

Owner C. M. BUSCH Mailing Address Permit No. 1421 Date Aug. 18-1925
 Lot ~~36-37~~ Block 1 Subdivision PALM ISLAND Address 94 Palm Island
 General Contractor Ellis & Company Address 96
 Architect Pfeifer & Orily Address 4205-01-0330
 Front 110' Depth 87'-6 Height Stories Use Residence
 Type of construction c-h-s Cost \$ 75,000.00 Foundation concrete Roof ?

9082

Plumbing Contractor Sanborn Address Date Aug. 15-1925
 Plumbing Fixtures 29 Rough approved by Date
 Gas Stoves #31500 Stolpman Plumbing Co: 1 Gas range, Apr. 19, 1951
 Gas Heaters Address Date
 Final approved by Date
 Sewer connection Septic tank 1 Make Date Aug. 15-1925

Electrical Contractor Abbott Electric Co. Address Date Dec. 31-1925
 Switch Range 1 Motors 1 Fans Temporary service
 OUTLETS Light 110 HEATERS Water
 Receptacles Space Centers of Distribution
 Electrical Contractor Abbott Electric Address Date Jan. 7-1926
 No. fixtures set 14 Final approved by Date
 54- Abbott Electric Company - June 15-1926
 Date of service

Alterations or repairs # 6657 - ADDITION of new bedroom - \$2,500.00- Date Jan. 2-1935
 Knight and Busch, contractors

Fox & Stone PLUMBING PERMIT # 17851 C.R. Martin, 2 gas heaters Nov. 8, 1944

ALTERATIONS & ADDITIONS

Building Permits: #22818 - Repairs to Roof and New Gate and Door Hood Gunn & Gunn \$1,000. 7-22-46
 #41044 Remodeling: no outside work: new door & new partition: owner: Mar30,1953
 #52465 FOR SALE Sign as per Ordinance: Owner: \$5.00: January 11, 1957

#54797 J.M. Montgomery Roofing: Roof Repairs - \$675.00 - Oct. 28, 1957
 #63987 Groner-Youngerman, Inc.: For Sale Sign - \$5.00 - Dec. 29, 1960
 #64352 Owner: Minor repairs & painting - \$2500 - March 7, 1961 Compl. Saperstein 3/27/62
 #83831 - Ferguson Roofing - Reroofing asphalt shingles approx. 63 squares \$4,000.00 ~~33~~ 3/3/70
 #83832 - Andrews Roofing & Improvement - Reroof main 2 story & breakfast, powder room \$5,000.00 3/4/70
 #05204-Pablo Auilera-Exterior painting-\$2830-3-14-74

#05411-Clark Sales-Fence 110' chain link fence-\$600-4-18-74
 #06827-Pai C. Wimbish-For Sale Sign-2-5-75 K.K.
 #07921-Owner-For Sale sign-9-9-75

#13715-Owner-For Sale #02276-8-17-78
 #14005-Biscayne Roofing-Re-roof 15 sqs-\$900-10-12-78 #14973-Owner-A partition in garage as per sketch-\$150-5-9-79
Plumbing Permits: #37963 Miami Pioneer Septic Tank Co: 40' block drain April 5, 1956
 #42856 Patterson Plumbing: 1 sewer- size 4" - April 21, 1961 #17017-Miami Beach Realty-For Sale Sign-11-8-79
 #49696-Peoples Gas- 1 nat. gas meter-2-5-73
 #50246-Fla.Rental Tool of miami- 1 temporary water closet-10-10-73
 #57081-Yell for Pennell- 1 heater-new installation, 1 gas piping-3-16-79
 #57153-Peoples Gas- 1 meter set(gas)-4-6-79

Electrical Permits: #

#61701 Ben's Elec. Corp.: 1 serv. temp.; 1 serv.equip.; 1 violation - 11/16/64 THIS PERMIT VOIDED AS PER BEN'S ELEC. LETTER DATED 1/8/65 (Filed in ^{Violation} ~~Ben's Elec. Corp.~~ file) 1964-Elec.)
 #61911 Ben's Elec. Corp.: 1 serv.equip; 1 violation - 1/19/65
 #66188 Mr. ~~Long~~ ^{FOSTER ELECT.} 7 Fixtures, 1 Violation 9/16/68
 #75514-Ocean Electric- 400 amps service-5-30-79

~~Painting and remodeling outside patio and pool area~~

BUILDING PERMITS contd.
 7/11/80 #18435 Stand. Imp. Co. Demolish patio \$200
 #18707 - 8/12/80 Standard Imp Co. repair and remodel outside patio and pool area 15,000.

BUILDING PERMITS:

#M04785 Owner/central air conditioning & violation/9-22-80

5/15/81 - #M05224 - 30KW central heating, 12tons central a/c - (Valuation \$11,200) - \$74.00
#22421 6/24/82 Hall Paving Co - construct tennis court and 340' of 10' high fence \$6,200.

PLUMBING PERMITS:

#58879 Bob's Plumbing Co Inc/Water service, sewer connections/9-25-80

1-20-81/#59161/1 bath tub, 1 bidet, 3 lavatory, 1 shower, 1 water closet/Ringemann Plumbing/\$42

1-20-81/#59161/1 bath tub, 1 bidet, 3 lavatory, 1 shower, 1 water closet/Ringemann Plumbing/\$42

2-10-81/#59233/1 new heater installation/Ringemann Plumbing/\$5

ELECTRICAL PERMITS:

1-22-81/#76893/25 switch outlets, 15 light outlets, 60 receptacles, 3-3t air conditioners, 3-10kw strip heater/
Cling Electric/\$104.50

COASTAL CONTROL ZONE

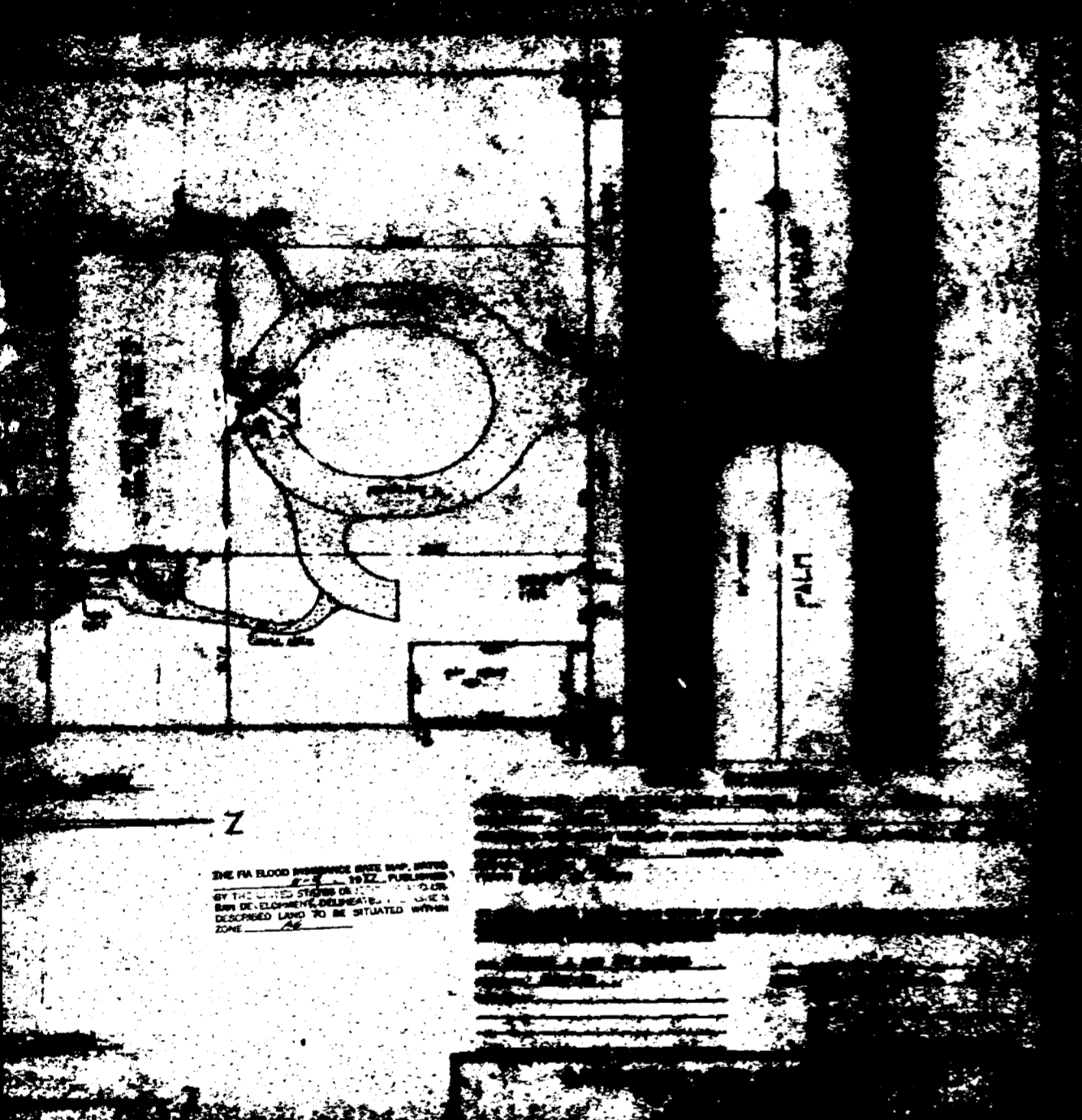
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
1-16-89		PEROOF of SPANISH "S" CLAY ELEGANTE	\$26,450.00					8890529
2-10-89		INTERIOR demolition + CLEAN UP.	\$3,000.00					8890687
3-10-89		REPAIR FLOOR SYSTEM	\$3,000.00					8890768
4-25-89		REMODEL Kitchen + one bathroom	\$100,000.00					88900266
6-30-89		Boat lift with PILE + wood dock	\$7,000.00					88900337

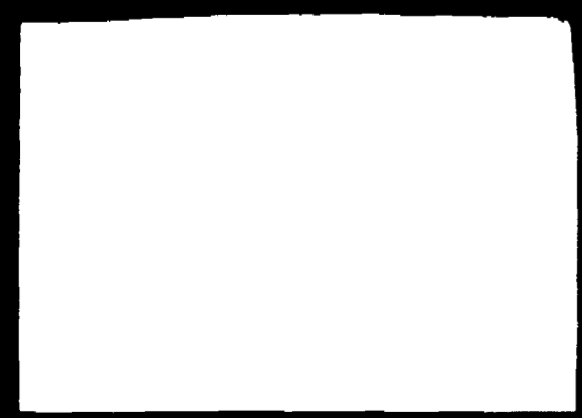
BUILDING PERMITS: #SB890529 - 1-16-89 - C.E. Sheppard Roofing - Reroof of spanish "S", clay
elegante- \$26,450.00
#SB890684 - 2-10-89 - Art Construction - Interior demolition and clean up-\$3,000.
#SB890768 - 3-10-89 - Art Construction - Repair floor system - \$3,000.00
#B8900266 - 4-25-89 - Owner - Remodel kitchen and one bathroom - \$100,000.00
#BM890664 - Igloo Air Conditioning - 2 Space heating, 2 a/c central, 2 duct work,
2 condensate drains, remove and relocate 2-air handling units - 5-8-89
#B8900337 - 6-30-89 - Shoreline Foundation Inc. - Boat lift with pile and wood dock-\$7,000.00
#BM890964 - Airko Service Inc. - 4ton A/C central unit, condensing unit replacement - 7-21-89
#BM891160 - Airko Service Inc. - 4 A/C central replacement - 8-31-89

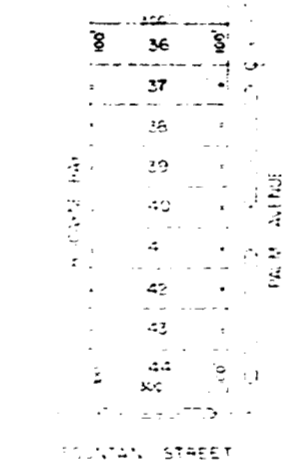
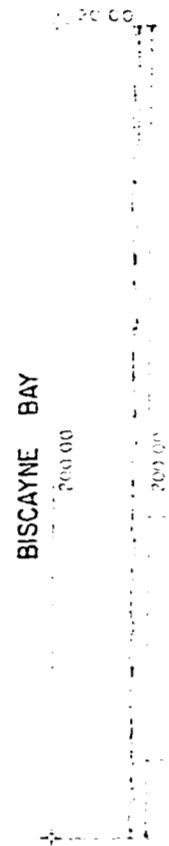
PLUMBING PERMITS: #P8900692 - New Miami Shores Plumbing - New fixtures - 4-27-89

ELECTRICAL PERMITS: #E8900985 - Galaxy Electric - New electrical installation - 5-1-89
#BE891482 - Sun Protection Control Inc. - New light fixtures - 8-4-89

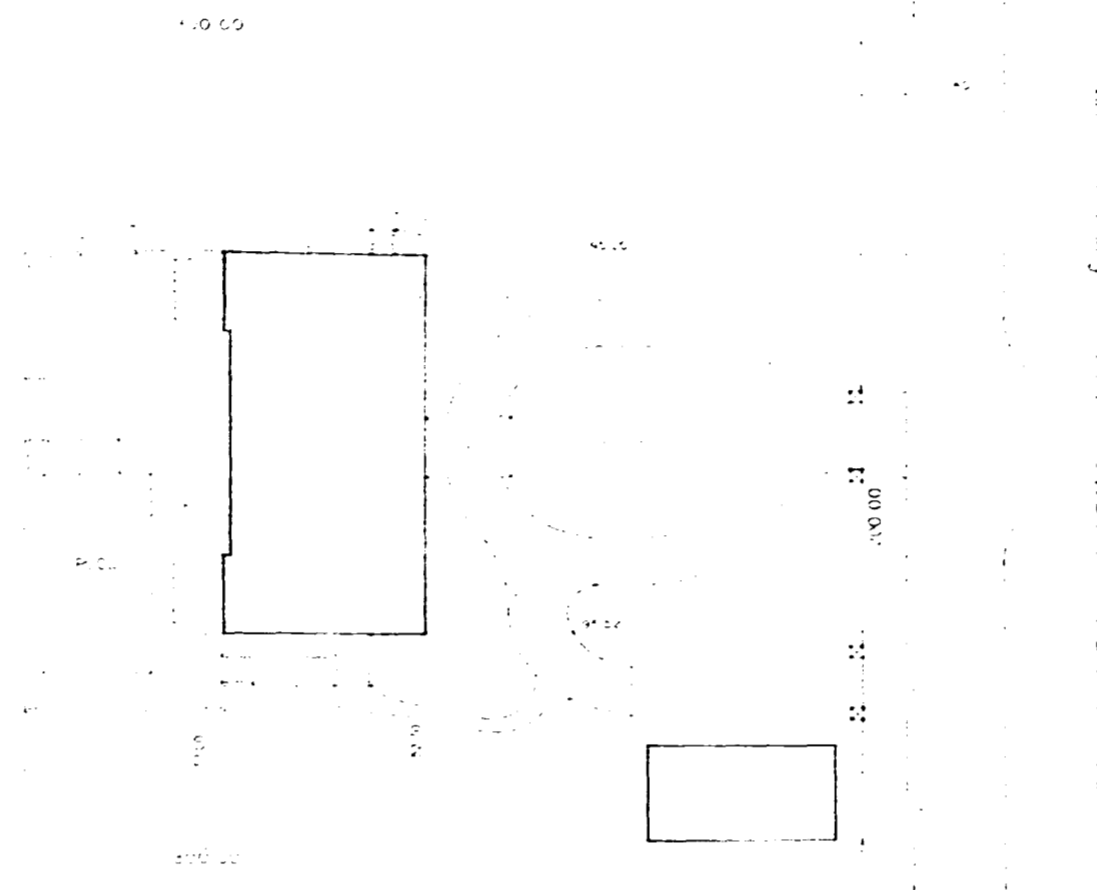


7
ONE IN FLOOD ZONE...
OF THE...
BY DE...
DESIGNED LAND TO BE...
ZONE...





LOCATION SKETCH 1:200



SITE PLAN 1:20

LEGAL DESCRIPTION

LOTS 36 AND 37 AND A 30 FEET STRIP
 IN BISCAYNE BAY BLOCK 1, SECTION PALM ISLAND
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN
 PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS
 OF DADE COUNTY, FLORIDA

RES NO 94 PALM AVE
 MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
RECEIVED
 APR 25 1989
 BUILDING DEPARTMENT

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 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

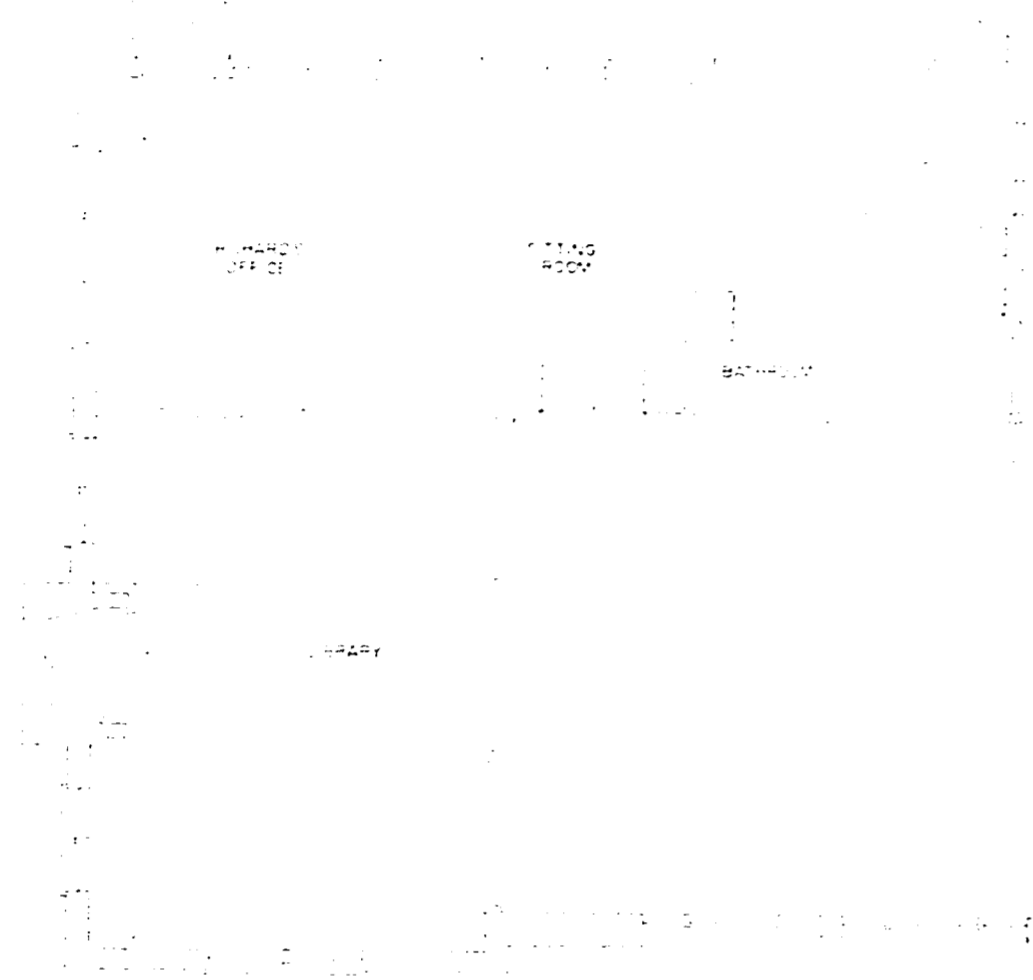
DATE: 4/15/89
 BUILDING: *[Signature]*
 ZONING: *[Signature]*
 PLUMBING: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PREVENTION: *[Signature]*
 ENGINEERING: *[Signature]*

Professional Seal - Architect
 Professional Seal - Engineer
 Professional Seal - Surveyor

BERGER RENOVATION

Date _____
 Drawn by: _____
 Checked by: _____
 Revisions: _____
 Comm. no. _____
 Sheet _____
 of _____





FIRST FLOOR

1/4"=1'-0"

DEMOLITION NOTES:

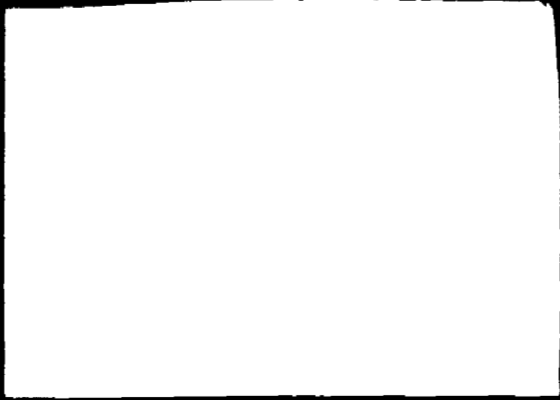
1. COMPLY WITH ALL PERTINENT REGULATIONS, GOVERNMENT AGENCIES AND FEDERAL, STATE AND LOCAL ORDINANCES.
2. GENERAL CONTRACTOR SHALL EXAMINE THE SITE AND BECOME FAMILIAR WITH CONDITIONS AFFECTING THE WORK BEFORE SUBMITTING THE BID.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING FOR ALL PERMITS FEES.
4. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, OTHER ADJACENT OCCUPIED SPACE OR USED FACILITIES.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES SALVAGED ITEMS MUST BE STORED AND PROTECTED AS THEY ARE REMOVED. COORDINATED WITH OWNER.
6. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE. PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
7. REMOVE FROM SITE DEBRIS, RUBBISH, OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

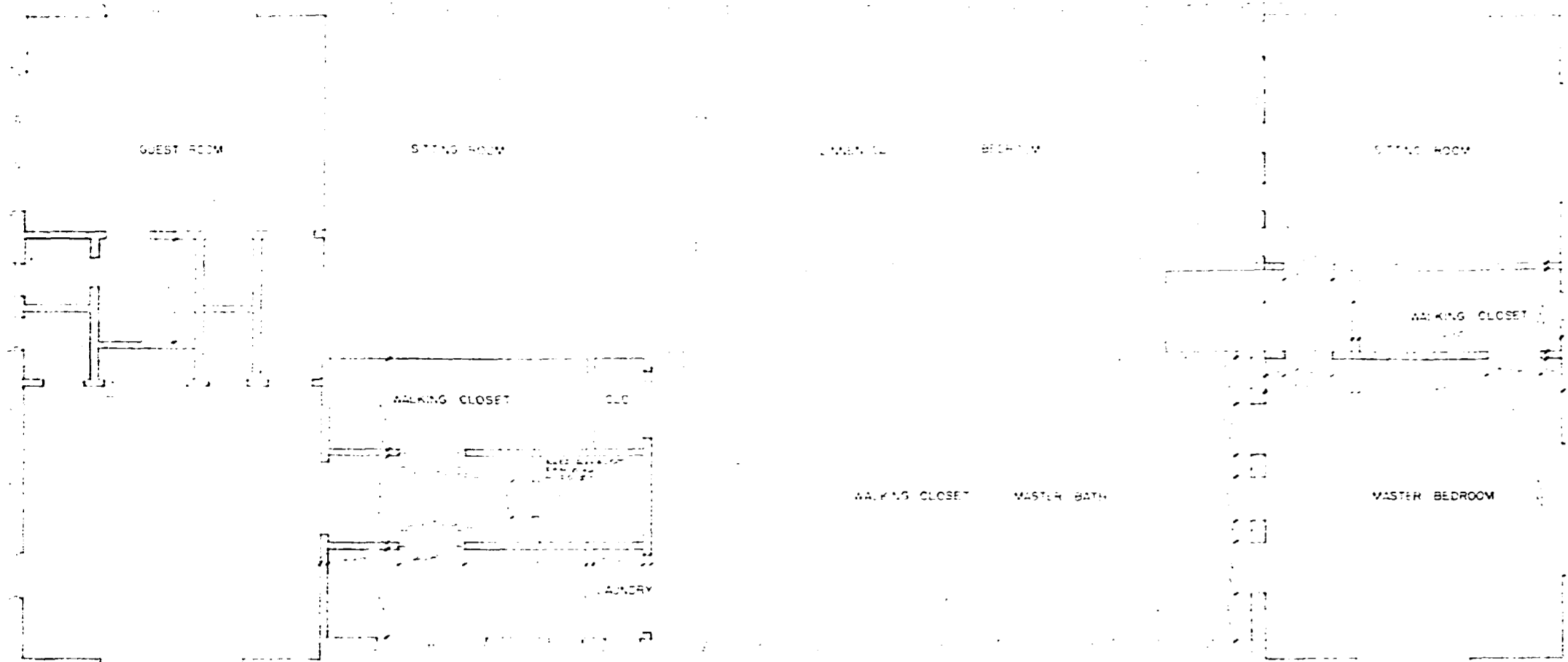
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THE FOLLOWING:
 BUILDING: *[Signature]*
 ZONING: *[Signature]*
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: *[Signature]*

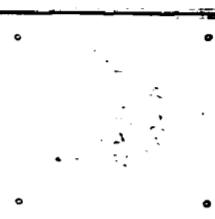
BERGER RENOVATION





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

Perinella + Perotti Architects
 Architects • Interior Design • Planning

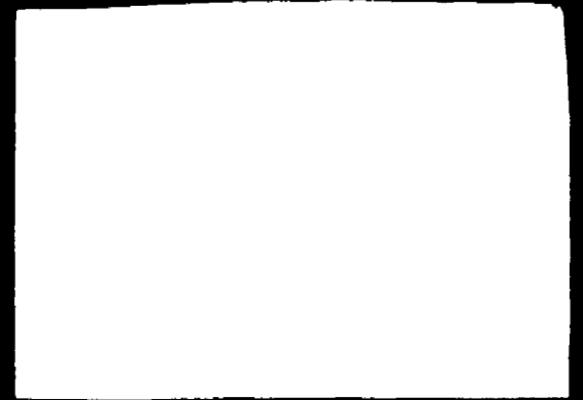


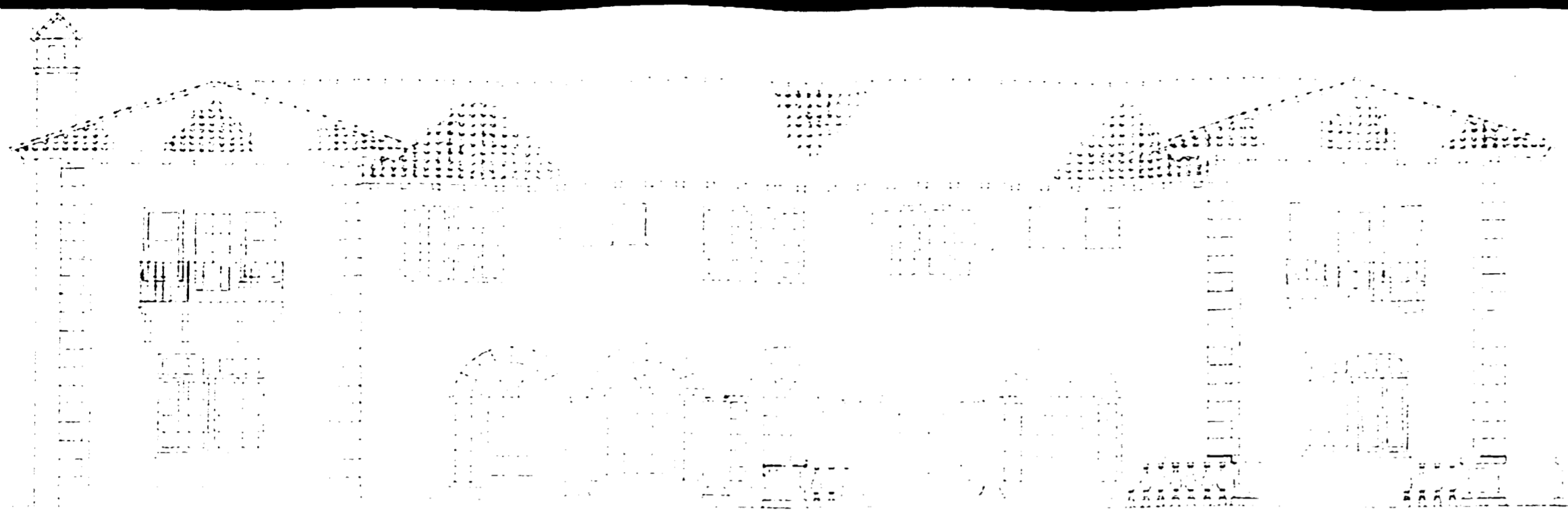
BERGER RENOVATION

Date
 Drawn by:
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 Revisions:
 Comm. no.
 Sheet
 of 5

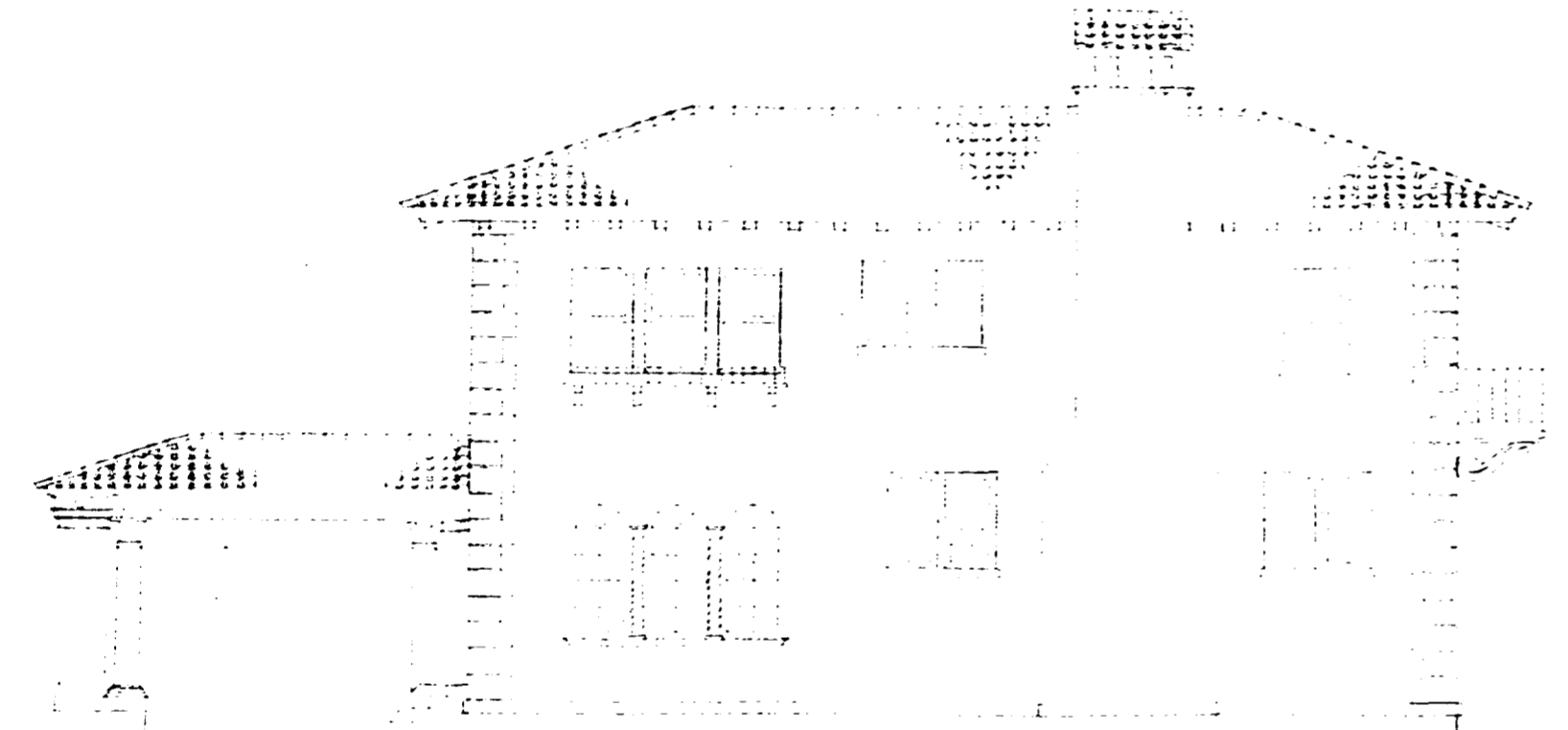
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 CITY OF MIAMI BEACH
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 THE FOLLOWING:

BUILDING: *[Signature]*
 ZONING: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE ALARMATION: *[Signature]*
 PLUMBING: *[Signature]*





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



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

Yale

BERGER RENOVATION

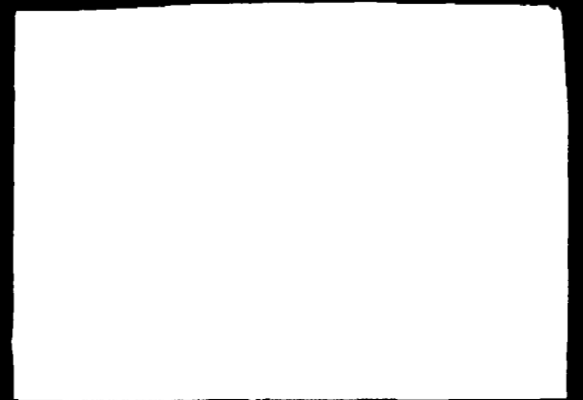
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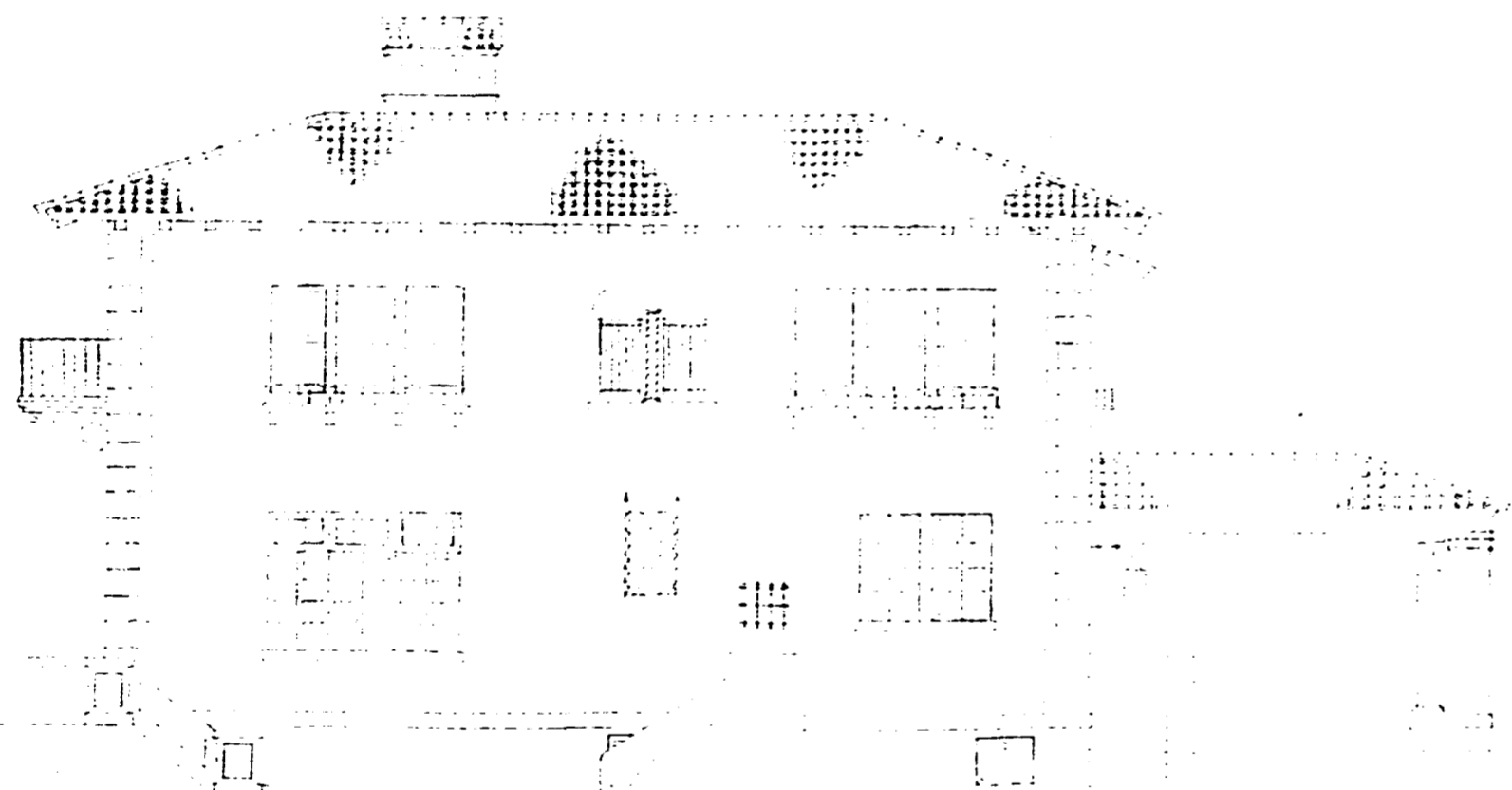
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- ZONING: _____
- PLUMBING: _____
- ELECTRICAL: _____
- MECHANICAL: _____
- FIRE PREVENTION: _____
- ENGINEERING: *[Signature]*





REAR ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

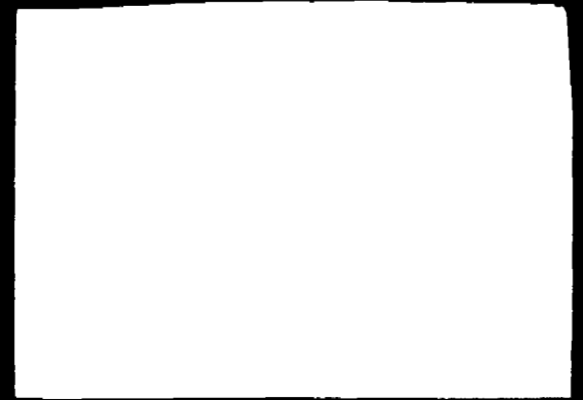
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BERGER RENOVATION

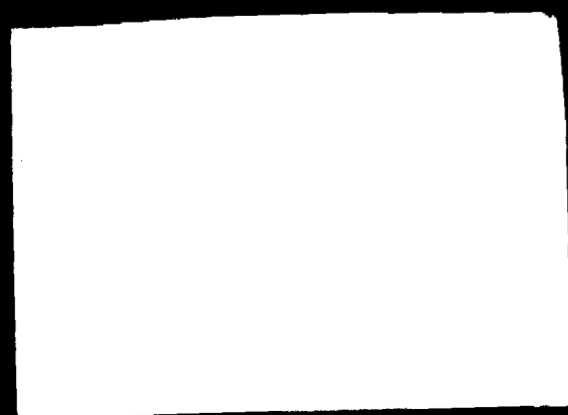
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING	<i>[Signature]</i>
ENGINEERING	
PLUMBING	
ELECTRICAL	
MEDICAL	
FIRE PREVENTION	
INSPECTION	<i>[Signature]</i>



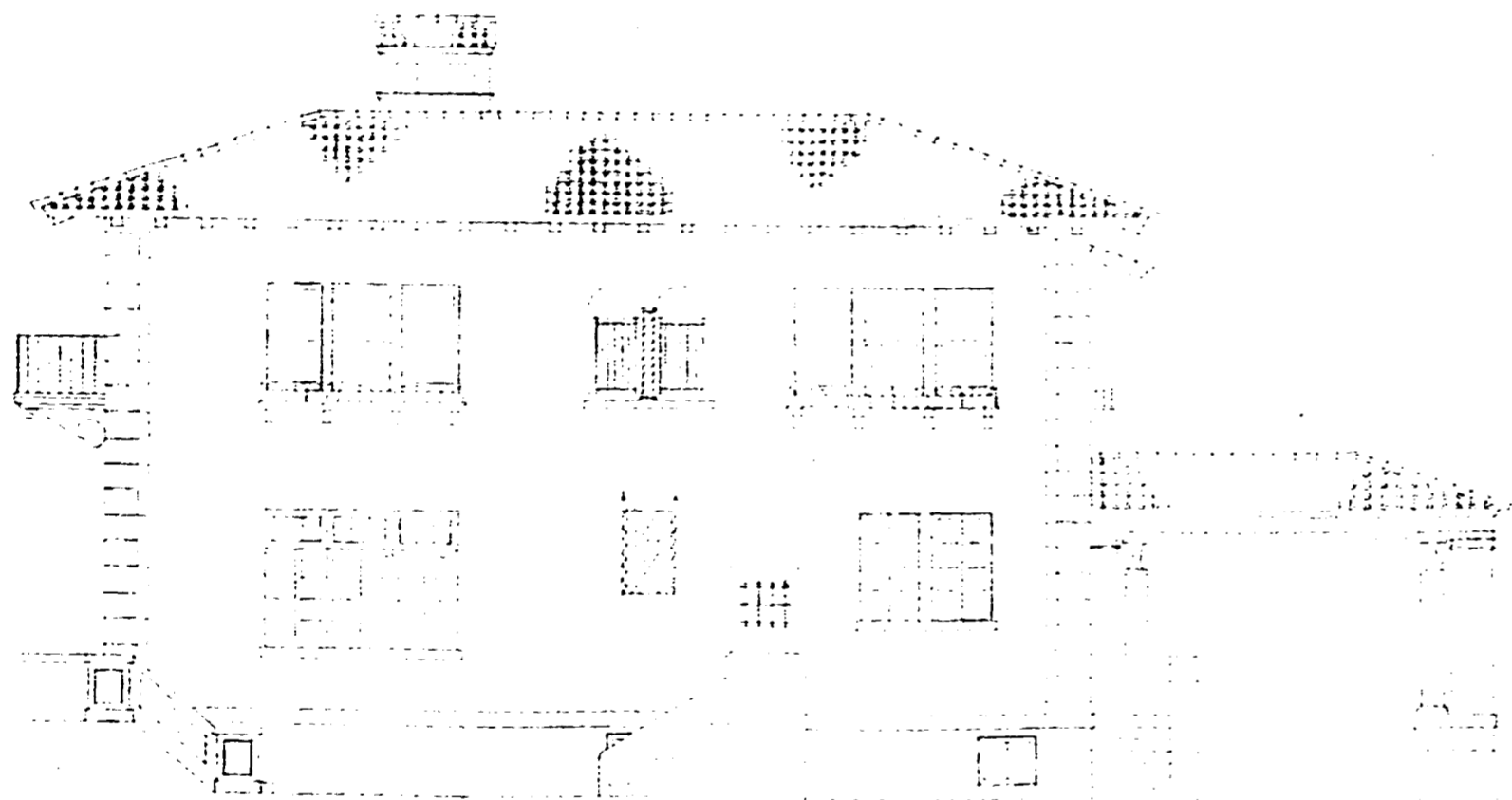
RETAKE
OF
PREVIOUS
DOCUMENT





REAR ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

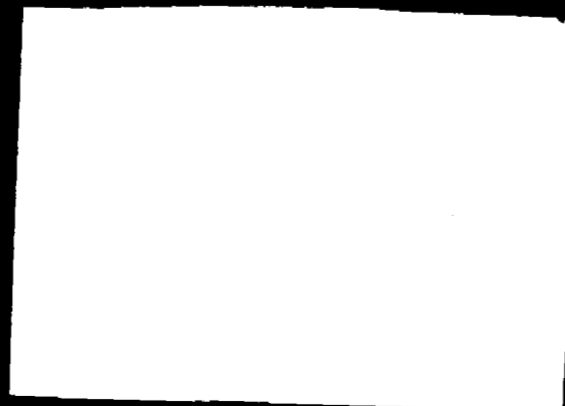
1/4"=1'-0"

BERGER RENOVATION

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: *[Signature]*
ZONING: *[Signature]*
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: *[Signature]*





DEN ELEVATION

1/2"=1'-0"



DEN ELEVATION

1/2"=1'-0"

Portuondo + Priddy Architects
Architecture + Interior Design + Planning
1100 S.W. 1st Street, Suite 100, Miami, FL 33135
Tel: 305.375.1100 Fax: 305.375.1101



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Date: _____
Drawn by: _____
Checked by: _____
Revisions: _____
Comm. no.: _____
Sheet 7
of 5

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APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: *[Signature]*
ZONING: *[Signature]*
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: *[Signature]*

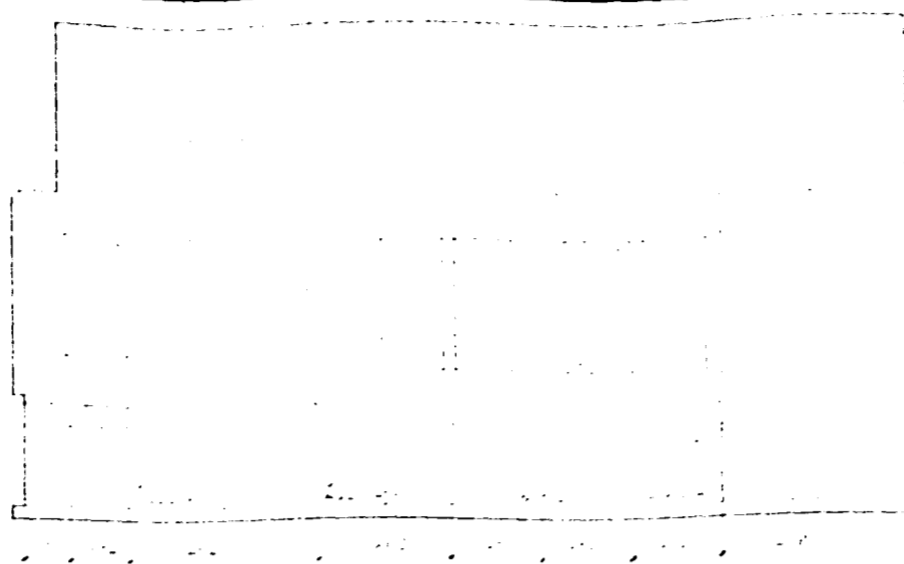


Pittomondo - Perotti Architects
Architects - Interior Design - Planning
1000 Biscayne Blvd, Suite 1000, Miami, FL 33132
Tel: 305.375.1100 Fax: 305.375.1101

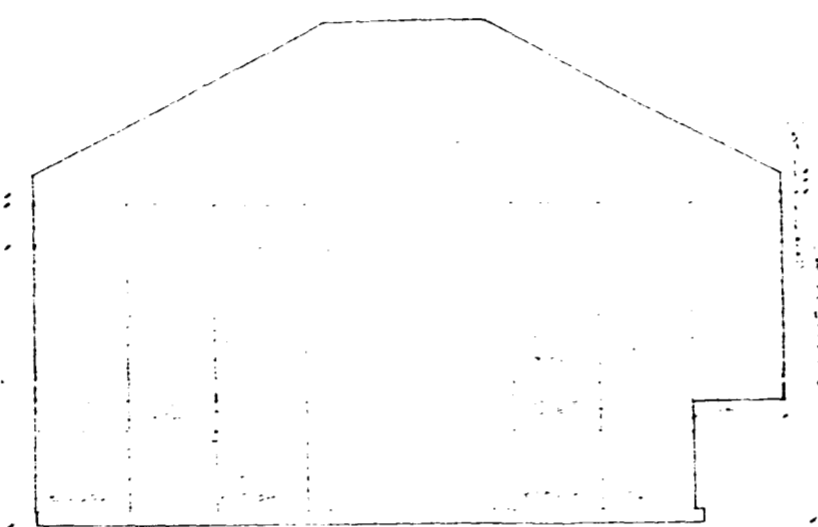
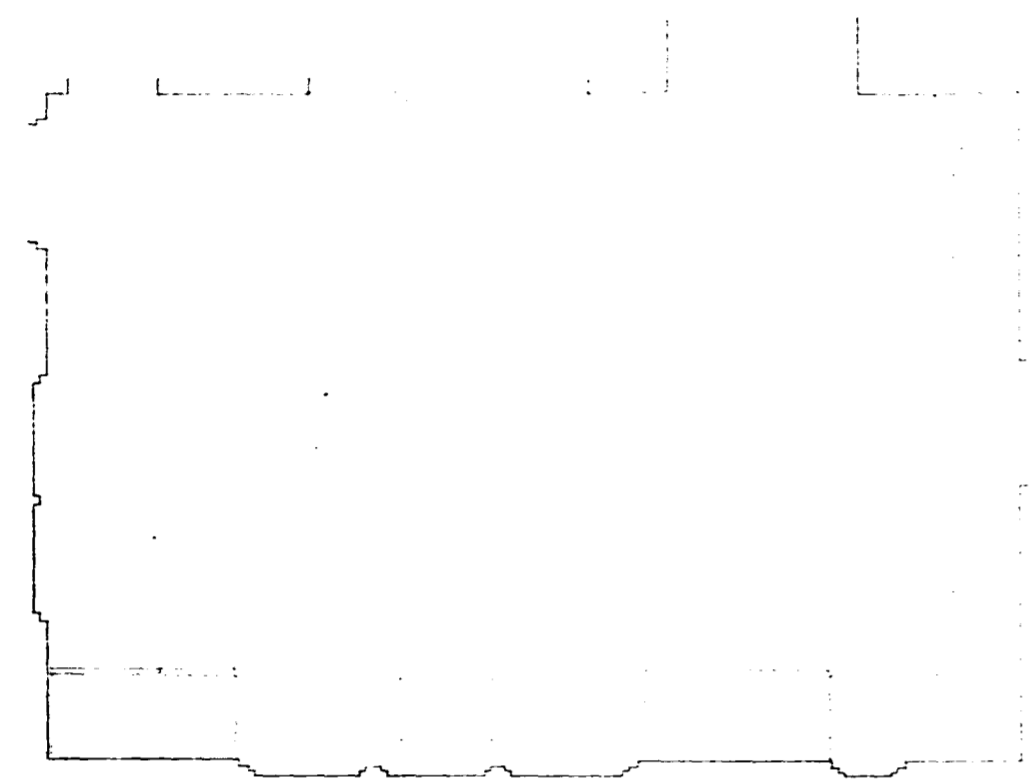
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Checked by: _____
Revisions: _____
Comm. no. _____
Sheet 5
of 5



KITCHEN ELEVATION 1/2"=1'-0"



KITCHEN ELEVATION 1/2"=1'-0"

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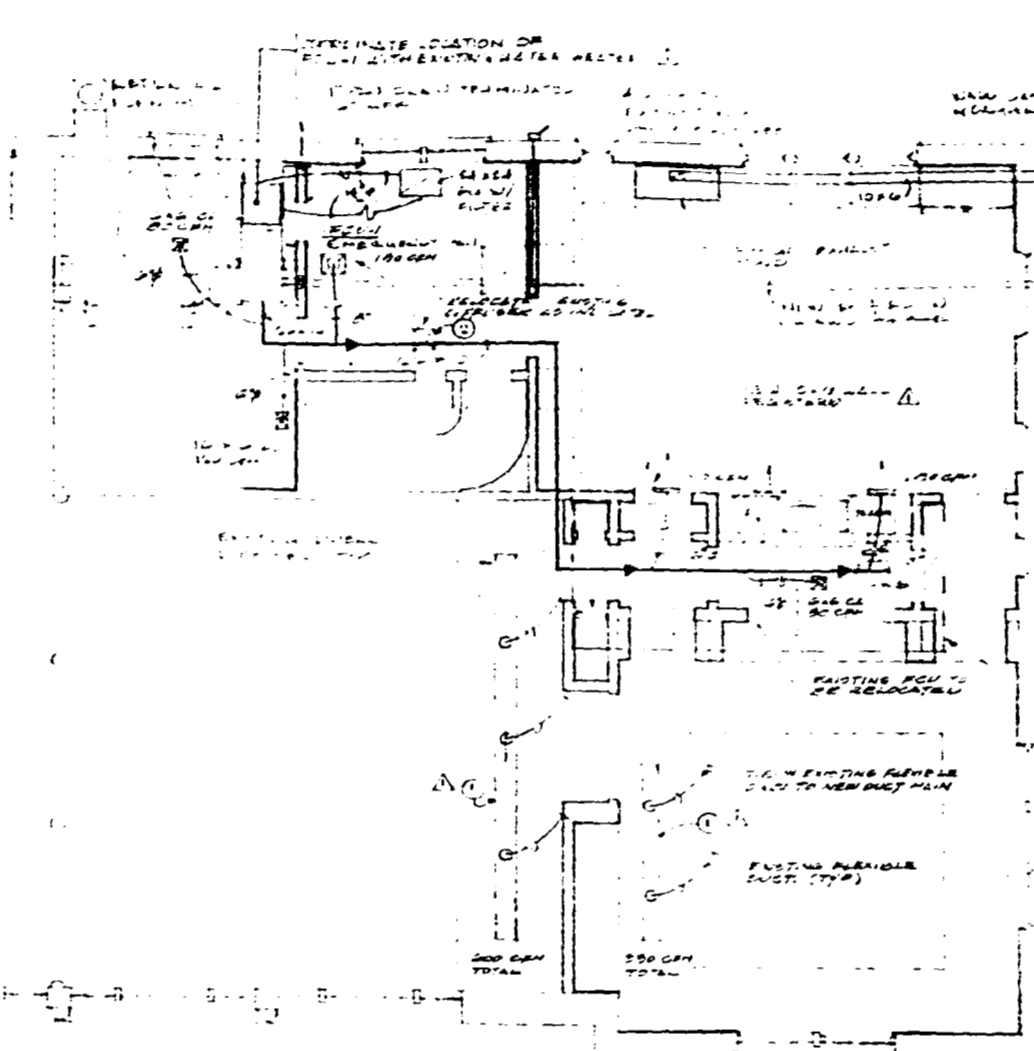
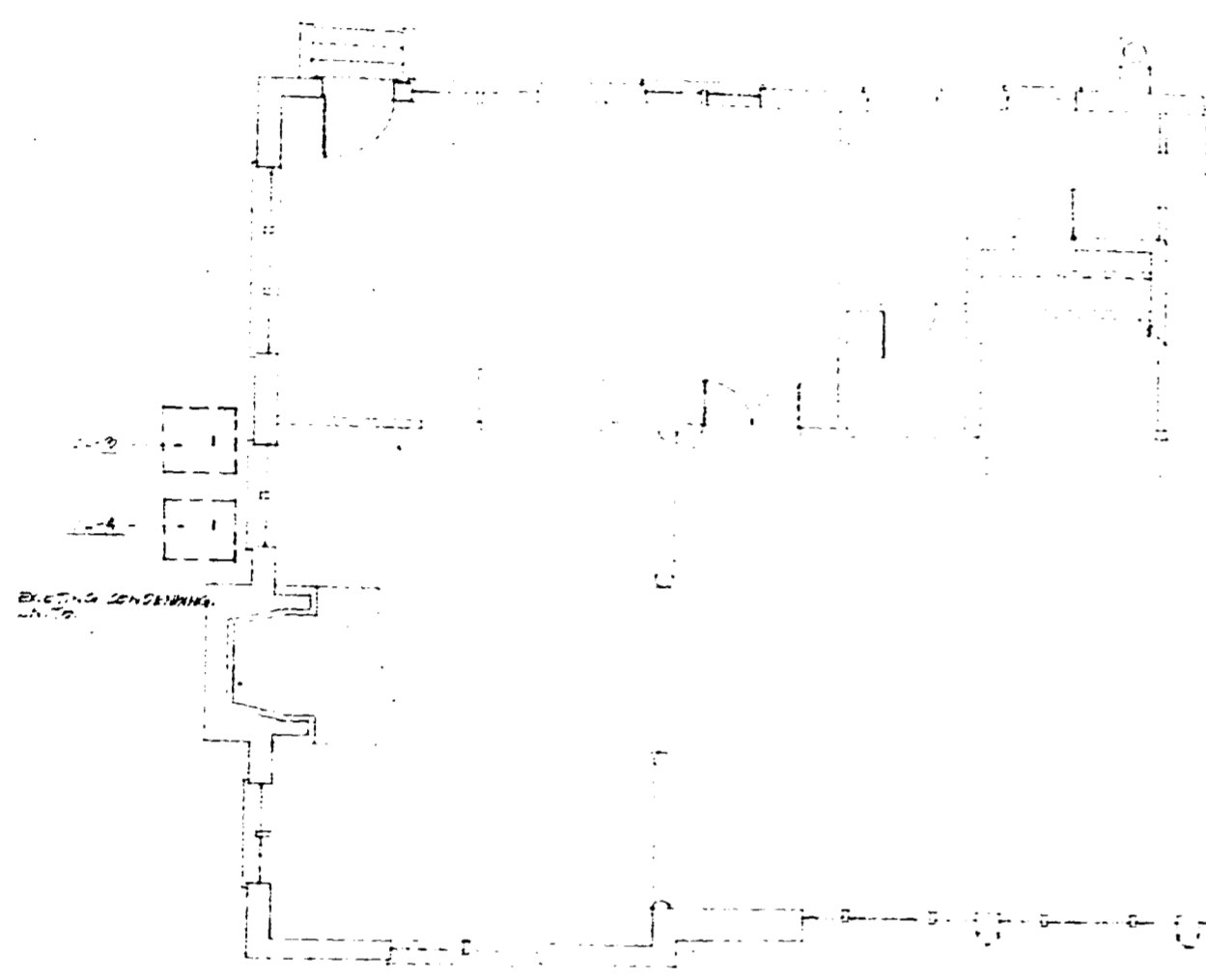
CITY OF MIAMI BEACH

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THE FOLLOWING:

- BUILDING: *[Signature]*
- ZONING: *[Signature]*
- PLUMBING: _____
- ELECTRICAL: _____
- MECHANICAL: _____
- FIRE PREVENTION: _____
- ENGINEERING: *[Signature]*





GROUND FLOOR PLAN - 1/4"

NOTES:

1. EXISTING SYSTEMS TO REMAIN AND NEW SYSTEMS TO BE INSTALLED SHALL BE SHOWN ON THIS PLAN. ALL NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.
3. REFER TO CONSTRUCTION NOTES ON SHEET A-101.
4. ALL EXISTING SYSTEMS TO REMAIN AND NEW SYSTEMS TO BE REPLACED BY NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.

HVAC NOTES:

1. ALL NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.

2. ALL NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.

3. ALL NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.

4. ALL NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS AND THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DEPARTMENT SPECIFICATIONS.

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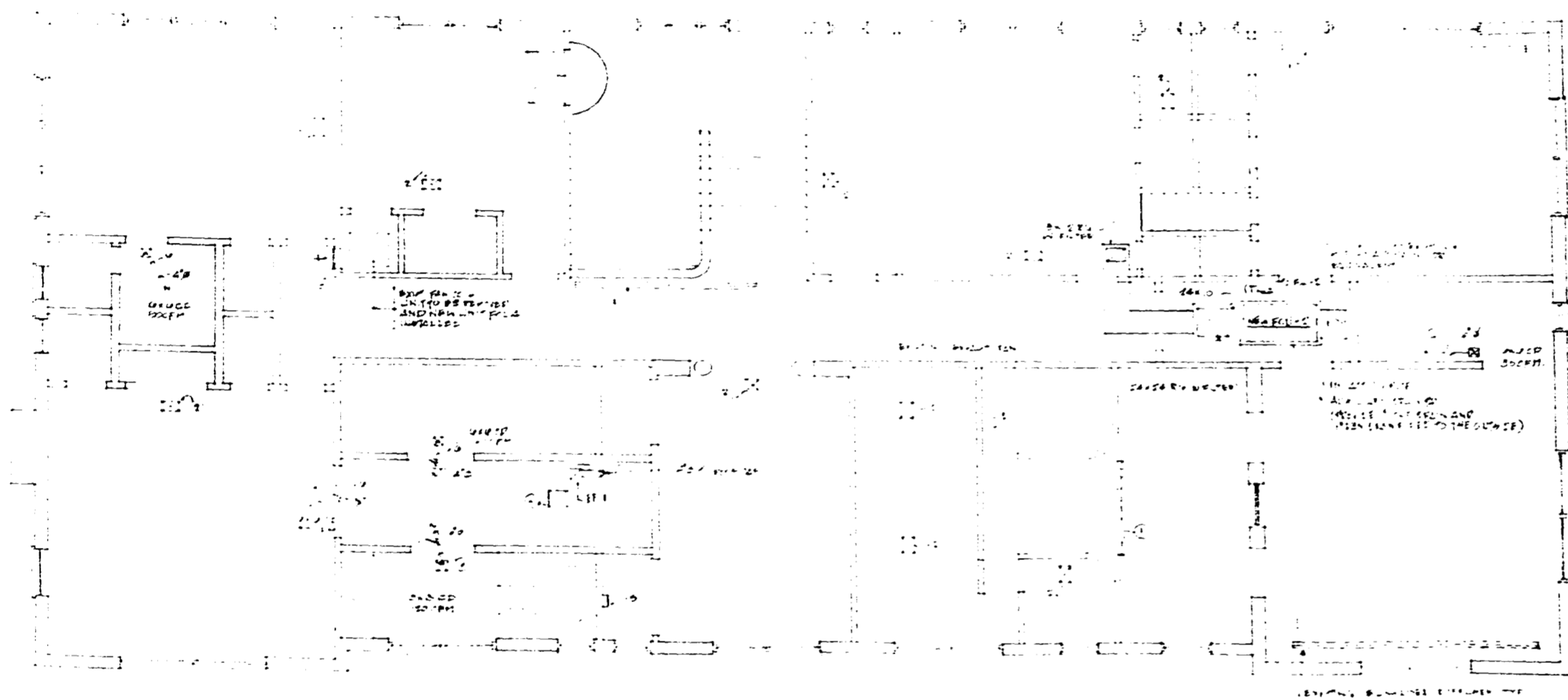
ENGINEER: *[Signature]*
 ARCHITECT: *[Signature]*
 PLUMBER: *[Signature]*
 ELECTRICIAN: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PROTECTION: *[Signature]*

Professional - Permit - Architects
 Architect - Permit - Design - Planning
 www.berger.com

BERGER ADDITION

Date: 3-19-00
 Drawn by: L.H.
 Checked by: R.J.
 Revisions: 3-27-00
 Comm. no.
 Sheet
 of





SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

- CONSTRUCTION NOTES**
- 1. EXISTING LINER CEILING TO BE REMOVED, WASHED AND REINSTALLED. ADJUST AS NEEDED.
 - 2. EXISTING CEILING CASSETTES TO BE REMOVED, WASHED AND REINSTALLED. ALL NEW AIR GRILLS REMOVED, WASHED AND REINSTALLED.
 - 3. EXISTING RETURN AIR WALL GRILLS TO BE REMOVED, WASHED AND REINSTALLED.
 - 4. EXISTING CEILING CASSETTES TO BE REMOVED, CAPACITY SUPPLY DUCT REPAIR.
 - 5. EXISTING CEILING CASSETTES TO BE REMOVED, CAPACITY SUPPLY DUCT REPAIR.
 - 6. NEW FLEXIBLE DUCT TOP ON EXISTING SUPPLY MAIN.

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING: 1/25/07

MECHANICAL: 1/25/07

ELECTRICAL: 1/25/07

PLUMBING: 1/25/07

ENGINEERING: 1/25/07

Professional Engineer - Architecture
 State of Florida - License No. 10000

[Handwritten Signature]

BERGER ADDITION

Date

Drawn by:

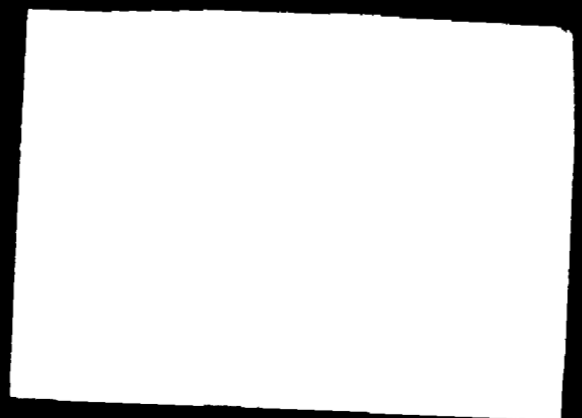
Checked by:

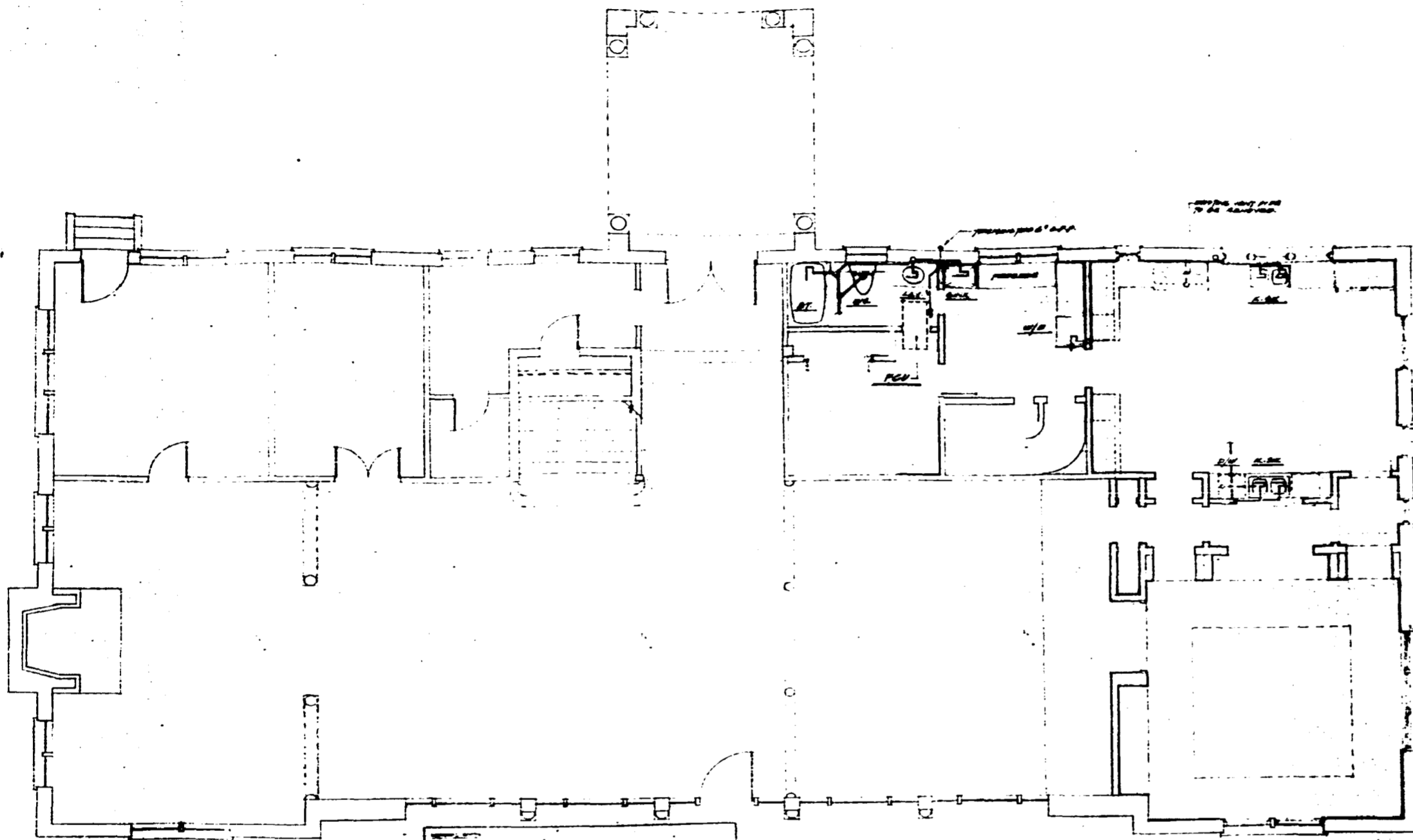
Revisions:
 1. 5-27-07

Comm. no.

Sheet

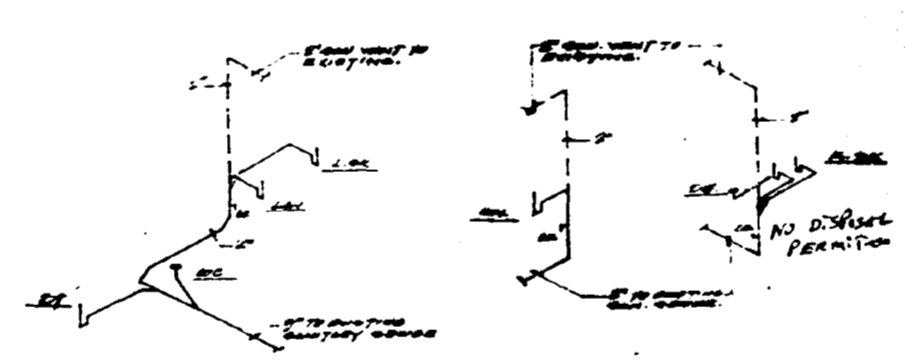
A/C-2





NOTES:

1. EXTENDED BATHING AND GOLF WATER TO NEW FUTURES AS REQUIRED. (SEE PLAN OF 10/15/50)
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ELECTRICAL, MECHANICAL AND PLUMBING CODES AND REGULATIONS.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE PREVENTION CODES AND REGULATIONS.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF MIAMI BEACH ORDINANCES AND REGULATIONS.



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 THE FOLLOWING:

ARCHITECT: *[Signature]*
 ENGINEER: *[Signature]*
 FIRE PREVENTION ENGINEER: *[Signature]*

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

Perseco - Percini Architects
 Architects - Interior Design - Planners
 1000 Biscayne Blvd., Suite 1200, Miami, Florida 33132

[Signature]

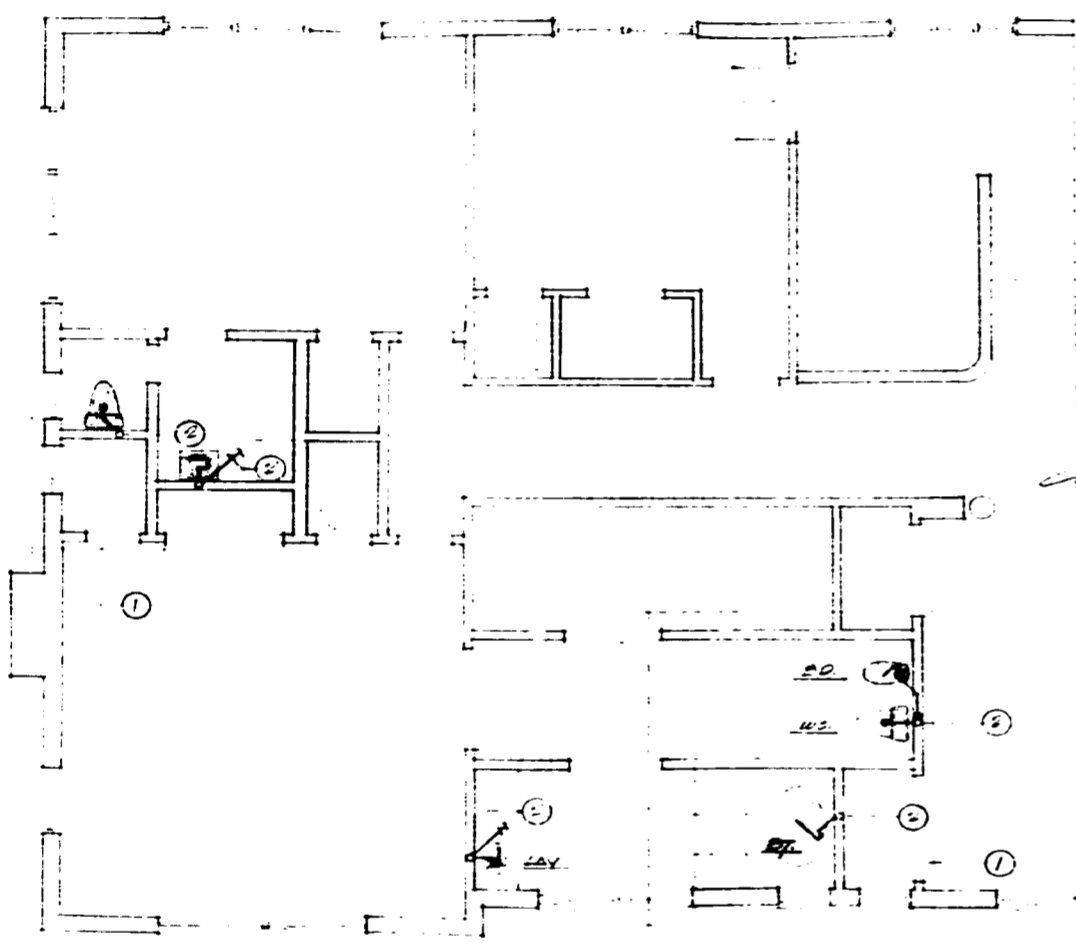
Date: 6-15-50

Drawn by: L.A.

Checked by: R.F.C.

Revisions:





PARTIAL SECOND FLOOR PLAN / 1/4"



CONSTRUCTION NOTES
 ① - REPAIR EXISTING WALLS AND CEILING
 & SMOKE-PROOF WALLS ASSOCIATED WITH
 ② - TO BE IN EXISTING WALLS/CEILING AS PER
 THE ARCHITECTURAL DRAWING

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 APPROVED FOR PERMIT BY
 THE FOLLOWING:

BUILDING: *AKA 41516*
 ZONING: *TR 42010*
 PLUMBING: *DC 4-15-15*
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 (NO REPAIRS) *APR 17 2015*



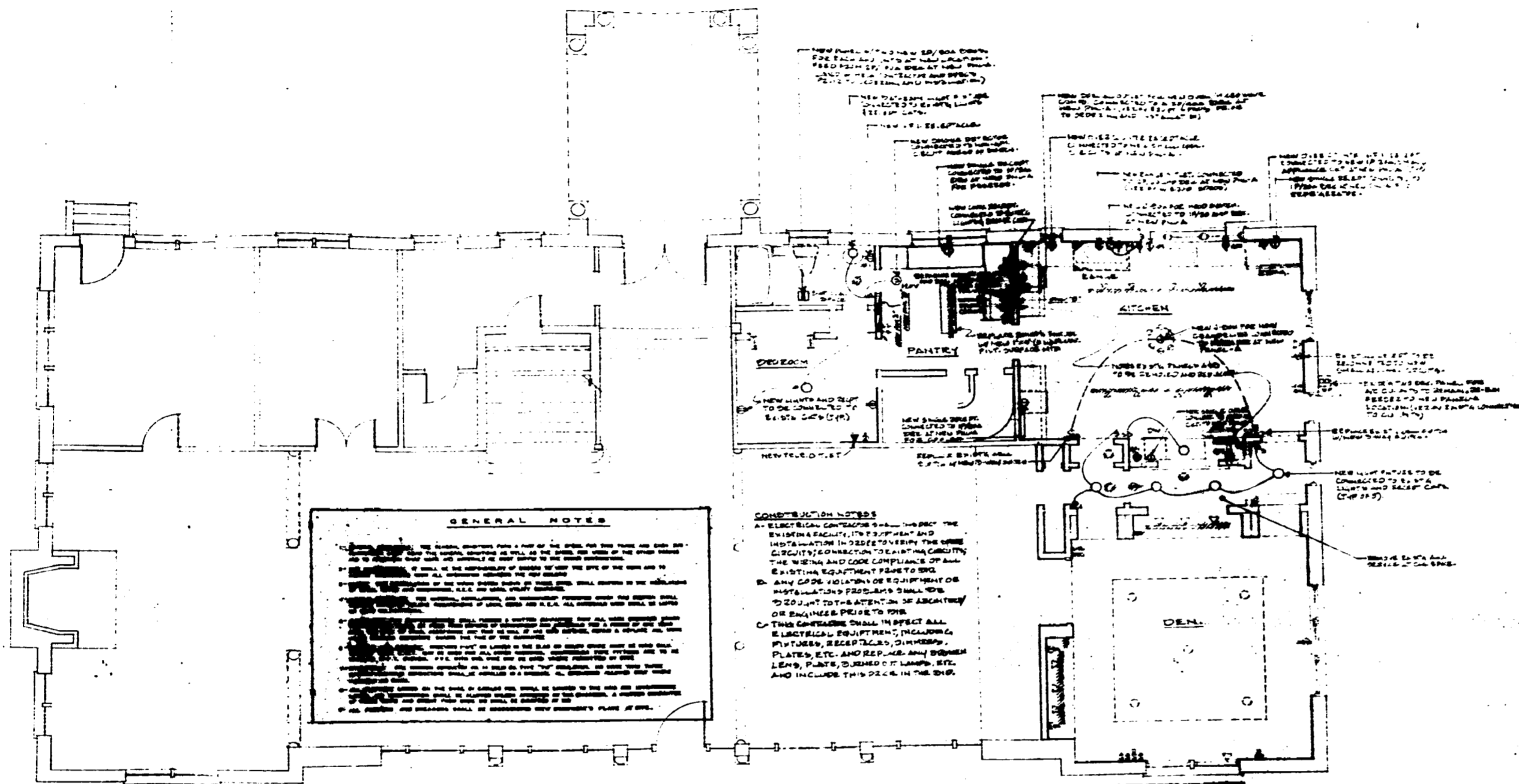
Portuondo - Perotti Architects
 Architects - Interior Design - Planning
 1000 SW 1st Ave, Suite 1100, Miami, FL 33135
 Phone: (305) 375-1100

[Handwritten signature]
 10/14/15

BERGER ADDITION

Date: *10/14/15*
 Drawn by: *L.M.*
 Checked by: *R.P.T.*
 Revisions:
 .
 .
 .
 Comm. no.
 Sheet
 of





GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH ELECTRICAL CODE.

2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.

3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.

4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.

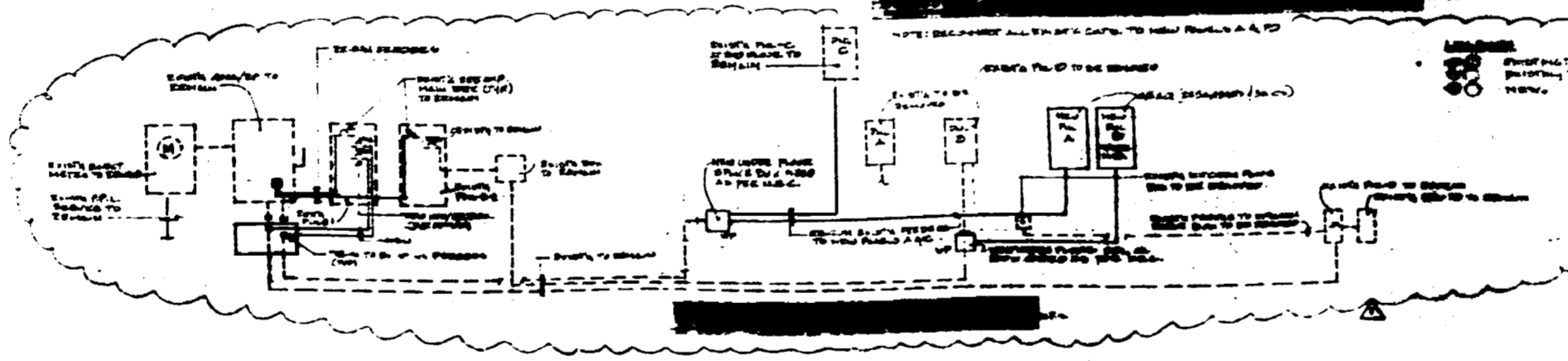
5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.

CONCRETE NOTES

A. ALL ELECTRICAL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.

B. ALL ELECTRICAL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.

C. ALL ELECTRICAL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH ELECTRICAL CODE.



OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

DATE: 11/11/11

DRAWN BY: [Signature]

CHECKED BY: [Signature]

REVISIONS:

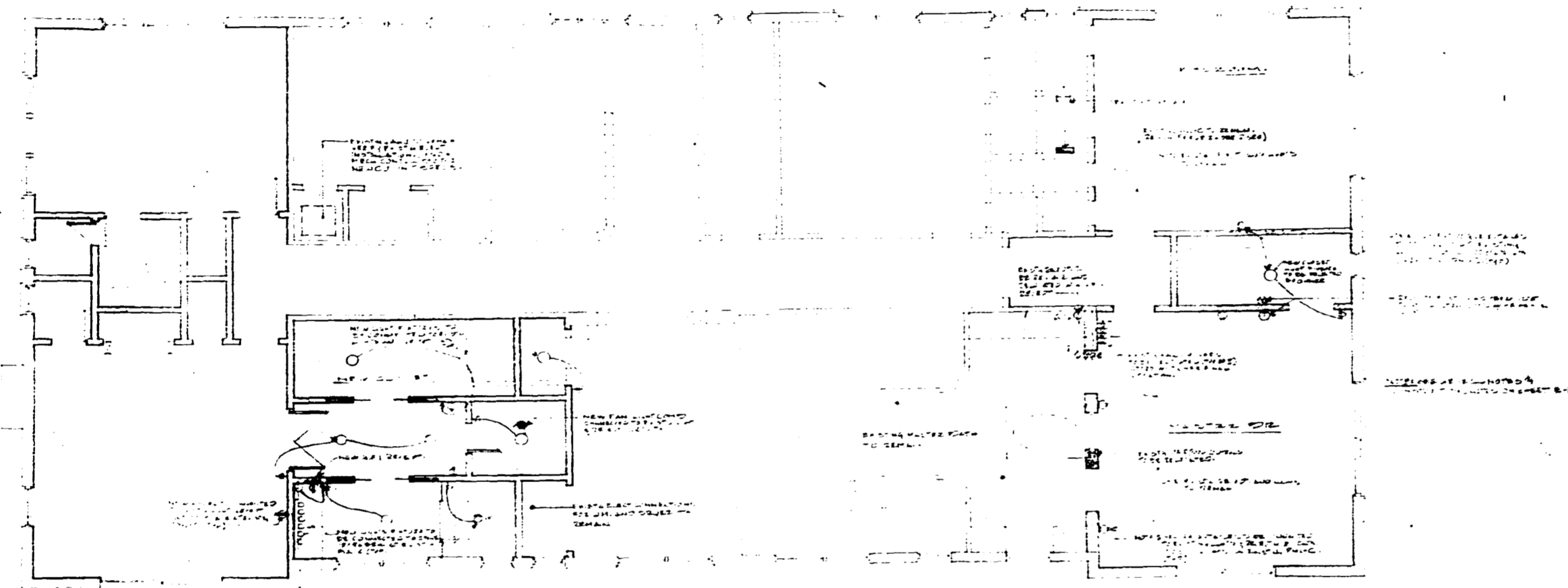
Portuondo - Perotti Architects
 Architectural - Interior Design - Planning

[Signature]

[Signature]

Date: 11-11-11
 Drawn by: [Signature]
 Checked by: [Signature]
 Revision: [Signature]





SECOND FLOOR

Pustumbo - Perotti Architects
 Architecture - Interior Design - Planning
 1000 Biscayne Blvd., Suite 1100, Miami, Florida 33132

[Handwritten signature]

BERGER ADDITION

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 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
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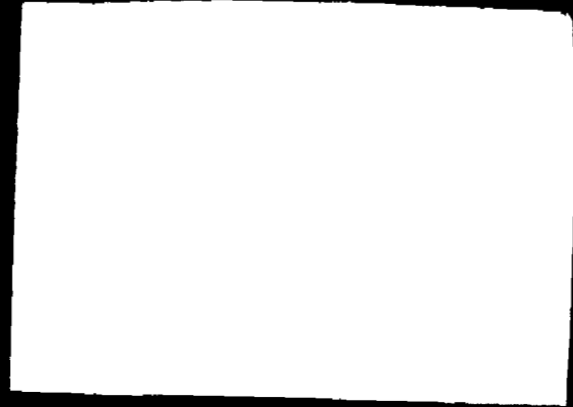
PLUMBING: *[Signature]*
 MECHANICAL: *[Signature]*
 ELECTRICAL: *[Signature]*
 FIRE PROTECTION: *[Signature]*



Date: 5-24-89
 Drawn by: S/E/O
 Checked by: M.P.
 Revisions:
 Comm. no.
 Sheet: **E-2**
 of



B8900266



23

PERMIT #

B89-00337

ADDRESS

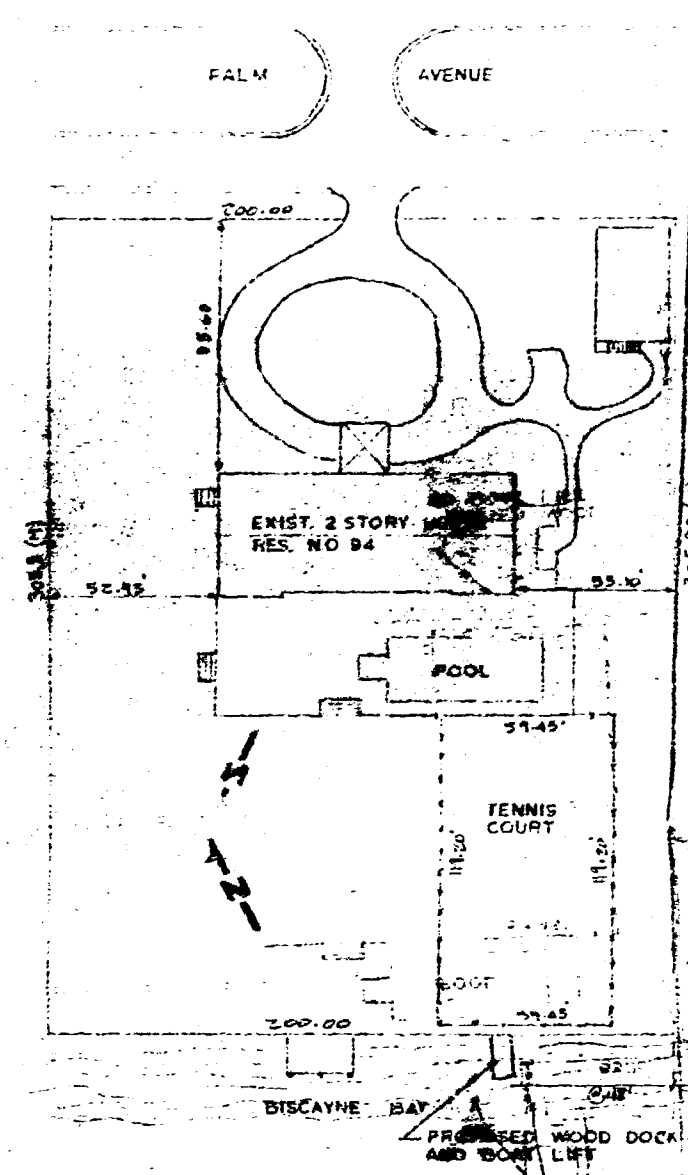
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23

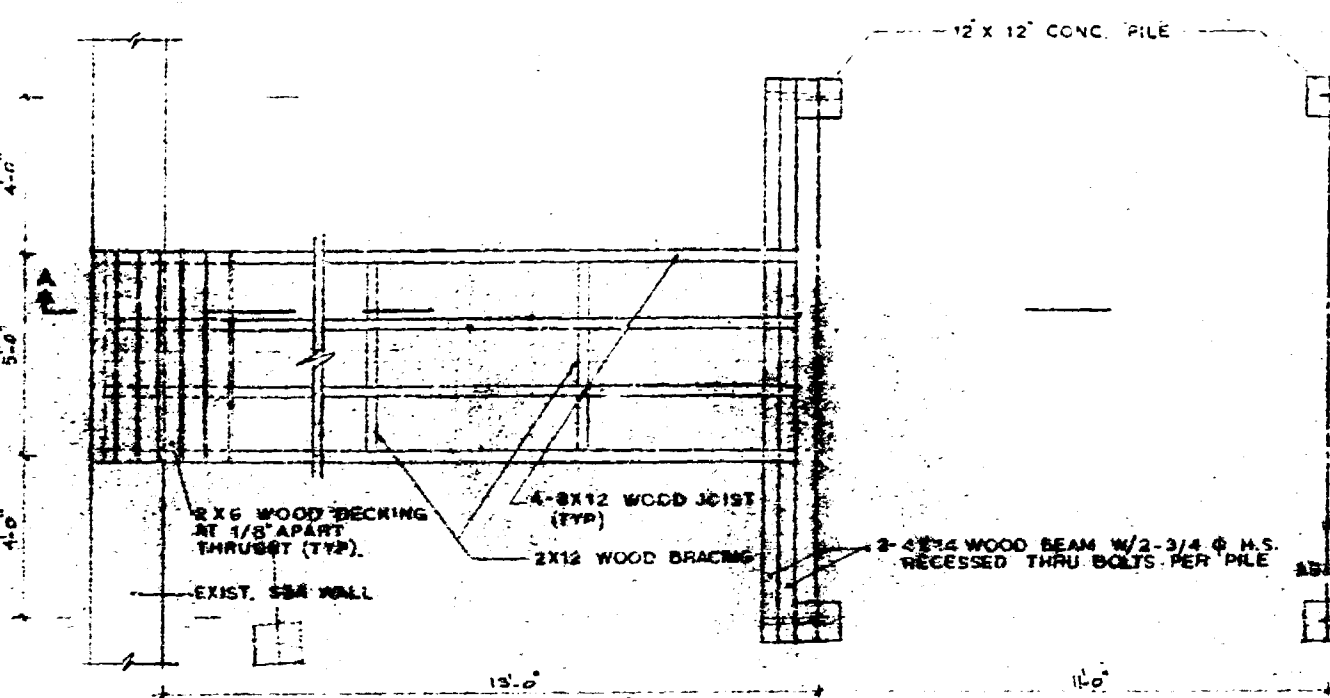
- GENERAL NOTES**
1. ALL ELEVATION SHOWN ON PLANS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. ROAD 224.00' ELEVATION 0.00.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
 3. CONSTRUCTION ACTIVITIES SHALL NOT BE A SOURCE OF ANY NOISE OR VIBRATION WHICH MAY BE DAMAGING TO THE ADJACENT PROPERTY. EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
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 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
 10. LEAVE 1/8" SPACING BETWEEN JOINTING PLANES.

- STRUCTURAL NOTES**
1. THE CONTRACTOR'S PROVISIONS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES ADJACENT TO THE CONSTRUCTION.

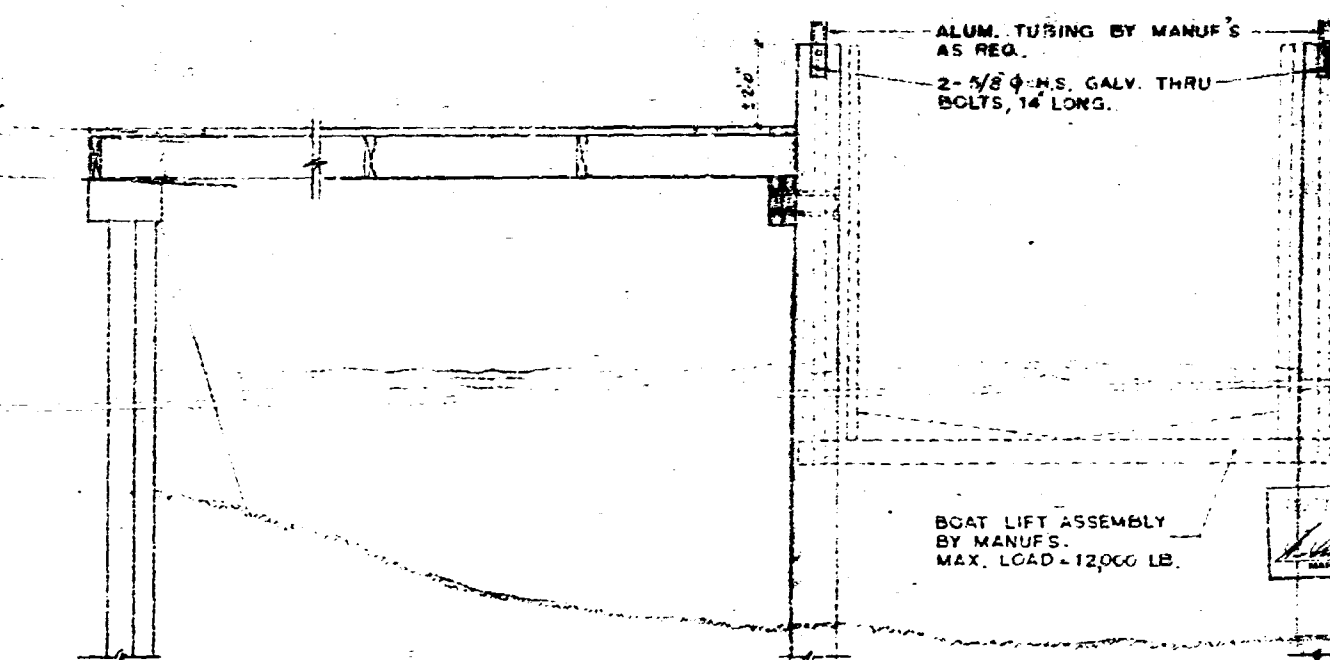
NOTE: CONTRACTOR SHALL SUBMIT, SIGNED & SEALED, SEALS DURING FOR THE EXTENDED BOAT LIFT TO THE CITY OF MIAMI BEACH BUILDING DEPT. FOR APPROVAL. DATE TO INSUREMAN BY 6/30/87



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



WOOD DOCK & CONCRETE PILE PLAN
SCALE: 1/2"=1'-0"



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

CITY OF MIAMI BEACH RECEIVED JUN 30 1987

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
ENGINEER: [Signature]
DATE: 6/30/87

BOAT LIFT ASSEMBLY BY MANUF. MAX. LOAD - 12,000 LB.

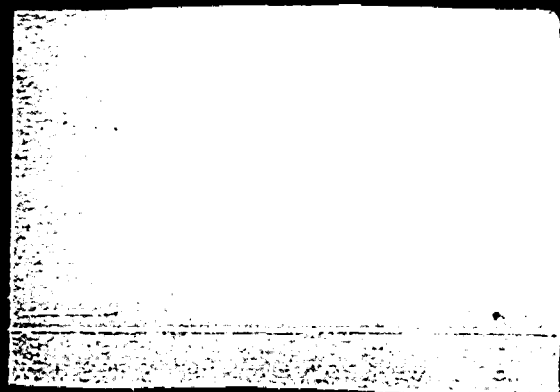
DR. & MRS. BERGER RESIDENCE
WOOD DOCK AND BOAT LIFT

S-1 [Logo] [Signature]

23

B8900337

23



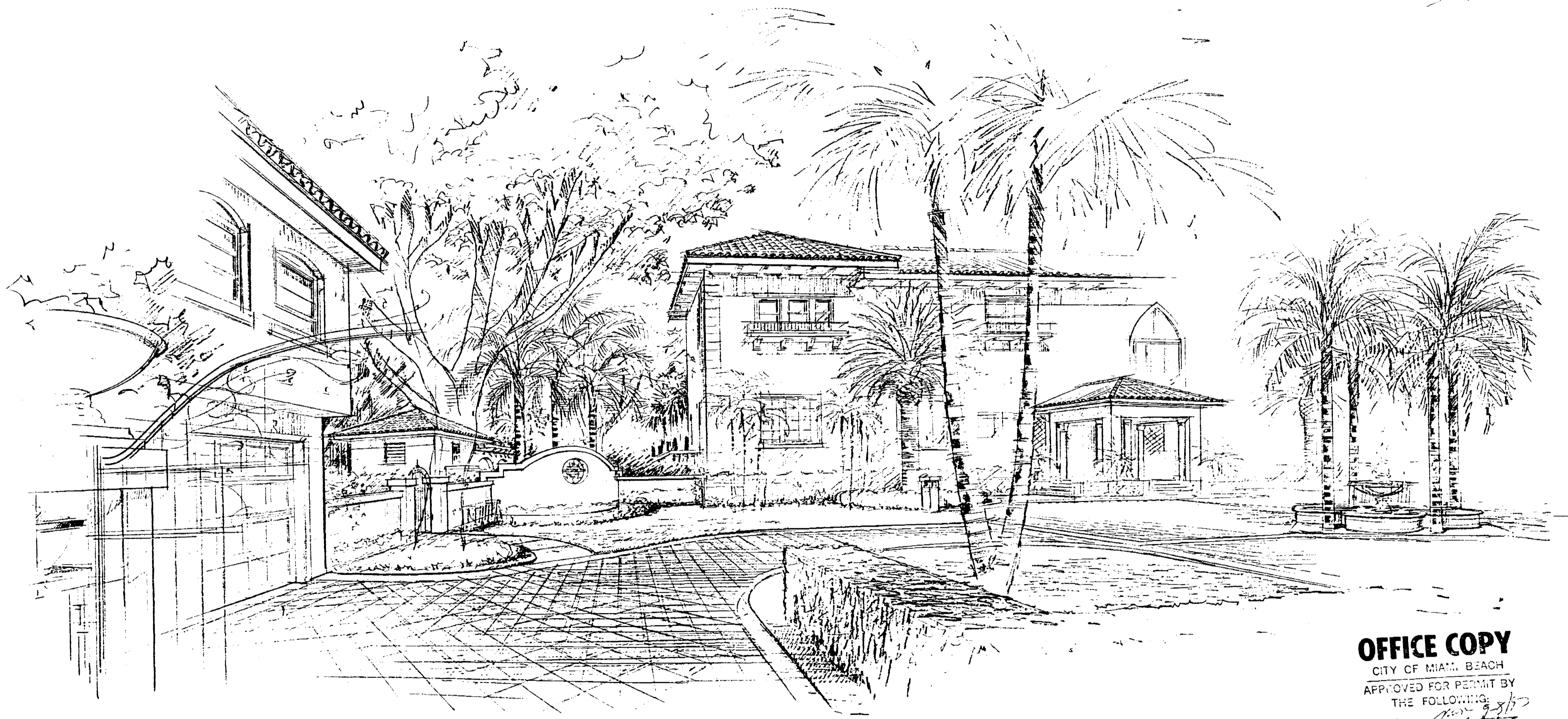
PERMIT NUMBER

B9300400

ADDRESS

3

3



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

DIVISION: *8-8/93*
 ZONING: *8-8/93*
 PLANNING: *8-8/93*
 RECORDING: *8-8/93*
 FIRE PREVENTION: *8-8/93*
 ENGINEERING: *8-8/93*

APPROVED SUBJECT TO
ENGINEERING CRITIQUE

[Signature]
8-7-93

MARTINEZ • POSE
ARCHITECTS
4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
JOB 00212
DATE 7/93
A-A
1

3

DEMOLITION NOTES

SCOPE : COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
CONDITIONS AT SITE : VISIT THE SITE AND EXAMINE THE EXISTING STRUCTURE, WITH ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED.

PERMITS, ORDINANCES, ETC. : PRODUCE AND PAY FOR ALL NECESSARY PERMITS OR CERTIFICATES REQUIRED TO COMPLETE THE WORK SPECIFIED. MAKE ANY AND ALL REQUIRED NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.

PROTECTIONS:

- A. EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURES, INCLUDING ANY PARTS OF THE SURROUNDING AREAS WHICH ARE TO REMAIN. BARRICADE AND COVER AS NECESSARY TO PROTECT PEDESTRIANS, WORKMEN AND ADJACENT PROPERTIES. PERIODICALLY SPRINKLE TO ALLAY DUST. PROTECT ANY EXISTING ACTIVE SERVICE LINES, INDICATED OR NOT.
- B. AVOID ANY ENCROACHMENT ON ADJACENT PROPERTIES. REPAIR AND MAKE GOOD ANY DAMAGE TO ADJOINING PROPERTIES OR IMPROVEMENTS CAUSED BY OPERATIONS, INCLUDING ANY DAMAGE OR LOSS TO ADJOINING TENANTS OR PROPERTY OWNERS, WHETHER TO BUILDINGS, STOCKS OF MERCHANDISE, TRADE FIXTURES OR THE LIKE.

EXECUTION:

- A. KEEP ALL THROUGH LANES AND DRIVES CLEAN AND CLEAR AT ALL TIMES.
- B. CONDUCT OPERATIONS SO AS NOT TO INTERFERE WITH ADJACENT ROADS, STREETS, DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- C. DISCONNECT ANY ELECTRIC, TELEPHONE, GAS, WATER, STEAM OR OTHER LINES SERVING THE STRUCTURE PER RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION, AS SPECIFIED, OR AS DIRECTED BY THE ARCHITECT.
- D. BACKFILL ANY TRENCHES CAUSED BY DEMOLITION WORK.

