

LASON
The Information Management Company

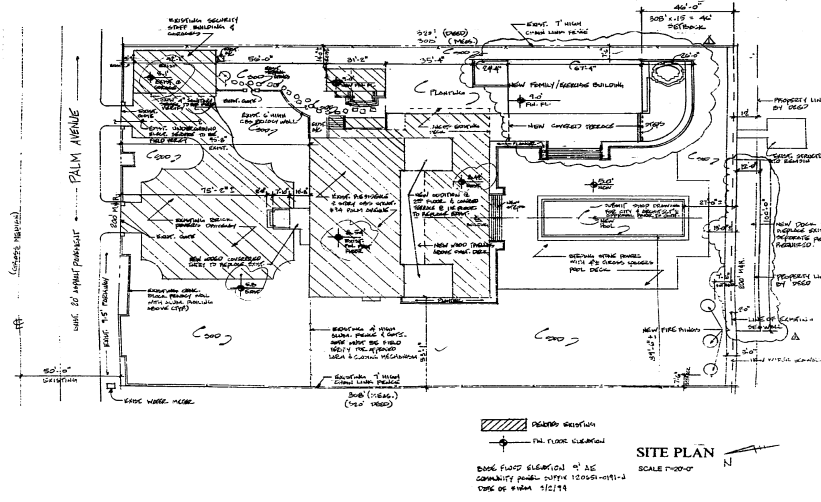
PERMIT #

B0002634

LASON

Flood Program Legend
 Residential

1. Flood Hazard Areas
 2. Flood Hazard Boundaries
 3. Flood Hazard Elevation
 4. Flood Hazard Depth
 5. Flood Hazard Velocity
 6. Flood Hazard Direction
 7. Flood Hazard Duration
 8. Flood Hazard Frequency
 9. Flood Hazard Intensity
 10. Flood Hazard Magnitude
 11. Flood Hazard Probability
 12. Flood Hazard Risk
 13. Flood Hazard Severity
 14. Flood Hazard Vulnerability
 15. Flood Hazard Exposure
 16. Flood Hazard Consequence
 17. Flood Hazard Impact
 18. Flood Hazard Loss
 19. Flood Hazard Damage
 20. Flood Hazard Destruction



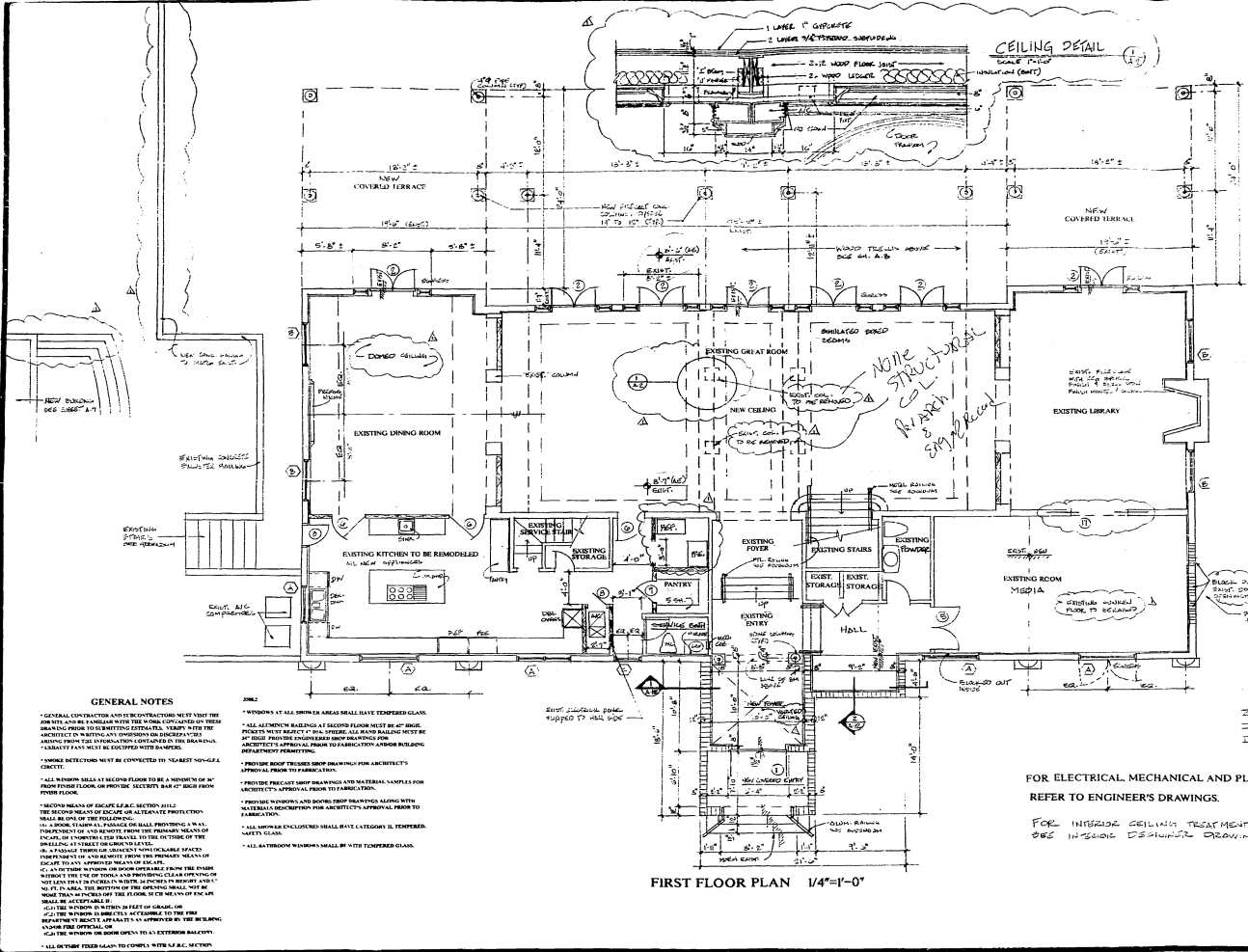
NOTE: FLOOD HAZARD CALCULATION
 AD = 500 x 0.5% = 2500 OF CUMULATIVE
 PROPOSED PAVED AREA = 1800 SQ FT < 2500 SQ FT

APPROVED FOR PERMIT BY THE FOLLOWING:

SITE DATA
 LOT AREA = 24,000 SQ FT
 LOT COVERAGE = 1800 SQ FT (7.5%)
 SECURITY DEPOSIT = \$10,000
 INSURANCE PREMIUM = \$1,000
 TOTAL = \$11,000

The following shop drawings are to be submitted with the drawings under this permit:

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS PLANNERS
 1000 S.W. 11th Street, Suite 200
 Miami Beach, Florida 33135
DOMINION INDUSTRIAL HOLDINGS
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA 33139
DATE: 11/11/88
SHEET: A-1
OF: 1



GENERAL NOTES

- GENERAL CONTRACTOR AND ARCHITECT SHALL VERIFY THE EXISTING STRUCTURE AND FOUNDATIONS WITH THE OWNER AND ENGINEER BEFORE BEGAINING WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURE OR FOUNDATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
- EXISTING WALLS TO BE REMOVED SHALL BE DEMOLISHED TO THE FINISH FLOOR OR TO THE FOUNDATION AS NOTED.
- EXISTING ROOF SHALL BE DEMOLISHED TO THE FINISH FLOOR OR TO THE FOUNDATION AS NOTED.
- EXISTING ROOF SHALL BE DEMOLISHED TO THE FINISH FLOOR OR TO THE FOUNDATION AS NOTED.
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- EXISTING ROOF SHALL BE DEMOLISHED TO THE FINISH FLOOR OR TO THE FOUNDATION AS NOTED.
- EXISTING ROOF SHALL BE DEMOLISHED TO THE FINISH FLOOR OR TO THE FOUNDATION AS NOTED.

The following items are not part of this contract. Any items shown on drawings are for information only and shall not be construed as a contract. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PERMITS

- City of Miami Beach
- County of Miami-Dade
- Florida Department of Transportation
- Florida Department of Environmental Protection
- Florida Department of Health
- Florida Department of Banking and Finance
- Florida Department of Transportation
- Florida Department of Environmental Protection
- Florida Department of Health
- Florida Department of Banking and Finance

PROVIDED FOR PERMIT BY THE FOLLOWING:

DATE: 10/15/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

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

FOR INTERIOR CEILING TREATMENTS & SHOPS SEE INTERIOR DESIGNER DRAWINGS

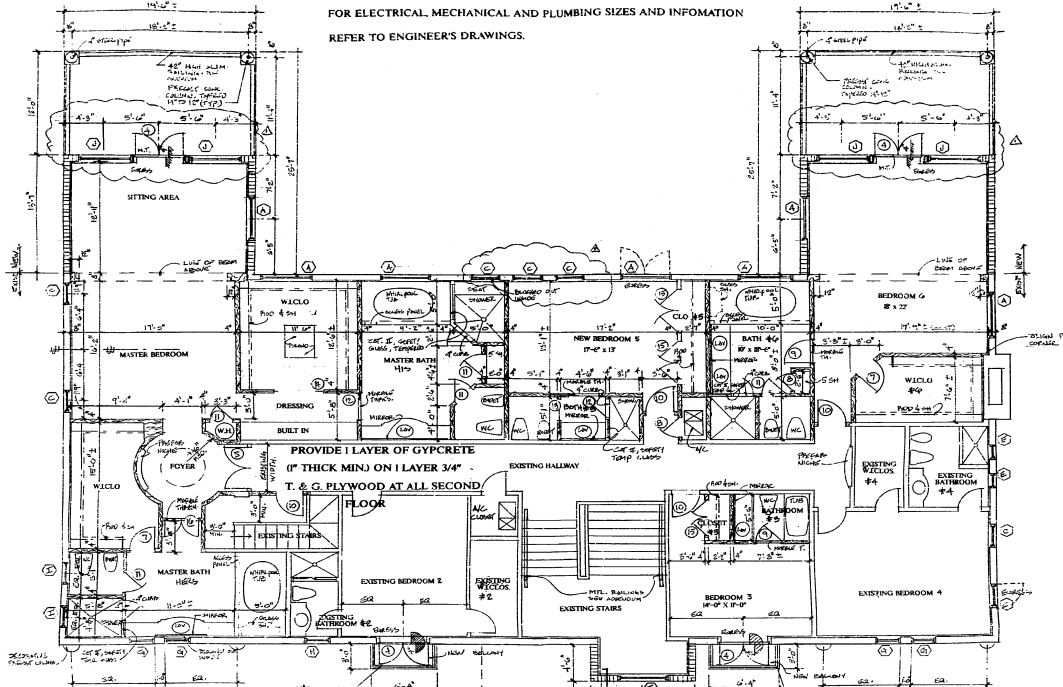
FIRST FLOOR PLAN 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

DOMINION INDUSTRIAL HOLDINGS
 ARCHITECTS
 MIAMI BEACH

REVISION FOR

DATE: 10/15/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



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

PROVIDE 1 LAYER OF GYPCRETE (1" THICK MIN) ON 1 LAYER 3/4" T. & G. PLYWOOD AT ALL SECOND FLOOR

- The following door openings are not out of full panel. They require heavy hardware under the following conditions:
- 1. Fire
 - 2. Sound
 - 3. Security
 - 4. Heavy Duty
 - 5. Other

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
[Signature]
DATE: 11/11/10

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

MARK	WIDTH	HEIGHT	FINISH	DESCRIPTION	REMARKS
A	80"	50"		SLD. WOOD SCREENS	50" MINIM. LAMP
B	80"	72"			
C	50"	50"			
D	50"	72"			
E	72"	54"			
F	8" x 10"	8"		SLD. WOOD SLIDED	
G	30"	48"		SLD. WOOD LAMP	
H	30"	30"		SLD. WOOD WINDOW	
I	30"	30"		SLD. WOOD WINDOW	
J	30"	30"		SLD. WOOD WINDOW	

MARK	WIDTH	HEIGHT	FINISH	DESCRIPTION	REMARKS
1	72"	154"		WOOD CLAD	
2	60"	90"	5"	WOOD CLAD	
3	50"	90"	5"		
4	60"	90"	5"		
5	60"	90"	5"	WOOD TRIMMED	
6	30"	90"	5"		
7	30"	90"	5"	WOOD TRIMMED	
8	30"	90"	5"		
9	30"	90"	5"		
10	30"	90"	5"		
11	30"	90"	5"		
12	30"	90"	5"		
13	30"	90"	5"		
14	30"	90"	5"		
15	30"	90"	5"		
16	44"	90"	5"		
17	72"	90"	5"		

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

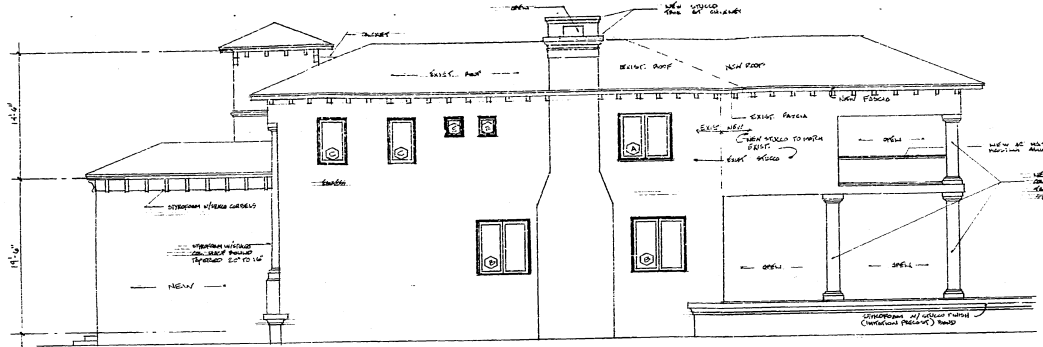
1) ALL DOORS TO BE 3/4" DAY TIGHT, 1" MIN. REINFORCE
2) CASES AND PARTITIONS, WIDTHS SHOWN ARE MINIMUM MANUFACTURE
3) PROVIDE SHOP DRAWINGS FOR ALL PARTS TO SUPPORT PERMIT APPLICATION
4) ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

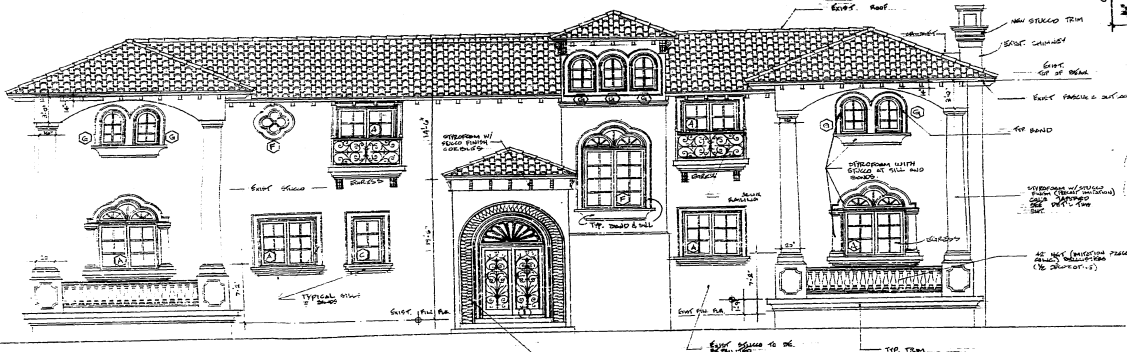
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH
FLORIDA

SCALE
A-3
8"

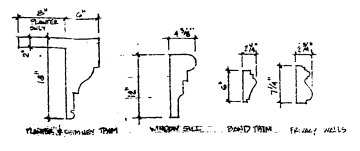
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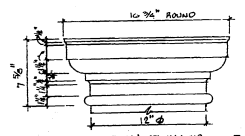
RIGHT SIDE ELEVATION



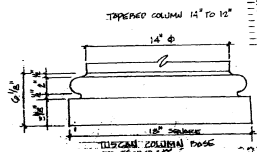
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



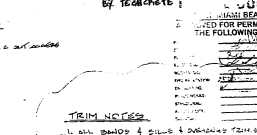
PRECAST TRIM PROFILES



TUSCAN COLUMN CAP BY TERRAZZO



TAPERED COLUMN 14\"/>



TUSCAN COLUMN POST BY TERRAZZO

The following shop drawings are to be prepared by the contractor:

1	1/2\"/>
2	14\"/>
3	10\"/>
4	10\"/>
5	10\"/>
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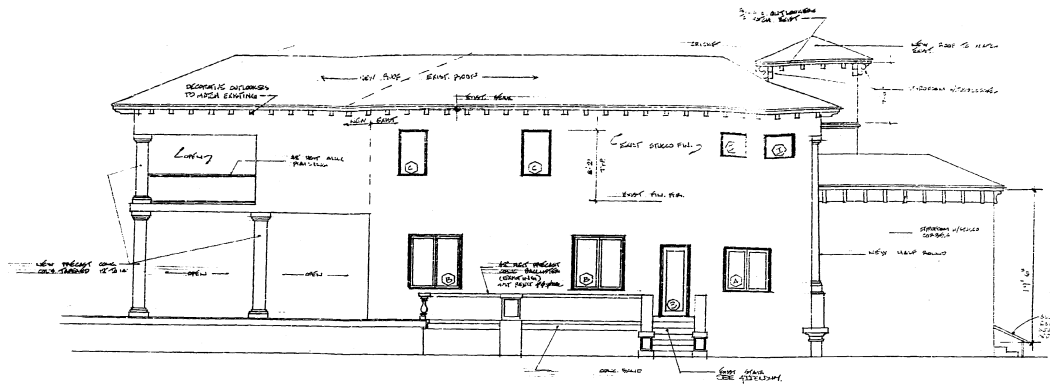
TRIM NOTES

1. ALL BANDS & GILLS & DETAILS SHALL BE TO THE MAKE OF CONTRACTOR WITH SIMILATION PRECAST FINISH STUCCO. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
2. UNLESS NOTED OTHERWISE ALL COLUMNS TO BE OF PRECAST CONCRETE BY TERRAZZO TO BE SUBMITTED SAMPLE FOR ARCHITECT'S APPROVAL.
3. GENERAL CONTRACTOR TO OBTAIN FINISH PRODUCTS OF PRECAST MANUFACTURER FOR SAMPLES IN COLOR & FINISHES. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

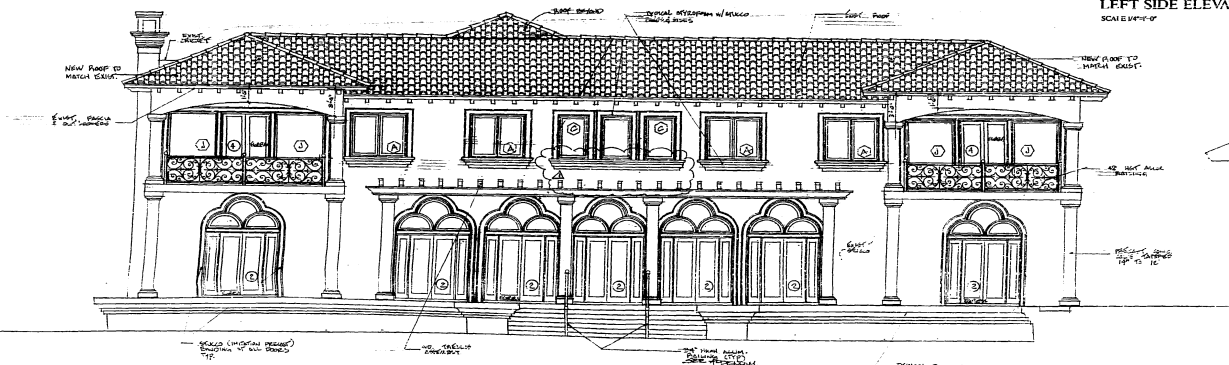
BARBING NOTES

1. ALL BARBING REINFORCEMENT MUST BE ASTM A618 (MIL) & MUST BE SUBJECT TO A TENSILE TEST. BARBING TO BE FINISH STUCCO. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
2. ALL REBAR REINFORCEMENT MUST BE ASTM A618 (MIL) & MUST BE SUBJECT TO A TENSILE TEST. BARBING TO BE FINISH STUCCO. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS
 RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA 33139
 PHONE: 305-673-1111
 FAX: 305-673-1112
 WWW: WWW.RWA-ARCHITECTS.COM
 DATE SHEET A-4



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



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

- The following drawings are not part of this permit.
- Drawings shown on drawings under:
- 1. Foundation
 - 2. Floor Plan
 - 3. Section
 - 4. Elevation
 - 5. Roof Plan
 - 6. Detail
 - 7. Other

THIS DRAWING IS NOT VALID FOR PERMIT BY THE FOLLOWING:

DATE: 3/6

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

DATE: 3/6

154-154-0001

MAIN BUILDING

ROOM	FLOOR	WALLS	BASE/CORNER	CEILING	REMARKS
FIRST FLOOR					
LOBBY	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
RECEPTION	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
OFFICE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
CONFERENCE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
RESTROOM	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
STORAGE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
PLUMBING	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
STAIR	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
SECOND FLOOR					
OFFICE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
CONFERENCE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
RESTROOM	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
STORAGE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
PLUMBING	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
STAIR	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
ROOF					
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	

NOTES:
 ALL DETAILS SHALL BE 3/4" X 1/4" TYPE 'M' UNLESS NOTED OTHERWISE.
 ALL WINDOW WALLS SHALL BE 1/2" CURB WITH TILE FINISH TO CEILING.
 W.S. = WINDOW SILL.
 P.W. = FINISH.

UTILITY BUILDING

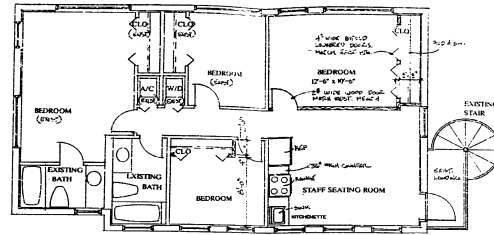
ROOM	FLOOR	WALLS	BASE/CORNER	CEILING	REMARKS
FIRST FLOOR					
LOBBY	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
OFFICE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
STORAGE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
PLUMBING	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
ROOF					
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	

NOTES:
 ALL DETAILS SHALL BE 3/4" X 1/4" TYPE 'M' UNLESS NOTED OTHERWISE.
 ALL WINDOW WALLS SHALL BE 1/2" CURB WITH TILE FINISH TO CEILING.
 W.S. = WINDOW SILL.
 P.W. = FINISH.

ENTERTAINMENT BUILDING

ROOM	FLOOR	WALLS	BASE/CORNER	CEILING	REMARKS
FIRST FLOOR					
LOBBY	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
OFFICE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
STORAGE	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
PLUMBING	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	
ROOF					
MECHANICAL	INTERIOR	BY NON-CODE	8" x 12"	BY NON-CODE	

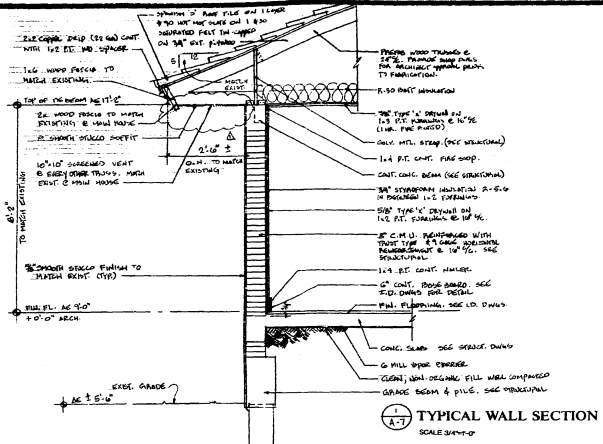
NOTES:
 ALL DETAILS SHALL BE 3/4" X 1/4" TYPE 'M' UNLESS NOTED OTHERWISE.
 ALL WINDOW WALLS SHALL BE 1/2" CURB WITH TILE FINISH TO CEILING.
 W.S. = WINDOW SILL.
 P.W. = FINISH.



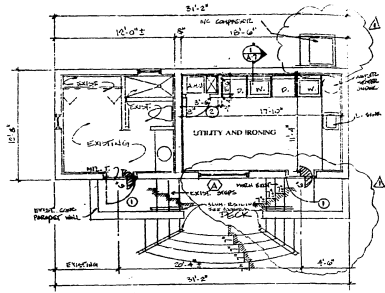
FLOOR PLAN
 SCALE 1/4" = 1'-0"
 FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFORMATION REFER TO ENGINEER'S DRAWINGS.

The following shop drawings are not part of this permit.
 Must provide shop drawings under permit number:
 - Steel Detailing
 - Mechanical
 - Plumbing
 - Electrical
 - Dry Wall
 - Paint

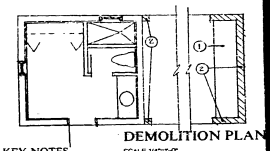
TRUE COPY
 CITY OF MIAMI BEACH
 POWERED FOR PERMIT BY
 THE FOLLOWING:
 [Stamp and signature area]



TYPICAL WALL SECTION
SCALE 3/4\"/>



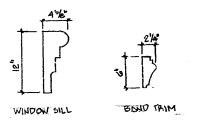
FLOOR PLAN
SCALE 1/4\"/>



DEMOLITION PLAN
SCALE 1/4\"/>

KEY NOTES
1. REMOVE EXIST. CONC. CONCRETE & BUILT-IN FINISH
2. REMOVE EXIST. BRICK WALL OR INTERIOR BY MASONRY

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



PRECAST TRIM PROFILES

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1

NOTES:
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF MIAMI BUILDING CODE.
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF MIAMI MECHANICAL CODE.

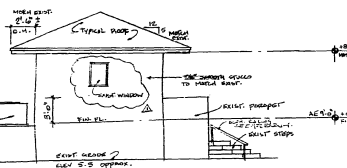
The following shop drawings are not part of this contract. Must provide shop drawings under separate permit fee:
- Steel
- Cast Iron
- Copper
- Brass
- Aluminum
- Lead
- Zinc
- Titanium
- Inconel
- Hastelloy
- Titanium
- Inconel
- Hastelloy

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1

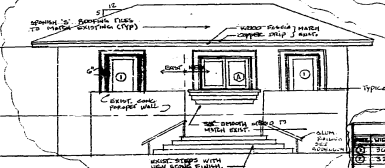
NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1

GENERAL NOTES

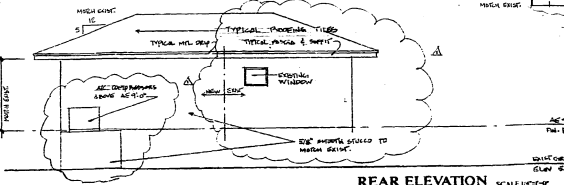
- * GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONDITIONS IN THEIR RESPECTIVE AREAS TO BE INSTALLED. VERIFY WITH THE ARCHITECT IF THERE ARE ANY CHANGES TO THE DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE DRAWINGS.
- * SMOKE DETECTORS MUST BE CONNECTED TO NEAREST SMOKE ALARM CONTROL.
- * ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 4" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 4" HIGH FROM FINISH FLOOR.
- * SECOND MEANS OF ESCAPE (S.M.E.) SECTION 111.03: THE SECOND MEANS OF ESCAPE OR EXIT SHALL BE ONE OF THE FOLLOWING:
1. A SECOND MEANS OF ESCAPE OR EXIT PROVIDING A WAY, INCLUDING A CORRIDOR OR STAIRWAY, TO THE OUTSIDE OF THE BUILDING AT FLOOR OR LEVEL ABOVE.
2. A SECOND MEANS OF ESCAPE OR EXIT PROVIDING A WAY, INCLUDING A CORRIDOR OR STAIRWAY, TO THE OUTSIDE OF THE BUILDING AT FLOOR OR LEVEL ABOVE.
3. A SECOND MEANS OF ESCAPE OR EXIT PROVIDING A WAY, INCLUDING A CORRIDOR OR STAIRWAY, TO THE OUTSIDE OF THE BUILDING AT FLOOR OR LEVEL ABOVE.
4. A SECOND MEANS OF ESCAPE OR EXIT PROVIDING A WAY, INCLUDING A CORRIDOR OR STAIRWAY, TO THE OUTSIDE OF THE BUILDING AT FLOOR OR LEVEL ABOVE.
- * ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 4" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 4" HIGH FROM FINISH FLOOR.
- * PROVIDE PRECAST TRIM DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- * PROVIDE WINDOW AND DOOR OPERATING MECHANISMS WITH MATERIALS SPECIFICATION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- * ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 4" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 4" HIGH FROM FINISH FLOOR.
- * PROVIDE PRECAST TRIM DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
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- * PROVIDE WINDOW AND DOOR OPERATING MECHANISMS WITH MATERIALS SPECIFICATION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.



LEFT SIDE ELEVATION
SCALE 1/4\"/>

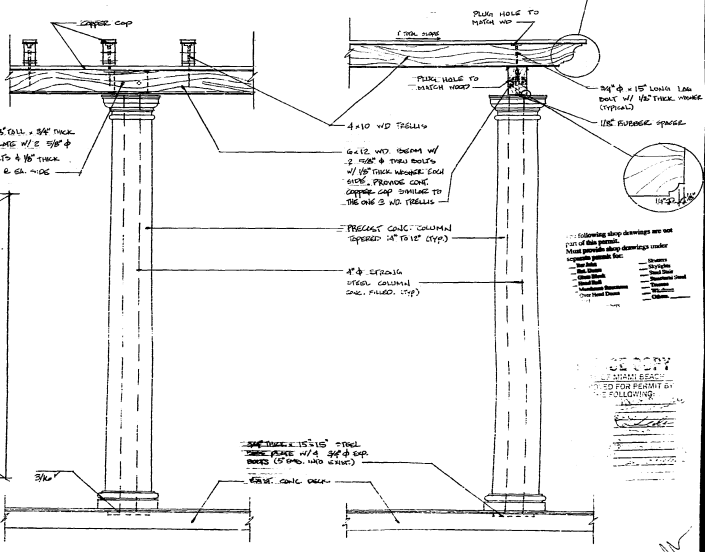
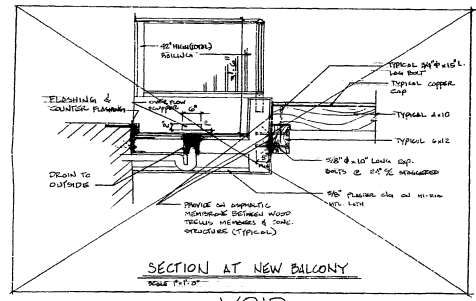
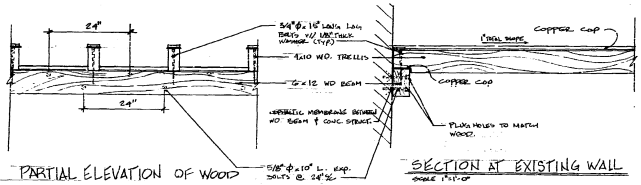
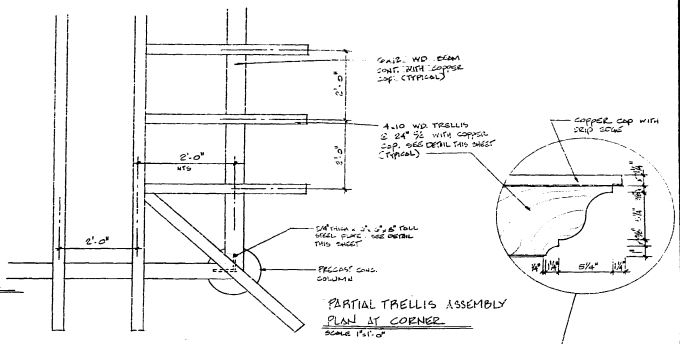
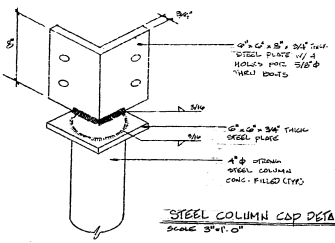


FRONT ELEVATION
SCALE 1/4\"/>



REAR ELEVATION
SCALE 1/4\"/>

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 MIAMI BEACH, FLORIDA
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA
 DATE: 11/17/11
 SHEET: A-7
 OF: 8



ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS
 DOMINION INDUSTRIAL HOLDINGS FLORIDA
 MIAMI BEACH
 REVISION FOR
 PERMIT
 DATE 04/20/12
 SHEET
 A-8
 24 000

GENERAL NOTES

- 1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND TO PROVIDE THE NECESSARY FOUNDATION FOR THE NEW CONSTRUCTION TO BE CONSTRUCTED HEREON WITH THE ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF FLORIDA.
- 3. SECOND MEANS OF ESCAPE E.L.A.C. SECTION 907.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING: (A) A SECOND MEANS OF ESCAPE SHALL BE PROVIDED IN ALL DEPARTMENTS OF LANE FRONTAGE FROM THE PRIMARY MEANS OF ESCAPE OR PROTECTED BY THE PROVISIONS OF THE MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (B) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (C) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (D) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (E) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (F) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (G) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (H) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (I) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (J) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (K) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (L) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (M) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (N) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (O) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (P) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (Q) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (R) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (S) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (T) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (U) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (V) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (W) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (X) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (Y) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL. (Z) A PASSAGE THROUGH EXISTING UNOCCUPIABLE SPACES FROM THE PRIMARY MEANS OF ESCAPE TO THE STREET OR COMMON LEVEL.

WINDOWS

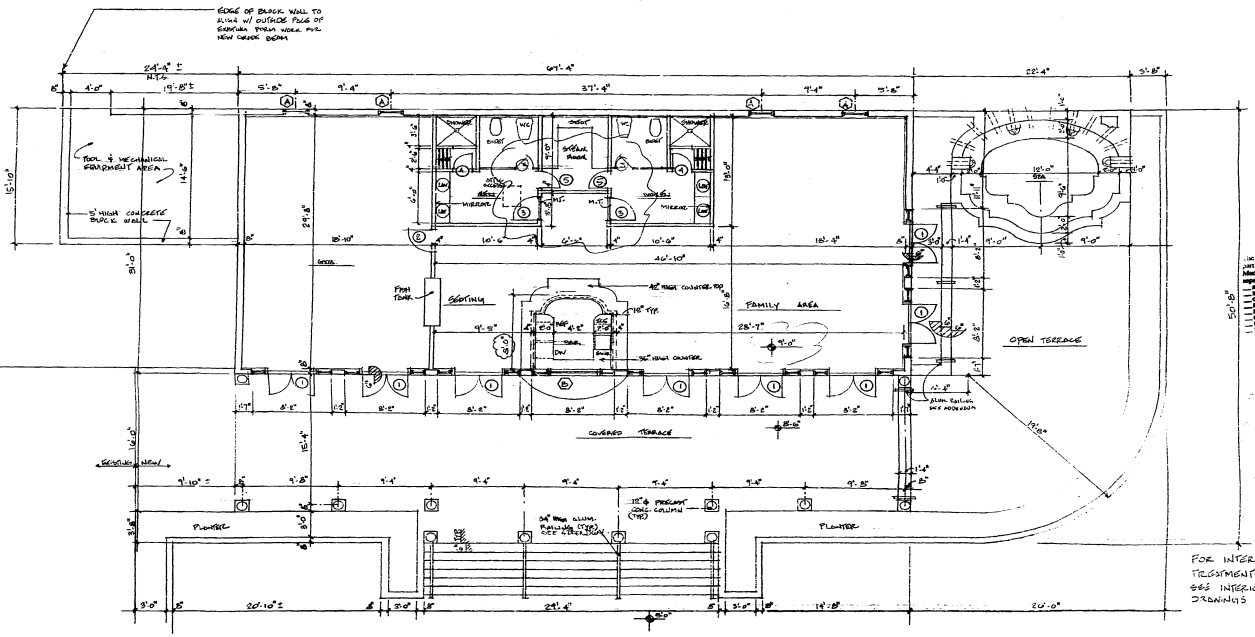
- 1. WINDOWS AT ALL ROOMS SHALL HAVE TYPED GLASS.
- 2. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 3. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 4. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 5. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 6. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 7. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 8. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 9. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.
- 10. ALL UNFINISHED BALCONIES AT SECOND FLOOR MUST BE UP TO ARCHITECT'S AND ENGINEER'S APPROVAL AND SUPERVISION.

NO.	WIDTH	HEIGHT	DESCRIPTION	REMARKS
A	30"	36"	WOOD GLAZED, FIX	IMPACT GLASS
B	14"	20"	WOOD GLAZED, FIX	"

NO.	WIDTH	HEIGHT	DESCRIPTION	REMARKS
1	30"	90"	WOOD GLAZED, FIX	IMPACT GLASS
2	30"	90"	WOOD GLAZED, FIX	IMPACT GLASS
3	30"	90"	WOOD GLAZED, FIX	IMPACT GLASS
4	30"	90"	WOOD GLAZED, FIX	IMPACT GLASS
5	30"	90"	WOOD GLAZED, FIX	IMPACT GLASS

- 1. ALL GLAZING IS WINDOWS TO BE 3/8" THICK IMPACT RESISTANT.
- 2. ALL GLAZING IS WINDOWS TO BE 3/8" THICK IMPACT RESISTANT.
- 3. ALL GLAZING IS WINDOWS TO BE 3/8" THICK IMPACT RESISTANT.

- 1. FULL HEIGHT TO TOP OF CASE, 1/2" NET PER CODE, ALUM. THRESH.
- 2. FINISH, ALUMINUM CASE
- 3. FINISH, ALUMINUM CASE
- 4. ALUMINUM FRAME, 1/2" NET PER CODE

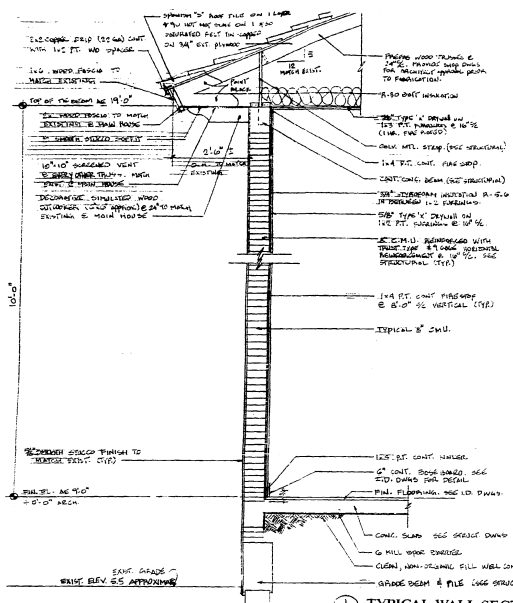


The following shop drawings are not part of this permit. Make provide shop drawings under separate permit that they are.

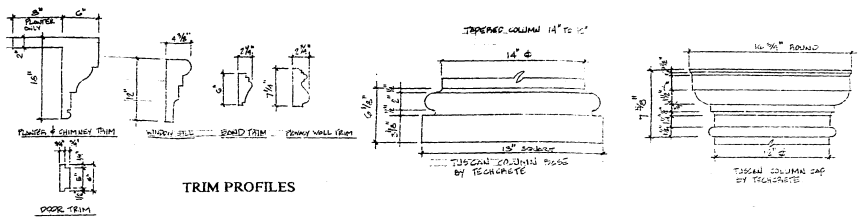
PERMIT
 THE CITY OF MIAMI BEACH
 HAS REVIEWED THIS PERMIT FOR THE FOLLOWING:

FOR INTERIOR CEILING TREATMENTS & SHOP'S SEE INTERIOR DESIGNER'S DRAWINGS

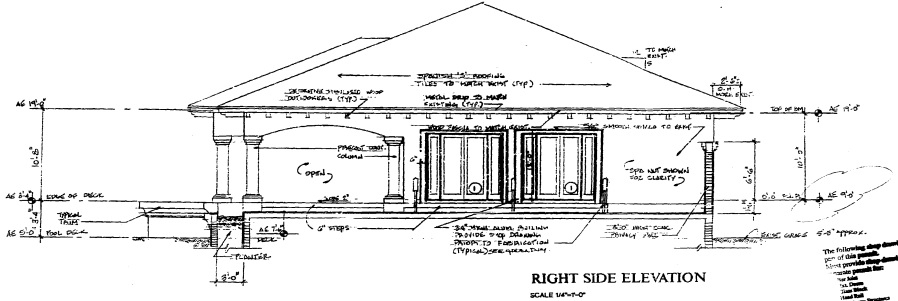
ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 94 PALM AVENUE
 MIAMI BEACH, FLORIDA
 DOMINION INDUSTRIAL HOLDINGS
 RENOVATION FOR
 11111 N.W. 11th Avenue
 MIAMI BEACH, FLORIDA 33137
 DATE: 11/11/11
 SHEET: A-9
 OF: 10



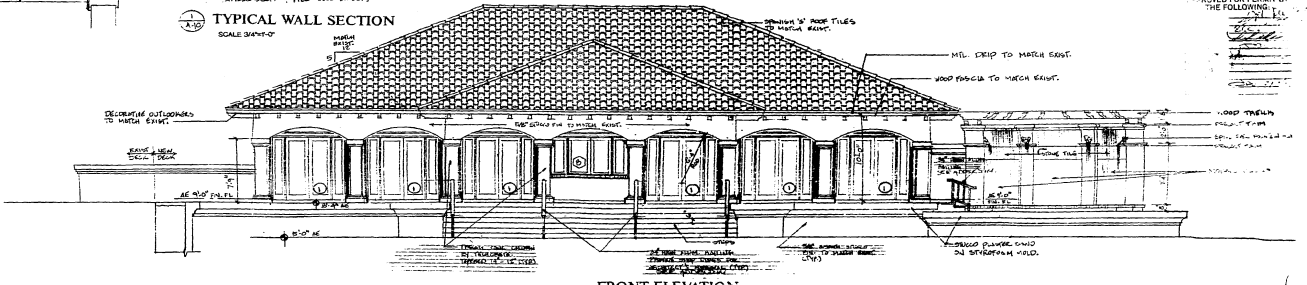
TYPICAL WALL SECTION
SCALE 1/4" = 1'-0"



TRIM PROFILES



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



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

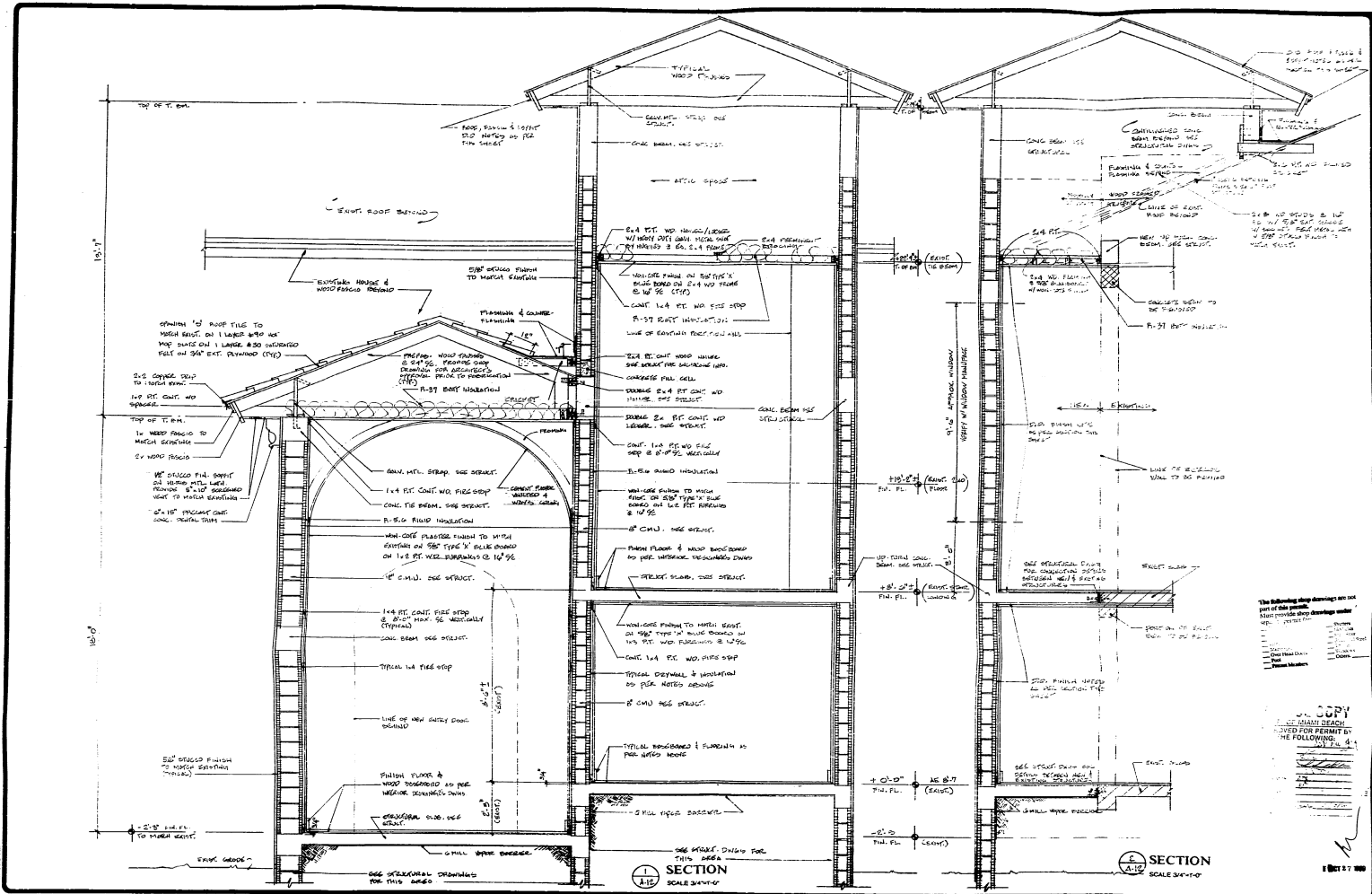
The following items shall be installed in accordance with the approved plans and specifications:

- 1. All work shall be in accordance with the approved plans and specifications.
- 2. All materials shall be of the highest quality and shall be approved by the architect.
- 3. All work shall be completed within the specified time frame.
- 4. All work shall be done in accordance with the applicable building codes and regulations.
- 5. All work shall be done in accordance with the applicable safety regulations.
- 6. All work shall be done in accordance with the applicable environmental regulations.
- 7. All work shall be done in accordance with the applicable fire safety regulations.
- 8. All work shall be done in accordance with the applicable accessibility regulations.
- 9. All work shall be done in accordance with the applicable energy efficiency regulations.
- 10. All work shall be done in accordance with the applicable sustainability regulations.

PERMITS

DATE: 10/10/10
SHEET: A-10
OF: 10

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 14 PALM WENDE
 SUITE 200
 PALM BEACH, FLORIDA 33480
 TEL: 561-855-1100
 FAX: 561-855-1101
 WWW: WWW.RWA-PA.COM



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

0025

The following shop drawings are not part of the contract and shall not be used for construction unless approved by the architect.

ALL COPY
 OF THIS DRAWING
 MUST BE FOR PERMIT BY
 THE FOLLOWING:
 DATE: 11/11/88
 SHEET NO. 12
 OF 12

SECTION
 SCALE 3/8" = 1'-0"

GENERAL SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL HOLDINGS BUILDINGS

DIVISION 1: GENERAL REQUIREMENTS

- 1. BEFORE SHIPMENT AND EACH BEFORE 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 THROUGH THE ARCHITECT AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL BE RESPONSIBLE FOR THE COST OF OBTAINING ALL INFORMATION NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. THE RESPONSIBILITY OF A BID WILL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH AN EXAMINATION.
- 2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, BY VISUAL AND DIMENSIONAL MEANS, THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
- 4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AGREEMENT BETWEEN ARCHITECT AND CLIENT, AND ALL SUPPLEMENTAL SPECIFICATIONS AND CONDITIONS SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.
- 5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL VERIFY THAT THE PRODUCT IS IDENTICAL TO THAT SPECIFIED BY THE ARCHITECT FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK.
- 6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PERFORMANCE OF CONTRACT WORK SHALL BE UNDEVELOPED UNLESS AT A LATER DATE, ARE NOT MARRED.
- 7. CONTRACTOR TO FURNISH OWNER WITH ALL "NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES."
- 8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID UNLESS OTHERWISE NOTED.
- 9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.
- 10. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE BUILDING CODE.
- 11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE FURNISHED BY SUBCONTRACTOR THAT ARE APPLICABLE.
- 12. PROVIDE CONTINGENCY ALLOWANCE OF 10% TO BE USED FOR UNFORSEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISION 2: SITE WORK

- 1. PERFORM ALL OTHER NEW STRUCTURE FOR WEIRS AND TERMITES AND IN ACCORDANCE WITH LOCAL CODES.

DIVISION 3: CONCRETE

- 1. ALL STRUCTURAL CONCRETE SHALL BE NORMAL STRENGTH CONCRETE AND SHALL CONFORM TO ACI 308 AND 309, AND SHALL ATTAIN 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- 2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 - A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND - 3 INCHES
 - B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS OR SHORING - 1 1/2 INCHES
 - C. ALL OTHER CASES - 2 INCHES
- 3. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
 - A. BEAMS AND COLUMNS - 1 1/2 INCHES
 - B. SLABS - 1 INCHES
- 4. COLUMNS SHALL BE CONCRETE WITH REINFORCEMENT, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

- 1. CONCRETE MASONRY UNITS SHALL BE MADE OF PORTLAND CEMENT AND NORMAL WEIGHT AGGREGATED SAND AND SHALL CONFORM TO ASTM SPECIFICATION FOR BLOCK OR BRICK FOR LOAD BEARING CONCRETE MASONRY UNITS OF GRADE AND ABOVE.
- 2. MORTAR AND GROUT FOR MASONRY CONSTRUCTION SHALL CONFORM TO ASTM SPECIFICATION FOR PORTLAND CEMENT MORTAR FOR CONCRETE MASONRY UNITS OF GRADE AND ABOVE.
- 3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM SPECIFICATION FOR PORTLAND CEMENT MORTAR FOR CONCRETE MASONRY UNITS OF GRADE AND ABOVE.
- 4. STEEL BRACKET FOR FILING CELLS AS PER ARCH. SHALL BE CONFORMANT WITH PLATE CONNECTIONS TO OTHER MEMBERS WHICH ENSURE COMPLETE FAILURE OF THE CELL.
- 5. CLEARANCE OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.
- 6. THE REINFORCED MASONRY CONSTRUCTION SHALL CONFORM WITH SECTION 0400 OF THE MOST RECENT EDITION OF THE BUILDING CODE.
- 7. THE ULTIMATE NET COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL NOT BE LESS THAN 1500 PSI.

DIVISION 5: METALS

- 1. CONTRACTOR TO SUBMIT SHOP DRAWINGS (1 SET OF METAL AND 2 SETS OF FINISH) FOR APPROVAL AND STRUCTURAL VERIFICATION.
- 2. ALL LISHED BOLTS AND MANUFACTURER CONSTRUCTION BOLTS AND ANCHORS TO BE GALVANIZED.
- 3. ALL REINFORCING STEEL SHALL BE BENDING AND HAVE A MINIMUM YIELD OF 60,000 PSI AND SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60.
- 4. WELDING FABRIC SHALL CONFORM TO ASTM A514.
- 5. REINFORCING STEEL SHALL BE DETAILLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE BUILDING CODE.
- 6. REINFORCING BEAMS, TOP AND BOTTOM REINFORCING IN BEAMS - 4 BAR DIAMETERS.
- 7. LAP SPACE LENGTHS SHALL BE:
 - A. TOP REINFORCING IN BEAMS - 48 BAR DIAMETERS.
 - B. BOTTOM REINFORCING IN BEAMS - 48 BAR DIAMETERS.
- 8. SPICE LENGTHS IN BEAMS SHALL BE LESS THAN 18 INCHES.
- 9. WHEN COLLAPSE OF BEAMS, SHALL BE BENDING STEEL CONFORMING TO ASTM A615 GRADE 60. PROVIDE PLATE, ANCHORS AND BRACKET AS NECESSARY.
- 10. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A36 AND FABRICATED AND ERECTED AS PER ARCH. DRAWINGS.
- 11. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADEN ZINC FINISH.
- 12. PROVIDE ALLOWANCE FOR METAL HANDLING SURFACE DAMAGE.
- 13. EXTERIOR STAIRS & GALLERY TOP PER LINEAL FT.
- 14. EXTERIOR BALCONY TOP PER LINEAL FT.

DIVISION 6: CARPENTRY

- 1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND EXTERIOR ROOFS SHALL BE CLEAR DRYKID CLEAR. THE COLOR MATCH WITH EXISTING WOOD OR AS DIRECTED BY ARCHITECT.
- 2. ALL WOOD TRIM SHALL BE FINISHED WITH:
 - A. STAIN (PER ARCH. DRAWINGS)
 - B. POLYURETHANE FINISH (PER ARCH. DRAWINGS)
 - C. WOODWORK CASING (PER ARCH. DRAWINGS)
- 3. CONTRACTOR TO SUBMIT (1) SETS OF FINISH DRAWINGS FOR APPROVAL BY ARCHITECT FOR FINISH.
- 4. ROOF TRIM SHALL BE FINISHED WITH:
 - A. STAIN (PER ARCH. DRAWINGS)
 - B. POLYURETHANE FINISH (PER ARCH. DRAWINGS)
 - C. WOODWORK CASING (PER ARCH. DRAWINGS)

DIVISION 7: FINISHES

- 1. EXTERIOR DOOR TRIM SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
- 2. EXTERIOR DOOR TRIM SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
- 3. EXTERIOR DOOR TRIM SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
- 4. EXTERIOR DOOR TRIM SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 8: PAINTS

- 1. EXTERIOR WALLS SHALL BE FINISHED WITH:
 - A. STAIN (PER ARCH. DRAWINGS)
 - B. POLYURETHANE FINISH (PER ARCH. DRAWINGS)
 - C. WOODWORK CASING (PER ARCH. DRAWINGS)

DIVISION 9: WALLS

- 1. ALL EXTERIOR WALLS SHALL BE FINISHED WITH:
 - A. STAIN (PER ARCH. DRAWINGS)
 - B. POLYURETHANE FINISH (PER ARCH. DRAWINGS)
 - C. WOODWORK CASING (PER ARCH. DRAWINGS)

DIVISION 10: ROOFING

- 1. ALL ROOFING SHALL BE FINISHED WITH:
 - A. STAIN (PER ARCH. DRAWINGS)
 - B. POLYURETHANE FINISH (PER ARCH. DRAWINGS)
 - C. WOODWORK CASING (PER ARCH. DRAWINGS)

DIVISION 11: ROOFING

- 1. ALL ROOFING SHALL BE FINISHED WITH:
 - A. STAIN (PER ARCH. DRAWINGS)
 - B. POLYURETHANE FINISH (PER ARCH. DRAWINGS)
 - C. WOODWORK CASING (PER ARCH. DRAWINGS)

DIVISION 12: DOORS & WINDOWS

- 1. DOORS:
 - A. EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN OR OIL FINISH, 2 1/4" MINIMUM THICKNESS.
 - B. EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN OR OIL FINISH, 2 1/4" MINIMUM THICKNESS.

DIVISION 13: WINDOWS

- 1. EXTERIOR WINDOWS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 14: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 15: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 16: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 17: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 18: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 19: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 20: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 21: PARTITIONS

- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

DIVISION 22: PARTITIONS

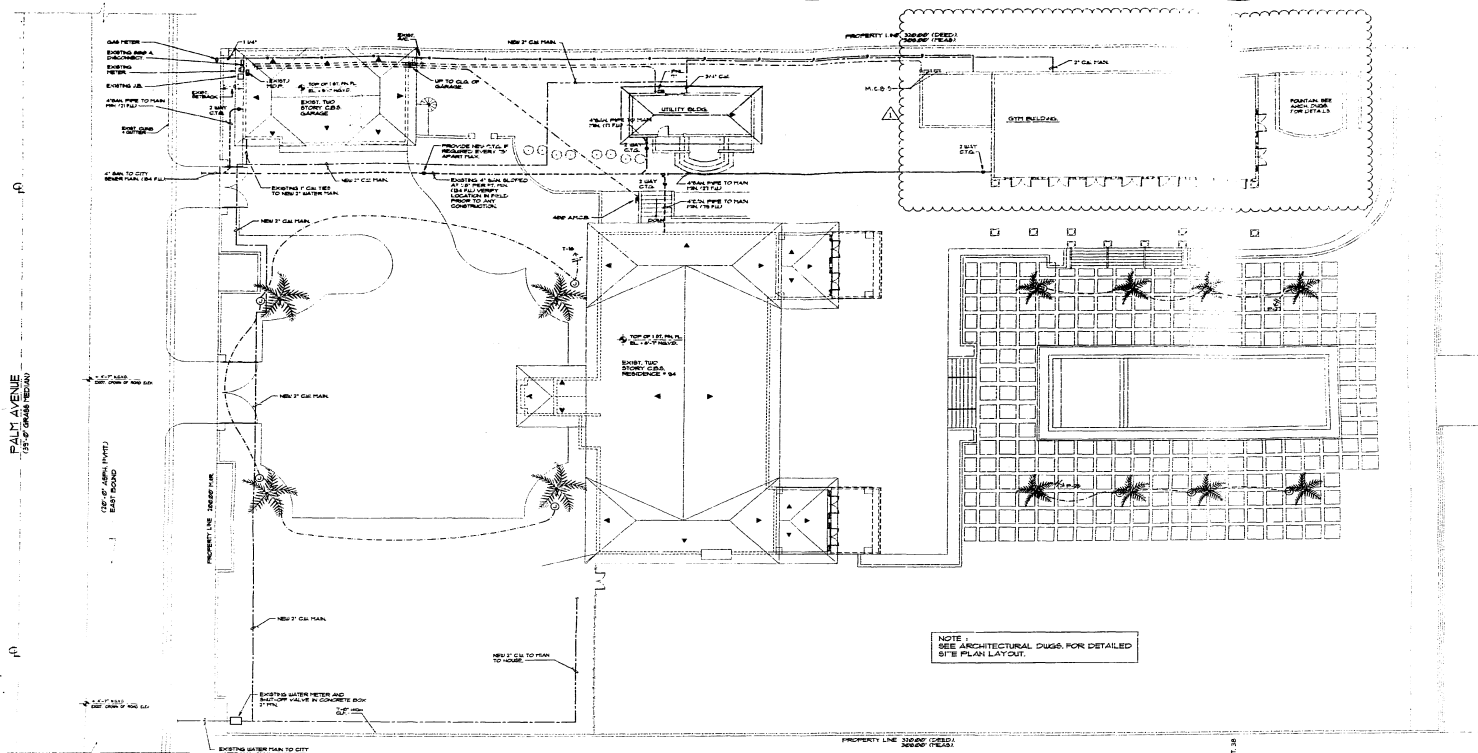
- 1. EXTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SEALANT AND WOOD FINISH OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

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

The following shop drawings are not for construction and are provided for informational purposes only.

FOR PERMIT BY THE FOLLOWING:

OCT 27 2013



ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.

LEGAL DESCRIPTION:

LOT 10, TRACT 10, BLOCK 10, OF PALM BEACH INDUSTRIAL DEVELOPMENT, AS SHOWN ON PLAT NO. 10,000, IN PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA.

