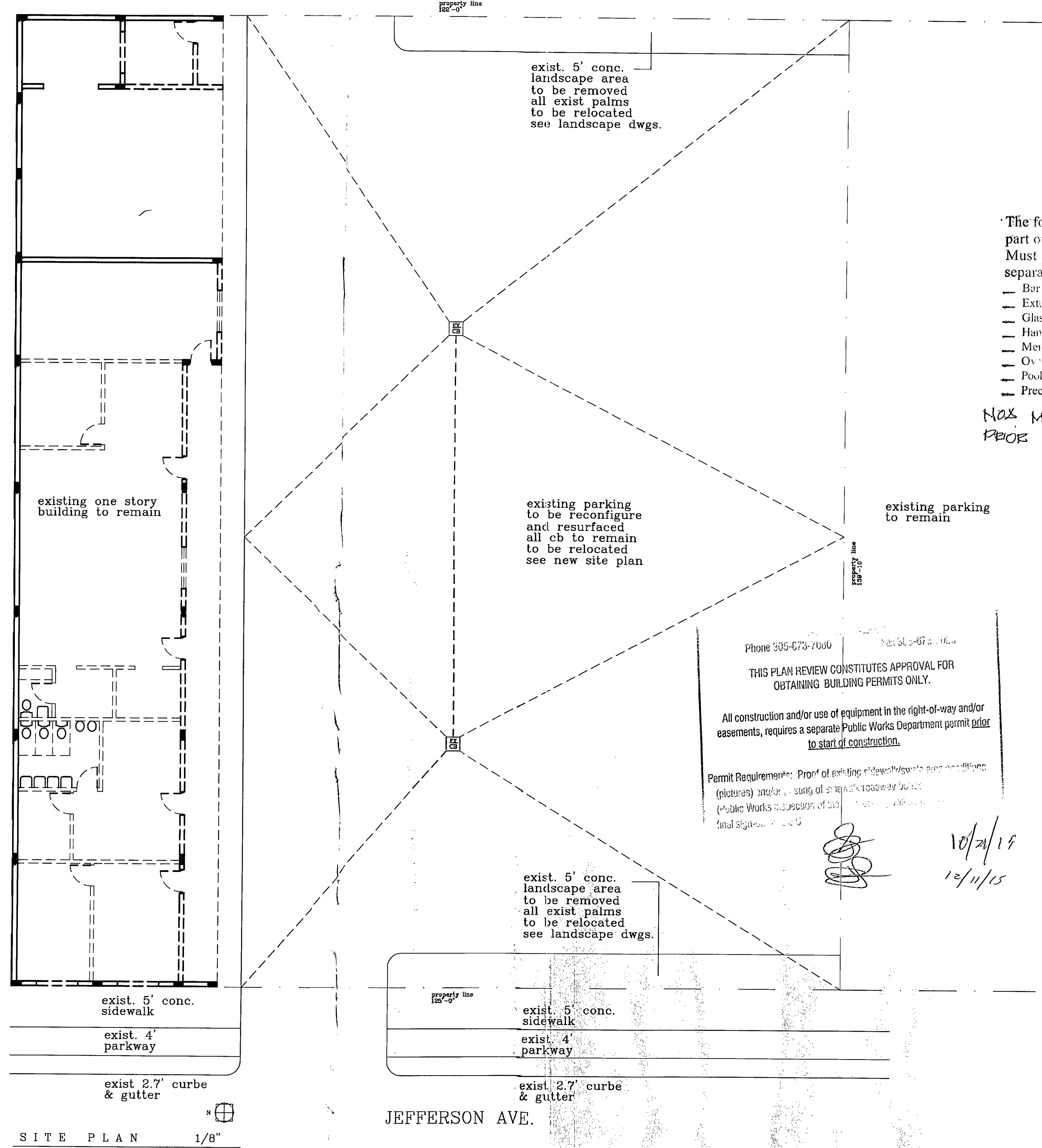
City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



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

MAX MUST BE PROVIDED PRIOR TO INSTALLATION  
8/8/16

EXISTING 20' ALLEY



SITE PLAN 1/8"

**general notes**

all work shall be in accordance with the requirements of the Florida building code, zoning requirements and other applicable municipal requirements before performing any work or ordering any materials, the contractor shall verify all dimensions and conditions of any existing and new work and shall be responsible for their accuracy. any differences found shall be submitted architect or engineer for verification before proceeding with the work.

the site general conditions, the supplementary general conditions and general requirements shall be considered an inclusive part of these specifications and or drawings, all subcontractors as well as the general contractor, shall be governed by all applicable sections of these documents with reference to their respective areas of work. it shall be the responsibility of the general contractor to advise his subcontractors and suppliers of these requirements.

the general contractor shall be held to have examined the site with respect to all existing field conditions and to have fully examined the complete set of architectural drawings as prepared by others, and shall be responsible for the condition and insertion of this drawing set, as is included as part of the original drawing set.

the general contractor shall locate all general reference points and take ordinary precautions to prevent their disruption. each prime subcontractor shall be responsible for layout of his own work and shall be required of and for his work. he shall be responsible for all lines, elevations, measurements, and others as may be required of and for his work. he shall be responsible for verifying all figures and details shown on the drawings which relate to his work, prior to laying out the work. he shall be held responsible for any error resulting from his failure to take such precautions.

divisions of the work for subcontracting purposes shall be as per the general contractor's direction.

it shall be the responsibility of all subcontractors to have examined and reviewed the complete set of working drawings, and /or specifications and to provide all labor and to provide all labor and material for their respective area of work for a complete and finished installation in compliance with the intent of the drawing and / or specifications, whether it is indicated or not, all work, whether indicated or not, shall be in compliance with all building codes and ordinances which are applicable to the project.

subcontractors shall cooperate with each other and with the general contractor to provide materials and labor that are necessary in each other's work at the proper times so that the construction schedule is not affected. these interferences shall be the responsibility of the subcontractors whose work is affected as such.

all work shall be performed by qualified contractors in strict accordance with manufacturer's specifications.

product manufacturers indicated in schedule and /or on plans were selected selected based upon quality, style, size, color, etc. and are not intended to restrict competitive bidding. products equal to intended to be used as substitutes are subject to architect's approval in writing prior to product purchase and installation.

this drawing package is based on documents, specifications and related information provided by owner and or owner's agent.

the design information indicated on this plan is intended to be a complete and workable system in accordance with all products manufacturers' specifications, existing and / or proposed, building design, field conditions, etc. all miscellaneous materials parts, design dimensions, whether indicated on plans or not, shall be indicated as part of this drawing package.

architect shall be notified prior to start-up of construction, should existing conditions field conditions vary from drawings by greater than 1".

the general contractor or subcontractors shall be held responsible for the removal and disposal of materials and items commonly referred to as "debris" or determined by the architect to be refuse.

the general contractor shall have made all required provisions for the removal of debris from the site, having charges, dumping fees, etc. in his original bid submission. provide all cutting and patching in existing floors, walls and ceilings as required for all trades, excluding removal and relocating items as shown.

as required to accomplish all new work and / or revision work to existing areas as shown or described elsewhere in the contract documents.

the general contractor shall provide and install signage, barricades, fencing, lighting, etc. as required for the prevention of personal injuries to the owners, its employees, representatives, clientele, or others within the area of construction.

protection devices to be installed shall comply with the requirements of all local state and national governing codes. the general contractor shall take ordinary precautions to prevent their disruption during the course of work.

general contractor shall take ordinary precautions to secure and protect materials to be relocated or warehoused as determined, as determined by the owner.

prior to the start of any work, contractor shall secure all permits, licenses, utility connections confirmations, governmental approvals, etc. all prime permits, impact fees and any other special condition that arise beyond the normal scope of the project shall be paid by owner unless stated in the construction contract.

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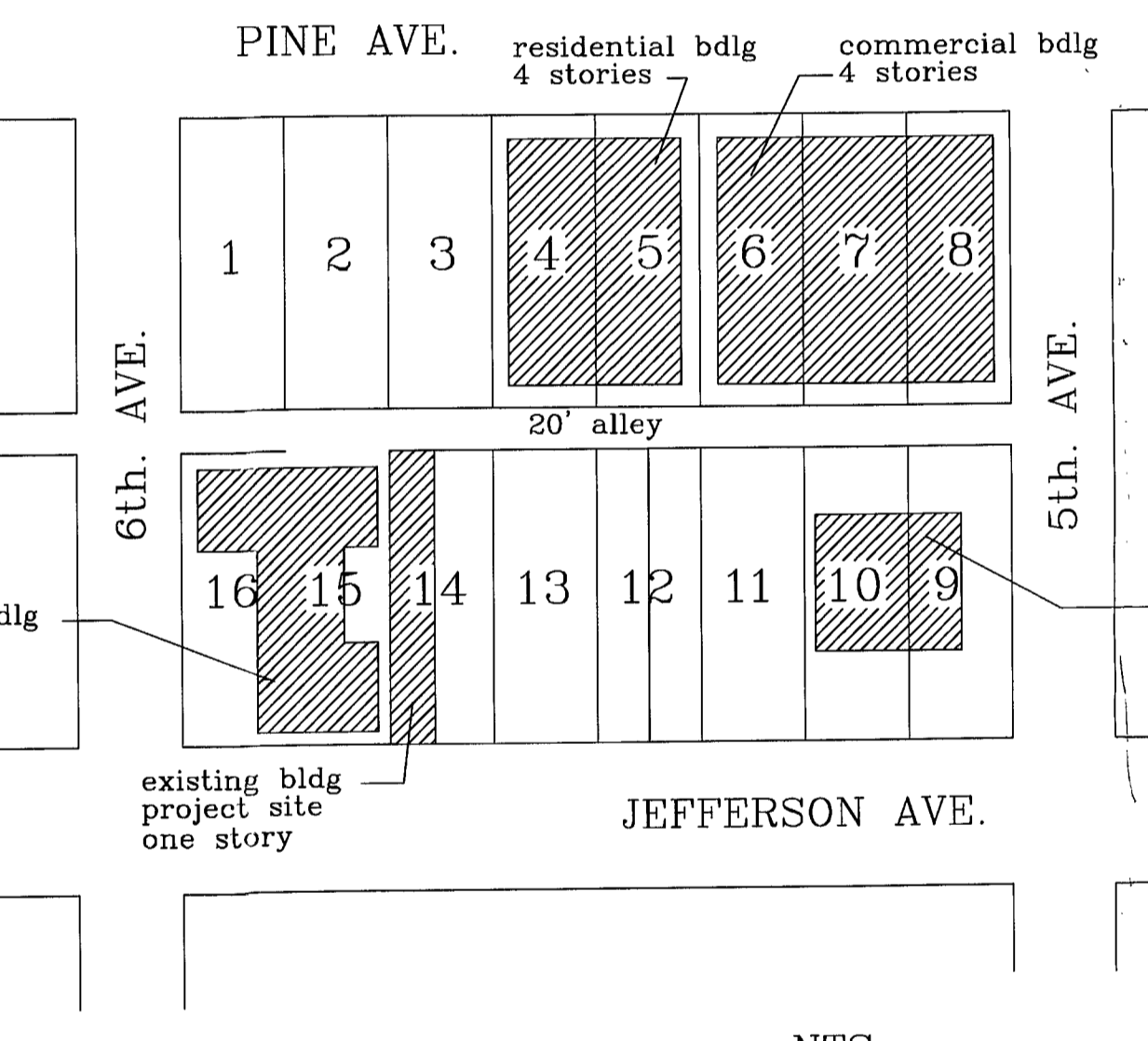
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BUILDING DATA	
CODES USED	FBC 2014 EXISTING BUILDING EDITION NEC 2008 FLORIDA FIRE PREVENTION AND LIFE SAFETY CODE 2008 EDITION AND NFPA 101
WORK AREA ALTERATION	2,876 SF. (EXISTING BUILDING) 3,409 SF. <i>801</i>
WORK AREA NEW	-82 SF. (TRASH ROOM) <i>NO. 12 SF. 10.5.15</i>
OCCUPANCY CLASS:	MERCANTILE <i>MOP SHIP EXH. 801. 10.5.15</i>
LEVEL OF ALTERATION	LEVEL 2
NARRATIVE OF WORK	REMODELING OF AN EXISTING CMU STRUCTURE WITH NEW STOREFRONTS AND NEW TRASH ROOM. REMODELING OF AN EXISTING PARKING WITH NEW PAVING AND LANDSCAPE

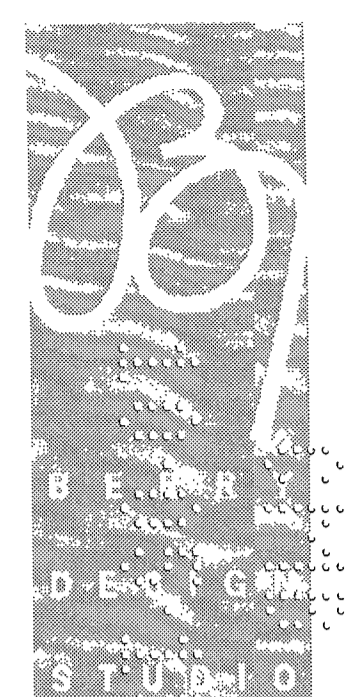
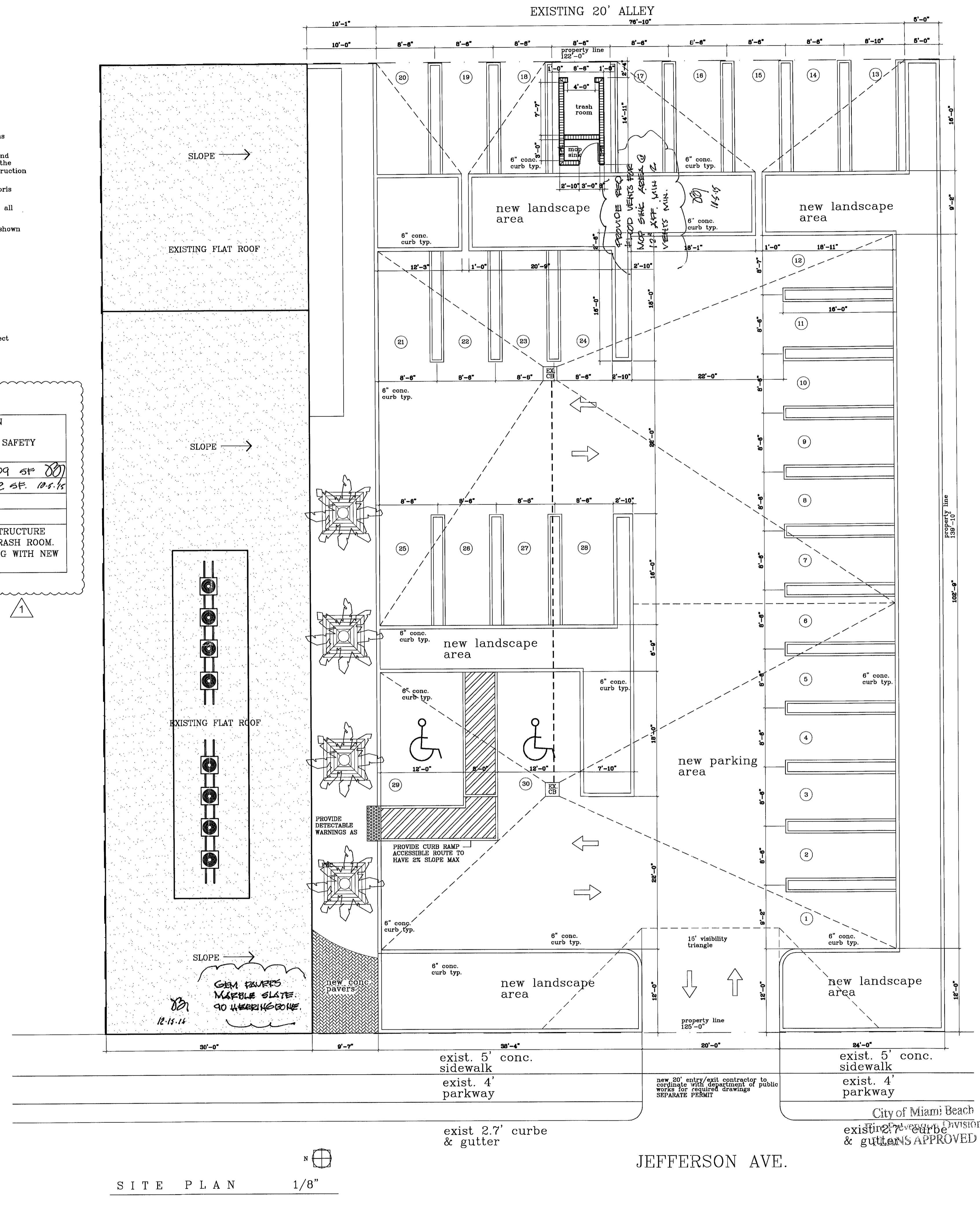
**LEGAL DESCRIPTION**  
lot 12 less the 5.12' and lots 13 and 14 block 74, of ocean beach subdivision according to the plat thereof as recorded in plat book 2 at page 81 of the records of miami-dade county florida.



ZONING DATA	
zoning district	CD-2
net land area	17,080 sf. = 122'x140'
far (1.0)	4,195 sq. < 17,080.00 allowed
no. of units	11 provided
parking	31 spaces proposed (17 required)
regular spaces	29 parking spaces
handicapped spaces	2 parking spaces
exist. bldg. height	14'-8" (25.66' NGVD)

building required setbacks		building exist. setbacks	
front	0'-0"	front	0'-0"
side north	0'-0"	side north	0'-0"
side south	0'-0"	side south	91'-10"
rear	0'-0"	rear	0'-0"

parking required setbacks		parking new setbacks	
front	5'-0"	front	12'-0"
side north	5'-0"	side north	38'-2"
side south	5'-0"	side south	5'-0"
rear	0'-0" (alley)	rear	0'-0" (alley)



2640 S. BAYSHORE DRIVE  
BLDG. A SUITE 301  
MIAMI, FLORIDA 33133  
TEL 305 285 1874  
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1100 S.W. 8th St. A-1200M  
LIC # AA 2 0002244

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RENOVATION OF AN EXISTING BUILDING:  
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515 THRU 541 JEFFERSON AVE.  
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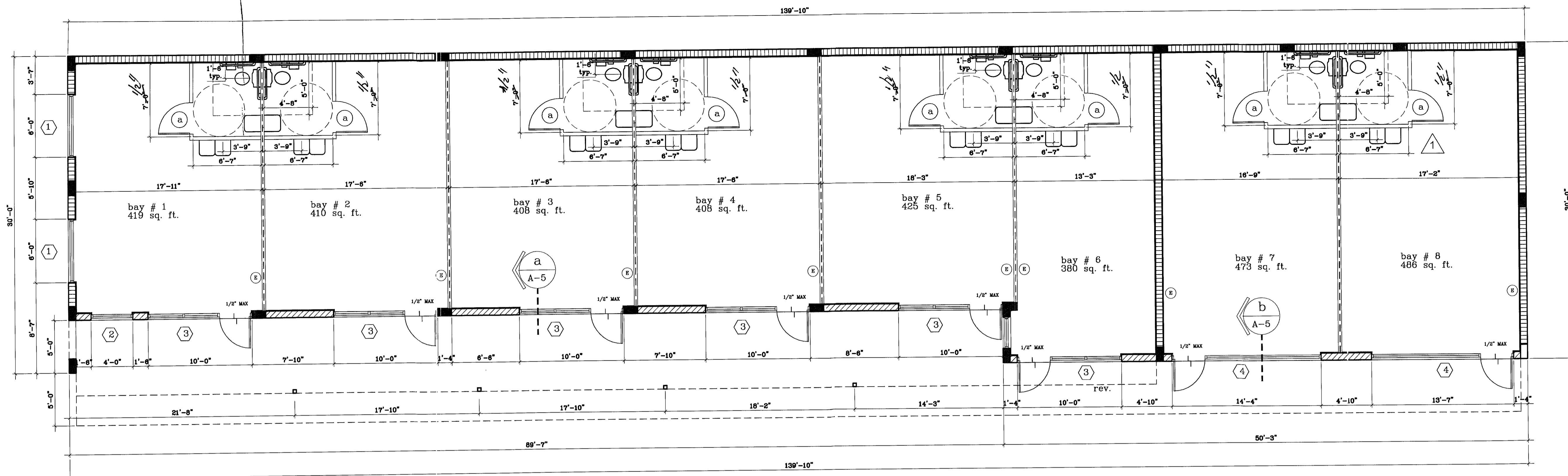
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PROJECT NO. 1216  
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REVISIONS  
1 8/11/14

City of Miami Beach  
Division of Planning  
APPROVED

SHEET NO

A-2



GROUND FLOOR PLAN 3/16"

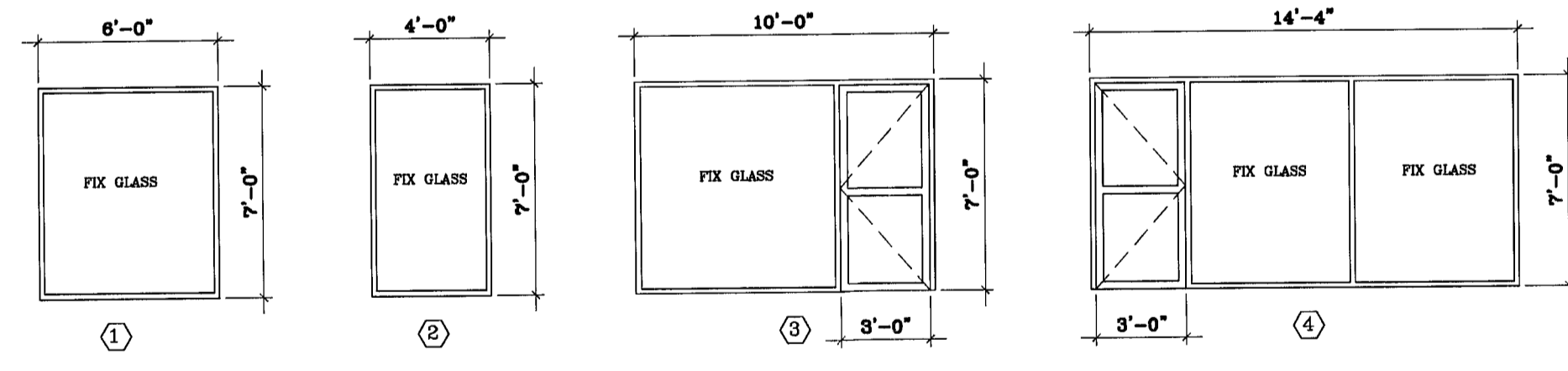
LEGEND:

- new 6" metal stud wall w/ 5/8 cdx ply wd. fin. w/ wire lath w/ #30 roofing paper and fin. w/ 5/8" min stucco contractor to provide R-19 batt. insulation. see structural drawings for additional info.
- existing 8" conc. block wall with 5/8" smooth stucco on the exterior. Referred to building elevations. 2 hour fire rated.
- 6" conc. block exterior 5' aff. privacy wall w/ 5/8" smooth stucco both sides painted. see elevations and sections for additional info. not fire rated.
- 1/2" Sheetrock Brand Gypsum Panels Firecode Core - 3-5/8" 25 ga. steel studs 16" o.c. - panels screw att. - joints fin. - NR. contractor to modified with 1/2" ductrock at tubs and showers and green board at remaining bathroom areas.
- 5/8" Sheetrock Brand Gypsum Panels Firecode Core - 3-5/8" 20 ga. steel studs 24" o.c. - panels screw att. - joints fin. - UL # 419 Provide 3" SAFB. 1 hour fire rated. (Tenant Separation).
- 4" interior partition load bearing (cabinets & grab bars) N/R no. 25 Gauge channel shaped studs @ 16" oc. with 1 full layer of 5/8" type XP gypsumwallboard applied vertically & attached with 1" long #6 drywall screws, each side. screws to be 6" oc. at perimeter and 12" oc. at intermediate.
- EDGE TENANT BAY TO BE EQUIPPED W/ A CERTIFIED FIRE EXTINGUISHERS MODEL ABC 10# UL # 4A-50B-C

FINISH SCHEDULE							REMARKS
FLOOR	WALLBASE	WALLS	CEILING	FINISH	HT		
WALKWAY	TILE	WOOD	STUCCO	PAINT	15'	CLASS A FINISH	
STORE	TILE	WOOD	STUCCO	PAINT	15'	CLASS A FINISH	
BATHROOM	TILE	WOOD	STUCCO	PAINT	15'	CLASS A FINISH	

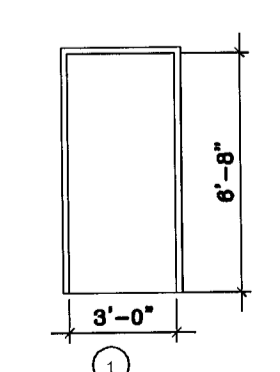
FLAME AND SMOKE SPREAD NOTE:  
ALL INTERIOR FINISHES TO BE CLASS A AND TO COMPLY WITH ASTM E-84 AND FBC DOC. FBC TABLE 502.5 AND FBC 504.

STOREFRONT SCHEDULE						REMARKS
SYM	TYPE	ELEV	MATERIAL	SIZE		
1	STOREFRONT	1	METAL / GLASS	6'-0" X 7'-0"		SUB. TO SUBMIT SHOP DWG AND PRODUCT APPROVAL FOR BUILD DPT. APPROVAL.
2	STOREFRONT	2	METAL / GLASS	4'-0" X 7'-0"		SUB. TO SUBMIT SHOP DWG AND PRODUCT APPROVAL FOR BUILD DPT. APPROVAL.
3	STOREFRONT	3	METAL / GLASS	10'-0" X 7'-0"		SUB. TO SUBMIT SHOP DWG AND PRODUCT APPROVAL FOR BUILD DPT. APPROVAL.
4	STOREFRONT	4	METAL / GLASS	14'-4" X 7'-0"		SUB. TO SUBMIT SHOP DWG AND PRODUCT APPROVAL FOR BUILD DPT. APPROVAL.

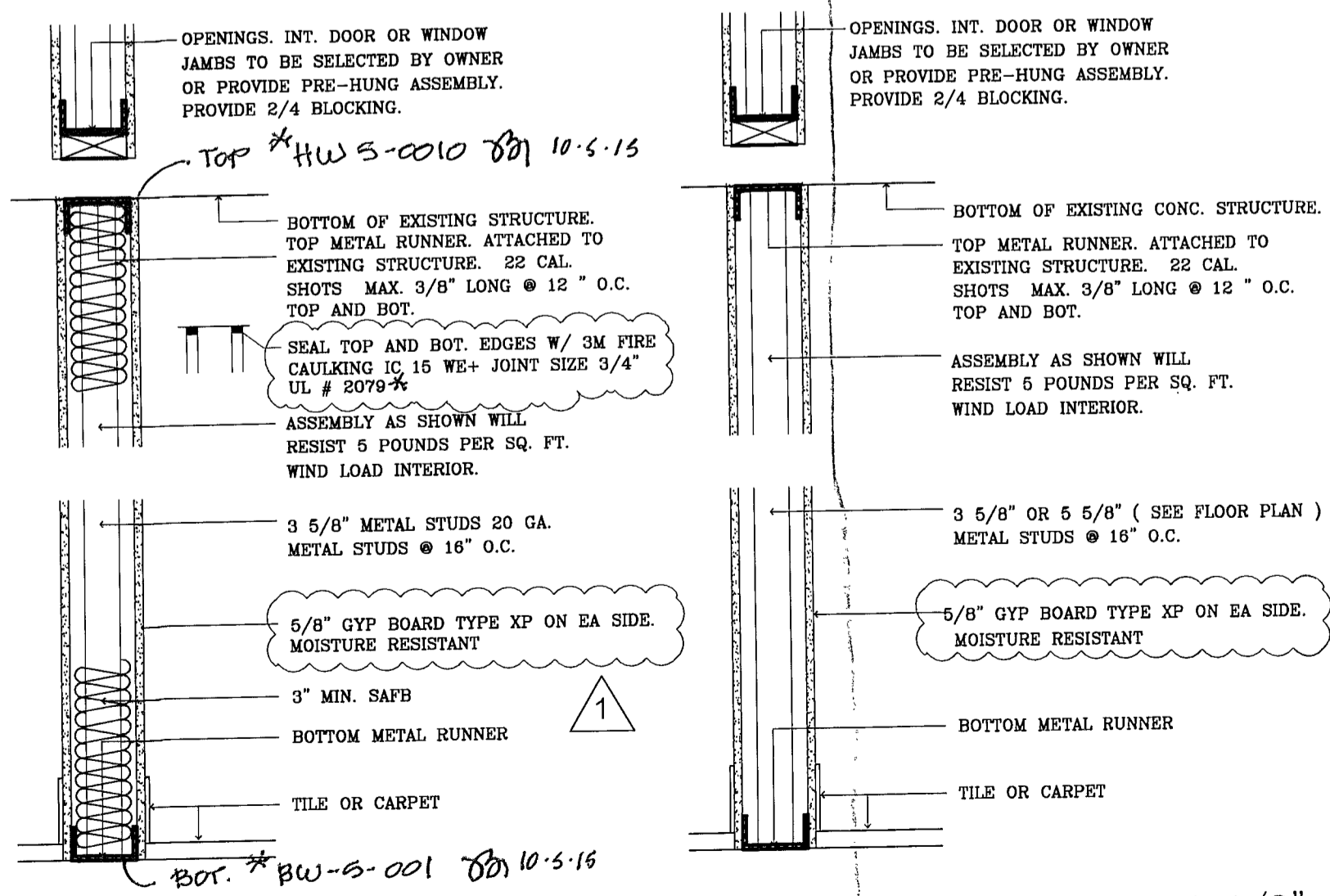


STOREFRONT ELEVATIONS 3/16  
note: All storefront and glazing to be impact resistant product to comply w/FBC code req. contractor to submit shop drawings and product approval certificates by separate permit.

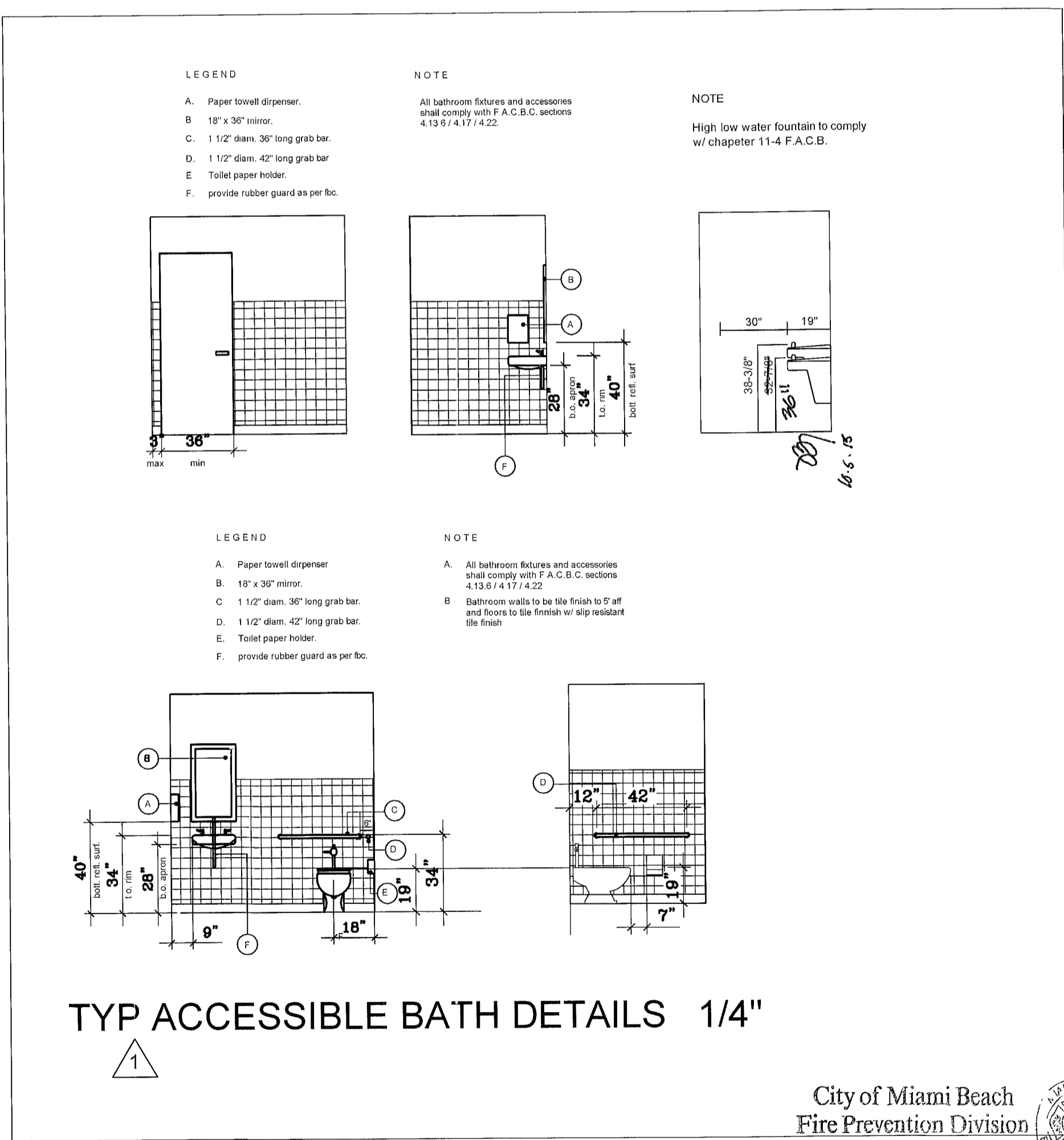
DOOR SCHEDULE												
SYM.	ROOM	WIDTH	HEIGHT	THK	TYPE	ELEV	DOOR MAT'L	FRAME MAT'L	FIN LAYER	THRES	HDWR SET	REMARKS
1	BATHROOM	3'-0"	6'-8"	3/8"	CASMENT	1	WOOD	METAL	PAINT	YES	*	SOLID CORE
2	TRASH ROOM	3'-0"	6'-8"	3/4"	METAL	1	METAL	METAL	PAINT	YES	*	METAL DOOR



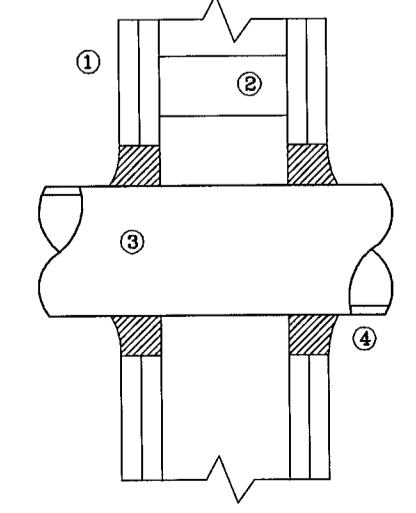
DOOR ELEVATIONS



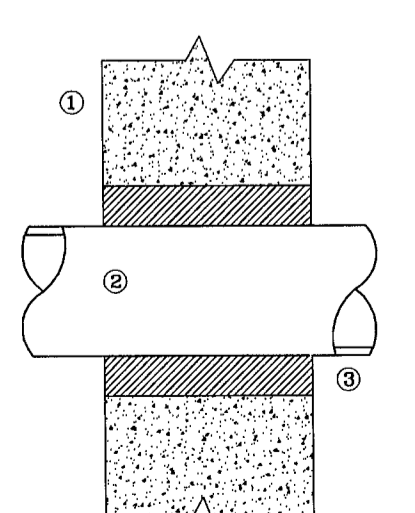
TYP. 1 HOUR RATED PARTITION 1 1/2" UL # 419  
TYP. INT. PARTITION 1 1/2"



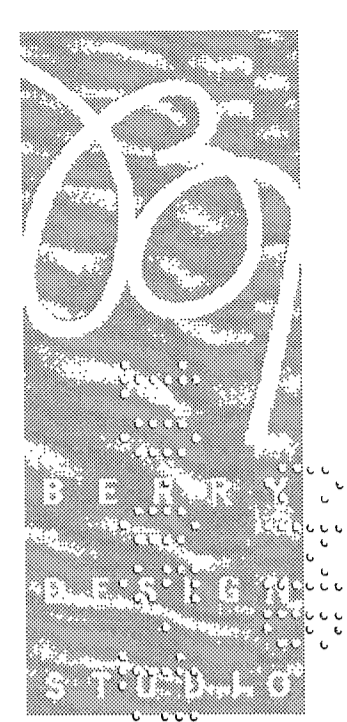
TYP ACCESSIBLE BATH DETAILS 1/4"



TYPICAL 2 HOUR FIRE RATED FIRE STOP SYS. THRU WALL UL # W-LL-1114 NTA



TYPICAL 3 HOUR FIRE RATED FIRE STOP SYS. THRU CONC. WALL UL C-AJ-1082 NTA



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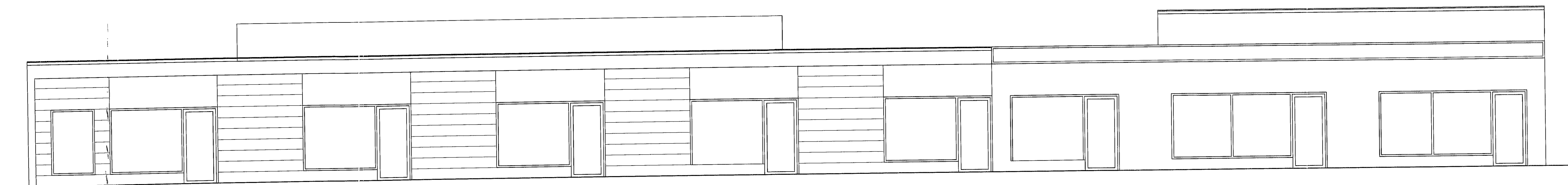
A-3

top of ex. roof  
el. 14'-8" (25.66' ngvd)

top of ex. roof  
el. 11'-6" (22.5' ngvd)

top of new storefront  
el. 7'-0" (18.00' ngvd)

top of ex. ground slab  
el. 0'-0" (4.00' ngvd)



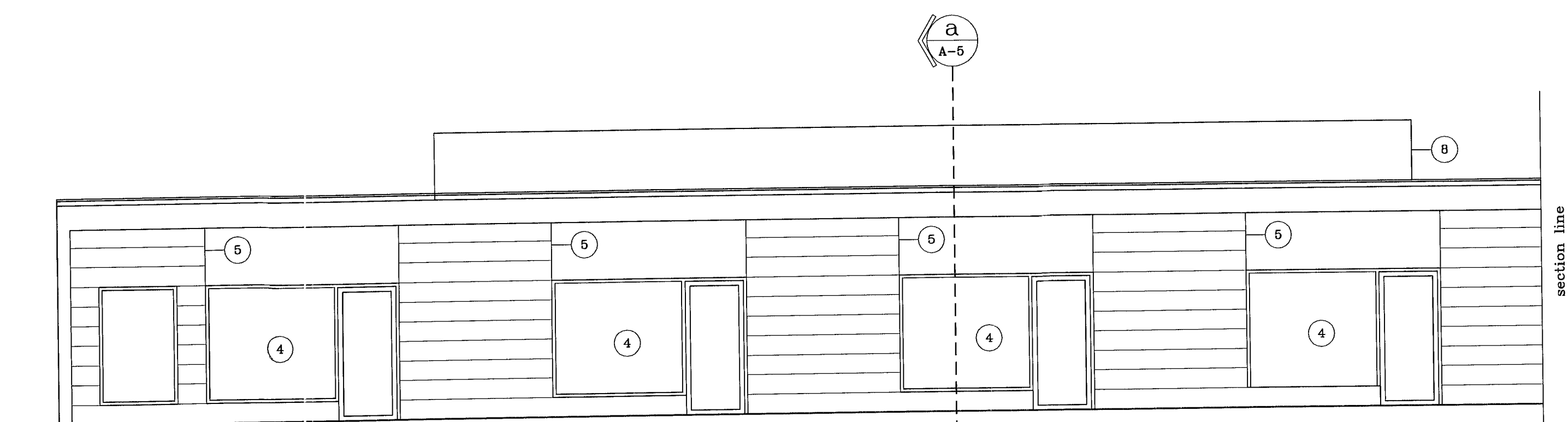
PROPOSED SOUTH ELEVATION (FRONT) 3/16"

top of ex. roof  
el. 14'-8" (25.66' ngvd)

top of ex. roof  
el. 11'-6" (22.5' ngvd)

top of new storefront  
el. 7'-0" (18.00' ngvd)

top of ex. ground slab  
el. 0'-0" (4.00' ngvd)