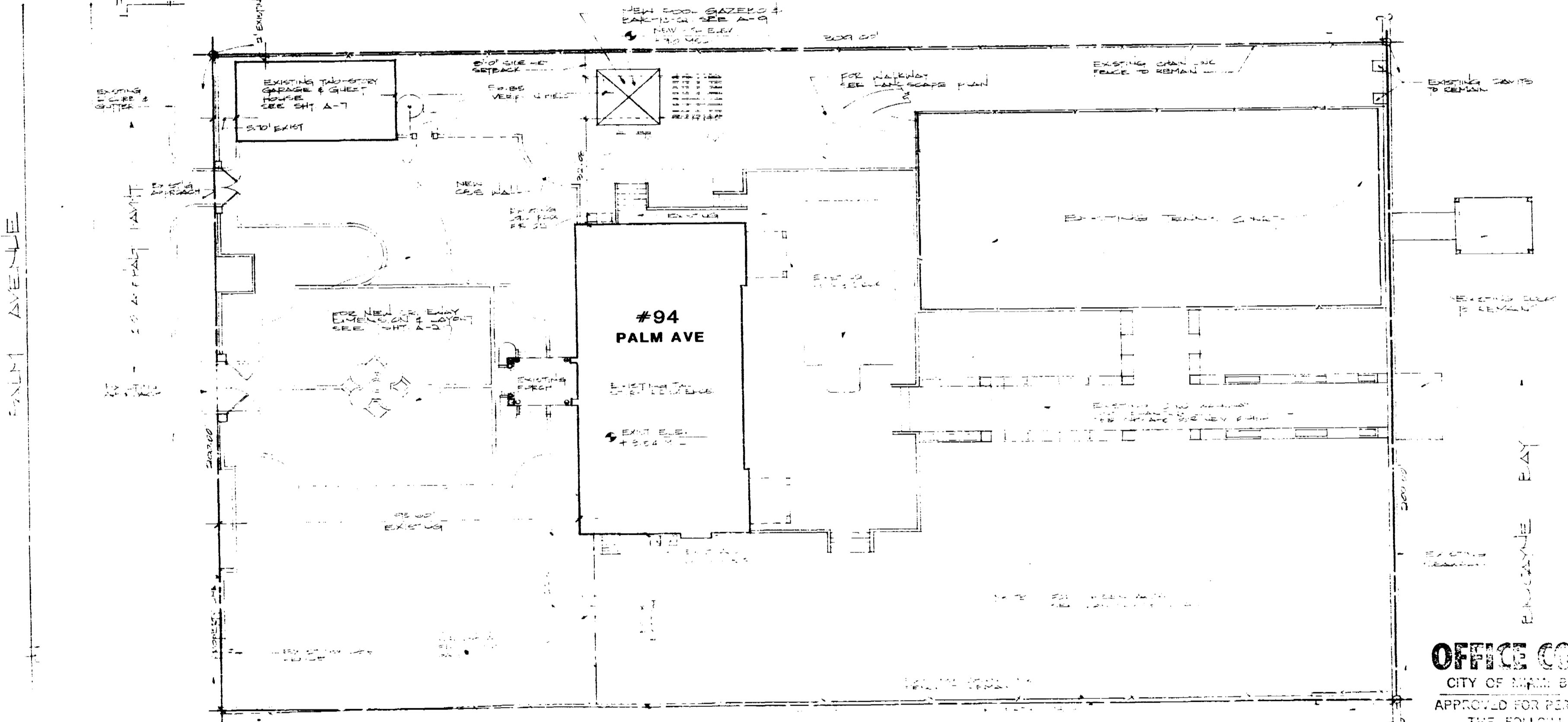
DISPOSITION OF REMOVED MATERIAL : ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE PROMPTLY REMOVED FROM THE SITE. AT ALL TIMES USE MOVABLE DEBRIS BOMBS, COVERED, TO CONVEY THE MATERIAL THROUGH THE BUILDING. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.

CLEAN-UP : ON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT.

SALVAGE MATERIALS : CERTAIN MATERIAL SHALL BE CAREFULLY REMOVED, PROTECTED AND TURNED OVER TO OWNER OR REUSED AS SHOWN ON DRAWINGS. CONSULT OWNER ABOUT MATERIALS TO BE SALVAGED. EXTREME CARE SHALL BE EXERCISED TO PREVENT CHIPPING, BREAKAGE, BENDING AND MISHANDLING OF ALL MATERIALS.

GENERAL NOTES:

- 1. CONTRACTOR SUBMITTING PROPOSALS SHALL FIRST EXAMINE THE SITE (PREMISES) AND GET FAMILIAR WITH ALL CONDITIONS THERE-IN AND THERE-ON.
- 2. IF ANY ERRORS OR OMISSIONS APPEAR ON THE DRAWINGS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK THAT APPEARS IN QUESTION.
- 3. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH ARCHITECT PRIOR TO SUBMITTING A BID.
- 4. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 5. ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER ACCORDING TO STANDARD PRACTICES.
- 6. ALL WORK SHALL BE ACCORDING TO THE S.F.B.C. REQUIREMENTS.
- 7. ALL REQUIREMENTS OF LOCAL AND STATE ORDINANCES, REGULATIONS AND CODES PERTAINING TO BLDG. AND PRESERVATION OF PUBLIC HEALTH AND SAFETY SHALL BE OBSERVED BY ALL CONTRACTORS.



LEGAL DESCRIPTION:

Lots 36 and 37, in Block 1, of PALM ISLAND, according to the Plat thereof, recorded in Plat Book 6, at page 54, of the Public Records of Dade County Florida.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:
mm 7-8/93
8/16/93

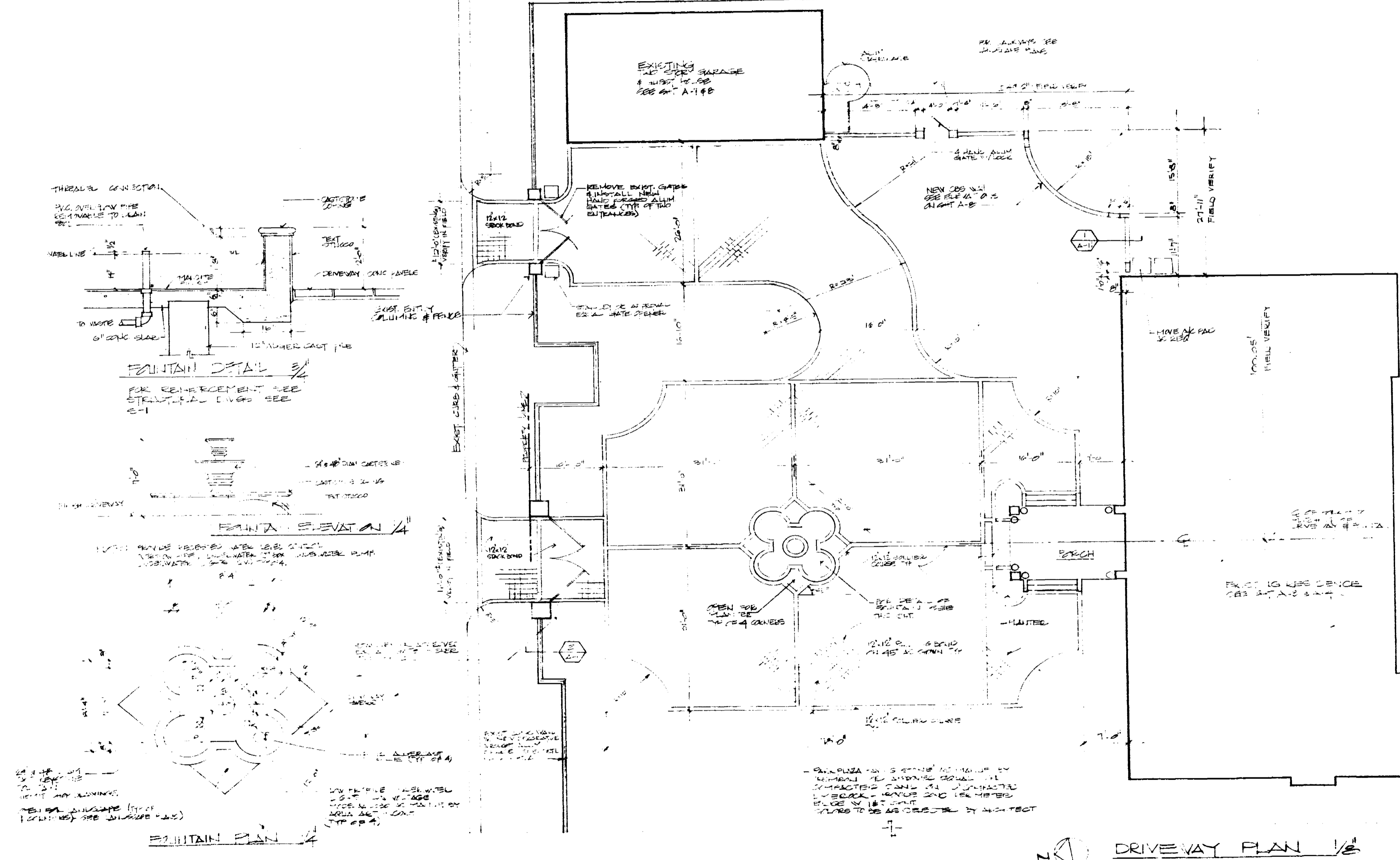
REVISIONS
JOB 03212
DATE 7/93
A-1
2

ADDITION AND REMODELING FOR:
RESIDENCE OF MR. ELIAS ABOUD

MARTINEZ O POSE
ARCHITECTS
4131 LAGUNA - CORAL GABLES - FL - 33146 - (305) 446-1166

[Signature]
8-7-93

3



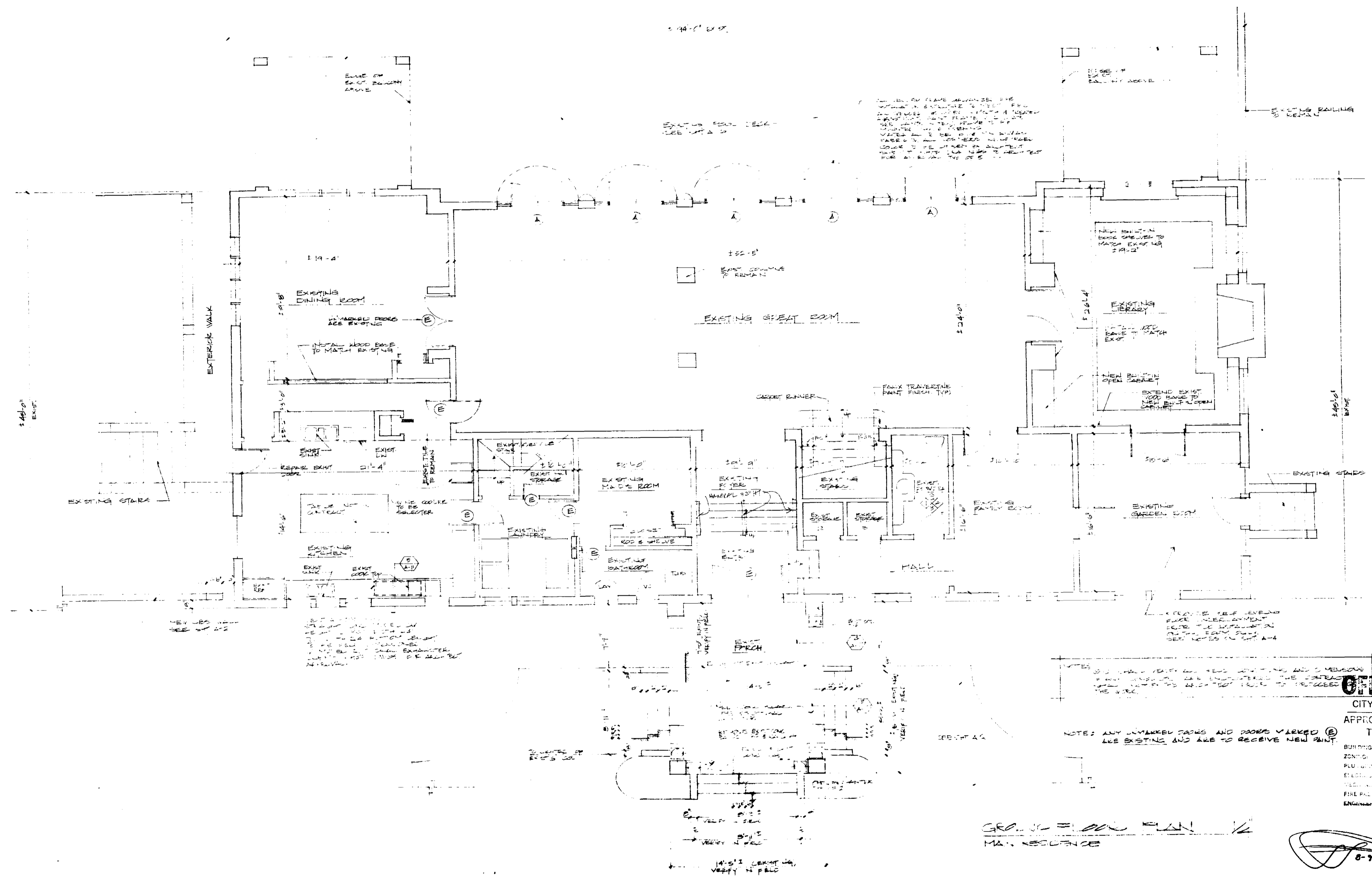
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

DATE: *8-7-93*
 ENGINEER: *MR. ELIAS ABOUD*

REVISIONS
JOB 93218
DATE 7/93
A-2
3

MARTINEZ POSE
 ARCHITECTS
 4131 LAGUNA CORRAL GABLES FL 33146 (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD



GRAND FLOOR PLAN
MAN. REQUIREMENTS

MARTINEZ • POSE
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4131 LACUNA • CORAL GABLES • FL. 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE OF MR. ELIAS ABOUD

CITY OF MIAMI BEACH

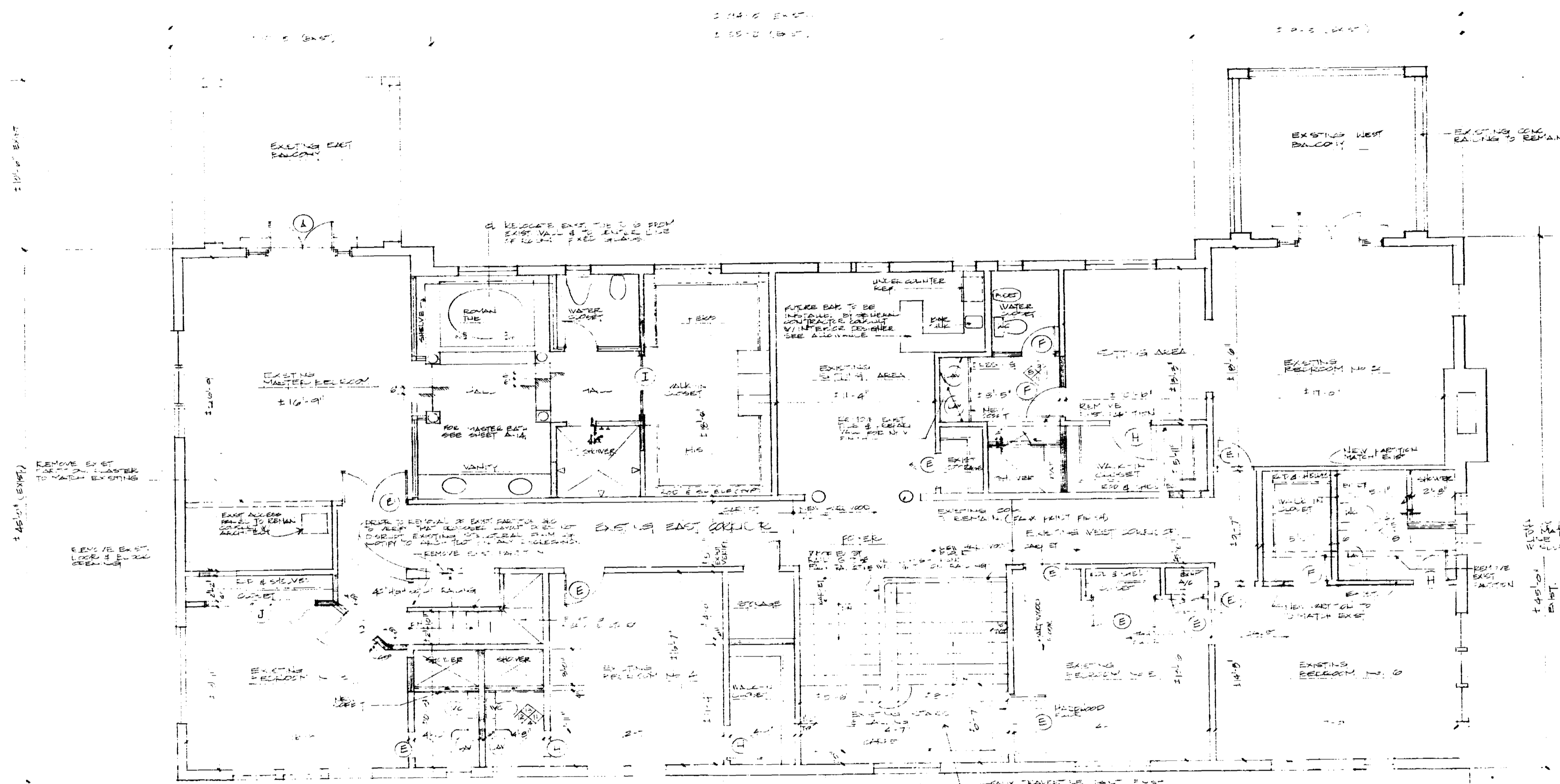
APPROVED FOR REVISIONS BY THE FOLLOWING:

BUILDING	DATE
ZONING	DATE
PLUMBING	DATE
ELECTRICAL	DATE
MECHANICAL	DATE
FIRE PREVENTION	DATE
ENGINEERING	DATE

A-3
4

3

8-7-77



NOTE:

- G.C. TO REMOVE EXISTING WOOD BASE ON SECOND FLOOR PRIOR TO INSTALLATION OF SELF-LEVELING FLOOR UNDERLAYMENT.
- RE-USE WOOD BASE IF SALVAGEABLE. ALL NEW BASE TO MATCH EXISTING.
- SELF-LEVELING FLOOR UNDERLAYMENT TO BE AS MANUF. BY GYP-CRETE AND INSTALLED BY GYP-CRETE DEALER AS PER MANUF. INSTRUCTION. AT THE SECOND FLOOR ONLY.
- GYP-CRETE INSTALLER TO VERIFY ON FIELD THAT EXISTING SUBFLOOR DOES COMPLY W/ MAX-SPAN/JOIST CRITERIA AS REQUIRED BY THE MANUFACTURER. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

M. J. [Signature]
7/99

BUILDING

PLUMBING

ELECTRICAL

Mechanical

ENGINEERING

REVISIONS

JOB 93212

DATE 7/99

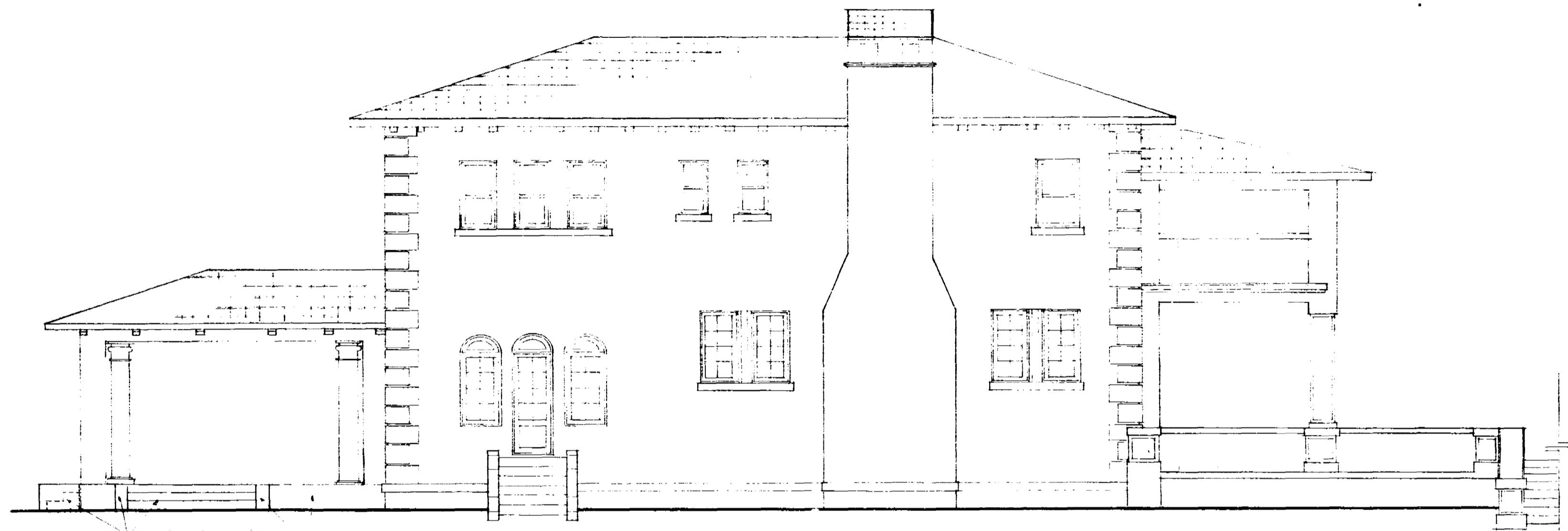
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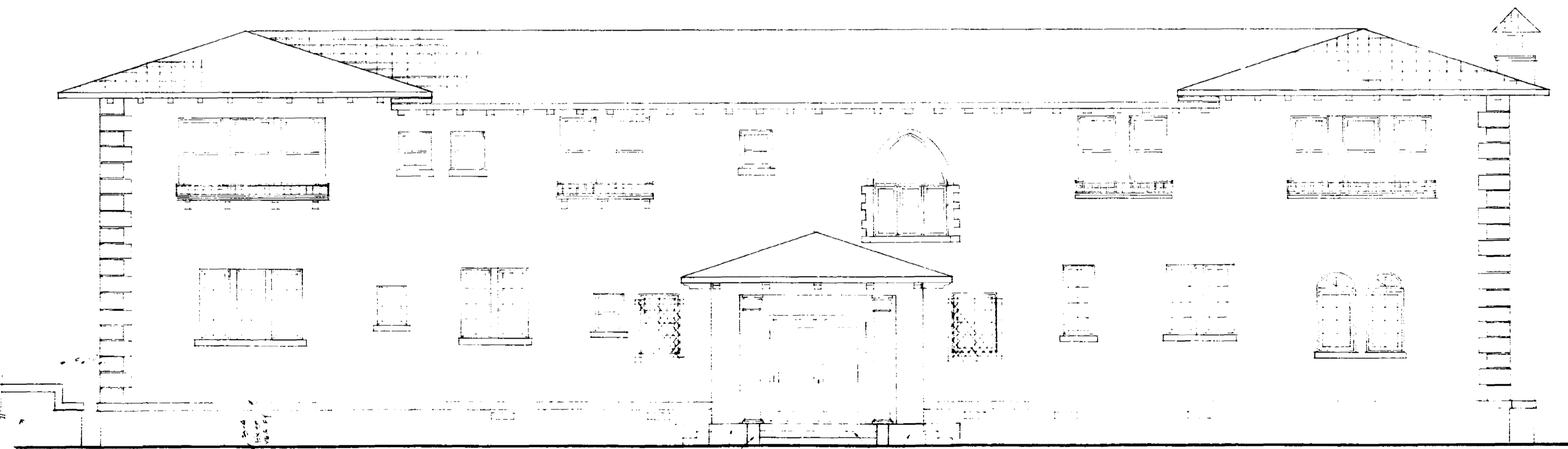
MARTINEZ • POSE
A R C H I T E C T S
 4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

3



RIGHT SIDE ELEVATION
WEST



FRONT ELEVATION
NORTH

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

ma 8-3/07
A8/10/07

EXPIRES
REVISED
PLANNED
ELECTRICAL
MECHANICAL

MARTINEZ • POSE
ARCHITECTS
4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

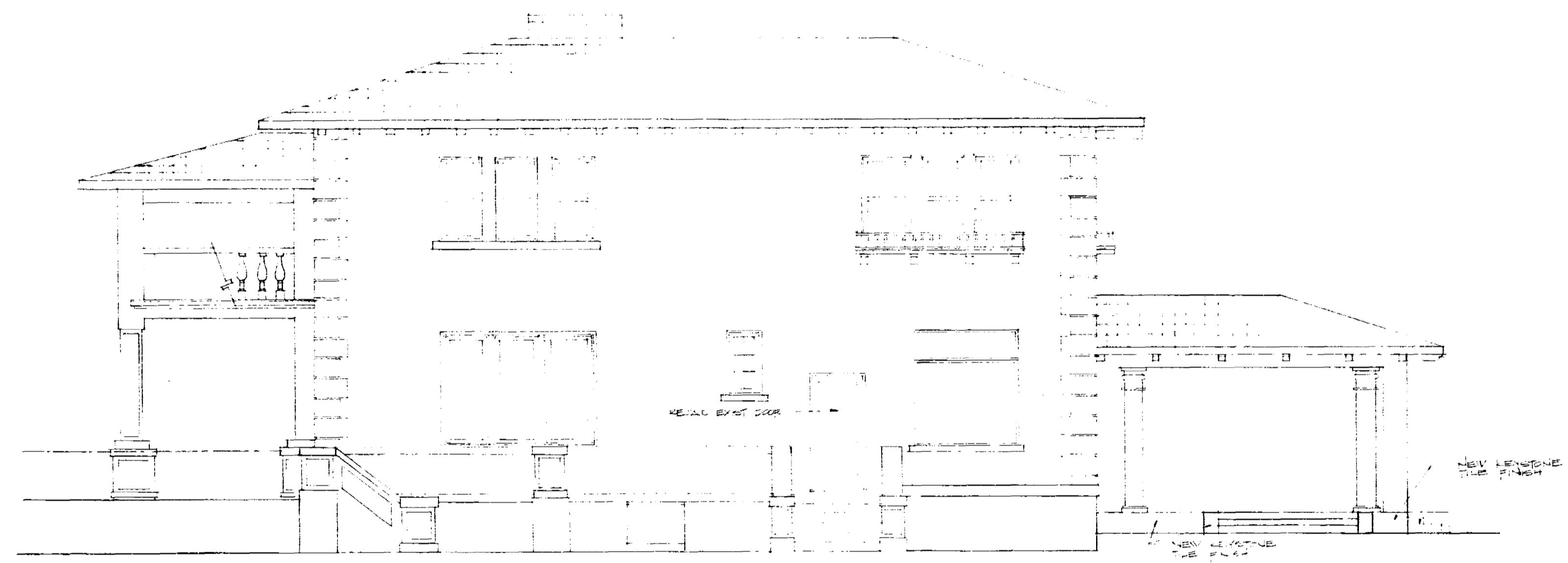
Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
JOB 03212
DATE 7/09
A-5
6

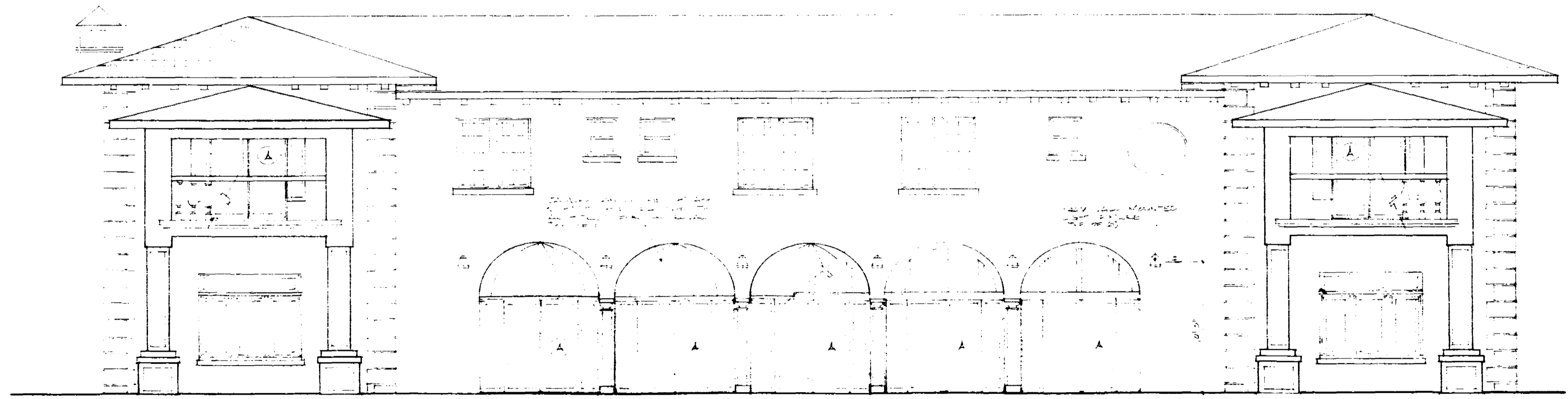
NOTES:
ELEVATIONS ARE SHOWN AS EXISTING EXCEPT AS NOTED
ALL SURFACES TO BE PAINTED SEE PLAN NOTES

[Signature]

3



LEFT SIDE ELEVATION
EAST



REAR ELEVATION
SOUTH

NOTES
ELEVATION AS SHOWN ARE EXISTING EXCEPT AS NOTED
ALL SURFACES TO BE PAINTED - SEE PAINT NOTES

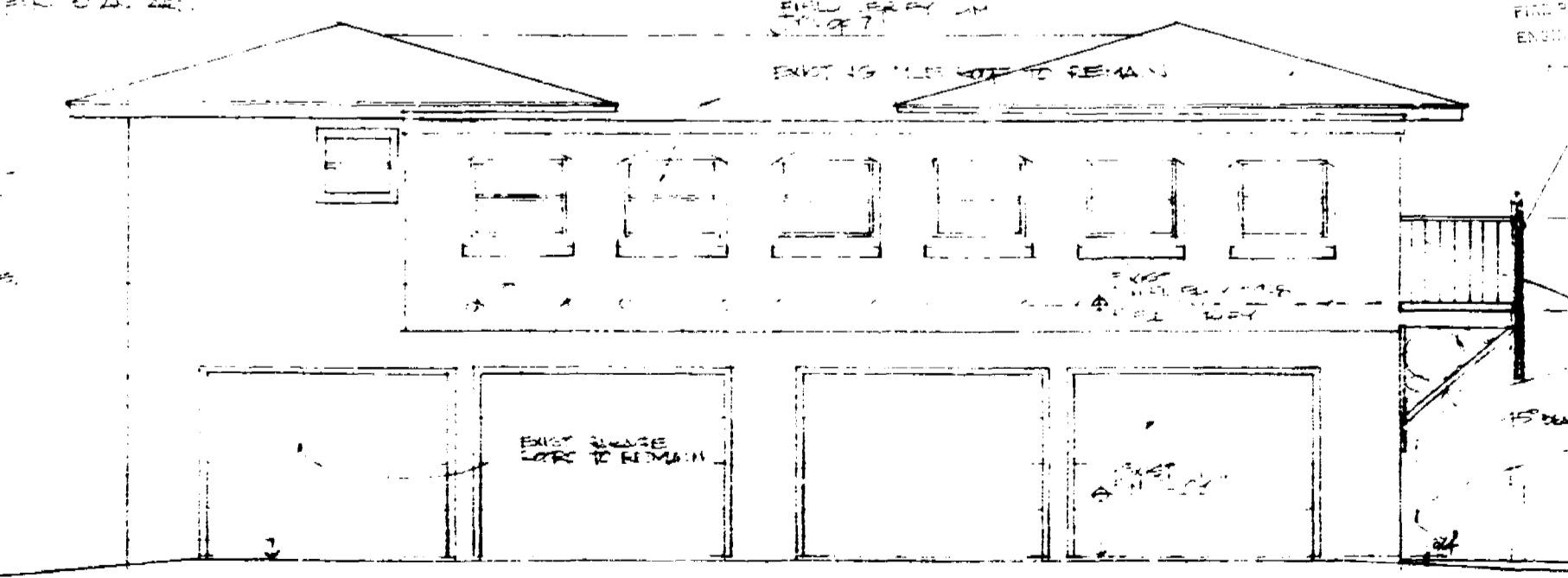
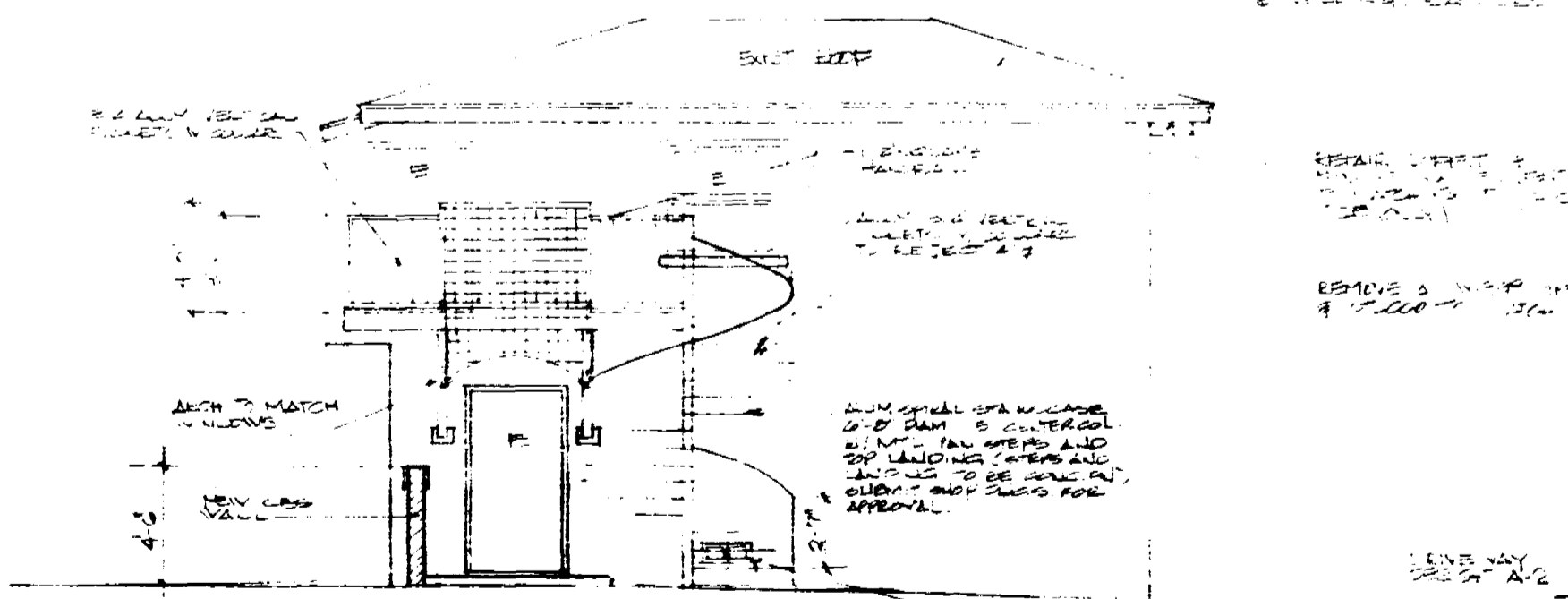
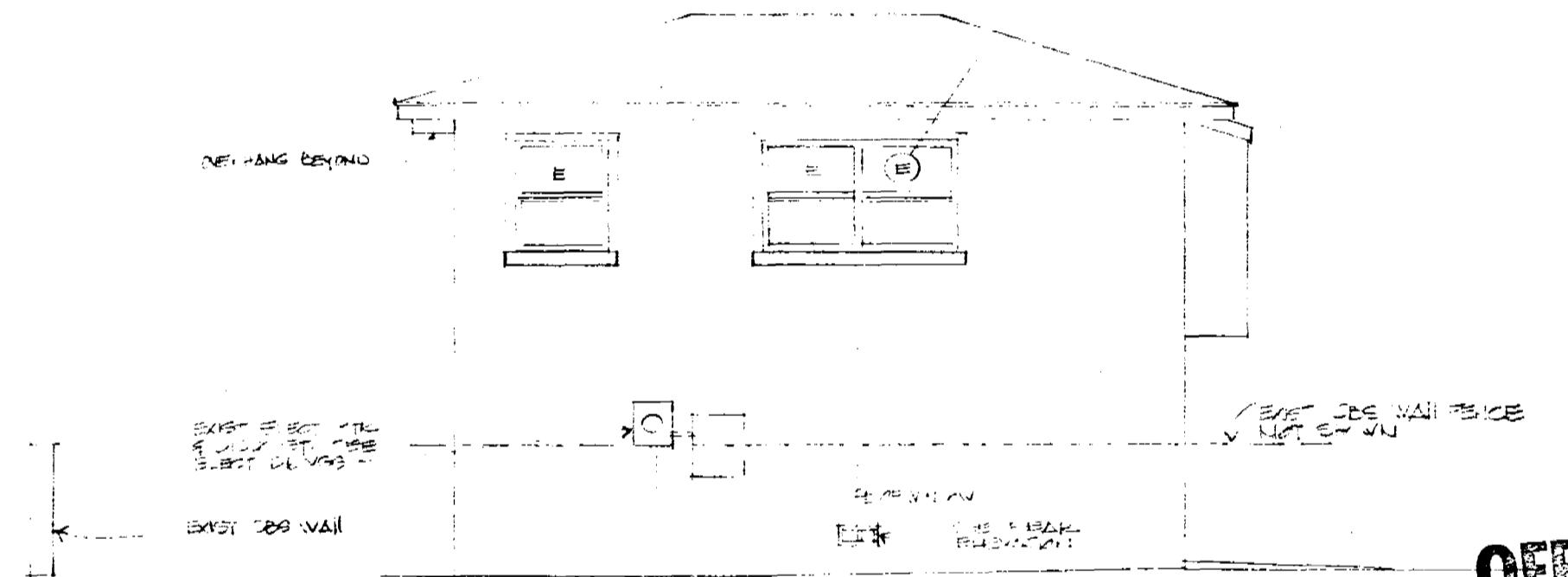
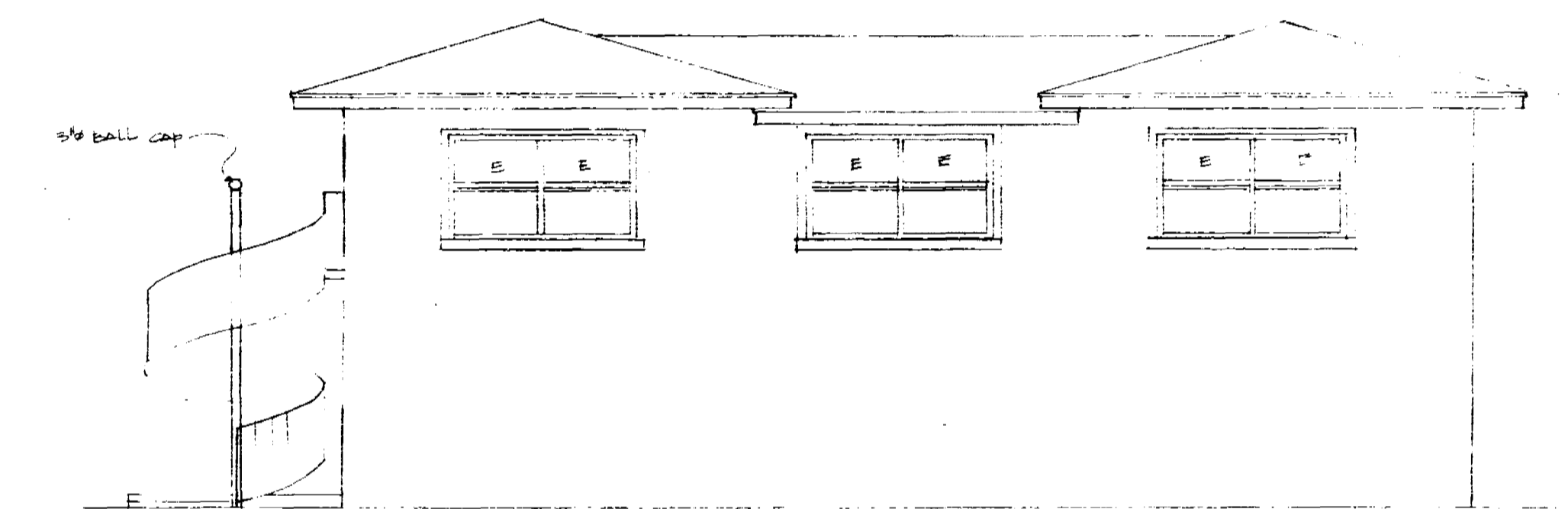
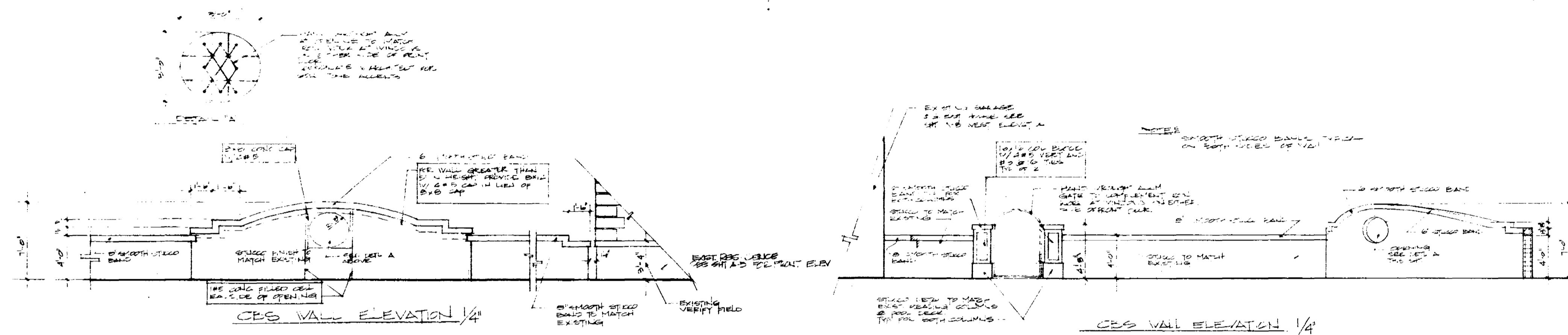
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
[Signature]
8/18/93

MARTINEZ • POSE
ARCHITECTS
4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
JOB 93212
DATE 7/93
A-6
7

3



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CITY OF MIAMI BEACH
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THE FOLLOWING:

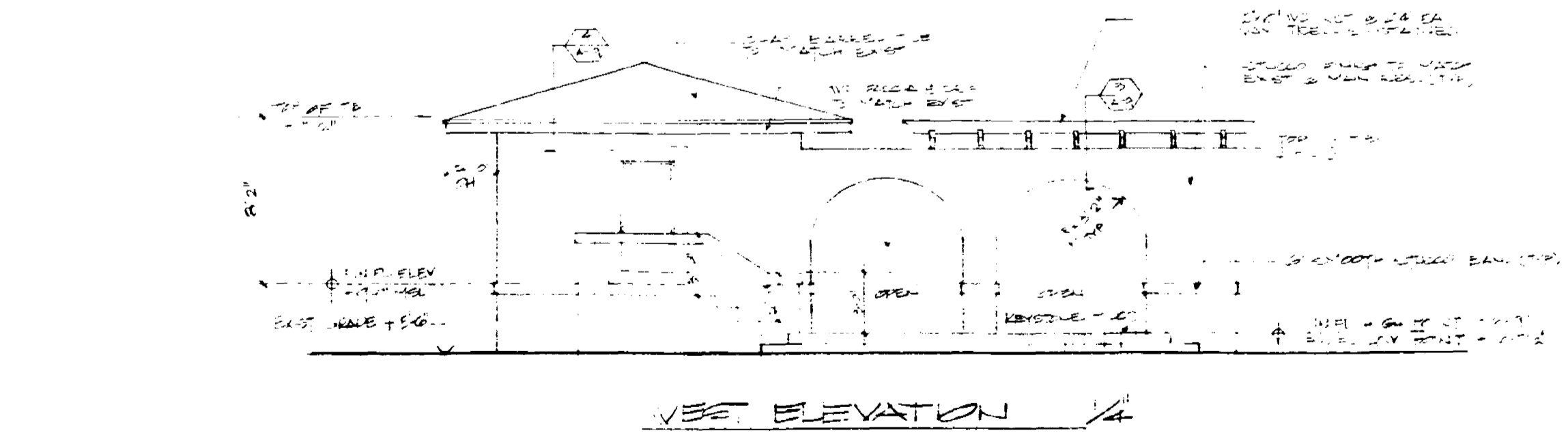
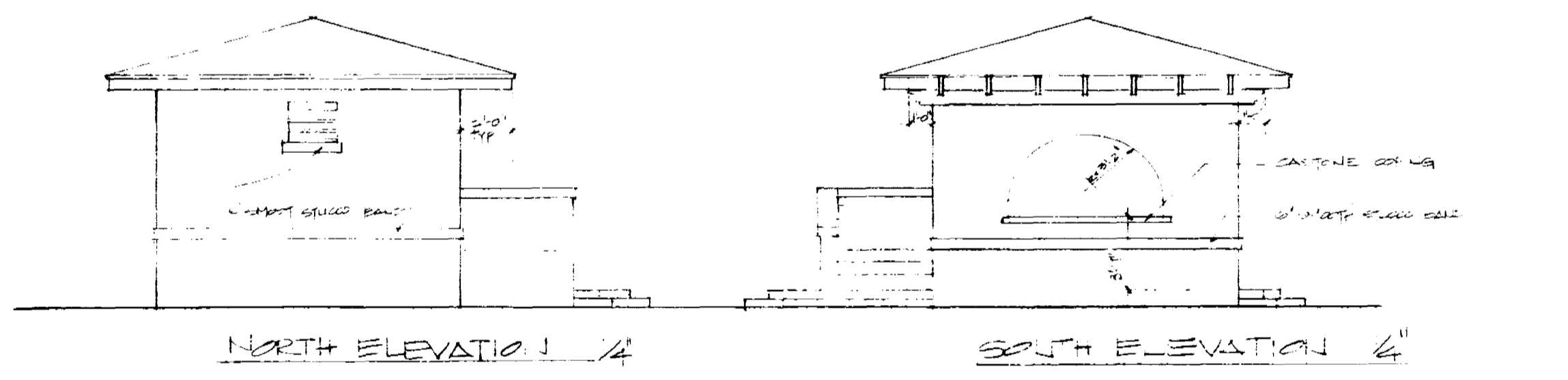
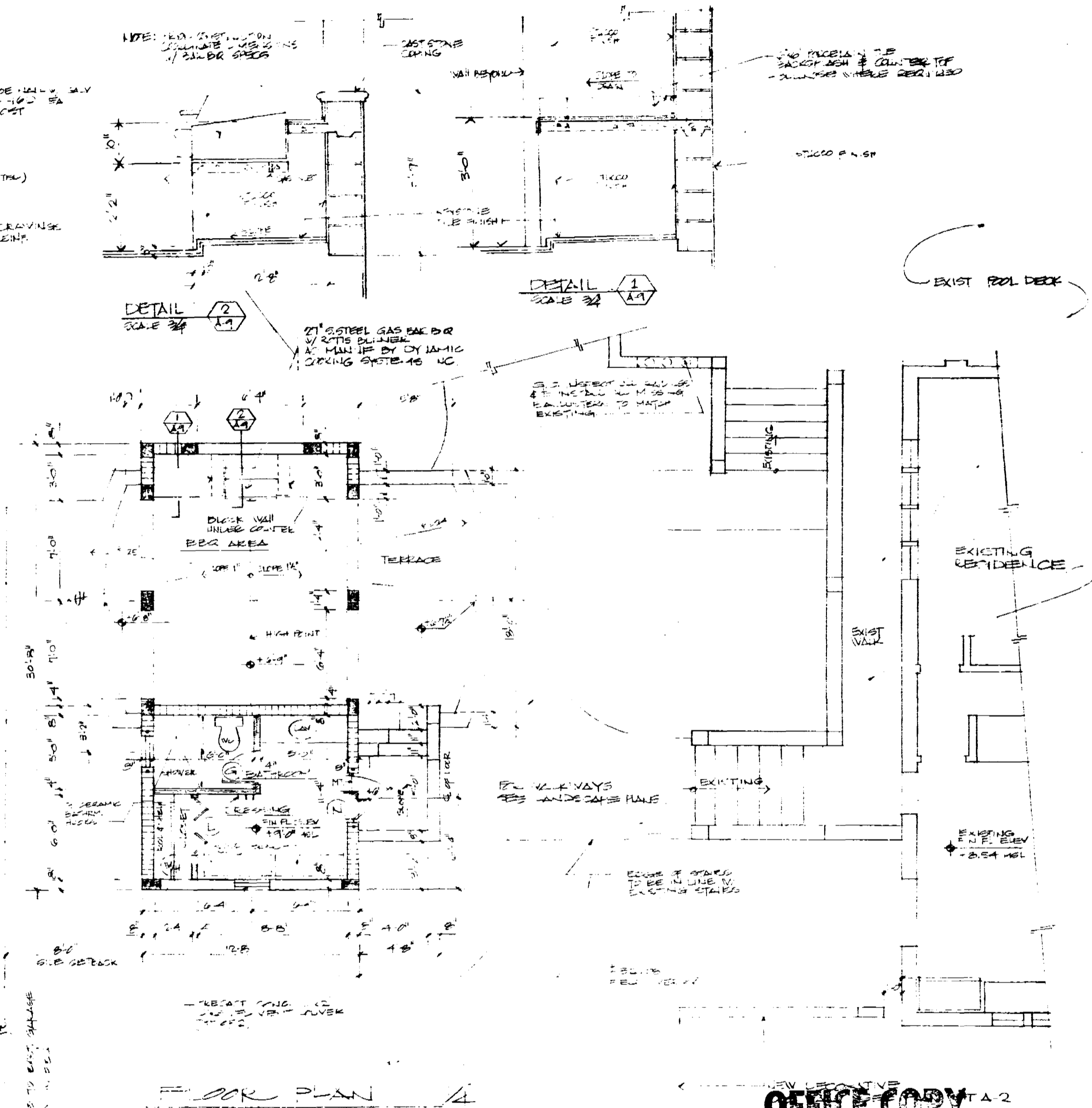
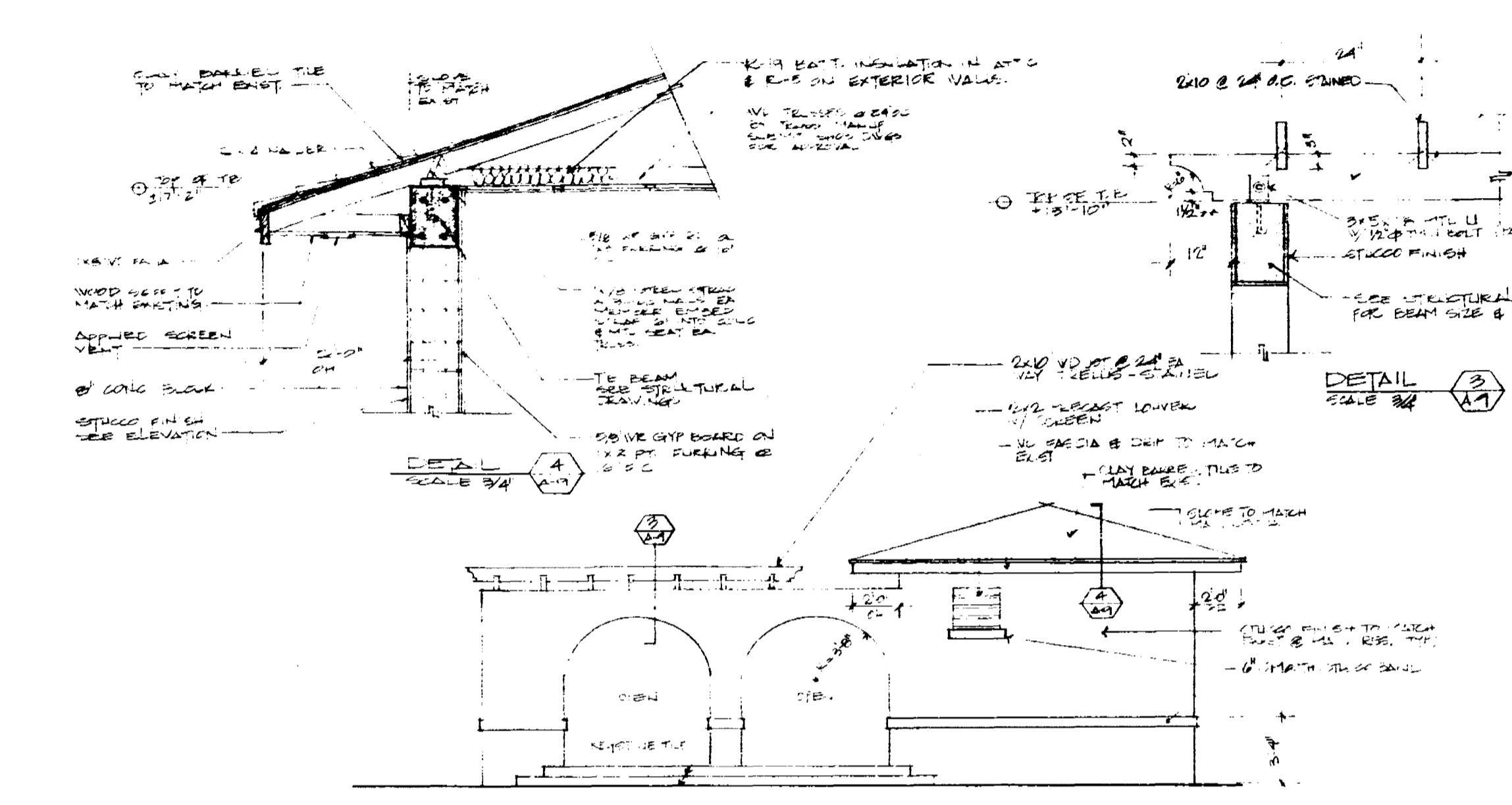
BUILDING: *Permit 7-3/19*
ZONING: *A-1B*
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENVIRONMENTAL:

MARTINEZ • POSE
A R C H I T E C T S
4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS	
NO.	DATE
1	7/18
2	9

3



OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:
 Mr. [Signature] 9/8/73
 [Signature] 9/15/73
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]

CREATING FLOOR PLAN AND ELEVATION PLAN

MARTINEZ POSE
ARCHITECTS
 4131 LAGUNA - CORAL GABLES - FL 33146 - (305) 446-1166

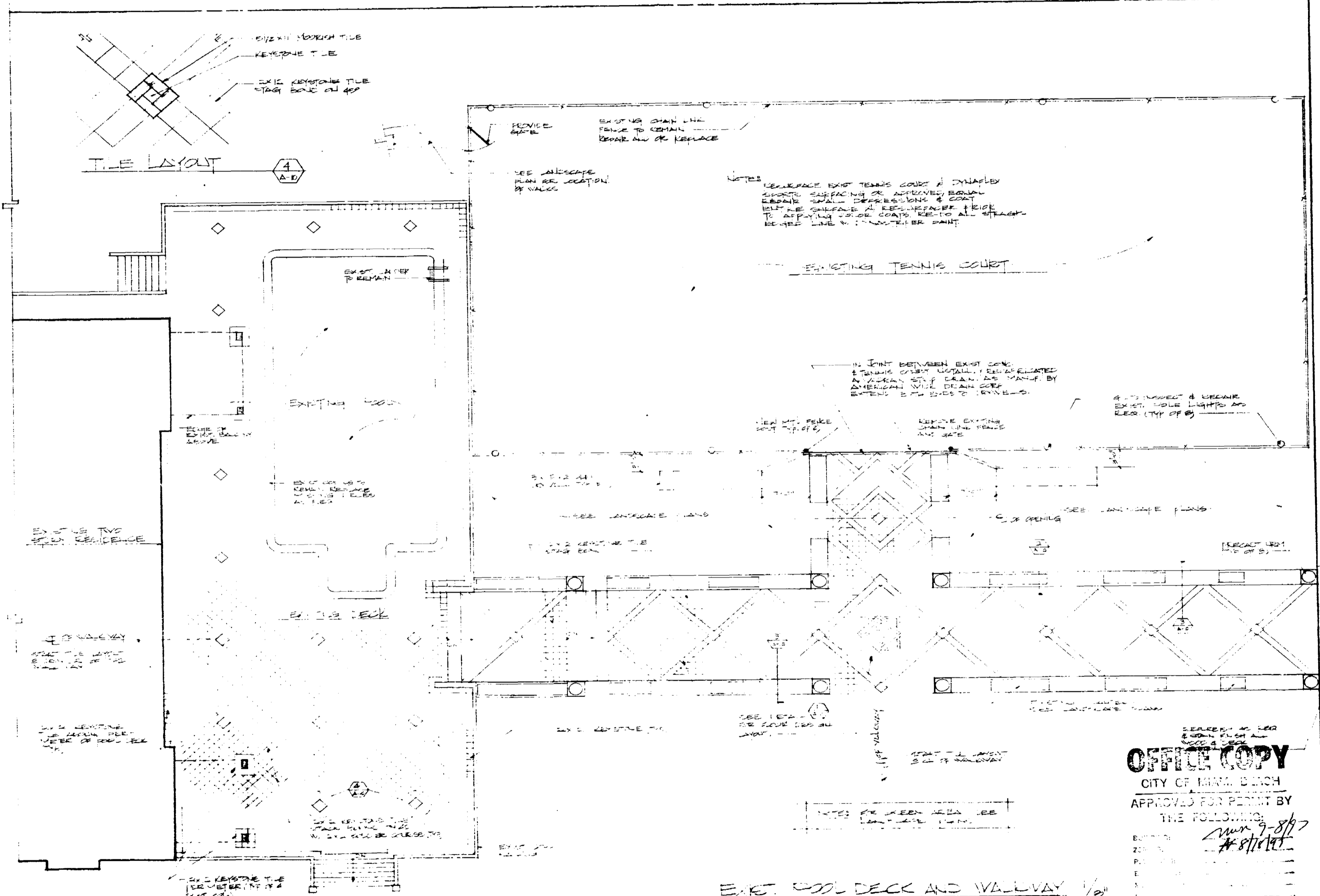
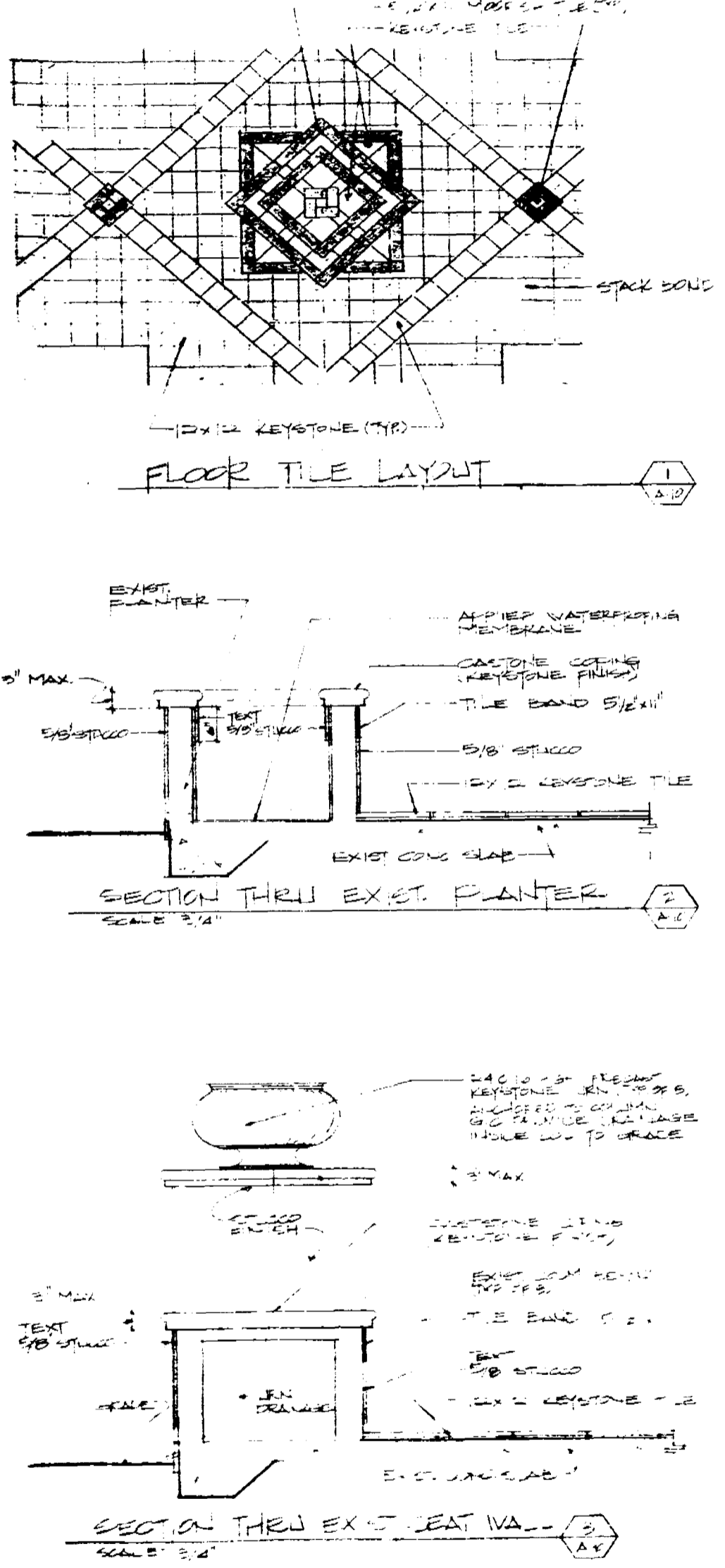
**Addition and Remodeling for:
 RESIDENCE OF MR. ELIAS ABOUD**

REVISIONS

JOB **93212**
 DATE **7/83**

A-9
10

3

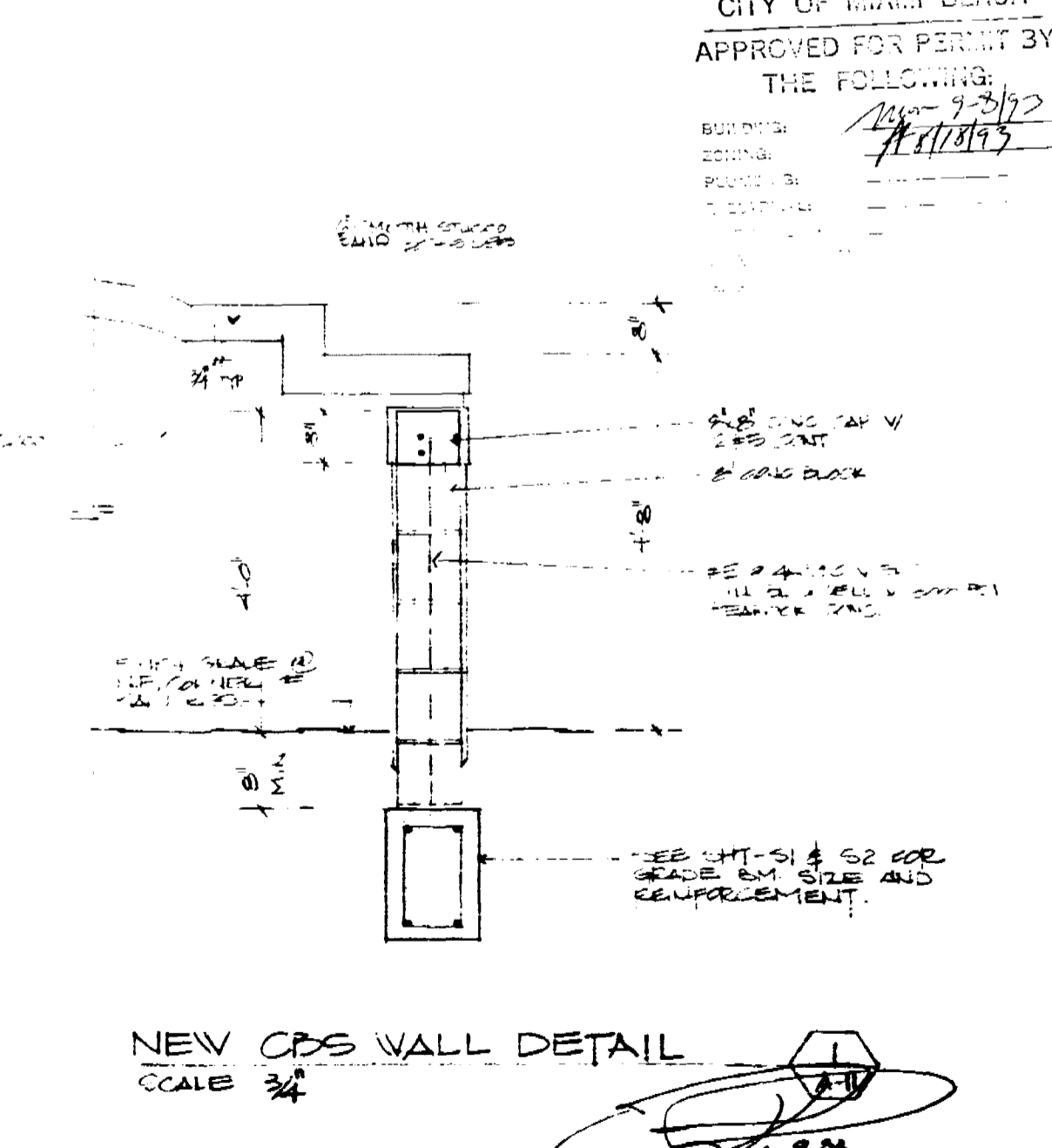
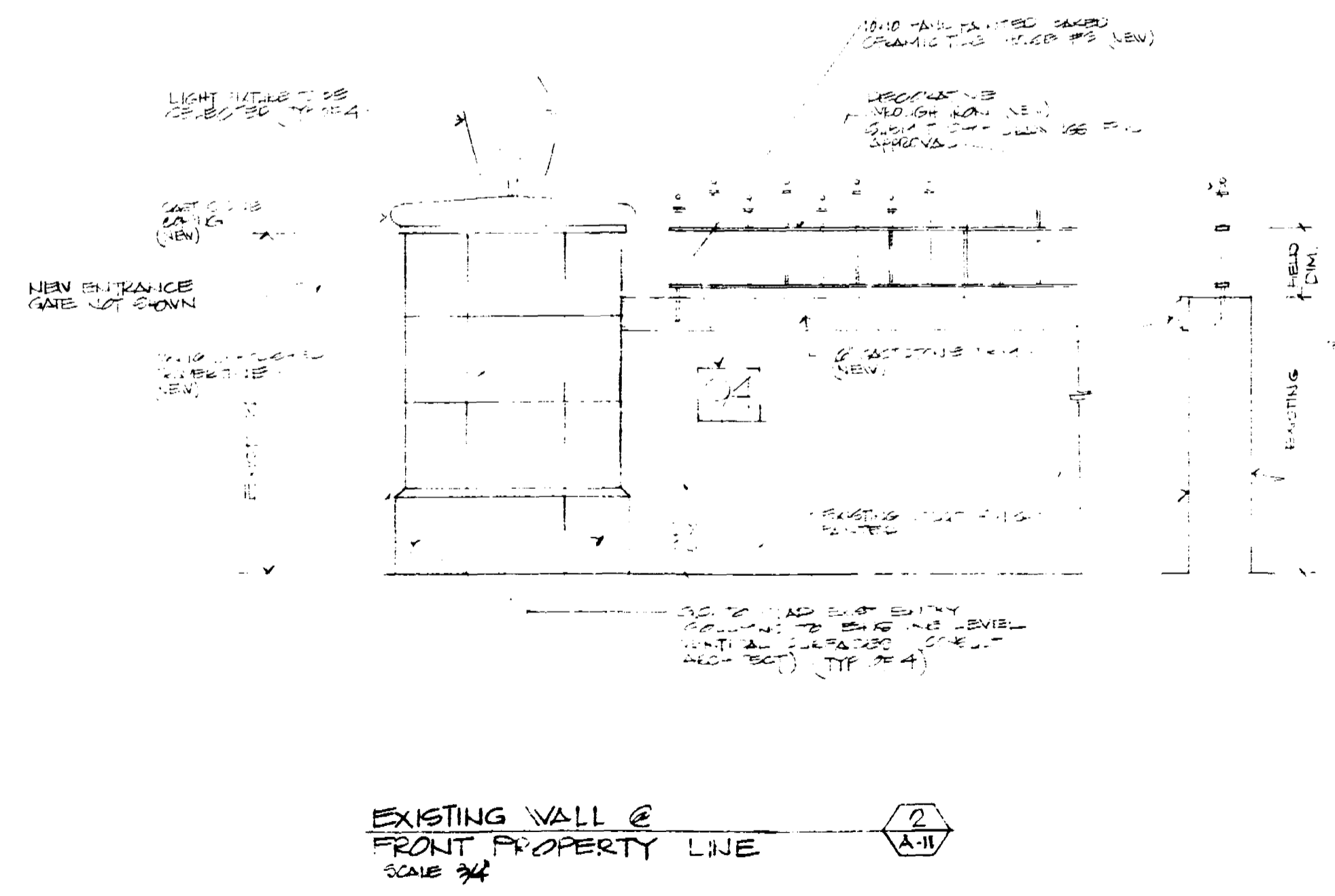
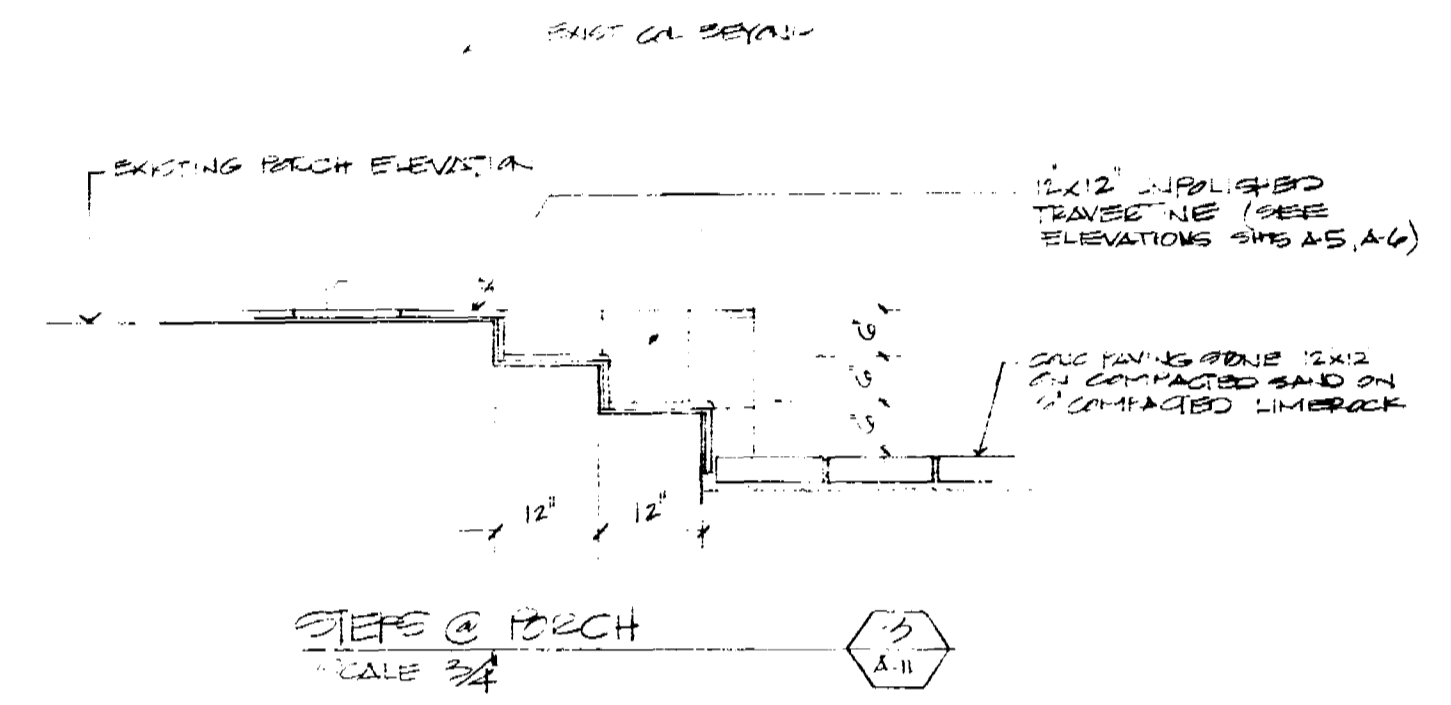
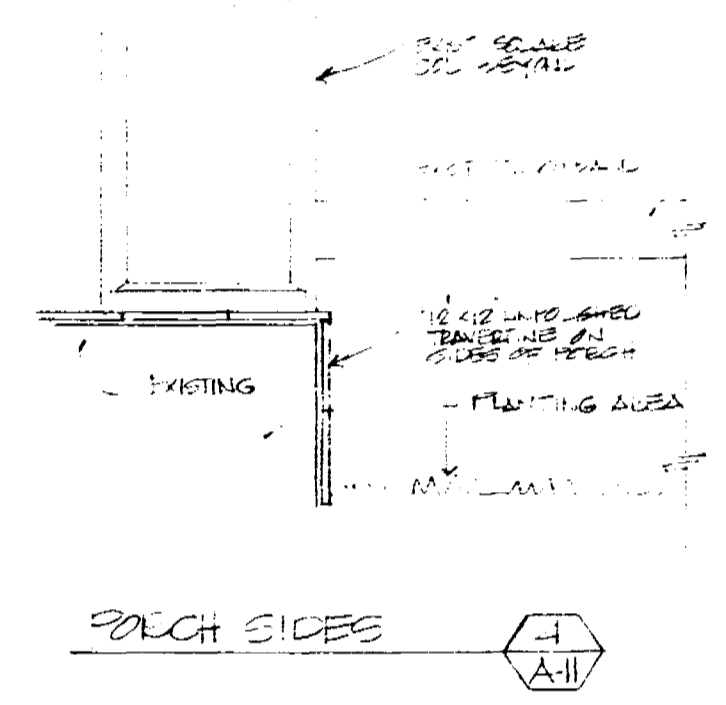
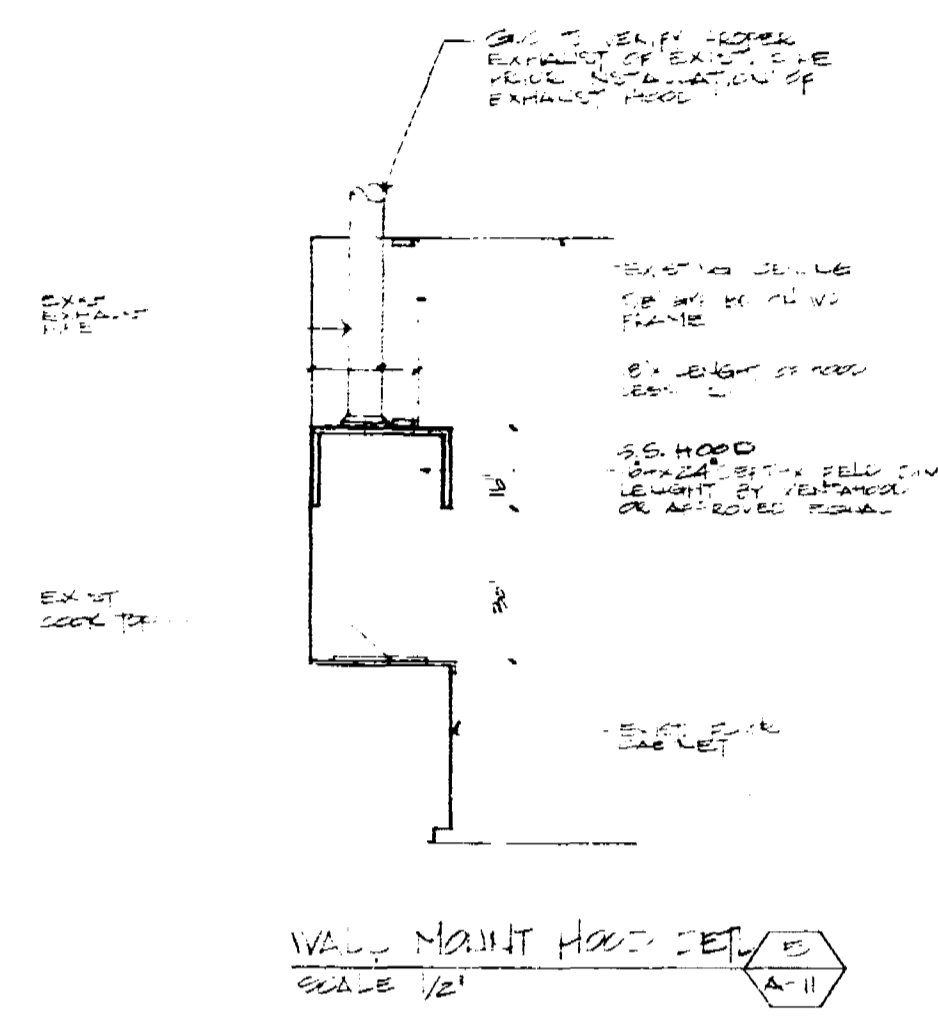


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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
DATE: 9-8-93
BY: [Signature]

MARTINEZ POSE
ARCHITECTS
4131 LACUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS	
JOB	93212
DATE	7/93
A-10	
11	



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUDGET: \$10,000
ESTIMATE: \$10,000
PERMIT NO: 111895

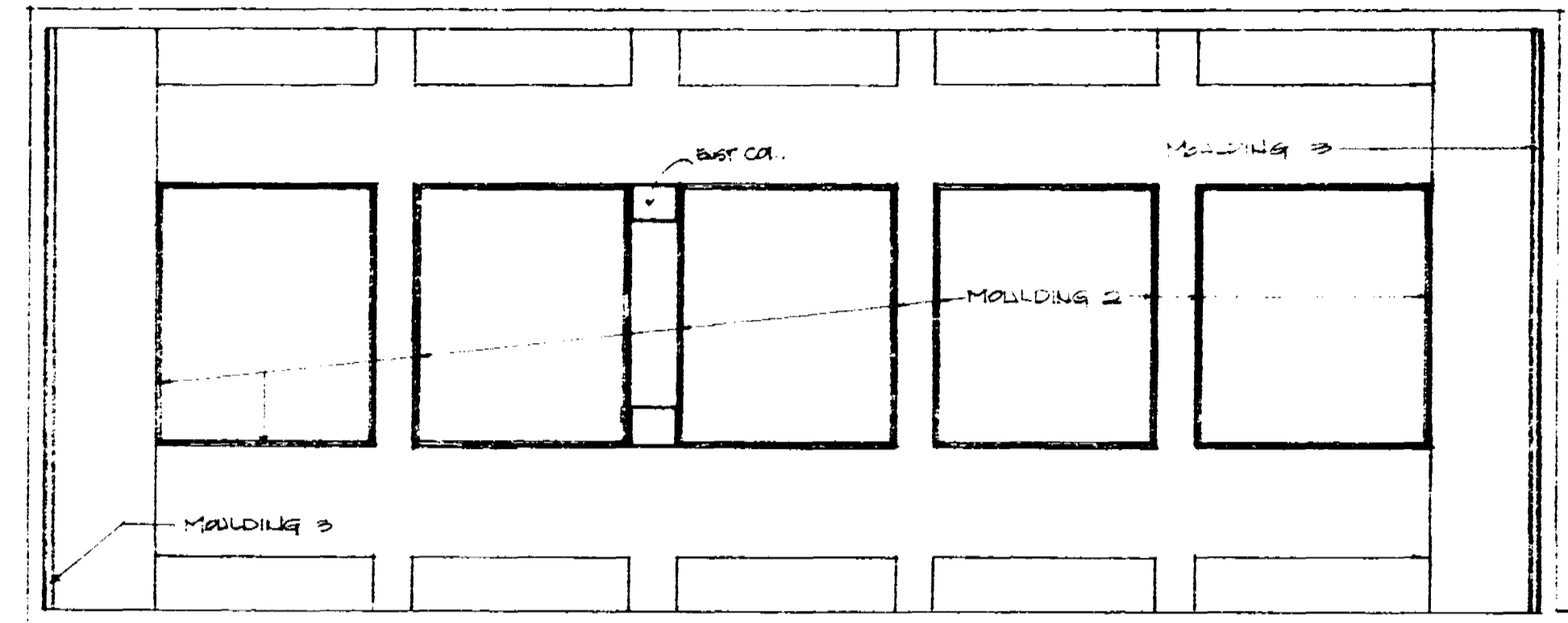
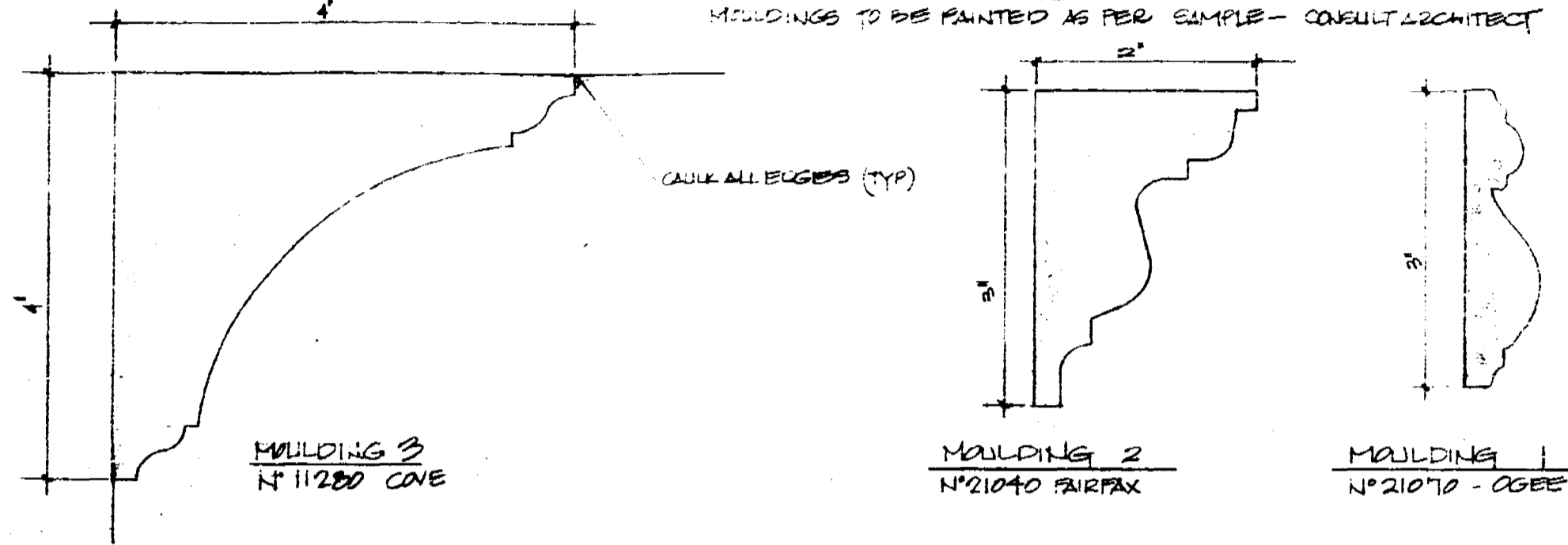
MARTINEZ POSE
ARCHITECTS
4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

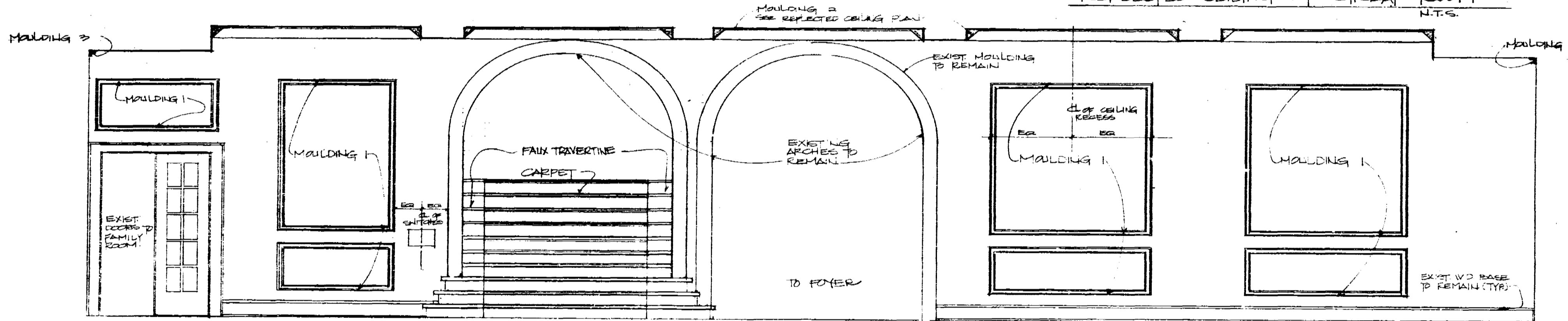
REVISIONS

JOB 93212
DATE 7/03
A-11
12

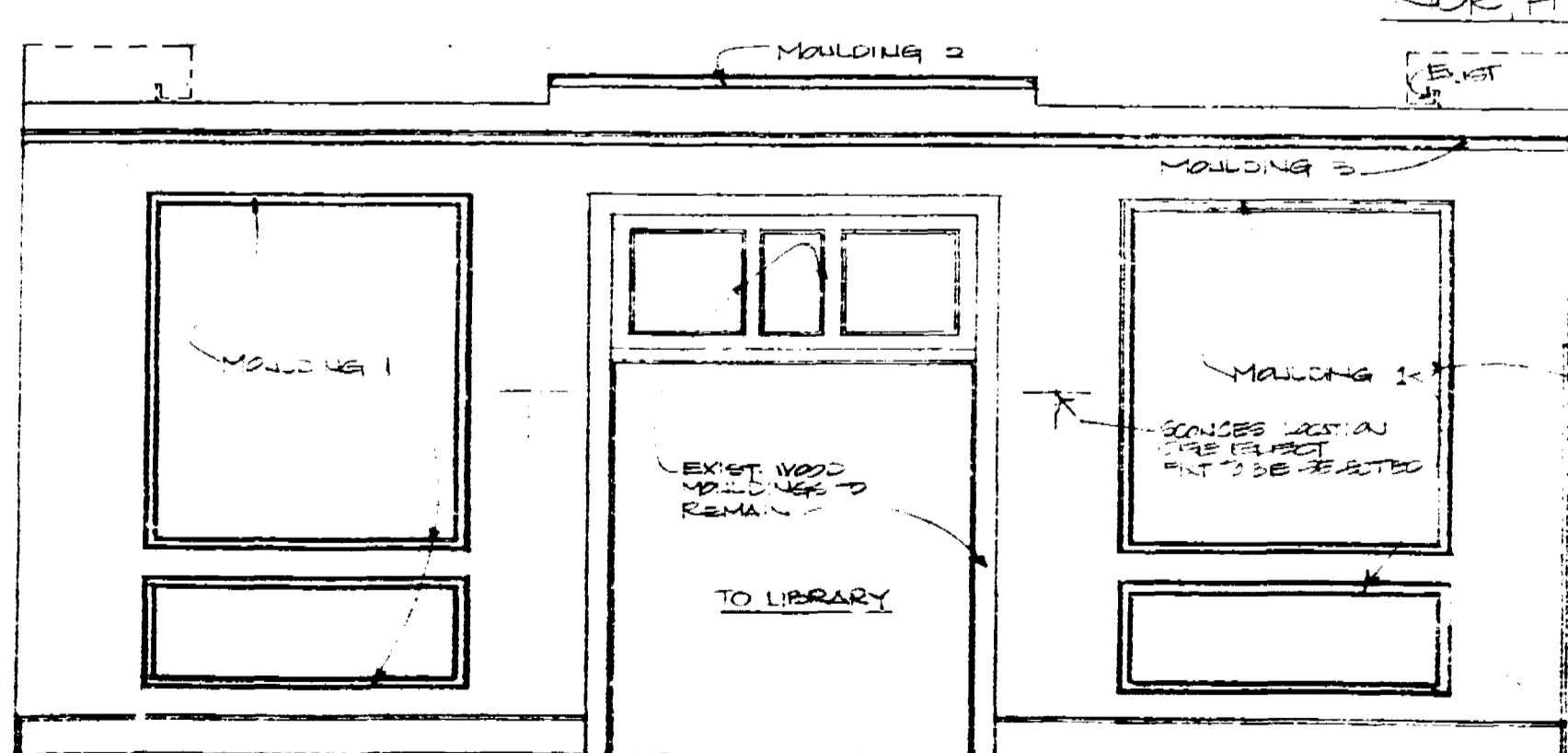
NOTE:
 MOLDINGS TO BE AS SHOWN BY LOCAL PAINT
 ARCHITECTURAL PRODUCTS OR APPROVED EQUAL
 WITHIN AS PER MANUFACTURER'S INSTRUCTIONS
 MOLDINGS TO BE PAINTED AS PER SAMPLE - CONSULT ARCHITECT



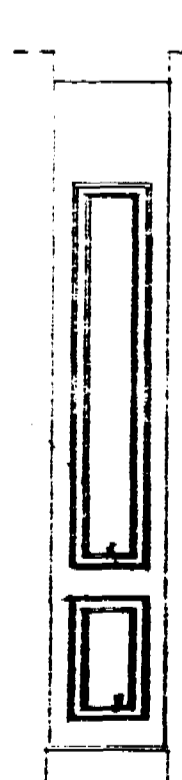
REFLECTED CEILING AT GREAT ROOM:
 N.T.S.



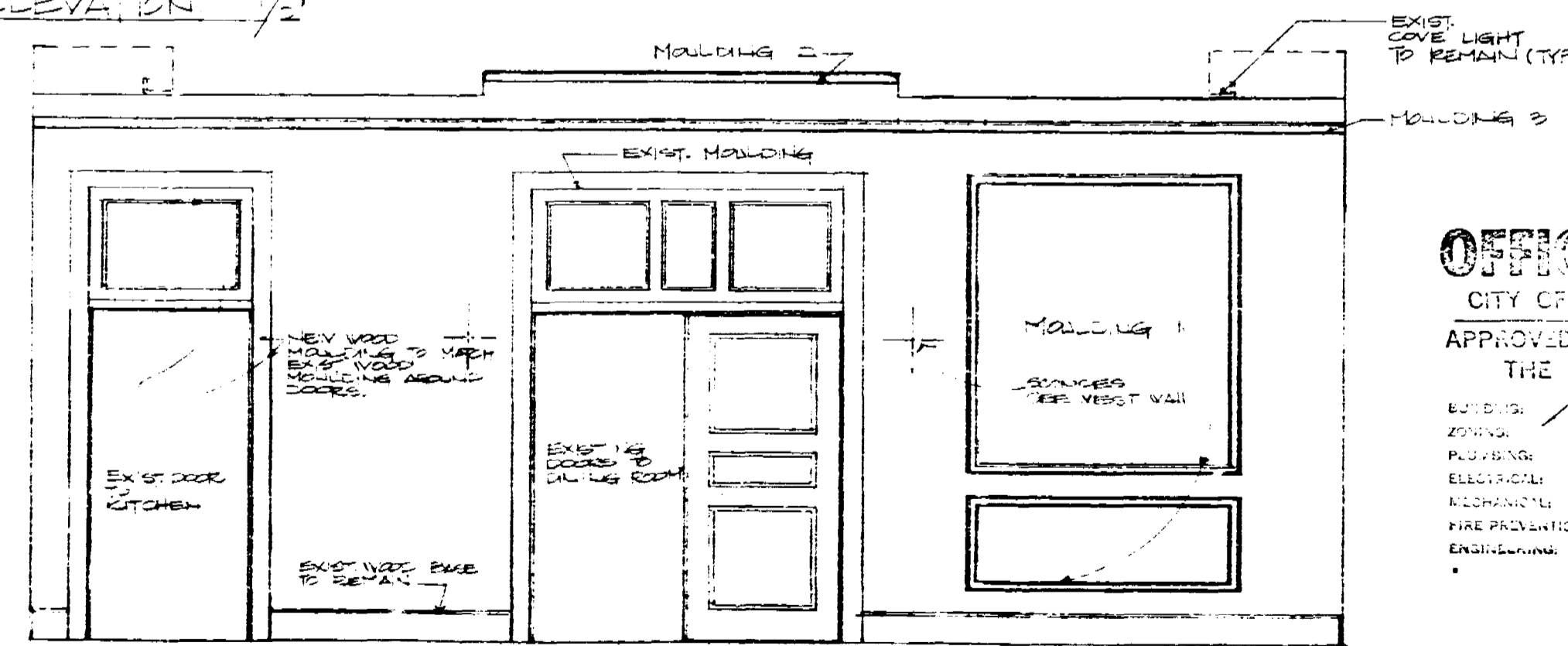
NORTH WALL ELEVATION 1/2



WEST WALL ELEVATION 1/2



COLUMN ELEV
 TYP OF 2 SIDES



EAST WALL ELEVATION 1/2

INTERIOR ELEVATIONS AT
 GREAT ROOM

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 MEX 9-8/97
 A. J. [Signature]

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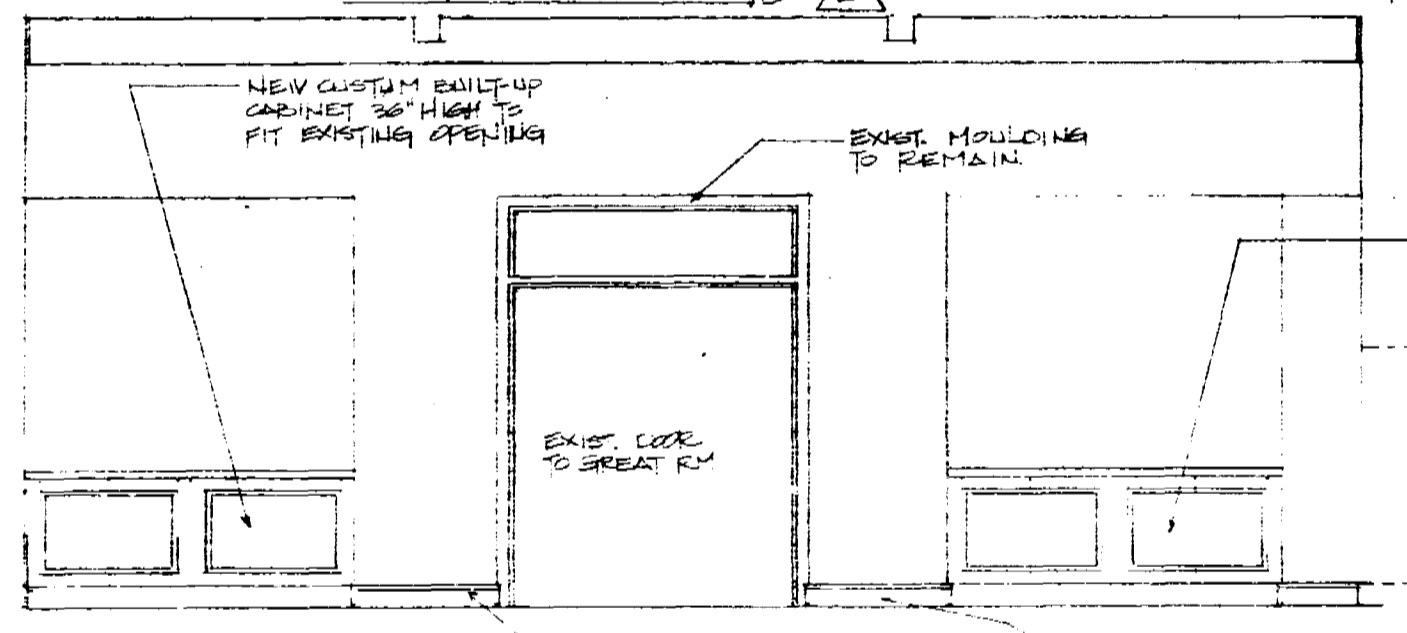
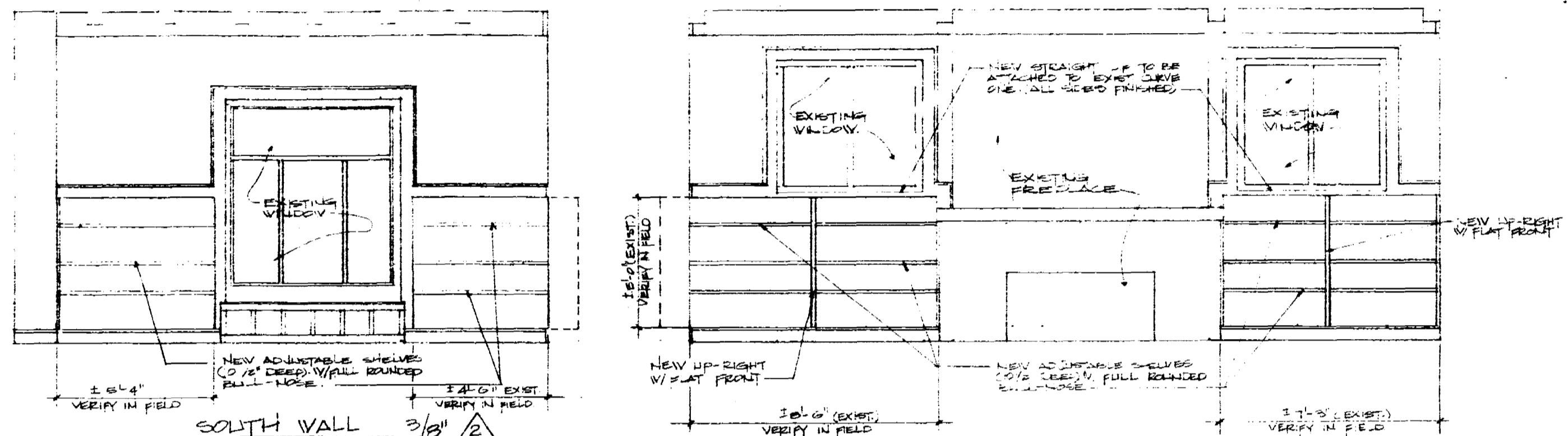
Addition and Remodeling for:
 RESIDENCE of MR. ELIAS AMORIM

REVISIONS

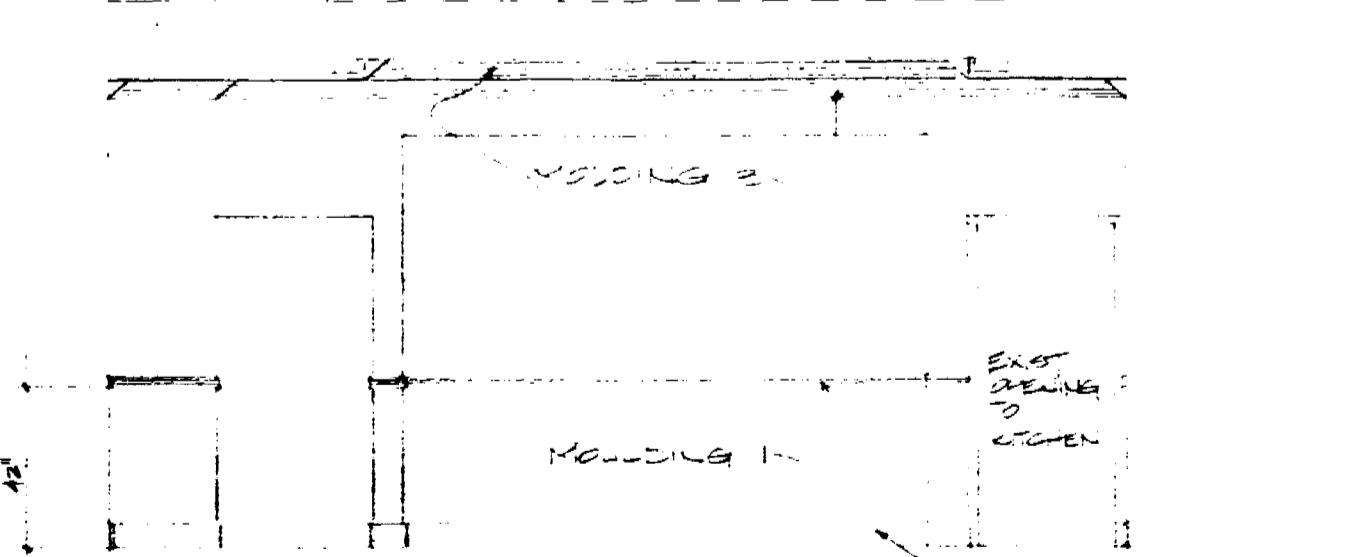
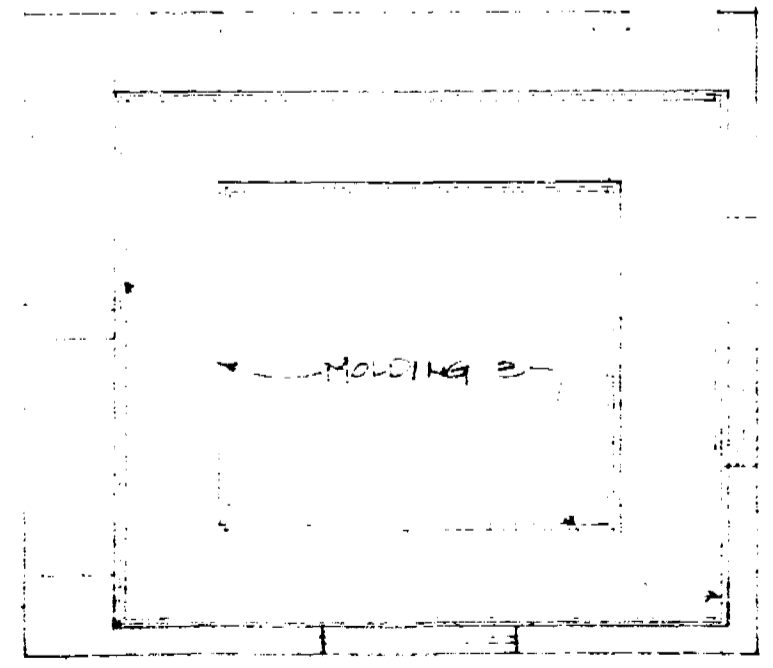
JOB 90872
 DATE 7/99

A-12
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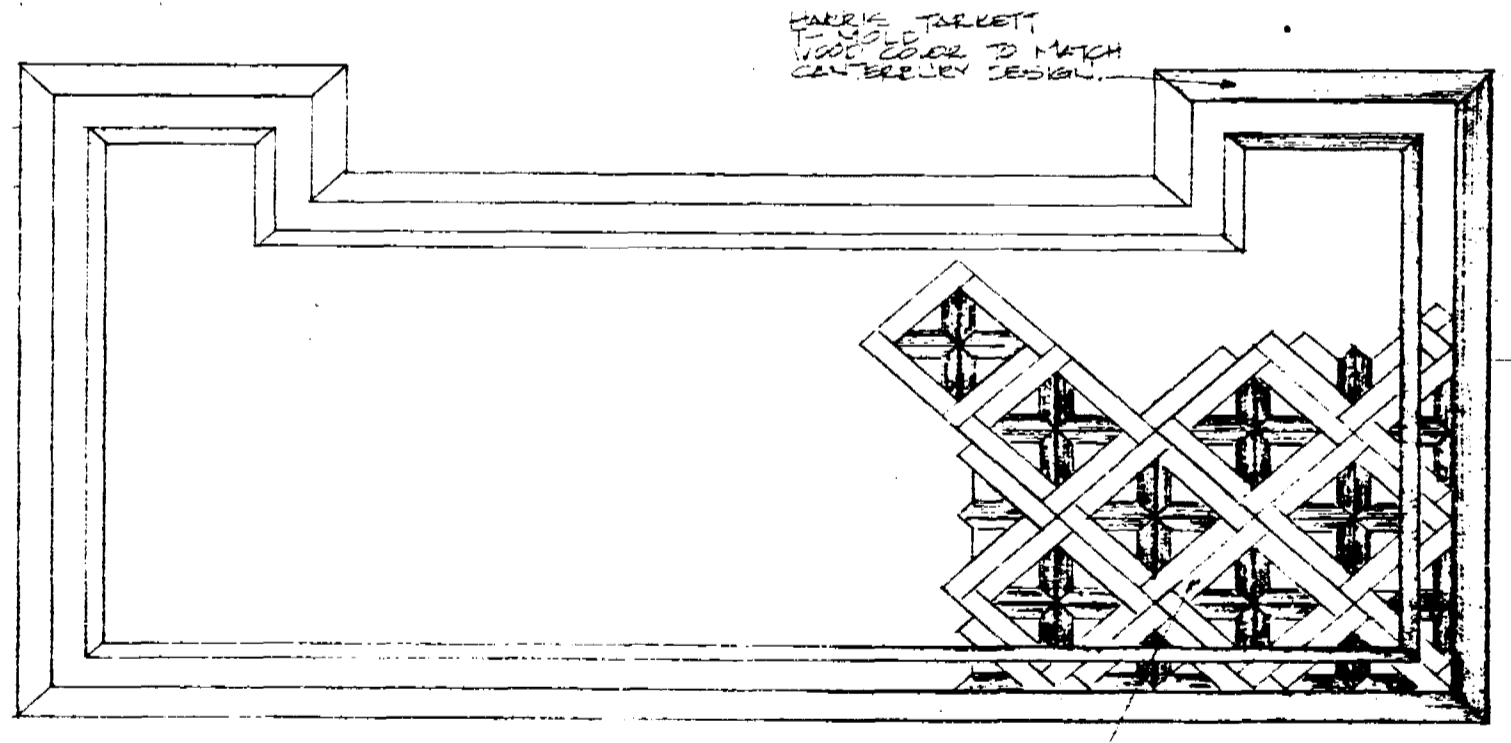
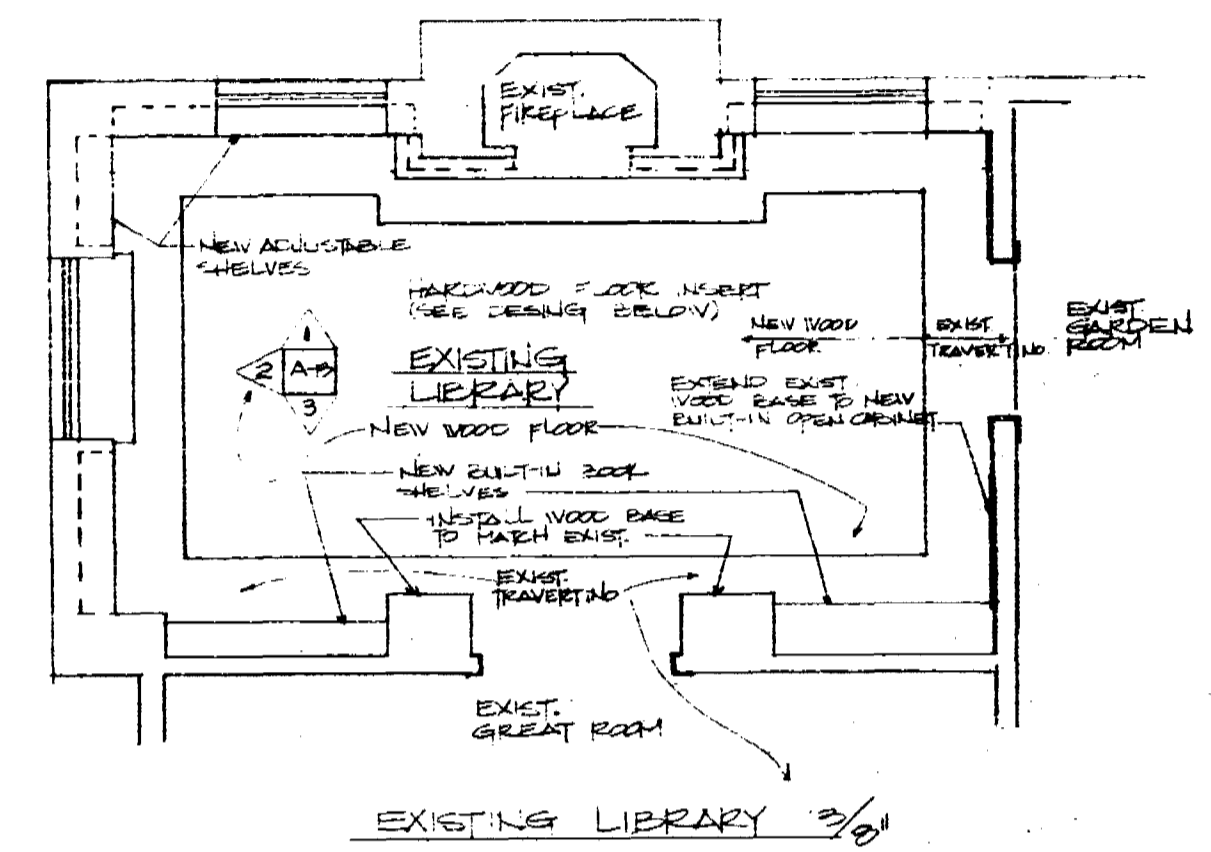
3



- NOTES**
- ALL EXISTING Voids TO BE SAUCED & PREPARED FOR NEW SALT.
 - ALL EXISTING "HANGERS" FLOOR & JOIST HANGERS TO BE REPLACED.
 - ALL WALLS TO BE PREPARED FOR NEW FINISH.
 - CEILING BEAM TO BE REINSPECIFIED AS NEEDED (RESERVING EXISTING HAND RAIL DESIGN).
 - PREPARE FLOOR (HANGERS) FOR NEW HARD-VOID FLOORING.



