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PROPOSED FRONT ELEVATION RENOVATION
2 BUILDING
COLLINS PLAZA SHOPPING CENTER CONDO
6788 COLLINS AVE
MIAMI BEACH FL 33141

Level 2 alterations include the reconfiguration of spaces, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

OCCUPANCY, BUSINESS "B"
 CTS COMMERCIAL
 CONSTRUCTION - PROTECTED
 CODE IN EFFECT FBC -2023 8 TH EDITION
 ALTERATION LEVEL-2
 FRONT ELEVATION RENOVATION
 SHOPPING CENTER CONDO

Victor
Manuel
Hernandez

BUILDING

EXISTING FLOOR PLAN

EXISTING FRONT ELEVATION
WEST

LOCATION REFERENCE

Full Retail Shopping
COLLINS PARK SHOPPING CENTER CONDO
AND PL. OF 2ND AVE FRONT SUB
P# P# 28-28 LOTS 8 THRU 12 BLK 6

LAND USE AND RESTRICTIONS
Community Development District: NONE
Community Improvement Area: NONE
Employment Zone: NONE
Enterprise
Industrial District: BEACH
Industrial District: NONE
Industrial District: URBAN
DEVELOPMENT BOUNDARY: Zoning Code:
CD - 2 COMMERCIAL, MEDIUM DENSITY
Commercial and Industrial and Services
Use District: Industrial and Services
(Whole lot, single lot, split lot, strip
center, neighborhood shopping
center/plaza). Excludes office facilities.
Government Agencies and Community

1. FLORIN BUILDING CODE 2003
2. A.C.I. 318 FOR REINFORCED CONCRETE
3. A.C.I. 308 FOR DETAILING OF REINFORCEMENT
4. A.C.I. 309 FOR DETAILING OF WALLS OF STRUCTURAL MEMBERS FOR DETAILING REINFORCED CONCRETE
5. A.C.I. 305 FOR DETAILING OF WALLS
6. A.C.I. 308 FOR DETAILING OF WALLS
7. A.C.I. 309 FOR DETAILING OF WALLS
8. A.C.I. 308 FOR DETAILING OF WALLS
9. A.C.I. 309 FOR DETAILING OF WALLS
10. A.C.I. 308 FOR DETAILING OF WALLS

- ## MATERIALS (U. O. N. ON PLANS)

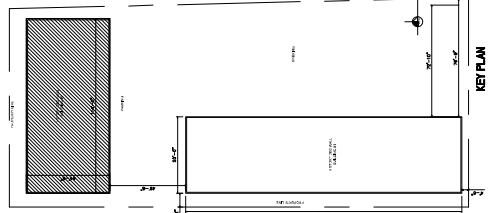
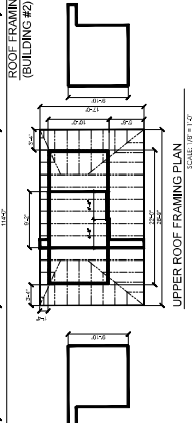
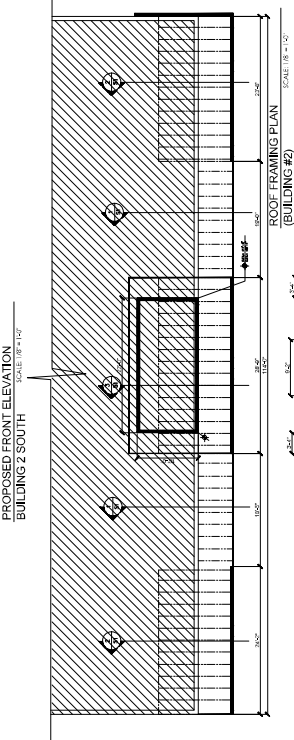
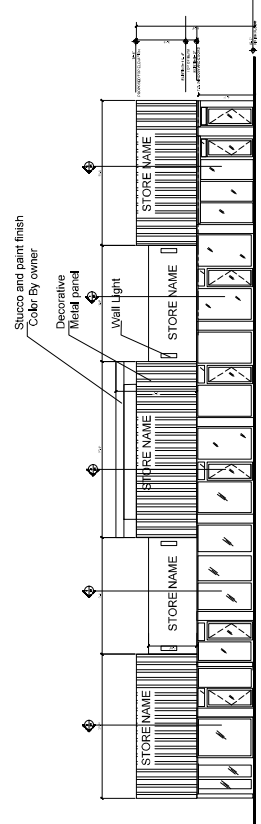
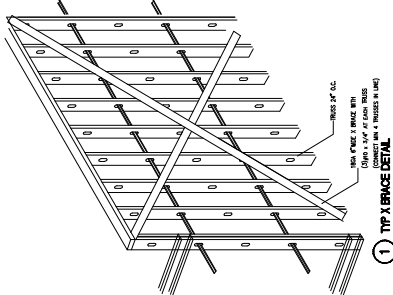
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1.	WIND		
	MEAN ROOF HEIGHT	15'-6"	
	BASE WIND VELOCITY	125 MPH	
	OCCUPANCY CATEGORY	II	
	EXPOSURE	B	
	ENCLOSURE RULING	INTERNAL	
	PRESSURE COEFFICIENT	+/-0.18	
2.	ROOF DESIGN LOADS		
	TOTAL DEAD LOADS	25 PSF	

