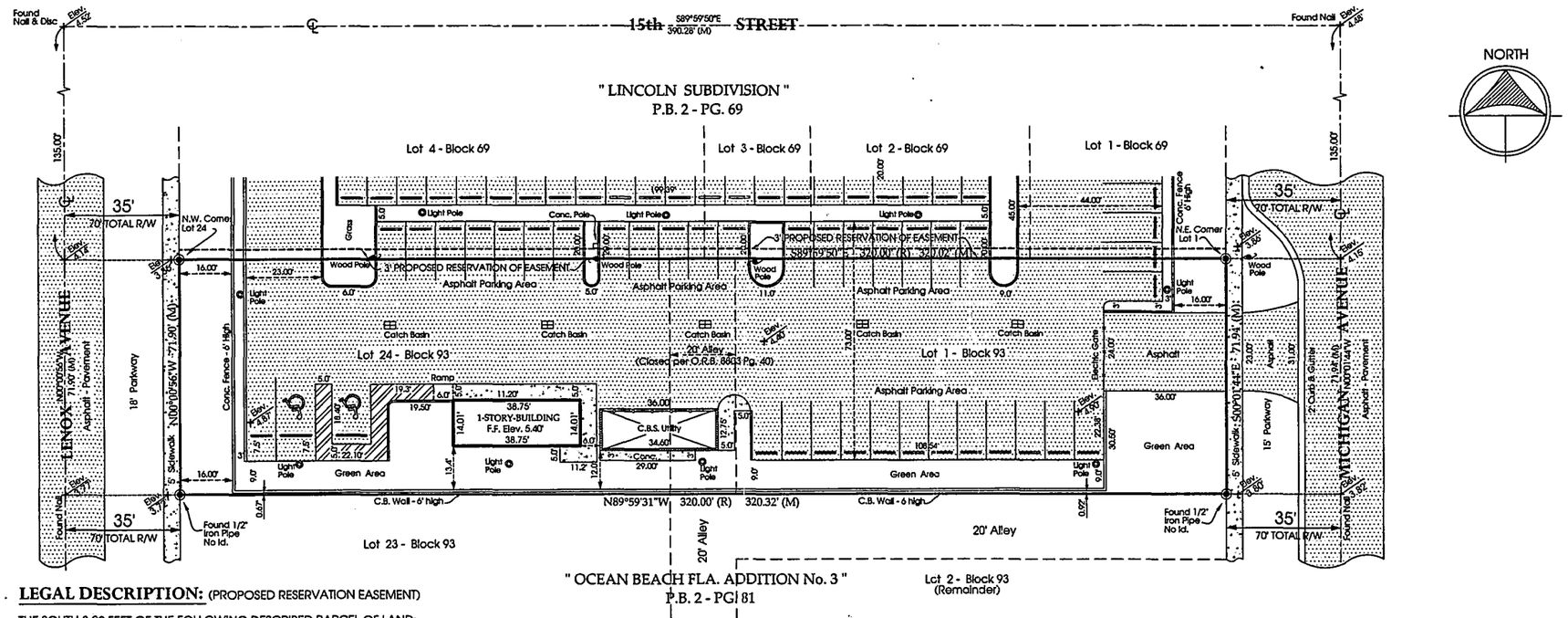
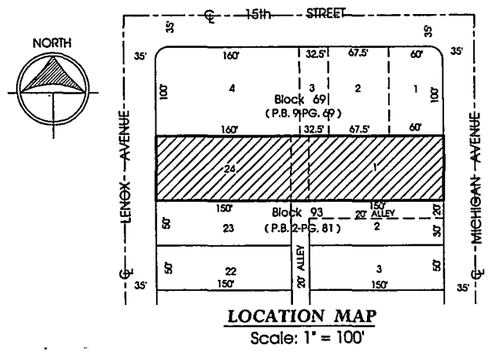


LEGAL DESCRIPTION: (PROPOSED RESERVATION EASEMENT)

THE SOUTH 3.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
LOTS 1, 2, 3 AND 4, BLOCK 69, **"LINCOLN SUBDIVISION "**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 31904 +/- S.F.



LOCATION MAP
Scale: 1" = 100'

LEGAL DESCRIPTION:

FOLIO: 02-4203-009-6980
LOTS 1 AND 24 AND 20 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 93, **OCEAN BEACH FLA. ADDITION No. 3**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 23016+/- S.F.
TOGETHER WITH A 3 FOOT PROPOSED RESERVATION EASEMENT AS DESCRIBED AND SHOWN ON THIS SURVEY ALONG THE NORTHERLY BOUNDARY LINE.

PROPERTY ADDRESS:

1030 15th STREET, MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE" COMMUNITY: 120651 PANEL: 0317
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: 8.0 FEET

CERTIFIED TO:

AT&T Florida
Leslie A. Lewis, Esq.
Old Republic National Title Insurance Company.

SCHEDULE B II MATTERS SHOWN:

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK 8803, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK 8803, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MEANS OF INGRESS AND INGRESS TO AND FROM THE ALLEY.

SURVEY NOTES:

1) LEGAL DESCRIPTION SHOWN PER TITLE COMMITMENT.
2) EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL PLOTTABLE EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 01-2014-002497 DATED FEBRUARY 2, 2014 @ 11:00 PM
3) 4 FOOT PROPOSED RESERVATION OF EASEMENT CONTAINS 1280 +/- S.F. OF LAND
4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
6) WALL TIES ARE THE FACE OF THE WALL.
7) FENCE OWNERSHIP NOT DETERMINED.
8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
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12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
15) THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
16) BENCHMARK: D-149 ..... ELEVATION: 4.18 FEET (N.G.V.D. 1929)
LOCATION: N.E. 15th STREET & MERIDIAN AVENUE

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF *PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE* PURSUANT TO 472.027, FLORIDA STATUTES.

MIGUEL ESPINOSA
FOR THE FIRM
P.S.M. No. 5101-STATE OF FLORIDA

NOT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR PRINTED, WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND

ABBREVIATIONS AND LEGEND:

CONC. =DENOTES CONCRETE
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—OH— =DENOTES OVERHEAD WIRES
=DENOTES FOUND IRON PIPE (NO ID.)
=DENOTES FOUND NAIL AND DISC

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

MAP OF SURVEY

Scale: 1" = 25'

PREPARED FOR: AT&T FLORIDA

MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262-2992 FAX: (305) 964-9303
L.B. No. 6463

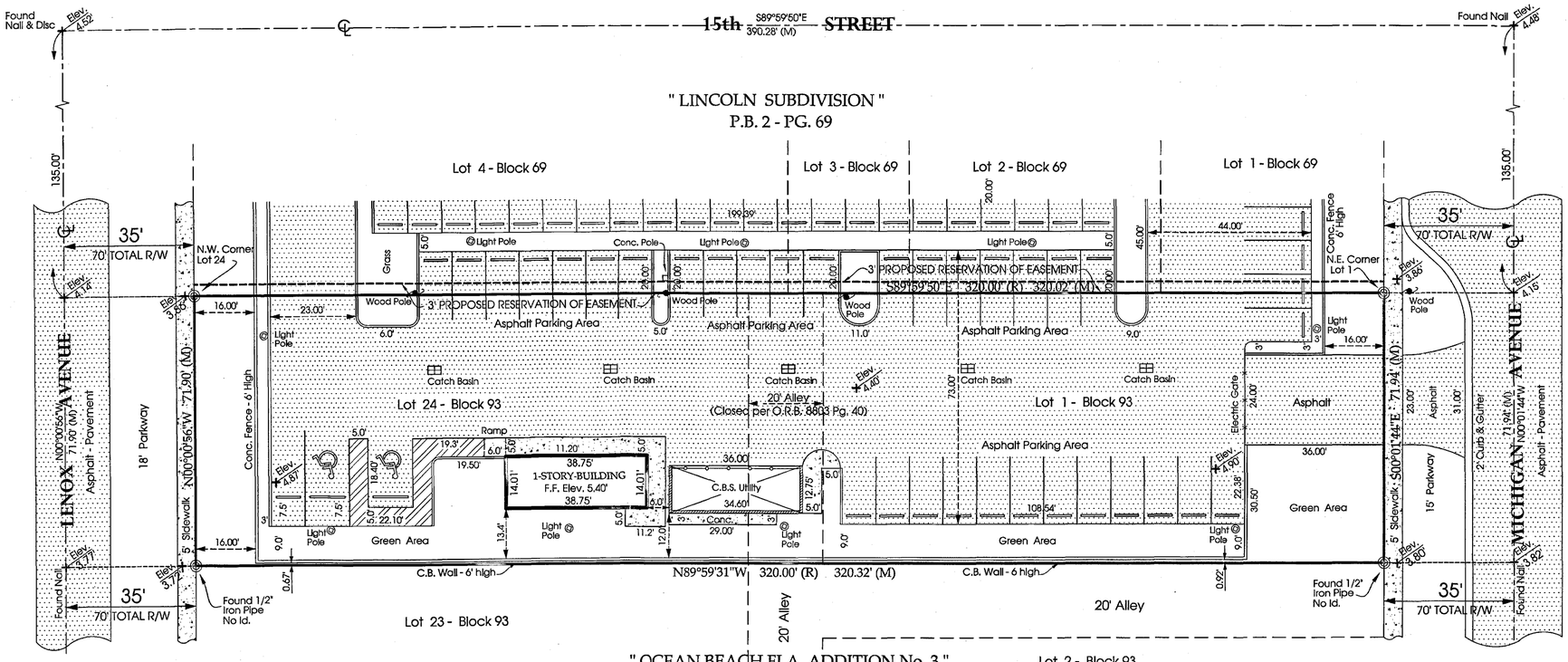
BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/06/2014	06/02/2014	06/06/2014	R.U.	S-10998

B1405996

15-146

SL



NORTH

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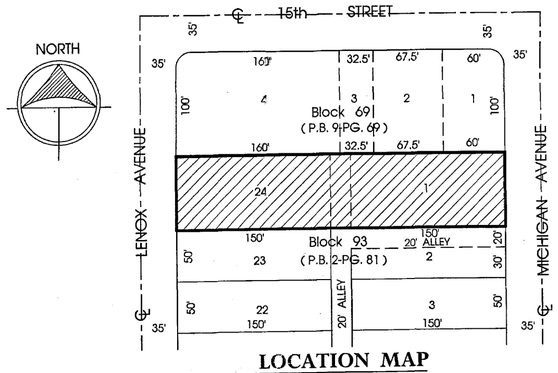

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CERTIFIED TO:

AT&T Florida
Leslie A. Lewis, Esq.
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SIGNED BY: MIGUEL ESPINOSA — FOR THE FIRM P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

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MAP OF SURVEY

Scale: 1" = 25'

PREPARED FOR: AT&T FLORIDA

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PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262-2992 FAX: (305) 964-9303
L.B. No. 6463

BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/06/2014	06/02/2014	06/06/2014	R.U.	S-10998

MIAMI BEACH LENOX 15TH ST. PARKING LOT

1030 15TH STREET
MIAMI BEACH, FL 33139

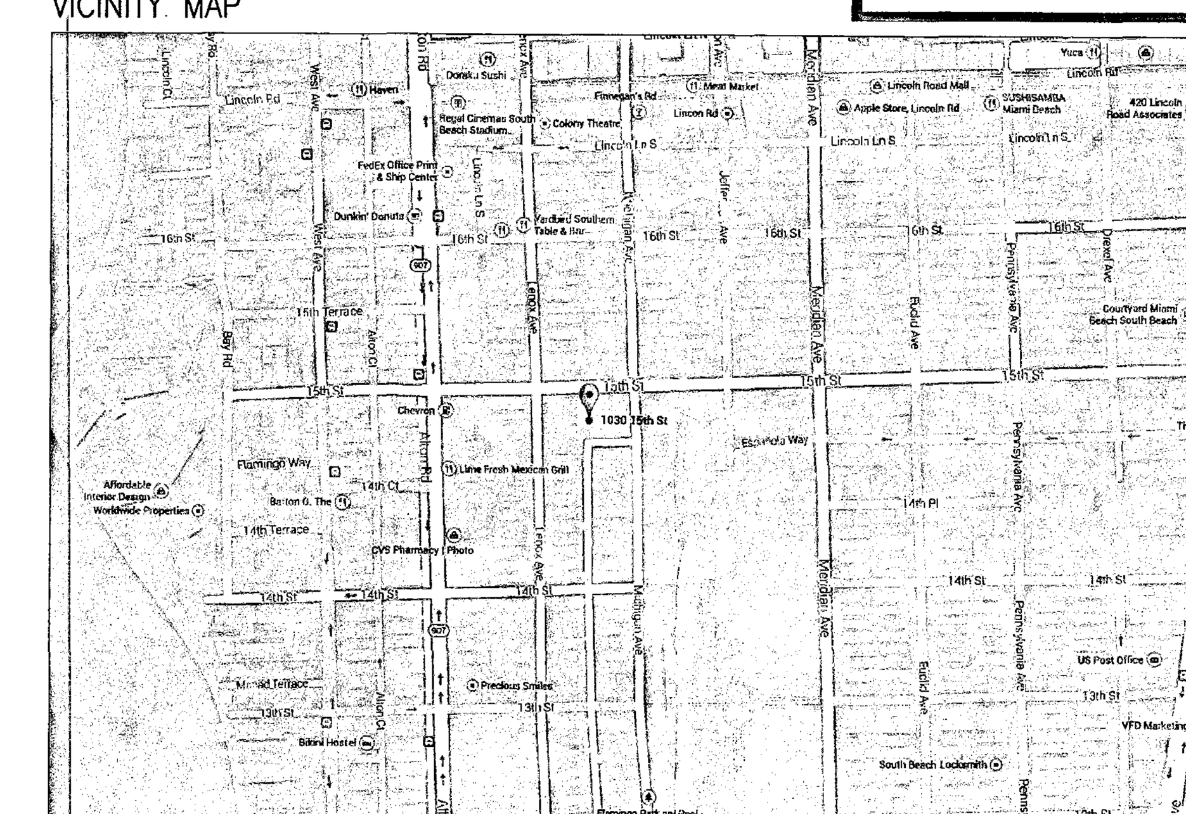
AT&T ENGAGE NUMBER: S20589
CLLI CODE : MIAMIFLBH
GEOLOC : M6226

INDEX TO DRAWINGS B1405996

PUBLIC WORKS
PLAN REVIEW NOTE
Phone 305-673-7080 ...673-7028
THIS PLAN REVIEW CONSTITUTES ... FOR OBTAINING BUILDING P... ONLY.
All construction and/or use of equipment ... right-of-way and/or easements requires a separate Public Works ... permit prior to start of construction.
Permit Requirements: Proof of existing sidewalk ... area conditions (pictures) and/or posting of sidewalk/roadway ... (Public Works Inspection of the right-of-way ... required prior to final sign-off on the C.C./C.O., or the release of bonds.)
Date: 11/5/14
5/4/15

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
CORE REVIEWER (PRINT): Miguel De Armas
SIGNATURE ______ DATE 3-30-2015.

VICINITY MAP



NOT TO SCALE

Derm Number: 2015-0217-1426-3880
Contact Name: DAMIAN GALLO
Contact Phone: (305)522-5215
Folio: 02-4203-009-6980
Project Name: 1030 15 STREET
Date Received: 02/17/2015

WASD NEW CUSTOMER DIVISION
Reviewed by Deidra Lewis
Initial DL Date 3/23/15
VERIFICATION FORM Required / Not Required
ORD. LETTER 89-95 Required / Not Required
OTHER 2015 48505

at&t

Kashmiry & Associates, Inc.

CONSULTING ENGINEERS - JACKSONVILLE, FLORIDA

ROUX architect
Theodore Roux AIA, AR 4169
115 Giralda Avenue Coral Gables, Florida 33134
Fax 305-443-... Tel 305-443-2080

CAMERO + ASSOCIATES, INC.
CIVIL ENGINEERS — PLANNERS
CAMERO & ASSOCIATES, INC. EB NO. 0004275
JORGE L. CAMERO, P.E. FLA. REG. NO. 32545
7400 SW. 50th TERR. SUITE 204 MIAMI, FL 33155
(305) 665-7602 FAX (305) 665-8488

RICHARD BARTLETT LANDSCAPE, INC.
14417 STIRRUP LANE
WELLINGTON, FL 33414
TEL:(561) 795-0443 FAX:(561)793-7920
LANDSCAPE ARCHITECTURE LC26000352
CARL B. HIGGINS RLA#0001436
RBL#11-08-1907
EMAIL–planmaker@bellsouth.net

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026024
JOB NO: FL14-34
DESIGNED: KF
CHECKED: MK
8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

NAME:	MOHSEN KASHMIRY
DISCIPLINE:	ELECTRICAL P.E.
FL LIC #:	26024
FL CORP. #:	7978
PHONE #:	904-739-2000
ADDRESS:	8777 SAN JOSE BLVD BLDG. C, SUITE 401 JACKSONVILLE, FL 32217
SIGNATURE:	
DATE:	11/5/14

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	KF/MK
1	ADDENDUM #1, BLDG. DEPT. COMMENTS	10/14/14	KF/MK
3	ISSUE FOR PERMIT	11/5/14	KF/MK

The ... districts ... there may be additional permits ... may be found in ... such as water management's ... agencies. ... responsibility for accuracy of or ... subject to compliance with ... Laws, Rules, and Regulations

PROPRIETARY AT&T INFORMATION
NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR BUILDINGS, CONSTRUCTION, AND/ OR ZONING CHANGES.

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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

DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE
PROJECT DRAWING
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH
COVER SHEET
GENERAL

PROJECT TITLE
MIAMI BEACH LENOX 15TH ST PARKING LOT

AT&T PROJECT NUMBER: S20589
AT&T AUTHORIZATION: ALEX PENTON
DATE: 8/25/14
DRAWN BY: TB
SHEET: 1 OF:
AT&T DRAWING NO.: S2058

MIAMI BEACH LENOX 15TH ST.
PARKING LOT

1030 15TH STREET
MIAMI BEACH, FL 33139

AT&T ENGAGE NUMBER: S20589
CLLI CODE : MIAMIFLBH
GEOLOC : M6226

at&t

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CONSULTING ENGINEERS - JACKSONVILLE, FLORIDA

ROUX architect
Theodore Roux AIA, AR 4152
16 Giralda Avenue Coral Gables, Florida 33134
Phone: 305-443-8118 Fax: 305-443-8050

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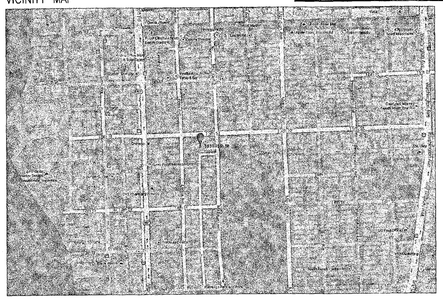
CARL B. HIGGINS RLA#0001436
EMAIL-planmaker@bellsouth.net

RBL#11-08-1907

INDEX TO DRAWINGS

SHEET NUMBER	SHEET TITLE
	GENERAL
G001	COVER SHEET
	SURVEY
SURVEY	SURVEY CIVIL
	CIVIL
C100	WATER AND SEWER PLAN
C200	NOTES, DETAILS
	LANDSCAPE
L100	LANDSCAPE
L200	IRRIGATION
L300	LANDSCAPE AND IRRIGATION SPECIFICATIONS
	ARCHITECTURAL
A100D	SITE PLAN DEMOLITION
A100	SITE PLAN
A101	SITE DETAILS
	ELECTRICAL
E001	LEGEND, SCHEDULE, DETAILS AND NOTES
E102D	SITE PLAN-DEMO
E102	SITE PLAN-NEW AND BUILDING PLAN
E103	SITE PLAN-PHOTOMETRICS, SCHEDULE AND DETAILS

VICINITY MAP



NOT TO SCALE

B14059966

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
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FIRE PREVENTION:
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PUBLIC WORKS:
STRUCTURAL:
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CONSULTANT STAMP

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SIGNATURE:
DATE: 8/25/14

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DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

PROJECT TITLE: PROJECT DRAWING

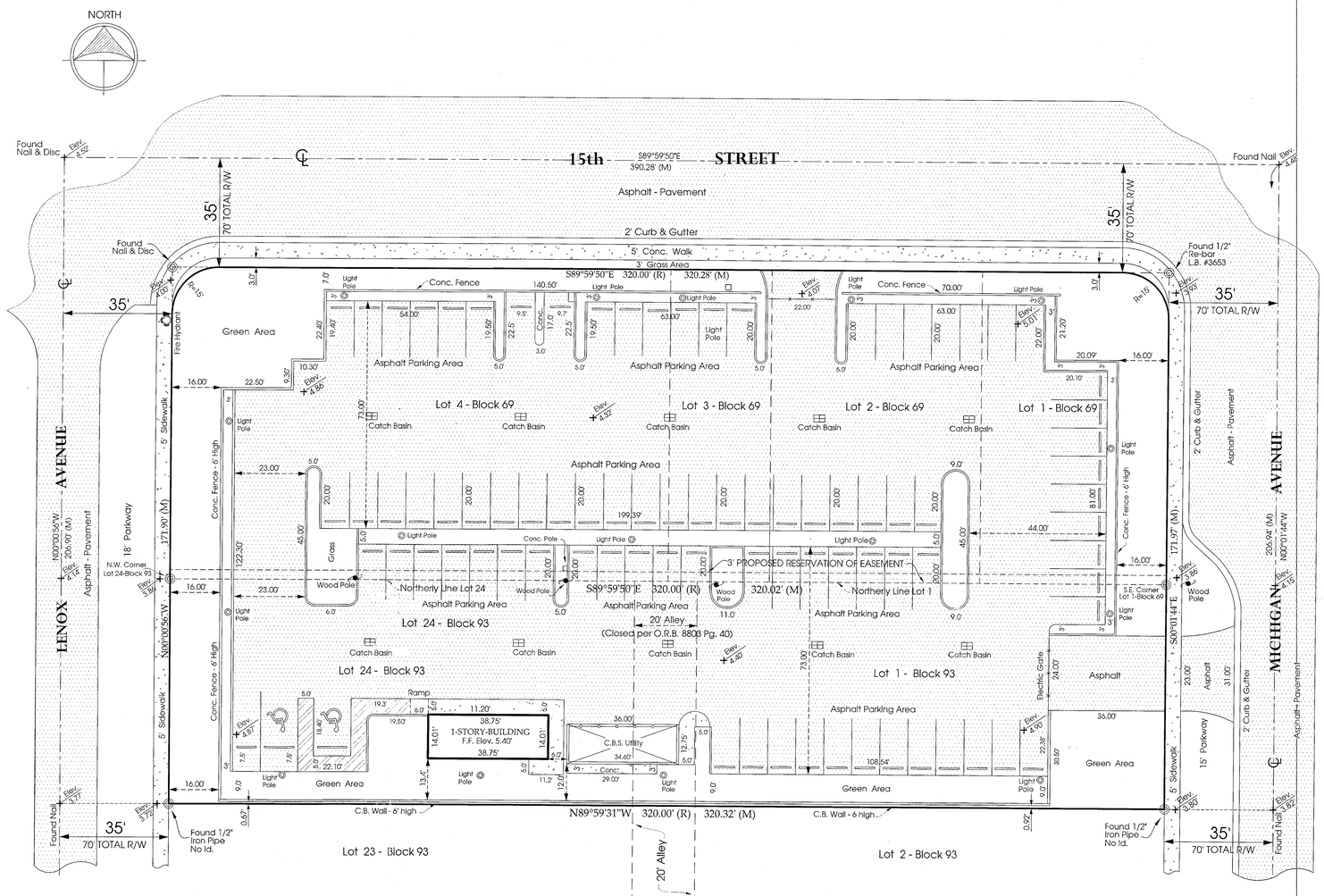
1030 15TH ST
MIAMI BEACH
FL US

MIAMFLBH – M6226

SHEET TITLE:
COVER SHEET
GENERAL

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED	
	DRAWN BY: TB	CHECKED BY: KF/MK	
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 1 OF: 1 SHEETS	SHEET NO. G0	
	AT&T DRAWING NO.: S20589G00001		



" OCEAN BEACH FLA. ADDITION No. 3 "
P.B. 2 - PG. 81

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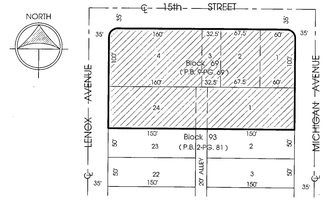

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COMMUNITY: 120651
SUFFIX: L
PANEL: 0317
ELEVATION: 8.0 FEET

CERTIFIED TO:

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Leslie A. Lewis, Esq.
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7) FENCE OWNERSHIP NOT DETERMINED.
8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
15) THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
16) BENCHMARK: D-149 ..... ELEVATION: 4.18 FEET (N.G.V.D. 1929)
LOCATION: N.E. 15th STREET & MERIDIAN AVENUE

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

ABBREVIATIONS AND LEGEND:

CONC.	=DENOTES CONCRETE		=DENOTES WATER METER
R/W	=DENOTES RIGHT - OF- WAY		=DENOTES WOOD POWER POLE
℄	=DENOTES CENTERLINE	—OH—	=DENOTES OVERHEAD WIRES
P.B.	=DENOTES PLAT BOOK		=DENOTES FOUND IRON PIPE (NO ID.)
PG.	=DENOTES PAGE		=DENOTES FOUND NAIL AND DISC
S.Q.	=SQUARE FEET		

MAP OF SURVEY

NOTE:
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

Scale: 1" = 20'

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

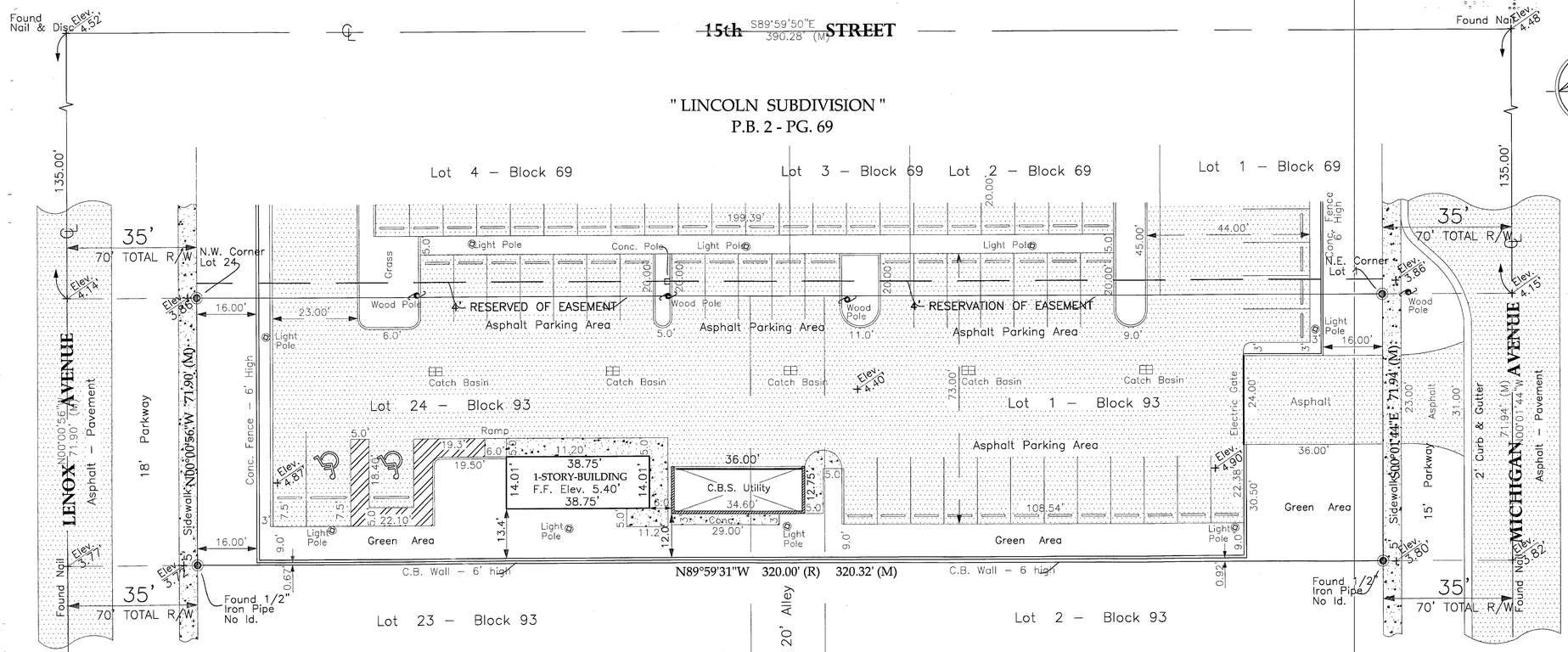
CERTIFICATION:

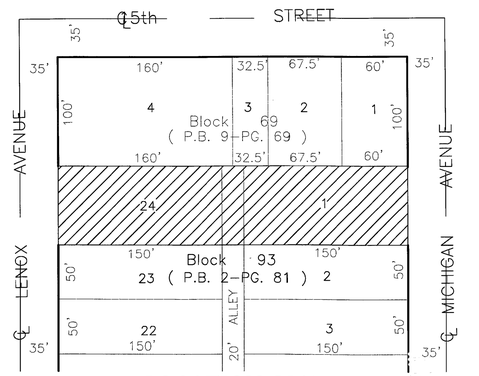
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 51-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED
MIGUEL ESPINOSA **FOR THE FIRM**
P.S.M. No. 5101 STATE OF FLORIDA

MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262-2992 FAX: (305) 964-9303
L.B. No. 6463

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/06/2014	06/02/2014	06/06/2014	R.U.	S-10998





LOCATION MAP
Scale: 1" = 100'

NORTH

LEGAL DESCRIPTION:

FOLIO: 02-4203-009-6980
LOTS 1 AND 24 AND 20 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 93, OCEAN BEACH FLA. ADDITION No. 3 , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1030 15th STREET, MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE " COMMUNITY: 120651 PANEL:
DATE OF FIRM: 09-11-2009 SUFFIX: L
ELEVATION: 8.0 FEET

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
6) WALL TIES ARE THE FACE OF THE WALL.
7) FENCE OWNERSHIP NOT DETERMINED.
8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
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16) BENCHMARK: D-149 ..... ELEVATION: 4.18 FEET
LOCATION: N.E. 15th STREET & MERIDIAN AVENUE

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED: _____
BY: MIGUEL ESPINOSA FOR THE FIRM
P.S.M. No. 5101–STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ABBREVIATIONS AND LEGEND:

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R/W	=DENOTES RIGHT – OF– WAY
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P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
	=DENOTES WATER METER
	=DENOTES WOOD POWER POLE
—OH—	=DENOTES OVERHEAD WIRES
	=DENOTES FOUND IRON PIPE (NO I.D.)
	=DENOTES FOUND NAIL AND DISC

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

MAP OF SURVEY

Scale: 1/16" = 1'–0"

CERTIFIEDTO: AT&T

MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262–2992 FAX: (305) 964–9303
L.B. No. 6463

BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/06/2014	06/02/2014	06/06/2014	R.U.	S–10998

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

CONSULTANT STAMP
Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026604
JOB NO: FL14-34
DESIGNED:
CHECKED:
8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	XX/XX

DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

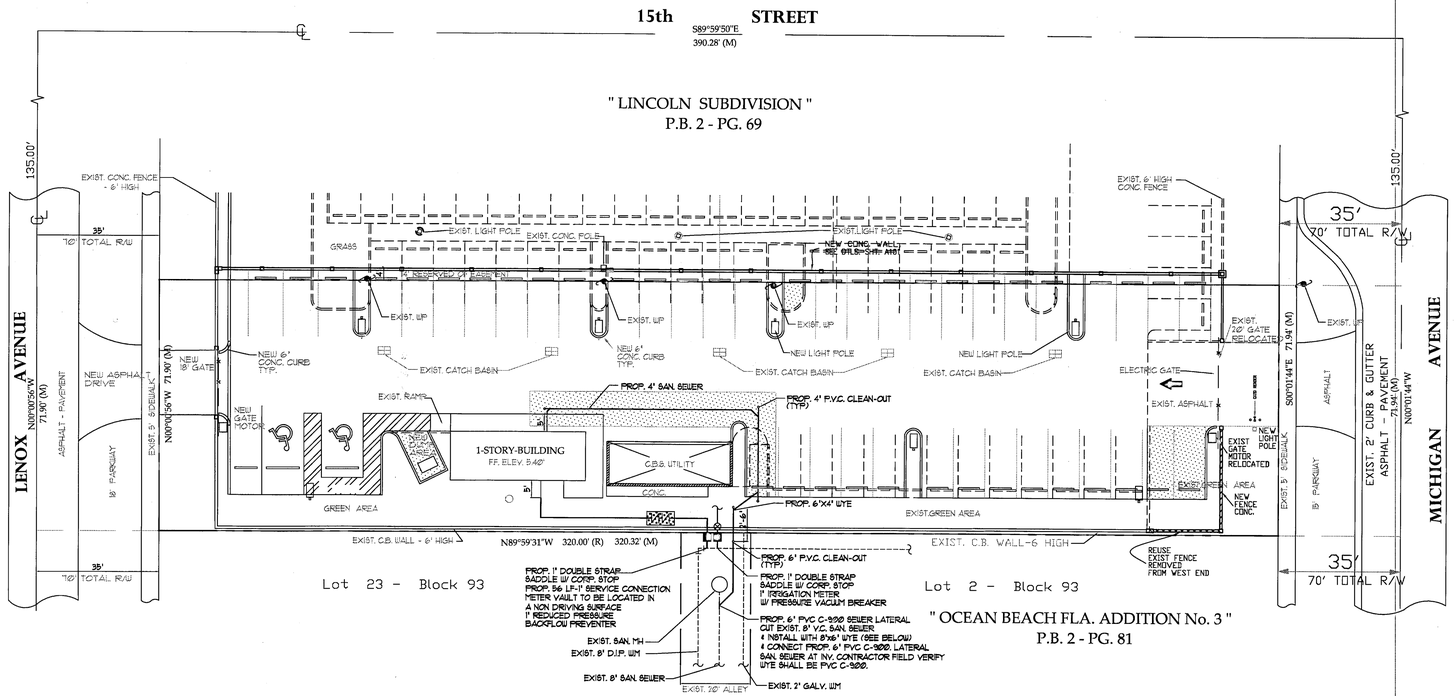
PROJECT TITLE: **PROJECT DRAWING**

1030 15TH ST
MIAMI BEACH
FL US

MIAMFLBH – M6226

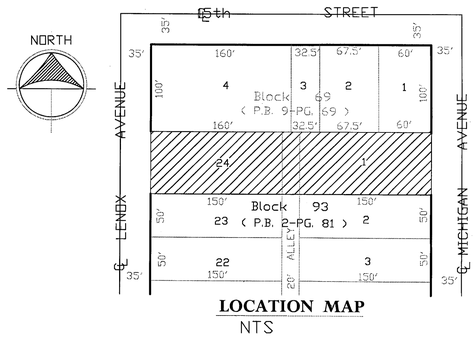
SHEET TITLE:
SURVEY CIVIL

AT&T PROJECT NUMBER:	DATE: 8/25/14	SCALE: AS NOTED
S20589	DRAWN BY:	CHECKED BY:
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 1 OF: 6 SHEETS	SHEET NO.:
	AT&T DRAWING NO.: S20589SURVEY	SURVEY



WATER + SEWER PLAN

SCALE IN FEET 1" = 20'-0"



LOCATION MAP
NTS

LEGAL DESCRIPTION:

FOLIO: 02-4203-003-6380
LOTS 1 AND 24 AND 20 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 93, OCEAN BEACH FLA. ADDITION No. 3 , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WATER LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT W/GATE VALVE
- EXISTING FIRE HYDRANT W/GATE VALVE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED REDUCER
- EXISTING REDUCER
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED REDUCED PRESSURE BACKFLOW PREVENTOR
- DOUBLE DETECTOR CHECK VALVE

SEWER LEGEND

- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SERVICE
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- DIRECTION OF FLOW OF SANITARY SEWER
- ELECTRICAL TRANSFORMER
- ELECTRICAL BOX
- C.L.F. CHAIN LINK FENCE
- C.U.P. CONCRETE UTILITY POLE
- E.T.P. ELECTRICAL TELEPHONE BOX
- U.P. UTILITY POLE

CAMERO + ASSOCIATES, INC.
CIVIL ENGINEERS
CAMERO & ASSOCIATES, INC.
JORGE L. CAMERO, P.E.
7400 SW. 52nd TERR. SUITE 204
(305) 665-7602
OUR JOB# 14-130
PLANNERS
EB NO. 0004275
FLA. REG. NO. 32545
MIAMI, FL 33155
FAX (305) 665-8488

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00028024
JOB NO: FL14-34
DESIGNED:
CHECKED:
8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

9-4-15

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	
1	ADDENDUM NO. 1, BLDG. DEPT. COMMENTS	10/14/14	
2	FINAL SUBMITTAL	10/29/14	
3	ISSUE FOR PERMIT	11/5/14	

PROPRIETARY AT&T INFORMATION

NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR BUILDINGS, CONSTRUCTION, AND/ OR ZONING CHANGES.

DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

PROJECT TITLE: PROJECT DRAWING
FINAL SUBMITTAL OCTOBER 29, 2014
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

SHEET TITLE: WATER + SEWER PLAN
CIVIL

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

AT&T PROJECT NUMBER: S20589	DATE: 10/14/14	SCALE: AS NOTED	
	DRAWN BY:	CHECKED BY:	
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 1 OF: 2 SHEETS	SHEET NO. C100	
	AT&T DRAWING NO.: S20589C10100		

GENERAL NOTES:

1. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH, PUBLIC WORKS DEPARTMENT.
3. THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY DISCREPANCY OR VARIATION FROM THE APPROVED DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGE, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING NECESSARY MEASURES TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON SITE. THE PLANS ARE TO BE MADE AVAILABLE TO THE ENGINEERING INSPECTOR OF THE CITY OF MIAMI BEACH OR HIS DESIGNEE UPON REQUEST.
6. THE CONTRACTOR SHALL PROVIDE ACCESS AND ASSISTANCE TO THE CITY ENGINEER OR HIS DESIGNEE TO MAKE INSPECTIONS, AS NECESSARY, DURING CONSTRUCTION.
7. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
8. CONTRACTOR MUST CALL CITY OF MIAMI BEACH, PUBLIC WORKS DEPARTMENT TO OBTAIN A RIGHT OF WAY PERMIT AND ARRANGE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO START OF CONSTRUCTION.
9. ENGINEERING PERSONNEL WILL INSPECT ALL FACILITIES APPROVED BY THEIR OFFICE. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCIES SHALL BE IN ACCORDANCE WITH THEIR STANDARDS.
10. TRENCH EXCAVATIONS IN EXCESS OF 5 FEET DEEP SHALL COMPLY WITH THE TRENCH SAFETY ACT AS PER O.S.H.A. STANDARD 29 CFR S.926.650 SUBPART P IN STATUTES. THE TRENCHES AND DITCHES SHALL BE PROTECTED IN ACCORDANCE WITH RULE 38a 43.02 FAC AND 8A-1,095(2).
11. ERECTION OR INSTALLATION OF APPROPRIATE SAFETY AND WARNING DEVICES SHALL BE REQUIRED DURING THE COURSE OF CONSTRUCTION. SAID DEVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "MANUAL ON TRAFFIC CONTROL AND SAFETY PRACTICES" AND THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.
12. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONGSIDE OF AND OVER ALL UTILITIES. THE CITY ENGINEER REQUIRES THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COST OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CITY. THE RETESTING COST, DUE TO FAILURE OF THE COMPACTION TEST, WILL BE PAID BY THE CONTRACTOR.
13. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED BY THE CITY OF MIAMI BEACH, PUBLIC WORKS DEPARTMENT:
    A. CONTRACTOR'S, SUBCONTRACTOR'S AND SUPPLIER'S WAIVER AND RELEASE OF LIEN.
    B. CONTRACTOR'S LETTER OF WARRANTY (I.E. LETTER OF AGREEMENT).
    C. "AS BUILT" - FOUR (4) ORIGINALS 22"X34" & 11"X17" SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR SHOWING SPECIFIC LOCATION, DEPTH, ETC. OF ALL CITY FACILITIES TOGETHER WITH A DIGITAL COPY IN AUTOCAD LAST VERSION 2011 OF THE "AS-BUILT" DRAWINGS USING STATE PLANE FLORIDA EAST FIPS 0901 FEET MAP 1983 (FEET).
14. THESE PLANS ARE PREPARED FROM UTILITY INFORMATION OF PREVIOUS AND RECENT AVAILABLE RECORDS. THE DESIGNER IS NOT LIABLE FOR ANY UTILITY CONFLICTS AND UNKNOWNS THAT ARE DISCOVERED DURING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES. IN CASE THAT A CONFLICT ARISES, THE ENGINEER OF RECORDS OR HIS DESIGNEE SHALL BE INFORMED TO MAKE THE APPROPRIATE DESIGN CHANGES.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — GENERAL NOTES — GN1a

GENERAL NOTES:

15. FOR SPECIFICATIONS, PLEASE REFER TO THE CITY OF MIAMI BEACH PUBLIC WORKS MANUAL.
16. DUE TO SOIL CONDITIONS, HIGH WATER TABLE AND PROTECTION OF ROADWAY, UTILITIES AND EXISTING LANDSCAPING, SHORING WILL BE REQUIRED FOR TRENCH AND STRUCTURE CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT THE PROPOSED METHOD OF CONSTRUCTION TO THE ENGINEER FOR APPROVAL AT THE PRECONSTRUCTION MEETING. THE COST OF SHORING WILL BE INCLUDED IN THE COSTS OF STRUCTURE AND PIPES. DEWATERING MAY BE REQUIRED AND SHALL BE INCLUDED IN THE COSTS OF STRUCTURES AND PIPES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TURBIDITY BARRIER AT ALL OUTFALLS SUBJECT TO POTENTIAL DISCHARGE DURING CONSTRUCTION. SEE FDOT INDEX No 104. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL KNOWLEDGE OF ALL APPLICABLE REGULATORY REQUIREMENTS AND CORRECT ANY SILTATION OR OTHER DAMAGE TO THE DRAINAGE SYSTEM.
18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH ALL STATE, COUNTY AND LOCAL REQUIREMENTS.
19. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY ENGINEERING DEPARTMENT.
20. ALL DEFECTIVE WORK NOT ACCEPTED BY THE CITY ENGINEER OR HIS DESIGNEE, OR BY ANY GOVERNMENT PERMITTING AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
21. CONTRACTOR SHALL CONTACT PWD TO INSPECT METERS AND BOXES AHEAD OF CONSTRUCTION TO DETERMINE WHETHER REPLACEMENT IS NECESSARY.
22. ELEVATIONS ARE REFERRED TO NAVD 88, BASED ON A ______________ BENCH MARK NO. ________ ELEVATION: _____ (NGV DATUM) = _____ (NAVD 88) LOCATOR: ________ NAME: ________ ELEVATION: ________________ LOCATED AT______________
23. PROVIDE RESTRAINING BY THE USE OF FIELD LOCK GASKET ON TYTON JOINT PIPE AND AS MANUFACTURED BY U.S. PIPE OR EQUAL.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED WATER SERVICE DURING THE CONSTRUCTION OF THE TIE-IN CONNECTION OF ALL PROPOSED WATER SYSTEMS TO ANY EXISTING WATER SERVICE LINES. ABANDONMENT SHALL NOT OCCUR UNTIL THE PROPOSED WORK HAS BEEN APPROVED AND ACCEPTED FOR OPERATION BY THE ENGINEER OF RECORD AND THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT, WATER DIVISION. CONTRACTOR SHALL REQUEST FROM CMB 48 HOURS PRIOR FOR WATER MAIN SHUTDOWN.
25. ALL WATER METER BOXES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH CITY ISSUED WATER METER BOXES AND PAID FOR BY CONTRACTOR.
26. ALL PROPOSED WATER METERS SHOULD BE A MINIMUM OF A 2-INCH SERVICE.
27. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL NUMBER OF EXISTING WATER SERVICES TO BE CONNECTED TO THE PROPOSED WATER MAIN.
28. ALL DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C 600 LATEST REVISIONS WITH A DETECTOR TAPE. DETECTOR TAPE SHALL BE 3"WIDE BLUE TAPE FOR WATER MAIN WITH A METALLIC FOIL CORE LAMINATED BETWEEN TWO LAYERS OF PLASTIC FILM. THE WORKS "CAUTION WATER LINE BURIED BELOW"ON THE UPPER SIDE OF THE PIPE SHALL BE PRINTED AT 30"INTERVALS ALONG THE TAPE. TAPE SHALL BE PLACED 18"BELOW GRADE ABOVE ALL WATER MAINS AND SERVICES OR AS RECOMMENDED BY MANUFACTURER NON-METALLIC TAPE SHALL BE USED ABOVE DUCTILE IRON PIPE.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — GENERAL NOTES — GN1b

GENERAL NOTES:

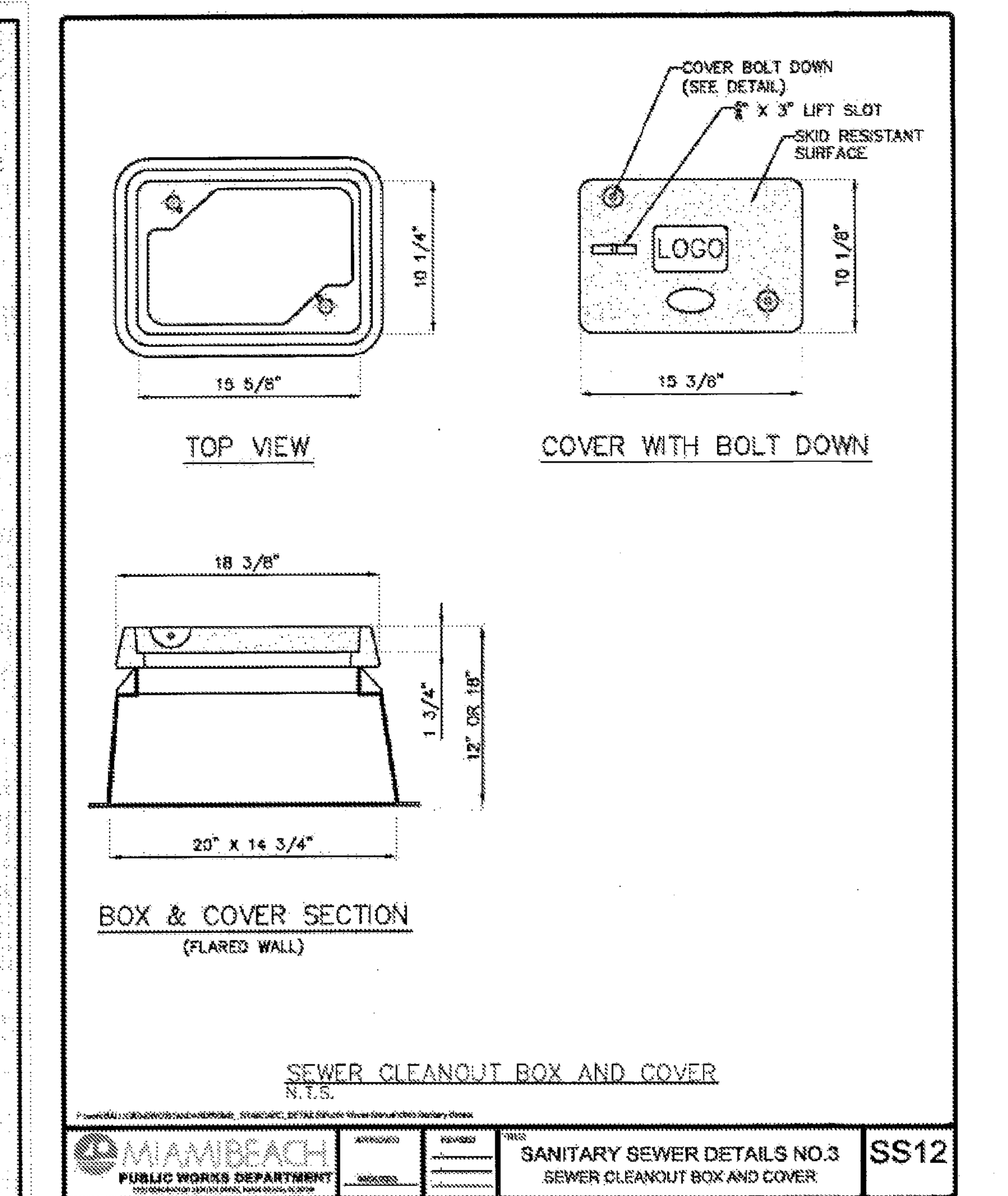
30. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH HRS (DEPT. OF HEALTH) THE WATER SAMPLING AND BACTERIOLOGICAL TESTS AND FINAL CERTIFICATION FROM HRS.
31. TAPPING SLEEVE VALVE TO BE PRESSURE TESTED AT 125 PSI FOR TWO (2) HOURS BEFORE TAPPING.
32. THRUST BLOCK NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE MEGALUGS OR CLASS 316 STAINLESS STEEL RESTRAINING RODS.
33. CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR EXISTING CLAY PIPING.
34. EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE UNTIL THE NEW MAIN IS PLACED IN SERVICE. ONCE THE NEW MAIN IS IN SERVICE, THE OLD HYDRANT SHALL BE COVERED AND TAGGED WITH A SIGN INDICATING "OUT OF SERVICE" UNTIL IT IS REMOVED BY THE CONTRACTOR.
35. NPDES BMP FOR SEDIMENTATION AND EROSION WORK MUST BE STRICTLY FOLLOWED DURING AND AFTER CONSTRUCTION.
36. PIPES SHALL BE INSTALLED IN THE DRY.
37. ALL D.I. PIPE SHALL BE THICKNESS CLASS 52 AND SHALL BE POLYWRAPPED AS PER WS7.
38. ALL RELATED HARDWARE FOR RESTRAINING RODS TO BE STAINLESS STEEL CLASS 316.
39. A CONCRETE SLAB SHALL BE INSTALLED OVER ANY PIPE INSTALLED WITH LESS THAN 30" OF COVER AS PER STANDARD DETAIL SES1.
40. ELEVATIONS ON PLANS REFER TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
41. THE CONTRACTOR SHALL BE GOVERNED BY THE LATEST APPLICABLE PORTIONS OF THE F.D.O.T. DESIGN STANDARDS, AND THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SUPPLEMENTS THERE TO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
42. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE PROJECT AREA BEFORE THE START OF CONSTRUCTION. SEE THE UTILITY CONTACT INFORMATION TABLE FOR CONTACT NUMBERS.
43. ANY DAMAGED PUBLIC OR PRIVATE PROPERTY BY THE CONTRACTOR SHALL BE RESTORED TO PREEXISTING CONDITIONS OR BETTER AT NO EXPENSE TO THE OWNER.
44. ALL CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
45. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS LINES.
46. ERECTION OR INSTALLATION OF APPROPRIATE SAFETY AND WARNING DEVICES SHALL BE REQUIRED DURING THE COURSE OF CONSTRUCTION. SAID DEVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "MANUAL OF TRAFFIC CONTROL AND SAFETY PRACTICES" AND THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.
47. ALL EXISTING UTILITIES, MAN HOLE COVERS, ELECTRICAL BOXES, VALVE BOXES, METER BOXES, DRAINAGE STRUCTURES, ETC. WITHIN PROPOSED AREAS OF IMPROVEMENTS SHALL BE ADJUSTED TO GRADE ELEVATION, UNLESS OTHERWISE NOTED.
48. CONTRACTOR SHALL REPLACE ALL UTILITY BOXES/COVERS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL NOTE THE CONDITION OF WATER METER BOXES BEFORE STARTING WORK. IF EXISTING WATER METER BOXES ARE DAMAGED, CONTACT THE CITY OF MIAMI BEACH FOR REPLACEMENT.
49. CONTRACTOR SHALL USE A STREET SWEEPER (USING WATER) OR OTHER EQUIPMENT CAPABLE OF CONTROLLING AND REMOVING DUST. APPROVAL OF THE USE OF SUCH EQUIPMENT IS CONTINGENT UPON ITS DEMONSTRATED ABILITY TO DO THE WORK.

