

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

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

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

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

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

Over

ALTERATIONS & ADDITIONS

Building Permits: #22818 - Repairs to Roof and New Gate and Door Hood Gunn & Gurn \$1,000. 7-22-46  
#41044 Remodeling: no outside work: new door & new partition: owner: Mar30,1953  
#52465 FOR SALE Sign as per Ordinance: Owner: \$5.00: January 11, 1957  
#54797 J.M. Montgomery Roofing: Roof Repairs - \$675.00 - Oct. 28, 1957  
#63987 Groner-Youngerman, Inc.: For Sale Sign - \$5.00 - Dec. 29, 1960  
#64352 Owner: Minor repairs & painting - \$2500 - March 7, 1961 Compl. Saperstein 3/27/62  
#83831 - Ferguson Roofing - Reroofing asphalt shingles approx. 63 squares \$4,000.00 337 3/3/70  
#83832 - Andrews Roofing & Improvement - Reroof main 2 story & breakfast, powder room \$5,000.00 3/4/70  
#05204-Pablo Auilera-Exterior painting-\$2830-3-14-74

#05411-Clark Sales-Fence 110' chain link fence-\$600-4-18-74  
#06827-Pai C. Wimbish-For Sale Sign-2-5-75 K.K.  
#07921-Owner-For Sale sign-9-9-75  
#13715-Owner-For Sale #02276-8-17-78  
#14005-Biscayne Roofing-Re-roof 15 sqs-\$900-10-12-78 #14973-Owner-A partition in garage as per sketch-\$150-5-9-79  
Plumbing Permits:#37963 Miami Pioneer Septic Tank Co: 40' block drain April 5, 1956  
#42856 Patterson Plumbing: 1 sewer- size 4" - April 21, 1961 #17017-Miami Beach Realty-For Sale Sign-11-8-79  
#49696-Peoples Gas- 1 nat. gas meter-2-5-73  
#50246-Fla.Rental Tool of miami- 1 temporary water closet-10-10-73  
#57081-Yell for Pennell- 1 heater-new installation, 1 gas piping-3-16-79  
#57153-Peoples Gas- 1 meter set(gas)-4-6-79

Electrical Permits: #

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

BUILDING PERMITS contd.

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

BUILDING PERMITS:

#MO4785 Owner/Central air conditioning & violation/9-22-80

5/15/81 - #MO5224 - 30KW central heating, 12tons central a/c - (Valuation \$11,200) - \$74.00

#22421 6/24/82 Hall Paving Co - construct tennis court and 340' of 10' high fence \$6,200.

PLUMBING PERMITS:

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

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

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

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

ELECTRICAL PERMITS:

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

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

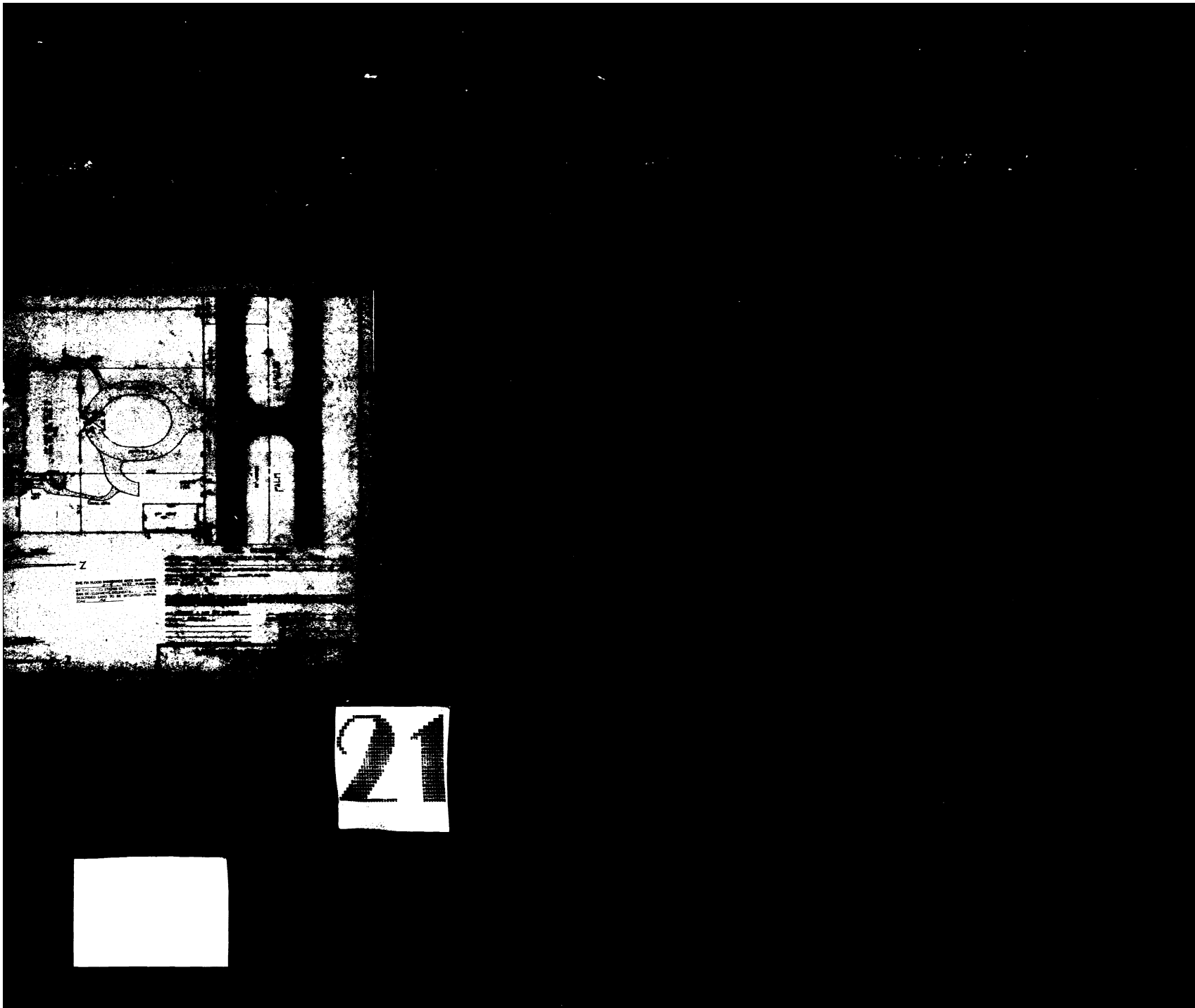
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
1-16-89		PEROOF OF SPANISH "S" CLAY elegante	\$26,450.00					68890529
2-10-89		Interior demolition + clean up.	\$3,000.00					68890687
3-10-89		Repair floor system	\$3,000.00					68890768
4-25-89		Remodel Kitchen + one bathroom	\$100,000.00					88900266
6-30-89		Boat lift with pile + wood dock	\$7,000.00					88900337

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

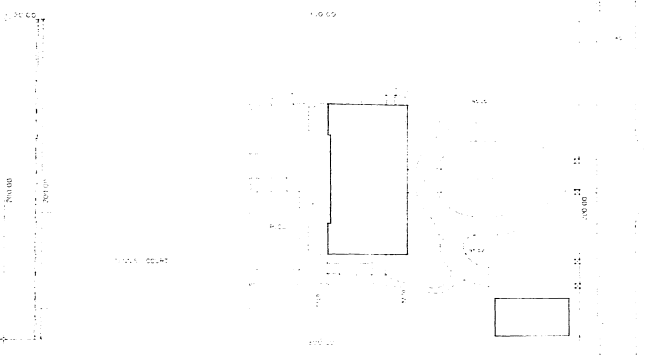
PLUMBING PERMITS: #P8900692 - New Miami Shores Plumbing - New fixtures - 4-27-89

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





BISCAYNE BAY



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LOCATION SKETCH #1256

SITE PLAN 1/20

**LEGAL DESCRIPTION**  
 LOTS 36 AND 37 AND A 30 FEET STRIP  
 OF BISCAYNE BAY BEACH FRONTING SAID  
 LOTS ACCORDING TO THE PLAT HEREIN AS REFERRED TO  
 PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS  
 OF DICK COUNTY, FLORIDA

REC TO BE PAID BY  
 MAY BEACH PL. 2339

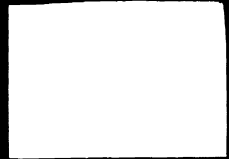
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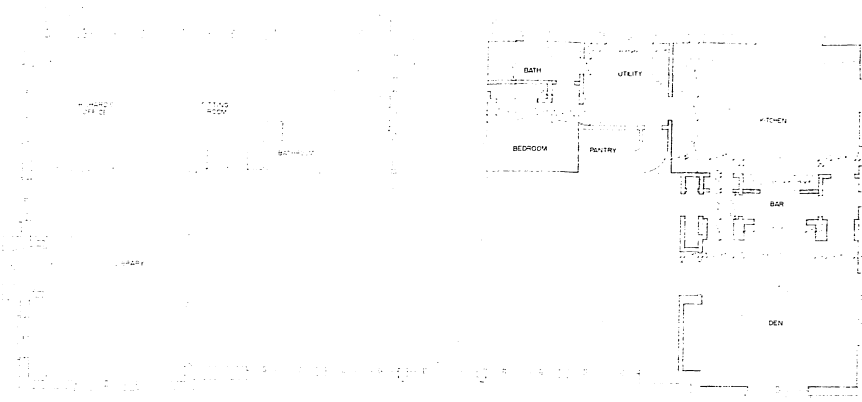
DATE: *APR 25 1968*  
 DRAWN BY: *...*  
 CHECKED BY: *...*  
 REVISIONS:  
 COMM. AN.  
 SHEET:  
 OF:

Professional Seal: Architect  
 Registered Professional Engineer  
 Professional Surveyor  
 Professional Land Surveyor

**BERGER RENOVATION**

Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 Comm. an.: \_\_\_\_\_  
 Sheet: \_\_\_\_\_  
 of \_\_\_\_\_



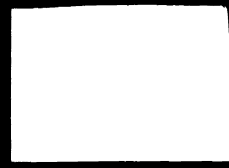


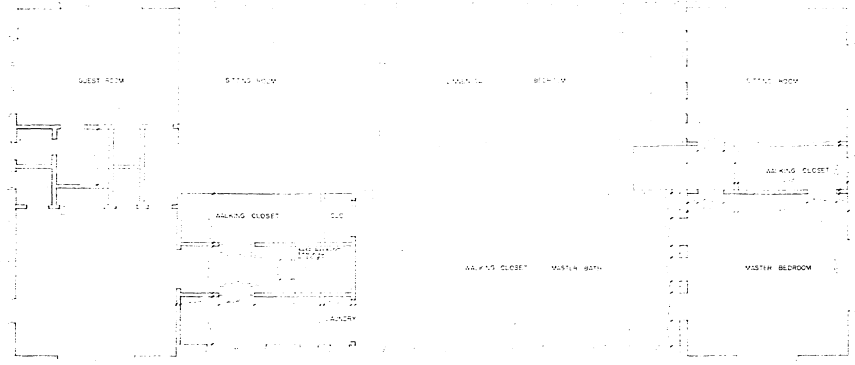
FIRST FLOOR 1/4"=1'-0"

- EXHIBITION NOTES:
1. CONSULT WITH ALL PERTINENT REGULATORY GOVERNMENT AGENCIES AND FEDERAL, STATE AND LOCAL CONTRACTORS.
  2. EXISTING CONDITIONS SHALL REMAIN UNLESS OTHERWISE SPECIFIED ON THIS PLAN. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING THE WORK.
  3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND PAYING FOR ALL PERMIT FEES.
  4. EXISTING CONDITIONS SHALL BE PRESERVED AND MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ANY REMOVAL OF EXISTING CONDITIONS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE REPLACED WITH EQUIVALENT OR BETTER MATERIALS AND METHODS.
  5. ITEMS OF VALUABLE VALUE TO THE CLIENT MAY BE REMOVED FROM THE SITE AS NECESSARY FOR THE WORK TO BE PERFORMED AND PROTECTED AS THEY ARE REMOVED. CONSULT WITH OWNER.
  6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND PAYING FOR ALL PERMIT FEES.
  7. REMOVE FROM SITE ALL DEBRIS, OTHER MATERIALS REMOVED FROM EXISTING CONDITIONS.

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 THE FOLLOWING:  
 PLUMBING: [Signature]  
 ELECTRICAL: [Signature]  
 MECHANICAL: [Signature]  
 FIRE PROTECTION: [Signature]

BERGER RENOVATION





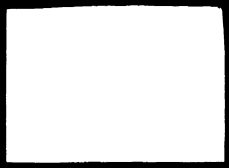
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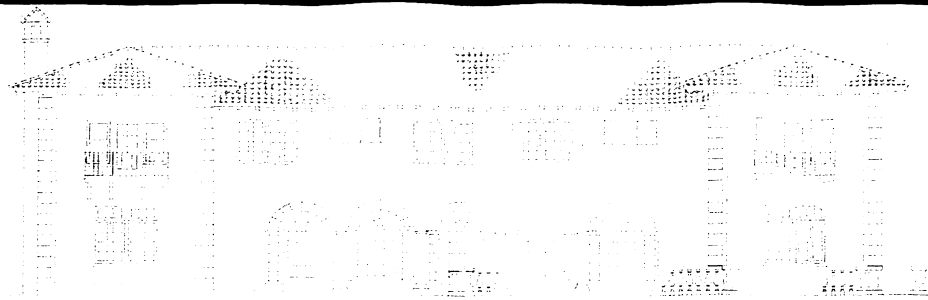
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 THE FOLLOWING:  
 BOARD: *[Signature]*  
 ZONING: *[Signature]*  
 PLANNING: *[Signature]*  
 PUBLIC WORKS: *[Signature]*  
 COMMUNITY DEVELOPMENT: *[Signature]*  
 PERMITS: *[Signature]*

Perkins + Smith Architects  
 Architects - Interior Design - Interiors  
 1100 Brickell Avenue, Suite 1000  
 Miami, Florida 33131  
 Phone: (305) 372-1100  
 Fax: (305) 372-1101  
 E-Mail: info@perkins-smith.com

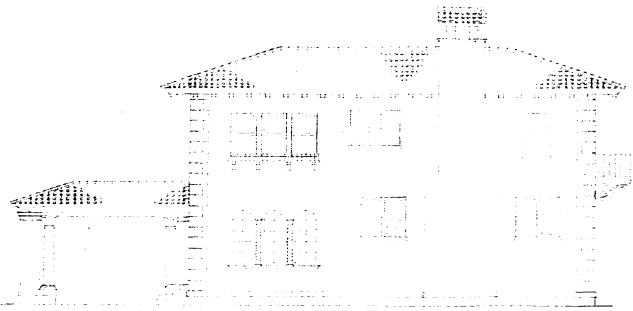
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Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 Comm. No.: \_\_\_\_\_  
 Sheet: \_\_\_\_\_  
 of 5





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



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

BERGER RENOVATION

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING *MA 4/1/09*

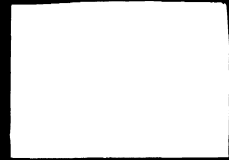
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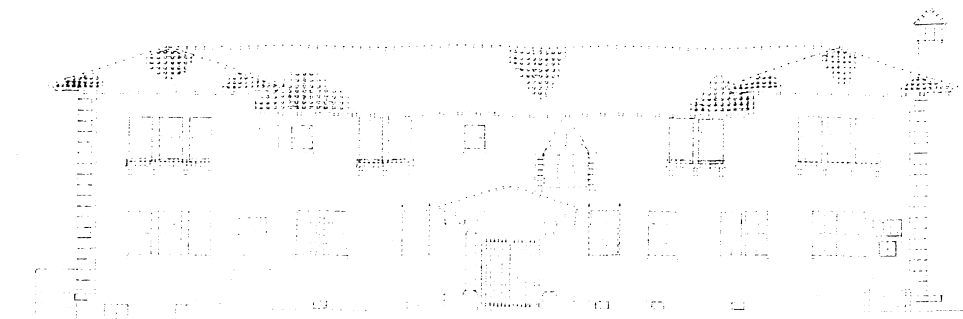
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MECHANICAL \_\_\_\_\_

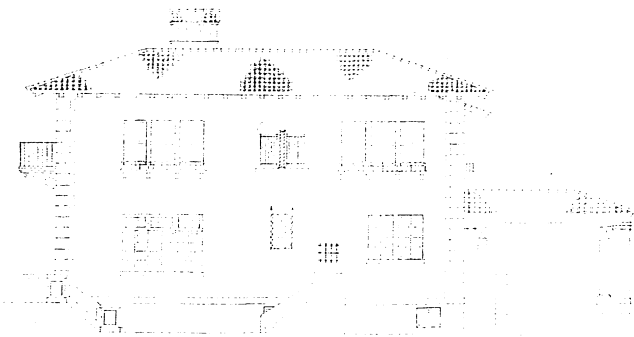
LIFE PROTECTION \_\_\_\_\_

ENGINEERING \_\_\_\_\_





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



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

BERGER RENOVATION

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CITY OF MIAMI BEACH  
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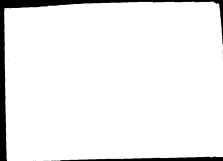
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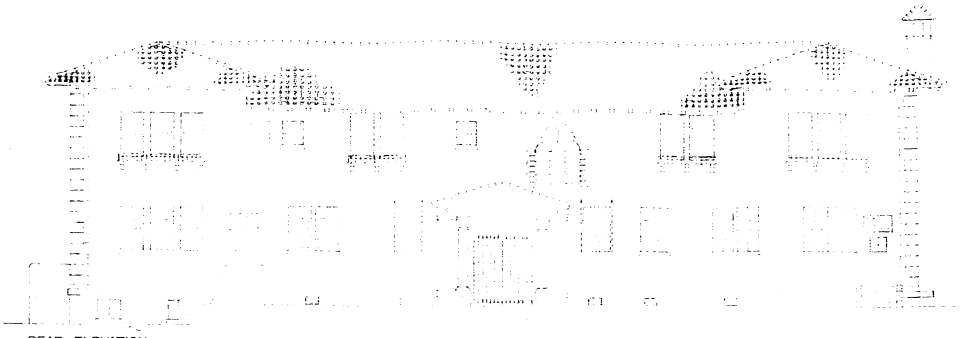
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ENGINEERING	<i>[Signature]</i>
CONSTRUCTION	<i>[Signature]</i>
PERMITS	<i>[Signature]</i>



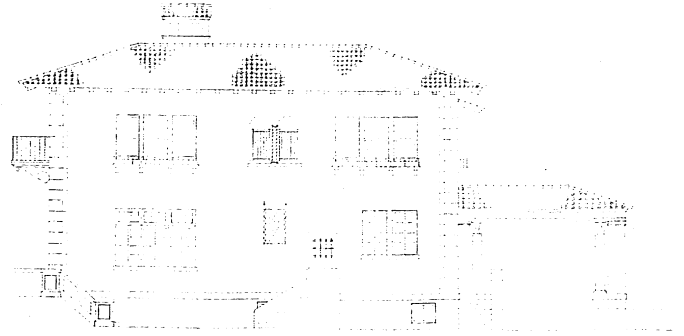
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OF  
PREVIOUS  
DOCUMENT

21





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



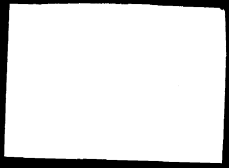
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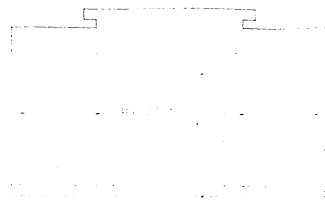
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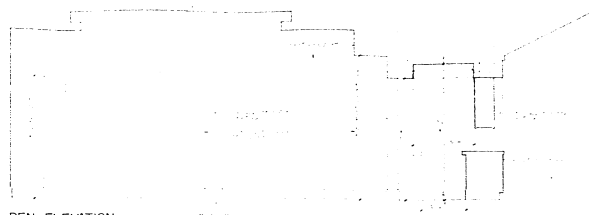
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

- BUILDING: \_\_\_\_\_
- ENGINE: \_\_\_\_\_
- PLUMBING: \_\_\_\_\_
- ELECTRICAL: \_\_\_\_\_
- Mechanical: \_\_\_\_\_
- FIRE PROTECTION: \_\_\_\_\_





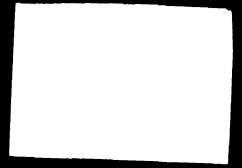
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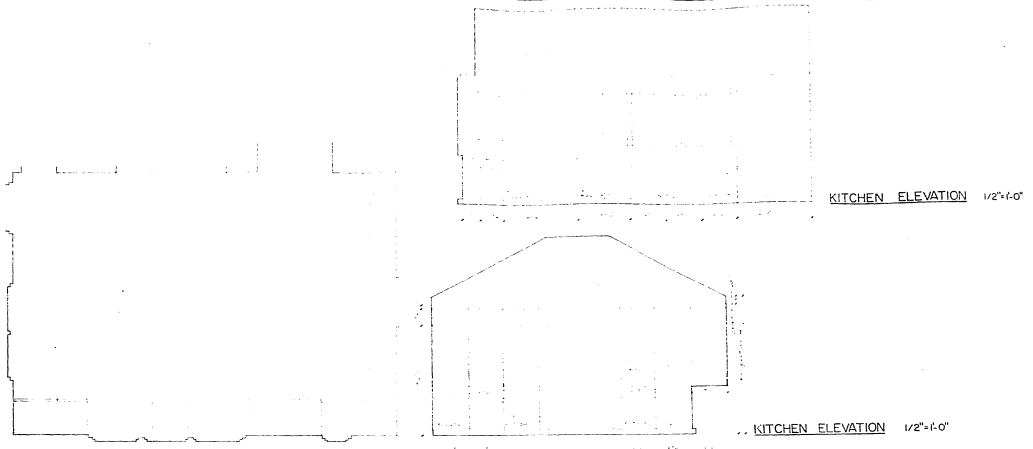


DEN ELEVATION 1/2"=1'-0"

Professional Engineer  
 State of Florida  
 License No. 12345  
 Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 Comm. no.: \_\_\_\_\_  
 Sheet 7  
 of 7

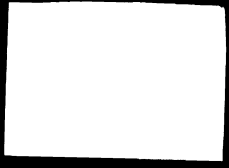
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 CITY OF MIAMI BEACH  
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 BUILDING \_\_\_\_\_  
 PLUMBING \_\_\_\_\_  
 ELECTRICAL \_\_\_\_\_  
 MECHANICAL \_\_\_\_\_  
 FIRE PROTECTION \_\_\_\_\_  
 SANITARY \_\_\_\_\_

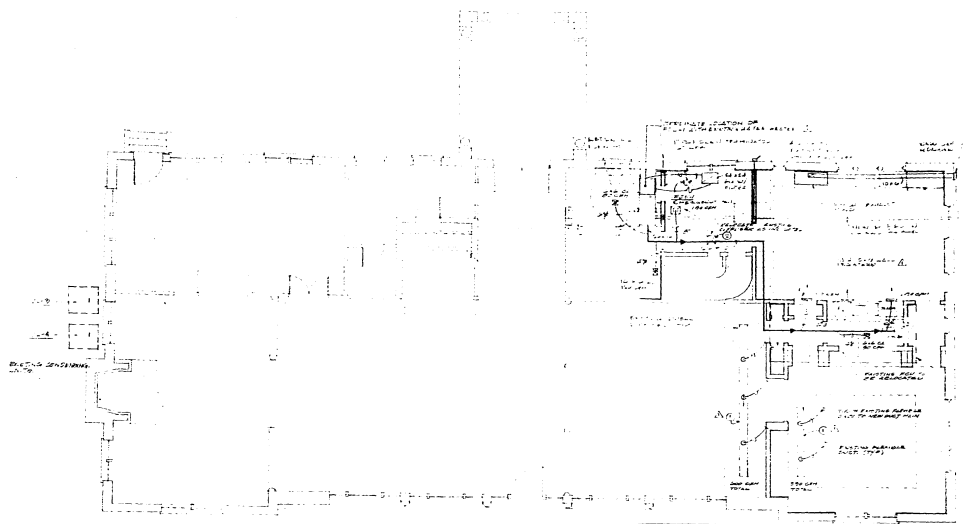




Professional Engineer - Architecture  
 Registration No. 12345 - State of Florida  
 Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 Comm. no. \_\_\_\_\_  
 Sheet 2 of 2

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 PLUMBING: [Signature]  
 ELECTRICAL: [Signature]  
 MECHANICAL: [Signature]  
 ALL PERMITS: [Signature]





**GROUND FLOOR PLAN - 1/4"**

- NOTES:**
1. REFER TO SHEET 101 FOR GENERAL NOTES AND SPECIFICATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PERMITS AND INSPECTION.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
  6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
  7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
  8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.
  9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AND MARKINGS.
  10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.

**HVAC NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PERMITS AND INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.

5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AND MARKINGS.

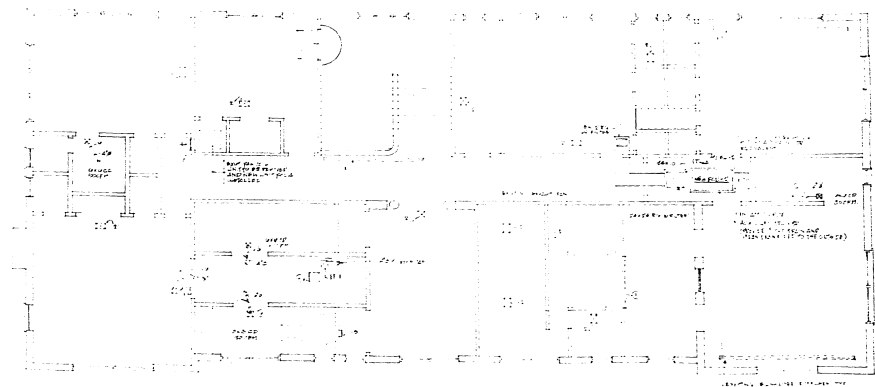
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

ENGINEER: *[Signature]*  
 ARCHITECT: *[Signature]*  
 ELECTRICAL: *[Signature]*  
 MECHANICAL: *[Signature]*  
 PLUMBING: *[Signature]*

Professional of Record: Architect <i>[Signature]</i> BERGER/ADDITION
Date: 8-18-05
Drawn by: <i>[Signature]</i>
Checked by: <i>[Signature]</i>
Revisions: 1-2-05
Coord. no.
Sheet
of





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

- CONSTRUCTION NOTES**
- 1. EXISTING CONCRETE FLOOR TO REMAIN UNLESS INDICATED OTHERWISE.
  - 2. EXISTING CEILING TO REMAIN UNLESS INDICATED OTHERWISE.
  - 3. EXISTING PARTITION WALLS TO REMAIN UNLESS INDICATED OTHERWISE.
  - 4. EXISTING DOORS TO REMAIN UNLESS INDICATED OTHERWISE.
  - 5. EXISTING CASES TO REMAIN UNLESS INDICATED OTHERWISE.
  - 6. EXISTING LIGHT FIXTURES TO REMAIN UNLESS INDICATED OTHERWISE.
  - 7. NEW PARTITION WALLS TO BE CONCRETE BLOCK WITH GYPSUM BOARD FINISH.
  - 8. NEW DOORS TO BE 1 1/2" MIN. THICK SOLID CORE.