REFLECTED CEILING AT DINING ROOM 1/4" TYPICAL OF A WALL AT DINING ROOM 3/8"



HARDWOOD FLOOR DESIGN AT LIBRARY

MARTINEZ POSE
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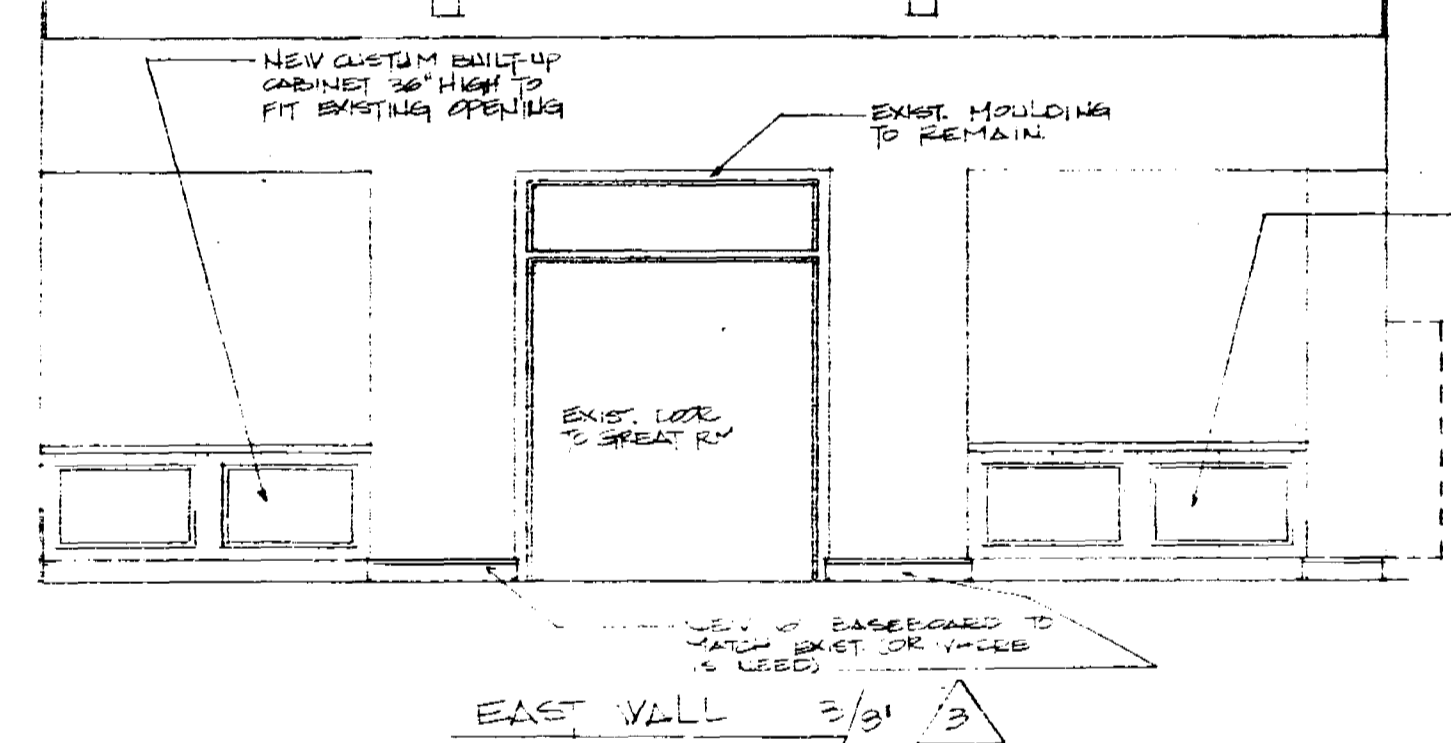
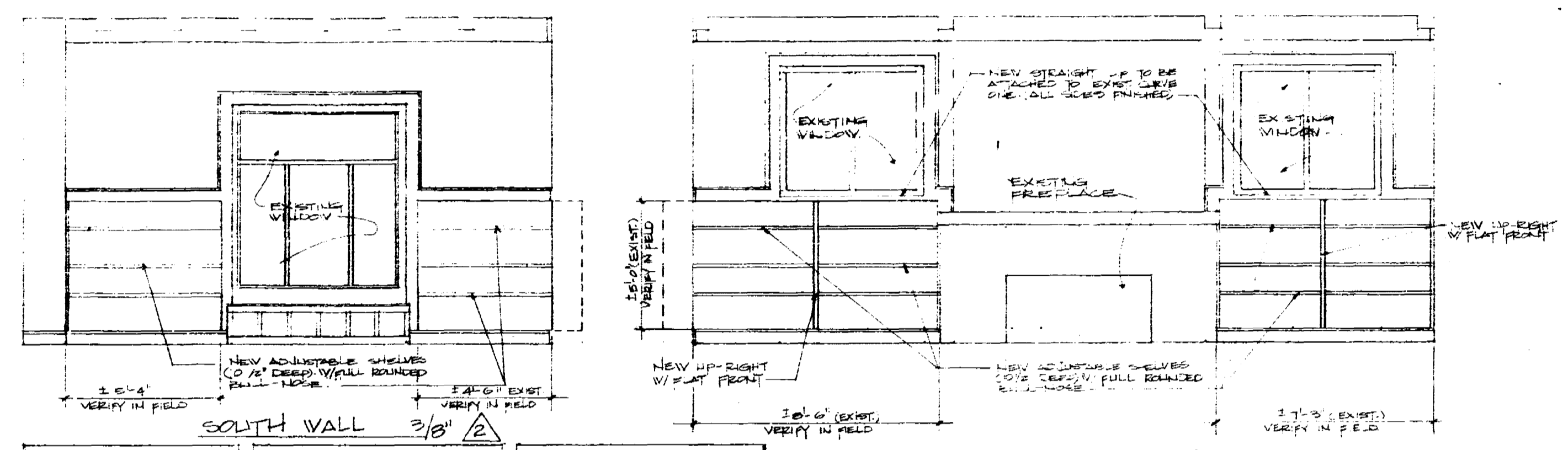
Addition and Remodeling for:
RESIDENCE of MR. ELIAS ARBOUD

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APPROVED FOR PERMIT BY THE FOLLOWING:
ENGINEER: *Mr. J. Williams*

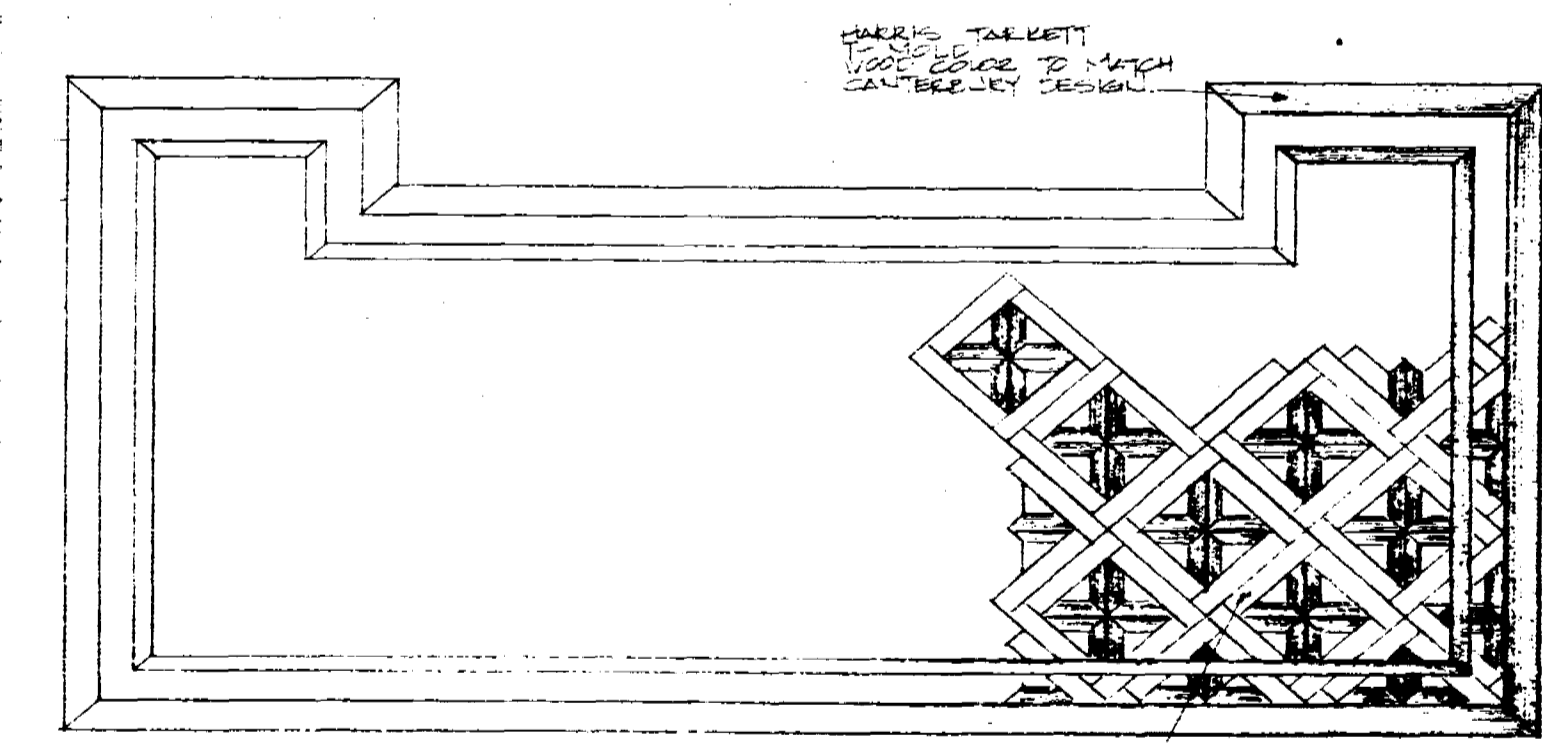
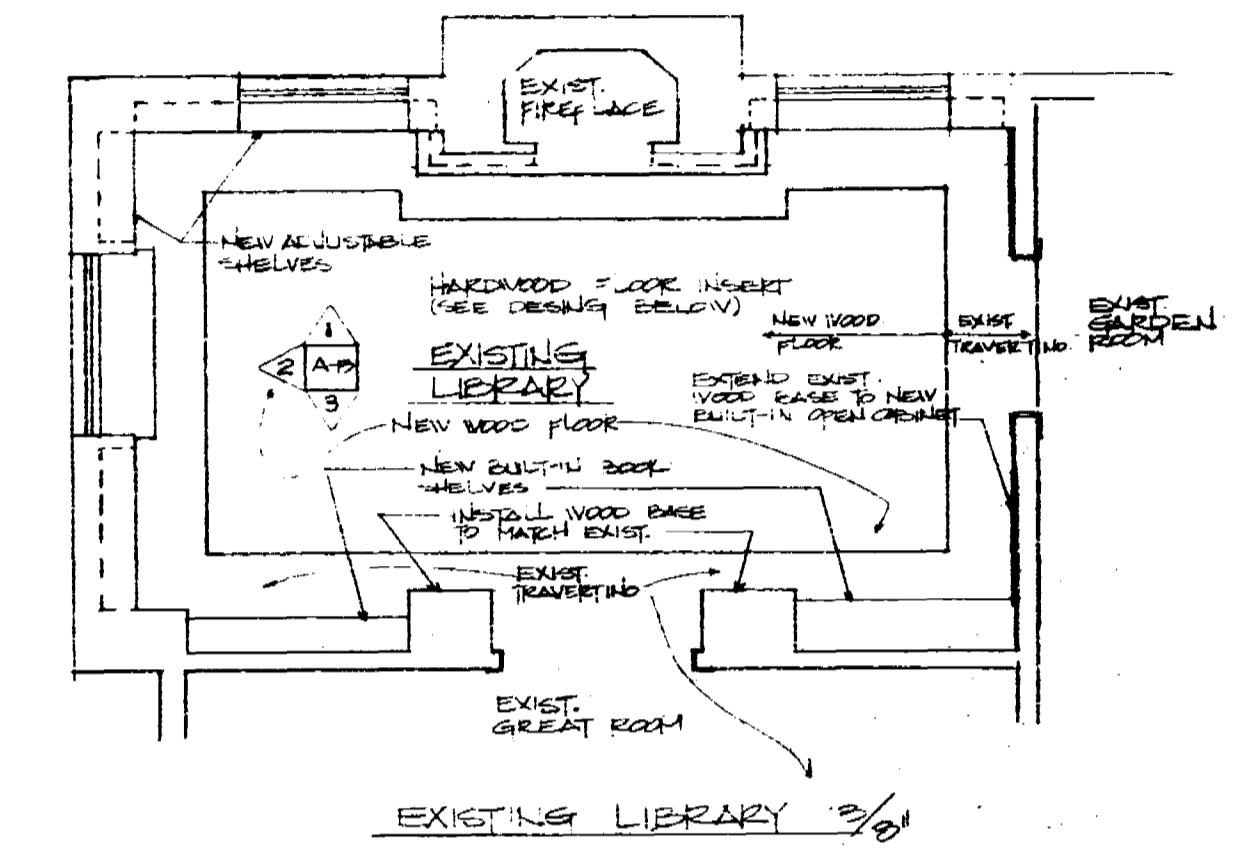
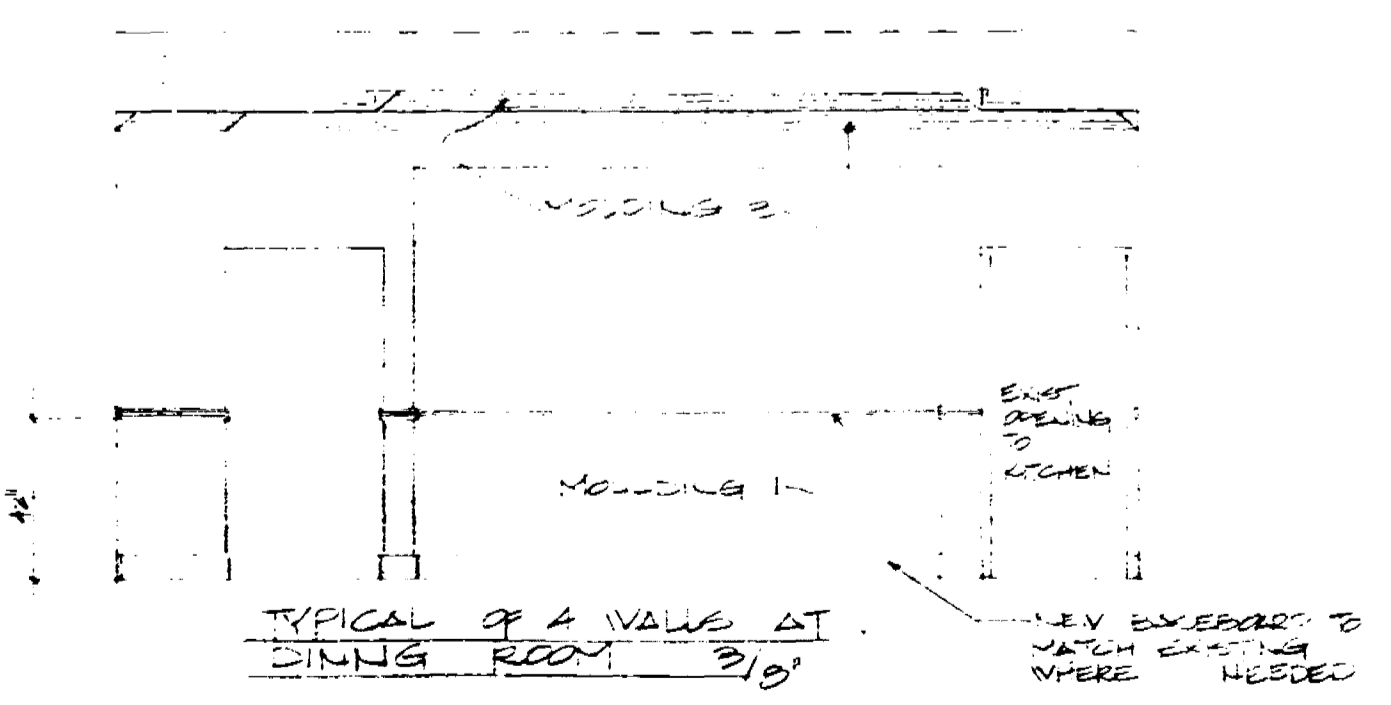
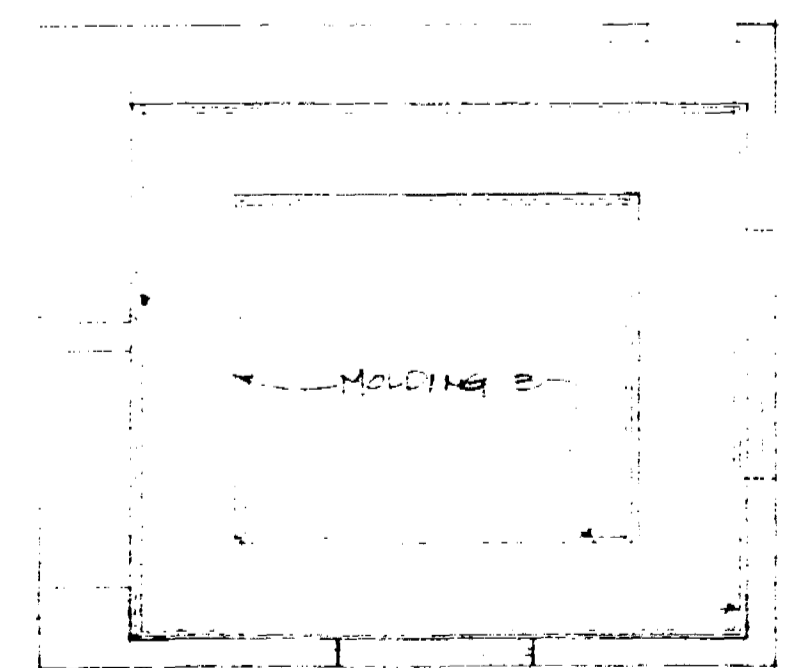
REVISIONS
JOB #218
DATE 7/82
A-13
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3



- NOTES
- ALL EXISTING VOID TO BE CAULKED & PREPARED FOR NEW GAIT
 - ALL EXISTING TRAVERTINE FLOOR & ICE PLACE TO BE REPAIRED
 - ALL WALLS TO BE PREPARED FOR NEW PAINT
 - CEILING BEAM TO BE RESURFACED AS NECESSARY PERFORMING EXISTING HAND CRAWL DESIGN
 - PREPARE FLOORING FOR NEW HARDWOOD FLOORING



HARDWOOD FLOOR DESIGN AT LIBRARY

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Addition and Remodeling for:
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 CITY OF MIAMI BEACH
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 THE FOLLOWING:

DESIGNED BY: *MM*
 DRAWN BY: *MM*
 CHECKED BY: *MM*
 DATE: 7/03

REVISIONS
JOB 00215
DATE 7/03
A-13
14

[Signature]

3

PAINT NOTES:

PRESSURE CLEAN (min. 2500 psi) ALL EXTERIOR STUCCO AND EXPOSED CONCRETE WALL SURFACES TO BE PAINTED AND/OR WATERPROOFED BEFORE APPLYING MILDREW WASH TO KILL ANY MOLD AND/OR MILDREW BEFORE APPLYING MILDREW WASH TO KILL ANY MOLD AND/OR MILDREW BEFORE PRESSURE CLEANING.

CLEAN ALL EXISTING PEELING AREAS AND REMOVE DAMAGED COATING. APPLY WEATHER-FLEX #901 SEALER AT A SPREAD RATE OF 250 SQ. FT. PER GAL. TO ALL PRESSURE CLEANED SURFACES TO INCLUDE ALL VERTICAL SURFACES THAT ARE TO BE COATED WITH ELASTOMERIC WATERPROOFING.

PREPARE AND PATCH ALL CRACK, LOOSE OR BROKEN STUCCO, AND SPALLED CONCRETE.

INSPECT ALL SURFACES AREAS TO DETERMINE WHICH NEED REPAIR BEFORE BEGINNING WORK.

SPOT PRIME EXISTING METAL RAILING AS REQUIRED.

DETAIL ALL HAIRLINE CRACKS LESS THAN 1/16 IN. WITH WEATHER-FLEX #200 ELASTOMERIC PATCH; BRIDGE CRACKS WITH MIN. 2 IN. ON BOTH SIDES AND CROWN CENTER DIRECTLY OVER CRACK TO ALLOW FOR THERMAL MOVEMENT.

ROUT OPEN ALL CRACKS GREATER THAN 1/16 IN. TO FORM A "V" OR "U" SHAPE, DUST CLEAN, AND PACK WITH WEATHER-FLEX URETHANE SEALANT; FORCE THE CRACK INTO THE CRACK TO ENSURE PROPER ADHENSION, ALLOW TO TACK CURE, THEN APPLY A DETAILED COAT OF WEATHER-FLEX #200 ELASTOMERIC PATCHING COMPOUND AS OUTLINED IN STEP ABOVE.

REPAIR ALL LOOSE, SPALLING, OR DAMAGED STUCCO, AS REQUIRED; WHEN IN DOUBT ABOUT LOOSE OR POORLY BONDED STUCCO, "SOUND OUT" IF HOLLOW SOUND IS TRANSMITTED, REMOVE SECTION OF AFFECTED STUCCO AS IT IS NOT BONDED TO THE SUBSTRATE.

PRIME ALL FRESH STUCCO REPAIRS WITH # 502 PRIMER.

CAULKING:

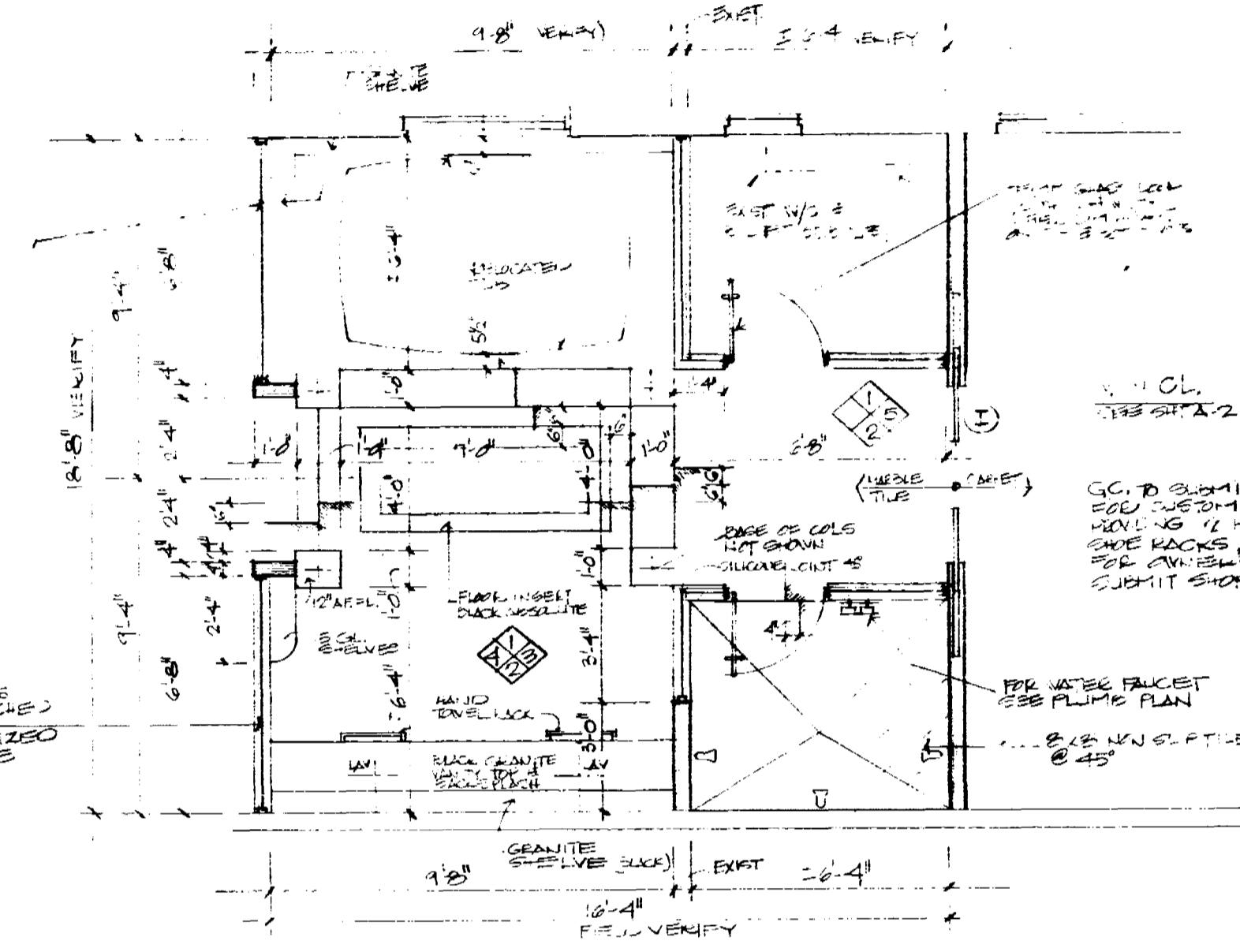
- A. SOLVENT Wipe ALL METAL TO BE CAULKED.
- B. APPLY A COMPLETE AND CONTINUOUS BEAD OF WEATHER-FLEX URETHANE SEALANT CENTERED OVER JOINT FORMER BETWEEN METAL FRAME AND STUCCO SURFACE.
- C. TOOL JOINT TO ENSURE PROPER ADHENSION.
- D. CHANGE OF DIRECTION - 90 DEG. ANGLE: APPLY A COMPLETE AND CONTINUOUS APPLICATION OF WEATHER-FLEX URETHANE SEALANT OVER ALL 90 DEG. ANGLES, BOTH HORIZONTALLY AND VERTICALLY.

PAINT TO BE AS MANUFACTURED BY SHERWIN-WILLIAMS OR APPROVED. EQUAL COLORS TO BE SELECTED BY ARCHITECT AND/OR OWNER.

- * STUCCO, CONCRETE;
- TWO COATS A-100 LATEX-FLAT.
- * METAL GALVANIZED;
- ONE COAT GALVITE.
- TWO COATS SILICONE ALKYD ENAMEL-GLOSS.
- * METAL, ORNAMENTAL IRON (REFINISHED);
- TWO COATS A-100 SATIN LATEX HOUSE AND TRIM.
- * GYPSUM BOARDS (WALLS, CEILINGS);
- ONE COAT PROMAR 200 LATEX PRIMER.
- TWO COATS PROMAR 200 LATEX-FLAT.
- * GYPSUM BOARD (BATHROOMS);
- ONE COAT PROMAR 200 LATEX WALL PRIMER.
- TWO COATS PROMAR 200 LATEX SEMI-GLOSS.
- * WOOD AND TRIM (EXTERIOR);
- ONE COAT A-100 ALKYD EXT. WOOD PRIMER.
- TWO COATS A-100 SATIN LATEX HOUSE AND TRIM.
- * WOOD AND TRIMS (INTERIOR);
- ONE COAT PROMAR 200 ALKYD ENAMEL UNDERCOATER.
- TWO COATS PROMAR 200 SEMI-GLOSS ENAMEL.
- * PROVIDE 4" X 8" PANEL SAMPLES ON BUILDING WALL FOR FINAL COLOR APPROVAL.

MILLWORK NOTES:

- Millwork contractor to verify all dimensions and conditions at the job site (building) affecting his work prior to shop drawing submittal.
- Millwork contractor is responsible for all fittings and details. His work shall be set plumb, level and square and it shall sit tight against adjacent surfaces.
- Coordinate with General Contractor for location and installation of wood blocking for anchorage.
- Where electrical work is called for in cabinetry, lighting fixtures to be provided by cabinet contractor. All cut-outs for switches, outlets and wiring, as required, are to be by millwork contractor and coordinated with electrical contractor.
- All cabinets to be constructed of 3/4" plywood throughout.
- General Contractor to provide in-wall blocking for all millwork, counters, wood base, desks, and the like, whether or not indicated on details.



MASTER BATH ROOM PLAN 2/8

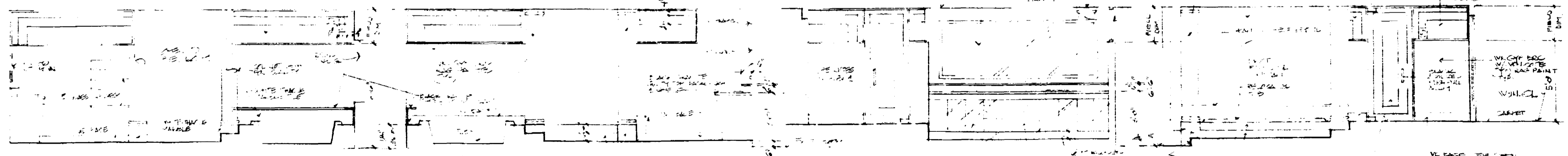
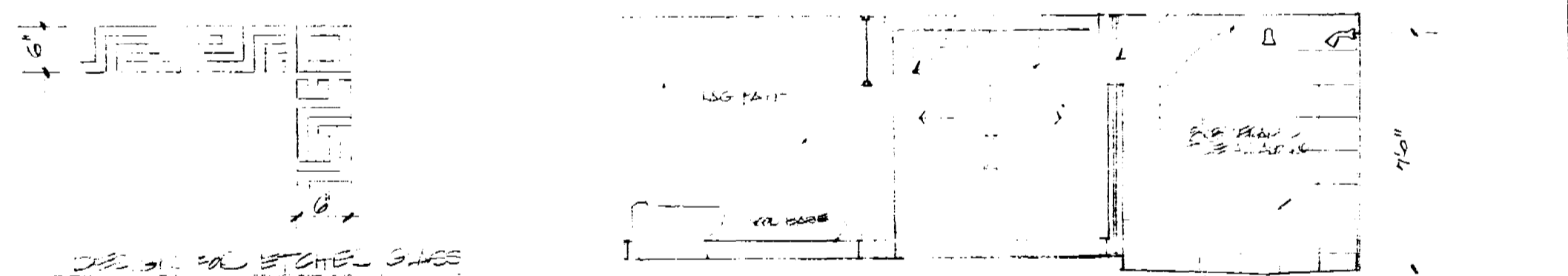
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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

Num 9-817
 AS/10/97

BUILDING: _____
 ZONING: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____



ELEV 4

ELEV 5

ELEV 2

ELEV 1

REVISIONS

JOB 93212

DATE 7/93

A-14

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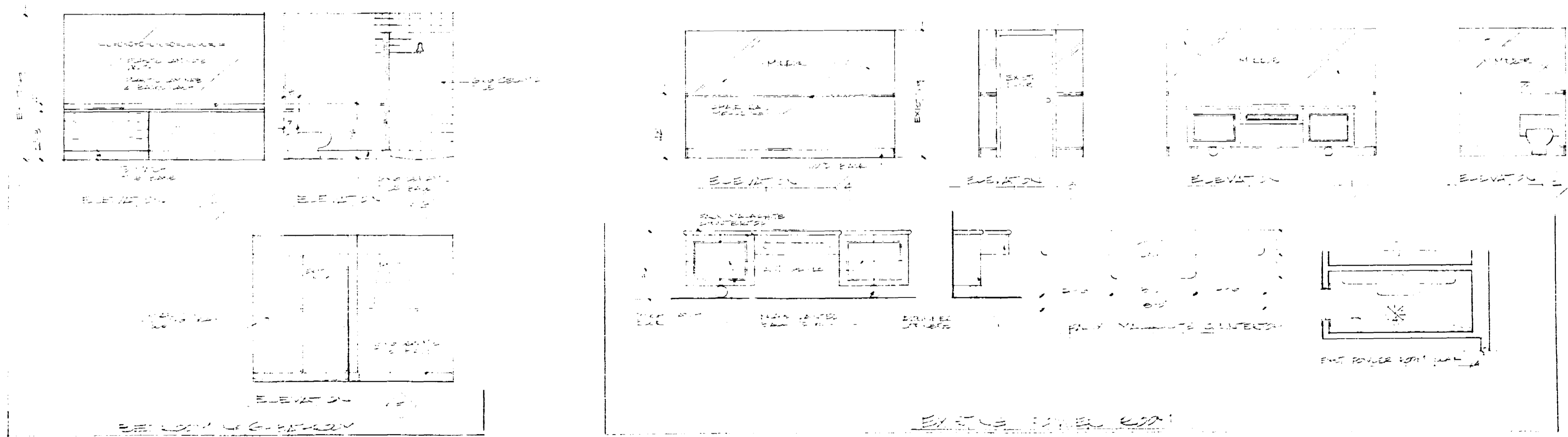
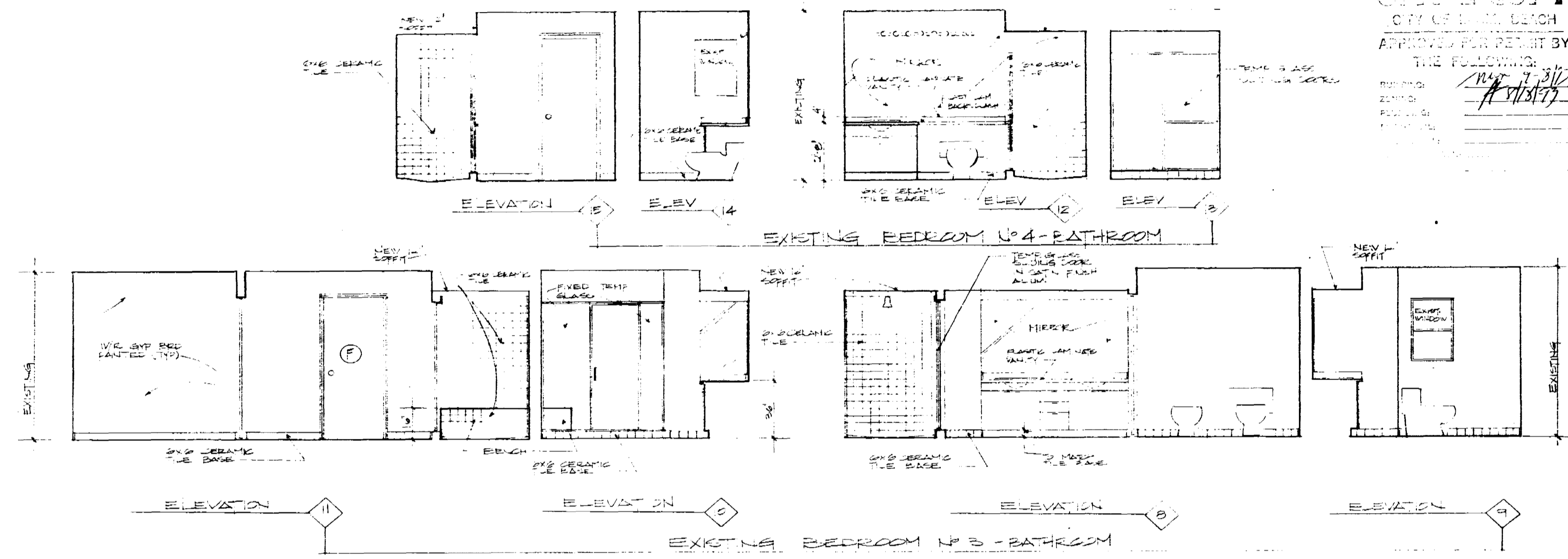
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Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

NOTES FOR ESTHROOM & BEDROOM UP
ELEVATIONS ARE SAME BUT REVERSED

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THE FOLLOWING:
BUILDING ZONING PERMITS DEPARTMENT
DATE: 7/31/03
BY: [Signature]



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**Addition and Remodeling for:
RESIDENCE OF MR. ELIAS ABOUD**

REVISIONS
JOB 93212
DATE 7/03
A-15
16

3

FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
2 CAR GARAGE	EXISTING	---	EXISTING	TYPE X GYP BO	PAINTED	
POVER	2" x 2" TILE	WOOD	GYPSUM BOARD	GYPSUM BOARD		* CONSULT ARCHITECT
LIVING ROOM	↓	↓	↓	↓		
KITCHEN EATING	↓	↓	↓	↓		
MASTER BEDROOM	CARPET	↓	↓	↓		
MASTER BATHROOM	0" CERAMIC TILE	0" CERAMIC TILE FULL HEIGHT SHOWER	1/2" GYP BOARD	1/2" GYP BOARD		
CLOSET	CARPET	WOOD	GYPSUM BOARD	GYPSUM BOARD		
BEDROOM 2	↓	↓	↓	↓		
WALK-IN-CLOSET	↓	↓	↓	↓		
BEDROOM 3	↓	↓	↓	↓		
CLOSET	↓	↓	↓	↓		
BATHROOM	0" CERAMIC TILE	0" CERAMIC TILE FULL HEIGHT SHOWER	1/2" GYP BOARD	1/2" GYP BOARD		
A/HU	2" x 2" TILE	WOOD	GYPSUM BOARD	GYPSUM BOARD		
WASHER/DRYER	↓	↓	↓	↓		
CORRIDOR	↓	↓	↓	↓		

SPACE	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
DRESSING	0" CERAMIC TILE	0" CERAMIC TILE	1/2" GYP BOARD	1/2" GYP BOARD		* CERAMIC TILE GRANITI
BATHROOM	↓	↓	↓	↓		
CLOSET	↓	↓	↓	↓		
STAIRS & LANDING	2" x 2" MARBLE TILE	---	WOOD	---		
TERRACE	---	---	---	---		
BAR-B-Q AREA	---	---	---	TRELLIS		

DOOR SCHEDULE

MARK	DIMENSIONS	TYPE	CONSTR	MATERIAL	FRAME	FINISH	REMARKS
A	36" x 60" x 3/4"	FRENCH	1	ENCE PLUE	WOOD/GLASS	WOOD	PAINT
B	36" x 60" x 3/4"	FRENCH	1	SOLID CORE	WOOD	---	
C	36" x 60" x 3/4"	FRENCH	1	SOLID CORE	WOOD	---	
D	36" x 60" x 3/4"	FRENCH	1	SOLID CORE	WOOD	---	
E	EXISTING	---	---	---	---	---	① ② ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT
F	36" x 60" x 3/4"	---	---	---	---	---	
G	36" x 60" x 3/4"	---	---	---	---	---	
H	36" x 60" x 3/4"	---	---	---	---	---	
I	36" x 60" x 3/4"	POCKET	1	SOLID CORE	---	---	③ ④ 2 PANELS SHAPED TO SEE PERMITS ELEVATION
J	36" x 60" x 3/4"	BI-FOLD	1	FULL LOUVERED	---	---	
K	36" x 60" x 3/4"	---	---	---	---	---	
L	36" x 60" x 3/4"	---	---	---	---	---	
M	36" x 60" x 3/4"	---	---	---	---	---	
N	36" x 60" x 3/4"	FRENCH	1	SINGLE PANE	WOOD/GLASS	WOOD	

APPLICABLE ITEMS OF CHAPTER 30 OF METRO CODE RE: INTRUSION AND BURGLARY SECURITY

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE § C.
- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSER.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- FRAMES OF ALL EXTERIOR OPENING TYPE IN SWING DOORS SHALL BE RAMBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE SWINGING EXTERIOR DOORS IF WOOD SHALL BE SOLID CORE OF NOT LESS THAN 1 3/4" THICK.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES - STANDARD Z97.1.
- VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 48" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTES - STANDARD Z97.1.
- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

NOTES:
 1. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 2. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 3. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 4. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 5. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
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 7. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 8. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 9. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.
 10. ALL EXISTING DOORS & FRAME TO RECEIVE NEW PAINT.

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 BUILDING
 ZONING
 PLUMBING
 ELECTRICAL
 MECHANICAL
 FIRE
 AIR CONDITIONING

FINISH SCHEDULE

MAIN RESIDENCE

SPACE	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
PORCH	2" x 2" MARBLE TILE	---	EXISTING	EXISTING		
STAIRS	↓	---	---	---		
EXTERIOR WALK	↓	---	---	---		
POOL DECK	↓	---	---	---		SEE FLOOR PLAN
ENTRY/COVER	EXISTING	EXISTING	EXISTING	EXISTING		
SWEET ROOM	↓	---	---	---		* SEE SHEETS A-12 & A-13
DINING ROOM	↓	---	---	---		* NEW WALL - GYP BO W/SHOWER TO MATCH EXIST. SEE SHEET A-13
BREAKY	HARDWOOD & EXISTING	EXISTING - EXTEND AS SHOWN	---	---		* SEE BOOKSHELVES SHEET A-13
GARDEN ROOM	CERAMIC TILE ON CONCRETE	---	---	---		
FAMILY ROOM	HARDWOOD	---	---	---		
HALL	↓	---	---	---		
POWDER ROOM	↓	WOOD	---	---		* SEE ELEVATIONS
KITCHEN	EXISTING	WOOD MOLDING	---	---		* SEE ELEVATIONS * SEE KITCHEN WOOD CUT. A-11
LAUNDRY	↓	EXISTING	---	---		
MAID'S ROOM	↓	---	---	---		
OUTROOM	↓	---	---	---		
CLOSET	↓	---	---	---		
STORAGE 1 & 2	↓	---	---	---		
STAIRS & LANDING	PAV. TRAVERTINE & CARPET	---	---	---		* SEE ALLOWANCE
SERVICE STAIRS	CARPET	WOOD	---	---		
POVER	HARDWOOD	WOOD	---	---		
BART & WAIT CORRIDOR	CARPET	---	---	---		
MASTER BEDROOM	CARPET	---	---	---		* BAG PAINT - SEE ALLOWANCE
HALL	↓	---	---	---		* WHITE TRUSS
UTILITY/TUB	↓	---	---	---		* BAG PAINT - SEE ALLOWANCE
WATER CLOSET	↓	---	---	---		
SHOWER	0" CERAMIC TILE	---	---	---		
WALK-IN-CLOSET	CARPET	---	---	---		
SITTING AREA/BAR	HARDWOOD	---	---	---		
BEDROOM 2	CARPET	---	---	---		
CLOSET	↓	---	---	---		
WALK-IN-CLOSET	↓	---	---	---		
DRESSING/SHOWER	0" CERAMIC TILE	0" CERAMIC TILE	---	---		* 0" CER. TILE FULL HEIGHT AROUND SHOWER
WATER CLOSET	↓	---	---	---		
BEDROOM 3	CARPET	---	---	---		
CLOSET	↓	---	---	---		
BATHROOM	0" CERAMIC TILE	0" CERAMIC TILE	---	---		* 0" CER. TILE FULL HEIGHT AROUND SHOWER
BEDROOM 4	CARPET	---	---	---		
WALK-IN-CLOSET	↓	---	---	---		
BEDROOM	0" CERAMIC TILE	0" CERAMIC TILE	---	---		* 0" CER. TILE FULL HEIGHT AROUND SHOWER
BEDROOM 5	HARDWOOD	---	---	---		
CLOSET & B.C.	↓	---	---	---		
BEDROOM 6	CARPET	---	---	---		
WALK-IN-CLOSET	↓	---	---	---		
BATHROOM	0" CERAMIC TILE	0" CERAMIC TILE	---	---		* 0" CER. TILE FULL HEIGHT AROUND SHOWER
HALLWAY	HARDWOOD	---	---	---		
POORHOUSE	CARPET	---	---	---		
WEST BALCONY	EXIST *	---	---	---		* INSTALL NEW TILE AS REQD. TO MATCH SWINGING.
EAST BALCONY	↓	---	---	---		

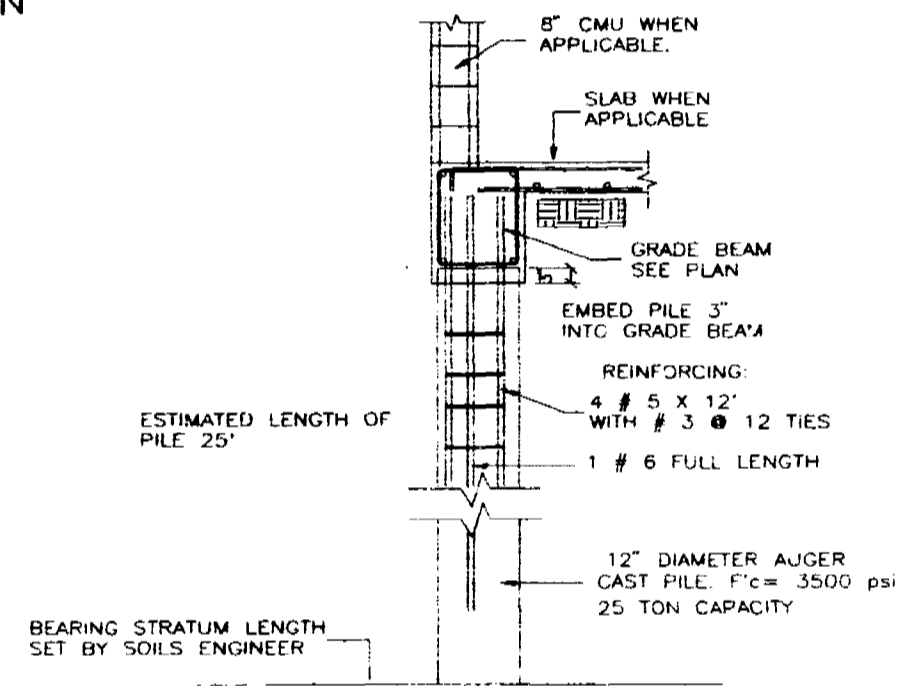
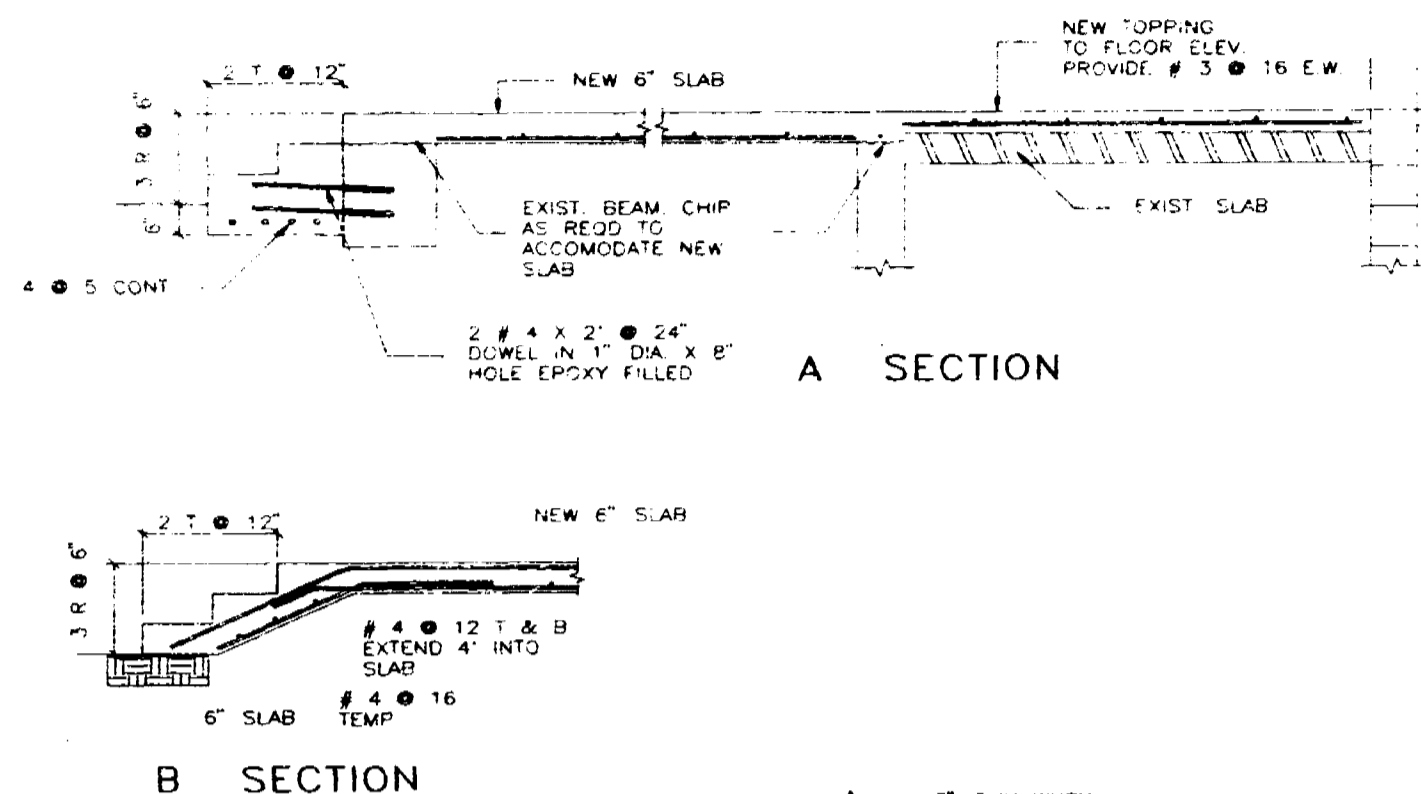
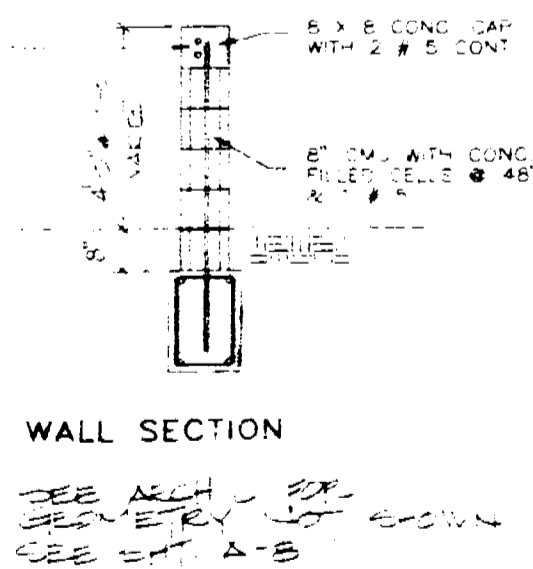
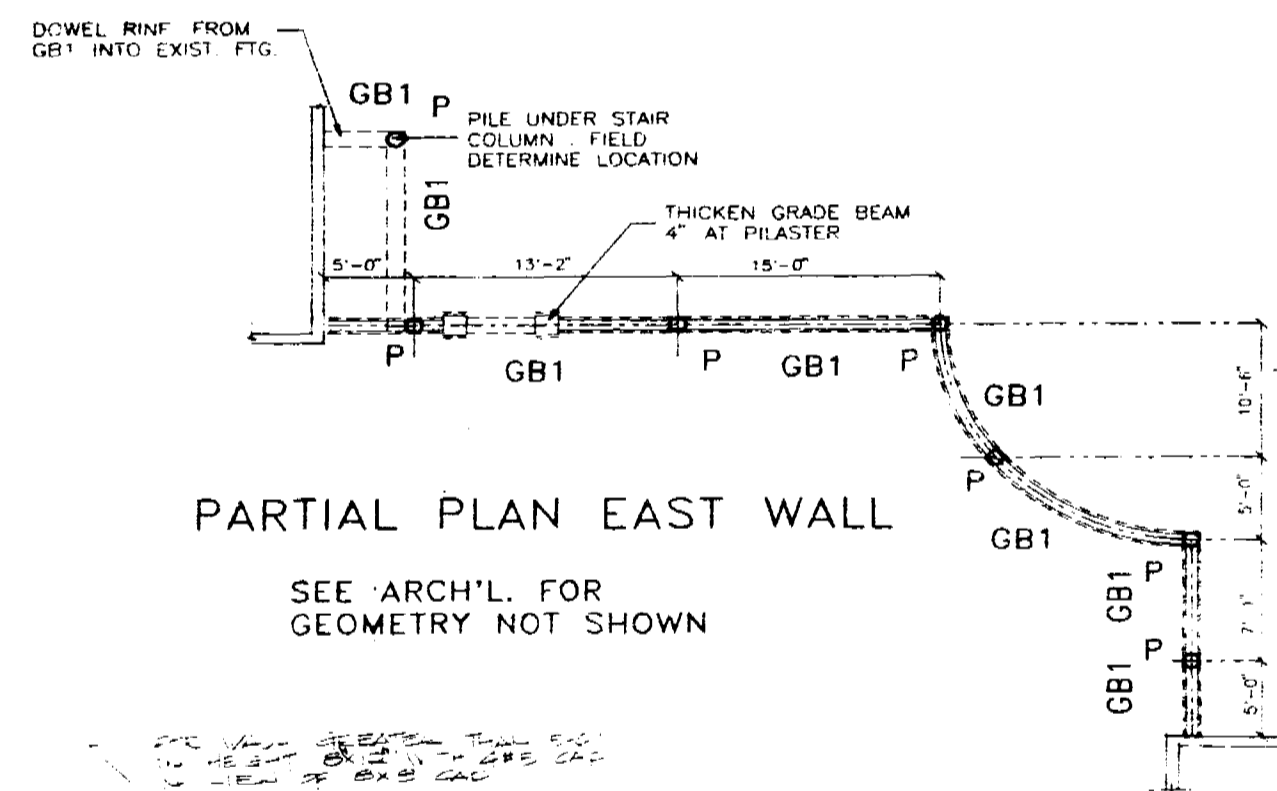
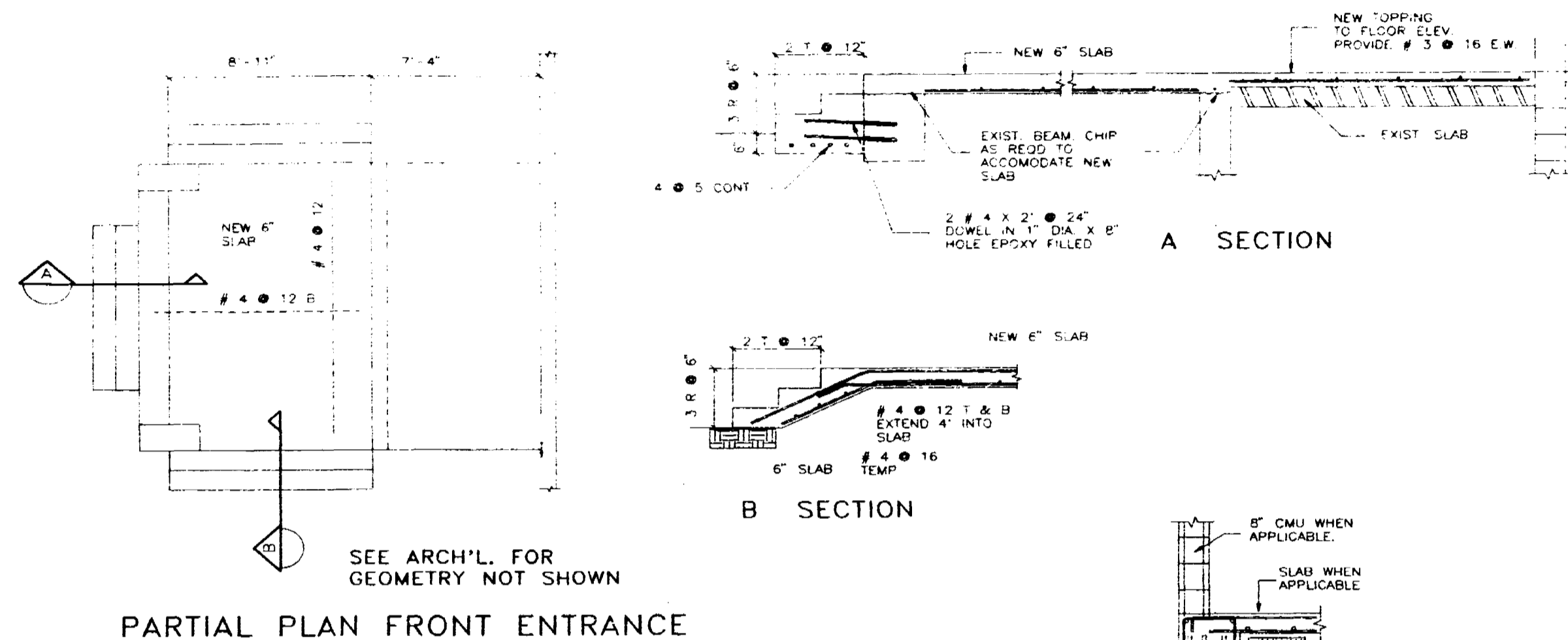
NOTES:
 1. ALL NEW WOOD SURFACES TO RECEIVE NEW PAINT.
 2. PREPARE ALL EXISTING PAINTED SURFACES TO RECEIVE NEW PAINT.
 3. ALL DOORS, FRAMES, BASES, WALLS AND CEILING TO BE PAINTED.
 4. ON SECOND FLOOR: ALL NEW HARDWOOD FLOOR FINISH TO BE GRUBED.

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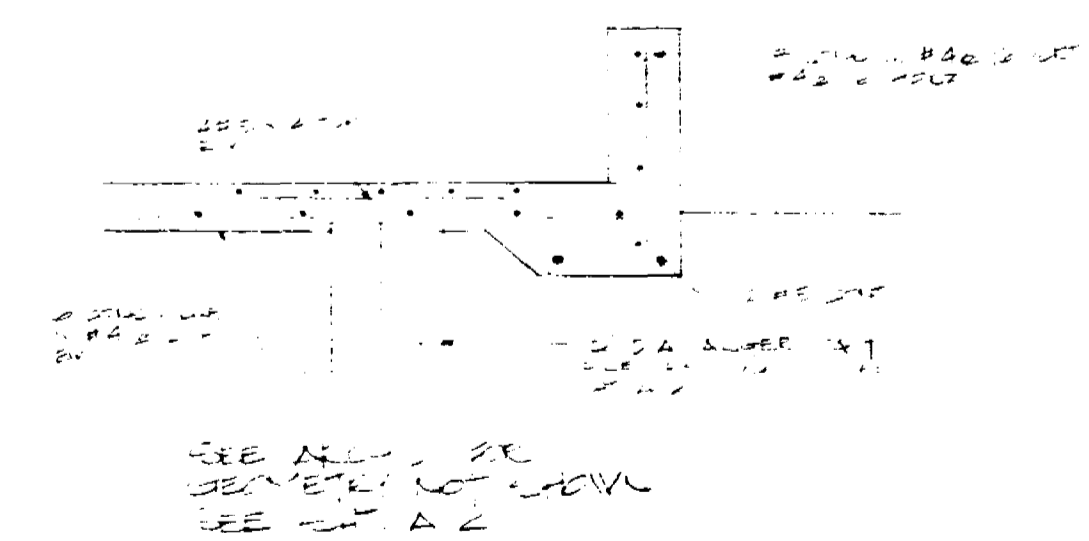
Addition and Remodeling for:
 RESIDENCE of MR. ELIAS ABOUD

REVISIONS
 JOB 93212
 DATE 7/93
 A-16
 17

3



- 1- PILE LENGTH BASED ON PILE AUGERED 5' INTO ROCK STRATUM. SOIL ENGINEER SHALL INSPECT ALL PILE INSTALLATIONS.
- 2- ALL PILES SHALL BE CENTERED WITH GRADE BEAM CENTROID. NOTIFY ENGINEER ON ALL ECCENTRICITIES BETWEEN PILE & GRADE BEAMS. IF REQUIRED ADDITIONAL FRAMING WILL BE PROVIDED.



- 1.0 GENERAL STRUCTURAL NOTES
- GENERAL:
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH CIVIL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE DERESSED SLABS, SLOPES, DRAINAGE, OUTLETS, RECESSES, OPENINGS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC.
 - ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND THE LATEST ACI, ASTM, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.
 - CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
 - NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.
- 1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS
- | | |
|-------------------|------------------------------|
| ROOF | 30 PSF. |
| FLOOR LOADS | 40 PSF. |
| STAIR & CORRIDORS | 100 PSF. |
| WIND | AS PER S.F.B.C. FOR 120 MPH. |
- 2.01 FOUNDATIONS:
- FOUNDATIONS ARE BASED ON AUGER CAST CONCRETE PILES. PILES HAVING THE FOLLOWING SIZE AND CAPACITY.
 - 12" DIAMETER 25 TONS, COMPRESSION
 - LENGTH OF PILES SHALL BE BASED ON THE APPROVAL OF THE SOILS ENGINEER MONITORING THE PILE INSTALLATION.
 - CENTER LINE OF PILE SHALL BE CENTER LINE OF GRADE BEAM AND COLUMNS (U.O.M.)
- 3.01 GROUND FLOOR SLABS:
- SLAB SHALL BE POURED OVER 1 LAYER OF PLASTIC MEMBRANE, 6 MILL VISQUEEN OR SIMILAR.
- 4.01 CONCRETE:
- CAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH ACI-318 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI
 - ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES
- 5.0 REINFORCEMENT FOR CONCRETE:
- SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60
 - ALL BARS SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-318. PLACING OF BARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS"
 - UNLESS OTHERWISE SHOWN ON PLANS, LAP ALL BARS 36 BAR DIAMETERS. BEND ALL HORIZONTAL BEAM AND WALL BARS 12" AROUND CORNERS.
 - MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.

1. CONCRETE BEAMS AND COLUMNS	1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER	2"
3. CONCRETE DEPOSIT AGAINST GROUND	3"
4. STRUCTURAL SLABS	3/4"

- 7.0 MASONRY:
- NON-LOAD BEARING MASONRY SHALL CONFORM TO ASTM C129 "HOLLOW NON-LOAD BEARING CONCRETE MASONRY UNITS". PLACEMENT SHALL BE MADE AFTER OVERHEAD STRUCTURAL UNIT DEFLECTS DUE TO APPLIED LOADING.
 - LOAD-BEARING MASONRY (NON-REINFORCED) SHALL CONFORM TO ASTM C90 "HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS", AND HAVE A COMPRESSIVE STRENGTH OF 1500 PSI. ALL LOAD-BEARING MASONRY SHALL BE PLACED PRIOR TO THE CONCRETE PLACEMENT OF COLUMNS OR BEAMS.
 - MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS OF ASTM C270 EXCEPT THAT SLAG CEMENTS SHALL NOT BE USED. MORTAR SHALL BE TYPE M. MINIMUM COMPRESSIVE STRENGTH 8 28 DAYS OF 2000 PSI. MINIMUM MIXING TIME FIVE MINUTES AFTER ALL INGREDIENTS ARE ADDED.
 - ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH "DURO-G-WALL" TRUSS TYPE, STANDARD No. 8 MASONRY REINFORCEMENT OR A/E APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE AND CONNECTED TO COLUMNS WITH DOVETAIL ANCHORS (1" X 5" X 12 GAGE CORRUGATED, GALVANIZED) IN DOVETAIL SLOTS (20 GAGE GALVANIZED). ALL MASONRY CELLS ADJACENT TO COLUMNS SHALL BE FILLED WITH MORTAR TO BOND ANCHOR.
 - ALL MASONRY SHALL BE PLACED TRUE AND PLUMB.
- 9.0 TIMBER:
- ALL TIMBER DESIGN AND FABRICATION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND 1ST FASTENINGS"
 - SUBMIT SHOP DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 - ALL TIMBER SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.
 - ALL MATERIALS AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.
 - PROVIDE HURRICANE ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.
 - USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

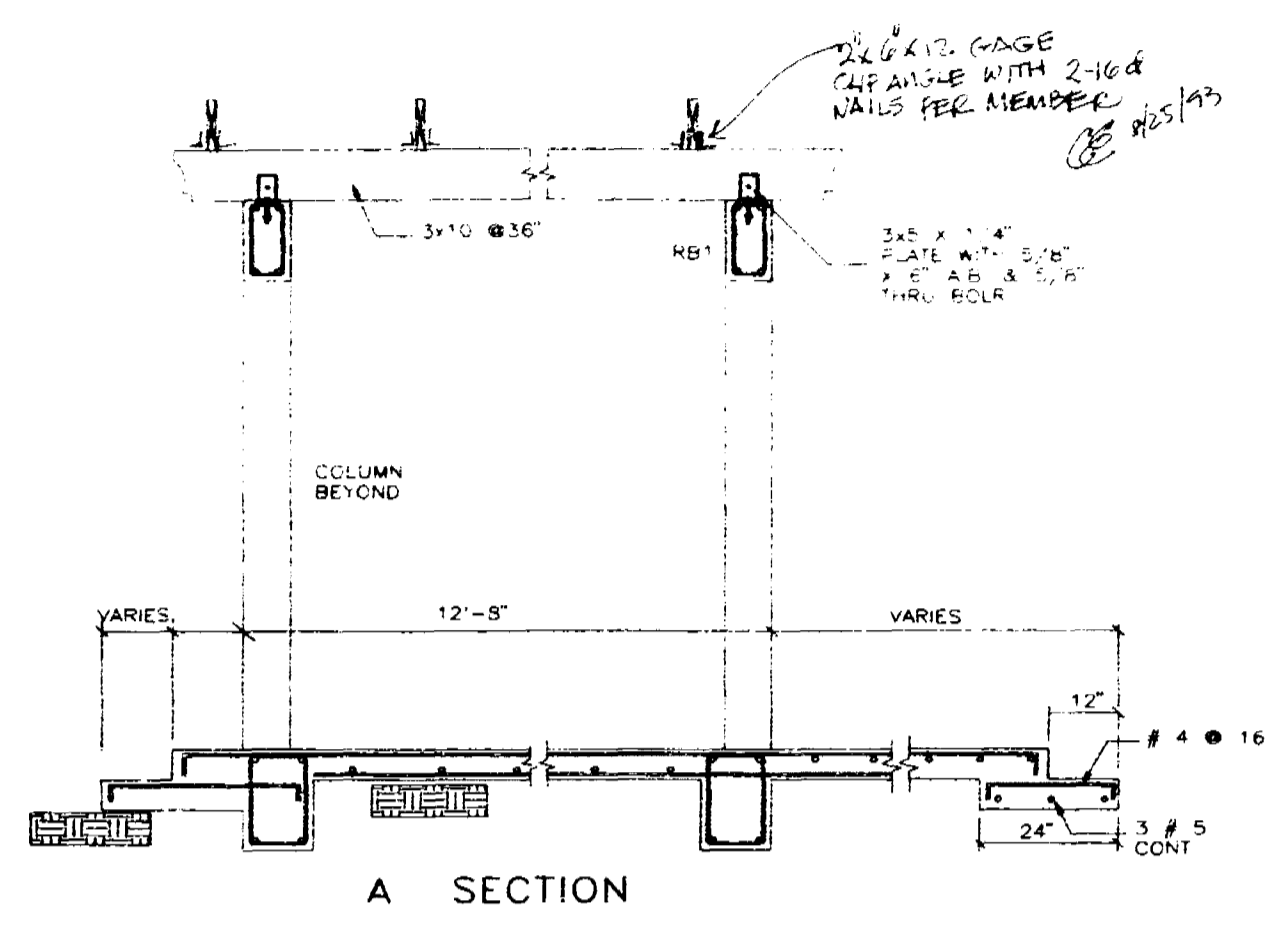
BENDING STRESS:	1,200 PSI
MODULUS OF ELASTICITY:	1,700,000 PSI
- 10.0 PLYWOOD SHEATHING:
- SHEATHING SHALL HAVE A MINIMUM THICKNESS OF 5/8" PLYWOOD PANEL SHALL BE NAIL TO SUPPORTS WITH 8d NAILS AT SPACING OF 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: *M.A. 9-28/92*
ZONING: _____
PLAT: _____
ELECTRICAL: _____
MECHANICAL: _____
ENGINEER: _____

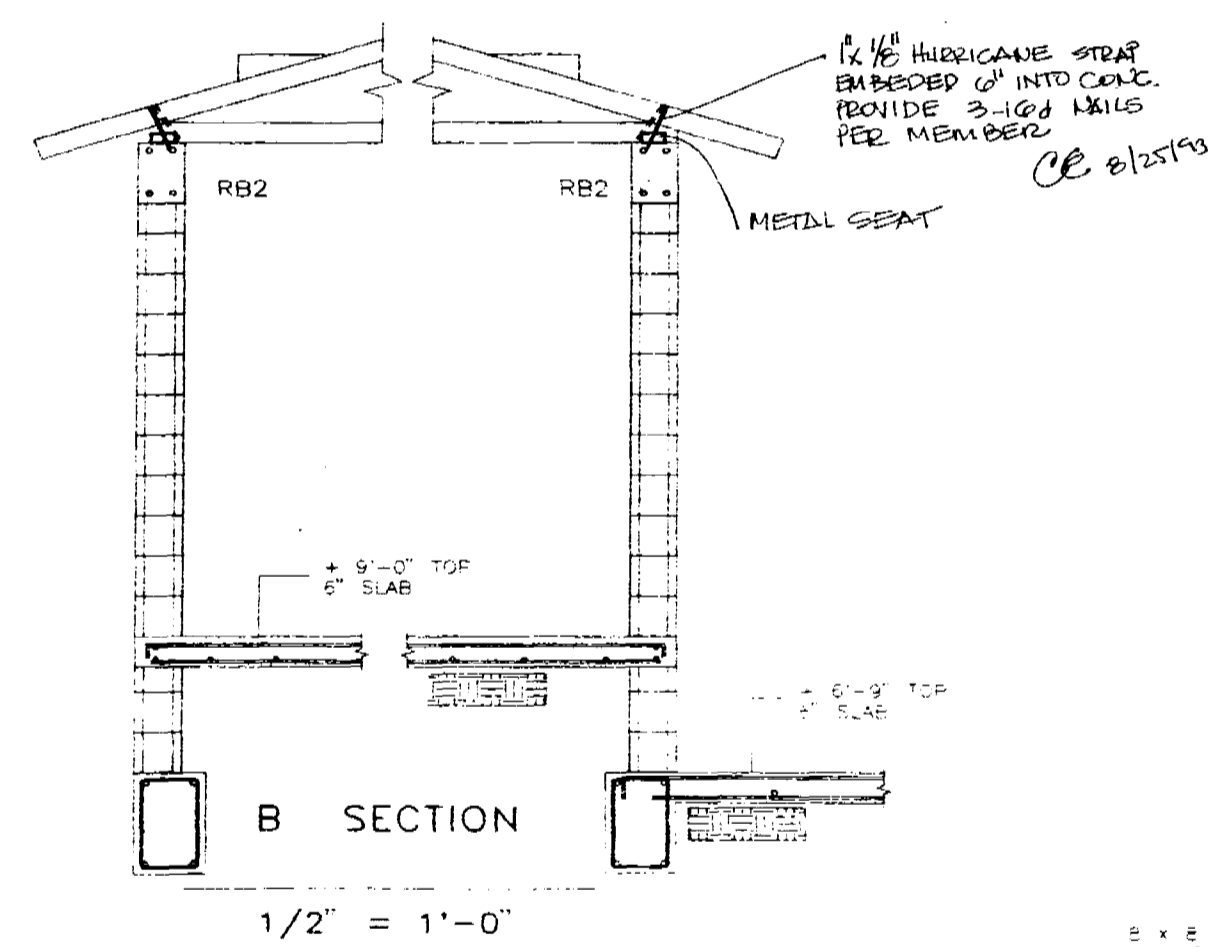
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RESIDENCE of MR. ELIAS ABOUD

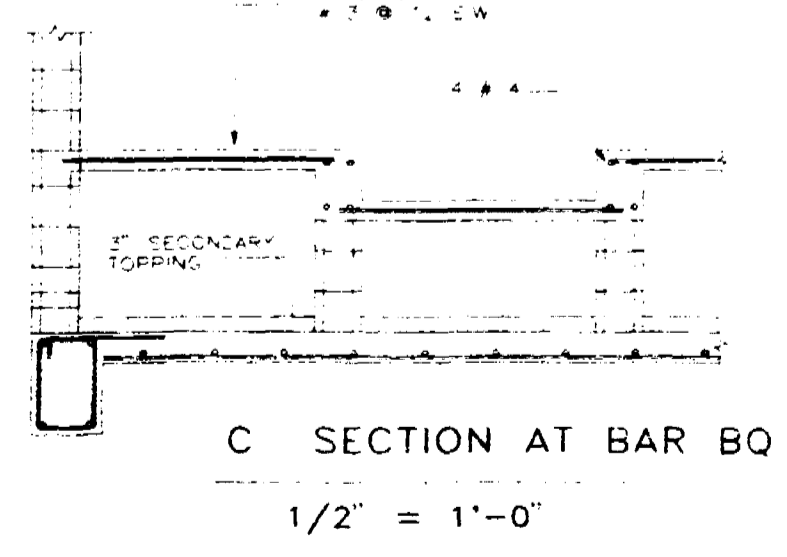
REVISIONS
 JOB 93212
 DATE 8/93
S-1
18



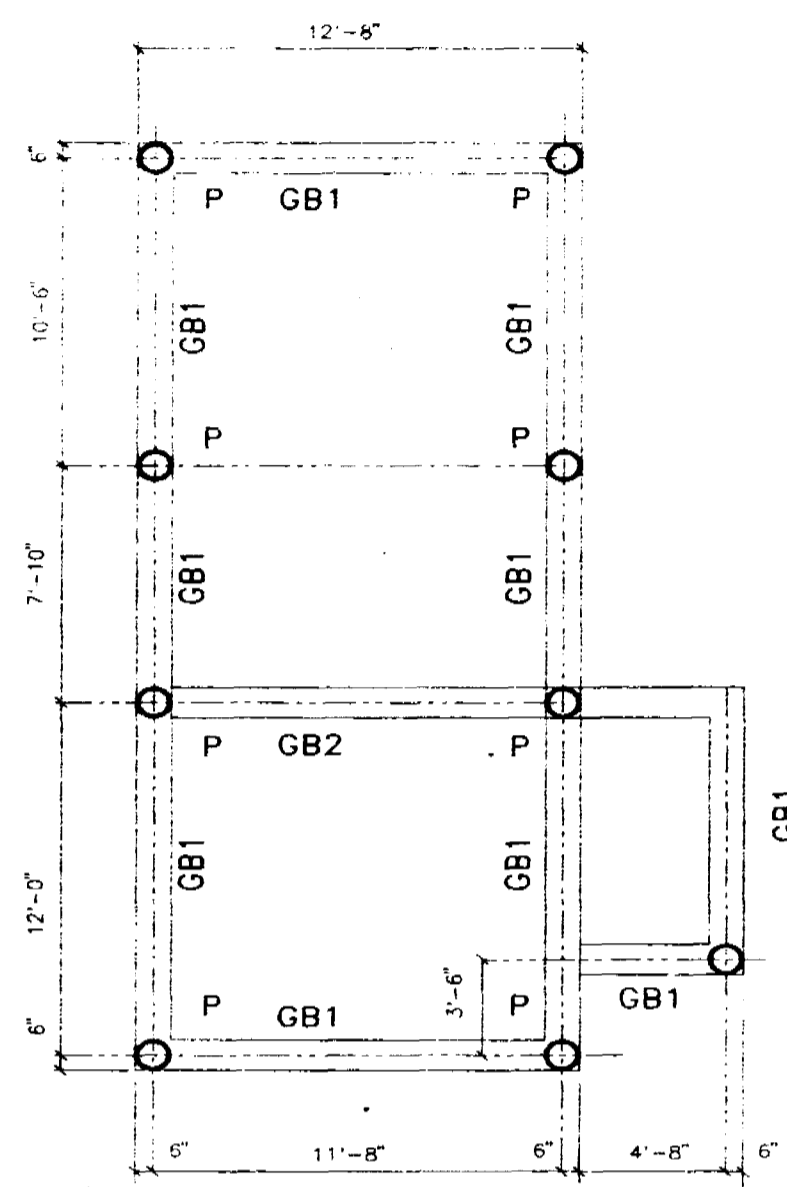
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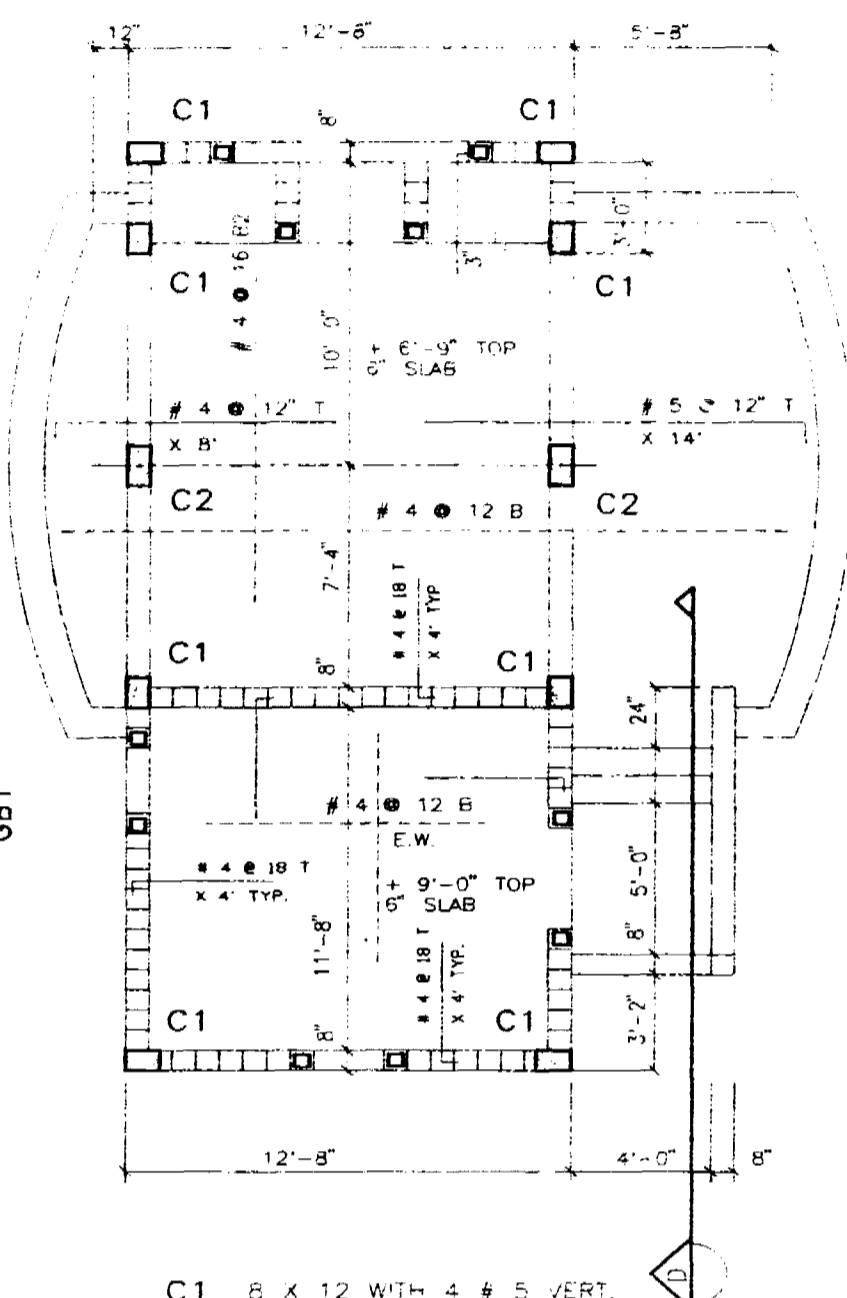
B SECTION



C SECTION AT BAR BQ

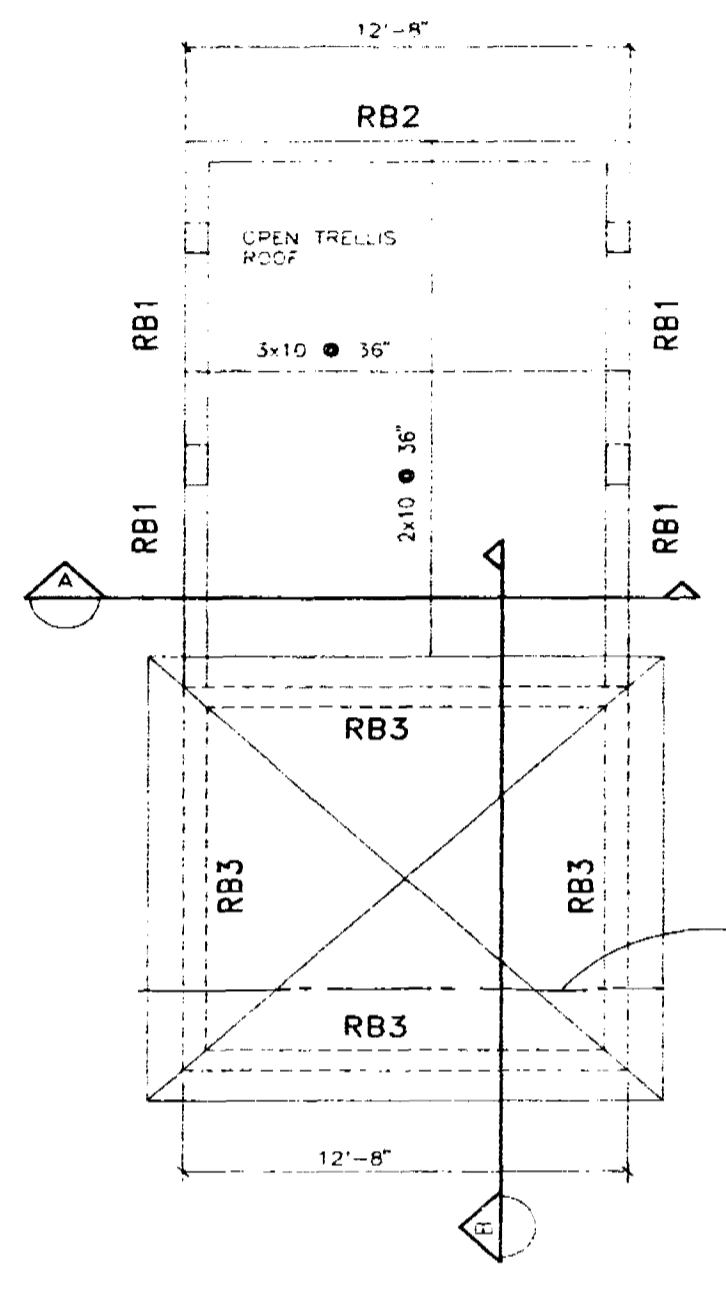


P 12" DIAMETER AUGER CAST PILE
25 TON CAPACITY



C1 8 X 12 WITH 4 # 5 VERT.
3 @ 12 TIES

C2 8 X 16 WITH 4 # 5 VERT.
3 @ 8 TIES

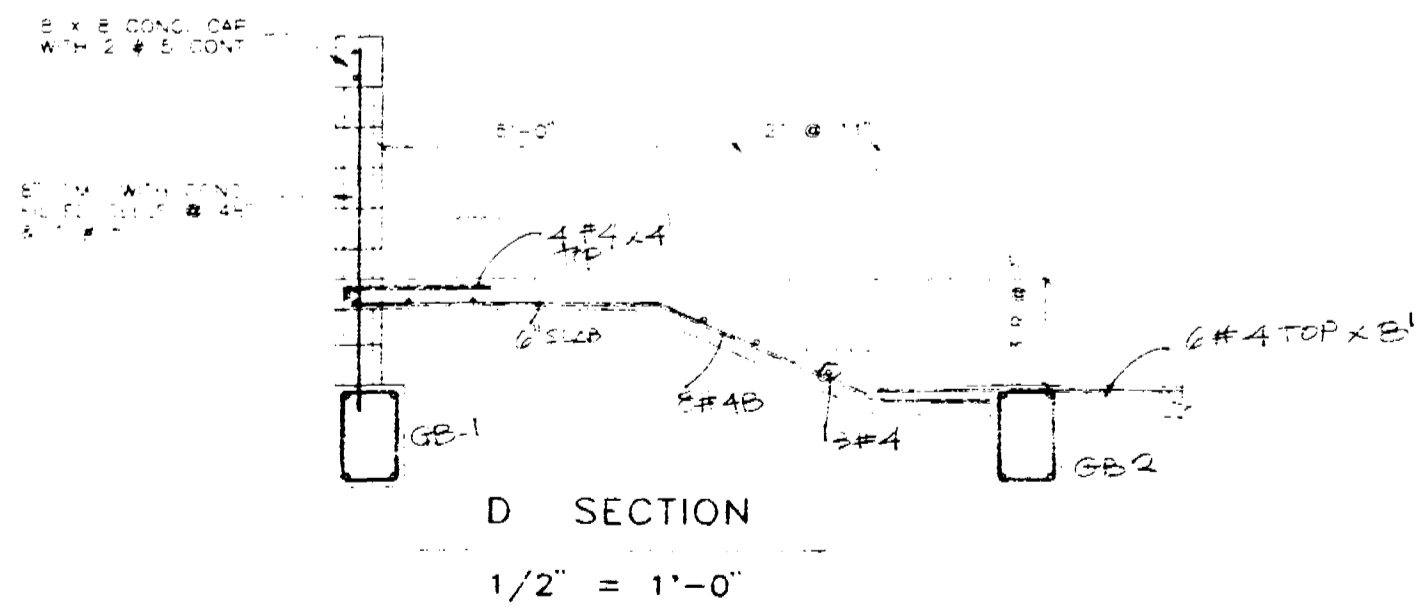


WOOD TRUSSES
@ 24" O.C. UNDER
5/8" EXT. PLYND.

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING		STIRRUPS
			BOT	TOP	
GB1	12 X 20		3 # 6	3 # 6	# 3 @ 12
GB2	12 X 20		3 # 6	3 # 7	# 3 @ 12
RB1	8 X 12	15'-10"	2 # 5	2 # 5	# 3 @ 9
RB2	8 X 12	15'-10"	2 # 5	2 # 5	# 3 @ 48
RB3	8 X 12	17'-2"	2 # 5	2 # 5	# 3 @ 48

NOTES: RB1, RB2, RB3 SEE ARCH. FOR GEOMETRY. PROVIDE 1/4" DIA. GUSSET AT ARC SIDE.