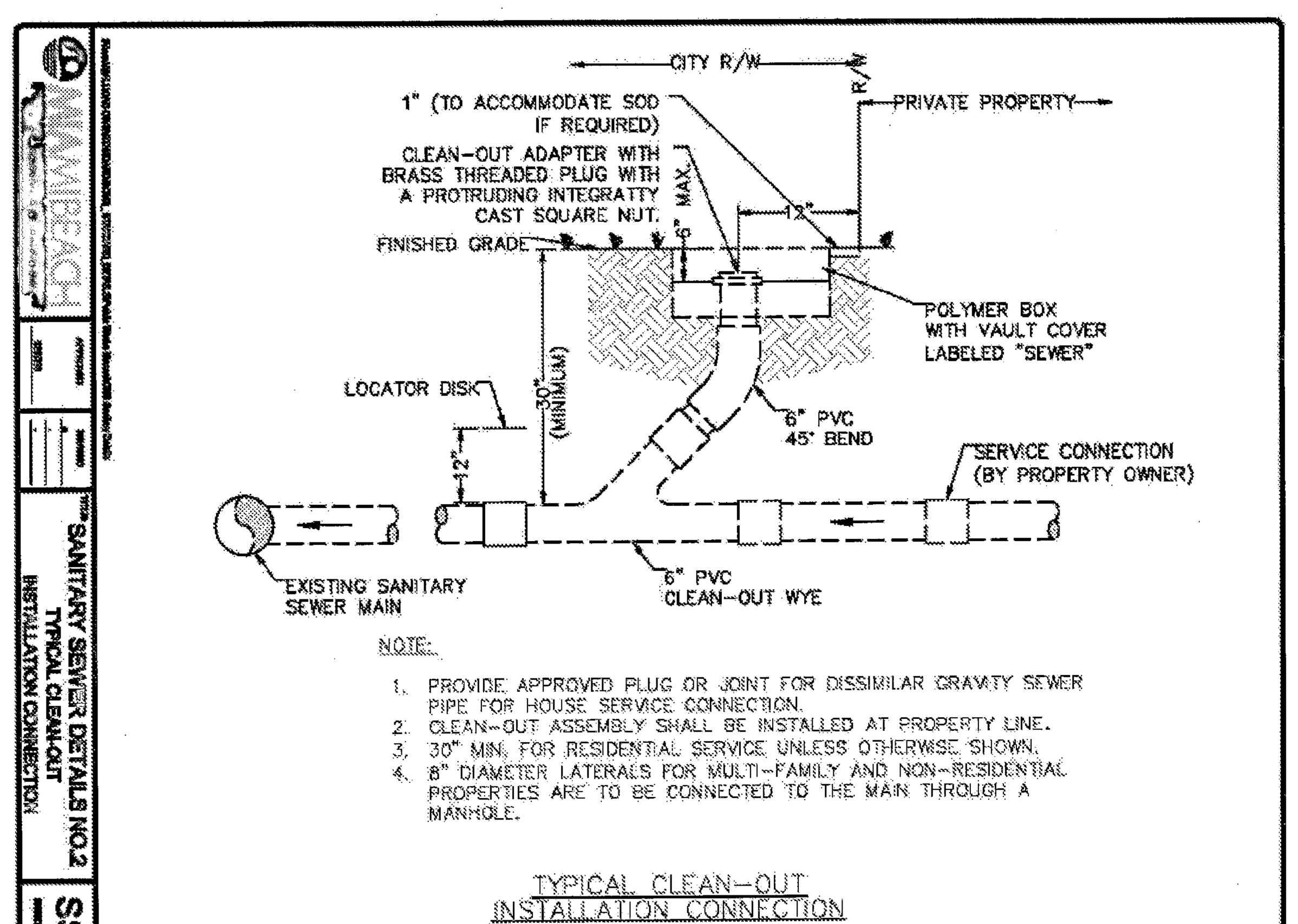
MIAMIBEACH PUBLIC WORKS DEPARTMENT — GENERAL NOTES — GN1c

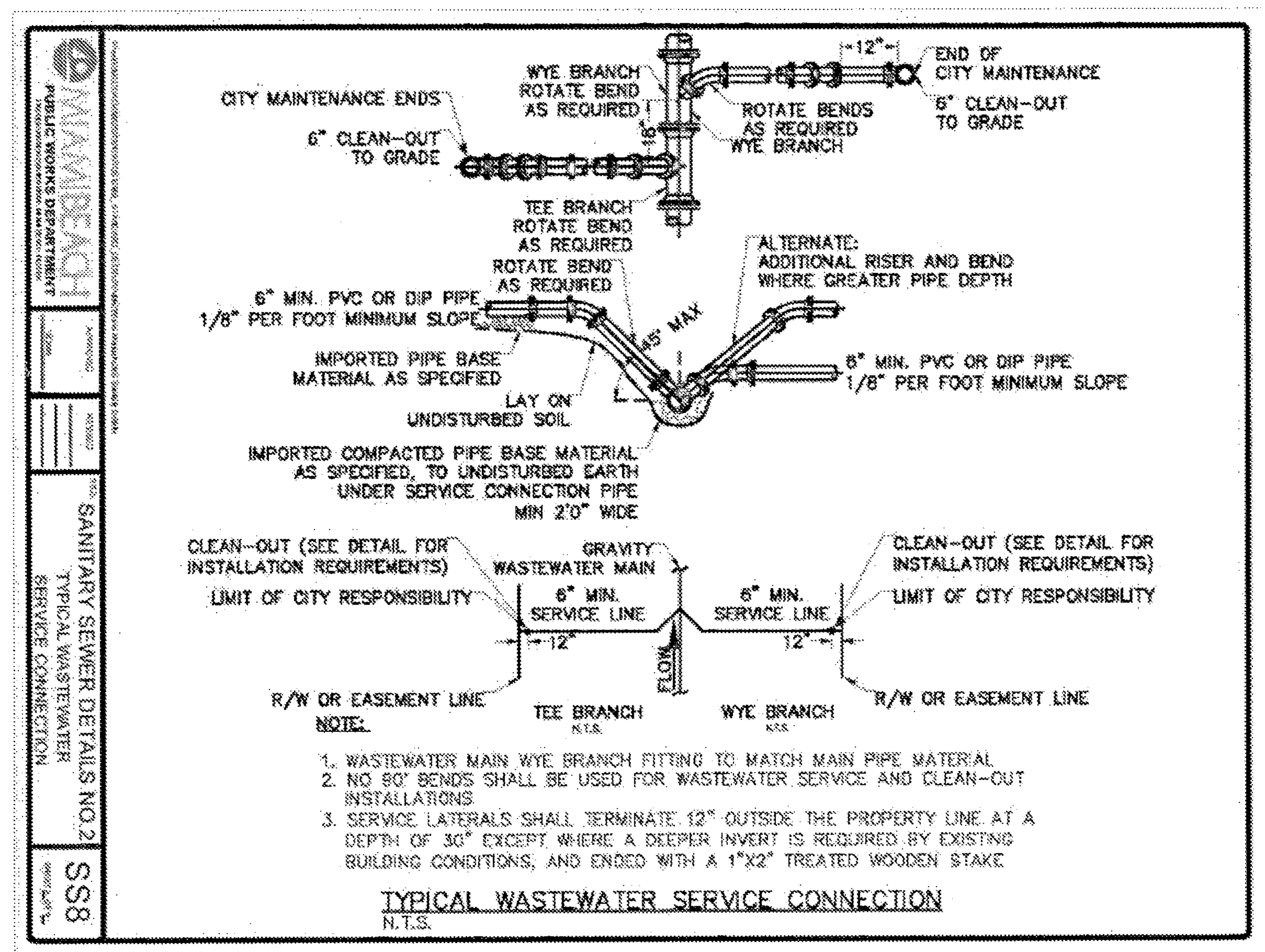
GENERAL NOTES:

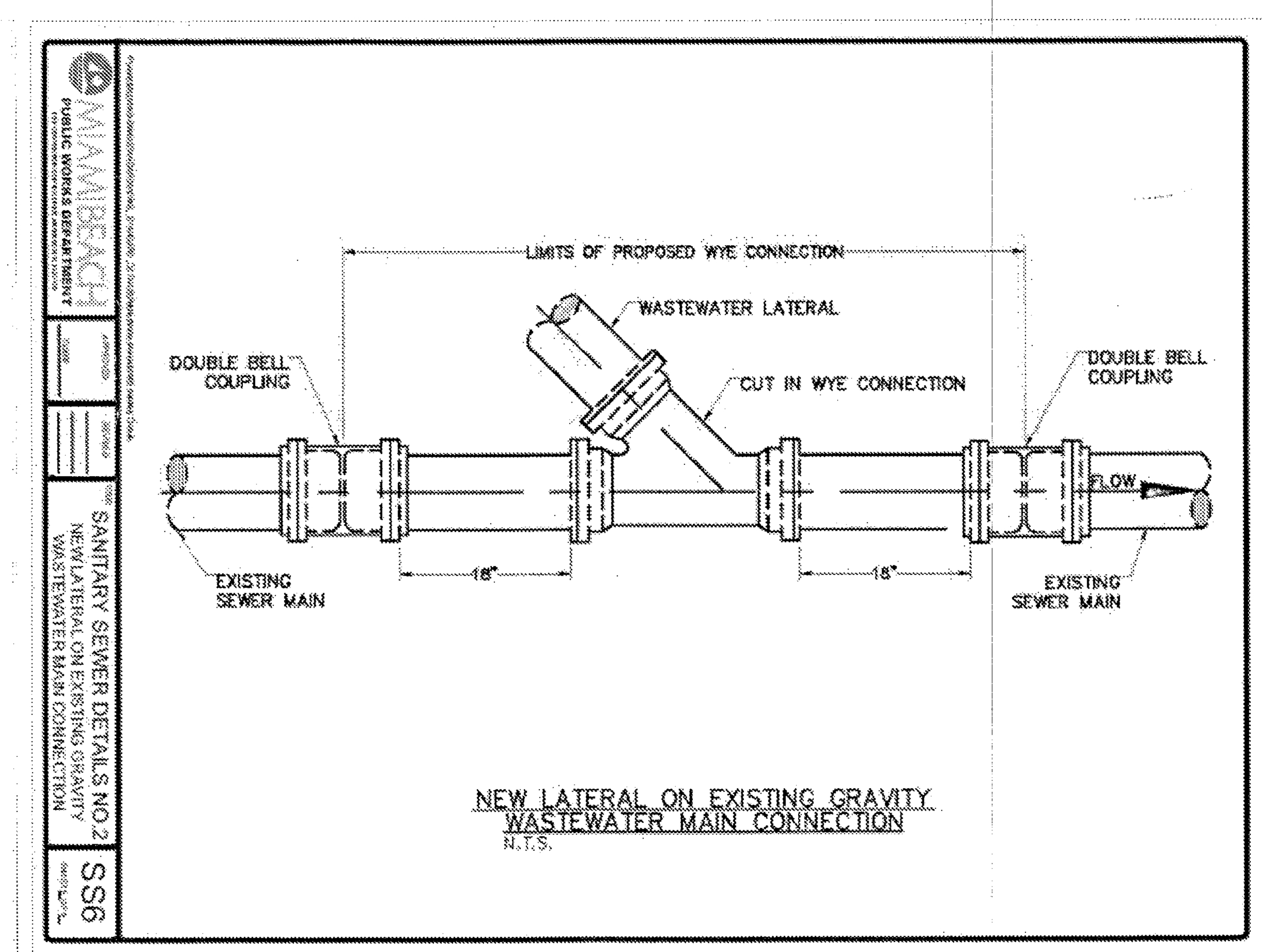
50. THE COLOR OF THE DETECTABLE WARNINGS ON CONCRETE OF COLORS OTHER THAN MIAMI BEACH RED, COORDINATE WITH THE PUBLIC WORKS DEPARTMENT FOR APPROPRIATE COLOR AND CONTRAST.
51. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS. ALL SIGN PANELS SHALL BE FABRICATED TO COMPLY WITH THE LATEST EDITION OF THE FEDERAL HIGHWAY AND ADMINISTRATION STANDARD HIGHWAY SIGNS.
52. MATCH EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND THE END OF THE PROJECT WITHOUT JOGS OR OFFSETS.
53. INCORRECTLY PLACED (THERMOPLASTIC OR) PAINT MARKINGS OVER ASPHALT PAVEMENT WILL BE REMOVED BY MILLING AND REPLACING THE ASPHALT PAVEMENT A MINIMUM WIDTH 18 IN. AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

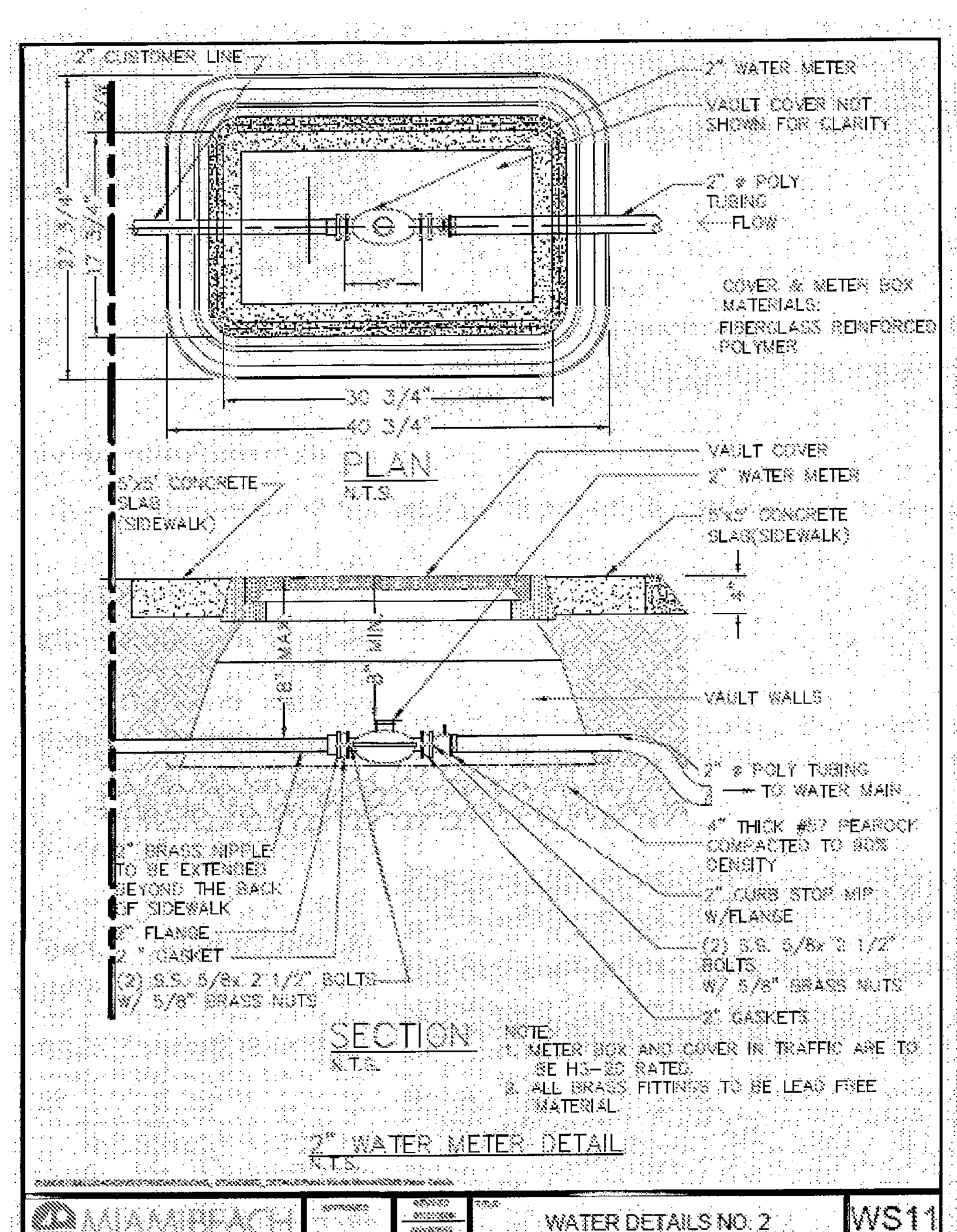
MIAMIBEACH PUBLIC WORKS DEPARTMENT — GENERAL NOTES — GN1d

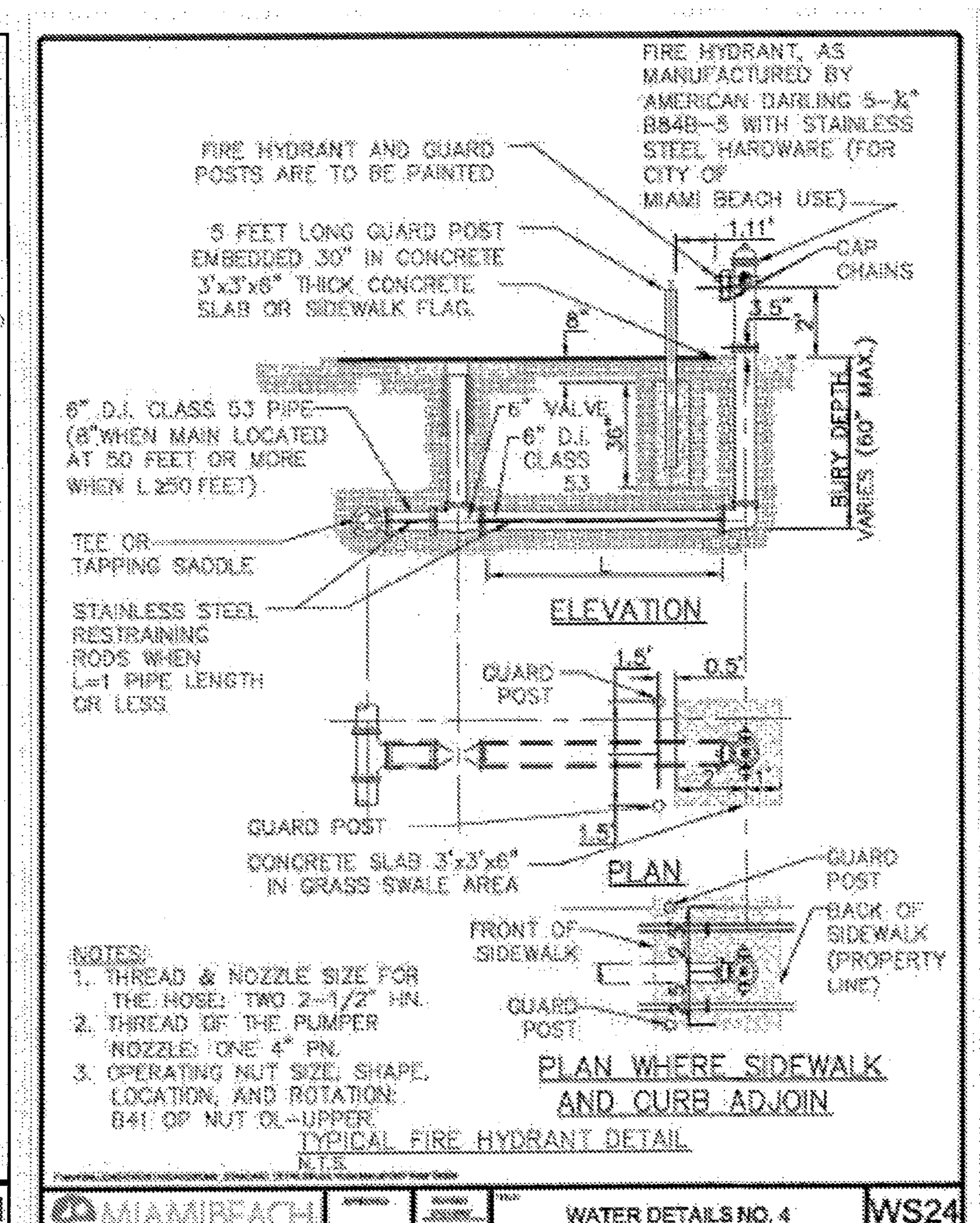


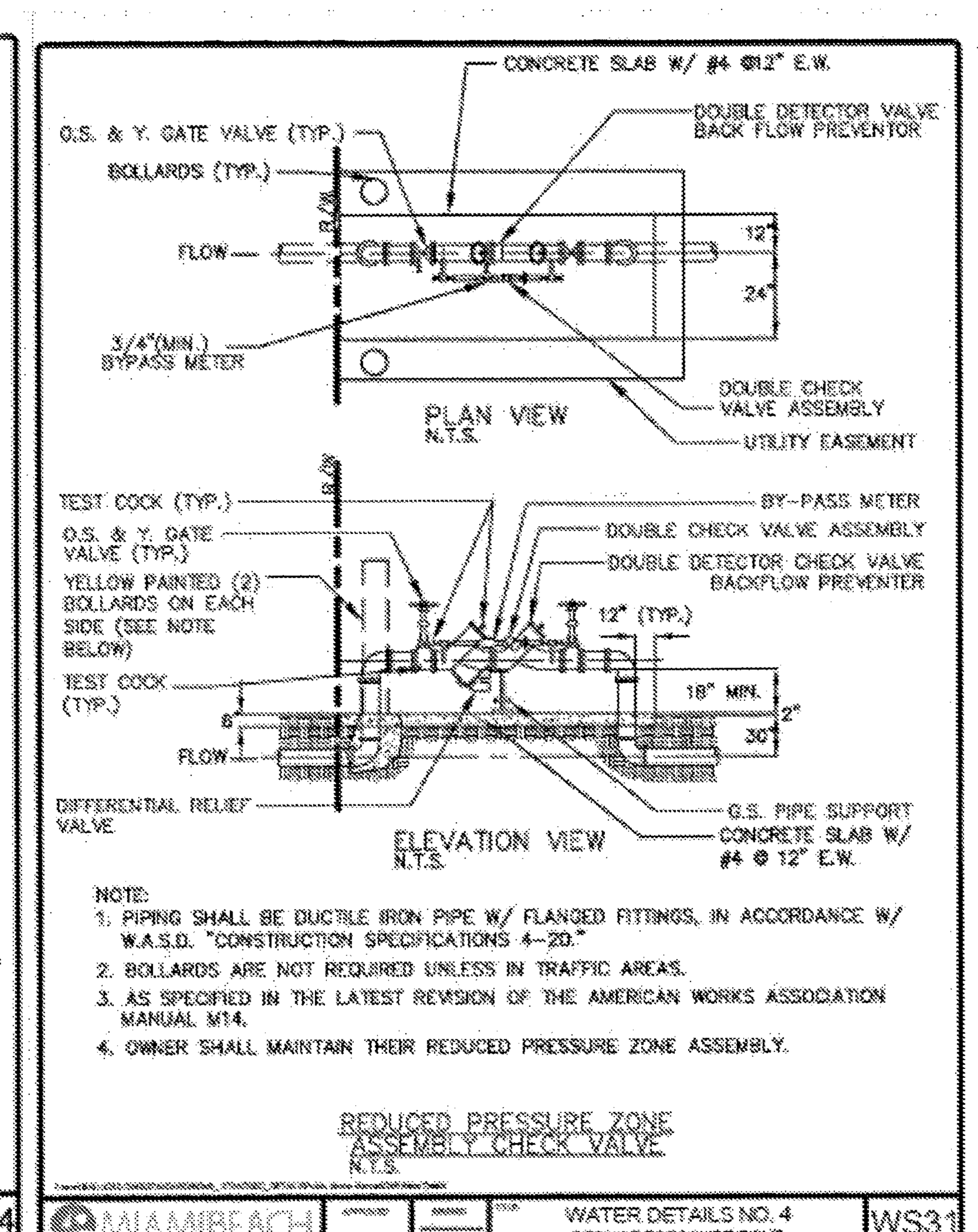


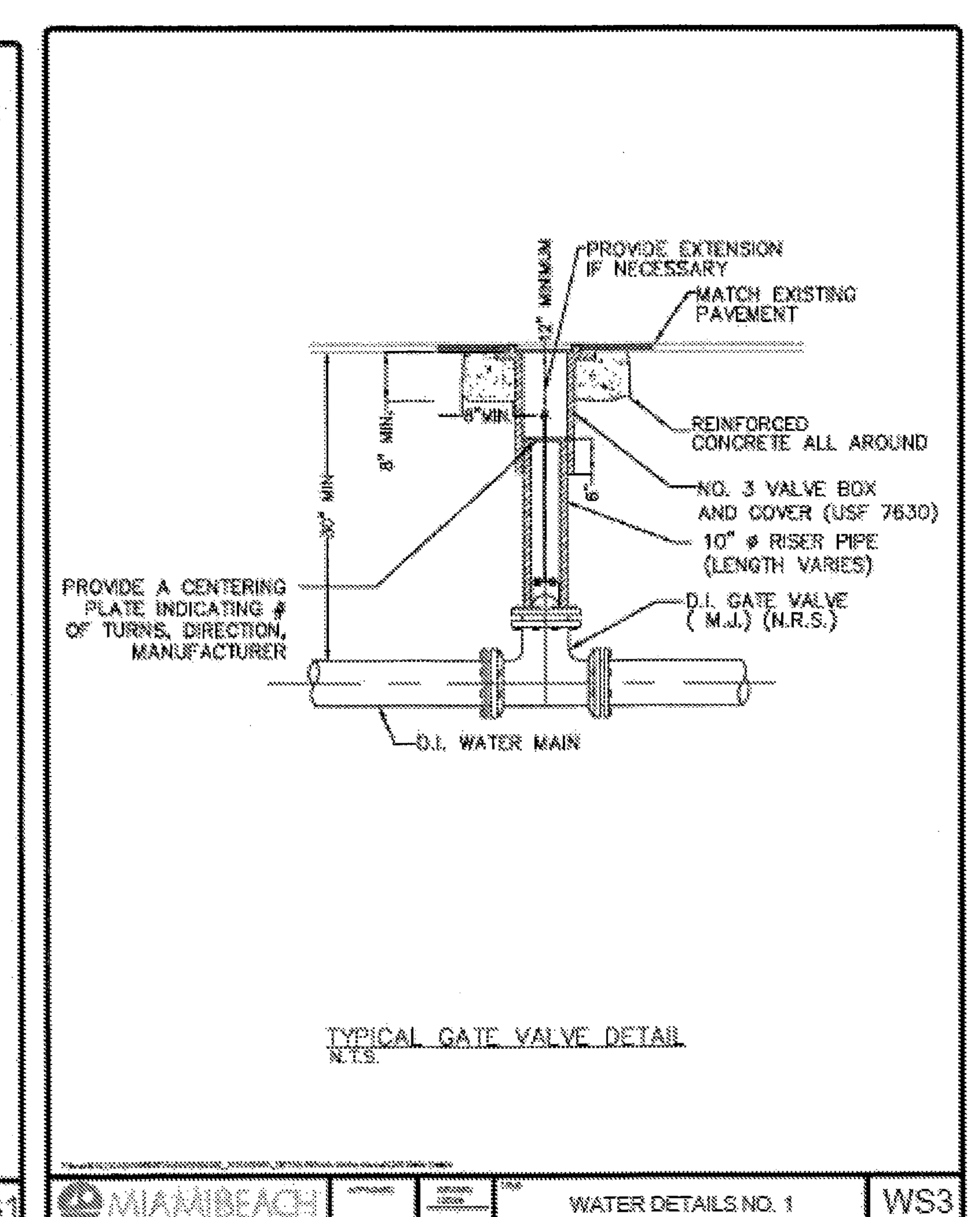












REVIEWED CITY OF MIAMI BEACH FIRE DEPARTMENT — APPROVED

Always call 811 two full business days before you dig — Sunshine811.com

PROJECT TITLE: MIAMI BEACH LENOX 15TH ST PARKING LOT

CAMERO + ASSOCIATES, INC.

CIVIL ENGINEERS — PLANNERS
CAMERO & ASSOCIATES, INC. — EB NO. 0004275
JORGE L. CAMERO, P.E. — FLA. REG. NO. 32545
7400 SW. 50th TERR. SUITE 204 — MIAMI, FL 33155
(305) 665-7602 — FAX (305) 665-8488
OUR JOB# 14-130

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026024
JOB NO: FL14-34
DESIGNED:
CHECKED:
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BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	10/14/14	
1	ADDENDUM NO. 1, BLDG. DEPT. COMMENTS	10/14/14	
2	FINAL SUBMITTAL	10/29/14	
3	ISSUE FOR PERMIT	11/5/14	

PROPRIETARY AT&T INFORMATION

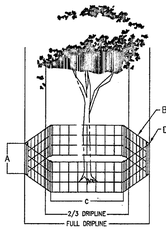
NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR BUILDINGS, CONSTRUCTION, AND/ OR ZONING CHANGES.

DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

PROJECT TITLE: **PROJECT DRAWING**
FINAL SUBMITTAL OCTOBER 29, 2014
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

SHEET TITLE: **NOTES, DETAILS CIVIL**

AT&T PROJECT NUMBER: S20589	DATE: 10/14/14	SCALE: AS NOTED
	DRAWN BY:	CHECKED BY:
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 2 OF: 3 SHEETS	SHEET NO.
	AT&T DRAWING NO.: S20589C10200	C200



A 3"x2"x2"
B SNOW FENCE (TYP.)
C 4'-5"
D 1"x2" POST

TREE BARRICADE DETAIL

TREE BARRICADE NOTES:

1. ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300–1995", CURRENT EDITION RESPECTIVELY.
2. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION, IF REQUIRED SEE PLAN.
3. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
4. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
5. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
6. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"–36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOUND WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2–3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
7. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+– 1") THAN THE FINISHED GRADE.
8. PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
9. A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH
10. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
11. CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.
12. ALL TREES TO HAVE AT LEAST 5' CLEAR TRUNK AND SHALL HAVE 36" DIA. MULCH BED.

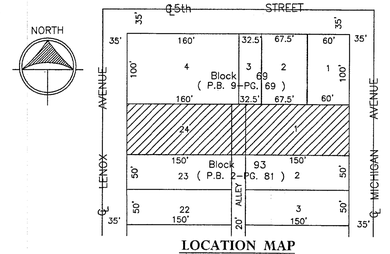
NOTES

1. LANSCAPE CONTRACTOR TO PROVIDE HEDGE SCREENING AROUND SPRINKLER PUMP HOUSE AND ANY TRANSFORMERS OR CONCRETE PADS, ETC.
2. ALL PLANT MATERIAL FURNISHED BY LANSCAPE CONTRACTOR SHALL BE FLORIDA NO. 1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" STATE PLANT BOARD OF FLORIDA.
3. LANDSCAPE CONTRACTOR TO RETURN TO JOB SITE 6 MONTHS AFTER TREE BRACING AND REMOVAL ALL BRACES AND OR TAPE AS REQUIRED.
4. LANDSCAPE CONTRACTOR TO "PROVIDE NEW" AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & MAINTAIN A 50% MIN. OVERLAP TO ALL LANDSCAPE AREAS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED. THE IRRIGATION SYSTEM NEEDS TO BE DESIGNED SO THAT A BUBBLER HEAD IS PROVIDED FOR EACH INDIVIDUAL TREE THAT IS PROPOSED FOR THE DEVELOPMENT.
5. ALL TREES TO HAVE AT LEAST 5' CLEAR TRUNK, ALL TREES IN SOD AREAS SHALL HAVE A (3) FOOT MINIMUM–MULCHED RING AROUND THE TREE OR PALM.
6. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
7. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SITE VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT. MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, & INTERSECTIONS AS REQUIRED.
8. CONTRACTOR SHALL COORDINATE LOCATION OF TREES SO AS TO MAINTAIN A 5 FT. HORIZONTAL CLEARANCE FROM UTILITIES IF THIS IS NOT POSSIBLE, ROOT BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE LANDSCAPE INSPECTION.
9. ALL SODDED AREAS SHALL RECEIVE A MIN. DEPTH OF 2" SOIL LAYER (SEE SPECIFICATION SHEET).
10. ALL SOD TO BE ST AUGUSTINE PALMETTO TSA–FREE (WEED FREE) SOLID, UNLESS OTHERWISE NOTED.
11. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL AND ACCEPTANCE BY OWNER.
12. ALL TREES PLANTED IN SOD AREAS TO HAVE A (10) INCH PLASTIC PROTECTOR AROUND THE TRUNK BASE TO PROTECT THE TREE FROM MOWING DAMAGE. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF THE SOIL ON THE ROOTBALL.
13. A MINIMUM OF 4" LAYER OF MULCH SHALL BE PROVIDED TO ALL LANDSCAPE AREAS (RED COLORED MULCH AND CYPRESS ARE NOT PERMITTED, USE EUCALYPTUS MULCH GRADE B+ OR BETTER.

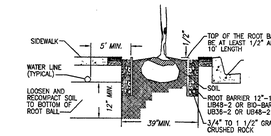
*ALL CONTAINER GROWN TREES SHOWN AS SPECIFIED THAT EXHIBIT CIRCLING ROOTS WILL NOT BE ACCEPTED.

FIRE HYDRANT ZONE

REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY.
BY THE AUTHORITY OF SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2.
THE ENDING ABOVE SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.
THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), WALKBOXES, PARKING, LAMP–POSTS AND ALL OTHER OBJECTS.
EXCEPTIONS: OTHER FIRE FIGHTING OR TRAFFIC POSTS TO PROTECT FIRE EQUIPMENT.



LOCATION MAP
NTS



ROOT BARRIER DETAIL (TYPICAL)
N.T.S.
INJECTION MOLDED, RECYCLED POLYPROPYLENE ROOT BARRIER WITH DOUBLE TOP EDGE

NOTE: ALL TREES INSTALLED WITHIN 4' OF CURBS SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED.

WATER ZONE KEY
H= HIGH WATER USE
M= MODERATE WATER USE
L= LOW WATER USE

LANDSCAPE LEGEND

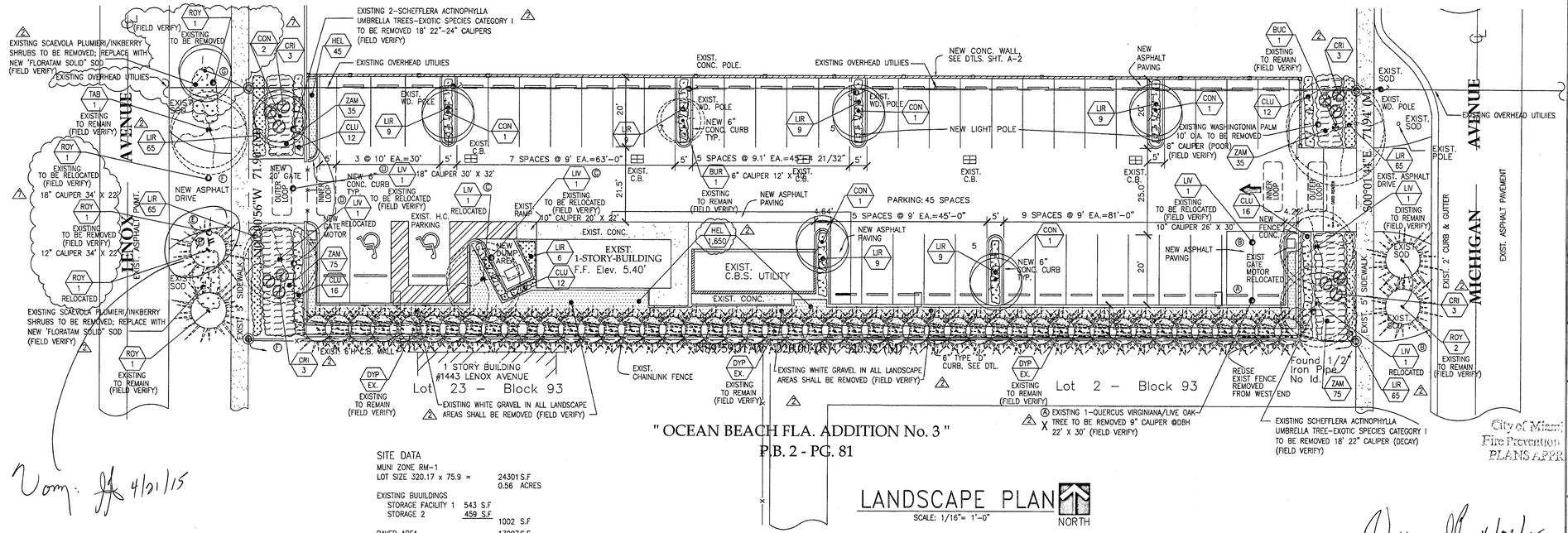
	WATER ZONE KEY	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
2	M,L	YES	LIV	4	QUERCUS VIRGINIANA / LIVE OAK	22'–32' HTS.	EXISTING TO REMAIN–RELOCATE (3) AS SHOWN
	M,L	NO	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	20'–22' HT.	EXISTING TO REMAIN
2	M,L	YES	ROY	4	ROYSTONEA ELATA / ROYAL PALM	22'–32' GREYWOOD	EXISTING TO REMAIN–RELOCATE (1) AS SHOWN
2	M,L	YES	CON	7	CONOCARPUS SERICEUS /SILVER BUTTONWOOD	10'–12' X 4'–5'	45 GAL. MIN. 5' C.T. 'STANDARD'
	M,L	YES	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	12'–14' HT.	EXISTING TO REMAIN
	M,L	YES	TAB	1	TABEBUIA PALLIDA / PINK TRUMPET	22'–24' HT.	EXISTING TO REMAIN
	M,L	NO	DYP	EX.	DYPSIS LUTESCENS / ARECA PALM	14'–18' HTS.	EXISTING TO REMAIN
	M,L	NO	CLU	68	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA	3'–4' HT.	24" O.C. FULL TO BASE
	M,L	YES	ZAM	220	ZAMIA PUMILA / COONTIE PALM	18"X18" 3 GAL.	24" O.C.
2	M,L	NO	CRI	12	CRINUM ASIATICUM / TREE CRINUM	30"X30"	AS SHOWN
2	M,L	NO	LIR	380	LIRIOPE MUSCARII / EVERGREEN GIANT	6" 1 GAL. FULL	12" O.C.
2	M,L	YES	HEL	1695	HELIANTHUS DEBILIS / DUNE SUNFLOWER	6" 1 GAL. FULL	12" O.C.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

NOTE:
X= 1,868 SQ.FT. TREE CANOPY TO BE REMOVED
2,100 SQ.FT. CANOPY REPLACEMENT (FPL) PROVIDED (SEE LANDSCAPE LEGEND)

TREE/PALM REMOVAL & RELOCATION–SEE PLAN FOR ADDITIONAL INFO

	KEY SYMBOL	QTY.	EXISTING	PLANT NAME BOTANICAL NAME / COMMON NAME	NATIVE YES	NO	SIZE HT. X SPR.	SPECS./REMARKS CALIPER @DBH	CONDITION
X	(A)	---	1	QUERCUS VIRGINIANA / LIVE OAK	YES	---	22' X 30'	9" CALIPER@DBH–TO BE REMOVED	GOOD
	(B)	---	1	QUERCUS VIRGINIANA / LIVE OAK	YES	---	26' X 30'	10" CALIPER@DBH–TO BE RELOCATED	GOOD
	(C)	---	1	QUERCUS VIRGINIANA / LIVE OAK	YES	---	20' X 22'	10" CALIPER@DBH–TO BE RELOCATED	GOOD
	(D)	---	1	QUERCUS VIRGINIANA / LIVE OAK	YES	---	30' X 32'	18" CALIPER@DBH–TO BE RELOCATED	GOOD
	(E)	---	1	ROYSTONEA ELATA / ROYAL PALM	YES	---	34' X 22'	12" CALIPER@DBH–TO BE REMOVED	FAIR
X	(P)	---	1	ROYSTONEA ELATA / ROYAL PALM	YES	---	34' X 22'	18" CALIPER@DBH–TO BE RELOCATED	GOOD
X	(B)	---	1	ROYSTONEA ELATA / ROYAL PALM	YES	---	34' X 22'	18" CALIPER@DBH–TO BE REMOVED	POOR
				TOTAL TREE CANOPY REMOVED			1,868 SQ.FT.		



SITE DATA
MUNI ZONE RM–1
LOT SIZE 320.17 x 75.9 = 24301 S.F
0.56 ACRES
EXISTING BUILDINGS
STORAGE FACILITY 1 543 S.F
STORAGE 2 459 S.F
1002 S.F
PAVED AREA 17007 S.F
LANDSCAPE OPEN AREA 6292 S.F = 26%

LANDSCAPE PLAN
SCALE: 1/16"= 1'–0"

NOTE:
LAYOUT SUBJECT TO REVIEW BY PLANNING & ZONING CITY OF MIAMI BEACH.

City of Miami Beach Fire Prevention Division PLANS APPROVED

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

SUB–CONSULTANT STAMP
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WELLINGTON, FL 33414
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LANDSCAPE ARCHITECTURE LC26000252
MICHAEL E. RAWLS RLA#0001633
EMAIL–planmaker@bellsouth.net
RBL#14–07–1990
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REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	RGB/CBH
1	ADDENDUM NO 1, BLDG. COMMENTS	10/14/14	RGB/CBH
2	PLANNING DEPT. COMMENTS	10/29/14	RGB/CBH
3	ISSUE FOR PERMIT	11/05/14	RGB/CBH
4	WATER METER LOCATION	12/04/14	RGB/CBH
5	FINAL BLDG. COMMENTS	01/05/15	RGB
6	BUILDING DEPT. COMMENTS	03/30/15	RGB
7	CITY/PUBLIC WORKS COMMENTS	04/20/15	RGB

DRAWINGS PREPARED FOR
at&t
CORPORATE REAL ESTATE

PROJECT TITLE: PROJECT DRAWING

1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH – M6226

SHEET TITLE:
LANDSCAPE PLAN

AT&T PROJECT NUMBER:	DATE: 8/15/14	SCALE: AS NOTED
S20589	DRAWN BY: R.BARTLETT	CHECKED BY: RGB/CBH
AT&T AUTHORIZATION:	SHEET: 1 OF: 3 SHEETS	SHEET NO.
ALEX PENTON	AT&T DRAWING NO.: S20589L1000	L100

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811

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTE:

1. IRRIGATION CONTRACTOR TO FIELD ADJUST IRRIGATION LINES AT EXISTING TREE LOCATIONS TO PROVIDE LIMITED IMPACT ON TREES AS REQUIRED.
2. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL HOOK UP AND SLEEVES AS SHOWN ON PLANS, INCLUDING ASPHALT/CONC. CUT & PATCH; AS REQUIRED.
3. INSTALL BUBBLERS LOCATED AT EACH NEW LOCATION OF TREES.(SEE LANDSCAPE PLAN FOR LOCATIONS)
4. IRRIGATION CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & MAINTAIN A 50% MIN. OVERLAP TO ALL NEW LANDSCAPED AREAS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED; FIELD VERIFY EXISTING CONDITIONS AS REQUIRED. THE IRRIGATION SYSTEM NEEDS TO BE DESIGNED SO THAT A BUBBLER HEAD IS PROVIDED FOR EACH INDIVIDUAL TREE THAT IS PROPOSED FOR THE DEVELOPMENT.
5. CONTRACTOR TO PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME; IF REQUIRED.

   PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1.:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"

6. IRRIGATION CONTRACTOR TO FIELD VERIFY EXISTING WATER METER PRESSURE PRIOR TO INSTALLATION OF ZONES, ADJUST HEADS AS NEEDED.
7. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.

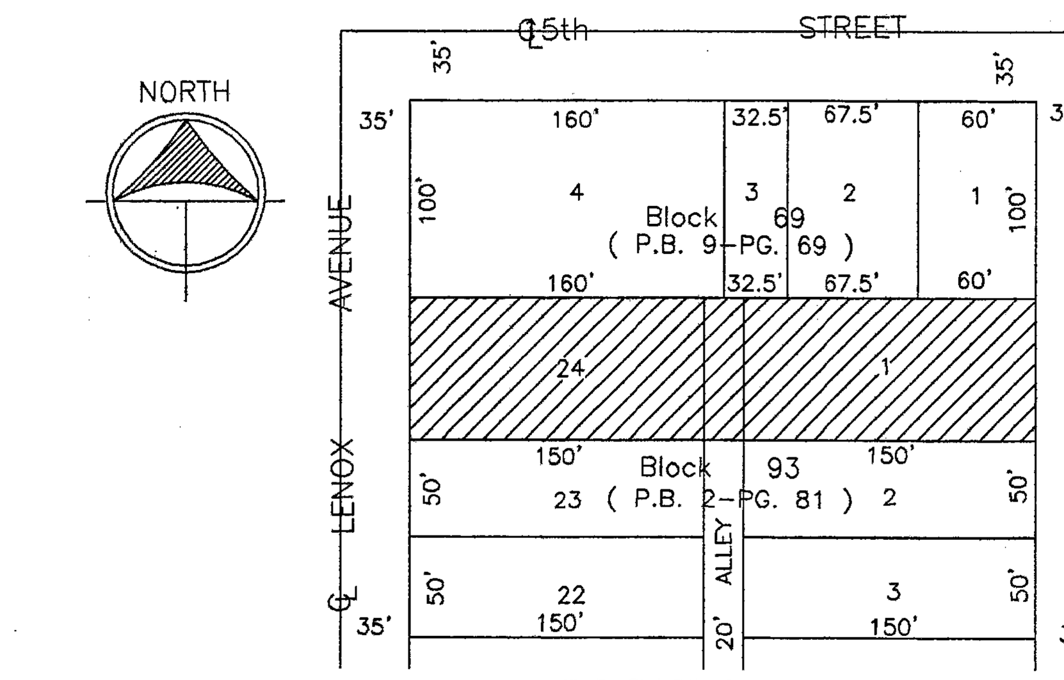
IRRIGATION LEGEND

TORO SPRY NOZZLES 570 W/ 6" AND 12" SPRINKLER BODIES

SYMBOL	MODEL NUMBER	AREA	GPM
	CENTER STRIP - 4' CST	4'x30'	1.20
	HALF - 15' H	15' RAD	2.00
	QUARTER - 15' Q	15' RAD	1.00
	END STRIP - 4' EST	4'x15'	0.60
	TORO SERIES S700 GEAR DRIVEN ROTARY SPRINKLER	21'-52' RAD	2.5-3.0
	SIDE STRIP - 4' SST	4'x30'	1.45
	FULL - 15' F	15' RAD	4.00
	EXISTING 1" WATER METER & (NEW) BACKFLOW PREVENTOR (FIELD VERIFY LOCATION)		
	NEW TORO SERIES LOW VOLTAGE CONTROL VALVES 1 1/2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED		
	1 1/2" SCH. 40 PVC MAIN LINE AS SHOWN		
	RAIN BIRD ESP 12 STATION TIME CONTROLLER RAIN SWITCH READY 110/24 VOLT		
	TORO RAIN SWITCH MODEL # 850-74		

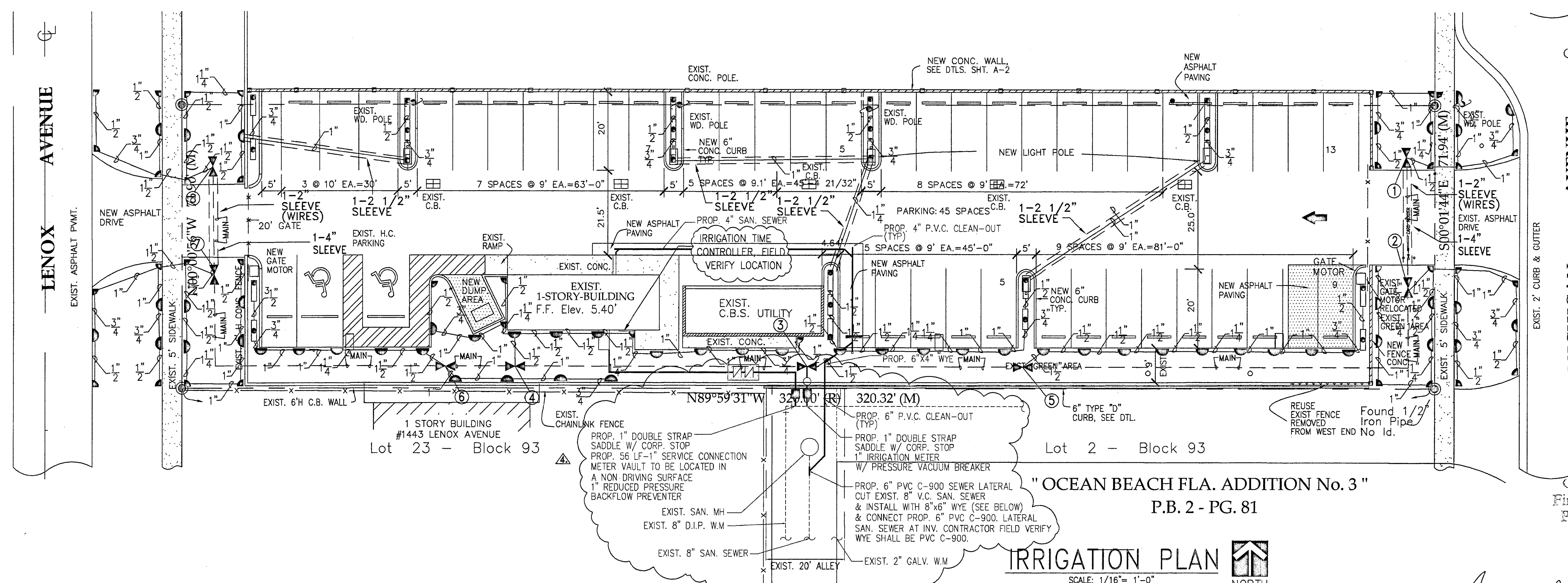
SEE DETAILS ON SPECIFICATION SHEET

ZONES	1	2	3	4	5	6	7	8	9	10	11	12
# HEADS	11	15	19	14	11	11	16	16	-	-	-	-
G. P. M.	16.00	23.00	21.40	23.00	19.80	19.80	22.00	18.20	-	-	-	-



LOCATION MAP

NTS



IRRIGATION PLAN

SCALE: 1/16"= 1'-0"

NORTH

NOTE:
LAYOUT SUBJECT TO REVIEW BY PLANNING & ZONING CITY OF MIAMI BEACH.

City of Miami Beach Fire Prevention Division PLANS APPROVED

4/21/15

PROJECT TITLE

MIAMI BEACH LENOX 15TH ST PARKING LOT

SUB-CONSULTANT STAMP

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SEAL

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REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	RGB/CBH
1	ADDENDUM NO 1, BLDG. COMMENTS	10/14/14	RGB/CBH
2	PLANNING DEPT. COMMENTS	10/29/14	RGB/CBH
3	ISSUE FOR PERMIT	11/05/14	RGB/CBH
4	WATER METER LOCATION	12/04/14	RGB/CBH
5	FINAL BLDG. COMMENTS	01/05/15	RGB
6	BUILDING DEPT. COMMENTS	03/30/15	RGB
7	CITY/PUBLIC WORKS COMMENTS	04/20/15	RGB

PROPRIETARY AT&T INFORMATION

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DRAWINGS PREPARED FOR

at&t CORPORATE REAL ESTATE

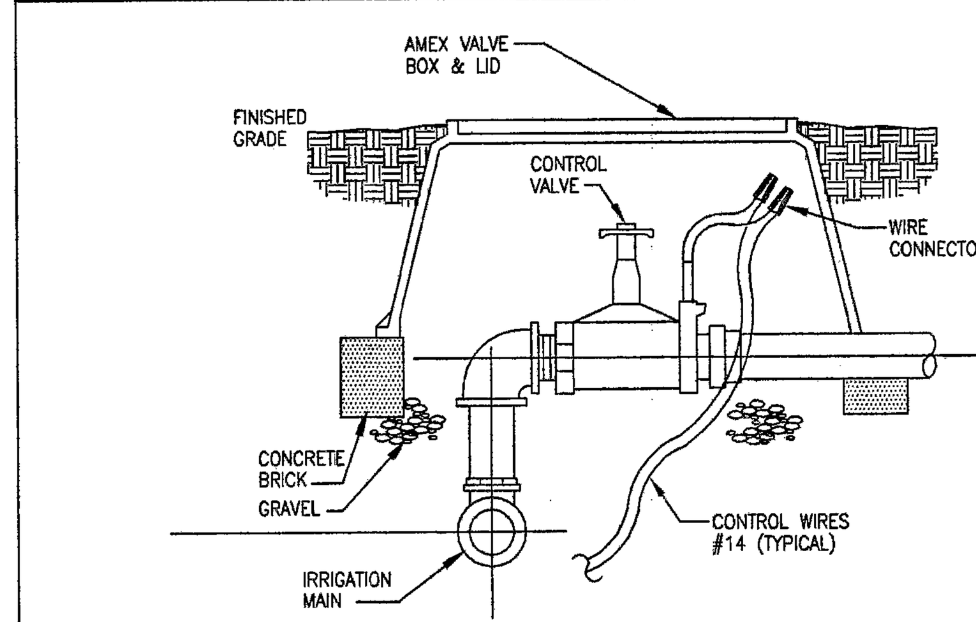
PROJECT TITLE: PROJECT DRAWING

1030 15TH ST
MIAMI BEACH
FL US

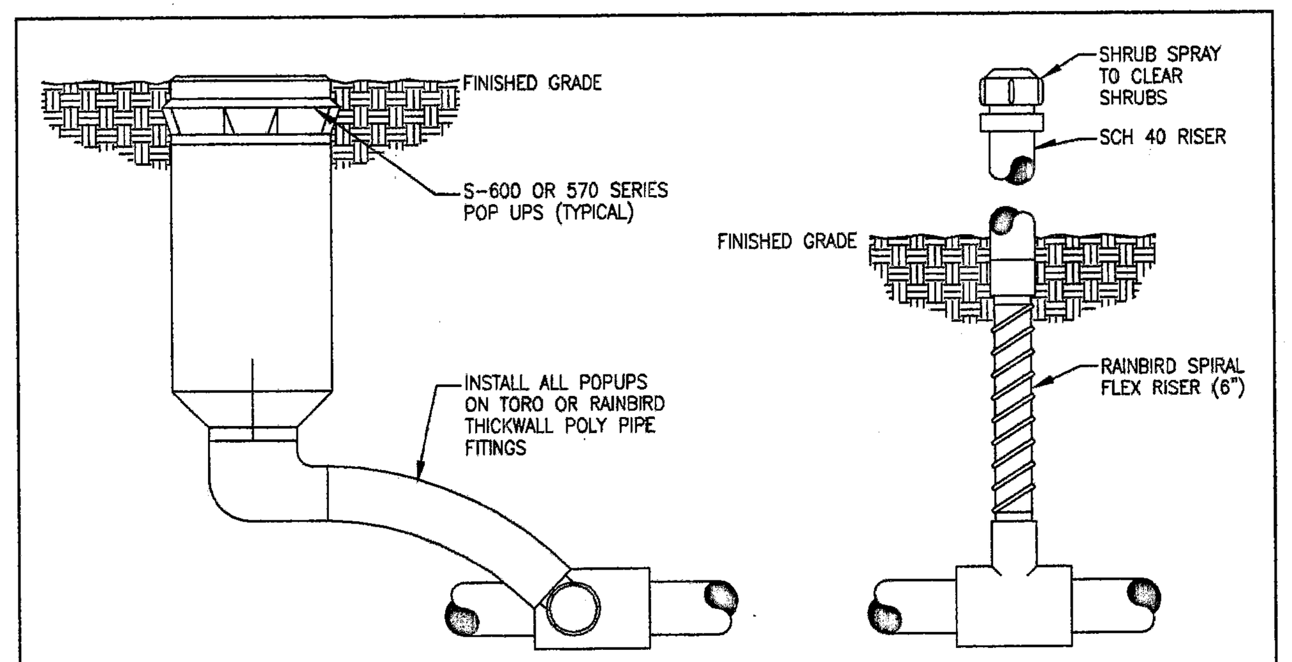
MIAMFLBH - M6226

SHEET TITLE: IRRIGATION PLAN

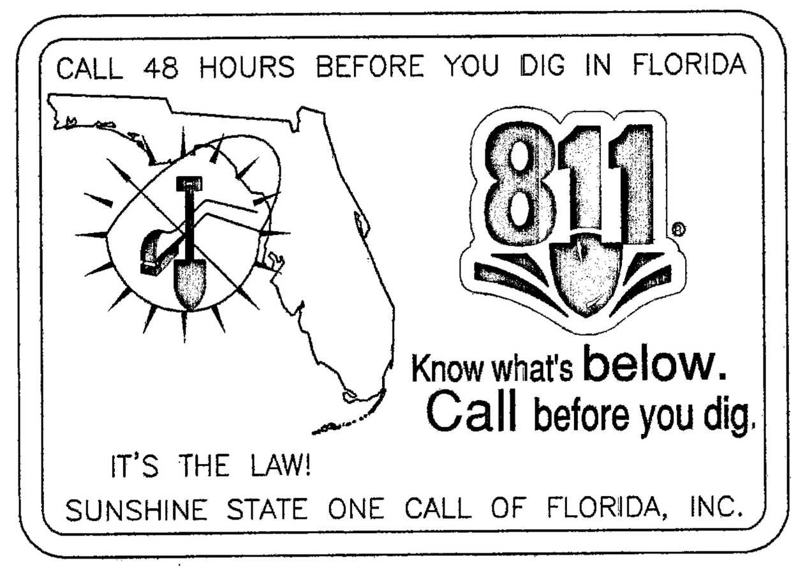
AT&T PROJECT NUMBER: S20589	DATE: 8/15/14	SCALE: AS NOTED
	DRAWN BY: R.BARTLETT	CHECKED BY: RGB/CBH
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 2 OF: 3 SHEETS	SHEET NO.
	AT&T DRAWING NO.: S20589L2000	L200

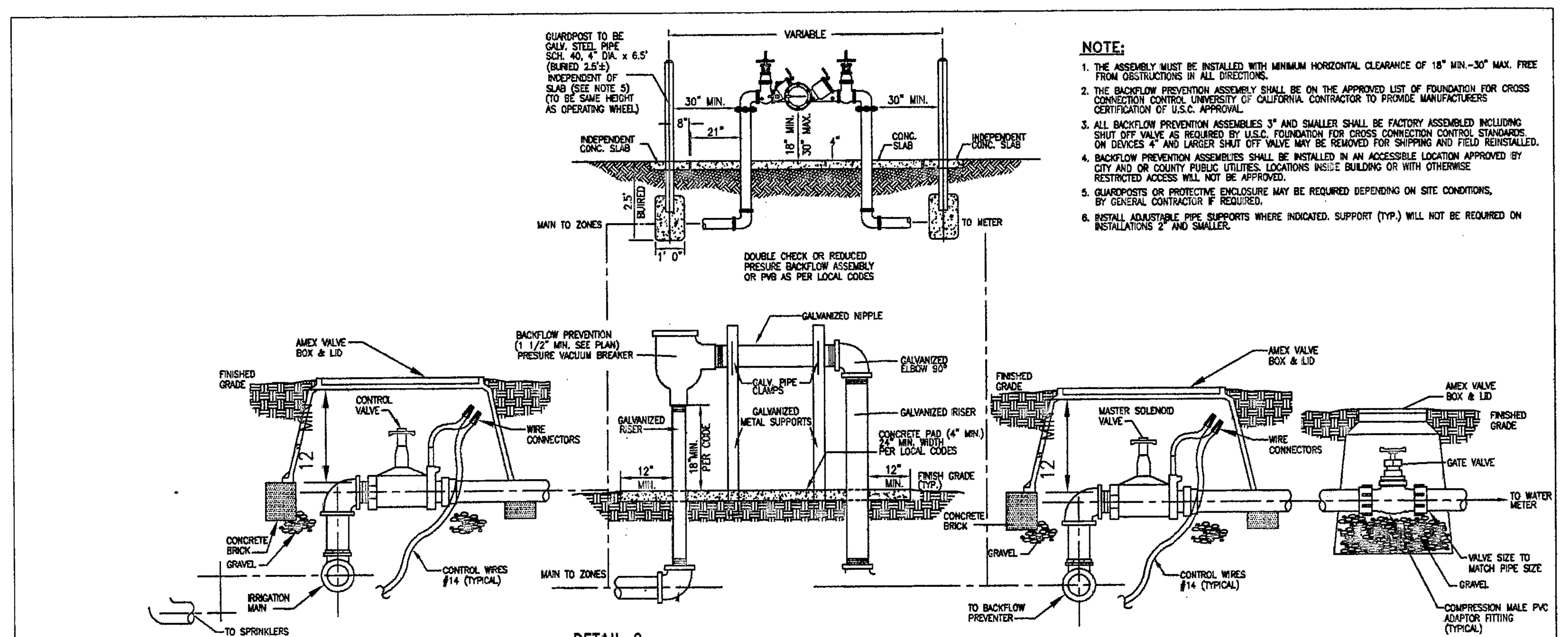


VALVE DETAIL
N.T.S.

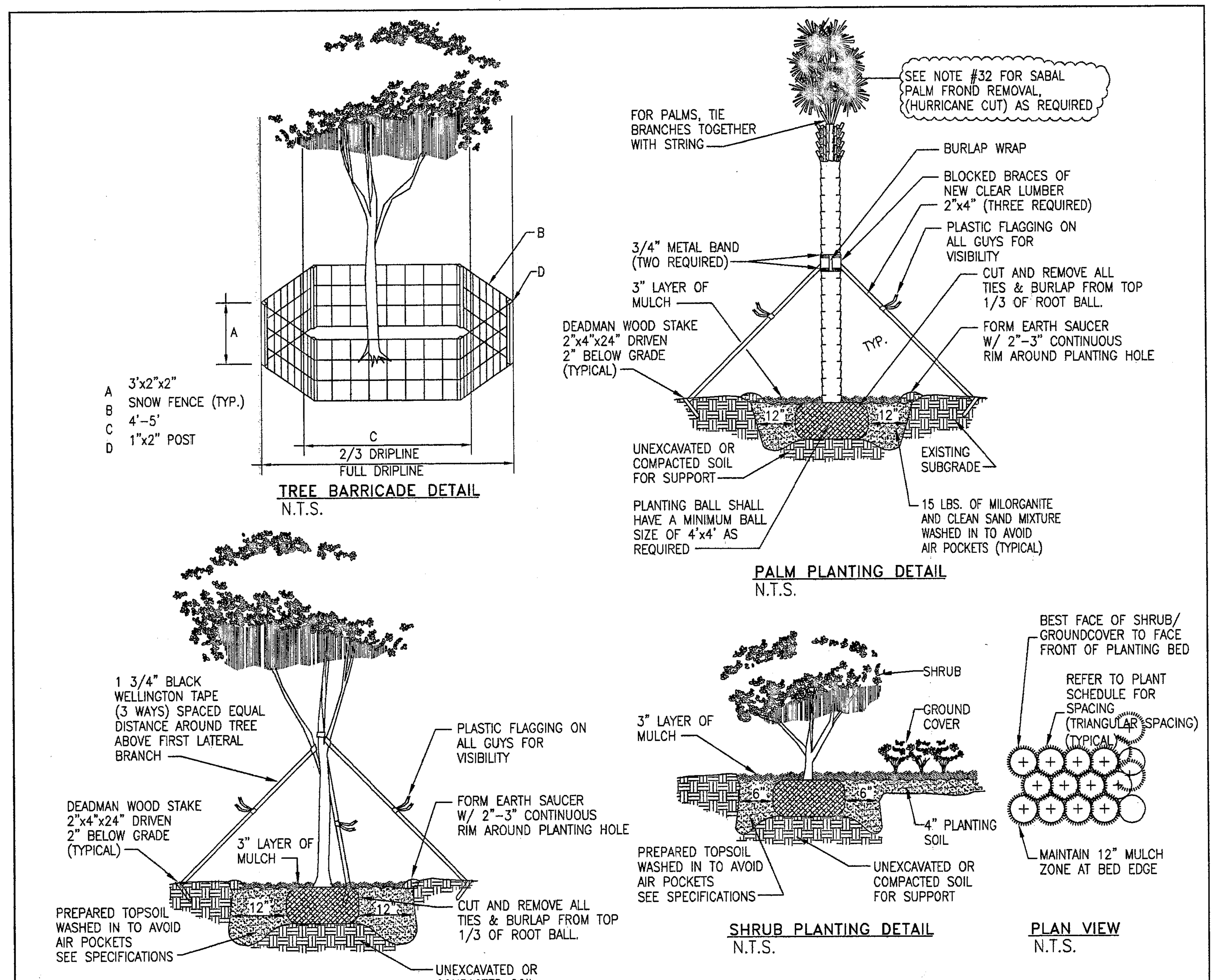


SPRINKLER HEAD DETAIL
N.T.S.





DETAIL 2



PLANTING DETAILS
N.T.S.

IRRIGATION SPECIFICATIONS

1. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION & SHALL BE PAINTED FLAT BLACK; IF APPROVED.
2. ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
3. ALL LATERALS MUST BE PVC SCH 160 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
4. PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1.:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"

5. CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
6. IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING RUST FREE WATER.
7. IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS.
8. HEADS TO BE INSTALLED IN PLANTERS SHOULD BE LOCATED ON RISERS.
9. IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN MECHANICAL ROOM OR APPROVED LOCATION.
10. BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP.
11. ALL WORK MUST BE DONE AS PER LOCAL CODES.
12. SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
13. SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
14. IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES, TO INSURE PROTECTION AND LOCATING OF SAME, SLEEVED UNDER PAVEMENT AND WALKS, SPLICED ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF, CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K-RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
15. ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
16. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
17. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 7:00 PM TO 7:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	AREA	GPM
	TORO SPRY NOZZLES 570 W/ 6" & 12" SPRINKLER BODIES	-	-
	FULL - 15' F	15' RAD	4.00
	270° - 15' 270°	15' RAD	3.00
	HALF - 15' H	15' RAD	2.00
	QUARTER - 15' Q	15' RAD	1.00
	SIDE STRIP - 4' SST	4'x30'	1.45
	SIDE STRIP - 9' SST	9'x18'	1.20
	CENTER STRIP - 4' CST	4'x30'	1.20
	END STRIP - 4' EST	4'x15'	0.60
	TORO SERIES S600 GEAR DRIVEN ROTARY SPRINKLER	43' RAD	2.77
	TORO MODEL NO. 304-00-03 STREAM ROTOR SPRINKLER	28' RAD	1.36
	TORO MODEL NO. 308-00-03 STREAM ROTOR SPRINKLER	28' RAD	2.72
	TORO MODEL NO. 311-00-03 STREAM ROTOR SPRINKLER	28' RAD	3.39
	WATER METER & BACKFLOW PREVENTER (SIZE AS SHOWN)		
	MAIN TO BE PVC SCH. 40 (SIZE AS SHOWN)		
	TORO SERIES 252 LOW VOLTAGE AUTOMATIC VALVE (SIZE AS SHOWN)		
	TIMER CONTROL AS SHOWN		
	TORO RAIN SENSOR DEVICE MODEL # 850-74		

LANDSCAPE & IRRIGATION SPECIFICATIONS
N.T.S.

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATED TREES & PALMS INCLUDING REPLACEMENT OF SAME SPECIES & SIZE, FOR 365 DAYS.
6. ALL SOD TO BE ST AUGUSTINE PALMETTO TSA-FREE (WEED FREE) SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A MIN. 4" LAYER OF "EUCALYPTUS MULCH / FLORIMULCH".
8. ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE).
10. LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HVY (INDICATES HEAVY); MIN (INDICATES MINIMUM).
22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
25. REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
   5 LBS. OR 14.5 CUPS / PALMS
   3 LBS. OR 8.70 CUPS / 12'-16' MATERIAL
   2 LBS. OR 5.80 CUPS / 8'-12' MATERIAL
   0.69 LBS. OR 2.00 CUPS / 6'-8' MATERIAL
   0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
   0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
   FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS; SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F.. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
   1 PAC PER TREE - 36" BALL SIZE
   2 PACS PER TREE - OVER 36" BALL SIZE
   1 PAC PER 20 GAL. CONTAINER
   0.5 PACS PER 7-10 GAL. CONTAINER
   0.25 PACS PER 3 GAL. CONTAINER
   0.12 PACS PER 1 GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
33. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABAL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SAME. (NOTE: OTHER PALM SPECIES TIE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

4/01/15

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

SUB-CONSULTANT STAMP

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MICHAEL E. RAWLS RLA#0001633
EMAIL-planmaker@bellsouth.net
RBL#14-07-1990
SEAL
4-20-15

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
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REVISIONS / AUTHORIZATIONS

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0	ISSUE FOR CONSTRUCTION	8/25/14	RGB/CBH
1	ADDENDUM NO 1, BLDG. COMMENTS	10/14/14	RGB/CBH
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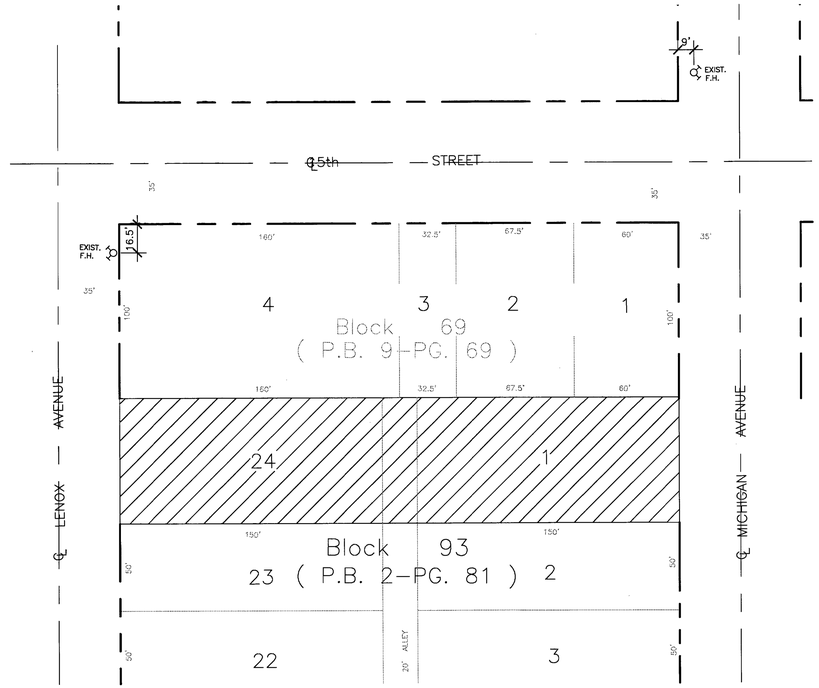
6	BUILDING DEPT. COMMENTS	03/30/15	RGB
7	CITY/PUBLIC WORKS COMMENTS	04/20/15	RGB

DRAWINGS PREPARED FOR
at&t
CORPORATE REAL ESTATE

PROJECT TITLE: PROJECT DRAWING
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

SHEET TITLE:
LANDSCAPE & IRRIGATION SPECIFICATIONS

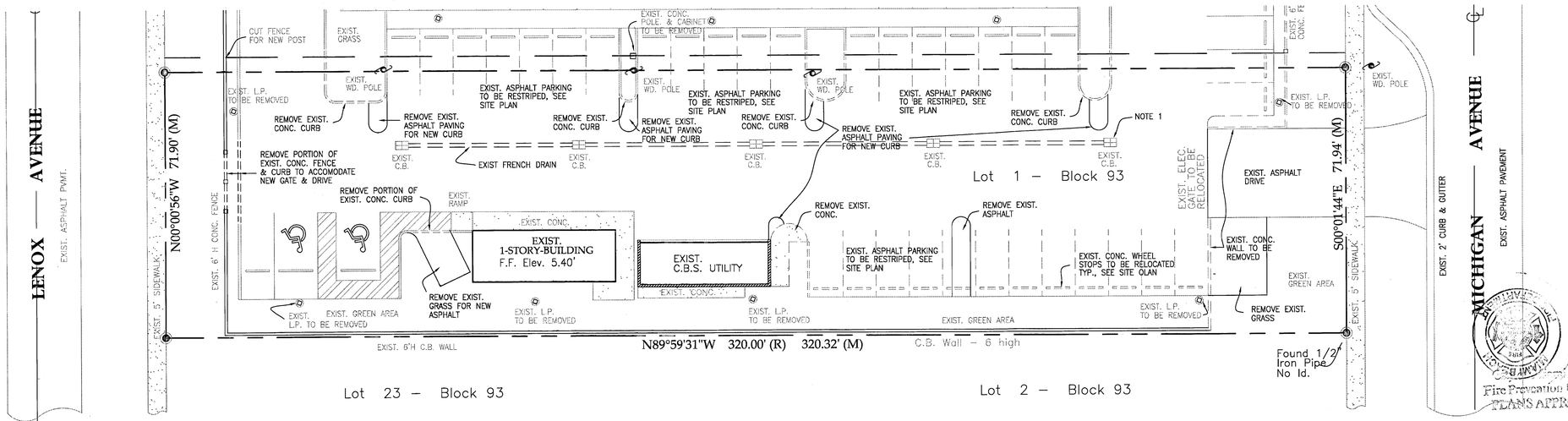
AT&T PROJECT NUMBER: S20589	DATE: 8/15/14	SCALE: AS NOTED	
	DRAWN BY: R.BARTLETT	CHECKED BY: RGB/CBH	
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 3 OF: 3 SHEETS		SHEET NO.
	AT&T DRAWING NO.: S20589L3000		L300



LOCATION MAP

SCALE: 1"=40'-0"

NORTH



" OCEAN BEACH FLA. ADDITION No. 3 "
P.B. 2 - PG. 81

NOTE:
1. GROUT FILL EXIST PIPE NORTH SIDE OF CATCH BASIN

DEMOLITION SITE PLAN

SCALE: 1/16"= 1'-0"

NORTH

ROUX ARCHITECT
116 GIRALDA AVENUE
CORAL GABLES, FL.
Phone : 305-443-8116
Fax : 305-443-2050
Job No. 1438

THEODORE ROUX
ARCHITECT AR4169

Received
Feb 04 2015

CONSULTANT STAMP

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REVISIONS / AUTHORIZATIONS

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0	ISSUE FOR CONSTRUCTION	8/25/14	XX/XX
1	ADDENDUM NO. 1, BLDG. DEPT. COMMENTS	10/14/14	
2	FINAL SUBMITTAL	10/29/14	
3	ISSUE FOR PERMIT	11/5/14	
4	BLDG. DEPT. COMMENT, FIRE HYDRANTS SHOWN	12/4/14	

DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

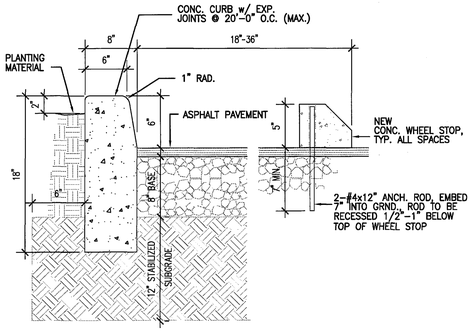
PROJECT TITLE: **PROJECT DRAWING**
FINAL SUBMITTAL OCTOBER 29, 2014
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

Fire Prevention Division
PLANS APPROVED

SHEET TITLE:
DEMOLITION SITE PLAN ARCHITECTURE

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

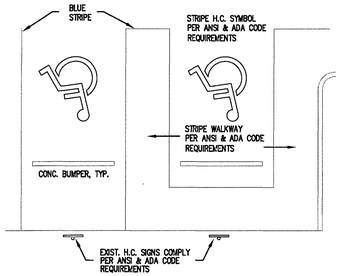
AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED	
	DRAWN BY: GC/CF	CHECKED BY: TLR	
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 1 OF: 3 SHEETS	SHEET NO.	
	AT&T DRAWING NO.: S20589A10100D	A100D	



TYPE "D" CONC. CURB & WHEEL STOP

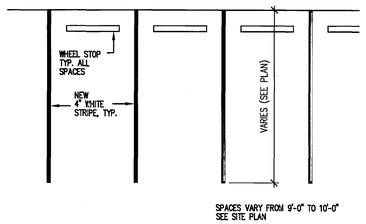
SCALE : 1 1/2"=1'-0"

CURB NOTES :
1. PROVIDE 1/4" WIDE CONTRACTION JOINT A MIN. OF 1 1/2" DEEP & @ 10'-0" MAX. O.C. FOR ALL CURBS.
2. CONC. SHALL BE 3,000 PSI MIN. @ 28 DAYS.
3. TYPE "D" CURB FOR PARKING LOTS MAY BE INSTALLED AS "TRENCHED" D CURB w/ EXTRUDED TOP @ THE CONTRACTOR'S OPTION. TRENCHED CURB REQUIRES CITY TRENCH INSPECTION & APPROVAL. EXTRUDED CURB MUST BE PLACED WITHIN 15 MINS. OF PLACEMENT OF TRENCH CONC. EXTRUDED CURB & TRENCH CONC. SHALL BE MONOLITHIC.
4. ALL DAMAGED CONC. WHEEL STOPS SHALL BE REPLACED.



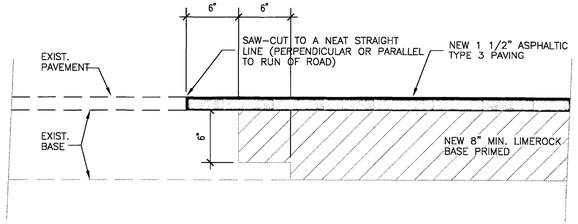
H.C. PARKING DETAIL

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



PARKING DETAIL

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

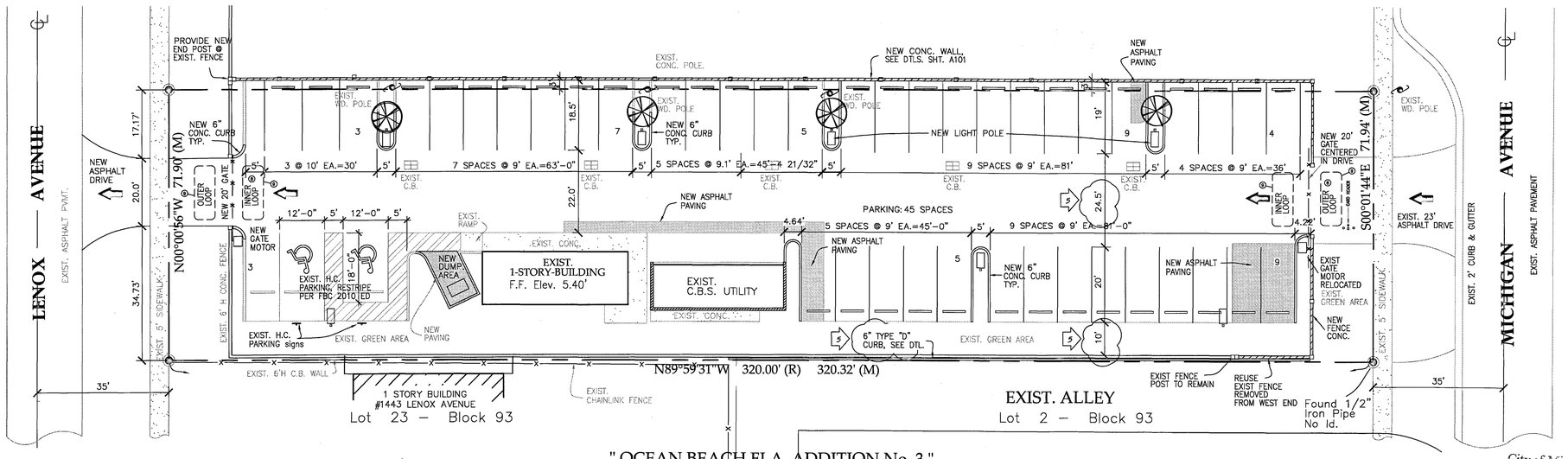


ASPHALT SAWCUT DETAIL

SCALE : 1 1/2"=1'-0"

GENERAL NOTES :

1. ASPHALT PAVING :
   - A. BARRICADES: PROVIDE SUBSTANTIAL TEMPORARY BARRICADES AROUND AREAS OF OPERATIONS AND MAINTAIN SAME UNTIL ALL WORK IS COMPLETED.
   - B. SUBGRADE:
     1. WORK CONSISTS OF BRINGING BOTTOM OF EXCAVATION OF PAVED AREA TO SURFACE OF UNIFORM DENSITY, STABILIZED WITH MATERIAL ACCEPTABLE TO ARCHITECT. TO A MINIMUM OF 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM-D-1557)
   - C. ROCK BASE COURSE:
     1. MATERIALS: OOLITE LIME ROCK, NO. 2 GRADE
     2. 8" MIN. DEP +1. BASE COURSE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE LEVEL DETERMINED BY MODIFIED PROCTOR TESTS ASTM-D-1557
   - D. ASPHALT CONCRETE, TYPE S-3, 1" COMPACTED THICKNESS, AS SPECIFIED IN SECTION 331, FLORIDA STATE ROAD DEPARTMENT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2. ASPHALT PAVING SURFACE SEALER:
   - A. SCOPE: SEAL ALL PAVING INCLUDING EXISTING AND NEW PAVING. ANY NEW PAVING SHALL CURE MIN. OF 30 DAYS PRIOR TO APPLICATION OF SEALER
   - B. MATERIALS:
     1. SEALER- COAL TAR PITCH EMULSION, SEAL MASTER BY WIKEL MANUFACTURING CO. , INC. MEETING FEDERAL SPECIFICATION NO. RP-355D, JENNITE J-1, CHEVRON JET SEAL OF APPROVED EQUAL.
     2. SEAL MASTERS "TOP-TUFF" ADITIVE BY WIKEL MANUFACTURING CO., INC. JENNITE, CHEVERON OR APPROVED EQUAL
     3. SAND- 30/80 MESH
   - C. PREPARATION OF PAVEMENT:
     1. PRIOR TO THE APPLICATION OF SEALER, CLEAN TE SURFACE OF ALL LOOSE DUST, DIRT, LEAVES AND OTHER FOREIGN MATERIALS
     2. ANY ACCUMULATIONS OF OIL OR GREASE SHALL BE SCRAPED, BURNED OR CLEANED OFF THE PAVEMENT WITH DETERGENT SOLUTION
     3. FILL ALL CRACKS AS INSTRUCTED BY SEALER MANUFACTURER
   - D. APPLICATION OF SEALER
     1. ALL THREE (3) COAT SYSTEMS SHALL BE USED. THE FIRST TWO (2) COATS SHALL BE A SAND SLURRY MIXTURE
     2. ALL COATS SHALL CONTAIN SEAL-MASTERS "TOP-TUFF" ADDITIVE IN AMOUNTS RECOMMENDED BY WIKEL MANUFACTURING CO.'S TECHNICAL DEPARTMENT OF A COMPANY REPRESENTATIVE
     3. SAND TO IMPROVE TRACTION AND FILL VOIDS SHOULD BE 30/80 MESH.
     4. SEALER SHALL BE APPLIED AT THE SPREADING RATES DESCRIBED IN FEDERAL SPECIFICATION NO. RP-355D
   - E. TRAFFIC PAINT
     1. "SHER-GLIDE" TRAFFIC MARKING PAINT AS MADE BY SHEWIN-WILLIAMS COMPANY OF APPROVED EQUAL. COLOR: WHITE
3. CONCRETE:
   - A. CONCRETE CONFORMING TO ASTM C94 TO ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. PLANT CONTROL IS REQUIRED. NO WATER SHALL BE ADDED AFTER MIXING TRUCK LEAVES PLANT WITHOUT THE APPROVAL OF PLANT ENGINEER. MAXIMUM MIXTURE TIME AT POINT OF DEPOSIT IS 90 MINUTES.
   - B. REINFORCING STEEL: CONFORMING TO ASTM A-615-GRADE 60, FREE FROM OIL, LOOSE SCALE & RUST.
   - C. WELDED WIRE FABRIC: CONFORMING TO ASTM A-185, FREE FROM OIL, LOOSE SCALE & RUST.
4. PRCAST WALL SYSTEM:
   - A. NEW PRECAST WALL SHALL BE AS SHOWN ON DRAWINGS AS MANUFACTURED BY: PRECAST WALL SYSTEMS INC. 1858 N.W. 22ND COURT POMPANO BEACH, FL 33069 PHONE: (954) 973-7722
   - B. PROVIDE SHOP DRAWINGS SEALED BY STRUCTURAL ENGINEER REGISTERED IN FLORIDA FOR APPROVAL AND SUBMITTAL TO CITY OF MIAMI BEACH
   - C. DESIGN LOADS: WIND LOAD-PER ASCE7-10 BASIC WIND VELOCITY..... 180 MPH (RISK CATEGORY IV; EXPOSURE "C")



SITE DATA

MUNI ZONE RM-1
LOT SIZE 320.17 x 75.9 = 24301 S.F
0.56 ACRES

EXISTING BUILDINGS
STORAGE FACILITY 1 543 S.F
STORAGE 2 459 S.F
1002 S.F

PAVED AREA 17007 S.F
LANDSCAPE OPEN AREA 6292 S.F = 26%

SITE PLAN

SCALE: 1/16"= 1'-0"

NORTH

1. SEAL COAT ALL EXISTING AND NEW ASPHALT
2. ALL TRAFFIC MARKINGS SHALL BE NEW
3. NO FIRE SPRINKLER SYSTEM IN EXISTING BUILDINGS.