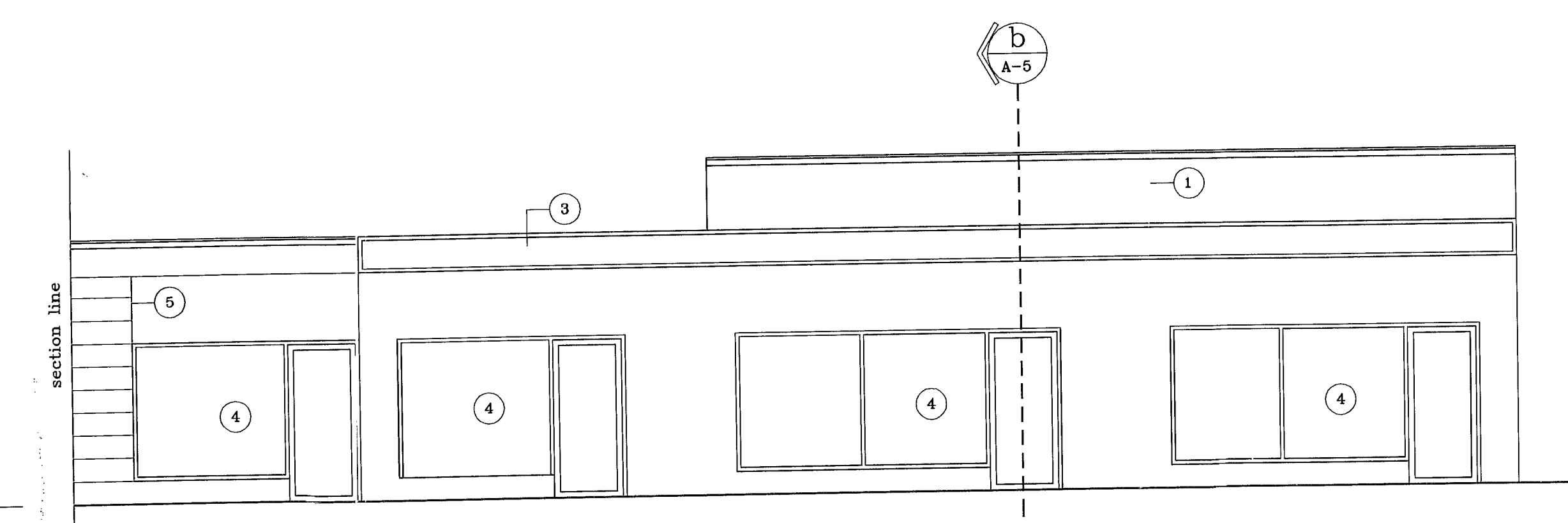
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top of ex. roof  
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top of ex. roof  
el. 11'-6" (22.50' ngvd)

top of new storefront  
el. 7'-0" (18.00' ngvd)

top of ex. ground slab  
el. 0'-0" (4.00' ngvd)



PROPOSED SOUTH ELEVATION (FRONT) 3/16"

elevations notes:

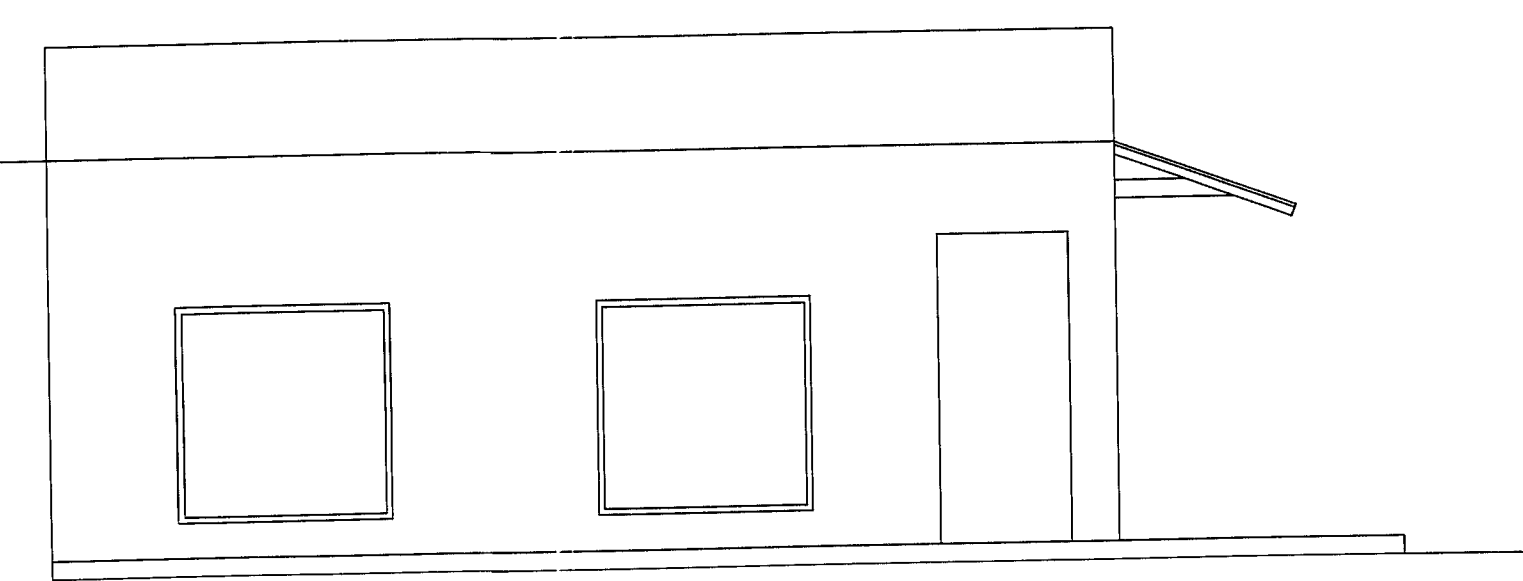
1. smooth stucco w/ 5/8" min. application.
2. paint color to be selected by owner. painting subcontractor to verify color w/ city of miami beach for compliance.
3. new canopy (SEPARATE PERMIT)
4. new impact resistant storefront. (SEPARATE PERMIT)
5. new wall w/ score lines.
6. metal column beyond
8. a.c. condenser screen (SEPARATE PERMIT)

top of new parapet  
el. 14'-8" (25.66' ngvd)

top of ex. roof  
el. 11'-6" (22.5' ngvd)

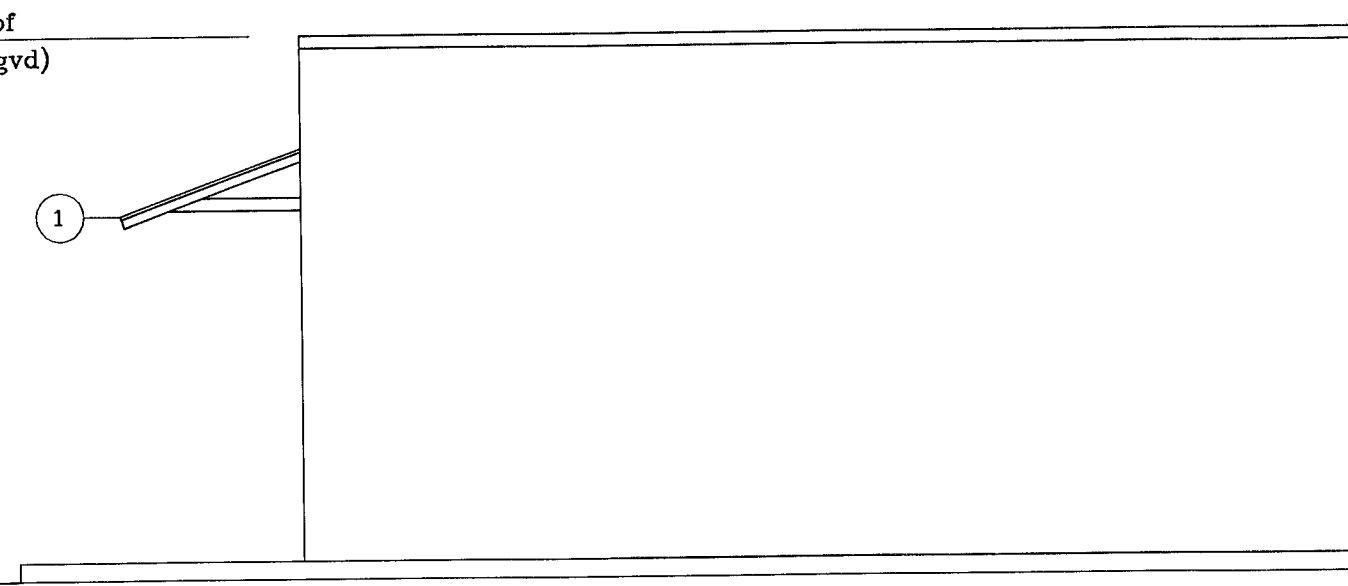
top of new storefront  
el. 7'-0" (18.00' ngvd)

top of ex. ground slab  
el. 0'-0" (4.00' ngvd)



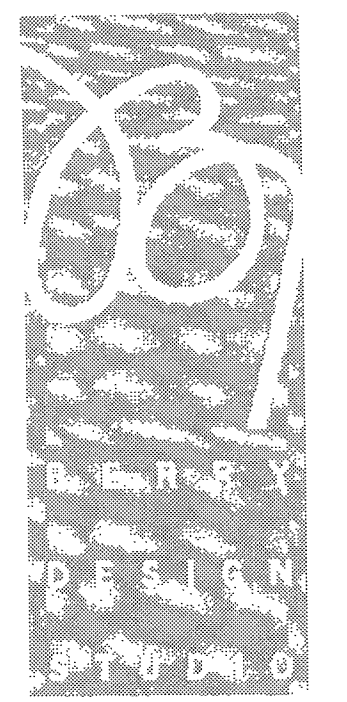
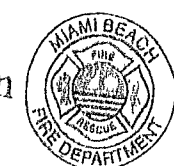
PROPOSED WEST ELEVATION (SIDE) 3/16"

top of existing roof  
el. 14'-8" (23.5' ngvd)



PROPOSED EAST ELEVATION (SIDE) 3/16"

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



2640 S. BAYSHORE DRIVE  
BLDG. A SUITE 3301  
MIAMI, FLORIDA 33133  
TEL 305 285 1874  
FAX 305 285 1874  
J. BERRY & A. D. L. OLM  
LIC # AA 26 002244

Juan E. Berry, R.A.  
Fl. Lic. 0091494

RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
515 THROUGH JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

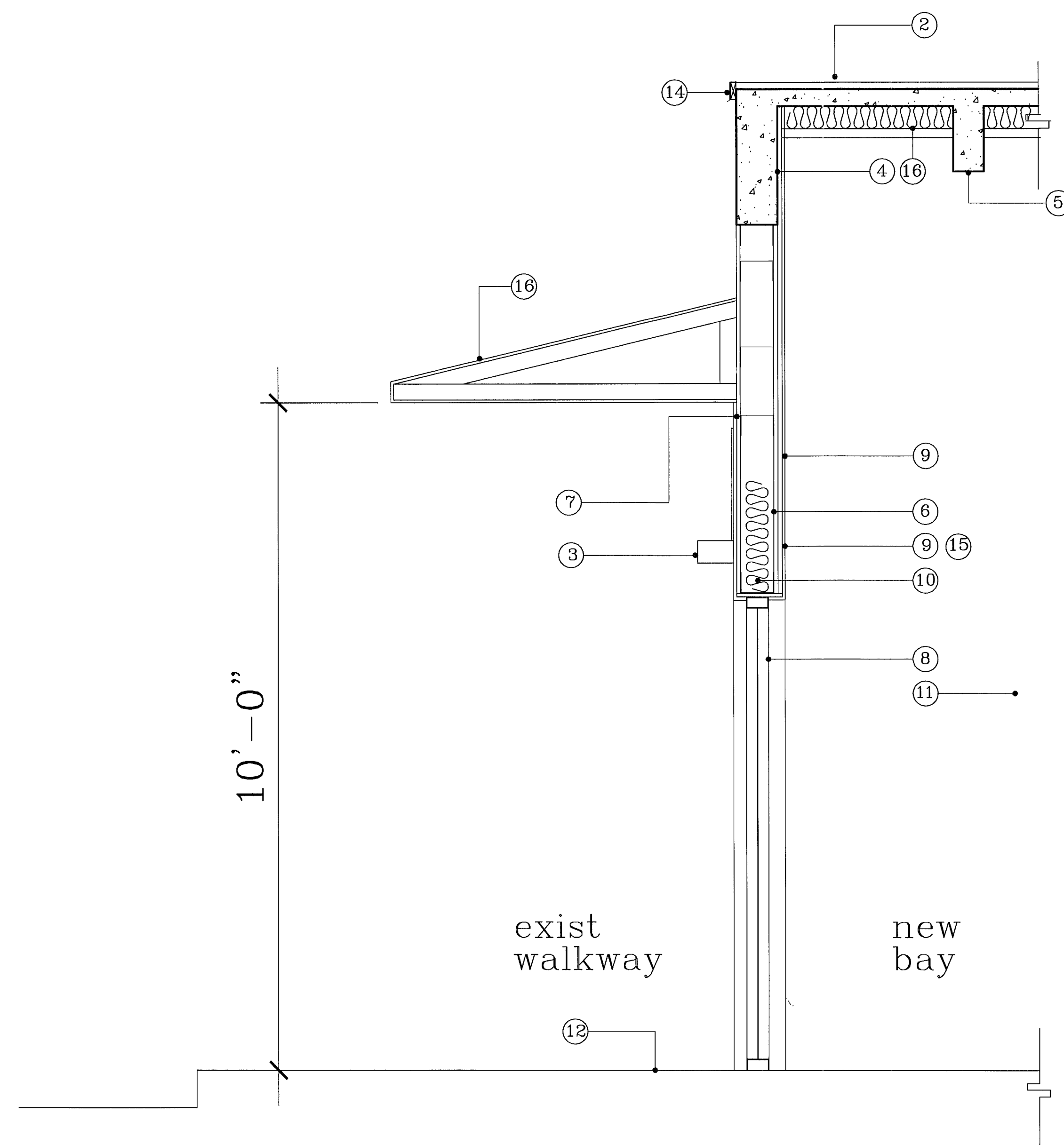
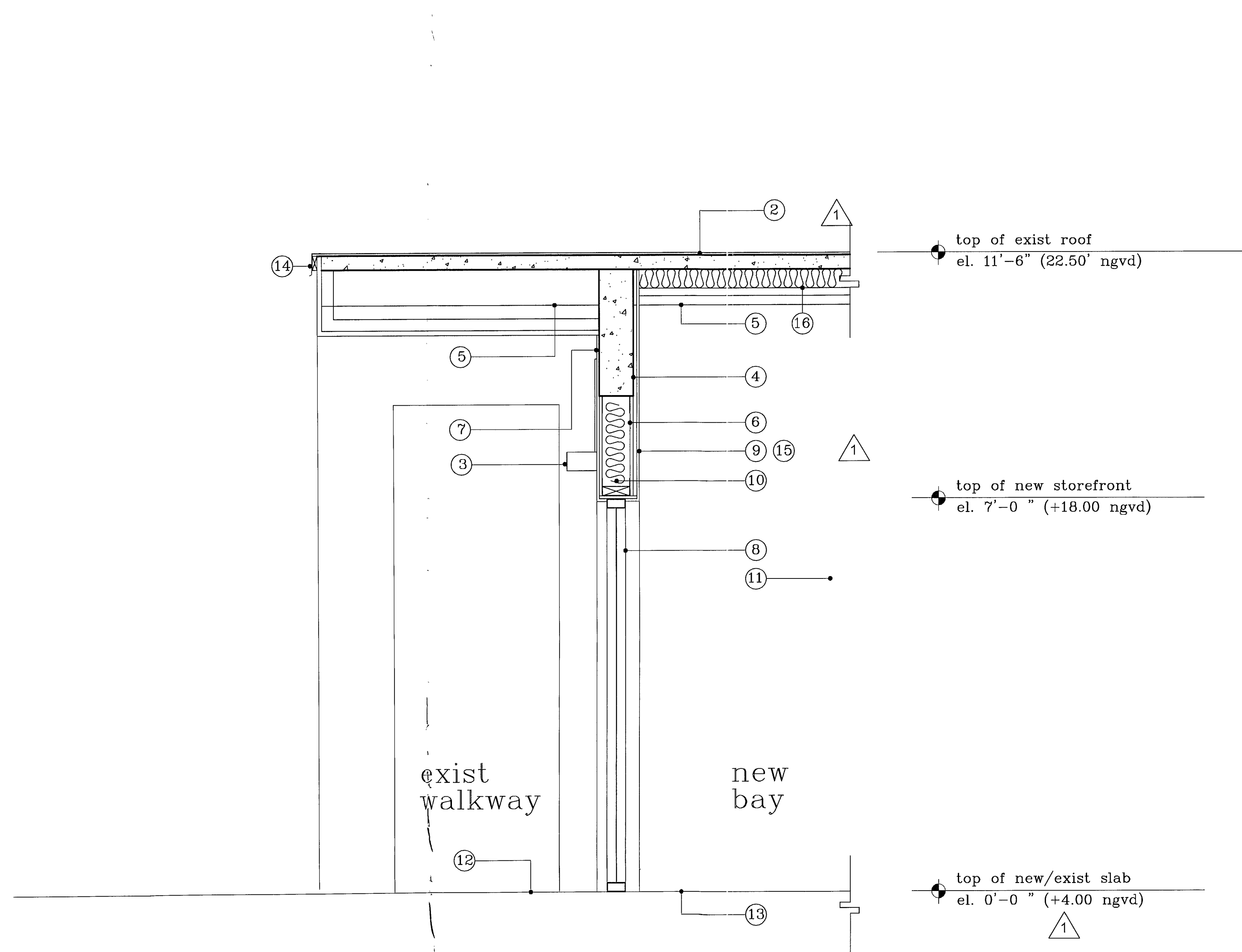
ARCHITECTURE  
PLANNING  
INTERIORS

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PROJECT NO.  
1216  
DATE  
8/8/2012  
REVISIONS  
1 11/25/15

SHEET NO.

A-4



(a) WALL SECTION 3 / 4"

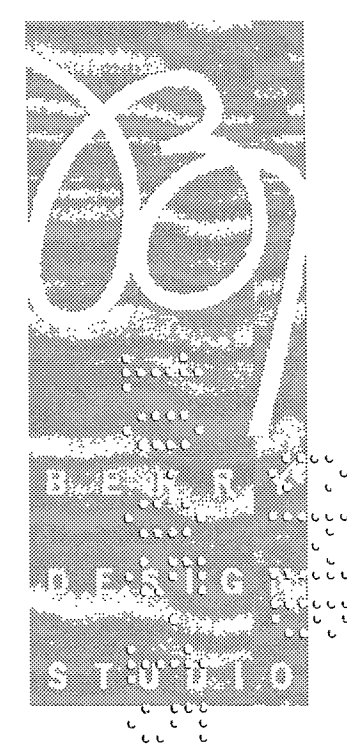
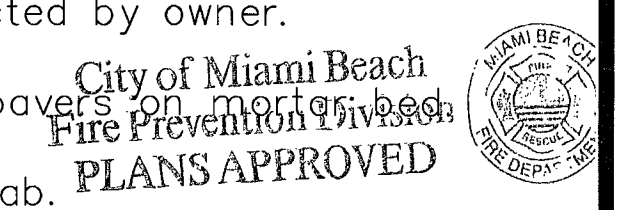
(b) WALL SECTION 3 / 4"

SECTION A & B NOTES:

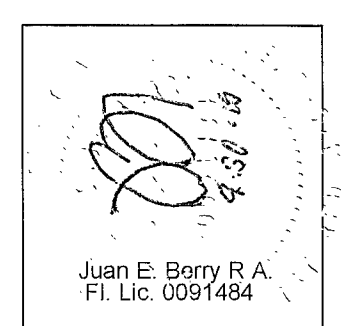
1. Existing soffit to remain.
2. Existing built-up roof. W/ R-13 insulation <sup>1</sup>
3. Lineal light fixture.
4. Exist conc. tide beam.
5. Existing conc. beam
6. New metal stud wall see structural drawings for additional information.
7. 5/8" min. stucco on wire lath on 5/8" cdx plywood screw to studs see structural drawing for additional information.
8. New storefront by separate permit.
9. 3x1 pt @ 16" oc. on 5/8" cdx plywood finish with 1/2" drywall.
10. R-19 insulation. <sup>1</sup>
11. Finishes to be selected by owner.
12. New slip resistant pavers on mortar bed.
13. Existing concrete slab.
14. Galvanize metal flashing as required.
15. R-5 insulation on exterior walls. <sup>1</sup>
16. R-19 under existing roof supported in place with 1-5/8" metal furring at 16" oc.

SECTION A & B NOTES:

1. Existing soffit to remain.
2. Existing built-up roof w/ R-13 insulation. <sup>1</sup>
3. Lineal light fixture and sign.
4. Exist conc. tide beam.
5. Existing conc. beam.
6. New metal stud wall see structural drawings for additional information.
7. 5/8" min. stucco on wire lath on 5/8" cdx plywood screw to studs see structural drawings for additional information.
8. New storefront by separate permit.
9. 3x1 pt @ 16" oc. on 5/8" cdx plywood finish with 1/2" drywall.
10. R-19 insulation. <sup>1</sup>
11. Finishes to be selected by owner.
12. New slip resistant pavers on mortar bed. <sup>1</sup>
13. Existing concrete slab.
14. Galvanize metal flashing as required.
15. R-5 insulation on exterior walls. <sup>1</sup>
16. R-19 under existing roof supported in place with 1-5/8" metal furring at 16" oc.



2640 S. BAYSHORE DRIVE  
BLDG. A SUITE 301  
MIAMI, FLORIDA 33133  
TEL 305 285 1874  
FAX 305 285 1874  
JERRY R. BERRY R.A.  
LIC # AA 28 002244



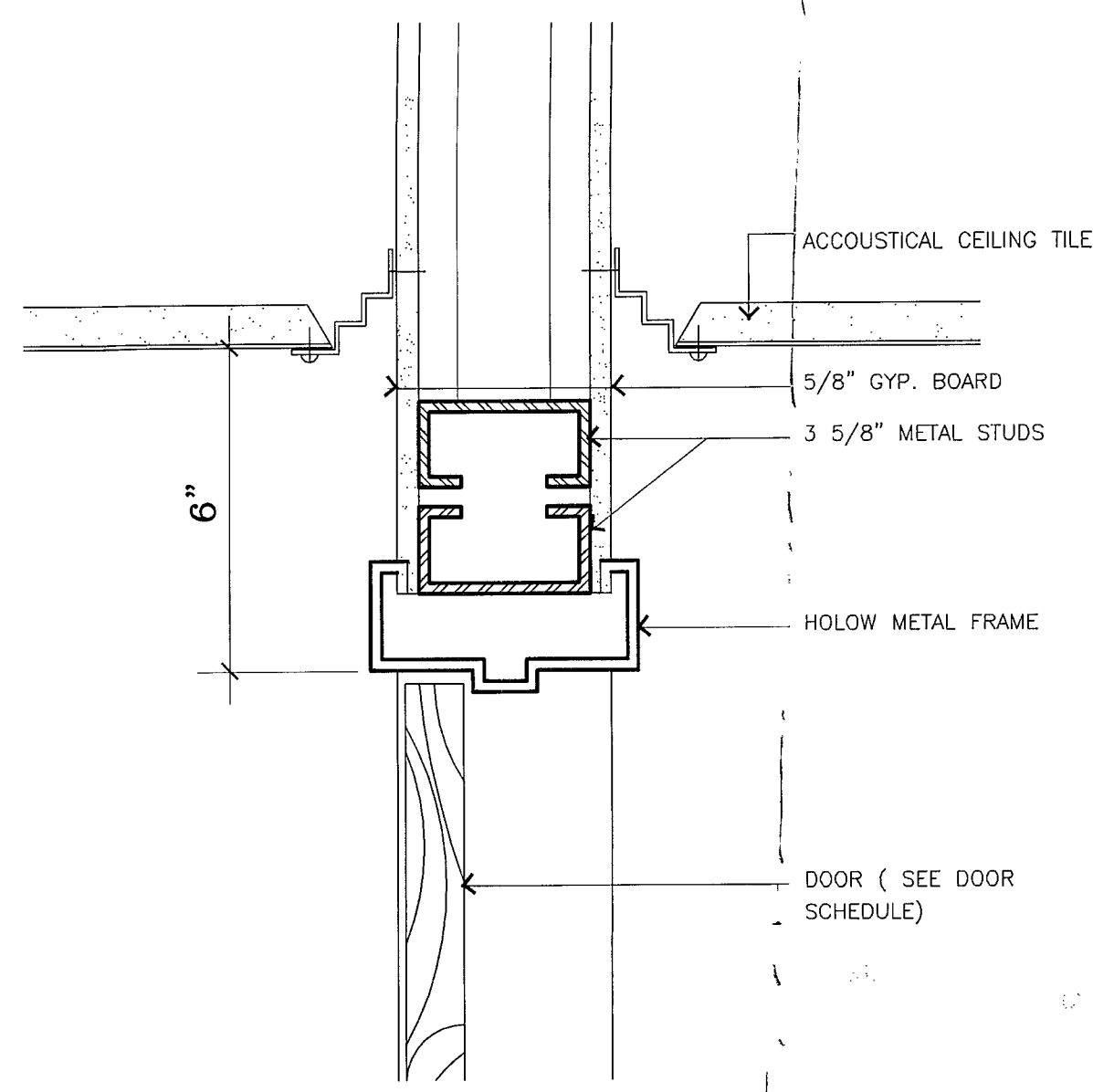
RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
515 THRU 541 JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

ARCHITECTURE  
PLANNING  
INTERIORS

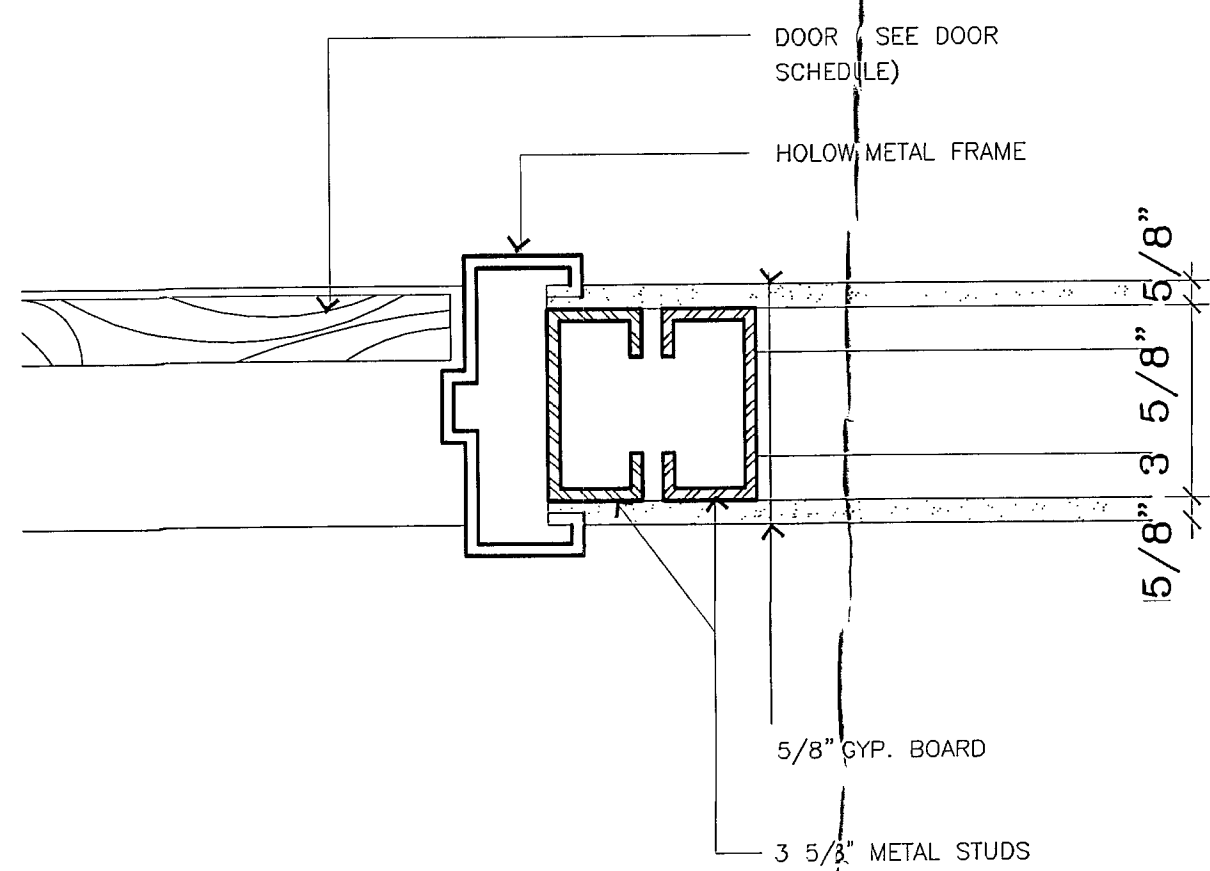
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PROJECT NO. 1216  
DATE 8/8/2012  
REVISIONS  
<sup>1</sup> 8/1/14  
SHEET NO

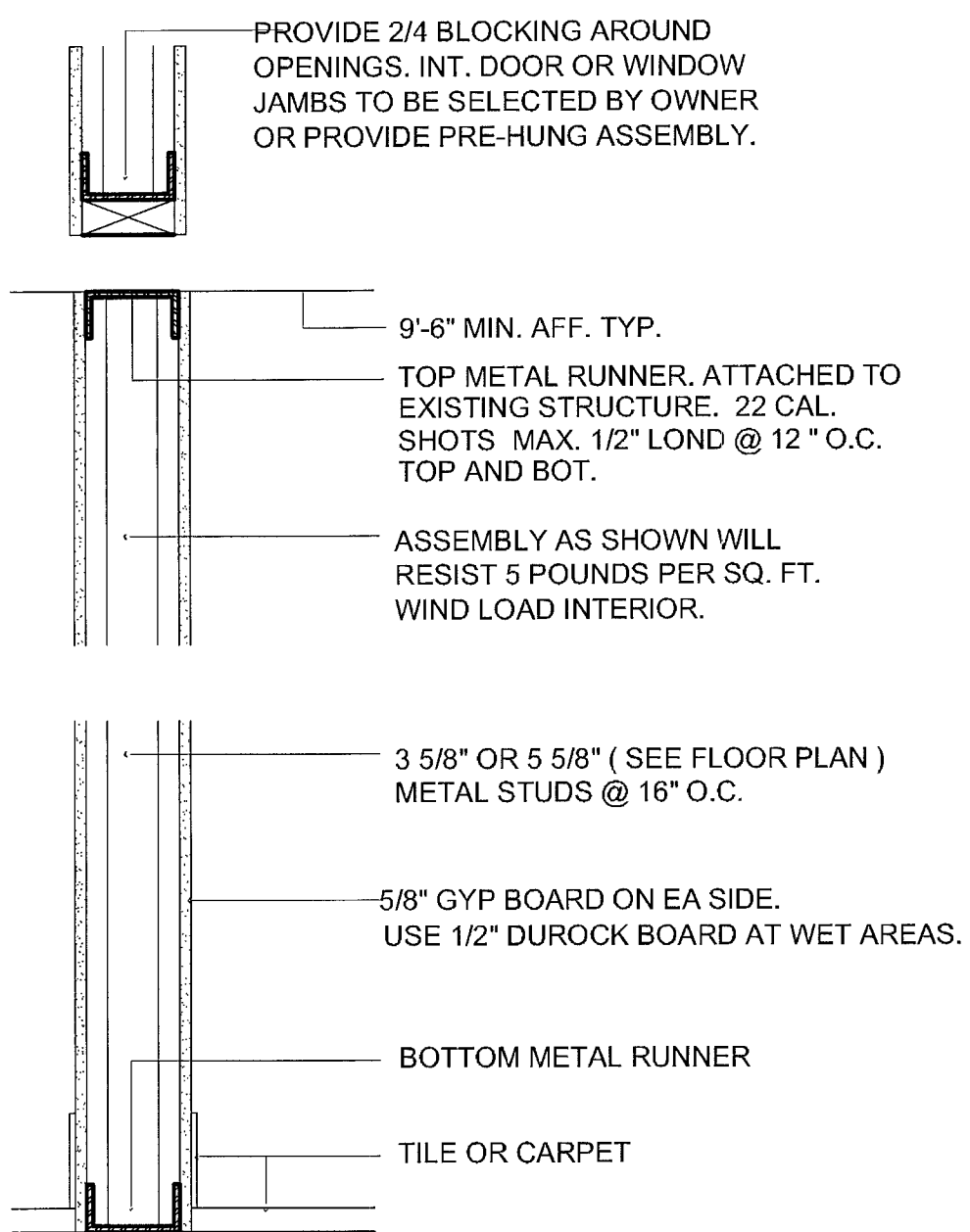
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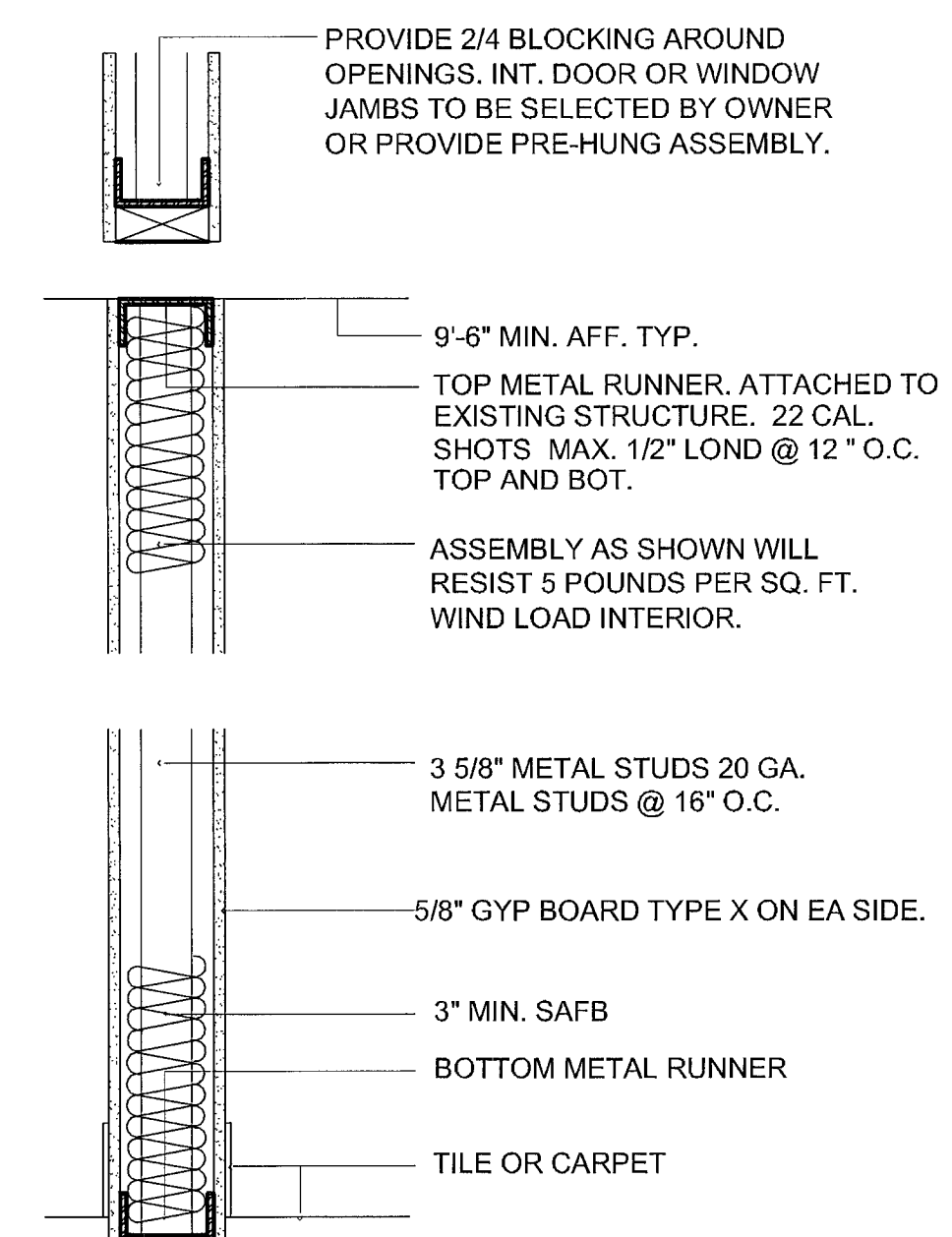
1 DOOR-HEAD-DETAIL  
INTERIORS  
NTS



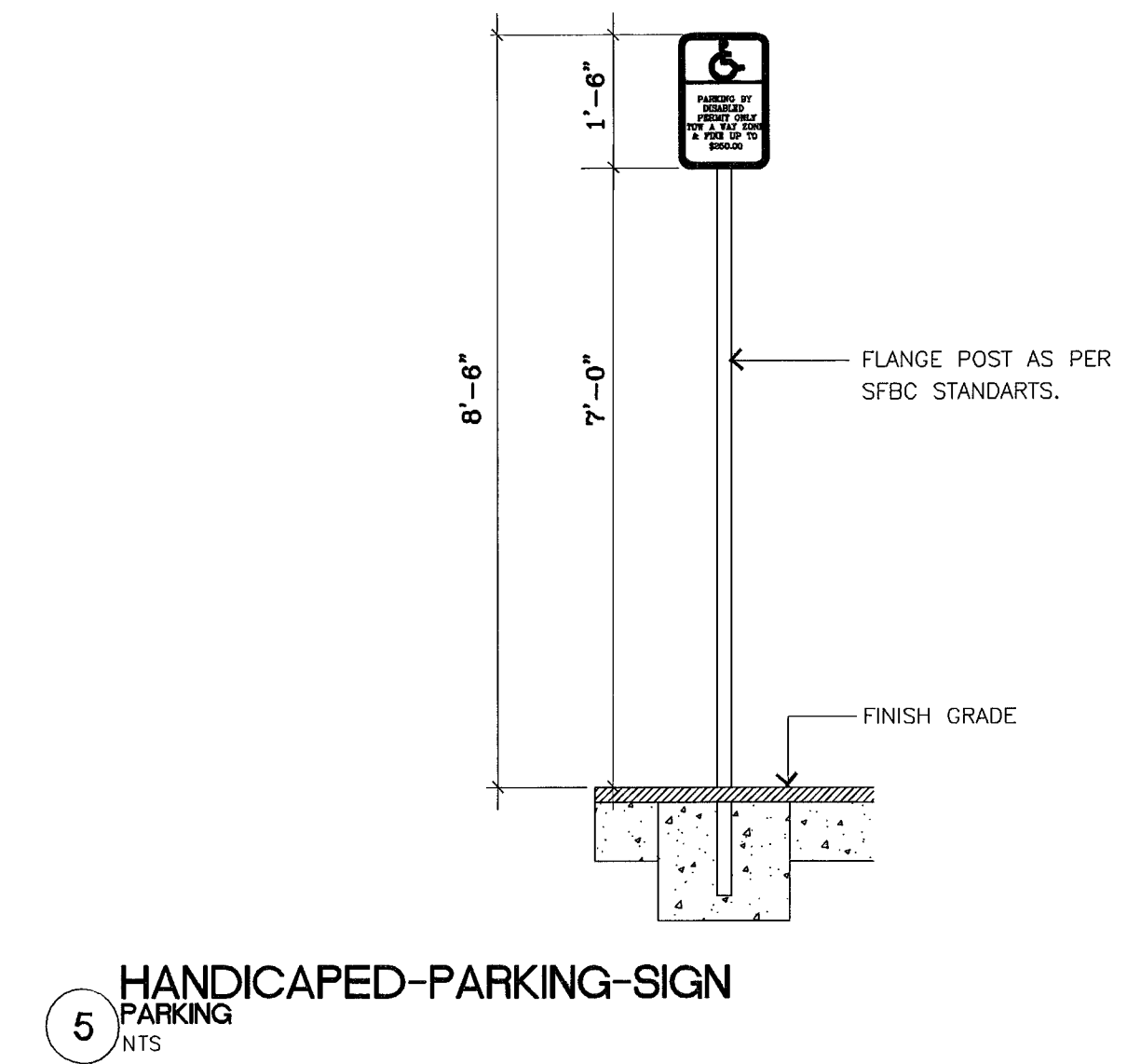
2 DOOR-JAMB-DETAIL  
INTERIORS  
NTS



TYP. INT. PARTITION 1 1/2\"/>



TYP. 1 HOUR RATED PARTITION 1 1/2\"/>



5 HANDICAPED-PARKING-SIGN  
PARKING  
NTS



SUSPENDED CEILING  
HANDICAPED SYMBOL MUST BE BLUE IN COLOR.  
PAINT: CHLORINATE RUBBER ALKIDE  
FS TI-P-115 TYPE 111,  
FACTORY MIXED QUICK DRYING  
NON-BLEEDING COLOR PER  
LOCAL CODE.