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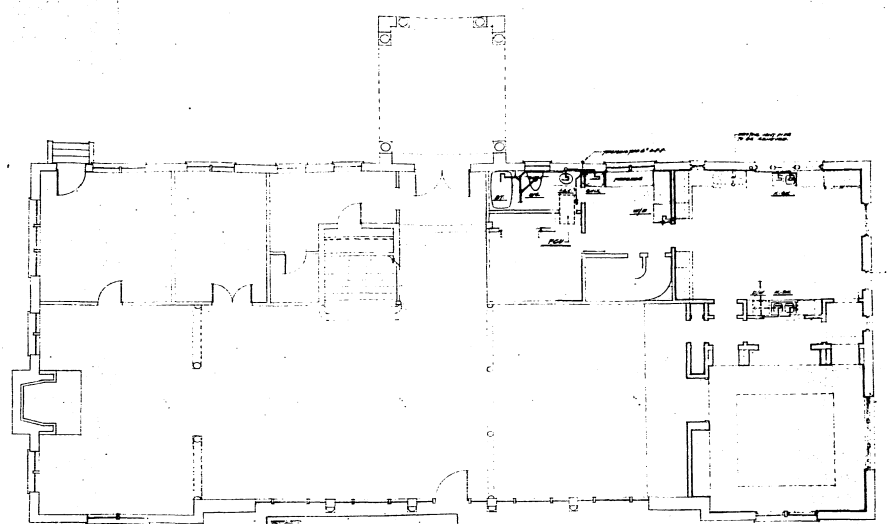
ARCHITECT: *[Signature]*  
 ENGINEER: *[Signature]*  
 PLUMBER: *[Signature]*  
 ELECTRICIAN: *[Signature]*  
 MECHANICAL: *[Signature]*

Professional Engineer/Architect  
 Seal/Stamp Area

**BERGER ADDITION**

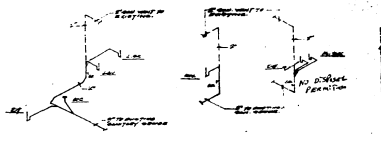
Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Reviewed: *[Signature]*  
 COMM. NO. \_\_\_\_\_  
 SHEET: **A/C-2**





**NOTES**  
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

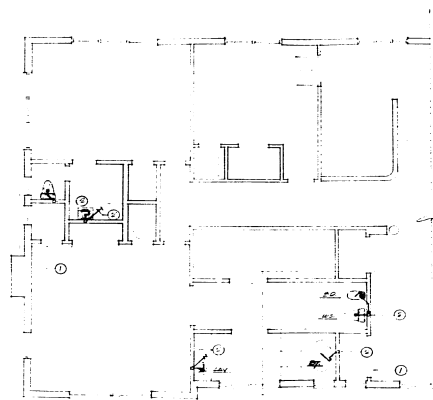
**NOTES**  
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



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 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 [Signature]

Prepared by: [Signature] Checked by: [Signature] Date: [Date]
Drawn by: [Signature] Checked by: [Signature] Revisions:





PARTIAL SECOND FLOOR PLAN / 1/4"

**CONSTRUCTION NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PERMITS AND INSPECTION.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PERMITS AND INSPECTION.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH DEPARTMENT OF PERMITS AND INSPECTION.

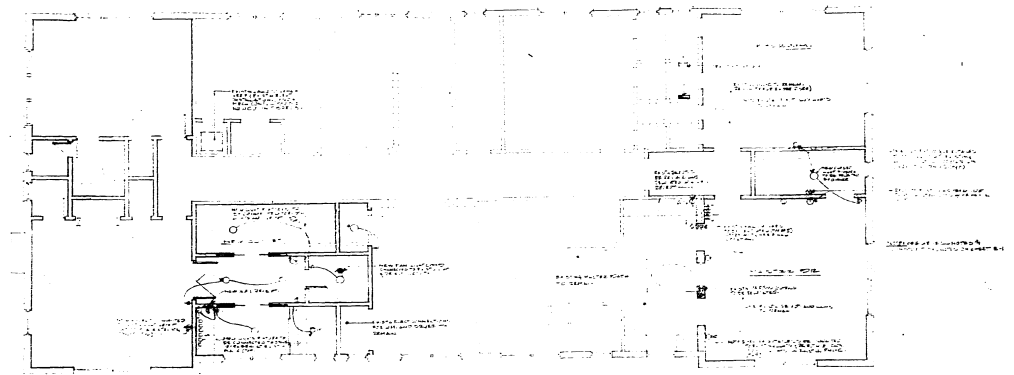
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 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 BUILDING: *[Signature]*  
 PLUMBING: *[Signature]*  
 ELECTRICAL: *[Signature]*  
 MECHANICAL: *[Signature]*  
 FIRE PROTECTION: *[Signature]*

PLUMBING - PERMIT ASSOCIATE [Signature]
<b>BERGER ADDITION</b>
DATE: 5/19/65 DRAWN BY: L.W. CHECKED BY: R.P. REVISIONS: CORR. NO. SHEET: 2 OF: 2







SECOND FLOOR

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

ARCHITECT: *[Signature]*  
 ENGINEER: *[Signature]*  
 ELECTRICAL: *[Signature]*  
 MECHANICAL: *[Signature]*  
 PLUMBING: *[Signature]*

Professional - Permit - Architect  
 Architect - License Number - 111111  
 Date: 11-24-80  
 Drawn by: *[Signature]*  
 Checked by: *[Signature]*  
 Revisions:  
 Comm. no.  
 Sheet: **E-2**  
 of



B8900266

21



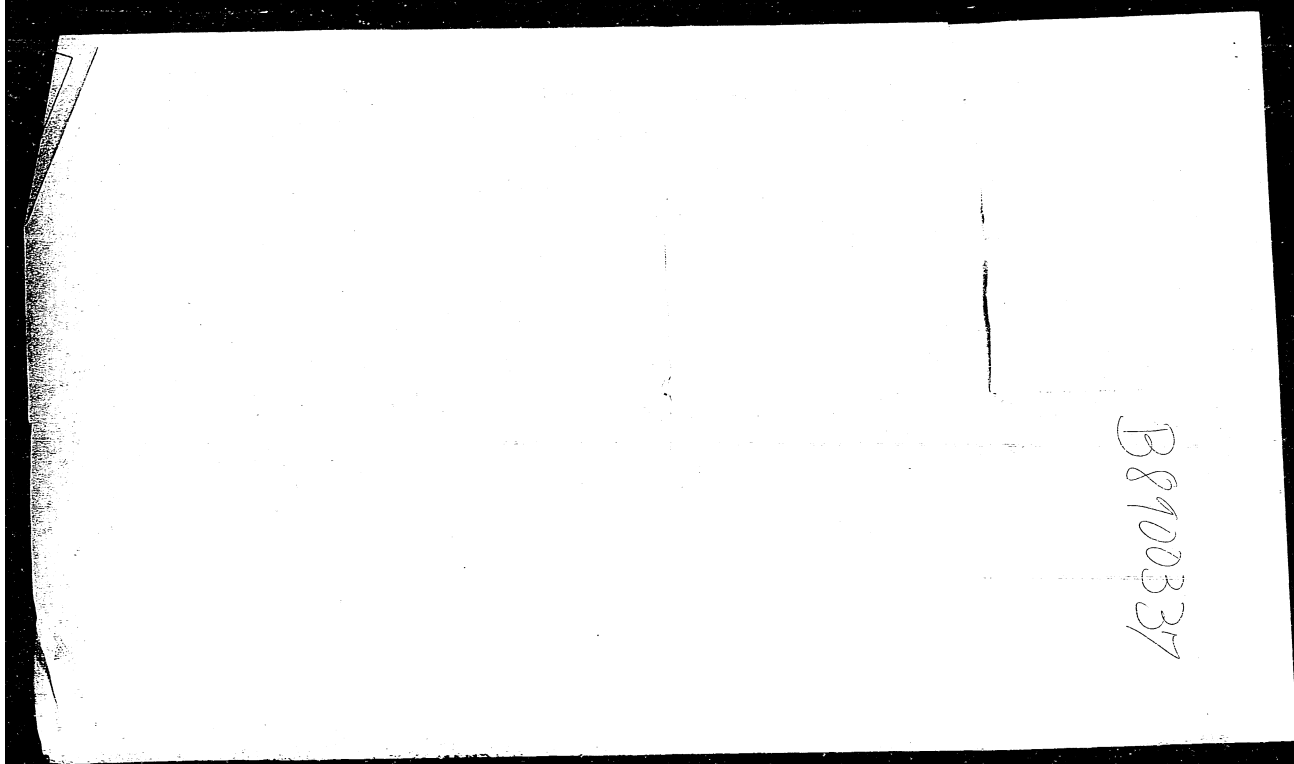
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PERMIT #  
B89-00337  
ADDRESS  
JSA

23

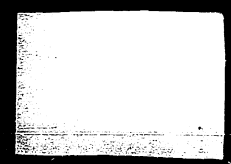






B8900337

23



**PERMIT NUMBER**

B9300400

**ADDRESS**

3





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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:  
DATE: 8/17/92  
BY: [Signature]  
DATE: 8/17/92  
BY: [Signature]  
APPROVED - SUBMITTED TO  
ENGINEERING DIVISION

[Signature] 8-17-92

MARTINEZ POSE  
ARCHITECTS  
4121 WOODMAN CORRAL GABLES, FL 33143-1103 FAX 305-444-1144

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

REVISIONS

JOB 88818/  
DATE 7/90

**A-A  
1**

3

**DEMOLITION NOTES**

NOTE: A COMPLETE AND DETAILED WORK OF WORK ON THE EXISTING AND AS SPECIFICALLY NOTED.

CONTRACTOR SHALL VISIT THE CITY AND EXAMINE THE EXISTING DEMOLITION AND ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK REQUIRED.

PERMITS, ORDINANCES, ETC. - SPECIAL AND ALL FOR ALL NECESSARY PERMITS, ORDINANCES, ETC. REQUIRED TO COMPLETE THE WORK SHALL BE OBTAINED BY CONTRACTOR PRIOR TO BEGINNING WORK. CONTRACTOR SHALL OBTAIN ALL NECESSARY NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.

**PRECAUTIONS:**

A. PROTECT ALL REMAINING WORK IN AN AREAS AND EXISTING STRUCTURES AND CONSIDER THE PROTECTION OF AREAS WHICH ARE TO BE DEMOLISHED AND COVER AS NECESSARY TO PROTECT EXISTING UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE TO ALL UTILITIES FROM ANY EXISTING UTILITIES SERVICE LINES INDICATED OR NOT.

B. ADVISE AN ENGINEER OR ARCHITECT OF ANY PROPERTIES, REPAIRS AND ANY OTHER AND DAMAGE TO ADJACENT PROPERTIES OR CONSEQUENTS CAUSED BY CONTRACTOR, INCLUDING ANY DAMAGE TO LOSS TO ADJACENT TOWNERS OR PROPERTY OWNERS, WHETHER TO BUILDING, STRUCTURE OR STRUCTURES, TRADE FEATURES OF THE SITE.

**EXECUTION:**

A. KEEP ALL THROUGH LANKS AND DRIVES CLEAN AND CLEAR AT ALL TIMES.

B. CONDUCT OPERATIONS SO AS NOT TO INTERFERE WITH ADJACENT ROAD, UTILITY, DRIVE, LANKS, SERVICE LINES AND THE LIKE.

C. REMOVE ALL EXISTING MATERIALS, GAS, WATER, STEAM OR OTHER LINES EXCEPT AS SPECIFICALLY NOTED IN SUBSECTION AND SPECIFIED ON THE CONTRACT DOCUMENTS.

D. BACKFILL AND TAMPERS CAUSED BY DEMOLITION WORK.

**DEMOLITION OF REMOVED MATERIAL:** ALL MATERIAL REMOVED UNDER THIS CONTRACT SHALL BE PROPERLY DUMPED OR ELIMINATED. SHALL BE THE PROPERTY OF THE CONTRACTOR AND BE REMOVED AWAY FROM THE SITE AT ALL TIMES AND BE PROPERLY DUMPED OR ELIMINATED TO COMPLY THE FEDERAL THROUGH OR REGULATORY. DO NOT STORE ON PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE AGENCIES.

**HAZARDOUS MATERIAL:** CERTAIN MATERIAL SHALL BE CAREFULLY REMOVED, PACKAGED AND TURNED OVER TO OWNER OR OWNER'S AGENT OR OTHER AUTHORITY AS SPECIFIED IN THE CONTRACT DOCUMENTS. EXTREME CARE SHALL BE EXERCISED TO PREVENT CHEMICAL, BURNAGE, DAMAGE AND MISMANAGEMENT OF ALL MATERIALS.

**GENERAL NOTES:**

1. CONTRACTOR SUBMITTING PROPOSALS SHALL FIRST EXAMINE THE SITE CONDITIONS AND GET FAMILIAR WITH ALL CONDITIONS THEREIN AND THEREAFTER.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CHANGES OR VARIATIONS BEFORE BEGINNING WORK WITH ANY WORK THAT IS NOT SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS.

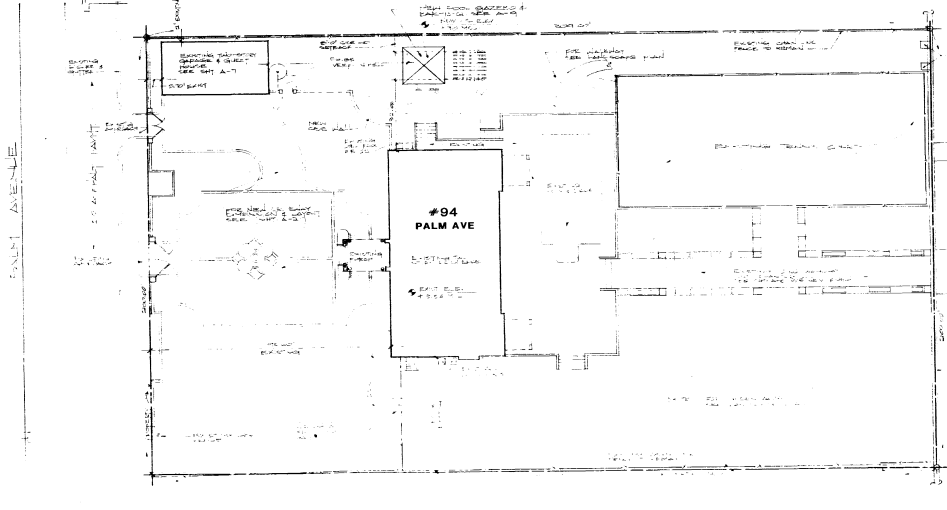
3. THE CONTRACTOR SHALL HAVE ALL ITEMS OR MATERIALS CLASSIFIED WITH AN APPROPRIATE CODE TO CORRECTLY IDENTIFY.

4. ALL WORK SHALL BE ACCORDING TO THE C.F.C. HEALTH DEPARTMENT.

5. ALL WORK SHALL BE ACCORDING TO A WORKMAN-LIKE MANNER ACCORDING TO THE C.F.C. HEALTH DEPARTMENT.

6. ALL WORK SHALL BE ACCORDING TO THE C.F.C. HEALTH DEPARTMENT.

7. ALL OPERATIONS BY LOCAL AND STATE AUTHORITIES, REGULATIONS AND CODES RELATING TO SIGN, AND PREVENTION OF PUBLIC HEALTH AND SAFETY SHALL BE OBSERVED BY ALL CONTRACTORS.



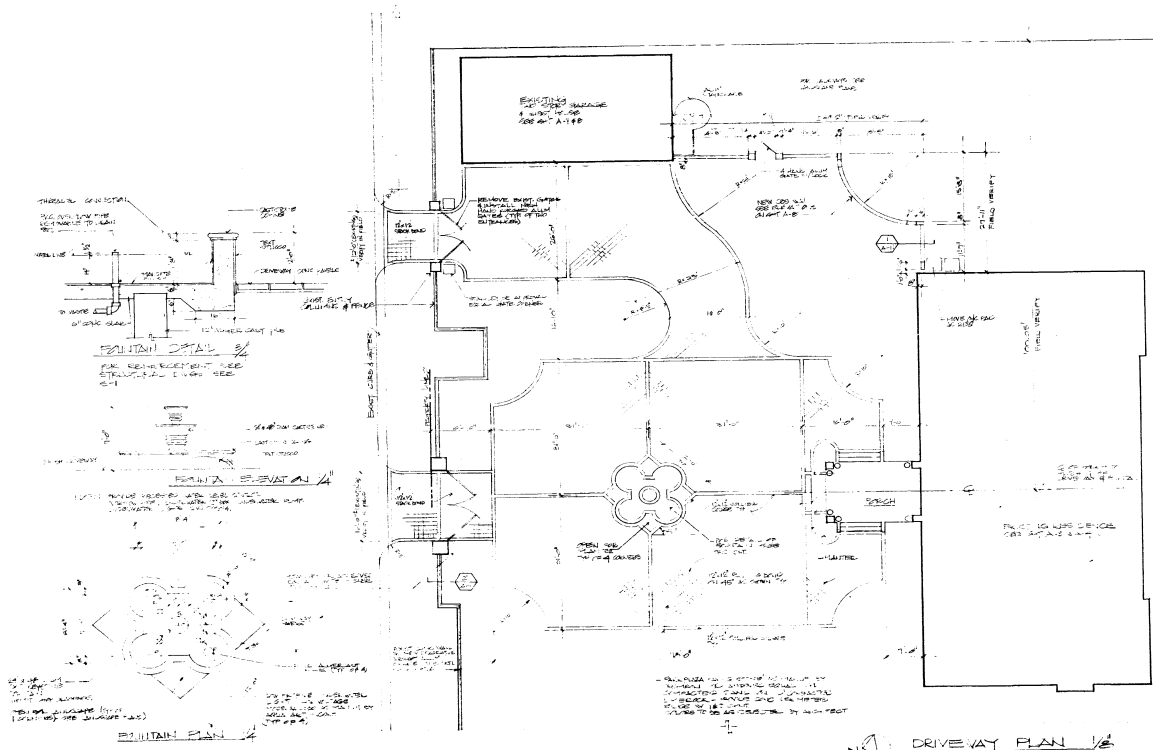
**LEGAL DESCRIPTION:**  
 Lots 36 and 37, in Block 1, of PALM ISLAND, according to the Plat thereof, recorded in Plat Book 6, at page 54, of the Public Records of Dade County Florida.

**OFFICE COPY**  
 CITY OF TAMPA BAY  
 APPLIED FOR REVIEW BY  
 THE FOLLOWING:  
 [Signature]

**Addition and Remodeling for:**  
**RESIDENCE of MR. ELIAS ABOUD**  
**MARTINEZ o POSE**  
**ARCHITECTS**  
 4331 EASTERN AVENUE, SUITE 100, TAMPA, FLORIDA 33610

REVISIONS
JOB 83218
DATE 7/92
A-1
2

3

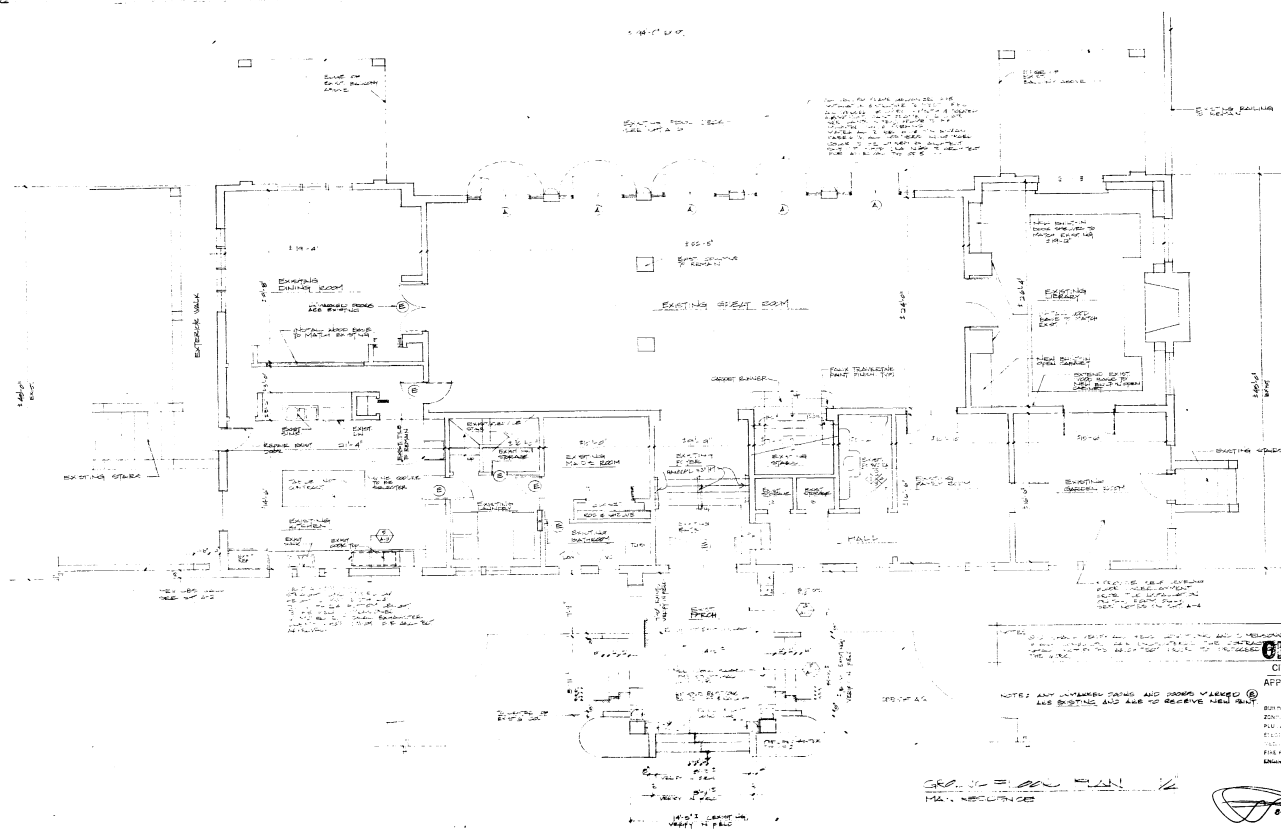


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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 ARCHITECT: *M. J. POSE*  
 ENGINEER: *M. J. POSE*  
 SURVEYOR: \_\_\_\_\_  
 RECORDING: \_\_\_\_\_  
 MUNICIPAL: \_\_\_\_\_

**MARTINEZ o POSE**  
**ARCHITECTS**  
 4111 LINDA PALM COURT, GALEN, FL 33148-1100 (407) 486-1188  
**Addition and Remodeling for :**  
**RESIDENCE of MR. ELIAS ABOUD**

REVISIONS
JOB 02218
DATE 7/92
A-2
3

3



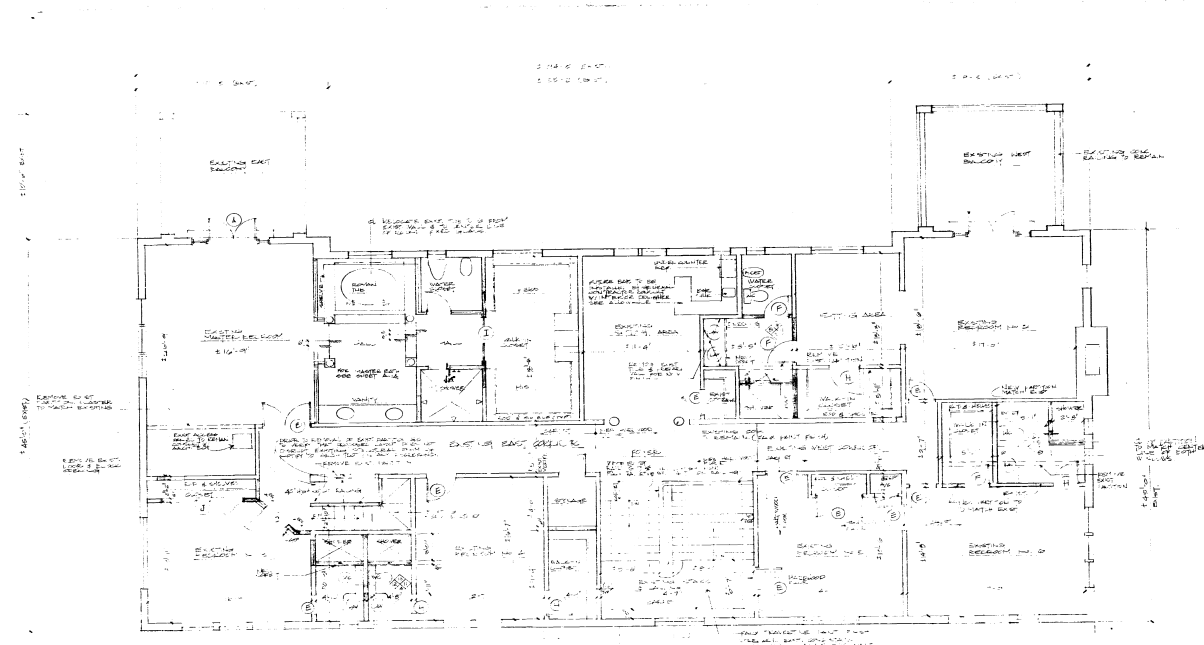
MARTINEZ • POSE  
ARCHITECTS  
4111 MAGNA - CORAL GABLES - FL 33134 - (305) 441-1114

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

APPROVED BY THE CITY OF MIAMI BEACH

APPROVED	REVISIONS
<i>[Signature]</i>	1
DATE	7/89
FOR	DATE
DATE	7/89
4	

3



**NOTE:**

- G.C. TO REMOVE EXISTING WOOD BASE ON SIKING FLOOR FROM REINSTALLATION OF SELF LEVELING FLOOR ON DELETION
- REMOVE WOOD BASE IF SALVAGEABLE. ALL NEW BASE TO MATCH EXISTING
- SELF LEVELING FLOOR UNDERLAMENT TO BE AS MANUF BY TOP GARDEN AND INSTALLED BY TOP GARDEN DEALER
- ALL NEW BATHS TO BE INSTALLED AT THE SCENE TO BE INSTALLED TO VERIFY ON FIELD THAT EXISTING DIMENSIONS DOES CONFORM TO MANUFACTURER'S DIMENSIONS AS REQUIRED BY THE MANUFACTURER. HUBBY ARCHITECTS IN ANY DISCREPANCIES, ARE FOUND.