City of Miami Beach REVIEWED Fire Prevention Division CITY OF MIAMI BEACH FIRE DEPARTMENT

ROUX ARCHITECT
116 GIRALDA AVENUE
CORAL GABLES, FL.
Phone : 305-443-8116
Fax : 305-443-2050
Job No. 1438

APR 08 2015
THEODORE ROUX
ARCHITECT AR4169

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026024
JOB NO: FL14-34
DESIGNED:
CHECKED:
8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

REVISIONS / AUTHORIZATIONS

NO.	REVISION'S / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	XX/XX
1	ADDENDUM NO. 1, BLDG. DEPT. COMMENTS	10/14/14	
2	FINAL SUBMITTAL	10/29/14	
3	ISSUE FOR PERMIT	11/5/14	
4	BLDG. DEPT. COMMENT	12/4/14	
5	BLDG. DEPT. COMMENT	4/9/15	

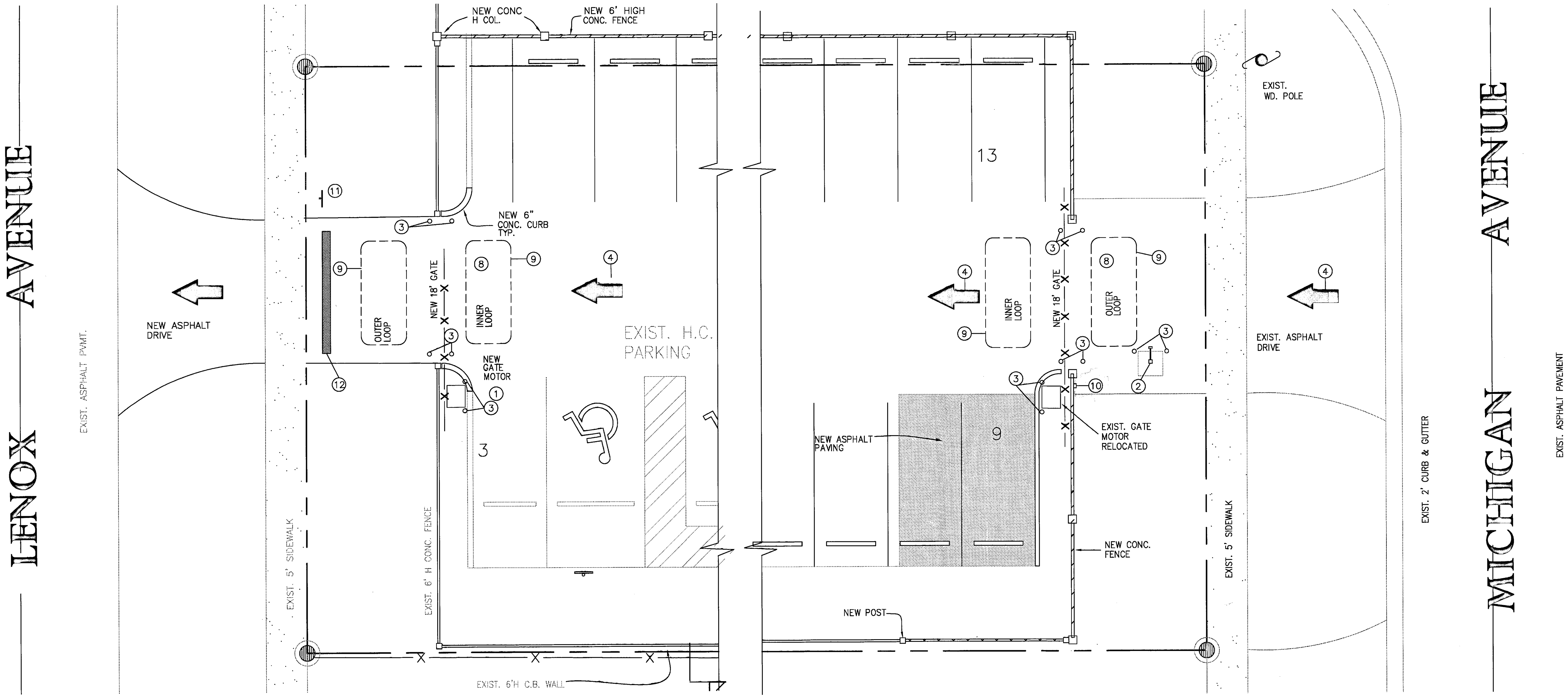
DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

PROJECT TITLE: **PROJECT DRAWING**
FINAL SUBMITTAL OCTOBER 29, 2014
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

SHEET TITLE: **SITE PLAN ARCHITECTURE**

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED	
	DRAWN BY: GC/CF	CHECKED BY: TLR	
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 2 OF: 3 SHEETS	SHEET NO.	
	AT&T DRAWING NO.: S20589A10100	A100	

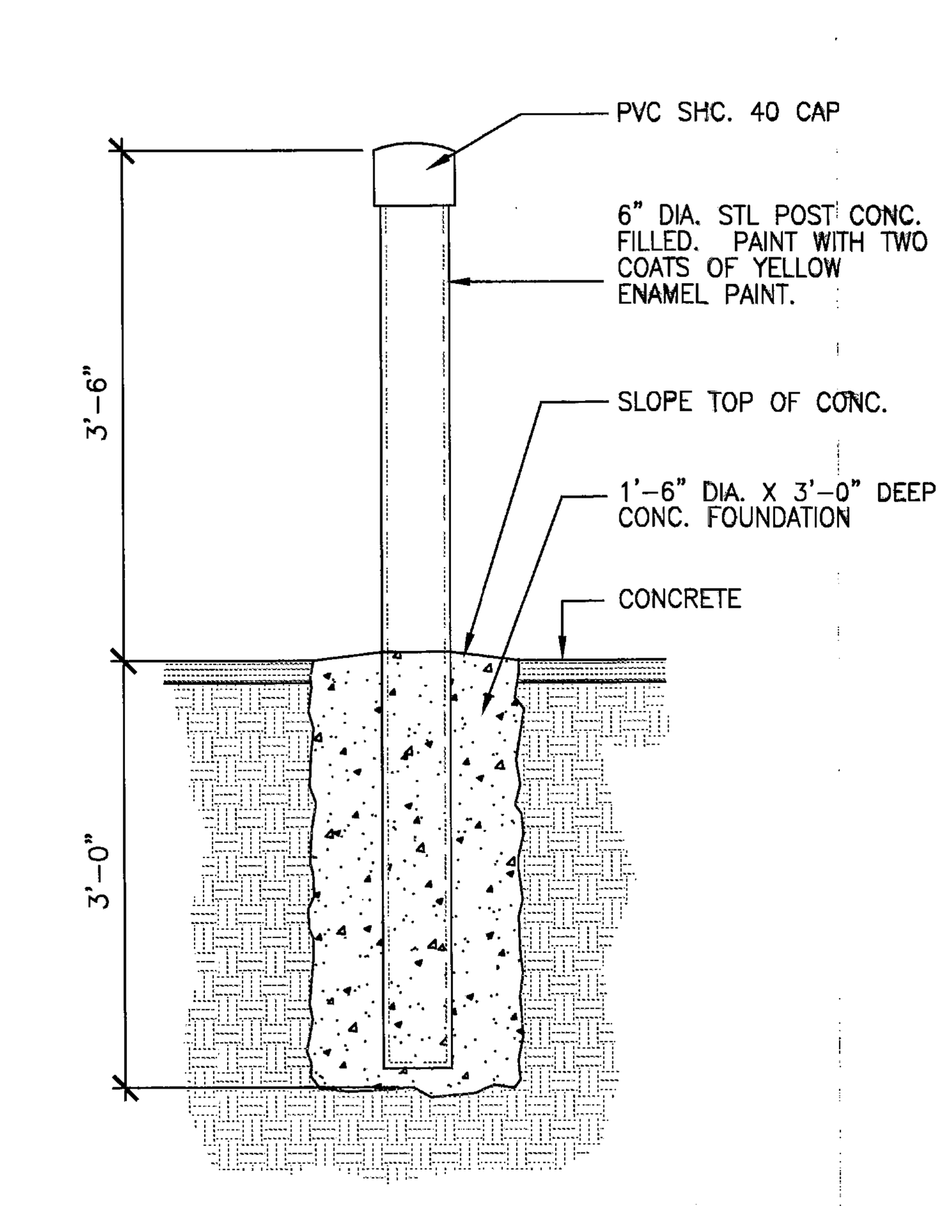


EXIT GATE 2

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

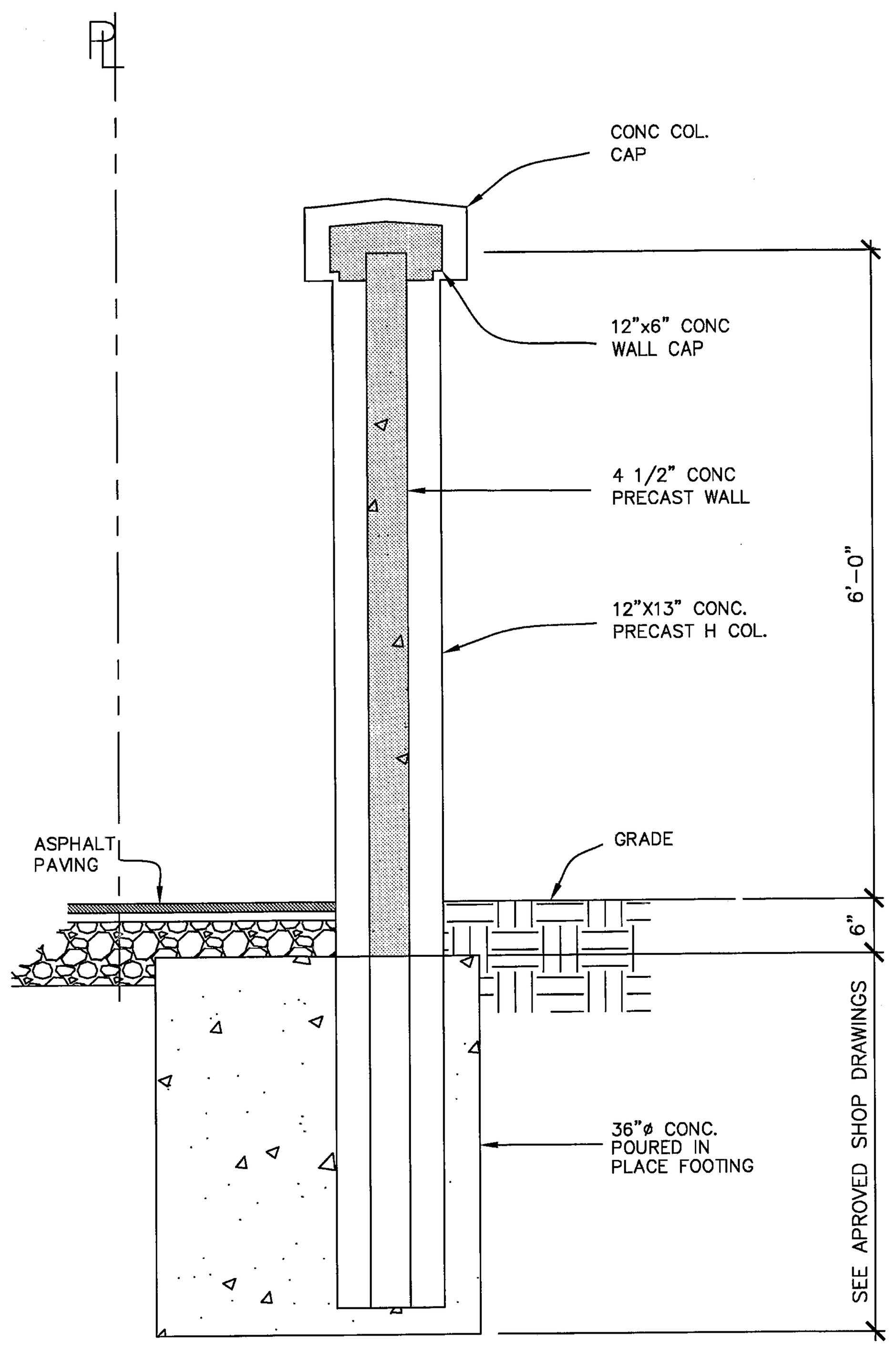
ENTRANCE GATE 1

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



TYPICAL GUARD POST DETAIL

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



TYP. WALL SECTION

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

GATE OPERATION: GATES ⟨1⟩ & ⟨2⟩

ENTRANCE : GATE 1

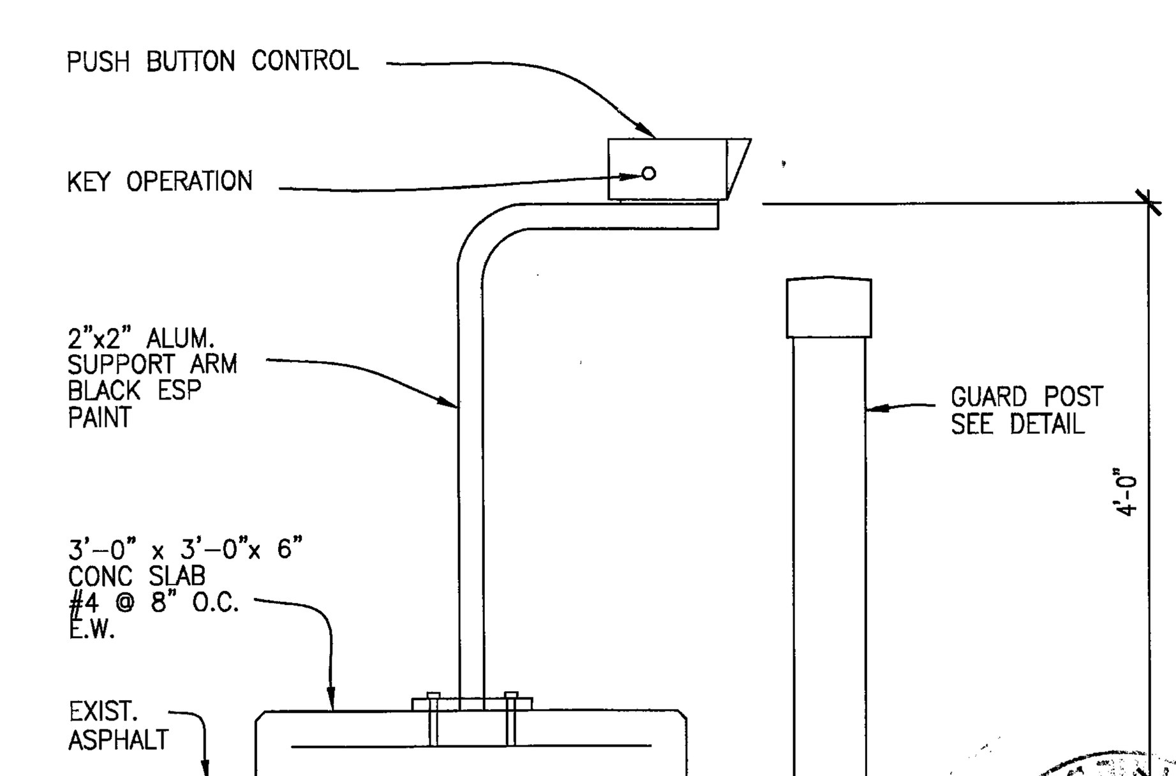
1. THE VEHICLE STOPS AT THE ENTRANCE CONTROL BOX, THE DRIVER CAN :
   A. ENTER APPROPRIATE CODE IN KEYPAD.
   B. THE GATE CAN BE OPENED BY KEY. KEY IS KEPT IN KNOX BOX FOR FIRE DEPARTMENT ENTRANCE.
2. AS THE VEHICLE PROCEEDS THROUGH THE OPENING PASSING OVER THE OUTER AND INNER LOOPS AN IMPULSE IS TRANSMITTED TO HOLD THE GATE IN THE OPEN POSITION.
3. THE TIMER CLOSES THE GATE AFTER THE VEHICLE HAS CLEARED THE INNER LOOP.

EXIT : GATE 2

1. THE VEHICLE APPROACHES THE GATE PASSING OVER THE INNER LOOP THIS TRANSMITS AN IMPULSE OPENING THE GATE.
2. THE GATE IS HELD OPEN BY THE INNER AND OUTER LOOPS UNTIL THE VEHICLE CLEARS THE OUTER LOOP. THE TIMER TRANSMITS A SINGLE IMPULSE TO CLOSE THE GATE.

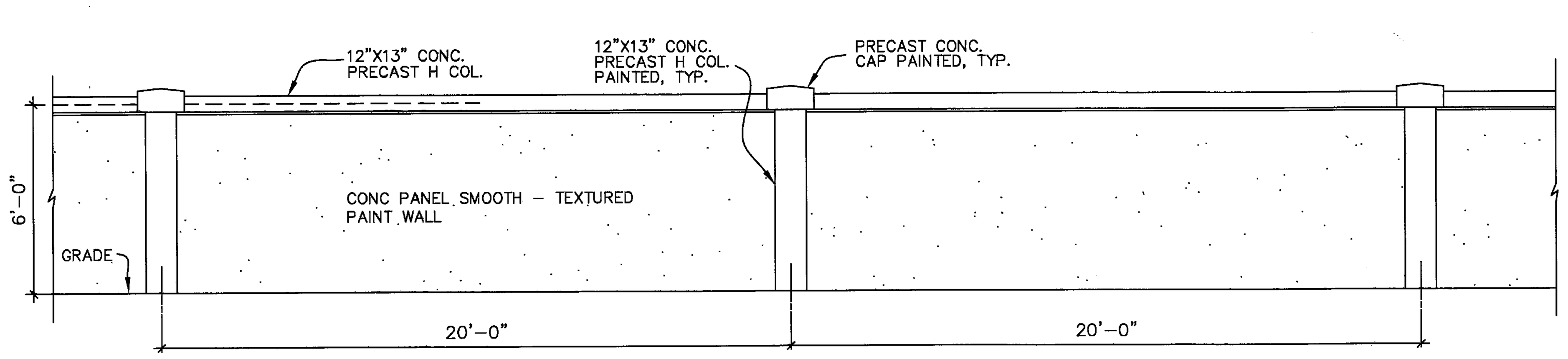
NOTES :

1. GATE MOTOR ELITE SL 3000 UL 1/2HP 120V ON CONC. SLAB 3'-0"x3'-0"x1'-0" w/ #4 @ 8" O.C. EA. WAY. COORDINATE SLAB SIZE & MOTOR MOUNTING HT. w/ OPERATOR USED. (RE-USE EXIST OPERATOR AT GATE 1)
2. ENTRANCE, PUSH BUTTON CONTROL, KEYPAD & KEY OPERATION, KEY OPERATION TO BE SAME KEY AS KNOX BOX AT GATE 1. MOUNT ON 3'-0"x3'-0"x6" CONC. SLAB KEYPAD POST, MATCH EXISTING
3. 6"ø PIPE GUARD POST, SEE DETAIL THIS SHEET.
4. PAINTED ARROW WHITE.
5. 20'-0"x5'-0" HIGH ALUM. CANTILEVER GATE, ANCHOR FENCE CO. DURAGLIDE II. OR APPROVED EQUAL
6. STOP SIGN D.O.T. STANDARD
7. STOP 12" WIDE WHITE PAINTED BAR
8. EXIST. ASPHALT PAVING REPAIR AS REQUIRED FOR NEW CONDUIT, CONTROL LOOPS.
9. CONTROL LOOPS.
10. KNOX BOX MIAMI BEACH FIRE DEPT APPROVED
11. STOP SIGN DOT APPROVED
12. PAINTED STOP BAR WHITE DOT APPROVED
13. PROVIDE SHOP DRAWINGS FOR GATES 1 & 2, AND ALL CONTROLS.



PUSH BUTTON CONTROL

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



NOTE :
EXIST. FENCE SHALL BE PRESSURE CLEANED AND PAINTED.

ELEVATION

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

PROJECT TITLE
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LENOX 15TH ST
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SHEET TITLE:
SITE DETAILS
ARCHITECTURE

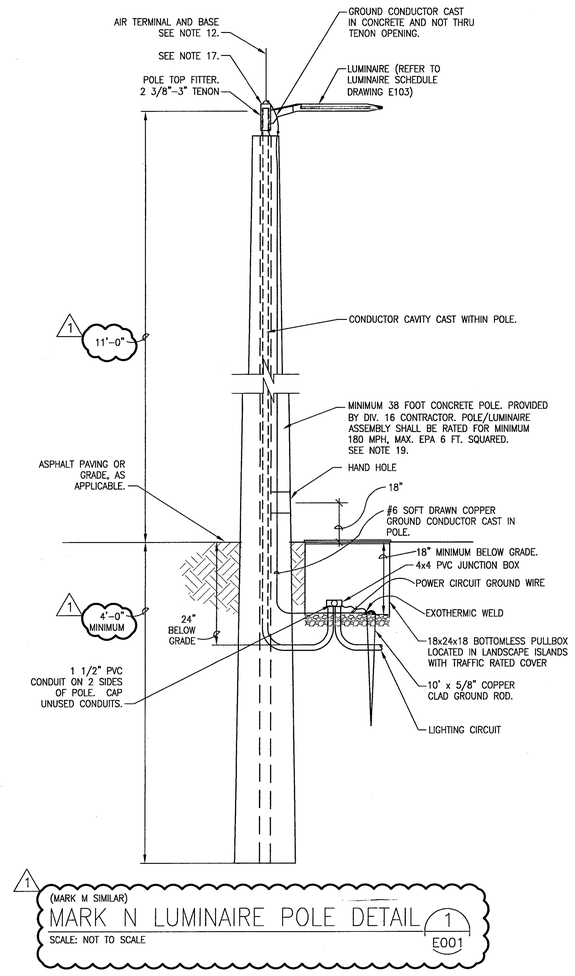
AT&T PROJECT NUMBER: S20589
DATE: 8/25/14 | SCALE: AS NOTED
DRAWN BY: GC/CF | CHECKED BY: TLR
AT&T AUTHORIZATION: ALEX PENTON
SHEET: 6 OF: 6 SHEETS
AT&T DRAWING NO.: S20589A10101
SHEET NO. A101

EXISTING PANEL A

SPACE: BUILDING #1 — 120/240V., 1ø, 3 WIRE — TYPE SQ D NQOD SURFACE MOUNTED — SCI: 35,000 RMS SYMM AMPS @240V — 200A. MAIN LUGS ONLY

CKT	POLES	TRIP	WIRE	GND	COND	KVA	LOAD	CKT	POLES	TRIP	WIRE	GND	COND	KVA	LOAD
1	1	20	2#12	1#12	1/2"	.54	RECEPTACLES	2	1	20	2#12	1#12	1/2"	.54	RECEPTACLES
3	1	20	2#12	1#12	1/2"	.72	RECEPTACLES	4	1	20	2#12	1#12	1/2"	.72	RECEPTACLES
5	2	20	2#12	1#12	1/2"	3.0	AIR CONDITIONER	6	2	20	2#12	1#12	1/2"	3.0	AIR CONDITIONER
9	1	**20**	**2#12**	**1#12**	**1/2"**	**.5**	**LIGHTING CONTROL PANEL**	10	1	**20**	**2#10**	**1#10**	**1"**	**0.6**	**SITE LIGHTING VIA LIGHT. CNTR. PNL-NORTH FDT**
11	1	**20**	**2#12**	**1#12**	**1/2"**	**.8**	**WEST GATE MOTOR**	12	1	**20**	**2#10**	**1#10**	**1"**	**0.8**	**EAST GATE MOTOR**
13	1	20	2#12	1#12	1/2"	.35	SECURITY LIGHTING	14	1	20	2#12	1#12	1/2"	.63	LIGHTING
15	1	**20**	**2#12**	**1#12**	**1/2"**	**.3**	**IRRIGATION CONTROLLER**	16	1	**20**	**2#10**	**1#10**	**1"**	**0.4**	**SITE LIGHTING VIA LIGHT. CNTR. PNL-SOUTH FDT**
17	1	–	–	–	–	–	SPACE ONLY	18	1	–	–	–	–	–	SPACE ONLY
19	1	–	–	–	–	–	SPACE ONLY	20	1	–	–	–	–	–	SPACE ONLY
21	1	–	–	–	–	–	SPACE ONLY	22	1	–	–	–	–	–	SPACE ONLY
23	1	–	–	–	–	–	SPACE ONLY	24	1	–	–	–	–	–	SPACE ONLY
25	1	–	–	–	–	–	SPACE ONLY	26	1	–	–	–	–	–	SPACE ONLY
27	1	–	–	–	–	–	SPACE ONLY	28	1	–	–	–	–	–	SPACE ONLY
29	1	–	–	–	–	–	SPACE ONLY	30	1	–	–	–	–	–	SPACE ONLY

TOTAL KVA : 12.9
TOTAL AMPS 12.9 KVA ÷ 0.24 KV = 53.75 AMPS
PANEL A SERVED FROM 150A FUSED DISCONNECT SWITCH.
FEEDER SIZE IS 1/0, GOOD FOR 150 AMPS.



1 (MARK M SIMILAR) MARK N LUMINAIRE POLE DETAIL — SCALE: NOT TO SCALE — 1 E001

ELECTRICAL NOTES

DOT INDICATES NOTE REFERENCED ON THE DRAWINGS.

1. CONSTRUCTION AND MATERIAL SHALL COMPLY WITH NEC (NATIONAL ELECTRICAL CODE), FLORIDA BUILDING CODE AND LOCAL CODES.
2. THE CONTRACTOR SHALL LIMIT POWER OUTAGES TO THE BUILDING LOADS TO A MAXIMUM OF ONE HOUR DURATION. THESE OUTAGES SHALL OCCUR DURING AFTER HOURS. CONTRACTOR SHALL SCHEDULE ALL OUTAGES WITH THE LOCAL AT&T BUILDING MANAGER.
3. CONTRACTOR SHALL BE REQUIRED TO PERFORM SOME OF THE ELECTRICAL WORK DURING AFTER HOURS. ALL OUTAGES SHALL OCCUR AFTER HOURS.
4. THE CONTRACTOR WILL BE REQUIRED TO PREPARE A WRITTEN AT&T METHOD OF PROCEDURE (MOP)OR A SERIES OF MOP'S FOR THIS PROJECT TO BE SUBMITTED PER LATEST AT&T MOP PROCEDURES. AFTER MOP IS APPROVED, SUBMIT ON AT&T SMOP FORMAT FOR APPROVAL. CONTRACTOR SHALL NOTE THAT THE MOP'S AND SMOP'S WILL NEED TO BE APPROVED BY AT&T. MOP'S AMD SMOP'S SHALL BE SUBMITTED TO AT&T FOR APPROVAL AT LEAST 2 WEEKS IN ADVANCE OF THE WORK.
5. MATCH SHORT CIRCUIT INTERRUPTING RATING OF NEW BREAKERS TO THOSE ALREADY INSTALLED IN EXISTING PANELBOARDS, UNLESS A HIGHER INTERRUPTING RATING IS INDICATED.
6. PROVIDE TYPEWRITTEN UPDATED DIRECTORIES FOR EXISTING PANELBOARD THAT CHANGES AS A RESULT OF THIS CONTRACT.
7. ALL WORK SHALL BE COORDINATED WITH THE LOCAL AT&T BUILDING MANAGER PRIOR TO COMMENCEMENT OF WORK.
8. ALL CONDUCTORS WHICH ARE NOT TERMINATED AND HAVE THE POTENTIAL TO BECOME ENERGIZED DURING THIS PROJECT SHALL HAVE THEIR ENDS INSULATED. CONDUCTORS UP TO #6 SHALL BE PROTECTED BY SCREWING ON A WIRE–NUT SIZED FOR THAT CONDUCTOR, ON THE ENDS OF THE CONDUCTORS. CONDUCTORS #4 AND LARGER SHALL REQUIRE A HEAT SHRINK RUBBER BOOT TYPE FITTING. THOMAS AND BETTS HSC SERIES HEAT SHRINKABLE END CAPS, OR APPROVED EQUAL. ELECTRICAL TAPE WILL NOT BE AN ACCEPTABLE FORM OF INSULATING THE ENDS OF CONDUCTORS.
9. BELOW GRADE CONDUITS SHALL BE SCHEDULE 40 PVC WITH PVC COATED RIGID STEEL RISERS AND ELBOWS. ABOVE GRADE EXTERIOR CONDUITS SHALL BE RIGID GALVANIZED STEEL. INTERIOR CONDUITS SHALL BE EMT.
10. THE CONTRACTOR IS FAMILIAR WITH AT&T'S BUILDING STANDARDS AND WITH THE QUALITY OF WORK THAT IS DEMANDED. ALL WORK THAT IS INCLUDED IN THIS SCOPE OF WORK SHALL CONFORM TO THESE STANDARDS. ANY WORK DETERMINED BY THE ENGINEER NOT TO MEET THESE STANDARDS SHALL BE REWORKED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. ALL ITEMS SHOWN ON THE DEMOLITION DRAWING SHALL BE REMOVED UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL REMOVE ALL ASSOCIATED CONDUIT AND WIRE. ALL CIRCUITS SERVING EXISTING DEVICES TO REMAIN SHALL BE MAINTAINED. ALL EXISTING CONDUITS SERVING EXISTING CIRCUITS TO BE REMOVED, WHICH ARE BELOW GRADE OR IN SLAB SHALL BE ABANDONED IN PLACE. ALL CONDUCTORS SHALL BE REMOVED. ALL EXPOSED CONDUIT SHALL BE REMOVED. CONDUIT BELOW GRADE OR IN SLAB SHALL BE CUT BELOW LEVEL OF GRADE/SLAB AND SURFACE SHALL BE PATCHED FLUSH. COORDINATE THIS WITH THE GENERAL CONTRACTOR.
- 12. AIR TERMINAL AND BASE ASSEMBLY SHALL CONSIST OF THOMPSON LIGHTNING PROTECTION INC. MODEL NO. 571 AIR TERMINAL (5/8"X 24" MINIMUM HEIGHT NICKEL TIPPED SOLID COPPER POINT) WITH THOMPSON LIGHTNING PROTECTION CAST BRONZE BASE FOR SECURING TO TOP OF FIXTURE TENON. ONE BOLT MASONRY BASE. AIR TERMINAL SHALL BE HIGHER THAN TOP OF LUMINAIRES. THE ONE BOLT BASE SHALL BE CAPABLE OF MOUNTING ONE AIR TERMINAL AND ALLOWING GROUND CONDUCTOR TO MAKE CONTACT AND/OR PASS THRU BASE.
13. NOT USED.
- 14. LOCATIONS OF NEW POLES SHOWN ON THE DRAWINGS HAVE BEEN INPUTTED INTO A LIGHTING CALCULATION PROGRAM TO GENERATE ANTICIPATED LIGHTING LEVELS IN THE PARKING LOT BASED ON THE NEW POLE LAYOUT. THESE ANTICIPATED LIGHTING LEVELS ARE TO SATISFY CURRENT CODE REQUIREMENTS. IF CONTRACTOR DETERMINES THAT NEW POLES CANNOT BE LOCATED AS SHOWN ON THE DRAWINGS, ADVISE ENGINEER PRIOR TO PLACEMENT OF POLES. SEE SHEET E103 FOR PHOTOMETRICS.
- 15. POLE NUMBERS HAVE BEEN ARBITRARILY ASSIGNED TO NEW PARKING LOT LIGHT POLES BY THE ENGINEER. CONTRACTOR SHALL PROVIDE A 1" X 3" WIDE THREE PLY PHENOLIC LABEL JUST ABOVE HANDHOLE AT EACH POLE. LABEL SHALL BE BLACK CORE, WHITE FACE WITH 1/2" LETTERING TO INCLUDE POLE NUMBER. SECURE LABEL TO EACH POLE WITH TWO STAINLESS STEEL SCREWS. "A–1" DESIGNATES MARK A FIXTURE, POLE NO. 1. POLE LABEL SHALL READ "A–1" (TYPICAL).
- 16. THE CONTRACTOR SHALL REVIEW THE CIRCUITING OF THE NEW POLES WITH RESPECT TO EXISTING FIELD CONDITIONS TO CONFIRM THE LAYOUT SHOWN. IT IS UNDERSTOOD THAT A MAJORITY OF THE CONDUIT WILL BE INSTALLED BENEATH THE ASPHALT PAVING AND NOT WITHIN LANDSCAPED ISLANDS. THE DIVISION 16 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CUTTING AND PATCHING OF ALL SURFACES, BOTH LANDSCAPED AND PAVED, WITH THE GENERAL CONTRACTOR. PATCHING OF PAVED SURFACES SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS TO RESTORE THE PAVED SURFACES. LOCATE UTILITIES IN THE AREAS OF EXCAVATION PRIOR TO ANY DIGGING OR CUTTING. COORDINATE THIS WITH THE GENERAL CONTRACTOR.
- 17. CONTRACTOR SHALL VERIFY WITH MANUFACTURER OF LUMINAIRE THAT AN OPTIONAL POLE TOP FITTER (2 3/8 – 3" DIAMETER TENON) IS ALL THAT IS REQUIRED TO MOUNT LUMINAIRE HOUSING(S) ONTO CONCRETE POLE. PROVIDE ANY ADDITIONAL HARDWARE AS REQUIRED. COORDINATE INSTALLATION OF TENON ON TOP OF NEW CONCRETE POLE WITH POLE MANUFACTURER.
- 18. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL EXISTING LIGHTING POLES AND ASSOCIATED LUMINAIRES AND CONCRETE BASES AND DISPOSING. PROVIDE NECESSARY SOIL FOR PLACEMENT IN HOLES LEFT FROM REMOVAL OF CONCRETE BASES.
- 19. CONTRACTOR SHALL PROVIDE FLORIDA ENGINEER SIGNED AND SEALED CALCULATIONS CONFIRMING THAT ALL NEW CONCRETE POLE/LUMINAIRE ASSEMBLIES MEET THE MINIMUM 180 MPH WIND LOAD REQUIREMENTS. INCLUDE CALCULATIONS WITH SHOP DRAWINGS.
- 20. DISCONNECT AND REMOVE EXISTING CONCRETE POLE, UTILITY METER, CABINET AND INCOMING SERVICE TO CABINET. COORDINATE REMOVING INCOMING SERVICE TO CABINET WITH UTILITY COMPANY.
- 21. EXISTING SERVICE TO STORAGE BUILDING SHALL REMAIN AS IS.
- 22. FOR GATE SEQUENCE OF OPERATION AND DETAILS OF GATE, BOLLARD AND ENTRANCE CONTROL BOX SEE ARCHITECTURAL DRAWING A101.
- 23. CONTRACTOR SHALL COORDINATE CONDUCTOR REQUIREMENTS FOR A FULLY OPERATIONAL SYSTEM WITH THE VENDOR PROVIDING EQUIPMENT. CONDUCTORS SHALL BE PROVIDED FOR, BUT NOT LIMITED TO PUSHBUTTON CONTROL AND KEY SWITCH. PROVIDE 4 SPARE CONDUCTORS IN CONDUIT.

ELECTRICAL LEGEND AND ABBREVIATIONS

B–2	MOUNTING HEIGHT ABOVE FINISHED FLOOR UNLESS INDICATED OTHERWISE
	POLE MOUNTED LUMINAIRE, NUMERAL INDICATES POLE NUMBER, LETTER INDICATES LUMINAIRE MARK.
	DISCONNECT SWITCH, NON–FUSED, 30A, 3 POLE, NEMA 3R.
	PANELBOARD
	CONDUIT RUN, CONCEALED IN WALL OR CEILING (—//— = 3 WIRES)
	CONDUIT RUN, BELOW GRADE OR PAVEMENT. SCHEDULE 80 PVC UNLESS INDICATED OTHERWISE.
	CONDUIT RUN, EXPOSED.
A–11	HOMERUN (TO PANEL A, CIRCUIT 11).
	CONDUIT TURNS UP
	FLEXIBLE CONDUIT
	CONDUIT TURNS DOWN
J	JUNCTION BOX, 4" SQUARE.
JB	JUNCTION BOX, SIZED PER NEC.
J	JUNCTION BOX, 4" SQUARE, WALL MOUNTED
PB	PULL BOX. SEE DETAIL 1/E001.
PC	PHOTOCELL
AFF	ABOVE FINISHED FLOOR
C	CONDUIT
CB	CIRCUIT BREAKER
E	EXISTING
GND	GROUND
JB	JUNCTION BOX
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MH	MOUNTING HEIGHT
PNL	PANEL
WP	WEATHERPROOF

REVIEWED FOR CITY OF MIAMI BEACH FIRE DEPARTMENT — City of Miami Beach Fire Prevention Division — FIRE APPROVED

PROJECT TITLE: MIAMI BEACH LENOX 15TH ST PARKING LOT

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026024
JOB NO: FL14–34
DESIGNED: KF
CHECKED: MK

8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)–739–2000
FAX: (904)–739–4742
m.kashmlry@kashmlryandassociates.com

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FL CORP. #:	7976
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	BLDG. C, SUITE 401
	JACKSONVILLE, FL, 32217
SIGNATURE:	
DATE:	

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	KF/MK
1	ADDENDUM #1, BLDG. DEPT. COMMENTS	10/14/14	KF/MK
3	ISSUE FOR PERMIT	11/5/14	KF/MK

PROPRIETARY AT&T INFORMATION

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DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

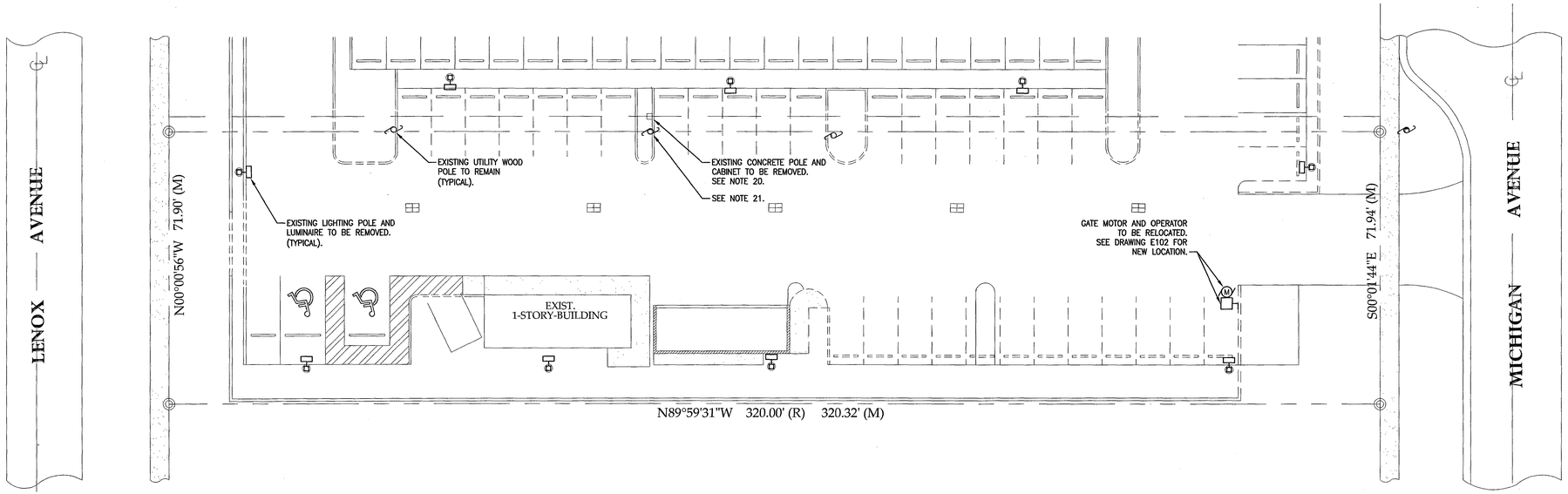
PROJECT TITLE: PROJECT DRAWING

1030 15TH ST
MIAMI BEACH
FL US

MIAMFLBH – M6226

SHEET TITLE: LEGEND, SCHEDULE, DETAILS AND NOTES ELECTRICAL 4/15 EJS

AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED
AT&T AUTHORIZATION: ALEX PENTON	DRAWN BY: TB	CHECKED BY: KF/MKiner
	SHEET: 1 OF: 4 SHEETS	SHEET NO. E001
	AT&T DRAWING NO.: S20589E00001	CHECKED DEC 0 8 2014



SEE NOTES 11 AND 18.

SITE PLAN–DEMO

SCALE: 1/16"=1'-0"

0 16' 32'

N

City of Miami Beach
Fire Prevention Division
PLANS APPROVED
REVIEWED BY CITY OF MIAMI BEACH FIRE DEPARTMENT

PROJECT TITLE

MIAMI BEACH
LENOX 15TH ST
PARKING LOT

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS

FL REGISTRATION NO. 00006024

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SIGNATURE:
DATE: 11/5/14

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at&t CORPORATE REAL ESTATE

PROJECT TITLE:

PROJECT DRAWING

1030 15TH ST
MIAMI BEACH
FL US

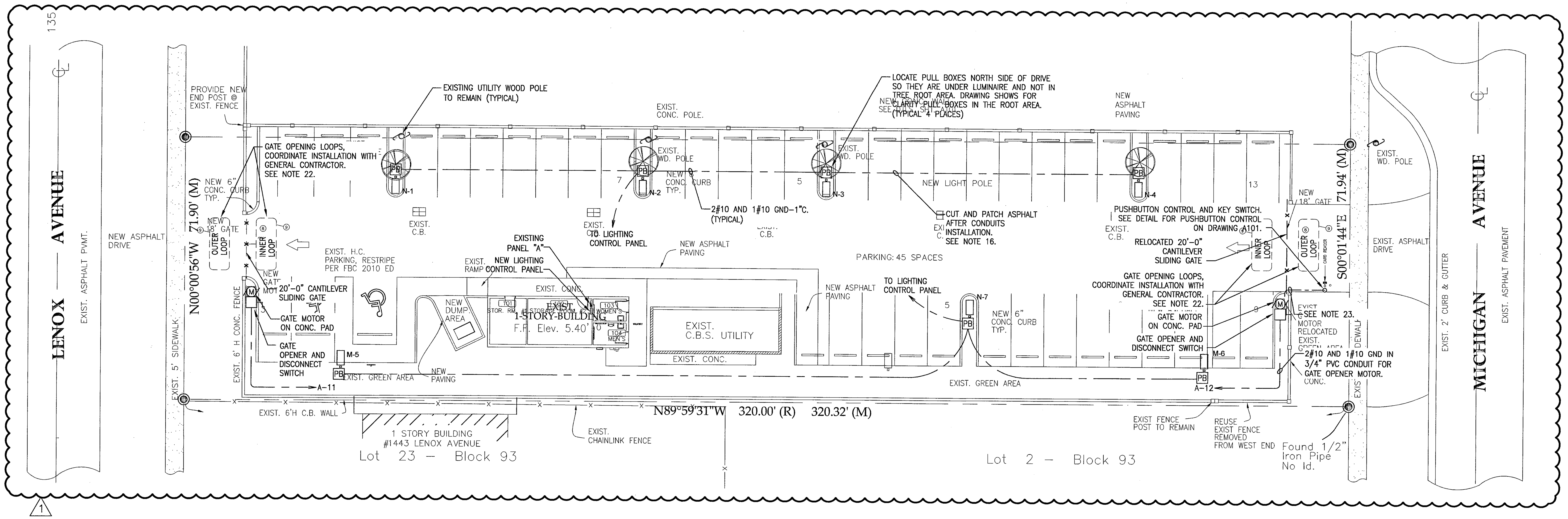
MIAMFLBH – M6226

SHEET TITLE:

SITE PLAN–DEMO ELECTRICAL

4/15 ESM

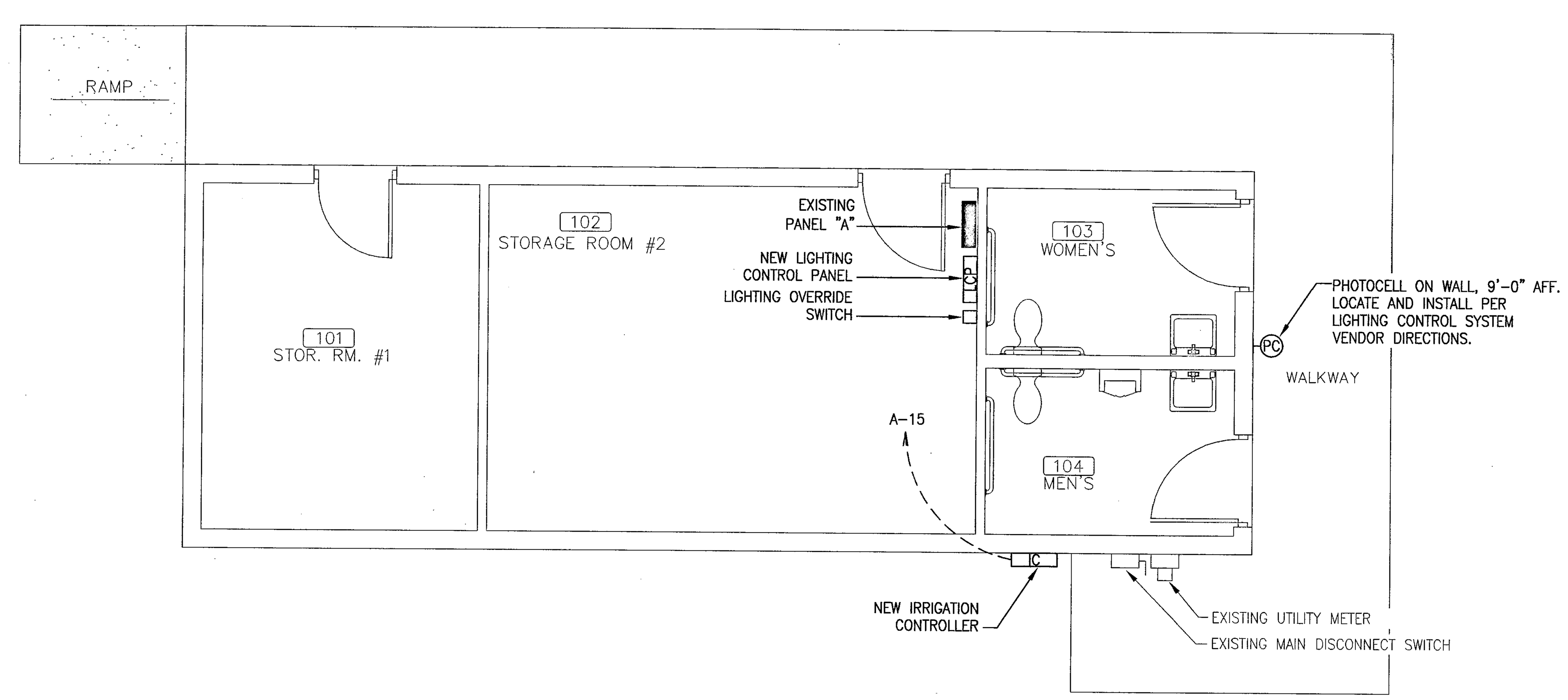
AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED	
	DRAWN BY: TB	CHECKED BY: KF/MK	
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 2	OF: 4 SHEETS	SHEET NO.
	AT&T DRAWING NO.: S20589E10002D	CHECKED DEC 03 2014	E102D



SEE NOTES 14 AND 15

SITE PLAN-NEW

SCALE: 1/16"=1'-0"



STORAGE BUILDING PLAN

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

CONSULTANT STAMP

Kashmiry & Associates, Inc.
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SIGNATURE:	
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DRAWINGS PREPARED FOR

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PROJECT TITLE: PROJECT DRAWING

1030 15TH ST
MIAMI BEACH
FL US

MIAMFLBH - M6226

SHEET TITLE:
SITE PLAN-NEW AND STRG. BLDG PLAN ELECTRICAL

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED
	DRAWN BY: TB Electric	CHECKED BY: KF/MK
AT&T AUTHORIZATION:	SHEET: 3	
ALEX PENTON	AT&T DRAWING NO.: S20589E10002	E102

LUMINAIRE SCHEDULE

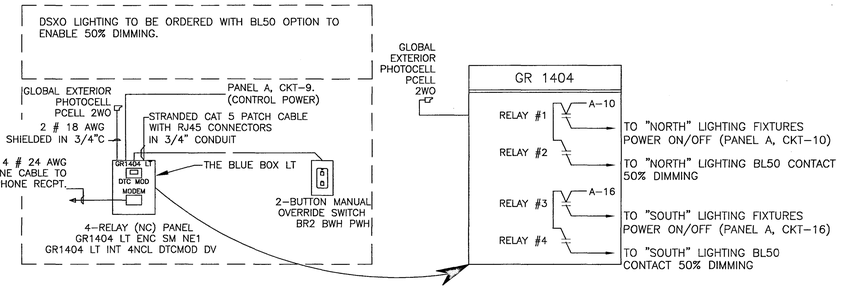
Symbol	Label	Qty	Catalog Number	Description	Lamp	Volt	File	Lumens	LLF	Watts	Mounting	Remarks
□ ▫	M	2	DSX0 LED 20C 530 40K TFTM MVOLT BL50 HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 4000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	120	DSX0_LED_20C_530_40K_TFTM_MVOLT_HS.ies	Absolute	0.95	35	Pole	Provide Concrete Pole Per Detail 1/E001. See Notes 17 and 19.
□ ▫	N	5	DSX0 LED 40C 530 40K T5W BL50 MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T5W OPTIC, 4000K, @ 530mA	LED	120	DSX0_LED_40C_530_40K_T5W_MVOLT.ies	Absolute	0.95	68	Pole	Provide Concrete Pole Per Detail 1/E001. See Notes 17 and 19.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALL AREA AND SPILL ZONE	+	0.3 fc	3.4 fc	0.0 fc	N/A	N/A
PARKING	✳	1.9 fc	3.4 fc	0.6 fc	5.7:1	3.2:1

NOTES

1. Readings shown are in units of maintained footcandles.
2. LLF = as shown
3. Test plane = 0' AFF
4. Fixture mounting heights 11' AFF
5. Fixture spacing varies, see plan view as submitted
6. Reflectances = 0%
7. This photometric layout was calculated using specific criteria, any deviation from stated parameters will affect actual performance.