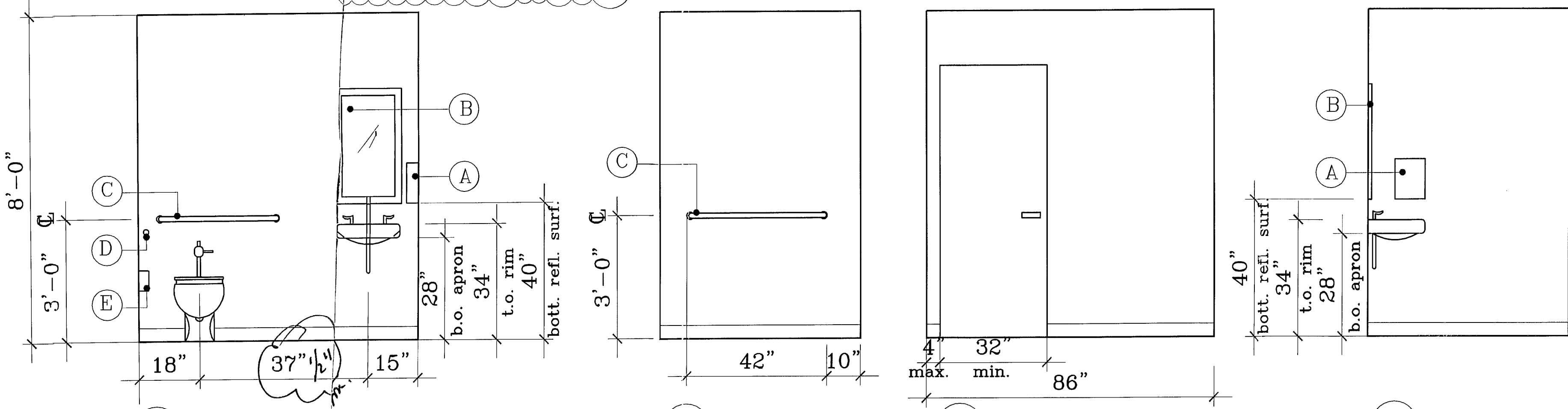
6 HANDICAPED-STRIPING-DETAIL  
PARKING  
NTS

LEGEND

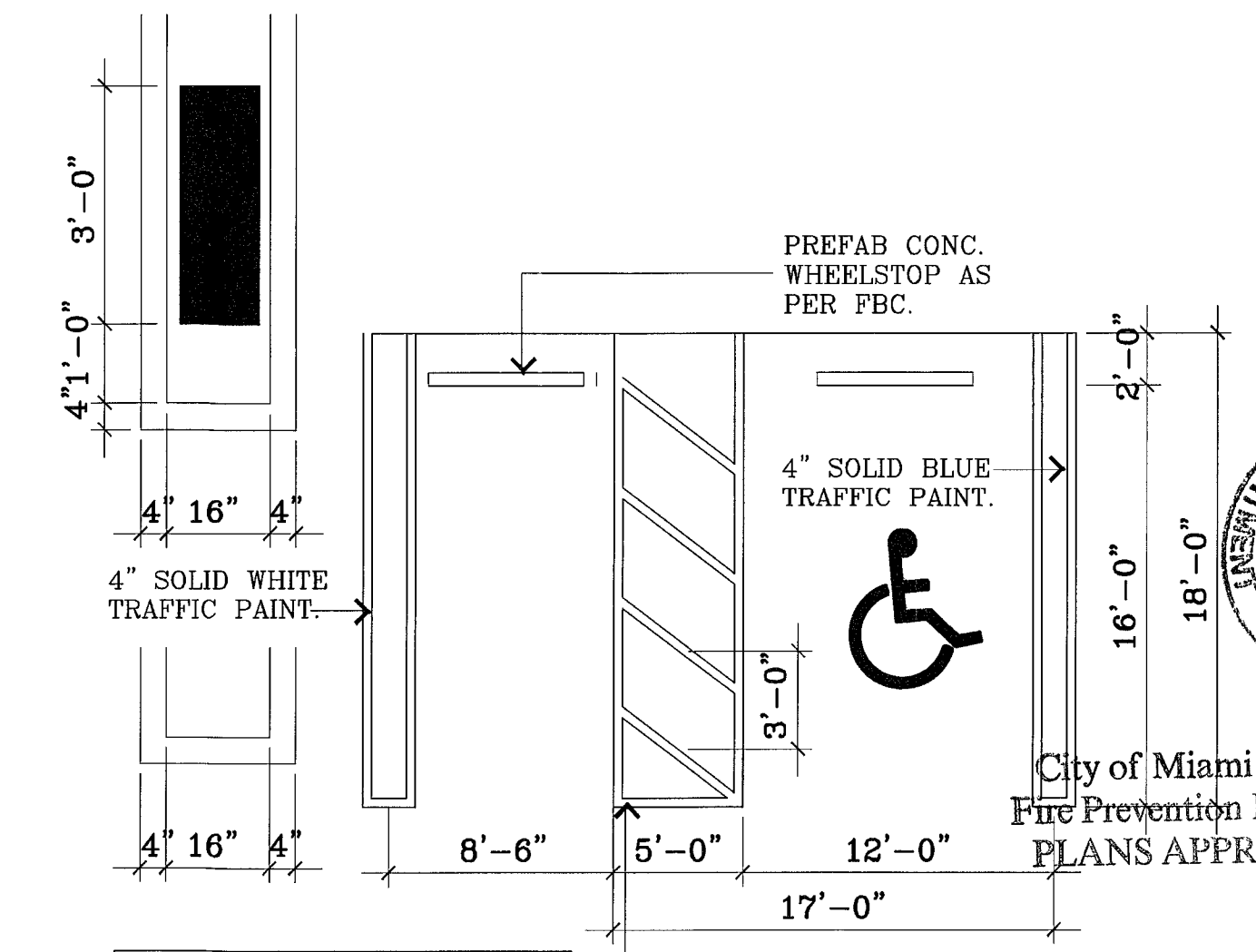
- A. Paper towel dispenser.
- B. 18" x 36" mirror.
- C. 1 1/2" diam. 36" long grab bar.
- D. 1 1/2" diam. 42" long grab bar.
- E. Toilet paper holder.

NOTE

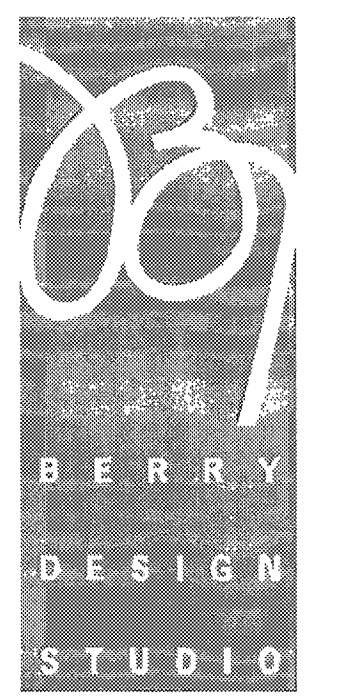
All bathroom fixtures and accessories shall comply with F.A.C.B.C. sections 4.13.6 / 4.17 / 4.22.  
All bathroom doors to have lever type faucets as per FBC 11-4.19.5  
Provide insulation under lavatory pipes as per fbc 11-4.19.4



7 TYPICAL-FITURES-DETAILS  
INTERIORS  
NTS



8 HANDICAPED-STRIPING-DETAIL  
PARKING  
NTS



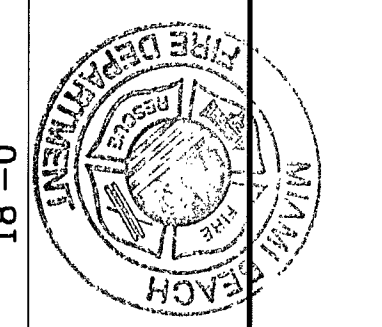
2640 S. BAYSHORE DRIVE  
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Fl. Lic. 0091484

RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
545 JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

ARCHITECTURE  
PLANNING  
INTERIORS

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City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

PROJECT NO.  
1216  
DATE  
8/8/2012  
REVISIONS

SHEET NO

A-6

NEW SHOPPING PLAZA  
545 JEFFERSON AVE  
MIAMI BEACH, FLORIDA

TREE DISPOSITION PLAN

**Diego Vanderbiest**  
6200 SW 80 ST  
MIAMI, FLORIDA 33143  
(305) 528-4001

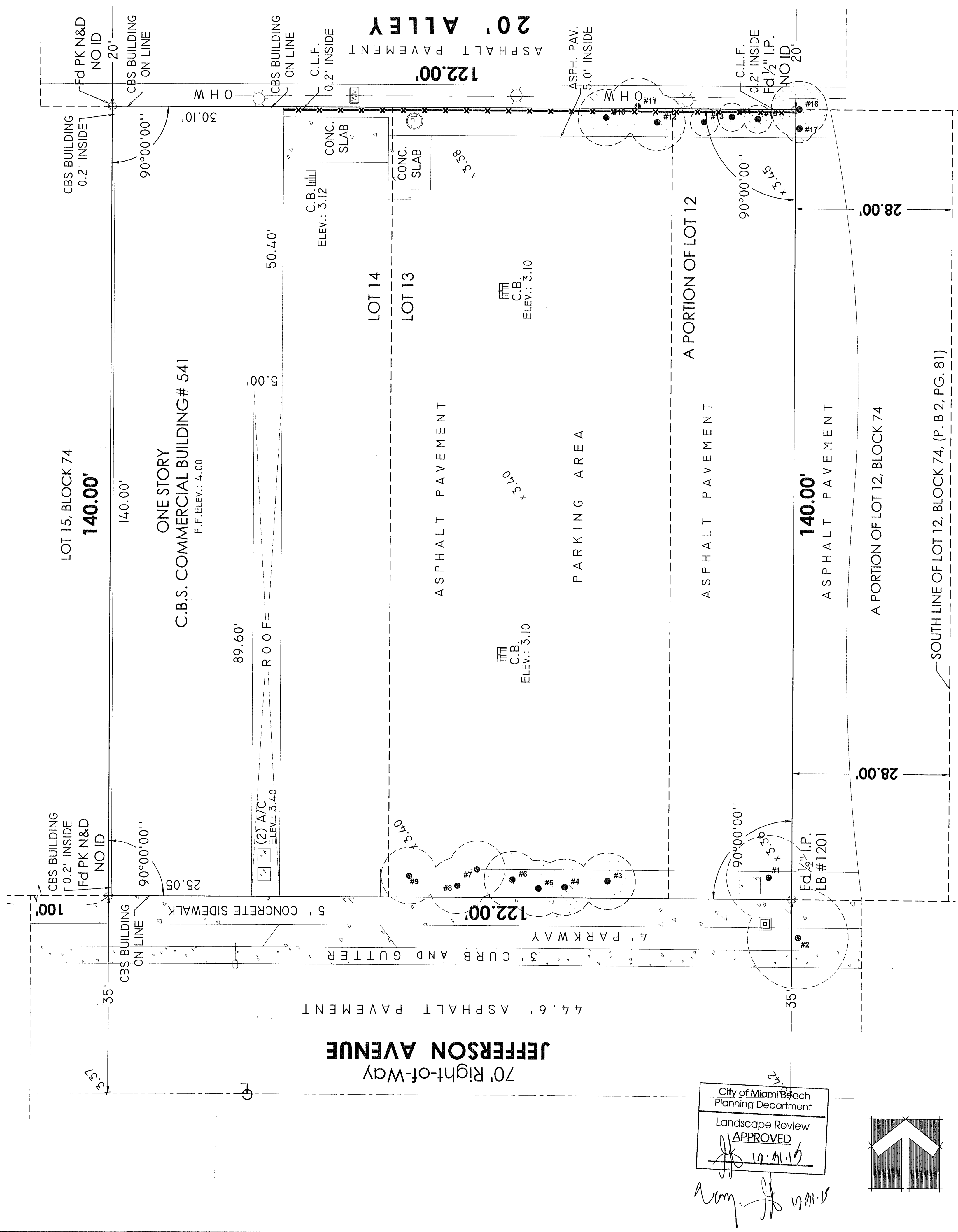
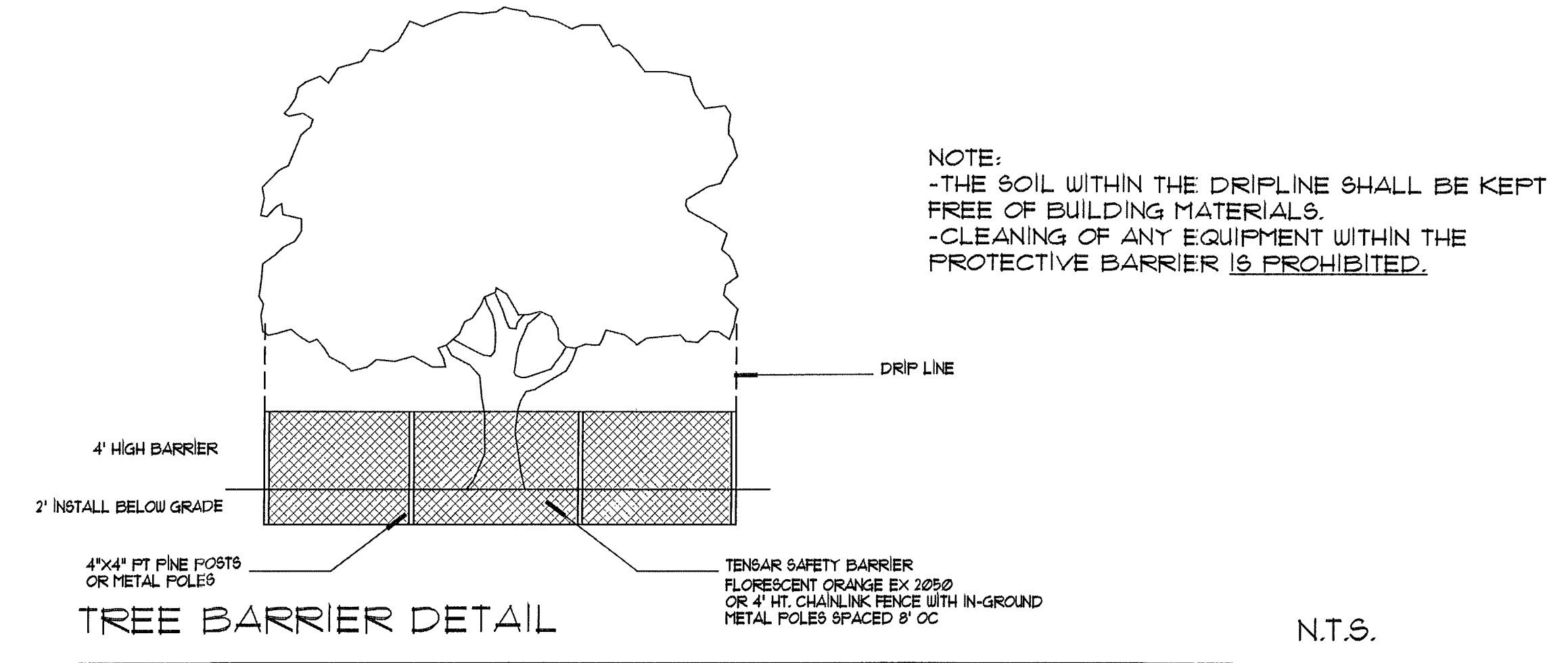
CONSULTANT  
*Diego Vanderbiest*  
JILL B. COHEN  
RLA #0001600

DRAWN  
DV  
DATE  
6/18/15  
SCALE  
1" = 10' - 0"

SHEET  
TD = 1  
OF - SHEETS

**Tree Disposition**

No	Botanical Name	Common Name	Height (ft)	Spread (ft)	DBH (in)	Disposition
1	Bucida buceras	Black Olive	20'	10'	7.5"	Remain
2	Bucida buceras	Black Olive	15'	10'	9"	Remain
3	Sabal palmetto	Sabal Palm	12'	6'	19"	Remove
4	Sabal palmetto	Sabal Palm	12'	6'	19"	Remove
5	Sabal palmetto	Sabal Palm	14'	6'	15"	Remove
6	Sabal palmetto	Sabal Palm	14'	6'	18"	Remove
7	Sabal palmetto	Sabal Palm	12'	6'	16"	Remain
8	Sabal palmetto	Sabal Palm	14'	6'	20"	Remain
9	Sabal palmetto	Sabal Palm	25'	5'	9"	Remain
10	Conocarpus erectus	Green Buttonwood	25'	15'	20"	Remove
11	Washingtonia robusta	Washington Palm	25'	5'	11"	Remove
12	Washingtonia robusta	Washington Palm	35'	6'	14"	Remove
13	Schinus terebinthifolius	Florida Holly - Shrub	12'	5'	-	Remove
14	Schinus terebinthifolius	Florida Holly - Shrub	12'	5'	-	Remove
15	Schinus terebinthifolius	Florida Holly - Shrub	10'	5'	-	Remove
16	Sabal palmetto	Sabal Palm (double)	11'	8'	14.5" & 12"	Remain
17	Conocarpus erectus	Green Buttonwood	10'	-	11"	Remove (Dead)



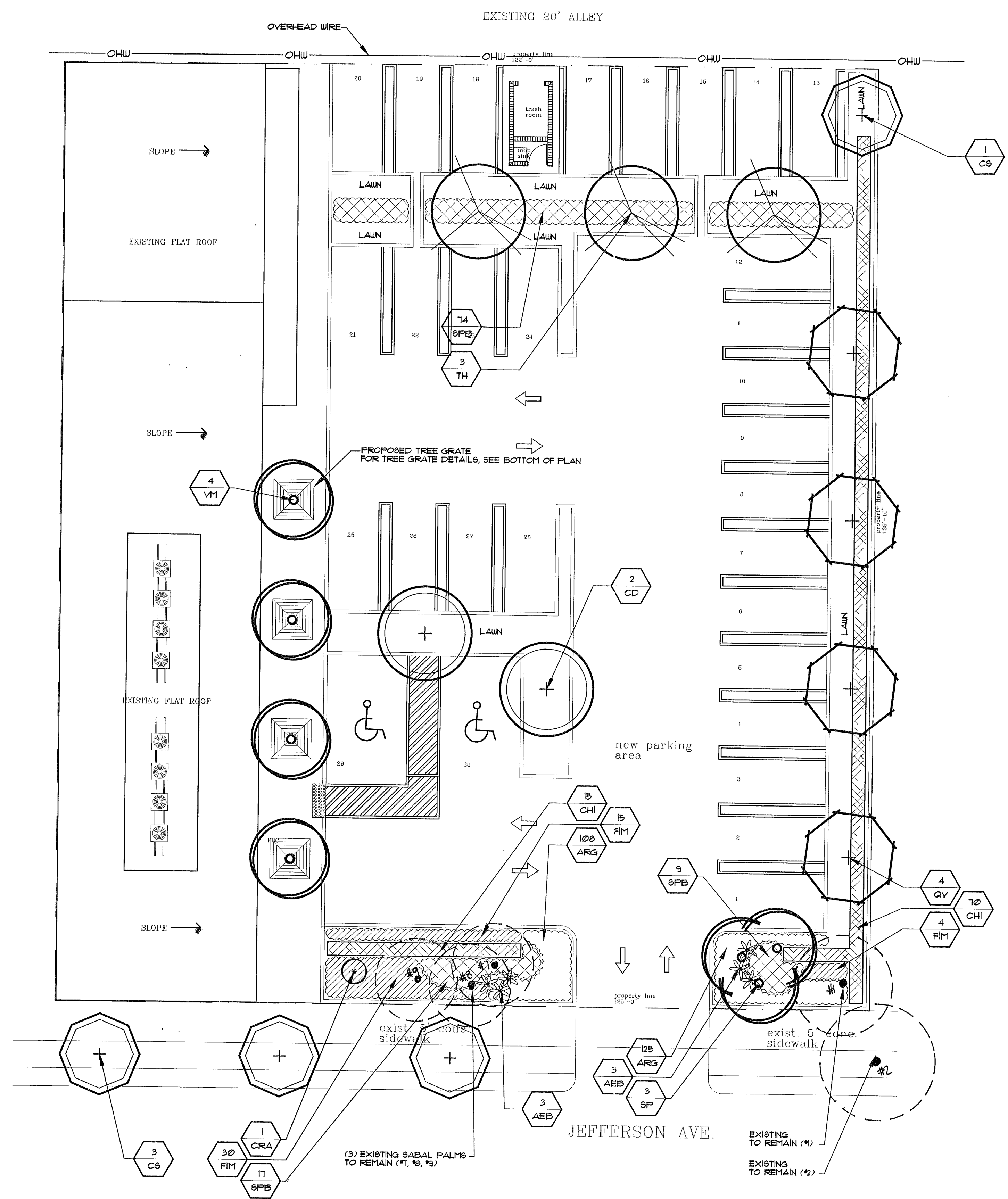
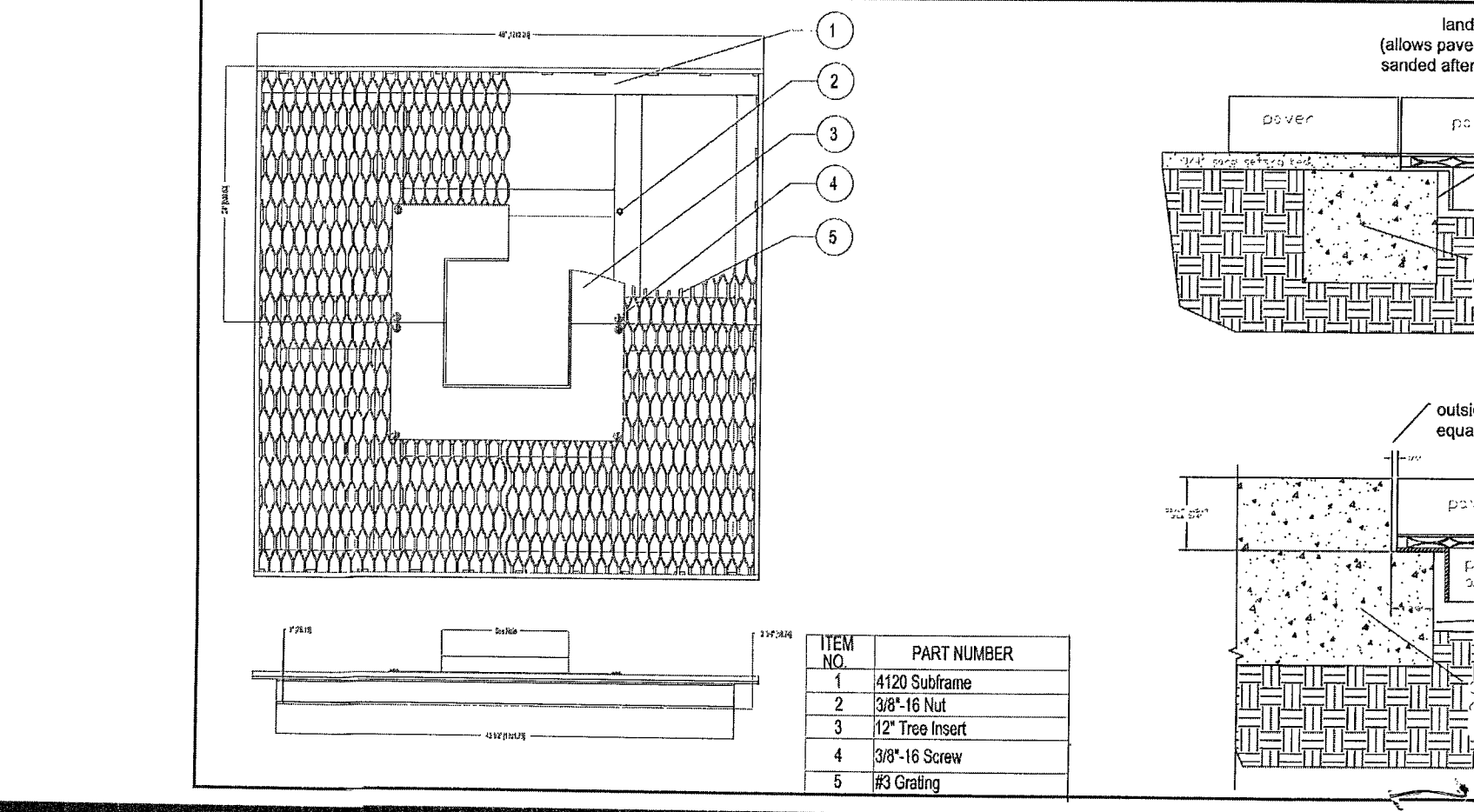
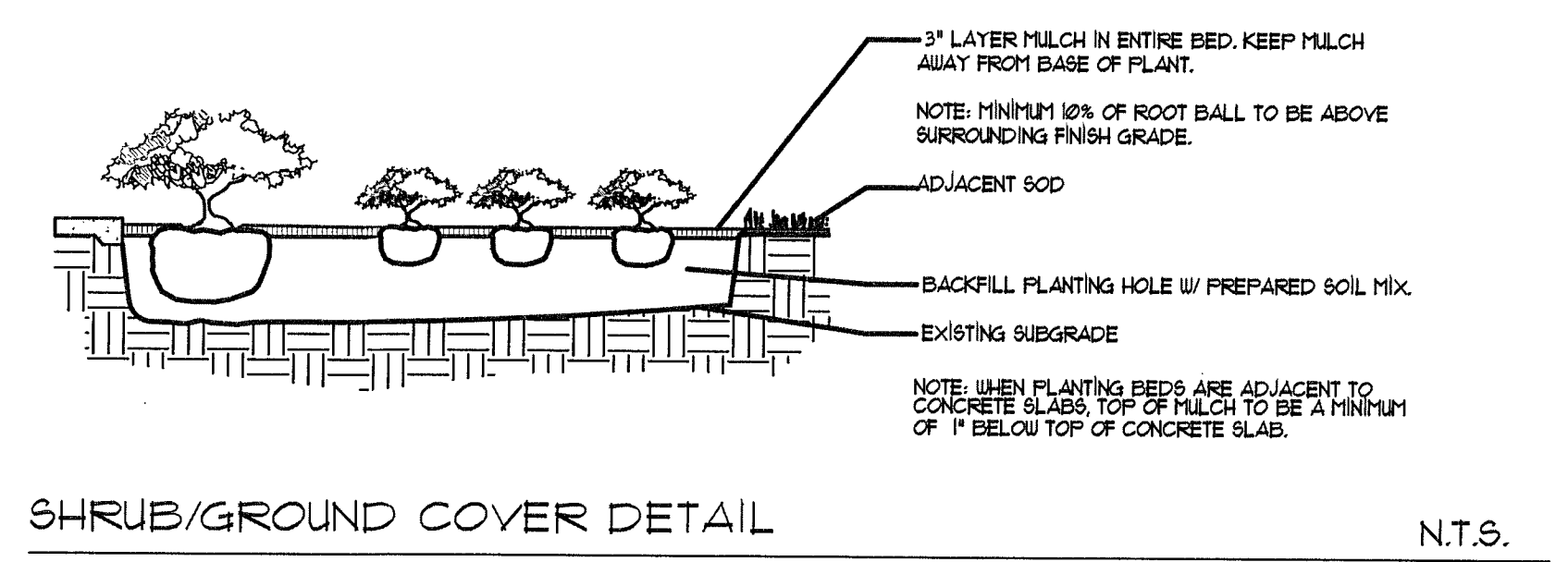
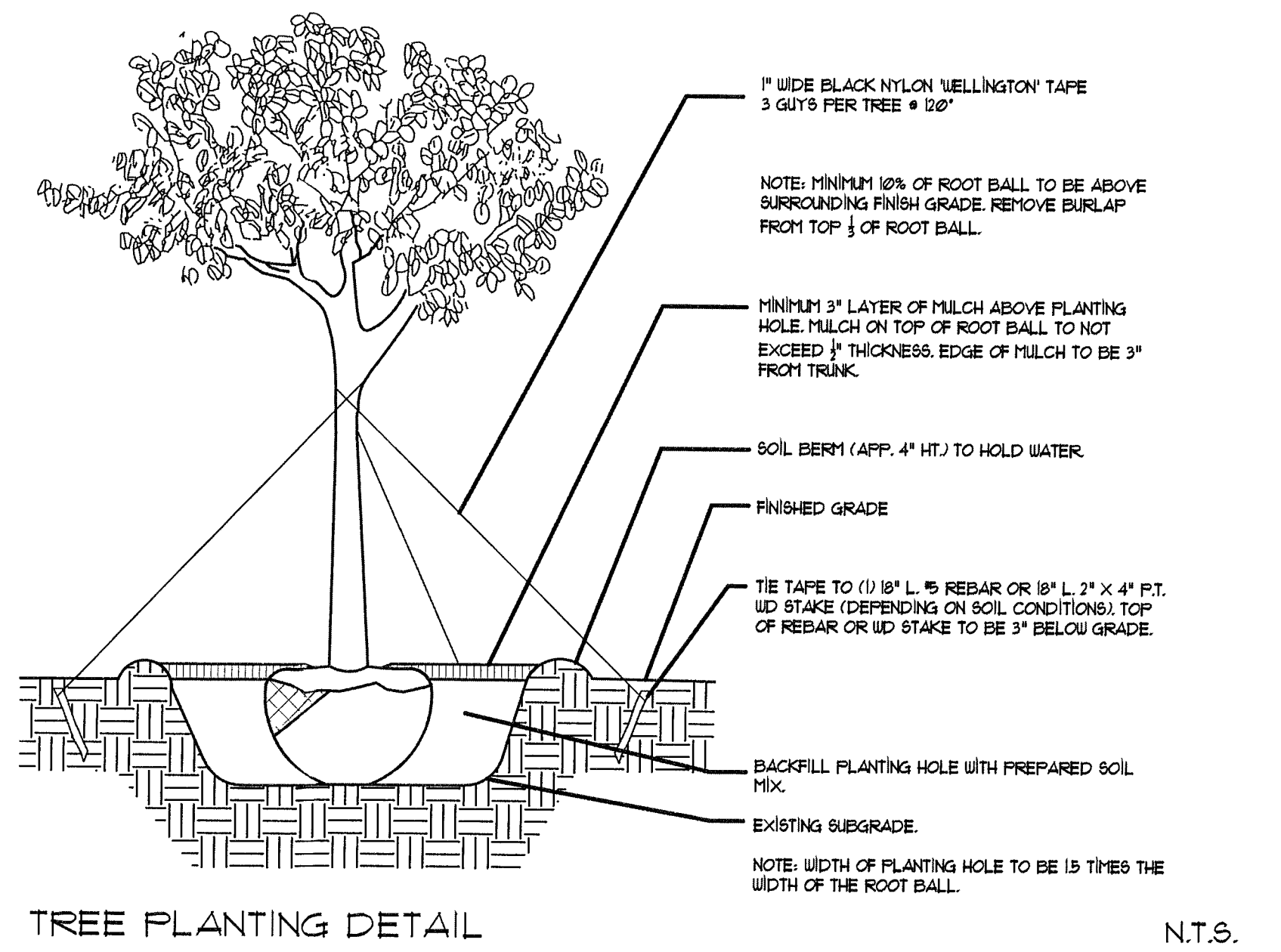
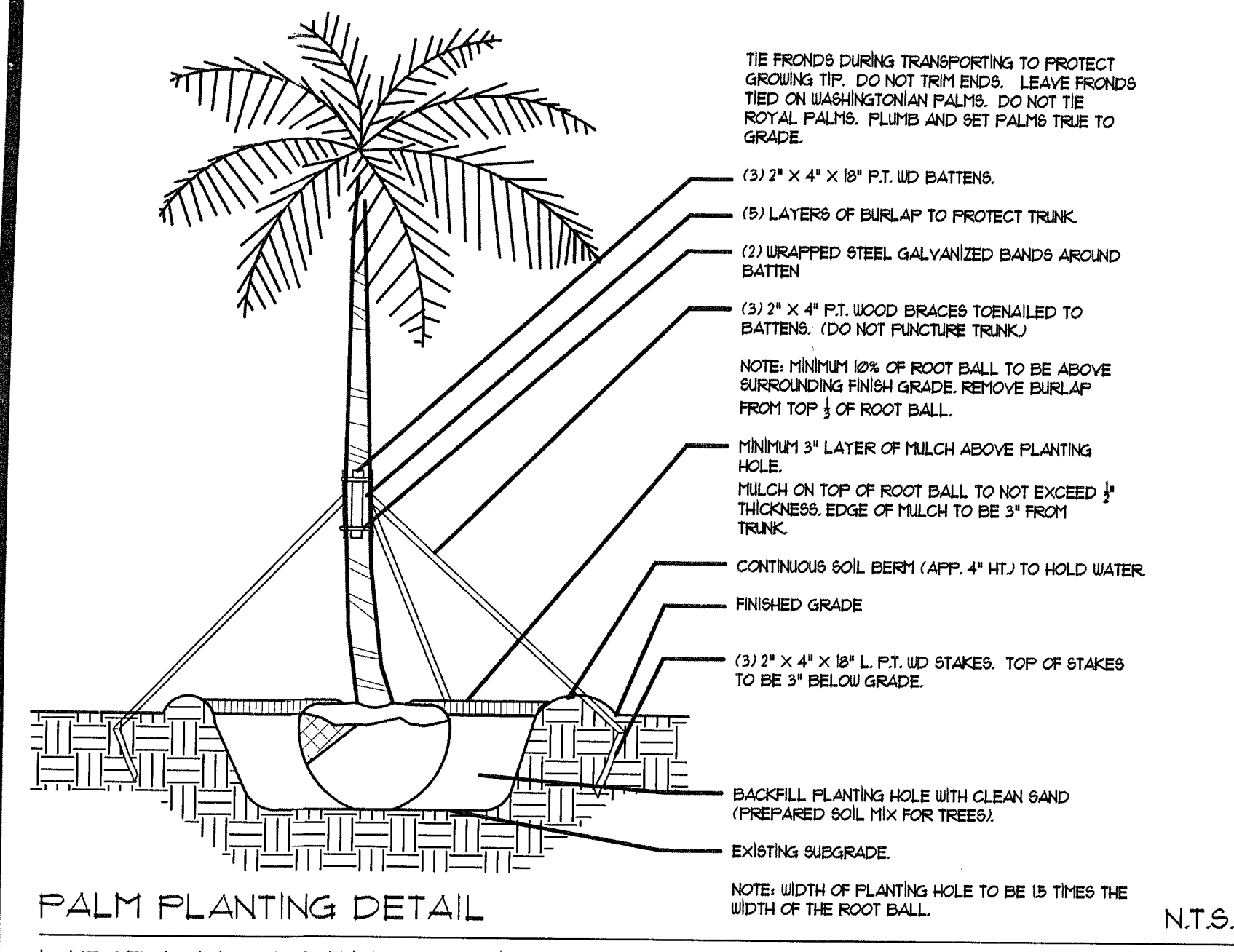
PLANT NOTES

- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION; FEBRUARY 1998, RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL SOD SHALL BE ST. AUGUSTINE FLORATAM SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

REQUIREMENTS

Zoning District: Commercial Net Lot Area 0.39 Acres 17,080 s.f.