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1. ANCHOR BOLTS SHALL COMPARE TO STEEPER ANCHOR BOLT FOR STEEL RAIL.
2. STEEL FRAMING BOLTS SHALL COMPARE TO HEAVY DUTY FRAMING WASHERS AND HEX NUTS.
3. WELDING IN THE JOINT OR FIELD MAY BE DONE ONLY BY AN EXPERIENCED WELDER.
4. STRUCTURAL STEEL SHALL BE FABRICATED AND PRECISED IN ACCORDANCE WITH THE LATEST AISC. SIZE, CONSTRUCTION AND FINISH SPECIFICATIONS.
5. THE LATEST AISC. DIMENSIONS, BOLTS SHALL COMPARE TO A325M. ANCHOR BOLTS SHALL COMPLY TO A307.
6. A LICENSED REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER SHALL PREPARE THE WELDING AND HOT TENSILE WELDING SPECIFICATIONS.
7. ALL BOLTS SHALL BE TO THE HIGHEST GRADE AVAILABLE TO A325M, 70K AND 90K AND 2-1/2" AND 3-1/2" AND 4-1/2" AND 6-1/2" AND 8-1/2" AND 10-1/2" AND 12-1/2" AND 14-1/2" AND 16-1/2" AND 18-1/2" AND 20-1/2" AND 22-1/2" AND 24-1/2" AND 26-1/2" AND 28-1/2" AND 30-1/2" AND 32-1/2" AND 34-1/2" AND 36-1/2" AND 38-1/2" AND 40-1/2" AND 42-1/2" AND 44-1/2" AND 46-1/2" AND 48-1/2" AND 50-1/2" AND 52-1/2" AND 54-1/2" AND 56-1/2" AND 58-1/2" AND 60-1/2" AND 62-1/2" AND 64-1/2" AND 66-1/2" AND 68-1/2" AND 70-1/2" AND 72-1/2" AND 74-1/2" AND 76-1/2" AND 78-1/2" AND 80-1/2" AND 82-1/2" AND 84-1/2" AND 86-1/2" AND 88-1/2" AND 90-1/2" AND 92-1/2" AND 94-1/2" AND 96-1/2" AND 98-1/2" AND 100-1/2" AND 102-1/2" AND 104-1/2" AND 106-1/2" AND 108-1/2" AND 110-1/2" AND 112-1/2" AND 114-1/2" AND 116-1/2" AND 118-1/2" AND 120-1/2" AND 122-1/2" AND 124-1/2" AND 126-1/2" AND 128-1/2" AND 130-1/2" AND 132-1/2" AND 134-1/2" AND 136-1/2" AND 138-1/2" AND 140-1/2" AND 142-1/2" AND 144-1/2" AND 146-1/2" AND 148-1/2" AND 150-1/2" AND 152-1/2" AND 154-1/2" AND 156-1/2" AND 158-1/2" AND 160-1/2" AND 162-1/2" AND 164-1/2" AND 166-1/2" AND 168-1/2" AND 170-1/2" AND 172-1/2" AND 174-1/2" AND 176-1/2" AND 178-1/2" AND 180-1/2" AND 182-1/2" AND 184-1/2" AND 186-1/2" AND 188-1/2" AND 190-1/2" AND 192-1/2" AND 194-1/2" AND 196-1/2" AND 198-1/2" AND 200-1/2" AND 202-1/2" AND 204-1/2" AND 206-1/2" AND 208-1/2" AND 210-1/2" AND 212-1/2" AND 214-1/2" AND 216-1/2" AND 218-1/2" AND 220-1/2" AND 222-1/2" AND 224-1/2" AND 226-1/2" AND 228-1/2" AND 230-1/2" AND 232-1/2" AND 234-1/2" AND 236-1/2" AND 238-1/2" AND 240-1/2" AND 242-1/2" AND 244-1/2" AND 246-1/2" AND 248-1/2" AND 250-1/2" AND 252-1/2" AND 254-1/2" AND 256-1/2" AND 258-1/2" AND 260-1/2" AND 262-1/2" AND 264-1/2" AND 266-1/2" AND 268-1/2" AND 270-1/2" AND 272-1/2" AND 274-1/2" AND 276-1/2" AND 278-1/2" AND 280-1/2" AND 282-1/2" AND 284-1/2" AND 286-1/2" AND 288-1/2" AND 290-1/2" AND 292-1/2" AND 294-1/2" AND 296-1/2" AND 298-1/2" AND 300-1/2" AND 302-1/2" AND 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ELEVATION RENOVATION
6788 COLLINS AVE
MIAMI BEACH FL 33141