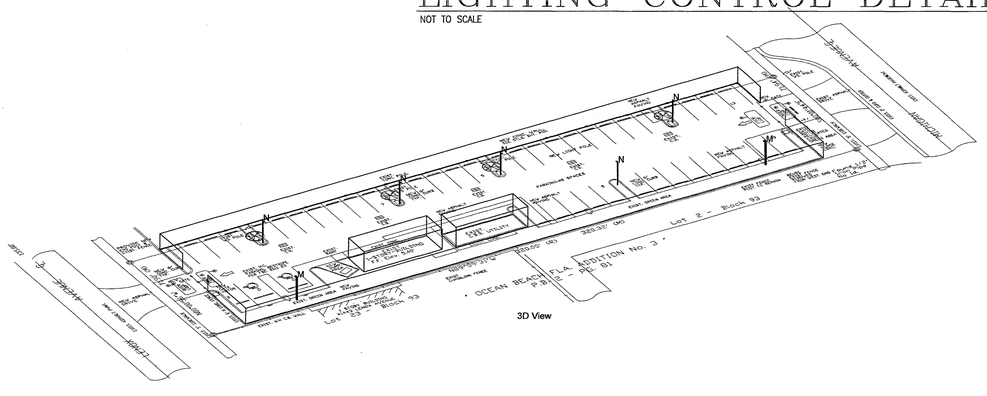


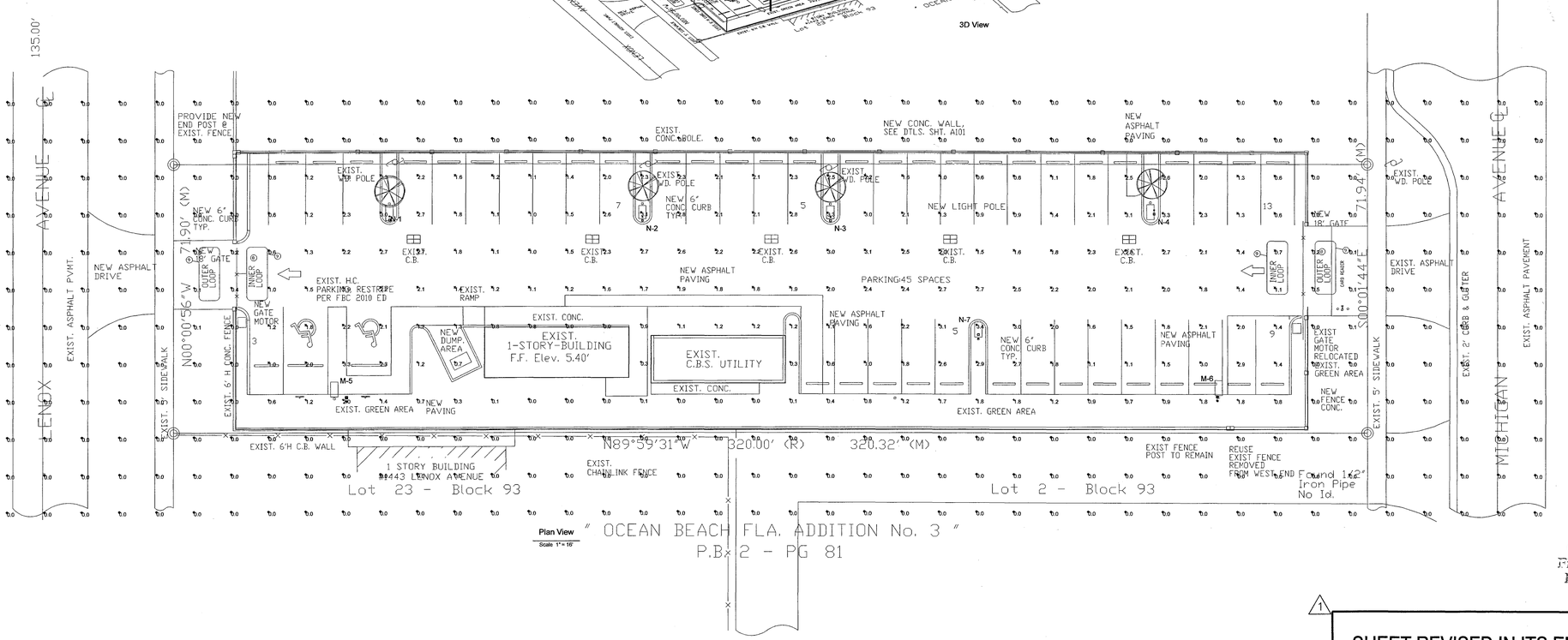
LIGHTING CONTROL DETAIL

NOT TO SCALE

LIGHTING CONTROL SYSTEM FEATURES AND NOTES:

1. 32-CHANNEL, 365-DAY/ASTRONOMICAL TIME CLOCK. LARGE DISPLAY (21 X 8 CHARACTERS) ACTS AS PROGRAMMING INTERFACE FOR THE ENTIRE SYSTEM. NON-VOLATILE MEMORY HOLDS ALL PROGRAMMING INDEFINITELY. TEN-YEAR BATTERY BACK-UP FOR TIME-OF-DAY
2. MODEM INCLUDES FREE LIFETIME FACTORY PROGRAMMING
3. MANUAL OVERRIDE SWITCH.
4. ALL CATALOG NUMBERS REFER TO LIGHTING CONTROL AND DESIGN CATALOG NUMBERS. LIGHTING CONTROL AND DESIGN (LC&D) PH#800-345-4448 WWW.LIGHTINGCONTROLS.COM
5. THE BLUE BOX LT AND SWITCH SHALL BE PRE-PROGRAMMED AT FACTORY AS DESCRIBED: PHOTOCELL TO CONTROL LIGHTING AT PRESCRIBED FOOTCANDLE LEVEL FOR DUSK TO DOWN OPERATION AND TIME CLOCK WILL THEN DIM FIXTURES 50% AT 11.00 PM. CONTRACTOR NEEDS TO WRITE TELEPHONE NUMBER ON THE ANALOG PHONE JACK AVAILABLE NEXT TO ENCLOSURE FOR REMOTE COMMISSIONING, TROUBLESHOOTING OR ANY FUTURE PROGRAMMING CHANGES AS NEEDED.





Plan View
Scale 1"= 16'

SITE PLAN-PHOTOMETRICS

SCALE: 1/16"=1'-0"

0 16' 32'

N

1 SHEET REVISED IN ITS ENTIRETY

City REVIEWED CITY OF MIAMI BEACH FIRE DEPARTMENT Fire Prevention Division PLANS APPROVED

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at&t

CORPORATE REAL ESTATE

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1030 15TH ST
MIAMI BEACH
FL US

MIAMFLBH – M6226

SHEET TITLE:

SITE PLAN-PHOTOMETRICS, SCH. AND DETAIL ELECTRICAL 4/1/15 CJ

PROJECT TITLE

MIAMI BEACH
LENOX 15TH ST
PARKING LOT

AT&T PROJECT NUMBER: S20589	DATE: 8/25/14	SCALE: AS NOTED
	DRAWN BY: TB	CHECKED BY: KF/MK
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 4 OF: 4 SHEETS	SHEET NO. E103
	AT&T DRAWING NO.: S20589E10003	CHECKED DEC 03 2014

B1405996

1030 15th ST.

Office Copy

B1505485

Florida Engineering Solutions

*Today's Ideas * Tomorrow's Results*

AT&T Corporate Real Estate

1030 15th St., Miami Beach, FL

Oldcastle Site Wall Design Calculations

Generation 1 – 6ft Wall – 160mph – Exp. C

Design per 2010 Florida Building Code
Wind Loads per ASCE 7
Concrete Design per ACI 318
F'c (Cast-in-Place Concrete) = 3,000 psi
F'c (Precast Concrete) = 5,000 psi
Fy (Rebar) = 60,000 psi

Table of Contents

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LICENSE
No. 55312
STATE OF FLORIDA
PROFESSIONAL ENGINEER

June 18, 2015
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Certificate of Authorization No. 26300

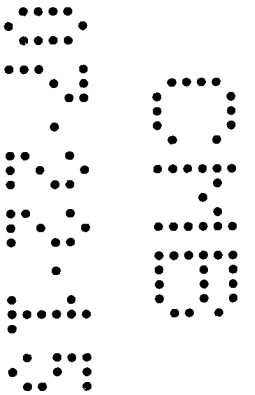
Florida Engineering Solutions, Inc. – CA No. 26300
Mail: 12620 Curley St. – Suite 105, San Antonio , Florida 33576
Ph: 352 / 588 – 5311 Fx: 352 / 588 – 5411

ASCE 7-10, Section 29.4, Design Wind Loads - Solid Freestanding Walls and Solid Signs

F = qh G Cf (PSF) (29.4-1)

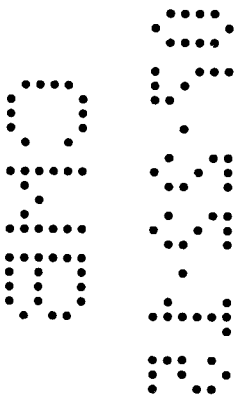
qh = 0.00256 Kz Kzt Kd V^2 (PSF) (29.3-1)

G =	0.85	(Sect 26.9)
Kz =	0.85	(Tables 29.3-1 & 30.3-1)
Kzt =	1	(Sect 26.8.2)
Kd =	0.85	(Table 26.6-1)
Exposure =	C	
Wall Height =	0-15	



Calculate Velocity Pressure for Different Wind Speeds (qh) (PSF)
Wind Speeds - Nominal 3-Second Gust - Miles Per Hour

100 mph - qh =	18.50	PSF
105 mph - qh =	20.39	PSF
110 mph - qh =	22.38	PSF
115 mph - qh =	24.46	PSF
120 mph - qh =	26.63	PSF
125 mph - qh =	28.90	PSF
130 mph - qh =	31.26	PSF
135 mph - qh =	33.71	PSF
140 mph - qh =	36.25	PSF
145 mph - qh =	38.89	PSF
150 mph - qh =	41.62	PSF
155 mph - qh =	44.44	PSF
160 mph - qh =	47.35	PSF
165 mph - qh =	50.36	PSF
170 mph - qh =	53.45	PSF
175 mph - qh =	56.64	PSF
180 mph - qh =	59.93	PSF
185 mph - qh =	63.30	PSF
190 mph - qh =	66.77	PSF
195 mph - qh =	70.33	PSF
200 mph - qh =	73.98	PSF



1.2

Kz Values (MWFRS)			
Wall Ht. (ft)	Exposure		
	B	C	D
0-15	0.57	0.85	1.03
20	0.62	0.9	1.08
25	0.66	0.94	1.12
30	0.7	0.98	1.16

Kz Values (C/C)			
Wall Ht. (ft)	Exposure		
	B	C	D
0-15	0.7	0.85	1.03
20	0.7	0.9	1.08
25	0.7	0.94	1.12
30	0.7	0.98	1.16

1.3

ASCE 7-10, Figure 29.4-1, Force Coefficients Cf - Solid Freestanding Walls and Solid Signs
Case A & B
All Freestanding Walls Have Clearance Ratio s/h = 1.0
All Walls Assumed to have Aspect Ration B/s = 10 (Minimum)
Cf = 1.3
Case C
All Walls Have s/h = 1.0 - Therefore Force Coefficients can be reduced by 1.8 - 1.0 = 0.80 (Figure 29.4-1)

Aspect Ratio (B/s)	Force Coefficients Cf							
	0-s	s-2s	2s-3s	3s-10s	3s-4s	4s-5s	5s-10s	>10s
10	3.75	2.45	1.85	0.95				
11	3.83	2.50	1.90	1.13				
12	3.92	2.55	1.95	1.32				
13	4.00	2.60	2.00	1.50	1.50	1.35	0.90	0.55
15	4.02	2.60	2.00	1.52	1.52	1.38	0.91	0.55
20	4.07	2.59	1.99	1.58	1.58	1.46	0.94	0.55
25	4.11	2.58	1.98	1.63	1.63	1.54	0.98	0.55
30	4.16	2.57	1.97	1.69	1.69	1.62	1.01	0.55
35	4.21	2.57	1.97	1.74	1.74	1.69	1.04	0.55
40	4.25	2.56	1.96	1.80	1.80	1.77	1.07	0.55
45	4.30	2.55	1.95	1.85	1.85	1.85	1.10	0.55

Aspect Ratio (B/s)	Force Coefficients Cf Reduced							
	0-s	s-2s	2s-3s	3s-10s	3s-4s	4s-5s	5s-10s	>10s
10	3.00	1.96	1.48	0.76	0.00	0.00	0.00	0.00
11	3.07	2.00	1.52	0.91	0.00	0.00	0.00	0.00
12	3.13	2.04	1.56	1.05	0.00	0.00	0.00	0.00
13	3.20	2.08	1.60	1.20	1.20	1.08	0.72	0.44
15	3.22	2.08	1.60	1.22	1.22	1.11	0.73	0.44
20	3.25	2.07	1.59	1.26	1.26	1.17	0.76	0.44
25	3.29	2.07	1.59	1.31	1.31	1.23	0.78	0.44
30	3.33	2.06	1.58	1.35	1.35	1.29	0.81	0.44
35	3.37	2.05	1.57	1.39	1.39	1.36	0.83	0.44
40	3.40	2.05	1.57	1.44	1.44	1.42	0.86	0.44
45	3.44	2.04	1.56	1.48	1.48	1.48	0.88	0.44

Aspect Ratio (B/s)	Force Coefficients Cf - Reduced at Wall Return							
	0-s	s-2s	2s-3s	3s-10s	3s-4s	4s-5s	5s-10s	>10s
10	1.80							
11	1.84							
12	1.88							
13	1.92							
15	1.93							
20	1.95							
25	1.97							
30	2.00							
35	2.02							
40	2.04							
45	2.06							

Minimum Wall Returns

6ft H	12ft
8ft H	16ft
10ft H	20ft
12ft H	24ft
16ft H	32ft

1.4

Design Wind Pressure - Case A&B		
Kz =	0.85	
Exposure =	C	
Wall Height =	0-15	
V (mph)	F (PSF) Ultimate	F (PSF) Allowable
100	20.4	12.3
105	22.5	13.5
110	24.7	14.8
115	27.0	16.2
120	29.4	17.7
125	31.9	19.2
130	34.5	20.7
135	37.2	22.3
140	40.1	24.0
145	43.0	25.8
150	46.0	27.6
155	49.1	29.5
160	52.3	31.4
165	55.6	33.4
170	59.1	35.4
175	62.6	37.6
180	66.2	39.7
185	69.9	42.0
190	73.8	44.3
195	77.7	46.6
200	81.8	49.1

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PO Box 1238, San Antonio, FL 33576
PH: 352.588.5311 FX: 352.588.5411

1.5

Design Wind Pressure - Case C							
Kz =	0.85						
Exposure =	C						
Wall Height =	0-15						
Aspect Ratio B/s =	45						
Cf =	3.44	2.04	1.56	1.48	1.48	0.88	0.44
	0-s	s-2s	2s-3s	3s-4s	4s-5s	5s-10s	>10s
V (mph)	F (PSF) Ultimate						
100	54.1	32.1	24.5	23.3	23.3	13.8	6.9
105	59.6	35.4	27.0	25.7	25.7	15.3	7.6
110	65.4	38.8	29.7	28.2	28.2	16.7	8.4
115	71.5	42.4	32.4	30.8	30.8	18.3	9.1
120	77.9	46.2	35.3	33.5	33.5	19.9	10.0
125	84.5	50.1	38.3	36.4	36.4	21.6	10.8
130	91.4	54.2	41.4	39.3	39.3	23.4	11.7
135	98.6	58.5	44.7	42.4	42.4	25.2	12.6
140	106.0	62.9	48.1	45.6	45.6	27.1	13.6
145	113.7	67.4	51.6	48.9	48.9	29.1	14.5
150	121.7	72.2	55.2	52.4	52.4	31.1	15.6
155	129.9	77.1	58.9	55.9	55.9	33.2	16.6
160	138.5	82.1	62.8	59.6	59.6	35.4	17.7
165	147.2	87.3	66.8	63.3	63.3	37.7	18.8
170	156.3	92.7	70.9	67.2	67.2	40.0	20.0
175	165.6	98.2	75.1	71.3	71.3	42.4	21.2
180	175.2	103.9	79.5	75.4	75.4	44.8	22.4
185	185.1	109.8	83.9	79.6	79.6	47.4	23.7
190	195.2	115.8	88.5	84.0	84.0	49.9	25.0
195	205.6	122.0	93.3	88.5	88.5	52.6	26.3
200	216.3	128.3	98.1	93.1	93.1	55.3	27.7

Cf =	2.06						
	0-s						
V (mph)	F (PSF) Ultimate (Reduced at Wall Return)						
100	32.4						
105	35.8						
110	39.3						
115	42.9						
120	46.7						
125	50.7						
130	54.8						
135	59.1						
140	63.6						
145	68.2						
150	73.0						
155	78.0						
160	83.1						
165	88.3						
170	93.8						
175	99.4						
180	105.1						
185	111.1						
190	117.1						
195	123.4						
200	129.8						

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1.6

ASCE 7-10 - WIND LOADS ON FREESTANDING WALLS

P = W * 21ft * H (assume max. 21ft post spacing)
V = P
M = P * e

Calculate P for Posts (Case A&B) Ultimate

V (mph)	W (psf)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
100	20.44	6	2575.2	3.8	2575	9786
105	22.53	6	2839.2	3.8	2839	10789
110	24.73	6	3116.0	3.8	3116	11841
115	27.03	6	3405.7	3.8	3406	12942
120	29.43	6	3708.3	3.8	3708	14091
125	31.93	6	4023.7	3.8	4024	15290
130	34.54	6	4352.1	3.8	4352	16538
135	37.25	6	4693.3	3.8	4693	17835
140	40.06	6	5047.4	3.8	5047	19180
145	42.97	6	5414.4	3.8	5414	20575
150	45.99	6	5794.2	3.8	5794	22018
155	49.10	6	6186.9	3.8	6187	23510
160	52.32	6	6592.5	3.8	6593	25052
165	55.64	6	7011.0	3.8	7011	26642
170	59.07	6	7442.3	3.8	7442	28281
175	62.59	6	7886.5	3.8	7887	29969
180	66.22	6	8343.6	3.8	8344	31706
185	69.95	6	8813.6	3.8	8814	33492
190	73.78	6	9296.5	3.8	9296	35327
195	77.72	6	9792.2	3.8	9792	37210
200	81.75	6	10300.8	3.8	10301	39143

160	mph	Exposure	C	kz =	0.85
W1 =	138.45	PSF			
W2 =	82.10	PSF			
W3 =	62.79	PSF			
W4 =	59.57	PSF			
W5 =	59.57	PSF			
W6 =	52.32	PSF	Case A&B Control		
W7 =	52.32	PSF	Case A&B Control		

6FT WALLS

P = [(W2*1.5ft)+(W3*6ft)+(W4*6ft)+(W5*6ft)+(W6*1.5ft)]*6FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Posts (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	6	7758.9	3.8	7759	29484

8FT WALLS

P = [(W2*5.5ft)+(W3*8ft)+(W4*7.5ft)]*8FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Posts (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	8	11204.8	4.9	11205	54904

10FT WALLS

P = [(W2*9.5ft)+(W3*10ft)+(W4*1.5ft)]*10FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Posts (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	10	14972.0	6	14972	89832

12FT WALLS

P = [(W1*1.5ft)+(W2*12ft)+(W3*6.5ft)]*12FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Posts (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	12	19212.4	7.1	19212	136408

CWB

07-22-15

1.8

ASCE 7-10 - WIND LOADS ON FREESTANDING WALLS

P = W * 21ft * H (assume max. 21ft post spacing)
V = P
M = P * e

Calculate P for Foundations (Case A&B) Allowable

V (mph)	W (psf)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
100	12.26	6	1545.1	3.8	1545	5871
105	13.52	6	1703.5	3.8	1703	6473
110	14.84	6	1869.6	3.8	1870	7104
115	16.22	6	2043.4	3.8	2043	7765
120	17.66	6	2225.0	3.8	2225	8455
125	19.16	6	2414.2	3.8	2414	9174
130	20.72	6	2611.3	3.8	2611	9923
135	22.35	6	2816.0	3.8	2816	10701
140	24.04	6	3028.4	3.8	3028	11508
145	25.78	6	3248.6	3.8	3249	12345
150	27.59	6	3476.5	3.8	3477	13211
155	29.46	6	3712.1	3.8	3712	14106
160	31.39	6	3955.5	3.8	3956	15031
165	33.39	6	4206.6	3.8	4207	15985
170	35.44	6	4465.4	3.8	4465	16968
175	37.55	6	4731.9	3.8	4732	17981
180	39.73	6	5006.2	3.8	5006	19024
185	41.97	6	5288.2	3.8	5288	20095
190	44.27	6	5577.9	3.8	5578	21196
195	46.63	6	5875.3	3.8	5875	22326
200	49.05	6	6180.5	3.8	6180	23486

160	mph	Exposure	C	kz =	0.85
W1 =	83.07	PSF			
W2 =	49.26	PSF			
W3 =	37.67	PSF			
W4 =	35.74	PSF			
W5 =	35.74	PSF			
W6 =	31.39	PSF	Case A&B Control		
W7 =	31.39	PSF	Case A&B Control		

6FT WALLS

P = [(W2*1.5ft)+(W3*6ft)+(W4*6ft)+(W5*6ft)+(W6*1.5ft)]*6FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Foundations (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	6	4655.3	3.8	4655	17690

8FT WALLS

P = [(W2*5.5ft)+(W3*8ft)+(W4*7.5ft)]*8FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Foundations (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	8	6722.9	4.9	6723	32942

10FT WALLS

P = [(W2*9.5ft)+(W3*10ft)+(W4*1.5ft)]*10FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Foundations (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	10	8983.2	6	8983	53899

12FT WALLS

P = [(W1*1.5ft)+(W2*12ft)+(W3*7.5ft)]*12FT (assume 21ft post spacing)

V = P

M = P * e

Calculate P for Foundations (Case C)

V (mph)	H (ft)	P (lbs)	e (ft)	V (lbs)	M (lb-ft)
160	12	11979.5	7.1	11980	85055

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Project Title: Duratek Precast Wall Calculations
Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID:

2.1

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Concrete Beam

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Description : M - 6ft Panel

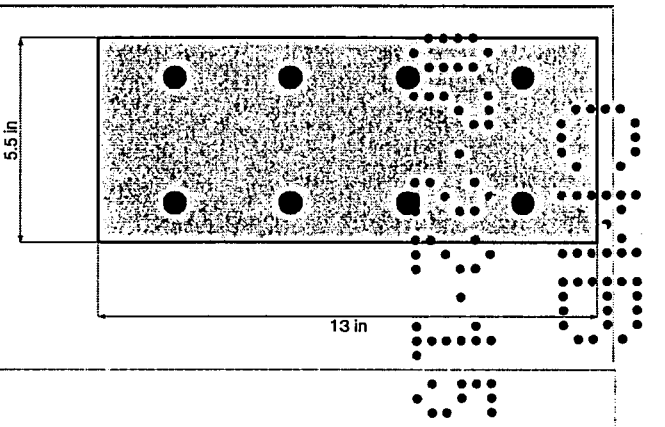
CODE REFERENCES

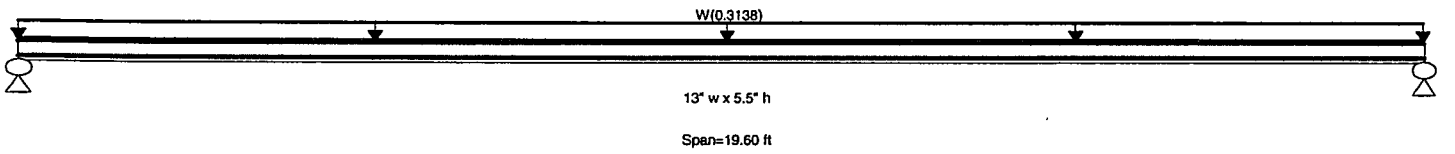
Calculations per ACI 318-08, IBC 2009, ASCE 7-10
Load Combination Set : ASCE 7-10

Material Properties

f'c	=	5.0 ksi	ϕ Phi Values	Flexure :	0.90
fr = f'c$^{1/2}$ * 7.50	=	530.33 psi		Shear :	0.750
ψ Density	=	145.0 pcf	β_1	=	0.80
λ LtWt Factor	=	1.0			
Elastic Modulus	=	4,030.51 ksi	Fy - Stirrups		40.0 ksi
fy - Main Rebar	=	60.0 ksi	E - Stirrups	=	29,000.0 ksi
E - Main Rebar	=	29,000.0 ksi	Stirrup Bar Size #	=	# 3
			Number of Resisting Legs Per Stirrup	=	2

Load Combination :ASCE 7-10





Cross Section & Reinforcing Details

Rectangular Section, Width = 13.0 in, Height = 5.50 in
Span #1 Reinforcing....
4-#5 at 1.063 in from Bottom, from 0.0 to 19.60 ft in this span
4-#5 at 1.063 in from Top, from 0.0 to 19.60 ft in this span

Applied Loads

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

Load for Span Number 1
Uniform Load : W = 0.05230 ksf, Tributary Width = 6.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio = **0.712** : 1
Section used for this span **Typical Section**
Mu : Applied 15.069 k-ft
Mn * Phi : Allowable 21.164 k-ft
Load Combination +1.20D+0.50Lr+0.50L+W+1.60H
Location of maximum on span 9.800ft
Span # where maximum occurs Span # 1

Maximum Deflection

Max Downward Transient Deflection	2.814 in	Ratio =	83
Max Upward Transient Deflection	0.000 in	Ratio =	0 <50.
Max Downward Total Deflection	1.647 in	Ratio =	142
Max Upward Total Deflection	0.000 in	Ratio =	999 <50.

Cross Section Strength & Inertia

Top & Bottom references are for tension side of section

		Max Mu (k-ft)		Phi*Mn (k-ft)		Moment of Inertia (in^4)		
Cross Section	Bar Layout Description	Bottom	Top	Bottom	Top	I gross	Icr - Bottom	Icr - Top
Section 1	4- #5 @ d=4.437",4- #5 @ d=1.063",	0.00	0.00	21.16	21.16	180.24	91.23	91.23

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Overall MAXimum	3.075	3.075
Overall MINimum	1.384	1.384
D Only		
+D+L		
+D+Lr		
+D+S		
+D+0.750Lr+0.750L		
+D+0.750L+0.750S		
+D+0.60W	1.845	1.845
+D+0.70E		

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Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID:

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Description : M - 6ft Panel

Vertical Reactions

Support notation : Far left is #1

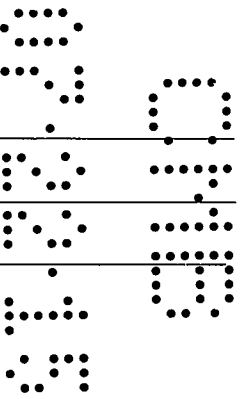
Load Combination	Support 1	Support 2
+D+0.750Lr+0.750L+0.450W	1.384	1.384
+D+0.750L+0.750S+0.450W	1.384	1.384
+D+0.750L+0.750S+0.5250E		
+0.60D+0.60W	1.845	1.845
+0.60D+0.70E		
D Only		
Lr Only		
L Only		
S Only		
W Only	3.075	3.075
E Only		
H Only		

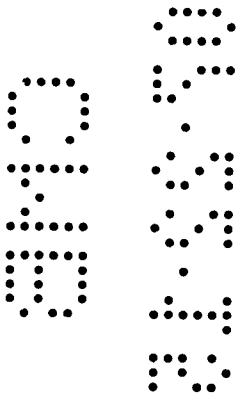
Shear Stirrup Requirements

Entire Beam Span Length : Vu < PhiVc/2, Req'd Vs = Not Reqd 11.4.6.1, use stirrups spaced at 0.000 in

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Location (ft) in Span	Bending Stress Results (k-ft) Mu : Max	Phi*Mnx	Stress Ratio
MAXimum BENDING Envelope					
Span # 1	1	19.600	15.07	21.16	0.71
+1.40D+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+1.20D+0.50Lr+1.60L+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+1.20D+1.60L+0.50S+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+1.20D+1.60Lr+0.50L+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+1.20D+1.60Lr+0.50W+1.60H					
Span # 1	1	19.600	7.53	21.16	0.36
+1.20D+0.50L+1.60S+1.60H					
Span # 1	1	19.600	7.53	21.16	0.36
+1.20D+1.60S+0.50W+1.60H					
Span # 1	1	19.600	7.53	21.16	0.36
+1.20D+0.50Lr+0.50L+W+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+1.20D+0.50L+0.50S+W+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+1.20D+0.50L+0.20S+E+1.60H					
Span # 1	1	19.600	15.07	21.16	0.71
+0.90D+W+0.90H					
Span # 1	1	19.600	15.07	21.16	0.71
+0.90D+E+0.90H					
Span # 1	1	19.600	15.07	21.16	0.71





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GIVEN:

b =	12.000	in			
d =	1.375	in	β_1 =	0.85	
$f'_{c(composite)}$ =	5,000	psi	ϕ Flexure =	0.90	
f_y =	60,000	psi	ϕ Shear =	0.75	
$A_{s(provided)}$ =	0.058	in^2	d' =	1.375	in
WWR 6x6-W2.9xW2.9			Bottom Most Layer of Steel		
			A'_S =	0.00	in^2

DESIGN:

$$\rho_{(actual)} = \frac{A_s}{bd} = \quad 0.0035$$

$$\phi V_c = \phi 2\sqrt{f'_c}bd = \quad 1750.09 \text{ lb}$$

$$\epsilon_S = 0.85\frac{\epsilon_C d \beta_1 f'_C b}{A_S f_Y - (f_Y - 0.85 f'_C)A_S} - \epsilon_C = \quad 0.0484$$

$0.002 < \epsilon_S < 0.005 = INTERPOLATE$

$\epsilon_S \le 0.002 \Rightarrow \phi = 0.65$

$\epsilon_S \ge 0.005 \Rightarrow \phi = 0.90$

$$\phi V_n = \phi V_c = \quad 1{,}750 \text{ lb}$$

$$\rho_{min} = \frac{200}{f_y} = \quad 0.0033$$

$$m = \frac{f_y}{0.85 f'_c} = \quad 14.12$$

$$R_n = \rho f_y\left(1 - \frac{1}{2}\rho m\right) = \quad 205.68 \text{ psi}$$

$$\phi M_n = \phi R_n b d^2 = \quad 350 \text{ ft-lb}$$

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Project Title: Duratek Precast Wall Calculations
Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID: 2.4

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Description : E - 6ft Panel

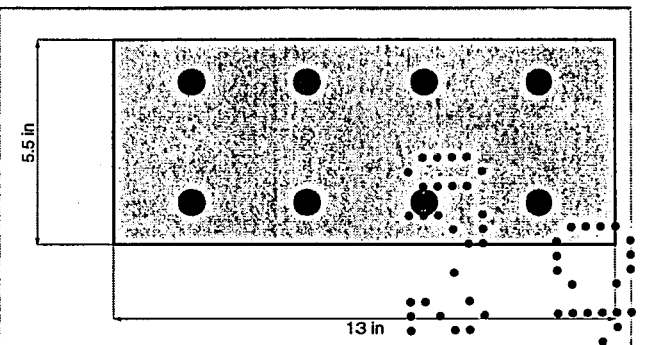
CODE REFERENCES

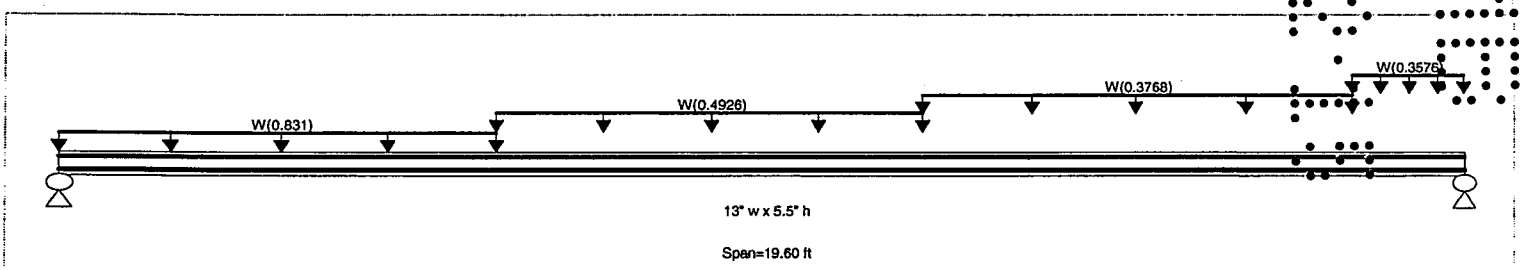
Calculations per ACI 318-08, IBC 2009, ASCE 7-10
Load Combination Set : ASCE 7-10

Material Properties

f'c	= 5.0 ksi	ϕ Phi Values	Flexure :	0.90	
fr = f'c $^{1/2}$ * 7.50	= 530.33 psi		Shear :	0.750	
ψ Density	= 145.0 pcf	β_1	=	0.80	
λ LtWt Factor	= 1.0				
Elastic Modulus	= 4,030.51 ksi	Fy - Stirrups		40.0 ksi	
fy - Main Rebar	= 60.0 ksi	E - Stirrups	=	29,000.0 ksi	
E - Main Rebar	= 29,000.0 ksi	Stirrup Bar Size #	=	# 3	
		Number of Resisting Legs Per Stirrup	=	2	

Load Combination ASCE 7-10





Cross Section & Reinforcing Details

Rectangular Section, Width = 13.0 in, Height = 5.50 in
Span #1 Reinforcing....
4-#6 at 1.125 in from Bottom, from 0.0 to 19.60 ft in this span
4-#6 at 1.125 in from Top, from 0.0 to 19.60 ft in this span

Applied Loads

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

Load for Span Number 1
Uniform Load : W = 0.1385 ksf, Extent = 0.0 -->> 6.0 ft, Tributary Width = 6.0 ft
Uniform Load : W = 0.08210 ksf, Extent = 6.0 -->> 12.0 ft, Tributary Width = 6.0 ft
Uniform Load : W = 0.06280 ksf, Extent = 12.0 -->> 18.0 ft, Tributary Width = 6.0 ft
Uniform Load : W = 0.05960 ksf, Extent = 18.0 -->> 19.60 ft, Tributary Width = 6.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio = **0.891** : 1
Section used for this span **Typical Section**
Mu : Applied 25.252 k-ft
Mn * Phi : Allowable 28.341 k-ft
Load Combination +1.20D+0.50Lr+0.50L+W+1.60H
Location of maximum on span 8.842ft
Span # where maximum occurs Span # 1

Maximum Deflection

Max Downward Transient Deflection	3.805 in	Ratio =	61
Max Upward Transient Deflection	0.000 in	Ratio =	0 <50.
Max Downward Total Deflection	2.276 in	Ratio =	103
Max Upward Total Deflection	0.000 in	Ratio =	999 <50.

Cross Section Strength & Inertia

Top & Bottom references are for tension side of section

		Max Mu (k-ft)		Phi*Mn (k-ft)		Moment of Inertia (in^4)		
Cross Section	Bar Layout Description	Bottom	Top	Bottom	Top	I gross	Icr - Bottom	Icr - Top
Section 1	4- #6 @ d=4.375",4- #6 @ d=1.125",	0.00	0.00	28.34	28.34	180.24	113.84	113.84

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Overall MAXimum	6.375	4.399
Overall MINimum	2.869	1.980
D Only		
+D+L		
+D+Lr		
+D+S		
+D+0.750Lr+0.750L		

CMB

01.22.15

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Project Title: Duratek Precast Wall Calculations
Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID:

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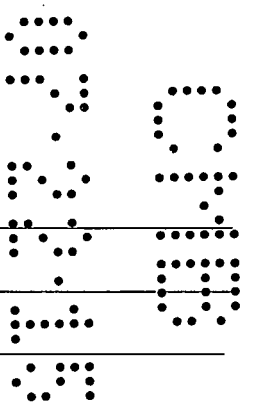
Description : E - 6ft Panel

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
+D+0.750L+0.750S		
+D+0.60W	3.825	2.640
+D+0.70E		
+D+0.750Lr+0.750L+0.450W	2.869	1.980
+D+0.750L+0.750S+0.450W	2.869	1.980
+D+0.750L+0.750S+0.5250E		
+0.60D+0.60W	3.825	2.640
+0.60D+0.70E		
D Only		
Lr Only		
L Only		
S Only		
W Only	6.375	4.399
E Only		
H Only		



Shear Stirrup Requirements

Entire Beam Span Length : PhiVc/2 < Vu <= PhiVc, Req'd Vs = Ht<=10", Not Reqd, use stirrups spaced at 0.000 in

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Location (ft) in Span	Bending Stress Results (k-ft) Mu : Max	Phi*Mnx	Stress Ratio
MAXimum BENDING Envelope					
Span # 1	1	19.600	25.25	28.34	0.89
+1.40D+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+1.20D+0.50Lr+1.60L+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+1.20D+1.60L+0.50S+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+1.20D+1.60Lr+0.50L+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+1.20D+1.60Lr+0.50W+1.60H					
Span # 1	1	19.600	12.63	28.34	0.45
+1.20D+0.50L+1.60S+1.60H					
Span # 1	1	19.600	12.63	28.34	0.45
+1.20D+1.60S+0.50W+1.60H					
Span # 1	1	19.600	12.63	28.34	0.45
+1.20D+0.50Lr+0.50L+W+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+1.20D+0.50L+0.50S+W+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+1.20D+0.50L+0.20S+E+1.60H					
Span # 1	1	19.600	25.25	28.34	0.89
+0.90D+W+0.90H					
Span # 1	1	19.600	25.25	28.34	0.89
+0.90D+E+0.90H					
Span # 1	1	19.600	25.25	28.34	0.89

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GIVEN:

b =	12.000	in			
d =	1.375	in	β_1 =	0.85	
$f'_{c(composite)}$ =	5,000	psi	ϕ Flexure =	0.90	
f_y =	60,000	psi	ϕ Shear =	0.75	
$A_{s(provided)}$ =	0.087	in^2	d' =	1.375	in
WWR 4x4-W2.9xW2.9			Bottom Most Layer of Steel		
			A'_S =	0.00	in^2

DESIGN:

$$\rho_{(actual)} = \frac{A_s}{bd} = \quad 0.0053$$

$$\phi V_c = \phi 2\sqrt{f'_c}bd' = \quad 1750.09 \text{ lb}$$

$$\epsilon_s = 0.85\frac{\epsilon_C d \beta_1 f'_C b}{A_S f_Y - (f_Y - 0.85 f'_C)A_S} - \epsilon_C = \quad 0.0313$$

$0.002 < \epsilon_S < 0.005 = INTERPOLATE$

$\epsilon_S \le 0.002 \Rightarrow \phi = 0.65$

$\epsilon_S \ge 0.005 \Rightarrow \phi = 0.90$

$$\phi V_n = \phi V_c = \quad 1{,}750 \text{ lb}$$

$$\rho_{min} = \frac{200}{f_y} = \quad 0.0033$$

$$m = \frac{f_y}{0.85 f'_c} = \quad 14.12$$

$$R_n = \rho f_y\left(1 - \frac{1}{2}\rho m\right) = \quad 304.59 \text{ psi}$$

$$\phi M_n = \phi R_n b d^2 = \quad 518 \text{ ft-lb}$$

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Project Title: Duratek Precast Wall Calculations
Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID:

3.1

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ENERCALC, INC. 1983-2015, Build:6.15.1.19, Ver:6.15.1.19

Lic. # : KW-06008519
Licensee : FLORIDA ENGINEERING SOLUTIONS

Description : 6ft Line Post

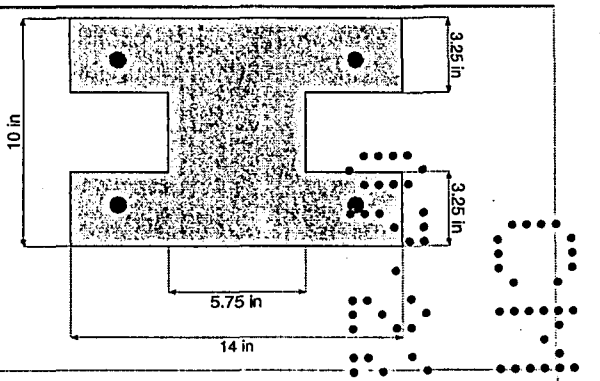
CODE REFERENCES

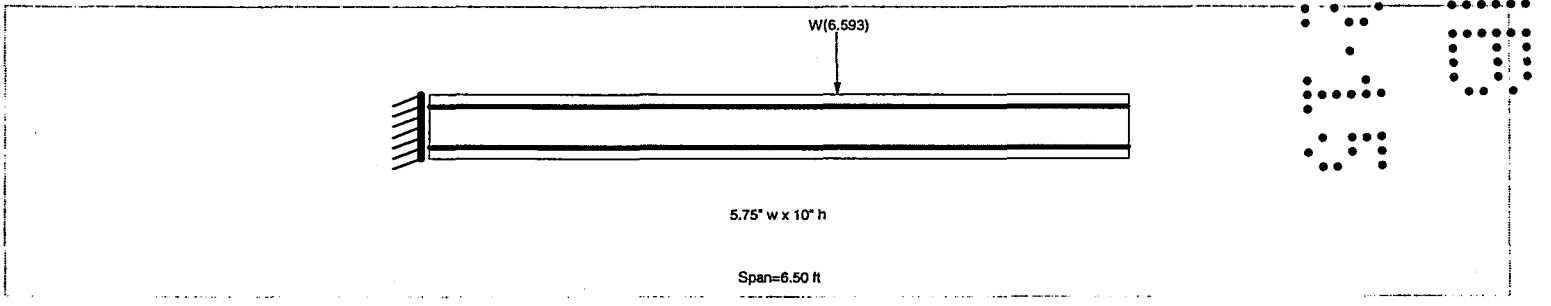
Calculations per ACI 318-08, IBC 2009, ASCE 7-10
Load Combination Set : ASCE 7-10

Material Properties

f'c	= 5.0 ksi	ϕ Phi Values	Flexure :	0.90	
fr = f'c $^{1/2}$ * 7.50	= 530.33 psi		Shear :	0.750	
ψ Density	= 145.0 pcf	β_1	=	0.80	
λ LtWt Factor	= 1.0				
Elastic Modulus	= 4,030.51 ksi	Fy - Stirrups		40.0 ksi	
		E - Stirrups	=	29,000.0 ksi	
fy - Main Rebar	= 60.0 ksi	Stirrup Bar Size #	=	# 3	
E - Main Rebar	= 29,000.0 ksi	Number of Resisting Legs Per Stirrup	=	2	

Load Combination ASCE 7-10





Cross Section & Reinforcing Details

H Section, Height = 10.0 in, Top Width = 14.0 in, Top Thick = 3.250 in, Bottom Width = 14.0 in, Bottom Thick = 3.250 in, Center Width = 5.750 in
Span #1 Reinforcing....
2-#6 at 1.813 in from Bottom, from 0.0 to 6.50 ft in this span
2-#6 at 1.813 in from Top, from 0.0 to 6.50 ft in this span

Applied Loads

Point Load : W = 6.593 k @ 3.80 ft

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

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio = **0.791 : 1**
Section used for this span **Typical Section**
Mu : Applied -25.053 k-ft
Mn * Phi : Allowable 31.684 k-ft
Load Combination +1.20D+0.50Lr+0.50L+W+1.60H
Location of maximum on span 0.000ft
Span # where maximum occurs Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.269 in	Ratio =	578
Max Upward Transient Deflection	0.000 in	Ratio =	0 <100
Max Downward Total Deflection	0.087 in	Ratio =	1796
Max Upward Total Deflection	0.000 in	Ratio =	999 <100

Cross Section Strength & Inertia

Top & Bottom references are for tension side of section

		Max Mu (k-ft)		Phi*Mn (k-ft)		Moment of Inertia (in^4)		
Cross Section	Bar Layout Description	Bottom	Top	Bottom	Top	I gross	Icr - Bottom	Icr - Top
Section 1	2- #6 @ d=8.187",2- #6 @ d=1.813",	0.00	0.00	31.68	31.68	1,137.19	277.38	277.38

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Overall MAXimum	6.593	
Overall MINimum	2.967	
D Only		
+D+L		
+D+Lr		
+D+S		
+D+0.750Lr+0.750L		
+D+0.750L+0.750S		
+D+0.60W	3.956	
+D+0.70E		
+D+0.750Lr+0.750L+0.450W	2.967	

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Project Title: Duratek Precast Wall Calculations
Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID: 3.2

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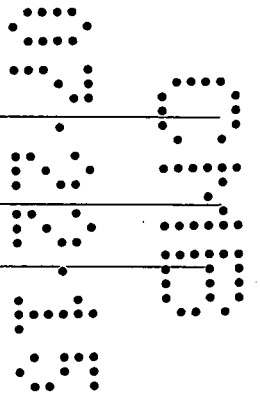
Lic. # : KW-06008519
Licensee : FLORIDA ENGINEERING SOLUTIONS

Description : 6ft Line Post

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
+D+0.750L+0.750S+0.450W	2.967	
+D+0.750L+0.750S+0.5250E		
+0.60D+0.60W	3.956	
+0.60D+0.70E		
D Only		
Lr Only		
L Only		
S Only		
W Only	6.593	
E Only		
H Only		



Shear Stirrup Requirements

Between 0.00 to 3.80 ft, PhiVc < Vu, Req'd Vs = 0.1996, use stirrups spaced at 4.000 in
Between 3.81 to 6.49 ft, Vu < PhiVc/2, Req'd Vs = Not Reqd 11.4.6.1, use stirrups spaced at 0.000 in

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Location (ft) in Span	Bending Stress Results (k-ft) Mu : Max	Phi*Mnx	Stress Ratio
MAXimum BENDING Envelope					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.40D+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.20D+0.50Lr+1.60L+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.20D+1.60L+0.50S+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.20D+1.60Lr+0.50L+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.20D+1.60Lr+0.50W+1.60H					
Span # 1	1	6.500	-12.53	31.68	0.40
+1.20D+0.50L+1.60S+1.60H					
Span # 1	1	6.500	-12.53	31.68	0.40
+1.20D+1.60S+0.50W+1.60H					
Span # 1	1	6.500	-12.53	31.68	0.40
+1.20D+0.50Lr+0.50L+W+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.20D+0.50L+0.50S+W+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+1.20D+0.50L+0.20S+E+1.60H					
Span # 1	1	6.500	-25.05	31.68	0.79
+0.90D+W+0.90H					
Span # 1	1	6.500	-25.05	31.68	0.79
+0.90D+E+0.90H					
Span # 1	1	6.500	-25.05	31.68	0.79

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Project Title: Duratek Precast Wall Calculations
Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID: 3.3