OPEN SPACE	Required	Provided
A. Square Feet of open space as required by Chapter 33, as indicated on site plan: Net lot area = 17,080 s.f. x 22% = 3,758 s.f.	3758	12169
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 31 x 10 s.f. per parking space =	310	310
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	4068	12479
<b>LAWN AREA CALCULATION</b>		
A. 12,479 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 20% x 12,479 s.f. =	2496	1171
<b>TREES:</b>		
A. No. trees required per net lot acre = 22 Less existing number of trees meeting minimum requirements: 22 x net lot acres 22 x .39 = 8.58	9	13
B. % Palms Allowed: No. trees provided x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	9
D. Street trees (max. average spacing of 35' o.c.): 122 l.f. along street / 35 =	4	4
E. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.): _____ linear feet along street / 25 =	DNA	DNA
<b>SHRUBS:</b>		
A. No. trees required (A + D) x 10 = no. of shrubs required	130	241
B. No. Shrubs required x 30% = no. of native shrubs required.	39	185



**PLANTLIST**

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	*CD	Coccoloba diversifolia	Pigeon Plum	12' ht. 5' spr. 2" cal
1	*CS	Conocarpus erectus 'sericeus'	Silver Butonwood	10' ht. 5' spr. 2" cal
3	*SP	Sabal palmetto	Sabal Palm	12'-16' oa ht
3	TH	Tabebuia heterophylla	Pink Tabebuia	12' ht. 5' spr. 2" cal
4	*QV	Quercus virginiana	Live Oak	12' ht. 5' spr. 2" cal. 4" ct
4	VM	Veitchia montgomeryana	Montgomery Palm	16' oa ht, match heights

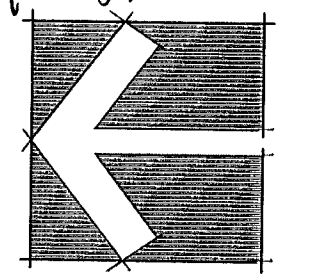
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
6	AEB	Aechmea blanchetiana	Bromeliad	3 gal. 30" ht. 30" spr
233	ARG	Arachis glabrata	Peanut Grass	1 gal
85	*CHI	Chrysobalanus icaco 'red tip'	Red Tipped Cocoplum	3 gal. 24" ht
1	CRA	Crinum procernum 'red leaf'	Red Leaf Crinum	7 gal
49	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal
100	*SPB	Spartina bakeri	Sandcord Grass	3 gal

\* Denotes Florida Native species

City of Miami Beach  
Planning Department

Landscape Review  
**APPROVED**

*Jill Cohen* 10-21-15



# Irrigation Notes

## LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

## PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

\*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND  
\*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILILITY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

## WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVED IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:

- #12 WHITE FOR COMMON
- #12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
- #14 RED HOT WIRES
- #14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUND IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

## FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

## TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

## MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 1 INCH POP-UPS OR INSTALLED ON RISERS.

## DESIGN

THIS DESIGN IS DIAGRAMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

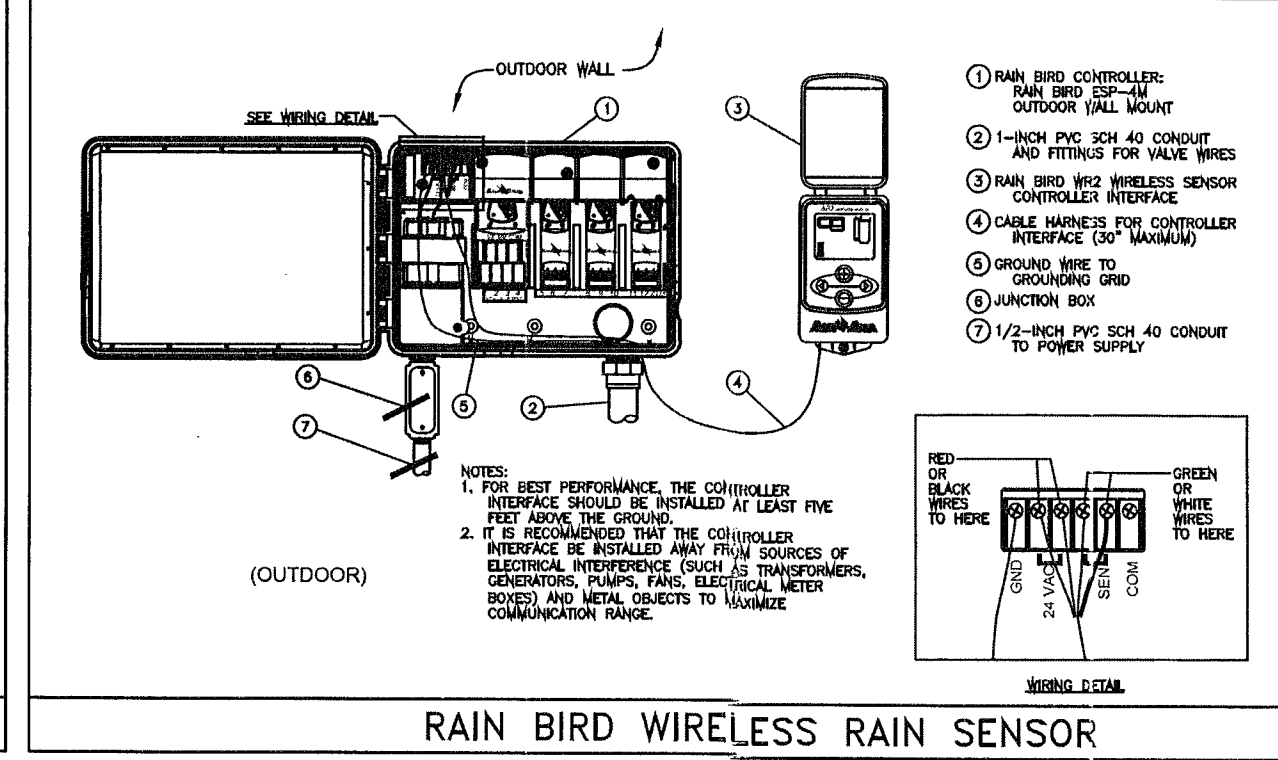
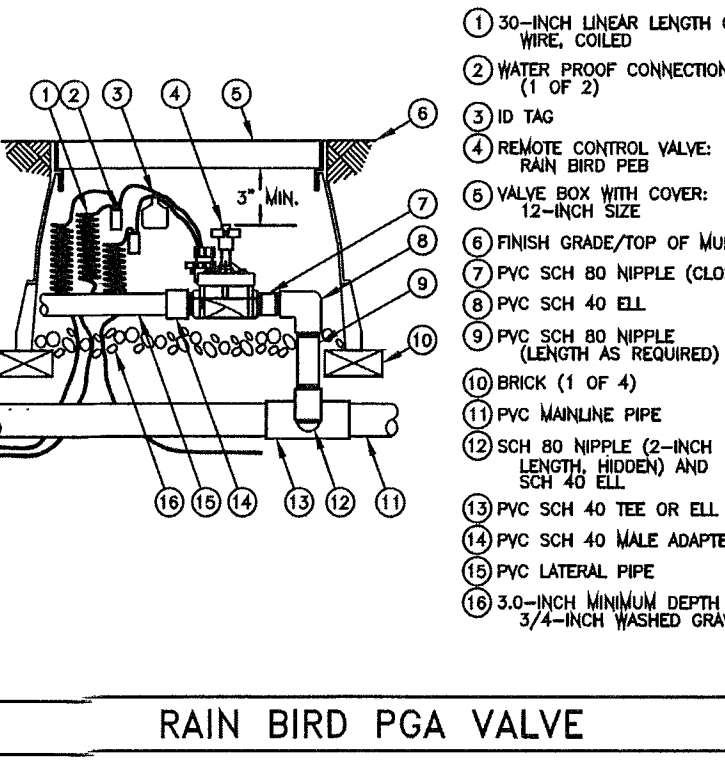
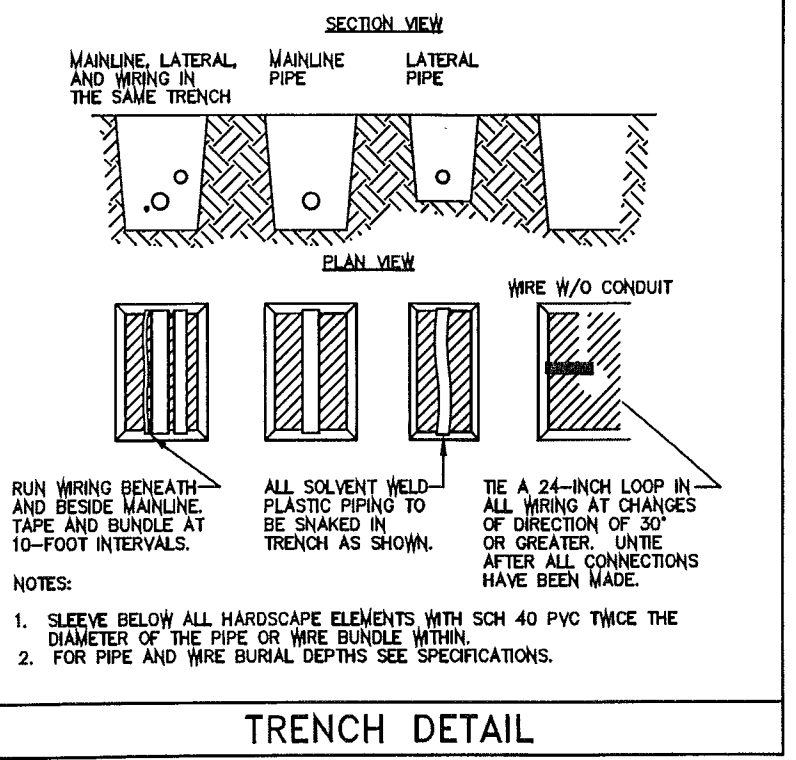
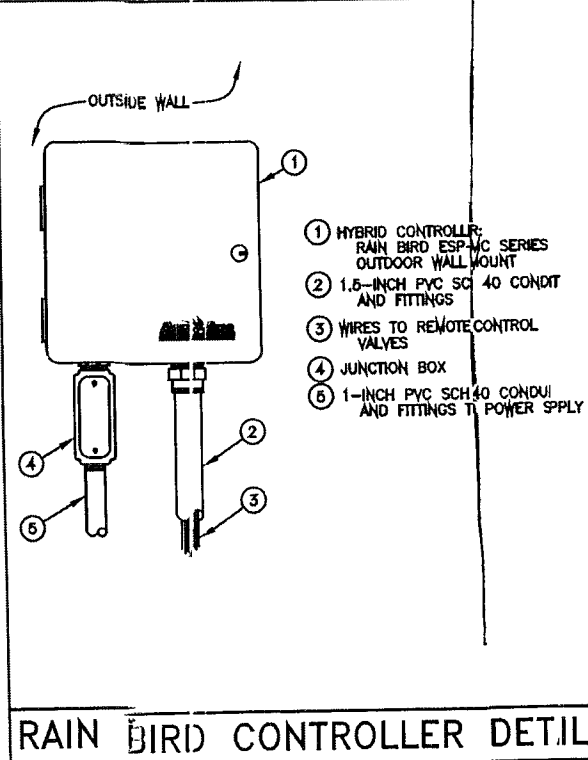
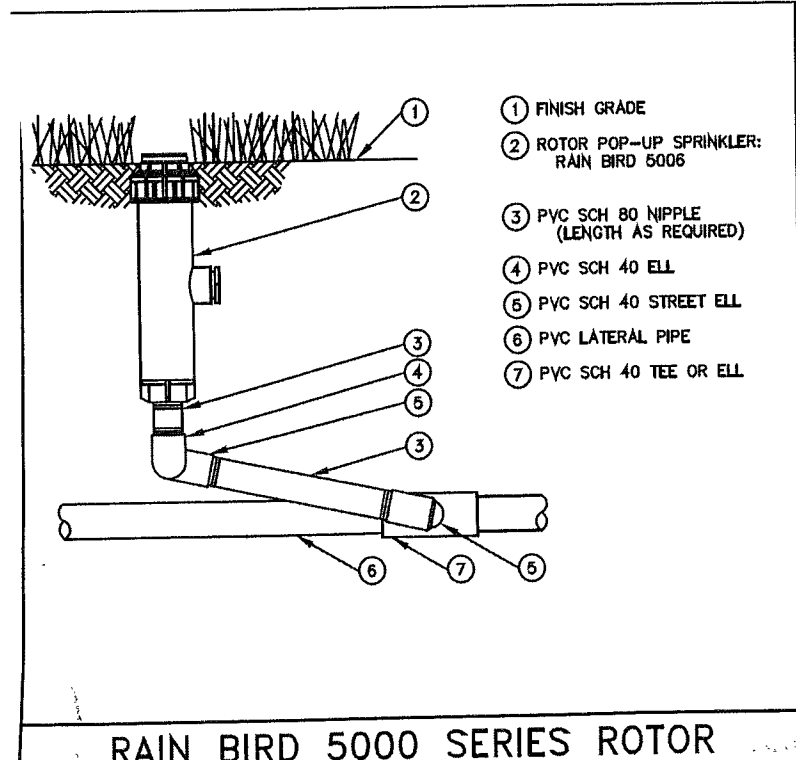
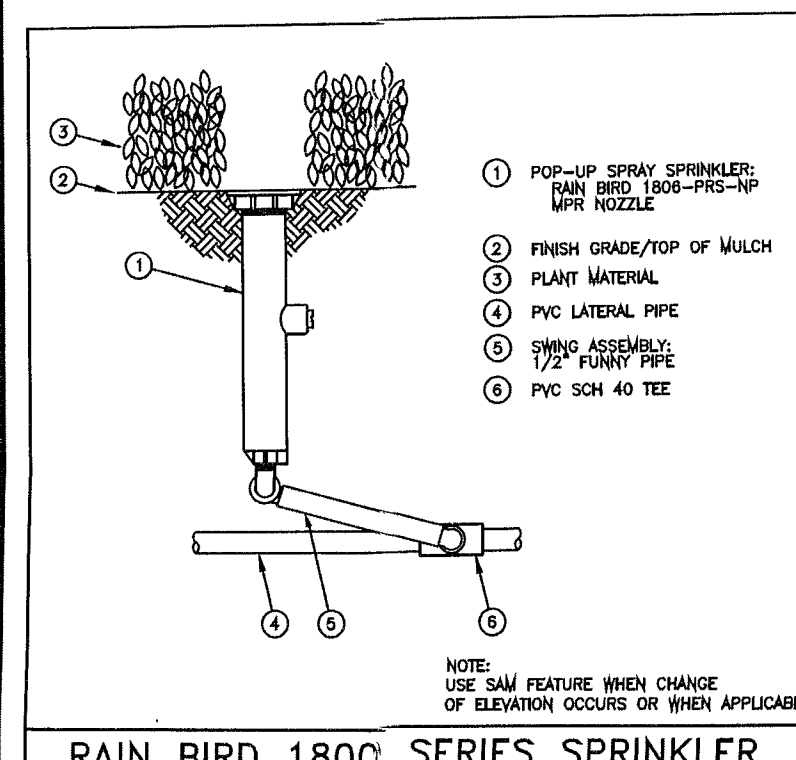
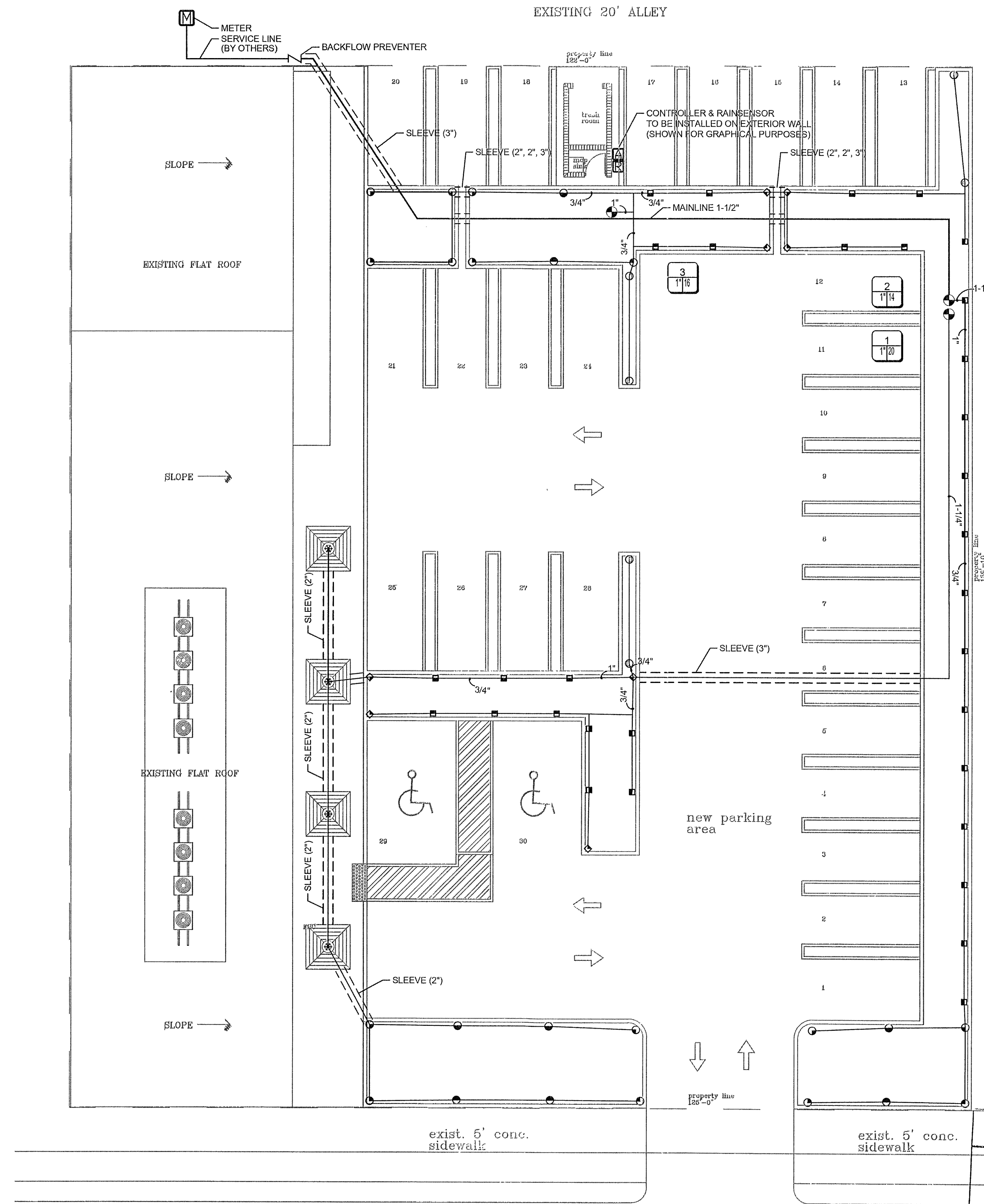
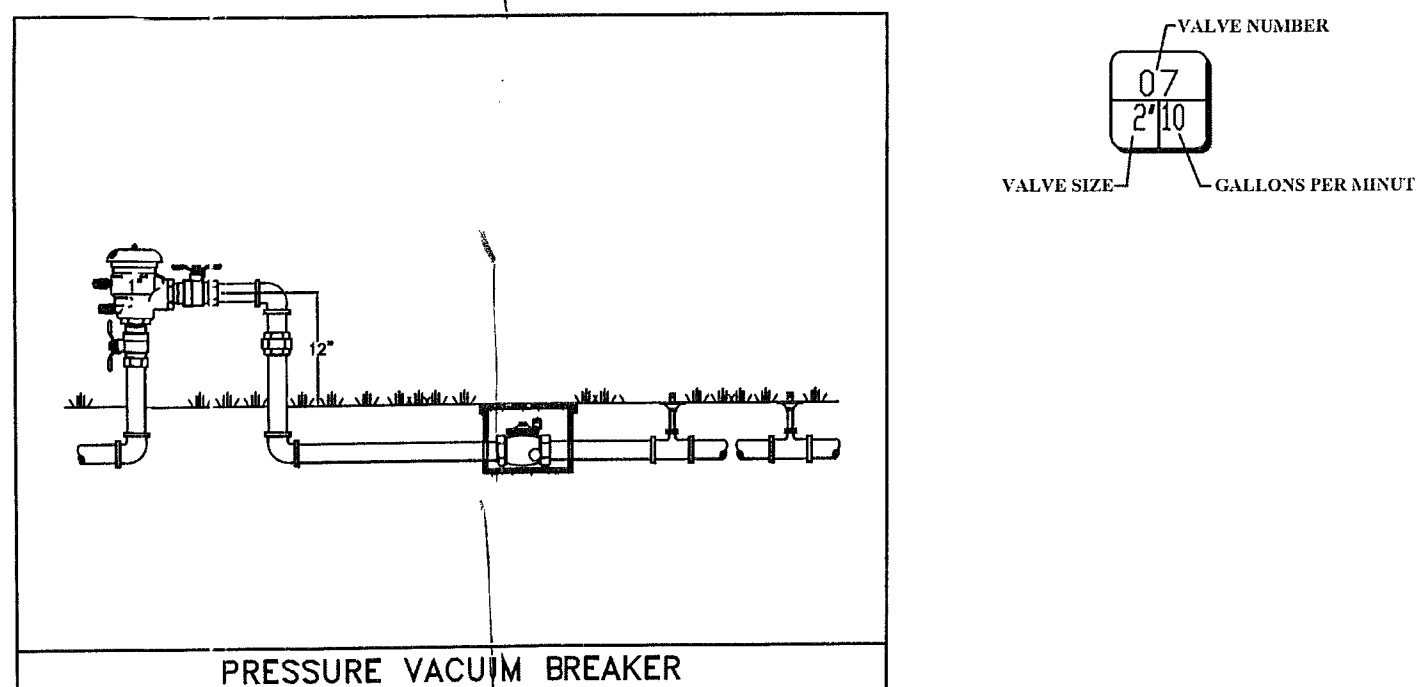
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

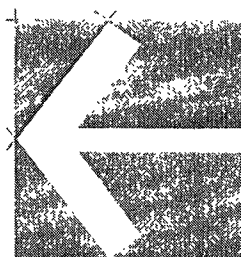
DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE

Symbol	Description
	Pressure Vacuum Breaker
<b>Controllers</b>	
Symbol	Description
	Rainbird ESPME Controller (4 Station)
	Rain Sensor
<b>Irrigation Heads</b>	
Symbol	Description
	RAINBIRD 1300A-F 1300 A-F Bubbler 360°
	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 90°
	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 180°
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 90°
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 120°
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 180°
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 90°
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST*
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST*
<b>Pipe</b>	
Symbol	Description
	Class 160 PVC (Lateral)
	SCH 40 PVC (Mainline)
	SCH 40 PVC (Sleeve)
<b>Valves</b>	
Symbol	Description
	RAINBIRD PGA Valve
<b>Water Meters</b>	
Symbol	Description
	Water Meter - 1" (Proposed)



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## REVISIONS

11/8/15 CITY COMMENTS

IRRIGATION PLAN

NEW SHOPPING PLAZA  
545 JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

Diego Vanderbiest  
6100 SW 80 ST  
MIAMI, FLORIDA 33143  
(305) 528-4001

CONSULTANT

JILL B. COHEN  
RLA #001600

DRAWN

DV

DATE

6/18/15

SCALE

1"=10'-0"

SHEET

OF SHEETS

City of Miami Beach  
Planning Department  
Landscape Review  
APPROVED  
12/10/15

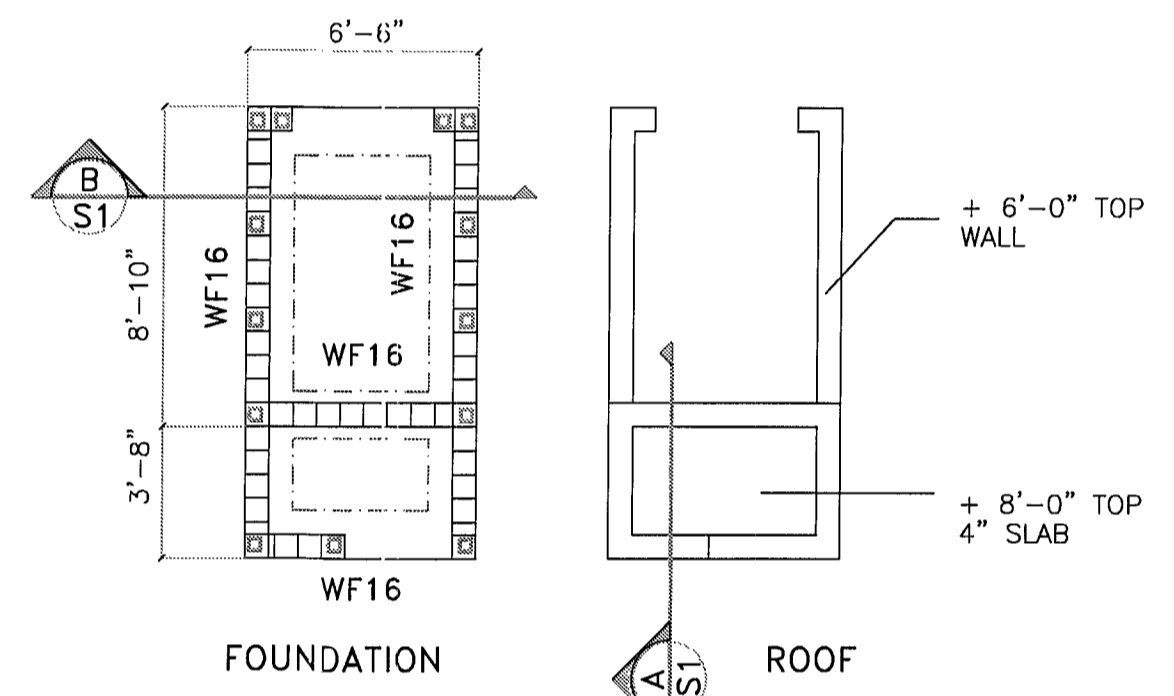
- 1.0 GENERAL:
- A. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE FLORIDA 2010 BUILDING CODE AND THE LATEST ACI, ASTM, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.
  - B. CONTRACTOR SHALL FINALIZE HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICIALS.
- 2.01 FOUNDATIONS:
- A. FOUNDATIONS HAVE BEEN PROPORTIONED WITH A BEARING CAPACITY OF 2000 PSF.
- 5.0 PLYWOOD ROOF SHEATHING:
- a. SHEATHING SHALL BE C-0 EXTERIOR SHEATHING, PANNEL INDEX 32/16 MIN., RATED FOR EXPOSURE 1; MIN THICKNESS 19/32".
  - b. INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.

**SHORING NOTES**

1. EXTREME CARE MUST BE USED DURING ALL DEMOLITION, EXCAVATION AND NEW FOUNDATION WORK AS REQUIRED FOR MAINTAINING THE EXISTING STRUCTURE STABLE AND PREVENTING UNDERMINING OF THE EXISTING FOUNDATION
2. EXISTING STRUCTURE, AROUND THE WORK AREA SHALL BE SHORED UP TO THE ADJACENT BAY PRIOR TO COMMENCING ANY WORK
3. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY SEQUENCING OF WORK, METHODS OF CONSTRUCTION AND THE DESIGN OF THE SHORING SYSTEM USED TO SUPPORT THE EXISTING STRUCTURE DURING ALL DEMOLITION AS REQUIRED TO PREVENT OVERLOADING OF THE EXISTING STRUCTURE.
4. IN THE EVENT OF A CONFLICT BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS ( PLANS ) NOTIFY THE ENGINEER IMMEDIATELY. A REDESIGN WILL BE ISSUED
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE ASBUILT CONDITIONS ARE IN ACCORDANCE WITH THE STRUCTURAL PLANS

9.0 STRUCTURAL STEEL

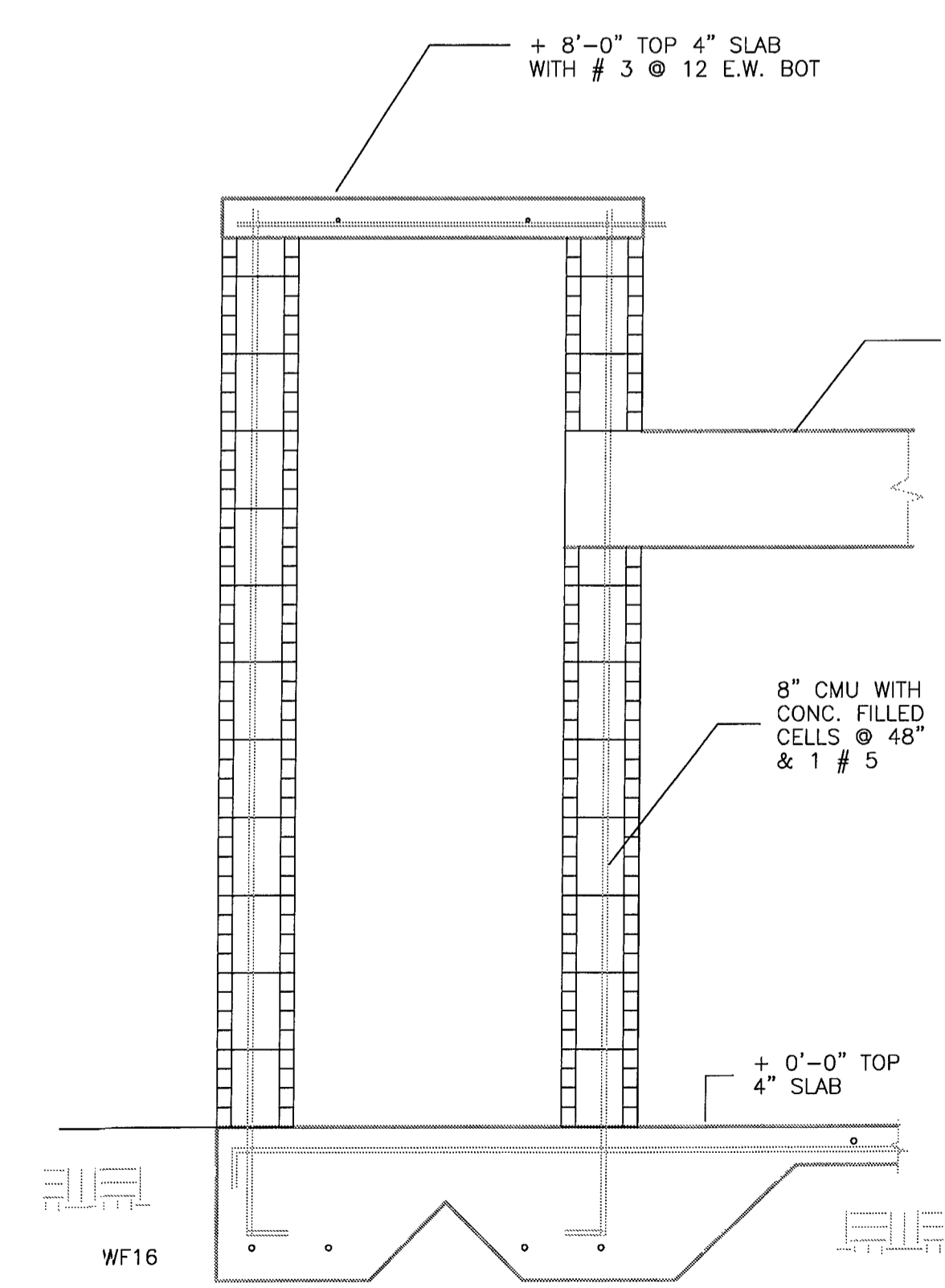
- A. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9th EDITION.
- B. THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF THE LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF THE SAME. SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS IT IS REQUIRED FOR SAFETY.
- C. ALL CONNECTIONS SHALL BE IN ACCORDANCE TO AISC SPECIFICATIONS. STEEL FABRICATOR SHALL PROVIDE PROPER ERECTION BOLTS OR ANY OTHER DEVICE FOR PROPER ERECTION OF STRUCTURAL STEEL.
- D. ALL WELDED CONNECTIONS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE. ALL WELDING ELECTRODES SHALL CONFORM TO E70XX ELECTRODES. ALL WELDERS SHALL BE FLORIDA CERTIFIED WELDERS.
- E. ALL BOLT STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH BOLTS A-325, UNFINISHED BOLTS A-307
- F. ALL STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF PAINT, ZINC OR EQUIVALENT METAL PROTECTION BEFORE ERECTION. PARTS OF STRUCTURAL STEEL LEFT UNPAINTED BECAUSE OF WELDING, OR BOLTING SHALL RECEIVE A FIELD APPLICATION OF METAL PROTECTION. STRUCTURAL STEEL THAT WILL REMAIN EXPOSED TO VIEW SHALL RECEIVE AN ADDITIONAL COAT OF METAL PROTECTION OF ANOTHER COLOR AFTER ERECTION.



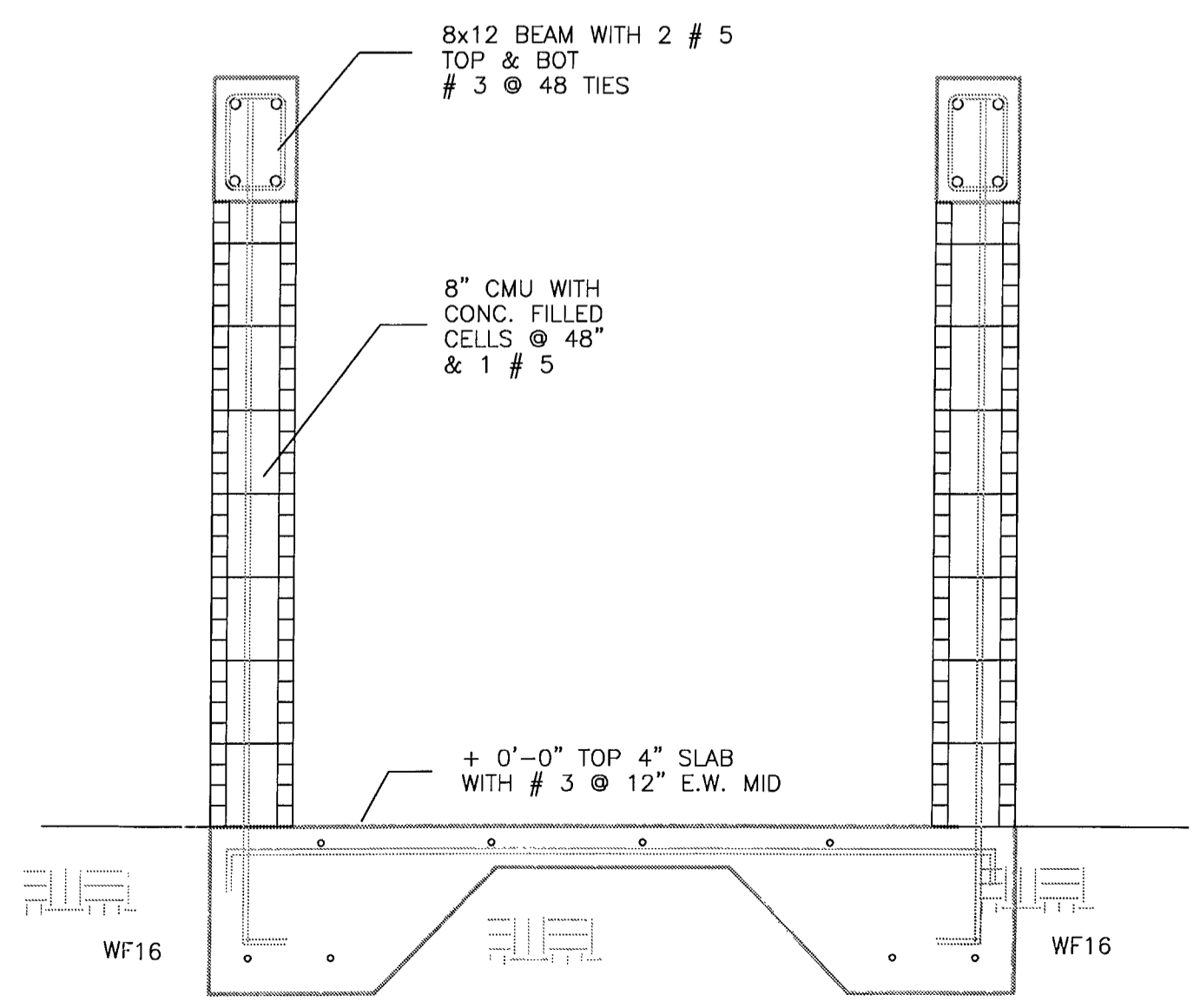
PLAN: GARBAGE ENCLOSURE

**FOOTING SCHEDULE**

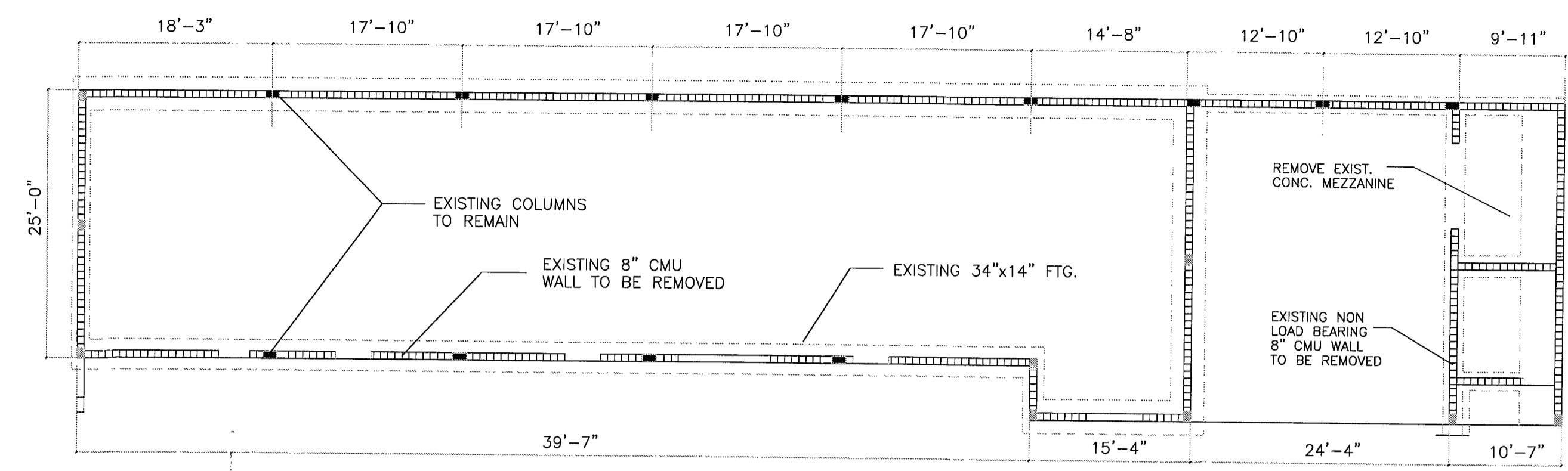
MARK	SIZE	REINFORCING
		BOT.
WF16	16" X 16" CONT.	2 # 5 CONT



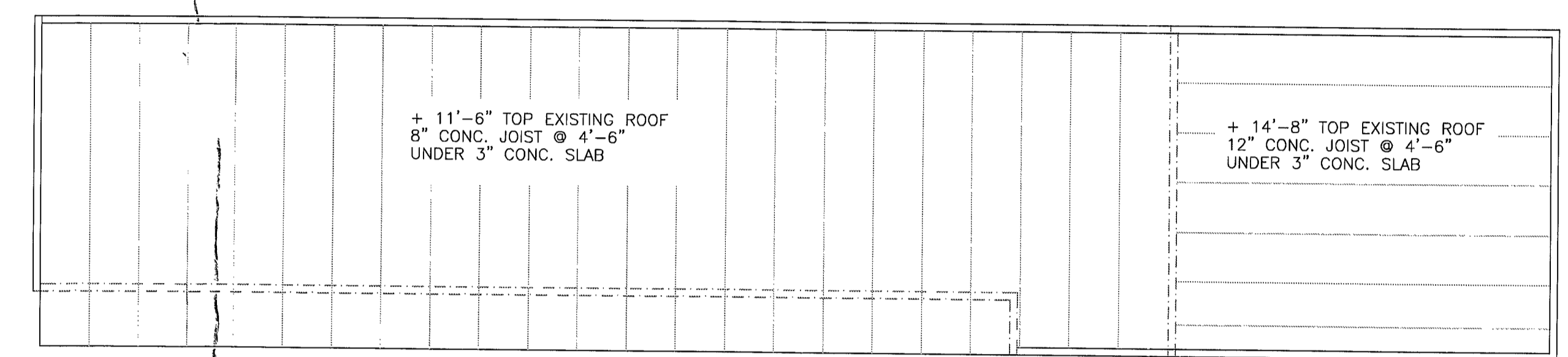
SECTION A  
SCALE: 3/4" = 1'-0"



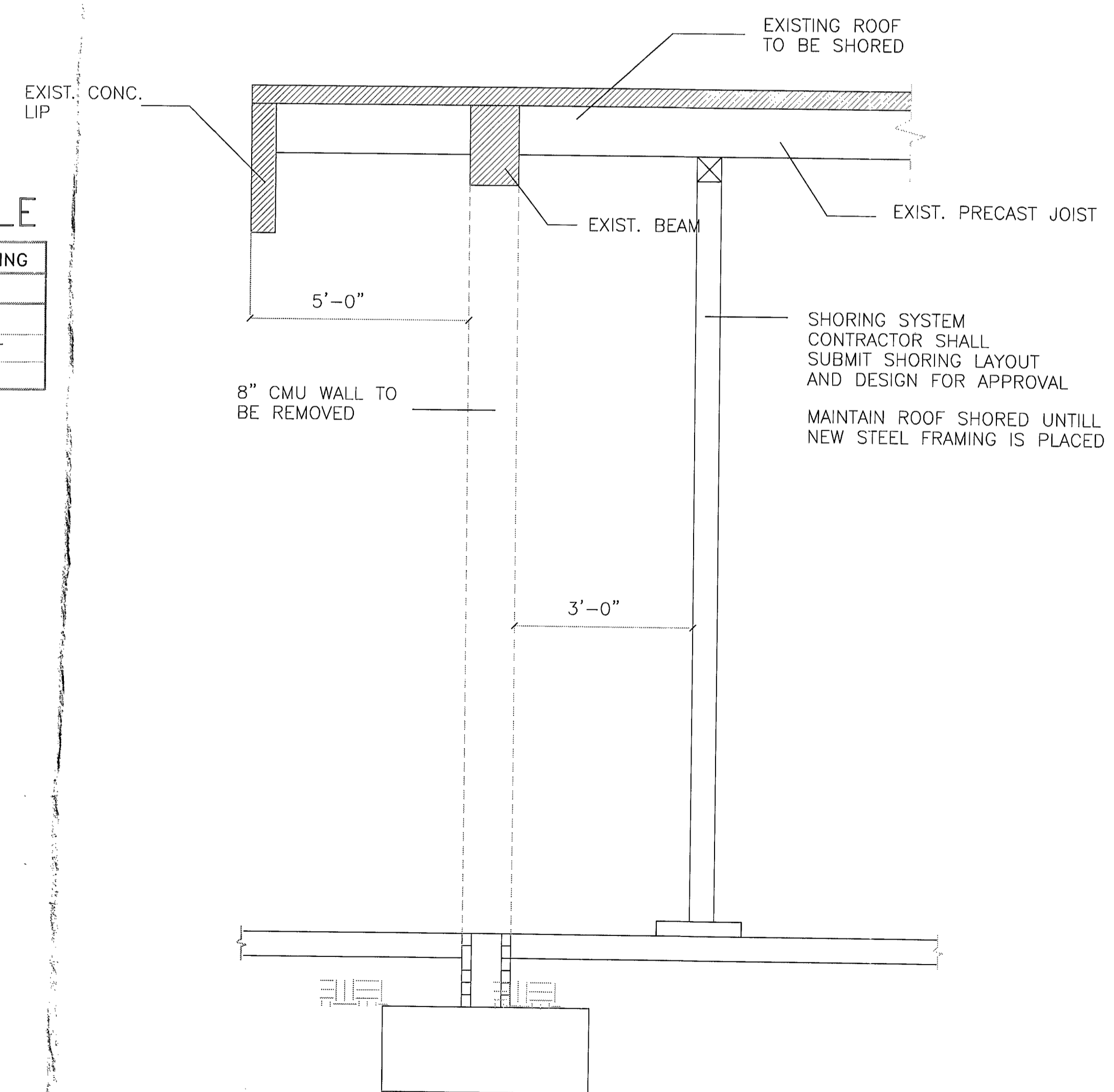
SECTION B  
SCALE: 3/4" = 1'-0"