D SECTION

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APPROVED FOR PERMIT BY
THE FOLLOWING:

DATE: Mr. 9-31-72
DESIGNED BY: _____
CHECKED BY: _____
PERMITTED BY: _____
EXT. REVIEWER: _____

MARTINEZ POSE
ARCHITECTS
4131 LACUNA - CORAL GABLES - FL. 33146 - (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
JOB 83212
DATE 8/83
S-2
19

COMBINED ENGINEERING SCIENCES
270 - 9101

8-11-72

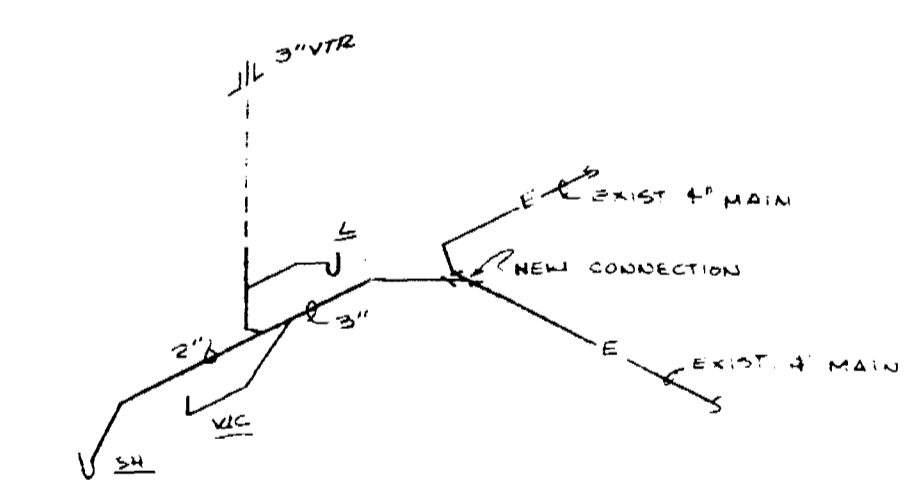
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GENERAL NOTES

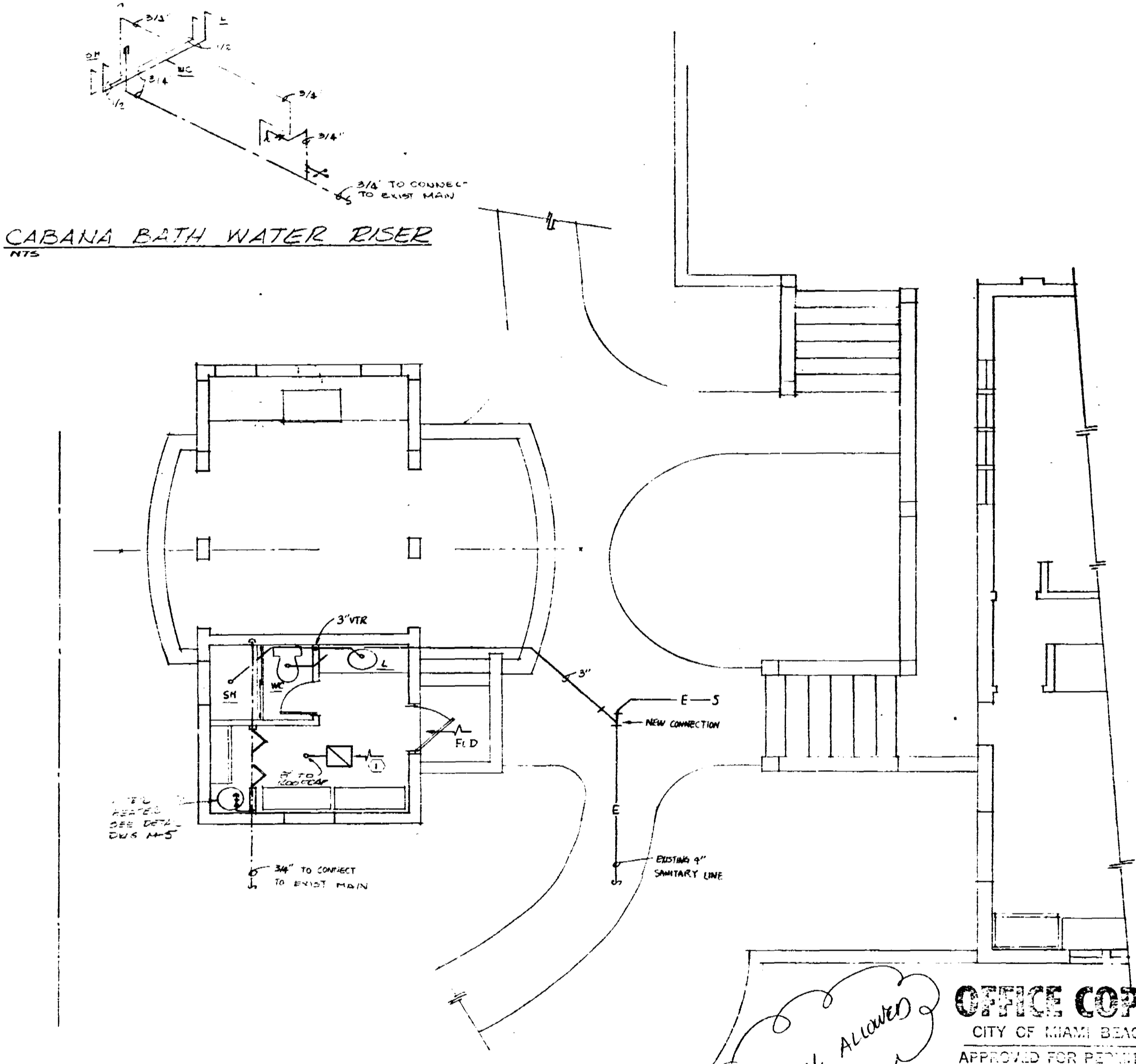
1. SCOPE OF WORK:
 - A. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR FOR A COMPLETE HVAC INSTALLATION IN ACCORDANCE TO THESE DIAGRAMMATIC DRAWINGS.
 - B. MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF THE STANDARD BUILDING CODE.
 - C. CONTRACTOR SHALL BASE HIS BID AFTER FAMILIARIZING HIMSELF WITH ALL EXISTING AS-BUILT CONDITIONS.
 - D. EXISTING PLUMBING AND AC EQUIPMENT AT THE GUEST HOUSE SHALL BE REMOVED AND REPLACED BY NEW ONE AS SHOWN. IN MAIN HOUSE REMOVE ALL EXISTING PLUMBING IN THE WAY OF NEW BATHROOM LAYOUT. REPLACE EXISTING GALVANIZED STEEL WATER PIPING WITH NEW COPPER PIPING.
 - E. CONTRACTOR SHALL CHECK ALL CAST IRON PIPING AND REPLACE DAMAGED PORTIONS WITH PVC AS NECESSARY.
 - F. CONTRACTOR SHALL CHECK ALL NEW AND EXISTING WATER AND SANITARY CONNECTIONS PRIOR TO PATING SO AS TO AVOID ANY LEAKS WHICH ARE PRESENTLY EXISTING OR MAY ARISE AS A DIRECT RESULT OF THESE NEW REMODELING.
 - G. CONTRACTOR SHALL SUPPLY AND INSTALL ALL MISSING LINEAR AND CEILING DIFFUSERS PRESENTLY MISSING IN THE MAIN HOUSE AC SYSTEM. CONTRACTOR SHALL ALSO STARTUP EXISTING AC SYSTEMS AND FURNISH A LIST OF NECESSARY REPAIRS TO BE DONE TO EACH UNIT AND SUBSEQUENT COST OF REPAIRS FOR OWNER'S APPROVAL.
 - H. CONTRACTOR TO REPLACE ALL THERMOSTATS IN MAIN HOUSE.
 - I. CONTRACTOR SHALL FLUSH OUT EXISTING MAIN HOUSE WATER HEATER AND REPLACE ELECTRICAL RESISTANCE IF NECESSARY.
 - J. CONTRACTOR SHALL OBTAIN APPROVAL, SHOP DRAWINGS, SUBMITTALS OF MATERIAL AND EQUIPMENT TO SUBSTITUTE BASIS OF DESIGN EQUIPMENT AND MATERIALS NOTED IN THESE DRAWINGS TEN DAYS PRIOR TO BID DATE. AFTER THIS DATE NO SUBSTITUTIONS SHALL BE ADMITTED.
2. CONTRACTOR SHALL VERIFY ALL EQUIPMENT, DUCTWORK, DIFFUSERS AND GRILLES TO WORK AND SET PROPERLY WITH ALL OTHER TRADES AND ASSURE THAT THESE ITEMS DO NOT CONFLICT WITH ELECTRICAL FIXTURE LOCATIONS.
3. VERIFY EXACT ROUTING OF GUEST HOUSE DUCTWORK AND CONDENSATE DRAINS WITH STRUCTURAL ELEMENTS. LOCATION AND SIZE OF ALL SLEEVES THROUGH STRUCTURAL ELEMENTS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO EXECUTION.
4. COORDINATE EXACT LOCATION OF ALL SUPPLY AND RETURN AIR CEILING DEVICES WITH ARCHITECTURAL CEILING AND LIGHT FIXTURE LOCATIONS.
5. EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPER & CONTROLS SHALL BE ADJUSTED TO OBTAIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH SYSTEMS AS INSTALLED. OPERATING POWER REQUIREMENTS FOR EACH ITEM OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER.
6. CONSTRUCT DUCTWORK FROM ONE RICH & ONE HALF INCH THICK FIBERGLASS DUCTBOARD AND METAL SHEET FOR EXHAUST SYSTEM. FABRICATE SEAL AND INSTALL PER LATEST SMACNA LOW VELOCITY DUCT MANUAL RECOMMENDATIONS. SIZE NOTED AND CLEAN INSIDE DIMENSIONS. PROVIDE AIR VOLUME EXTRACTORS, SPLITTER DAMPERS OR ADJUSTABLE TURNING VALVES AT ALL BRANCH TAKE-OFFS AS REQUIRED FOR PROPER AIR BALANCING.
7. AIR DISTRIBUTION DEVICES SHALL BE CONSTRUCTED OF ALUMINUM, AS MANUFACTURED BY TITUS. CEILING DIFFUSER TO BE TITUS SERIES 256 WITH OPPOSED SLICE CAMBERS AND ALL GRILLAGE SHALL BE PAINTED OF SAME COLOR OF THE CEILING IN WHICH IT IS LOCATED.
8. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED. THIS INCLUDES WALL AND ROOF PENETRATIONS AND REQUIRED ELECTRICAL SERVICE AND CONTROL WIRING. PLUMBER IS TO PROVIDE A MINIMUM 1 1/4" RICH CONDENSATE TRAP SEAL AT AC UNIT TO DISCHARGE OUTSIDE OF GUEST HOUSE 6" ABOVE FINISHED GRADE.
9. THERMOSTAT SHALL HAVE A MAGNUM HEATING MODE TEMPERATURE SETTING OF 70 F. AND A MINIMUM COOLING MODE TEMPERATURE SETTING OF 70 F. IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF UP TO 10° BETWEEN FULL HEATING AND FULL COOLING. HEATING AND COOLING TO BE NON-CONCURRENT. THERMOSTAT TO HAVE REQUIRED STAGES OF COOLING AND HEATING FOR COMPATIBILITY WITH AIR CONDITIONING EQUIPMENT PROVIDED. ALL THERMOSTATS SHALL HAVE A "COOL-AUTO-HEAT-OFF" AND FAN "ON-AUTO" SELECTOR SWITCHES.
10. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING AND VENTILATING EQUIPMENT BEFORE STARTING THEM. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.
11. CONTRACTOR SHALL FURNISH THE OWNER WITH ALL OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT INSTALLED. MANUALS SHALL BE BOUND IN THREE RING LOOSE LEAVE BINDERS AND INDEX BY PRODUCT TYPE. ALSO A SECTION WITH THE MANUAL SHALL BE INDEX WITH NAME, TELEPHONE NUMBER AND ADDRESS OF ALL LOCAL SUPPLIERS OF ALL MATERIAL AND EQUIPMENT INSTALLED TOGETHER WITH NAME, TELEPHONE AND ADDRESS OF ALL CONTRACTORS OF THE PROJECT. PROVIDE 3 SET TO BE APPROVED BY ENGINEER.
12. CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM THE DEFECTIVE WORKMANSHIP AND MATERIALS LEGAL NEAR DEFECTS, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER. THE CONTRACTOR SHALL REPAIR AND OR REPLACE ANY DEFECTIVE ITEMS AND ALL DAMAGE RESULTING FROM FAILURE OF THESE ITEMS. AT NO EXPENSE WHATSOEVER TO THE OWNER.
13. CONTRACTOR SHALL PROVIDE 6 SETS OF SHOP DRAWINGS SUBMITTALS FOR ALL MATERIAL AND EQUIPMENT TO BE USED IN THESE PROJECT FOR APPROVAL BY ARCHITECT/ENGINEER.
14. CONTRACTOR SHALL MAINTAIN A SET OF REPRODUCIBLE SHOP DRAWINGS SHOWING AS-BUILT CONDITIONS AS THEY OCCUR. A COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT/ENGINEER PRIOR TO FINAL ACCEPTANCE OF INSTALLATION. THESE DRAWINGS SHALL HAVE ALL INSTALLATIONS REFERENCED BY DIMENSIONS TO A SET REFERENCED FRONT OR POINTS.
15. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY EXISTING MATERIALS THAT WILL NOT BE REUSED AND THAT ARE IN THE WAY OF THE NEW LAYOUT AND WHICH AFFECTS ANY TRADE INVOLVED IN THE NEW TENANT LAYOUT.
16. ALL MATERIALS WORKMANSHIP SHALL BE IN STRICT ACCORDANCE TO THE LATEST EDITION OF THE SOUTH FLORIDA BUILDING CODE.
17. SANITARY, AND AC CONDENSATE DRAIN LINES SHALL BE PVC. ALL LINES SHALL SLOPE A MINIMUM OF 1/8" PER FOOT.
18. WATER LINE SHALL BE COPPER.
19. OWNER SHALL SELECT TYPE AND COLOR OF ALL PLUMBING FIXTURES. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
20. PROVIDE SHUT-OFF VALVES AT EACH FIXTURE UNIT AND EACH FIXTURE GROUP.
21. ALL SYSTEMS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL PROVIDE ALL VALVES, FITTINGS AND MATERIAL FOR A COMPLETE INSTALLATION OF ALL SYSTEMS.
22. CONTRACTOR TO SECURE EXACT LOCATION OF EXISTING UTILITIES LINES AND MAKE ANY NECESSARY DEVIATION FROM THESE PLANS TO OBTAIN A FINAL CONNECTION.

LEGEND

---	REFRIGERANT SUCTION & LIQUID LINE
---	RECTANGULAR DUCTWORK
---	FLEXIBLE DUCT
⊙	THERMOSTAT
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
EA	EACH
FC	FAN COOL UNIT
FLD	FULL LOUVERED DOOR
UC	3/4" UNDERCUT DOOR
⊙	CEILING MOUNTED EXHAUST FAN BROWNS 36.3 300 CFM, 120 V, 1 PH
---	EXISTING SANITARY LINE
---	NEW SANITARY LINE
---	VENT LINE
---	COLD WATER
---	HOT WATER LINE
⊙	HOSE BIB WITH VACUUM BREAKER
⊙	AIR CHAMBER
⊙	GATE VALVE
BT	BATHTUB
DW	DISHWASHER
FCD	FLOOR CLEANOUT
HB	HOSE BIBB WITH VACUUM BREAKER
GD	GARBAGE DISPOSAL
KS	KITCHEN SINK
L	LAVATORY
NTS	NOT TO SCALE
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEANOUT



CABANA BATH SAN RISER
NTS



CABANA BATH FLOOR PLAN
SCALE: 1/8"

NOTE: CONTRACTOR TO PROVIDE 1/2" WATER SERVICE TO NEW FRONT FOUNTAIN - SEE ARCHITECTURAL PLANS FOR EXACT LOCATION

NOTE: NO DISPOSAL ALLOWED

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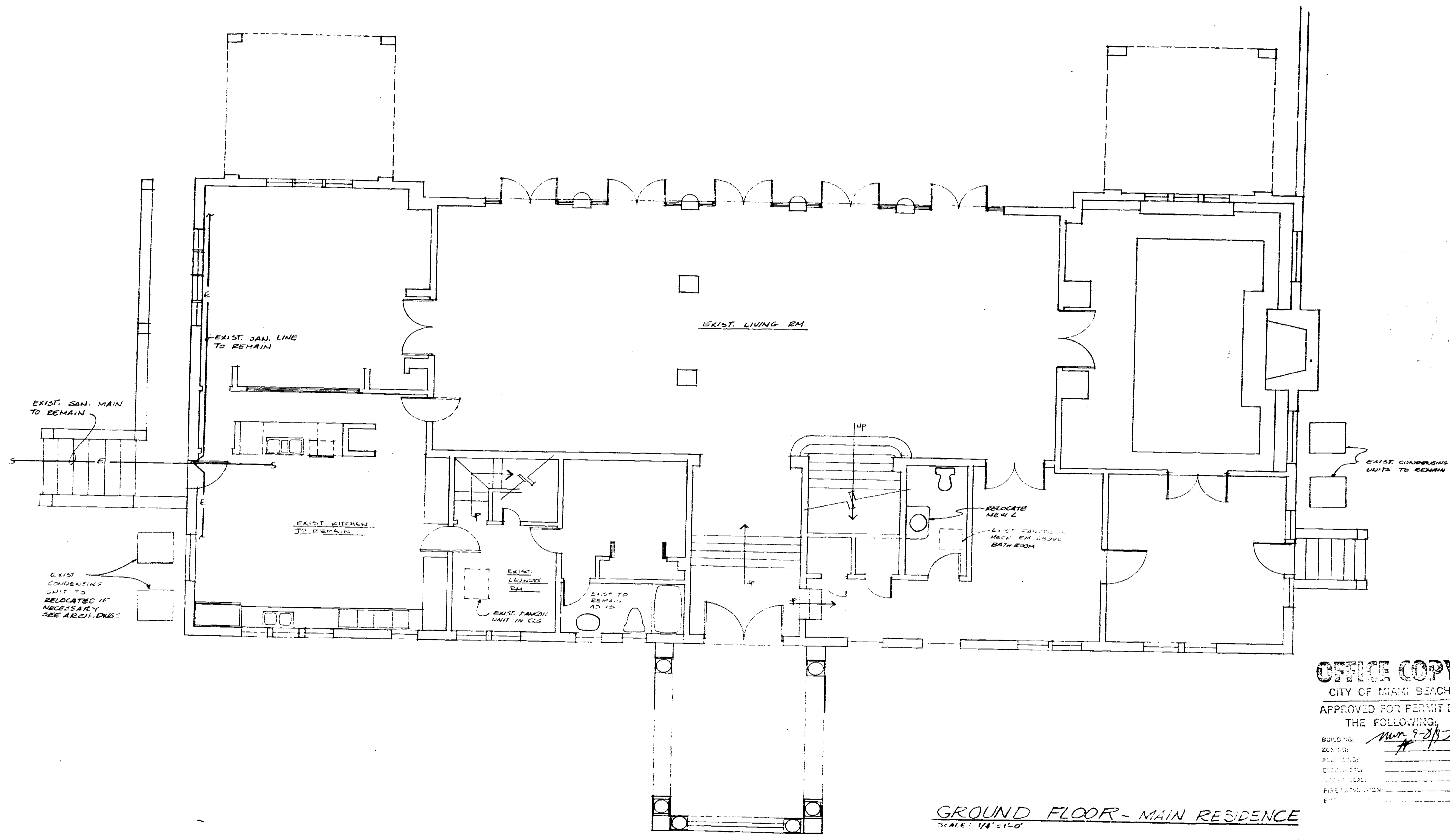
APPROVED FOR PERMIT BY THE FOLLOWING:
run 9/8/23

LAUREDO ENGINEERING CO.
CONSULTING ENGINEERS
2800 SW 11th St, Suite 100
MIAMI, FL 33135
TEL: (305) 899-2800
FAX: (305) 899-2800
PROJECT 23-0000-0000-0000

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Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
JOB 93218
DATE 8-1-23
M-1
20



GROUND FLOOR - MAIN RESIDENCE
 SCALE: 1/8" = 1'-0"

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 APPROVED FOR PERMIT BY
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BUILDING: *MAN 9-2112*
 ZONING: *#*
 FLOODING:
 ELECTRICAL:
 MECHANICAL:
 FIRE/PAV. DIV:
 ETC:

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Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABRUDO

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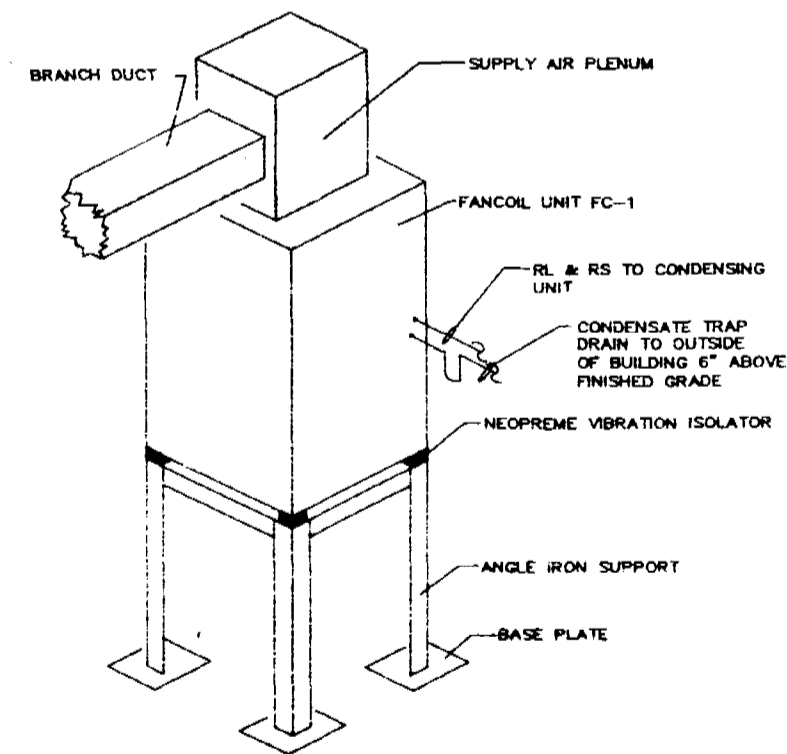
JOB 68218
 DATE 6-3-93

LAUREDO ENGINEERING CO.
 CONSULTING ENGINEERS
 2120 CORAL WAY SW FL. 33134
 PH (305) 556-2132
 DRAWING
 PROJECT 93-6602 DATE 6-3-93

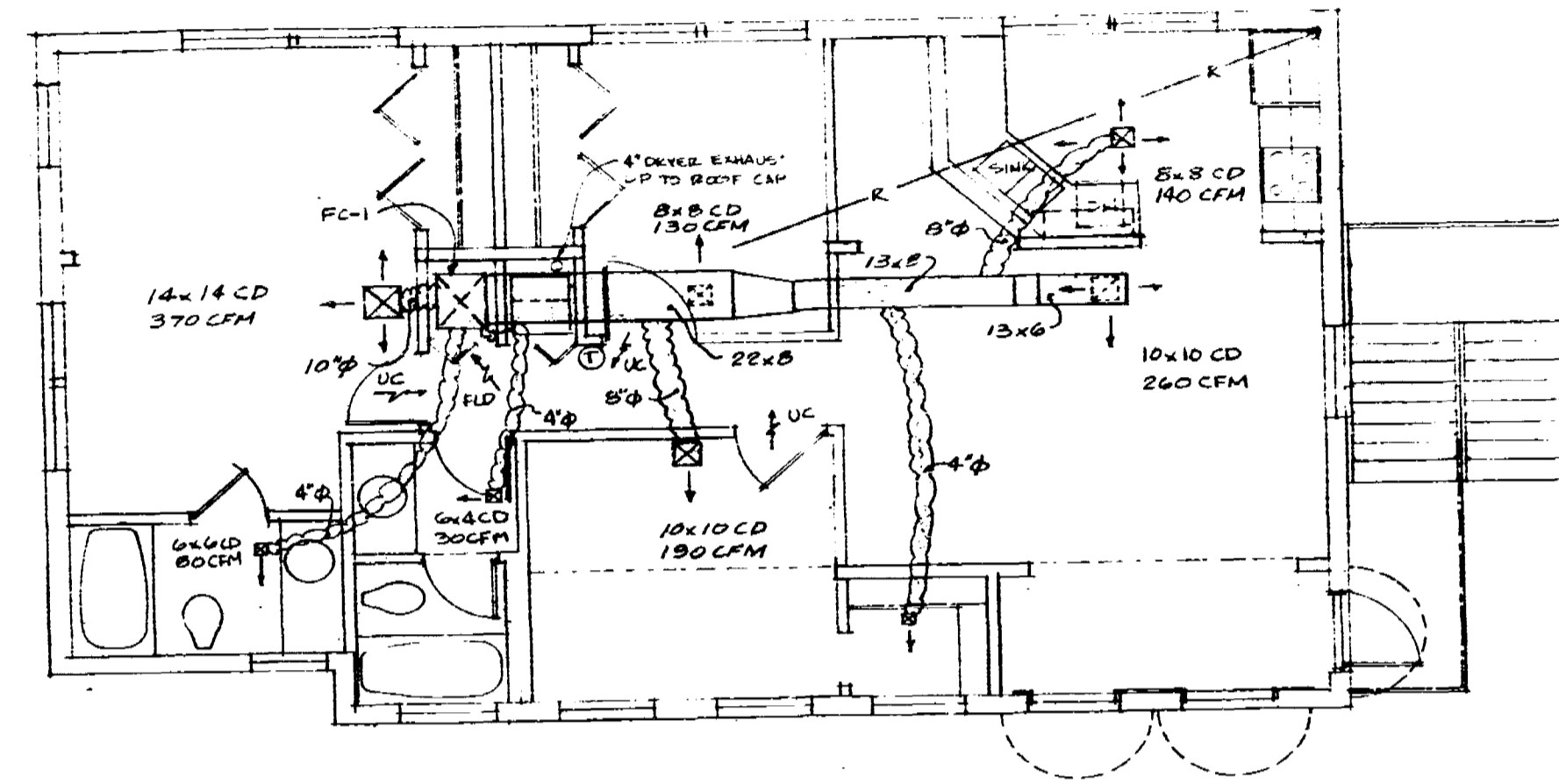
Martinez Pose
6-3-93

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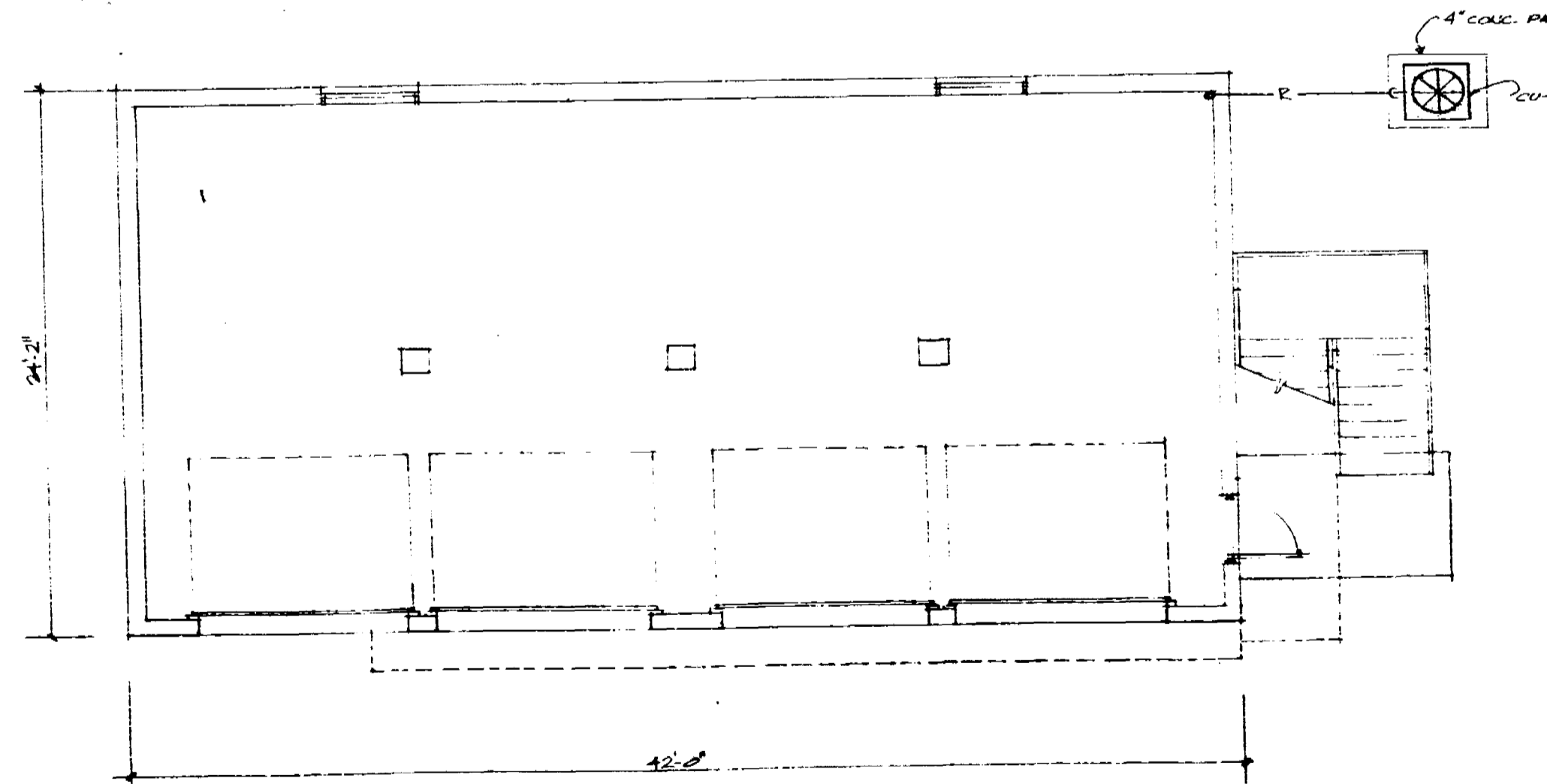
AC SPLIT UNIT SCHEDULE		
CONDENSING UNIT	MARK	CU-1
	SENSIBLE CAPACITY, BTUH	28,000
	TOTAL CAPACITY, BTUH	36,400
	COMPRESSOR, QUANTITY/F.L.A. EA.	1/15.5
	CONDENSER FAN, F.L.A. EA.	2.0
	VOLTAGE/PHASE	240/1
FANCOIL UNIT	DESIGN SELECTION MODEL RHEM	RALA 036JA
	UNIT WEIGHT, LBS	197
	MARK	FC-1
	SUPPLY AIR VOLUME, CFM	1,200
	FRESH AIR VOLUME, CFM	-
	EXTERNAL STATIC PRESSURE, INCH W.G.	.35
SYSTEM	ELECTRIC HEATER, KW	8
	MOTOR, HP	1/3
	VOLTAGE/PHASE	240/1
	DESIGN SELECTION MODEL RHEM	REAB 1408JWS
	SEER	11.0
	REFRIGERANT LINES SUCTION/LIQUID	7/8" / 5/16"



FANCOIL UNIT SUPPORT DETAIL



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



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0" GUEST HOUSE

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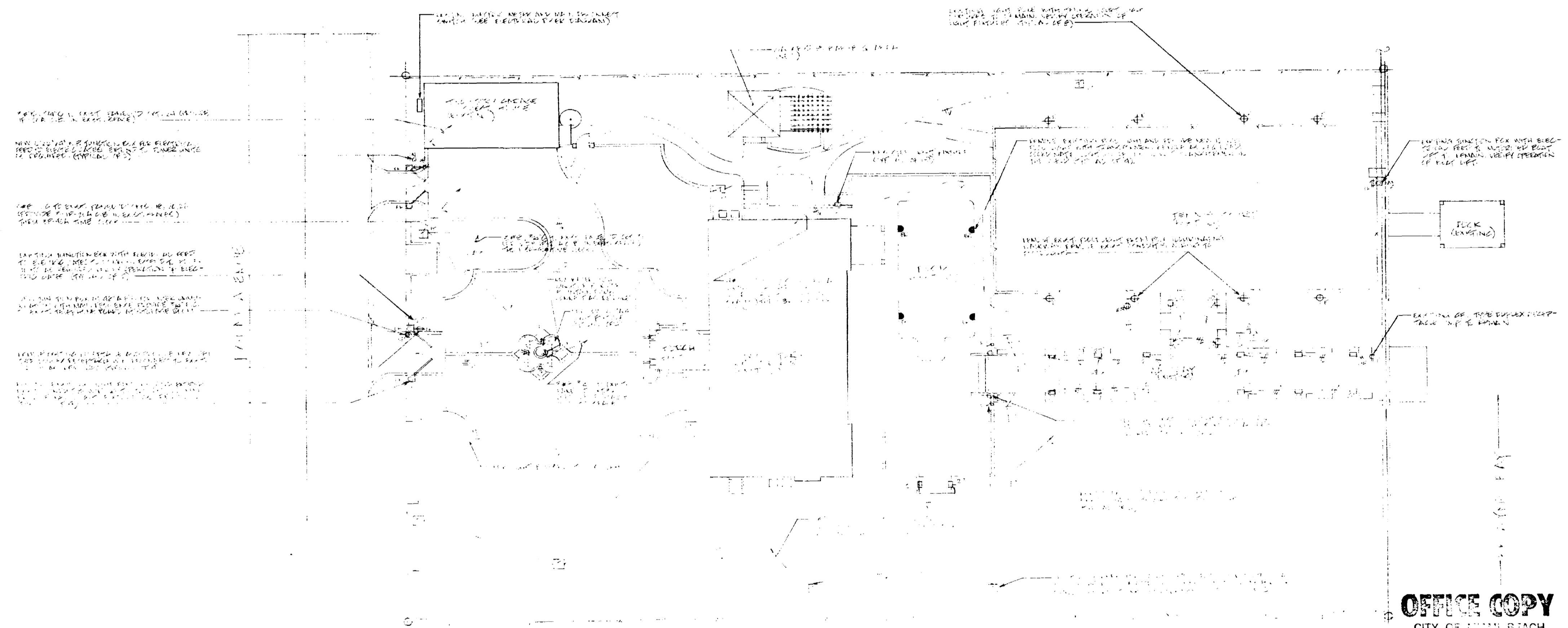
BUILDING: *Mr. [Signature]*
ZONING: *2-8/2*
PLUMBING: _____
ELECTRICAL: *Dr. [Signature]*
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____

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Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS

LAUREDO ENGINEERING CO.
CONSULTING ENGINEERS
2150 CORAL WAY 6TH FL. SUITE FL 33145
PH (305) 858-2638
DRAWING
PROJECT 930602 DATE 8-3-93

NEED TO BE CHECKED BY THE OWNER AND THE CONTRACTOR
FOR THE LOCATION OF THE EXISTING ELECTRICAL SERVICE
AND THE LOCATION OF THE EXISTING WATER SERVICE
AND THE LOCATION OF THE EXISTING SEWER SERVICE



EXISTING ELECTRICAL SERVICE TO BE MOVED TO THE NEW LOCATION AS SHOWN ON THIS PLAN.
NEW ELECTRICAL SERVICE TO BE INSTALLED AS SHOWN ON THIS PLAN.
EXISTING WATER SERVICE TO BE MOVED TO THE NEW LOCATION AS SHOWN ON THIS PLAN.
NEW WATER SERVICE TO BE INSTALLED AS SHOWN ON THIS PLAN.
EXISTING SEWER SERVICE TO BE MOVED TO THE NEW LOCATION AS SHOWN ON THIS PLAN.
NEW SEWER SERVICE TO BE INSTALLED AS SHOWN ON THIS PLAN.

SITE PLAN
SCALE 1/16" = 1'-0"

Helmut
5/14/92

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDER: *Mary* 5-8/92
ZONING: *[Signature]*
PLUMBING: *[Signature]*
ELECTRICAL: *[Signature]*
MECHANICAL: *[Signature]*
FIRE PREVENTION: *[Signature]*
ENGINEERING: *[Signature]*

REVISIONS

JOB 93212
DATE 8-3-92

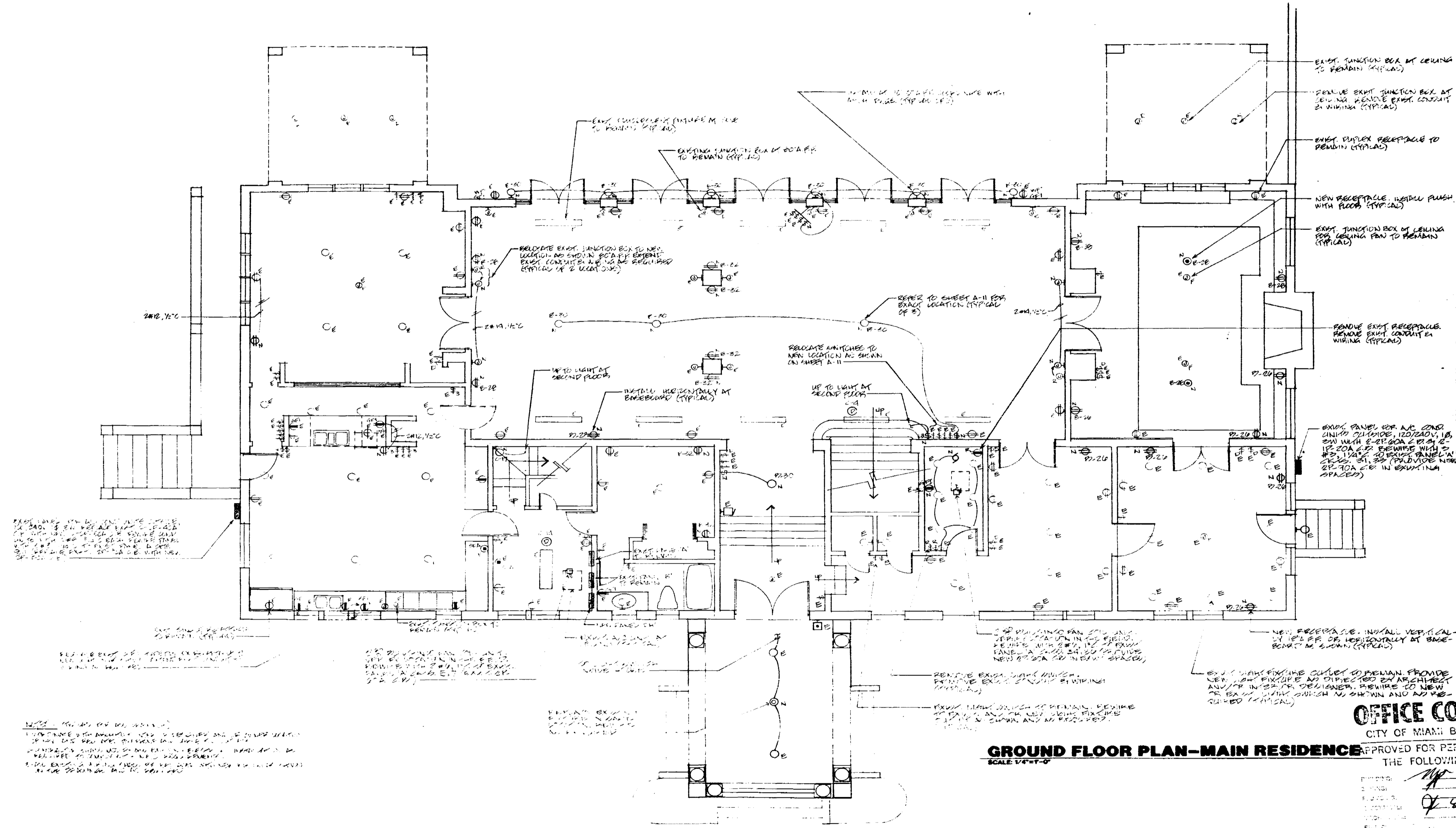
VITAL ENGINEERING, P.A.
CONSULTING ENGINEERS
475 Wilshire Way • Suite 300 • Coral Gables, FL 33134
Phone (305) 444-0941 • Fax (305) 444-0248

MARTINEZ • POSE
ARCHITECTS
4131 LAGUNA • CORAL GABLES • FL 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

E-1
25

3



EXIST. PANEL FOR A/C COND. UNIT, 120/240V, 15A, 1P, 20A, 2P, 2W, 1/2\"/>

NOTE: ALL NEW ELECTRICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF MIAMI BEACH ELECTRICAL CODE. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.

GROUND FLOOR PLAN-MAIN RESIDENCE
SCALE 1/4"=1'-0"

OFFICE CO.
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
 PROJECT NO. 9-8157
 DATE 3-95

Handwritten signature
4/5/95

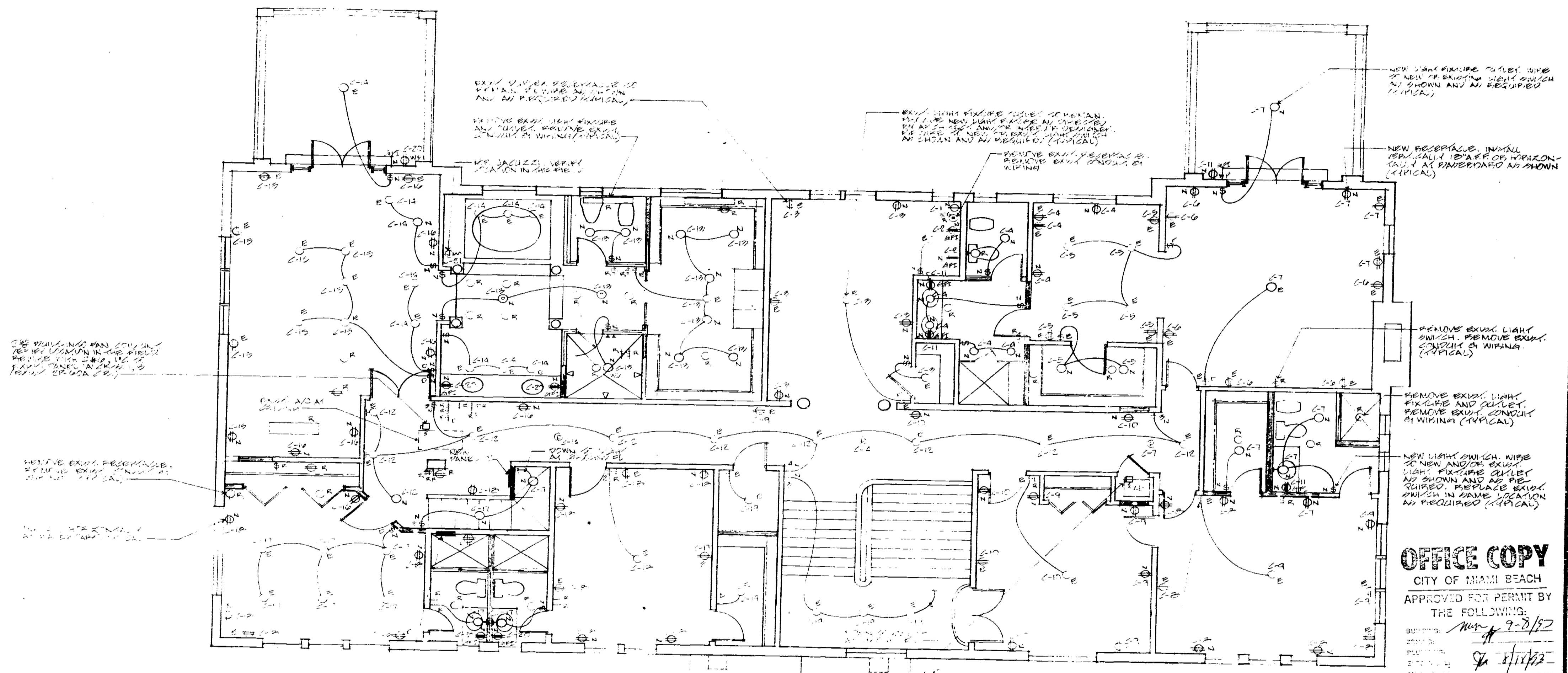
VHAI ENGINEERING, P.A.
CONSULTING ENGINEERS
4050 Wilton Way • Suite 300 • Coral Gables, FL 33134
Phone: (305) 441-1111 • Fax: (305) 441-1112

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Addition and Remodeling for:
RESIDENCE OF MR. ELIAS ARBOUD

5-2
20

3



SECOND FLOOR PLAN—MAIN RESIDENCE

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

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING *MMA 9-2/97*

ELECTRICAL *9/1/97*

Hobbs/ital
8/1/93

VITAL ENGINEERING, P.A.
CONSULTING ENGINEERS
475 Broward Way • Suite 200 • Coral Gables, FL 33134
Phone: (305) 444-5544 • Fax: (305) 444-0248

MARTINEZ ° POSE
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4131 LACUNA • CORAL GABLES • FL 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOOD

REVISIONS
JOB 88212
DATE 8-3-93
E-3
27

3

MANUFACTURING SERVICE MOUNTING: PANEL B										MAIN BUS: 100 AMP NEUTRAL BUS: 100 AMP MAINS LOCATION: NEW	
CKT NO.	LOAD SERVED	POLES	WIRE	CON-DUT	TOTAL VA	TOTAL VA	CON-DUT	WIRE	POLES	LOAD SERVED	CKT NO.
1	A/C UNIT	2-20	#12	20'	2000	2000	#12	20'	20	A/C UNIT	1
2											2
3	WATER HEATER	2-20	#12	20'	2000	2000	#12	20'	20	RANGE	3
4											4
5											5
6											6
7	WATER HEATER	2-20	#12	20'	2000	2000	#12	20'	20	SMALL APPLIANCE	7
8											8
9											9
10	DISHWASHER	2-20	#12	20'	2000	2000	#12	20'	20	WATER & REFR	10
11											11
12											12
13	REFRIGERATOR	2-20	#12	20'	2000	2000	#12	20'	20		13
14											14
15											15
16	DIAPHRY BATTERY	1-12	#14								16
17											17
18											18
19											19
20											20

CONNECTED LOAD: 36.9 KVA
DEMAND LOAD: 20.0 KVA (CALCULATION)

FEEDER: 3 #1, 1/2" C
FED FROM: MAIN BUS PANEL B

* VOLTAGE REGULATOR LOAD: 1000 VA @ 240 V.A. / 200 VA = 50.76 V.A.
** HEATING & COOLING LOADS ARE NON-COINCIDENT.

LOAD CALCULATION - PANEL B

A/C UNIT LOAD AS 100 VA: 20.0 KVA
RANGE & REFRIGERATOR LOAD AS 100 VA: 10.0 KVA
REMAINING OF OTHER LOAD AS 100 VA: 7.1 KVA
TOTAL: 37.1 KVA
AT 240 V.A. = 154.6 A

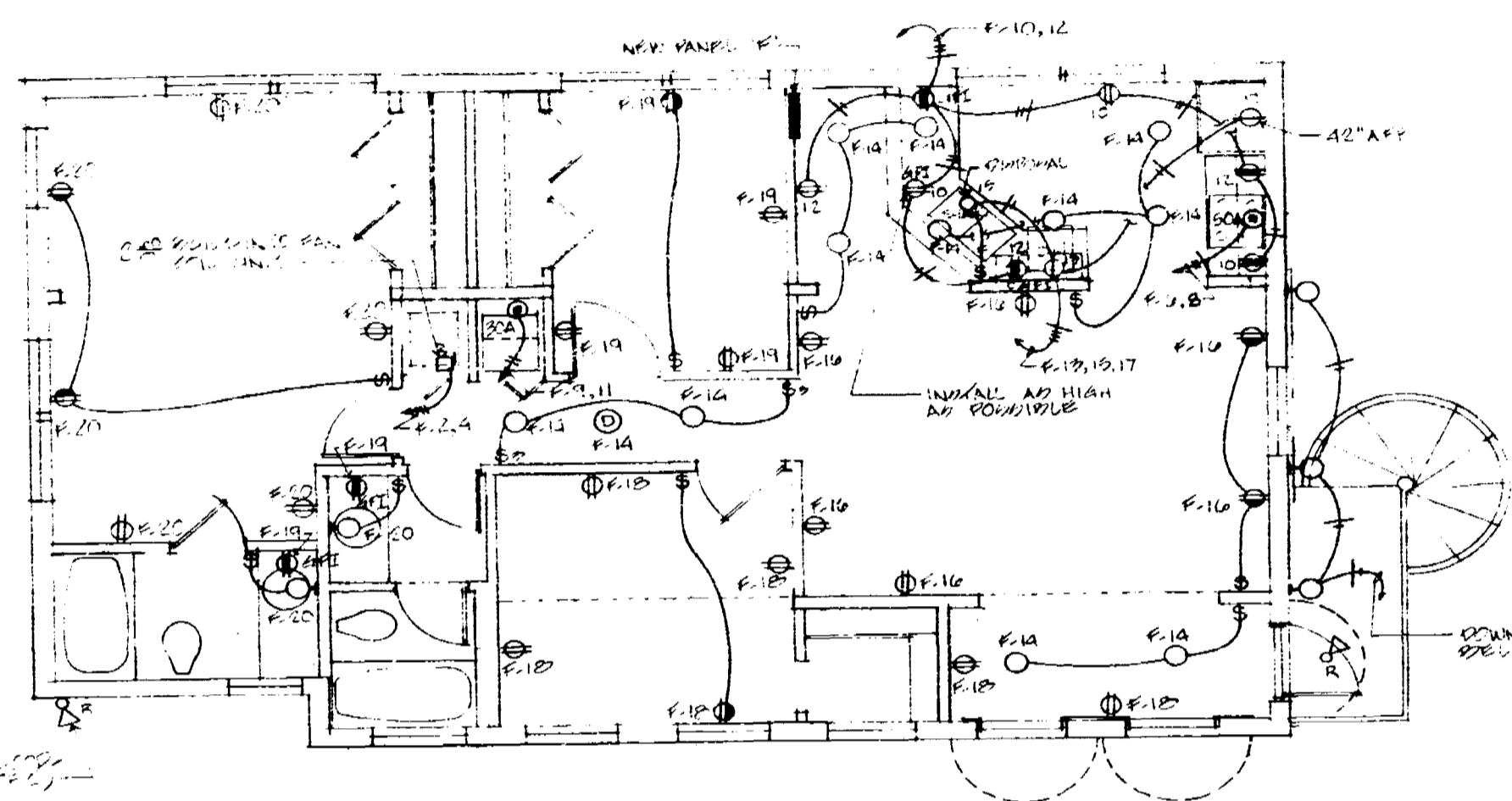
MANUFACTURING SERVICE MOUNTING: PANEL C										MAIN BUS: 100 AMP NEUTRAL BUS: 100 AMP MAINS LOCATION: NEW	
CKT NO.	LOAD SERVED	POLES	WIRE	CON-DUT	TOTAL VA	TOTAL VA	CON-DUT	WIRE	POLES	LOAD SERVED	CKT NO.
1											1
2											2
3											3
4											4
5											5
6											6
7											7
8											8
9											9
10											10
11											11
12											12
13											13
14											14
15											15
16											16
17											17
18											18
19											19
20											20

CONNECTED LOAD: 18.0 KVA
DEMAND LOAD: 10.0 KVA (CALCULATION)

FEEDER: 3 #3, 1/2" C
FED FROM: MAIN BUS PANEL B

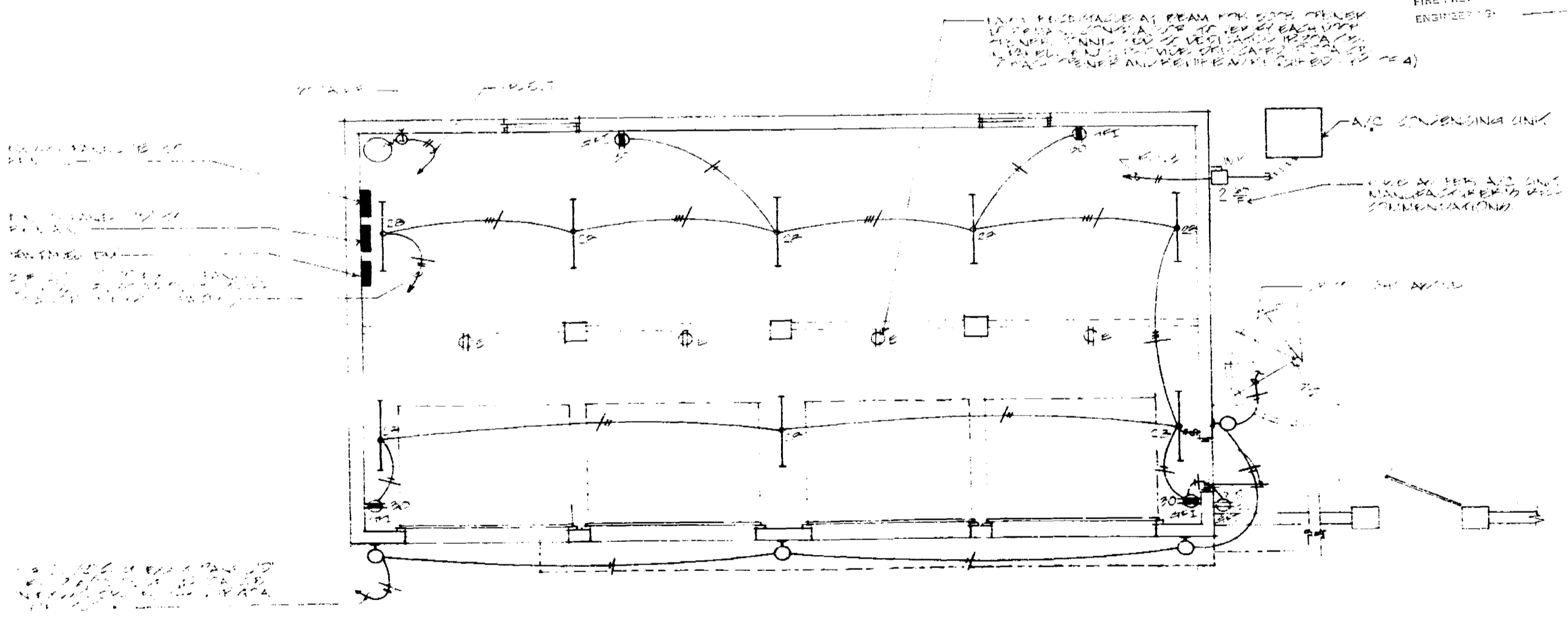
LOAD CALCULATION - PANEL C

WATER HEATER & REFRIGERATOR LOAD AS 100 VA: 20.0 KVA
RANGE & REFRIGERATOR LOAD AS 100 VA: 10.0 KVA
REMAINING OF OTHER LOAD AS 100 VA: 10.0 KVA
TOTAL: 40.0 KVA
AT 240 V.A. = 166.7 A



SECOND FLOOR PLAN - GARAGE & GUEST HOUSE
SCALE: 1/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: *Mr. [Signature]*
ZONING: *Mr. [Signature]*
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENGINEER:



FIRST FLOOR PLAN - GARAGE & GUEST HOUSE
SCALE: 1/4" = 1'-0"

Alfonso [Signature]
8/1/93

VHAI ENGINEERING, P.A.
CONSULTING ENGINEERS
475 Biltmore Way • Suite 200 • Coral Gables, FL 33134
Phone: (305) 444-9911 • Fax: (305) 444-4048

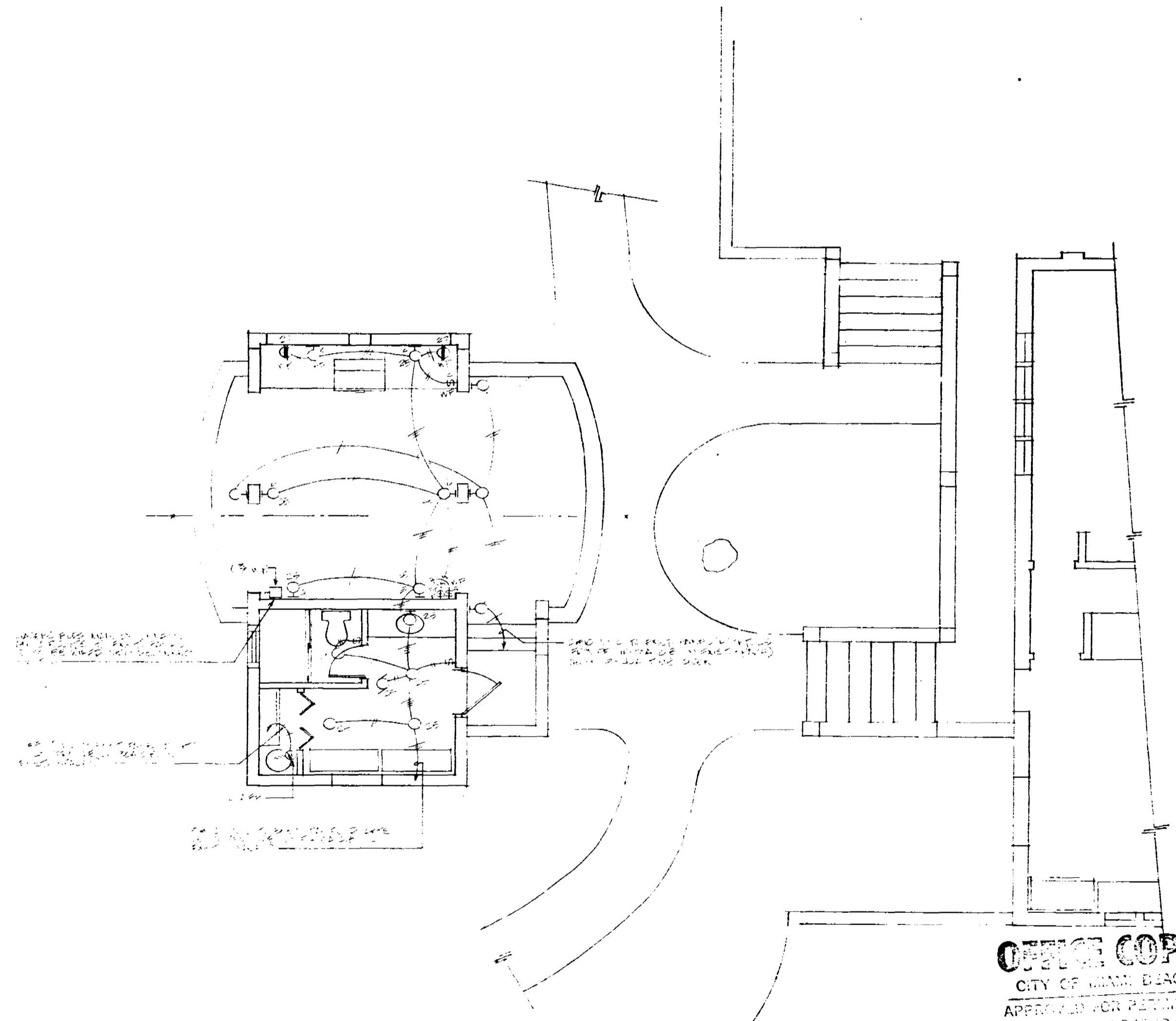
MARTINEZ ° POSE
A R C H I T E C T S
 4131 LAGUNA • CORAL GABLES • FL • 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
 JOB 83212
 DATE 8-5-93
 28

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
○	INCANDESCENT OR FLUORESCENT LIGHT FIXTURE, CEILING OR RECESSED MOUNTED.
⊙	INCANDESCENT LIGHT FIXTURE, STEM MOUNTED.
⊚	INCANDESCENT, FLUORESCENT OR H.I.D. LIGHT FIXTURE, WALL MOUNTED ABOVE MIRROR OR 8'-0" A.F.F., UNLESS OTHERWISE INDICATED.
⊞	SINGLE POLE LIGHT SWITCH, QUIET-TYPE, 120 VOLTS, 20 AMPS, FOR OUTDOOR AND DISPOSAL CIRCUITS, 15 AMPS ELSEWHERE. INSTALL 48" A.F.F.
⊞>	THREE-WAY LIGHT SWITCH, QUIET-TYPE, 120 VOLTS, 20 AMPS FOR OUTDOOR CIRCUITS, 15 AMPS ELSEWHERE. INSTALL 48" A.F.F.
⊞A	FOUR-WAY LIGHT SWITCH, QUIET-TYPE, 120 VOLTS, 20 AMPS FOR OUTDOOR CIRCUITS, 15 AMPS ELSEWHERE. INSTALL 48" A.F.F.
⊞D	DIMMER SWITCH, SINGLE POLE, WAIT RATING TO MATCH LOAD, 120 VOLTS. INSTALL 48" A.F.F.
⊞M	MANUAL MOTOR STARTER SWITCH, SINGLE POLE WITH OVERLOAD PROTECTION. INSTALL 48" A.F.F. OR AS REQUIRED.
⊞P	SINGLE POLE LIGHT SWITCH, QUIET-TYPE, 120 VOLTS, 20 AMPS, WITH LONG LASTING NEON PILOT LIGHT. INSTALL 48" A.F.F.
⊞⊞	DUPLEX RECEPTACLE OUTLET, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 20 AMPS FOR APPLIANCES CRTS., 15 AMPS ELSEWHERE. INSTALL 48" A.F.F.
⊞⊞	DUPLEX RECEPTACLE OUTLET, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 20 AMPS FOR APPLIANCES CRTS., 15 AMPS ELSEWHERE. INSTALL 48" A.F.F.
⊞⊞	SINGLE RECEPTACLE OUTLET, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 20 AMPS. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
⊞⊞	DUPLEX RECEPTACLE OUTLET, WITH TOP RECEPTACLE SWITCHED, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 15 AMPS. INSTALL 18" A.F.F.
⊞⊞	DUPLEX RECEPTACLE OUTLET. INSTALL FLUSH WITH FLOOR.
⊞⊞	SPECIAL RECEPTACLE OUTLET, 250 VOLTS, 3-WIRE, GROUNDING TYPE, AMPS AS SHOWN. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
⊞⊞	TELEPHONE OUTLET. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
⊞⊞	T.V. ANTENNA OUTLET. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
⊞⊞	JUNCTION BOX. INSTALL AS SHOWN OR AS REQUIRED.
⊞⊞	EMPTY CONDUIT.
⊞⊞	ABOVE FINISHED FLOOR.
⊞⊞	WEATHER RESISTANT.
⊞⊞	GROUND FAULT INTERRUPTOR.
⊞⊞	VAPOR PROOF.
⊞⊞	CONDUIT RUN CONCEALED IN CEILING OR WALL.
⊞⊞	CONDUIT RUN UNDERGROUND OR IN FLOOR SLAB.
⊞⊞	CONDUIT UP.
⊞⊞	CONDUIT DOWN.
⊞⊞	FLEXIBLE CONDUIT.
⊞⊞	HOME-RUN TO ELECTRIC PANEL. HATCH MARKS INDICATE NUMBER OF WIRES. ✓ DENOTES GROUND WIRE.
⊞⊞	DISCONNECT SWITCH. 2 NUMBER OF POLES (60% NAME SIZE) AND FLUKE (FLUKE SIZE).
⊞⊞	MOTOR, SIZE AS INDICATED ON DRAWINGS.
⊞⊞	SMALL MOTOR WITH CURRENT LIMITATION LABEL.
⊞⊞	SMOKE DETECTOR, CEILING MOUNTED, 120 VOLTS, WITH BATTERY POWER UNIT INDICATOR, TEST BUTTON AND RECHARGEABLE BATTERY DEVICE (MIN. RATING 25 DSA AT 10.0V). ALL Ⓢ SHALL BE INTERCONNECTED.
⊞⊞	ELECTRICAL PANEL.
⊞⊞	DOOR CHIME. INSTALL 7'-6" A.F.F. UNLESS OTHERWISE INDICATED.
⊞⊞	PUSHBUTTON. INSTALL 48" A.F.F.



FLOOR PLAN-GAZEBO & BAR-B-Q AREA
SCALE: 1/4"=1'-0"

Holmstedt
8/9/93

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
DATE: 8/11/93

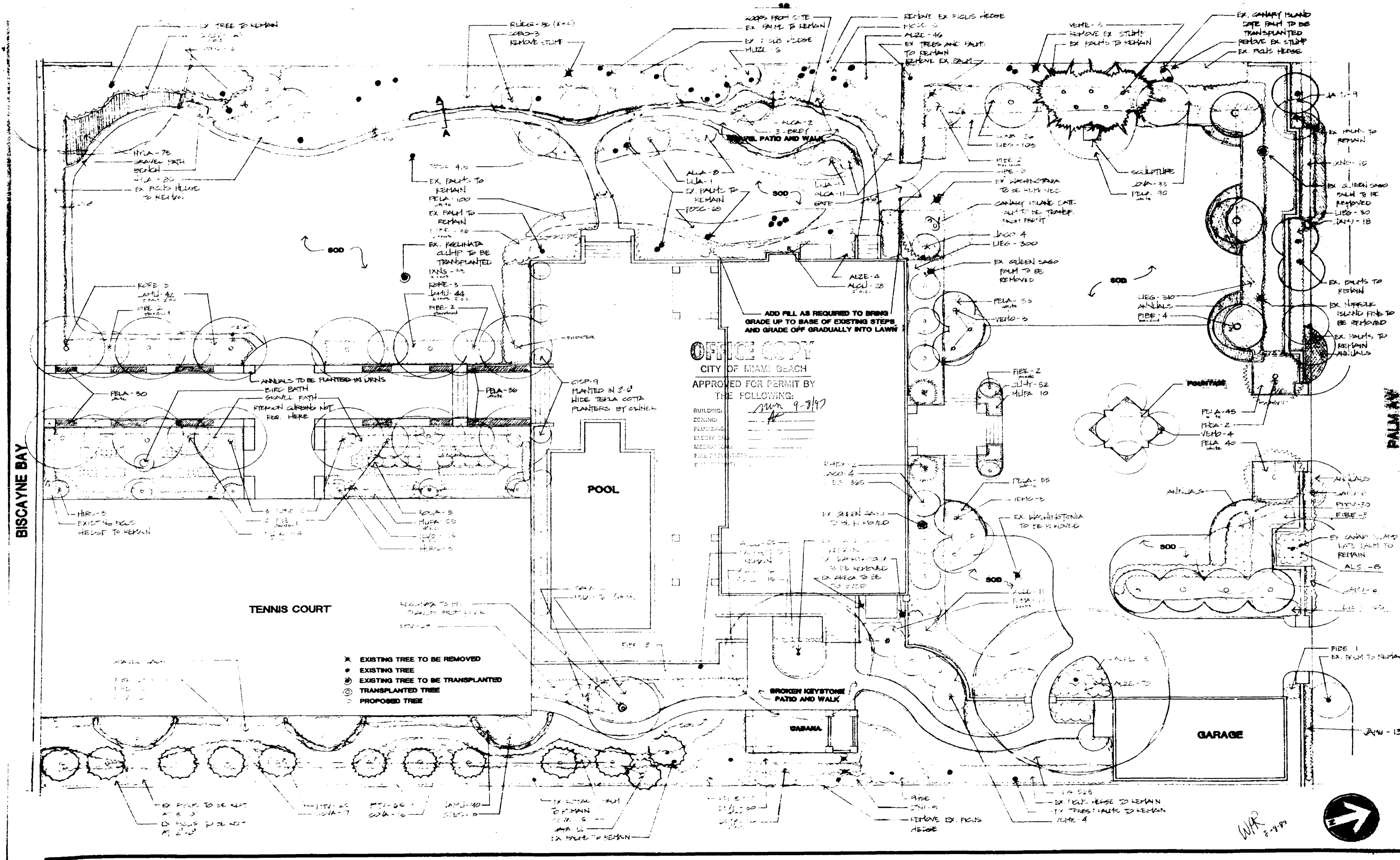
VITAL CONSULTING ENGINEERS, P.A.
CONSULTING ENGINEERS
45 Broward Way • Suite 300 • Coral Gables, FL 33134
Phone: (305) 444-8800 • Fax: (305) 444-8800

MARTINEZ • POSE
ARCHITECTS
4131 LAGUNA • CORAL GABLES • FL 33146 • (305) 446-1166

Addition and Remodeling for:
RESIDENCE of MR. ELIAS ABOUD

REVISIONS
JOB 09212
DATE 8-3-93
E-8
29

3



rosenberg design group
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



ABERDARE RESIDENCE

DATE	REVISIONS
7-16-95	
8-2-95	

PLANNING

SCALE
 1" = 10'-0"
 SHEET
 LA-1-31

SECTION NAME : LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

- 1.1.1 **SCOPE**
 - A. Provide all labor, materials, equipment, watering, supervision and related work necessary to complete the landscape work in accordance with the intent of the landscape plan, schedule and these specifications. The extent of work is shown on the drawings which are part of this document.
- 1.2 **INSTALLATION**
 - A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.3 **PLANT SIZE**
 - A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of sizes, installed materials shall adhere to the larger of the sizes specified. Plants shall be installed following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.
- 1.4 **PLANT QUALITY**
 - A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.
- 1.5 **PLANT QUALITY**
 - A. The plant quantities shown on the plant list are to be used only as an aid to the estimator. In the case of discrepancy between the plant list and the plan, the plan shall be held valid.
- 1.6 **SHADE SCREENS**
 - A. The shade screen shall be made to the Owner and the Landscape Architect's unit price breakdown for all materials, labor and equipment, including the unit price breakdown, submitted to and accepted by the Owner.
- 1.7 **INSPECTION CERTIFICATE**
 - A. Fertilizer. The Contractor shall submit to the Owner and Landscape Architect documentation that all fertilizer used for the project is of the analysis specified and placed at the rates specified.
- 1.8 **GRADING**
 - A. **ROUGH GRADING.** All areas to be rough graded to within three inches (3") of finished grade by others. All construction debris to be removed by others.
 - B. **FINE GRADING.** All areas to be planted, mowed or seeded shall be graded by the Contractor to remove all debris 1" in diameter or larger.
- 1.9 **CLEANUP**
 - A. Upon completion of the work on any major portion of the work or as directed by the Landscape Architect, all debris and surplus material shall be removed from the job site.
- 1.10 **MAINTENANCE**
 - A. The Contractor is responsible to maintain the plantings until the "ACCEPTANCE" period.
 - 1. **PLANTING.** Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include but not be limited to: watering, leveling, weeding, mulching, fertilizing, pruning, and general care and other necessary operations as determined by the Landscape Architect and good nursery practice.
 - 2. **TURF AREAS.** Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to: watering, leveling, mowing, seed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.
 - 3. **RELATION OF FERTILIZER.** The following water schedule and amount of water per application shall be followed during the maintenance period. If climatic or soil conditions warrant a variation of this schedule, the Contractor shall be responsible to notify the Landscape Architect and receive his approval. All field grown plants shall be watered once daily for the first week after planting; every other day for the next week; and twice weekly for the third and fourth weeks. The following amount of water shall be applied at the base of each plant at each watering:
 - up to 4 inch trunk caliper 10 gallons
 - for trees and large shrubs 25 gallons
 - from 5 to 8 inch caliper 25 gallons
 - 9 inch and over caliper 50 gallons
- 1.11 **OPERATIONS FOR ACCEPTANCE**
 - A. **GENERAL.** A project may be accepted in segments if the work is extensive enough to justify segmented installation, and acceptance. If a project is to be segmented, segments shall be completed on the drawings or in other reasonable documents. If segments are not designated during negotiation, the work will only be accepted in total when all work is complete.
 - B. **INTERIM.** Inspection of the work in this section, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period, upon written notice requesting such inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date. The condition of the turf area will be noted and determination made by the Landscape Architect as to whether maintenance shall continue.
 - C. **ACCEPTANCE.** After inspection, the Landscape Contractor will be notified in writing by the Landscape Architect of acceptance of all work of this section, exclusive of the possible replacement of plants and turf. In the event of deficiencies of the work, the Contractor shall be given a period of time to correct such deficiencies before acceptance.

PART 2 - MATERIALS

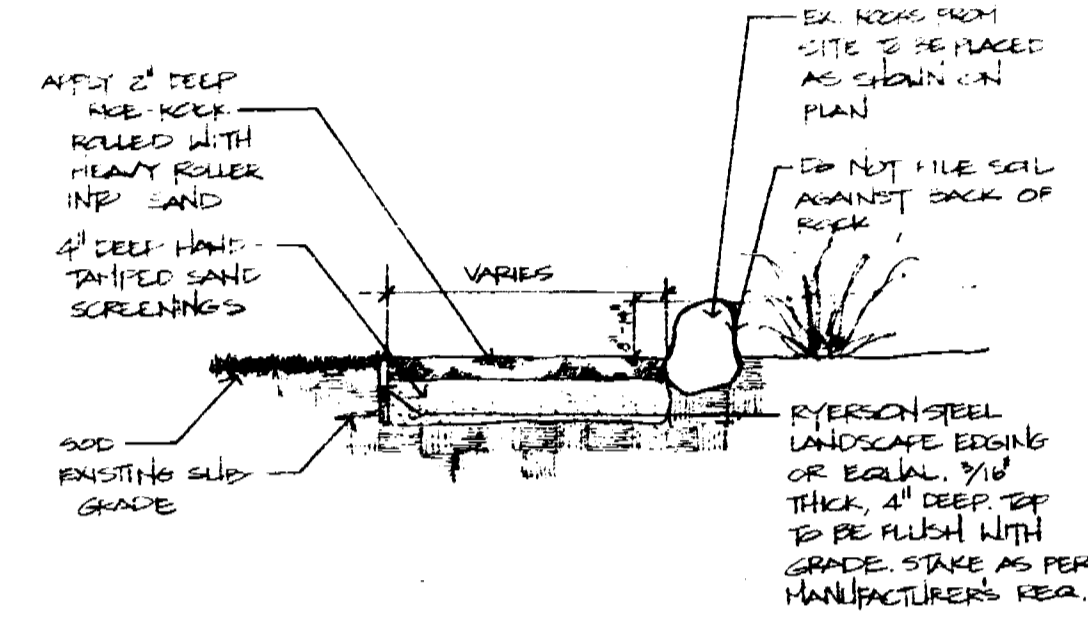
- 2.1 **PLANTING SOIL**
 - A. **GENERAL PURPOSE PLANTING SOIL.** General Purpose Planting Soil shall be of the composition noted in the plans measured by volume and installed where noted in the plans.
 - B. **SPECIAL PLANTING SOIL.** Shall be of a composition noted in the plans, measured by volume and installed where noted in the plans.
- 2.2 **FERTILIZER**
 - A. Fertilizer for trees, shrubs, & groundcovers, and vines shall be as follows: 12-0-10; 10-10-10; 16-0-0. Fertilizer shall be applied in accordance with the manufacturer's instructions. Fertilizer shall be applied in accordance with the manufacturer's instructions. Fertilizer shall be applied in accordance with the manufacturer's instructions.
- 2.3 **WATER**
 - A. The Owner shall provide potable water of site, available from a well or other source, to be installed by the Contractor. The Contractor is responsible to locate the location and accessibility of the water source. The Contractor is responsible to provide the means for distribution (i.e., water truck, hoses, etc.) for distribution of water to the areas of planting. If water volume and accessibility are not satisfactory to the Contractor, it is his responsibility to negotiate acceptable terms with the Owner prior to signing of a contract.
- 2.4 **MULCH**
 - A. Mulch shall be as specified in the plant list, uniformly shredded and free from large pieces of bark and foreign matter.
- 2.5 **PART 3 - INSTALLATION PROCEDURES**
 - 3.1 **LAYOUT**
 - A. Verify location of all underground utilities and obstruction prior to excavation. Locate new planting as shown on the plans except where construction below grade or overhead are encountered or where changes have been made in the construction. Make necessary adjustments only after approval by the Landscape Architect.
 - 3.2 **MULCHING TREATMENT**
 - A. In all areas infested with weed and/or grass growth, a systemic herbicide, such as roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. Contractor shall conduct a test to establish suitability of product and applicator to be used on the project, prior to execution of the full application.
 - D. When specified in the plans, a pre-emergent herbicide such as Trifluralin shall be applied after planting.
 - 3.3 **PLANT PIT EXCAVATION & BACKFILLING**
 - A. **LEGAL.** The diameter of the planting pits shall be at least two feet wider and one foot deeper than the size of the root ball. Backfill the planting pit with general purpose planting soil (GPPS) and soil from site from which all coarse debris 2" in diameter or larger has been removed (SDB).
 - B. **SHRUBS AND GROUNDCOVERS.** Shrubs and groundcover shall be planted in a 1/2" of general purpose planting soil to the depth noted on the plans. In areas where placement of the soil bed on top of existing grade will create grading and/or drainage problems, the Contractor shall excavate and remove the existing soil and replace to proper finish grade with the planting soil.
 - 3.4 **WATERING IN**
 - A. Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees, use a 1/2" diameter hose and one inch nozzle to eliminate any air pockets in the soil around the root ball.
 - B. Water shrubs, sod and groundcover a minimum of once daily until the irrigation system is installed. Field grown plants shall be supplemented by hand watering until the irrigation system, as specified in 1.10 (A-3).

3.5 FERTILIZING

- A. Add fertilizer on top of the surface one (1) week after planting of each segment of the job after soil has been well moistened, at the following rates of application:
 - 1. **IRISA & LAKE SHRUBS.** One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
 - 2. **SHRUBS.** One handful per shrub, spread evenly over the root ball area.
 - 3. **GROUNDCOVERS.** Twelve (12) pounds per 1000 sq. ft. of bed area.
 - 4. **SOD.** 12 pounds per 1000 sq. ft. Wash off blades immediately after spreading.
- 3.6 **MULCHING**
 - A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, death mulch over sod. Mulch shall be applied to the outer edge of the trunk, for all trees and palms planted in sod areas. Key mulch away from contact with the trunk.
- 3.7 **CLIPPING & BRACING**
 - A. See the details bound herewith or made part of the plans.
- 3.8 **SOILING**
 - A. Provide a blanket of topsoil, free from weeds, debris and stones, over the soil. Soil shall be a minimum of two (2) inches thick. Prior to planting, remove stones, sticks, etc. from the subsoil surface. Excavate existing non-conforming soil if required so that level of soil prior to soiling shall be three (3) inches below adjacent pavement or top of curb.
 - D. Place sod on moistened soil, with edges tightly butted, in rows at right angles to slope. Sod and slopes greater than one in three, set the sod into place with not less than two stakes per square yard.
 - C. Keep edge of sod bed a minimum of 12" away from groundcover beds and 24" away from shrub beds and trees.
 - D. Completed sod shall immediately be watered sufficiently to uniformly wet the soil to at least two inches below the bottom of sod strips.
 - E. Apply fertilizer to the sod after initial watering, as specified in Section 3.5.

REDISTRIBUTE SOIL RECENTLY PLACED ON GROUND TO ASSURE ALL NEW PLANTING WILL BE PLANTED IN A MINIMUM OF A 12" DEEP BED OF THAT SOIL.

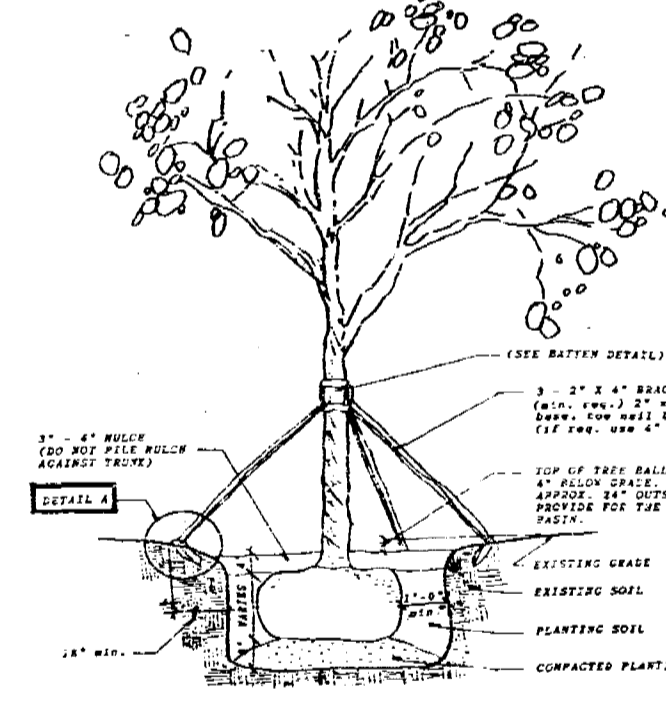
PLANTS SHALL BE PLANTED FAR ENOUGH FROM DRIVES AND WALKS TO ALLOW FOR PROPER PLANT GROWTH TO ITS NORMAL HABIT (i.e. Groundcover 18", Small Shrub 2'-6", Large Shrub 3'-6").



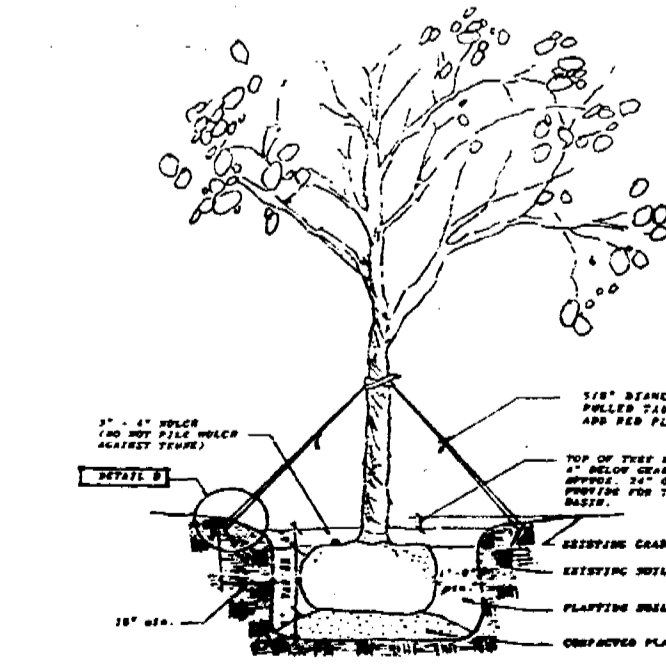
SECTION A THRU GRAVEL PATH

TRANSPLANT LIST

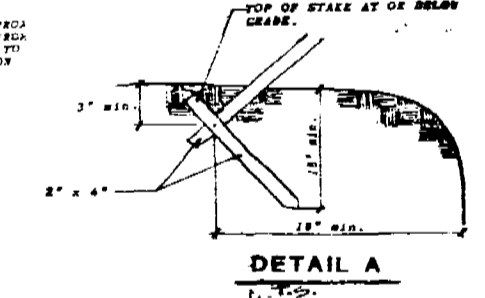
PLANT NAME	SIZE
Washingtonia Palm	40" tall
Washingtonia Palm	30" tall
Queen Sage Palm	4" tall
Queen Sage Palm	7" tall
Queen Sage Palm	7" tall
Canary Island Date Palm	18" tall
Canary Island Date Palm	Double, 25'x30" tall
Rockrose Palm	6 stem clump, 8'-10" tall



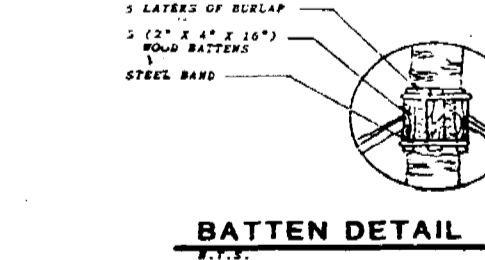
TREE OR SINGLE TRUNK PALM BRACING DETAIL (greater than 4" cal.) N.T.S.



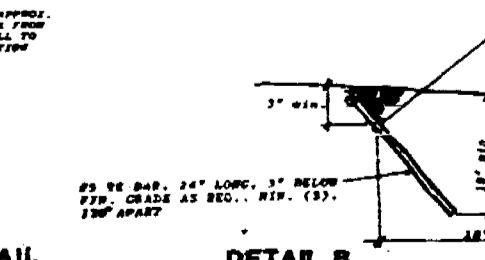
TREE OR SINGLE TRUNK PALM GUYING DETAIL (less than 4" cal.) N.T.S.



DETAIL A



BATTEN DETAIL



DETAIL B

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

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PROTECTION: _____
ENGINE: _____

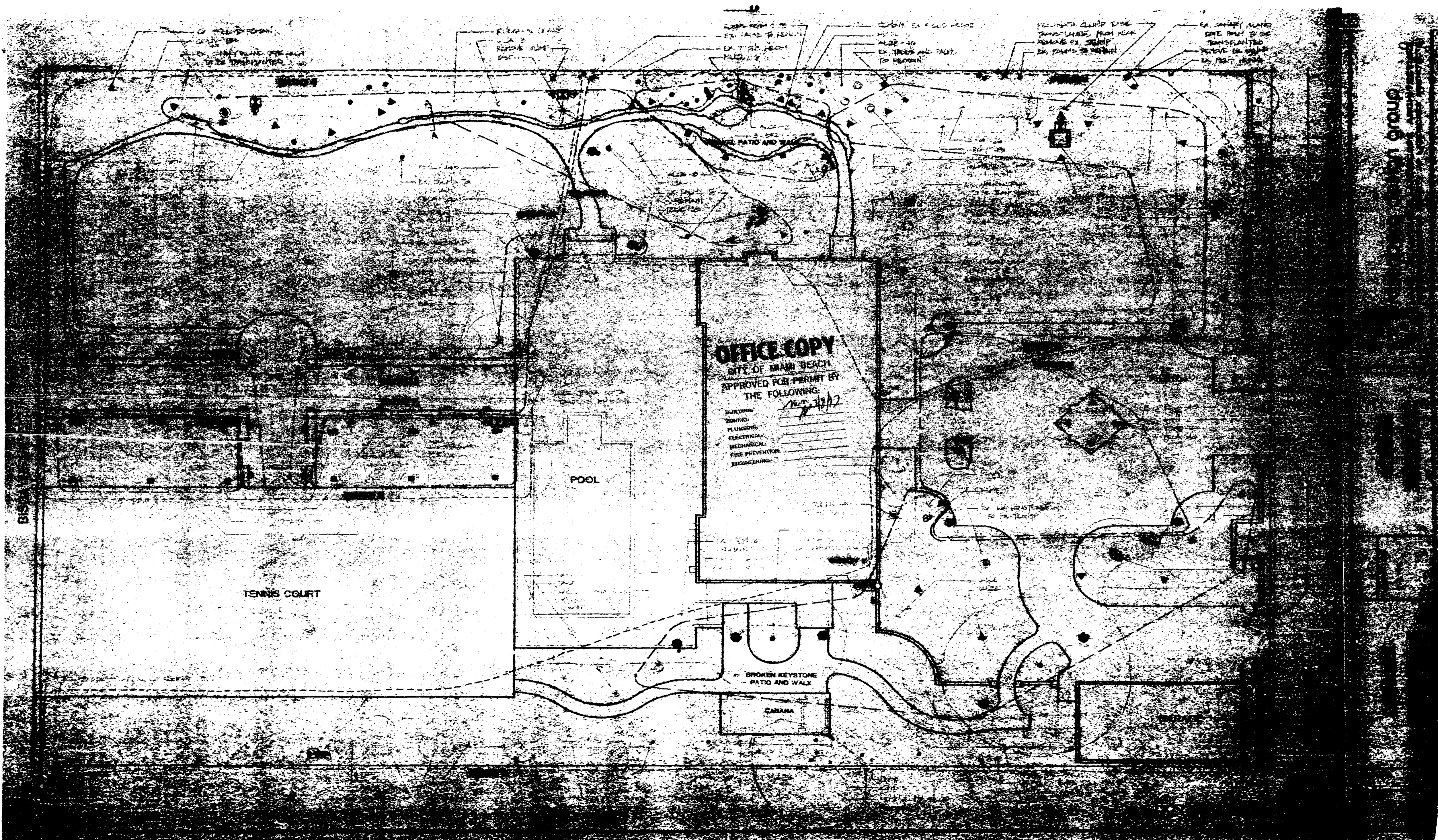
PLANT LIST

KEY	PLANT NAME	SIZE	QTY
INEL	Shredded Mulch (Grade B)	spread 2" thick in all areas and groundcover beds, 4" diameter circles around trees in sod areas	as req.
ISTA	St. Augustine Pterocarp	4-12" sod	as req.
ALCA	Alcaea "Callidra"	7 gallon can	21
ALCU	Alcaea coccinea	3 gallon can	31
ALPU	Alcaea purpurascens	3 gallon can	32
ALSV	Alcaea speciosa "Variegata"	3 gallon can	8
ALZE	Alcaea perambula	3 gallon can	131
BRXY	Bryonia nervosa	3 gallon can, 2' x 2'	6
CISP	Citrus species	15 gallon can	9
COBO	Cordia boissieri	8" - 9" tall	3
COES	Coumouss erectus var. "Silver Buttonwood"	8" - 9" tall	6
COUY	Coccoloba wilsonii	3 gallon can	120
COVA	Codiaeum variegatum	3 gallon can	76
COBY	Coumouss byrsipifolia	1 gallon can	52
DITE	Dialium veitchii	1 gallon can	30
DRTR	Dracaena tricolor	3 gallon can	12
FIBE	Ficus benjamina	10 gal. can 8' tall "Pencil"	2
		7 gal. can	26
		2" x 2" tall x 2 1/2" spread	30
		17" tall	30
		standard shade green	
HIBS	Hibiscus rosa-sinensis	10 gallon can	6
	Hibiscus	5" - 6" tall, standard	
HYLA	Hymenocallis latifolia	1 gallon can	160
ILVO	Ilex verticillata "Schilling Dwarf Holly"	3 gal can, 18" spread	115
IXOG	Ixora "Mona Grant"	3 gallon can	63
JACO	Jatropha integrifolia "Compacta"	5" tall x 4" spread	8
JAMI	Jasminum multiflorum	3 gallon can	221
	"Many Jasmine"	18" spread	178
LIRE	Liriodendron "Evergreen Giant"	1 gallon can	178
LJJA	Liriodendron japonicum	8" - 9" tall x 5" spread	6
	"Max Leaf Privet"	tree form, 8' tall	
MODE	Moronea delicata	8" x 8" mature leaves	3
MUPA	Murraya paniculata	3 gallon can	200
MUZE	Musa sp. var. Zebrina	18" pot	6
		5" tall	527
PELA	Pentas lanceolata	1 gallon can	34
	"Pentas"	color as shown on plan	
PHBA	Phoenix dactylifera "Medjool"	10" - 12" clear trunk	3
PHSE	Philodendron sellowianum	3 gallon can	28
		2' x 2" mature leaves	
PITY	Pittosporum tobira "Variegated"	3 gallon can	164
	"Variegated Pittosporum"	24" x 18"	
POMA	Podocarpus macrophyllus	7 gallon can	10
	"Maki Tree"	11" tall, full	
POSC	Polypodium scolopendria	1 gallon can, full	480
	"Wart Fern"		
RHEX	Rhapis excelsa	23 gallon can	11
	"Lace Palm"	7' - 8" tall, full	
RORE	Roystonea regia	24" - 26" tall overall	3
	"Royal Palm"	24" - 26" tall overall	
ROSA	Rosa spp.	5 gallon can	1
		varieties to be selected by owner	
RURJ	Ruellia equisetiformis	1 gallon can	80
	"Firecracker Plant"	24" x 18"	
SAPA	Sabal palmetto	20" tall overall	16
	"Sabal Palm"		
STRI	Strelitzia reginae	8" - 9" tall, 8" dia.	3
	"White Bird of Paradise"		
VEVE	Veitchia merrillii	8" - 9" tall overall	5
	"Sabal Palm"	8" - 9" tall overall	
VERO	Veitchia montgomeryana	12" - 14" tall overall	18
		8" dia.	

ABOUT RESIDENCE
 SCALE JOB NO SHEET DATE REVISIONS
 LA-2 7/6/75 8-2-75
 LANDSCAPE ARCHITECTURE
 MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



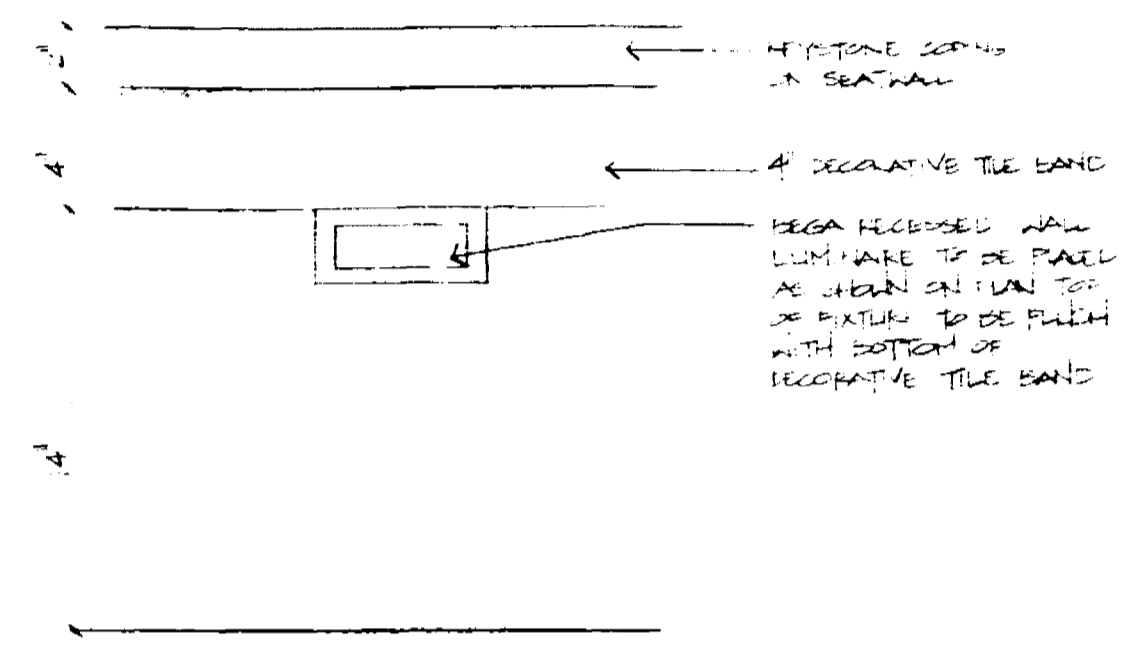
LANDSCAPE SPECIFICATIONS & PLANT LIST



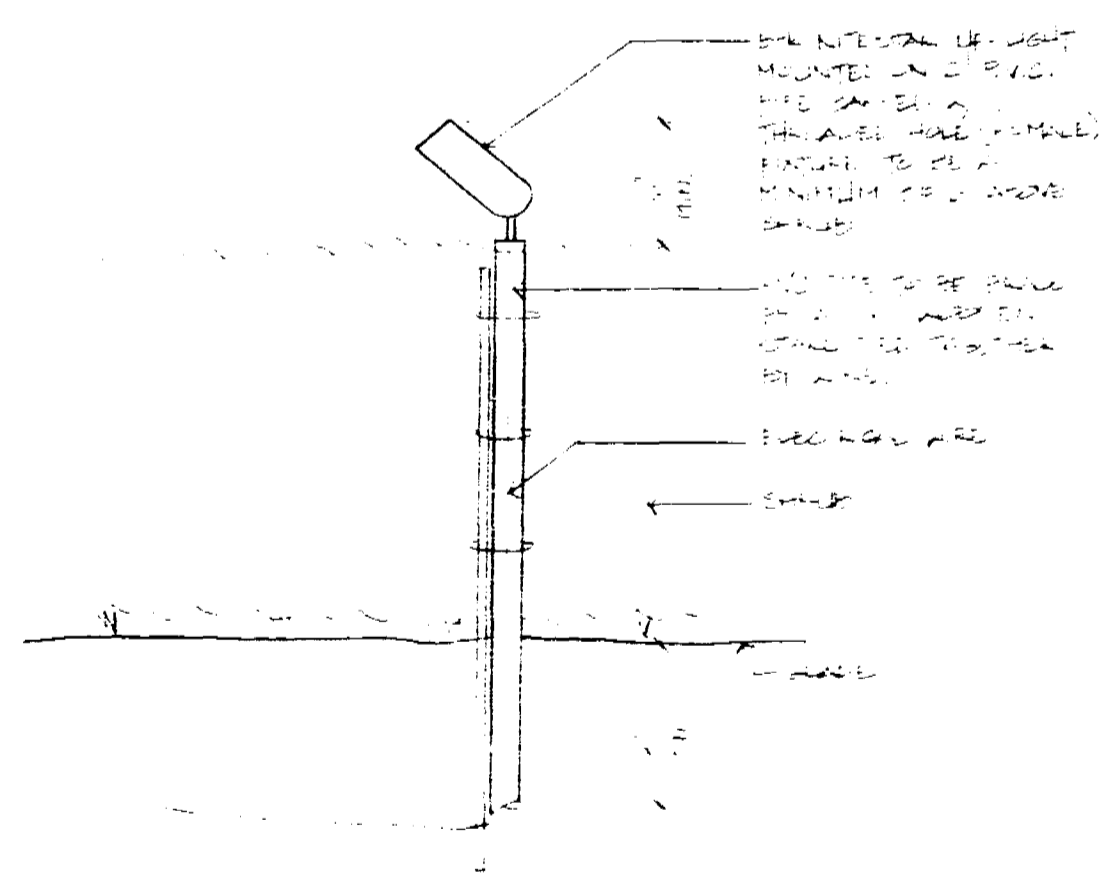
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

- BUILDING: _____
- ZONING: _____
- PLUMBING: _____
- ELECTRICAL: _____
- MECHANICAL: _____
- FIRE PREVENTION: _____
- ENGINEERING: _____



DETAIL A



DETAIL B

LIGHTING SCHEDULE

KEY	DESCRIPTION	QUANTITY
●	B-K NITE STAR "DOWNLIGHT" N/S-2 - BLP-9-11; ATTACHED TO TREE WITH B-K TREE STRAP #TS-TMC-BLM (STRAP LENGTH AS NECESSARY)	14 1/2
▲	B-K NITE STAR "UPLIGHT" N/S-4-BLP-9-11 MOUNTED ON PVC STEMS. SEE DETAIL "A"	52
■	BECA RECESSED WALL LUMINAIRE #1322 WHITE IN COLOR. HEIGHT OF LUMINAIRE IN WALL IS AS SHOWN IN DETAIL "B"	18
■	BECA LOW VOLTAGE BOLLARD PATH LIGHT #8680	16
●	BOLLARD LIGHT TO BE CHOSEN BY ARCHITECT	4
⊠	HADCO T500-12 500 WATT T MER	8 1/2

- NOTES:
- DOWN LIGHTS IN PALMS WILL BE PLACED JUST BELOW THE FRONDS. THE WIRE WILL BE KEPT ON THE BACKSIDE OF THE PALM TO HIDE IT FROM VIEW. DOWNLIGHTS IN TREES WILL BE SITUATED SO THAT THEY ARE HIDDEN AS POSSIBLE WITHOUT IMPEDING THE FUNCTIONING OF THE FIXTURES.
 - TRANSFORMERS WILL BE ON 2" 6" STAKES AND HIDDEN IN SHRUB BEDS WHERE THEY CAN'T BE MOUNTED ON WALLS.

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 CITY OF MIAMI BEACH
 APPROVED FOR DEPOSIT BY
 THE FOLLOWING:
 BUILDING: _____
 ZONING: _____
 PUBLIC USE: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____

rosent
LAND
MARKING

**ABBOUD
RESIDENCE**

DATE: 7/16/93
 REVISIONS: 5/2/93

**LANDSCAPE LIGHTING
NOTES AND DETAILS**

22
2/1/93

PERMIT #

B 9902670

BMS 92549

BMS 0000974

ADDRESS

94 Palm Av

2500000000

ZVONKIR T. BELFRANN, P.E.
 2300 SW 74th COURT
 MIAMI, FLORIDA 33155
 (305) 552-0225
 (305) 552-0225
 FAX (305) 552-1073

PROJECT NO. **G-5A**
 DATE **7-27**

INWARD ROOF W/CP = 0.75
 $P15 = 41(1.15)(0.75) = 41(0.25) = 45.8 \text{ PSF}$
 $P25 = 45 \text{ PSF}$
 $P30 = 51.3 \text{ PSF}$
 $P35 = 52.4 \text{ PSF}$

NET UPLIFT = 41.0 PSF (15)
 -45.8 PSF (25)
 -46.8 PSF (30)
 -48.8 PSF (35)

OPEN STRUCTURE W/CP = 1.55
 $P15 = 41(1.15)(1.55) = 73.0 \text{ PSF}$
 $P25 = 79 \text{ PSF}$

NET UPLIFT = 48.0 PSF (15)
 -74.8 PSF (25)

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PROJECT NO. **G-5A**
 DATE **7-27**

Check GB-5 FOR TORSION

$P_{15} = 27.3 \text{ PSF}$
 $P_{15} = 27.3(1.2)(0.75) = 43.2 \text{ PSF}$

$F_{\text{wall}} = \frac{0.12(3.5)^2(0.33)}{2} = 0.25 \text{ K-FT}$
 $M_{\text{wall}} = 0.25 \left(\frac{3.5}{2}\right) = 0.3 \text{ K-FT/FT}$
 $M_{\text{wind}} = \frac{0.042(5)^2}{2} = 0.54 \text{ K-FT/FT}$

$\Sigma M_u = 0.3(0.6) + 0.54(0.3) = 1.18 \text{ K-FT/FT}$

$\times \frac{12000}{1.33} = 10632 \text{ ULL}$
 $\frac{3910}{7562} \text{ ULL service}$

Use for design
 $M_{\text{wall}} = 9660 \text{ K-FT/FT O.K.}$

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 DATE **7-27**

check grade beam for torsion

$\Sigma M_u = 1.18 \text{ K-FT/FT}$

Span = 14.0'
 max. M_u on GB-5

$T_u = 1.18(14) = 16.5 \text{ K-FT}$
 $V_u = (0.12(3.5)(2) + 0.06(5)) \left(\frac{14}{2}\right) = 10.5 \text{ K}$

$T_u = \frac{0.8\sqrt{3000}(4704)}{\sqrt{1 + \left(\frac{0.4(10.5)}{0.06(16.5)(2)}\right)^2}} = 16.2 \text{ K}$

$T_u = \frac{16.5}{0.85} = 19.4 \text{ K-FT}$

$d_t = 0.66 + 0.33 \frac{10}{20} = 0.53$
 $S = \frac{0.22(60)(10)(20)(0.53)}{3.2(12)} = 97 \text{ in}^2$

$10 \text{ } \#3 \text{ bars}$
 $18 \text{ } \#4 \text{ bars}$

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PROJECT NO. **G-5A**
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check torsion for GB-1

C steel s.t. due to 9/16" slab.

$M_{\text{wall}} = \left[\frac{1}{12}(0.11) + 0.025\right](1.0) + 0.04(1.2) = 0.24 \text{ K-FT/FT}$

$M_{\text{wind}} = 0.24 \left(\frac{3.5}{2}\right) = 0.14 \text{ K-FT/FT}$

$\Sigma M_u = 18.0 \text{ (max)}$
 $Torsion = 18(0.14) = 1.63 \text{ K-FT}$

Refer to calc's for GB-5
 GB-1 is adequate.

BRADLEY J. CASH - PROFESSIONAL CONSULTANT
 17880 NORTHEAST 31 COURT
 AVENTURA, FLORIDA 33160

PROJECT NO. **G-5A**
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Lateral Pressures Due to Wind
 Low-rise buildings (Buildings with a mean roof height less than 60 feet)

Calculations are based on the requirements of the South Florida Building Code (SFBC) and American Society of Civil Engineers (ASCE) Standard 7-99, Minimum Design Loads for Buildings and Other Structures.

Wind Speed (mph)
 SFBC requires the use of 110 mph for design wind speed in conjunction with the ASCE 7-99.

Importance Factor
 Based on building occupancy, the importance factor is Category I at hurricane occurrence.

Area of wall
 Area of component or cladding to be considered.

Windload (psf)

WINDOW SHEET A-3

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Importance Factor
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Area of wall
 Area of component or cladding to be considered.

Windload (psf)

DOOR SHEET A-4

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 17880 NORTHEAST 31 COURT
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Wind Speed (mph)
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Importance Factor
 Based on building occupancy, the importance factor is Category I at hurricane occurrence.

Area of wall
 Area of component or cladding to be considered.

Windload (psf)

WINDOW SHEET A-5

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Wind Speed (mph)
 SFBC requires the use of 110 mph for design wind speed in conjunction with the ASCE 7-99.

Importance Factor
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Area of wall
 Area of component or cladding to be considered.