**OFFICE COPY**  
CITY OF MIAMI BEACH

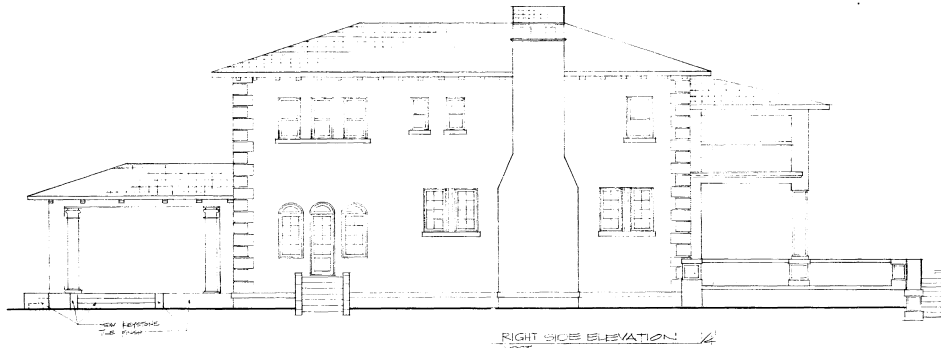
APPROVED FOR PERMIT BY THE FOLLOWING:  
*[Signature]*  
DATE: 7-9-97

**MARTINEZ & POSE ARCHITECTS**  
4532 LAGUNA COAST GABLES - TEL: 331-1616 - FAX: 331-1616

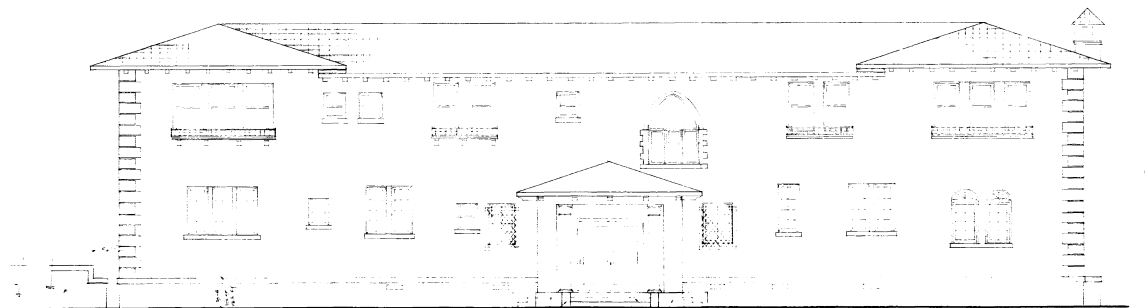
**Addition and Remodeling for:**  
**RESIDENCE of MR. ELIAS ABOUD**

JOB	000110
DATE	7-9-97
	A-4
	5

3



RIGHT SIDE ELEVATION  
1/4  
1/8"



FRONT ELEVATION  
1/4  
1/8"

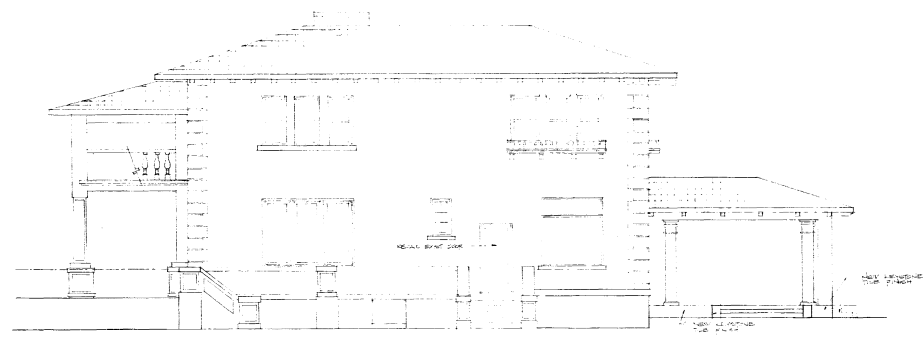
NOTES: ELEVATIONS ARE SHOWN AS EXISTING EXCEPT AS NOTED  
AND CHANGES TO BE MADE TO BE SHOWN IN RED

OFFICE COPY  
CITY OF LAGUNA, CALIF.  
APPROVED FOR RECORD BY  
THE FOLLOWING:  
DATE: 7/8/88  
BY: [Signature]  
TITLE: [Signature]

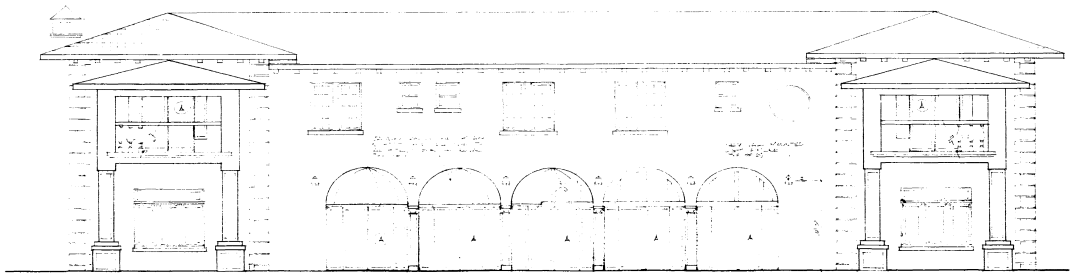
MARTINEZ POSE  
ARCHITECTS  
4131 LAGUNA - LAGUNA, CALIF. 92653-1463 (714)  
Addition and Remodeling for :  
RESIDENCE OF MR. ELIAS ABOUD

REVISIONS
JOB 03212
DATE 7/88
A-5
6

3



LEFT SIDE ELEVATION 1/4  
FRONT



REAR ELEVATION 1/4  
REAR

ELEVATION AS SHOWN ARE EXACTLY AS NOTED  
— ALL MEASUREMENTS TO BE TAKEN AS SHOWN —

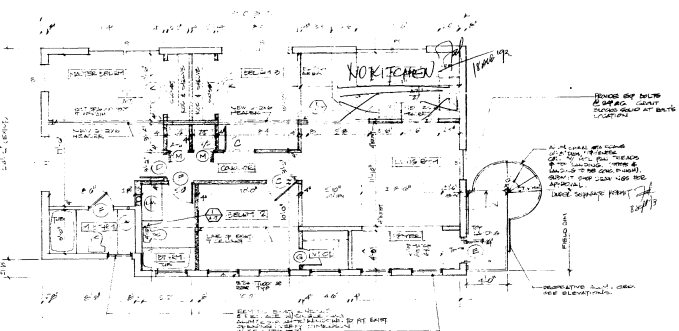
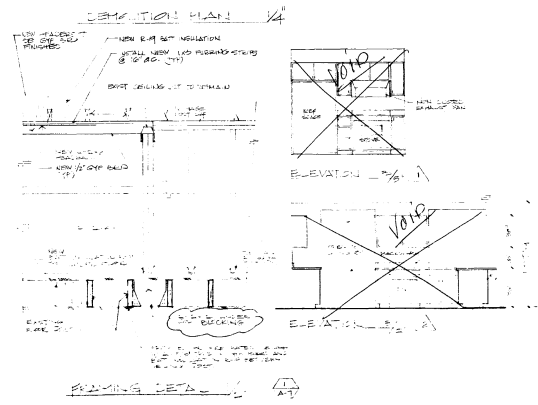
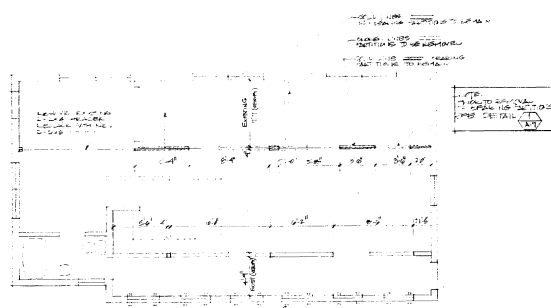
MARTINEZ • POSE  
A R C H I T E C T S  
4111 LEGUNA CORNER, GARDEN CITY, N.Y. 11530

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

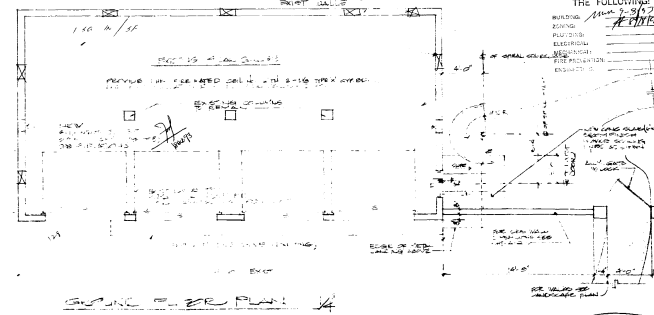
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CITY OF GARDEN CITY  
APPROVED FOR THE CITY  
BY: *[Signature]*

REVISIONS	
JOB #	02212
DATE	7/62
A-6	
7	

3



NO COOKING FACILITIES IN GUEST QUARTER

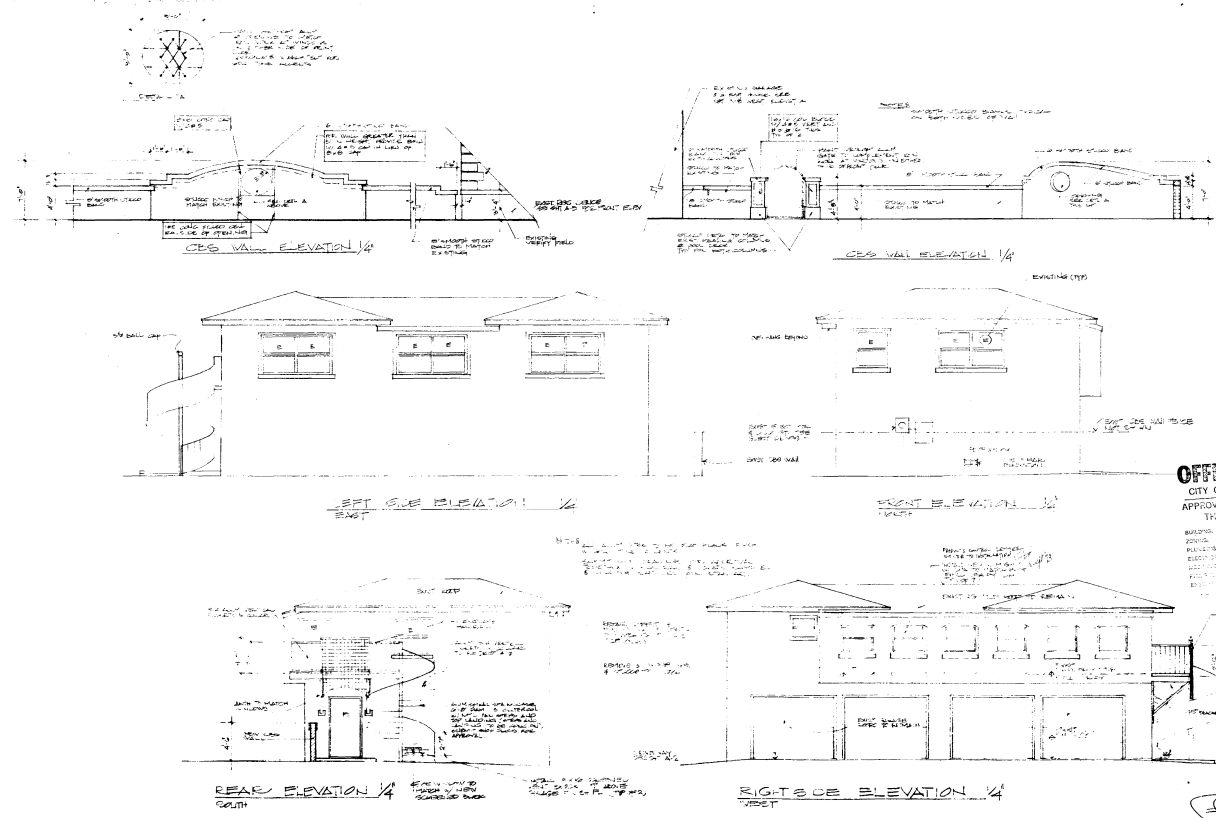


MARTINEZ POSE  
ARCHITECTS  
4331 LAGUNA - CORAL GABLES - FL 33134 - (305) 442-1118

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CITY OF MIAMI BEACH  
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THE FOLLOWING  
DATE 7/98  
BY [Signature]

REVISIONS	
01	08/08/98
02	08/08/98
03	08/08/98

3



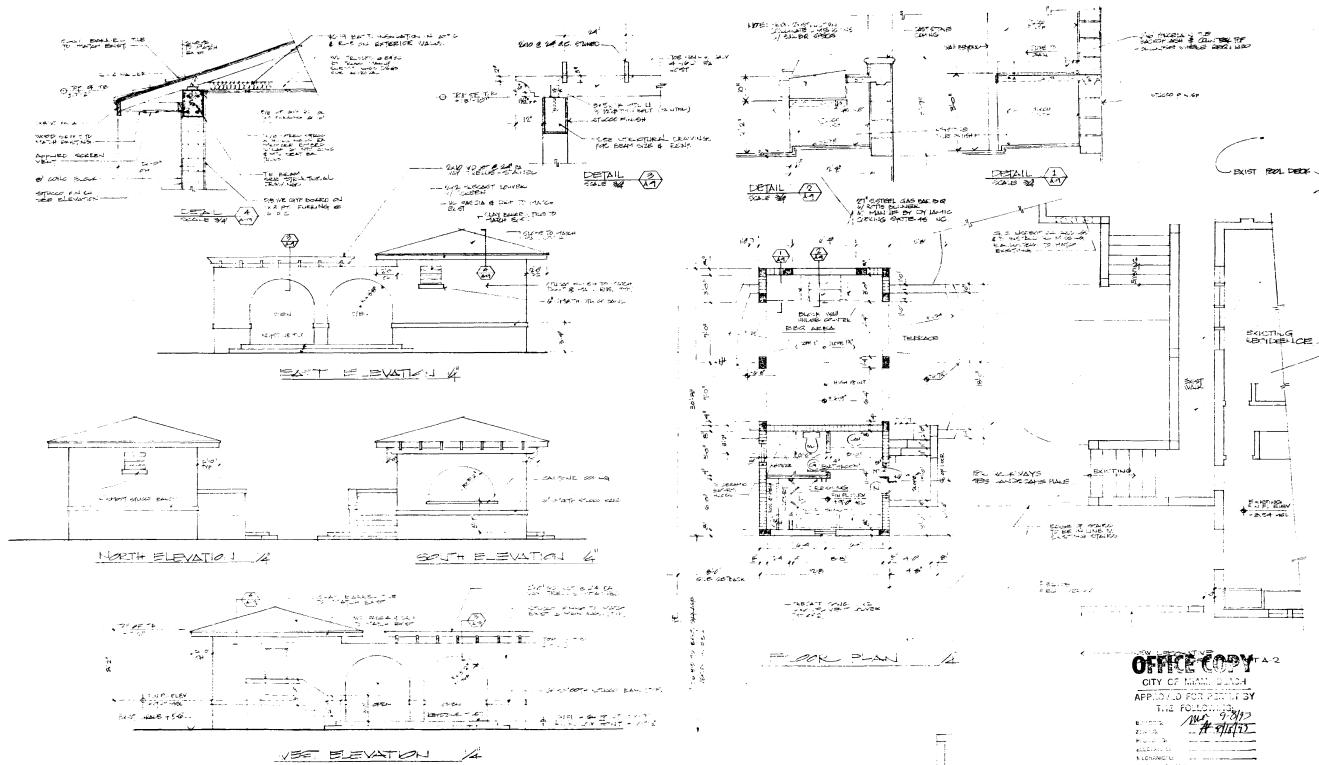
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*[Signature]*

**MARTINEZ • POSE**  
**ARCHITECTS**  
 4131 LAGUNA - CORAL GABLES - FL 33146 - (305) 444-7166

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

REVISIONS	
NO 42212	
DATE 7/78	
1-8	
9	

3



**MARTINEZ POSE**  
**ARCHITECTS**  
 4111 LAGUNA CORNER, SUITE 100, DALLAS, TEXAS 75244

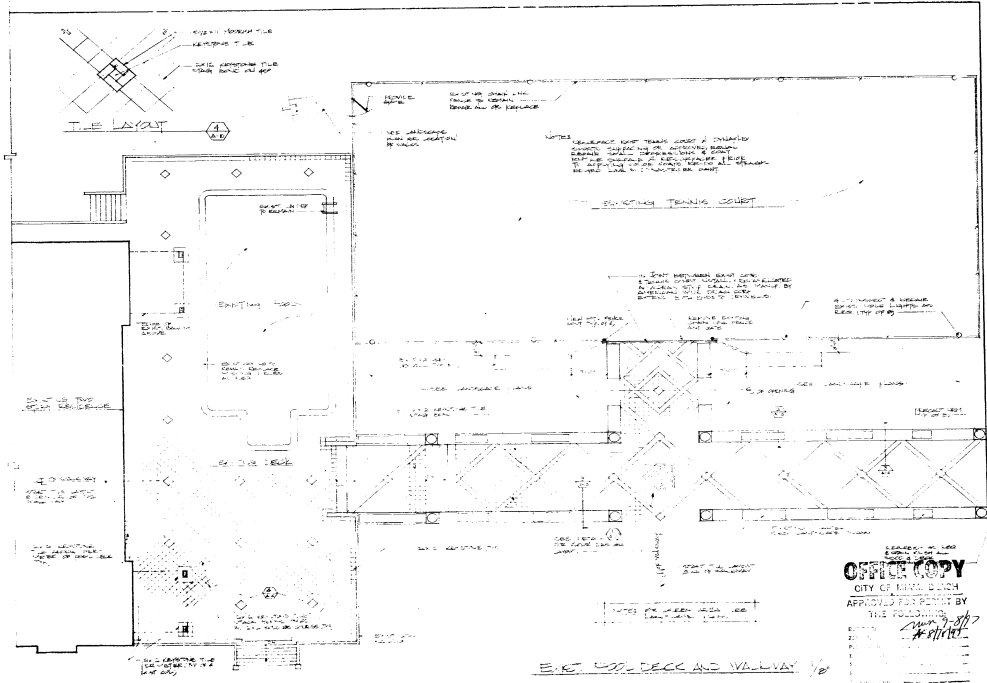
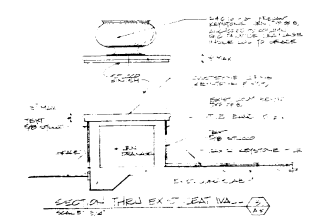
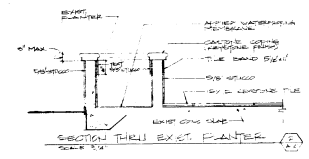
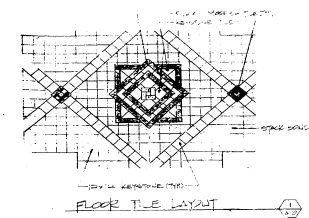
**Addition and Remodeling for:**  
**RESIDENCE OF MR. ELIAS ABOUD**

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 CITY OF DALLAS, TEXAS  
 APPLIED FOR PERMIT BY  
 THE FOLLOWING:  
 ENGINEER: *[Signature]*  
 ARCHITECT: *[Signature]*  
 PLUMBER:  
 ELECTRICIAN:  
 MECHANICAL ENGINEER:  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 GEOTECHNICAL ENGINEER:  
 ENVIRONMENTAL ENGINEER:  
 OTHER:

*CREANA ENGINEERING*  
 AND ELEVATION PLAN

DIVISION
JOB 99212
DATE 7/80
<b>A-9</b>
<b>10</b>

**3**



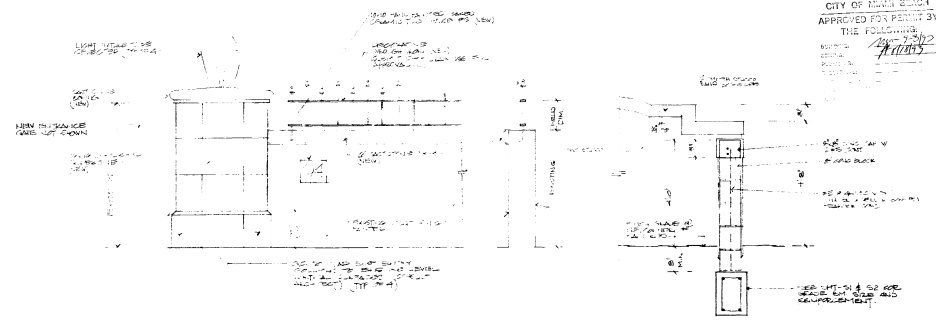
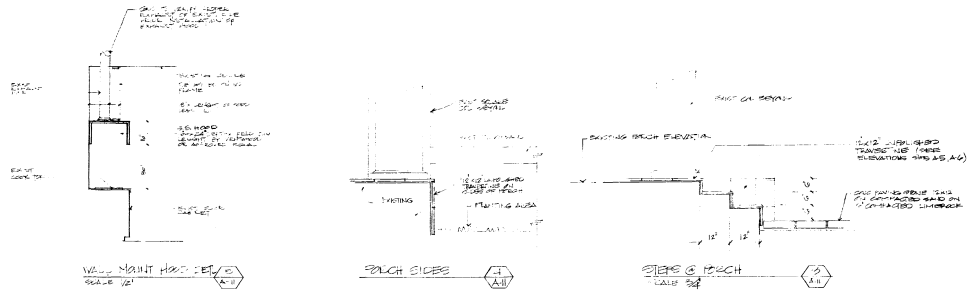
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 CITY OF MIAMI, FLORIDA  
 APPROVED FOR PRINT BY  
 THE FOLLOWING:  
 [Signature]

MARTINEZ POSE  
 ARCHITECTS  
 4111 LUDLOW CORAL GABLES, FL 33146-1103 (407) 344-1100

Addition and Remodeling for:  
 RESIDENCE of MR. ELIAS ABBUD

REVISIONS	
JOB 02312	
DATE 7/95	
A-10	
11	

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 CITY OF ILLINOIS DESIGN  
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 [Signature]

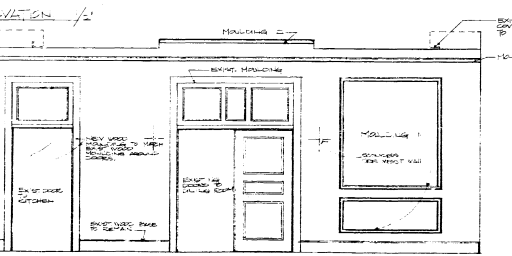
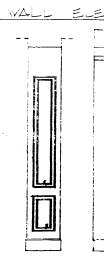
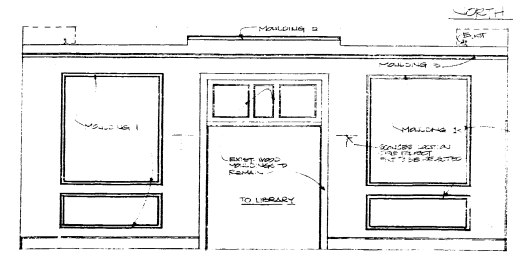
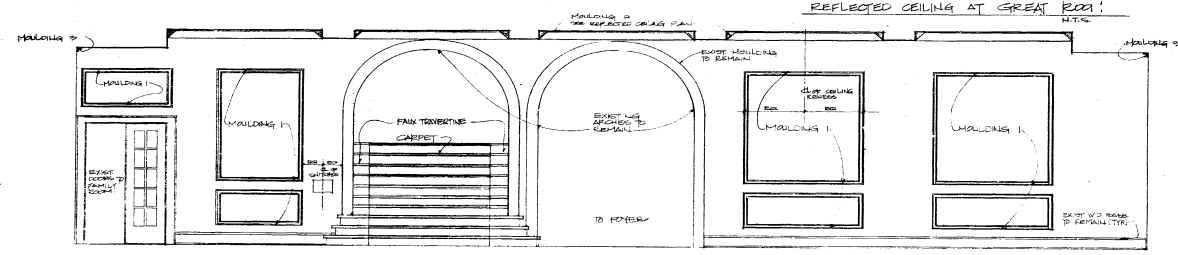
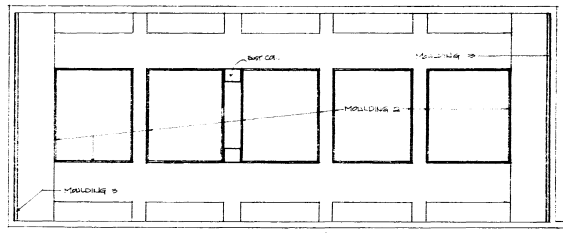
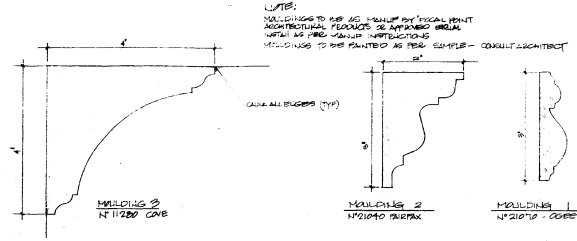
**MARTINEZ POSE ARCHITECTS**  
 4131 LAGUNA, CORAL GABLES, FL 33146 - TEL: (305) 444-1116

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

REVISIONS

NO. 00212
DATE 7/82
<b>A-11</b>
<b>12</b>

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 DATE: 1/28/92  
 SIGNATURE: [Signature]

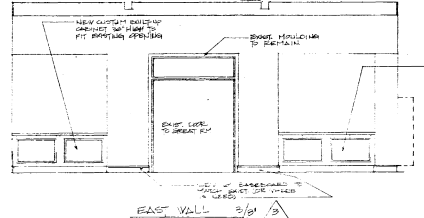
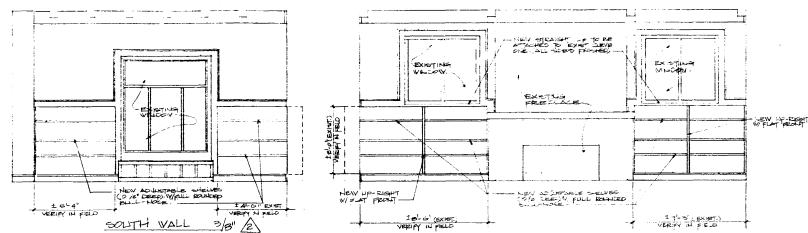
NO.	DATE	REVISIONS

A-12  
 13

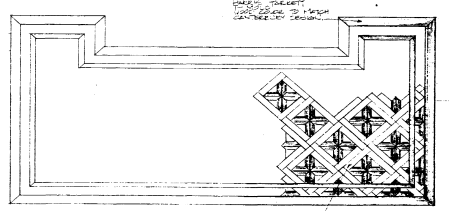
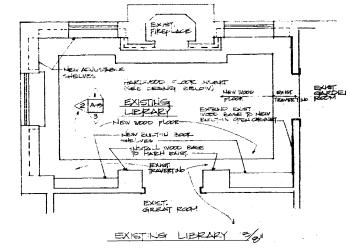
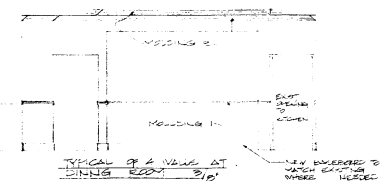
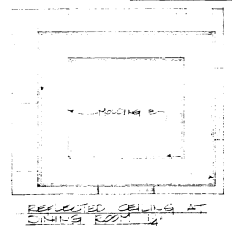
MARTINEZ & POSE  
 ARCHITECTS  
 4333 LAKONA - CORAL GABLES - FL 33146 - 3051 441114

Addition and Remodeling for  
 RESIDENCE of MR. ELIAS ARNONE

3



**NOTES**  
 ALL EXISTING WORK TO BE REMOVED & REINSTALLED PER THE EXISTING PLAN & SPECIFICATIONS TO BE REINSTALLED PER THE EXISTING PLAN & SPECIFICATIONS. ALL NEW WORK TO BE INSTALLED PER THE EXISTING PLAN & SPECIFICATIONS. ALL NEW WORK TO BE INSTALLED PER THE EXISTING PLAN & SPECIFICATIONS.