EXISTING GROUND FLOOR PLAN



EXISTING ROOF FRAMING PLAN



SECTION: SHORING REQUIRED

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JERRY BERRY  
ARCHITECTS  
LIC # AR 0091484

Juan E. Berry R.A.  
FL LIC. 0091484

RENOVATION OF AN EXISTING BUILDING  
NEW SHOPPING PLAZA  
545 JEFFERSON AVE  
MIAMI BEACH, FLORIDA

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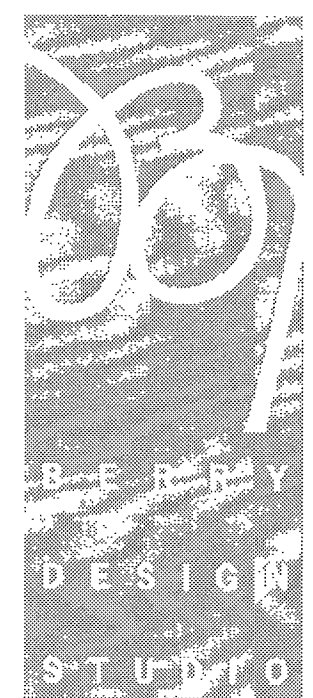
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1208  
DATE  
12-4-14  
REVISIONS

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CERTIFICATE OF AUTHORIZATION No. 9108  
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S1

10-2-14



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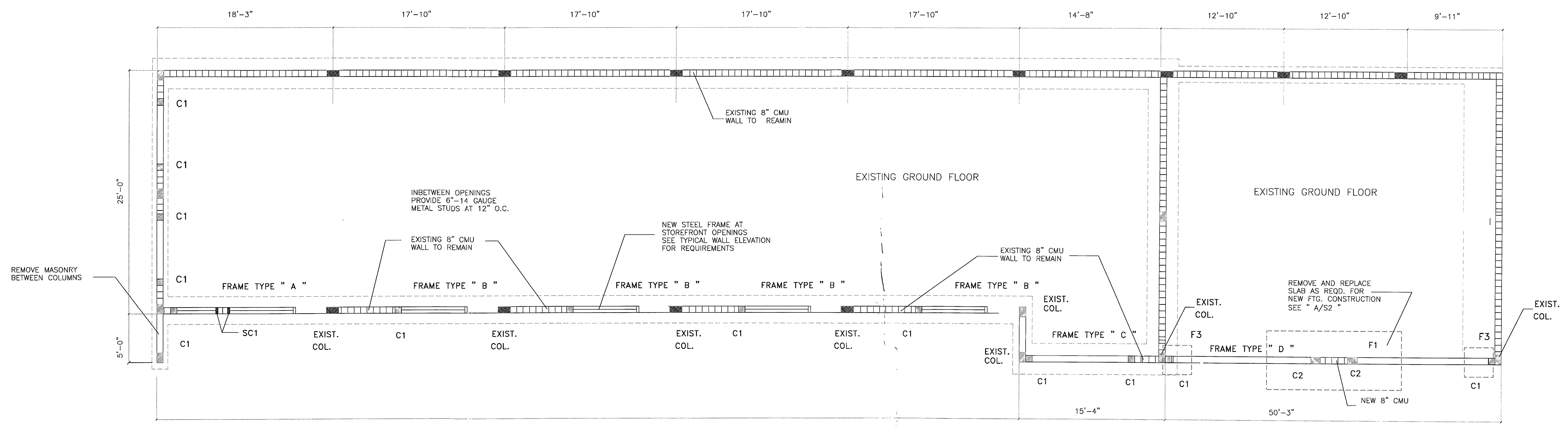
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S2



**GROUND FLOOR PLAN**  
 3/16" = 1'-0"

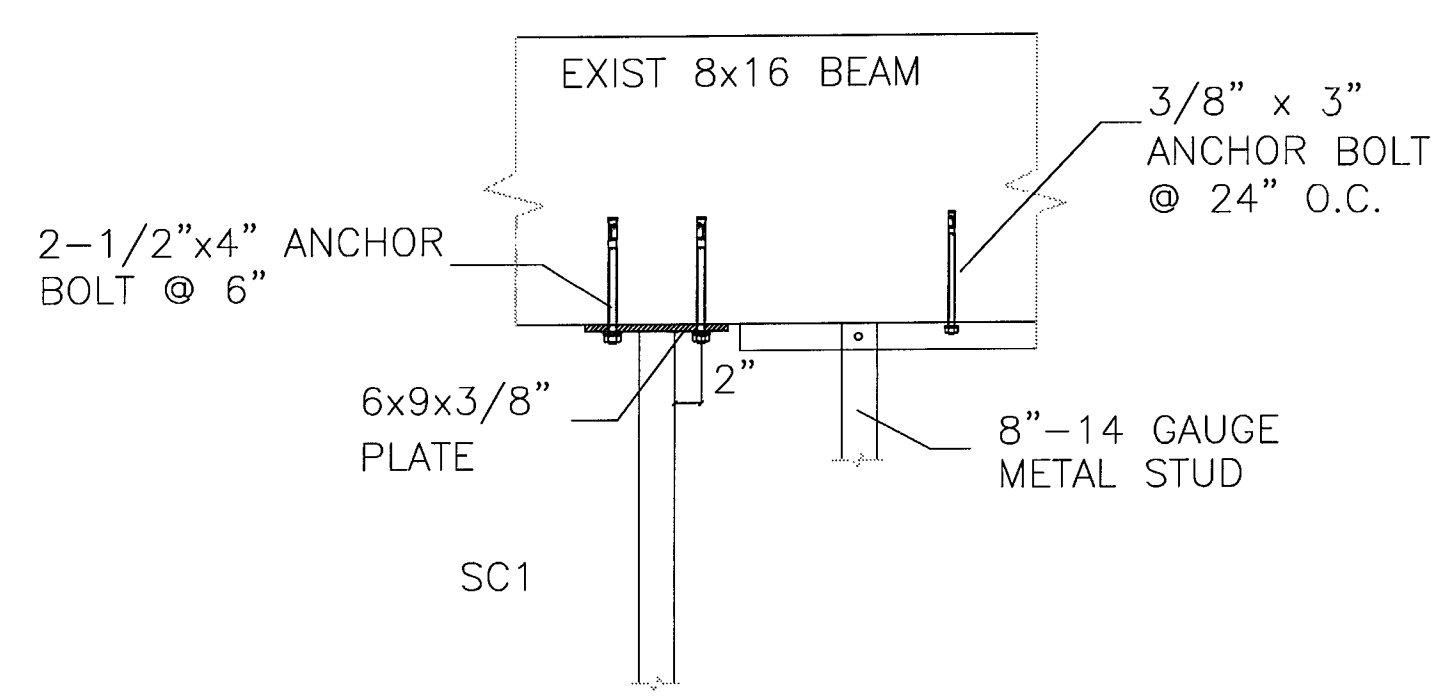
SEE S3 FOR DESIGN OF NEW FRAMES  
 SEE ARCH'L. FOR LOCATION AND GEOMETRY  
 OF ALL OPENINGS IN WALL

**SOILS STATEMENT**  
 BASED UPON VISUAL INSPECTION, SOIL  
 CONSIST OF CLEAN INORGANIC SANDY  
 MATERIAL CAPABLE OF PROVIDING A  
 SAFE SOILS BEARING CAPACITY OF  
 2000 PSF.  
 AT TIME OF CONSTRUCTION, SOILS  
 ENGINEER SHALL SUBMIT LETTER  
 CERTIFYING SPECIFIED BEARING CAPACITY

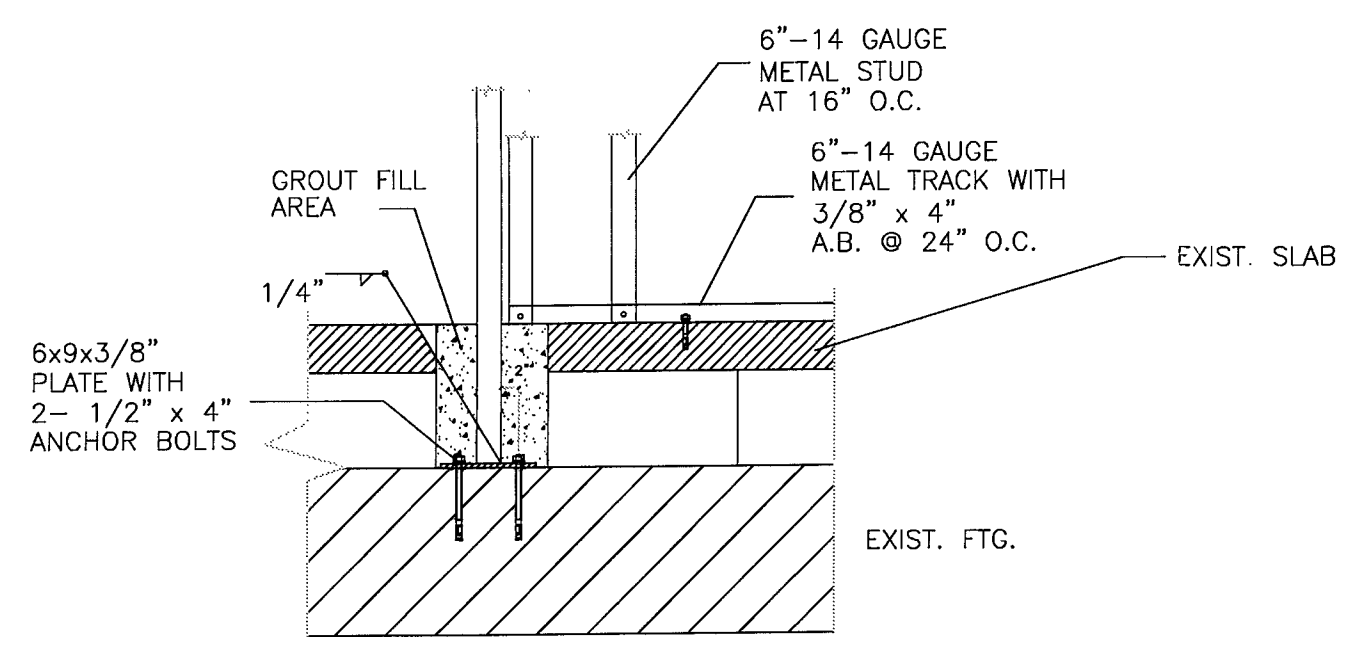
**FOOTING SCHEDULE**

MARK	SIZE	REINFORCING BOT.
F1	6'-0" X 14'-0" X 36"	# 7 @ 9 E.W.
F3	3'-0" X 3'-0" X 16"	4 # 5 E.W.

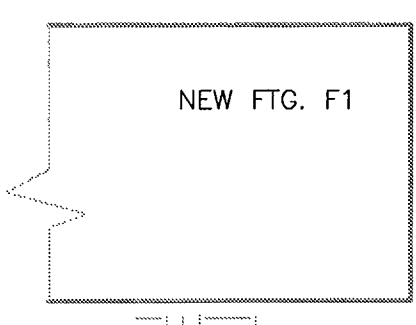
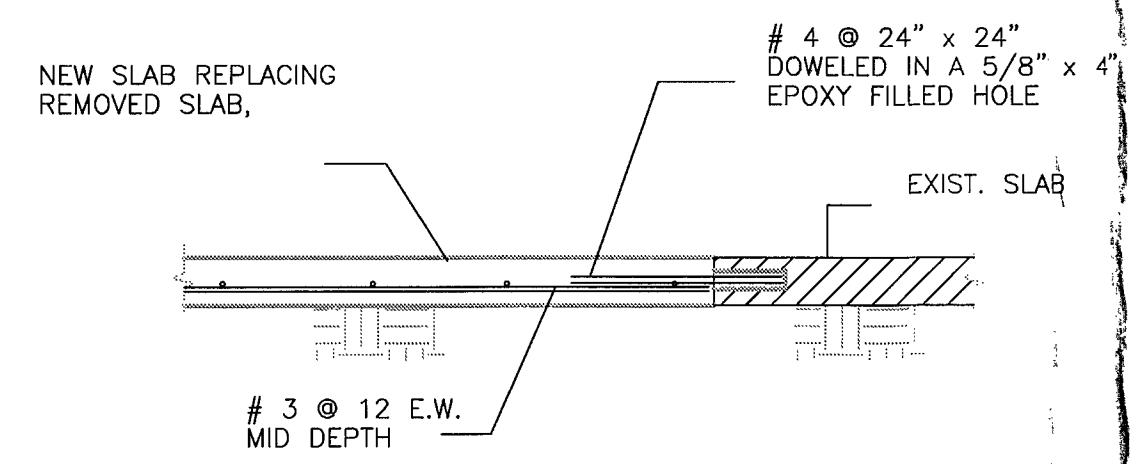
TOP OF FOOTING SET AT TOP OF EXIST. FTC.



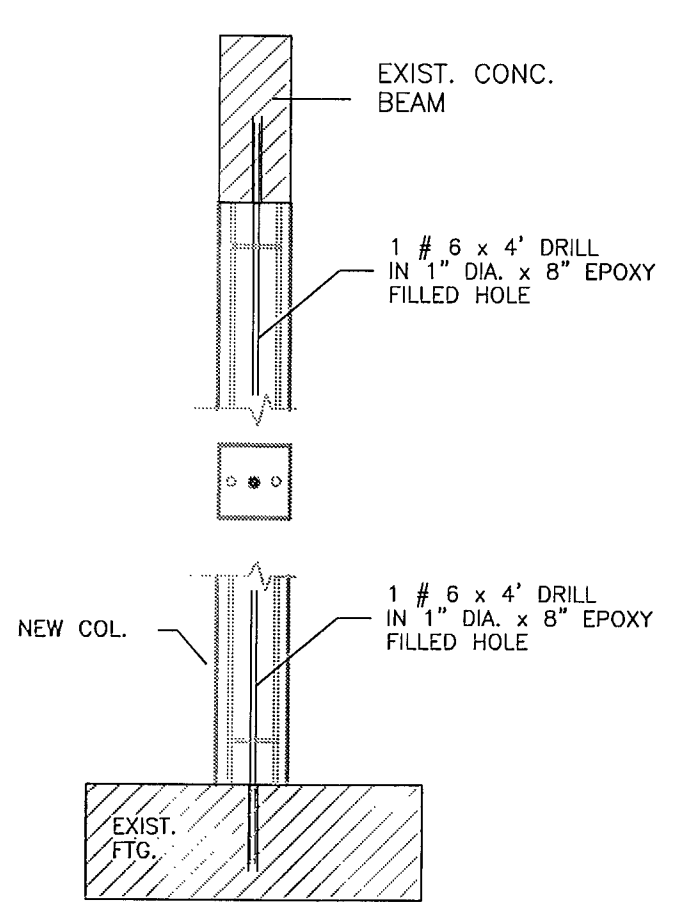
TOP PLATE OF "SC1"



BASE ELEVATION OF "SC1"



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



CONNECTION: NEW COLUMN  
 TO EXISTING FTC. & BEAM

**STEEL COLUMN SCHEDULE**

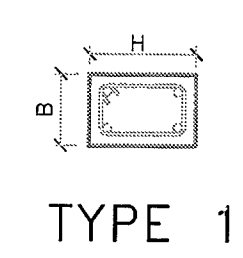
COLUMN ELEVATION	COLUMN MARK	
	SC1	SC2
CAP. PL.	6 x 9 x 3/8"	
COLUMN	TS 6x2x 1/4"	
WELD	3/16" FILLET	
BASE PL.	6 x 9 x 3/8"	
NON-SHRINK GROUT	2- 1/2 x 6" A.B.	

- NOTES:  
 1. FIELD DETERMINE REQUIRED COLUMN HEIGHT  
 2. ANCHOR BOLTS HILTI KWIK BOLT 3 SYSTEM  
 3. BASE PLATE SHALL BE EMBEDDED

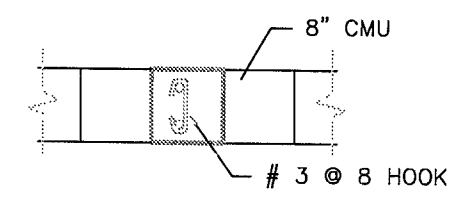
**CONCRETE COLUMN SCHEDULE**

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

☐ GROUT FILLED CELL & 1 # 5



TYPE 1



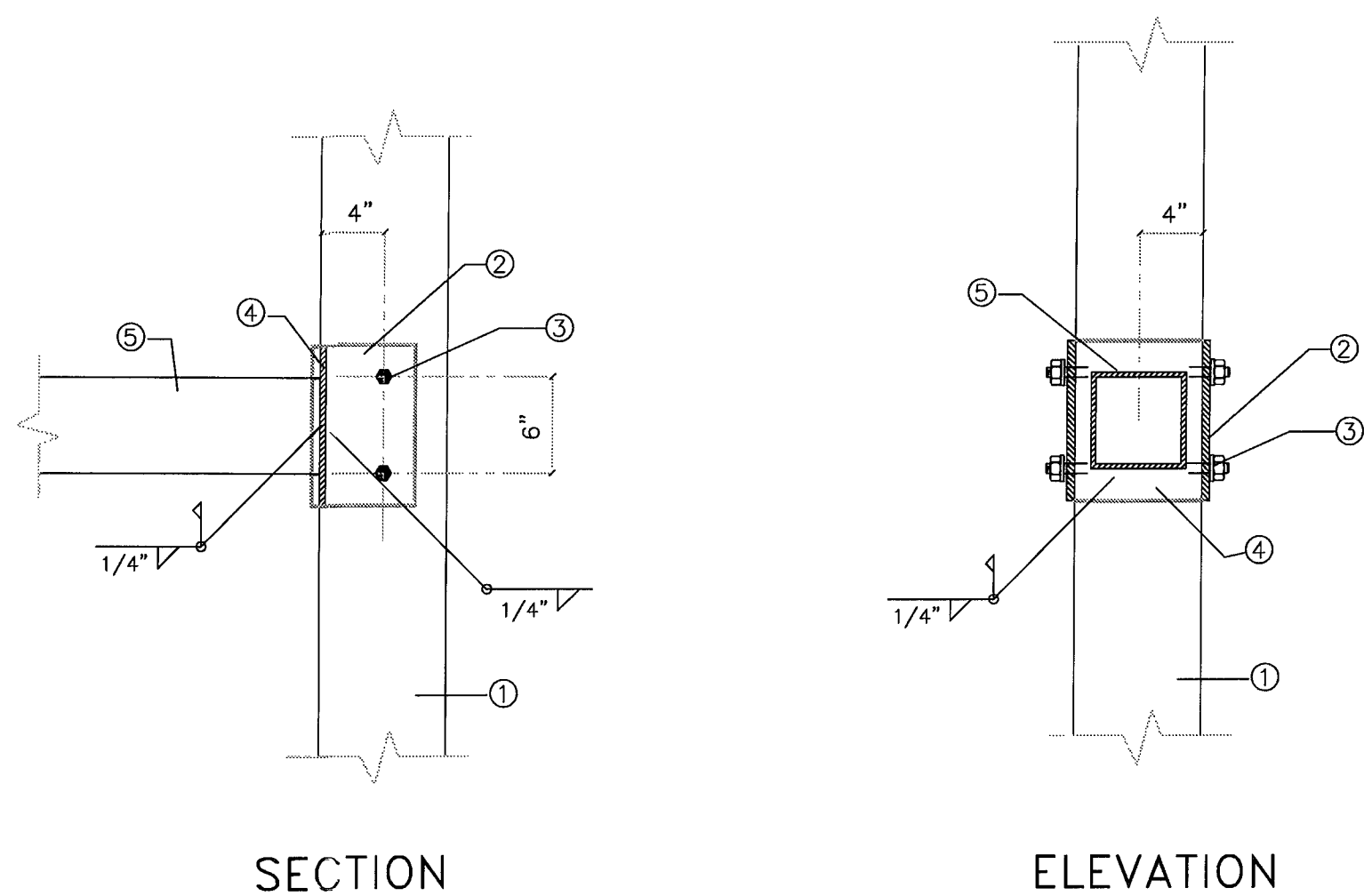
TYPE 2

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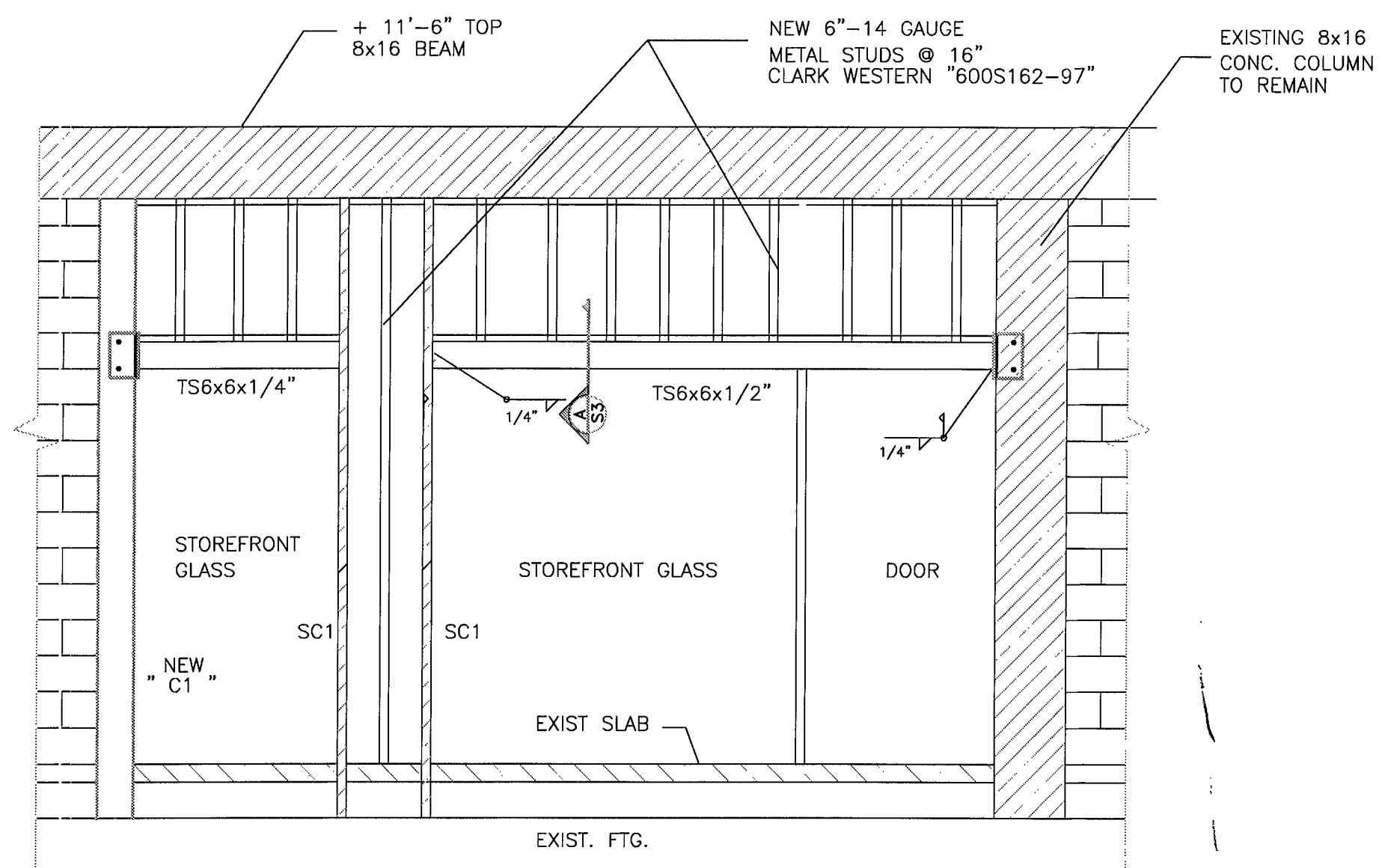
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Jue

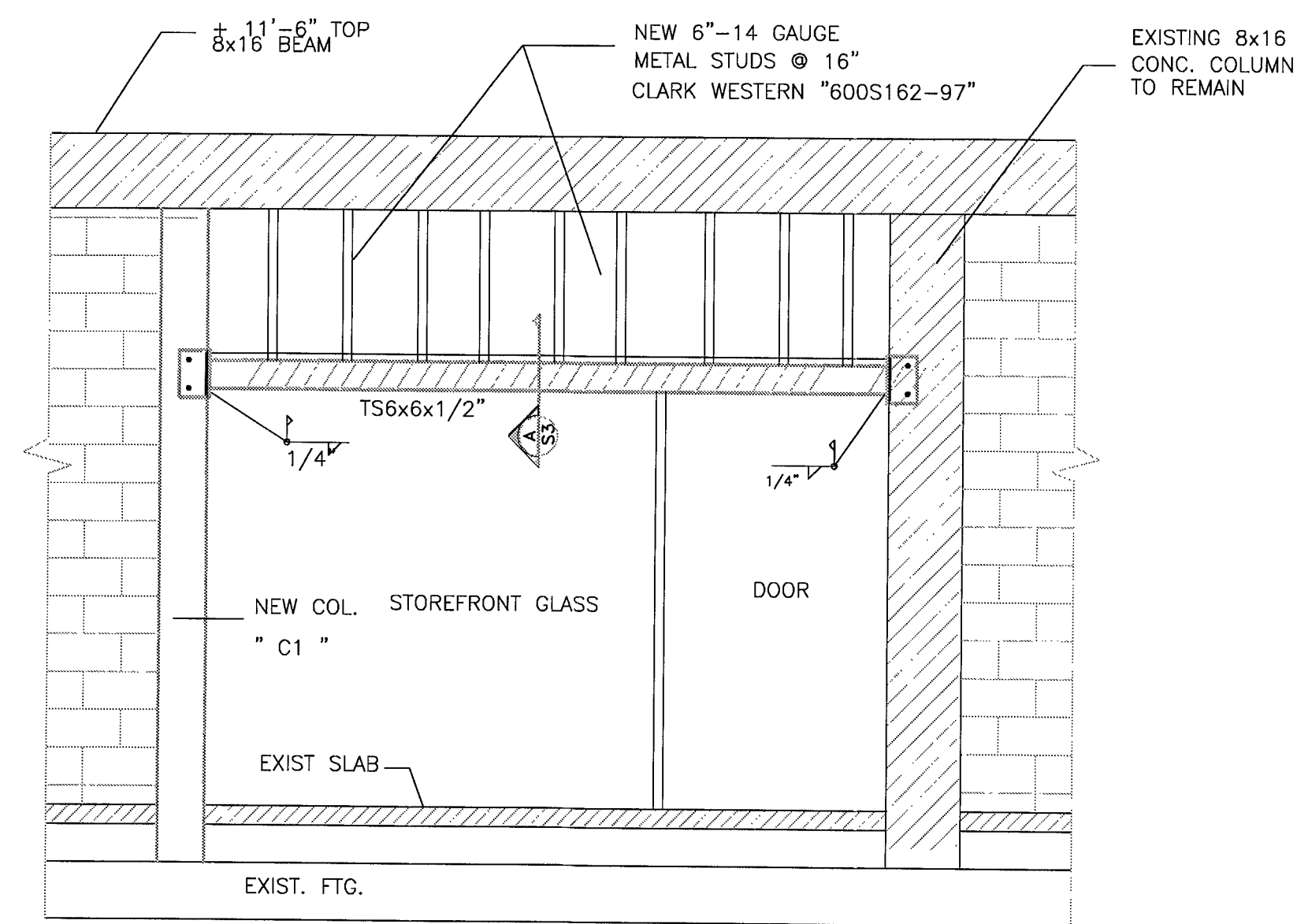
1. NEW OR EXIST. CONC. COLUMN
2. 2-6x9x1/4" PLATES BOLTED TO COLUMN
3. 2- 5/8" THRU BOLTS
4. 8x9x3/8" PLATE WELDED TO 6x9x1/4" PLATES
5. HEADER BEAM TS6x6x1/2"



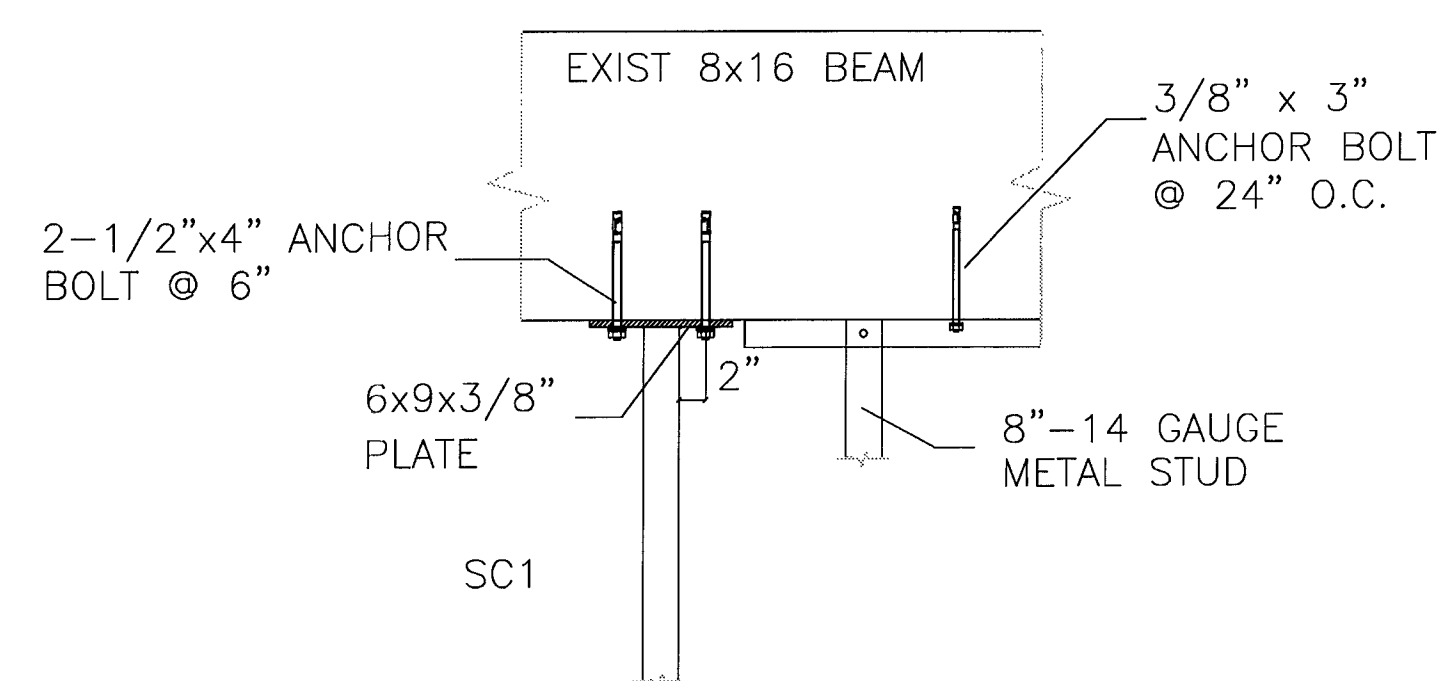
SECTION  
ELEVATION  
CONNECTION: HEADER BEAM TO CONCRETE COLUMN



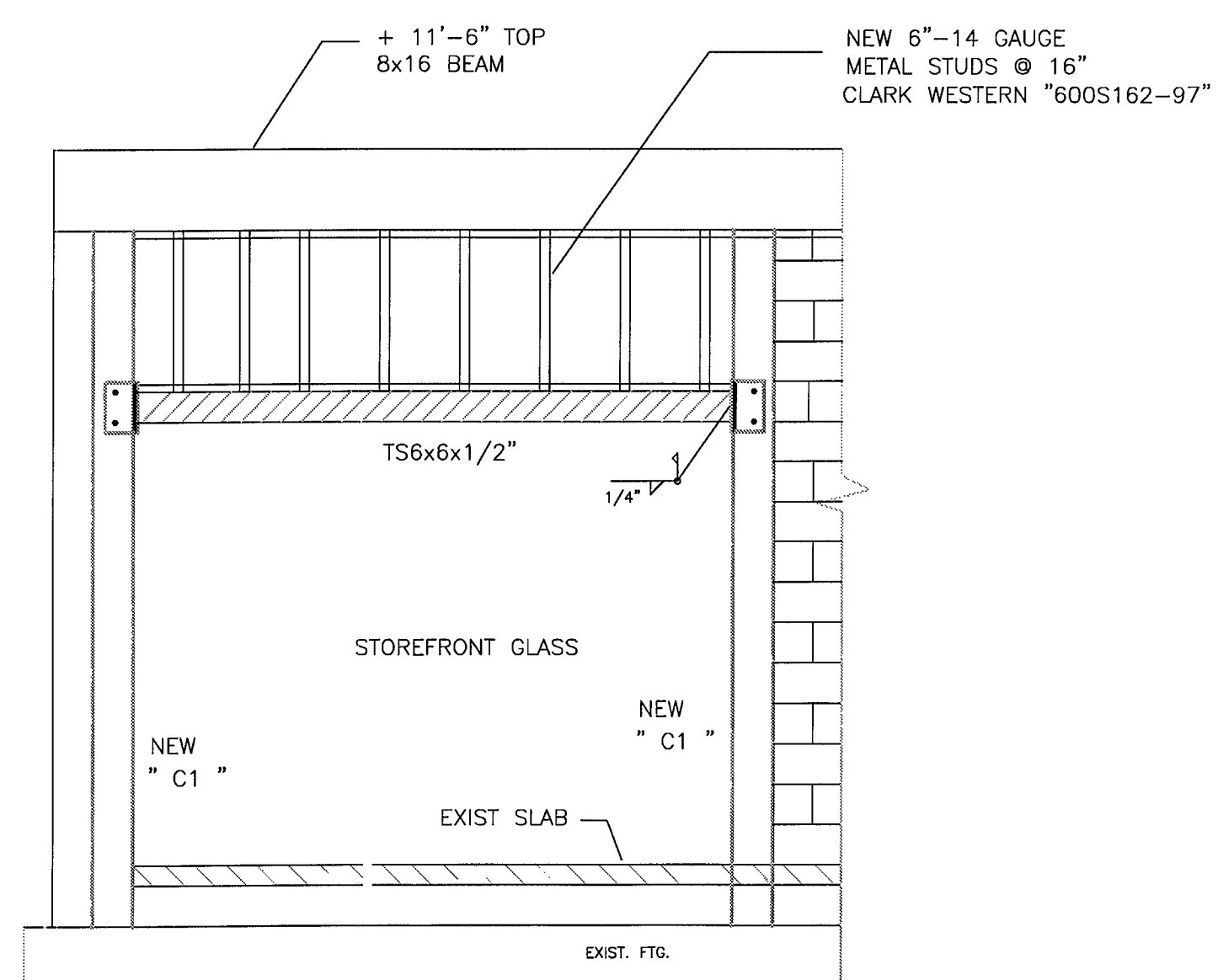
ELEVATION: TYPICAL NEW STEEL FRAME " A " FOR NEW STOREFRONT FASADE



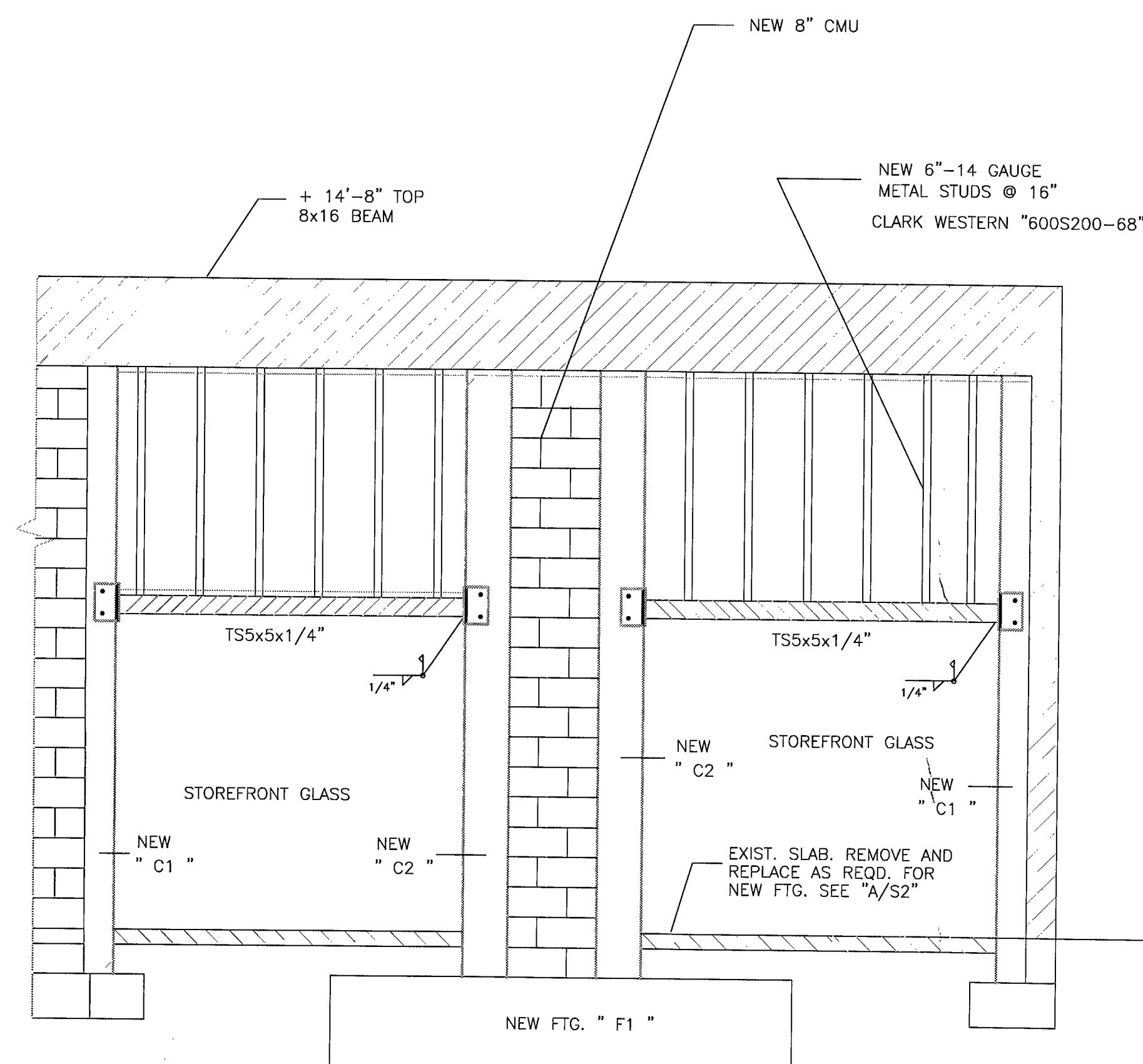
ELEVATION: TYPICAL NEW STEEL FRAME " B " FOR NEW STOREFRONT FASADE



TOP PLATE OF "SC1"