Windload (psf)

WINDOW SHEET A-2

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AVENTURA, FLORIDA 33160

FOR: ROBERT WADE AND ASSOCIATES, P.A.
300 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

PROJECT LOCATED AT: 94 PALM AVENUE
MIAMI BEACH, FLORIDA

DATE: AUG 3, 1999

Lateral Pressures Due to Wind
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Building mean roof height (h)
Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW B, SHEET A-2

Bradley J. Cash
8/3/99

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17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

FOR: ROBERT WADE AND ASSOCIATES, P.A.
300 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

PROJECT LOCATED AT: 94 PALM AVENUE
MIAMI BEACH, FLORIDA

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Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW D, SHEET A-2

Bradley J. Cash
8/3/99

BRADLEY J. CASH - PROFESSIONAL CONSULTANT
17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

FOR: ROBERT WADE AND ASSOCIATES, P.A.
300 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

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Building mean roof height (h)
Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

DOOR 2, SHEET A-2

Bradley J. Cash
8/3/99

BRADLEY J. CASH - PROFESSIONAL CONSULTANT
17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

FOR: ROBERT WADE AND ASSOCIATES, P.A.
300 BRICKELL KEY DRIVE
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Building mean roof height (h)
Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW C, SHEET A-2

Bradley J. Cash
8/3/99

000005

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AVENTURA, FLORIDA 33160

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Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW G, SHEET A-3

Bradley J. Cash
8/3/99

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300 BRICKELL KEY DRIVE
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Building mean roof height (h)
Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW H, ZONE 4 SHEET A-3

Bradley J. Cash
8/3/99

BRADLEY J. CASH - PROFESSIONAL CONSULTANT
17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

FOR: ROBERT WADE AND ASSOCIATES, P.A.
300 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

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MIAMI BEACH, FLORIDA

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Building mean roof height (h)
Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW H, ZONE 4 SHEET A-3

Bradley J. Cash
8/3/99

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17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

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300 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

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MIAMI BEACH, FLORIDA

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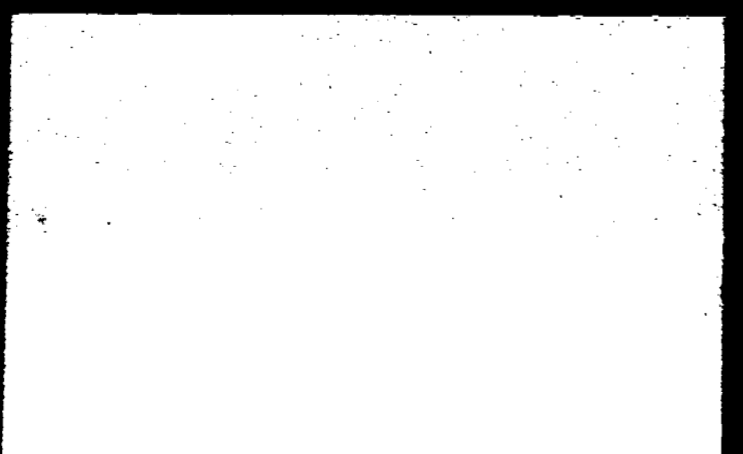
Building mean roof height (h)
Building maximum width (b)
Roof slope greater than 2 on 12?

Exposure
Basic Wind Speed (mph)
Importance Factor
Area A1 (sf)
Area A2 (sf)
Occupational Pressure
Windload (psf)

This opening is in zone 4

WINDOW C, SHEET A-3

Bradley J. Cash
8/3/99



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17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

PROJECT LOCATED AT: 84 PALM AVENUE
MIAMI BEACH, FLORIDA

FOR: ROBERT WADE AND ASSOCIATES, P.A.
630 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

AUG 31, 1999

Lateral Pressures Due to Wind
Low-rise buildings (buildings with a mean roof height less than 60 feet)

Calculations are based on the requirements of the South Florida Building Code (SFBC) and American Society of Civil Engineers (ASCE) Standard 7-88, Minimum Design Loads for Buildings and Other Structures.

Building mean roof height (h): 40 feet
Building maximum width (W): 120 feet
Roof slope greater than 2 on 12?

Exposure: Buildings with height h less than or equal to 60 feet and less than or equal to 60 feet from the exposure face of Exposure C.

Basic Wind Speed (mph): SFBC requires the use of 110 mph for design wind speed.

Importance Factor: Based on building occupancy, for residential Category I at hurricane resistance.

Area A1 (psf): Area of component or cladding to be considered.

Area A2 (psf): Area of component or cladding to be considered.

GCJ (Internal Pressure): For windows or doors designed to the wind pressures calculated herein and covered by protective hurricane shutters, GCJ need not be applied. For windows or doors designed to the wind pressures calculated herein and accessory designed against large winds impact, GCJ shall not be applied.

GCJ (External Pressure):

Windload (psf)

This opening is in zone 4

WINDOW A, SHEET A-3

Boyle 8/3/99

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AVENTURA, FLORIDA 33160

PROJECT LOCATED AT: 84 PALM AVENUE
MIAMI BEACH, FLORIDA

FOR: ROBERT WADE AND ASSOCIATES, P.A.
630 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

AUG 31, 1999

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GCJ (External Pressure):

Windload (psf)

This opening is in zone 4

WINDOW C, SHEET A-3

Boyle 8/3/99

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Area A1 (psf): Area of component or cladding to be considered.

Area A2 (psf): Area of component or cladding to be considered.

GCJ (Internal Pressure): For windows or doors designed to the wind pressures calculated herein and covered by protective hurricane shutters, GCJ need not be applied. For windows or doors designed to the wind pressures calculated herein and accessory designed against large winds impact, GCJ shall not be applied.

GCJ (External Pressure):

Windload (psf)

This opening is in zone 5

WINDOW F, SHEET A-3

Boyle 8/3/99

000386

BRADLEY J. CASH - PROFESSIONAL CONSULTANT
17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

PROJECT LOCATED AT: 84 PALM AVENUE
MIAMI BEACH, FLORIDA

FOR: ROBERT WADE AND ASSOCIATES, P.A.
630 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

AUG 31, 1999

Lateral Pressures Due to Wind
Low-rise buildings (buildings with a mean roof height less than 60 feet)

Calculations are based on the requirements of the South Florida Building Code (SFBC) and American Society of Civil Engineers (ASCE) Standard 7-88, Minimum Design Loads for Buildings and Other Structures.

Building mean roof height (h): 40 feet
Building maximum width (W): 120 feet
Roof slope greater than 2 on 12?

Exposure: Buildings with height h less than or equal to 60 feet and less than or equal to 60 feet from the exposure face of Exposure C.

Basic Wind Speed (mph): SFBC requires the use of 110 mph for design wind speed.

Importance Factor: Based on building occupancy, for residential Category I at hurricane resistance.

Area A1 (psf): Area of component or cladding to be considered.

Area A2 (psf): Area of component or cladding to be considered.

GCJ (Internal Pressure): For windows or doors designed to the wind pressures calculated herein and covered by protective hurricane shutters, GCJ need not be applied. For windows or doors designed to the wind pressures calculated herein and accessory designed against large winds impact, GCJ shall not be applied.

GCJ (External Pressure):

Windload (psf)

This opening is in zone 4

WINDOW A, SHEET A-3

Boyle 8/3/99

BRADLEY J. CASH - PROFESSIONAL CONSULTANT
17880 NORTHEAST 31 COURT
AVENTURA, FLORIDA 33160

PROJECT LOCATED AT: 84 PALM AVENUE
MIAMI BEACH, FLORIDA

FOR: ROBERT WADE AND ASSOCIATES, P.A.
630 BRICKELL KEY DRIVE
OFFICE PLAZA 201
MIAMI, FLORIDA

AUG 31, 1999

Lateral Pressures Due to Wind
Low-rise buildings (buildings with a mean roof height less than 60 feet)

Calculations are based on the requirements of the South Florida Building Code (SFBC) and American Society of Civil Engineers (ASCE) Standard 7-88, Minimum Design Loads for Buildings and Other Structures.

Building mean roof height (h): 40 feet
Building maximum width (W): 120 feet
Roof slope greater than 2 on 12?

Exposure: Buildings with height h less than or equal to 60 feet and less than or equal to 60 feet from the exposure face of Exposure C.

Basic Wind Speed (mph): SFBC requires the use of 110 mph for design wind speed.

Importance Factor: Based on building occupancy, for residential Category I at hurricane resistance.

Area A1 (psf): Area of component or cladding to be considered.

Area A2 (psf): Area of component or cladding to be considered.

GCJ (Internal Pressure): For windows or doors designed to the wind pressures calculated herein and covered by protective hurricane shutters, GCJ need not be applied. For windows or doors designed to the wind pressures calculated herein and accessory designed against large winds impact, GCJ shall not be applied.

GCJ (External Pressure):

Windload (psf)

This opening is in zone 4

WINDOW C, SHEET A-3

Boyle 8/3/99



B9902670

Flood Program Legend

Residential

1. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

2. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

3. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

4. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

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14. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

15. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

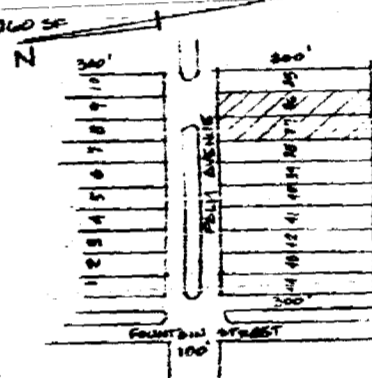
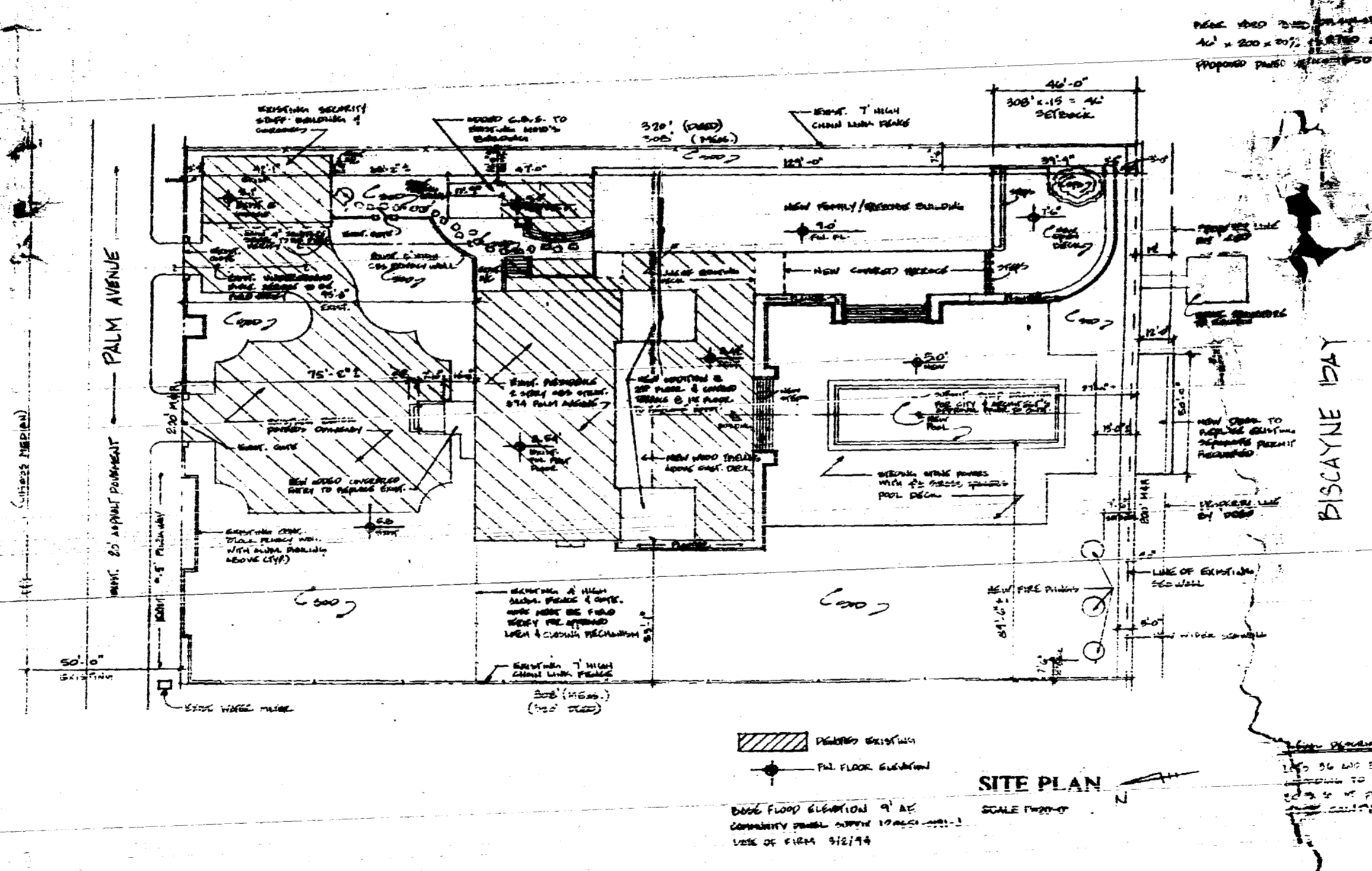
16. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

17. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

18. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

19. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.

20. Flood Hazard Area - Areas shown on the Flood Hazard Map of the City of Miami Beach, Florida, which are designated as Flood Hazard Areas.



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

APPROVED BY: [Signature]
 TITLE: [Title]
 APPROVED BY: [Signature]
 TITLE: [Title]

SITE DATA

LOT SIZE	64,000 SF
LOT COVERAGE (BASEMENT UNDER ROOF)	
REAR YARD SETBACK	1019 SF
FRONT YARD SETBACK	521 SF
MIN. HOUSE	432 SF
MIN. GARAGE	100 SF
TOTAL	12,132 SF

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

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

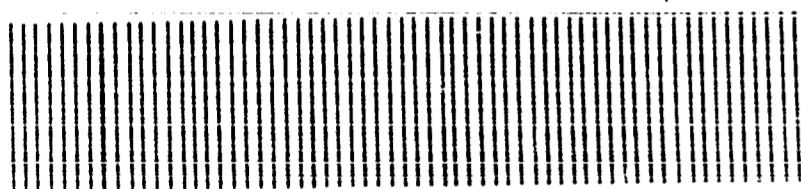
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The International Paper Company
6954 N.W. 12 STREET, MIAMI, FLORIDA 33126
305-477-9149 • 800-287-4799 • FAX 305-477-7526

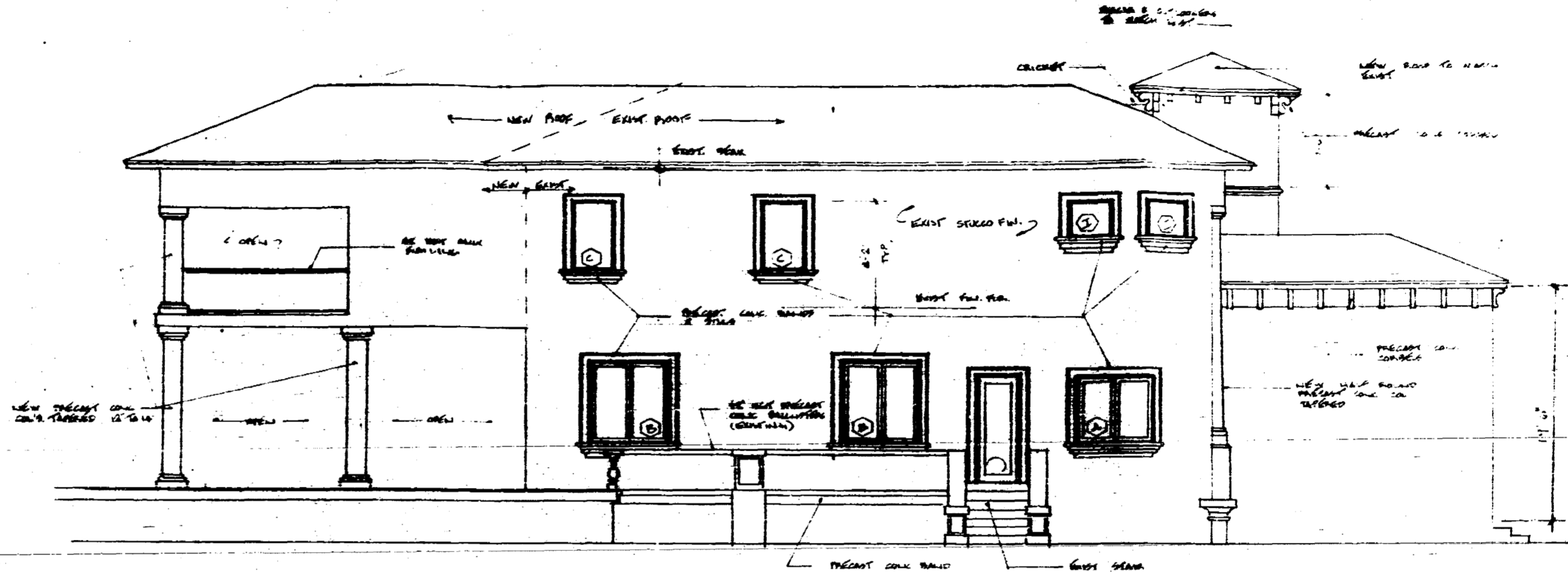
**PREVIOUS
DOCUMENT**

**IS
a photocopy in poor
condition**

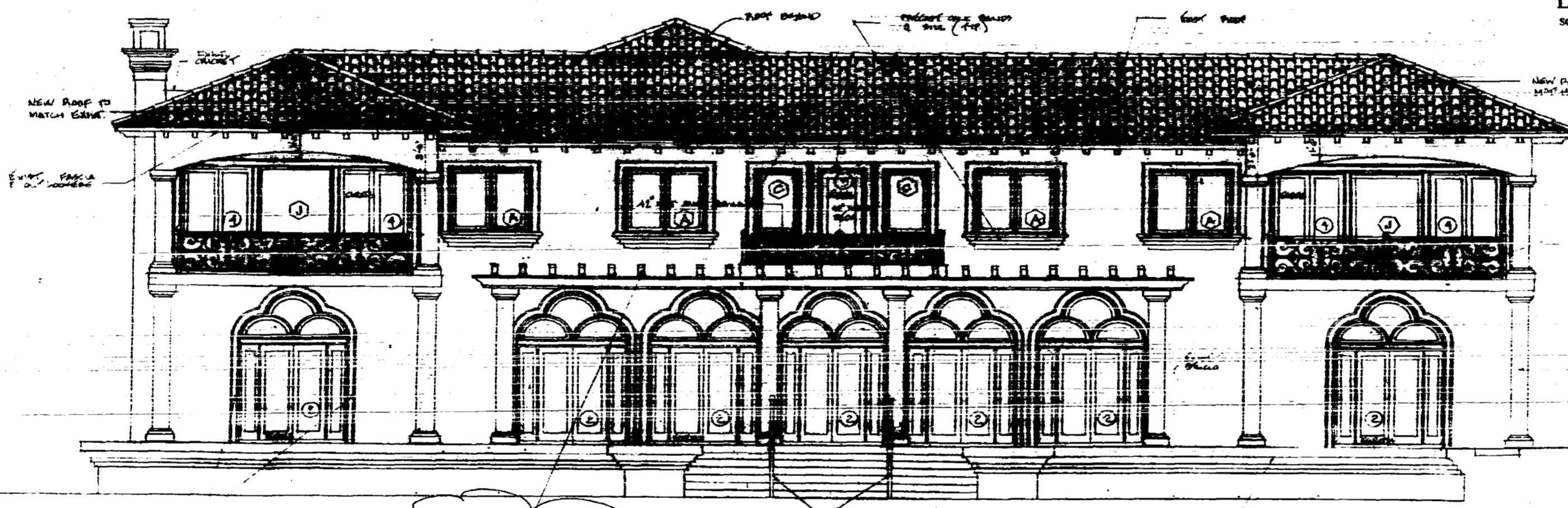


FC 017

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



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

All millings required signed
and sealed calculations and stamped
Designed in accordance with IFBC
[Signature]

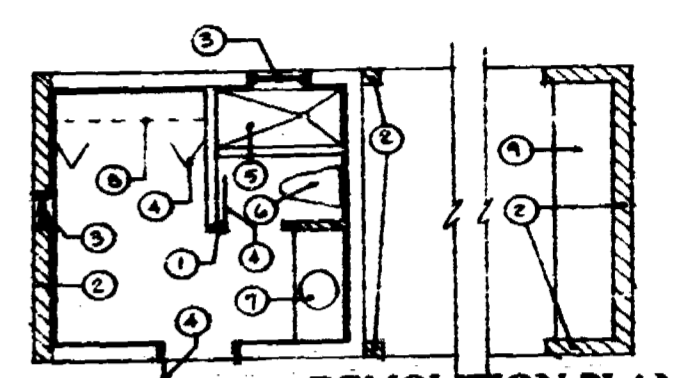
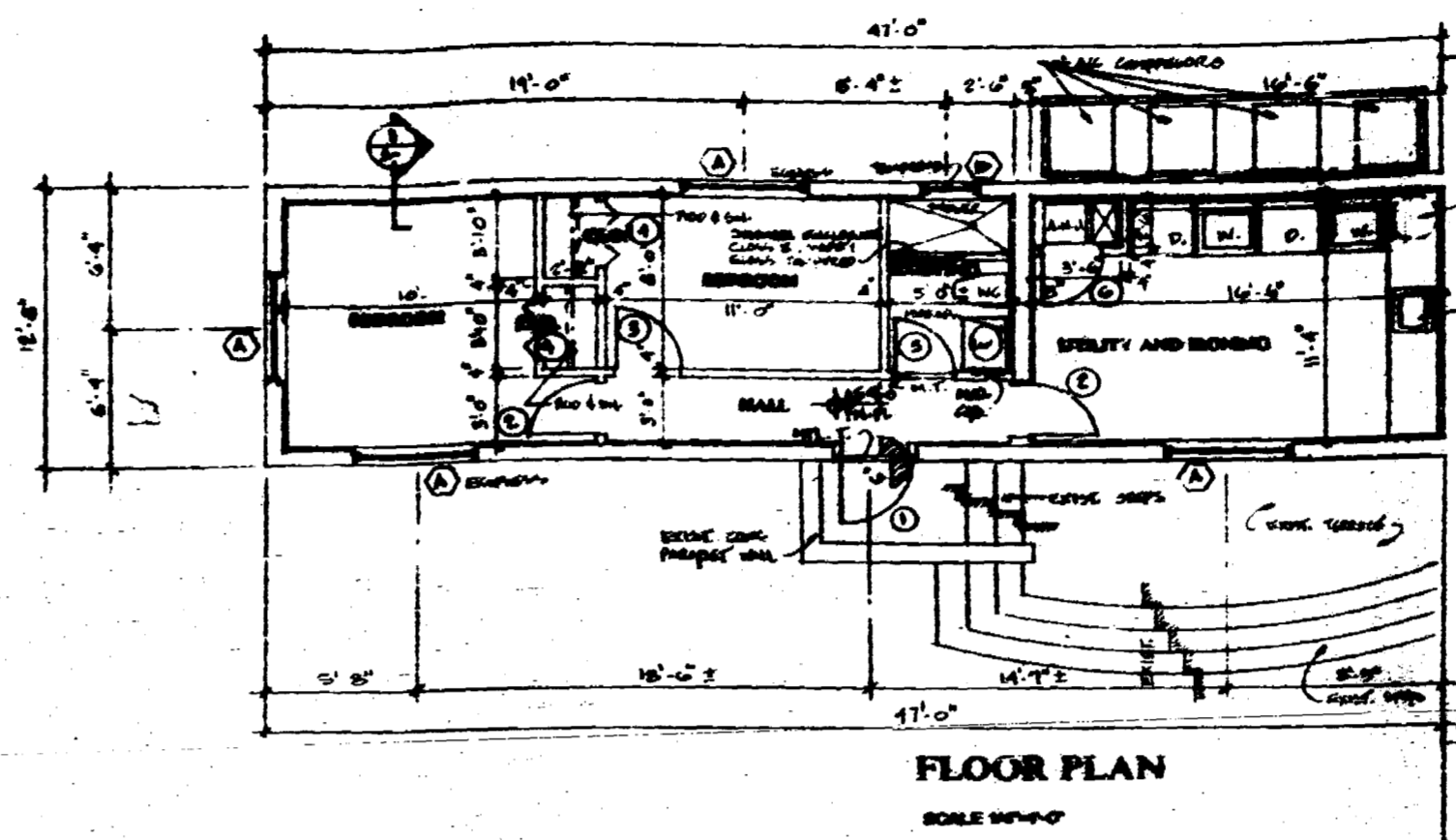
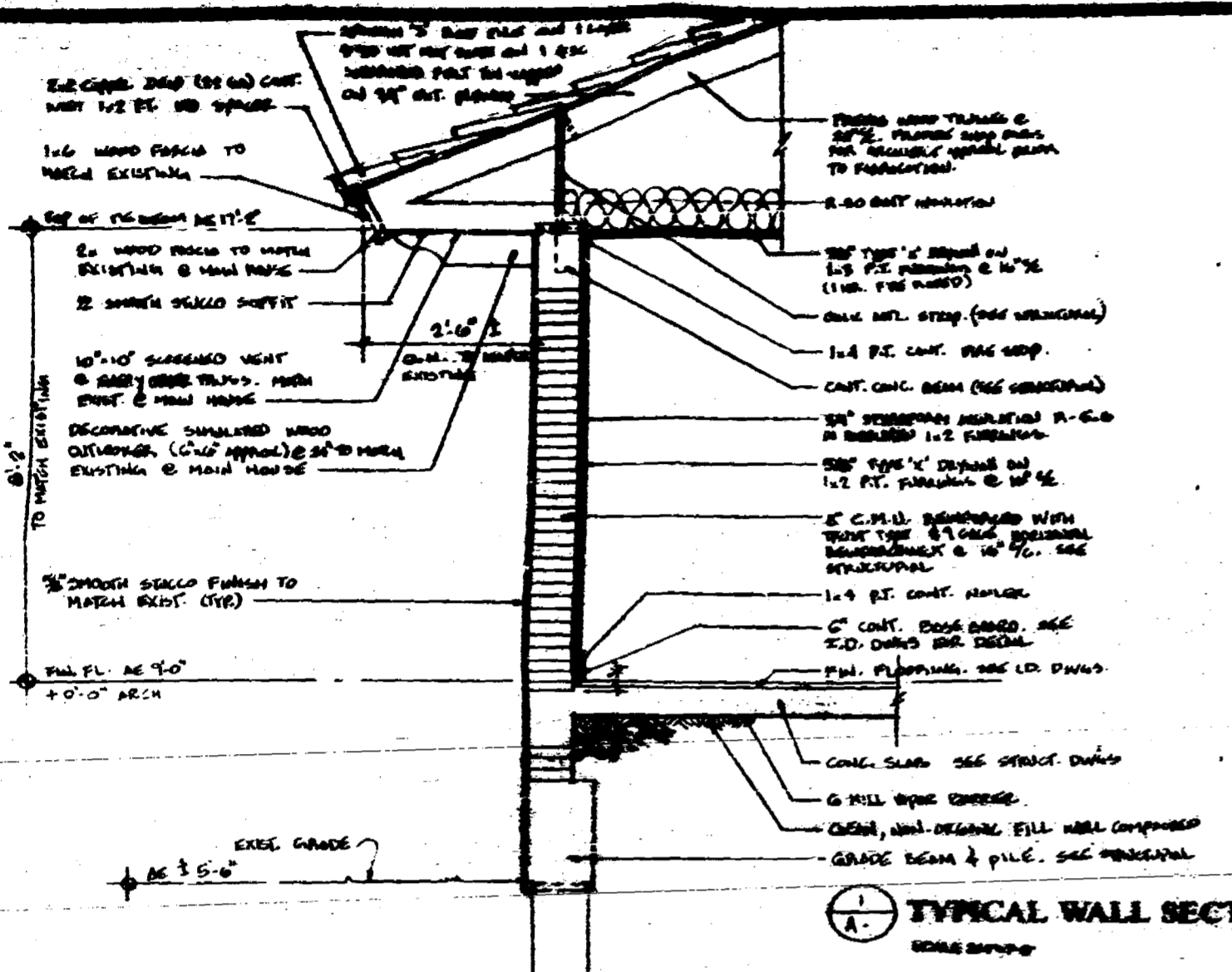
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THE FOLLOWING:
[Signature]
APPROVED - SUBJECT TO
ENGINEERING CRITIQUE

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
91 ANNE ST.

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

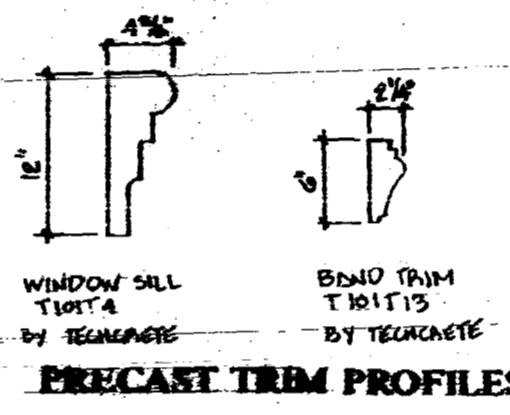
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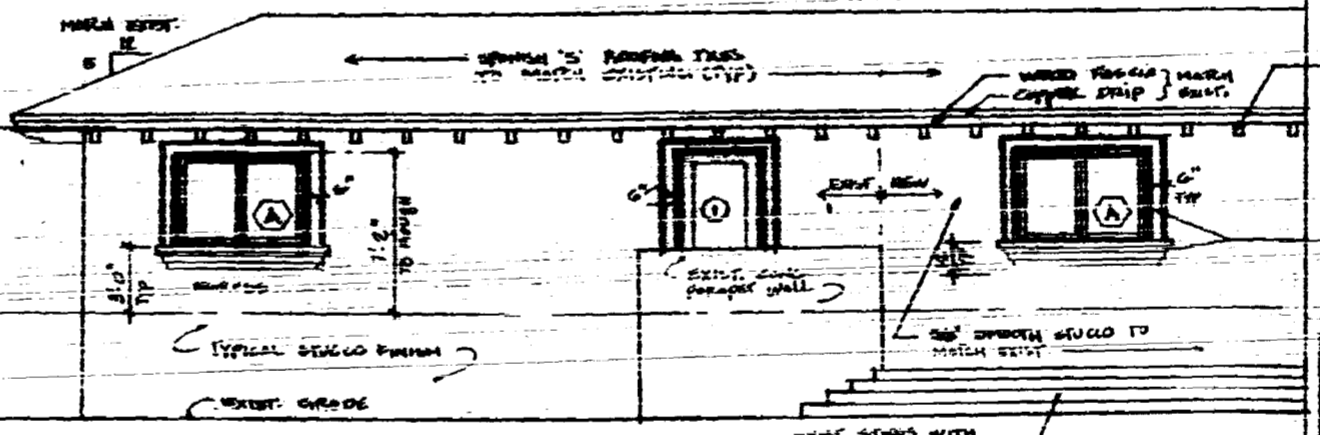
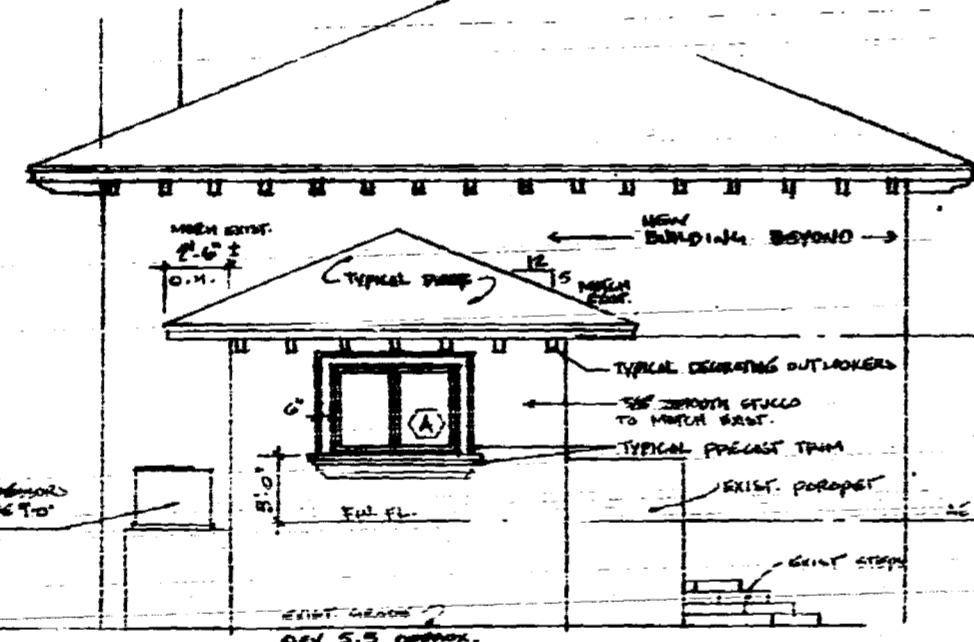


- KEY NOTES**
- REMOVE EXIST. PARTIAL BR INDICATED BY HATCHING
 - REMOVE EXIST. BLOCK WALL TO BE INDICATED BY HATCHING
 - REMOVE EXIST. WINDOW
 - REMOVE EXIST. DOOR
 - REMOVE THE PARTIAL FLOORING THAT IS EXIST. STAIRS
 - REMOVE EXIST. WOOD FLOOR
 - REMOVE EXIST. TRIM & CASING
 - REMOVE EXIST. WIRE & CONDUIT
 - REMOVE EXIST. CONC. LANTERNS & BUSHING DECS.

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



NO.	WIDTH	HEIGHT	PANELS	DESCRIPTION	FINISH	REMARKS
1	60"	42"	2	WOOD, TRANSPARENT	ALUM.	IMPACT RESISTANT GLASS
2	30"	24"	1	WOOD, TRANSPARENT	ALUM.	IMPACT RESISTANT GLASS

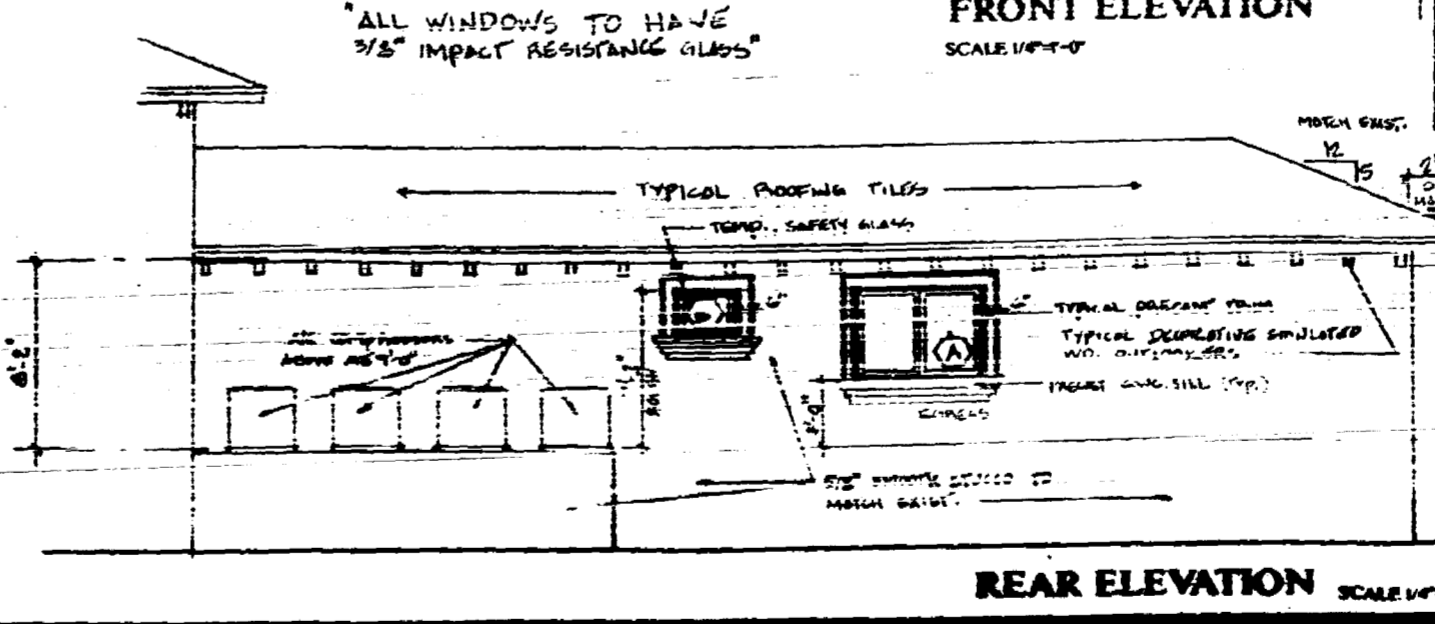


- GENERAL NOTES**
- ALL WINDOWS TO BE 1/2\"/>
 - REMOVE EXIST. PARTIAL BR INDICATED BY HATCHING
 - REMOVE EXIST. BLOCK WALL TO BE INDICATED BY HATCHING
 - REMOVE EXIST. WINDOW
 - REMOVE EXIST. DOOR
 - REMOVE THE PARTIAL FLOORING THAT IS EXIST. STAIRS
 - REMOVE EXIST. WOOD FLOOR
 - REMOVE EXIST. TRIM & CASING
 - REMOVE EXIST. WIRE & CONDUIT
 - REMOVE EXIST. CONC. LANTERNS & BUSHING DECS.

NO.	WIDTH	HEIGHT	THICK	FINISH	TYPE	NO. PANELS	FINISH	REMARKS
1	30"	80"	1 3/4"	WOOD, TRANSPARENT	1	ALUM.	IMPACT RESISTANT GLASS	
2	30"	80"	1 3/4"	WOOD, TRANSPARENT	2	ALUM.	IMPACT RESISTANT GLASS	
3	30"	80"	1 3/4"	WOOD, TRANSPARENT	2	ALUM.	IMPACT RESISTANT GLASS	
4	30"	80"	1 3/4"	WOOD, TRANSPARENT	2	ALUM.	IMPACT RESISTANT GLASS	
5	30"	80"	1 3/4"	WOOD, TRANSPARENT	2	ALUM.	IMPACT RESISTANT GLASS	

- GENERAL NOTES**
- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWINGS PRIOR TO SUBMITTING ESTIMATES. VISITS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AND NOT THE ARCHITECT'S. THE INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT. CONTRACTORS MUST BE FAMILIAR WITH ALL APPLICABLE CODES.
 - SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-FULL CIRCUIT.
 - ALL WINDOW SILLS AT SECOND FLOOR MUST BE 4\"/>
 - REMOVE EXIST. PARTIAL BR INDICATED BY HATCHING
 - REMOVE EXIST. BLOCK WALL TO BE INDICATED BY HATCHING
 - REMOVE EXIST. WINDOW
 - REMOVE EXIST. DOOR
 - REMOVE THE PARTIAL FLOORING THAT IS EXIST. STAIRS
 - REMOVE EXIST. WOOD FLOOR
 - REMOVE EXIST. TRIM & CASING
 - REMOVE EXIST. WIRE & CONDUIT
 - REMOVE EXIST. CONC. LANTERNS & BUSHING DECS.

- GENERAL NOTES**
- ALL ALUMINUM FINISHES AT SECOND FLOOR MUST BE 4\"/>
 - REMOVE EXIST. PARTIAL BR INDICATED BY HATCHING
 - REMOVE EXIST. BLOCK WALL TO BE INDICATED BY HATCHING
 - REMOVE EXIST. WINDOW
 - REMOVE EXIST. DOOR
 - REMOVE THE PARTIAL FLOORING THAT IS EXIST. STAIRS
 - REMOVE EXIST. WOOD FLOOR
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- GENERAL NOTES**
- REMOVE EXIST. PARTIAL BR INDICATED BY HATCHING
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 - REMOVE EXIST. CONC. LANTERNS & BUSHING DECS.

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WINDOW SCHEDULE						
NO.	WIDTH	HEIGHT	APPROX.	DESCRIPTION	MANUFACTURER	REMARKS
A	30"	36"	10"	ALUMINUM, FINED	CGI	3/8" IMPACT GLASS

DOOR SCHEDULE							
NO.	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	KEY MARK	FINISH	REMARKS
1	60"	90"		ALUM. 3/8" GLASS	1	ALUM.	3/8" IMPACT GLASS WITH ALUM. FRAME 10" MIN. FROM TOP & BOTTOM
2	30"	90"	1 3/4"	WOOD, PIANO FINISH	2	WOOD	AUTOMATIC CLOSER
3	30"	90"	1 3/4"	"	"	"	AUTOMATIC CLOSER
4	72"	90"	1 3/4"	ALUM. PIANO FINISH	2	ALUM.	"
5	30"	90"		GLASS	3	MARBLE 1/2" SPACER	TEMPERED GLASS SEE SPEC. DATA FOR DETAIL

NOTES:
 1. ALL GLASS IN WINDOWS TO BE 3/8" BEAM TIGHT, IMPACT RESISTANCE
 2. SIZES ARE APPROXIMATE, VERIFY DIMENSIONS WITH WINDOW MANUFACTURER.
 3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

KEY NOTES:
 1. FULL WOOD FINISHING, DEAD END PER CODE, ALUM. THRESHOLD
 2. PREMIUM, AUTOMATIC CLOSER
 3. ALUM. FINISH, SEAM FOOT
 4. FINISH, FULL WOOD FINISH, 3/8" WITH POSITIVE FASTENERS.

GENERAL NOTES

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

SMoke DETECTORS MUST BE CONNECTED TO NEAREST NON-CLEAR CIRCUIT.

ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 4" FROM FLOOR FLOOR, OR PROVIDE SECURITY BAR 4" HIGH FROM FLOOR FLOOR.

SECOND MEANS OF ESCAPE S.F.B.C. SECTION SHALL: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
 (A) A ROOF, STAIRWAY, PASSAGE OR BALCONY, PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE BUILDING AT STREET OR GROUND LEVEL.
 (B) A PASSAGE THROUGH ADJACENT NON-OCCUPABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
 (C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20 INCHES BY WIDTH, 24 INCHES IN HEIGHT AND 57 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
 (C1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
 (C2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
 (C3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
 *ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION

WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST BE SPACED 4" MAX. SPACING. ALL HAND RAILINGS MUST BE 4" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

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

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

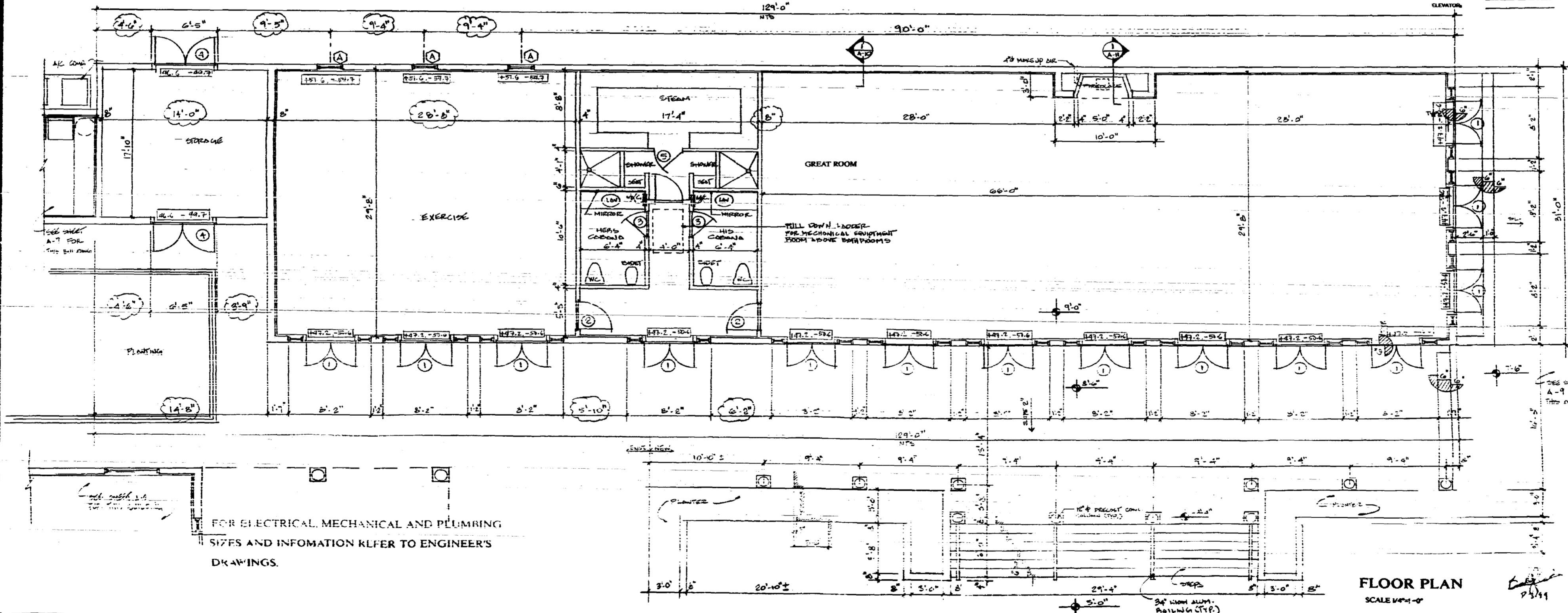
PROVIDE WINDOWS AND SHOWERS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY B, TEMPERED, SAFETY GLASS.

ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

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 CITY OF MIAMI BEACH
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BUILDING: [Signature]
 ZONING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE PREVENTION: [Signature]
 ENGINEERING: [Signature]
 PUBLIC WORKS: [Signature]
 STRUCTURAL: [Signature]
 ACCESSIBILITY: [Signature]
 ELEVATOR: [Signature]



ROBERT WADE AND ASSOCIATES, P.A.
 PLANNERS
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA
 DOMINION INDUSTRIAL HOLDINGS
 RENOVATION FOR
 5193

NO.	WIDTH	HEIGHT	DEPTH	DESCRIPTION	FINISHES	REMARKS
A	90"	80"	10"	ALUMINUM FRAME	C.G.I.	80" impact glass

NO.	WIDTH	HEIGHT	DEPTH	MATERIAL & TYPE	NOV. MARK	FINISHES	DETAILS	REMARKS
1	60"	90"	1 1/2"	A.D. C.M. PROBLEM	1	ALUM.	70" impact	WITH 20" SIDE LITES, 10" WING
2	50"	90"	1 1/2"	WOOD, PANELED PANEL	2	W.P.A.M.	-	WITH 20" SIDE LITES, 10" WING
3	90"	90"	1 1/2"	"	2	"	-	WITH 20" SIDE LITES, 10" WING
4	20"	90"	1 1/2"	"	2	"	-	WITH 20" SIDE LITES, 10" WING
5	50"	90"	1 1/2"	GLASS	3	IMPACT	70" SHIRT	TEMPERED, 1/2" X 3/4" GLASS
6	30"	90"	1 1/2"	WOOD, FLUSH	4	ALUM.	-	E.P. UNITS FOR DETAIL
7	70"	90"	1 1/2"	"	4	ALUM.	-	AK DOOR

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE EXISTING CONDITIONS AND RECORD THE SAME ON THE DRAWINGS PRIOR TO ANY CONSTRUCTION. VERIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THE DRAWINGS. * EXISTING CONDITIONS SHALL BE SHOWN WITH DASHED LINES.

* FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.

* ALL WINDOW SIZES AT SECOND FLOOR SHALL BE A MINIMUM OF 4" ABOVE FINISH FLOOR OR FINISH FLOOR OF SECOND FLOOR.

* RECOMMENDATIONS BY ARCHITECT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH. AS A RESULT, FINISHES, MATERIALS, AND METHODS OF INSTALLATION OF ANY MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH. ON A FINISH FLOOR, AN ADJACENT UNLOCKABLE SPACE SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH.

(C) AN EXISTING WINDOW OR DOOR SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH. IF THE WINDOW OR DOOR IS TO BE RELOCATED, THE APPROVAL OF THE CITY OF MIAMI BEACH SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

(C) THE WINDOW OR DOOR SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH. IF THE WINDOW OR DOOR IS TO BE RELOCATED, THE APPROVAL OF THE CITY OF MIAMI BEACH SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

(C) THE WINDOW OR DOOR SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI BEACH. IF THE WINDOW OR DOOR IS TO BE RELOCATED, THE APPROVAL OF THE CITY OF MIAMI BEACH SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

* ALL WINDOW SIZES SHALL BE AS SHOWN ON THE DRAWINGS.

NOTES

1. ALL GLASS IS WINDOW IS OR 3/4" OR 1" THICK, IMPACT RESISTANT.

2. SIDES ARE APPROXIMATE, VERIFY DIMENSIONS WITH WINDOW MANUFACTURER.

3. PROVIDE THE DETAILS SEE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.

NOTES

1. FULL WEATHERSTRIPPING, DEAD BOLT PER CODE, BUM THRESHOLD.

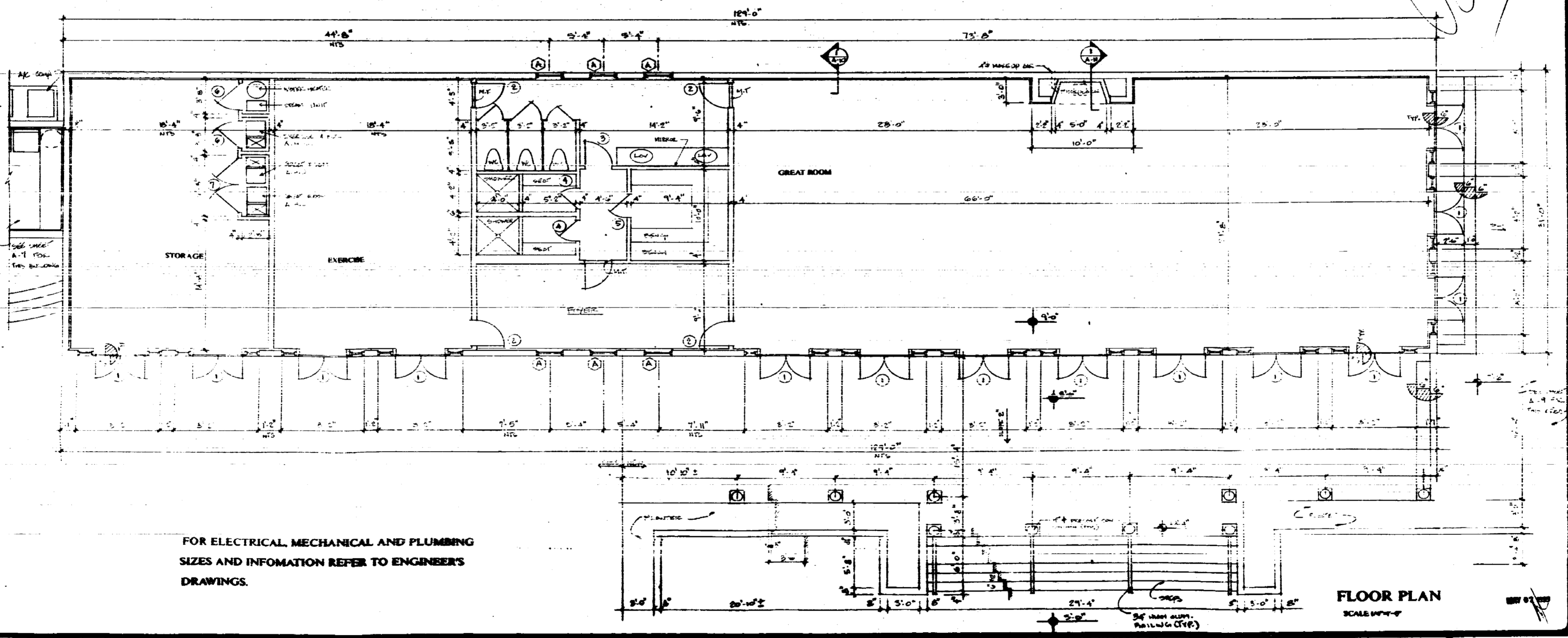
2. FINISHES, VERIFY WITH MANUFACTURER.

3. VERIFY FINISHES, VERIFY WITH MANUFACTURER.

4. FINISHES, VERIFY WITH MANUFACTURER.

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[Signature]
APPROVED SUBJECT TO ENGINEER'S DRAWINGS



ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA
 94 PALM AVENUE
 STATE SHEET
A-8

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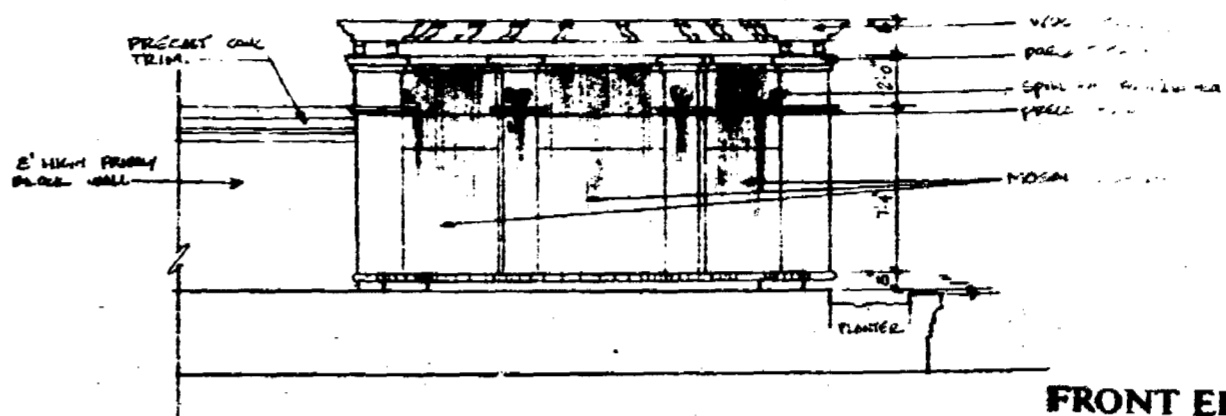


ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

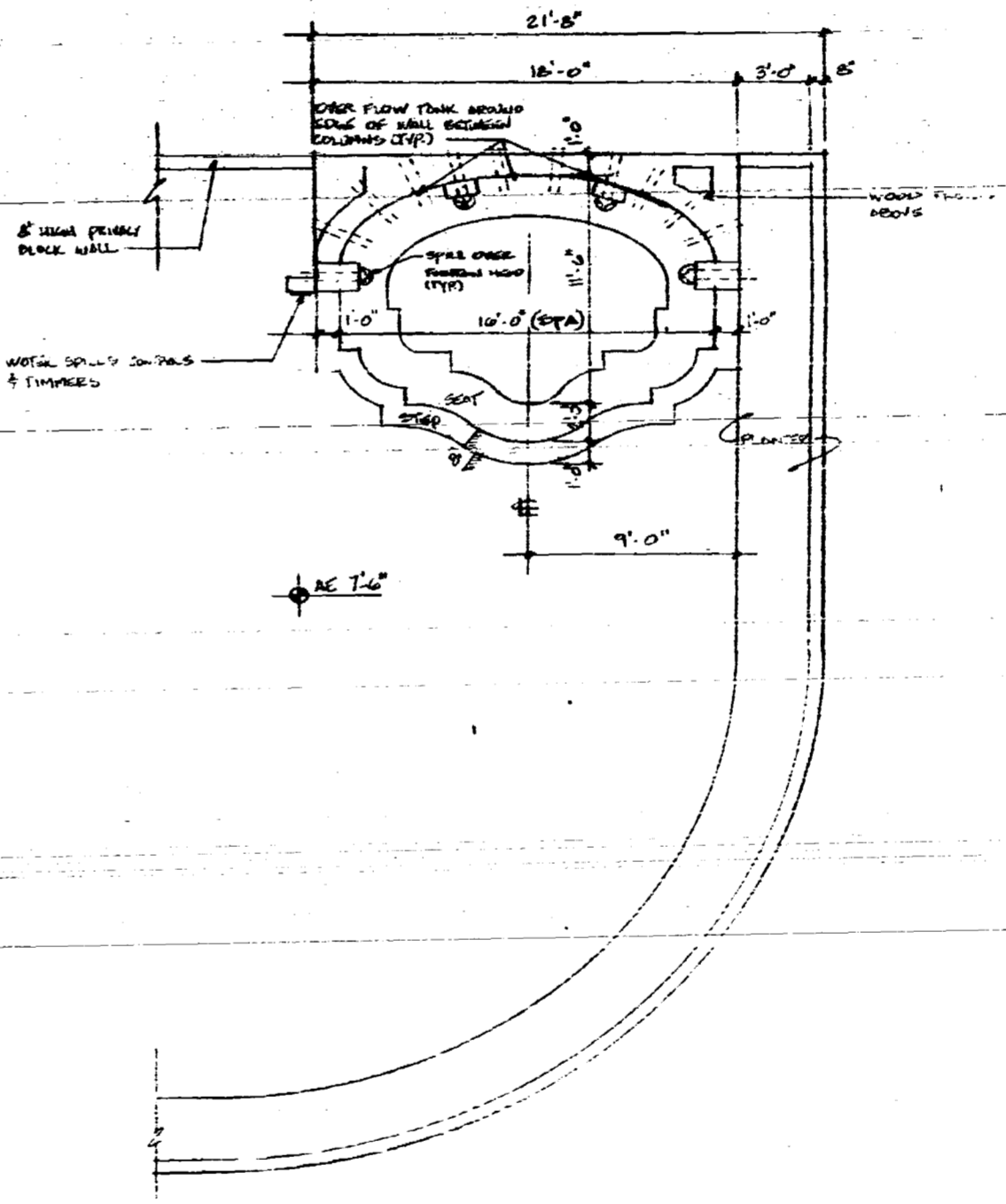
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS

MIAMI BEACH, FLORIDA
94 PALM AVENUE

7194009



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



PARTIAL FLOOR PLAN
SCALE 1/4"=1'-0"

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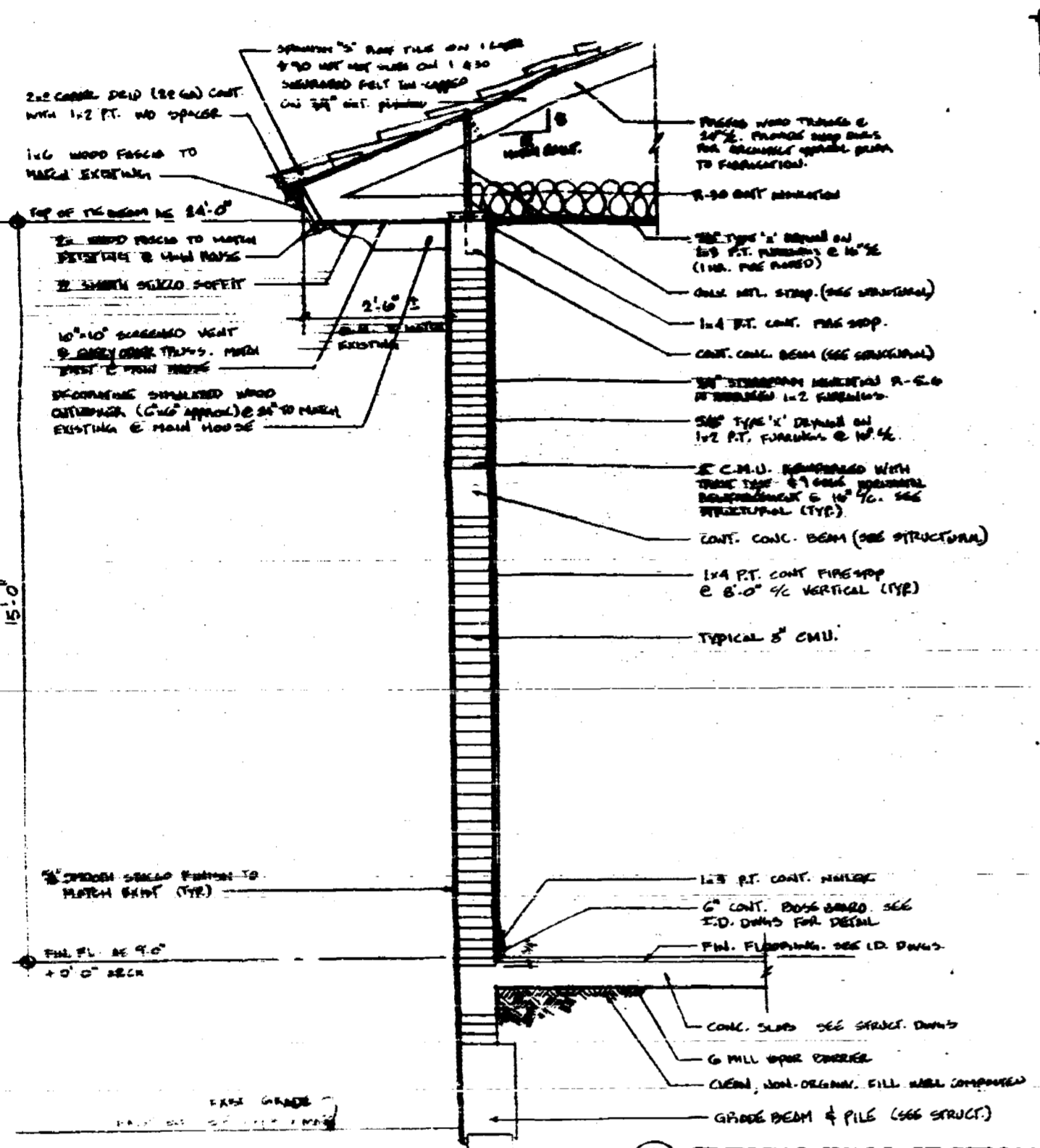
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING	_____
PLUMBING	_____
ELECTRICAL	_____
MECHANICAL	_____
FIRE PROTECTION	_____
ENVIRONMENTAL	_____
TRAFFIC ENGINEERING	_____
LANDSCAPE ARCHITECTURE	_____
OTHER	_____

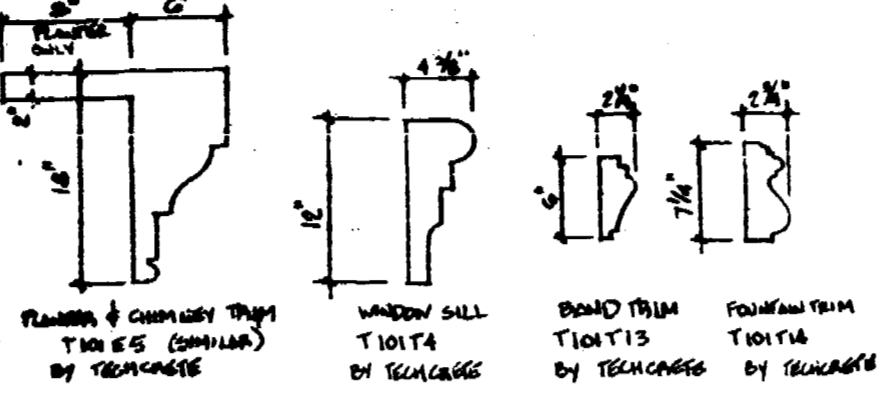
APPROVED - SUBJECT TO
CITY OF MIAMI BEACH

MAY 07 1999

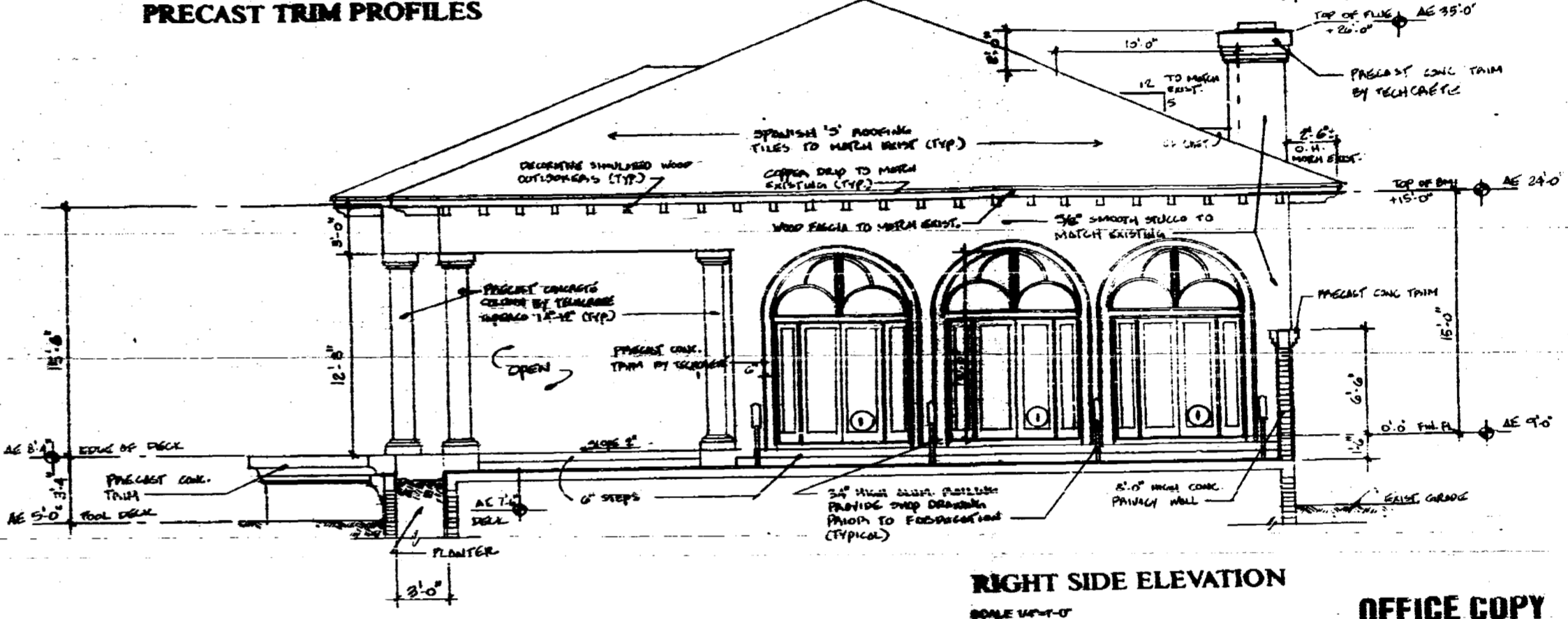
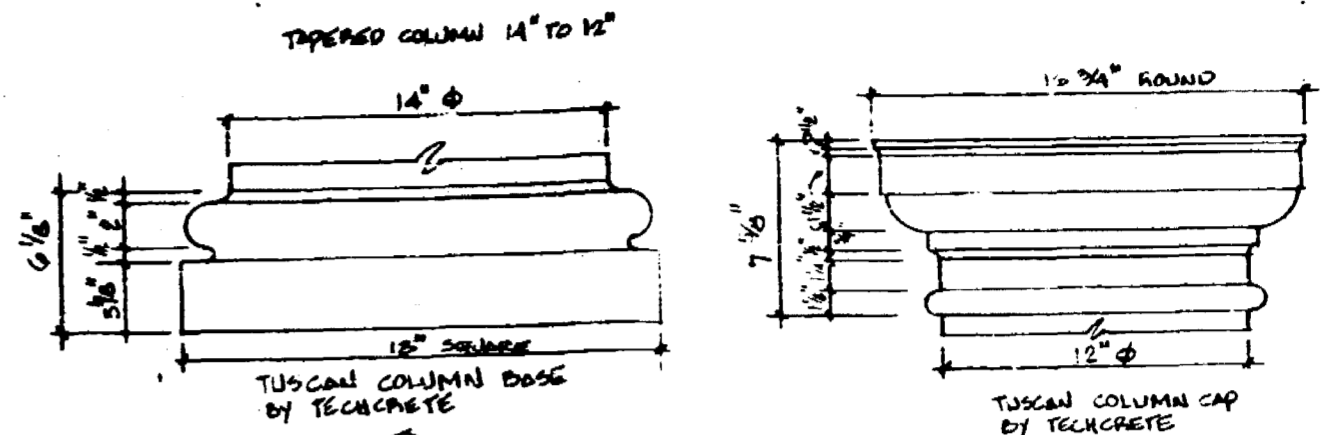
DATE SHEET
A-9
OF



TYPICAL WALL SECTION
SCALE 3/4\"/>



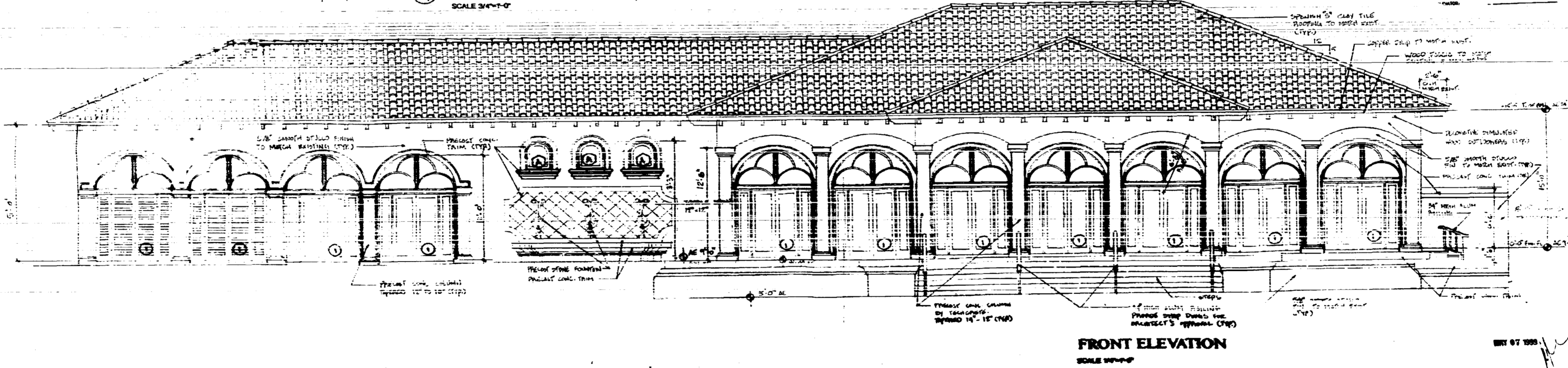
PRECAST TRIM PROFILES



RIGHT SIDE ELEVATION
SCALE 1/4\"/>

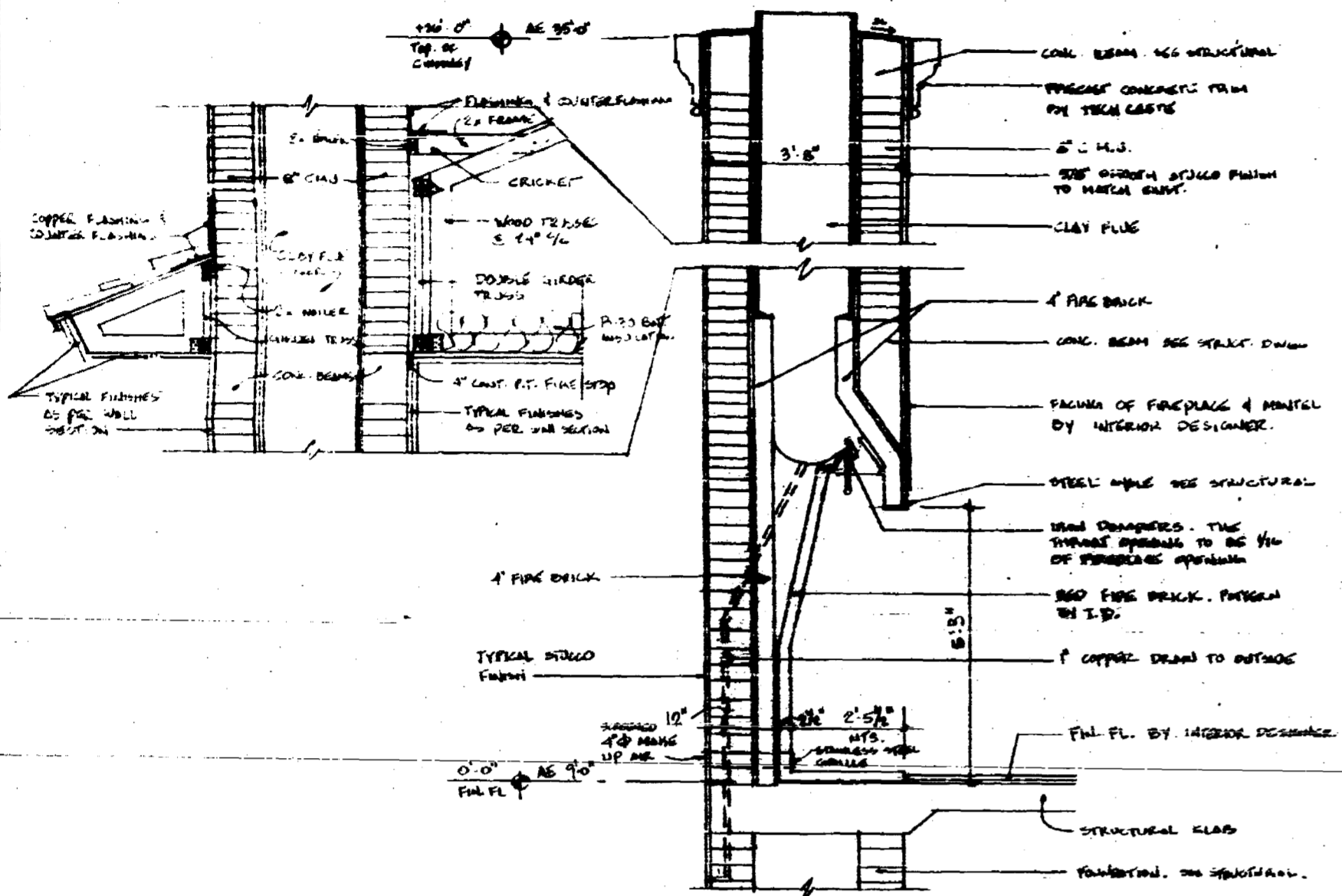
"ALL WINDOWS + DOORS TO HAVE 3/8\"/>

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
[Signature]
APPROVED - SUBJECT TO ENGINEERING CRITIQUE

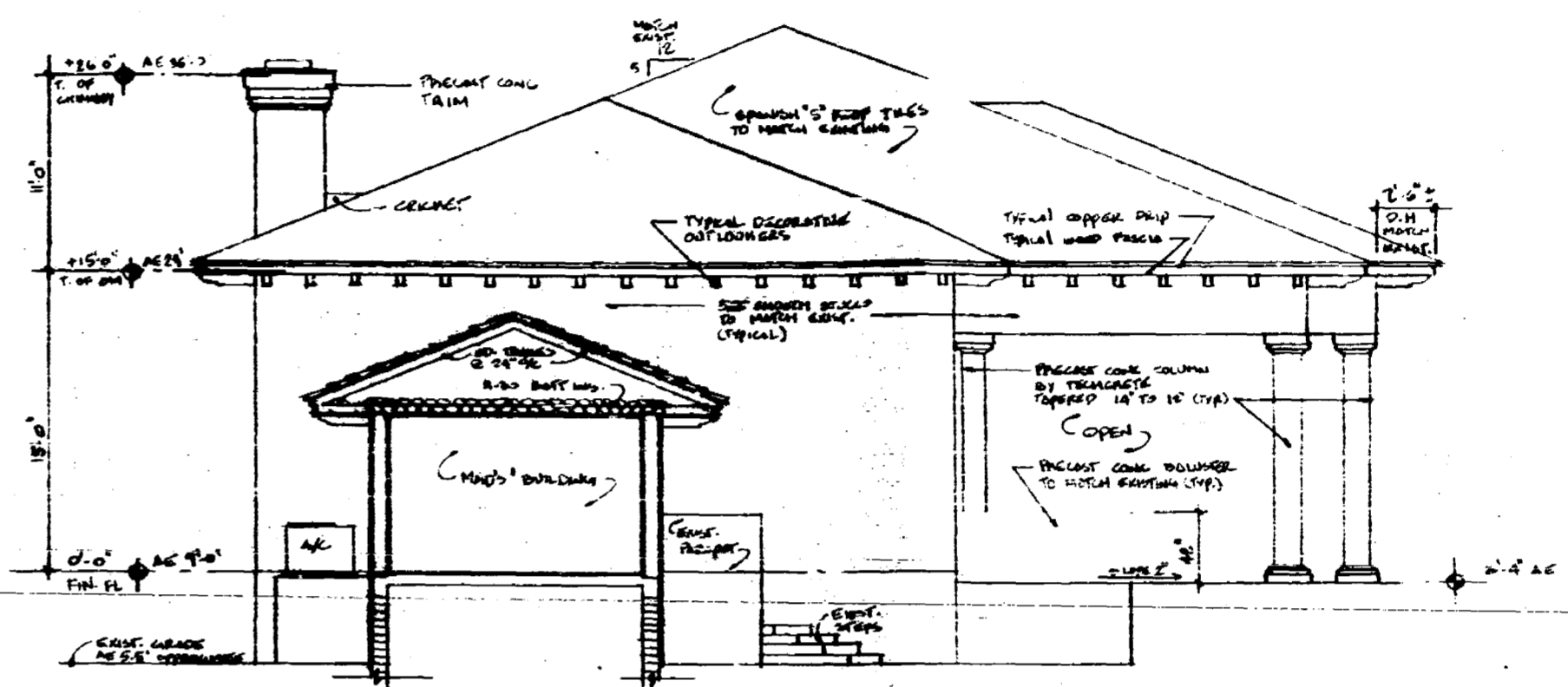


FRONT ELEVATION
SCALE 1/4\"/>

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH
 94 PALM AVENUE
 FLORIDA
 RENOVATION FOR
 STATE BAR
 A-10
 89

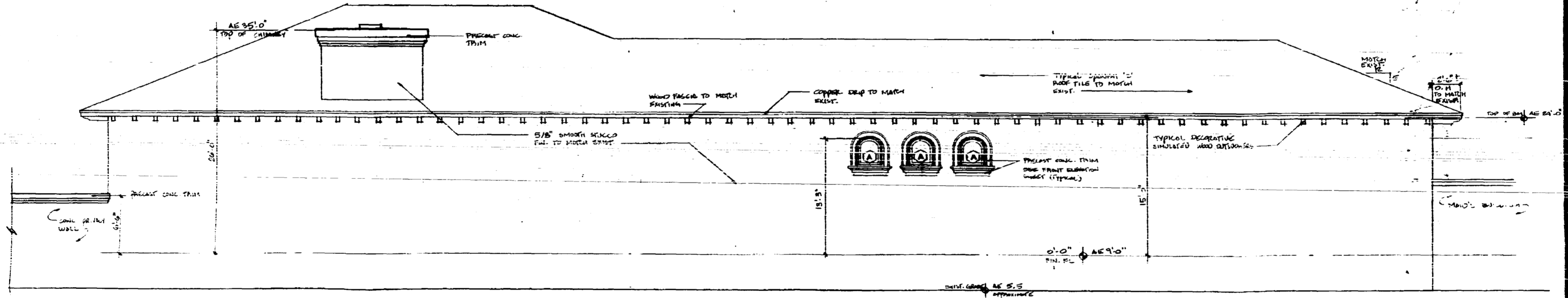


FIREPLACE DETAIL
SCALE 3/8"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"

"ALL WINDOWS & DOORS TO HAVE 9/8\"/>



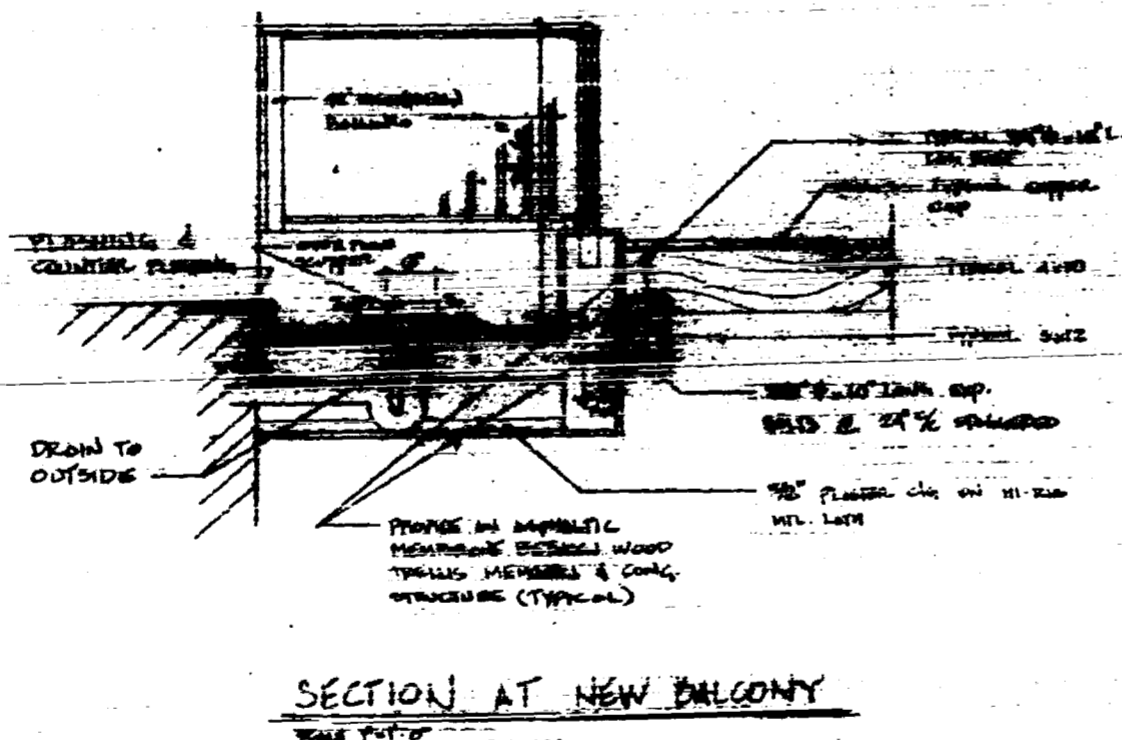
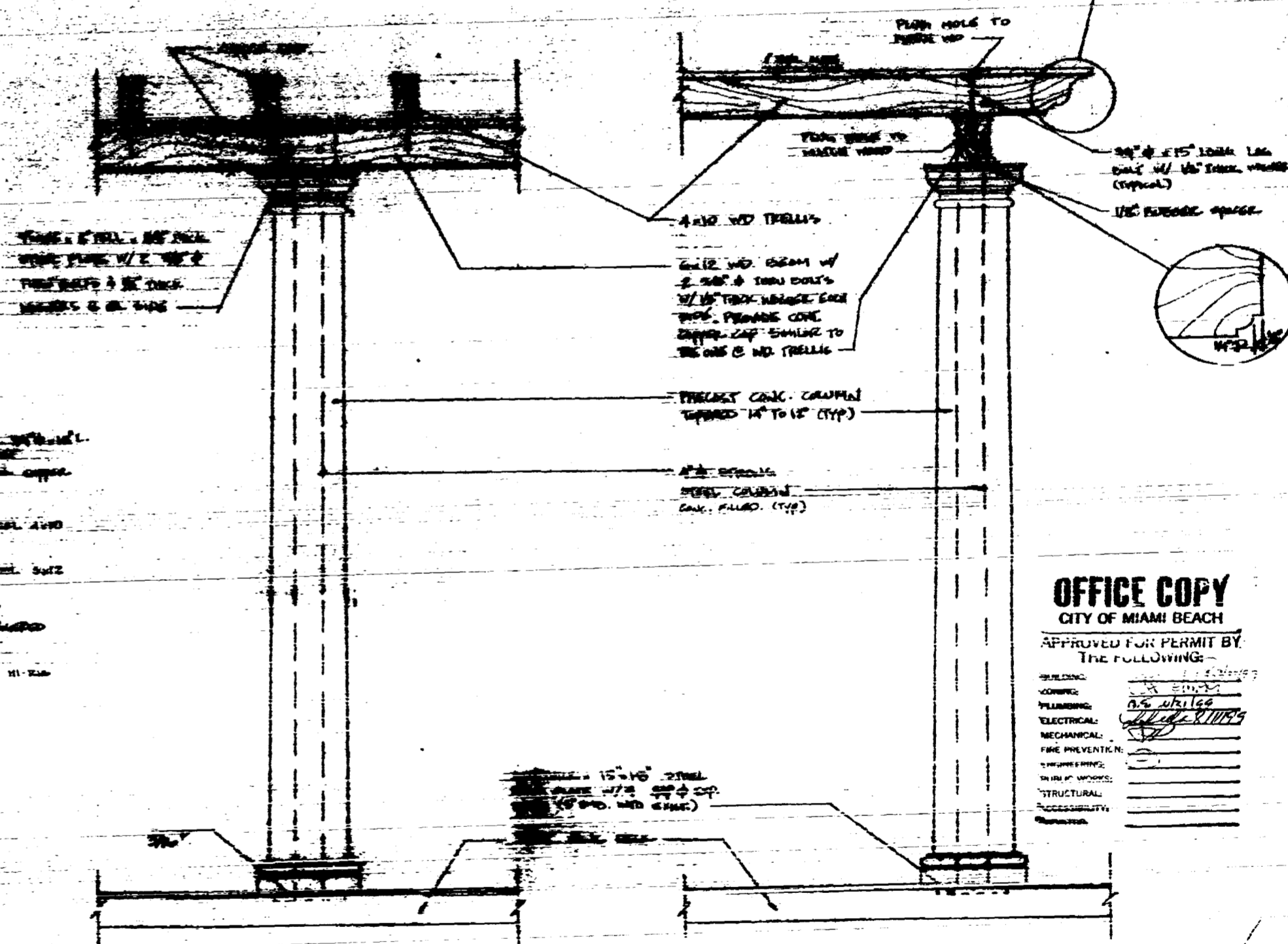
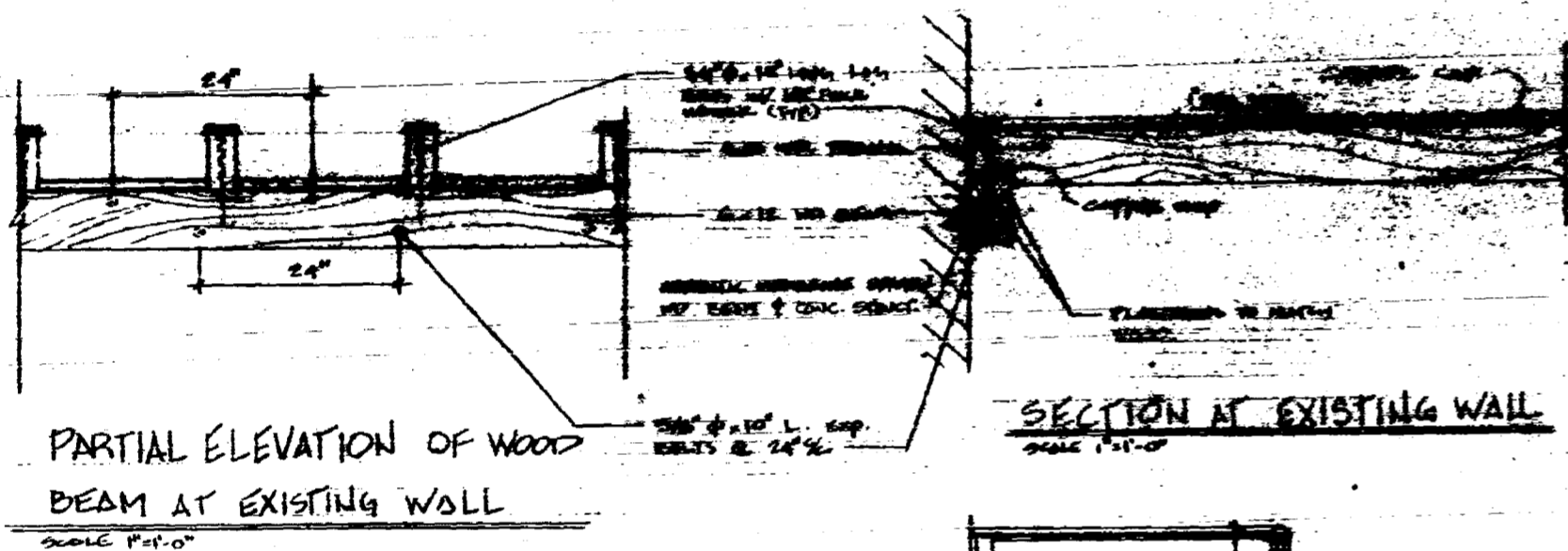
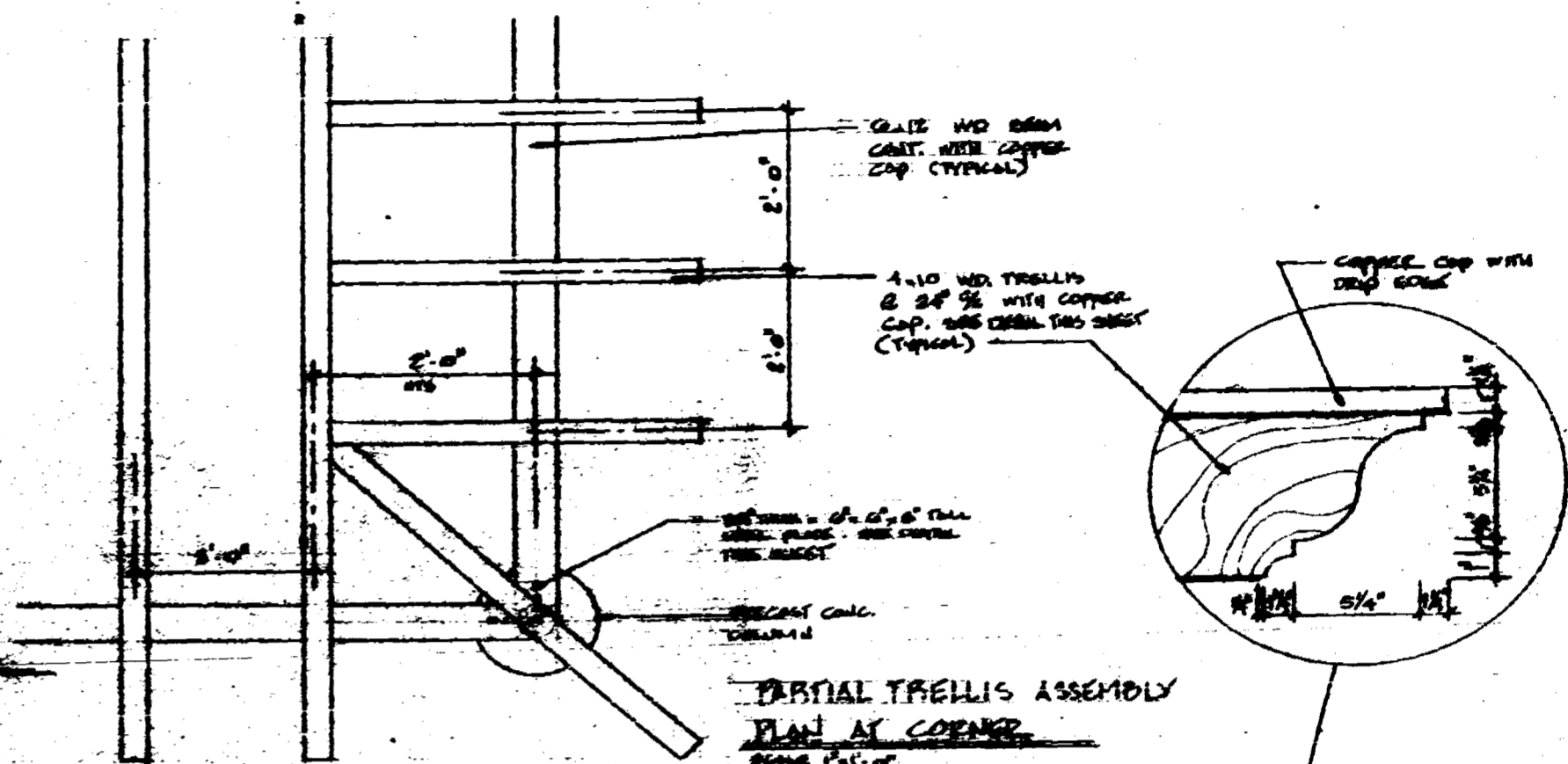
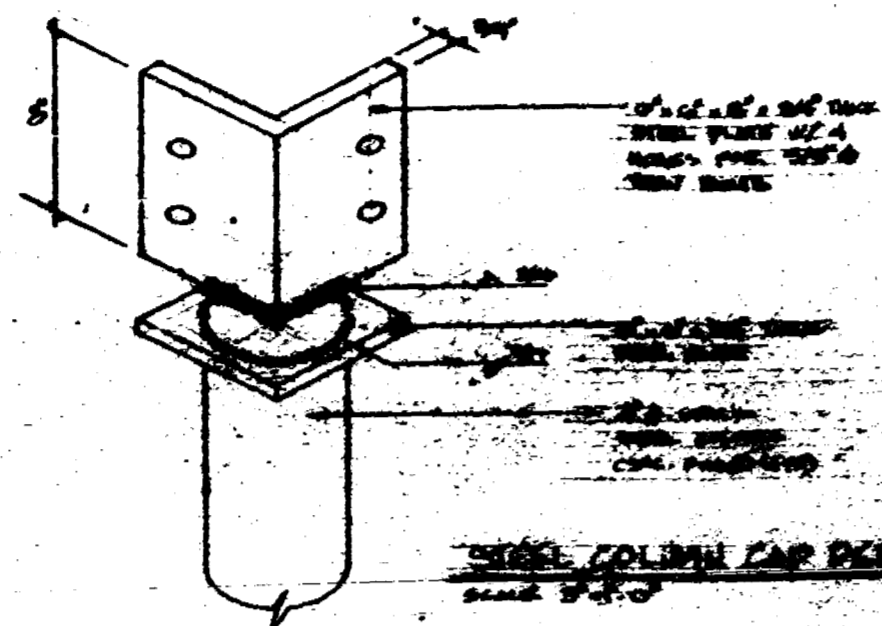
REAR ELEVATION
SCALE 1/8"=1'-0"

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

PLUMBING	_____
ELECTRICAL	_____
Mechanical	_____
Fire Protection	_____
Engineering	_____
Public Works	_____
Sanitation	_____
Transportation	_____
Utilities	_____

APPROVED - SUBJECT TO ENGINEERING REVIEW
MAY 07 1999

99999999



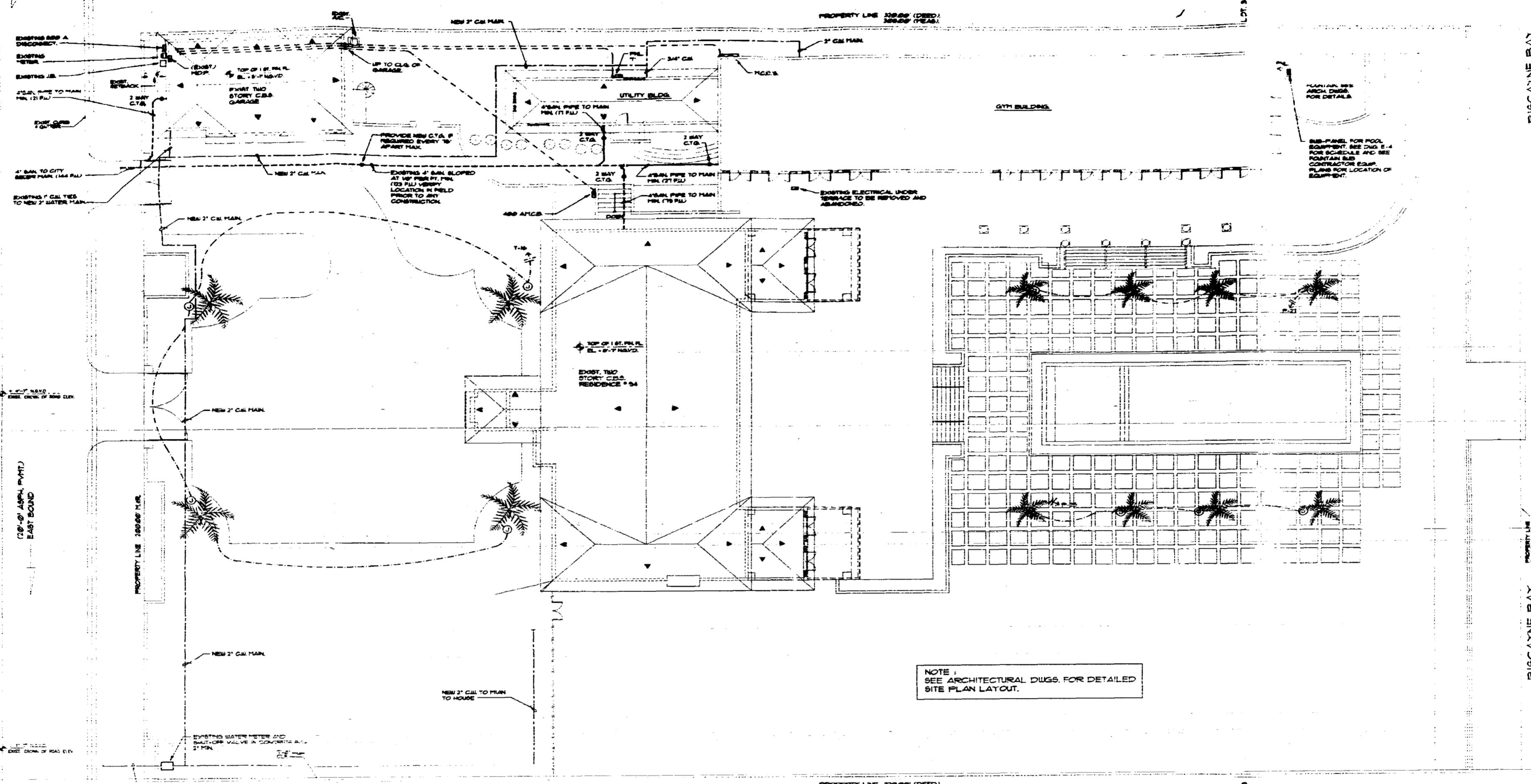
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

BUILDING	
ENGINEERING	
PLUMBING	
ELECTRICAL	
MECHANICAL	
FIRE PREVENTION	
INSPECTION	
STRUCTURAL	
PERMISSIBILITY	

DIMENSION INDUSTRIAL BUILDING
 MIAMI BEACH

000700

PALM AVENUE
(35'-0" GRASS MEDIAN)



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

BISCAYNE BAY

BISCAYNE BAY

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
550 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA 33132
A/C000870

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

revisions

date	5-12-93
issued	
drawn	
checked	
project no.	8-99

SHEET
SFP-1
OF 1

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



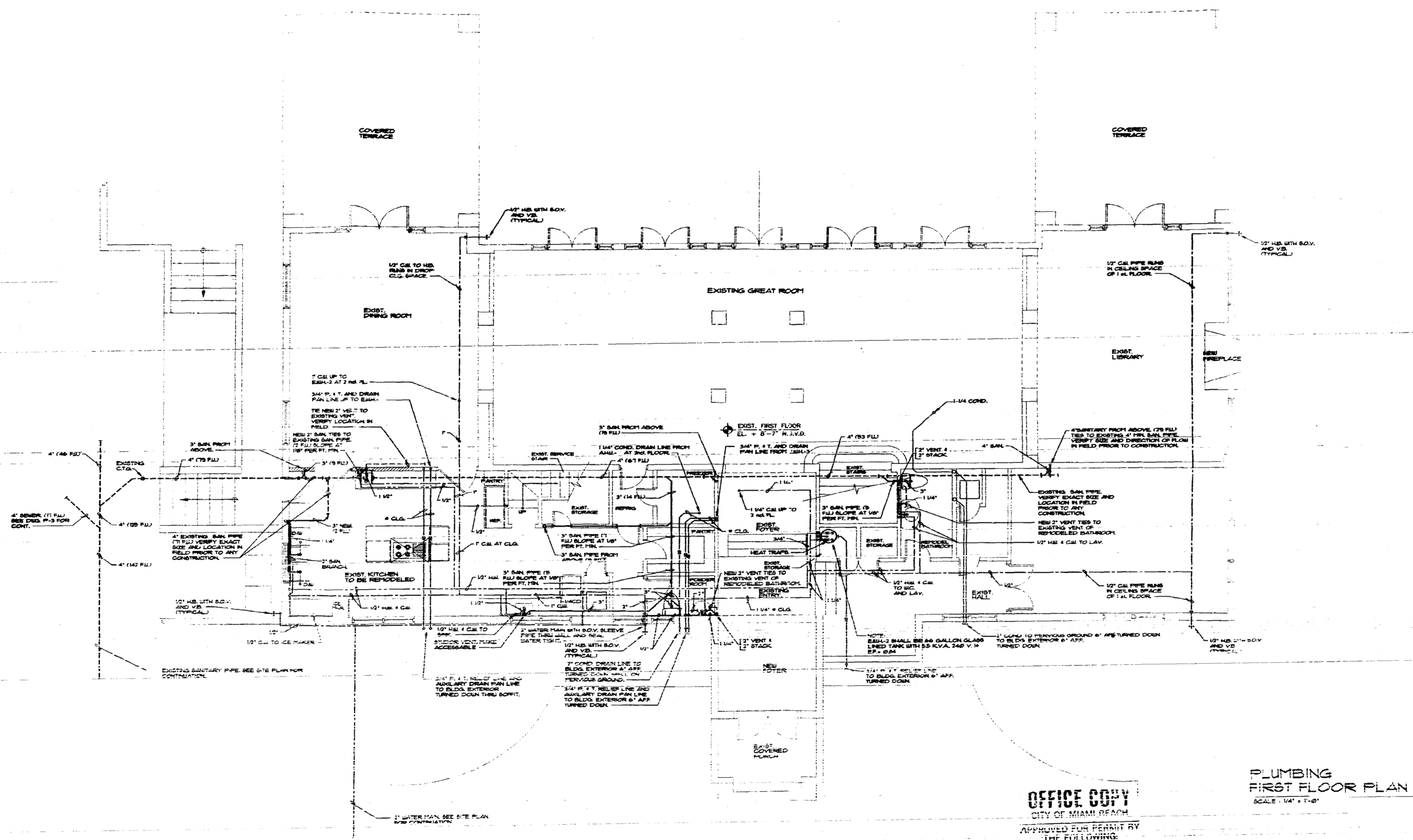
LEGAL DESCRIPTION
A STRIP OF LAND 50 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE BOUNDARY, BOUNDARY LINE, EASEMENTS AND ADJACENT LOTS OF PALM TRACT, ACCORDING TO PLAT BOOK 6, AT PAGE 54, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING 50 FEET DEEP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTLY CORNER OF LOT 34, THENCE SOUTHWEST ALONG THE SOUTHWESTLY BOUNDARY LINE OF LOT 34, EXTENDED SOUTHWEST TO THE SOUTHERLY BOUNDARY LINE OF LOT 34 AND 31 TO A POINT WHERE THE SOUTHERLY BOUNDARY LINE OF LOT 31 EXTENDED SOUTHWEST INTERSECTS SAID LINE THENCE NORTHERLY ALONG SAID SOUTHWESTLY EXTENDED BOUNDARY LINE OF LOT 31 TO A POINT WHERE SAID SOUTHWESTLY BOUNDARY LINE OF LOT 31 MEETS THE SOUTHWESTLY BOUNDARY LINE OF LOT 31 AND 31 TO THE POINT OF BEGINNING TOGETHER WITH ALL THEREON AND UNDER PREVIOUS ACQUISITION OF INTEREST, BEING 50 FEET WIDE AND BEING IN DADE COUNTY, FLORIDA.