ALSO:
 THE PART OF LOT 10, TRACT 10, BLOCK 10, OF PALM BEACH INDUSTRIAL DEVELOPMENT, AS SHOWN ON PLAT NO. 10,000, IN PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA, WHICH IS BOUND TO THE SOUTH BY THE PART OF LOT 10, TRACT 10, BLOCK 10, OF PALM BEACH INDUSTRIAL DEVELOPMENT, AS SHOWN ON PLAT NO. 10,000, IN PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA, AND TO THE WEST BY THE PART OF LOT 10, TRACT 10, BLOCK 10, OF PALM BEACH INDUSTRIAL DEVELOPMENT, AS SHOWN ON PLAT NO. 10,000, IN PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA.

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

NORTH
 COPY
 FOR PERMIT BY
 THE FOLLOWING:

revisions	DATE	BY	REASON

GUSTAVO SOLANO, P.E.
 consulting engineer
 Fla. registration # 34923
 4801 SW 74th Court, Miami, FL 33155
 tel. (305) 665-6151

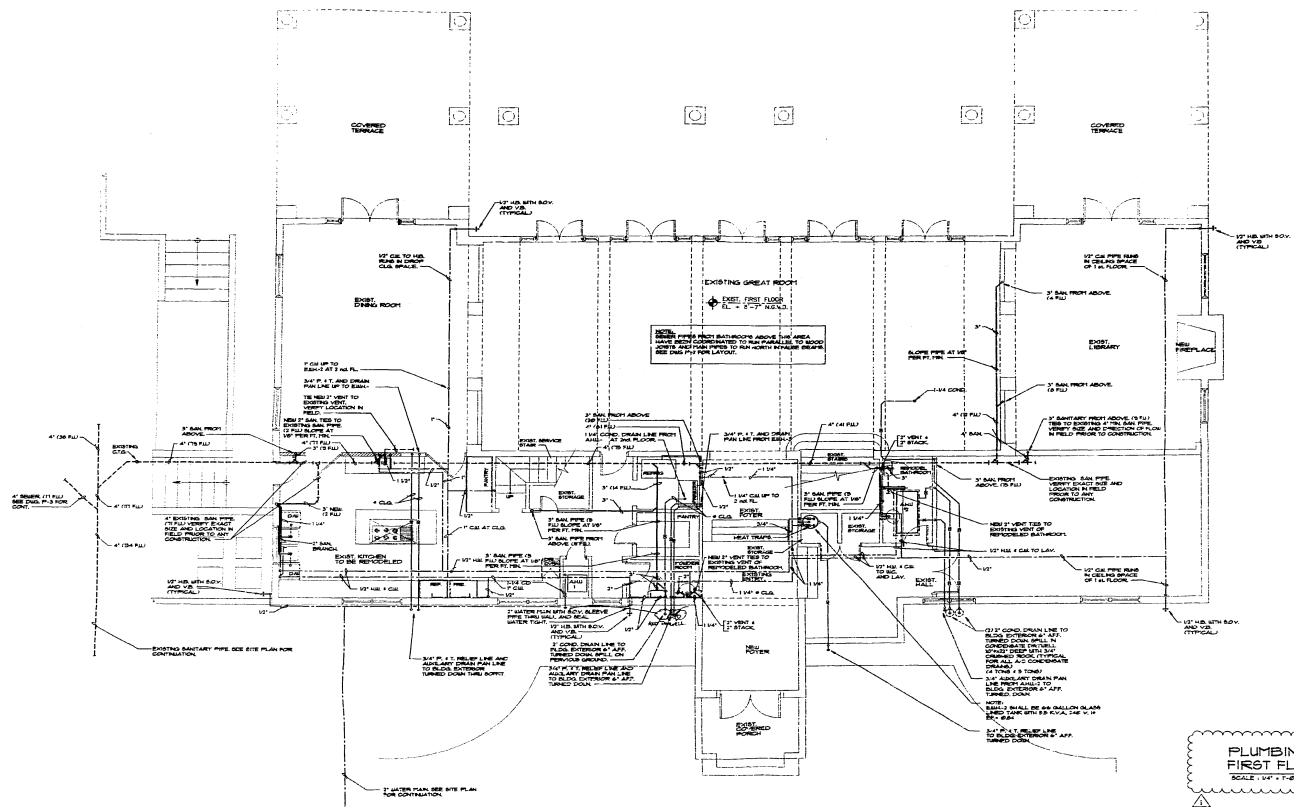
SHEET
SP-1
 OF 1

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA.

PROJECT NO. 234

ARCHITECTS
ROBERT WADE AND ASSOCIATES, P.A.
 PLANNERS
 500 MICHELL AVE. SUITE 200
 MIAMI, FLORIDA
 (305) 371-9832

BISCAYNE EAST



**PLUMBING
FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

COPY
FOR PERMIT BY
THE FOLLOWING:

DATE	BY
DESIGNED	BY
CHECKED	BY
PROJECT NO.	BY

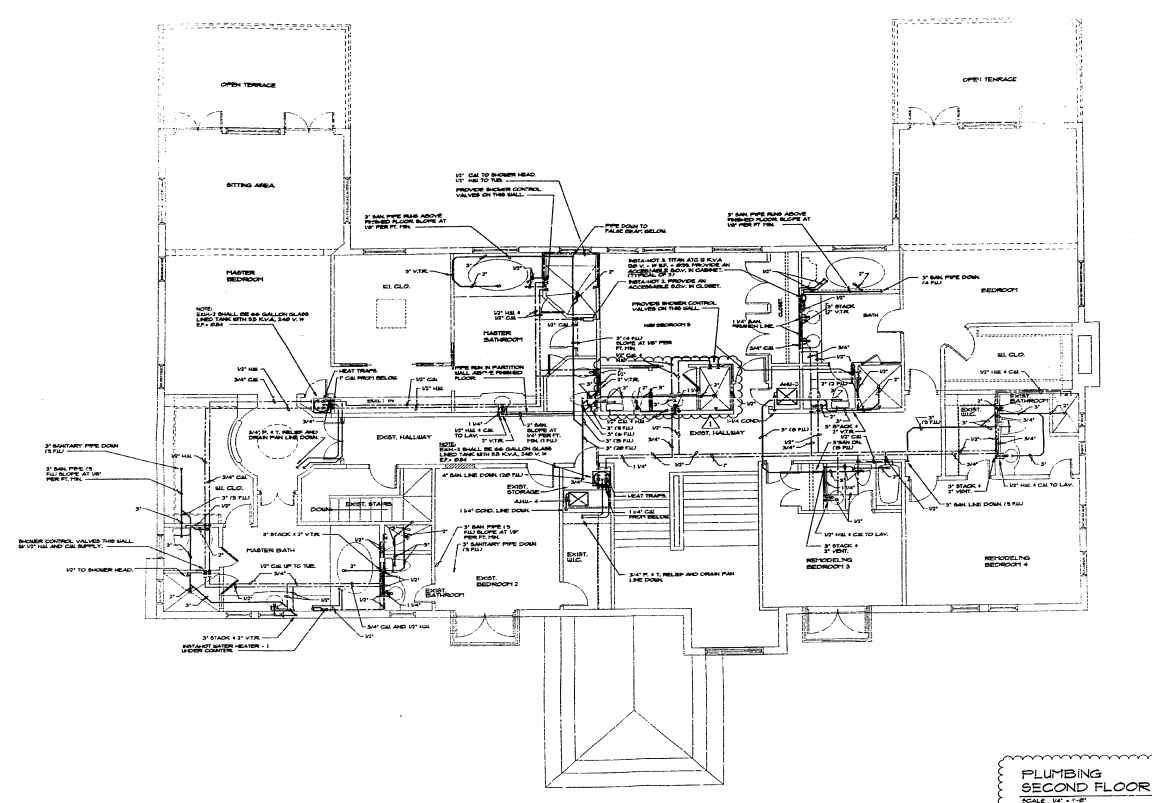
DATE	BY
DESIGNED	BY
CHECKED	BY
PROJECT NO.	BY

SHEET **P-1** OF 3

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
550 BRICKELL KEY DRIVE, OFFICE FLA. 06
MIAMI, FLORIDA 33131

**RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS**
FLORIDA
MIAMI BEACH

GUSTAVO SOLANO, P.E.
CONSULTING ENGINEER
REGISTRATION # 14933
4400 N.W. 75th Avenue, Miami, FL 33150
TEL: (305) 895-8151



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

REVISED: 11/11/11
BY: G.S.
CHECKED: G.S.
DATE: 11/11/11

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
5400 MICHELLE WAY SUITE 1000 PLEASANTON, FLORIDA 33066
MIAMI, FLORIDA 33133
(305) 571-2642
WWW.RWA-ARCHITECTS.COM

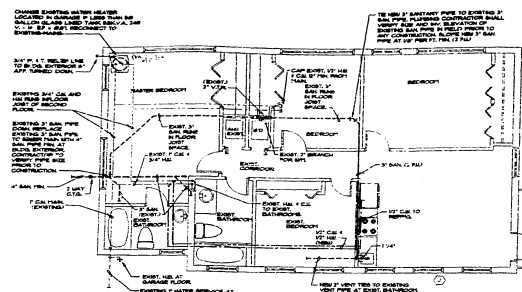
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

DATE	BY	CHKD	PROJECT NO.
11/11/11	G.S.	G.S.	11-11-11

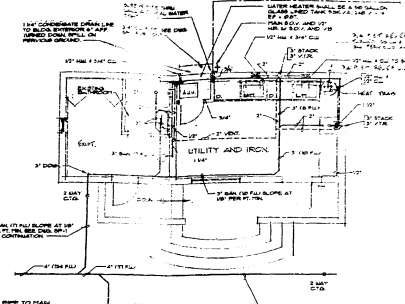
SHEET
P-2
OF 3

GUSTAVO SOLANO, P.E.
CONSULTING ENGINEER
FLORIDA REGISTRATION NO. 12489
1400 N.W. 74th COURT, MIAMI, FL 33156
TEL: (305) 451-8551

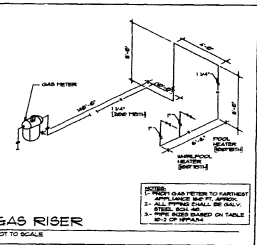
THIS PLAN IS THE PROPERTY OF ROBERT WADE AND ASSOCIATES, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROBERT WADE AND ASSOCIATES, P.A.



SECOND FLOOR PLAN - PLUMBING.
SCALE: 1/8" = 1'-0"



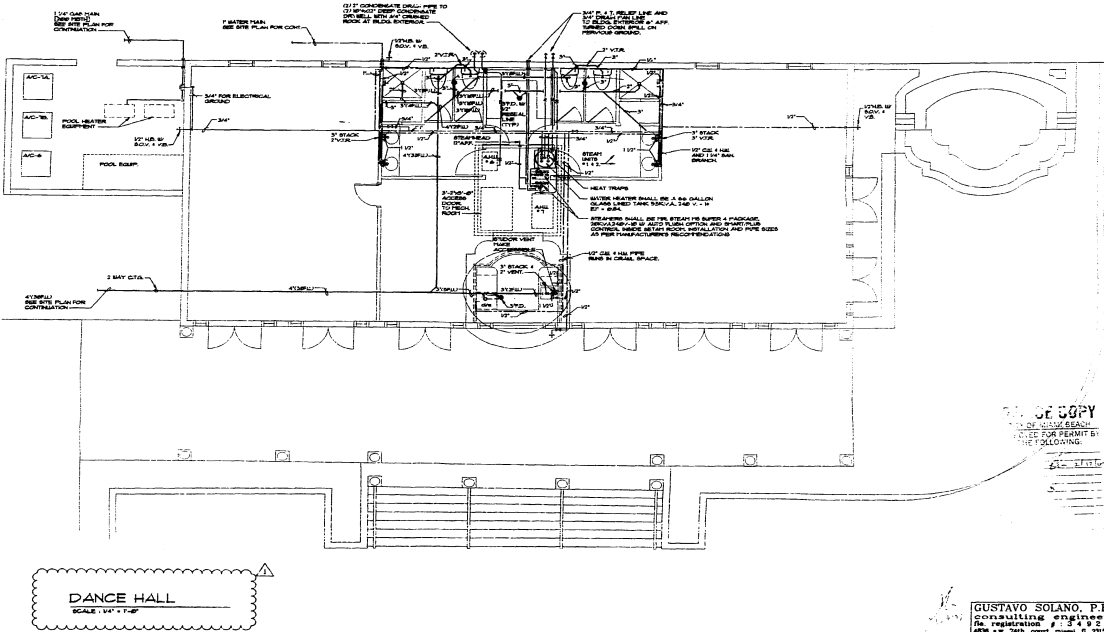
PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLUMBING SYMBOLS :

—	SOL. & WASTE	—	COND. CONDENSATE
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—	COND. CONDENSATE	—	COND. CONDENSATE
—	COND. CONDENSATE	—	COND. CONDENSATE
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—	COND. CONDENSATE	—	COND. CONDENSATE
—	COND. CONDENSATE	—	COND. CONDENSATE

- PLUMBING GENERAL NOTES :**
1. CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOL. AND WASTE PIPE.
 2. MINIMUM RISE OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE 1/4" FOR 2" AND SMALLER PIPES AND 1/8" FOR 2 1/2" AND LARGER.
 3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
 4. ALL UNDERGROUND DRINKING SHALL BE COPPER TYPE L, ALL OTHER WATER PIPE SHALL BE COPPER TYPE L.
 5. ALL PLUMBING WORK SHALL BE DONE TO THE SOUTH SIDE OF THE BUILDING AND ALL OTHER CODES BY EFFECT.
 6. PROVIDE 1/2" RIGID LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
 7. PROVIDE GATEWAY FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
 8. PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLY FEEDING FIXTURES.
 9. PROVIDE RISE RELIEF VENT LINE FROM RISE RELIEF VALVE AND RISE DRAIN TO BUILDING EXTERIOR AT MINOR GRADE TURNED DOWN (EACH SEWER) BUILDING CODE.
 10. ALL SOL. PIPES SHALL HAVE VACUUM BREAKERS AND SHUT OFF VALVE.
 11. INSTALL FLOOR DRAIN PER SEC. 4513-12 OF THE SOUTH FLORIDA BUILDING CODE.
 12. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER.
 13. PROVIDE CLEANOUTS EVERY 5 FT. INSIDE BUILDING.
 14. PROVIDE METALLIC DUCT AND VALVES ON WATER PIPING TO EACH GROUP OF FIXTURES.
 15. ALL SOL. WATER PIPING SHALL BE PVC SCHEDULE 40.



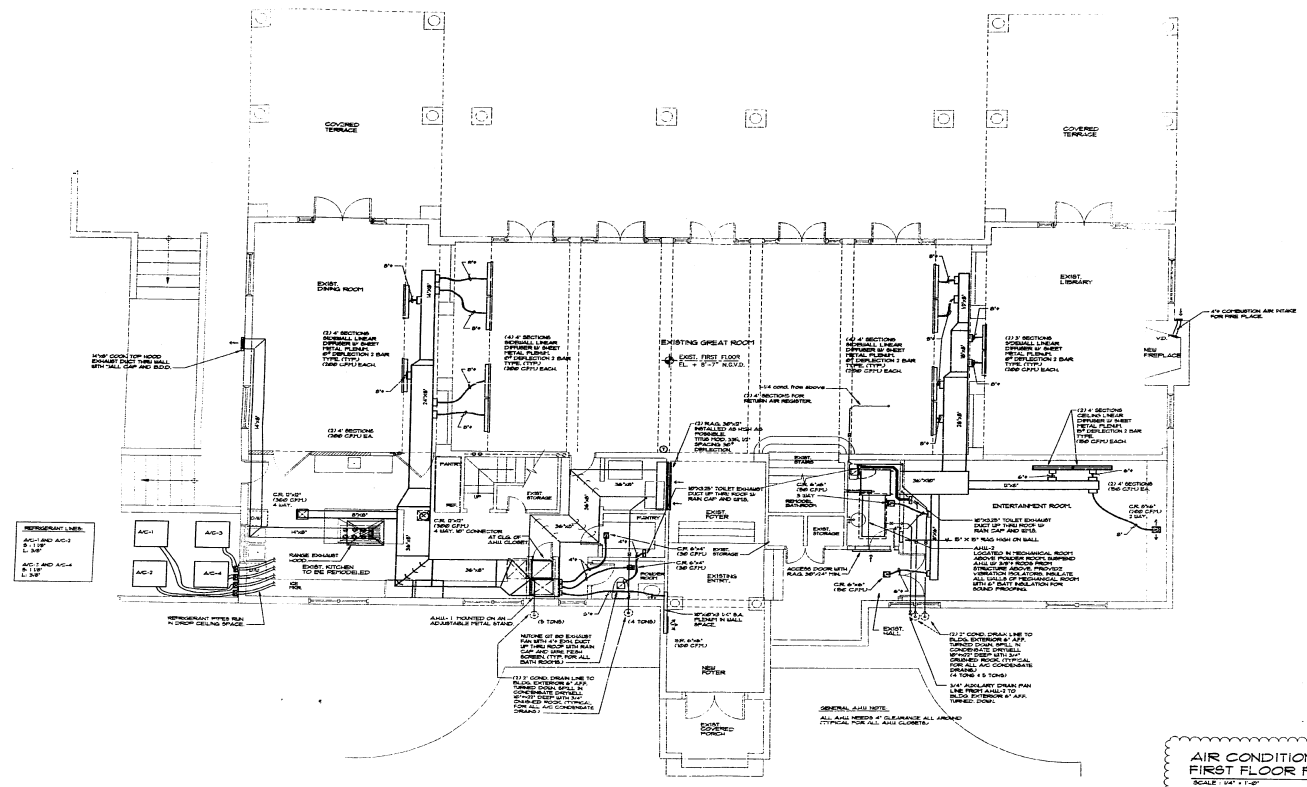
DANCE HALL
SCALE: 1/4" = 1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
 PLANNERS
 ARCHITECTS
 550 BRICKELL MET DRIVE, OFFICE FLAIDA DR.
 MIAMI, FLORIDA 33130-4000

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH,
 FLORIDA

SHEET P-3 OF 3	PROJECT NO. 238
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GUSTAVO SOLANO, P.E.
 Consulting Engineer
 550 BRICKELL MET DRIVE, OFFICE FLAIDA DR.
 MIAMI, FLORIDA 33130-4000
 TEL. (305) 566-6181



ALL LINEAL DIFFUSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.
 ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE L23 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.
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 4826 N.W. 76th Street, Miami, FL 33155
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ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 530 BRICKELL KEY DRIVE, OFFICE PLAZA 201
 MIAMI, FLORIDA 33132
 ACCOUNTS

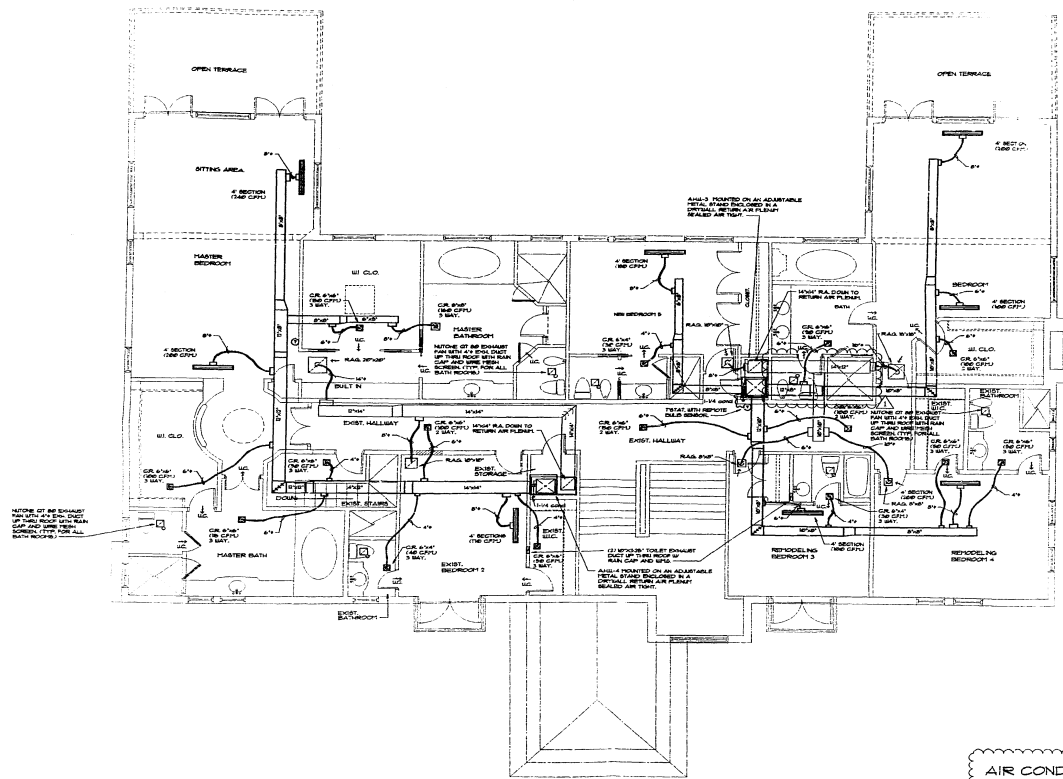
RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

DATE	BY	REVISION

PROJECT NO. 2001-0001

SHEET
 A/C-1
 OF 4

PHYSICAL COPY
 COVER FOR REVISIONS
 THE FOLLOWING



AIR CONDITIONING
SECOND 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 L23 OR 4 WAY
DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

NOT TO SCALE
NOT FOR CONSTRUCTION
NOT TO BE USED FOR RECORDS
THE FOLLOWING:

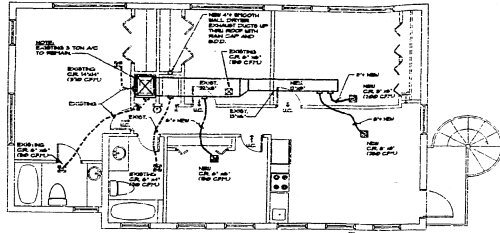
DATE	BY	REVISION

SHEET
A/C-2
OF 4

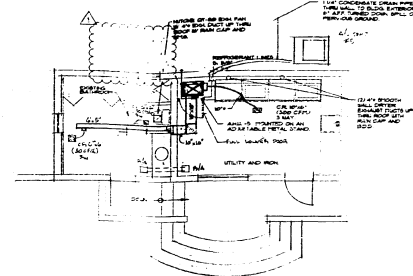
GUSTAVO SOLANO, P.E.
REGISTERED PROFESSIONAL ENGINEER
IN MECHANICAL ENGINEERING
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NO. 12487
EXPIRES 12/31/2010
P.O. BOX 10000
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1050 N.W. 35th
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MIAMI, FL 33150

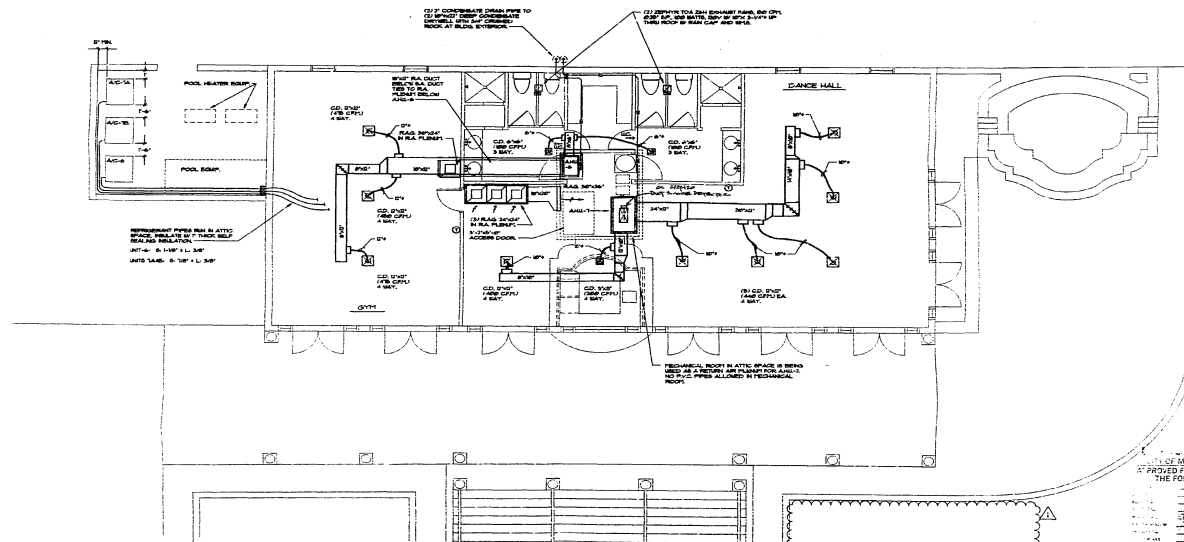
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH,
FLORIDA



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



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

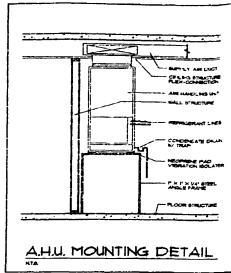


ALL LINEAL DIFFUSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.
ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE L23 OR 4 WAY
DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#76)

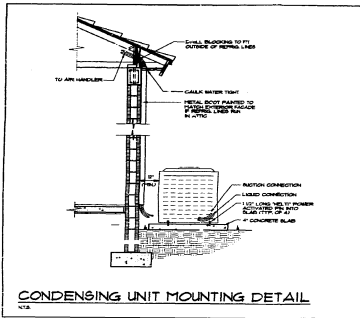
DEVELOPER:
CITY OF MIAMI BEACH
PROVIDED FOR PERMIT BY
THE FOLLOWING:

GUSTAVO SOLANO, P.E.
CONSULTING ENGINEER
186 N. WASHINGTON ST., SUITE 400
MIAMI, FLORIDA 33130
(305) 525-6151

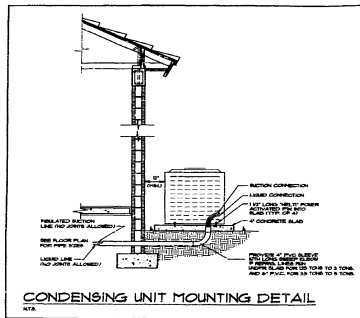
SHEET A/C-3 OF 4	PROJECT NO. 250-0000 CHECKED BY: DATE:	ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS 430 BRICKELL KEY DRIVE, OFFICE BUILDING 201 MIAMI, FLORIDA 33130 (305) 371-3832 ACCOUNT	RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA.
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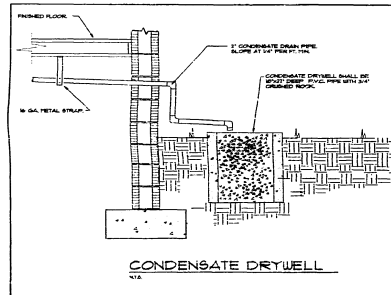
A.H.U. MOUNTING DETAIL
N/A



CONDENSING UNIT MOUNTING DETAIL
N/A



CONDENSING UNIT MOUNTING DETAIL
N/A



CONDENSATE DRYWELL
N/A

H.V.A.C. LEGEND :

NO	TRIMMER GRILL	NO	A/C-COOLED CONDENSING UNIT
NS	ROOF SHALE	NS	SPACE HEATER (SEE 10)
OS	CEILING SUPPLY DIFFUSER	OS	DUCT INSULATION
OR	CEILING RETURN REGISTER	OR	DUCT SHIELD RETURN
PS	RETURN AIR REGISTER	PS	RETURN AIR
PT	CHILLED AIR REGISTER	PT	SUPPLY AIR
PS	CHILLED AIR SHALE	PT	CHILLED AIR MOVIE
Q	CHILLED AIR	Q	REFRIG. LINE (SHEATH, BATHEN & ISOLATE)
Q	TRUNKLINE OF FRIG. GAS SHOLE	Q	ALTERNATE TRUNKLINE
Q	TRUNKLINE OF FRIG. GAS	Q	ALTERNATE TRUNKLINE
Q	TRUNKLINE OF FRIG. GAS	Q	TRUNKLINE
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Q	TRUNKLINE OF FRIG. GAS	Q	TRUNKLINE
Q	TRUNKLINE OF FRIG. GAS	Q	TRUNKLINE

H.V.A.C. GENERAL NOTES :

- USE SAME FLOORS IN ALL CASES, UNLESS OTHERWISE INDICATED IN DRAWINGS AND CONTRACTS IN ALL DRAWINGS.
- PROVIDE THE DIMENSIONS TO ALL DUCTS, MAIN TRUNKS, BRANCHES AND TRUNKS FOR ALL CASES AND FLOORS AS SHOWN IN DRAWINGS AND CONTRACTS. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
- ALL AIR DUCTS BY AN APPROVED MANUFACTURER AND INSULATE AGAINST LEAKAGE.
- INDICATE LOCATION OF CEILING DIFFUSERS, GRILLS, AND REGISTER IN THE FLOOR WITH ELECTRICAL, PLUMBING, AND ARCHITECTURAL ELEMENTS.
- THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES OF FLOOR AND INTERFERENCES.
- DIFFUSER LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
- CONDENSATE REMOVAL FROM ALL APPROPRIATE DEVICES THIS IS CONTRACTOR'S RESPONSIBILITY.
- CONDENSATE REMOVAL DETAILS SHALL BE TRUE AS FOLLOWS:
 - CONDENSATE REGISTER SHALL BE 2" DIA. WITH 1/2" DIA. DRAIN (P.A.R.) RETURN AIR GRILL MODEL 4-1/2" OF TYP.
 - ALL SLOPE AND RETURN DUCTWORK SHALL BE GRADES CORNING FIBERGLASS 75-100 MESH 2" DIA. DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FINE DETAIL.
 - ALL EXTERIOR AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONDENSATE AND INSULATED IN PROPORTION WITH DUCTS AND SMOKE CHIMNEYS.
 - ALL DUCTS IN BUILDING STRUCTURE FOR DUCTWORK TO BE 1" LARGER.
 - RETURN CONDENSATE DRAIN AS PER A/C DRAWINGS.
 - PROVIDE 1/2" THICK CONDENSATE DRAIN TRAYS WITH EACH A/C UNIT.
 - IN GENERAL, QUOTE DEVICES HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO SUBMIT THESE AS REQUIRED.
 - CONTRACTOR TO FURNISH SHOP DRAWINGS FOR OUTDOOR AIR DEVICES, INCLUDING 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.

AIR CONDITIONING SYSTEMS SCHEDULE

UNIT NO.	AIR HANDLING UNIT				AIR COOLED COND. UNIT				SYSTEM		
	E.S.P. IN. H ₂ O	H.P.	F.L.A.	MODEL	COMPRESSOR UNIT	TOTAL F.L.A. SIZE	MAX. MOD. CAP.	CONDENSATE (GPH)	ELEC. TYP.	REMARKS	
1	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
2	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
3	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
4	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
5	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
6	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
7	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
8	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
9	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	
10	0.0	1.0	1.0	1	200	20	20	100	400	1/2"	

NOTES:

- CONDENSATE DRAIN CONNECTION TO BE MADE TO THE CONDENSATE DRYWELL AND TO BE MADE TO THE DRYWELL.
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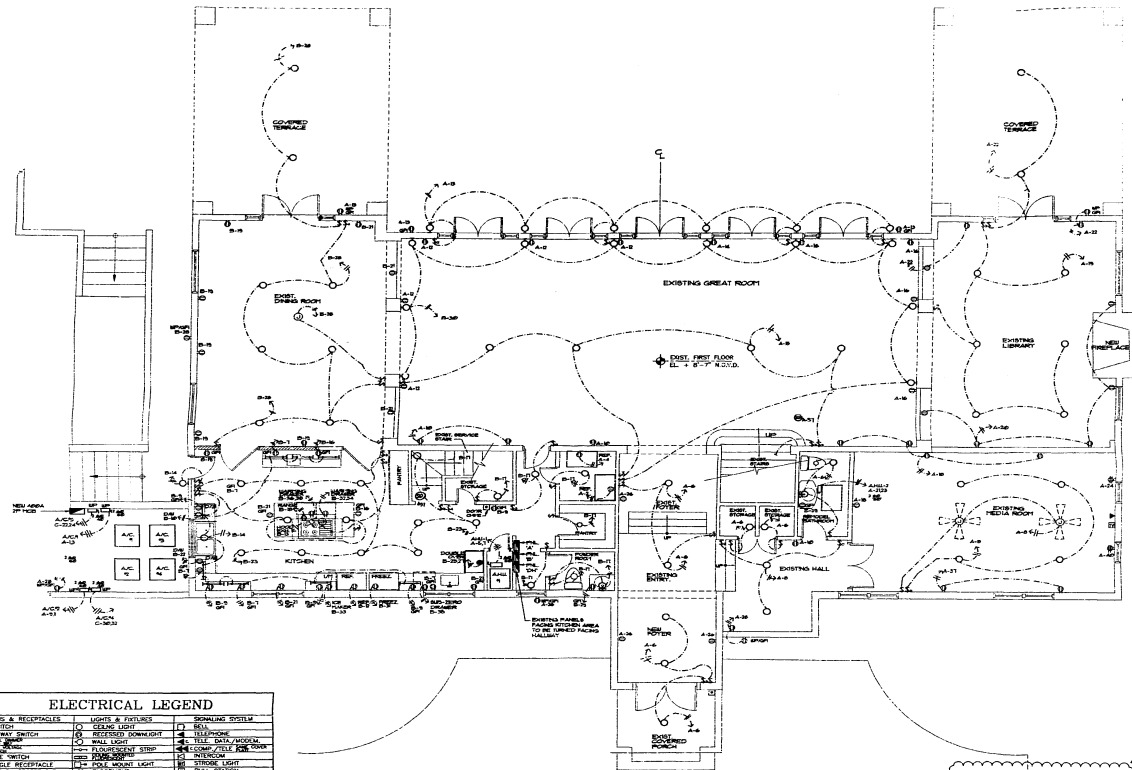
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ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

PROJECT NO. 5-8
SHEET NO. A/C-4 OF 4

GUSTAVO SOLANO, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLA. REGISTRATION # 13498
1111 S.W. 15TH AVENUE, SUITE 1100
MIAMI, FLORIDA 33135
TEL. (305) 665-6151



ELECTRICAL LEGEND

SWITCH & BREAKERS	LIGHTS & FIXTURES	COMMUNICATIONS
1. SWITCH	1. CEILING LIGHT	1. TELEPHONE
2. 2-POLAR	2. RECESSED DOWNROCK	2. TELE. DATA POINT
3. 3-POLAR	3. WALL LIGHT	3. TELE. DATA POINT
4. 4-POLAR	4. RECESSED DOWNROCK	4. TELE. DATA POINT
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91. 91-POLAR	91. RECESSED DOWNROCK	91. TELE. DATA POINT
92. 92-POLAR	92. RECESSED DOWNROCK	92. TELE. DATA POINT
93. 93-POLAR	93. RECESSED DOWNROCK	93. TELE. DATA POINT
94. 94-POLAR	94. RECESSED DOWNROCK	94. TELE. DATA POINT
95. 95-POLAR	95. RECESSED DOWNROCK	95. TELE. DATA POINT
96. 96-POLAR	96. RECESSED DOWNROCK	96. TELE. DATA POINT
97. 97-POLAR	97. RECESSED DOWNROCK	97. TELE. DATA POINT
98. 98-POLAR	98. RECESSED DOWNROCK	98. TELE. DATA POINT
99. 99-POLAR	99. RECESSED DOWNROCK	99. TELE. DATA POINT
100. 100-POLAR	100. RECESSED DOWNROCK	100. TELE. DATA POINT

**ELECTRICAL
FIRST FLOOR PLAN**

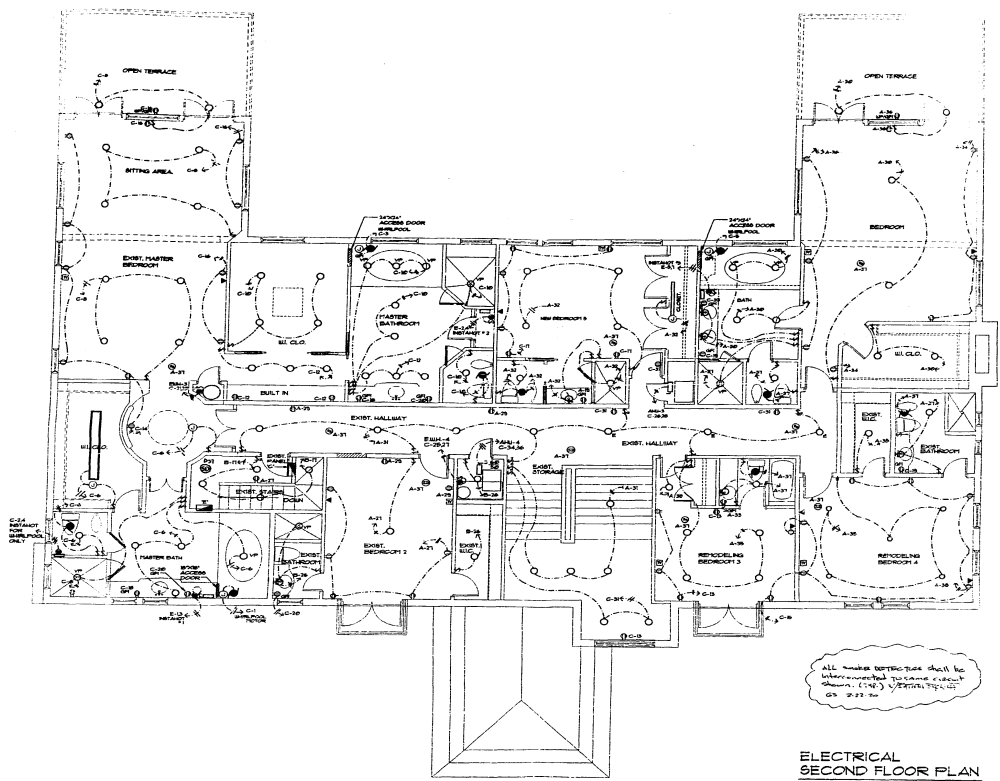
THIS IS A COPY
OF THE ORIGINAL
DRAWING FOR THE FOLLOWING:

DATE	BY	CHECKED	PROJECT NO.

GUSTAVO SOLANO, P.E.
Consulting Engineer
Registration # 13492
2500 N.W. 74th Court, Miami, FL 33150
Tel. (305) 895-8131

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
1000 BICKELL KEY DRIVE, OFFICE PLAZA 200
MIAMI, FLORIDA 33132
(305) 371-2832

**RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS**
MIAMI BEACH, FLORIDA.



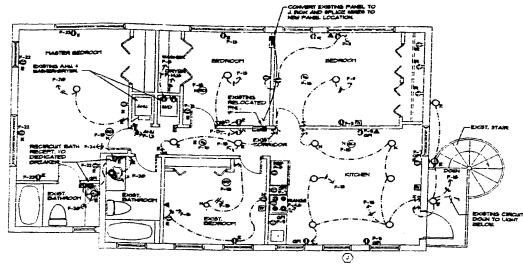
ALL NUMBER NOTATIONS SHOWN ON
 INTERFERING SYSTEMS SHALL
 SHOW (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

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

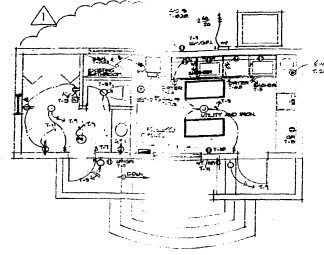
TRUE COPY
 OF PLAN BEING
 SUBMITTED FOR PERMIT BY
 THE FOLLOWING:

GUSTAVO SOLANO, P.E.
 Consulting Engineer
 Registration # 13492
 1828 N.W. 75th Court, Miami, FL 33150
 (305) 885-8151

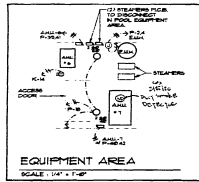
SHEET E-2 OF 5	RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA.	ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS 530 BRICKELL AVE SUITE 2000 OFFICE PLAZA 200 MIAMI, FLORIDA 33130 (305) 371-1832 FAX (305) 371-1832
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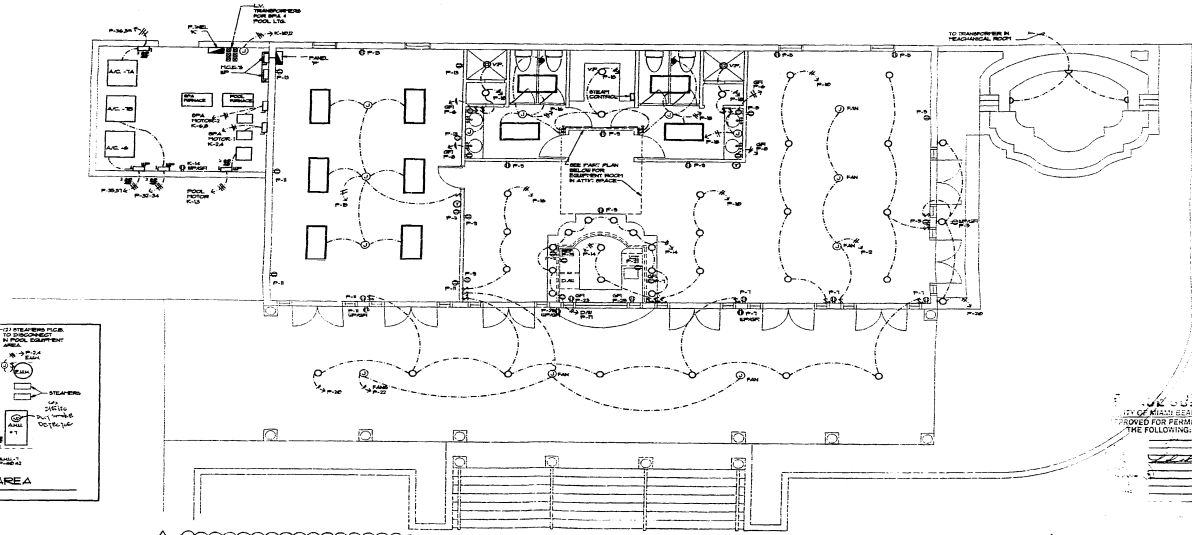
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

NOTED: SEE PERMITTING OFFICE FOR PERMIT INFORMATION.
DATE: 10/15/03
BY: G.S.

GUSTAVO SOLANO, P.E.
consulting engineer
FL registration # 13449
400 N.W. 7th Ave., Suite 800
Miami, FL 33136
Tel: (305) 895-8123

DATE	BY
ISSUED	AS
REVISED	AS
CHECKED	AS
PROJECT NO.	AS

SHEET
E-3
OF 5

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH,
FLORIDA.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
350 BRICKELL KEY DRIVE, OFFICE PLAZA 200
MIAMI, FLORIDA 33130-2002
PHONE 371-3002
FAX 371-3003

REVISIONS: ALL REVISIONS TO BE MADE BY THE ENGINEER.

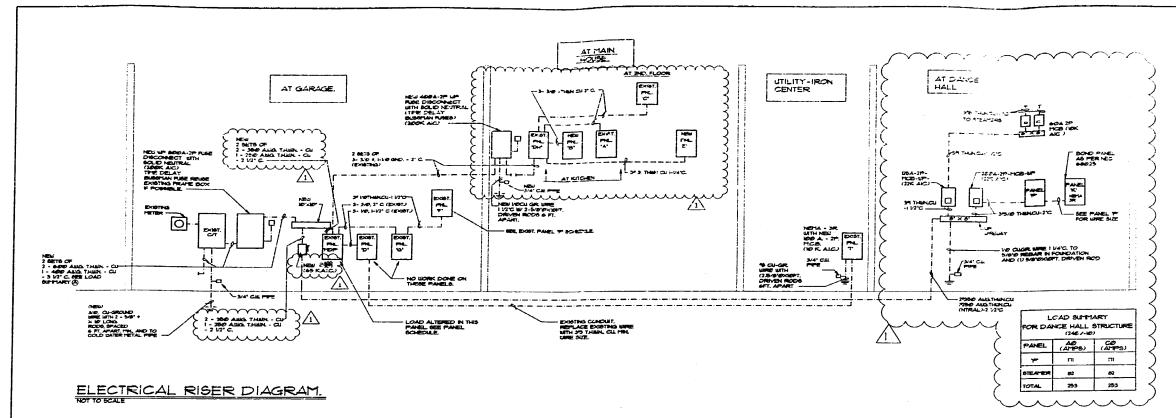
Three electrical load schedule tables labeled 'PANEL 12-1', 'PANEL 12-2', and 'PANEL 12-3'. Each table lists equipment, demand factors, and calculations for various loads. The bottom table includes a 'TOTAL' row.

Three electrical load schedule tables labeled 'PANEL 13-1', 'PANEL 13-2', and 'PANEL 13-3'. Each table lists equipment, demand factors, and calculations for various loads. The bottom table includes a 'TOTAL' row.

Three electrical load schedule tables labeled 'PANEL 14-1', 'PANEL 14-2', and 'PANEL 14-3'. Each table lists equipment, demand factors, and calculations for various loads. The bottom table includes a 'TOTAL' row.

GUSTAVO SOLANO, P.E. Consulting Engineer. License # 10,044,923. MBR # 793, exp. 06/30/18, B 3345 E.L.U., 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.

ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS 1300 20TH ST. MIAMI, FLORIDA 33134. DOMINION INDUSTRIAL HOLDINGS FLORIDA. MIAMI BEACH. SHEET E-4 OF 5.



ELECTRICAL LEGEND		
SWITCHES & RECEPTACLES	✓	SYMBOLS SYSTEM
1. LIGHT SWITCH	(S)	RECESSIBLE DOWNLIGHT
2. WALL SWITCH	(W)	RECESSIBLE DOWNLIGHT
3. CEILING SWITCH	(C)	RECESSIBLE DOWNLIGHT
4. RECEPTACLE	(R)	RECESSIBLE DOWNLIGHT
5. RECEPTACLE	(R)	RECESSIBLE DOWNLIGHT
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48. RECEPTACLE	(R)	RECESSIBLE DOWNLIGHT
49. RECEPTACLE	(R)	RECESSIBLE DOWNLIGHT
50. RECEPTACLE	(R)	RECESSIBLE DOWNLIGHT

ELECTRICAL LOAD SUMMARY (A)
(CONT. PREVIOUS)

A. GENERAL LIGHTING	10,000 WATTS
B. RECEPTACLES	10,000 WATTS
C. HEATING	10,000 WATTS
D. COOLING	10,000 WATTS
E. POWER	10,000 WATTS
F. OTHER	10,000 WATTS
TOTAL	60,000 WATTS

ELECTRICAL LOAD SUMMARY (B)
(CONT. PREVIOUS)

A. GENERAL LIGHTING	10,000 WATTS
B. RECEPTACLES	10,000 WATTS
C. HEATING	10,000 WATTS
D. COOLING	10,000 WATTS
E. POWER	10,000 WATTS
F. OTHER	10,000 WATTS
TOTAL	60,000 WATTS

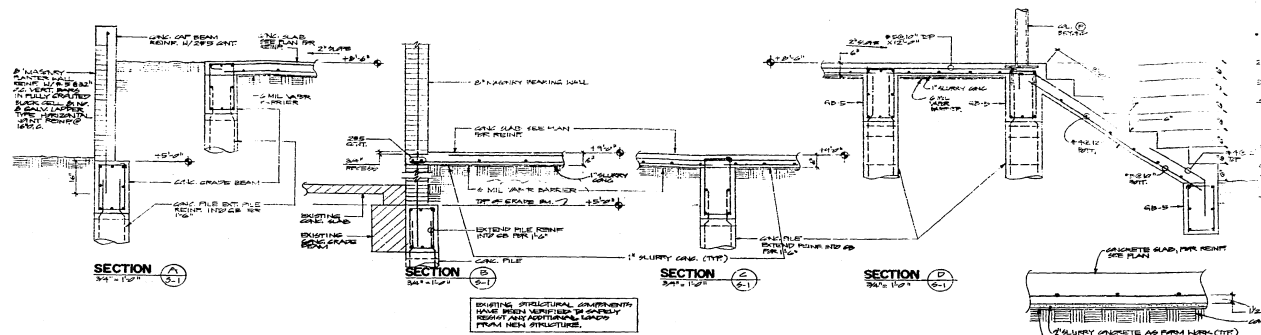
- ELECTRICAL GENERAL NOTES:**
- DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT AND CONDUIT WITH OWNER'S REPRESENTATIVE.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
 - MINIMUM WIRE SIZE SHALL BE # 14 AWG. EXCLUDING CONTROL WIRING.
 - UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE COPPER WITH THE INSULATION.
 - CONDUIT SHALL BE PROTECTED UNDER IN DRY LOCATIONS, CAST ALLOY WITH THREADED RIBS IN WET OR ON DAMP LOCATIONS AND SPECIAL ENFORCEMENT FOR OTHER LOCATIONS.
 - DISCONNECT SWITCHES SHALL BE MARKED "NEARLY 257", GROUND-MARKED, GROUND-BREAKING SHALL BE AS PROVIDED BY MANUFACTURER WITH THE DISCONNECT SWITCH.
 - UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE MARKED WITH MANUFACTURER'S NAME IN EACH FOOT END.
 - THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL DEVICES FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROGRESS WORKING ORDER.
 - ELECTRICAL SYSTEM SHALL BE COMPLETELY GROUNDED AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
 - ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR OR A FIRST-CLASS JOURNEYMEN WORKER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY OWNER'S REPRESENTATIVE.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND APPROPRIATE FREE FROM DEFECTS ON A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE.
 - CONNECTIONS OF ANY DEVICES SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPAIRS TO ANY DEVICES WHICH MAY BE DAMAGED DURING THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED PREVIOUSLY.
 - ALL REQUIRED INSULATION SHALL BE PROVIDED FOR PROTECTION AGAINST ELECTRICAL SHOCK AND PROTECTIVE COVERING OF WORK.
 - CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
 - THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
 - FURNISH AND INSTALL PERSONNEL SWITCHES AND WORK FOR USE CONTINUING THROUGH THE MANUFACTURER'S SEQUENCE-INITIATED CONTROLS BY ELECTRICAL CONTRACTOR.
 - ALL RACEWAYS UNLESS OTHERWISE NOTED SHALL BE A MINIMUM OF 3/4" CONDUIT.
 - ALL CIRCUIT BREAKERS TWO OR THREE POLE TO BE DOWNHUNG TRIP AND TEST HANDLE OR TRIGGER SHALL BE ACCEPTED.
 - ALL RISES, UNLESS NOTED ON DRAWING, SHALL BE CURRENT LIMITED FUSES SHALL BE RATED FOR 90% LOAD.
 - WORK IS NOT AN APPROVED WIRING METHOD (NOT ACCEPTABLE).

ROBERT WADE AND ASSOCIATES, P. A.
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ARCHITECTS
100 S.W. 26th Street, Suite 1200
MIAMI, FLORIDA 33135
(305) 371-8822

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

NO.	DATE	REVISIONS

GUSTAVO SOLANO, P.E.
ELECTRICAL ENGINEER
REG. REGISTRATION # 73493
FOR AN TEST STATE, MIAMI, FLORIDA
Tel.: (305) 665-6151



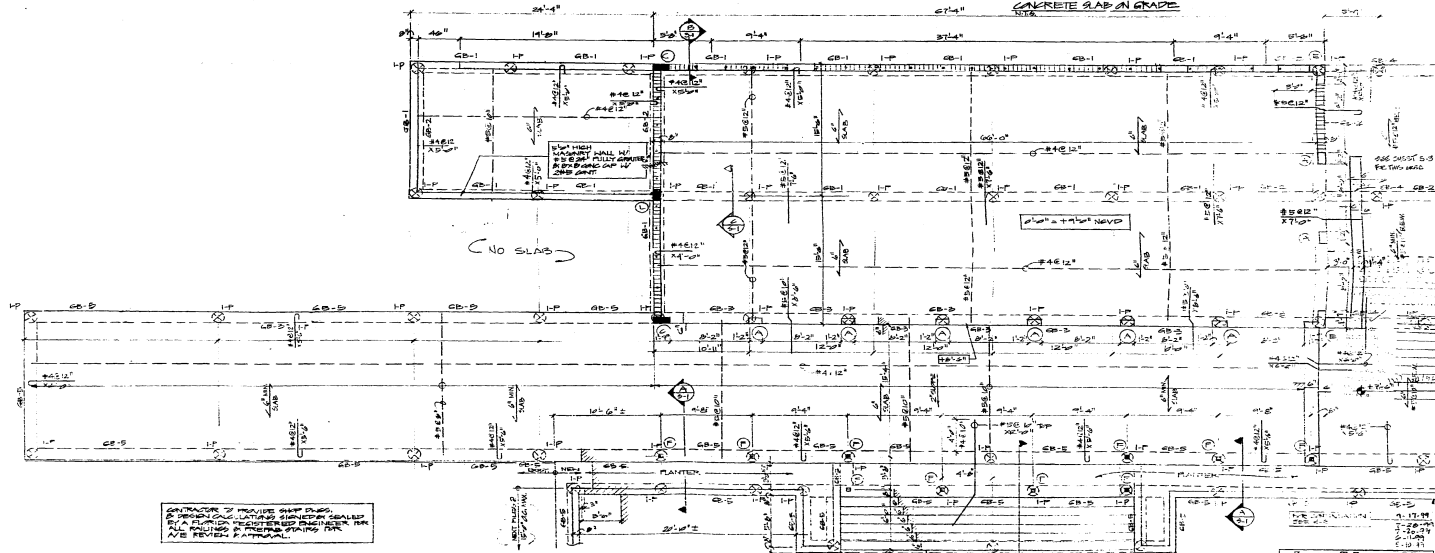
SECTION A
3/4" = 1'-0"

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

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

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

EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED TO CARRY ALL ADDED LOADS FROM NEW STRUCTURE.



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

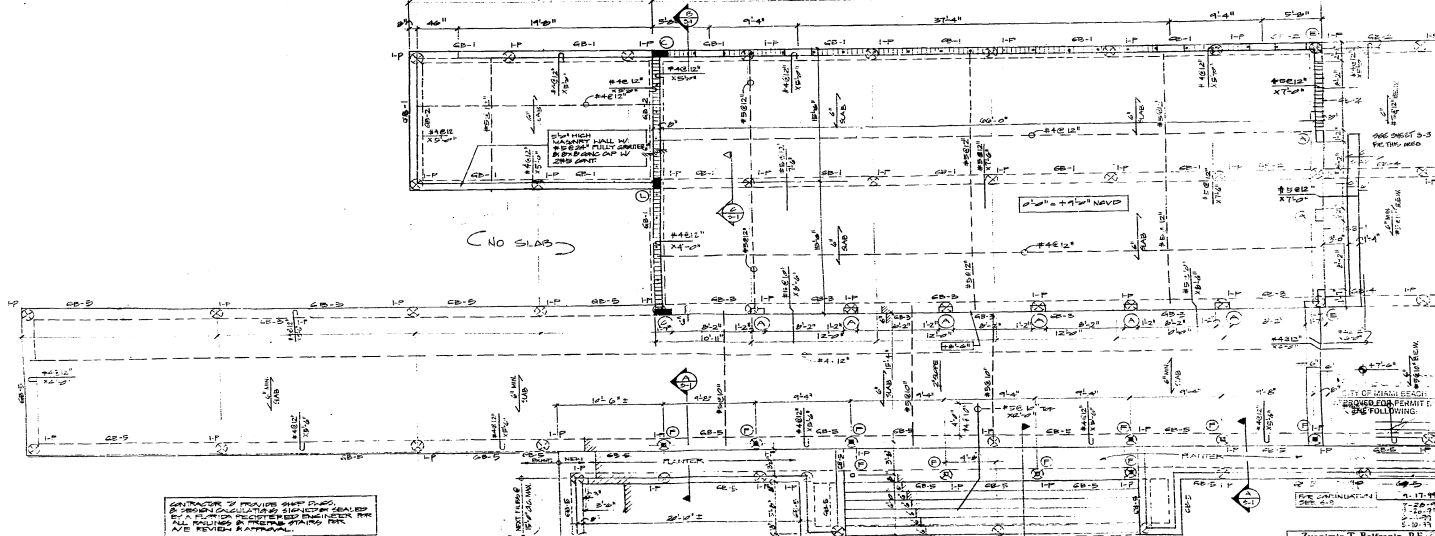
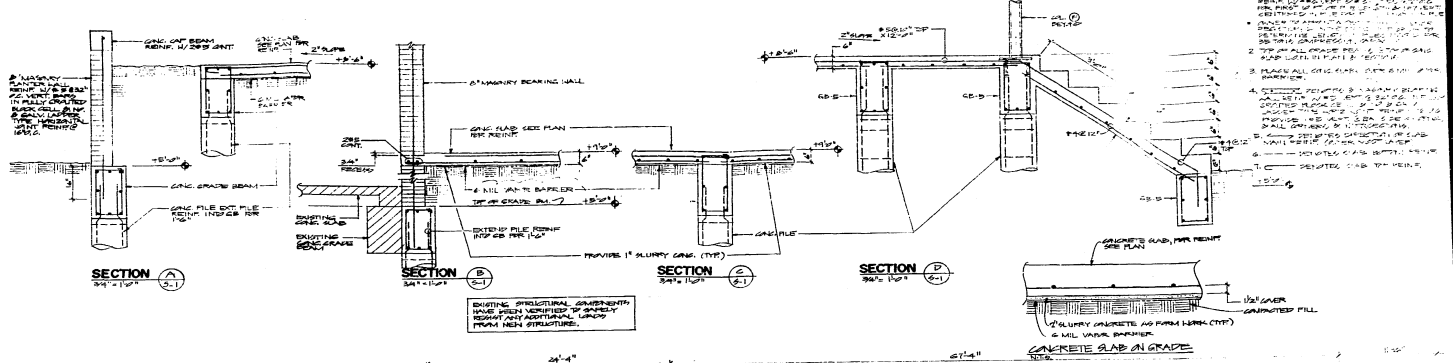
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ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

REVISION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

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

Zvonimir T. Beltrami, P.E.
Civil/Structural Engineer
Professional Seal



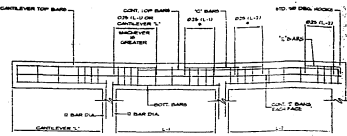
FOUNDATION & GROUND FLOOR FRAMING PLAN

- PROPOSED SLAB NOTES:**
1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
 2. ALL CONCRETE SHALL BE CAST IN PLACE.
 3. ALL CONCRETE SHALL BE CURED PROPERLY.
 4. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH SURFACE.
 5. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE.
 6. ALL CONCRETE SHALL BE REPAIRED AS NECESSARY.
 7. ALL CONCRETE SHALL BE CLEANED UP.
 8. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE.
 9. ALL CONCRETE SHALL BE REPAIRED AS NECESSARY.
 10. ALL CONCRETE SHALL BE CLEANED UP.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

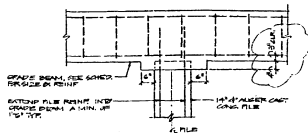
Zvonimir T. Beltrami, P.E.
 DATE: 1-11-11
 SHEET: 1 OF 1



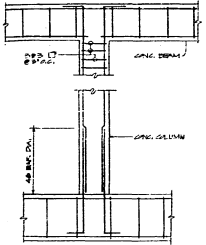
- 1. WHERE NECESSARY, CONCRETE BEAMS SHALL BE REINFORCED IN BOTH DIRECTIONS BY 1# BAR.
- 2. MINIMUM DEVELOPMENT LENGTH SHALL BE AS SHOWN ON THE STRUCTURE DRAWINGS, BUT AT LEAST 12" FOR OVERHANG BEAMS AND 18" FOR BEAMS WITH TOP REINFORCEMENT.
- 3. TOP REINFORCEMENT SHALL BE PROVIDED FOR ALL BEAMS AT ALL SUPPORTS.
- 4. 10% OF THE POSITIVE REINFORCEMENT SHALL BE DEVELOPED UP AND INTO THE ADJACENT SPAN.
- 5. 10% OF THE POSITIVE REINFORCEMENT SHALL BE DEVELOPED UP AND INTO THE ADJACENT SPAN.

