

LASON
The Information Management Company

PERMIT #

B0002634

B0002634

Flood Program Legend

For the City of Miami Beach, Florida, the Flood Program Legend is as follows:

Residential

1. Construction and material standards shall be in accordance with the Florida Building Code, Minimum Building Code, and the Florida Building Code, Minimum Building Code, and the Florida Building Code, Minimum Building Code.

2. The lowest floor of any building shall be finished at or above the Base Flood Elevation (BFE) for the area.

3. The lowest floor of any building shall be finished at or above the BFE for the area.

4. The lowest floor of any building shall be finished at or above the BFE for the area.

5. The lowest floor of any building shall be finished at or above the BFE for the area.

6. The lowest floor of any building shall be finished at or above the BFE for the area.

7. The lowest floor of any building shall be finished at or above the BFE for the area.

8. The lowest floor of any building shall be finished at or above the BFE for the area.

9. The lowest floor of any building shall be finished at or above the BFE for the area.

10. The lowest floor of any building shall be finished at or above the BFE for the area.

Address: 94 Palm Avenue, Miami Beach, FL 33139

Project: Renovation for Dominion Industrial Holdings

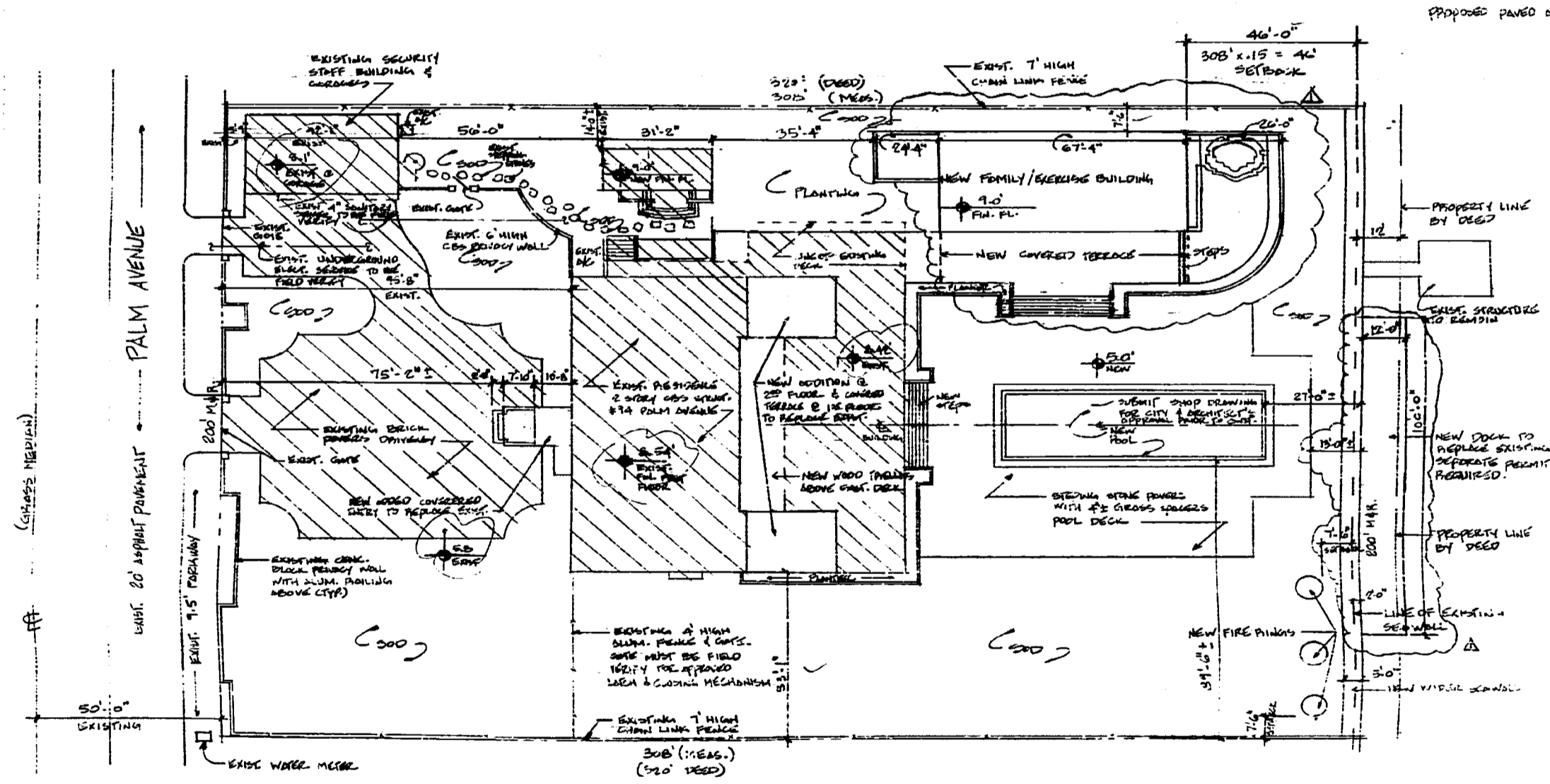
Prepared by: Robert Wade and Associates, P.A.

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

Date: 11/2/99

Sheet: A-1 of 1

PERF. YARD FENCED CALCULATION
 $46' \times 200' \times 90\% = 8260$ SF
 PROPOSED PAVED AREA = 1850 SF < 8260 SF



LOCATION SHEET
 SCALE: 1" = 400'

CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

SITE DATA
 LOT SIZE = 46,000 SF
 LOT COVERAGE (EXISTING) = 18.5%

SECURITY BUILDING	1019 SF
MAIN BUILDING	2295 SF
SCREENING BUILDING	2087 SF
MAIN HOUSE	233 SF
COVERED DECK	2102 SF
TOTAL	8936 SF

The following shop drawings are not part of this permit.

LEGEND
 [Hatched Box] DENOTES EXISTING
 [Circle with dot] FIN. FLOOR ELEVATION

BASE FLOOD ELEVATION 9' A.E.
 COMMUNITY PANEL SUPPLY 120551-0191-1
 DATE OF #IRM 11/2/99

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

LEGAL DESCRIPTION
 LOTS 86 AND 87 IN BLOCK 1, OF PALM ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS PLANNERS

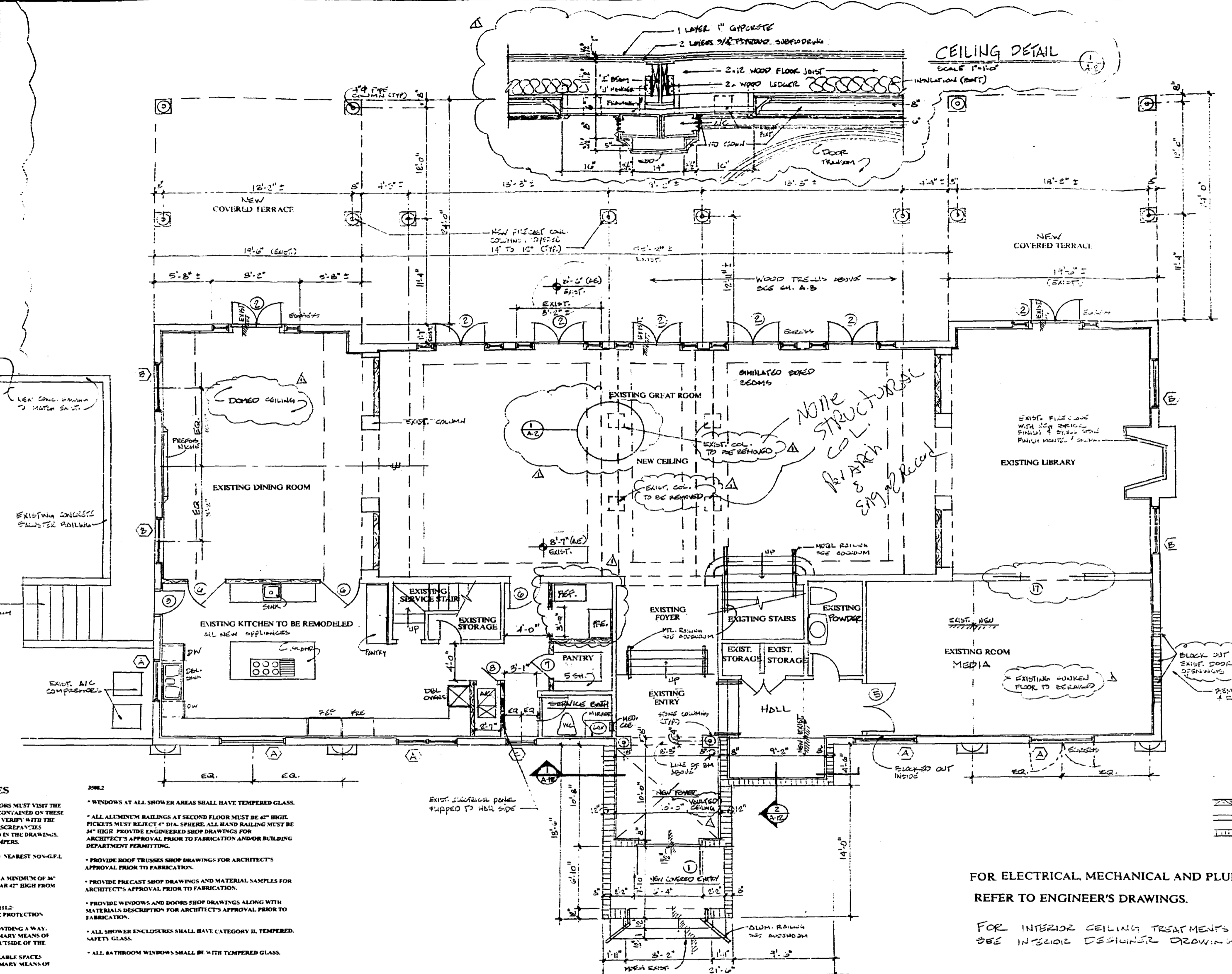
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVENUE, FLORIDA

REVISIONS
 1
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 3
 4
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 10

DATE SHEET
 A-1
 OF

25299

OCT 27 1999



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

The following shop drawings are part of this permit. Must provide shop drawings under separate permit for:

- Roof Joist
- Stairs
- Shank
- Scaffolding
- Structural Steel
- Trusses
- Hand Down
- Windows
- Other

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

[Signature]
DATE: 10/27/1988

LEGEND

- NEW SHOP PARTIAL W/ 2x4 BATT INSULATION
- EXISTING
- NEW BATT W/ 1/2" X 3/4" BATT INSULATION

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

FOR INTERIOR CEILING TREATMENTS & SHOPS SEE INTERIOR DESIGNER DRAWINGS

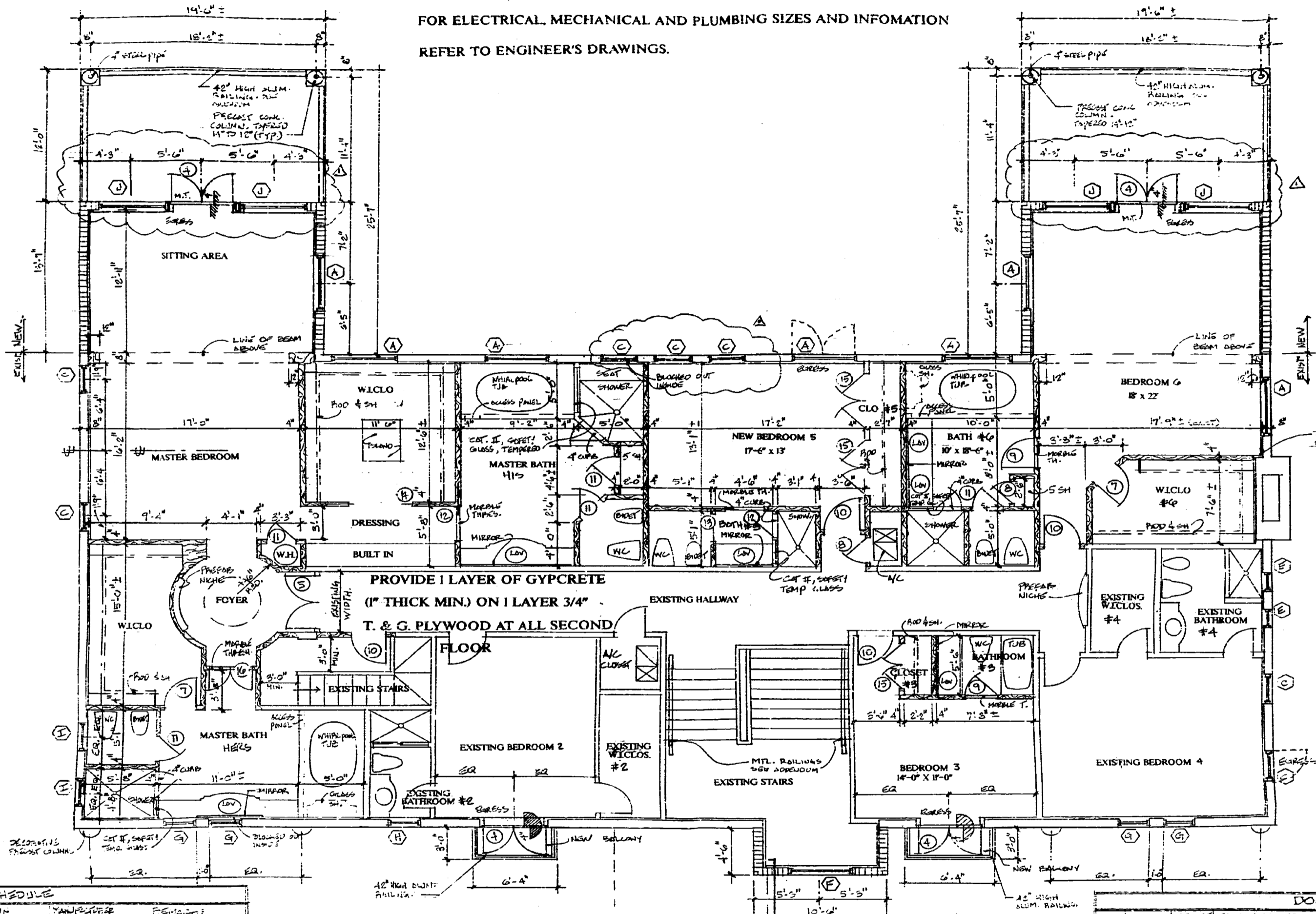
REVISIONS	
DATE	10/27/1988
SHEET	A-2
OF	01



ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

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



The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:
- Window
- Door
- Metal Deck
- Metal Wall
- Metal Structure
- Open Metal Deck
- Pool
- Permit Members

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
[Signature]
DATE: *[Date]*

FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS.
END FLOOR AREA = 4336 SF

WINDOW SCHEDULE

MODEL	WIDTH	HEIGHT	FINISH	DESCRIPTION	MANUFACTURER	REMARKS
A	80"	30"	-	CLAD, WOOD CASIMENTS	FIXEL	3/8" IMPACT GLASS
B	60"	72"	-	"	"	"
C	30"	90"	-	"	"	"
D	30"	72"	15"	"	"	"
E	18"	24"	-	"	"	"
F	2'-30"	84"	-	CLAD, WOOD, FINED	"	"
G	30"	48"	15"	CLAD, WOOD, LASCHE	"	"
H	30"	30"	-	CLAD, WOOD, QUADRIFOL	"	"
I	30"	30"	-	CLAD, WOOD, COCKEY	"	"
J	60"	30"	-	CLAD, WOOD, FINED	"	"

1) ALL GLASS TO BE 3/8" GRAY TINTED, IMPACT RESISTANCE
2) SIZES ARE APPROXIMATE, VERIFY SIZES WITH WINDOW MANUFACTURER
3) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
* SEE SPECIFICATIONS FOR MANUFACTURING DESIGN & LOCATION

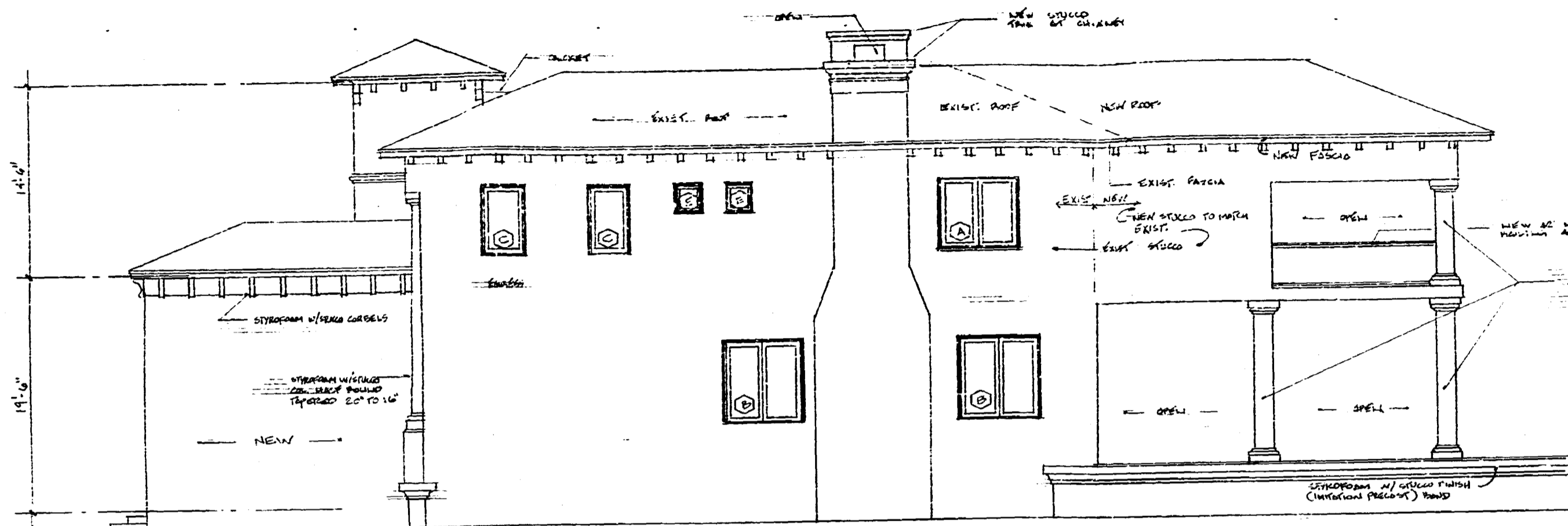
LEGEND
 NEW SOLID PARTITION W/ P-11 BATT INSULATION
 EXISTING
 NEW BLACK WELL W/ R-5.6 RIGID INSULATION

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	1st	2nd	3rd	4th	REMARKS
1	72"	144"	-	WEAUGHT IRON	1	2	1	1	BENCH: 3/8" IMPACT
2	60"	90"	2"	WOOD SLID, FRONC.	1	ALUM.	1	1	W/IN SIDE W/SH & TENSION
3	32"	90"	2"	"	1	ALUM.	1	1	"
4	30"	90"	2"	"	1	ALUM.	1	1	"
5	30"	90"	1 3/4"	WOOD PAINTED PANEL	2	-	-	-	"
6	30"	90"	1 3/4"	"	2	-	-	-	"
7	32"	90"	1 3/4"	WOOD, PAINTED PANEL	2	-	-	-	"
8	24"	90"	1 3/4"	"	2	-	-	-	"
9	32"	90"	1 3/4"	"	2	MARBLE	-	-	"
10	30"	90"	1 3/4"	"	2	-	-	-	"
11	30"	90"	1 3/4"	"	2	-	-	-	"
12	30"	90"	1 3/4"	WOOD, PAINTED PANEL, PAINT	2	MARBLE	-	-	"
13	30"	90"	1 3/4"	"	2	-	-	-	"
14	72"	90"	1 3/4"	"	2	-	-	-	"
15	40"	90"	1 3/4"	WOOD, PAINTED PANEL	2	-	-	-	"
16	44"	90"	1 3/4"	"	2	MARBLE	-	-	"
17	72"	90"	1 3/4"	"	2	-	-	-	HEAVY DUTY GLASS

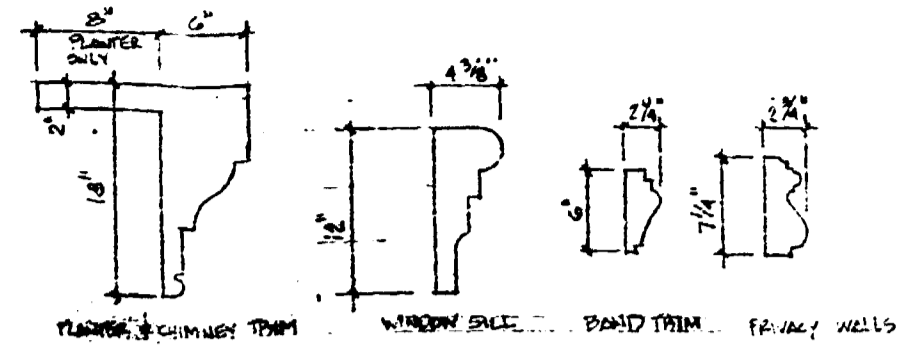
SECOND FLOOR PLAN 1/4"=1'-0"

DATE: *[Date]*
DRAWN BY: *[Name]*
CHECKED BY: *[Name]*
SCALE: A-3
OF

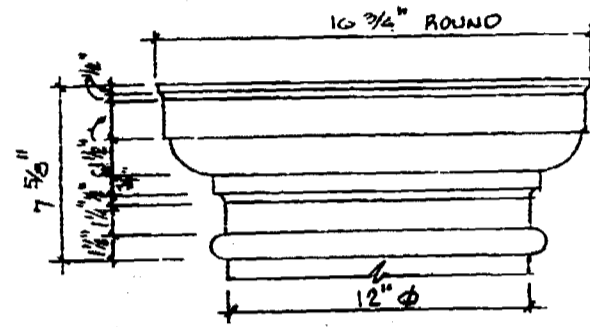


RIGHT SIDE ELEVATION

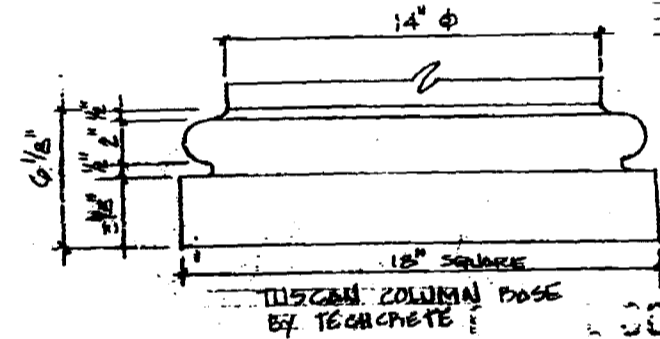
NOTE
ALL WINDOWS & DOORS TO HAVE
3/8" IMPACT RESISTANT GLASS



PRECAST TRIM PROFILES

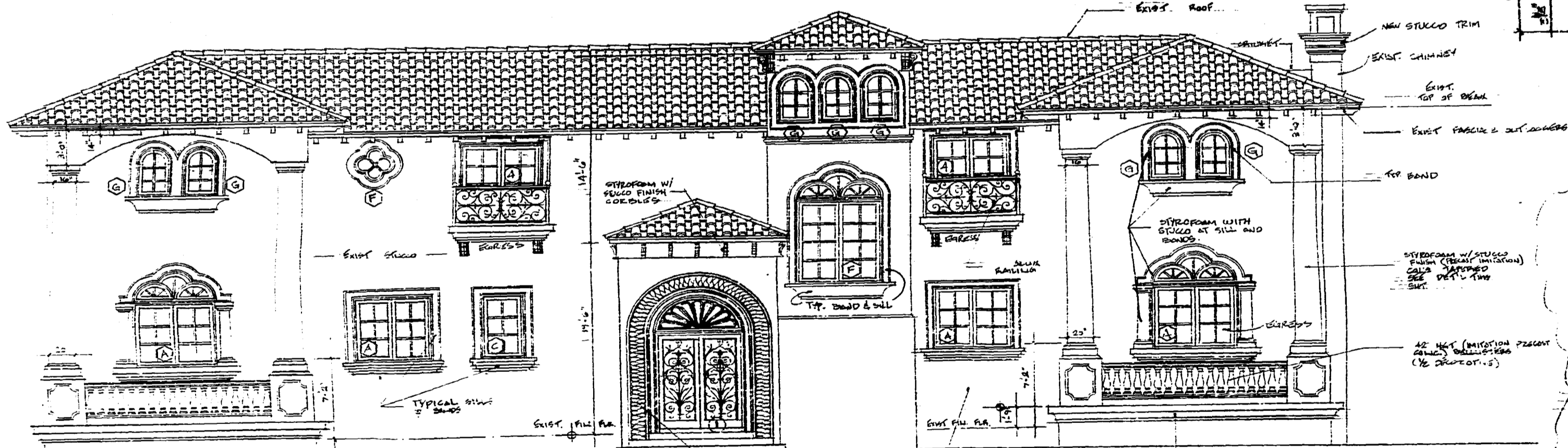


TAPERED COLUMN 14" TO 12"



The following shop drawings are part of this permit. Must provide shop drawings with separate permit fee:

Steel Joist	Shower
Steel Deck	Skylight
Steel Beam	Steel Stair
Structural Steel	Structural Steel
Wood Deck	Wood Deck
Wood Stair	Wood Stair
Other	Other



FRONT ELEVATION

SCALE 1/4"=1'-0"

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

TRIM NOTES

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

RAILING NOTES

1. ALL BALCONY RAILINGS MUST BE 42" HIGH (MIN) & FENCES MUST RESIST 40 LBS PER SQ FT. HANDRAILS TO BE 3" DIA. CHINA. SUBMIT SHOP DRAWINGS WITH SIGNED & SEALED ENGINEERING TO MEET NFPA RAILING DESIGN CRITERIA.
2. ALL STAIR RAILINGS MUST BE AS FOLLOWS:
 a. OPENED SIDE (NO WALLS), PROVIDE 3" DIA. RAIL 42" HIGH WITH HANDRAILS BETWEEN 34" TO 38" HIGH. IF CLOSED SIDE (WALL) HANDRAILS MUST BE 34" TO 38" HIGH.



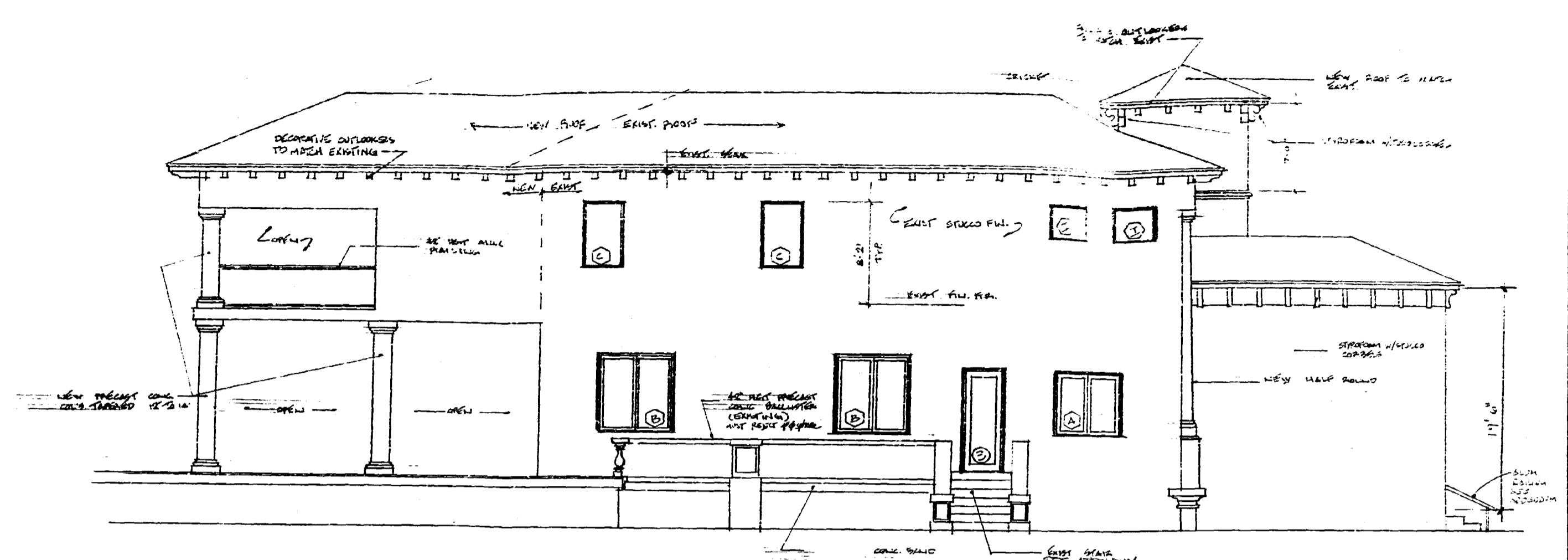
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS

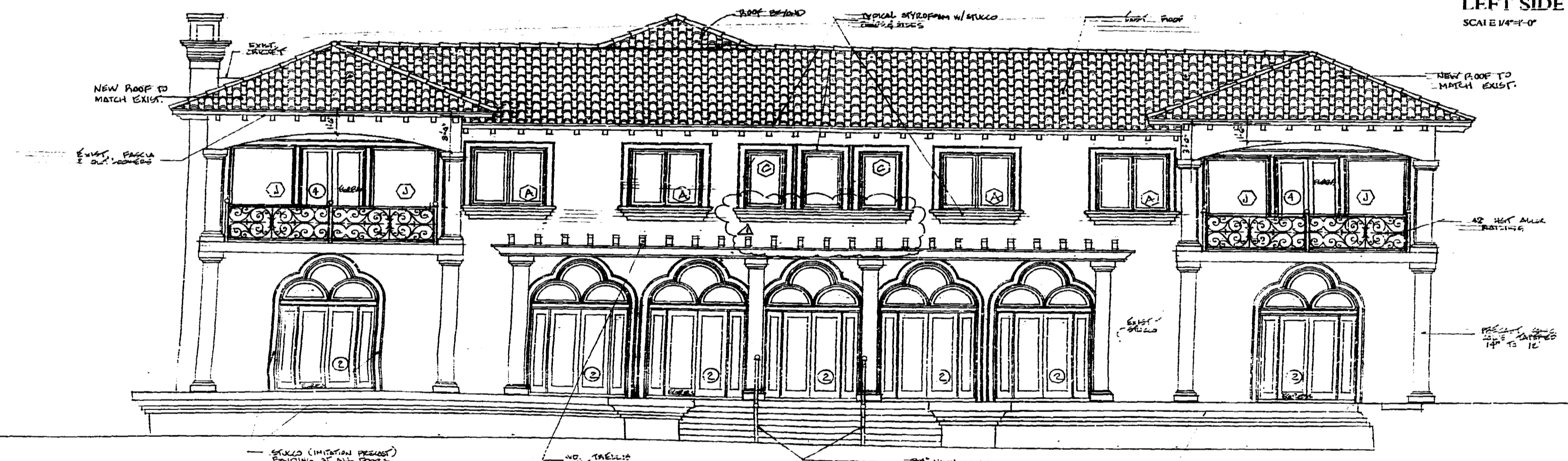
MIAMI BEACH, 94 PALM AVENUE
FLORIDA

NO.	DATE	DESCRIPTION

DATE 12-1-94
SHEET A-4
OF 07



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



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

- The following shop drawings are not part of this permit. Permit holder shall provide shop drawings under separate permit file:
- Bar Detail
 - Bar Chairs
 - Bar Brackets
 - Bar Trusses
 - Over Head Cranes
 - Pool
 - Paint Schedule
 - Stairs
 - Shyfting
 - Steel Deck
 - Structural Steel
 - Trusses
 - Windows
 - Others

PERMIT COPY
MARI BEACH
APPROVED FOR PERMIT BY
DATE: 10/2/88

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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

REVISIONS	DATE	BY	CHKD

DATE: 10/2/88
SHEET: A-5
OF: 08

MAIN BUILDING

FINISH SCHEDULE					
ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
FOYER	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	
HALL	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	
POWDER	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	
RECEIVING	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
DINING	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
DINING ROOM	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
DINING ROOM	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
KITCHEN	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
KITCHEN BATH	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
PANTRY	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
RESTROOMS	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
SERVICE STAIRS	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
STORAGE CLOSETS	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
MAIN STAIRS	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
SECOND FLOOR					
HALL	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	
A/C CLOSETS	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	
MASTER BEDROOM	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	
HIS MASTER BATH	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
HIS MASTER BATH	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
DRESSING	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
MASTER FOYER	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BEDROOM #2	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BATH #2	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BEDROOM #3	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
CLOSET #3	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BATH #3	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BEDROOM #4	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BATH #4	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BEDROOM #5	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
CLOSET #5	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BATH #5	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BEDROOM #6	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
BATH #6	SATURNIA H. & F.	DRYWALL W/ NON-COTE	6" / 6"	DRYWALL W/ NON-COTE	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED ENTRY	SATURNIA H.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
COVERED TERRACES	SATURNIA H.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
DRIVEWAY	EXISTING				
STAIRS	SATURNIA H.				
ROOF	EXISTING TO REMAIN				SEE GENERAL SPECIFICATIONS FOR MANUFACTURER

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

UTILITY BUILDING

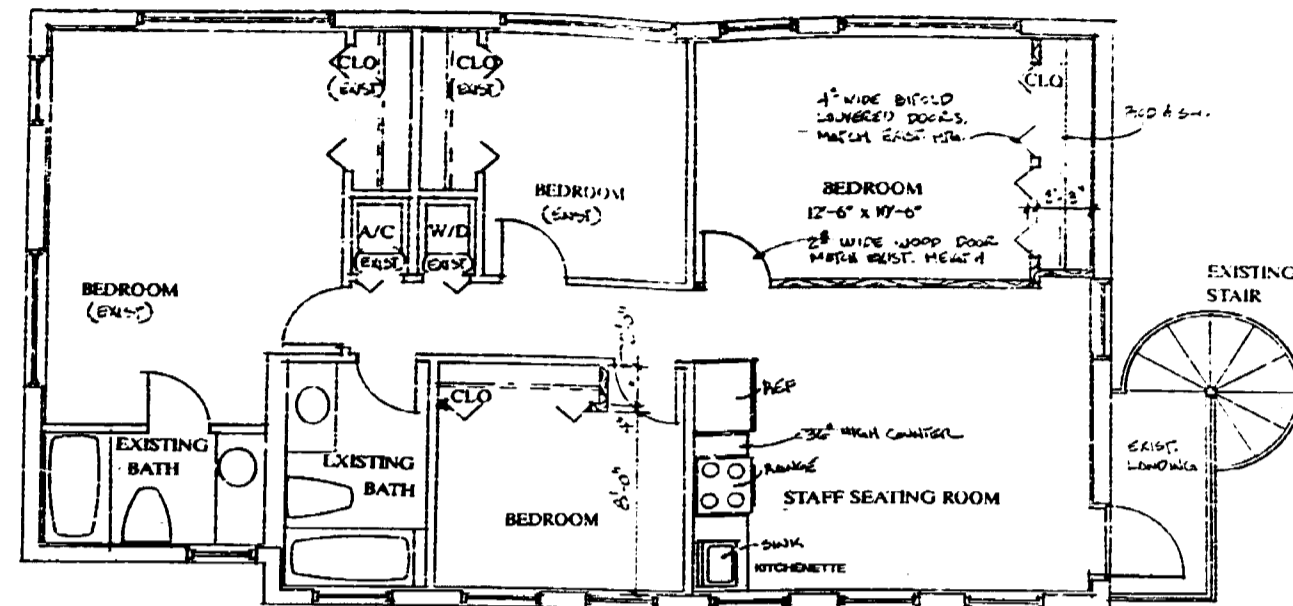
FINISH SCHEDULE					
ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
MECHAN #1	CARPET	DRYWALL W/ COMPOUND	6"	DRYWALL W/ COMPOUND	
CLOSET #1	CARPET	DRYWALL W/ COMPOUND	6"	DRYWALL W/ COMPOUND	
MECHAN #2	CARPET	DRYWALL W/ COMPOUND	6"	DRYWALL W/ COMPOUND	
CLOSET #2	CARPET	DRYWALL W/ COMPOUND	6"	DRYWALL W/ COMPOUND	
BATH	CERAMIC TILE	GREENBOARD W/ COMP.	6"	DRYWALL W/ COMPOUND	SEE I.D. DRAWINGS
HALL	CERAMIC TILE	DRYWALL W/ COMPOUND	6"	DRYWALL W/ COMPOUND	SEE I.D. DRAWINGS
UTILITY ROOM	CERAMIC TILE	DRYWALL W/ COMPOUND	6"	DRYWALL W/ COMPOUND	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
ENTRY	SATURNIA H.				
STAIRS	SATURNIA H.				
ROOF	SATURNIA H.				SEE GENERAL SPECIFICATIONS FOR MANUFACTURER

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

ENTERTAINMENT BUILDING

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

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



(EXISTING WINDOWS TO REMAIN)

NEW STAIR POSITION W/ R-11 BATT INSULATION

FLOOR PLAN

SCALE 1/4" = 1'-0"

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

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit:
 - Steel
 - Cast Iron
 - Masonry
 - Membrane Enclosure
 - Over Head Doors
 - Paving
 - Precast Members
 - Scaffolding
 - Structural Steel
 - Trusses
 - Windows
 - Other

TRUE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:
 [Signature]
 [Signature]
 [Signature]

OCT 17 1988

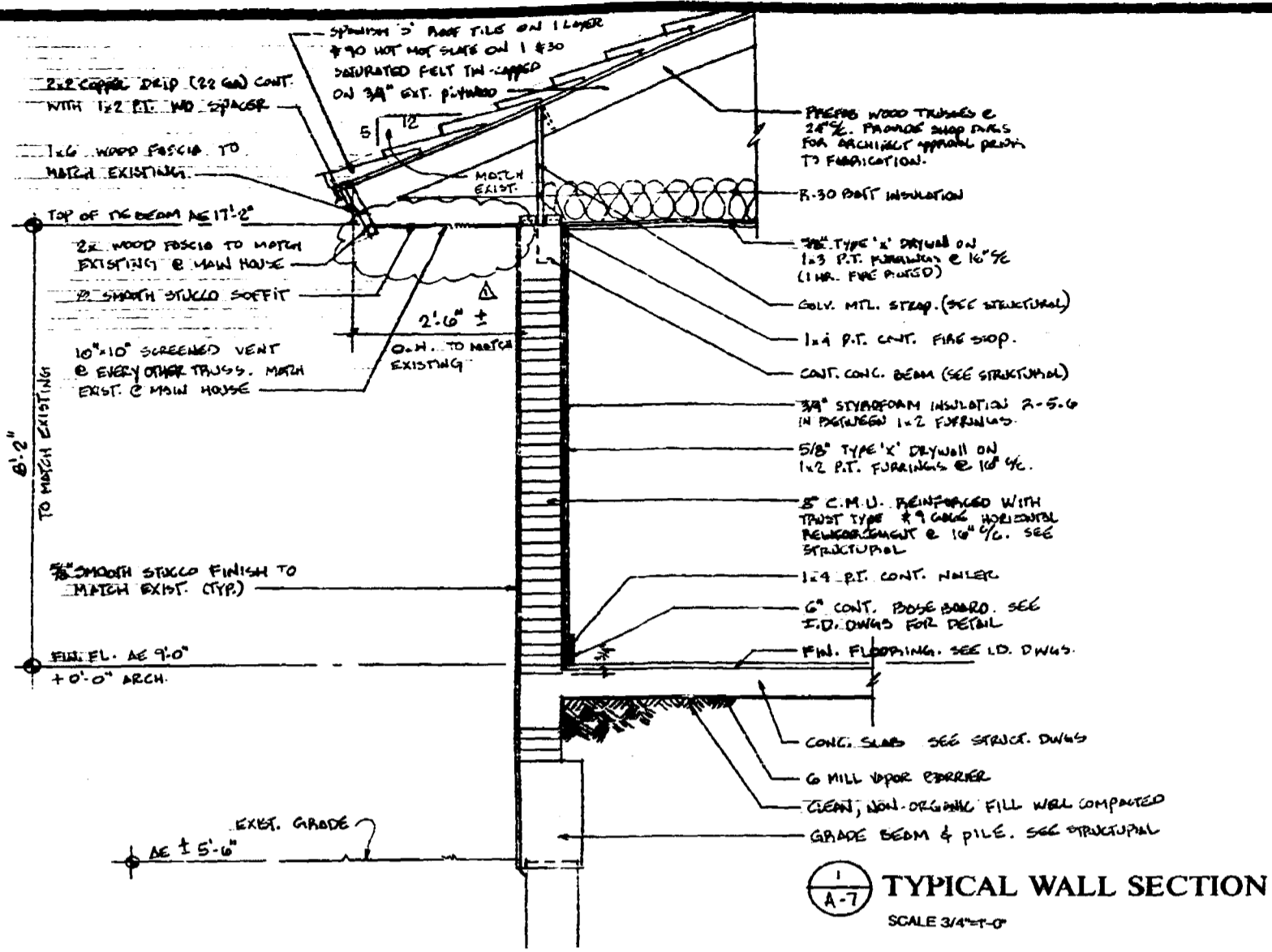


ROBERT WADE AND ASSOCIATES, P.A.
 PLANNERS
 ARCHITECTS

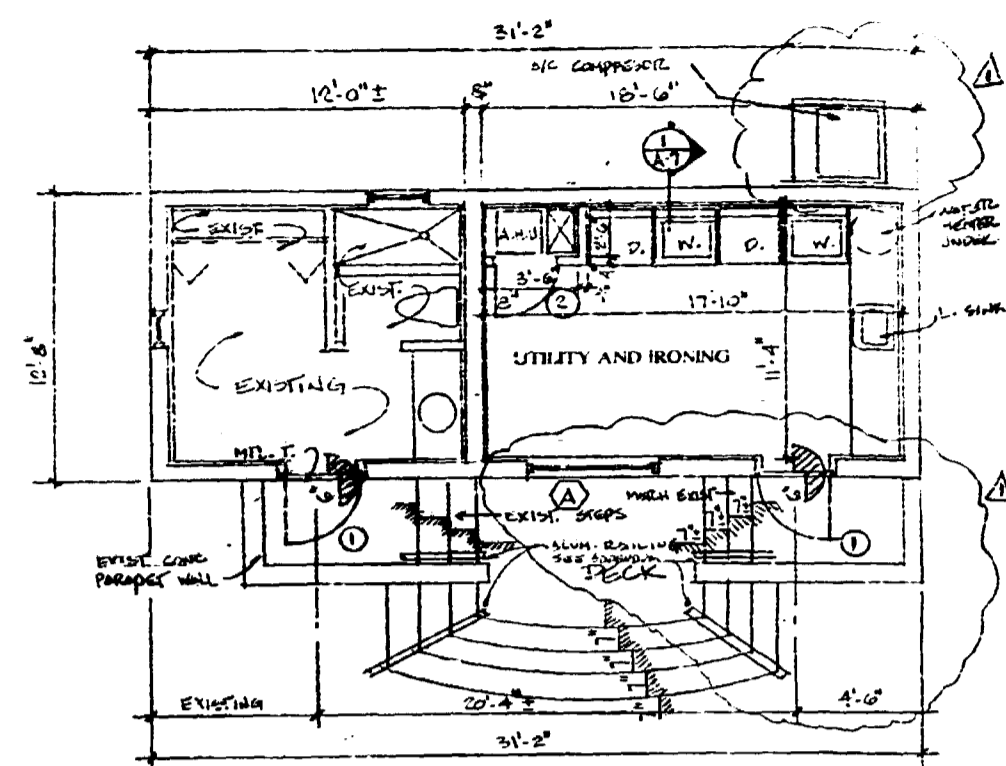
RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA

REVISIONS	

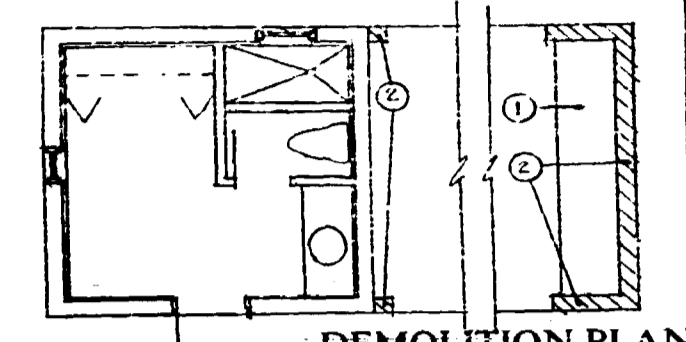
DATE 5-17-88
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 A-6
 OF



TYPICAL WALL SECTION
SCALE 3/4"=1'-0"

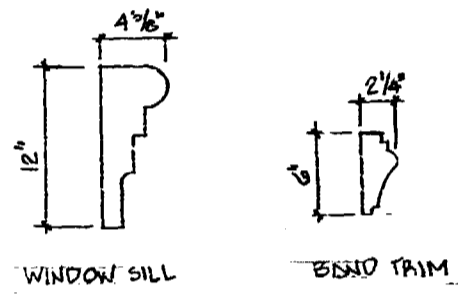


FLOOR PLAN
SCALE 1/4"=1'-0"



DEMOLITION PLAN
SCALE 1/4"=1'-0"

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



PRECAST TRIM PROFILES

NO.	WIDTH	HEIGHT	FINISH	OPERATION	GLASS	FRAME
(A)	60"	48"	-	ALUM. CASSETTE	GGI 5"	98" IMPACT GLASS, BRASS

NOTES:
1. ALL GLASS TO BE 98" STRENGTH IMPACT GLASS.
2. SIZES ARE APPROXIMATE, VERIFY SIZES WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
 - Dry Wall
 - Dry Docks
 - Glass Block
 - Hand Rail
 - Metal Mesh Structure
 - Door Head Docks
 - Pool
 - Precast Columns
 - Shelves
 - Skylight
 - Steel Stair
 - Structural Steel
 - Trusses
 - Windows
 - Cast-in-Place Concrete

NO.	WIDTH	HEIGHT	THICK	MATERIAL & TYPE	NO. PANELS	OPERATION	FRAME
(1)	30"	80"	1 3/4"	WOOD, FINISH	1	ALUM. SW. BRG.	-
(2)	32"	80"	1 3/4"	WOOD, FINISH	2	-	AIC DOOR

NOTES:
1. FINISHING, FULL WEATHER STRIPPING, DEAD-BOLT PER CODE, MET. THRESHOLD.
2. FINISHING, AIR TIGHT, PROTECT A/C REFRIG.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

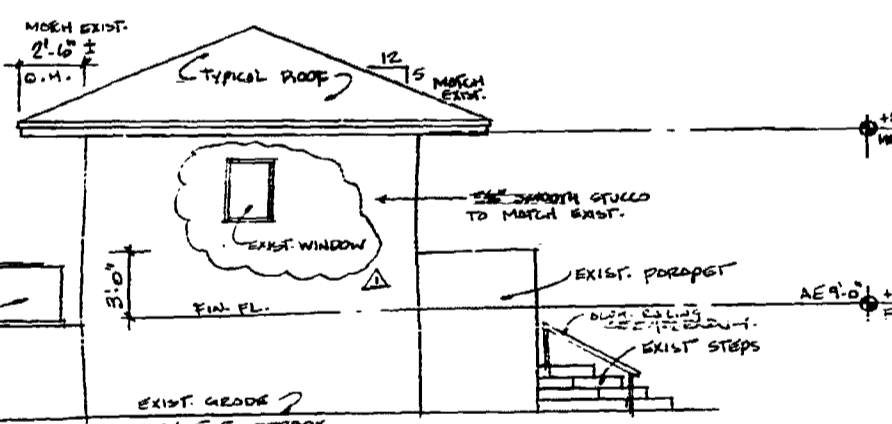
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DATE: 10-27-98
SHEET: A-7 OF 8

GENERAL NOTES

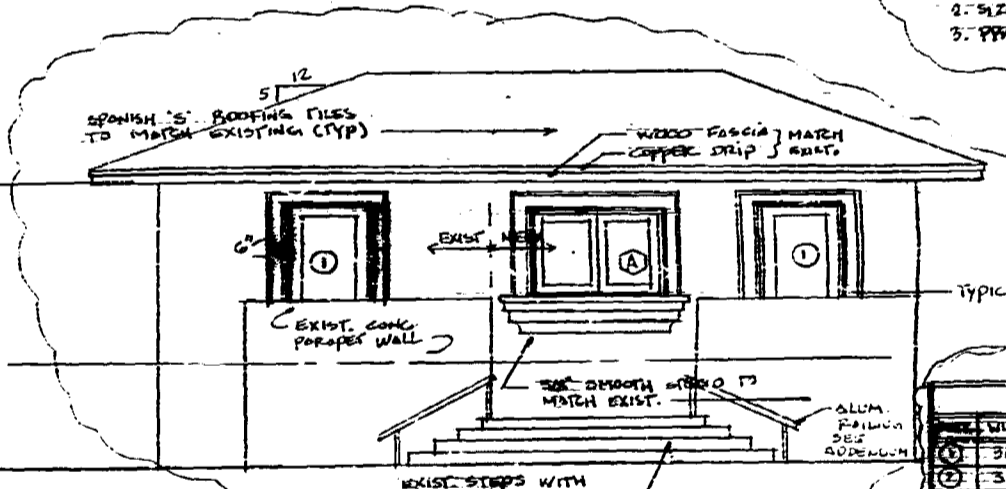
- * GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWINGS PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- * EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.
- * SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.C.I. CIRCUIT.
- * ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 3/4" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
- * SECOND MEANS OF ESCAPE SE E.C. SECTION 311.2. THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
 (A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
 (B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
 (C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
 (C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
 (C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE LIFT APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIALS, OR
 (C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- * ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION

NOTES

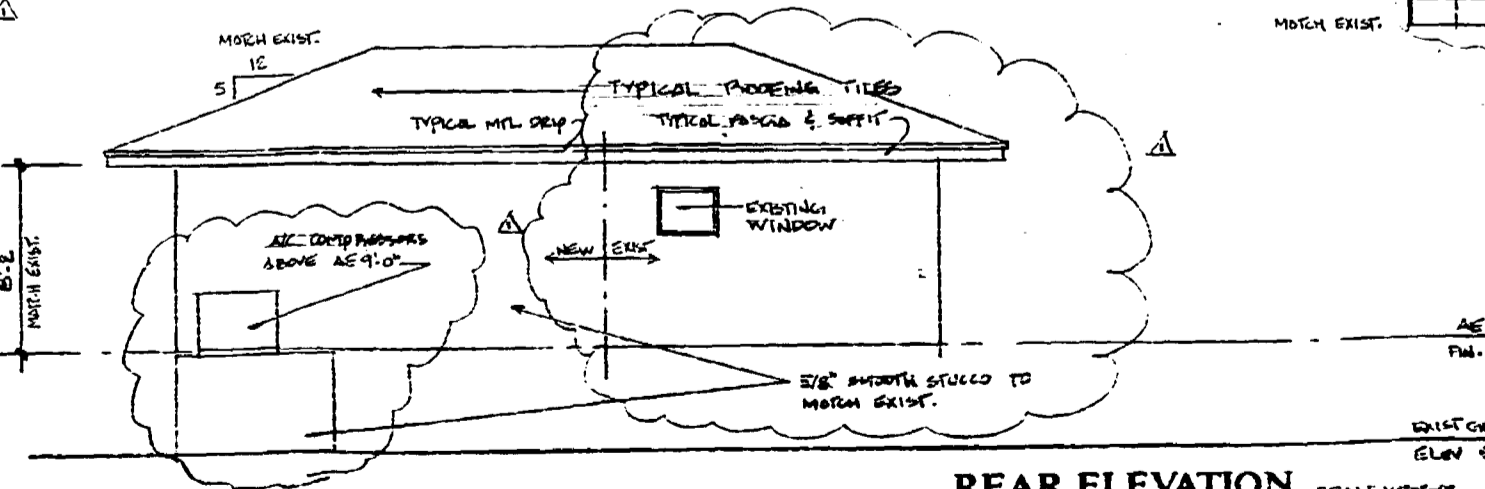
- * WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- * ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REFLECT 4" DIA. SPHERE. ALL BAND RAILING MUST BE 3/4" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- * PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- * PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- * PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- * ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II TEMPERED SAFETY GLASS.
- * ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.



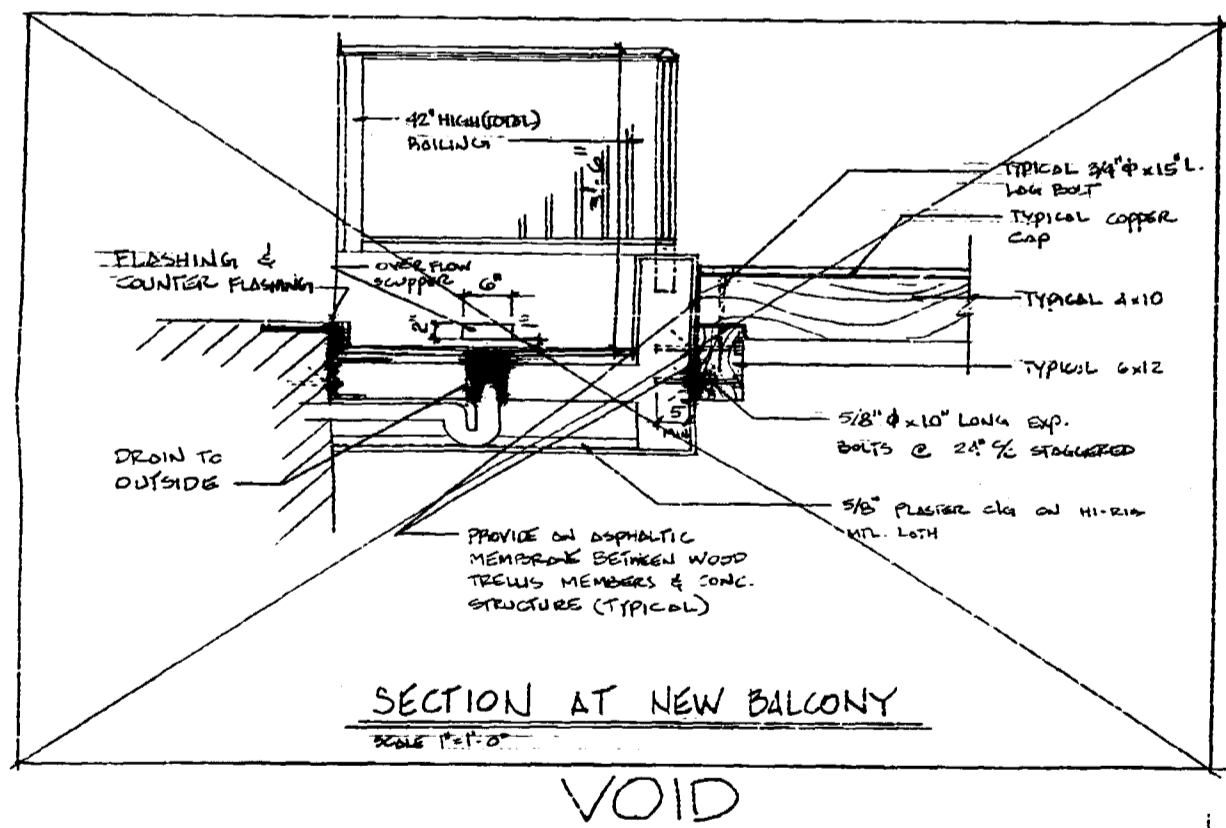
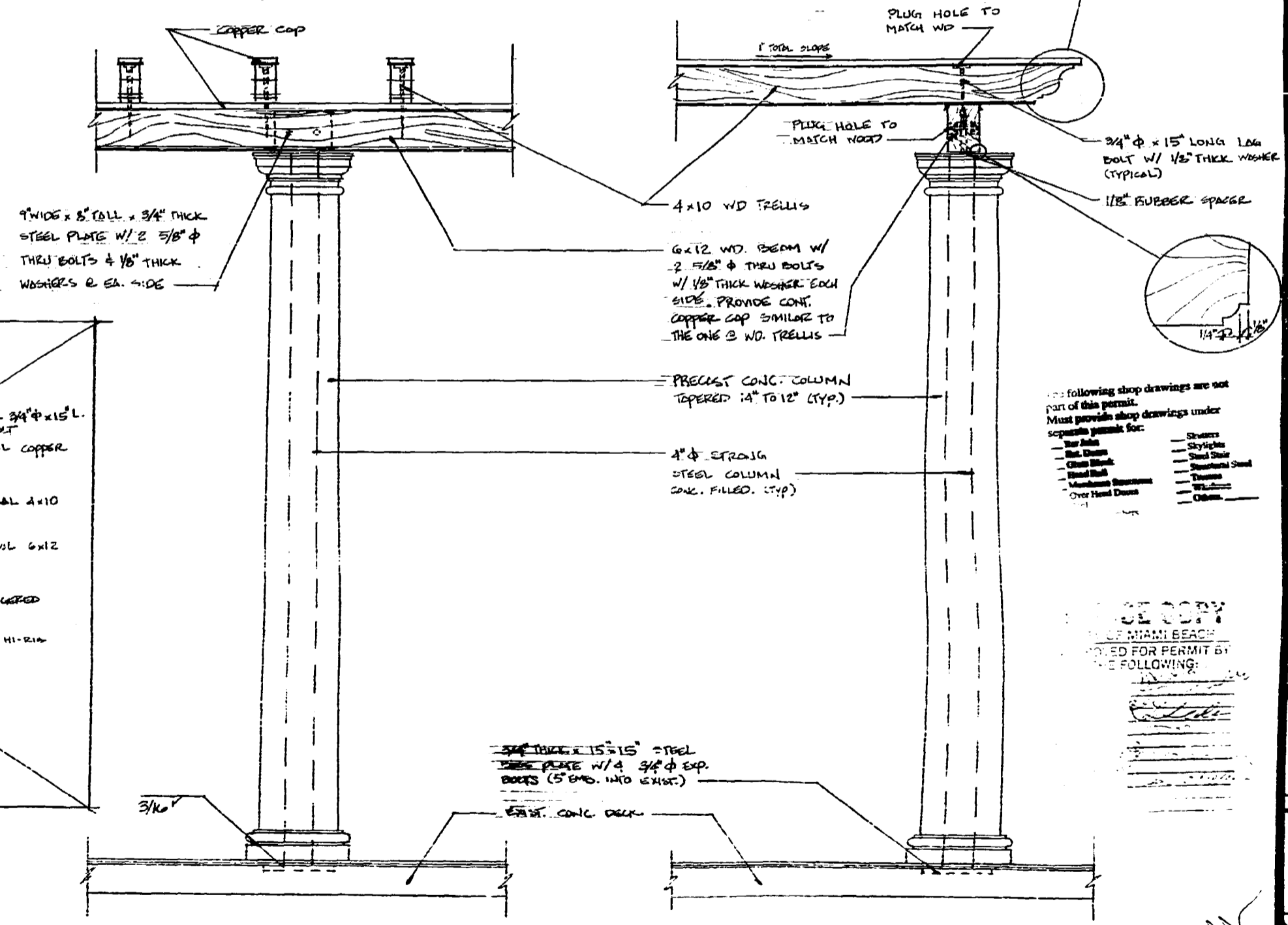
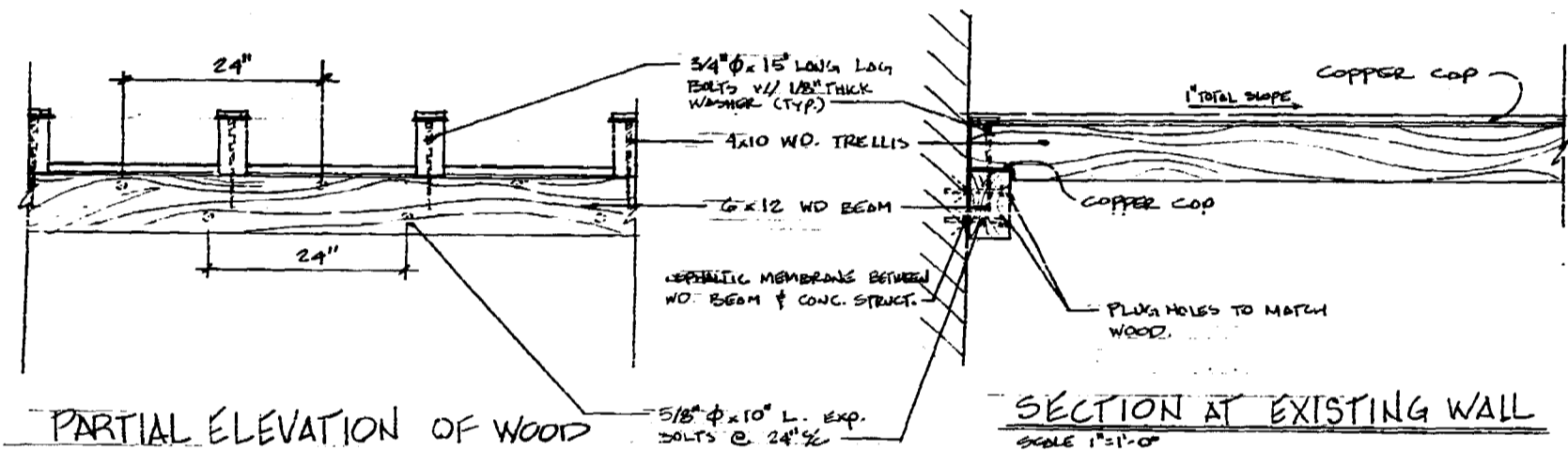
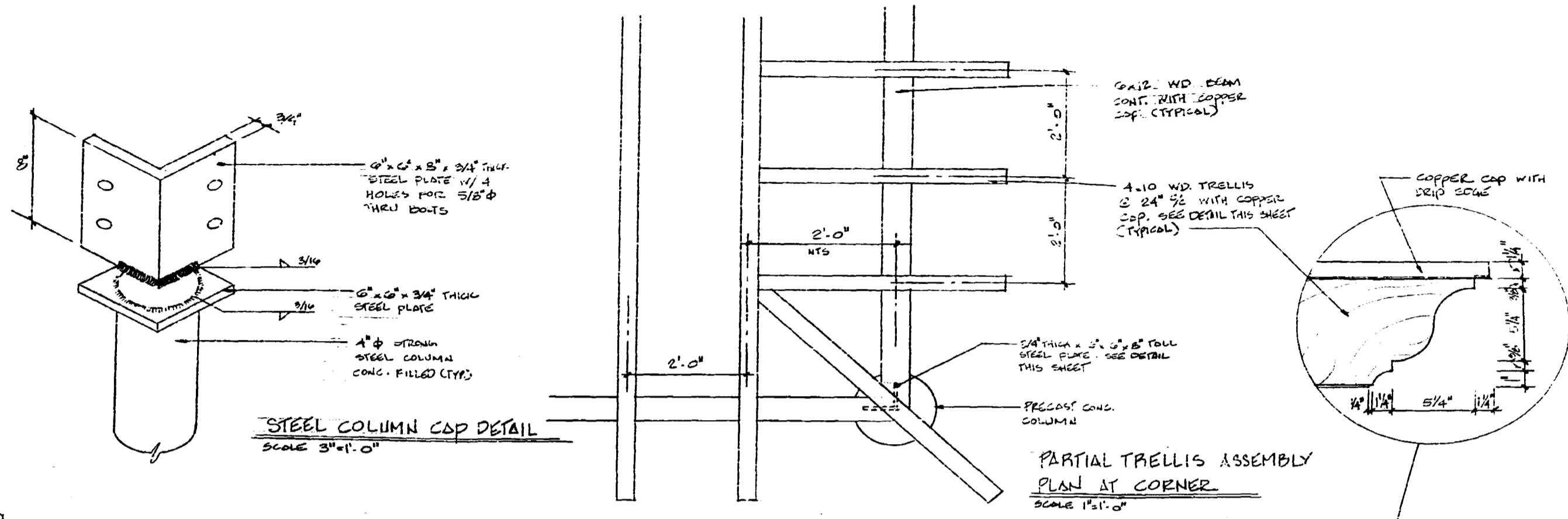
LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"
RIGHT SIDE ELEVATION IS SIMILAR



FRONT ELEVATION
SCALE 1/4"=1'-0"
NEW WINDOWS TO HAVE 3/4" IMPACT RESISTANCE GLASS



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



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

Steel Deck	Stairs
Steel Beam	Skybridge
Steel Joist	Wood Deck
Wood Deck	Concrete Slab
Wood Joist	Steel Joist
Over Head Door	Other

PERMIT COPY
FOR MIAMI BEACH
REQUIRED FOR PERMIT BY
THE FOLLOWING:

DATE: 5-7-99
SHEET: A-8

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH
FLORIDA

DATE: 5-7-99
SHEET: A-8

GENERAL NOTES

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

* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-ALF CIRCUIT.

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

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
 (A) A BOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNRESTRICTED TRAVEL TO THE OUTSIDE OF THE BUILDING AT STREET OR GROUND LEVEL.
 (B) A PASSAGE THROUGH AN ADJACENT NONHABITABLE SPACE, 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 IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
 (C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
 (C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
 (C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
 * ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION

3084.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

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

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

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

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

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

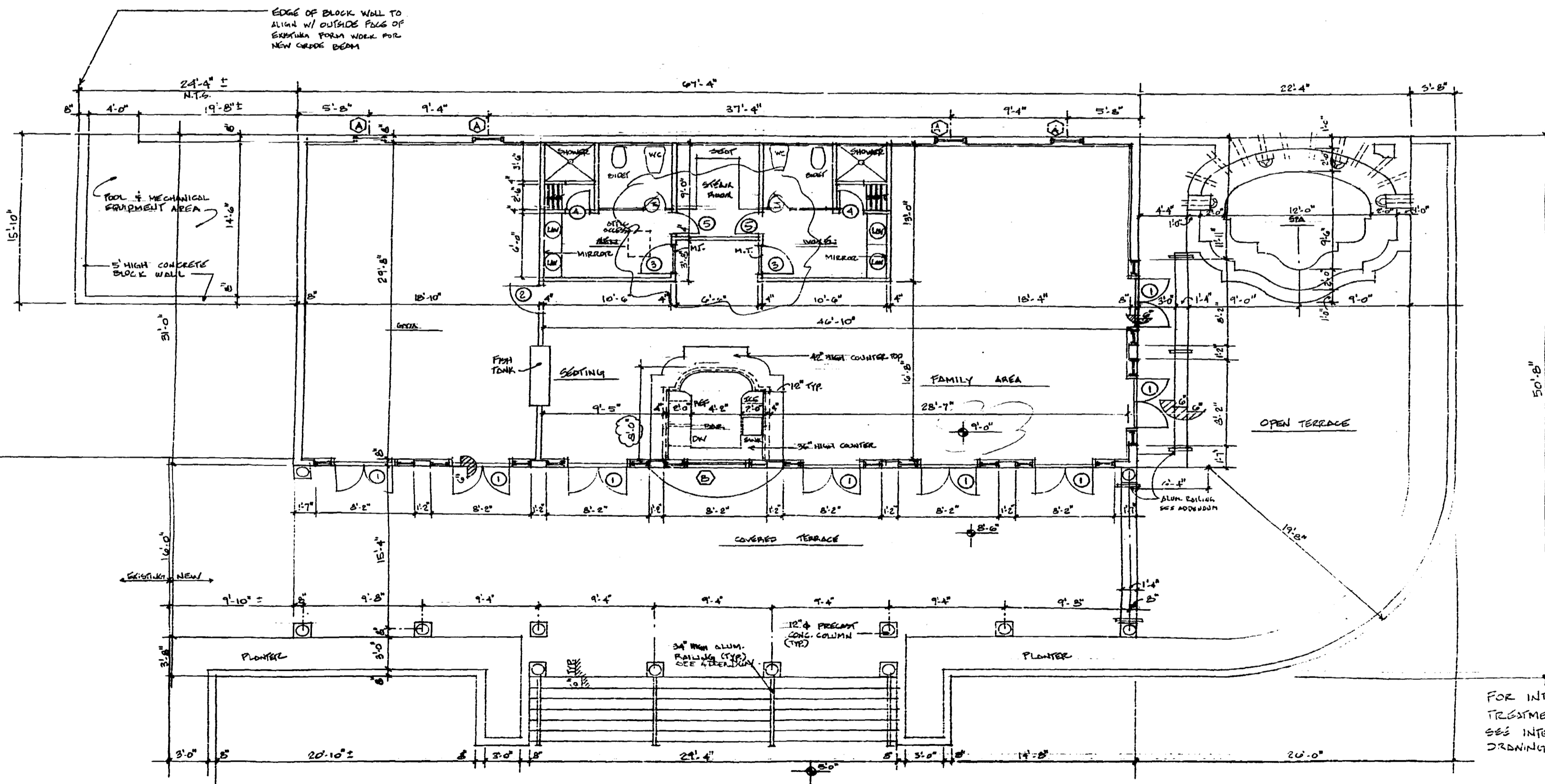
* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	RADIUS	DESCRIPTION	MANUFACT.	REMARKS
A	30"	38"	15"	WOOD CLAD, FIX	WEATHER SH.	3/8" IMPACT GLASS
B	9"	60"	-	WOOD CLAD, 180° SWIVEL	"	"

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

DOOR SCHEDULE								
MARK	WIDTH	HEIGHT	FINISH	MATERIAL & TYPE	KEY NOTE	THRESH.	GLAZING	REMARKS
1	60"	96"	---	WOOD CLAD, FRENCH	1	---	---	WITH 1/2" WOOD SHOE LITE
2	36"	96"	---	WOOD, RAISED PANEL	2	---	---	---
3	36"	96"	---	"	2	MARBLE	---	---
4	24"	96"	---	WOOD, FLUSH	3	---	---	---
5	24"	96"	---	WOOD, OPAQUE	4	MARBLE	---	STEAM ROOM

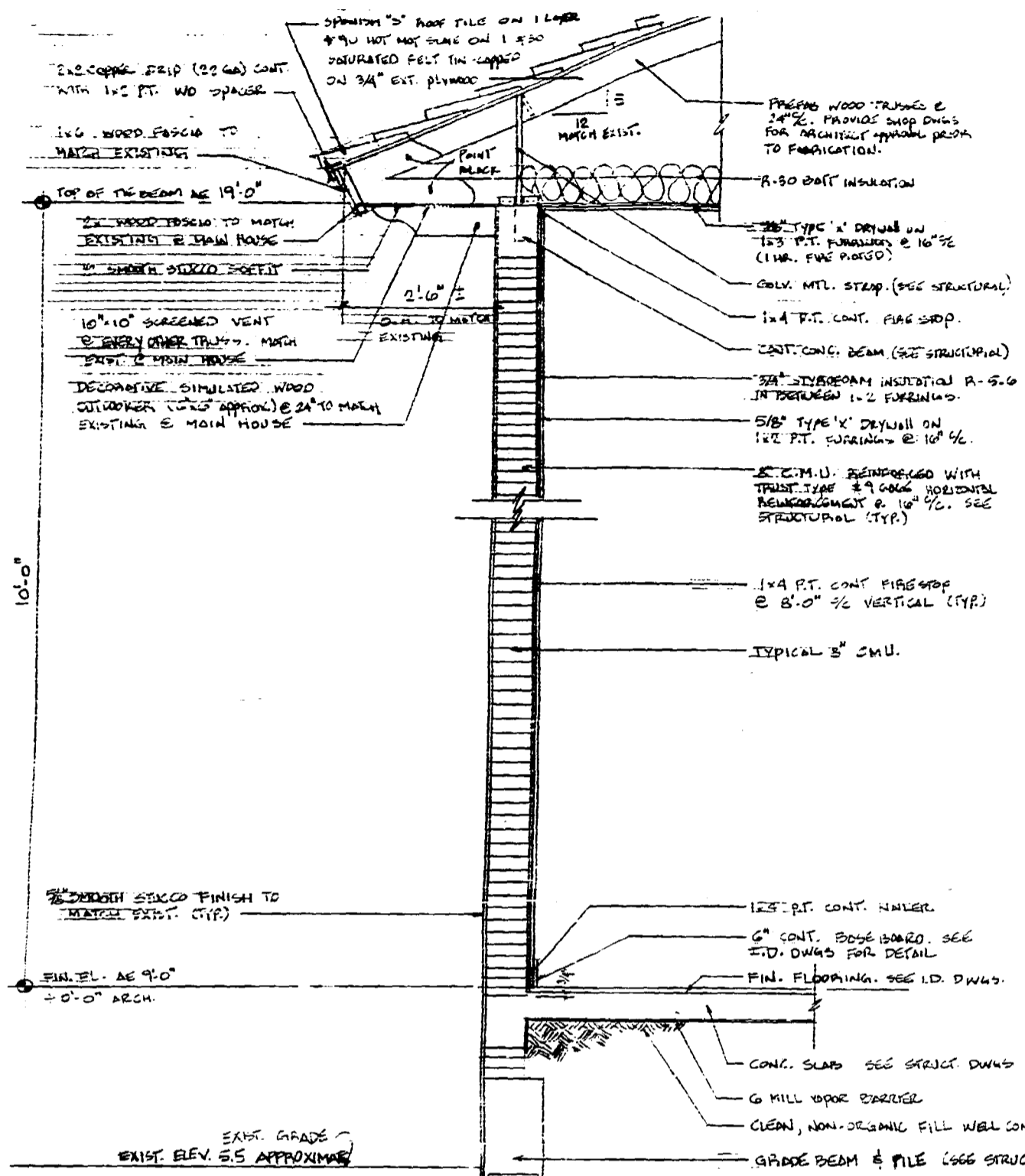
1. FULL WEATHERSTRIPPING, 2000 BALT. PER CODE, A.M. THRESH.
 2. PREHUNG, AUTOMATIC LOCK
 3. PREHUNG
 4. ALUMINUM FRAME, STEAM ROOM



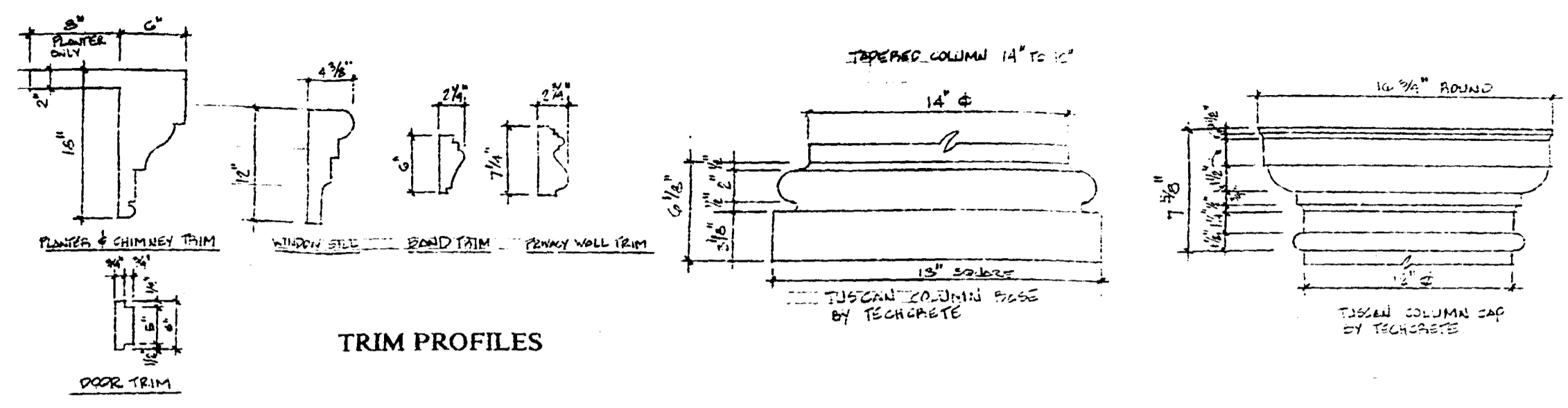
The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
 - Steel Deck
 - Steel Joist
 - Steel Truss
 - Steel Column
 - Steel Beam
 - Steel Wall
 - Precast Masonry

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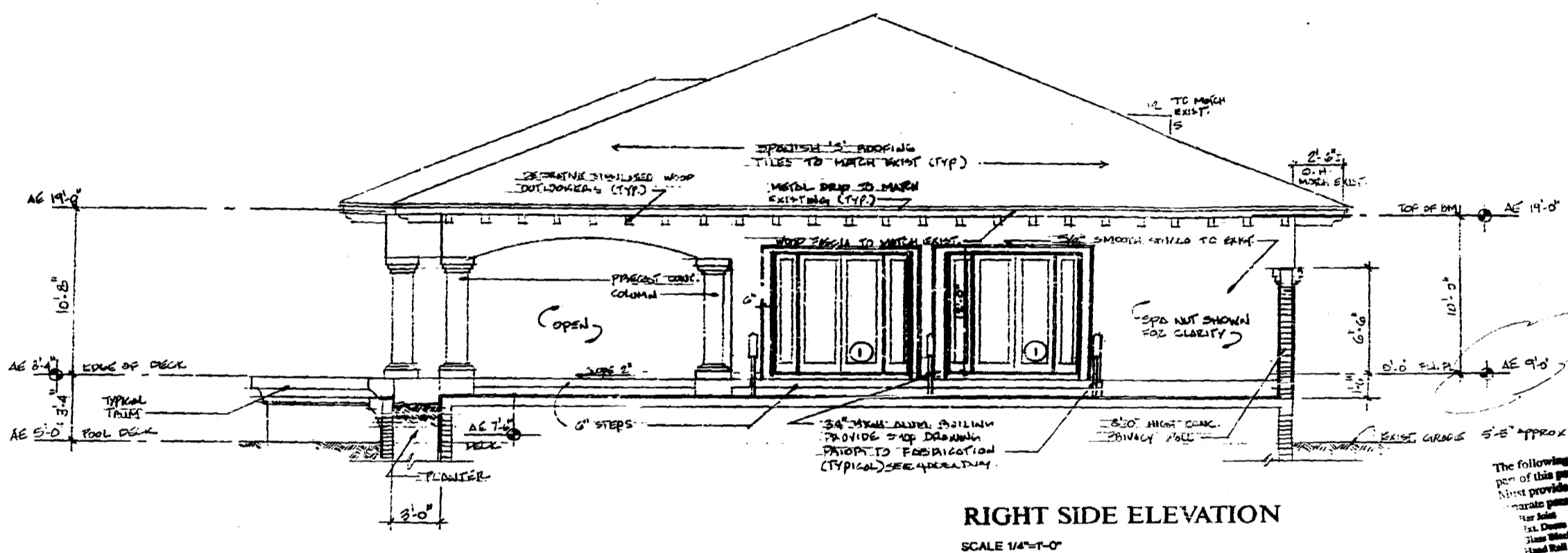
FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS



TYPICAL WALL SECTION
SCALE 3/4"=1'-0"

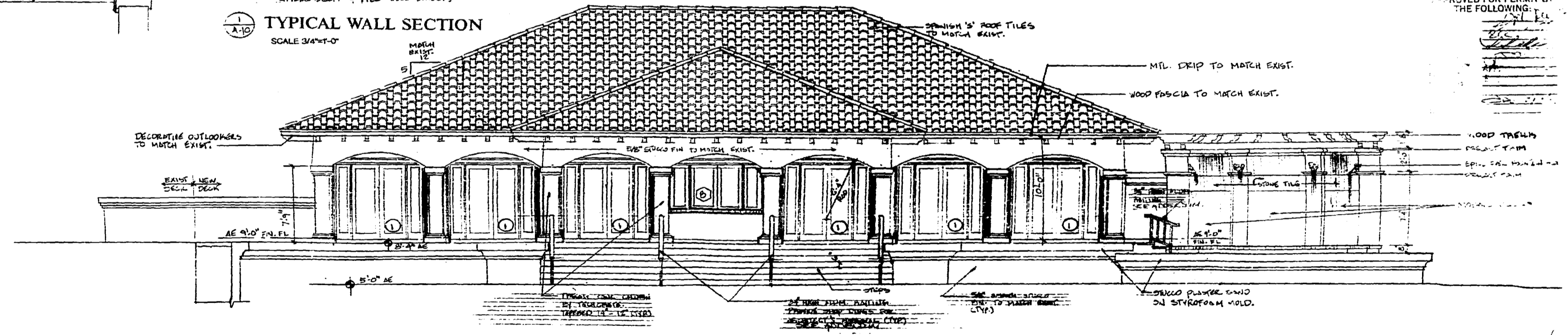


TRIM PROFILES



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

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



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

- The following shop drawings are per of this permit. Permit provides shop drawings under:
- Roof Structure
 - Roof Deck
 - Roof Truss
 - Roof Joist
 - Roof Sheathing
 - Roof Flashing
 - Roof Gutter
 - Roof Vent
 - Roof Drain
 - Roof Edge
 - Roof Sealant
 - Roof Insulation
 - Roof Membrane
 - Roof Waterproofing
 - Roof Protection
 - Roof Safety
 - Roof Access
 - Roof Storage
 - Roof Removal
 - Roof Demolition
 - Roof Reconstruction
 - Roof Renovation
 - Roof Repair
 - Roof Maintenance

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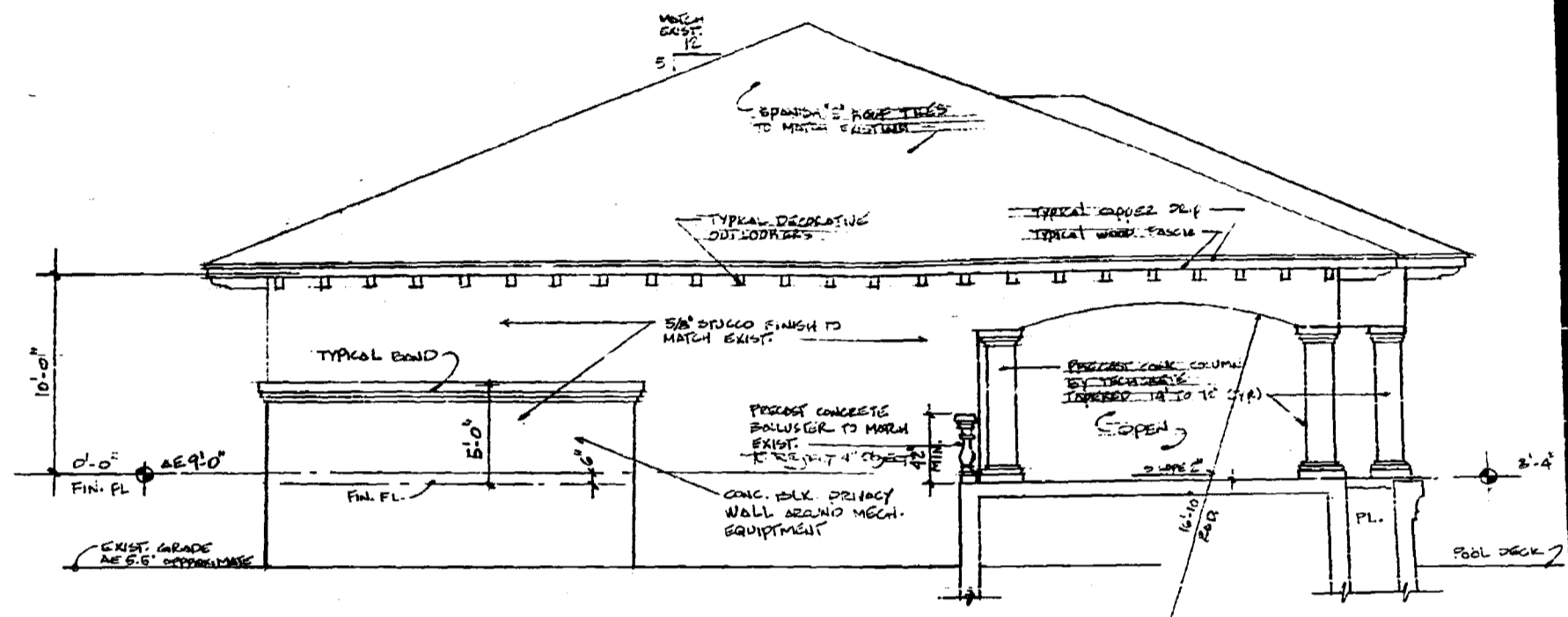
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

FLORIDA

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS

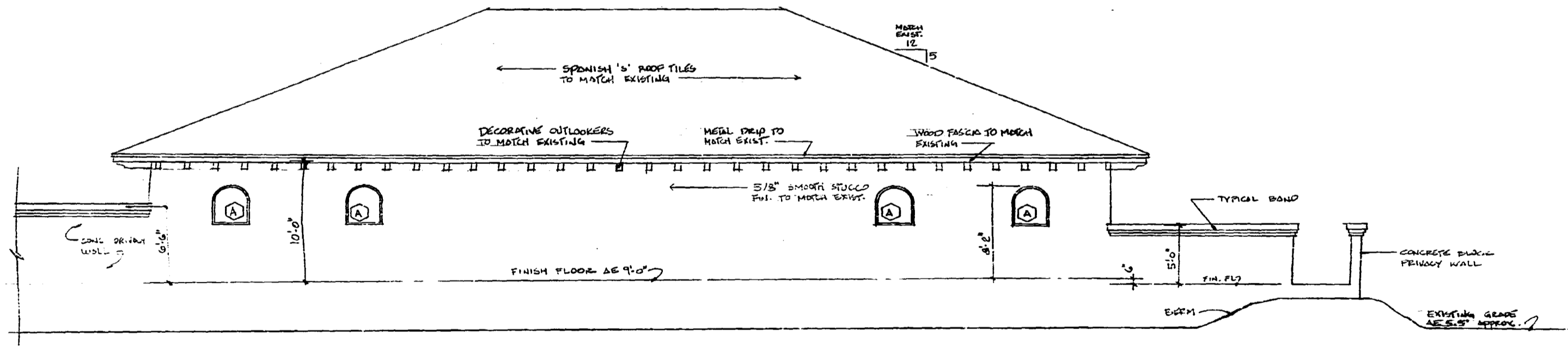
MIAMI BEACH 94 PALM AVENUE

DATE	REVISIONS
SHEET	NO. OF SHEETS
A-11	11
OF	



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

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



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

The following shop drawings are not part of this permit. Must submit the drawings under separate cover.

- Roofing
- Windows
- Doors
- Over Head Doors
- Pool
- Pool Deck
- Pool Equipment
- Pool Fencing
- Pool Gates
- Pool Ladders
- Pool Lights
- Pool Pumps
- Pool Sumps
- Pool Valves
- Pool Wires
- Pool Yards
- Pool Zoning
- Pool Other

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THE FOLLOWING:

Signature and date: 10/1/98

DATE: 10/1/98

UNIVERSITY

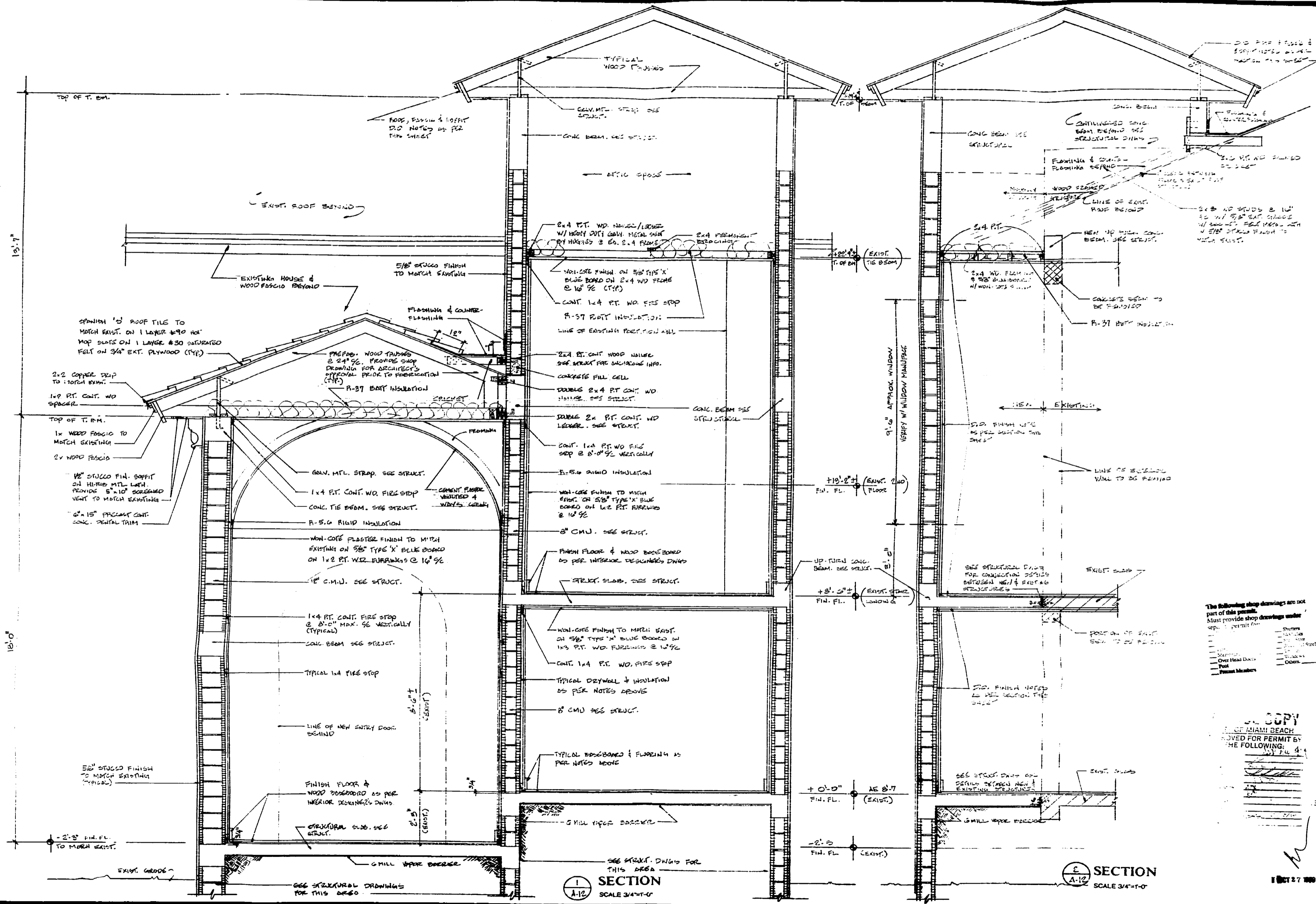


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ARCHITECTS
 PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 FLORIDA
 MIAMI BEACH

NO.	DATE	DESCRIPTION

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 SHEET: A-12
 OF: 12

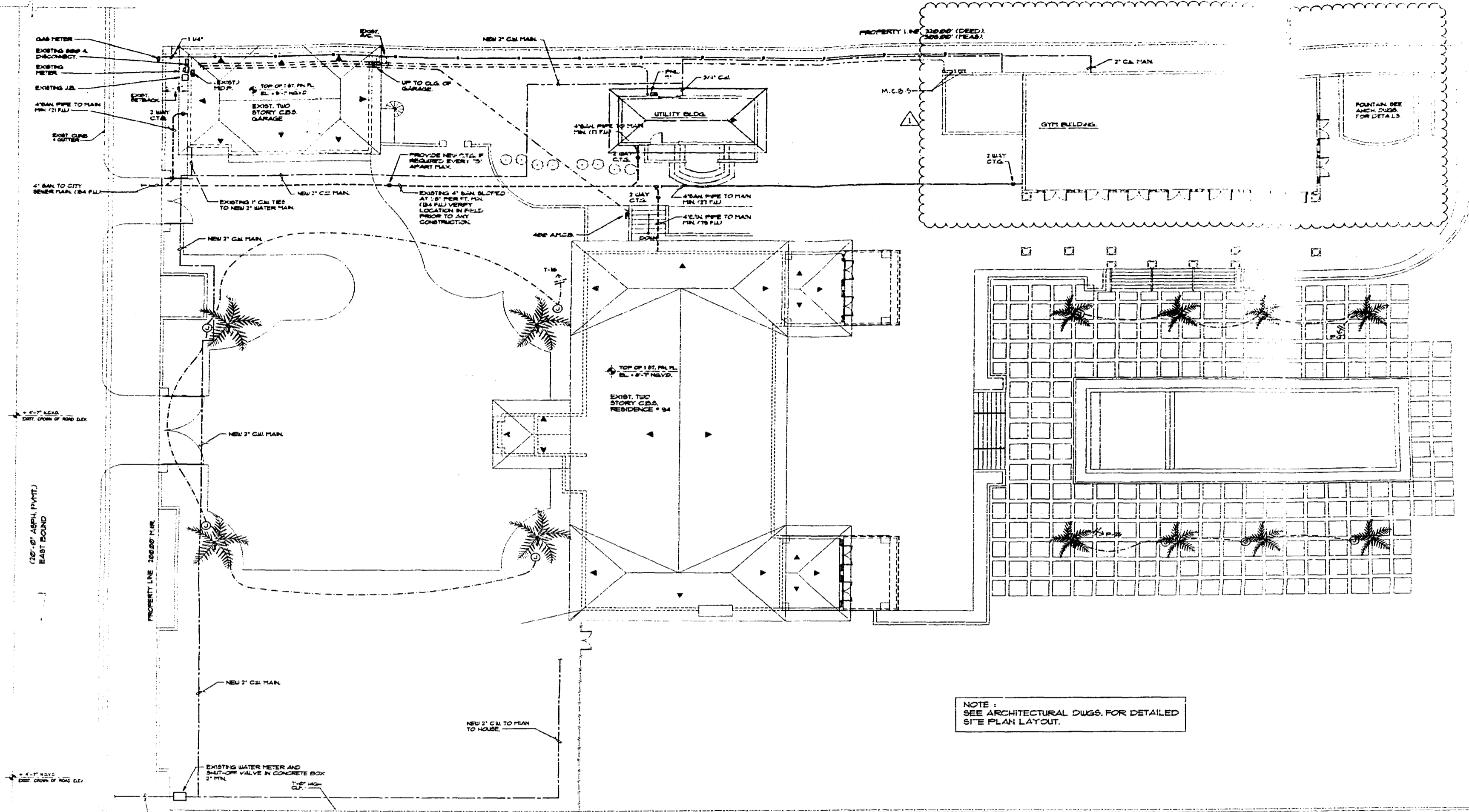


WYNDOR

PALM AVENUE
(35'-0" GRASS MEDIAN)

10

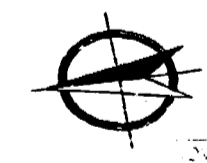
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NOTE:
SEE ARCHITECTURAL DUGS. FOR DETAILED
SITE PLAN LAYOUT.

LEGAL DESCRIPTION :
 LOTS 34 AND 31 IN BLOCK 1 OF PALM ISLAND, ACCORDING TO THE
 PLAT THEREOF RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC
 RECORDS OF DADE COUNTY, FLORIDA.
 ALSO
 A STRIP OF LAND 36 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS
 TO THE SOUTHERLY BOUNDARY LINE OF LOTS 34 AND 31 IN BLOCK 1
 OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
 BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,
 SAID 36 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 34, THENCE SOUTHERLY
 ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 34 EXTENDED SOUTHERLY FOR
 A DISTANCE OF 36 FEET, THENCE SOUTHERLY ALONG A LINE PARALLEL WITH
 THE SOUTHERLY BOUNDARY LINE OF LOTS 34 AND 31 TO A POINT WHERE
 THE WESTERLY BOUNDARY LINE OF LOT 31 EXTENDED SOUTHERLY INTERSECTS
 SAID LINE, THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY
 LINE OF LOT 31 FOR A DISTANCE OF 36 FEET TO THE SOUTHWESTERLY
 CORNER OF LOT 31, THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY
 LINE OF LOTS 34 AND 31 TO THE POINT OF BEGINNING, TOGETHER WITH
 ALL NEIGHBOR RIGHTS AND WATER PRIVILEGES ADJACENT TOGETHER WITH
 THERE TO, LYING AND BEING IN DADE COUNTY, FLORIDA.

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



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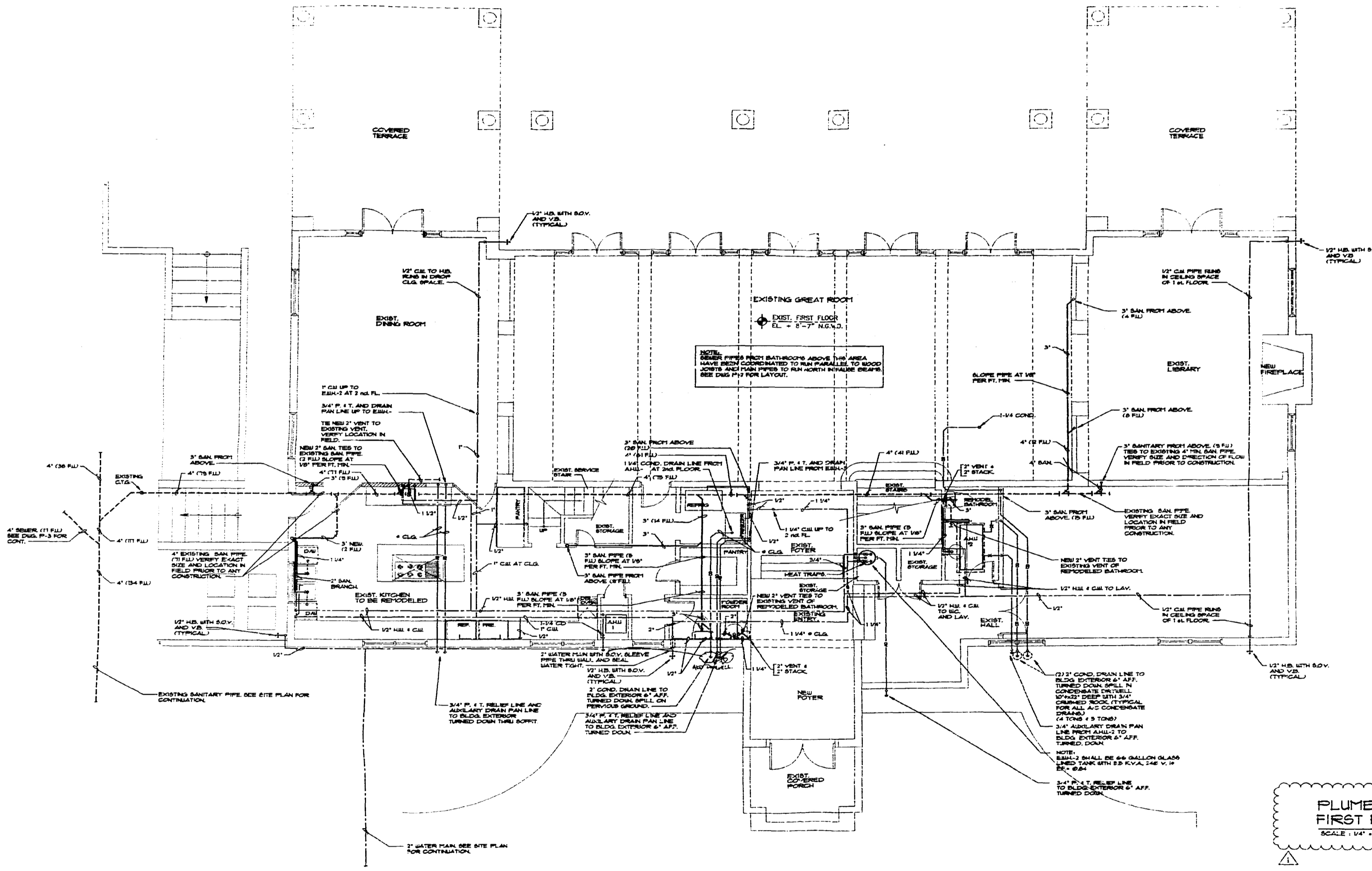
date	11-18-20
issued	
drawn	GS
checked	GS
project no.	10-100

GUSTAVO SOLANO, P.E.
 consulting engineer
 fla. registration # : 34923
 4836 s.w. 74th court, miami, fl. 33155
 tel. (305) 665-6151

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 520 BRUCKELL KEY DRIVE, OFFICE PLAZA 201
 MIAMI, FLORIDA
 (305) 371-2832
 AAC000675

RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA.

revisions
 -GUSTAVO SOLANO, P.E.
 SHEET
 SP-1
 OF 1



NOTE: SEWER PIPES FROM BATHROOMS ABOVE THIS AREA HAVE BEEN COORDINATED TO RUN PARALLEL TO WOOD JOISTS AND FLOOR JOISTS TO RUN NORTH-SOUTH REFERENCE DEAPS. SEE DWG P-2 FOR LAYOUT.

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

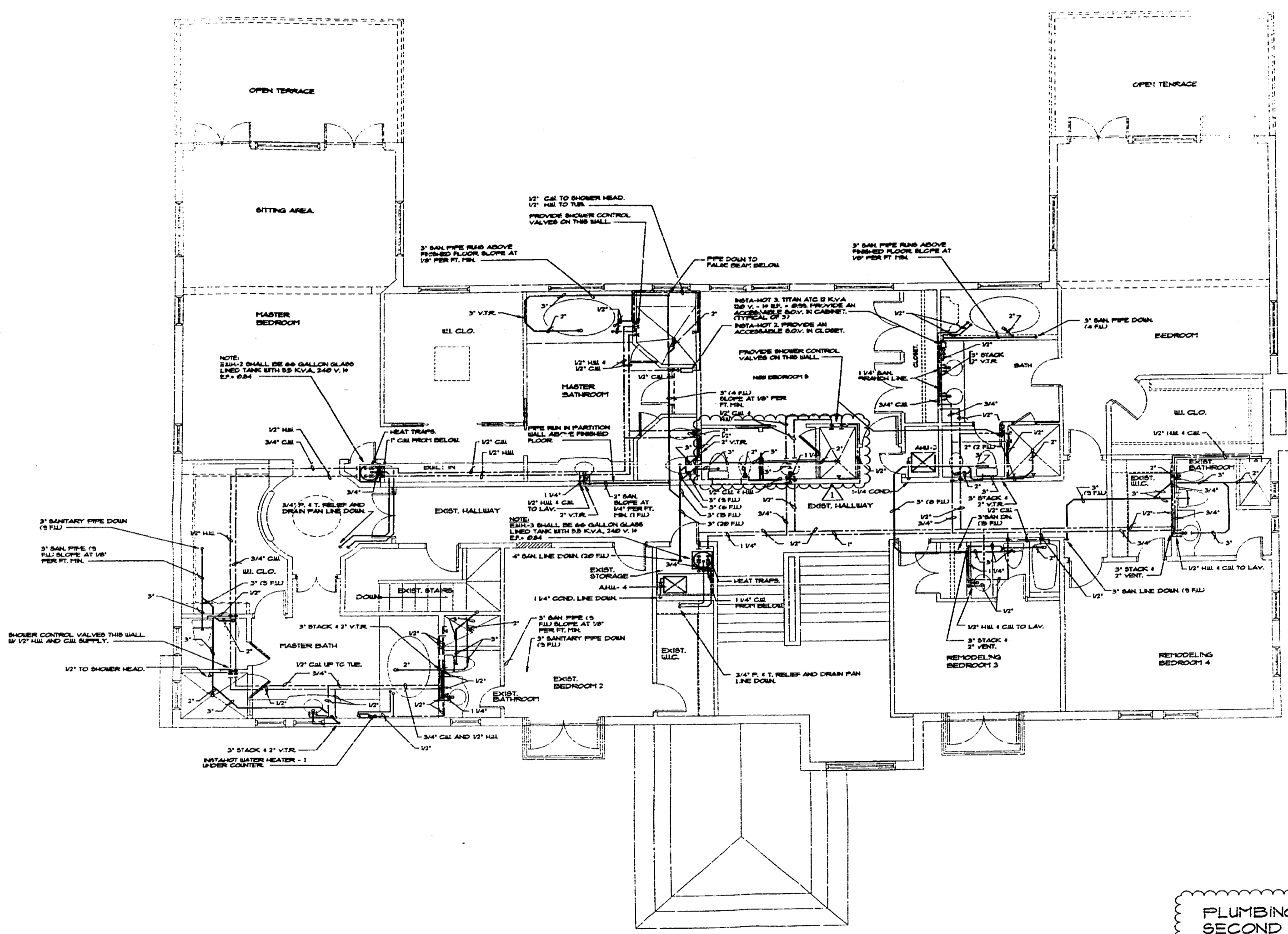
THIS IS A COPY
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DATE	ISSUED	DRAWN	CHECKED	PROJECT NO.

REVISIONS	DATE	BY	DESCRIPTION

DATE	ISSUED	DRAWN	CHECKED	PROJECT NO.

GUSTAVO SOLANO, P.E.
 consulting engineer
 file registration # 34923
 4838 n.w. 74th court, miami, fl 33150
 tel. (305) 665-6151



NOTE:
 2304-2 SHALL BE 66 GALLON GLASS
 LINED TANK WITH 55 KVA, 240 V. N
 E.P. 924

NOTE:
 2304-3 SHALL BE 66 GALLON GLASS
 LINED TANK WITH 55 KVA, 240 V. N
 E.P. 924

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

APPROVED FOR PERMIT BY THE FOLLOWING:

[Signature]

revisions	DATE	BY
1	05/01/03	GS

date	5/16/03
issued	GS
drawn	GS
checked	GS
project no.	3-05

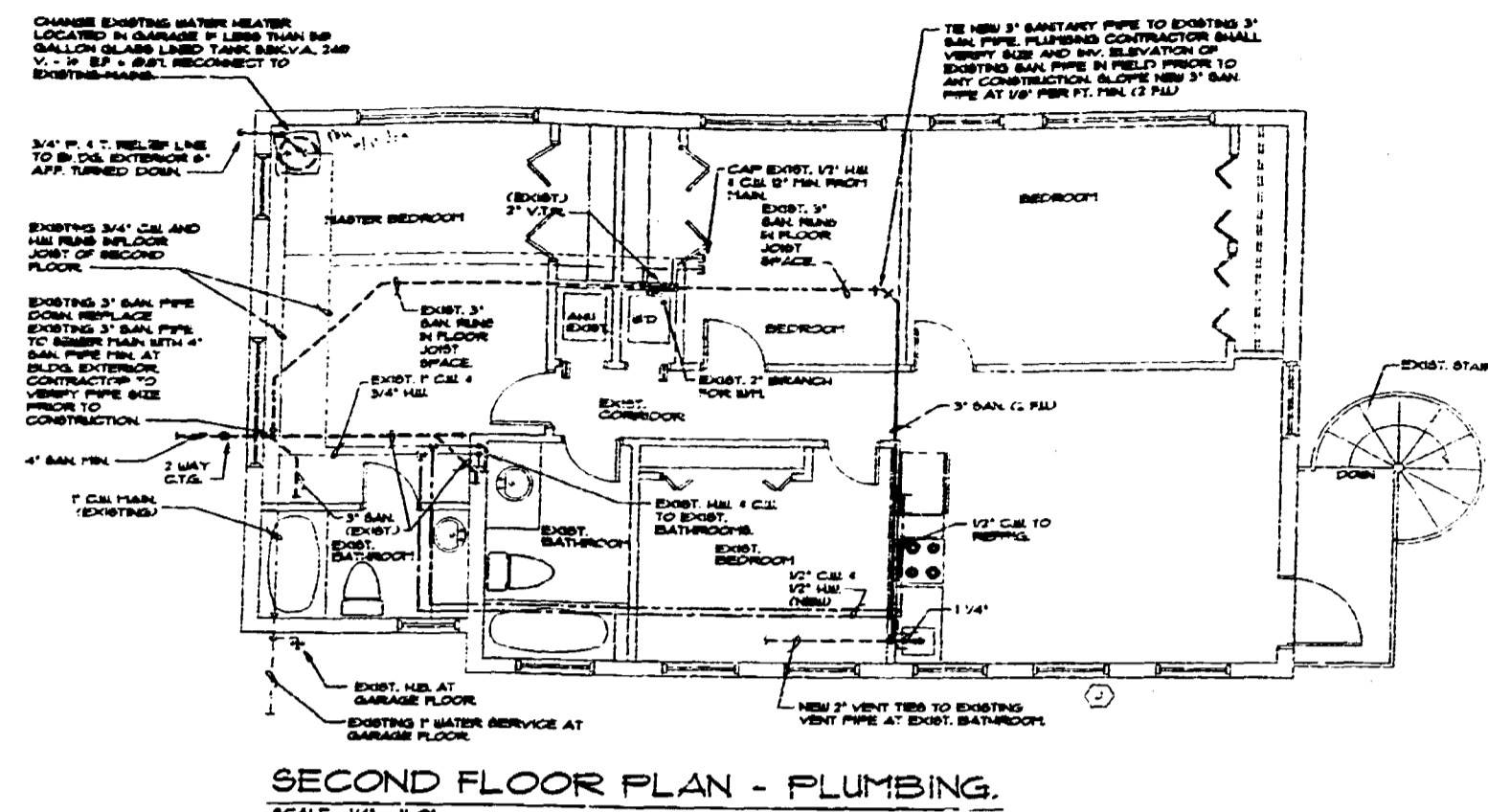
GUSTAVO SOLANO, P.E.
 consulting engineer
 fla. registration # : 34923
 4836 s.w. 74th court, miami, fl. 33156
 tel. (305) 685-8151

SHEET
P-2
 OF 3

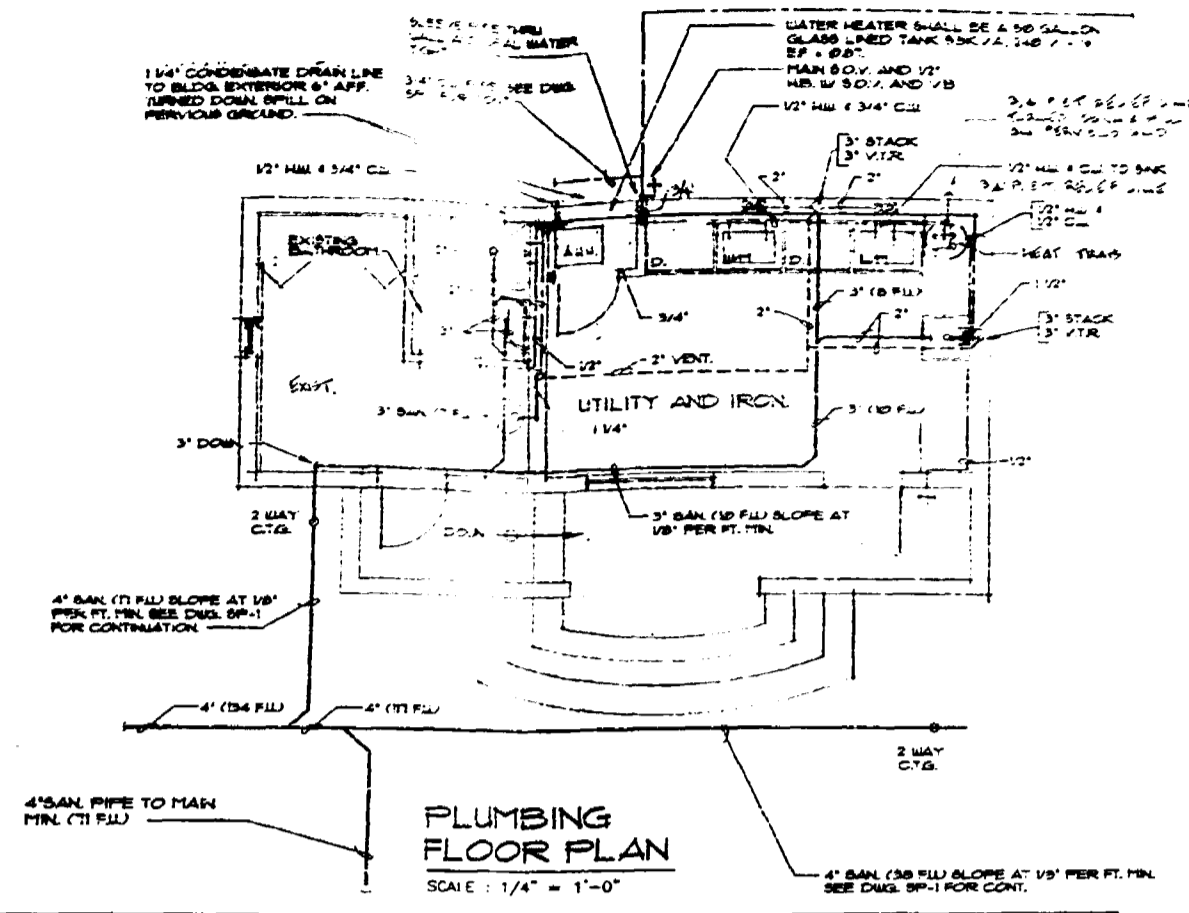
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
 MIAMI, FLORIDA.
 (305) 371-3832
 AKC00875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA.

2003-05-16 11:51 AM PROJECTS\999_2003\ARCHITECTS\999_2003\dominion holdings\2nd flr\plumbing\2nd flr.dwg



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



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

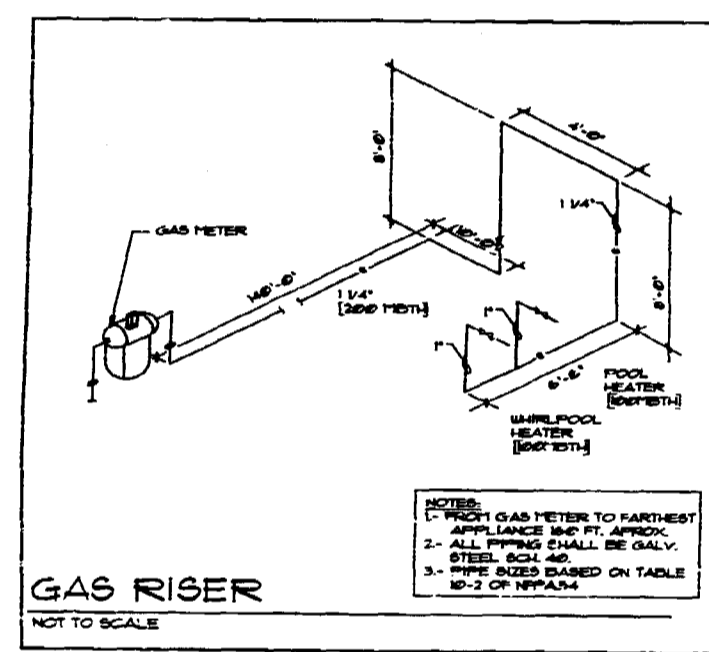
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
620 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 471-2832
AKC008P75

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

REVISED	DATE	BY

SHEET
P-3
OF 3

GUSTAVO SOLANO, P.E.
CONSULTING ENGINEER
FLA. REGISTRATION # 4923
4838 S.W. 74th COURT, MIAMI, FL 33156
TEL. (305) 665-6151



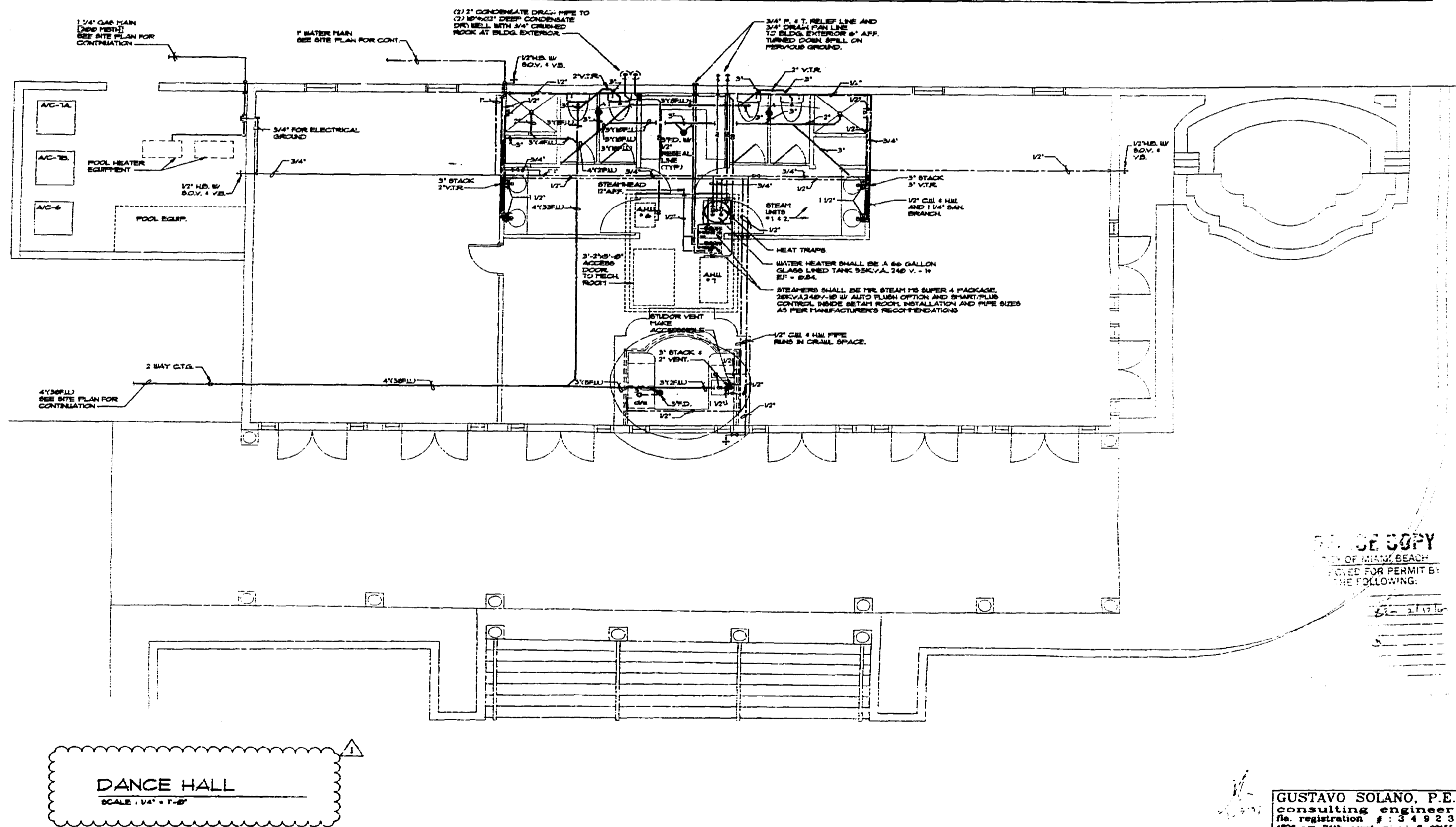
GAS RISER
NOT TO SCALE

- NOTES:
1- GASET GAS METER TO FARTHEST APPLIANCE 1/2" FT. APPROX.
2- ALL PIPING SHALL BE GALV. STEEL, SCH. 40.
3- PIPE SIZES SHOWN ON TABLE 30-2 OF NFPA-96.

PLUMBING SYMBOLS :

SOIL & WASTE	HOSE BR.
VENT	DIAL THERMOMETER
COLD WATER	FLEXIBLE CONNECTOR
HOT WATER	RISER UP
FIRE MAIN	RISER DOWN
GAS MAIN	FLOOR CLEANOUT
STORM DRAIN	CLEAN OUT TO GINNY
GATE VALVE	ROOF DRAIN
CHECK VALVE	V.T.R. VENT THRU ROOF
OS & Y VALVE	CAST IRON
ROOF DRAIN	DRINKING FOUNTAIN
PRESSURE RELIEF	F.U. FUTURE UNITS

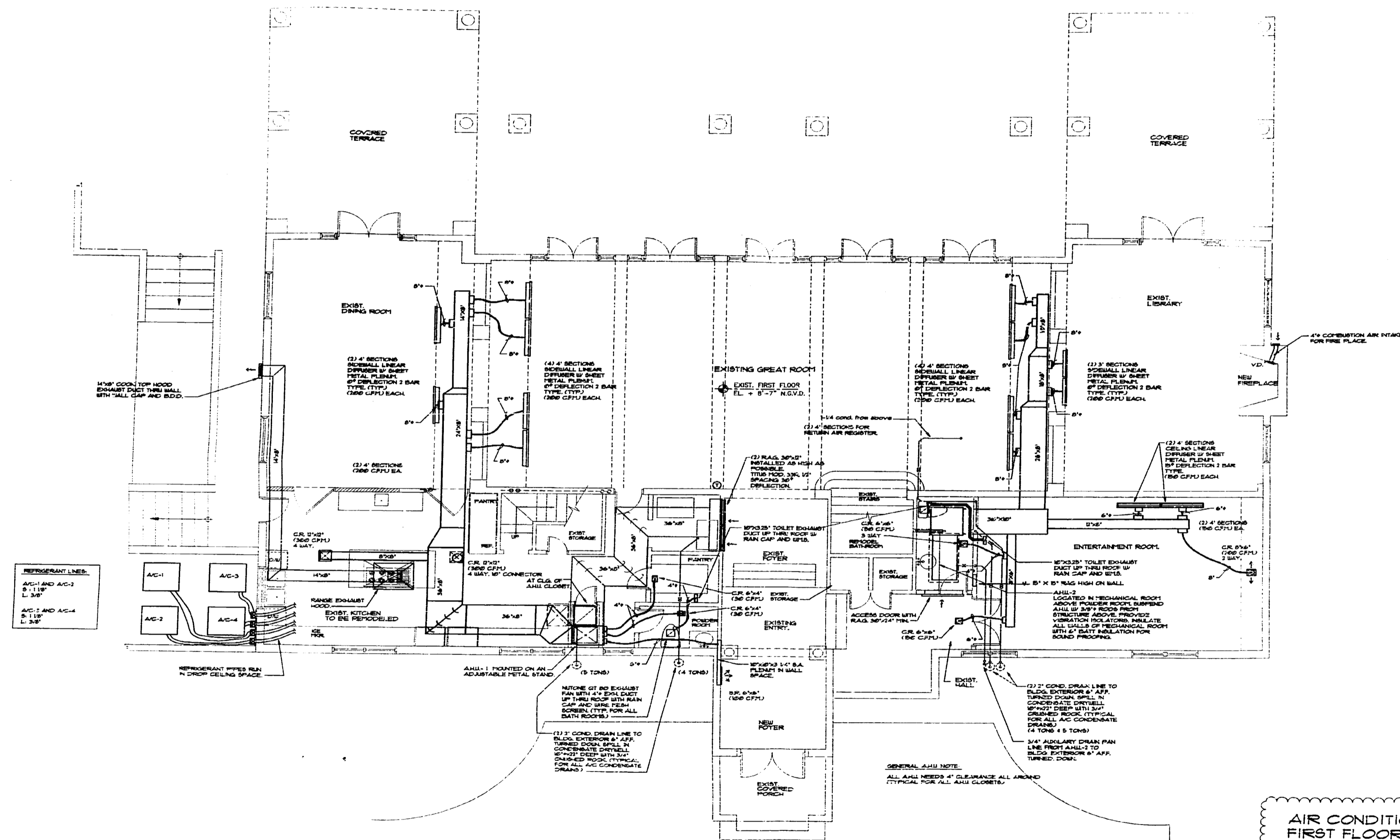
- PLUMBING GENERAL NOTES :**
- A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
 - MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE 1/4" FOR 2" AND SMALLER PIPES AND 1/8" FOR 2 1/2" AND LARGER.
 - COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
 - ALL UNDERGROUND PIPING SHALL BE COPPER TYPE L. ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
 - IN GENERAL, ALL WORK OF THIS TRADE MUST COMPLY WITH THE SOUTH FLORIDA BUILDING CODE AND ALL OTHER CODES IN EFFECT.
 - VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER.
 - PROVIDE 1/2" RESEAL LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
 - PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
 - PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURES.
 - PROVIDE PIPE RELIEF VENT LINE FROM P&T RELIEF VALVE AND PAN DRAINS TO BUILDING EXTERIOR 6" ABOVE GRADE, TURNED DOWN. (EACH SEPARATELY.)
 - ALL HOSE BIBS SHALL HAVE VACUUM BREAKERS AND SHUT OFF VALVE.
 - INSTALL ALL FLOOR DRAINS PER SEC. 4613-12, OF THE SOUTH FLORIDA BUILDING CODE.
 - ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER.
 - PROVIDE CLEANOUTS EVERY 75' INSIDE BUILDINGS.
 - PROVIDE INDIVIDUAL SHUT OFF VALVED ON WATER PIPING TO EACH GROUP OF FIXTURES.
 - ALL SOIL, WASTE, VENT, AND RAIN WATER PIPING SHALL BE PVC SCHED. 40.



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

CONSULTING ENGINEER
 GUSTAVO SOLANO, P.E.
 4838 S.W. 74th COURT, MIAMI, FL 33156
 TEL. (305) 665-6151

date	5/10/93
issued	G.H.
drawn	G.S.
checked	G.S.
project no.	B-38
SHEET A/C-1 OF 4	

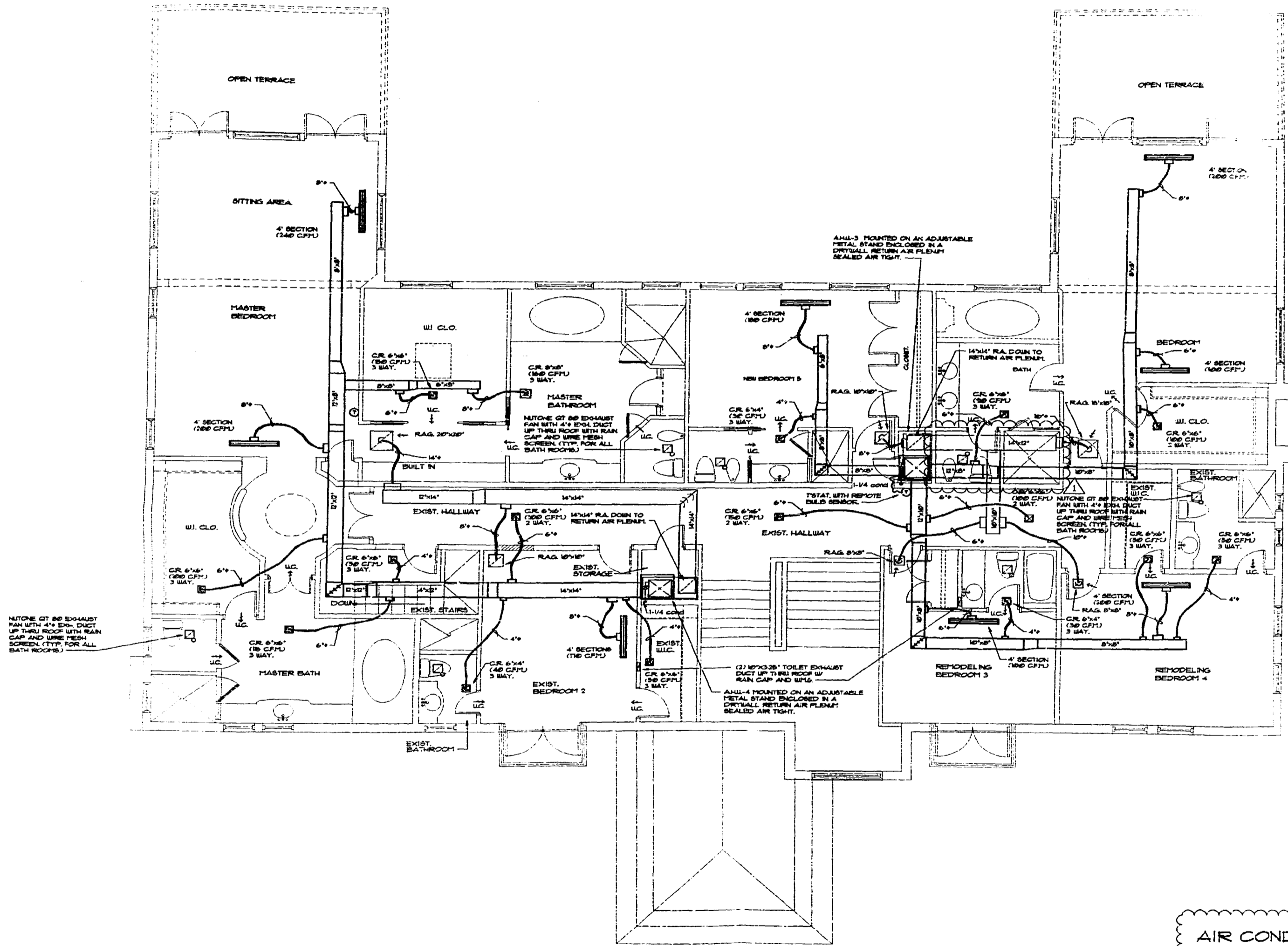


ALL LINEAL DIFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.
 ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY
 DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

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

GUSTAVO SOLANO, P.E.
 consulting engineer
 fl.a registration # : 34923
 4836 sw 74th court, miami, fl. 33156
 tel. (305) 665-6151

September 22, 1993 09:00 AM
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ALL LINEAL DIFFUSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.
 ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE I.2.3 OR 4 WAY
 DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

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

THIS PLAN IS TO BE USED FOR PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE FOLLOWING:

NO.	DATE	DESCRIPTION
1	5/10/95	ISSUED FOR PERMITS
2	5/10/95	ISSUED FOR PERMITS
3	5/10/95	ISSUED FOR PERMITS
4	5/10/95	ISSUED FOR PERMITS
5	5/10/95	ISSUED FOR PERMITS
6	5/10/95	ISSUED FOR PERMITS
7	5/10/95	ISSUED FOR PERMITS
8	5/10/95	ISSUED FOR PERMITS
9	5/10/95	ISSUED FOR PERMITS
10	5/10/95	ISSUED FOR PERMITS

date: 5/10/95
 issued: G.S.
 drawn: G.S.
 checked: G.S.
 project no. 3-55

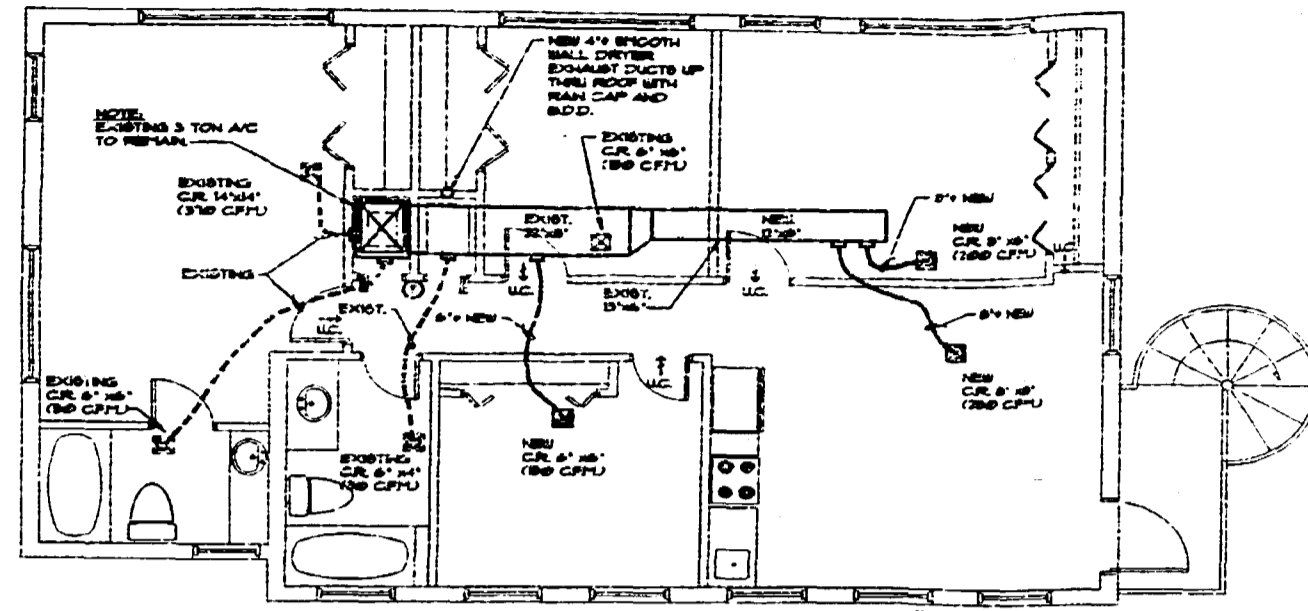
GUSTAVO SOLANO, P.E.
 consulting engineer
 fl. registration # 34923
 4836 s.w. 74th court, miami, fl. 33155
 t e l . (3 0 5) 6 9 5 - 6 1 5 1

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

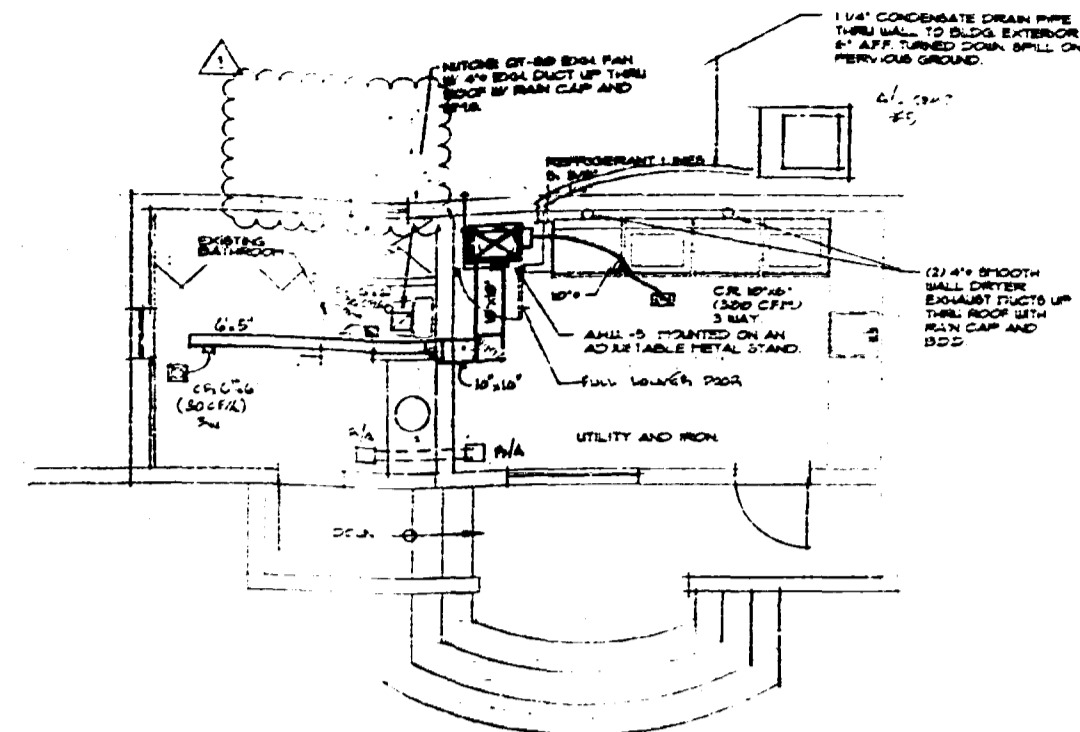
RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA.

REVISIONS

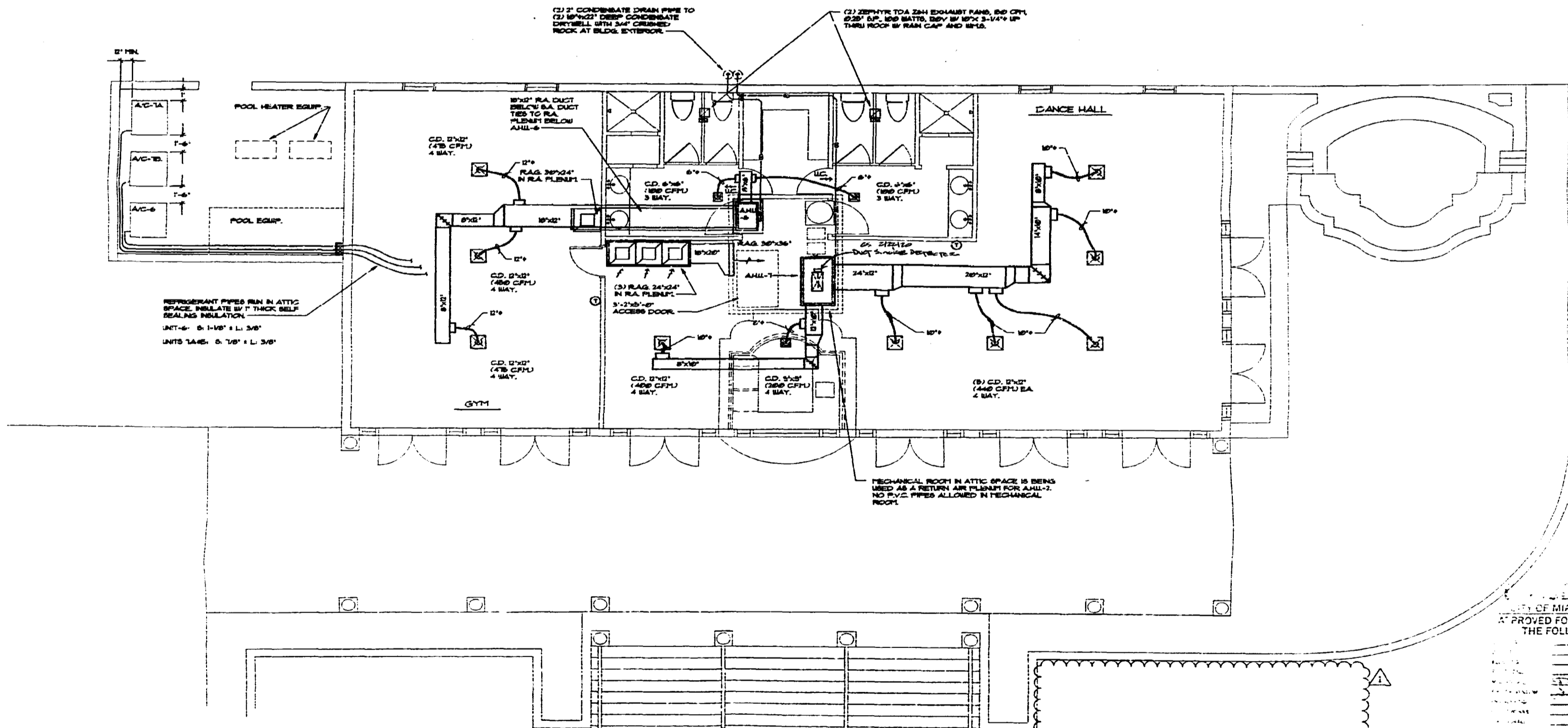
SHEET
 A/C-2
 OF 4



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



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



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

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

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

date 5-10-95
issued
drawn GH
checked GS
project no. 3-95

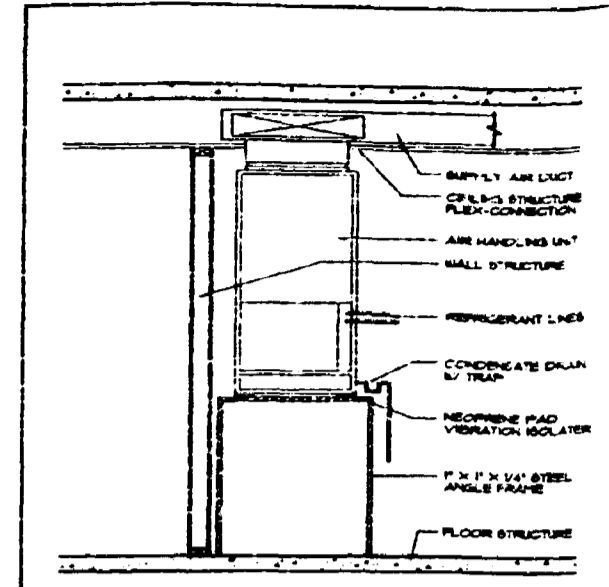
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620 BRICKELL KEY DRIVE, OFFICE PLAZA 201
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RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

date	5-10-95
issued	
drawn	GH
checked	GS
project no.	3-95

SHEET
A/C-3
OF 4



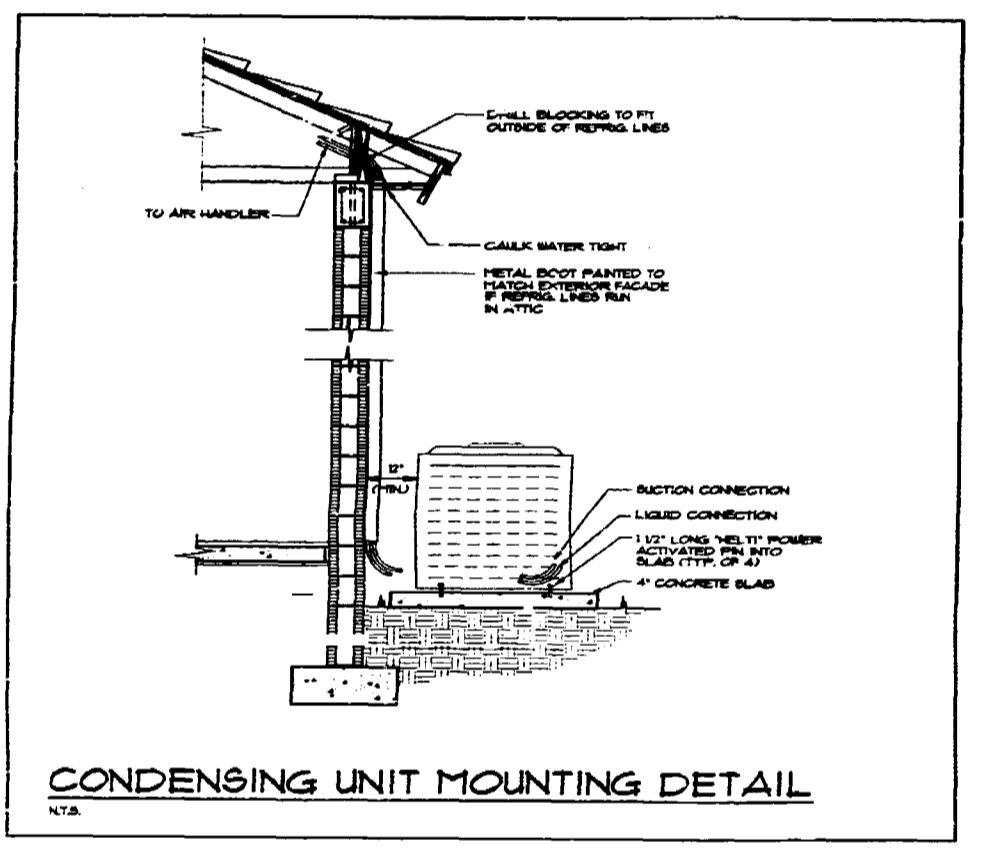
A.H.U. MOUNTING DETAIL
N.T.S.

H.V.A.C. LEGEND :

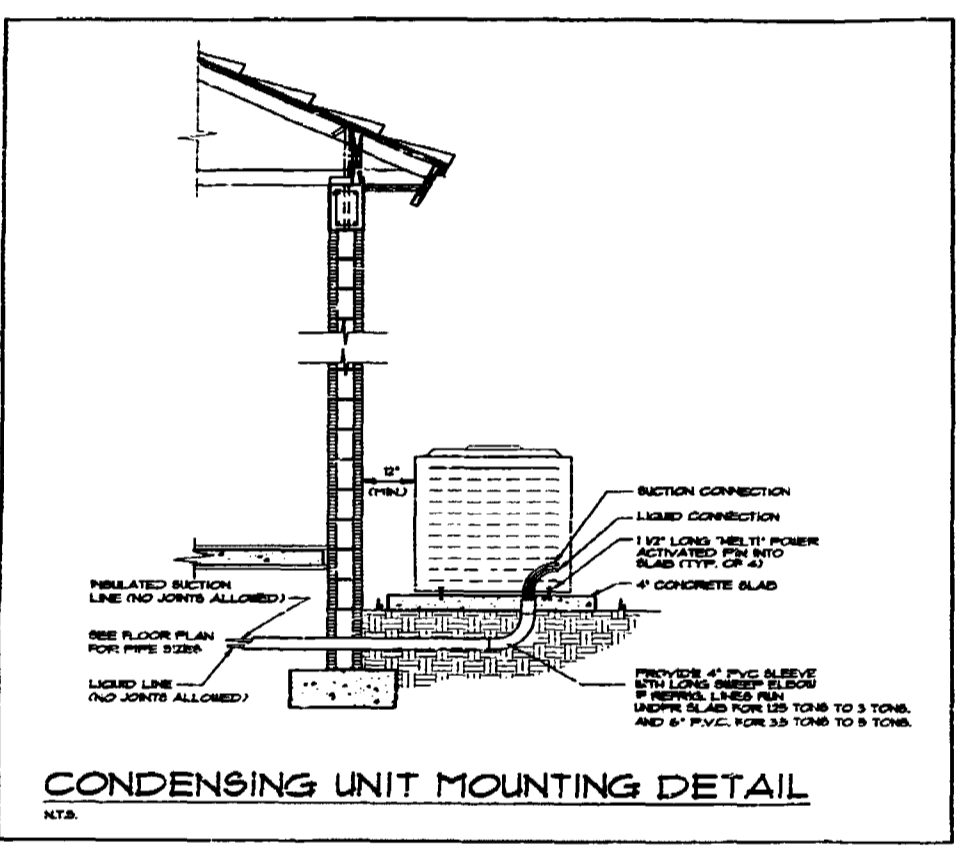
TO	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DO	DOOR GRILLE	SD	SMOKE DETECTOR (D.C. W.D.)
CS	CEILING SUPPLY DIFFUSER	SD	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RA	RETURN AIR REGISTERS	RA	RETURN AIR
RI	RETURN AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OF	OUTSIDE AIR INTAKE
TS	THEMOSTAT	RF	REFRIG. PIPING (LIQUID, SUCTON & LIQUID)
TR	THEMOSTAT W/ REMOTE SENSING	DT	DUCTWORK TRANSITION
FD	FIRE DAMPER W/ ACCESS DOOR	VE	VOLUME EXTRACTOR
OD	OPPOSED BLADE MANUAL VOLUME DAMPER	SAF	SUPPLY AIR FLOW
VD	VOLUME DAMPER	RAF	RETURN AIR FLOW
SD	SPLITTER DAMPER	W.S.	WIRE MESH SCREEN
UC	UNDER-CUT (DOOR)	S.R.	SMALL REGISTER
AVU	AIR HANDLING UNIT	ALD	AUT. MATIC LEAVERS DAMPER

- ### H.V.A.C. GENERAL NOTES :
- USE VANE ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED IN DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
 - PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 100 IN. SQ. IN 100 FT. SQ. IN ALL DUCTS PENETRATING PARTITIONS, WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE PAID 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 ELECTRICIAN, LIGHTS, AND ARCHITECTURAL ELEMENTS.
 - THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
 - THEMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
 - COMPLY WITH NFPA-96A AND ALL APPLICABLE CODES THIS IS CONTRACTORS RESPONSIBILITY.
 - TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS (C.R.) CEILING REGISTER 20AL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
 - (R.A.R.) RETURN AIR GRILL MODEL 4-FL GP TAR.
 - ALL SUPPLY AND RETURN DUCTWORK SHALL BE OAKENS CORNING FIBERGLASS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
 - ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
 - ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
 - RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
 - PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
 - IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
 - CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK, AIR DEVICES, AND EXHAUST FANS.
 - MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
 - BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.