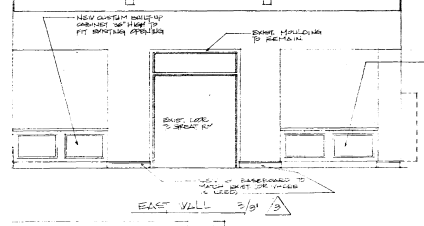
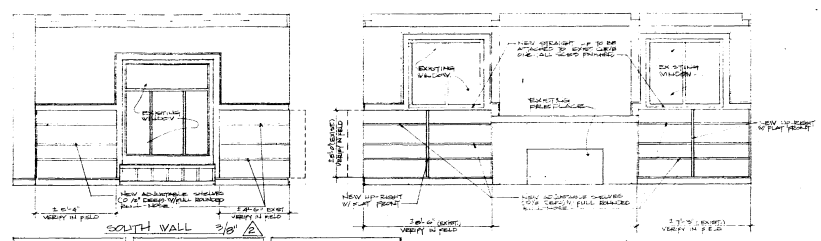


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 CITY OF MIAMI, BEACH  
 APPROVED FOR PRINT BY  
 THE BUILDING DEPARTMENT

REVISIONS	
JOB NO. 1818	DATE 7/88
A-13	14

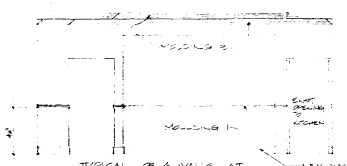
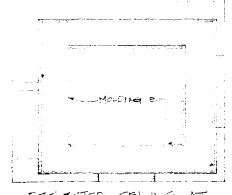
**MARTINEZ POSE ARCHITECTS**  
 4331 LYNN - CORAL GABLES - FL 33146 - (305) 448-1166  
**Addition and Remodeling for: RESIDENCE of MR. ELIAS ABOUD**

3



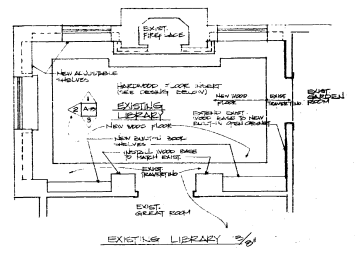
**NOTES**

- ALL EXISTING WORK TO BE REMOVED & REPAIRED PER NEW CODES.
- ALL EXISTING FINISHES TO BE REMOVED TO BE REPAIRED PER NEW CODES.
- ALL EXISTING WORK TO BE REMOVED & REPAIRED PER NEW CODES.
- ALL EXISTING WORK TO BE REMOVED & REPAIRED PER NEW CODES.

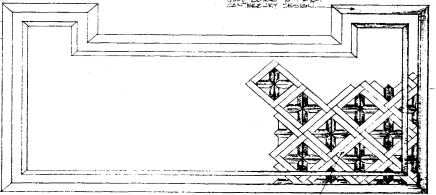


RELATED CEILING AT DINING ROOM 3/10

TYPICAL OF A WALL AT DINING ROOM 3/10



EXISTING LIBRARY 3/10



PROPOSED FLOOR DESIGN AT LIBRARY

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY

THE FOLLOWING:  
DATE 7/10/14  
A-13  
14

**MARTINEZ POSE**  
ARCHITECTS  
4131 LADENA, CORAL GABLES, FL 33134 - (305) 446-1146

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

NO.	DATE	REVISIONS
1	7/10/14	FOR PERMIT
2	7/10/14	DATE 7/10/14
3	7/10/14	A-13
4	7/10/14	14

3

**PART NOTES:**

PRESSURE CLEAN (at 200 psi) ALL EXTERIOR STUCCO AND REPAIR CONCRETE WALL SURFACES TO BE FINISHED WITH PREPARED CONCRETE. REPAIR ALL CRACKS AND REPAIR SURFACES BEFORE PAINTING.

REMOVE ALL EXISTING PEELING AREAS AND REMOVE DAMAGED COATING. APPLY WEATHER-RESISTANT SEALER AT A SPREAD RATE OF 300 SQ. FT. PER GAL. TO ALL WEATHER-RESISTANT SURFACES TO INCLUDE ALL WEATHER-RESISTANT SURFACES TO BE COATED WITH ELASTOMERIC WATERPROOFING.

REMOVE AND PATCH ALL CRACKS, LOOSE OR SOAKEN STUCCO, AND SPALLED CONCRETE.

REMOVE ALL SURFACES AREAS TO DETERMINE WHICH NEED REPAIR.

REMOVE ALL EXISTING METAL FLASHING AS REQUIRED.

REMOVE ALL EXISTING CRACKS LESS THAN 1/8 IN. WITH WEATHER-RESISTANT PATCHES. REMOVE CRACKS WITH MIN. 1 IN. ON BOTH SIDES AND PATCH CENTER IMMEDIATELY TO ALLOW FOR THERMAL EXPANSION.

REMOVE ALL CRACKS GREATER THAN 1/8 IN. TO FORM A "V" OR "U" SHAPED CRACK. CLEAN AND PATCH WITH WEATHER-RESISTANT SEALANT. FORCE THE SEALANT INTO THE CRACK TO INSURE PROPER ADHESION. ALLOW TO CURE. THEN APPLY A COMPLETE COAT OF WEATHER-RESISTANT PATCHING COMPOUND AS OUTLINED IN STEP ABOVE.

REMOVE ALL LOOSE, SPALLING, OR DAMAGED STUCCO. AS REQUIRED, REPAIR ALL LOOSE, SPALLING, OR DAMAGED STUCCO. AS REQUIRED, WHEN IN DOUBT ABOUT LOOSE OR POORLY BONDED STUCCO, "SOAK" OUT IN SOLUTION BEFORE IS TERMINATED. REMOVE SECTION OF AFFLICTED STUCCO AT LEAST 1/2" FROM THE SUBSTRATE. PATCH ALL FRESH STUCCO REPAIRS WITH #30 PRIMER.

**CAULKING:**

A. SOLVENT FREE METAL TO BE CALKED.

B. APPLY A COMPLETE AND CONTINUOUS BEAD OF WEATHER-RESISTANT SEALANT CENTERED OVER JOINT FORMER BETWEEN METAL FRAME AND STUCCO SURFACE.

C. BEAD MUST TO BE APPLIED AT AN ANGLE.

D. CHANGE OF DIRECTION: TO USE ANGLE, APPLY A COMPLETE AND CONTINUOUS APPLICATION OF WEATHER-RESISTANT SEALANT OVER ALL 90 DEGREE ANGLES, BOTH HORIZONTALLY AND VERTICALLY.

PAIN TO BE AS MANUFACTURED BY INTERWILLIAMS OR APPROVED. FINAL COLOR TO BE SELECTED BY ARCHITECT AND/OR OWNER.

STUCCO TO BE:

1. COAT WITH PRIMER.

2. COAT WITH WEATHER-RESISTANT SEALER.

3. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

4. COAT WITH WEATHER-RESISTANT SEALER.

5. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

6. COAT WITH WEATHER-RESISTANT SEALER.

7. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

8. COAT WITH WEATHER-RESISTANT SEALER.

9. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

10. COAT WITH WEATHER-RESISTANT SEALER.

11. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

12. COAT WITH WEATHER-RESISTANT SEALER.

13. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

14. COAT WITH WEATHER-RESISTANT SEALER.

15. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

16. COAT WITH WEATHER-RESISTANT SEALER.

17. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

18. COAT WITH WEATHER-RESISTANT SEALER.

19. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

20. COAT WITH WEATHER-RESISTANT SEALER.

21. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

22. COAT WITH WEATHER-RESISTANT SEALER.

23. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

24. COAT WITH WEATHER-RESISTANT SEALER.

25. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

26. COAT WITH WEATHER-RESISTANT SEALER.

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43. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

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83. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

84. COAT WITH WEATHER-RESISTANT SEALER.

85. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

86. COAT WITH WEATHER-RESISTANT SEALER.

87. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

88. COAT WITH WEATHER-RESISTANT SEALER.

89. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

90. COAT WITH WEATHER-RESISTANT SEALER.

91. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

92. COAT WITH WEATHER-RESISTANT SEALER.

93. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

94. COAT WITH WEATHER-RESISTANT SEALER.

95. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

96. COAT WITH WEATHER-RESISTANT SEALER.

97. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

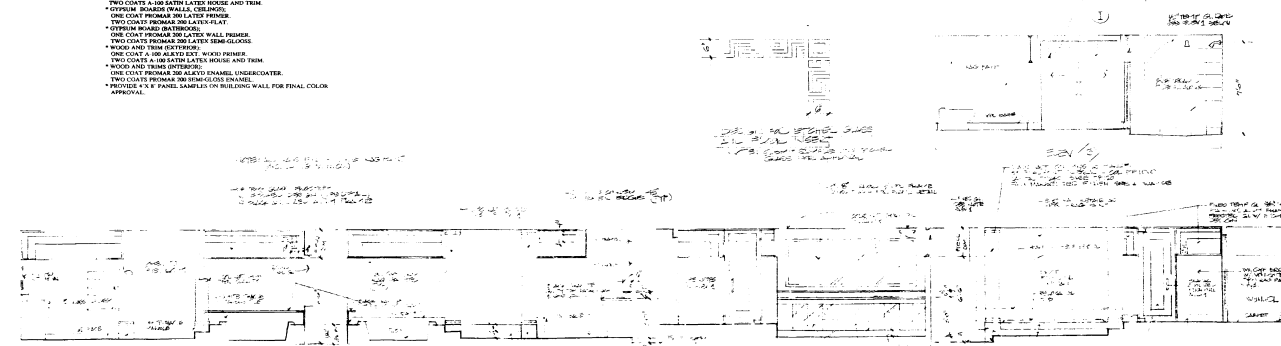
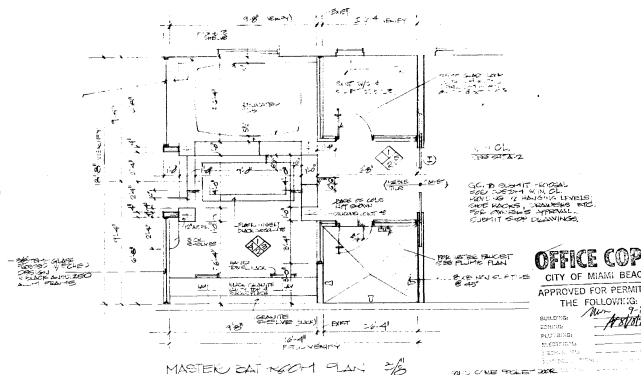
98. COAT WITH WEATHER-RESISTANT SEALER.

99. COAT WITH WEATHER-RESISTANT PATCHING COMPOUND.

100. COAT WITH WEATHER-RESISTANT SEALER.

**MILLWORK NOTES:**

- Millwork contractor to verify all dimensions and conditions at the job site (including structural) prior to shop drawings submission.
- Millwork contractor is responsible for all fittings and details. His work shall be set (plumb, level and square and if shut at right angles against adjacent surfaces).
- Coordinate with General Contractor for location and installation of vent blocking for anchorage.
- Where electrical work is called for in Cabinetry, lighting fixtures to be provided by cabinet contractor. All cut-outs for switches, outlets and wiring, as required, are to be by millwork contractor and coordinated with electrical contractor.
- All cabinets to be constructed of 3/4" plywood throughout.
- General Contractor to provide insect blocking for all millwork, counters, wood base, desks, and the like, whether or not indicated on details.



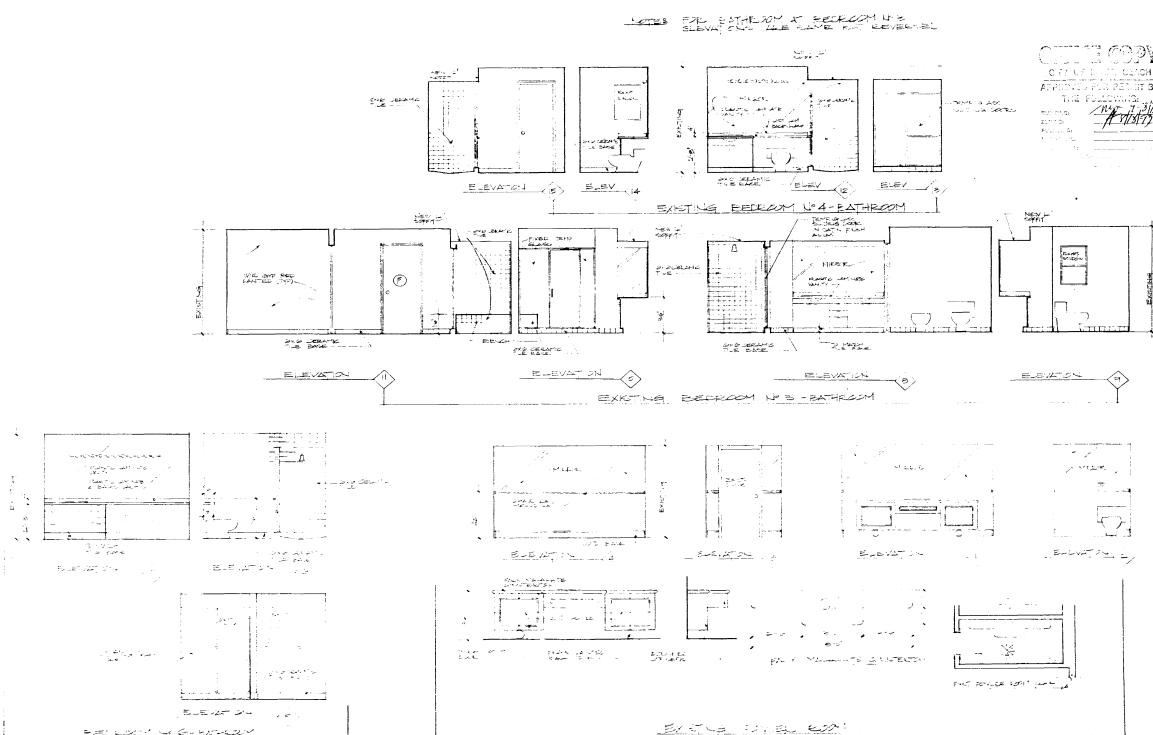
**MARTINEZ-POSE ARCHITECTS**  
4131 LAGUNA COAST GARDENS, FL 33148 • (305) 444-1144

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

**OFFICE COPY**  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY THE FOLLOWING:  
*R. ASHLEY*

REVISIONS
JOB 83312
DATE 7/93
A-14
15

3



THIS COPY  
 OF THESE PLANS  
 APPROVED FOR BY  
 THE FOLLOWING:  
 [Signature]

**MARTINEZ • POSE**  
**ARCHITECTS**  
 4133 LACOMA COURT, GAITHERSBURG, MD 20878-1001 (301) 444-1168

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

REVISIONS
ICR 03212
DATE 7/93
A-15
16

[Signature]

3

### FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
<b>GUEST HOUSE</b>						
KITCHEN	1/2" x 1/2" T&G	WOOD	EXPOSED BRICK	EXPOSED BRICK	8'	CONCRETE FOUNDATION
BREAKFAST ROOM	WOOD	WOOD	WOOD	WOOD	8'	
LIVING ROOM	CARPET	WOOD	WOOD	WOOD	8'	
DINING ROOM	CARPET	WOOD	WOOD	WOOD	8'	
BEDROOM #1	CARPET	WOOD	WOOD	WOOD	8'	
BEDROOM #2	CARPET	WOOD	WOOD	WOOD	8'	
BEDROOM #3	CARPET	WOOD	WOOD	WOOD	8'	
BATHROOM	CARPET	WOOD	WOOD	WOOD	8'	
HALL	CARPET	WOOD	WOOD	WOOD	8'	
W.C.	CARPET	WOOD	WOOD	WOOD	8'	
CL. (CLOSET)	CARPET	WOOD	WOOD	WOOD	8'	
SCREENED PORCH	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PATIO	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED TERRACE	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED BALCONY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PERGOLA	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED DRIVEWAY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED GARAGE	WOOD	WOOD	WOOD	WOOD	8'	
<b>POOL CABANA</b>						
SCREENED PORCH	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PATIO	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED TERRACE	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED BALCONY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PERGOLA	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED DRIVEWAY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED GARAGE	WOOD	WOOD	WOOD	WOOD	8'	

### DOOR SCHEDULE

MARK DIMENSIONS	TYPE	CONSTR	MATERIAL	FRAME	FINISH	REMARKS
A 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
B 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
C 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
D 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
E 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
F 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
G 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
H 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
I 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
J 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
K 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
L 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
M 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G
N 3'0" x 7'0" x 1/2"	SLIP DOOR	WOOD	WOOD	WOOD	WOOD	1/2" x 1/2" T&G

APPLICABLE ITEMS OF CHAPTER 16 OF METRO CODE, REGULATIONS AND PERMITS SHALL BE OBSERVED.

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF WITHSTANDING A FORCE OF 90 LB. APPLIED IN ANY DIRECTION AND IN ACCORDANCE WITH THE REQUIREMENTS OF METRO CODE.
- ALL LOCKS ON EXTERIOR DOORS SHALL HAVE A LOCK TO BE KEPT OPERATED FROM EXTERIOR WITH A KEY OF ANOTHER KEY CHANGES OR LOCKS SHALL BE KEPT OPERATED FROM EXTERIOR WITH A KEY.
- THE ACTIVE EDGE OF EXTERIOR DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR DOORS. THE PASSIVE LEAF OF EXTERIOR DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR DOORS.
- SCREENED EXTERIOR DOORS SHALL HAVE NON-FLAMMABLE FINISH.
- SCREENED EXTERIOR DOORS SHALL BE MANUFACTURED BY A MANUFACTURER TO PREVENT DEFLECTING THE PURPOSE OF THE SCREEN AND THE INTEGRITY OF LOCKS AND LATCHES.
- SCREENED EXTERIOR DOORS SHALL BE MADE OF SOLID WOOD OR SOLID FIBER.
- SCREENED EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
- SCREENED EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF METRO CODE AND PERMITS.
- SCREENED EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF METRO CODE AND PERMITS.
- SCREENED EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF METRO CODE AND PERMITS.

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

### FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
<b>EXTERIOR</b>						
SCREENED PORCH	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PATIO	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED TERRACE	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED BALCONY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PERGOLA	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED DRIVEWAY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED GARAGE	WOOD	WOOD	WOOD	WOOD	8'	
<b>GROUND FLOOR</b>						
ENTRY / BREAKFAST ROOM	WOOD	WOOD	WOOD	WOOD	8'	
LIVING ROOM	WOOD	WOOD	WOOD	WOOD	8'	
DINING ROOM	WOOD	WOOD	WOOD	WOOD	8'	
KITCHEN	WOOD	WOOD	WOOD	WOOD	8'	
BREAKFAST ROOM	WOOD	WOOD	WOOD	WOOD	8'	
BEDROOM #1	WOOD	WOOD	WOOD	WOOD	8'	
BEDROOM #2	WOOD	WOOD	WOOD	WOOD	8'	
BEDROOM #3	WOOD	WOOD	WOOD	WOOD	8'	
BATHROOM	WOOD	WOOD	WOOD	WOOD	8'	
HALL	WOOD	WOOD	WOOD	WOOD	8'	
W.C.	WOOD	WOOD	WOOD	WOOD	8'	
CL. (CLOSET)	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PORCH	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PATIO	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED TERRACE	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED BALCONY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PERGOLA	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED DRIVEWAY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED GARAGE	WOOD	WOOD	WOOD	WOOD	8'	
<b>SECOND FLOOR</b>						
SCREENED PORCH	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PATIO	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED TERRACE	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED BALCONY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED PERGOLA	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED DRIVEWAY	WOOD	WOOD	WOOD	WOOD	8'	
SCREENED GARAGE	WOOD	WOOD	WOOD	WOOD	8'	

### MAIN RESIDENCE

**REVISIONS**

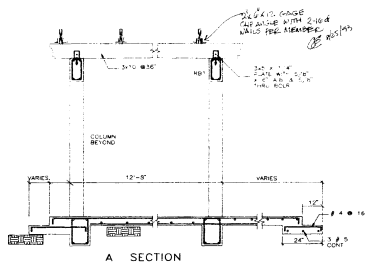
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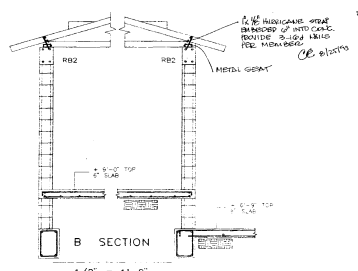
**Addition and Remodeling for:**  
**RESIDENCE OF MR. ELIAS ABOUD**

**MARTINEZ o POSE**  
**ARCHITECTS**  
4111 LAGUNA CORRAL CAVES - EL ESTADO, FLORIDA 33148-1101 (407) 460-1146

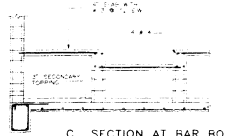




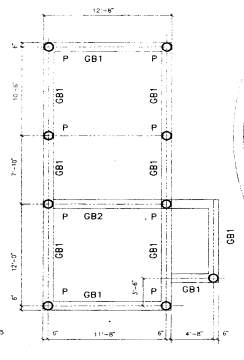
A SECTION



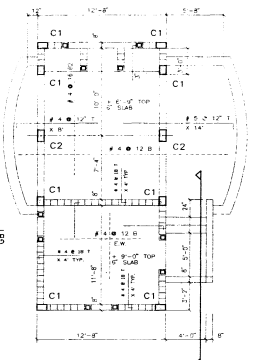
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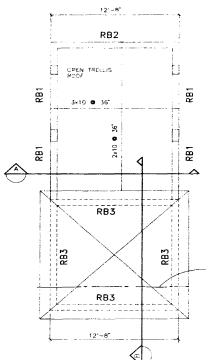
C SECTION AT BAR BO



P 12" DIAMETER AUGER CAST PILE  
25 TON CAPACITY



C1 6 x 12 WITH 4 # 5 VERT.  
# 3 @ 12 DES.  
C2 6 x 16 WITH 4 # 5 VERT.  
# 3 @ 12 DES.