GUSTAVO SOLANO, P.E.
CONSULTING ENGINEER
FLA. REGISTRATION # : 34923
4836 S.W. 74th COURT, MIAMI, FL 33155
TEL. (305) 665-6151

NO. 21 PUBLIC SCHOOL
IMPACT FEES NOT REQUIRED
JUN 9 1993
MIAMI-DADE COUNTY
APPROVED

CITY OF MIAMI
OFFICE OF THE CITY ENGINEER
APPROVED
DATE: JUN 9 1993
BY: [Signature]

11-04-0009



ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 620 BRICKELL KEY DRIVE, OFFICE PLAZA 200
 MIAMI, FLORIDA 33130
 (305) 371-2832
 A1000075

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

REVISIONS	
DATE	
ISSUED	
DRAWN	
CHECKED	
PROJECT NO.	

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 CITY OF MIAMI BEACH
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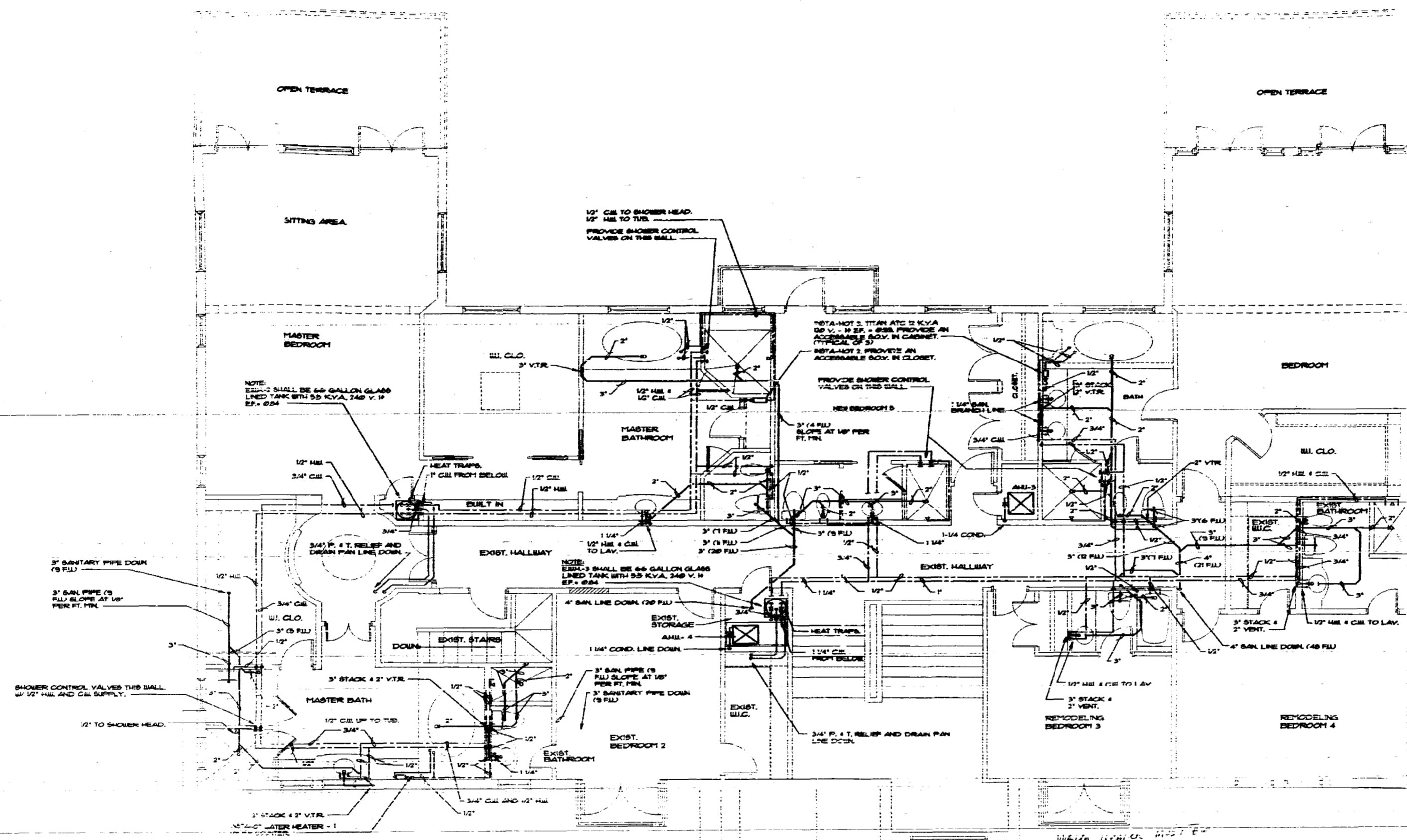
BUILDING	
ENGINEER	
MECHANICAL	
ELECTRICAL	
PLUMBING	
STRUCTURE	
ACCESSIBILITY	
ELEVATOR	

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

GUSTAVO MOLANO, P.E.
 consulting engineer
 (fla. registration # 54923)
 4836 S.W. 74th COURT, MIAMI, FL 33155
 TEL: (305) 665-6151

SHEET
 P-1
 OF 2

0004000



WATER HEATER MUST BE
AS SHOWN FLOOR PLAN

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CITY OF MIAMI BEACH

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THE FOLLOWING:

DATE: 10/23/03
ISSUED: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
PROJECT NO.: [Signature]

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

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # 34923
4836 s.w. 74th court, miami, fl 33155
tel. (305) 865-8151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2832
AA000875

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

REVISIONS:
DATE: 10/23/03
ISSUED: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
PROJECT NO.: [Signature]

SECRET
P-2
OF 5

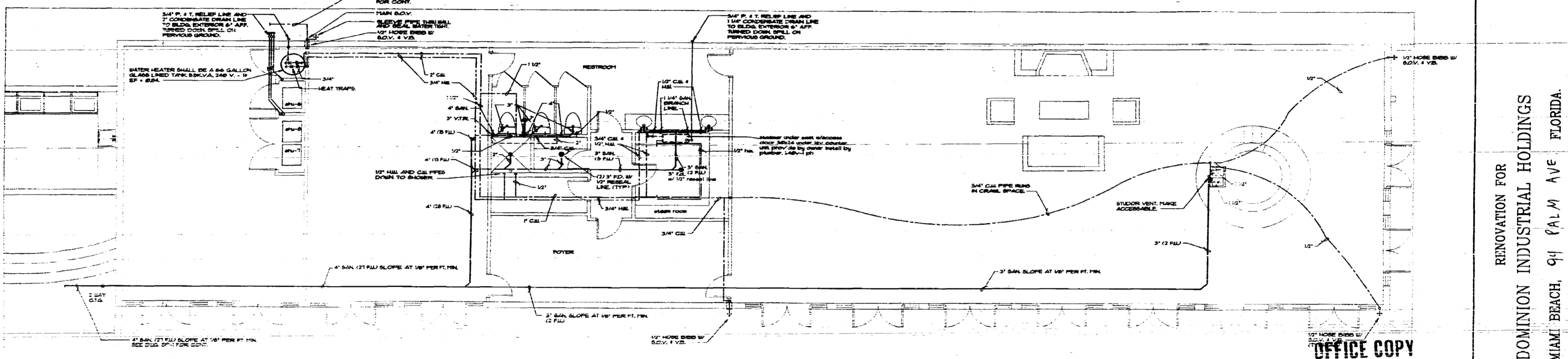
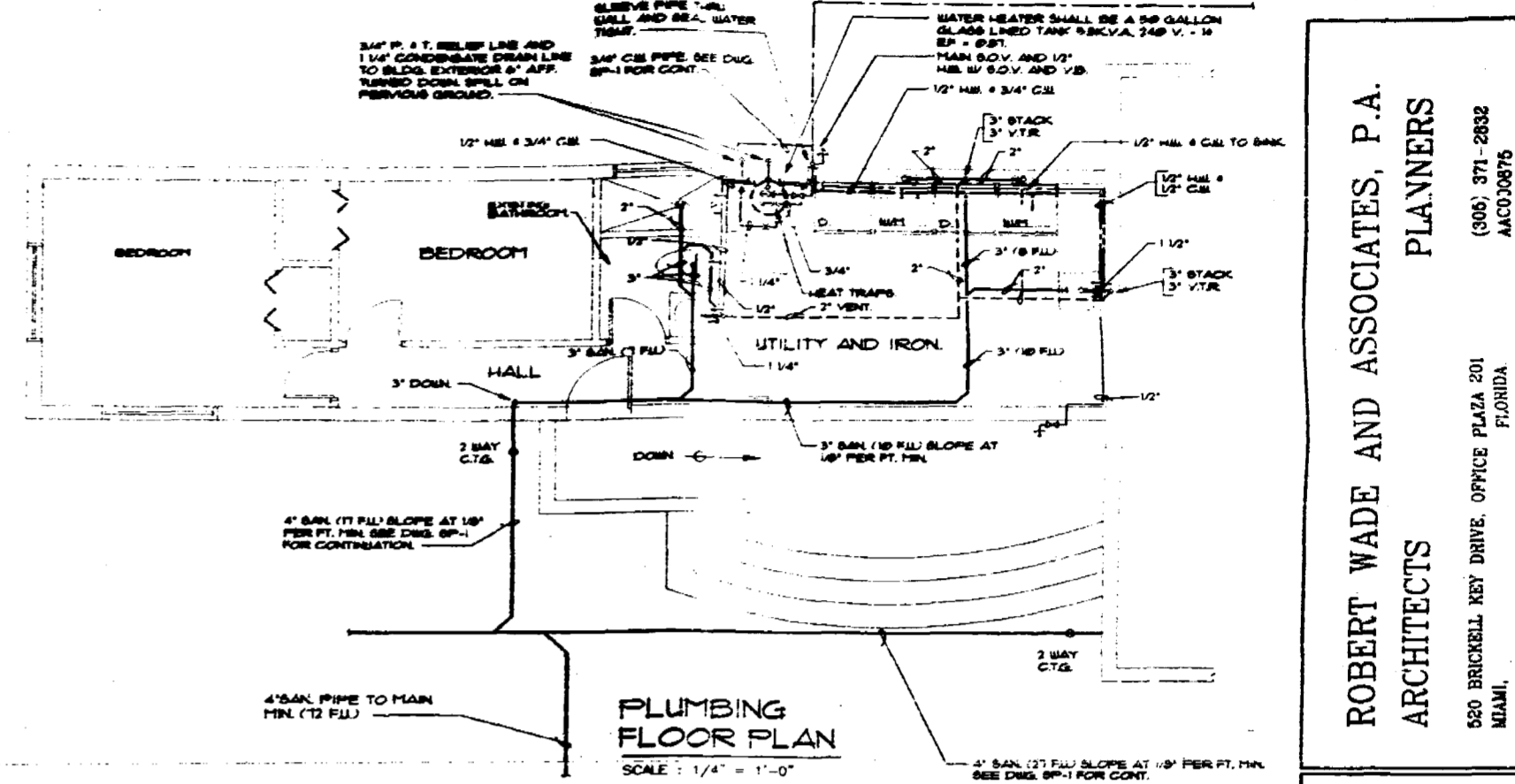
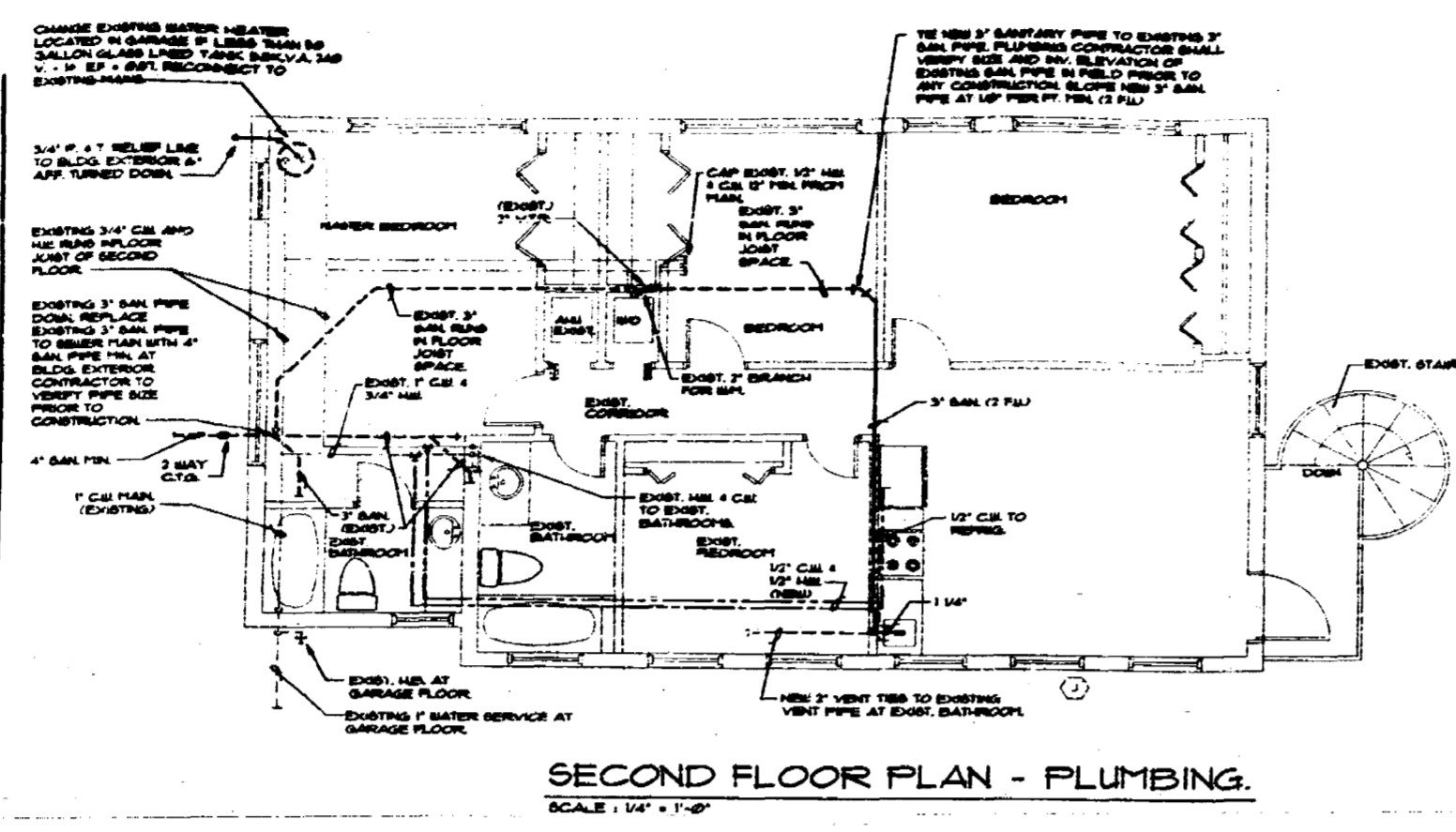
4040000

PLUMBING GENERAL NOTES :

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

PLUMBING SYMBOLS :

SHL & WASTE	HOSE BIB
VENT	DIAL THERMOMETER
COLD WATER	FLEXIBLE CONNECTOR
HOT WATER	RESER UP
RINSE WATER	RAIN GARD
DRY WASH	FLOOR CLEANOUT
DRY WASH	CLEAR OUT TO URINE
STORM DRAIN	O.R.D.
DRY VALVE	VENT THRU ROOF
CHECK VALVE	C.H. & T. W/AVE
C.H. & T. W/AVE	C.H. W/AVE
ROOF DRAIN	SPINNING FOUNTAIN
PRESSURE RELIEF	FIXTURE UNITS



ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2832
ALCD0075

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

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THE FOLLOWING:

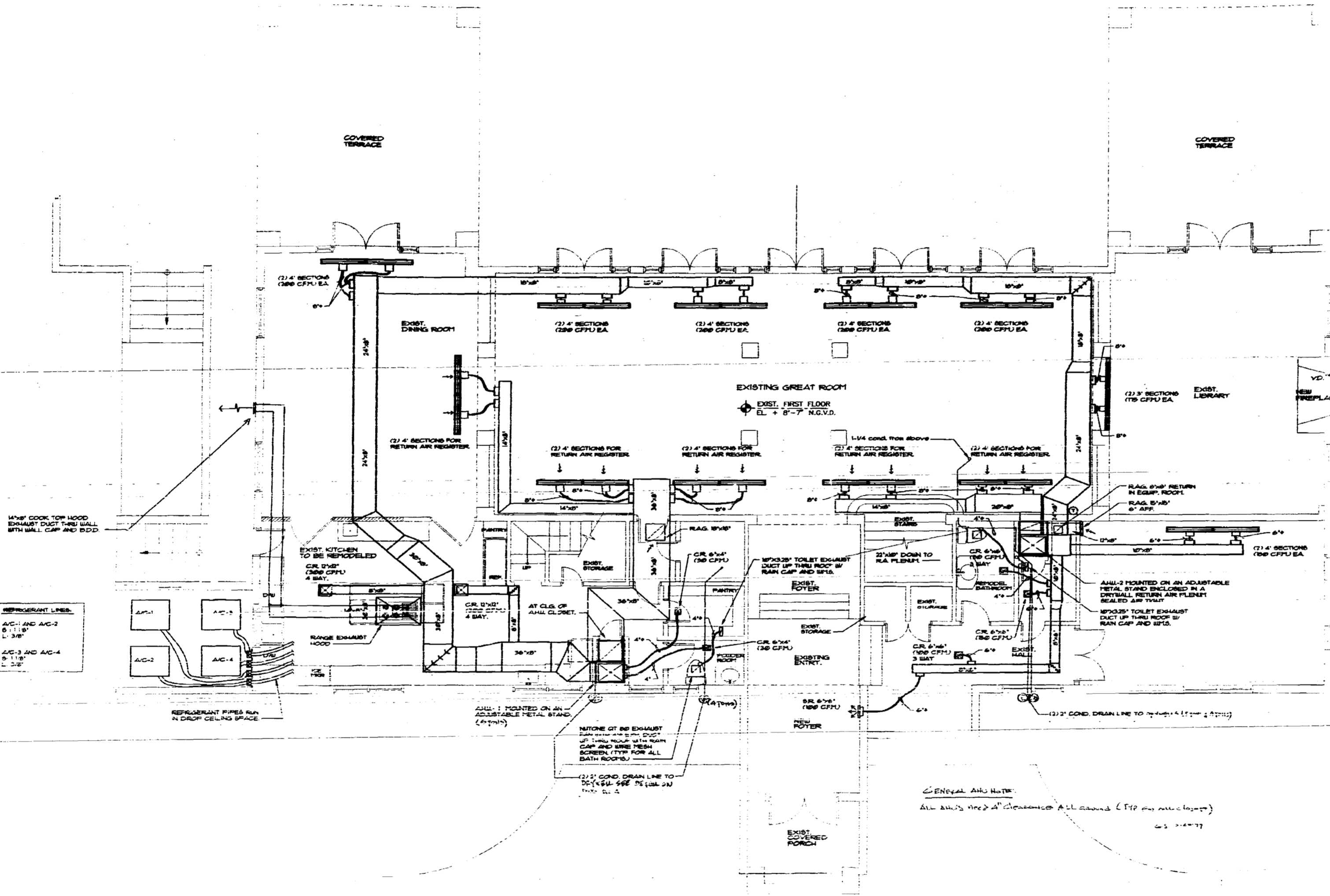
PLUMBING	Caf. G. 1/14
MECHANICAL	
ELECTRICAL	
CIVIL	
STRUCTURAL	
ENVIRONMENTAL	
PLUMBING	
PUBLIC WORKS	
PERMIT	
INSPECTION	

DATE	11/14/14
BY	SA
CHECKED	SA
PROJECT NO.	14-31

GUSTAVO SOLANO, P.E.
consulting engineer
No. registration # 34923
4836 S.W. 74th Court, Miami, FL 33156
Tel. (305) 665-6151

SHEET P-3 OF 3

5040903



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 CITY OF MIAMI BEACH
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 THE FOLLOWING:

PLUMBING	CAF 6/11/95
ELECTRICAL	
MECHANICAL	
MECHANICAL	
ENGINEERING	
PUBLIC WORKS	
STATIONARY	
ACCESSIBILITY	
ELEVATOR	

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

GUSTAVO SOLANO, P.E.
 consulting engineer
 fl. registration # : 34923
 4836 s.w. 74th court, miami, fl. 33155
 tel. (305) 865-6191

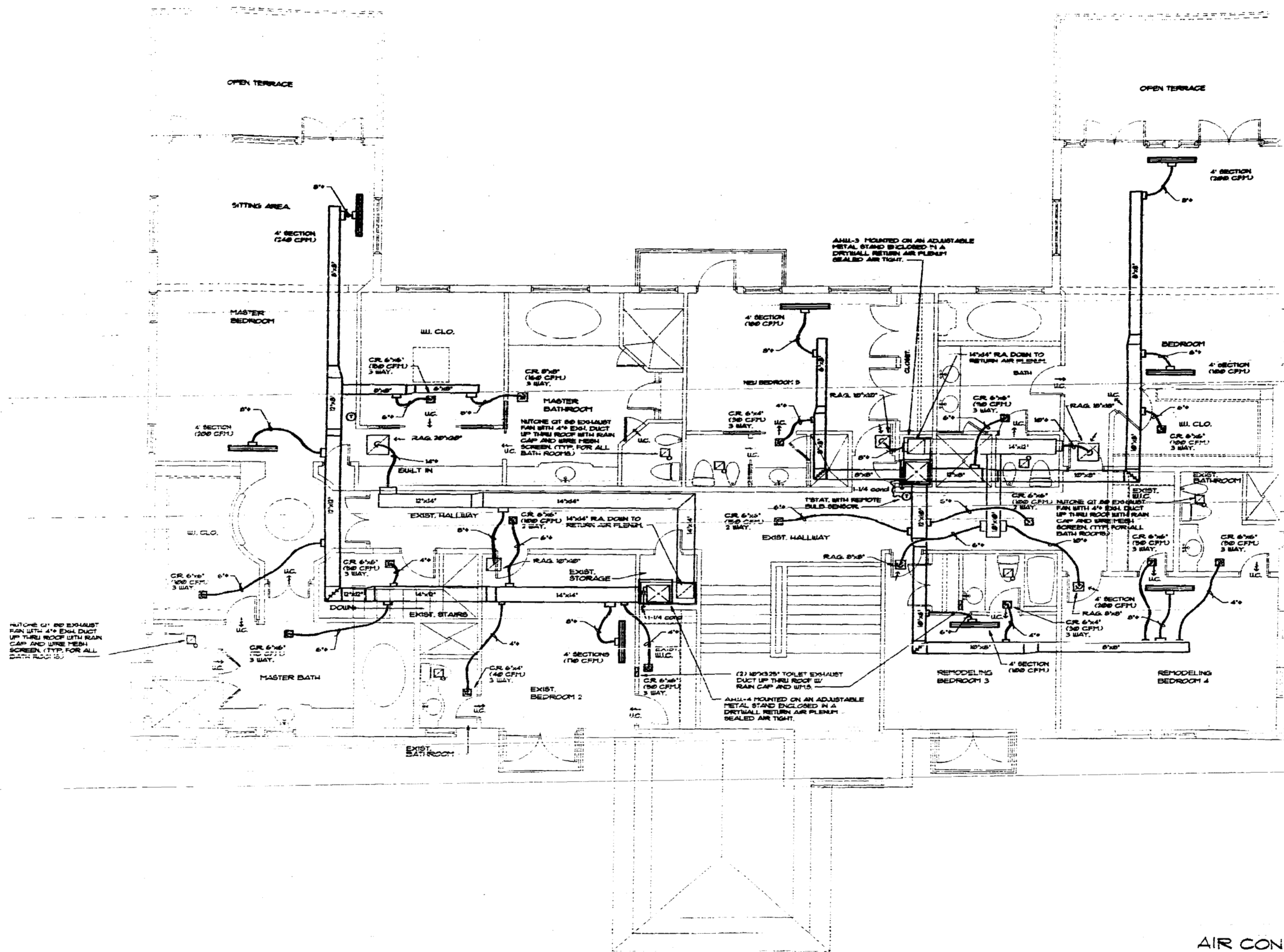
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 680 BRICKELL KEY DRIVE, OFFICE PLAZA 301
 MIAMI, FLORIDA
 (305) 371-2832
 AAC000875

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

REV. NO.	
DATE	
BY	
CHKD	
PROJECT NO.	

SHEET
A/C-1
 OF 4

50040000



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 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

MECHANICAL	<i>[Signature]</i>
ELECTRICAL	
PLUMBING	
STRUCTURAL	
FOUNDATION	
GENERAL CONTRACTOR	
INSURANCE	
MECHANICAL	
PLUMBING	
ELECTRICAL	
STRUCTURAL	
FOUNDATION	
GENERAL CONTRACTOR	
INSURANCE	

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

GUSTAVO SOLANO, P.E.
 consulting engineer
 registration # 34923
 4850 S.W. 74th COURT, MIAMI, FL 33156
 tel. (305) 665-6151

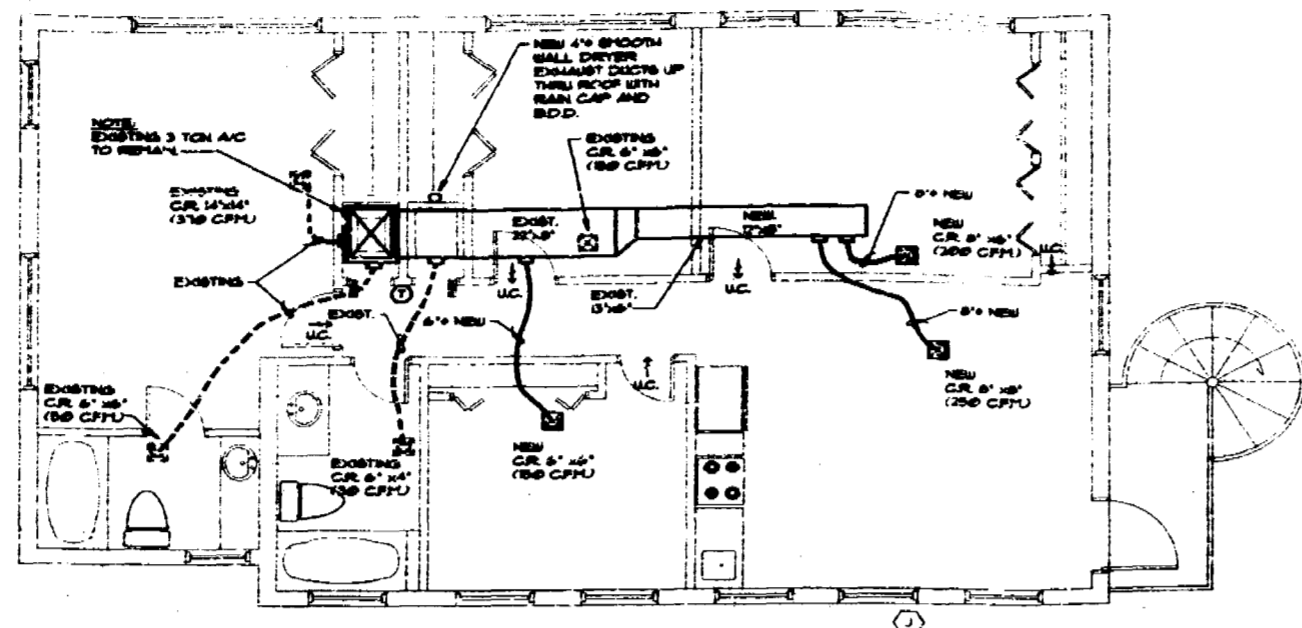
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 520 BRICKELL KEY DRIVE, OFFICE FLAXA 201
 MIAMI, FLORIDA
 (305) 371-2832
 AAC00076

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

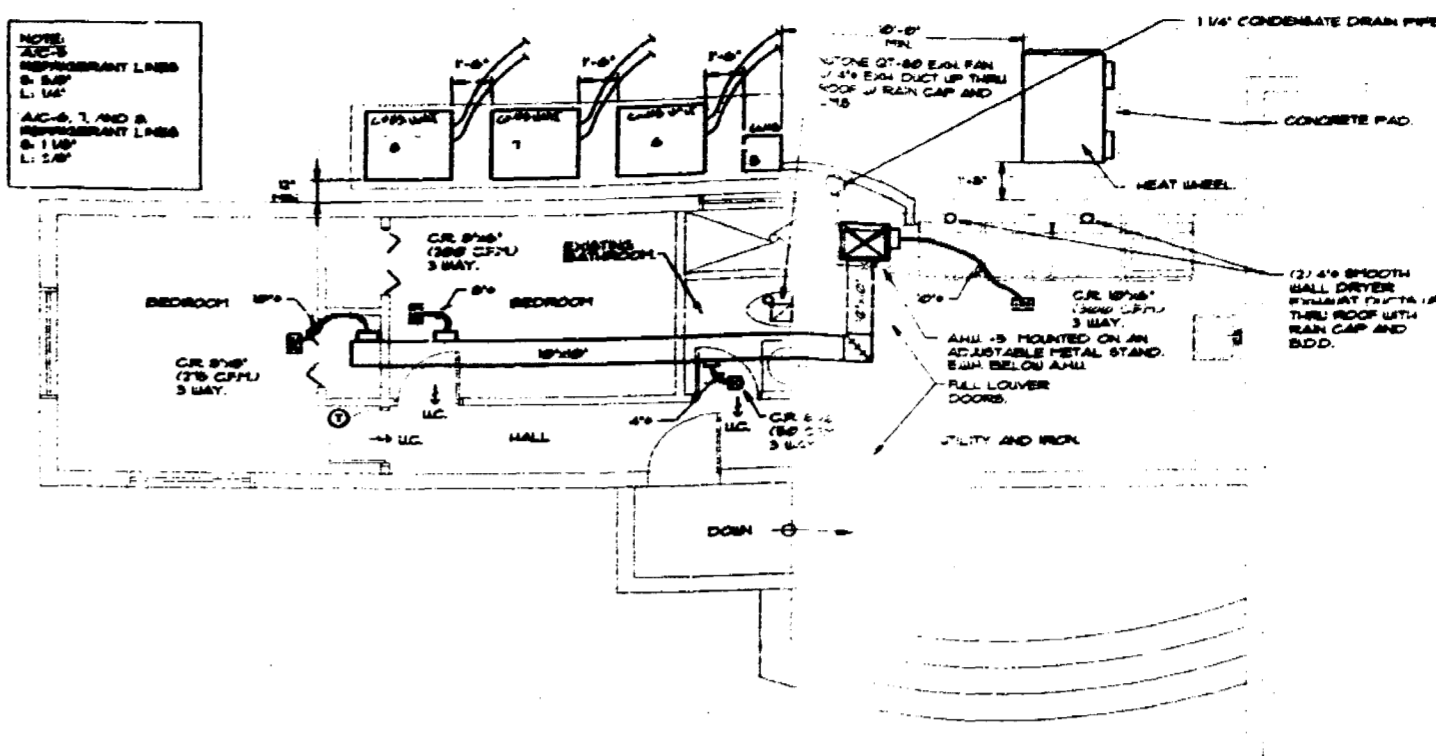
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ISSUED	
CHECKED	
PROJECT NO.	12-28

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A/C-2
 OF 4

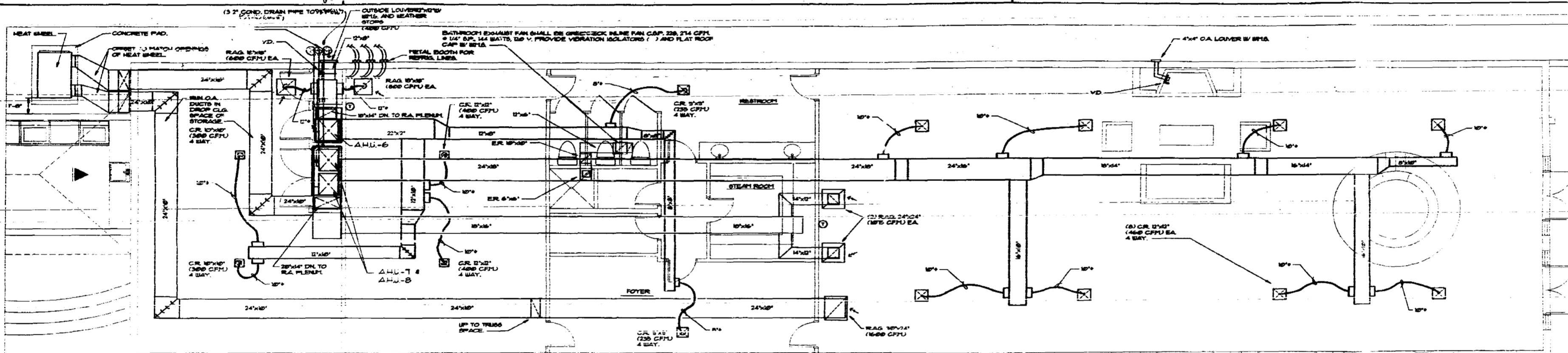
604000



ABOVE GARAGE
SECOND FLOOR PLAN - AIR CONDITIONING
SCALE: 1/4" = 1'-0"



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



AIR CONDITIONING
DANCE HALL
SCALE: 1/4" = 1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING	
PLUMBING	
ELECTRICAL	
Mechanical	
Fire Protection	
ENGINEERING	
Public Works	
Street	
Sanitary	
Water	

GUSTAVO SOLANO, P.E.
Consulting Engineer
Reg. # 34923
4806 SW 74th Court, Miami, FL 33155
Tel. (305) 665-8151

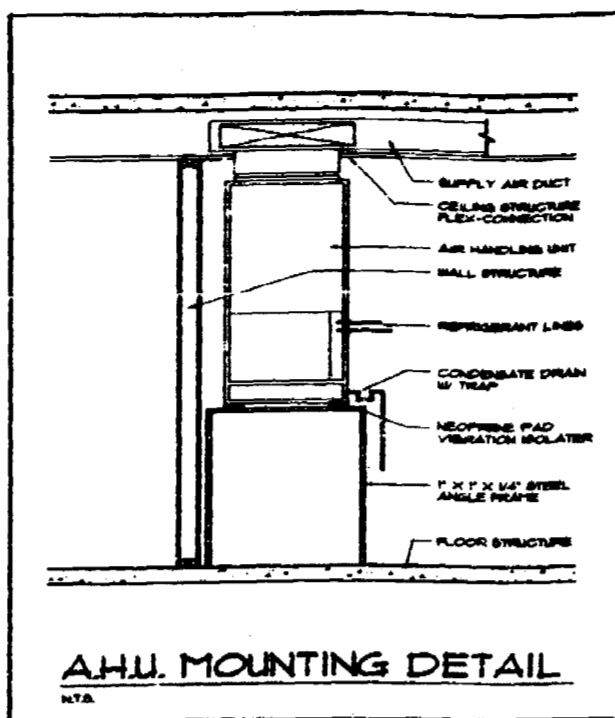
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2882
AK000676

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

DATE	10-27-97
ISSUED	01
DRAWN	CS
CHECKED	CS
PROJECT NO.	3-97

SHEET
A/C-3
01 4

494000



H.V.A.C. LEGEND :

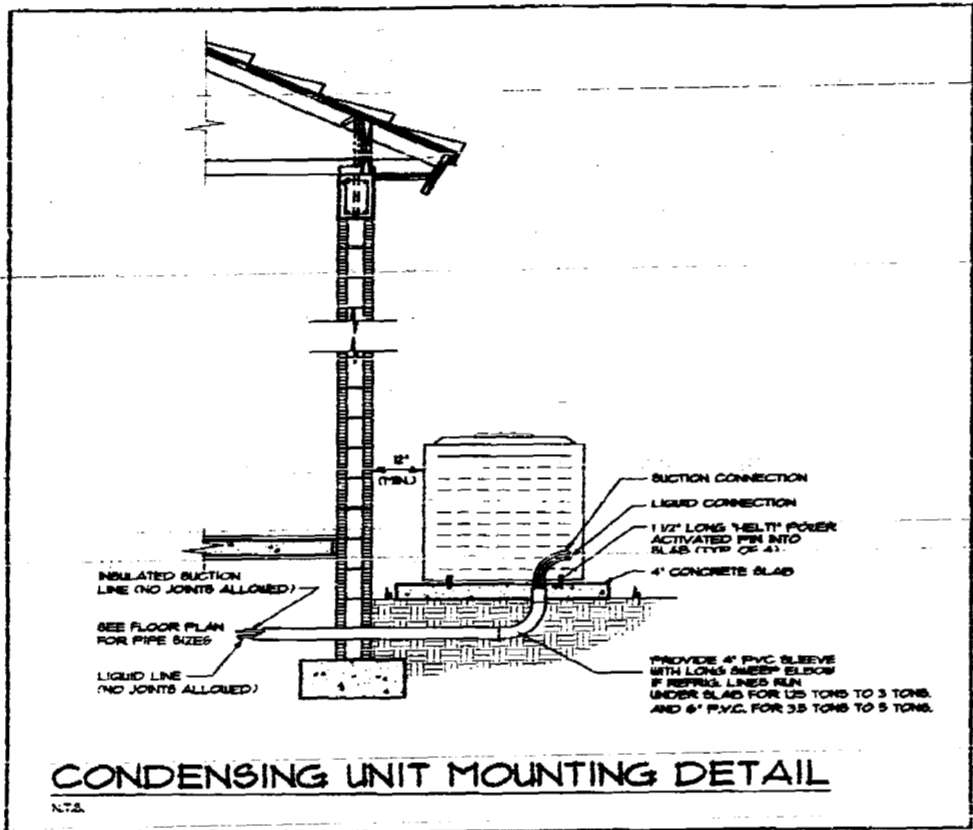
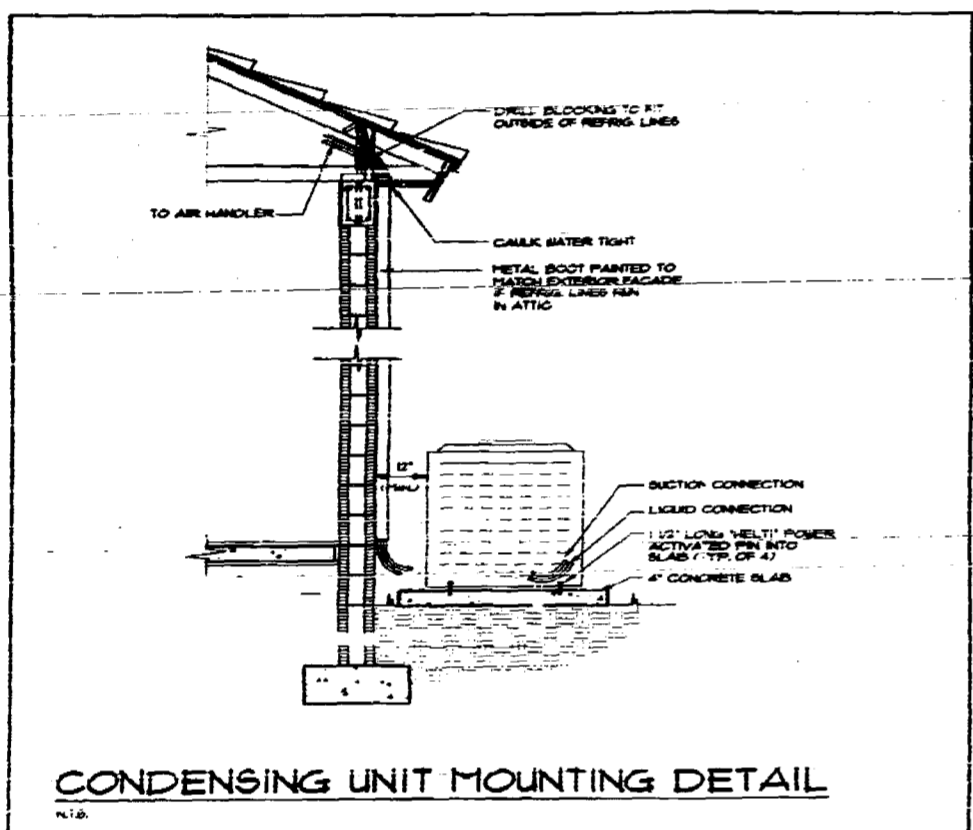
NO	TRIMMER ORGLE	ACCU	AIR-COOLED CONDENSING UNIT
DO	DOOR ORGLE	SD	SMOKE DETECTOR C.L.G. W/D.
CD	CEILING SUPPLY DIFFUSER	SDT	DUCT SMOKE DETECTOR
CR	CEILING RETURN REGISTER	OA	OUTSIDE AIR
RAP	RETURN AIR REGISTER	SA	SUPPLY AIR
ER	EXHAUST AIR REGISTER	OA	OUTSIDE AIR INTAKE
EO	EXHAUST AIR ORGLE	OR	OUTSIDE AIR INTAKE (SUC-ON & LUBRD)
TH	TERMOSTAT	OT	OUTDOOR TEMPERATURE
TD	TEMPERATURE W/ REMOTE SENS. & SENSOR	VF	VOLUME EXTRACTOR
FD	FIRE DAMPER W/ ACCESS DOOR	SAF	SUPPLY AIR FLOW
OD	OPPOSED BLADE SPANNA. VOLUME DAMPER	RAF	RETURN AIR FLOW
VO	VOLUME DAMPER	W.M.S.	WIRE MESH SCREEN
SD	SPLITTER DAMPER	S.R.	SIDEWALL REGISTER
UC	UNDER-CUT (DOOR)	AD	AUTOMATIC DAMPER
AHU	AIR HANDLING UNIT		

H.V.A.C. GENERAL NOTES :

- USE VANE ELBOWS IN ALL CASES. SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
- PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILING AND EXCEEDING 100 IN. 20 IN. 100 FT. 50 IN. ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
- SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
- COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD WITH ELECTRICAL, LIGHTS, AND ARCHITECTURAL ELEMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
- TERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
- COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES. THIS IS CONTRACTORS RESPONSIBILITY.
- TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS :
1. SA, CEILING REGISTER 200AL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
2. RA, RETURN AIR GRILL MODEL 4-PL OR TAR.
- SUPPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1/2\"/>

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
 (305) 371-2832
 ACCOUNTS

ARCHITECTS
 520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
 MIAMI, FLORIDA



HEAT WHEEL SCHEDULE (REVISED AS BIDDING CONTRACTS & ASSOCIATED P.H. (305) 282-0043)

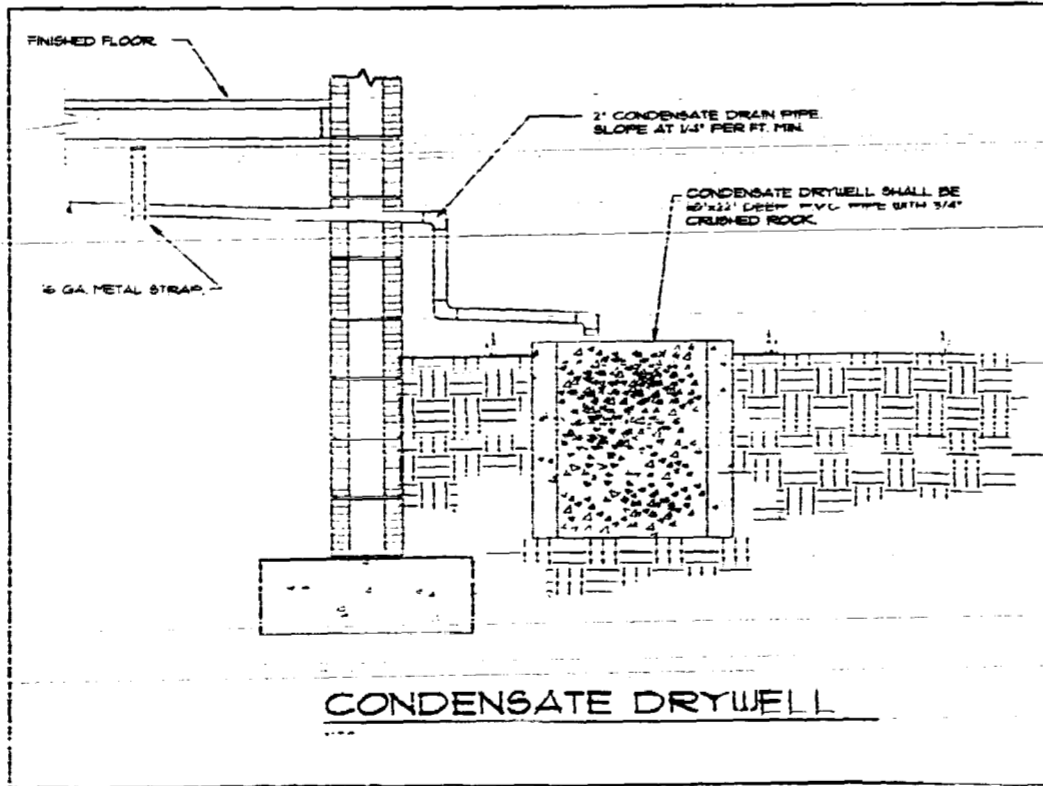
ITEM	MODEL	WEIGHT (lbs.)	CAPACITY (C.F.M.)	SUPPLY STATIC (IN H2O)	RETURN STATIC (IN H2O)	PURGE AIR (C.F.M.)	TOTAL AIR (C.F.M.)	H.P.	F.L.A.	VOLT/PH/Hz/FUSE
HW	HEWCO HW 2000 H	950	1600	0.5	0.5		1600	3/4	83	240 V - 1ϕ

AIR CONDITIONING SYSTEMS SCHEDULE

AIR HANDLING UNIT					AIR COOLED COND. UNIT					SYSTEM			
UNIT NO.	C.F.M.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRICAL HEATING KW	MODEL	COMPRESSOR		WT. LBS.	CAPACITY (MTD)	ELEC.	SEER	
							F.L.A.	F.L.A.					
1st FL. EAST	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
1st FL. WEST	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
2nd FL. EAST	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
2nd FL. WEST	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
UTIL. 1	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
UTIL. 2	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
STOR. 1	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
STOR. 2	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
STOR. 3	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7
STOR. 4	100	0.5	1.0	1.0	0.0	1	22.0	38	38	240A	365	12	12.7

NOTES:

- OUTSIDE AIR DESIGN CONDITIONS: 81 FDB - 75 FDB.
- PROVIDE HEATING AND COOLING TERMINALS OR TERMINALS WITH FAN COIL ON OFF CONTROL.
- USE 3/4\"/>



RENOVATION FOR:
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA.

CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

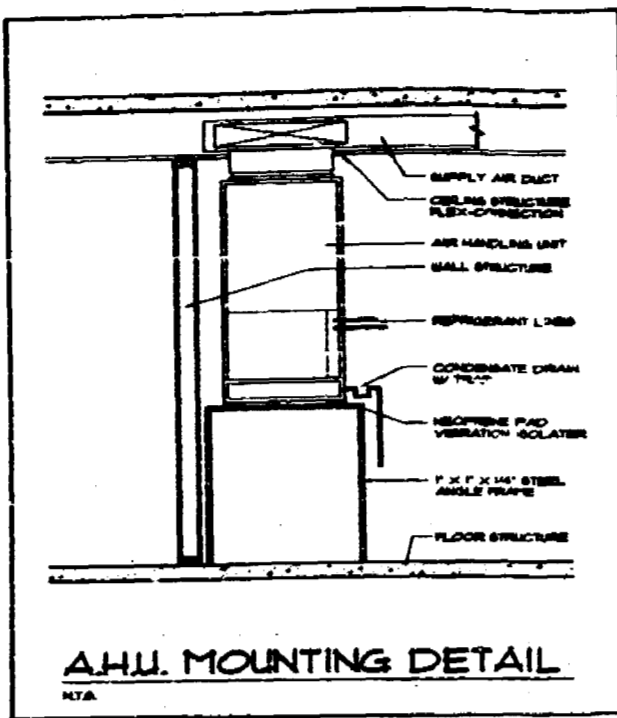
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 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 PLUMBING: [Signature]
 STRUCTURAL: [Signature]
 SANITARY: [Signature]

CUSTAVO SOLANO, P.E.
 consulting engineer
 fl.a. registration # : 3 4 9 2 3
 4836 s.w. 74th court, miami, fl. 33156
 tel : (3 0 5) 6 6 5 - 6 1 5 1

revision
 date
 checked
 project no.

A/C - 4
 OF 4

DATE: 11/11/88
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

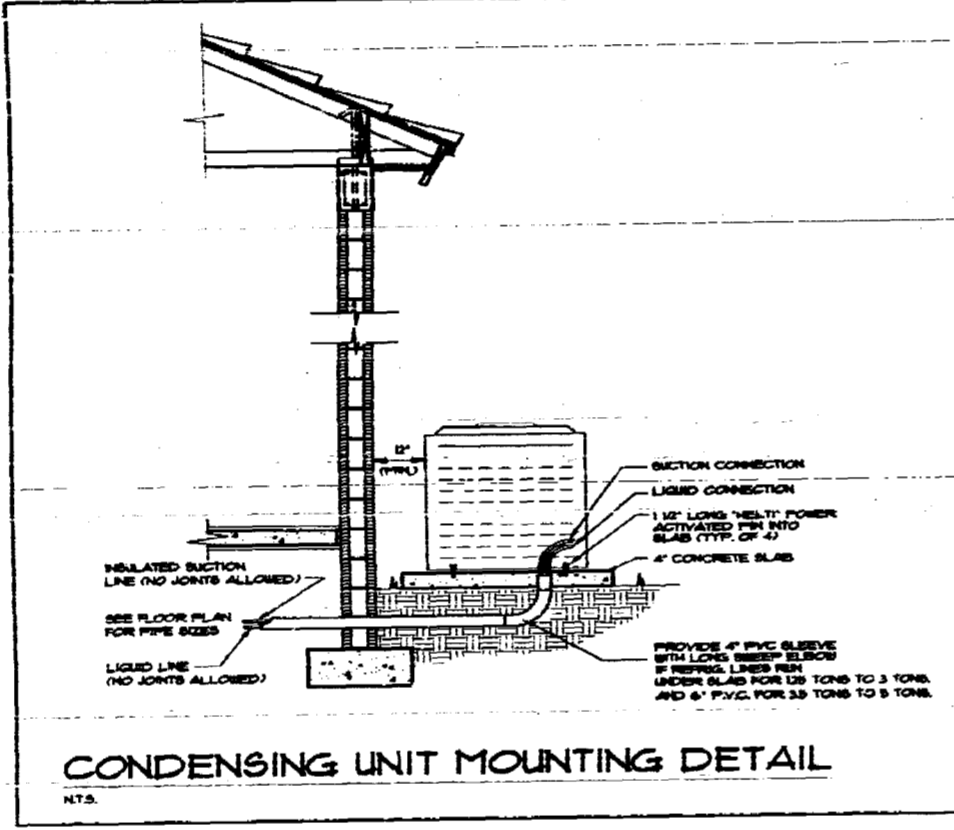
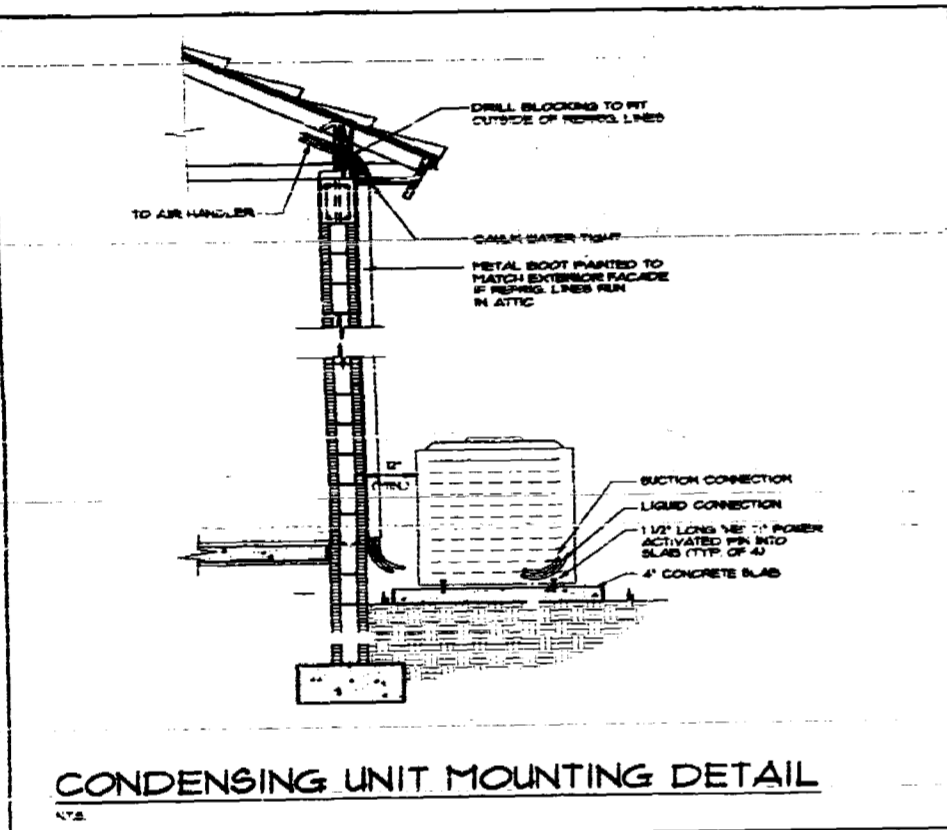


H.V.A.C. LEGEND :

16	WHIPPER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
18	ROOF GRILLE	SD	SMOKE DETECTOR C.A. AND
19	CEILING SUPPLY DIFFUSER	SD	SMOKE DETECTOR
20	CEILING SUPPLY DIFFUSER	OA	OUTSIDE AIR
21	FRESH AIR REGRINDERS	RA	RETURN AIR
22	EXHAUST AIR REGRINDERS	SA	SUPPLY AIR
23	EXHAUST AIR GRILLE	OA	OUTSIDE AIR REGRIND
24	TERMINATOR	—	RETIC. PIPING (SIGNAL SUCTON & LIQUID)
25	TERMINATOR W/ REGRIND BALL SENSOR	—	DUCTWORK TERMINATOR
26	FIRE DAMPER W/ ACCESS DOOR	—	VOLUME EXTRACTOR
27	OPPOSED BLADE NORMAL VOLUME DAMPER	—	SUPPLY AIR FLOW
28	VOLUME DAMPER	—	RETURN AIR FLOW
29	PLURIFLEX DAMPER	—	W.H.S.
30	UNDER-CUP (DOOR)	—	W.H.S. SCREEN
31	AIR HANDLING UNIT	—	S.R.
		—	SEMI-RIGID REGISTER
		—	AUTOMATIC LOWVOLT DAMPER

- H.V.A.C. GENERAL NOTES :**
- USE 90° ELBOWS IN ALL CASES, SPLITTTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
 - PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 100' IN 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND CEILINGS AND FLOOR OR ROOF SLABS, AND AT FRESH AIR INTAKES 1/2\"/>

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



HEAT WHEEL SCHEDULE

ITEM	MODEL	WEIGHT (lbs.)	CAPACITY (C.F.M.)	SUPPLY STATIC (IN H2O)	RETURN STATIC (IN H2O)	PURGE AIR (C.F.M.)	TOTAL AIR (C.F.M.)	H.P.	F.I.A. (VOLT/PH/Hz)	FUSE	
HW	HEWCO HW 2500 H	1100	1600	0.9	0.9		1600	3/4	0.3	240 V. - 1φ	20

AIR CONDITIONING SYSTEMS SCHEDULE

UNIT NO.	AIR HANDLING UNIT				AIR COOLED COND. UNIT				SYSTEM			
	C.F.M. O.A.	E.S.P. IN H2O	H.P.	F.L.A.	MODEL	COMPRESSOR	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. (LBS.)	CAPACITY (MBH) TOT. SEN	ELEC. SEER
1	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
2	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
3	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
4	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
5	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
6	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
7	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
8	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
9	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
10	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
11	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
12	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
13	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
14	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
15	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
16	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
17	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
18	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
19	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
20	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
21	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
22	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
23	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
24	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
25	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
26	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
27	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
28	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
29	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1
30	1875	0.9	1.0	1.0	1	1	22.0	30	30	115	43.0	12.1

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

OFFICE COPY
 CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

NAME: *[Signature]*
 PLUMBING: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PREVENTION: *[Signature]*
 ENGINEERING: *[Signature]*
 STRUCTURAL: *[Signature]*
 NECESSARY: *[Signature]*

GUSTAVO SOLANO, P.E.
 consulting engineer
 No. registration 7/34923
 4838 S.W. 74th Street, Miami, FL 33156
 Tel. (305) 665-6151

revision

date: 8-20-78
 issued: *[Signature]*
 drawn: *[Signature]*
 checked: *[Signature]*
 project no.: 1-78

SHEET 4 OF 4

80% of the work shown on this drawing was done by the architect's staff.

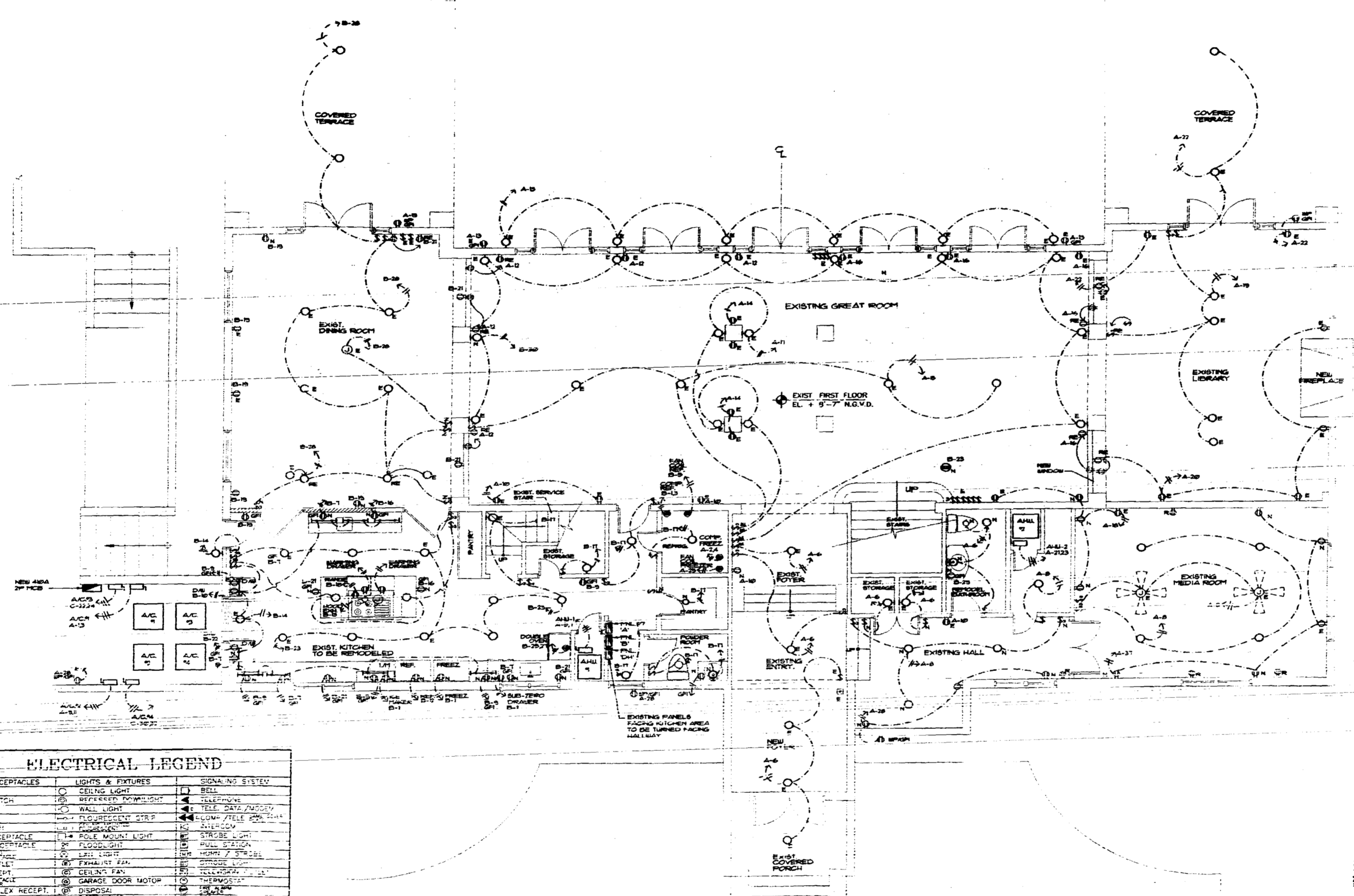
1978-4-20

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

530 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2932
AAC000976

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 64 PALM AVE FLORIDA.

0-1-40005



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
[Signature]
ELECTRICAL
MECHANICAL
PLUMBING
HVAC
ELEVATOR

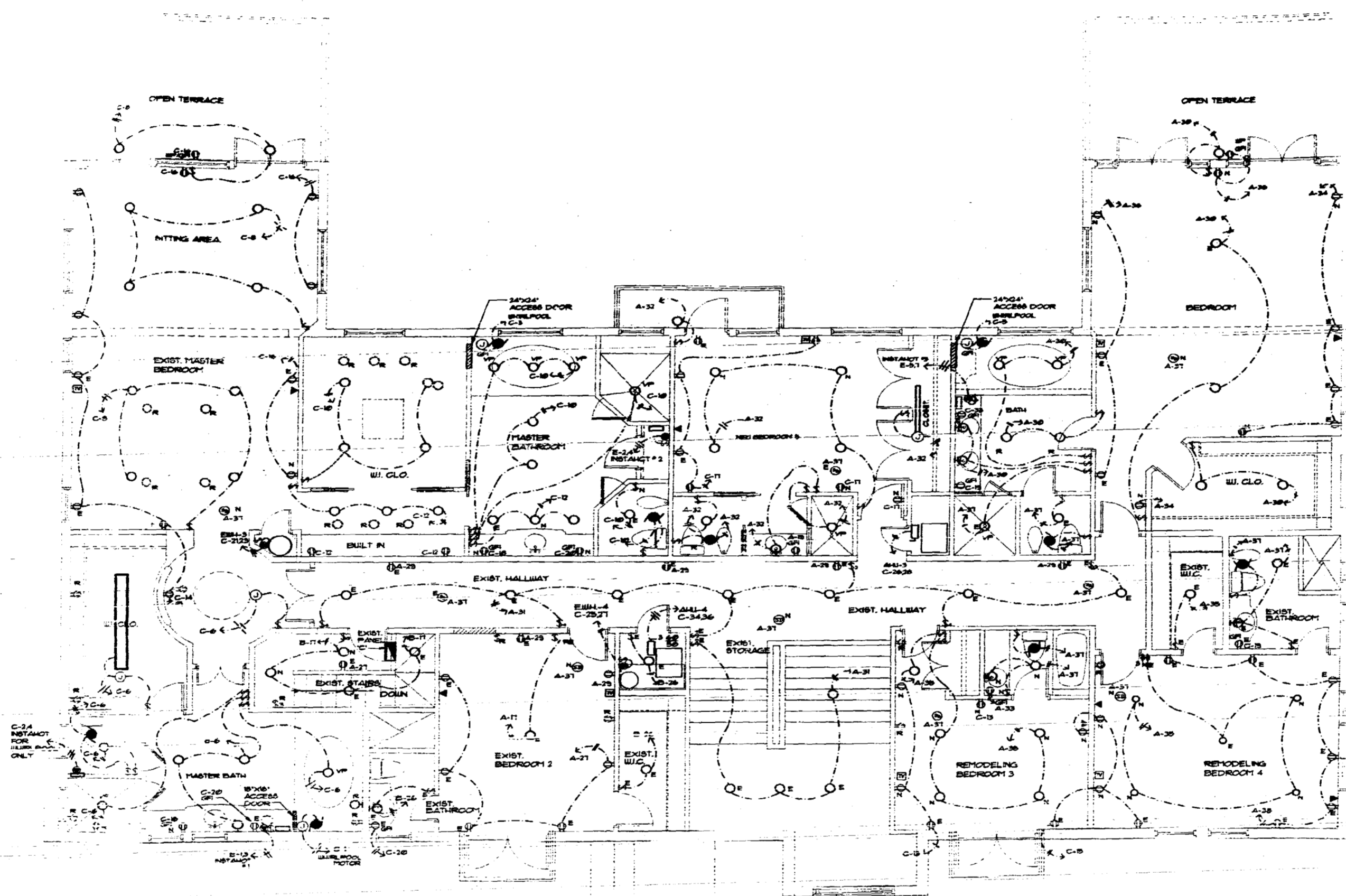
ELECTRICAL LEGEND		
SWITCHES & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
SWITCH	CEILING LIGHT	BELL
3-WAY SWITCH	RECESSED DOWNLIGHT	TELEPHONE
4-WAY SWITCH	WALL LIGHT	TELE DATA / MOBILE
15A FUSE	FLUORESCENT STRIP	ALARM / FIRE SIGNAL
TIME SWITCH	FUSIBLE	DISCONNECT
SINGLE RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
DUPLICATE RECEPTACLE	FLOODLIGHT	PULL STATION
REDUCED VOLTAGE	LED LIGHT	TRIP UNIT / STRIP
240V OUTLET	FRANIGANT FAN	STROBE LIGHT
CLASS RECEPT.	CEILING FAN	TRANSFORMER / PA
ROOF RECEPT.	GARAGE DOOR MOTOR	THERMOSTAT
FLOOR DUPLEX RECEPT.	DISPOSAL	SHOCK
WASHERS	WATER VALVE	SMOKE DETECTOR
WEATHER-PROOF	RUSH BUTTON	SMOKE DETECTOR
WEATHER-PROOF	TEST KEY STATION	TEST SWITCH
TEST	3-WAY RECEPTACLE	
SAFETY SWITCH	SAFETY SWITCH	
CIRCUIT BREAKER		
ELECTRICAL METER		

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

GUSTAVO SOLANO, P.E.
REGISTERED PROFESSIONAL ENGINEER
No. 34923
ARCH. & ENGR. FIRM No. 00000000000000000000

DATE:	PROJECT NO.:
ISSUED:	BY:
CHANGED:	BY:
CHECKED:	BY:
PROJECT:	DATE:

SHEET **E-1** OF 57



GENERAL NOTE:
 ELECTRICIAN SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR
 TO WIRE, ETC. & SINKING AND GROUNDING. ALL EQUIPMENT NOT
 BEING USED SHALL BE REMOVED AND DISPOSED OF. ELECTRICIAN
 SHALL SUBMIT IN TRIPLICATE AS BUILT DRAWINGS OF ALL PANEL RISERS
 & FINAL DIRECTORIES PRIOR TO FINAL INSPECTION.

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

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

BUILDING	
PLUMBING	
ELECTRICAL	
Mechanical	
TELEPHONE	
TELEVISION	
RECORDS	
INSURANCE	
ELEVATOR	

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 1520 BRICHELL KEY DRIVE, OFFICE FLAZA 201
 MIAMI, FLORIDA (305) 371-2632
 AKC0000176

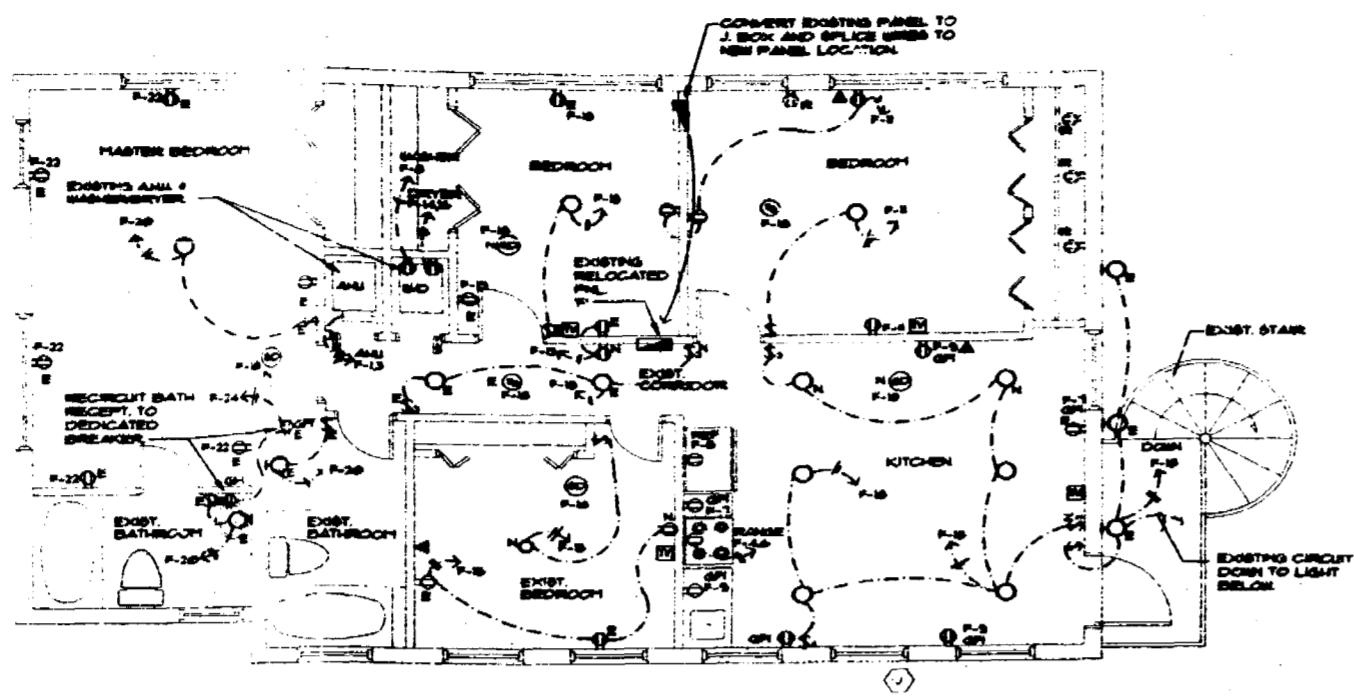
RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVE FLORIDA.

ISSUED: 4/11/11
 DRAWN: G.S.
 CHECKED: G.S.
 PROJECT NO. 11-118

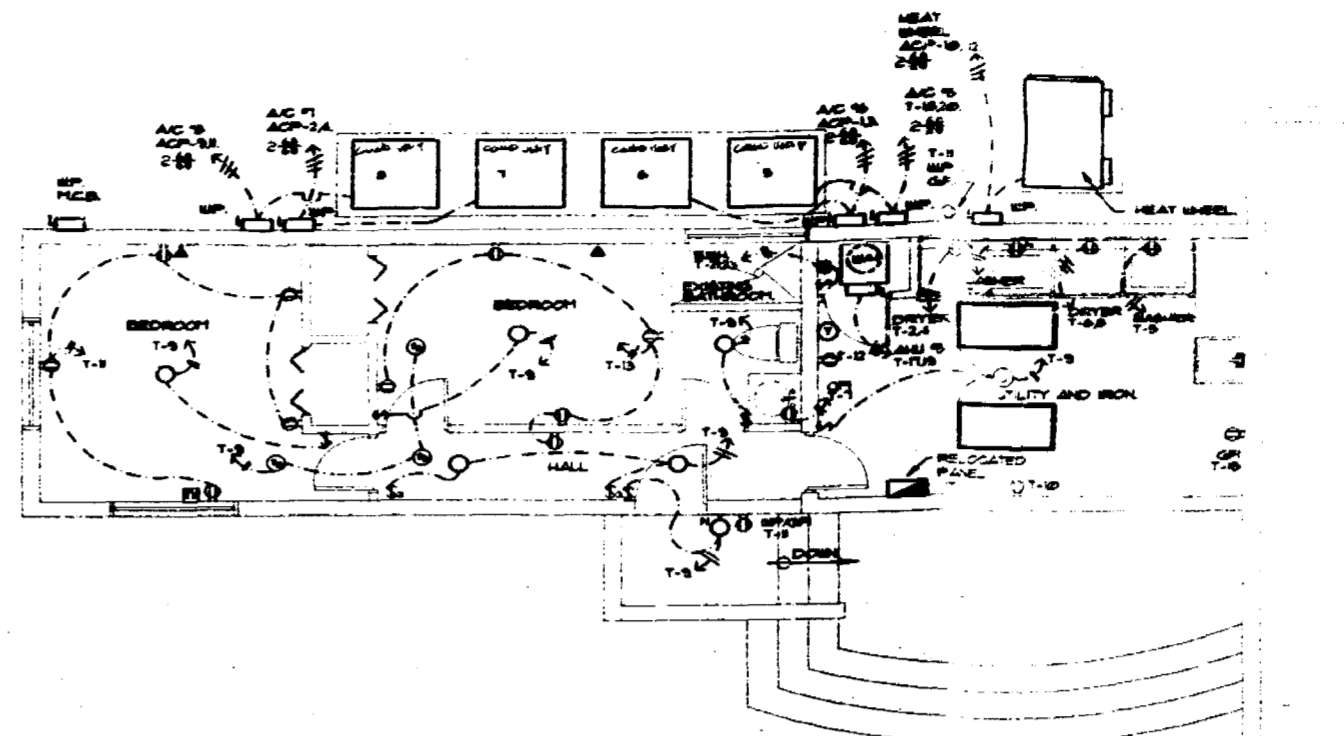
SHEET
E-2
 OF 5

GUSTAVO SOLANO, P.E.
 Consulting Engineer
 Fla. registration # 34923
 4836 s.w. 74th court, miami, fl 33156
 (e) (305) 665-6151

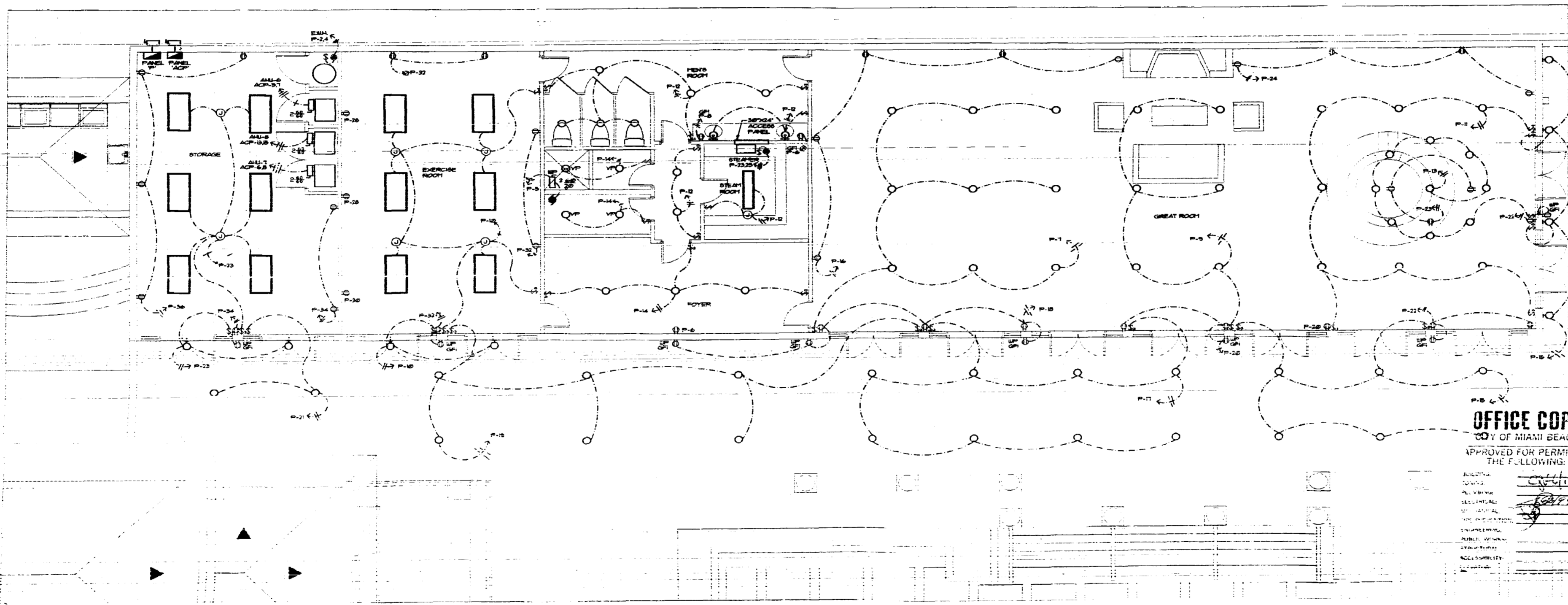
11-118



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



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



ELECTRICAL DANCE HALL
SCALE: 1/4" = 1'-0"

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

ARCHITECT: Robert Wade and Associates, P.A.
 ENGINEER: Gustavo Solano, P.E.
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 PLUMBING: [Signature]
 STRUCTURAL: [Signature]
 CIVIL: [Signature]
 ACCESSIBILITY: [Signature]

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
580 BRICKELL KEY DRIVE, OFFICE PLAZA 301
MIAMI, FLORIDA
(305) 371-2832
AAU000875

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

Revisions	
NO.	DATE
1	5-20-88
2	6-1-88
3	6-1-88
4	6-1-88
5	6-1-88
6	6-1-88
7	6-1-88
8	6-1-88
9	6-1-88
10	6-1-88

GUSTAVO SOLANO, P.E.
consulting engineer
his registration # 34923
STATE OF FLORIDA - EXPIRES 12-31-88
Tel. (305) 665-6151

SHEET: 5
 OF: 5

2-5000

TYPE: ITB-EG SERVICE: 240 V. 3-W. 3-Ø MOUNTING: SURFACE POLES: 40

PANEL ACP (EXISTING)

MAN BUS: 200 A NEUTRAL: FULL WIRE: 100% ALC: 100%

DEM. NO. KVA	DEM. NO. KVA	TRIP	CON-	WIRE	REMARKS	CT	CT	REMARKS	WIRE	CON-	TRIP	NO. DEM.	DEM.
KVA	KVA	POLE	DUT			NO.	NO.			DUT	POLE	KVA	KVA
1	1	3P-2	1	A	A.C. #1	1	2	A.C. #1	A	1	3P-2	1	1
2	2	3P-2	1	A	A.C. #2	3	4	A.C. #2	A	1	3P-2	1	2
3	3	3P-2	1	A	ANAL. #1	5	6	ANAL. #1	A	1	3P-2	1	3
4	4	3P-2	1	A	ANAL. #2	7	8	ANAL. #2	A	1	3P-2	1	4
5	5	3P-2	1	A	A.C. #3	9	10	HEATHBELL	D	1	3P-2	1	5
6	6	3P-2	1	A	SPACE	11	12						6
7	7	3P-2	1	A	SPACE	13	14						7
8	8	3P-2	1	A	SPACE	15	16						8
9	9	3P-2	1	A	SPACE	17	18						9
10	10	3P-2	1	A	SPACE	19	20						10
11	11	3P-2	1	A	SPACE	21	22						11
12	12	3P-2	1	A	SPACE	23	24						12
13	13	3P-2	1	A	SPACE	25	26						13
14	14	3P-2	1	A	SPACE	27	28						14
15	15	3P-2	1	A	SPACE	29	30						15
16	16	3P-2	1	A	SPACE	31	32						16
17	17	3P-2	1	A	SPACE	33	34						17
18	18	3P-2	1	A	SPACE	35	36						18
19	19	3P-2	1	A	SPACE	37	38						19
20	20	3P-2	1	A	SPACE	39	40						20
21	21	3P-2	1	A	SPACE	41	42						21
22	22	3P-2	1	A	SPACE	43	44						22
23	23	3P-2	1	A	SPACE	45	46						23
24	24	3P-2	1	A	SPACE	47	48						24
25	25	3P-2	1	A	SPACE	49	50						25
26	26	3P-2	1	A	SPACE	51	52						26
27	27	3P-2	1	A	SPACE	53	54						27
28	28	3P-2	1	A	SPACE	55	56						28
29	29	3P-2	1	A	SPACE	57	58						29
30	30	3P-2	1	A	SPACE	59	60						30
31	31	3P-2	1	A	SPACE	61	62						31
32	32	3P-2	1	A	SPACE	63	64						32
33	33	3P-2	1	A	SPACE	65	66						33
34	34	3P-2	1	A	SPACE	67	68						34
35	35	3P-2	1	A	SPACE	69	70						35
36	36	3P-2	1	A	SPACE	71	72						36
37	37	3P-2	1	A	SPACE	73	74						37
38	38	3P-2	1	A	SPACE	75	76						38
39	39	3P-2	1	A	SPACE	77	78						39
40	40	3P-2	1	A	SPACE	79	80						40
41	41	3P-2	1	A	SPACE	81	82						41
42	42	3P-2	1	A	SPACE	83	84						42
43	43	3P-2	1	A	SPACE	85	86						43
44	44	3P-2	1	A	SPACE	87	88						44
45	45	3P-2	1	A	SPACE	89	90						45
46	46	3P-2	1	A	SPACE	91	92						46
47	47	3P-2	1	A	SPACE	93	94						47
48	48	3P-2	1	A	SPACE	95	96						48
49	49	3P-2	1	A	SPACE	97	98						49
50	50	3P-2	1	A	SPACE	99	100						50

FIRST 10 KVA = 100%
REPLACER = 40%
AC = 100%

TOTAL = 454 KVA I. 200 A.

TYPE: ITB-EG SERVICE: 240 V. 3-W. 3-Ø MOUNTING: SURFACE POLES: 40

PANEL P (EXISTING)

MAN BUS: 200 A NEUTRAL: FULL WIRE: 100% ALC: 100%

DEM. NO. KVA	DEM. NO. KVA	TRIP	CON-	WIRE	REMARKS	CT	CT	REMARKS	WIRE	CON-	TRIP	NO. DEM.	DEM.
KVA	KVA	POLE	DUT			NO.	NO.			DUT	POLE	KVA	KVA
1	1	3P-2	1	A	E. WATER MTR.	1	2	E. WATER MTR.	1	1	3P-2	1	1
2	2	3P-2	1	A	SPACE	3	4						2
3	3	3P-2	1	A	SPACE	5	6						3
4	4	3P-2	1	A	SPACE	7	8						4
5	5	3P-2	1	A	SPACE	9	10						5
6	6	3P-2	1	A	SPACE	11	12						6
7	7	3P-2	1	A	SPACE	13	14						7
8	8	3P-2	1	A	SPACE	15	16						8
9	9	3P-2	1	A	SPACE	17	18						9
10	10	3P-2	1	A	SPACE	19	20						10
11	11	3P-2	1	A	SPACE	21	22						11
12	12	3P-2	1	A	SPACE	23	24						12
13	13	3P-2	1	A	SPACE	25	26						13
14	14	3P-2	1	A	SPACE	27	28						14
15	15	3P-2	1	A	SPACE	29	30						15
16	16	3P-2	1	A	SPACE	31	32						16
17	17	3P-2	1	A	SPACE	33	34						17
18	18	3P-2	1	A	SPACE	35	36						18
19	19	3P-2	1	A	SPACE	37	38						19
20	20	3P-2	1	A	SPACE	39	40						20
21	21	3P-2	1	A	SPACE	41	42						21
22	22	3P-2	1	A	SPACE	43	44						22
23	23	3P-2	1	A	SPACE	45	46						23
24	24	3P-2	1	A	SPACE	47	48						24
25	25	3P-2	1	A	SPACE	49	50						25
26	26	3P-2	1	A	SPACE	51	52						26
27	27	3P-2	1	A	SPACE	53	54						27
28	28	3P-2	1	A	SPACE	55	56						28
29	29	3P-2	1	A	SPACE	57	58						29
30	30	3P-2	1	A	SPACE	59	60						30
31	31	3P-2	1	A	SPACE	61	62						31
32	32	3P-2	1	A	SPACE	63	64						32
33	33	3P-2	1	A	SPACE	65	66						33
34	34	3P-2	1	A	SPACE	67	68						34
35	35	3P-2	1	A	SPACE	69	70						35
36	36	3P-2	1	A	SPACE	71	72						36
37	37	3P-2	1	A	SPACE	73	74						37
38	38	3P-2	1	A	SPACE	75	76						38
39	39	3P-2	1	A	SPACE	77	78						39
40	40	3P-2	1	A	SPACE	79	80						40
41	41	3P-2	1	A	SPACE	81	82						41
42	42	3P-2	1	A	SPACE	83	84						42
43	43	3P-2	1	A	SPACE	85	86						43
44	44	3P-2	1	A	SPACE	87	88						44
45	45	3P-2	1	A	SPACE	89	90						45
46	46	3P-2	1	A	SPACE	91	92						46
47	47	3P-2	1	A	SPACE	93	94						47
48	48	3P-2	1	A	SPACE	95	96						48
49	49	3P-2	1	A	SPACE	97	98						49
50	50	3P-2	1	A	SPACE	99	100						50

REPLACER = 40%
AC = 100%

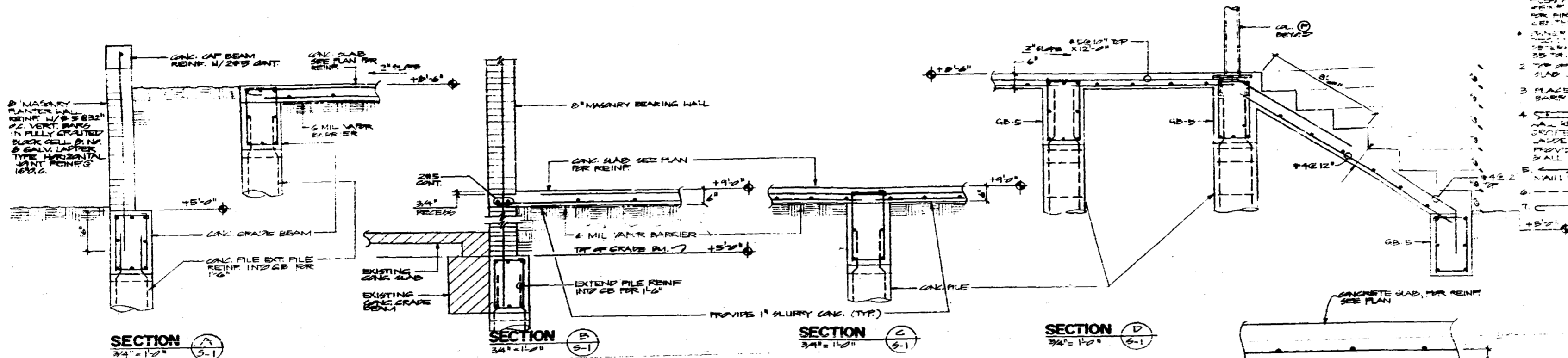
TOTAL = 483 KVA I. 200 A.

TYPE: ITB-EG SERVICE: 240 V. 3-W. 3-Ø MOUNTING: SURFACE POLES: 40

PANEL A (EXISTING)

MAN BUS: 200 A NEUTRAL: FULL WIRE: 100% ALC: 100%

DEM. NO. KVA	DEM. NO. KVA	TRIP	CON-	WIRE	REMARKS	CT	CT	REMARKS	WIRE	CON-	TRIP	NO. DEM.	DEM.
KVA	KVA	POLE	DUT			NO.	NO.			DUT	POLE	KVA	KVA
1	1	3P-2	1	A	A.C. #1	1	2	A.C. #1	A	1	3P-2	1	1
2	2	3P-2	1	A	A.C. #2	3	4	A.C. #2	A	1	3P-2	1	2
3	3	3P-2	1	A	ANAL. #1	5	6	ANAL. #1	A	1	3P-2	1	3
4	4	3P-2	1	A	ANAL. #2	7	8	ANAL. #2	A	1	3P-2	1	4
5	5	3P-2	1	A	A.C. #3	9	10	HEATHBELL	D	1	3P-2	1	5
6	6	3P-2	1	A	SPACE	11	12						6
7	7	3P-2	1	A	SPACE	13	14						7
8	8	3P-2	1	A	SPACE	15	16						8
9	9	3P-2	1	A	SPACE	17	18						



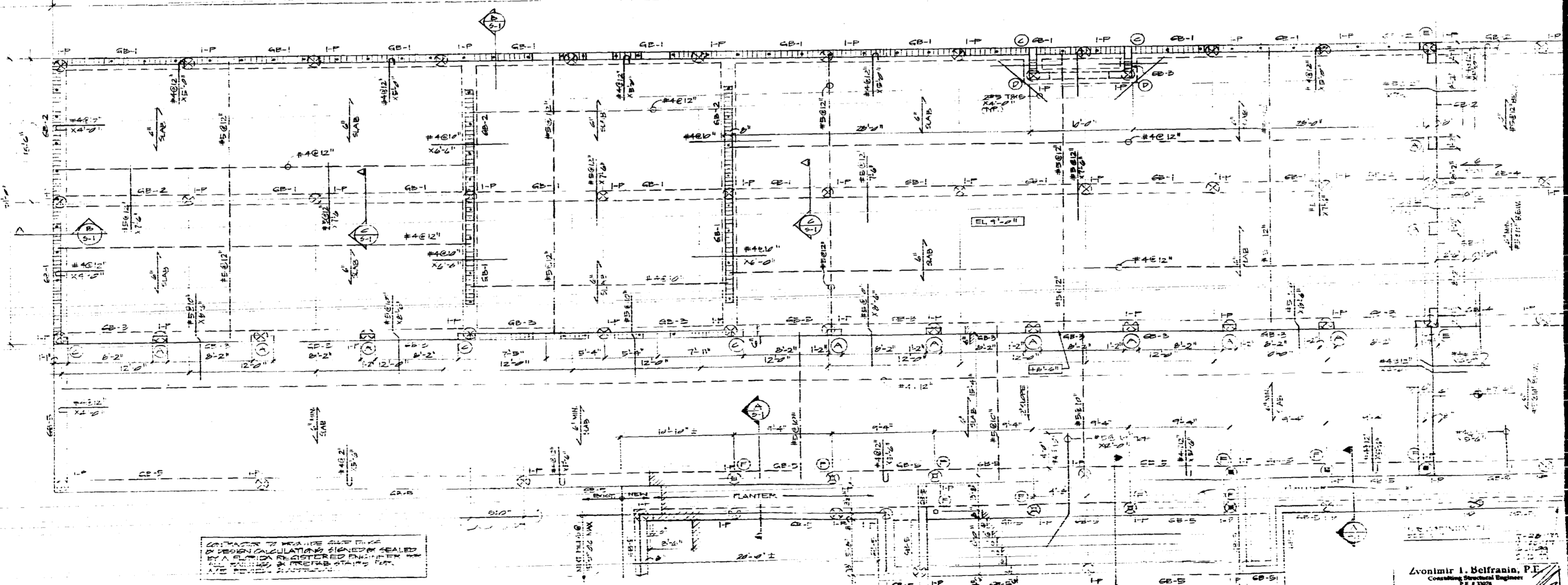
- PERMIT PLAN NOTES:**
1. UP TO DENOTES 4" DIA. ANCHOR BARS
 2. 2" DIA. ANCHOR BARS
 3. 3" DIA. ANCHOR BARS
 4. 4" DIA. ANCHOR BARS
 5. 5" DIA. ANCHOR BARS
 6. 6" DIA. ANCHOR BARS
 7. 7" DIA. ANCHOR BARS
 8. 8" DIA. ANCHOR BARS
 9. 9" DIA. ANCHOR BARS
 10. 10" DIA. ANCHOR BARS
 11. 11" DIA. ANCHOR BARS
 12. 12" DIA. ANCHOR BARS
 13. 13" DIA. ANCHOR BARS
 14. 14" DIA. ANCHOR BARS
 15. 15" DIA. ANCHOR BARS
 16. 16" DIA. ANCHOR BARS
 17. 17" DIA. ANCHOR BARS
 18. 18" DIA. ANCHOR BARS
 19. 19" DIA. ANCHOR BARS
 20. 20" DIA. ANCHOR BARS

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ELECTRICAL	
Mechanical	
Fire Prevention	
Engineering	
Public Works	
Structural	
Accessibility	
Other	

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

FOR CONT SEE S-2



CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. ALL DIMENSIONS AND REVISIONS MUST BE ON THIS DRAWING.

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

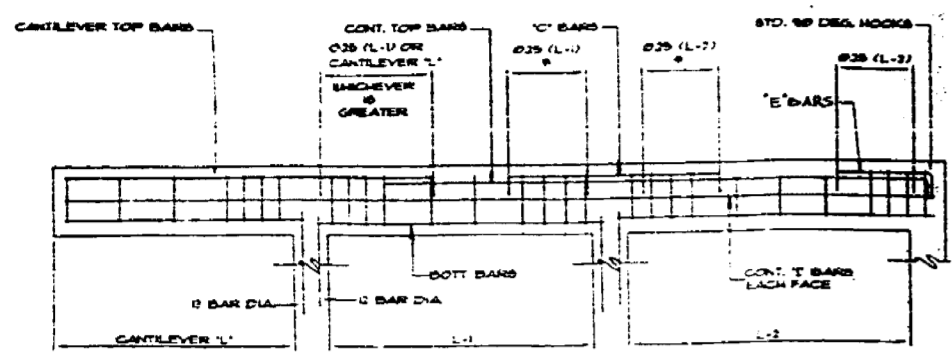
Zvonimir I. Beltramo, P.E.
Professional Engineer
400 S.W. 70th Street, Suite 200
Miami, Florida 33143
777-9777

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

DATE: 1/11/99
SHEET: S-1

5-4000

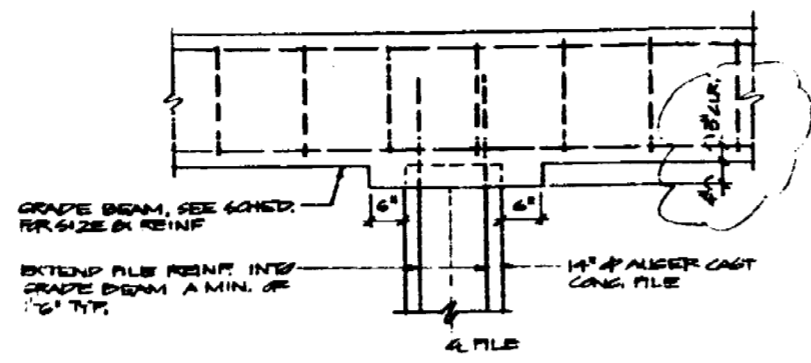


NOTES:
 1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
 2. BARS OF THE PERIMETER OF THIS STRUCTURE SHALL HAVE AT LEAST 1/3 OF THE TENSION REIN. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REIN. REQUIRED AT MIDSPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

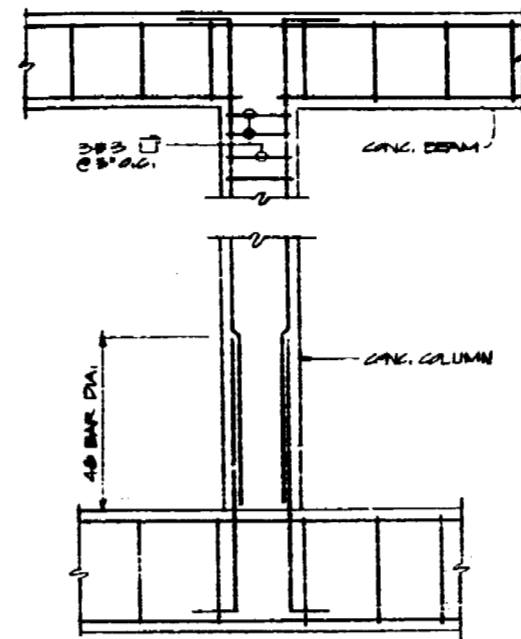
BEAM STEEL PLACEMENT DIAGRAM

MARK	TOP ELEV. PLAN	SIZE W X H	REINFORCING				TIMES OR STIRRUPS		REMARKS
			NO.	SIZE	NO.	SIZE	NO.	TYPE	
CB-1		14"x24"	3#6	3#6	1#6		1#5	3	EA. END BAL. 6" 24"
CB-2		14"x24"	3#6	3#6	1#6		1#5	3	EA. END BAL. 6" 24"
CB-3		14"x24"	3#6	3#6	1#6		1#5	3	EA. END BAL. 6" 24"
CB-4		14"x24"	3#6	3#6	1#6		1#5	3	EA. END BAL. 6" 24"
CB-5		14"x24"	3#6	3#6	1#6		1#5	3	EA. END BAL. 6" 24"
CB-6		14"x24"	3#6	3#6	1#6		1#5	3	EA. END BAL. 6" 24"
B-1		8"x14"	2#5	2#5			4#	3	EA. END BAL. 6" 24"
B-2		8"x14"	2#5	2#5			4#	3	EA. END BAL. 6" 24"
TB		8"x12"	2#5	2#5			4#	3	EA. END BAL. 6" 24"
TB-1		12"x12"	3#5	3#5			4#	3	EA. END BAL. 6" 24"
RB-1		8"x12"	2#5	2#5			1#5	3	SEE ARCH'L DWGS.
RB-2		8"x12"	2#5	2#5			1#5	3	SEE ARCH'L DWGS.
RB-3		16"x48"	3#7	3#7			2#5	3	SEE ARCH'L DWGS.
RB-4		16"x48"	3#7	3#7			2#5	3	SEE ARCH'L DWGS.
RB-5		16"x48"	3#7	3#7			2#5	3	SEE ARCH'L DWGS.
RB-6		16"x48"	3#7	3#7			2#5	3	SEE ARCH'L DWGS.
RB-7		16"x48"	3#7	3#7			2#5	3	SEE ARCH'L DWGS.