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Description : 6ft Line Post

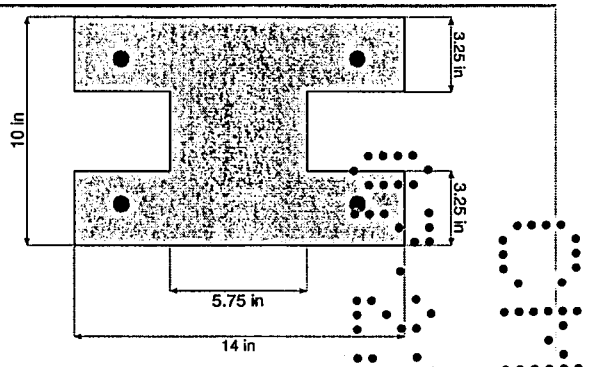
CODE REFERENCES

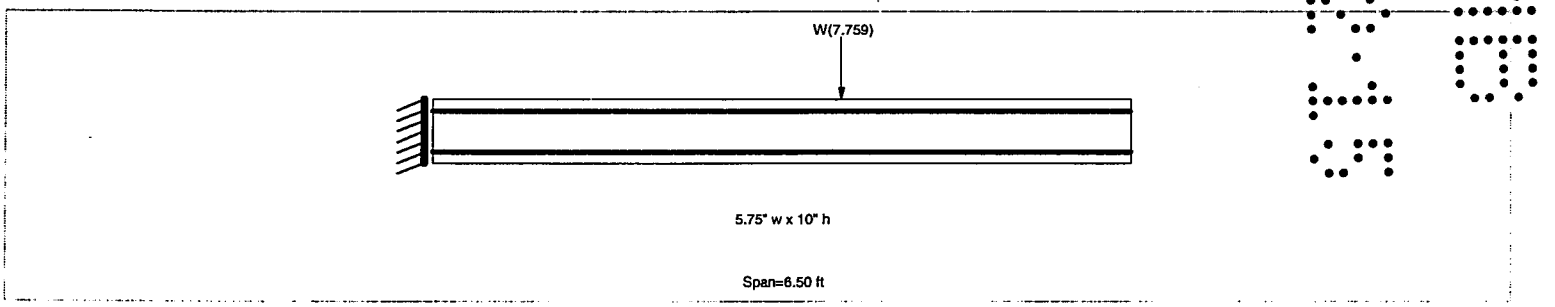
Calculations per ACI 318-08, IBC 2009, ASCE 7-10
Load Combination Set : ASCE 7-10

Material Properties

f'c	= 5.0 ksi	ϕ Phi Values	Flexure :	0.90	
fr = f'c^1/2 * 7.50	= 530.33 psi		Shear :	0.750	
ψ Density	= 145.0 pcf	β_1	=	0.80	
λ LtWt Factor	= 1.0				
Elastic Modulus	= 4,030.51 ksi	Fy - Stirrups		40.0 ksi	
fy - Main Rebar	= 60.0 ksi	E - Stirrups	=	29,000.0 ksi	
E - Main Rebar	= 29,000.0 ksi	Stirrup Bar Size #	=	# 3	
		Number of Resisting Legs Per Stirrup	=	2	

Load Combination ASCE 7-10





Cross Section & Reinforcing Details

H Section, Height = 10.0 in, Top Width = 14.0 in, Top Thick = 3.250 in, Bottom Width = 14.0 in, Bottom Thick = 3.250 in, Center Width = 5.750 in
Span #1 Reinforcing....
2-#6 at 1.813 in from Bottom, from 0.0 to 6.50 ft in this span
2-#6 at 1.813 in from Top, from 0.0 to 6.50 ft in this span

Applied Loads

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

Point Load : W = 7.759 k @ 3.80 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.931 : 1	Maximum Deflection			
Section used for this span	Typical Section	Max Downward Transient Deflection	0.353 in	Ratio =	442
Mu : Applied	-29.484 k-ft	Max Upward Transient Deflection	0.000 in	Ratio =	0 <100
Mn * Phi : Allowable	31.684 k-ft	Max Downward Total Deflection	0.130 in	Ratio =	1194
Load Combination	+1.20D+0.50Lr+0.50L+W+1.60H	Max Upward Total Deflection	0.000 in	Ratio =	999 <100
Location of maximum on span	0.000ft				
Span # where maximum occurs	Span # 1				

Cross Section Strength & Inertia

Top & Bottom references are for tension side of section

Cross Section	Bar Layout Description	Max Mu (k-ft) Bottom	Max Mu (k-ft) Top	Phi*Mn (k-ft) Bottom	Phi*Mn (k-ft) Top	Moment of Inertia (in^4) I gross	Icr - Bottom	Icr - Top
Section 1	2- #6 @ d=8.187",2- #6 @ d=1.813",	0.00	0.00	31.68	31.68	1,137.19	277.38	277.38

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Overall MAXimum	7.759	
Overall MINimum	3.492	
D Only		
+D+L		
+D+Lr		
+D+S		
+D+0.750Lr+0.750L		
+D+0.750L+0.750S		
+D+0.60W	4.655	
+D+0.70E		
+D+0.750Lr+0.750L+0.450W	3.492	

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Engineer: JH
Project Descr: Wall Panel and Post Calcs
Project ID:

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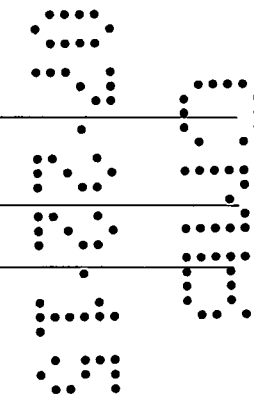
Description : 6ft Line Post

Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
+D+0.750L+0.750S+0.450W	3.492	
+D+0.750L+0.750S+0.5250E		
+0.60D+0.60W	4.655	
+0.60D+0.70E		
D Only		
Lr Only		
L Only		
S Only		
W Only	7.759	
E Only		
H Only		



Shear Stirrup Requirements

Between 0.00 to 3.80 ft, PhiVc < Vu, Req'd Vs = 1.366, use stirrups spaced at 4.000 in
Between 3.81 to 6.49 ft, Vu < PhiVc/2, Req'd Vs = Not Reqd 11.4.6.1, use stirrups spaced at 0.000 in

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Location (ft) in Span	Bending Stress Results (k-ft) Mu : Max	Phi*Mnx	Stress Ratio
MAXimum BENDING Envelope					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.40D+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.20D+0.50Lr+1.60L+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.20D+1.60L+0.50S+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.20D+1.60Lr+0.50L+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.20D+1.60Lr+0.50W+1.60H					
Span # 1	1	6.500	-14.74	31.68	0.47
+1.20D+0.50L+1.60S+1.60H					
Span # 1	1	6.500	-14.74	31.68	0.47
+1.20D+1.60S+0.50W+1.60H					
Span # 1	1	6.500	-14.74	31.68	0.47
+1.20D+0.50Lr+0.50L+W+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.20D+0.50L+0.50S+W+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+1.20D+0.50L+0.20S+E+1.60H					
Span # 1	1	6.500	-29.48	31.68	0.93
+0.90D+W+0.90H					
Span # 1	1	6.500	-29.48	31.68	0.93
+0.90D+E+0.90H					
Span # 1	1	6.500	-29.48	31.68	0.93

"POLEFDN.xls" Program
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POLE FOUNDATION ANALYSIS

For Free-Top Rigid Round Piers Embedded in Granular Soil Using USS/Teng Method
Subjected Vertical Load, Horizontal Load, and/or Moment

Job Name:	Foundation Design	Subject:	6ft Mid		
Job Number:		Originator:	JH	Checker:	

Input Data:

Pier Data:

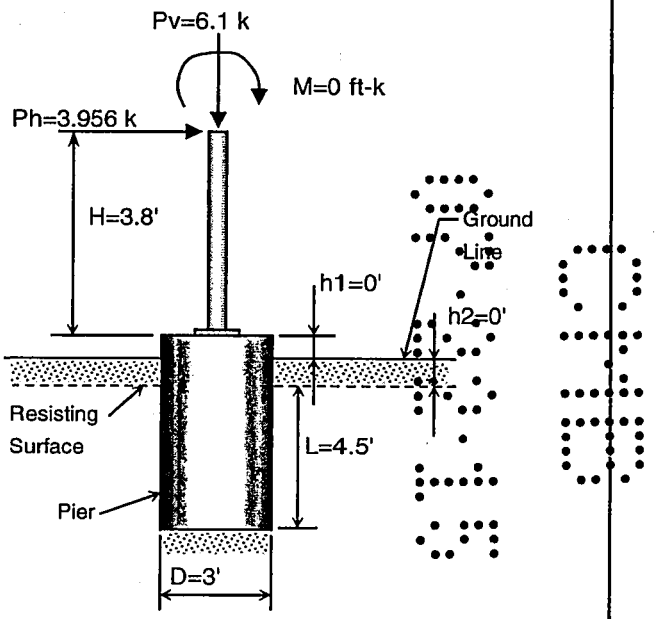
Pier Foundation Diameter, D =	3.000	ft.
Pier Height Above Soil, h1 =	0.000	ft.

Soil Data:

Unit Weight of Soil, γ =	0.120	kcf
Blows/Foot (Penetrometer), N =	6	
Depth to Resisting Surface, h2 =	0.000	ft.
Allow. Soil Bearing Pressure, Pa =	2.000	ksf

Pier Loadings:

Axial Load, Pv =	6.100	kips
Horizontal Load, Ph =	3.956	kips
Distance from Ph to Top/Pier, H =	3.800	ft.
Externally Applied Moment, M =	0.000	ft-kips
Overload Factor, OLF =	1.500	



Nomenclature

Results:

Granular Soil Parameters:

ϕ =	30.00	deg.	ϕ = 28.5+N/4 (angle of internal friction)
Kp =	3.000		Kp = TAN(45+ϕ/2)^2 (passive soil pressure coefficient)

Pier Embedment and Total Length:

Ho =	5.93	kips	Ho = Ph*OLF
Mo =	22.55	ft-kips	Mo = (M+Ph*(H+h1+h2))*OLF
Heff =	3.80	ft.	Heff = Mo/Ho
L =	4.50	ft.	L = solution of cubic equation: L^3-2*Ho*L/(Kp*γ*D)-2*Mo/(Kp*γ*D)=0
Lt =	4.50	ft.	Lt = h1+h2+L (total length)

Pier End Bearing Pressure:

Af =	7.07	ft.^2	Af = π*D^2/4 (pier base area)
Wf =	4.77	kips	Wf = (Af*Lt)*0.150 (pier weight)
ΣPv =	10.87	kips	ΣPv = Pv+Wf (total vertical load)
P(bot) =	1.538	ksf	P(bot) = ΣPv/Af

Maximum Moment in Pier and Location:

M(max) =	30.06	ft-kips	M(max) = Ho*(Heff+0.54*SQRT(Ho/(γ*D*Kp)))
y =	1.91	ft.	y = SQRT(2*Ho/(3*γ*D*Kp)) (below resisting surface)

(continued)

"POLEFDN.xls" Program
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POLE FOUNDATION ANALYSIS

For Free-Top Rigid Round Piers Embedded in Granular Soil Using USS/Teng Method
Subjected Vertical Load, Horizontal Load, and/or Moment

Job Name:	Foundation Design	Subject:	6ft Mid		
Job Number:		Originator:	JH	Checker:	

Input Data:

Pier Data:

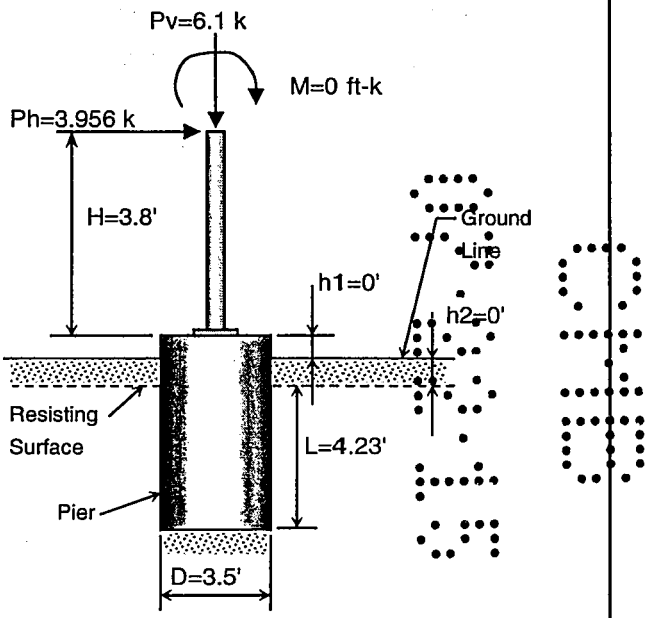
Pier Foundation Diameter, D =	3.500	ft.
Pier Height Above Soil, h1 =	0.000	ft.

Soil Data:

Unit Weight of Soil, γ =	0.120	kcf
Blows/Foot (Penetrometer), N =	6	
Depth to Resisting Surface, h2 =	0.000	ft.
Allow. Soil Bearing Pressure, Pa =	2.000	ksf

Pier Loadings:

Axial Load, Pv =	6.100	kips
Horizontal Load, Ph =	3.956	kips
Distance from Ph to Top/Pier, H =	3.800	ft.
Externally Applied Moment, M =	0.000	ft-kips
Overload Factor, OLF =	1.500	



Nomenclature

Results:

Granular Soil Parameters:

ϕ =	30.00	deg.	ϕ = 28.5+N/4 (angle of internal friction)
Kp =	3.000		Kp = TAN(45+ϕ/2)^2 (passive soil pressure coefficient)

Pier Embedment and Total Length:

Ho =	5.93	kips	Ho = Ph*OLF
Mo =	22.55	ft-kips	Mo = (M+Ph*(H+h1+h2))*OLF
Heff =	3.80	ft.	Heff = Mo/Ho
L =	4.23	ft.	L = solution of cubic equation: L^3-2*Ho*L/(Kp*γ*D)-2*Mo/(Kp*γ*D)=0
Lt =	4.23	ft.	Lt = h1+h2+L (total length)

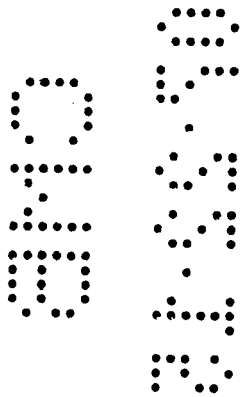
Pier End Bearing Pressure:

Af =	9.62	ft.^2	Af = π*D^2/4 (pier base area)
Wf =	6.10	kips	Wf = (Af*Lt)*0.150 (pier weight)
ΣPv =	12.20	kips	ΣPv = Pv+Wf (total vertical load)
P(bot) =	1.268	ksf	P(bot) = ΣPv/Af

Maximum Moment in Pier and Location:

M(max) =	29.50	ft-kips	M(max) = Ho*(Heff+0.54*SQRT(Ho/(γ*D*Kp)))
y =	1.77	ft.	y = SQRT(2*Ho/(3*γ*D*Kp)) (below resisting surface)

(continued)



"POLEFDN.xls" Program
Version 2.1

POLE FOUNDATION ANALYSIS

For Free-Top Rigid Round Piers Embedded in Granular Soil Using USS/Teng Method
Subjected Vertical Load, Horizontal Load, and/or Moment

Job Name:	Foundation Design	Subject:	6ft Mid		
Job Number:		Originator:	JH	Checker:	

Input Data:

Pier Data:

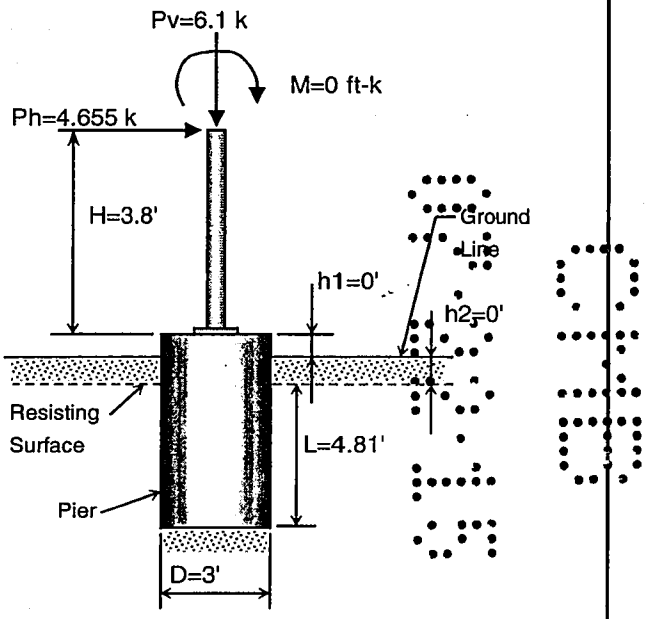
Pier Foundation Diameter, D =	3.000	ft.
Pier Height Above Soil, h1 =	0.000	ft.

Soil Data:

Unit Weight of Soil, γ =	0.120	kcf
Blows/Foot (Penetrometer), N =	6	
Depth to Resisting Surface, h2 =	0.000	ft.
Allow. Soil Bearing Pressure, Pa =	2.000	ksf

Pier Loadings:

Axial Load, Pv =	6.100	kips
Horizontal Load, Ph =	4.655	kips
Distance from Ph to Top/Pier, H =	3.800	ft.
Externally Applied Moment, M =	0.000	ft-kips
Overload Factor, OLF =	1.500	



Nomenclature

Results:

Granular Soil Parameters:

ϕ =	30.00	deg.	ϕ = 28.5+N/4 (angle of internal friction)
Kp =	3.000		Kp = TAN(45+ϕ/2)^2 (passive soil pressure coefficient)

Pier Embedment and Total Length:

Ho =	6.98	kips	Ho = Ph*OLF
Mo =	26.53	ft-kips	Mo = (M+Ph*(H+h1+h2))*OLF
Heff =	3.80	ft.	Heff = Mo/Ho
L =	4.81	ft.	L = solution of cubic equation: L^3-2*Ho*L/(Kp*γ*D)-2*Mo/(Kp*γ*D)=0
Lt =	4.81	ft.	Lt = h1+h2+L (total length)

Pier End Bearing Pressure:

Af =	7.07	ft.^2	Af = π*D^2/4 (pier base area)
Wf =	5.10	kips	Wf = (Af*Lt)*0.150 (pier weight)
ΣPv =	11.20	kips	ΣPv = Pv+Wf (total vertical load)
P(bot) =	1.584	ksf	P(bot) = ΣPv/Af

Maximum Moment in Pier and Location:

M(max) =	36.12	ft-kips	M(max) = Ho*(Heff+0.54*SQRT(Ho/(γ*D*Kp)))
y =	2.08	ft.	y = SQRT(2*Ho/(3*γ*D*Kp)) (below resisting surface)

(continued)

"POLEFDN.xls" Program
Version 2.1

POLE FOUNDATION ANALYSIS

For Free-Top Rigid Round Piers Embedded in Granular Soil Using USS/Teng Method
Subjected Vertical Load, Horizontal Load, and/or Moment

Job Name:	Foundation Design	Subject:	6ft Mid		
Job Number:		Originator:	JH	Checker:	

Input Data:

Pier Data:

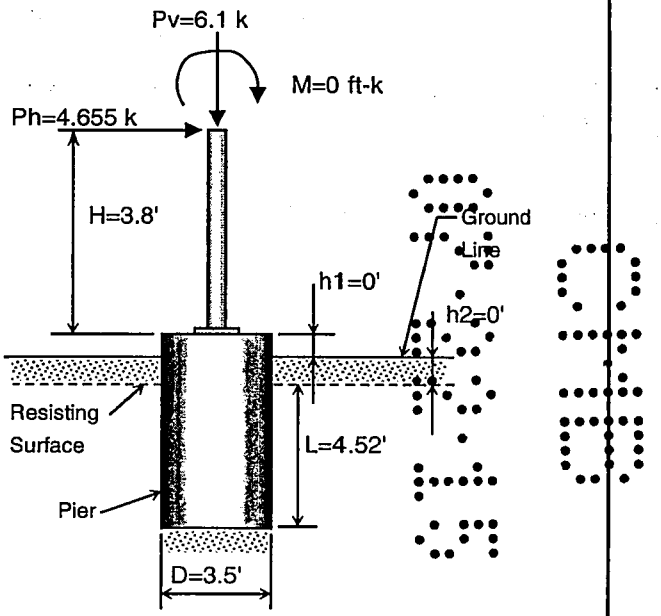
Pier Foundation Diameter, D =	3.500	ft.
Pier Height Above Soil, h1 =	0.000	ft.

Soil Data:

Unit Weight of Soil, γ =	0.120	kcf
Blows/Foot (Penetrometer), N =	6	
Depth to Resisting Surface, h2 =	0.000	ft.
Allow. Soil Bearing Pressure, Pa =	2.000	ksf

Pier Loadings:

Axial Load, Pv =	6.100	kips
Horizontal Load, Ph =	4.655	kips
Distance from Ph to Top/Pier, H =	3.800	ft.
Externally Applied Moment, M =	0.000	ft-kips
Overload Factor, OLF =	1.500	



Nomenclature

Results:

Granular Soil Parameters:

ϕ =	30.00	deg.	ϕ = 28.5+N/4 (angle of internal friction)
Kp =	3.000		Kp = TAN(45+ϕ/2)^2 (passive soil pressure coefficient)

Pier Embedment and Total Length:

Ho =	6.98	kips	Ho = Ph*OLF
Mo =	26.53	ft-kips	Mo = (M+Ph*(H+h1+h2))*OLF
Heff =	3.80	ft.	Heff = Mo/Ho
L =	4.52	ft.	L = solution of cubic equation: L^3-2*Ho*L/(Kp*γ*D)-2*Mo/(Kp*γ*D)=0
Lt =	4.52	ft.	Lt = h1+h2+L (total length)

Pier End Bearing Pressure:

Af =	9.62	ft.^2	Af = π*D^2/4 (pier base area)
Wf =	6.52	kips	Wf = (Af*Lt)*0.150 (pier weight)
ΣPv =	12.62	kips	ΣPv = Pv+Wf (total vertical load)
P(bot) =	1.312	ksf	P(bot) = ΣPv/Af

Maximum Moment in Pier and Location:

M(max) =	35.41	ft-kips	M(max) = Ho*(Heff+0.54*SQRT(Ho/(γ*D*Kp)))
y =	1.92	ft.	y = SQRT(2*Ho/(3*γ*D*Kp)) (below resisting surface)

(continued)

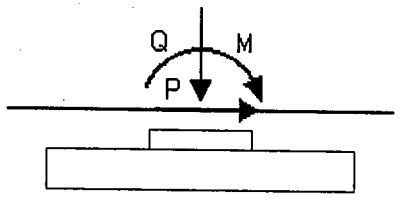
FOUNDATION PROFILE & SOIL CONDITIONS

Shallow spread footing to support structure foundations. Only input one row in C. Pile Property Table. Recommendation: 2 in Item 3 of Page F.

Depth from Ground-ft

FOUNDATION PROPERTIES

Depth	Width-in	A'-in2	B -in	Thic-ft	Ha -ft	W -kp/f
0.0	99	4752.0	48	1		4.950
		Shallow Footing				
1.5						



SOIL PROPERTIES

Depth	γ -lb/f3	ϕ	C-kp/f2	k-lb/i3	e50 %	Nspt
0.0	108.2	30.2	0.00	17.5		6
		Sand/Gravel				
3.0	108.7	30.4	0.00	19.1		6
		Sand/Gravel				

Depth from Ground-ft

0 5 10 15 20 25 30

Batter Angle=0 (Pile diameter not to scale) Surface Angle=0

AT&T

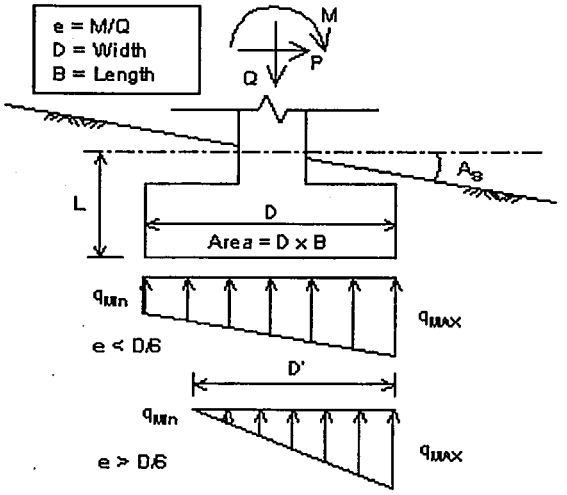
CivilTech Software

Figure 1

VERTICAL ANALYSIS

4.6e

Figure 1



Shallow Footing

Loads:

Load Factor for Vertical Loads= 1.0
Load Factor for Lateral Loads= 1.0
Loads Supported by Pile Cap= 0 %
Shear Condition: Static

(with Load Factor)
Vertical Load, Q= 6.1 -kp
Shear Load, P= 4.0 -kp
Moment, M= 15.0 -kp-f

Profile:

Pile Length, L= 1.5 -ft
Top Height, H= -.5 -ft
Slope Angle, As= 0
Batter Angle, Ab= 0

Soil Data:

Depth -ft	Gamma -lb/f3	Phi	C -kp/f2	K -lb/i3	e50 or Dr %	Nspt
0	108.2	30.2	0.00	17.5	21.66	6
3	108.7	30.4	0.00	19.1	22.65	6

Pile Data:

Depth -ft	Width -in	Area -in2	B -in	Thick -ft	Ha -ft	Weight -kp/f
0.0	99	4752.0	48	1		4.950
1.5						

Check V. Load:
qult=5.96-kp/f2
Qult=128.23-kp
OK! Qult > Q FS=8.77
Qallow=Qult/FS=64.11-kp Based on FS=2.0
OK! Qallow > Q
Check V. Load plus Moment:
Base Depth=2.0-ft Width(D)=8.3-ft Length(B)=4.00-ft Area(A)=33.0-ft2
Eccentrity(e)=1.4-ft Effective Width(D')=5.4-ft Effective Area(A')=21.5-ft2
e>D/6, qmin=0
qmax=0.91-kp/f2 qmin=0.00-kp/f2
OK! qnet > qmax FS=6.58
Check Shear:
Friction Factor (kf)=0.3 Vertical Force(W+Q)=14.62-kp Friction=4.39-kp
OK! Friction > Shear, FS=1.11
Settlement Calculation:
Settlement from Vertical Load only, X0=0.388-in from V. Load, Q=14.62-kp
OK! Xallow > X0, based on Xallow=1.00-in
Settlement from Vertical Load and Moment, Xmax=0.236-in Xmin=0.190-in Rotation=0.003032272 Degree
OK! Xallow > Xmax+ based on Xallow=1.00-in

Note: If the program cannot find a result or the result exceeds the upper limit. The result will be displayed as 99999.

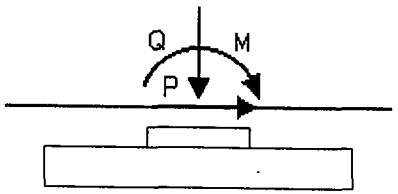
FOUNDATION PROFILE & SOIL CONDITIONS

Shallow spread footing to support structure foundations. Only input one row in C. Pile Property Table. Recommendation: 2 in Item 3 of Page F.

Depth from Ground-ft

FOUNDATION PROPERTIES

Depth	Width-in	A'-in2	B -in	Thic-ft	Ha -ft	W -kp/f
0.0	105	5670.0	54	1		5.906
		Shallow Footing				
1.5						



SOIL PROPERTIES

Depth	γ -lb/f3	ϕ	C-kp/f2	k-lb/i3	e50 %	Nspt
0.0	108.2	30.2	0.00	17.5		6
		Sand/Gravel				
3.0	108.7	30.4	0.00	19.1		6
		Sand/Gravel				

Depth from Ground-ft

0 5 10 15 20 25 30

Batter Angle=0 (Pile diameter not to scale) Surface Angle=0

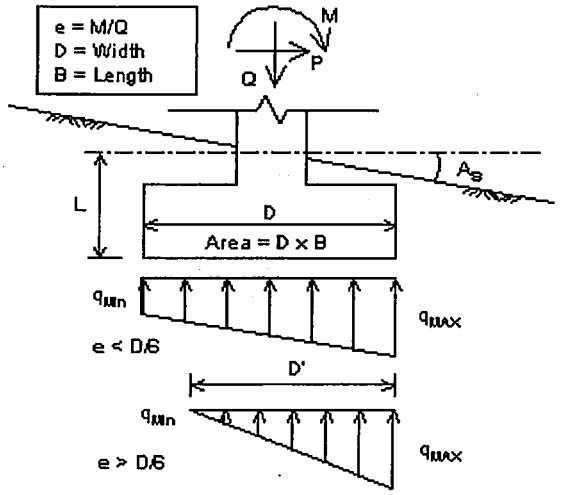
CivilTech Software

AT&T

Figure 1

VERTICAL ANALYSIS

4.8
Figure 1



Shallow Footing

Loads:
Load Factor for Vertical Loads= 1.0
Load Factor for Lateral Loads= 1.0
Loads Supported by Pile Cap= 0 %
Shear Condition: Static

(with Load Factor)
Vertical Load, Q= 6.1 -kp
Shear Load, P= 4.7 -kp
Moment, M= 17.7 -kp-f

Profile:
Pile Length, L= 1.5 -ft
Top Height, H= -.5 -ft
Slope Angle, As= 0
Batter Angle, Ab= 0

Soil Data:

Depth -ft	Gamma -lb/f3	Phi	C -kp/f2	K -lb/i3	e50 or Dr %	Nspt
0	108.2	30.2	0.00	17.5	21.66	6
3	108.7	30.4	0.00	19.1	22.65	6

Pile Data:

Depth -ft	Width -in	Area -in2	B -in	Thick -ft	Ha -ft	Weight -kp/f
0.0	105	5670.0	54	1		5.906
1.5						

Check V. Load:
qult=5.78-kp/f2
Qult=148.68-kp
OK! Qult > Q FS=9.14
Qallow=Qult/FS=74.34-kp Based on FS=2.0
OK! Qallow > Q
Check V. Load plus Moment:
Base Depth=2.0-ft Width(D)=8.8-ft Length(B)=4.50-ft Area(A)=39.4-ft2
Eccentrity(e)=1.5-ft Effective Width(D')=5.7-ft Effective Area(A')=25.7-ft2
e>D/6, qmin=0
qmax=0.84-kp/f2 qmin=0.00-kp/f2
OK! qnet > qmax FS=6.85
Check Shear:
Friction Factor (kf)=0.3 Vertical Force(W+Q)=16.27-kp Friction=4.88-kp
OK! Friction > Shear, FS=1.05
Settlement Calculation:
Settlement from Vertical Load only, X0=0.398-in from V. Load, Q=16.27-kp
OK! Xallow > X0, based on Xallow=1.00-in
Settlement from Vertical Load and Moment, Xmax=0.243-in Xmin=0.195-in Rotation=0.002943563 Degree
OK! Xallow > Xmax+ based on Xallow=1.00-in

Note: If the program cannot find a result or the result exceeds the upper limit. The result will be displayed as 99999.

B1505485

GENERAL NOTES:

CODES AND STANDARDS

* STRUCTURAL DESIGN BASED ON THE 2010 FLORIDA BUILDING CODE
* MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES ASCE 7
* BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318

DESIGN

* WIND SPEED = 160 MPH (3sec Gust)
* EXPOSURE - C
* RISK CATEGORY - I
* Kd = 0.85
* F.S. (Overturning) = 1.5
* CONSTRUCTION TYPE - I or II (noncombustible materials)

SOIL

* MINIMUM SOIL WEIGHT OF 120 PCF
* SOIL FRICTION ANGLE OF 30°
* ALLOWABLE BEARING CAPACITY - 2000 PSF
* BLOWS / FOOT N = 6

REINFORCING STEEL

* DEFORMED REINFORCING BARS PER ASTM A615 GRADE 60.
* WELDED WIRE FABRIC PER ASTM A185 - MINIMUM LAP OF TWO SQUARES.
* REFERENCE THE REINFORCEMENT DATA TABLE IN THESE DRAWINGS FOR ADDITIONAL DETAILS AND INFORMATION.

CONCRETE

* MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST-IN-PLACE CONCRETE F'c=3000psi
* MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F'c=5000psi
* CEMENT PER ASTM C-150 TYPE 1
* NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE MEETING ASTM C33. MAXIMUM AGGREGATE SIZE OF ¾".
* PROHIBITED ADMIXTURES: CALCIUM CHLORIDE, THIOCYANATE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS ARE NOT PERMITTED. NO ADMIXTURE SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157.
* MINIMUM CONCRETE COVERAGE FOR REINFORCEMENT SHALL BE AS FOLLOWS:

FOOTINGS	3"
PRECAST POSTS	1-1/2"
PRECAST WALLS	3/4"

* DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1-1/2 HOURS OR BEFORE THE DRUM HAS REVOLVED 300 REVOLUTIONS, WHICHEVER COMES FIRST. AFTER THE INTRODUCTION OF THE MIXING WATER TO THE AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
* WATER SHALL NOT BE ADDED IN THE FIELD UNLESS OTHERWISE DIRECTED BY ENGINEER
* DURING CONSTRUCTION, IF WATER IS ENCOUNTERED WITHIN THE BOTTOM OF FOUNDATION EXCAVATION, BEFORE ANY CONCRETE IS PLACED, ALL CONCRETE MUST THEN BE PLACED BY TREMIE, KEEPING THE HOSE AT THE BOTTOM OF THE ENCLOSURE FOUNDATION ALLOWING THE FRESH CONCRETE TO DISPLACE THE WATER AS IT IS RECOVERED AND OUT OF THE TOP OF FOUNDATION EXCAVATION.
* SURFACE FINISH

* THESE DRAWINGS DO NOT ADDRESS SURFACE FINISH OF THE PRECAST WALL OR ANY PRECAST ELEMENTS. ALL FINISHES ARE ASSUMED TO BE GREY CONCRETE (NO FINISH APPLIED) . ANY FINISHES SHALL BE BY OTHERS OR UNDER SEPARATE SPECIFICATIONS.

UTILITIES

* THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR BEFORE APPROVAL OF DRAWINGS.

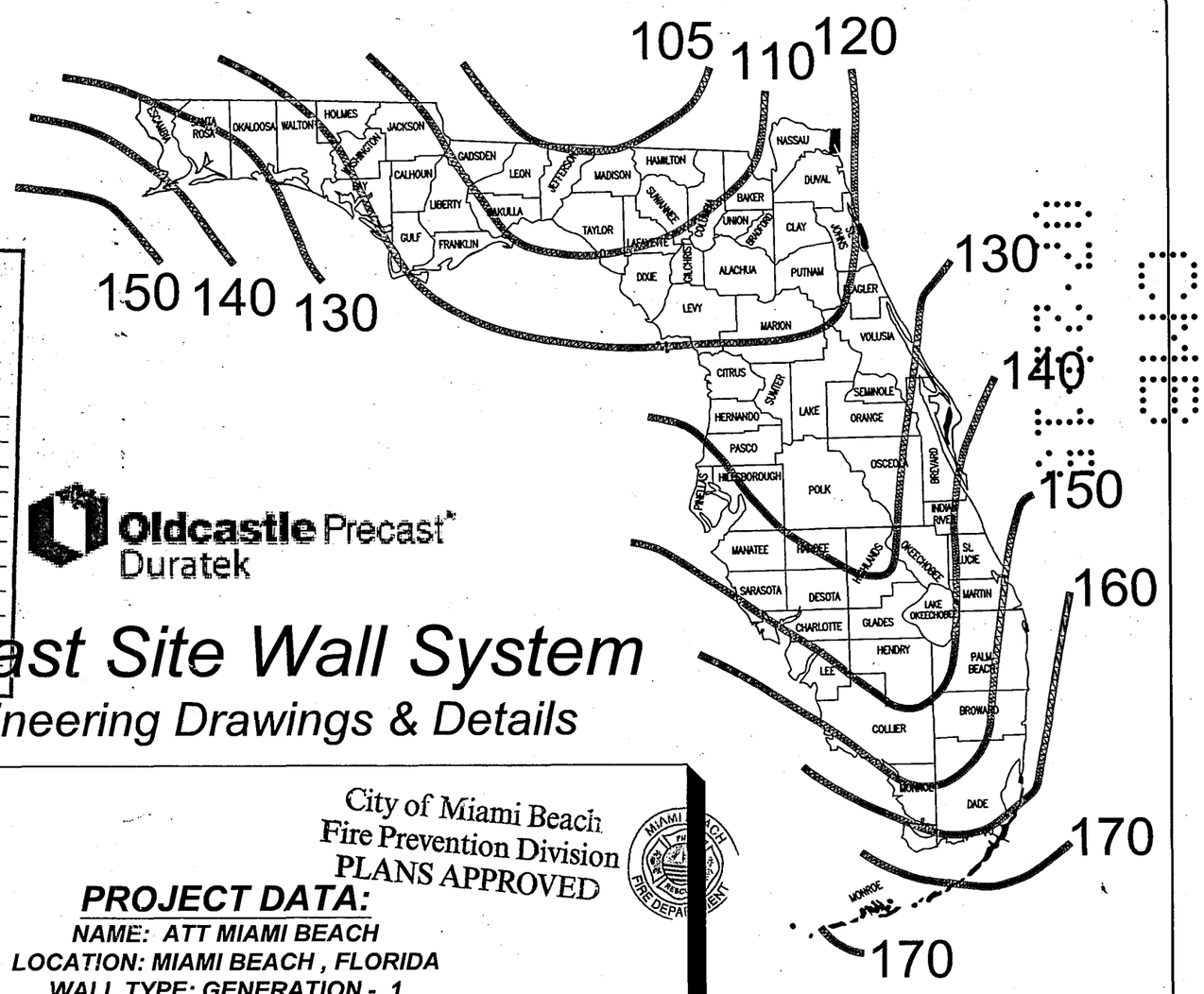
REV. #	DATE:	DESCRIPTION	REQ. BY
0	06-18-15	ORIGINAL SUBMITTAL	DL

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

BUILDING:
ZONING: CA 7-22-15
PLUMBING:
ELECTRICAL:
MECHANICAL:
STRUCTURAL: AV 7/22/15
ELEVATOR:
FIRE:
FLOOD:
PUBLIC WORKS: ENC-07-21-2015
ROOFING:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Records of this County, and there may be additional permits required from other governing agencies such as Water Management Districts, State or Federal agencies.

The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.



Oldcastle Precast
Duratek

Precast Site Wall System

Engineering Drawings & Details

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT DATA:

NAME: ATT MIAMI BEACH
LOCATION: MIAMI BEACH , FLORIDA
WALL TYPE: GENERATION - 1
APPR. TOTAL LENGTH OF WALL: 366 LF
INCLUDED WALL HEIGHTS.: 6 ft
WIND SPEED: 160 mph
EXPOSURE: "C"

FOR CONSTRUCTION

JOHN ASHBY HOY
LICENSE
No. 55312
June 18, 2015
STATE OF FLORIDA
PROFESSIONAL ENGINEER

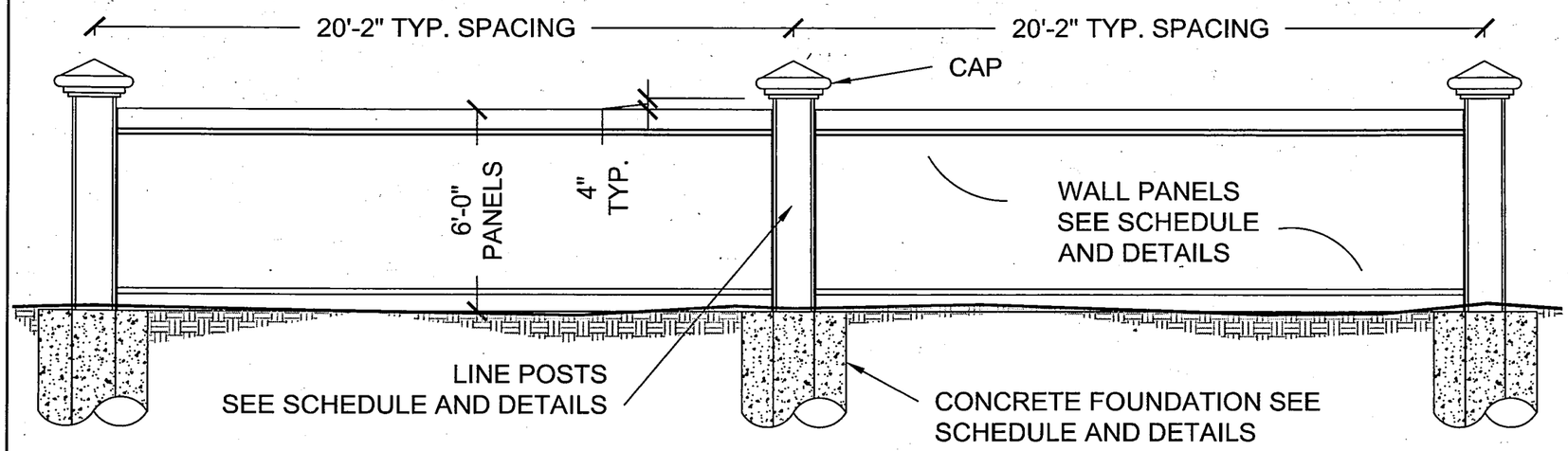
To the best of my knowledge, these drawings conform to the structural requirements of the 2010 Florida Building Code .

Florida Engineering Solutions
Todays Ideas * Tomorrow's Results
C.A. No. 26300 - 12620 Curley St. - Suite 105 - San Antonio, FL 33576
Ph: 352 / 588 - 5311 Fx: 352 / 588 - 5411 www.florida-engineer.com

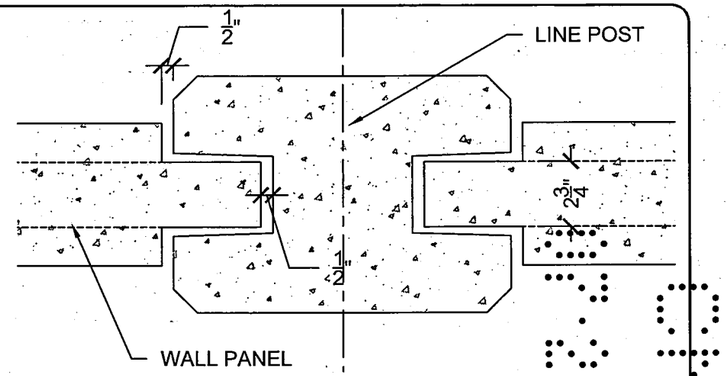
Oldcastle Precast Duratek
800.754.3641
Your Full Service Partner For Precast Products
OLDCASTLE PRECAST INC. - DURATEK 3390 HWY. 17 N., BARTOW, FL 33830
Ph: 863/519-0828 Website: www.OLDCASTLEPRECAST.COM/DURATEK

ATT MIAMI BEACH
1030 15th STREET
MIAMI BEACH, FLORIDA

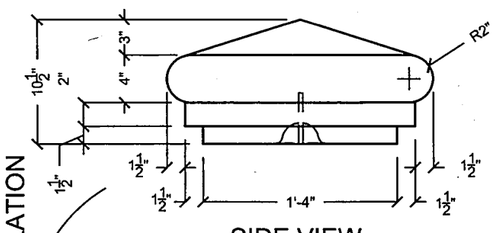
DWG BY: JA	CHK: JH	Drawing		
DATE: 06/16/15	JOB NO. 5014	1	OF	7



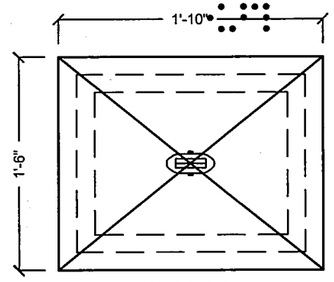
TYPICAL WALL PANEL ELEVATION - 6 FT PANELS
SCALE: N.T.S



TYPICAL WALL PANEL TO LINE POST DETAIL
SCALE: N.T.S.