BEAM STEEL PLACEMENT DIAGRAM

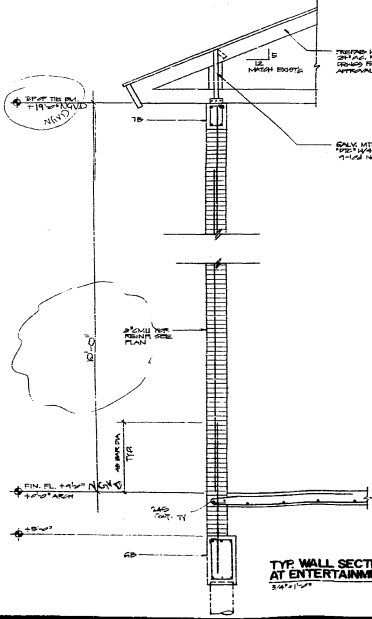
MARK	TOP ELEV.	WIDE X H	REINFORCEMENT				REMARKS			
			T	B	S	F	BAR	SIZE	BAR	SIZE
CB-1	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
CB-2	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
CB-3	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
CB-4	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
CB-5	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
CB-6	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
B-1	14' 2 1/2"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	
B-2	8' 4"	20 1/2" X 24"	2 #4	1 #4	1 #4	1 #4	2 #4	1 #4	1 #4	
TB	8' 4"	20 1/2" X 24"	2 #4	1 #4	1 #4	1 #4	2 #4	1 #4	1 #4	EA. END BAR @ 24"
TB-1	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
TB-2	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-1	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-2	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-3	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-4	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-5	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-6	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"
RB-7	12' 12"	28 1/2" X 36"	3 #6	1 #6	1 #6	1 #6	3 #4	1 #4	1 #4	EA. END BAR @ 24"



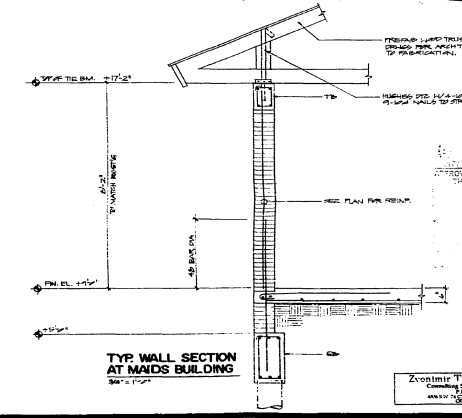
TYPICAL GRADE BEAM TO PILE CONN.



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL



TYP. WALL SECTION AT ENTERTAINMENT BLDG.

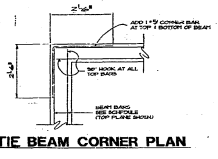
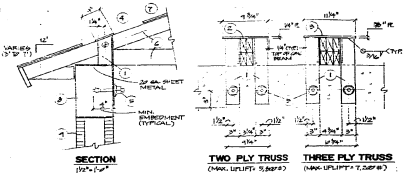
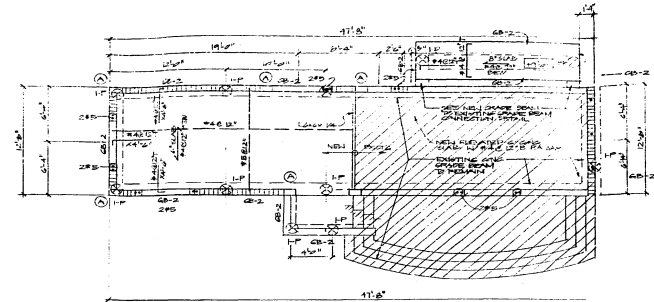
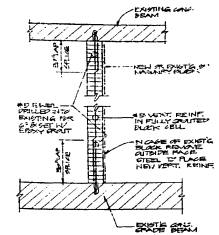
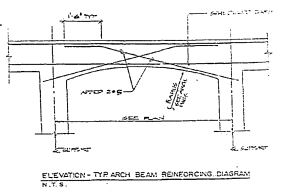


TYP. WALL SECTION AT MAIDS BUILDING

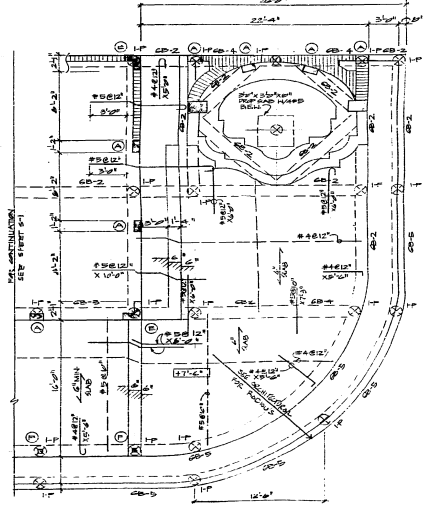
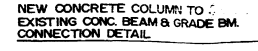
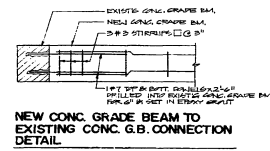
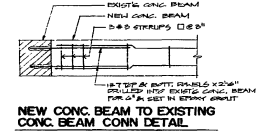
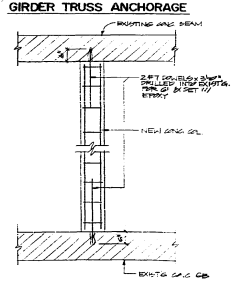
GENERAL STRUCTURAL NOTES

- General
 - A. The Contractor shall check all dimensions on the structural drawings and verify same on the ground. Approximate details with the approval of the structural engineer, unless otherwise noted, shall be subject to the approval of the structural engineer.
 - B. The Contractor shall be responsible for showing and tracing to ensure satisfactory construction of the work. All construction shall conform to the South Florida Building Code.
- Concrete
 - A. All cast-in-place concrete shall have a minimum compressive strength of 3,000 p.s.i. (21.0 MPa).
 - B. Concrete shall conform to requirements of ACI 308 (cast-in-place) and ACI 309 (concrete test beds).
- Reinforcing Steel
 - A. Reinforcing steel shall be tested and placed in accordance with ACI 318 (see notes).
 - B. Reinforcing steel shall be placed in accordance with ASTM A615 grades 60 and 65.
 - C. All rebar shall be bent and lap spliced in accordance with ASTM A185.
 - D. Reinforcing steel shall be placed with standard clearances during placement of concrete.
 - E. All bottom bars shall have 6# minimum over supports.
- Minimum Concrete Over Reinforcing

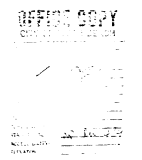
Item	Minimum Clear Cover (in.)
A. Concrete against and permanently exposed to earth and weather (bottom bars)	3
B. Concrete exposed to earth or weather (side bars)	2
C. Not in contact with ground (top bars)	1 1/2
D. Slabs in contact with ground (bottom bars)	3/4
E. Slabs in contact with ground (top bars)	1 1/2
F. Slabs on grade over vapor barrier	1 1/2
- Masonry
 - A. Hollow concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90. Reinforcing steel shall be placed in accordance with ACI 318.
 - B. All mortar shall comply with the property and proportion specifications of ASTM C 270. Mortar shall be placed in accordance with the specifications of ASTM C 270. For interior walls above grade and not supporting loads the mortar shall be type M, S, or H. For exterior walls above grade and not supporting loads the mortar shall be type M, S, or H.
 - C. Whenever anchor bolts are to be set in masonry, two coats of the setting location shall be first set in concrete.
 - D. Grout for masonry units shall conform to ASTM C 476 and shall attain a compressive strength of 3,000 p.s.i. at 28 days.
 - E. Prior strength of masonry units shall be minimum of 7,000 p.s.i.
 - F. Maximum pour lift for masonry units and grout pour height shall be 4'-0".
 - G. Slump = 1".
- Structural Steel
 - A. Structural steel work shall comply with AISC specifications for the design, fabrication and erection of buildings. As it applies to the removal of steel connections, steel masonry.
 - B. Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, A 570, A 588, A 595, A 598, A 599, A 599M, A 601, A 601M, A 603, A 603M, A 605, A 605M, A 606, A 606M, A 608, A 608M, A 609, A 609M, A 610, A 610M, A 611, A 611M, A 612, A 612M, A 613, A 613M, A 615, A 615M, A 617, A 617M, A 618, A 618M, A 621, A 621M, A 624, A 624M, A 626, A 626M, A 630, A 630M, A 633, A 633M, A 635, A 635M, A 637, A 637M, A 639, A 639M, A 641, A 641M, A 645, A 645M, A 647, A 647M, A 650, A 650M, A 653, A 653M, A 655, A 655M, A 657, A 657M, A 659, A 659M, A 661, A 661M, A 663, A 663M, A 665, A 665M, A 667, A 667M, A 670, A 670M, A 673, A 673M, A 675, A 675M, A 677, A 677M, A 679, A 679M, A 681, A 681M, A 683, A 683M, A 685, A 685M, A 687, A 687M, A 689, A 689M, A 691, A 691M, A 693, A 693M, A 695, A 695M, A 697, A 697M, A 699, A 699M, A 702, A 702M, A 705, A 705M, A 707, A 707M, A 709, A 709M, A 711, A 711M, A 713, A 713M, A 715, A 715M, A 717, A 717M, A 719, A 719M, A 721, A 721M, A 723, A 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SCHEDULE	
MARK	DESCRIPTION
1	CONCRETE GRADE BEAM TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
2	CONCRETE GRADE BEAM TO EXIST'G CONC. BEAM CONNECTION DETAIL
3	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
4	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
5	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
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19	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
20	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
21	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
22	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
23	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
24	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
25	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
26	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
27	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
28	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
29	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL
30	NEW CONCRETE COLUMN TO EXIST'G CONC. BEAM & GRADE BEAM CONNECTION DETAIL



The following shop drawings are not part of this permit.
 All other shop drawings under separate permit for:
 - Steel Deck
 - Steel Joist
 - Steel Truss
 - Steel Column
 - Steel Beam
 - Steel Plate
 - Steel Bolt
 - Steel Nut
 - Steel Washer
 - Steel Angle
 - Steel Channel
 - Steel I-Beam
 - Steel Pipe
 - Steel Tube
 - Steel Rod
 - Steel Wire
 - Steel Mesh
 - Steel Fabric
 - Steel Formwork
 - Steel Scaffolding
 - Steel Shoring
 - Steel Bracing
 - Steel Diaphragm
 - Steel Stiffener
 - Steel Reinforcement
 - Steel Embedment
 - Steel Anchorage
 - Steel Connection
 - Steel Detail
 - Steel Fabrication
 - Steel Erection
 - Steel Inspection
 - Steel Maintenance
 - Steel Repair
 - Steel Replacement
 - Steel Removal
 - Steel Salvage
 - Steel Storage
 - Steel Transportation
 - Steel Unloading
 - Steel Warehousing



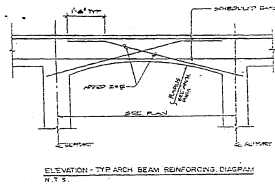
DATE: 8-12-07
 11-11-08
 1-25-09
 2-16-09
 5-21-09

Zvonimir T. Belfrain, P.E.
 Consulting Engineer
 1111 S.W. 15th Ave., Suite 100
 Miami, FL 33135
 Phone: 305-375-1111
 Fax: 305-375-1112
 Email: zbelfrain@zbelfrain.com

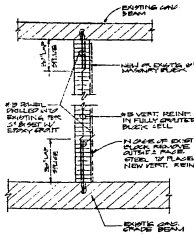
RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

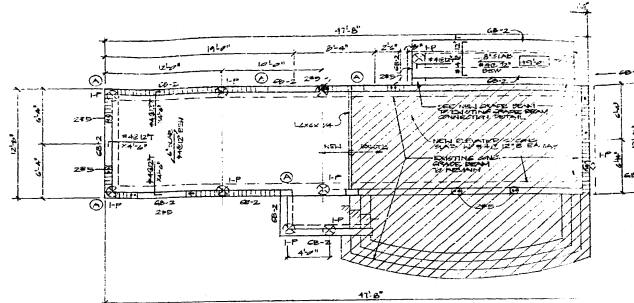
090211



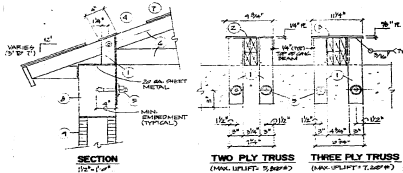
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



NEW FILLED CELL TO EXISTING
CONNECTION DETAIL
N.T.S.

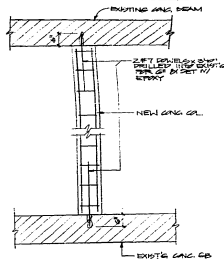


MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4\"/>



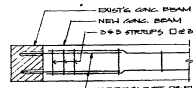
SCHEDULE	
MARK	DESCRIPTION
1	2\"/>
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3	4\"/>
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7	8\"/>
8	9\"/>
9	10\"/>
10	11\"/>

GIRDER TRUSS ANCHORAGE

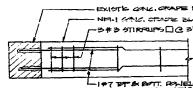


NEW CONCRETE COLUMN TO
EXISTING CONC. BEAM & GRADE BM.
CONNECTION DETAIL

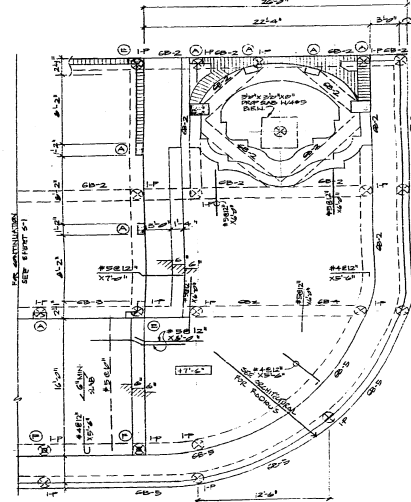
TIE BEAM CORNER PLAN



NEW CONC. BEAM TO EXISTING
CONC. BEAM CORN DETAIL



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



PARTIAL FOUNDATION & GROUND FLOOR FRAMING PLAN
1/4\"/>

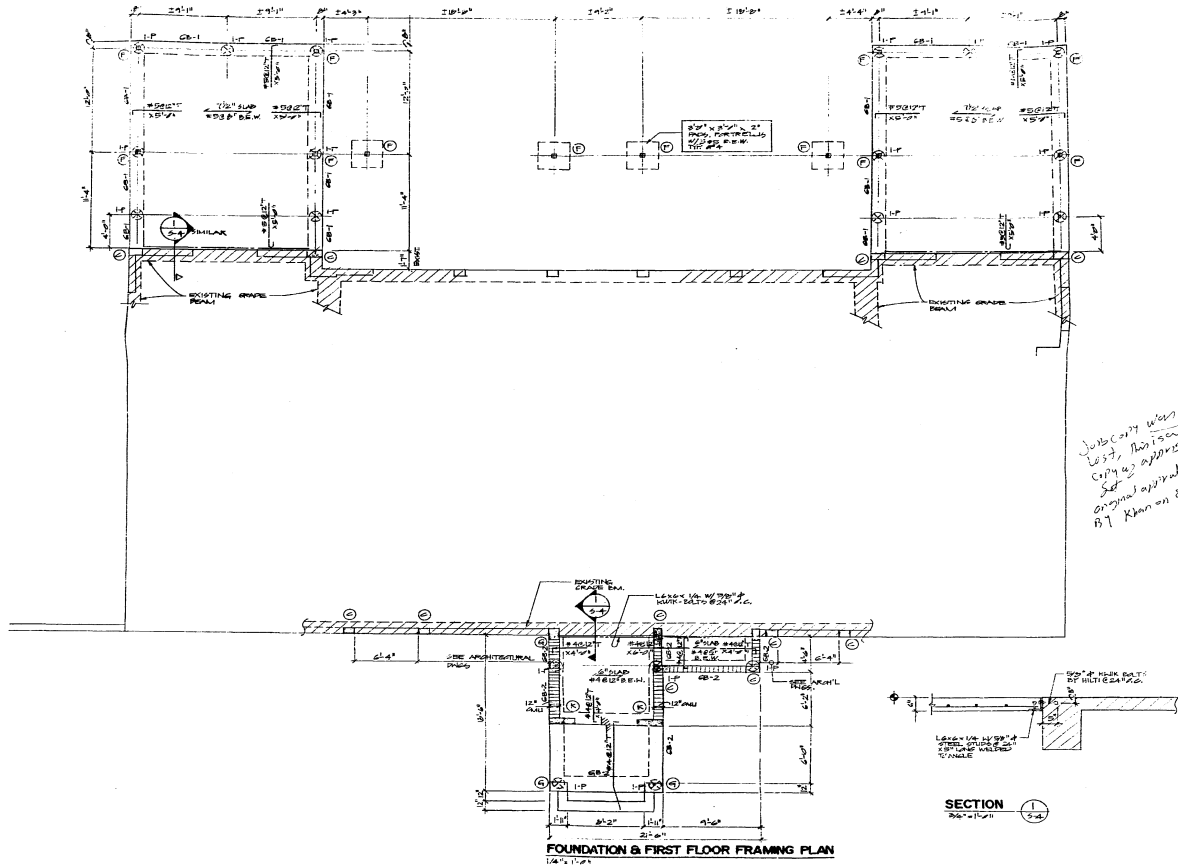
DATE: 4-11-88
 REVISIONS:
 1. 4-11-88
 2. 4-11-88
 3. 5-10-88

Zvonimir T. Beiframm, P.E.
 Consulting Structural Engineer
 1001 N.W. 10th Street, Suite 100
 Fort Lauderdale, Florida 33304

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

REVISION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

DATE: 4-11-88
 REVISIONS:
 1. 4-11-88
 2. 4-11-88
 3. 5-10-88



*Job copy was
lost. Revision
copy as shown
original approval
BT Khan on 8/14/11*

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

NAME	
DATE	
TYPE	
APPROVED FOR PERMIT BY	
DATE	
TYPE	
APPROVED FOR PERMIT BY	
DATE	
TYPE	

The following shop drawings are not part of this permit:
Shop drawings under separate permit for:
Steel Deck
Steel Joists
Steel Joist Girders
Steel Joist Trusses
Steel Joist Beams
Steel Joist Columns
Steel Joist Bracing

The following shop drawings are not part of this permit:
Shop drawings under separate permit for:
Steel Deck
Steel Joists
Steel Joist Girders
Steel Joist Trusses
Steel Joist Beams
Steel Joist Columns
Steel Joist Bracing

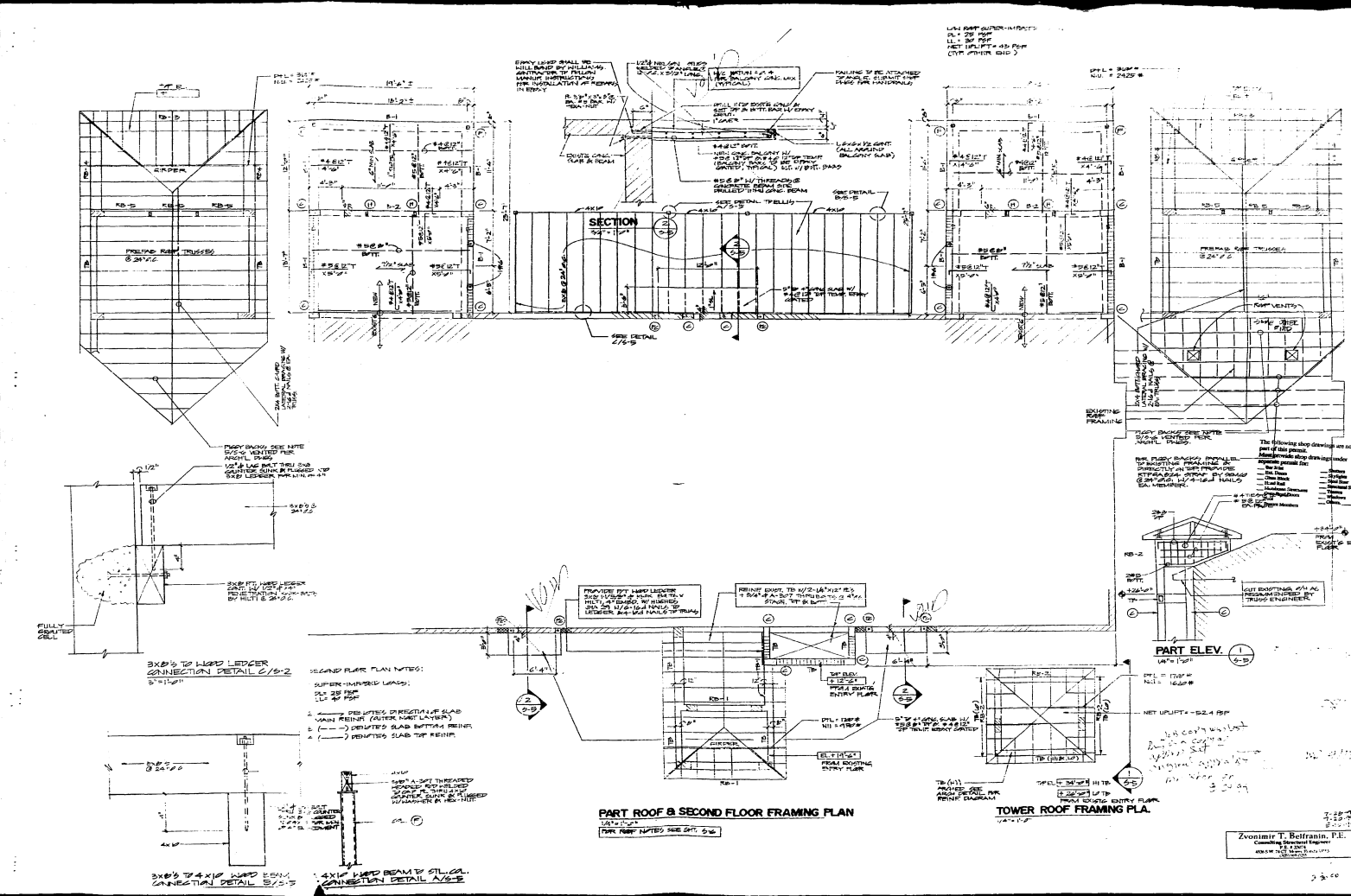
Zvonimir T. Beltrami, P.E.
Consulting Structural Engineer
1000 N.W. 10th Street, Suite 1100
Miami, FL 33136
Tel: 305-371-1100
Fax: 305-371-1101
www.ztbeltrami.com

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
34134 AVENUE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

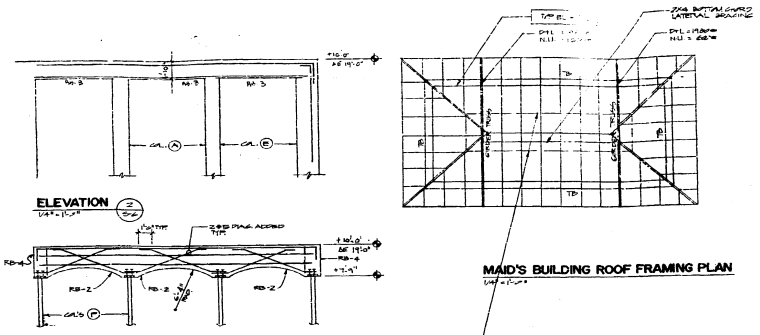


ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS
 DOMINION INDUSTRIAL HOLDINGS - FLORIDA
 MIAMI BEACH

Zvonimir T. Beltramin, P.E.
 Consulting Structural Engineer
 1100 S.W. 15th Ave.
 Suite 200
 Miami, FL 33135
 305-371-1111

DATE: 5-5-09
 SHEET: S-5 OF 5

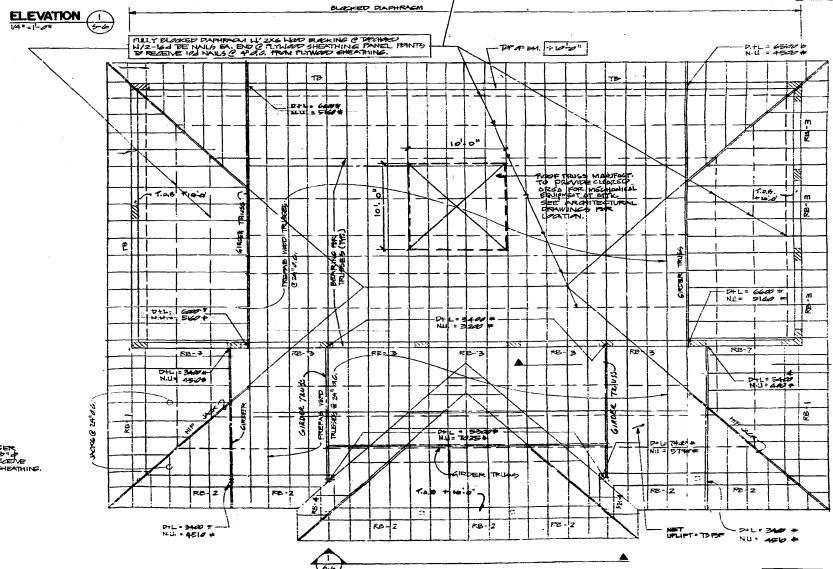
0000/22/00



ELEVATION
DATE 12-12-77

MAID'S BUILDING ROOF FRAMING PLAN
DATE 12-12-77

The following shop drawings are not part of this permit.
 Main provides shop drawings under separate contract for:
 - Steel Deck
 - Steel Joists
 - Steel Trusses
 - Steel Purlins
 - Steel Diaphragms
 - Steel Bracing
 - Steel Connections
 - Steel Erection
 - Steel Painting



ENTERTAINMENT BUILDING ROOF FRAMING PLAN
DATE 12-12-77

ROOF PLAN NOTES:

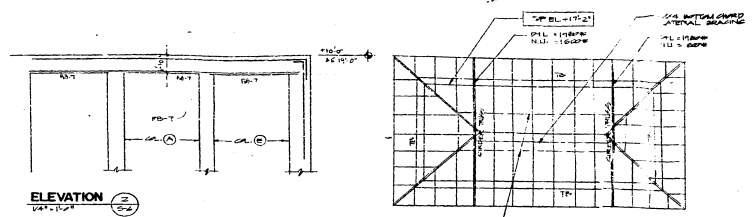
1. CORNER WELDED JOINTS SHALL BE WELDED TO PER (APPROX) 1/4" DIA.
2. PER ALL DIMENSIONS INDICATED TO PER (APPROX) 1/4" DIA.
3. PER ALL DIMENSIONS INDICATED TO PER (APPROX) 1/4" DIA.
4. PER ALL DIMENSIONS INDICATED TO PER (APPROX) 1/4" DIA.
5. PER ALL DIMENSIONS INDICATED TO PER (APPROX) 1/4" DIA.

1. CORNER WELDED JOINTS SHALL BE WELDED TO PER (APPROX) 1/4" DIA. TO FOLLOW THE WELDED TO PER (APPROX) 1/4" DIA. TO FOLLOW THE WELDED TO PER (APPROX) 1/4" DIA. TO FOLLOW THE WELDED TO PER (APPROX) 1/4" DIA.

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

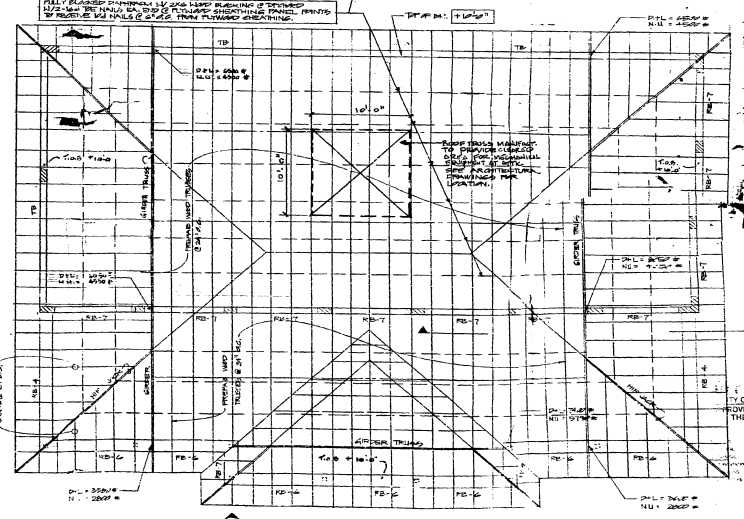
DATE 12-12-77
 BY Zvonimir T. Beltramini
 PROJECT NO. 77-001
 SHEET NO. 3-6



ELEVATION
1/4" = 1'-0"

ELEVATION
1/4" = 1'-0"

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



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

ROOF PLAN NOTES:

1. SUPER STRUCTURE LOADS SHALL BE PER AISC 1.3.1.1
2. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1
3. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1
4. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1
5. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1
6. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1
7. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1

1. PER CONNECTION OF TRUSSES AND BEAMS TO WALLS SHALL BE PER AISC 1.3.1.1.1

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

1/4" = 1'-0"

DATE: 5-6-83
SHEET: 5-6

Zvonimir T. Beltramini, P.E.
Professional Engineer

Handwritten text on a piece of paper, including the number **B0002634** and several lines of scribbled-out text.

B0002634

~~B0002634~~

~~B0002634~~

10/21



LASON
12000 N. 12 STREET MIAMI FLORIDA 33126
305 477 9149 • 800 247 4791 • FAX 305 477 7326

**PREVIOUS
DOCUMENT**

**IS
a photocopy in poor
condition**



PG 017

017 PG

ADDEDDUM

HEAD RAIL DETAIL
SCALE 1/2" = 1'-0"

HANDRAIL DETAIL
SCALE 1/2" = 1'-0"

SECTION / HAND RAIL DETAIL
SCALE 1/2" = 1'-0"

HEAD RAIL SHALL BE 6" DIA. (MAX) TO 3/4" DIA. (MIN) & MUST BE FINISHED & SPUN. HANDRAIL SHALL BE 4" DIA. (MAX) & SHALL COMPLY WITH AIAA 2.20.1. PROVIDE SHOP DRAWINGS FOR APPROVAL & CONSTRUCTION APPROVALS. DRAWING ORIGINAL TO BE KEPT.

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

NAME	
ADDRESS	
CITY	
STATE	
DATE	
SIGNATURE	
TITLE	

ROBERT WADE & ASSOCIATES
ARCHITECTS URBAN PLANNERS
MIAMI FLORIDA

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 84 PALM AVENUE FLORIDA

FEB 23 1988

CITY OF MIAMI BEACH
Building Department
1700 Government Center East Tower
Miami Beach, Florida 33139
Impressions (305) 673-7375 Office (305) 673-7368

New/Amend/Remodel **04-17-2000**

Activity Numbers **80002624**

Date	APPROVED	Issued To
No. Address	29 PALM AVENUE	Applied
Permit	RENOVATION	Address
Value	\$300,000	Contract
Appl. No.	000262412	Contract No.
Project Name	RENOVATION OF EXISTING BUILDING	Contractor
Contractor	ROBERT WADE & ASSOCIATES	Contractor License No.

RENOVATION OF EXISTING BUILDING OR HOME AND ACCESSORY STRUCTURE - 1
29 PALM AVENUE, MIAMI BEACH, FLORIDA 33139

DETAIL LIST

Item	Quantity	Unit	Rate	Total
Permit Fee	1	Each	\$100.00	\$100.00
Plan Check Fee	1	Each	\$50.00	\$50.00
Inspection Fee	1	Each	\$50.00	\$50.00
Final Inspection Fee	1	Each	\$50.00	\$50.00
Administrative Fee	1	Each	\$50.00	\$50.00
Other Fees	0		\$0.00	\$0.00
Total				\$300.00

PAID
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

National Fire Protection Association
NFPA

October 26, 1988

Mr. Robert C. Wade, A.S.A.
Robert Wade & Associates, P.A.
570 Brickell Key Drive, 47th Floor, Miami, FL 33131

Sending via fax to: 305-763-6542

Dear Mr. Wade:

This refers to your October 23, 1988 favorable report regarding a clarification of paragraph 21.1.1 of the 1997 Florida Building Code. The Florida Building Code, Chapter 21.1.1, requires that the minimum depth of a handrail be 2 inches. The Florida Building Code, Chapter 21.1.2, requires that the minimum depth of a handrail be 2 inches. The Florida Building Code, Chapter 21.1.3, requires that the minimum depth of a handrail be 2 inches.

Paragraph 21.1.1 directs that for use in 2-2.2 for steel requirements.

- Paragraph 21.1.2 has been amended to require that rails be made with a minimum clear length of 2 ft, and a minimum depth of 2 inches. However, Exception No. 1 to 21.1.2, applicable to new steel handrails, permits the handrail to be reduced to 1 1/2 in. and permits the handrail to be reduced to 1 1/2 in.
- The new code requires that the minimum depth of a handrail be 2 inches.
- Paragraph 21.1.3 requires that the minimum depth of a handrail be 2 inches.

Sincerely,
Bill Cole, P.E.
Executive Vice President
NFPA 4137

041988

City of Miami Beach
Building & Zoning Department
RE: 24 Palm Ave., Apt # 2403 (0000000000)

As per your comments dated 1/22/88, they have been referred as follows:

1. Provide calc. for RB-1 - Not attached calculation sheet.
2. Verify elevation of top of 2x beams (19 in. x 19 in.) above the height of the raft - Not done.
3. Check all RB-1's for beam stability - Provide Calc. for RB-1 - Not attached sheet. There are no RB-1's on existing approved plans.
4. All walls for existing columns to be removed, provide for wall. Use will not affect structural integrity of the structure - Existing column is supported, column is not structural.

DIVISION INDUSTRIAL

ENGINEER T. BELFRANN, P.E.
1000 N. BAY ST.
APT. 2403 MIAMI BEACH, FL 33137
PHONE 864-8400

Project: 2403 T & D
3.3 Dia. 17' O.C.

SPWD = 18' 0"

SMA. 7218 W/FTR = 2.35'
D = 05' 0" FIP
L = 00' 0" FIP

WALL = $1.41 \times 17 + 30 = 86 \text{ PSF}$
 $\times 4.5 = 387 \text{ PSF}$

DR. $(24 \times 36) \times 12 \times 1.4 = 378 \text{ P}$
 $\div 2 = 189 \text{ PSF}$

MR = $\frac{1}{2} \times .762 \times 17^2 = 22.0 \text{ PSF}$

MR = 22.0 PSF

B² RB-1'S = 0.2912'

B² 14x14'S = 3.45 = 2.40 + 0.85 + 0.20

SMA & APPROXIMATE BY (MEMORANDUM) 1/28/88

ENGINEER T. BELFRANN, P.E.
1000 N. BAY ST.
APT. 2403 MIAMI BEACH, FL 33137
PHONE 864-8400

AS APPROVED BY INSPECTOR
DATE FOR ALL: 02/02/88
ISSUANCE: 01/15
DRAWING BY: T.B.

FOUNDATION IS COMPOSED OF 14 GAL. CONC. SIKER CAST PILES WITH A BELT BUNK OF 12" 25' CONCRETE GRADE BEAMS.

DESIGN LOADS:
ROOF:
D.L. = 25 PSF
L.L. = 20 PSF (PERMITS 2ND FLOOR)
G/FLOOR:
D.L. = 25 PSF
L.L. = 60 PSF (PERMITS 10000' AREA)

LATERAL LOADS:
DEEP. 60' 0" FIP
110 MPH WIND VELOCITY
17.0
RIS = 41 PSF
SES = 45 PSF

D18 = 1.15
S25 = 1.15

* WINDWARD WALL W/ CP = 0.8
COEFFICIENT OF INTERNAL PRESSURE OF 0.25
PIS = 411 (30.0) = 410.20 = 27.90 PSF
PIS = 28.10 PSF

* LEeward WALL W/ CP = -0.5
PIS = 411 (30.0) = 410.20 = -33.80 PSF
PIS = -28.10 PSF

91280

ZVONKORO T. BELFRAMIN P.E.
 4800 SW 17TH COURT
 CAWLETT BLVD. SUITE 100
 MIAMI, FL 33155
 (305) 655-8877

JOB NO. 001570
 SHEET NO. 10
 DATE OF ISSUE: 11/20/00
 DRAWN BY: JTB
 CHECKED BY: JTB

REINFORCED ROOF W/ CP = 0.75
 P15 = 412.1 (50) 1.32 = 415.32 = 415.8 PSF
 P25 = 48.8 PSF

NET UPLIFT = 41.8 PSF (15)
 41.8 PSF (15)

OPEN STRUCTURES W/ CP = 1.50
 P15 = 412.1 (50) 1.50 = 73.0 PSF
 P25 = 79.8 PSF

NET UPLIFT = 48.8 PSF (15)
 48.8 PSF (15)

DAN CONDEM - CONSULTING ENGINEERS AND DESIGNERS
 1101 N.W. 15TH AVENUE, SUITE 200
 MIAMI, FL 33136
 (305) 575-1515

Z.T. BELFRAMIN CONSULTING ENGINEERS
 1101 N.W. 15TH AVENUE, SUITE 200
 MIAMI, FL 33136
 (305) 575-1515

*Design of concrete
 grade beams*

Unit: Metric
 Date: 3/27/2000 Time: 19:05h

PROJECT: DOMESTIC GRADED FLOOR ONE WAY SLAB DESIGN

WOOD TRIM/SHIMS MAY LAST MOVED
 TO 100 MM FROM FACE TOES

TYPE: IMP. TOOL. BULL. (C. FT. DIM. IN. FT.)
 1.5' x 9' 8" CONCRETE SLAB

"DIMENSION DATA"

EM	SPAN	R	D	DEPTH	SPREAD	WLD
1	10.0	0.0	0.0	0.0	0.0	0
2	10.0	0.0	0.0	0.0	0.0	0
3	10.0	0.0	0.0	0.0	0.0	0

"MAJ. LOADS"

EM TYPE	LOAD	START	LOAD	WIDTH
2	DL	0	10.0	1.0
2	LL	0	10.0	1.0
2	LL	0	10.0	1.0
2	LL	0	10.0	1.0
2	LL	0	10.0	1.0

"EFFECTIVE COVER"

EM TYPE	D	LOC.
2	0.0	0

"EFFECTIVE COVER"

EM TYPE	LOC.
2	0

"MOMENT ENVELOPE & SHEARS @ 1000 MM INT."

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

BEM NO. 1

EM	TYPE	LOC.	START	END	ASST	UN. REIN. DZ.	EM. PRIN. DL	EM. ASHT
1	0	0	0	10.0	0	0	0	0
2	0	0	0	10.0	0	0	0	0
3	0	0	0	10.0	0	0	0	0
4	0	0	0	10.0	0	0	0	0
5	0	0	0	10.0	0	0	0	0
6	0	0	0	10.0	0	0	0	0
7	0	0	0	10.0	0	0	0	0
8	0	0	0	10.0	0	0	0	0
9	0	0	0	10.0	0	0	0	0
10	0	0	0	10.0	0	0	0	0

BEM NO. 2

EM	TYPE	LOC.	START	END	ASST	UN. REIN. DZ.	EM. PRIN. DL	EM. ASHT
1	0	0	0	10.0	0	0	0	0
2	0	0	0	10.0	0	0	0	0
3	0	0	0	10.0	0	0	0	0
4	0	0	0	10.0	0	0	0	0
5	0	0	0	10.0	0	0	0	0
6	0	0	0	10.0	0	0	0	0
7	0	0	0	10.0	0	0	0	0
8	0	0	0	10.0	0	0	0	0
9	0	0	0	10.0	0	0	0	0
10	0	0	0	10.0	0	0	0	0

BEM NO. 3

EM	TYPE	LOC.	START	END	ASST	UN. REIN. DZ.	EM. PRIN. DL	EM. ASHT
1	0	0	0	10.0	0	0	0	0
2	0	0	0	10.0	0	0	0	0
3	0	0	0	10.0	0	0	0	0
4	0	0	0	10.0	0	0	0	0
5	0	0	0	10.0	0	0	0	0
6	0	0	0	10.0	0	0	0	0
7	0	0	0	10.0	0	0	0	0
8	0	0	0	10.0	0	0	0	0
9	0	0	0	10.0	0	0	0	0
10	0	0	0	10.0	0	0	0	0

BEM NO. 4

EM	TYPE	LOC.	START	END	ASST	UN. REIN. DZ.	EM. PRIN. DL	EM. ASHT
1	0	0	0	10.0	0	0	0	0
2	0	0	0	10.0	0	0	0	0
3	0	0	0	10.0	0	0	0	0
4	0	0	0	10.0	0	0	0	0
5	0	0	0	10.0	0	0	0	0
6	0	0	0	10.0	0	0	0	0
7	0	0	0	10.0	0	0	0	0
8	0	0	0	10.0	0	0	0	0
9	0	0	0	10.0	0	0	0	0
10	0	0	0	10.0	0	0	0	0

100

Handwritten notes on a document page, including a table with columns and rows of numbers, and some illegible text.

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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

Professional engineering drawing or report page. Contains the title 'PROJECT: DEARBORN INTERIOR GRASS BEAMS', a table for 'ITEM DATA', and a table for 'UNIT LOADS'.

PROJECT: DEARBORN INTERIOR GRASS BEAMS
UNIT LOADS

ITEM NO.	LOAD	SPAC.	UNIT	WIDTH
1	1.00	12	PLF	12
2	1.00	12	PLF	12
3	1.00	12	PLF	12
4	1.00	12	PLF	12

Professional engineering drawing or report page. Contains the title 'SECTION ENVELOPE & CHECKS @ NORTH POINT', a table for 'POINT', and a table for 'SECTION ENVELOPE'.

SECTION ENVELOPE & CHECKS @ NORTH POINT
SECTION ENVELOPE

POINT	1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11

Vertical stamp or mark on the right side of the page, possibly a reference number or date.

COMPLAT 07.30 00.00 01.75
DEMAND 00.00 00.00 01.75
CONTR 00.00 00.00 01.75
COMPLAT 00.00 00.00 01.75
CONTR 00.00 00.00 01.75
DEMAND 00.00 00.00 01.75
CONTR 00.00 00.00 01.75
COMPLAT 00.00 00.00 01.75
CONTR 00.00 00.00 01.75

--- BEARING ANALYSIS ---
MEMO: 100% VIB. V.C. VIBRATION
E 1. 100% VIB. V.C. VIBRATION
E 2. 100% VIB. V.C. VIBRATION
E 3. 100% VIB. V.C. VIBRATION
E 4. 100% VIB. V.C. VIBRATION
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MEMO: 100% VIB. V.C. VIBRATION
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E 4. 100% VIB. V.C. VIBRATION
E 5. 100% VIB. V.C. VIBRATION
E 6. 100% VIB. V.C. VIBRATION

31. COMPANY - Composite Steel Analysis and Design
32. COMPANY - Composite Steel Analysis and Design
33. COMPANY - Composite Steel Analysis and Design
34. COMPANY - Composite Steel Analysis and Design
35. COMPANY - Composite Steel Analysis and Design
36. COMPANY - Composite Steel Analysis and Design
37. COMPANY - Composite Steel Analysis and Design
38. COMPANY - Composite Steel Analysis and Design
39. COMPANY - Composite Steel Analysis and Design
40. COMPANY - Composite Steel Analysis and Design

--- BEARING ANALYSIS ---
MEMO: 100% VIB. V.C. VIBRATION
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E 3. 100% VIB. V.C. VIBRATION
E 4. 100% VIB. V.C. VIBRATION
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--- BEARING ANALYSIS ---
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E 5. 100% VIB. V.C. VIBRATION
E 6. 100% VIB. V.C. VIBRATION

--- MEMORANDUM ---
MEMO: 100% VIB. V.C. VIBRATION
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E 3. 100% VIB. V.C. VIBRATION
E 4. 100% VIB. V.C. VIBRATION
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E 6. 100% VIB. V.C. VIBRATION

50283

ZVONIMIR T. BELFRAN, P.E.
 4001 17th Street
 North, Suite 200
 Fort Lauderdale, FL 33304
 Tel: 754-561-1111
 Fax: 754-561-1112

DATE: 1/28/04
 PROJECT: 10-10000-10
 SHEET NO: 2-RMC

DATA: one way single span c. deck
 $W_{all} = \left(\frac{1}{2} (1.17) (0.02) (1.6) \right)$
 $= 0.02 (1.17)$
 $= 0.022 \text{ k/ft}$
 $span = 15.6' \quad d = 9 1/2'$
 $W_{UDL} = 0.022 (15.6) / 2$
 $= 0.172 \text{ k/ft}$
 $M = W_{UDL} \cdot L^2 / 8$
 $W_{UDL} = 2.14 \text{ k-ft} / \text{ft} \text{ u.o.}$
 $M = 4.28 \text{ k-ft}$
 $W_{UDL} = 2.26 \text{ k-ft} / \text{ft} \text{ c.h.}$
 $M = 4.52 \text{ k-ft}$

ZVONIMIR T. BELFRAN, P.E.
 4001 17th Street
 North, Suite 200
 Fort Lauderdale, FL 33304
 Tel: 754-561-1111
 Fax: 754-561-1112

DATE: 1/28/04
 PROJECT: 10-10000-10
 SHEET NO: 2-RMC

DATA: 14.6" single span
 $W_{all} = 0.242 \text{ k/ft}$
 $W_{UDL} = 0.242 (14.6) / 2$
 $= 0.175 \text{ k/ft}$
 $M = W_{UDL} \cdot L^2 / 8$
 $M = 0.38 \text{ k-ft}$
 $W_{UDL} = 0.38 \text{ k-ft} / \text{ft}$
 $M = 0.310 \text{ k-ft}$

ZVONIMIR T. BELFRAN, P.E.
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 Fort Lauderdale, FL 33304
 Tel: 754-561-1111
 Fax: 754-561-1112

DATE: 1/28/04
 PROJECT: 10-10000-10
 SHEET NO: 2-RMC

DATA: of conc. beam
 beam B0-1 16' x 26"
 $W_{all} = 0.026 \left(\frac{16}{2} \right) + \left(\frac{16(16)}{144} (1.10) (1.6) \right)$
 $= 0.327 \text{ k/ft}$
 cant. span max. 9' 0"
 $M = 0.026 (9)^2 / 2$
 $= 1.04 \text{ k-ft}$
 347 lbf
 347 lbf
 $430 \text{ lbf} @ 10' \text{ o.c.}$
 B0-2 16' x 27" min. with beam
 max. cant. span 9' 0"
 $M = 0.026 (9)^2 / 2 = 1.04$
 347 lbf
 347 lbf
 $430 \text{ lbf} @ 10' \text{ o.c.}$
 430 lbf

00285



ZYONISH T. BELFRANK, P.E.
 1700 N. 10th St.
 Phoenix, AZ 85006
 Tel: 602-955-1111
 Fax: 602-955-1112

Project: 17
 Date: 5-2002

Roof expansion action.
 $3p = 27.5 + 32.8 = 60.3 \text{ kip}$
 $49.10'$
 evenly exposed to wind = 63'
 length of walls resist wind = 63'
 WIND shear due to
 wind = $61.3(4')(60)/63$
 = 232 kcf
 $3/8"$ plywood + 10d nails @ 6" o.c.
 + 2x6 backing
 shear cap = 225 kcf
 per APD design guide.
 $376 \frac{7}{16}$
 330
 = provide blocking pushed 30" on
 max N' end
 end.

ZYONISH T. BELFRANK, P.E.
 1700 N. 10th St.
 Phoenix, AZ 85006
 Tel: 602-955-1111
 Fax: 602-955-1112

Project: 17
 Date: 5-2002

Check tension of exterior grade beams
 G-1 on G-2

$W_{all} = 0.25(112)$
 $w_{lf} = 0.021(9)(4.5)$
 = 2.1 k/ft
 $R_{wall} = 2.1(3) = 6.3 \text{ k}$
 $\theta = \frac{14}{16} = \frac{5}{8} = 3^\circ$
 $T = 11.6(1.2) = 13.9 \text{ k-ft}$
 $T_c = 0.25(300)(4700) \frac{1}{1000}$
 $= 2.82 \text{ k-ft}$
 $> 13.9 \text{ k-ft}$
 add 1/2" reinforced mesh.
 = 107 k/ft.

ZYONISH T. BELFRANK, P.E.
 1700 N. 10th St.
 Phoenix, AZ 85006
 Tel: 602-955-1111
 Fax: 602-955-1112

Project: 17
 Date: 5-2002

Masonry Wall Design

Description: CONCRETE 8" REINFORCING WALL 1.50' HIGH
 WALL PROVISIONS COMPLIANT WITH IBC 2000 CODE

Property	Value	Units	Code Reference
Height	1.50	ft	IBC 2000 5.10.2.1
Thickness	8.0	in	IBC 2000 5.10.2.2
Material	CMU		IBC 2000 5.10.2.3
Depth of Wall	3.00	ft	IBC 2000 5.10.2.4

Load Type	Value	Units
Dead Load	0.00	kip/ft
Live Load	0.00	kip/ft
Wind Load	0.00	kip/ft

Line Description	Quantity	Unit	Material
8" CMU	1.50	ft	8" CMU
Reinforcing Steel	0.00	ft	Reinforcing Steel
Formwork	0.00	sq ft	Formwork

1000000

City of Palmdale
 Department: Public Works
 Division: Sidewalk
 Project: Sidewalk
 Description: CHALLENGE OF APPEALS (MAY 2006) - No. 073-20-1-4 * P.P.S. 25 - 46 PDP FULL PROVISION COMPLAINT AND CLAD, EDP, 10'

BID LIST & MEMORANDA			
Design	200.00	Estimate	200.00
Construction	10,000.00	Estimate	10,000.00
Professional Fee	100.00	Estimate	100.00
Permit Fee	100.00	Estimate	100.00
Construction Fee	100.00	Estimate	100.00
Construction Fee	100.00	Estimate	100.00
Construction Fee	100.00	Estimate	100.00
Construction Fee	100.00	Estimate	100.00

CITY OF PALMDALE
 COMMENTS LIST

APPROVED: ENGINEER
 No. 073-20-1-4 * P.P.S. 25 - 46 PDP

MULTIPARAGRAPH APPROVED 1. after the permitted use is approved for the record.

APPROVED 2. If approval that the initial permit use for the construction of the proposed project, and that the appeal to the city.

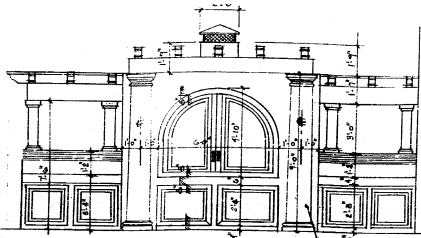
APPROVED 3. provide consistent set of compensation for all interested parties.

APPROVED 4. provide special inspector fees as required by the code.