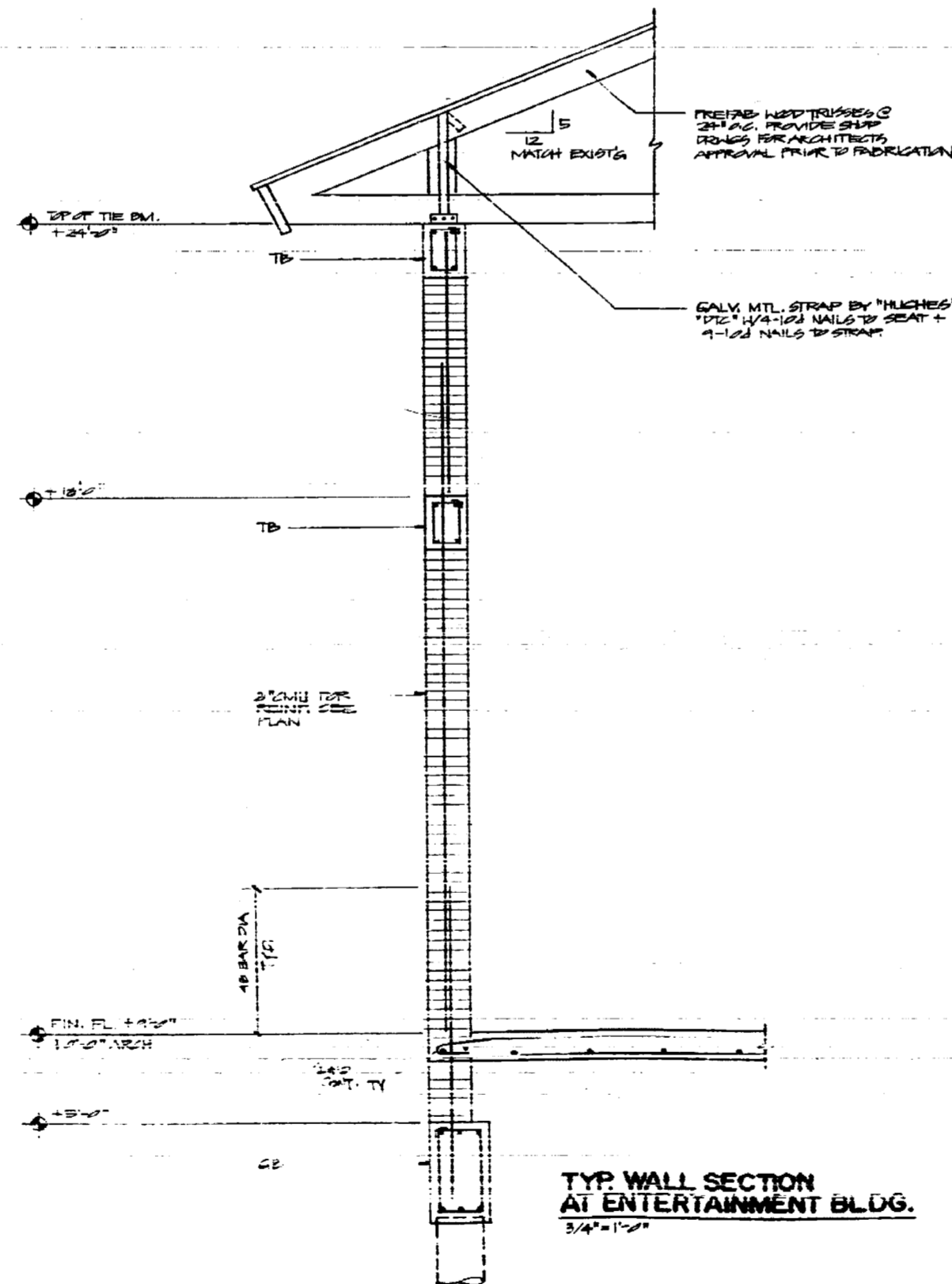
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL OR BASE PLATE	TIES OR CAP PLATE	
A	8"x14"	4#6	3#3 @ 8"	
B	8"x24"	4#6	3#3 @ 8"	3#3 H.P.E. @ 12"
C	8"x18"	4#6	3#3 @ 8"	SAME AS COL. B
D	8"x20"	4#6	3#3 @ 8"	SAME AS COL. B
E	8"x17"x25"	4#6	3#3 @ 8"	
F	16"x54"x54"	12"x24" 3/4" W/4 50# PL. 6" EMB.	SAME AS BASE PL.	FOR TIE BARS CAP PL. 12"x24"x54"
G	17"x73"	8#6	3#3 @ 12"	
H	16"x48"x14"	8#6 5/8" PLATE W/4-1/2" DIA. W/4 50# PL. 6" EMB.	SAME AS BASE PL.	
I	FILLED CELL	1#5		FULLY GRADED
J	8"x24"	4#6	3#3 @ 8"	3#3 H.P.E. @ 12"



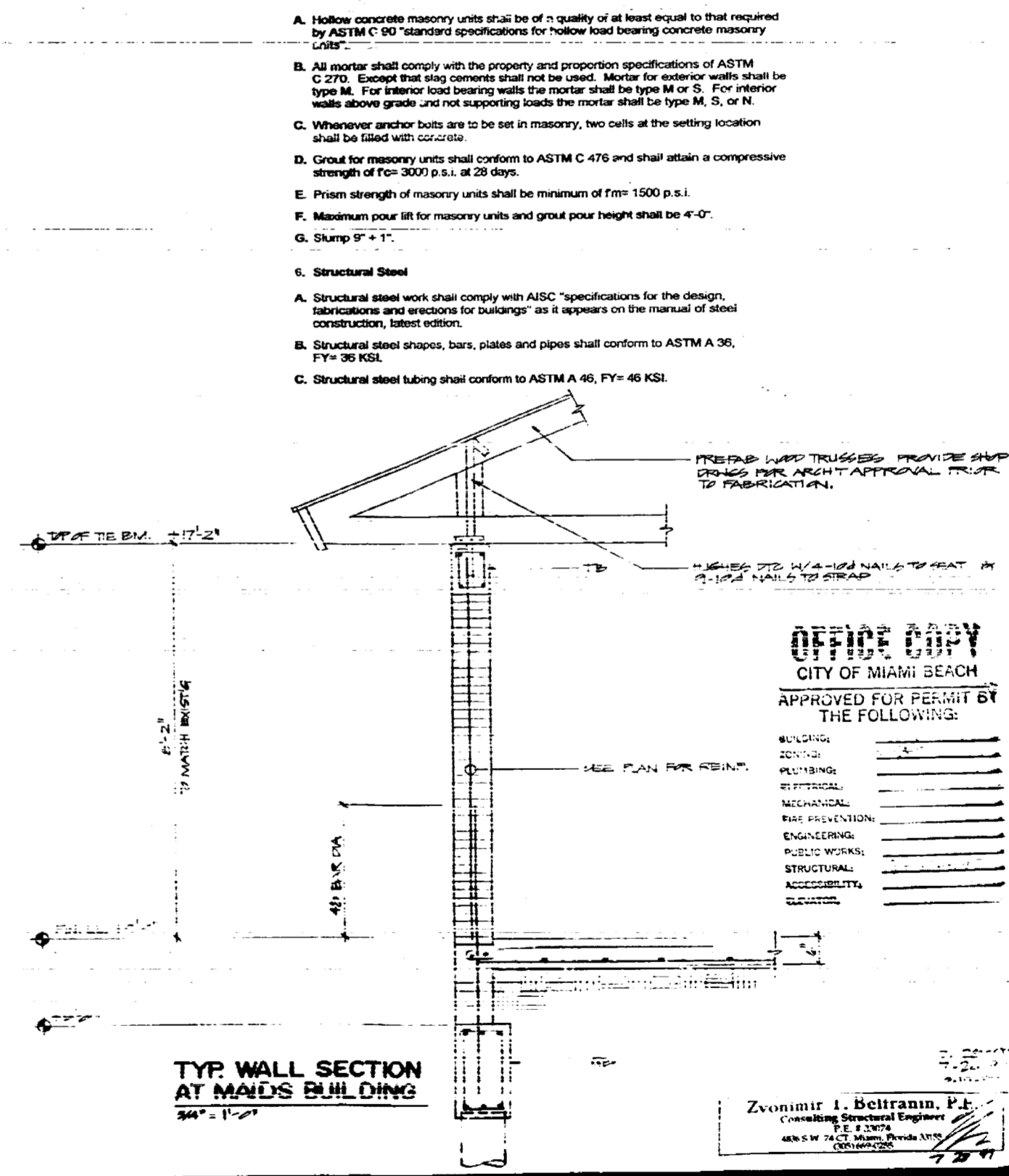
TYPICAL GRADE BEAM TO PILE CONN.



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL



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



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

GENERAL STRUCTURAL NOTES

- General
 - The Contractor shall field check all dimensions on the structural drawings and verify same on the architectural set. Architectural details such as, slab depressions, waterproofing, curbs, mechanical openings, fascia framing and bracing shall be installed as shown on the architectural set.
 - The Contractor shall be responsible for shoring and bracing to ensure safe working conditions at all times. All construction shall conform to the South Florida Building Code.
- Concrete
 - All cast-in-place concrete in the job shall attain a minimum compressive strength (f'c) at 28 days of 3000 p.s.i.
 - Concrete work shall conform to all requirements of ACI 301-latest edition specifications for structural concrete for building.
- Reinforcing Steel
 - Reinforcing steel shall be detailed and placed in accordance with ACI 318-latest ed.
 - Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.
 - All welded wire fabric shall conform to ASTM A 185.
 - Reinforcing to be securely in position with standard accessories during placing of concrete.
 - All bottom bars shall bear 6" minimum over supports.
- Minimum Concrete Over Reinforcing

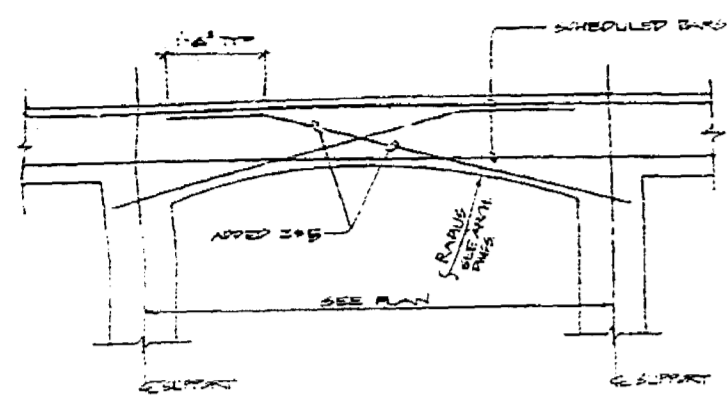
	Minimum Clear Cover, (in.)
A. Concrete against and permanently exposed to earth (unformed faces)	3
B. Concrete exposed to earth or weather (formed faces) <ul style="list-style-type: none"> a. #5 bars and larger b. #5 bars and smaller 	2 1 1/2
C. not in contact with ground <ul style="list-style-type: none"> a. Structural slabs & walls b. Beams and Columns (Primary reinforcement, ties stirrups & spirals)	3/4 1 1/2
c. Slabs on grade over vapor barrier	1 1/2
- Masonry
 - Hollow concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90 standard specifications for hollow load bearing concrete masonry units.
 - All mortar shall comply with the property and proportion specifications of ASTM C 270. Except that slag cements shall not be used. Mortar for exterior walls shall be type M. For interior load bearing walls the mortar shall be type M or S. For interior walls above grade and not supporting loads the mortar shall be type M, S, or N.
 - Whenever anchor bolts are to be set in masonry, two cells at the setting location shall be filled with concrete.
 - Grout for masonry units shall conform to ASTM C 476 and shall attain a compressive strength of f'c=3000 p.s.i. at 28 days.
 - Prism strength of masonry units shall be minimum of f'm=1500 p.s.i.
 - Maximum pour lift for masonry units and grout pour height shall be 4'-0".
 - Slump 5" ± 1".
- Structural Steel
 - Structural steel work shall comply with AISC specifications for the design, fabrications and erections for buildings as it appears on the manual of steel construction, latest edition.
 - Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, FY=36 KSI.
 - Structural steel tubing shall conform to ASTM A 46, FY=46 KSI.

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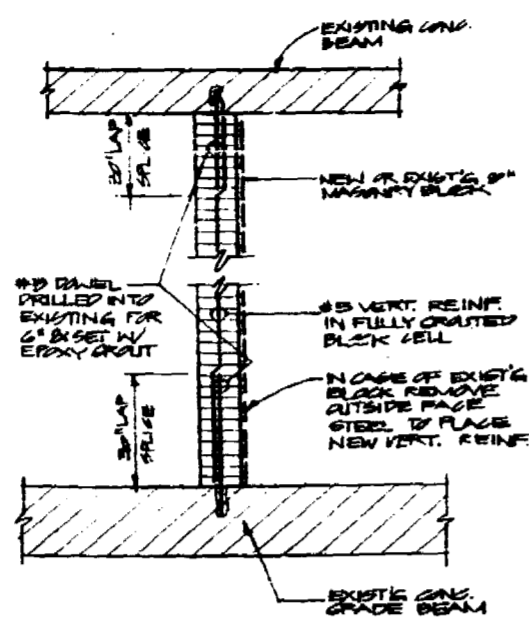
DISCIPLINE	APPROVAL
BUILDING	
ZONING	
PLUMBING	
ELECTRICAL	
MECHANICAL	
FIRE PREVENTION	
ENGINEERING	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	
SECURITY	

Zvonimir I. Beltrami, P.E.
 Consulting Structural Engineer
 11 E. FLORIDA
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 (305) 375-1200

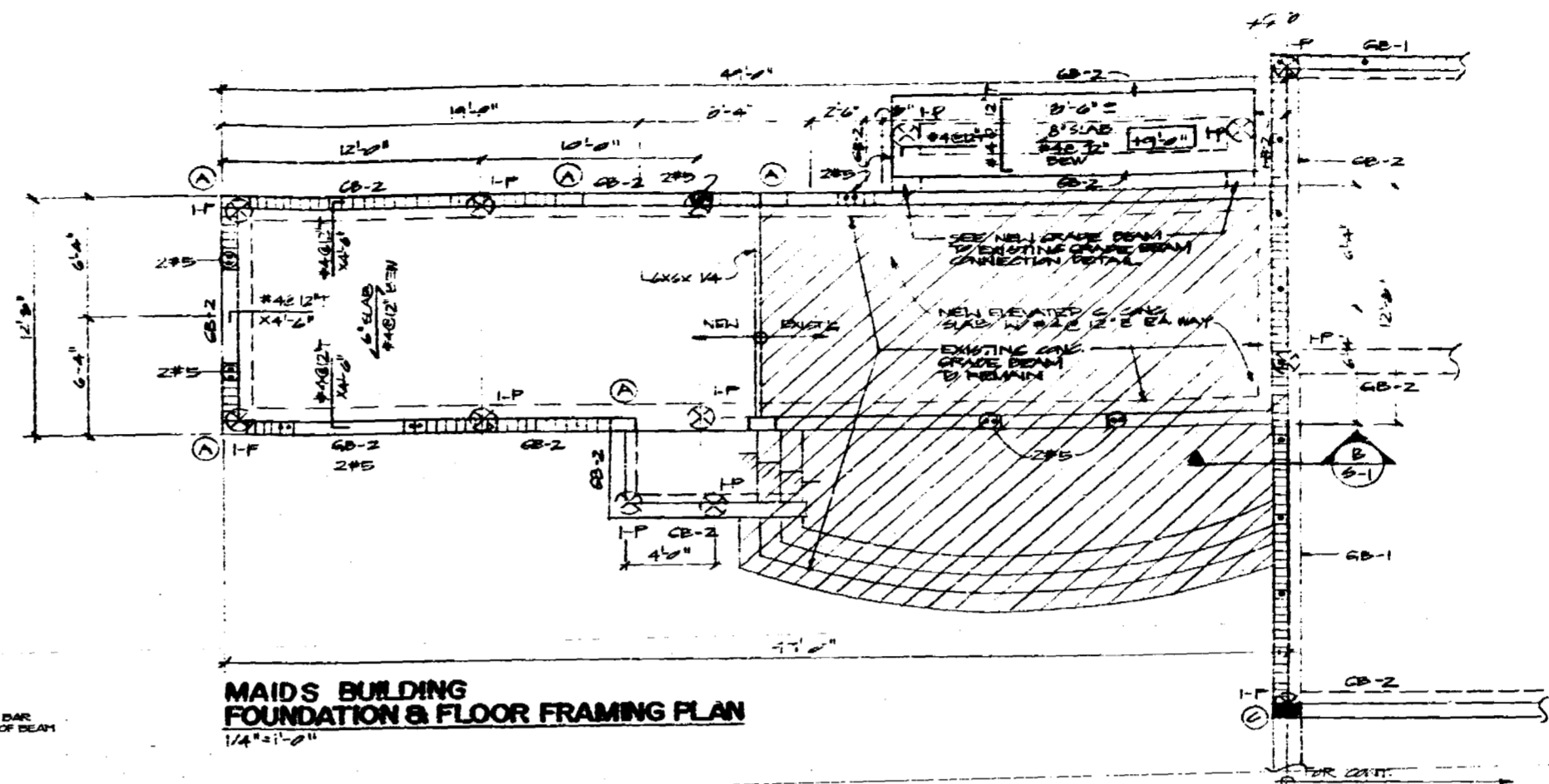
ROBERT WADE AND ASSOCIATES, P.A. PLANNERS ARCHITECTS
 DOMINION INDUSTRIAL HOLDINGS FLORIDA
 MIAMI BEACH
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 DATE SHEET S-2



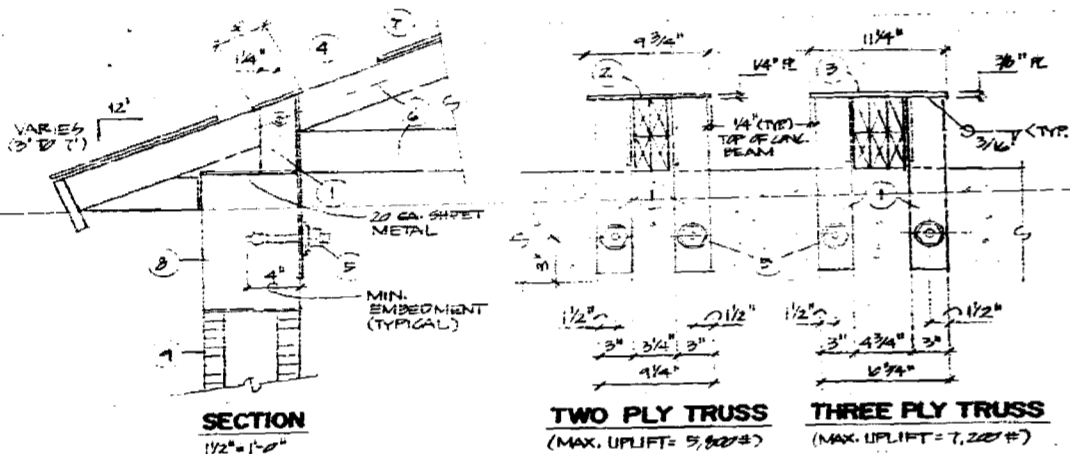
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



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



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



SECTION
1/2" = 1'-0"

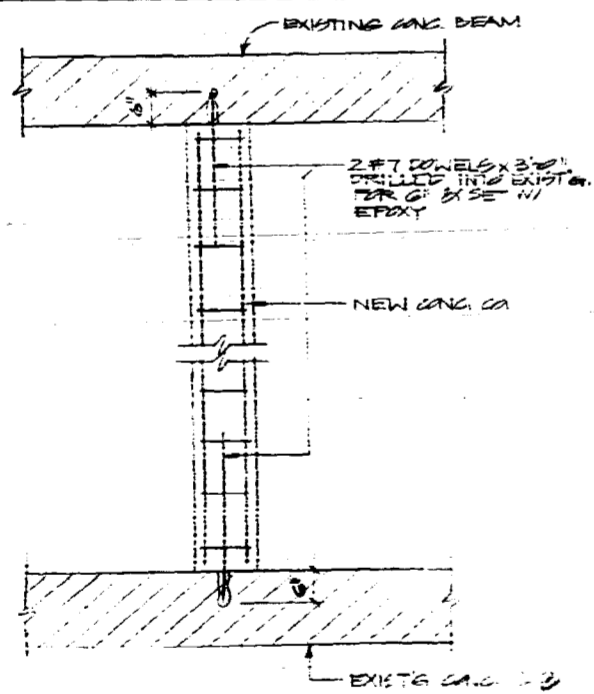
TWO PLY TRUSS
(MAX. UPLIFT = 5,825#)

THREE PLY TRUSS
(MAX. UPLIFT = 7,267#)

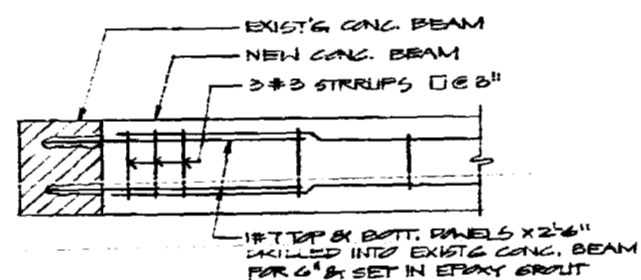
TIE BEAM CORNER PLAN

SCHEDULE	
MARK	DESCRIPTION
1	1/2" x 1/4" x 1/4" stainless steel plate
2	1/2" x 1/4" x 1/4" stainless steel plate
3	1/2" x 1/4" x 1/4" stainless steel plate
4	1/2" x 1/4" x 1/4" stainless steel plate
5	1/2" x 1/4" x 1/4" stainless steel plate
6	1/2" x 1/4" x 1/4" stainless steel plate
7	1/2" x 1/4" x 1/4" stainless steel plate
8	1/2" x 1/4" x 1/4" stainless steel plate
9	1/2" x 1/4" x 1/4" stainless steel plate
10	1/2" x 1/4" x 1/4" stainless steel plate

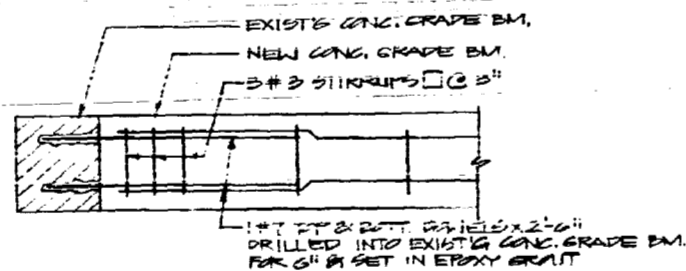
GIRDER TRUSS ANCHORAGE



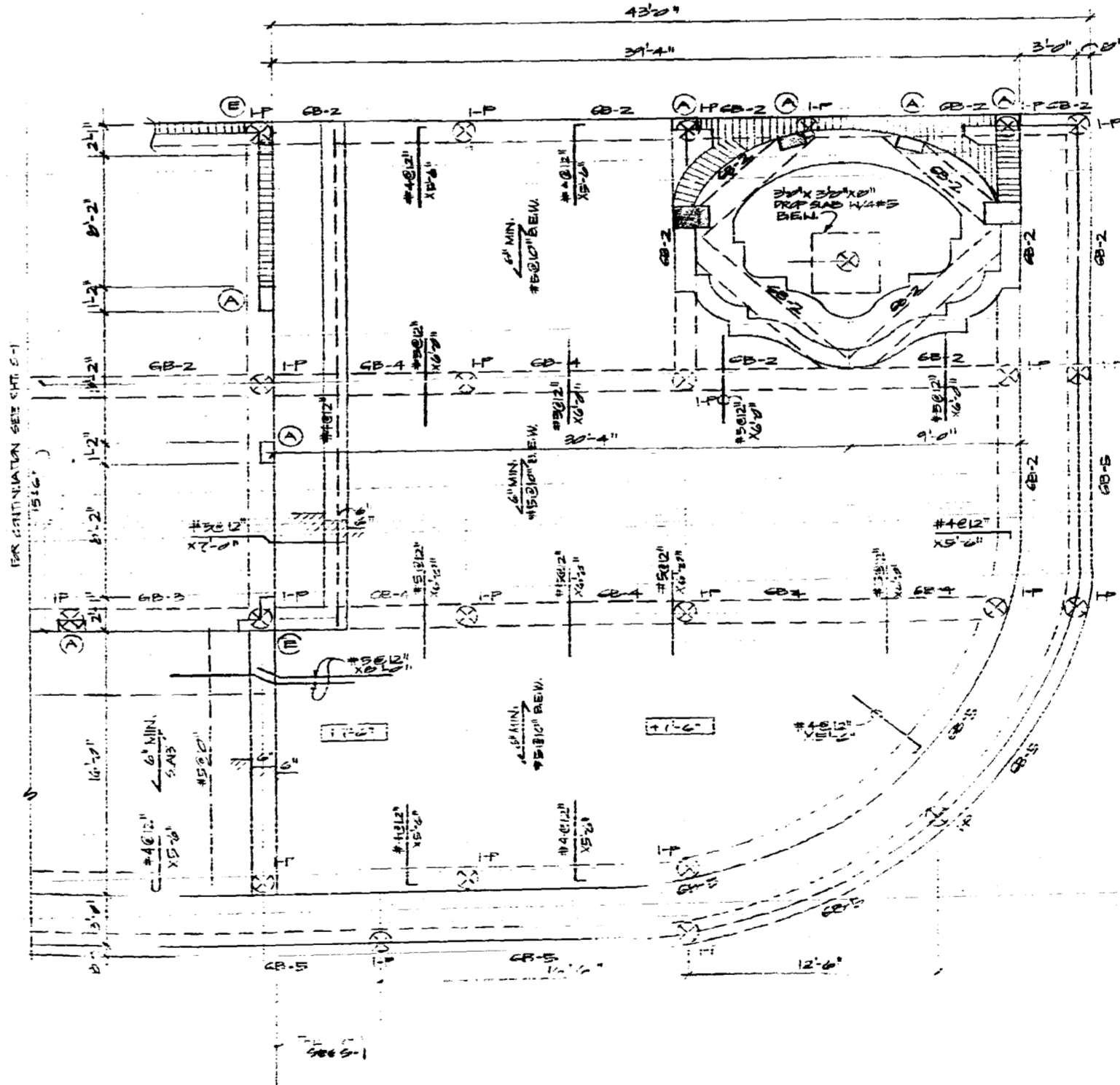
NEW CONCRETE COLUMN TO
EXISTING CONC. BEAM & GRADE BM.
CONNECTION DETAIL



NEW CONC. BEAM TO EXISTING
CONC. BEAM CONN DETAIL



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



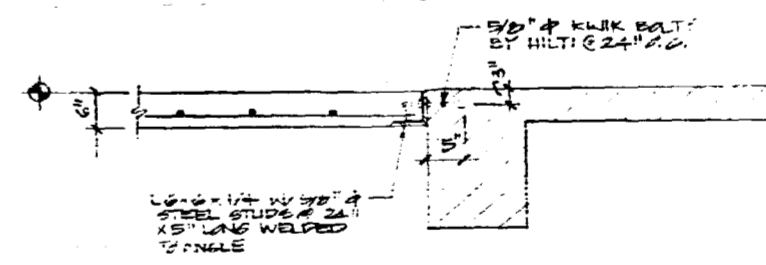
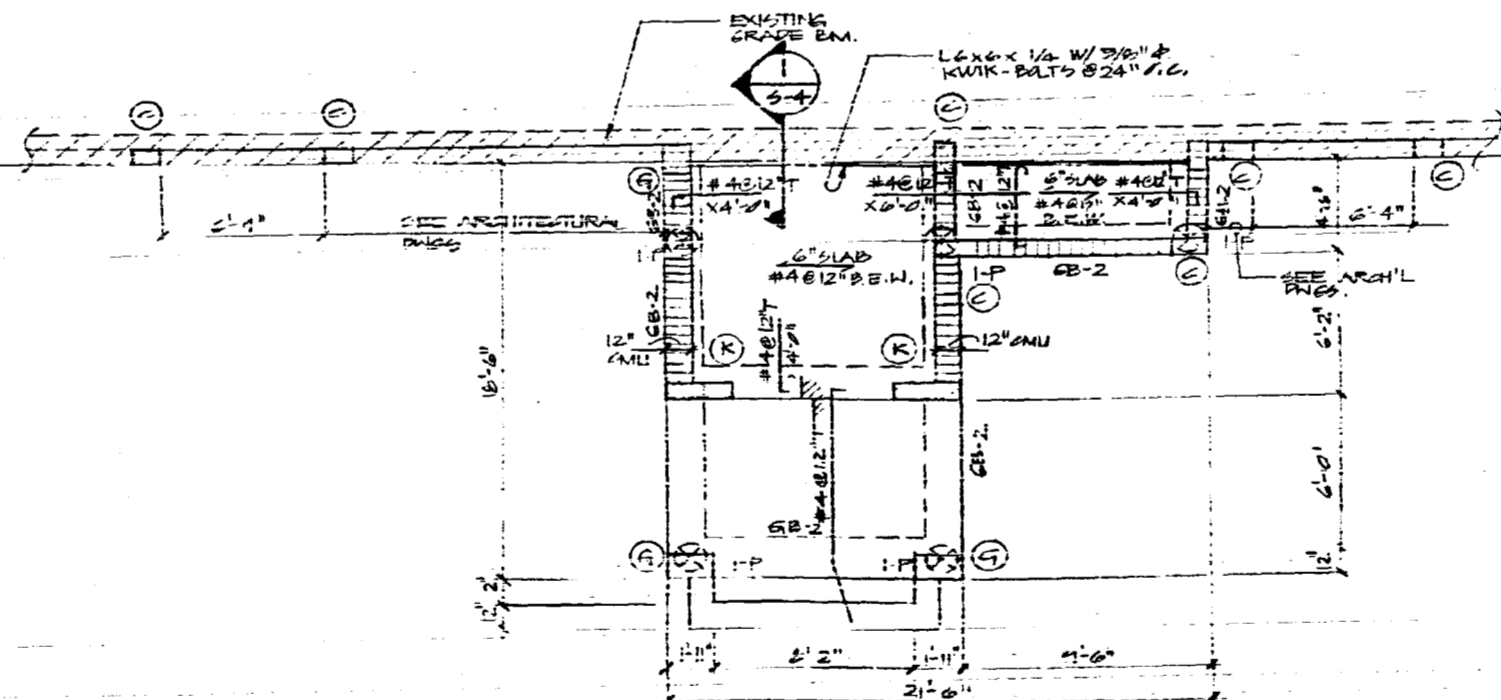
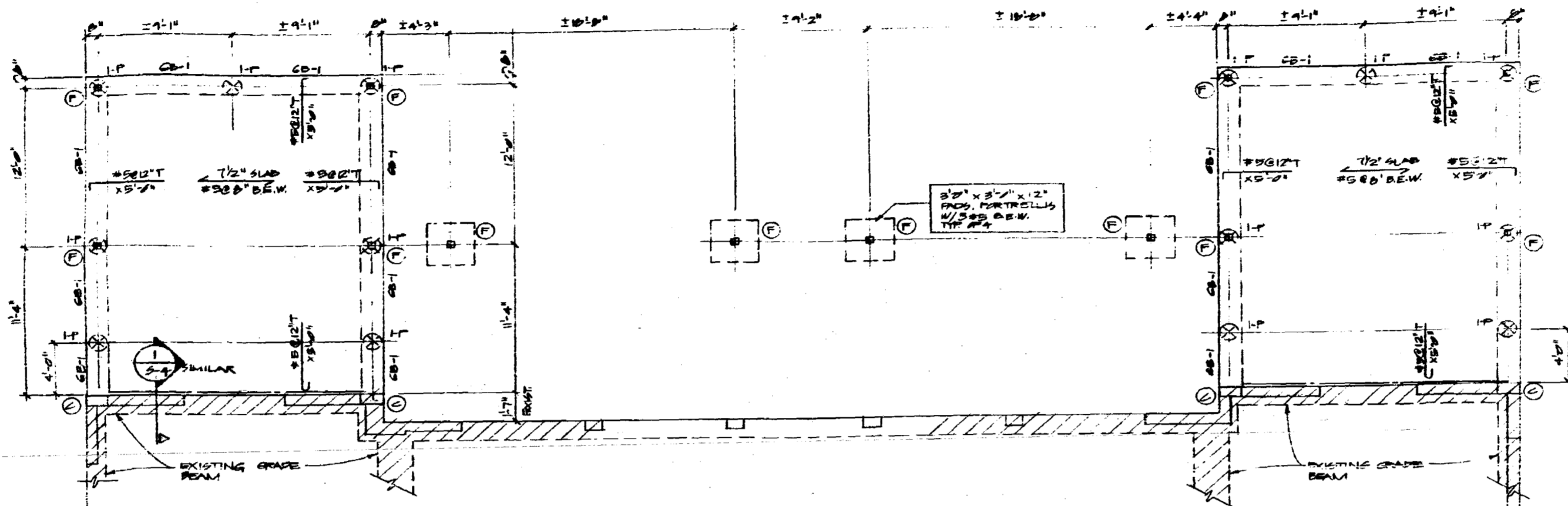
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NO.	
DATE	
REVISION	
NO.	
DATE	
REVISION	
NO.	

Zvonimir T. Beltram, P.E.
Consulting Structural Engineer
1100 N.W. 74th St.
Miami, Florida 33155

ROBERT WADE AND ASSOCIATES, P.A.
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DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

11-5005



FOUNDATION & FIRST FLOOR FRAMING PLAN

SECTION 1-1

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FIRE PREVENTION	
ENGINEERING	
PAVING WORKS	
STRUCTURAL	
ACCESSIBILITY	
OTHER	

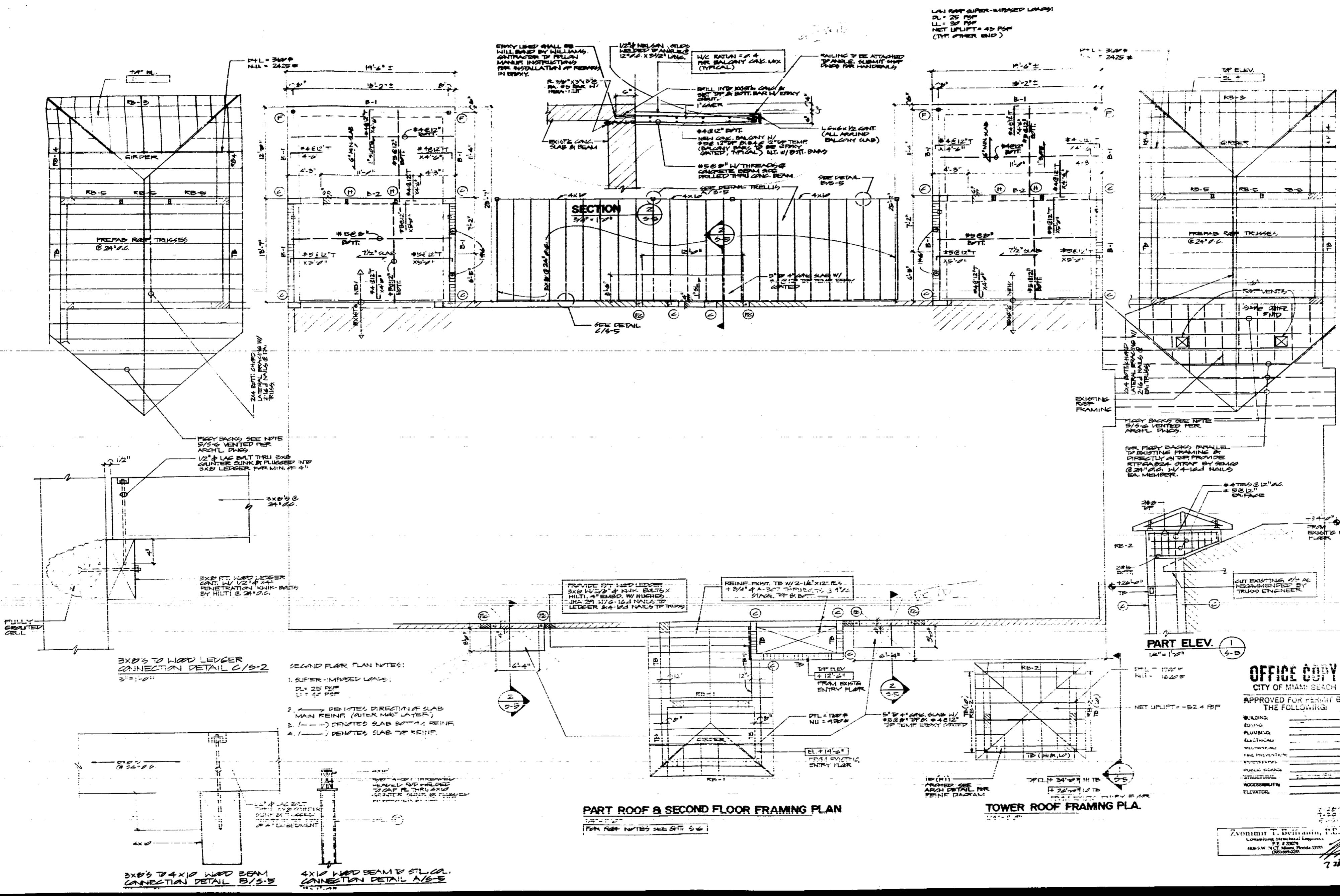
Zvonimir T. Belfranin, P.E.
 Consulting Structural Engineer
 P.E. # 23074
 4515 S.W. 74th Ct., Miami, Florida 33155
 305-444-2222

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS PLANNERS

RENOVATION FOR
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 MIAMI BEACH, 94 PALM AVENUE, FLORIDA

DATE: 1-20-11
 SHEET: S-4
 OF: 4

8-1-4000



LOADS ROOF SUPER-IMPOSED LOADS:
 DL = 25 PSF
 LL = 20 PSF
 NET UPLIFT = 43 PSF
 (V. OTHER BLD)

EMPTY LINED SMALL BS
 SHALL BE BY MILL LANS
 CONTRAST TO YELLOW
 MANUF. INSTRUCTIONS
 FOR INSTALLATION OF REBAR
 IN CONCR.

1/2" REBAR, 4" DIA.
 12" X 24" X 1/2" LONG

1/2" REBAR, 4" DIA.
 FOR BALCONY ONE MAX
 (TYPICAL)

REINFC TO BE ATTACHED
 TO ANGLE, SLIGHTLY
 OVER FOR HANDRAILS

DRILL INTO EXIST. CONCR. &
 SET TOP & BOTTOM BAR IN
 1" DIA. 1" LONG

4x4 1/2" DIA. BTTL.
 NEW CONC. BALCONY IN
 SEE DETAIL B/S-5 FOR TEMP.
 (BALCONY BARS TO BE EPPY
 GATED, TYPICAL) ALT. W/ BTTL. BARS

LONGER 1/2" DIA. BTTL.
 (ALL AROUND
 BALCONY SLAB)

5/8" DIA. W/ THREADS
 GALVANIZED STEEL PIPE
 ROLLED INTO CONC. BEAM

SEE DETAIL B/S-5

5" X 4" CONC. SLAB W/
 1/2" DIA. 1/2" DIA. EPPY
 GATED

SEE DETAIL 2/S-5

- SECOND FLOOR PLAN NOTES:
1. SUPER-IMPOSED LOADS:
 DL = 25 PSF
 LL = 20 PSF
 2. → DENOTES DIRECTION OF SLAB
 MAIN REINFC (OUTER MOST LAYER)
 3. (---) DENOTES SLAB BOTTOM REINFC
 4. (---) DENOTES SLAB TOP REINFC

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Mechanical	
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ENVIRONMENTAL	
PUBLIC WORKS	
INDUSTRIAL	
ACCESSIBILITY	
ELEVATOR	

Zvonimir T. Dujmanin, P.E.
 Licensed Professional Engineer
 P.E. # 12374
 4845 N.W. 74th Ct., Miami, Florida 33155
 7-25-79

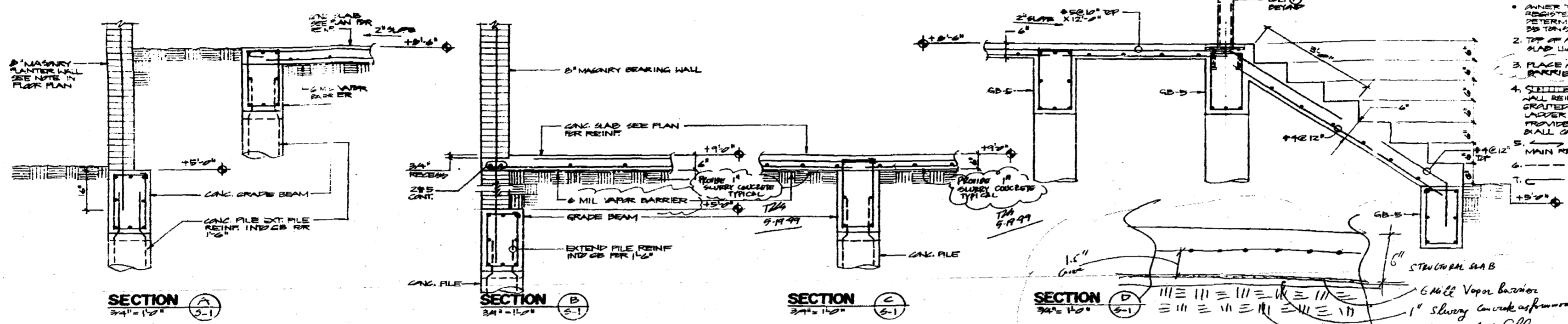
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DOMINION INDUSTRIAL HOLDINGS, FLORIDA
 MIAMI BEACH

RENOVATION FOR

DATE: 7-25-79
 SHEET: S-5

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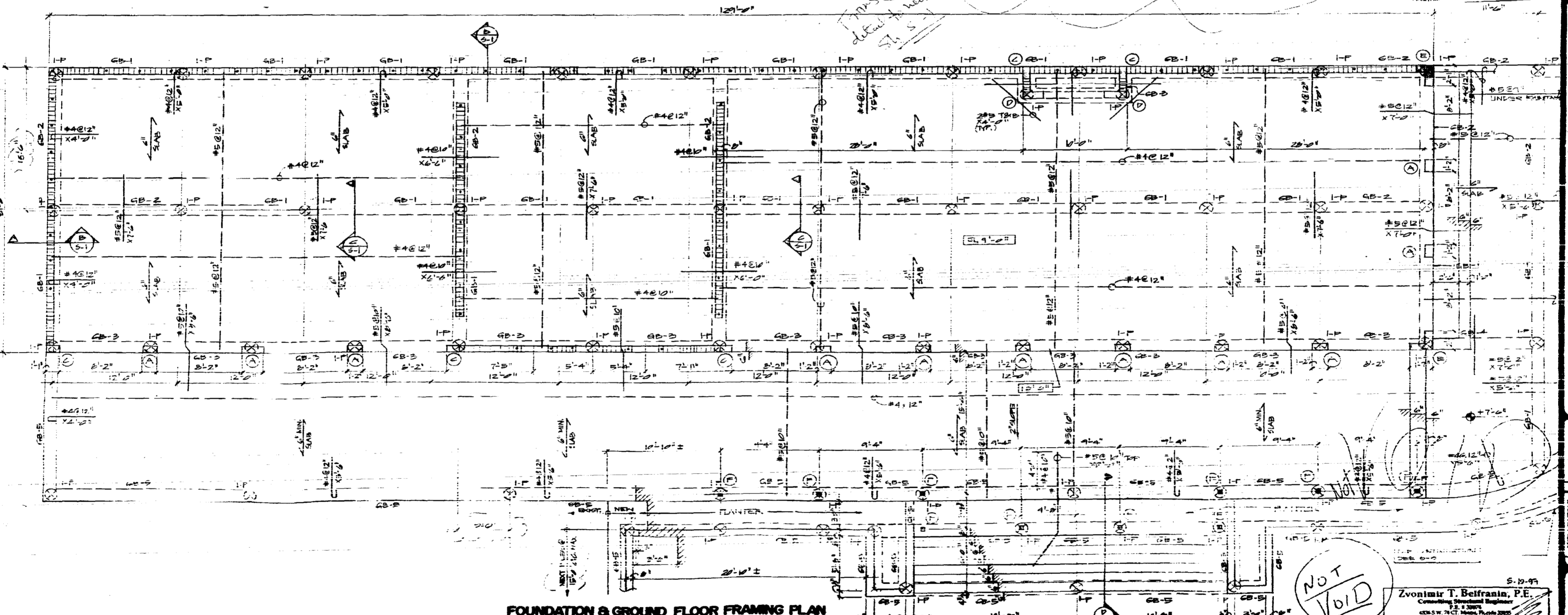


- FOUNDATION PLAN NOTES:**
1. #10 DENOTES #10 REIN. ALGER CAST IN PLACE CONCRETE. CAPACITY REIN. BY #5 VERT. @ 32" O.C. FOR FIRST 12 FT. OF PILE LENGTH & 18" VERT. CENTERED IN PILE FOR FULL LENGTH OF PILE.
 2. ANKER TO ADJUST TO EXISTING FOUNDATION. DETERMINE LENGTH OF ANKER REQUIRED FOR TENSION COMPRESSION CAPACITY.
 3. PLACE ALL CONC. SLABS OVER 6" MIN. VAPOR BARRIER.
 4. SETTLING POINTS OF MASONRY BEARING WALL REIN. BY #5 VERT. @ 32" O.C. IN FULLY GRADED BLOCK CELL OR IN FULLY GRADED LOWER TYPE HORIZ. LIGHT REIN. @ 16" O.C. PROVIDE 1#5 VERT. @ EA. SIDE OF OTHER WALL CORNERS & INTERSECTIONS.
 5. --- DENOTES DIRECTION OF SLAB MAIN REIN. (AFTER MAIN LAYER)
 6. - - - - DENOTES SLAB BOTTOM REIN.
 7. C --- DENOTES SLAB TOP REIN.

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MECHANICAL	
FIRE PREVENTION	
ENVIRONMENTAL	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	
UNAPPROVED	

6" Mill Vapor barrier
 1" Slurry concrete waterproofing
 Compacted fill
 5/19/99



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

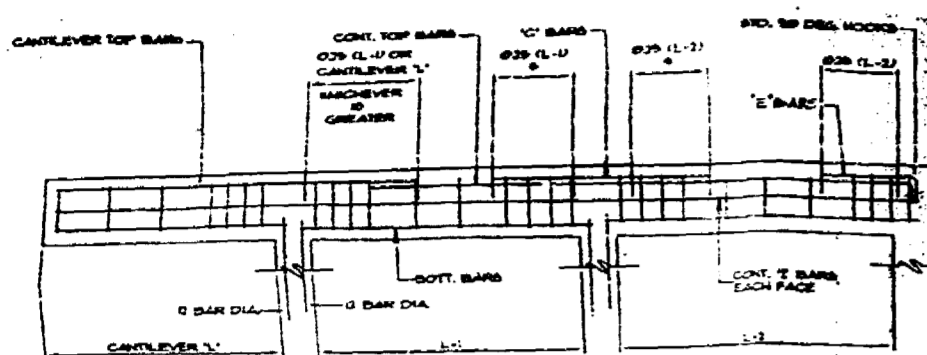
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

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

DATE SHEET
 5-1

Zvonimir T. Belfrant, P.E.
 Consulting Structural Engineer
 115 S. W. 7th St., Suite 200
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2-5000

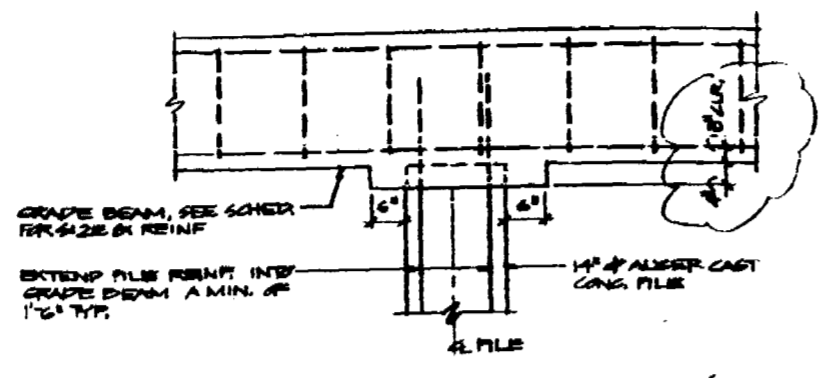


NOTE:
 1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 34 BAR DIA. IN TROUBLE 1/3 OF SPAN.
 2. #4 BARS OVER 8 GREATER.
 3. BEAMS & THE FORMWORK IN THE STRUCTURE SHALL HAVE AT LEAST 1/2" OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4" OF THE POSITIVE MOMENT REINF. REQUIRED AT MIDSPAN, MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

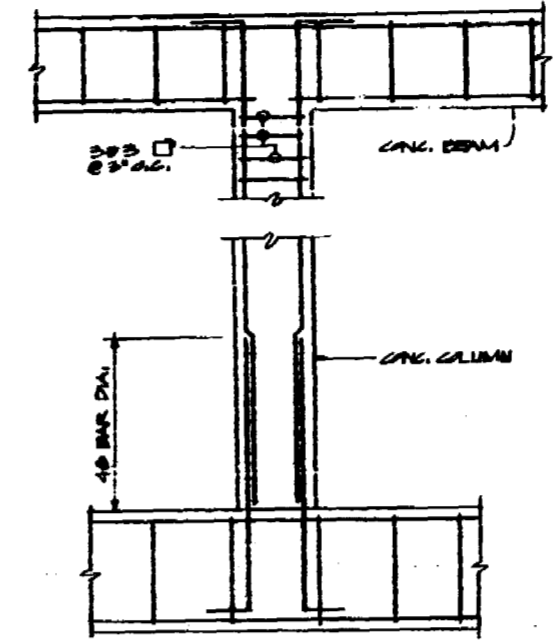
BEAM STEEL PLACEMENT DIAGRAM

MARK	TOP ELEV.	SIZE W X H	REINFORCING				TIES OR STIRRUPS		REMARKS
			NO.	SIZE	SPACING	NO.	SIZE		
GB-1	PLAN	14' x 24"	3#6	3#6	19#6	1#5	3	6" @ 12"	
GB-2		14' x 24"	3#6	3#6				6" @ 12"	
GB-3		14' x 24"	3#6	3#6	1#7			6" @ 12"	
GB-4		14' x 24"	3#6	3#6				6" @ 12"	
GB-5		14' x 24"	3#6	3#6				6" @ 12"	
GB-6		14' x 24"	3#6	3#6		1#5	3	6" @ 12"	
B-1		16' x 14"	3#6	3#6				6" @ 12"	
B-2		8' x 14"	2#5	2#5				6" @ 12"	
TB		8' x 12"	2#5	2#5		4#	3	EA. END BAL. @ 24"	
TB-1		12' x 12"	3#5	3#5		1#5	3	EA. END BAL. @ 24"	
RB-1		12' x 14"	3#5	3#5		1#5	3	SEE ARCH'L DINGS.	
RB-2		8' x 12"	2#5	2#5		1#5	3	SEE ELEV. 1/5-6	
RB-3		16' x 14"	3#7	3#7		2#5	3	SEE ARCH'L DINGS.	
RB-4		16' x 16"	3#5	3#5		3#5	3	6" @ 12"	
RB-5		8' x 16"	2#5	2#5		3#5	3	6" @ 12"	
RB-6		16' x 14"	4#5	4#5		1#5	3	6" @ 12"	
RB-7		8' x 14"	2#5	2#5		1#5	3	6" @ 12"	

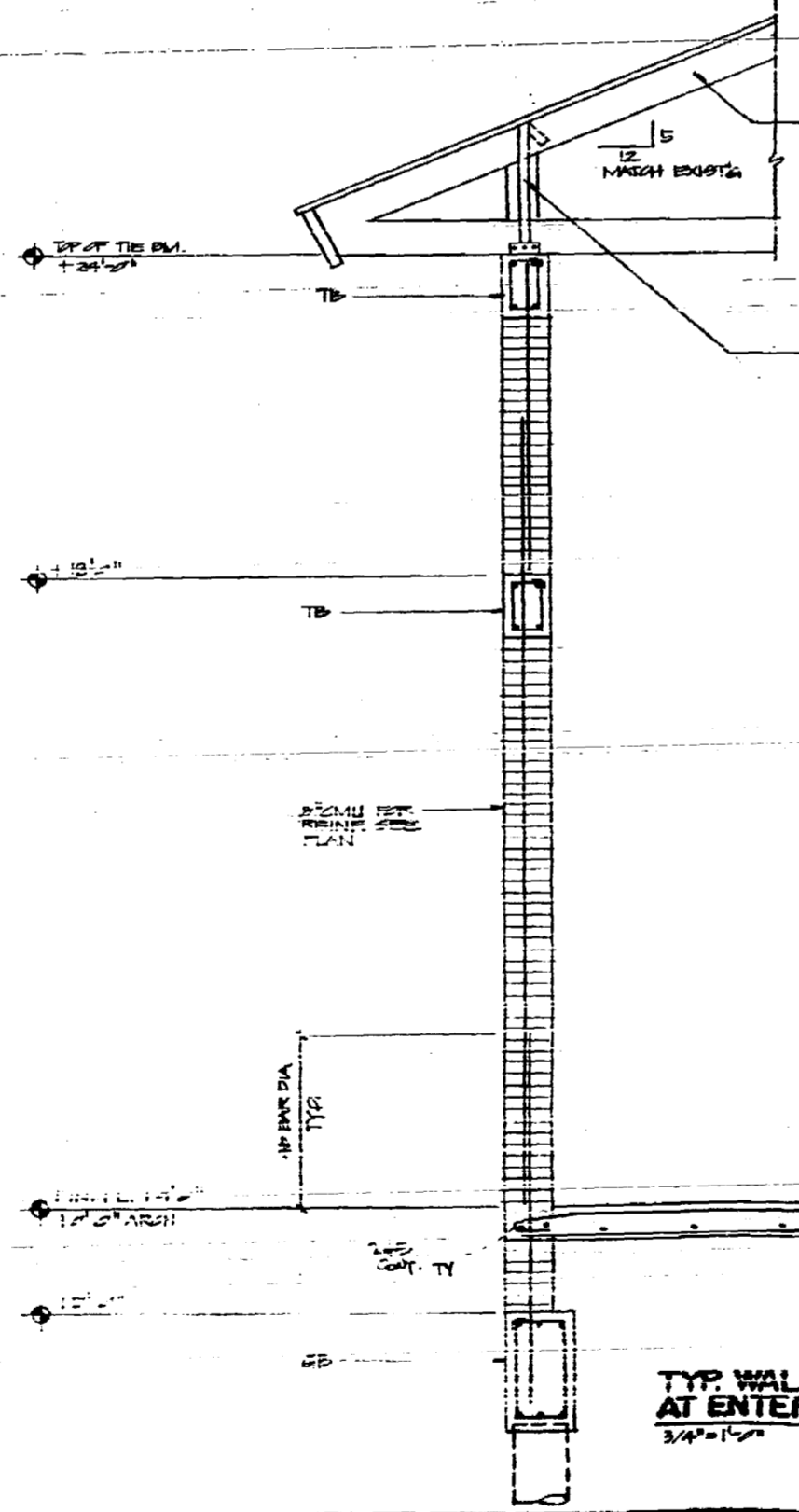
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL OR BASE PLATE	TIES OR STIRRUPS	
(A)	8' x 14"	3#6	3#6 @ 12"	
(B)	8' x 24"	3#6	3#6 @ 12"	3#11 REINFORCING
(C)	8' x 12"	3#5	3#5 @ 12"	
(D)	8' x 26"	3#6	3#6 @ 12"	SAME AS (B)
(E)	8' x 11' x 25"	3#6	3#6 @ 12"	
(F)	12' x 5' x 5' 1/2"	12' x 12' 3/4" H/4' x 3/4" H/4' KNUCK BOLTS x MULTI BOLT BOLTS		SAME AS BASE P.
(G)	12' x 23"	3#6	3#6 @ 12"	
(H)	12' x 26' x 1/4"	3/4" x 5/8" PLATE H/4' x 3/4" H/4' BOLT x MULTI BOLT BOLTS		SAME AS BASE P.
(I)	FILLED CELL	1#5		FULLY GRATED



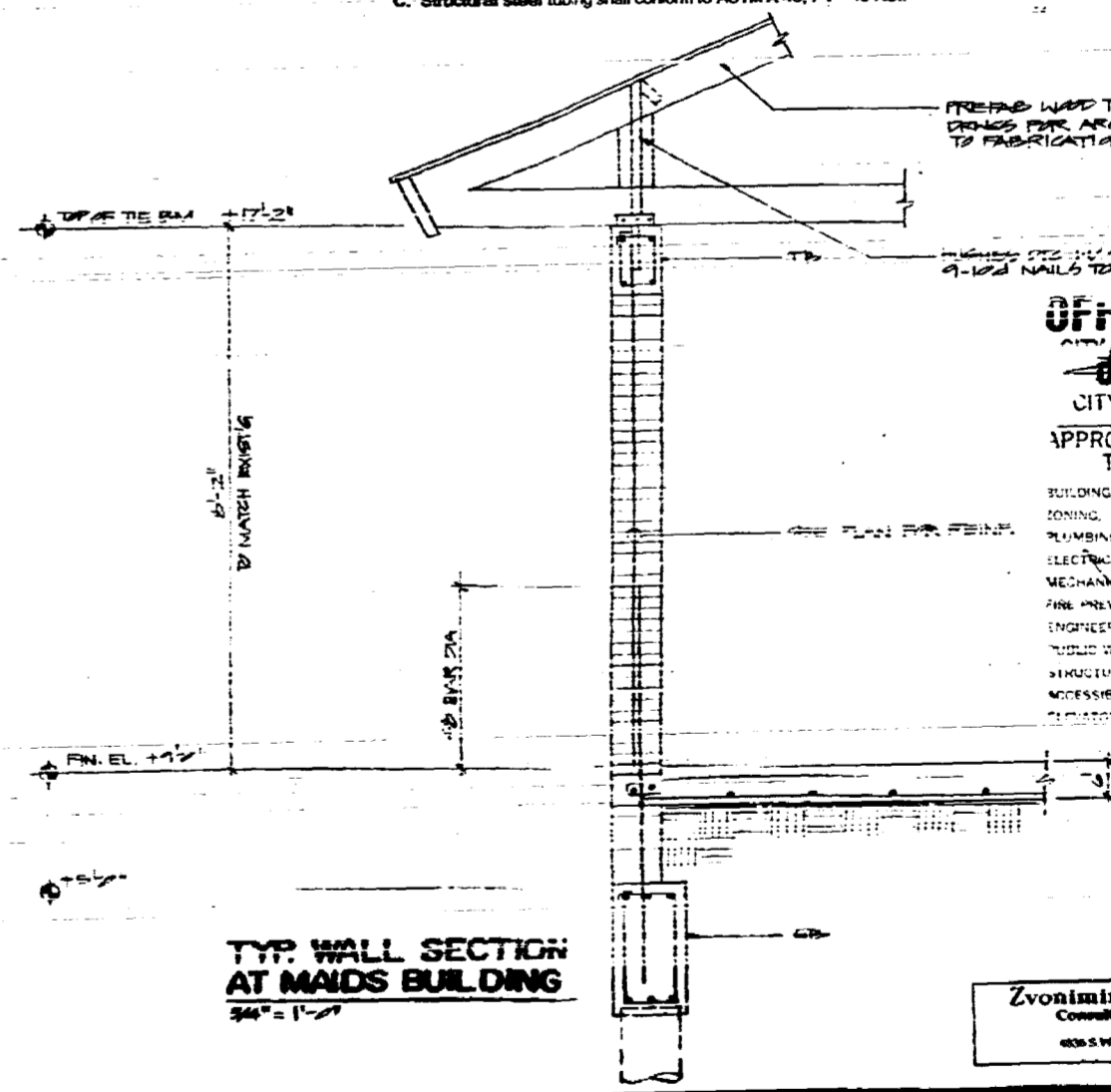
TYPICAL GRADE BEAM TO PILE CONN.



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL



TYP. WALL SECTION AT ENTERTAINMENT BLDG.



TYP. WALL SECTION AT MAIDS BUILDING

GENERAL STRUCTURAL NOTES

- General**
 - A. The Contractor shall verify all dimensions on the structural drawings and verify same on the architectural set. Architectural details such as, slab depressions, waterproofing, curbs, mechanical ceilings, fascia framing and bracing shall be installed as shown on the architectural set.
 - B. The Contractor shall be responsible for shoring and bracing to ensure safe working conditions at all times. All construction shall conform to the South Florida Building Code.
- Concrete**
 - A. All cast-in-place concrete in this job shall attain a minimum compressive strength (F_c) at 28 days of 3200 p.s.i.
 - B. Concrete work shall conform to all requirements of ACI 301-latest edition specifications for structural concrete for building.
- Reinforcing Steel**
 - A. Reinforcing steel shall be detailed and placed in accordance with ACI 318-latest ed.
 - B. Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.
 - C. All welded wire fabric shall conform to ASTM A 185.
 - D. Reinforcing to be secure in position with standard accessories during placing of concrete.
 - E. All bottom bars shall bear 5" minimum over supports.
- Minimum Concrete Over Reinforcing**

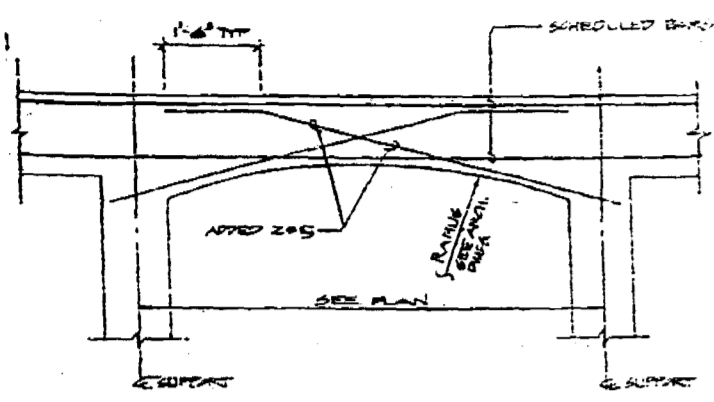
	Minimum Clear Cover, (in.)
A. Concrete against and permanently exposed to earth (unformed faces)	3
B. Concrete exposed to earth or weather (formed faces):	
a. Structural steel > 1/4"	1 1/2
b. Bars and smaller	1 1/2
C. Not in contact with ground:	
a. Structural steel > 5/8"	3/4
b. Bars and Columns (Primary reinforcement, ties, stirrups & spirals)	1 1/2
c. Slab on grade over vapor barrier	1 1/2
- Masonry**
 - A. Hollow concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90 "standard specifications for hollow load bearing concrete masonry units".
 - B. All mortar shall comply with the property and proportion specifications of ASTM C 270. Except that sag joints shall not be used. Mortar for exterior walls shall be type M. For interior load bearing walls the mortar shall be type M, S, or N. For interior walls above grade and not supporting loads the mortar shall be type M, S, or N.
 - C. Whenever anchor bolts are to be set in masonry, two cells at the setting location shall be filled with concrete.
 - D. Grout for masonry units shall conform to ASTM C 475 and shall attain a compressive strength of F_c 3000 p.s.i. at 28 days.
 - E. Prisms strength of masonry units shall be minimum of F_m 1500 p.s.i.
 - F. Maximum pour lift for masonry units and grout pour height shall be 4'-0".
 - G. Slump 9" ± 1".
- Structural Steel**
 - A. Structural steel work shall comply with AISC "specifications for the design, fabrication and erection for buildings" as it appears on the manual of steel construction, latest edition.
 - B. Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, F_y = 36 KSI.
 - C. Structural steel tubing shall conform to ASTM A 48, F_y = 46 KSI.

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 PLUMBING
 ELECTRICAL
 MECHANICAL
 FIRE PREVENTION
 ENGINEERING
 PUBLIC WORKS
 STREETS
 ACCESSIBILITY
 UTILITIES

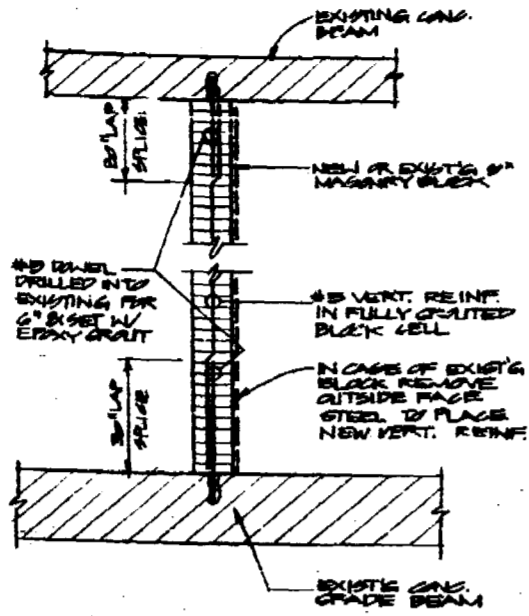
5-10-99
 Zvonimir T. Beltramini, P.E.
 Consulting Structural Engineer
 P. E. # 3389
 4025 S.W. 74th Avenue, Suite 207
 Coral Gables, Florida 33146
 305-443-1100

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

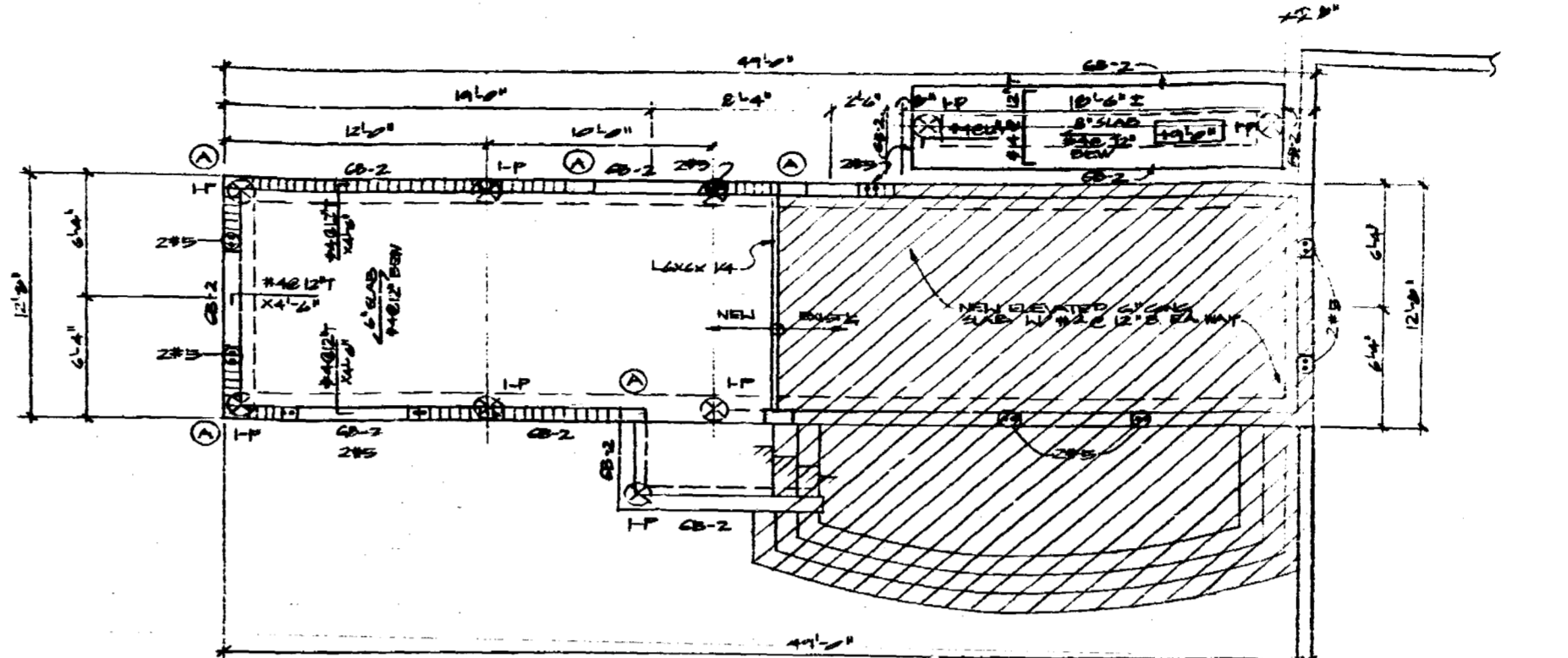
DATE
 SHEET
 2
 OF
 6



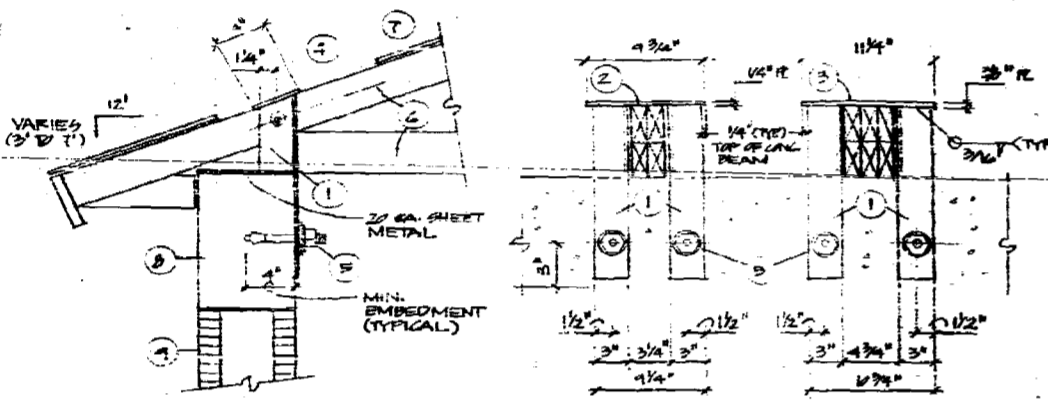
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



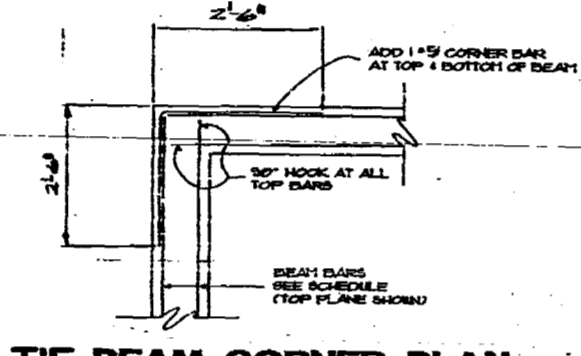
NEW FILLED CELL TO EXIST'S CONNECTION DETAIL
N.T.S.



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



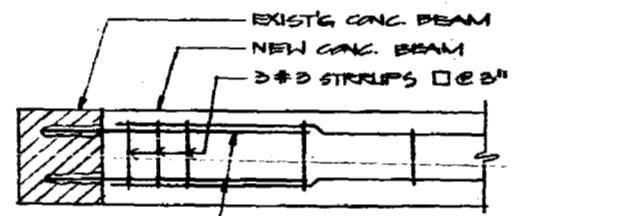
SECTION
TWO PLY TRUSS (MAX. UPLIFT = 5,827#)
THREE PLY TRUSS (MAX. UPLIFT = 7,267#)



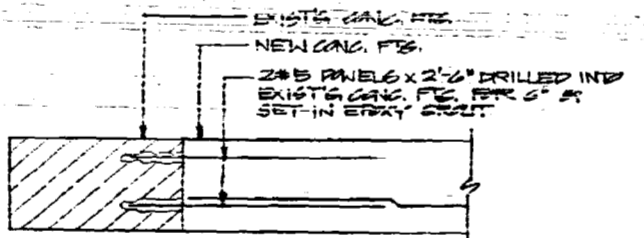
TIE BEAM CORNER PLAN

SCHEDULE	
MARK	DESCRIPTION
1	Angle 3"x3"x1/2" uncoated leg (19x26 hot rolled steel)
2	Steel plate 3/8"x6"x1/2" (19x30 hot)
3	Steel plate 1/2"x6"x1/2" (19x30 hot)
4	One (1) 1/2" diameter bolt for two ply truss
5	One (1) 1/2" dia. bolt for three ply truss
MARK	DESCRIPTION
6	1/2" steel, heat treated, 3/8" x 1/2" (19x26) 2 piece
7	Precast concrete top or 1/2" x 1/2" (19x26)
8	1/2" x 1/2" exterior grade diagonal brace plate for setting required
9	1/2" x 1/2" concrete for base (1/2" x 1/2" x 1/2" x 1/2")
10	Concrete setting block

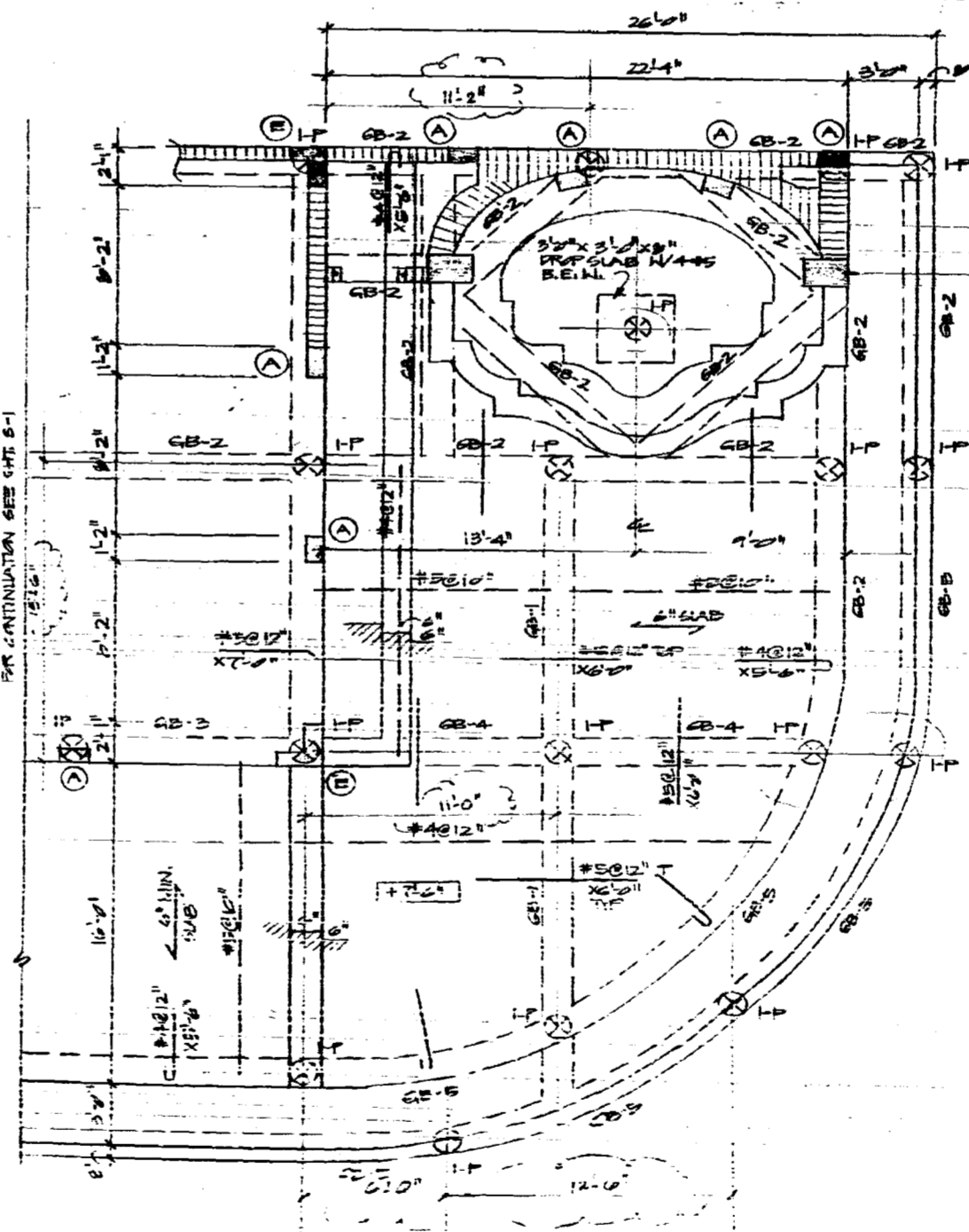
GIRDER TRUSS ANCHORAGE



NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



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

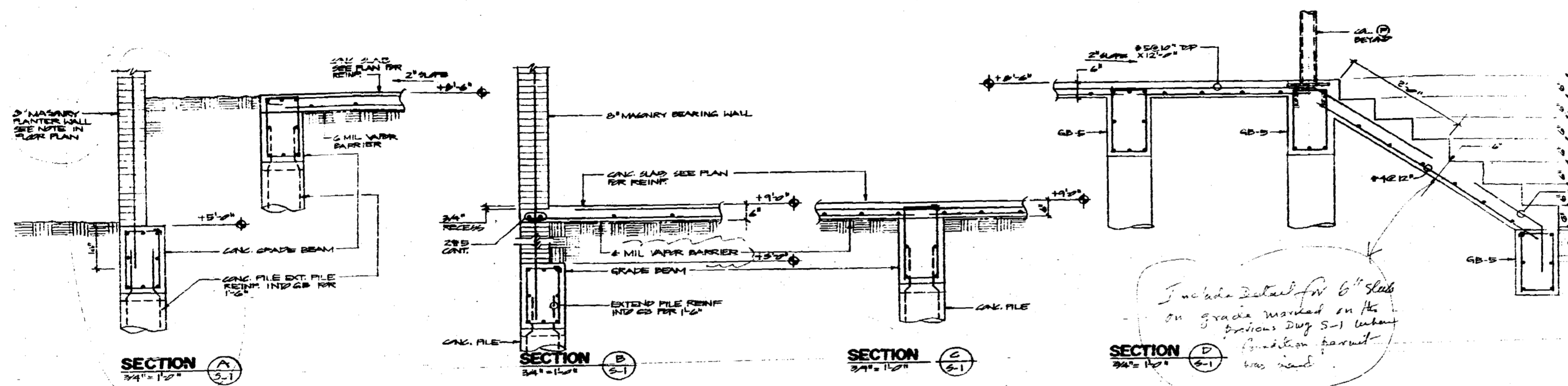


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APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING DEPARTMENT
ENGINEERING
PUBLIC WORKS
FIRE DEPARTMENT
PLANNING DEPARTMENT
DATE: 5-10-99
DOMINION INDUSTRIAL HOLDINGS, P.A.
Consulting Structural Engineer
P.E. # 3078
400 S.W. 7th Street, Suite 2000
MIAMI, FLORIDA 33135

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

DATE: 5-10-99
S-3



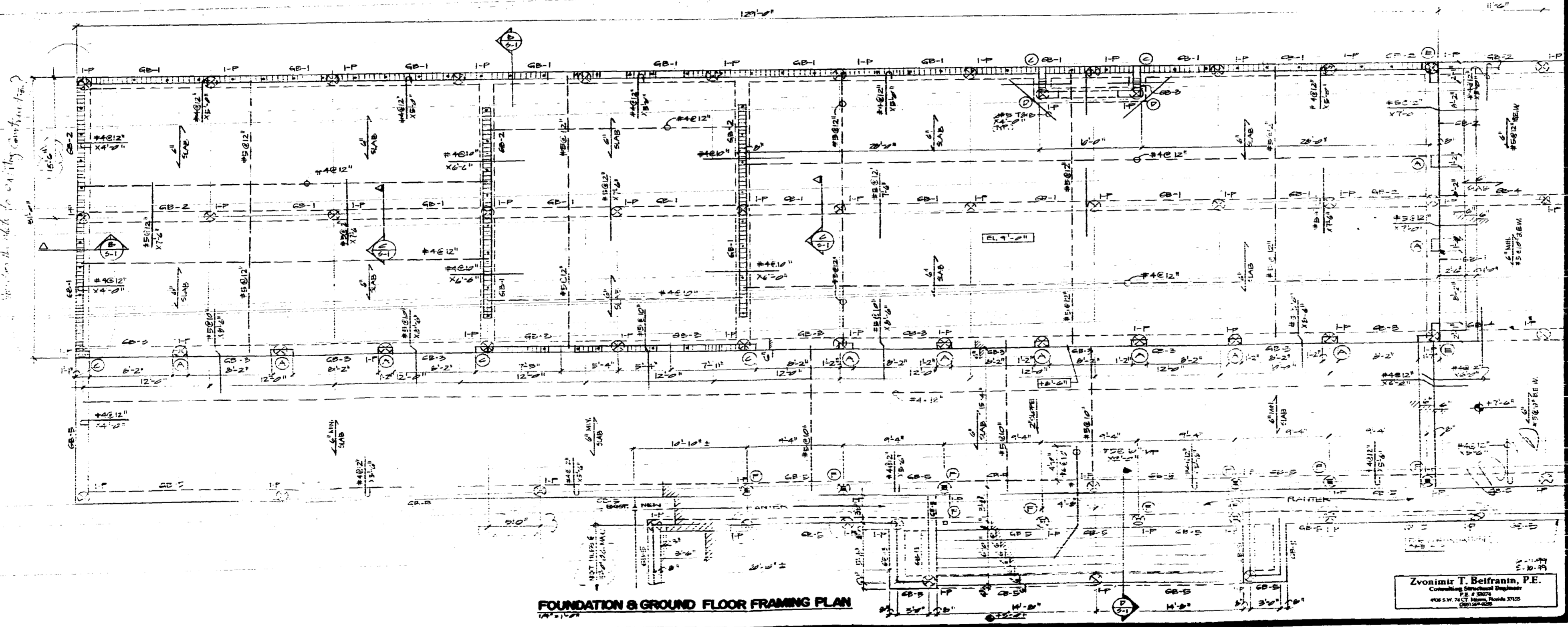
FOUNDATION PLAN NOTES:

1. I-P DENOTES 14" CONC. ALGER CAST PILES W/ 35% CONC. CAPACITY REINFT. W/ #5 VERT. @ 32" O.C. FOR FIRST 10 FT. OF PILE LENGTH & 18" VERT. CONC. CURED IN PILE FOR FULL LENGTH OF PILE.
2. NUMBER TO APPROXIMATE DEFLECTION CAUSE BY REINFT. SPECIFIED IN THE STATE OF FLORIDA TO DETERMINE LENGTH OF PILES REQUIRED FOR 35% TENSILE COMPRESSIVE CAPACITY.
3. TOP OF ALL GRADE BEAMS @ TOP OF CONC. SLAB W/LIN. IN PLAN IN SECTIONS.
4. PLACE ALL CONC. SLABS OVER 6 MIL VAPOR BARRIER.
5. SKELERS PERMITED BY MASONRY BEARING WALL REINFT. W/ #5 VERT. @ 32" O.C. IN FULLY GRATED BLOCK @ 16" X 16" @ 16" O.C. UNDER TYPE HORIZ. W/IT REINFT. @ 16" O.C. PROVIDE 18" VERT. @ EA. SIDE OF OTHERS @ ALL CORNERS & INTERSECTIONS.
6. --- DENOTES DIRECTION OF SLAB MAIN REINFT. (AFTER LAST LAYER).
7. --- DENOTES SLAB BOTTOM REINFT.
8. --- DENOTES SLAB TOP REINFT.

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APPROVED FOR PERMIT BY THE FOLLOWING:

DATE: 1/15/54
ENGINEER: [Signature]
ARCHITECT: [Signature]

Include detail for 6" slab on grade marked on the previous DWG S-1 when condition permit was used.



FOUNDATION & GROUND FLOOR FRAMING PLAN

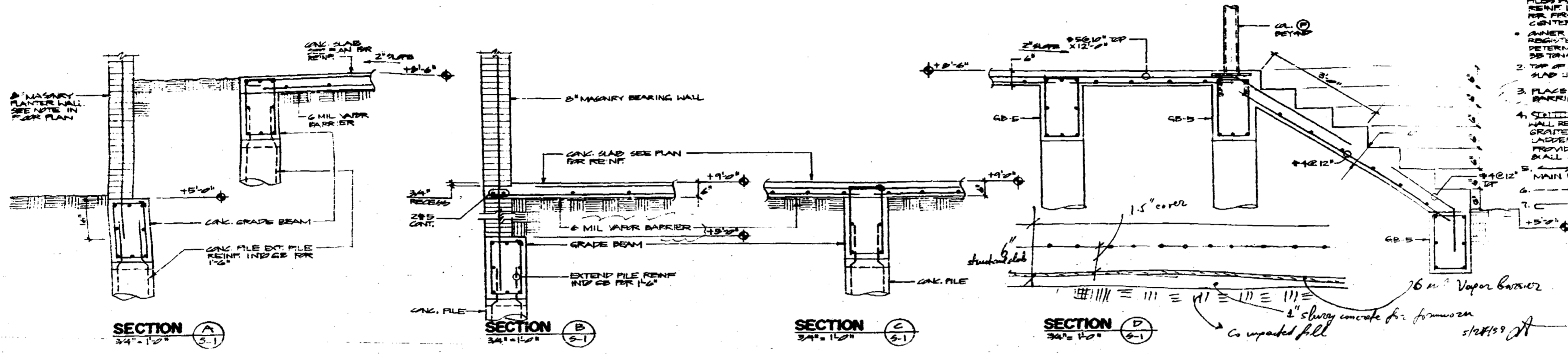
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
1212 S.W. 7th St., Suite 200
Miami, Florida 33135

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS FLORIDA
MIAMI BEACH, 9499 LAM AVE

DATE SUBMITTED: 1-15-54

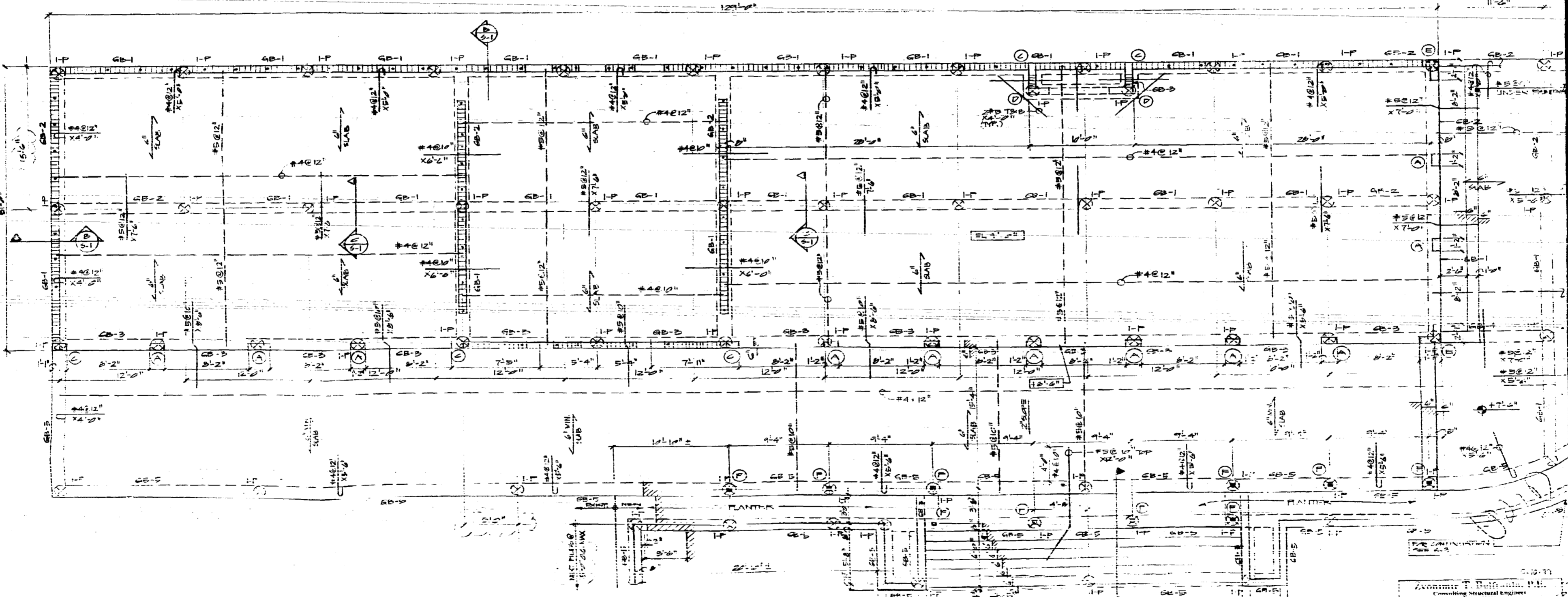
204000



- FOUNDATION PLAN NOTES:**
1. I.P. (S) DENOTES 4" CONC. NICKER CAST FILE REIN. 4" DIA. VERT. CAPACITY REIN. 1/4" DIA. VERT. CAPACITY REIN. FOR FIRST 10 FT. OF FILE LENGTH & 1/4" VERT. CAPACITY REIN. FOR FULL LENGTH OF FILE.
 2. OWNER TO APPROVE A SECTION FOR REIN. REQUIRED IN THE CASE OF FILE REIN. TO DETERMINE LENGTH OF FILE REIN. FOR 20 TONS COMPRESSIVE LOAD PER 10'.
 3. PLACE ALL CONC. SLABS OVER 6 MIL VAPOR BARRIER.
 4. SECTIONS DENOTES MASONRY BEARING WALL REIN. W/ 5 VERT. @ 32" O.C. IN FULLY GRADED BLOCK CELL. 3/4" DIA. 6" GA. LADDER TYPE HORIZ. SPIT. REIN. @ 16" O.C. PROVIDE 1/4" VERT. @ EA. SIDE OF STUDS & ALL CORNERS & INTERSECTIONS.
 5. (S) DENOTES DIRECTION OF SLAB MAIN REIN. (AFTER NEXT LAYER).
 6. (S) DENOTES SLAB BOTTOM REIN.
 7. (S) DENOTES SLAB TOP REIN.