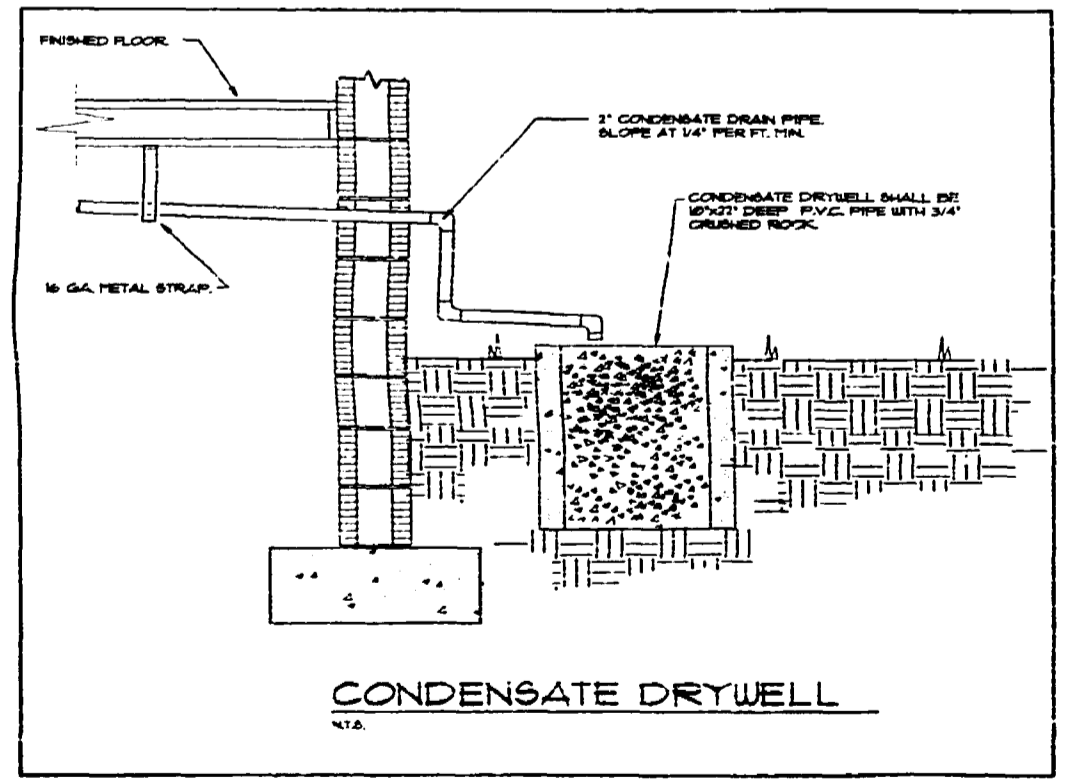
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
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MIAMI, FLORIDA
(305) 371-2882
AA0000975



CONDENSING UNIT MOUNTING DETAIL
N.T.S.



CONDENSING UNIT MOUNTING DETAIL
N.T.S.



CONDENSATE DRYWELL
N.T.S.

AIR CONDITIONING SYSTEMS SCHEDULE

UNIT NO.	C.F.M. O.A.	AIR HANDLING UNIT				ELECTRIC HEATING KW	AIR COOLED COND. UNIT			SYSTEM				
		E.S.P. IN H2O	H.P.	F.L.A.	MODEL		COMPRESSOR F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS.	CAPACITY (MBTH) TOT. SEN.	ELEC. SEER	
1	1075	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	12.1
2	1175	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	12.1
3	1275	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
4	1375	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
5	1475	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
6	1575	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
7	1675	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
8	1775	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
9	1875	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
10	1975	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
11	2075	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
12	2175	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
13	2275	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
14	2375	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
15	2475	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
16	2575	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
17	2675	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
18	2775	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
19	2875	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
20	2975	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
21	3075	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
22	3175	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
23	3275	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
24	3375	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
25	3475	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
26	3575	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
27	3675	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
28	3775	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
29	3875	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
30	3975	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
31	4075	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
32	4175	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
33	4275	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
34	4375	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
35	4475	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
36	4575	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
37	4675	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
38	4775	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
39	4875	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
40	4975	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
41	5075	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
42	5175	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
43	5275	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
44	5375	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
45	5475	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
46	5575	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
47	5675	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
48	5775	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
49	5875	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0
50	5975	0.5	1.0	7.0	3.6	1	22.0	30	50	24.4	285	43.5	240 V. 1P	14.0

- NOTES:**
- OUTSIDE AIR DESIGN CONDITIONS: 81 FDB - 78 FDB.
 - COOLING HEATING AND COOLING THERMOSTAT ON SUBBASE WITH FAN ON - OFF SWITCH.
 - SOIL AND RAIN RETENTION PIPING AS PER MANUFACTURER'S RECOMMENDATION.
 - PROVIDE WEATHER STOP WITH RUBBER W/ SHAM PRG.
 - ISOLATE REFRIGERANT SUCTON LINE WITH 1/2\"/>

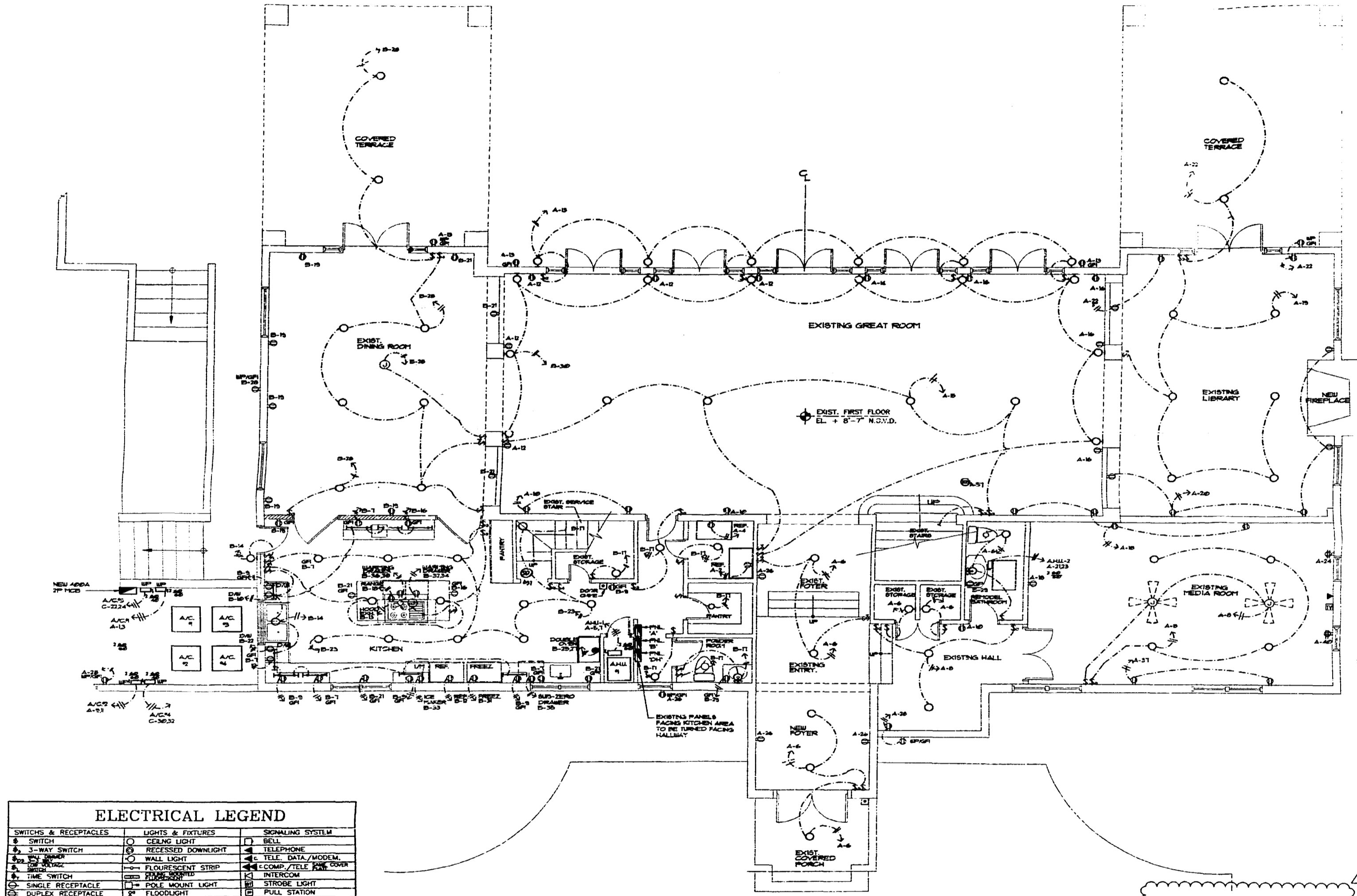
ALL LINEAL DIFFUSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.
ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3 OR 4 WAY DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

DATE	5-10-99
ISSUED	
DRAWN	GH
CHECKED	GH
PROJECT NO.	9-99
REVISIONS	1. DANCE HALL REV. 02/99 GH

GUSTAVO SOLANO, P.E.
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4806 S.W. 74th COURT, MIAMI, FL 33155
Tel. (305) 665-6151

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH,
FLORIDA

SHEET
A/C-4
OF 4



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/MODEM
ROCKER SWITCH	FLOURESCENT STRIP	COMPT. / TELE. COVER
TIME SWITCH	POLE MOUNT LIGHT	INTERCOM
SINGLE RECEPTACLE	FLOODLIGHT	STROBE LIGHT
DUPLEX RECEPTACLE	EXIT LIGHT	PULL STATION
240 V. OUTLET	EXHAUST FAN	HORN / STROBE
SHAD. RECEPT.	CEILING FAN	STROBE LIGHT
WALL MOUNTED	GARAGE DOOR MOTOR	TELEVISION OUTLET
FLOOR DUPLEX RECEPT.	DISPOSAL	THERMOSTAT
SMOKE DETECTOR	SMOKE DETECTOR	SMOKE DETECTOR
WEATHER-PROOF	PUSH BUTTON	FIRE ALARM HORN
TO BE	TEST KEY STATION	DUCT SMOKE DETECTOR
FUNCTION BOX	24" RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST	
SAFETY SWITCH	4" x 4" RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST	
CIRCUIT BREAKER		
ELECTRICAL METER		

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

[Signature]
DATE: 5/10/99

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

[Signature]

GUSTAVO SOLANO, P.E.
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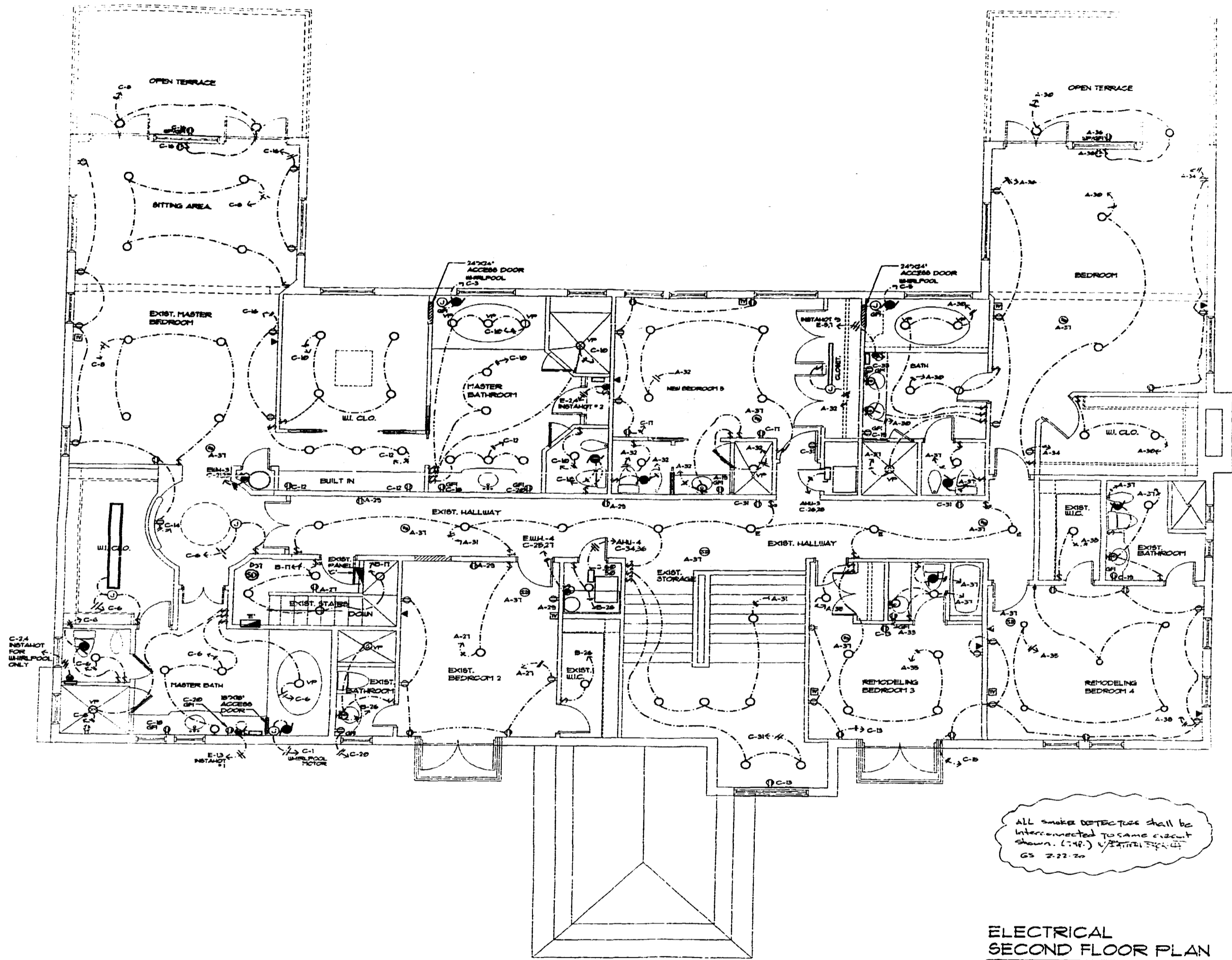
ROBERT WADE AND ASSOCIATES, P.A.
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AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions	DATE	BY
1		

date	5/10/99
issued	
drawn	AS
checked	GS
project no.	9-98

SHEET
E-1
OF 5



ALL smoke detectors shall be interconnected to same circuit shown. (14) 1/2\"/>

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

APPROVED FOR PERMIT BY THE FOLLOWING:

[Signature]

GUSTAVO SOLANO, P.E.
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520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2832
AKC000875

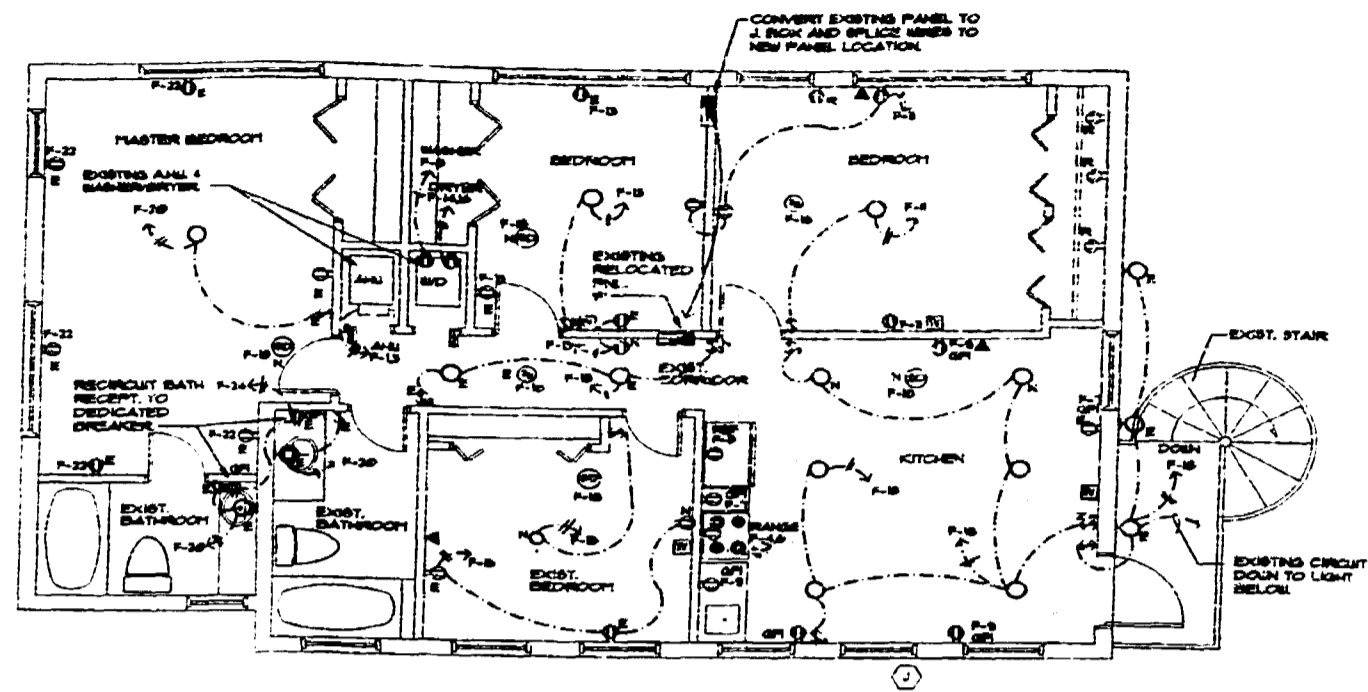
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

REVISIONS
1-01-01 REV. 9/27/98 G.S.

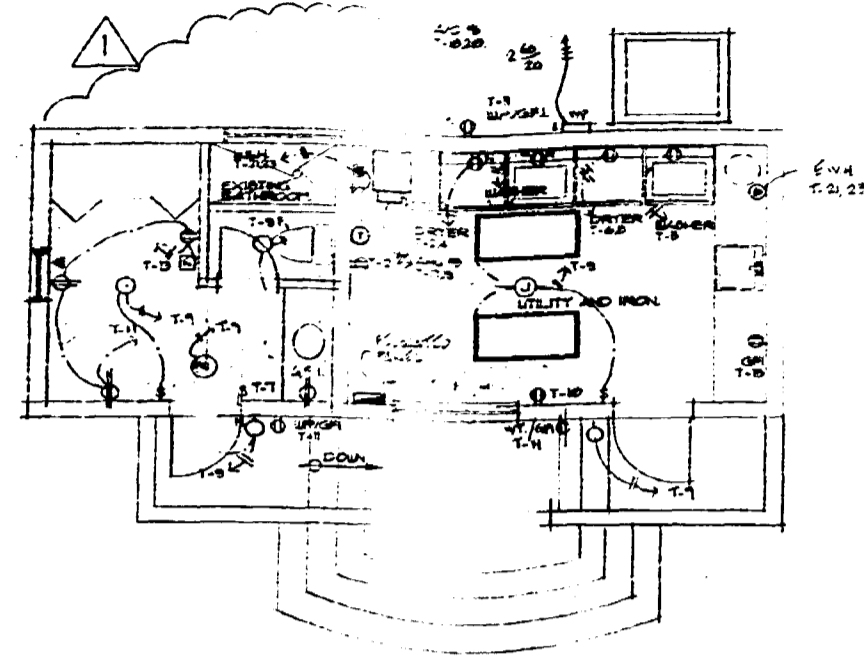
date	9-07-98
issued	
drawn	AS
checked	GS
project no.	1-98

SHEET
E-2
OF 5

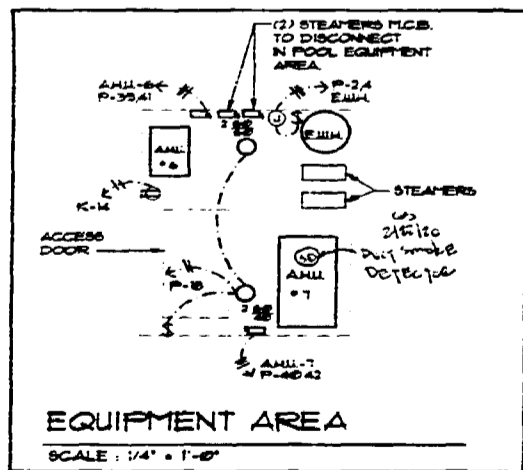
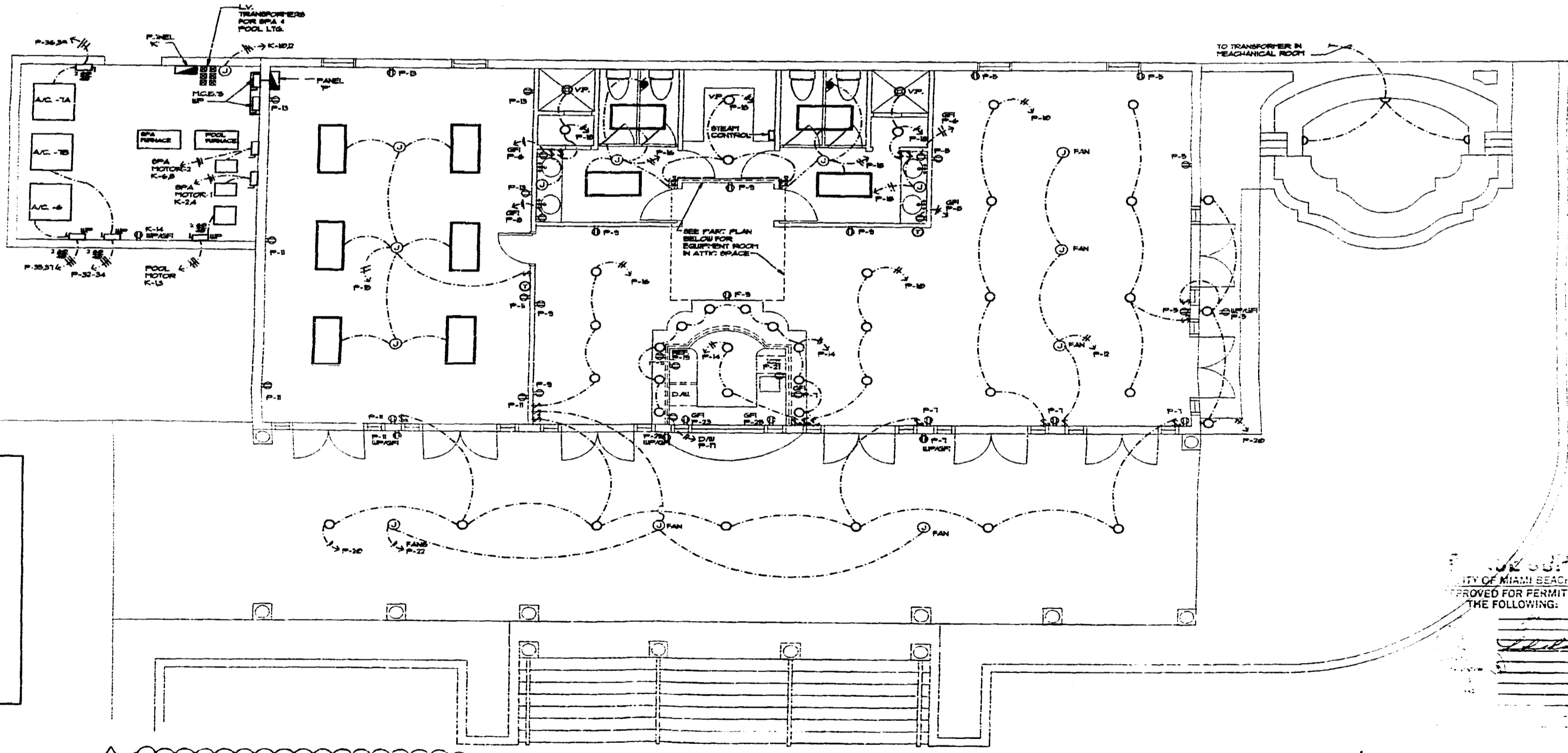
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

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

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RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

DATE	BY	REVISION
ISSUED	AS	1. REV / DANCE HALL STAIRS
DRAWN	GA	
CHECKED	GA	
PROJECT NO.	B-38	

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ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS PLANNERS
 520 BRICKELL KEY DRIVE, OFFICE PLAZA 'B'
 MIAMI, FLORIDA 33130
 (305) 371-2652
 AAC00825

RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

REVISIONS
 1. DATE ISSUED: _____
 2. DATE: _____
 3. DRAWN BY: _____
 4. CHECKED BY: _____
 5. PROJECT NO.: 5-39

GUSTAVO SOLANO, P.E.
 consulting engineer
 registration # 34923
 4826 S.W. 74th Court, Miami, FL 33156
 tel. (305) 665-6151

PANEL 'P'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 40

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CON. NO.	TRIP NO.	DEM. NO.	DEM. KVA
1	1				E. WATER HTR	1	2	1	1
2	2								
3	3								
4	4								
5	5								
6	6								
7	7								
8	8								
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37	37								
38	38								
39	39								
40	40								
41	41								
42	42								

FIRST 10 KVA = 100%
 REMAINDER = 40%
 A.C. = 100%
 TOTAL = 400 KVA
 I, 1100 A

PANEL 'A'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 40

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CON. NO.	TRIP NO.	DEM. NO.	DEM. KVA
1	1								
2	2								
3	3								
4	4								
5	5								
6	6								
7	7								
8	8								
9	9								
10	10								
11	11								
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37	37								
38	38								
39	39								
40	40								

FIRST 10 KVA = 100%
 REMAINDER = 40%
 A.C. = 100%
 TOTAL = 300 KVA
 I, 900 A

PANEL 'F'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 24

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CON. NO.	TRIP NO.	DEM. NO.	DEM. KVA
1	1								
2	2								
3	3								
4	4								
5	5								
6	6								
7	7								
8	8								
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23	23								
24	24								

FIRST 10 KVA = 100%
 REMAINDER = 40%
 A.C. = 100%
 TOTAL = 300 KVA
 I, 900 A

PANEL 'MDF'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 24

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CON. NO.	TRIP NO.	DEM. NO.	DEM. KVA
1	1								
2	2								
3	3								
4	4								
5	5								
6	6								
7	7								
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10	10								
11	11								
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FIRST 10 KVA = 100%
 REMAINDER = 40%
 A.C. = 100%
 TOTAL = 275 KVA
 I, 832 A

PANEL 'B'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 40

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CON. NO.	TRIP NO.	DEM. NO.	DEM. KVA
1	1								
2	2								
3	3								
4	4								
5	5								
6	6								
7	7								
8	8								
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34	34								
35	35								
36	36								
37	37								
38	38								
39	39								
40	40								

FIRST 10 KVA = 100%
 REMAINDER = 40%
 A.C. = 100%
 TOTAL = 36 KVA
 I, 100 A

PANEL 'DH'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 24

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

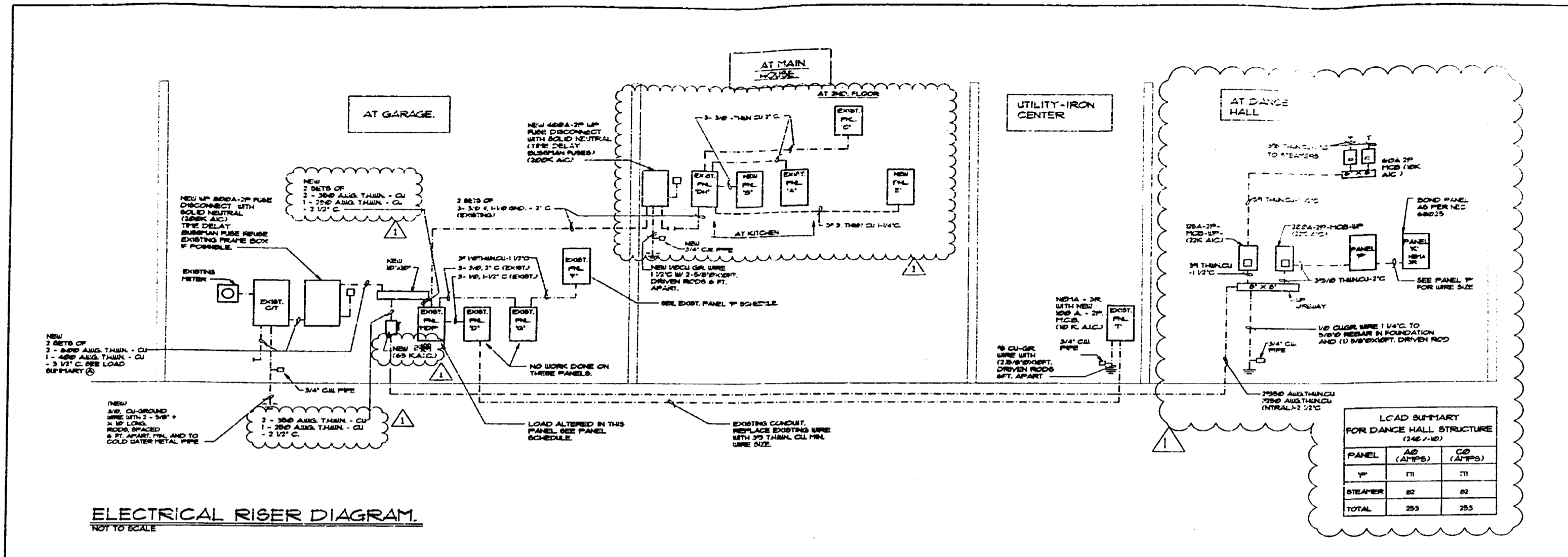
DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CON. NO.	TRIP NO.	DEM. NO.	DEM. KVA
1	1								
2	2								
3	3								
4	4								
5	5								
6	6								
7	7								
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21	21								
22	22								
23	23								
24	24								

FIRST 10 KVA = 100%
 REMAINDER = 40%
 A.C. = 100%
 TOTAL = 24 KVA
 I, 733 A

PANEL 'T'
 TYPE: ITR-80
 SERVICE: 240 V. - 3W
 MOUNTING: SURFACE
 POLES: 24

MAIN BUS: 200 A
 NEUTRAL: FULL
 MARK: F.L.O.
 A.I.C.: 30 K

DEM. NO.	DEM. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS
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ELECTRICAL LEGEND		
SWITCHES & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
1 SWITCH	1 CEILING LIGHT	1 BELL
2 3-WAY SWITCH	2 RECESSED DOWNLIGHT	2 TELEPHONE
3 4-WAY SWITCH	3 WALL LIGHT	3 TELE. DATA/MODEM
4 1-PHASE	4 FLOURESCENT STRIP	4 C-COMP./TELE. BAY COVER
5 TIME SWITCH	5 PULL STATION	5 INTERCOM
6 SINGLE RECEPTACLE	6 POLE MOUNT LIGHT	6 STROBE LIGHT
7 DUPLEX RECEPTACLE	7 FLOODLIGHT	7 FULL STATION
8 240 V. OUTLET	8 EXIT LIGHT	8 HORN / STROBE
9 QUAD. RECEPT.	9 EXHAUST FAN	9 TELEVISION OUTLET
10 3-PHASE RECEPT.	10 CEILING FAN	10 THERMOSTAT
11 FLOOR DUPLEX RECEPT.	11 GARAGE DOOR MOTOR	11 FIRE ALARM
12 3-PHASE RECEPT.	12 DISPOSAL	12 SMOKE ALARM
13 WEATHER-PROOF	13 PUSH BOTTON	13 DUCT SMOKE DETECTOR
14 1-PHASE	14 TEST KEY STATION	
15 2-PHASE		
16 JUNCTION BOX		
17 SAFETY SWITCH		
18 CIRCUIT BREAKER		
19 ELECTRICAL METER		
20		

ELECTRICAL LOAD SUMMARY (A)	
(ENTIRE PROPERTY) (240 V 1 PHASE)	
A. GENERAL LIGHTING LOAD + SMALL APPLIANCE	15,524 S.F. @ 3W/SF = 46,572 ± 7,500 = 54,072 WATTS
B. FIXED APPLIANCE	<ul style="list-style-type: none"> REFRIGERATORS 24,000 WATTS DISHWASHER 2,400 WATTS MICROWAVE 1,200 WATTS DRYER 3,000 WATTS WATER HEATER 48,000 WATTS DOOR OPNR 2,400 WATTS MICROPOOL 2,000 WATTS OVENS 16,000 WATTS HOOD EXH. 2,400 WATTS POOL MOTORS 8,100 WATTS WARMERS 10,000 WATTS SOUND 3,000 WATTS
CONNECTED LOAD LESS A/C	218,252 WATTS
10,000 W @ 100% = 10,000 WATTS	
REST W @ 40% = 87,500 WATTS	
A/C (OR HEATING)	22,800 WATTS
DEMAND LOAD = 18,300 / 240 WATTS = 76.25 AMPS @ 240/120V	
SERVICE SIZE = 100 AMP	
C. NEUTRAL LOAD	
LIGHTING, SMALL APPLIANCE & WASHER	50,294 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS	
REST W @ 35% = 13,323 WATTS	
RANGE/OVENS 1 @ 0.75 = 22,500 WATTS	
OTHER 120V APPLIANCE = 24,500 WATTS	
TOTAL NEUTRAL WATTS = 85,349 WATTS = 355 AMPS	

ELECTRICAL LOAD SUMMARY (B)	
(MAIN HOUSE) (240 V 1 PHASE)	
A. GENERAL LIGHTING LOAD + SMALL APPLIANCE	8,558 S.F. @ 3W/SF = 25,674 ± 4,500 = 30,174 WATTS
B. FIXED APPLIANCE	<ul style="list-style-type: none"> REFRIGERATORS 2,800 WATTS DISHWASHER 2,400 WATTS WATER HEATER 52,500 WATTS HOOD EXH. 1,200 WATTS MICROWAVE 1,200 WATTS DRYER 3,000 WATTS OVENS 16,000 WATTS POOL MOTORS 3,000 WATTS WARMERS 10,000 WATTS
CONNECTED LOAD LESS A/C	140,374 WATTS
10,000 W @ 100% = 10,000 WATTS	
REST W @ 40% = 22,500 WATTS	
A/C (OR HEATING)	30,000 WATTS
DEMAND LOAD = 82,150 / 240 WATTS = 341 AMPS @ 240/120V	
SERVICE SIZE = 400 AMP	
C. NEUTRAL LOAD	
LIGHTING, SMALL APPLIANCE & WASHER	30,174 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS	
REST W @ 35% = 9,511 WATTS	
RANGE/OVENS 1 @ 0.75 = 19,500 WATTS	
OTHER 120V APPLIANCE = 20,700 WATTS	
TOTAL NEUTRAL WATTS = 52,811 WATTS = 220 AMPS	

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

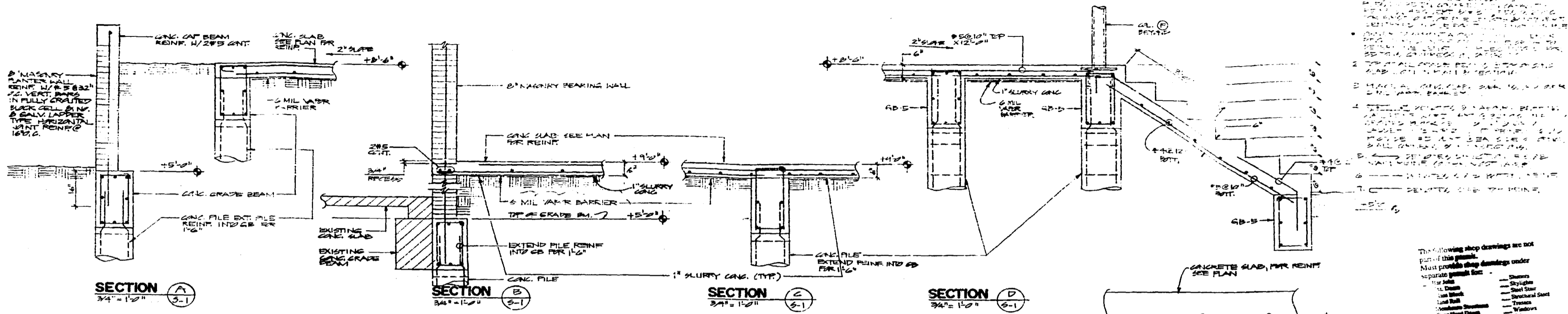
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2832
AACC00875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

REVISIONS	DATE	ISSUED	DRAWN	CHECKED	PROJECT NO.
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3					
4					
5					

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # 34923
4836 s.w. 74th court, miami, fl. 33156
tel. (305) 665-8151

SHEET
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OF 5



1. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.

2. ALL REINFORCEMENT SHALL BE TIED TOGETHER AT ALL CORNERS AND INTERSECTIONS.

3. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT CLEARANCES AS SHOWN.

4. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT BENDS AS SHOWN.

5. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT LAP LENGTHS AS SHOWN.

6. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT DEVELOPMENT LENGTHS AS SHOWN.

7. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT ANCHORAGE AS SHOWN.

8. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT TIES AS SHOWN.

9. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT SPACING AS SHOWN.

10. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT COVER AS SHOWN.

11. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT BENDS AS SHOWN.

12. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT LAP LENGTHS AS SHOWN.

13. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT DEVELOPMENT LENGTHS AS SHOWN.

14. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT ANCHORAGE AS SHOWN.

15. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT TIES AS SHOWN.

16. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT SPACING AS SHOWN.

17. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT COVER AS SHOWN.

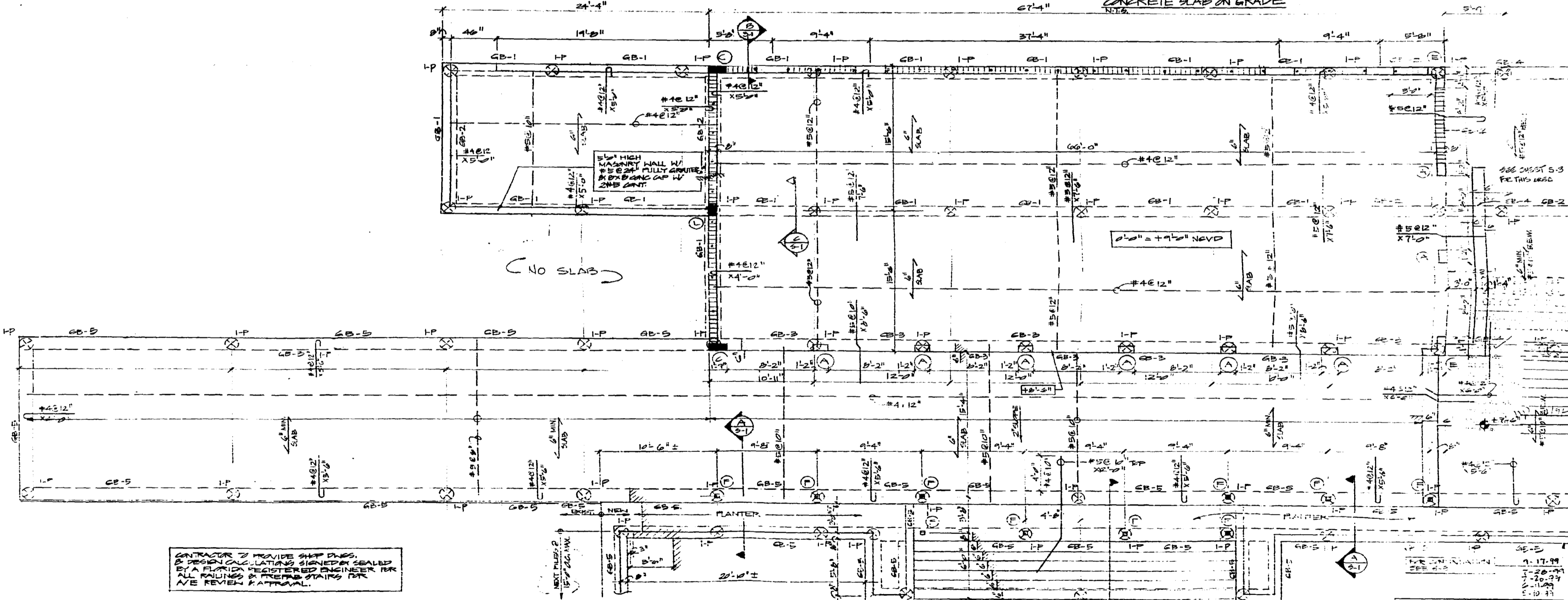
18. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT BENDS AS SHOWN.

19. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT LAP LENGTHS AS SHOWN.

20. ALL REINFORCEMENT SHALL BE PLACED WITH THE CORRECT DEVELOPMENT LENGTHS AS SHOWN.

- The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
- Steel Joists
 - Steel Deck
 - Steel Joist
 - Structural Steel
 - Trusses
 - Wood Joists
 - Over Head Doors
 - Roof
 - Window Members

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



CONTRACTOR TO PROVIDE SHOP DWGS. & DESIGN CALCULATIONS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR ALL RAILING & STAIRS STAIRS FOR A/E REVIEW & APPROVAL.

FOUNDATION & GROUND FLOOR FRAMING PLAN

Zvonimir T. Beltranti, P.E.
Consulting Structural Engineer
112 E. 2307th
Ave. S.W. 74th St. Miami, Florida 33155
(305) 888-0000

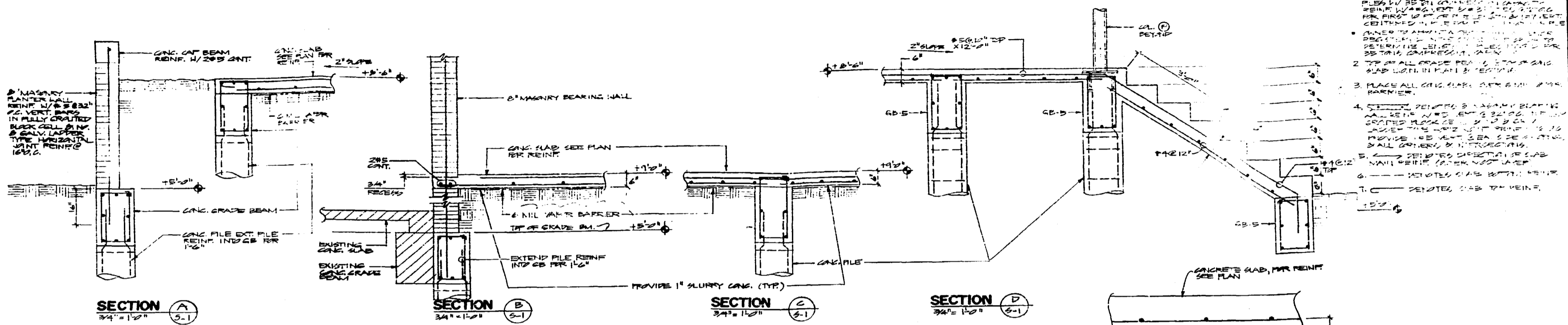


ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

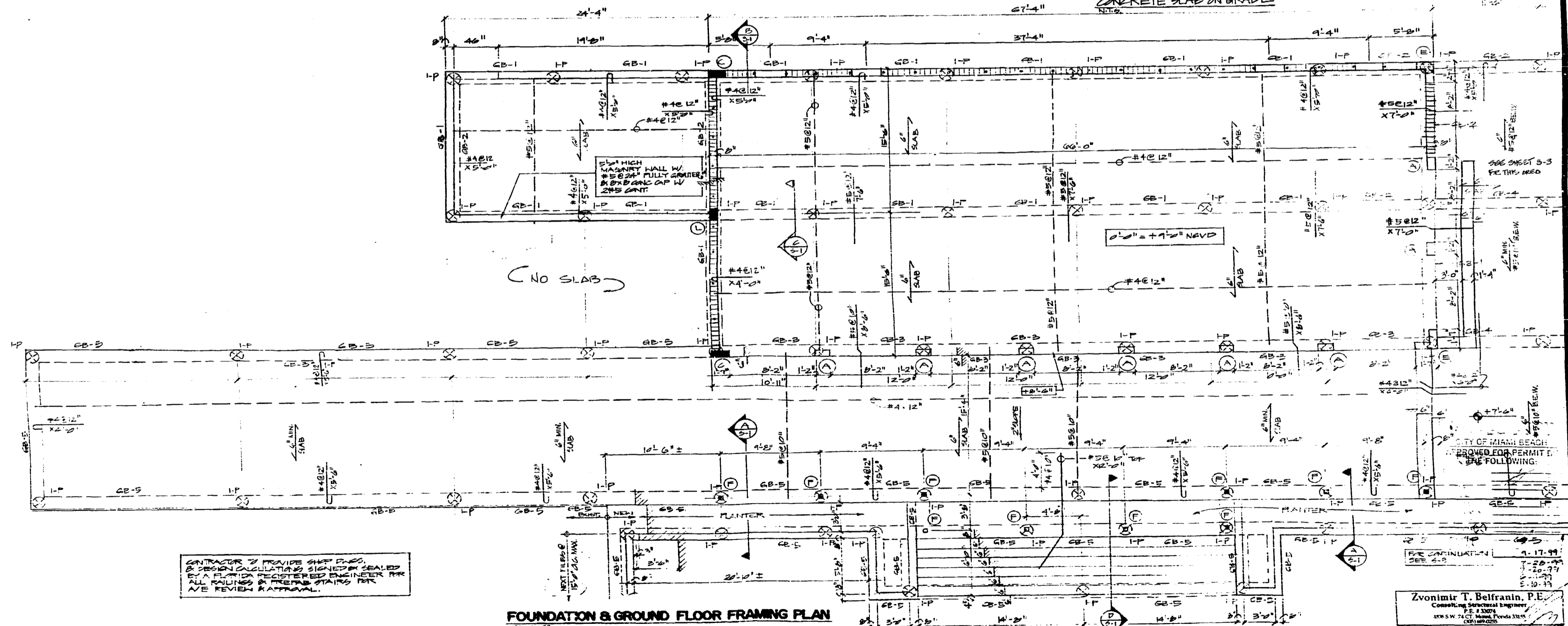
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

NO.	DATE	DESCRIPTION
1	1-17-99	ISSUED FOR PERMIT
2	2-10-99	REVISION
3	3-10-99	REVISION
4	4-10-99	REVISION
5	5-10-99	REVISION

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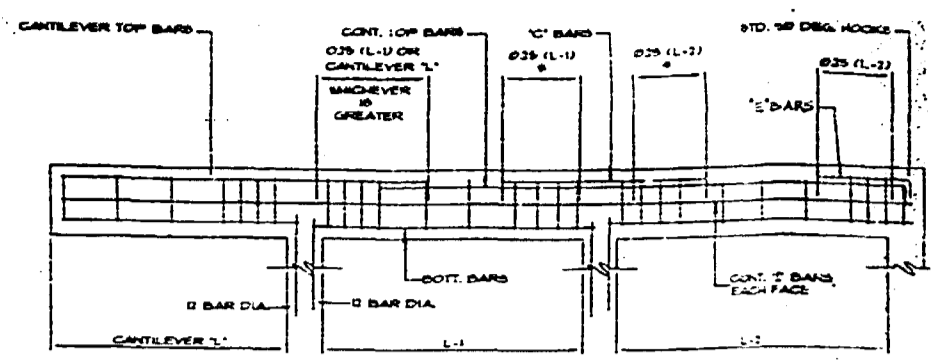
- FOUNDATION PLAN NOTES**
1. IF CO. DETECTS ANY CRACKS, REPAIR WITH EPOXY RESIN AND REINFORCE WITH #4 BARS. VERIFY WITH 2" CORES TO DETERMINE DEPTH OF CRACKS. REPAIRS TO BE APPROVED BY ENGINEER.
 2. TOP OF ALL GRADE BEAMS TO BE FINISHED WITH 1/2" CONCRETE SLAB WITH 1" REINFORCING.
 3. PLACE ALL CONCRETE OVER 5" MIN. VAPOR BARRIER.
 4. SEE PLAN DETAIL B FOR MASONRY BEARING WALLS. ALL WALLS TO BE 8" MIN. THICK. PROVIDE 1/2" VAPOR BARRIER ON ALL EXTERIOR WALLS. PROVIDE 1/2" VAPOR BARRIER ON ALL INTERIOR WALLS.
 5. ALL DETAIL B DETAIL C DETAIL D DETAIL E DETAIL F DETAIL G DETAIL H DETAIL I DETAIL J DETAIL K DETAIL L DETAIL M DETAIL N DETAIL O DETAIL P DETAIL Q DETAIL R DETAIL S DETAIL T DETAIL U DETAIL V DETAIL W DETAIL X DETAIL Y DETAIL Z DETAIL AA DETAIL AB DETAIL AC DETAIL AD DETAIL AE DETAIL AF DETAIL AG DETAIL AH DETAIL AI DETAIL AJ DETAIL AK DETAIL AL DETAIL AM DETAIL AN DETAIL AO DETAIL AP DETAIL AQ DETAIL AR DETAIL AS DETAIL AT DETAIL AU DETAIL AV DETAIL AW DETAIL AX DETAIL AY DETAIL AZ DETAIL BA DETAIL BB DETAIL BC DETAIL BD DETAIL BE DETAIL BF DETAIL BG DETAIL BH DETAIL BI DETAIL BJ DETAIL BK DETAIL BL DETAIL BM DETAIL BN DETAIL BO DETAIL BP DETAIL BQ DETAIL BR DETAIL BS DETAIL BT DETAIL BU DETAIL BV DETAIL BV DETAIL BW DETAIL BX DETAIL BY DETAIL BZ DETAIL CA DETAIL CB DETAIL CC DETAIL CD DETAIL CE DETAIL CF DETAIL CG DETAIL CH DETAIL CI DETAIL CJ DETAIL CK DETAIL CL DETAIL CM DETAIL CN DETAIL CO DETAIL CP DETAIL CQ DETAIL CR DETAIL CS DETAIL CT DETAIL CU DETAIL CV DETAIL CW DETAIL CX DETAIL CY DETAIL CZ DETAIL DA DETAIL DB DETAIL DC DETAIL DD DETAIL DE DETAIL DF DETAIL DG DETAIL DH DETAIL DI DETAIL DJ DETAIL DK DETAIL DL DETAIL DM DETAIL DN DETAIL DO DETAIL DP DETAIL DQ DETAIL DR DETAIL DS DETAIL DT DETAIL DU DETAIL DV DETAIL DW DETAIL DX DETAIL DY DETAIL DZ DETAIL EA DETAIL EB DETAIL EC DETAIL ED DETAIL EE DETAIL EF DETAIL EG DETAIL EH DETAIL EI DETAIL EJ DETAIL EK DETAIL EL DETAIL EM DETAIL EN DETAIL EO DETAIL EP DETAIL EQ DETAIL ER DETAIL ES DETAIL ET DETAIL EU DETAIL EV DETAIL EW DETAIL EX DETAIL EY DETAIL EZ DETAIL FA DETAIL FB DETAIL FC DETAIL FD DETAIL FE DETAIL FF DETAIL FG DETAIL FH DETAIL FI DETAIL FJ DETAIL FK DETAIL FL DETAIL FM DETAIL FN DETAIL FO DETAIL FP DETAIL FQ DETAIL FR DETAIL FS DETAIL FT DETAIL FU DETAIL FV DETAIL FW DETAIL FX DETAIL FY DETAIL FZ DETAIL GA DETAIL GB DETAIL GC DETAIL GD DETAIL GE DETAIL GF DETAIL GG DETAIL GH DETAIL GI DETAIL GJ DETAIL GK DETAIL GL DETAIL GM DETAIL GN DETAIL GO DETAIL GP DETAIL GQ DETAIL GR DETAIL GS DETAIL GT DETAIL GU DETAIL GV DETAIL GW DETAIL GX DETAIL GY DETAIL GZ DETAIL HA DETAIL HB DETAIL HC DETAIL HD DETAIL HE DETAIL HF DETAIL HG DETAIL HH DETAIL HI DETAIL HJ DETAIL HK DETAIL HL DETAIL HM DETAIL HN DETAIL HO DETAIL HP DETAIL HQ DETAIL HR DETAIL HS DETAIL HT DETAIL HU DETAIL HV DETAIL HW DETAIL HX DETAIL HY DETAIL HZ DETAIL IA DETAIL IB DETAIL IC DETAIL ID DETAIL IE DETAIL IF DETAIL IG DETAIL IH DETAIL II DETAIL IJ DETAIL IK DETAIL IL DETAIL IM DETAIL IN DETAIL IO DETAIL IP DETAIL IQ DETAIL IR DETAIL IS DETAIL IT DETAIL IU DETAIL IV DETAIL IW DETAIL IX DETAIL IY DETAIL IZ DETAIL JA DETAIL JB DETAIL JC DETAIL JD DETAIL JE DETAIL JF DETAIL JG DETAIL JH DETAIL JI DETAIL JJ DETAIL JK DETAIL JL DETAIL JM DETAIL JN DETAIL JO DETAIL JP DETAIL JQ DETAIL JR DETAIL JS DETAIL JT DETAIL JU DETAIL JV DETAIL JW DETAIL JX DETAIL JY DETAIL JZ DETAIL KA DETAIL KB DETAIL KC DETAIL KD DETAIL KE DETAIL KF DETAIL KG DETAIL KH DETAIL KI DETAIL KJ DETAIL KK DETAIL KL DETAIL KM DETAIL KN DETAIL KO DETAIL KP DETAIL KQ DETAIL KR DETAIL KS DETAIL KT DETAIL KU DETAIL KV DETAIL KW DETAIL KX DETAIL KY DETAIL KZ DETAIL LA DETAIL LB DETAIL LC DETAIL LD DETAIL LE DETAIL LF DETAIL LG DETAIL LH DETAIL LI DETAIL LJ DETAIL LK DETAIL LL DETAIL LM DETAIL LN DETAIL LO DETAIL LP DETAIL LQ DETAIL LR DETAIL LS DETAIL LT DETAIL LU DETAIL LV DETAIL LW DETAIL LX DETAIL LY DETAIL LZ DETAIL MA DETAIL MB DETAIL MC DETAIL MD DETAIL ME DETAIL MF DETAIL MG DETAIL MH DETAIL MI DETAIL MJ DETAIL MK DETAIL ML DETAIL MM DETAIL MN DETAIL MO DETAIL MP DETAIL MQ DETAIL MR DETAIL MS DETAIL MT DETAIL MU DETAIL MV DETAIL MW DETAIL MX DETAIL MY DETAIL MZ DETAIL NA DETAIL NB DETAIL NC DETAIL ND DETAIL NE DETAIL NF DETAIL NG DETAIL NH DETAIL NI DETAIL NJ DETAIL NK DETAIL NL DETAIL NM DETAIL NN DETAIL NO DETAIL NP DETAIL NQ DETAIL NR DETAIL NS DETAIL NT DETAIL NU DETAIL NV DETAIL NW DETAIL NX DETAIL NY DETAIL NZ DETAIL OA DETAIL OB DETAIL OC DETAIL OD DETAIL OE DETAIL OF DETAIL OG DETAIL OH DETAIL OI DETAIL OJ DETAIL OK DETAIL OL DETAIL OM DETAIL ON DETAIL OO DETAIL OP DETAIL OQ DETAIL OR DETAIL OS DETAIL OT DETAIL OU DETAIL OV DETAIL OW DETAIL OX DETAIL OY DETAIL OZ DETAIL PA DETAIL PB DETAIL PC DETAIL PD DETAIL PE DETAIL PF DETAIL PG DETAIL PH DETAIL PI DETAIL PJ DETAIL PK DETAIL PL DETAIL PM DETAIL PN DETAIL PO DETAIL PP DETAIL PQ DETAIL PR DETAIL PS DETAIL PT DETAIL PU DETAIL PV DETAIL PW DETAIL PX DETAIL PY DETAIL PZ DETAIL QA DETAIL QB DETAIL QC DETAIL QD DETAIL QE DETAIL QF DETAIL QG DETAIL QH DETAIL QI DETAIL QJ DETAIL QK DETAIL QL DETAIL QM DETAIL QN DETAIL QO DETAIL QP DETAIL QQ DETAIL QR DETAIL QS DETAIL QT DETAIL QU DETAIL QV DETAIL QW DETAIL QX DETAIL QY DETAIL QZ DETAIL RA DETAIL RB DETAIL RC DETAIL RD DETAIL RE DETAIL RF DETAIL RG DETAIL RH DETAIL RI DETAIL RJ DETAIL RK DETAIL RL DETAIL RM DETAIL RN DETAIL RO DETAIL RP DETAIL RQ DETAIL RR DETAIL RS DETAIL RT DETAIL RU DETAIL RV DETAIL RW DETAIL RX DETAIL RY DETAIL RZ DETAIL SA DETAIL SB DETAIL SC DETAIL SD DETAIL SE DETAIL SF DETAIL SG DETAIL SH DETAIL SI DETAIL SJ DETAIL SK DETAIL SL DETAIL SM DETAIL SN DETAIL SO DETAIL SP DETAIL SQ DETAIL SR DETAIL SS DETAIL ST DETAIL SU DETAIL SV DETAIL SW DETAIL SX DETAIL SY DETAIL SZ DETAIL TA DETAIL TB DETAIL TC DETAIL TD DETAIL TE DETAIL TF DETAIL TG DETAIL TH DETAIL TI DETAIL TJ DETAIL TK DETAIL TL DETAIL TM DETAIL TN DETAIL TO DETAIL TP DETAIL TQ DETAIL TR DETAIL TS DETAIL TT DETAIL TU DETAIL TV DETAIL TW DETAIL TX DETAIL TY DETAIL TZ DETAIL UA DETAIL UB DETAIL UC DETAIL UD DETAIL UE DETAIL UF DETAIL UG DETAIL UH DETAIL UI DETAIL UJ DETAIL UK DETAIL UL DETAIL UM DETAIL UN DETAIL UO DETAIL UP DETAIL UQ DETAIL UR DETAIL US DETAIL UT DETAIL UV DETAIL UW DETAIL UX DETAIL UY DETAIL UZ DETAIL VA DETAIL VB DETAIL VC DETAIL VD DETAIL VE DETAIL VF DETAIL VG DETAIL VH DETAIL VI DETAIL VJ DETAIL VK DETAIL VL DETAIL VM DETAIL VN DETAIL VO DETAIL VP DETAIL VQ DETAIL VR DETAIL VS DETAIL VT DETAIL VU DETAIL VV DETAIL VW DETAIL VX DETAIL VY DETAIL VZ DETAIL WA DETAIL WB DETAIL WC DETAIL WD DETAIL WE DETAIL WF DETAIL WG DETAIL WH DETAIL WI DETAIL WJ DETAIL WK DETAIL WL DETAIL WM DETAIL WN DETAIL WO DETAIL WP DETAIL WQ DETAIL WR DETAIL WS DETAIL WT DETAIL WU DETAIL WV DETAIL WY DETAIL WZ DETAIL XA DETAIL XB DETAIL XC DETAIL XD DETAIL XE DETAIL XF DETAIL XG DETAIL XH DETAIL XI DETAIL XJ DETAIL XK DETAIL XL DETAIL XM DETAIL XN DETAIL XO DETAIL XP DETAIL XQ DETAIL XR DETAIL XS DETAIL XT DETAIL XU DETAIL XV DETAIL XW DETAIL XX DETAIL XY DETAIL XZ DETAIL YA DETAIL YB DETAIL YC DETAIL YD DETAIL YE DETAIL YF DETAIL YG DETAIL YH DETAIL YI DETAIL YJ DETAIL YK DETAIL YL DETAIL YM DETAIL YN DETAIL YO DETAIL YP DETAIL YQ DETAIL YR DETAIL YS DETAIL YT DETAIL YU DETAIL YV DETAIL YW DETAIL YX DETAIL YY DETAIL YZ DETAIL ZA DETAIL ZB DETAIL ZC DETAIL ZD DETAIL ZE DETAIL ZF DETAIL ZG DETAIL ZH DETAIL ZI DETAIL ZJ DETAIL ZK DETAIL ZL DETAIL ZM DETAIL ZN DETAIL ZO DETAIL ZP DETAIL ZQ DETAIL ZR DETAIL ZS DETAIL ZT DETAIL ZU DETAIL ZV DETAIL ZW DETAIL ZX DETAIL ZY DETAIL ZZ



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ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

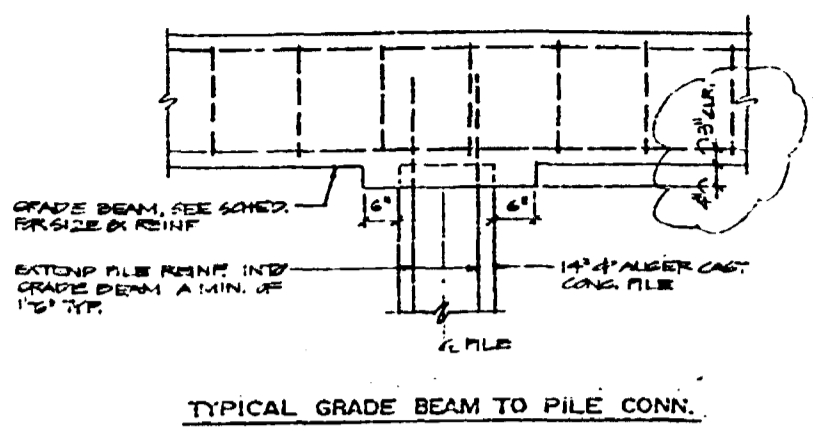


NOTES:
 1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
 2. BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 12 OF THE TENSILE REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN, MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH GUSSED STRUUPS.

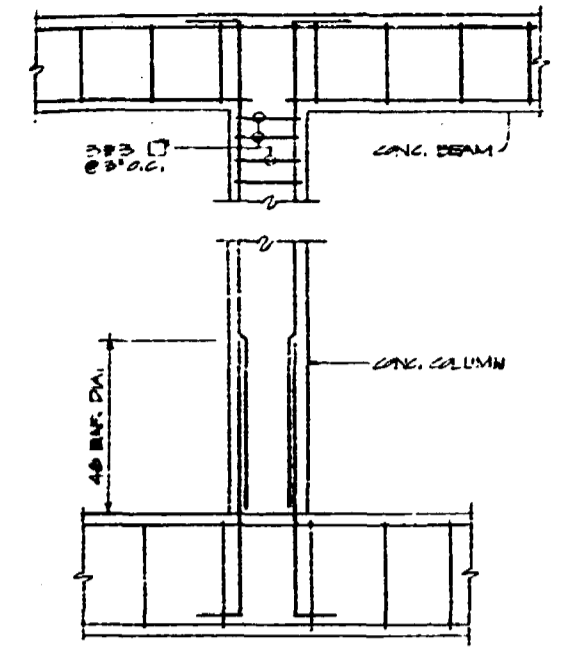
BEAM STEEL PLACEMENT DIAGRAM

MARK	TOP ELEV.	SIZE W X H	REINFORCING			TIES OR STIRRUPS			REMARKS
			NO.	SIZE	SPACING	NO.	TYPE	SPACING	
CB-1	14' x 24"	3#6	3#6	1#6	1#5	3	12"		
CB-2	14' x 24"	3#6	3#6	1#7			12"		
CB-3	14' x 24"	3#6	3#6	1#7			12"		
CB-4	14' x 24"	3#6	3#6				12"		
CB-5	14' x 24"	3#6	3#6				12"		
CB-6	14' x 24"	3#6	3#6		1#5	3	12"		
B-1	16' x 14"	2#6	2#6				12"		
B-2	8' x 14"	2#6	2#6				12"		
TB	8' x 12"	2#5	2#5		4#	3	12"	EA. END BAL. @ 24"	
TB-1	12' x 12"	2#5	2#5		4#	3	12"	EA. END BAL. @ 24"	
RB-1	12' x 14"	3#5	3#5		1#5	3	12"	SEE ARCH'L DWGS.	
RB-2	8' x 26"	2#5	2#5		3#5	3	12"	SEE ELEV. 1/S-E	
RB-3	16' x 14"	3#7	3#7		2#5	3	12"	SEE ARCH'L DWGS.	
RB-4	8' x 26"	2#5	2#5		3#5	3	12"		
RB-5	8' x 26"	2#5	2#5		3#5	3	12"		
RB-6	16' x 14"	4#5	4#5		3#5	3	12"	SEE ELEV. 1/S-E	
RB-7	8' x 22"	2#5	2#5		3#5	3	12"	SEE ELEV. 2/S-E	

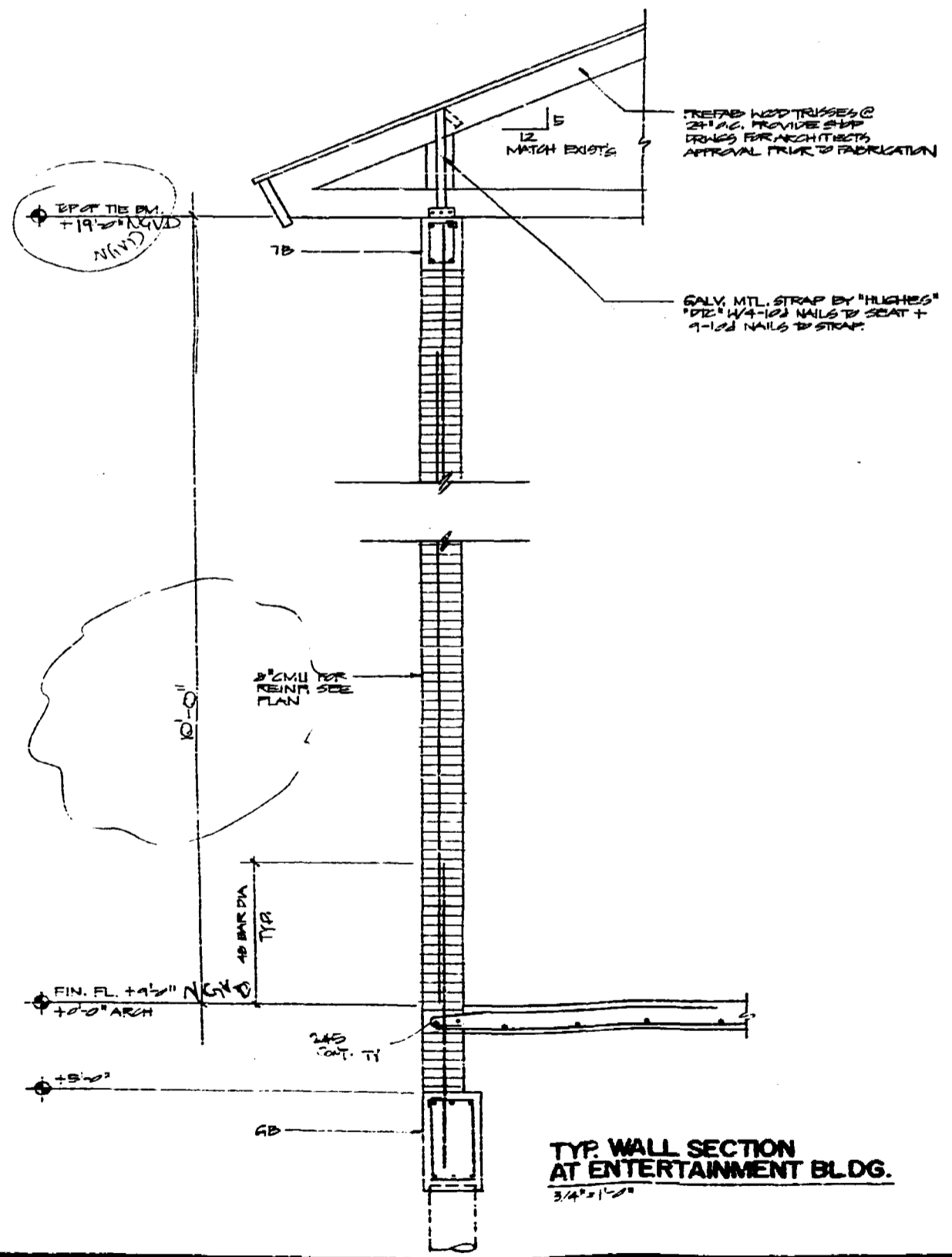
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL OR BASE PLATE	TIES OR CAP PLATE	
A	8' x 14"	4#6	3#3 @ 12"	
B	8' x 24"	4#6	3#3 @ 12"	3#3 J.H.F.E. @ 12"
C	8' x 19"	4#6	3#3 @ 12"	
D	8' x 26"	4#6	3#3 @ 12"	SAME AS CA. (B)
E	8' x 17' x 25"	4#6	3#3 @ 12"	
F	T9 8' x 5' x 5/16"	12' x 12' 3/4" W/ 4-5/8" x 4-5/8" HILTI @ EMB.	SAME AS BASE PL.	PER TRELLO'S CAP PL. @ 24" x 24" x 1/2"
G	12' x 23"	4#6	3#3 @ 12" 3#3 @ 12"	
H	T9 2' x 6' x 1/4"	8' x 8' 5/8" PLATE W/ 4-5/8" x 4-5/8" HILTI @ EMB.	SAME AS BASE PL.	
I	FILLED CELL	1#5		FULLY GRATED
K	8' x 20"	4#5	3#3 @ 12"	3#3 J.H.F.E. @ 12"
L	8' x 12"	4#5	3#3 @ 12"	



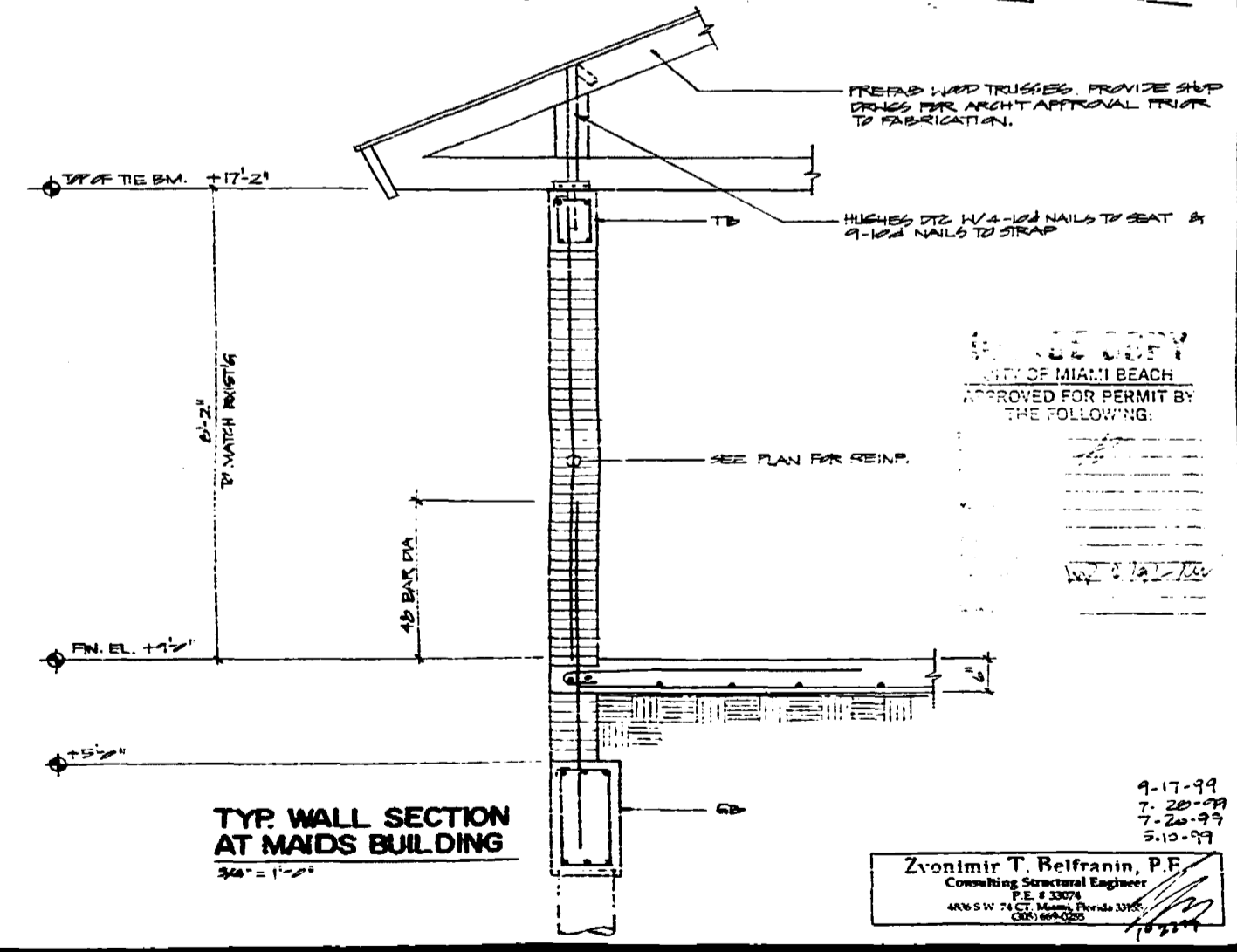
TYPICAL GRADE BEAM TO PILE CONN.



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL



TYP. WALL SECTION AT ENTERTAINMENT BLDG.



TYP. WALL SECTION AT MAIDS BUILDING

GENERAL STRUCTURAL NOTES

- General
 - The Contractor shall check all dimensions on the structural drawings and verify same on the actual work. Architectural details such as, slab depressions, waterprooing, 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 during construction. 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 curing.
 - Concrete 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)	2
a. #6 bars and larger	1 1/2
b. #5 bars and smaller	3/4
C. Not in contact with ground	3/4
a. Structural slabs & walls	1 1/2
b. Beams and Columns (Primary reinforcement, see 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 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".
 - Stump 9" x 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.

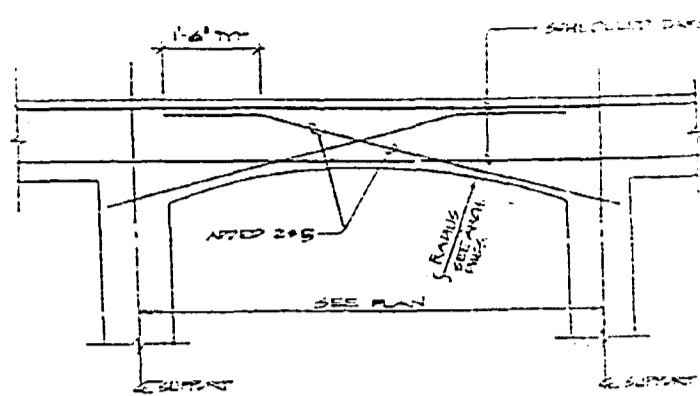
The following shop drawings are not part of this permit. Permittee shall provide shop drawings under separate permit file:

- Bar Plans
- Bar Details
- Clearance
- Column Details
- Foundation Details
- Overhead Crane
- Panel Members
- Staircase
- Steel Deck
- Structural Steel
- Structural Steel
- Structural Steel
- Welding
- Others

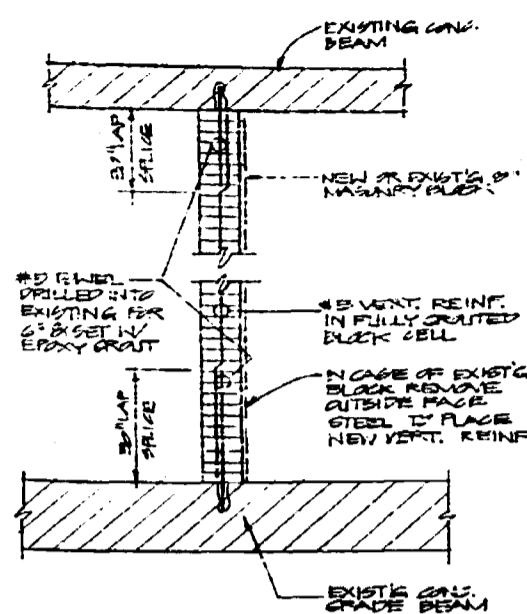
CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

9-17-99
 7-20-99
 7-20-99
 3-15-99

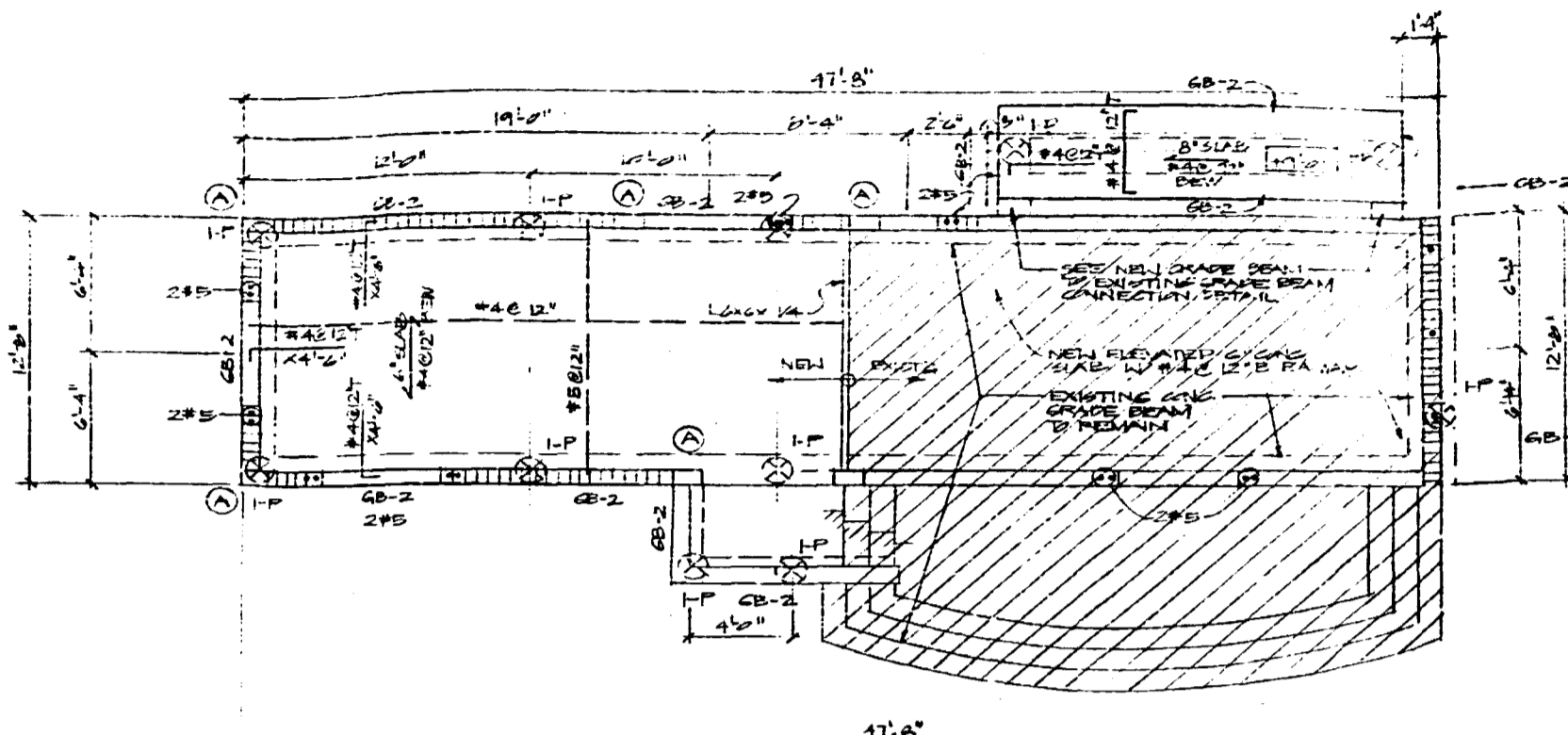
Zvonimir T. Reifranin, P.E.
 Consulting Structural Engineer
 P.E. # 33074
 4405 SW 74th Ct., Miami, Florida 33155
 (305) 444-8800



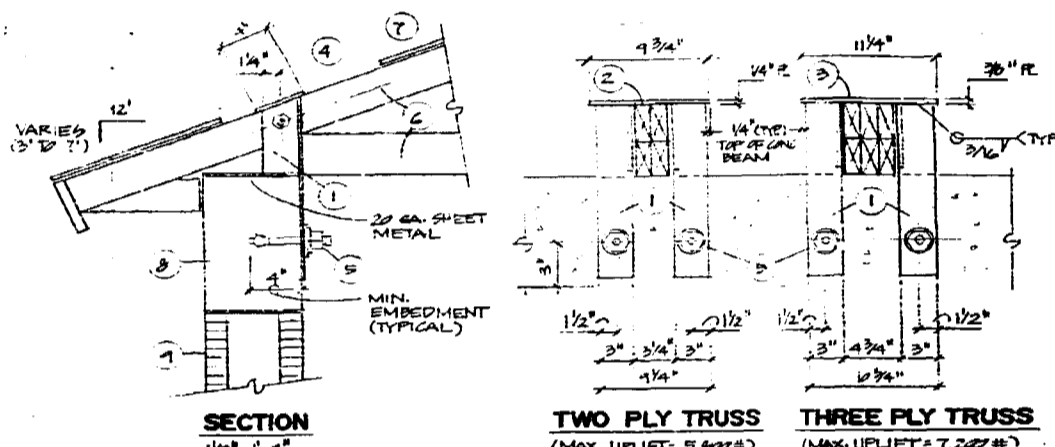
ELEVATION - TYP. ARCH BEAM REINFORCING DIAGRAM
N.T.S.



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



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

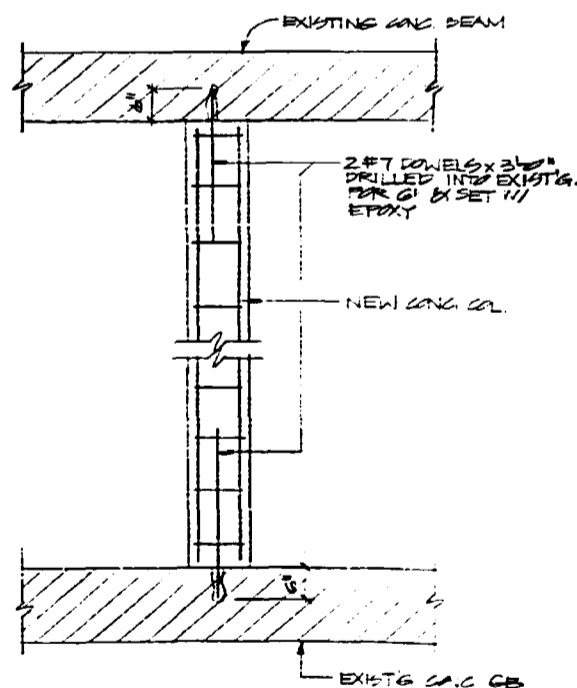


TWO PLY TRUSS (MAX. UPLIFT: 5,500#)
THREE PLY TRUSS (MAX. UPLIFT: 7,500#)

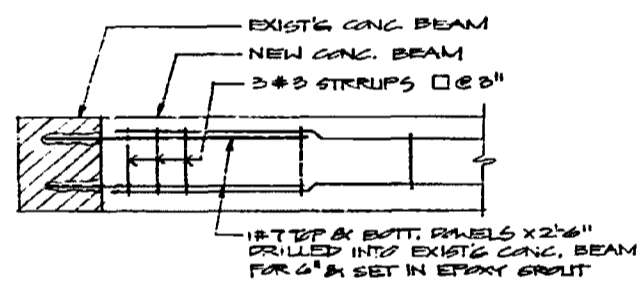
TIE BEAM CORNER PLAN

SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	Angle 3"x3"x1/4" uncoated leg (15"x16" built as shop)	5	1/2" dia. 100 Mesh Size 10 (Cast in concrete)
2	Steel plate 3"x3"x1/4" (15" x 26" tall)	6	Perforated bar at cross ply trans.
3	Steel plate 3"x3"x1/4" (15" x 26" tall)	7	1/4" dia. uncoated 100 Mesh Size 10 (Cast in concrete)
4	One (1) 1/2" dia. uncoated 100 Mesh Size 10 (Cast in concrete)	8	1/4" dia. uncoated 100 Mesh Size 10 (Cast in concrete)
	One (1) 1/2" dia. uncoated 100 Mesh Size 10 (Cast in concrete)	9	Concrete setting block

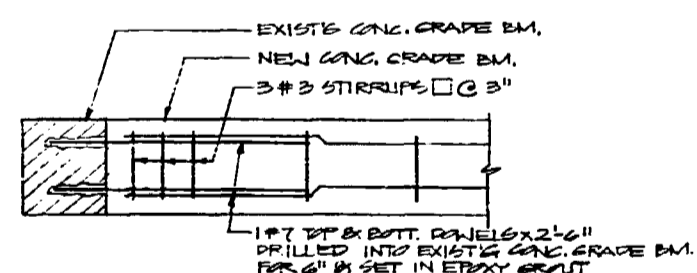
GIRDER TRUSS ANCHORAGE



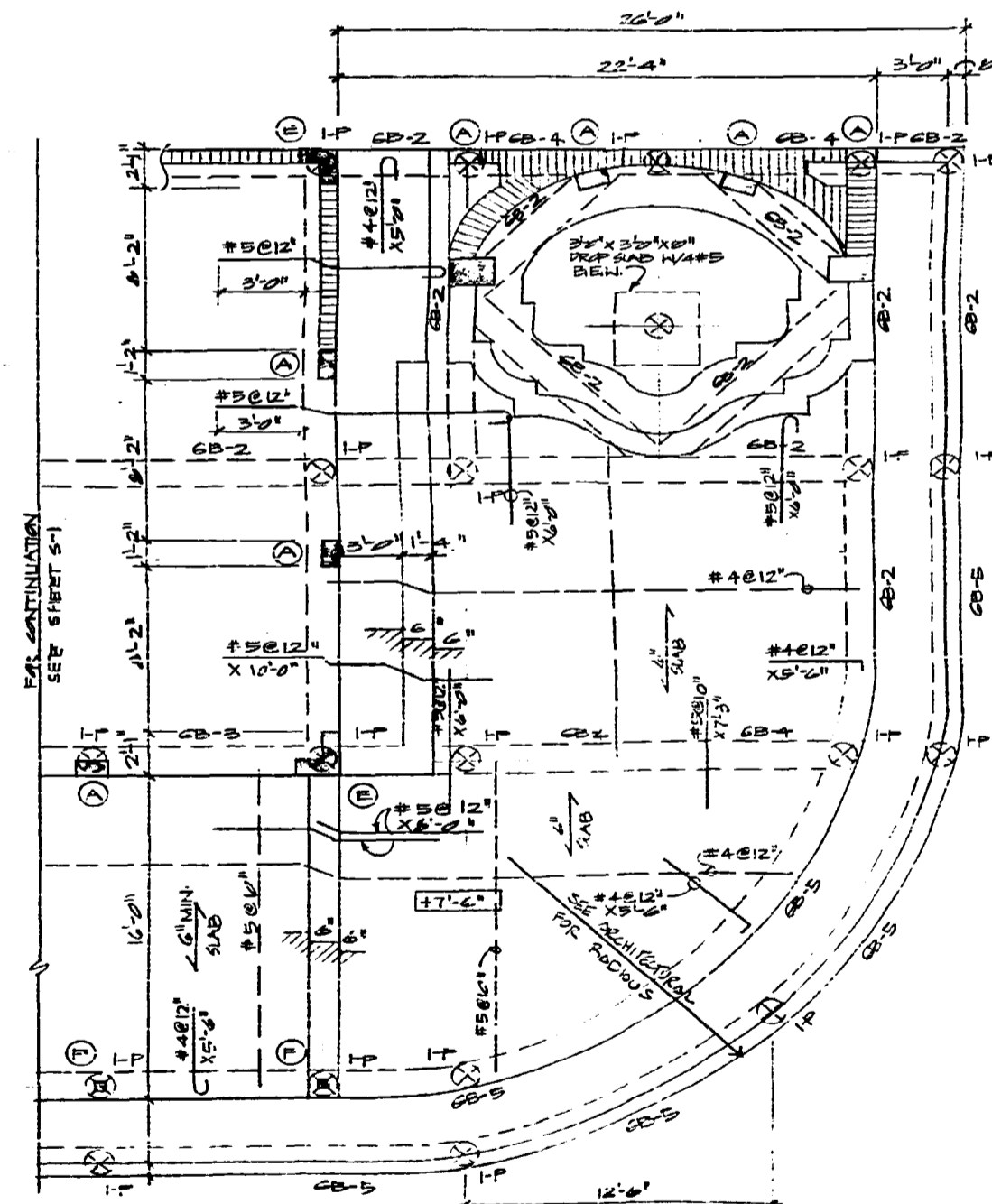
NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM CONNECTION DETAIL



NEW CONC. BEAM TO EXISTING CONC. BEAM CONNECTION DETAIL



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



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

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

- Bar Joist
- Ex. Doors
- Class Block
- Hand Rail
- Membrane Structures
- One-Way Slabs
- Pool
- Precast Members
- Shutters
- Skylight
- Steel Deck
- Structural Steel
- Trusses
- Windows
- Columns

MAKING COPY
DATE: 7-20-99

DATE	REVISION
7-20-99	1
7-20-99	2
8-11-99	3
8-11-99	4

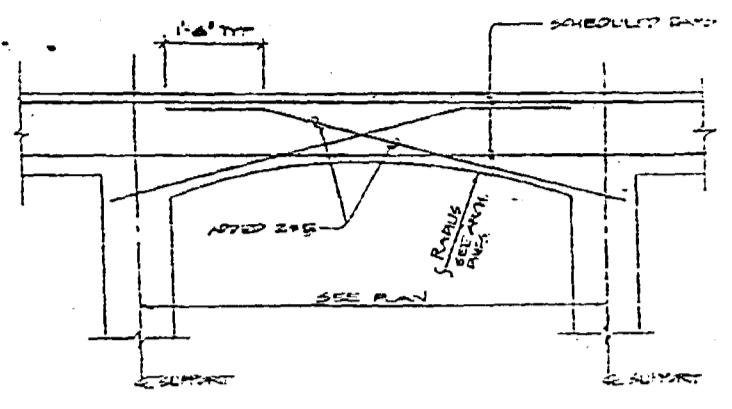
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. License No. 13874
400 G.W. 74th St. Miami, Florida 33155
(305) 551-1234

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

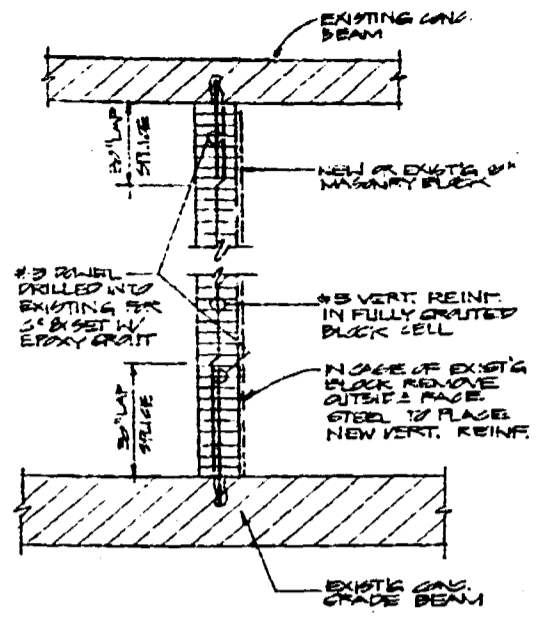
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

DATE	REVISION

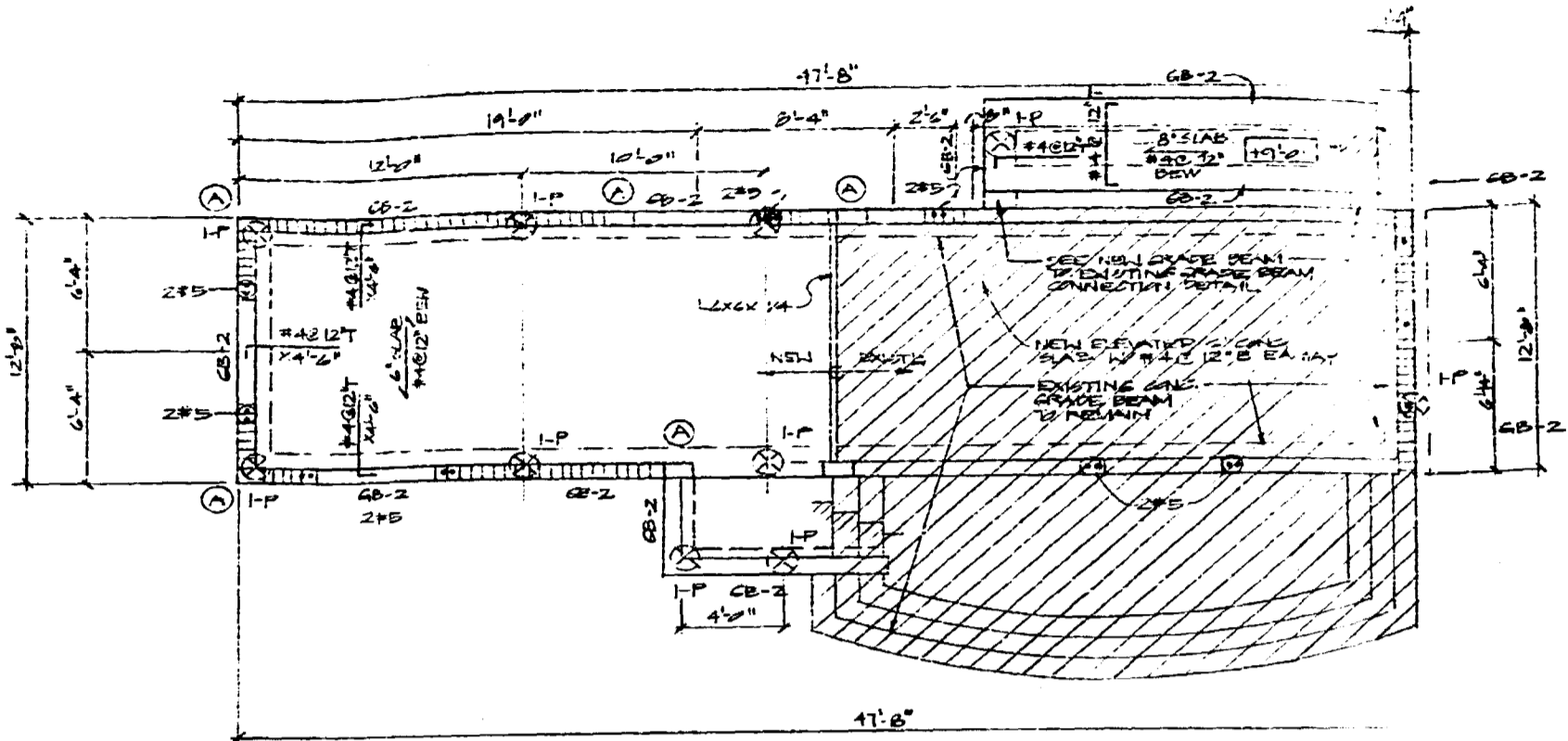
DATE SHEET
S-3



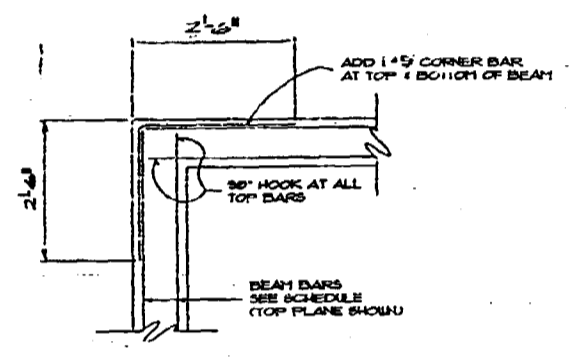
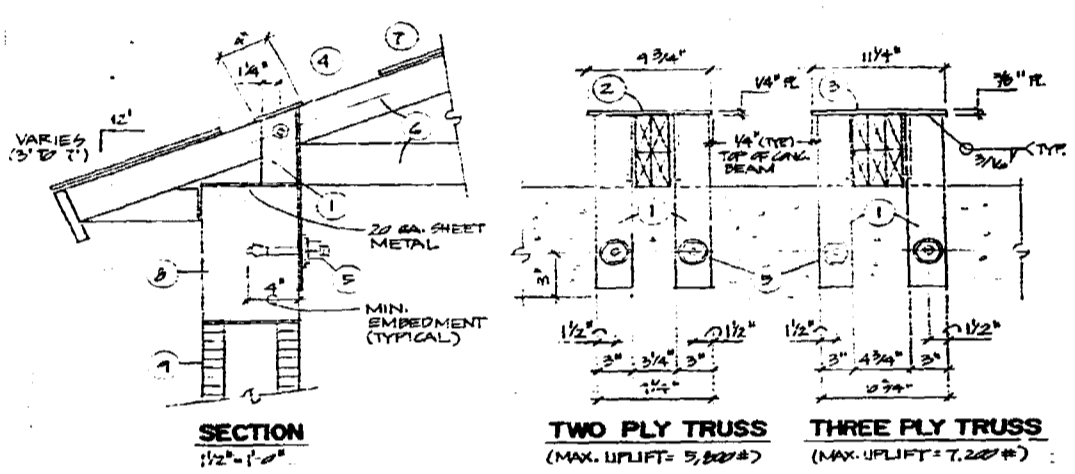
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



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



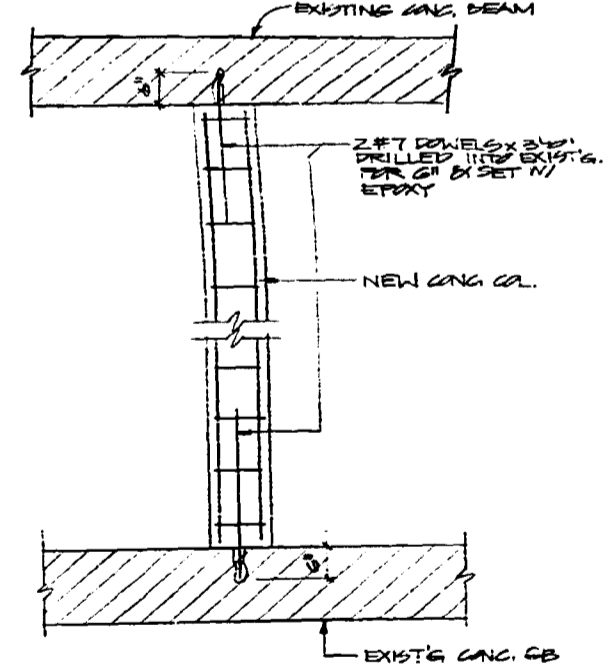
MAID'S BUILDING FOUNDATION & FLOOR FRAMING PLAN
1/4" = 1'-0"



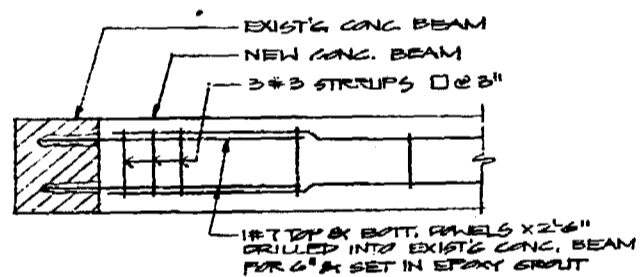
TIE BEAM CORNER PLAN

SCHEDULE	
MARK	DESCRIPTION
1	Angle 3"x3"x1/2" welded leg (1/2" x 1/2" x 1/2" max)
2	Steel plate 1/2"x4"x1/2" (1/2" x 3/8" x 1/2")
3	Steel plate 1/2"x4"x1/2" (1/2" x 3/8" x 1/2")
4	One (1) 1/2" diameter bolt for two ply truss
5	One (1) 1/2" dia. top bolt for three ply truss
6	1/2" dia. hot rolled steel (Carbon steel, 1 req'd)
7	Prefabricated two or three ply truss
8	1/2" x 1/2" exterior grade plywood. See plan for nailing req's.
9	Min. 4"x12" concrete tie beam (1/2" x 3/8" x 1/2" max)
10	Concrete masonry block

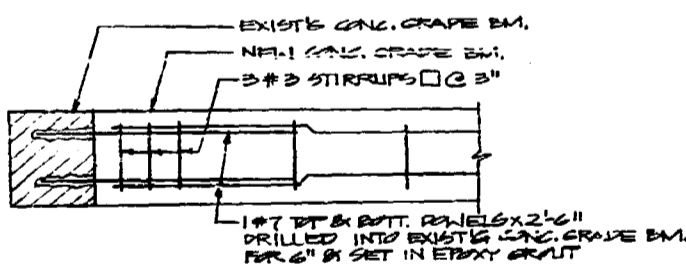
GIRDER TRUSS ANCHORAGE



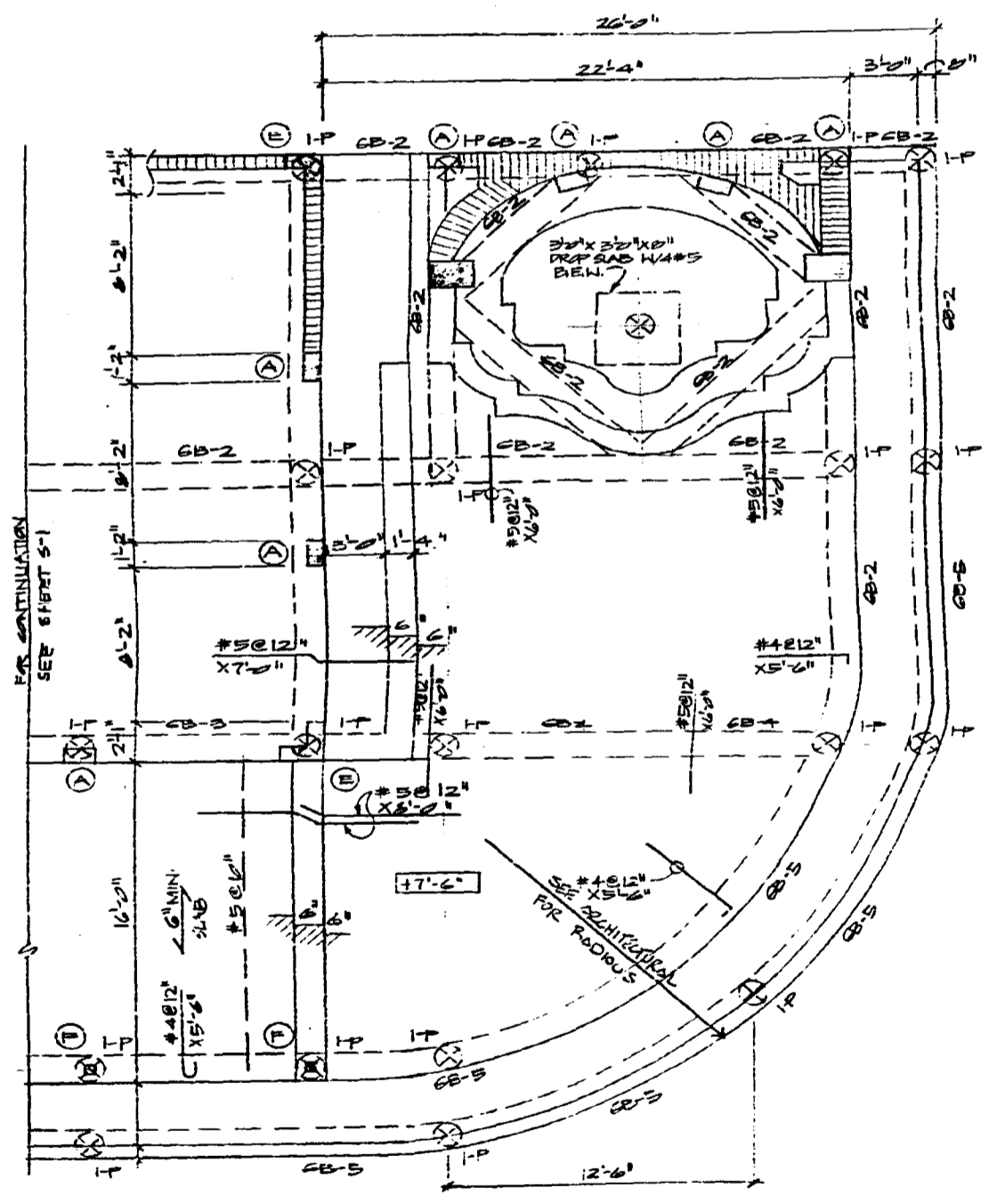
NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM. CONNECTION DETAIL



NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



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



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

TRUE COPY
APPROVED FOR PERMIT BY
THE FOLLOWING:

Zvonimir T. Belfrant, P.E.
Consulting Structural Engineer
P.E. # 38772
4th SW 74th Ave, Miami, Florida 33156
305-551-1234

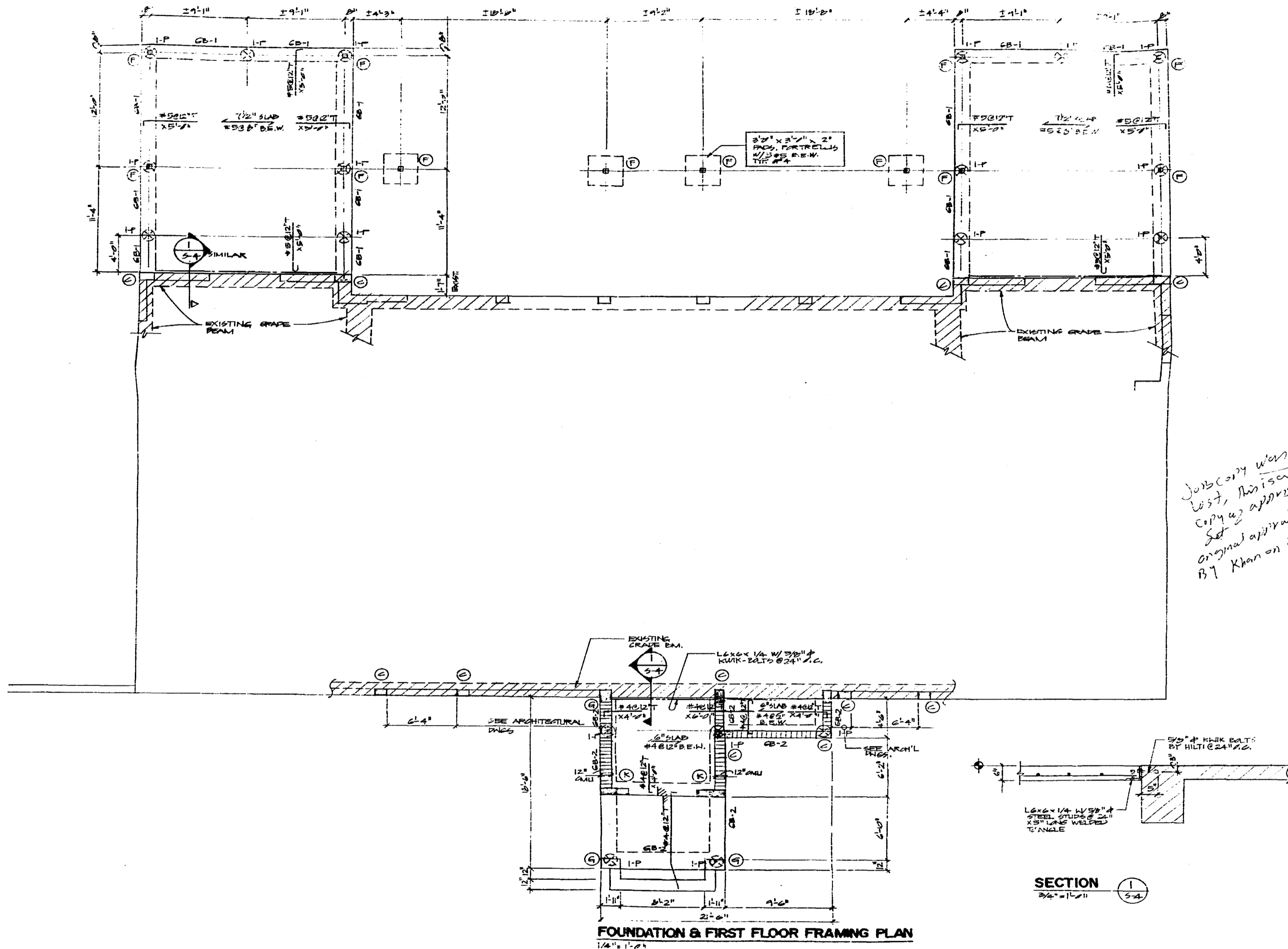


ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

NO.	REVISIONS

DATE SHEET
5-3



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

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

OFFICE COPY
 CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

ENGINEER	
PLANNER	
ARCHITECT	
GENERAL CONTRACTOR	
MECHANICAL CONTRACTOR	
ELECTRICAL CONTRACTOR	
PLUMBING CONTRACTOR	
ACQUISITION/REGISTRATION	

DATE: 5/17/99

Job copy was lost, this is copy as approved original approval by Khan on 8/24/99

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

Bar Joist	Stairs
Bar Joist	Stylog
Chain Block	Steel Deck
Hand Rail	Steel Deck
Mechanical Structure	Trusses
Over Hand Doors	Walls
Pool	Other
Process Members	

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

Bar Joist	Stairs
Bar Joist	Stylog
Chain Block	Steel Deck
Hand Rail	Steel Deck
Mechanical Structure	Trusses
Over Hand Doors	Walls
Pool	Other
Process Members	

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 P.E. # 33074
 4825 SW 94th Ave., Florida 33155
 (305) 551-1200

REVISION	



ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

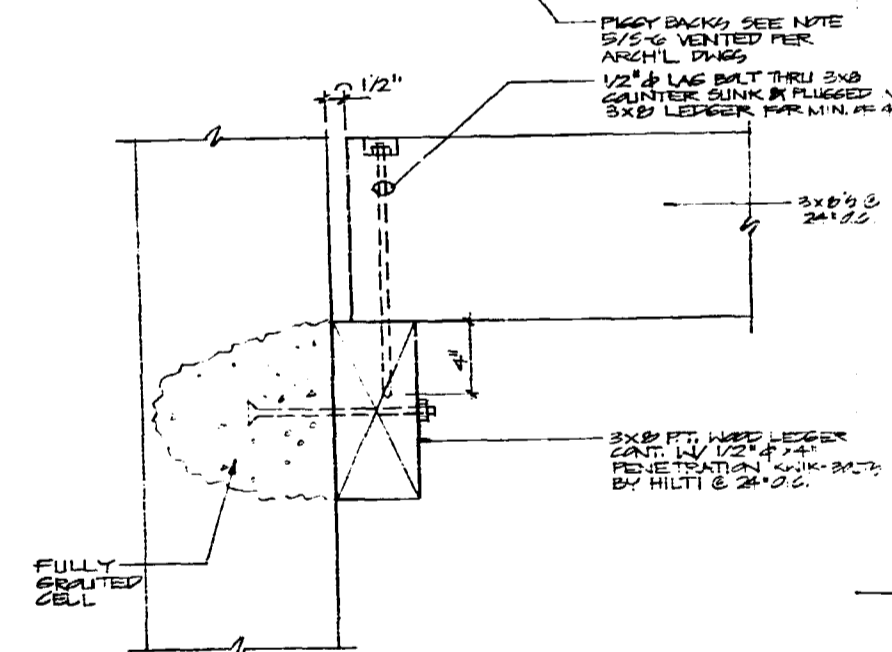
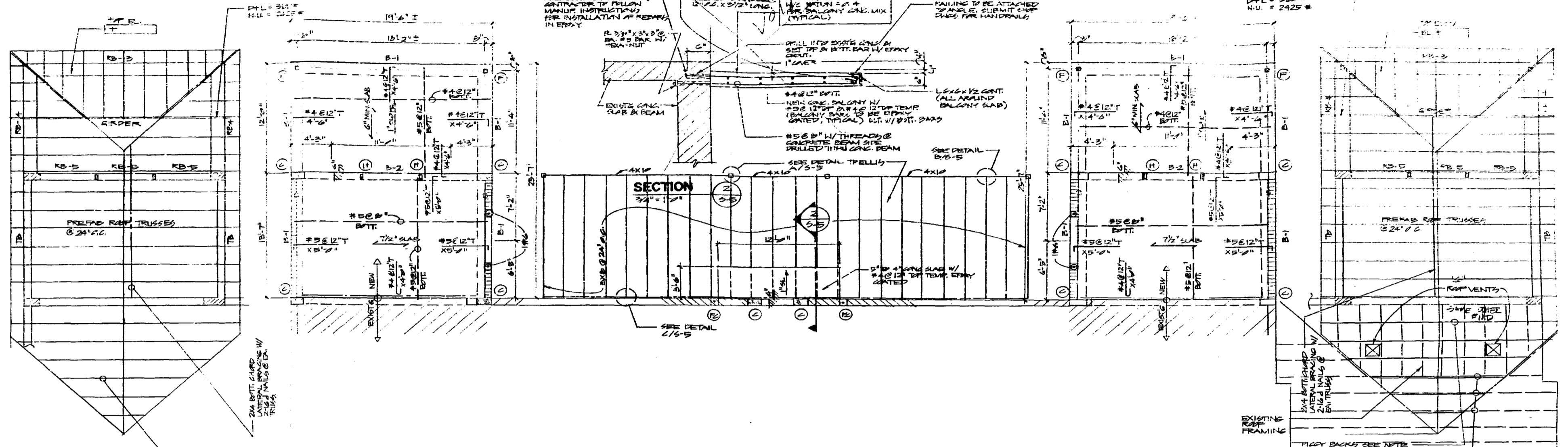
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

NO.	DATE	REVISIONS

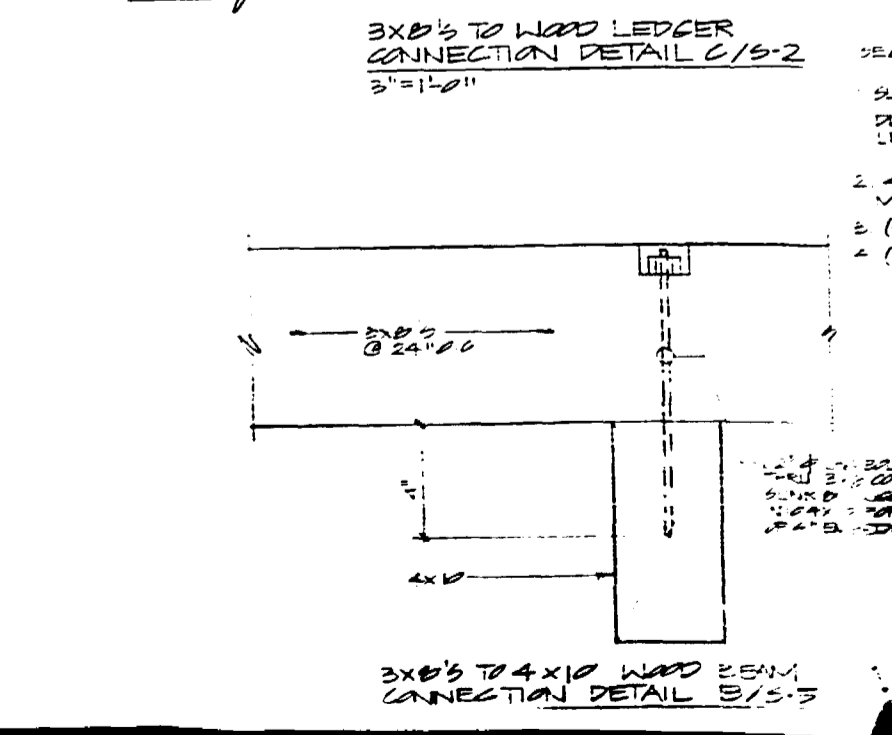
DATE
SHEET
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OF

LAW ROOF SUPER-IMPOSED
DL = 25 PSF
LL = 30 PSF
NET UPLIFT = 45 PSF
(TYPE OTHER END)

DTL = 31.0' #
N.U. = 2425 #

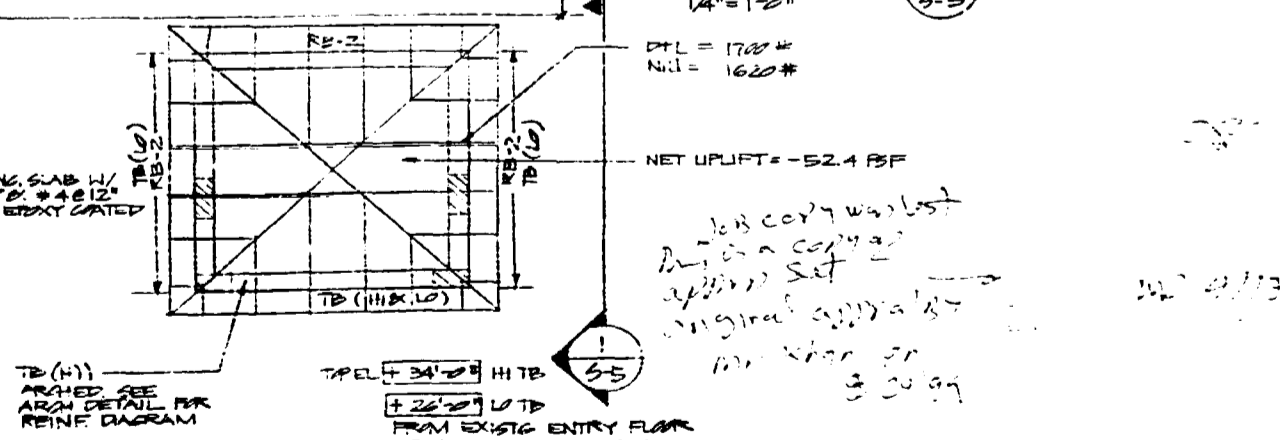


SECOND FLOOR PLAN NOTES:
SUPER-IMPOSED LOADS:
DL = 25 PSF
LL = 40 PSF
2 -> DENOTES DIRECTION OF SLAB MAIN REIN (AFTER MOST LAYER)
3 -> DENOTES SLAB BOTTOM REIN
4 -> DENOTES SLAB TOP REIN



PART ROOF & SECOND FLOOR FRAMING PLAN

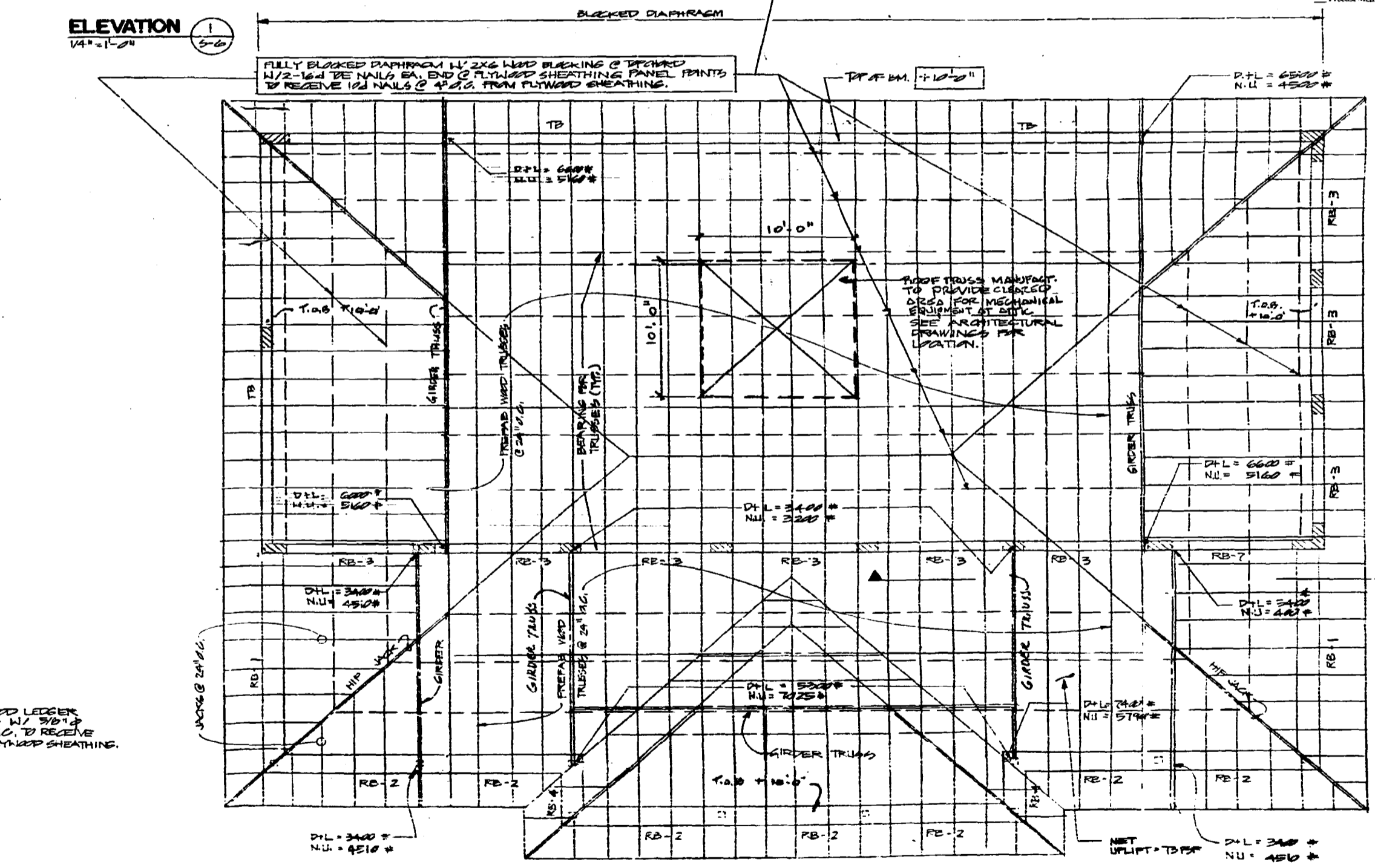
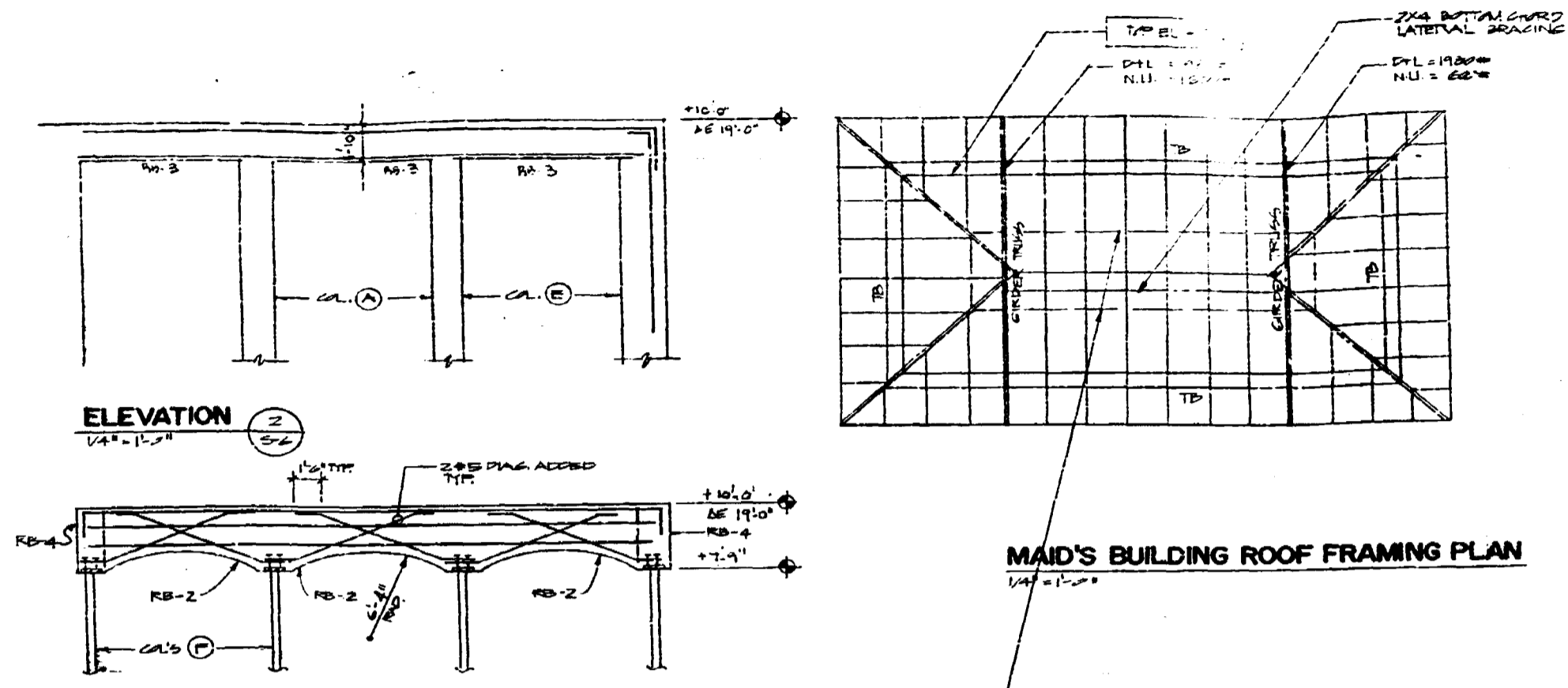
FOR ROOF NOTES SEE SHEET S-6



TOWER ROOF FRAMING PLAN

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 20714
485 S.W. 74th Avenue, Suite 1015
Miami, Florida 33155

3-20-00



ROOF PLAN NOTES:

1. SUPERIMPOSED LOADS:
DL = 25 PSF
LL = 30 PSF
NET UPLIFT = 49 PSF (ENCLOSED) TO PSF (OPEN)
2. FOR CONNECTION OF PREFAB WOOD TRUSSES TO GANG BEAMS PROVIDE "DTG" GALLY TRUSS ANCHOR BY "HUGHES" W/ 4-1/2" NAILS @ SEAT RATE & 4-1/2" NAILS TO STRAP
3. FOR RAFT SHEATHING PROVIDE 2x4 COX PLYWOOD W/ 1/2" NAILS @ 4" O.C. ALONG EDGES & @ ALL SUPPORTING TRUSSES.
4. FOR ALL EXTERIOR SFFITS EXCEPT OVER HANGS PROVIDE MIN. 1/2" PLYWOOD SHEATHING W/ 1/2" NAILS @ 6" ALONG EDGES & @ ALL SUPPORTING TRUSSES BOTTOM CHORDS.
5. FOR ALL PLYWOODS PROVIDE 1/2" X 1" GALLY STRAP BY "DENCO" MODEL W/ 1/2" PLYWOOD @ EA TRUSS W/ 2-1/4" NAILS EA MEMBER.
6. (---) DENOTES 2x4 BOTTOM CHORD GANT. LATERAL BRACING W/ 2-1/4" NAILS EA END (TRUSS PANEL PRINT) OR 12" O.C. MAX.
7. L" DENOTES 2x6 FT. WOOD LEDGER TO FOLLOW THE SAVED TB W/ 3/8" X 1/4" SET THRU BOLTS @ 24" O.C. TO RECEIVE 1/2" NAILS @ 4" O.C. FROM PLYWOOD SHEATHING.

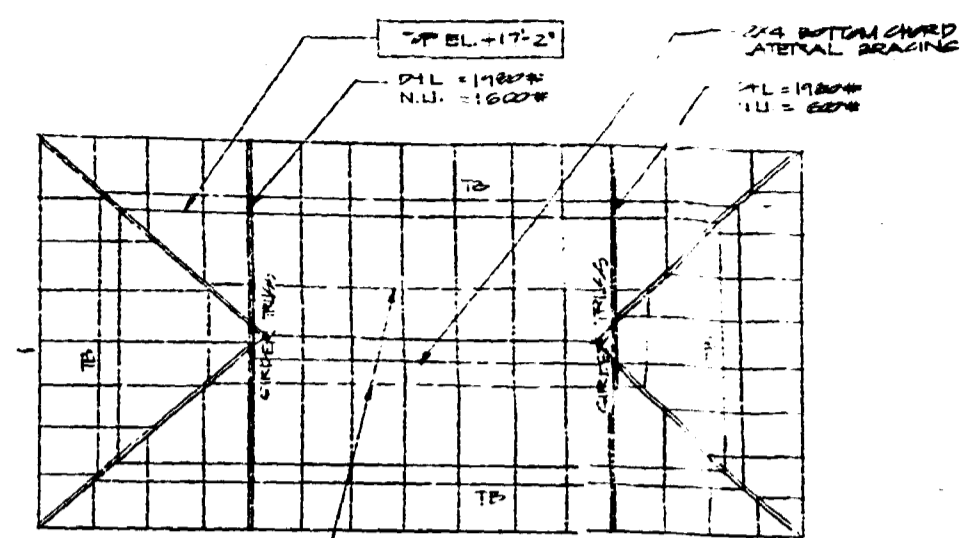
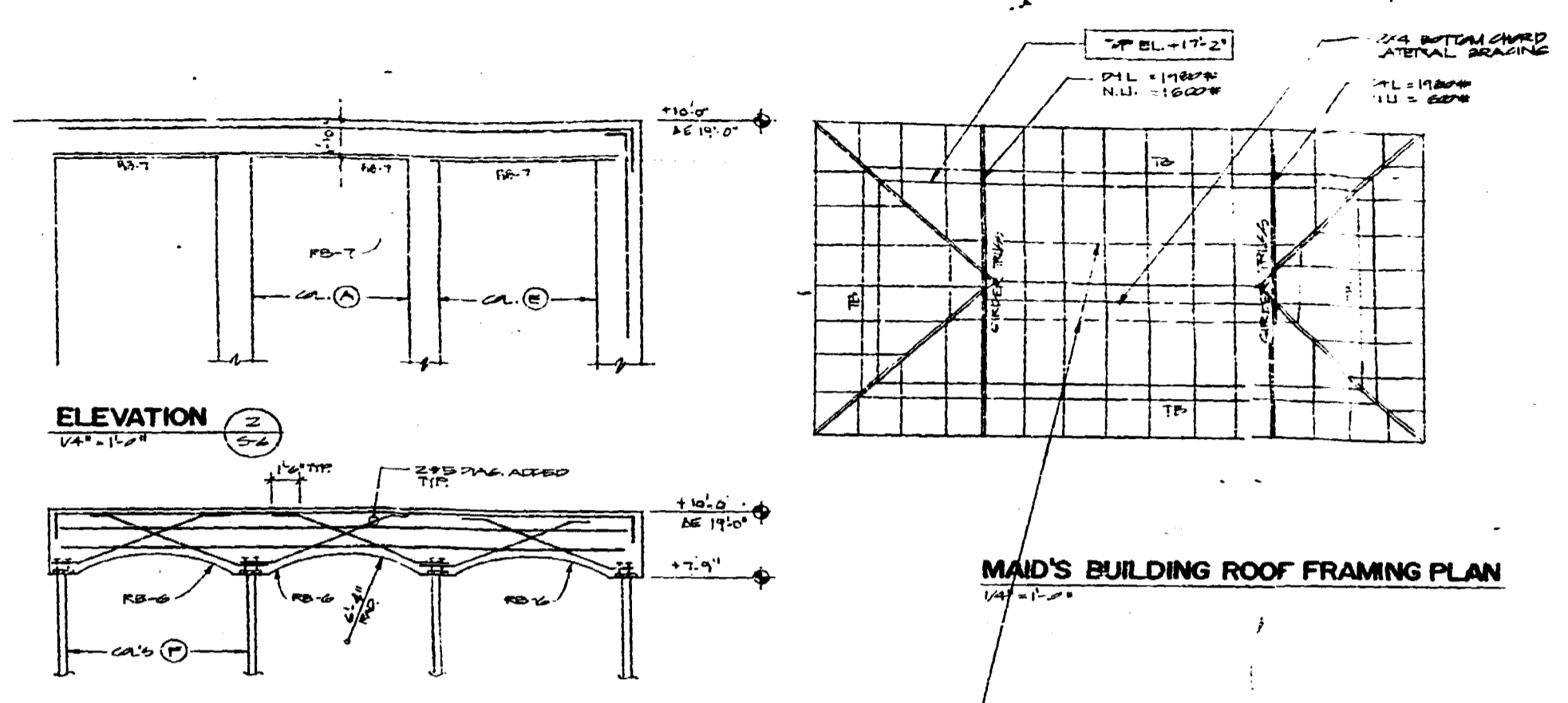
- The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
- Bar Joist
 - Exit Doors
 - Class Block
 - Hand Rail
 - Non-wood Structures
 - Over Head Doors
 - Pool
 - Pressure Members
 - Shutters
 - Staircase
 - Steel Chair
 - Structural Steel
 - Trusses
 - Windows
 - Others

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

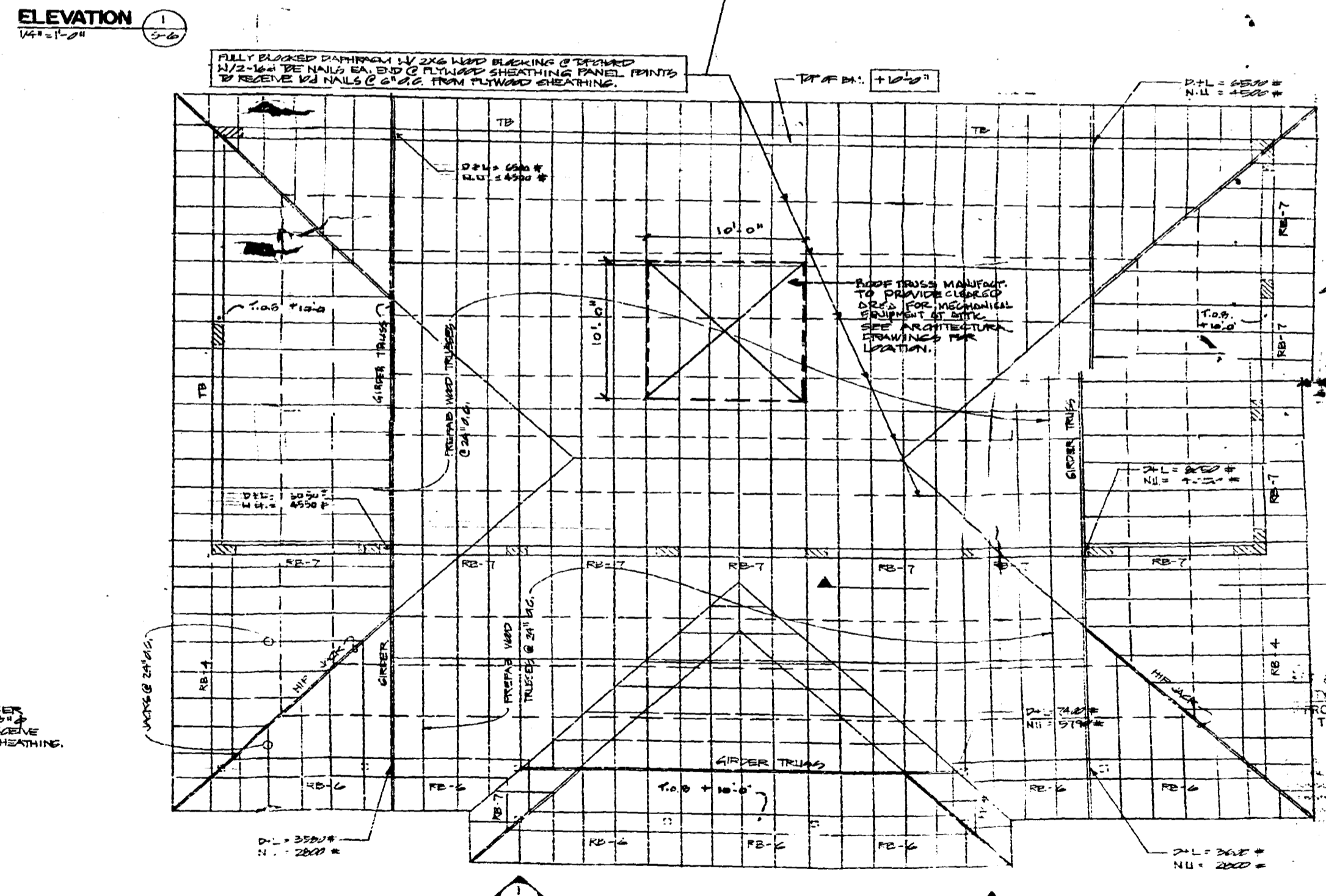
Zvonimir T. Beltramin, P.E.
Consulting Structural Engineer
4005 S.W. 74th Ct., Miami, Florida 33155
305-444-0000

OFFICE
DATE
REVISIONS

DATE
SHEET
6
OF
6



MAID'S BUILDING ROOF FRAMING PLAN
VAF-1-21



ENTERTAINMENT BUILDING ROOF FRAMING PLAN
VAF-1-21

ROOF PLAN NOTES:

1. SUPER WIND LOADS:
D.L. = 20 PSF
L.L. = 30 PSF
NET UPLIFT = 43 PSF
2. FOR CONNECTION OF PRECAST CONCRETE TRUSSES TO GANG BEAMS PROVIDE 1/2" GALV TRUSS ANCHOR BOLT THROUGH 1/2" x 28 NAILS TO SEAT PLATE BY TRUSS MANUFACTURER.
3. FOR ROOF SHEATHING PROVIDE 2x6 JOIST PLYWOOD W/ 1/2" NAILS @ 24" O.C. ALONG EDGES OF ALL SUPPORTING TRUSSES.
4. FOR ALL EXTERIOR JOISTS EXCEPT OVER HANGS PROVIDE MIN. 1/2" PLYWOOD SHEATHING W/ 1/2" NAILS @ 6" ALONG EDGES OF ALL SUPPORTING TRUSSES BETWEEN JOISTS.
5. FOR ALL JOISTS PROVIDE 1/2" x 4" x 1" GUY STRAP BY JOIST MANUFACTURER ATTACHED TO TRUSS W/ 3/8" x 4" ANCHOR MEMBER.
6. (---) DENOTES 2x6 WITH CHORD GANT. LATERAL BRACING W/ 2x6 NAILS @ EA. END (TRUSS MANUFACTURER TO VERIFY MAX.)
7. 1" x 6" DENOTES 2x6 FT. WOOD LEDGER TO FOLLOW THE RAKED TB W/ 3/8" x 4" BOLT THRU BOLT @ 24" O.C. TO RECEIVE 2x6 NAILS @ 6" O.C. FROM PLYWOOD SHEATHING.

APPROVED FOR PERMIT BY THE FOLLOWING:

Zvonimir T. Beltramin, P.E.
Consulting Structural Engineer
DATE: 5-10-99
SHEET: S-6

IBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

DOMINIC
MIAMI

NO.	DATE	REVISIONS

6-2-99

WAD

~~000000~~

~~000000~~

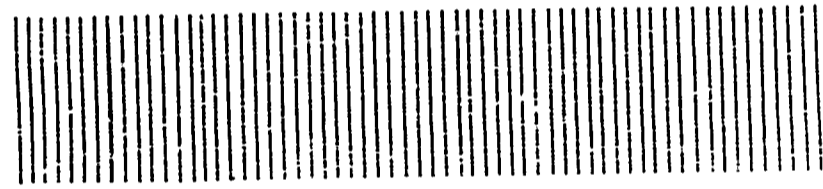
0002634



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

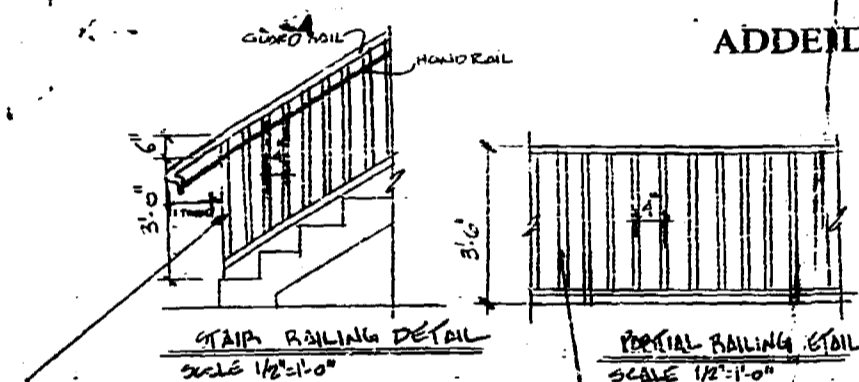
**PREVIOUS
DOCUMENT**

**IS
a photocopy in poor
condition**



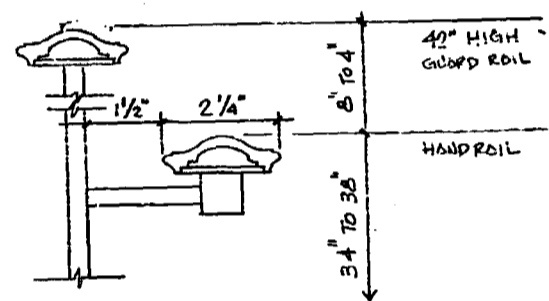
FC 017

100278



Hand rails shall be 34" high (min.) to 38" high (max.) pickets must project 1/4" & space 4" & provide shop drawings for architect & engineer approvals. design criteria as per S.F.P.C.

ADDENDUM



OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

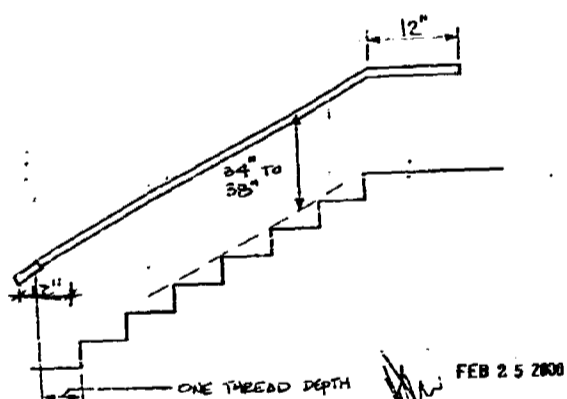
- BUILDING
- PLUMBING
- ELECTRICAL
- MECHANICAL
- MARINE
- INSULATION
- STRUCTURAL
- FOUNDATION
- ASBESTOS

ROBERT WADE & ASSOCIATES

ARCHITECTS URBAN PLANNERS

MIAMI FLORIDA

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



FEB 25 2000

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

New/Alteration/Remodel Activity Number: B0002634 04-17-2000

State: APPROVED Issued By:
Site Address: 94 PALM AVENUE Applied: 04/14/2000
Parcel #: 42050010130 Approved: 04/17/2000
Valuation: \$550,000.00 Completed: 04/17/2000
Inspected: 04/14/2000
Applicant: GOMEZ, RAFAEL D. Property Owner: DOMINION INDUSTRIAL HOLDINGS LTD
3340 CUMBERLAND RD. PO BOX 10456
MIAMI FL 33164 MIAMI FL 33164

Description: ADD NEW RAILING ON SIDES OF HOME AND IMPROVE AREA. Class Code: RESUR

Permit Duration: 90 DAYS

Permit Description	Fee	Amount	Total
New Building or Addition - Per Sq Ft.	3500		\$3500.00
Alteration Building - Per Sq Ft.	0		\$0.00
Overhaul/Repairs on Premises - Per Sq Ft.	0		\$0.00
Screen Enclosure/Tent on Premises - Per Sq Ft.	0		\$0.00
New Construction (other than above) - Per Code	\$0.00		\$0.00
Wood/Prefabricated Storage Sheds - Per Sq Ft.	0		\$0.00
Service Station Underground Tanks - Per F.c.	0		\$0.00
Civil Defense Approved Shelters - Per # of	0		\$0.00
Fl. not Common Elevator Hoistway - Per # of	0		\$0.00
Alteration/Renovation Fees			
Alteration Building - Per Code	150,000.00	\$2,727.00	\$2,727.00
Asbestos, Concrete, Paving, Curbs - Per Code	\$0.00		\$0.00
Area Under Roof - RADON - Per Sq Ft.	700.00	\$90.00	\$90.00
Walk-Through - Per Valuation	1,500,000.00	\$100.00	\$100.00
Repairs to Decking/Staircase - Per Code	\$1.00	\$1.00	\$1.00
Railings - Per Code	0	\$20.00	\$20.00
Window Liners - Per # of	0	\$2.00	\$2.00
Signs (Other than Fire) - Per Sq Ft.	0	\$2.00	\$2.00
Light and/or Wall - For Linear Feet	0	\$0.00	\$0.00
Partial Demolition (Street, Sign, Wall) - Per Code	\$0.00	\$0.00	\$0.00
Swimming Pool - Per Code	\$0.00	\$0.00	\$0.00
Painting - Per Code	\$0.00	\$0.00	\$0.00
Sanitary - Per Code	\$0.00	\$0.00	\$0.00
Paving - Per Sq Ft.	0	\$0.00	\$0.00
Concrete Slab - No Paving - Per Sq Ft.	0	\$0.00	\$0.00
Total - Per # of	0		\$0.00

National Fire Protection Association

October 26, 1998
Mr. Robert C. Wade, A.I.A.
Robert Wade and Associates, P.A.
530 Brickell Key Drive, Office Plaza 201
Miami, FL 33131

Sending via fax to: 305-761-6542
Dear Mr. Wade:
This replies to your October 23, 1998 facsimile transmittal requesting a clarification of provisions of the NFPA 101-1997 Life Safety Code, applicable to stairs in dwellings. In effect, you asked that I confirm a provision that you have correctly restated in your letter. Please consider the following:

- Paragraph 21-2.1 directs the user to 5-2.2 for stair requirements.
- Table 5-2.2.1(a) would normally require that stairs be built with a maximum riser height of 7 in. and a minimum tread depth of 11 inches. However, Exception No. 3 to 21-2.5.1, specifically applicable to new stairs within dwellings, permits the riser height to be increased to 7-3/4 in. and permits the tread depth to be reduced to 10 inches.
- If the stair in question within the dwelling is an existing stair, then Table 5-2.2.1(b) permits the existing stair to have a maximum riser height of 8 in. and a minimum tread depth of 9 inches.

Sincerely,
Ron Cole, P.E.
Principal Fire Safety Engineer
RC74-737

000279

City of Miami Beach
Building & Zoning Department

RE: 94 Palm Ave., Act. # BMS0000285

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

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

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

DOMINION INDUSTRIAL
DATE: 3-20-00

DESIGN RB-1
12" x 824
2AS T & B
#3 @ 12" o.c.

SPAN = 15'-5"

AVG. TRIB WIDTH = 2.25'
+ OVERLAPING 2'25"
4'-5"

D = 25 PSF
L = 30 PSF

W_{DEP} = 1.4 x 25 + 17 x 30 = 566 PSF
1.45

BH. (24" x 36") x 12" x 1.4 = 377 PSF
7.12 PLD = 375 P

MU = 1/8 x .762 x 15.5² = 22.9 PL

MIN. DEPTH d = 20"

A_s REQ'D = 0.29 IN²

A_s PROVIDED = 3.15 = 3 x 0.87 = 0.93 IN²
0.29 IN²

SHEAR & DEFLECTION BY INSPECTION. 3/20/00

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

PRO. DOMINION INDUSTRIAL
SHEET NO. 1 OF 1
CALC. BY: MAB DATE: 03/20/00
CHECKED BY: ZTB

* FOUNDATION IS COMPOSED OF 14 DIA. CONC. AUGER CAST PILES WITH A NET WORK OF 14" X 24" CONCRETE GRADE BEAMS.