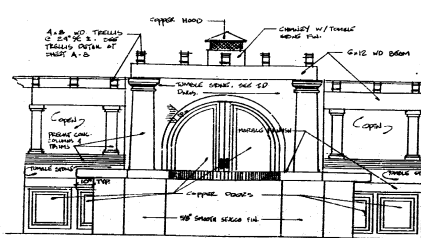
00287

PERMIT #

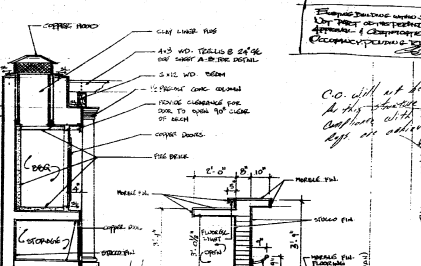
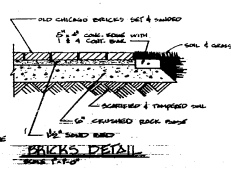
30101773



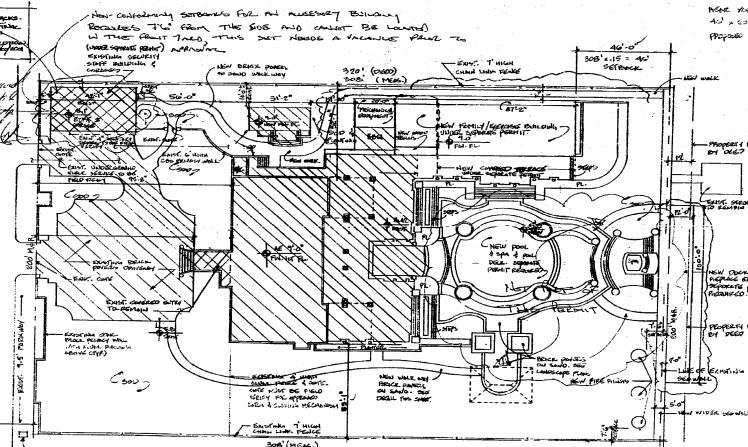
BBQ ELEVATION
ELEVATION 1/2"=1'-0"



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



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



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

FIGURE 1 - PROGRAM LEGEND
Special: Floor Slabs, Area of "Existing Structure" - Phase 1, Phase 2, Phase 3
Residential

1.00 - CONSTRUCTION

1.01 - EXISTING CONSTRUCTION
1.02 - NEW CONSTRUCTION
1.03 - DEMOLITION

2.00 - FINISHES

2.01 - FLOOR FINISHES
2.02 - WALL FINISHES
2.03 - CEILING FINISHES
2.04 - EXTERIOR FINISHES

3.00 - MECHANICAL

3.01 - MECHANICAL EQUIPMENT
3.02 - MECHANICAL SYSTEMS
3.03 - MECHANICAL DUCTS

4.00 - ELECTRICAL

4.01 - ELECTRICAL EQUIPMENT
4.02 - ELECTRICAL SYSTEMS
4.03 - ELECTRICAL DUCTS

5.00 - PLUMBING

5.01 - PLUMBING EQUIPMENT
5.02 - PLUMBING SYSTEMS
5.03 - PLUMBING DUCTS

6.00 - STRUCTURE

6.01 - STRUCTURE
6.02 - FOUNDATION

7.00 - LANDSCAPE

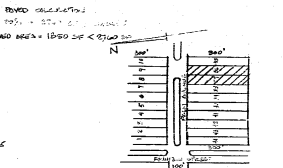
7.01 - LANDSCAPE
7.02 - PLANTING

8.00 - OTHER

8.01 - OTHER
8.02 - OTHER

9.00 - NOTES

9.01 - NOTES
9.02 - NOTES



LOCATION SKETCH
SCALE 1/2"=1'-0"

SET BACKS - REGULATIONS

FRONT	SIDE	REAR	MINIMUM	MAXIMUM
10'	5'	10'	5'	10'

SITE DATA

LOT AREA	LOT COVERED	LOT COVERED %
10,155 sq ft	4,350 sq ft	42.8%

LEGAL DESCRIPTION

LOT 20, BLOCK 1, OF THE CITY OF MIAMI BEACH, FLORIDA

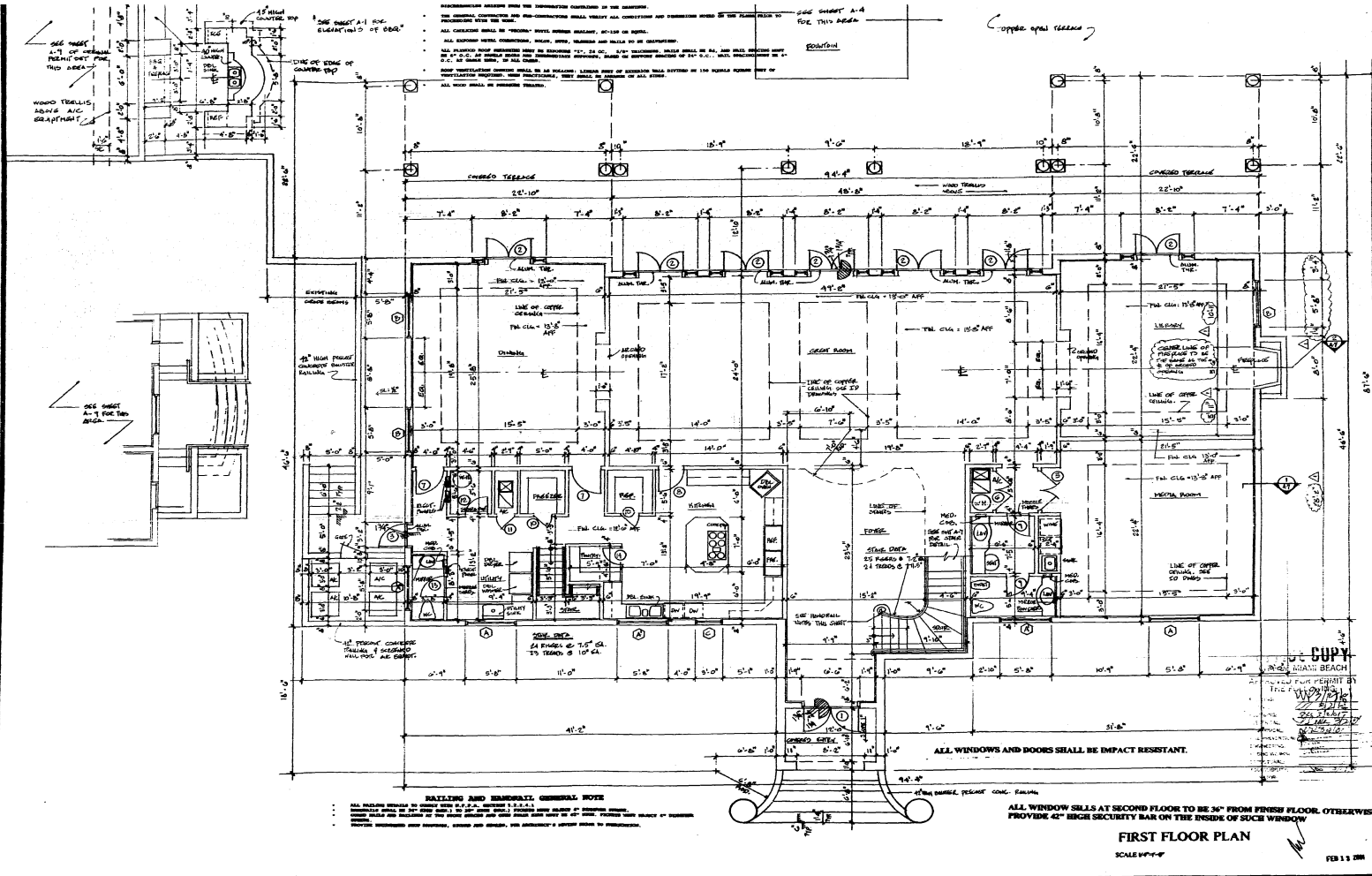
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

RENOVATION FOR
CITY OF MIAMI BEACH

OFFICE COPY
CITY OF MIAMI BEACH
THE CITY ENGINEER
SCALE 1/2"=1'-0"

DATE: FEB 03 2006



ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

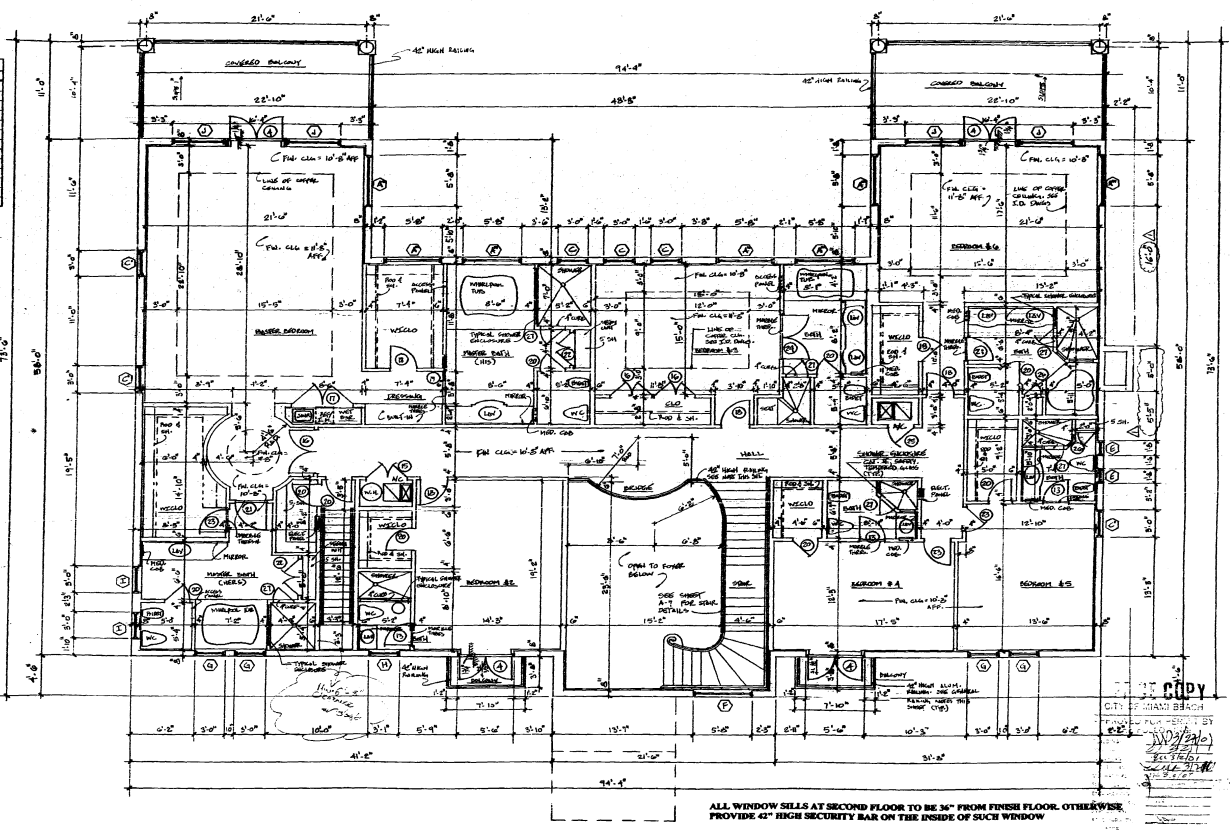
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALMATE, FLORIDA

DATE: FEB 13 1988

NO.	TYPE	FINISH	MARKING	DESCRIPTION	REMARKS
1	10	10	10	10	10
2	10	10	10	10	10
3	10	10	10	10	10
4	10	10	10	10	10
5	10	10	10	10	10
6	10	10	10	10	10
7	10	10	10	10	10
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43	10	10	10	10	10
44	10	10	10	10	10
45	10	10	10	10	10
46	10	10	10	10	10
47	10	10	10	10	10
48	10	10	10	10	10
49	10	10	10	10	10
50	10	10	10	10	10

NO.	TYPE	FINISH	MARKING	DESCRIPTION	REMARKS
1	10	10	10	10	10
2	10	10	10	10	10
3	10	10	10	10	10
4	10	10	10	10	10
5	10	10	10	10	10
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45	10	10	10	10	10
46	10	10	10	10	10
47	10	10	10	10	10
48	10	10	10	10	10
49	10	10	10	10	10
50	10	10	10	10	10

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 GENERAL NOTE
 ALL RAILINGS SHALL BE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.
 ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

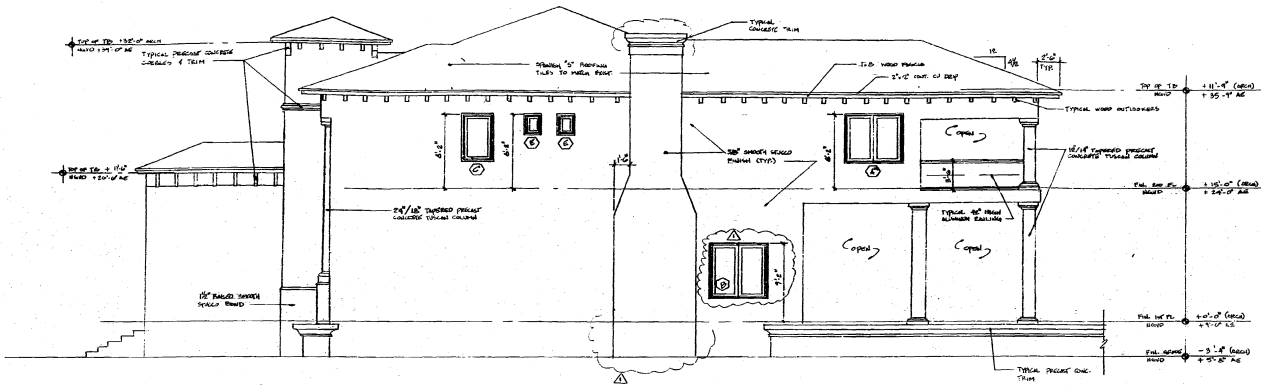
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

FEB 13 2008

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

RESERVES FOR INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

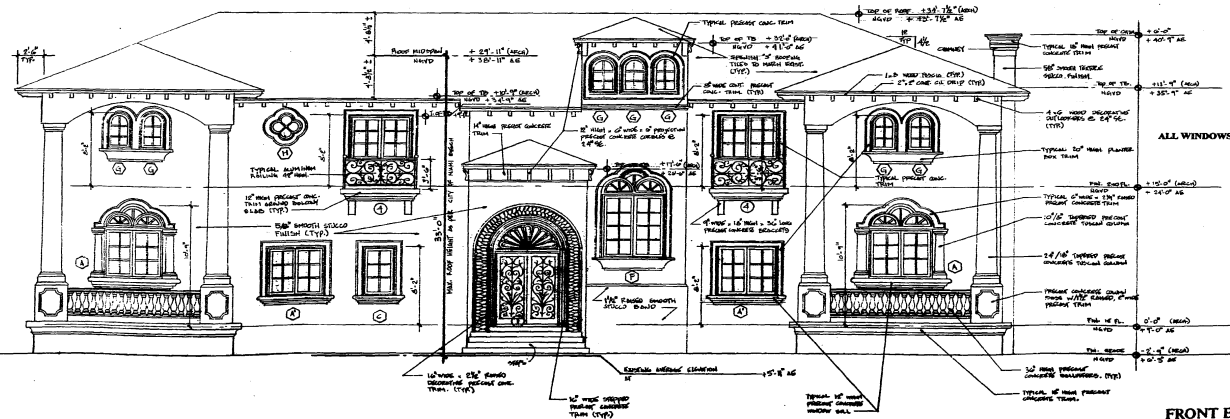
ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR, OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

BUILDING AND HANDRAIL GENERAL NOTE

- ALL BUILDING MATERIALS TO CONFORM WITH F.B.I. BUREAU 2 (4-11.1)
- HANDRAILS SHALL BE 1 1/2" DIA. STAINLESS STEEL FINISHED WITH BRUSHED 100 GRAIT SAND BLAST AND POLISHED TO 100 GRAIT FINISH AND COORDINATE WITH BRUSHED 100 GRAIT SAND BLAST 2" DIA. STAINLESS STEEL BALUSTRADES.
- RENDER FINISHES AND COATINGS, STAIRS AND WALLS, FOR ARCHITECT'S REVIEW PRIOR TO IMPLEMENTATION.

- The following shop drawings are not part of this package. Most provide shop drawings under separate general notes:
- Bar Joints
 - Clad Details
 - Columns
 - Hand Rail
 - Marble Handrails
 - Over Head Doors
 - Roof
 - Process Modules

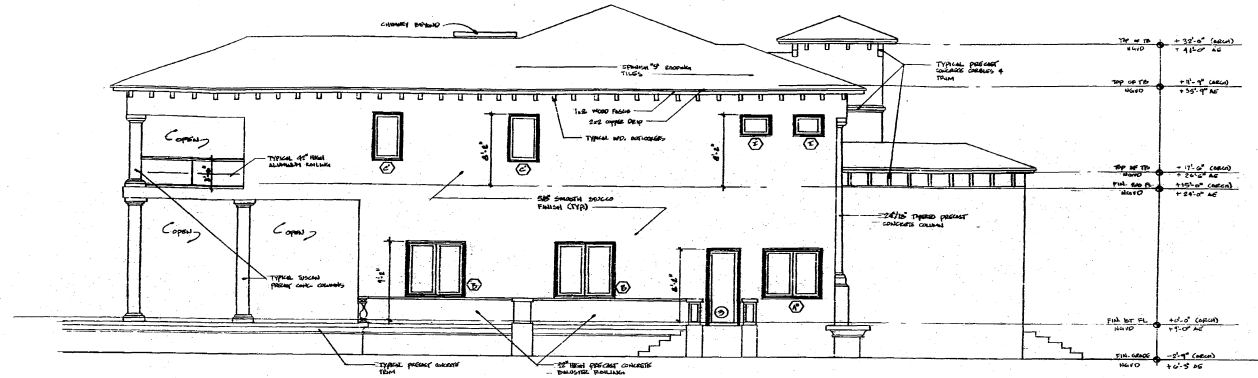
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.



FRONT ELEVATION

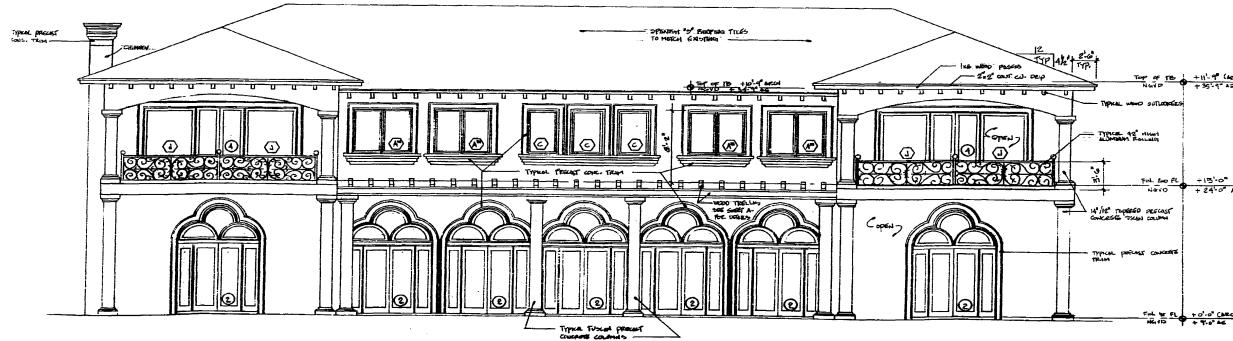
SCALE 1/4"=1'-0"

PHOTOCOPY
 FOR REVIEW ONLY
 NOT TO BE USED FOR CONSTRUCTION
 DATE: 11/11/2010
 TIME: 10:15:21
 BY: [Signature]
 [Signature]



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.
LEFT 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



The following shop drawings are not part of this permit.
Shop drawings shall be submitted under separate permit fee:
 - Shop Drawings
 - Steel Deck
 - Steel Joist
 - Steel Truss
 - Steel Beam
 - Steel Column
 - Steel Wall
 - Steel Floor
 - Steel Roof
 - Steel Siding
 - Steel Cladding
 - Steel Finishes

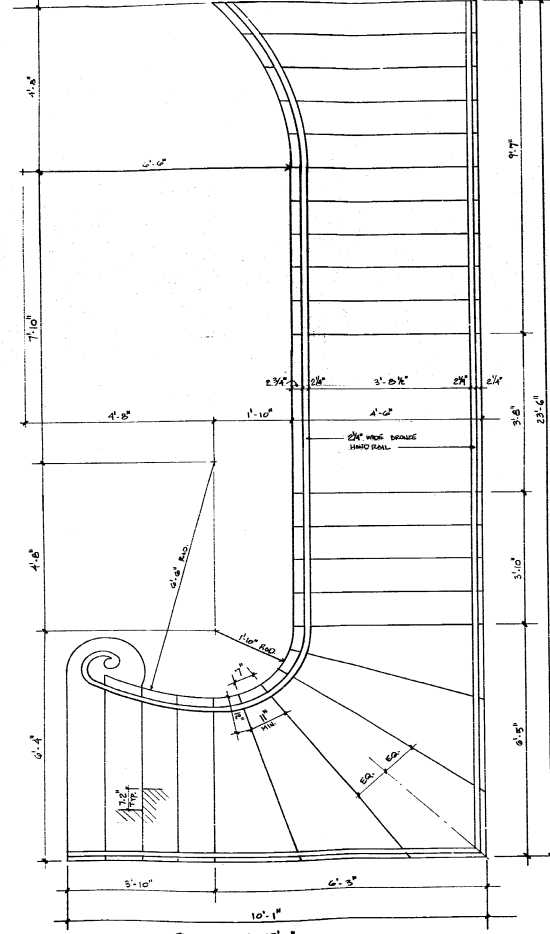
REAR ELEVATION
SCALE 1/4"=1'-0"

Handwritten notes and initials, possibly 'M' and 'J', in the right margin.

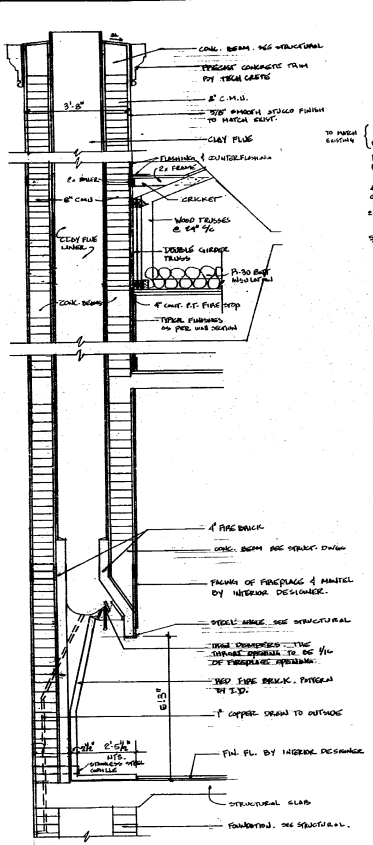
FEB 13 2009

ROBERT WADE AND ASSOCIATES, P.A. PLANNERS ARCHITECTS
 RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA
 FEB 13 2009

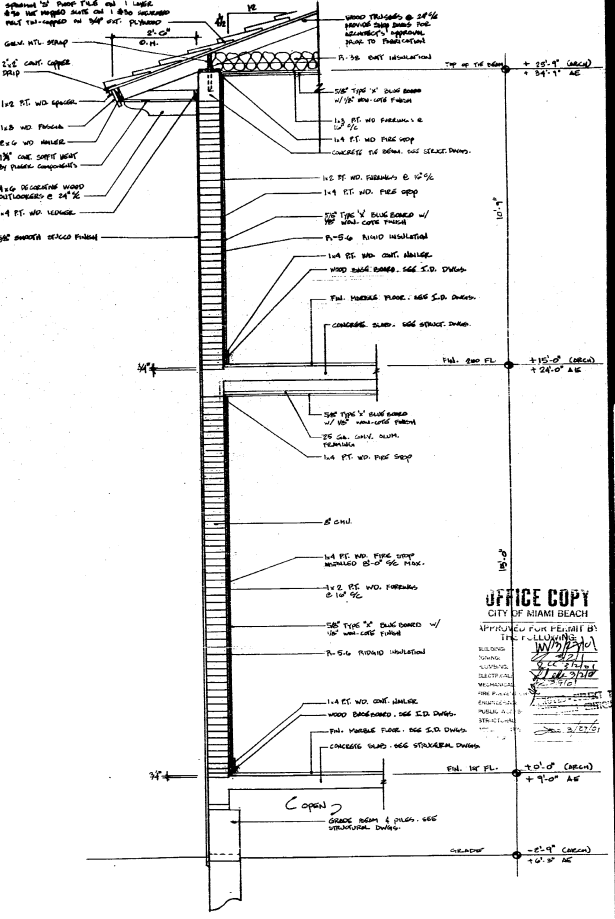
DETAILS AND GENERAL NOTES
 ALL DETAILS SHALL BE CONFORMANT WITH THE I.C.C. AND ALL OTHER CODES APPLICABLE TO THE PROJECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI BEACH.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI BEACH.



MAIN STAIR PLAN
SCALE 1/8"=1'-0"



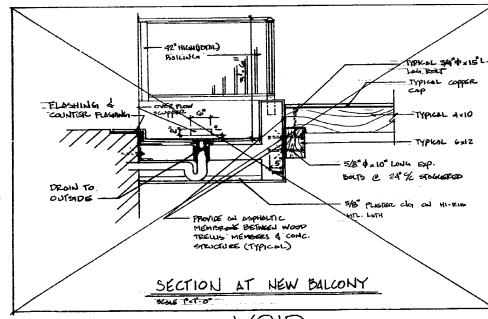
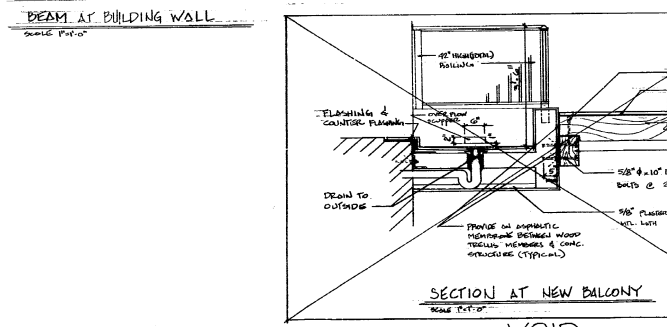
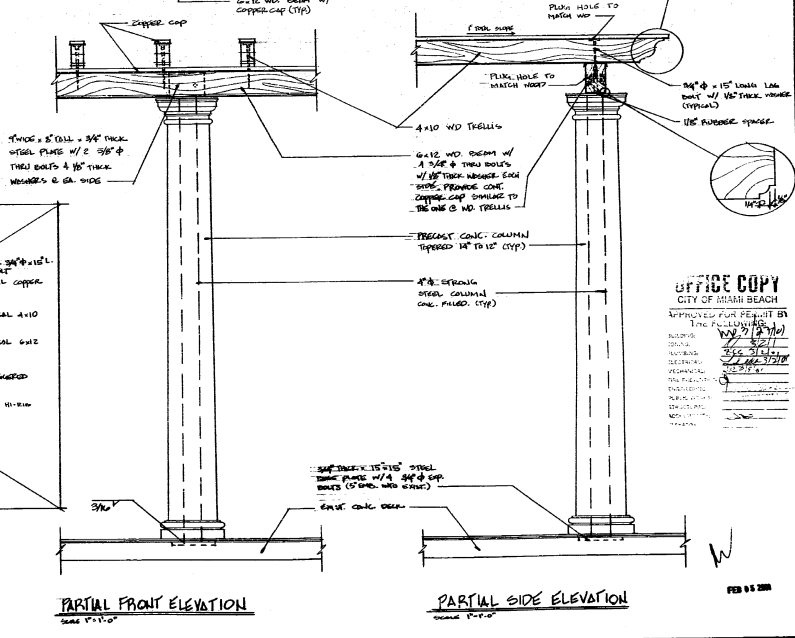
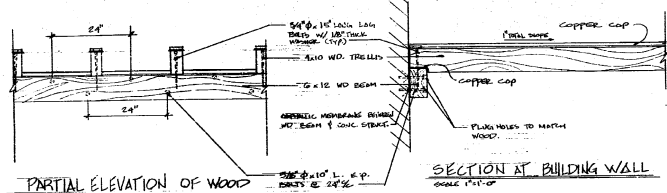
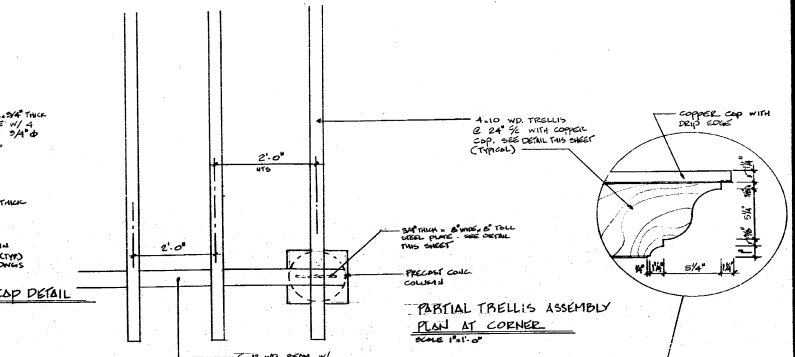
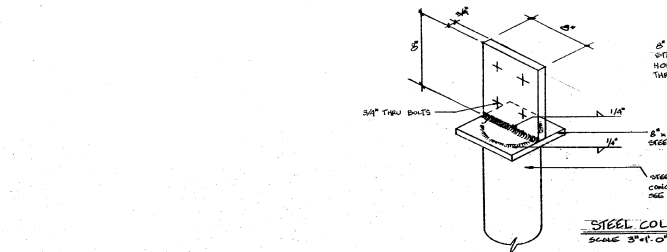
FIREPLACE SECTION
SCALE 3/4"=1'-0"



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

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

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 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE CITY ENGINEER
 [Signature]
 [Date]



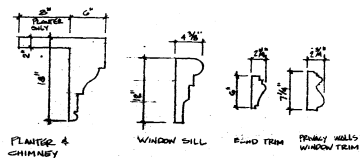
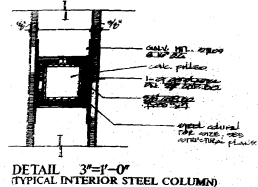
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THE FOLLOWING:
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BY: [Signature]
DATE: 10/21/10
BY: [Signature]

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

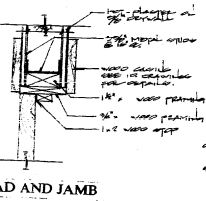
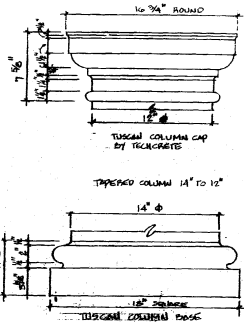
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
FLORIDA
MIAMI BEACH

DATE: 10/21/10
BY: [Signature]
DATE: 10/21/10
BY: [Signature]

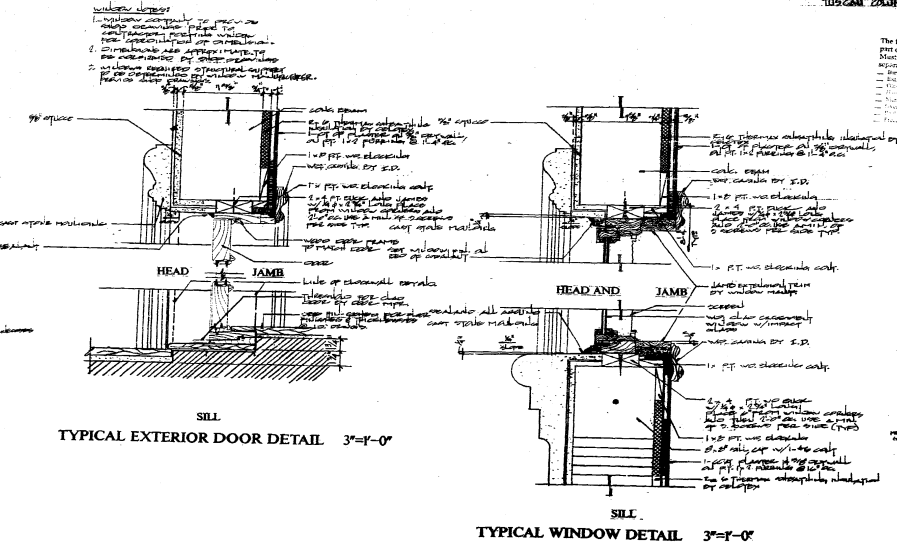
FEB 04 2011



PRECAST TRIM PROFILES
ALL PRECAST CONCRETE TRIM & COLUMNS
BY SAPHARO CAST STONE
1-954-955-9560



INTERIOR PARTITION DETAIL 3'-0"



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

- Steel Deck
- Steel Joist
- Steel Truss
- Steel Column
- Steel Beam
- Steel Girder
- Steel Joist
- Steel Truss
- Steel Column
- Steel Beam
- Steel Girder

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CITY OF MIAMI BEACH
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W. J. [Signature]
DATE: FEB 13 2008

RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, PALM BEACH, FLORIDA
SERIES 11
J.L. ASSOCIATES, P.A.
ARCHITECTS

DATE	REVISION
FEB 13 2008	

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL BUILDINGS RESIDENTS

DIVISION 1: GENERAL REQUIREMENTS

- 1. WORKMANSHIP SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE KEPT OPEN TO ALL CHECKS AND INSPECTIONS... 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK... 3. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS...

DIVISION 2: SITE WORK

- 1. PERSONNEL UNDER NEW STRUCTURES 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 AC 308 AND 309 AND SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME PERIOD... 2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS...

DIVISION 4: MASONRY

- 1. CONCRETE MASONRY UNITS SHALL BE MADE OF PORTLAND CEMENT AND MARIANA WORKS MANUFACTURED IN MIAMI CITY AND SHALL CONFORM TO ASTM SPECIFICATION CM FOR SOLID LOAD BEARING CONCRETE MASONRY UNITS... 2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C 270... 3. STRUCTURAL GROUT FOR WELDED CELLS AS PER AC 308.16 SHALL BE COMPACTED TO PLACE BY VIBRA-TOP OR OTHER METHOD...

DIVISION 5: METALS

- 1. CONTRACTOR TO REMOVE ROOF BRACKICE (SET OF SCRAP AND) SETS OF FRUITS OF REINFORCING AND STRUCTURAL STEEL... 2. ALL EXPOSED METALS ON REINFORCING AND CONNECTIONS PLATES AND ANCHORS TO BE GALVANIZED... 3. ALL REINFORCING STEEL SHALL BE SUPPLIED AND DELIVERED TO THE PROJECT WITH PROPER IDENTIFICATION... 4. WELDED METAL FABRIC SHALL CONFORM TO ASTM A 186...

DIVISION 6: CARPENTRY

- 1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC AND INTERIOR DOORS SHALL BE CYPRUS GRADE CLEAR, USE COMBINAL WITH FINISH GRADE AS PER FINISHING NOTES... 2. CONTRACTOR TO REMOVE APPROXIMATELY 10% SET OF BRW FROM THE PROJECT TO BE RECHECKED FOR REVIEW... 3. ALL WOOD CONSTRUCTION SHALL COMPLETELY WITH CHAIRING... 4. FRAMING SHALL BE BORN IN A WORKMAN-LIKE MANNER BY SHALING LARBE...

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

- 1. ALL CARLING TO BE "TROMA" 60%Y RUBBER SEALANT, 10:10:00 POLYURETHANE SEALANT...

DIVISION 8: ROOFING

- 1. ALL ROOFING SHALL HAVE AN UNDERLAYMENT (ANON-BE SPOTTED OF 25 MILS) OVER THE SUBSTRATE... 2. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 20 GAUGE COPPER... 3. ALL BARREL FLE TO MATCH EXISTING OR EQUAL APPROVED BY ARCHITECT... 4. ALL ROOFING SHALL HAVE A BASE COUNTY PRODUCT CONTROL NUMBER...

DIVISION 9: FINISHING

- 1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF MEDIUM WOODS FINISH... 2. INTERIOR WOOD TRIM, DOORS & WINDOW WINDOWS SHALL RECEIVE TWO COATS OF MEDIUM WOODS FINISH...

DIVISION 10: PAINTS

- 1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF MEDIUM WOODS FINISH... 2. INTERIOR WOOD TRIM, DOORS & WINDOW WINDOWS SHALL RECEIVE TWO COATS OF MEDIUM WOODS FINISH...

DIVISION 11: DOORS & WINDOWS

- 1. DOORS: A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE... B. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE... C. CONTRACTOR TO FINISH AND SEAL ALL NECESSARY BARRIERS AND DRAINAGE... 2. WINDOWS: A. ALL EXTERIOR WINDOW SHALL RECEIVE TWO COATS OF MEDIUM WOODS FINISH... B. INTERIOR WINDOW TRIM, DOORS & WINDOW WINDOWS SHALL RECEIVE TWO COATS OF MEDIUM WOODS FINISH...

ARCHITECT'S APPROVAL

- 1. ALL BUILDING SHALL BE 1/2" RAFTERS... 2. KITCHEN CABINETS, BATHS AND INSTALLED BY CABINET SUPPLIER... 3. CLOSET DOORS PROVIDE A SHARP ALLOWANCE FOR ALL WALK-IN CLOSET... 4. FIREPLACE AND HEATRE ALLOWANCE 6MM CHANNEL, FLEXIBLE AND STRUCTURE TO BE IN BASE BID...

DIVISION 12: FURNISHINGS

- 1. SEE INTERIOR DESIGN DRAWINGS FOR NEW PPT... 2. INTERIOR SPECIAL CONSTRUCTION... 3. GAS PROVIDE GAS LINE TO SPA BEATER AND BAR-B-Q AND FRIEST ACE... 4. SPA ALLOWANCE \$40,000...

DIVISION 14: CONVEYING SYSTEMS

- 1. NOT USED

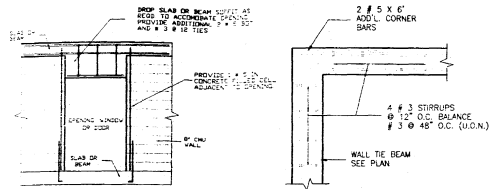
DIVISION 15: MECHANICAL

- 1. AC FROM BEARING SHALL BE DELETED TO ARCHITECT FOR REVIEW... 2. ALL BATHROOM EXHAUST FANS WILL BE NITONE MODEL NO. Q75M... 3. FLESHING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING... 4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH INSULATION... 5. PROVIDE FIRE-RATED GASKETS ON ALL WINDOW AND DOOR THRESHOLS... 6. PROVIDE PAINT TUBULAR INSULATION ON ALL HOT WATER LINES... 7. PROVIDE 20' COOPER LINE SERVICE TO ALL HOT WATER FIXTURES... 8. ALL EXTERIOR PARTITIONS THROUGH ROOF SUCH AS PLUMBING... 9. ALL EXTERIOR TRIMS AS PER ARCHITECT'S APPROVAL... 10. ALL EXTERIOR TRIMS AS PER ARCHITECT'S APPROVAL... 11. ALL EXTERIOR TRIMS AS PER ARCHITECT'S APPROVAL... 12. ALL EXTERIOR TRIMS AS PER ARCHITECT'S APPROVAL...

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

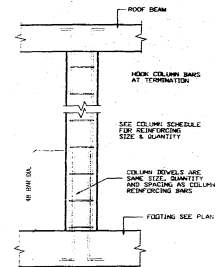
OFFICE COPY CITY OF MIAMI BEACH REPRODUCED FOR PROJECT BY DATE 04/14/13

FEB 01 2013

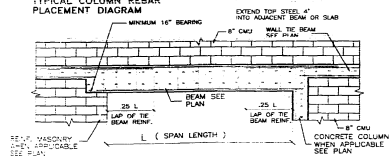


POURED IN PLACE OPTION
COORDINATE LOCATION AND GEOMETRY
OF OPENINGS WITH ARCHITECTURAL
DRAWINGS.

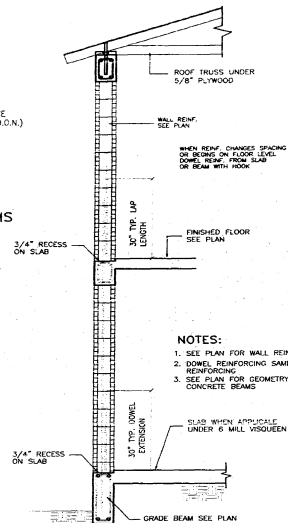
CORNER REINFORCING
DETAIL FOR ALL TIE BEAMS



TYPICAL COLUMN REBAR
PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM
BEAM TO WALL TIE BEAM



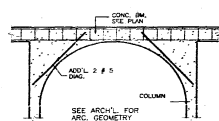
TYPICAL WALL SECTION

NOTES:

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

GENERAL STRUCTURAL NOTES

- 1.0 GENERAL
 - A. STRUCTURE SHOWN SHALL BE CONSIDERED TO BE A PERMANENT STRUCTURE UNLESS OTHERWISE NOTED.
 - B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS AND APPROVED BY THE ARCHITECT.
 - C. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.
 - D. NO DIMENSIONS SHALL BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE NOTED.
- 1.02 REINFORCING SHALL BE AS FOLLOWS:
 - A. REINFORCING SHALL BE AS FOLLOWS:
 - 1. ALL REINFORCING SHALL BE 60,000 PSI YIELD STRENGTH.
 - 2. ALL REINFORCING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
 - 3. ALL REINFORCING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
- 2.01 FOUNDATIONS
 - A. FOUNDATIONS ARE BASED ON UNDERCAST CONCRETE PILES HAVING THE FOLLOWING SIZE AND CAPACITY:
 1. 14" DIA. - 35 TONS COMPRESSION
- 2.02 LENGTH OF PILES SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL RETAIN TESTING LABORATORY TO MONITOR AND CERTIFY ALL PILE TESTS.
- 2.03 SUPERVISION SHALL BE BY A QUALIFIED SOILS ENGINEER AND SHALL SUBMIT TO THE CITY AND ARCHITECT A FILE RECORD LOG CONTAINING: PILE SIZE, DEPTH, LENGTH, PILE LENGTH.
- 2.04 CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE FILE RECORD LOG CONTAINS ALL INFORMATION REQUIRED BY THE ARCHITECT AND CITY. THE RECORD LOG SHALL BE MADE TO A COPY REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.
- 2.05 CENTER LINE OF GRADE BEAM SHALL BE CENTER LINE OF PILE.
- 2.06 CONCRETE
 - A. CAST IN PLACE CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH A SLUMP OF 4 TO 6 INCHES.
 - B. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES.



TYPICAL ARC BEAM REINFORCING

- 2.07 REINFORCEMENT FOR CONCRETE SLABS
 - A. CONCRETE SLABS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 - B. ALL CONCRETE SLABS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - C. ALL CONCRETE SLABS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - D. ALL CONCRETE SLABS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
- 2.08 WALLS
 - A. ALL WALLS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - B. ALL WALLS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - C. ALL WALLS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - D. ALL WALLS SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
- 2.09 ROOFING
 - A. ROOFING SHALL BE AS FOLLOWS:
 - 1. ALL ROOFING SHALL BE 2" THICK UNLESS OTHERWISE NOTED.
 - 2. ALL ROOFING SHALL BE 2" THICK UNLESS OTHERWISE NOTED.
 - 3. ALL ROOFING SHALL BE 2" THICK UNLESS OTHERWISE NOTED.
- 2.10 FINISHES
 - A. FINISHES SHALL BE AS FOLLOWS:
 - 1. ALL FINISHES SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
 - 2. ALL FINISHES SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
 - 3. ALL FINISHES SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

TRUE COPY
CITY OF MIAMI BEACH
THIS PLAN WAS PREPARED BY
THE ARCHITECT

REVISIONS

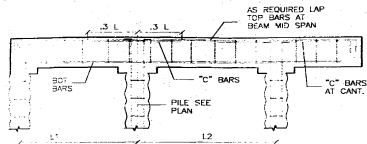
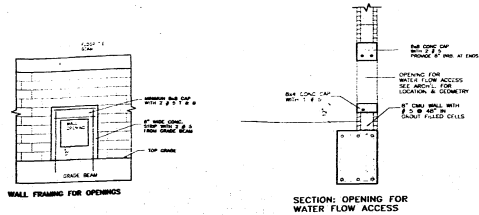
DATE 2-11-20
SHEET 51 OF 4

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNERS

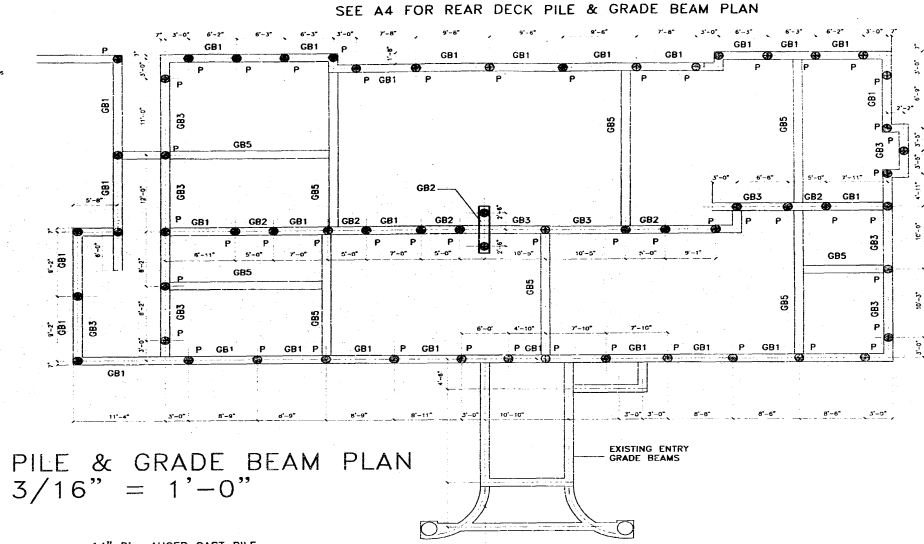
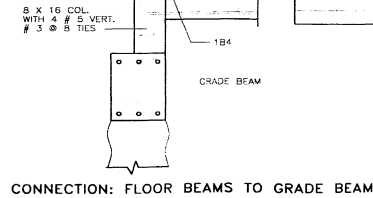
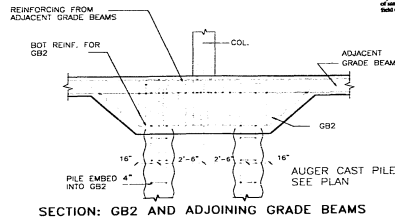
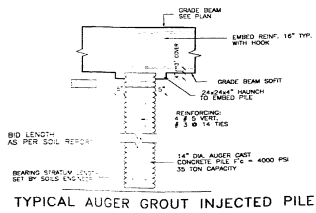
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 84 PALM AVE.
FLORIDA

DATE: 02/11/20
TIME: 09:37 AM (20)

COMBINED ENGINEERING SCIENCES
CARLOS ENDRANT, PE 23260
12114 SW 12 CT.
MIAMI, FL 33125
(305) 552-8390



- NOTES
- 1. L IS GREATER OF ADJACENT SPANS
 - 2. REINFORCING COVER
 - 3. AREA EXPOSED TO EARTH
 - 4. 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 Applicant has provided Professional Engineer and Architectural Seal to the City of Miami Beach Department of Engineering and Construction for review and approval of this plan. The Applicant is responsible for obtaining all necessary permits from the City of Miami Beach and the State of Florida. The Applicant is responsible for obtaining all necessary permits from the City of Miami Beach and the State of Florida. The Applicant is responsible for obtaining all necessary permits from the City of Miami Beach and the State of Florida.

GRADE BEAM SCHEDULE

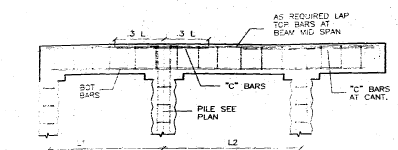
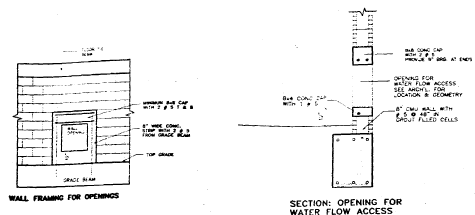
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		BOT	TOP	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6
GB2	14 X 36	3 # 6	3 # 6	# 3 @ 4"
GB3	14 X 20	3 # 7	3 # 6	# 3 @ 6
GB4	14 X 20	3 # 7	3 # 7	# 4 @ 4"
GB5	14 X 16	3 # 5	3 # 5	3 @ 12

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DATE: 12/15/16
BY: [Signature]

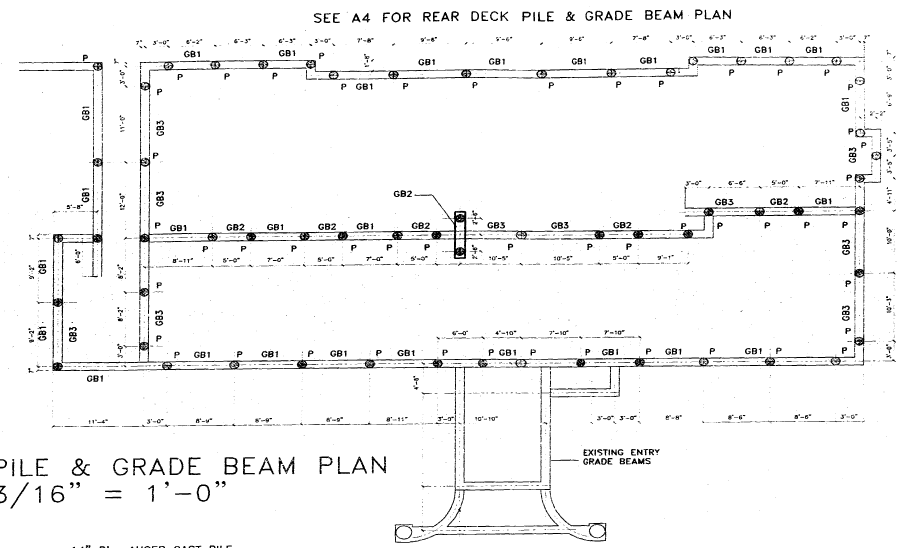
COMBINED ENGINEERING SCIENCES
CORPORATION
1714 NW 12th St.
Miami, FL 33136
(305) 856-8345

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

DATE: 12-15-16
SHEET 52
OF 8

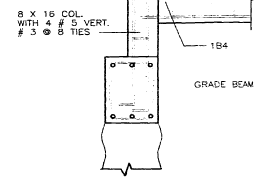
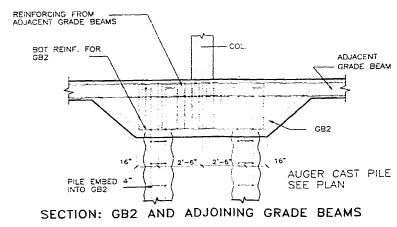
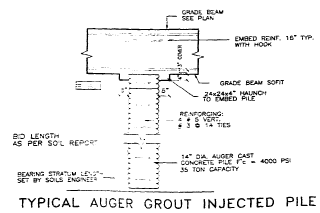


- NOTES
1. IS GREATER OF ADJACENT SPANS
 2. REINFORCING COVER:
 3. AREA EXPOSED TO EARTH
 4. AREA EXPOSED TO WEATHER



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

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

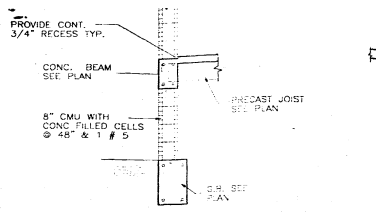


GRADE BEAM SCHEDULE

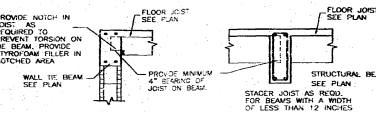
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		BOT	TOP "C"	
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GB2	14 X 36	3 # 6	3 # 6	# 3 @ 4"
GB3	14 X 20	3 # 7	3 # 6	# 3 @ 6"
GB4	14 X 20	3 # 7	3 # 7	# 4 @ 4"

COMBINED ENGINEERING SCIENCES
CARLOS ESPINOSA, PE 32566
1214 NW 12 CT.
MIAMI, FL 33135
(305) 406-6345

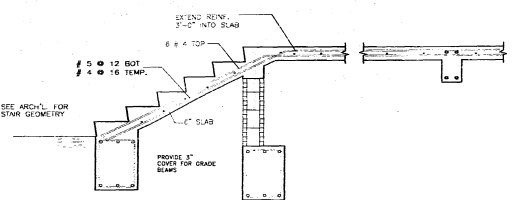
ROBERT WADE AND ASSOCIATES, F
ARCHITECTS
PLANNER
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE.
FLORIDA
DATE: 11-14-11
SHEET: S2
OF 8



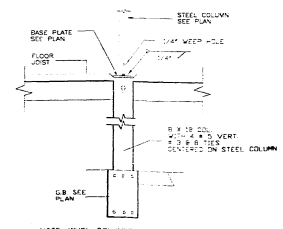
SECTION B
SCALE: 3/4" = 1'-0"



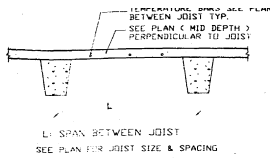
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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

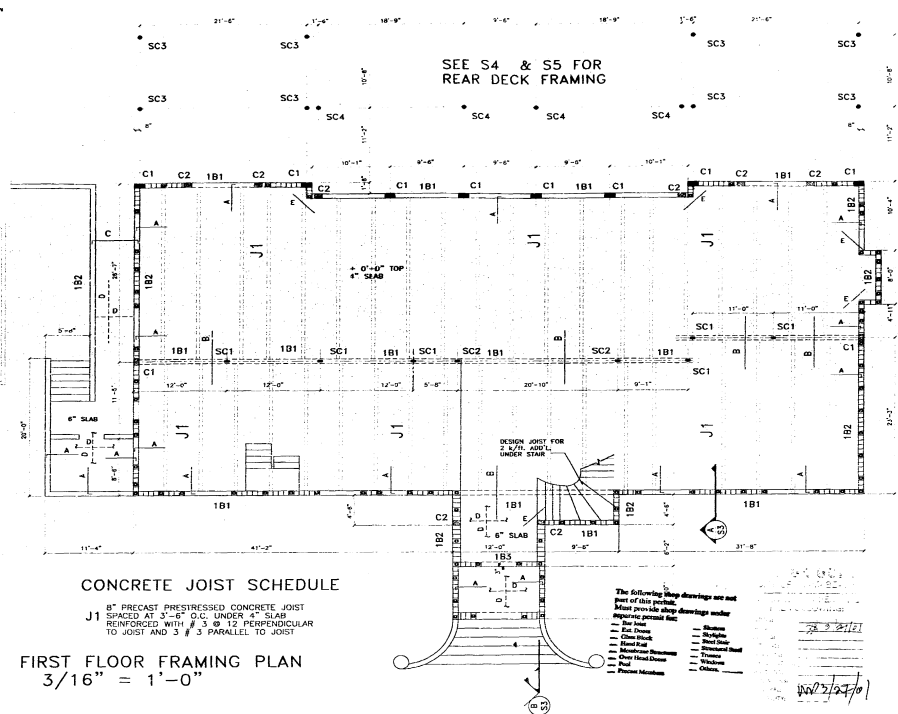


TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR



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 FIVE 1500 PSI PROVIDE # 8 @ 9 GAUGE 3 LADDER TYPE HORIZ. REINF. AT 16" O.C. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10% SLUMP STRENGTH F'CH 2500 PSI COMPLYING WITH ASTM C476 MAXIMUM LIFT UNBRACED 4' MAXIMUM POUR HEIGHT 10' POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR



CONCRETE JOIST SCHEDULE

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

STEEL COLUMN SCHEDULE

COLUMN ELEVATION	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"
ANCHOR BOLTS	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:
 1. FIELD DETERMINE REQUIRED COLUMN HEIGHT
 2. PROVIDE LEVELING NUTS AS REQ'D. AT BASE PLATE
 3. WELD: PROVIDE 3/4" x 8" BELTED STUD ANCHORS AT CAP PLATE
 4. ANCHOR BOLTS HELY WITH BOLT & SYSTEM
 5. BASE PLATE SHALL BE EMBEDDED
 6. COLUMNS SHALL BE FILLED WITH GROUT. PROVIDE WEEP HOLES

SLAB REINFORCING SCHEDULE

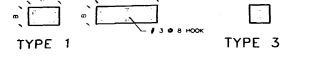
MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4	16" X 4'		TOP
B	# 4	12" X 8'		TOP
C	# 4	16"		TOP
D	# 4	12"		BOT
E	2 # 4 X 4'			MID

CONCRETE BEAM SCHEDULE

MARK	SIZE	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

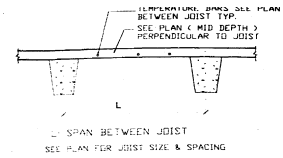
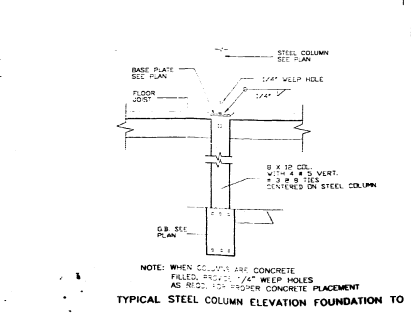
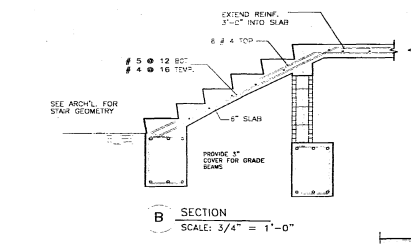
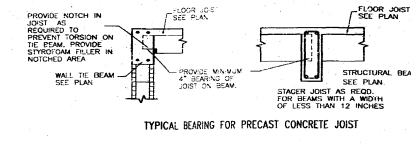
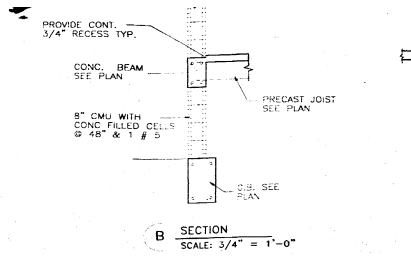
CONCRETE COLUMN SCHEDULE

MARK	SIZE	REINFORCING	TYPE	VERTICAL TIES
C1	8 X 16	4 # 5	TYPE 1	# 3 @ 8
C2	8 X 12	4 # 5	TYPE 1	# 3 @ 8
C3	8 X 20	6 # 5	TYPE 2	# 3 @ 8
C4	8 X 8	2 # 5	TYPE 3	# 3 @ 8



COMBINED ENGINEERING SCIENCES
 CARLOS FERRAZ, PE 30060
 1214 SW 12 ST.
 MIAMI, FL 33135
 (305) 856-6340

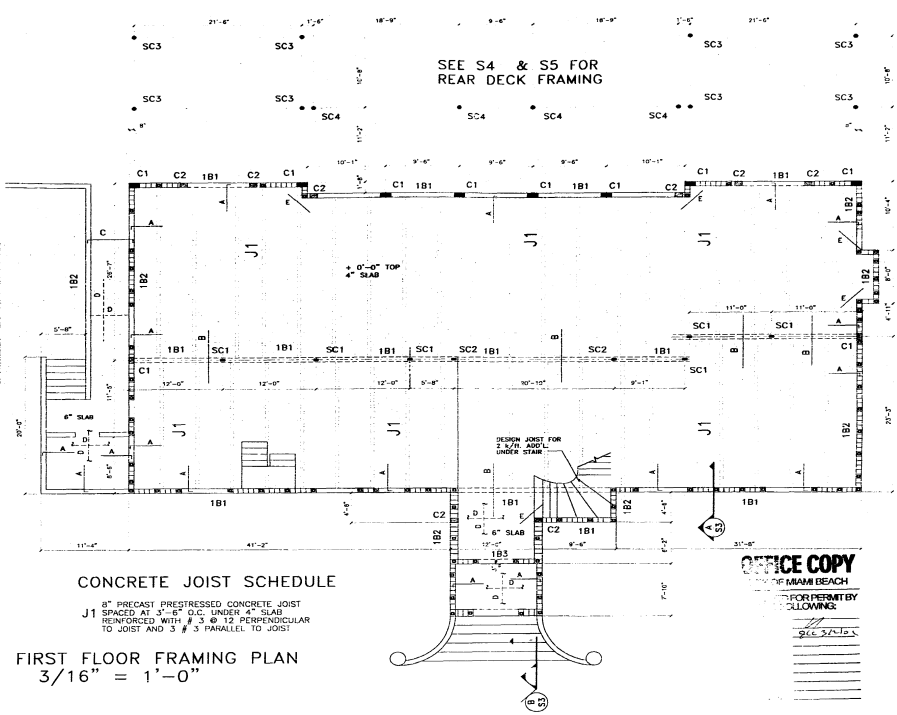
RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVE., FLORIDA
 ARCHITECTS: ROBERT WADE AND ASSOCIATES, F.P.A.
 PLANNER: CARLOS FERRAZ, PE
 SHEET S3 OF 8
 DATE 3/15/10
 PROJECT NO. 10-1887-10-000-0014
 DATE PLOTTED: 10/06/2010 09:58:28 AM
 PLOT SCALE: 3/16" = 1'-0"



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 1/2" FROM 1500 PSI PROVIDE # 8 @ 9 GAUGE 3 LADDER TYPE HEZB 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 1:1 (UNBRACED) 4" MAXIMUM POUR HEIGHT 10' POUR MASONRY CELLS PRIOR TO THE THE BEAM CONCRETE POUR



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	REINFORCING	TYPE
B" X H"	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

STEEL COLUMN SCHEDULE

COLUMN ELEVATION	SC1	SC2	SC3	SC4	SC5
11	16x16x 1"	12x12x 1"	12x12x 1"	4" Dia SCH 40	TS 6x4x 1/2"
12	TS 6x4x 1/2"	TS 6x4x 1/2"	TS 6x4x 1/2"	5" Dia SCH 40	TS 6x4x 1/2"
13	WELD - 3/16" FLEET	3/16" FLEET	3/16" FLEET	3/16" FLEET	3/16" FLEET
14	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"
15	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.

CONCRETE BEAM SCHEDULE

MARK	SIZE	ELEV.	REINFORCING	STIRRUPS
B" X H"			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 @ 60

- 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 HELD KWIK BOLT II SYSTEM
 - BASE PLATE SHALL BE EMBEDDED
 - COLUMNS SHALL BE FILLED WITH GROUT. PROVIDE WEEP HOLES

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 100 BROADWAY, 4TH FLOOR, OFFICE SUITE 401
 MIAMI BEACH, FLORIDA 33139
 PHONE (305) 371-1821 FAX (305) 371-1822

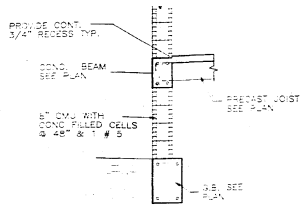
RESIDENCE FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVE.
 FLORIDA

REVISIONS
 SHEET
 53
 OF 8

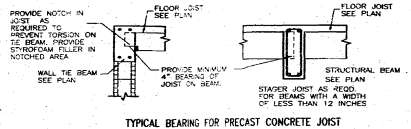
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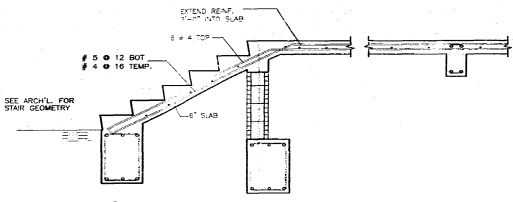
COMBINED ENGINEERING SCIENCES
 CARLOS ESPINOSA, P.E. 33566
 1214 SW 13 ST
 MIAMI, FL 33135
 (305) 356-6245



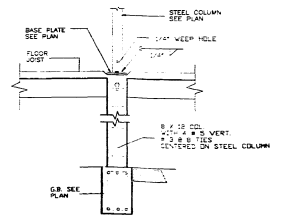
SECTION B
SCALE: 3/4" = 1'-0"



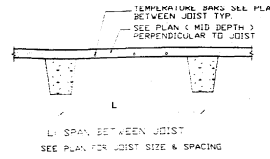
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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



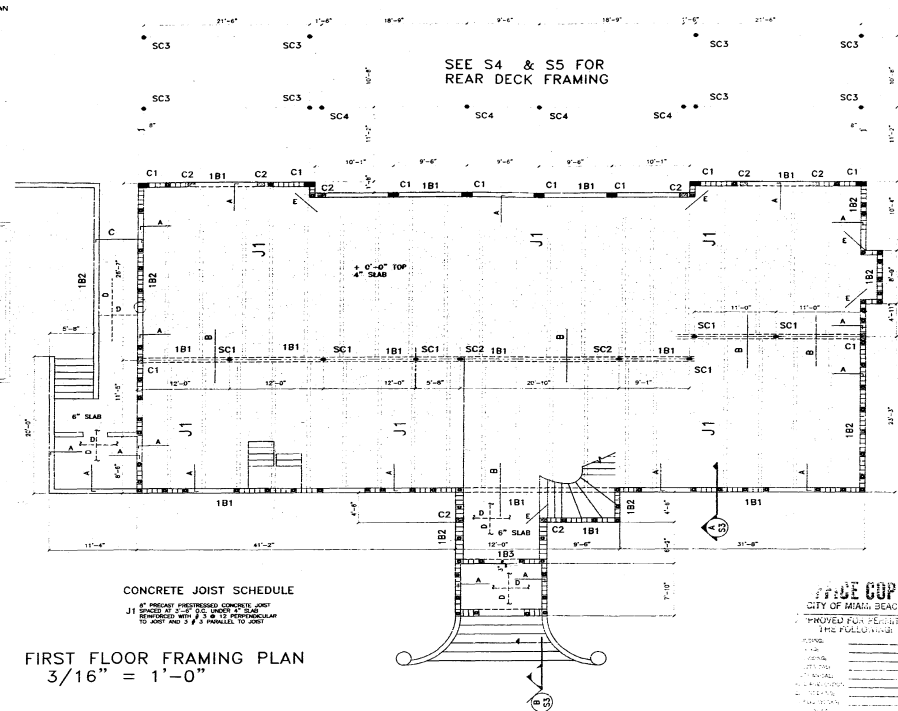
TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR



REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 30" & 1" M 7" FIVE 1500 PSI PROVIDE # 8 @ 9 GAUGE LADDER TYPE HORIZ. REINF. AT 16" DC. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10' SLLUMP STRENGTH F' = 2500 PSI COMPLYING WITH ASTM C476 MAXIMUM LIFT UNBRACED 4' MAXIMUM POUR HEIGHT 10' POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.