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 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

[Signature]



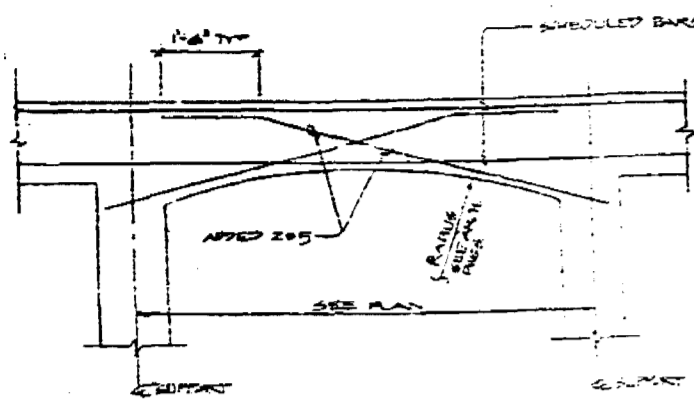
FOUNDATION & GROUND FLOOR FRAMING PLAN
 1/4" = 1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

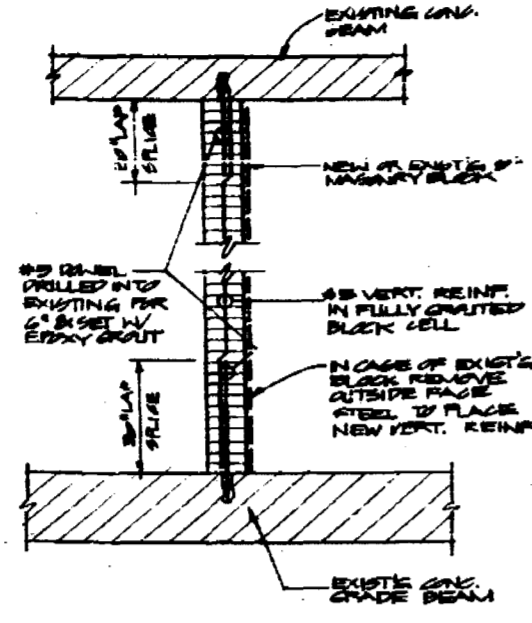
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

AVANTAGE ENGINEERING, P.A.
 Consulting Structural Engineer
 1100 S.W. 15th Street
 Miami, Florida 33135
 (305) 371-1500

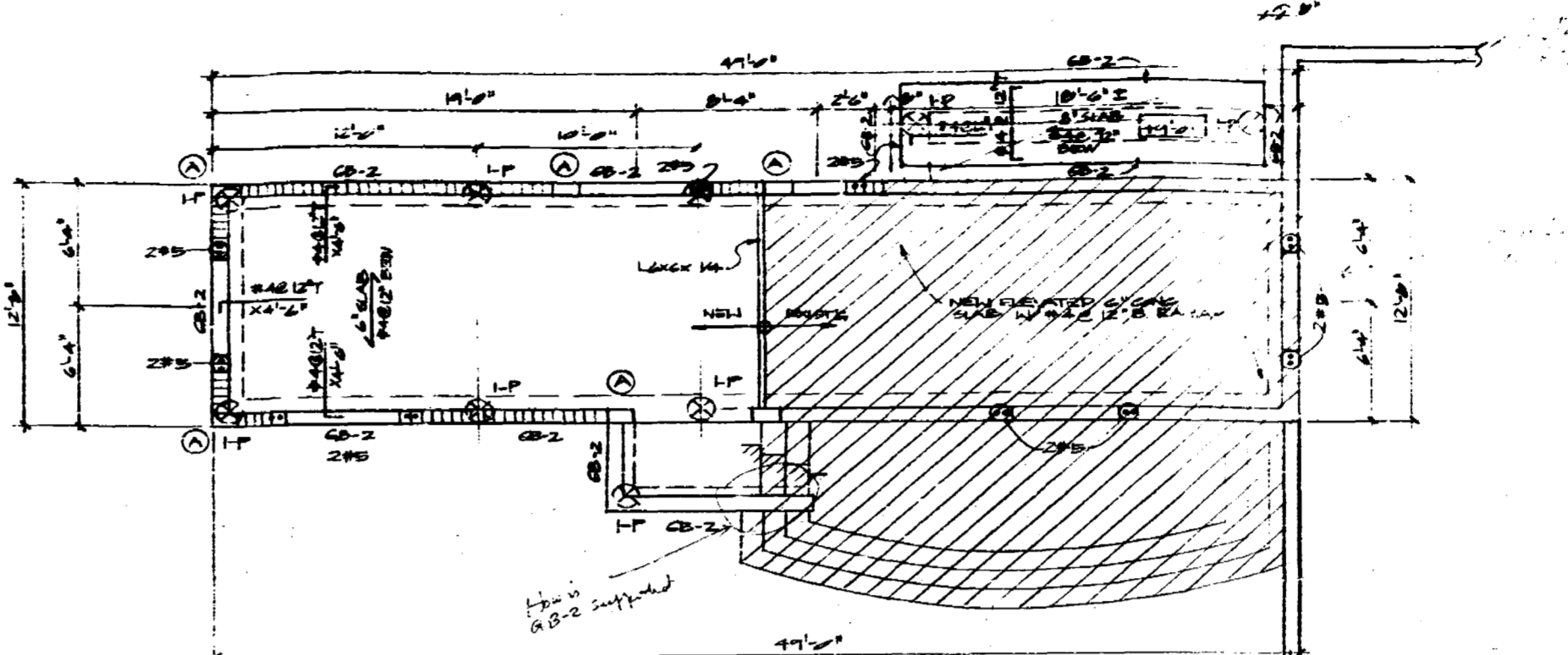
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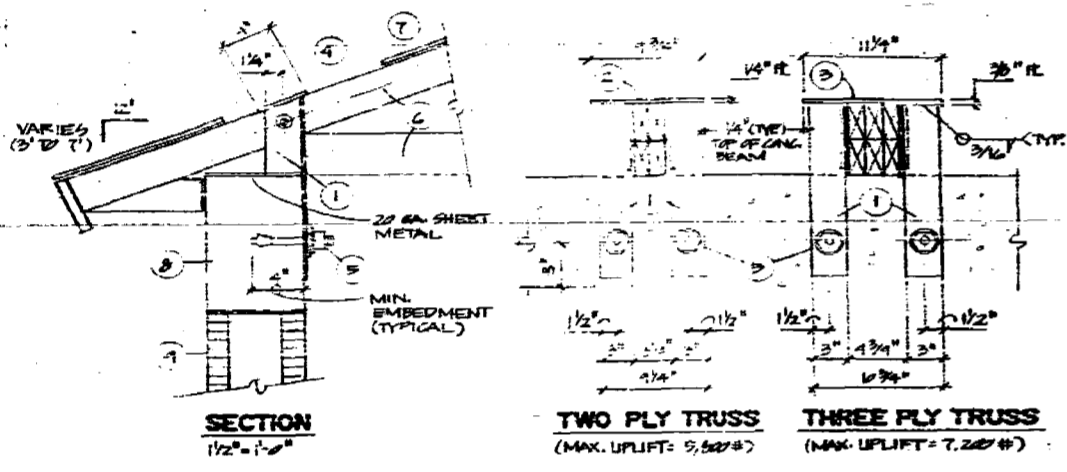
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



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



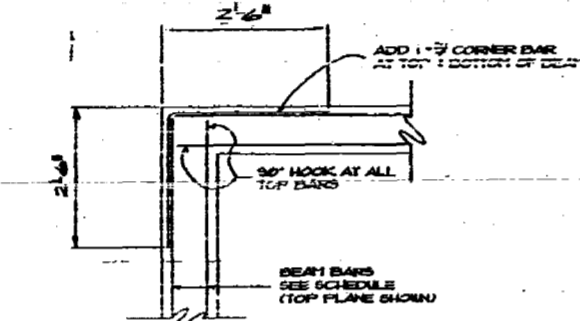
MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4\"/>



SECTION
1/2\"/>

TWO PLY TRUSS
(MAX. UPLIFT: 5,500#)

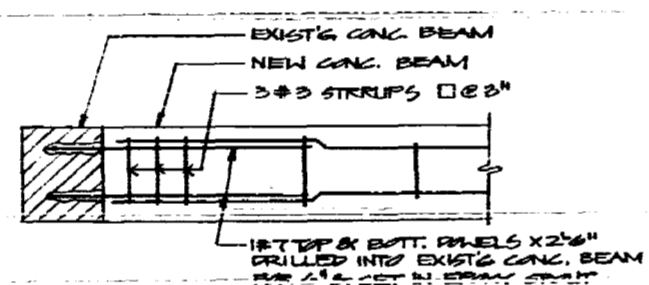
THREE PLY TRUSS
(MAX. UPLIFT: 7,500#)



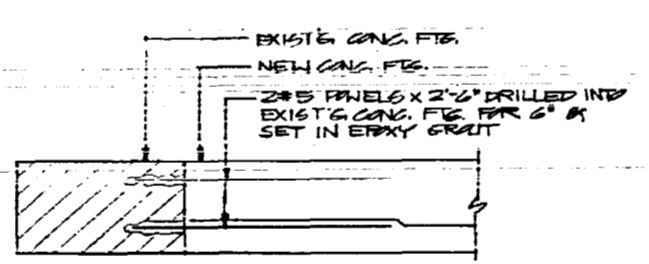
TIE BEAM CORNER PLAN

SCHEDULE	
MARK	DESCRIPTION
1	Angle 3x3x1/4" uncoated leg (1/4" x 1/4" x 1/4")
2	Steel plate 2" x 12" x 1/4" (1/4" x 1/4" x 1/4")
3	Steel plate 2" x 12" x 1/4" (1/4" x 1/4" x 1/4")
4	One (1) 1/2" dia. hole for two ply truss
5	1/2" dia. hole for three ply truss
6	1/2" dia. hole for three ply truss
7	1/2" dia. hole for three ply truss
8	1/2" dia. hole for three ply truss
9	1/2" dia. hole for three ply truss
10	1/2" dia. hole for three ply truss
11	1/2" dia. hole for three ply truss
12	1/2" dia. hole for three ply truss
13	1/2" dia. hole for three ply truss
14	1/2" dia. hole for three ply truss
15	1/2" dia. hole for three ply truss
16	1/2" dia. hole for three ply truss
17	1/2" dia. hole for three ply truss
18	1/2" dia. hole for three ply truss
19	1/2" dia. hole for three ply truss
20	1/2" dia. hole for three ply truss

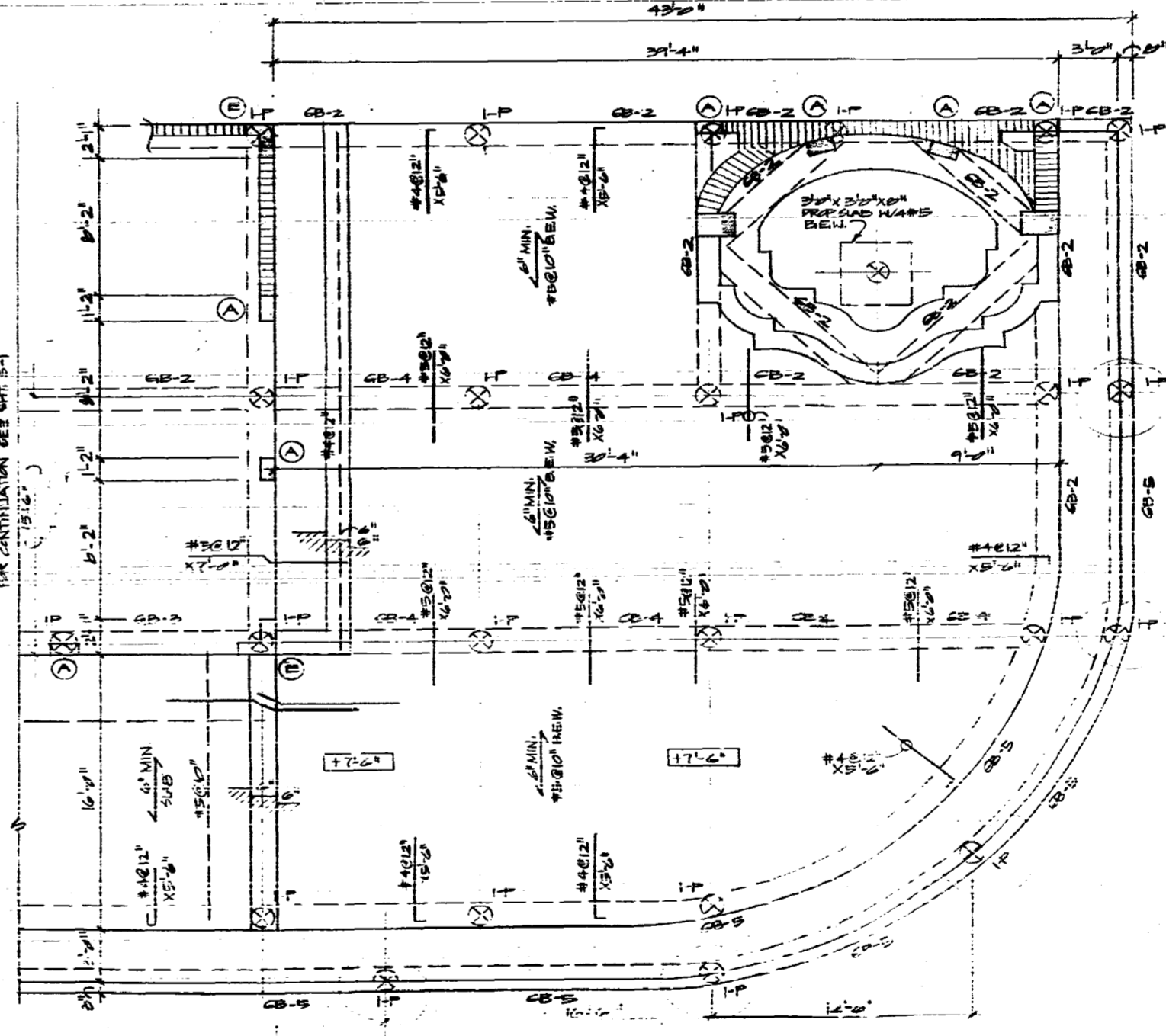
GIRDER TRUSS ANCHORAGE



NEW CONC. BEAM TO EXISTING
CONC. BEAM CONN DETAIL



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



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APPROVED FOR PERMIT BY
THE FOLLOWING:

[Signature]
DATE: 10/10

Zvonimir T. Dettmann, P.E.
Consulting Structural Engineer
P.E. # 33074
825 S.W. 74th Ave., Miami, Florida 33155
(305) 551-1111

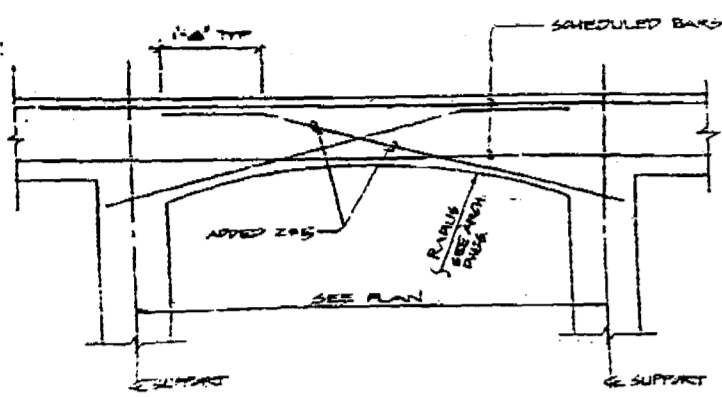
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 Palm Ave. FLORIDA

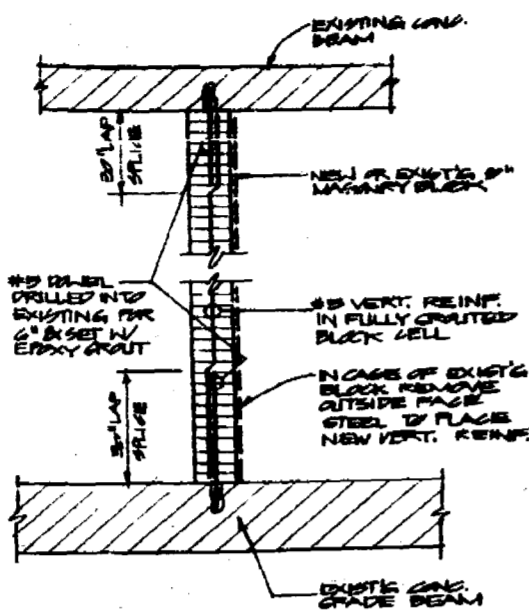
DATE	REVISIONS

SHEET
S-3

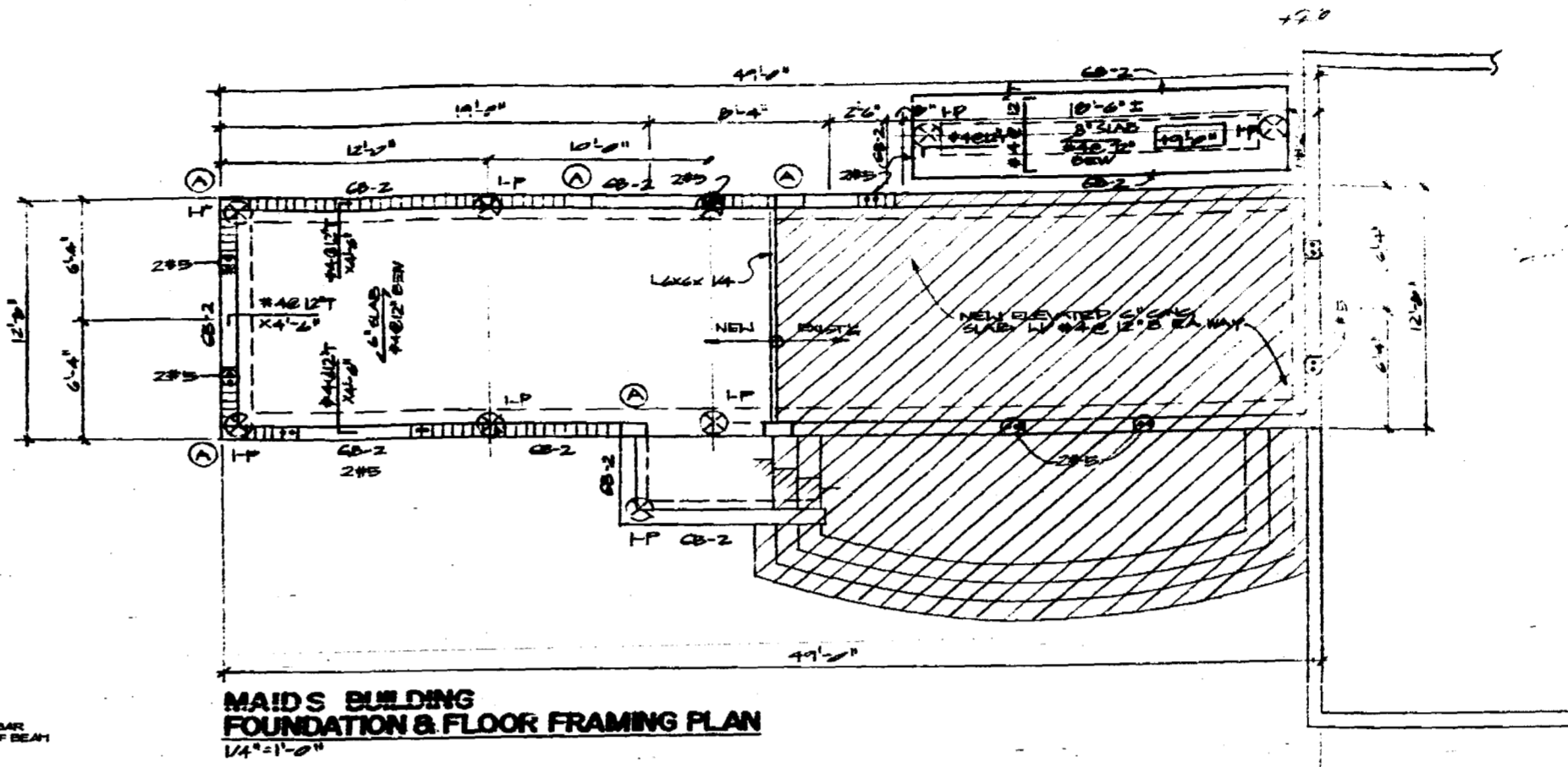
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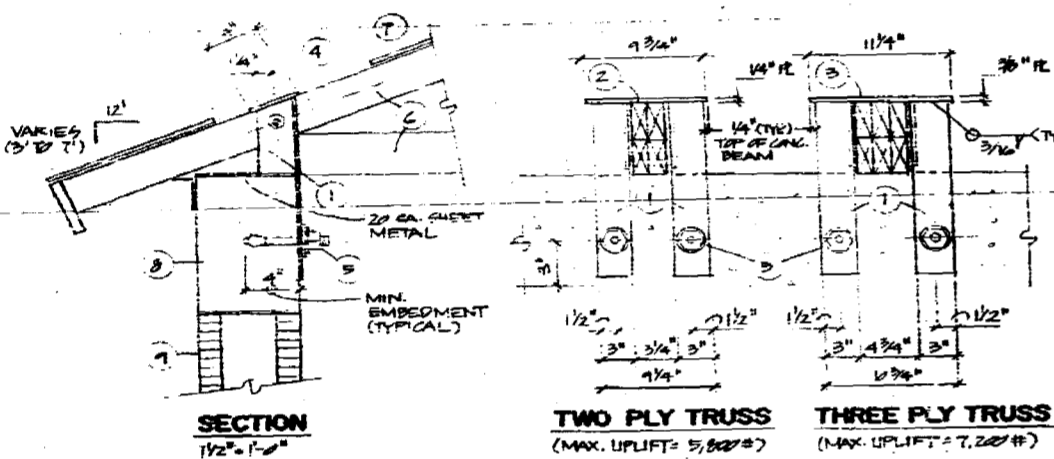
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



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



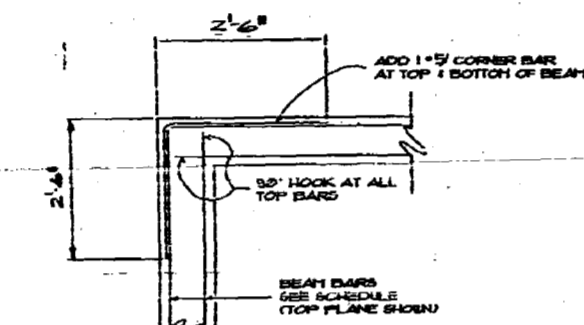
MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4" = 1'-0"



SECTION
1/2" = 1'-0"

TWO PLY TRUSS
(MAX. UPLIFT: 5,827#)

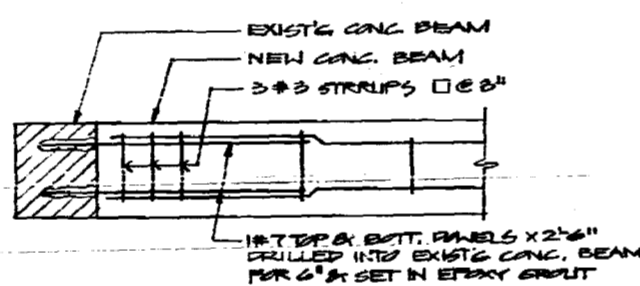
THREE PLY TRUSS
(MAX. UPLIFT: 7,267#)



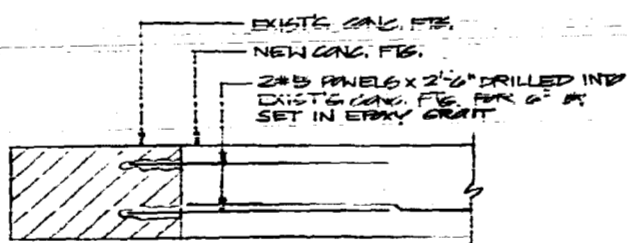
TIE BEAM CORNER PLAN

SCHEDULE	
MARK	DESCRIPTION
1	Angle 3"x3"x1/2" galvanized leg (1/2" x 3/16" hollow stop)
2	Round pipe 4"x4"x1/2" (1/2" x 3/16" gal)
3	Round pipe 6"x6"x1/2" (1/2" x 3/16" gal)
4	One (1) 1/2" diameter bolt for two ply truss
5	1/2" diam. 180° bent bars & Carbon steel 2' height
6	Manufactured top or steel ply sheet
7	1/2" x 1/2" exterior grade plywood - see plan for nail & req's
8	1/2" x 1/2" concrete tie beam (1/2" x 3,500 psi strength)
9	Colorado memory block

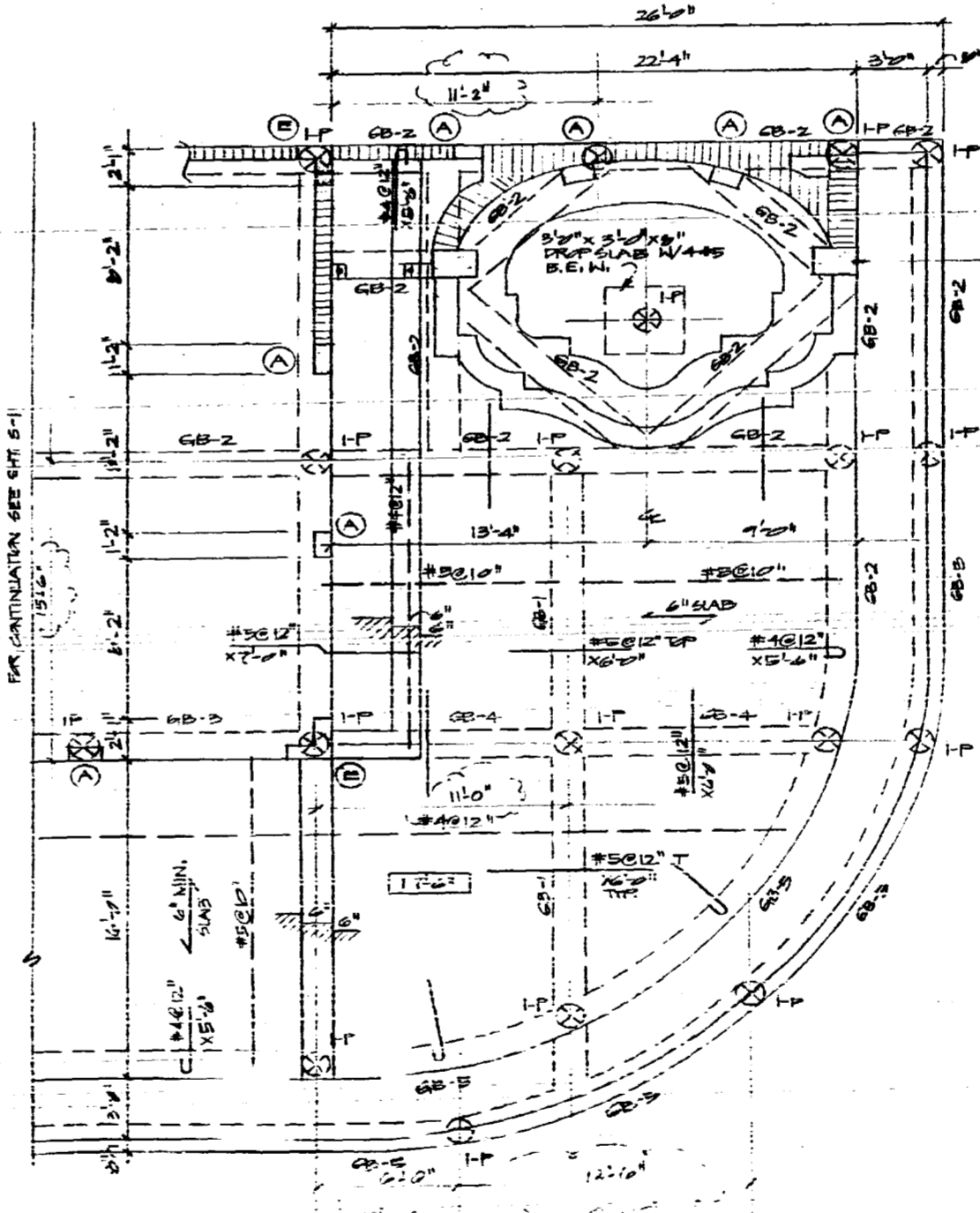
GIRDER TRUSS ANCHORAGE



NEW CONC. BEAM TO EXISTING
CONC. BEAM CONN DETAIL



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



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THE FOLLOWING:

BUILDING
 ZONING
 PLANNING
 ELECTRICAL
 MECHANICAL
 FIRE PREVENTION
 ENGINEERING
 PUBLIC WORKS
 UTILITIES
 ACCESSIBILITY
 ELEVATOR

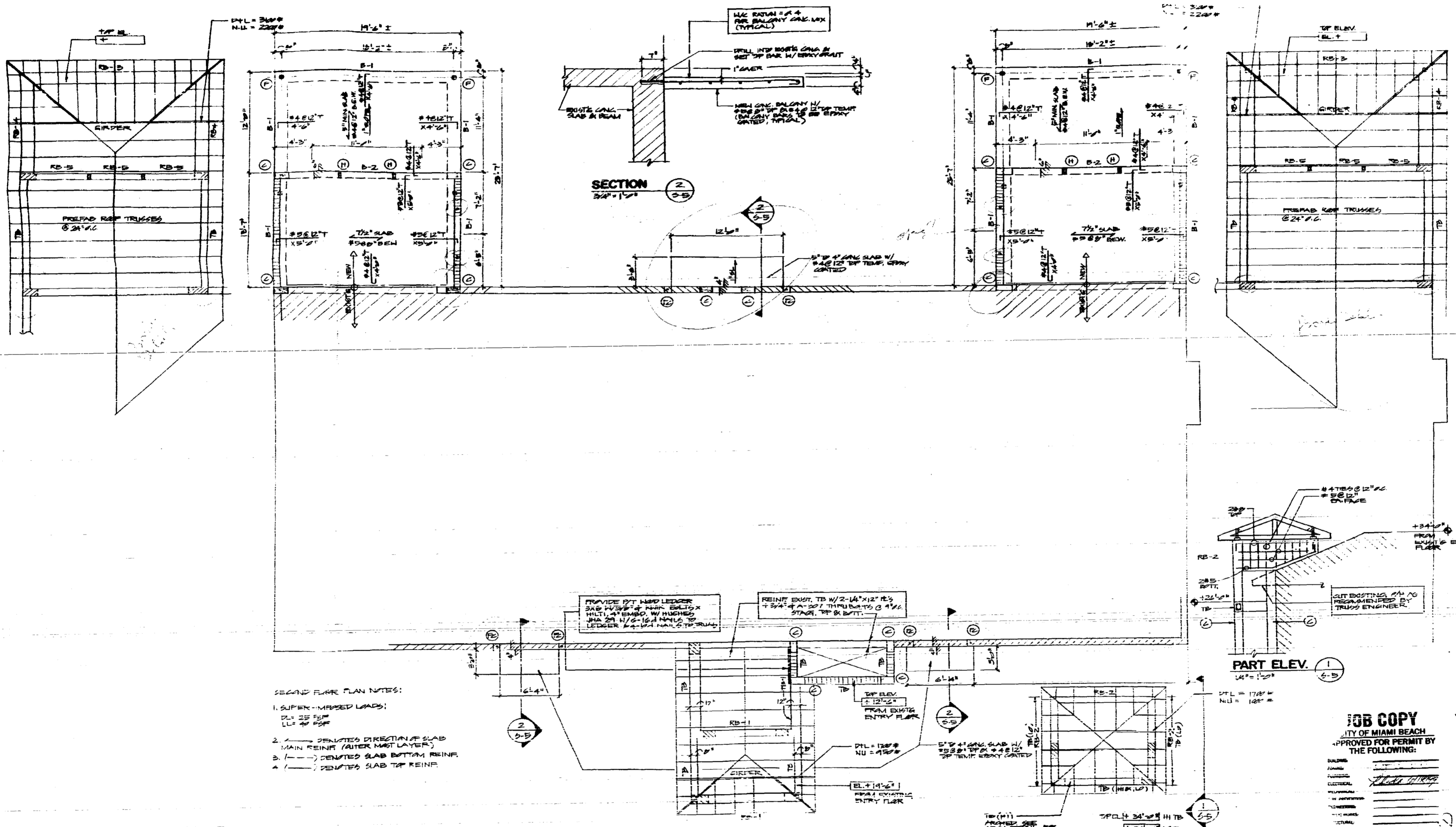
5.10.99
Zvonimir T. Beltrami, P.E.
Consulting Structural Engineer
P.E. # 23074
4535 SW 74th Ct, Miami, Florida 33155
305-551-0000

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

DATE: 5-10-99
REVISION: 1
S-3

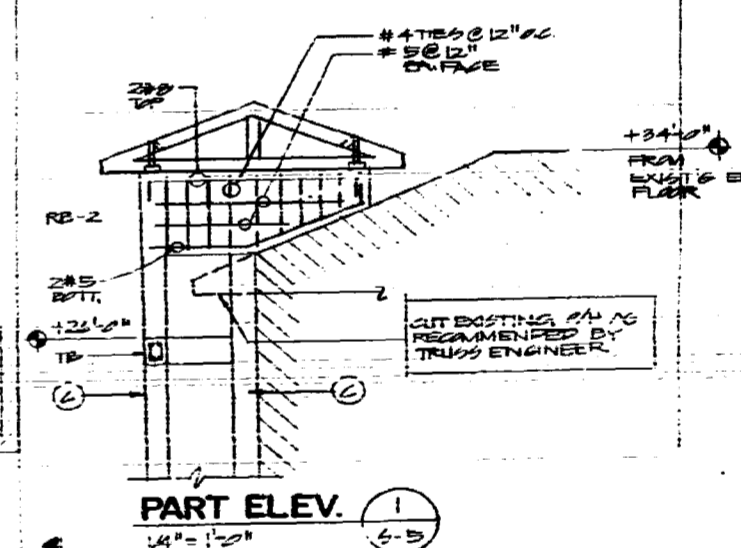
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- SECOND FLOOR PLAN NOTES:
1. SUPERIMPOSED LOADS:
DL 25 PSF
LL 40 PSF
 2. (---) DENOTES DIRECTION OF SLAB MAIN REIN. (AFTER NEG. LAYER)
 3. (---) DENOTES SLAB BOTTOM REIN.
 4. (---) DENOTES SLAB TOP REIN.

PART ROOF & SECOND FLOOR FRAMING PLAN
 FOR REF. NOTES SEE SHEET S-6

TOWER ROOF FRAMING PLAN
 FROM EXIST. ENTRY FLOOR



PART ELEV. 1-6-B

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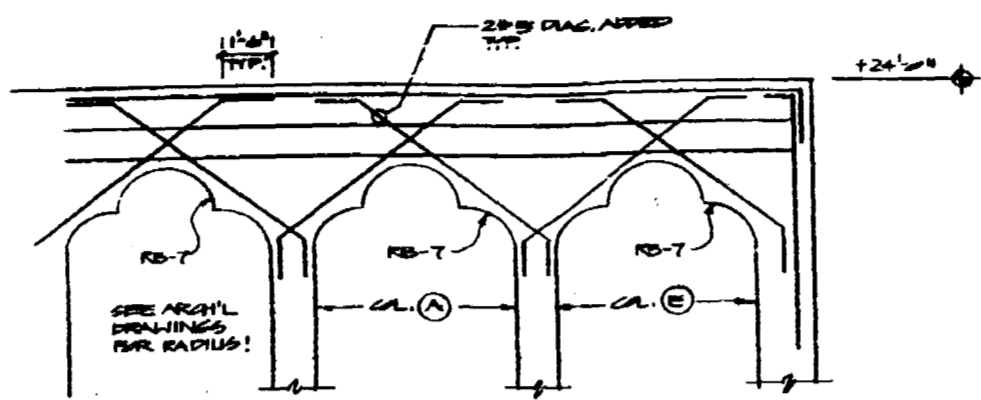
PLANNING	
ENGINEERING	
INSPECTION	
PERMITS	
STREETS	
WATER	
SEWER	
TRAFFIC	
UTILITIES	
SAFETY	

Zvonimir T. Bojicic, P.E.
 Consulting Structural Engineer
 403 S.W. 1st St., Miami, Florida 33137
 (305) 375-0200

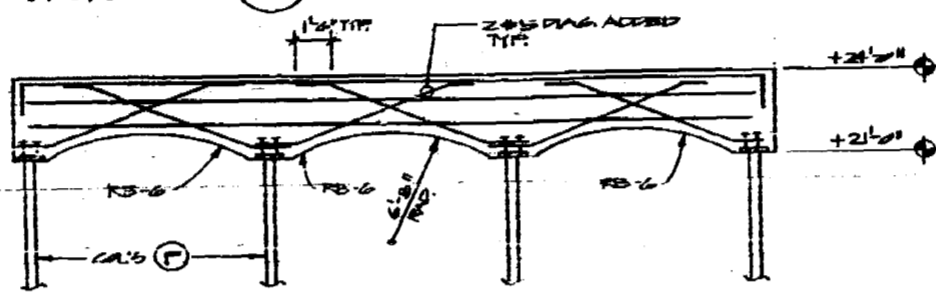
ROBERT WADE AND ASSOCIATES, P.A. PLANNERS
 ARCHITECTS
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

REVISIONS
 DATE SHEET S-5

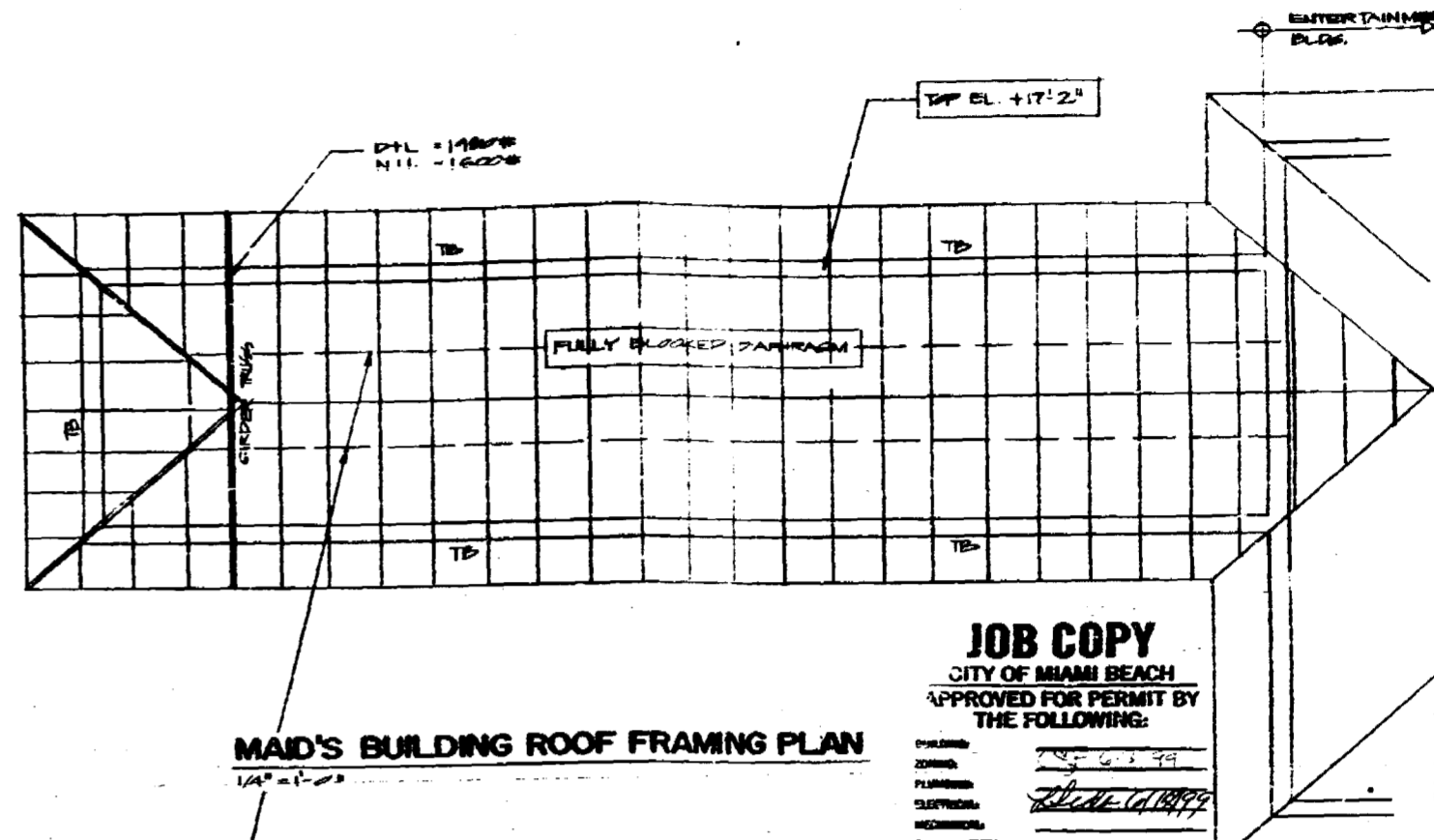
03-1-0000



ELEVATION 2
1/4" = 1'-0"



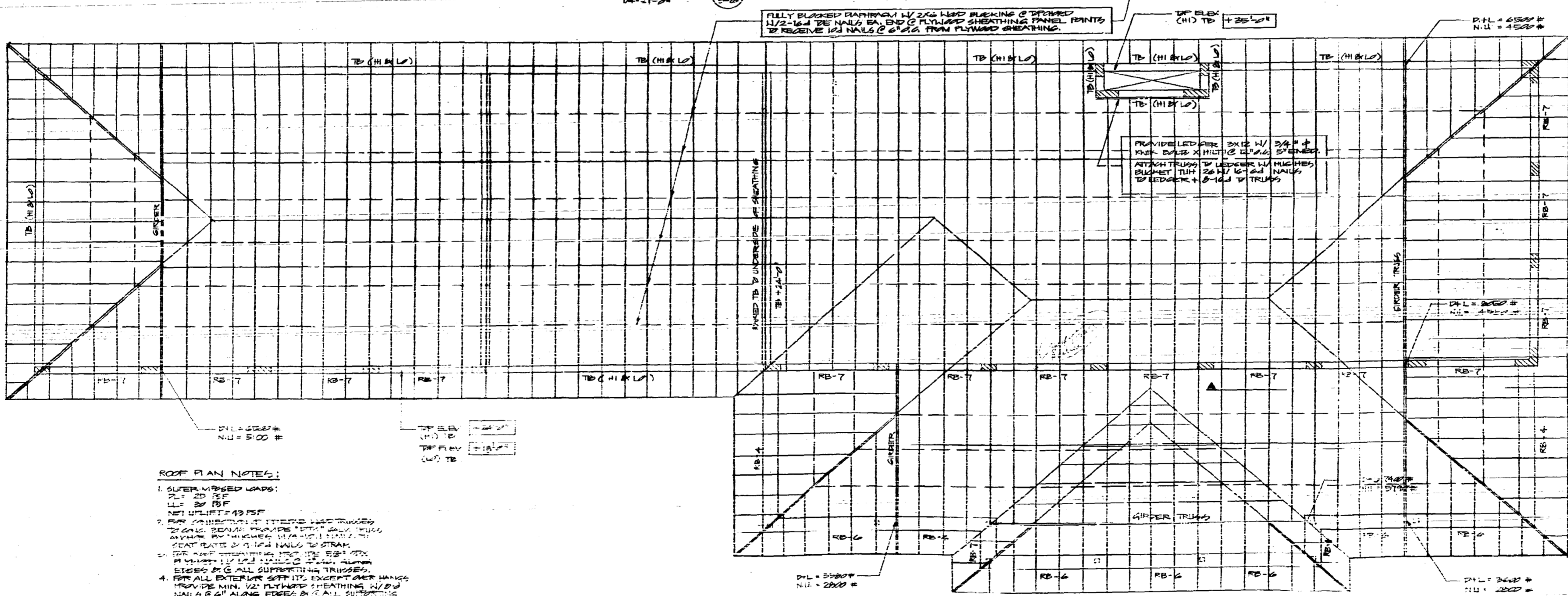
ELEVATION 1
1/4" = 1'-0"



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

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

NAME:	
DATE:	
SCALE:	
PROJECT:	
DESCRIPTION:	
APPROVED:	
DATE:	
BY:	



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

ROOF PLAN NOTES:

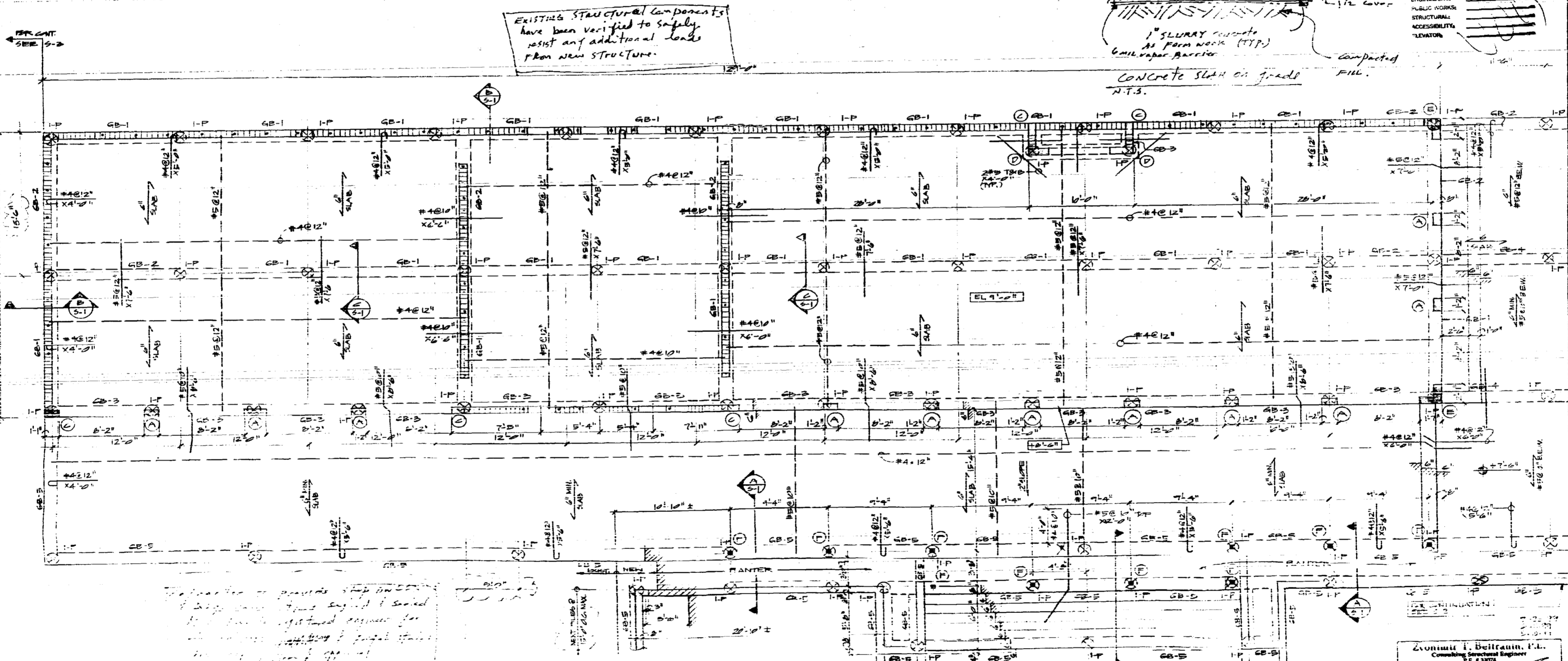
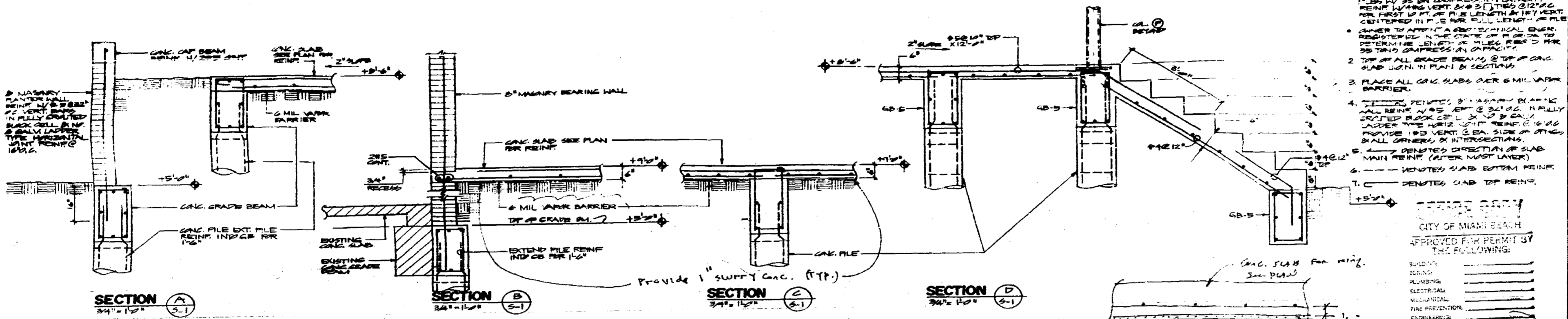
1. SUPERIMPOSED LOADS:
D.L. = 20 PSF
L.L. = 50 PSF
NET UPLIFT = 40 PSF
2. FOR CONNECTION AT TRUSS TO STRAP TRUSS TO GIRDERS PROVIDE 2" X 4" TRUSS BRACING BY NAILING TO GIRDERS AT 24" O.C. STRAP PLATE 2" X 4" NAILS TO STRAP.
3. FOR ALL EXTERIOR TRUSS TO STRAP TRUSS TO GIRDERS PROVIDE 2" X 4" TRUSS BRACING BY NAILING TO GIRDERS AT 24" O.C. STRAP PLATE 2" X 4" NAILS TO STRAP.
4. FOR ALL EXTERIOR TRUSS TO STRAP TRUSS TO GIRDERS PROVIDE 2" X 4" TRUSS BRACING BY NAILING TO GIRDERS AT 24" O.C. STRAP PLATE 2" X 4" NAILS TO STRAP.
5. FOR ALL EXTERIOR TRUSS TO STRAP TRUSS TO GIRDERS PROVIDE 2" X 4" TRUSS BRACING BY NAILING TO GIRDERS AT 24" O.C. STRAP PLATE 2" X 4" NAILS TO STRAP.
6. FOR ALL EXTERIOR TRUSS TO STRAP TRUSS TO GIRDERS PROVIDE 2" X 4" TRUSS BRACING BY NAILING TO GIRDERS AT 24" O.C. STRAP PLATE 2" X 4" NAILS TO STRAP.

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

Zvonimir T. Belfranin, P.E.
 Consulting Structural Engineer
 888 S.W. 74th Ave., Suite 3100
 Miami, FL 33155
 305-673-1111

DATE: 5-27-99
 SHEET: S-6
 OF: 6

1-4-4-0000



- FOUNDATION PLAN NOTES:**
1. I-P GB PERMITED TO BE CAST ALONG WITH 1st FLOOR SLAB. ALL REINFORCEMENT CAPACITY REINFORCEMENT SHALL BE CAST IN PLACE FOR FIRST 10 FT OF PILE LENGTH. ALL REINFORCEMENT SHALL BE CAST IN PLACE FOR FULL LENGTH OF PILE.
 2. TOP OF ALL GRADE BEAMS TO TOP OF CONCRETE SLAB UNLESS NOTED OTHERWISE.
 3. PLACE ALL CONCRETE SLABS OVER 6 MIL VAPOR BARRIER.
 4. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.
 5. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.
 6. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.
 7. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.
 8. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.
 9. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.
 10. ALL REINFORCEMENT SHALL BE CAST IN PLACE. ALL REINFORCEMENT SHALL BE CAST IN PLACE.

CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

SEAL OF ENGINEER

The contractor is provided with the necessary information to construct the foundation and ground floor framing. The contractor is responsible for the construction of the foundation and ground floor framing. The contractor is responsible for the construction of the foundation and ground floor framing.

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

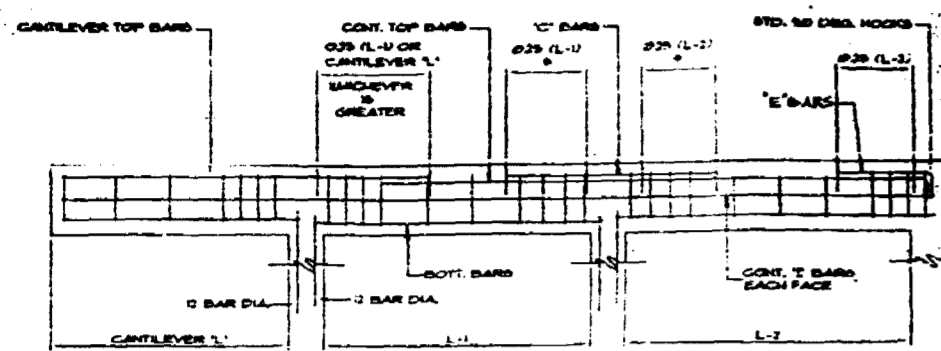
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNING

RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

NO.	DATE	REVISION

Zvonimir J. Beltramini, P.E.
 Consulting Structural Engineer
 400 S.W. 7th St., Suite 1000
 Miami, FL 33135
 305-375-1111

7744000

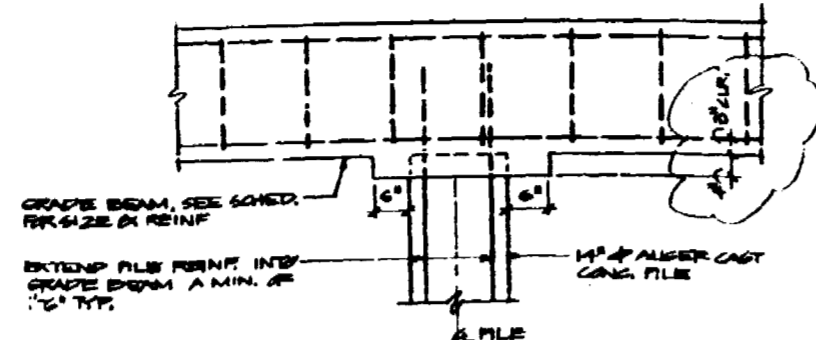


1. THE NECESSARY CONT. TOP BARS SHALL BE LAPPED 34 BAR DIA. PROVE 1/3 OF SPAN.
 2. REINFORCER IS GREATER.
 3. BARS @ THE PERIPHERY OF THE STRUCTURE SHALL HAVE AT LEAST 1/2 OF THE TENSILE REIN. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REIN. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH QUARTER STIRRUPS.

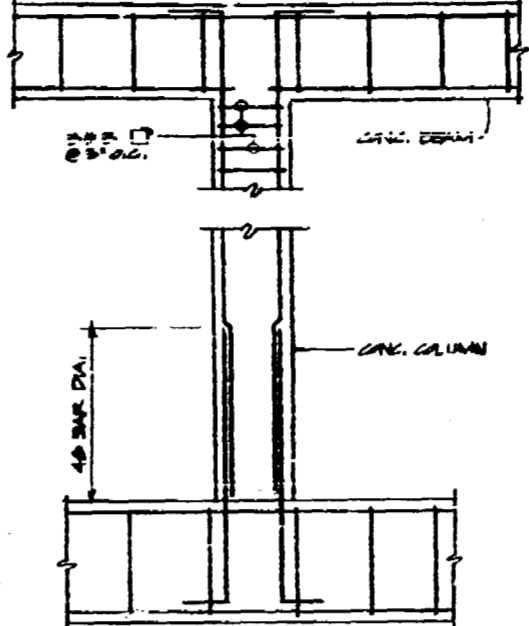
BEAM STEEL PLACEMENT DIAGRAM

CONCRETE BEAM SCHEDULE									
MARK	TOP ELEV.	SIZE W X H	REINFORCING	TIES OR STIRRUPS	REMARKS				
CB-1	14'x24'	3#6	3#6	1#4	1#5 @ 10"				
CB-2	14'x24'	3#6	3#6		1#5 @ 10"				
CB-3	14'x24'	3#6	3#6	1#7	1#5 @ 10"				
CB-4	14'x24'	3#6	3#6		1#5 @ 10"				
CB-5	14'x24'	3#6	3#6		1#5 @ 10"				
CB-6	14'x24'	3#6	3#6	1#5	1#5 @ 8"				
B-1	8'x14'	2#5	2#5		1#5 @ 8"				
B-2	8'x14'	2#5	2#5		1#5 @ 8"				
TB	8'x12'	2#5	2#5	1#4	EA. END BAL. @ 24"				
TB-1	12'x12'	3#5	3#5	1#4	EA. END BAL. @ 24"				
RB-1	12'x12'	3#5	3#5	1#5	SEE ARCH'L DWGS.				
RB-2	8'x14'	2#5	2#5	1#5 @ 12"	SEE ELEV. 1/5-5				
RB-3	12'x12'	3#5	3#5	2#5	SEE ARCH'L DWGS.				
RB-4	8'x14'	2#5	2#5	3#5	1#5 @ 12"				
RB-5	8'x14'	2#5	2#5	3#5	1#5 @ 12"				
RB-6	12'x12'	3#5	3#5	1#5 @ 12"	SEE ELEV. 1/5-6				
RB-7	8'x14'	2#5	2#5	1#5 @ 12"	SEE ELEV. 2/5-6				

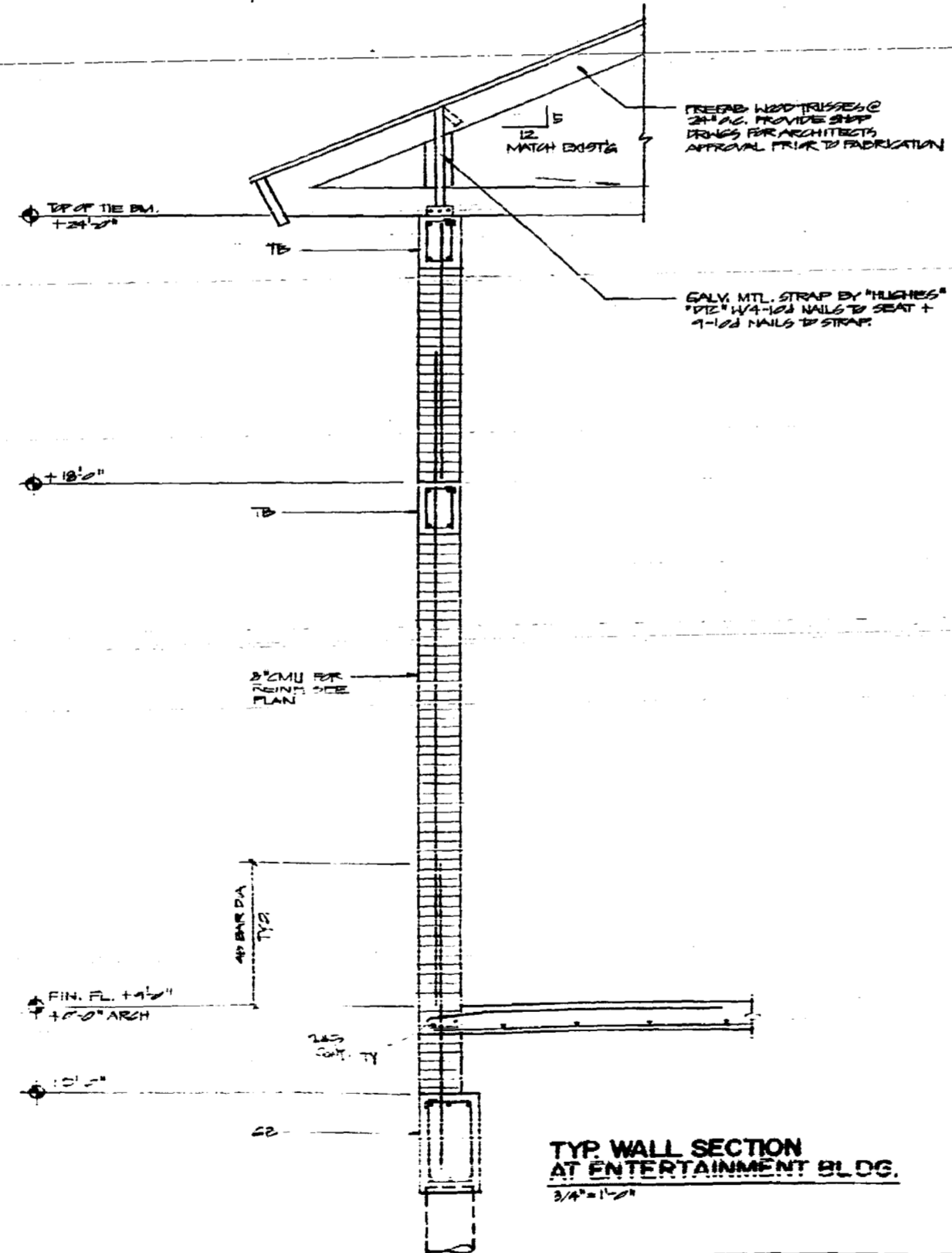
COLUMNSCHEDULE				
MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
A	8'x14'	4#6	3#3 @ 8"	
B	8'x24'	4#6	3#3 @ 8"	3#5 H.F.E. @ 8"
C	8'x12'	4#5	3#3 @ 8"	
D	8'x26'	4#6	3#3 @ 8"	SAME AS COL. B
E	8'x17'x25'	3#6	3#3 @ 8"	
F	12'x12'x16'	12#12 @ 12" H.F.E. / 12#12 @ 12" H.F.E. / 12#12 @ 12" H.F.E.	SAME AS BASE PL.	
G	12'x22'	3#6	3#3 @ 12"	
H	12'x26'x14'	3#6 @ 12" PLATE 1/4" @ 12" H.F.E. / 3#6 @ 12" H.F.E.	SAME AS BASE PL.	
I	FILLED CELL	1#5		FULLY GRATED
J	8'x24'	4#5	3#3 @ 8"	



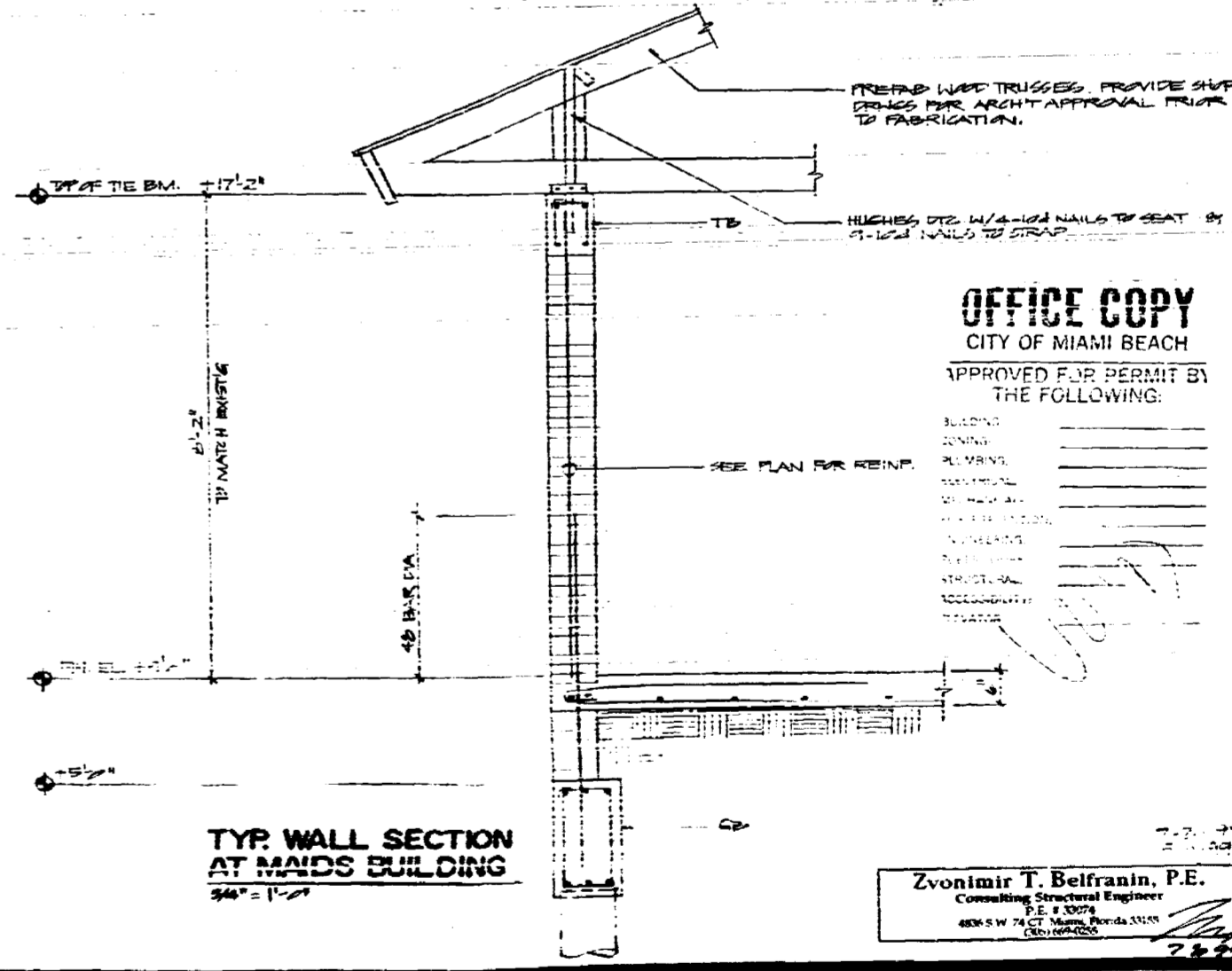
TYPICAL GRADE BEAM TO PILE CONNECTION



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL



TYP WALL SECTION AT ENTERTAINMENT BLDG.



TYP WALL SECTION AT MAIDS BUILDING

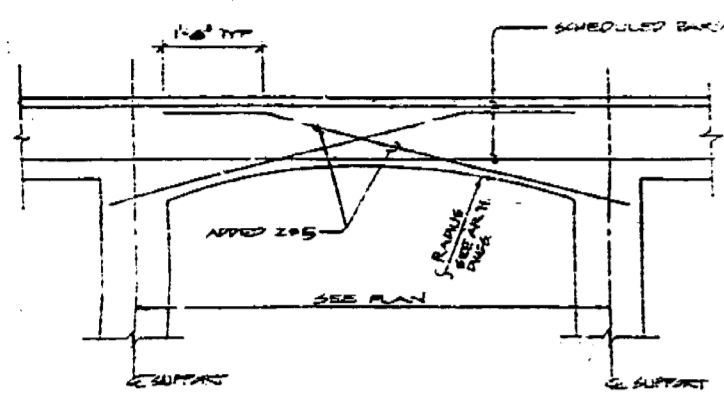
GENERAL STRUCTURAL NOTES

- General**
 - The Contractor shall check all dimensions on the structural drawings and verify same on the architectural set. Architectural details such as, slab depressions, waterproofing, curb's mechanical openings, fascia framing and bracing shall be installed as shown on the architectural set.
 - The Contractor shall be responsible for shoring and bracing to ensure safe working conditions at all times. All construction shall conform to the South Florida Building Code.
- Concrete**
 - All cast-in-place concrete in this job shall attain a minimum compressive strength (f'c) at 28 days of 3000 p.s.i.
 - Concrete work shall conform to all requirements of ACI 301 latest edition specifications for structural concrete for building.
- Reinforcing Steel**
 - Reinforcing steel shall be detailed and placed in accordance with ACI 318-latest ed.
 - Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.
 - All welded wire fabric shall conform to ASTM A 185.
 - Reinforcing to be securely in position with standard accessories during placing of concrete.
 - All bottom bars shall bear 6" minimum over supports.
- Minimum Concrete Over Reinforcing**

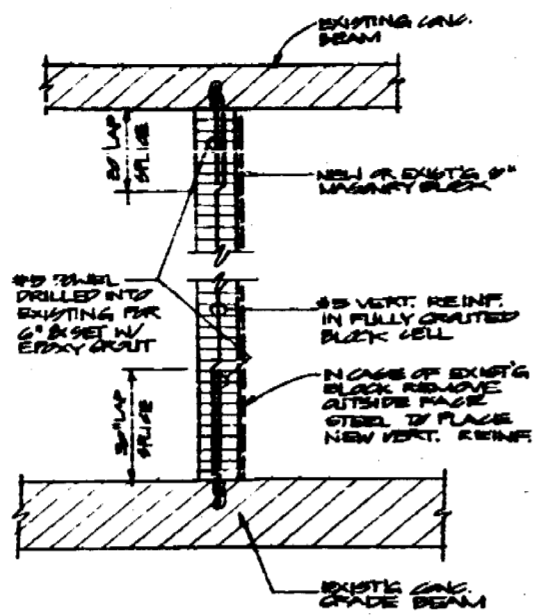
	Minimum Clear Cover, (in.)
A. Concrete against and permanently exposed to earth (unformed faces)	3
B. Concrete exposed to earth or weather (formed faces):	
a. #5 bars and larger	2
b. #5 bars and smaller	1 1/2
C. Not in contact with ground:	
a. Structural slabs & walls	3/4
b. Beams and Columns (Primary reinforcement, ties stirrups & spirals)	1 1/2
c. Slabs on grade over vapor barrier	1 1/2
- Masonry**
 - Hollow concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90 standard specifications for hollow load bearing concrete masonry units.
 - All mortar shall comply with the property and proportion specifications of ASTM C 270. Except that slag cements shall not be used. Mortar for exterior walls shall be type M. For interior load bearing walls the mortar shall be type M or S. For interior walls below grade and not supporting loads the mortar shall be type M, S, or N.
 - Whenever anchor bolts are to be set in masonry, two cells at the setting location shall be filled with concrete.
 - Grout for masonry units shall conform to ASTM C 476 and shall attain a compressive strength of f'c = 3000 p.s.i. at 28 days.
 - Prism strength of masonry units shall be minimum of f'm = 1500 p.s.i.
 - Maximum pour lift for masonry units and grout pour height shall be 4'-0".
 - Slump 3" ± 1".
- Structural Steel**
 - Structural steel work shall comply with AISC specifications for the design, fabrications and erections for buildings as it appears on the manual of steel construction, latest edition.
 - Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, Fy = 36 KSI.
 - Structural steel tubing shall conform to ASTM A 46, Fy = 46 KSI.

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 CITY OF MIAMI BEACH
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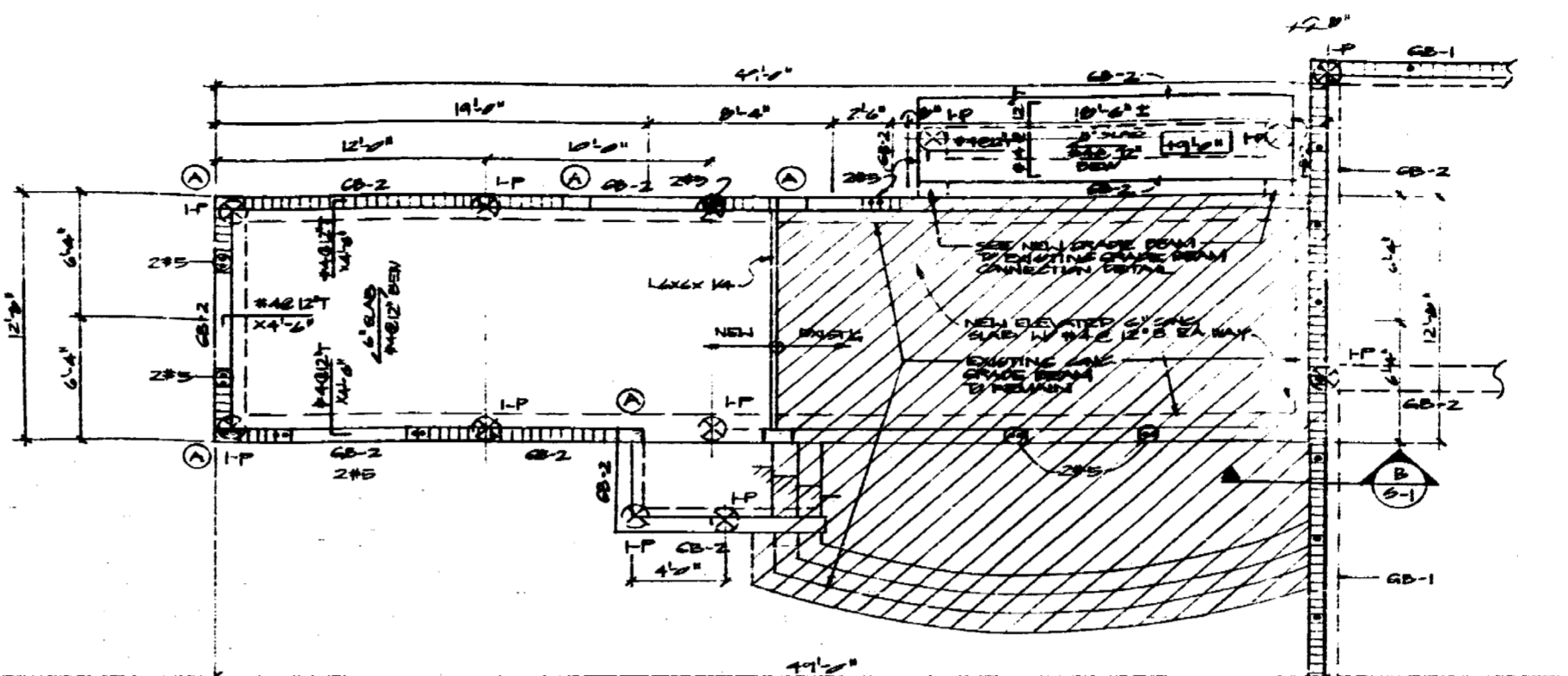
Zvonimir T. Beltrami, P.E.
 Consulting Structural Engineer
 800 S.W. 74th Ave., Miami, Florida 33156
 (305) 551-1111



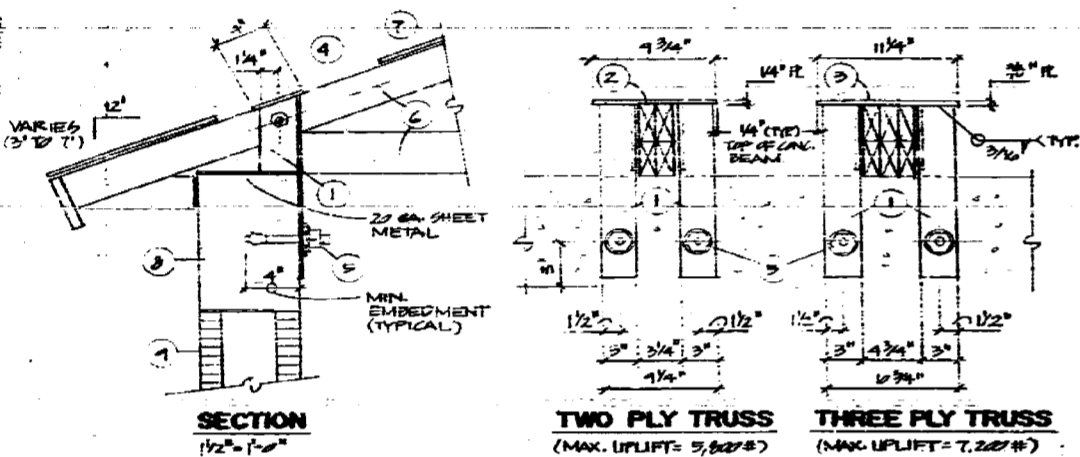
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



NEW FILLED CELL TO EXIST'G
CONNECTION DETAIL
NT-6



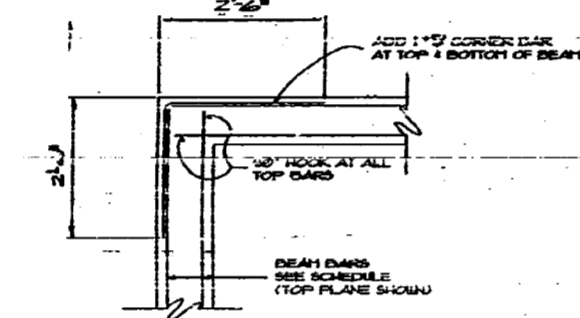
MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4\"/>



SECTION
1/2\"/>

TWO PLY TRUSS
(MAX. UPLIFT = 9,822 LB)

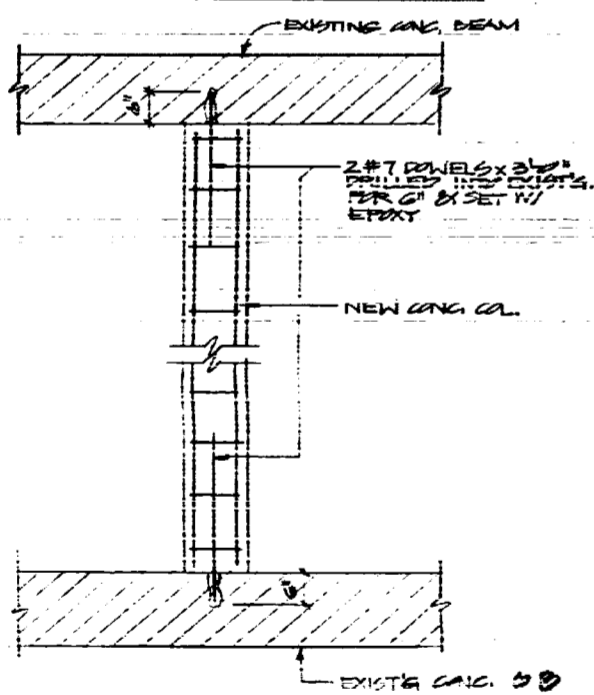
THREE PLY TRUSS
(MAX. UPLIFT = 7,221 LB)



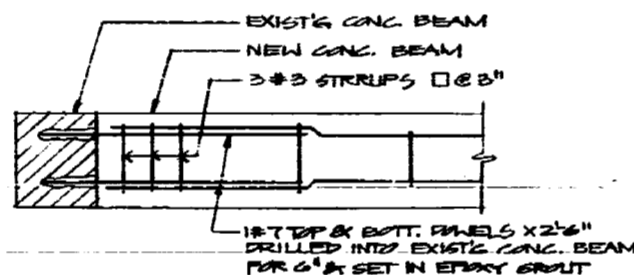
TIE BEAM CORNER PLAN

SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	Angle 3"x3"x1/2" extended leg 6"x36" fastener strap	5	1/2" diam. 180° Hook Bolt (Carbon Steel) 2 req'd
2	Steel plate 3"x3"x1/2" (Qty = 36 total)	6	Precast concrete two or three ply truss
3	Steel plate 3"x3"x1/2" (Qty = 36 total)	7	1/2" dia. exterior grade sheetrock. See plate for setting req's
4	One (1) 1/2" diameter bolt for two ply truss	8	1/2" dia. exterior concrete tie beam (1' x 3' x 6" min. width)
	One (1) 1/2" dia. thru bolt for three ply truss	9	Concrete masonry block

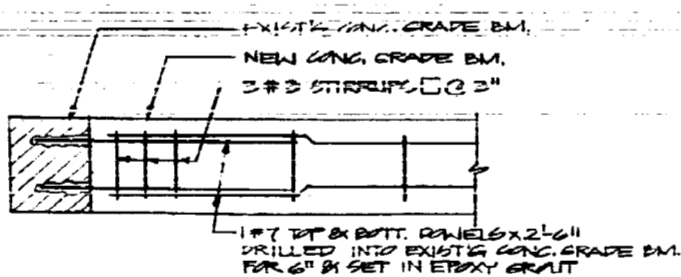
GIRDER TRUSS ANCHORAGE



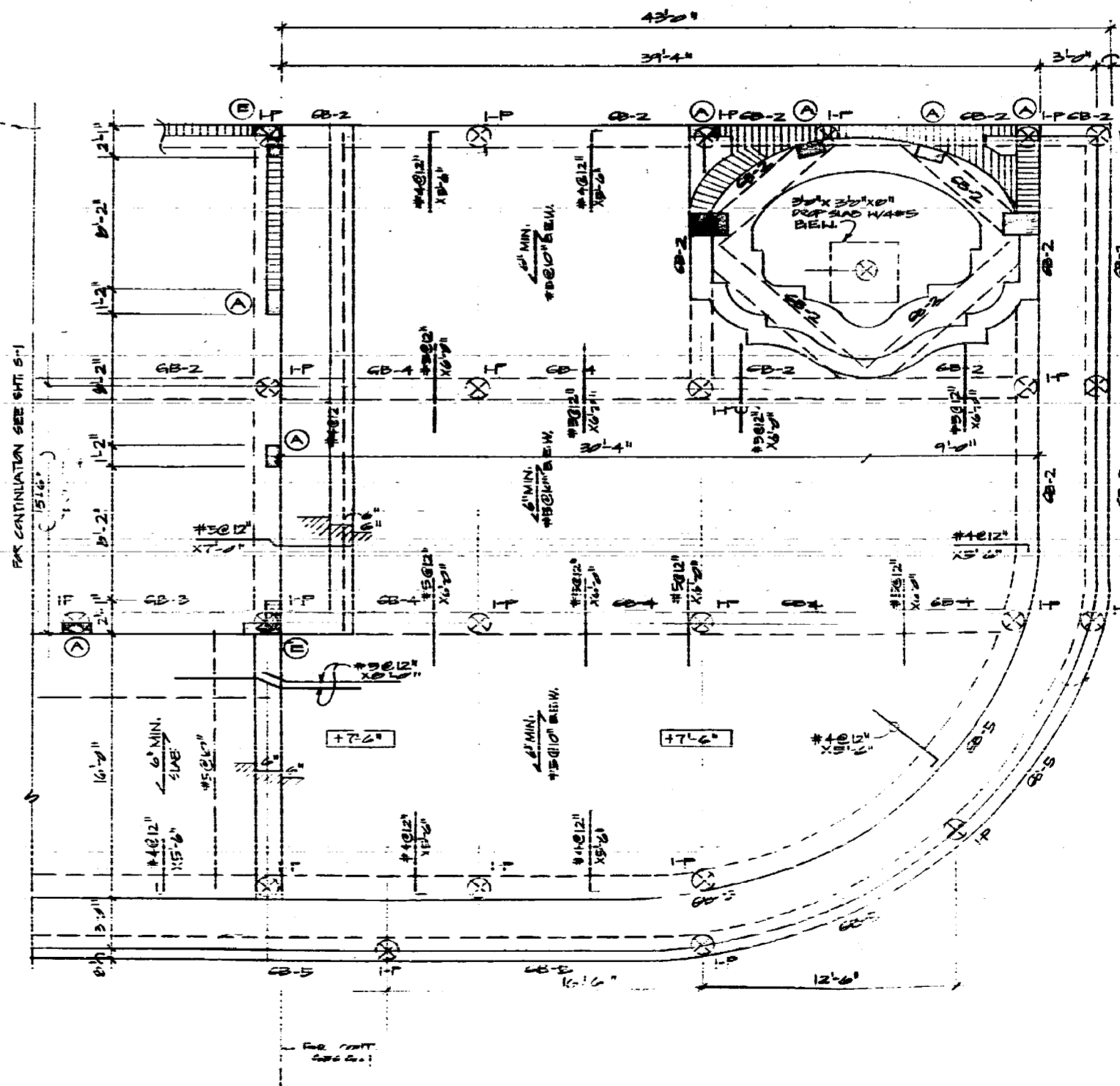
NEW CONCRETE COLUMN TO
EXISTING CONC. BEAM & GRADE BM.
CONNECTION DETAIL



NEW CONC. BEAM TO EXISTING
CONC. BEAM CONN DETAIL



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



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
1511 N.W. 7th St., Suite 1000
Miami, Florida 33136

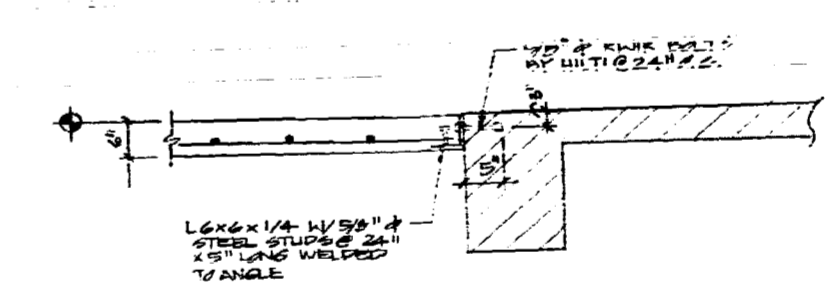
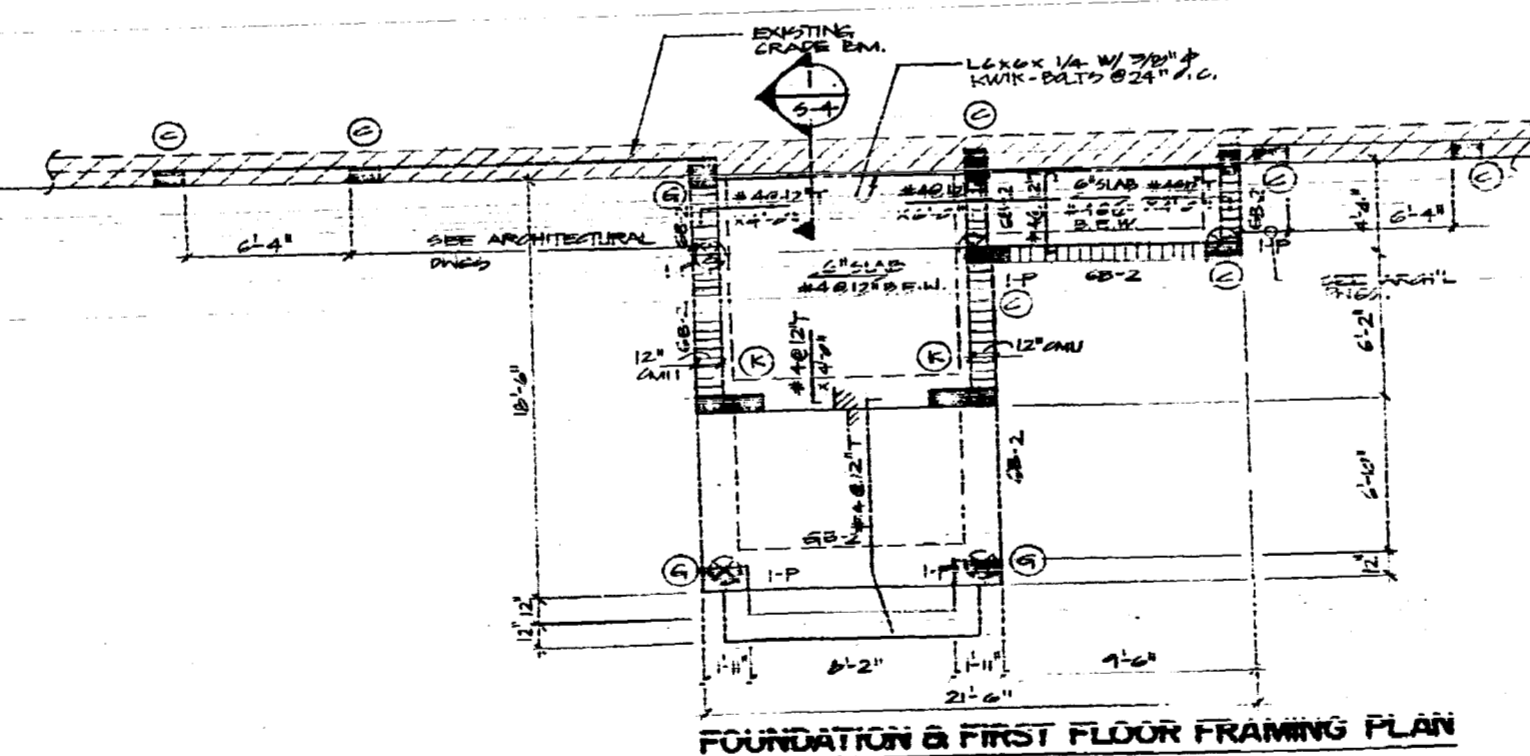
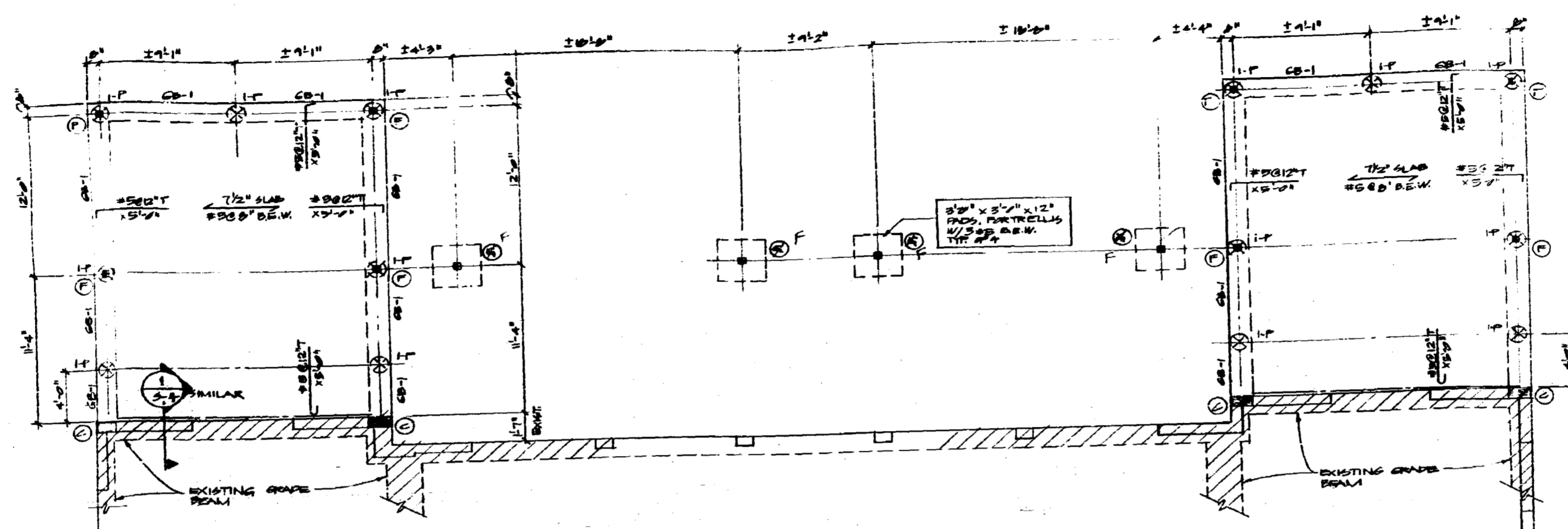
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

NO.	DATE	REVISION

DATE
SHEET
3

4444



FOUNDATION & FIRST FLOOR FRAMING PLAN
1/2\"/>

SECTION 1-1
1/2\"/>

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CITY OF MIAMI BEACH
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PLANNING	
ENGINEERING	
ARCHITECTURE	
ENVIRONMENTAL	
SALES	
MARKETING	
RECEPTION	
SECURITY	
MAINTENANCE	
OTHER	

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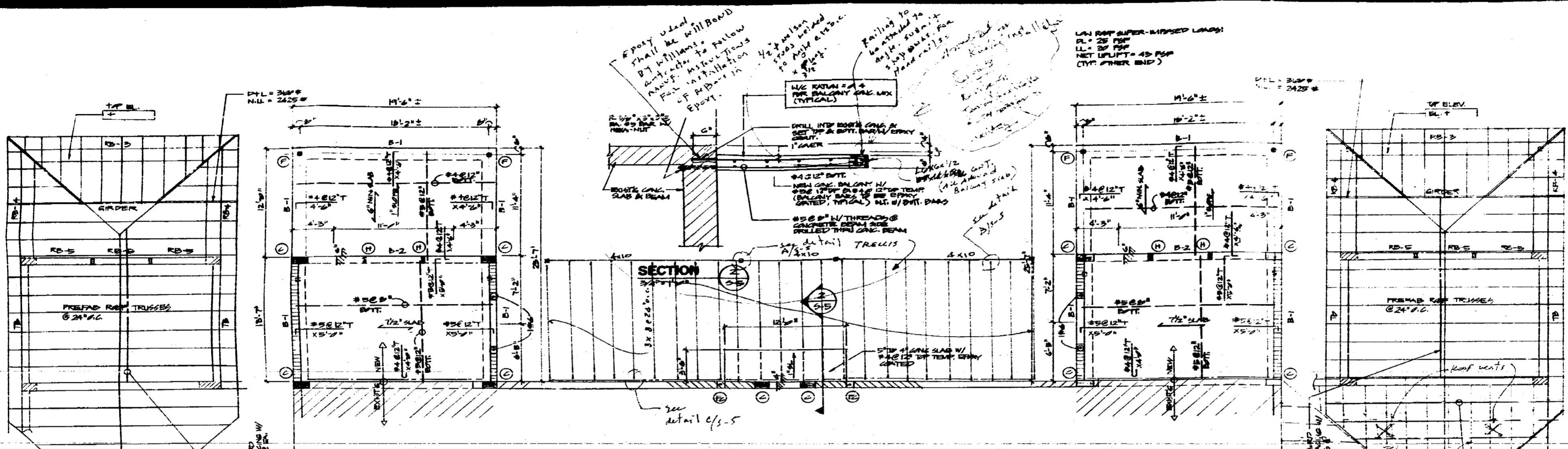
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
94 PALM AVENUE

REVISIONS	

GATEWAY S-4
SHEET NO.

UNW-4000



F-Post used. Shall be will BOND By Williams. Any other to follow. Any other to follow. Face of Abutment of Epoxy.

1/2\"/>

MIN. ROOF SUPER-IMPOSED LOADS:
 DL = 20 PSF
 LL = 20 PSF
 NET UPLIFT = 40 PSF
 (TYP. OTHER END)

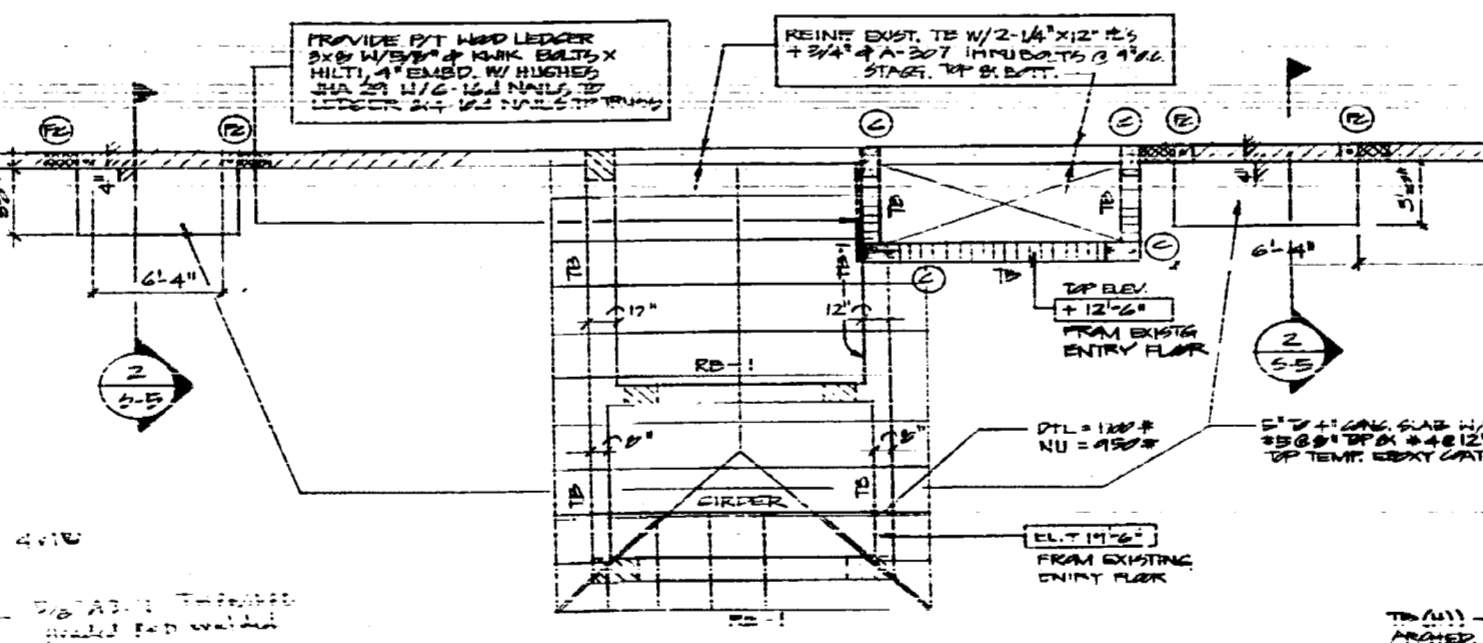
PROVIDE BACKS SEE NOTE 5/5-6 VENTED PER ARCHT. DRAW.

PROVIDE BACKS SEE NOTE 5/5-6 VENTED PER ARCHT. DRAW.

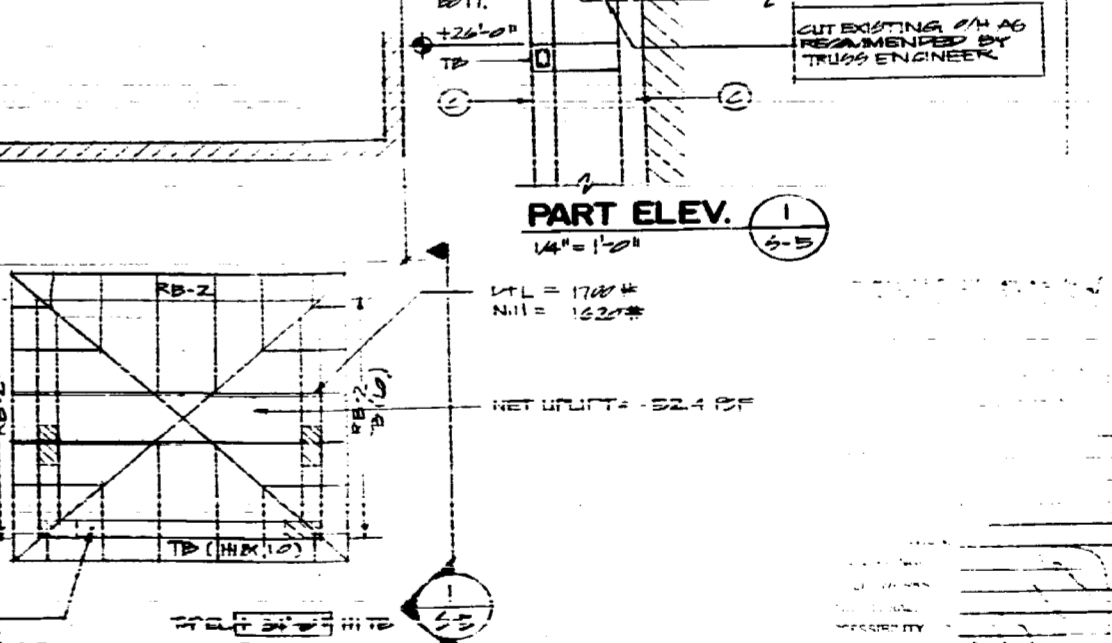
SHOW EXISTING TRUSSES FOR THE UNDER OF EXISTING ROOF. SHOW VENTS BETWEEN EXISTING & NEW ATTIC SPACES.

EXISTING ROOF FRAMING FOR PLYWOOD PARALLEL TO EXIST. BEAMS. PROVIDE STAGGERED JOINTS DIRECTLY ON TOP PROVIDE 2\"/>

- SECOND FLOOR PLAN NOTES:**
1. SUPER-IMPOSED LOADS:
DL = 20 PSF
LL = 40 PSF
 2. (---) DENOTES DIRECTION OF SLAB MAIN REINFORCEMENT (AFTER NEXT LAYER)
 3. (---) DENOTES SLAB BOTTOM REINFORCEMENT
 4. (---) DENOTES SLAB TOP REINFORCEMENT



PART ROOF & SECOND FLOOR FRAMING PLAN
 1/4" = 1'-0"
 FOR ROOF NOTES SEE SHEET 5/4



TOWER ROOF FRAMING PLAN
 1/4" = 1'-0"

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

Zvonimir T. Holfranski, P.E.
 P.E. # 3078
 1301 86th Street, Suite 100
 Miami Beach, FL 33154
 305-531-1111

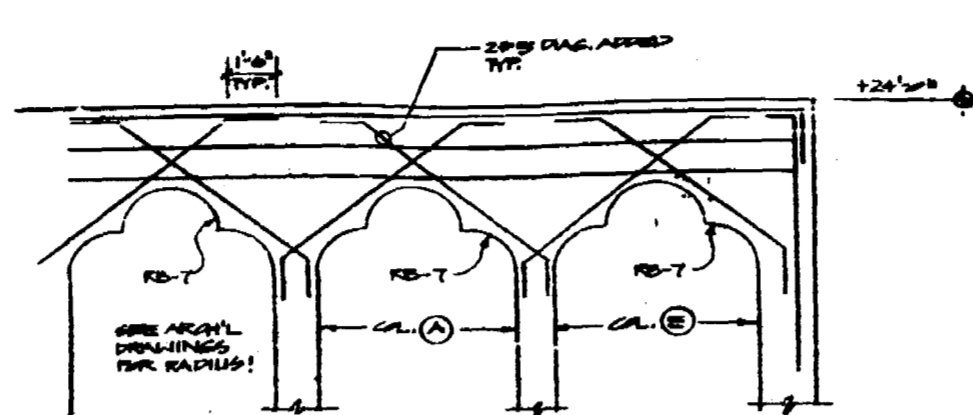
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS PLANNERS

DOMINION INDUSTRIAL HOLDINGS, INC.
 MIAMI BEACH, FLORIDA

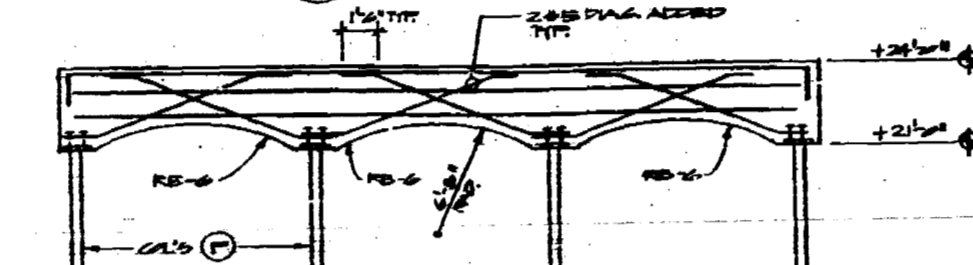
REVISIONS

DATE SHEET 5-5

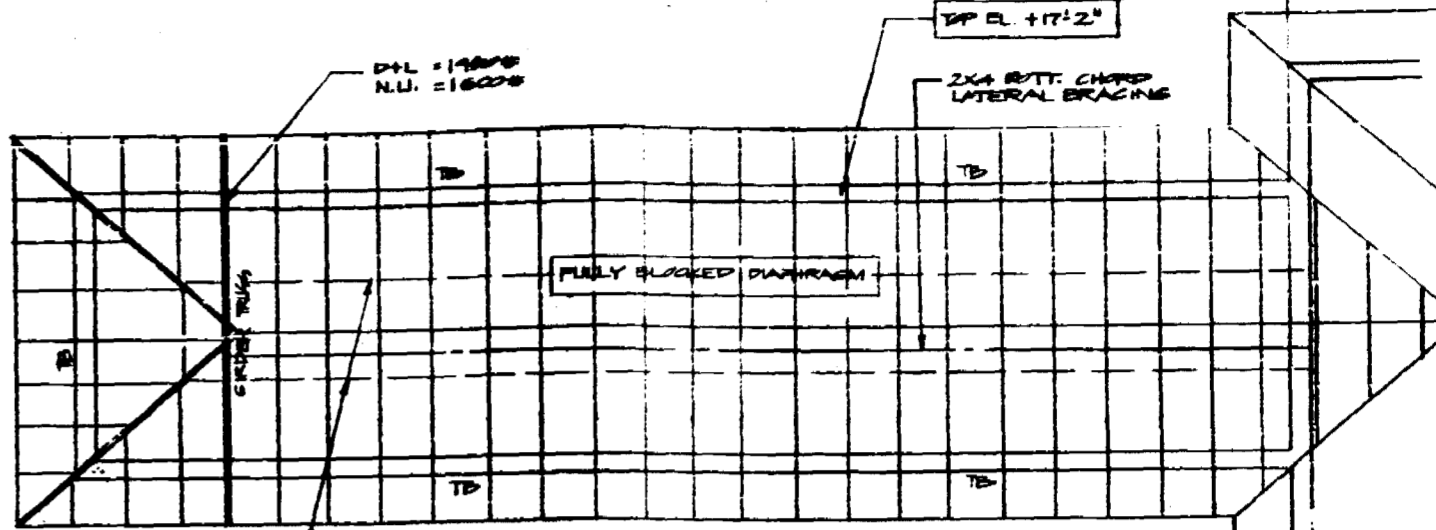
6444004



ELEVATION 2
V.P. 11-12'



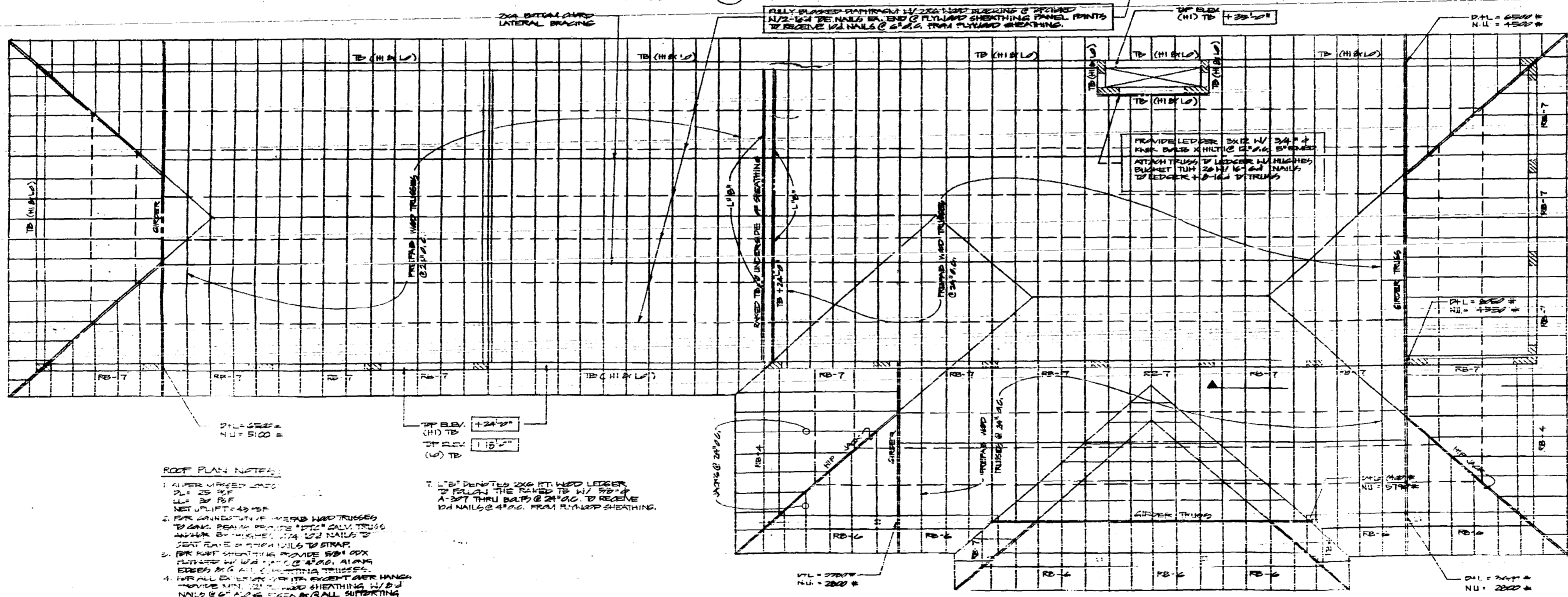
ELEVATION 1
V.P. 11-12'



MAID'S BUILDING ROOF FRAMING PLAN
V.P. 11-12'

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
DATE: 11/11/97

WORKS:
STRUCTURAL
ACCESSIBILITY
ELECTRICAL



ENTERTAINMENT BUILDING ROOF FRAMING PLAN
V.P. 11-12'

ROOF PLAN NOTES:

1. ALL PERMITS MUST BE OBTAINED PRIOR TO START OF WORK.
2. FOR CONNECTION OF WELDED WOOD TRUSSES TO GANG BEAMS PROVIDE 1/2" x 1/2" GALV. TRUSS BRACKETS TO HANGERS WITH 1/2" NAILS TO FASTEN TO GANG BEAM W/ 2" STRAP.
3. FOR ROOF SHEATHING PROVIDE 5/8" x 10" x 16" STRIPS W/ 1/2" x 1/2" GALV. TRUSS BRACKETS TO HANGERS WITH 1/2" NAILS TO FASTEN TO GANG BEAM W/ 2" STRAP.
4. FOR ALL EXTERIOR WALLS PROVIDE 2x4 BUTT CHORD LATERAL BRACING TO ALL SUPPORTING TRUSSES.
5. FOR ALL DISCHARGES PROVIDE 1/2" x 1/2" GALV. STRAP TO HANGERS WITH 1/2" NAILS TO FASTEN TO GANG BEAM W/ 2" STRAP.
6. PROVIDE 2x4 BUTT CHORD LATERAL BRACING TO ALL SUPPORTING TRUSSES.

T. L.T. DENOTES 2x6 FT. WOOD LEDGER TO FOLLOW THE RAFTERS TO W/ 2x4 x 1/2" STRIP THRU RAFTERS @ 24" O.C. TO RECEIVE 10d NAILS @ 4" O.C. FROM R/4 LATER SHEATHING.

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

DATE SHEET 5-6

7.10.97
3.10.97

7.10.97
3.10.97

11-11-97

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