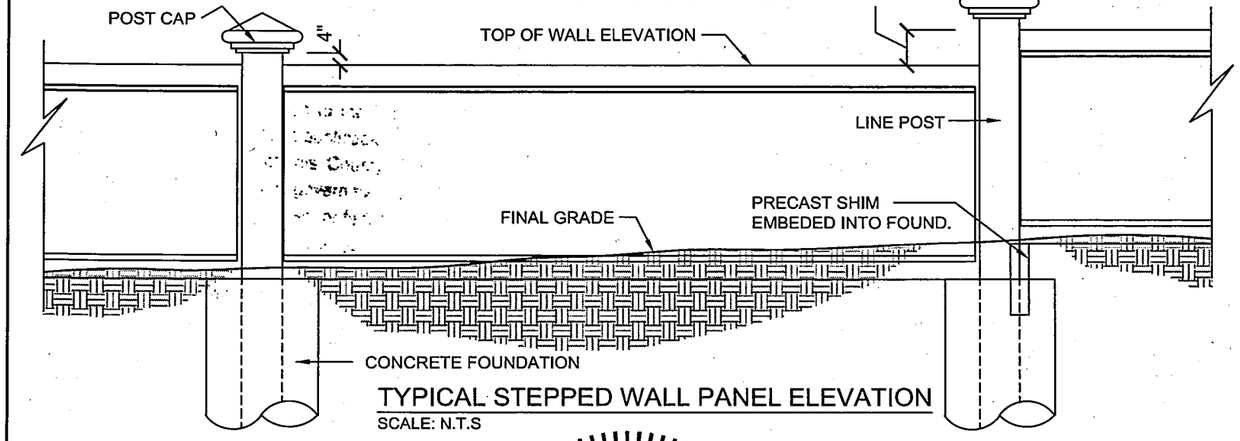
SIDE VIEW



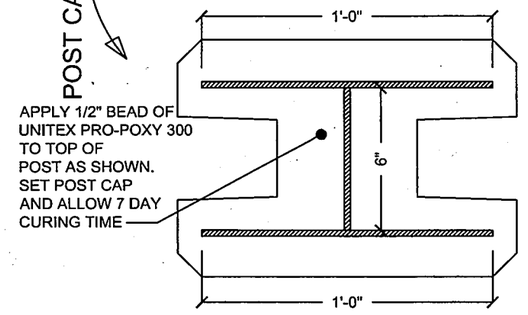
TOP VIEW

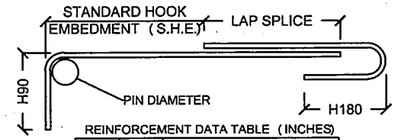
POST CAP INSTALLATION

LINE POST CAP DETAIL
SCALE: N.T.S



TYPICAL STEPPED WALL PANEL ELEVATION
SCALE: N.T.S





REINFORCEMENT DATA TABLE (INCHES)

BAR SIZE	PIN DIA.	CONCRETE			
		H90	LAP SPL.	S.H.E.	H180
#3	2.25	5	21	6	4
#4	3.00	6	28	8	5
#5	3.75	7	36	10	5
#6	4.50	8	43	12	6
#7	5.25	10	62	14	7
#8	6.00	11	71	16	8
#9	9.50	15	80	18	11

*TABLE BASED ON Fc = 3000 psi, Fy = 60 ksi, ACI 318-02

A7

FOR CONSTRUCTION

JOHN ASHBY HOY
LICENSE
No. 55312
June 18, 2015
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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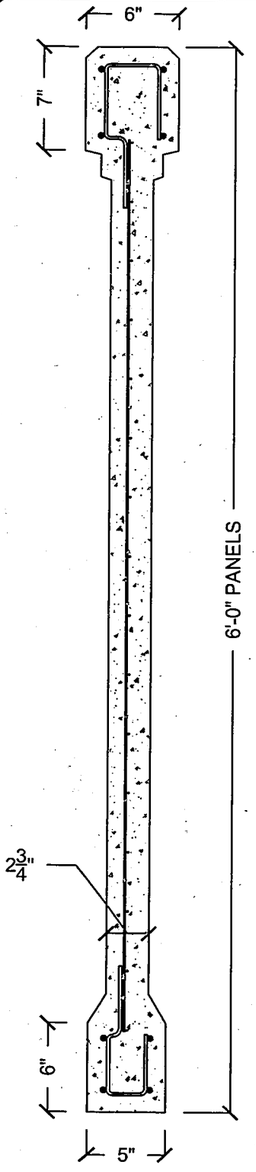
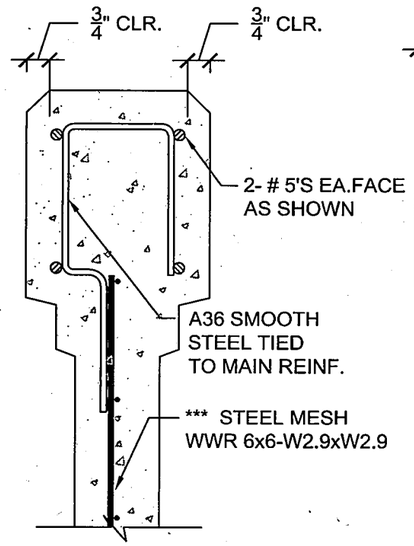
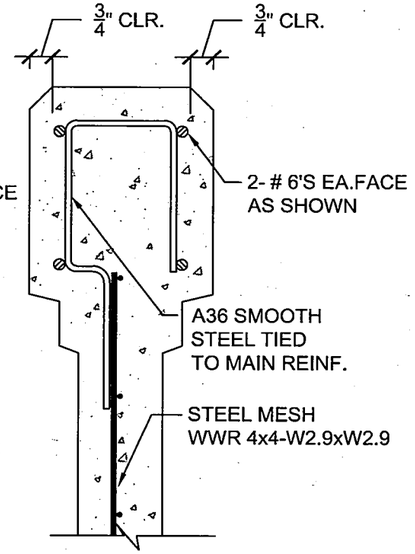
ATT MIAMI BEACH
1030 15th STREET
MIAMI BEACH, FLORIDA

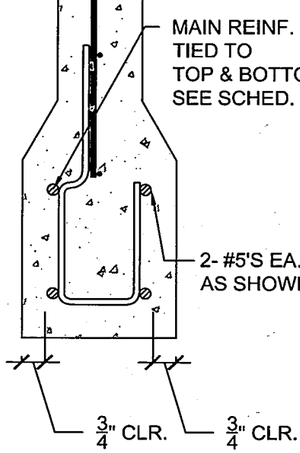
DWG BY:	JA	CHK:	JH	Drawing
DATE:	06/16/15	JOB NO.	5014	2 OF 7



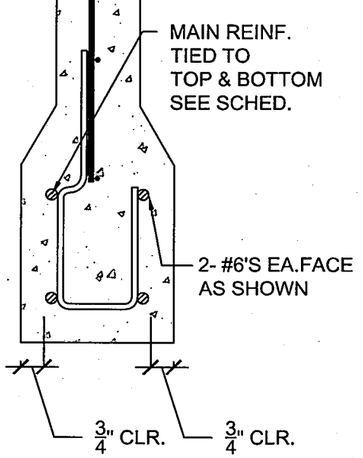




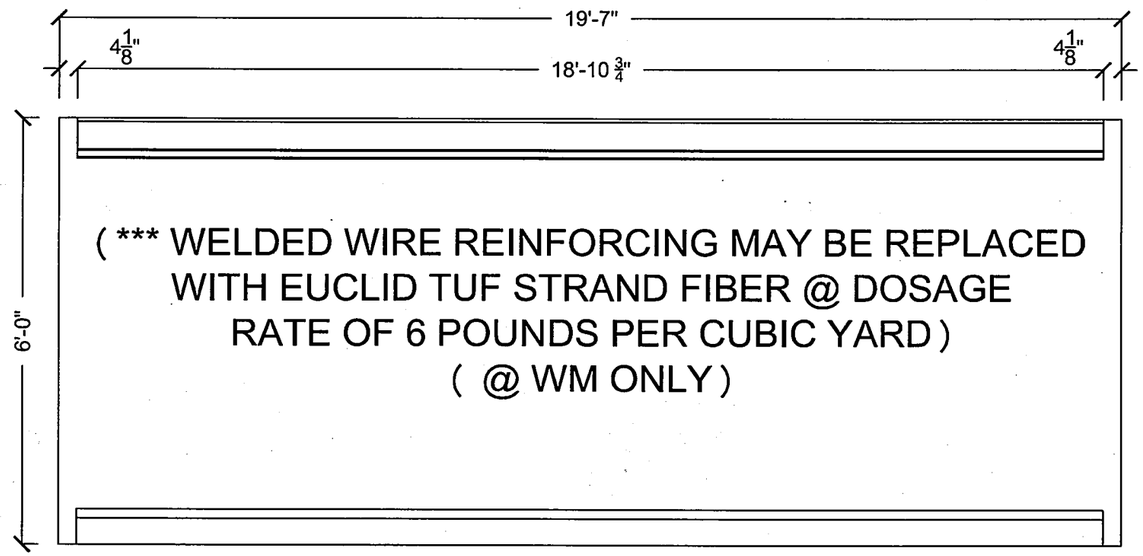
{ SEE PANEL TYPE SCHEDULE ON SHEET 7 }



TYPICAL 6 FT PNL. SECTION (WM)
(MIDDLE OF WALL) SCALE: N.T.S
(SWP72 [562] 11-REQ'D (ESTIMATED)



TYPICAL 6 FT PNL. SECTION (WE)
(END OF WALL) SCALE: N.T.S
(SWP72 [642] 8-REQ'D (ESTIMATED)



(*** WELDED WIRE REINFORCING MAY BE REPLACED WITH EUCLID TUF STRAND FIBER @ DOSAGE RATE OF 6 POUNDS PER CUBIC YARD)
(@ WM ONLY)

TYPICAL 6 FT PANEL ELEVATION
SCALE: N.T.S

To the best of my knowledge, these drawings conform to the structural requirements of the 2010 Florida Building Code .

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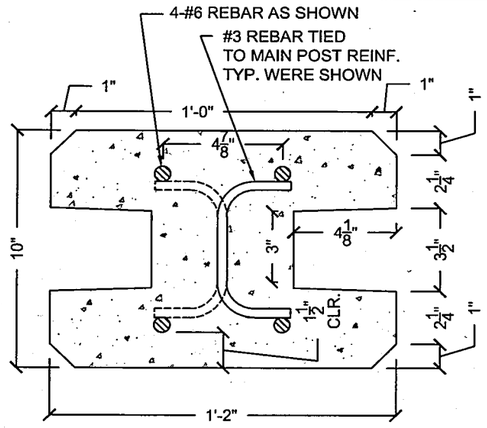
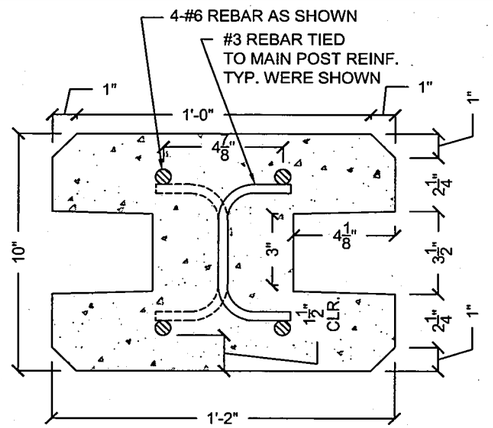
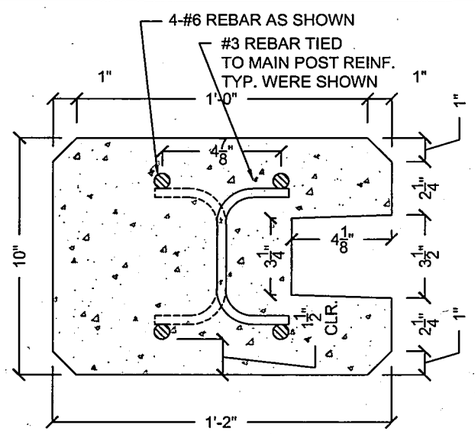
DWG BY: JA	CHK: JH	Drawing 3 OF 7
DATE: 06/16/15	JOB NO. 5014	



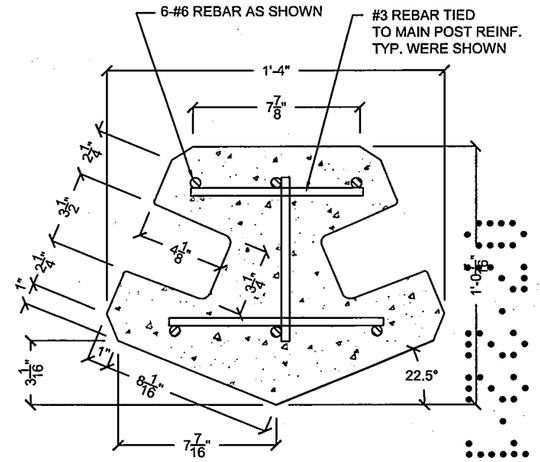
TYPICAL LINE POST SECTION (PM)
(MIDDLE OF WALL) @ 36" ∅
(SLP130) 10-REQ'D ESTIMATED)
SCALE: N.T.S



TYPICAL LINE POST SECTION (PE)
(END OF WALL) @ 36" ∅
(SLP134) 4-REQ'D (ESTIMATED)
SCALE: N.T.S

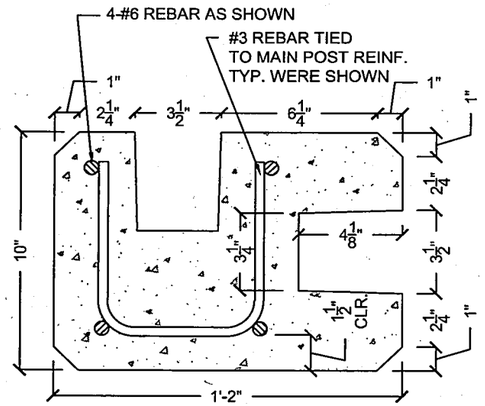


TYPICAL END POST SECTION (PE)
(END OF WALL) @ 36" ∅
(SLPE134) 4-REQ'D (ESTIMATED)
SCALE: N.T.S



45° LINE POST SECTION (PE)
(END OF WALL) @ 36" ∅
(SLP45d134) 0-REQ'D (ESTIMATED)
SCALE: N.T.S

{ SEE POST TYPE SCHEDULE ON SHEET 7 }



TYPICAL CORNER POST SECTION (PE)
(END OF WALL) @ 36" ∅
(SLPC134) 2-REQ'D (ESTIMATED)
SCALE: N.T.S

JOHN ASHBY HOY
LICENSE
No. 55312
June 18, 2015
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

To the best of my knowledge, these drawings conform to the structural requirements of the 2010 Florida Building Code .

FOR CONSTRUCTION

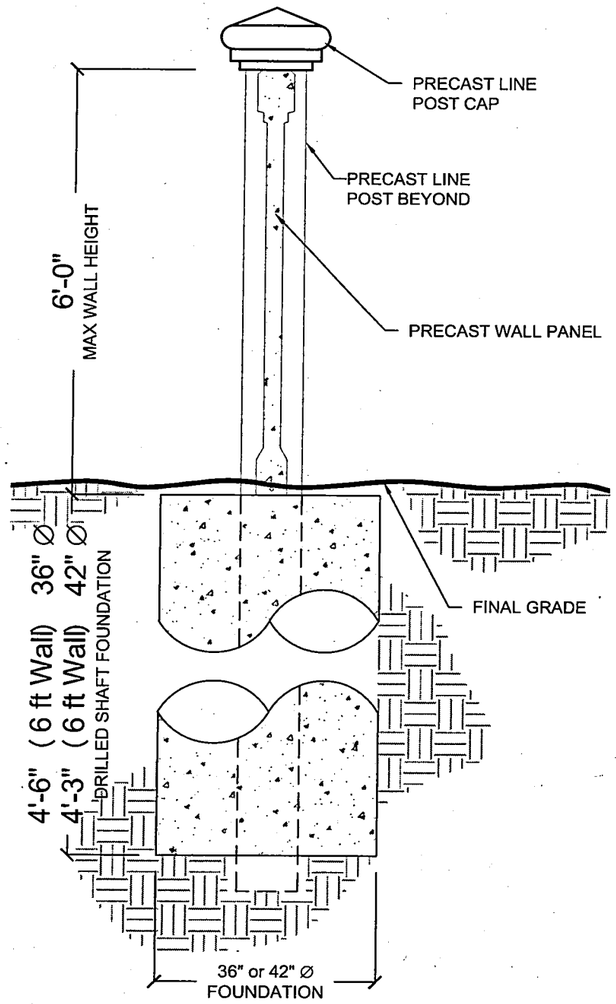
Florida Engineering Solutions
Todays Ideas * Tomorrow's Results
C.A. No. 26300 - 12620 Curley St. - Suite 105 - San Antonio, FL 33576
Ph: 352 / 588 - 5311 Fx: 352 / 588 - 5411 www.florida-engineer.com

ATT MIAMI BEACH
1030 15th STREET
MIAMI BEACH, FLORIDA

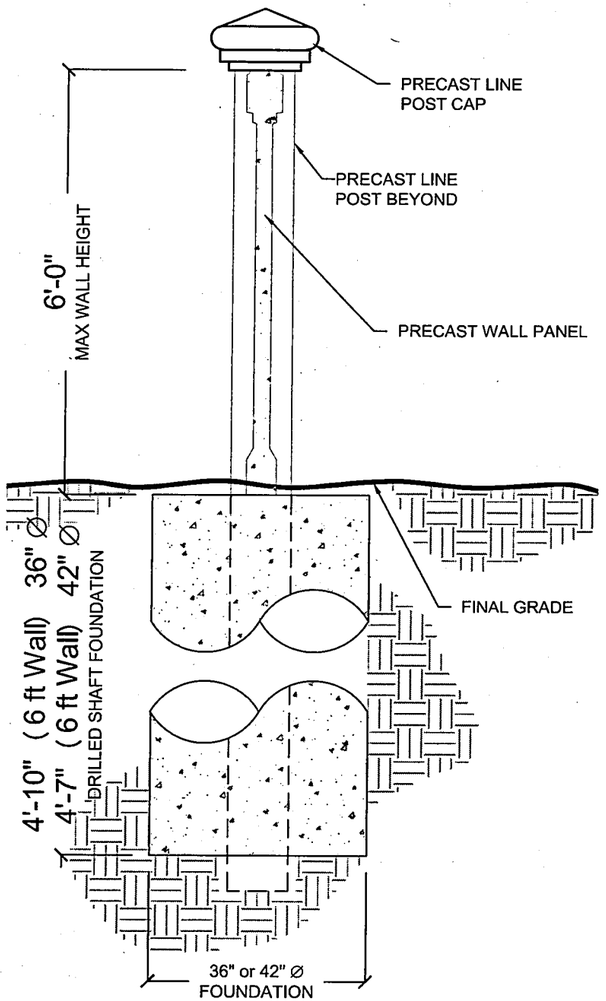
DWG BY: JA	CHK: JH	Drawing 4 OF 7
DATE: 06/16/15	JOB NO. 5014	

04-55-12

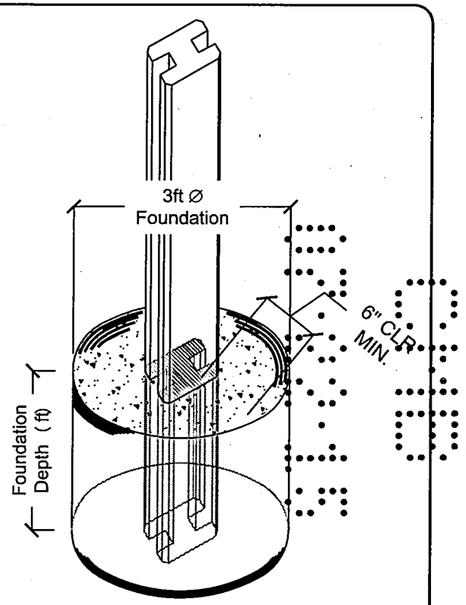
CWB



TYPICAL FOUNDATION DETAIL (FM)
(MIDDLE OF WALL)
SCALE: N.T.S



TYPICAL FOUNDATION DETAIL (FE)
(END OF WALL)
SCALE: N.T.S



TYPICAL FOUNDATION DETAIL
SCALE: N.T.S

{ SEE FOUNDATION TYPE SCHEDULE ON SHEET 7 }

JOHN ASHBY HOY LICENSE No. 55312 June 18, 2015 STATE OF FLORIDA PROFESSIONAL ENGINEER

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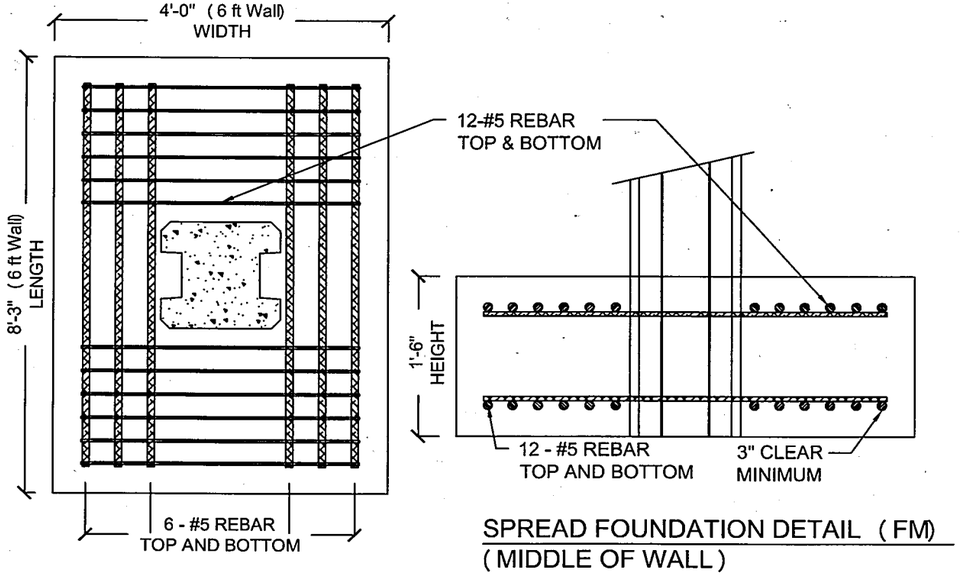
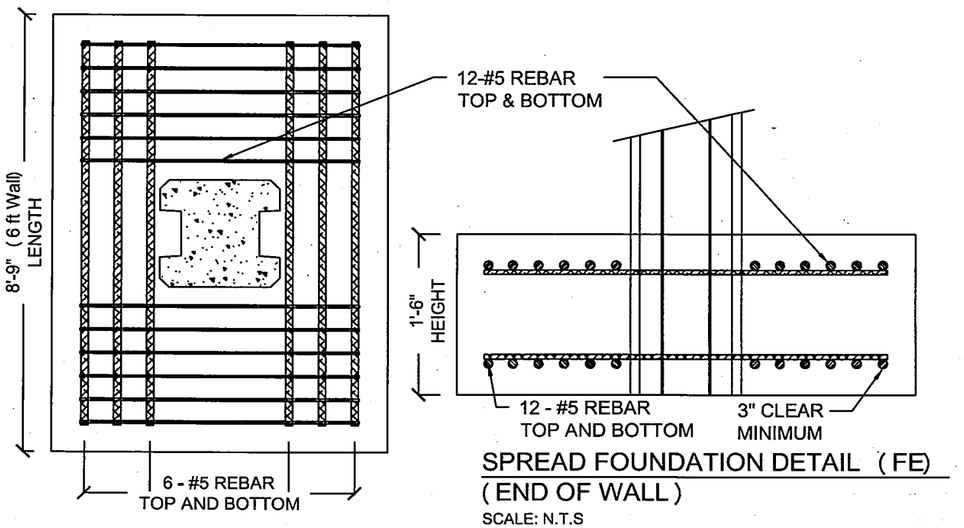
ATT MIAMI BEACH
1030 15th STREET
MIAMI BEACH, FLORIDA

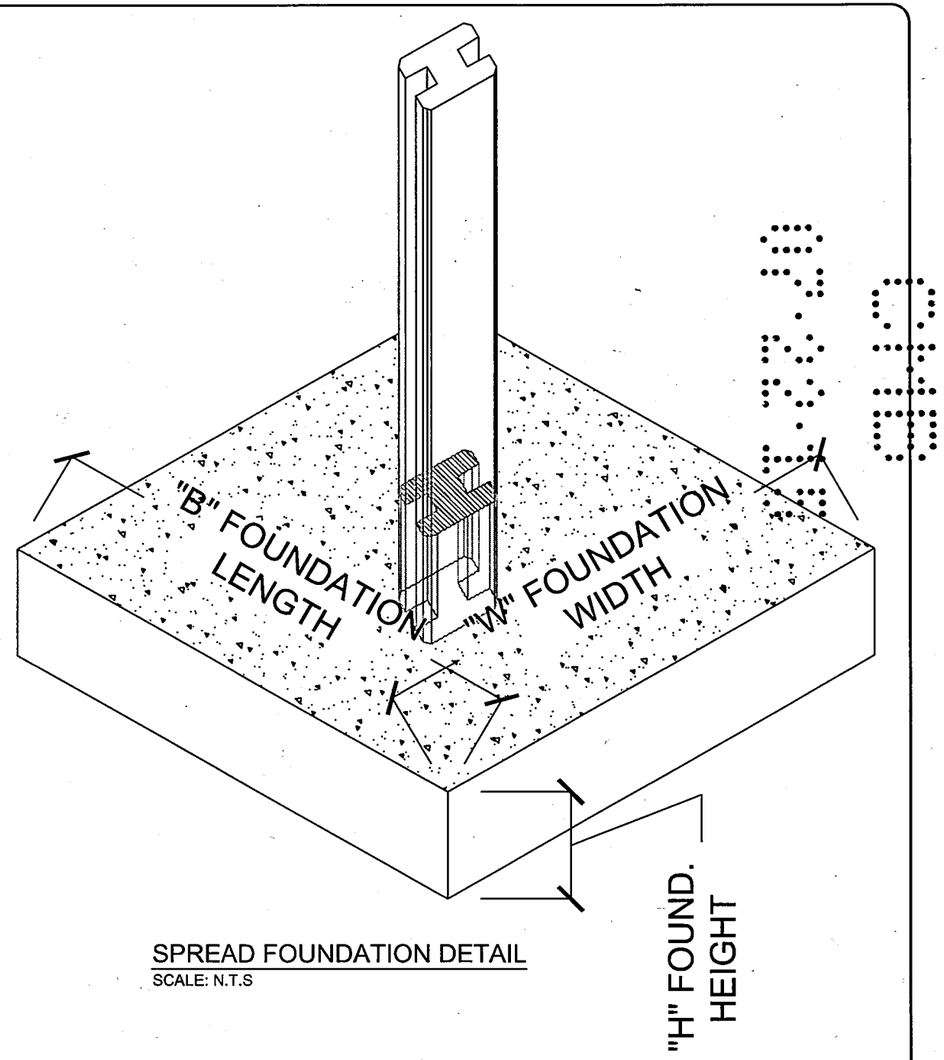
DWG BY: JA	CHK: JH	Drawing 5 OF 7
DATE: 06/16/15	JOB NO. 5014	



SPREAD FOUNDATION DETAIL (FM)
(MIDDLE OF WALL)
SCALE: N.T.S



SPREAD FOUNDATION DETAIL (FE)
(END OF WALL)
SCALE: N.T.S



SPREAD FOUNDATION DETAIL
SCALE: N.T.S

{ SEE FOUNDATION TYPE SCHEDULE ON SHEET 7 }

In the event of a conflict between the drilled 36"Ø (or 42"Ø) foundation and underground utilities, a spread foundation may be substituted as detailed on this drawing.

JOHN ASHBY HOY
LICENSE
No. 55312
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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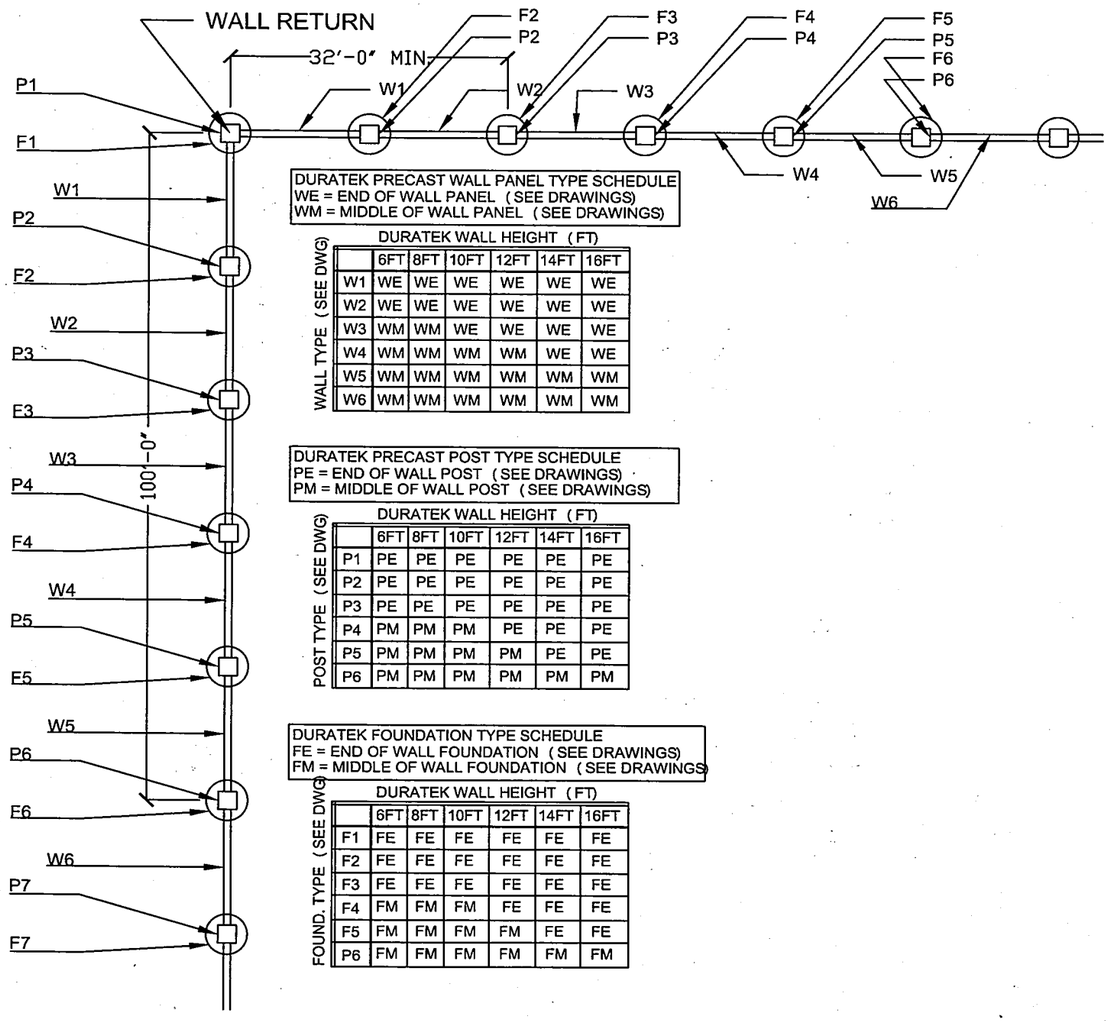
ATT MIAMI BEACH
1030 15th STREET
MIAMI BEACH, FLORIDA

DWG BY: JA	CHK: JH	Drawing 6 OF 7
DATE: 06/16/15	JOB NO. 5014	

05-33-12

CNB



DURATEK PRECAST WALL PANEL TYPE SCHEDULE
WE = END OF WALL PANEL (SEE DRAWINGS)
WM = MIDDLE OF WALL PANEL (SEE DRAWINGS)

DURATEK WALL HEIGHT (FT)

WALL TYPE (SEE DWG)	6FT	8FT	10FT	12FT	14FT	16FT
W1	WE	WE	WE	WE	WE	WE
W2	WE	WE	WE	WE	WE	WE
W3	WM	WM	WE	WE	WE	WE
W4	WM	WM	WM	WM	WE	WE
W5	WM	WM	WM	WM	WM	WM
W6	WM	WM	WM	WM	WM	WM

DURATEK PRECAST POST TYPE SCHEDULE
PE = END OF WALL POST (SEE DRAWINGS)
PM = MIDDLE OF WALL POST (SEE DRAWINGS)

DURATEK WALL HEIGHT (FT)

POST TYPE (SEE DWG)	6FT	8FT	10FT	12FT	14FT	16FT
P1	PE	PE	PE	PE	PE	PE
P2	PE	PE	PE	PE	PE	PE
P3	PE	PE	PE	PE	PE	PE
P4	PM	PM	PM	PE	PE	PE
P5	PM	PM	PM	PM	PE	PE
P6	PM	PM	PM	PM	PM	PM

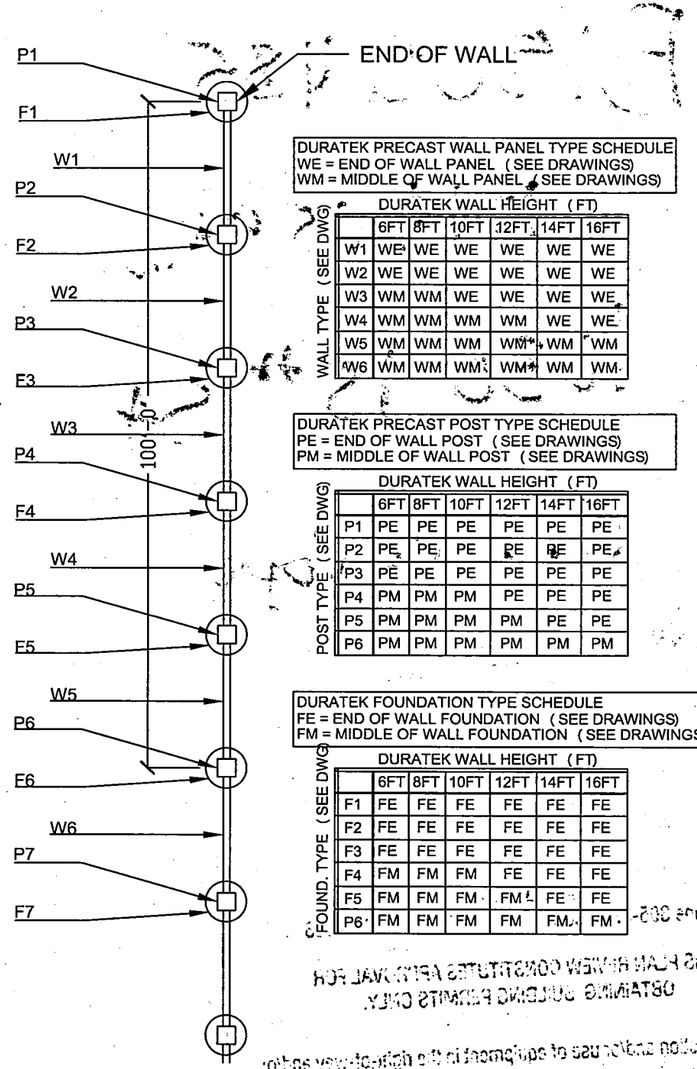
DURATEK FOUNDATION TYPE SCHEDULE
FE = END OF WALL FOUNDATION (SEE DRAWINGS)
FM = MIDDLE OF WALL FOUNDATION (SEE DRAWINGS)

DURATEK WALL HEIGHT (FT)

FOUND. TYPE (SEE DWG)	6FT	8FT	10FT	12FT	14FT	16FT
F1	FE	FE	FE	FE	FE	FE
F2	FE	FE	FE	FE	FE	FE
F3	FE	FE	FE	FE	FE	FE
F4	FM	FM	FM	FE	FE	FE
F5	FM	FM	FM	FM	FE	FE
P6	FM	FM	FM	FM	FM	FM

WALL PANELS, POST AND FOUNDATION TYPE SCHEDULE

SCALE: N.T.S



DURATEK PRECAST WALL PANEL TYPE SCHEDULE
WE = END OF WALL PANEL (SEE DRAWINGS)
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DURATEK WALL HEIGHT (FT)

WALL TYPE (SEE DWG)	6FT	8FT	10FT	12FT	14FT	16FT
W1	WE	WE	WE	WE	WE	WE
W2	WE	WE	WE	WE	WE	WE
W3	WM	WM	WE	WE	WE	WE
W4	WM	WM	WM	WM	WE	WE
W5	WM	WM	WM	WM	WM	WM
W6	WM	WM	WM	WM	WM	WM

DURATEK PRECAST POST TYPE SCHEDULE
PE = END OF WALL POST (SEE DRAWINGS)
PM = MIDDLE OF WALL POST (SEE DRAWINGS)

DURATEK WALL HEIGHT (FT)

POST TYPE (SEE DWG)	6FT	8FT	10FT	12FT	14FT	16FT
P1	PE	PE	PE	PE	PE	PE
P2	PE	PE	PE	PE	PE	PE
P3	PE	PE	PE	PE	PE	PE
P4	PM	PM	PM	PE	PE	PE
P5	PM	PM	PM	PM	PE	PE
P6	PM	PM	PM	PM	PM	PM

DURATEK FOUNDATION TYPE SCHEDULE
FE = END OF WALL FOUNDATION (SEE DRAWINGS)
FM = MIDDLE OF WALL FOUNDATION (SEE DRAWINGS)

DURATEK WALL HEIGHT (FT)

FOUND. TYPE (SEE DWG)	6FT	8FT	10FT	12FT	14FT	16FT
F1	FE	FE	FE	FE	FE	FE
F2	FE	FE	FE	FE	FE	FE
F3	FE	FE	FE	FE	FE	FE
F4	FM	FM	FM	FE	FE	FE
F5	FM	FM	FM	FM	FE	FE
P6	FM	FM	FM	FM	FM	FM

WALL PANELS, POST AND FOUNDATION TYPE SCHEDULE

SCALE: N.T.S

ATT MIAMI BEACH
1030 15th STREET
MIAMI BEACH, FLORIDA

DWG BY: JA	CHK: JH	Drawing 7 OF 7
DATE: 06/16/15	JOB NO. 5014	

FOR CONSTRUCTION

B1505485

B1405996

1030 15th St

OFFice Copy

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

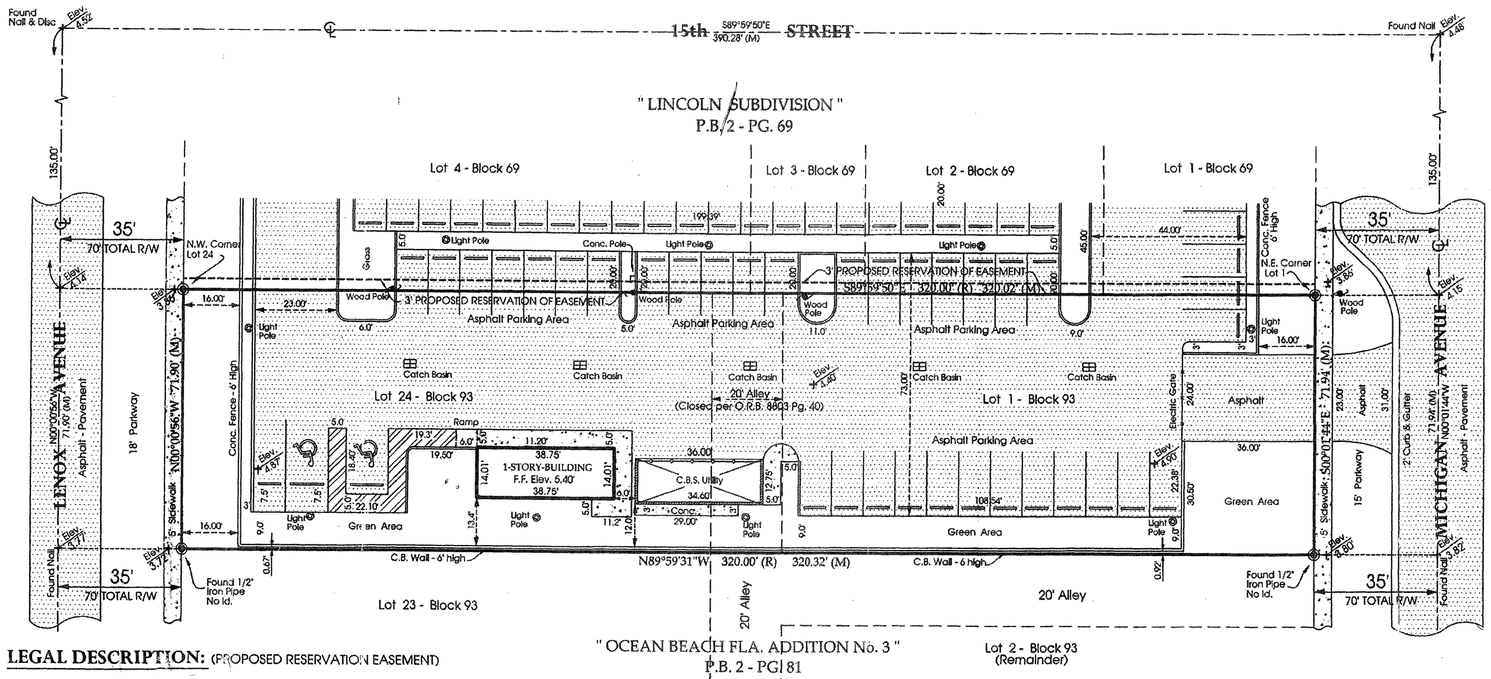
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C./C.O., or the release of bonds.)

Approved/Reviewed By: Date:

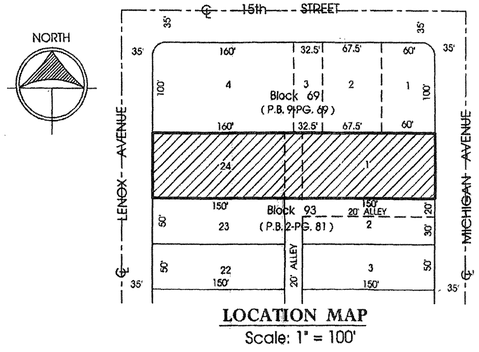
EAL 7-22-2015



NORTH

LEGAL DESCRIPTION: (PROPOSED RESERVATION EASEMENT)

THE SOUTH 3.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
LOTS 1, 2, 3 AND 4, BLOCK 69, **"LINCOLN SUBDIVISION "**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 31904 +/- S.F.



LOCATION MAP
Scale: 1" = 100'

LEGAL DESCRIPTION:

FOLIO: 02-4203-009-6980
LOTS 1 AND 24 AND 20 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 93, **OCEAN BEACH FLA. ADDITION No. 3**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 23016+/- S.F.
TOGETHER WITH A 3 FOOT PROPOSED RESERVATION EASEMENT AS DESCRIBED AND SHOWN ON THIS SURVEY ALONG THE NORTHERLY BOUNDARY LINE.

PROPERTY ADDRESS:

1030 15th STREET, MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE " COMMUNITY: 120651 PANEL: 0317
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: 8.0 FEET

CERTIFIED TO:

AT&T Florida
Leslie A. Lewis, Esq.
Old Republic National Title Insurance Company.

SCHEDULE B II MATTERS SHOWN:

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK 8803, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK 8803, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MEANS OF INGRESS AND INGRESS TO AND FROM THE ALLEY.

SURVEY NOTES:

1) LEGAL DESCRIPTION SHOWN PER TITLE COMMITMENT.
2) EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL PLOTTABLE EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 01-2014-002497 DATED FEBRUARY 2, 2014 @ 11:00 PM
3) 4 FOOT PROPOSED RESERVATION OF EASEMENT CONTAINS 1280 +/- S.F. OF LAND
4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
6) WALL TIES ARE THE FACE OF THE WALL.
7) FENCE OWNERSHIP NOT DETERMINED.
8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
15) THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
16) BENCHMARK: D-149 ..... ELEVATION: 4.18 FEET (N.G.V.D. 1929)
LOCATION: N.E. 15th STREET & MERIDIAN AVENUE

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED BY: MIGUEL ESPINOSA — FOR THE FIRM P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ABBREVIATIONS AND LEGEND:

C/CONC.	=DENOTES CONCRETE
R/W	=DENOTES RIGHT - OF- WAY
℄	=DENOTES CENTERLINE
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
WM	=DENOTES WATER METER
	=DENOTES WOOD POWER POLE
—OH—	=DENOTES OVERHEAD WIRES
◎	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

MAP OF SURVEY

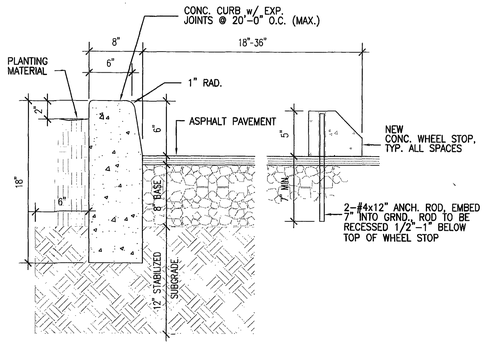
Scale: 1" = 25'

PREPARED FOR: AT&T FLORIDA

MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262-2992 FAX: (305) 964-9303
L.B. No. 6463

BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/06/2014	06/02/2014	06/06/2014	R.U.	S-10998

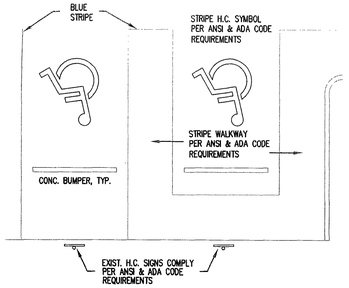


TYPE "D" CONC. CURB & WHEEL STOP

SCALE : 1 1/2"=1'-0"

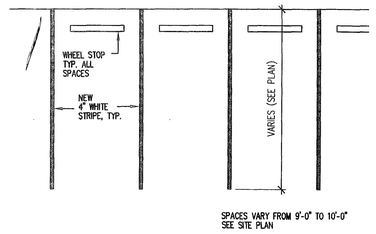
CURB NOTES :

1. PROVIDE 1/4" WIDE CONTRACTION JOINT A MIN. OF 1 1/2" DEEP & @ 10'-0" MAX. O.C. FOR ALL CURBS.
2. CONC. SHALL BE 3,000 PSI MIN. @ 28 DAYS.
3. TYPE "D" CURB FOR PARKING LOTS MAY BE INSTALLED AS "TRENCHED" D CURB w/ EXTRUDED TOP @ THE CONTRACTOR'S OPTION. TRENCHED CURB REQUIRES CITY TRENCH INSPECTION & APPROVAL. EXTRUDED CURB MUST BE PLACED WITHIN 15 MINS. OF PLACEMENT OF TRENCH CONC. EXTRUDED CURB & TRENCH CONC. SHALL BE MONOLITHIC.
4. ALL DAMAGED CONC. WHEEL STOPS SHALL BE REPLACED.