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

CONCRETE JOIST SCHEDULE

J1 8" PRECAST UNREINFORCED CONCRETE JOIST SPACED AT 12" ON CENTER PERPENDICULAR TO JOIST AND 3" PARALLEL TO JOIST

SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4 @ 16"			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	REINFORCING	TYPE
C1	8 X 16	4 # 6 # 3 @ 8	TYPE 1
C2	8 X 12	4 # 6 # 3 @ 8	TYPE 1
C3	8 X 30	6 # 6 # 3 @ 8	TYPE 2

□ FILLED CELL & WALL REIN. BAR

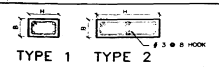
STEEL COLUMN SCHEDULE

COLUMN ELEVATION	SC1	SC2	SC3	SC4
12x12x 1"	12x12x 1"	12x12x 1"	12x12x 1"	12x12x 1"
CAP PL.	TS 6x4x1/2"	TS 6x4x 1/2"	5" DIS. SCH 80	4" DIS 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"
ANCHOR BOLTS	2- 3/4" @ 8" AB.	2- 3/4" @ 8" AB.	2- 3/4" @ 8" AB.	2- 3/4" @ 8" AB.

- NOTES:**
- FIELD DETERMINE REQUIRED COLUMN HEIGHT
 - PROVIDE LEVELING NUTS AS REQ. AT BASE PLATE
 - WELD PROVIDE 2- 3/4" X 8" WELDED STUD ANCHORS AT CAP PLATE
 - ANCHOR BOLTS WITH RING BOLT SYSTEM
 - BASE PLATE SHALL BE CHECKED
 - COLUMNS SHALL BE FILLED WITH GROUT. PROVIDE WEEP HOLES

CONCRETE BEAM SCHEDULE

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

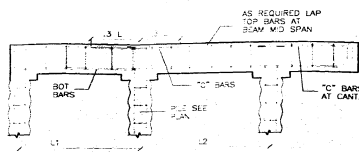


COMBINED ENGINEERING SCIENCES
GARLAND ENGINEERING, PE 22666
1214 SW 12 ST.
MIAMI, FL 33150
(305) 866-6346

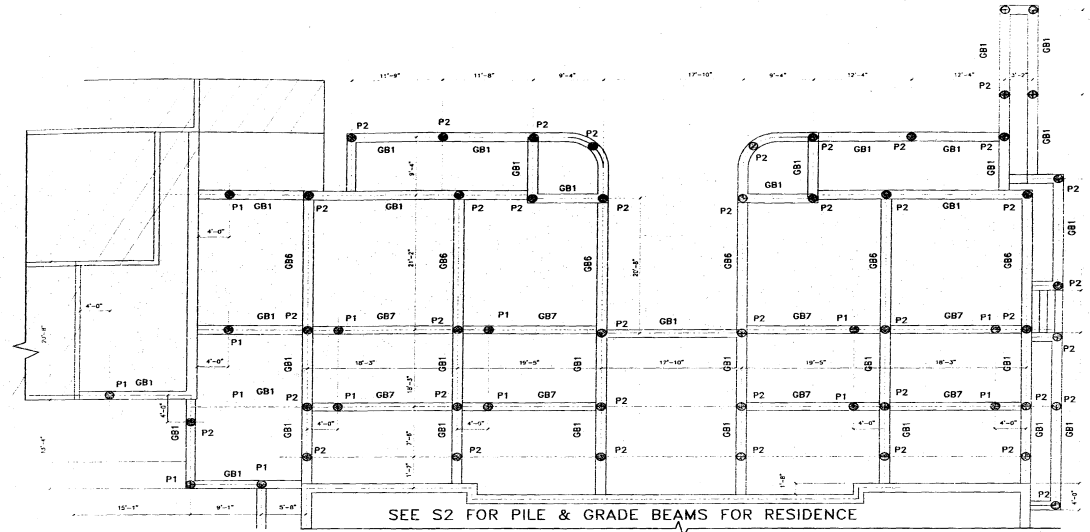
ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNERS

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

REVISIONS
DATE
BY
SHEET
S3
OF 8



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



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

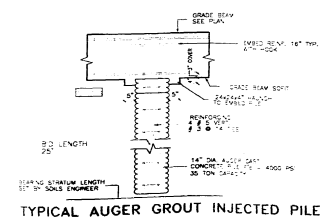
REAR DECK : PILE & GRADE BEAM PLAN

3/16" = 1'-0"

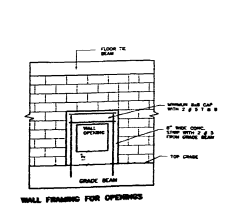
- P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY
- P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

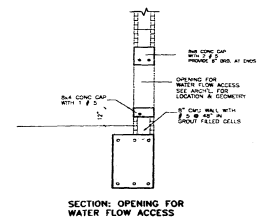
MARK	SIZE " X H"	REINFORCING BOT TOP "C"	STIRRUPS
GB1	14 X 20	3 # 6 3 # 6	# 3 @ 6"
GB6	14 X 20	3 # 8 3 # 6 3 # 7	# 3 @ 4"
GB7	14 X 20	3 # 7 3 # 7	# 3 @ 6"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENING



SECTION: OPENING FOR WATER FLOW ACCESS

City of Indian Beach Building Department

1. The undersigned Architect/Professional Engineer and/or Professional Surveyor, City of Indian Beach, hereby certifies that the plan and specifications herein were prepared by me or under my direct supervision and that I am a duly licensed and registered professional in the State of Florida.

2. I am responsible for the accuracy of the information and data furnished to me by the client and for the accuracy of the information and data furnished to me by the client and for the accuracy of the information and data furnished to me by the client.

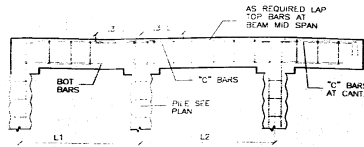
COMBINED ENGINEERING SCIENCES
CARLOS ENRIQUE RE 37566
1214 SW 12 ST
MIAMI FL 33135
(305) 836-8343

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNER:
100 BRICKELL AVENUE, SUITE 1000
MIAMI, FL 33131

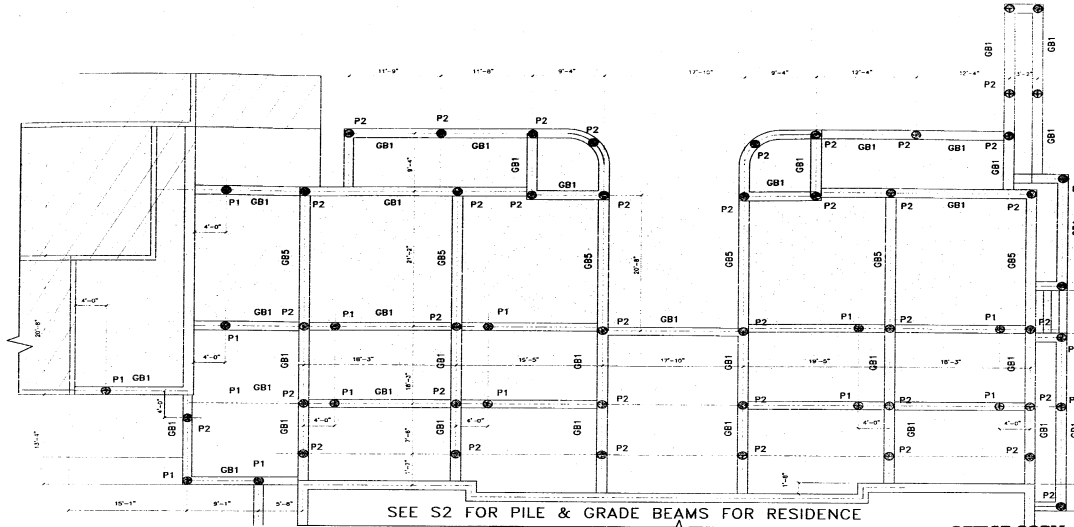
RESIDENCE FOR
INDUSTRIAL HOLDINGS
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE., FLORIDA

REVISIONS

DATE: 3/11/11
SHEET: S4
OF 8



NOTES
 1. L IS GREATER OF ADJACENT SPANS
 2. REINFORCING COVER: 3\"/>



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"

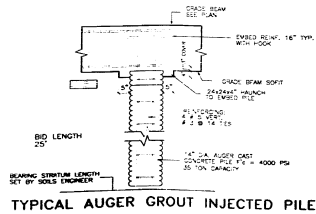
- P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY
- P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

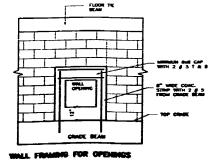
MARK	SIZE B" X H"	REINFORCING		STIRRUPS
		BOT	TOP "C"	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6"
GB5	14 X 20	3 # 6	3 # 6 3 # 7	# 3 @ 4"

OFFICE COPY
 CITY OF MIAMI BEACH

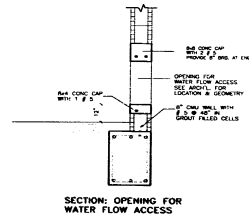
APPROVED FOR PERMIT BY THE FOLLOWING:
 CIVIL ENGINEER: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE PREVENTION: [Signature]
 ENGINEERING: [Signature]
 PUBLIC WORKS: [Signature]
 STRUCTURAL: [Signature]
 ACCESSIBILITY: [Signature]



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

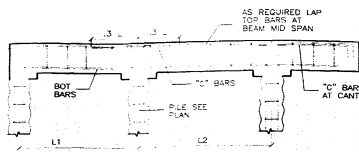
COMBINED ENGINEERING SCIENCES
 CARLOS ENSENAT, PE 32266
 1214 SW 12 ST.
 MIAMI, FL 33135
 (305) 356-8345

ROBERT WADE AND ASSOCIATES, P.
 ARCHITECTS
 PLANNERS
 PHONE (305) 371-5832 FAX (305) 381-1646
 1000 BIRCHWOOD DRIVE, SUITE 100
 MIAMI BEACH, FLORIDA 33154

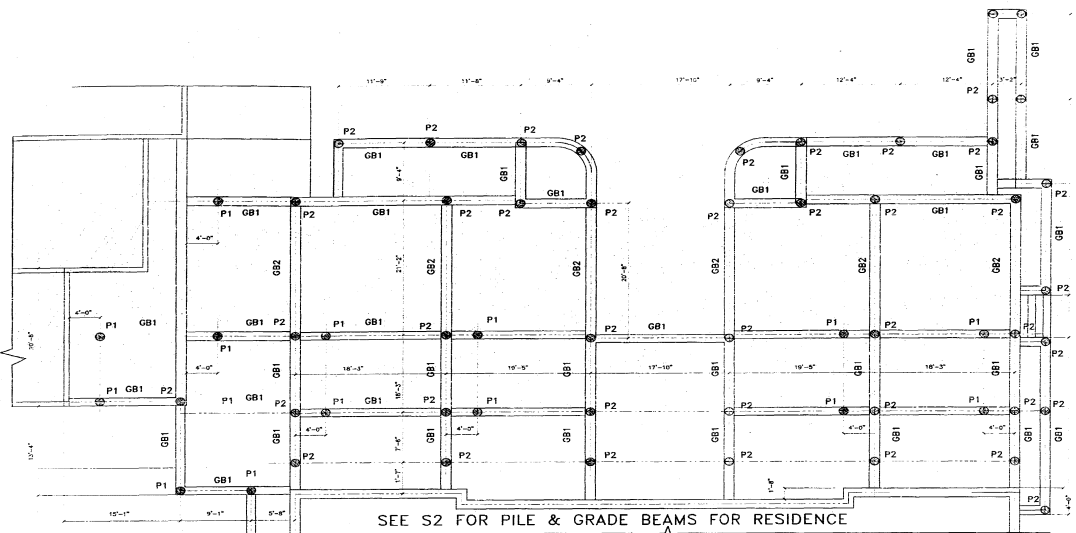
RESIDENCE FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVE., FLORIDA

REVISIONS

DATE: 11-11-14
 SHEET: S4
 OF 8



- NOTES
1. L IS GREATER OF ADJACENT SPANS
 2. REINFORCING COVER: 3" AREA EXPOSED TO EAST, 2" AREA EXPOSED TO WEST

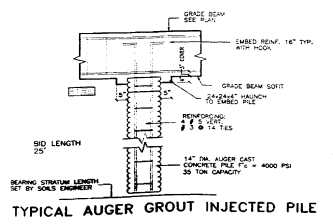


REAR DECK : PILE & GRADE BEAM PLAN
 3/16" = 1'-0"

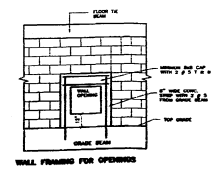
- P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY
- P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

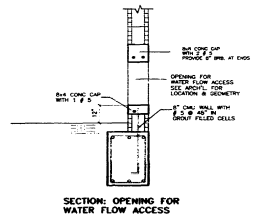
MARK	SIZE B" X H"	REINFORCING		STIRRUPS
		BOT	TOP	
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6"
GB2	14 X 20	3 # 8	3 # 6	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENING



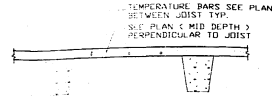
SECTION: OPENING FOR WATER FLOW ACCESS

COMBINED ENGINEERING SCIENCES
 CIVIL ENGINEER, PE 32566
 1214 SW 12 CT.
 MIAMI, FL 33136
 (305) 558-4345

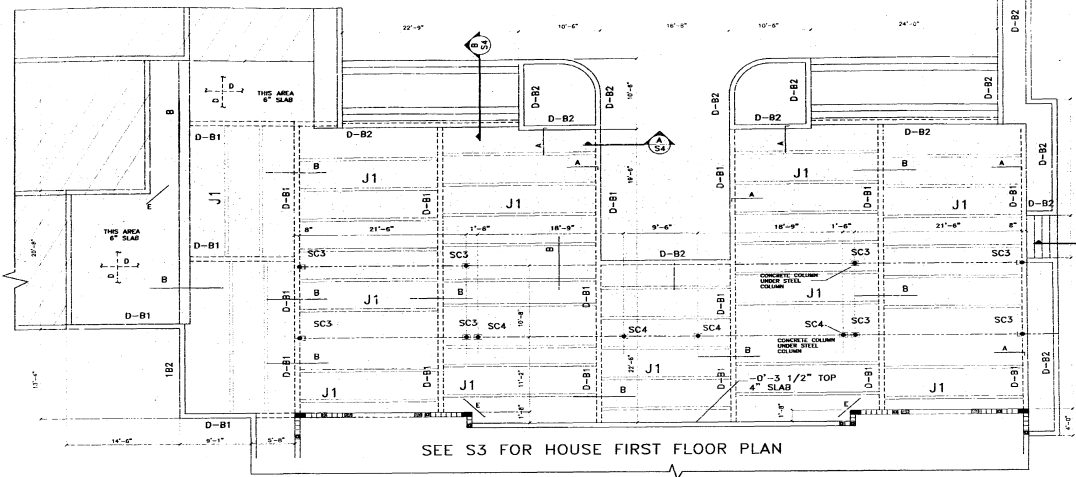
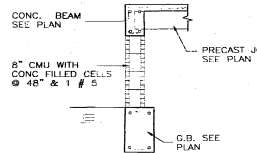
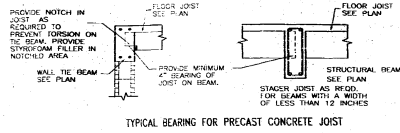
ROBERT WADE AND ASSOCIATES, F
 ARCHITECTS
 PLANNER
 PHONE (305) 271-2822 FAX (305) 281-1800

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

REVISIONS
 SHEET
 S4
 OF 6

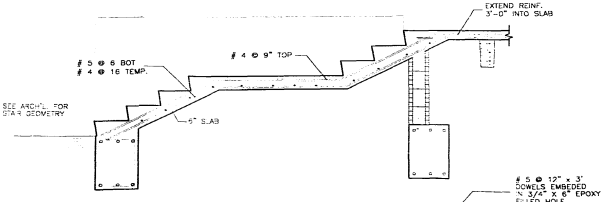


SPAN BETWEEN JOIST
SEE PLAN FOR JOIST SIZE & SPACING
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

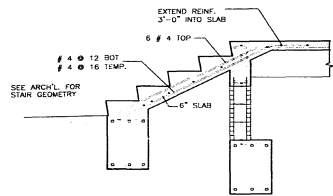


SEE S3 FOR HOUSE FIRST FLOOR PLAN

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



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



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

CONNECTION: NEW SLAB TO EXISTING GRADE BEAM

CONCRETE JOIST SCHEDULE

J1
1 1/2" PRECAST PRESTRESSED CONCRETE JOIST SPACED @ 16" O.C. WITH 2" EPS INSULATION TO JOIST AND 1" EPS INSULATION TO JOIST

SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4 @ 16"		3'-4"	TOP
B	# 4 @ 12"		8'-6"	TOP
D	# 4 @ 12"			BOT
E	2 # 4 X 4"			MID

CONCRETE BEAM SCHEDULE

MARK	SIZE	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

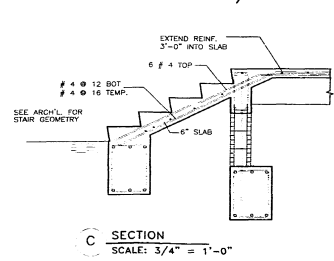
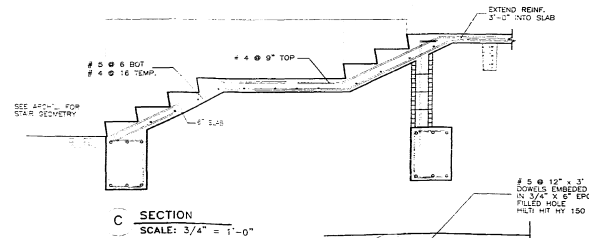
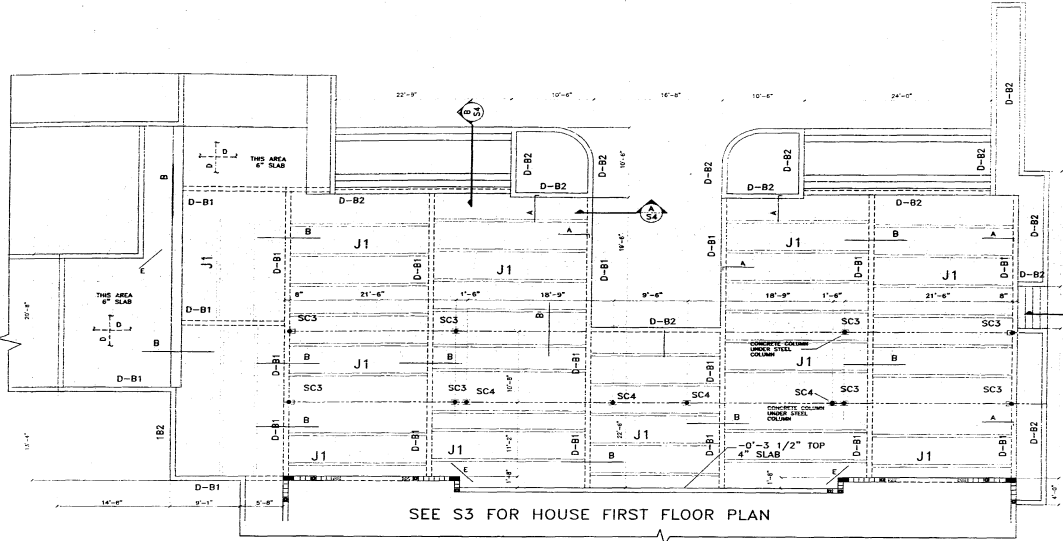
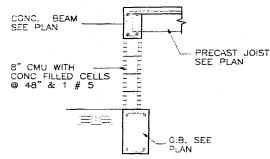
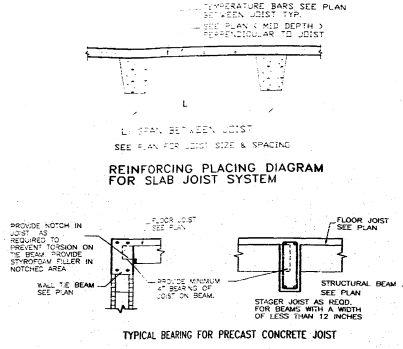
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

- BUILDING: [Signature]
- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- MECHANICAL: [Signature]
- FIRE PREVENTION: [Signature]
- ENGINEERING: [Signature]
- PUBLIC WORKS: [Signature]
- STRUCTURAL: [Signature]
- AGENCY/UTILITY: [Signature]

- The following shop drawings are not part of this contract. Shop provide shop drawings under separate contract files:
- Door
 - Window
 - Roofing
 - Paint
 - Interior
 - Exterior
 - Site Work
 - Other

COMBINED ENGINEERING SCIENCES
CARLOS ENRIQUETA PE 32566
1214 SW 12 ST.
MIAMI, FL 33135
(305) 856-8345

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNERS
120 MODEL OF BONE OFFICE AND 81
MIAMI
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94- PALM AVE. FLORIDA
REVISIONS
DATE: 3-11-14
SHEET S5 OF 8



CONNECTION: NEW SLAB TO EXISTING GRADE BEAM

CONCRETE JOIST SCHEDULE

J1 12" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 18" ON CENTER 4" SLAB REINFORCED WITH # 3 @ 12" PERPENDICULAR TO JOIST AND # 3 PARALLEL TO JOIST

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4 @ 18" x 4"			TOP
B	# 4 @ 12" x 8"			TOP
D	# 4 @ 12"			BOT
E	2 # 4 x 4"			MID

SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4 @ 18" x 4"			TOP
B	# 4 @ 12" x 8"			TOP
D	# 4 @ 12"			BOT
E	2 # 4 x 4"			MID

CONCRETE BEAM SCHEDULE

MARK	SIZE	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"

THIS COPY
LEFT OF SLAB BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

DATE: _____
BY: _____
TITLE: _____
FIRM: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

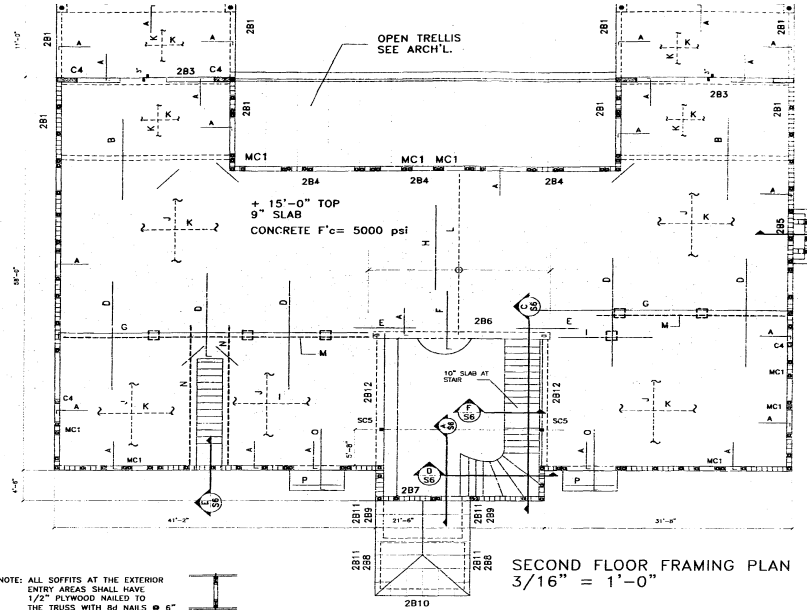
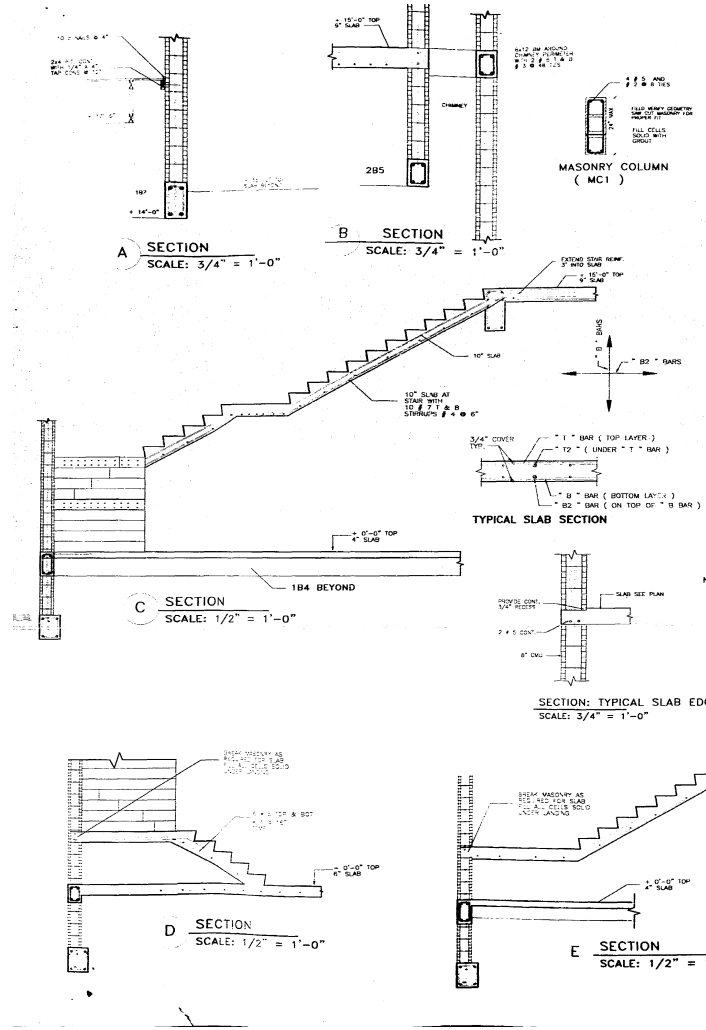
COMBINED ENGINEERING SCIENCES
CAROLY DUNNWAY, P.E. 33556
1214 SW 12, CT.
MIAMI, FL 33135
(305) 856-6345

DATE: _____
BY: _____
SHEET: S3 OF 4

REVISIONS

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

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS
PLANNERS
PHONE: (305) 571-0382 FAX: (305) 571-0386



SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	#4 @ 16" X 4"			TOP
B	#5 @ 10" X 10"			TOP
C	#5 @ 6" X 10"			TOP
D	#5 @ 6" X 14"			TOP
E	#5 @ 6" X 10"			TOP
F	#4 @ 12" X 0"			TOP
G	#5 @ 6" X 0"			TOP
H	#5 @ 10" X 0"			TOP
I	#5 @ 10" X 0"			TOP
J	#5 @ 10" X 0"			TOP
K	#5 @ 10"			BOT
L	#5 @ 0"			BOT
M	ADJ. TO 2 X 4"			BOT
N	ADJ. 3 @ 5 @ 4"			BOT
O	#4 @ 10"			TOP
P	#4 @ 10"			TOP

CONCRETE BEAM SCHEDULE

MARK	SIZE	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
281	8 X 24	10'-0"	2 #6	2 #6
282	10 X 20	14'-0"	2 #6	2 #6
283	10 X 24	10'-0"	2 #6	2 #6
284	8 X 24	10'-0"	2 #6	2 #6
285	8 X 12	10'-0"	2 #6	2 #6
286	12 X 24	10'-0"	3 #6	3 #6
287	8 X 16	10'-0"	2 #6	2 #6
288	8 X 12	10'-0"	2 #6	2 #6
289	12 X 12	10'-0"	3 #6	3 #6
290	10 X 40	10'-0"	3 #6	3 #6
291	6 X 12	10'-0"	2 #6	2 #6
292	12 X 16	10'-0"	4 #6	4 #6

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 16" @ F'c = 1500 PSI.

PROVIDE # 6 @ 5 GAUGE 3 LADDER TYPE HORIZ. REINF. AT 16" O.C. 1" D. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10% SUMP. STRENGTH F'c = 2500 PSI.

COMPLYING WITH ASTM C476.

MAXIMUM LET LINESIDE AT FOUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

NOTES:

1. ALL REVISIONS SHALL BE SHOWN ON THIS SHEET.
2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES.
3. SEE SCHEDULE FOR REVISIONS.

COMBINED ENGINEERING SCIENCES
CARLOS ENRIQUE, PE 12156
1214 SW 12TH CT.
MIAMI, FL 33135
(305) 856-8345

RESERVE FOR REVISIONS

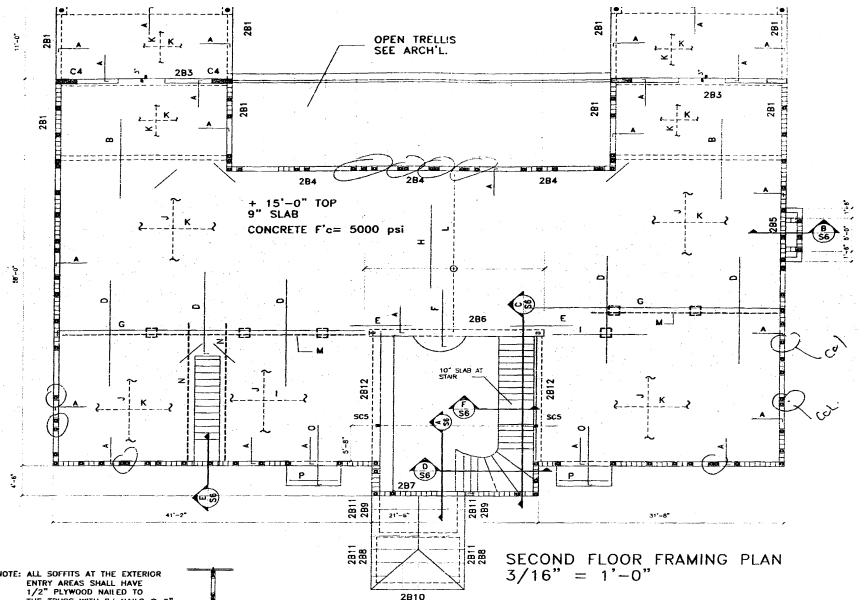
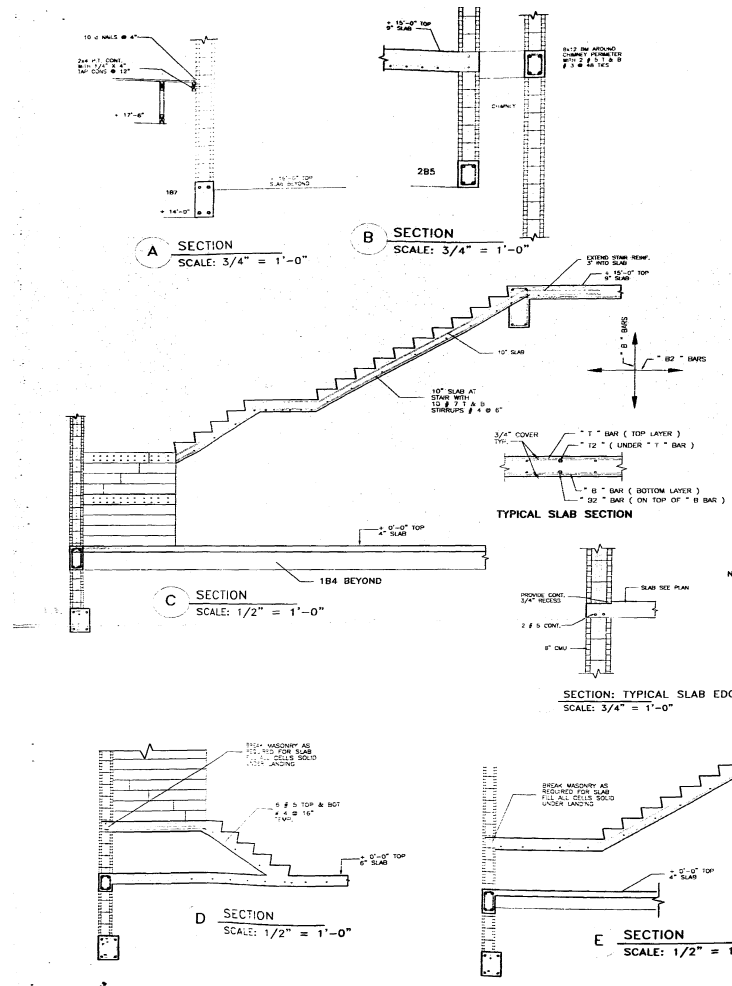
DATE: 11/20/01

SHEET: 36 OF 8

RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA

ROBERT WADE AND ASSOCIATES, P ARCHITECTS PLANNERS

333 BRICKELL AVE. SUITE 2000 MIAMI, FLORIDA 33130
PHONE: (305) 371-1000 FAX: (305) 371-4445



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

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

MARK	SIZE	ELEV.	REINFORCING	STIRRUPS
B"	H"		BOT	TOP
281	8 x 24	15'-0"	2 # 8	2 # 8 @ 6"
282	16 x 20	14'-0"	2 # 8	2 # 8 @ 6"
283	12 x 24	15'-0"	2 # 8	2 # 8 @ 6"
284	8 x 24	15'-0"	2 # 7	2 # 8 @ 6"
285	8 x 12	15'-0"	2 # 5	2 # 5 @ 6"
286	12 x 24	15'-0"	3 # 9	2 # 6 @ 6"
287	8 x 16	15'-0"	2 # 6	2 # 6 @ 6"
288	8 x 12	15'-0"	2 # 5	2 # 5 @ 6"
289	12 x 12	15'-0"	3 # 5	3 # 5 @ 6"
2810	12 x 12	15'-0"	2 # 6	2 # 6 @ 6"
2811	8 x 12	15'-0"	2 # 5	2 # 5 @ 6"
2812	12 x 16	15'-0"	2 # 8	2 # 8 @ 6"

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 4" @ 8" @ 6" FROM TOP AND BOTTOM. PROVIDE 4" @ 9" GAUGE LADDER TYPE HORIZ REIN. AT 16" OC V.P. FULL REINFORCED CELLS WITH GROUT HAVING WITH MIN 10" SLUMP STRENGTH F'c = 2500 PSI. COMPLYING WITH ASTM C476. MAXIMUM LIFT UNBRACED 4' MAXIMUM HOUR HEIGHT 10'. POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

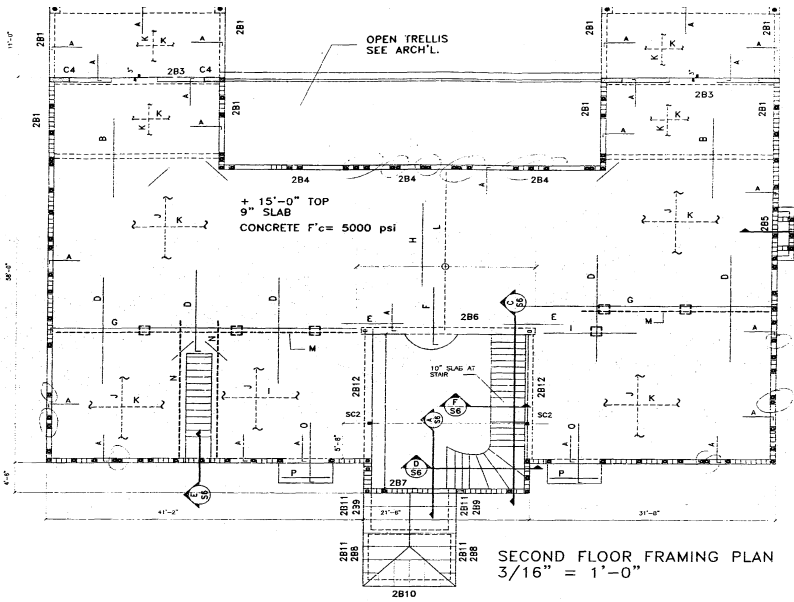
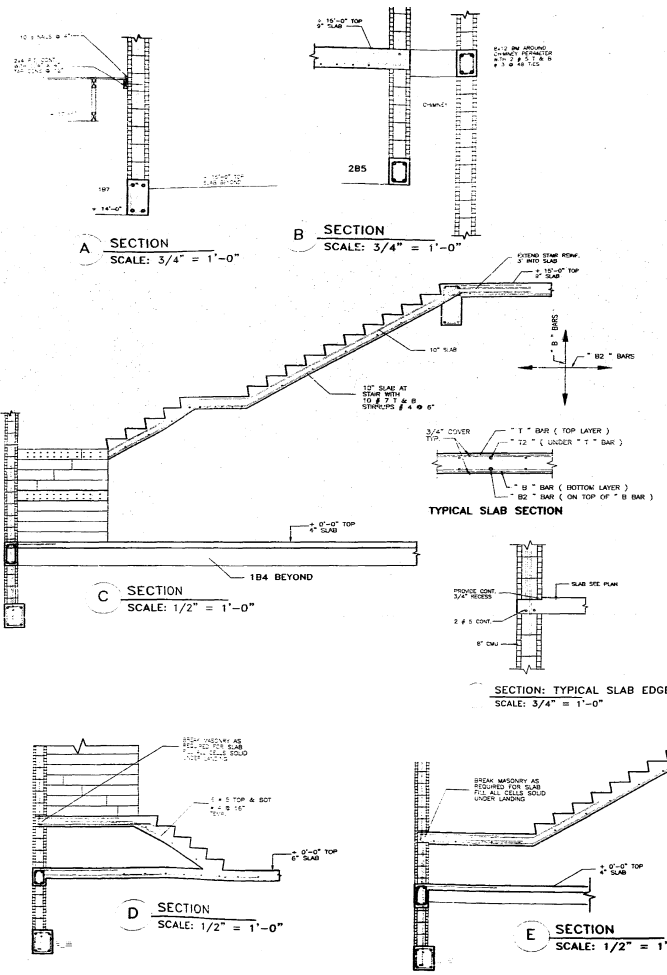
OFFICE COPY
CITY OF MIAMI BEACH

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH PERMITS AND ORDINANCES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH PERMITS AND ORDINANCES.

DATE: _____
SHEET: 56 OF 8

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

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNERS
333 BRICKELL AVENUE, OFFICE SUITE 201
MIAMI, FLORIDA 33131
PHONE (305) 374-1211 FAX (305) 374-1200



SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 5 @ 12" X 4"			TOP
B	# 5 @ 12" X 10"			TOP
C	# 5 @ 8" X 10"			TOP
D	# 5 @ 8" X 11"			TOP
E	# 5 @ 8" X 11"			TOP
F	# 5 @ 12" X 8"			TOP
G	# 5 @ 12" X 8"			TOP
H	# 5 @ 12" X 8"			TOP
I	# 5 @ 12" X 8"			TOP
J	# 5 @ 12"			BOT
K	# 5 @ 12"			BOT
L	# 5 @ 12"			BOT
M	# 5 @ 12"			BOT
N	# 5 @ 12"			BOT
O	# 5 @ 12"			BOT
P	# 5 @ 12"			BOT

CONCRETE BEAM SCHEDULE

MARK	SIZE	ELEV.	REINFORCING	STIRRUPS
8" X 4"	8" X 12"	TOP	TOP	TOP
2B1	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B2	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B3	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B4	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B5	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B6	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B7	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B8	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B9	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B10	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B11	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"
2B12	8 X 12	15'-0"	2 # 5	2 # 5 @ 6"

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 11 1/2". F_m = 1500 PSI. PROVIDE # 8 X 9 GAUGE LADDER TYPE MESH REIN. AT 16" O.C. TYPE. FULL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGTH F_{cm} = 2500 PSI. COMPLYING WITH ASTM C476. MAXIMUM LIFT UNBRACED 8' MAXIMUM POUR HEIGHT 10'. POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

NOTES:

1. FILL REINFORCED CELLS WITH GROUT & 10" SLUMP.
2. ALL GROUTING AND REINFORCING.
3. SEE ARCH'L FOR TIE BEAM CONCRETE POUR.

DATE: 11/14/81
SHEET: S6
OF 8

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

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNERS

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

COMBINED ENGINEERING SCIENCES
CARLOS DOMESTINI, P.E. 32256
1214 SW 12 ST.
MIAMI, FL 33135
(305) 856-6340

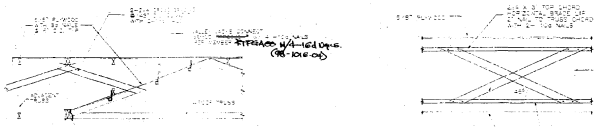
1. ALL ROOF TRUSS JOINTS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.
 2. ALL TRUSS JOINTS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.
 3. ALL TRUSS JOINTS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.
 4. ALL TRUSS JOINTS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.
 5. ALL TRUSS JOINTS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.

PLYWOOD NAILING PLAN



SECTION OF ROOF TRUSS ANCHOR STRAP
 ELEVATION OF ROOF TRUSS ANCHOR STRAP

TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30'



GIRDER TRUSS TO TRUSS CONNECTION

DIAGONAL BRACING ALONG BUILDING DEPTH

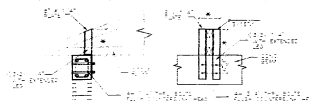
NOTES:

- BRACE SHALL BE BRACED AT MAX. OF 20'
- SEE PLAN FOR BRACE LOCATION



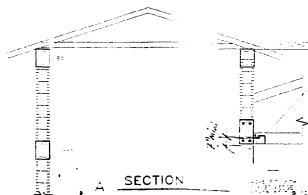
SECTION OF GIRDER TRUSS ANCHOR STRAP
 ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR

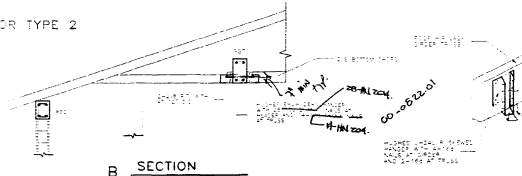


SECTION OF GIRDER TRUSS ANCHOR STRAP
 ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2

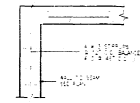


SECTION

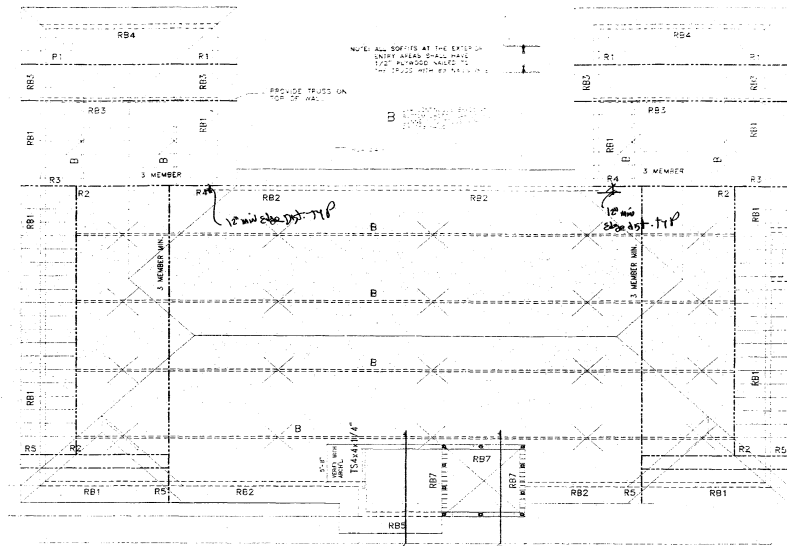


B SECTION

CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



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

CONCRETE BEAM SCHEDULE

MARK	SIZE B' X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8' x 24"	14'-0"	2 # 5	2 # 5
RB2	8' x 24"	16'-0"	2 # 5	2 # 5
RB3	8' x 24"	18'-0"	2 # 5	2 # 5
RB4	8' x 24"	20'-0"	2 # 5	2 # 5
RB5	8' x 24"	22'-0"	2 # 5	2 # 5
RB6	8' x 24"	24'-0"	2 # 5	2 # 5
RB7	8' x 24"	26'-0"	2 # 5	2 # 5

NOTES:
 1. ALL BEAMS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.
 2. ALL BEAMS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.
 3. ALL BEAMS SHALL BE FULLY BRACED TO THE TRUSS CHORDS.

BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
WIND 1	47 PSF	41 PSF
WIND 2	47 PSF	41 PSF
WIND 3	47 PSF	41 PSF
WIND 4	47 PSF	41 PSF

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

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
RB1	21.1	21.1	TYPE 1
RB2	42.2	42.2	TYPE 1
RB3	63.3	63.3	TYPE 1
RB4	84.4	84.4	TYPE 1
RB5	105.5	105.5	TYPE 1
RB6	126.6	126.6	TYPE 1
RB7	147.7	147.7	TYPE 1

ALL BEAMS TO BE FULLY BRACED TO THE TRUSS CHORDS.

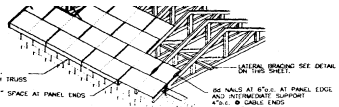
CONCRETE BEAM SCHEDULE
 3/16" = 1'-0"

ROBERT WADI AND ASSOCIATES, PLANNERS
 ARCHITECTS

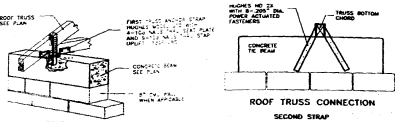
RESIDENCE FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, 94 PALM AVE.
 FLORIDA

DATE: 11/11/04
 SHEET: 57
 OF: 6

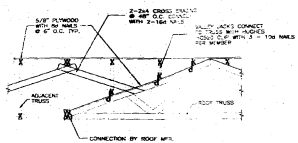
BE RESPONSIBLE FOR THE TRUSS LAYOUT. THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT. SEE ARCHIT. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED, ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS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



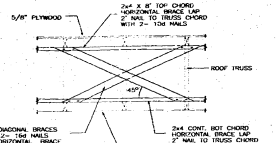
PLYWOOD NAILING PLAN



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

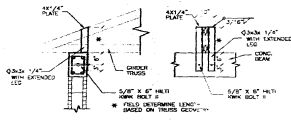


GIRDER TRUSS TO TRUSS CONNECTION

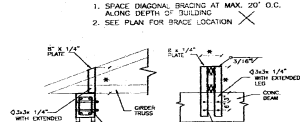


DIAGONAL BRACING ALONG BUILDING DEPTH

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



SECTION OF GIRDER TRUSS ANCHOR STRAP



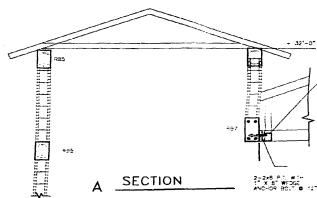
ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 1

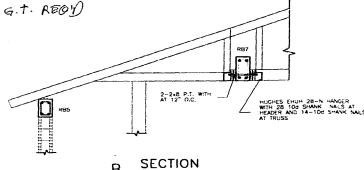
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2

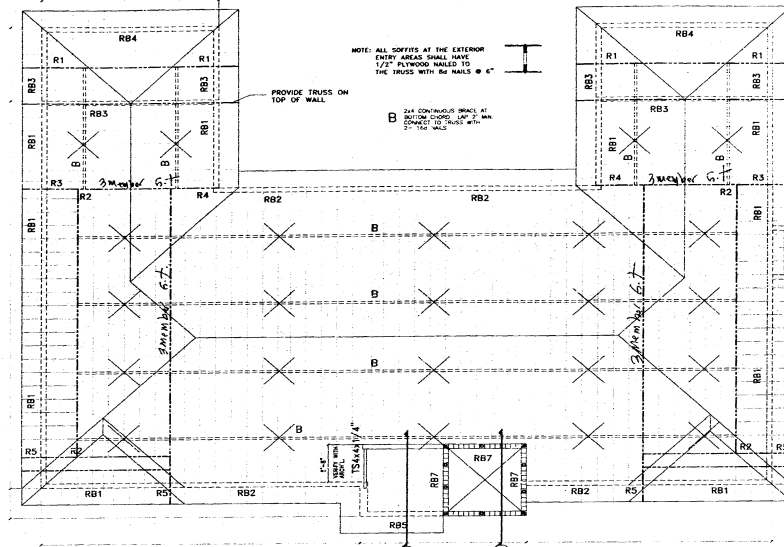


A SECTION



B SECTION

CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



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	# 5 @ 40
RB2	8 X 14	25'-9"	2 # 3	2 # 5	# 3 @ 12
RB3	8 X 14	26'-9"	2 # 7	2 # 5	# 3 @ 12
RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

- NOTES:
 1. FIELD SPAN BEAM DEPTH WITH DOOR & WINDOW GEOMETRY.
 2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 3. BEAM HAS AND PROVIDE SET ANGLE 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	2.4 K	3.0 K	TYR 1
R2	4.1 K	4.0 K	TYR 1
R3	9.0 K	10.0 K	TYR 2
R4	11.0 K	12.0 K	TYR 2
R5	9.2 K	8.0 K	TYR 2

ALL GIRDERS TO GIRDER CONNECTIONS BY TRUSS MFR.

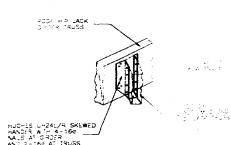
COMBINED ENGINEERING SCIENCES
 CARLOS ENGINA, PE 33566
 2718 SW 12
 MIAMI, FL 33135
 (305) 306-8345

ROBERT WADE AND ASSOCIATES, I
 ARCHITECTS
 PLANNER

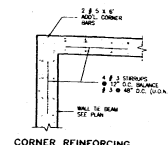
RESIDENCE FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

REVISIONS

DATE: 3-14-16
 SHEET: S7
 OF: 4



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

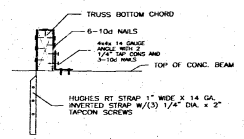
BUILDING ROOF WIND PRESSURES

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

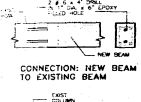
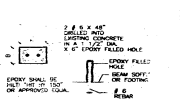
ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8 X 12	6'-2"	EXISTING BEAM	



CONNECTION: ROOF TRUSS TO EXISTING WALL

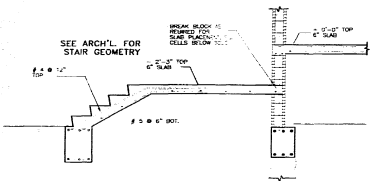


CONNECTION: NEW COL. TO EXISTING COL.

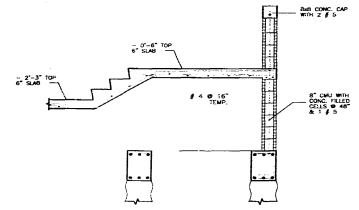
SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 3 @ 16\"/>			
B	# 3 @ 12\"/>			

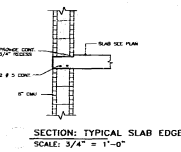
C1 BAR COLLAR WITH # 3 @ 8\"/>



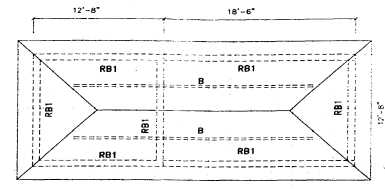
A SECTION
SCALE: 1/2" = 1'-0"



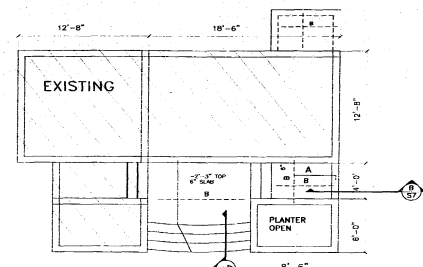
B SECTION
SCALE: 1/2" = 1'-0"



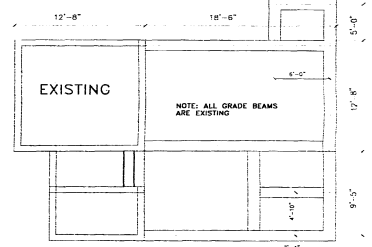
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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



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



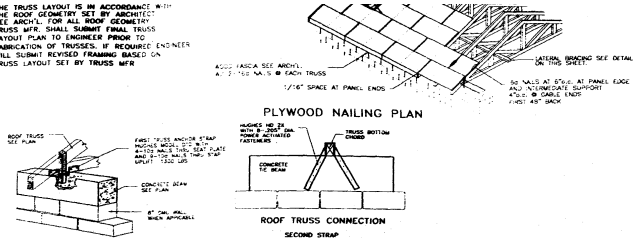
PILE & GRADE BEAM PLAN
1/4" = 1'-0"

COMBINED ENGINEERING SCIENCES
CANNON ENGINEERING, P.C. 32566
1214 SW 12TH ST.
MIAMI, FL 33135
(305) 556-6345

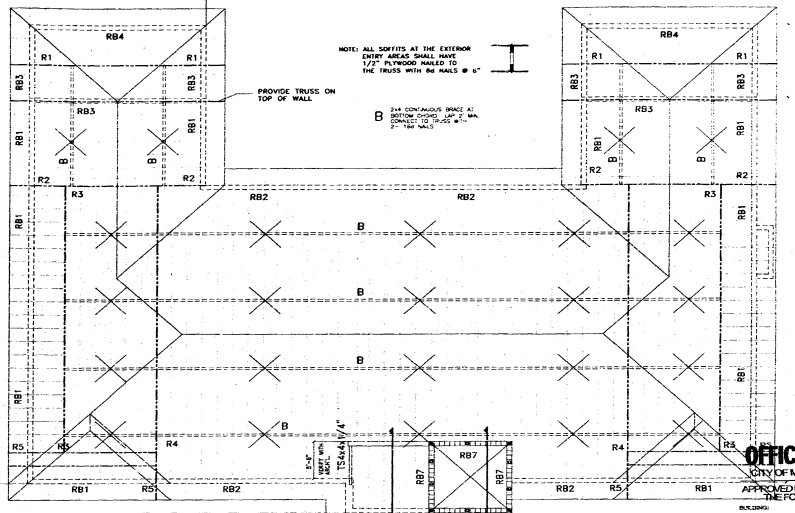
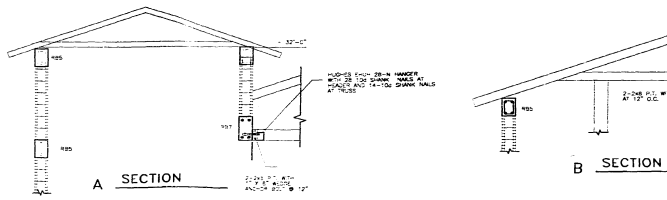
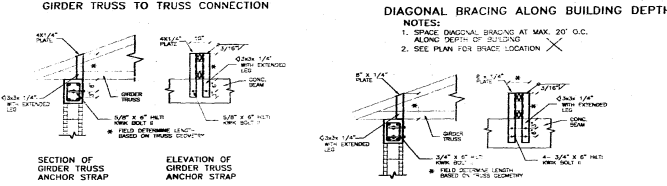
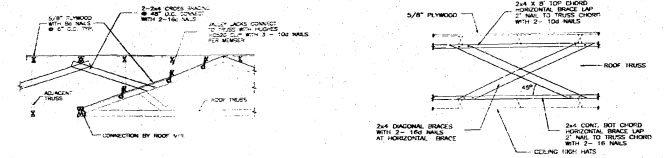
ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNERS
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

DATE: 2-11-87
SHEET: SB
OF: 8

THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT. SEE ARCHIT. 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 BACK ON TRUSS LAYOUT SET BY TRUSS MFR.



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

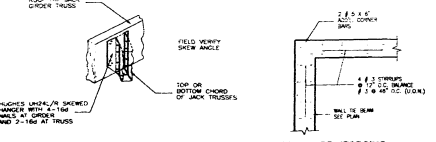


ROOF FRAMING PLAN
3/16" = 1'-0"

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 # 5	2 # 5 # 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5 # 3 @ 48
RB7	8 X 16		2 # 6	2 # 6 # 3 @ 6

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DIMENSIONS
3. BEAM BAR AND PROFILES: SEE ARCHIT. FOR GEOMETRY



BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	42 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	0.0 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 ORDER TO GIRDER CONNECTIONS BY TRUSS MFR.

COMBINED ENGINEERING SCIENCES
CARLOS ESPINOSA, PE 32266
1214 SW 13 ST.
MIAMI, FL 33135
P. 305.3.804.6245

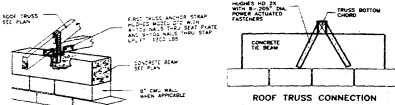
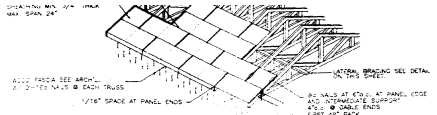
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, I
ARCHITECTS
PLANNER
REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA
NO. 12321 271-1800 (MI 000) 000

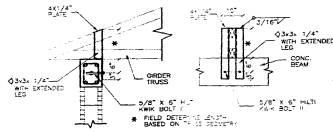
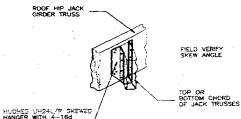
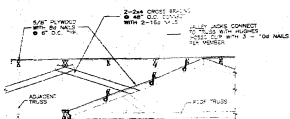
RESIDENCE FOR
INDUSTRIAL HOLDINGS
DOMINION
MIAMI BEACH, 94 PALM AVE., FLORIDA

REVISIONS
DATE 3-11-10
SHEET 57
OF 4

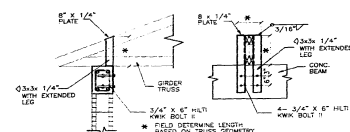
NOTE: FABRICATOR OF ROOF TRUSSES SHALL BE RESPONSIBLE FOR VERIFYING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT. SEE ARCH. FOR ALL ROOF GEOMETRY. TRUSS WER SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED, ENGINEER WILL SUBMIT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



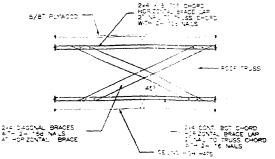
TYPICAL ROOF TRUSS ANCHORAGE DETAIL (2 STRAPS)



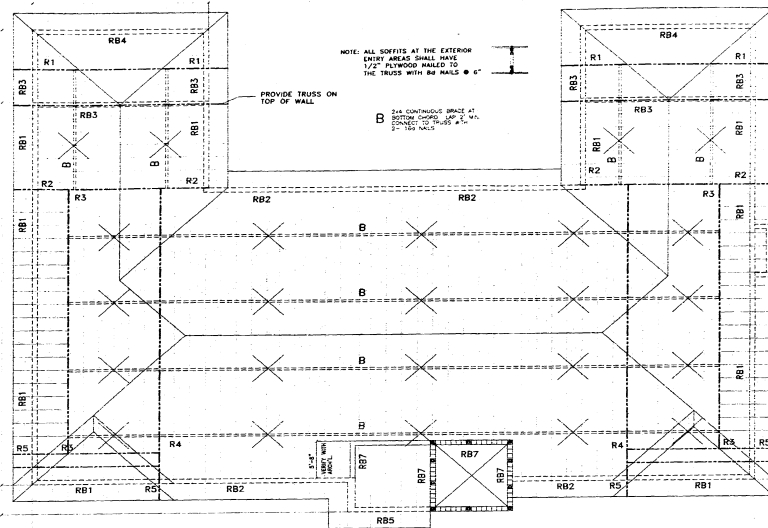
GIRDER ANCHOR TYPE 1



GIRDER ANCHOR TYPE 2



NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' C.C.
2. SEE PLAN FOR BRACE LOCATION



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

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT TOP
RB1	8 X 12	26'-0"	2 # 5, 2 # 5 # 3 @ 48"
RB2	8 X 34	25'-0"	2 # 7, 2 # 5 # 3 @ 12"
RB3	8 X 43	26'-0"	2 # 7, 2 # 5 # 3 @ 12"
RB4	8 X 16	26'-0"	2 # 6, 2 # 5 # 3 @ 6"
RB5	8 X 12	24'-0"	2 # 5, 2 # 5 # 3 @ 48"
RB7	8 X 16	2 # 6, 2 # 6 # 3 @ 6"	

BUILDING ROOF WIND PRESSURES

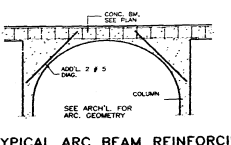
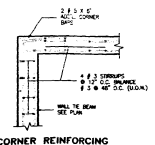
ZONE	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

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	9.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS WFR.