Revisions:
 ▲ DEC 9-27-2024

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DATE : 08/00/2024
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Manuel Hernandez
Date: 2024.09.28
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ALUMINUM EXTERIOR CLADDING (12 SF)

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<https://woodplank.com/products/aluminum-cladding>



Version: Aug-2024

Product Submittal Sheet

Call (844) 823-6762 | www.cemrock-usa.com

Stocks Available

Product Name/ Category

Cem-Rock Extreme X4 MgO Board

Description

1/2" Load-bearing Wall Board

Size: 4' x 8'

Thickness: 1/2" (12mm)

Edge: Square

Per Sheet Weight: 79 lbs

Pallet Quantity: 38 Sheets

Properties:

Flexural Strength: Dry: 2804 psi, Wet: 1839 psi

Moisture Movement: Linear change 0.05 % (Machine-Direction), 0.05 % (Cross Direction)

Compression Indentation: 0.030 in.

Nail-Head Pull Through: 371 lbf

Shear Bond Strength Dry-Set Portland Cement: 236 psi

Shear Bond Strength Later-Cement Mortar: 268 psi

Humidified Deflection: 0.007 in.

Environment Certifications:

UL Green Guard

UL Green Guard Gold

Certificate No.: 306741-420

TVOC : 0.22 mg/m³

UL 2818 - 2022 Gold Standard for Chemical Emissions for Building Materials, Finishes and Furnishings



Environmental Product Declaration (EPD)

<https://manage.epdhub.com/?epd=HUB-0766>

Fire Performance:

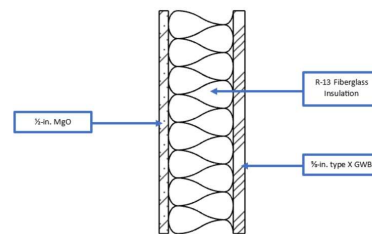
ASTM E84: Zero Flame, Zero Smoke

ASTM E136: Passed

ASTM E119/ UL263: 1 Hour Wall - Wood Frame

Wall framing in well-known designs for 1-h fire-resistance ratings, UL Design No. U305 and U425.

- Wood Studs
- Interior Sheathing: Gypsum Board (GWB)
- Wall Cavity Insulation: R-13 Fiber Glass
- Exterior Sheathing: Cem-Rock eXtreme X4 Board



ASTM E119/ UL263: 2 Hour Party Wall - Wood Frame

ASTM E119/ UL263: 2 Hour Wall - Steel Frame

Load Bearing Wall

- Steel Frame (3⁵/₈" steel studs)
- Interior Sheathing: Gypsum Board (GWB)
- Wall Cavity Insulation: R-13 Fiber Glass
- Exterior Sheathing: 2 Layers Cem-Rock eXtreme X4 Board

Acoustic Performance: ASTM E90 AND ASTM E413-22

Steel C-Joist: STC: 55 dB

Wood Open Truss: STC: 50 dB



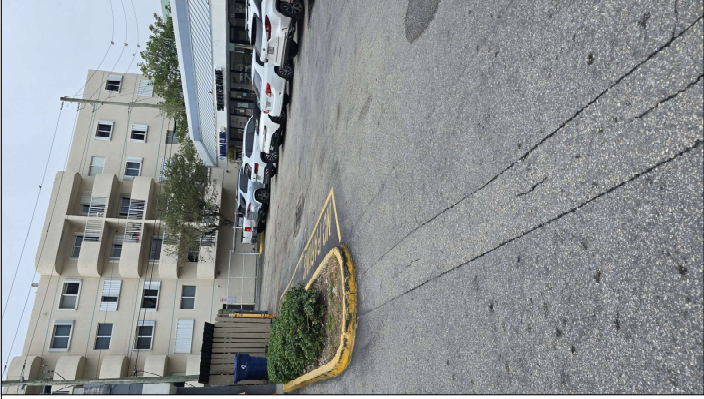
515 South 4th Ave
Mount Vernon, NY 10550
Tel: +1-844-823-6762
Email: sales@cemrock-usa.com



BUILDING N2 NORTH ELEVATION



BUILDING W2 WEST ELEVATION



PARKING N2 NORTH ELEVATION

PARKING W2 WEST ELEVATION



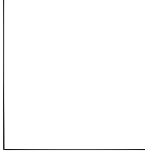
PARKING EAST SIDE



GREEN AREA EAST SIDE



GREEN AREA EAST SIDE



DESIGNED BY
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ARCHITECTS
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MIAMI BEACH, FL 33141

Revisions:

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OF:

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