ELEVATION: TYPICAL NEW STEEL FRAME " C " FOR NEW STOREFRONT FASADE



ELEVATION: TYPICAL NEW STEEL FRAME " D " FOR NEW STOREFRONT FASADE



2840 S. BAYSHORE DRIVE  
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RENOVATION OF AN EXISTING BUILDING  
NEW SHOPPING PLAZA  
545 JEFFERSON AVE  
MIAMI BEACH, FLORIDA

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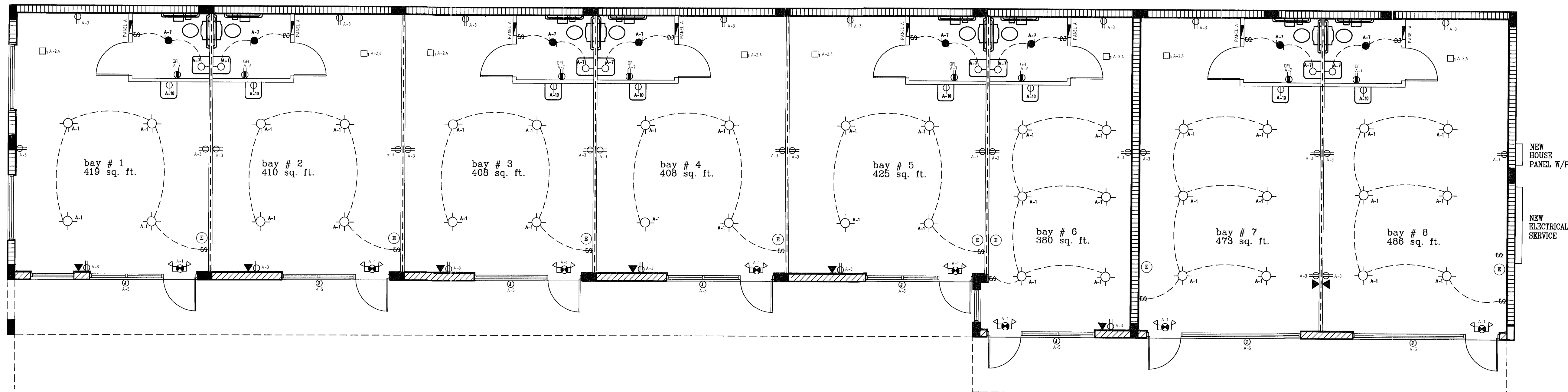
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S3

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RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
515 THRU 541 JEFFERSON AVE.  
MIAMI BEACH  
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1216  
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8/8/2012  
REVISIONS  
1 5/21/14

SHEET NO  
E-1

CHECKED OCT 01 2014

ELECTRICAL FLOOR PLAN 3/16"

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE
	DEDICATED RECEPTACLE
	JUNCTION BOX
	EMERGENCY LIGHT EXIT LIGHT COMBO
	SWITCH
	3-WAY SWITCH
	TELEPHONE JACK
	DISCONNECT
	PENDANT W/ ADJUSTABLE FASTENER FLOURESCENT LIGHT
	FLEXIBLE CONDUIT
	HOMERUN

**PANEL "H"**  
(BRANCH BREAKERS TYPE QP, 10 KAIC)

Phase 1 φ  
Voltage: 120/240 v  
Panel Amps: 125 Amps

TYPE: SIEMENS, OR EQUIV  
MAIN BREAKER: 125A

GFIs: Ground Fault Interrupter NCL: Non-concurrent load REC: Receptacle Ckt Lts: Lighting Ckt ST: Breaker with shunt trip T: Via timer  
IS: Isolated ground Ckt Co: Via contactor SWO: On-Off Switching Duty rated breaker as per NEC 240-5(B)(1) LV: Via low voltage transformer  
HACR: Breaker suitable for the protection of heating, A/C and refrigeration equipment

CH	USE	SPEC	VOLTS	AMP	WATT	VA	PHASE	TYPE	USE	SPEC	VOLTS	AMP	WATT	VA
1	LIGHTS	120	20	12	1/2	1,000	2	RECEPTACLES		120	20	12	1/2	1,000
3	EMG. LIGHTS	120	20	12	1/2	500	2	SITE LIGHTS		120	20	12	1/2	3,000
5	SPARE	120	20			1,000	6	SPARE		120	20			500
7	SPARE	120	20			1,000	8	SPARE		240	20			1,000
9	SPARE	120	20			3,000	10							
11							12							
13							14							
15							16							
17							18							
19							20							
21							22							
23							24							

LOAD CALCULATION:  
TOTAL PANEL LOAD = 10,000 VA  
25% CONTINUOUS LOAD = 250 VA  
FUTURE LOAD = 2,000 VA  
TOTAL LOAD = 12,250 VA = 50 AMPS

**PANEL "A-1" THRU "A-8"**  
(BRANCH BREAKERS TYPE QP, 10 KAIC)

Phase 1 φ  
Voltage: 120/240 v  
Panel Amps: 125 Amps

TYPE: SIEMENS, OR EQUIV  
MAIN BREAKER: 125A

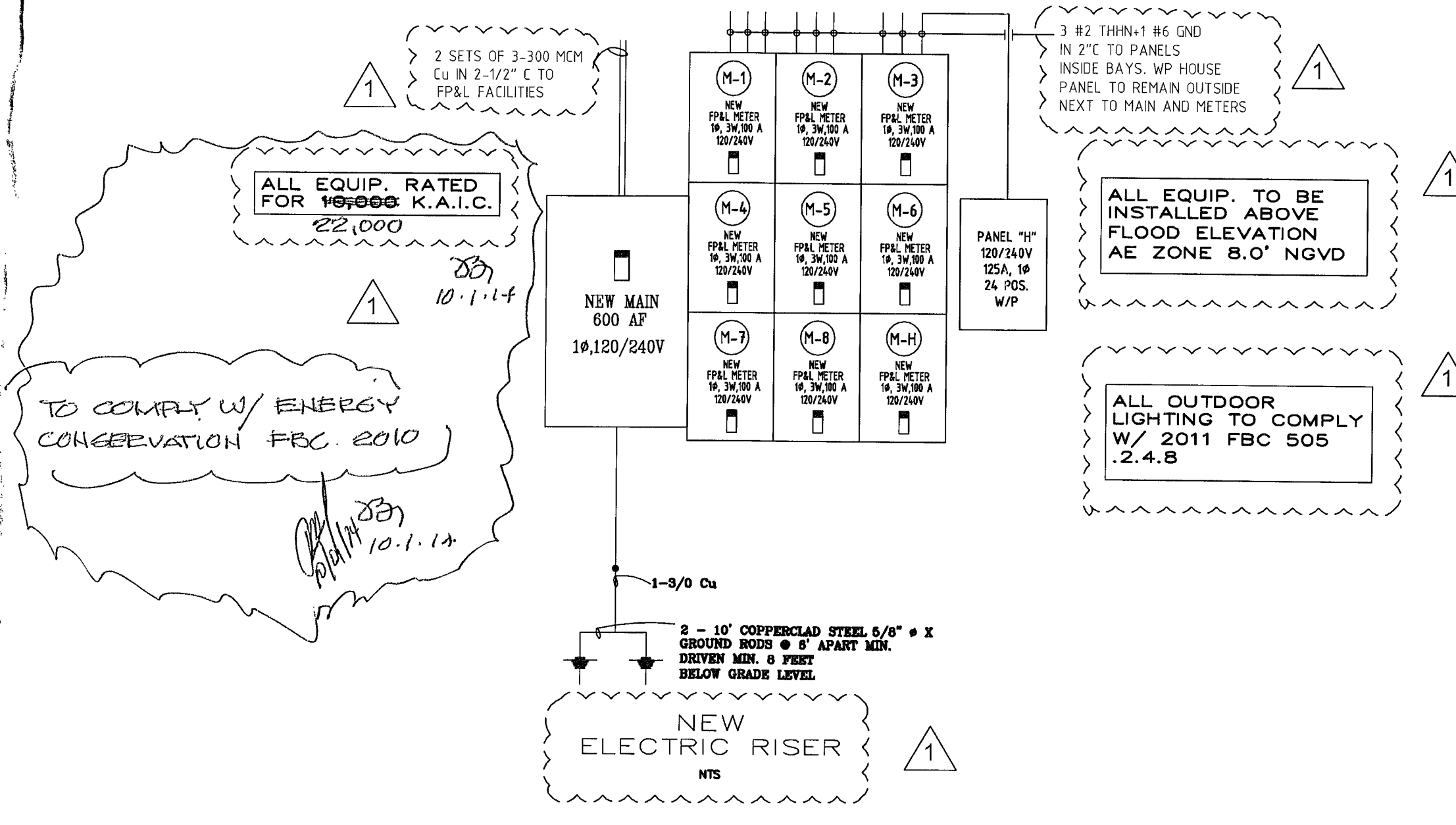
GFIs: Ground Fault Interrupter NCL: Non-concurrent load REC: Receptacle Ckt Lts: Lighting Ckt ST: Breaker with shunt trip T: Via timer  
IS: Isolated ground Ckt Co: Via contactor SWO: On-Off Switching Duty rated breaker as per NEC 240-5(B)(1) LV: Via low voltage transformer  
HACR: Breaker suitable for the protection of heating, A/C and refrigeration equipment

CH	USE	SPEC	VOLTS	AMP	WATT	VA	PHASE	TYPE	USE	SPEC	VOLTS	AMP	WATT	VA
1	LIGHTS	120	20	12	1/2	1,000	2	A/C FAN COIL		240	40	8	3/4	2500
3	RECEPTACLES	120	20	12	1/2	500	4							
5	SIGN	120	20	12	1/2	1,000	6	A/C COMPRESSOR		240	30	10	3/4	1500
7	FAN AND RECEPTACLES GFI	120	20	12	1/2	500	8							
9	SPARE	120	20			500	10	WATER FOUNTAIN		120	20	12	1/2	500
11							12	SPARE		120	20	12	1/2	500
13							14							
15							16							
17							18							
19							20							
21							22							
23							24							

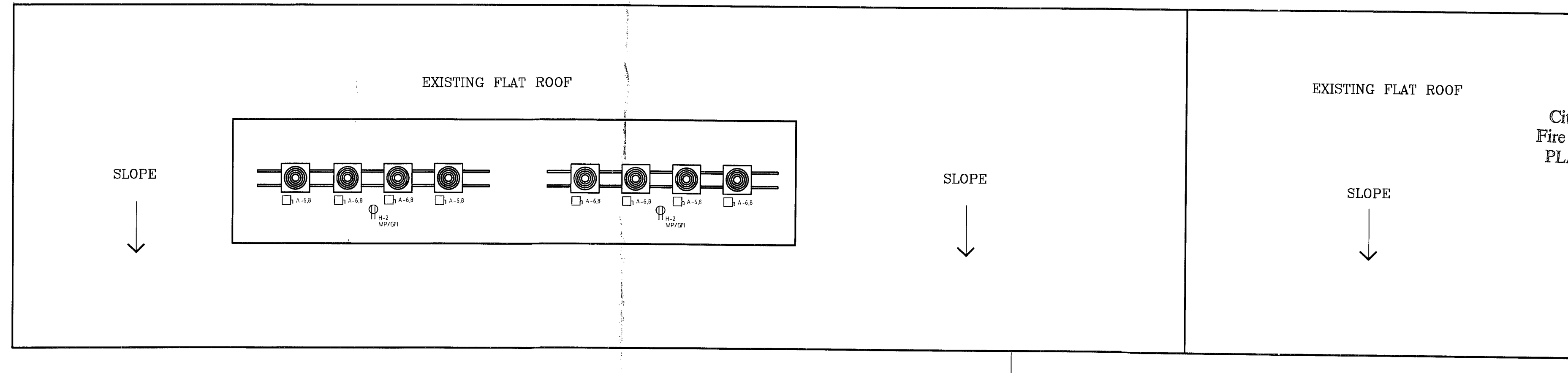
LOAD CALCULATION:  
TOTAL PANEL LOAD = 10,000 VA  
25% CONTINUOUS LOAD = 250 VA  
FUTURE LOAD = 2,000 VA  
TOTAL LOAD = 12,250 VA = 50 AMPS

**SERVICE LOAD CALCULATION 120-240V/1φ, 3W**

DESCRIPTION	LOAD	NEW SERVICES	DESCRIPTION	LOAD	NEW SERVICES
NEW PNL 'A-1'	50 AMPS	3#2 THHN +1#6 GND IN 2" C	NEW PNL 'A-7'	50 AMPS	3#2 THHN +1#6 GND IN 2" C
NEW PNL 'A-2'	50 AMPS	3#2 THHN +1#6 GND IN 2" C	NEW PNL 'A-8'	50 AMPS	3#2 THHN +1#6 GND IN 2" C
NEW PNL 'A-3'	50 AMPS	3#2 THHN +1#6 GND IN 2" C	NEW PNL 'H'	50 AMPS	3#2 THHN +1#6 GND IN 2" C
NEW PNL 'A-4'	50 AMPS	3#2 THHN +1#6 GND IN 2" C			
NEW PNL 'A-5'	50 AMPS	3#2 THHN +1#6 GND IN 2" C			
NEW PNL 'A-6'	50 AMPS	3#2 THHN +1#6 GND IN 2" C			
			TOTAL LOAD	450 AMPS	NEW 600 AMPS. SERVICE



- ELECTRICAL NOTES:**
- ALL CONDUCTORS SHALL BE COPPER #12 THWN MINIMUM AND MUST BE INSTALLED IN RIGID GALVANIZED STEEL CONDUIT, IMC, OR EMT AS PERMITTED BY CODE. ALL RACEWAYS SHALL BE SIZED AS PER THE NATIONAL ELECTRICAL CODE CONDUIT FILL TABLES.
  - RIGID GALVANIZED STEEL CONDUIT SHALL BE USED WHERE EXPOSED UP TO 4 FEET AND SUBJECT TO MECHANICAL INJURY OR IN DAMP OR WET LOCATIONS.
  - CONTRACTOR SHALL INSTALL PITCH PANS FOR ALL RACEWAYS THRU ROOF.
  - WALL OUTLET BOXES SHALL BE 4" SQUARE. CEILING OUTLET BOXES SHALL BE 4" SQUARE OR OCTAGON.
  - CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL PANELS, WIRING DEVICES, CONDUIT, WIRES AND CABLES, MISC. SYSTEMS, ETC. AS SHOWN ON PLANS OR AS REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION.
  - FIGURES AND LAMPS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
  - PANEL BOARDS AND LOAD CENTERS - ALL CURRENT CARRYING COMPONENTS SHALL BE COPPER. SPLIT OR TWIN TYPE CIRCUIT BREAKERS ARE NOT ACCEPTABLE.
  - CONTRACTOR SHALL DO ALL CUTTING, SLEEVING, EXCAVATING AND BACKFILLING NECESSARY FOR THE INSTALLATION OF HIS EQUIPMENT AND PATCHING THEREAFTER.
  - ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL OR NATIONAL CODES. CHANGE ORDERS FOR CODE REQUIREMENTS WILL NOT BE COMPENSATED TO THE CONTRACTOR.
  - ALL WIRING SHALL BE COLOR CODED AS FOLLOWS:  
120/208 VOLT WYE SYSTEM  
PHASE A - BLACK  
PHASE B - RED  
PHASE C - BLUE  
NEUTRAL - WHITE
  - ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON SEPARATE INDEPENDENT CIRCUITS FROM THOSE IN THE NORMAL AREAS.
  - NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD LEVEL.
  - A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
  - MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
  - CONTRACTOR IS TO VERIFY WITH FLORIDA POWER AND LIGHT LOCATION OF THE ELECTRIC METER AND POINT OF SERVICE.

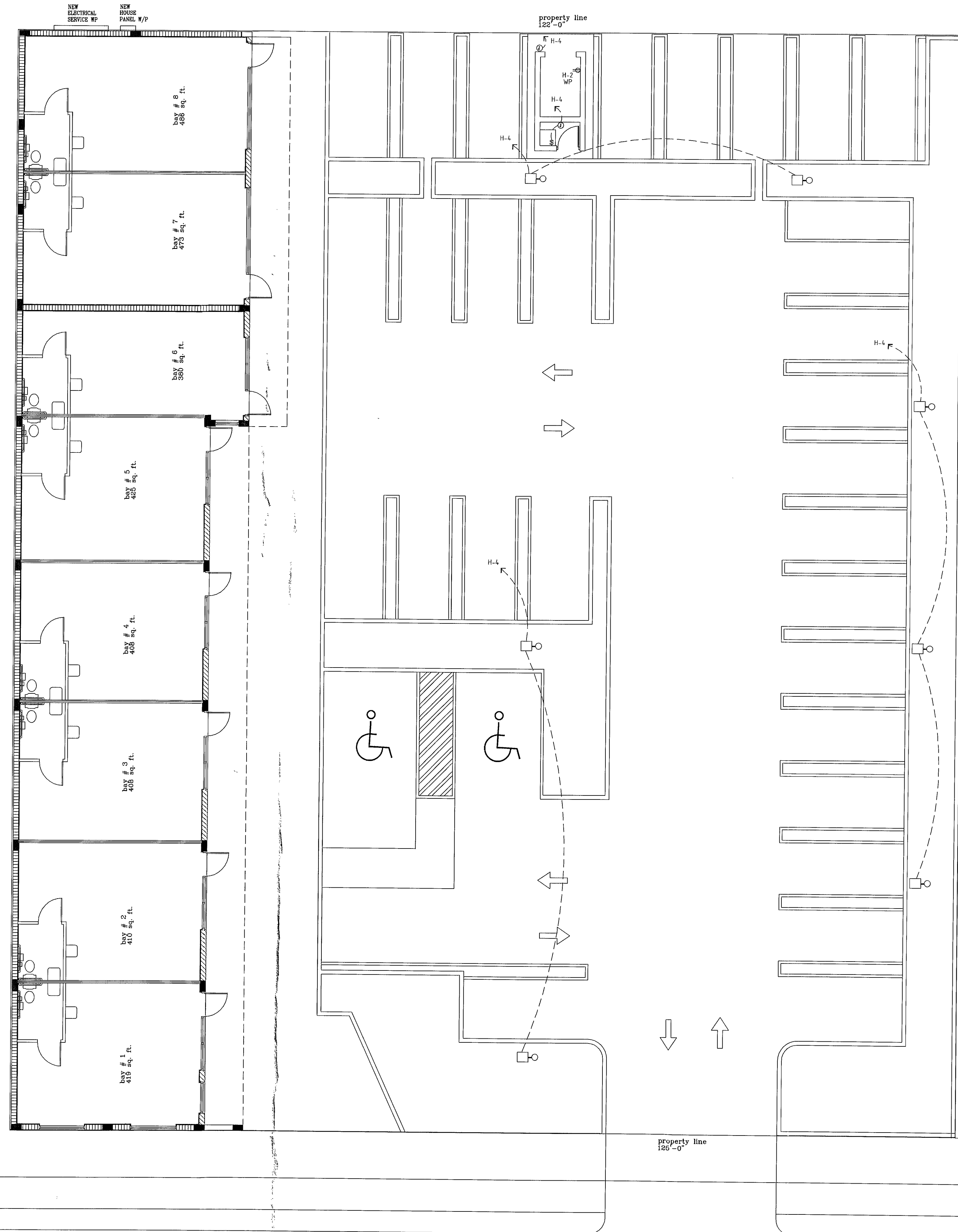


City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



E-1

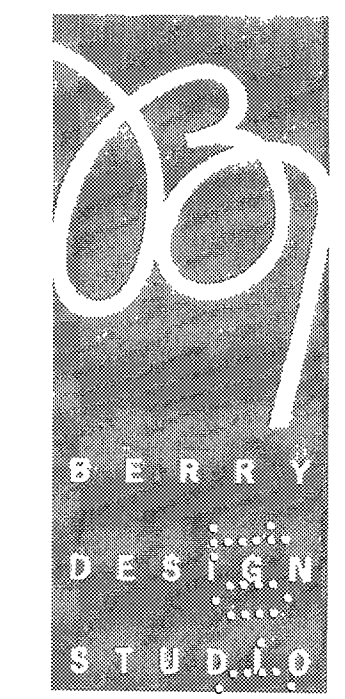
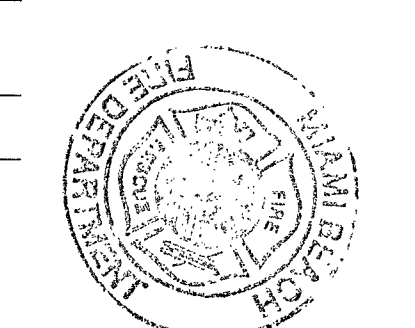
EXISTING 20' ALLEY



ELECTRIC SITE PLAN 1/8" N

JEFFERSON AVE.

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



2640 S. BAYSHORE DRIVE  
SUITE 301  
MIAMI, FLORIDA 33133  
TEL 305 285 1874  
FAX 305 285 1874  
JUBO@AOL.COM  
LIC # AA 26 002244

Juan E. Berry R.A.  
FL Lic. 0091484

RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
545 JEFFERSON AVE.  
MIAMI BEACH FLORIDA

ARCHITECTURE  
PLANNING  
INTERIORS

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PROJECT NO.  
1216  
DATE  
8/8/2012  
REVISIONS

SHEET NO

E-2  
Electrical Plans Examiner

CHECKED: OCT 01 2014

LUMINAIRE SCHEDULE								
SYM.	LABEL	QTY	CATALOG #	HIGHT OF POLE	FILE	LUMENS	LLF	WATTS
□	A	4	AVL 40M SM DG	10 FT.	AEL9429. IES	36000	0.72	465
□	B	1	AVL 60M SM DG	10 FT.	AEL9429. IES	46000	0.72	600
□	C	8	GLX0417-M		GLX417. IES	4700	0.72	70

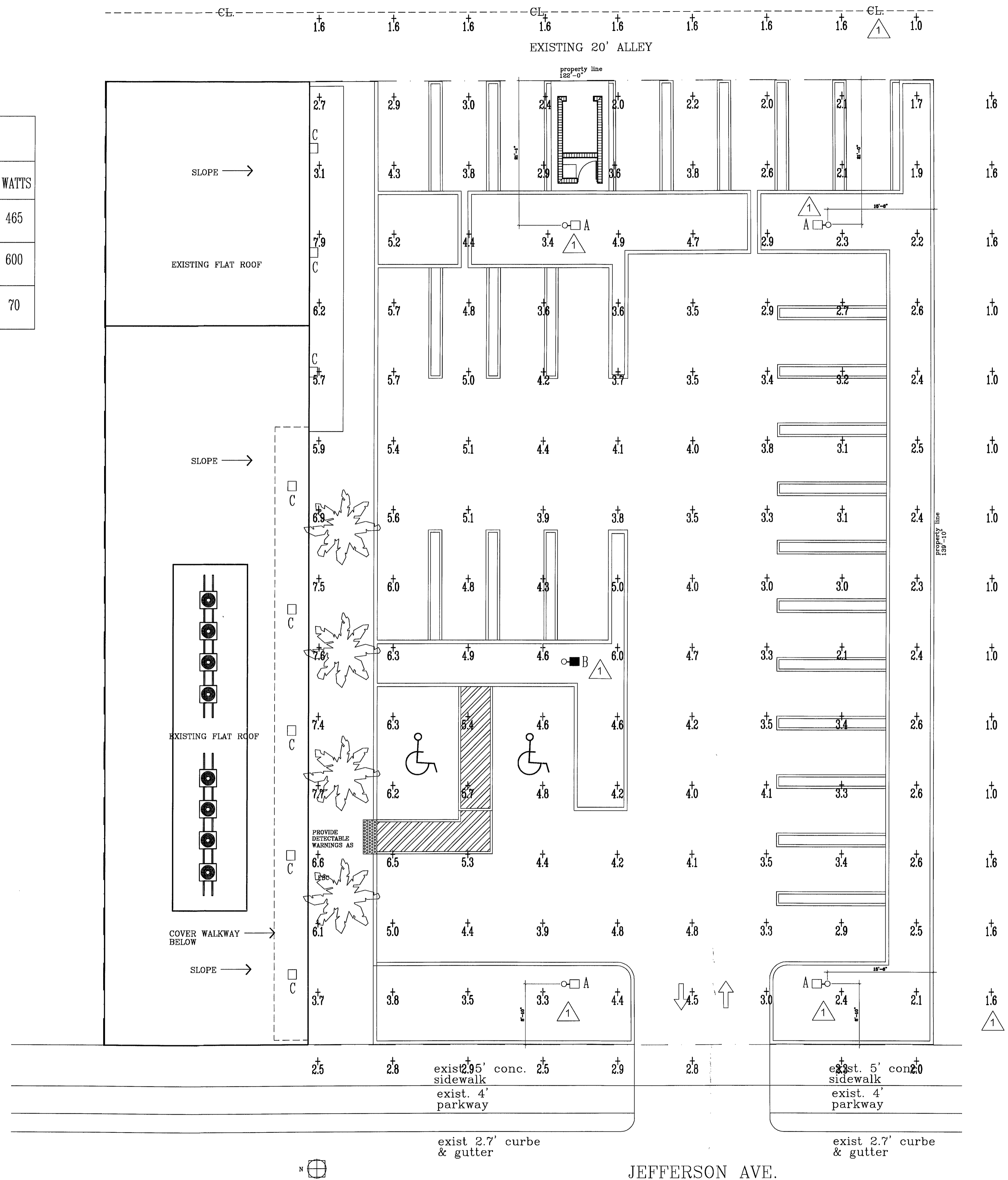
STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
CAL ZONE 1	+	3.8 FC	7.7 FC	1.6 FC	4.8:1	2.4:1

**NOTE:**

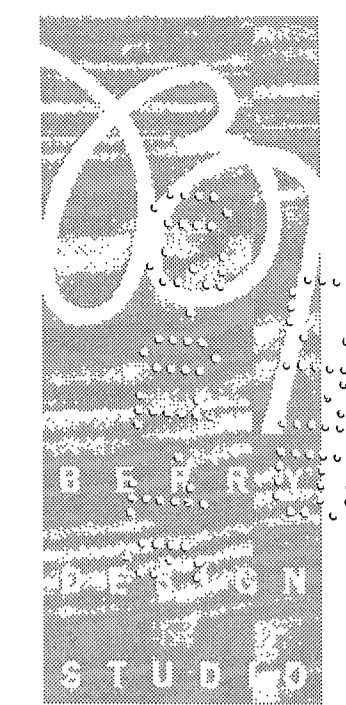
PARKING AND SECURITY LIGHTING SYSTEMS SHALL BE FURNISHED AS SPECIFIED ON PERMIT SET OF DRAWINGS. SUBMITTAL DRAWINGS ARE REQUIRED FOR APPROVAL PRIOR TO PLACING ORDERS FOR THIS EQUIPMENT. AN ITL CERTIFIED POINT BY POINT LIGHTING CALCULATION IS REQUIRED TO FORM PART OF THE SUBMITTAL PACKAGE. NO DEVIATION FROM SPECIFIED EQUIPMENT WILL BE REVIEWED OR ACCEPTED.

**NOTE:**  $\triangle$

ALL LIGHTING MOST BE CONTAINED WITHIN THE SITE OR NOT TO EXCEED MORE THAN 1.6 FOOT CANDLE AS SHOWN.



SITE PLAN 1/8"



2040 S. BAYSHORE DRIVE  
SUITE 301  
MIAMI, FLORIDA 33133  
TEL 305 285 1874  
FAX 305 285 1874  
JUANES@AOL.COM  
LIC # AA 2802244

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RENOVATION OF AN EXISTING BUILDING:  
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MIAMI BEACH, FLORIDA

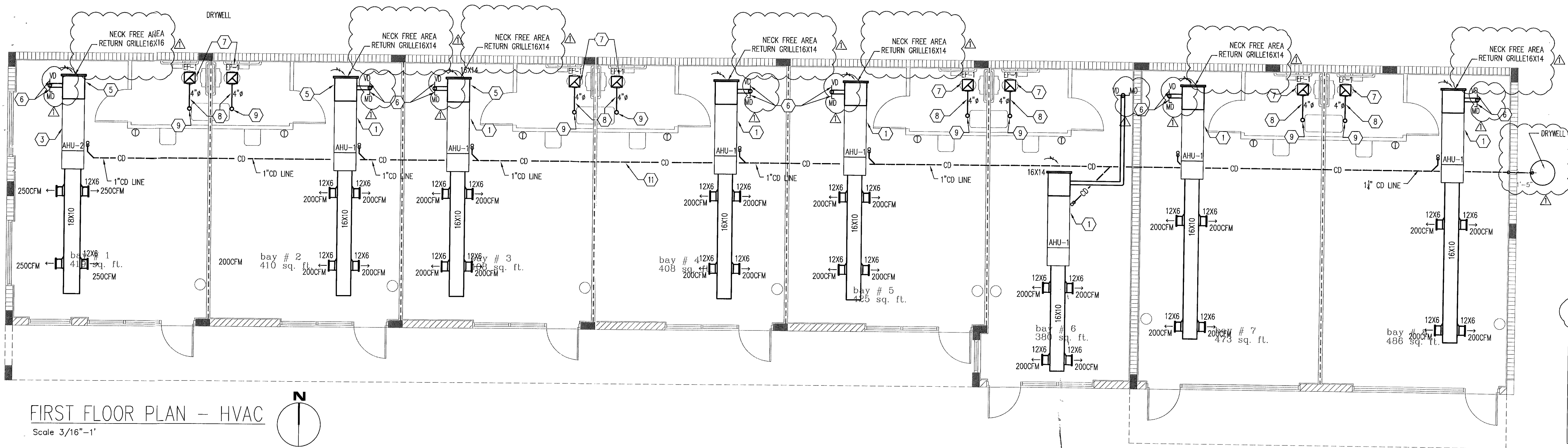
ARCHITECTURE  
PLANNING  
INTERIORS

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PROJECT NO.  
1216  
DATE  
8/8/2012  
REVISIONS  
 $\triangle$  1/25/16

SHEET NO

E-3

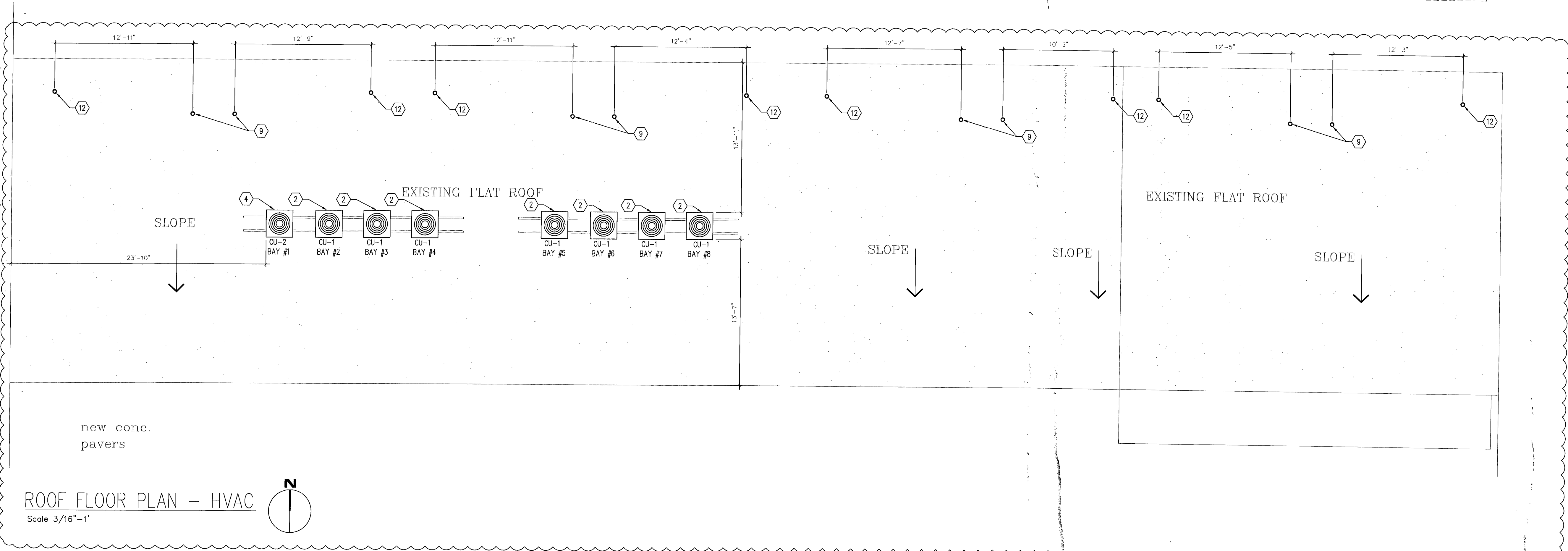


- PLAN NOTES**
- NEW 2 TON AIR HANDLING UNIT (FOR BAY # 2-8)
  - NEW CONDENSING UNIT AT ROOF (FOR BAY # 2-8)
  - NEW 2.5 TON AIR HANDLING UNIT (FOR BAY # 1)
  - NEW CONDENSING UNIT AT ROOF (FOR BAY # 1)
  - AIR RETURN
  - OUTSIDE AIR VOLUME AND MOTORIZED DAMPERS. MOTORIZED DAMPERS TO BE INTERLOCKED WITH AHU
  - CEILING MOUNTED EXHAUST FAN. INTERLOCK FAN WITH LIGHT SWITCH
  - 4" SHEET METAL EXHAUST DUCT
  - ROOF CAP WITH CORROSION RESISTANT AND BIRD SCREEN
  - WALL CAP WITH CORROSION RESISTANT AND BIRD SCREEN
  - "CD" LINE, PIPES RUN AT CEILING SPACE
  - O/A INTAKE

**HVAC SCOPE OF WORK**

SHELL SPACE SHOPPING CENTER, PROVIDING SHELL SPACE AC EQUIVALENT FOR SHELL SPACE. O/A HAS BEEN CALCULATED BASED ON RETAIL OCCUPANCY @ 7.5 CFM/PERSON AND 0.12 CFM/SQ. OCCUPANCY LOAD USED IN O/A CALCULATION TO BE ABOUT 12 PERSONS AT EACH SPACE.