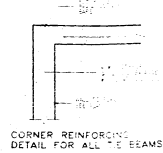
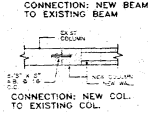
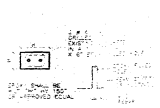
ROBERT WADE AND ASSOCIATES, F ARCHITECTS
PLANNER

RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 84 PALM AVE. FLORIDA

REVISIONS
DATE SHEET 57

COMBINED ENGINEERING SCIENCES
CAROLUS ENGINEERING, PC 32566
MIAMI, FL 33156
(305) 506-6345

CONNECTION: NEW JACK TRUSSES TO HIP JACK TRUSSES



CORNER REINFORCING DETAIL FOR ALL T.E. BEAMS

BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	33 PSF	25 PSF

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

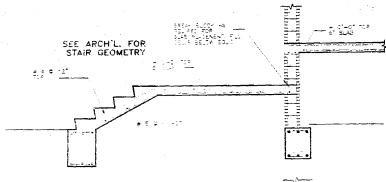
CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS	
			BOT	TOP
RB1	8" X 12"	81.2	5#	5#

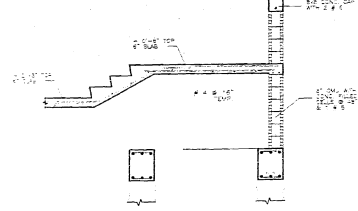
SLAB REINFORCING SCHEDULE

MARK	SIZE	SPACING	LENGTH	LOCATION
1	# 4	8"	6' X 6'	TOP
2	# 4	12"	200"	BOT

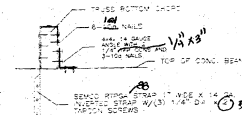
C1 8# COLUMN WITH
4 S 8" TIES



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



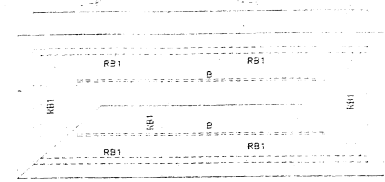
B SECTION
SCALE: 1/2" = 1'-0"



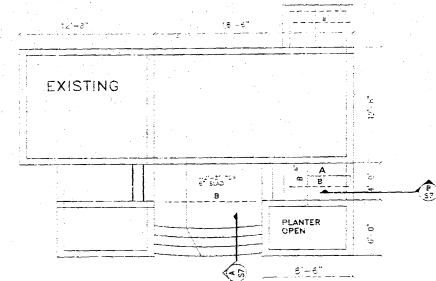
CONNECTION: ROOF TRUSS TO EXISTING WALL



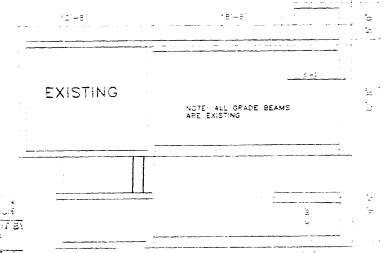
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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



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



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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

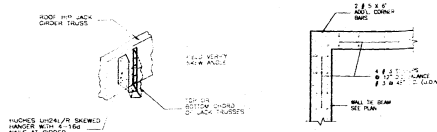
DATE: 1/15/04
SHEET: 48

ROBERT WADE AND ASSOCIATES, ARCHITECTS

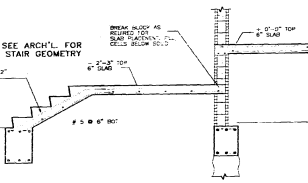
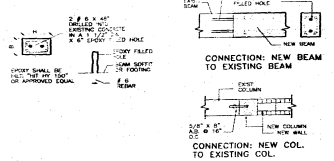
RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS

REVISIONS

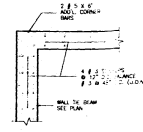
DATE: 1/15/04
SHEET: 48



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



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



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

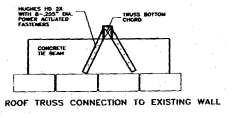
BUILDING ROOF WIND PRESSURES

ZONE	PRESSURE	NET UPLIFT
ZONE 1	3/7 PSF	30 PSF
ZONE 2	6/8 PSF	60 PSF

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

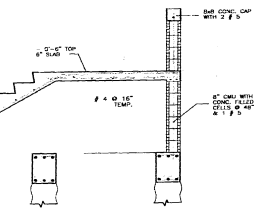
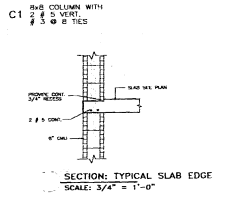
CONCRETE BEAM SCHEDULE

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

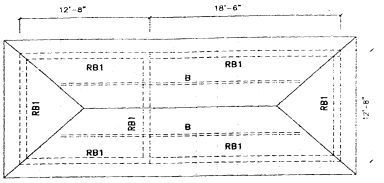


SLAB REINFORCING SCHEDULE

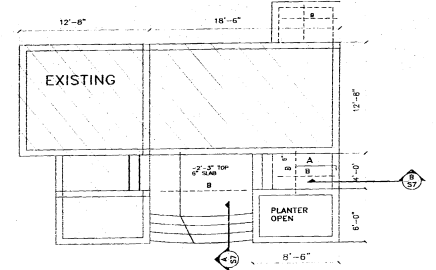
MARK	SIZE	SPACING	LENGTH	LOCATION
A	# 4 @ 15" X 4"			TOP
B	# 4 @ 12" CONT.			RB1



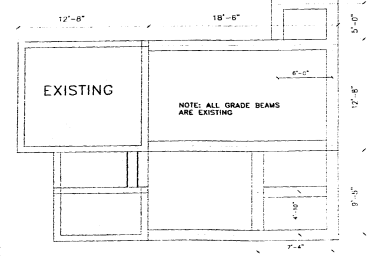
B SECTION
SCALE: 1/2" = 1'-0"



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



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



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

OFFICE COPY

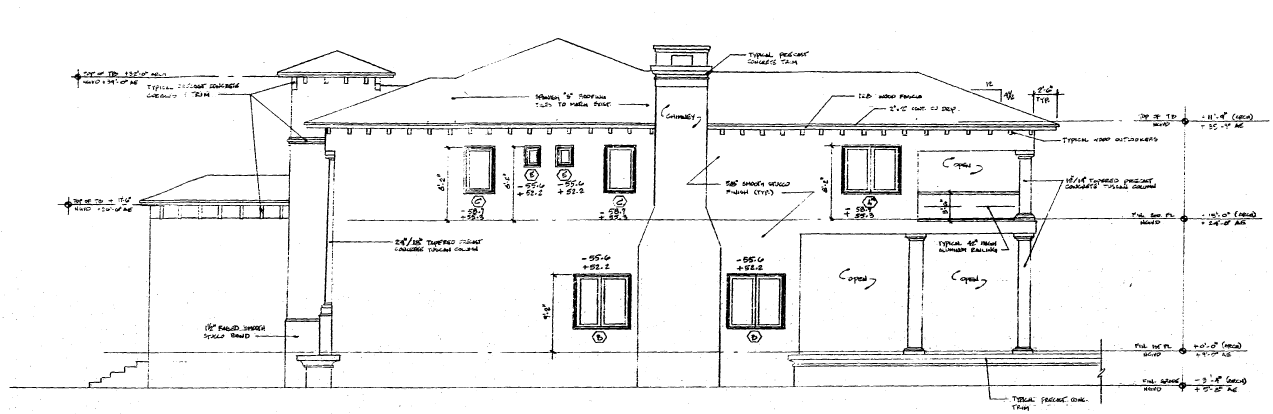
CITY OF MIAMI BEACH
FOR PERMIT BY
FOLLOWING:

COMPENED ENGINEERING SCENZIS
CARLOS ENSENAT, PE 32266
1214 SW 12TH ST
MIAMI, FL 33135
(305) 556-8315

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS
PLANNERS
300 BRICKELL AVENUE, SUITE 200
MIAMI, FLORIDA 33130
TEL: (305) 371-2822 FAX: (305) 381-4640

RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS
DATE: _____
SHEET
OF 9



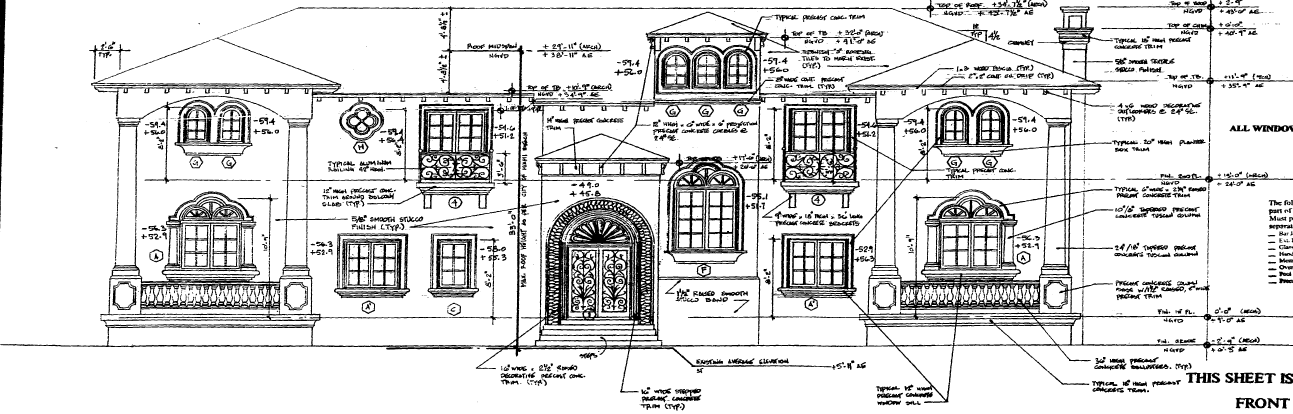
RIGHT SIDE ELEVATION

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 RAILINGS SHALL BE INSTALLED TO MEET AREA BUILDING DEPARTMENT REGULATIONS. RAILINGS SHALL BE INSTALLED TO THE INSIDE OF THE RAILING AND SHALL BE 42" HIGH. ALL HANDRAILS SHALL BE INSTALLED TO THE INSIDE OF THE HANDRAIL AND SHALL BE 36" HIGH. ALL RAILINGS AND HANDRAILS SHALL BE INSTALLED TO THE INSIDE OF THE RAILING AND HANDRAIL.



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY:

THE FOLLOWING:

DATE: 12/1/21

- The following shop drawings are not part of this permit. All drawings shall be submitted under separate permit set:
- 1. All Doors
 - 2. All Windows
 - 3. All Handrails
 - 4. All Railing Systems
 - 5. All Handrails
 - 6. All Railing Systems
 - 7. All Railing Systems
 - 8. All Railing Systems
 - 9. All Railing Systems
 - 10. All Railing Systems

COMBINED ENGINEERING SCIENCES
 CARLOS ENRIQUE, P.E.
 2714 SW 12 ST.
 MIAMI, FL 33135
 (305) 856-8545

THIS SHEET IS FOR WINDOW PRESSURES ONLY

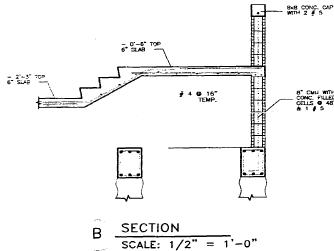
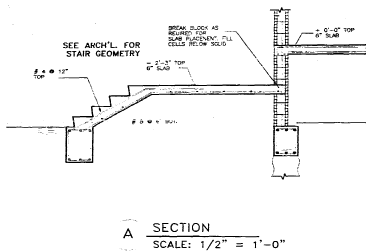
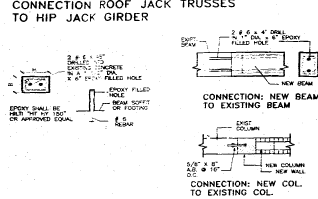
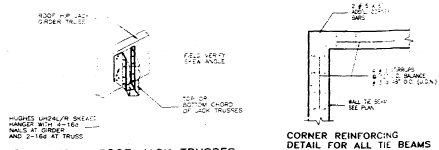
FRONT ELEVATION

SCALE 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

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

DATE: 12/1/21
 WP-1
 OF 3



CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 48" S x 8" S. F-19 200 PSI. PROVIDE # 4 @ 9" SPACING W/ LACER TYPE W-22 REIN. AT 16" OC. TYP. FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10% SLUMP. STRENGTH F-19 200 PSI. COMP. TO 85% E476. MAXIMUM LIFT UNBRACED 4'. MAXIMUM FLOOR HEIGHT 10'. PDUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR.

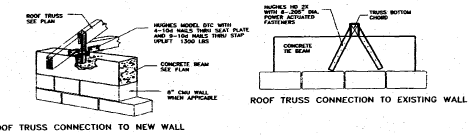
BUILDING ROOF WIND PRESSURES

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

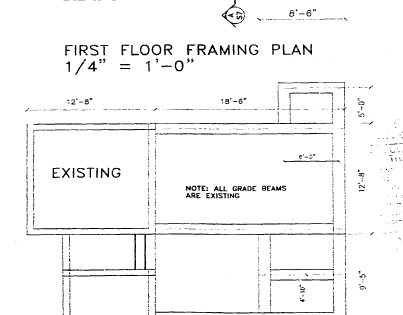
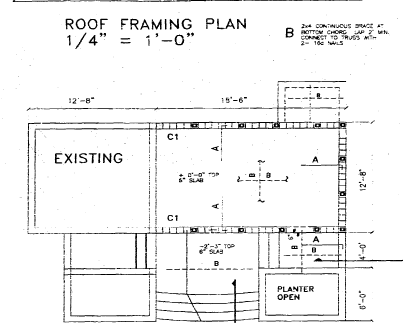
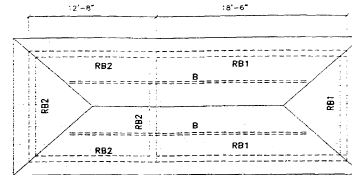
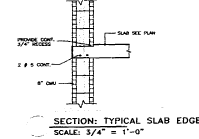
MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS		
			BOT	TOP	EXISTING BEAM
RB1	8 X 12	5'-2"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 12	8'-2"			



SLAB REINFORCING SCHEDULE

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

C1 6"6" COLUMN WITH
5 @ 8" TIES

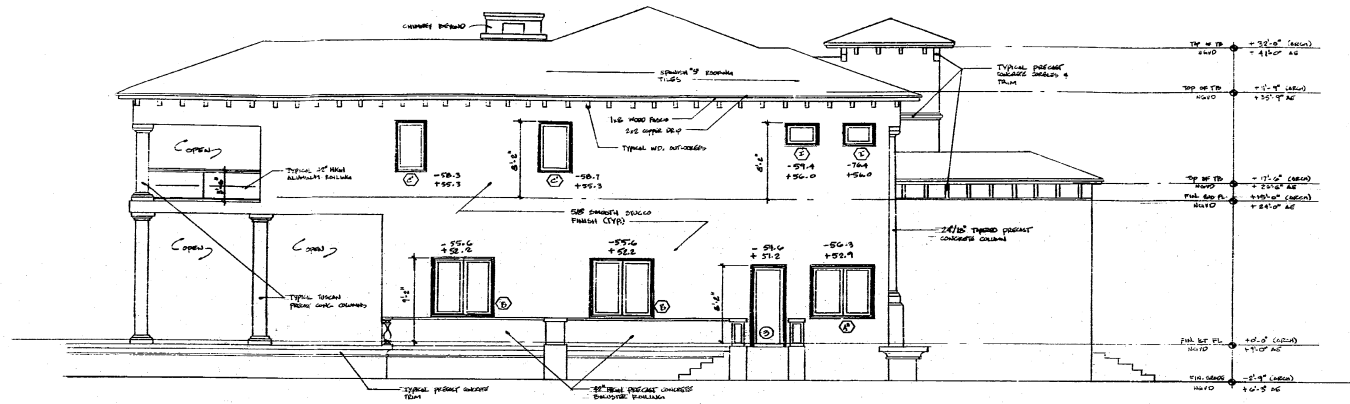


COMBINED ENGINEERING SERVICES
CARLOS ENRIQUE, PE 32566
1214 S.W. 81 ST.
MIAMI, FL 33135
(305) 896-8345

DATE: 3-11-14
SHEET: S8 OF 8

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
MIAMI BEACH, FLORIDA
PHONE: (305) 871-1800 FAX: (305) 871-1801



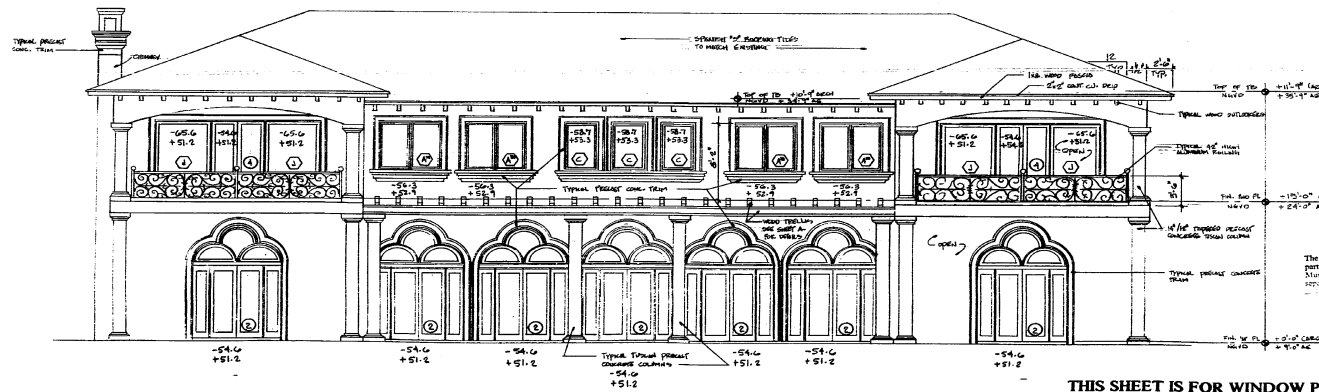
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

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



THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

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

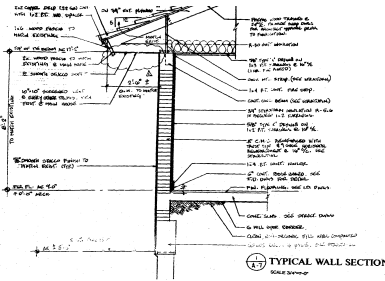
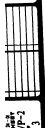
DATE: 3/1/01

The following shop drawings are not part of this permit. Shop drawings shall be submitted and approved separately.

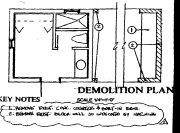
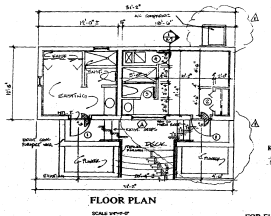
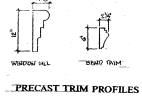
- Structural
- MECHANICAL
- ELECTRICAL
- PLUMBING
- PAINTING
- IRONWORK
- GLASS

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32546
1214 SW 12 ST.
MIAMI, FL 33136
(305) 866-3345

RESIDENCE FOR [Name] ROBERT WADE AND ASSOCIATES, P.A.



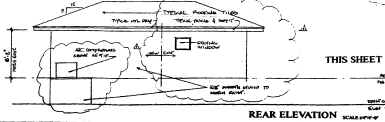
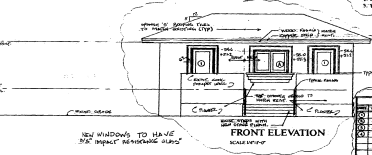
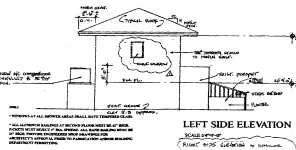
THIS SHEET IS FOR WINDOW PRESSURES ONLY



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

GENERAL NOTES

1. REFER TO ALL RELEVANT LEGAL DOCUMENTS FOR THE PROJECT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN BUILDCODES.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SUSTAINABILITY STANDARDS.



THIS SHEET IS FOR WINDOW PRESSURES ONLY

DOMINION INDUSTRIAL BUILDINGS
 MAJOR BLOCK - 4th FLOOR

Flood Program Legend
 Special Flood Hazard Area - Special Flood Hazard Area
 Residential

1. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

2. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

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4. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

5. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

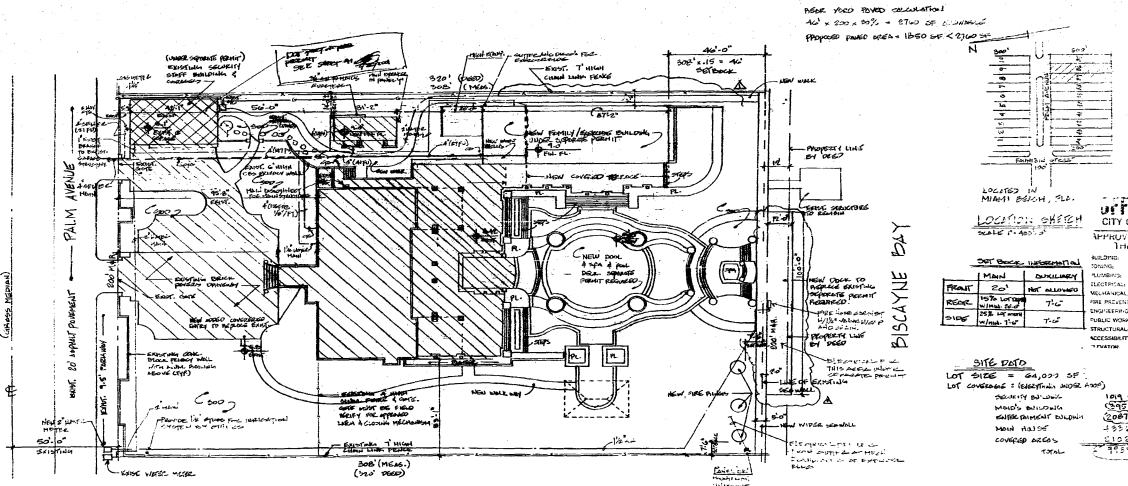
6. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

7. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

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9. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.

10. Flood Hazard Areas and Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map. Flood Hazard Areas are shown on the Flood Hazard Map.



PROPOSED FLOOR AREA = 1480 SQ FT < 2300 SQ FT

NO.	DESCRIPTION	AREA
1	RESIDENTIAL	1480
2	PARKING	100
3	DRIVEWAY	50
4	LANDSCAPING	20
5	UTILITIES	10
6	WALKWAYS	10
7	SCREENING WALLS	10
8	PERIMETER WALLS	10
9	CONCRETE	10
10	TOTAL	1700

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

PLANNING	DATE	REMARKS
ENGINEERING		
INSPECTION		
PERMITTING		
UTILITY		
STREETS		
FINANCE		
LEGAL		
SALES		
ADMINISTRATIVE		

SITE DATA
 LOT AREA = 64,000 SF
 LOT COVERAGE = 23.0% (1480 SF)
 DISTRICT = RESIDENTIAL
 ZONING = R-1
 SETBACKS: FRONT 10 FT, SIDE 5 FT, REAR 10 FT
 TOTAL = 1700 SF

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

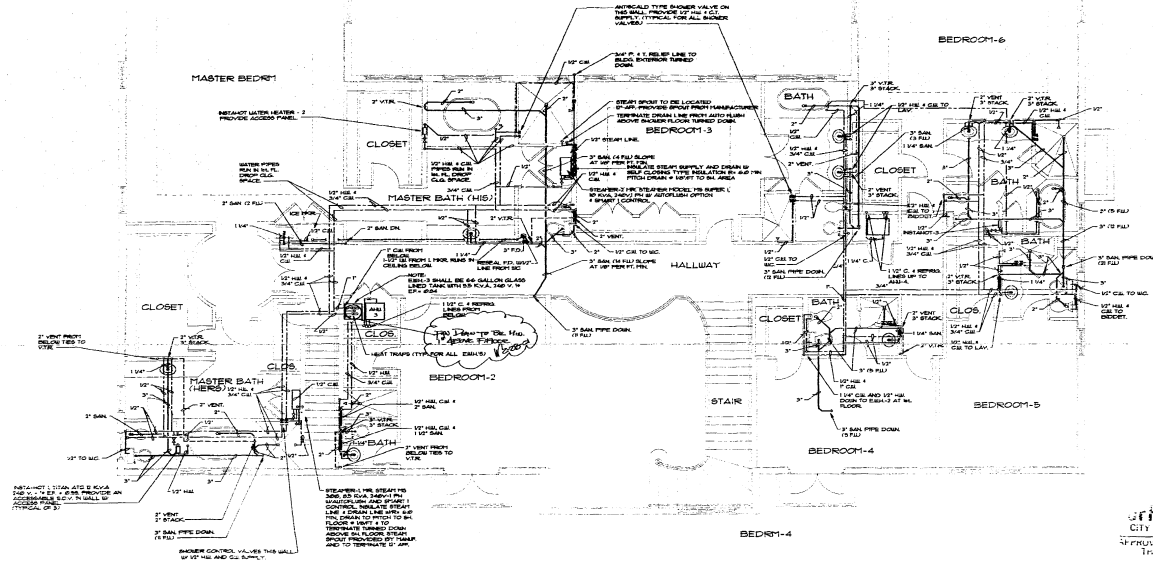
BASE FLOOR ELEVATION AT AS CONCRETE FLOOR: 100'-0" (101'-0" OVER FINISH)

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

94 PALM AVENUE

DATE: 10/1/84
 SHEET: 1 OF 1
 PROJECT: 100-101-1



SECOND FLOOR PLAN PLUMBING
SCALE

OFFICE COPY
CITY OF MIAMI BEACH
STRUCTURAL ENGINEER
THE CONSULTING ENGINEERS

DATE	12/12/11
BY	GUSTAVO SOLANO
CHECKED	[Signature]
DATE	12/12/11
PROJECT NO.	11-038

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # 34923
7410 sw 48th St. Miami, FL 33155
tel. (305) 665-6151

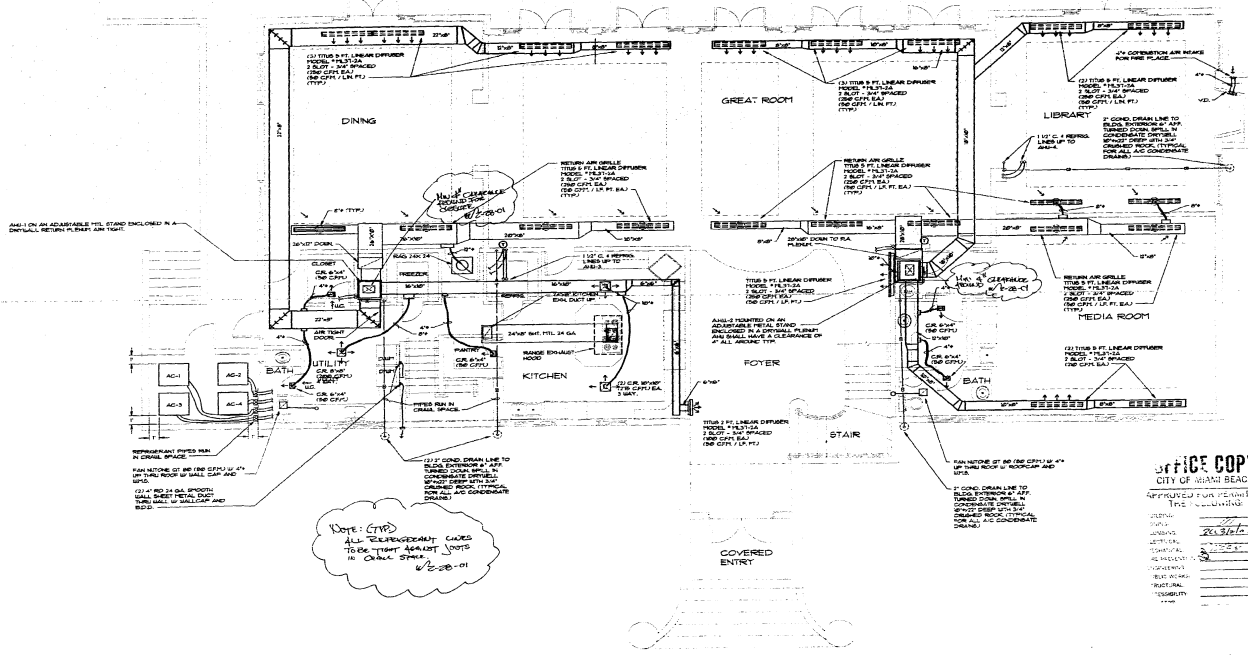
ROBERT WADE AND ASSOCIATES, P./
ARCHITECTS
PLANNERS
1000 NW 11th St.
MIAMI, FL 33136

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

DATE: 12/12/11
BY: GUSTAVO SOLANO

PROJECT NO. 11-038

SHEET
P-2
OF 2



NOTE: CPD
ALL TEMPORARY WIRING
TO BE REMOVED UPON
OCCUPANCY.

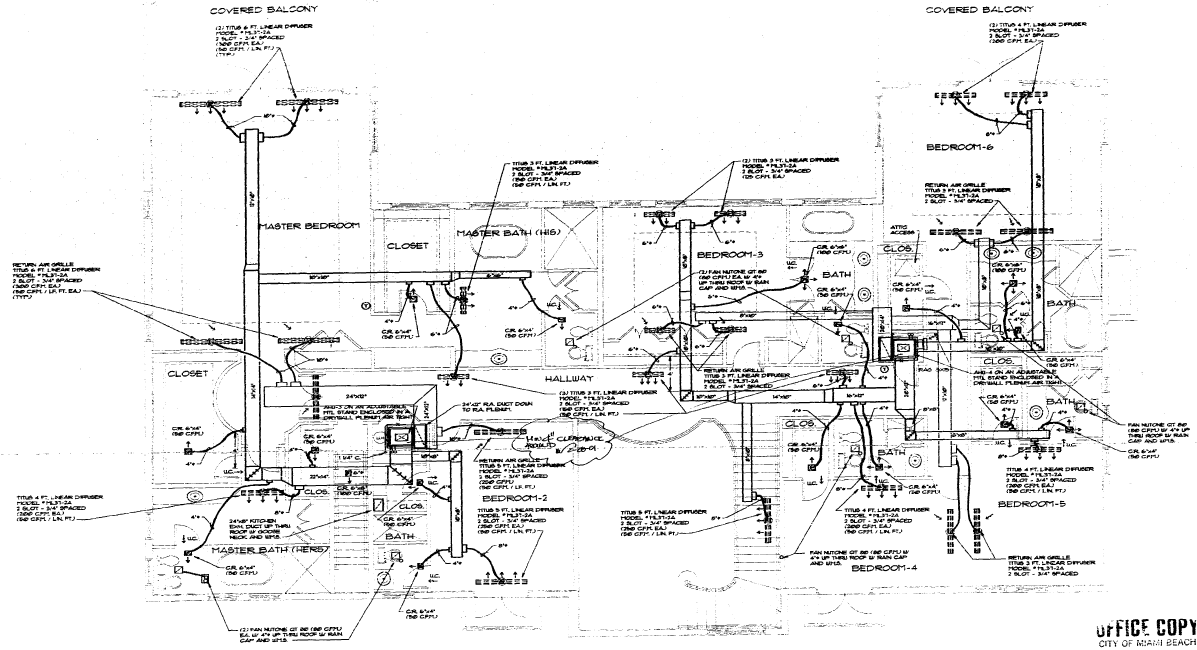
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

DATE:	2/23/17
DESIGNER:	
DRAWN:	
CHECKED:	
PROJECT NO.:	2017-01

FIRST FLOOR PLAN ELECTRICAL

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fl registration # 34923
7410 SW 48th ST, MIAMI, FL 33155
Tel: (305) 685-6151

ROBERT WADE AND ASSOCIATES, P. ARCHITECTS MIAMI	DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA.	PROJECT NO. 2017-01
500 BRICELL KEY DRIVE, SUITE 200 MIAMI, FLORIDA 33130		DATE: 2/23/17
PLANNER ARCHITECTS		CHECKED: [Signature]
		DRAWN: [Signature]
		DESIGNED: [Signature]
		PROJECT NO. 2017-01
		SHEET A/C-1 OF 3



SECOND FLOOR PLAN AIR CONDITIONING
 W.L.L.E.

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

DATE	2-25-77
DRAWN	W.L.L.E.
CHECKED	W.L.L.E.
PROJECT NO.	3-3-77

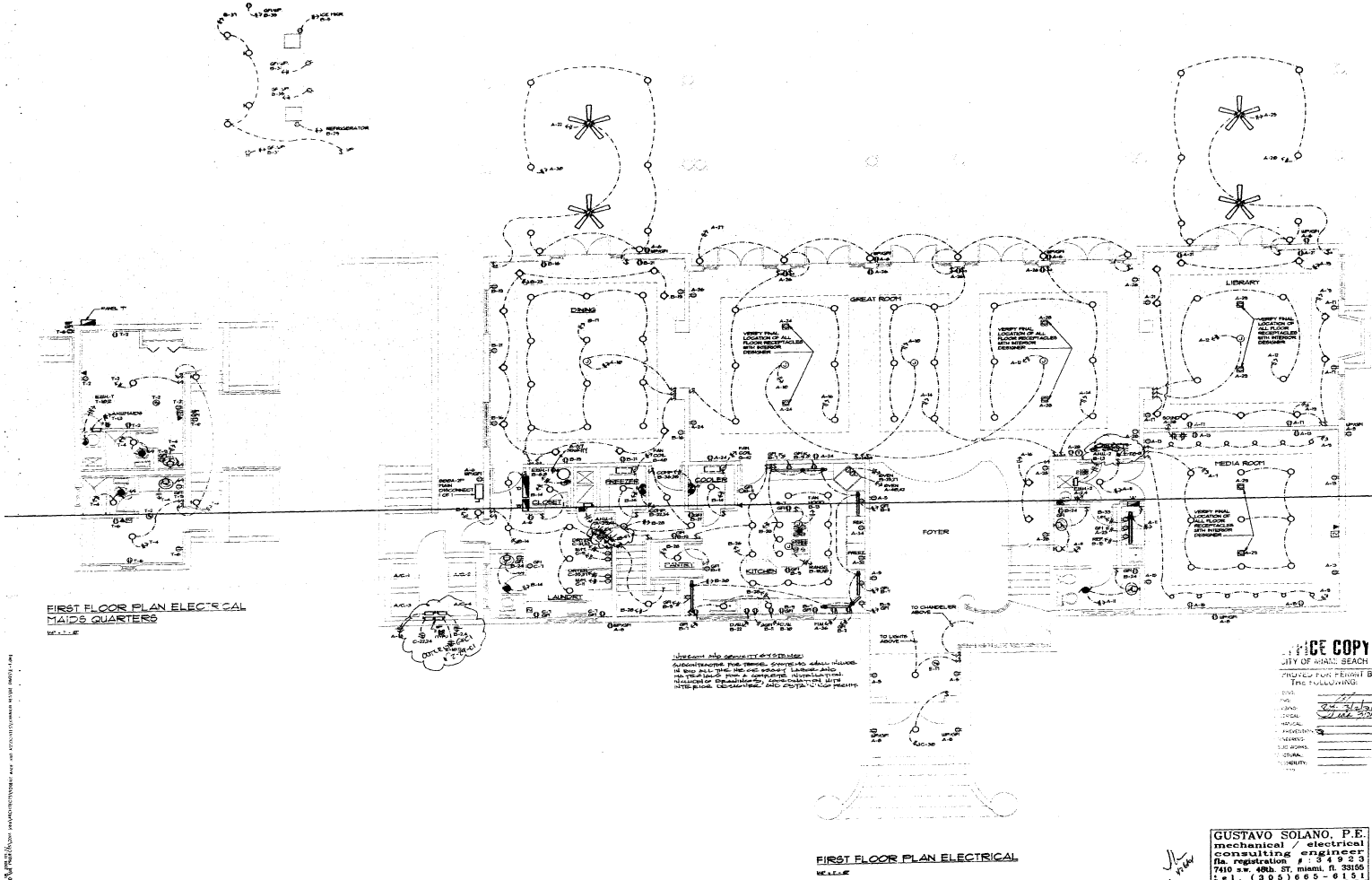
GUSTAVO SOLANO, P.E.
 mechanical / electrical
 consulting engineer
 No. REGISTRATION: 434923
 7410 S.W. 48th St. Miami, FL 33155
 Tel. (305) 685-6151

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 530 BRICKELL KEY DRIVE, OFFICE PLAZA, 301
 MIAMI, FLORIDA 33130
 PLANNERS

RENOVATION FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA.

DATE	2-25-77
DRAWN	W.L.L.E.
CHECKED	W.L.L.E.
PROJECT NO.	3-3-77

SHEET
A/C-2
 OF 3



FIRST FLOOR PLAN ELECTRICAL
MAIDS QUARTERS
WALLS

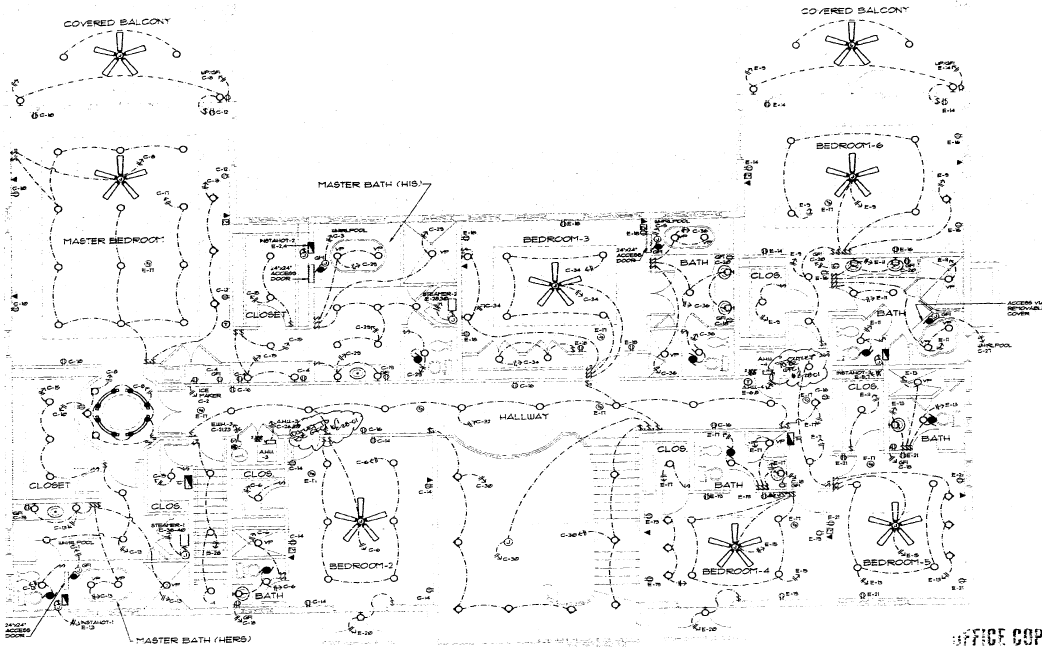
SECURITY SYSTEM
SUBMITTING THE PERMITS COVERING THE ABOVE WORK
IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT
SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE
SECURITY SYSTEM AND SHALL BE RESPONSIBLE FOR THE
PROPER LOCATION OF THE SECURITY SYSTEM.

TRUE COPY
CITY OF MIAMI BEACH
PROVIDED FOR PERMIT BY
THE FOLLOWING:
DATE: 12/15/11
DRAWN BY: GUSTAVO SOLANO
CHECKED BY: GUSTAVO SOLANO
PROJECT NO. 238

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # 134923
7410 S.W. 49th ST. MIAMI, FL 33156
TEL: (305) 665-6151

FIRST FLOOR PLAN ELECTRICAL
WALLS

ROBERT WADE AND ASSOCIATES, P. ARCHITECTS 680 BRICKELL KEY DRIVE, OFFICE PLAZA ONE MIAMI, FLORIDA	
RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA	
sheets 1 of 4	date issued drawn checked project no.



SECOND FLOOR PLAN ELECTRICAL
SCALE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE ENGINEER

date	10/20/11
drawn	AS
checked	CS
project no.	11111

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 n.w. 48th st. miami, fl 33156
tel: (305) 655-6191

ROBERT WADE AND ASSOCIATES, P.
PLANNER
ARCHITECTS
600 BRICKELL KEY DRIVE, SUITE 1425, ON
MIAMI, FLORIDA
33130
305.375.2888
WWW.RWAARCHITECTS.COM

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH,
FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMIT

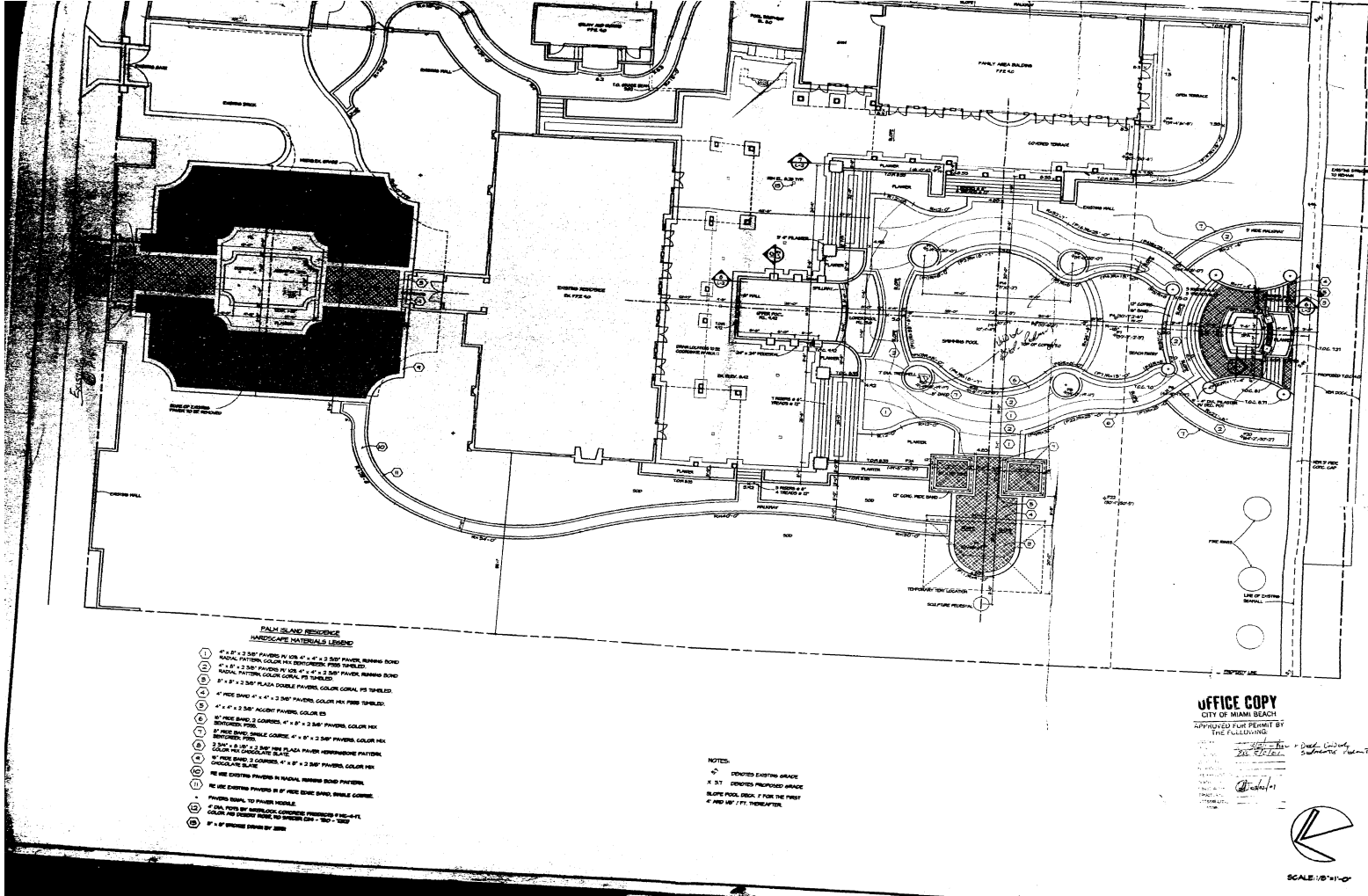
SHEET
E-2
OF 4

NO.	DESCRIPTION	UNIT	REMARKS	DATE	NO.	DESCRIPTION	UNIT	REMARKS	DATE
1	CEILING	100			1	CEILING	100		
2	FLOOR	100			2	FLOOR	100		
3	WALL	100			3	WALL	100		
4	DOOR	100			4	DOOR	100		
5	WINDOW	100			5	WINDOW	100		
6	PAINT	100			6	PAINT	100		
7	PLASTER	100			7	PLASTER	100		
8	ROOF	100			8	ROOF	100		
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10	ELECTRICAL	100			10	ELECTRICAL	100		
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98	ELECTRICAL	100			98	ELECTRICAL	100		
99	PLUMBING	100			99	PLUMBING	100		
100	FINISH	100			100	FINISH	100		

NO.	DESCRIPTION	UNIT	REMARKS	DATE	NO.	DESCRIPTION	UNIT	REMARKS	DATE
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47	FOUNDATION	100			47	FOUNDATION	100		
48	STRUCTURAL	100			48	STRUCTURAL	100		
49	MECHANICAL	100			49	MECHANICAL	100		
50	ELECTRICAL	100			50	ELECTRICAL	100		
51	PLUMBING	100			51	PLUMBING	100		
52	FINISH	100			52	FINISH	100		
53	LANDSCAPE	100			53	LANDSCAPE	100		
54	CONCRETE	100			54	CONCRETE	100		
55	FOUNDATION	100			55	FOUNDATION	100		
56	STRUCTURAL	100			56	STRUCTURAL	100		
57</									

B0101773
OFFICE





- ISLAND RESIDENCE**
LANDSCAPE MATERIALS LEGEND
- ① 4" x 8" x 2 3/8" PAVING IN USE 4" x 4" x 2 3/8" PAVING RUNNING BOND
 - ② 4" x 8" x 2 3/8" PAVING IN USE 4" x 4" x 2 3/8" PAVING RUNNING BOND
 - ③ 4" x 8" x 2 3/8" PAVING IN USE 4" x 4" x 2 3/8" PAVING RUNNING BOND
 - ④ 4" x 8" x 2 3/8" PAVING DOUBLE PAVING COLOR CORAL, FS TUMBLED
 - ⑤ 4" x 8" x 2 3/8" PAVING COLOR HX FS TUMBLED
 - ⑥ 4" x 4" x 3 3/8" ACCENT PAVING COLOR HX
 - ⑦ 8" PAVED SAND, 2 CORNERS, 4" x 8" x 2 3/8" PAVING COLOR HX
 - ⑧ 8" PAVED SAND, SINGLE CORNER, 4" x 8" x 2 3/8" PAVING COLOR HX
 - ⑨ 2 3/4" x 1 1/2" x 1 3/8" HX PLACA PAVING INTERLOCKING PATTERN
 - ⑩ 8" PAVED SAND, 2 CORNERS, 4" x 8" x 2 3/8" PAVING COLOR HX
 - ⑪ 8" x 8" BRICK SAND BY 200

NOTES

- ⊙ EXISTING EXISTING GRADE
- X ST PROPOSED GRADE
- SLURRY FILL, CHECK FOR THE FIRST 4" AND 10" / FT. THEREAFTER.

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

[Signatures]
 Date: 10/1/07
 Submittal: Permit



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

BEAL HEWITT
 COLLETT ASSOCIATES
 ARCHITECTS
 4577 S.W. 11th Street
 Fort Lauderdale, FL 33309
 Phone: 305-555-7700
 Fax: 305-555-7700

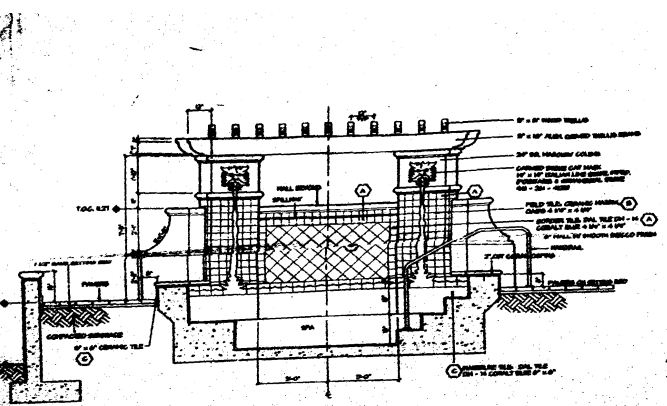
DOMINION INDUSTRIAL HOLDINGS
 94 Palm Avenue
 Miami Beach, Florida

LAYOUT PLAN

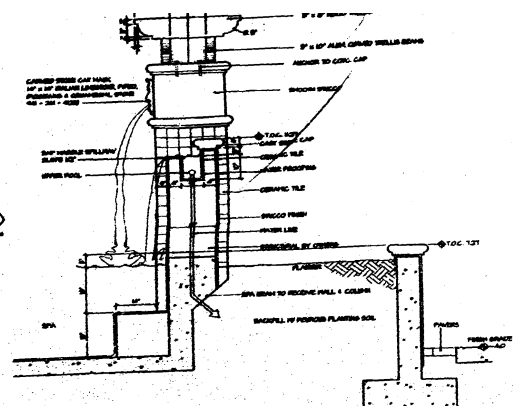
APPROVED FOR PERMIT BY THE FOLLOWING:

ARCHITECT'S SEAL
 No. 1000
 State of Florida
 Exp. 12/31/08

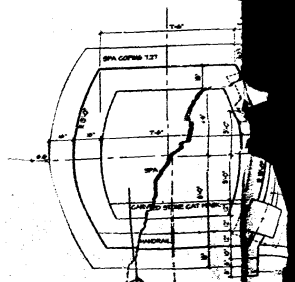
B0101773
94 Palm Av



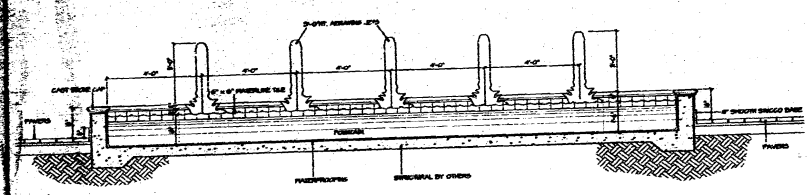
1 SECTION THRU SPA
SCALE 1/2" = 1'-0"



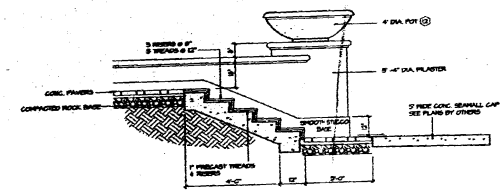
2 TRELLIS ELEVATION
SCALE 3/4" = 1'-0"



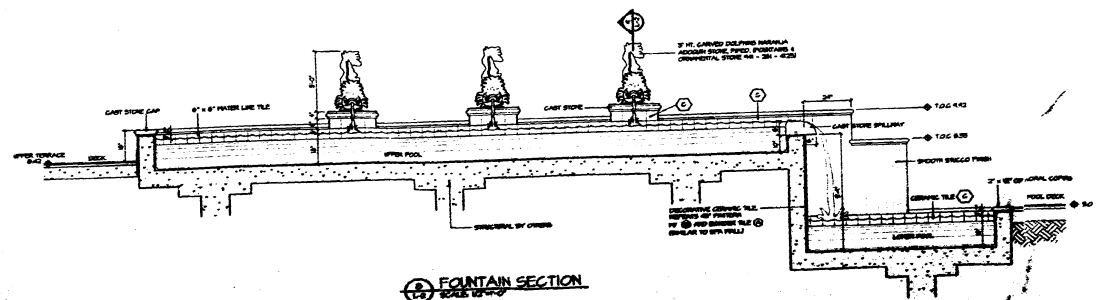
3 SPA P
SCALE 3/4" = 1'-0"



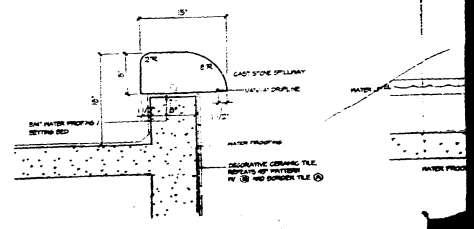
4 FOUNTAIN SECTION
SCALE 1/2" = 1'-0"



5 STAIR SECTION
SCALE 1/2" = 1'-0"



6 FOUNTAIN SECTION
SCALE 1/2" = 1'-0"



7 DETAIL - SPILLWAY
SCALE 1/2" = 1'-0"

T.O.S. 1
FINISH LINE
FIN. GRADE B.
FIN. GRADE C.
FIN. GRADE D.
FIN. GRADE E.
FIN. GRADE F.
FIN. GRADE G.
FIN. GRADE H.
FIN. GRADE I.
FIN. GRADE J.
FIN. GRADE K.
FIN. GRADE L.
FIN. GRADE M.
FIN. GRADE N.
FIN. GRADE O.
FIN. GRADE P.
FIN. GRADE Q.
FIN. GRADE R.
FIN. GRADE S.
FIN. GRADE T.
FIN. GRADE U.
FIN. GRADE V.
FIN. GRADE W.
FIN. GRADE X.
FIN. GRADE Y.
FIN. GRADE Z.

PERMIT #

30102245

27

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Mayor/Commissioner

6442-200

Authority Number: 6442-200
Status: APPROVED
Received By: BELLERCA

Department: Public Works
Division: 20.00
Created: 08/08/2010

Job No: 2010-0100
Project No: 2010-0100
Contract No: 2010-0100

Description: 17,000 sq ft of new building

Contract 17,000 sq ft of new building

Contract 17,000 sq ft of new building

Contract 17,000 sq ft of new building

Contract 17,000 sq ft of new building

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27

**SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
14 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA
OCTOBER 21, 1998
FILE NO. 98-3792**

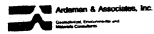


Ardman & Associates, Inc.

OFFICES

Ocala, 808 E. Orange Avenue, Ocala, Florida 32065, Phone (407) 555-2800
Orlando, 122 Colonial Drive, Suite 2000, Orlando, Florida 32801, Phone (407) 519-0200
Cocoa, 1245 W. Colonial Blvd., Cocoa, Florida 32922, Phone (407) 552-5225
Fort Lauderdale, 3917 W. Commercial Blvd., Fort Lauderdale, Florida 33309, Phone (954) 850-0776
Fort Myers, 5610 Rowan Road, Fort Myers, Florida 33911, Phone (813) 788-4900
Miami, 2625 W. 14th Street, Suite 200, Miami, Florida 33135, Phone (305) 552-2000
Fort Lauderdale, 740 Diverse Trail, Unit 4, Fort Lauderdale, Florida 33304, Phone (954) 544-2000
Fort St. Louis, 1402 S.E. Lakeland Ct., Fort St. Louis, Florida 32839, Phone (407) 287-1000
Tampa, 3000 E. Hillsborough Avenue, Suite 200, Tampa, Florida 33610, Phone (813) 830-8200
Tallahassee, 3715 West Florida Street, Tallahassee, Florida 32303, Phone (904) 574-8111
Tampa, 108 W. Vincent Street, Tampa, Florida 33604, Phone (813) 250-2888
West Palm Beach, 2511 McGregor Avenue, Suite 10 West Palm Beach, Florida 33409, Phone (407) 887-8200

ARJ
Ardman & Associates, Inc.
1402 S.E. Lakeland Ct.
Fort St. Louis, Florida 32839



October 21, 1998
File No. 98-3792

Mr. Wilson Rodriguez
Wilson Design & Development
2302 SW 57th Avenue
Miami, Florida 33143

**SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
14 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA**

Ardman & 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 reviewed 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 test 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 type of soil encountered underlying the 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. Our work has used methods and procedures consistent with recommendations and analysis. 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. 98-3792

SITE SURFACE CONDITIONS

The project site is located at 14 Palm Avenue, Palm Island, Florida. The site is primarily occupied by existing residence. Vegetation growing 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 limitations only one 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 indices 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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October 21, 1998
File No. 98-3752

SUBSURFACE CONDITIONS

The boring logs in the Appendix present a detailed description of the soils encountered at the locations at the depths reported. 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 transition 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 0 to 4.5 feet thick followed by a layer of soil extending to 27.5 feet - 18 feet below grade. The soil consists of a layer of limestone extending to 27 feet below grade. Underlying the limestone was encountered a layer of sand that extends to the boring termination depth.

GROUNDWATER CONDITIONS

Our driller observed groundwater in the borings 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. They may either be precast concrete type or augered cast-in-place type. Our estimated pile capacities are presented below.

October 21, 1998
File No. 98-3752

TABLE 1
DRIVEN PRECAST CONCRETE PILES
Capacity to base: Tension (T), Compression (C)

DEPTH	PILE DIAMETER (INCHES)	
	12	14
25	3.0 (T) 2.0 (C)	3.5 (T) 2.0 (C)

TABLE 2
CAST-IN-PLACE CONCRETE PILES
Capacity to base: Tension (T), Compression (C)

DEPTH	PILE DIAMETER (INCHES)	
	12	14
27	1.6 (T) 2.0 (C)	2.1 (T) 2.5 (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. This 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 pile 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 withdrawn 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 removed in one foot intervals. If grout pumping under auger retrieval operations are required in one foot intervals, the borehole is to be reaugered.

October 21, 1998
File No. 98-3752

and the pile formed prior. 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 stops, the pile shall be replaced and replaced. If there is difficulty in placing the reinforcement steel in any pile, the pile shall be reworked and replaced. All reinforcement steel should be fixed with a spacer at its base to insure proper installation into the pile and assure its continuity. Any modifications 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 2402 of the South Florida Building Code.

We recommend that Adamson & 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 ensure 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 soil 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 variables that may exist between conditions observed in the borings and conditions at locations that were not explored. The nature and extent of any such variations may not become evident until construction is underway. If variations are then observed, we recommend that Adamson & Associates, Inc. be requested to inspect the actual site conditions and, if necessary, re-evaluate the recommendations of this report.

27

October 23, 1992
File No. 18-372

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 foundations and recommendations in this report. It is also recommended that we be requested to review the final foundation drawings and structural specifications so that our recommendations may be properly incorporated and implemented in the contract documents.

It has been a pleasure to assist you on the above 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.

[Signature]
D. J. Ardaman, P.E.
Principal
Staff Engineer

FL Reg. No. 0000000

APPENDIX

STANDARD PENETRATION TEST BORING LOGS

Our borings observe subsurface conditions only at the locations defined and at the times defined. They provide no information about subsurface conditions between the locations of the borings, nor at locations not defined, unless conditions are otherwise shown to be different from those observed at the borings.

The information recorded on our boring logs is based on our drilling logs and on visual observations of soil conditions of borings and samples recovered from the borings. The logs are to be used only for general and relative information.

The groundwater depth shown on our boring logs is the water level in the casing at the time the boring was drilled. These water levels may have been influenced by the drilling procedure, especially in cases of very shallow borings. In order to obtain accurate groundwater data, it is recommended that groundwater be observed at suitable monitoring wells.