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

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

G15 = 1.15
G25 = 1.13

* WINDWARD WALL W/CP = 0.8
COEFFICIENT OF INTERNAL PRESSURE OF 0.25
P15 = 41(1.15)(0.6) - 41(0.25) = 27.0 PSF
P25 = 29.4 PSF

* LEeward WALL W/CP = -0.5
P15 = 41(1.15)(-0.5) - 41(0.25) = -33.62 PSF
P25 = -35.7 PSF

MAB
3/20/00

000000

ZVONMIR T. BELFRANIN P.E.
4530 SW 74TH COURT
JANIS, FL 33055-33155
(305)999-0255
FAU2059959-1073

JOB DOMINION INEL. HOUSING
sheet no. 1 of
Calc. by MM 01/07/14-99
checked by ZTB Date

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

NET UPLIFT = -41.0 PSF (15)
-43.0 PSF (25)

@ OPEN STRUCTURES W/ CP = -1.55

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

P25 = -79 PSF

NET UPLIFT = -68.0 PSF (15)
-74.0 PSF (25)

SAP CONGRM - Continuous Beam Analysis and Design
Version 1.15 - 03/20/97 - CAJ
Copyright (C) 1985, Structural Analysis, Inc.
Boca Raton, FL 33432 (305) 992-9597

Z.T. BELFRANIN CONSULTING ENGINEERS

Input data file name: DOSLAB
DATE: 3-21-2000 TIME: 19:5:59

PROJECT: DOMINION GROUND FLOOR ONE WAY SLAB DESIGN

BASIC DATA
DOOR PIN ALT SWAY LAST MOMENT
NO NO NO YES YES

TYPE BMS TCOL BCCL FC FY GAM FV PCT
1 5 .0 .0 3.0 80. 150. 80. 273.9

SPAN DATA

BM SPAN B D BLFT BRT WLD
2 18.0 12.0 6.0 .0 .0 .0
3 15.0 12.0 6.0 .0 .0 .0
4 15.0 12.0 6.0 .0 .0 .0

UNIF. LOADS

BM TYPE LOAD START END WIDTH
2 DL 25.0 .0 15.0 1.0
2 LL 80.0 .0 15.0 1.0
3 DL 25.0 .0 15.0 1.0
4 DL 25.0 .0 15.0 1.0
3 LL 40.0 .0 15.0 1.0
4 LL 40.0 .0 15.0 1.0

CONC. LOADS

BM TYPE P LOC
2 DL .0 .0

EFFECTIVE COVER

CBM LEFT MID RIGHT
2 1.50 1.50 1.50
3 1.50 1.50 1.50
4 1.50 1.50 1.50

MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS

POINT: 0 .1 2 3 4 5 6 7 8 9 10

*Design of concrete
Grade Beams*

BEAM NO. 2
MT: 0 1.5 2.5 3.2 3.4 3.2 2.6 1.8 2 -1.1 -2.5
MB: 0 9 1.6 1.6 2.1 2.0 1.6 1.0 0 -1.6 -3.8
V: 1.0 8 5 3 0 2 2 8 1.0 1.3 1.5

BEAM NO. 3
MT: -2.5 -1.4 -6 -0 -3 5 5 0 -4 -12 -2.2
MB: -3.8 -2.3 -1.1 -3 -3 5 4 0 -6 -18 -3.0
V: 1.1 9 7 5 3 0 2 4 8 2 9

BEAM NO. 4
MT: -2.2 -1.0 -1 1.2 2.0 2.4 2.6 2.4 1.9 1.1 0
MB: -3.0 -1.3 0 3 1.4 1.7 1.8 1.7 1.4 0 0
V: 1.2 1.0 8 6 4 2 0 2 4 6 6

REACTIONS

COL R DT
1 1.0 83
2 2.8 87
3 2.2 71
4 9 71

DEFLECTIONS

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

DESIGN MOMENTS

M-LEFT M-MID M-RITE

BEAM NO. 2
GR WNG .00 3.38 -3.83
GR WNG .00 .98 -2.48
COMB ULT .00 5.13 -3.76
COMB ULT .00 .06 -3.48

BEAM NO. 3
GR WNG -3.83 53 -2.98
GR WNG -2.46 -1.14 -2.19
COMB ULT -5.78 76 -4.41
COMB ULT -3.48 -1.75 -3.07

BEAM NO. 4
GR WNG -2.98 2.56 .00
GR WNG -2.19 85 .00
COMB ULT -4.41 3.85 .00
COMB ULT -3.07 07 .00

REINFORCING STEEL

BM ASL UL REVL ASM LAM REVM ASR UR .RBYR DL DM DR ASMIN

00281

#sel0 bot.
#sel1 top
#sel2 bot.

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

End of CONEM

Elapsed Time: 0 min 0 sec

SAP CONEM - Continuous Beam Analysis and Design
Version 1.15 - 03/30/97 - C4.0
Copyright (C) 1988, Structural Analysis, Inc.
Boca Raton, FL 33432 (305) 392-0987

Z.T. BELFRAN CONSULTING ENGINEERS

Input data filename: conem
DATE: 3-21-2000 TIME: 19:55:41

PROJECT: DAMIAN INTERIOR GRADE BEAMS

---BASIC DATA---
DOOR SWAY LAST MOUNTED
NO NO NO YES YES
TYPE DMS TOOL BOOL FC PY GAM FV FCT
3 6 .0 0.3 0.00 150.00 273.9

---SPAN DATA---
BM SPAN B D BEF BRT WLD
2 16.5 14.0 24.0 0 0 0
3 16.5 14.0 24.0 0 0 0
4 16.5 14.0 24.0 0 0 0
5 16.5 14.0 24.0 0 0 0

---UNIF. LOADS---
BM TYPE LOAD START END WIDTH
2 DL 1550.0 0 16.5 1.0
3 DL 1550.0 0 16.5 1.0
4 DL 1550.0 0 16.5 1.0
5 DL 1550.0 0 16.5 1.0
3 LL 600.0 0 16.5 1.0
4 LL 600.0 0 16.5 1.0
5 LL 600.0 0 16.5 1.0

---CONC. LOADS---
BM TYPE P LOC
2 DL 0 0

---EFFECTIVE COVER---
CONC LEFT MID RIGHT
2 4.00 4.00 4.00
3 1.00 4.00 4.00
4 4.00 4.00 4.00
5 4.00 4.00 4.00

---MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS---
POINT: 0 1 2 3 4 5 6 7 8 9 10

BEAM NO. 2:
MT: 0 23.5 40.2 50.0 52.5 49.0 36.2 20.0 -3.0 -26.6 -55.4
MB: 0 17.7 30.3 37.7 39.9 39.9 29.8 15.5 -3.9 -35.3 -73.5
V: 12.1 12.1 6.0 3.9 3 4.5 8.6 12.8 18.9 21.0 21.0

BEAM NO. 3:
MT: -55.4 -30.3 -10.3 5.9 16.6 24.5 23.5 15.7 1.0 -15.5 -38.9
MB: -73.5 -40.2 -13.7 4.4 14.0 16.5 17.7 11.8 7 -20.6 -49.0
V: 18.1 18.1 14.0 9.8 5.6 1.5 2.7 6.8 11.0 15.1 15.1

BEAM NO. 4:
MT: -38.9 -15.5 1.0 15.7 23.5 24.5 16.6 5.9 -10.3 -30.3 -55.4
MB: -49.0 -20.6 7 11.8 17.7 18.7 14.0 4.4 -13.7 -40.2 -73.5
V: 15.1 15.1 11.0 6.2 2.7 1.5 5.6 9.8 14.0 18.1 12.1

BEAM NO. 5:
MT: -55.4 -38.9 -3.9 20.0 35.2 49.0 52.5 49.0 40.2 21.5 0
MB: -73.5 -35.3 -3.9 15.5 28.8 36.5 39.9 37.7 30.3 17.7 0
V: 21.0 21.0 18.9 12.8 9.5 4.5 3 3.9 8.0 12.1 12.1

---REACTIONS---
COL R DIT
1 18.3 75
2 47.5 75
3 38.9 75
4 47.5 75
5 18.3 75

---DEFLECTIONS---
BM DEF.
2 04
3 01
4 01
5 04

---DESIGN MOMENTS---
M-LEFT M-MED M-RITE
BEAM NO. 2:
GR W/C: 70 22.93 73.51
GR W/S: 00 -3.82 -56.62
COMB L/T: 20 78.00 -108.34
COMB L/T: 00 -5.79 -77.59

BEAM NO. 3:
GR W/C: 73.51 24.50 -46.00
GR W/S: -36.82 -13.72 -38.95
COMB L/T: -108.34 35.11 -72.22

2000

COMB ULT -77.59 -20.22 -51.73
BEAM NO. 4
GR WKS -49.00 24.50 -73.51
GR WKS -36.85 -13.72 -53.42
COMB ULT -72.22 38.11 -128.24
COMB ULT -51.73 -20.22 -77.29

BEAM NO. 5
GR WKS -73.21 52.83 .00
GR WKS -55.42 -3.92 .00
COMB ULT -109.24 78.00 .00
COMB ULT -77.59 -5.78 .00

--- SHEAR ANALYSIS ---
BM END VU VLS VC VMAX SMAX
2 L 17.9 75.11625 95.710.0
2 R 31.0 130.31095 85.710.0
3 L 28.6 111.91095 85.710.0
3 R 22.3 82.5109.5 85.710.0
4 L 22.3 82.5109.5 85.710.0
4 R 26.6 111.9109.5 85.710.0
5 L 31.0 130.3109.5 85.710.0
5 R 17.9 75.1109.5 85.710.0

--- REINFORCING STEEL ---
BM ASL CL REIN ASM CH BEAM ASR CR REIN DL DM DR
2 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00
3 1.27 00 00 04 01 30 00 00 00 20.0 20.0 20.0
4 93 00 00 04 01 30 00 00 00 20.0 20.0 20.0 20.0
5 1.27 00 00 04 01 30 00 00 00 20.0 20.0 20.0 20.0

End of CORREL
Elapsed Time: 0 min 0 sec

3/4 TOP @ 16" C
6b-1 & 6b-2
3/4 @ 20" C

SAE COMBIM - Continuous Beam Analysis and Design
Version 1.15-02/90/97 - CA 0
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Boca Raton FL 33432 (305) 982-6597
Z.T. BELFRANN CONSULTING ENGINEERS

Input data filename: DOGB1
DATE: 3-21-97 TIME: 18:16:48

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

--- BASIC DATA ---
CODE PINALTY SWAY L/SY MOMRED
NO NO NO YES YES
TYPE (SBS) TCOL BCOL PC FY GAM FV FCT
3 10 0 0 3 0 80 150 80 275.9

--- SPAN DATA ---
BM SPAN B D BLFT BRT WLD
2 12.0 14.0 24.0 0 0 0
3 12.0 14.0 24.0 0 0 0
4 12.0 12.0 24.0 0 0 0
5 12.0 12.0 24.0 0 0 0
6 12.0 12.0 24.0 0 0 0
7 12.0 12.0 24.0 0 0 0
8 12.0 12.0 24.0 0 0 0
9 12.0 12.0 24.0 0 0 0

--- UNIF. LOADS ---
BM TYPE LOAD START END WIDTH
2 DL 300.0 0 12.0 1.0
3 DL 300.0 0 12.0 1.0
2 LL 400.0 0 12.0 1.0
3 LL 400.0 0 12.0 1.0
4 DL 1950.0 0 12.0 1.0
5 DL 1350.0 0 12.0 1.0
6 DL 1950.0 0 12.0 1.0
7 DL 1950.0 0 12.0 1.0
8 DL 1950.0 0 12.0 1.0
9 DL 1950.0 0 12.0 1.0
4 LL 890.0 0 12.0 1.0
5 LL 890.0 0 12.0 1.0
6 LL 890.0 0 12.0 1.0
7 LL 890.0 0 12.0 1.0
8 LL 890.0 0 12.0 1.0
9 LL 300.0 0 12.0 1.0

--- CONC. LOADS ---

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

--- EFFECTIVE COVER ---
OSM LEFT AND RIGHT
2 4.00 4.00 4.00
3 4.00 4.00 4.00
4 4.00 4.23 4.00
5 4.00 4.00 4.00
6 4.00 4.00 4.00
7 4.00 4.00 4.00
8 4.00 4.00 4.00
9 4.00 4.00 4.00

--- MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS ---
POINT: 0 1 2 3 4 5 6 7 8 9 10

BEAM NO. 2
MT: 0 8.6 14.9 18.8 20.4 19.5 18.4 11.0 3.1 -4.1 -12.8
MB: 0 8.2 10.7 13.5 14.7 14.2 12.2 6.4 3.0 -7.0 -19.5
V: 5.4 5.4 4.2 2.3 0 1.6 3.8 5.5 7.5 8.7 8.7

BEAM NO. 3
MT: -12.8 7.3 -3.3 -8 8 -0 -3.2 -8.4 -14.4 -22.1 -31.4
MB: -19.5 -10.9 -4.7 -1.0 -4.4 -1.4 -4.1 -8.7 -16.5 -26.7 -38.2
V: 5.4 5.4 4.2 2.3 0 1.6 3.8 5.5 7.5 8.7 8.7

BEAM NO. 4
MT: -31.4 -8.7 16.2 30.3 32.8 31.0 24.6 15.8 -1.1 -16.2 -34.6
MB: -39.2 -8.2 14.8 26.0 27.1 24.9 19.3 10.8 -1.5 -21.3 -45.8
V: 21.8 21.8 19.4 4.0 5 3.4 7.2 10.9 14.6 16.9 16.9

BEAM NO. 5
MT: -34.6 -13.0 -6.7 4.8 12.4 15.7 14.5 8.9 -5 -11.2 -24.8
MB: -45.6 -24.4 -7.8 2.3 8.2 10.9 10.1 6.3 -1.2 -15.8 -34.9
V: 14.4 14.4 12.1 8.4 4.6 9 2.8 6.6 10.3 12.6 12.6

BEAM NO. 6
MT: -24.8 -10.8 4 11.0 17.3 19.2 18.5 9.5 -1.5 -15.2 -28.1
MB: -34.9 -15.1 2 8.2 12.8 14.1 12.1 6.9 -2.1 -13.1 -32.6
V: 13.2 13.2 10.9 7.2 3.4 3 4.0 7.8 11.5 13.8 13.8

BEAM NO. 7
MT: -28.1 -13.2 -1.5 8.6 16.8 19.4 17.8 11.3 5 -10.6 -24.5
MB: -36.6 -15.1 -2.0 8.9 12.1 14.0 12.7 8.2 4 -14.7 -34.5
V: 13.8 13.8 11.5 7.5 4.1 3 3.4 7.1 10.8 13.1 13.1

BEAM NO. 8
MT: -24.9 -11.3 -9 8.7 14.1 15.1 11.5 3.5 -6.5 -18.2 -34.3
MB: -34.5 -15.8 -1.2 8.3 10.2 10.9 8.3 2.8 -9.5 -25.9 -47.4
V: 12.4 12.4 10.1 3.4 2.7 1.1 4.8 8.5 12.3 14.5 14.5

001083

BEAM NO. 2
 177: 34.3 -16.3 -1.5 13.9 25.3 32.3 34.8 32.6 28.4 15.4 0
 ME: -47.4 22.3 -2.1 10.0 18.3 23.4 25.2 23.7 18.1 11.2 0
 V: 17.4 17.4 15.1 11.4 7.7 3.9 2 1.5 1.2 9.9 9.9

---REACTIONS---

COL R DIT
 1 8.2 71
 2 19.5 71
 3 42.1 72
 4 41.6 74
 5 36.1 72
 6 38.0 72
 7 35.9 72
 8 44.7 72

---DEFLECTIONS---

BM DEFL
 2 .00
 3 -.00
 4 .01
 5 .00
 6 .00
 7 .00
 8 .00
 9 .02

---DESIGN MOMENTS---

M-LEFT M-MID M-RITE

BEAM NO. 2
 GR WKG .00 20.35 -19.54
 GR WKG .00 2.97 -12.85
 COMB LIT .00 20.19 -20.36
 COMB LIT .00 4.15 -17.99

BEAM NO. 3
 GR WKG -18.54 .76 -39.21
 GR WKG -12.85 -10.50 -31.39
 COMB LIT -29.39 1.29 -57.24
 COMB LIT -17.99 -23.71 -41.94

BEAM NO. 4
 GR WKG -39.18 32.87 -45.62
 GR WKG -31.36 -1.54 -34.81
 COMB LIT -57.19 47.75 -67.16
 COMB LIT -43.81 -2.29 -49.45

BEAM NO. 5
 GR WKG -45.91 15.72 -34.82
 GR WKG -35.60 -7.84 -24.83

COMB LIT -87.15 23.48 -51.82
 COMB LIT -86.46 -10.87 -34.77

BEAM NO. 6
 GR WKG -34.82 19.21 -28.83
 GR WKG -34.83 -2.08 -39.08
 COMB LIT -51.86 28.43 -57.28
 COMB LIT -34.77 -3.06 -39.29

BEAM NO. 7
 GR WKG -58.83 18.43 -34.47
 GR WKG -38.97 -1.97 -34.91
 COMB LIT -47.28 28.82 -51.13
 COMB LIT -39.29 -2.90 -34.87

BEAM NO. 8
 GR WKG -34.49 18.08 -47.28
 GR WKG -34.82 -4.99 -34.77
 COMB LIT -51.16 22.52 -70.23
 COMB LIT -34.89 -13.28 -47.59

BEAM NO. 9
 GR WKG -47.35 34.20 .00
 GR WKG -34.77 -2.70 .00
 COMB LIT -51.23 31.80 .00
 COMB LIT -47.88 -3.03 .00

---SHEAR ANALYSIS---

BM END VU VLS VC VALUYS-MAX

2 L 8.1 33.8 100.5 0 0
 3 R 13.0 54.3 100.5 0 0
 4 L 8.2 34.4 100.5 0 0
 5 R 12.8 53.9 100.5 0 0
 6 L 31.3 153.8 100.5 100.0 10.0
 7 R 34.9 121.9 100.5 100.0 10.0
 8 L 21.3 104.2 100.5 100.0 10.0
 9 R 14.7 91.7 100.5 100.0 10.0
 10 L 18.5 88.8 100.5 100.0 10.0
 11 R 20.4 100.1 100.5 100.0 10.0
 12 L 26.9 100.5 100.5 100.0 10.0
 13 R 16.9 89.9 100.5 100.0 10.0
 14 L 18.4 80.2 100.5 100.0 10.0
 15 R 21.8 126.8 100.5 100.0 10.0
 16 L 29.8 126.7 100.5 100.0 10.0
 17 R 14.1 89.3 100.5 100.0 10.0

$v_c = 2\sqrt{f'_c} (14)(20)/100$
 $= 30.7 \text{ k}$ $d/L = 10"$
 #3 @ stirrups @ 10" o.c.

---REINFORCING STEEL---

BM	ASL	CL	REV	AS4	CM	REVA	ASR	CR	REVR	DL	DM	DR
2	00	00	00	00	00	00	00	00	00	00	00	00
3	44	00	00	00	00	00	00	00	00	00	00	00
4	90	00	00	00	00	00	00	00	00	00	00	00
5	80	00	00	00	00	00	00	00	00	00	00	00
6	79	00	00	00	00	00	00	00	00	00	00	00
7	80	00	00	00	00	00	00	00	00	00	00	00
8	78	00	00	00	00	00	00	00	00	00	00	00
9	81	00	00	00	00	00	00	00	00	00	00	00

End of CONRM
 Elapsed Time: 0 min 0 sec

42082

12

13

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

PROJECT NO. 14
DATE 1-2000

DESIGN: LOWINAO

Design one way single span @ deck,

$$W_{tot.} = \left[\frac{2(1.17) + 0.027}{12} \right] (1.4) + 0.06(1.7) = 0.242 \text{ k/ft}$$
 Span = 15'6" $d = 4\frac{1}{2}"$

$$(4)M = 0.242(15.5)^2/8 = 7.26 \text{ k-ft/ft}$$
 W/ #5 @ 9" BOT.

$$\phi M_n = 7.19 \text{ k-ft/ft N.G.}$$
 W/ #5 @ 8" BOT.

$$\phi M_n = 8.06 \text{ k-ft/ft O.K.}$$
 = #5 @ 8" BOT.

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

PROJECT NO. 15
DATE 2-2000

DESIGN: MS-19

14'-6" single span

$$W_{tot.} = 0.242 \text{ k/ft}$$

$$(4)M = 0.242(14.5)^2/8 = 6.42 \text{ k-ft/ft}$$
 W/ #5 @ 10" $d = 4\frac{1}{2}"$

$$\phi M_n = 6.54 \text{ k-ft/ft}$$
 = #5 @ 10" BOT.

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PROJECT NO. 16
DATE 1-2000

DESIGN: MS-19

Design of conc. beams,
 Beam RB-1 16" x 36"

$$W_{tot.} = 0.086 \left(\frac{4.5}{2} \right) + \frac{16(32)(1.17)(1.4)}{144} = 2.82 \text{ k/ft}$$
 CONT. SPAN MAX. 9'-0"

$$A_s \text{ min} = 0.0033(16)(33.5) = 1.81 \text{ in}^2$$
 3 #7 BOT.
 3 #5 TOP
 #3 @ 5" TRUUPS @ 18" O.C.
 RB-2 16" x 27" min. arch beam
 MAX. CONT. SPAN = 9'-6"

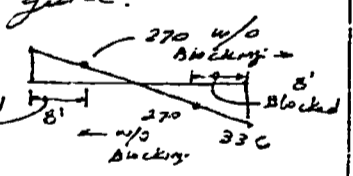
$$A_s \text{ min} = 0.0033(16)(24.5) = 1.23$$
 @ MID SPAN
 3 #7 BOT.
 3 #5 TOP
 #3 @ 5" TRUUPS @ 18" O.C.
 = RB-4 4" x 8" @ 20" O.C. @ 5" TOP

30285



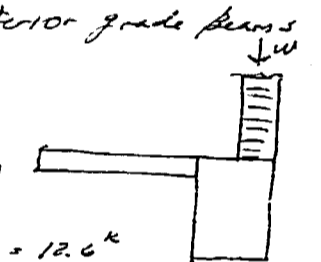
Roof Diaphragm action.
 $3P = 27.5 + 32.8 = 61.3 \text{ PLF}$
 $H = 10'$
 width exposed to wind = 63'
 length of walls resist wind = 62'
 H.V.L. shear due to
 wind = $61.3 \text{ (r)} (63) / 62$
 $= 336 \text{ PLF}$

$5/8"$ Plywood + 10d nails e.t.v.c.
 + 2x6 backing
 shear cap. = 225 PLF
 per APA design guide.
 $270 \text{ w/o backing} = 270$
 $270 \text{ w/ backing} = 336$
 $336 - 270 = 66$
 $66 / 2 = 33$
 $33 \times 2 = 66$
 $66 + 270 = 336$
 provide backing
 for 10' each
 End.

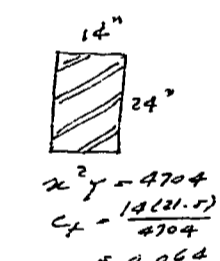


Check Torsion of exterior grade beams
 G.O. 1 or G.O. 2

$W_{DL} = 0.086(13)$
 $W_{UL} = 0.07(10)(1.3)$
 $= 2.1 \text{ K/ft}$
 $R_{DL} = 2.1 \left(\frac{12}{2}\right) = 12.6 \text{ K}$
 $e = \frac{14}{2} - \frac{2}{2} = 3"$
 $T_o = 12.6 \left(\frac{2}{12}\right) = 3.15 \text{ K-ft}$



$T_c = \frac{0.8 \sqrt{2000} (4704) \frac{1}{12000}}{\sqrt{1 + \left(\frac{0.4(12.6)}{0.064(2.15)(10)}\right)^2}}$
 $= 7.93 \text{ K-ft}$
 $> 3.15 \text{ K-ft}$
 add 1/2 torsional reinf.
 or NOT right.



Masonry Wall Design
 Description: DOWNHILL BEARING WALL DESIGN
 WALL PRESSURE COMPONENT AND CLAD. EXP. "C"

Parameter	Value	Parameter	Value
Wall Height	10.00 ft	Seismic Factor	0.001
Parapet Height	0.00 ft	Calc of Em + Fm	750.00
Thickness	8.0 in	Overturn Factor	1.330
Rebar Size	5	Special Inspection	Group @ Rebar Only
Rebar Spacing	32 in	Normal Weight Block	Equivalent
Depth to Rebar	3.610 in @ Center	Solid Thickness	4.900 in

Load	Value	Wind Load	Value
Uniform Load	100.000 psf	Concentric Axial Load	0.000 klf
Dead Load	600.000 psf	Dead Load	0.000 psf
Live Load	2.000 psf	Live Load	0.000 psf
Soil Load	2.000 psf	Roof Load	0.000 psf

Design Values	Value	Rebar Area	Value	Rebar	Value
E	1,125,000 psi	Rebar Area	0.118 sq in	#	0.00564
n	22.778	Radius of Gyration	2.487 in	k	0.00920
Wall Weight	58.000 psf	Moment of Inertia	363.900 in ⁴	k	0.33240
Max Allow Axial Stress	0.25 f _m	Splice	370.45 psf		
Allow Masonry Bending Stress	0.33 f _m	Splice	455.00 psf		
Allow Steel Bending Stress	24,000.00 psf				

Location	Moment (k-ft)	Load (psf)	Steel (sq in)	Masonry (psi)	Rebar (psi)	Rebar Ratio
Top of Wall	2,200.0	1,100.0	5.533.9	32.9	18.71	0.844
DL + LL	1,000.0	500.0	2,510.9	42.2	8.50	0.1110
DL + LL + Seismic	1,300.0	500.0	2,510.9	42.2	8.50	0.1110
Between Brks @ Top of Wall	1,100.0	1,300.0	2,782.0	46.4	23.64	0.1684
DL + LL + Wind	7,250.2	790.0	18,227.0	306.5	13.44	0.7596
DL + LL + Seismic	1,000.0	790.0	2,510.9	42.2	13.44	0.1283

Summary
 10.00' high wall with 0.001 parapet, Normal Block w/ 8 (10in wall w/ 8 bars at 32 Down c. at center)
 Governing Load Combination is... Dead + Live + Wind Between Top & Bottom
 Masonry Bending Stress 18.226 psf
 Steel Bending Stress 306.5 psf
 Masonry Axial Stress 13.44 psf
 Combined Stress Ratio 0.7596 < 1.3300 (Allowable)

00286

Title: _____
 Designer: _____
 Date: _____
 Sheets: 20

Masonry Wall Design Page 2

Description: DOMINION 8" BEARING WALL DESIGN 1/4" 27.3 X 1/4" 27.3 X 25 = 45 PSF WALL, PRESSURE COMPONENT AND CLAD. EXP. "C"

Final Load & Moments			
Wall Weight moment @ Mid H	290.00 lb-ft	Wind Moment @ Mid H	6,750.00 lb-ft
Dead Load Moment @ Top of Wall	1,000.00 lb-ft	Seismic Moment @ Mid H	0.00 lb-ft
Dead Load Moment @ Mid H	500.00 lb-ft	Total Dead Load	500.00 lb
Live Load Moment @ Top of Wall	1,200.00 lb-ft	Total Live Load	600.00 lb
Live Load Moment @ Mid H	600.00 lb-ft		
Maximum Allowable Moment for Applied Total Load =	9,528.40 lb-ft		
Maximum Allowable Total Load for Applied Moments =	19,436.83 lb		

CITY OF MIAMI BEACH
 COMMENTS LIST 03-25-2008

Activity Number: BMS0000285
 Site Address: 91 PALM AV MBCH

BULFARM 03/09/2008 APPROVED 1. provide permitted set to correct the revision with
 APPROVED 2. it appears that the original permit was for foundation only under 19902670, and does not appear to be approved.
 APPROVED 3. provide complete set of computation for all structural members
 APPROVED 4. provide special inspector form as required by 3/28/2008
 1. provide calc. for RB1
 2. verify that maximum height of the beam is 19'4" NGVD (from the height of the wall)
 3. verify that the beam has been valmed; provide 2" and 3/8" bolts for existing column to be remain in place. verify that it will not affect structural integrity of the structure.

00287

PERMIT #

30101773

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

New/Addition/Remodel

Activity Number: 8010773
Status: APPROVED

Date Applied: 02/27/2001
Date Issued: 02/27/2001
Date Completed: 02/27/2001

Entered By: BULHERC

Address: 94 PALM AV MIAMI BEACH
Parcel #: 42850000330

Balance Due: \$0.00
Valuation: \$300,000.00

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
MIAMI FL 33145
305-444-2340

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

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

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	4449	1,624.10

Current Payment Made to the Following Items:

Account Code	Description	Amount
011800032210	Building Permits	585.00
011800032242	Signs	43.30
011800032244	FILE	900.00
024800034220	Sanitation Impact Fee	45.00
021700022221	ADDC Surcharge	175.80
021700022221	SPC Compliance Fee	45.00
021700022225	Taxation	45.00

Account Summary for Fees and Payments:

Account Code	Description	Tot. Fee	Paid	Prev. Bal.	Cur. Bal.
011800032210	Building Permits	585.00	585.00	.00	585.00
011800032242	Signs	100.00	100.00	.00	100.00
011800032244	FILE	43.30	43.30	.00	43.30
024800034220	Sanitation Impact Fee	175.80	175.80	.00	175.80
021700022221	ADDC Surcharge	45.00	45.00	.00	45.00
021700022225	SPC Compliance Fee	500.00	500.00	.00	500.00
021700022221	Taxation	45.00	45.00	.00	45.00

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

New/Addition/Remodel

Activity Number: 8000773
Status: APPLIED

Date Applied: 02/28/2001
Date Issued: 02/28/2001
Date Completed:

Entered By: BULHERC

Address: 94 PALM AV MIAMI BEACH
Parcel #: 42850000330

Balance Due: \$0.00
Valuation: \$300,000.00

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
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021700022225	Taxation	45.00

Account Summary for Fees and Payments:

Account Code	Description	Tot. Fee	Paid	Prev. Bal.	Cur. Bal.
011800032210	Building Permits	585.00	585.00	.00	585.00
011800032242	Signs	100.00	100.00	.00	100.00
011800032244	FILE	43.30	43.30	.00	43.30
024800034220	Sanitation Impact Fee	175.80	175.80	.00	175.80
021700022221	ADDC Surcharge	45.00	45.00	.00	45.00
021700022225	SPC Compliance Fee	500.00	500.00	.00	500.00
021700022221	Taxation	45.00	45.00	.00	45.00

PAY
MAR 27 2001
CITY OF MIAMI BEACH
BUILDING DEPARTMENT



U.S. SOUTH
Engineering & Testing Lab., Inc.
6085 N.W. 167th Street, Suite B-23 • Miami, Florida 33015
Telephone: (305) 558-2588 • Fax: (305) 362-4669

CHIEF BUILDING INSPECTOR
Dade County Building and Zoning Department
111 Northwest 1 Street, Suite 1040
Miami, Florida

NOTICE TO BUILDING AND ZONING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER SECTION 163, SOUTH FLORIDA BUILDING CODE.

Dear Sir:

U.S. South Engineering and Testing Lab., Inc. has been retained by Mr. Jorge Hernandez, (the architect), to perform inspection services under Part II, Subchapter Section 163.1 of the South Florida Building Code for the Kravtchik Residence located @ 130 South Hibiscus Island, Miami Beach, Florida as of January 20th, 2001.

Inspection Number	Item Number	Character of Report	Inspected By/Date
	Kravtchik Residence 130 South Hibiscus Island Miami Beach, Florida		W. S. HAYWOOD/INSPECTOR FOR FILE FOUNDATIONS SECTION 163.1

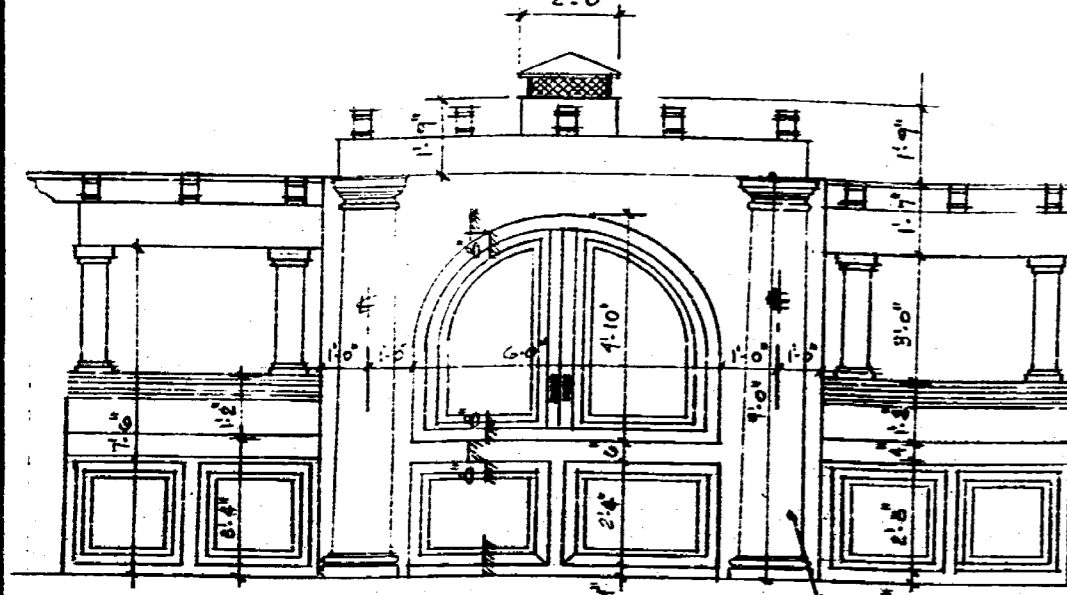
The following individuals employed by this firm are authorized to perform inspection services:

1. Chares Khavria, P.E. 2. Marcos E. Goy, P.E. 3. Emilio R. Pizarro, P.E.

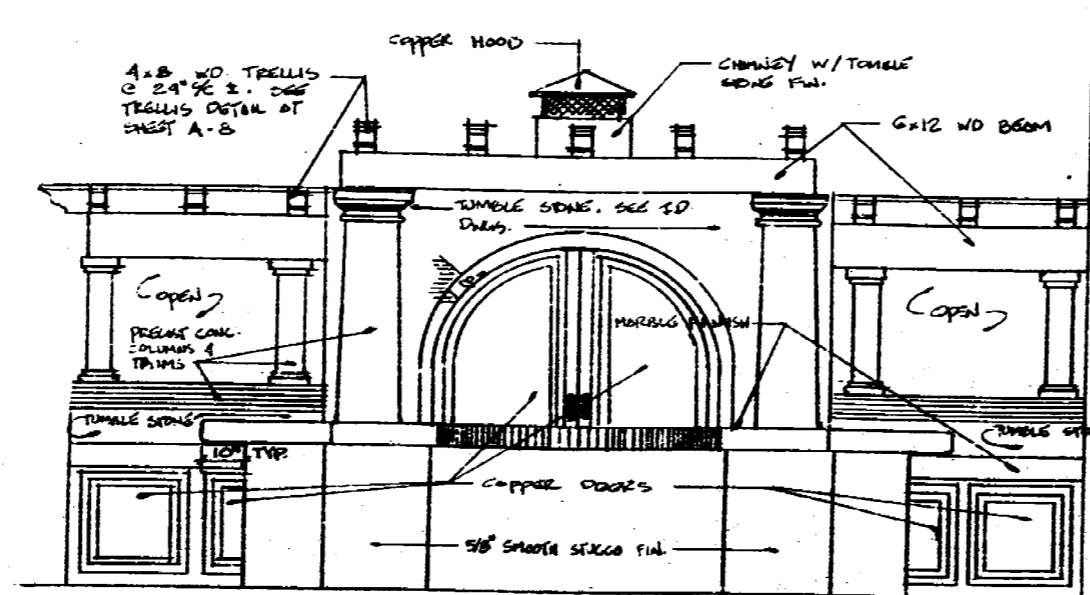
U.S. South Engineering and Testing Lab., Inc. will notify Dade County Department of Regulation of any changes regarding subsequent performed inspection services.

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

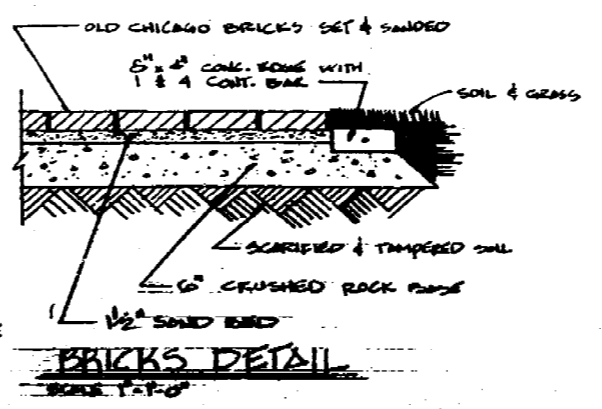
Sincerely,
Chares Khavria
(Sign, seal and date)
Project No. 01-2343 1/2001



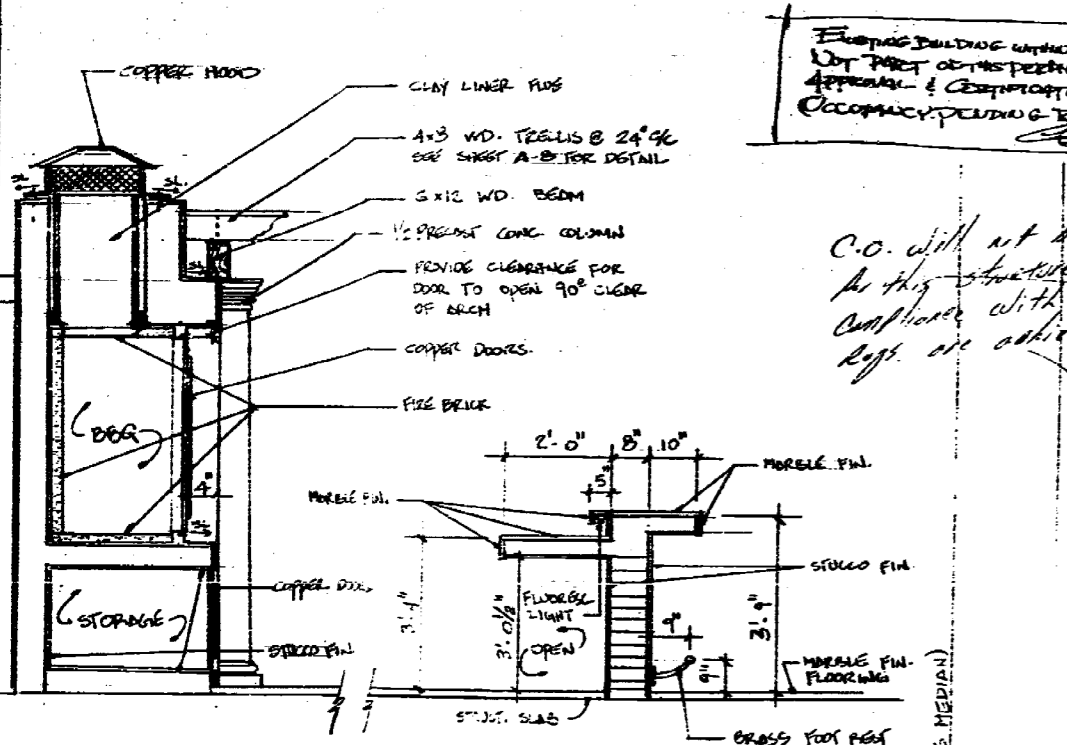
BBQ ELEVATION
ELEVATION 1/2"=1'-0"



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

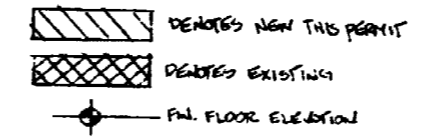
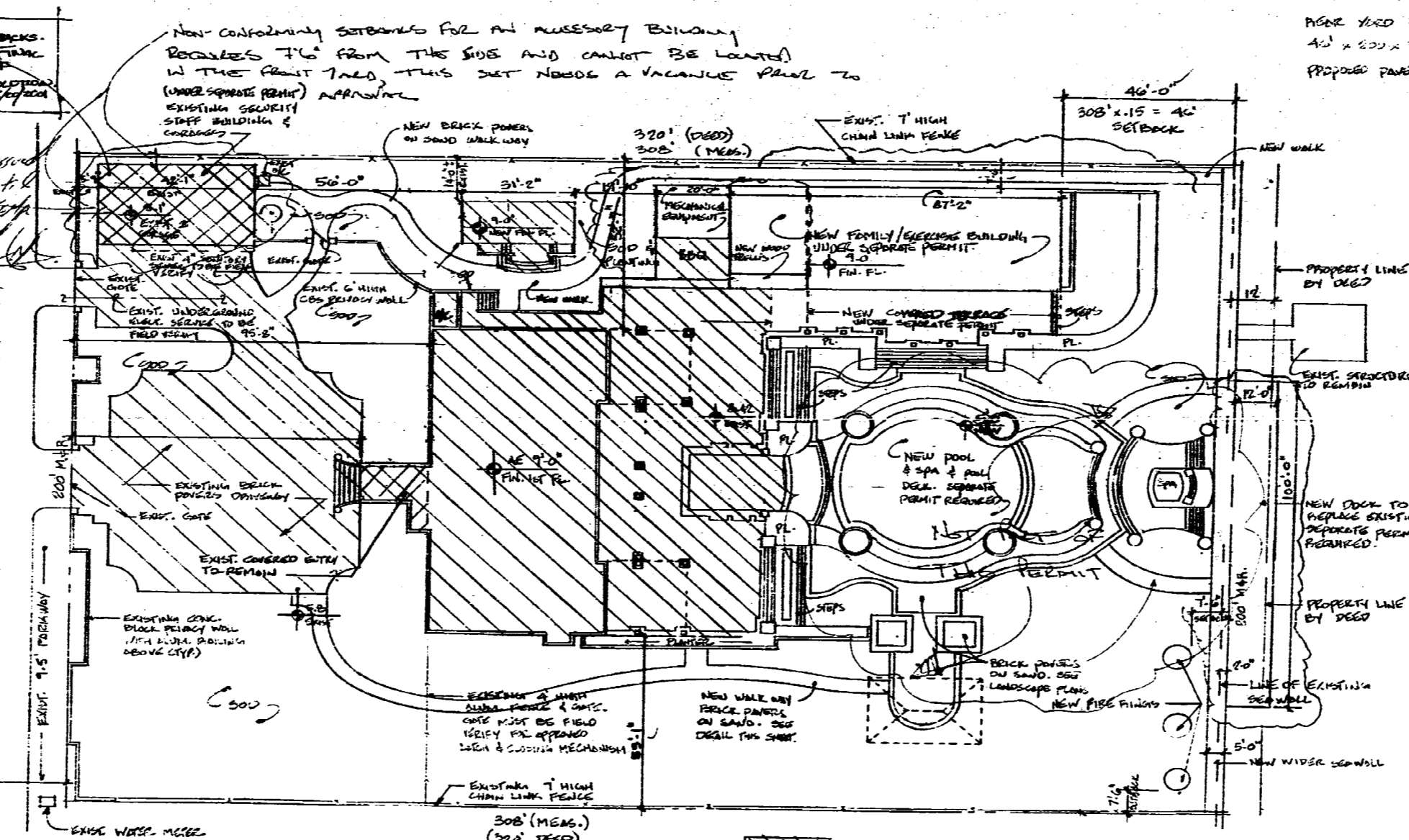


BRICKS DETAIL
SCALE 1"=4'-0"



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

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



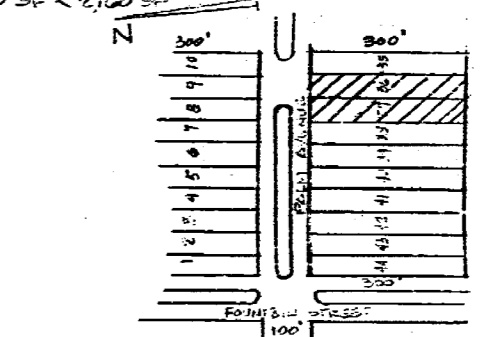
SITE PLAN
SCALE 1"=20'-0"

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

Flood Program Legend
Special Flood Hazard Area Outside Special Flood Hazard Area
Residential

Process: Lot 56437, Block 1, Plat Book 6, Page 54
Address: 94 Palm Avenue, Miami Beach, FL 33139
Elevation: Existing 8'-0", Proposed 9'-0"

The Flood Elevation Certificate is required before making any application for a Flood Elevation Certificate...
Lowest Floor - Shall mean the lowest floor of the lowest enclosed area...
Adjacent Grade 11c-2 - Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure...



LOCATION SKETCH
SCALE 1"=400'-0"

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

DATE	NAME	TITLE
3/2/94	[Signature]	PLANNING
3/2/94	[Signature]	INSPECTION
3/2/94	[Signature]	PERMITTING

SITE DATA

DESCRIPTION	AREA (SF)
LOT SIZE	64,000 SF
LOT COVERAGE (EXCEPT UNDER APPS)	
RESIDENTIAL BUILDING	109 SF
MAINT. BUILDING	345 SF
SWITCHGEAR BUILDING	2087 SF
MAIN HOUSE	4550 SF
COVERED AREAS	2102 SF
TOTAL	10153 SF

LEGAL DESCRIPTION
LOTS 56 AND 57 IN BLOCK 1, PLAT 6, PLAT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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

MW
FEB 05 2004

SEE SHEET A-7 FOR PERMIT SET FOR THIS AREA

WOOD TRELLIS ABOVE A/C EQUIPMENT

DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.

THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE THE PLANS PRIOR TO PROCEEDING WITH THE WORK.

ALL CASCADING SHALL BE "PROCON" NYLON RUBBER SEALANT, 20-100 OR EQUAL.

ALL EXPOSURE METAL CONNECTIONS, BOLTS, NUTS, WASHERS AND NAILS TO BE GALVANIZED.

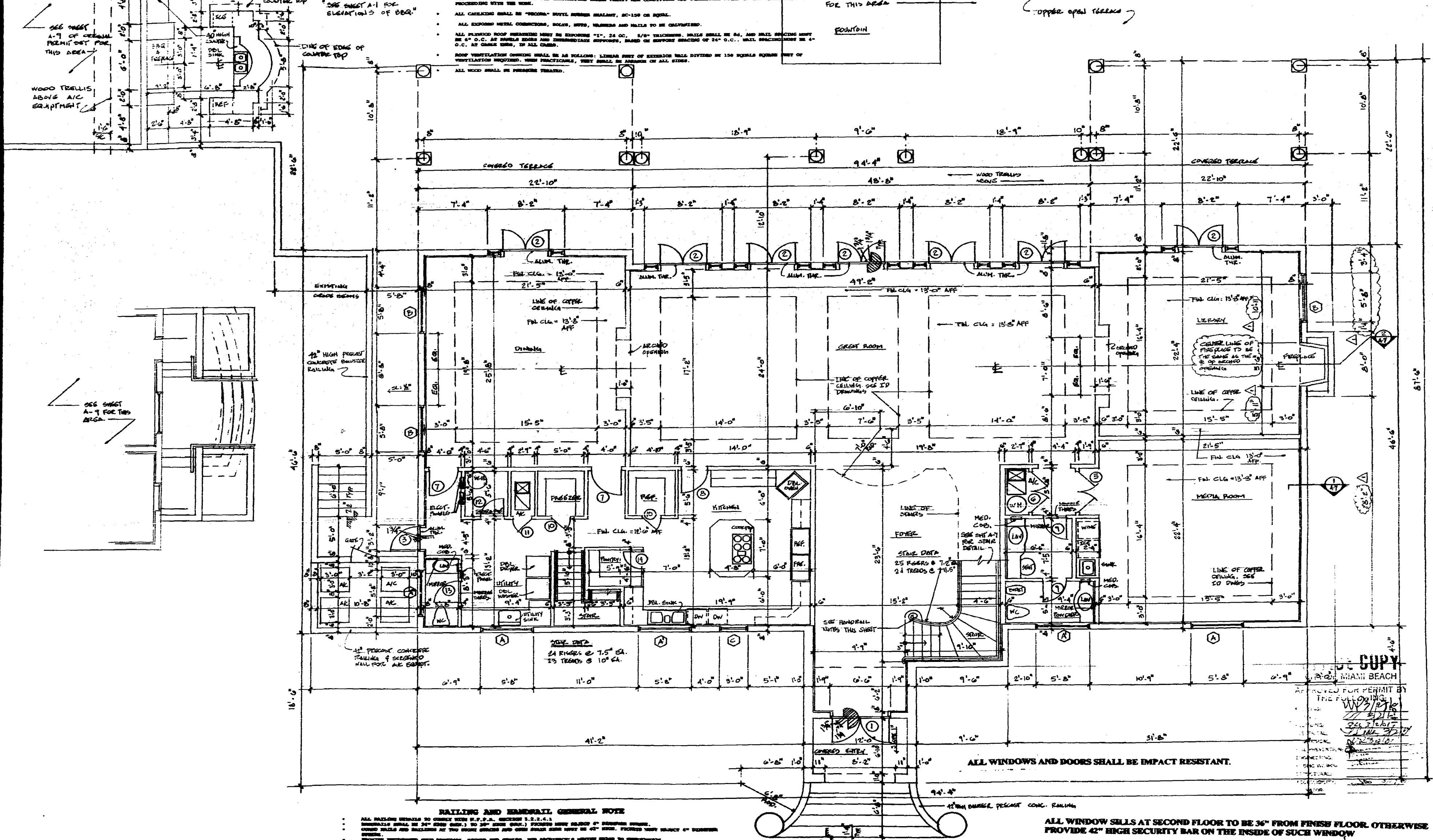
ALL FINISHED ROOF STRUCTURES SHALL BE EXPOSURE "1", 24 O.C. 5/8" THICKNESS. WALLS SHALL BE 8", AND SHALL SPACING MUST BE 4" O.C. AT WALLS CORNERS AND EXTERIOR WALLS, BASED ON SUPPORT SPACING OF 24" O.C. WALL SPACING MUST BE 4" O.C. AT CORNERS, IN ALL CASES.

ROOF VENTILATION OPENING SHALL BE AS FOLLOWS: LINEAR FEET OF EXTERIOR WALL DIVIDED BY 150 SQUARE FEET OF VENTILATION REQUIRED. WHEN PRACTICABLE, THEY SHALL BE ARRANGED ON ALL SIDES.

ALL WOOD SHALL BE PRESURE TREATED.

SEE SHEET A-4 FOR THIS AREA

Copper open terrace



RAILING AND HANDRAIL GENERAL NOTE

ALL RAILING HEIGHTS TO COMPLY WITH I.P.S.A. SECTION 5.2.2.4.1

RAILING SHALL BE 4" X 4" (MIN.) TO 2" X 4" (MAX.) FINISHED WOOD JOIST 4" SQUARE MINIMUM.

WOOD RAILS AND BALUSTERS AT TWO FLOOR LEVELS AND OTHER LEVELS SHALL BE 4" X 4" SQUARE. FINISH SHALL MATCH 4" SQUARE SQUARES.

PROVIDE ENHANCED GRIP HANDRAILS, CORNERS AND ENDS, PER ARCHITECT'S OPTION SHALL BE FURNISHED.

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

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

COPY

APPROVED FOR PERMIT BY THE FOLLOWING:

WV 3/2/18

24 3/2/18

24 3/2/18

24 3/2/18

24 3/2/18

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FEB 13 2018

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

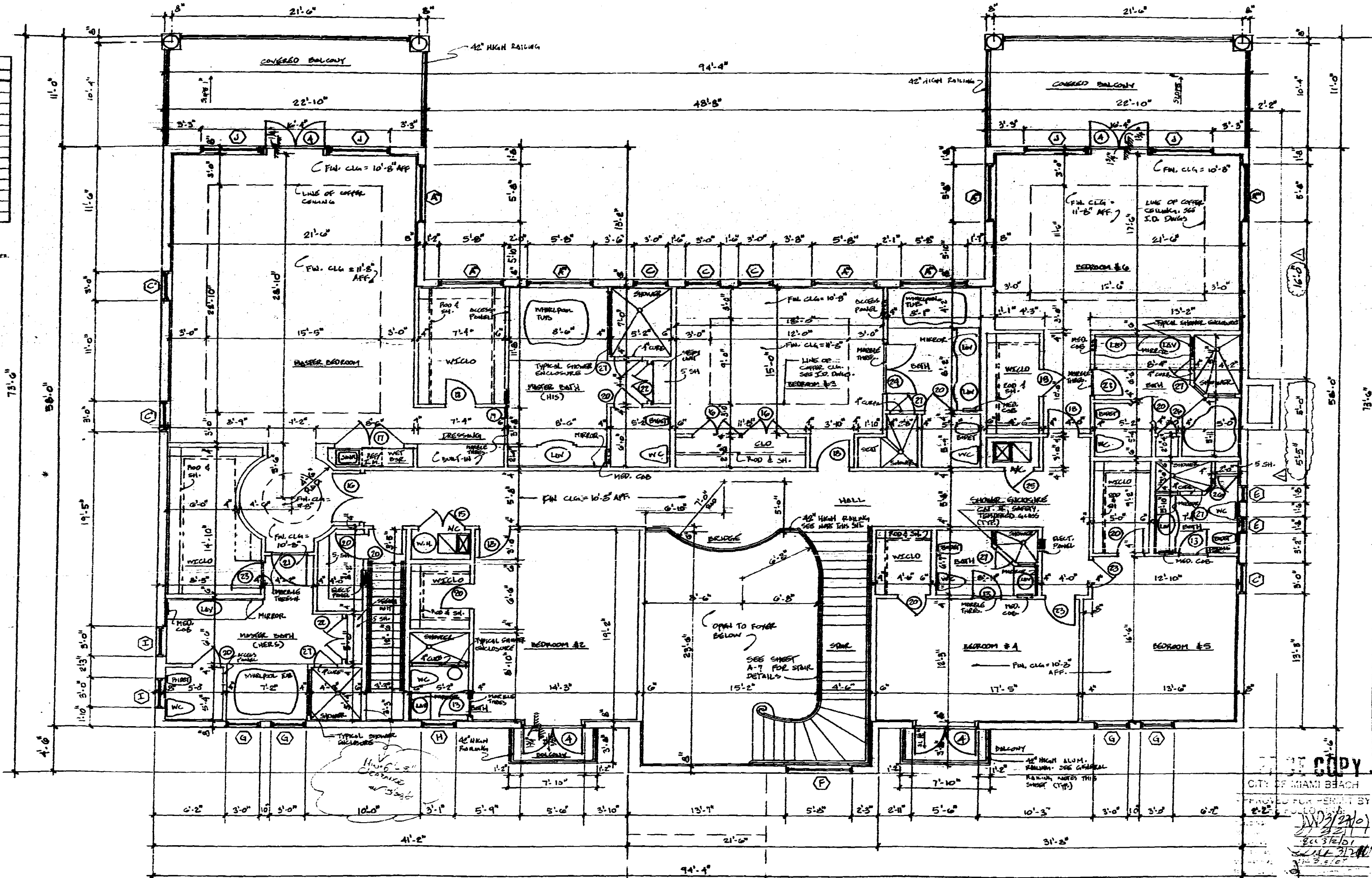
DATE: 2/13/18
SHEET: A-2
PROJECT: RESIDENCE

NO.	SIZE	HEIGHT	FINISH	TYPE & MATERIAL	MANUFACTURER	REMARKS
1	47 3/4"	83 1/8"	VARIES	WOOD GLASS SYSTEM	WEATHER SHIELD	12 7/8" TRANSOM ABOVE
2	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
3	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
4	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
5	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
6	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
7	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
8	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
9	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
10	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
11	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
12	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
13	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
14	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
15	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
16	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
17	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
18	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
19	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
20	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
21	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
22	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
23	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
24	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
25	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
26	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
27	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
28	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
29	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
30	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
31	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
32	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
33	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
34	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
35	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
36	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
37	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
38	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
39	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES
40	47 3/4"	51 1/8"	M/A	WOOD GLASS SYSTEM	WEATHER SHIELD	12 LITES

GENERAL CONTRACTOR SHALL CHECK REFERRED ALL WINDOW SIZES WITH MANUFACTURER'S SAMP
 DIMENSIONS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING CONCRETE REINFORCING
 WALLS.

NO.	WIDTH	HEIGHT	FINISH	TYPE & MATERIAL	REMARKS
1	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
2	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
3	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
4	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
5	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
6	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
7	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
8	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
9	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
10	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
11	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
12	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
13	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
14	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
15	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
16	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
17	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
18	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
19	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
20	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
21	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
22	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
23	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
24	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
25	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
26	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
27	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
28	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
29	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
30	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
31	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
32	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
33	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
34	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
35	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
36	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
37	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
38	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
39	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY
40	70"	70"	1 3/4"	ALUM. CLAD GLASS	ENTRY

GENERAL CONTRACTOR SHALL CHECK REFERRED ALL WINDOW SIZES WITH MANUFACTURER'S SAMP
 DIMENSIONS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING CONCRETE REINFORCING
 WALLS.



RAILING AND HANDRAIL GENERAL NOTE

ALL RAILING DETAILS TO COMPLY WITH F.P.A. SECTION 5.2.2.4.1
 HANDRAILS SHALL BE 36" HIGH (MIN.) TO 38" HIGH (MAX.) FINISH OVER SURFACE OF DECKING
 CORNER RAILS AND BALUSTERS AT THE CORNER SHALL BE 36" HIGH (MIN.) TO 38" HIGH (MAX.) FINISH OVER SURFACE OF DECKING
 FINISH OVER SURFACE OF DECKING, STAIRS AND BENCHES, FOR BALCONY'S REFER TO SPECIFICATIONS.

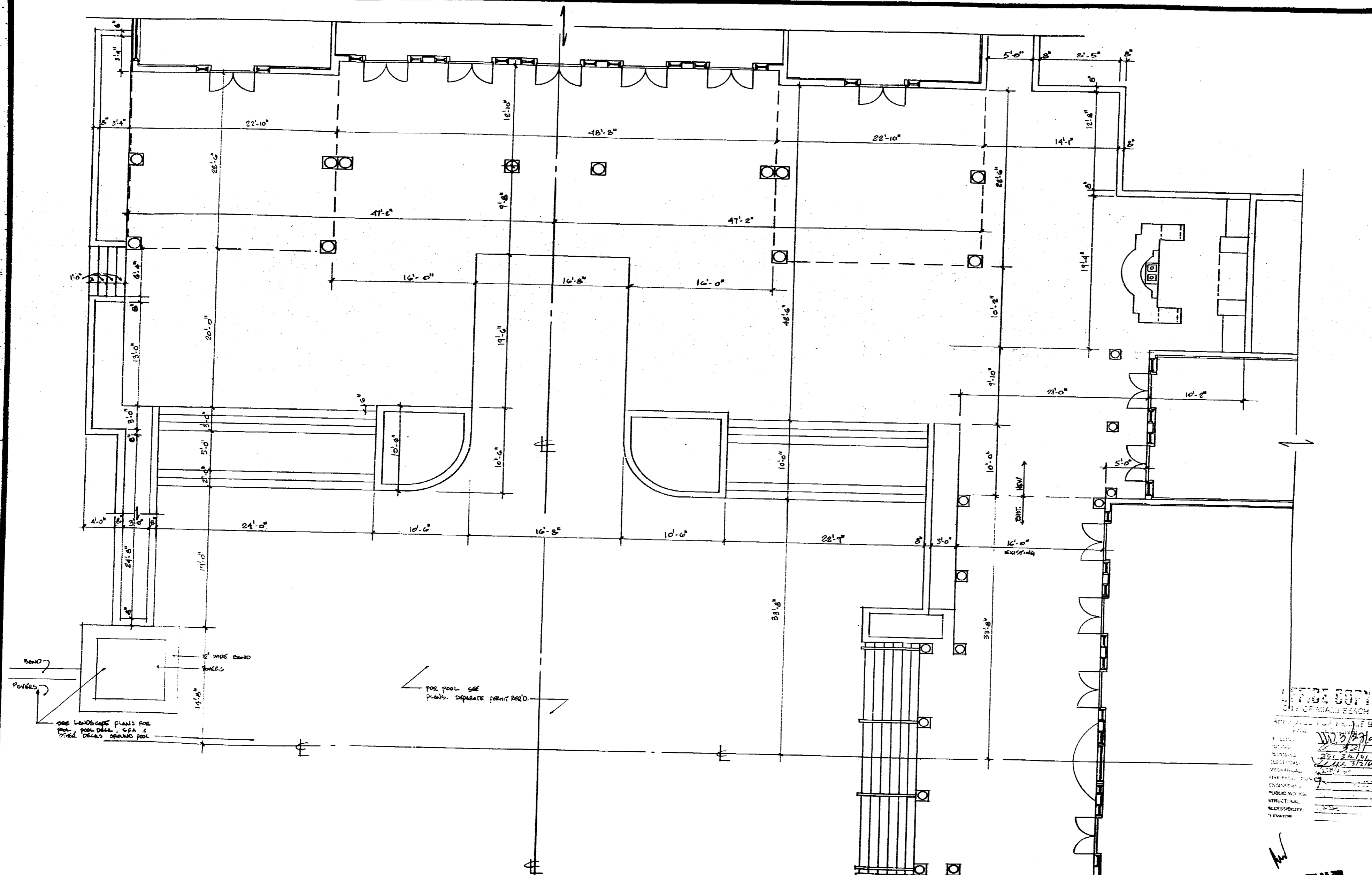
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

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

CITY OF MIAMI BEACH
 PERMITTED FOR PERMIT BY
 DATE: 02/12/08
 BY: [Signature]
 [Signature]
 [Signature]

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 FEB 13 2008



SEE LANDSCAPE PLANS FOR
POOL, POOL DECK, SPA &
OTHER DECKS AROUND POOL

FOR POOL SEE
PLANS. SEPARATE PERMIT REQ'D.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/23/2011	REVISED FOR PERMIT 5
2	1/3/21	
3	2/21/16	
4	2/14/17	
5	2/27/17	
6	3/2/17	

APPROVED FOR PERMIT 5:

DATE: 11/23/2011

PROJECT: DOMINION INDUSTRIAL HOLDINGS

DESIGNER: 11/23/2011

CHECKER: 11/23/2011

DATE: 11/23/2011

PROJECT: DOMINION INDUSTRIAL HOLDINGS

DESIGNER: 11/23/2011

CHECKER: 11/23/2011

DATE: 11/23/2011

PROJECT: DOMINION INDUSTRIAL HOLDINGS

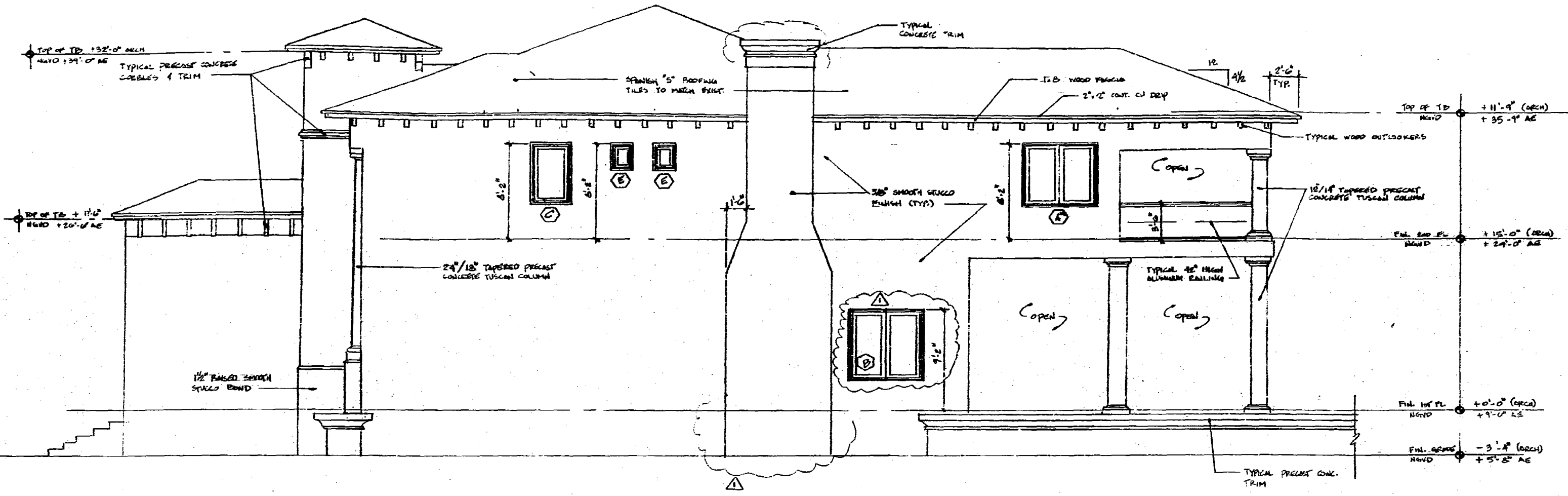
DESIGNER: 11/23/2011

CHECKER: 11/23/2011



ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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

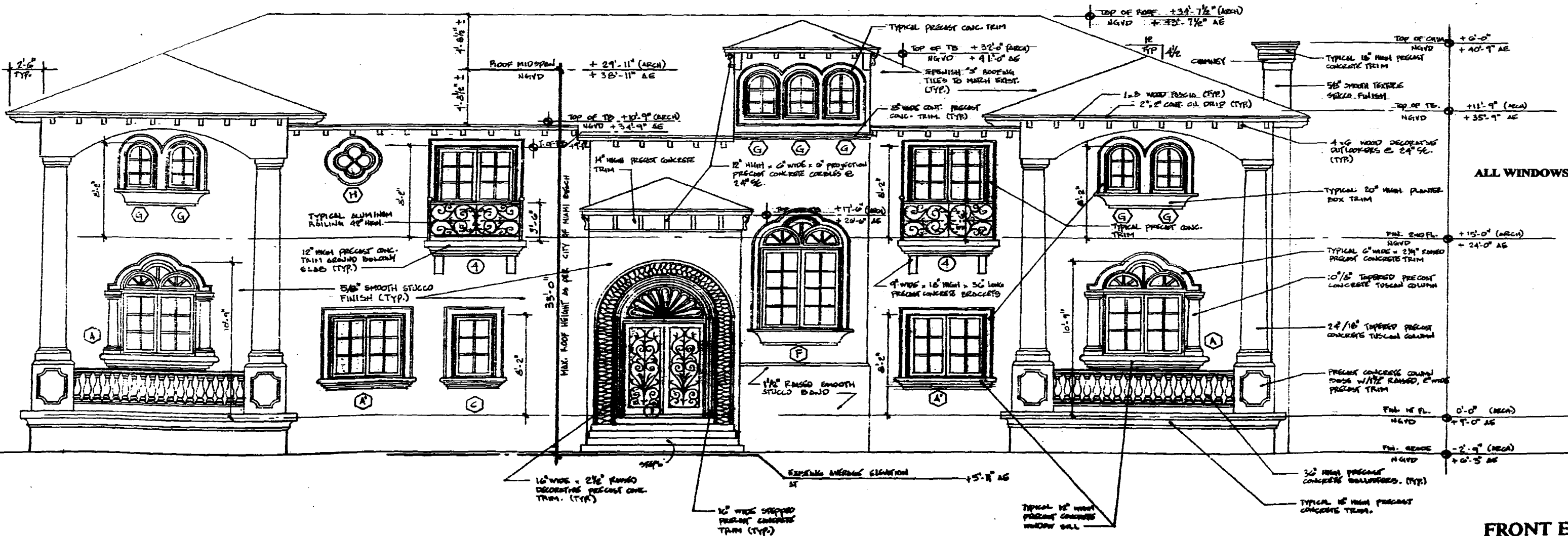


RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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

- RAILING AND HANDRAIL GENERAL NOTE**
- ALL RAILING DETAILS TO COMPLY WITH N.F.P.A. SECTION 5.2.2.4.1
 - RAILINGS SHALL BE 36" HIGH (MIN.) TO 38" HIGH (MAX.) PICKETS MUST BE 4" WIDEST SPACING.
 - WOOD RAILS AND HANDRAILS AT THE EXIST. PORCHES AND OVER STAIRS SIZE MUST BE 4" HIGH. PICKETS MUST BE 4" DIAMETER SQUARE.
 - PROVIDE RAILINGS AND HANDRAILS DRAWINGS, STORED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

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

TRUE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
[Signature]
[Date]
[Initials]

FRONT ELEVATION

SCALE 1/4"=1'-0"

FEB 13 2008

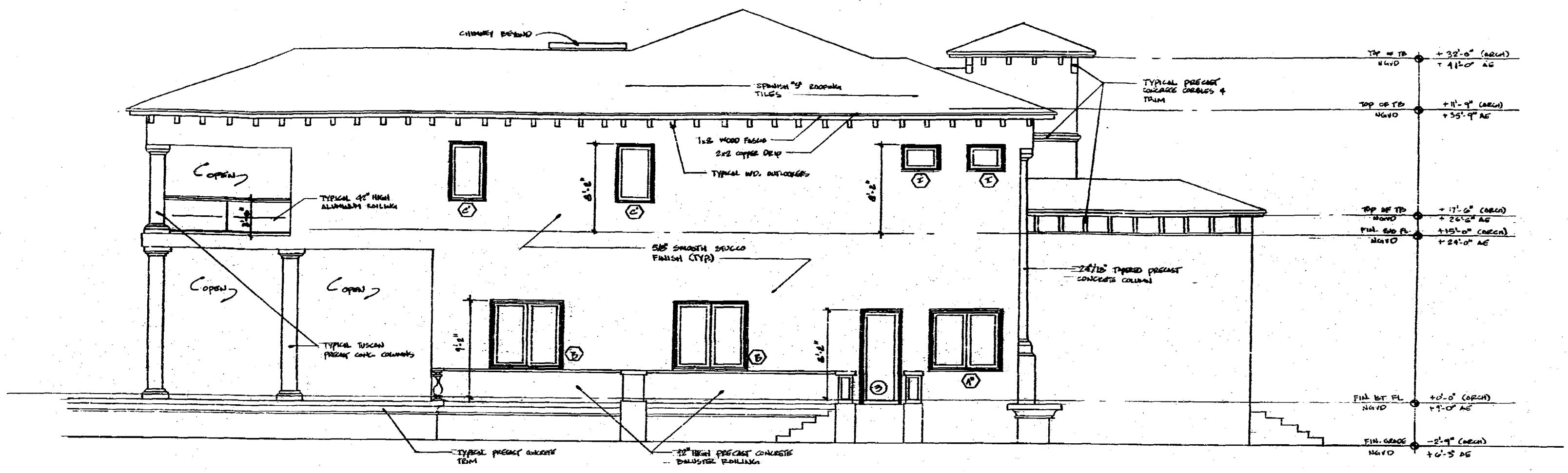
REVISIONS

DATE
BY
CHECKED
APPROVED



ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

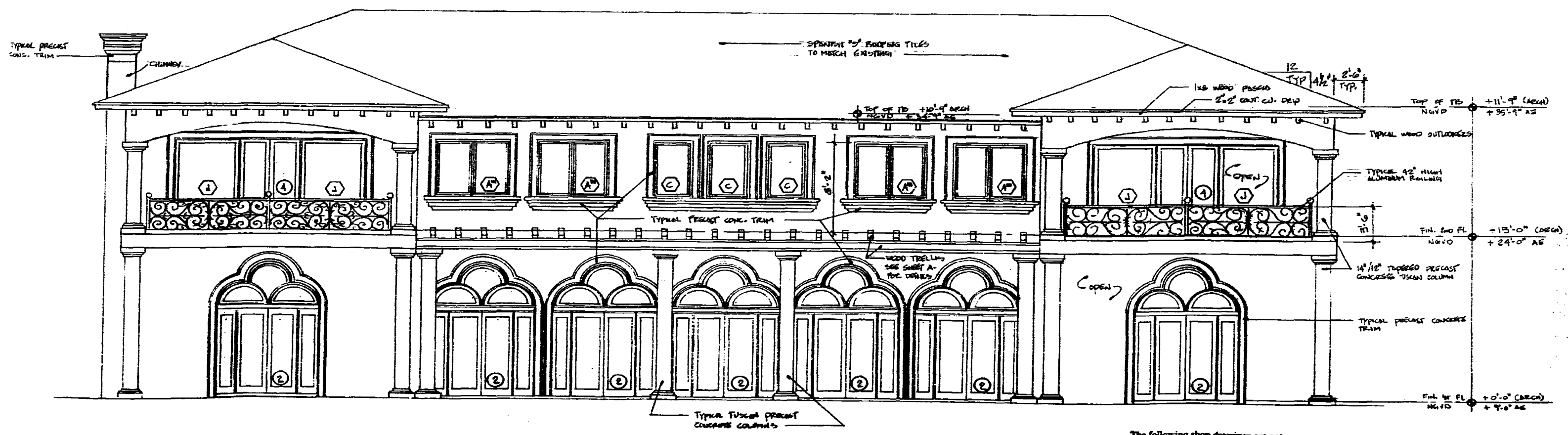
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
94 PALM AVE.



LEFT SIDE ELEVATION
SCALE 1/4\"/>

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

ALL WINDOW SILLS AT SECOND FLOOR TO BE 36\"/>



REAR ELEVATION
SCALE 1/4\"/>

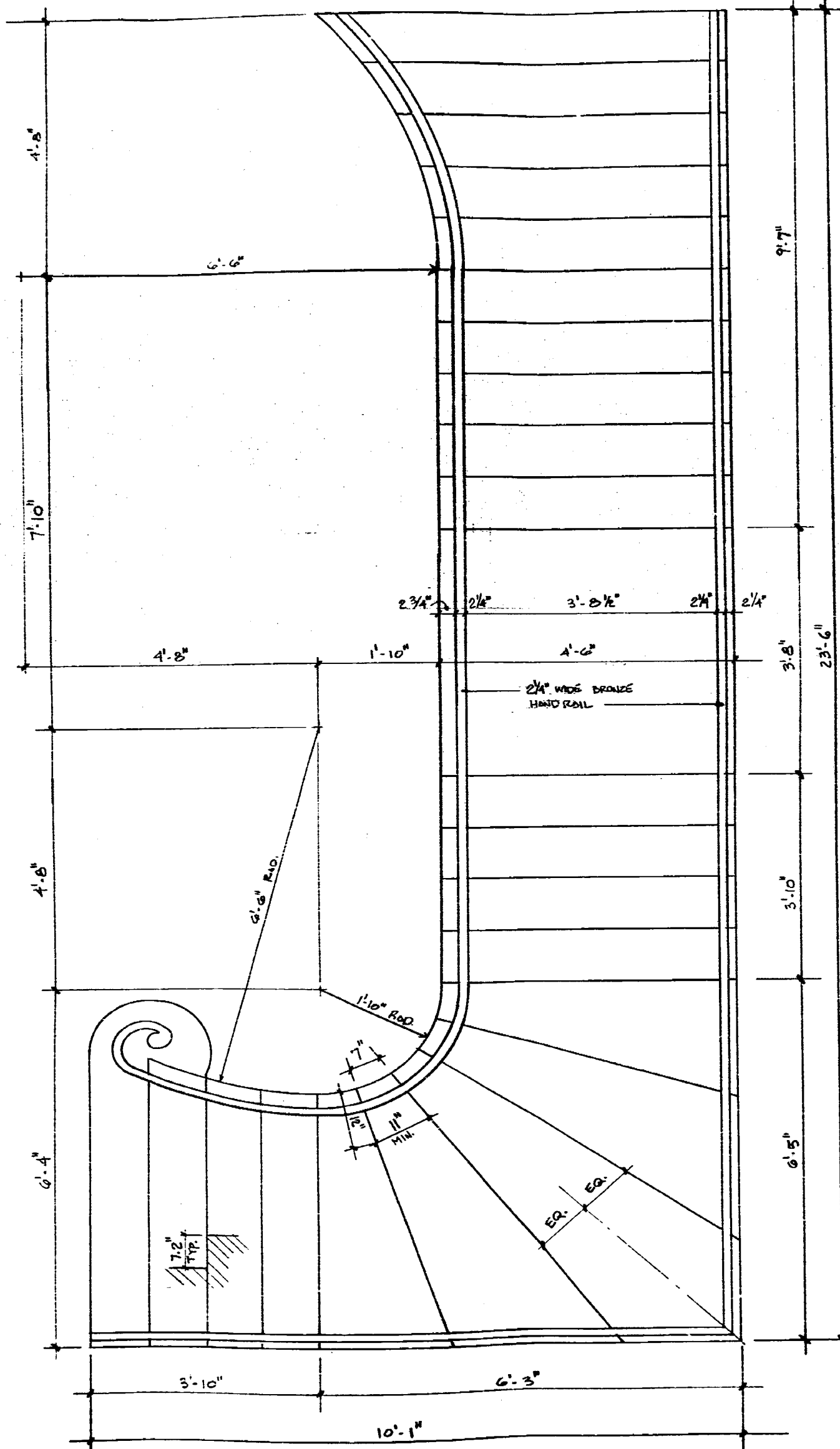
- The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
- Bar Joist
 - Esc. Doors
 - Glass Block
 - Hand Rail
 - Metalware Structures
 - Over Head Doors
 - Purl
 - Precast Members
 - Skylight
 - Street Sign
 - Structural Steel
 - Trusses
 - Windows
 - Chassis

WP 3/17/01
3/21/01
3/21/01
3/21/01
3/21/01

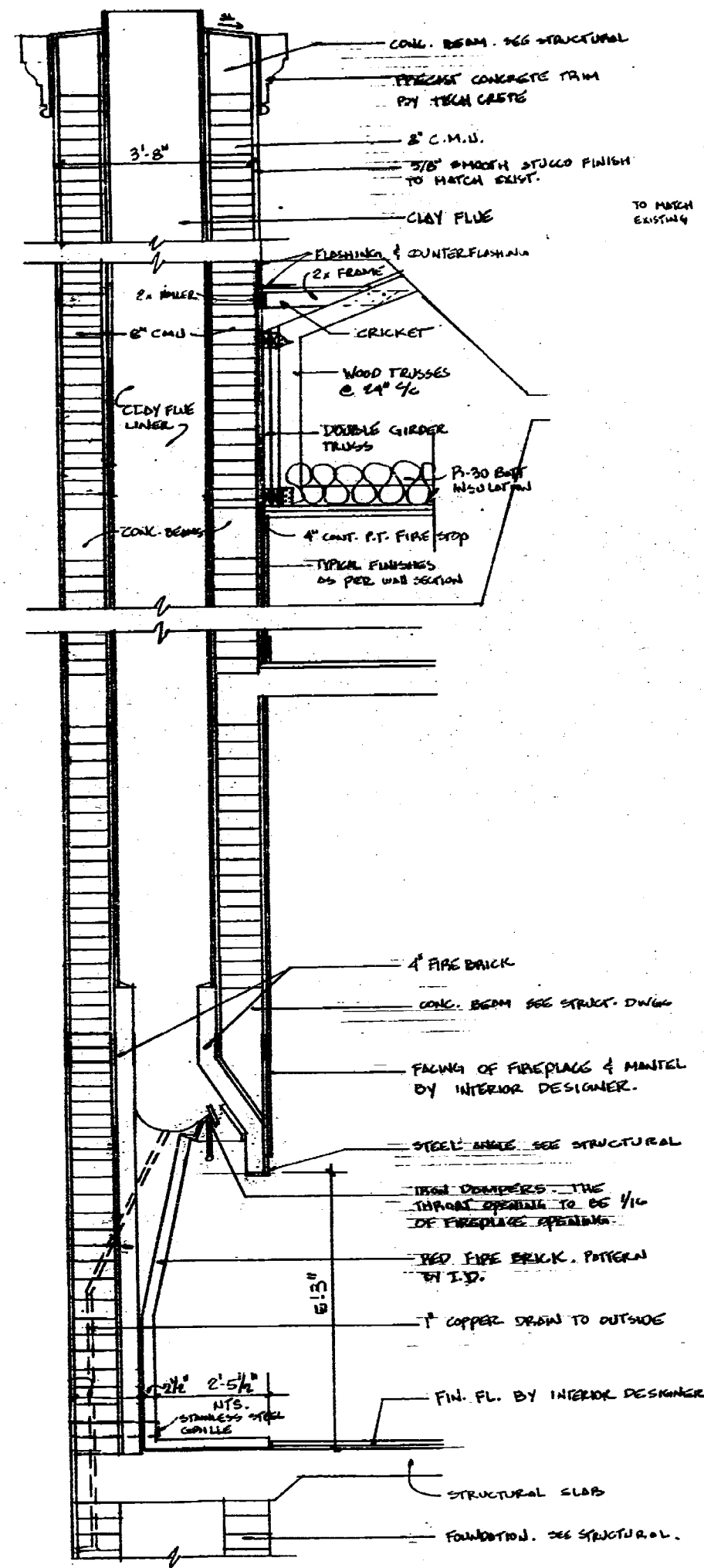
FEB 13 2001

RAILING AND HANDRAIL GENERAL NOTE

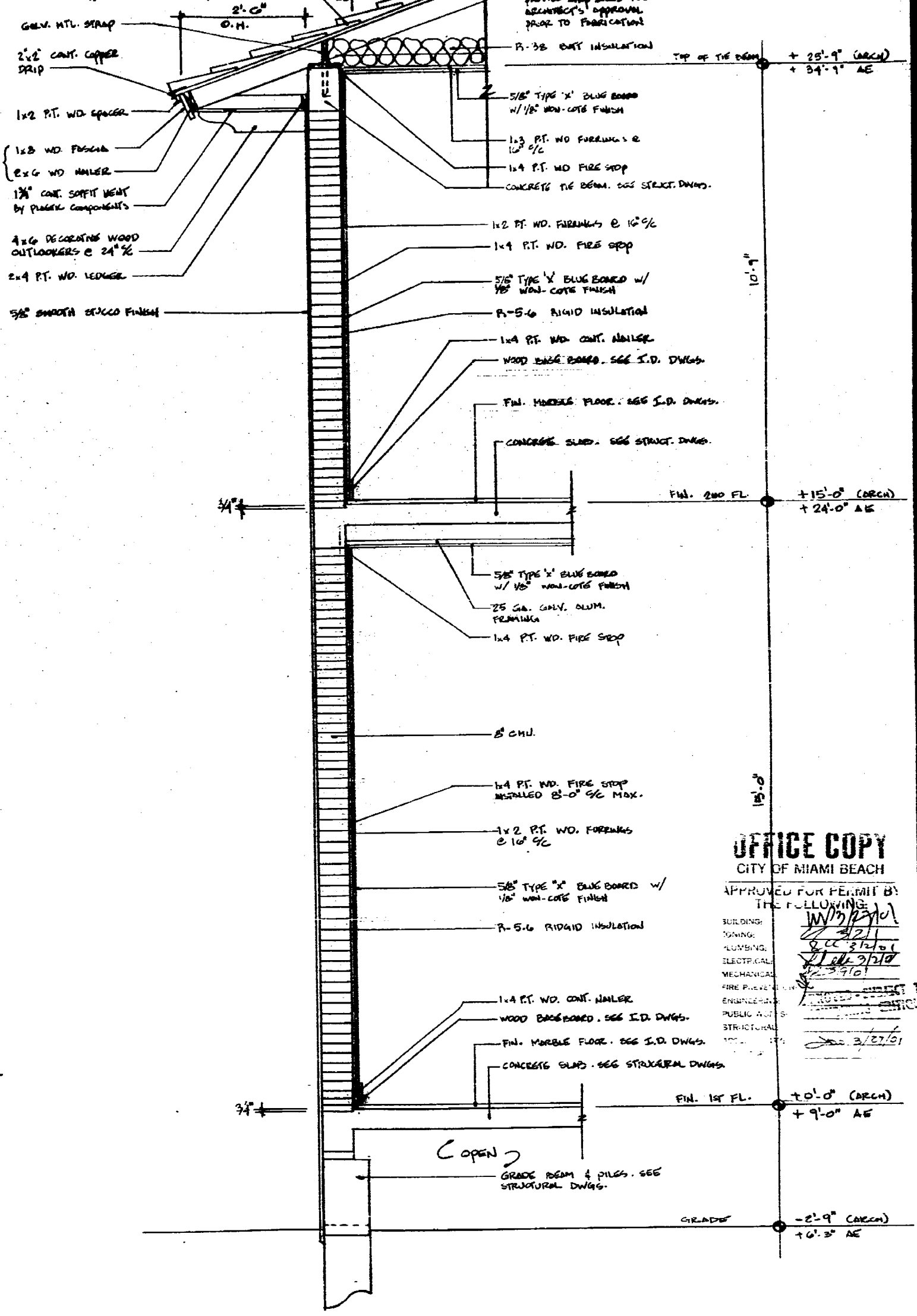
ALL RAILING DETAILS TO COMPLY WITH N.F.P.A. SECTION 5.2.2.4.1
 HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) FINISHED WITH 1 1/2" DIA. ROUND BARS.
 GUARD RAILS AND BALUSTES AT TWO STORY SPACES AND OPEN STAIRS SIDE MUST BE 42" HIGH. PICKETS MUST BE 4" DIA.
 FINISH: PROVIDE ENGINEERED SHOT DRAMING, BLOTTED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



MAIN STAIR PLAN
 SCALE 1/4" = 1'-0"



FIREPLACE SECTION
 SCALE 3/4" = 1'-0"



TYPICAL WALL SECTION
 SCALE 3/4" = 1'-0"

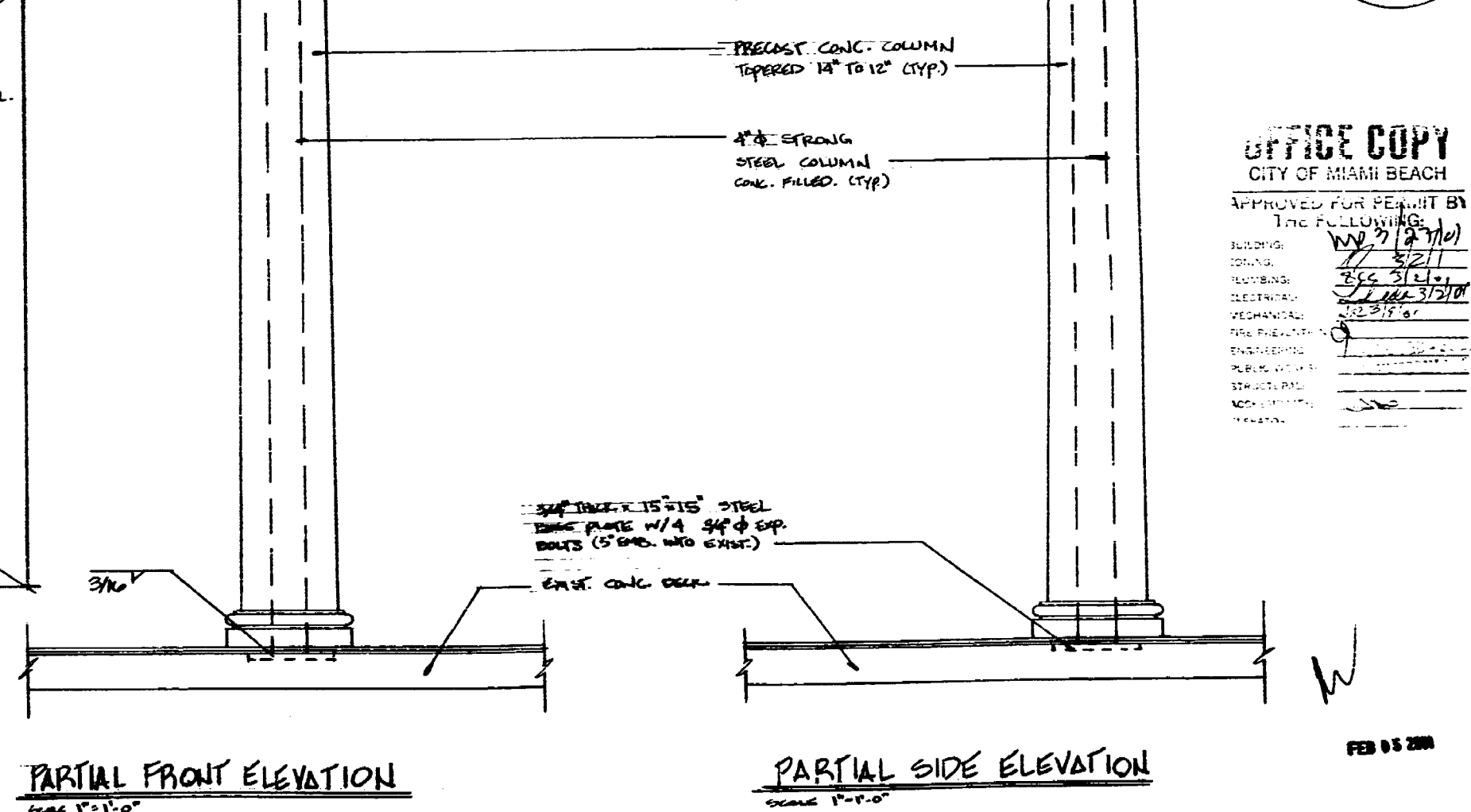
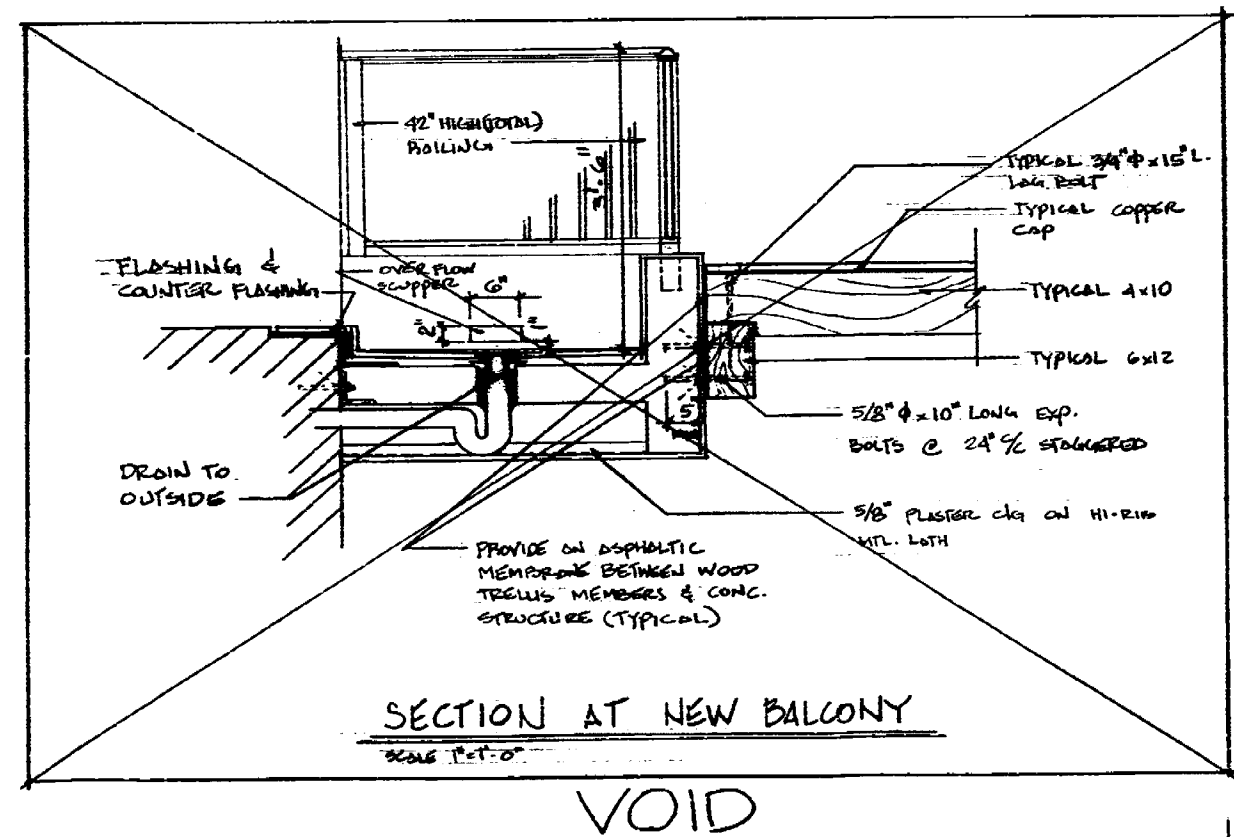
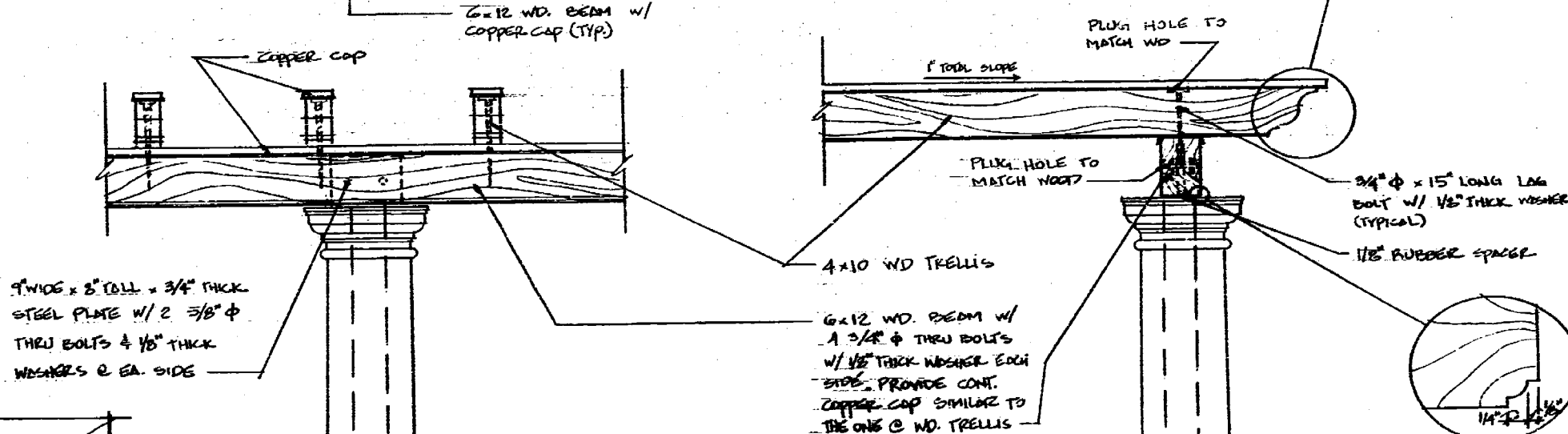
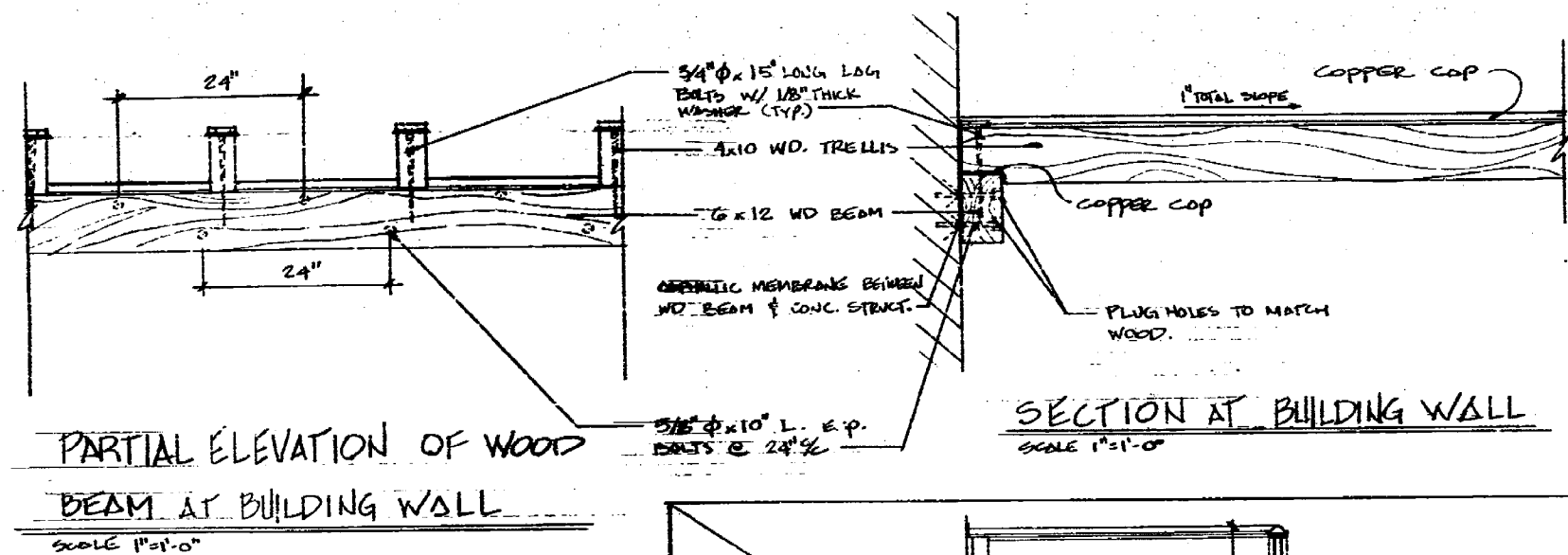
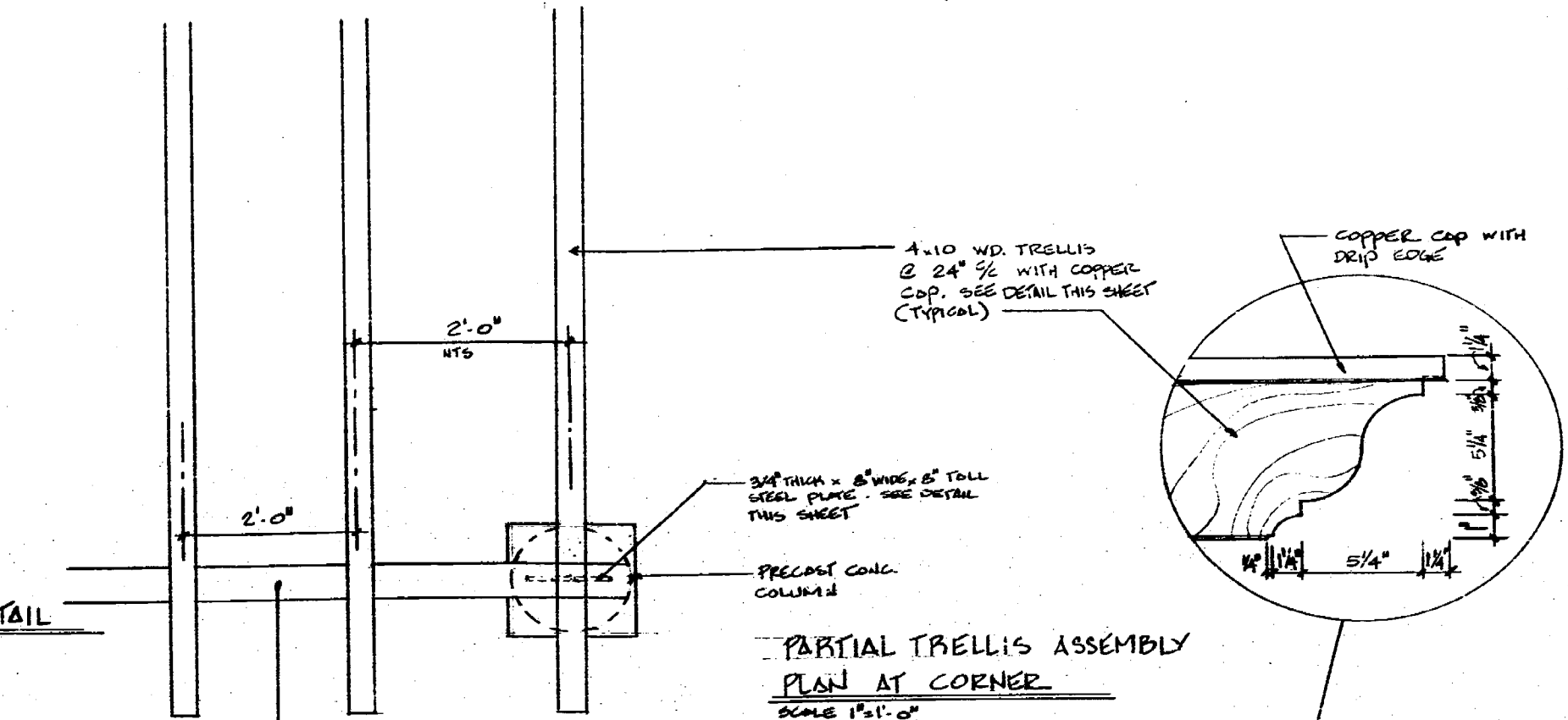
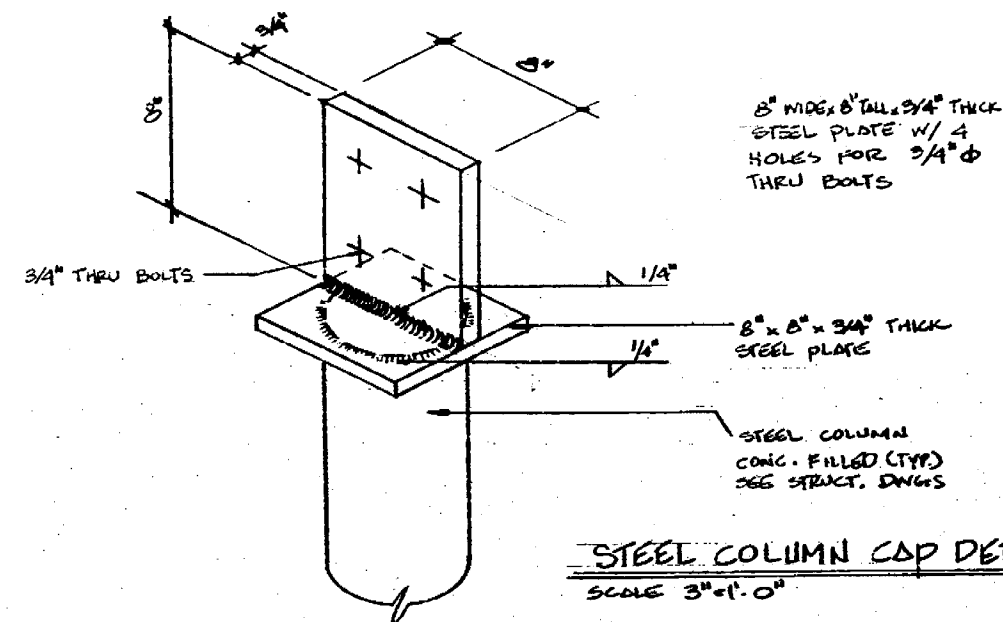
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:
 BUILDING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE PREVENTION: [Signature]
 ENGINEERING: [Signature]
 PUBLIC WORKS: [Signature]
 STRUCTURAL: [Signature]
 DATE: 3/27/01

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

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

NO.	REVISIONS

FEB 05 2001



OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

DATE: 2/27/02

BY: [Signature]

PROJECT: [Signature]

DATE: 3/21/02

BY: [Signature]

PROJECT: [Signature]

DATE: 3/21/02

BY: [Signature]

PROJECT: [Signature]

DATE: 3/21/02

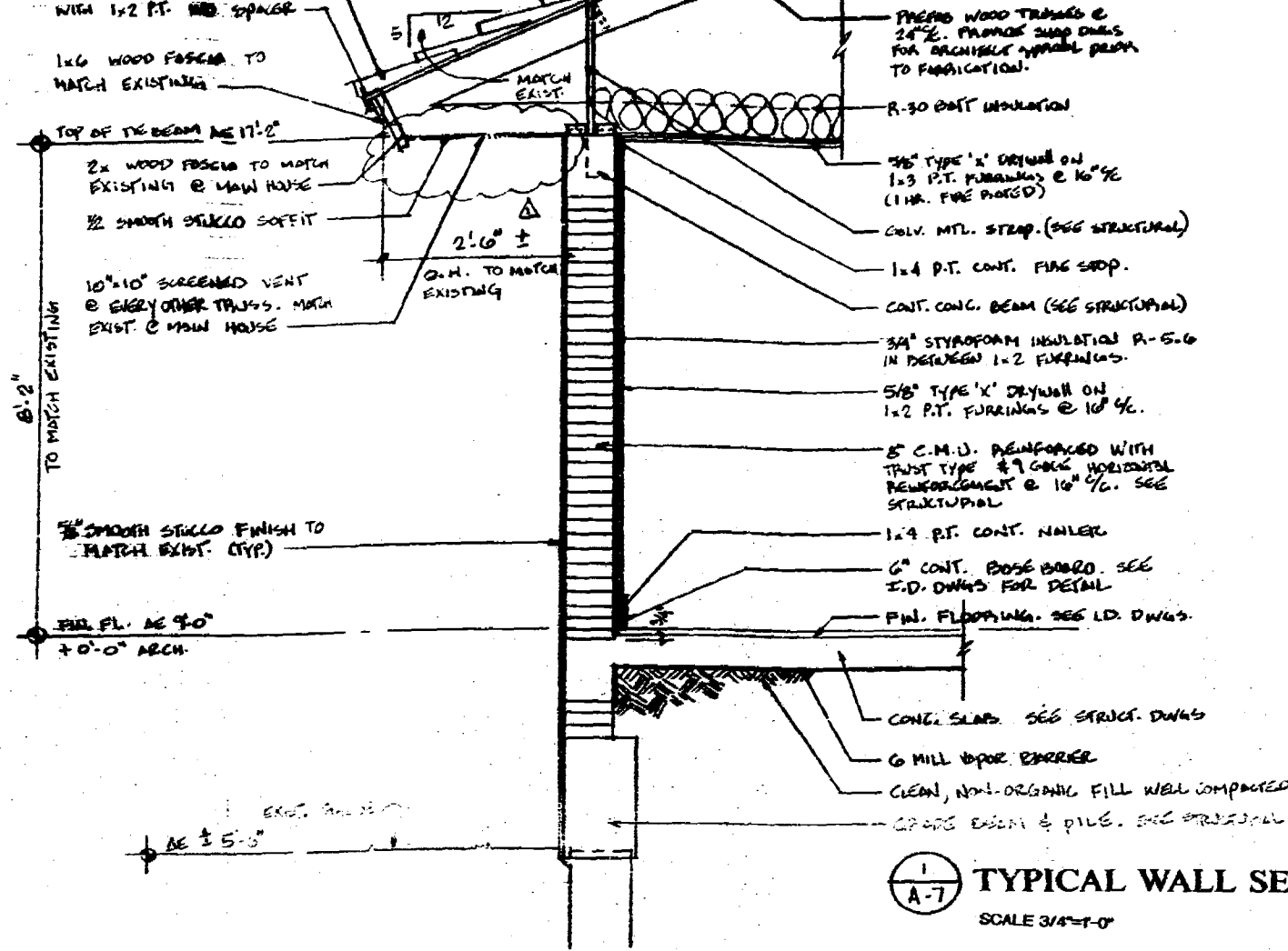
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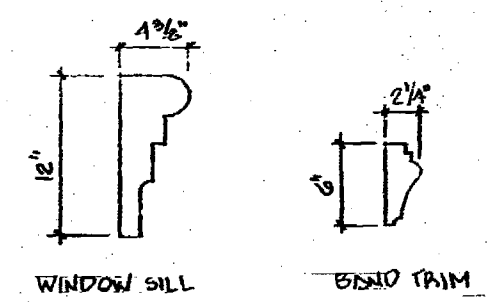
DATE: 3/21/02

BY: [Signature]

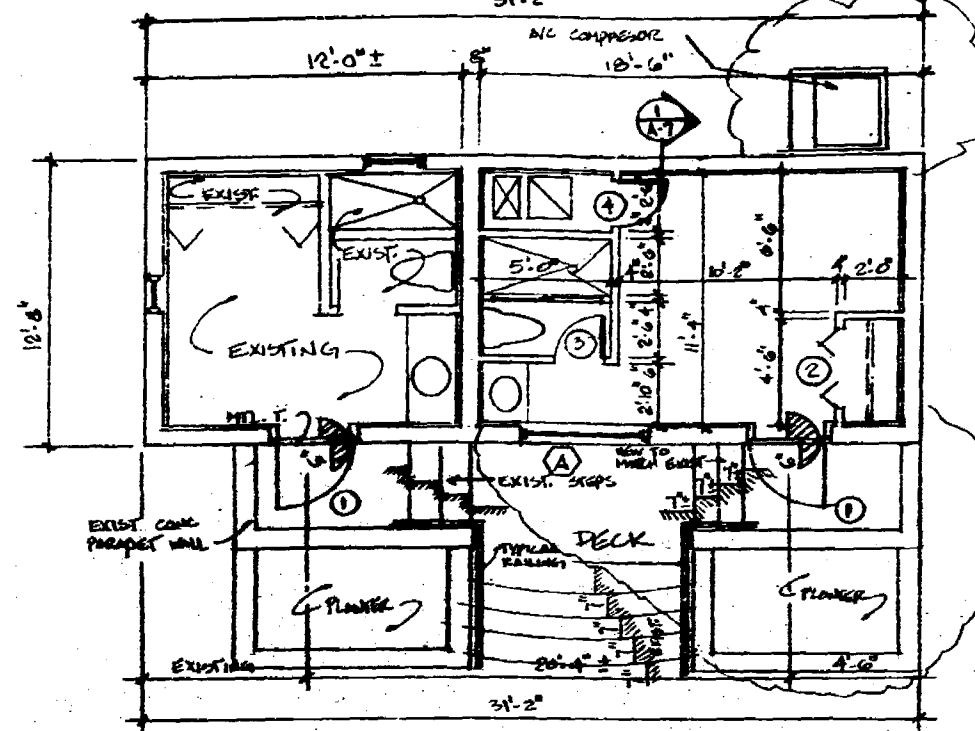
PROJECT: [Signature]



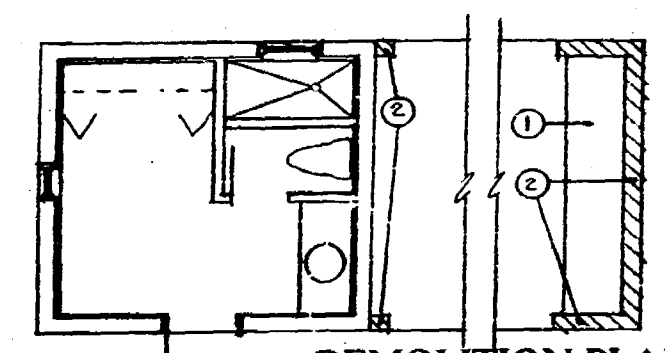
TYPICAL WALL SECTION
SCALE 3/4\"/>



PRECAST TRIM PROFILES



FLOOR PLAN
SCALE 1/4\"/>



DEMOLITION PLAN
SCALE 1/4\"/>

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

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

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

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	FINISH	DESCRIPTION	MANUFACT.	REMARKS
(A)	60"	48"	-	ALUM. CASSETTE	CGI	1/2" IMPACT GLASS, 1/2" BORO

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

OFFICE COPY
CITY OF MIAMI BEACH

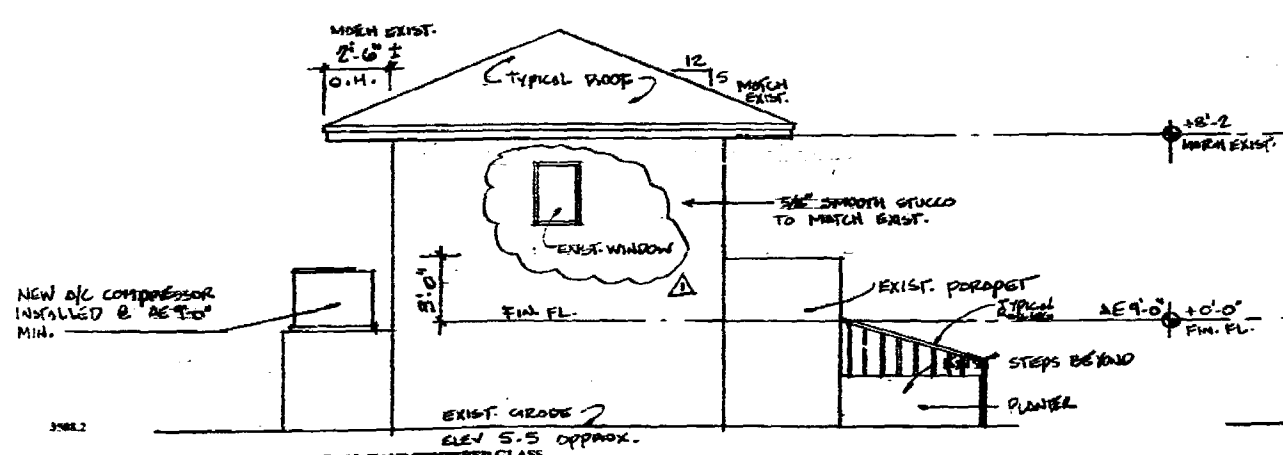
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 PUBLIC WORKS: [Signature]
 STRUCTURAL: [Signature]

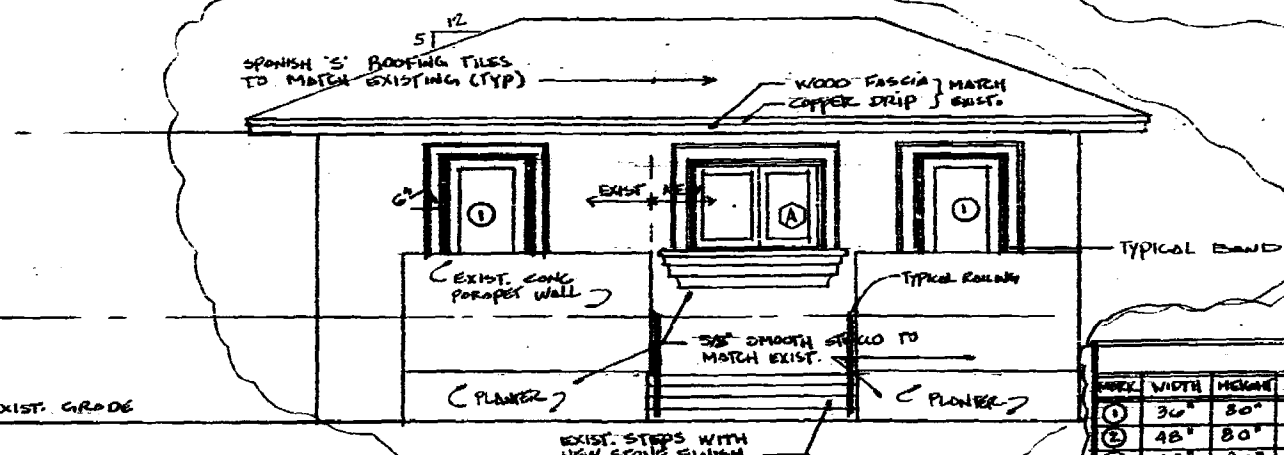
DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	NO. PANE	FINISH	GLASS	REMARKS
(1)	30"	80"	1 3/4"	WOOD, PINE CH. GR.	1	ALUM.	IMPACT	
(2)	48"	80"	1 3/4"	WOOD, PINELED.	3	ALUM.		BI-FOLD
(3)	28"	80"	1 3/4"	"	3	MARBLE		
(4)	24"	80"	1 3/4"	"	2	ALUM.		AC CLOSET

- NOTE**
- FINISHING, FULL WEATHER STRIPPING, DEAD END BOLT PER CODE, NUT THROUGH
 - FINISHING, AIR TRIM, POSITIVE AIR RETURN
 - PERMITTING, UNDERCUT 3/16" FROM FINISH MARBLE FLOORING

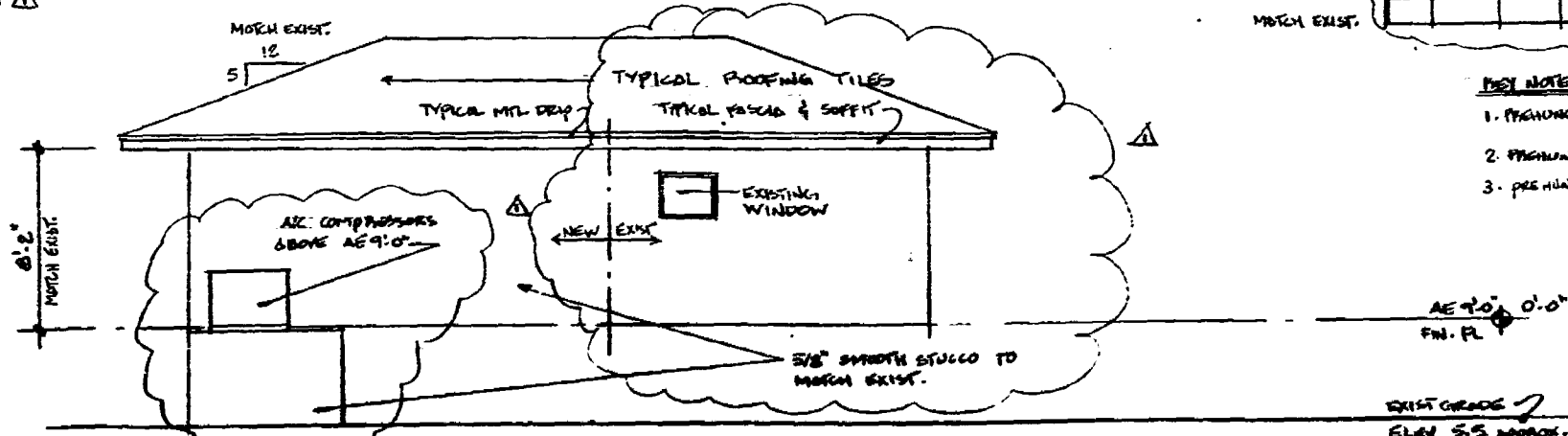


LEFT SIDE ELEVATION
SCALE 1/4\"/>



FRONT ELEVATION
SCALE 1/4\"/>

NEW WINDOWS TO HAVE 3/8" IMPACT RESISTANCE GLASS

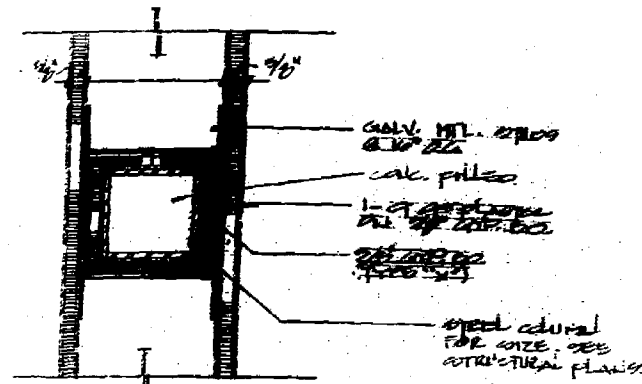


REAR ELEVATION
SCALE 1/4\"/>

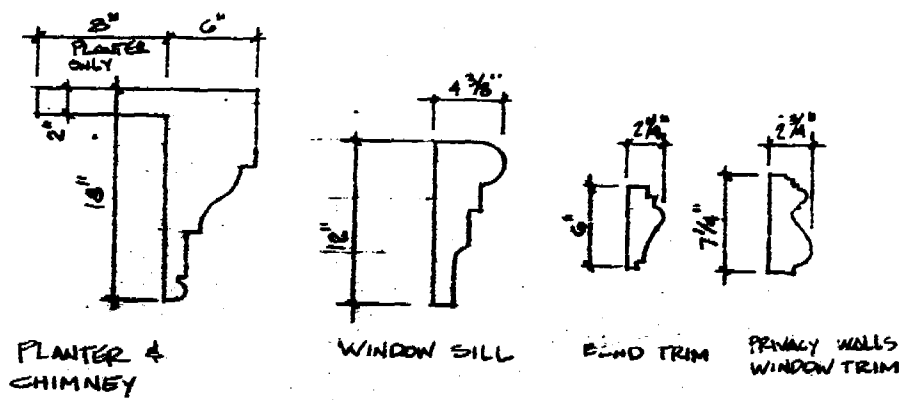
- GENERAL NOTES**
- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWINGS PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
 - EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.
 - SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-GFI CIRCUIT.
 - ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 2" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 1/2" HIGH FROM FINISH FLOOR.
 - SECOND MEANS OF ESCAPE S.F.B.C. SECTION 311.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING: (A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE BUILDING AT STREET OR GROUND LEVEL. (B) A PASSAGE THROUGH ADJACENT NONLOCABLE 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 IN WIDTH, 24 INCHES IN HEIGHT & 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: (C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR (C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE FIRE DEPARTMENT FIRE OFFICIAL, OR (C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
 - ALL GLASS SHALL BE TEMPERED GLASS TO COMPLY WITH S.F.B.C. SECTION 311.2.

- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- ALL ALL METAL RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST RESIST 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY B TEMPERED SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVENUE
 FLORIDA
 DATE: 1-14-09
 DRAWN BY: A-9
 NEW REVISION: BR 11

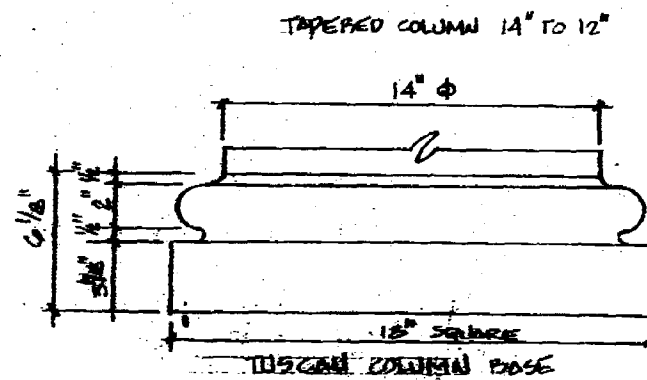
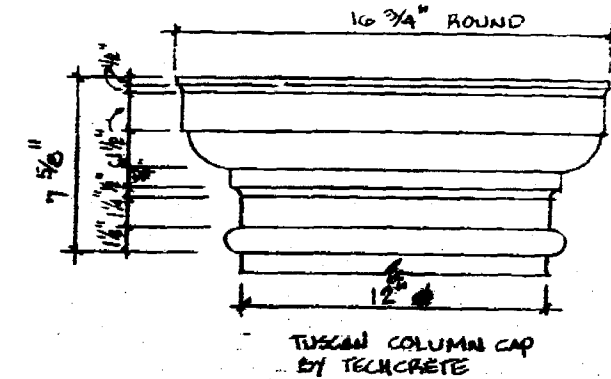


DETAIL 3'-1'-0"
(TYPICAL INTERIOR STEEL COLUMN)

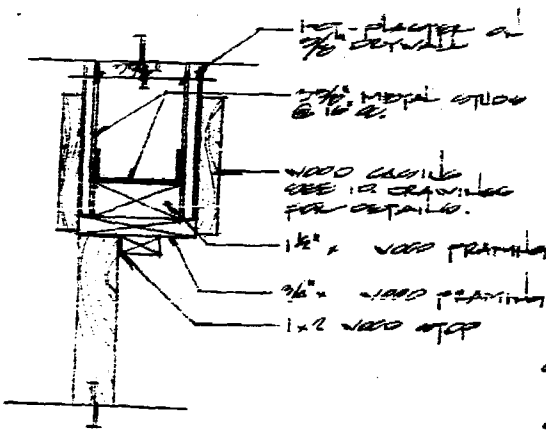


PRECAST TRIM PROFILES

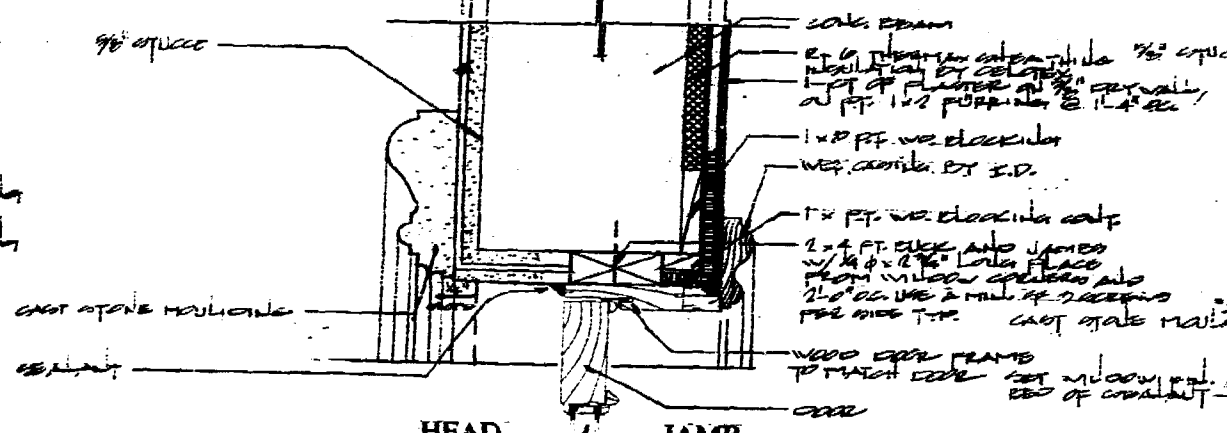
ALL PRECAST CONCRETE TRIM & COLUMNS
BY SAMARO CAST STONE
1-954-935-9560



WINDOW NOTES:
1. WINDOW COMPANY TO PROVIDE SHOP DRAWINGS PER TO CONTRACTOR PERMITTING WINDOW FOR COORDINATION OF DETAILS.
2. DIMENSIONS ARE APPROXIMATE TO BE CORRECTED BY SHOP DRAWINGS.
3. WINDOW REQUIRED STRUCTURAL CAPACITY TO BE DETERMINED BY WINDOW MANUFACTURER. PERIOD SHOP DRAWINGS.

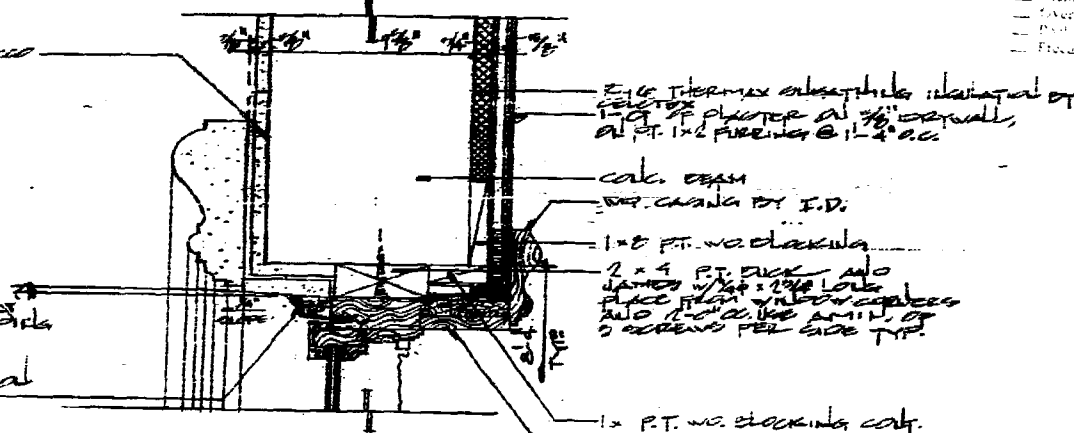


HEAD AND JAMB

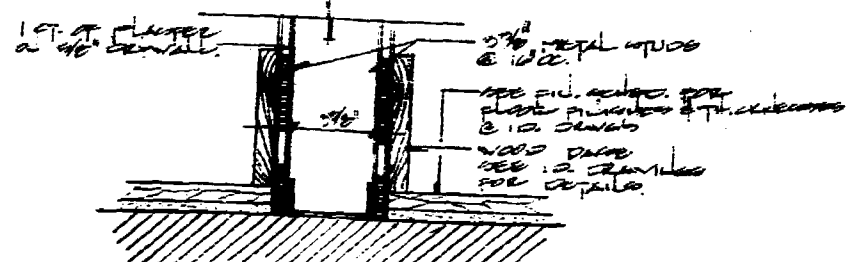


HEAD

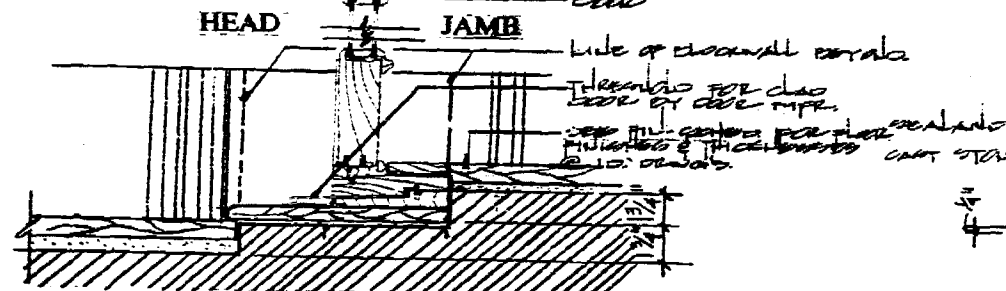
JAMB



HEAD AND JAMB

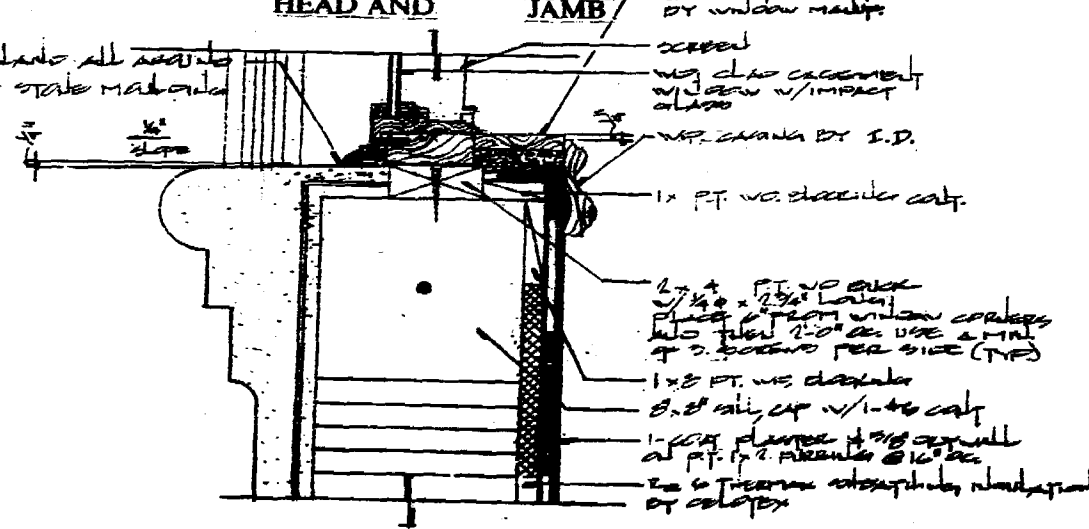


INTERIOR PARTITION DETAIL 3'-1'-0"



SILL

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



SILL

TYPICAL WINDOW DETAIL 3'-1'-0"

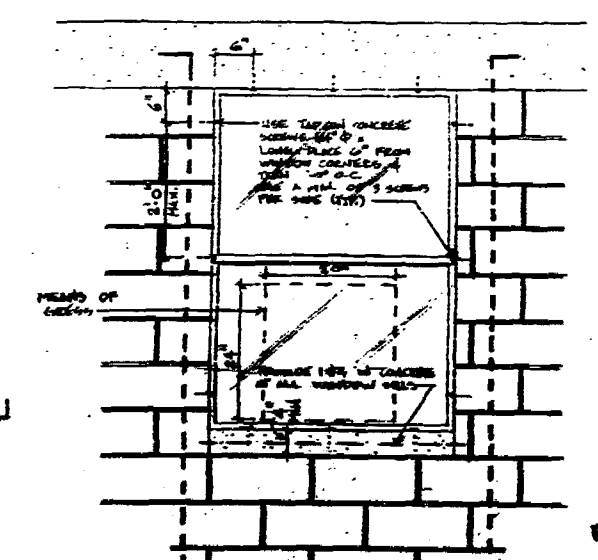
The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
- Bar Joist
- Est. Doors
- Glass Block
- Hand Rail
- Mechanical Structures
- Tower Head Doors
- Fire Members
- Shutters
- Skylights
- Staircase
- Structural Steel
- Trusses
- Window

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	W/3/2/10
LANDING:	3/2/10
PLUMBING:	3/2/10
ELECTRICAL:	3/2/10
MECHANICAL:	3/2/10
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	3/2/10

ALL WINDOW SIZES OR HEIGHT SHALL BE A MINIMUM OF 4\"/>



FEB 05 2008
11
A-10
REVISIONS
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
94 PALM AVE.
RESIDENCE FOR
ASSOCIATES, P.A.
ANNERS

DIVISION 1: GENERAL REQUIREMENTS

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

DIVISION 2: SITE WORK

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

DIVISION 3: CONCRETE

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

DIVISION 4: MASONRY

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

DIVISION 5: METALS

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

DIVISION 6: CARPENTRY

- 1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR, USE COLORFUL TRIM WITH PLINTH BLOCK OR AS PER INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

- 1. ALL CAULKING TO BE "PECORA" BUTYL RUBBER SEALANT, BC-15, OR EQUAL.

- 2. ALL ROOFING SHALL HAVE AN UNDERLAYMENT (ANCHOR SHEET) OF 100% ASPHALT SATURATED FELT OR FELTS, TIN CAPPED PER CODE.

DIVISION 8: DOORS AND WINDOWS

- 1. DOORS: A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE STAIN GRADE, INCLUDE MODIFIED DOOR CONTRACT BY WINDOW PROFESSIONALS.

DIVISION 9: FINISHES

- 1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

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

DIVISION 11: EQUIPMENT

- 1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES. (PURCHASE BY OWNER) (INSTALLED BY CONTRACTOR)

DIVISION 12: FURNISHINGS

- 1. SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 14: CONVEYING SYSTEMS

- 1. NOT USED

DIVISION 15: MECHANICAL

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

OFFICE COPY CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

Handwritten signatures and dates for permit approval.