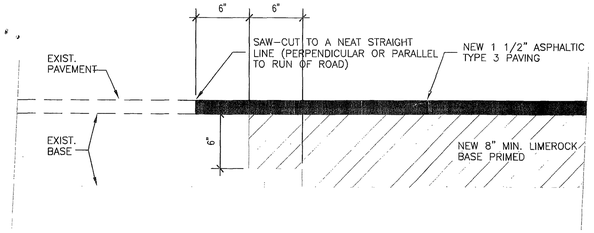
H.C. PARKING DETAIL

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



PARKING DETAIL

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

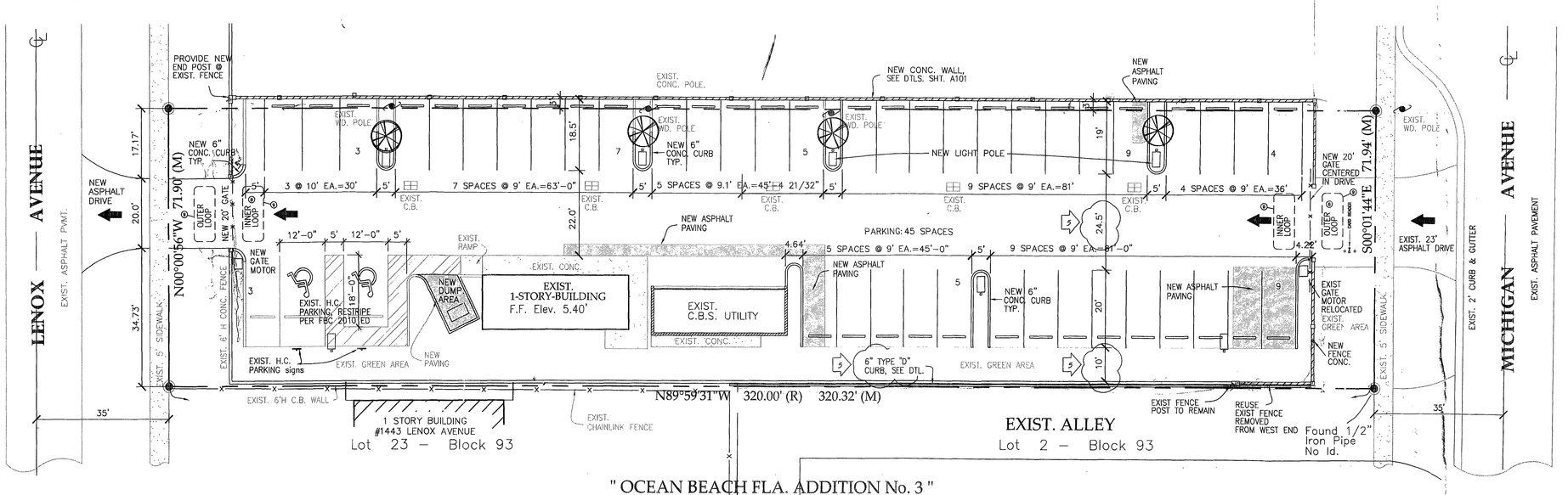


ASPHALT SAWCUT DETAIL

SCALE : 1 1/2"=1'-0"

GENERAL NOTES :

1. ASPHALT PAVING :
   - A. BARRICADES: PROVIDE SUBSTANTIAL TEMPORARY BARRICADES AROUND AREAS OF OPERATIONS AND MAINTAIN SAME UNTIL ALL WORK IS COMPLETED.
   - B. SUBGRADE:
     1. WORK CONSISTS OF BRINGING BOTTOM OF EXCAVATION OF PAVED AREA TO SURFACE OF UNIFORM DENSITY, STABILIZED WITH MATERIAL ACCEPTABLE TO ARCHITECT. TO A MINIMUM OF 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM-D-1557)
   - C. ROCK BASE COURSE:
     1. MATERIALS: OOLITE LIME ROCK, NO. 2 GRADE
     2. 8" MIN. DEP +1. BASE COURSE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE LEVEL DETERMINED BY MODIFIED PROCTOR TESTS ASTM-D-1557
   - D. ASPHALT CONCRETE, TYPE S-3, 1" COMPACTED THICKNESS, AS SPECIFIED IN SECTION 331, FLORIDA STATE ROAD DEPARTMENT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2. ASPHALT PAVING SURFACE SEALER:
   - A. SCOPE: SEAL ALL PAVING INCLUDING EXISTING AND NEW PAVING. ANY NEW PAVING SHALL CURE MIN. OF 30 DAYS PRIOR TO APPLICATION OF SEALER
   - B. MATERIALS:
     1. SEALER- COAL TAR PITCH EMULSION, SEAL MASTER BY WIKEL MANUFACTURING CO. , INC. MEETING FEDERAL SPECIFICATION NO. RP-355D, JENNITE J-1, CHEVRON JET SEAL OF APPROVED EQUAL.
     2. SEAL MASTERS "TOP-TUFF" ADITIVE BY WIKEL MANUFACTURING CO., INC. JENNITE, CHEVERON OR APPROVED EQUAL
     3. SAND- 30/80 MESH
   - C. PREPARATION OF PAVEMENT:
     1. PRIOR TO THE APPLICATION OF SEALER, CLEAN TE SURFACE OF ALL LOOSE DUST, DIRT, LEAVES AND OTHER FOREIGN MATERIALS
     2. ANY ACCUMULATIONS OF OIL OR GREASE SHALL BE SCRAPED, BURNED OR CLEANED OFF THE PAVEMENT WITH DETERGENT SOLUTION
     3. FILL ALL CRACKS AS INSTRUCTED BY SEALER MANUFACTURER
   - D. APPLICATION OF SEALER
     1. ALL THREE (3) COAT SYSTEMS SHALL BE USED. THE FIRST TWO (2) COATS SHALL BE A SAND SLURRY MIXTURE
     2. ALL COATS SHALL CONTAIN SEAL-MASTERS "TOP-TUFF" ADDITIVE IN AMOUNTS RECOMMENDED BY WIKEL MANUFACTURING CO.'S TECHNICAL DEPARTMENT OF A COMPANY REPRESENTATIVE
     3. SAND TO IMPROVE TRACTION AND FILL VOIDS SHOULD BE 30/80 MESH.
     4. SEALER SHALL BE APPLIED AT THE SPREADING RATES DESCRIBED IN FEDERAL SPECIFICATION NO. RP-355D
   - E. TRAFFIC PAINT
     1. "SHER-GLIDE" TRAFFIC MARKING PAINT AS MADE BY SHEWIN-WILLIAMS COMPANY OF APPROVED EQUAL. COLOR: WHITE
3. CONCRETE:
   - A. CONCRETE CONFORMING TO ASTM C94 TO ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. PLANT CONTROL IS REQUIRED. NO WATER SHALL BE ADDED AFTER MIXING TRUCK LEAVES PLANT WITHOUT THE APPROVAL OF PLANT ENGINEER. MAXIMUM MIXTURE TIME AT POINT OF DEPOSIT IS 90 MINUTES.
   - B. REINFORCING STEEL: CONFORMING TO ASTM A-615-GRADE 60, FREE FROM OIL, LOOSE SCALE & RUST.
   - C. WELDED WIRE FABRIC: CONFORMING TO ASTM A-185, FREE FROM OIL, LOOSE SCALE & RUST.
4. PRECAST WALL SYSTEM:
   - A. NEW PRECAST WALL SHALL BE AS SHOWN ON DRAWINGS AS MANUFACTURED BY: PRECAST WALL SYSTEMS INC. 1858 N.W. 22ND COURT POMPANO BEACH, FL 33069 PHONE: (954) 973-7722
   - B. PROVIDE SHOP DRAWINGS SEALED BY STRUCTURAL ENGINEER REGISTERED IN FLORIDA FOR APPROVAL AND SUBMITTAL TO CITY OF MIAMI BEACH
   - C. DESIGN LOADS: WIND LOAD-PER ASCE7-10 BASIC WIND VELOCITY..... 180 MPH (RISK CATEGORY IV; EXPOSURE "C")



" OCEAN BEACH FLA. ADDITION No. 3 "
P.B. 2 - PG. 81

SITE DATA

MUNI ZONE RM-1
LOT SIZE 320.17 x 75.9 = 24301 S.F
0.56 ACRES

EXISTING BUILDINGS
STORAGE FACILITY 1 543 S.F
STORAGE 2 459 S.F
1002 S.F

PAVED AREA 17007 S.F
LANDSCAPE OPEN AREA 6292 S.F = 26%

SITE PLAN

SCALE: 1/16"= 1'-0"

NORTH

1. SEAL COAT ALL EXISTING AND NEW ASPHALT
2. ALL TRAFFIC MARKINGS SHALL BE NEW
3. NO FIRE SPRINKLER SYSTEM IN EXISTING BUILDINGS.

PROJECT TITLE

MIAMI BEACH
LENOX 15TH ST
PARKING LOT

ROUX ARCHITECT
116 GIRALDA AVENUE
CORAL GABLES, FL.
Phone : 305-443-8116
Fax : 305-443-2050
Job No. 1438

THEODORE ROUX
ARCHITECT AR4169

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026024
JOB NO: FL14-34
DESIGNED:
CHECKED:
8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL. 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

REVISIONS / AUTHORIZATIONS

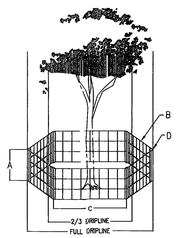
NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	XX/XX
1	ADDENDUM NO. 1, BLDG. DEPT. COMMENTS	10/14/14	
2	FINAL SUBMITTAL	10/29/14	
3	ISSUE FOR PERMIT	11/5/14	
4	BLDG. DEPT. COMMENT	12/4/14	
5	BLDG. DEPT. COMMENT	4/9/15	

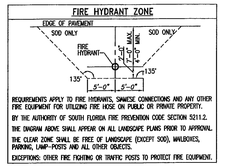
DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

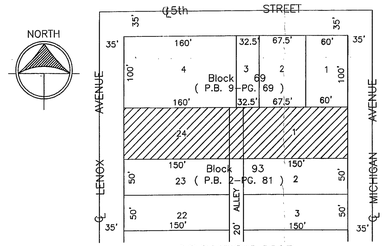
PROJECT TITLE:
PROJECT DRAWING
FINAL SUBMITTAL OCTOBER 29, 2014
1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

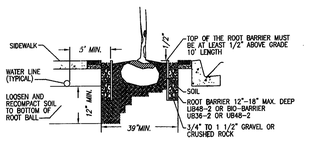
SHEET TITLE:
SITE PLAN ARCHITECTURE

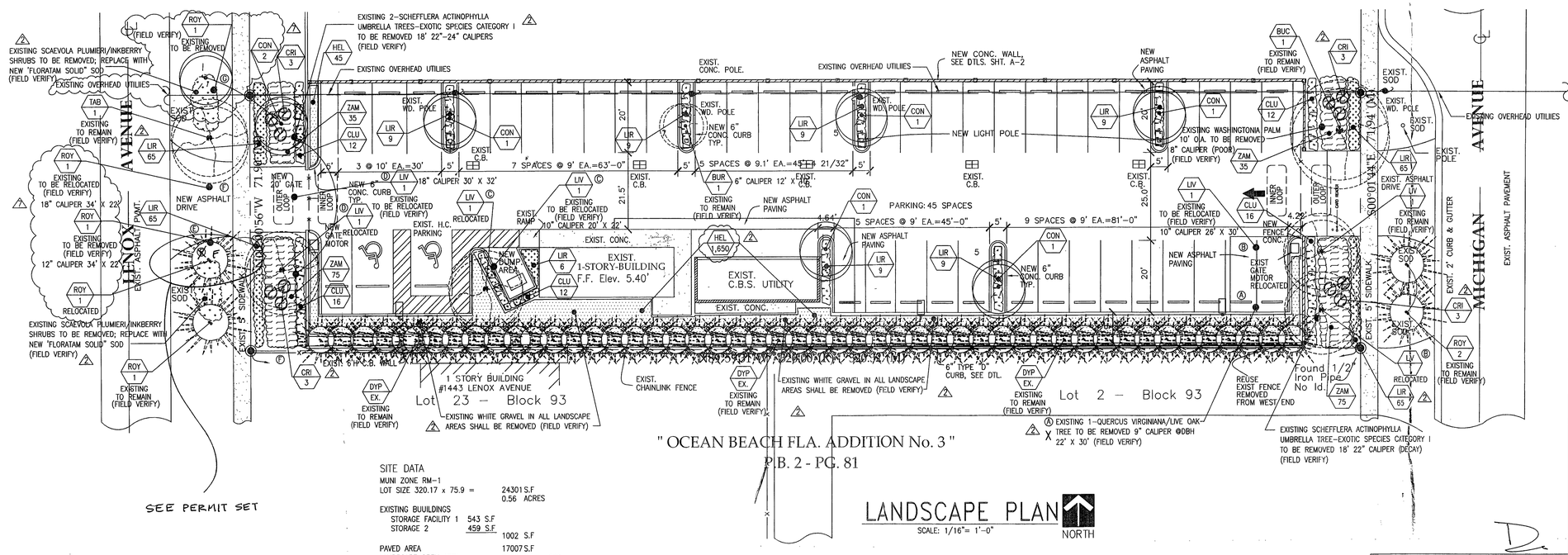
AT&T PROJECT NUMBER:	DATE: 8/25/14	SCALE: AS NOTED
S20589	DRAWN BY: GC/CF	CHECKED BY: TLR
AT&T AUTHORIZATION:	SHEET: 2 OF: 3 SHEETS	SHEET NO.
ALEX PENTON	AT&T DRAWING NO.: S20589A10100	A100











A 3"x2"x2"
B SNOW FENCE (TYP.)
C 4'-5'
D 1"x2" POST

TREE BARRICADE DETAIL

TREE BARRICADE NOTES:

1. ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-1995", CURRENT EDITION RESPECTIVELY.
2. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION, IF REQUIRED SEE PLAN.
3. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
4. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
5. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
6. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
7. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+- 1") THAN THE FINISHED GRADE.
8. PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
9. A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH
10. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
11. CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.
12. ALL TREES TO HAVE AT LEAST 5' CLEAR TRUNK AND SHALL HAVE 36" DIA. MULCH BED.

NOTES

1. LANSCAPE CONTRACTOR TO PROVIDE HEDGE SCREENING AROUND SPRINKLER PUMP HOUSE AND ANY TRANSFORMERS OR CONCRETE PADS, ETC.
2. ALL PLANT MATERIAL FURNISHED BY LANSCAPE CONTRACTOR SHALL BE FLORIDA NO. 1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" STATE PLANT BOARD OF FLORIDA.
3. LANDSCAPE CONTRACTOR TO RETURN TO JOB SITE 6 MONTHS AFTER TREE BRACING AND REMOVAL ALL BRACES AND OR TAPE AS REQUIRED.
4. LANDSCAPE CONTRACTOR TO "PROVIDE NEW" AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & MAINTAIN A 50% MIN. OVERLAP TO ALL LANDSCAPE AREAS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED. THE IRRIGATION SYSTEM NEEDS TO BE DESIGNED SO THAT A BUBBLER HEAD IS PROVIDED FOR EACH INDIVIDUAL TREE THAT IS PROPOSED FOR THE DEVELOPMENT.
5. ALL TREES TO HAVE AT LEAST 5' CLEAR TRUNK, ALL TREES IN SOD AREAS SHALL HAVE A (3) FOOT MINIMUM-MULCHED RING AROUND THE TREE OR PALM.
6. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
7. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SITE VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT. MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, & INTERSECTIONS AS REQUIRED.
8. CONTRACTOR SHALL COORDINATE LOCATION OF TREES SO AS TO MAINTAIN A 5 FT. HORIZONTAL CLEARANCE FROM UTILITIES IF THIS IS NOT POSSIBLE, ROOT BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE LANDSCAPE INSPECTION.
9. ALL SODDED AREAS SHALL RECEIVE A MIN. DEPTH OF 2" SOIL LAYER (SEE SPECIFICATION SHEET).
10. ALL SOD TO BE ST AUGUSTINE PALMETTO TSA-FREE (WEED FREE) SOLID, UNLESS OTHERWISE NOTED.
11. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL AND ACCEPTANCE BY OWNER.
12. ALL TREES PLANTED IN SOD AREAS TO HAVE A (10) INCH PLASTIC PROTECTOR AROUND THE TRUNK BASF TO PROTECT THE TREE FROM MOWING DAMAGE. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF THE SOIL ON THE ROOTBALL.
13. A MINIMUM OF 4" LAYER OF MULCH SHALL BE PROVIDED TO ALL LANDSCAPE AREAS (RED COLORED MULCH AND CYPRESS ARE NOT PERMITTED, USE EUCALYPTUS MULCH GRADE B+ OR BETTER.

*ALL CONTAINER GROWN TREES SHOWN AS SPECIFIED THAT EXHIBIT CIRCLING ROOTS WILL NOT BE ACCEPTED.

FIRE HYDRANT ZONE

REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2.

THE DIAGRAM ABOVE SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING OR TRAFFIC POSTS TO PROTECT FIRE EQUIPMENT.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

811

Know what's below. Call before you dig.

IT'S THE LAW!

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LOCATION MAP

NTS

ROOT BARRIER DETAIL (TYPICAL)

N.T.S.
INJECTION MOLDED, RECYCLED POLYPROPYLENE ROOT BARRIER WITH DOUBLE TOP EDGE

NOTE: ALL TREES INSTALLED WITHIN 4' OF CURBS SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED.

WATER ZONE KEY

H= HIGH WATER USE
M= MODERDATE WATER USE
L= LOW WATER USE

LANDSCAPE LEGEND

	WATER ZONE KEY	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
△2	M,L	YES	LIV	4	QUERCUS VIRGINIANA / LIVE OAK	22'-32' HTS.	EXISTING TO REMAIN-RELOCATE (3) AS SHOWN
	M,L	NO	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	20'-22' HT.	EXISTING TO REMAIN
△7	M,L	YES	ROY	4	ROYSTONEA ELATA / ROYAL PALM	22'-32' GREYWOOD	EXISTING TO REMAIN-RELOCATE (1) AS SHOWN
△7	M,L	YES	CON	7	CONOCARPUS SERICEUS /SILVER BUTTONWOOD	10'-12' X 4'-5'	45 GAL. MIN. 5' C.T. 'STANDARD"
	M,L	YES	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	12'-14' HT.	EXISTING TO REMAIN
	M,L	YES	TAB	1	TABEBUIA PALLIDA / PINK TRUMPET	22'-24' HT.	EXISTING TO REMAIN
	M,L	NO	DYP	EX.	DYPSIS LUTESCENS / ARECA PALM	14'-18' HTS.	EXISTING TO REMAIN
	M,L	NO	CLU	68	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA	3'-4' HT.	24" O.C. FULL TO BASE
	M,L	YES	ZAM	220	ZAMIA PUMILA / COONTIE PALM	18"X18" 3 GAL.	24" O.C.
△2	M,L	NO	CRI	12	CRINUM ASIATICUM / TREE CRINUM	30"X30"	AS SHOWN
△2	M,L	NO	LIR	380	LIRIOPE MUSCARII / EVERGREEN GIANT	6" 1 GAL. FULL	12" O.C.
△2	M,L	YES	HEL	1695	HELIANTHUS DEBILLIS / DUNE SUNFLOWER	6" 1 GAL. FULL	12" O.C.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

△7

NOTE:
X= 1,868 SQ.FT. TREE CANOPY TO BE REMOVED
2,100 SQ.FT. CANOPY REPLACEMENT (FPL) PROVIDED (SEE LANDSCAPE LEGEND)

TREE/PALM REMOVAL & RELOCATION-SEE PLAN FOR ADDITIONAL INFO

	KEY	QTY.		PLANT NAME	NATIVE		SIZE	SPECS./REMARKS	CONDITION
	SYMBOL	--	EXISTING	BOTANICAL NAME / COMMON NAME	YES	NO	HT. X SPR.,	CALIPER @DBH	
X	Ⓐ	--	1	QUERCUS VIRGINIANA / LIVE OAK	YES	--	22' X 30'	9" CALIPER@DBH-TO BE REMOVED	GOOD
	Ⓑ	--	1	QUERCUS VIRGINIANA / LIVE OAK	YES	--	26' X 30'	10" CALIPER@DBH-TO BE RELOCATED	GOOD
	Ⓒ	--	1	QUERCUS VIRGINIANA / LIVE OAK	YES	--	20' X 22'	10" CALIPER@DBH-TO BE RELOCATED	GOOD
	Ⓓ	--	1	QUERCUS VIRGINIANA / LIVE OAK	YES	--	30' X 32'	18" CALIPER@DBH-TO BE RELOCATED	GOOD
X	Ⓔ	--	1	ROYSTONEA ELATA / ROYAL PALM	YES	--	34' X 22'	12" CALIPER@DBH-TO BE REMOVED	FAIR
	Ⓕ	--	1	ROYSTONEA ELATA / ROYAL PALM	YES	--	34' X 22'	18" CALIPER@DBH-TO BE RELOCATED	GOOD
X	Ⓖ	--	1	ROYSTONEA ELATA / ROYAL PALM	YES	--	34' X 22'	18" CALIPER@DBH-TO BE REMOVED	POOR
				TOTAL TREE CANOPY REMOVED			1,868 SQ.FT.		

SEE PERMIT SET

" OCEAN BEACH FLA. ADDITION No. 3 "
P.B. 2 - PG. 81

SITE DATA

MUNI ZONE RM-1	
LOT SIZE 320.17 x 75.9 =	24301 S.F 0.56 ACRES
EXISTING BUUILDINGS	
STORAGE FACILITY 1 543 S.F	
STORAGE 2 459 S.F	1002 S.F
PAVED AREA	17007 S.F
LANDSCAPE OPEN AREA	6292 S.F = 26%

LANDSCAPE PLAN

SCALE: 1/16"= 1'-0"

NORTH

NOTE:
LAYOUT SUBJECT TO REVIEW BY PLANNING & ZONING CITY OF MIAMI BEACH.

PROJECT TITLE
MIAMI BEACH
LENOX 15TH ST
PARKING LOT

SUB-CONSULTANT STAMP

RICHARD BARTLETT LANDSCAPE,INC.
14417 STIRRUP LANE
WELLINGTON, FL 33414
TEL:(561) 795-0443 FAX:(561)793-7920
LANDSCAPE ARCHITECTURE LC26000352
MICHAEL E. RAWLS RLA#0001633
EMAIL-planmaker@bellsouth.net

RBL#14-07-1990

SEAL

CONSULTANT STAMP

Kashmiry & Associates, Inc.
CONSULTING ENGINEERS
FL REGISTRATION NO. 00026024
JOB NO: FL14-34
DESIGNED:
CHECKED:
8777 SAN JOSE BLVD.
BUILDING C, SUITE #401
JACKSONVILLE, FL, 32217
PHONE: (904)-739-2000
FAX: (904)-739-4742
m.kashmiry@kashmiryandassociates.com

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
0	ISSUE FOR CONSTRUCTION	8/25/14	RGB/CBH
1	ADDENDUM NO 1, BLDG. COMMENTS	10/14/14	RGB/CBH
2	PLANNING DEPT. COMMENTS	10/29/14	RGB/CBH
3	ISSUE FOR PERMIT	11/05/14	RGB/CBH
4	WATER METER LOCATION	12/04/14	RGB/CBH
5	FINAL BLDG. COMMENTS	01/05/15	RGB
6	BUILDING DEPT. COMMENTS	03/30/15	RGB
7	CITY/PUBLIC WORKS COMMENTS	04/20/15	RGB

PROPRIETARY AT&T INFORMATION

NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR BUILDINGS, CONSTRUCTION, AND/ OR ZONING CHANGES.

DRAWINGS PREPARED FOR
at&t
CORPORATE
REAL ESTATE

PROJECT TITLE: PROJECT DRAWING

1030 15TH ST
MIAMI BEACH
FL US
MIAMFLBH - M6226

SHEET TITLE:
LANDSCAPE
PLAN

AT&T PROJECT NUMBER: S20589	DATE: 8/15/14	SCALE: AS NOTED
	DRAWN BY: R.BARTLETT	CHECKED BY: RGB/CBH
AT&T AUTHORIZATION: ALEX PENTON	SHEET: 1 OF: 3 SHEETS	SHEET NO.
	AT&T DRAWING NO.: S20589L1000	L100

PERMIT NUMBER

B9400365

ADDRESS

2

METROPOLITAN DADE COUNTY, FLORIDA

METRO-DADE

METRO DADE CENTER

BOARD OF RULES AND APPEALS
CODE ENFORCEMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974

(305) 375-2612

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Cementcraft, Inc.
2200 N. Dixie Highway
Hollywood, FL. 33020

Your application for Product Approval of Precast Concrete Solid Panel Wall, Industrial Type under Sections 203 and 204 of the South Florida Building Code governing the use of Alternate Materials and Types of Construction, and completely described in the plans, specifications and calculations as submitted by A. A. Mandel, P.E. along with drawings #CMC 2F-1 and 2F-2 dated 12-17-82 and CMC 8605 dated 12-5-86 has been accepted by Product Control to be used in the Unincorporated areas of Dade County under the Specific Conditions set forth on page 2 and the Standard Conditions on Page 3

ACCEPTANCE No.: 91-0402.1

APPROVED: May 13, 1991

EXPIRES: May 13, 1994

Gil Diamond

Gil Diamond, P.E.
Product Control Division
Supervisor

****PLEASE NOTE****

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BOARD OF RULES AND APPEALS NOTICE OF ACCEPTANCE

This application for Product Approval has been accepted by the Metropolitan Dade County Board of Rules and Appeals to be used in the Incorporated and Unincorporated areas of Dade County under the conditions set forth above.

APPROVED: May 13, 1991

Charles Danger

Charles Danger, P.E.
Deputy Secretary
Metropolitan Dade County
Board of Rules and Appeals

2

METROPOLITAN DADE COUNTY, FLORIDA

METRO-DADE

BUILDING & ZONING DEPARTMENT
909 SOUTHEAST 1ST AVENUE
BRICKELL PLAZA BUILDING
MIAMI, FLORIDA 33131-3061
(305) 579-2500

October 22, 1982

Mr. Myles Sher
Cementcraft, Inc.
2200 North Dixie Highway
Hollywood, Florida 33020

Dear Mr. Sher:

In accordance with our telephone conversation earlier this week, this is to advise you that the Dade County Building and Zoning Department will accept the precast concrete panel wall known as a "uni-wall" submitted for product approval by Cementcraft, Inc. (see attached) as meeting zoning code requirements for "decorative masonry walls".

Enclosed please find the photographs you submitted to me at the time of our meeting two weeks ago.

Very truly yours,

Ronald Szep

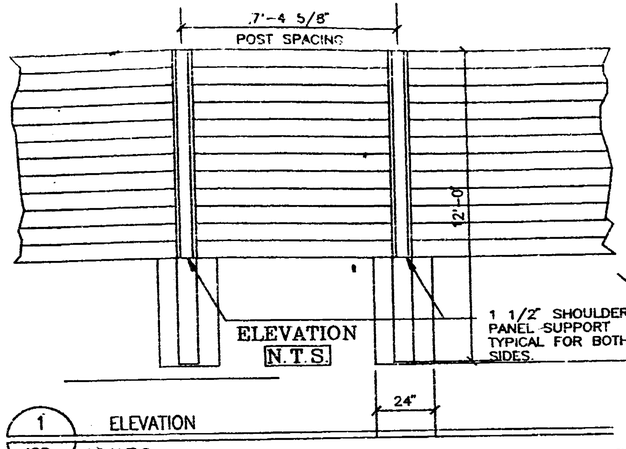
Ronald J. Szep
Enforcement Division Chief

RJS/lg

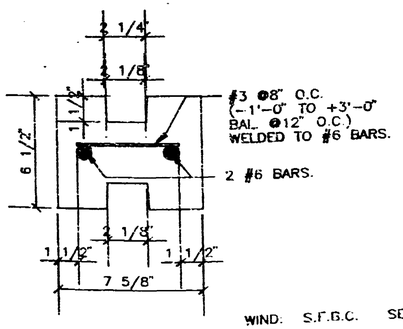
cc: Joaquin G. Avino
Jose Heredia

2

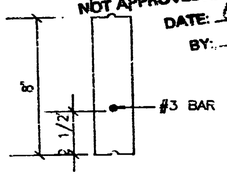
8'-0" HIGH PRECAST CONCRETE PANEL WALL (NO BUFFER PANEL)



1 / SD ELEVATION
N.T.S.

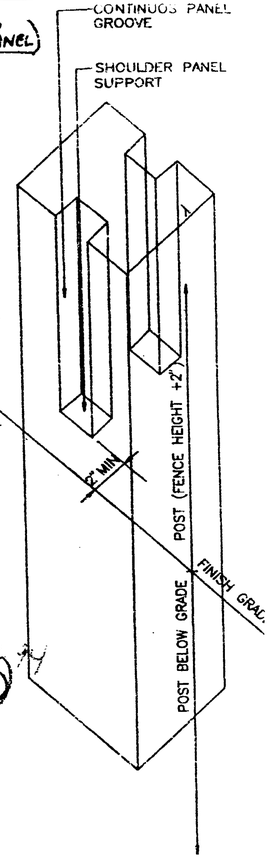


POST (X 12'-0")



PANELS (X 7'-0")

DESIGN REVIEW BOARD
BOARD APPROVAL: ✓
DIRECTOR APPROVAL: ___
APPROVED WITH CONDITIONS: ___
NOT APPROVED: ___
DATE: 6-
BY:



WIND: S.F.B.C. SECT. 2309

1 / A-1 PRECAST CONCRETE POST DETAIL W/ SHOULDER PANEL SUPPORT

NOTES:

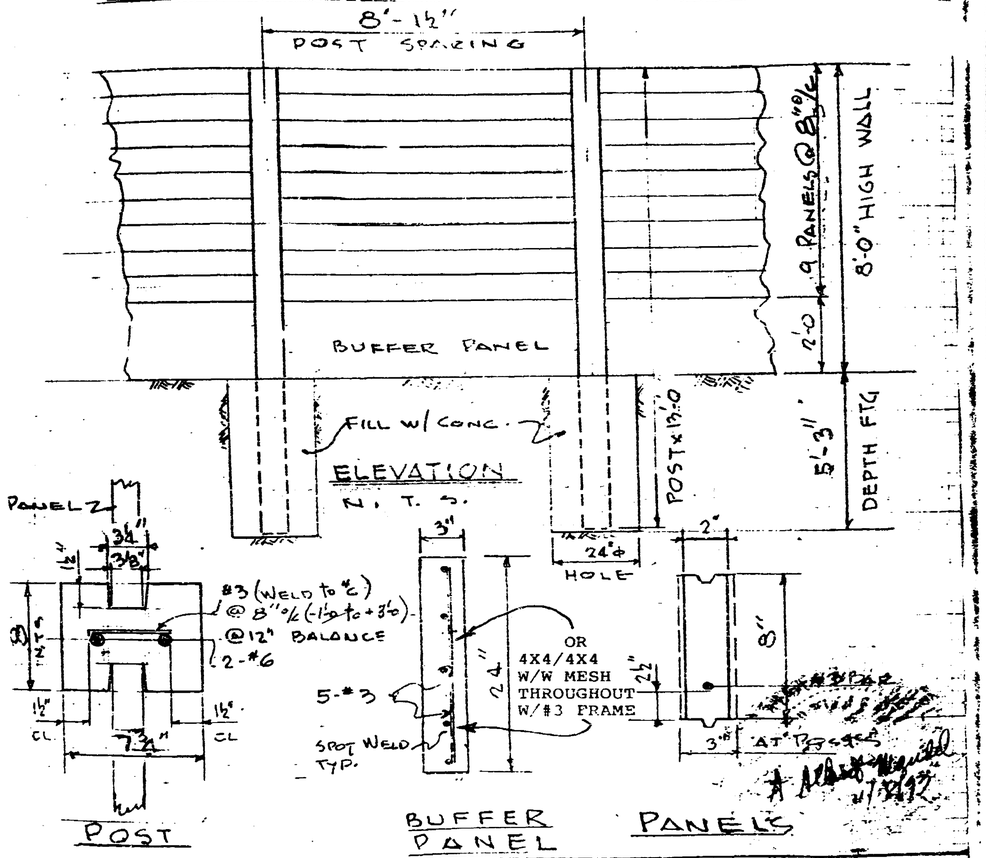
1. CONCRETE	4000 PSI WALL 2500 PSI FTGS.
2. REINF STL	6000 PSI
3. SOIL	UNDISTURBED FIRM SAND 2500 PSF

CEMENT CRAFT
2200 N. DIXIE HIGHWAY
HOLLYWOOD, FLORIDA
UNI-WALL
PRECAST CONCRETE PANEL WALL
8'-0" HIGH

A.A. MANDEL P.E.
CONSULTING ENGINEERS
99 N.W. 183 STREET
SUITE 100A
MIAMI, FLORIDA 33169
UW - 80 1/11/93

2

8'-0" HIGH
PRECAST CONCRETE PANEL WALL



NOTES

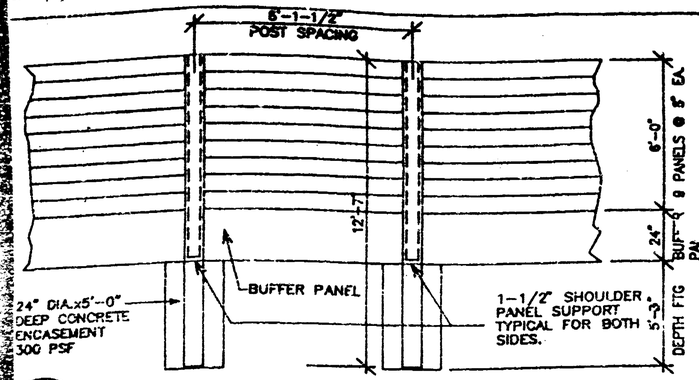
1. Concrete:	3750 psi Wall 2500psi Ftgs.
2. Reinf. Stl.	60000psi
3. Soil:	Undisturbed Firm Sand 2000 PSF MIN.

CEMENTCRAFT
2200 N. Dixie Hiway
Hollywood, Fl.
UNI-WALL
PRECAST CONCRETE PANEL WALL

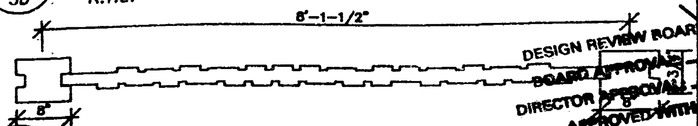
A.A. MANDEL P.E.
CONSULTING ENGINEERS
99 N.W. 183 Street
Suite 100A
Miami, Fl. 33169

2

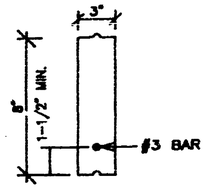
8'-0" HIGH PRECAST CONCRETE PANEL WALLL " UNI-WALL



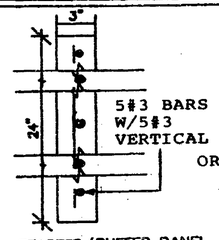
1 SD ELEVATION N.T.S.



2 DS PLAN (8" HIGH TYPICAL DESIGN PANEL) N.T.S.

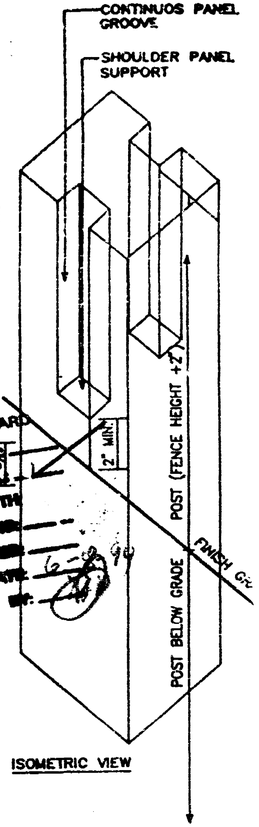


TYPICAL DESIGN PANEL ATOP BUFFER PANEL



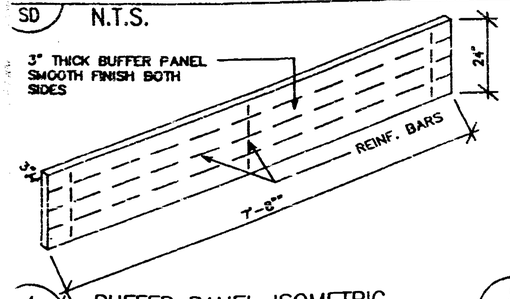
STARTER/BUFFER PANEL

OR 4X4/4X4 W/W MESH THROUGHOUT W/#3 FRAME

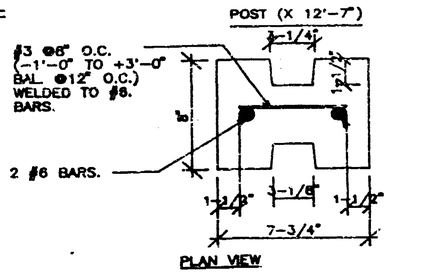


ISOMETRIC VIEW

3 SD TYPICAL PANEL DETAILS N.T.S.



4 SD BUFFER PANEL ISOMETRIC N.T.S.



PLAN VIEW

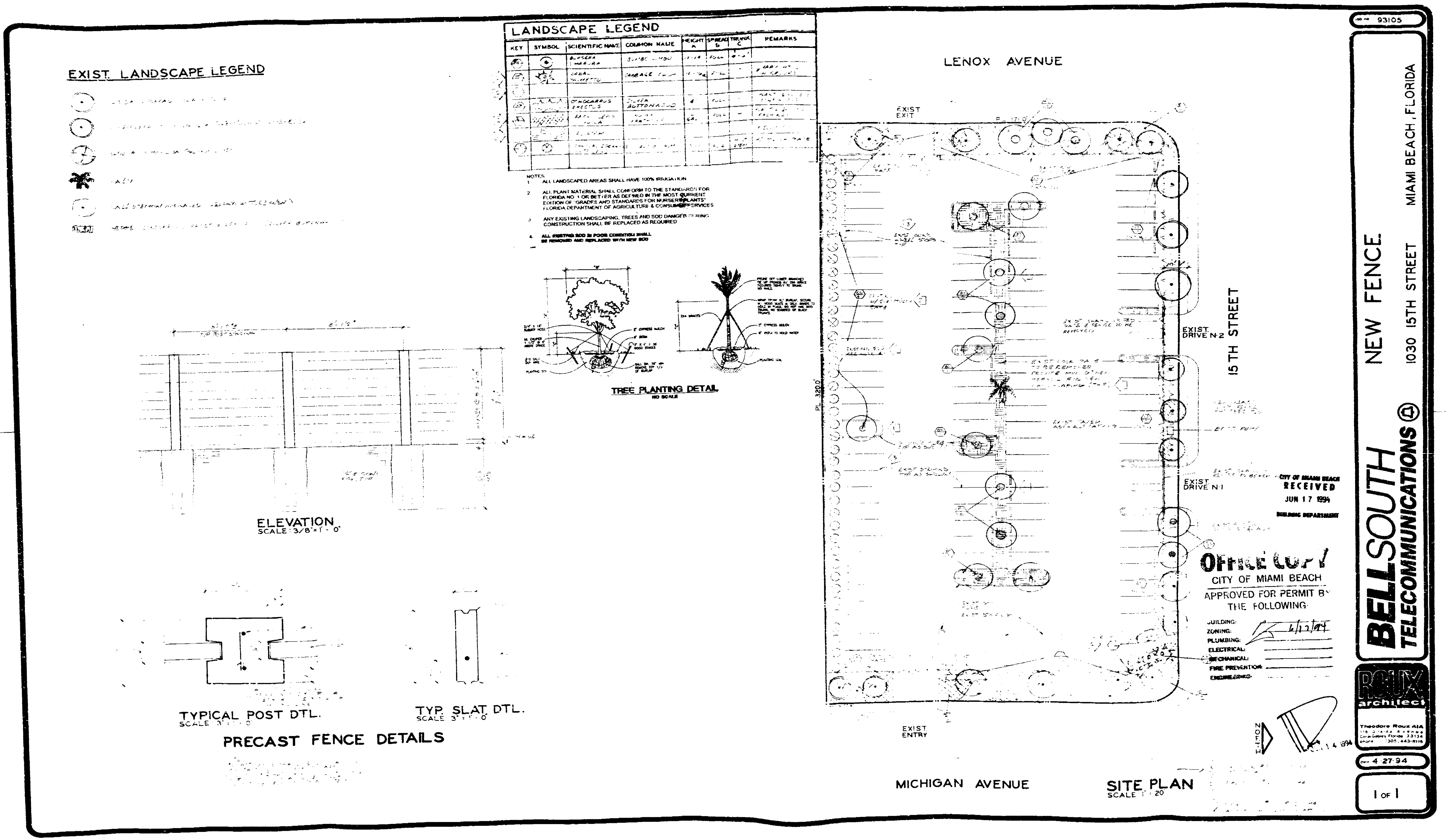
5 SD PRECAST CONC. POST DETAIL W/ SHOULDER PANEL SUPPORT

1. CONCRETE:	3750 PSI WALL 2500 PSI FTGS.
2. REINF. STL.	6000 PSI
3. SOIL:	UNDISTURBED FIRM SAND
4. WIND LOAD:	2000 PSF PER S.F.B.C.

CEMENT CRAFT
2200 N. DIXIE HIGHWAY
HOLLYWOOD, FLORIDA 33021
(305) 923-5833

UNI-WALL
PRECAST CONCRETE PANEL WALL
8'-0" HIGH

2



LANDSCAPE LEGEND
KEY | SYMBOL | SCIENTIFIC NAME | COMMON NAME | HEIGHT A | SPREAD B | TRUNK C | REMARKS
EXIST. LANDSCAPE LEGEND
NOTES
1. ALL LANDSCAPED AREAS SHALL HAVE 100% IRRIGATION
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DEFINED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES
3. ANY EXISTING LANDSCAPING, TREES AND SOD DAMGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED
4. ALL EXISTING SOD IN POOR CONDITION SHALL BE REMOVED AND REPLACED WITH NEW SOD
TREE PLANTING DETAIL
NO SCALE
ELEVATION
SCALE 3/8"=1'-0"
TYPICAL POST DTL.
TYP. SLAT DTL.
PRECAST FENCE DETAILS
LENOX AVENUE
EXIST EXIT
EXIST DRIVE N.2
EXIST DRIVE N.1
15TH STREET
EXIST ENTRY
MICHIGAN AVENUE
SITE PLAN
SCALE 1"=20'
CITY OF MIAMI BEACH
RECEIVED
JUN 17 1994
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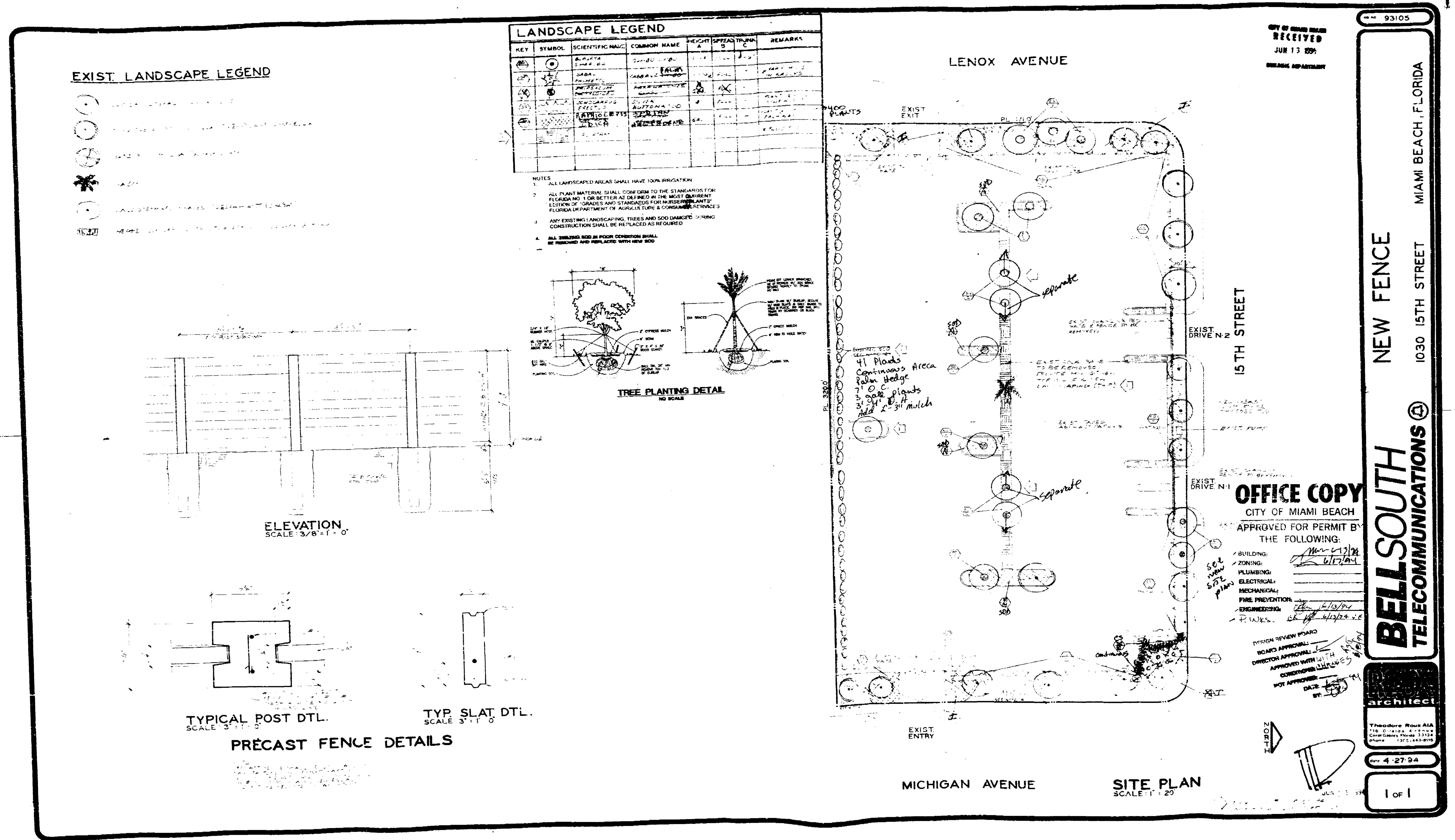
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
93105
NEW FENCE
1030 15TH STREET
MIAMI BEACH, FLORIDA
BELLSOUTH TELECOMMUNICATIONS
ROUX architect
Theodore Roux AIA
4.27.94
1 OF 1

2

24



EXIST. LANDSCAPE LEGEND
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SCALE: 3/8"=1'-0"
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TYP. SLAT DTL.
PRECAST FENCE DETAILS
LENOX AVENUE
MICHIGAN AVENUE
15TH STREET
EXIST EXIT
EXIST DRIVE N-2
EXIST DRIVE N-1
EXIST ENTRY
41 Plants Continuous Areca Palm Hedge 7' O.C. 3 gal plants 3'-4' Ht Add 2"-3" mulch
separate
separate
see new site plans
SITE PLAN
SCALE: 1"=20'
NORTH
CITY OF MIAMI BEACH RECEIVED JUN 13 1994 BUILDING DEPARTMENT
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CITY OF MIAMI BEACH
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P. WKS.
DESIGN REVIEW BOARD
BOARD APPROVAL:
DIRECTOR APPROVAL:
APPROVED WITH CONDITIONS
POT APPROVED:
DATE:
BY:
93105
NEW FENCE
1030 15TH STREET
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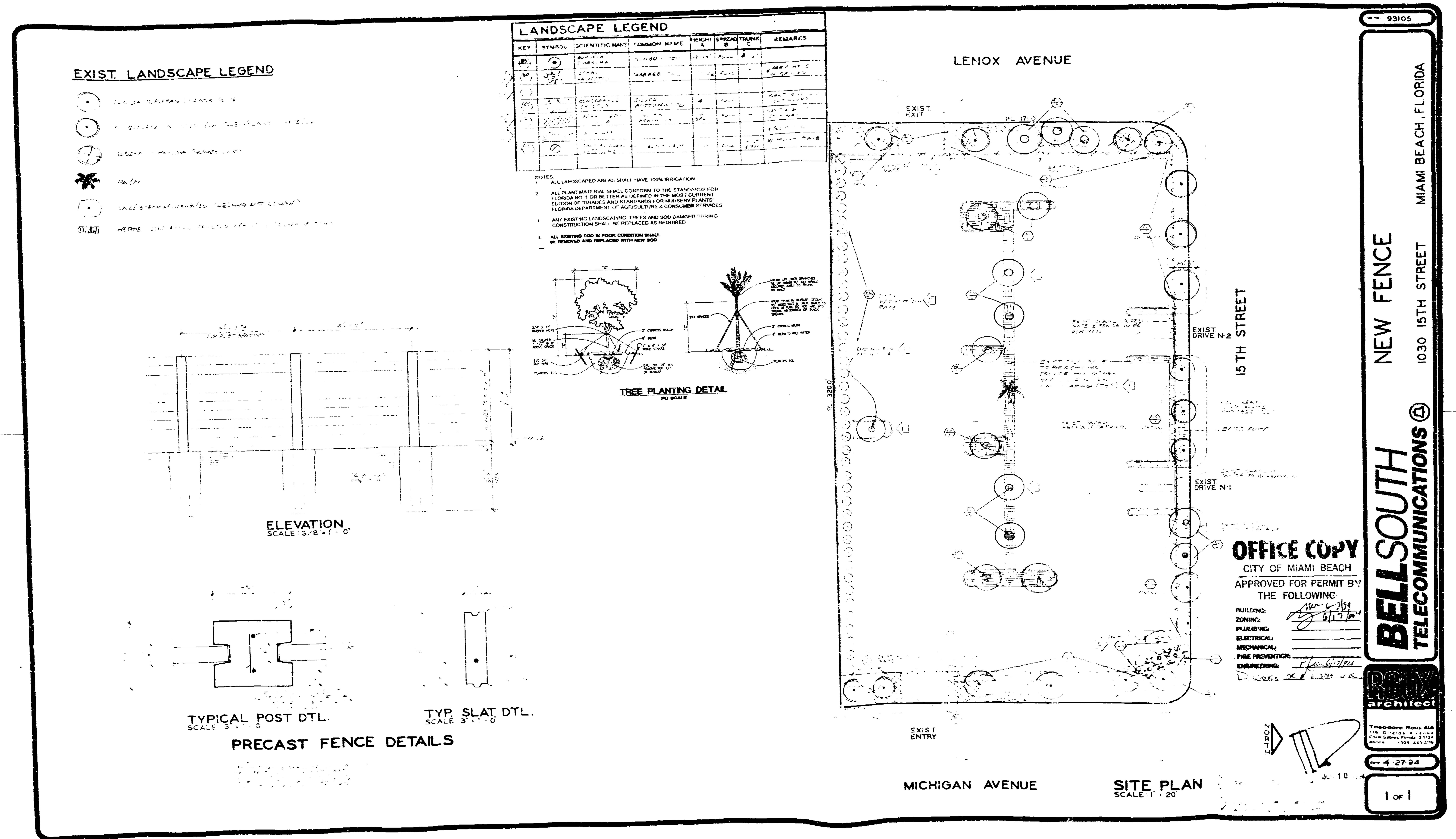
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