The absence of a groundwater level on boring logs indicates that no groundwater data is available. It does not mean that no groundwater will be encountered at that boring location.

STANDARD PENETRATION TEST BORING

The Standard Penetration Test is a widely accepted method of testing foundations made in place. The test is performed by driving a sampler into the soil and recording the number of blows required to penetrate a certain depth. The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration.

Standard Penetration Tests will be performed on all borings to a depth of 10 feet or more, unless otherwise specified. A standard blow count will be recorded for each foot of penetration. The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration.

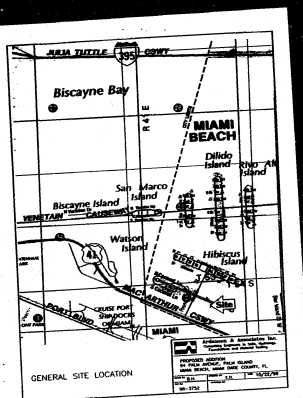
Occasionally, during or following ground penetration, it may be observed that the soil is very hard or soft. In such cases, the blow count will be recorded for each foot of penetration. The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration.

After the borings have been advanced to the depth where a Standard Penetration Test will be performed, the soil sampler, used to test the soil, is attached to the end of the drill pipe and pushed into the soil to the depth of the test. The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration.

The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration. The blow count is a measure of the soil's resistance to penetration.

After completion of a test boring, the water level in the borings is recorded.

27



KEY TO SYMBOLS

Symbol Description	Symbol
CLAYA SYMBOLS	
Silty sand	[Symbol]
Sand	[Symbol]
Silt	[Symbol]
Limestone	[Symbol]
SI-M SYMBOLS	
Base table at boring completion	[Symbol]
Water table at boring completion	[Symbol]
Soil Samplers	[Symbol]
Standard penetration test	[Symbol]

NOTES:

1. Exploratory borings were drilled on 10-14-58 using a 4" I.D. diameter continuous flight auger.
2. Boring locations were taped from existing features.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

SOIL TEST BORING SYMBOLIC LOGS

Project: 26 PALM AVENUE, P.A. BOREHOLE # 1
 Date: 10-18-58 File No.: 58-3723
 Drawn: J.J.J. Date: 10-18-58
 Scale: SEE PLAN
 Date: J.J.J. Date: 10-18-58
 Depth of Water Table: 8' 2.1'

DEPTH (FEET)	SOIL DESCRIPTION	WATER TABLE	SPEN
0.0 - 1.0	SILTY SAND, dark brown fine grained sand with 10% silt, water table at 0.5 feet below ground surface.	0.5	12
1.0 - 2.0	SILTY SAND, dark brown fine grained sand with 10% silt, water table at 0.5 feet below ground surface.	0.5	12
2.0 - 3.0	SILTY SAND, dark brown fine grained sand with 10% silt, water table at 0.5 feet below ground surface.	0.5	12
3.0 - 4.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
4.0 - 5.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
5.0 - 6.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
6.0 - 7.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
7.0 - 8.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
8.0 - 9.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
9.0 - 10.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
10.0 - 11.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
11.0 - 12.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
12.0 - 13.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
13.0 - 14.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
14.0 - 15.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
15.0 - 16.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
16.0 - 17.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
17.0 - 18.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
18.0 - 19.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
19.0 - 20.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
20.0 - 21.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
21.0 - 22.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
22.0 - 23.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
23.0 - 24.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
24.0 - 25.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
25.0 - 26.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
26.0 - 27.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
27.0 - 28.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
28.0 - 29.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
29.0 - 30.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
30.0 - 31.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
31.0 - 32.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
32.0 - 33.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
33.0 - 34.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
34.0 - 35.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
35.0 - 36.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
36.0 - 37.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
37.0 - 38.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
38.0 - 39.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
39.0 - 40.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
40.0 - 41.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
41.0 - 42.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
42.0 - 43.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
43.0 - 44.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
44.0 - 45.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
45.0 - 46.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
46.0 - 47.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
47.0 - 48.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
48.0 - 49.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12
49.0 - 50.0	SAND, very fine brown fine grained, non-cohesive.	0.5	12

NOTES:

1. Exploratory borings were drilled on 10-14-58 using a 4" I.D. diameter continuous flight auger.
2. Boring locations were taped from existing features.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

27

SOIL TEST BORING SYMBOLIC LOGS

BORING S-2
156 No. 105-2782
Dwn.: RIA

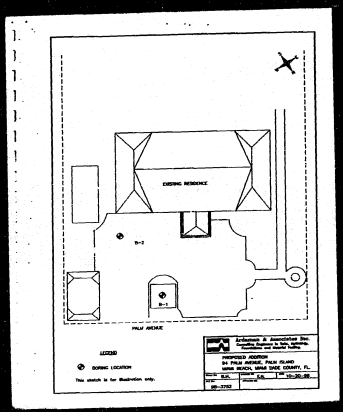
NO. 1, 60 PALM AVENUE, P.A.
SITE LOCATION: SEE PLAN
DATE: 10-15-66
BY: J.J.A.C.
DATE CHECKED: 10-18-66

DEPTH OF TEST: 7.2'

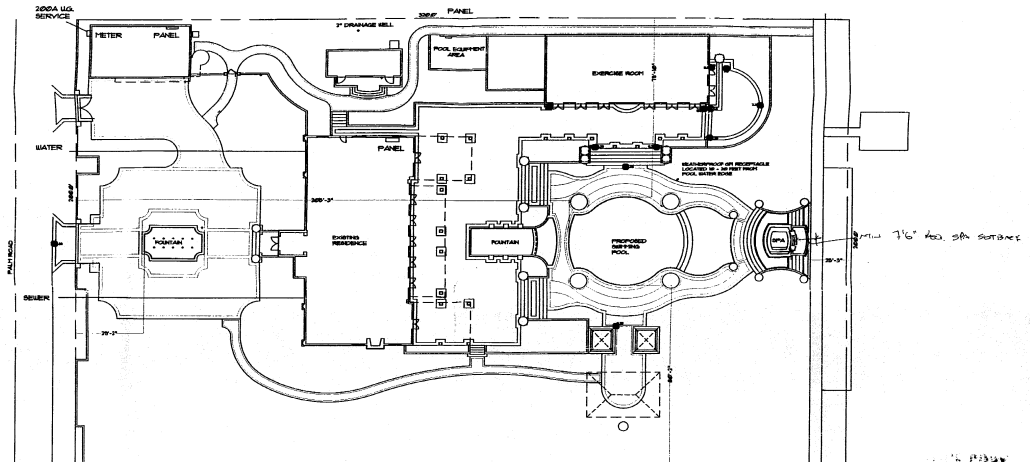
DEPTH (FEET)	SOIL DESCRIPTION	WATER	GRAVITY
0.0	SILTY SAND, loose fine gravel and roots.	1	1
0.5	SAND, fine brown medium to fine gravel with root fragments.	1	1
1.0	SAND, fine medium to fine gravel with root fragments.	1	1
1.5	SILT, grey.	1	1
2.0		1	1
2.5		1	1
3.0		1	1
3.5		1	1
4.0		1	1
4.5		1	1
5.0		1	1
5.5		1	1
6.0		1	1
6.5		1	1
7.0		1	1
7.2		1	1

WATER: light grey fine gravel, low rock fragments.

Address & Telephone: 1000 N. ...



27



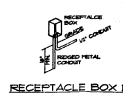
SITE PLAN
10-20-70

SHEET
1
OF
5

DRAWING NO.	
DATE	
SCALE	AS SHOWN
REVISIONS	
NO.	DATE

KENNETH R. REIFER, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF FLORIDA

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
1400 PALM BEACH BLVD.
PALM BEACH, FLORIDA



RECEPTACLE BOX DETAIL
10-20-70

No exterior lights
All interior
Pool, Pump, Lines
Water, Gas, Sewer, Electrical
and other R/O

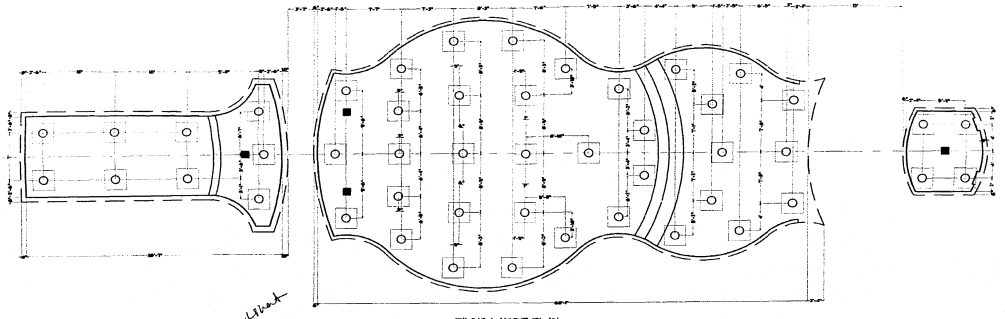
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SEARCHED
SERIALIZED
INDEXED
FILED
OCT 21 1970
FBI - MIAMI
APPROVED FOR RELEASE
DATE 08-21-2010

SEAL
K. R. REIFER
10-20-70

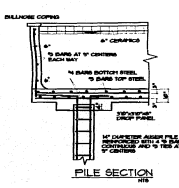
27

SHEET
2
OF
5

DRAWING NO.	
DATE	
SCALE	AS SHOWN
REVISION	
NUMBER	DATE



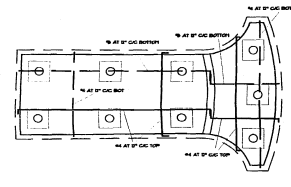
PILING LAYOUT PLAN



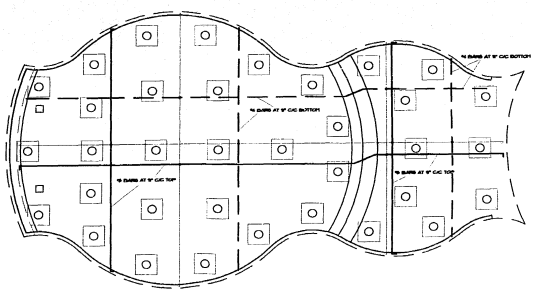
PILE SECTION

STRUCTURAL NOTES

1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT LENGTH TO PROVIDE A TYPICAL BEARING CAPACITY OF 30 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A TYPICAL 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A TYPICAL YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL BE SET IN A TRENCH OF 4" DIA. PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING STEEL THROUGH APPROVED CONNECTIONS.



PILE SECTION



SLAB REINFORCEMENT PLAN

TRUE COPY
CITY OF MIAMI BEACH
PROVIDED FOR PERMIT BY
THE FOLLOWING:
DATE: 11/11/11
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT NO.: 11-0000000000
JOB NO.: 11-0000000000

KENNETH R. REBER, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 12,174
FLORIDA

RESIDENTIAL WORK FOR
PALM ISLAND RESIDENCE
MIAMI BEACH, FLORIDA

48 hrs. Prior to Excavating
Contractor shall call for
Location of Underground
Utilities.

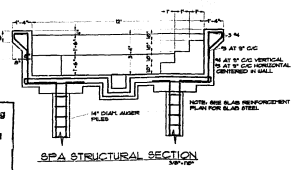
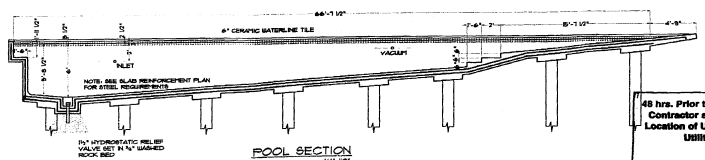
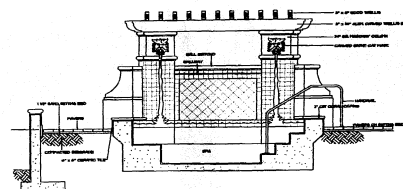
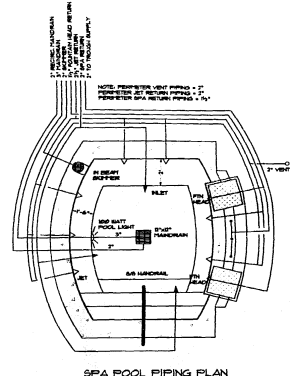
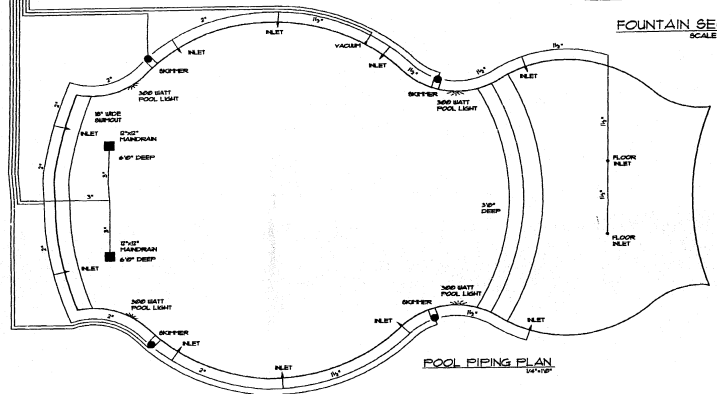
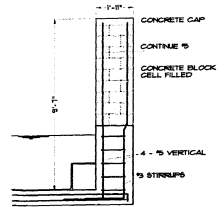
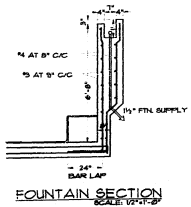
One-Call
City of Miami Beach
1-800-432-4770
305-673-7000



27

STRUCTURAL NOTES

1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OR EQUIVALENT TO PROVIDE A PROPER BEARING CAPACITY OF 25 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL PILES SHALL BE SPACED AT A MINIMUM OF 4" FROM PILE CAPS.
4. ALL PILE REINFORCEMENT SHALL BE CONFORMED TO APPROVED CONNECTIONS WITH 18" MIN. LAP.
5. ALL PILE REINFORCEMENT SHALL BE CONFORMED TO APPROVED CONNECTIONS WITH 18" MIN. LAP.
6. ALL AUGER PILES SHALL BE A MINIMUM OF 20 FEET IN LENGTH PROVIDING A COMPRESSIVE STRENGTH OF 25 TONS.
7. ALL PILES SHALL BE CONFORMED TO APPROVED CONNECTIONS WITH 18" MIN. LAP.
8. THE STRUCTURAL REPORT PREPARED BY JOHNSON & ASSOCIATES, INC. OF MIAMI, FLORIDA.



48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Shimizu One-Call 1-800-422-4370
 One-Call Florida 1-800-422-4370

SHEET 3 OF 5

DRAWING NO. _____
 DATE _____
 SCALE AS SHOWN
 REVISIONS _____
 NUMBER DATE

KONETH PREREP, PE
 SPA AND POOL DESIGN
 1100 S.W. 15TH AVENUE
 MIAMI, FL 33135

PALM ISLAND RESIDENCE
 1100 S.W. 15TH AVENUE
 MIAMI, FL 33135

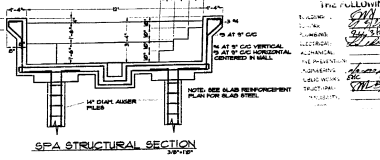
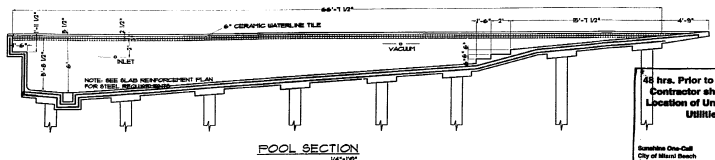
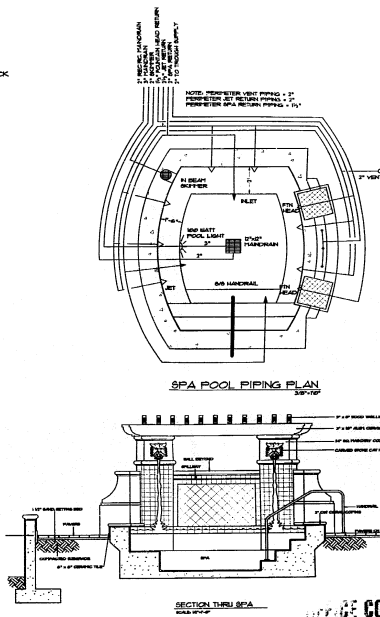
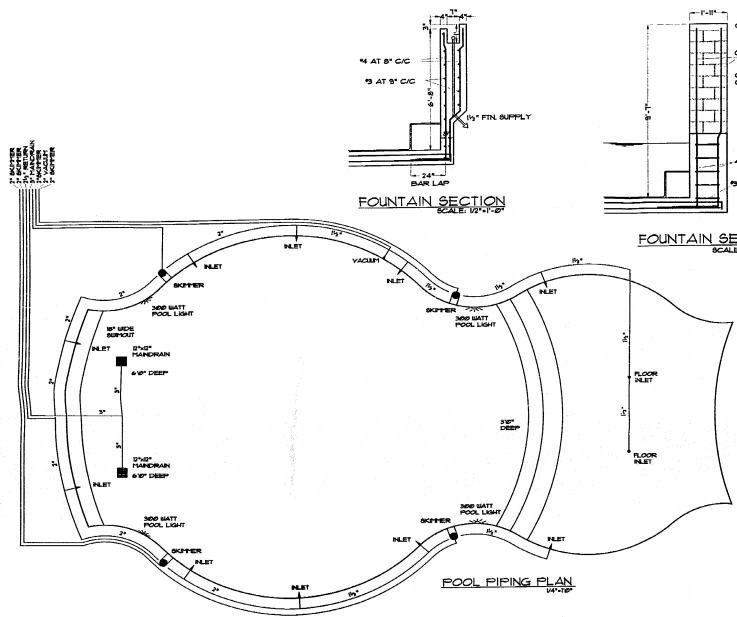
OFFICE COPY
 CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

ENGINEER: *[Signature]*
 DESIGNER: *[Signature]*
 CONSULTANT: *[Signature]*
 PLUMBER: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PROTECTION: *[Signature]*
 MECHANICAL: *[Signature]*
 ELECTRICAL: *[Signature]*
 ACCESSIBILITY: *[Signature]*
 ELEVATOR: *[Signature]*

SCALE

27



All hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Rembling One-Call 1-800-432-4770
City of Miami Beach 305-473-7080

SHEET
3 OF 10

DRAWING NO. _____
DATE _____
SCALE: AS SHOWN
REVISIONS _____
NUMBER _____ DATE _____

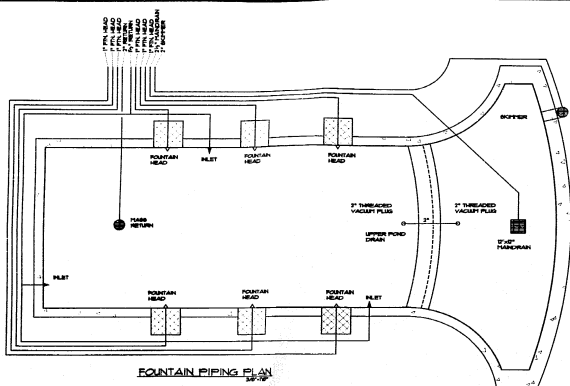
KENNETH R. PREFER, P.E.
MEMBER OF THE PROFESSIONAL ENGINEERS AND ARCHITECTS BOARD OF FLORIDA
19887 SW 15th Avenue
Miami Beach, Florida 33134

PALM ISLAND RESIDENCE
10000 PALM ISLAND BLVD.
MIAMI BEACH, FLORIDA

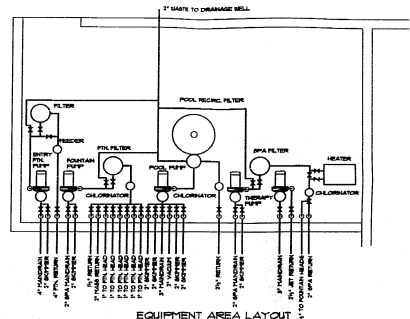
APPROVED FOR PERMIT BY THE FOLLOWING:
City of Miami Beach
[Signature]
[Signature]
[Signature]

SEAL
[Signature]
K. R. PREFER, P.E.
Professional Engineer
No. 12345
State of Florida

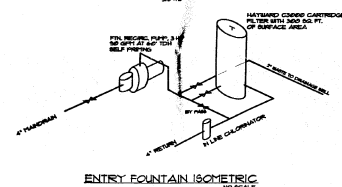
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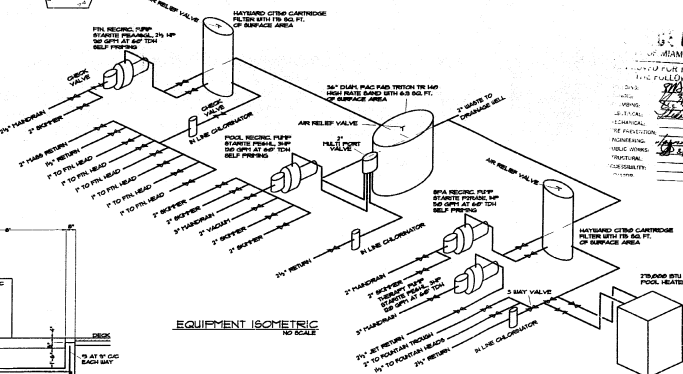
FOUNTAIN PIPING PLAN



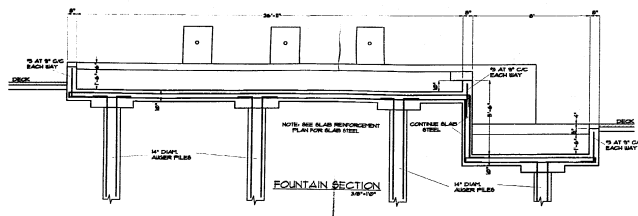
EQUIPMENT AREA LAYOUT



ENTRY FOUNTAIN ISOMETRIC



EQUIPMENT ISOMETRIC



FOUNTAIN SECTION

SHEET
4
OF
5

DRAWING NO.	
DATE	
SCALE	AS SHOWN
BY	
CHECKED	
DATE	

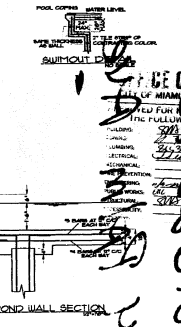
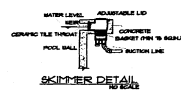
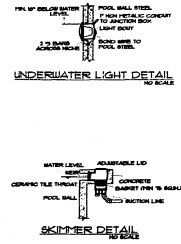
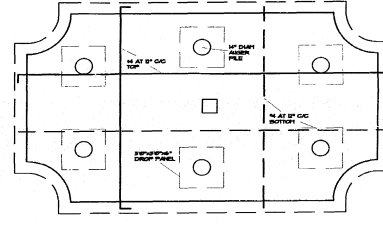
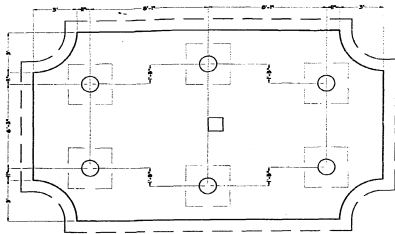
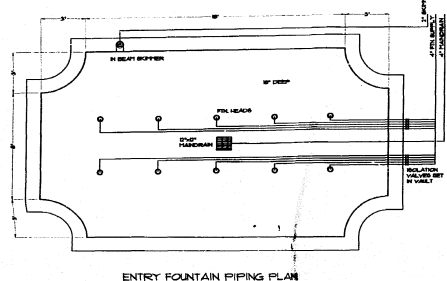
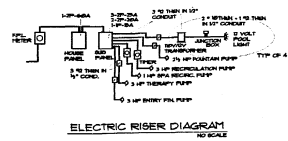
TRUE COPY
 I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL DRAWING.
 DATE: 11/15/11
 BY: [Signature]

KENNETH FRIEFER, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12000

PALM ISLAND RESIDENCE
 11111 PALM ISLAND DRIVE
 PALM BEACH, FLORIDA 33480

SEAL
 KENNETH FRIEFER, P.E.
 11/15/11

27



PLUMBING NOTES:
1. ALL POOL AND SPA PUMP PIPING SHALL BE SCHEDULE 40 PIPE UNLESS OTHERWISE SPECIFIED.
2. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
3. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
4. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
5. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
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9. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
10. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.

ELECTRICAL NOTES:
1. ALL POOL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
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9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.

STRUCTURAL NOTES:
1. ALL POOL CONCRETE SHALL DEVELOP A TENSILE STRENGTH OF 4000 PSI.
2. ALL POOL CONCRETE SHALL DEVELOP A TENSILE STRENGTH OF 4000 PSI.
3. ALL POOL CONCRETE SHALL DEVELOP A TENSILE STRENGTH OF 4000 PSI.
4. ALL POOL CONCRETE SHALL DEVELOP A TENSILE STRENGTH OF 4000 PSI.
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9. ALL POOL CONCRETE SHALL DEVELOP A TENSILE STRENGTH OF 4000 PSI.
10. ALL POOL CONCRETE SHALL DEVELOP A TENSILE STRENGTH OF 4000 PSI.

SAFETY NOTES:
1. A SAFETY WARNING SIGN SHALL BE PROVIDED AT ALL POOL AND SPA AREAS.
2. ALL POOL AND SPA AREAS SHALL BE FENCED WITH A MINIMUM HEIGHT OF 4 FEET.
3. ALL POOL AND SPA AREAS SHALL BE FENCED WITH A MINIMUM HEIGHT OF 4 FEET.
4. ALL POOL AND SPA AREAS SHALL BE FENCED WITH A MINIMUM HEIGHT OF 4 FEET.
5. ALL POOL AND SPA AREAS SHALL BE FENCED WITH A MINIMUM HEIGHT OF 4 FEET.
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9. ALL POOL AND SPA AREAS SHALL BE FENCED WITH A MINIMUM HEIGHT OF 4 FEET.
10. ALL POOL AND SPA AREAS SHALL BE FENCED WITH A MINIMUM HEIGHT OF 4 FEET.

POOL, SPA AND HOT TUB NOTES:
1. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
2. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
3. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
4. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
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8. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
9. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
10. ALL POOL, SPA AND HOT TUB SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sanitex One-Call 1-800-472-4770
City of Miami Beach 305-672-1000

POOL AND SPA DATA

POOL	SPA	POOL	SPA
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

SHEET
5
OF
5

DATE: _____
SCALE: AS SHOWN
REVISIONS: _____
DESIGNED BY: _____
CHECKED BY: _____
DATE: _____

KENNETH R. REIFERS, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12487

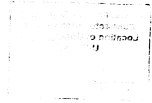
FALM ISLAND RESIDENCE
11400 SW 11th St., Miami, FL 33186

ICE COPY
ALL CITY OF MIAMI PERMITS
FOR POOL AND SPA SHALL BE
ISSUED BY THE FOLLOWING:
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
STRUCTURAL: [Signature]
CIVIL: [Signature]
LANDSCAPE: [Signature]
POND: [Signature]
POOL: [Signature]
SPA: [Signature]

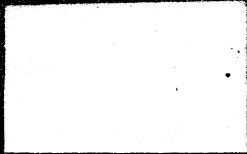
30105

SEAL
K. REIFERS
10/19/2008

B0102245
94 PALM AVE



27



PERMIT #

B0200484

02



CITY OF MIAMI BEACH
 Building Department
 1300 Convention Center Blvd, 3rd Floor
 Miami Beach, Florida 33139
 Telephone: (305) 475-7379 Office: (305) 475-7618

Building Work Permit 80-22-002

Activity Number: 8020044

Name: APPELLO, JAMES
 Address: 1175 SW 20th St
 City: MIAMI BEACH, FL 33135
 Phone: (305) 475-7379

Contract No: 80-22-002
 Project Description: REPAIR OF EXISTING CONCRETE DRIVEWAY AND SIDEWALK

DETAILED

Excavation	\$100.00
Formwork	\$100.00
Concrete	\$100.00
Reinforcement	\$100.00
Finishing	\$100.00
Inspection	\$100.00
Permit Fee	\$100.00
Plan Review	\$100.00
Construction	\$100.00
Final Inspection	\$100.00
Closeout	\$100.00
Subtotal	\$1000.00
Tax	\$100.00
Total	\$1100.00

Activity Number: 8020044

Excavation

Excavation	\$100.00
Formwork	\$100.00
Concrete	\$100.00
Reinforcement	\$100.00
Finishing	\$100.00
Inspection	\$100.00
Permit Fee	\$100.00
Plan Review	\$100.00
Construction	\$100.00
Final Inspection	\$100.00
Closeout	\$100.00
Subtotal	\$1000.00
Tax	\$100.00
Total	\$1100.00

Additional Fee

Permit Fee	\$100.00
Plan Review	\$100.00
Construction	\$100.00
Final Inspection	\$100.00
Closeout	\$100.00
Subtotal	\$500.00
Tax	\$50.00
Total	\$550.00

CITY OF MIAMI BEACH
 Building Work Permit 80-22-002

Activity Number: 8020044

Site Address: 1175 SW 20th St

INSPECTION LIST

Excavation	\$100.00
Formwork	\$100.00
Concrete	\$100.00
Reinforcement	\$100.00
Finishing	\$100.00
Inspection	\$100.00
Permit Fee	\$100.00
Plan Review	\$100.00
Construction	\$100.00
Final Inspection	\$100.00
Closeout	\$100.00
Subtotal	\$1000.00
Tax	\$100.00
Total	\$1100.00

02



CITY OF PALM BEACH
PLANNING DEPARTMENT
Building Work Permit

02-18-2008 **Building Number** **Permit** **APPROVED**
City Planning Department **City of Palm Beach** **City of Palm Beach**
1000 S. PALM BEACH BLVD. **1000 S. PALM BEACH BLVD.** **1000 S. PALM BEACH BLVD.**
PALM BEACH, FL 33480 **PALM BEACH, FL 33480** **PALM BEACH, FL 33480**

PERMIT TO CONSTRUCT **PERMIT TO CONSTRUCT** **PERMIT TO CONSTRUCT**
NO. 1000 S. PALM BEACH BLVD. **NO. 1000 S. PALM BEACH BLVD.** **NO. 1000 S. PALM BEACH BLVD.**
PALM BEACH, FL 33480 **PALM BEACH, FL 33480** **PALM BEACH, FL 33480**

PERMIT TO CONSTRUCT **PERMIT TO CONSTRUCT** **PERMIT TO CONSTRUCT**
NO. 1000 S. PALM BEACH BLVD. **NO. 1000 S. PALM BEACH BLVD.** **NO. 1000 S. PALM BEACH BLVD.**
PALM BEACH, FL 33480 **PALM BEACH, FL 33480** **PALM BEACH, FL 33480**

PERMIT TO CONSTRUCT **PERMIT TO CONSTRUCT** **PERMIT TO CONSTRUCT**
NO. 1000 S. PALM BEACH BLVD. **NO. 1000 S. PALM BEACH BLVD.** **NO. 1000 S. PALM BEACH BLVD.**
PALM BEACH, FL 33480 **PALM BEACH, FL 33480** **PALM BEACH, FL 33480**

PERMIT TO CONSTRUCT **PERMIT TO CONSTRUCT** **PERMIT TO CONSTRUCT**
NO. 1000 S. PALM BEACH BLVD. **NO. 1000 S. PALM BEACH BLVD.** **NO. 1000 S. PALM BEACH BLVD.**
PALM BEACH, FL 33480 **PALM BEACH, FL 33480** **PALM BEACH, FL 33480**

PERMIT TO CONSTRUCT **PERMIT TO CONSTRUCT** **PERMIT TO CONSTRUCT**
NO. 1000 S. PALM BEACH BLVD. **NO. 1000 S. PALM BEACH BLVD.** **NO. 1000 S. PALM BEACH BLVD.**
PALM BEACH, FL 33480 **PALM BEACH, FL 33480** **PALM BEACH, FL 33480**

RECEIVED 12-18-08 10:00 AM 2008 **PERMITS** **Page 002**

ISSUED BY: COUNTY PLANNING DEPARTMENT
DATE: 12-18-08 **TIME: 10:00 AM** **BY: [Signature]**

PROJECT CONTROL NOTICE OF ACCEPTANCE

PROJECT INFORMATION:
PROJECT NAME: **PROJECT ADDRESS:** **PROJECT CITY:**
PROJECT PERMIT NO.: **PROJECT DATE:** **PROJECT STATUS:**

THIS NOTICE IS TO BE USED WHEN THE PROJECT HAS BEEN APPROVED BY THE COUNTY PLANNING DEPARTMENT AND THE PROJECT HAS BEEN ISSUED A BUILDING PERMIT. THIS NOTICE IS TO BE USED TO NOTIFY THE PROJECT OWNER THAT THE PROJECT HAS BEEN APPROVED BY THE COUNTY PLANNING DEPARTMENT AND THE PROJECT HAS BEEN ISSUED A BUILDING PERMIT.

ACCEPTANCE NO.: **DATE:** **BY:**
[Signature] **[Signature]** **[Signature]**

FOR THE COUNTY PLANNING DEPARTMENT:
[Signature]
County Planning Director

RECEIVED 12-18-08 10:00 AM 2008 **PERMITS** **Page 002**

PROJECT INFORMATION:
PROJECT NAME: **PROJECT ADDRESS:** **PROJECT CITY:**
PROJECT PERMIT NO.: **PROJECT DATE:** **PROJECT STATUS:**

ACCEPTANCE NO.: **DATE:** **BY:**
[Signature] **[Signature]** **[Signature]**

FOR THE COUNTY PLANNING DEPARTMENT:
[Signature]
County Planning Director

FOR THE COUNTY PLANNING DEPARTMENT:
[Signature]
County Planning Director

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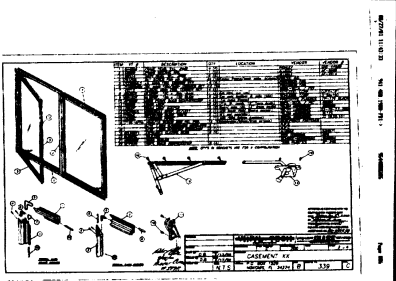
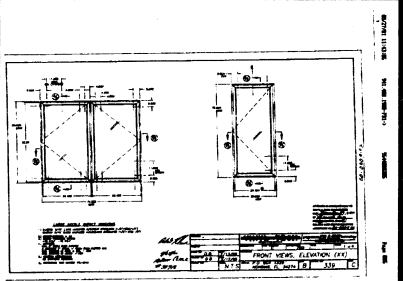
REVISIONS 01-14-20 042 000 1988-191-1 04488888 Page 004

ACCEPTANCE No. 00-00002
APPROVED BY SEC 8 1 888
EXPIRES January 28, 1982

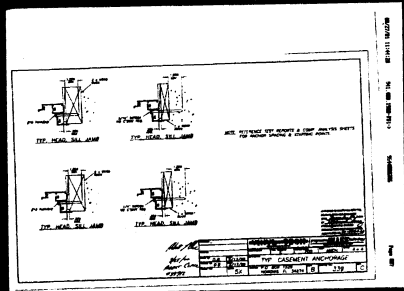
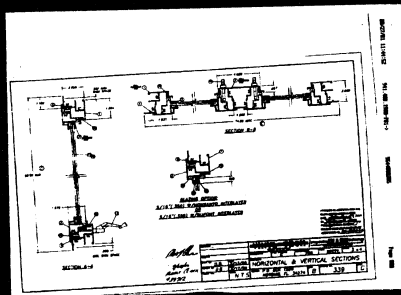
NOTICE OF ACCEPTANCE - STANDARD COMMITMENTS

1. Retention of this Acceptance Approval shall be considered after a contract agreement has been made and the required additional documents, including the contracting documents, are on file. Retention shall be 25 years.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state and zip. Labels for "Miami Code Green Products Control Approval" shall be permanently marked on all products.
3. Retention of this approval shall be considered if:
 - a. There has been a change in the South Florida Building Code affecting the retention of the product or the product is not in compliance with the code change.
 - b. The product is no longer the same product (including all the materials) of the manufacturer, or the manufacturer has been acquired by another manufacturer.
 - c. The manufacturer has been acquired by another manufacturer.
 - d. The manufacturer has been acquired by another manufacturer.
4. Any retention or change in the materials, use, or other manufacturers of the product or product line, or any change in the retention of the manufacturer, shall be subject to review and approval by the City of Miami through the filing of a revision application with appropriate fees and plans.
5. Any of the following shall also be grounds for non-retention:
 - a. Unlawful advertisement or advertisement of the product, the site, advertising or any other product.
 - b. The failure of the manufacturer to comply with the Miami Code Green Products Control Approval.
 - c. The failure of the manufacturer to comply with the Miami Code Green Products Control Approval.
6. A copy of this Acceptance as well as approved drawings and other documents, when a request shall be made by the manufacturer or the manufacturer's representative, shall be provided to the City of Miami at no cost. This request shall be made in writing.
7. Failure to comply with any terms of this Acceptance shall be cause for termination and nullification of this Acceptance.
8. This Notice of Acceptance covers pages 1, 2 and 3 of this page 1.

END OF THIS ACCEPTANCE



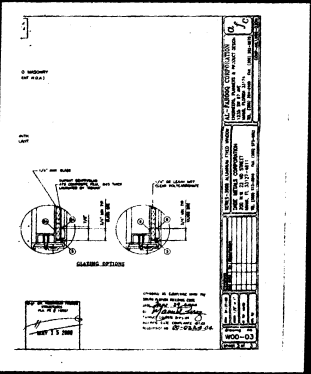
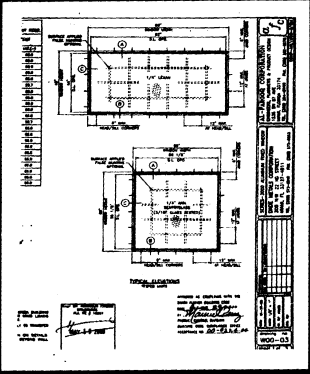
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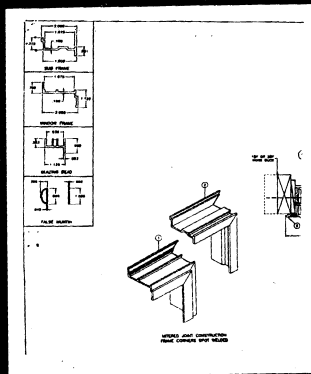
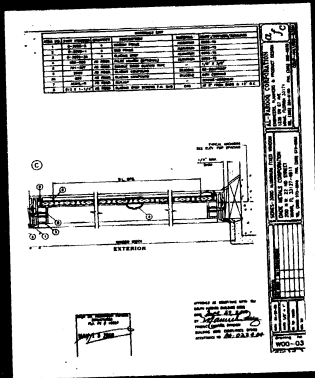
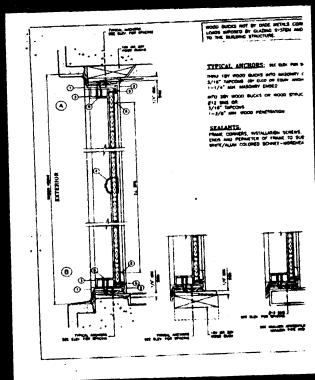


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Page 1 of 4
MILAN COUNTY PLUMBING AND MECHANICAL CONTRACTORS ASSOCIATION
1000 S. MILAN AVENUE, SUITE 100
MILAN, MISSISSIPPI 38756
PHONE: 662-890-1234 FAX: 662-890-1234
WWW.MILANPLUMBING.COM

PRODUCT CONTROL NOTICE OF ACCEPTANCE

THIS NOTICE OF ACCEPTANCE (NOA) is issued by the Board of Directors (BOA) of the Milan County Plumbing and Mechanical Contractors Association (MCPMA) upon the successful completion of the product control process for the proposed plumbing and mechanical work to be performed at the site of the proposed project.

The NOA shall not be valid until the acceptance date stated below. MCPMA reserves the right to require the contractor to provide a copy of the NOA to the local health department, the local fire department, and the local building department. MCPMA also reserves the right to require the contractor to provide a copy of the NOA to the local health department, the local fire department, and the local building department.

APPROVED: JAMES H. [Signature]

Page 2 of 4
MILAN COUNTY PLUMBING AND MECHANICAL CONTRACTORS ASSOCIATION
1000 S. MILAN AVENUE, SUITE 100
MILAN, MISSISSIPPI 38756
PHONE: 662-890-1234 FAX: 662-890-1234
WWW.MILANPLUMBING.COM

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

1. SCOPE
The project shall consist of the following: [List of specific conditions]

2. PRODUCT DESCRIPTION
The product shall be described as follows: [Product description]

3. INSTALLATION
The product shall be installed in accordance with the following: [Installation requirements]

4. LABELING
The product shall be labeled in accordance with the following: [Labeling requirements]

5. BUILDING PERMIT REQUIREMENTS
The contractor shall obtain all necessary permits: [Permit requirements]

Page 3 of 4
MILAN COUNTY PLUMBING AND MECHANICAL CONTRACTORS ASSOCIATION
1000 S. MILAN AVENUE, SUITE 100
MILAN, MISSISSIPPI 38756
PHONE: 662-890-1234 FAX: 662-890-1234
WWW.MILANPLUMBING.COM

NOTICE OF ACCEPTANCE - STANDARDS (OPTIONAL)

1. The contractor shall comply with all applicable codes and standards: [Standards list]

2. The contractor shall maintain accurate records: [Record keeping requirements]

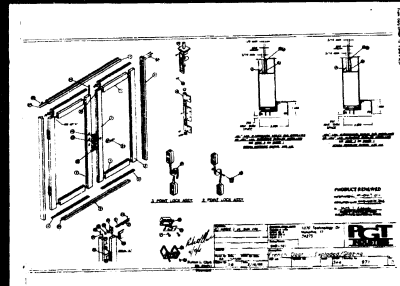
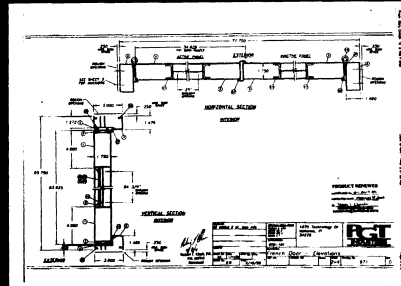
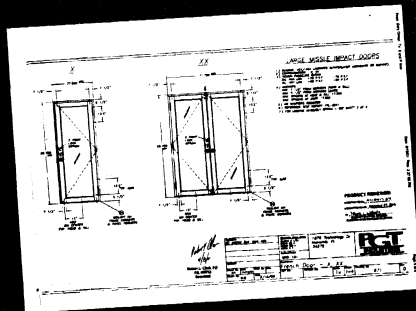
3. The contractor shall provide training for personnel: [Training requirements]

4. The contractor shall adhere to safety protocols: [Safety requirements]

5. The contractor shall ensure quality control: [Quality control requirements]

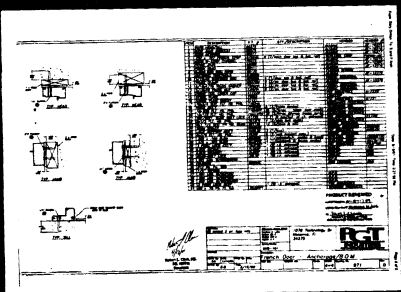
6. The contractor shall maintain communication: [Communication requirements]

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PROVIDE CONTROL, NOTICE OF ACCEPTANCE

ACCEPTANCE AND RELEASE

The undersigned hereby certifies that the work shown on the attached drawings has been completed in accordance with the approved drawings and specifications, and that the same are ready for acceptance by the Client. This certificate is given subject to the provisions of the contract documents and the provisions of the contract documents shall govern in the event of any dispute.

The undersigned hereby certifies that the work shown on the attached drawings has been completed in accordance with the approved drawings and specifications, and that the same are ready for acceptance by the Client. This certificate is given subject to the provisions of the contract documents and the provisions of the contract documents shall govern in the event of any dispute.

The undersigned hereby certifies that the work shown on the attached drawings has been completed in accordance with the approved drawings and specifications, and that the same are ready for acceptance by the Client. This certificate is given subject to the provisions of the contract documents and the provisions of the contract documents shall govern in the event of any dispute.

ACCEPTED BY: _____

DATE: _____

COLLECTION

ACCEPTANCE BY: _____

DATE: _____

EXPIRES: _____

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

1. **SCOPE**
2. **PRODUCT DESCRIPTION**
3. **LIMITATIONS**
4. **INSTALLATION**
5. **LABELING**
6. **INSPECTION AND TESTING**

The undersigned hereby certifies that the work shown on the attached drawings has been completed in accordance with the approved drawings and specifications, and that the same are ready for acceptance by the Client. This certificate is given subject to the provisions of the contract documents and the provisions of the contract documents shall govern in the event of any dispute.

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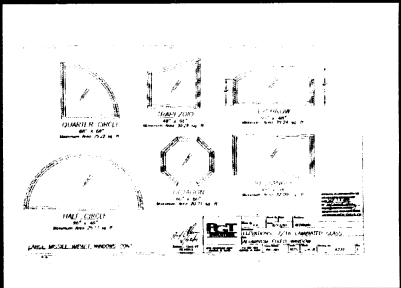
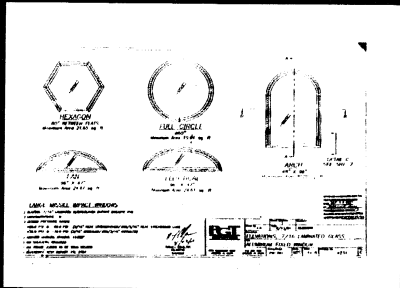
ACCEPTANCE No. REPTER
 APPROVED: SEP 13 1950
 EXPIRES: SEP 13 1952

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

1. Payment of an acceptance, upon the date of its issuance, shall constitute a contract for the purchase of the goods and services described in the acceptance, and shall be binding upon the contractor and the Government of the United States of America.
2. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
3. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
4. Any contract or agreement, the execution of which is necessary for the performance of the acceptance, shall be subject to the approval of the Government.
5. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
6. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
7. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
8. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
9. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.
10. The contractor shall be responsible for the accuracy of the data furnished in the acceptance, and shall be liable for any errors or omissions therein.

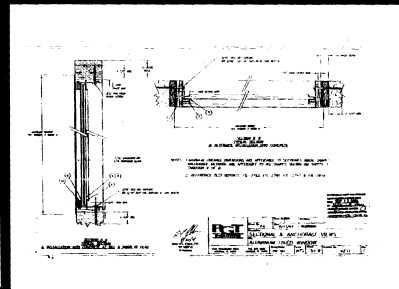
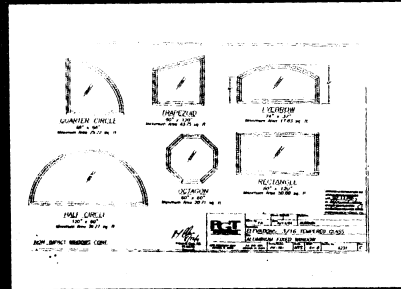
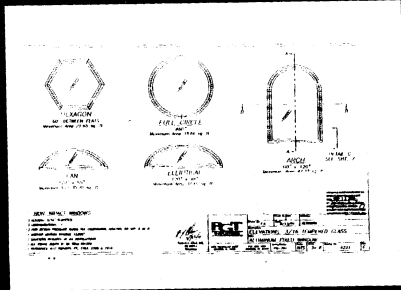
END OF THIS ACCEPTANCE

Man... [Signature]
 [Title]



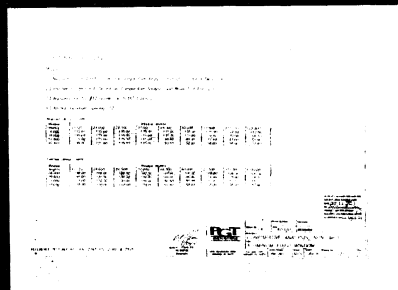
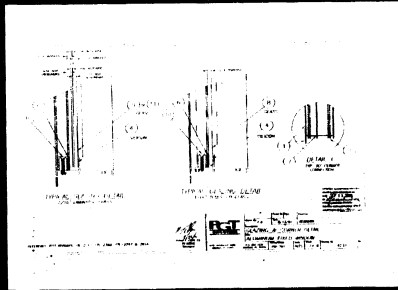
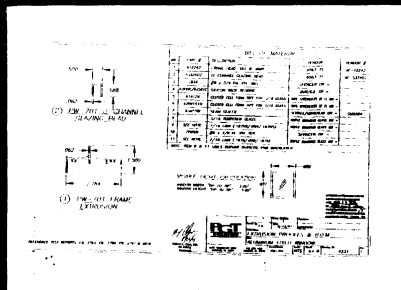
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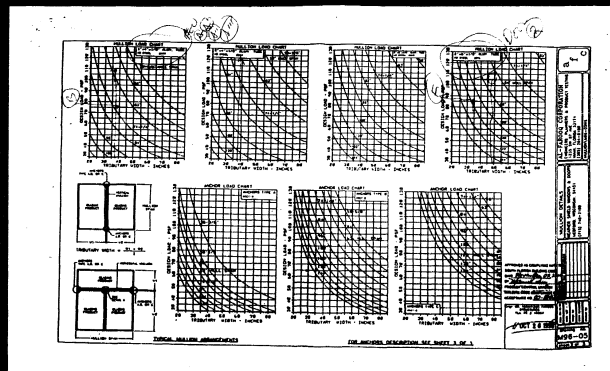
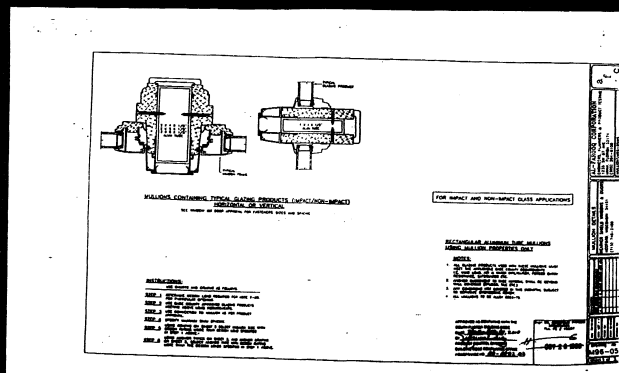
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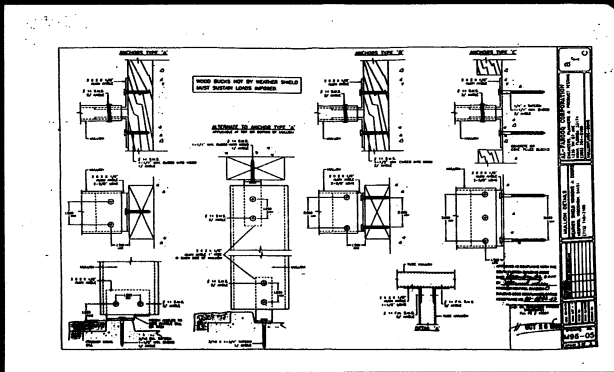
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10-0804-01

BRADY BRAND COUNTY, FLORIDA
 BUILDING DEPARTMENT

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Manufacturer: **Weather Shield Manufacturing, Inc.**
 1 Weather Shield Place (P.O. Box 349)
 Madison, NY 13093

Your application for Notice of Acceptance (NOA) of Alternative Table-Top Material and Top-Top Material under Chapter 18 of the Code of Administrative Hearings governing the use of Alternative Materials and Types of Construction, and conformity associated thereto, has been recommended for acceptance by the Miami-Dade County Board of Code Compliance Officers (BCCO) under the conditions specified herein.

This NOA may not be valid after the expiration date stated below. BCCO reserves the right to request this product or material at any time from a plan or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may make modifications or suspend the use of such product or material completely. BCCO reserves the right to revoke this approval. If a document used 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 covered by the manufacturer.

ACCEPTANCE NO. **08041**
 EXPIRES **02/28/08**

THIS IS THE COMPLETE SET OF 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 Approval Committee. Plans under this approval are those shown:

**City of Miami-Dade
 Building Department
 Shutter Permit
 OFFICE COPY**

APPROVER: **JAMES J. BROWN**
 Building Inspector

DATE: **11/14/07**

REVISIONS: **08/08/07**

Weather Shield Manufacturing, Inc. ACCEPTANCE NO. **08041**

APPROVED **NOV 8 2 2007**

EXPIRES **NOV 11, 2008**

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

1. Record of this Approved Approval shall be maintained in a manner conforming to the Building Code.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, address, telephone number, Miami-Dade County Product Control Approval, or an equivalently specific statement of this Approval.
3. Alterations of approved products shall not be made without the written consent of the Building Department.
4. All alterations or changes to the approved products shall be approved by the Building Department.
5. If the manufacturer makes any alterations or changes to the approved products, the manufacturer shall notify the Building Department in writing of such alterations or changes.
6. The name of the manufacturer shall be permanently displayed on the approved products.
7. All alterations or changes to the approved products shall be approved by the Building Department.
8. Any of the following shall constitute a violation of this approval:
 - a. Unauthorized production of the product in any quantity.
 - b. Production of the product in any quantity that does not conform to the approved specifications.
 - c. Production of the product in any quantity that does not conform to the approved specifications.
9. The name of the manufacturer shall be permanently displayed on the approved products.
10. The name of the manufacturer shall be permanently displayed on the approved products.

END OF THIS ACCEPTANCE

James J. Brown
 Building Inspector

Weather Shield Manufacturing, Inc. ACCEPTANCE NO. **08041**

APPROVED **NOV 8 2 2007**

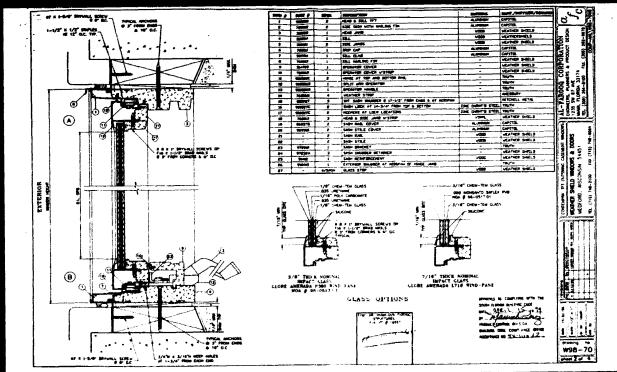
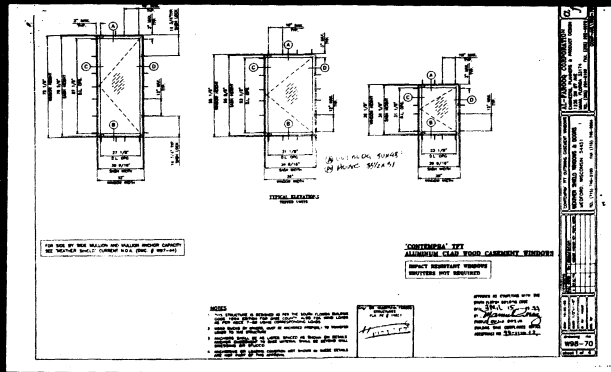
EXPIRES **NOV 11, 2008**

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

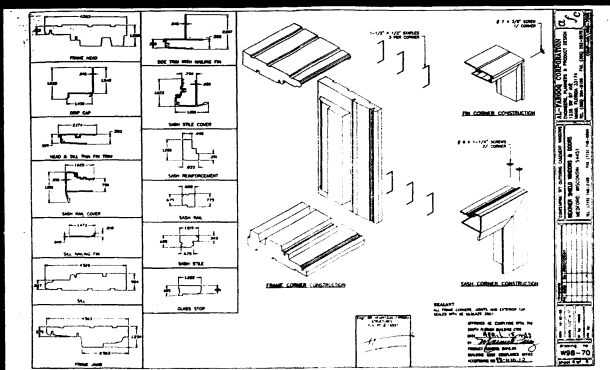
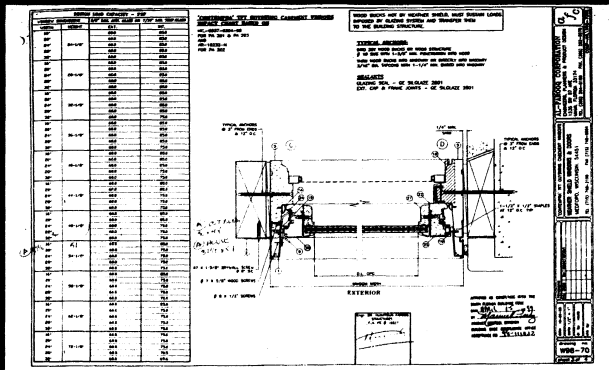
1. SCOPE
2. PRODUCT DESCRIPTION
3. LIMITATIONS
4. INSTALLATION
5. LABELING
6. BUILDING PERMIT REQUIREMENTS
7. END OF THIS ACCEPTANCE

James J. Brown
 Building Inspector

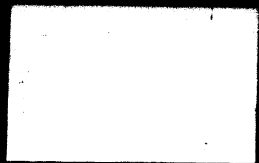
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76-10-10

MIAMI-DADE COUNTY PLUMBING
AND MECHANICAL DEPARTMENT

WILSON-COPEL CONSTRUCTION CORP.
1400 N.W. 107th Ave., Suite 100
Miami, Florida 33187
Tel: (305) 551-1100

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
Contract No. 76-10-10
Contract Description: See Plans
Contract Address: See Plans
Contract City: See Plans
Contract State: See Plans
Contract Zip: See Plans

Your application for Product Approval of
Coverings (TC) covering above, **Chief Medical Consultant (P) - J. Paul**
under Chapter 14 of the Code of Miami-Dade County governing the use of Automatic Fire Sprinkler
Systems, 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 the
product or material in question from a vendor or manufacturer's plant for quality control testing.
If the product or material fails to perform in the approved manner, BCCO may require, without charge, or suspend
the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it
determines BCCO that the product or material fails to meet the requirements of the South Florida Building
Code.

The expense of such testing will be assumed by the manufacturer.

Approval No. 76-1118-13

EXPIRES:

**THIS IS THE COMPLETION DATE AND 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 Approval Committee.

City of Miami Beach
Building Department
Office Copy

City of Miami Beach
Building Department
Office Copy

Approved: _____ Date: _____

Accepted: _____ Date: _____

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. 76-1118-13
APPROVED APR 15 1996
EXPIRES APR 15 2002

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- SCOPE**
- The approval is limited to the specific application and is not valid for other applications.
- PRODUCT DESCRIPTION**
- The "Manufacturer" (TC) covering above, Chief Medical Consultant (P) - J. Paul, under Chapter 14 of the Code of Miami-Dade County governing the use of Automatic Fire Sprinkler Systems, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.
- INSTALLATION**
- The manufacturer shall install the product in accordance with the manufacturer's instructions and the applicable provisions of the Building Code.
- LABELING**
- Each panel shall have a permanent label with the manufacturer's name or logo, city, state or building department, Miami-Dade County Product Approval.
- BUILDING PERMIT REQUIREMENTS**
- Approval for building permit shall be obtained in compliance with the provisions of the Building Code.
- Approval, when issued, shall be the responsibility of the manufacturer.
- Any other documents required by the Building Code or the South Florida Building Code (SFBCC) in order to properly evaluate the installation of the system.