FEB 05 2004

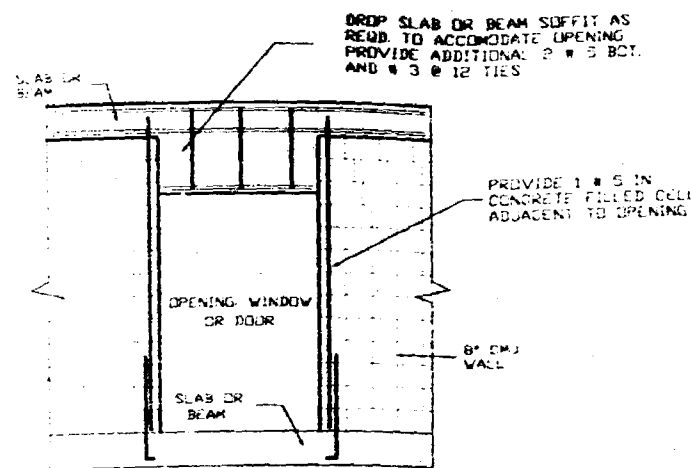
ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS / PLANNERS

RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS

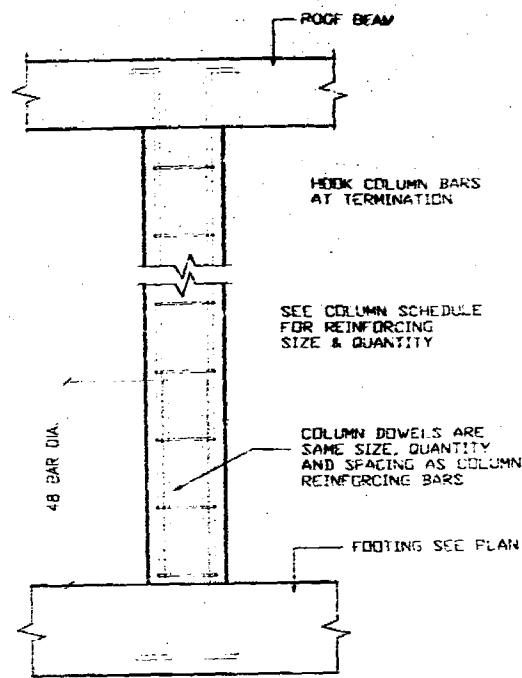
MIAMI BEACH FLORIDA

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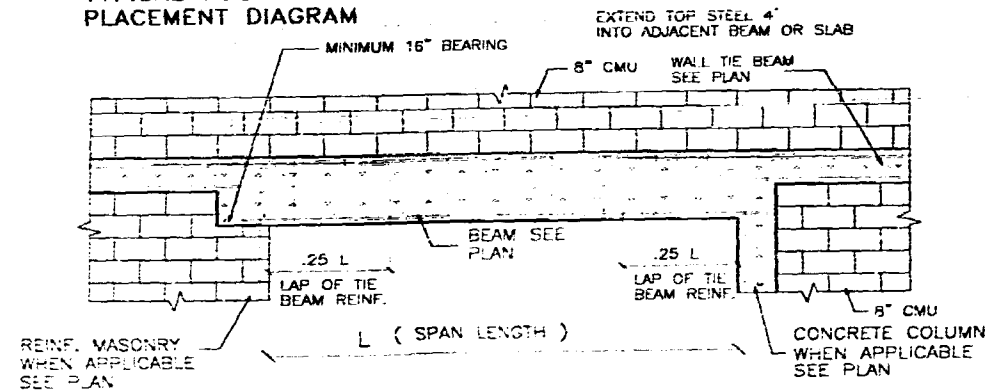
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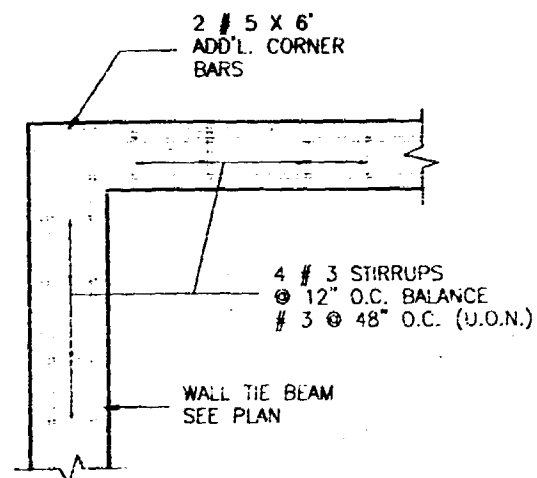
POURED IN PLACE OPTION
COORDINATE LOCATION AND GEOMETRY OF OPENING'S WITH ARCHITECTURAL DRAWINGS.
WALL FRAMING AT DOOR AND WINDOW OPENINGS



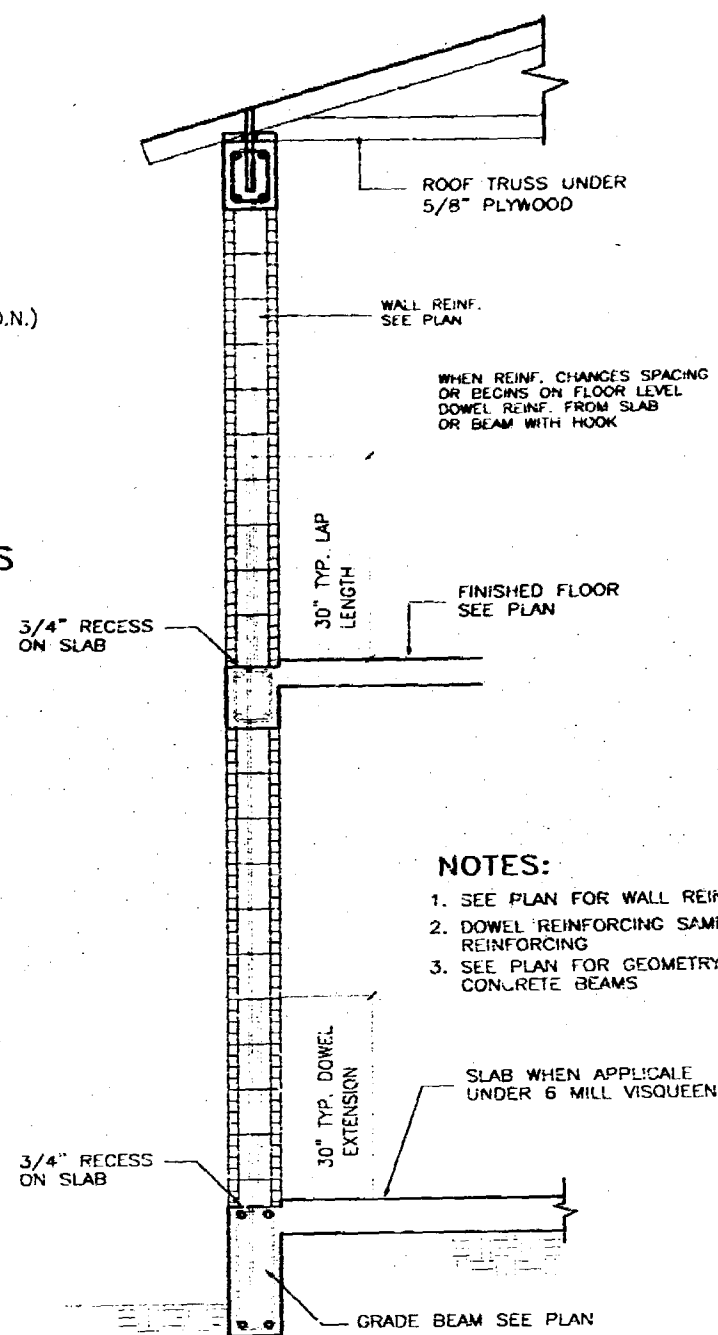
TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL WALL SECTION

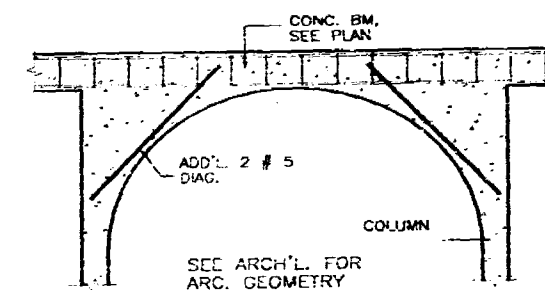
- NOTES:**
1. SEE PLAN FOR WALL REINFORCING
 2. DOWEL REINFORCING SAME AS WALL REINFORCING
 3. SEE PLAN FOR GEOMETRY OF WALL CONCRETE BEAMS

GENERAL STRUCTURAL NOTES

- 1.0 GENERAL:
 - A. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH CIVIL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO VERIFY ALL DIMENSIONS, LOCATIONS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC.
 1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND THE LATEST AIA, ASTM AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.
 - C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
 - D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.
- 1.01 CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- 1.02 BUILDING DESIGNED FOR THE FOLLOWING LOADS:

ROOF FLOOR LOADS	40 PSF
STAIR & CORRIDORS	100 PSF
WIND	AS PER S.F.B.C. FOR 110 MPH.
- 1.03 CONTRACTOR SHALL FURNISH HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICIALS.
- 2.01 FOUNDATIONS:
 - A. FOUNDATIONS ARE BASED ON AUGERCAST CONCRETE PILES HAVING THE FOLLOWING SIZE AND CAPACITY:

1. 14" DIA.	35 TONS, COMPRESSION
-------------	----------------------
 - B. LENGTH OF PILES SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL RETAIN TESTING LABORATORY TO MONITOR AND CERTIFY ALL PILES DRIVEN.
 1. SUPERVISION SHALL BE BY A QUALIFIED SOILS ENGINEER AND SHALL SUBMIT TO THE CITY AND ARCHITECT A PILE RECORD LOG CONTAINING: PILE SIZE, ORIGINAL LENGTH, FINAL LENGTH
 - C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED PREDRILLING, OR THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.
 - D. CENTER LINE OF GRADE BEAM SHALL BE CENTER LINE OF PILE.
- 3.01 CONCRETE:
 - A. LAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH AC 318 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI
 - B. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES



TYPICAL ARC BEAM REINFORCING

- 4.0 REINFORCEMENT FOR CONCRETE:
 - A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60
 - B. ALL BARS SHALL BE DETAIL AND FABRICATED FOLLOWING THE REQUIREMENTS OF AIA-308. PLACING OF BARS SHALL CONFORM TO AISC'S RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS
 - C. MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

1. CONCRETE BEAMS AND COLUMNS	1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER	2"
3. CONCRETE EXPOSED AGAINST GROUND	3"
4. INTERIOR STRUCTURAL SLABS (GALVANIZED)	3/4"
5. EXTERIOR STRUCTURAL SLABS (GALVANIZED)	1 1/2"
- 5.0 MASONRY:
 - A. LOAD-BEARING MASONRY (NON-REINFORCED) SHALL CONFORM TO ASTM C90 (HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS) AND HAVE A COMPRESSIVE STRENGTH F_m OF 1500 PSI. ALL LOAD-BEARING MASONRY SHALL BE PLACED PRIOR TO THE CONCRETE PLACEMENT OF COLUMNS OR BEAMS.
 - B. MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS OF MORTAR SHALL BE TYPE M. MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI. MINIMUM MIXING TIME FIVE MINUTES AFTER ALL INGREDIENTS ARE ADDED.
 - C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH "GRID-O-WALL" LOADING TYPE STANDARD NO. 3 MASONRY FOUR MASONRY CELLS PRIOR TO SLAB OR BEAM POUR. SEE PLANS FOR REINFORCE MASONRY REQUIREMENTS
 - D. REINFORCED MASONRY CELLS SHALL BE FILLED WITH FANBRICK CONCRETE MIX OF FC=2500 PSI AND A 10' SLUMP. FOUR MASONRY CELLS PRIOR TO SLAB OR BEAM POUR. SEE PLANS FOR REINFORCE MASONRY REQUIREMENTS
- 6.0 ANCHOR BOLTS:
 - A. ANCHOR BOLTS SHALL BE ACCURATELY AND SOLIDLY EMBEDDED. GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF THE ANCHOR BOLT WITH THE SYSTEM THAT IS BEING ANCHORED.
- 7.0 TIMBER:
 - A. ALL TIMBER DESIGN AND FABRICATION SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.
 - B. SUBMIT SHOP DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 - C. ALL TIMBER SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.
 - D. ALL MATERIALS AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.
 - E. PROVIDE HERRING ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.
 - F. USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOR SOUTHERN PINE:

BENDING STRESS:	1,200 PSI
MODULUS OF ELASTICITY:	1,600,000 PSI
 - G. BRACING:
 - a. ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH "BRACING WOOD TRUSSES, CONNECTIONS AND RECOMMENDATIONS (BWT-76)" AS PUBLISHED BY TRUSS PLATE INSTITUTE.
 - b. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL DECKING AND PERMANENT BRACING HAS BEEN FASTENED FORMING A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTION AND PERMANENT BRACING SHALL BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM.
 - c. ALL BRACING REQUIREMENTS ALONG WITH PERMANENT STRUCTURAL CROSS BRACING TO ENSURE OVERALL STABILITY OF THE ROOF SYSTEM SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLANS.
 - d. SAFE ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.
- 8.0 PLYWOOD ROOF SHEATHING:
 - A. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANEL INDEX 32/16 MIN. RATED FOR EXPOSURE 1; MIN THICKNESS 19/32"
 - B. INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.
 - C. NAIL SHEATHING TO SUPPORT WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS

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CITY OF MIAMI BEACH

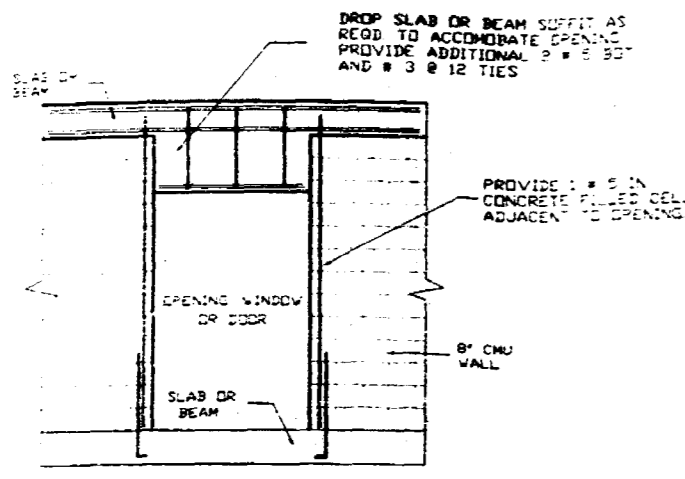
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 ENGINEERING: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____

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

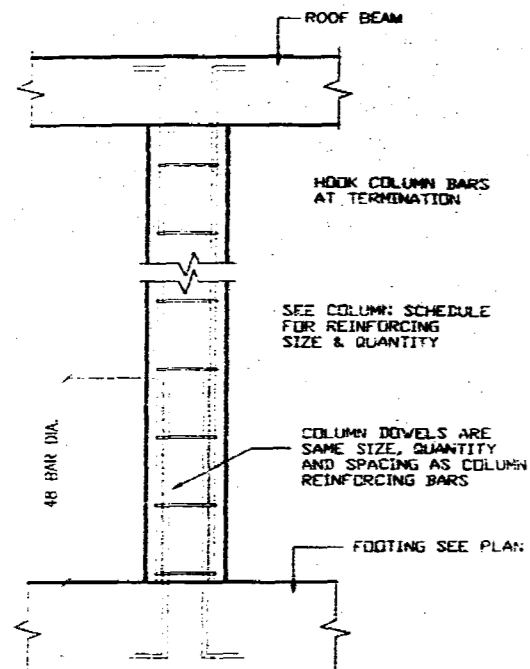
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
530 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA

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

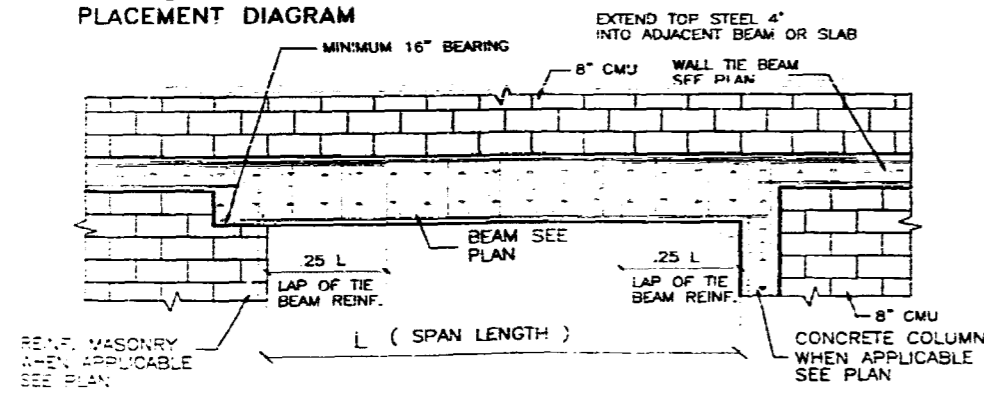
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DATE: 2-13-01
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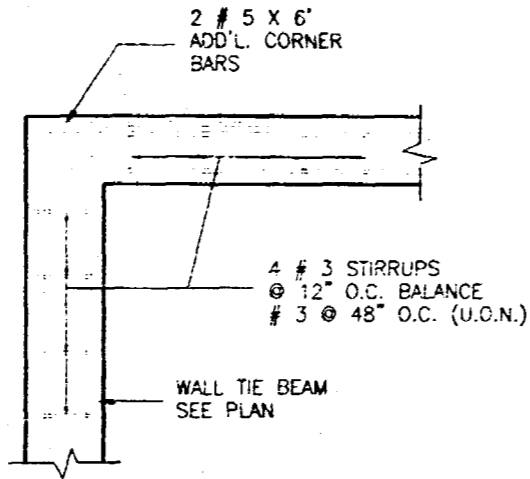
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COORDINATE LOCATION AND GEOMETRY OF OPENINGS WITH ARCHITECTURAL DRAWINGS.
WALL FRAMING AT DOOR AND WINDOW OPENINGS



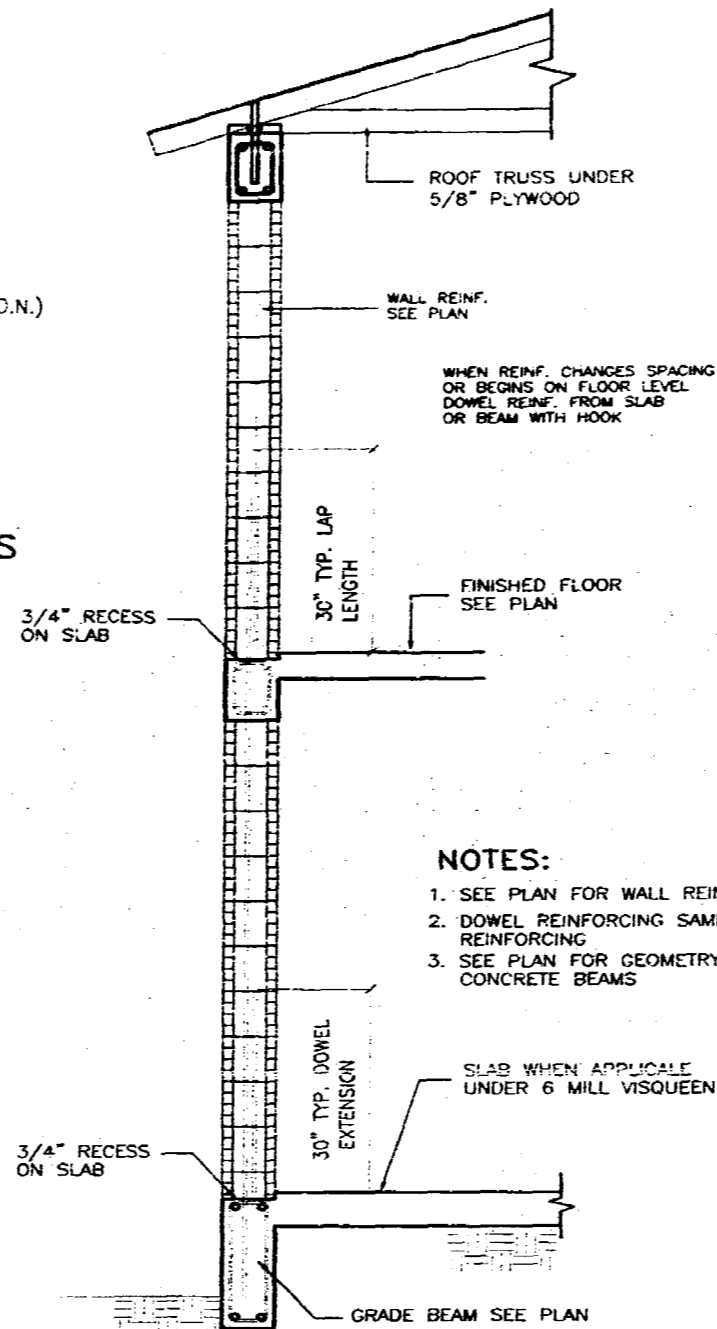
TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



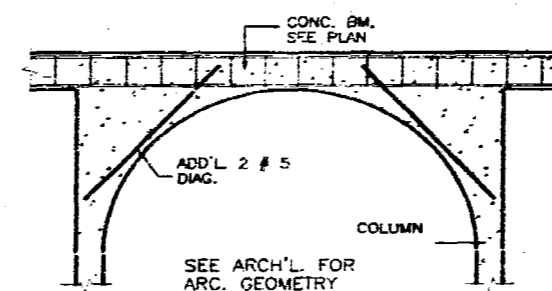
NOTES:

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

TYPICAL WALL SECTION

GENERAL STRUCTURAL NOTES

- 1.0 GENERAL:**
- A. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH CIVIL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSIONS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC.
 - 1. ALL DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BY WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST FLORIDA BUILDING CODE AND THE LATEST A.C.I., ASTM, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.
 - C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
 - D. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS.
 - 1. CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- 1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS:**
- ROOF 30 PSF.
FLOOR 40 PSF.
STAIR & CORRIDOR 100 PSF.
WIND AS PER S.F.B.C. FOR 110 MPH.
- 1.03 CONTRACTOR SHALL FINALIZE HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR REINFORCEMENT OR A/E APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE EMBED 4\"/>**



TYPICAL ARC BEAM REINFORCING

- 2.0 REINFORCEMENT FOR CONCRETE:**
- A. SHALL BE DEFORMED BARS FREE FROM RUST, ALL SCALE, DIRT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60
 - B. ALL BARS SHALL BE DETAIL AND FABRICATED FOLLOWING THE REQUIREMENTS OF AC-318, PLACING OF BARS SHALL CONFORM TO THE RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS.
 - C. MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 1. CONCRETE BEAMS AND COLUMNS 1 1/2"
 2. CONCRETE DEPOSIT AGAINST GROUND 1"
 3. INTERIOR STRUCTURAL SLABS 1"
 4. EXTERIOR STRUCTURAL SLABS 1 1/2"
- 3.0 MASONRY:**
- A. LOAD-BEARING MASONRY (NON-REINFORCED) SHALL CONFORM TO ASTM 2400 UNLESS LOAD-BEARING CONCRETE MASONRY UNITS AND HAVE A COMPRESSIVE PRISM STRENGTH MIN OF 1500 PSI. ALL LOAD-BEARING MASONRY SHALL BE PLACED PRIOR TO THE CONCRETE PLACEMENT OF COLUMNS OR BEAMS.
 - B. MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS OF ASTM C270 EXCEPT THAT SLUG CEMENTS SHALL NOT BE USED. MORTAR SHALL BE TYPE M MARRING MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI. MINIMUM MIXING TIME FIVE MINUTES AFTER ALL INGREDIENTS ARE ADDED.
 - C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH DOWEL-OR-WIRE LARGER TYPE, STANCHION AND MASONRY REINFORCEMENT OR A/E APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE EMBED 4\"/>
- 4.0 ANCHOR BOLTS:**
- A. ANCHOR BOLTS SHALL BE ACCURATELY AND SOLIDLY EMBEDDED GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ANCHOR BOLT WITH THE SYSTEM THAT IS BEING ANCHORED.
- 5.0 TIMBER:**
- A. ALL TIMBER DESIGN AND FABRICATION SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.
 - B. SUBMIT SHOP DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 - C. ALL TIMBER SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.
 - D. ALL MATERIALS AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.
 - E. PROVIDE HURRICANE ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.
 - F. USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

FOR SOUTHERN PINE:

 - BEYOND STRESS: 1,200 PSI
 - MODULUS OF ELASTICITY: 1,600,000 PSI.
- 6.0 BRACING:**
- a. ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH TIMBERING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS (TRT-76) AS PUBLISHED BY TRUSS PLATE INSTITUTE.
 - b. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL DECKING AND PERMANENT TRUSS BRACING HAS BEEN FASTENED FORMING A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTION AND PERMANENT BRACING SHALL BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM.
 - c. ALL BRACING REQUIREMENTS ALONG WITH PERMANENT STRUCTURAL CROSS BRACINGS TO ENSURE OVERALL RIGIDITY OF THE ROOF SYSTEM SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLANS.
 - d. SAFE ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.
- 7.0 PLYWOOD ROOF SHEATHING:**
- a. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANEL INDEX 32/16 MIN. RATED FOR EXPOSURE 1; MIN THICKNESS 19/32".
 - b. INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.
 - c. NAIL SHEATHING TO SUPPORT WITH 8d NAILS SPACED AT 6\"/>

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PLANNERS
ARCHITECTS

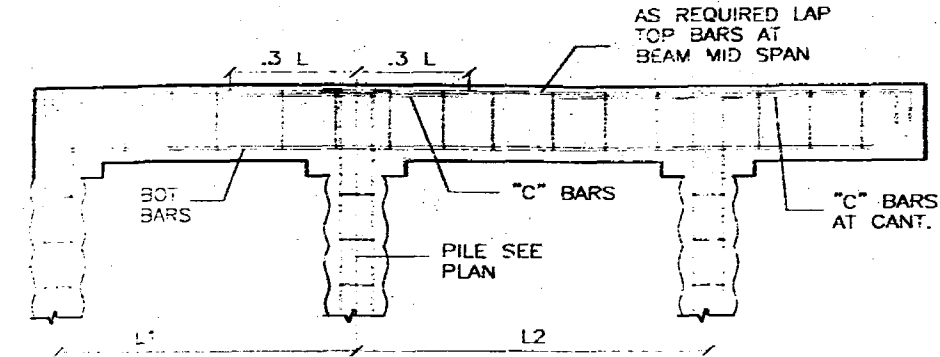
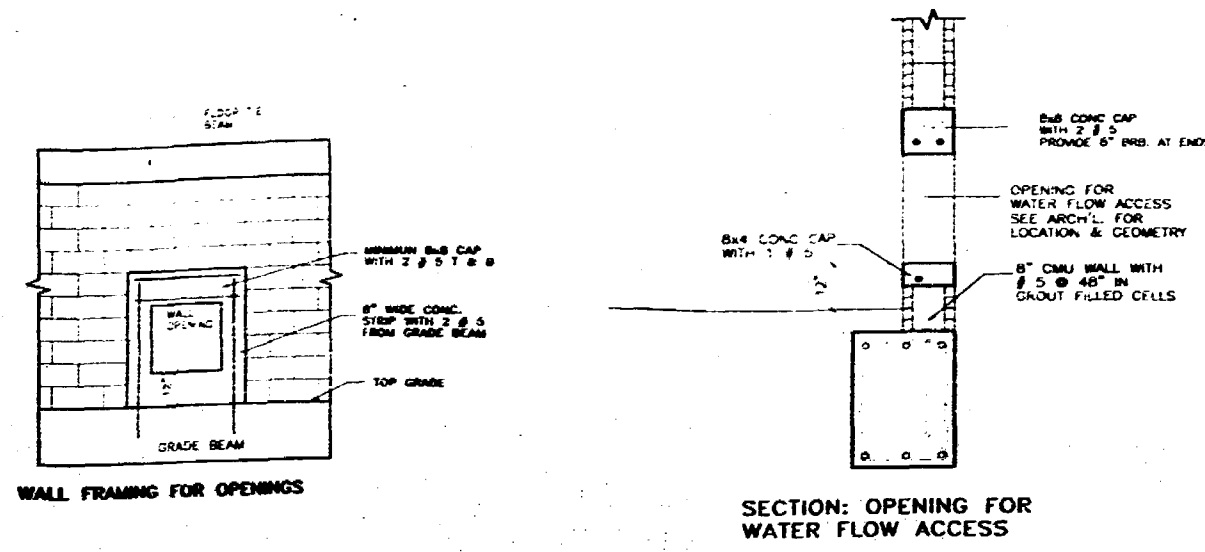
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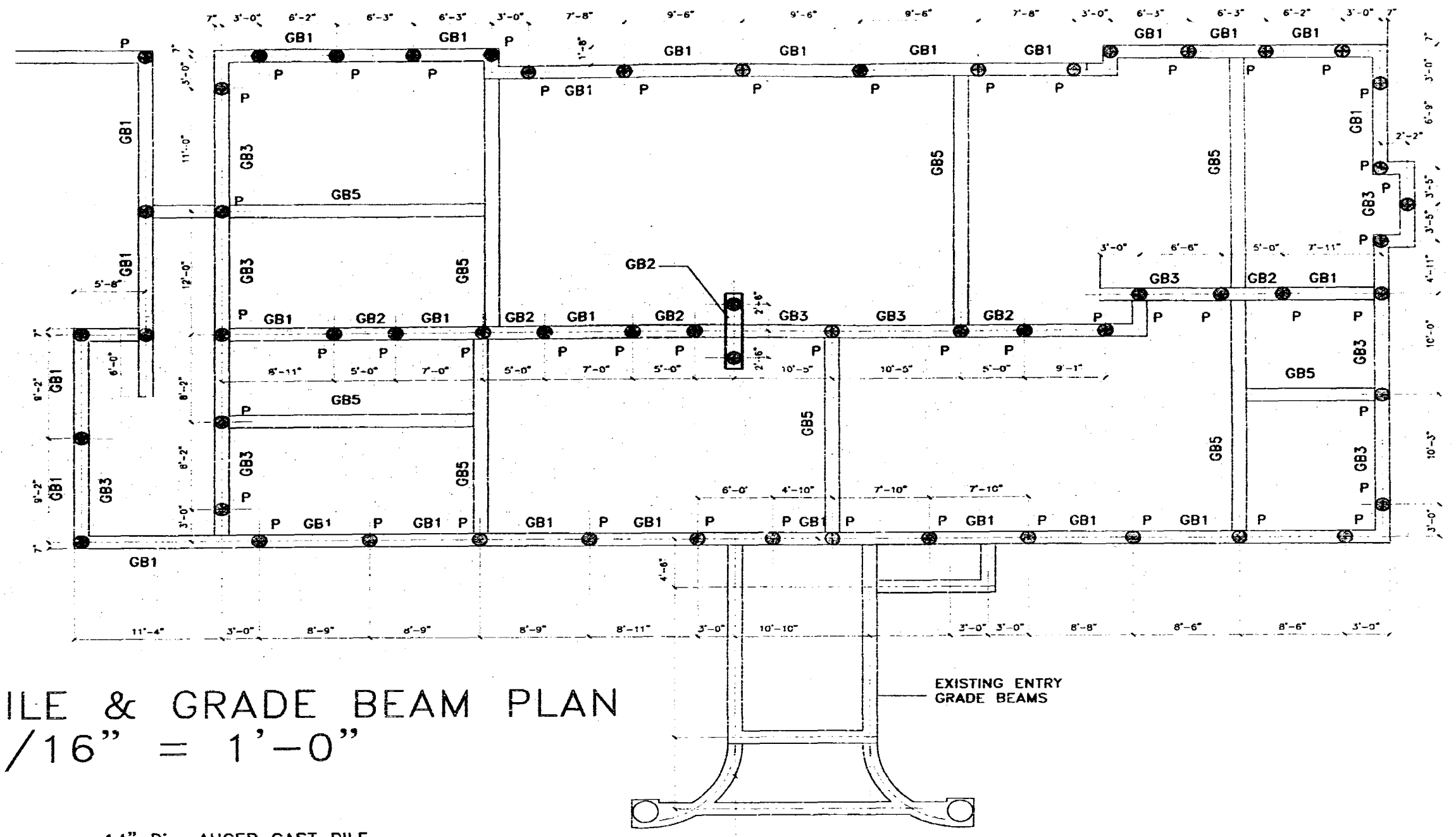
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MIAMI, FL 33135
(305) 856-6345

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN



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



PILE & GRADE BEAM PLAN

3/16" = 1'-0"

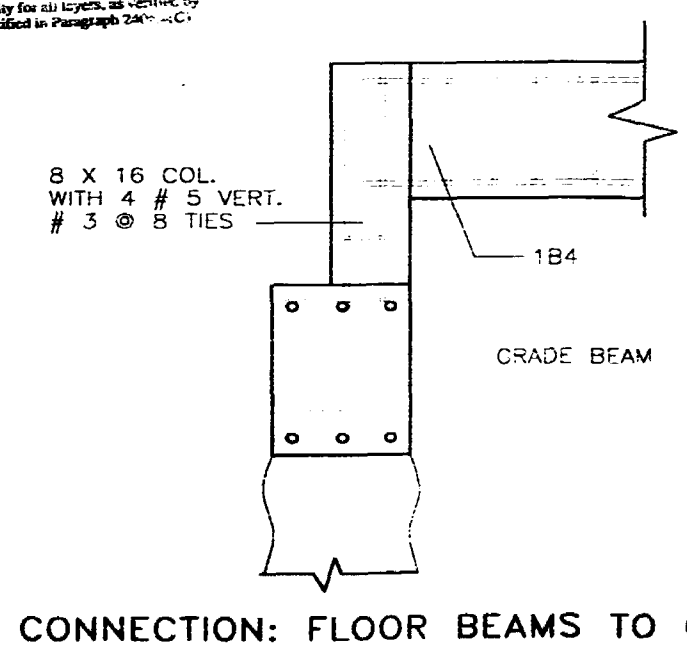
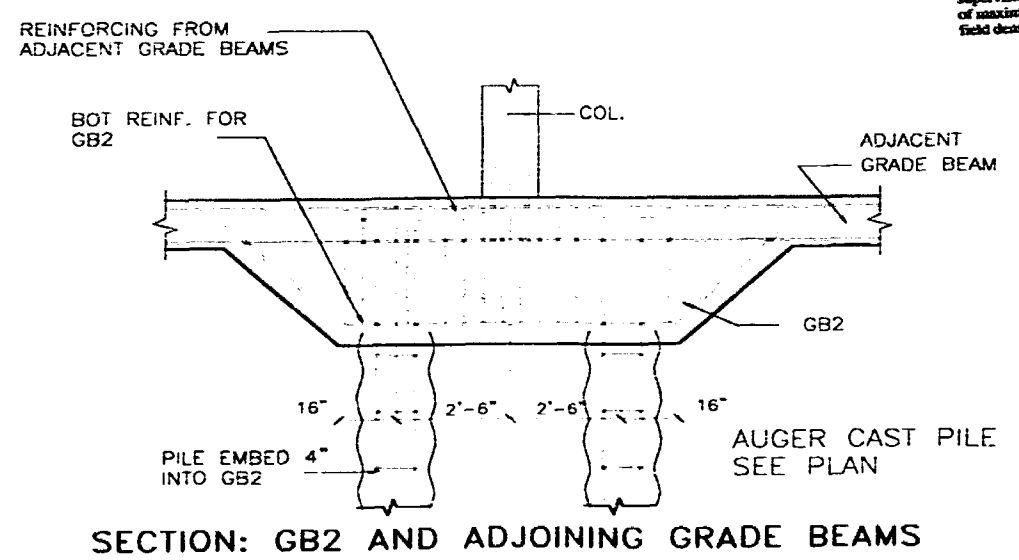
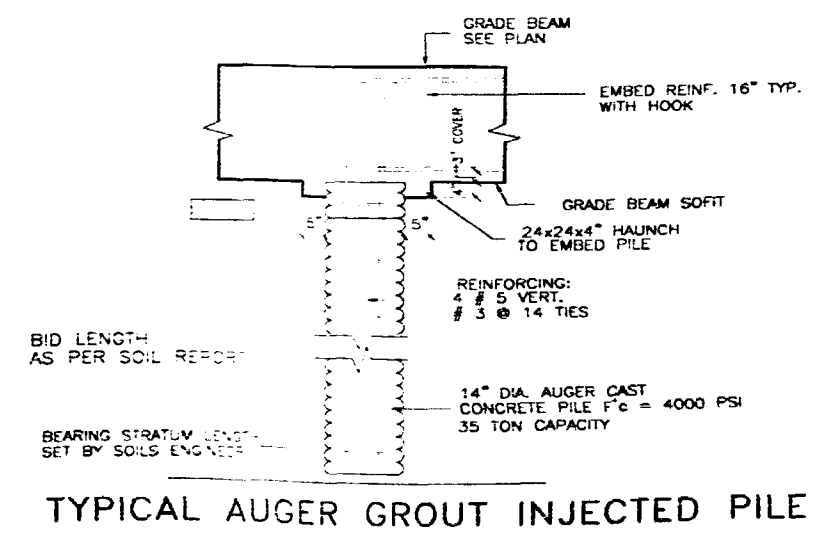
P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY

City of Miami Beach Building Department

1. The Licensed Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach Inspector at the time of construction a signed letter assuring that the site was observed and the foundation conditions are similar to those upon which the design is based.
2. Fill supporting such slabs shall be compacted under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for all layers, as verified by field density tests specified in Paragraph 2407-1.1.

GRADE BEAM SCHEDULE

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



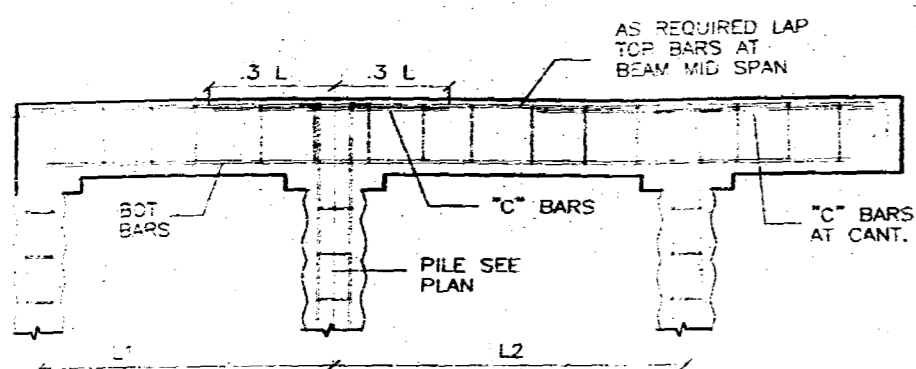
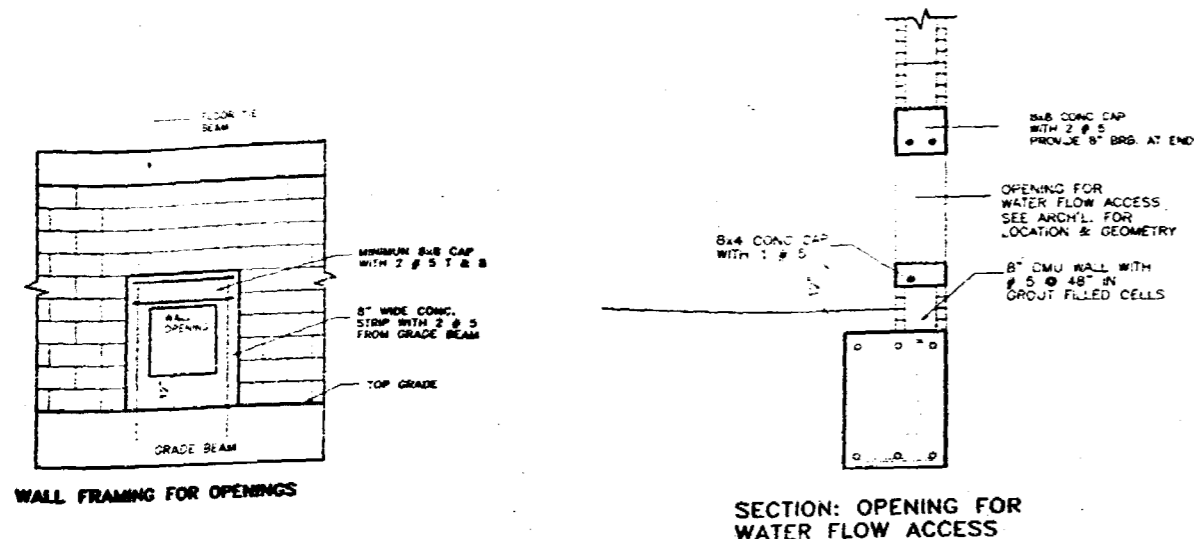
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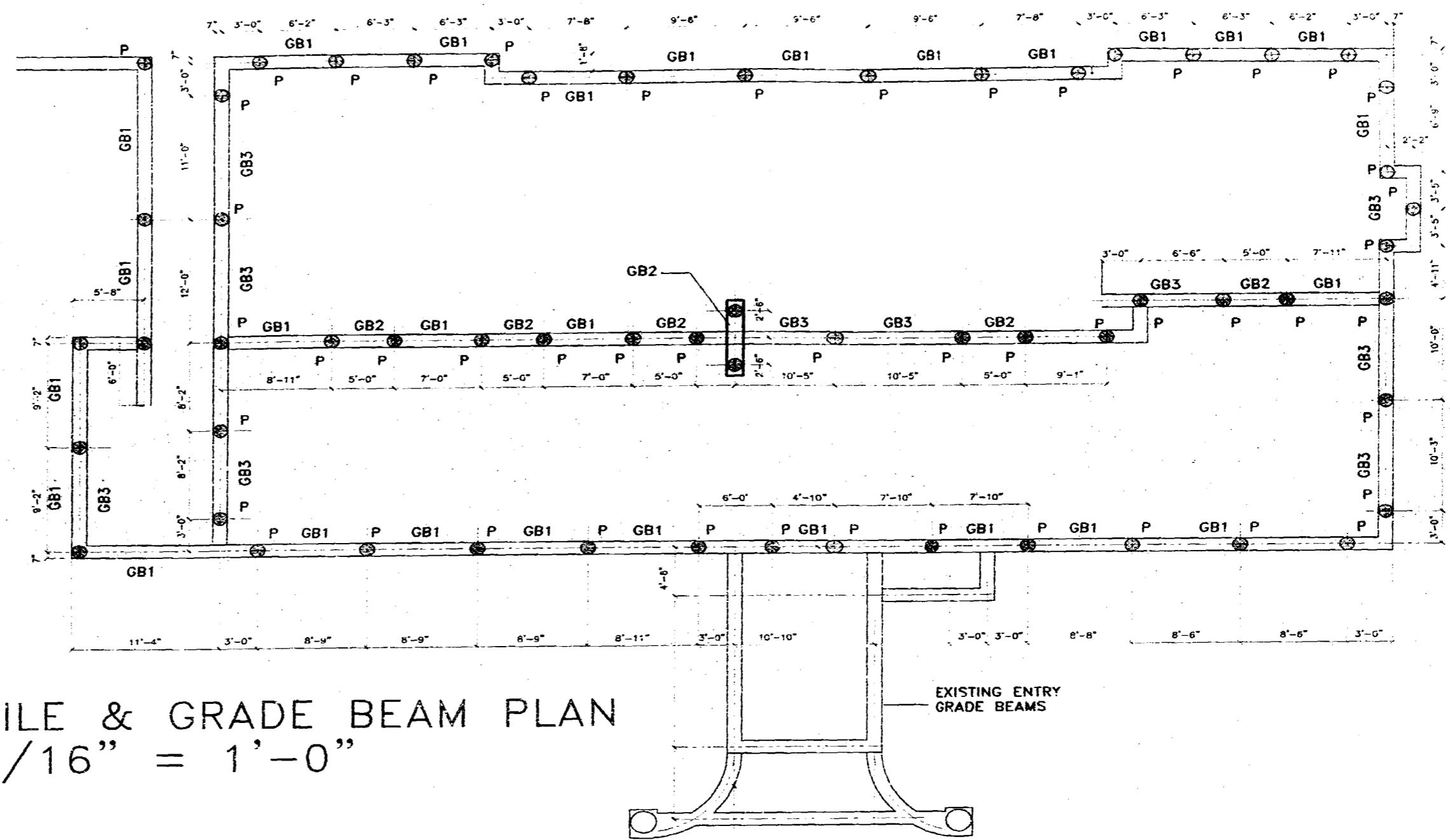
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 PHONE (305) 371-2832 FAX (305) 381-6500
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 DATE 2-13-01
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 OF 8

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN



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



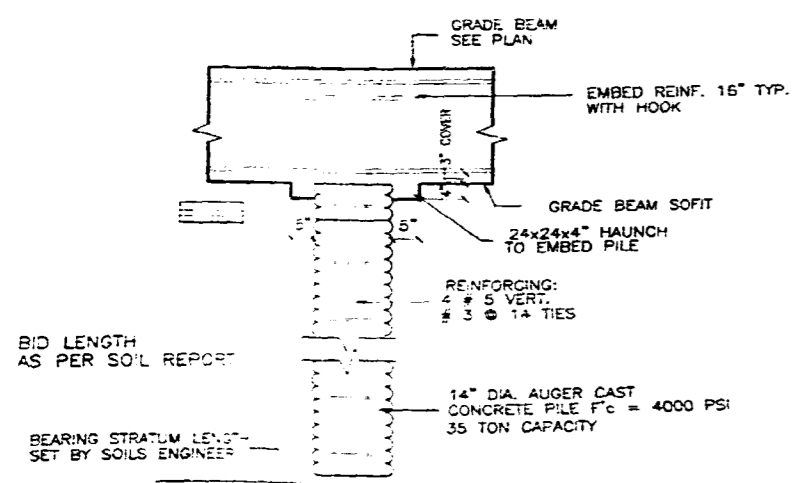
PILE & GRADE BEAM PLAN

3/16" = 1'-0"

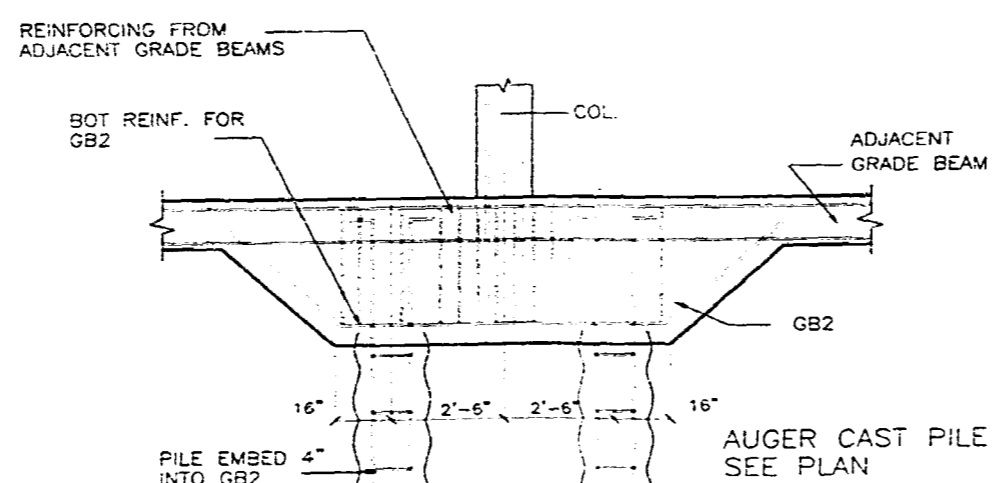
P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY

GRADE BEAM SCHEDULE

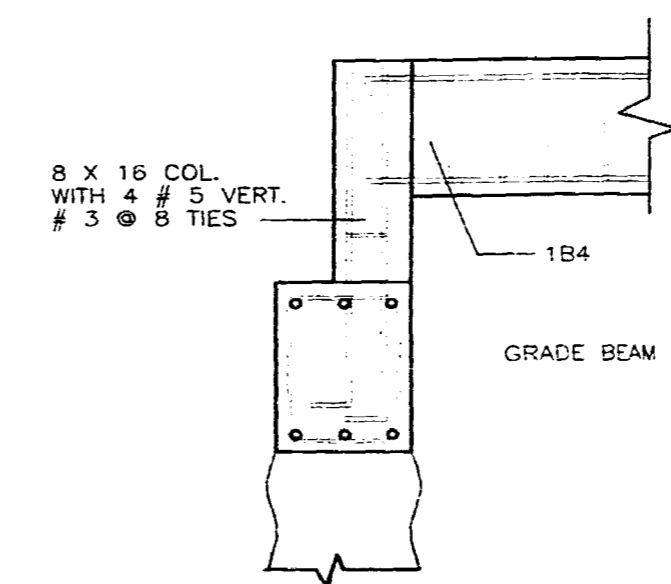
MARK	SIZE B" X H"	REINFORCING			STIRRUPS
		BOT	TOP	"C"	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6"	
GB2	14 X 36	3 # 6	3 # 6	# 3 @ 4"	
GB3	14 X 20	3 # 7	3 # 6	# 3 @ 6"	
GB4	14 X 20	3 # 7	3 # 7	# 4 @ 4"	



TYPICAL AUGER GROUT INJECTED PILE



SECTION: GB2 AND ADJOINING GRADE BEAMS



CONNECTION: FLOOR BEAMS TO GRADE BEAM

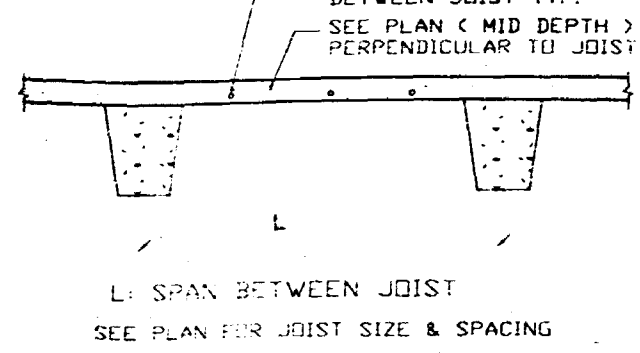
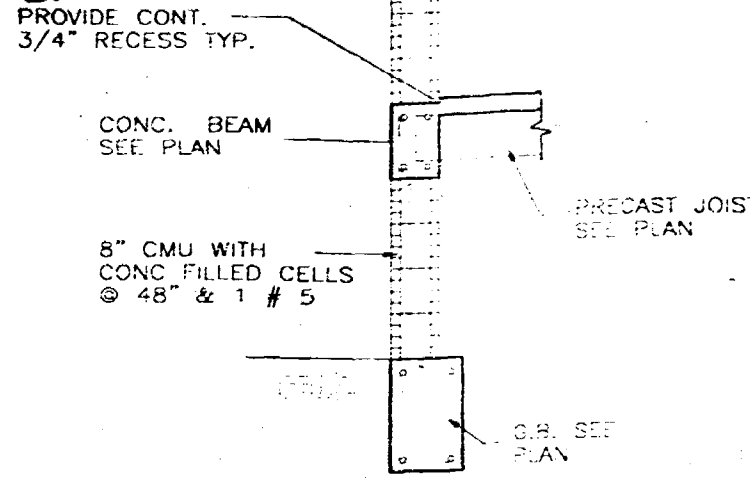
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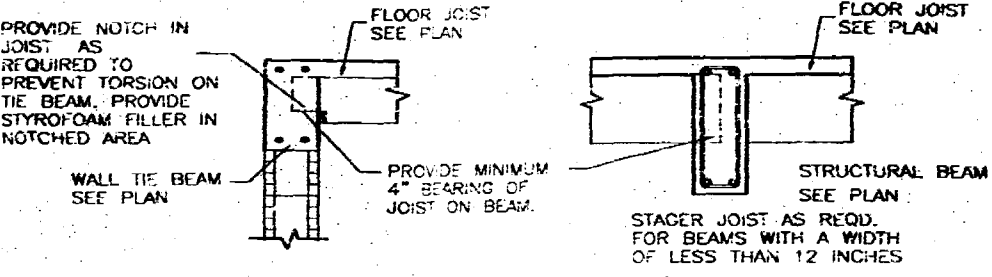
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 SHEET S2
 OF 8



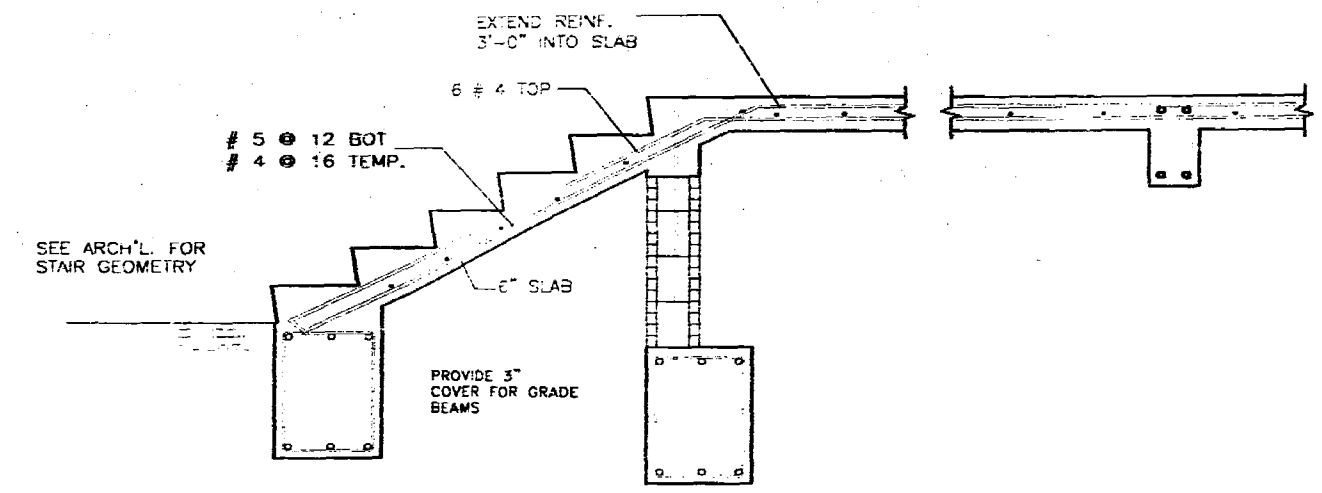
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

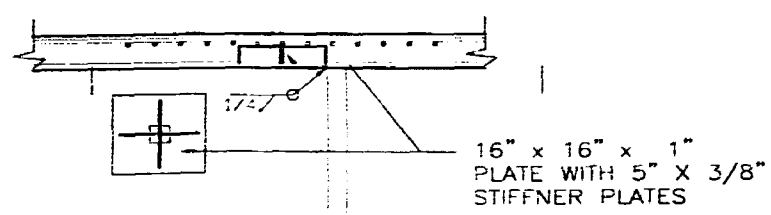
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7: F'm= 1500 PSI PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGTH F'c= 2500 PSI! COMPLYING WITH ASTM C476 MAXIMUM LIFT UNBRACED 4' MAXIMUM POUR HEIGHT 10' POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR



TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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



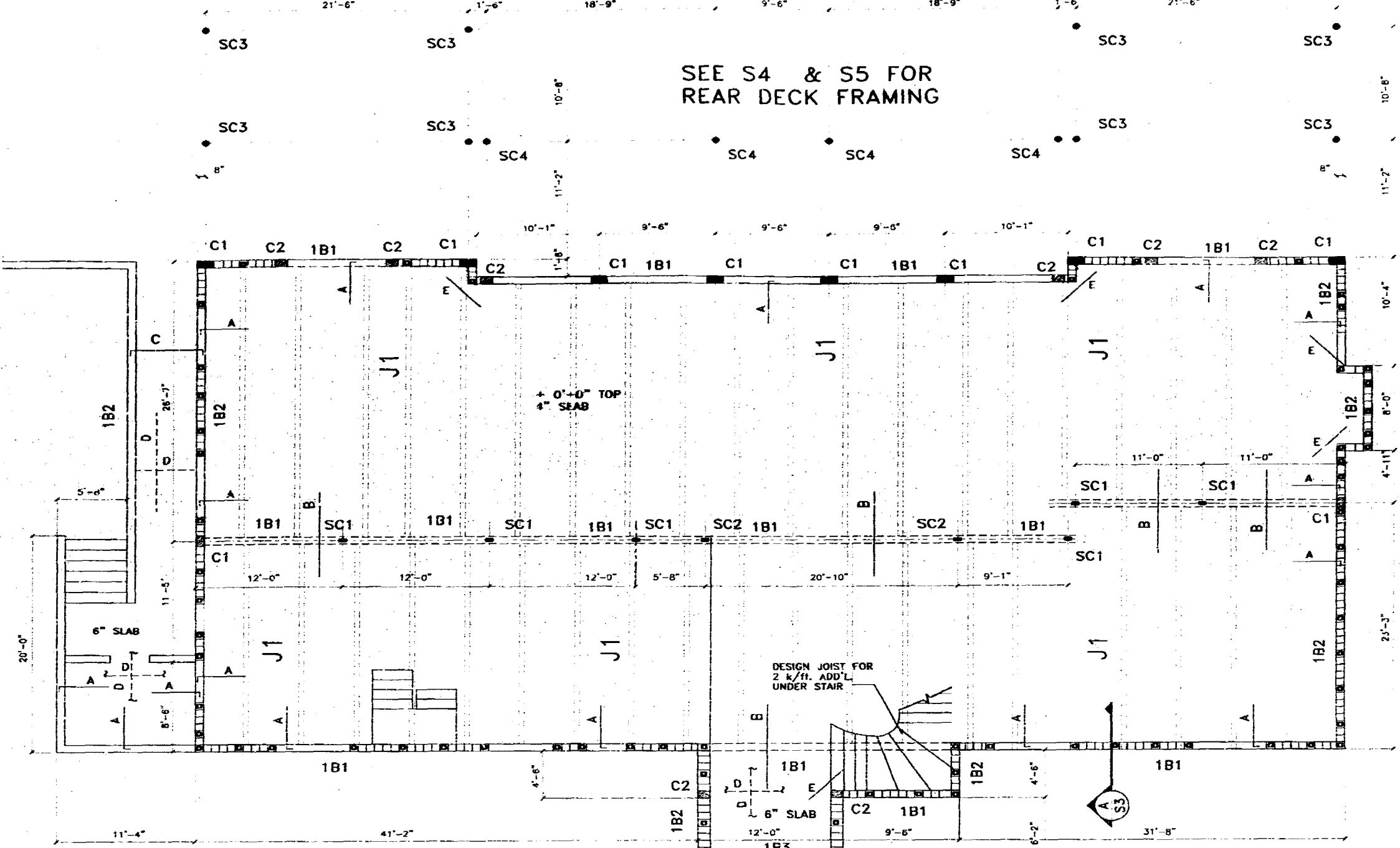
TOP PLATE FOR SC1

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

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

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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR



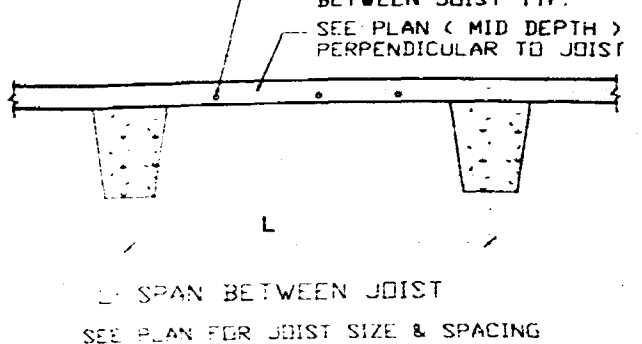
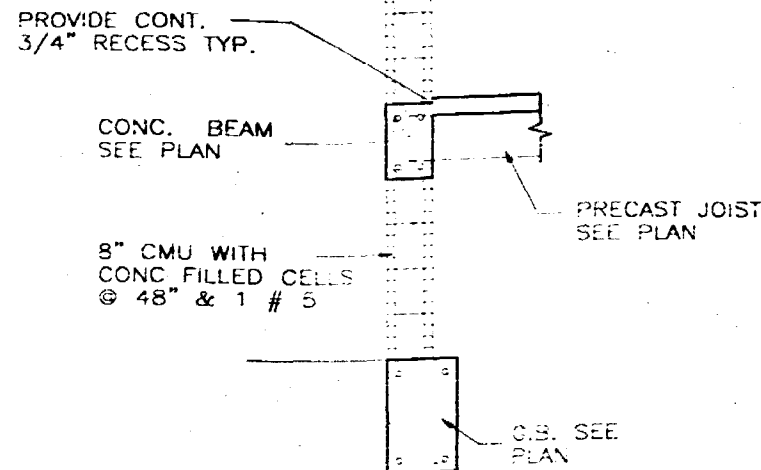
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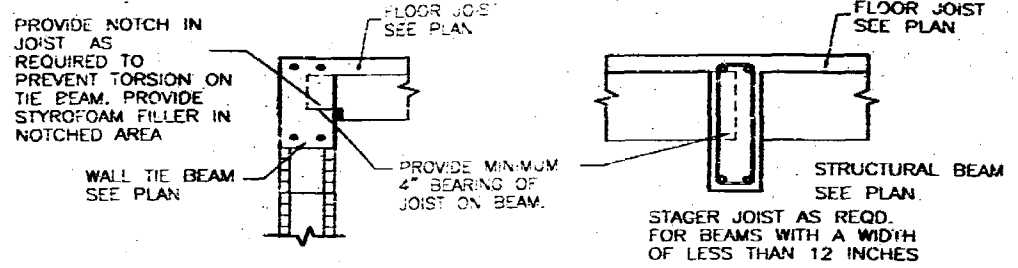


REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

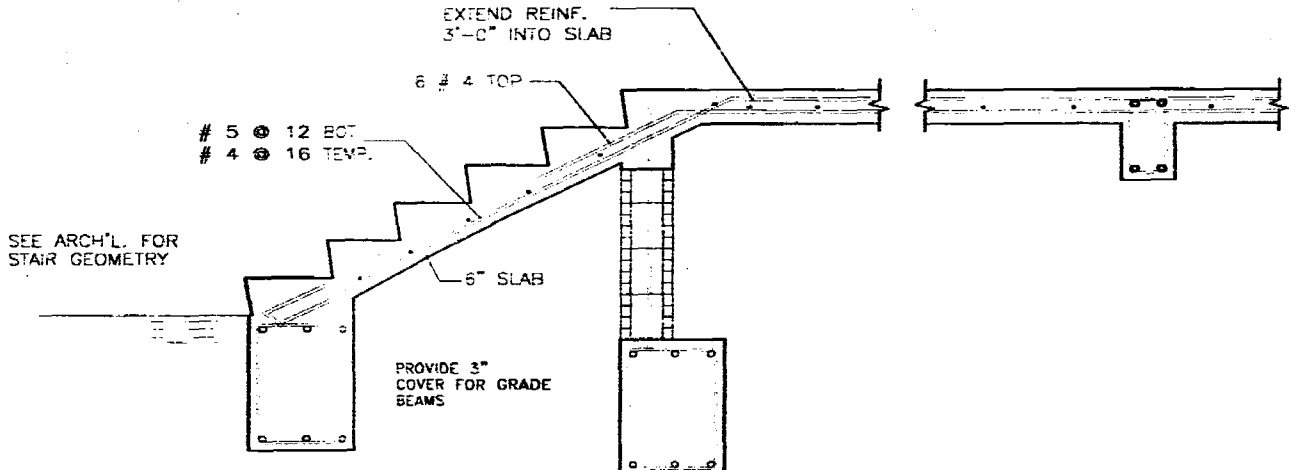
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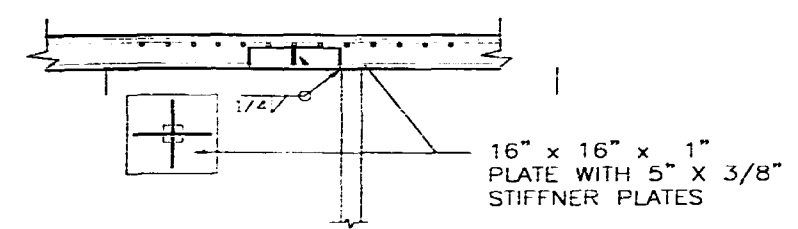
SECTION B SCALE: 3/4" = 1'-0"



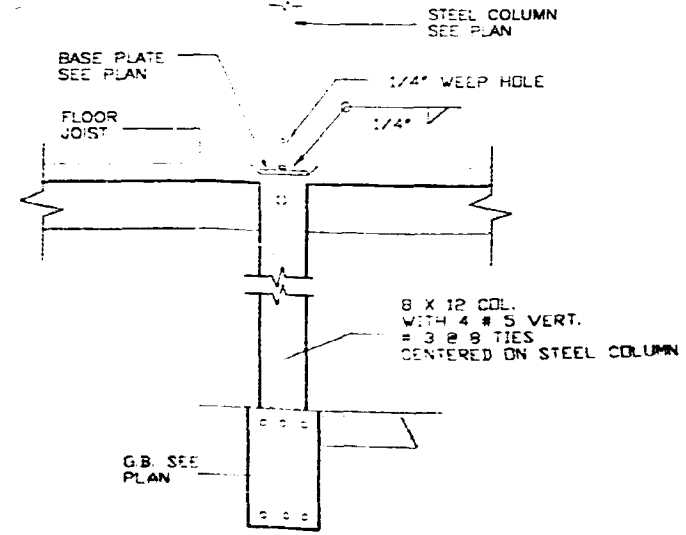
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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



TOP PLATE FOR SC1

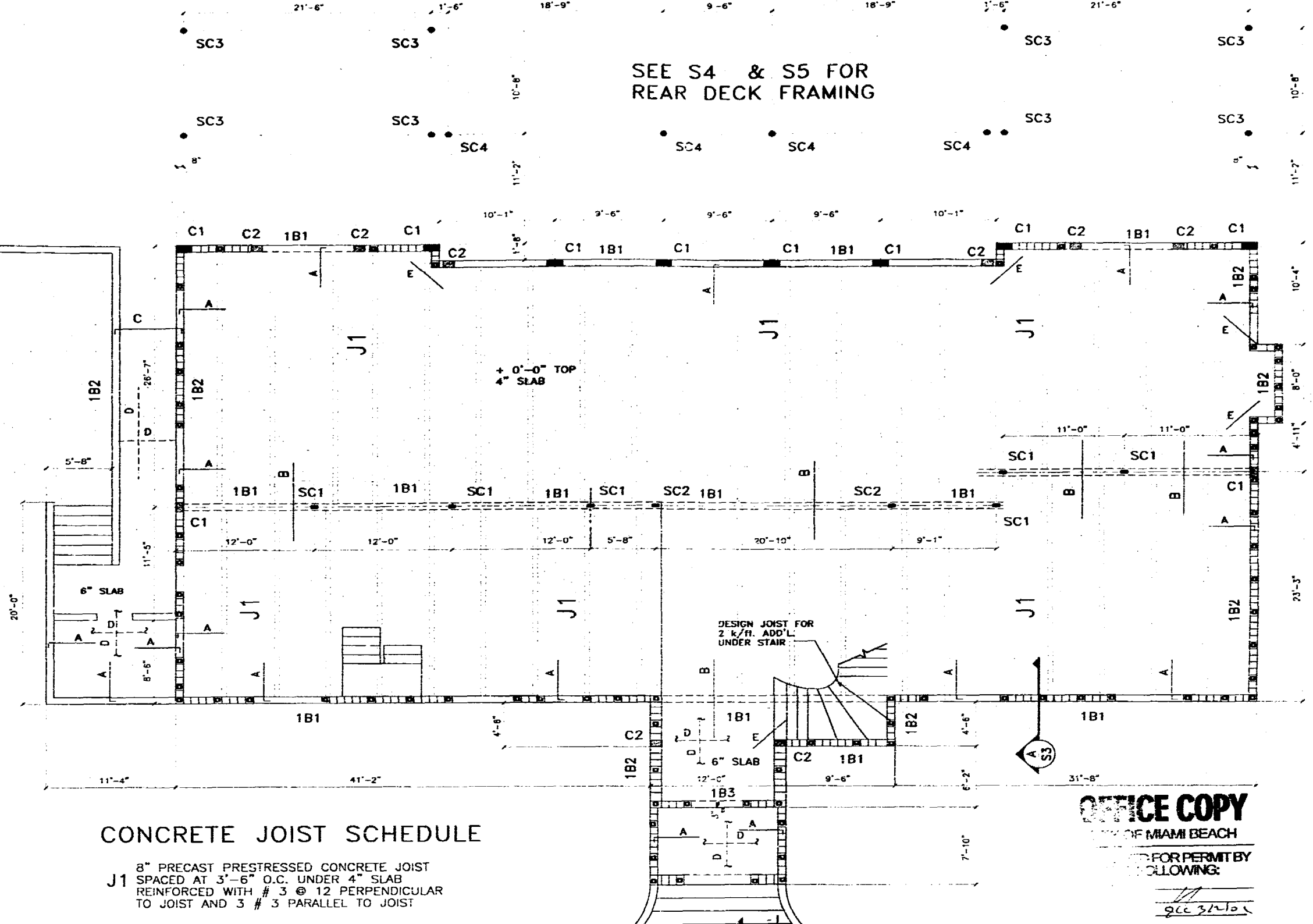


TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

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

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 - BASE PLATE SHALL BE EMBEDDED
 - COLUMNS SHALL BE FILLED WITH GROUT. PROVIDE WEEP HOLES

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



CONCRETE JOIST SCHEDULE

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

SLAB REINFORCING SCHEDULE

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

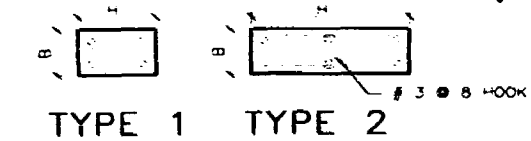
CONCRETE COLUMN SCHEDULE

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

☐ FILLED CELL & WALL REINF. BAR

CONCRETE BEAM SCHEDULE

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

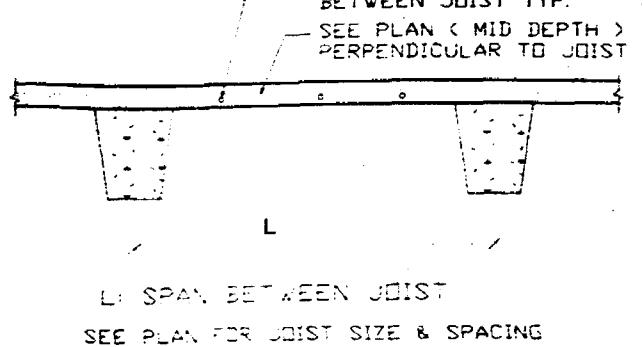
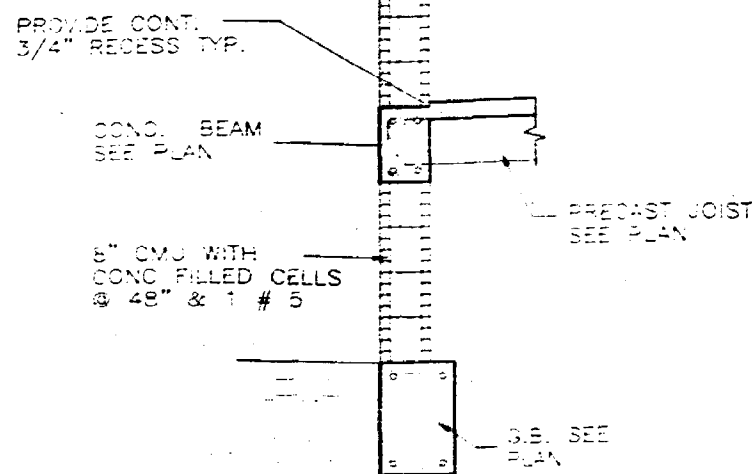


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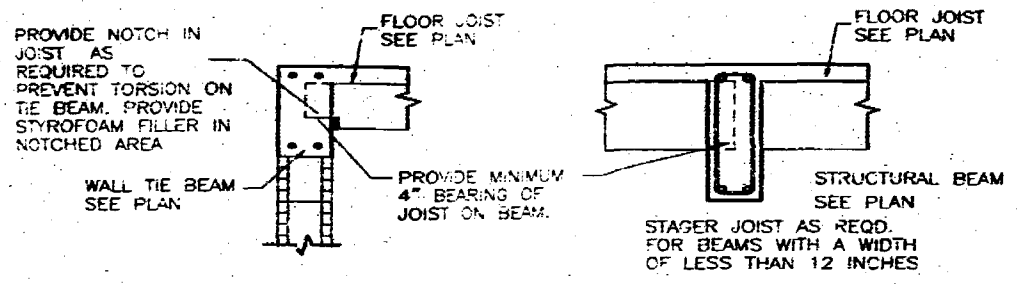
REVISIONS
DATE: 2-13-01
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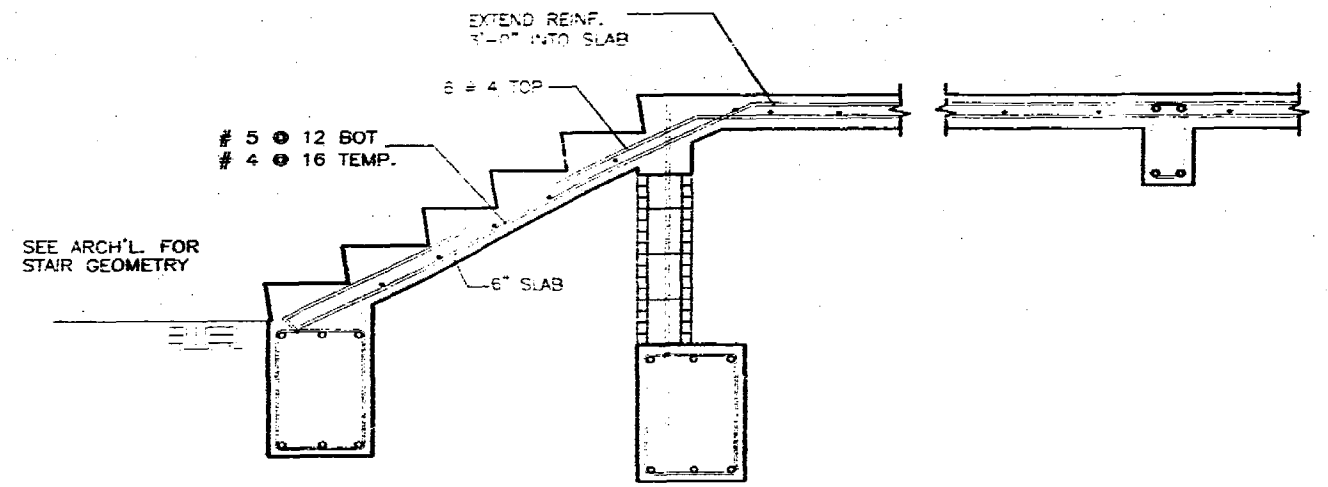
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

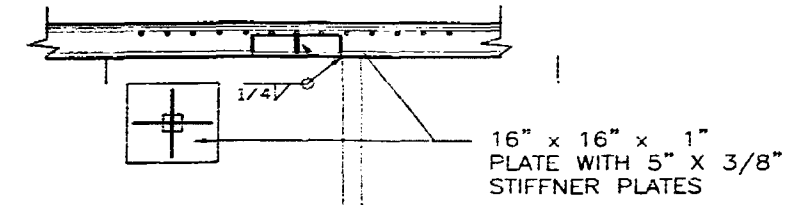
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7. F'm = 1500 PSI PROVIDE # 8 (9 GAUGE) LADDER TYPE HRZ. REINF. AT 16" O.C. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10' SLUMP. STRENGTH F'c = 2500 PSI COMPLYING WITH ASTM C475 MAXIMUM LIFT UNBRACED 4' MAXIMUM POUR HEIGHT 10' POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR



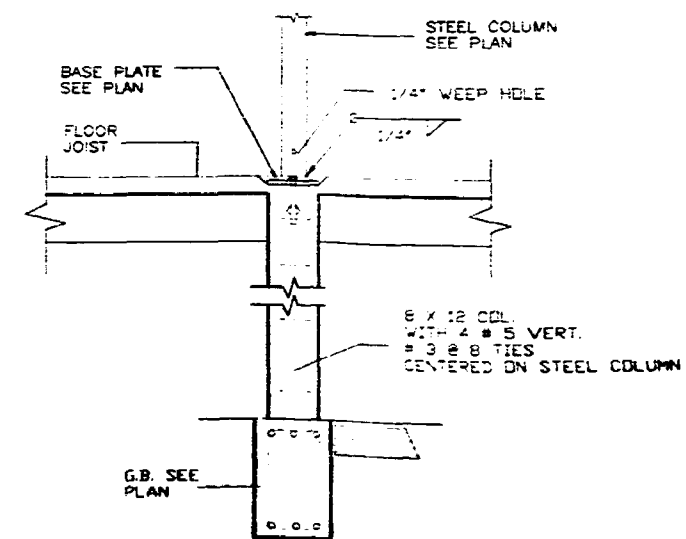
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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



TOP PLATE FOR SC1

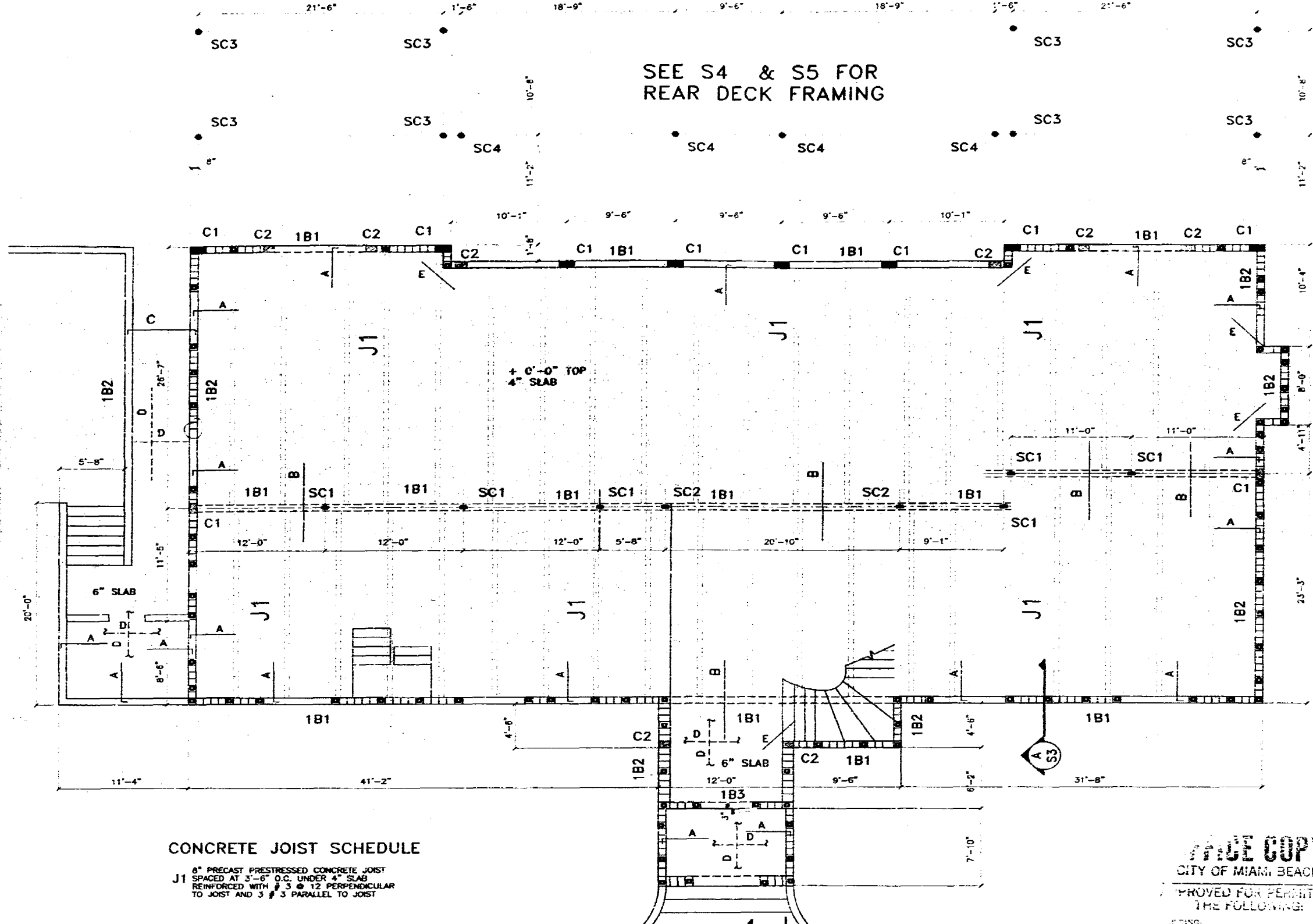


TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

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

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

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



CONCRETE JOIST SCHEDULE

J1 6" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-0" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12" PERPENDICULAR TO JOIST AND # 3 @ 3" PARALLEL TO JOIST

SLAB REINFORCING SCHEDULE

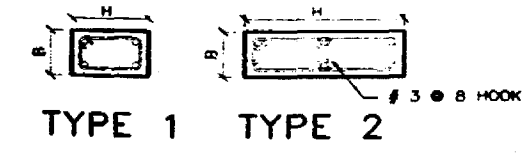
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
C	# 4 @ 16"	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

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



PROVIDED FOR PERMIT BY THE FOLLOWING:

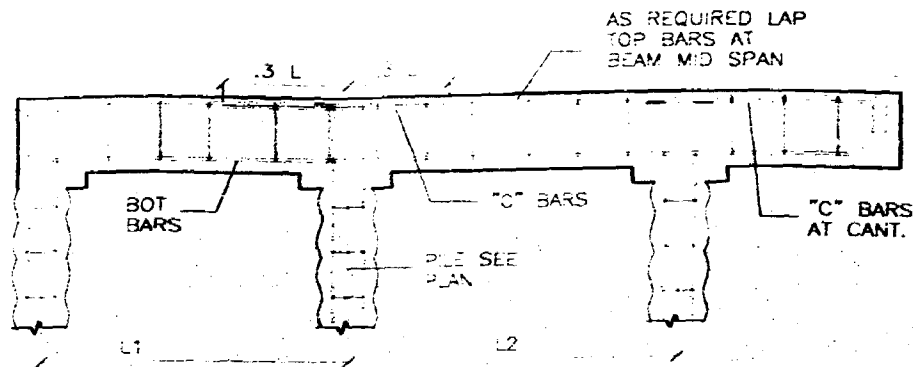
DATE	TIME	BY

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

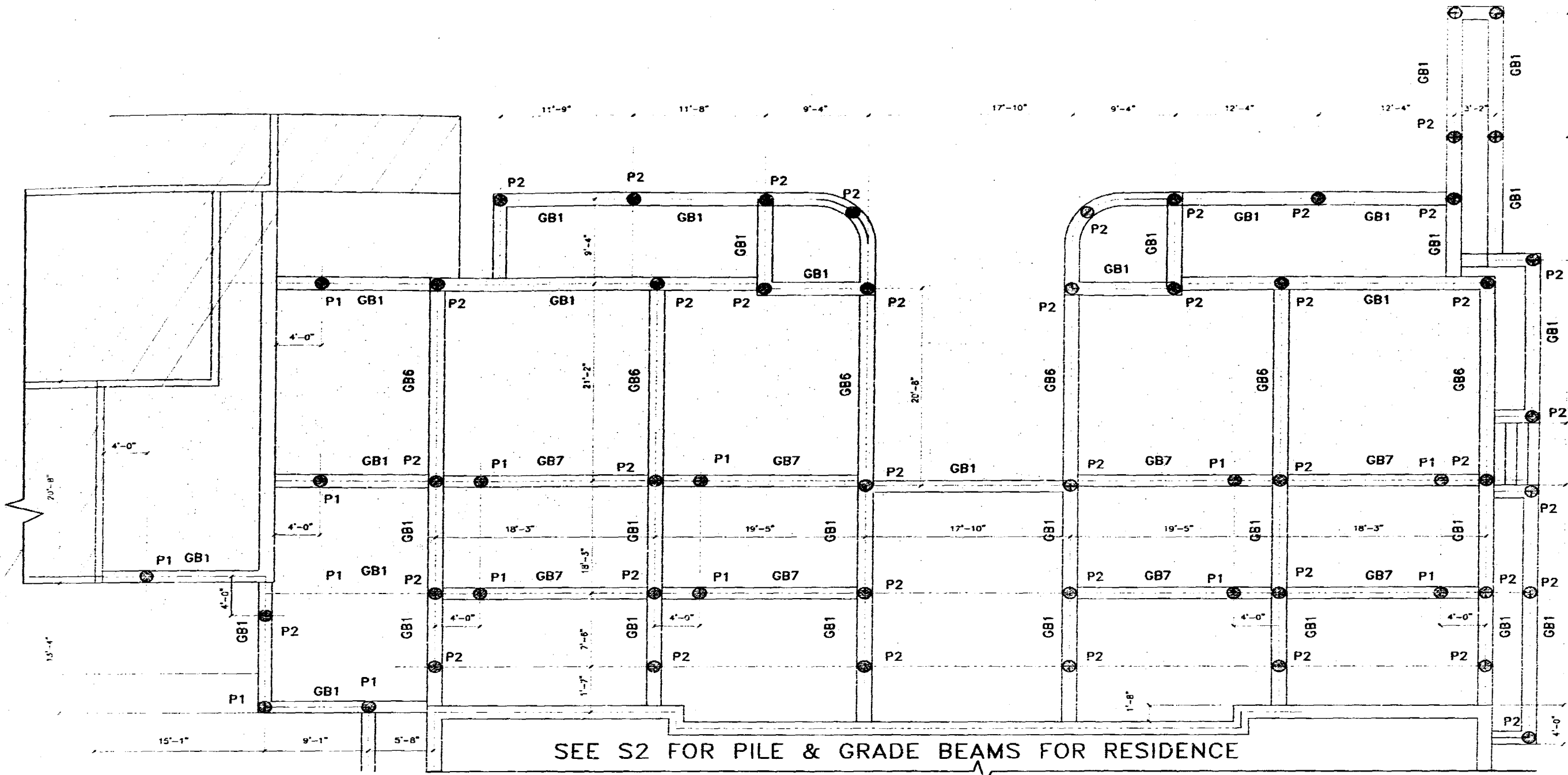
ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS
RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET 53 OF 8



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



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

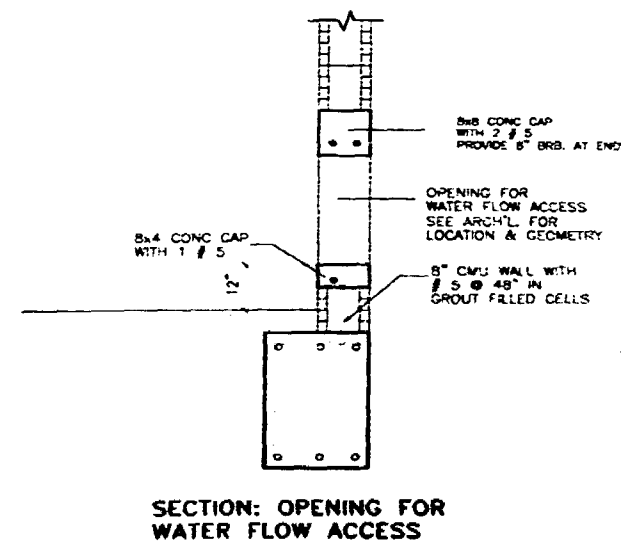
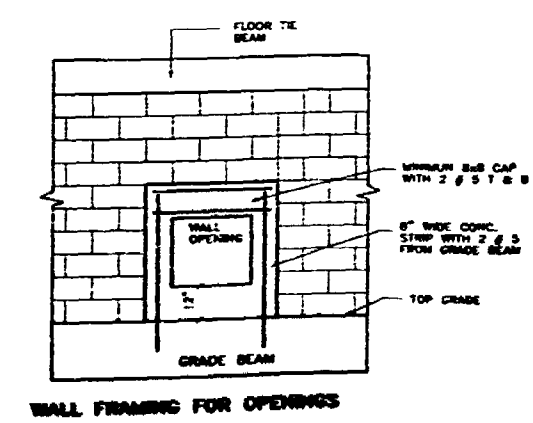
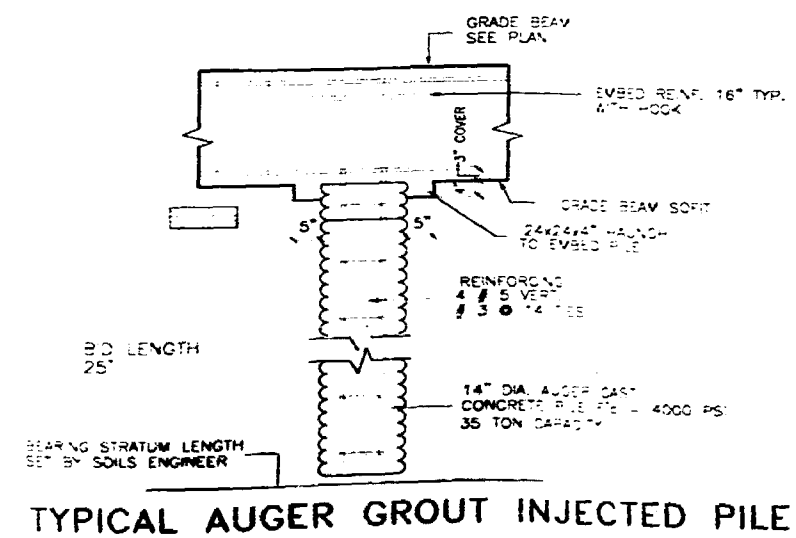
REAR DECK : PILE & GRADE BEAM PLAN

3/16" = 1'-0"

- P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY
- P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

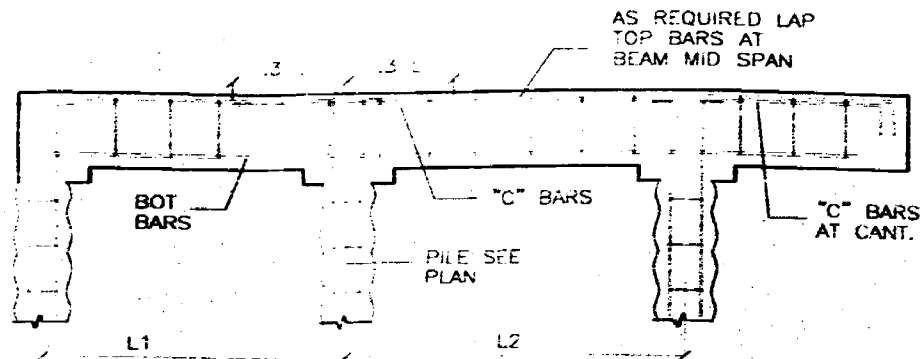
MARK	SIZE B" X H"	REINFORCING		STIRRUPS
		BOT	TOP	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6"
GB6	14 X 20	3 # 8	3 # 6 3 # 7	# 3 @ 4"
GB7	14 X 20	3 # 7	3 # 7	# 3 @ 6"



City of Miami Beach Building Department

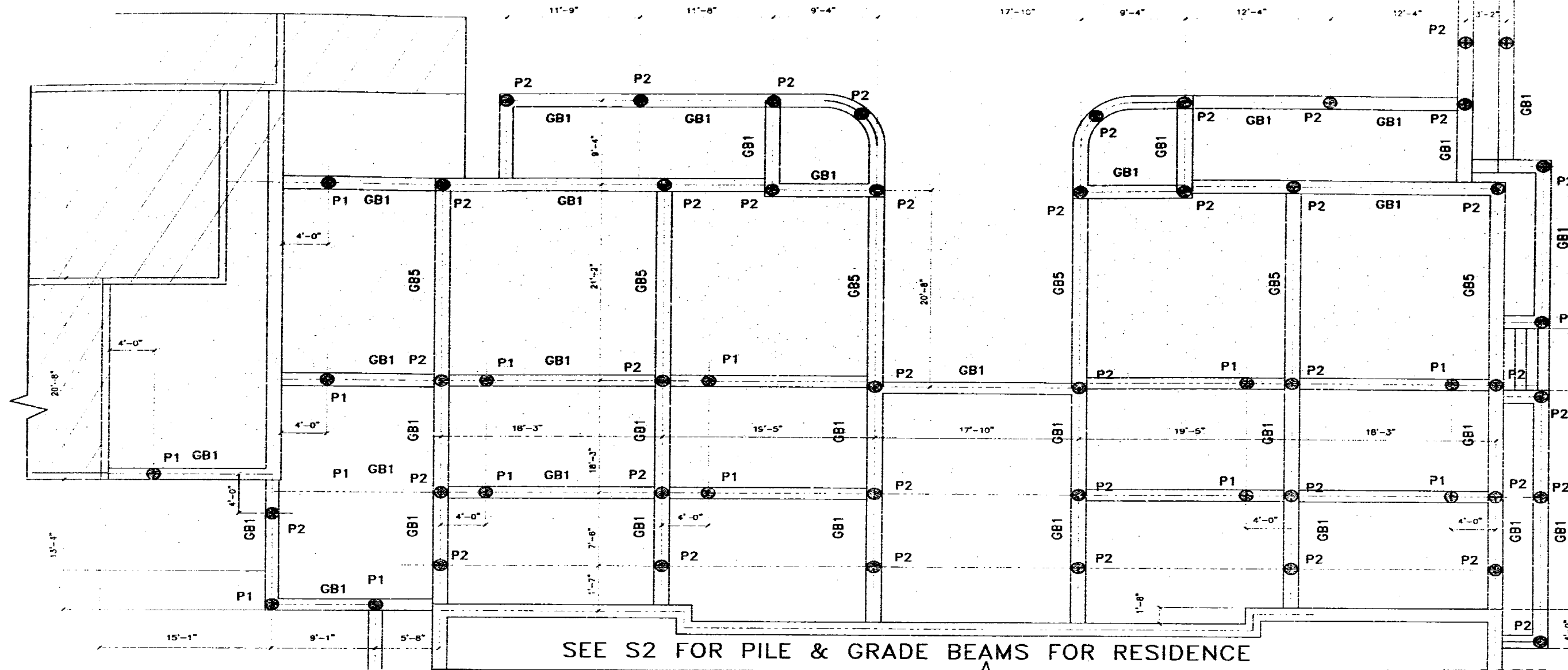
1. The Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach Inspector at the time of construction a signed letter stating that the site was observed and the foundation conditions are similar to those upon which the design is based.
2. Fill supporting such data shall be completed under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for all layers, as verified by field density tests specified in Paragraph 2002.4(C).

COMBINED ENGINEERING SCIENCES
 CARLOS ENSEMAT, PE 37566
 1214 SW 12 CT.
 MIAMI, FL. 33135
 (305) 856-6345



NOTES

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



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

REAR DECK : PILE & GRADE BEAM PLAN

3/16" = 1'-0"

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

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

OFFICE COPY

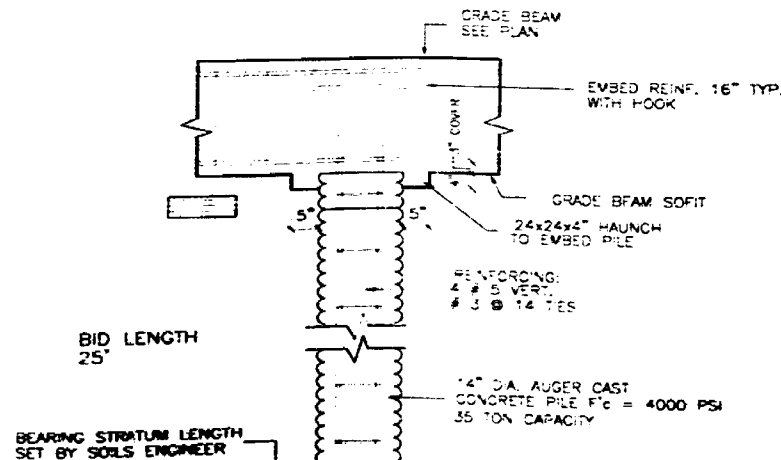
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

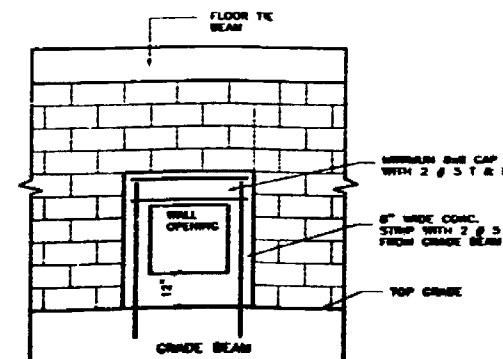
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ZONING:	
PLUMBING:	<i>[Signature]</i>
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	

REAR DECK GRADE BEAM SCHEDULE

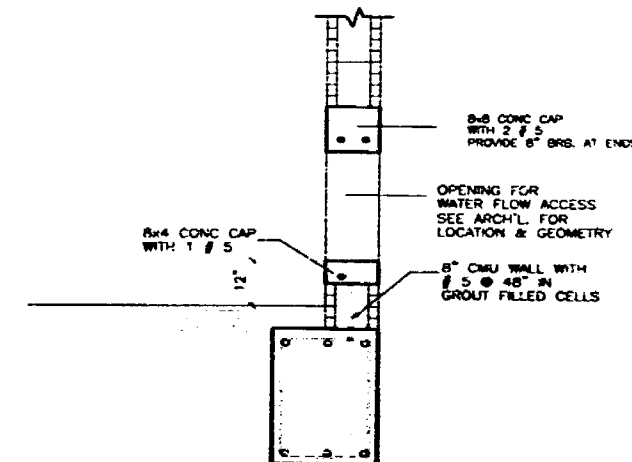
MARK	SIZE B" X H"	REINFORCING		STIRRUPS
		BOT	TOP "C"	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6"
GB5	14 X 20	3 # 8	3 # 6 3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



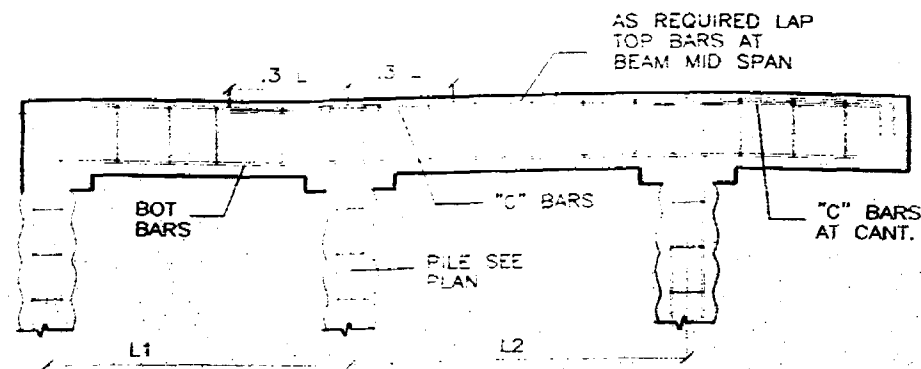
WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

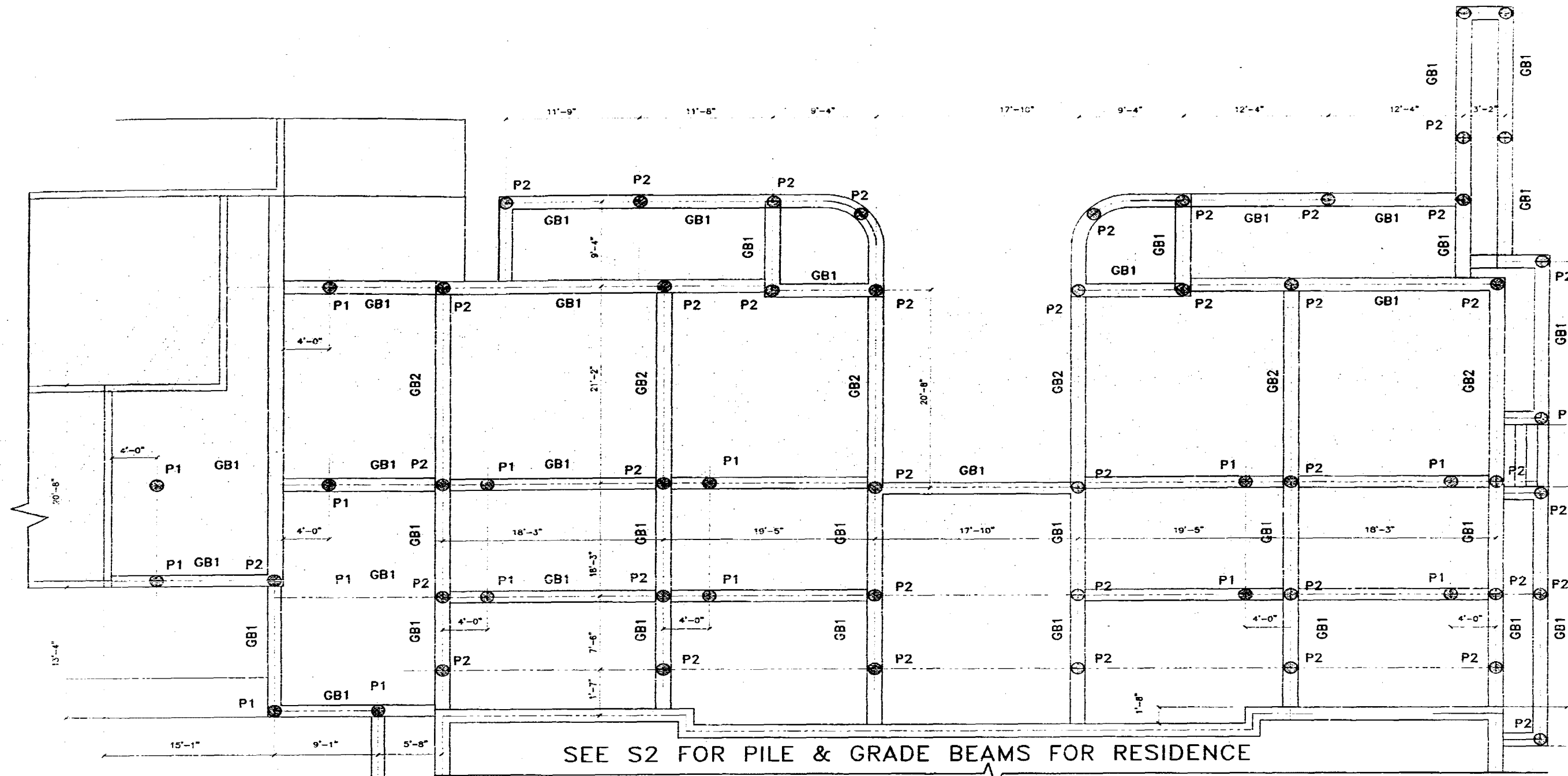
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

[Handwritten signature]
2-29-01



NOTES

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



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

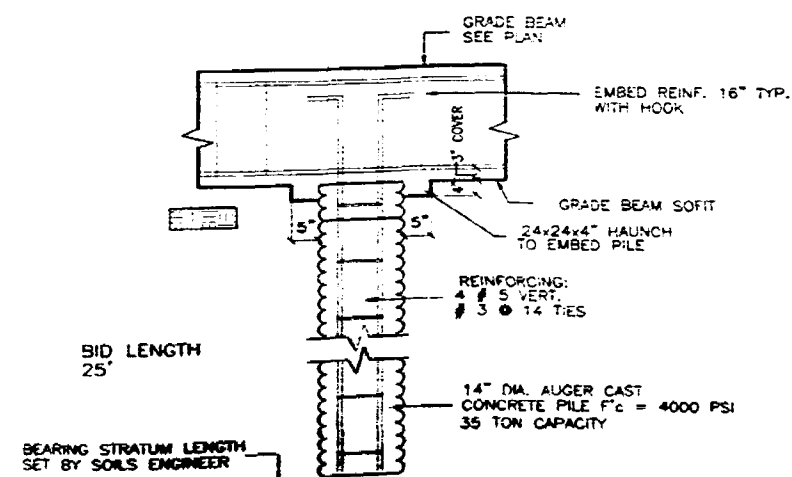
TRUE COPY
OF MIAMI BEACH
FOR PERMIT BY
THE FOLLOWING:

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

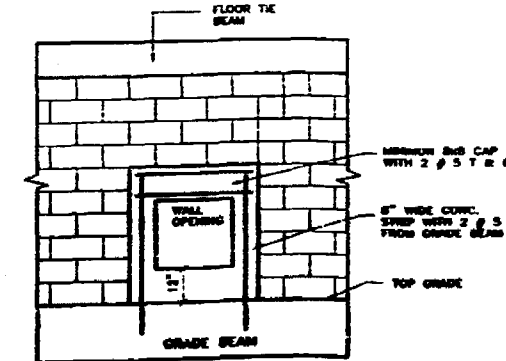
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

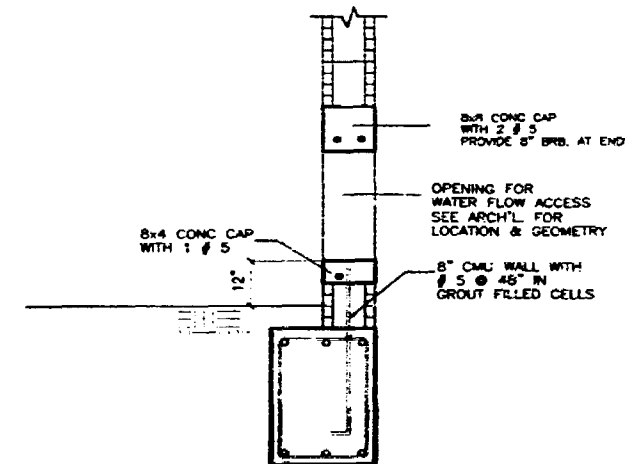
MARK	SIZE B" X H"	REINFORCING		STIRRUPS
		BOT	TOP "C"	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6"
GB2	14 X 20	3 # 8	3 # 6 3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS



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

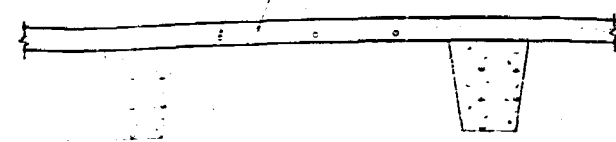
ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNER
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI
PHONE (305) 371-8832 FAX (305) 381-1100

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

REVISIONS

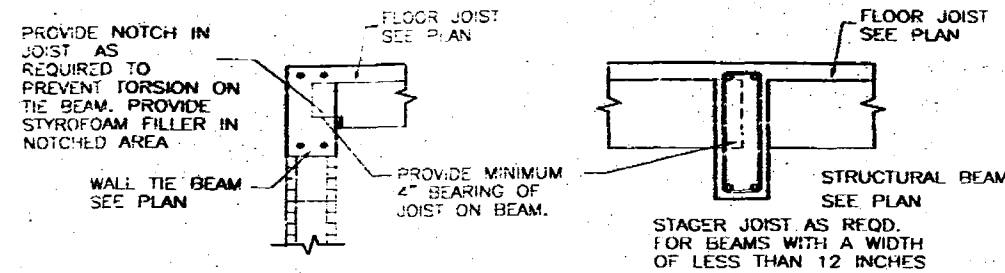
DATE 2-13-01
SHEET S4
OF 8

TEMPERATURE BARS SEE PLAN BETWEEN JOIST TYP.
SEE PLAN (MID DEPTH) PERPENDICULAR TO JOIST

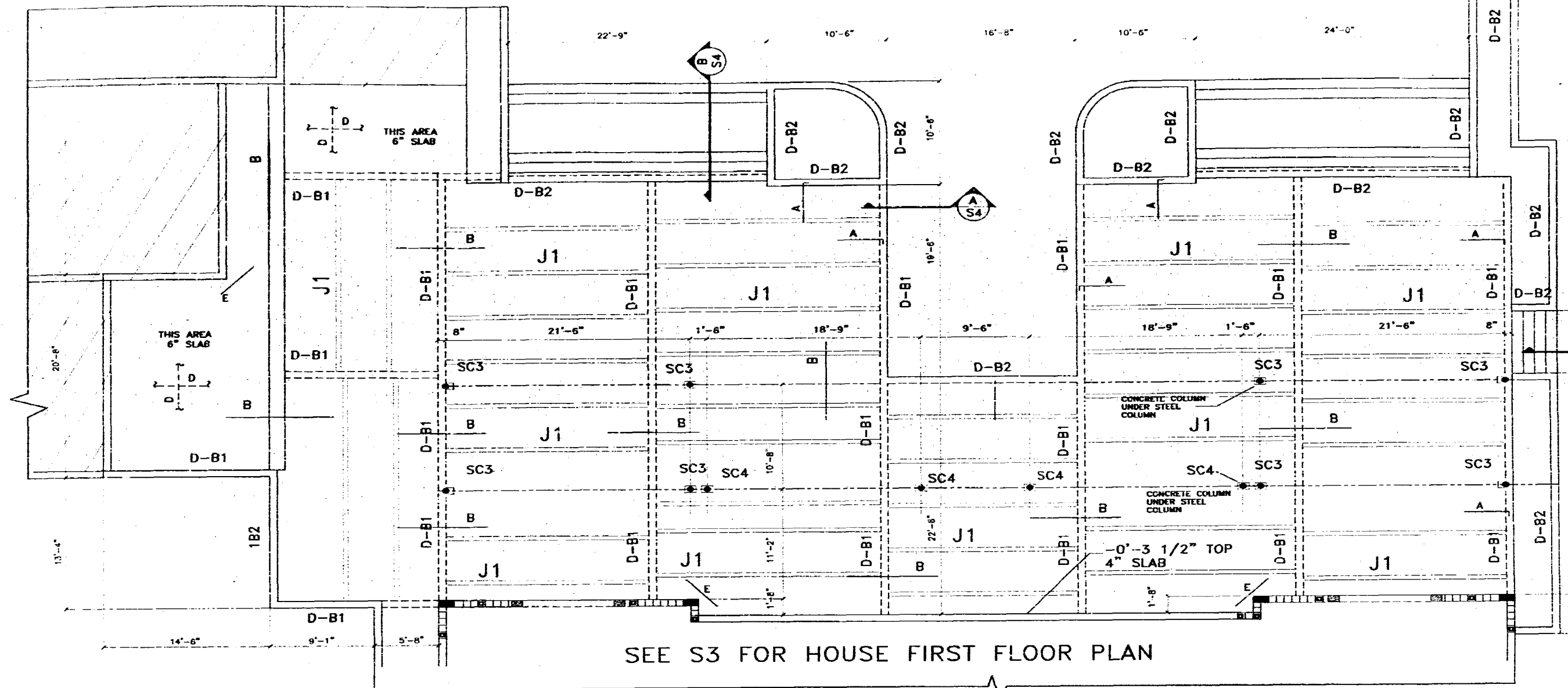
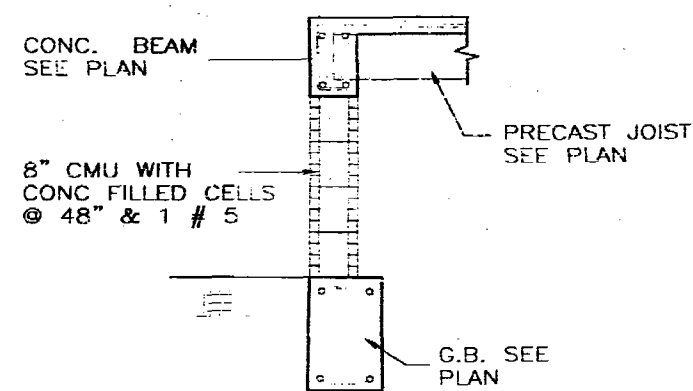


SPAN BETWEEN JOIST
SEE PLAN FOR JOIST SIZE & SPACING

REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



TYPICAL BEARING FOR PRECAST CONCRETE JOIST



REAR DECK FRAMING PLAN
3/16" = 1'-0"

SLAB REINFORCING SCHEDULE

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

CONCRETE JOIST SCHEDULE

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

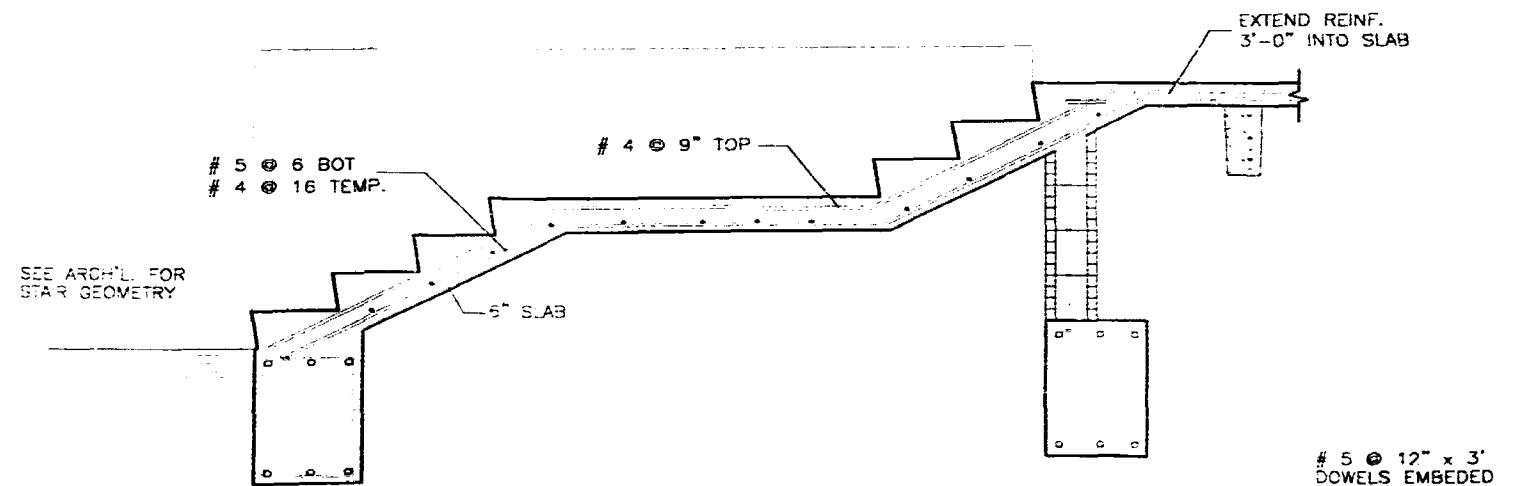
OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

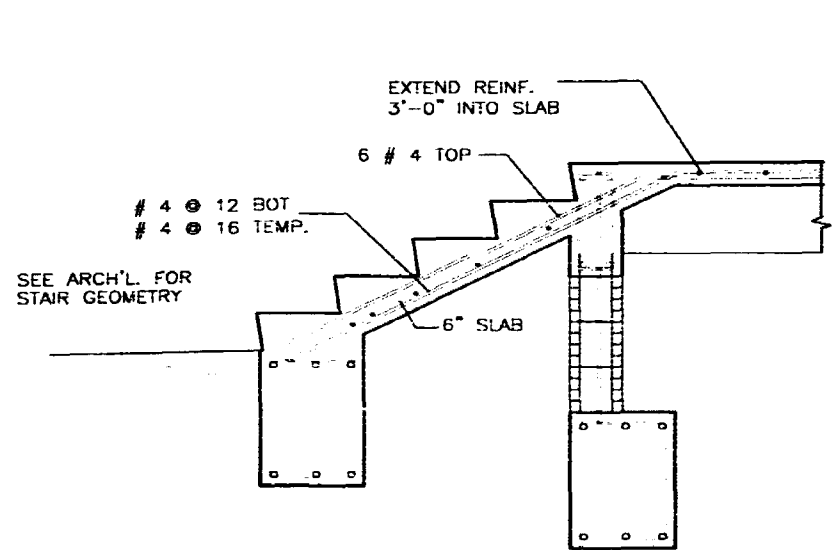
BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
D-B1	8 X 20		2 # 5	2 # 5 # 3 @ 48
D-B2	8 X 12		2 # 5	2 # 5 # 3 @ 48



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



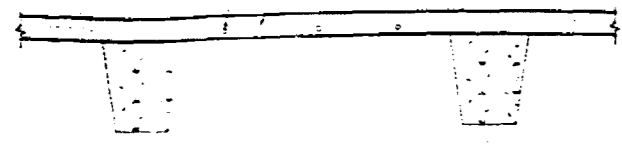
C SECTION
SCALE: 3/4" = 1'-0"

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

- Bar Joist
- Ext. Down
- Glass Block
- Grid Rail
- Handover Structure
- Over Hand Down
- Pool
- Screen Molding
- Staircase
- Steel Deck
- Structural Steel
- Trusses
- Windows
- Other

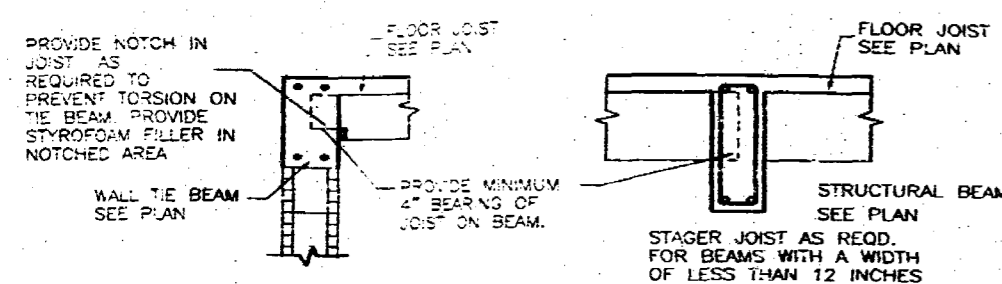
CONNECTION: NEW SLAB TO EXISTING GRADE BEAM

TEMPERATURE BARS SEE PLAN
BETWEEN JOIST TYP.
SEE PLAN (MID DEPTH)
PERPENDICULAR TO JOIST

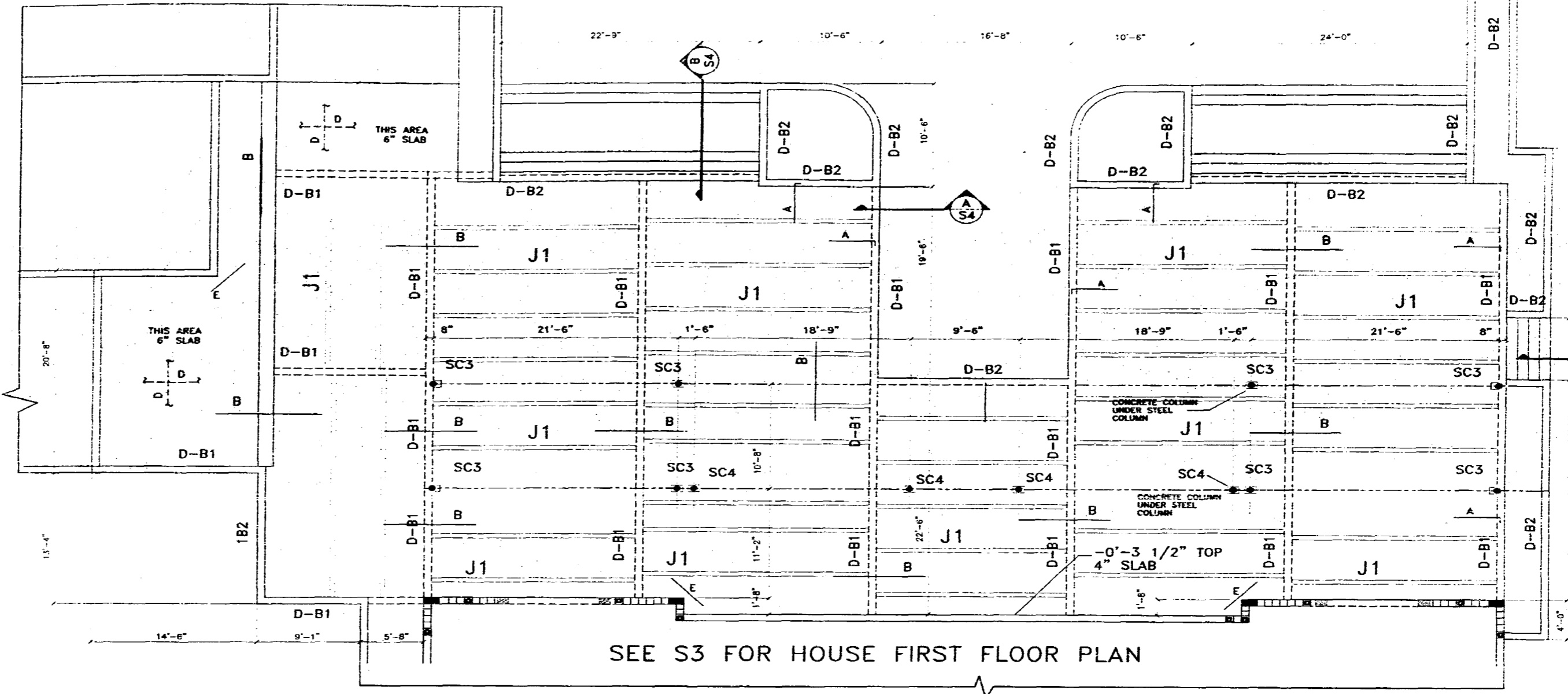
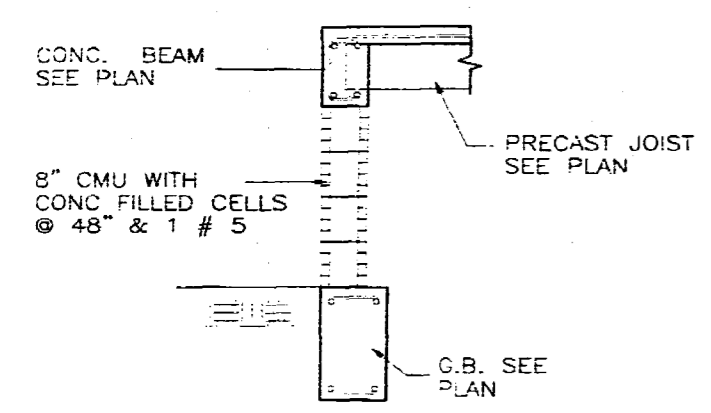


SPAN BETWEEN JOIST
SEE PLAN FOR JOIST SIZE & SPACING

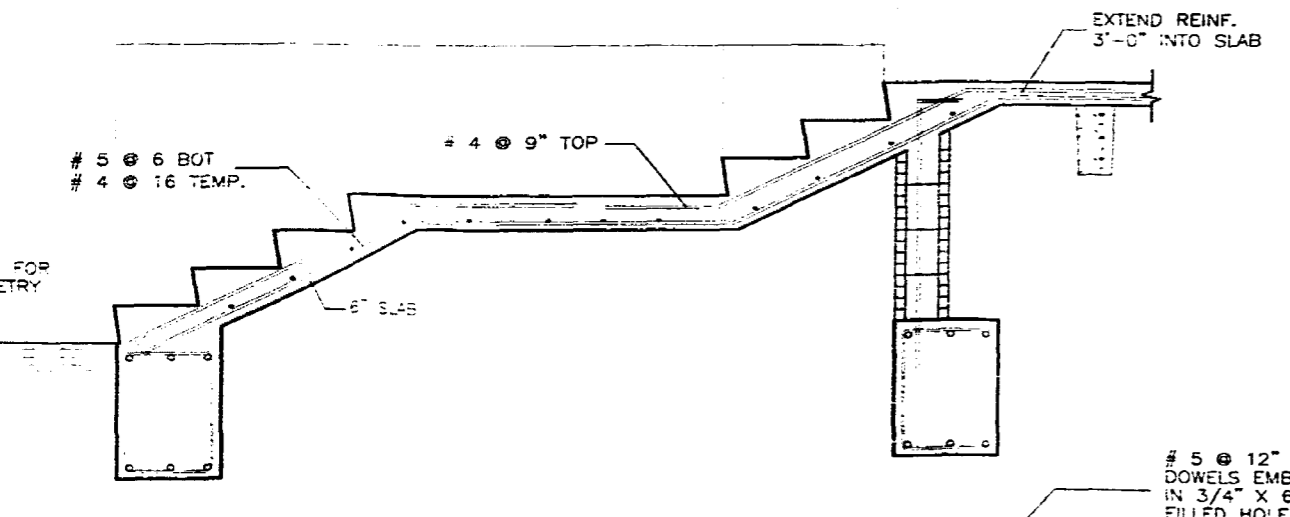
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



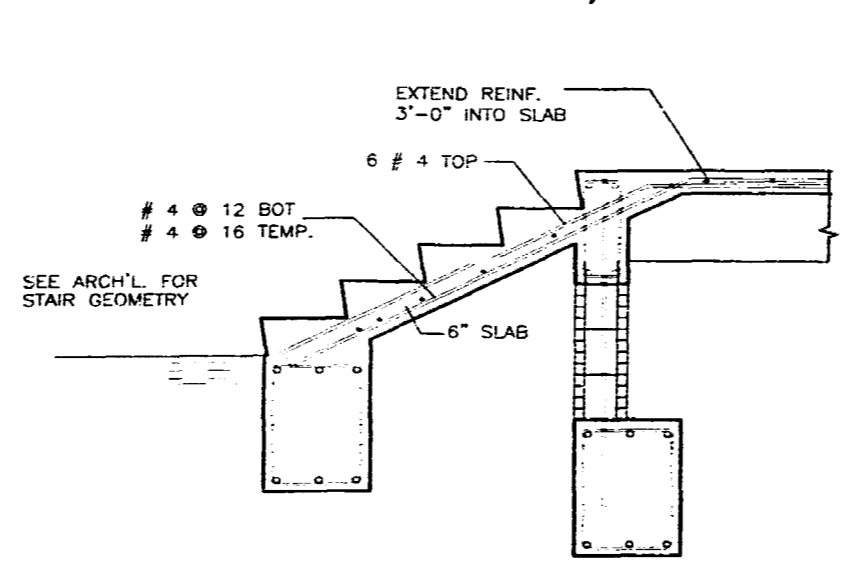
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



REAR DECK FRAMING PLAN
3/16" = 1'-0"



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



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

CONNECTION: NEW SLAB TO EXISTING GRADE BEAM

CONCRETE JOIST SCHEDULE

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

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

MARK	SIZE B" x H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
D-B1	8 x 20		2 # 5	2 # 5 # 3 @ 48
D-B2	8 x 12		2 # 5	2 # 5 # 3 @ 48

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

- PLANNING
- PERMITS
- INSPECTION
- ENGINEERING
- PUBLIC WORKS
- STRUCTURAL

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

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS

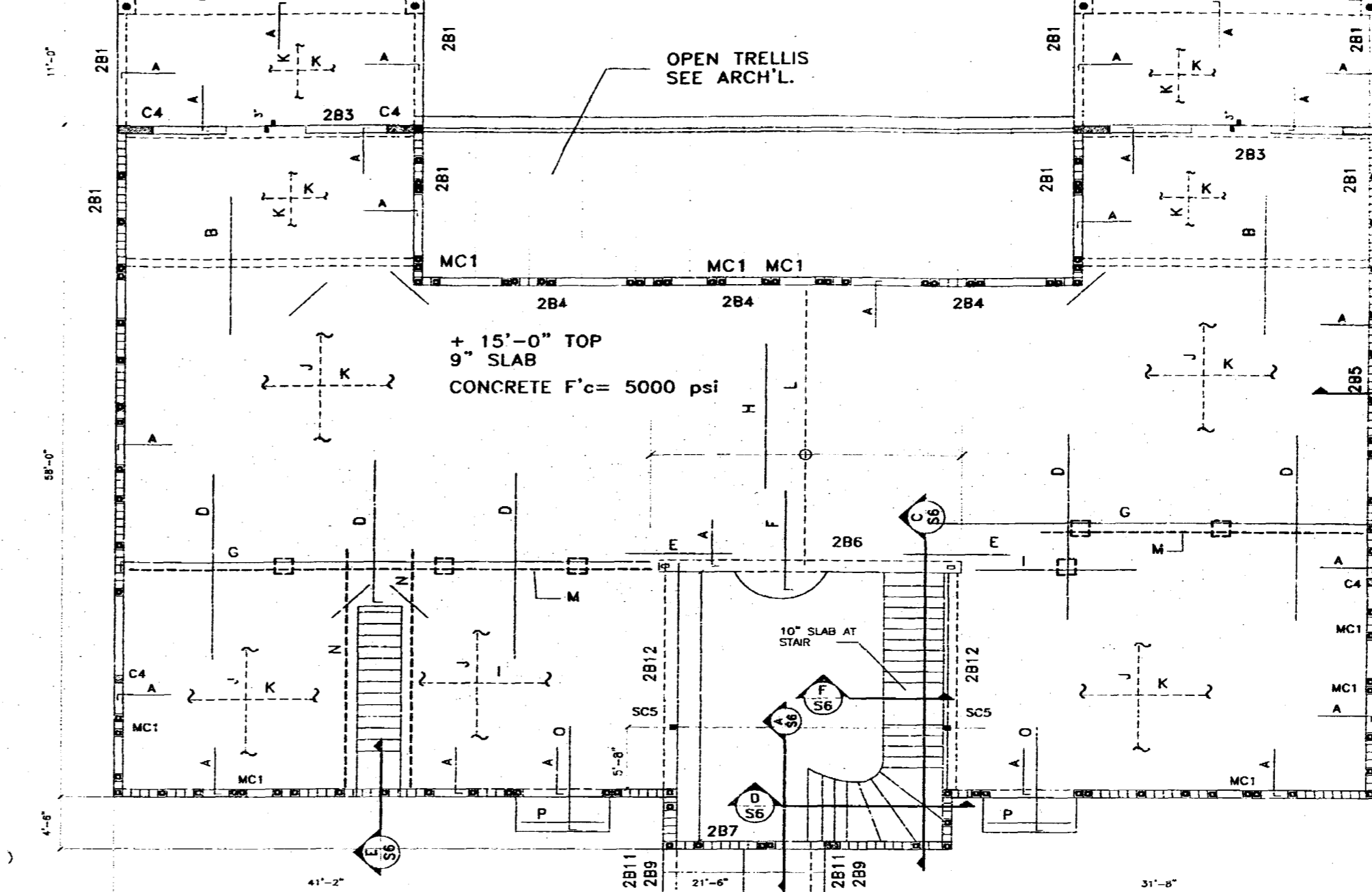
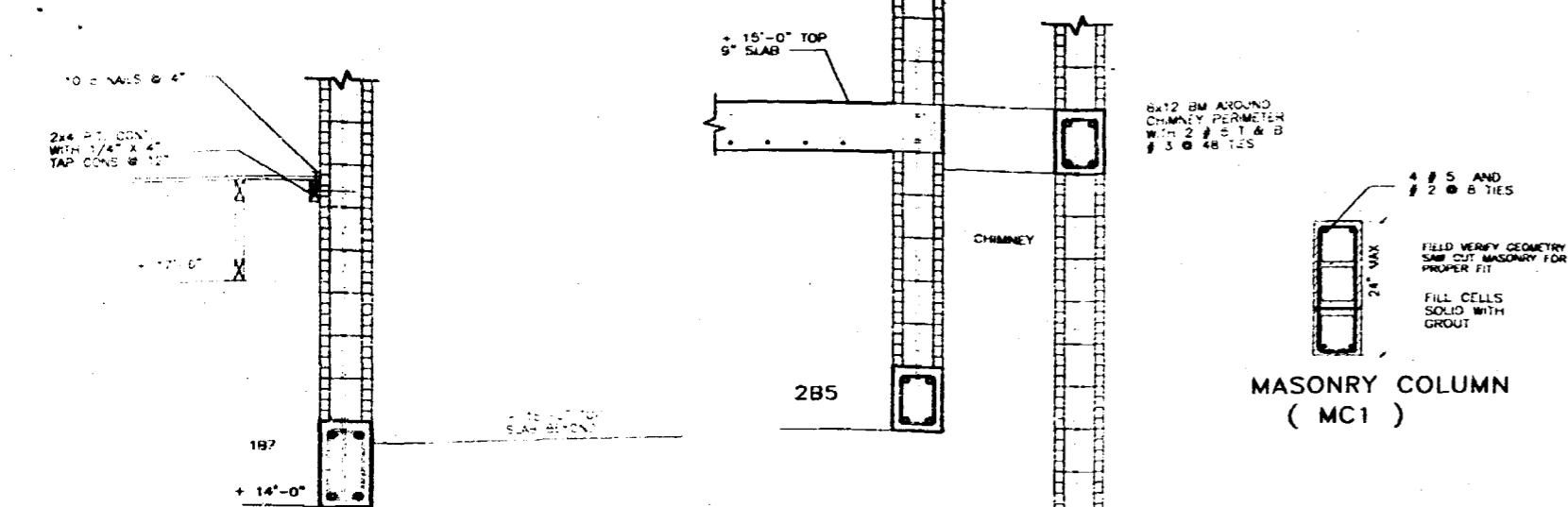
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

RESIDENCE FOR
INDUSTRIAL HOLDINGS

DATE 2-13-01 SHEET S3 OF 8

REVISIONS

PLANNERS
PHONE (305) 371-2832 FAX (305) 361-8640
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA 33136



NOTE: ALL SOFFITS AT THE EXTERIOR ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8d NAILS @ 6"

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	#4 @ 16" X 4'	TOP
B	#5 @ 12" X 10'	TOP
C	#5 @ 6" X 19'	TOP
D	12 #6 @ 4" X 14'	TOP
E	6 #5 @ 6" X 10'	TOP
F	#4 @ 12" X 8'	TOP
G	10 #6 @ 6" CONT	TOP
H	#5 @ 12" X 8'	TOP
I	6 #5 @ 6" X 12'	BOT
J	#6 @ 12"	BOT
K	#5 @ 12"	BOT
L	#6 @ 6"	BOT
M	ADD'L 10 #5 @ 6"	BOT
N	ADD'L 3 #5 @ 4"	BOT
O	#4 @ 12" X 8'	TOP
P	#4 @ 16"	TOP

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
2B1	8 X 24	15'-0"	2 #6	2 #6 #3 @ 6
2B2	15 X 20	14'-7"	2 #8	2 #6 #3 @ 6
2B3	12 X 24	15'-0"	3 #9	3 #6 #3 @ 6
2B4	8 X 24	15'-0"	2 #7	2 #6 #3 @ 6
2B5	8 X 12	15'-0"	2 #5	2 #5 #3 @ 5
2B6	12 X 24	15'-0"	3 #9	3 #6 #3 @ 6
2B7	8 X 16	15'-4"	2 #6	2 #5 #3 @ 5
2B8	8 X 12	17'-6"	2 #5	2 #5 #3 @ 4B
2B9	12 X 12	17'-6"	3 #5	3 #5 #3 @ 4B
2B10	12 X 40	17'-6"	3 #6	3 #6 #3 @ 12
2B11	8 X 12	12'-6"	2 #5	2 #5 #3 @ 4B
2B12	12 X 16	15'-0"	4 #6	4 #6 #3 @ 5

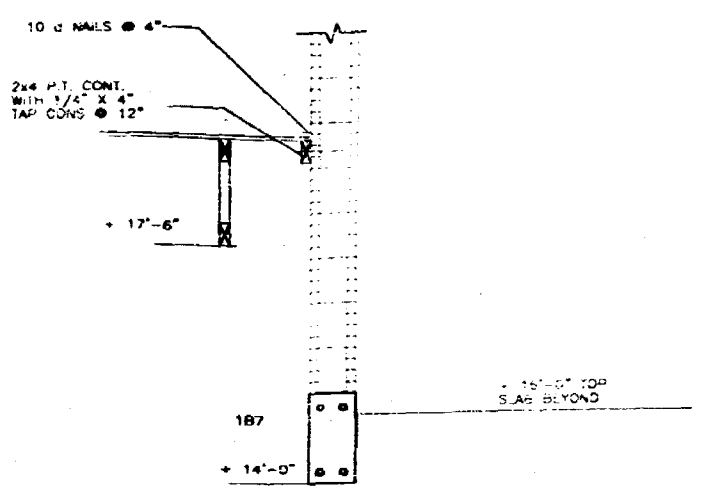
CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1" # 6. F'm= 1500 PSI. PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGTH F'c= 2500 PSI COMPLYING WITH ASTM C476. MAXIMUM LIFT UNBRACED 4'. MAXIMUM POUR HEIGHT 10'. POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

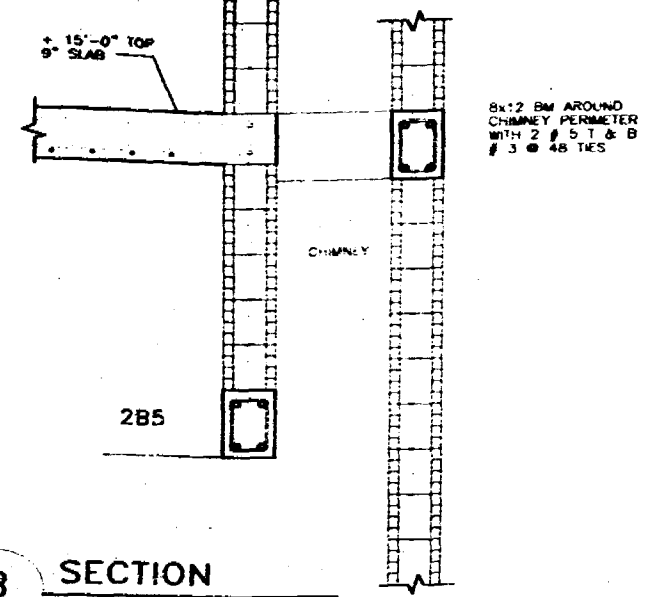
NOTES:

- FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
- VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
- TOP ELEVATION OF BEAMS WITH RECESS SHALL BE SET BY DEDUCTING THE RECESS FROM THE ELEVATION SPECIFIED

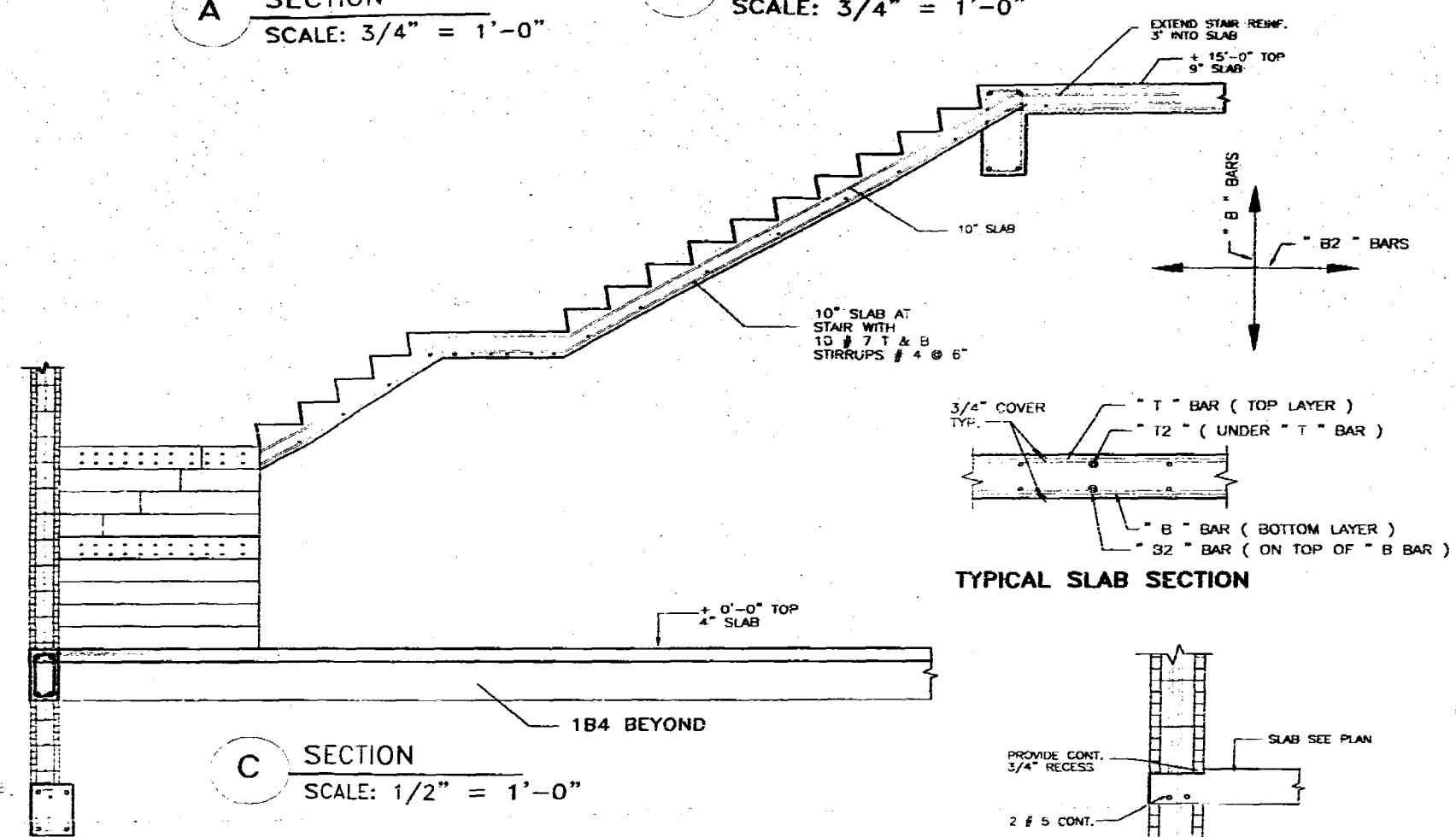
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345



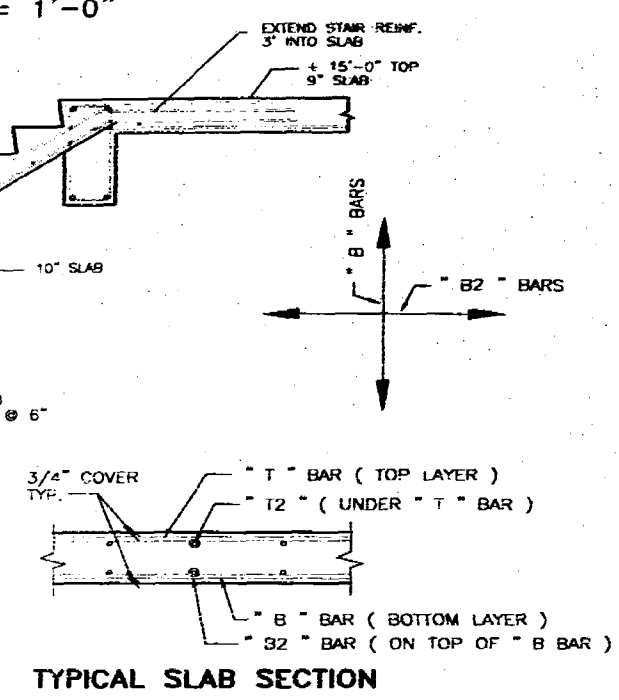
A SECTION
SCALE: 3/4" = 1'-0"



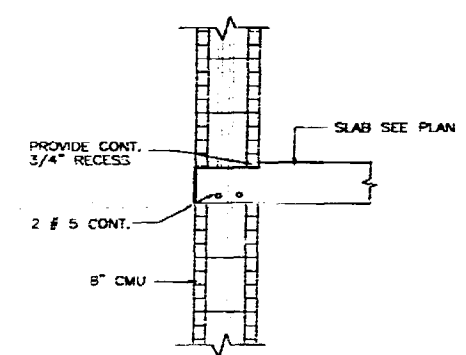
B SECTION
SCALE: 3/4" = 1'-0"



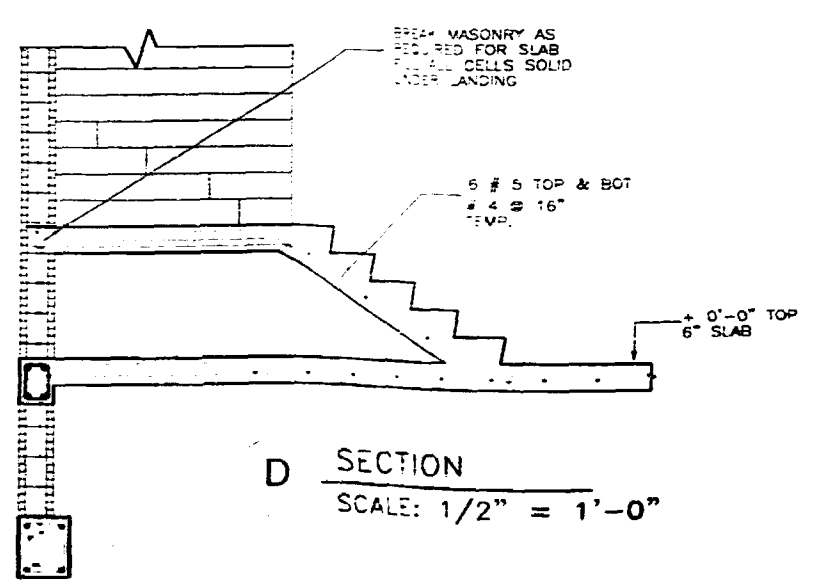
C SECTION
SCALE: 1/2" = 1'-0"



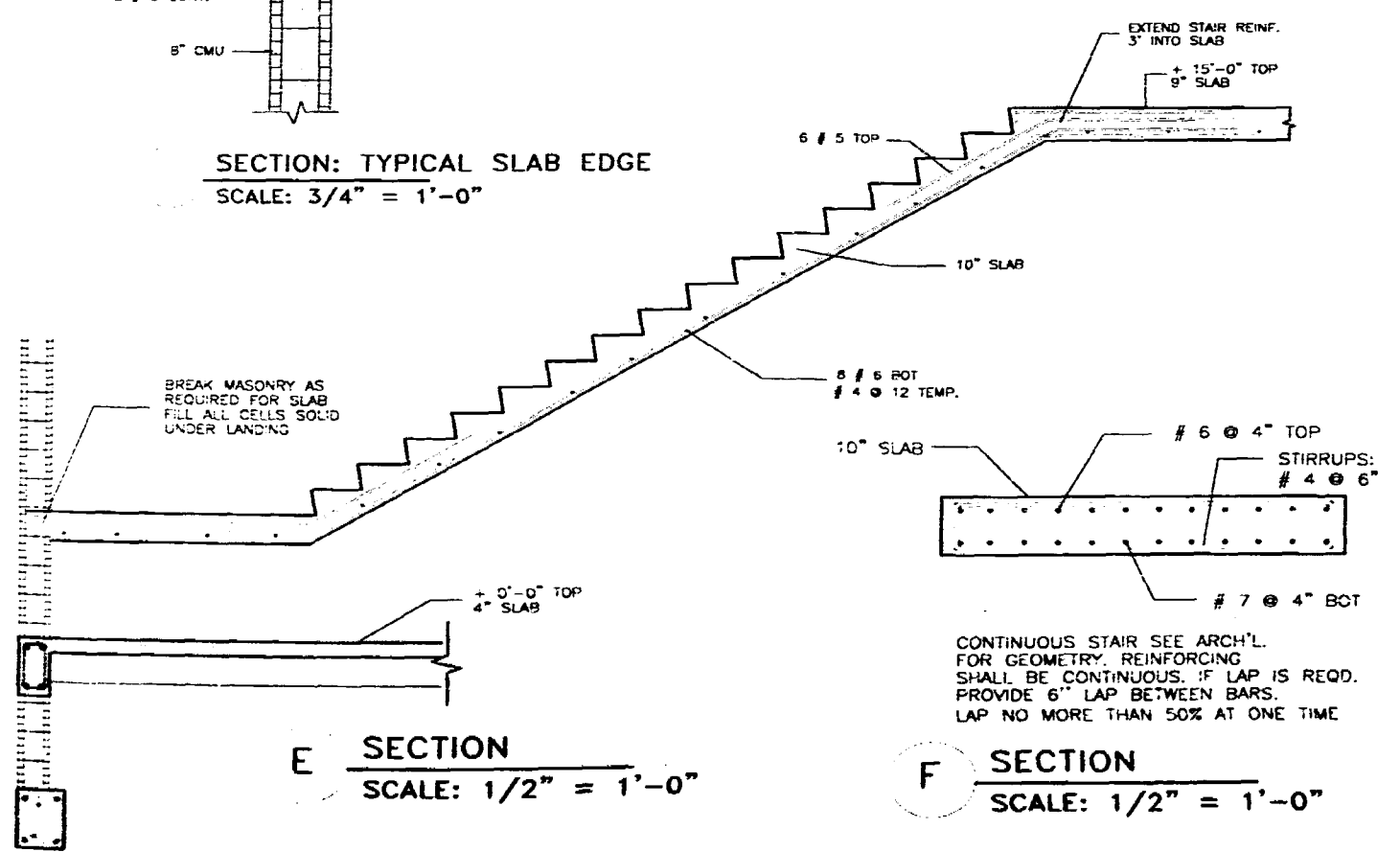
TYPICAL SLAB SECTION



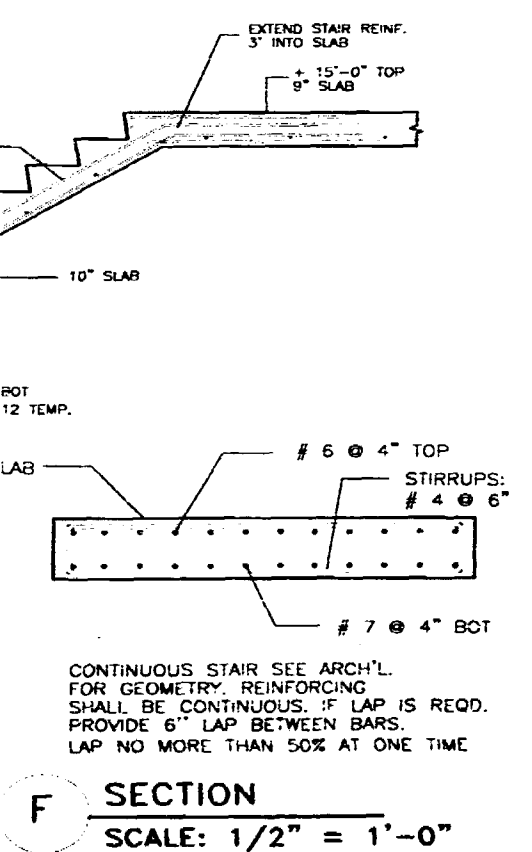
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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

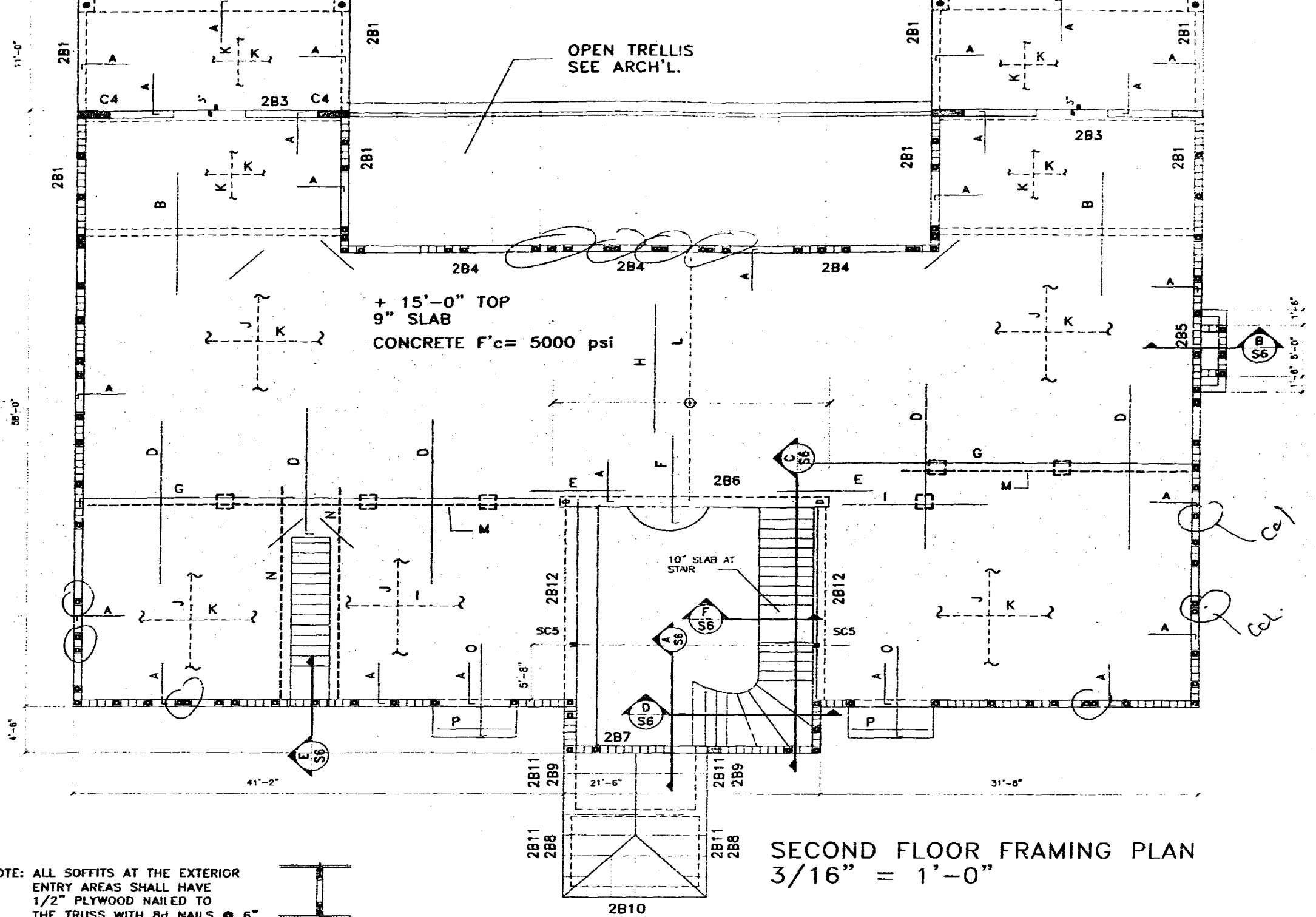


E SECTION
SCALE: 1/2" = 1'-0"



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

NOTE: ALL SOFFITS AT THE EXTERIOR ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8d NAILS @ 6"



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

SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	#4 @ 16" X 4'			TOP
B	#5 @ 12" X 10'			TOP
C	#5 @ 6" X 18'			TOP
D	12 #6 @ 4" X 14'			TOP
E	6 #5 @ 6" X 10'			TOP
F	#4 @ 12" X 8'			TOP
G	10 #6 @ 6" CONT			TOP
H	#5 @ 12" X 8'			TOP
I	6 #5 @ 6" X 12'			BOT
J	#6 @ 12"			BOT
K	#5 @ 12"			BOT
L	#6 @ 6"			BOT
M	ADD'L. 10 #5 @ 6"			BOT
N	ADD'L. 3 #5 @ 4"			BOT
O	#4 @ 12" X 8'			TOP
P	#4 @ 16"			TOP

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING		STIRRUPS
			BOT	TOP	
2B1	8 X 24	15'-0"	2 #6	2 #6	#3 @ 6"
2B2	16 X 20	14'-7"	2 #8	2 #6	#3 @ 6"
2B3	12 X 24	15'-0"	3 #9	3 #6	#3 @ 6"
2B4	8 X 24	15'-0"	2 #7	2 #6	#3 @ 6"
2B5	8 X 12	15'-0"	2 #5	2 #5	#3 @ 5"
2B6	12 X 24	15'-0"	3 #9	3 #6	#3 @ 6"
2B7	8 X 16	15'-4"	2 #6	2 #5	#3 @ 5"
2B8	8 X 12	17'-6"	2 #5	2 #5	#3 @ 48"
2B9	12 X 12	17'-6"	3 #5	3 #5	#3 @ 48"
2B10	12 X 40	17'-6"	3 #6	3 #6	#3 @ 12"
2B11	8 X 12	12'-6"	2 #5	2 #5	#3 @ 48"
2B12	12 X 16	15'-0"	4 #6	4 #6	#3 @ 5"

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1 #6. F_m = 1500 PSI. PROVIDE #8 (9 GAUGE) LADDER TYPE HORIZ. REINF. AT 16" OC. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10' SLUMP. STRENGTH F_c = 2500 PSI. COMPLYING WITH ASTM C476. MAXIMUM LIFT UNBRACED 4'. MAXIMUM POUR HEIGHT 10'. POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

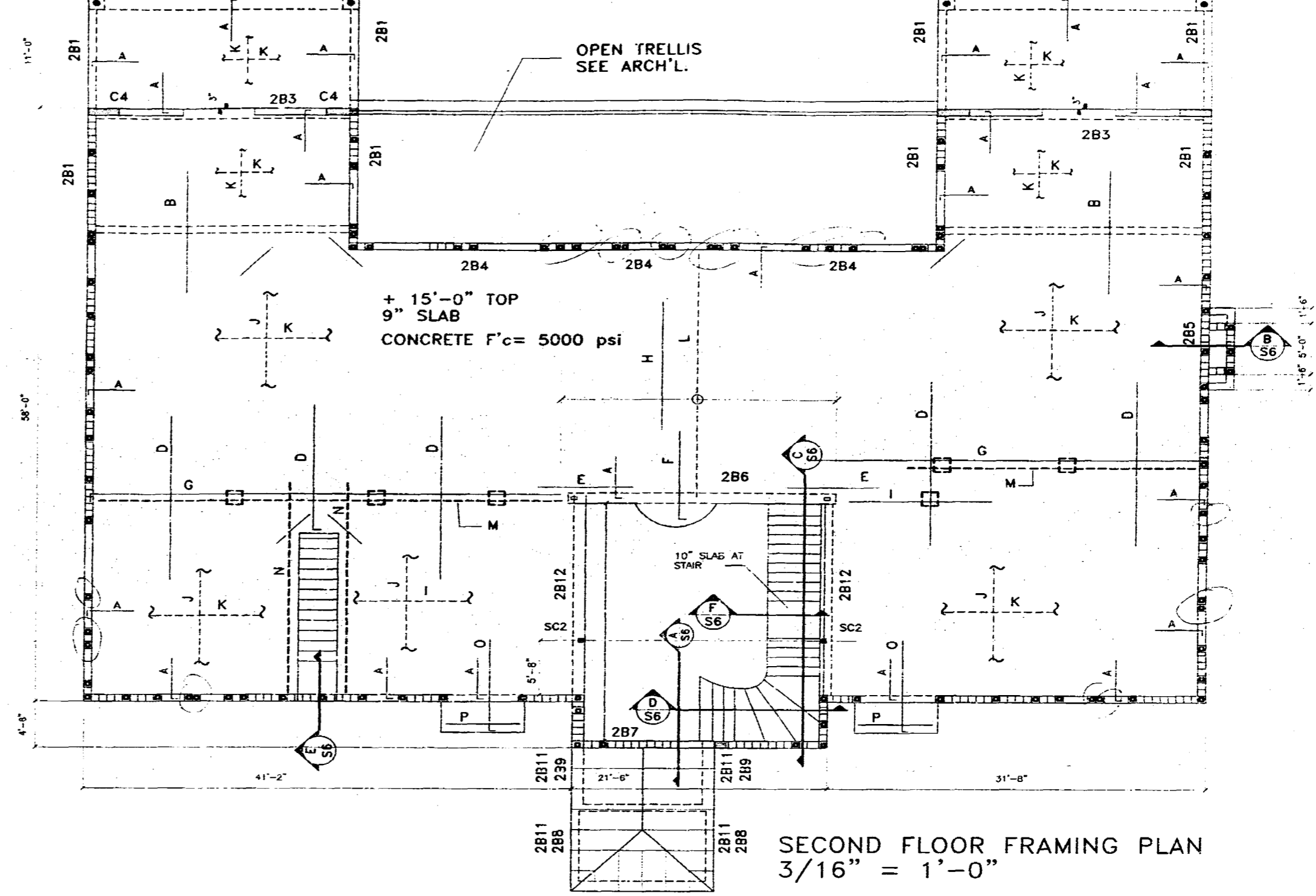
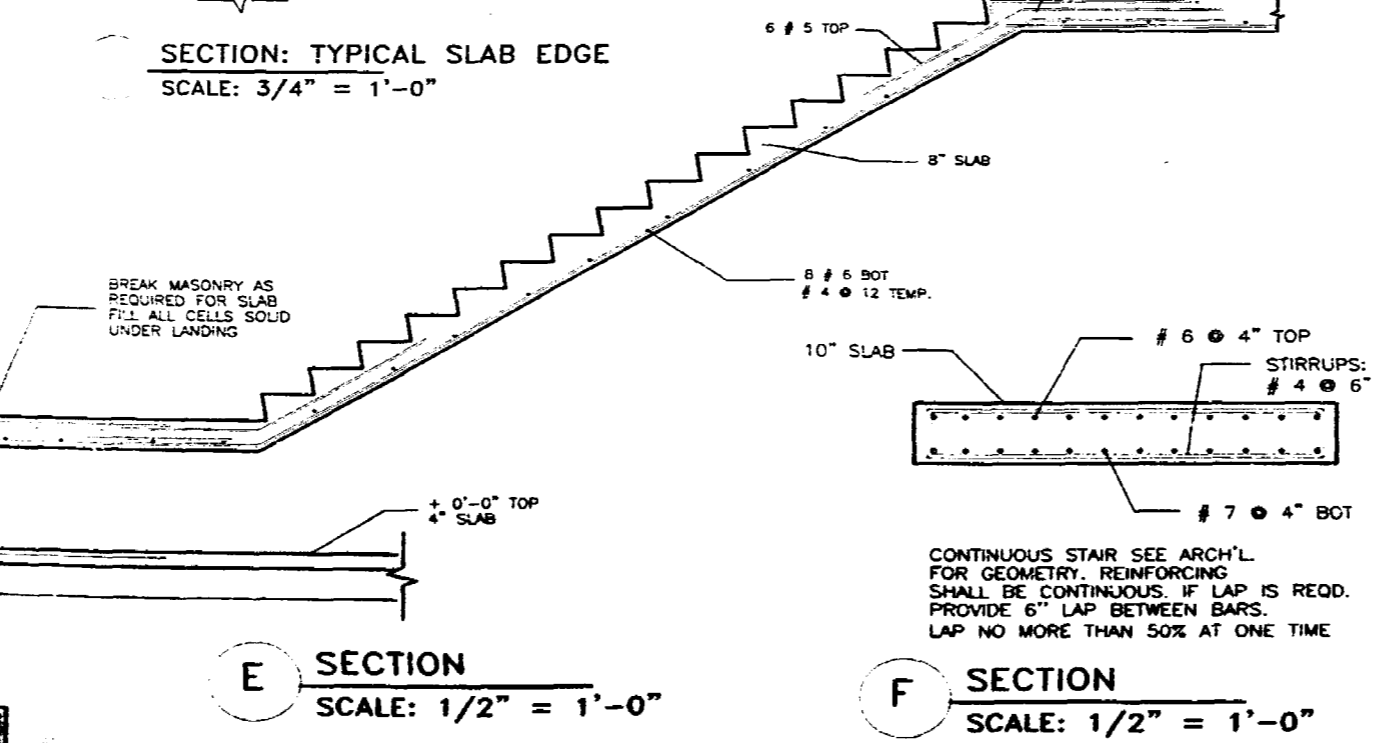
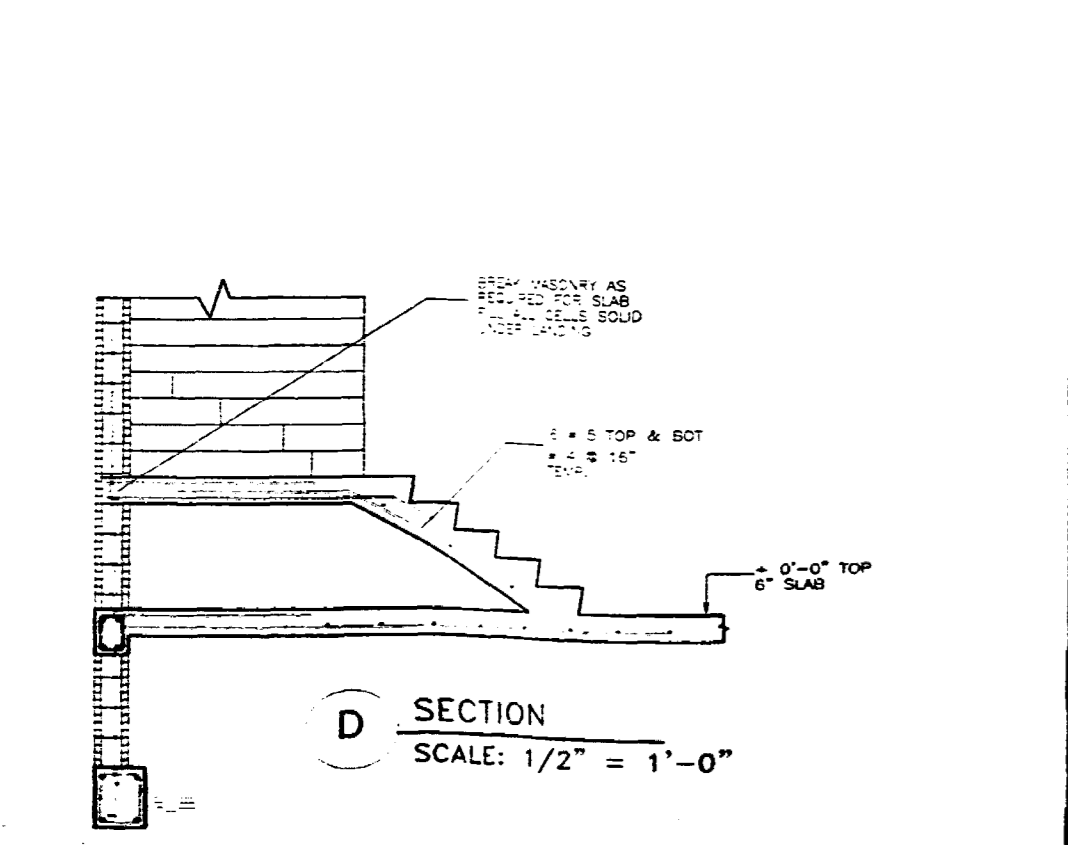
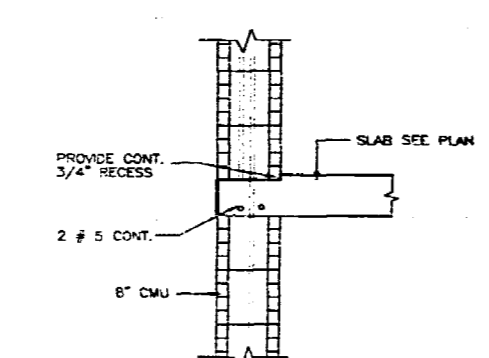
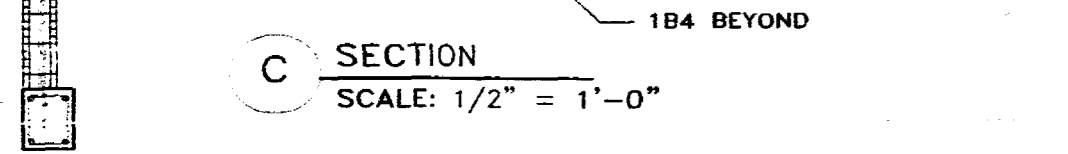
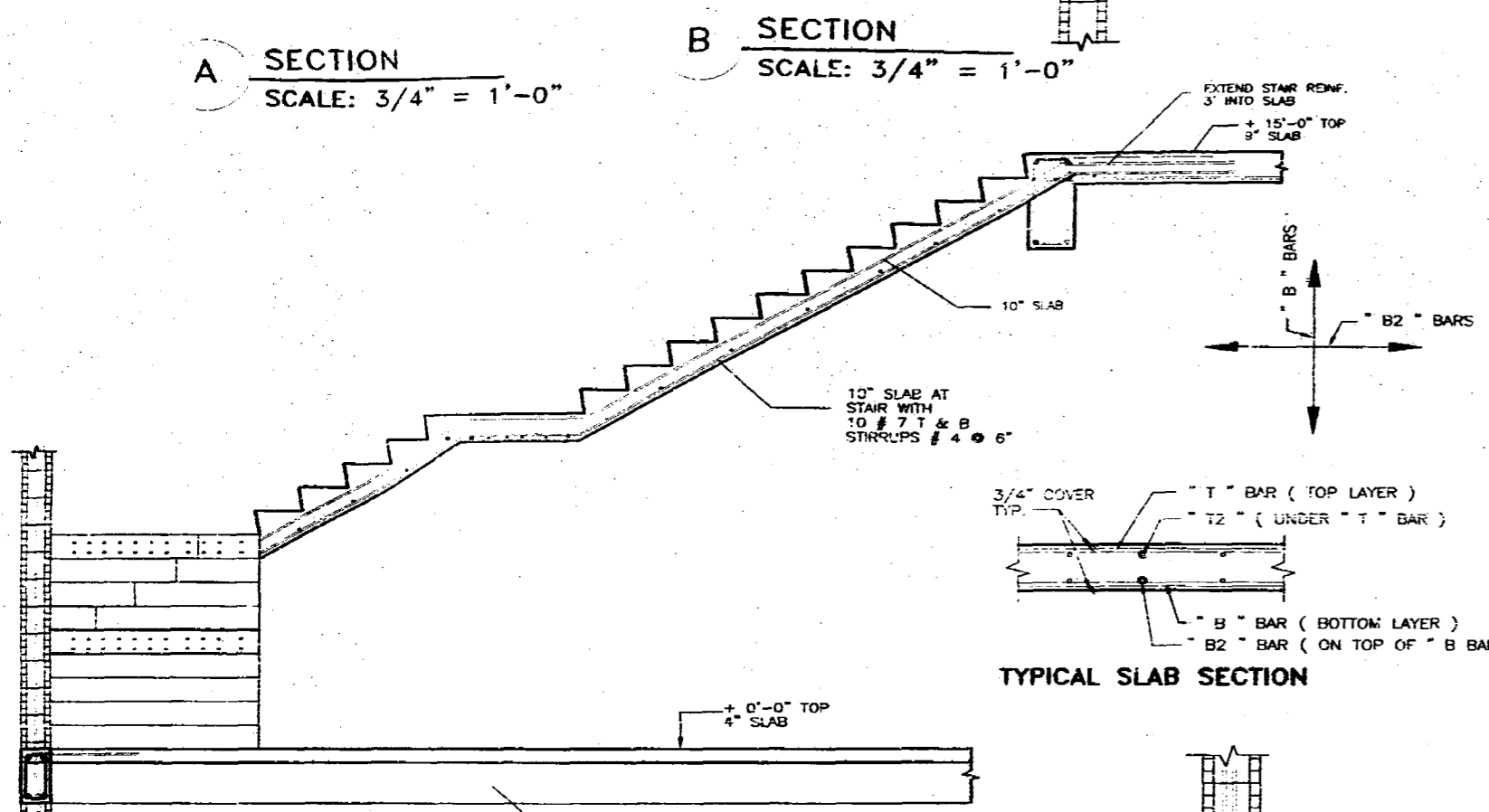
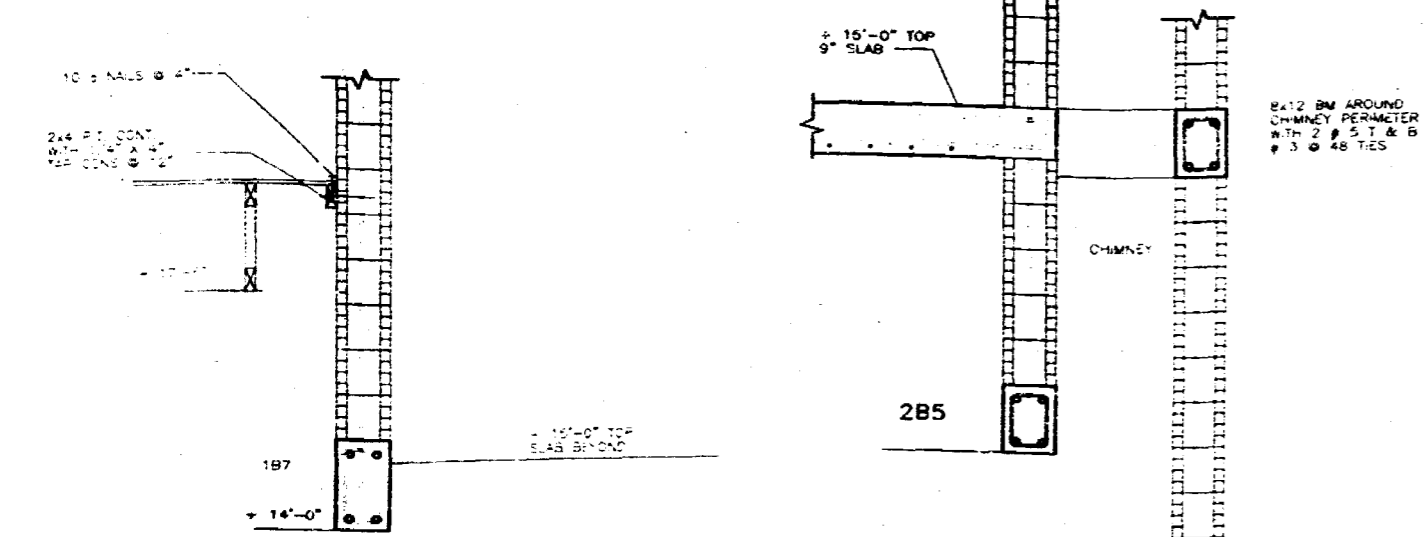
OFFICE COPY
CITY OF MIAMI BEACH

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY.
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
3. TOP ELEVATION OF BEAMS WITH RECESS SHALL BE SET BY LOCATING THE RECESS FROM THE ELEVATION SPECIFIED.