**FIRST FLOOR PLAN - HVAC**  
Scale 3/16"=1'



HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER(S)		✓
SMOKE DAMPER(S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓
PROGRAMMABLE THERMOSTAT	✓	

**ROOF FLOOR PLAN - HVAC**  
Scale 3/16"=1'

**SPLIT SYSTEM AIR HANDLING UNIT SCHEDULE**

PLAN MARK	SERVING	SELECTION BASED ON		REFRIGERANT TYPE	FAN DATA				COOLING COIL DATA				ELECTRIC HEAT DATA				UNIT ELECTRIC DATA									
		MANUFACTURER	MODEL		WEIGHT	CFM	EXT. STATIC (IN H2O)	MOTOR DATA			TOTAL BTUH	SENSIBLE BTUH	EAT F°		MINIMUM EFFICIENCY (SEER)	EAT F° DB	LAT F° WB	KW	STEPS	VOLT	PHASE	SINGLE POINT CONNECTION	VOLT	PHASE	MCA	MOCP
								HP	VOLT	PHASE			DB	WB												
AHU-1	BAY 2-8	RHEEM	RHLL-HM2417JA	96 LBS	R-410A	800	0.5	3/8	208/240	1	24,400	17,550	80.0	67.0	16	70	89	4.8	1	208/240	1	YES	240	1	27	30
AHU-2	BAY 1	RHEEM	RHLL-HM3617JA	106 LBS	R-410A	1000	0.5	3/8	208/240	1	29,200	21,250	80.0	67.0	16	70	93	7.2	1	208/240	1	YES	208-240	1	41	45

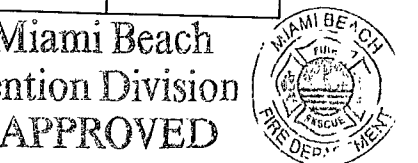
**OUTSIDE AIR REQUIREMENT FBC MECHANICAL 2010 TABLE 403.3**

OCCUPANCY CLASSIFICATION	O/A (CFM/PERSON)	O/A (CFM/SQ. FT.)	PEOPLE	SQ. FT.	TOTAL O/A REQUIRED	TOTAL O/A PROVIDED	AHU NUMBER	TOTAL O/A
BAY # 1	7.5	0.12	12	419	140.28 CFM	140 CFM	AHU-2	
BAY # 2	7.5	0.12	12	410	138.2 CFM	138 CFM	AHU-1	
BAY # 3	7.5	0.12	12	408	138.9 CFM	138 CFM	AHU-1	
BAY # 4	7.5	0.12	12	408	138.9 CFM	138 CFM	AHU-1	
BAY # 5	7.5	0.12	12	425	141 CFM	141 CFM	AHU-1	
BAY # 6	7.5	0.12	12	380	135.6 CFM	135 CFM	AHU-1	
BAY # 7	7.5	0.12	12	473	146.7 CFM	146 CFM	AHU-1	
BAY # 8	7.5	0.12	12	486	148.3 CFM	148 CFM	AHU-1	
TOTAL					1128.88 CFM	1125 CFM	AHU-1/AHU-2	1125 CFM

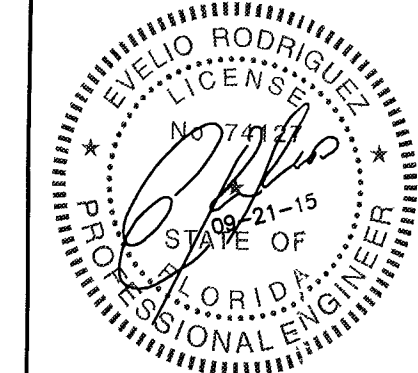
**SPLIT SYSTEM CONDENSING UNIT SCHEDULE**

PLAN MARK	SELECTION BASED ON		UNIT DATA		FAN MOTOR DATA				COMPRESSOR DATA				UNIT ELECTRICAL DATA						
	MANUFACTURER	MODEL	WEIGHT	CAPACITY (MBH)	CONDENSER EAT F°	QUANTITY	HP	VOLT	PHASE	QUANTITY	STEPS	VOLT	PHASE	FLA	LRA	VOLT	PHASE	MCA	MOCP
CU-1	RHEEM	14AJM25A01	154 LBS	24	95	1	3/8	240	1	1	1	240	1	13.5	58.3	208/240	1	18	30
CU-1	RHEEM	14AJM30A01	157 LBS	30	95	1	3/8	240	1	1	1	240	1	12.8	64	208/240	1	18	30

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



80  
10/2/14



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Miami, FL 33186  
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TEL: 305 285 1874  
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RENOVATION OF AN EXISTING BUILDING:  
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ARCHITECTURE  
PLANNING  
INTERIORS

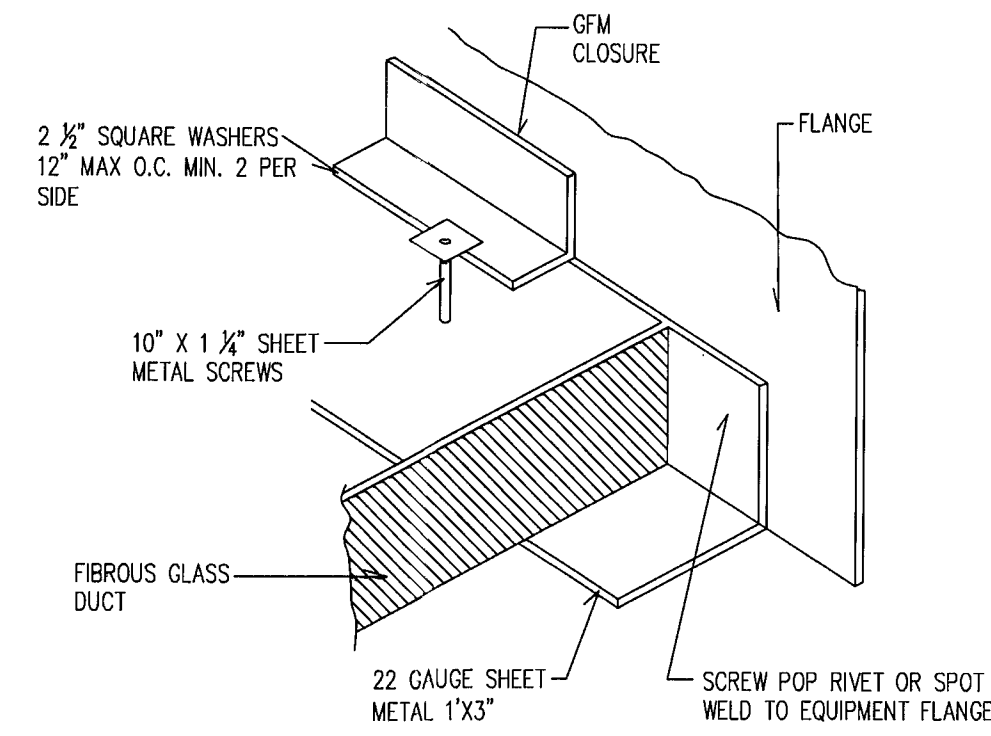
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PROJECT NO.  
1216  
DATE  
09/02/2014

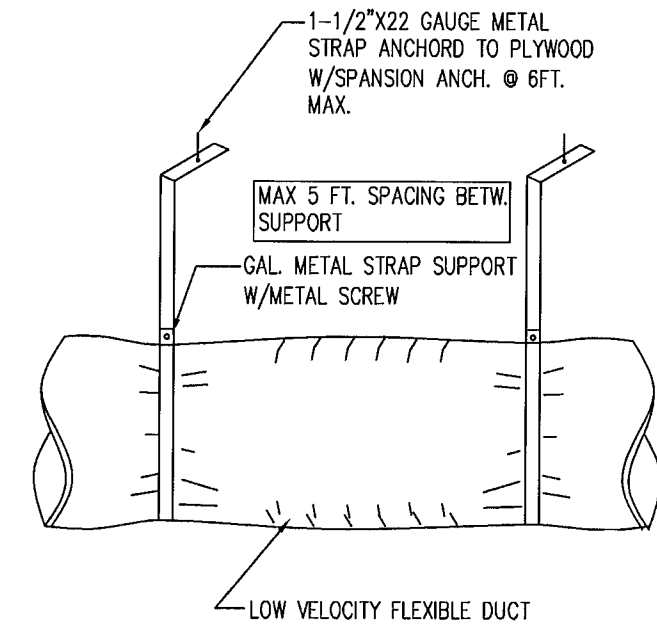
09-21-15 B. COMMENTS

SHEET NO

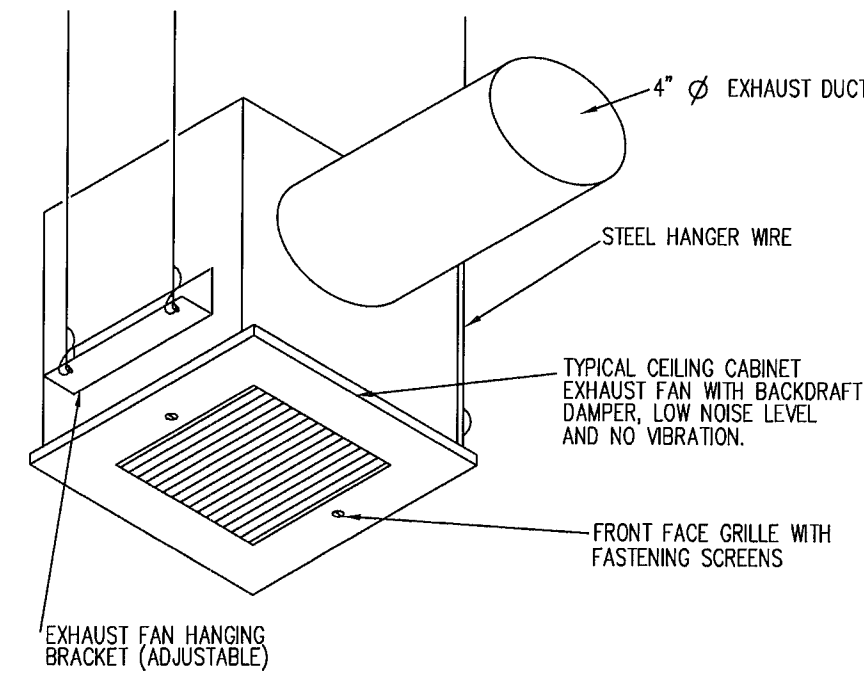
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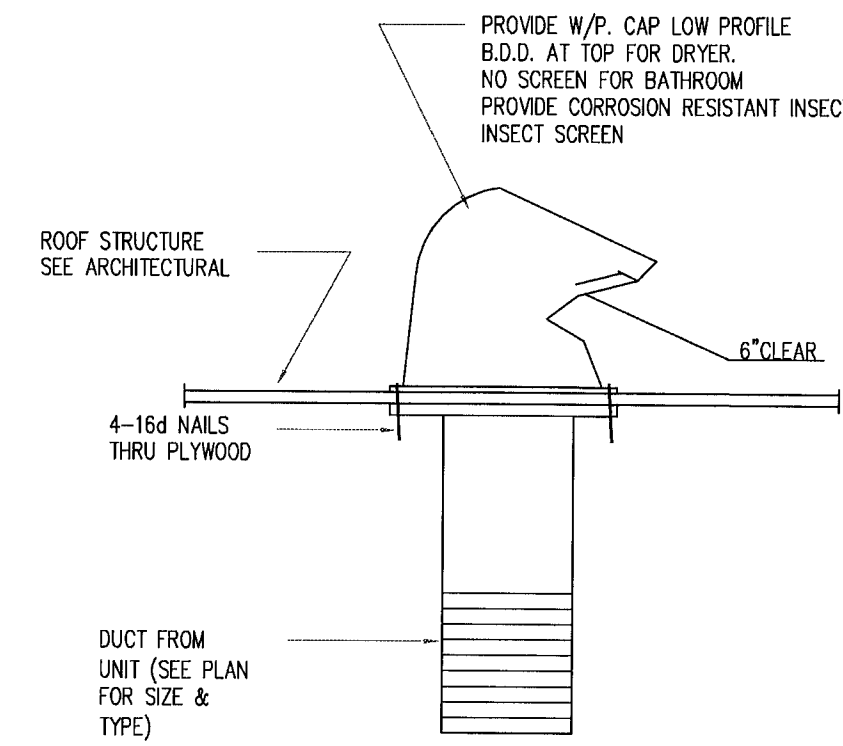
SHEET METAL & EQUIPMENT CONNECTION DETAIL  
No Scale



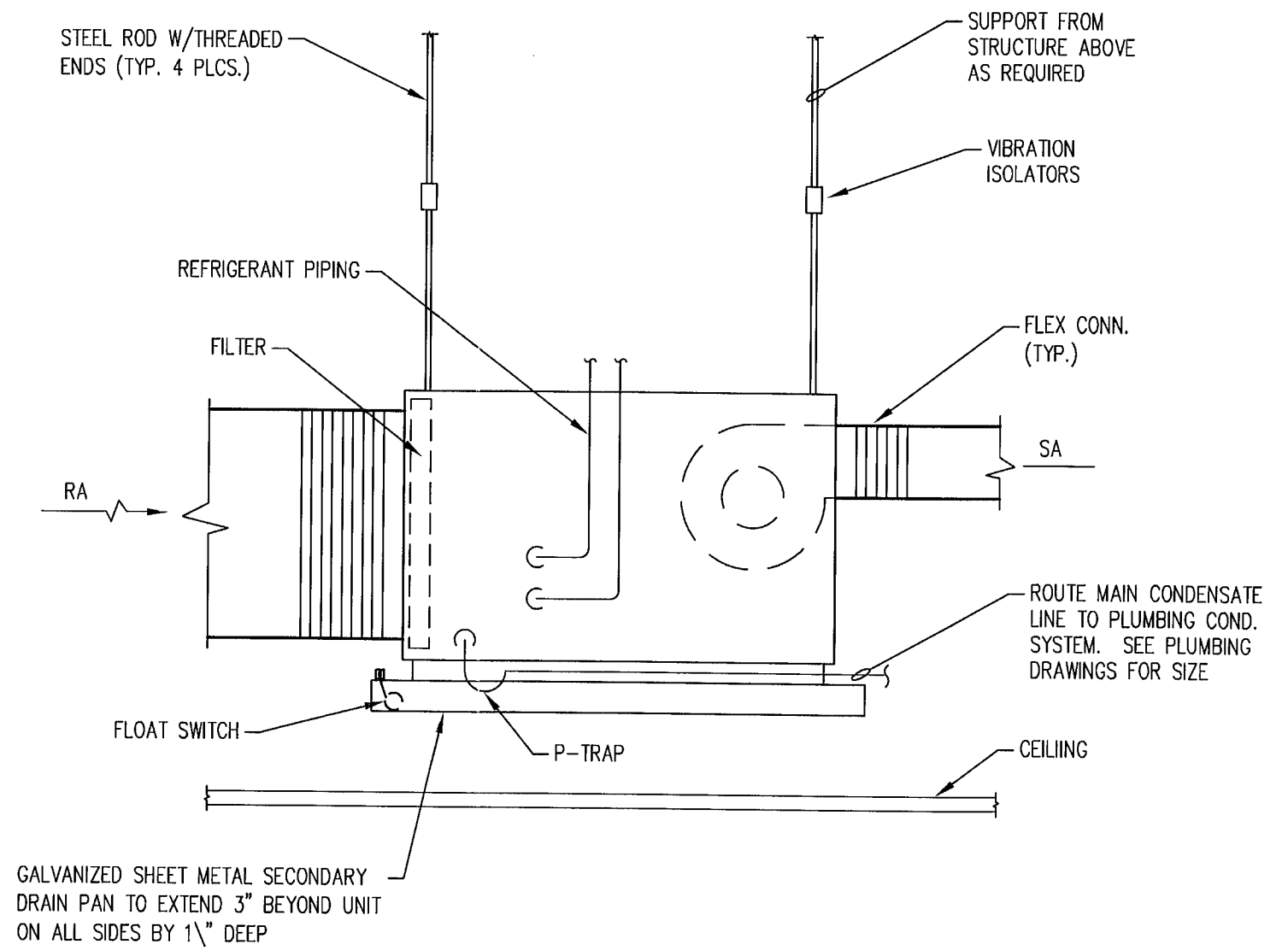
FLEXIBLE DUCT SUPPORT DETAIL  
No Scale



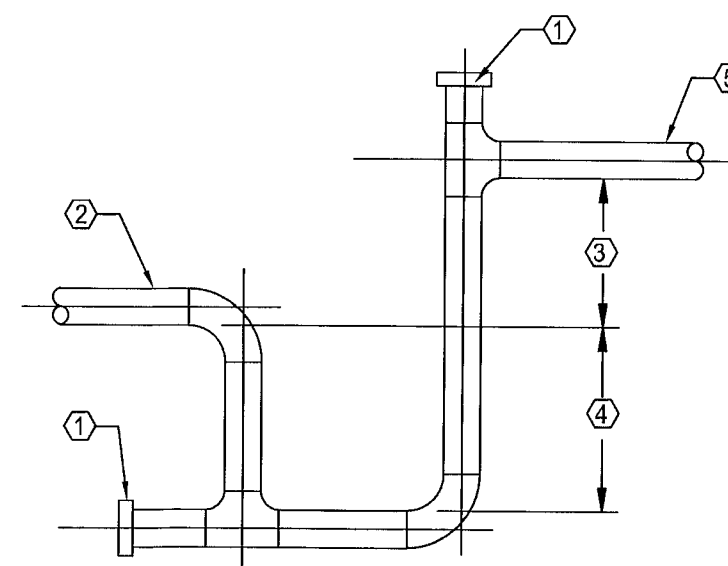
CEILING MOUNTED CABINET EXHAUST FAN  
No Scale



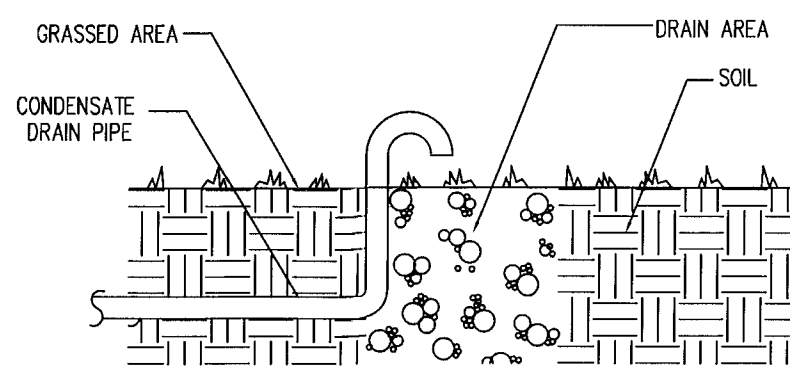
TYPICAL ROOF CAP DETAIL  
AT DRYER AND/OR TOILET EXHAUST  
No Scale



SUSPENDED FCU/AHU INSTALLATION  
No Scale



- ① CLEANOUT WITH REMOVABLE SCREW CAP
- ② EXTEND 3/4" CONDENSATE LINE FROM TRAP TO LOCATION INDICATED ON DRAWINGS.
- ③ AT LEAST 1" GREATER THAN THE NEGATIVE PRESSURE OR MINIMUM 1 1/2".
- ④ EQUAL TO 1 1/2 TIMES THE NEGATIVE STATIC PRESSURE OR MINIMUM 2 1/2".
- ⑤ HVAC UNIT CONDENSATE DRAIN LINE



CONDENSATE DRAIN DRY WELL  
No Scale

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER(S)		✓
SMOKE DAMPER(S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓
PROGRAMMABLE THERMOSTAT	✓	

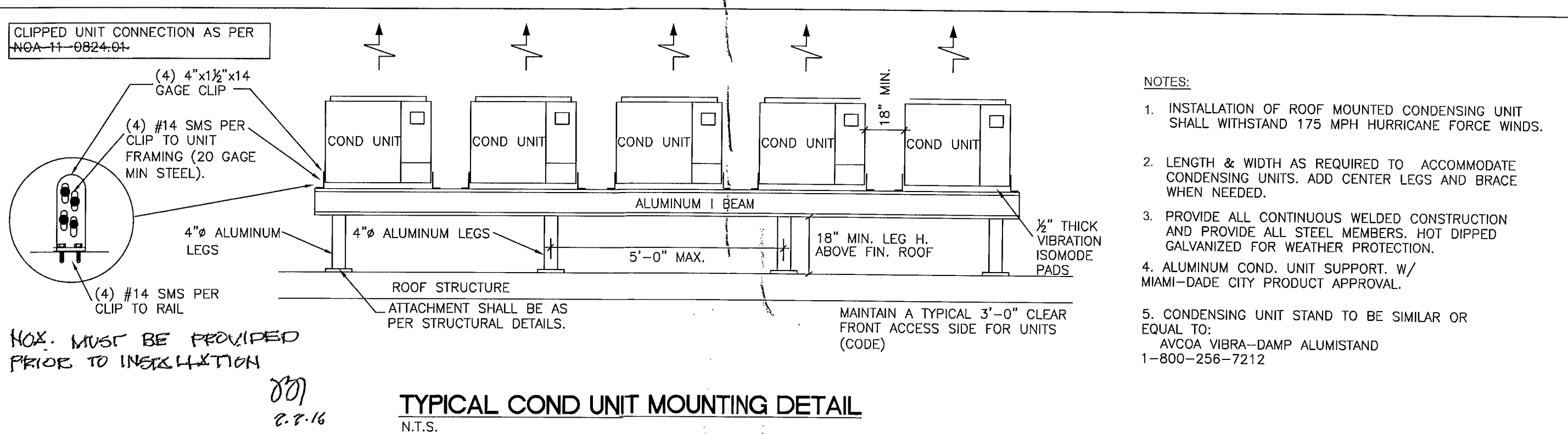
OUTSIDE AIR REQUIREMENT FBC MECHANICAL 2010 TABLE 403.3

OCCUPANCY CLASSIFICATION	O/A (CFM/PERSON)	O/A (CFM/SQ. FT.)	PEOPLE	SQ. FT.	TOTAL O/A REQUIRED	TOTAL O/A PROVIDED	AHU NUMBER	TOTAL O/A
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BAY # 3	7.5	0.12	12	408	138.9 CFM	138 CFM	AHU-1	
BAY # 4	7.5	0.12	12	408	138.9 CFM	138 CFM	AHU-1	
BAY # 5	7.5	0.12	12	425	141 CFM	141 CFM	AHU-1	
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TOTAL					1128.88 CFM	1125 CFM	AHU-1/AHU-2	1125 CFM

FAN SCHEDULE

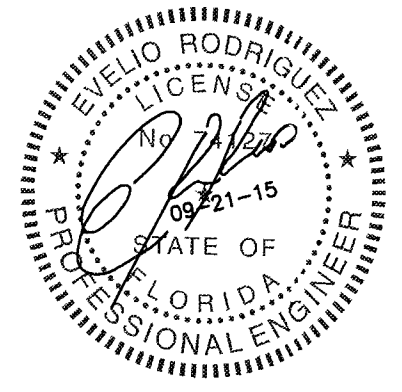
PLAN MARK	SERVING	SELECTION BASED ON		FAN TYPE	CFM	STATIC PRESSURE	DRIVE TYPE	FAN MOTOR			ACCESSORIES	
		MANUFACTURER	MODEL					RPM	HP	VOLT		PHASE
EF-1	BATHROOM	GREENHECH	SPB50	CEILING FAN	50	0.125	DIRECT	616	1/20	115	1	1,3,5,10,23

NOTES:  
1  
2  
ACCESSORIES:  
1. BACKDRAFT DAMPER  
2. THERMOSTAT  
3. BIRDSCREEN  
4. ROOF CURB  
5. DISCONNECT SWITCH  
6. DRAIN  
7. EQUIPMENT SUPPORTS  
8. INLET SCREEN  
9. CURB MOUNT ROOF JACK  
10. SPEED CONTROLLER  
11. WALL SHUTTER  
12. VIBRATION ISOLATORS  
13. WALL CAP  
14. WALL SHUTTER - MOTORIZED  
15. WEATHER COVER  
16. 2 SPEED / 1 WINDING  
17. FILTERS  
18. WALL COLLAR  
19. FAN GUARD / SCREEN  
20. COMPANION FLANGES  
21. INSULATED HOUSING FOR SOUND CONTROL  
22. HINGED FRAMES  
23. SPARK / EXPLOSION PROOF  
23. INTERLOCK WITH LIGHT SWITCH



TYPICAL COND UNIT MOUNTING DETAIL  
N.T.S.

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



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Miami, FL 33186  
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RENOVATION OF AN EXISTING BUILDING:  
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MIAMI BEACH  
FLOOR PLAN

ARCHITECTURE  
PLANNING  
INTERIORS

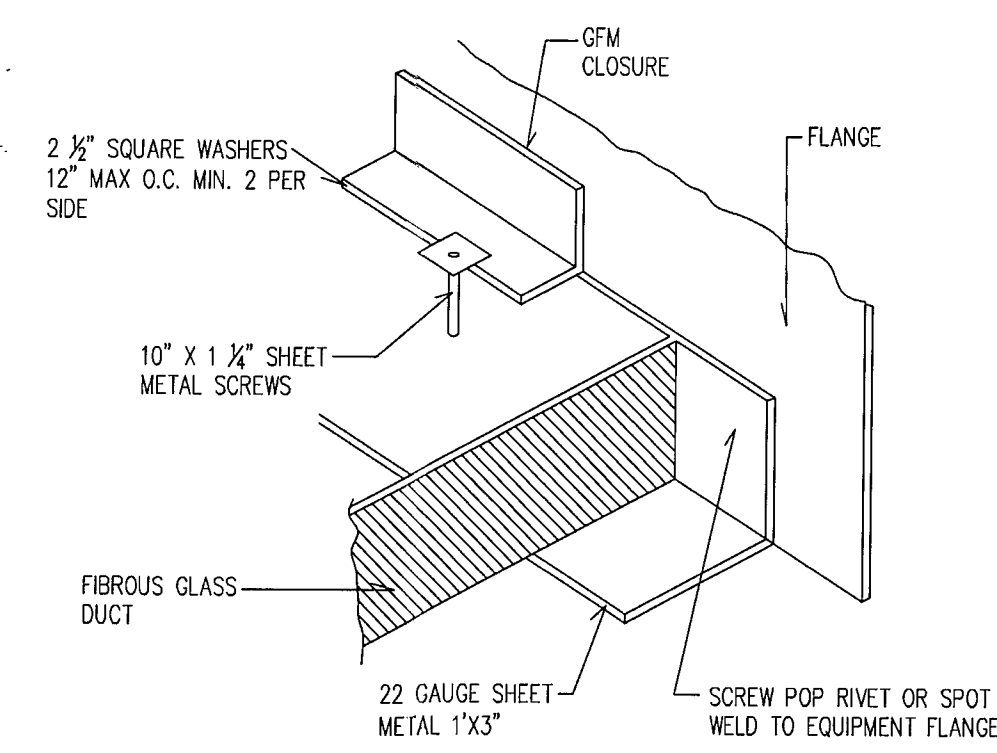
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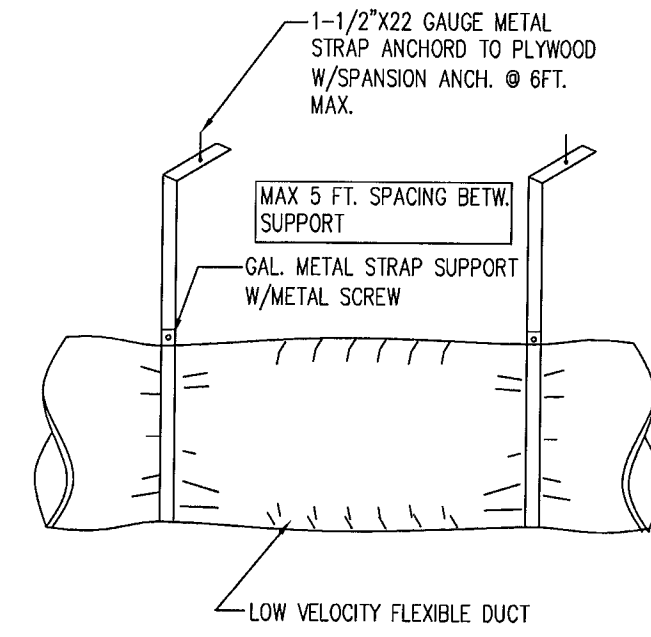
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SHEET NO

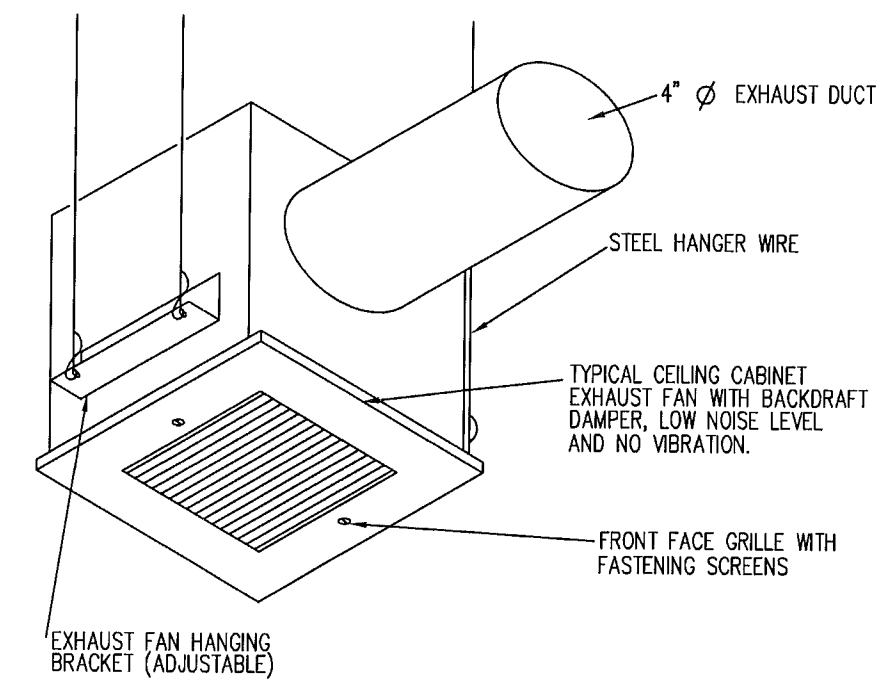
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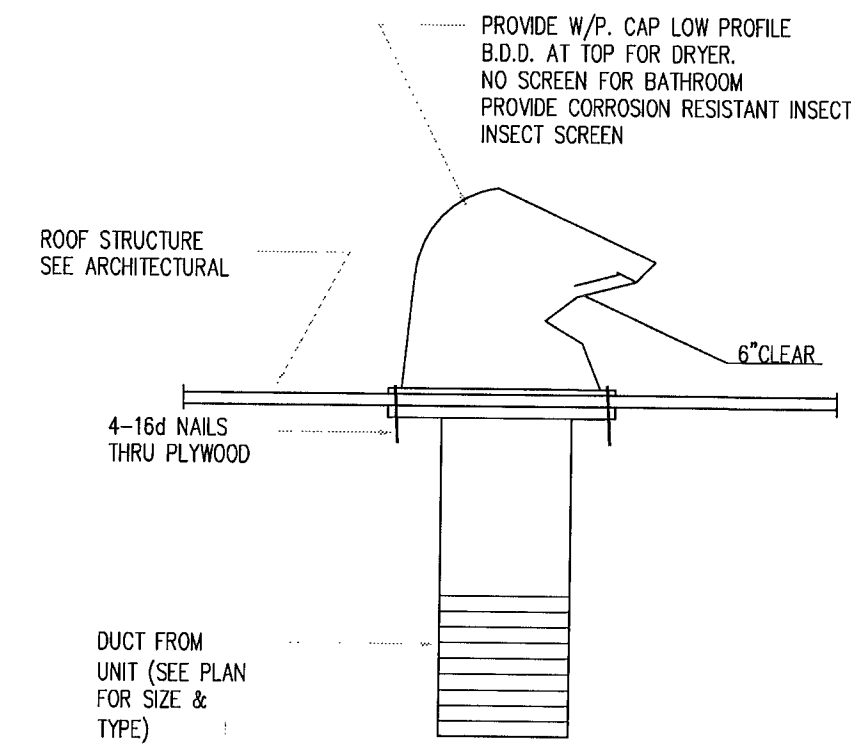
SHEET METAL & EQUIPMENT CONNECTION DETAIL  
No Scale



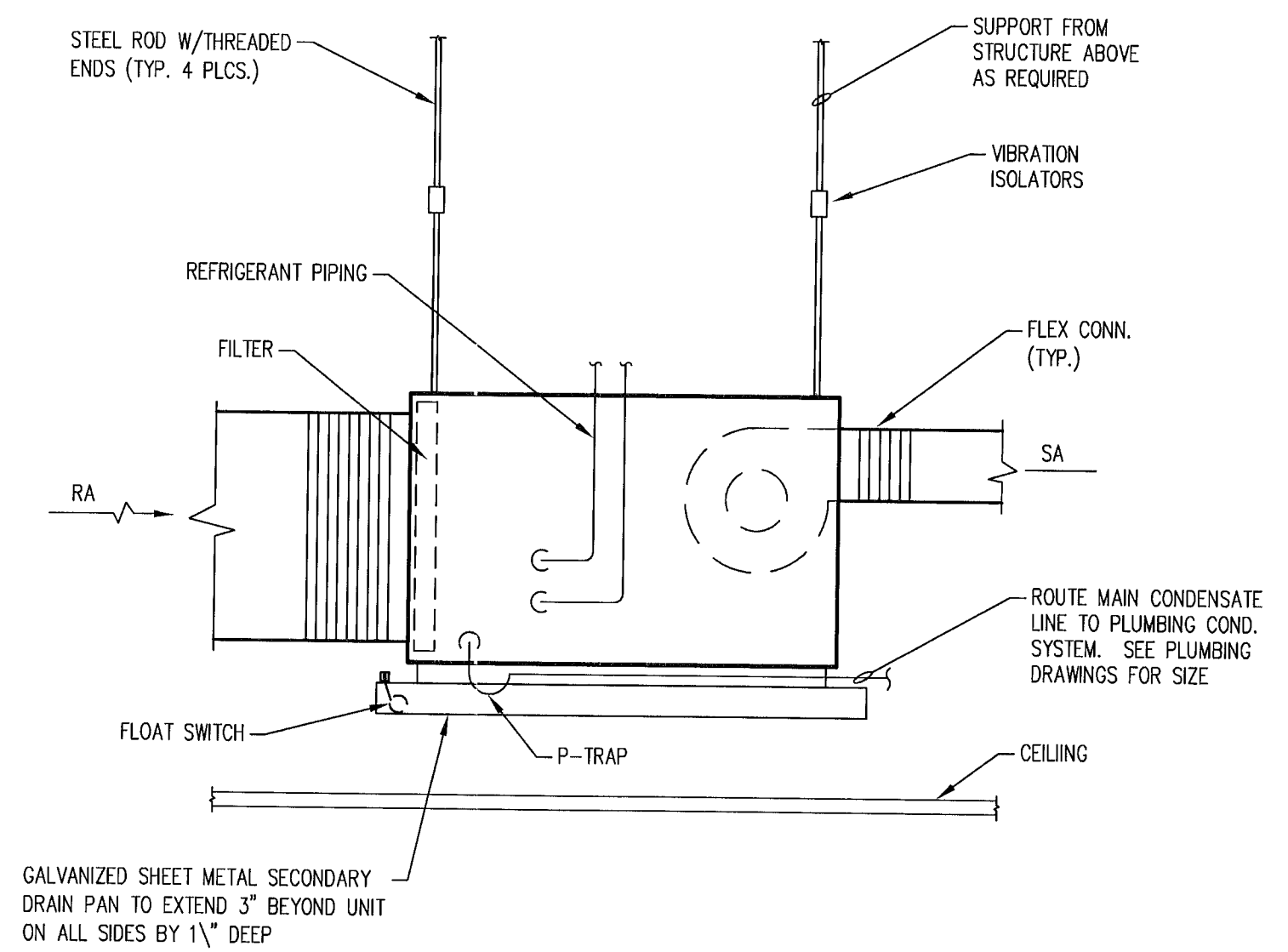
FLEXIBLE DUCT SUPPORT DETAIL  
No Scale



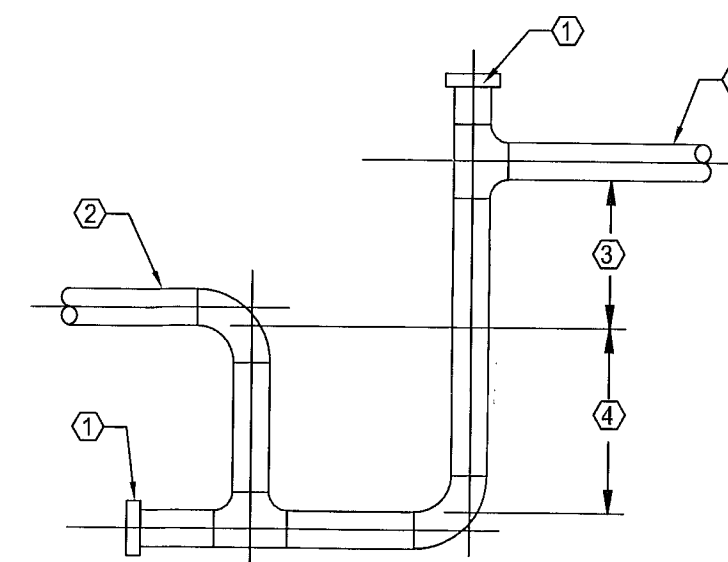
CEILING MOUNTED CABINET EXHAUST FAN  
No Scale



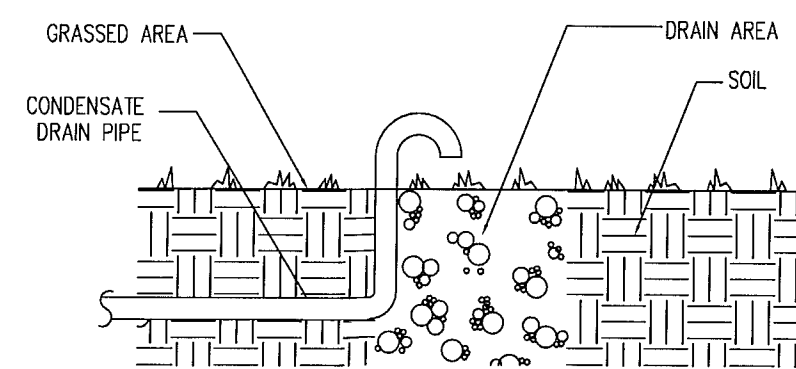
TYPICAL ROOF CAP DETAIL  
AT DRYER AND/OR TOILET EXHAUST  
No Scale



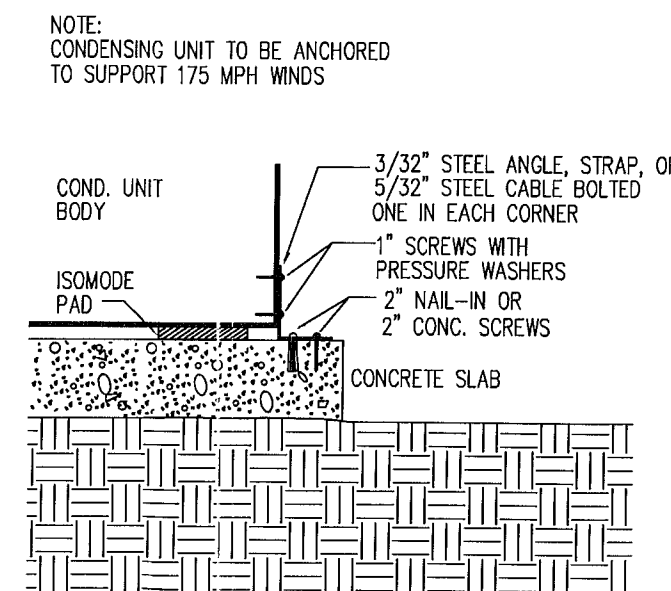
SUSPENDED FCU/AHU INSTALLATION  
No Scale



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- ⑤ HVAC UNIT CONDENSATE DRAIN LINE



CONDENSATE DRAIN DRY WELL  
No Scale



CONDENSING UNIT DETAIL  
No Scale

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER(S)		✓
SMOKE DAMPER(S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓
PROGRAMMABLE THERMOSTAT	✓	

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BAY # 3	7.5	0.12	12	408	138.9 CFM	138 CFM	AHU-1	
BAY # 4	7.5	0.12	12	408	138.9 CFM	138 CFM	AHU-1	
BAY # 5	7.5	0.12	12	425	141 CFM	141 CFM	AHU-1	
BAY # 6	7.5	0.12	12	380	135.6 CFM	135 CFM	AHU-1	
BAY # 7	7.5	0.12	12	473	146.7 CFM	146 CFM	AHU-1	
BAY # 8	7.5	0.12	12	486	148.3 CFM	148 CFM	AHU-1	
TOTAL					1128.88 CFM	1125 CFM	AHU-1/AHU-2	1125 CFM

FAN SCHEDULE

PLAN MARK	SERVING	SELECTION BASED ON		FAN TYPE	CFM	STATIC PRESSURE	DRIVE TYPE	FAN MOTOR				ACCESSORIES
		MANUFACTURER	MODEL					RPM	HP	VOLT	PHASE	
EF-1	BATHROOM	GREENHECH	SPB50	CEILING FAN	50	0.125	DIRECT	616	1/20	115	1	1,3,5,10,23

NOTES:  
1  
2

ACCESSORIES

1. BACKDRAFT DAMPER	8. INLET SCREEN	15. WEATHER COVER	22. HINGED FRAMES
2. THERMOSTAT	9. CURB MOUNT ROOF JACK	16. 2 SPEED / 1 WINDING	22. SPARK / EXPLOSION PROOF
3. BIRDSCREEN	10. SPEED CONTROLLER	17. FILTERS	23. INTERLOCK WITH LIGHT SWITCH
4. ROOF CURB	11. WALL SHUTTER	18. WALL COLLAR	
5. DISCONNECT SWITCH	12. VIBRATION ISOLATORS	19. FAN GUARD / SCREEN	
6. DRAIN	13. WALL CAP	20. COMPANION FLANGES	
7. EQUIPMENT SUPPORTS	14. WALL SHUTTER - MOTORIZED	21. INSULATED HOUSING FOR SOUND CONTROL	

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED



Evelio Rodriguez, P.E.  
Lic. No. 74127  
11123 SW 128 PL  
Miami, FL 33186  
Tel. 786.223.4927



2840 C. BAYSHORE DRIVE  
SUITE 301  
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TEL 305 285 1874  
FAX 305 285 1874  
jrodriguez@aol.com  
LIC # RA 26 002244

Juan E. Berry R.A.  
FL Lic. 0091484

RENOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
515 THRU 541 JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

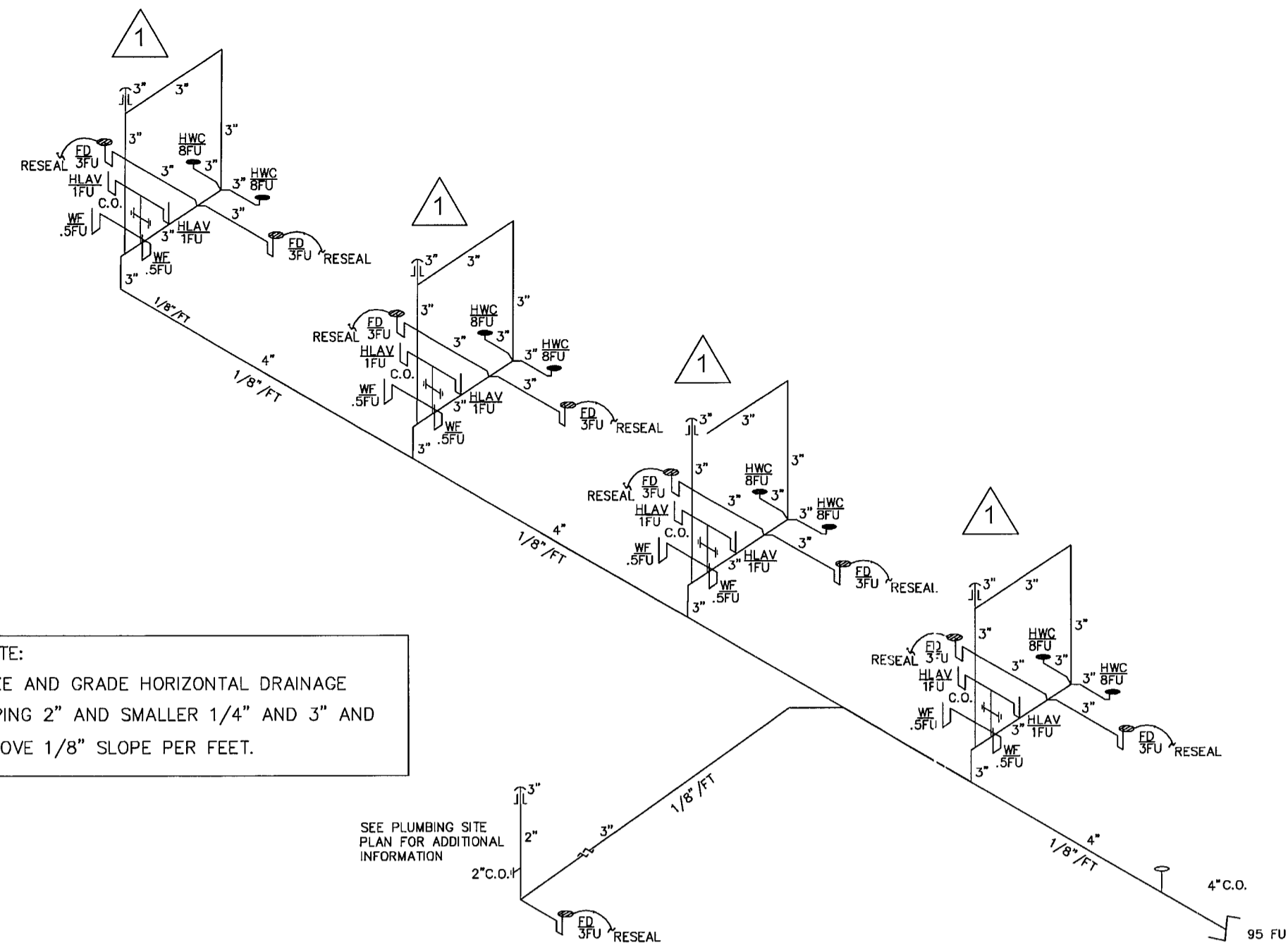
ARCHITECTURE  
PLANNING  
INTERIORS

All these design documents and plans are created or prepared by the architect and are the property of the architect and shall remain confidential and shall not be used for any other project without the written consent of the architect.