WOOD TRUSSES  
OF GARAGE BLINDS  
EXIT FLOOR

CONCRETE BEAM SCHEDULE

MARK	SIZE B' X H'	ELEV.	REINFORCING		STIRRUPS
			BOT	TOP	
GB1	12 X 20		3 # 6	3 # 6	# 3 @ 12
GB2	12 X 20		3 # 6	2 # 4	# 3 @ 12
GB3	6 X 12		2 # 6	2 # 5	# 3 @ 12
RB1	6 X 12		2 # 5	2 # 5	# 3 @ 12
RB2	6 X 12		2 # 5	2 # 5	# 3 @ 12
RB3	6 X 12		2 # 5	2 # 5	# 3 @ 12
RB5	6 X 12		2 # 5	2 # 5	# 3 @ 12

NOTES: RB1 AND RB2 SEE ARCH. FOR DIMENSIONS  
REVISION 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING  
DATE: Nov 7 2012

REVISIONS  
NO. DESCRIPTION  
DATE

ICR 03212  
DATE 6/28

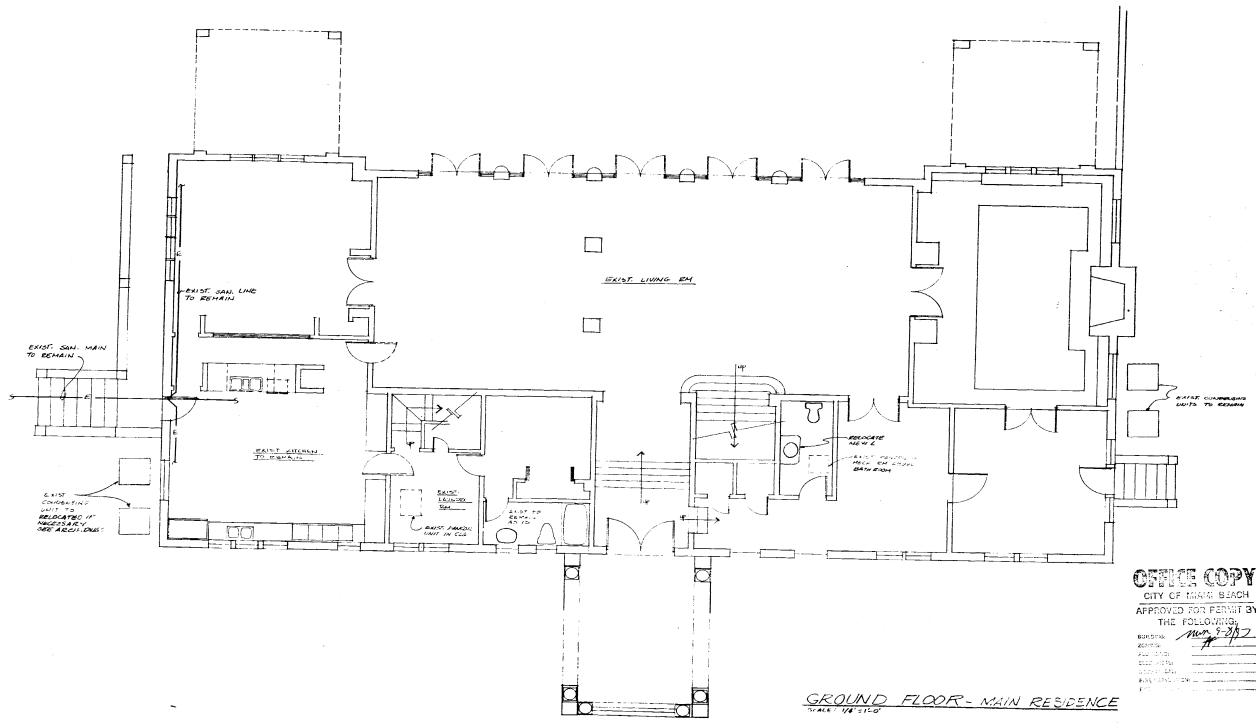
S-2  
19

MARTINEZ & POSE  
ARCHITECTS  
4331 LAGUNA, CORRAL GABLES, FL 33146-1853 (407) 441-1118

3-11-12

3





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

**MARTINEZ POSE**  
**ARCHITECTS**  
 4331 W. GARDEN AVE. SUITE 100  
 MIAMI, FL 33148-1000  
 (305) 551-1111

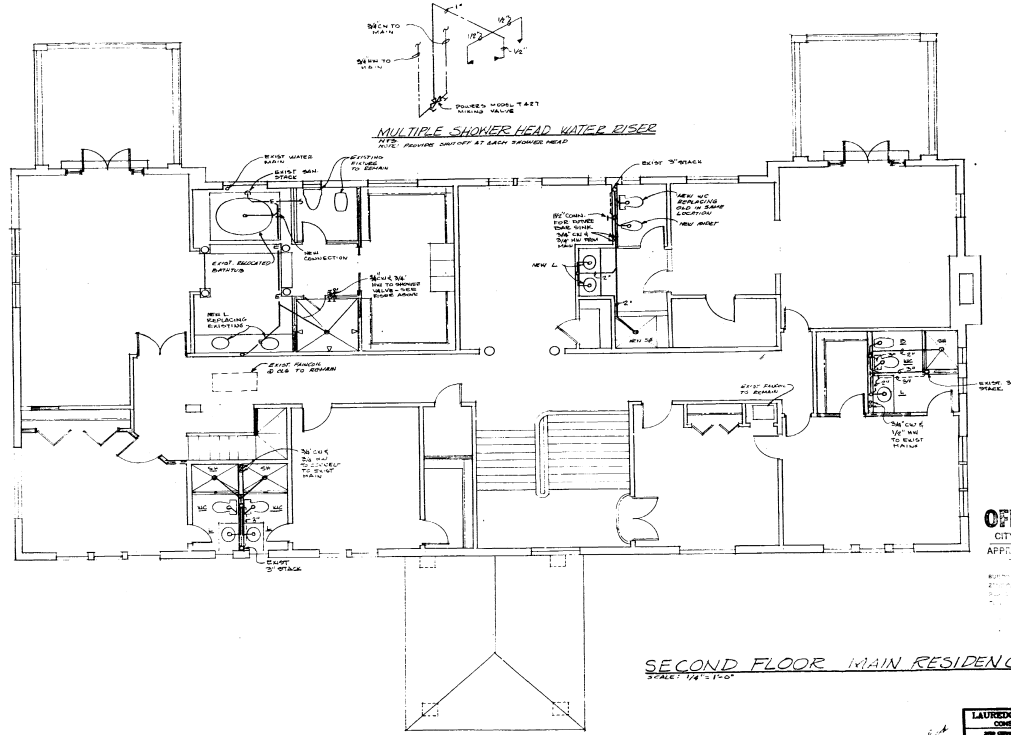
**Addition and Remodeling for:**  
**RESIDENCE of MR. ELIAS ABOUD**

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 ENGINEER: *[Signature]*  
 ARCHITECT: *[Signature]*  
 DATE: 6-3-13  
 DRAWN BY: *[Signature]*  
 PROJECT NUMBER: 2013-001

REVISIONS	

LAUREDO ENGINEERING CO.  
 CONSULTING ENGINEERS  
 1000 SW 15th St., Suite 200  
 MIAMI, FL 33135-2000  
 (305) 358-2000  
 PROJECT NUMBER: 2013-001

3



**MULTIPLE SHOWER HEAD WATER RISER**

NOTE: POSITIVE SHUTOFF AT EACH SHOWER HEAD

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

*[Signature]*

**SECOND FLOOR MAIN RESIDENCE**  
 SCALE: 1/4" = 1'-0"

LAUREO ENGINEERING CO.  
 CONSULTING ENGINEERS  
 1741 SW 15th Ave., Suite 200  
 Miami, FL 33135  
 PROJECT: 02-00-001

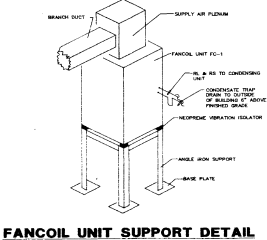
MARTINEZ POSE  
 ARCHITECTS  
 4131 LAGUNA CORAL GATES, FL 33146 - (305) 446-1166

Addition and Remodeling for:  
**RESIDENCE of MR. F. L. ARCO**

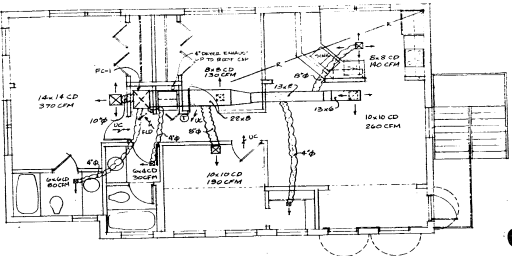
REVISIONS

3

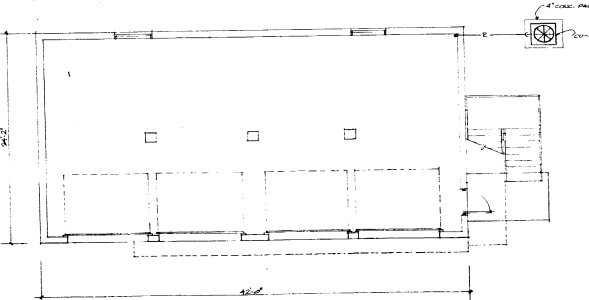
AC SPLIT UNIT SCHEDULE	
CONDENSING UNIT	
MODEL	50T1
DESIGN CAPACITY, BTUH	26,000
TOTAL CAPACITY, BTUH	26,000
COMPRESSOR, QUANTITY/FLA. CA.	1/1.53
CONDENSER FAN, FLA. CA.	2.0
VOL. TARE, FRIDGE	240.7
COILS, SELECTION MODEL	18A
FRIGID	120A
UNIT HEIGHT, IN.	197
FANCOIL UNIT	
MODEL	FC-1
SUPPLY AIR VOLUME, CFM	1,000
RETURN AIR VOLUME, CFM	1,000
EXTERNAL STATIC PRESSURE, INCH W.G.	.35
ELECTRIC HEAT, KW	.8
MOTOR, HP	1/2
VOL. TARE, FRIDGE	240.7
COILS, SELECTION MODEL	18A
FRIGID	120A
SYSTEM	
REFRIGERANT LINES, SUCTION/COND.	1/2" / 3/8"



FANCOIL UNIT SUPPORT DETAIL



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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

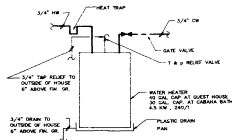
**MARTINEZ POSE ARCHITECTS**  
 4131 LAGUNA - CORAL GABLES - FL 33146 - (305) 446-1166

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

REVISIONS
JOB 22012
DATE 6-1-93
1
2

**LAUREDO ENGINEERING CO.**  
 CONSULTING ENGINEERS  
 7700 SW 11th St., Suite 101, Miami, FL 33156  
 PH (305) 856-2638  
 FAX (305) 856-2638  
 PROJECT 220012 DATE 6-1-93

3

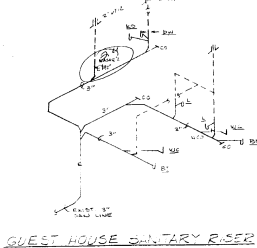


**WATER HEATER DETAIL**

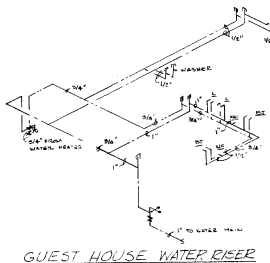
NOTE: MAKE CONNECTION FOR FUTURE  
SEWER COLLECTION

**FIXTURE CONNECTION SCHEDULE**

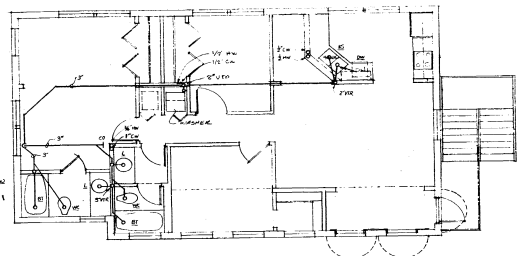
MARK	DESCRIPTION	IN	UP	WATER	SEWER
R	REST	1/2	1/2	1-1/2"	3"
BT	BATH	1/2	1/2	1-1/2"	3"
SW	SHOWER	1/2	1/2	1"	3"
LA	LAUNDRY	1/2	1/2	1-1/2"	3"
SI	SINK	1/2	1/2	1-1/2"	3"
ST	STOVE	1/2	1/2	1"	3"
WC	WATER CLOSET (TANK)	1/2	1/2	1"	3"



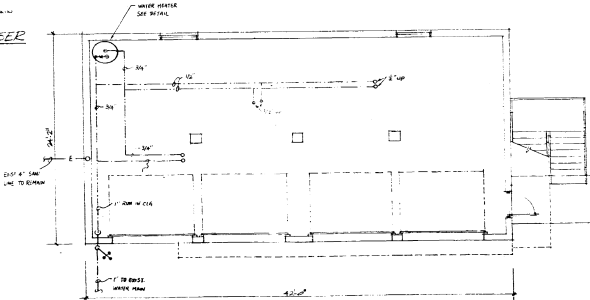
GUEST HOUSE SANITARY RISER



GUEST HOUSE WATER RISER



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

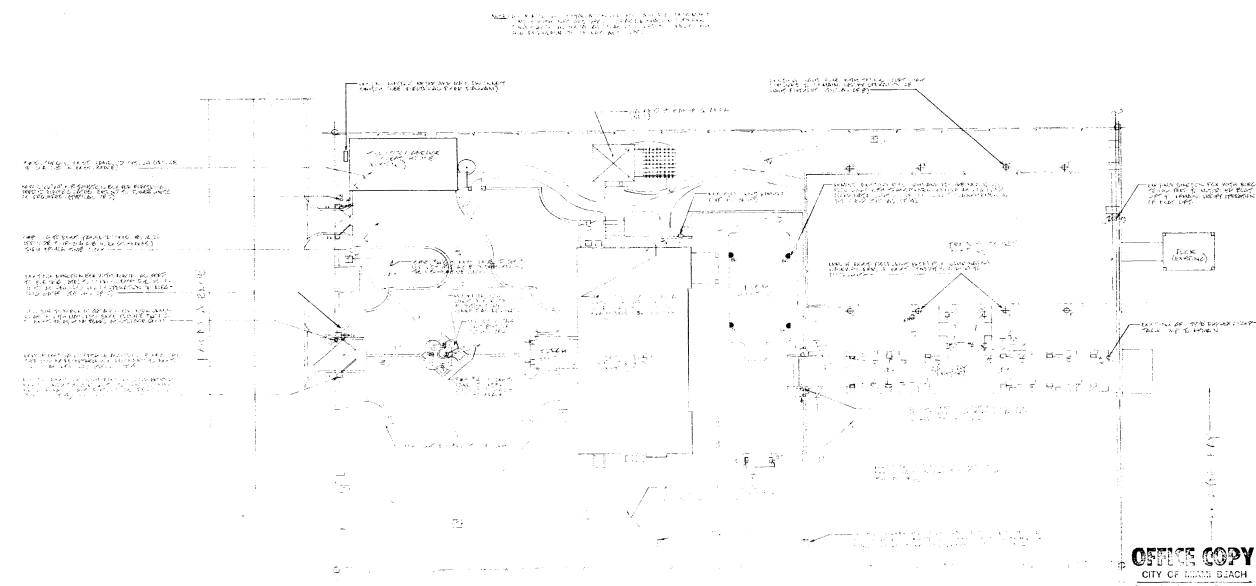
OFFICE COPY  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT  
THE FOLLOWING:  
DATE: 7/2/77

**MARTINEZ POSE**  
**ARCHITECTS**  
 4131 LAGUNA CORRAL GABLES FL 33134 (305) 444-1104  
**Addition and Remodeling for:**  
**RESIDENCE of MR. ELIAS ABOUD**

NO.	DATE	DESCRIPTION
00218	6-3-73	

LAUREDO ENGINEERING CO.  
CONSULTING ENGINEERS  
4100 W. 15th Ave., Suite 101, Miami, FL 33155  
PH (305) 858-2638  
DRAWING: PROJECT 930601, DATE 6-3-93

3



1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).  
 2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET THE LATEST EDITIONS OF THE IRC AND IBC.  
 3. THE PROPOSED ADDITION SHALL BE CONSTRUCTED TO MEET THE LATEST EDITIONS OF THE IRC AND IBC.  
 4. THE PROPOSED DRIVE SHALL BE CONSTRUCTED TO MEET THE LATEST EDITIONS OF THE IRC AND IBC.  
 5. THE PROPOSED SIDEWALK SHALL BE CONSTRUCTED TO MEET THE LATEST EDITIONS OF THE IRC AND IBC.  
 6. THE PROPOSED DRIVE SHALL BE 12 FEET WIDE AND 12 FEET DEEP.  
 7. THE PROPOSED SIDEWALK SHALL BE 6 FEET WIDE.  
 8. THE PROPOSED DRIVE SHALL BE 12 FEET FROM THE ADJACENT PROPERTY LINE.  
 9. THE PROPOSED SIDEWALK SHALL BE 6 FEET FROM THE ADJACENT PROPERTY LINE.  
 10. THE PROPOSED DRIVE SHALL BE 12 FEET FROM THE ADJACENT PROPERTY LINE.  
 11. THE PROPOSED SIDEWALK SHALL BE 6 FEET FROM THE ADJACENT PROPERTY LINE.  
 12. THE PROPOSED DRIVE SHALL BE 12 FEET FROM THE ADJACENT PROPERTY LINE.  
 13. THE PROPOSED SIDEWALK SHALL BE 6 FEET FROM THE ADJACENT PROPERTY LINE.  
 14. THE PROPOSED DRIVE SHALL BE 12 FEET FROM THE ADJACENT PROPERTY LINE.  
 15. THE PROPOSED SIDEWALK SHALL BE 6 FEET FROM THE ADJACENT PROPERTY LINE.

**SITE PLAN**  
 SCALE: 1/4" = 1'-0"

*Handwritten signature*  
 04/13

**OFFICE COPY**  
 CITY OF MIAMI BEACH  
 APPROVED FOR REVIEW BY  
 THE FOLLOWING:  
 REVIEWER: *May 2012*  
 DATE: *5/1/12*

**VHAL ENGINEERING, P.A.**  
 CONSULTING ENGINEERS  
 4133 LACONIA CORAL GABLES, FL 33134-4418

**MARTINEZ POSE**  
**ARCHITECTS**  
 4133 LACONIA CORAL GABLES, FL 33134-4418

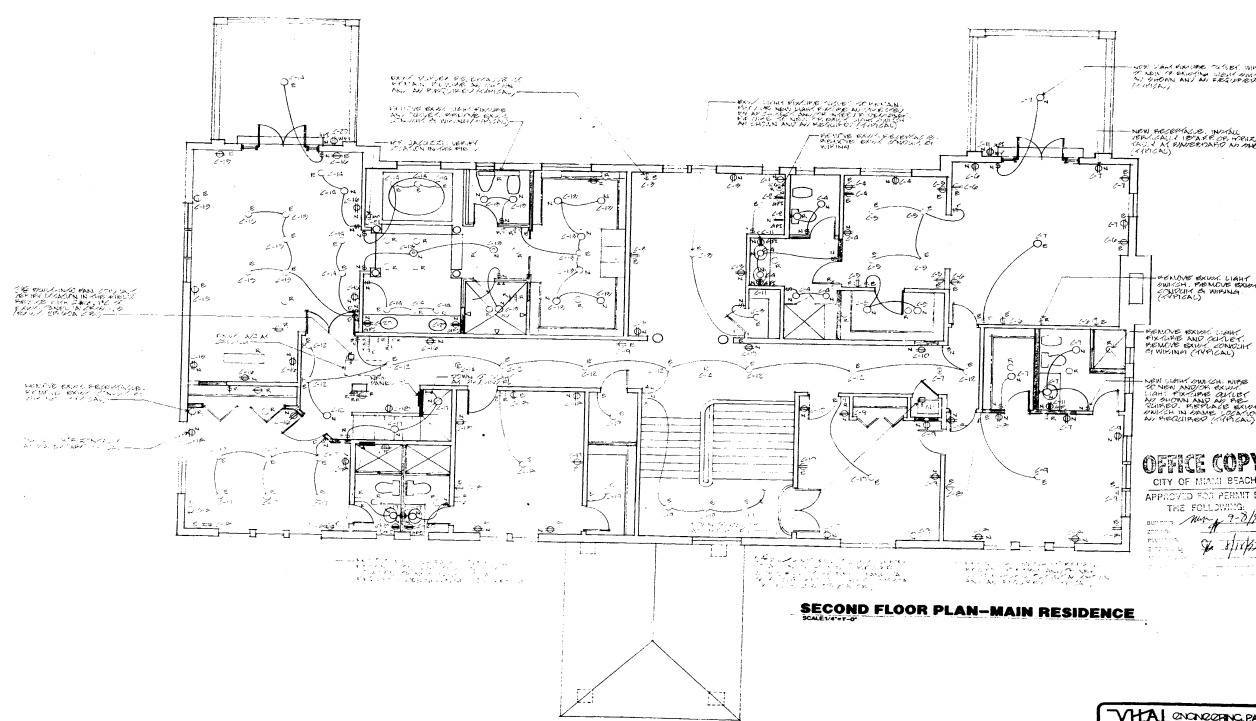
**Addition and Remodeling for:**  
**RESIDENCE of MR. ELIAS ABOUD**

NO.	REVISIONS

ICH 00212  
 DATE 05-2-12  
**E-1**  
**25**

**3**





SECOND FLOOR PLAN—MAIN RESIDENCE

**MARTINEZ • POSE**  
**A R C H I T E C T S**  
 4331 MCNEIL CORAL GABLES, FL 33146 • (305) 446-5146

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

**OFFICE COPY**  
 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
*[Signature]* 2-28-95  
*[Signature]*

REVISIONS
JOB 04312
DATE 2-8-95
E-3
27

*Abouddol*  
2/1/95

**VHA CONSULTING ENGINEERS**  
 CONSULTING ENGINEERS  
 4100 N.W. 11th St., Suite 200, Ft. Lauderdale, FL 33309

3

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

MANUFACTURER'S VOLUME SERVICE MOUNTING		MAIN BUS NEUTRAL BUS MOUNTING LOCATION					
Ckt No	LOAD SERVED	WIRE SIZE	CON. DATE	WIRE SIZE	CON. DATE	LOAD SERVED	Ckt No
1	...	...	...	...	...	...	1
2	...	...	...	...	...	...	2
3	...	...	...	...	...	...	3
4	...	...	...	...	...	...	4
5	...	...	...	...	...	...	5
6	...	...	...	...	...	...	6
7	...	...	...	...	...	...	7
8	...	...	...	...	...	...	8
9	...	...	...	...	...	...	9
10	...	...	...	...	...	...	10
11	...	...	...	...	...	...	11
12	...	...	...	...	...	...	12
13	...	...	...	...	...	...	13
14	...	...	...	...	...	...	14
15	...	...	...	...	...	...	15
16	...	...	...	...	...	...	16
17	...	...	...	...	...	...	17
18	...	...	...	...	...	...	18
19	...	...	...	...	...	...	19
20	...	...	...	...	...	...	20
21	...	...	...	...	...	...	21
22	...	...	...	...	...	...	22
23	...	...	...	...	...	...	23
24	...	...	...	...	...	...	24
25	...	...	...	...	...	...	25
26	...	...	...	...	...	...	26
27	...	...	...	...	...	...	27
28	...	...	...	...	...	...	28
29	...	...	...	...	...	...	29
30	...	...	...	...	...	...	30

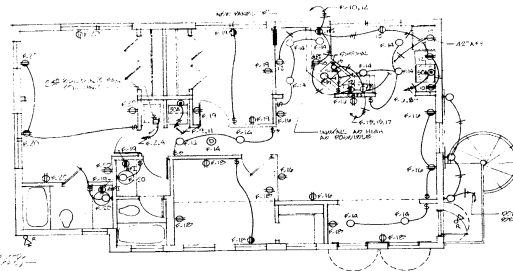
CONNECTED LOAD: 86.9 KVA  
DEMAND LOAD: 58.0 KVA

FEEDER: 200.0 VOLT  
FED FROM: MAIN PANEL

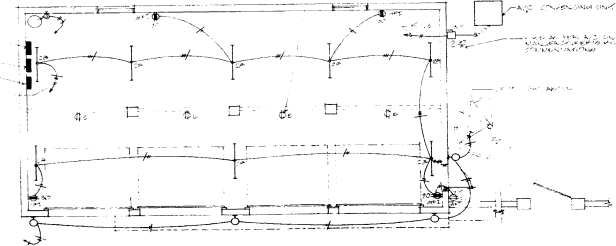
MANUFACTURER'S VOLUME SERVICE MOUNTING		MAIN BUS NEUTRAL BUS MOUNTING LOCATION					
Ckt No	LOAD SERVED	WIRE SIZE	CON. DATE	WIRE SIZE	CON. DATE	LOAD SERVED	Ckt No
1	...	...	...	...	...	...	1
2	...	...	...	...	...	...	2
3	...	...	...	...	...	...	3
4	...	...	...	...	...	...	4
5	...	...	...	...	...	...	5
6	...	...	...	...	...	...	6
7	...	...	...	...	...	...	7
8	...	...	...	...	...	...	8
9	...	...	...	...	...	...	9
10	...	...	...	...	...	...	10
11	...	...	...	...	...	...	11
12	...	...	...	...	...	...	12
13	...	...	...	...	...	...	13
14	...	...	...	...	...	...	14
15	...	...	...	...	...	...	15
16	...	...	...	...	...	...	16
17	...	...	...	...	...	...	17
18	...	...	...	...	...	...	18
19	...	...	...	...	...	...	19
20	...	...	...	...	...	...	20
21	...	...	...	...	...	...	21
22	...	...	...	...	...	...	22
23	...	...	...	...	...	...	23
24	...	...	...	...	...	...	24
25	...	...	...	...	...	...	25
26	...	...	...	...	...	...	26
27	...	...	...	...	...	...	27
28	...	...	...	...	...	...	28
29	...	...	...	...	...	...	29
30	...	...	...	...	...	...	30

CONNECTED LOAD: 11.7 KVA  
DEMAND LOAD: 8.0 KVA

FEEDER: 200.0 VOLT  
FED FROM: MAIN PANEL



**SECOND FLOOR PLAN - GARAGE & GUEST HOUSE**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN - GARAGE & GUEST HOUSE**  
SCALE: 1/8" = 1'-0"

**OFFICE COPY**  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY THE FOLLOWING:  
ELECTRICIAN: *Mr. J. J. [Signature]*  
ELECTRICIAN: *[Signature]*  
ELECTRICIAN: *[Signature]*  
ELECTRICIAN: *[Signature]*

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

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

REVISIONS

JOB: 82812  
DATE: 6.5.95

**28**

**VHAI ENGINEERING PA**  
CONSULTING ENGINEERS  
10000 SW 20th St., Suite 200, Coral Gables, FL 33134  
(305) 446-1166

**3**

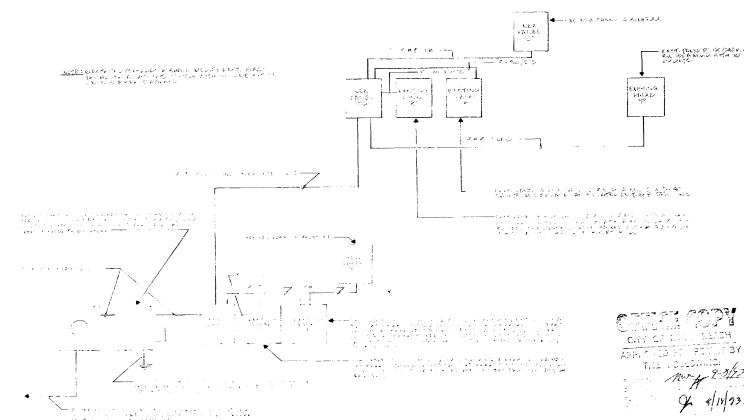


**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE CODES AND OTHER APPLICABLE CODES.
2. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDERWRITERS' AND UL LISTING LABELS UNLESS OTHERWISE SPECIFIED.
3. DO NOT SCALE ELECTRICAL WORKING. REFER TO ARCHITECTURAL PLANS AND EXISTING WORK FOR ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK.
4. CABLE AND WIRE INDICATED ON DRAWINGS SHALL BE LISTED, LISTING INFORMATION PROVIDED IN THESE AND ALL OTHER PLANS AND LISTINGS. THE MANUFACTURER'S NAME AND MODEL NUMBER SHALL BE INDICATED ON ALL CABLES AND WIRE. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
5. RACEWAY INSTALLED UNDERGROUND IN CONCRETE SLABS AND/OR LARGER THAN 2 INCHES IN DIAMETER SHALL BE GALVANIZED STEEL. PIPE SHALL BE GALVANIZED AND LISTED FOR USE UNDERGROUND. INSTALLATION SHALL BE APPROVED BY LOCAL AUTHORITIES. RACEWAY SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. RACEWAY SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
6. RACEWAYS INSTALLED IN OR THROUGH CONCRETE SLABS SHALL BE SPACED A MINIMUM OF ONE (1) INCH FROM ANY METALLIC REINFORCING. METALLIC REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
7. OUTLETS SHALL BE INSTALLED WITH EGRESS SUBSTITUTES. TWO (2) OF MORE LIGHT SWITCHES IN ONE AREA SHALL BE INSTALLED IN ONE TYPE ROOM.
8. JUNCTION BOXES SHALL BE GALVANIZED STEEL WITH GROUND WIRE BUNDLED TOGETHER FOR EACH LOCATION AND BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK FOR ALL ELECTRICAL MATERIALS AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND SUPPLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
10. ELECTRICAL CONTRACTOR SHALL INSTALL AIR CONDITIONING AND VENTILATION CONTROL SYSTEMS IN ACCORDANCE WITH CONTROL SYSTEMS DRAWINGS PROVIDED BY MECHANICAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
11. ALL GROUND CONNECTIONS TO BE DONE AS PER 1993 EDITION OF NATIONAL ELECTRICAL CODE.
12. LOAD SHALL BE BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING.
13. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
14. DISCONNECT SWITCHES SHALL BE HIGH RATED, HEAVY DUTY, UNDERWATER, GATE, BREAK, INCLUDING ALL REQUIRED BY PERMITS. MOTOR SWITCHES SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH LEG.
15. PANEL DEVICES SHALL BE BRAD POINT CIRCUIT BREAKER TYPE WITH COPPER BUS AND TO BE INSTALLED IN ACCORDANCE WITH PERMITS. MOTOR SWITCHES SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH LEG. ALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH PERMITS. MOTOR SWITCHES SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH LEG.
16. FUSES SHALL BE UL LISTED, AUTOMATIC CIRCUIT BREAKERS WITH CURRENT RATINGS CORRECTED FOR SUBJECTS SHALL BE COMPLETED WITHOUT DELAY AND SHALL BE INSTALLED IN ACCORDANCE WITH PERMITS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
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24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SYSTEMS IN FREE OF ALL SUPPORTS, GROUNDS AND SHORT CIRCUITS, AND THAT ALL EXISTING SYSTEMS BE ENHANCED.