FOR PERMIT BY:
[Signature]

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

DATE: 2-13-01
SHEET: S6 OF 8



SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	#4 @ 16" X 4'	TOP
B	#5 @ 12" X 10'	TOP
C	#5 @ 6" X 18'	TOP
D	12 #6 @ 4" X 14'	TOP
E	6 #5 @ 6" X 10'	TOP
F	#4 @ 12" X 8'	TOP
G	10 #6 @ 6" CONT.	TOP
H	#5 @ 12" X 8'	TOP
I	6 #5 @ 6" X 12'	BOT
J	#6 @ 12"	BOT
K	#5 @ 12"	BOT
L	#6 @ 6"	BOT
M	ADD'L 10 #5 @ 6"	BOT
N	ADD'L 3 #5 @ 4"	BOT
O	#4 @ 12" X 8'	TOP
P	#4 @ 16"	TOP

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
2B1	8 X 24	15'-0"	2 #6	2 #6 #3 @ 6
2B2	16 X 20	14'-7"	2 #8	2 #6 #3 @ 6
2B3	12 X 24	15'-0"	3 #9	3 #6 #3 @ 6
2B4	8 X 24	15'-0"	2 #7	2 #6 #3 @ 6
2B5	6 X 12	15'-0"	2 #5	2 #5 #3 @ 5
2B6	12 X 24	15'-0"	3 #9	3 #6 #3 @ 6
2B7	8 X 16	15'-4"	2 #6	2 #5 #3 @ 5
2B8	8 X 12	17'-6"	2 #5	2 #5 #3 @ 48
2B9	12 X 12	17'-6"	3 #5	3 #5 #3 @ 48
2B10	12 X 40	17'-6"	3 #6	3 #6 #3 @ 12
2B11	8 X 12	12'-6"	2 #5	2 #5 #3 @ 48
2B12	12 X 16	15'-0"	4 #6	4 #6 #3 @ 5

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" @ 1 #6. F'm = 1500 PSI PROVIDE #8 (9 GAUGE) LADDER TYPE HORIZ. REINF. AT 16" O.C. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10' SLUMP. STRENGTH F'c = 2500 PSI COMPLYING WITH ASTM C476 MAXIMUM LIFT UNBRACED 4' MAXIMUM POUR HEIGHT 10' POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

NOTES:

- FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
- VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
- TOP ELEVATION OF BEAMS WITH RECESS SHALL BE SET BY DEDUCTING THE RECESS FROM THE ELEVATION SPECIFIED

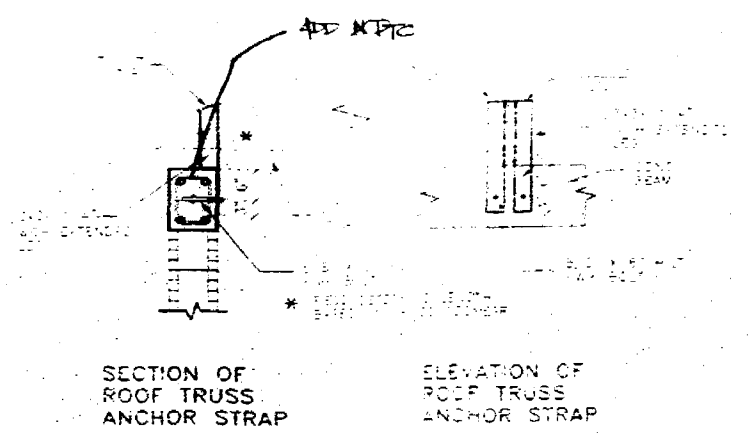
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
520 BRIDGELANE DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
PHONE (305) 371-2832 FAX (305) 381-8688

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

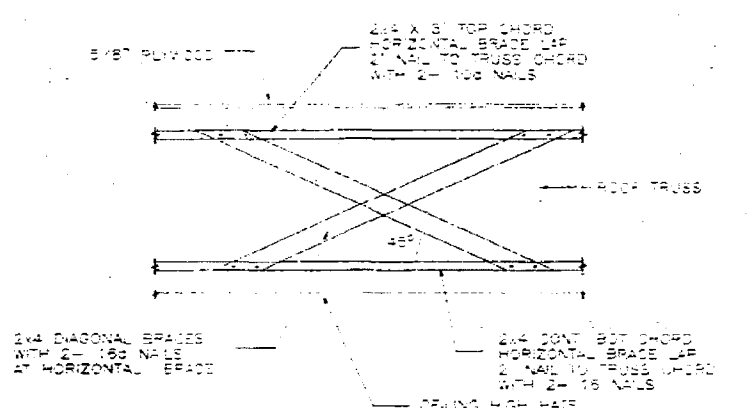
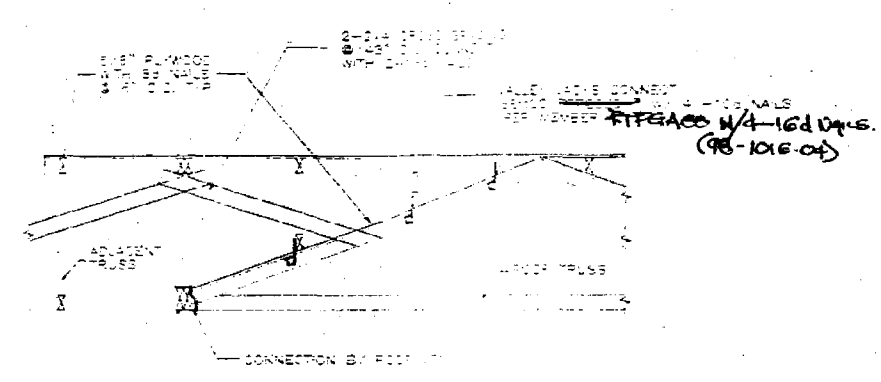
DATE 2-13-01
SHEET S6 OF 8

FOR ALL ROOF GEOMETRIES, THE ROOF TRUSS PLAN SHALL SUBMIT FINAL TO THE ENGINEER PRIOR TO THE START OF TRUSS FABRICATION. IF REQUIRED, THE TRUSS FABRICATION SHALL BE SET BY TRUSS MFR.

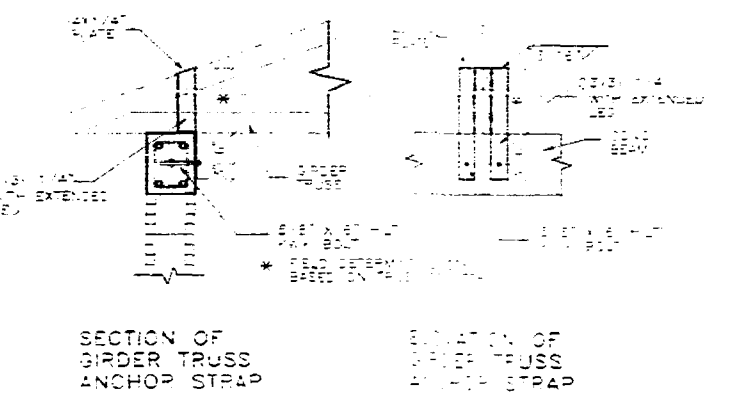
PLYWOOD NAILING PLAN



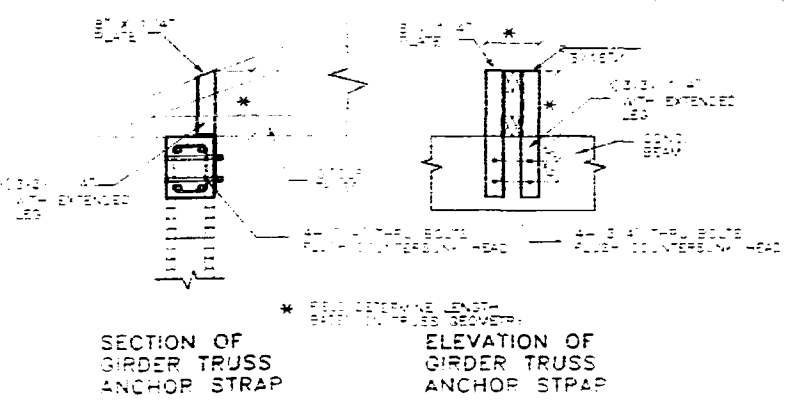
TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30'



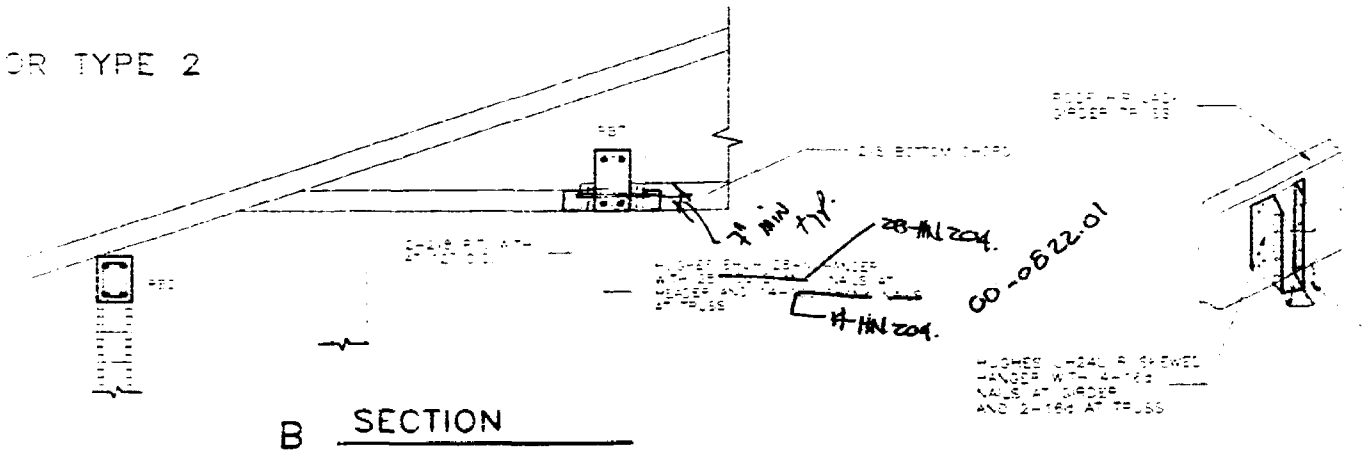
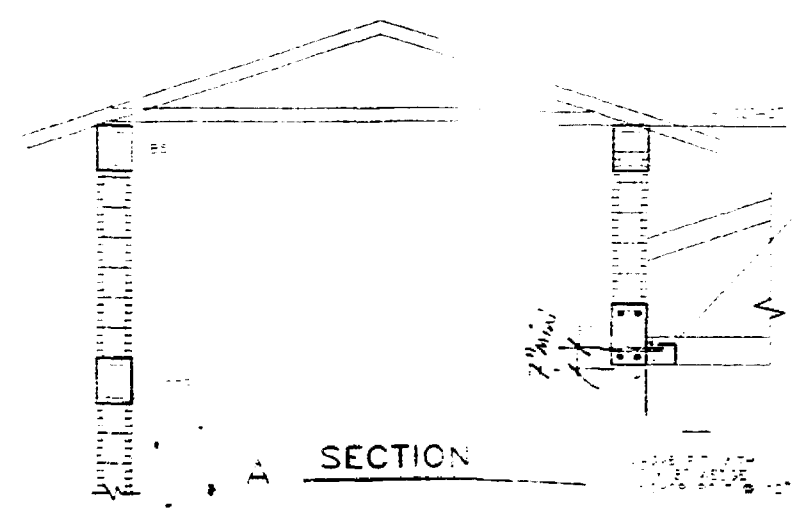
NOTES:
 1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG LENGTH OF BUILDING.
 2. SEE PLAN FOR BRACE LOCATION.



GIRDER ANCHOR TYPE 1

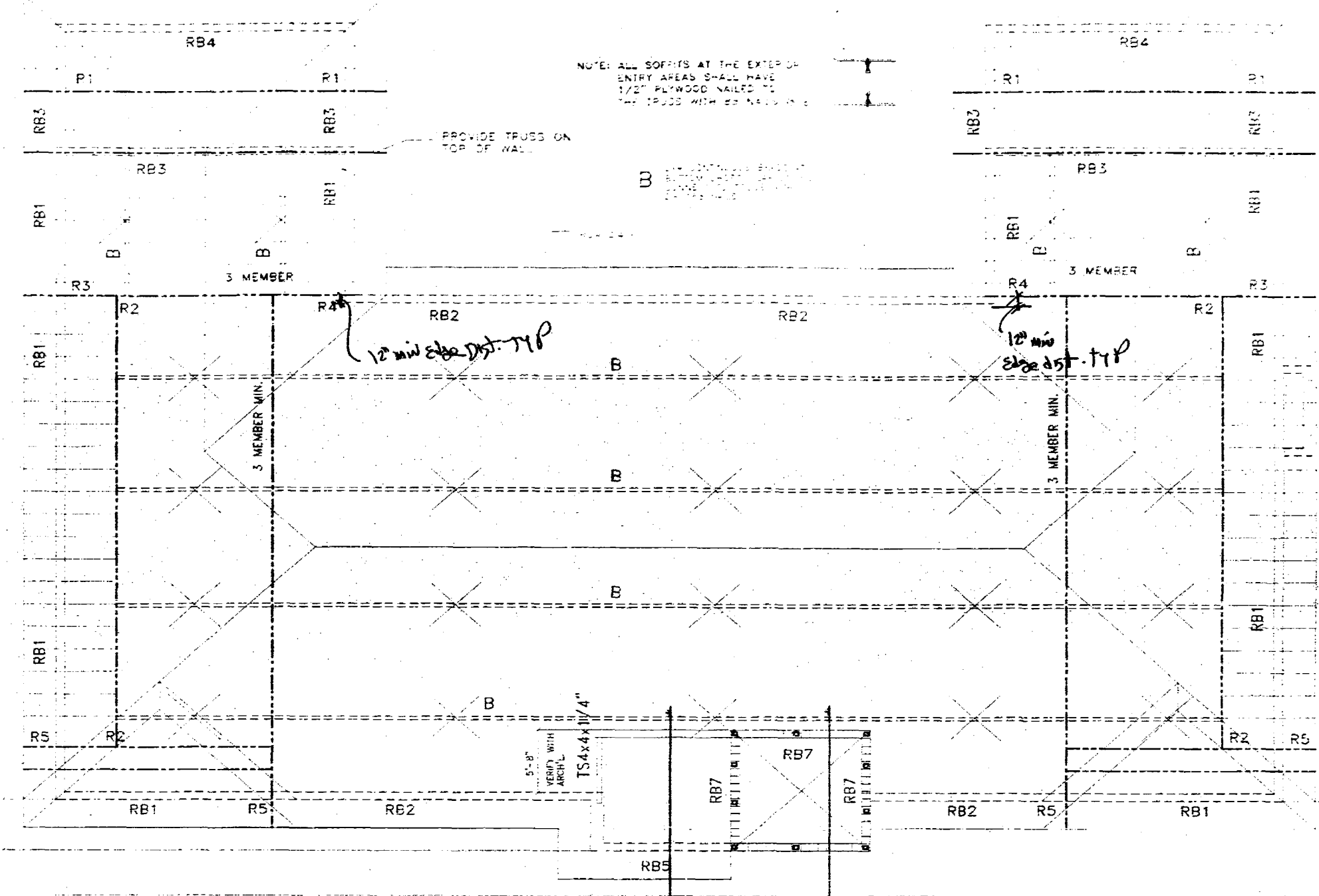


GIRDER ANCHOR TYPE 2



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER

CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



NOTE: ALL SOFFITS AT THE EXTERIOR OF ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8D NAILS AT 12" O.C.

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8 x 24	24'-0"	#3 @ 18"	#3 @ 18"
RB2	8 x 34	26'-0"	#3 @ 18"	#3 @ 18"
RB3	8 x 43	28'-0"	#3 @ 18"	#3 @ 18"
RB4	8 x 18	18'-0"	#3 @ 18"	#3 @ 18"
RB5	8 x 12	24'-0"	#3 @ 18"	#3 @ 18"
RB7	8 x 18	18'-0"	#3 @ 18"	#3 @ 18"

NOTES:
 1. FIELD DEPT. BEAM DEPTH WITH OVER 6" MIN. DEPTH.
 2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 * BEAM HAS 40# PROFILE (SEE ARCH. FOR DETAILS)

BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	47 PSF
ZONE 2	78 PSF	78 PSF

ROOF D.L. 25 PSF
 ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
RB1	3.4	3.1	7 RE 1
RB2	4.1	4.1	7 TRUSS WFR
RB3	3.1	1.1	7 RE 1
RB4	1.5	1.1	7 RE 1
RB5	3.1	3.1	7 RE 1

ALL GIRDER TO GIRDER CONNECTIONS BETWEEN WFR

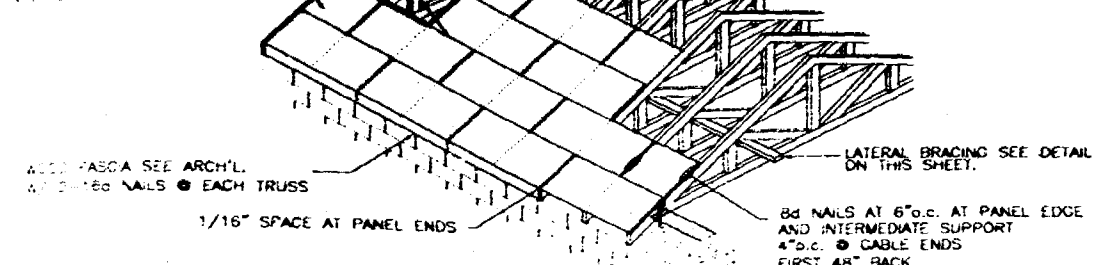
COMBINED ENGINEER NO. 50 0000
 CARLOS ENSENAT, PE 31220
 1214 SW 72 ST
 MIAMI, FL 33135
 772 864-6345

ROBERT WADI AND ASSOCIATES, ARCHITECTS
 10001 SW 120th Ave, Suite 100, Miami, FL 33176

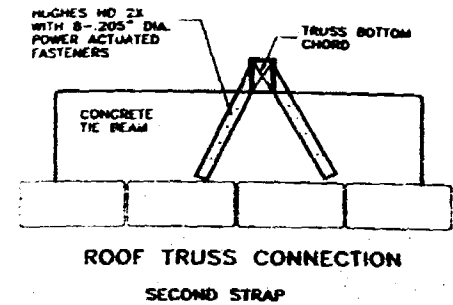
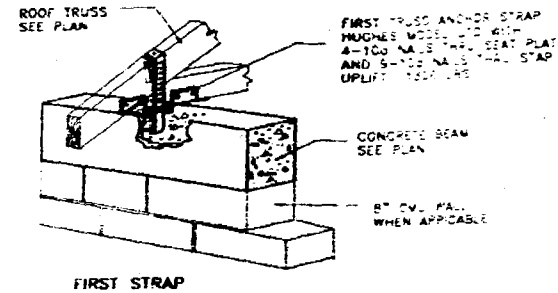
RESIDENCE FOR INDUSTRIAL HOLDING
 MIAMI BEACH, 94 PALM AVE., FLORIDA

DATE: 11/11/11
 SHEET: S7
 OF 4

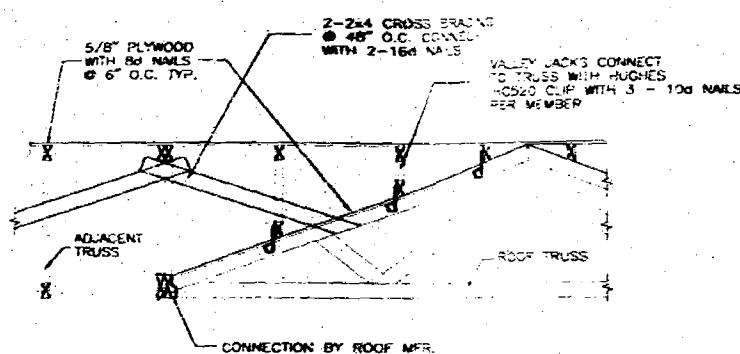
THE REVISIONS TO THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT. SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



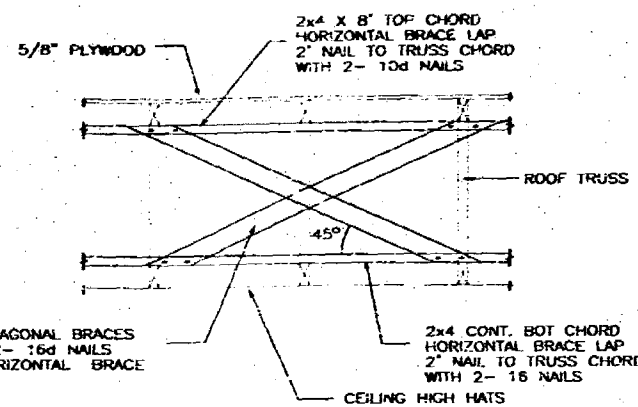
PLYWOOD NAILING PLAN



TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30' (2 STRAPS)

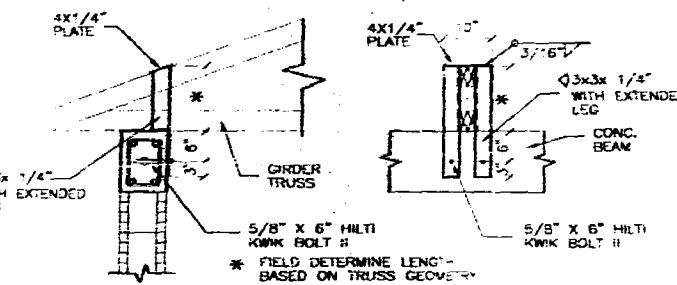


GIRDER TRUSS TO TRUSS CONNECTION



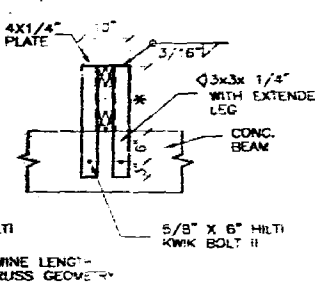
DIAGONAL BRACING ALONG BUILDING DEPTH

- NOTES:
- SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
 - SEE PLAN FOR BRACE LOCATION

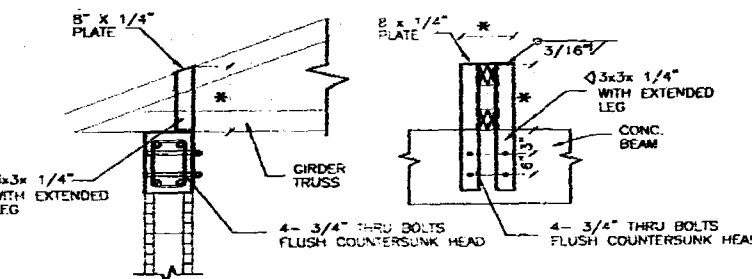


SECTION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 1

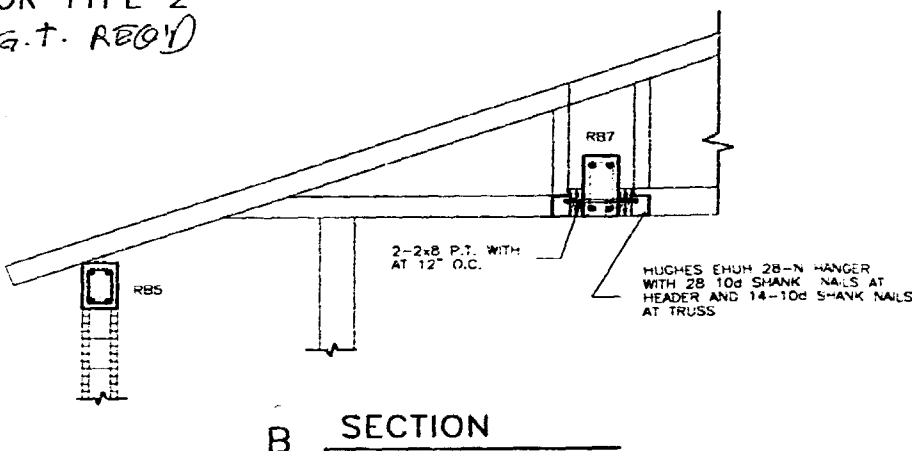


ELEVATION OF GIRDER TRUSS ANCHOR STRAP

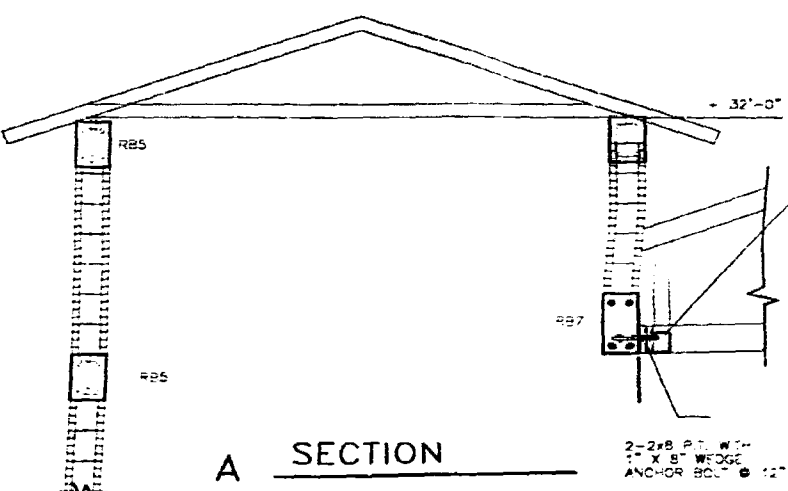


SECTION OF GIRDER TRUSS ANCHOR STRAP

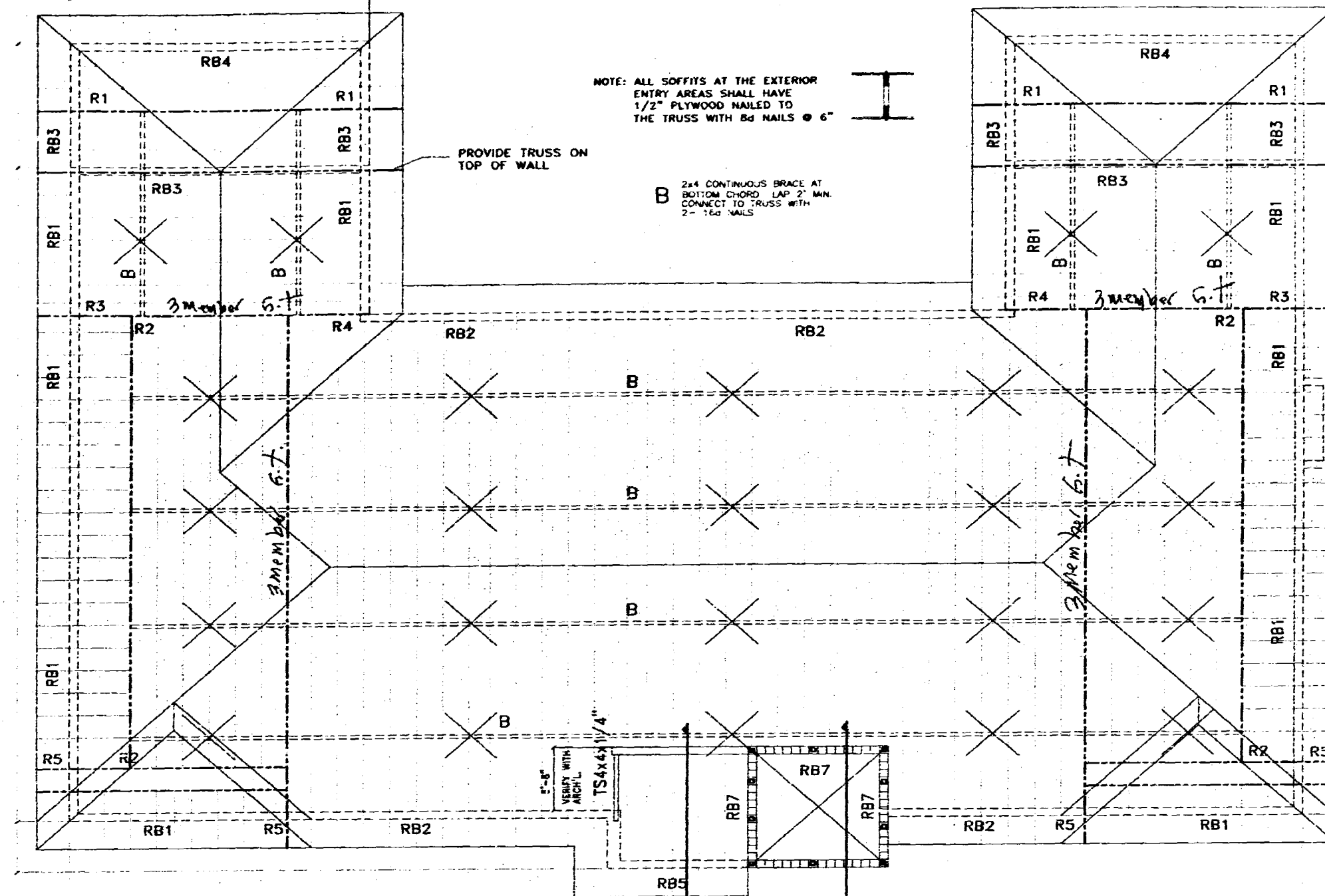
GIRDER ANCHOR TYPE 2
3 Member G.T. REOY



B SECTION



A SECTION



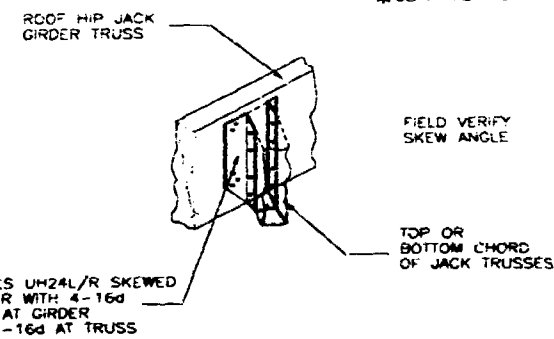
ROOF FRAMING PLAN
3/16" = 1'-0"

CONCRETE BEAM SCHEDULE

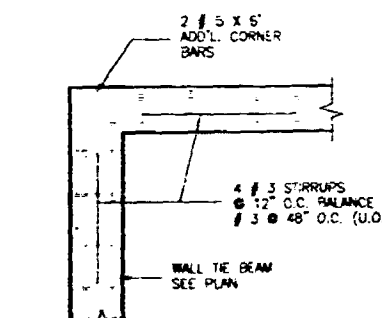
MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS		
			BOT	TOP	
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
*RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

NOTES:

- FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
 - VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
- * BEAM HAS ARC PROFILE. SEE ARCH'L FOR GEOMETRY



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	3.0 K	TYPE 1
R2	4.1 K	4.0 K	BY TRUSS MANUF.
R3	9.0 K	10.0 K	TYPE 2
R4	11.5 K	12.0 K	TYPE 2
R5	9.2 K	8.0 K	TYPE 2

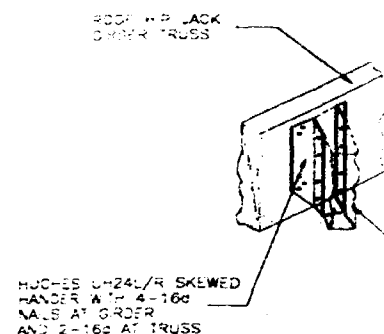
ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.



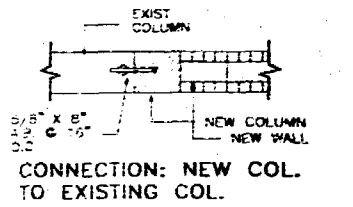
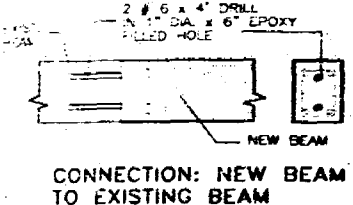
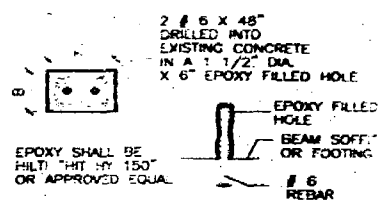
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345

Handwritten signature and date: 2-15-01

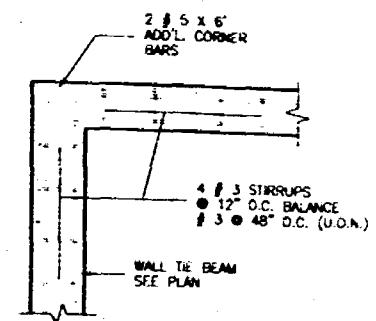
ROBERT WADE AND ASSOCIATES, INC. ARCHITECTS
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVE. FLORIDA
 REVISIONS
 DATE 2-15-01 SHEET S7 OF 4



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



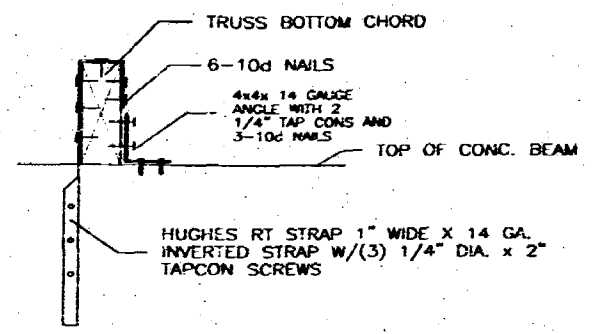
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8 X 12	5'-2"	EXISTING BEAM	

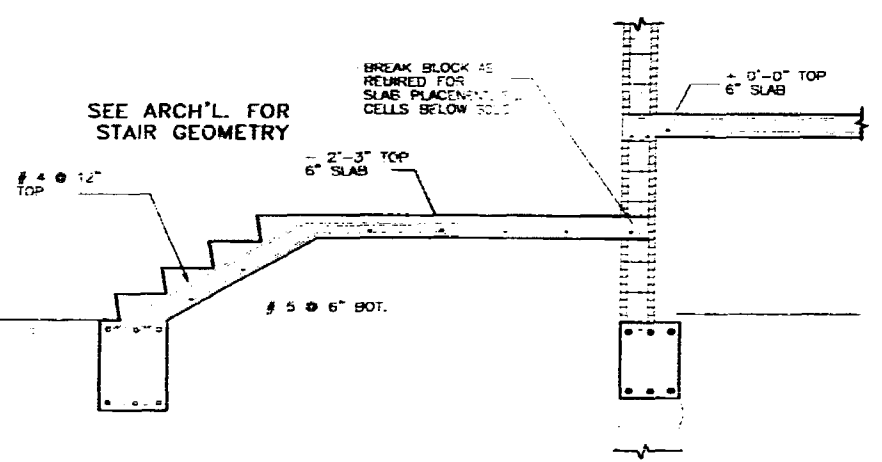


CONNECTION: ROOF TRUSS TO EXISTING WALL

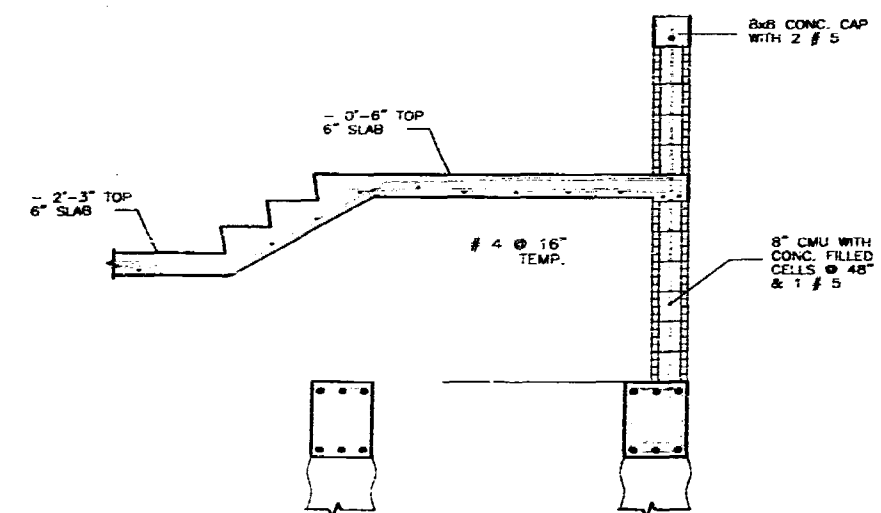
SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" CONT.	BOT

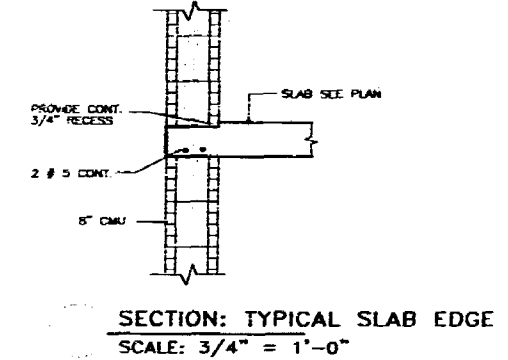
C1 8x8 COLUMN WITH
2 # 5 VERT.
3 @ 8 TIES



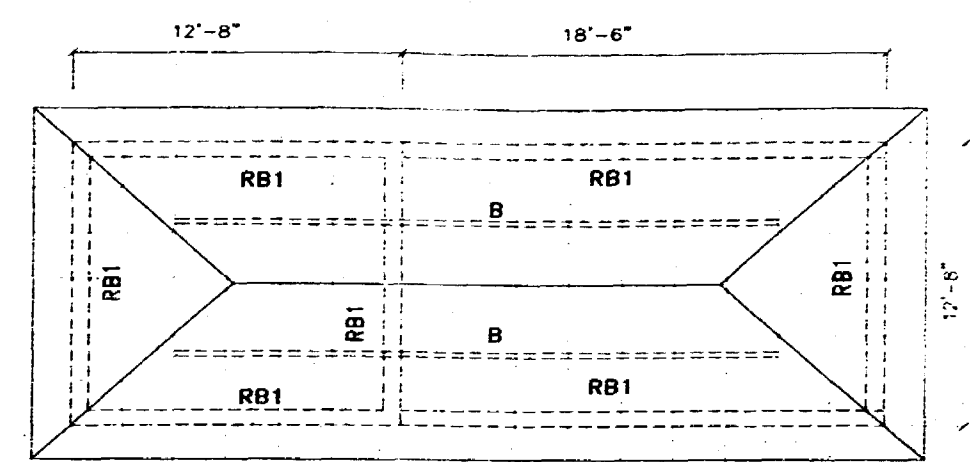
A SECTION
SCALE: 1/2" = 1'-0"



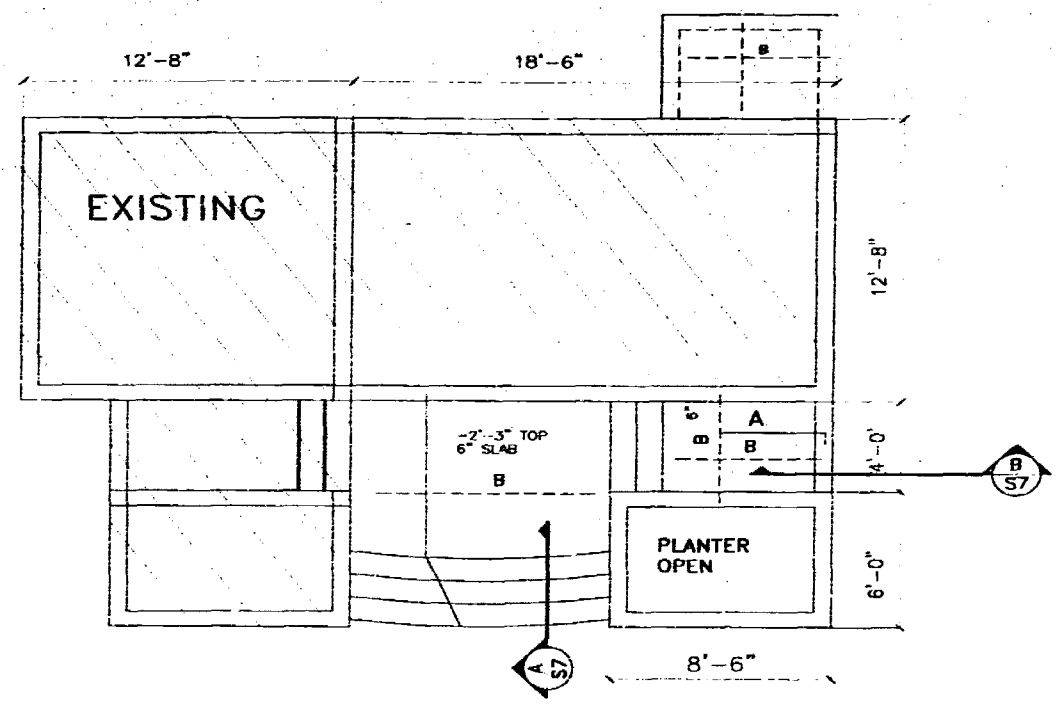
B SECTION
SCALE: 1/2" = 1'-0"



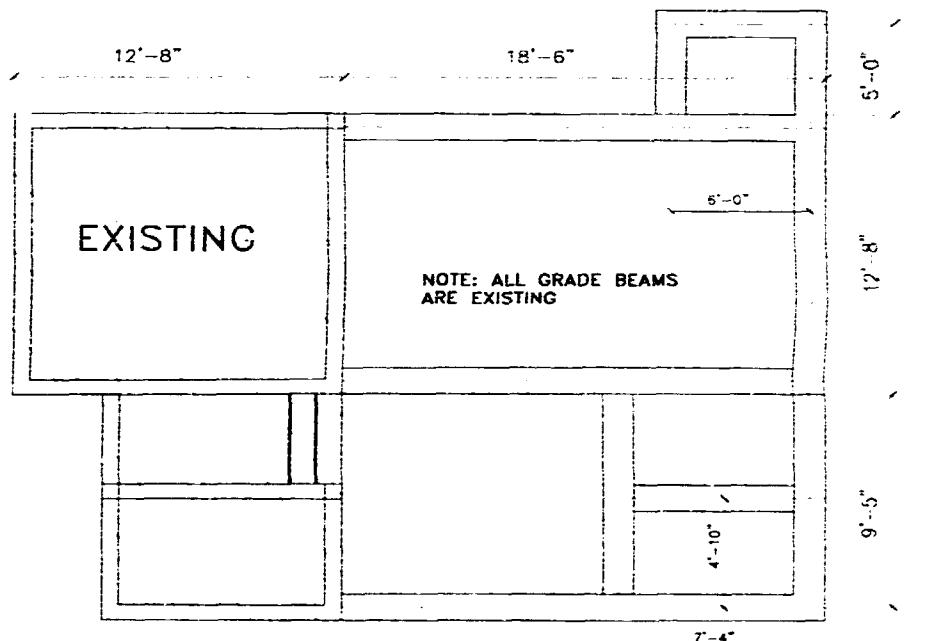
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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



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



PILE & GRADE BEAM PLAN
1/4" = 1'-0"

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
550 BRIDGEL KEY DRIVE, OFFICE FLAZA 201
MIAMI, FLORIDA
PHONE (305) 571-7837 FAX (305) 581-8541
AKC0008

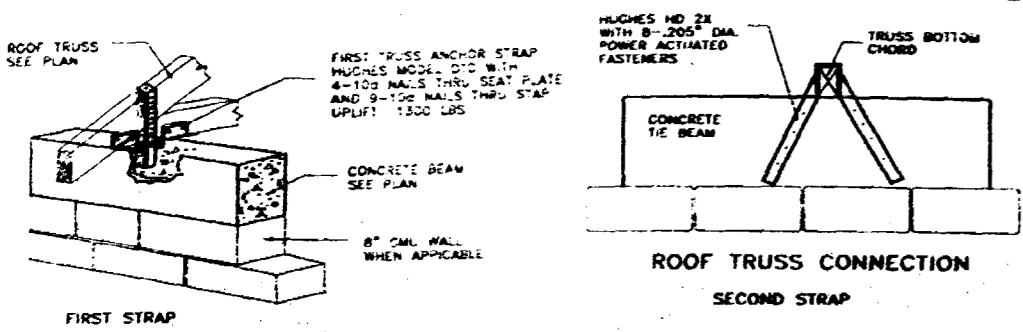
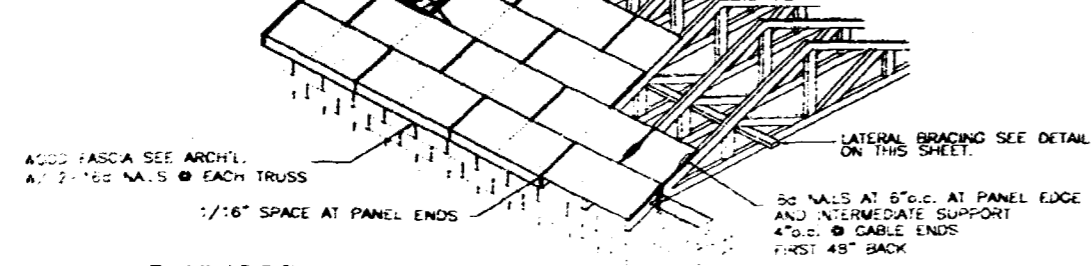
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

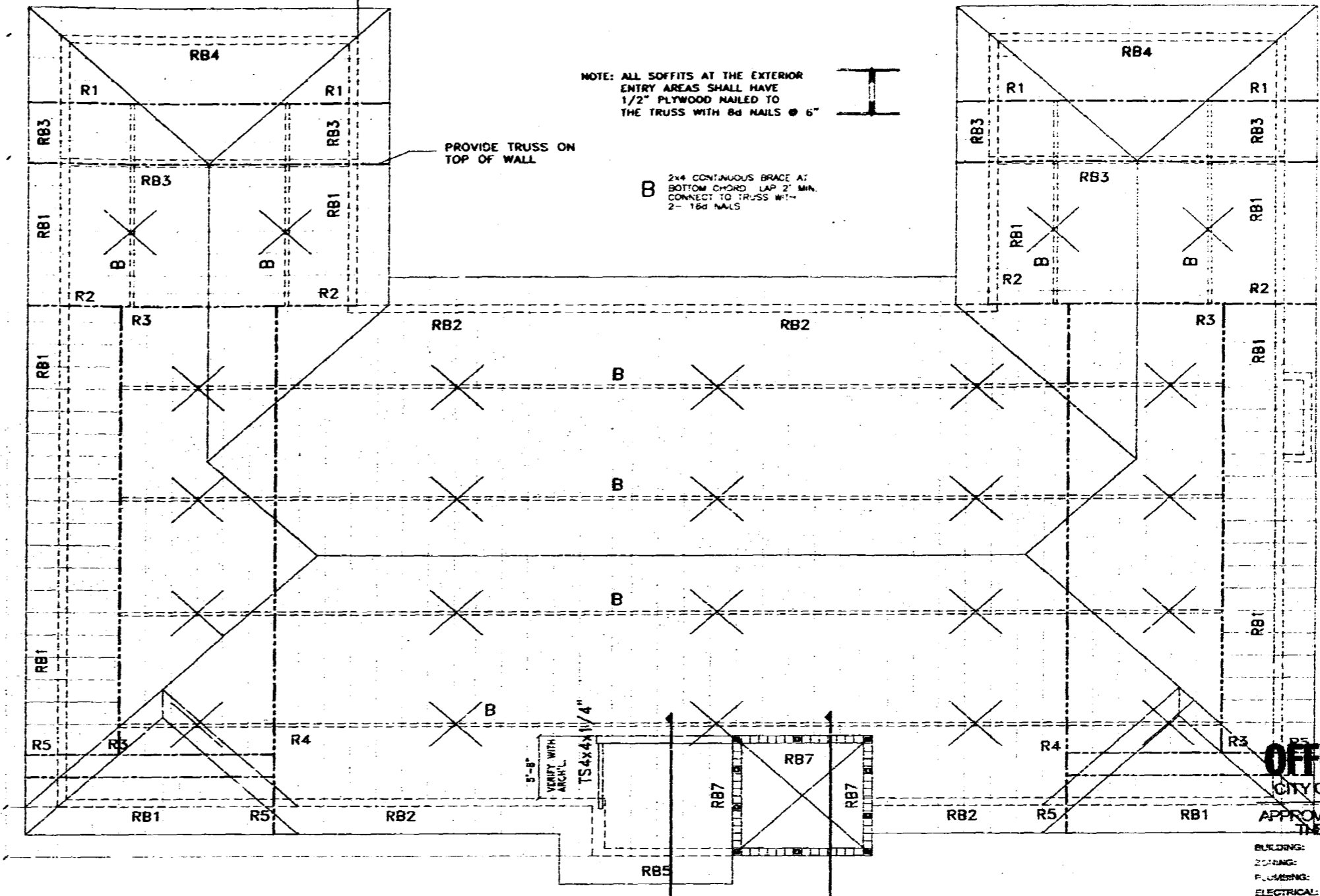
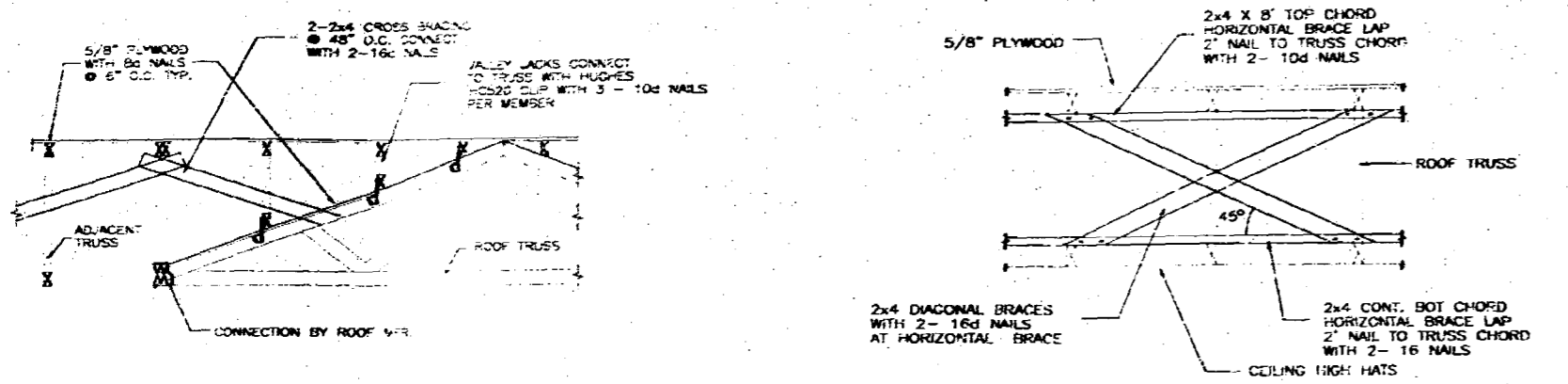
DATE: 2-13-01
SHEET: S8
OF 8

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

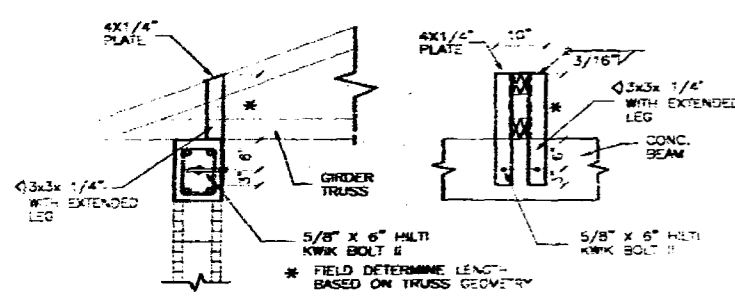
THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT. SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



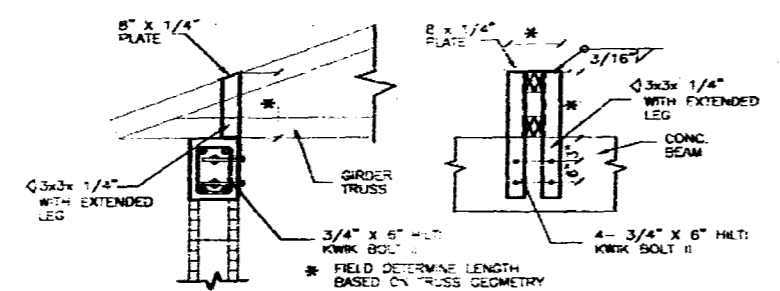
TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30' (2 STRAPS)



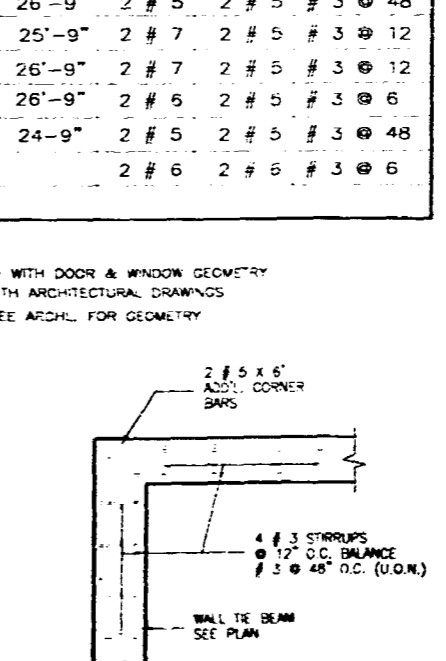
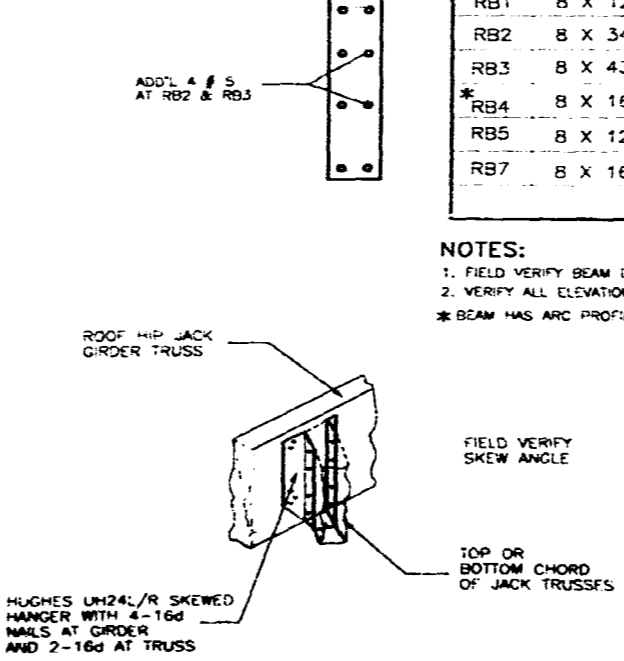
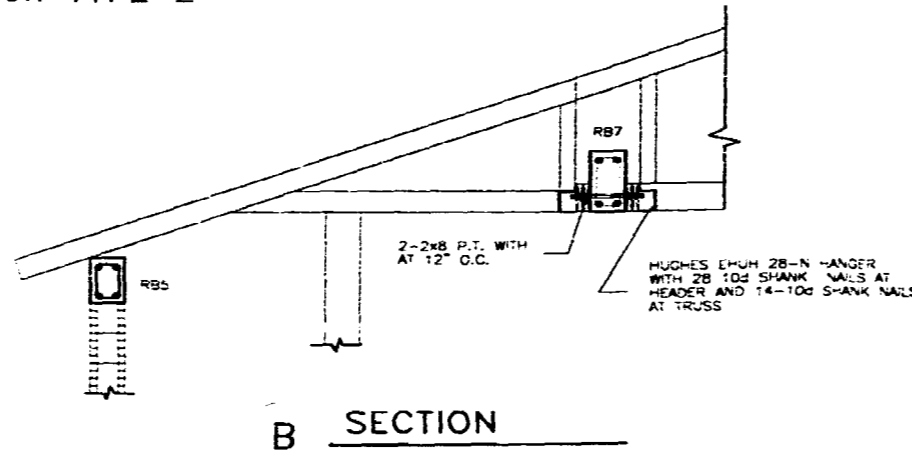
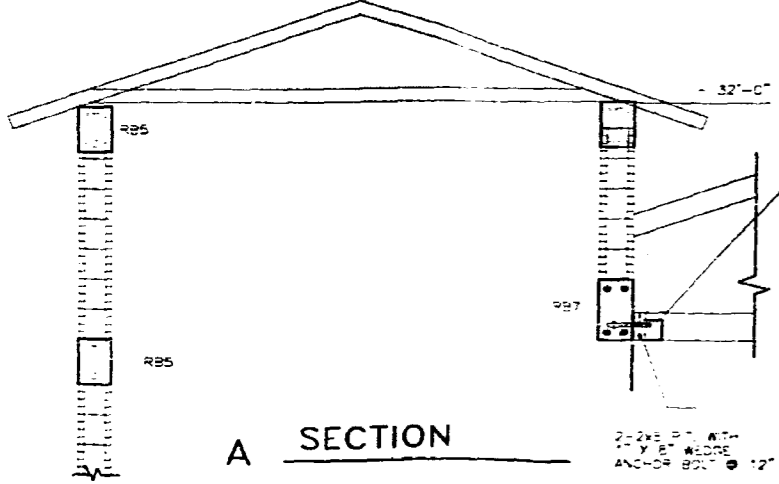
GIRDER TRUSS TO TRUSS CONNECTION



GIRDER ANCHOR TYPE 1



GIRDER ANCHOR TYPE 2



CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING		STIRRUPS
			BOT	TOP	
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
* RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

NOTES:

- FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
- VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS

* BEAM HAS ARC PROFILE. SEE ARCH'L FOR GEOMETRY

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	5.0 K	TYPE 1
R2	R2	4.0 K	
R3	R3	12.0 K	TYPE 2
R4	R4	8.0 K	
R5	R5	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

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

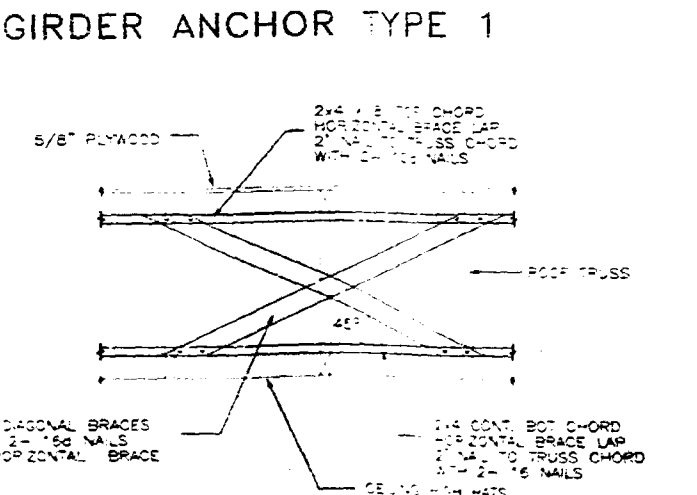
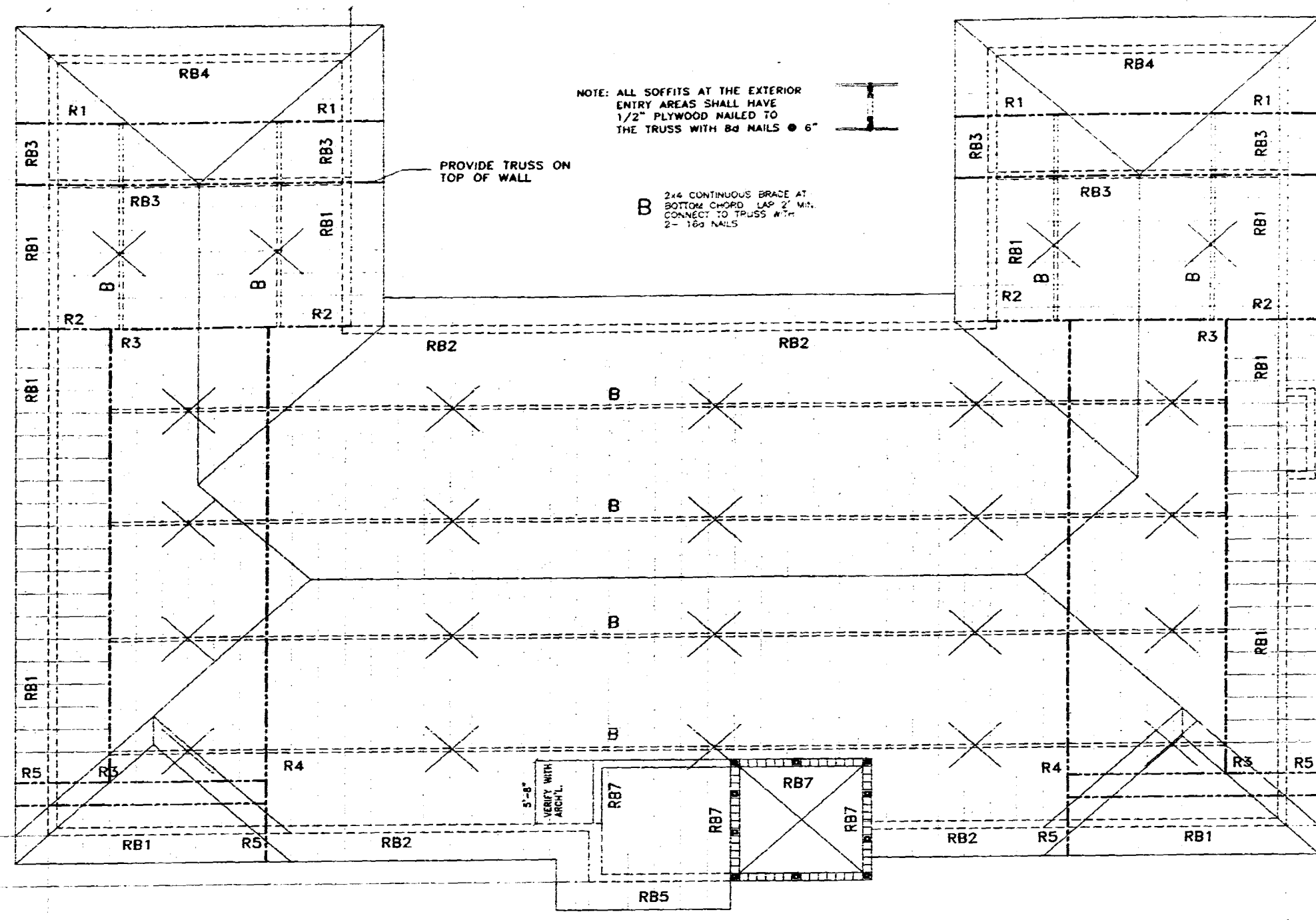
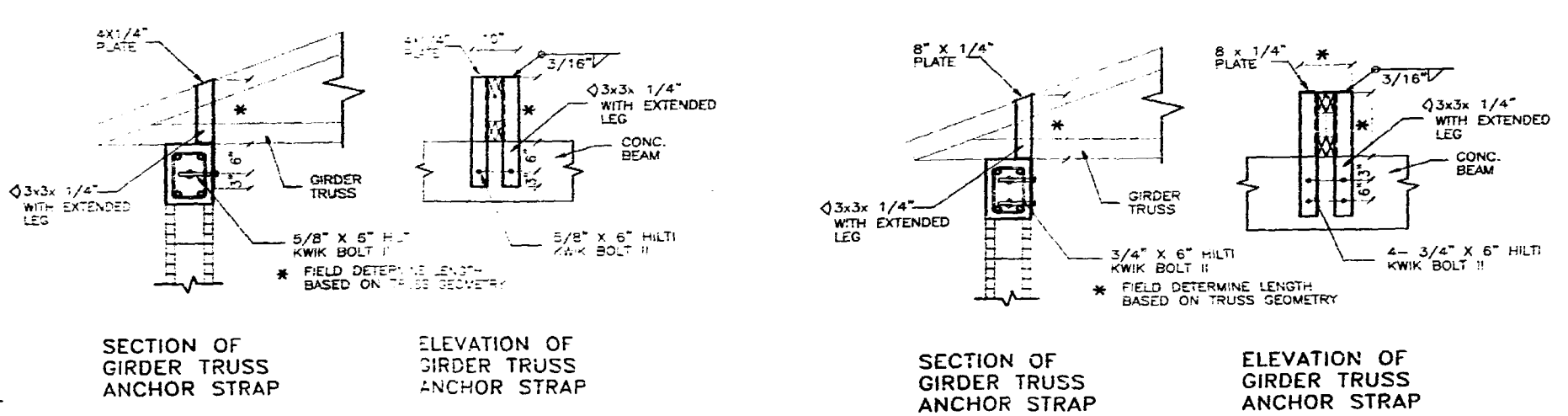
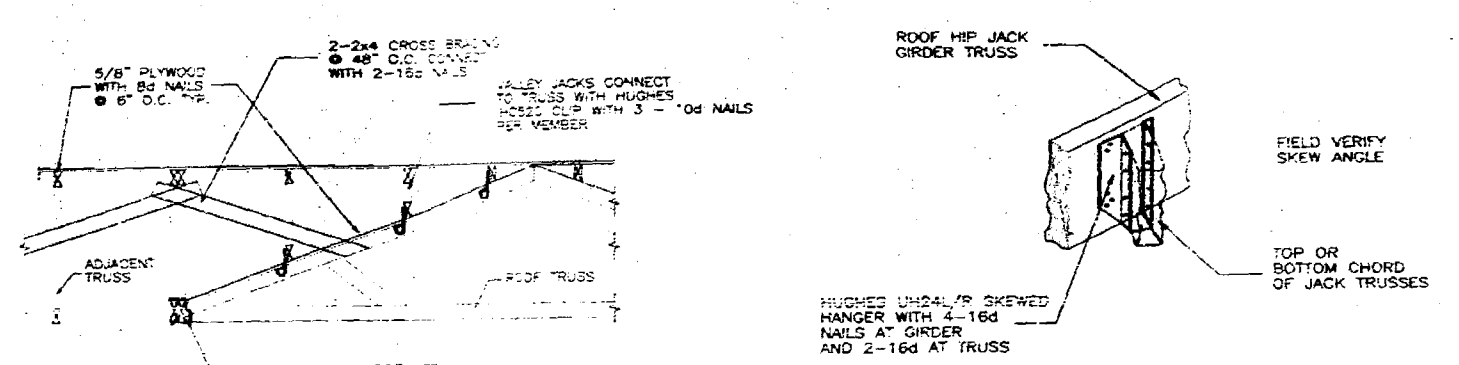
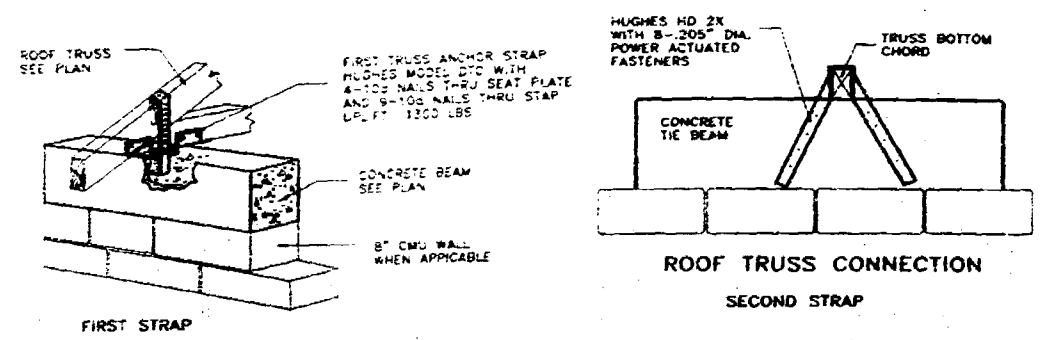
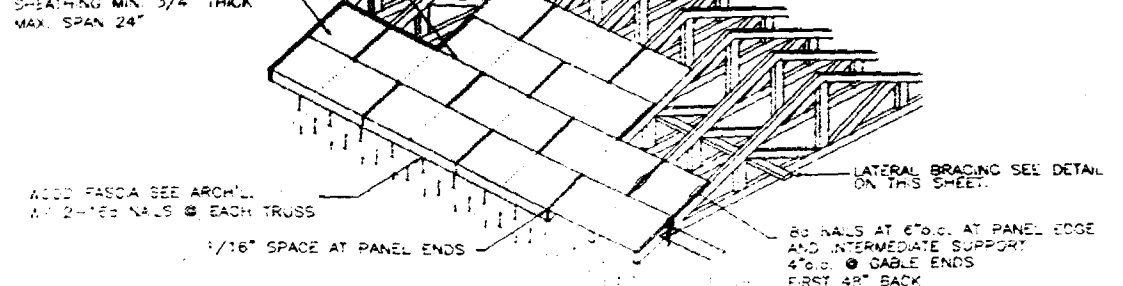
ROBERT WADE AND ASSOCIATES, INC.
PLANNER
ARCHITECTS

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

REVISIONS

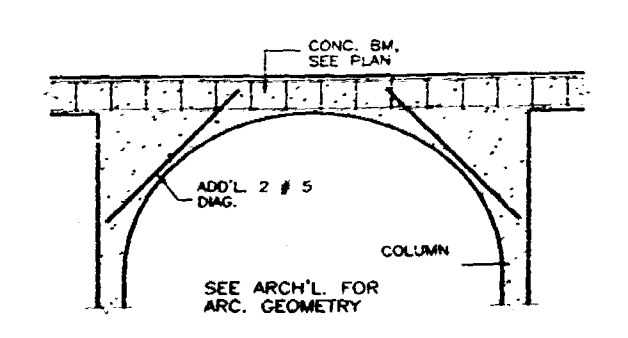
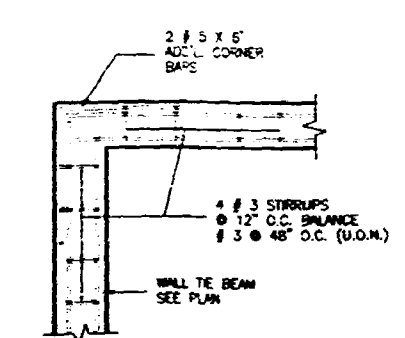
DATE 2-13-01
SHEET S7
OF 4

NOTE: FABRICATOR OF ROOF TRUSSES SHALL BE RESPONSIBLE FOR INSURING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT. SEE ARCH'L. FOR ALL ROOF GEOMETRY TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



NOTES:

- SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
- SEE PLAN FOR BRACE LOCATION



CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS		
			BOT	TOP	
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
* RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

NOTES:

- FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
- VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS

* BEAM HAS ARC PROFILE. SEE ARCH'L. FOR GEOMETRY

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	5.0 K	TYPE 1
R2	R2	4.0 K	
R3	R3	12.0 K	TYPE 2
R4	R4	8.0 K	
R5	R5	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

APPROVED FOR PERMIT BY THE FOLLOWING:

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 12-13-01

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

RESIDENCE FOR INDUSTRIAL HOLDINGS

DOMINION INDUSTRIAL HOLDINGS

MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01

SHEET 57

OF 4

ROBERT WADE AND ASSOCIATES, P.A.

ARCHITECTS

PLANNERS

520 BRIDGELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA

PHONE (305) 371-2822 FAX (305) 381-6100

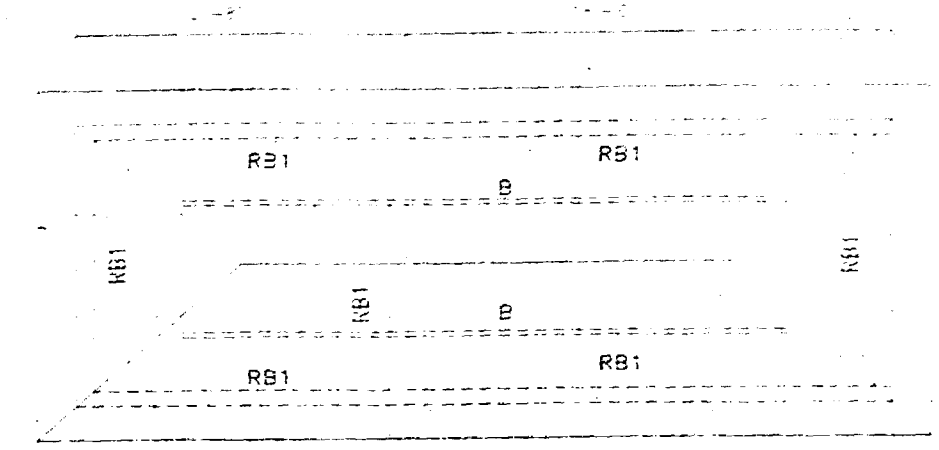
BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	42 PSF	40 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

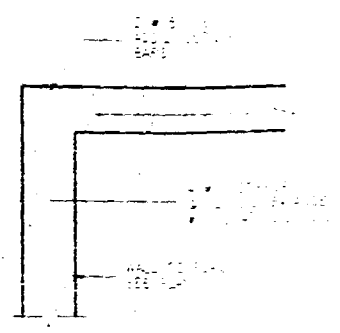
CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8" X 12"	EXISTING BEAM		

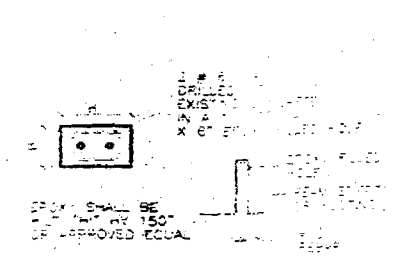


ROOF FRAMING PLAN
1/4" = 1'-0"

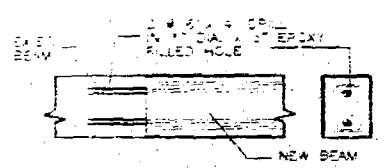
CORNER REINFORCING
DETAIL FOR ALL THE BEAMS



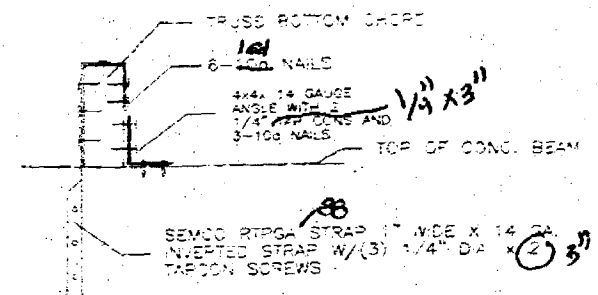
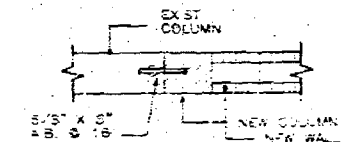
CONNECTION: NEW JACK TRUSSES
TO HIP JACK TRUSSES



CONNECTION: NEW BEAM
TO EXISTING BEAM



CONNECTION: NEW COL.
TO EXISTING COL.



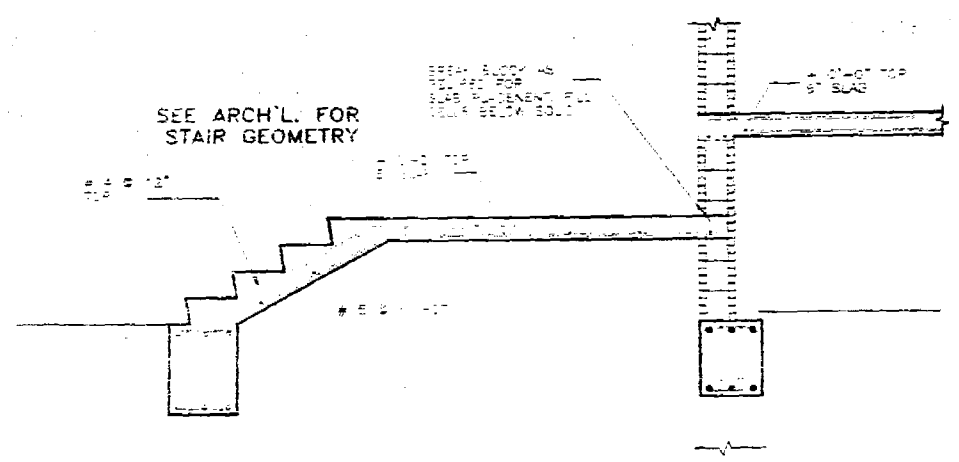
CONNECTION: ROOF TRUSS TO
EXISTING WALL

SLAB REINFORCING SCHEDULE

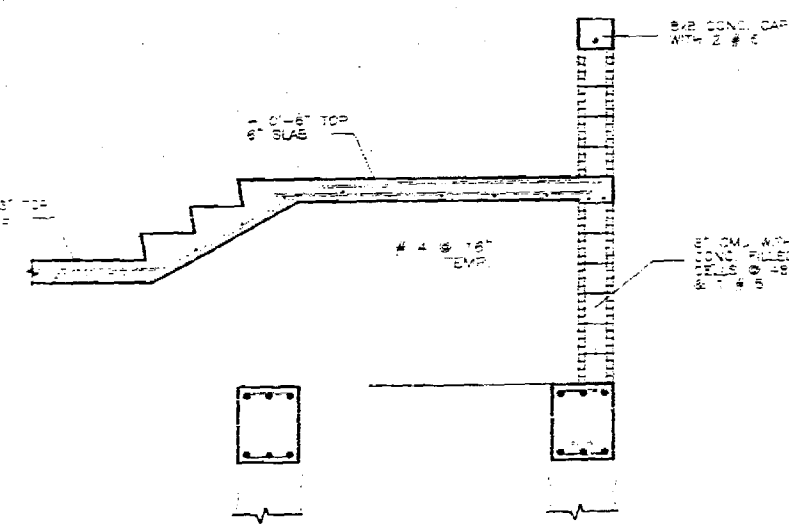
MARK	SIZE	SPACING	LENGTH	LOCATION
# 4 @ 6"	# 4 @ 6"	6" X 4"		TOP
# 4 @ 12"	# 4 @ 12"	CONT.		BOT

C1 8" X 8" COLUMN WITH
4 @ 6" VERT.
4 @ 6" HORIZ.

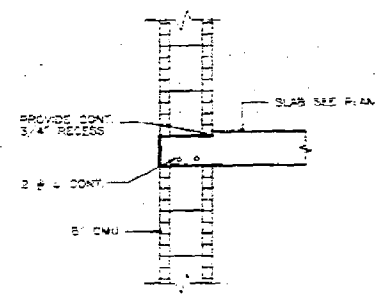
SEE ARCH'L FOR
STAIR GEOMETRY



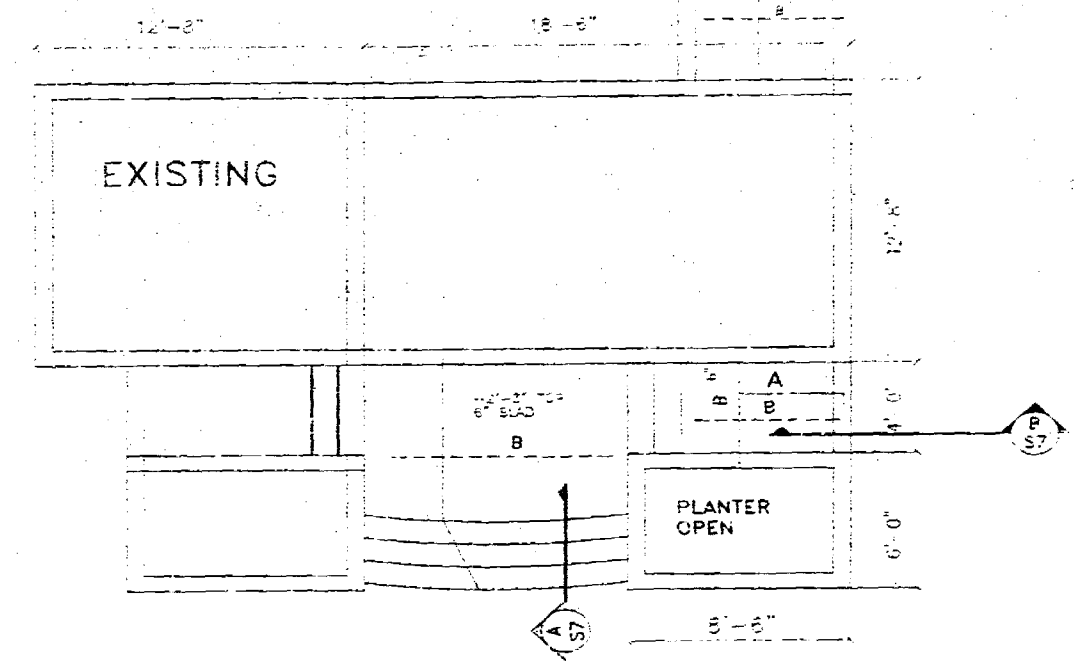
A SECTION
SCALE: 1/2" = 1'-0"



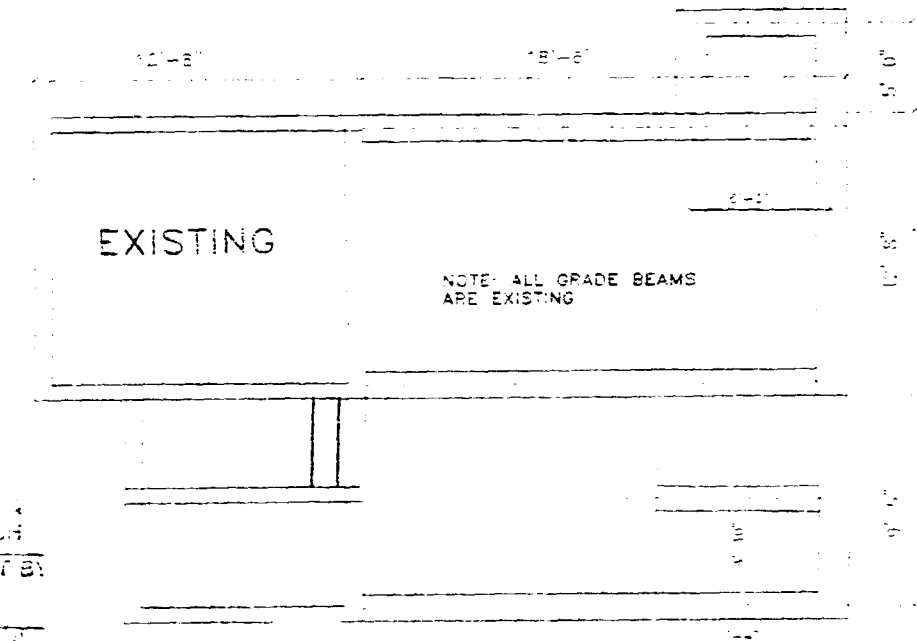
B SECTION
SCALE: 1/2" = 1'-0"



SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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



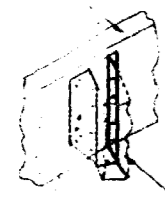
PILE & GRADE BEAM PLAN
1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	7-11-01	ISSUED FOR PERMITS
2	7-11-01	ISSUED FOR PERMITS

COMBINED ENGINEERING & ARCHITECTURE
CARLOS ENRIETA, P.E. 32378
1214 S. 12th St.
TAMPA, FL 33606
813-287-2344
3-22-01

ROOF HIP JACK GIRDER TRUSS

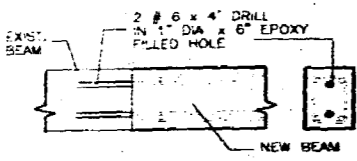
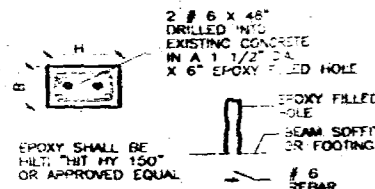


FIELD VERIFY SKEW ANGLE

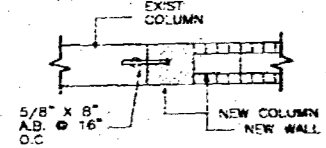
TOP OR BOTTOM CHORD OF JACK TRUSSES

HUGHES LH24L/R SKEWED HANGER WITH 4-16d NAILS AT GIRDER AND 2-16d AT TRUSS

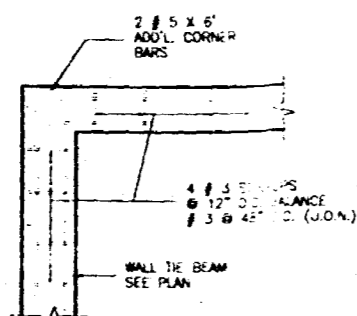
CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

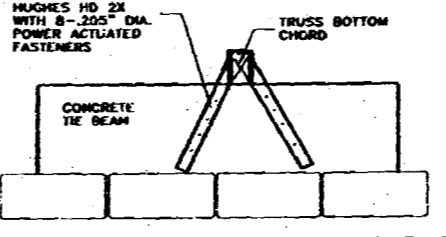
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8 X 12	8'-2"	EXISTING BEAM	

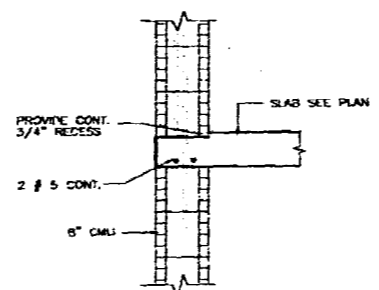


ROOF TRUSS CONNECTION TO EXISTING WALL

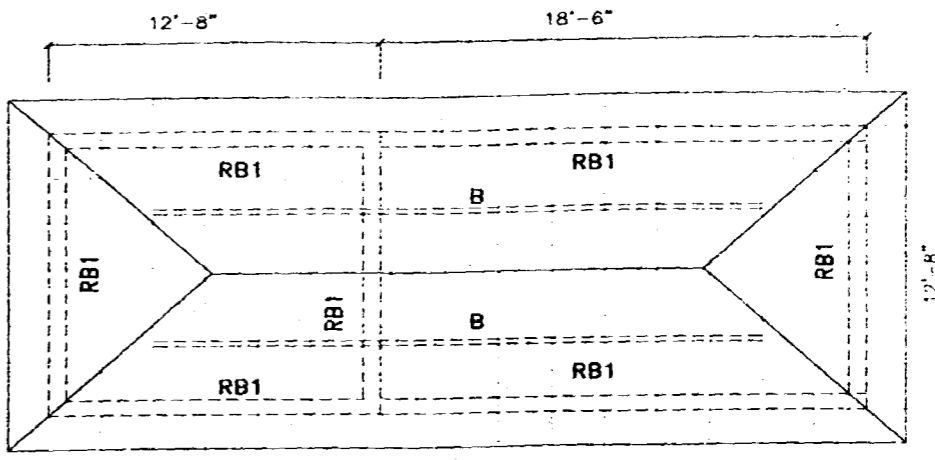
SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4 @ 15"	X 4'		TOP
B	# 4 @ 12"	CONT.		BOT

C1 8x8 COLUMN WITH 2 # 5 VERT. & 3 # 8 TIES



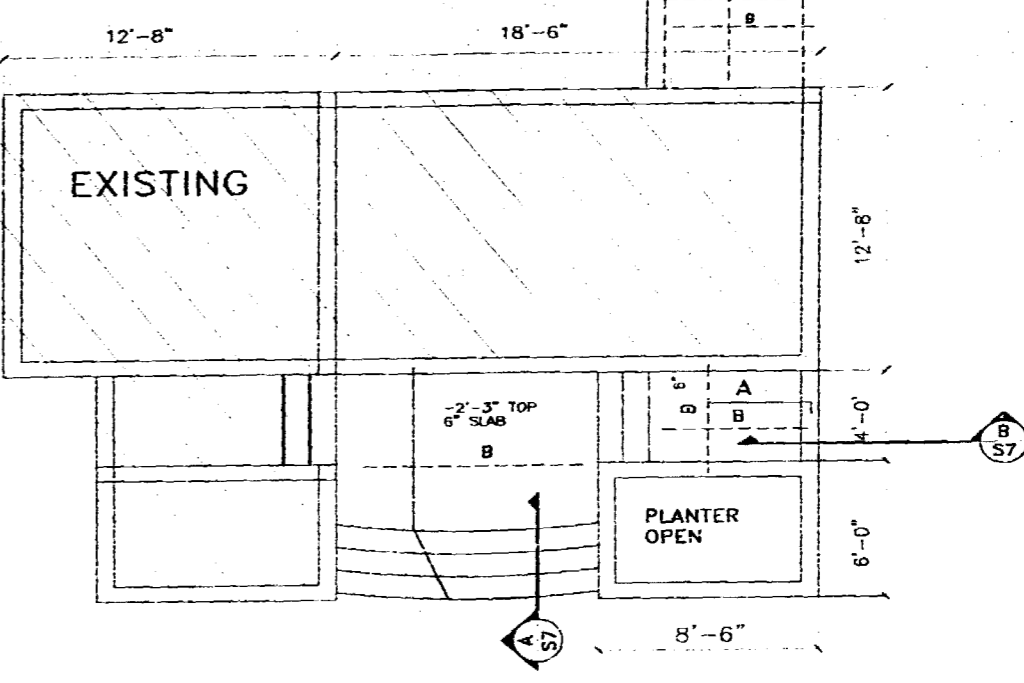
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



ROOF FRAMING PLAN

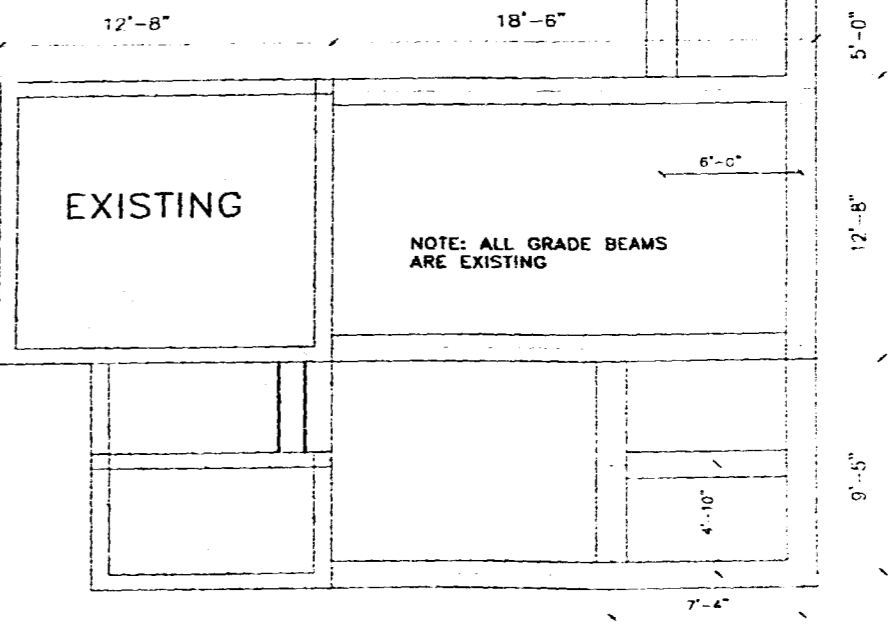
1/4" = 1'-0"

2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2' MIN. CONNECT TO TRUSS WITH 2-16d NAILS



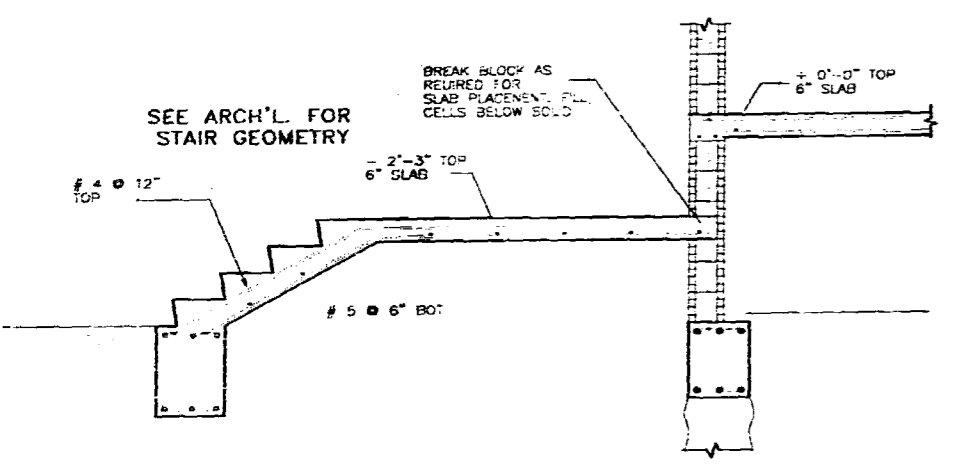
FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

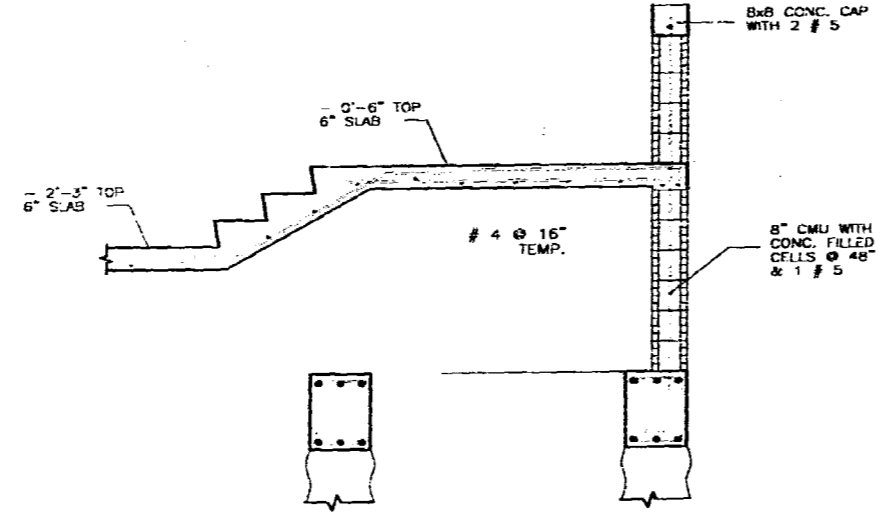


PILE & GRADE BEAM PLAN

1/4" = 1'-0"



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



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

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

[Signature]

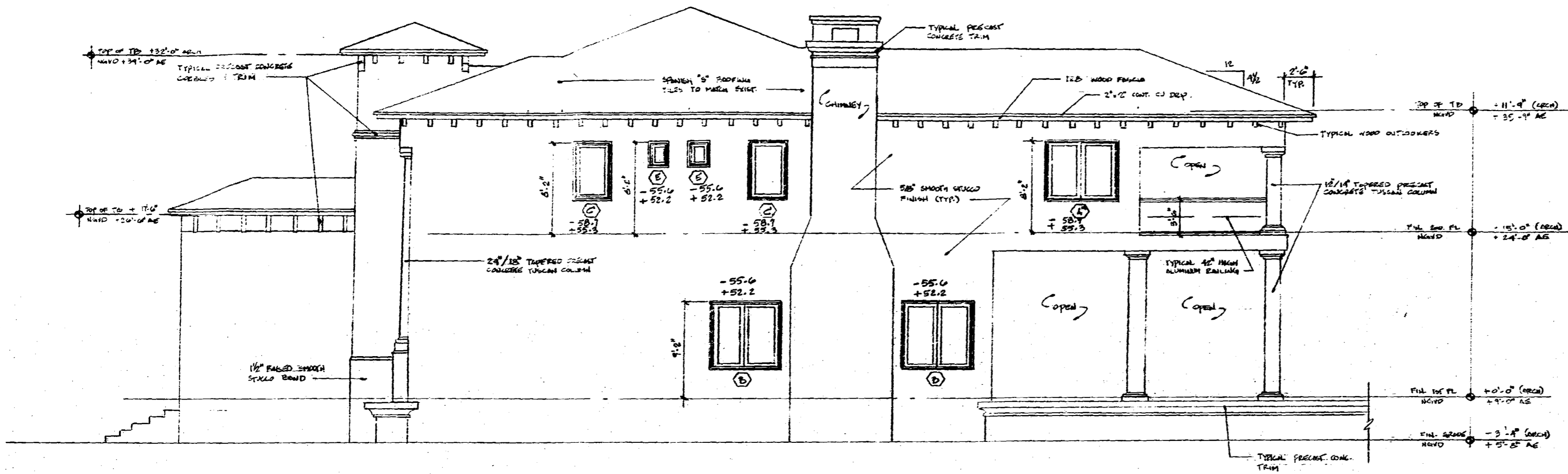
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P
PLANNERS
ARCHITECTS
320 BRIDGELL AVE. DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
PHONE (305) 371-2632 FAX (305) 381-6800

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

REVISIONS

DATE 2-13-01
SHEET S8
OF 8



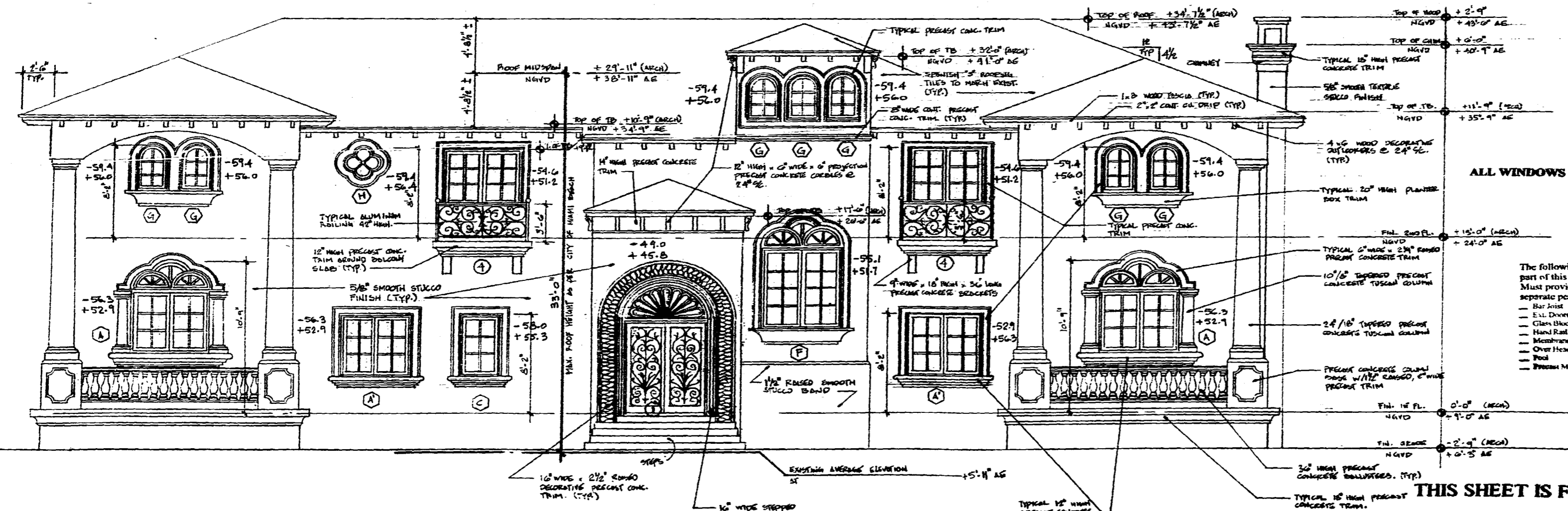
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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

THIS SHEET IS FOR WINDOW PRESSURES ONLY

RAILING AND HANDRAIL GENERAL NOTE
 ALL RAILING DETAILS TO COMPLY WITH I.C.C. SECTION 5.2.2.4.1
 HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) FROM FINISH FLOOR TO TOP OF RAILING. PICKETS MUST BE 4" DIAMETER AND SPACED AT 30" MAXIMUM SPACING AND COVER HEADS MUST BE 42" HIGH. PICKETS MUST BE 4" DIAMETER AND SPACED AT 30" MAXIMUM SPACING AND COVER HEADS MUST BE 42" HIGH. PICKETS MUST BE 4" DIAMETER AND SPACED AT 30" MAXIMUM SPACING AND COVER HEADS MUST BE 42" HIGH.



THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

SCALE 1/4"=1'-0"

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

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

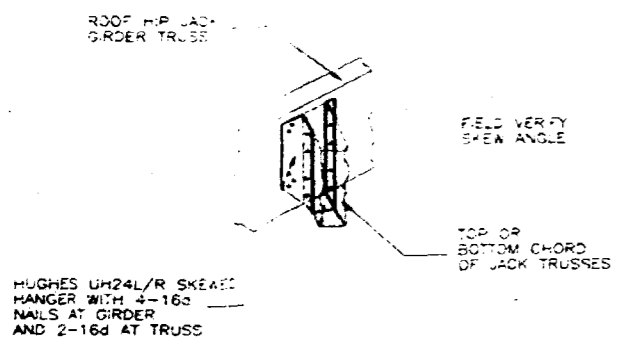
- The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
- Bar Joist
 - Ex. Doors
 - Glass Block
 - Hand Rail
 - Membrane Structures
 - Over Head Doors
 - Pool
 - Precast Members
 - Stairs
 - Sky Light
 - Steel Deck
 - Structural Steel
 - Trusses
 - Windows
 - Claret

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

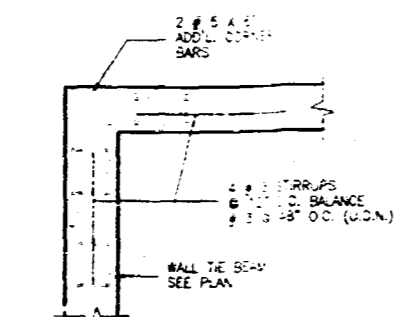
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

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

DATE OF SHEET
WP-1
 OF 3



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

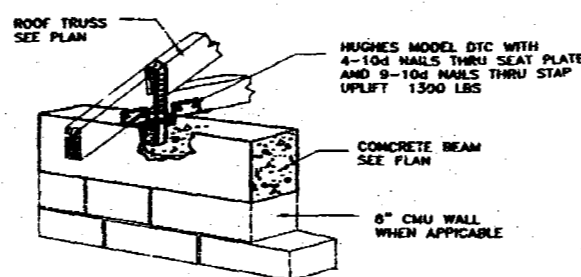
BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

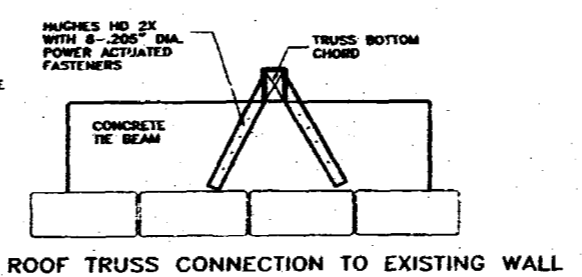
ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8 X 12	8'-2"	2 # 5	2 # 5 # 3 @ 48
RB2	8 X 12	8'-2"	EXISTING BEAM	



ROOF TRUSS CONNECTION TO NEW WALL

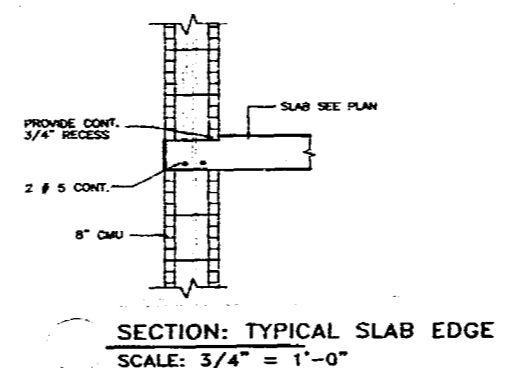


ROOF TRUSS CONNECTION TO EXISTING WALL

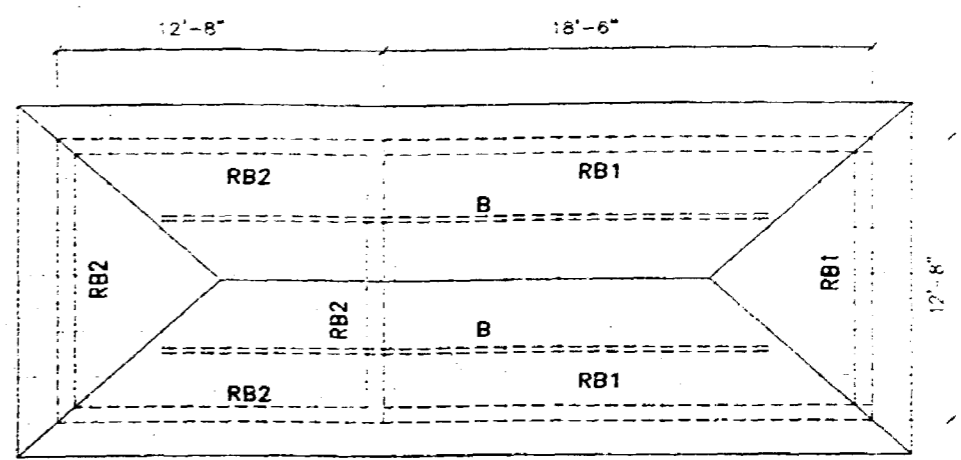
SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" CONT	BOT

C1 8x8 COLUMN WITH 2 # 5 VERT # 3 @ 8 TIES

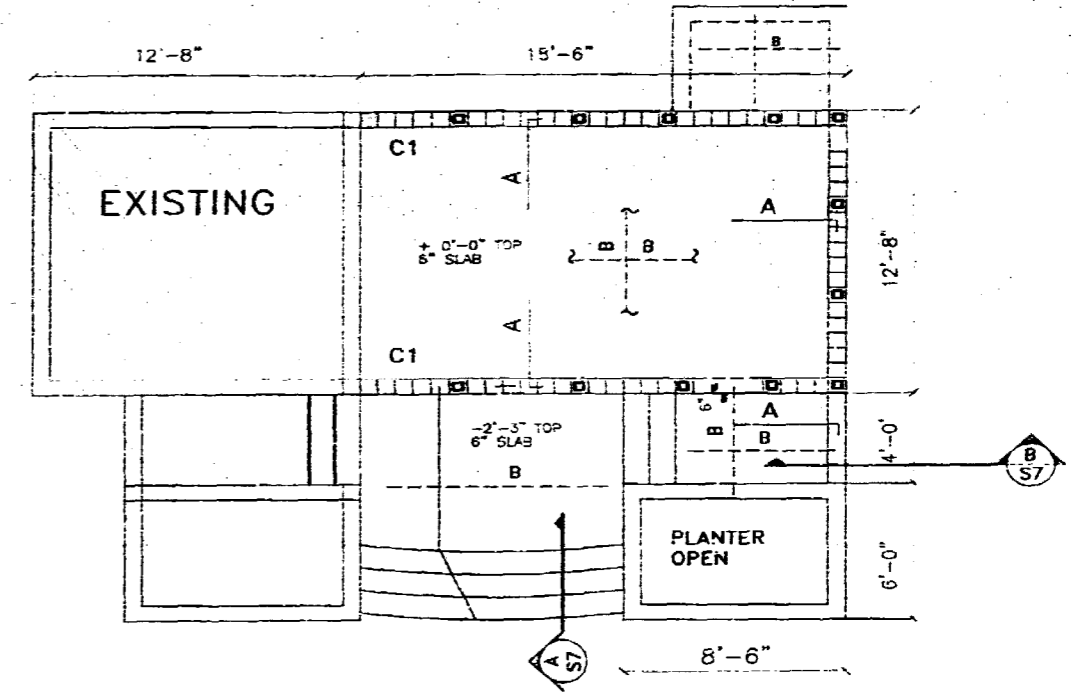


SECTION: TYPICAL SLAB EDGE SCALE: 3/4" = 1'-0"

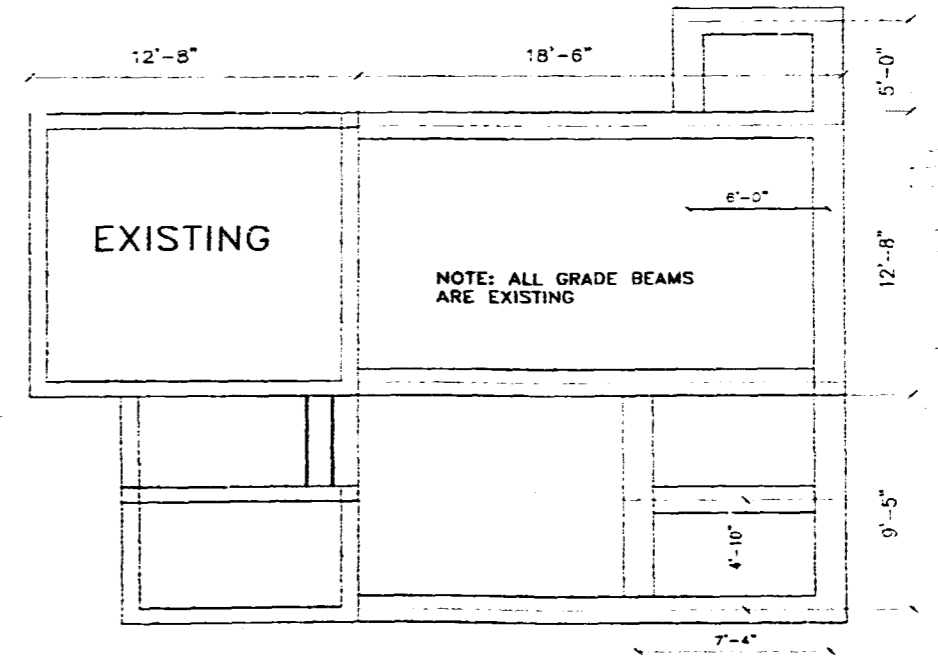


ROOF FRAMING PLAN 1/4" = 1'-0"

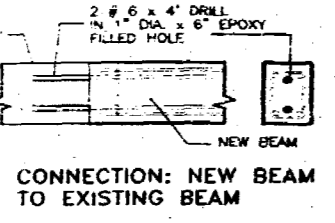
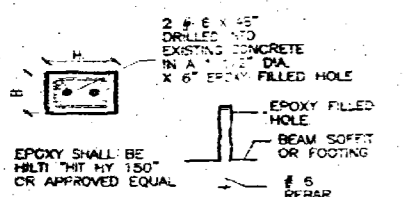
B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2' MIN. CONNECT TO TRUSS WITH 2-16S NAILS



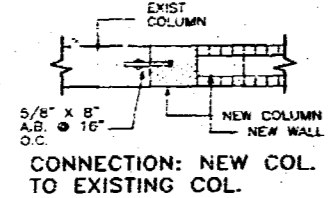
FIRST FLOOR FRAMING PLAN 1/4" = 1'-0"



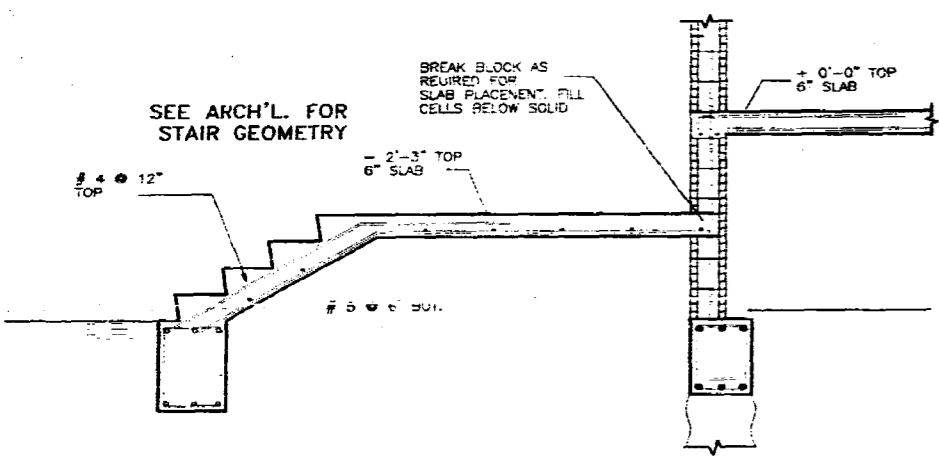
PILE & GRADE BEAM PLAN 1/4" = 1'-0"



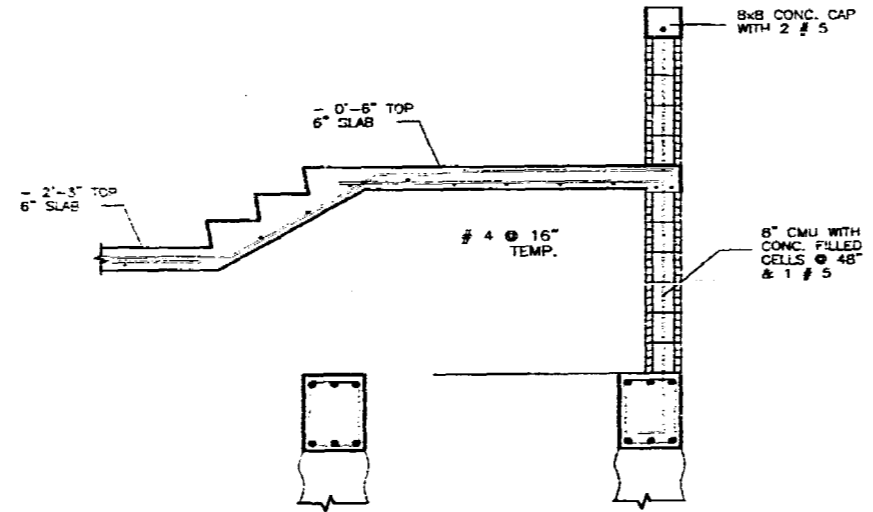
CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.



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



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

CONCRETE MASONRY WALL NOTES

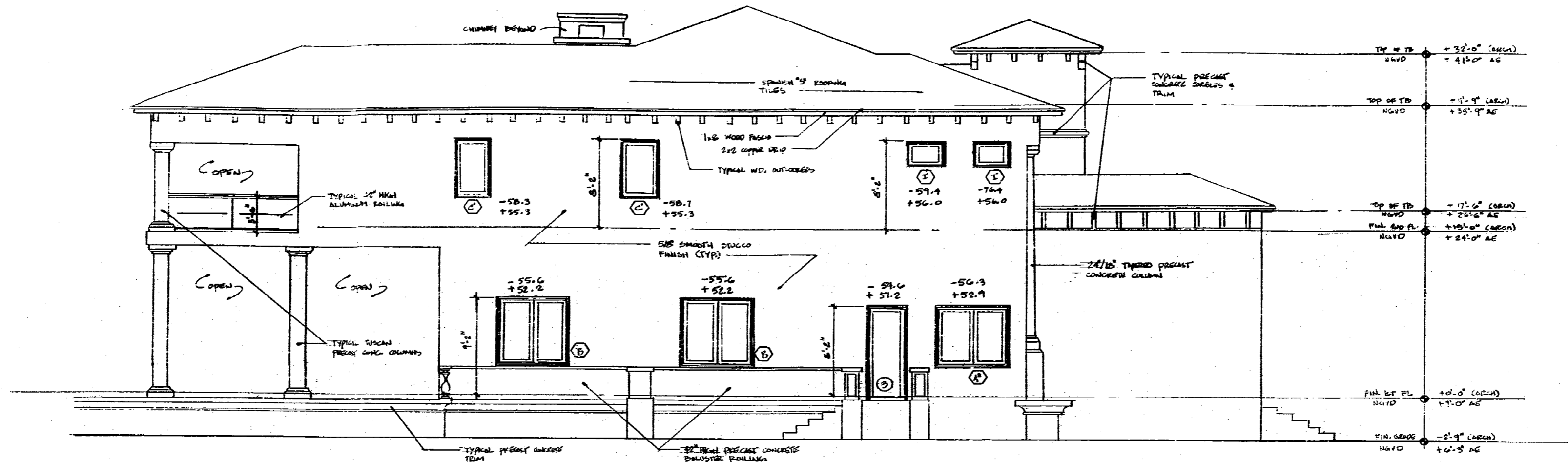
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 48" @ 1" # 5. F'WD = 1500 PSI. PROVIDE # 8 (9 GAUGE) LADDER TYPE HORIZ. REINF. AT 16" OC. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN 10' SLUMP. STRENGTH F'WD = 2500 PSI. COMPL. WITH ASTM C476. MAXIMUM LIFT UNBRACED 4'. MAXIMUM POUR HEIGHT 10'. POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

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520 BRICKELL KEY DRIVE, OFFICE PLAZA 701
MIAMI, FLORIDA ACC000875

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

REVISIONS
DATE 7-13-01
SHEET S8 OF 8

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



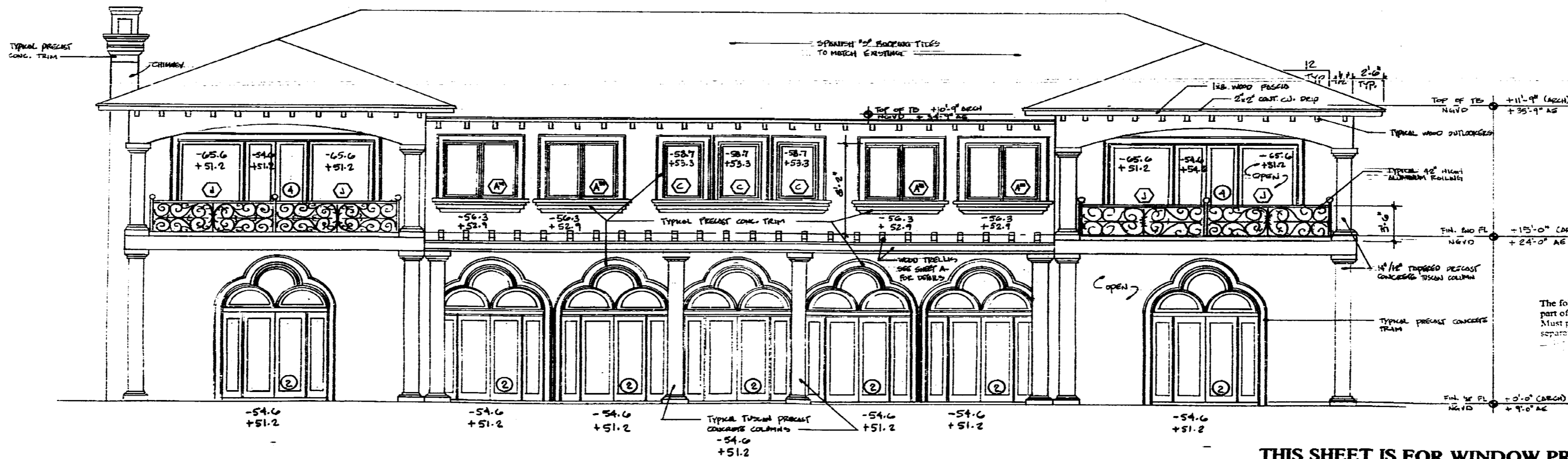
LEFT SIDE ELEVATION

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

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



THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"



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

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING	
PLUMBING	
ELECTRICAL	
MECHANICAL	
FIRE PROTECTION	
PUBLIC ADMINISTRATION	
STRUCTURAL	

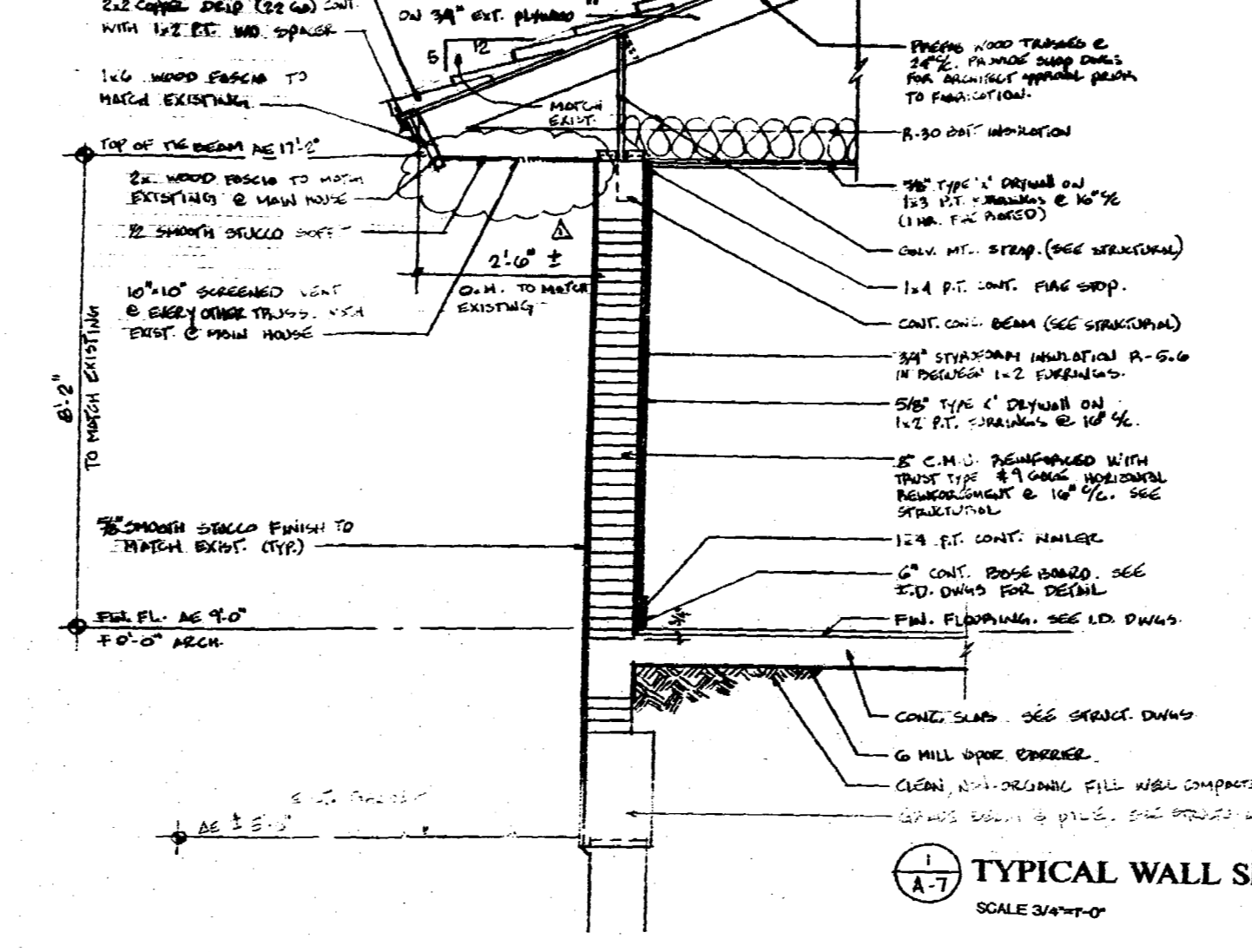
The following shop drawings are not part of this permit. Must provide shop drawings under separate permit file.

- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Doors

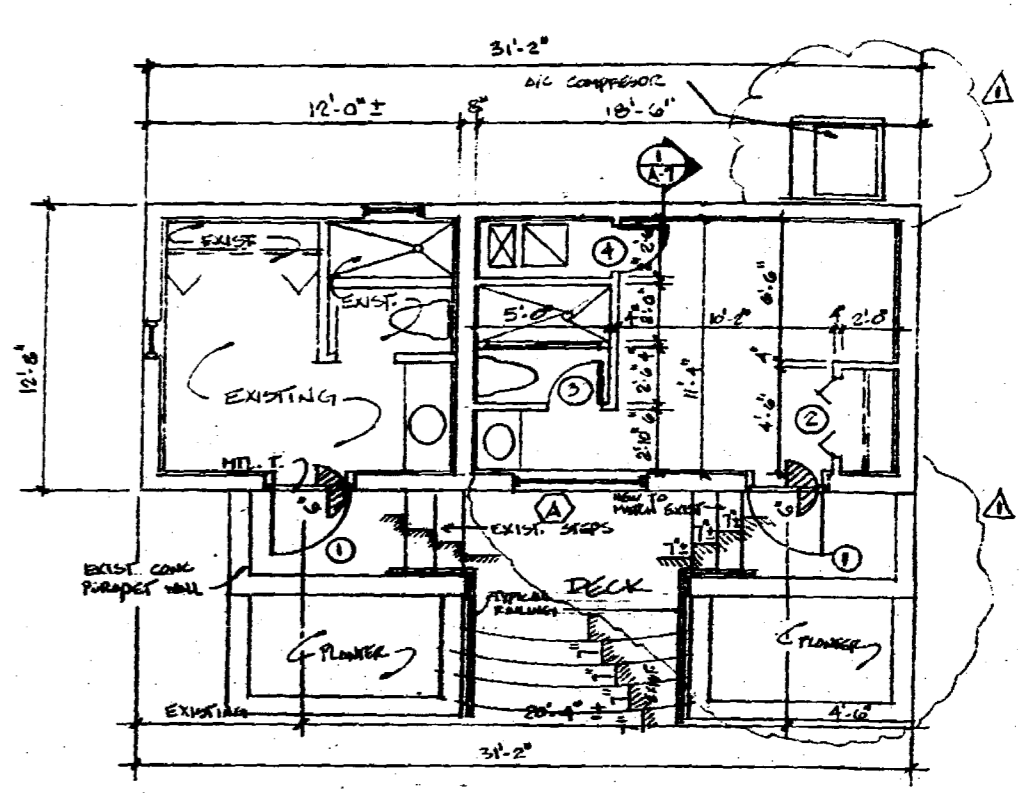
ROBERT WADE AND ASSOCIATES, P.A.

RESIDENCE FOR

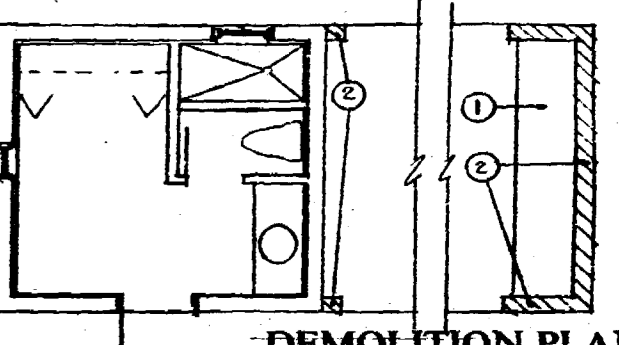
REVISIONS



TYPICAL WALL SECTION
SCALE 3/4"=1'-0"

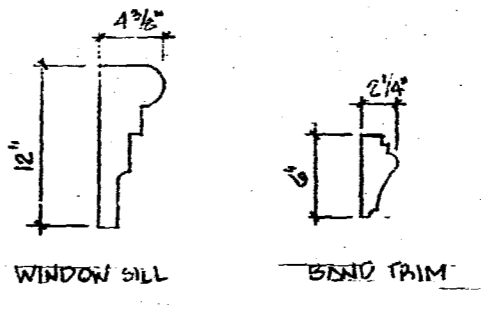


FLOOR PLAN
SCALE 1/4"=1'-0"



DEMOLITION PLAN
SCALE 1/4"=1'-0"

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



PRECAST TRIM PROFILES

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

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

NO.	WIDTH	HEIGHT	FINISH	DESCRIPTION	REMARKS	REVISIONS
(A)	6'-0"	4'-6"	-	ALUM. CASSETTE	C.G.E.	98" IMPACT GLASS, 2000

NOTES

- ALL GLASS TO BE 98" GRAY TINTED, IMPACT GLASS
- PIECES PER APPROXIMATE, VERIFY SIZES WITH WINDOW MANUFACTURERS
- PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

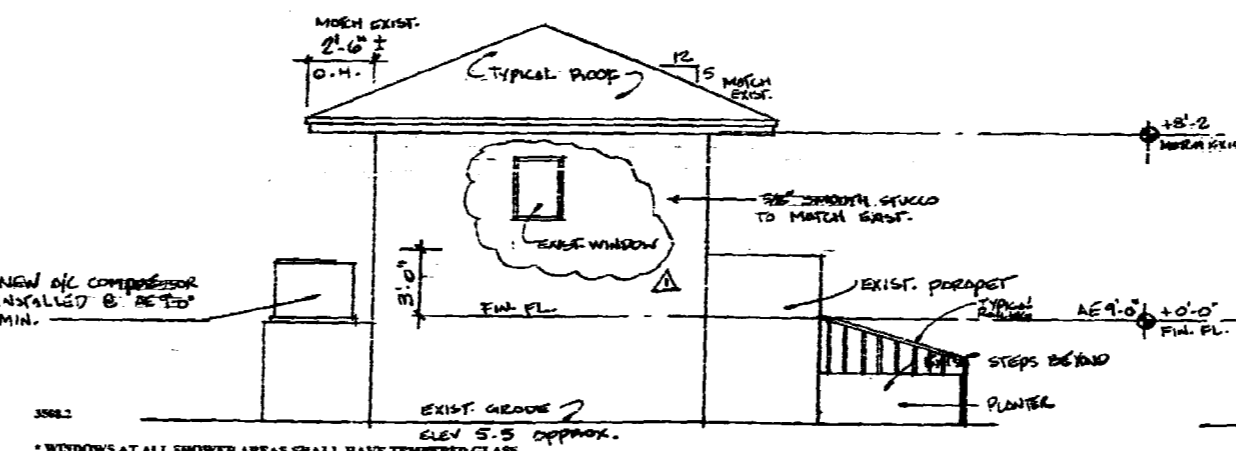
BUILDING	ENGINEERING	ELECTRICAL	MECHANICAL	PLUMBING	STRUCTURE	ACCESSIBILITY

NO.	WIDTH	HEIGHT	FINISH	TYPE	REMARKS
(1)	3'-0"	8'-0"	1 1/2"	WOOD, FINISHED	1 ALUM. IMPACT
(2)	4'-0"	8'-0"	1 1/2"	WOOD, FINISHED	3
(3)	2'-0"	8'-0"	1 1/2"	"	3
(4)	2'-4"	8'-0"	1 1/2"	"	2 ALUM.

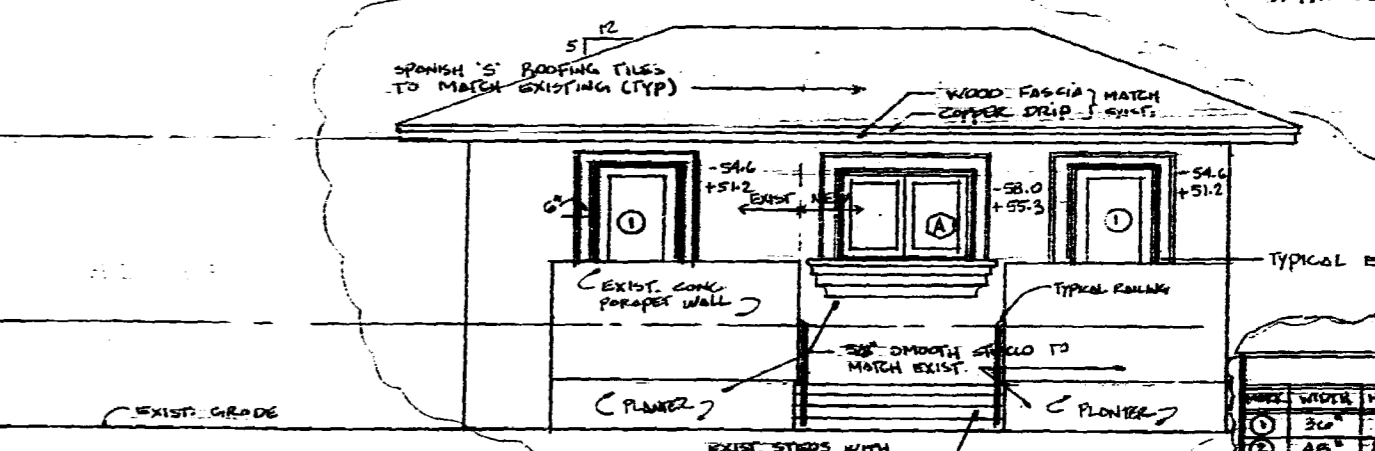
NOTES

- FINISHING, FULL HEIGHT STRAPPING, REAR EXIST. PER CODE, MET. THRESHOLD
- FINISHING, AIR TRIM, FINISH AL. REGION
- FINISHING, SUBGRANT 3/4" FROM FINISH FLOORLINE

THIS SHEET IS FOR WINDOW PRESSURES ONLY

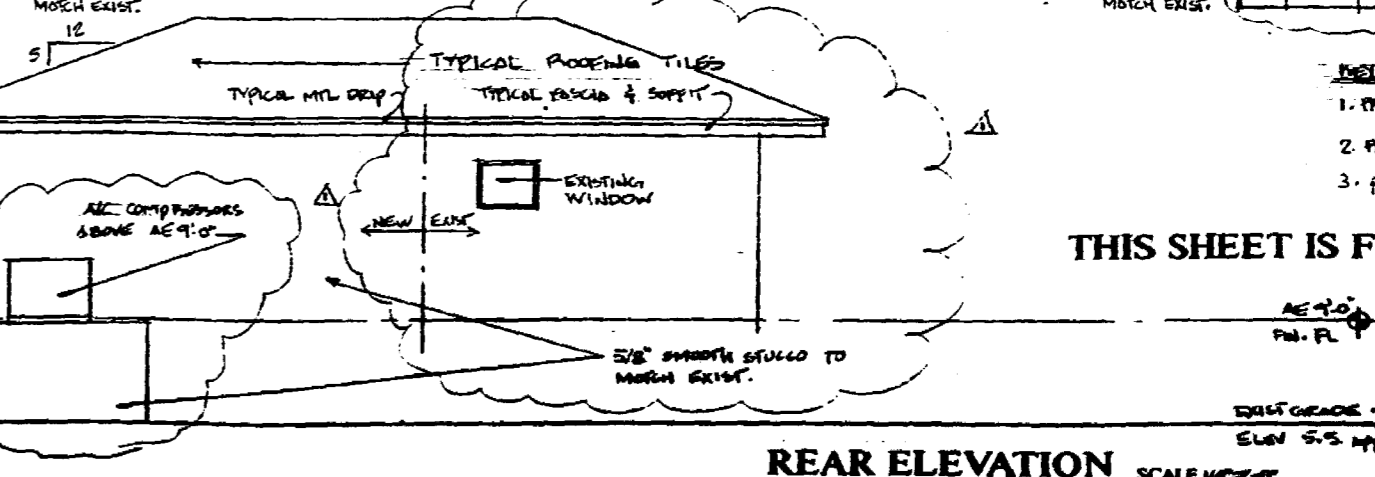


LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



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

NEW WINDOWS TO HAVE 3/8" IMPACT RESISTANT GLASS



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

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. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS. EXISTING PARTS MUST BE EQUIPPED WITH BANNERS.
- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-GLL CIRCUIT.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 3" FROM FINISH FLOOR, OR FINISH SECURITY BAR 6" HIGH FROM FINISH FLOOR.
- SECOND MEANS OF ESCAPE (S.F.E.C. SECTION 3112): THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING: (A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, UNOBSTRUCTED OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL. (B) A PASSAGE THROUGH ADJACENT NON-LOCKABLE SPACES EXCEPT IF 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 BY HEIGHT AND 1'-00" BY AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF: (C.1) THE WINDOW IS WITHIN 30 FEET OF GROUND, OR (C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR (C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- ALL OUTSIDE WINDOW GLASS TO COMPLY WITH S.F.E.C. SECTION 3112.

- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 4" DIA. RIGID. ALL RAILING MUST BE 3" RIGID. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

RIGHT SIDE ELEVATION IS SIMILAR

Process: _____ Folio: _____
 Lot 30 437 Block 1 Plat Book 0 Page 54
 Address: 94 PALM AVENUE Highest Crown/Road Elev.: _____
 Highest ELEV. OF FLOOD ELEVATION ABOVE WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: _____ PLS. LIST:
 Elevation Lowest Floor Garage/Storage Adjacent Grade
 Existing 5'-0" 5'-1" 5'-6"
 Proposed 9'-0" N/A 5'-0"

The Elevation Certificate, as required before making any impervious above ground floor and a Final Elevation Certificate is required before issuance of certificate of occupancy or completion (Competition HOLD 186 (1103-33), Call 375-6665).

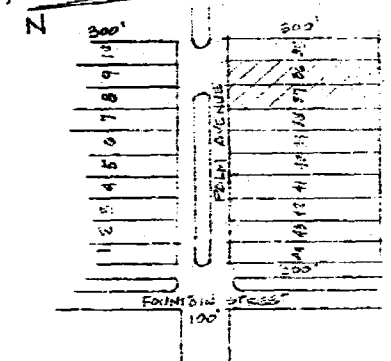
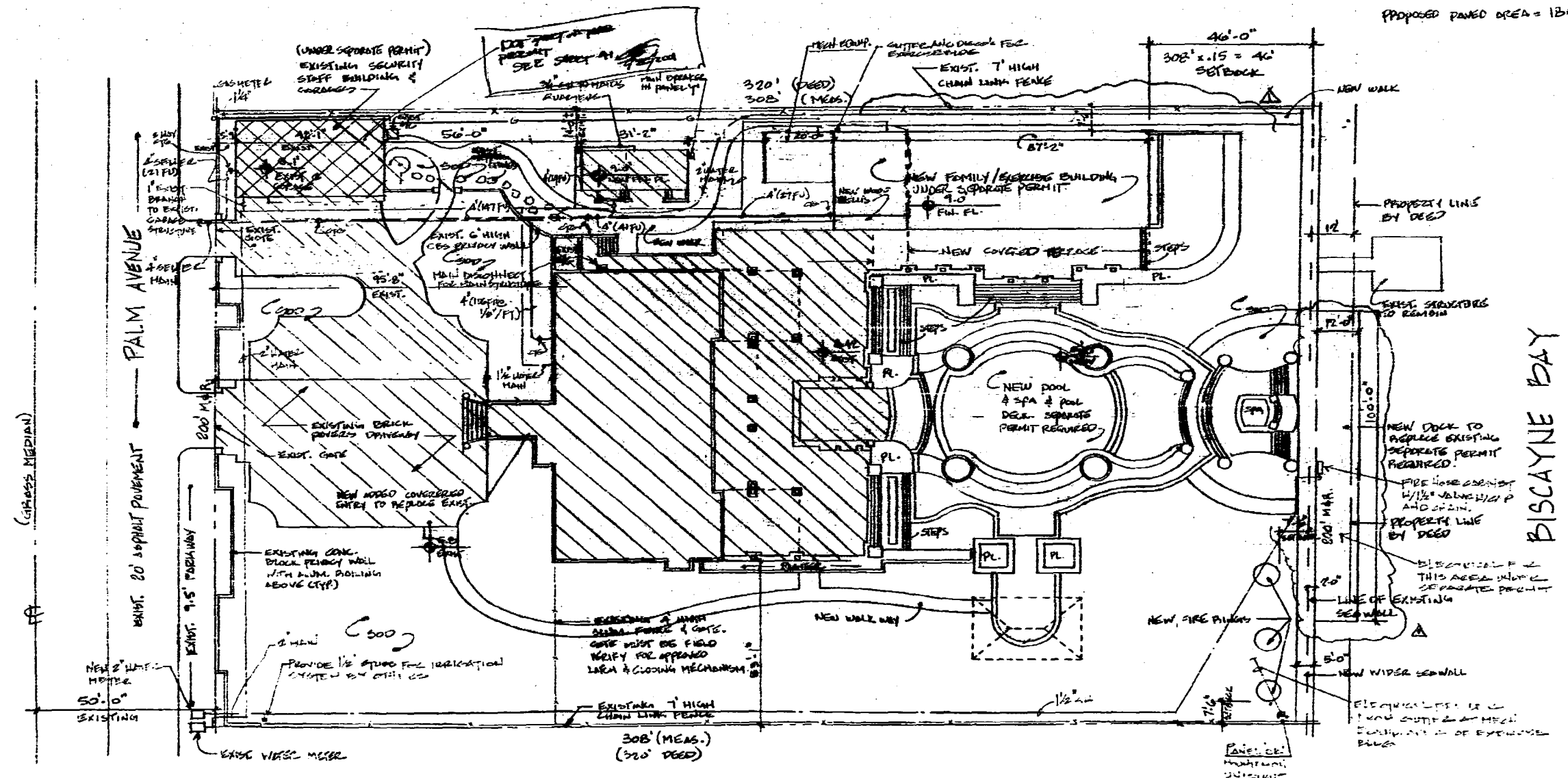
D.S.F.H. (Outside Special Flood Hazard) All Electrical and Mechanical equipment must be located at or above the Required Lowest Floor Elevation. S.F.H. (Special Flood Hazard) All Electrical and Mechanical equipment must be located at or above the Base Flood Elevation or Required Lowest Floor Elevation whichever is higher.