1 of 1

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. 76-1118-13
APPROVED APR 15 1996
EXPIRES APR 15 2002

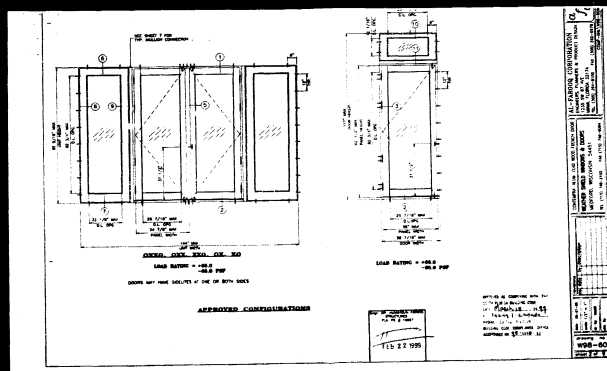
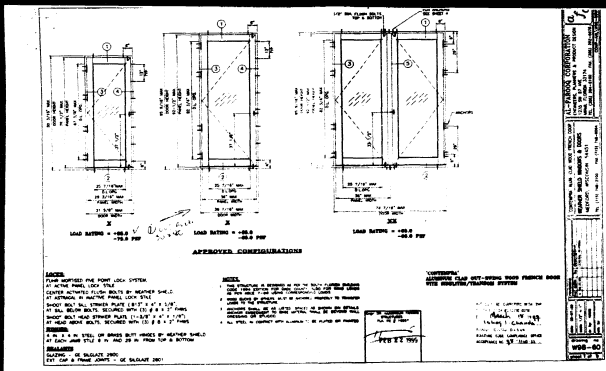
NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

- Approval of this Acceptance (approval) shall be considered after a second application has been filed and an original submitted document, including the required data, supporting documents, and a plan, has been received (SFBCC).
- Any and all approval products shall be generally identical with the manufacturer's name, city, state, and building department, Miami-Dade County Product Approval, or as specifically noted in the manufacturer's literature.
- Approval of Acceptance will not be considered if:
 - There has been a change in the South Florida Building Code affecting the evaluation of this product.
 - The product is not in compliance with the Building Code.
 - The product is not in compliance with the manufacturer's instructions.
 - The product is not in compliance with the applicable provisions of the Building Code.
 - The product is not in compliance with the applicable provisions of the Building Code.
- Any request to change or amend the approval, after the manufacturer has been required through the filing of a second application, shall be considered after a second application has been received through the filing of a second application.
- Any of the following shall also be grounds for revocation of this Acceptance:
 - Continuing non-performance of the product or system.
 - Failure to comply with any other conditions of the approval.
 - Failure to comply with any other conditions of the approval.
 - Failure to comply with any other conditions of the approval.

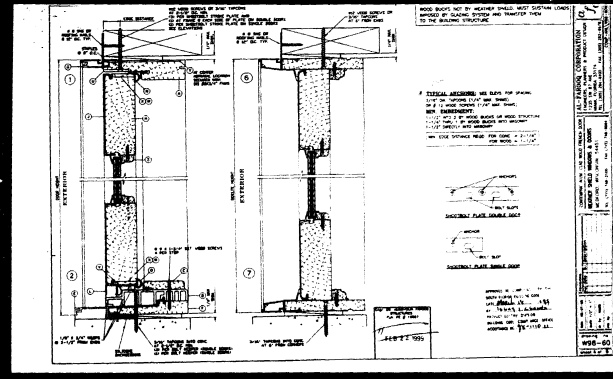
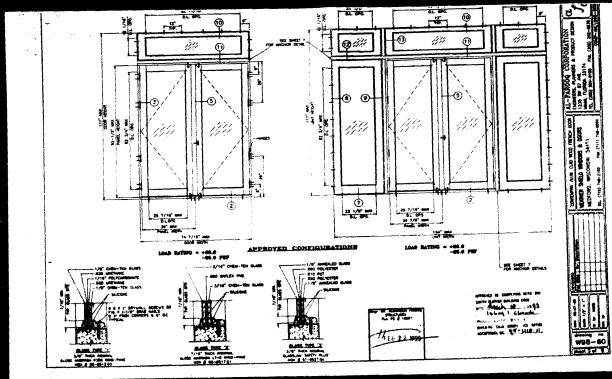
END OF THIS ACCEPTANCE

1 of 1

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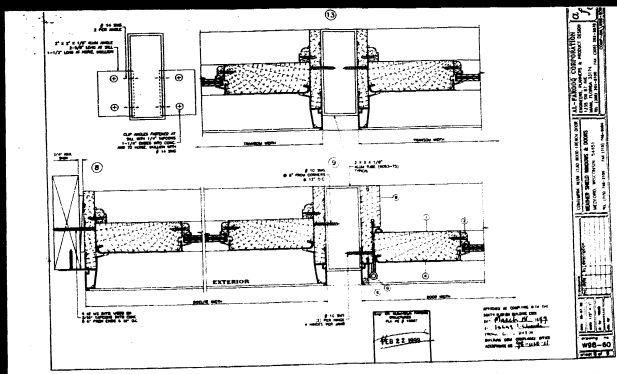
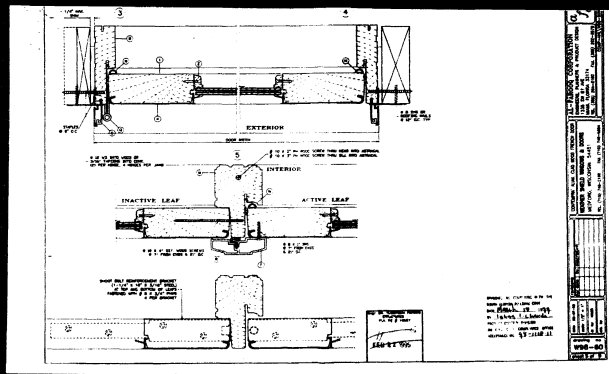


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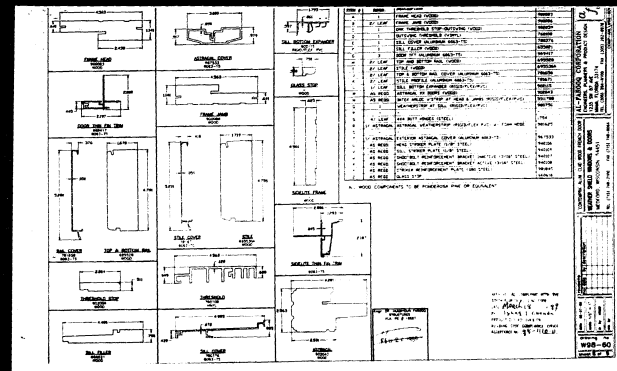
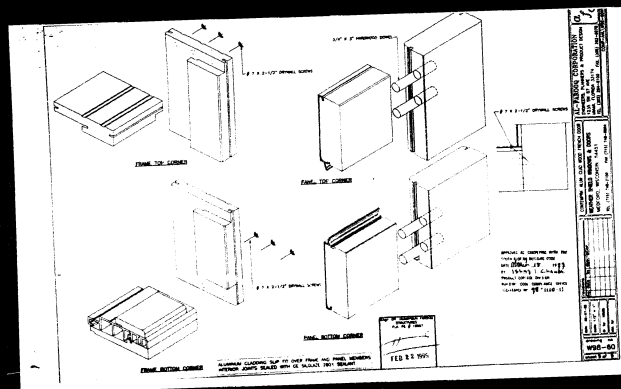
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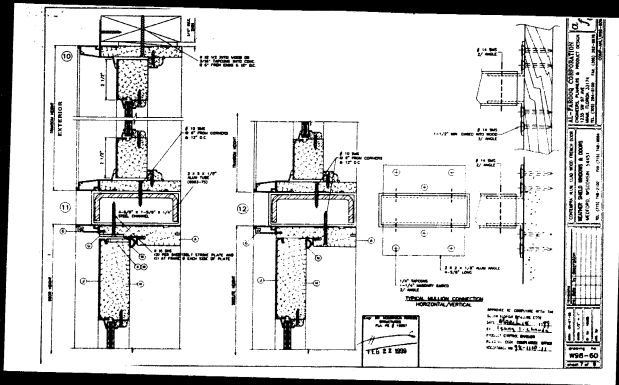
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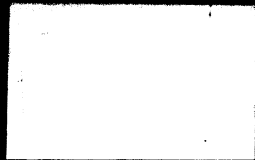


02





02



MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT
 1000 N.W. 10th Street, 10th Floor
 Miami, Florida 33136
 Phone: (305) 375-2200
 Fax: (305) 375-2201

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Stratford Shield Manufacturing, Inc.
 1000 N.W. 10th Street, 10th Floor
 Miami, Florida 33136
 Phone: (305) 375-2200
 Fax: (305) 375-2201

ACCEPTANCE NO. 78-1182-L
 APPROVED MAR 18 1999
 EXPIRES MAR 18 2002

NOTICE OF ACCEPTANCE - SPECIFIC CONDITIONS

1. **SCOPE**
 1.1 This approval is an interim one and is subject to the provisions of Section 2 of this Notice of Acceptance. It is intended to allow the manufacturer to begin production of the product while the final approval is pending. The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code.

2. **PRODUCT DESCRIPTION**
 2.1 The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code. The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code.

3. **LIMITATIONS**
 3.1 This approval is an interim one and is subject to the provisions of Section 2 of this Notice of Acceptance. It is intended to allow the manufacturer to begin production of the product while the final approval is pending. The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code.

4. **REVISIONS**
 4.1 The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code. The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code.

5. **LABELING**
 5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, name and mailing address. The label shall be in accordance with the requirements of the Building Code and the Florida Building Code.

6. **BUILDING PERMIT REQUIREMENTS**
 6.1 A duplicate copy of the approved drawings, as indicated in Section 2 of this Notice of Acceptance, shall be submitted to the Building Department for the issuance of a building permit. The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code.

7. **OTHER REQUIREMENTS**
 7.1 The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code. The manufacturer shall be responsible for ensuring that the product meets the requirements of the Building Code and the Florida Building Code.

8. **THIS NOTICE OF ACCEPTANCE IS VALID FOR THE PERIOD OF 3 (THREE) YEARS FROM THE DATE OF ISSUANCE.**

City of Miami Beach
 Building Department
 Shutter Permit
 OFFICE CD/PV

Number Type Submittal Date
 Building 0111 01/11/99
 Permit 0111 01/11/99

Accepted by: [Signature]
 Title: [Title]

Stratford Shield Manufacturing, Inc.
 1000 N.W. 10th Street, 10th Floor
 Miami, Florida 33136
 Phone: (305) 375-2200
 Fax: (305) 375-2201

ACCEPTANCE NO. 78-1182-L
 APPROVED MAR 18 1999
 EXPIRES MAR 18 2002

NOTICE OF ACCEPTANCE - STANDARD CONDITIONS

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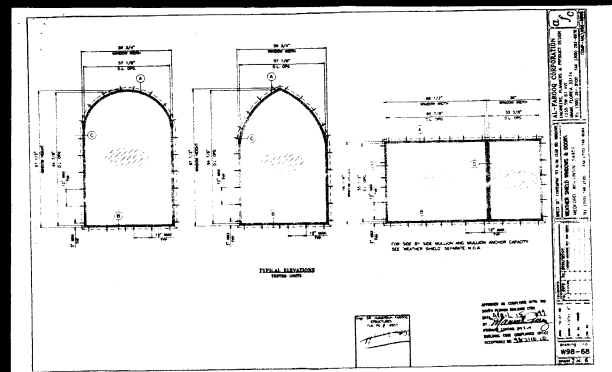
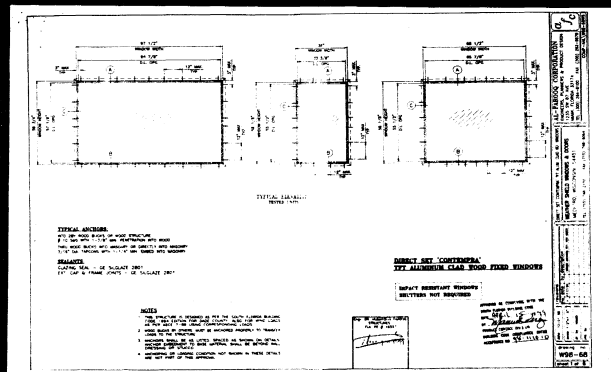
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City of Miami Beach
 Building Department
 Shutter Permit
 OFFICE CD/PV

Number Type Submittal Date
 Building 0111 01/11/99
 Permit 0111 01/11/99

Accepted by: [Signature]
 Title: [Title]

02



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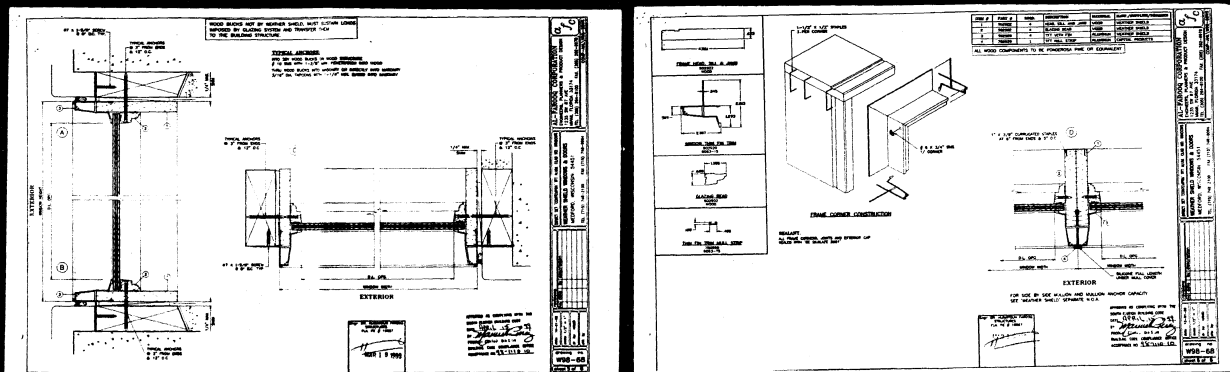


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GENERAL INFORMATION		TEST RESULTS		ANALYSIS	
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CLASS - GONIOMETER

02



02



S & F Architectural Products, Inc.
 8000 South Westinghouse Drive, Suite 202
 Miami, Florida 33155
 Tel. (305) 264-4342
 Fax. (305) 264-5774

S&F
ARCHITECTURAL PRODUCTS

8000 South Westinghouse Drive, Suite 202
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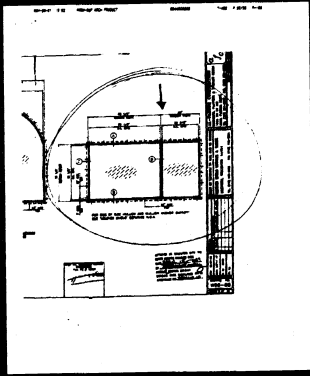
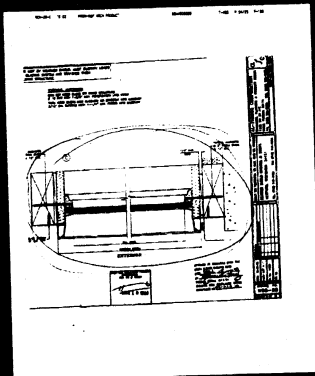
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02





COMBINED ENGINEERING SCIENCES
CONSULTING ENGINEERS

JOB SHEET NO.
CALCULATED BY

Window Wind pressures
94 Palm Ave.

[Signature]

02



HOKUWINE, INC.
 233 UNIVERSITY DR. CORAL GABLES, FL 33134 12821445-0000
 Copyright 1992 by HOKUWINE ENGINEERING, P.A. TOWN, FLORIDA
 NAME: SECTION: DATE: 11-27-2001
 *** DESIGN WIND LOADS - ASCE 7-92 ***
 *** COMPONENTS AND CLADDING ***
 BUILDINGS
 WIND VELOCITY = 110 MPH
 EXPOSURE CATEGORY = C
 DESIGN CATEGORY = C
 DESIGN PRESSURE = 1.00
 ACTING IN WINDS 100 MI. OF SURFICAM OORCLINE
 WIND ALONG = 4.10 12 (20.14 DEG)
 WIND AREA = 11.00 SF SQ = 1.001 SQ = 11.00 PEF
 WIND DIRECTION = 30.0 DEG SQ = 1.001 SQ = 11.00 PEF
 WIND SPEED = 110.0 MPH SQ = 1.001 SQ = 11.00 PEF

WALL WIND LOADS	
WALL AREA	
WIND DIRECTION	WIND AREA
DCP (+)	1.324 1.324
DCP (-)	-1.424 -1.424
PERIMETER	34.2 34.2
PERIMETER	34.2 34.2
SECTION	-14.7 -14.7
SECTION	14.7 14.7

P, S, WIND(S), WIND(S)
 WIND = 110.0 MPH
 BUILDING WIND CORNER DISTANCE, A = 41.0 FT
 CORNER DISTANCE, A = 41.0 FT

A

HOKUWINE, INC.
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 NAME: SECTION: DATE: 11-27-2001
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WALL WIND LOADS	
WALL AREA	
WIND DIRECTION	WALL AREA
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DCP (-)	-1.424 -1.424
PERIMETER	34.2 34.2
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 BUILDING WIND CORNER DISTANCE, A = 41.0 FT
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B

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 DESIGN PRESSURE = 1.00
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WALL AREA	
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PERIMETER	34.2 34.2
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SECTION	14.7 14.7

P, S, WIND(S), WIND(S)
 WIND = 110.0 MPH
 BUILDING WIND CORNER DISTANCE, A = 41.0 FT
 CORNER DISTANCE, A = 41.0 FT

C

02

MEMORANDUM
TO: SAC, NEW YORK (100-100000)
FROM: SAC, NEW YORK (100-100000)
SUBJECT: [Illegible]

[Illegible text]

MEMORANDUM
TO: SAC, NEW YORK (100-100000)
FROM: SAC, NEW YORK (100-100000)
SUBJECT: [Illegible]

[Illegible text]

MEMORANDUM
TO: SAC, NEW YORK (100-100000)
FROM: SAC, NEW YORK (100-100000)
SUBJECT: [Illegible]

[Illegible text]

02

[Illegible text]

REFERENCES
Staff, Construction M. J. & S. INC.
 1001 N. 1st St., Suite 100, Phoenix, Arizona 85004
 (602) 254-1111

ROBERT J. WELLS, JR., SVP
 Mr. Wells is the Vice President of Construction M. J. & S. Inc. and has been with the company for over 15 years.

THE BRYAN J. WELLS, SVP
 Mr. Wells is the Vice President of Construction M. J. & S. Inc. and has been with the company for over 15 years.

CHARLES W. WELLS, SVP
 Mr. Wells is the Vice President of Construction M. J. & S. Inc. and has been with the company for over 15 years.

WILLIAM J. WELLS, SVP
 Mr. Wells is the Vice President of Construction M. J. & S. Inc. and has been with the company for over 15 years.

Frank, Phoenix
 To whom it may concern:

I am pleased to hear the opportunity to recommend Austin T. Kelly, Director of Staff Construction, U.S.A. Inc.

Austin T. Kelly is a highly motivated and experienced professional who has been with Construction M. J. & S. Inc. for over 15 years. He has a proven track record of success in the construction industry and is a highly respected member of the industry.

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I hope working with Austin and the staff at the M. J. & S. Inc. will be a great experience for you. Please contact me if you have any questions or need more information.

Sincerely,
Paul Korman
 Director

Gregory

As a property manager for Management Specialty Inc., I have had the opportunity to work with Austin T. Kelly, Director of Staff Construction U.S.A. on numerous projects.

Austin is highly motivated, organized and has the construction business background. He is a high standard of quality in his work and demands the same from his employees and the contractors.

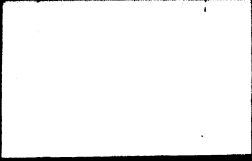
Austin consistently meets his high standards with the minimum amount of supervision. I can't think of a time when he has not met the needs and property owners' honesty and fairly and to do the job right the first time.

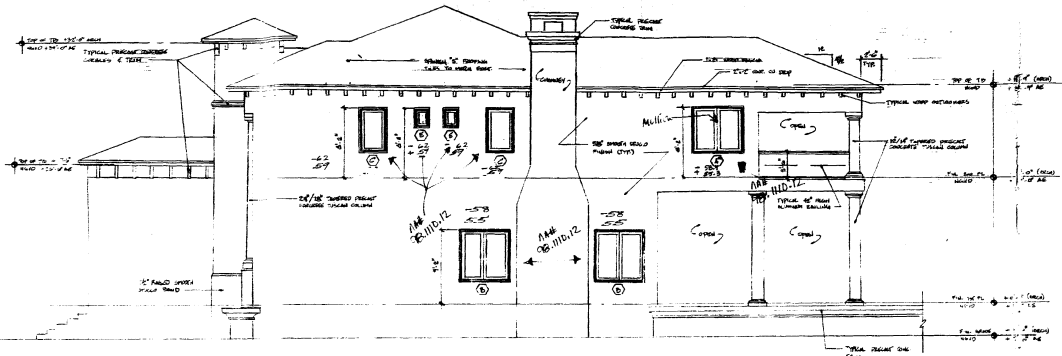
Not only is Austin an excellent contractor, but also he is very organized in work with the highest level of professional, meeting and working with everyone on our projects.

I would not hesitate to recommend him for any representation or real estate services.

Paul Korman
 Director
 Management Specialty Inc.

02

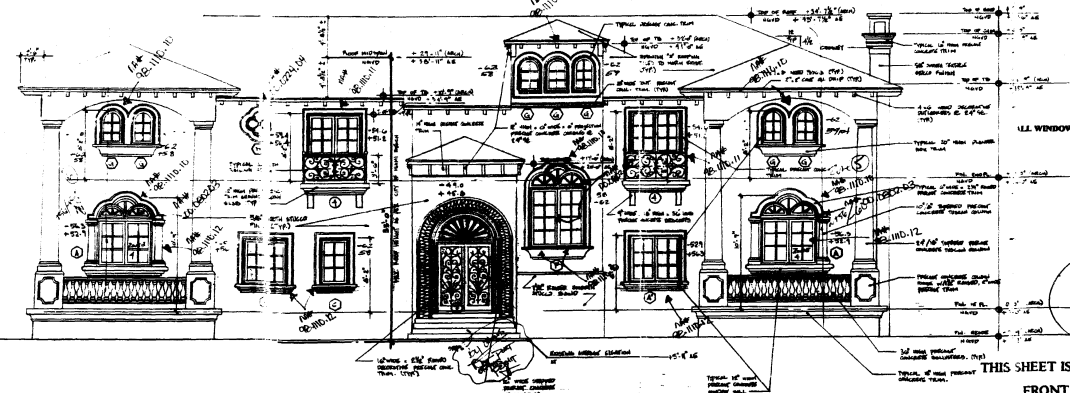




RIGHT SIDE ELEVATION

ALL WINDOW SELLS AT SECOND FLOOR TO BE 3/4" FROM FINISH FLOOR, OTHERWISE PROVIDE 4" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

THIS SHEET IS FOR WINDOW PRESSURES ONLY



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

NAME: *[Signature]*
TITLE: *[Signature]*
FIRM: *[Signature]*

CONVENT ENGINEERING SCIENCES
CARLOS ENRIQUE DE SERRA
1214 SE 12th St
MIAMI, FL 33135
305-366-1840

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

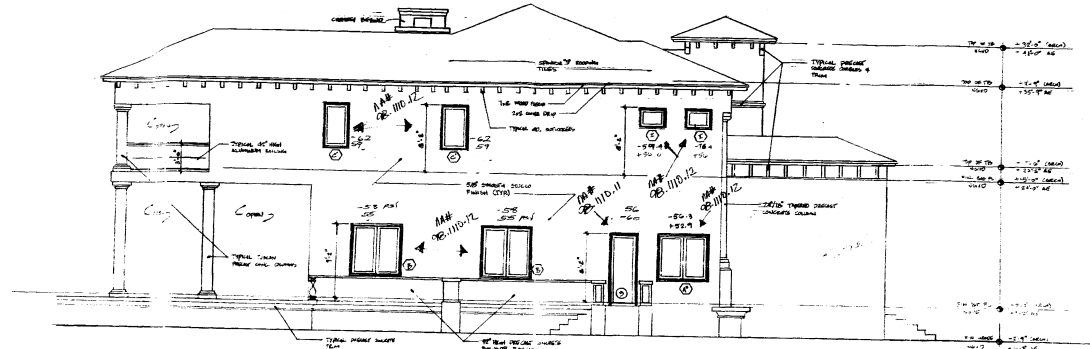
SCALE: 1/4" = 1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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

PERMIT NO. *[Blank]*
DATE OF PERMIT *[Blank]*
DATE OF EXPIRATION *[Blank]*

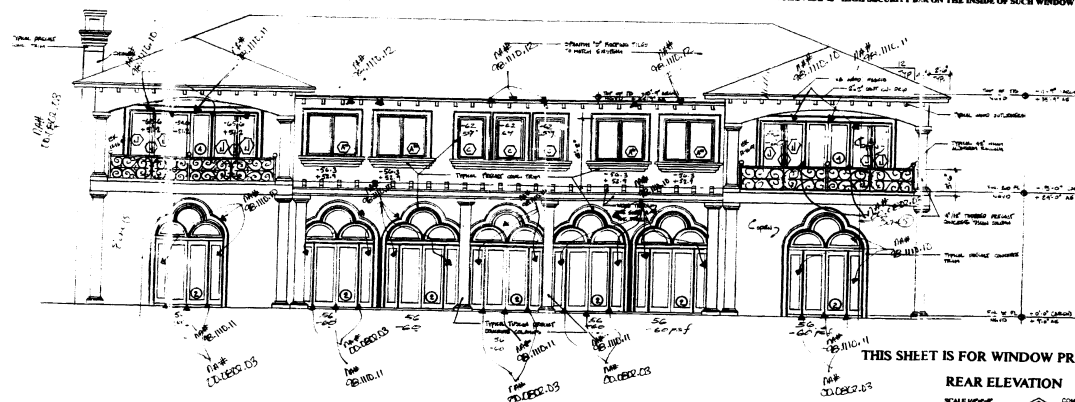
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ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT. LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

ALL WINDOW SELLS AT SECOND FLOOR TO BE 3" FROM FINISH FLOOR, OTHERWISE PROVIDE 4" HIGH SECURITY B.-B. ON THE INSIDE OF SUCH WINDOW



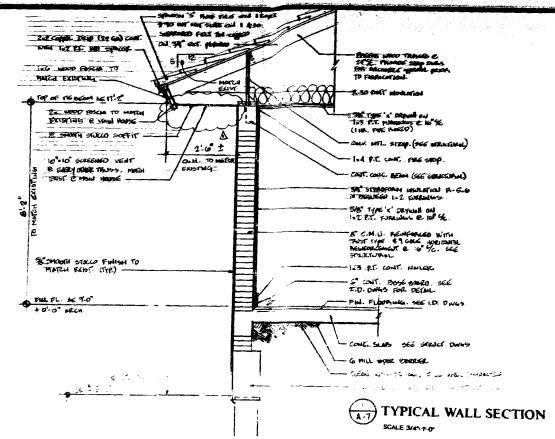
THIS SHEET IS FOR WINDOW PRESSURES ONLY REAR ELEVATION
SCALE 1/4"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
AFFIDAVIT FOR PERMIT BY
THE FOLLOWING:
ARCHITECT
ENGINEER
ELECTRICAL
MECHANICAL
PLUMBING
FIRE PROTECTION
STRUCTURAL
HORIZONTAL
VEHICLE
ELEVATION

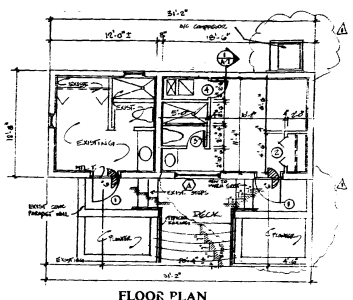
COMBINED ENGINEERING SCIENCES
CORPORATION, INC. 1984
1101 N.W. 11th St.
MIAMI, FL 33136
(305) 358-4541

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

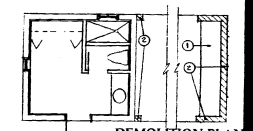
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TYPICAL WALL SECTION
SCALE 1/2" = 1'-0"

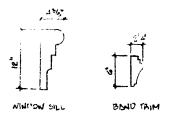


FLOOR PLAN
SCALE 1/8" = 1'-0"



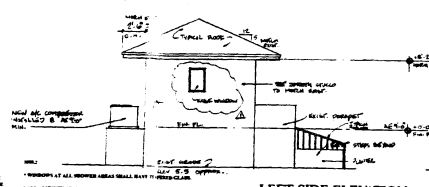
DEMOLITION PLAN
SCALE 1/8" = 1'-0"

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

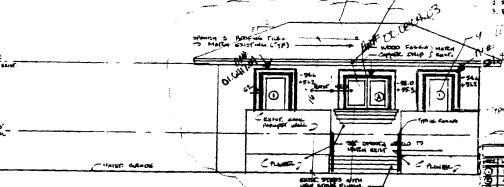


PRECAST TRIM PROFILES

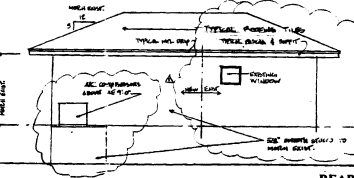
THIS SHEET FOR WINDOW PRESSURES ONLY



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



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



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

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR THE TOTAL COMPLETION OF THE WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT.

WINDOW SCHEDULE

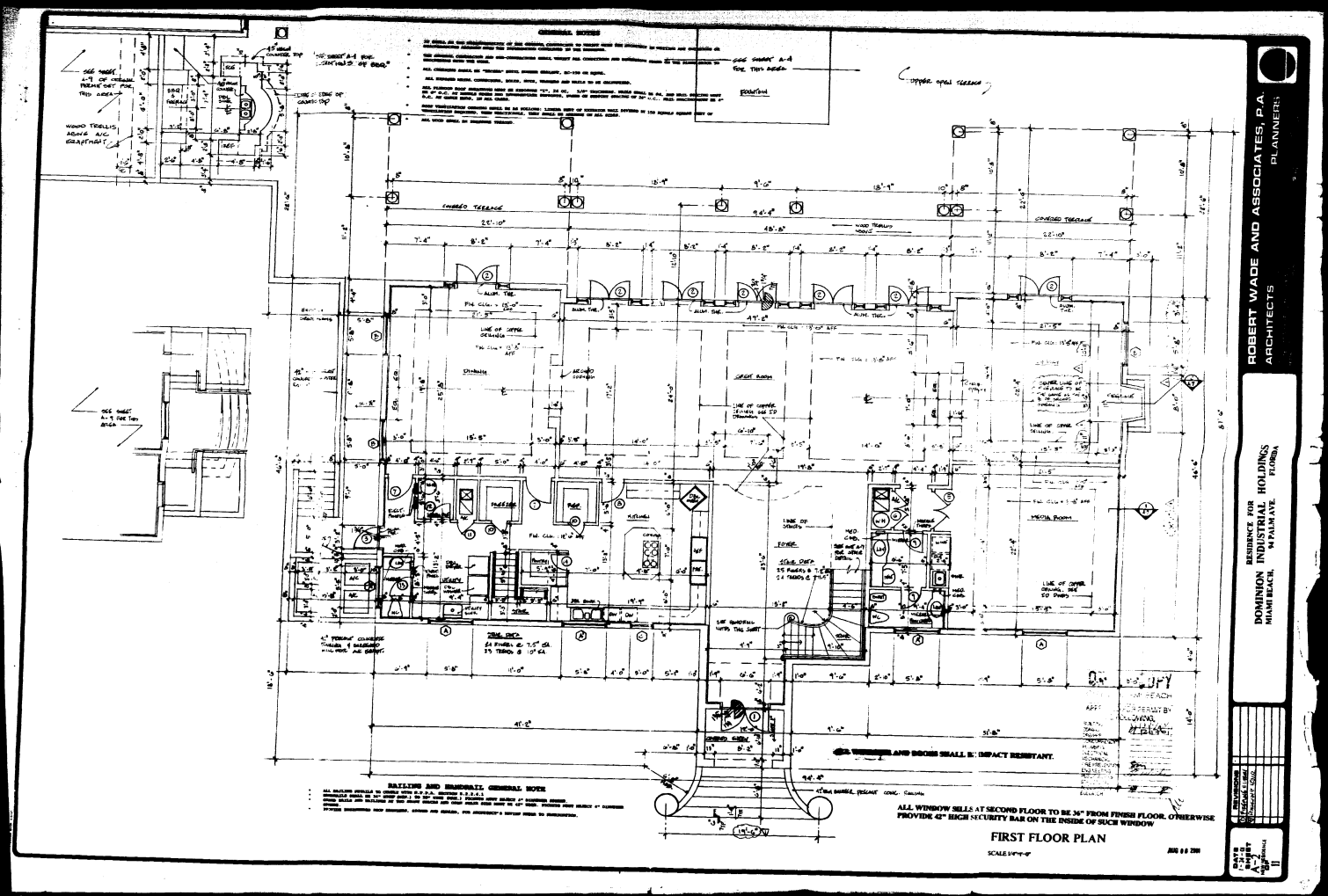
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3	WOOD	WOOD	FIXED	
4	WOOD	WOOD	FIXED	
5	WOOD	WOOD	FIXED	
6	WOOD	WOOD	FIXED	
7	WOOD	WOOD	FIXED	
8	WOOD	WOOD	FIXED	
9	WOOD	WOOD	FIXED	
10	WOOD	WOOD	FIXED	

THIS SHEET IS FOR WINDOW PRESSURES ONLY

COMBINED ENGINEERING SCIENCES
CARLOS ESPINOSA, P.E. 32266
1714 SW 12 ST.
MIAMI, FL 33135
305 / 866-1844

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
DATE: 11/11/11
DRAWN BY: [Signature]
CHECKED BY: [Signature]

02



ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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

NO. 1	FOUNDATION	1/8"
NO. 2	CONCRETE	1/4"
NO. 3	BRICK	1/4"
NO. 4	WOOD	1/8"
NO. 5	GLASS	1/8"
NO. 6	STEEL	1/8"
NO. 7	CEILING	1/8"
NO. 8	FLOORING	1/8"
NO. 9	PAINT	1/8"
NO. 10	MECHANICAL	1/8"
NO. 11	ELECTRICAL	1/8"
NO. 12	PLUMBING	1/8"
NO. 13	FINISHES	1/8"
NO. 14	LANDSCAPE	1/8"
NO. 15	EXTERIOR	1/8"
NO. 16	INTERIOR	1/8"
NO. 17	MECHANICAL	1/8"
NO. 18	ELECTRICAL	1/8"
NO. 19	PLUMBING	1/8"
NO. 20	FINISHES	1/8"

ALL WINDOW SILLS AT SECOND FLOOR TO BE 3" FROM FINISH FLOOR, OTHERWISE PROVIDING 4" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW

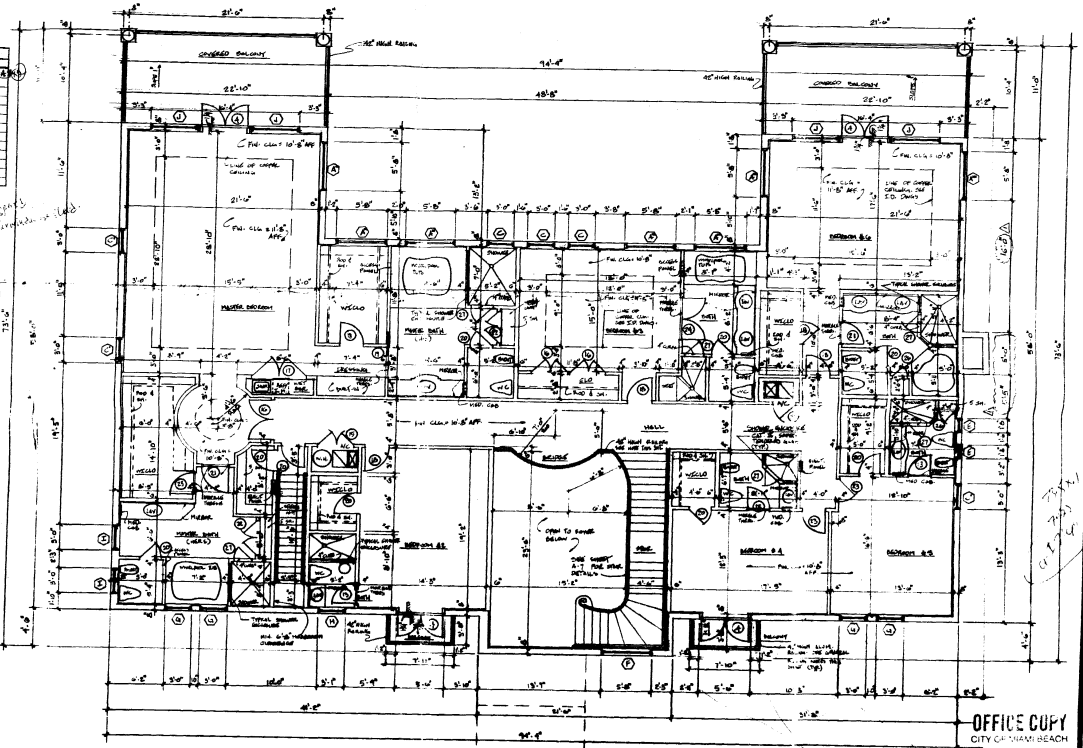
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

02

02-11-73
 ASB Miami Lago 00-080203

NO.	TYPE	FINISH	REMARKS
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NO.	DESCRIPTION	DATE	BY
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BALCONY AND TERRACE GENERAL NOTE
 ALL BALCONY AND TERRACE FLOORS SHALL BE FINISHED WITH 2" MINIMUM THICKNESS OF CONCRETE OVER 1/2" MINIMUM THICKNESS OF POLYSTYRENE INSULATION. ALL BALCONY AND TERRACE FLOORS SHALL BE FINISHED WITH 1/2" MINIMUM THICKNESS OF POLYSTYRENE INSULATION. ALL BALCONY AND TERRACE FLOORS SHALL BE FINISHED WITH 1/2" MINIMUM THICKNESS OF POLYSTYRENE INSULATION.

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT

ALL WINDOW SILLS AT SECOND FLOOR TO BE 3" FROM FINISH FLOOR, OTHERWISE PROVIDE 4" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW

SECOND FLOOR PLAN
 11-11-73

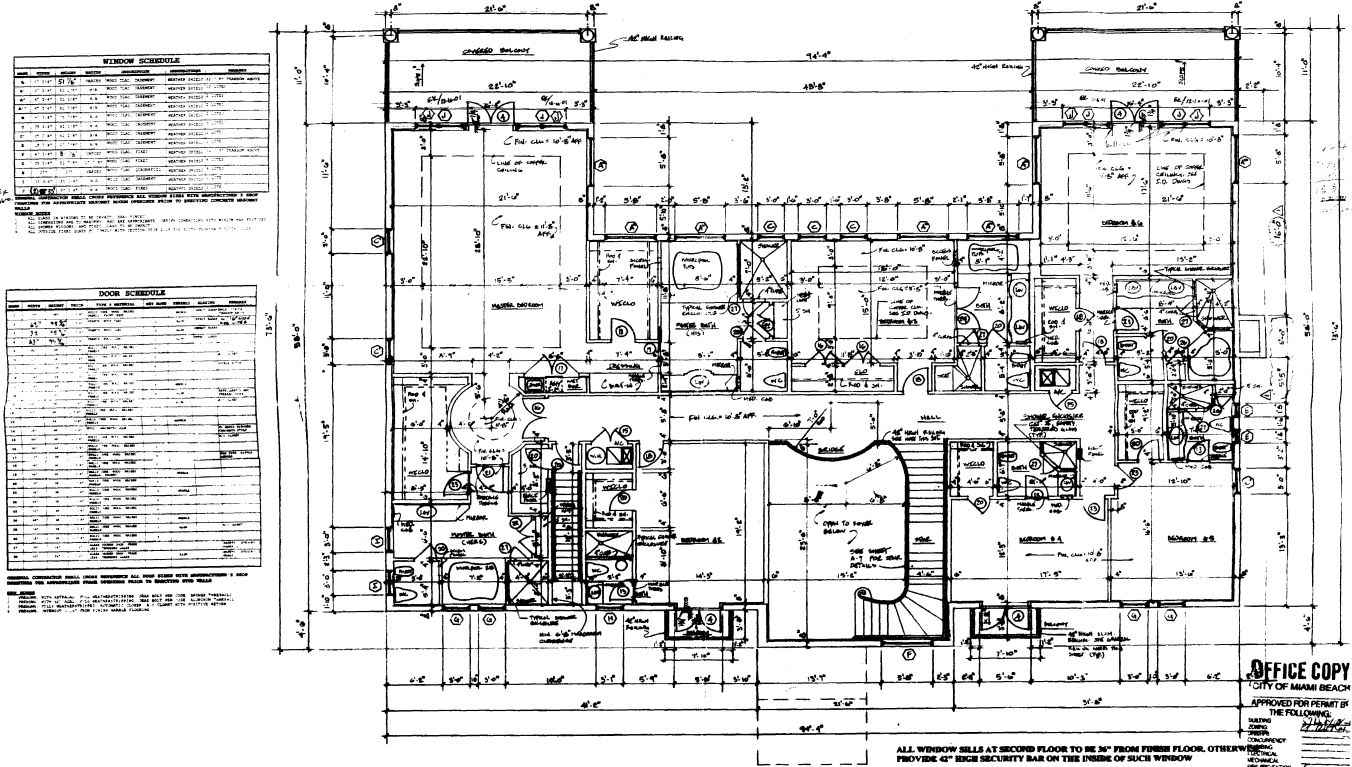
OFFICE COPY
 CITY OF MIAMI BEACH
 PERMIT BY
 THE FOLLOWING:
 PLANNING DEPARTMENT
 PUBLIC WORKS DEPARTMENT
 FIRE DEPARTMENT
 POLICE DEPARTMENT
 HEALTH DEPARTMENT
 WATER DEPARTMENT
 PUBLIC UTILITIES DEPARTMENT
 ZONING DEPARTMENT
 RECORDS DEPARTMENT
 ENGINEERING DEPARTMENT
 ARCHITECTURE DEPARTMENT
 PLANNING DEPARTMENT
 PUBLIC WORKS DEPARTMENT
 FIRE DEPARTMENT
 POLICE DEPARTMENT
 HEALTH DEPARTMENT
 WATER DEPARTMENT
 PUBLIC UTILITIES DEPARTMENT
 ZONING DEPARTMENT
 RECORDS DEPARTMENT
 ENGINEERING DEPARTMENT
 ARCHITECTURE DEPARTMENT

ROBERT WADE AND ASSOCIATES, P.A.
 ARCHITECTS
 PLANNERS

REFERENCE FOR
 DOMINION INDUSTRIAL HOLDINGS
 MIAMI BEACH, FLORIDA

DATE
 11-11-73

02



WINDOW SCHEDULE

NO.	SYMBOL	TYPE	FINISH	OPERATION	REMARKS
1	1111	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
2	1112	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
3	1113	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
4	1114	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
5	1115	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
6	1116	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
7	1117	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
8	1118	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
9	1119	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
10	1120	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE

DOOR SCHEDULE

NO.	SYMBOL	TYPE	FINISH	OPERATION	REMARKS
1	1111	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
2	1112	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
3	1113	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
4	1114	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
5	1115	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
6	1116	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
7	1117	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
8	1118	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
9	1119	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE
10	1120	WOOD CAS. DOUBLE	WOOD PANEL	WOOD SLIDING	WOOD CAS. DOUBLE

NOTES AND SPECIFICATIONS - GENERAL NOTE

1. ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

2. ALL WINDOW SILLS AT SECOND FLOOR TO BE 3" FROM FINISH FLOOR. OTHERWISE PROVIDE 4" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW.

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

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

SEAL AND SIGNATURE OF ARCHITECT

SEAL AND SIGNATURE OF ENGINEER

SEAL AND SIGNATURE OF PLUMBER

SEAL AND SIGNATURE OF ELECTRICIAN

SEAL AND SIGNATURE OF MECHANICAL ENGINEER

SEAL AND SIGNATURE OF STRUCTURAL ENGINEER

SEAL AND SIGNATURE OF CIVIL ENGINEER

SEAL AND SIGNATURE OF CHEMICAL ENGINEER

SEAL AND SIGNATURE OF INDUSTRIAL ENGINEER

SEAL AND SIGNATURE OF AERONAUTICAL ENGINEER

SEAL AND SIGNATURE OF METALLURGICAL ENGINEER

SEAL AND SIGNATURE OF AGRICULTURAL ENGINEER

SEAL AND SIGNATURE OF MARINE ENGINEER

SEAL AND SIGNATURE OF MINING ENGINEER

SEAL AND SIGNATURE OF PETROLEUM ENGINEER

SEAL AND SIGNATURE OF RAILROAD ENGINEER

SEAL AND SIGNATURE OF SURVEYING ENGINEER

SEAL AND SIGNATURE OF THERMAL ENGINEER

SEAL AND SIGNATURE OF TRANSPORTATION ENGINEER

SEAL AND SIGNATURE OF WATER RESOURCES ENGINEER

SEAL AND SIGNATURE OF WIND ENGINEER

SEAL AND SIGNATURE OF ZONING ENGINEER

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

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

DATE: 11/11/08
BY: [Signature]

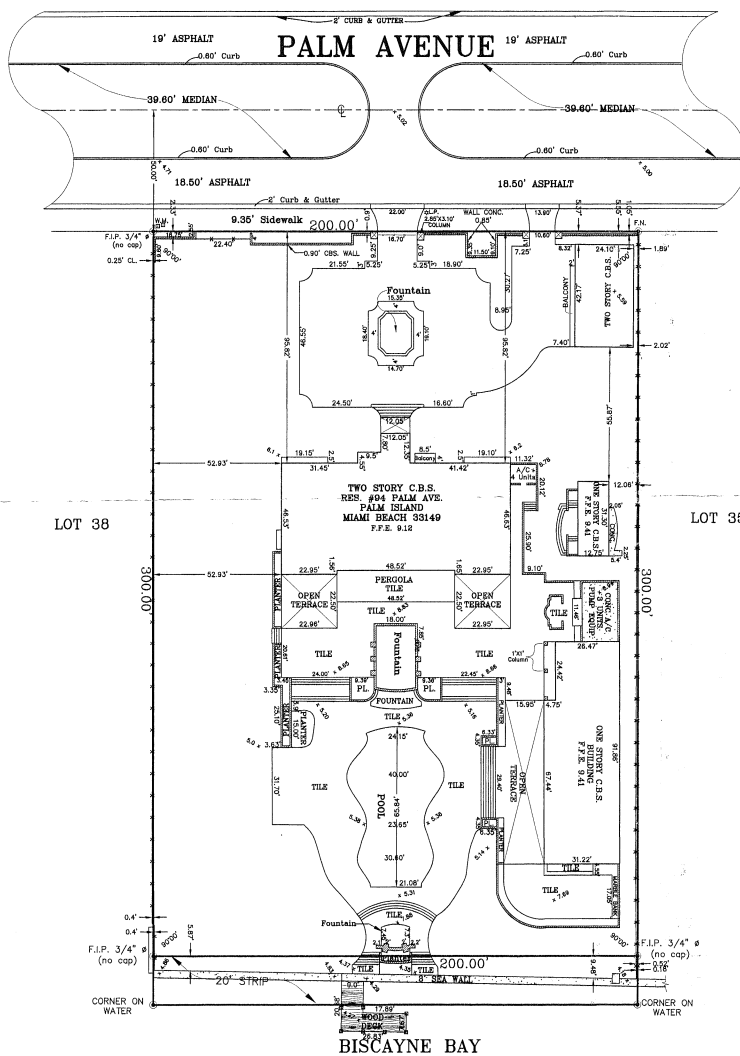
02

BO200484
94 PALM AVE

02

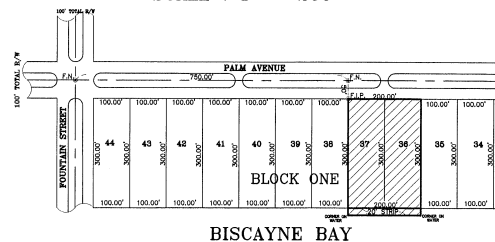
MAP OF BOUNDARY SURVEY

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
4260 E D-195 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 - ANGLE	CONC - CONCRETE	ELEV - ELEVATION	G.W. - GROUND WATER	P.C.P. - PERMANENT CONTROL POINT	S - SOUND
AS - ASH	CSWY - CURB AND GUTTER	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	SEC - SECTION
BL - BULLOCK	DIS - DRAINAGE	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
BM - BENCHMARK	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
C - CURB	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
C.B. - CATCH BASIN	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
CL - CENTER LINE	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
CL - CENTER LINE	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
CL - CENTER LINE	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE
CL - CENTER LINE	DIS - DRAINAGE AND	F.F. - FINISHED FLOOR	DIS - DRAINAGE	P.F.M. - PERMANENT REFERENCED	S.F. - SET WORK PIPE

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.120850, PANEL: 191, SUFFIX: J, DATE OF FIRM: 07-17-85, 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: 03/09/2003

REV: 3/25/03

WALTER E. VENEGAS
PROFESSIONAL SURVEYOR AND MAPPER No. 0100
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSER SEAL.

CARIBBEAN LAND SURVEYORS, INC.
3742 WEST 12th AVE. MIAMI FL 33012
TELEPHONE: (305) 824-0040 FAX: (305) 824-0038

LASON

PERMIT #

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19

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FAX: 1-800-368-5848
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30300110
94 PALM XV

19

FOUNDATION DESIGN OF TOWER BRIDGE
 Location: [Redacted]
 Client: [Redacted]
 Designing For: [Redacted]
 Date: [Redacted]

Design Data
 LL: 100 ft
 CL: 100 ft
 DL: 100 ft

Design Parameters
 A. [Redacted]
 B. [Redacted]
 C. [Redacted]
 D. [Redacted]
 E. [Redacted]
 F. [Redacted]
 G. [Redacted]
 H. [Redacted]
 I. [Redacted]

Foundation Specifications - Single Pier
 A. [Redacted]
 B. [Redacted]
 C. [Redacted]
 D. [Redacted]
 E. [Redacted]
 F. [Redacted]
 G. [Redacted]
 H. [Redacted]
 I. [Redacted]

Foundation Specifications - Double Pier
 A. [Redacted]
 B. [Redacted]
 C. [Redacted]
 D. [Redacted]
 E. [Redacted]
 F. [Redacted]
 G. [Redacted]
 H. [Redacted]
 I. [Redacted]

[Redacted]
 [Redacted]

PILE LOAD CAPACITY ANALYSIS
 Location: [Redacted]
 Client: [Redacted]
 Designing For: [Redacted]
 Date: [Redacted]

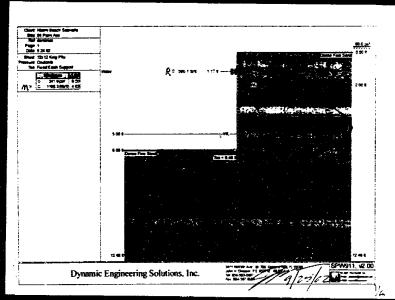
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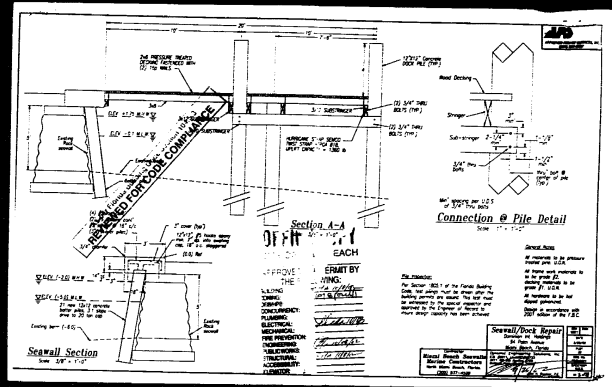
Design Parameters
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Foundation Specifications - Single Pier
 A. [Redacted]
 B. [Redacted]
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Foundation Specifications - Double Pier
 A. [Redacted]
 B. [Redacted]
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Workspace Webmail - Mail... x Property Search Application... x Property Search | Miami-D... x Where do "print screen" pi... x +

www.miamidade.gov/propertysearch/views/pictometry/pictometry.html?lat=25.7783776080341877&long=-80.16021087080705

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Image Date: 05/01/2015

View Facing: North South East West Top

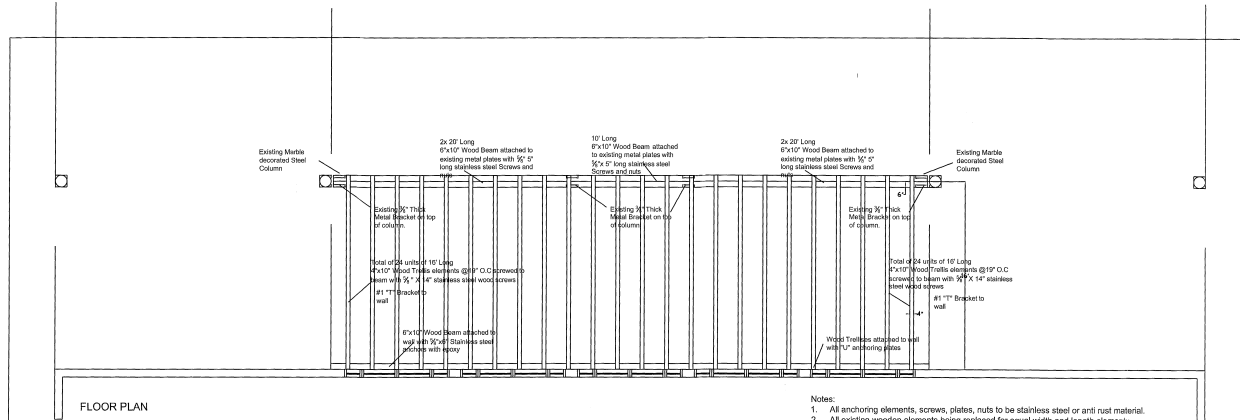


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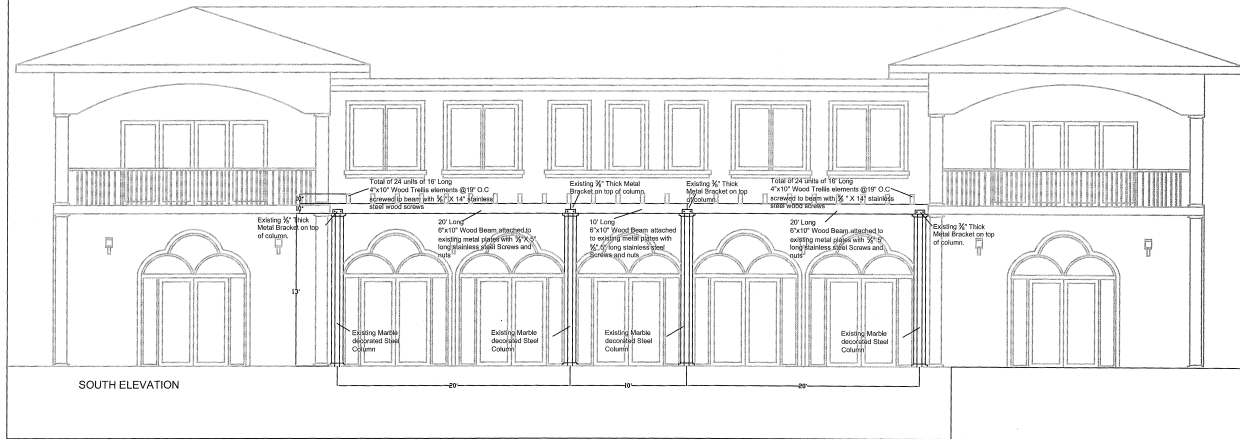
For inquiries and suggestions email us at <http://www.miamidade.gov/PA/Portal/ContactForm/ContactFormMain.aspx>.

8:42 AM
10/11/2016



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 & TRILL REPLACEMENT
 84 PALM AVENUE
 MIAMI BEACH, FLORIDA 33139
 (305) 348-2320

Architect:

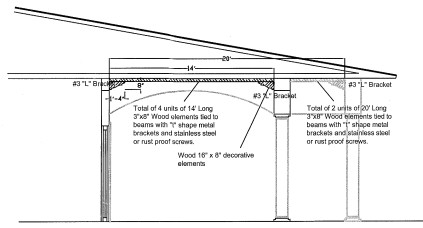
JAMES C. GRIFFIN
 200 S.W. 15TH AVENUE
 MIAMI BEACH, FLORIDA 33139
 (305) 348-2320

I am a professional engineer and I have prepared these drawings in accordance with the Florida Building Code and all applicable laws, rules and regulations. I am not responsible for any errors or omissions in these drawings or for any consequences that may result from their use. I have prepared these drawings for the project described herein and I have not prepared them for any other project. I have not prepared them for any other project. I have not prepared them for any other project.

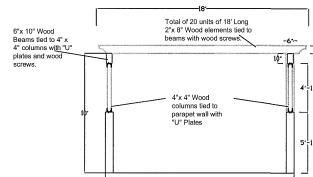
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ISSUE DATE: 10/10/2016
 PROJ. NO.: 08-10-2016
 SCALE: AS SHOWN
 DRAWN BY: MW
 CHECKED BY: JCG/griffin
 SHEET NO.:

208-11148
with notes



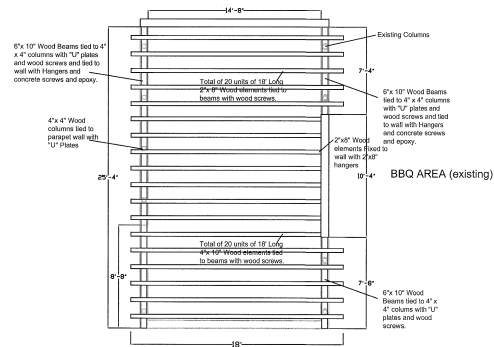
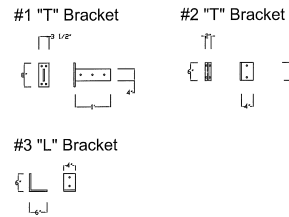
POOL HOUSE DECORATING ELEMENTS



EQUIPMENT AREA SECTION

- Notes:
- All anchoring elements, screws, plates, nuts to be stainless steel or rust proof material.
 - All existing wooden elements being replaced for equal width and length elements.
 - All decorations, steel columns and plates are existing.

Custom 3/8" stainless steel brackets:



EQUIPMENT AREA FLOOR PLAN

General Contractor:

Structural Engineers:

Project:
WOOD BEAM & TRELLIS REPLACEMENT
 94 PALM AVENUE 33139
 MIAMI BEACH, FLORIDA 33139
 (305) 346-2320

Architect:
JAMES C. GRIFFIN
 ARCHITECT
 2000 N.W. 11TH AVENUE, SUITE 200
 MIAMI, FLORIDA 33136
 33667

PERMIT DRAWINGS FOR:
WOOD BEAM & TRELLIS REPLACEMENT
 94 PALM AVENUE 33139
 MIAMI BEACH, FLORIDA 33139
 (305) 346-2320

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DRAWING TITLE:

ISSUE DATE: 10/10/2016
 PROJ. NO.: 08-10-2016
 SCALE: AS SHOWN
 DRAWN BY: MW
 CHECKED BY: JCG/fin
 SHEET NO.:

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BR1016-0605

94 Palm Ave

BR1016-0605