*Handwritten notes and calculations, including a table of values and various annotations.*

MANUFACTURE SERVICE MOUNTING										MAIN BUS NEUTRAL BUS MOUNTING LOCATION														
CAT NO	LOAD SERVED	PAISE (AMP)	WIRE (AMP)	COP (AMP)	TOTAL (AMP)	TOTAL (AMP)	CON (AMP)	WIRE (AMP)	PAISE (AMP)	LOAD SERVED	CAT NO	LOAD SERVED	PAISE (AMP)	WIRE (AMP)	COP (AMP)	TOTAL (AMP)	TOTAL (AMP)	CON (AMP)	WIRE (AMP)	PAISE (AMP)	LOAD SERVED	CAT NO		
CONNECTED LOAD: 111.78 TOTAL (AMP)										CONNECTED LOAD: 111.78 TOTAL (AMP)														
DEMAND LOAD: 111.78 TOTAL (AMP)										DEMAND LOAD: 111.78 TOTAL (AMP)														



VITAL CONSULTING ENGINEERS  
CONSULTING ENGINEERS  
11111 11111 11111 11111 11111

**MARTINEZ • POSE**  
**ARCHITECTS**  
41111 11111 11111 11111 11111

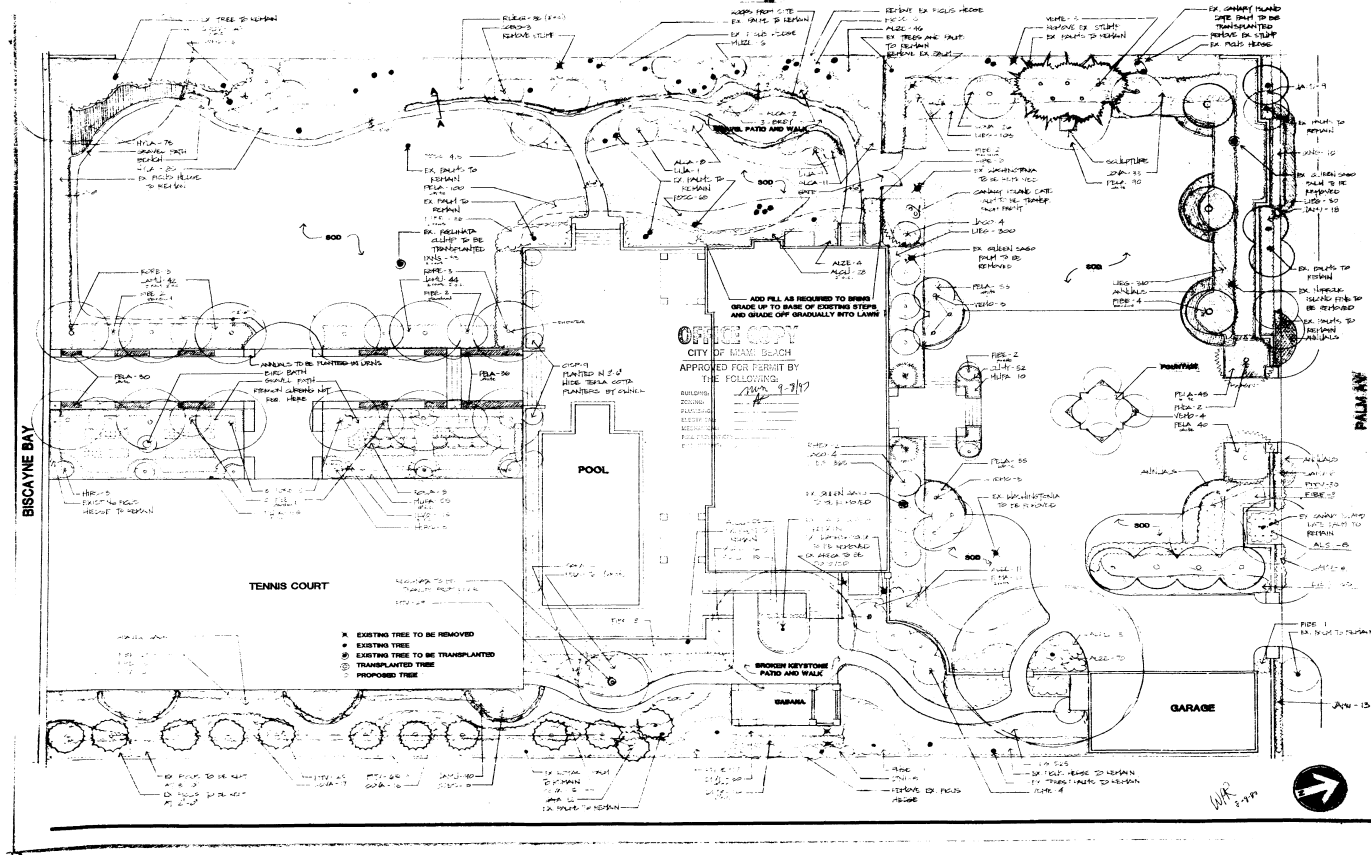
**Addition and Remodeling for:**  
**RESIDENCE OF MR. ELIAS ABOUD**

REVISIONS

FOR 83212  
DATE 8/1/92

E-6  
30

3



OFFICE COPY  
 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 28828 9-7-77

- X EXISTING TREE TO BE REMOVED
- EXISTING TREE
- EXISTING TREE TO BE TRANSPLANTED
- ⊙ PROPOSED TREE

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

---

**ABSTRACT RESERVATION**

---

DATE: 7-13-75  
 SHEET NO: 0-4-75

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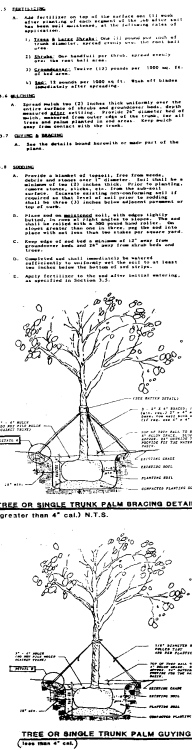
PLANNING

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

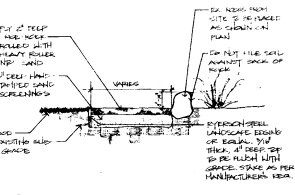
- SECTION NAME : LANDSCAPE SPECIFICATIONS**
- PAGE 1 : GENERAL**
- 1.1. ADIR:**
    - A. All materials and workmanship shall conform to the specifications herein.
  - 1.2. MATERIALS:**
    - A. All materials shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.3. PLANT LISTS:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.4. PLANT QUALITY:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.5. PLANT SPECIES:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.6. PLANT SIZE:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.7. PLANT PLACEMENT:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.8. PLANT MAINTENANCE:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.9. PLANT REPLACEMENT:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
  - 1.10. PLANT REMOVAL:**
    - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.

- 1.11. GENERAL:**
  - A. All materials and workmanship shall conform to the specifications herein.
- 1.12. MATERIALS:**
  - A. All materials shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.13. PLANT LISTS:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.14. PLANT QUALITY:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.15. PLANT SPECIES:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.16. PLANT SIZE:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.17. PLANT PLACEMENT:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.18. PLANT MAINTENANCE:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.19. PLANT REPLACEMENT:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.
- 1.20. PLANT REMOVAL:**
  - A. All plants shall be of the highest quality obtainable and shall be subject to inspection and approval by the architect.



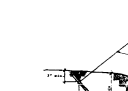
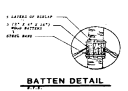
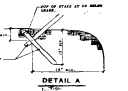
REDISTRIBUTE SOIL REGULARLY  
PLACES ON GROUND TO ASSURE ALL NEW PLANTING WILL  
BE PLANTED IN A MINIMUM OF A 12" DEEP BED OF THAT SOIL.

PLANTS SHALL BE PLANTED FAR ENOUGH FROM DRIVES AND  
WALKS TO ALLOW FOR PROPER PLANT GROWTH TO ITS NORMAL  
HEIGHT (i.e. 10' from Drives 2'-0", Large Trees 3'-0")



**TRANSPLANT LIST**

PLANT NAME	SIZE
Washingtonia Palm	12" tall
Washingtonia Palm	24" tall
Chamaecyparis Palm	18" tall
Chamaecyparis Palm	36" tall
Chamaecyparis Palm	48" tall
Chamaecyparis Palm	60" tall
Chamaecyparis Palm	72" tall
Chamaecyparis Palm	84" tall
Chamaecyparis Palm	96" tall
Chamaecyparis Palm	108" tall
Chamaecyparis Palm	120" tall
Chamaecyparis Palm	132" tall
Chamaecyparis Palm	144" tall
Chamaecyparis Palm	156" tall
Chamaecyparis Palm	168" tall
Chamaecyparis Palm	180" tall
Chamaecyparis Palm	192" tall
Chamaecyparis Palm	204" tall
Chamaecyparis Palm	216" tall
Chamaecyparis Palm	228" tall
Chamaecyparis Palm	240" tall
Chamaecyparis Palm	252" tall
Chamaecyparis Palm	264" tall
Chamaecyparis Palm	276" tall
Chamaecyparis Palm	288" tall
Chamaecyparis Palm	300" tall



**PLANT LIST**

PLANT NAME	SIZE	QTY
Washingtonia Palm	12" tall	50
Washingtonia Palm	24" tall	25
Chamaecyparis Palm	18" tall	30
Chamaecyparis Palm	36" tall	15
Chamaecyparis Palm	48" tall	10
Chamaecyparis Palm	60" tall	5
Chamaecyparis Palm	72" tall	3
Chamaecyparis Palm	84" tall	2
Chamaecyparis Palm	96" tall	1
Chamaecyparis Palm	108" tall	1
Chamaecyparis Palm	120" tall	1
Chamaecyparis Palm	132" tall	1
Chamaecyparis Palm	144" tall	1
Chamaecyparis Palm	156" tall	1
Chamaecyparis Palm	168" tall	1
Chamaecyparis Palm	180" tall	1
Chamaecyparis Palm	192" tall	1
Chamaecyparis Palm	204" tall	1
Chamaecyparis Palm	216" tall	1
Chamaecyparis Palm	228" tall	1
Chamaecyparis Palm	240" tall	1
Chamaecyparis Palm	252" tall	1
Chamaecyparis Palm	264" tall	1
Chamaecyparis Palm	276" tall	1
Chamaecyparis Palm	288" tall	1
Chamaecyparis Palm	300" tall	1

**ABBODD RESIDENCE**

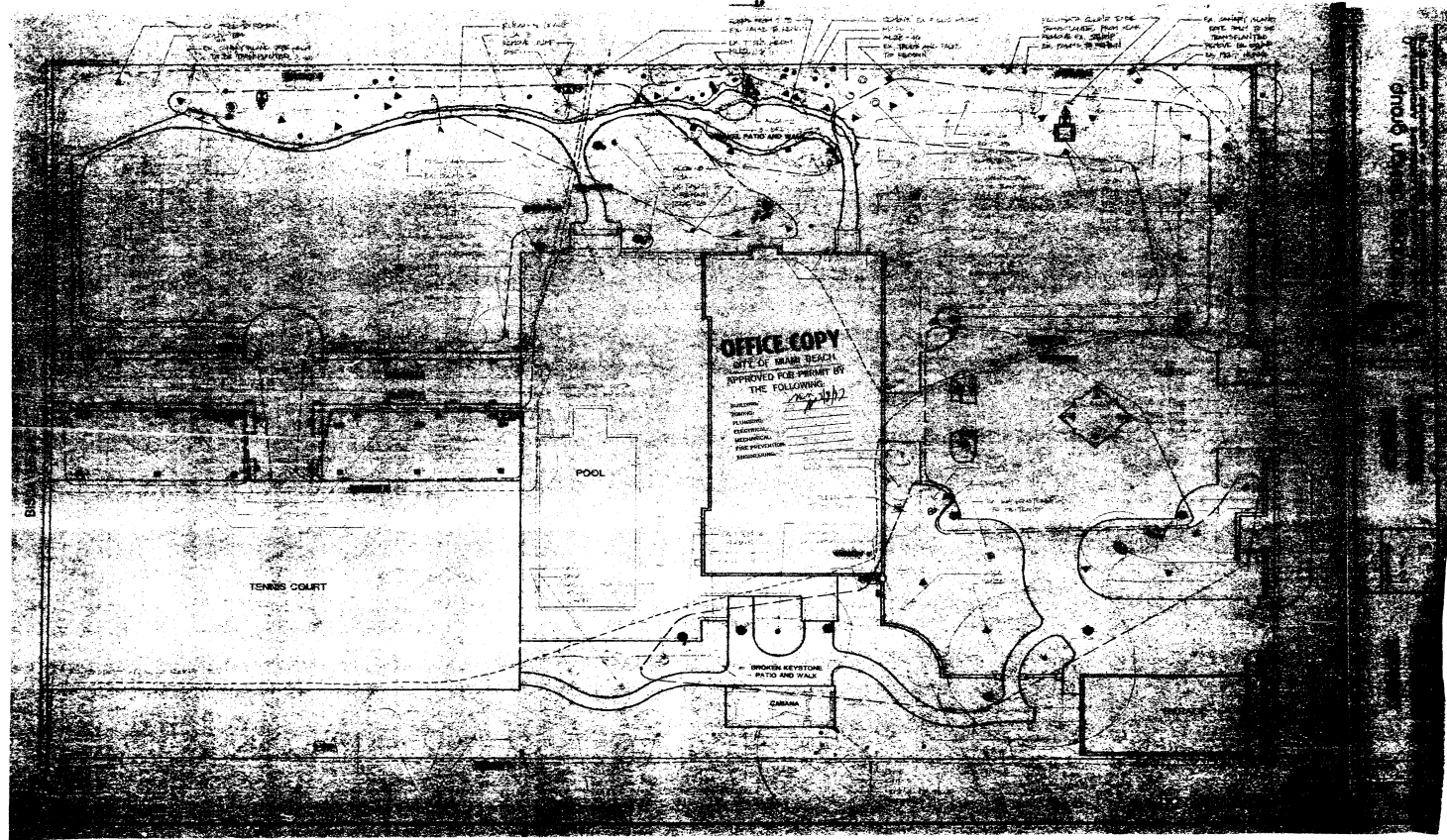
**rosenberg design group**

LAND PLANNING & LANDSCAPE ARCHITECTURE

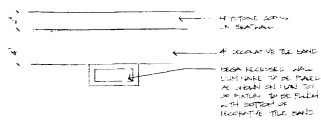
MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

SCALE: JOB NO. SHEET DATE REVISIONS

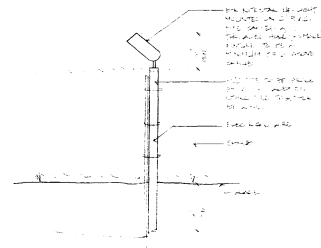
LA-2 7/1/75 8/10



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 CITY OF MIAMI BEACH  
 APPROVED FOR RECORD BY  
 THE FOLLOWING:  
 PLANNING  
 ELECTRICAL  
 MECHANICAL  
 FIRE PROTECTION  
 SANITATION



DETAIL A



DETAIL B

LIGHTING SCHEDULE

KEY	DESCRIPTION	QUANTITY
●	8\"/>	14
▲	8\"/>	32
●	8\"/>	18
■	8\"/>	14
●	BOLLARD LIGHT TO BE CHOSEN BY ARCHITECT	1
☒	HANDED 1000-12 100 WATT T 8'S	10

- NOTES:
- 1) DOWN LIGHTS IN GRASS WILL BE PLACED JUST BELOW THE SPRINGS. THE WIRE WILL BE KEPT ON THE BACKSIDE OF THE GRASS TO WITHIN 12\"/>
  - 2) TRANSFORMERS WILL BE ON 2\"/>

OFFICE COPY  
 CITY OF DALLAS  
 APPLICANT'S REPRESENTATIVE  
 THE FOLLOWING:  
 NAME: [Signature]  
 TITLE: [Signature]  
 ADDRESS: [Signature]  
 PHONE: [Signature]  
 FAX: [Signature]  
 E-MAIL: [Signature]  
 REGISTRATION NO.: [Signature]



ABBOUD RESIDENCE

DATE: 7/14/05  
REVISIONS: 01, 02, 03

LANDSCAPE LIGHTING NOTES AND DETAILS

SCALE: 1/4\"/>

3

PERMIT #  
B 9902670  
BMS 92549  
BMS 0000974  
ADDRESS  
94 Palm Av

200000





DOMENICO J. BELFRANNO, P.E.  
 17800 NORTHEAST 31 COURT  
 AVENUE, FLORIDA 33160  
 PHONE (305) 948-1111  
 FAX (305) 948-1112

PROJECT: ROOF WIND UPLIFT  
 DATE: 02/11/89

WINDWARD ROOF W/ CP = 0.75  
 PS = 41.1 (190.75) = 190.75  
 P10 = 41.1 (190.75) = 190.75  
 P20 = 41.1 (190.75) = 190.75  
 P30 = 41.1 (190.75) = 190.75

NET UPLIFT = 41.1 PSF (190.75)  
 (190.75 PSF)

SLURRY STRUCTURES W/ CP = 1.35  
 P10 = 41.1 (190.75) = 190.75  
 P20 = 41.1 (190.75) = 190.75  
 P30 = 41.1 (190.75) = 190.75

NET UPLIFT = 41.1 PSF (190.75)  
 (190.75 PSF)

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 DATE: 02/11/89

Check G-5 for tension  
 $\gamma = 27.2 \text{ kcf}$   
 $\rho = 27.2 (1.9075) = 51.88$   
 $P = 43.2 \text{ PSF}$

$F = \frac{0.12 (2.0)^2 (1.9075)}{2 \times 14} = 0.32 \text{ k/ft}$   
 $M_{max} = 0.32 (1.5) = 0.48 \text{ k-ft}$   
 $M_{min} = \frac{0.48 (1.5)^2}{2} = 0.54 \text{ k-ft}$

$\Sigma M = 0.30 (0.9) + 0.18 (1.2) = 1.18 \text{ k-ft}$   
 $\times 12000 = 14160 \text{ in-k}$   
 $\div 1135 = 12470 \text{ in-k}$   
 $\div 7500 = 16.6 \text{ ksi}$   
 Ref. ACI 318  
 Modulus = 29000 ksi O.K.

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PROJECT: ROOF WIND UPLIFT  
 DATE: 02/11/89

Check gable beam for tension  
 $\Sigma H = 118 \text{ k-ft}$

Span = 18'-0"  
 max. m. G-1  
 $T = 118 (14) = 1652 \text{ k-ft}$   
 $V = \frac{118 (14)}{2} = 826 \text{ k}$

$T_u = \frac{0.9 \sqrt{3000 (826)^2}}{\sqrt{1.67 (0.06 (1490))^2}} = 16.2 \text{ ksi}$   
 $T_u = 16.2 - 16.2 = 0 \text{ ksi}$   
 $d_c = 0.66 + 0.33 \frac{16}{25} = 0.83$   
 $S = 0.92 (10) (20) (0.83) / 1.2 (1.2) = 97 \text{ k-in}$   
 $= 10 \text{ k-in}$   
 O.K.

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PROJECT: ROOF WIND UPLIFT  
 DATE: 02/11/89

Check tension for G-1  
 G-1 shear due to 7/8" slab  
 7/8" eccentricity

$M_{max} = \frac{1}{2} (2.0) (1.9075) (1.9) = 3.61 \text{ k-ft}$   
 $M_{min} = \frac{0.75 (1.5)}{2} = 0.56 \text{ k-ft}$   
 $\Sigma M = 3.61 (0.9) - 0.56 (1.2) = 2.66 \text{ k-ft}$   
 $\times 12000 = 31920 \text{ in-k}$   
 $\div 1135 = 28130 \text{ in-k}$   
 $\div 7500 = 37.5 \text{ ksi}$   
 Ref. to Calc. for G-5  
 - G-1 is adequate.

BRADLEY J. CASH - PROFESSIONAL CONSULTANT  
 17800 NORTHEAST 31 COURT  
 AVENUE, FLORIDA 33160

PROJECT: ROOF WIND UPLIFT  
 DATE: 02/11/89

Lateral Pressures Due to Wind  
 Sectional Pressures  
 Windward Wall:  $C_{pe} = 0.85$   
 Roof:  $C_{pe} = 0.85$   
 Leeward Wall:  $C_{pe} = 0.7$   
 Leeward Roof:  $C_{pe} = 0.7$

Windward Wall:  $q = 41.1 \text{ PSF}$   
 $P = 41.1 (0.85) = 34.9 \text{ PSF}$

Roof:  $q = 41.1 \text{ PSF}$   
 $P = 41.1 (0.85) = 34.9 \text{ PSF}$

Leeward Wall:  $q = 41.1 \text{ PSF}$   
 $P = 41.1 (0.7) = 28.8 \text{ PSF}$

Leeward Roof:  $q = 41.1 \text{ PSF}$   
 $P = 41.1 (0.7) = 28.8 \text{ PSF}$

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Leeward Roof:  $q = 41.1 \text{ PSF}$   
 $P = 41.1 (0.7) = 28.8 \text{ PSF}$

4-10-89





BRADLEY J. CASH - PROFESSIONAL CONSULTANT  
17800 NORTHWAY 31 COURT  
AVENUE, FLORIDA 33160

PROJECT LOCATED AT  
34 PALM AVENUE  
MIAMI BEACH, FLORIDA

DATE: 03/21/1993

FOR: ROBERT WASH AND ASSOCIATES, P.A.  
100 WASHINGTON, 1ST FLOOR  
MIAMI, FLORIDA

**Lateral Pressures Due to Wind**  
Lateral pressures on buildings with a mean roof height less than 60 feet are based on the requirements of the Miami Building Code (MBC) and American Society of Civil Engineers (ASCE) Standard 7-90, Minimum Design Loads for Buildings and Other Structures.

Building type and height: 100 ft  
Wind speed: 120 mph  
Exposure: B  
Risk Category: II

Windward (left):  
This opening is in zone 4

BRADLEY J. CASH

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Building type and height: 100 ft  
Wind speed: 120 mph  
Exposure: B  
Risk Category: II

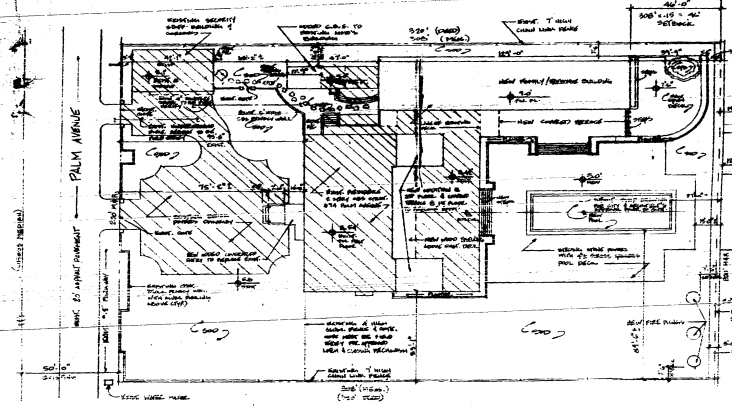
Windward (left):  
This opening is in zone 4

BRADLEY J. CASH

032486

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B9900670

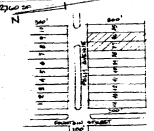


**Flood Program Legend**

Residential

1	2	3	4	5	6	7	8	9	10
10'	15'	20'	25'	30'	35'	40'	45'	50'	55'

Notes: 1. Flood Hazard Areas are shown on this plan. 2. Flood Hazard Areas are shown on this plan. 3. Flood Hazard Areas are shown on this plan. 4. Flood Hazard Areas are shown on this plan. 5. Flood Hazard Areas are shown on this plan. 6. Flood Hazard Areas are shown on this plan. 7. Flood Hazard Areas are shown on this plan. 8. Flood Hazard Areas are shown on this plan. 9. Flood Hazard Areas are shown on this plan. 10. Flood Hazard Areas are shown on this plan.