Lowest Floor - Shall mean the lowest flow of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements as Sections 11-2, 11-4, 11-5.

Garage or Storage - (SFHA (11-5-5)) Fully enclosed areas below the Base Flood Elevation shall be designed to provide finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of floodwaters to automatically separate and hydraulic flood forces on exterior walls. In no case shall any portion of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) into separate rooms or air conditioned. Design for complying with this requirement must be either certified by a professional engineer or architect or meet the following criteria: (1) Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area. Bottom of all openings shall be no more than six (6) inches above grade.

Adjacent Grade 11-2.2 - "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure." 11-2.2.2 - "Minimum finished grade shall mean the elevation established in State County Flood Criteria Map as a specific development use or zones of an existing structure that, whenever a structure is required to be a structure must be obtained. Site grading must be provided in a manner as to retain stormwater runoff within site and prevent run-off into adjacent property as well as direct surface water run-off into lakes or canals.

PLEASE YARD PAVED CALCULATION!
 $46' \times 200 \times 30\% = 2760 \text{ SF PAVED AREA}$
 PROPOSED PAVED AREA = 1250 SF < 2760 SF



LOCATED IN MIAMI BEACH, FLA.
 LOCATION SKETCH
 SCALE 1" = 400' 0"

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 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

DATE: _____

PROF.	MAIN	AUXILIARY	BUILDING
FRONT	20'	NOT ALLOWED	FORMING
REAR	15% LOT DEPTH	7'-0"	PLUMBING
SIDE	25% LOT WIDTH	7'-0"	ELECTRICAL
	W/MIN. 1'-0"		MECHANICAL
			FIRE PREVENTION
			ENGINEERING
			PUBLIC WORKS
			STRUCTURAL
			ACCESSIBILITY
			ELEVATION

SITE DATA

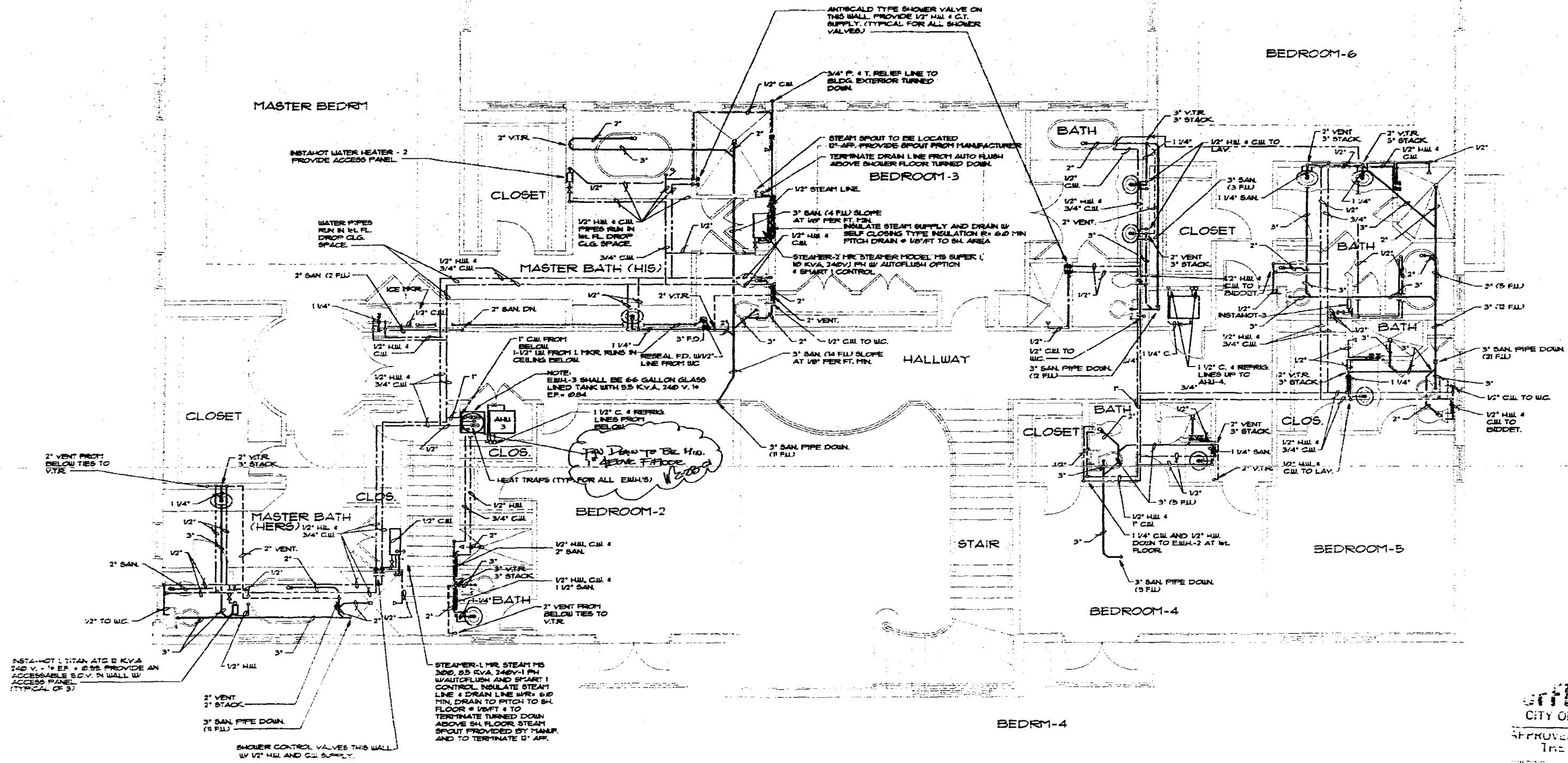
LOT SIZE = 64,000 SF
 LOT COVERAGE = (ELECTRICAL UNDER ROOF)

SECURITY BUILDING	1019 SF
MOJO'S BUILDING	398 SF
ENTERTAINMENT BUILDING	2087 SF
MAIN HOUSE	3330 SF
COVERED AREAS	2102 SF
TOTAL	7936 SF

LEGEND
 [Hatched] DENOTES EXISTING
 [Circle with dot] FIN. FLOOR ELEVATION
 BASE FLOOD ELEVATION 9' AE
 COMMUNITY PANEL SUFFIX 120651-0191-3
 DATE OF PLAN 3/2/94

SITE PLAN
 SCALE 1"=20'-0"

LEGAL DESCRIPTION
 LOTS 30 AND 31 IN BLOCK 1, OF PALM ISLAND BEACHING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2802
AKC000875

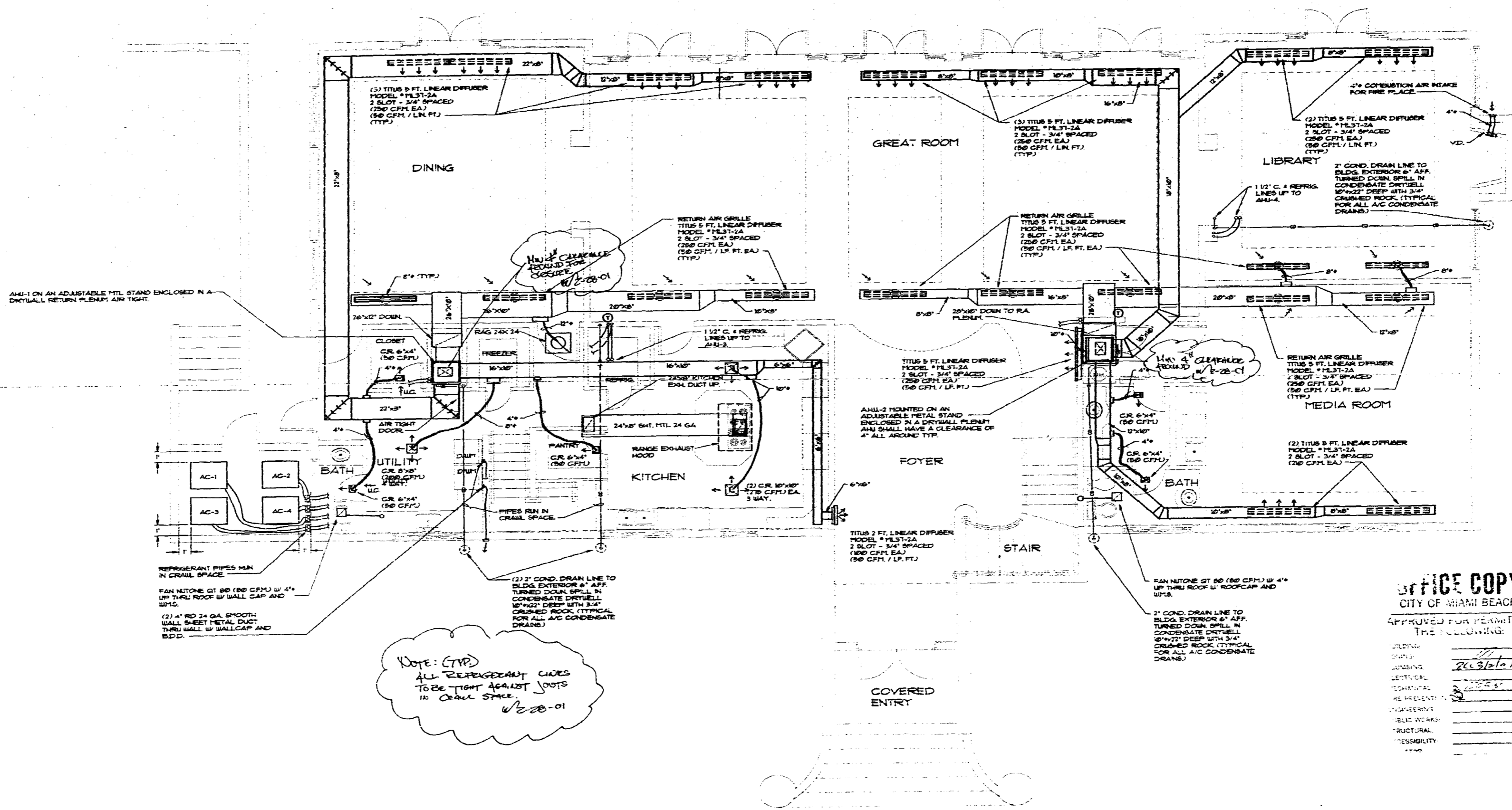
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

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

date:	01/28/01
issued	
drawn	GH
checked	GS
project no.	0-0-00

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami, fl. 33155
tel. (305) 665-6151

SHEET
P-2
OF 2



NOTE: (TYP.) ALL REFRIGERANT LINES TO BE TIGHT AGAINST JOISTS IN CRAWL SPACE. 12-28-01

FIRST FLOOR PLAN ELECTRICAL
 VER. 1.1 - R

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 CITY OF MIAMI BEACH

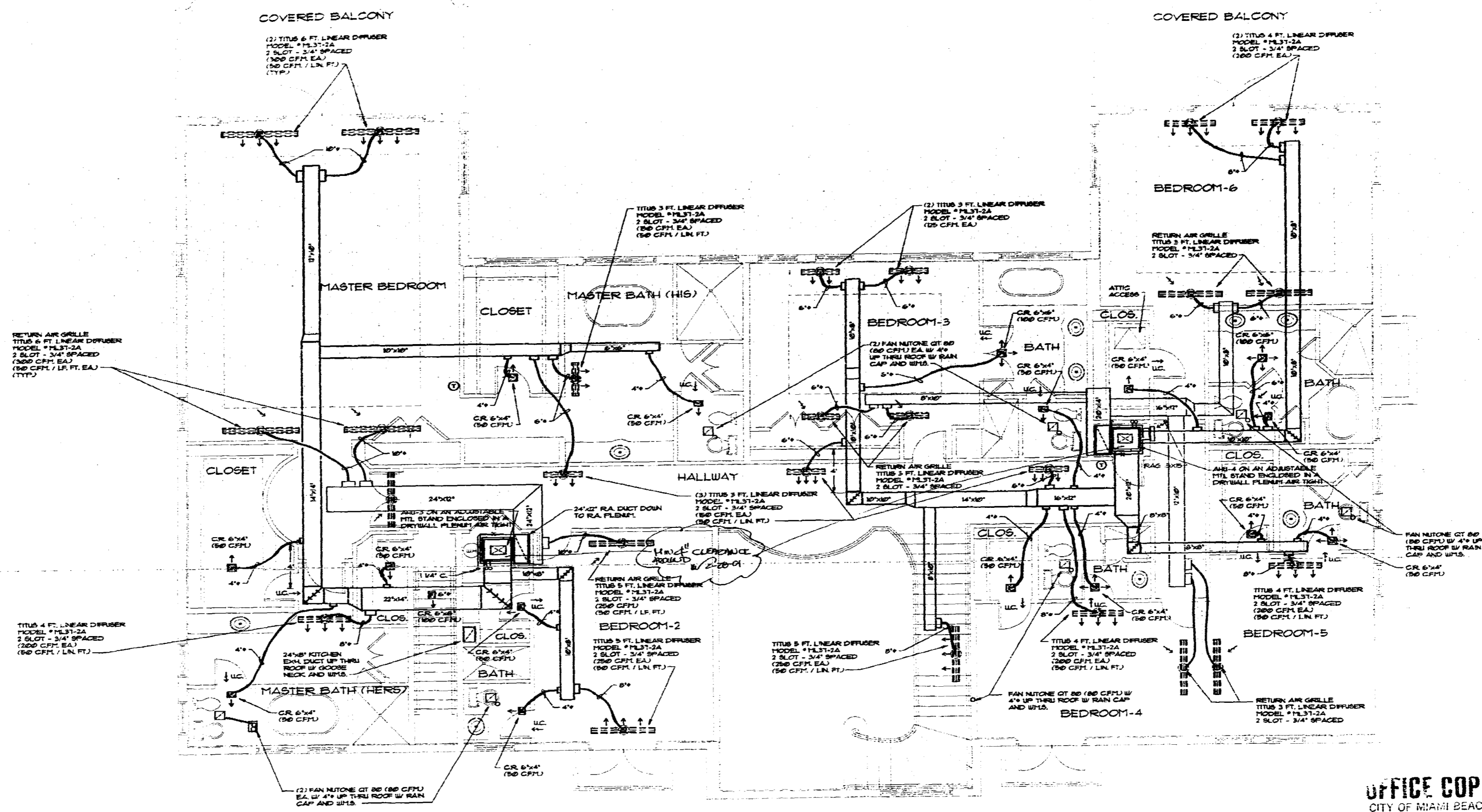
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING	DATE
PLUMBING	2003/10/1
ELECTRICAL	2003/10/1
Mechanical	
REPRESENTATIVE	
ENGINEERING	
PUBLIC WORKS	
STRUCTURAL	
RESURFACING	

date	issued	drawn	checked	project no.
01/25/01		GH	AS	9-99

GUSTAVO SOLANO, P.E.
 mechanical / electrical
 consulting engineer
 Fla. registration # : 34923
 7410 S.W. 48th ST. MIAMI, FL 33155
 TEL. (305) 665-6151

SHEET
 A/C-1
 OF 3



SECOND FLOOR PLAN AIR CONDITIONING
1/2" = 1'-0"

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THE FOLLOWING:

BUILDING	
PLUMBING	2/23/01
ELECTRICAL	
MECHANICAL	2/23/01
FIRE PROTECTION	
ENGINEERING	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	

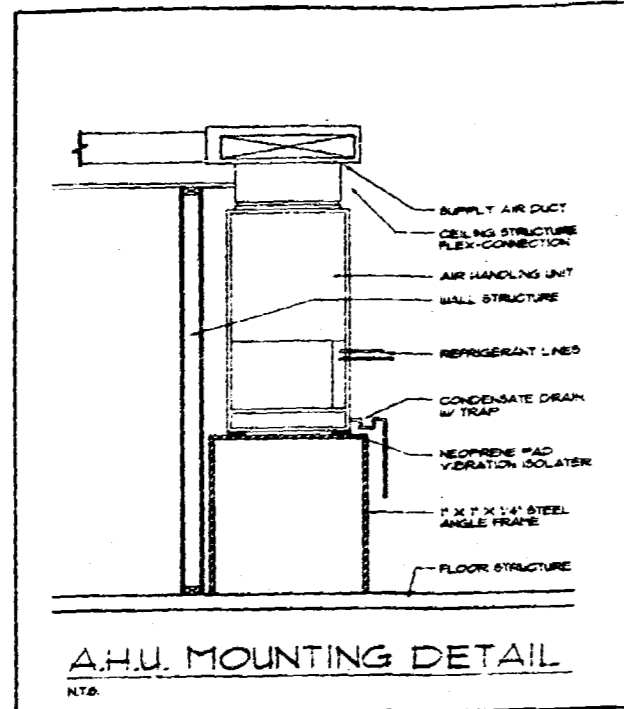
date	01/23/01
issued	
drawn	GS
checked	GS
project no.	3-99
revisions	

GUSTAVO SOLANO, P.E.
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consulting engineer
fla. registration # : 34923
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tel. (305) 685-6151

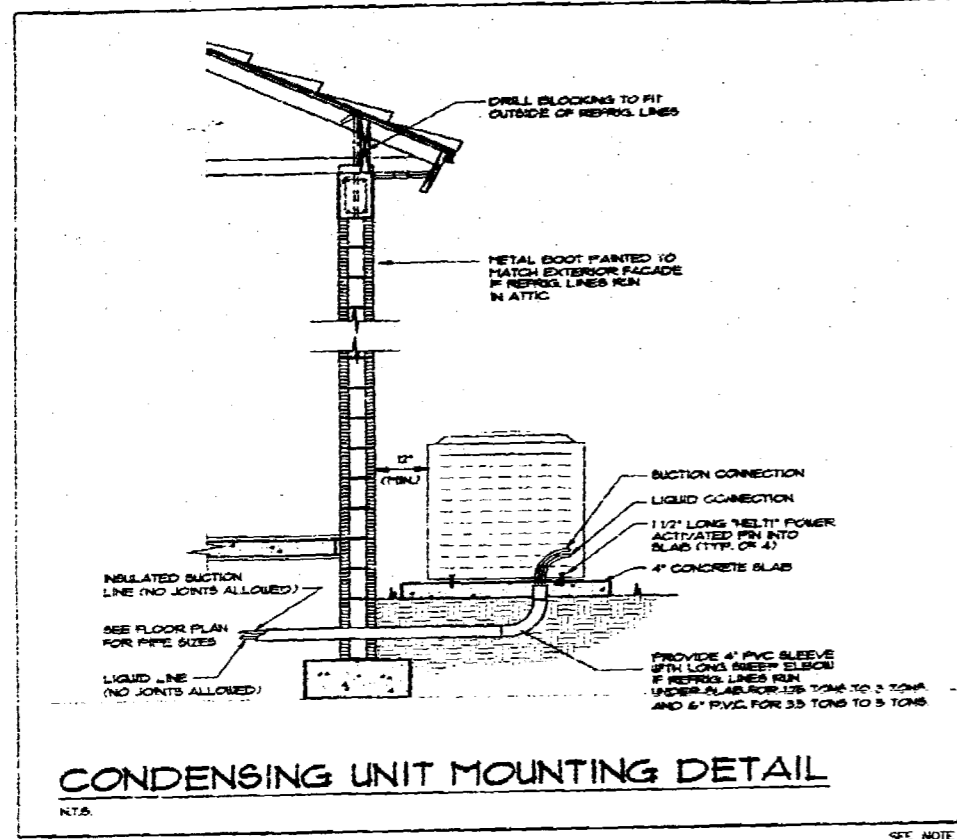
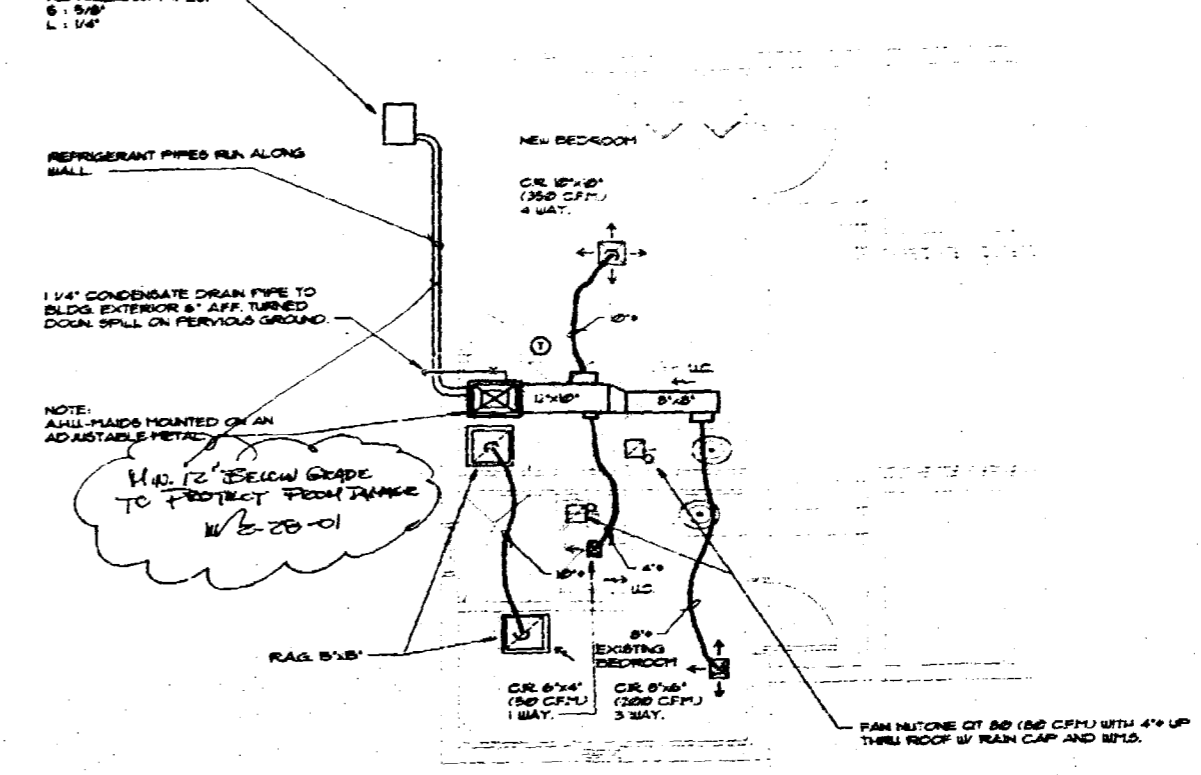
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
580 BRICKELL KEY DRIVE, OFFICE 11/2A 201
MIAMI, FLORIDA
(305) 371-2832
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

SHEET
A/C-2
OF 3



- 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 CEILINGS AND EXCEEDING 100 IN. SQ. IN 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT.
 - 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.
 - THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
 - THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
 - COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES. THIS IS CONTRACTOR'S RESPONSIBILITY.
 - TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS :
(C.R.) CEILING REGISTER 200L SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
(R.A.R.) RETURN AIR GRILL MODEL 4-FL OR TXR.
 - ALL SUPPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1.5" THICK) R-6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
 - ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
 - ALL OPENINGS IN BUILDING STRUCTURE FOR DUCTWORK TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
 - RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
 - PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
 - IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
 - CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK, AIR DEVICES, AND EXHAUST FANS.
 - MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
 - BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.



H.V.A.C. LEGEND :

TC	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DC	DOOR GRILLE	SD	SMOKE DETECTOR CLG. MTD.
CD	CEILING SUPPLY DIFFUSER	DS	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR REGISTERS	RA	RETURN AIR
ER	EXHAUST AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OW	OUTSIDE AIR INTAKE
⊙	THERMOSTAT	IR	REFRIG. PIPING (INSUL. SUCTON & LIQUID)
⊙	THERMOSTAT W/ REMOTE BULB SENSOR AND EXHAUST FANS	DT	DUCTWORK TRANSITION
F.D.	FIRE DAMPER W/ ACCESS DOOR	VE	VOLUME EXTRACTOR
OMVD	OPPOSED BLADE MANUAL VOLUME DAMPER	SAF	SUPPLY AIR FLOW
VD	VOLUME DAMPER	RAF	RETURN AIR FLOW
SD	SPLITTER DAMPER	W.M.S.	WIRE MESH SCREEN
LC	LANDER-CUT (DOOR)	S.R.	SIDEWALL REGISTER
AHU	AIR HANDLING UNIT	⊙	AUTOMATIC LOUVER DAMPER

AIR CONDITIONING SYSTEMS SCHEDULE (CARRIER AS STD.)

UNIT NO.	AIR HANDLING UNIT					AIR COOLED COND. UNIT				SYSTEM					
	C.F.M.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRIC HEATING KW STAGE	MODEL	COMPRESSOR COIL	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS.	CAPACITY (MBTH)	ELEC. SEER		
1 THRU 3	2000	0.5	3/4	6.5	12 2 = 7.6	PV4 AND Q26	21.6	39.5	5.0	387XA 04-3	337	56.5	41.5	240V. 14	13.1
4	2000	0.5	3/4	6.5	12 2 = 5.0	PV4 AND Q26	21.6	39.5	5.0	387XA 04-3	337	56.5	41.5	240V. 14	13.3
MAIDS	600	0.5	1/4	1.4	4.6	1	7.0	11	2.0	TTP 020 C100	201	18.2	13.0	240V. 14	12.5

UNIT DIMENSIONS

UNIT	A.H.U. (LxWxH) (in.)	A.C.C.U. (LxWxH) (in.)
1 THRU 4	25"x22"x39"	39"x20"x40"
MAIDS	33"x29"x25"	27"x14"x8"

NOTES:

- OUTSIDE AIR DESIGN CONDITIONS: 91 FDB - 79 FWS
- PROVIDE HEATING AND COOLING THERMOSTAT ON SURFACE WITH FAN ON - OFF SWITCH.
- SIZE AND RUN REFRIGERANT PIPING AS PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE VIBRATION ISOLATION WITH RUBBER IN SHEAR PADS.
- INSULATE REFRIGERANT SUCTION LINE WITH 3/4" ARMAFLEX.
- INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINE.
- PROVIDE BUILT-IN DISCONNECT TO AIR HANDLING UNITS.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2833
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

DESIGN: [Signature]
LOADING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
PREVENTION: [Signature]
ENGINEERING: [Signature]
TUBING WORKS: [Signature]
STRUCTURAL: [Signature]
ACCESSIBILITY: [Signature]

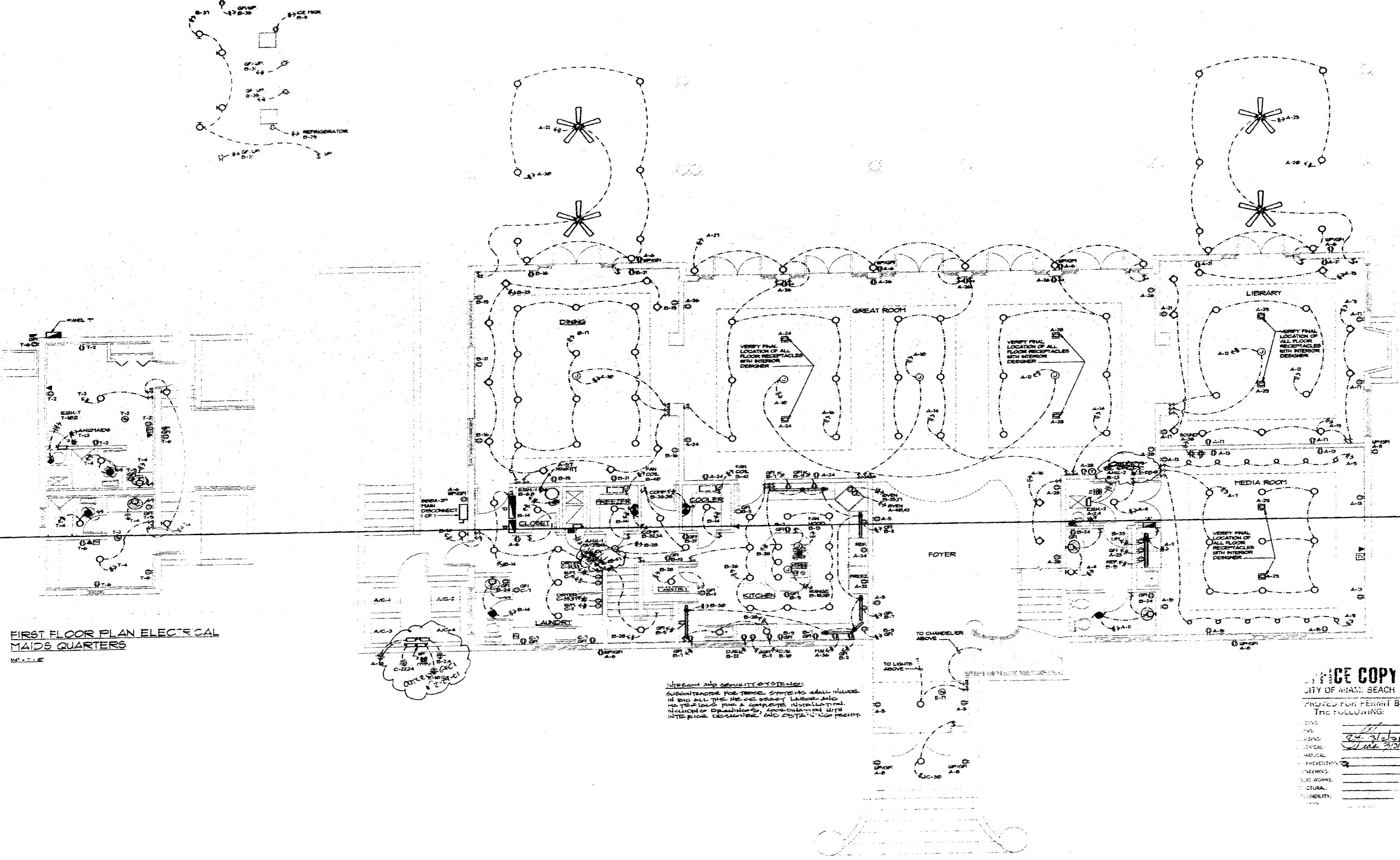
date	issued	drawn	checked	project no.
01/25/01	GU	GU	OS	0-98

GUSTAVO SOLANO, P.E.
mechanical / electrical consulting engineer
fla. registration #: 34923
7410 s.w. 48th. ST. miami, fl. 33155
tel. (305) 665-6151

SHEET
A/C-3
OF 3

FIRST FLOOR PLAN ELECTRICAL
MAIDS QUARTERS

12-1-82



FIRST FLOOR PLAN ELECTRICAL

12-1-82

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 3 4 9 2 3
7410 s.w. 48th. ST. miami, fl. 33155
tel. (305) 665-6151

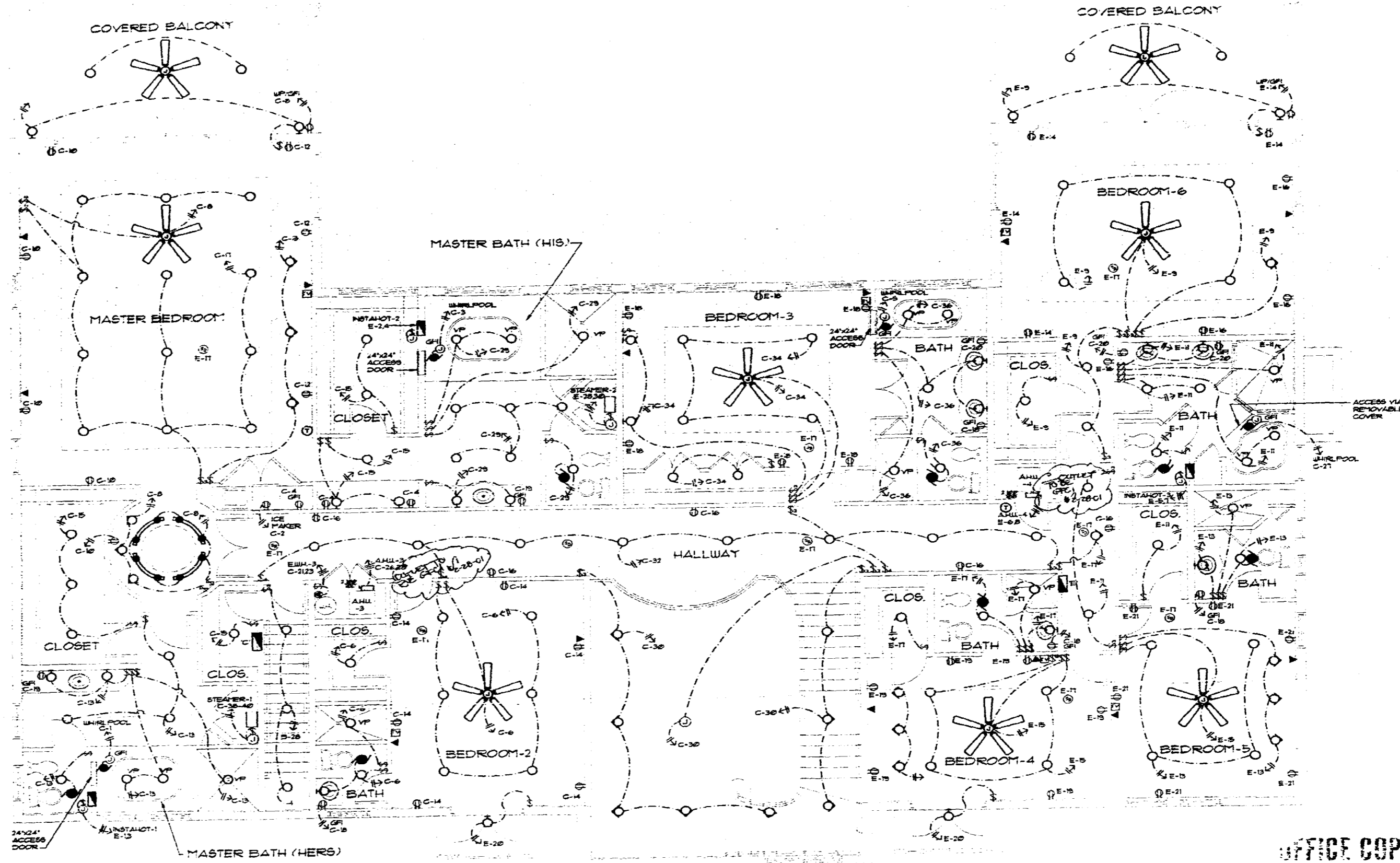
TRUE COPY
CITY OF MIAMI BEACH
PROVED FOR PERMIT B:
THE FOLLOWING:
DATE: 12/1/82
DRAWN: G.S.
CHECKED: G.S.
PROJECT NO. 3-38

date	issued	drawn	checked	project no.

SHEET
E-1
OF 4

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNER
500 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2883
ACC000875



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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
 ENGINEER: *[Signature]*
 ARCHITECT: *[Signature]*
 DATE: 01/25/09
 DRAWN: G.H.
 CHECKED: G.S.
 PROJECT NO.: P-99

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 3 4 9 2 3
7410 s.w. 48th. ST. miami, fl. 33156
tel. (305) 665-6151

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS
620 BRICKELL KEY DRIVE, OFFICE PLAZA 200
MIAMI, FLORIDA.
(305) 371-2855
AAC000876

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

NO.	REVISIONS

SHEET
E-2
OF 4

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

PANEL 'DK' (AT DOCK)
(NEMA 3Ø)

MAIN BUS : 200A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 22 K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
8.0	3Ø-2	1	Ø	Ø	DOCK RECEPT.	1	2	DOCK RECEPT.	Ø	1	3Ø-2	8.0	
1.0	2Ø-1	12	Ø	Ø	DOCK RECEPT.	5	6	DOCK RECEPT.	Ø	1	2Ø-1	1.0	
1.0	2Ø-1	12	Ø	Ø	DOCK LIGHTS	7	8	FUTURE LANDSCAPE	Ø	1	2Ø-1	1.0	
1.0	Ø-1	12	Ø	Ø	FUTURE LANDSCAPE	9	10		Ø	1	Ø-1	1.0	
						11	12						
						13	14						
						15	16						
						17	18						
						19	20						
						21	22	SPACE					
						23	24						
						25	26						
						27	28						
						29	30						

FIRST 1Ø KVA = 100% = 8.0 KVA
REMAINER = 4Ø% = 3.2 KVA
TOTAL = 11.2 KVA

I. 853 A.

TYPE : ITE-EG
SERVICE : 240 V. - 3Ø - 3W
MOUNTING : SURFACE
POLES : 4Ø

PANEL 'DK'

MAIN BUS : 200A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 22 K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
1.0	2Ø-1	12	Ø	Ø	RECEPTACLES	5	6	BATH GFI RECEPT.	Ø	1	2Ø-1	1.0	
1.0	Ø-1	12	Ø	Ø	LITER/RECEPT	7	8	BATH GFI RECEPT.	Ø	1	Ø-1	1.0	
						9	10	LITER/RECEPT	Ø	1	Ø-1	1.0	
						11	12						
						13	14						
						15	16						
						17	18	DISWABMER					
						19	20	REFRIGERATOR	Ø	1	Ø-1	1.0	
						21	22	ICE MAKER	Ø	1	Ø-1	1.0	
						23	24	BAR RECEPT.	Ø	1	Ø-1	1.0	
						25	26	BAR RECEPT.	Ø	1	Ø-1	1.0	
						27	28	SPACE					
						29	30	SPACE					
						31	32	A/C #1	Ø	1	Ø-2	Ø.Ø	
						33	34						
Ø.Ø	ØØ-2	1	Ø	Ø	A/C #4	35	36	A/C #4	Ø	1	ØØ-2	Ø.Ø	
						37	38						
Ø.Ø	ØØ-2	1/4	Ø	Ø	A/C #6	39	40	A/C #6	Ø	1	ØØ-2	Ø.Ø	
						41	42						

FIRST 1Ø KVA = 100% = 2.0 KVA
REMAINER = 4Ø% = 0.8 KVA
A/C = 100% = 2.0 KVA
TOTAL = 4.8 KVA

I. 1185 A. 2

TYPE : ITE-EG
SERVICE : 240 V. - 3Ø - 3W
MOUNTING : SURFACE
POLES : 4Ø

PANEL 'DK'

MAIN BUS : 200A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 22 K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
1.0	2Ø-1	12	Ø	Ø	RECEPTACLES	5	6	OUTSIDE RECEPT.	Ø	1	2Ø-1	1.0	
1.0	Ø-1	12	Ø	Ø	LITER/RECEPT	7	8	OUTSIDE RECEPT.	Ø	1	Ø-1	1.0	
						9	10	LITER/RECEPT	Ø	1	Ø-1	1.0	
						11	12						
						13	14						
						15	16						
						17	18	DISWABMER					
						19	20	REFRIGERATOR	Ø	1	Ø-1	1.0	
						21	22	ICE MAKER	Ø	1	Ø-1	1.0	
						23	24	BAR RECEPT.	Ø	1	Ø-1	1.0	
						25	26	FAN	Ø	1	Ø-1	1.0	
						27	28	OUTSIDE LIGHTS	Ø	1	Ø-1	1.0	
						29	30	FAN	Ø	1	Ø-1	1.0	
						31	32	SPACE					
						33	34	REFRIGERATOR	Ø	1	Ø-1	1.0	
						35	36	MICROWAVE	Ø	1	Ø-1	1.0	
						37	38	SPACE					
						39	40	OVEN	Ø	1	ØØ-2	Ø.Ø	
						41	42						

FIRST 1Ø KVA = 100% = 1.0 KVA
REMAINER = 4Ø% = 0.4 KVA
A/C = 100% = 1.0 KVA
TOTAL = 2.4 KVA

I. 1185 A.

TYPE : ITE-EG
SERVICE : 240 V. - 3Ø - 3W
MOUNTING : RECESSED
POLES : 24

PANEL 'E'

MAIN BUS : 200A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 1Ø K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
8.0	3Ø-2	1	Ø	Ø	EXIST. AHJL	1	2						
1.0	2Ø-1	12	Ø	Ø	REFRIGERATOR	5	6						
					SMALL APPL.	7	8	SHABMER	Ø	1	2Ø-1	1.0	
					SMALL APPL.	9	10	SHABMER	Ø	1	2Ø-1	1.0	
					LITER/RECEPT	11	12						
						13	14						
						15	16						
						17	18	EXIST. WATER HTR.	Ø	1	2Ø-1	1.0	
						19	20						
						21	22	SPACE					
						23	24	BATH GFI	Ø	1	2Ø-1	1.0	

FIRST 1Ø KVA = 100% = 8.0 KVA
REMAINER = 4Ø% = 3.2 KVA
A/C = 100% = 1.0 KVA
TOTAL = 12.2 KVA

I. 1185 A.

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

PANEL 'MDP'

MAIN BUS : 200 A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 4Ø K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
					SPACE	1	2						
						3	4						
						5	6						
						7	8						
						9	10						
						11	12						
2.0	2Ø-2	2	3/Ø	Ø	EXIST. PHL 'D'	13	14	EXIST. PHL 'D'	Ø	1	2Ø-2	2.0	
						15	16						
Ø.Ø	ØØ-2	1/4	Ø	Ø	EXIST. AT DANCE MALL	17	18						
						19	20						

TOTAL LOAD = 1Ø1.0 KVA

I. 1185 A.

TYPE : ITE-EG
SERVICE : 240 V. - 3Ø - 3W
MOUNTING : RECESSED
POLES : 4Ø

PANEL 'E'

MAIN BUS : 200 A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 1Ø K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
8.0	3Ø-2	1	Ø	Ø	AHJL-2	1	2	A/C #2	Ø	1	3Ø-2	8.0	
						3	4						
						5	6	E. WATER HTR. 1	Ø	1	2Ø-2	1.0	
						7	8						
						9	10	D/B	Ø	1	2Ø-1	1.0	
						11	12	REFRIG.					
						13	14	HOOD EDL	Ø	1	Ø-1	1.0	
						15	16	SMALL APPL.	Ø	1	2Ø-1	1.0	
						17	18	RANGE	Ø	1	3Ø-2	2.0	
						19	20						
						21	22	D/B	Ø	1	2Ø-1	1.0	
						23	24	BATH GFI	Ø	1	Ø-1	1.0	
						25	26	LIGHTS	Ø	1	Ø-1	1.0	
						27	28	LIGHTS	Ø	1	Ø-1	1.0	
						29	30						
						31	32	REFRIG.	Ø	1	2Ø-2	2.0	
						33	34	BAR RECEPT.	Ø	1	Ø-1	1.0	
						35	36	REFRIG.	Ø	1	2Ø-2	2.0	
						37	38	LIGHTS # BAR	Ø	1	Ø-1	1.0	
						39	40	SPACE					
						41	42	PANCOL	Ø	1	2Ø-1	1.0	

FIRST 1Ø KVA = 100% = 8.0 KVA
REMAINER = 4Ø% = 3.2 KVA
A/C = 100% = 1.0 KVA
TOTAL = 12.2 KVA

I. 1185 A.

TYPE : ITE-EG
SERVICE : 240 V. - 3Ø - 3W
MOUNTING : SURFACE
POLES : 2Ø

PANEL 'D'

MAIN BUS : 200A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 4Ø K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
4.0	3Ø-2	2	3/Ø	Ø	EXIST. PANEL 'E'	1	2	EXIST. PANEL 'E'	Ø	1	3Ø-2	4.0	
						3	4						
36.4	3Ø-2	2	3/Ø	Ø	EXIST. PANEL 'A'	5	6	EXIST. PANEL 'A'	Ø	1	3Ø-2	36.4	
						7	8						
						9	10	SPACE					
						11	12						
						13	14						
						15	16						
						17	18						
						19	20						
						21	22						

SEE LOAD SUPPORT PAGE E-5

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

PANEL 'T'

MAIN BUS : 200 A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 1Ø K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
4.0	3Ø-2	12	Ø	Ø	AHJL #1	1	2	LIGHTS/RECEPT.	Ø	1	2Ø-1	1.0	
						3	4	LIGHTS/RECEPT.	Ø	1	2Ø-1	1.0	
						5	6	LIGHTS/RECEPT.	Ø	1	2Ø-1	1.0	
2.4	2Ø-2	12	Ø	Ø	A/C #1	7	8	SPACE					
						9	10	BATH GFI	Ø	1	2Ø-1	1.0	
						11	12	E. WATER HTR.-1	Ø	1	2Ø-2	1.0	
						13	14	SPACE					
						15	16						
						17	18						
						19	20						

FIRST 1Ø KVA = 100% = 5.5 KVA
A/C = 100% = 1.4 KVA
TOTAL = 6.9 KVA

I. 600 A.

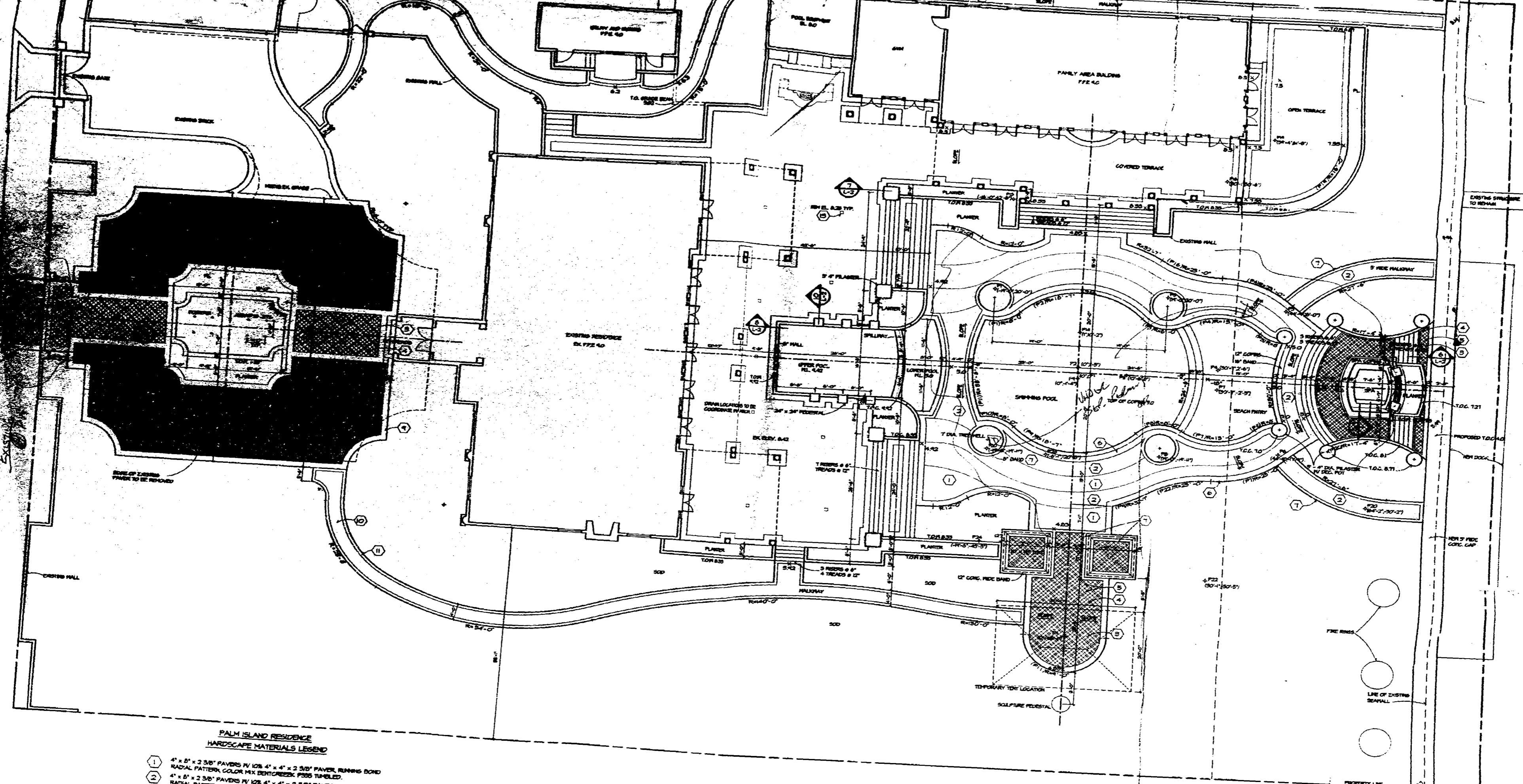
TYPE : ITE-EG
SERVICE : 240 V. - 3Ø - 3W
MOUNTING : SURFACE
POLES : 4Ø

PANEL 'C'

MAIN BUS : 200A
NEUTRAL : FLD
MARKS : FLD
A.L.C. : 1Ø K

DEM. NO. KVA	DEM. NO. KVA	TRIP POLE	CON. DUT	WIRE	REMARKS	CIR. NO.	CIR. NO.	REMARKS	WIRE	CON. DUT	TRIP POLE	NO. DEM. KVA	DEM. KVA
1.0	2Ø-1	12	Ø	Ø	SHR. POOL	1	2	ICE MAKER	Ø	1	2Ø-1	1.0	
						3	4	BATH GFI	Ø	1	2Ø-1	1.0	
						5	6</						

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OFFICE.



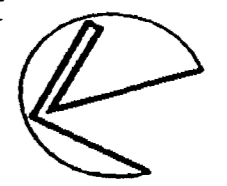
**PALM ISLAND RESIDENCE
HARDSCAPE MATERIALS LEGEND**

- 1 4" x 8" x 2 3/8" PAVERS IV 102 4" x 4" x 2 3/8" PAVER, RUNNING BOND RADIAL PATTERN, COLOR MIX BENTONITE/PSB TUMBLE.
- 2 4" x 8" x 2 3/8" PAVERS IV 102 4" x 4" x 2 3/8" PAVER, RUNNING BOND RADIAL PATTERN, COLOR CORAL, PS TUMBLE.
- 3 8" x 8" x 2 3/8" PLAZA DOUBLE PAVERS, COLOR CORAL, PS TUMBLE.
- 4 4" WIDE BAND 4" x 4" x 2 3/8" PAVERS, COLOR MIX PSB TUMBLE.
- 5 4" x 4" x 2 3/8" ACCENT PAVERS, COLOR ES
- 6 1/2" WIDE BAND, 2 COURSES, 4" x 8" x 2 3/8" PAVERS, COLOR MIX BENTONITE/PSB.
- 7 1/2" WIDE BAND, SINGLE COURSE, 4" x 8" x 2 3/8" PAVERS, COLOR MIX BENTONITE/PSB.
- 8 2 3/4" x 8 1/2" x 2 3/8" H&H PLAZA PAVER HERRINGBONE PATTERN, COLOR MIX CHOCOLATE SLATE.
- 9 1/2" WIDE BAND, 2 COURSES, 4" x 8" x 2 3/8" PAVERS, COLOR MIX CHOCOLATE SLATE.
- 10 RE USE EXISTING PAVERS IN RADIAL RUNNING BOND PATTERN.
- 11 RE USE EXISTING PAVERS IN 1/2" WIDE EDGE BAND, SINGLE COURSE.
- 12 PAVERS EQUAL TO PAVER MIDDLE.
- 13 4" DIA. POYS BY BIRKBECK CONCRETE PRODUCTS 9 IN.-4 FT. COLOR AND DESIGN ROSE, RD SPACER CDS - 150 - 1502
- 14 8" x 8" BRIDGE DRAIN BY 2000

NOTES:
 * DENOTES EXISTING GRADE
 X 5.7 DENOTES PROPOSED GRADE
 SLOPE POOL DECK 1" FOR THE FIRST 4' AND 1/8" / FT. THEREAFTER.

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

[Handwritten signatures and dates]
 8/2/01
 8/2/01



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

DOMINION INDUSTRIAL HOLDINGS
 94 Palm Avenue
 Miami Beach, Florida

LAYOUT PLAN

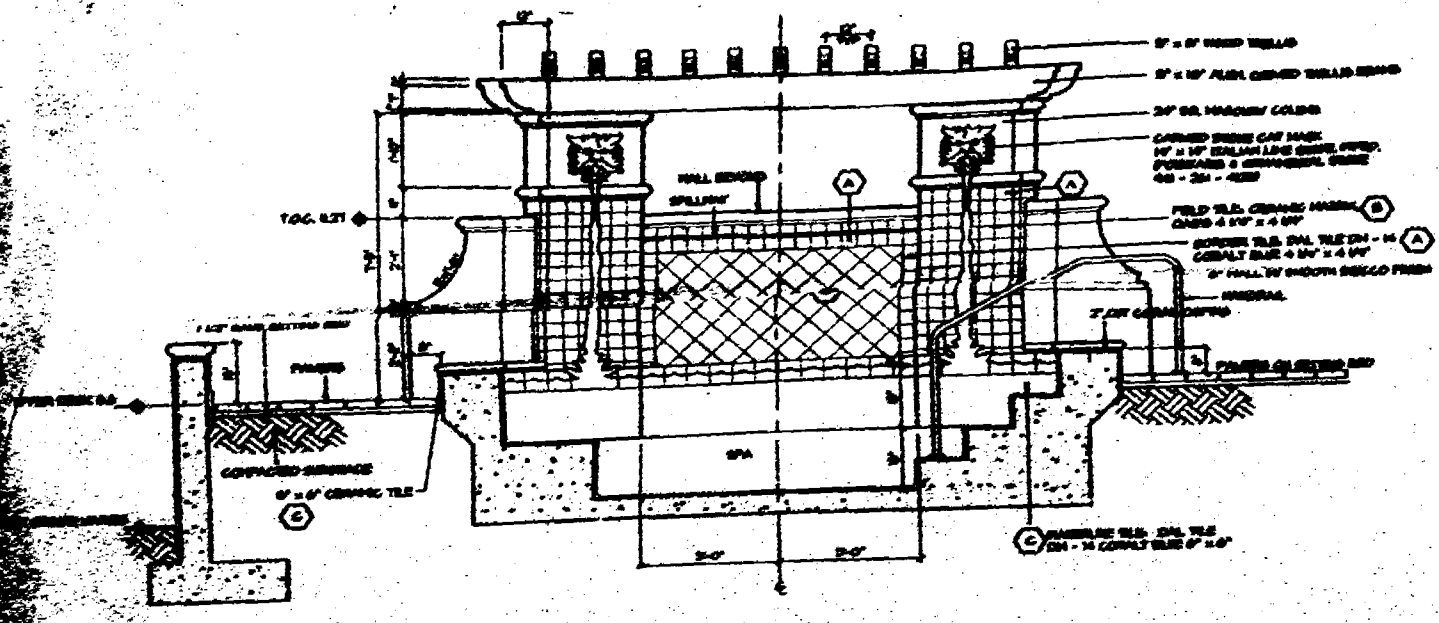
HEADHAWK GILL ASSOCIATES
 Professional Architecture
 and Planning
 4337 Seagrass Drive
 Lauderdale by the Sea
 Florida 33309
 Telephone 954-772-0724
 Date 08-04-2001 FAX 954-772-0817

JANUARY 30, 2001
 NOVEMBER 16, 2000
 AUGUST 4, 2000
 I.V.
 B.G.
 APPROVED BY

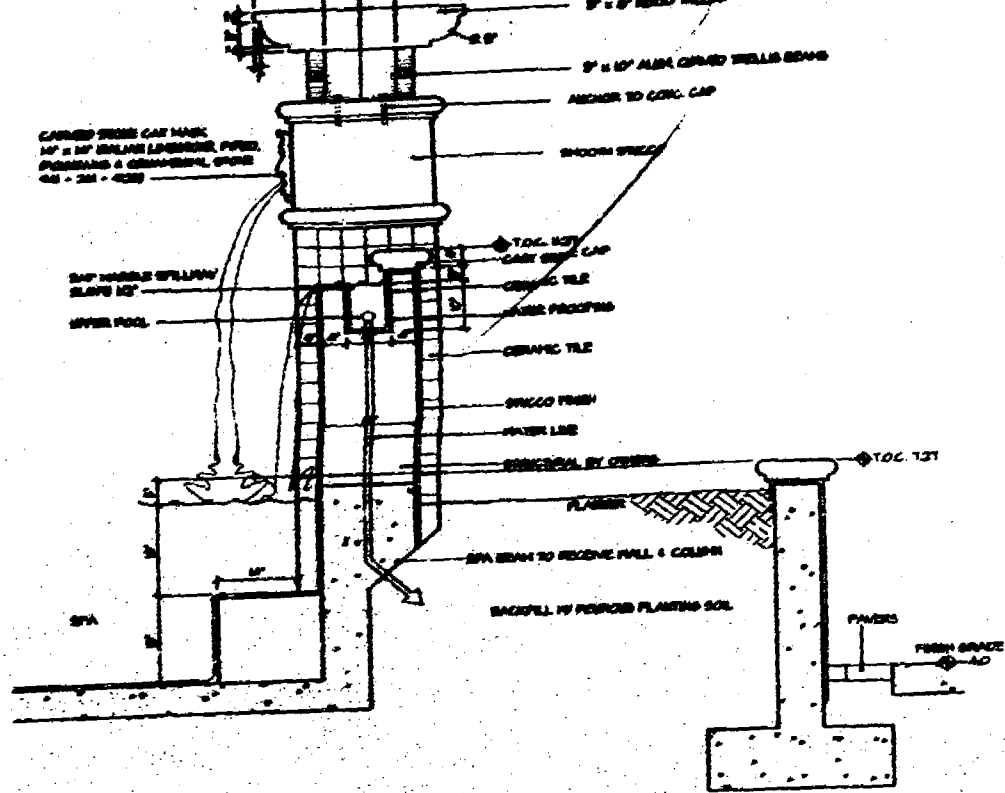
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B0101773

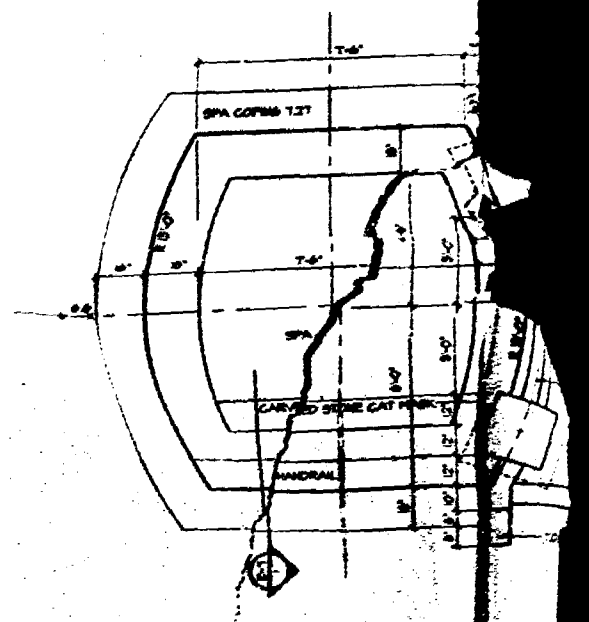
94 Palm Av



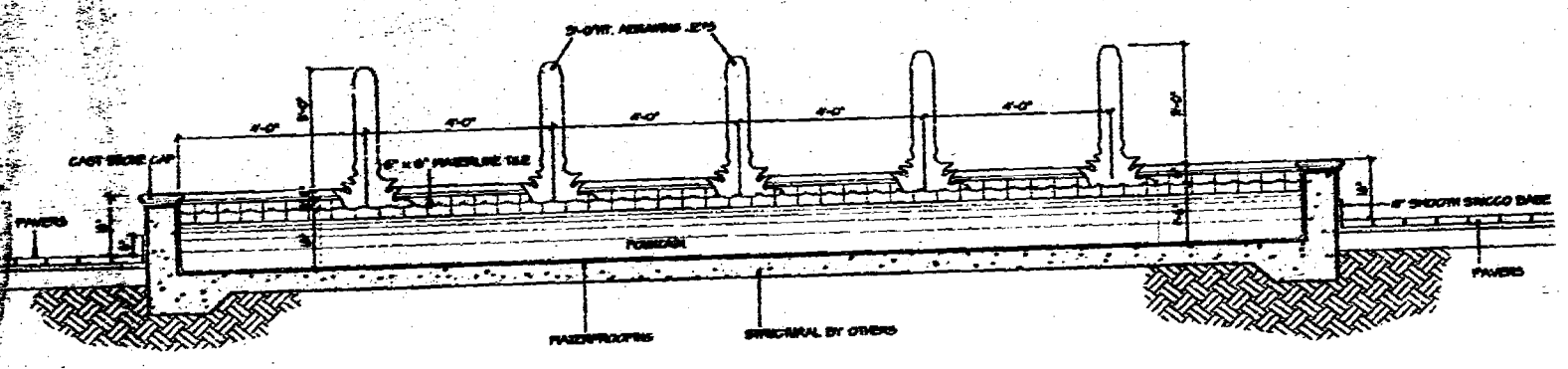
1 SECTION THRU SPA
SCALE 1/2" = 1'-0"



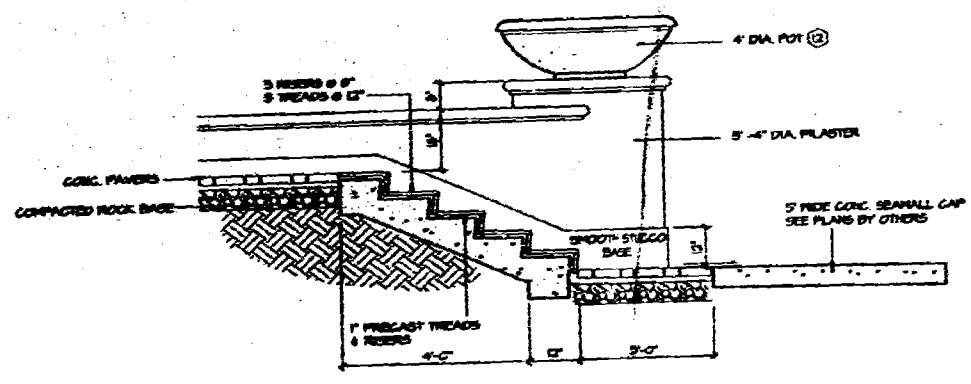
2 TRELLIS ELEVATION
SCALE 3/4" = 1'-0"



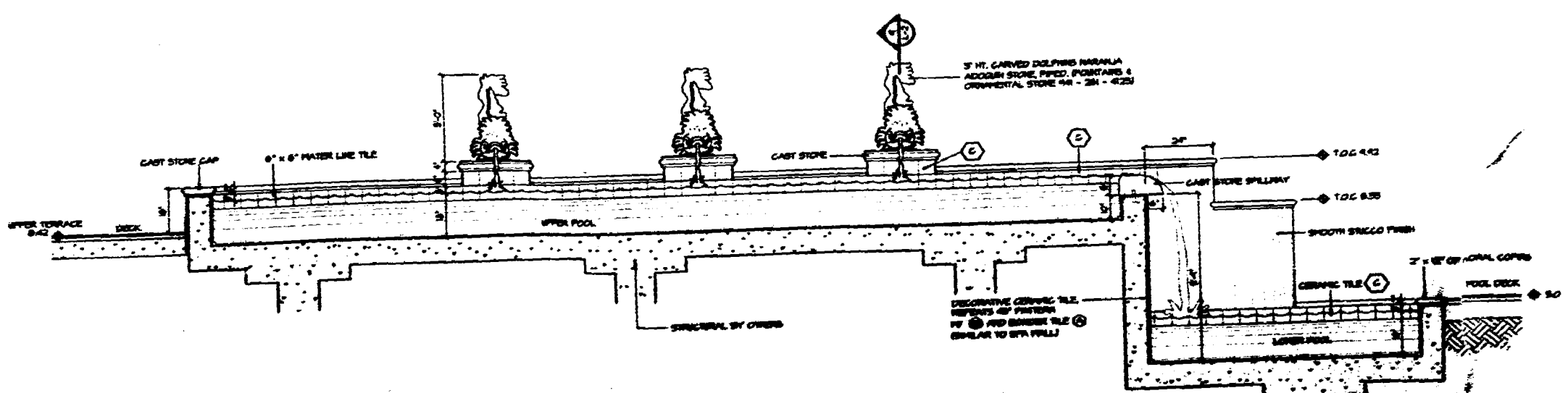
3 SPA PLAN
SCALE 3/4" = 1'-0"



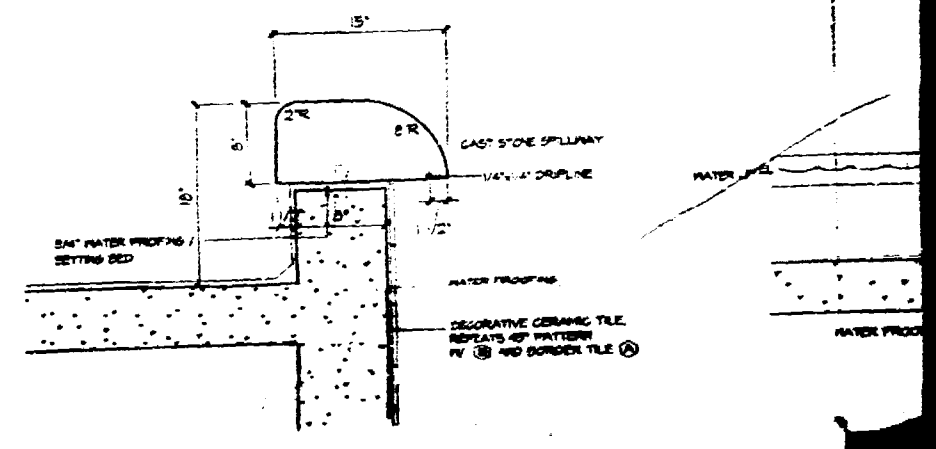
5 FOUNTAIN SECTION
SCALE 1/2" = 1'-0"



6 STAIR SECTION
SCALE 1/2" = 1'-0"



8 FOUNTAIN SECTION
SCALE 1/2" = 1'-0"



9 DETAIL-SPILLWAY
SCALE 1/2" = 1'-0"

PERMIT #

00102245

27

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment
New/Alteration/Renovated

Activity Number: 00002245
Status: APPROVED
Received By: BULLIERS

Date Applied: 02/27/2001 Date Issued: 06/09/2001
Date Completed: 11/29/2001

Site Address: 94 PALM AV MBRCH Parcel #: 42020090330

Applicant: RAFAEL AURELIO PELLERANO Owner: DOMINION INDUSTRIAL HOLDINGS LTD
INDUSTRIAL PO BOX 10458 MIAMI 33133 0000
9715 W. BIRCHWOOD BLVD

Contract: 57,000 gbl/psf/psf (NO)

Type	Method	Description	Amount

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment
New/Alteration/Renovated

06-01-2001 Activity Number: 00002246 Status: APPROVED

Date Applied: 02/27/2001 Date Issued: 06/09/2001 Date Completed: 11/29/2001 Received By: BULLIERS

Site Address: 94 PALM AV MBRCH Parcel #: 42020090330

Applicant: RAFAEL AURELIO PELLERANO Owner: DOMINION INDUSTRIAL HOLDINGS LTD
INDUSTRIAL PO BOX 10458 MIAMI 33133 0000
9715 W. BIRCHWOOD BLVD

Contract: 57,000 gbl/psf/psf (NO)

Payments made for this receipt:

Type	Method	Description	Amount

Current Payment Made to the Following Item:

Item Description	Account Code	Tot Fee	Paid	Pror. Amnt	Cur. PAID
18 Building Permits	013000001100	1,250.00	1,250.00	1,250.00	.00
19 Building Permits	013000001100	1,250.00	1,250.00	1,250.00	.00
20 Insuring	011000001100	100.00	100.00	100.00	.00
21 Fire Insurance	011000001100	90.00	90.00	90.00	.00
22 Fire Insurance	011000001100	90.00	90.00	90.00	.00
23 Fire Insurance	011000001100	90.00	90.00	90.00	.00
24 Fire Insurance	011000001100	90.00	90.00	90.00	.00
25 Fire Insurance	011000001100	90.00	90.00	90.00	.00
26 Fire Insurance	011000001100	90.00	90.00	90.00	.00

Receivable for 94 Palm Avenue, Miami Beach, FL (American)

Calc for uplift & gravity loads on piers

Gravity load based on max panel load + wall load

Max Panel Load =
 $70 \times (6 \times 2.4 + 2.53 \times 15) = 26,000 \text{ lbs}$

Wall Load = $6.5 \times 6.5 \times 150 \times 12 = 5850 \text{ lbs}$

Total Max Pile Load = $4,950 = 20,455 \text{ tons} \times 35$

Max Uplift -
 Based on empty tank, Florida Conditions, no hydrostatic relief.

Uplift = $68.5 \times 6.5 - 68.5 \times 150 = 285 \text{ lbs}$

Max Tension based on panel area -
 $70 \times 285 \text{ lbs} = 19950 \text{ lbs} = 9.975 \text{ tons}$

As per Section 504
 Max Comp = 35 tons Actual = 20.455 tons
 Max Tension = 21 tons Actual = 9.975 tons

[Signature]

27

**SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA
OCTOBER 21, 1998
FILE NO.: 98-3752**



Ardaman & Associates, Inc.

OFFICES

Orlando, 8008 S. Orange Avenue, Orlando, Florida 32809, Phone (407) 855-3860
Bartow, 1525 Centennial Drive, Bartow, Florida 33830, Phone (813) 533-0858
Cocoa, 1300 N. Cocoa Blvd., Cocoa, Florida 32922, Phone (407) 632-2523
Fort Lauderdale, 3665 Park Central Boulevard North, Pompano Beach, Florida 33064, Phone (954) 969-8786
Fort Myers, 9970 Bavaria Road, Fort Myers, Florida 33913, Phone (813) 768-6900
Miami, 2608 W. 34th Street, Hialeah, Florida 33016, Phone (305) 825-2603
Port Charlotte, 740 Tamiami Trail, Unit 3, Port Charlotte, Florida 33954, Phone (813) 624-3393
Port St. Lucie, 1017 S.E. Harborview Ct., Port St. Lucie, Florida 34952, Phone (888) 337-1200
Sarasota, 2500 Bee Ridge Road, Sarasota, Florida 34239, Phone (813) 922-3626
Tallahassee, 3175 West Tharpe Street, Tallahassee, Florida 32303, Phone (850) 576-6131
Tampa, 1406 Tech Boulevard, Tampa, Florida 33619, Phone (813) 629-3399
West Palm Beach, 2511 Westgate Avenue, Suite 10, West Palm Beach, Florida 33409, Phone (561) 687-8200

REGISTERED
AS P.E.
Professional Engineers
American Society of Testing and Materials
Florida Institute of Consulting Engineers



Ardaman & Associates, Inc.
Geotechnical, Environmental and
Materials Consultants

October 21, 1998
File No.: 98-3752

Mr. Wilson Rodriguez
Wilson Design & Development
6300 SW 53rd Avenue
Miami, Florida 33143

**SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA**

Ardaman & Associates, Inc. has completed the subsurface exploration and studies of the project site described in our proposal dated October 14, 1998. The work was requested and authorized by Mr. Wilson Rodriguez, Architect. We explored the general subsurface conditions in order to evaluate their suitability for the proposed additions to the existing residence and provide recommendations for foundation design and site preparation. Our work included Standard Penetration Test (SPT) borings and visual engineering classification of the sampled soils. This report describes our explorations and tests, reports their findings, and summarizes our conclusions and recommendations.

Based on our explorations and studies, we conclude that the proposed structure should be founded on pile type foundation. We do not recommend supporting the proposed construction on conventional spread foundations, due to the layer of silt encountered underlying this site.

The following sections of this report describe our explorations and explain our recommendations in greater detail. Our report has been prepared specifically for this project. It is intended for the exclusive use of Wilson Design & Development, their representatives and assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

October 21, 1998
File No.: 98-3752

SITE SURFACE CONDITIONS

The project site is located at 94 Palm Avenue, Palm Island, Florida. The site is presently occupied by existing residence. Vegetation observed on the site consists of grass. The existing drainage characteristic of the site is moderate.

PROJECT DESCRIPTION

A site plan for the proposed development was made available to us. We understand that the project will consist of additions to the existing residence. No data pertaining to the structural loadings were available to us.

FIELD EXPLORATION

To explore subsurface conditions at the site, two Standard Penetration Test (SPT) borings were performed at the locations shown on the Boring Location Plan in the Appendix. Please note that due to access possibilities only two of the three planned borings were completed. The SPT borings were completed to a depth of 30 feet below grade. The work was performed in accordance with the procedures recommended in ASTM D-1586. A description of our drilling and testing procedures are included in the Appendix.

The boring locations were laid out at the approximate location shown in our boring location plan. We estimate that the actual boring locations are within about 10 feet of the locations shown. If you need to know the boring locations more accurately, we recommend that you retain a surveyor.

Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. The soil samples were taken to our laboratory where they were visually classified by our engineer. The soil classifications and other pertinent data obtained from our explorations are reported on the boring logs in the Appendix.

The soil samples recovered from our explorations will be kept in our laboratory for 30 days, then discarded unless you request otherwise.

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SUBSURFACE CONDITIONS

The boring logs in the Appendix present a detailed description of the soils encountered at the locations at the depths explored. The soil stratification shown on the boring logs is based on examination of recovered soil samples and interpretation of the driller's field logs. It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil strata may be gradual and indistinct.

As shown by the boring logs, the soils on the site at the locations and the depths explored consist generally of a surficial layer of fill of 4.5 feet thick followed by a layer of silt extending to 17.5 feet - 18 feet below grade. The silt overlies a layer of limestone extending to 27 feet below grade. Underlying the limestone was encountered a layer of sand that extends to the borings termination depth.

GROUNDWATER CONDITIONS

Our drillers observed groundwater in the boreholes at depths that ranged from 2.1 to 2.2 feet below the ground surface, as noted on the boring logs. Fluctuations in the groundwater level on this site should be anticipated throughout the year due to seasonal variations in rainfall, drainage, and other factors. We expect that groundwater conditions are controlled by the tidal fluctuations in the bay.

DISCUSSIONS AND RECOMMENDATIONS

GENERAL

Based on the findings of our site exploration, our evaluation of subsurface conditions, and judgment based on our experience with similar projects, we conclude that the soils underlying this site are not satisfactory to support the proposed construction on conventional spread foundations. In our opinion, pile type foundations should be used to support the proposed building. Piles may either be precast concrete type or augered cast-in-place type. Our estimated pile capacities are presented below.

TABLE 1
DRIVEN PRECAST CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIMENSION (inch)	
	12 X 12	14 X 14
25	3 (T) 22 (C)	3.5 (T) 28 (C)

TABLE 2
CAST-IN-PLACE CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIAMETER (inches)	
	12	14
27	16 (T) 28 (C)	21 (T) 35 (C)

Please note that the compression capacity of the piles takes into account the surface frictional resistance and tip bearing. On the other hand, the tension capacity of the piles is based solely upon the surface frictional resistance. Our recommended minimum pile dimension is 12 inches. Pile dimensions smaller than 12 inches may undergo long column action and may ultimately fail in buckling. Pile length longer than our recommended length may be necessary to achieve our estimated capacity. This is due to the fact that soils encountered at boring locations may differ from the soils at pile locations. We recommend that several test piles be driven before establishing the pile length. If driven piles are used in the project, the nearby residences should be monitored to avoid damage from vibrations.

In the auger cast piles alternative we recommend that the concrete grout used to form the piles attain a compressive strength of at least 4000 psi in 28 days or less. The auger may be retrieved slowly to the ground surface as the grout is being pumped. The amount of concrete grout used to form each pile should be larger than the theoretical pile volume. At least this calculated volume of pile is to be pumped per foot of pile as the auger is retrieved in one foot intervals. If grout pumping and/or auger retrieval operations are stopped at any time during the formation of a given pile, the borehole is to be reaugered

and the pile formed anew. Piles shall not be installed within 4 pile diameters, or 5 feet center to center, of a pile constructed within the previous 24 hours. If the concrete level in any completed pile drops, the pile shall be rejected and replaced. If there is difficulty in placing the reinforcement steel in any pile, the pile shall be redrilled and replaced. All reinforcement steel should be fitted with a spacer at its lower tip to allow easier installation into the piles and assure its centering. Any modification to these procedures is to be approved by the Geotechnical Engineer based on observations during pile installation.

Pile capacities greater than our recommended capacities may be established by performing pile load tests on test piles as specified in Section 2405 of the South Florida Building Code.

We recommend that Ardeman & Associates, Inc. be retained to observe and monitor the placement of the piles. Each pile should be placed to the depth recommended. Pile installation should be performed in compliance with Section 2405 of the South Florida Building Code. Care must be exercised during pile placement to assure that existing structures in the proximity of the site are not harmed.

Please note that our recommendations are based on the site being made accessible to the piling equipment.

CLOSURE

This report has been prepared in accordance with generally accepted local foundation engineering practice. The recommendations submitted herein are based on the data obtained from the soil borings presented in the Appendix and the assumed loading conditions previously described. This report may not account for all the possible variations that may exist between conditions observed in the borings and conditions at locations that were not explored. The nature and extent of any such variations may not become evident until construction is underway. If variations are than observed, we recommend that Ardeman & Associates, Inc. be requested to inspect the actual site conditions and, if necessary, re-evaluate the recommendations of this report.

27

October 21, 1998
File No.: 98-3752

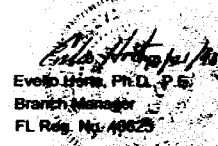
-4-

In the event any changes occur in the design, nature or location of any project facilities, Ardaman & Associates, Inc. should be requested to review the conclusions and recommendations in this report. We also recommend that we be requested to review the final foundation drawings and earthwork specifications so that our recommendations may be properly interpreted and implemented in the contract documents.

It has been a pleasure to assist you on this phase of your project. Please contact us whenever we may be of service to you, and please call if you have any questions concerning this report.

ARDAMAN & ASSOCIATES, INC.


Barbara Horis
Staff Engineer


Evelyn Horis, P.E.
Branch Manager
FL Reg. No. 49823

 Ardaman & Associates, Inc.

APPENDIX


STANDARD PENETRATION TEST BORING LOGS

Our borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our driller's logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that no groundwater will be encountered at that boring location.

 Ardaman & Associates, Inc.

STANDARD PENETRATION TEST BORINGS

The Standard Penetration Test is a widely accepted method of testing foundation soils in place. The N-Value obtained from the test has been correlated empirically with various soil properties. These empirical correlations allow satisfactory estimates to be made of how the soil is likely to behave when subjected to foundation loads. Tests are usually performed in the boreholes at intervals of five feet. In addition, our firm performs tests continuously in the interval directly below the expected foundation bearing grade where the soil will be most highly stressed.

Boreholes where Standard Penetration Tests will be performed are drilled with a truck-mounted CME 45A drill rig. The boreholes are advanced by rotary drilling with a winged bit that makes a hole about three inches in diameter. A bentonitic drilling mud is recirculated in order to remove the cuttings and support the walls of the borehole. The drag bit is specially modified to direct the mud upward and reduce disturbance of the soil ahead of the bit.

Occasionally, running or squeezing ground is encountered that cannot be stabilized by the drilling mud alone. In addition, drilling mud may be lost into the soil or rock strata that are unusually pervious. In such cases, flush-coupled steel casing with an outside diameter of about 3.5 inches is driven as a liner for the borehole.

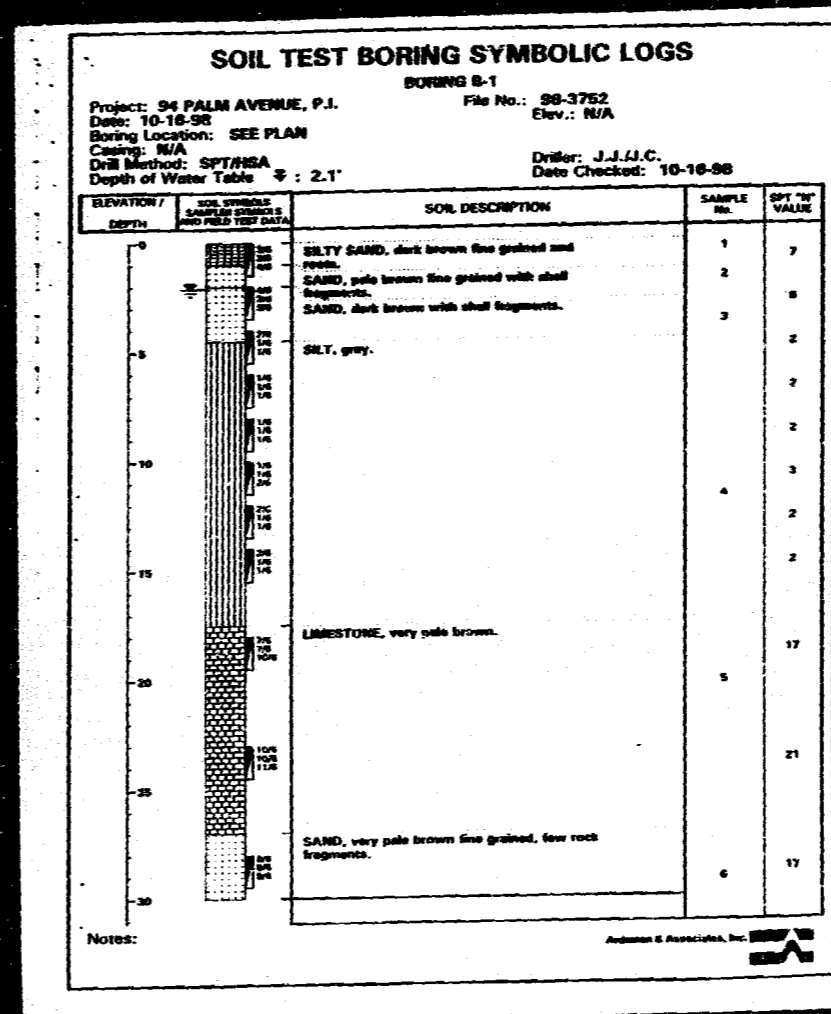
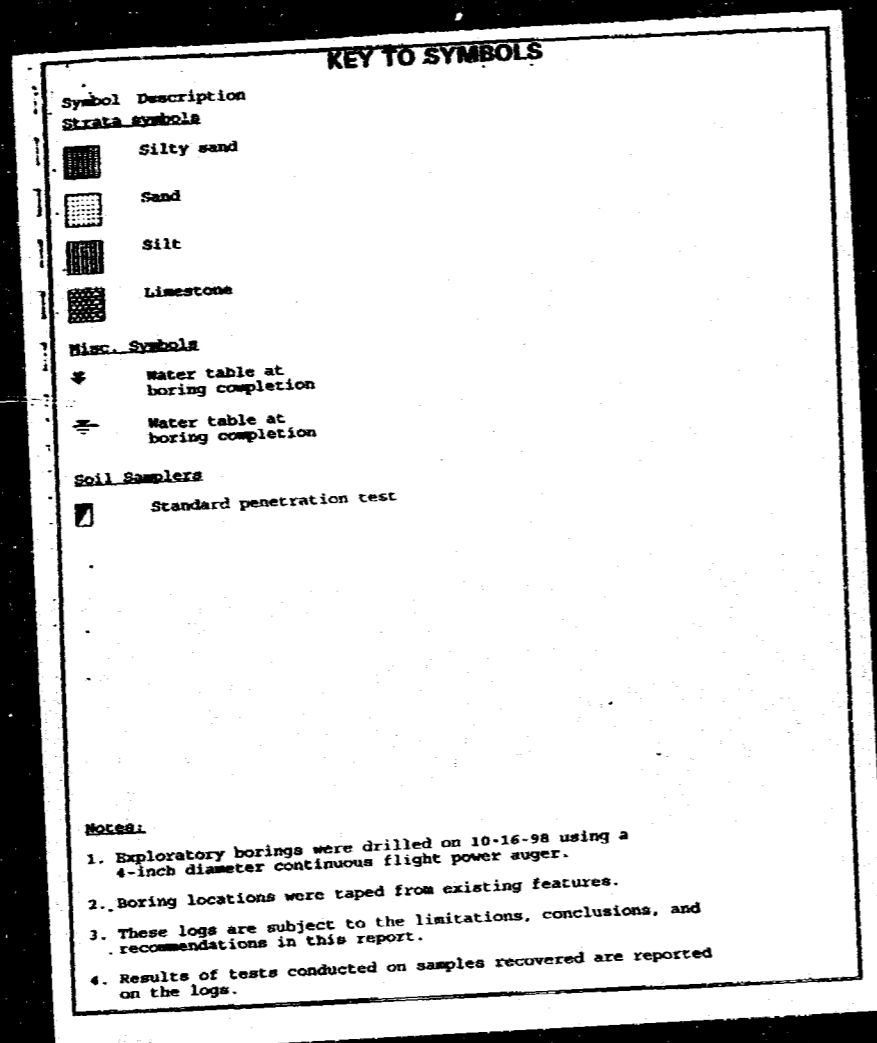
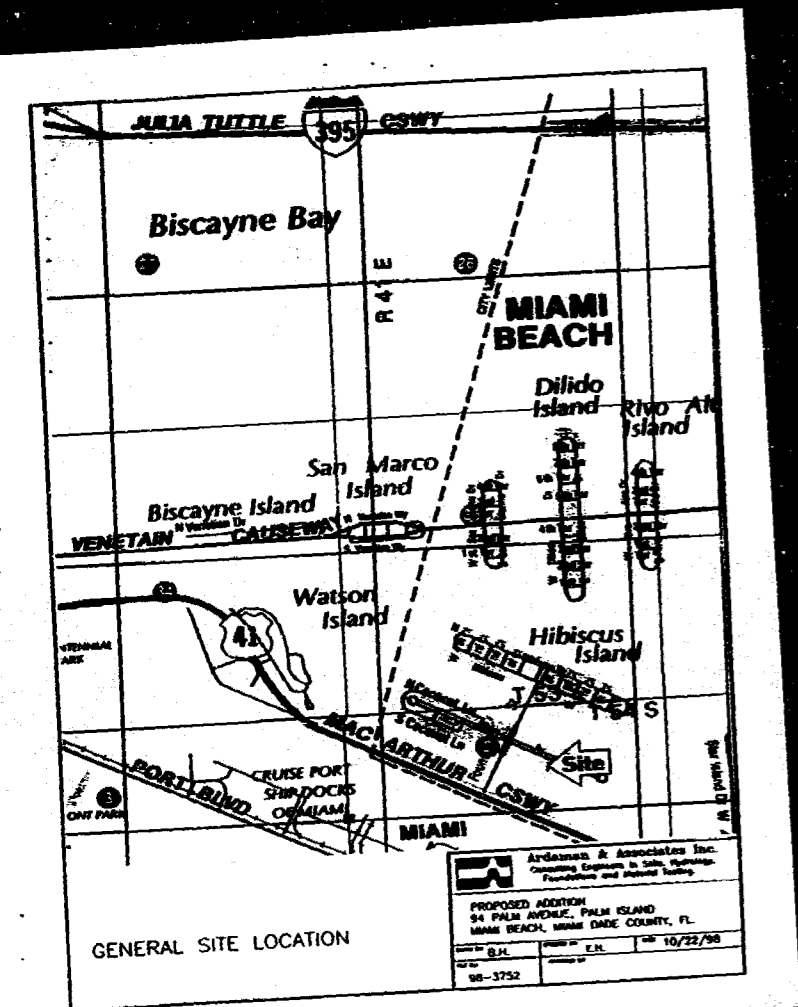
After the borehole has been advanced to the depth where a Standard Penetration Test will be performed, the soil sampler used to run the test is attached to the end of the drill rods and lowered to the bottom of the borehole. The testing procedure used conforms closely to the methods recommended in ASTM D-1586. The sampler used has a split-barrel 24 inches long and an outside diameter of 2.0 inches. It is driven into the ground below the bottom of the borehole using a hammer that weighs 140 pounds and falls 30 inches. The driller records the number of hammer blows needed to advance the sampler in successive increments of six inches. The total number of blows required to advance the sampler the second and third six-inch increments constitutes the test result, that is, the N-value at the depth. The test is completed after the sampler has been driven not more than 24 inches or when refusal is encountered, whichever occurs first. Refusal occurs when 50 hammer blows advance the sampler six inches or less. After the test is completed, the sampler is removed from the borehole and opened.

The driller examines and classifies the soil recovered by the sampler. He places representative soil specimens from each test in closed glass jars and takes them to our laboratory. In the laboratory, additional evaluations and tests are performed, if needed. The driller's classifications may be adjusted, if necessary, to conform more closely with the Unified Soil Classification System, ASTM D-2487. Jar samples are retained in our laboratory for sixty days, then discarded unless our clients request otherwise.

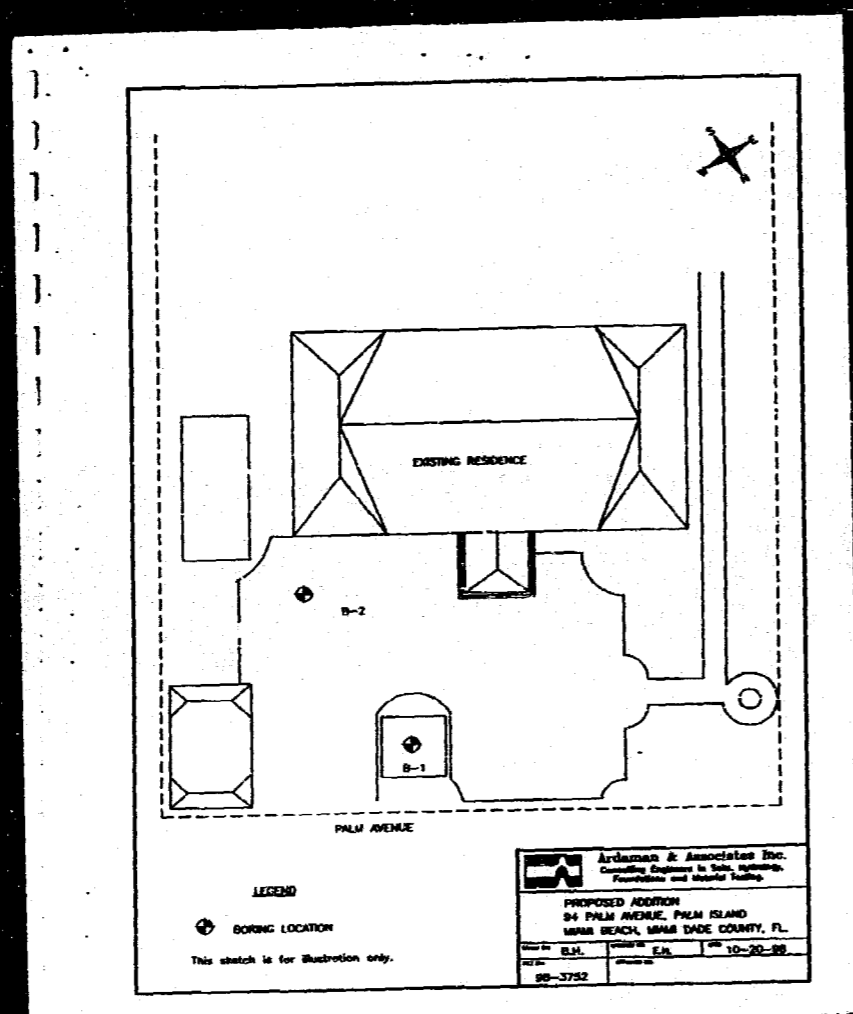
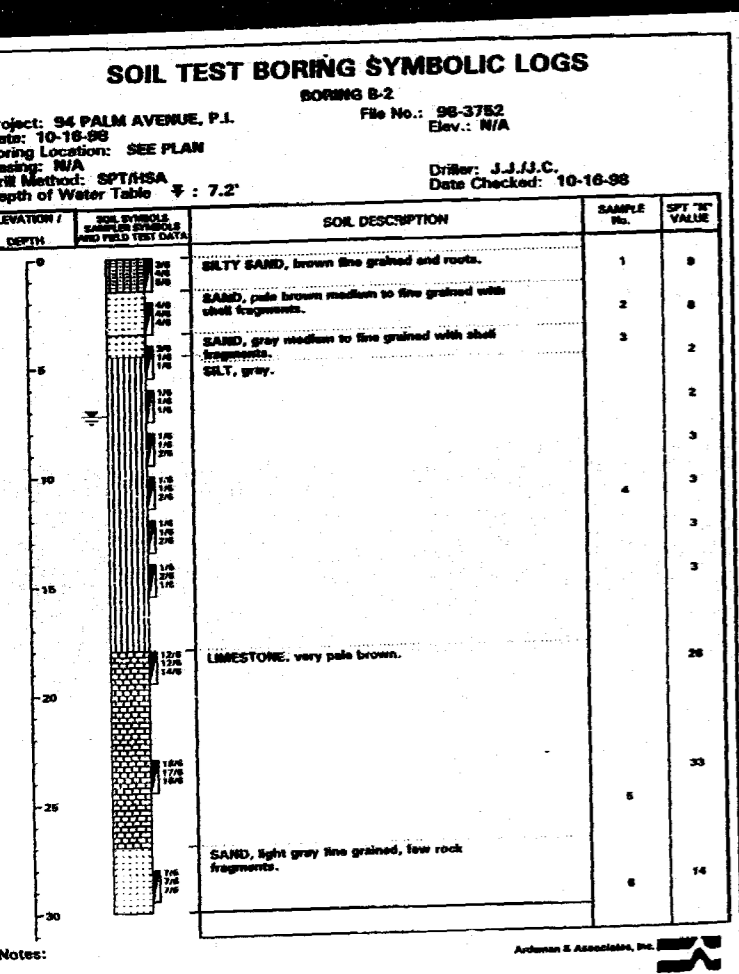
After completion of a test boring, the water level in the borehole is recorded.

 Ardaman & Associates, Inc.

27



27



27

SHEET

1 OF 5

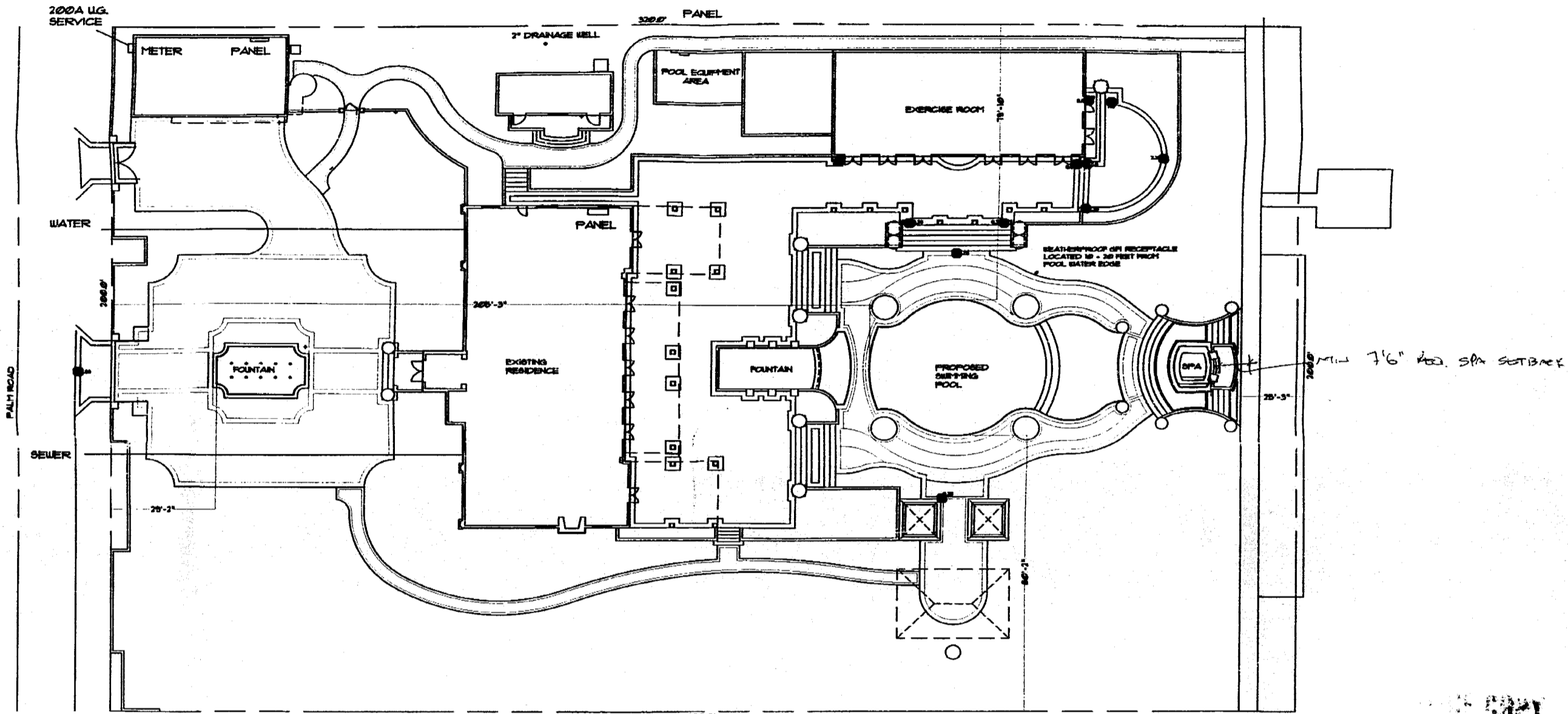
DRAWING NO.

DATE

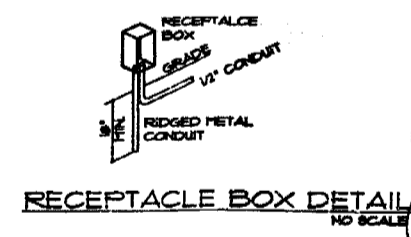
SCALE AS SHOWN

REVISIONS

NUMBER DATE



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



No External Work
All Interior
Pull Public Works
Permit for Heavy Equipment
and CM's R/O

RESIDENTIAL POOL FOR
PALM ISLAND BEACH
PERMIT B
FOLLOWING:
MECHANICAL
ELECTRICAL
STRUCTURAL
PLUMBING
CIVIL
5/21/01

Submittal to permit &
Public works Dept.
Approved:
10/10/01

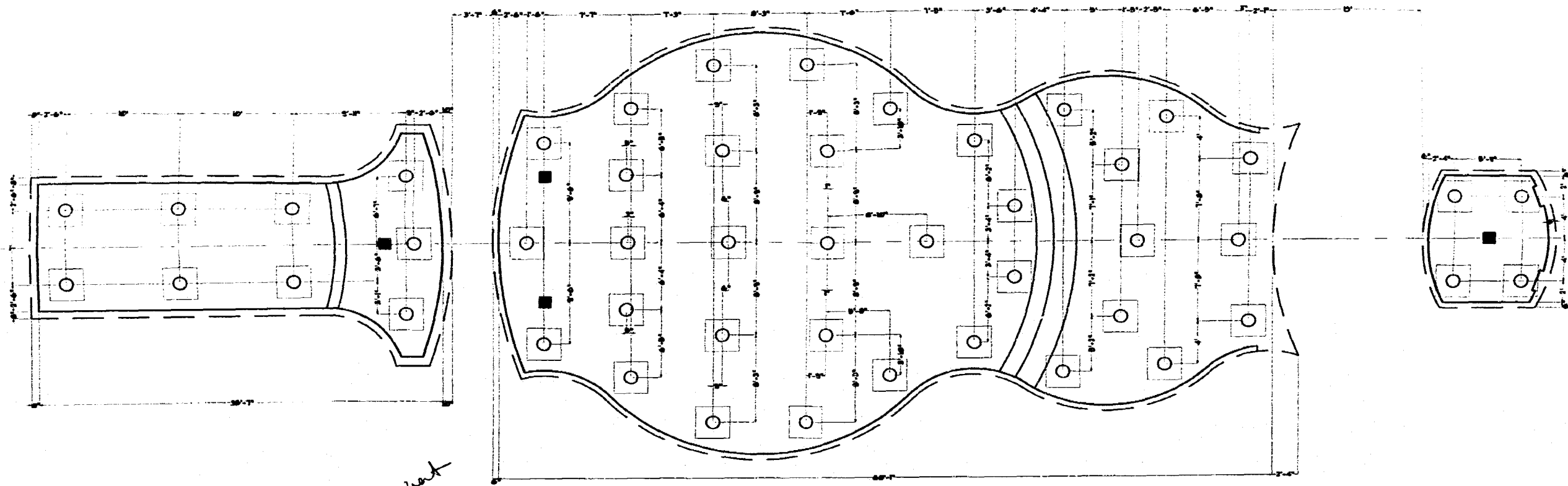
KENNETH R. FREIFER, P.E.
5885 ALI THRU AVENUE
PALM BEACH, FLORIDA
33411-1943

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
54 PALM AVENUE
PALM BEACH, FLORIDA

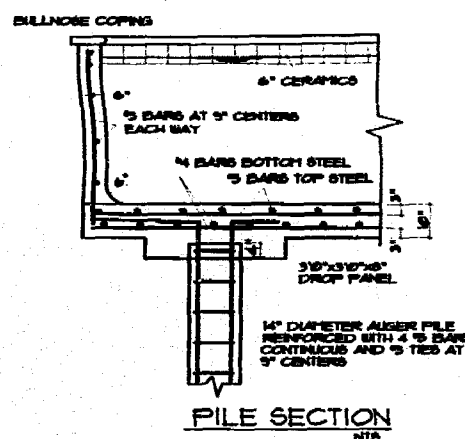
SEAL
K. R. FREIFER, P.E.
10/10/01

27

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DATE	
SCALE	AS SHOWN
REVISIONS	
NUMBER	DATE

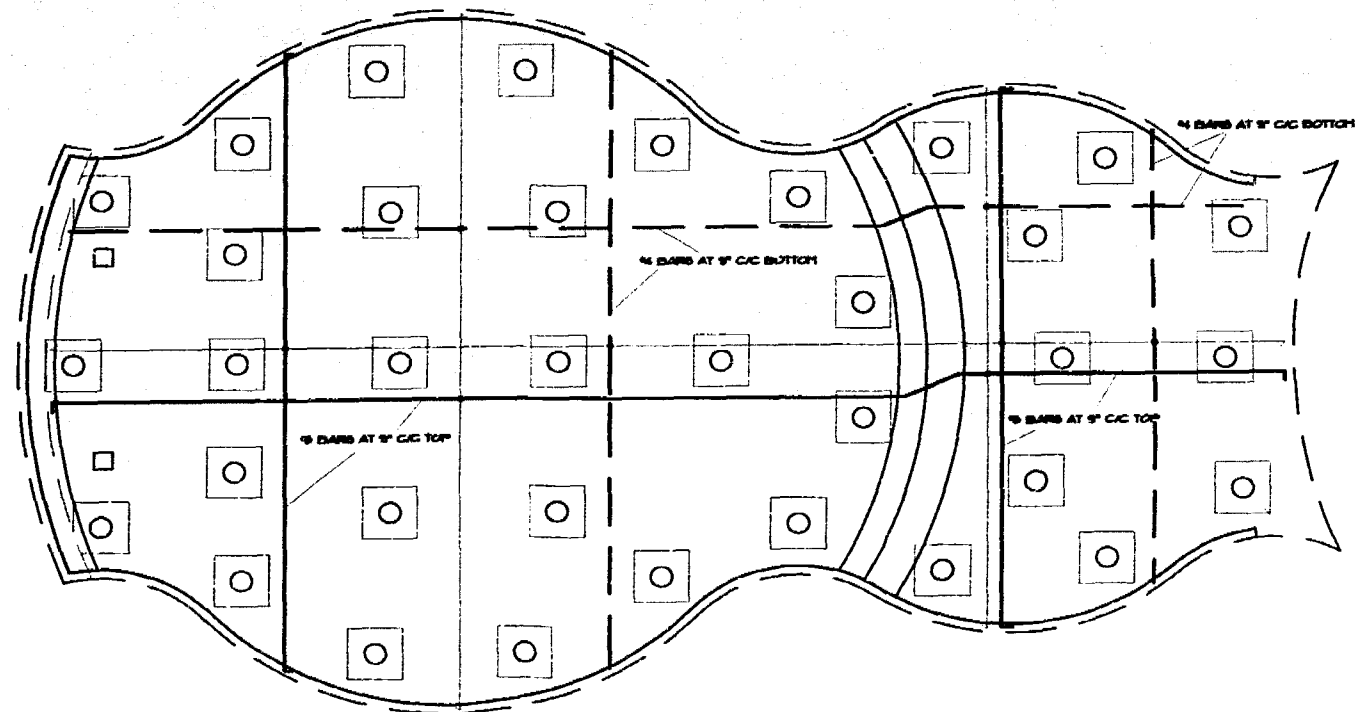
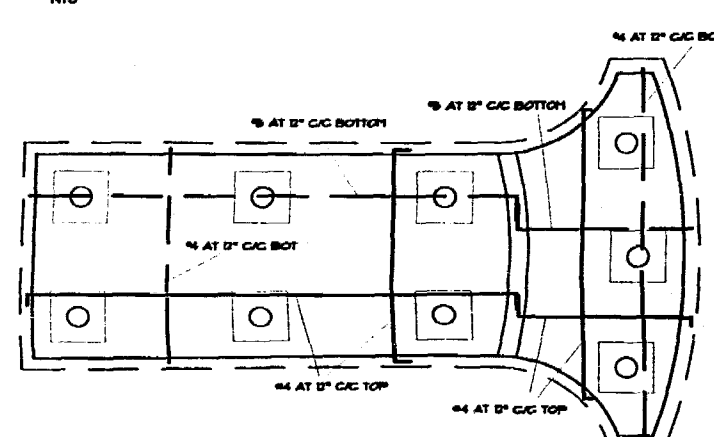


PILING LAYOUT PLAN
3/16"=1'-0"



STRUCTURAL NOTES: *see next sheet*

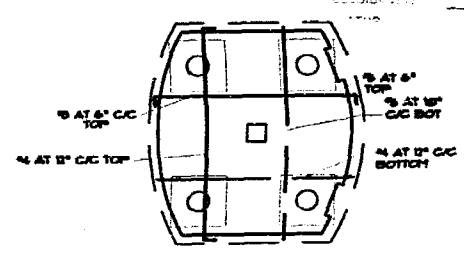
1. ALL PILES SHALL USE 14" DIAMETER ANGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF 25 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL EMBED A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 18" LAPS AND APPROVED CONNECTORS.



SLAB REINFORCEMENT PLAN
3/16"=1'-0"

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

ENGINE: *[Signature]*
ARCHITECT: *[Signature]*
ELECTRICAL: *[Signature]*
MECHANICAL: *[Signature]*
PREVENTION: *[Signature]*
INSPECTION: *[Signature]*
CITY ENGINEER: *[Signature]*



48 hrs. Prior to Excavating
Contractor shall call for
Location of Underground
Utilities.

Sunshine One-Call 1-800-432-4770
City of Miami Beach 305-673-7080

KENNETH R. REIFER, P.E.
3838 SW 7TH AVENUE
MIAMI, FLORIDA 33134
(305) 711-8883

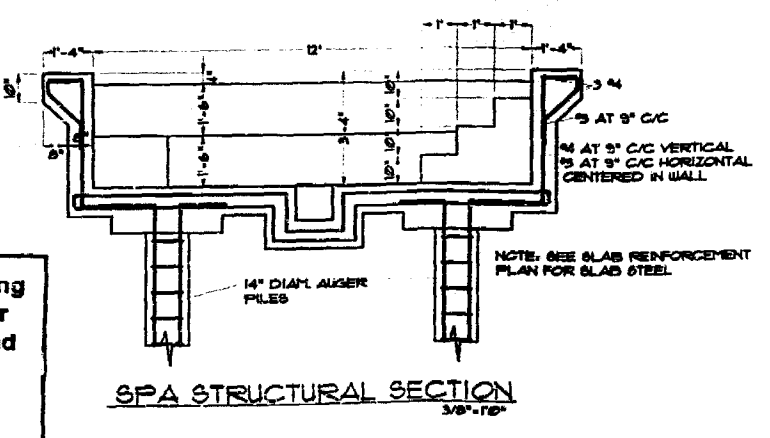
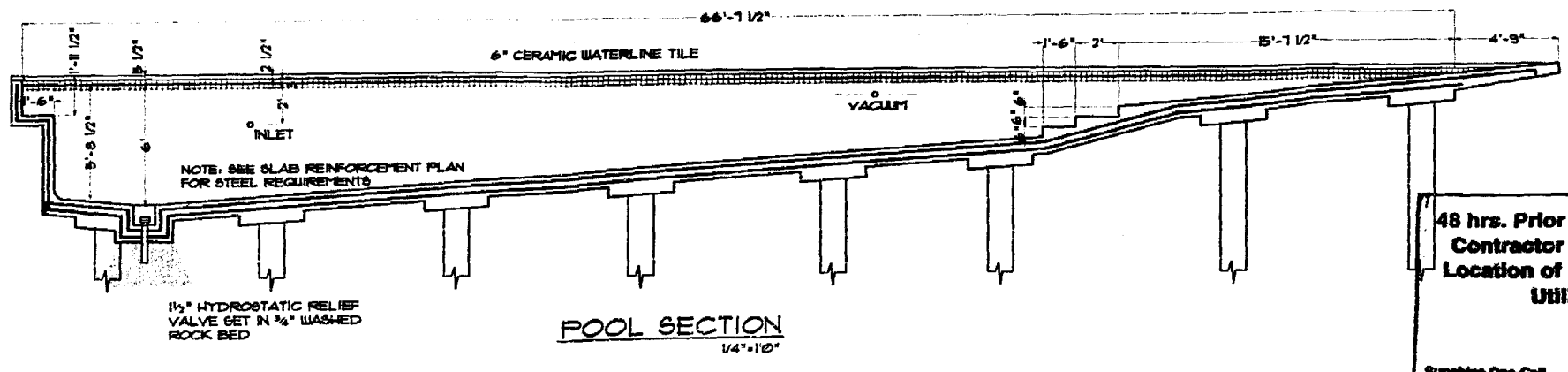
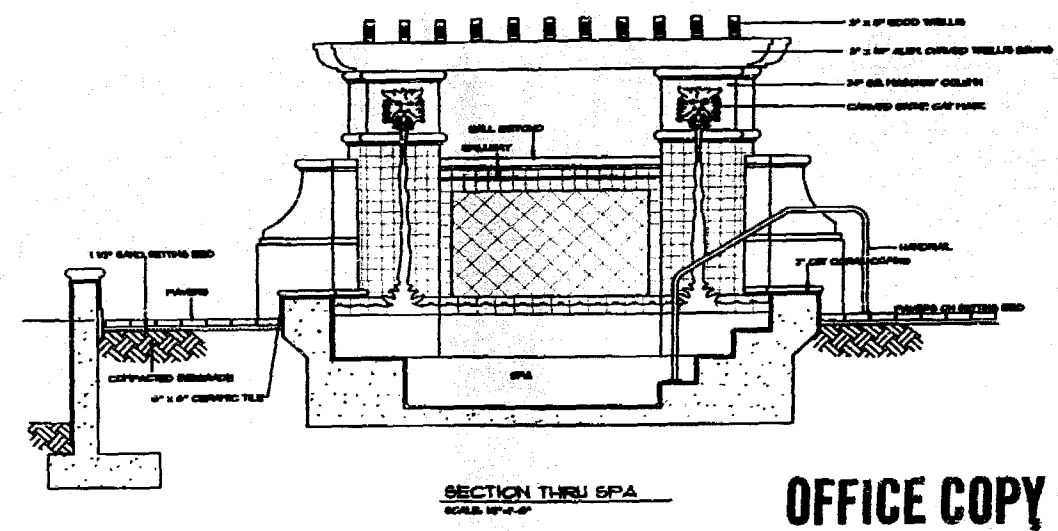
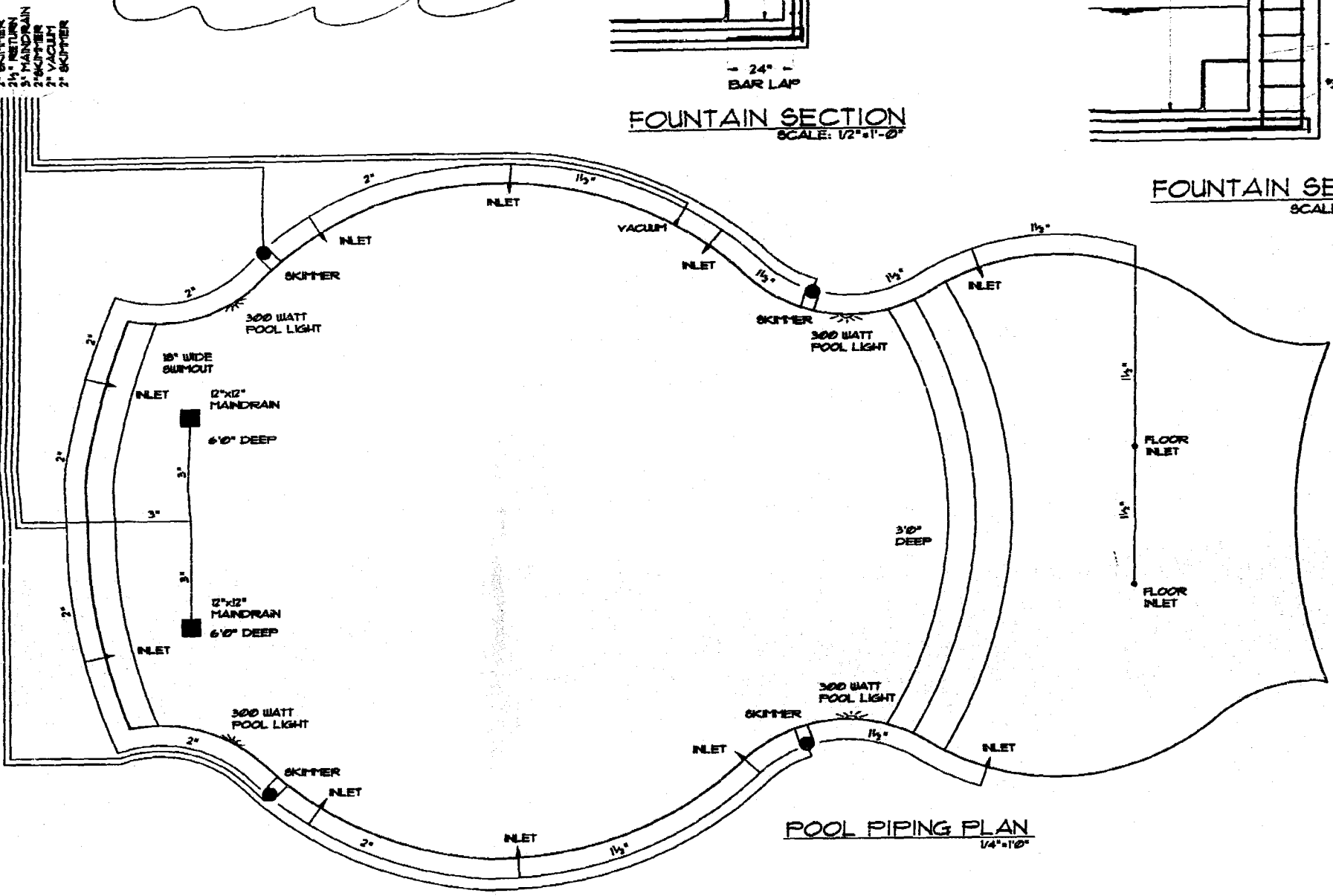
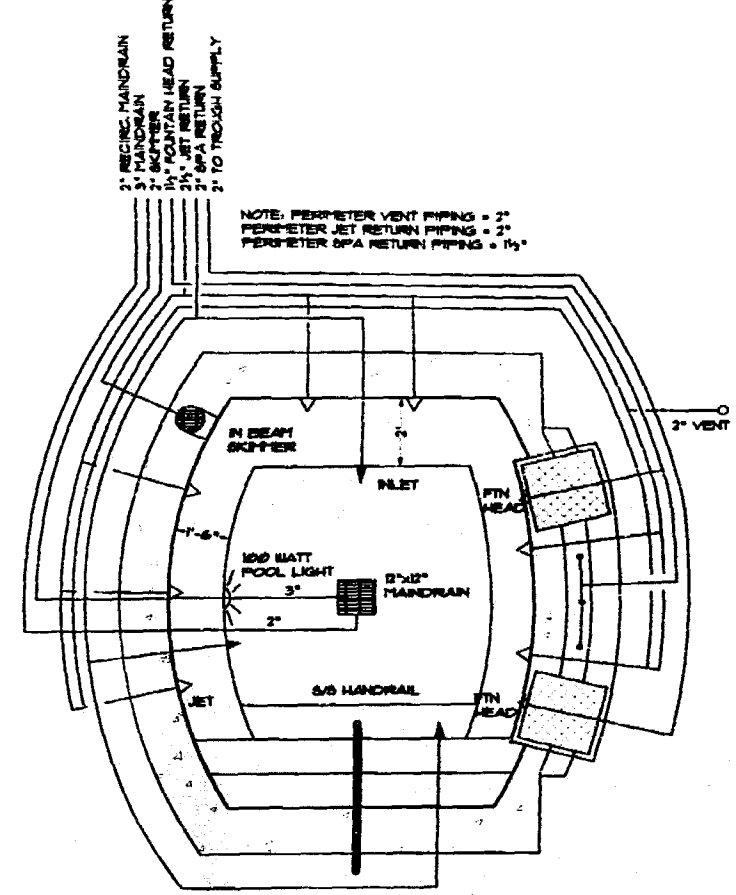
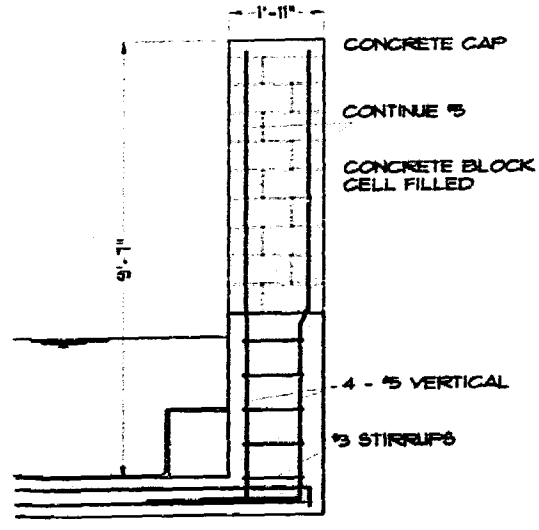
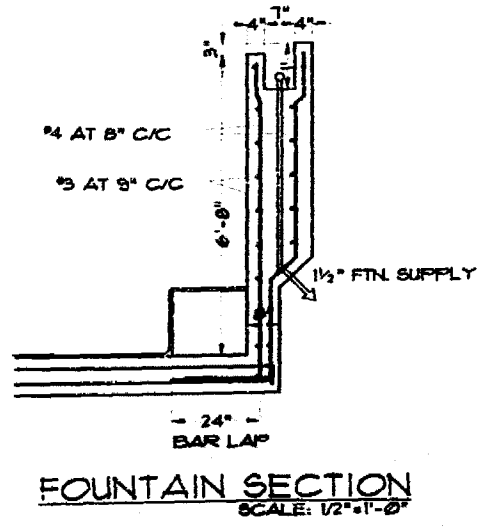
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
34 PALM
MIAMI BEACH, FLORIDA

SEAL
[Signature]
K. REIFER, P.E.
P.E. No. 70621
DATE

DRAWING NO.	
DATE	
SCALE	AS SHOWN
REVISIONS	
NUMBER	DATE

STRUCTURAL NOTES:

1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF 35 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL BE REINFORCED WITH 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 18" LAPS AND APPROVED CONNECTORS.
6. ALL AUGER PILES SHALL BE A MINIMUM OF 21 FEET IN LENGTH PROVIDING A COMPRESSIVE STRENGTH OF 35 TONS IN COMPRESSION AND 21 TONS IN TENSION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ANDAMAN & ASSOC., INC. OF MIAMI, FLORIDA.



48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Suzanne One-Call
City of Miami Beach
1-800-432-4770

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: *[Signature]*
ZONING: *[Signature]*
ORDINANCE: *[Signature]*
CONCURRENCY: *[Signature]*
ELECTRICAL: *[Signature]*
MECHANICAL: *[Signature]*
FIRE PREVENTION: *[Signature]*
ENGINEERING: *[Signature]*
PUBLIC WORKS: *[Signature]*
STRUCTURAL: *[Signature]*
ACCESSIBILITY: *[Signature]*
ELEVATOR: *[Signature]*

KENNETH R. PEIFFER, P.E.
5985 SW 7TH AVENUE
MIAMI, FLORIDA 33154
(305) 771-8843

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
IN PALM BEACH, FLORIDA

SEAL
[Signature]
K.R. PEIFFER
P.E.
10/25/01

DRAWING NO.

DATE

SCALE AS SHOWN

REVISIONS

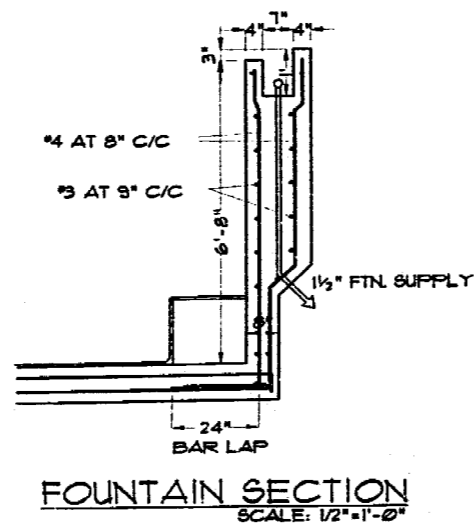
NUMBER DATE

KENNETH R. REIFER, P.E.
1835 ALL THRU AVENUE
MIAMI BEACH, FLORIDA
(305) 771-6886

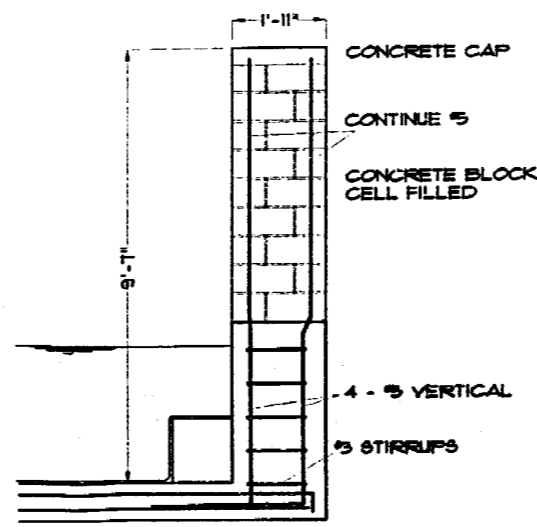
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
54 PALM
MIAMI BEACH, FLORIDA

SEAL

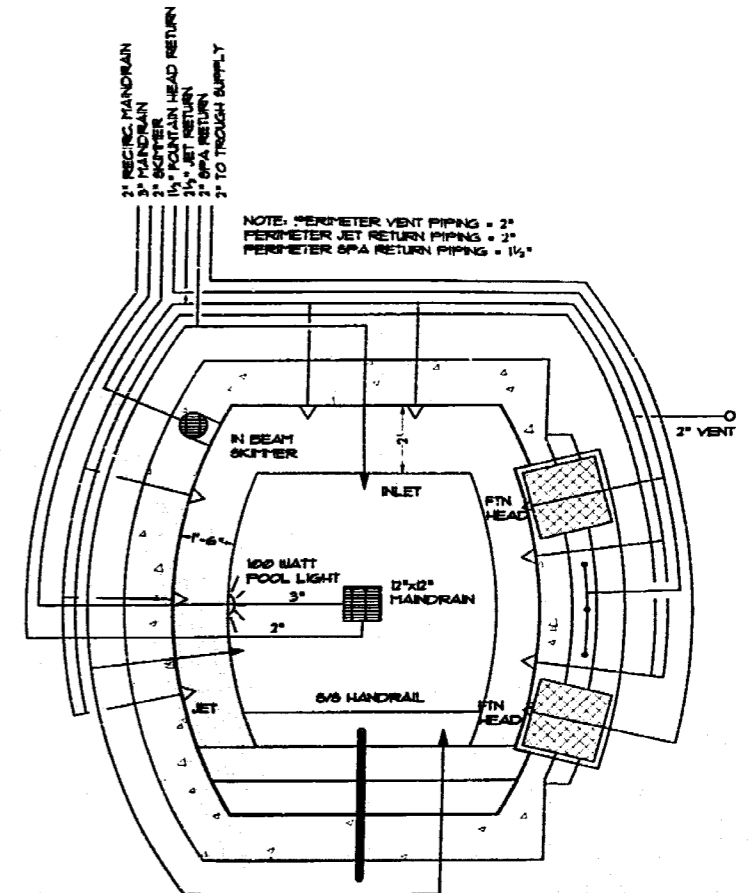
[Signature]
Professional Engineer
No. 15, 2601
Date



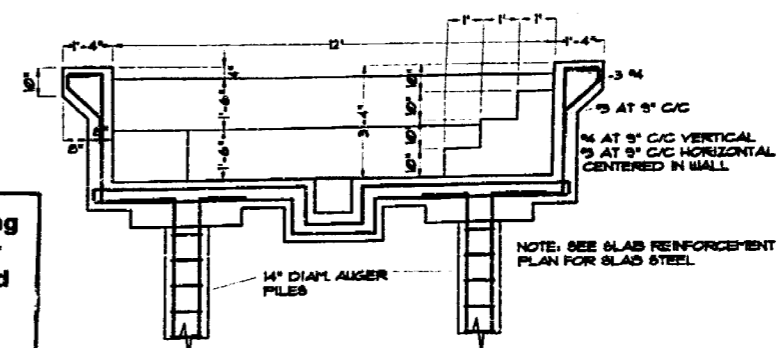
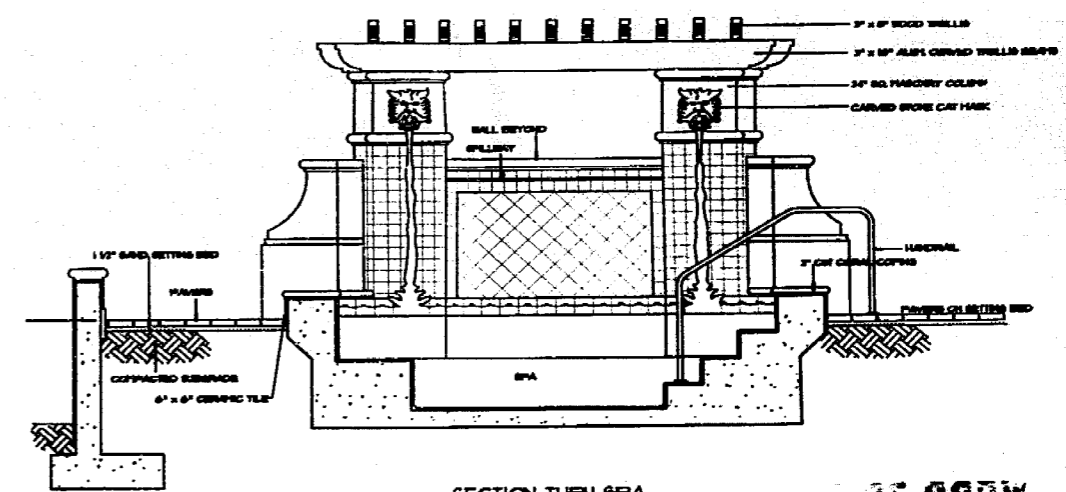
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SCALE: 1/2" = 1'-0"



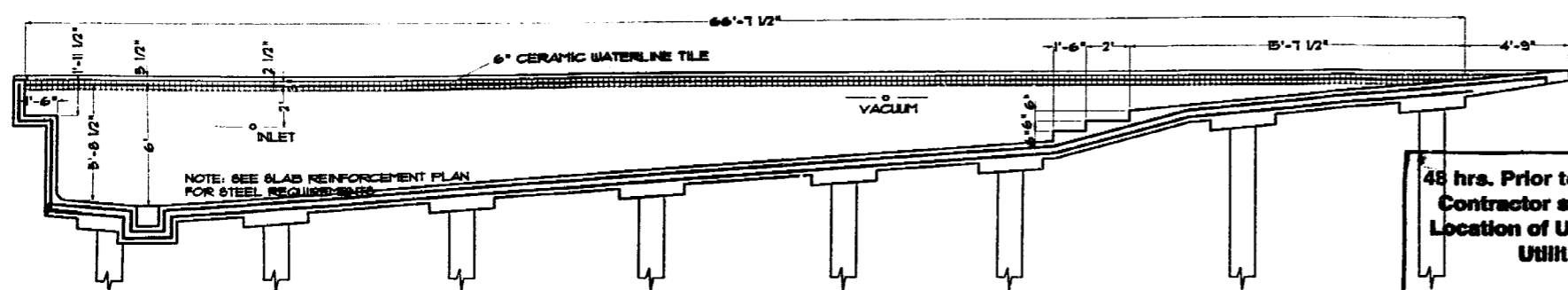
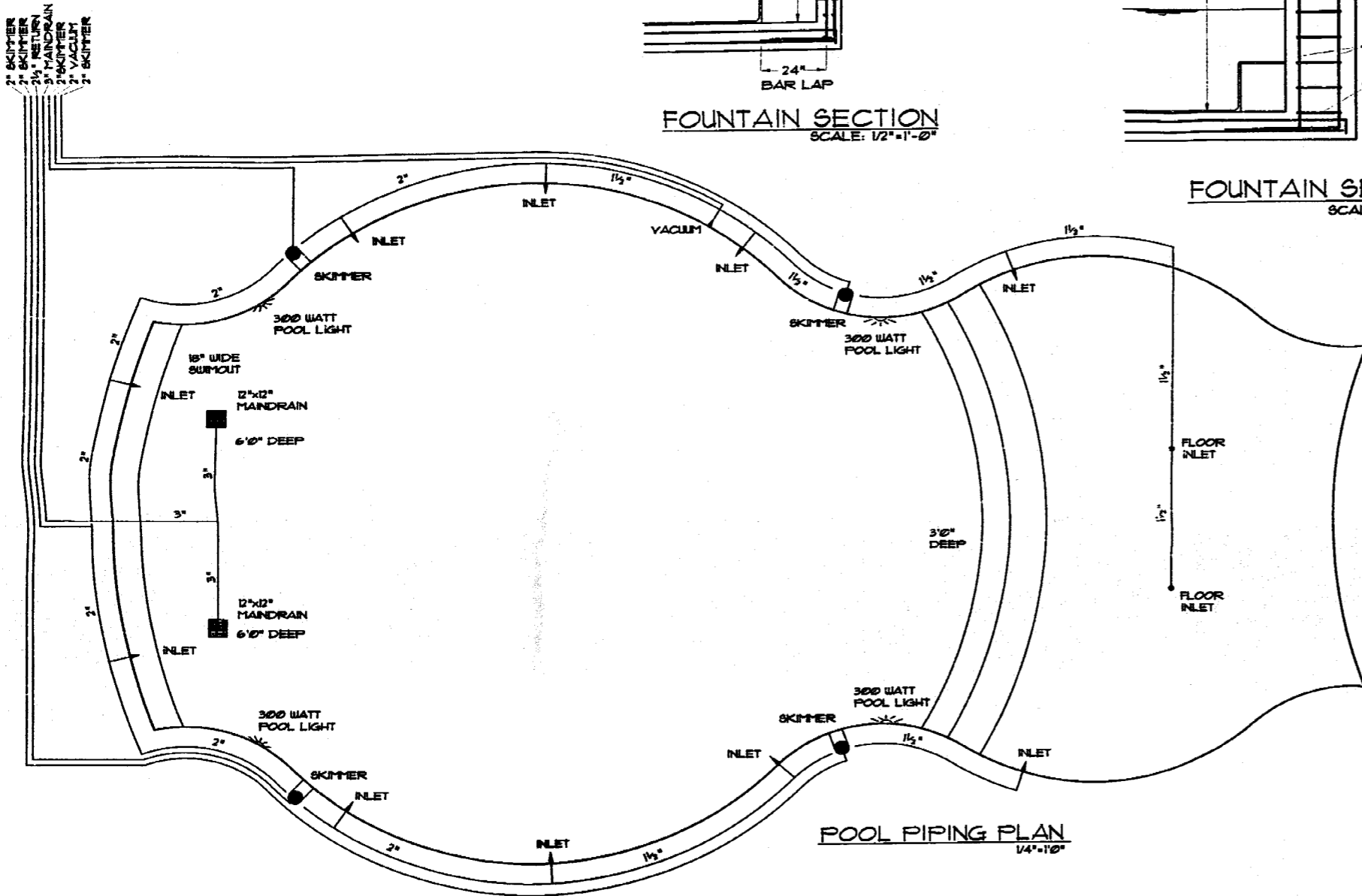
FOUNTAIN SECTION
SCALE: 3/4" = 1'-0"



SPA POOL PIPING PLAN
3/8" = 1'-0"



SPA STRUCTURAL SECTION
3/8" = 1'-0"



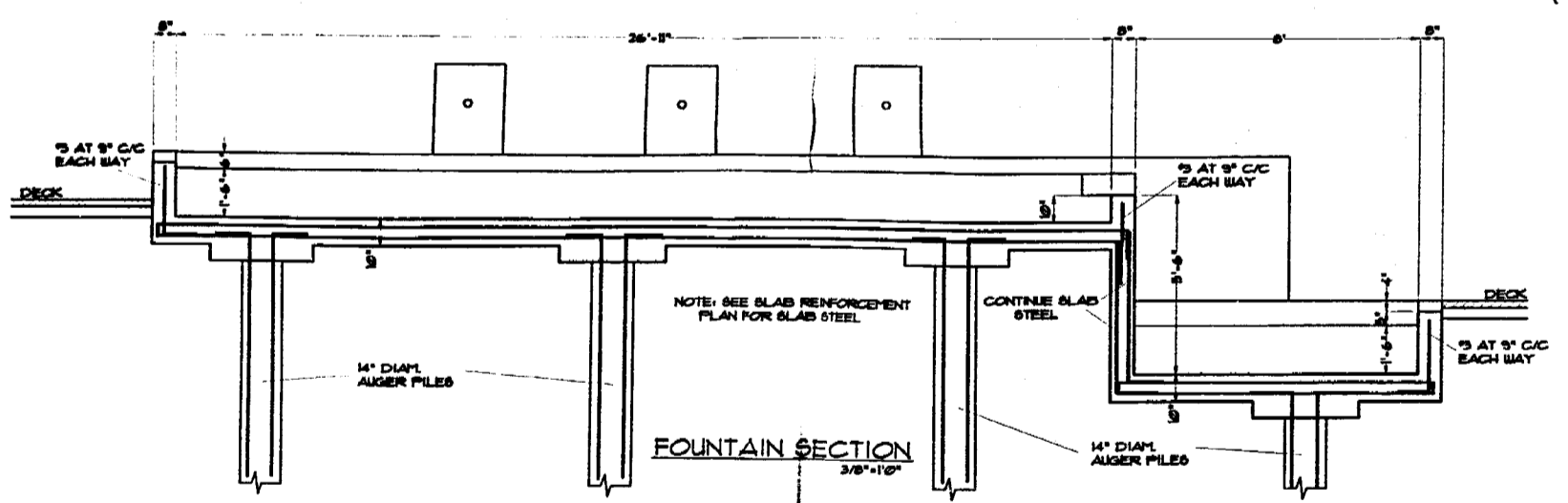
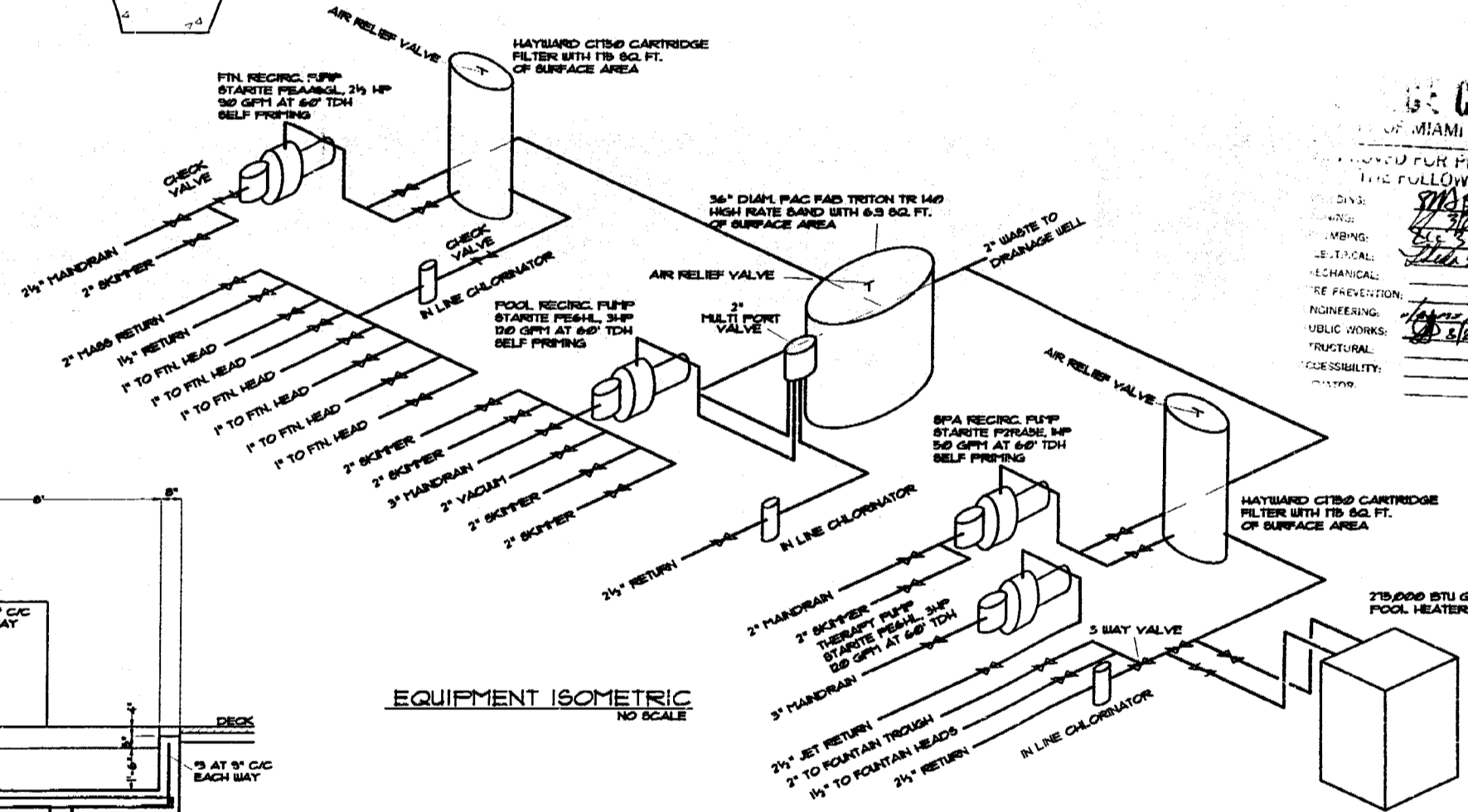
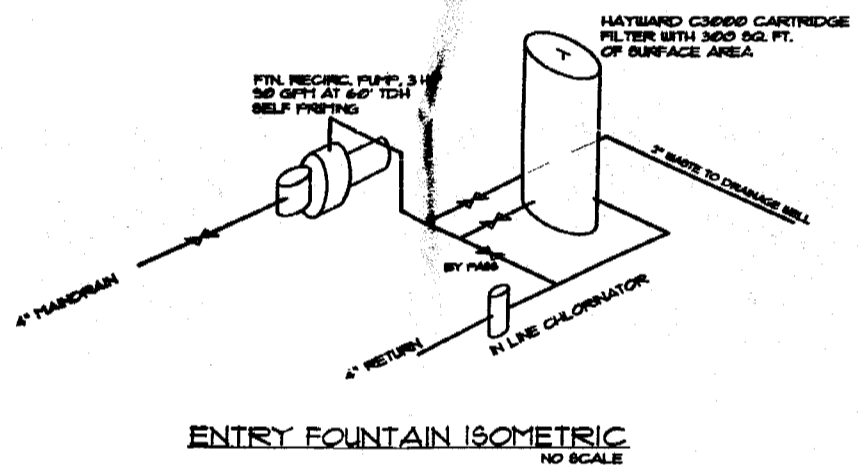
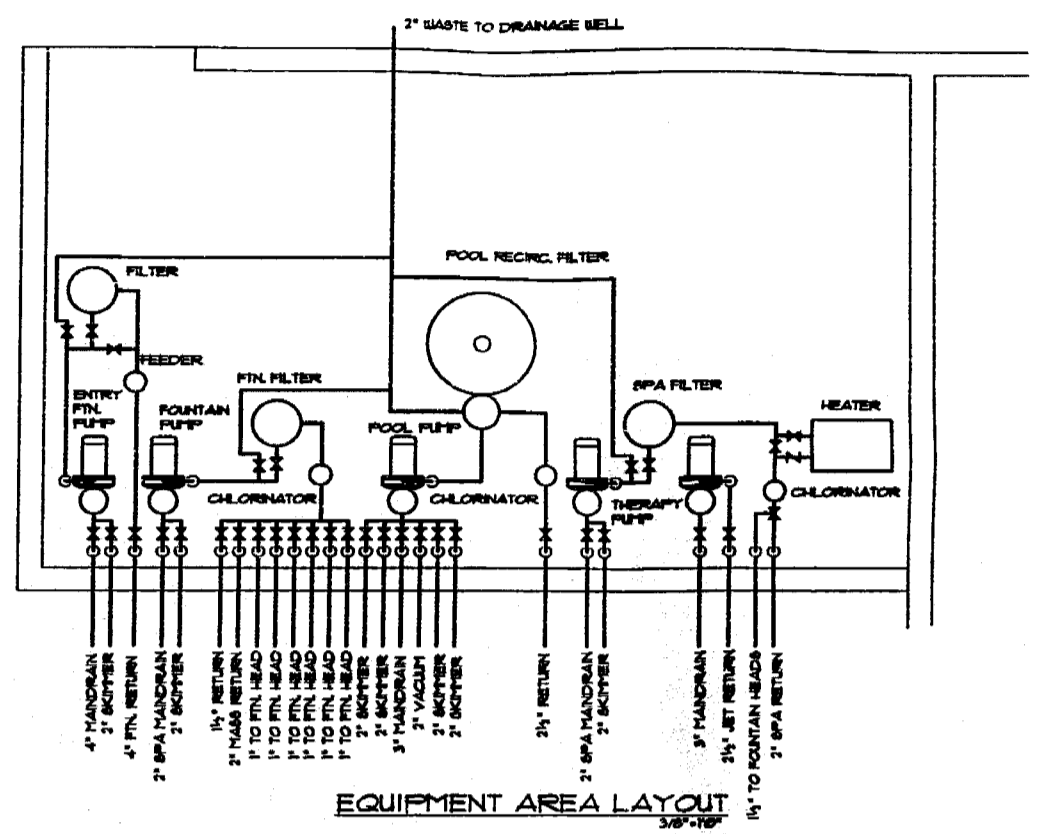
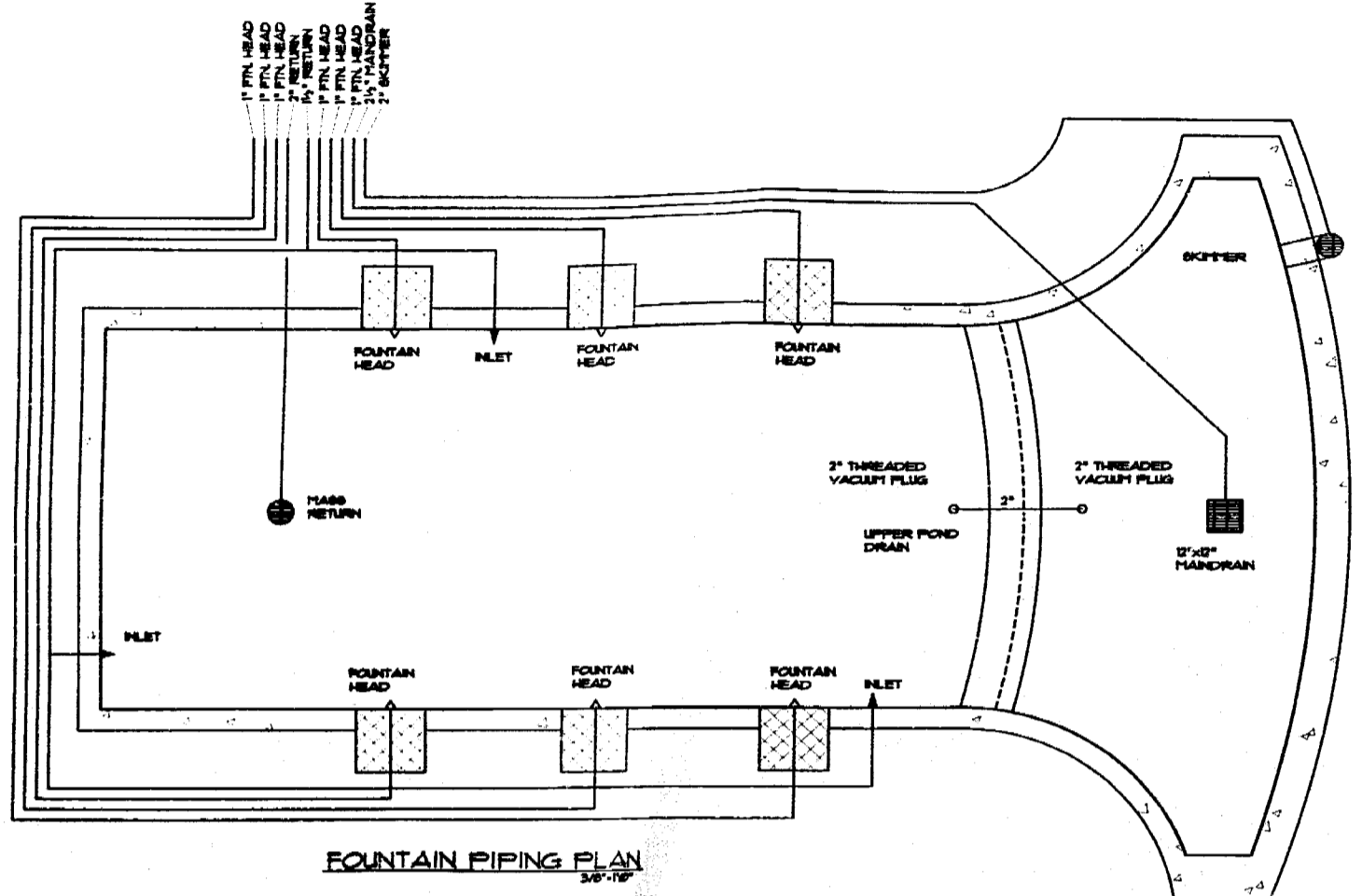
POOL SECTION
1/4" = 1'-0"

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call
City of Miami Beach
1-800-432-4770
305-673-7080

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: *[Signature]*
ELECTRICAL: *[Signature]*
MECHANICAL: *[Signature]*
PLUMBING: *[Signature]*
PUBLIC WORKS: *[Signature]*
TRUCKING: *[Signature]*
UTILITY: *[Signature]*

DRAWING NO.
DATE
SCALE
AS SHOWN
REVISIONS
NUMBER DATE



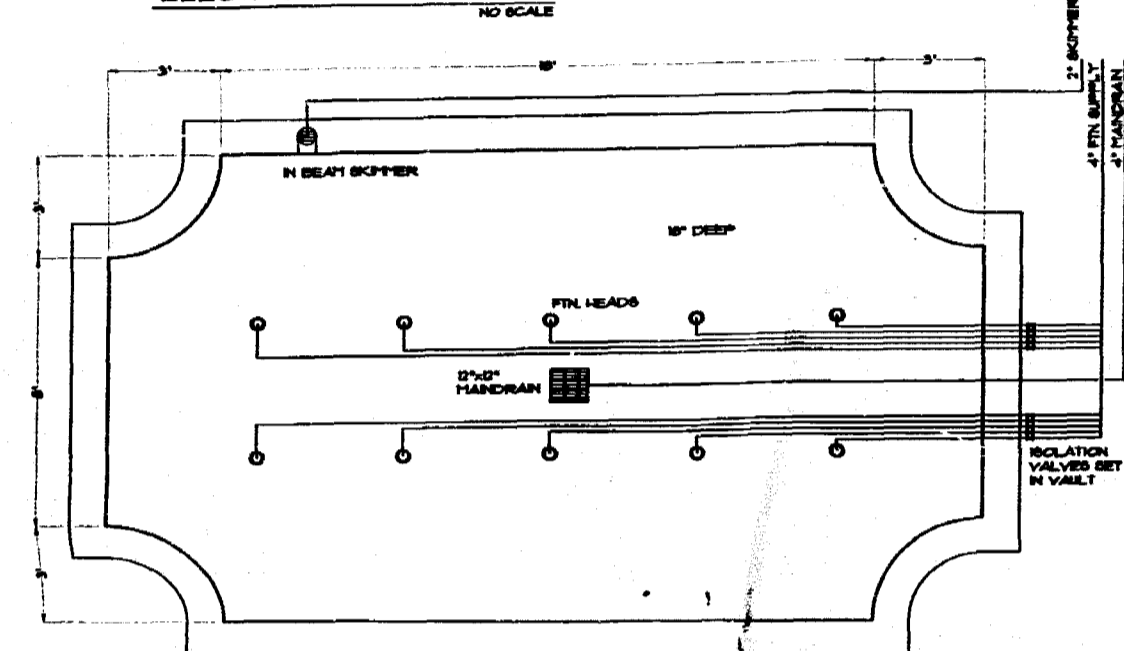
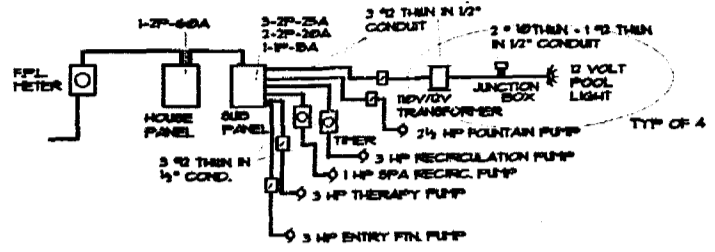
TRUE COPY
FOR PERMIT BY THE FOLLOWING:
DATE: 11/15/01
DATE: 11/15/01
DATE: 11/15/01
DATE: 11/15/01

KENNETH R. REIFER, P.E.
1300 ALLIANCE BLVD
MIAMI, FLORIDA 33136
(305) 771-0843

**RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE**
34 PALM
MIAMI BEACH, FLORIDA

SEAL
K. R. REIFER
P.E. No. 2601

27



PLUMBING NOTES:

1. ALL POOL AND EQUIPMENT PIPING SHALL BE SCHEDULE 40, TYPE K, NON-THERMASTIC, 1/2" APPROVED SUPPORTED CONTINUOUSLY ON GRADE OR ON HANGERS 2' ON CENTERS WITH CLEVIS HANGERS.
2. ALL SECTION PIPING FITTINGS LOCATED BELOW GRADE SHALL BE 90 DEGREE ELBOWS.
3. ALL SECTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1 1/2" DIAMETER UNLESS OTHERWISE NOTED.
4. POOL WATER DISCHARGE SHALL BE IN ACCORDANCE WITH ARTICLE 909 OF THE SOUTH FLORIDA BUILDING CODE.
5. 3/4" HP HANDRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAPPROOF SCREWS.
6. A 1/2" HP HANDRAIN GRATE MAY BE SUBSTITUTED FOR APPROVED TYPE.