PROJECT NO.  
1216  
DATE  
09/01/2014

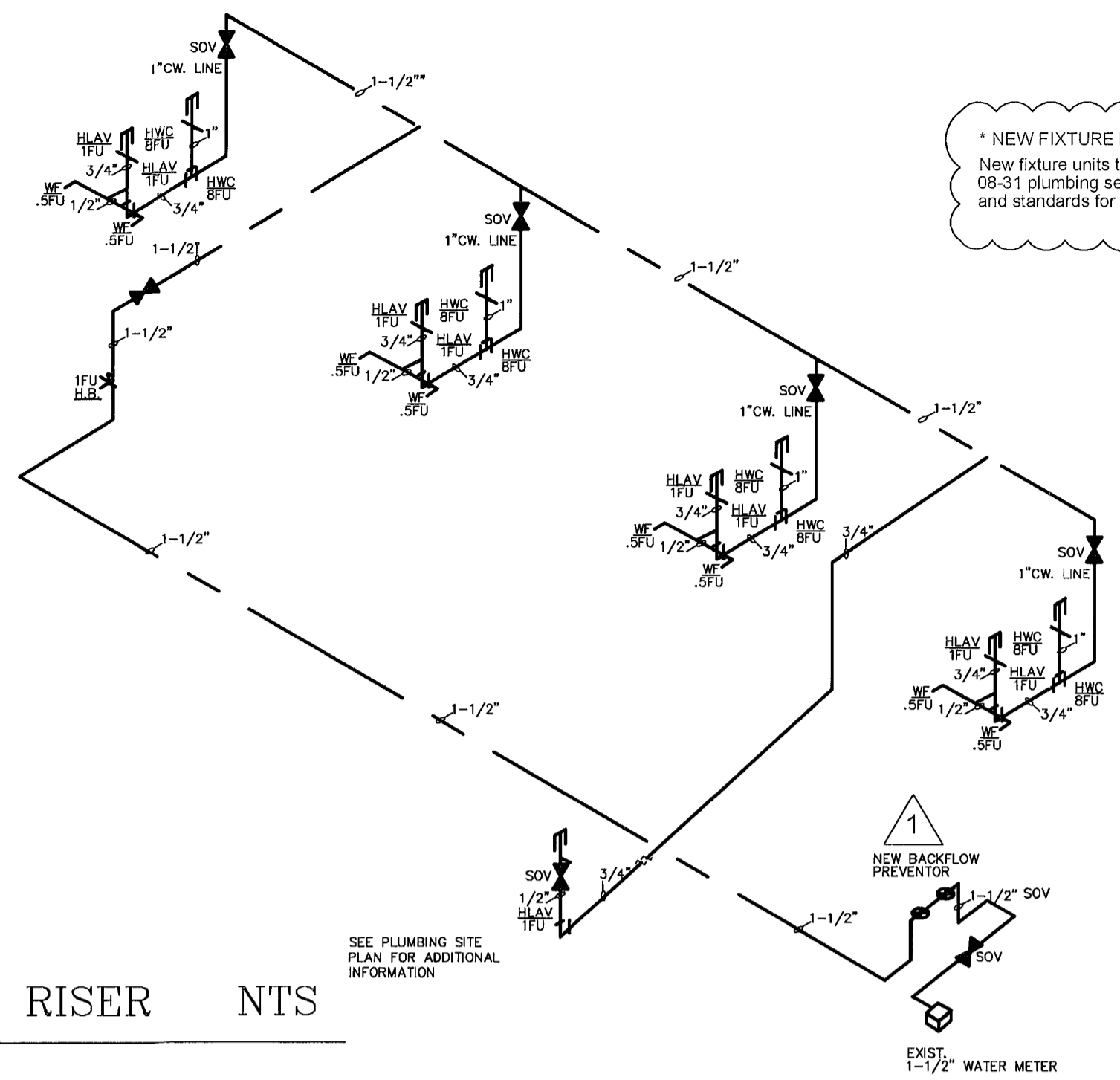
SHEET NO

M-2.0



NOTE:  
SIZE AND GRADE HORIZONTAL DRAINAGE PIPING 2" AND SMALLER 1/4" AND 3" AND ABOVE 1/8" SLOPE PER FOOT.

SANITARY RISER NTS



\* NEW FIXTURE NOTE:  
New fixture units to comply with Miami-Dade article 3 section 08-31 plumbing section requirements for water consumption and standards for new fixtures.

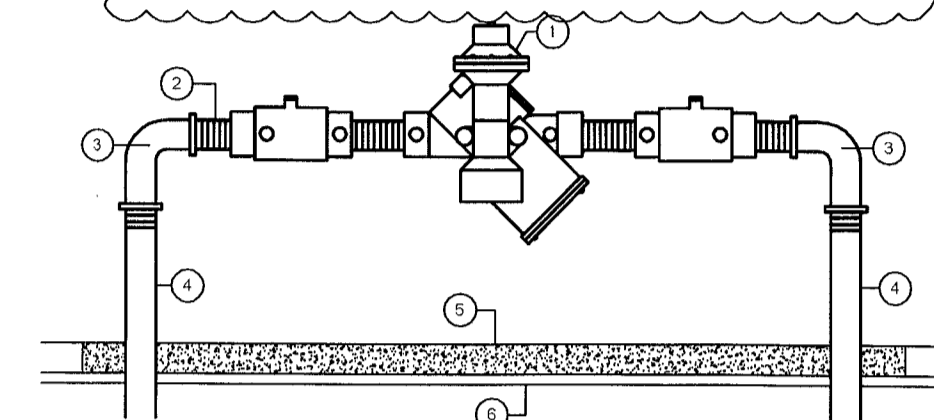
COLD WATER RISER NTS

FIXTURE	MANUFACTURE	MODEL	NOTE
WATER CLOSET	AMERICAN ST.	316/618 225	ADA COMPLIANT
LAVATORIES	AMERICAN ST.	910/021	ADA COMPLIANT

TENANT MAY REPLACE SPECIFIED FIXTURES AND FAUCETS WITH PRODUCTS OF EQUAL OR BETTER MODELS.

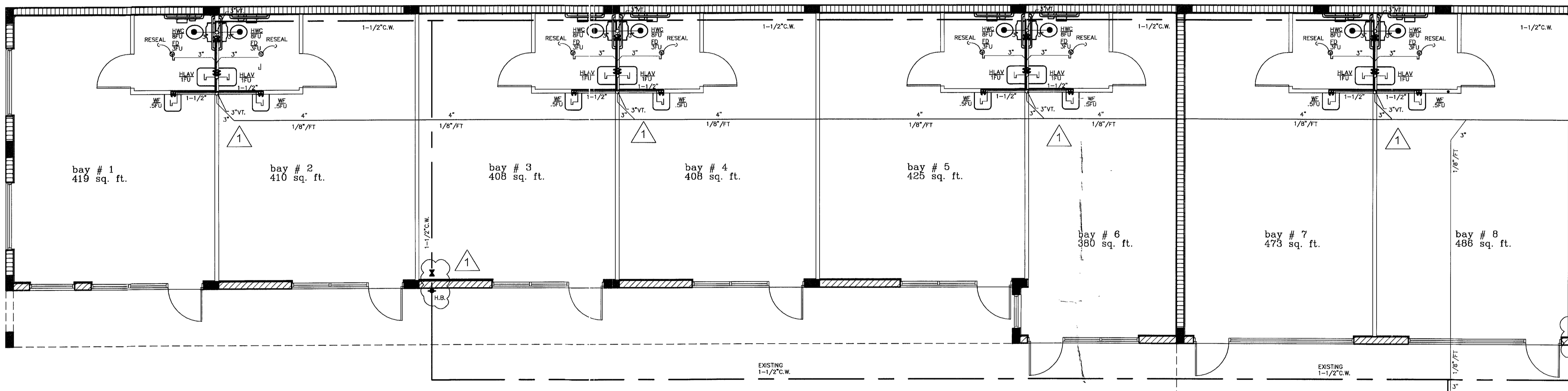
PARTIAL TABLE 604.3 FBC PLB

FIXTURE	FLOW RATE GPM OR GPF	FLOW RATE PSI
DRINKING FOUNTAIN	.75	8
LAVATORY	2 (1.5)*	8
SINK SERVICE	3	8
WATER CLOSET FLUSH METER TANK	1.6 (1.28)*	15
WATER CLOSET SIPHONIC FLUSH METER VALVE	25	15

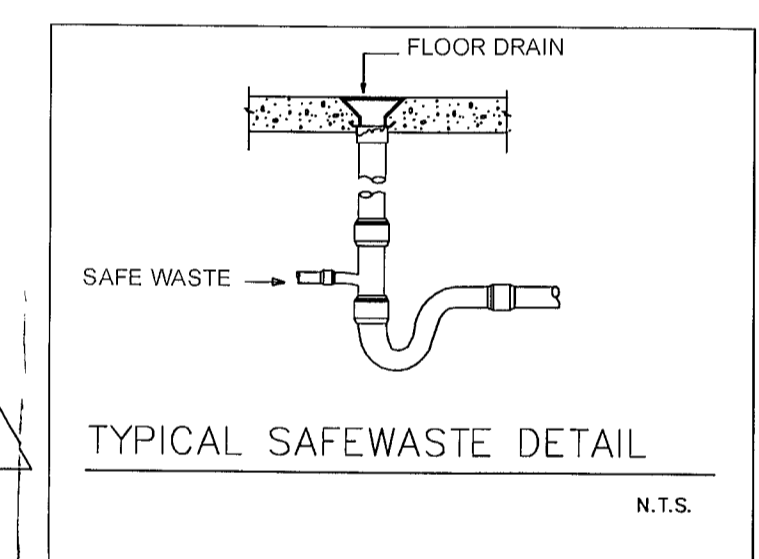


NEW/STANDARD REDUCED PRESSURE BACKFLOW PREVENTER DETAIL NTS

DESCRIPTION	QUANT	ITEM
1-1/2" BACKFLOW PREVENTER ASSEMBLY	1	1
1-1/2" X N.M. NIPPLES-BRASS OR COPPER	2	2
1-1/2" X 90° ELBOWS-BRASS OR COPPER	2	3
1-1/2" X VARIES RISER-BRASS OR COPPER	2	4
PEA GRAVEL	-	5
PLASTIC LINER	-	6



PLUMBING FLOOR PLAN 3/16"

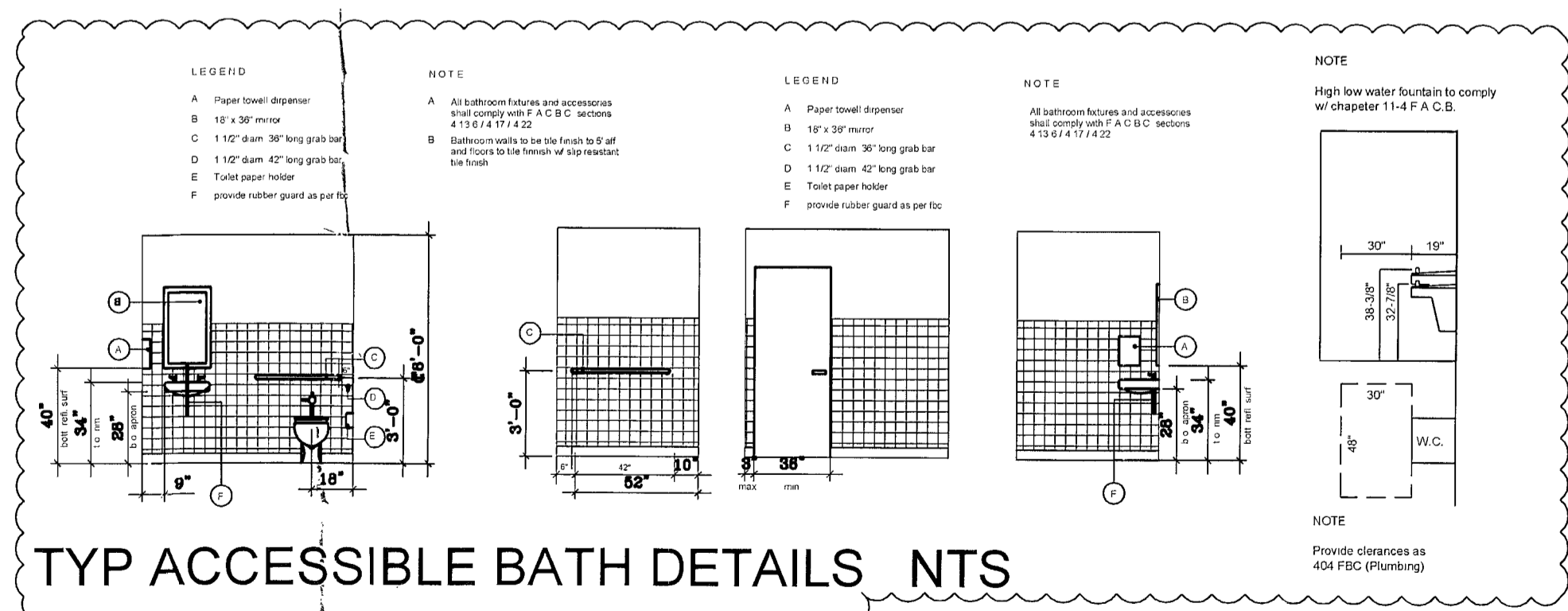


TYPICAL SAFEWASTE DETAIL N.T.S.

PLUMBING SYMBOL LEGEND

- EXIST. SANITARY LINE
- SANITARY LINE
- VENT LINE
- HOT WATER LINE
- EXIST. COLD WATER LINE
- COLD WATER LINE

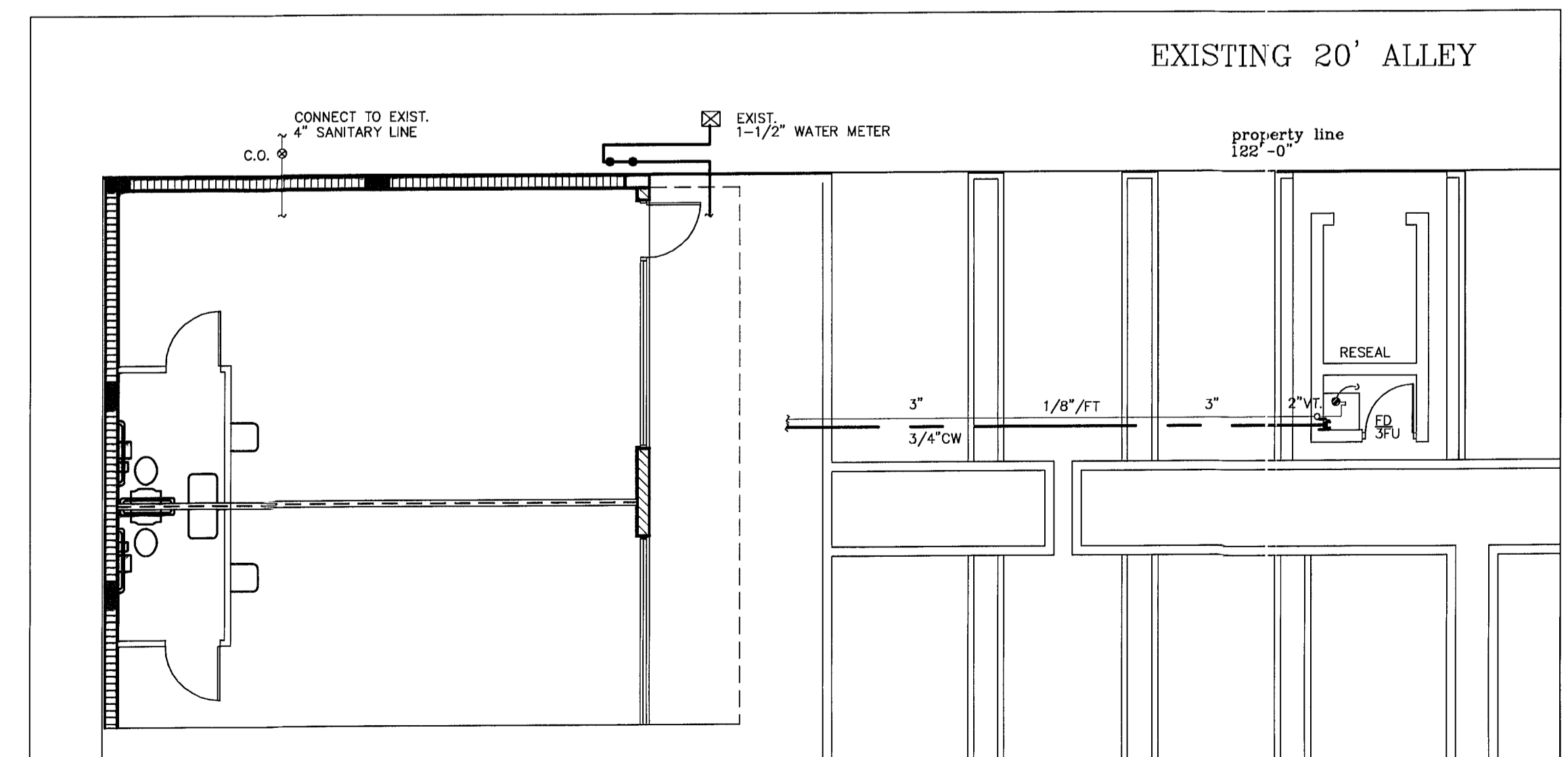
C.O. CLEAN OUT  
 F.D. FLOOR DRAIN  
 I.W. INDIRECT WASTE  
 C.O. CLEAN OUT  
 G.V. GATE VALVE



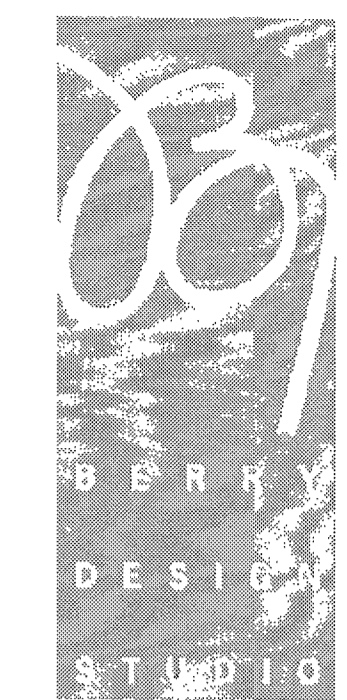
TYP ACCESSIBLE BATH DETAILS NTS

\* NEW FIXTURE NOTE:  
New fixture units to comply with Miami-Dade article 3 section 08-31 plumbing section requirements for water consumption and standards for new fixtures.

- PLUMBING NOTES
- General
  - Provide (furnish and install) all necessary materials and labor for a completely operational plumbing system as shown on the drawings and herein specified. Install in accordance with the Florida Building Code and local ordinances.
  - Scope of Work: Provide the following complete systems:
    - Sanitary collection.
    - Domestic hot and cold water.
    - Air conditioning condensate.
  - Pay for all fees, inspections and connection charges required.
  - Verify at job site all space conditions, dimensions with pipe, fixtures, and equipment sizes prior to fabrication or installation. Coordinate requirements to avoid interference with other trades.
  - Submit shop drawings for Architect/Engineer & Owner approval before proceeding with the purchase of installation of equipment and materials.
  - Guarantee all work free of defects in materials and workmanship for a period of one year from date of acceptance.
  - Materials.
    - Provide shut-off valves for each fixture and chambers where shown and where required for proper performance of the system.
    - Provide dielectric fittings to connect piping to equipment of dissimilar metals. Use clamps and fasteners of similar metals or isolate them from piping and slabs to prevent corrosion.
  - Piping.
    - Domestic hot and cold water: copper tubing type M underground and aboveground with solder joints. Use bronze valves 125 P.S.I. min. provide pre-molded 3/4" fiberglass insulation for hot water lines. Provide polypropylene sleeves to separate copper pipe from concrete.
    - Sanitary waste and vent: P.V.C. drain pipe and fittings when & where allowed by the local jurisdiction.
    - A/C condensate: PVC schedule 40 pipe and fittings.



PARTIAL PLUMBING SITE PLAN NTS



2640 S. BAYSHORE DRIVE  
BLDG. A SUITE 301  
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LIC # AA 26 002244

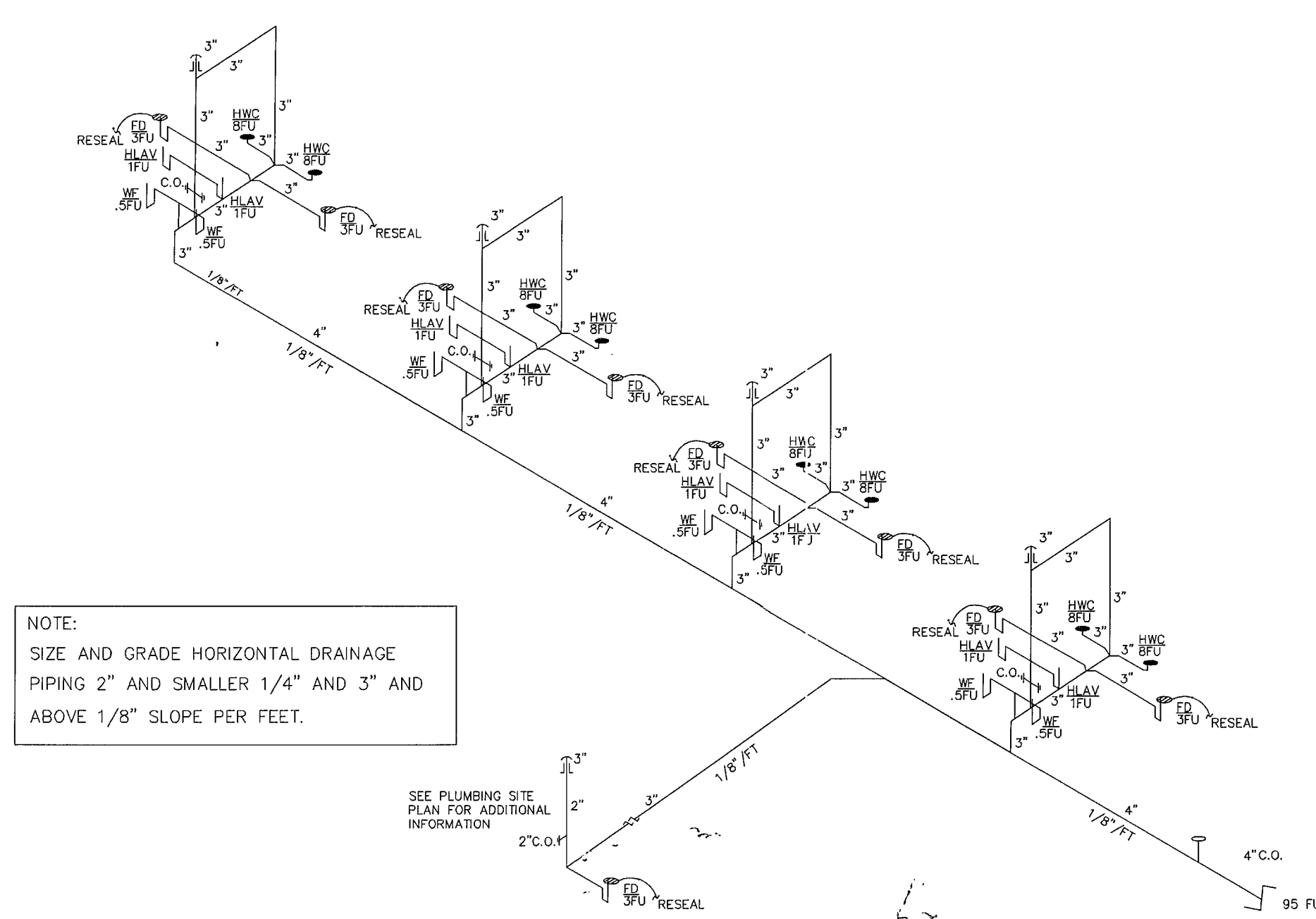
RENNOVATION OF AN EXISTING BUILDING:  
NEW SHOPPING PLAZA  
515 THRU 541 JEFFERSON AVE.  
MIAMI BEACH, FLORIDA

ARCHITECTURE  
PLANNING  
INTERIORS

PROJECT NO. 1216  
DATE 8/8/2012  
REVISIONS  
1 8/11/14

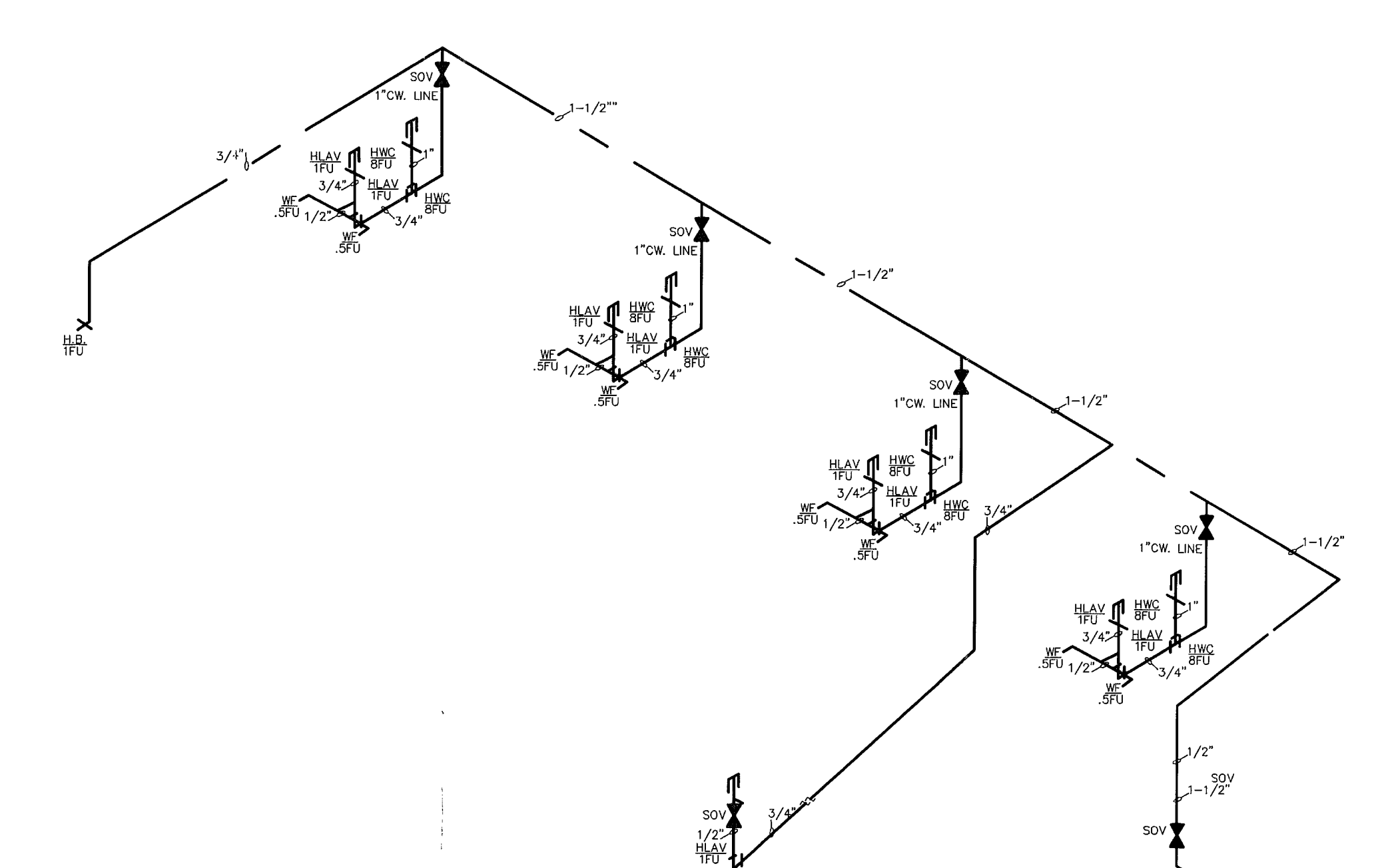
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P-1

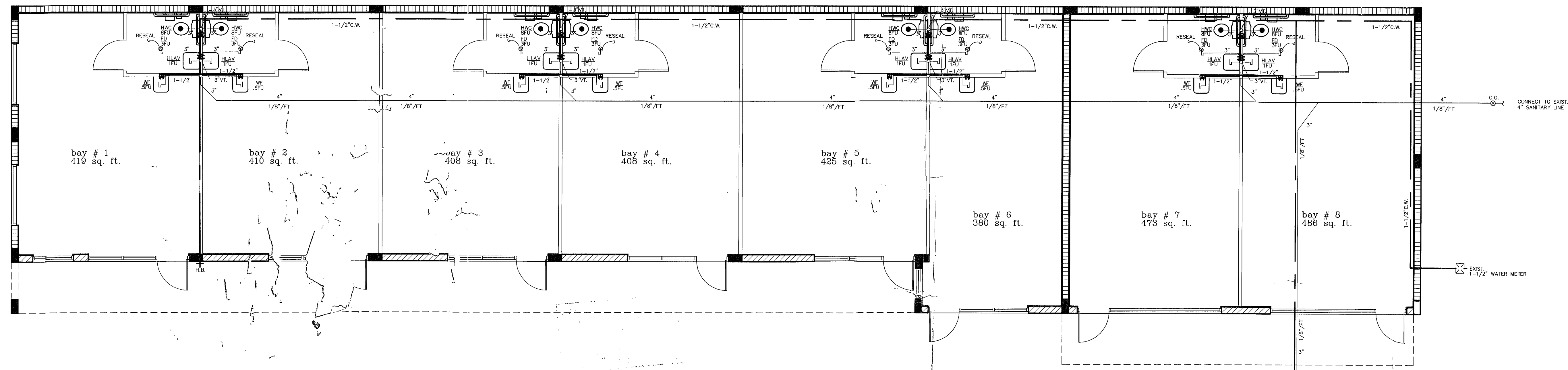


NOTE:  
SIZE AND GRADE HORIZONTAL DRAINAGE PIPING 2" AND SMALLER 1/4" AND 3" AND ABOVE 1/8" SLOPE PER FEET.

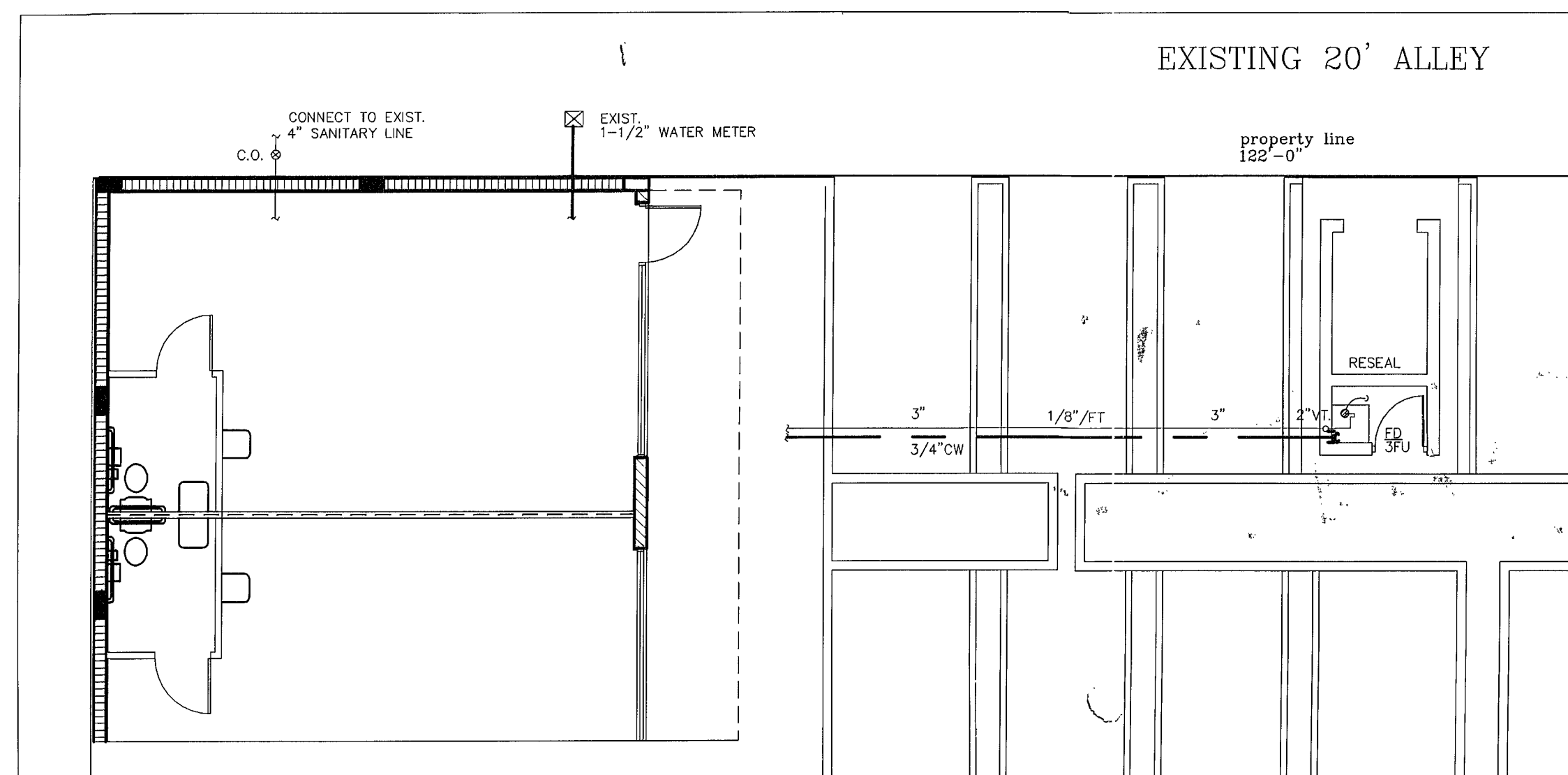
SANITARY RISER NTS



COLD WATER RISER NTS



PLUMBING FLOOR PLAN 3/16"

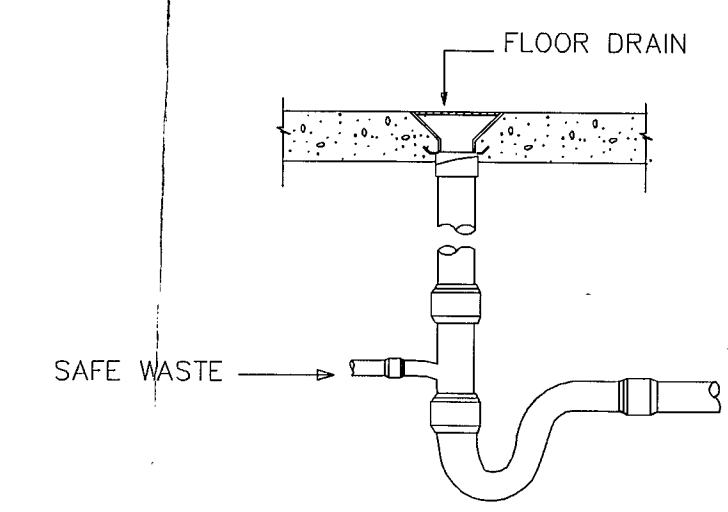


PARTIAL PLUMBING SITE PLAN NTS

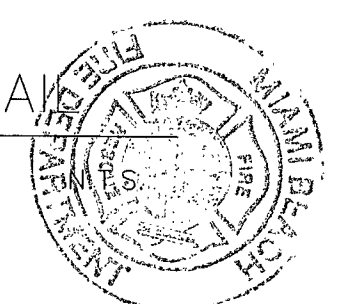
PLUMBING SYMBOL LEGEND

---	EXIST. SANITARY LINE
---	SANITARY LINE
---	VENT LINE
---	HOT WATER LINE
---	EXIST. COLD WATER LINE
---	COLD WATER LINE
▲	C. O. CLEAN OUT
⊙	FLOOR DRAIN
I W	INDIRECT WASTE
⊙	C. O. CLEAN OUT
⊗	G. V. GATE VALVE

- PLUMBING NOTES
- 1.0 General
  - 1.1 Provide (furnish and install) all necessary materials and labor for a completely operational plumbing system as shown on the drawings and herein specified. Install in accordance with the Florida Building Code and local ordinances.
  - 1.2 Scope of Work: Provide the following complete systems:
    - A. Sanitary collection.
    - B. Domestic hot and cold water.
    - C. Air conditioning condensate.
  - 1.3 Pay for all fees, inspections and connection charges required.
  - 1.4 Verify at job site all space conditions, dimensions with pipe, fixtures, and equipment sizes prior to fabrication or installation. Coordinate requirements to avoid interference with other trades.
  - 1.5 Submit shop drawings for Architect/Engineer & Owner approval before proceeding with the purchase of installation of equipment and materials.
  - 1.6 Guarantee all work free of defects in materials and workmanship for a period of one year from date of acceptance.
  - 2.0 Materials:
    - 2.1 Provide shut-off valves for each fixture and air vents for hot water lines.
    - 2.2 Provide dielectric fittings to connect piping to equipment of dissimilar metals. Use clamps and fiberglass insulation for hot water lines.
    - 2.3 Piping:
      - 2.3.1 Domestic hot and cold water: copper tubing type M underground and aboveground with solder joints. Use bronze valves 1/2" P.S.I. min. provide pre-molded 3/4" fiberglass insulation for hot water lines.
      - 2.3.2 Sanitary waste and vent:
        - 2.3.2.1 Provide 1/2" diameter vent pipes when & where required.
        - 2.3.2.2 Provide 1/2" diameter vent pipes when & where required.
        - 2.3.2.3 A/C condensate: PVC schedule 40 pipe and fittings.



TYPICAL SAFEWASTE DETAIL



Meli Int.  
Int. Renovation

M201500 3774

ROAD  FIRE  SCHOOL   
IMPACT FEE PAID  
M201500 3774  
SEP 09 2015  
MIAMI-DADE COUNTY  
APPROVED HC

**DERM**  
PLAN REVIEW  
FINAL  
APPROVAL  
DEPARTMENT OF ENVIRONMENTAL  
RESOURCES MANAGEMENT  
DATE REVIEWER (PRINT) A. Riccardi  
DATE 9-9-15

575 Jefferson Av  
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