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

APPROVED FOR PERMIT BY THE FOLLOWING:

APPROVED FOR PERMIT BY THE FOLLOWING:

SITE INFO:  
LOT 5180 - 24,000 SF  
LOT 5181 - 10,000 SF  
LOT 5182 - 10,000 SF  
LOT 5183 - 10,000 SF  
LOT 5184 - 10,000 SF  
LOT 5185 - 10,000 SF  
LOT 5186 - 10,000 SF  
LOT 5187 - 10,000 SF  
LOT 5188 - 10,000 SF  
LOT 5189 - 10,000 SF  
LOT 5190 - 10,000 SF

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

NEARBY ELEVATION  
THE FLOOD ELEVATION

BASE FLOOD ELEVATION IN AC  
COMMUNITY PANEL NUMBER 17-001-001-1  
10% OF FLOOD 100/100

ROBERT WADE AND ASSOCIATES, P.A.  
PLANNERS  
ARCHITECTS


RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MANA BEACH, MIAMI BEACH, FLORIDA

600987

**LASON**  
12001 W. 12 STREET, MIAMI, FLORIDA 33136  
305-477-9100 • 800-287-4799 • FAX: 305-477-7100

**PREVIOUS  
DOCUMENT**

**IS  
a photocopy in poor  
condition**



PG 017

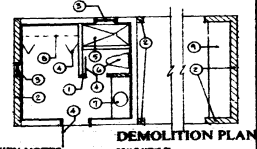
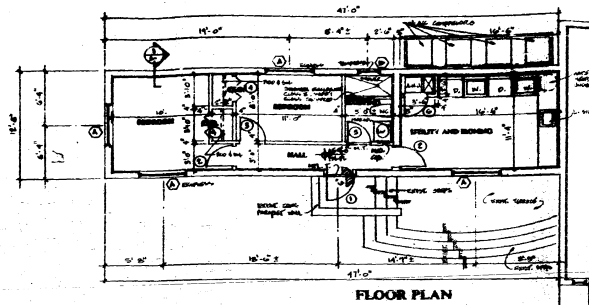
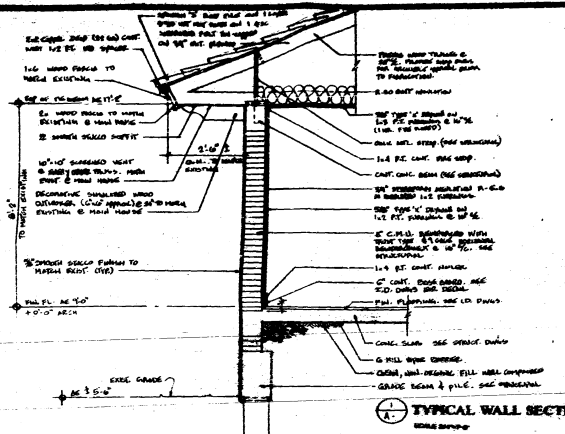
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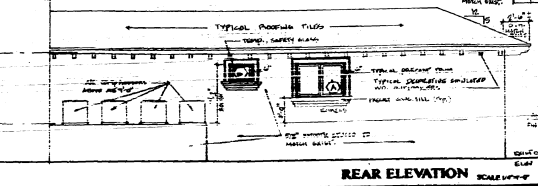
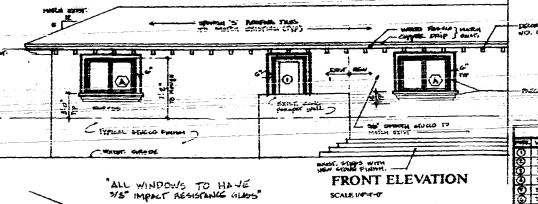
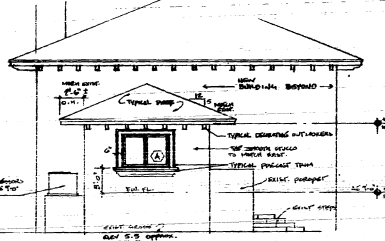
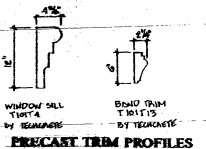




**KEY NOTES**

- REMOVE CONC. FLOORING AS INDICATED BY HATCHING.
- REMOVE CONC. WALLS SHALL BE INDICATED BY HATCHING.
- REMOVE CONC. SLABS.
- REMOVE CONC. CHIMNEYS.
- REMOVE CONC. CHIMNEY & FLUE PIPES THAT ARE EXPOSED.
- REMOVE CONC. CHIMNEY & FLUE PIPES IN REAR OFFICE.
- REMOVE CONC. CHIMNEY & FLUE PIPES IN REAR OFFICE.
- REMOVE CONC. CHIMNEY & FLUE PIPES IN REAR OFFICE.

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



**GENERAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI BUILDING CODE AND ALL APPLICABLE ORDINANCES.
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- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI BUILDING CODE AND ALL APPLICABLE ORDINANCES.
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NO.	SIZE	TYPE	FINISH	GLASS	OPERATION	REMARKS
1	6'0\"/>					

NO.	SIZE	TYPE	FINISH	OPERATION	REMARKS
1	3'0\"/>				

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

DATE: 11/15/11  
SCALE: AS SHOWN

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

WINDOW SCHEDULE						
NO.	SIZE	UNIT	FINISH	DESCRIPTION	MANUFACTURER	COMMENTS
A	30" x 36"	10"	ALUMINUM	FIXED	COLE	NO IMPACT GLASS

DOOR SCHEDULE									
NO.	TYPE	FINISH	FRAME	GLASS	SWITCH	KEY	OPERATION	GLASS	REMARKS
1	60"	30"	1 1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	WITH 1/2" INSULATION
2	30"	30"	1 1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	WITH 1/2" INSULATION
3	30"	30"	1 1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	WITH 1/2" INSULATION
4	30"	30"	1 1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	WITH 1/2" INSULATION
5	30"	30"	1 1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	WITH 1/2" INSULATION

**GENERAL NOTES**

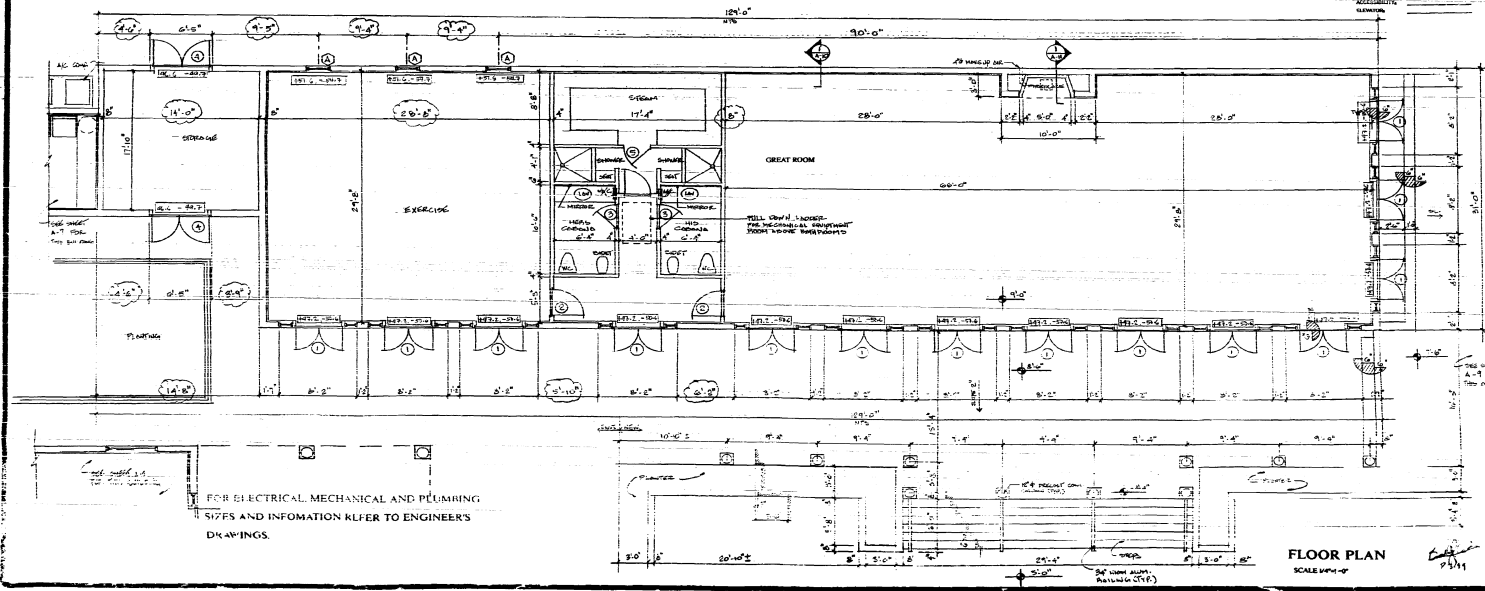
- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VERIFY THE EXISTING CONDITIONS AND CONDITIONS OF THE WORK BEFORE BEGINNING WORK. VERIFY WITH THE ARCHITECT OR ENGINEER FOR ANY CHANGES OR MODIFICATIONS. VERIFY WITH THE ARCHITECT OR ENGINEER FOR ANY CHANGES OR MODIFICATIONS. VERIFY WITH THE ARCHITECT OR ENGINEER FOR ANY CHANGES OR MODIFICATIONS.
- ALL WINDOW GLASS AT SECOND FLOOR TO BE A MINIMUM OF 1/2" THICK FROM PLAIN. ON PROVIDE SECURITY BAR AT REAR FROM FIRE ALARM.
- SECOND FLOOR OF EXISTING S.E.C. SECTION SHALL BE RECONSTRUCTED TO BE A SECOND FLOOR. THE SECOND FLOOR OF EXISTING S.E.C. SECTION TO BE RECONSTRUCTED TO BE A SECOND FLOOR. THE SECOND FLOOR OF EXISTING S.E.C. SECTION TO BE RECONSTRUCTED TO BE A SECOND FLOOR.
- ALL WINDOW GLASS AT SECOND FLOOR TO BE A MINIMUM OF 1/2" THICK FROM PLAIN. ON PROVIDE SECURITY BAR AT REAR FROM FIRE ALARM.
- SECOND FLOOR OF EXISTING S.E.C. SECTION SHALL BE RECONSTRUCTED TO BE A SECOND FLOOR. THE SECOND FLOOR OF EXISTING S.E.C. SECTION TO BE RECONSTRUCTED TO BE A SECOND FLOOR. THE SECOND FLOOR OF EXISTING S.E.C. SECTION TO BE RECONSTRUCTED TO BE A SECOND FLOOR.
- ALL WINDOW GLASS AT SECOND FLOOR TO BE A MINIMUM OF 1/2" THICK FROM PLAIN. ON PROVIDE SECURITY BAR AT REAR FROM FIRE ALARM.
- SECOND FLOOR OF EXISTING S.E.C. SECTION SHALL BE RECONSTRUCTED TO BE A SECOND FLOOR. THE SECOND FLOOR OF EXISTING S.E.C. SECTION TO BE RECONSTRUCTED TO BE A SECOND FLOOR. THE SECOND FLOOR OF EXISTING S.E.C. SECTION TO BE RECONSTRUCTED TO BE A SECOND FLOOR.

- NOTES**
- ALL WINDOWS IN THIS DRAWING TO BE 1/2" MIN. THICK. IMPACT RESISTANT.
  - FIXED AND OPERABLE WINDOW UNITS SHALL BE MANUFACTURED WITH WINDOW HEADS FACTORY.
  - PROVIDE 1/2" INSULATION ON ALL WINDOWS. APPROX. 1/2" TO 3/4" MIN.

- NOTES**
- ALL WINDOWS IN THIS DRAWING TO BE 1/2" MIN. THICK. IMPACT RESISTANT.
  - FIXED AND OPERABLE WINDOW UNITS SHALL BE MANUFACTURED WITH WINDOW HEADS FACTORY.
  - PROVIDE 1/2" INSULATION ON ALL WINDOWS. APPROX. 1/2" TO 3/4" MIN.

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

BUILDING  
 PLANNING  
 ELECTRICAL  
 MECHANICAL  
 FIRE PROTECTION  
 ENVIRONMENTAL  
 PUBLIC WORKS  
 STRUCTURES  
 ACCESSIBILITY  
 PARKING



ROBERT WADE AND ASSOCIATES, P.A. PLANNERS  
 1000 BAYVIEW DRIVE, SUITE 1000, MIAMI BEACH, FLORIDA 33139  
 PHONE: (305) 673-1111  
 FAX: (305) 673-1112  
 WWW: WWW.RWA-ARCHITECTS.COM

1000 BAYVIEW DRIVE, SUITE 1000, MIAMI BEACH, FLORIDA 33139

WINDOW SCHEDULE					
NO.	WIDTH	HEIGHT	GLASS	FINISHING	REMARKS
A	36"	36"	1/2"	ALUMINUM FRAME	COLE 60" IMPACT GLASS

DOOR SCHEDULE						
NO.	WIDTH	HEIGHT	GLASS	FINISHING	REMARKS	
1	36"	80"	1/2"	ALUM.	WOOD GRIP, 1/2" WOOD TRIM, 1/2" WOOD TRIM, 1/2" WOOD TRIM	
2	36"	80"	1/2"	ALUM.	WOOD GRIP, 1/2" WOOD TRIM, 1/2" WOOD TRIM, 1/2" WOOD TRIM	
3	36"	80"	1/2"	ALUM.	WOOD GRIP, 1/2" WOOD TRIM, 1/2" WOOD TRIM, 1/2" WOOD TRIM	
4	36"	80"	1/2"	ALUM.	WOOD GRIP, 1/2" WOOD TRIM, 1/2" WOOD TRIM, 1/2" WOOD TRIM	
5	36"	80"	1/2"	ALUM.	WOOD GRIP, 1/2" WOOD TRIM, 1/2" WOOD TRIM, 1/2" WOOD TRIM	

**GENERAL NOTES**

1. ALL WORK IS SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

4. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

5. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

6. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

7. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

8. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

9. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

10. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

**NOTES**

1. ALL WORK IS SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

4. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

5. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

**DOOR SCHEDULE**

1. ALL WORK IS SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

4. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

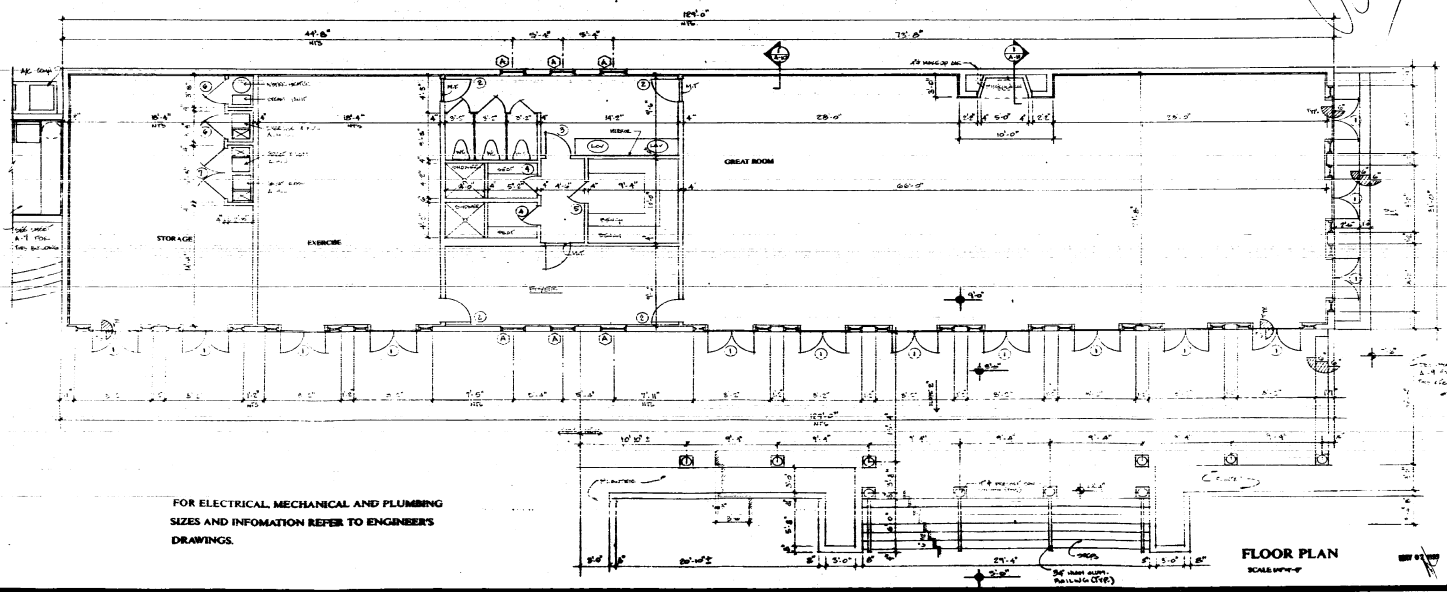
5. ALL WORK SHALL BE SUBJECT TO THE 2012 CODE BOOK, UNLESS OTHERWISE SPECIFIED.

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

*[Signature]*  
DATE: 04/11/12

ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
MIAMI BEACH, FLORIDA

RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, FLORIDA

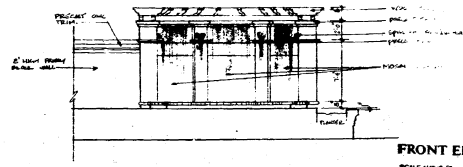


FOR ELECTRICAL MECHANICAL AND PLUMBING  
SIZES AND INFORMATION REFER TO ENGINEER'S  
DRAWINGS.

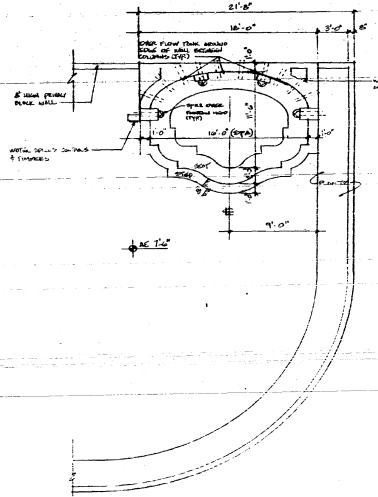
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

DATE: 04/11/12  
BY: RW

041112



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



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

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

PLUMBING	
ELECTRICAL	
Mechanical	
Structural	
Fire Protection	
Other	

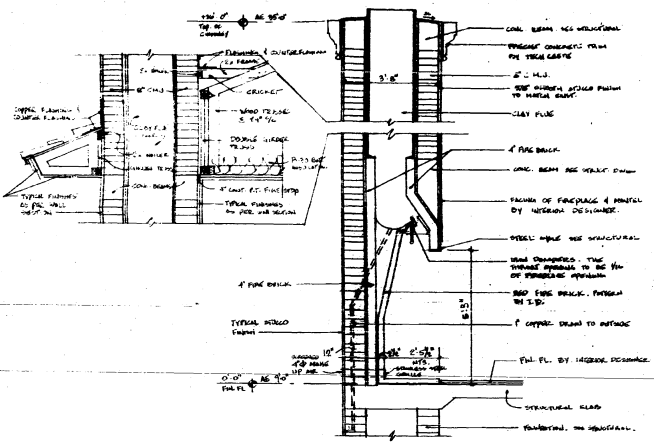
APPROVED SUBJECT TO  
CITY OF MIAMI BEACH

ROBERT WADE AND ASSOCIATES, P.A.  
 ARCHITECTS  
 PLANNERS  
 84 PALM AVENUE  
 MIAMI BEACH, FLORIDA

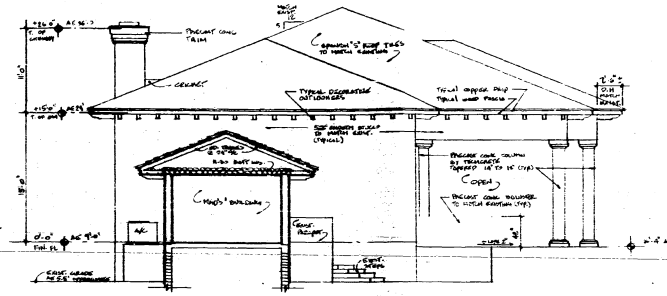
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 SHEET  
 A-9  
 OF  
 10

110905

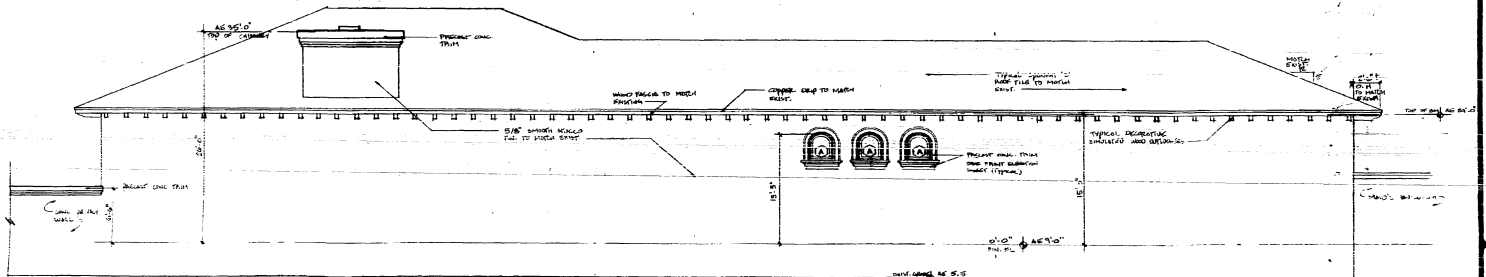




**FIREPLACE DETAIL**  
SCALE 1/4" = 1'-0"



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

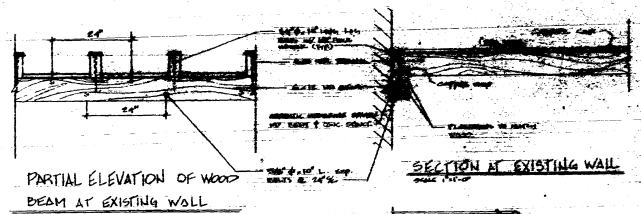
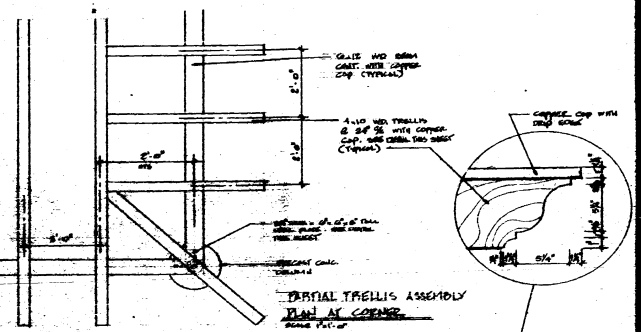
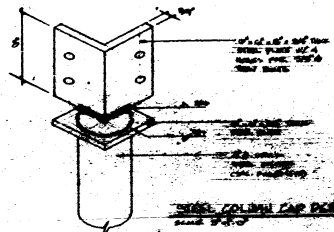


**REAR ELEVATION**  
SCALE 1/8" = 1'-0"

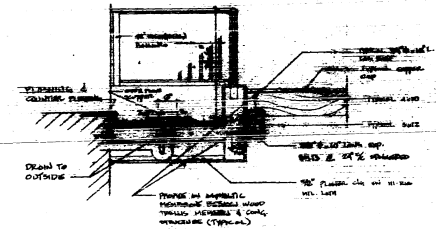
**OFFICE COPY**  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
APPROVAL: \_\_\_\_\_  
EXPIRES: \_\_\_\_\_  
MAY 07 1999

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

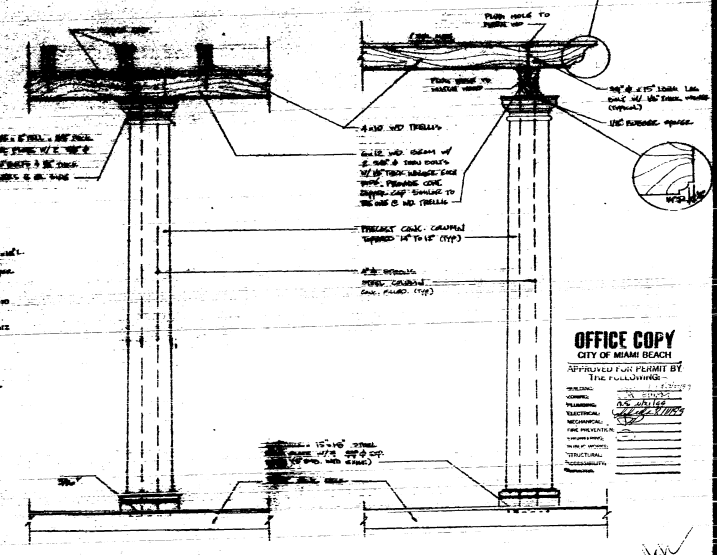
1999



SECTION AT EXISTING WALL



SECTION AT NEW BALCONY

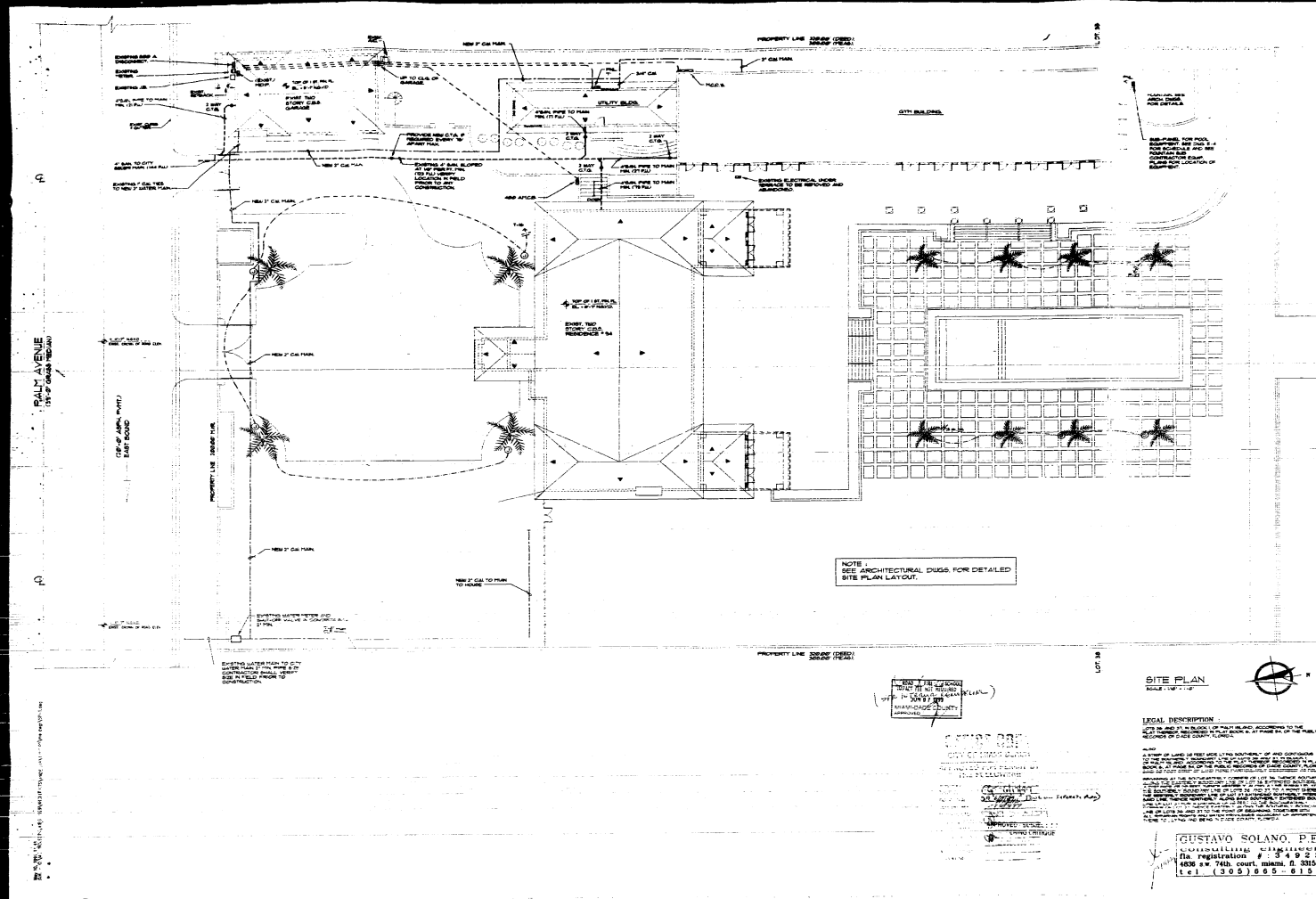


PARTIAL SIDE ELEVATION

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

NAME	
DESIGNER	
DATE	
REVISION	
APPROVED	
DATE	
REVISION	
APPROVED	
DATE	
REVISION	
APPROVED	
DATE	
REVISION	

00400  
 DORRICH INDUSTRIAL BUILDING  
 MIAMI BEACH



NOTE: SEE ARCHITECTURAL DIGGS FOR DETAILED SITE PLAN LAYOUT.