ELECTRICAL NOTES:

1. ALL POOL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.
2. ALL ELECTRICAL GROUNDING AND BONDING SHALL CONFORM TO ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE.
3. NO OVERHEAD WIRES SHALL BE LOCATED WITHIN 10' OF POOL'S WATER EDGE.
4. SCHEDULE THE ELECTRICAL RISER DIAGRAM NOT ACCURATELY DEPICT REQUIRED WORK, A REVISED DRAWING SHALL BE SUBMITTED AND APPROVED BEFORE EXPECTED AS BUILT CONFIGURATION WITH ADDITIONAL SERVICE AND LOAD CALCULATIONS, IF NECESSARY.

STRUCTURAL NOTES:

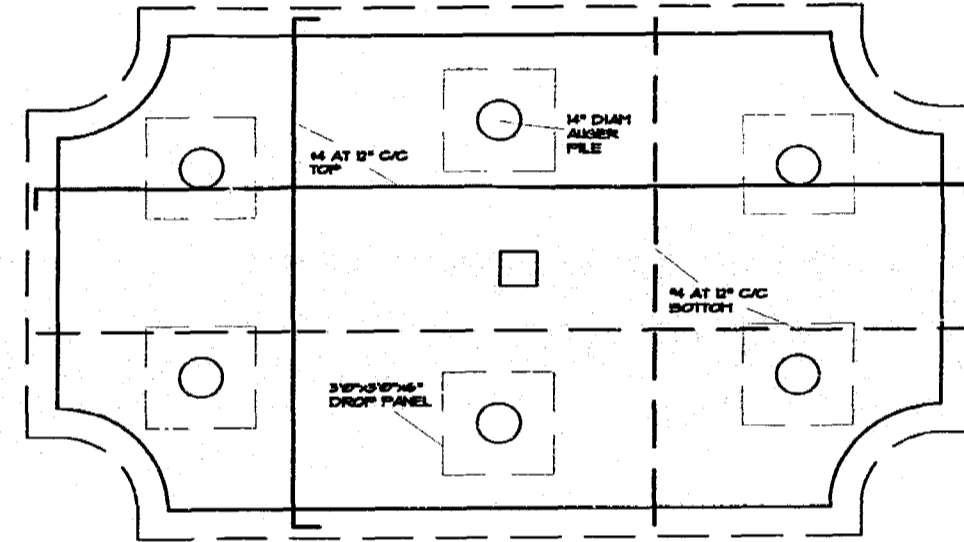
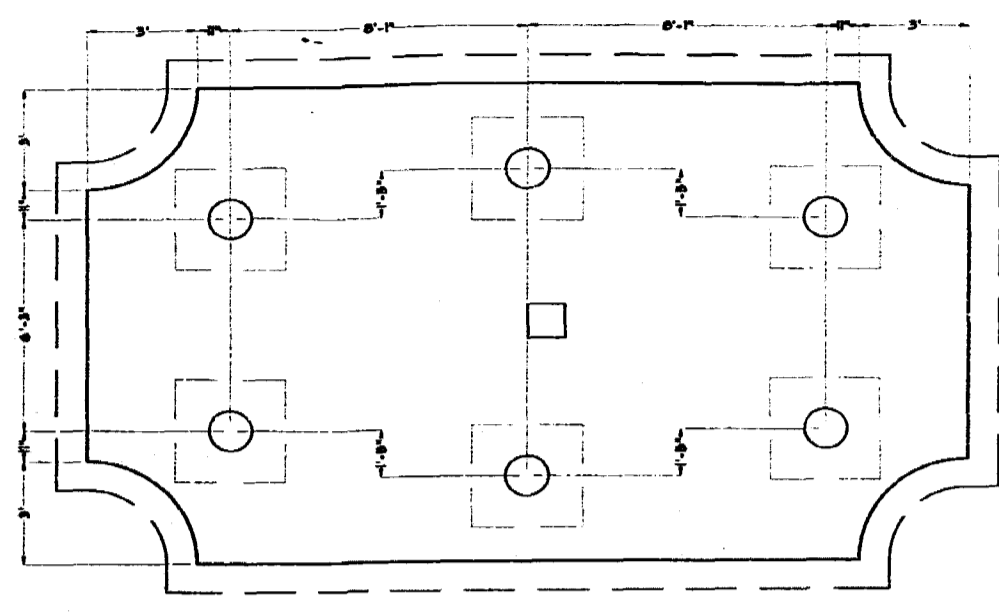
1. ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. ALL BRICK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. THE DESIGN OF THIS PROJECT HAS CONFORMED TO NATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPLES.

SAFETY NOTES:

1. PERMANENT SAFETY WARNINGS SIGN SHALL BE PROVIDED AT ALL ENTRY POOL AND SPA AREAS READILY VISIBLE FROM THE POOL AREA IN ACCORDANCE WITH APPENDIX F, ANSI Z395.1-95.
2. THE WARNINGS SIGN AS PER ITEM 1 ABOVE, SHALL BE IN VIEW AGAINST BULLDOG WATER DIVING, THE PREVENTION OF DROWNING AND SHALL INCLUDE THE FOLLOWING STATEMENT:
"THERE IS NO SUBSTITUTION FOR ADULT SUPERVISION OF SMALL CHILDREN. IT IS STRONGLY RECOMMENDED THAT AT LEAST ONE ADULT RENDERING CHILD SUPERVISION BE TRAINED IN ARTIFICIAL RESPIRATION AND/OR CARDIOPULMONARY RESUSCITATION (CPR)."
3. ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE ALARM WHEN THE DOOR OR ITS SCREEN IS OPEN.
4. THE POOL AND/OR SPA SHALL NOT BE FILLED WITH WATER UNTIL A SEPARATE PERMIT HAS BEEN OBTAINED FOR AN APPROVED SAFETY BARRIER, INCLUDING A SPRING-LOCK SELF-CLOSING GATE.

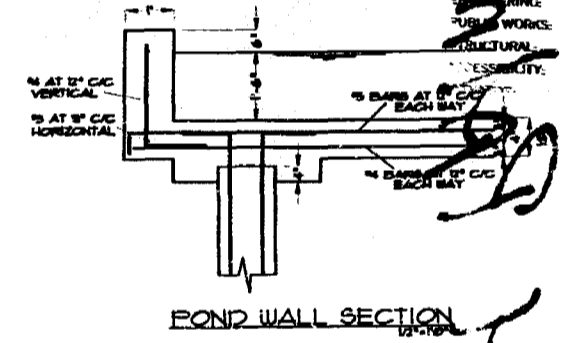
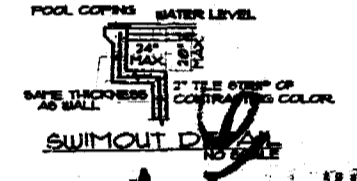
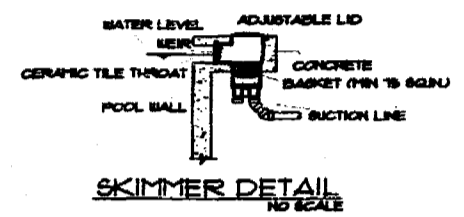
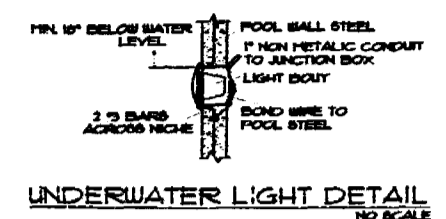
POOL, SPA AND HOT TUB BARRIERS:

ALL POOL, SPA AND HOT TUB SHALL COMPLY WITH SECTION 907 OF THE FBIC AND SPECIFICALLY 907.0 (5) (a) (2) (i) ALL DOOR WITH ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN IS OPEN. THE ALARM SHALL SOUND CONTINUOUSLY FOR A PERIOD OF 30 SECONDS AFTER THE DOOR IS OPENED. IT IS CAPABLE OF WITHSTANDING A SOUND OF AMBIENT VOLUME TO BE HEARD IN THE DWELLING. THE ALARM SHALL BE EQUIPPED WITH A MANUAL RECALL TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.



48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call
City of Miami Beach
1-800-432-4770
305-673-7080



POOL AND SPA DATA:

SPA POOL	SURFACES POOL	
102	SURFACE AREA (SQ. FT.)	225
103	VOLUME (GALLONS)	15000
104	UNDERVOLUME (GALLONS)	0
105	DECK AREA (SQ. FT.)	N/C.

BE COPY
CITY OF MIAMI BEACH
ISSUED FOR PERMIT BY THE FOLLOWING:

- BUILDING: [Signature]
- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- MECHANICAL: [Signature]
- SAFETY PREVENTION: [Signature]
- ENGINEERING: [Signature]
- CONTRACT WORKS: [Signature]
- STRUCTURAL: [Signature]
- ACCESSIBILITY: [Signature]

30103

REVISIONS

NUMBER	DATE

KENNETH R. REIFER, P.E.
1540 N.W. 17TH AVENUE
MIAMI BEACH, FLORIDA 33150

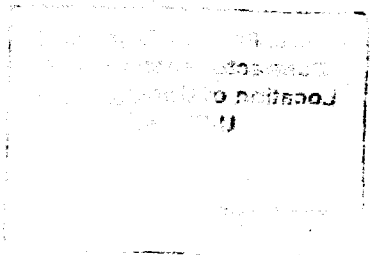
KENNETH R. REIFER, P.E.
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
54 PALM AVENUE
MIAMI BEACH, FLORIDA

SEAL

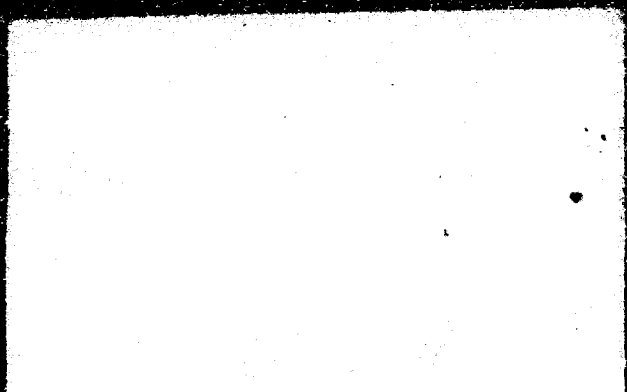
Kenneth R. Reifer, P.E.
Professional Engineer
No. 12,345
State of Florida
Exp. 12/31/2021

27

B0102245
94 Palm Ave



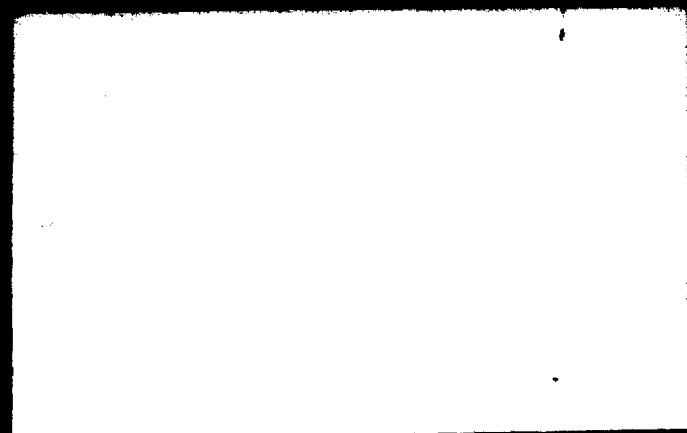
27



PERMIT #

B0200484

02



CITY OF MIAMI BEACH

Building Department

1700 Convention Ctr Drive, 2nd Floor

Miami Beach, Florida 33139

Inspection: (305) 675-7370 Office: (305) 675-7610

Building Work Permit

02-22-2002

Activity Number: **B0200484**

Name: APPRI/1371 Issued By: BFC/CABT
 Date Address: 84 PALM AV MCH Date Approved: 11/17/2001
 Parcel #: 2370000198 Date Approved: 12/17/2001
 Valuation: \$1,100,000 E.I. Appr: 01/31/2002

Applicant: J. J. ROY, JR. & M. J. ROY
 1800 PALM AV, UNIT 10, MIAMI BEACH, FL 33139
 MICHELLE L. ROY
 1800 PALM AV, UNIT 10, MIAMI BEACH, FL 33139

Inspector: J. J. ROY, JR. & M. J. ROY
 Date of Issue: 02/22/02

DETAIL LIST

Item Description	Per Sq Ft	Total
Alteration Permit Fee	\$1.00	\$1,100.00
Construction Building Services Fee	\$1.00	\$1,100.00
Structural Inspection Fee	\$1.00	\$1,100.00
Electrical Inspection Fee	\$1.00	\$1,100.00
Plumbing Inspection Fee	\$1.00	\$1,100.00
Fire Department Fee	\$1.00	\$1,100.00
Code Enforcement Fee	\$1.00	\$1,100.00
Final Inspection Fee	\$1.00	\$1,100.00
Permit Fee	\$1.00	\$1,100.00
Plan Review Fee	\$1.00	\$1,100.00
Construction Fee	\$1.00	\$1,100.00
Foundation Fee	\$1.00	\$1,100.00
Roofing Fee	\$1.00	\$1,100.00
Interior Finishes Fee	\$1.00	\$1,100.00
Exterior Finishes Fee	\$1.00	\$1,100.00
Landscaping Fee	\$1.00	\$1,100.00
Signage Fee	\$1.00	\$1,100.00
Other Fees	\$1.00	\$1,100.00
Administrative Fee	\$1.00	\$1,100.00
Plan Review Fee	\$1.00	\$1,100.00
Permit Fee	\$1.00	\$1,100.00
Final Inspection Fee	\$1.00	\$1,100.00

Page 2

Activity Number: **B0200484**

Item Description	Per Sq Ft	Total
Construction Fee	\$1.00	\$1,100.00
Foundation Fee	\$1.00	\$1,100.00
Roofing Fee	\$1.00	\$1,100.00
Interior Finishes Fee	\$1.00	\$1,100.00
Exterior Finishes Fee	\$1.00	\$1,100.00
Landscaping Fee	\$1.00	\$1,100.00
Signage Fee	\$1.00	\$1,100.00
Other Fees	\$1.00	\$1,100.00
Administrative Fee	\$1.00	\$1,100.00
Plan Review Fee	\$1.00	\$1,100.00
Permit Fee	\$1.00	\$1,100.00
Final Inspection Fee	\$1.00	\$1,100.00

CITY OF MIAMI BEACH

Building Work Permit

02-22-2002

Activity Number: **B0200484**

Site Address: 84 PALM AV MCH

INSPECTION LIST

- Item 01105 1105.1 FUNDATION
- Item 01110 1110.0 GRADE, REAM
- Item 01115 1115.0 COOR TO AD
- Item 01120 1120.0 COLUMNS
- Item 01125 1125.0 FLOORING
- Item 01130 1130.0 FLOOR FINISHING
- Item 01135 1135.0 FRAMING WALLS
- Item 01140 1140.0 ACCESSORY ROOF
- Item 01145 1145.0 INSULATION
- Item 01150 1150.0 ROOF TO A MECH
- Item 01155 1155.0 MECH TO FLOOR
- Item 01160 1160.0 MECH TO FLOOR
- Item 01165 1165.0 MECH TO FLOOR
- Item 01170 1170.0 STORE FRONT
- Item 01175 1175.0 INTERIOR
- Item 01180 1180.0 EXTERIOR
- Item 01185 1185.0 WINDOWS & GLASS DOORS
- Item 01190 1190.0 SIGNAGE
- Item 01195 1195.0 SIGNAGE
- Item 02000 2000.0 FINAL FIRE INSPECTION

02

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Office of Permitting

Building Work Permit

12-18-2008 Activity Number: 0000000000 APPROVED

Receipt Date Applied: 12/18/2008 Date Issued: 12/18/2008 Inspected By: 0000000000

Date Completed: Date Expired: 0000000000

Permit Fee: \$0.00 License Fee: \$0.00 Total: \$0.00

Applicant: GENIEZ RAFAEL B DEPARTMENT OF PERMITTING & INSPECTION

3300 FEDERAL HWY MIAMI BEACH, FL 33139

MIAMI BEACH PERMITTING DIVISION

12-18-2008

Payments made for this receipt:

Current Payment Made to the Following Dates:

Account Numbers for Fees and Payments:

08/27/08 11:41:58 941.488.7388-731-3 36488888 Page 002

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE PLASTER BUILDING

BUILDING CODE COMPLIANCE DIVISION
140 WEST PALM BLVD. SUITE 100
MIAMI, FLORIDA 33125-1000
(305) 375-1555 FAX (305) 375-1556

PRODUCT CONTROL NOTICE OF ACCEPTANCE

CONTRACTOR: LEVY TECHNOLOGY INC.
1400 N.W. 10TH AVENUE, SUITE 100
MIAMI, FL 33136

CONTRACT NO.: 08000000000000000000
DATE: 08/27/08 FAX: (305) 375-1556

PRODUCT CONTROL DIVISION
305-375-1555 FAX 305-375-1556

Your application for Notice of Acceptance (NOA) of Series C-788 Operating Absorption Coated Window - Impact Resistant under Chapter 6 of the Code of Miami-Dade County governing the use of Alternative Materials and Types of Construction, and compliance with the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to require this product or material to be tested after the expiration date stated below. BCCO reserves the right to require this product or material to be tested at any time from a job site or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may require, modify, or require the contractor to replace or material to be replaced. BCCO reserves the right to revoke this approval, if it is not in compliance with the Miami-Dade County Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: 08-088888 EXPIRES: 08/27/09

Paul Rodriguez
Chief Product Control Division

THIS IS THE GOVERNMENT'S ADDITIONAL DATES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE A PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County. Permit under the conditions set forth above.

Approved: 12/18/2008

Inspector: J. O'Connell, R.A.
Division: Miami Code Compliance
Building Code Compliance Officer

08/27/08 11:41:58 941.488.7388-731-3 36488888 Page 003

ACCEPTANCE NO.: 08-088888

APPROVED: DEC 07 2008

EXPIRES: January 28, 2009

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

- SCOPE**
 - The revised Notice of Acceptance No. 08-088888, which was issued on January 28, 1999, is approved as an alternative material window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the location where the product is installed, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION**
 - The Series C-788 Operating Absorption Coated Window - Impact Resistant and its components shall be constructed to meet compliance with the following documents: Drawing No. 230, Series 1 through 4 of A, dated February 11, 1998, with revisions C dated 3/1/99, prepared by Vinyl Tech/Progressive Glass Technology, Miami and used by Robert L. Clark, P.E., holding the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall be submitted to the approved drawings.
- LIMITATIONS**
 - This approval applies to single unit applications only, as shown in approved drawings.
- INSTALLATION**
 - The alternative material window and its components shall be installed in strict compliance with the approved drawings.
 - The installation of this product shall contain a hurricane protection system.
- LABELLING**
 - Each window unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approval".
- BUILDING PERMIT REQUIREMENTS**
 - Applications for building permit shall be accompanied by copies of the following:
 - This Notice of Acceptance.
 - Duplicate copies of the approved drawings, as indicated in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
 - Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Paul Rodriguez
Chief Product Control Division
Product Control Division

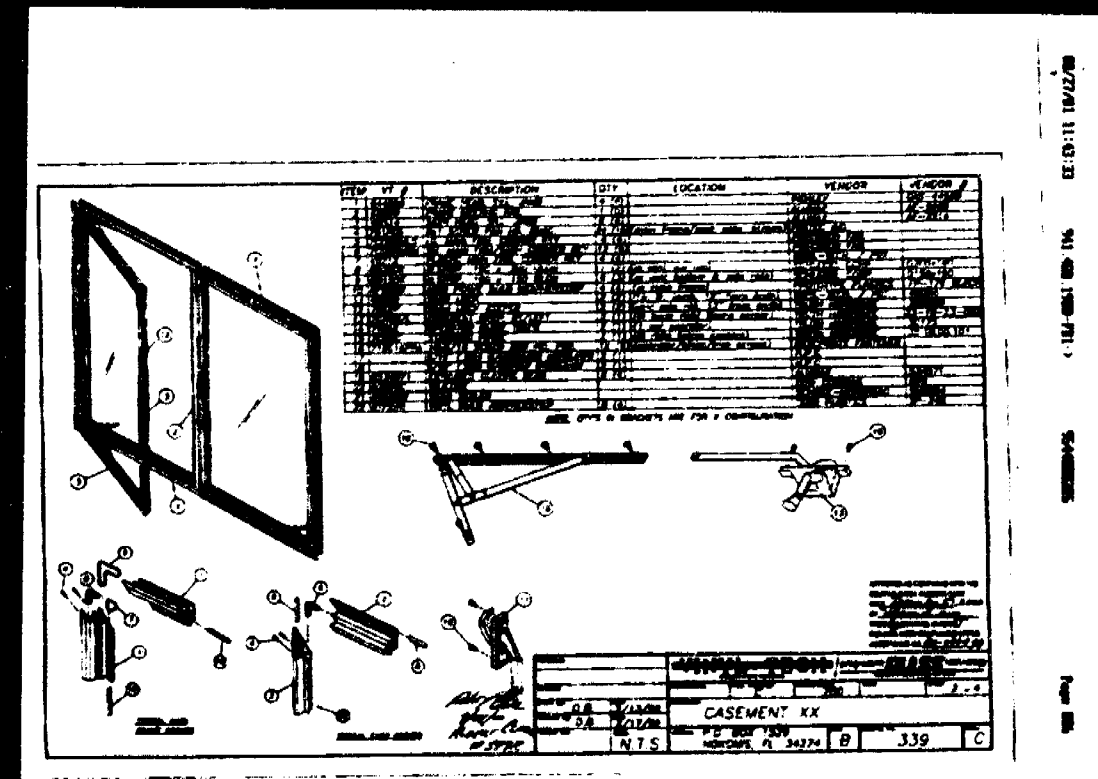
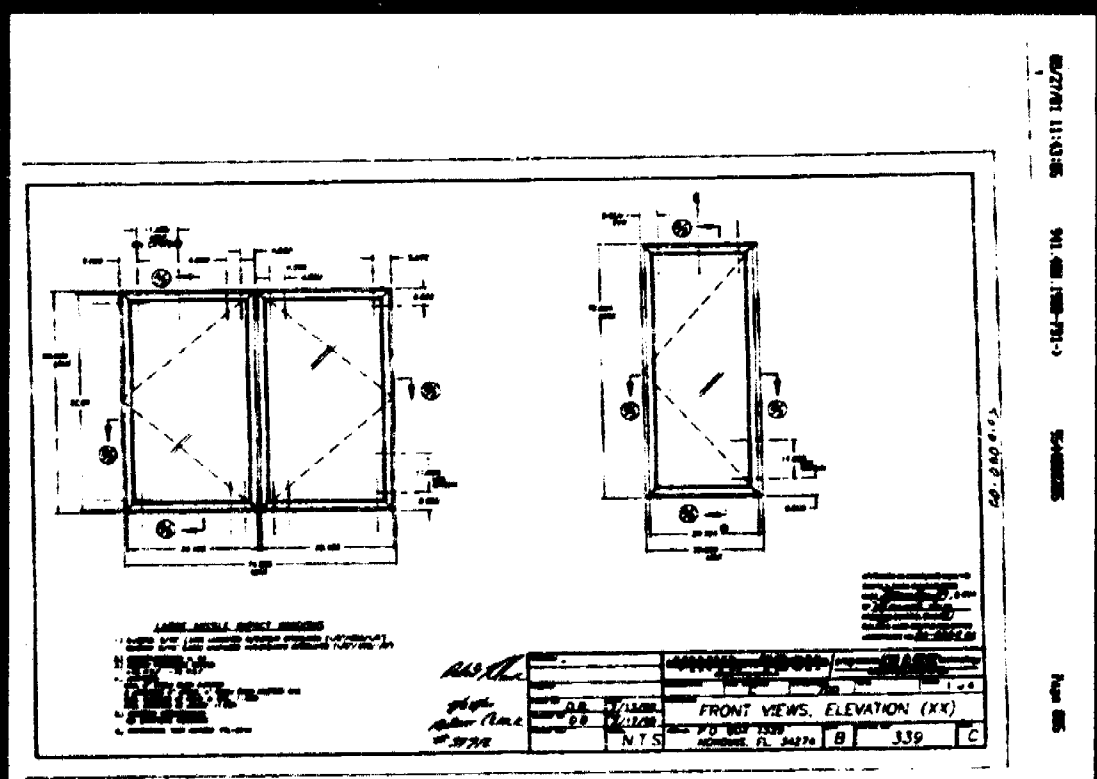
02

PCL Industries
ACCEPTANCE No. 80-289483
APPROVED DEC 8 1980
EXPIRES JANUARY 28, 2001

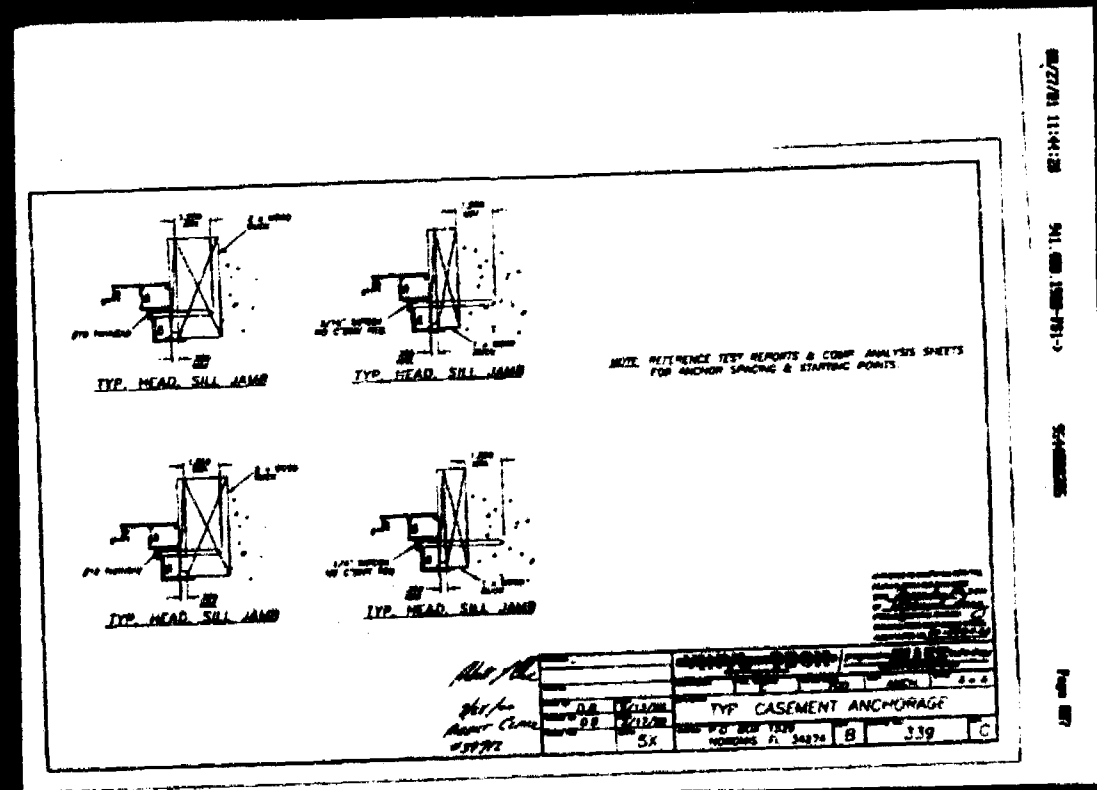
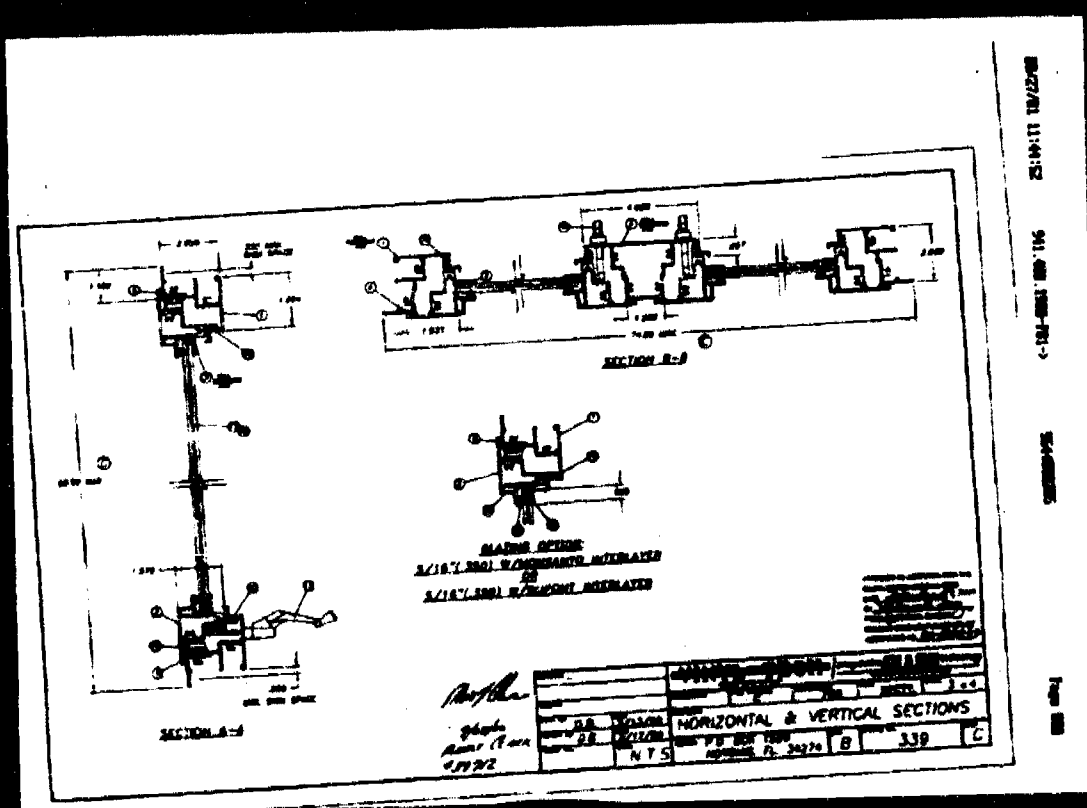
NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including non-supporting data, engineering documents, are no older than eight (8) years.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Council Approved", or as specifically stated in the specific conditions of this Acceptance.
3. Amendments of Acceptance will not be considered if:
 - a. There has been a change in the South Florida Building Code affecting the evaluation of the product and the product is not in compliance with the code changes.
 - b. The product is no longer the same product (identical) as the one originally approved.
 - c. If the Acceptance holder has not complied with all the requirements of the acceptance, including the current identification of the product.
 - d. The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.
4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.
5. Any of the following shall also be grounds for revocation of this Acceptance:
 - a. Unlawful performance of the product or process.
 - b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.
6. The Notice of Acceptance number presented by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the job site at all times. The engineer need not retain the copies.
8. Failure to comply with any section of this Acceptance shall be cause for termination and renewal of Acceptance.
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

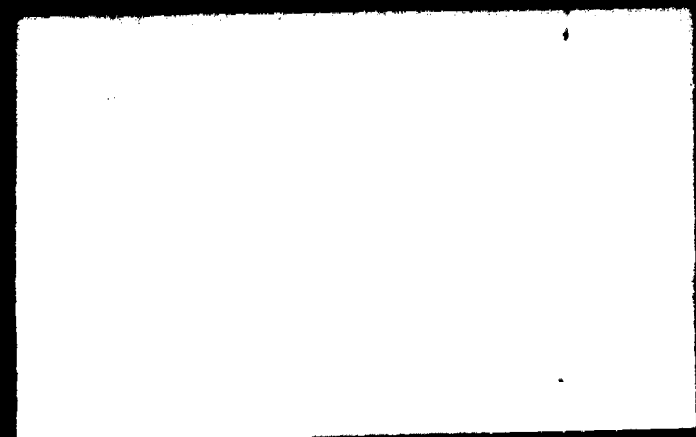
END OF THIS ACCEPTANCE
Michael J. P. E., Product Council
Product Council Division



02



02



MIAMI-DADE COUNTY, FLORIDA
MAYOR-DANIEL J. ABRAHAM
COMPLIANCE OFFICE
MAYOR-DANIEL J. ABRAHAM
140 WEST FLORIDIAN STREET, SUITE 1000
MIAMI, FLORIDA 33135-1000
(305) 375-3000 FAX (305) 375-3000

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Dade Metals Corporation
 200 N.W. 22 Street
 Miami, FL 33127-0811

CONTRACTOR/ENGINEER INFORMATION
 CONTRACTOR: [Redacted]
 ENGINEER: [Redacted]

Your application for Product Approval of Series 3000 Aluminum Fixed Window - Impact Resistant under Chapter 8 of the Code of Miami-Dade County governing the use of Aluminum Materials and parts of Construction, and compliance thereof, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure the product or material at anytime from a job site or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No. **08-0324-01**
 Expires **08/29/2008**

[Signature]
 Chief Product Control Division

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS BUILDING CODE & PRODUCT REVIEW COMMITTEE

The application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County. For use under the conditions set forth above.

[Signature]
 Director
 Miami-Dade County
 Building Code Compliance Office

Approved: **06/29/2008**

Dade Metals Corporation

ACCEPTANCE No. **08-0324-01**
 APPROVED **JUN 29 2008**
 EXPIRES **August 29, 2008**

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

- SCOPE**
 1.1 This review and issuance of Notice of Acceptance No. 07-1024-01 was issued on February 4, 1998. It approves an aluminum fixed window, as described in Section 2 of the Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition, for Miami-Dade County. For the issuance subject the previous requirements, as determined by SFBC Chapter 21, do not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION**
 2.1 The Series 3000 Aluminum Fixed Window - Impact Resistant, and its components shall be constructed in strict compliance with the following documents: Drawing No. W08-03, titled "Series 3000 Aluminum Fixed Window Impact Resistant - Sheets 1 and 2" dated 01/27/00, prepared by All Energy Corporation, signed and sealed by Housheyon Farout, P.E. They bear the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.
- LIMITATIONS**
 3.1 This approval applies to single unit applications, as shown approved drawings.
- INSTALLATION**
 4.1 The aluminum fixed window and its components shall be installed in strict compliance with the approved drawings.
 4.2 Hurricane protection is not shown (shown). The installation of this unit shall include a hurricane protective system.
- LABELING**
 5.1 Each unit shall have a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".
- BUILDING PERMIT REQUIREMENTS**
 6.1 Applications for building permit shall be accompanied by copies of the following:
 6.1.1 This Notice of Acceptance.
 6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components indicated for the proposed installation.
 6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

[Signature]
 Miami-Dade County
 Product Control Division

2 of 3

Dade Metals Corporation

ACCEPTANCE No. **08-0324-01**
 APPROVED **JUN 29 2008**
 EXPIRES **August 29, 2008**

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

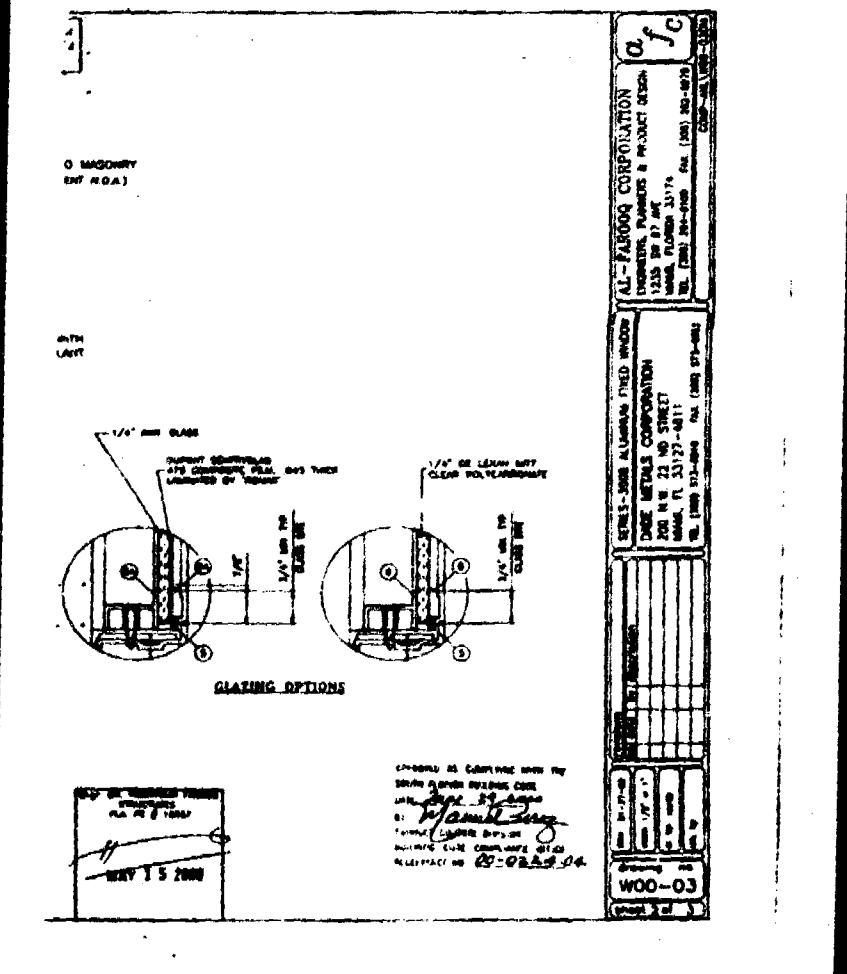
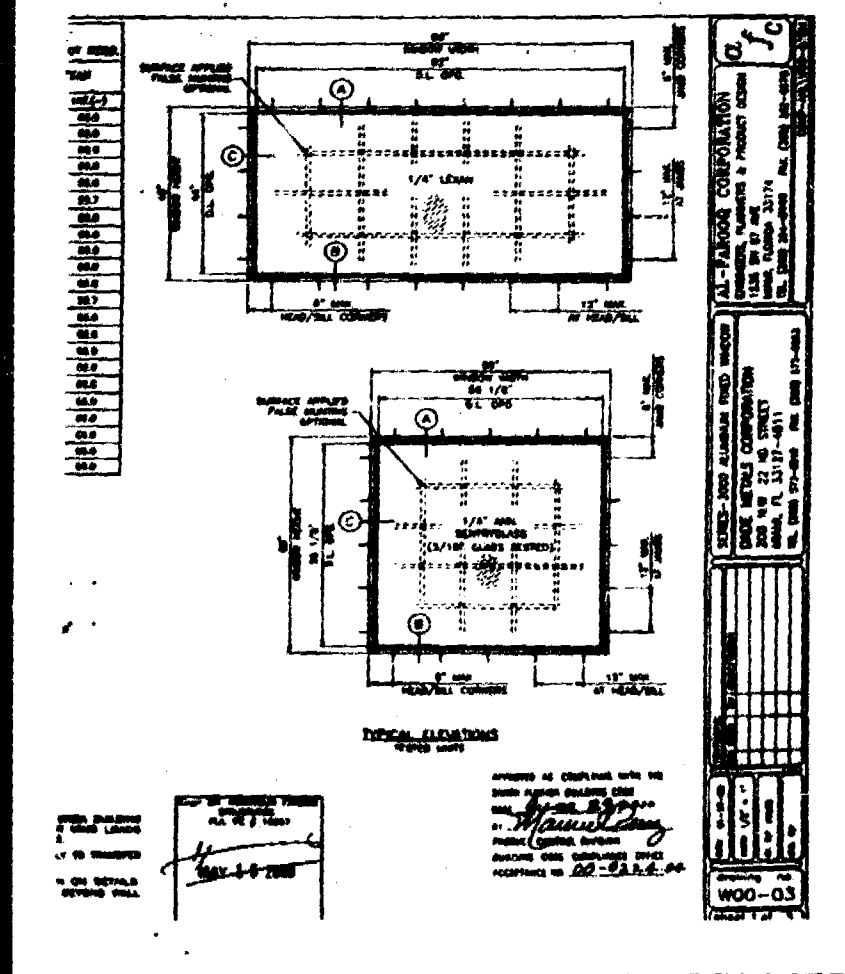
- Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.
- Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.
- Renewals of Acceptance will not be considered if:
 a) There has been a change in the South Florida Building Code affecting the evaluation of this product and its product is not in compliance with the code changes.
 b) The product is no longer the same product (designated) as the one originally approved.
 c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
 d) The engineer who originally prepared, signed and sealed the required documentation usually submitted is no longer practicing the engineering profession.
- Any revision or change in the materials, size, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior revision approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.
- Any of the following shall also be grounds for removal of this Acceptance:
 a) Unsatisfactory performance of the product or process.
 b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.
- The Notice of Acceptance number provided by the Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, there it shall be clear in its entirety.
- A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the job site at all times. The engineer need not retain the copies.
- Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.
- The Notice of Acceptance consists of pages 1, 2 and this last page.

[Signature]
 Miami-Dade County
 Product Control Division

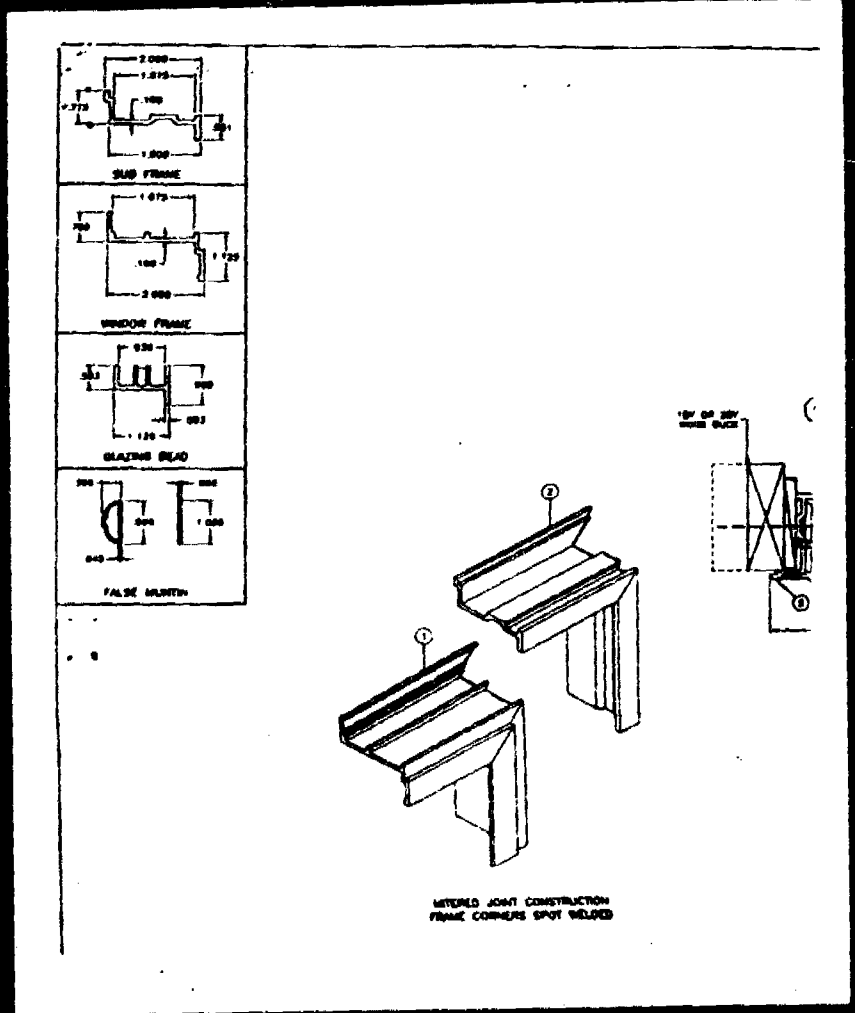
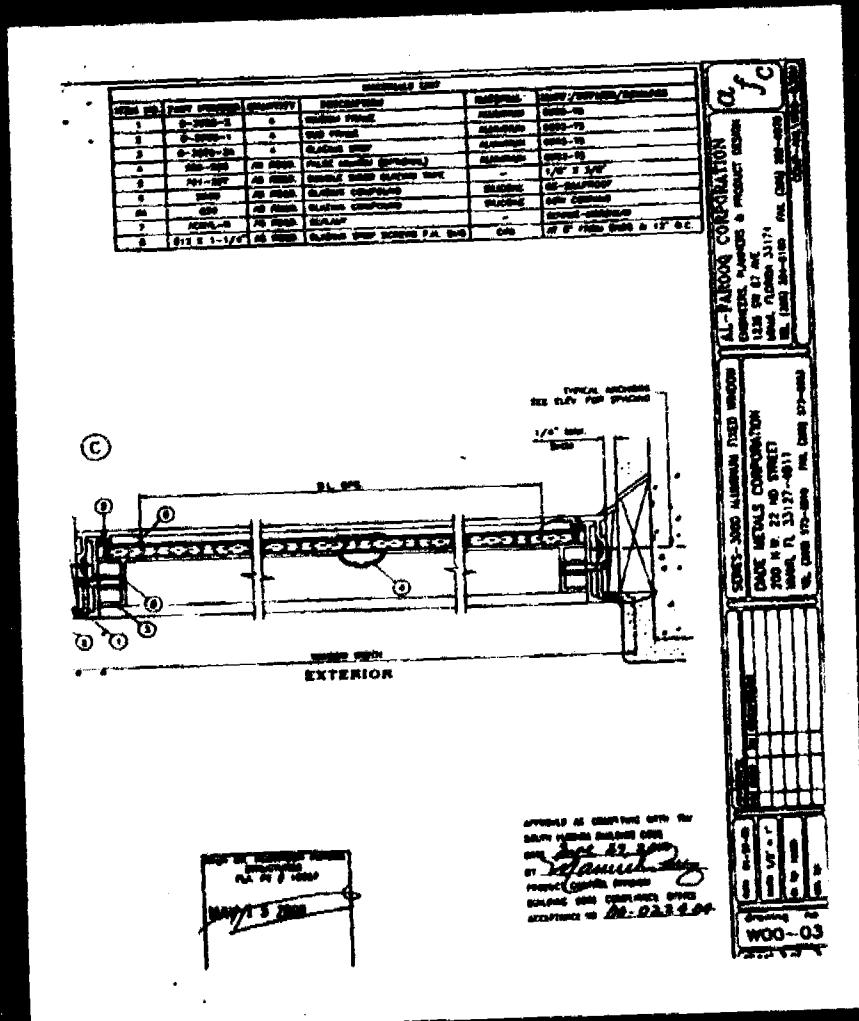
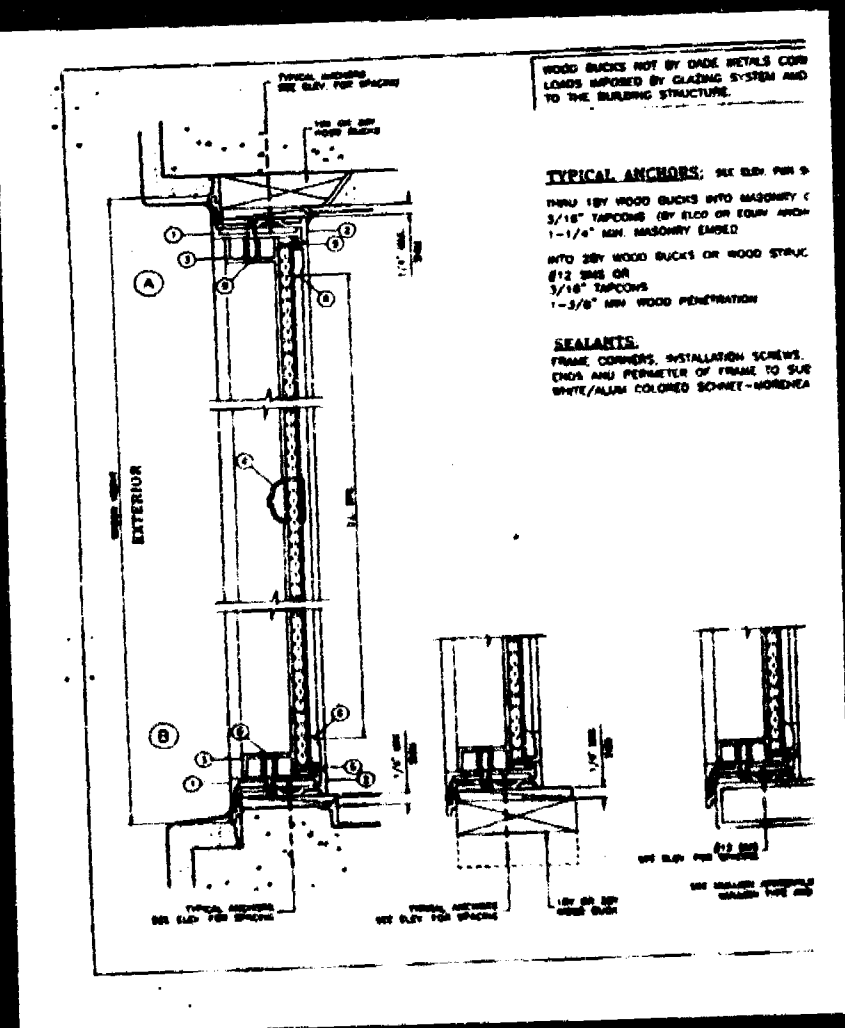
END OF THIS ACCEPTANCE
 1 of 1

02

RANGE LAND CAPACITY - FOR LAND UNDER IMPROVEMENT (SHEPHERD SYSTEMS NOT REAR)				RANGE LAND CAPACITY - FOR LAND UNDER IMPROVEMENT (SHEPHERD SYSTEMS NOT REAR)			
WINDING	WINDING	1/4" LEAF	1/4" LEAF	WINDING	1/4" LEAF	1/4" LEAF	1/4" LEAF
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
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50	50	50	50	50	50	50	50



02



02

From: Gary Quinn, To: 8 and 9 Fax Date: 09/01/01 Time: 1:07:00 PM Page 3 of 4

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
BUILDING CODE COMPLIANCE DIVISION
1878 Tenthredony Drive
Noblesville, FL 34775

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Your application for Notice of Acceptance (NOA) of Series SWD-181 Outswing Aluminum French Door-Inserts under Chapter 8 of the Code of Miami-Dade County governing the use of Alternative Materials and Types of Construction and compliance described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to require this product or material at any time from a plan or manufacturer's plan for quality control testing. If this product or material fails to perform as the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: **91-8417-01**
EXPIRES: **September 22, 2006**

THIS IS THE GOVERNMENT'S SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS BUILDING CODE A PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

APPROVED: **09/01/01**

Paul Rodriguez
Chief Product Control Division

Francisco J. Quintero, R.A.
Director
Miami-Dade County
Building Code Compliance Office

From: Gary Quinn, To: 8 and 9 Fax Date: 09/01/01 Time: 1:07:00 PM Page 3 of 4

View Tech/Transcend Glass Technology

ACCEPTANCE No.: **91-8417-01**
APPROVED: **September 06, 2001**
EXPIRES: **September 22, 2006**

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

- SCOPE**
 - This Notice and covers the Notice of Acceptance No. 99-8128-01, which was issued on February 18, 1999. It approves an outswing aluminum French door, as described in Section 2 of this Notice of Acceptance. Approval is granted to comply with the South Florida Building Code (SFB/C), 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 7, do not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION**
 - The Series SWD-181 Outswing Aluminum French Door-Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. 971, listed as "French Door XX, X" Sheets 1 through 4 of A, prepared by manufacturer, dated 02/16/98, with revision C dated 11/21/99 and last revised on 03/17/01, signed and sealed by Robert L. Clark, P.E.
- LIMITATIONS**
 - This approval applies to single unit application of pair of doors and single door only, as shown in approved drawings. Single door unit shall include description on the active leaf of this approval.
- INSTALLATION**
 - The outswing aluminum French doors and its components shall be installed in strict compliance with the approved drawings.
 - Hurricane protection system (shutters) the installation of this unit shall comply with a hurricane protection system.
- LABELING**
 - Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"
- BUILDING PERMIT REQUIREMENTS**
 - Application for building permit shall be accompanied by copies of the following:
 - The Notice of Acceptance
 - Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components indicated for the proposed installation.
 - Any other documents required by the Building Official or the South Florida Building Code (SFB/C) in order to properly evaluate the installation of this system.

Isabel T. Chanda, P.E.
Product Control Executive
Product Control Division

From: Gary Quinn, To: 8 and 9 Fax Date: 09/01/01 Time: 1:07:00 PM Page 3 of 4

View Tech/Transcend Glass Technology

ACCEPTANCE No.: **91-8417-01**
APPROVED: **September 06, 2001**
EXPIRES: **September 22, 2006**

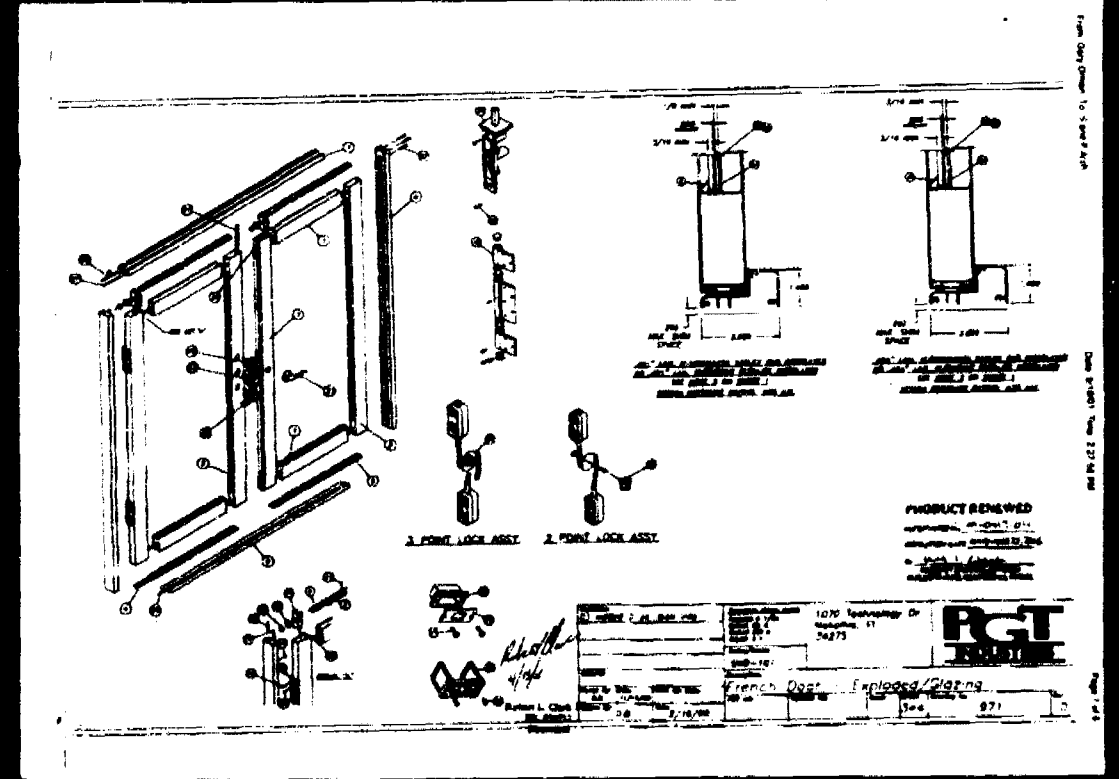
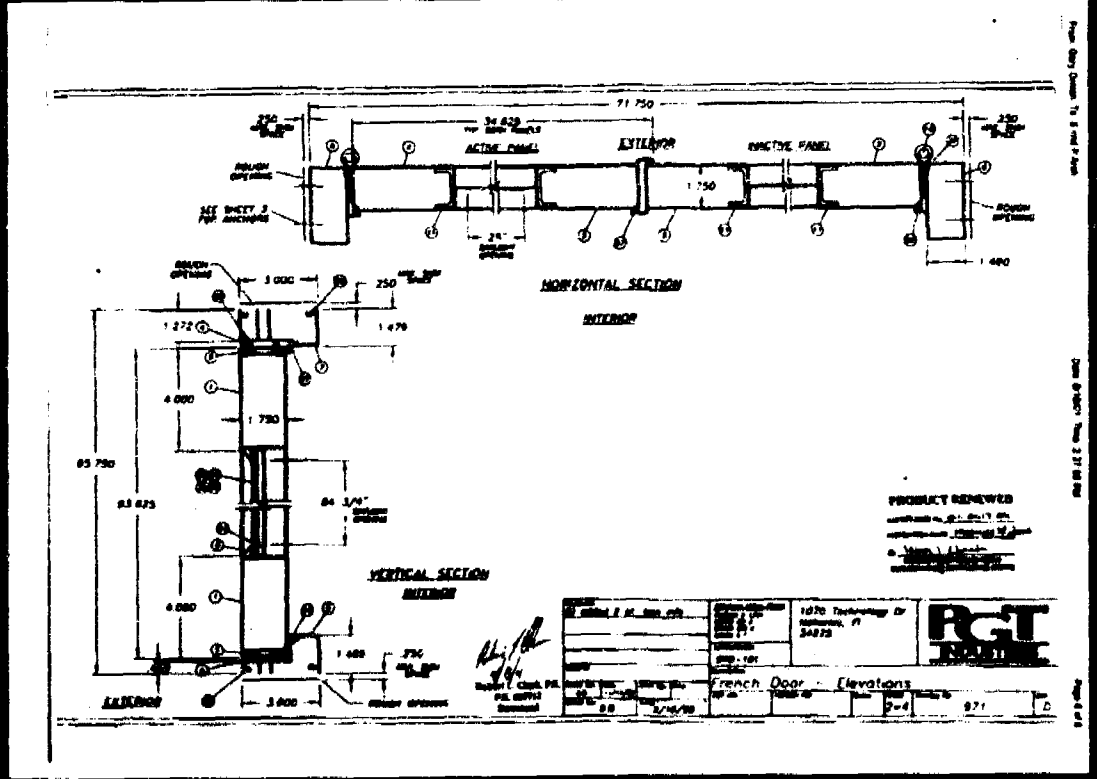
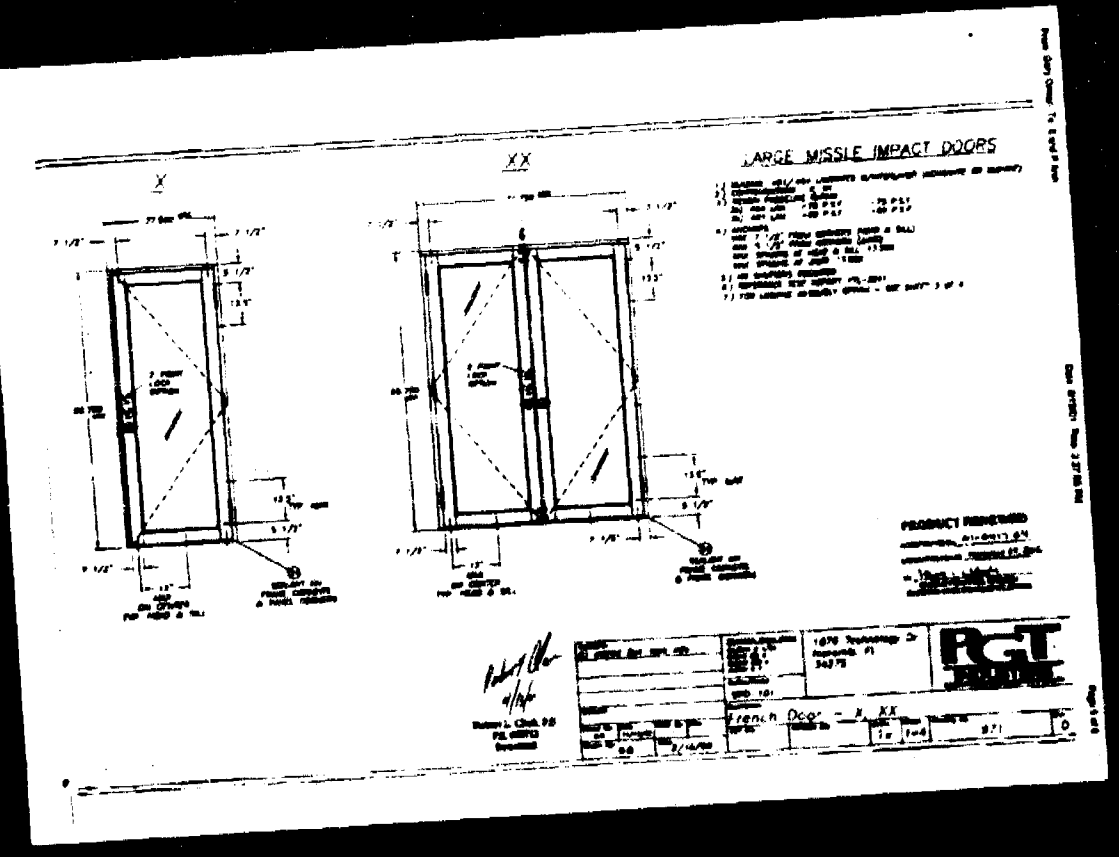
NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.
- Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.
- Renewals of Acceptance will not be considered if:
 - There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code change.
 - The product is no longer the same product (substantially) as the one originally approved.
 - If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
 - The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession.
- Any revision or change in the materials, use, and/or manufacture of the product or process shall not be made without the prior written approval of the Building Code Compliance Office. The filing of a revision application with appropriate fees and granted by this office.
- Any of the following shall also be grounds for removal of this Acceptance:
 - Unsatisfactory performance of this product or process.
 - Misuse of this Acceptance as an endorsement of any product for sales, advertising or any other purpose.
- The Notice of Acceptance number provided by the words Miami-Dade County, Florida and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
- A copy of this Acceptance as well as approved drawings and other documents, when it applies, shall be provided to the user by the manufacturer or its distributors and it shall be available for inspection at the job site at all times. The engineer need not reveal the contents.
- Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.
- This Notice of Acceptance consists of pages 1, 2 and this last page 3.

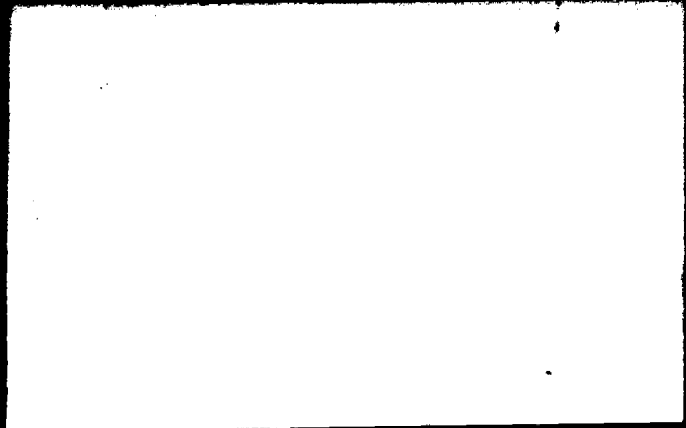
Isabel T. Chanda, P.E.
Product Control Executive
Product Control Division

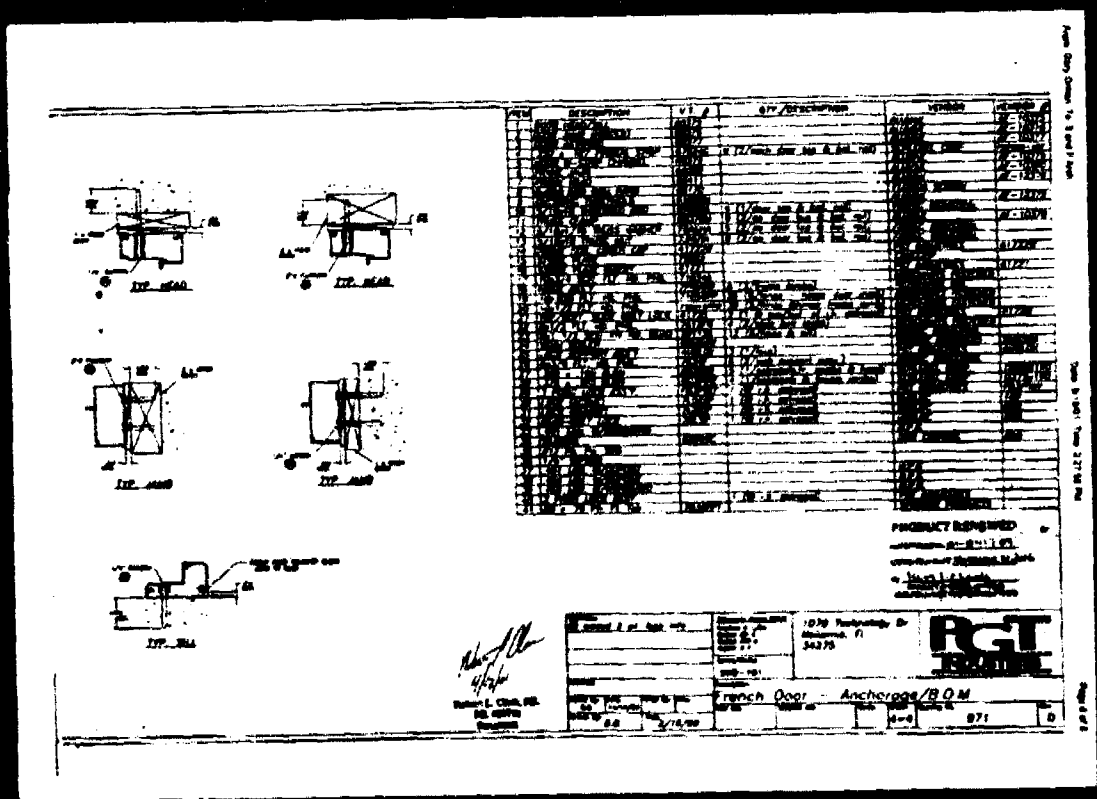
END OF THIS ACCEPTANCE

02



02





MIAMI-DADE COUNTY OFFICE OF
METRO EAST FLAGLER BUILDING

BUILDING CODE COMPLIANCE DIVISION
1075 Technology Drive
Miami, FL 33132

PRODUCT CONTROL NOTICE OF ACCEPTANCE

FCIT Industries
1075 Technology Drive
Miami, FL 33132

CONTRACTOR: [Signature]
PROJECT: [Signature]

Your Application for Notice of Acceptance (NOA) of Series PW-701 Aluminum Fixed Window - Non-Impact & Impact Resistant under Chapter 8 of the Code of Miami-Dade County governing the use of Alloys, Metals and Types of Claddings, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the section specified below.

The NOA shall not be valid unless the provisions stated below. BCCO reserves the right to inspect the producer or material at any time during a project or manufacturer's plant for quality control testing. If the producer or material fails to perform in the approved manner, BCCO may require inspection, re-approval, or use of such product or material in other uses. BCCO reserves the right to make such a decision. The decision by BCCO can be the subject of an appeal under the requirements of the Miami-Dade County Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO. 18-12181
EXPIRES: 02/28/2022

THIS IS THE COMPANY'S & ITS ADDITIONAL FLAGLER SPECIFIC AND GENERAL BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committees to be used in Miami-Dade County, Florida under the conditions set forth above.

APPROVED: 18-12181

[Signature]
Product Control Officer
Miami-Dade County
Building Code Compliance Office

ACCEPTANCE NO. 18-12181
APPROVED: SEP 13 2021
EXPIRES: SEP 13 2022

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

- SCOPE**
1.1 This approval is limited to the use, as described in Section 2 of the Notice of Acceptance, as shown on the drawings, for the Miami-Dade County Building Code (DFBC), 658-38.000, for Miami-Dade County, for the conditions and the pressure requirements, as determined by DFBC Chapter 25, to not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION**
2.1 The Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant and is represented as follows: (1) Product Description: (a) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (b) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (c) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (d) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (e) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (f) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (g) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (h) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (i) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (j) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (k) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (l) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (m) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (n) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (o) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (p) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (q) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (r) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (s) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (t) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (u) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (v) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (w) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (x) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (y) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings. (z) Series PW-701 Aluminum Fixed Window - Non-Impact and Large Missile Impact Resistant, as shown on the approved drawings.
- LIMITATIONS**
3.1 This approval applies to single and double glazed only, as shown in approved drawings.
3.2 Non-Impact Resistant windows, for Design Pressure Rating vs. Windstorm Resistance, as shown in Sheet 1 of approved drawings.
3.3 Impact Resistant windows, for Design Pressure Rating vs. Windstorm Resistance, as shown in Sheet 2 of approved drawings.
- INSTALLATION**
4.1 The aluminum fixed window and its components shall be installed in accordance with the approved drawings.
4.2 Hurricane protection system (HPS) to determine if the installation requires a hurricane protection system or not, as shown in approved drawings.
- LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name and project address and the following statement: "Miami-Dade County Product Control Approved".
- BUILDING PERMIT REQUIREMENTS**
6.1 Approval for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings as identified in Section 2 of the Notice of Acceptance.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of the system.

[Signature]
Miami-Dade County Product Control Officer

02

ACCEPTANCE No. 18101001
 APPROVED: SEP 13 2001
 EXPIRES: SEP 13 2006

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

1. Renewal of this Acceptance application shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering calculations and the original test report, is available.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved" or as specifically stated in the specific conditions of this Acceptance.
3. Renewal of Acceptance will not be considered if:
 - a. There has been a change in the South Florida Building Code affecting the eligibility of this product and the product is not in compliance with the code change.
 - b. The product is no longer the same product (identical) to the one originally approved.
 - c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correction of all errors of the product.
 - d. The engineer, who originally prepared, signed and sealed the required documentation, is no longer practicing the engineering profession.
4. Any revision or change in the material, size, weight, manufacture of the product or process shall automatically be cause for the review of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee and granted by this office.
5. Any of the following shall be grounds for removal of this Acceptance:
 - a. Unsatisfactory performance of the product or process.
 - b. Misuse of this Acceptance as an endorsement of any product, for advertising or any other purpose.
6. The Notice of Acceptance number provided by the words Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the job site at all times. The engineer does not need to remain on site.
8. Failure to comply with any section of the Acceptance shall be cause for suspension and removal of Acceptance.

END OF THIS ACCEPTANCE

[Signature]
 Professional Engineer
 Product Control Division

HEXAGON
 60" x 72" x 1/2" ALUMINUM
 Minimum Area 27.00 sq ft

FULL CIRCLE
 60" x 60" x 1/2" ALUMINUM
 Minimum Area 28.27 sq ft

ARCH
 48" x 60" x 1/2" ALUMINUM
 Minimum Area 24.00 sq ft

LANE
 48" x 48" x 1/2" ALUMINUM
 Minimum Area 23.04 sq ft

LANE, MISCELL. METAL WINDOWS
 1. Material: 1/2" Aluminum extrusion
 2. Finish: Anodized
 3. Glass: 1/2" Laminated Glass
 4. Hardware: Stainless Steel
 5. Installation: See drawings
 6. Notes: See drawings for details

QUARTER CIRCLE
 60" x 60" x 1/2" ALUMINUM
 Minimum Area 28.27 sq ft

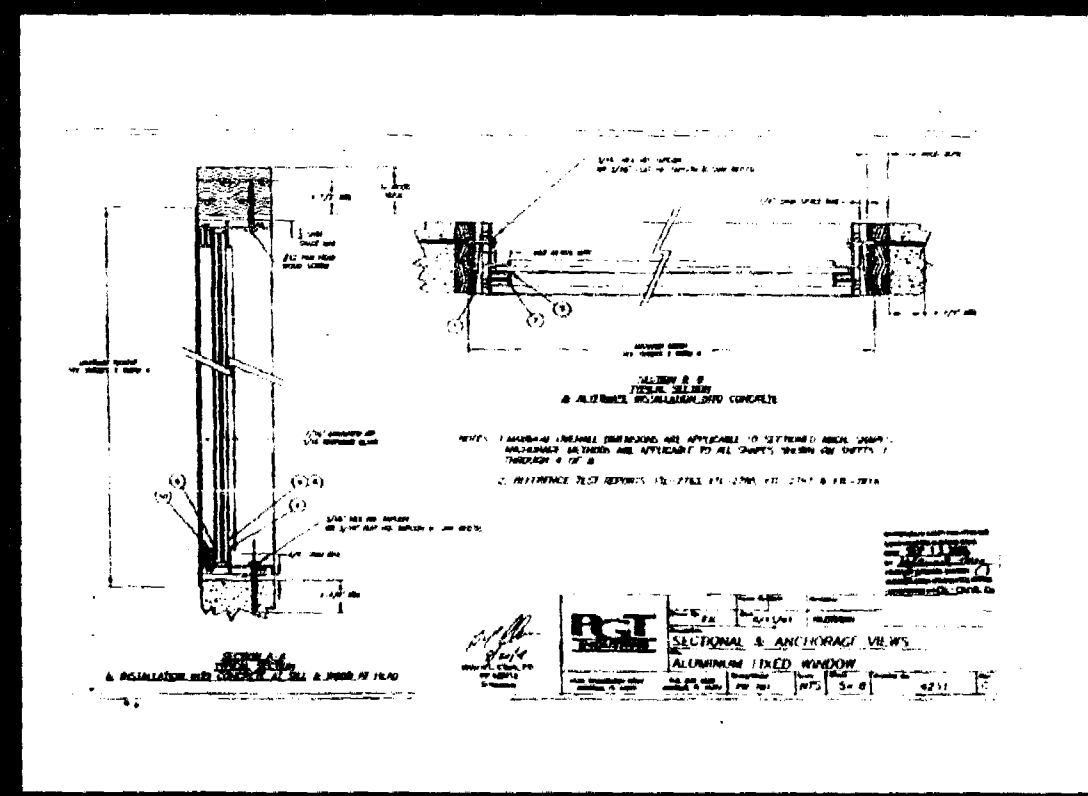
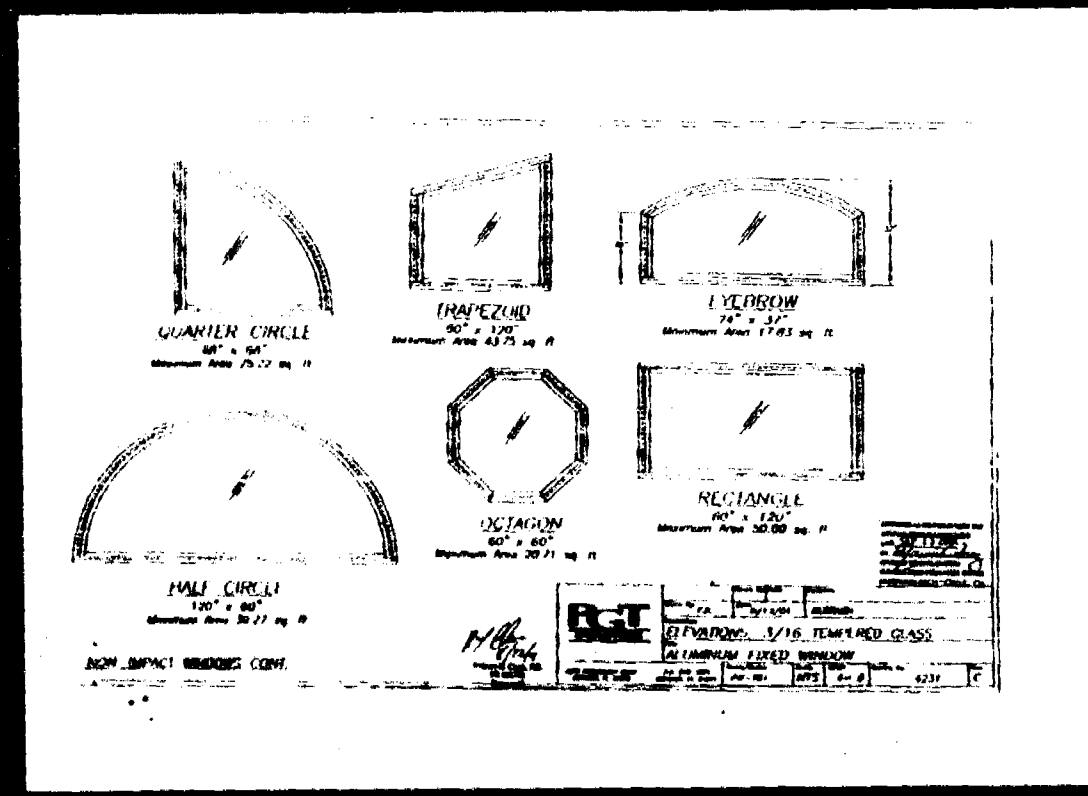
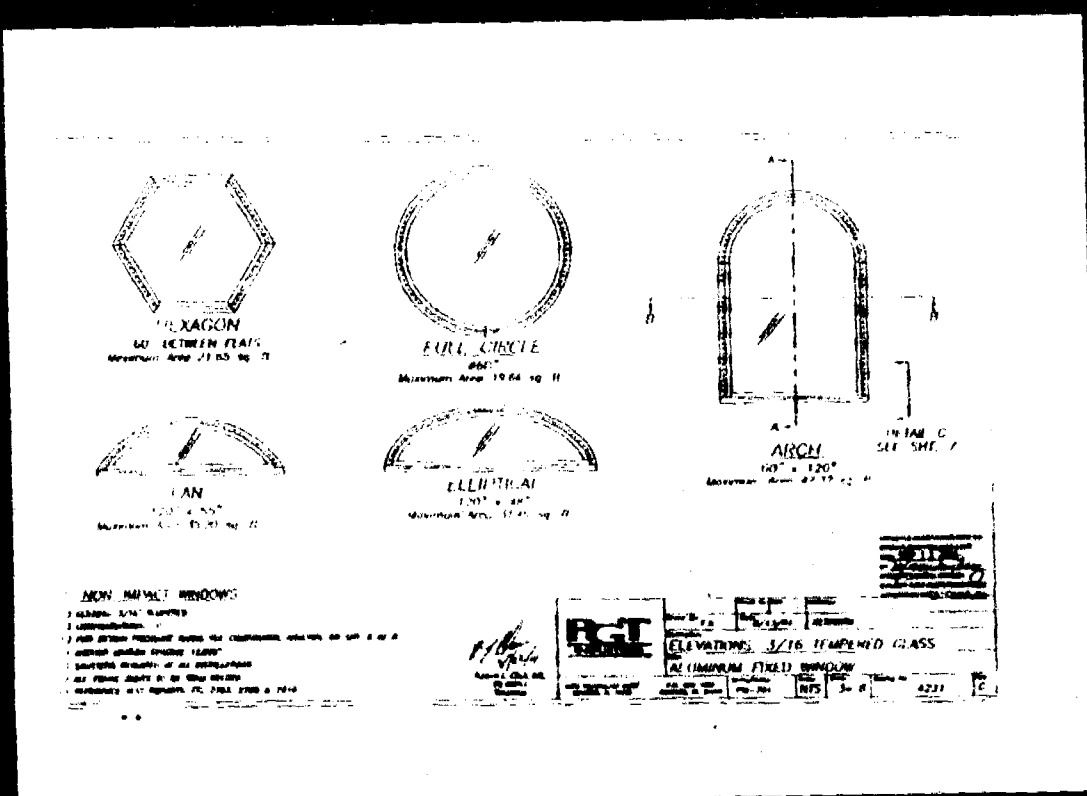
FULL CIRCLE
 60" x 60" x 1/2" ALUMINUM
 Minimum Area 28.27 sq ft

ARCH
 48" x 60" x 1/2" ALUMINUM
 Minimum Area 24.00 sq ft

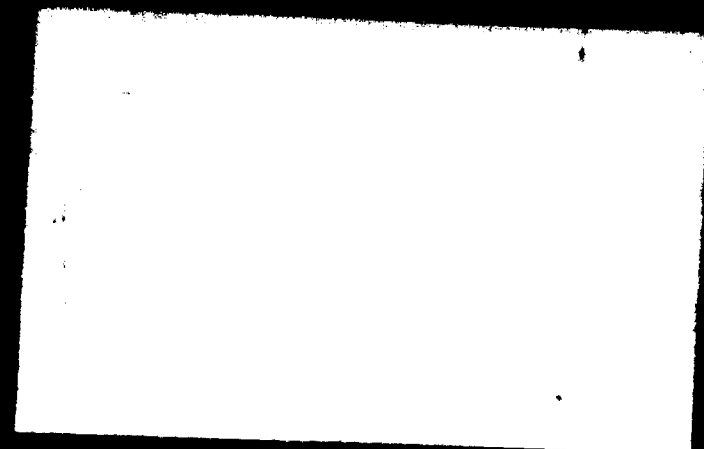
LANE
 48" x 48" x 1/2" ALUMINUM
 Minimum Area 23.04 sq ft

LANE, MISCELL. METAL WINDOWS
 1. Material: 1/2" Aluminum extrusion
 2. Finish: Anodized
 3. Glass: 1/2" Laminated Glass
 4. Hardware: Stainless Steel
 5. Installation: See drawings
 6. Notes: See drawings for details

02



02



Architectural drawing showing window details and material schedule. Includes callouts for 'WINDOW GLAZING HEAD' and 'WINDOW FRAME EXTENSION'. A table lists materials and their specifications.

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
2	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
3	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
4	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
5	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
6	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
7	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
8	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
9	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
10	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS

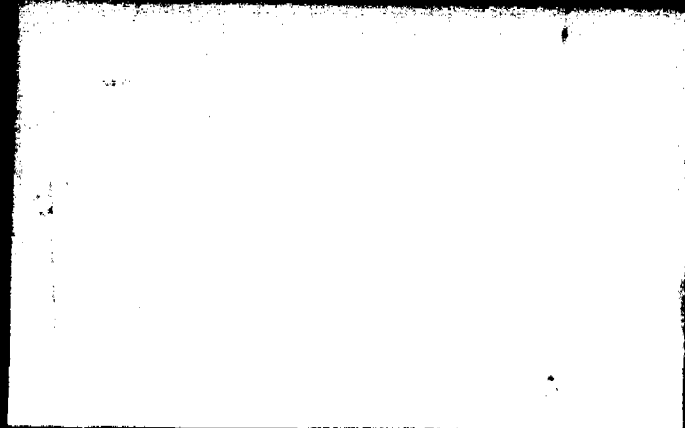
Architectural drawing showing window details and material schedule. Includes callouts for 'WINDOW GLAZING HEAD' and 'WINDOW FRAME EXTENSION'. A table lists materials and their specifications.

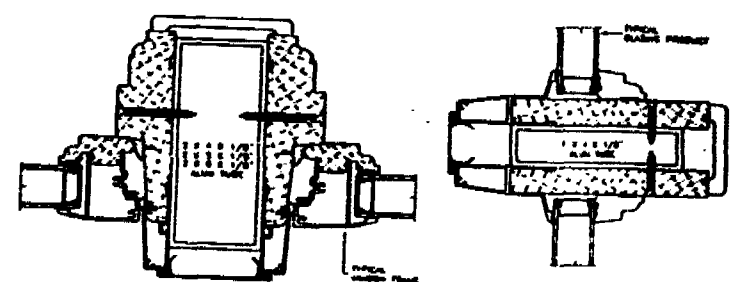
NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
2	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
3	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
4	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
5	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
6	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
7	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
8	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
9	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
10	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS

Architectural drawing showing window details and material schedule. Includes callouts for 'WINDOW GLAZING HEAD' and 'WINDOW FRAME EXTENSION'. A table lists materials and their specifications.

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
2	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
3	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
4	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
5	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
6	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
7	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
8	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS
9	GLASS	10.00	SQ. FT.	1/2" CLEAR GLASS
10	ALUMINUM	10.00	LINEAR FT.	1/2" CLEAR GLASS

02





MULLIONS CONTAINING TYPICAL GLAZING PRODUCTS (IMPACT/NON-IMPACT)
HORIZONTAL OR VERTICAL
SEE NUMBER OF GLAZING UNITS FOR PARTS LIST, SIZE AND SPACING

FOR IMPACT AND NON-IMPACT GLASS APPLICATIONS

RECTANGULAR ALUMINUM-BRASS MULLIONS
MINOR MULLION PROPERTIES ONLY

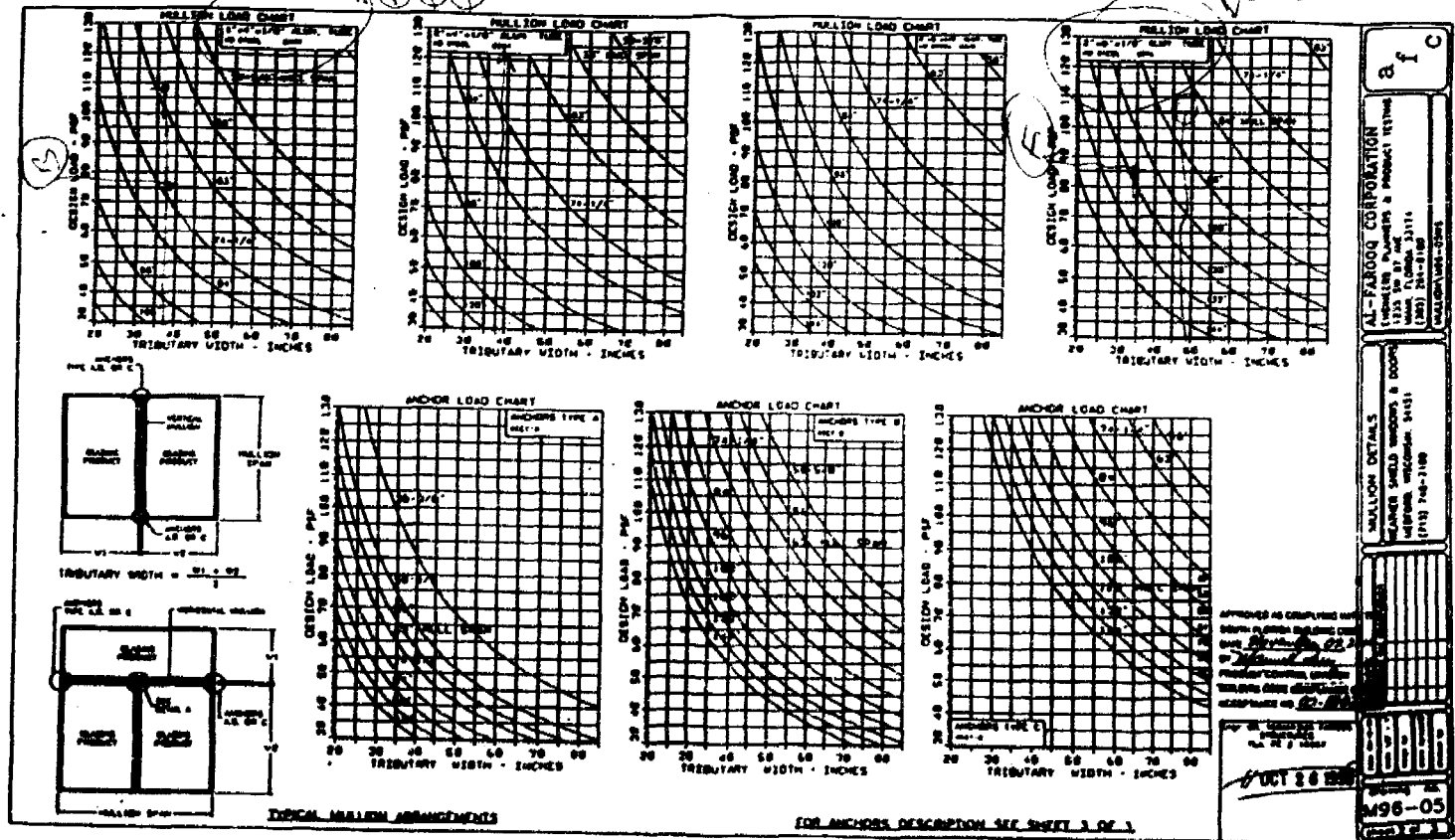
NOTES

1. ALL PARTS FINISHED WITH POLYURETHANE PAINT
2. ALL PARTS FINISHED WITH POLYURETHANE PAINT
3. ALL PARTS FINISHED WITH POLYURETHANE PAINT
4. ALL PARTS FINISHED WITH POLYURETHANE PAINT
5. ALL PARTS FINISHED WITH POLYURETHANE PAINT

REFERENCES

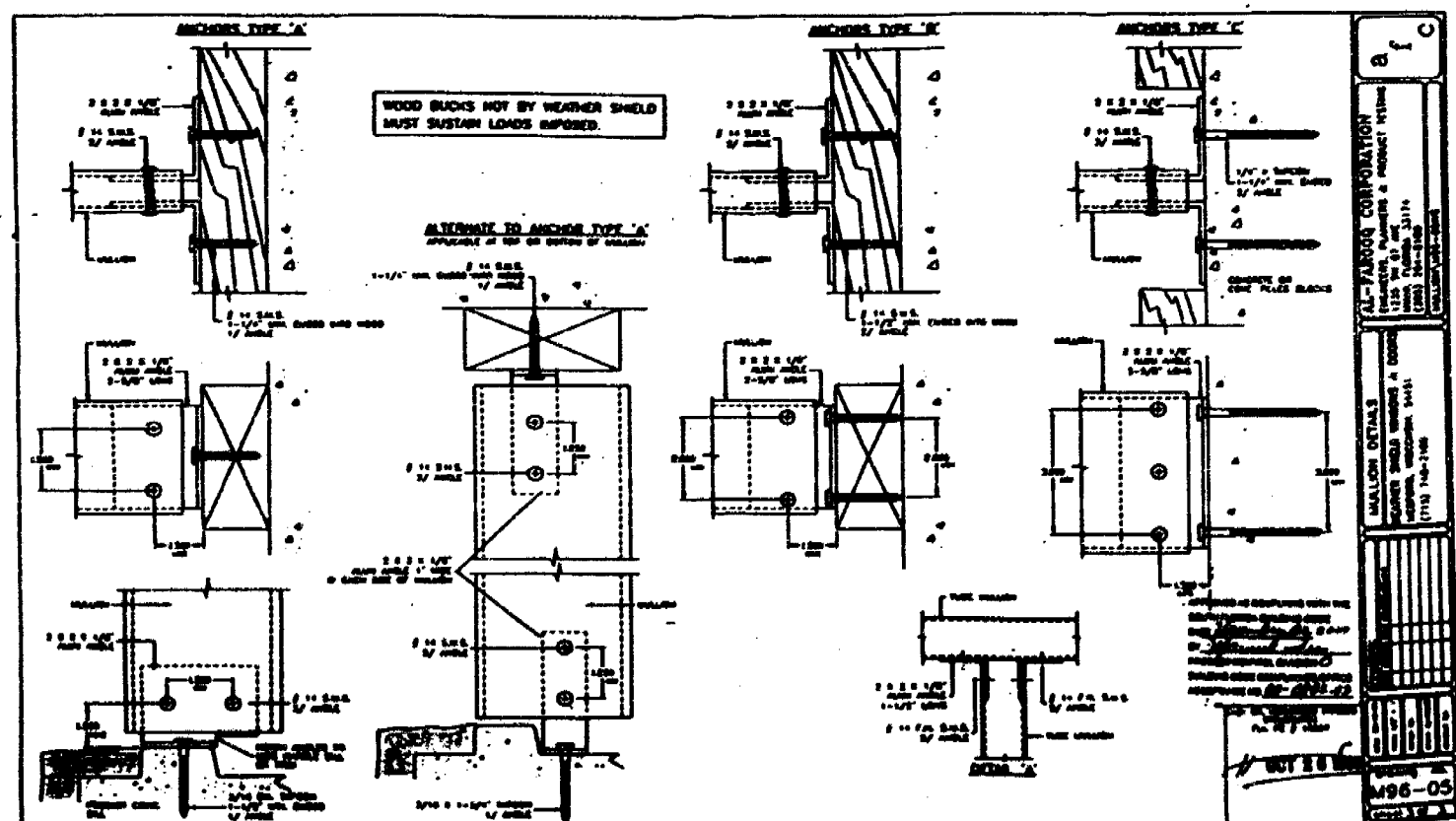
- 1. SEE DRAWING FOR PARTS LIST
- 2. SEE DRAWING FOR PARTS LIST
- 3. SEE DRAWING FOR PARTS LIST
- 4. SEE DRAWING FOR PARTS LIST
- 5. SEE DRAWING FOR PARTS LIST

ALUMINUM COMPANY	1111 17th St. N.W.	Atlanta, Georgia 30333
TELEPHONE	404-525-1111	FAX 404-525-1111
TELETYPE	404-525-1111	404-525-1111
TELEFAX	404-525-1111	404-525-1111
INTERNET	www.aluminum.com	



ALUMINUM COMPANY	1111 17th St. N.W.	Atlanta, Georgia 30333
TELEPHONE	404-525-1111	FAX 404-525-1111
TELETYPE	404-525-1111	404-525-1111
TELEFAX	404-525-1111	404-525-1111
INTERNET	www.aluminum.com	

02



02



MIAMI DADE COUNTY, FLORIDA
METRO DADE PLAZA BUILDING

BUILDING CODE COMPLIANCE OFFICE
14750 SW 120th Avenue, Suite 100
Miami, Florida 33176-1142
(305) 375-7800 FAX (305) 375-7802

CONTRACTOR'S LICENSING DIVISION
(305) 375-3127 FAX (305) 375-3128

CONTRACTOR'S EXAMINER DIVISION
(305) 375-2968 FAX (305) 375-2969

PLUMBING CODE COMPLIANCE OFFICE
(305) 375-3127 FAX (305) 375-3128

MECHANICAL CODE COMPLIANCE OFFICE
(305) 375-2968 FAX (305) 375-2969

PRODUCT CONTROL NOTICE OF ACCEPTANCE
Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza (P.O. Box 349)
Medford, WI 54451

Your application for Notice of Acceptance (NOA) of:
Aluminum Tole Mullion-Impact & Non-Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of
Constructions, and completely described herein, has been recommended for acceptance by the Miami-Dade
County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this
product or material at any time from a job site or manufacturer's plant for quality control testing. If this
product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the
use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is
determined by BCCO that this product or material fails to meet the requirements of the South Florida
Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO: **08-0002.01**
EXPIRES: **07/17/2001**

**THIS IS THE COVER SHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL
CONDITIONS
BUILDING CODE & PRODUCT REVIEW COMMITTEE**

This application for Product Approval has been reviewed by the BCCO and approved by the Building
Code and Product Review Committee (City of Miami Beach), Florida under the conditions set
forth above.

**City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY**

APPROVED: 11/02/00

Building Type	Initials	Date
Building	STW	11/02/00
Zoning		

Francisco J. Ombra, R.A.
Director
Miami-Dade County
Building Code Compliance Office

60666484

Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: **08-0002.01**
APPROVED: **NOV 0 2 2000**
EXPIRES: **July 17, 2001**

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- Removal of this Acceptance (approval) shall be considered after a removal application has been filed and original submitted documents, including test supporting data, engineering documents, are on file (30) days.
- Any and all approved products shall be permanently labeled with the manufacturer's name, city, or following address: "Miami-Dade County Product Control Approval", or as specifically set specific conditions of this Acceptance.
- Renewals of Acceptance will not be considered if:
 - There has been a change in the South Florida Building Code affecting the evaluation of it and the product is not in compliance with the code changes.
 - The product is no longer the same product (identical) as the one originally approved.
 - If the Acceptance holder has not complied with all the requirements of this acceptance, including conditions of the product.
 - The engineer who originally prepared, signed and sealed the required documentation submitted, is no longer practicing the engineering profession.
- Any revision or change to the materials, use, and/or manufacture of the product or process shall not be done for termination of this Acceptance, unless prior written approval has been requested (if filing of a revision application with appropriate fee) and granted by this office.
- Any of the following shall also be grounds for removal of this Acceptance:
 - Unsatisfactory performance of this product or process.
 - Misuse of this Acceptance as an endorsement of any product, for sales, advertising or purposes.
- The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and full expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
- A copy of this Acceptance as well as approved drawings and other documents, where it applies provided to the user by the manufacturer or its distributor and shall be available for inspection at all all time. The engineer need not resubmit the copies.
- Failure to comply with any portion of this Acceptance shall be cause for termination and its Acceptance.
- This Notice of Acceptance consists of pages 1, 2 and this last page.

END OF THIS ACCEPTANCE

Manuel Perez
Manuel Perez, P.E., Product Control & Exam
Product Control Division

Weather Shield Manufacturing, Inc.

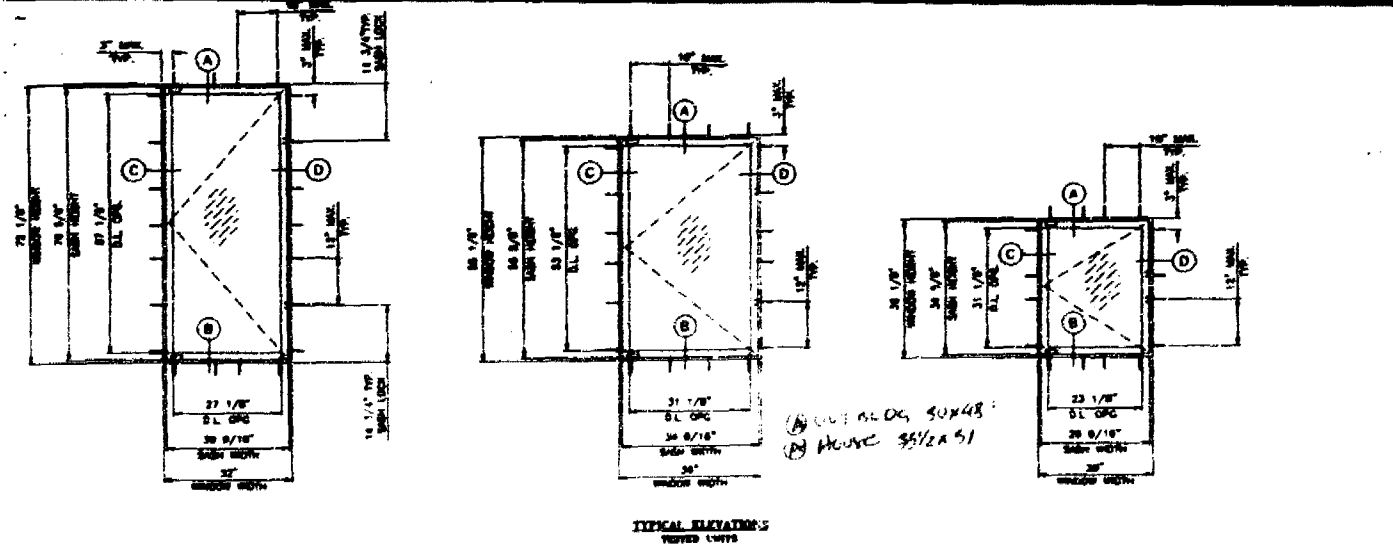
ACCEPTANCE No.: **08-0002.01**
APPROVED: **NOV 0 2 2000**
EXPIRES: **July 17, 2001**

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

- SCOPE
 - This covers the Notice of Acceptance No. 08-1110.07, which was issued on March 11, 1999. It approves structural mullion system, as described in Section 2 of the Notice of Acceptance, designed to comply the South Florida Building Code, 1998 Edition for Miami-Dade County, for the locations where the test requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values listed in the approved drawings.
- PRODUCT DESCRIPTION
 - The Aluminum Tole Mullions - Impact & Non-Impact Resistant and its components shall be conform in strict compliance with the following documents: Drawing No. 0496-05, titled "Mullion Details", prep by All-Fanning Corporation, dated July, 12, 1996, with revision A dated October 26, 1999, Sheets 1 thru 3, signed and sealed by Dr. Murayyoun Farooq, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.
- LIMITATIONS
 - This approval applies to structural mullions to be installed vertically or horizontally, as shown in the approved drawings.
 - For Design Pressure Rating vs. Mullion size, Span, Tributary width, and Anchor type, see "Mullion Load and Anchor Load" charts in approved drawings.
 - Both mullion (size and span), as well as anchor (type) selected design pressure rating, per load charts, may not meet or exceed the pressure requirement for the opening in which it is to be installed.
 - Mullions are to be used only to support Weather Shield Manufacturing, Inc. windows and doors, with a current Notice of Acceptance.
- INSTALLATION
 - The structural mullion system and its components shall be installed in strict compliance with the approved drawings.
 - This mullion shall be installed as part of an impact resistant unit.
- LABELING
 - Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and full address: "Miami-Dade County Product Control Approved".
- BUILDING PERMIT REQUIREMENTS
 - Application for building permit shall be accompanied by copies of the following:
 - This Notice of Acceptance.
 - Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
 - The Notice of Acceptance of each window or door to be attached to the mullion.
 - Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez
Manuel Perez, P.E., Product Control & Exam
Product Control Division

02



FOR USE BY THE MAJOR AND MAJOR ARCHER CAPACITY SEE WEATHER SHIELD CURRENT S.D.A. (REV. 8-1977-14)

CONTEMPERA 777
ALUMINUM CLAD WOOD CASERMENT WINDOWS
IMPACT RESISTANT WINDOWS
SHUTTERS NOT REQUIRED

- NOTES**
1. THIS WINDOW IS DESIGNED TO BE USED WITH THE WEATHER SHIELD SYSTEM AS SHOWN ON THE DRAWING. THE WEATHER SHIELD SYSTEM IS A TRADE MARK OF THE WEATHER SHIELD SYSTEM COMPANY.
 2. THIS WINDOW IS DESIGNED TO BE USED WITH THE WEATHER SHIELD SYSTEM AS SHOWN ON THE DRAWING. THE WEATHER SHIELD SYSTEM IS A TRADE MARK OF THE WEATHER SHIELD SYSTEM COMPANY.
 3. THIS WINDOW IS DESIGNED TO BE USED WITH THE WEATHER SHIELD SYSTEM AS SHOWN ON THE DRAWING. THE WEATHER SHIELD SYSTEM IS A TRADE MARK OF THE WEATHER SHIELD SYSTEM COMPANY.
 4. THIS WINDOW IS DESIGNED TO BE USED WITH THE WEATHER SHIELD SYSTEM AS SHOWN ON THE DRAWING. THE WEATHER SHIELD SYSTEM IS A TRADE MARK OF THE WEATHER SHIELD SYSTEM COMPANY.
 5. THIS WINDOW IS DESIGNED TO BE USED WITH THE WEATHER SHIELD SYSTEM AS SHOWN ON THE DRAWING. THE WEATHER SHIELD SYSTEM IS A TRADE MARK OF THE WEATHER SHIELD SYSTEM COMPANY.

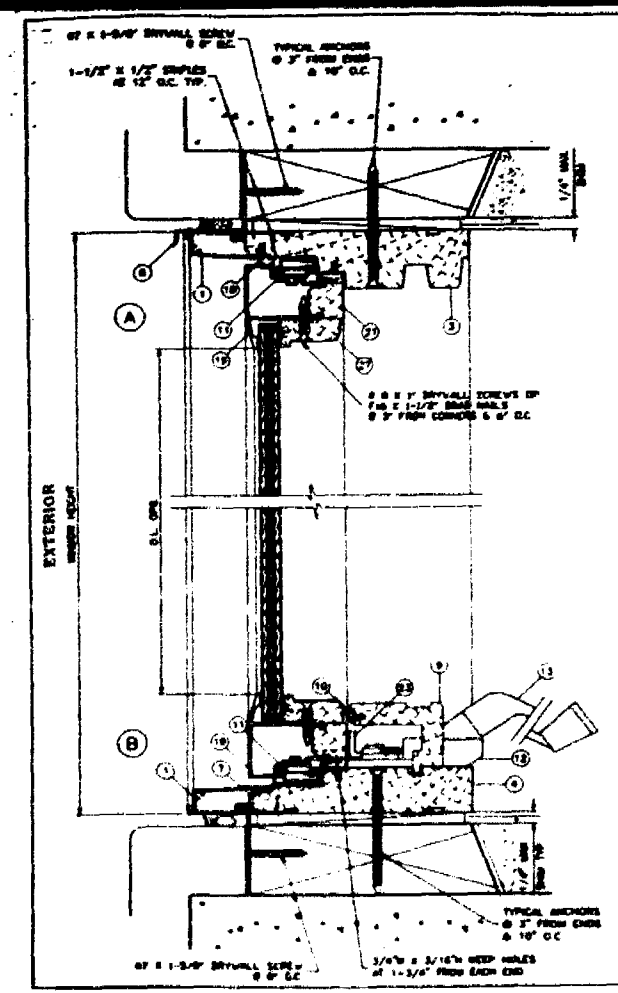
APPROVED BY CONTRACTOR WITH THE SIGNATURE OF THE CONTRACTOR AND THE SIGNATURE OF THE ARCHITECT.

[Signature]

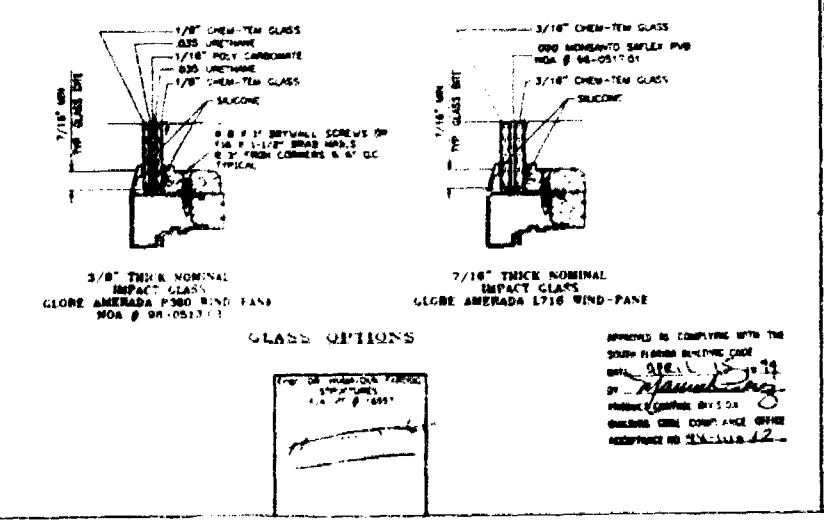
[Signature]

ALP-AMCOR CORPORATION
CONTAMINANT RESISTANT WEATHER SHIELD SYSTEM
WEATHER SHIELD WINDOW & DOOR
WEATHER SHIELD WINDOW 3443
11750 W. 40th Ave., Suite 100
Denver, Colorado 80231
Tel. (303) 751-1100 Fax. (303) 751-1101

WSB-70
Sheet 12 of 13



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	GLASS UNIT	1	SQ. FT.	100.00	100.00
2	WOOD CASE	1	EA.	50.00	50.00
3	ALUMINUM CLAD	1	EA.	20.00	20.00
4	WEATHER SHIELD	1	EA.	15.00	15.00
5	WEATHER SHIELD	1	EA.	15.00	15.00
6	WEATHER SHIELD	1	EA.	15.00	15.00
7	WEATHER SHIELD	1	EA.	15.00	15.00
8	WEATHER SHIELD	1	EA.	15.00	15.00
9	WEATHER SHIELD	1	EA.	15.00	15.00
10	WEATHER SHIELD	1	EA.	15.00	15.00
11	WEATHER SHIELD	1	EA.	15.00	15.00
12	WEATHER SHIELD	1	EA.	15.00	15.00
13	WEATHER SHIELD	1	EA.	15.00	15.00
14	WEATHER SHIELD	1	EA.	15.00	15.00
15	WEATHER SHIELD	1	EA.	15.00	15.00
16	WEATHER SHIELD	1	EA.	15.00	15.00
17	WEATHER SHIELD	1	EA.	15.00	15.00
18	WEATHER SHIELD	1	EA.	15.00	15.00
19	WEATHER SHIELD	1	EA.	15.00	15.00
20	WEATHER SHIELD	1	EA.	15.00	15.00
21	WEATHER SHIELD	1	EA.	15.00	15.00
22	WEATHER SHIELD	1	EA.	15.00	15.00
23	WEATHER SHIELD	1	EA.	15.00	15.00
24	WEATHER SHIELD	1	EA.	15.00	15.00
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26	WEATHER SHIELD	1	EA.	15.00	15.00
27	WEATHER SHIELD	1	EA.	15.00	15.00
28	WEATHER SHIELD	1	EA.	15.00	15.00
29	WEATHER SHIELD	1	EA.	15.00	15.00
30	WEATHER SHIELD	1	EA.	15.00	15.00
31	WEATHER SHIELD	1	EA.	15.00	15.00
32	WEATHER SHIELD	1	EA.	15.00	15.00
33	WEATHER SHIELD	1	EA.	15.00	15.00
34	WEATHER SHIELD	1	EA.	15.00	15.00
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39	WEATHER SHIELD	1	EA.	15.00	15.00
40	WEATHER SHIELD	1	EA.	15.00	15.00
41	WEATHER SHIELD	1	EA.	15.00	15.00
42	WEATHER SHIELD	1	EA.	15.00	15.00
43	WEATHER SHIELD	1	EA.	15.00	15.00
44	WEATHER SHIELD	1	EA.	15.00	15.00
45	WEATHER SHIELD	1	EA.	15.00	15.00
46	WEATHER SHIELD	1	EA.	15.00	15.00
47	WEATHER SHIELD	1	EA.	15.00	15.00
48	WEATHER SHIELD	1	EA.	15.00	15.00
49	WEATHER SHIELD	1	EA.	15.00	15.00
50	WEATHER SHIELD	1	EA.	15.00	15.00



ALP-AMCOR CORPORATION
CONTAMINANT RESISTANT WEATHER SHIELD SYSTEM
WEATHER SHIELD WINDOW & DOOR
WEATHER SHIELD WINDOW 3443
11750 W. 40th Ave., Suite 100
Denver, Colorado 80231
Tel. (303) 751-1100 Fax. (303) 751-1101

WSB-70
Sheet 13 of 13

02

SIZES AND CAPACITY - FPM			
WIND SPEED	WIND PRESSURE	WIND UPLIFT	WIND DOWN DRAFT
15'	0.00	0.00	0.00
20'	0.00	0.00	0.00
25'	0.00	0.00	0.00
30'	0.00	0.00	0.00
35'	0.00	0.00	0.00
40'	0.00	0.00	0.00
45'	0.00	0.00	0.00
50'	0.00	0.00	0.00
55'	0.00	0.00	0.00
60'	0.00	0.00	0.00
65'	0.00	0.00	0.00
70'	0.00	0.00	0.00
75'	0.00	0.00	0.00
80'	0.00	0.00	0.00
85'	0.00	0.00	0.00
90'	0.00	0.00	0.00
95'	0.00	0.00	0.00
100'	0.00	0.00	0.00

INSTALLATION AND MAINTENANCE INSTRUCTIONS

WOOD BRICKS NOT BY WEATHER SHIELD, MUST SUPPORT LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

TYPICAL FINISHES:
WOOD BRICK SHOULD BE WEATHER PROTECTED BY A 1/4" THICK 1-2 1/4" DIA. POLYURETHANE GEL COAT.
WOOD BRICK SHOULD BE PROTECTED BY GEL COAT AND ANOTHER 1/4" DIA. STAINLESS STEEL 1-1/2" DIA. BRASS AND ANOTHER 1/4" DIA. STAINLESS STEEL 1-1/2" DIA. BRASS AND ANOTHER 1/4" DIA. STAINLESS STEEL 1-1/2" DIA. BRASS.

BEARINGS:
GLAZING BEARING - SEE SLOTTED BRICK
EXT. CAP & FRAME JOINTS - SEE SLOTTED BRICK

EXTERIOR

W98-70

FRAME CORNER CONSTRUCTION

FIN CORNER CONSTRUCTION

SASH CORNER CONSTRUCTION

BEARINGS:
ALL FRAME CORNER JOINTS AND EXTERIOR CAP SHALL BE WEATHER SHIELD.

W98-70

MIAMI DADE COUNTY, FLORIDA
METRO DADE PLACER BUILDING
BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER STREET, SUITE 1400
MIAMI, FLORIDA 33139-1922
(305) 375-2991 FAX (305) 375-2990

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Madison WI 54451

CONTRACTOR EMPLOYMENT SECTION
(305) 375-2988 FAX (305) 375-2988
PRODUCT CONTROL DIVISION
(305) 375-2982 FAX (305) 375-4339

Your application for Product Approval of
Contempore TFT Overwing Alum. Clad Wood Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternative Materials and Types of
Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade
County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this
product or material at anytime from a phone or manufacturer's plant for quality control testing.
If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend
the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is
determined BCCO that this product or material fails to meet the requirements of the South Florida Building
Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No. 98-1118.12
Expires 04/15/99

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

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code
and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

**City of Miami Beach
Building Department
(Miami Beach)
OFFICE COPY**

Approved:

Building Type	Initial	Date
Window	SHS	11/22/98
Window		

 50222484

Manuel Ponce, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1118.12
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- SCOPE
 - It approves an overwing aluminum clad wood casement window as described in Section 2 of the
Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition of
Miami-Dade County, for the locations where the present requirements, as determined by SFB
Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION
 - The "Contempore" TFT Overwing Aluminum Clad Wood Casement Window - Impact
Resistant and its components shall be constructed in strict compliance with the following
documents: Drawing No. WWS-78, titled "Contempore TFT Overwing Casement Windows
prepared by A1 Energy Corporation, dated October 2, 1998, revised on 03/03/99, Sheets 1 through
of 4, bearing the Miami-Dade County Product Control Approval stamp with the Notice
Acceptance number and approval date by the Miami-Dade County Product Control Division. The
documents shall hereinafter be referred to as the approved drawings.
- LIMITATIONS
 - This approval applies to single unit applications, side-by-side applications and top-and-bottom
applications, as shown in the approved drawings.
- INSTALLATION
 - The aluminum clad wood casement window and its components shall be installed in ac-
cordance with the approved drawings.
 - The installation of this product shall require a hurricane protection system.
- LABELING
 - Each panel shall bear a permanent label with the manufacturer's name or logo, state or
following statement: "Miami-Dade County Product Control Approved"
- BUILDING PERMIT REQUIREMENTS
 - Application for building permit shall be accompanied by copies of the following:
 - This Notice of Acceptance
 - Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of
Acceptance, clearly marked to show the components selected for the proposed installation.
 - Any other documents required by the Building Official or the South Florida Building Code
(SFB) in order to properly evaluate the installation of this system.

Manuel Ponce, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1118.12
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

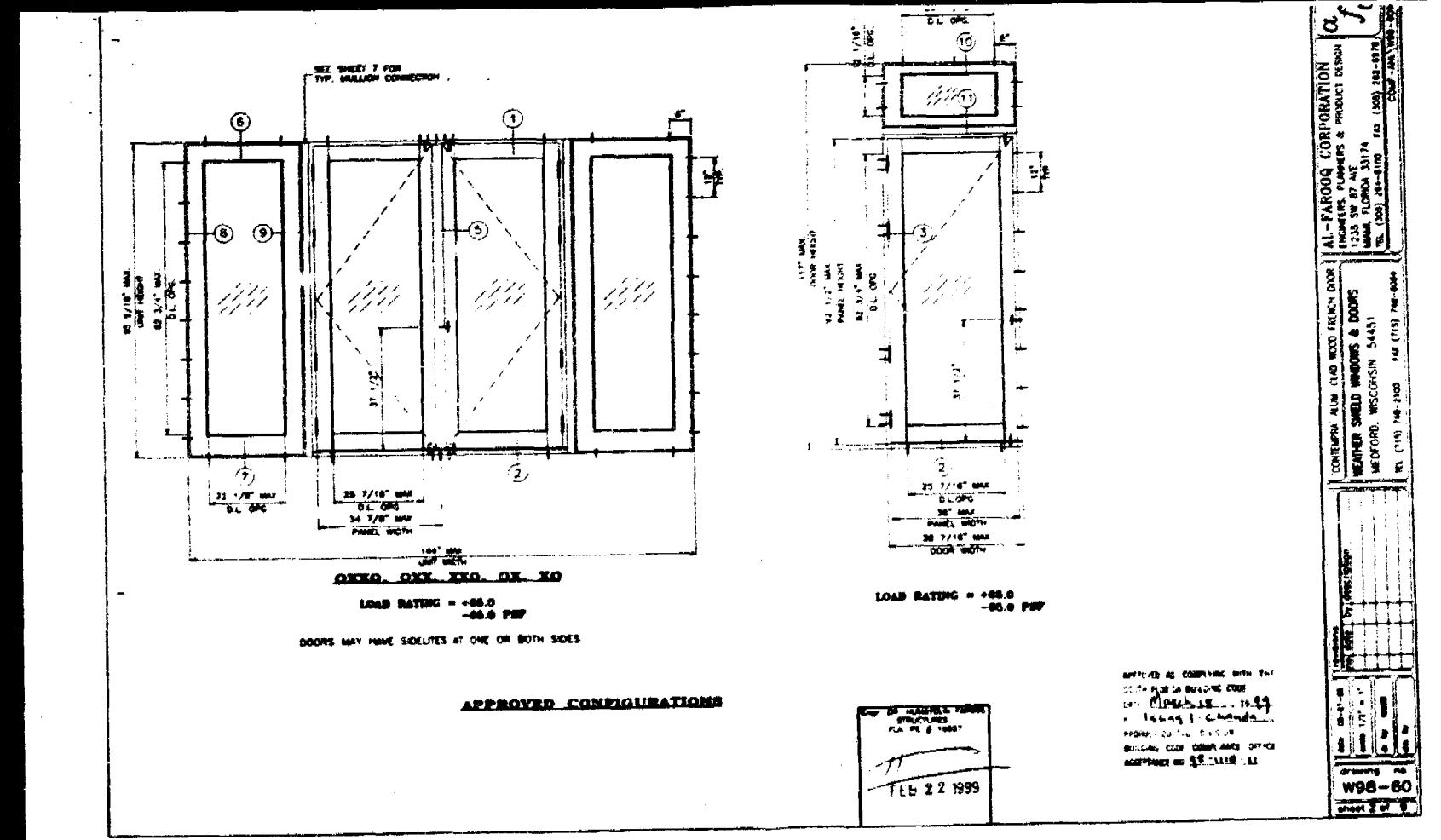
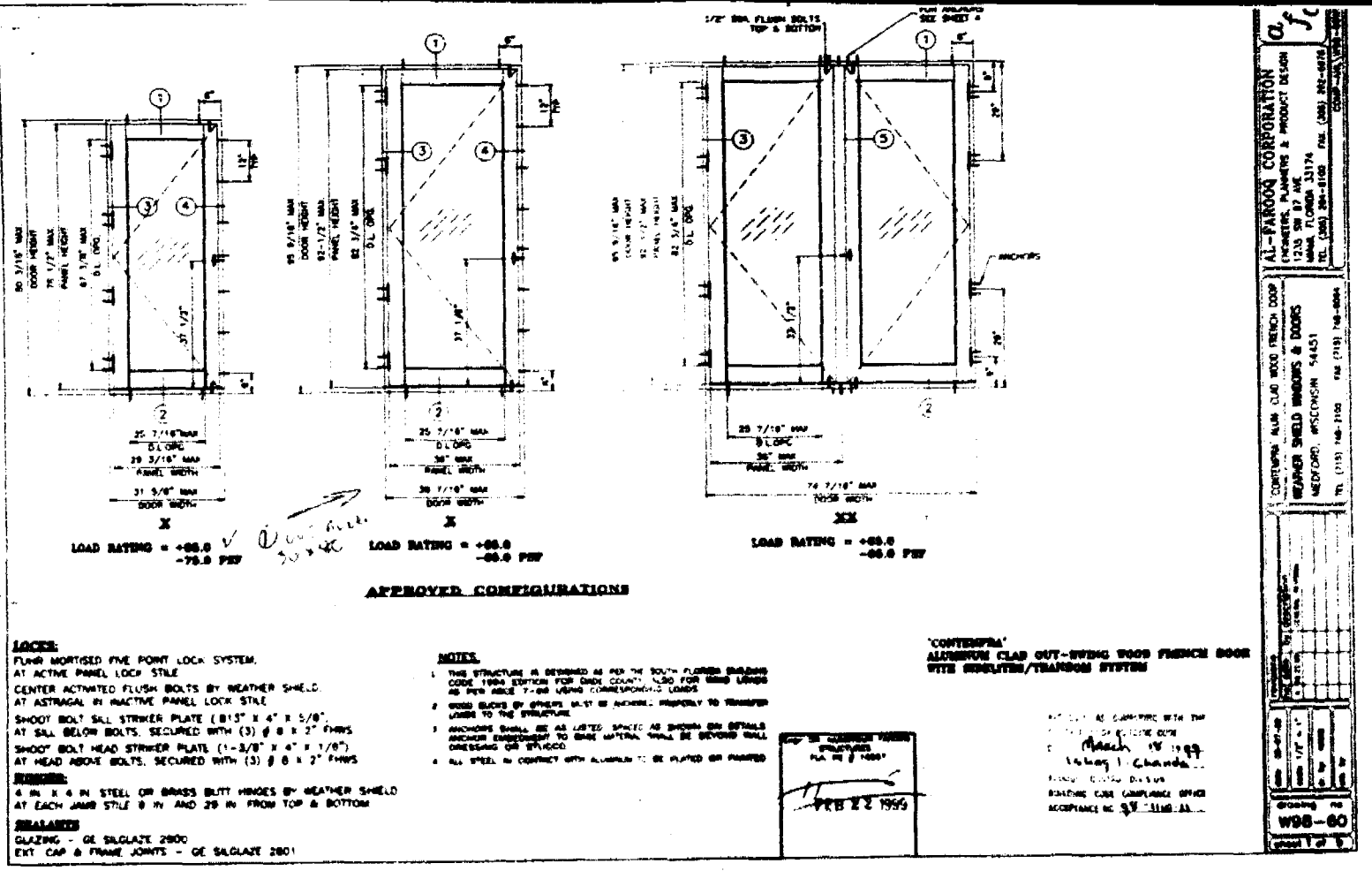
NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the
original submitted documents, including test-supporting data, engineering documents, are no older than eight
(8) years.
- Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the
following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the
specific conditions of this Acceptance.
- Renewals of Acceptance will not be considered if:
 - There has been a change in the South Florida Building Code affecting the evaluation of this product,
and the product is not in compliance with the code change.
 - The product is no longer the same product (identical) as the one originally approved.
 - If the Acceptance holder has not complied with all the requirements of this acceptance, including the
correct installation of the product.
 - The engineer who originally prepared, signed and sealed the required documentation initially
submitted, is no longer practicing an engineering profession.
- Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically
be cause for termination of this Acceptance, unless prior written approval has been requested (through the
filing of a revision application with appropriate fee) and granted by this office.
- Any of the following shall also be grounds for removal of this Acceptance:
 - Unsatisfactory performance of the product or process.
 - Misuse of this Acceptance as an endorsement of any product for sale, advertising or any other
purpose.
- The Notice of Acceptance number preceded by the words "Miami-Dade County, Florida, and followed by the
expiration date may be displayed on advertising literature. If any portion of the Notice of Acceptance is
displayed, then a shall be done as is necessary.
- A copy of this Acceptance as well as approved drawings and other documents, when it applies, shall be
provided to the user by the manufacturer or its distributors and shall be available for inspection in the job area
at all times. The engineer need not consent the copies.
- Failure to comply with any section of this Acceptance shall be cause for termination and removal of
Acceptance.
- This Notice of Acceptance consists of pages 1, 2 and this last page.

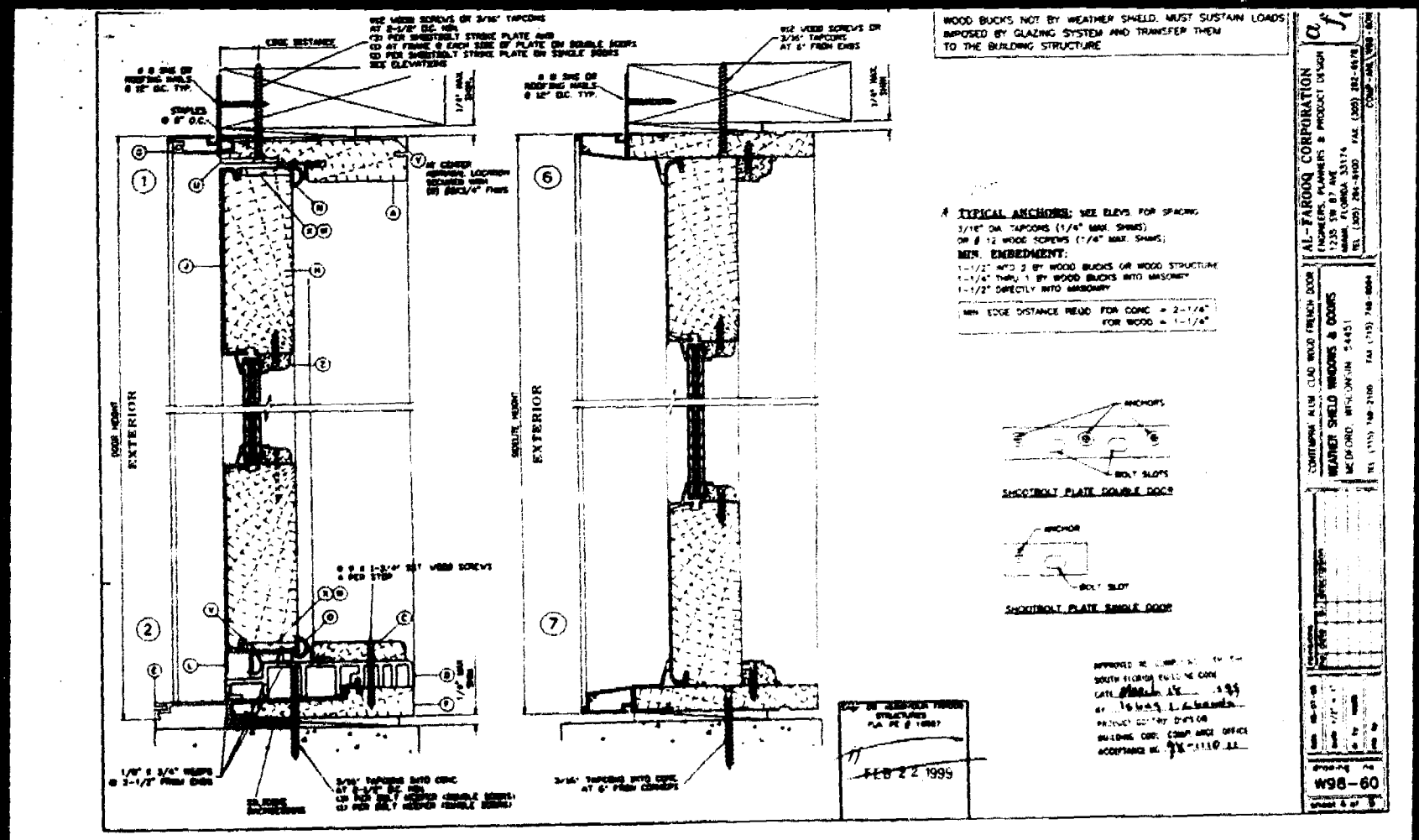
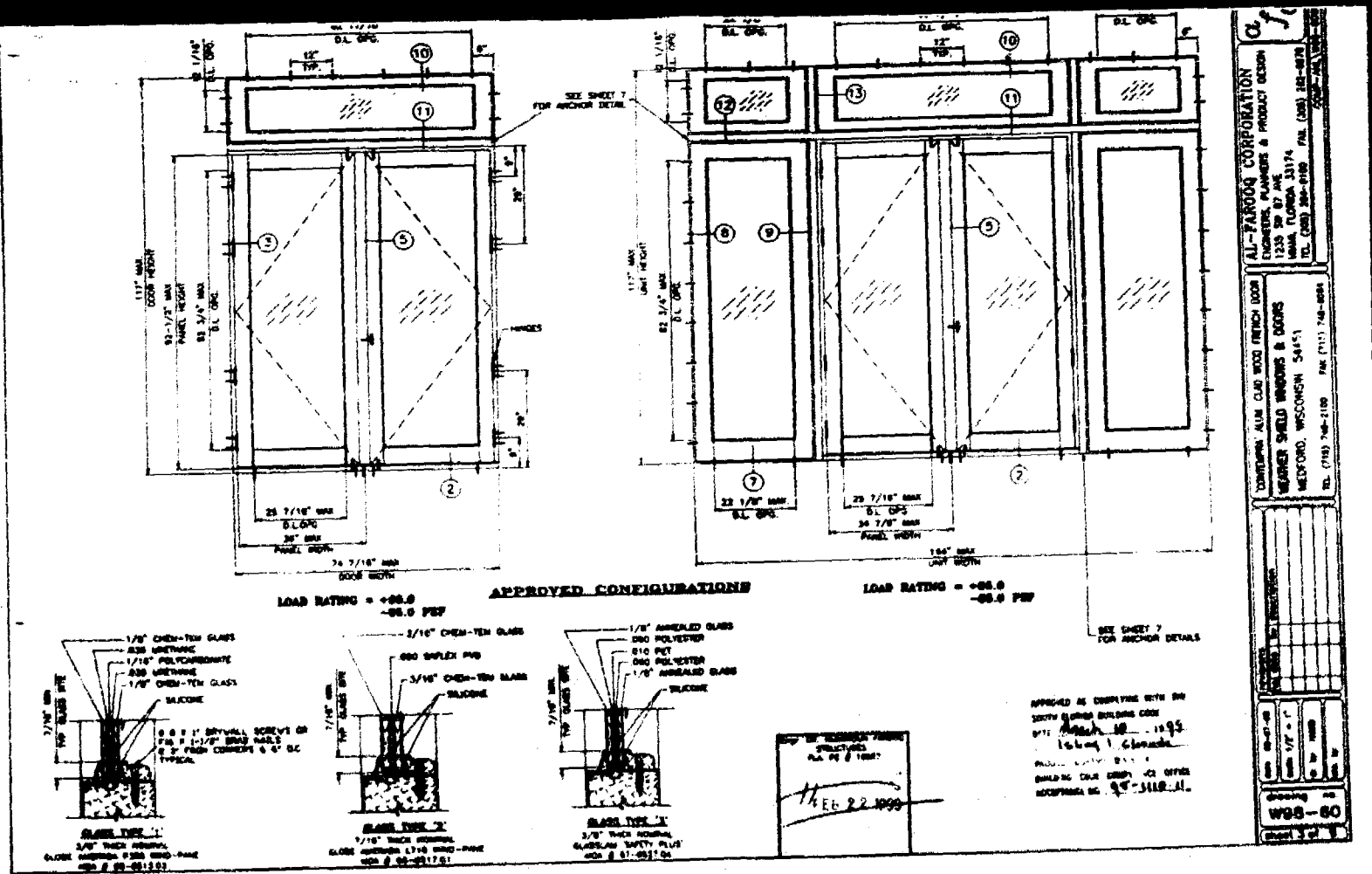
END OF THIS ACCEPTANCE

Manuel Ponce, P.E., Product Control Examiner
Product Control Division

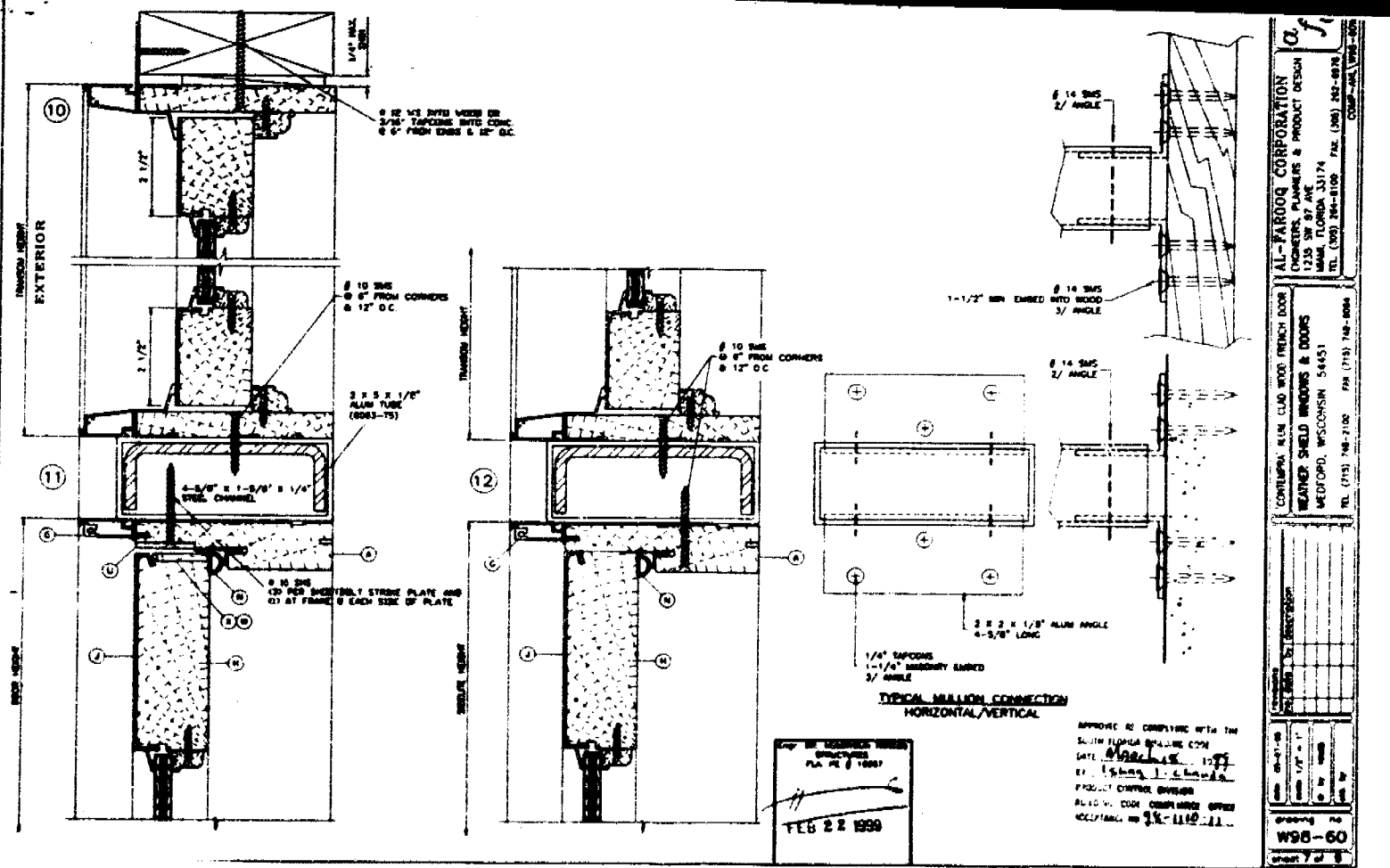
02



02



02



02

90-110-11

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE PLACER BUILDING
BUILDING CODE COMPLIANCE OFFICE
METRO-DADE PLACER BUILDING
140 WEST FLAGLER STREET, SUITE 1401
MIAMI, FLORIDA 33139-1341
(305) 375-7900 FAX (305) 375-2900

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-2234

CONTRACTOR LICENSING SECTION
(305) 375-2900 FAX (305) 375-2900
PRODUCT CONTROL DIVISION
(305) 375-7900 FAX (305) 375-2919

Your application for Product Approval of
Series Alum. Clad Outswing Wood French Door w/ Sidelites & Transoms-Impact
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternative Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a job site or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No. 98-1118-11
Expires 03/08/2002

THIS IS THE COVER SHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Approved: 3/18/1999

Review Type	Initials	Date
Building	STJ	3/18/99
Zoning		

Iskay I. Chanda, P.E.
Iskay I. Chanda, P.E. Product Control Examiner
Product Control Division
Page 2 of 3

Weather Shield Manufacturing, Inc. ACCEPTANCE No. 98-1118-11
APPROVED MAR 18 1999
EXPIRES MAR 18 2002

NOTICE OF ACCEPTANCE, SPECIFIC CONDITIONS

1. SCOPE
1.1 This approves an aluminum clad outswing wood door, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 21, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. PRODUCT DESCRIPTION
2.1 The Aluminum Clad Outswing Wood French Door w/ Sidelites & Transoms, Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. W98-08, titled "Consensus Alum. Clad Wood French Door" prepared by AI-Farouq Corporation, dated 08-07-98 and revised on 02-22-99, Sheets 1 through 9 of 9, signed and sealed by Dr. Hamdyou Farouq, P.E., listing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawing.

3. LIMITATIONS
3.1 This approval applies to single unit applications of pair of doors and single door with & without sidelites and/or transoms only, as shown in approved drawings. Single door units shall include all components described in the active leaf of this approval.

4. INSTALLATION
4.1 The wood swing door w/ sidelites & transoms and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection system (shutters) the installation of this unit SHALL REQUIRE a hurricane protection system.

5. LABELING
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. BUILDING PERMIT REQUIREMENTS
6.1 Applications for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Iskay I. Chanda
Iskay I. Chanda, P.E. Product Control Examiner
Product Control Division
Page 2 of 3

Weather Shield Manufacturing, Inc. ACCEPTANCE No. 98-1118-11
APPROVED MAR 18 1999
EXPIRES MAR 18 2002

NOTICE OF ACCEPTANCE, STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including the supporting data, engineering documents, and no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved" or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code of this city.
b. The product is no longer the same product fabricated as the one originally approved.
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d. The engineer who originally prepared, signed and sealed the required documentation, initials submitted, is no longer practicing the engineering profession.

4. Any revision or change in the material, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance unless prior written approval has been requested through the filing of a revision application with appropriate fees and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a. Unsatisfactory performance of this product or process.
b. Misuse of this Acceptance as an endorsement of any product for sales, advertising, or any other purposes.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be employed in advertising literature. If any portion of the Notice of Acceptance is employed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not read the copies.

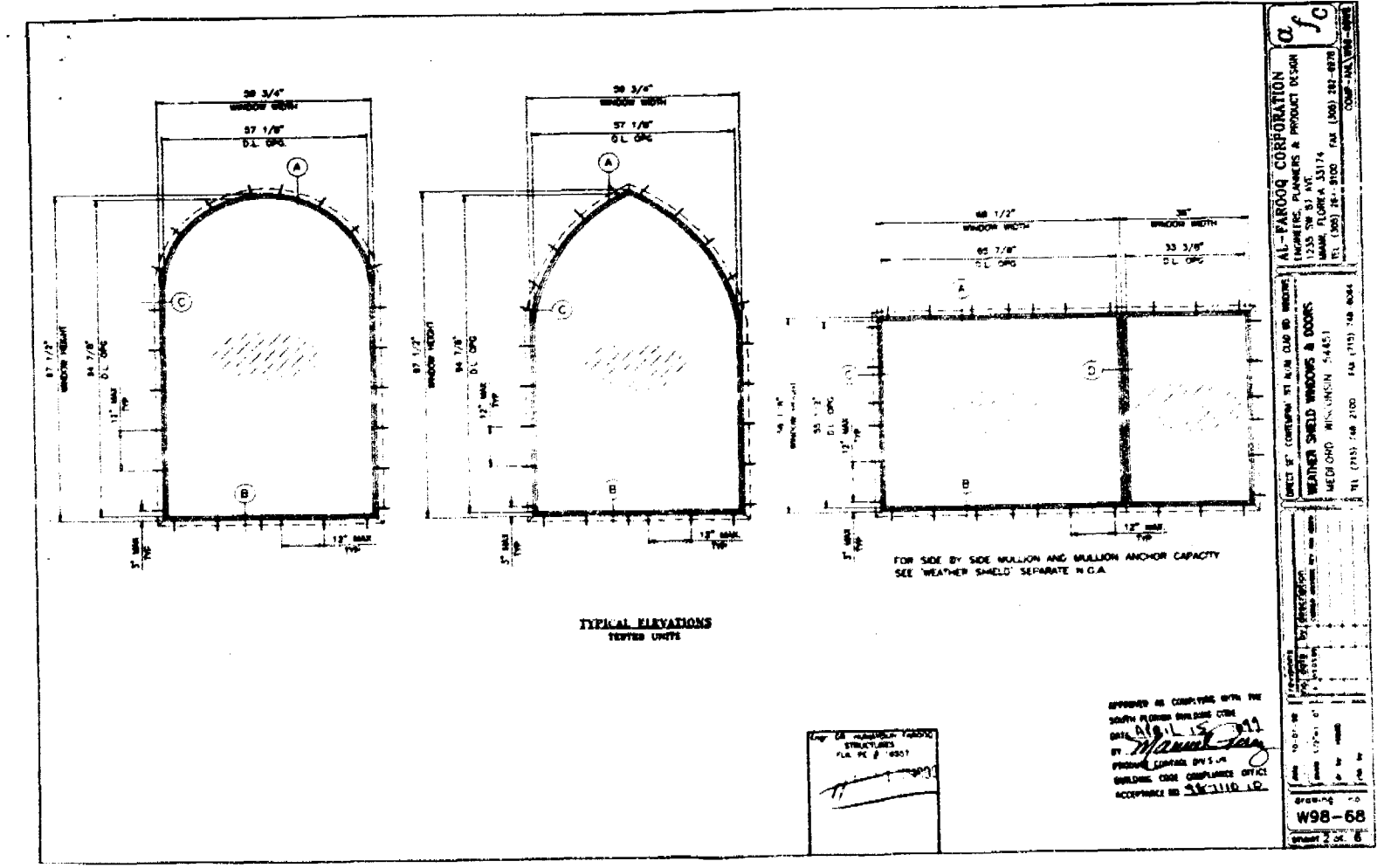
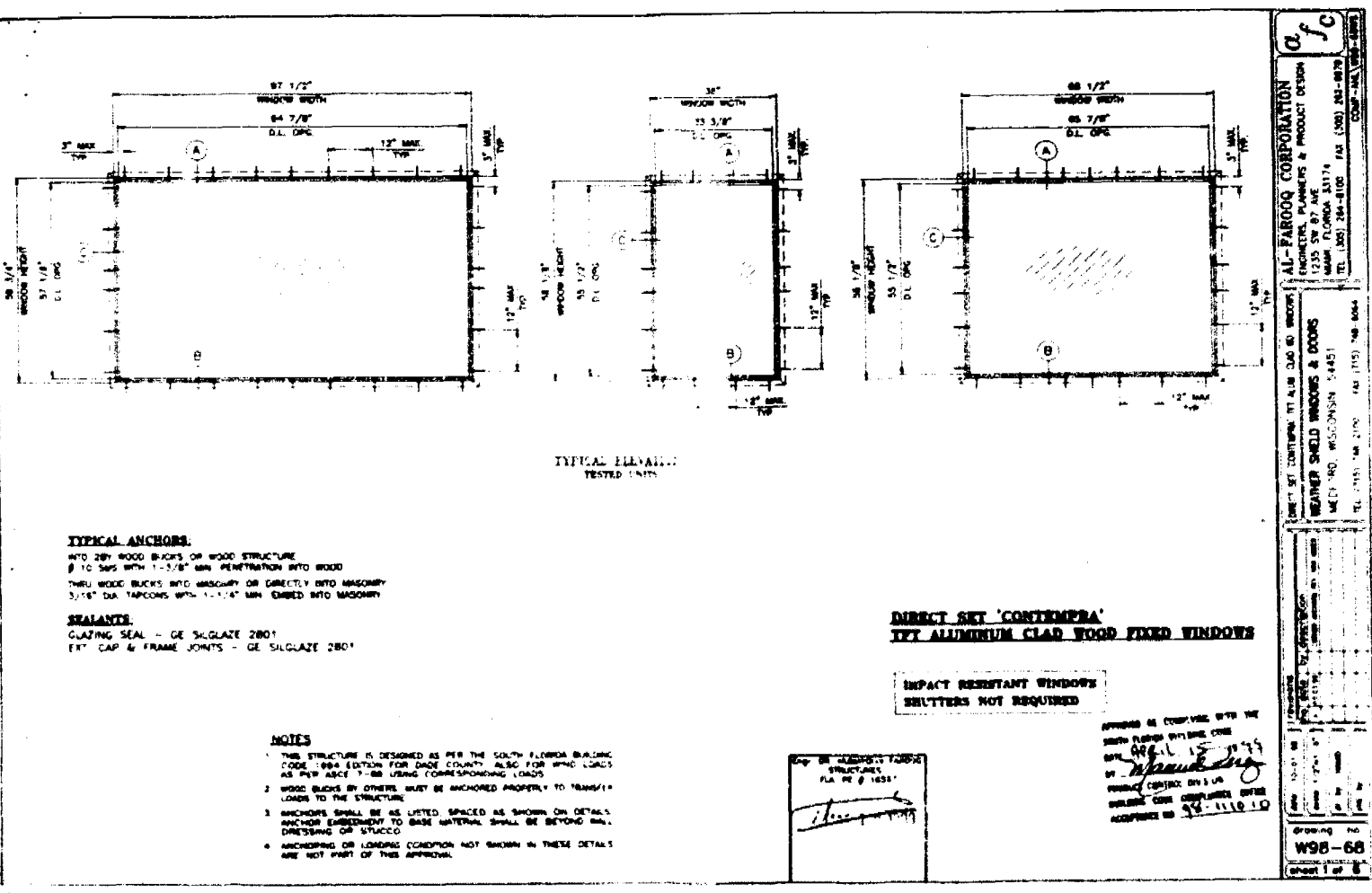
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

9. This Notice of Acceptance consists of pages 1, 2 and this last page.

END OF THIS ACCEPTANCE

Iskay I. Chanda
Iskay I. Chanda, P.E. Product Control Examiner
Product Control Division
Page 3 of 3

02



02

MINIMUM LOAD CAPACITY - P/F					MINIMUM LOAD CAPACITY - P/F					MINIMUM LOAD CAPACITY - P/F				
HEIGHT	WIND SPEED	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE	HEIGHT	WIND SPEED	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE	HEIGHT	WIND SPEED	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE
10'	10	10	10	10	10'	10	10	10	10	10'	10	10	10	10

IMPACT RESISTANT BY ALUMINUM FINISHES
IMPACT CHART NUMBER 02
MIL-0027-008-001 OF 02-13-08
MFG. CODE: 70 8 PA 201 & PA 203
REV. 10/20/07 OF 08-11-06
FOR PA 202

APPROVED AS SHOWN WITH THE
STAMPED SIGNATURE AND
DATE OF THE DESIGNER
DATE: 11/15/07
DESIGNER: [Signature]
PROJECT: [Signature]
CONTRACT NO. 02-11-06
W96-68
SHEET 2 OF 3

MINIMUM LOAD CAPACITY - P/F					MINIMUM LOAD CAPACITY - P/F				
HEIGHT	WIND SPEED	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE	HEIGHT	WIND SPEED	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE
10'	10	10	10	10	10'	10	10	10	10

1/2" CLEAR-TITE GLASS
600 ALUMINUM-111 138 BY HOSPITAL SUPPLY
1/2" POLY CARBONATE
600 ALUMINUM-111 138 BY HOSPITAL SUPPLY
1/2" CLEAR-TITE GLASS

1/2" ANNEALED GLASS
600 ALUMINUM-111 138 BY HOSPITAL SUPPLY
1/2" POLY CARBONATE
600 ALUMINUM-111 138 BY HOSPITAL SUPPLY
1/2" ANNEALED GLASS

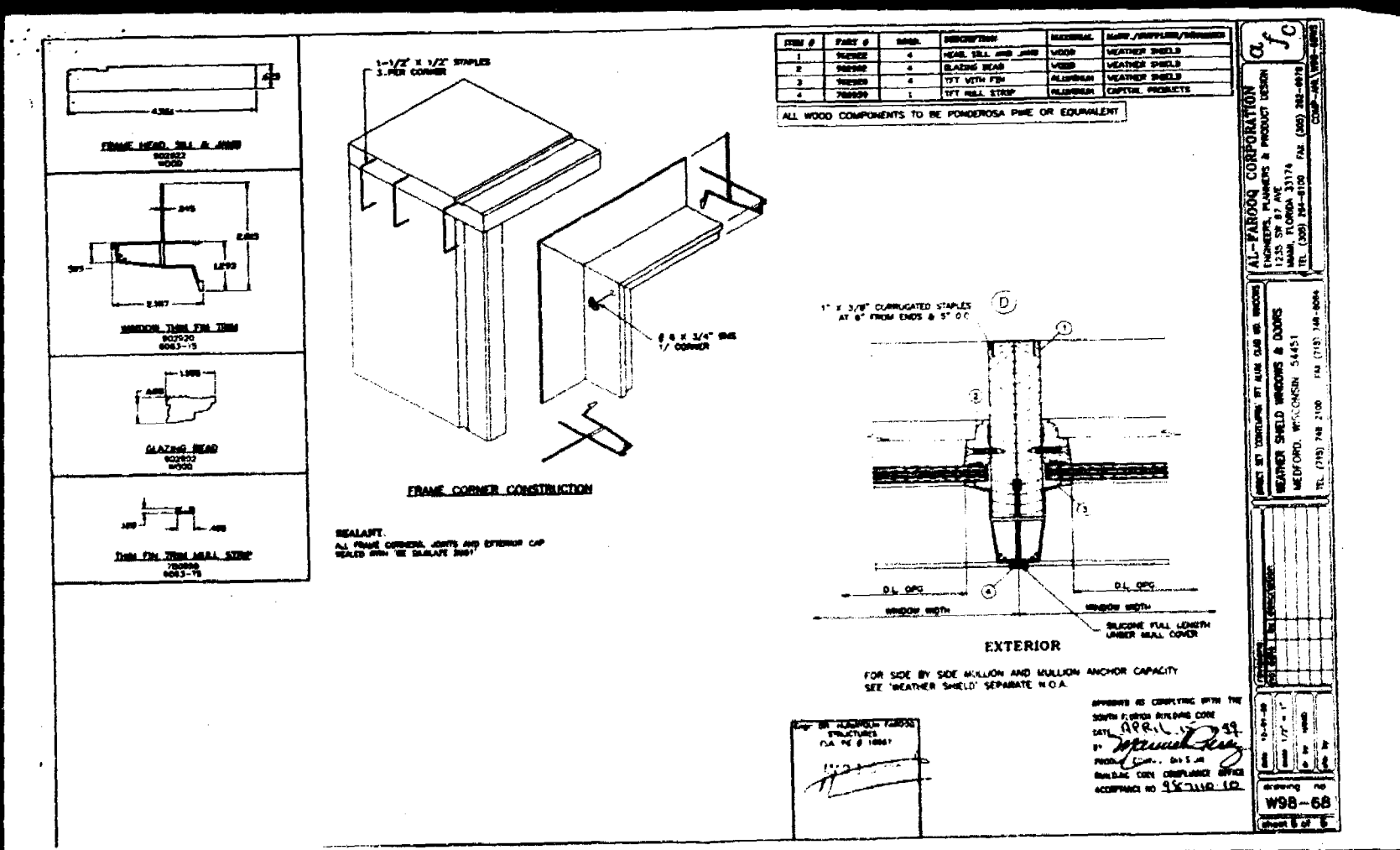
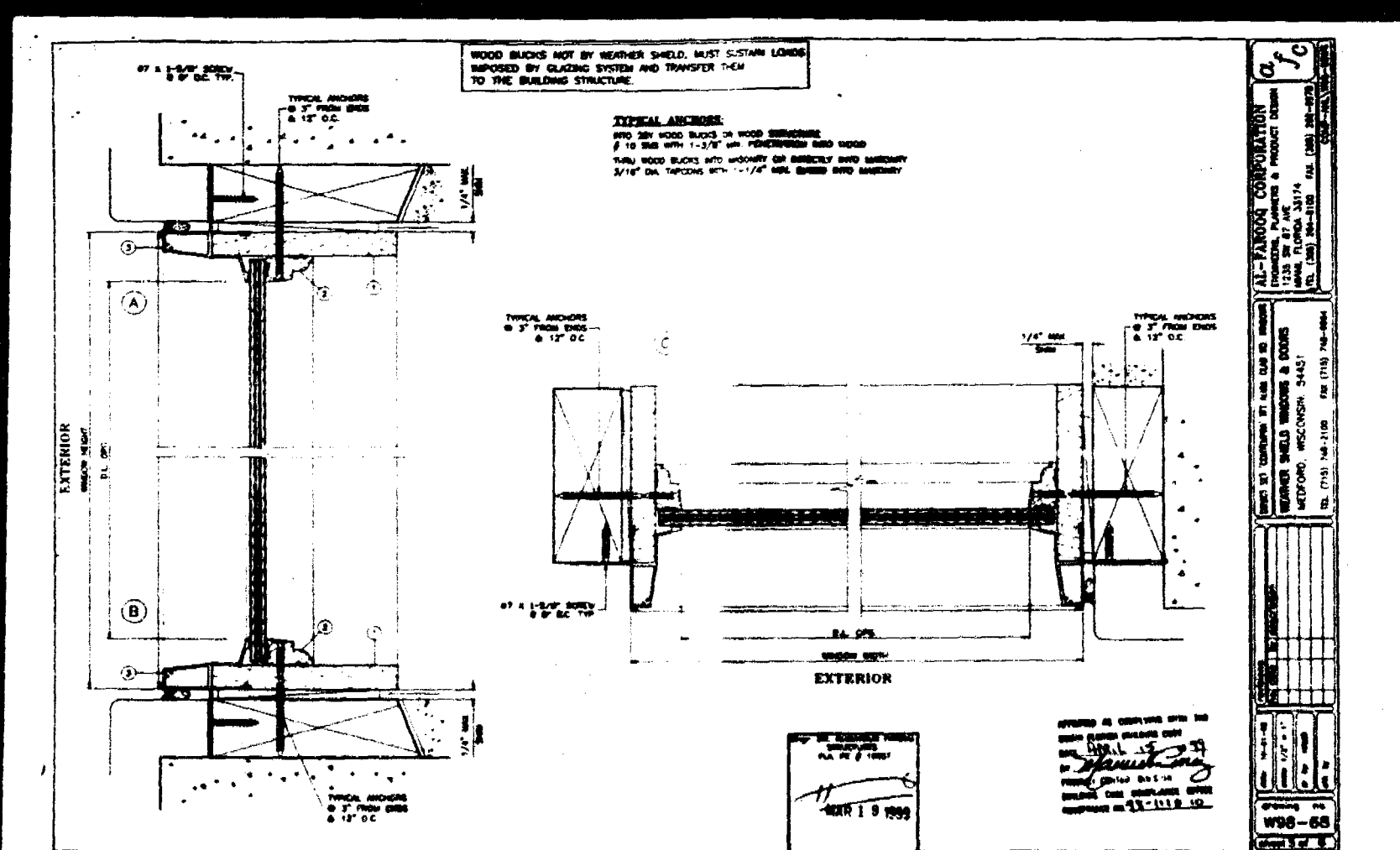
3/4" THICK MINORAL
IMPACT GLASS
CLEAR/IMPACT PLUS
MFG # 96-0013 01

3/4" THICK MINORAL
IMPACT GLASS
CLEAR/IMPACT PLUS
MFG # 97-0087 04

GLASS OPTIONS

APPROVED AS SHOWN WITH THE
STAMPED SIGNATURE AND
DATE OF THE DESIGNER
DATE: 11/15/07
DESIGNER: [Signature]
PROJECT: [Signature]
CONTRACT NO. 02-11-06
W96-68
SHEET 2 OF 3

02



02

96-110-10

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING
BUILDING CODE COMPLIANCE OFFICE
401 THE SQUARE FLAGLER BUILDING
140-451 FLAGLER STREET, SUITE 1403
MIAMI, FLORIDA 33136-1563
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

CONTRACTING ENFORCEMENT SECTION
1801 375 7900 FAX (305) 375 7908
INSPECTOR CONTROL DIVISION
1801 375 7901 FAX (305) 375 4339

Your application for Product Approval of Direct Set "Contemptra" TFF Alum. Clad Wood Fixed Window - Impact Resistant under Chapter 8 of the Code of Miami-Dade County governing the use of Alternative Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.
Acceptance No.: 96-1110-10
Expires: 04/15/2002

R. Rodriguez
Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS
BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Approval	Type	Initials	Date
Building	SPD	17/1/2001	
Zoning			

James J. Quinlan, R.A.
James J. Quinlan, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: 96-1110-10
APPROVED APR 15 1999
EXPIRES APR 15 2002

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

- SCOPE**
It approves an aluminum clad wood fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION**
The Direct Set "Contemptra" TFF Aluminum Clad Wood Fixed Window - Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. W98-48, titled "Direct Set 'Contemptra' TFF Alum Clad Wood Windows," prepared by Al-Farooq Corporation, dated 10/01/98, revised on 01/03/99, Sheets 1 through 6 of 6, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.
- LIMITATIONS**
This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown on the approved drawings.
- INSTALLATION**
4.1 The aluminum clad wood fixed window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product shall comply with a hurricane protection system.
- LABELING**
Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".
- BUILDING PERMIT REQUIREMENTS**
6.1 Applications for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Pares, P.E.
Manuel Pares, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: 96-1110-10
APPROVED APR 15 1999
EXPIRES APR 15 2002

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years.
- Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approval", or as specifically stated in the specific conditions of this Acceptance.
- Renewals of Acceptance will not be considered if:
 - There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
 - The product is no longer the same product (identical) as the one originally approved.
 - If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
 - The engineer who originally prepared, signed and sealed the required documentation (initially submitted), is no longer practicing the engineering profession.
- Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.
- Any of the following shall also be grounds for removal of this Acceptance:
 - Unsatisfactory performance of this product or process.
 - misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.
- The Notice of Acceptance number provided by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
- A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the job site at all times. The engineer need not retain the copies.
- Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.
- This Notice of Acceptance consists of pages 1, 2 and this last page.

END OF THIS ACCEPTANCE

Manuel Pares, P.E.
Manuel Pares, P.E., Product Control Examiner
Product Control Division

02

S & P Architectural Products, Inc.
7885 North Waterway Drive, Suite 302
Miami, Florida 33155

Tel. (305) 266-4342
Fax. (305) 266-5799

S&P
ARCHITECTURAL
PRODUCTS
CORPORATION

Sold to: Caribbean Industrial Holdings
600 West Avenue
Suite 1012
Miami Beach, FL 33139
Phone: 335-234-2888

Ship to: Caribbean I
64 Palm A
Miami Beach
Miami Beach
Phone: 366-234-82

DATE: 04/03/02

Order: 41000

PCT Aluminum Window & French Door Glass

Item	Description	Unit	QTY	PRICE	TOTAL
1	1/2" x 6" x 8" Clear Glass	Sq Ft	11.12	7.75	86.18
2	1/2" x 6" x 8" Clear Glass	Sq Ft	11.12	7.75	86.18

S & P Architectural Products, Inc.
7885 North Waterway Drive, Suite 302
Miami, Florida 33155

Tel. (305) 266-4342
Fax. (305) 266-5799

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Miami Beach, FL 33139
Phone: 335-234-2888

Ship to: Caribbean I
64 Palm A
Miami Beach
Miami Beach
Phone: 366-234-82

DATE: 04/03/02

Order: 41000

Main House Window & French Door Glass

Item	Description	Unit	QTY	PRICE	TOTAL
1	1/2" x 6" x 8" Clear Glass	Sq Ft	11.12	7.75	86.18
2	1/2" x 6" x 8" Clear Glass	Sq Ft	11.12	7.75	86.18

S & P Architectural Products, Inc.
7885 North Waterway Drive, Suite 302
Miami, Florida 33155

Tel. (305) 266-4342
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Phone: 366-234-82

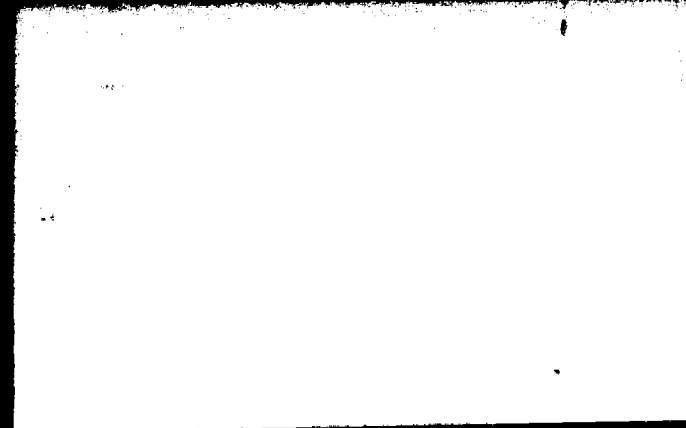
DATE: 04/03/02

Order: 41000

Main House Window & French Door Glass

Item	Description	Unit	QTY	PRICE	TOTAL
1	1/2" x 6" x 8" Clear Glass	Sq Ft	11.12	7.75	86.18
2	1/2" x 6" x 8" Clear Glass	Sq Ft	11.12	7.75	86.18

02



88P ARCHITECTURAL PRODUCTS
954-968-3701
954-968-9993

PACIBLE TRANSMITTAL SHEET

TO: Don Roberts FROM: Raquel Lopez
DATE: 4/10/2006

COMPANY: Junction Industrial Holdings
NO. OF PAGES INCLUDING COVER: (2)
PROJECT NUMBER: 206-508-2007 CC: Bob Wade
Dominion - 94 Palm Ave - Shop drawing

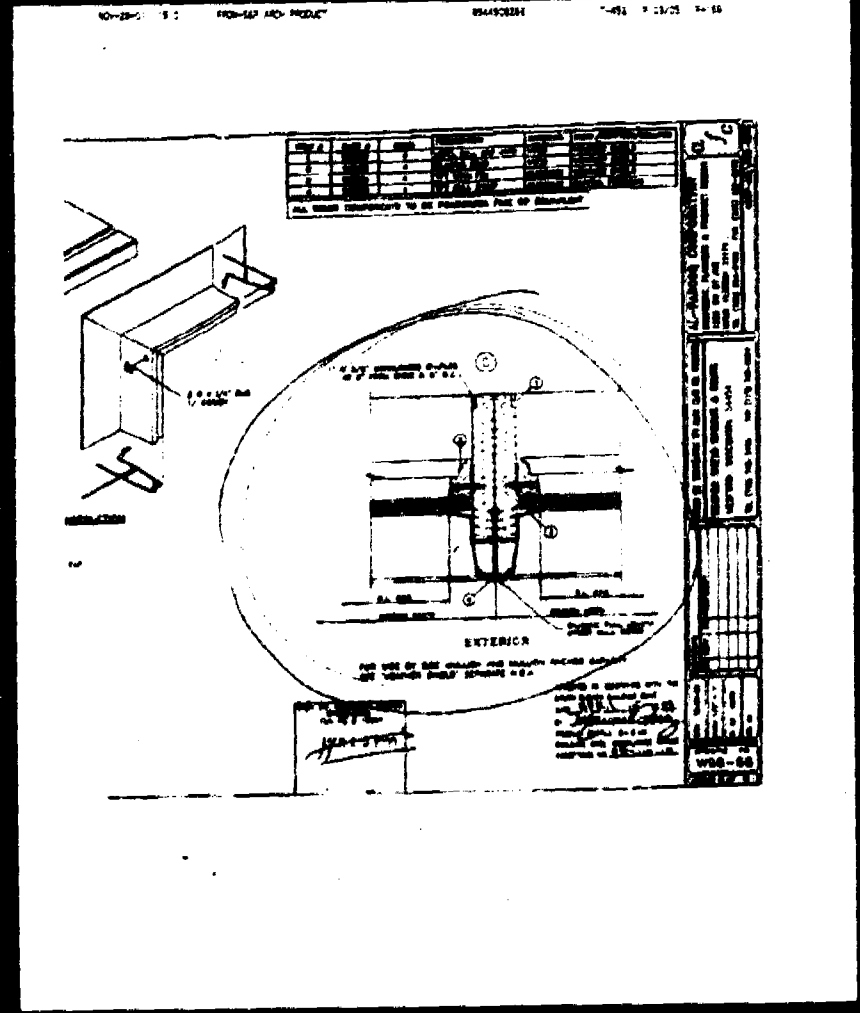
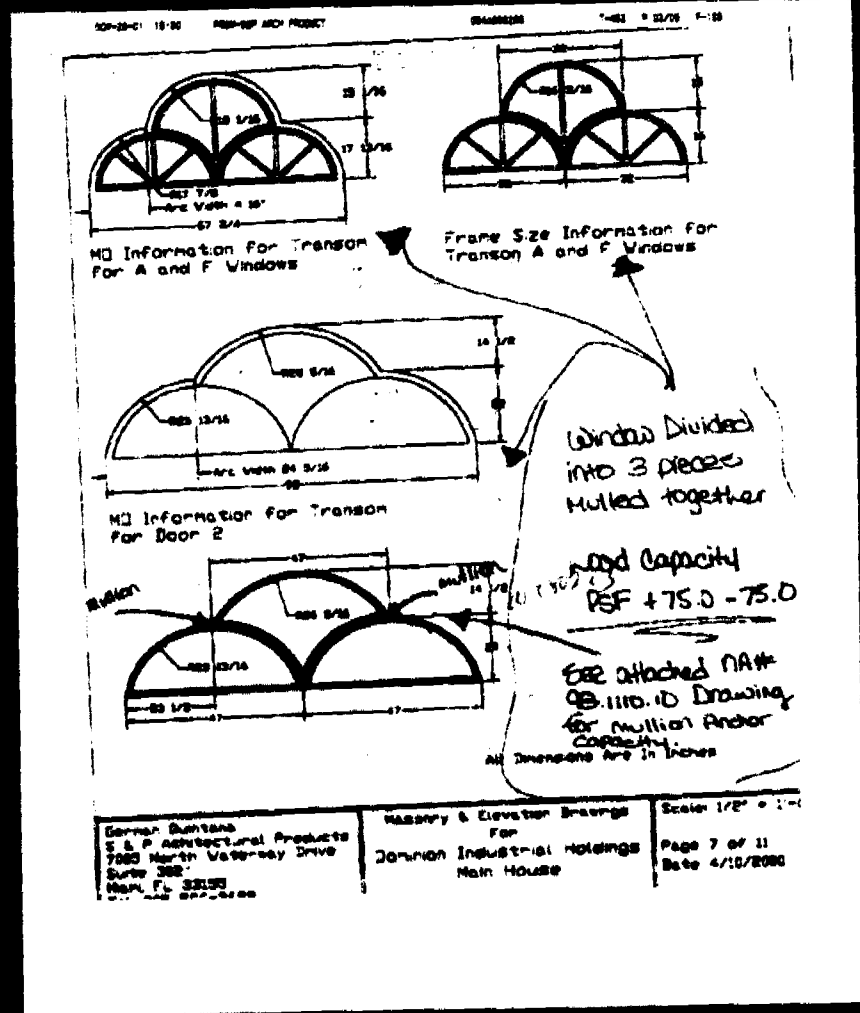
CURRENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS

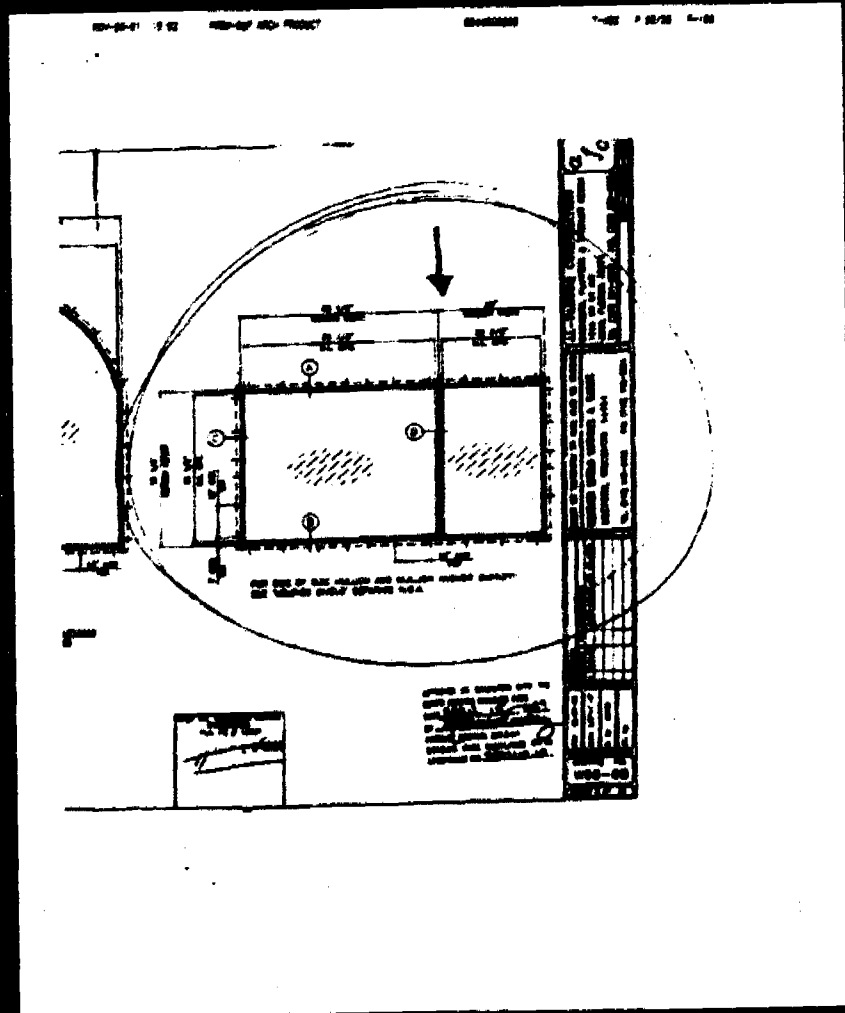
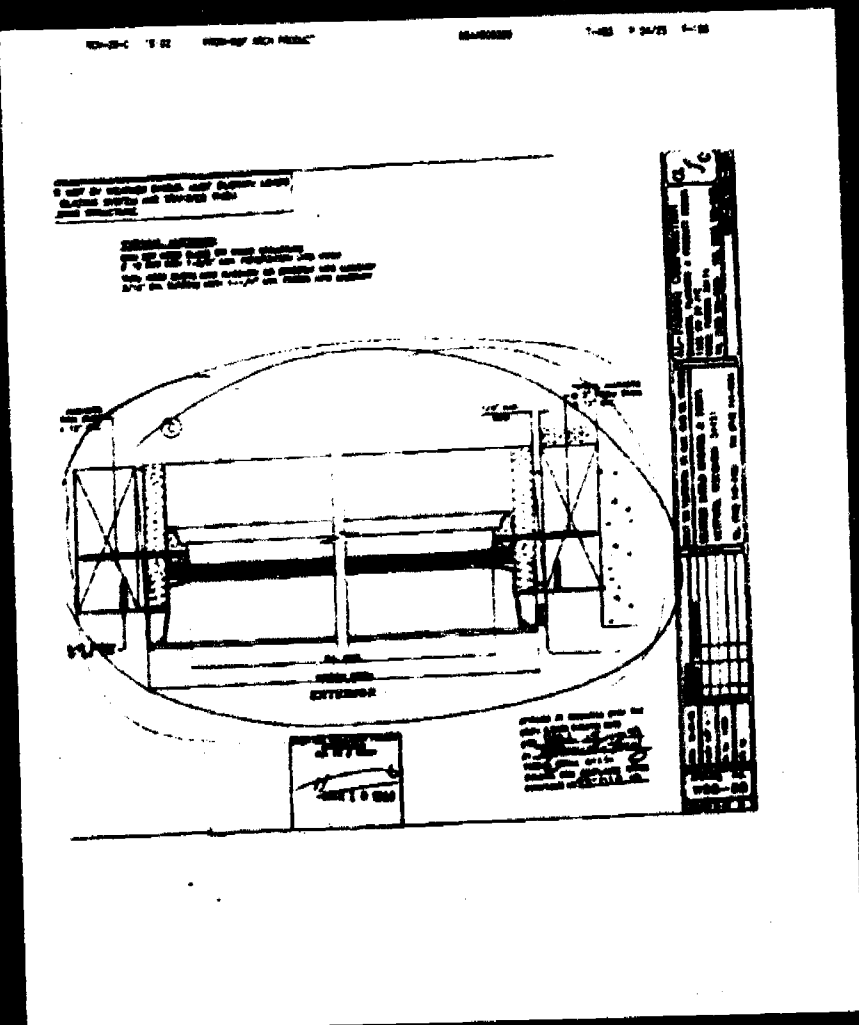
Note:
Please find attached the shop drawing & Mullion
and/or capacity drawing from NA# 98.1110.10
for the Arched transoms above the doors. Please
submit these pages to the city - hopefully this
will help them in approving you for permit.
Let me know if this works out or not!

Good Luck,
Raquel
S&P Architectural

1731 BLOUNT ROAD
POMAPANO BEACH, FLORIDA 33064



02



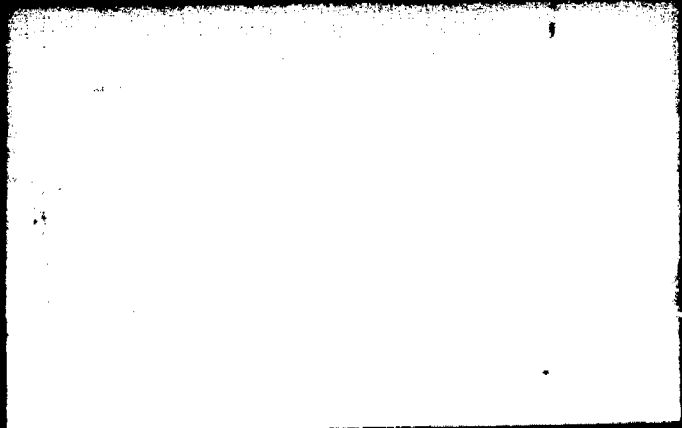
COMBINED ENGINEERING SCIENCES
CONSULTING ENGINEERS

JOB SHEET NO. CALCULATED BY

Window Wind pressures
94 Palm Ave.

11-26-91

02



NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tonello Engineering, P.A. Tampa, Florida

DATE: 11-27-2001

DESCRIPTION: *** DESIGN WIND LOADS - ASCE 7-92 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

WIND VELOCITY = 110 MPH
WIND DIRECTION = C
WIND CATEGORY = 1
WIND EXPOSURE = 1
WIND DISTANCE FROM OCEANLINE = 100 MI.
WIND DIRECTION = 12 (20.56 DEG)
WIND AREA = 21.0 FT² K_d = 1.045 q_s = 35.7 PSF
WIND HEIGHT = 18.0 FT K_z = 1.003 q_e = 34.3 PSF
WIND DISTANCE = 33.0 FT

WALL WIND LOADS	
WALL AREA	
	4 5
OCF (+)	1.328 1.328
OCF (-)	-1.424 -1.829
PRESSURE (PSF)	56.2 56.2
SUCTION (PSF)	-59.7 -74.2

$P = q_h(OCF) - q_h(OCPI)$
 $OCPI = 2.0.25$

*** **
BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

A

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tonello Engineering, P.A. Tampa, Florida

DATE: 11-27-2001

DESCRIPTION: *** DESIGN WIND LOADS - ASCE 7-92 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

WIND VELOCITY = 110 MPH
WIND DIRECTION = C
WIND CATEGORY = 1
WIND EXPOSURE = 1
WIND DISTANCE FROM OCEANLINE = 100 MI.
WIND DIRECTION = 12 (20.56 DEG)
WIND AREA = 21.0 FT² K_d = 1.045 q_s = 35.7 PSF
WIND HEIGHT = 18.0 FT K_z = 1.003 q_e = 34.3 PSF
WIND DISTANCE = 33.0 FT

WALL WIND LOADS	
WALL AREA	
	4 5
OCF (+)	1.281 1.281
OCF (-)	-1.381 -1.732
PRESSURE (PSF)	54.6 54.6
SUCTION (PSF)	-58.2 -70.7

$P = q_h(OCF) - q_h(OCPI)$
 $OCPI = 2.0.25$

*** **
BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

B

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tonello Engineering, P.A. Tampa, Florida

DATE: 11-27-2001

DESCRIPTION: *** DESIGN WIND LOADS - ASCE 7-92 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

WIND VELOCITY = 110 MPH
WIND DIRECTION = C
WIND CATEGORY = 1
WIND EXPOSURE = 1
WIND DISTANCE FROM OCEANLINE = 100 MI.
WIND DIRECTION = 12 (20.56 DEG)
WIND AREA = 21.0 FT² K_d = 1.045 q_s = 35.7 PSF
WIND HEIGHT = 18.0 FT K_z = 1.003 q_e = 34.3 PSF
WIND DISTANCE = 33.0 FT

WALL WIND LOADS	
WALL AREA	
	4 5
OCF (+)	1.290 1.290
OCF (-)	-1.490 -1.978
PRESSURE (PSF)	58.5 58.5
SUCTION (PSF)	-62.1 -78.5

$P = q_h(OCF) - q_h(OCPI)$
 $OCPI = 2.0.25$

*** **
BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

C

02

ROYALINE, INC. (305)445-6986
 250 UNIVERSITY DR., CORAL GABLES, FL 33134
 Copyright 1994 by Yoodell Engineering, P.A. Tampa, Florida

FORMER : DATE : 11-27-2001
 NO NUMBER :
 DESCRIPTION : *** DESIGN WIND LOADS - ASCE 7-92 ***
 *** COMPONENTS AND CLADDING ***
 BUILDINGS

WIND VELOCITY = 110 MPH
 EXPOSURE CATEGORY = C
 FILLING CATEGORY = 2
 SURFACE FACTOR = 1.05
 STRUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

ROOF SLOPE = 4.50 : 12 (20.56 DEG)
 LEAVE AREA = 24.0 FT² K_z = 1.045
 IN ROOF HEIGHT = 38.0 FT K_z = 1.003
 STANCH. 2 = 37.0 FT K_z = 1.003

WALL WIND LOADS		
	WALL AREA	
	4	5
QCP (+)	1.310	1.310
QCP (-)	-1.410	-1.780
PRESSURE (PSF)	59.7	59.7
SUCTION (PSF)	-59.2	-73.1

$P = qh(QCP) - qh(QCP1)$
 $QCP1 = 2.0 \cdot P$

BUILDING WIDTH = 45.0 FT
 CORNER DISTANCE, A = 4.5 FT

Shell's Construction U.S.A. Inc.

IS PLEASED TO PRESENT

SERVING SHELL'S
 FOUNDATION & AIRBORNS
 RENOVATION

COMMERCIAL GENERAL LIABILITY
 WORKERS COMPENSATION

Office (781) 294-0404 Cell (781) 294-0443
 FAX 978-755-7741
 Email: MR.BELTZ@YABROU.COM

Shell's Construction U.S.A. Inc.
 HISTORY

Shell's Construction U.S.A. Inc. was developed and staffed with extensive experience in the building and construction industry. For over 40 years, experience in shell construction, addition, renovation has combined with its efficiency, proven the value of its services. This proven track record has enabled us to establish an excellent reputation in our market.

Approximately 80% of projects undertaken by our franchisees in the shell and renovation component of construction. The applications in general involved both the work and the demand upon technical knowledge that was the ability to perform under challenging conditions. Specifically, the ability to work in confined spaces, maintain an atmosphere surrounding the work, the application of the work.

Notably, our work has progressed with the opportunity to work at many major hotels and residential buildings in South Florida. From Florida to other states in Florida, Shell's Construction has a record of quality and work and superior service. Our commitment to the growth and expansion in the market is a result of our ability to adapt and be successful.

The principal of the company as well as our employees staff are dedicated to the continuing of the tradition of superior service.

PHI 88 response to shell's work needs to always remain top priority. We have a great commitment as an essential part of our service.

Shell's Construction U.S.A. Inc.
 Staff

America's leading franchisee and service provider
 Shell's Construction, Inc. is a leading franchisee and service provider
 Royal Shell's Construction, Inc. is a leading franchisee and service provider
 Florida's leading franchisee and service provider
 Royal Shell's Construction, Inc. is a leading franchisee and service provider
 Florida's leading franchisee and service provider

Office (781) 294-0404 Cell (781) 294-0443
 FAX 978-755-7741
 Email: MR.BELTZ@YABROU.COM

02

ALBERTUS BIA
Chief, Staff Construction U.S. F. Inc.
1055 N.E. 147th St., North Miami Beach, FL 33181
Phone: (305) 251-1440, (305) 251-1441

1991 to the present Florida
Spartan Company
Spartan Building Corp. President of the company

1987-1991 Spartan Company Spartan, Inc. Spartan, Inc. Vice President
I have performed all responsibilities within an American Corporation in the
past 10 years and exceeding in the past

1987-1991 Construction of various projects in the
state of Florida
Responsible for construction projects in all aspects of construction
from beginning to completion

EDUCATION
1970-1974 Florida State University Bachelor of Science
in Business Administration
1974-1976 Florida State University Master of Science
in Business Administration
1976-1978 Florida State University Master of Science
in Business Administration

REFERENCES
The following companies can provide references regarding my work
experience:

1. Spartan Company
2. Spartan Building Corp.
3. Spartan, Inc.

1. Spartan Company
2. Spartan Building Corp.
3. Spartan, Inc.

REFERENCES

1055 N.E. 147th St. North Miami Beach, FL 33181
Office: (305) 251-1440, (305) 251-1441
FAX: 305-251-1441

MANAGE INTRIC CASE

3000 E. 1st St. Suite 200
Tampa, Florida 33601
14 September 1997

Manager: ARNOLD BATTISTA
FOR CONTRACTOR: DAVID KIRBY
Phone: 813-477-4411

CONSTRUCTION INTERNATIONAL

401 N. 1st St. Suite 2111
Tampa, Florida 33601
Phone: 813-221-1111

AMERICAN GENERAL PLUMBING

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

TARA PALM SERVICES INC.

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

CLASH BILLS FOR PAYMENT BY

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

WEST BAY

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

REYNOLDS BROS. BROS.

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

WEST BAY

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Phone: 813-221-1111

WEST BAY

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

REFERENCES

1055 N.E. 147th St. North Miami Beach, FL 33181
Office: (305) 251-1440, (305) 251-1441
FAX: 305-251-1441

QUALITY FIRST HOME VII

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

QUALITY FIRST HOME VIII

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

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WEST BAY

10000 N. 1st St. Suite 201
Tampa, Florida 33601
Phone: 813-221-1111

02

REFERENCES
Shell Construction U.S.A. INC
1945 N.E. 147th St. North Miami Beach, FL 33181
Office (305) 251-6200 FAX (305) 251-6200

MORNING STAR HOTEL
1111 Avenue of the Americas, New York, NY
New York, NY
This project was completed in 1992 and received several national and international awards.

THE BOJAL ANSOVELL
2075 N.W. 10th Street, Fort Lauderdale, FL 33309

WILSONIAN HOTEL
1111 Avenue of the Americas, New York, NY

GRAND PLAZA
2000 Avenue of the Americas, New York, NY

CONDOMINIUM APARTMENT
1111 Avenue of the Americas, New York, NY

SHALAN
New York, NY

Family Member

To whom it may concern

I am pleased to have the opportunity to recommend Aurelio Urbabe, Owner of Shell's Construction U.S.A. Inc.

Shell's Construction U.S.A. Inc. was our contractor on a 2500 square foot renovation of our office at Coral Gables. I give Aurelio and his company the highest rating for the work that they did!

Shell's Construction U.S.A. Inc. was efficient, thorough, and conscientious. They began work on time, finished on time, and stayed within our budget. We especially appreciate the extra effort Aurelio and his staff took to reduce the inconvenience to us.

I enjoy working with Aurelio and everyone at the Shell's Construction U.S.A. Inc. and recommend him highly to anyone who needs an experienced and knowledgeable renovation expert.

Sincerely,

Joan Ricossa

Owner

Greeting

As a property manager for Management Specialty Inc., I have had the opportunity to work with Aurelio Urbabe, owner of Shell's Construction U.S.A. on numerous projects.

Aurelio is highly competent remodeling pro and knows the construction business thoroughly. He maintains a high standard of quality in his work and demands the same from his employees and his subcontractors.

Aurelio consistently meets our high standards with only the minimum amount of supervision. I can trust him to treat the renters and property owners honestly and fairly and to do the job right the first time.

Not only is Aurelio an excellent contractor, but also he is very congenial to work with. He has always kept a pleasant, yet professional, working relationship with everyone on our projects.

I would not hesitate to recommend him for any renovation or repair work.

Sincerely,

Joan Ricossa

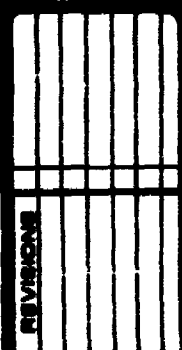
Property Manager
Management Specialty Inc.

02

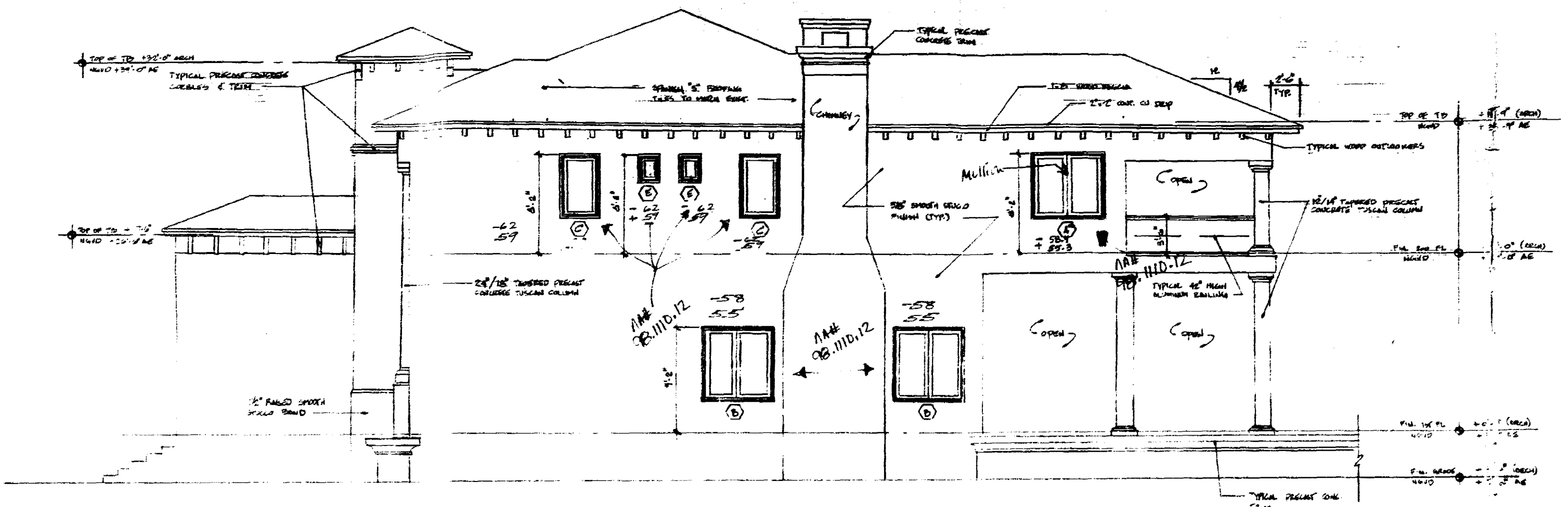


ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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



DATE: 12-20-11
SHEET: WP-1
OF: 3

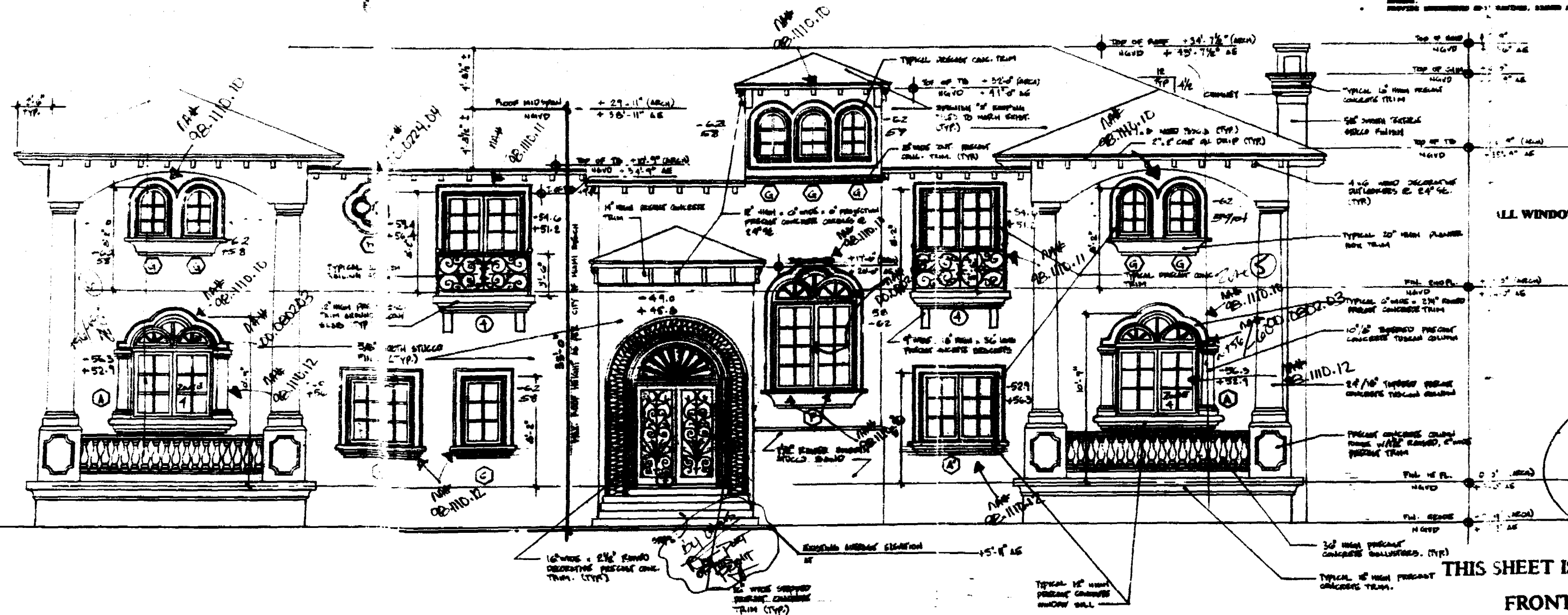


RIGHT SIDE ELEVATION

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

THIS SHEET IS FOR WINDOW PRESSURES ONLY

NOTES AND REMARKS GENERAL NOTE
ALL BUILDING MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
CONCRETE SHALL BE 3000 PSI (MIN.) STRENGTH WITH 4% STEEL REINFORCEMENT.
WOOD SHALL BE SCHED. 2000 LBS PER SQ. FT. ALL OTHERS SHALL BE AS SHOWN.
FINISHES SHOWN ON THIS SHEET ARE APPROXIMATE. SEE ARCHITECT'S DRAWINGS FOR FINISHES.
PROVIDE SCHEDULE 40 STUDS, BRACKETS AND ANCHORS. SEE ARCHITECT'S DRAWINGS FOR DIMENSIONS.



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]
ENGINEERING: [Signature]
PLUMBING: [Signature]
STRUCTURAL: [Signature]
ACCESSIBILITY: [Signature]
ELEVATOR: [Signature]

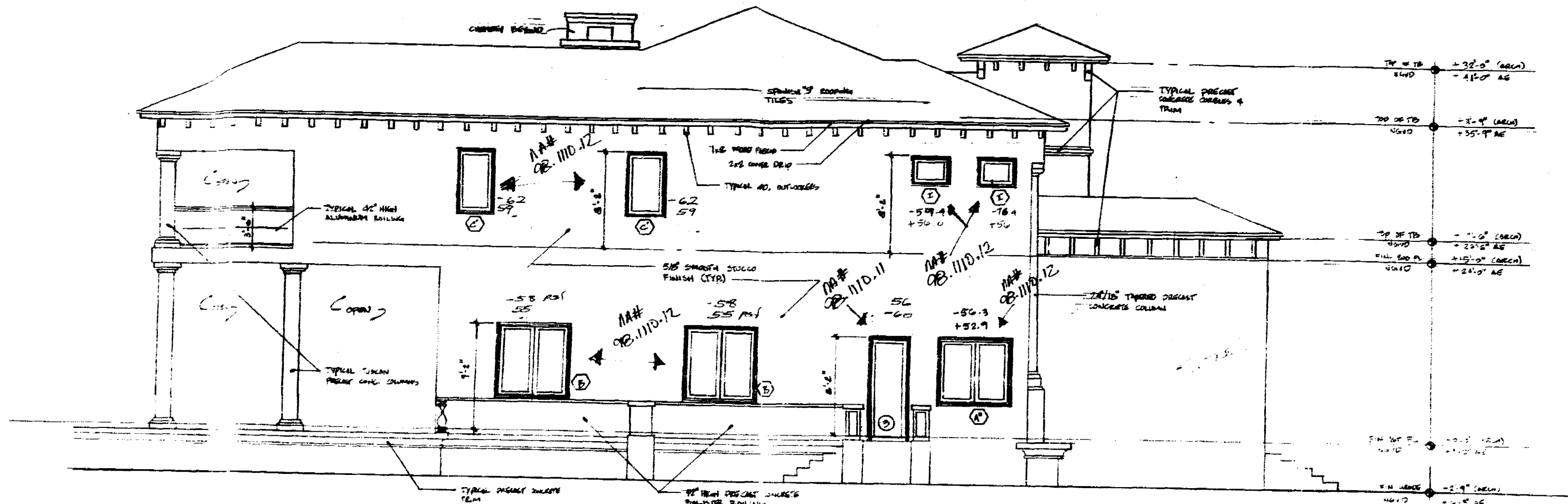
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 ST.
MIAMI, FL 33135
(305) 856-8345

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

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

02



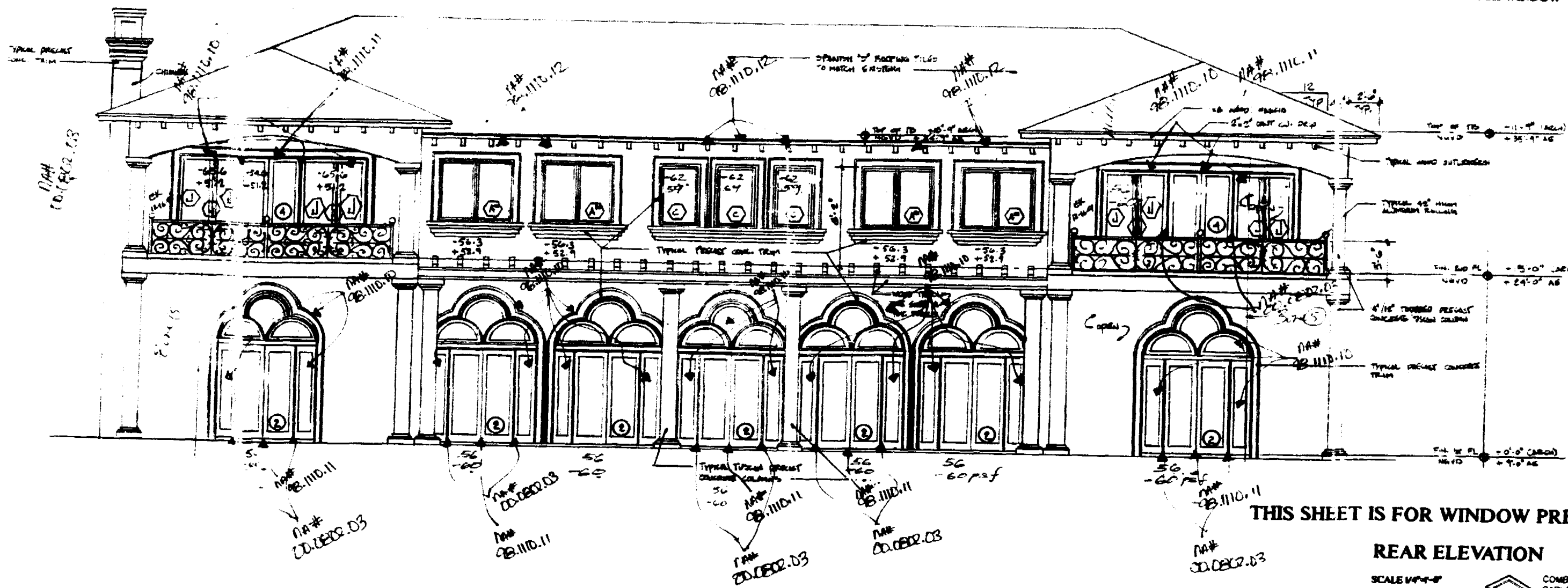
LEFT SIDE ELEVATION

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

ALL WINDOW SILLS AT SECOND FLOOR TO BE 3" FROM FINISH FLOOR. OTHERWISE PROVIDE 4" HIGH SECURITY B.B.R. ON THE INSIDE OF SUCH WINDOW



REAR ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING DEPARTMENT
FIRE DEPARTMENT
ELECTRICAL
MECHANICAL
ENGINEERING
PUBLIC WORKS
STREETS
ACCESSIBILITY
ELEVATOR



COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32586
1214 SW 12 ST
MIAMI, FL 33135
(305) 856-8345

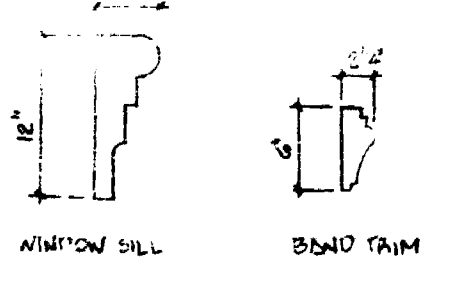
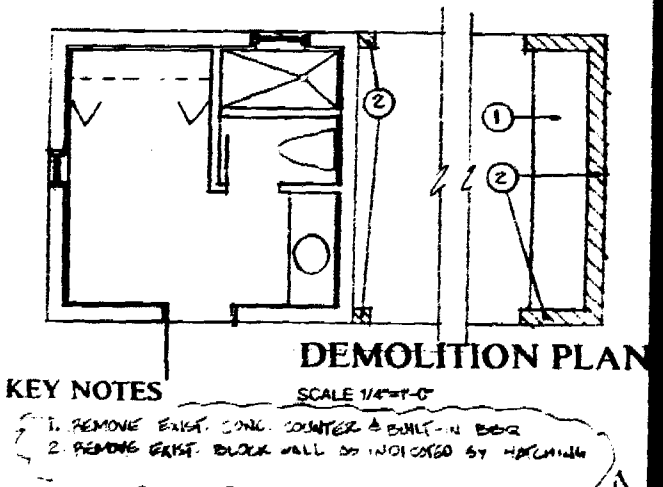
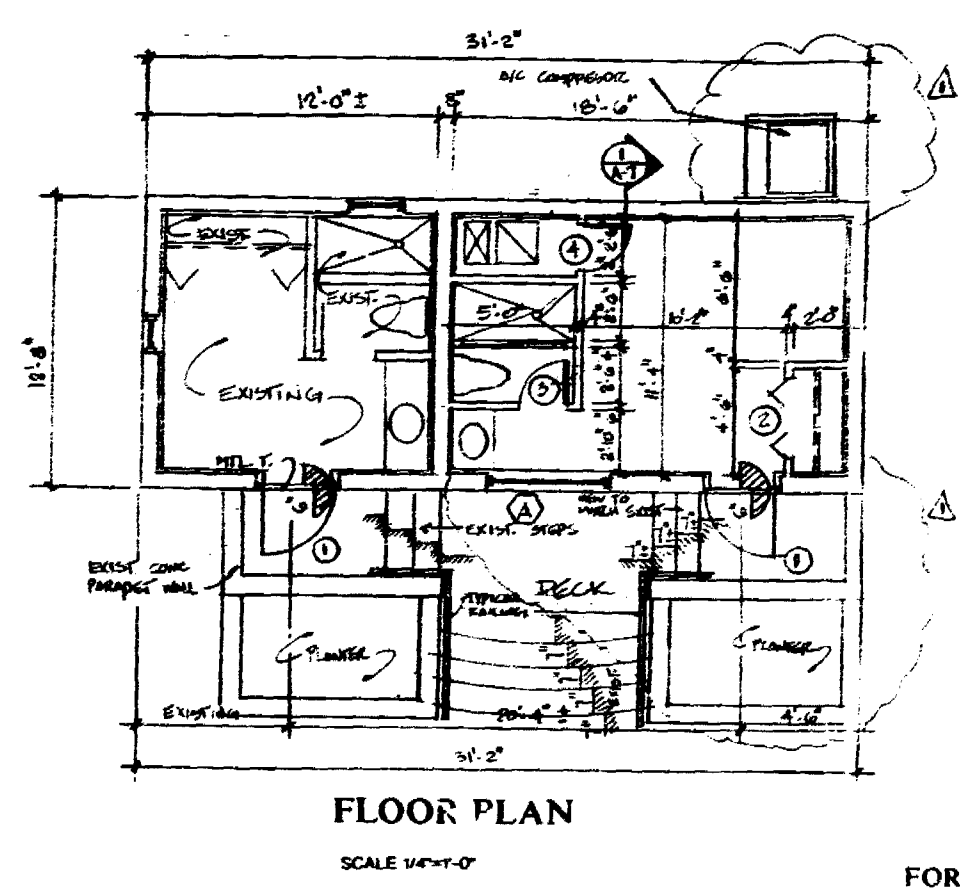
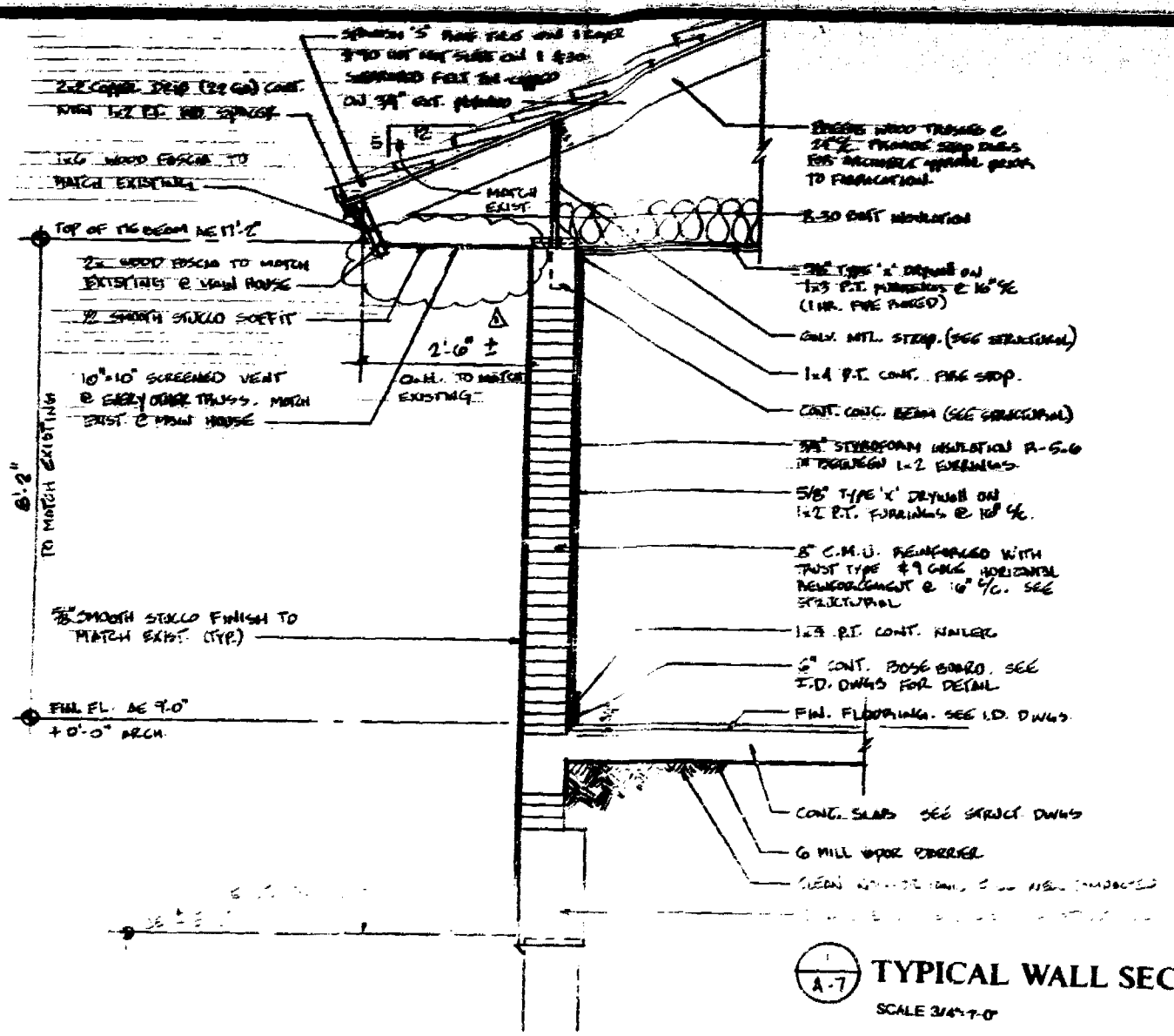
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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



DATE
DRAWN
WP-2
BY 3

02



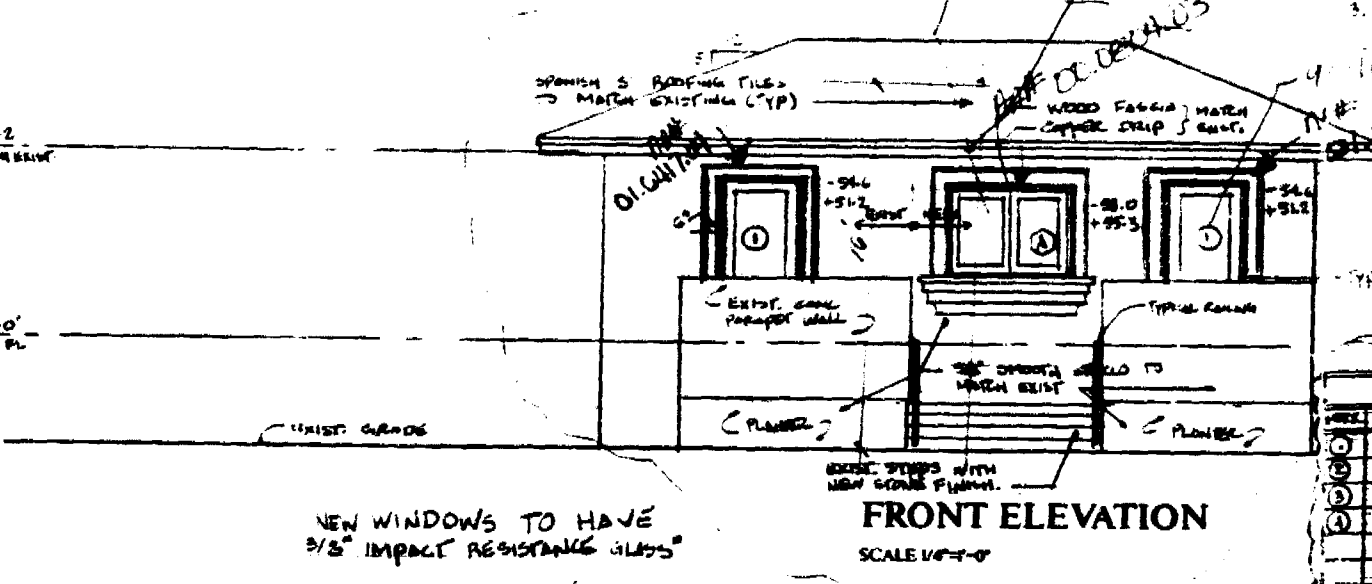
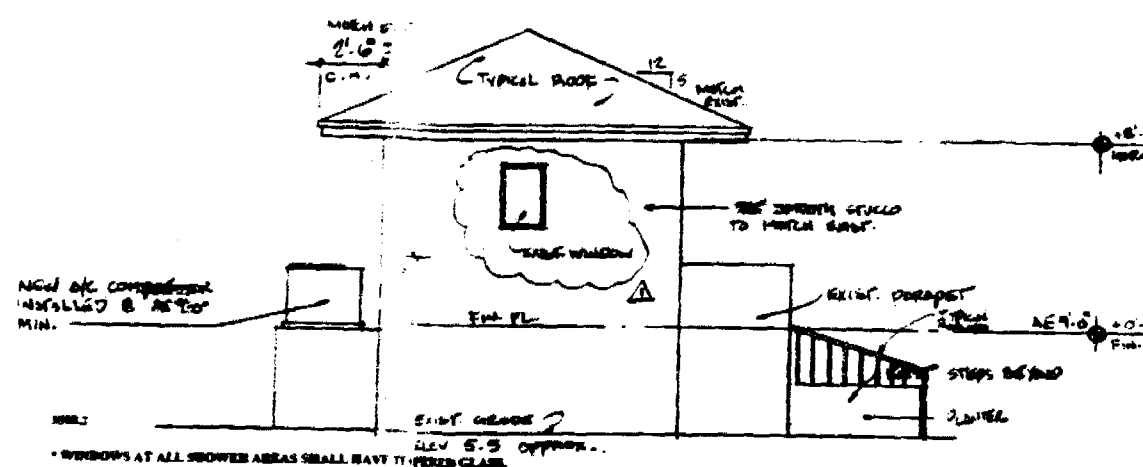
THIS SHEET IS FOR WINDOW PRESSURES ONLY

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

WINDOW SCHEDULE

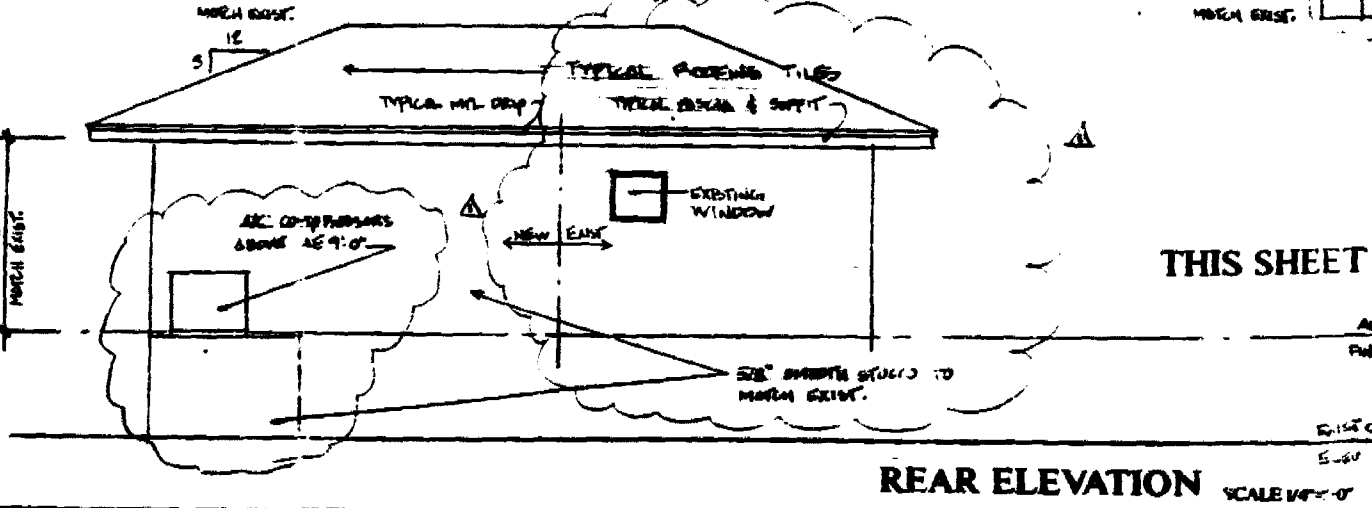
NO.	WIDTH	HEIGHT	FINISH	OPERATION	GLASS	REMARKS
1	36"	48"	WOOD	SLIDING	1/2" CLEAR	SEE PLAN

PRECAST TRIM PROFILES



DOOR SCHEDULE

NO.	WIDTH	HEIGHT	FINISH	OPERATION	REMARKS
1	36"	80"	WOOD	SLIDING	SEE PLAN
2	24"	80"	WOOD	SLIDING	SEE PLAN



THIS SHEET IS FOR WINDOW PRESSURES ONLY

GENERAL NOTES

- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWINGS PRIOR TO BEGINNING ESTIMATES. VERIFY WITH THE ARCHITECT BY VISUALLY CHECKING ON SITESPECIFICS ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS. EXISTING FANS MUST BE RECOVERED WITH SHARPERS.
- SHARPERS MUST BE CONNECTED TO NEAREST NON-CLASSIFIED CIRCUIT.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 4" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 4" HIGH FROM FINISH FLOOR.
- SECURE MEANS OF ESCAPE (S.M.E.) SECTION 911.2: THE MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING: (A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, UNIMPEDED BY AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE BUILDING AT STREET OR GROUND LEVEL. OR A PASSAGE THROUGH ADJACENT NON-CLASSIFIED SPACES UNIMPEDED BY AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY CLASSIFIED MEANS OF ESCAPE.
- IF AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 4" X 4" IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 48 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF: (C1) THE WINDOW IS EITHER IN FEET OF GRASS, OR (C2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT SERVICE APPROVED AS APPROVED BY THE BUILDING AGENCY FIRE OFFICIAL, OR (C3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- ALL OUTSIDE DOOR GLASS TO COMPLY WITH S.F.P.C. SECTION

REVISIONS

- 1. WINDOW AT ALL SHOWER AREAS SHALL HAVE 1/2" FIXED GLASS.
- 2. ALL ALUMINUM RAILINGS AT SECOND FLOOR WITH 4" HIGH PICKETS MUST MEET 4" DIA. SPACING. ALL BANDS MUST BE AT LEAST 1/4" THICK. PROVIDE REVISION DRAWING, ARCHITECT'S APPROVAL PRIOR TO FABRICATION OR BUILDING DEPARTMENT PERMITTING.
- 3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- 4. PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- 5. PROVIDE WINDOW AND DOOR SHOP DRAWINGS AND WITH MATERIAL DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- 6. ALL SHOWER ENCLOSURES SHALL HAVE CATWALK, 2" TYPED, SAFETY CLAS.
- 7. ALL BATHROOM WINDOWS SHALL BE WITH TINTED GLASS.

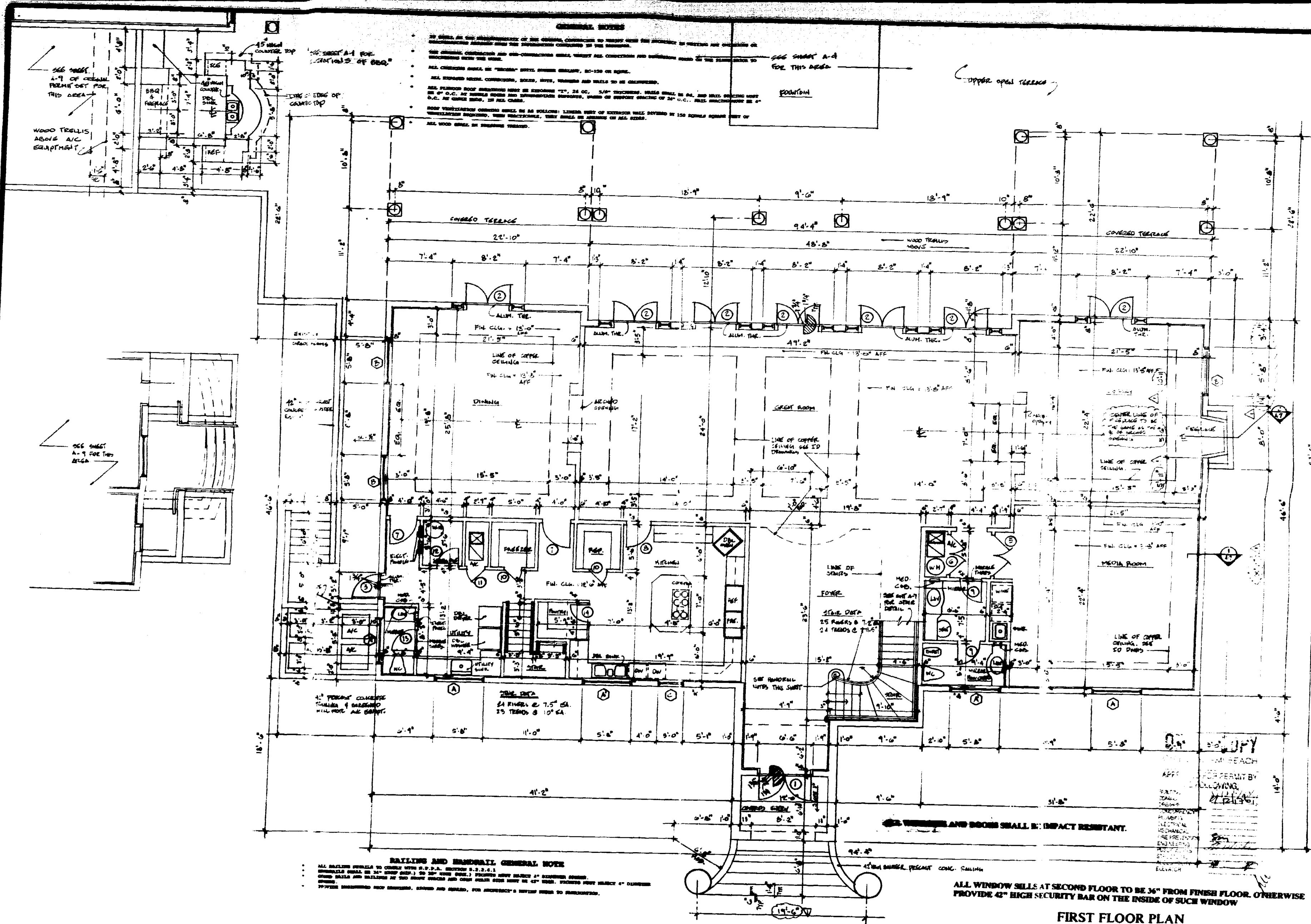
REVISIONS

1. FINISHES, FULL HEIGHT OPERABLE, HARD BUILT PER CODE MEET REQUIREMENTS.
2. FINISHES, ALL TINTED, POSITIVE NO. RESISTANT.
3. REVISION, SUBMIT 3/4" FROM FINISH FLOOR.

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

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

02



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

2. THE ARCHITECT'S INTENT IS TO PROVIDE A COMPLETE SET OF DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT.

3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

4. ALL FINISHES SHALL BE AS NOTED ON THE DRAWINGS.

5. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

RAILINGS AND HANDRAIL GENERAL NOTE

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5. ALL RAILINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT.

ALL WINDOW SELLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 4" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

FIRST FLOOR PLAN

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

AUG 08 2011

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

NO.	DATE	DESCRIPTION
1	08/08/11	ISSUED FOR PERMIT
2	08/08/11	ISSUED FOR PERMIT
3	08/08/11	ISSUED FOR PERMIT
4	08/08/11	ISSUED FOR PERMIT
5	08/08/11	ISSUED FOR PERMIT
6	08/08/11	ISSUED FOR PERMIT
7	08/08/11	ISSUED FOR PERMIT
8	08/08/11	ISSUED FOR PERMIT
9	08/08/11	ISSUED FOR PERMIT
10	08/08/11	ISSUED FOR PERMIT

DATE: 08/08/11
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

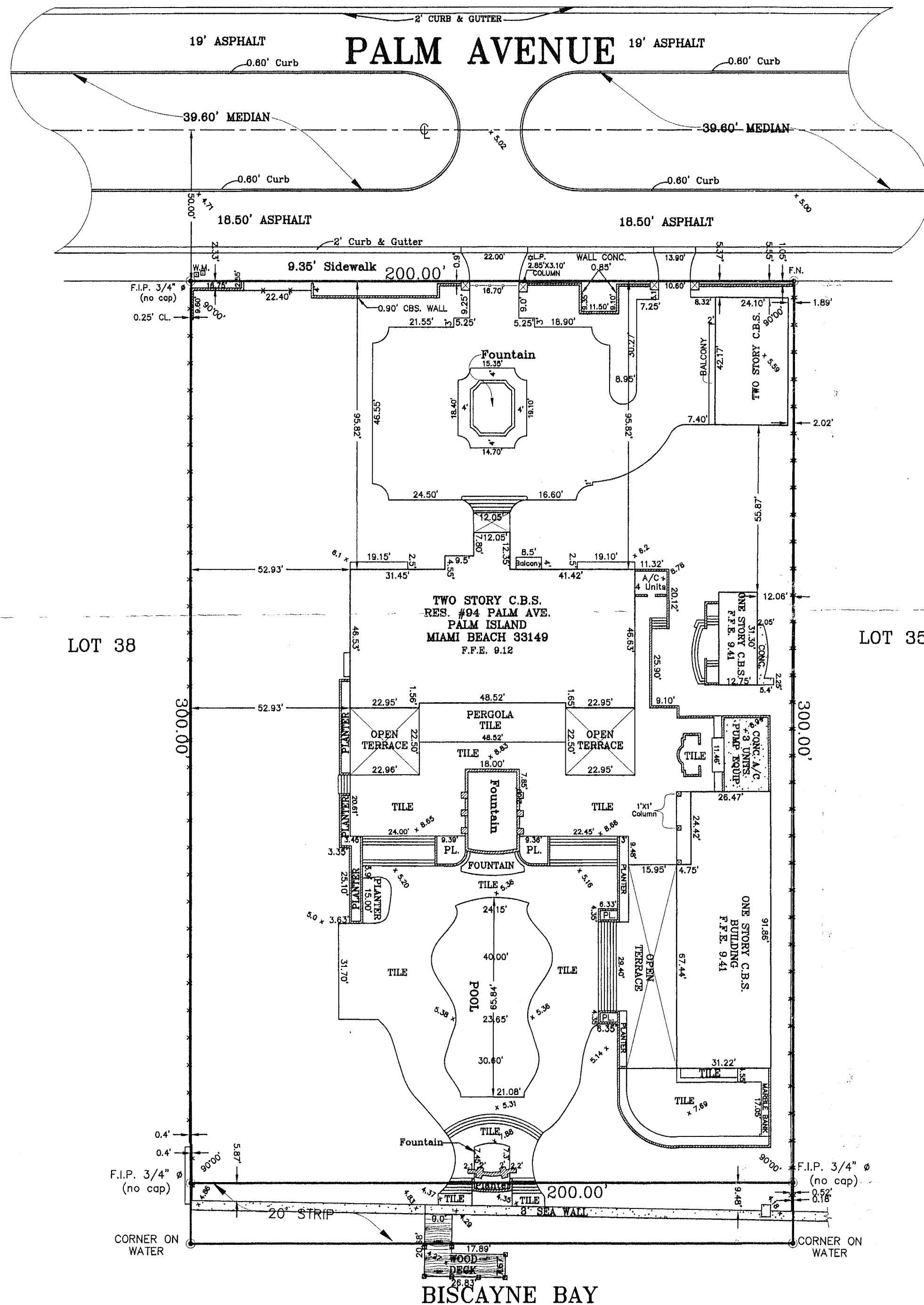
02

B0200484
94 PALM AVE

02

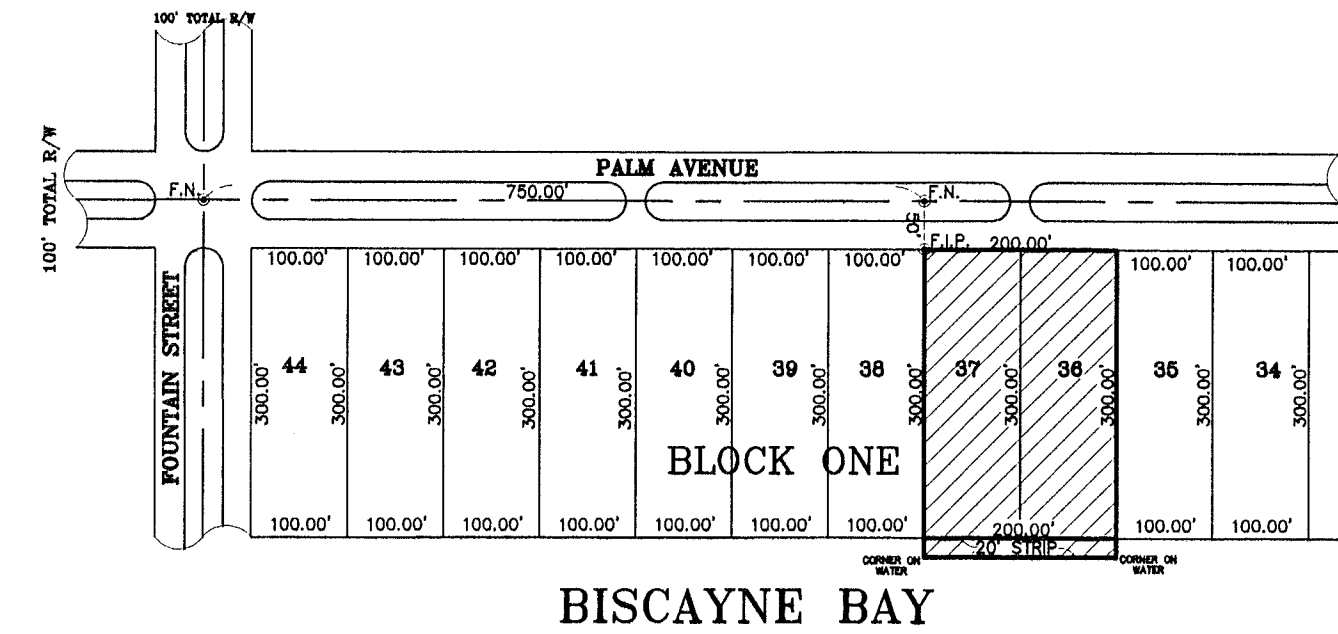
MAP OF BOUNDARY SURVEY

SCALE : 1" = 30'



LOCATION SKETCH

SCALE : 1" = 200'



LEGAL DESCRIPTION:

LOT 36, 37 & A 20' FEET STRIP IN BISCAYNE BAY BLOCK ONE
 SUBDIVISION PALM ISLAND
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE
 PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 94 PALM AVE. PALM ISLAND
 MIAMI BEACH 33149

BENCH MARK USED:

LOCATOR	NAME	ELEVATION
4250 E	D-135	5.34

MACARTHUR CSWY --- 4' SW OF EDGE OF PAVEMENT
 FOUNTAIN ST --- 15' SE OF PROJECTED C/L

PK NAIL AND BRASS WASHER IN CONC CURB.

A - ARC	CONC - CONCRETE	ELEV - ELEVATION	O.V.H. - OVERHANG	P.C.P. - PERMANENT CONTROL POINT.	S - SOUTH
AVE. - AVENUE	CT. - COURT	F.N. - FOUND NAIL	O.W. - OVERHEAD WIRES.	P.O.C. - POINT OF COMMENCEMENT.	SEC - SECTION
BLDG. - BUILDING	D.M.E. - DRAINAGE AND MAINTENANCE EASEMENT.	F.N.D. - FOUND NAIL & DISC.	P.B. - PLAT BOOK.	P.O.C. - POINT OF COMMENCEMENT.	S.I.P. - SET IRON PIPE.
BM - BENCHMARK	E - EAST	FT. - FEET.	P.C. - POINT OF CURVATURE.	P.R.M. - PERMANENT REFERENCED MONUMENT.	SWK - SIDEWALK
C - CURVE	ENG. - ENCROACH	LN. - LANE.	P.O.B. - POINT OF BEGINNING.	R. - RADIUS.	T - TANGENT.
C.B. - CATCH BASIN	EIC. - ENCROACH	MEAS. - MEASURE.	P.O.C. - POINT OF BEGINNING.	RAD. - RADIAL.	TER. - TERRACE.
C.B.S. - CONCRETE BLOEMINT. EASEMENT.	F.D.H. - FOUND DRILL HOLE	M/L - MONUMENT LINE.	P.O.C. - POINT OF BEGINNING.	RD. - ROAD.	TWP. - TOWNSHIP.
STR. - STRUCTURE.	F.F.E. - FINISHED FLOOR ELEVATION	M/S. - METAL SHED.	P.O. - PAGE.	REG. - RECORD.	U.E. - UTILITY EASEMENT.
CH. - CHORD BEARING	F.I.P. - FOUND IRON PIPE	N. - NORTH.	PKWY. - PARKWAY.	RES. - RESIDENCE.	W. - WEST.
CL. - CLEAR	Ø - DIAMETER	Ø - DIAMETER.	PL. - PLACE.	R/W. - RIGHT OF WAY.	W/F. - WOOD FENCE.
C/L - CENTER LINE					Δ - CENTRAL ANGLE.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN C/L OF 0 BEARS 0 AS SHOWN IN PLAT BOOK 0 AT PAGE 0, MIAMI-DADE COUNTY, FLORIDA.

DATE OF FIELD SURVEY 07/28/2000

FLOOD ZONE: AE COMMUNITY No.120650. PANEL: 181 SUFFIX: J DATE OF FIRM: 07-17-95 BASE FLOOD: 9.00

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED. OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR : DOMINION INDUSTRIAL HOLDING

ORDER No. : 0302-127 FINAL SURVEY

DATE : 03/06/2003

REV. : 3/25/03

WALTER E. VENEGA
 PROFESSIONAL SURVEYOR AND MAPPER No.8106
 STATE OF FLORIDA
 NOT VALID UNLESS SIGNED & EMBOSSED SEAL.

CARIBBEAN LAND SURVEYORS, INC.
 3742 WEST 12th AVE. MIAMI FL 33012
 TELEPHONE: (305) 824-0040 FAX: (305) 824-0038

LASON
The National Association of
Professional Engineers

PERMIT #

B0300110

19

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

Receipt # 20-23-2002
 Date Applied: 04/09/2002
 Date Completed: 04/09/2002
 Site Address: 94 PALM AV MIAMI BEACH FL 33139
 Parcel #: 0300000079

Agency Number: 0000010
 Status: APPROVED

Exempt By: BURLAND
 Balance Due: \$0.00
 Value: \$37,000.00

Applicant: MIAMI BEACH SEAWALLS
 3630 N.E. 214 STREET
 MIAMI BEACH FL 33149
 305-432-3122

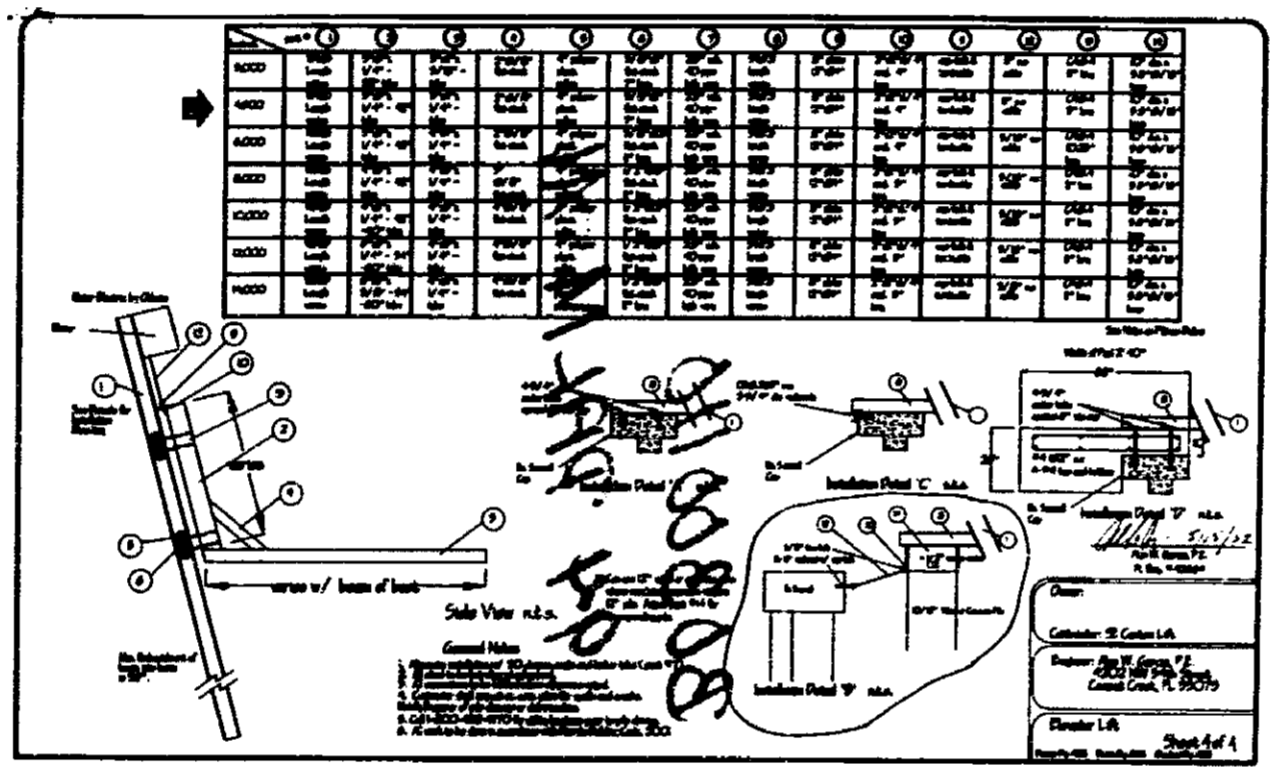
Owner: DOMINION INDUSTRIAL HOLDINGS LTD
 PO BOX 36009
 MIAMI 33163 0000

Description: one wood dock, 1 second stop, 21 batter piles, 6

Payments made for this receipt:
 Type: NONE
 Amount: \$0.00

Current Payment Made to the Following Items:

Item Description	Account Code	Tax Amt	Fees	Prof. Fees	OT Fees
230 Marine	01000000000000	0.00	0.00	0.00	0.00
230 Marine	01000000000000	0.00	0.00	0.00	0.00
420 SFC Compliance Fee	01000000000000	0.00	0.00	0.00	0.00
420 SFC Compliance Fee	01000000000000	0.00	0.00	0.00	0.00
420 SFC Compliance Fee	01000000000000	0.00	0.00	0.00	0.00



NATIONAL ANALYSIS - BATTER PILES

Reference: Common Meeting
 Location: 94 Palm Ave
 Municipality: Miami Beach
 Drawing No: 0400000079
 Date: 04/23/02

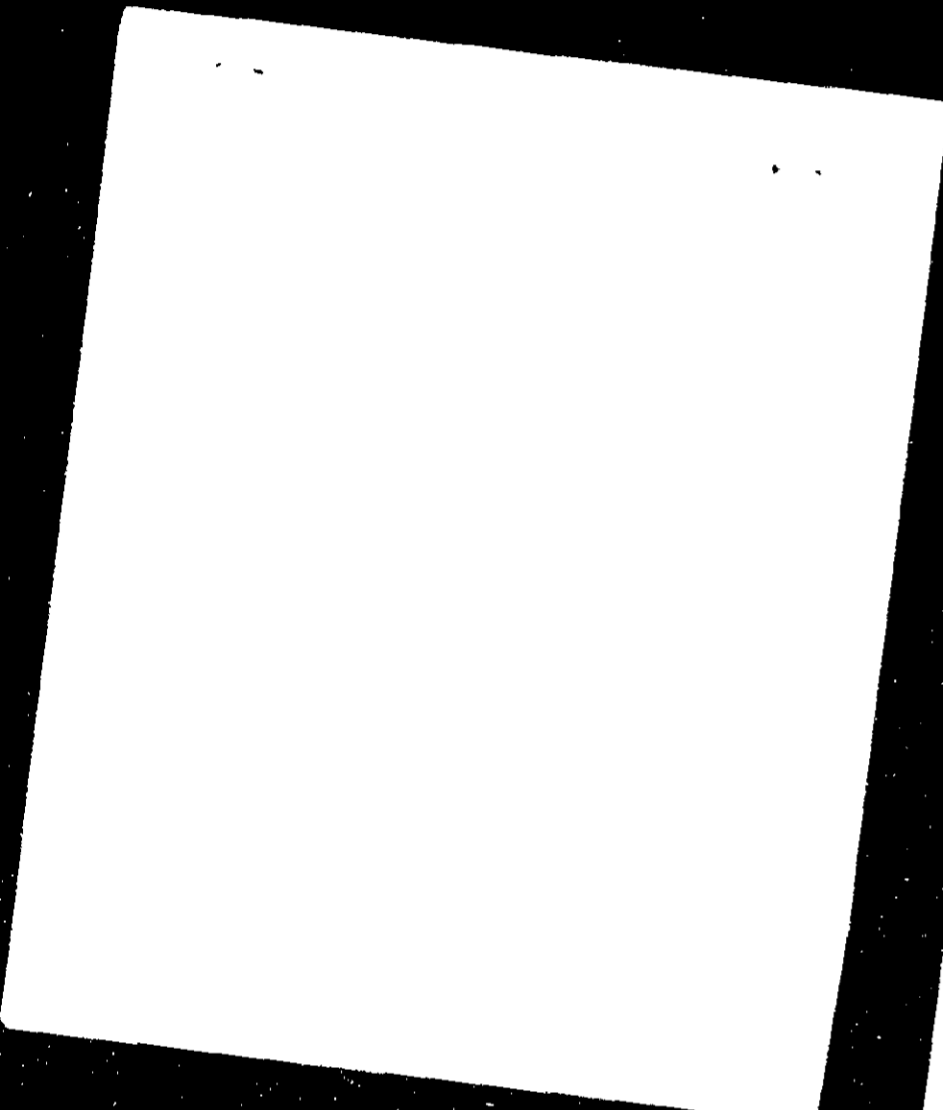
Specific Data:
 Type of Pile: 12" x 12" Concrete w/ 4 #10 x 14-Lin Strands
 Pile Cap: 3000 CC ps
 Pile: 5000 CC ps
 Shear: 5000 CC ps ASTM grade 50
 No. Strands of Strands: 4
 Area per Strand: 0.12 in²
 Pile Area: 1.44 in²
 Pile Spacing: 1.5 ft
 Aspire: Area of Top: 0.25 in²
 Pile Spacing: 8 ft

M - Moment from Shear: 1180.3 ft-lb
 R - Reaction from Shear: 590.15 k
 S - Pile Spacing: 1.5 ft
 WMAX = 887.00
 P + R + S = 1180.3 + 590.15 + 1.5 = 1771.95 k

CHECK PILE CAPACITY

BATTER PILE IN COMPRESSION
 Pile = 12" x 12" x 14-Lin Strands
 FC = P (1 - cos(theta)) = 18.18 kips = 8.55 ton
 Driven to 20 Ton Capacity

JOHN H. CHAMBERLAIN, P.E.
 FL License #57137 / EB # 9011
 Dynamic Engineering Solutions, Inc.
 3411 NW 20th Ave, Suite 100
 Oakland Park, FL 33309

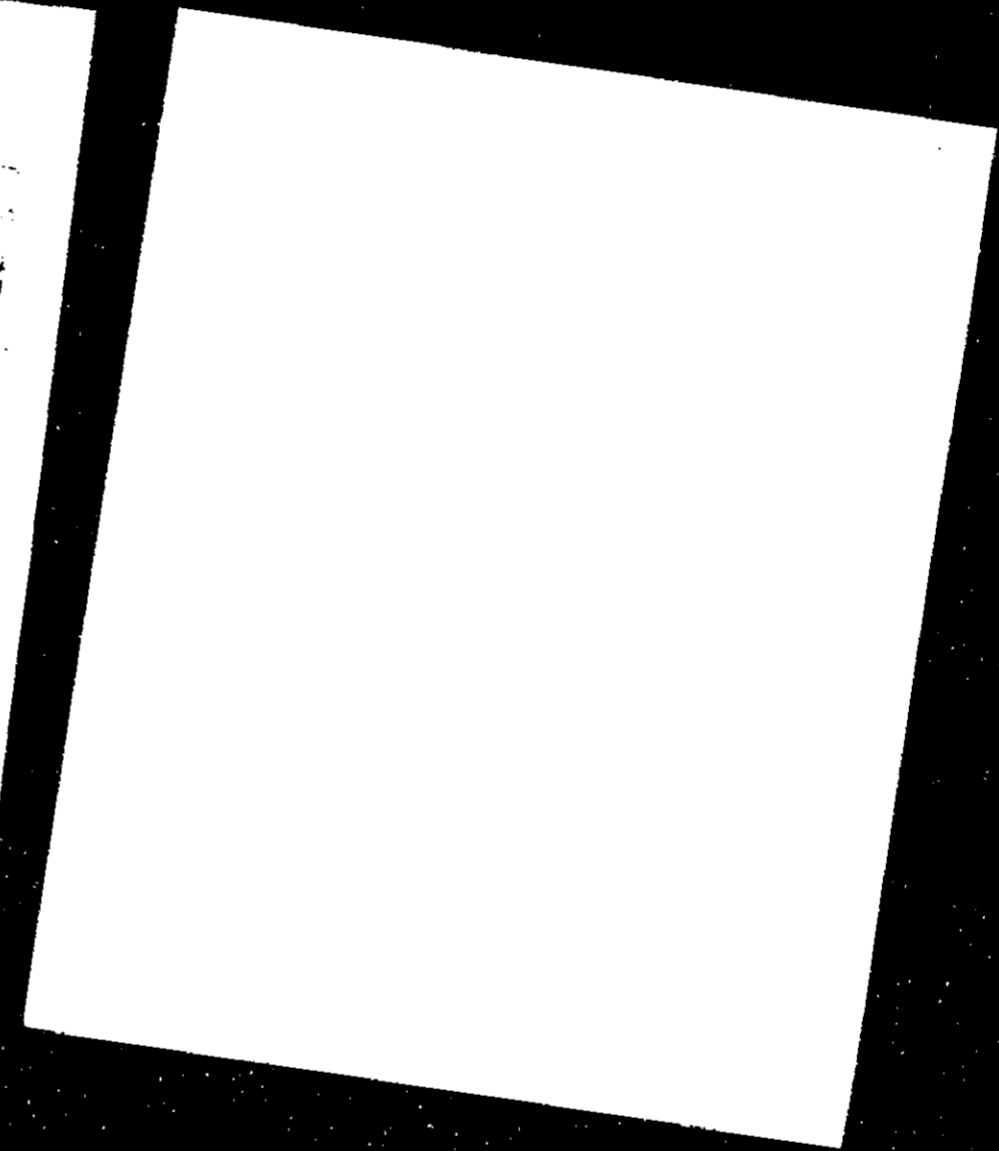


PERMIT TO BE COPY
CITY OF MIAMI BEACH

APPROVE FOR PERMIT BY THE FOLLOWING:

PLUMBING	_____
ELECTRICAL	_____
Mechanical	_____
Fire Protection	_____
Sanitary	_____
Structural	_____
Accessories	_____
Other	_____

B0300110
94 PALM AV



19

NATIONAL ANALYSIS - IRIS AND BATTER PILES

Reference: Dominion Holdings
 Location: 84 Palm Ave
 Municipality: Miami Beach
 Drawing Ref: 94000001
 Date: 9/20/02

Specific Data
 Type of Pile: 12x12 Concrete w/ 4-7/16" Lo-Lix Strands
 F_{CD}: 3000.00 psi
 F_{CD}: 5000.00 psi
 F_{CD}: 6000.00 psi - ASTM grade 60
 f_{ct}: 27000.00 psi
 n: 4
 s: 0.12 in²
 p: 12 in
 w: 1 to 3
 ph: 0.85
 d: 9 in
 A_{ps}: 0.05 in²
 s: 8 in

IMBAX = 11.86 kips ft
 A_{ps} = Area of Steel = 0.48 in²
 A_c = Area of Pile = 144.00 in²

CHECK ULTIMATE MOMENT CAPACITY
 M_u = (27 x b x A_{ps} x f_{ps}) / 2000 = 47.08 kips ft
 M_u / IMBAX = 4.04 > 1.8 Service Load Factor, O.K.

CHECK SHEAR
 V_c = (2 x (F_{CD})² x b x d) / 1000 = 15.27 kips
 A_v = (129) * A_{ps} = 0.08 in²
 V_s = (A_v x f_{ps}) / 1000 x d = 17.28 kips
 V_c + V_s = MAXIMUM SHEAR = P = 5.90 kips

V_u / V_c = 2.82 > 1.8 PERMITTED @ 1", O.K.

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 Oakland Park, FL 33309

[Signature] 4/5

NATIONAL ANALYSIS - BEAM CAP DESIGN

Reference: Dominion Holdings
 Location: 84 Palm Ave
 Municipality: Miami Beach
 Drawing Ref: 94000001
 Date: 9/23/02

Specific Data
 w: Cap Width = 3.00 feet
 d_c: Distance to Extreme Fiber - Web = 33 in
 h: Cap Depth = 1.17 feet
 d_s: Distance to Extreme Fiber - Depth = 11 in
 d_c: Density of Concrete = 150.00 lb/ft³
 w_{slc}: Ring Pile Spacing = 10.00 feet
 f_{CD}: 5000.00 psi - ASTM grade 50
 f_{CD}: 3000.00 psi
 ph: Understrength Factor for Flexure = 0.85
 ph_s: Understrength Factor for Shear = 0.85

LATERAL LOADING - SIMPLY SUPPORTED WITH POINT LOAD AT CENTER - CAP FORCE
 R = Reaction Per Linear Ft = 0.61 kips/ft From Program

L = 10.00 feet
 R1 = CAP FORCE = R x L/2 = 3.03 kips
 s = 10 feet
 d = 11 feet
 M_o - Max Moment = R x L² / 2 = 6.06 kips ft
 V_o - Maximum Shear = R1 = 3.03 kips
 M_u - Factored Moment = 1.7 x M_o = 10.30 kips ft
 V_u - Factored Shear = 1.7 x V_o = 5.15 kips

CHECK BENDING
 AS Req'd = M / (4 x d_c) = 0.08 in² / ft
 Try 85 Area "s" = 0.31 in²
 Spacing "s" = 0.73 ft
 s / s = 0.41 in² / ft = 0.08 AS Req'd
 Use min. 48 # @ 8" o.c.

CHECK SHEAR
 V_c = (2 x (F_{CD})² x b x d) / 1000 = 43.03 kips
 V_s = (A_v x f_{ps}) / 1000 x d = 38.87 kips
 V_c + V_s = 81.90 kips
 V_u / V_c = 0.63 < 1.8 PERMITTED @ 1", O.K.

Use minimum #3 Bar @ 18"
 82% of 2" Maximum Pile
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 Oakland Park, FL 33309

[Signature] 5/5

MAXIMUM STRESS IN TIMBER DECK

Reference: Dominion Holdings
 Location: 84 Palm Ave
 Municipality: Miami Beach
 Drawing Ref: 94000001
 Date: 9/23/02

Specific Data
 LL: 90 psf @ 4' = 3.6 kips
 DL: 8 psf @ 1.7' = 1.36 kips
 W: 2.5 in
 J: 7.25 in
 Z: 2.91 in³
 W: 1.5 ft
 F_b: 1200 psi - T-48 NDS
 C_b: Full Use Fact. = 1
 C_r: Weir Service Factor = 0.85 CCA Treated
 C_t: Shear Factor = 1
 F_v: 1368.88 psi
 C_d: Duration Factor = 1.25 7 days per application B
 d: 12 in
 S: 12 in
 W: 117.2 kN
 W: 8.73 kN
 M: 131.54 kN ft
 F_b + (M x Z) / (Z_o) = 1368.88 psi < SA, O.K.

nom	s	in ³	F _b psi
2x12	13.41	1200	
2x12	12.97	1200	
2x12	12.54	1200	
2x12	12.11	1200	
2x12	11.68	1200	
2x12	11.25	1200	
2x12	10.82	1200	
2x12	10.39	1200	
2x12	9.96	1200	
2x12	9.53	1200	
2x12	9.10	1200	
2x12	8.67	1200	
2x12	8.24	1200	
2x12	7.81	1200	
2x12	7.38	1200	
2x12	6.95	1200	
2x12	6.52	1200	
2x12	6.09	1200	
2x12	5.66	1200	
2x12	5.23	1200	
2x12	4.80	1200	
2x12	4.37	1200	
2x12	3.94	1200	
2x12	3.51	1200	
2x12	3.08	1200	
2x12	2.65	1200	
2x12	2.22	1200	
2x12	1.79	1200	
2x12	1.36	1200	
2x12	0.93	1200	
2x12	0.50	1200	

Substructure Calculations
 B: Subwinger Width (in) = 2.5 in
 d: Subwinger Depth (in) = 11.25 in
 Z_o: Subwinger Section Modulus (in³) = 52.734 in³
 W: Width of Load / Subwinger (ft) = 5.20 ft
 s: Max Length of Subwinger (ft) = 9.00 ft
 F_b: Bending = 1200 psi - T-48 NDS
 C_b: Full Use Fact. = 1
 C_r: Weir Service Factor = 0.85 CCA Treated
 C_t: Shear Factor = 1
 F_v: 1368.88 psi
 C_d: Duration Factor = 1.25 7 days per application B
 d: 12 in
 S: 12 in
 W: 117.2 kN
 W: 8.73 kN
 M: 131.54 kN ft
 F_b + (M x Z) / (Z_o) = 1368.88 psi < SA, O.K.

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[Signature] 6/5

MAXIMUM STRESS IN TOWER DECK
 Residence: Conchum Holdings
 Location: 94 Palm Ave
 Municipality: Miami Beach
 Drawing Ref: 9242002
 Date: 9/24/02

Specific Data
 LL - 60 psf x 1.4 = 84 psf
 DL - 8 psf x 1.7 = 13.6 psf

Check Strains For Deflection
 $L = span = d - d' = 126.00 \text{ in}$
 $W = (LL + DL) \times (W) / (C_d) = 8.76 \text{ k/ft}$
 $E = Mod \text{ of Elasticity} = 1780000 \text{ lb/ft}^2$
 $W = \text{Joint Width (in)} = 2.50 \text{ in}$
 $d' = \text{Joint Depth (in)} = 7.25 \text{ in}$
 $I = (W \times W^3) / 12 = 79.39128 \text{ in}^4$
 $delta = (5 \times W \times L^4) / (384 \times E \times I) = 0.26200 \text{ in}$
 $L / 360 = 0.350 \text{ in}$
 delta < L/360, OK in deflection

Fastener Specifications - Double Shear
 Fastener Type of Piling: 3/4 in Thru Bolt
 n - Number of Fasteners of Piling: 2
 Cap - Capacity: 1920 lb for 3/4 in per 1.6 SA
 A - Supported Area: 45.00 ft²
 Cn - Wet Service in Shear: 0.97
 Cd - Duration Factor: 1.25 (7 days per appendix B)
 Load = $(LL + DL) \times A / (C_n \times C_d) = 1811.134 \text{ lb}$
 1920 lb > 1811.134 lb, O.K.

Fastener Specifications - Single Shear
 Fastener Type of Piling: 5/8 in lag bolts
 n - Number of Fasteners: 1
 Cap - Capacity: 850 lb for 5/8 in per 1.9 SA
 A - Supported Area: 7.50 ft²
 Cn - Wet Service in Shear: 0.97
 Cd - Duration Factor: 1.25 (7 days per appendix B)
 Load = $(LL + DL) \times A / (C_n \times C_d) = 686 \text{ lb}$
 850 lb > 686 lb, O.K.

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 Oakland Park, FL 33309

[Handwritten signature] 7/5

PILE LOAD CALCULATIONS
 Residence: Conchum Holdings
 Location: 94 Palm Ave
 Municipality: Miami Beach
 Drawing Ref: 9242002
 Date: 9/24/02

Pile Load - Drift Piles
 LL - Live Load (psf): 60 psf
 DL - Dead Load (psf): 8 psf
 A - Area of Deck: 80 sq ft
 F.S. - Factor of Safety: 1.3
 n - Number of supporting members: 4
 EL - Elevator Load: 3500 lb
 Pile Load = $(LL + DL) \times A / n + EL = PB = 7545 \text{ lb}$
 Design For: 28 blows

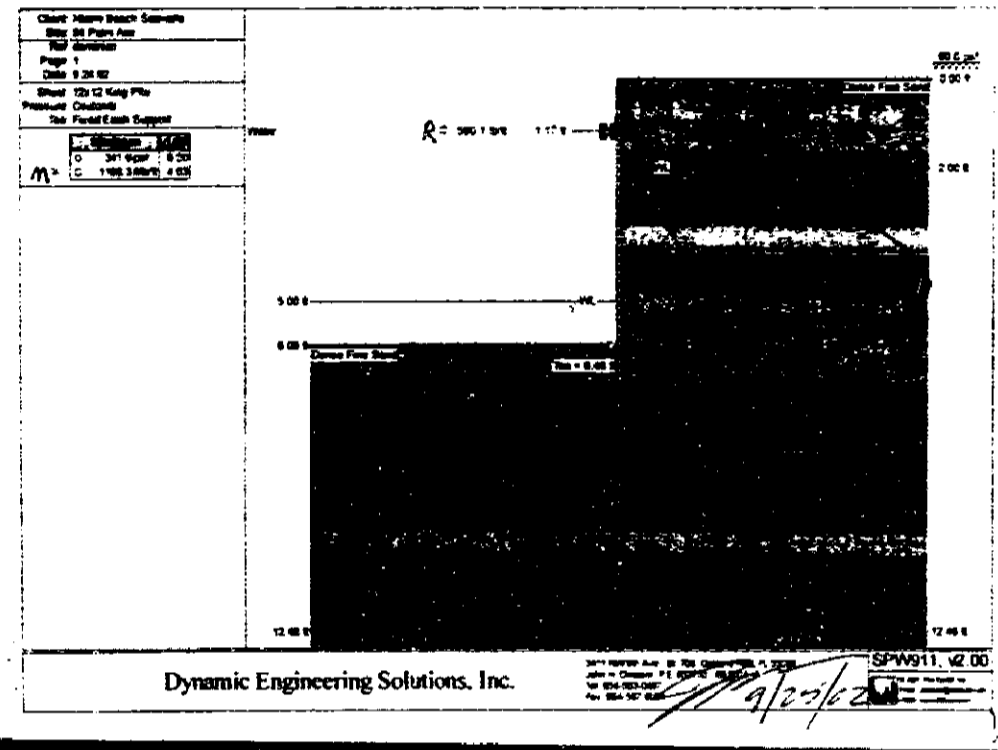
Pile Dimensions
 Pile Type: 12x12 Concrete
 W - width: 1 foot
 L - length driven: 10 feet
 P - soil resistance: 500 psf
 P - Pile Capacity: 50000 lb SFBC 2404.4 T24-B

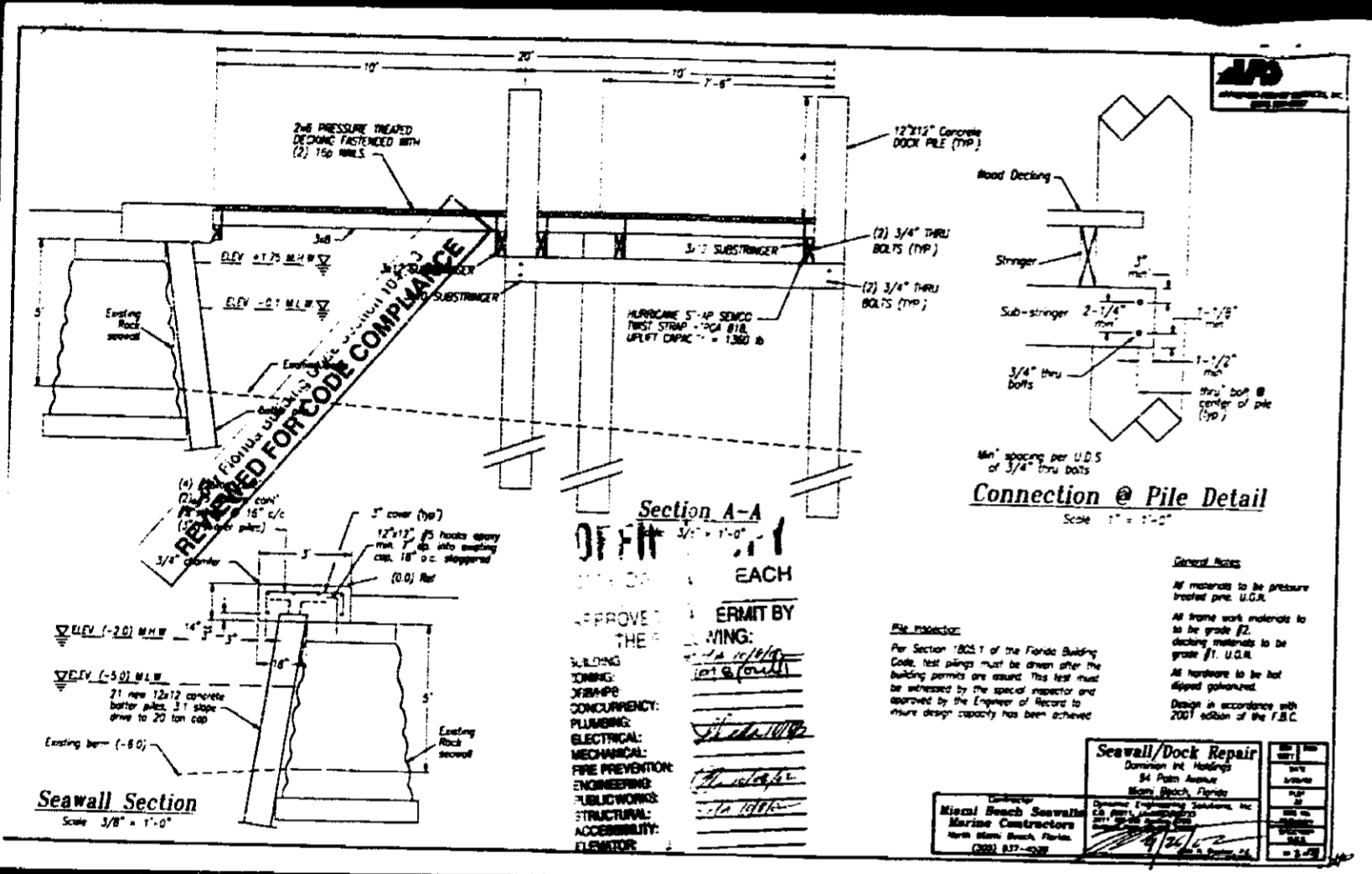
Pile Load: 7545 lb < 50000 Pile Design Capacity, O.K.
 Blow Count Requirement
 Per Practice Design Manual, 1980
 W - maximum weight of drop hammer: 4700 lb
 H - maximum height of fall: 8 feet
 S - Average penetration, in inches, per blow of not less than 5 final blows
 $S = (22 \times W \times H) / (P \times C) = 0.41 \text{ in}$
 Blows per foot = 12.5

Piles to be driven 10 feet into dense yielding material or 8 feet into denser
 Research material. Drive to 28 blows per foot minimum.
 Seal out of 28 blows per foot minimum.

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 Oakland Park, FL 33309

[Handwritten signature] 9/25/02 3/2





Connection @ Pile Detail
Scale: 1" = 1'-0"

Section A-A
 APPROVED BY: [Signature]
 PERMIT BY: [Signature]

REVISIONS:
 1. 12/15/11: Per Section 1805.1 of the Florida Building Code, test plans must be drawn after the building permits are issued. This test must be addressed by the special inspector and approved by the Engineer of Record to ensure design capacity has been achieved.

General Notes:
 All materials to be pressure treated per U.G.A.
 All frame work moderate to be in grade #2.
 All hardware to be hot dipped galvanized.
 Design in accordance with 2007 edition of the F.B.C.

Seawall/Dock Repair Division 14 - Woodwork 14-0000 - Seawall 14-0000 - Dock 14-0000 - Pier 14-0000 - Wharf 14-0000 - Quay 14-0000 - Jetty 14-0000 - Breakwater 14-0000 - Bulkhead 14-0000 - Pier 14-0000 - Wharf 14-0000 - Quay 14-0000 - Jetty 14-0000 - Breakwater 14-0000 - Bulkhead		14-0000 - Seawall 14-0000 - Dock 14-0000 - Pier 14-0000 - Wharf 14-0000 - Quay 14-0000 - Jetty 14-0000 - Breakwater 14-0000 - Bulkhead
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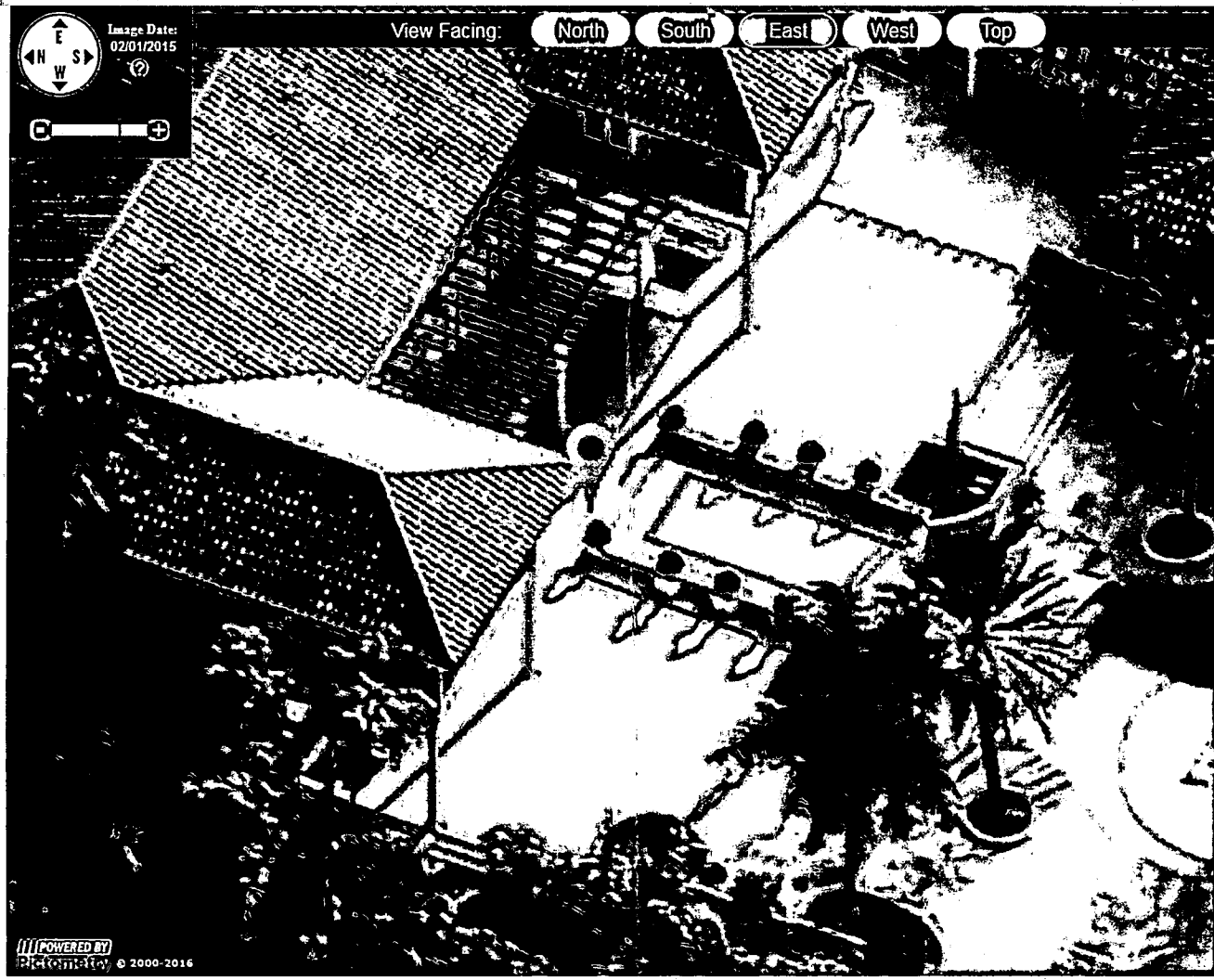
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www.miamidade.gov/propertysearch/views/pictometry/pictometry.html?latitude=25.778377608034187&longitude=-80.16021087080705 | Search

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

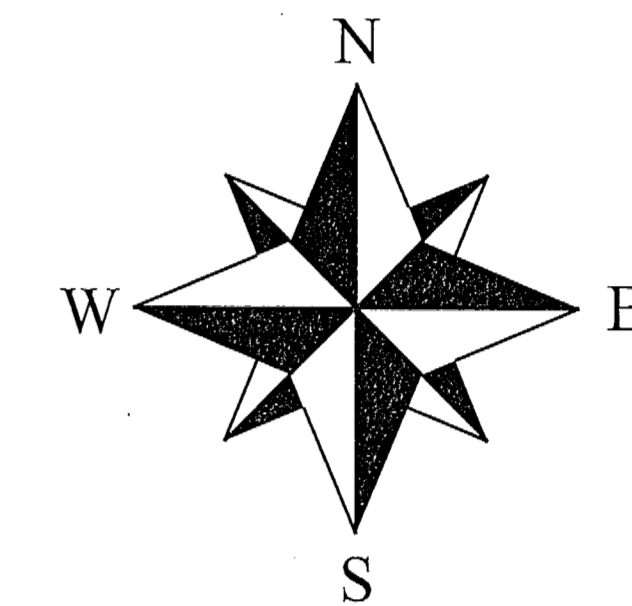
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ABBREVIATIONS

- | | |
|-----------------------------|-------------------------------|
| ARCH - ARCHITECTURAL | JT - JOINT |
| B - BOTTOM | CJ - CONSTRUCTION JOINT |
| BLDG - BUILDING | L - ANGLE |
| BM - BEAM | LW - LONG WAY |
| BAL - BALANCE | LE - LEFT END |
| CH - CHANNEL | Max - MAXIMUM |
| CP - CAST IN PLACE | MECH - MECHANICAL |
| CJ - CONTROL JOINT | Mtl - METAL |
| C - CENTERLINE | Min - MINIMUM |
| CL - CLEAR | MISC - MISCELLANEOUS |
| CMU - CONCRETE MASONRY UNIT | (N) - NEW |
| COL - COLUMN | NS - NEAR SIDE |
| CONC - CONCRETE | NTS - NOT TO SCALE |
| CONT - CONTINUOUS | O.C. - ON CENTER |
| DBL - DOUBLE | OPNG - OPENING |
| DTL - DETAIL | PL - PLATE |
| DIA - DIAMETER | PLF - POUNDS PER LINEAR FOOT |
| DM - DIMENSION | PSF - POUNDS PER SQUARE FOOT |
| DN - DOWN | PSI - POUNDS PER SQUARE INCH |
| DWG - DRAWING | PT - PRESURE TREATED |
| EA - EACH | R - RADIUS |
| EF - EACH FACE | REINF - REINFORCING |
| EJ - EXPANSION JOINT | REQD - REQUIRED |
| EL - ELEVATION | SCHED - SCHEDULE |
| ELEV - ELEVATOR | SECT - SECTION |
| EQ - EQUAL | SM - SIMILAR |
| EW - EACH WAY | SO - SQUARE |
| EPC - EPOXY COATED REINF | STD - STANDARD |
| (E) - EXISTING | STL - STEEL |
| EXP - EXPANSION | STRUCT - STRUCTURAL |
| EE - EACH END | T/O - TOP OF |
| FF - FINISH FLOOR | T/S - TOP OF SLAB |
| FND - FOUNDATION | T/ - TOP |
| FS - FAR SIDE | TEMP - TEMPERATURE |
| FT - FOOT | T/S - TOP OF STEEL |
| FTG - FOOTING | TYP - TYPICAL |
| FL - FULL LENGTH | UNL. - UNLESS NOTED OTHERWISE |
| GA - GAGE | VERT - VERTICAL |
| GALV - GALVANIZED | W/ - WITH |
| HORIZ - HORIZONTAL | W/F - WELDED WIRE FABRIC |
| HI - HIGH | |
| INFO - INFORMATION | |
| INT - INTERIOR | |

BR1016-0605

PROJECT LOCATION



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

BUILDING: *[Signature]* 10/14/16

PLUMBING: *[Signature]* 10/14/16

ELECTRICAL: *[Signature]* 10/14/16

MECHANICAL: *[Signature]* 10/14/16

FIRE PREVENTION: *[Signature]* 10/14/16

FLOOD: *[Signature]* 10/14/16

PUBLIC WORKS: *[Signature]* 10/14/16

STRUCTURAL: *[Signature]* 10/14/16

ELEVATOR: *[Signature]* 10/14/16

ROOFING: *[Signature]* 10/14/16

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

FLORIDA BUILDING CODE 2014 TO INCLUDE THE RESIDENTIAL BUILDING CODE 2014
PROJECT # 173
ULTIMATE DESIGN WIND SPEED: 170 MPH
NOMINAL DESIGN WIND SPEED: 132 MPH
RISK CATEGORY: II
IMPORTANCE FACTOR: 1.0
EXPOSURE CATEGORY: B-D
INTERNAL PRESSURE COEFF: +0.16
ENCLOSED STRUCTURE

THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES ROOF LIVE 20 PSF

FLORIDA BUILDING CODE 2014 MECHANICAL
IN ACCORDANCE WITH FS471.003 THE MECHANICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2011 ELECTRICAL
IN ACCORDANCE WITH FS471.003 THE ELECTRICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2014 PLUMBING
IN ACCORDANCE WITH FS471.003 THE PLUMBING PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
CS	COVER SHEET EXISTING & REPLACEMENT ELEVATION WITH TRELLIS SECTIONS TRELLIS & DETAILS
A1	
A2	

DESIGN PARAMETERS	
APPLICABLE CODES: BUILDING CODE= 2014 FLORIDA BUILDING CODE MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2014 PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2014 ELECTRICAL CODE= N.E.C. 2011 LIFE SAFETY CODE= 2014 FLORIDA FIRE PREVENTION CODE 5th ADDITION ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2014 ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2014	
BUILDING CONSTRUCTION TYPE: <input type="checkbox"/> TYPE I <input type="checkbox"/> TYPE IV <input type="checkbox"/> TYPE II-B <input checked="" type="checkbox"/> TYPE V-B <input type="checkbox"/> TYPE III	EXPOSURE CATEGORY: <input type="checkbox"/> A <input type="checkbox"/> C <input checked="" type="checkbox"/> B <input type="checkbox"/> D
BASIC WIND SPEED: <input checked="" type="checkbox"/> 170 MPH (3-SECOND GUST)= 132 MPH (FASTEST MILE) <input type="checkbox"/> 150 MPH (3-SECOND GUST)= 116 MPH (FASTEST MILE) <input type="checkbox"/> 140 MPH (3-SECOND GUST)= 108 MPH (FASTEST MILE)	WINDBORNE DEBRIS REGION: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> IMPACT RESISTANT GLAZING <input type="checkbox"/> IMPACT RESISTANT COVERING <input checked="" type="checkbox"/> COMBINATION OF IMPACT RESISTANT GLAZING / COVERING
IMPORTANCE FACTOR: <input type="checkbox"/> 0.77 (BUILDING CATEGORY I) <input type="checkbox"/> 1.15 (BUILDING CATEGORY III) <input checked="" type="checkbox"/> 1.00 (BUILDING CATEGORY II) <input type="checkbox"/> 1.15 (BUILDING CATEGORY IV)	INTERNAL PRESSURE COEFFICIENTS: <input type="checkbox"/> 0.00 (OPEN) <input type="checkbox"/> + 0.18, -0.18 (ENCLOSED) <input type="checkbox"/> + 0.55, -0.55 (PARTIALLY ENCLOSED)
BUILDING OCCUPANCY CLASSIFICATION: <input type="checkbox"/> GROUP A - ASSEMBLY <input type="checkbox"/> GROUP I - INSTITUTIONAL <input type="checkbox"/> GROUP B - BUSINESS <input type="checkbox"/> GROUP M - MERCANTILE <input type="checkbox"/> GROUP D - DAY CARE CENTER <input checked="" type="checkbox"/> GROUP R - RESIDENTIAL <input type="checkbox"/> GROUP E - EDUCATIONAL <input type="checkbox"/> GROUP S - STORAGE <input type="checkbox"/> GROUP F - FACTORY INDUSTRIAL <input type="checkbox"/> GROUP U - UTILITY/MISC. <input type="checkbox"/> GROUP H - HAZARDOUS	NOTES: ALTERATION - LEVEL 2 2010 NFPA CHAPTER 43 - MODIFICATION

General Contractor:

Structural Engineers:

Project:

PERMIT DRAWINGS FOR:
WOOD BEAM & TRELLIS REPLACEMENT
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA 33139
 (305) 345-2320

Architect:

JAMES C. GRIFFIN
 ARCHITECT # AR12548
 7221 PALM BLVD
 PARKLAND, FLORIDA 33067

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND THE SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES.

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ISSUE DATE: 10/10/2016

PROJ. NO. 08-10-2016

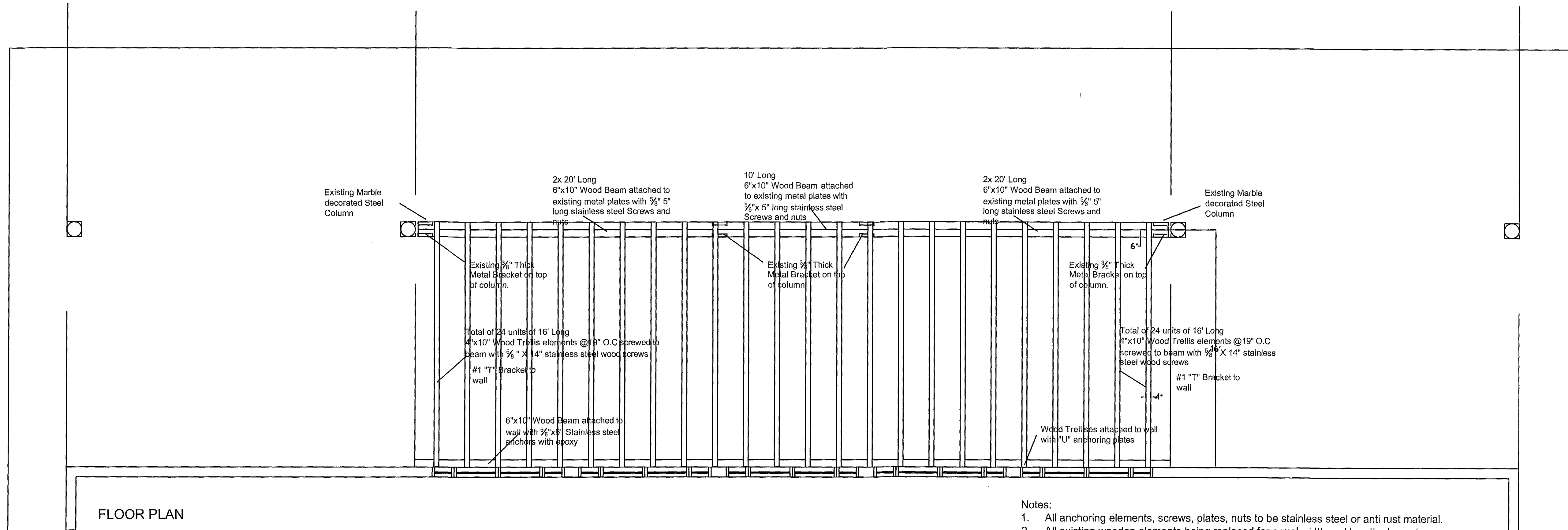
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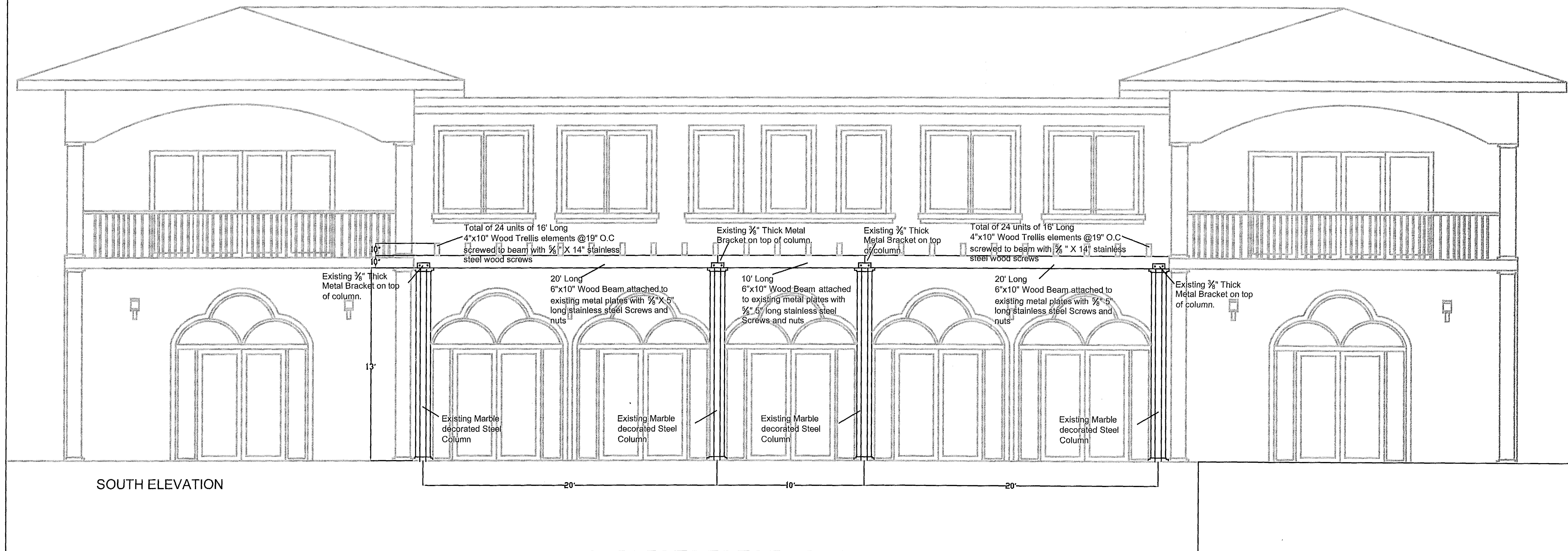
SHEET NO.:

CS



FLOOR PLAN

- Notes:
1. All anchoring elements, screws, plates, nuts to be stainless steel or anti rust material.
 2. All existing wooden elements being replaced for equal width and length elements.
 3. All steel columns and plates are existing.



SOUTH ELEVATION

General Contractor:

Structural Engineers:

Project:

PERMIT DRAWINGS FOR:
WOOD BEAM & TRELLIS REPLACEMENT
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA 33139
 (305) 345-2320

Architect:

JAMES C. GRIFFIN
 ARCHITECT # AB12548
 305-345-2320
 75 E. HALEAH LANE
 PARKLAND, FLORIDA 33067

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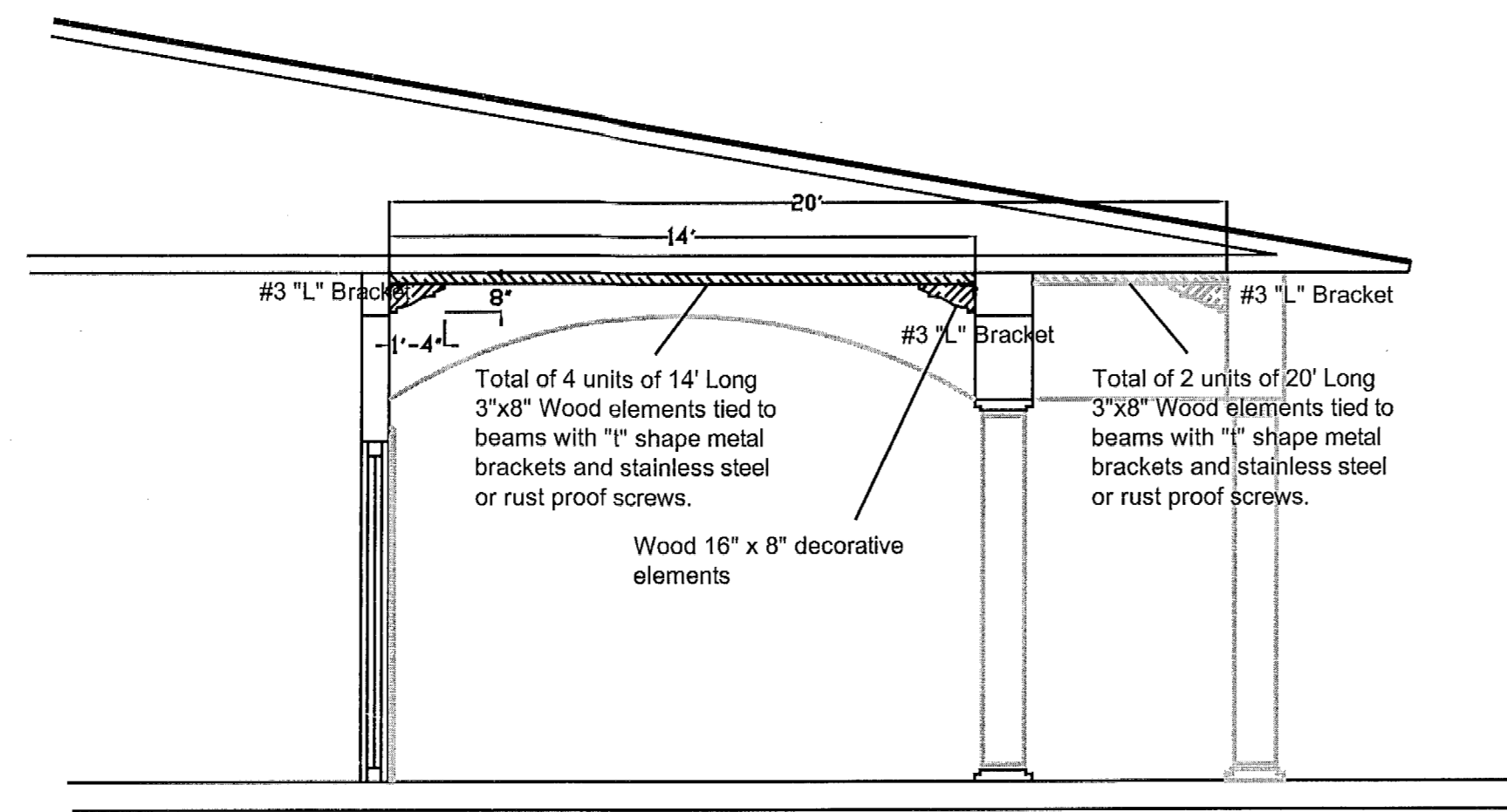
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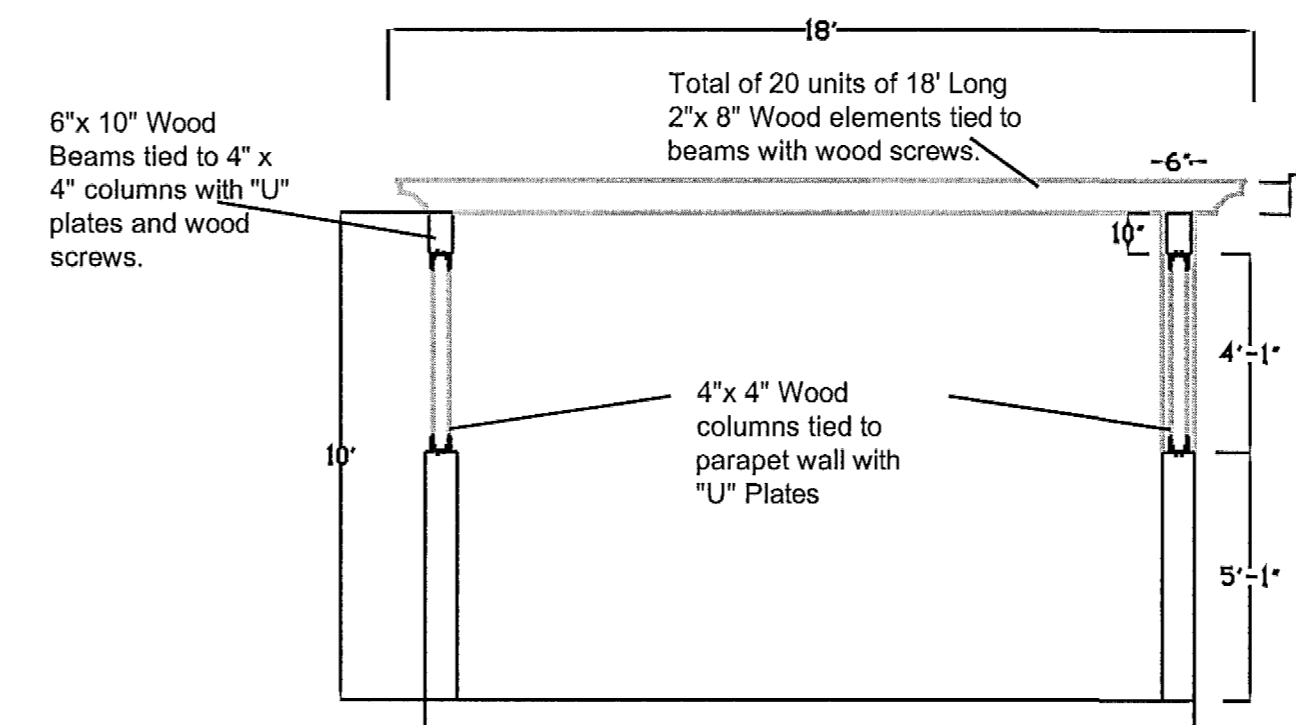
ISSUE DATE:	10/10/2016
PROJ. NO.	08-10-2016
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DRAWN BY:	MW
CHECKED BY:	JCGriffin
SHEET NO.:	

VP
 PCC

203-110140
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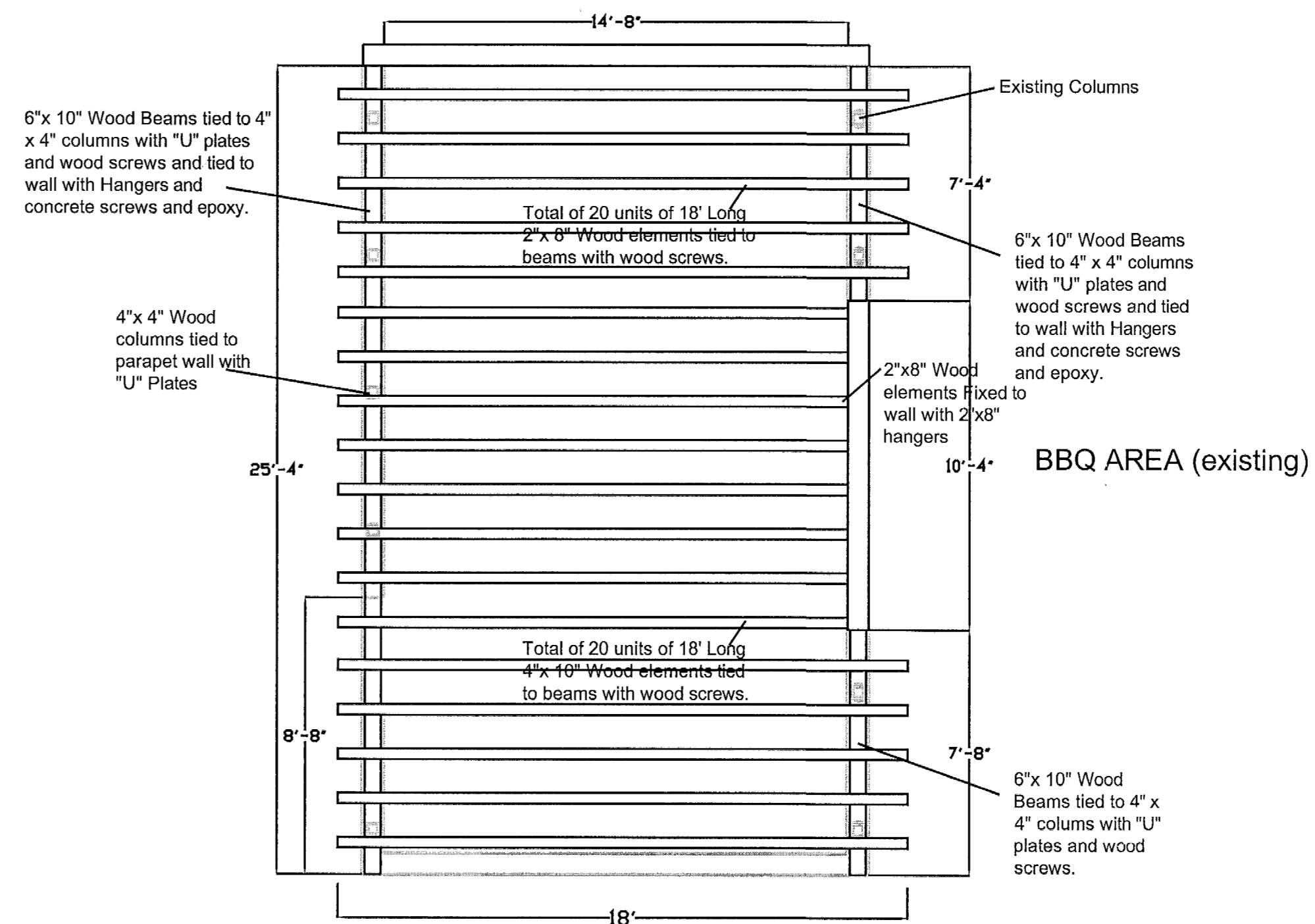


POOL HOUSE DECORATING ELEMENTS



EQUIPMENT AREA SECTION

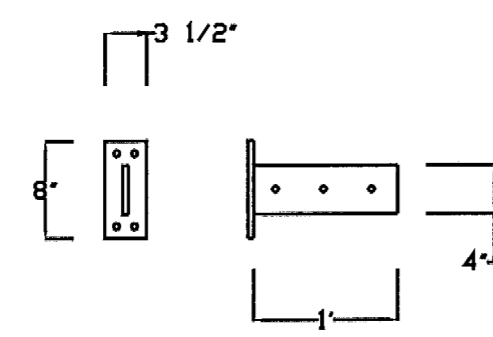
- Notes:
1. All anchoring elements, screws, plates, nuts to be stainless steel or rust proof material.
 2. All existing wooden elements being replaced for equal width and length elements.
 3. All decorations, steel columns and plates are existing.



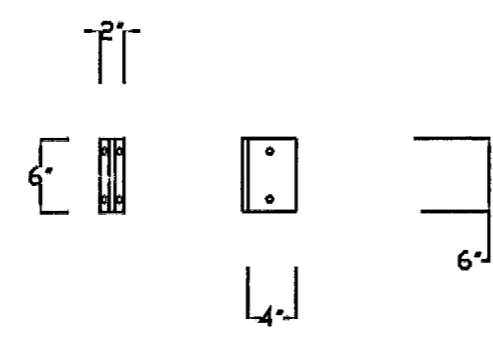
EQUIPMENT AREA FLOOR PLAN

Custom $\frac{3}{8}$ " stainless steel brackets:

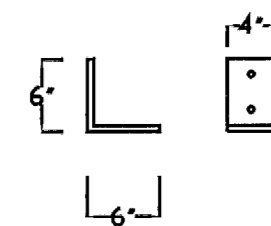
#1 "T" Bracket



#2 "T" Bracket



#3 "L" Bracket



General Contractor:

Structural Engineers:

Project:
 PERMIT DRAWINGS FOR:
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 94 PALM AVENUE
 MIAMI BEACH, FLORIDA 33139
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Architect:

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IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND THE SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES.
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DRAWING TITLE

ISSUE DATE: 10/10/2016
 PROJ. NO. 08-10-2016
 SCALE: AS SHOWN
 DRAWN BY: MW
 CHECKED BY: JCGriffin
 SHEET NO.:

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 Rg

BR1016-0605

94 Palm Ave

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