SEE ARCHITECTURAL DIGGS FOR DETAILED SITE PLAN LAYOUT.

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



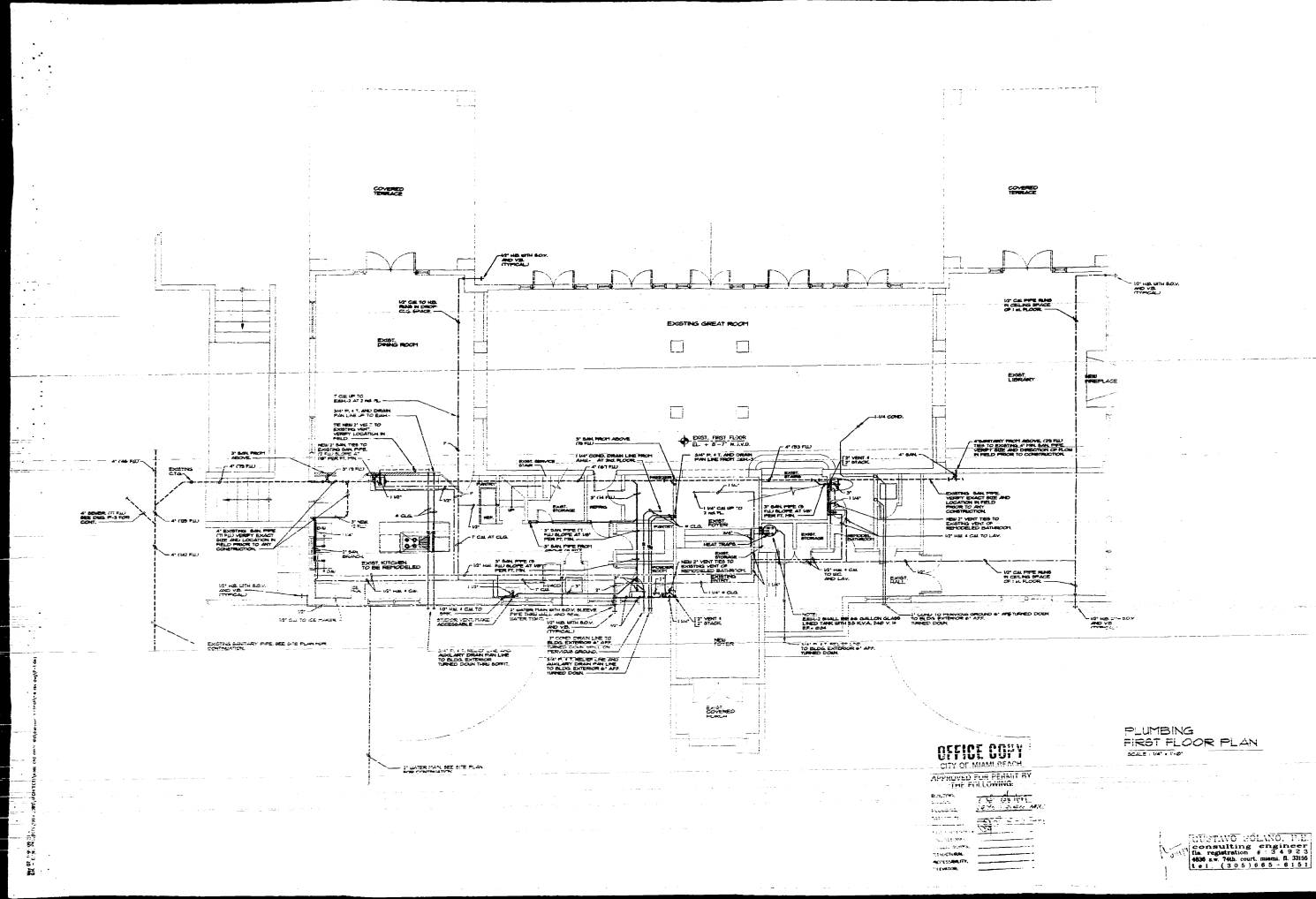
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GUSTAVO SOLANO, P.E.  
 PROFESSIONAL ENGINEER  
 FLA. REGISTRATION # 34923  
 400 S.W. 74th COURT MIAMI, FL 33156  
 TEL: (305) 565-6101

RENOVATION FOR <b>DOMINION INDUSTRIAL HOLDINGS</b> MIAMI BEACH, 94 PALM AVE   FLORIDA.	ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS & PLANNERS 1000 37th STREET MIAMI, FLORIDA
SHEET: <b>SF-1</b> OF 1	REVISIONS DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____

100401



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CITY OF MIAMI DEPT. OF PERMITS

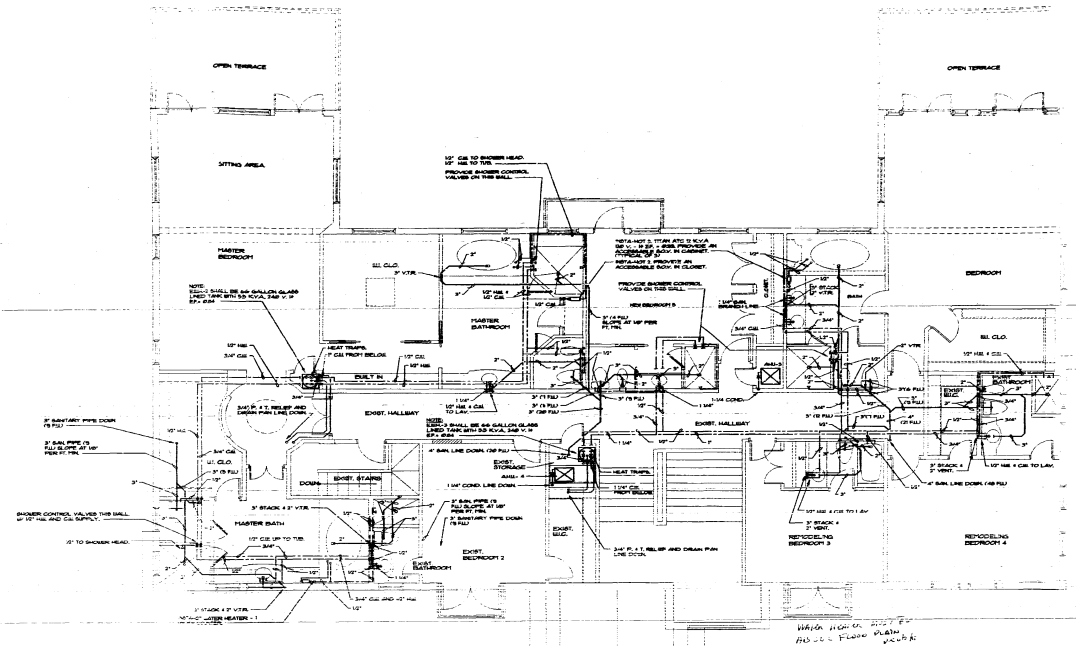
APPROVED FOR PERMIT BY THE FOLLOWING:  
 ENGINEER: [Signature]  
 ARCHITECT: [Signature]  
 PLUMBER: [Signature]

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

CHRISTIANO MOLANO, P.E.  
 CHRISTIANO MOLANO ENGINEERING  
 1800 N. W. 10th Street, Suite 200  
 Miami, FL 33136  
 Tel: (305) 665-6151

ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS 600 S.W. 1ST STREET, SUITE 200 MIAMI, FLORIDA 33135 (305) 371-2888	RENOVATION FOR <b>DOMINION INDUSTRIAL HOLDINGS</b> MIAMI BEACH, 94 PALM AVE. FLORIDA	SHEET <b>P-1</b> OF 5
--	--	-----------------------------

234000



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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

DESIGNED BY: *G. Solano*  
 DRAWN BY: *G. Solano*  
 CHECKED BY: *G. Solano*  
 PROJECT NO.: *100-1000000000*  
 DATE: *10/1/10*  
 SCALE: *AS SHOWN*  
 SHEET NO.: *2* OF *2*

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

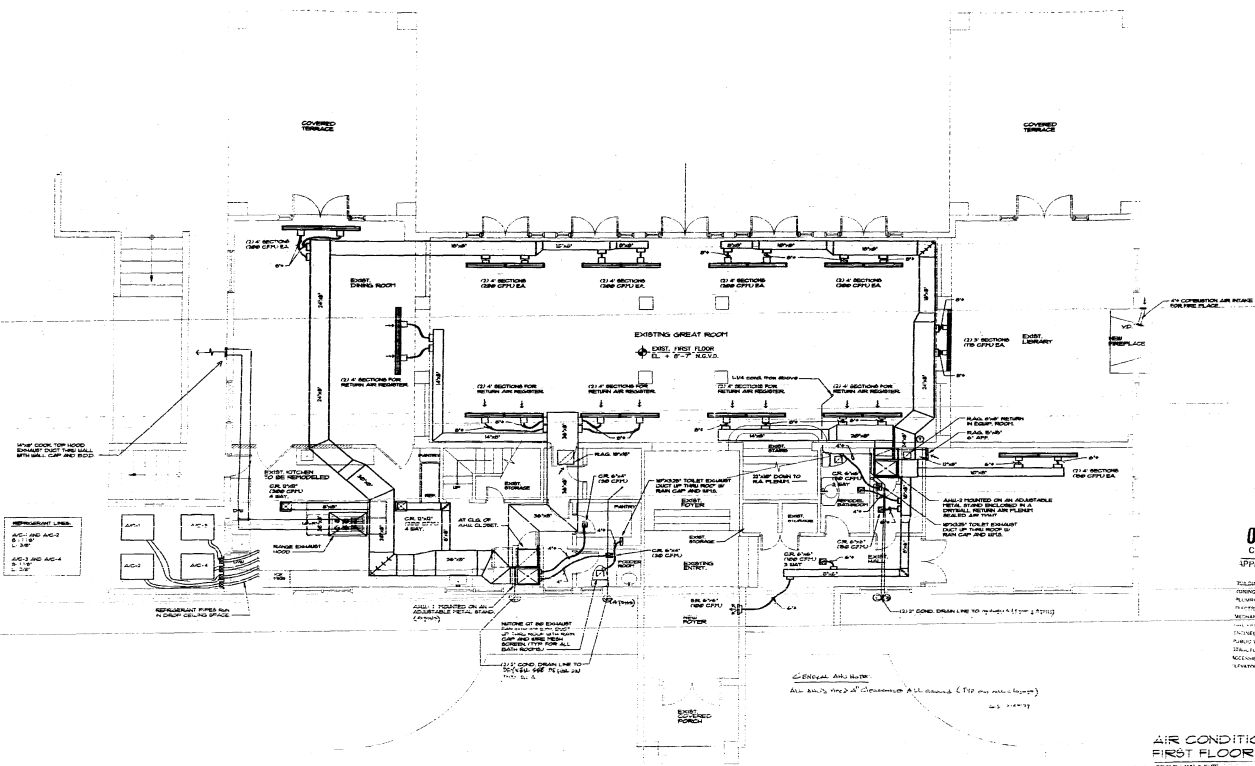
GUSTAVO SOLANO, P.E.  
 Consulting Engineer  
 Registration # 12,482  
 License # 160,7000 Miami, FL 33130  
 U.S. (305) 555-6181

ROBERT WADE AND ASSOCIATES, P.A.  
 ARCHITECTS  
 638 MICHAEL KEY DRIVE, OFFICE PLAZA 200  
 MIAMI, FLORIDA 33130  
 (305) 371-3832  
 AA 00076

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

4444





AIR CONDITIONING  
FIRST FLOOR PLAN  
SCALE: 1/8"

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

PLANNING	_____
ZONING	_____
PERMITS	_____
ENGINEERING	_____
INSPECTION	_____
CONSTRUCTION	_____
SAFETY	_____
STREETS	_____

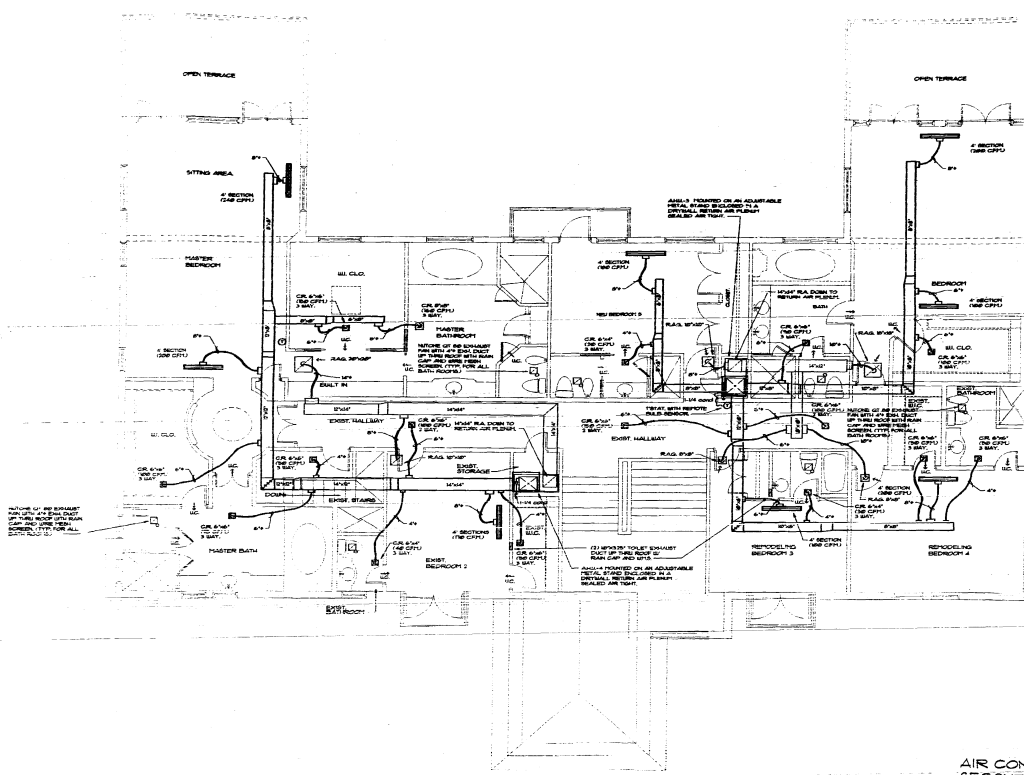
ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
880 BRICKELL BKT DRIVE, SUITE 1000, FLORIDA  
MIAMI, FLORIDA 33130

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

SHEET  
A/C-1  
OF 4

GUSTAVO SOLANO, P.E.  
CONSULTING ENGINEER  
P.E. Registration #12345  
1000 N.W. 10th Ave., Suite 1000  
Miami, FL 33136  
Tel: (305) 555-1234

50505



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

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

NAME	
TITLE	
DATE	
BY	
FOR	

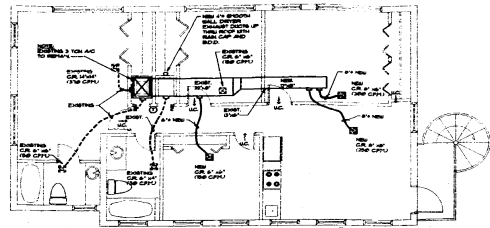
GUSTAVO SOLANO, P.E.  
CONSULTING ENGINEER  
REGISTRATION # 14192-3  
408 N.W. 78th Street, Miami, FL 33150  
Tel. (305) 685-8151

ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
PLANNERS  
100 S.W. 33rd Street, Suite 100  
Miami, Florida 33135  
(305) 371-2332  
ACCOUNTS

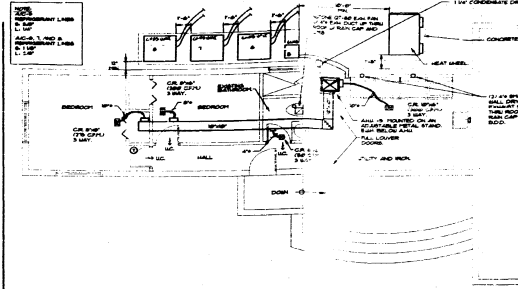
RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, 94 PALM AVE  
FLORIDA

SHEET  
A/C-2  
OF 4

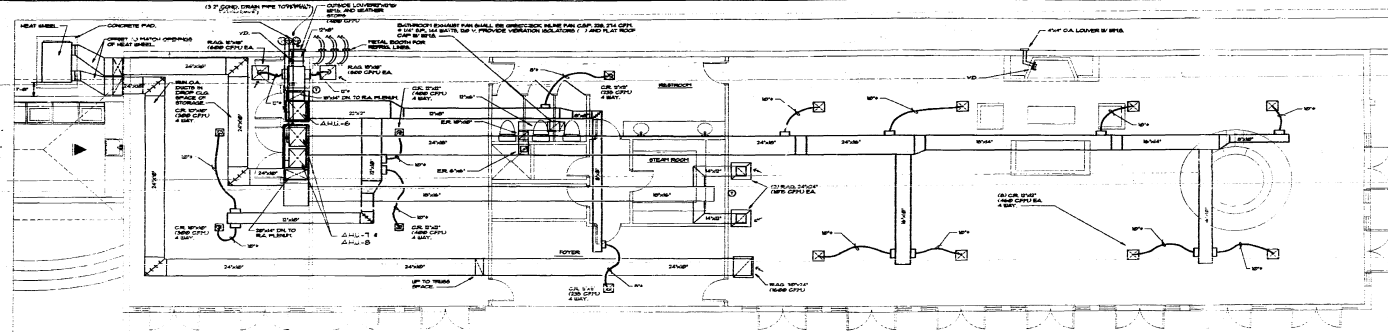
1040409



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



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



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

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

ENGINEER  
 ARCHITECT  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 FLOORING  
 INTERIORS  
 LANDSCAPE  
 SIGNAGE  
 OTHER

DATE	BY	REVISION

GUSTAVO SOLANO, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 11111  
1800 N.W. 75th COURT, MIAMI, FL 33155  
(305) 865-8151

ROBERT WADE AND ASSOCIATES, P.A.  
PLANNERS  
ARCHITECTS  
300 BRICKELL KEY DRIVE, OFFICE FLAIDA 3R  
FLOOR  
MIAMI  
3050 374-2828  
ACCOUNTS

RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, 44 PALM AVE. FLORIDA.

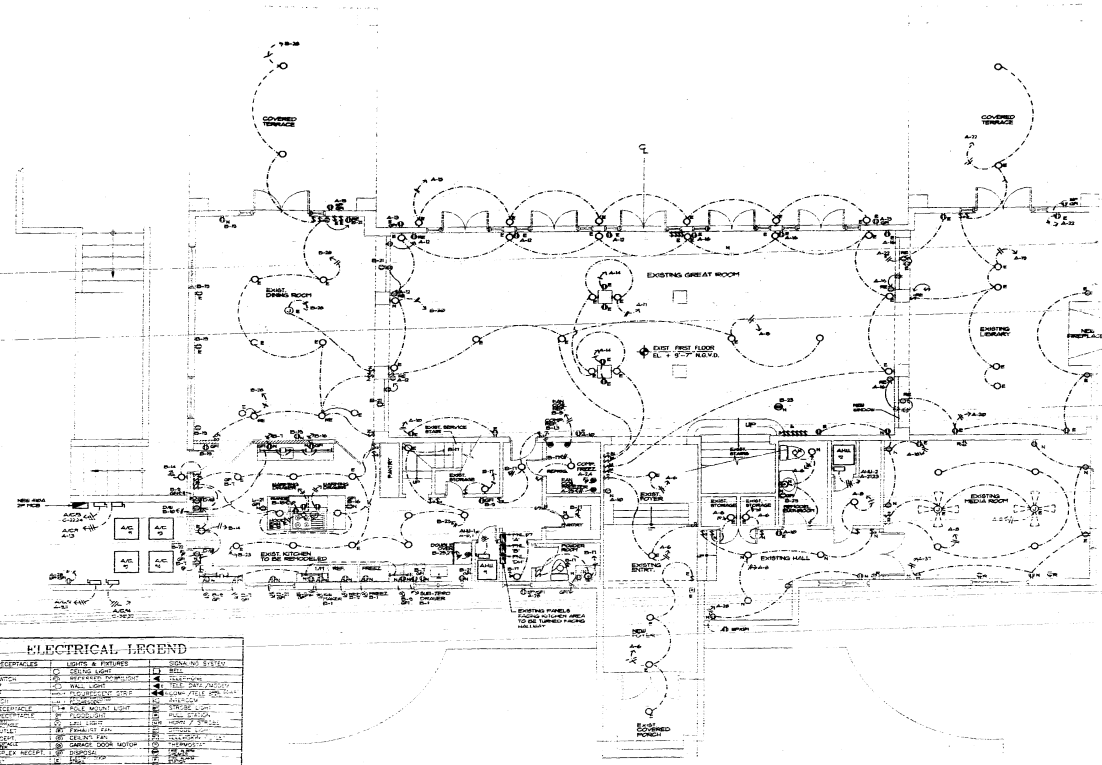
SHEET  
A/C-3  
OF 4

A/C-3





ELECTRICAL LEGEND		
SYMBOLS & ABBREVIATIONS	USINGS & FINISHES	DESCRIPTIONS
1. SWICH	20. 250V. 200A. CB	21. 250V. 200A. CB
2. 480V. SWICH	21. 480V. 200A. CB	22. 480V. 200A. CB
3. 480V. SWICH	22. 480V. 200A. CB	23. 480V. 200A. CB
4. 480V. SWICH	23. 480V. 200A. CB	24. 480V. 200A. CB
5. 480V. SWICH	24. 480V. 200A. CB	25. 480V. 200A. CB
6. 480V. SWICH	25. 480V. 200A. CB	26. 480V. 200A. CB
7. 480V. SWICH	26. 480V. 200A. CB	27. 480V. 200A. CB
8. 480V. SWICH	27. 480V. 200A. CB	28. 480V. 200A. CB
9. 480V. SWICH	28. 480V. 200A. CB	29. 480V. 200A. CB
10. 480V. SWICH	29. 480V. 200A. CB	30. 480V. 200A. CB
11. 480V. SWICH	30. 480V. 200A. CB	31. 480V. 200A. CB
12. 480V. SWICH	31. 480V. 200A. CB	32. 480V. 200A. CB
13. 480V. SWICH	32. 480V. 200A. CB	33. 480V. 200A. CB
14. 480V. SWICH	33. 480V. 200A. CB	34. 480V. 200A. CB
15. 480V. SWICH	34. 480V. 200A. CB	35. 480V. 200A. CB
16. 480V. SWICH	35. 480V. 200A. CB	36. 480V. 200A. CB
17. 480V. SWICH	36. 480V. 200A. CB	37. 480V. 200A. CB
18. 480V. SWICH	37. 480V. 200A. CB	38. 480V. 200A. CB
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23. 480V. SWICH	42. 480V. 200A. CB	43. 480V. 200A. CB
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32. 480V. SWICH	51. 480V. 200A. CB	52. 480V. 200A. CB
33. 480V. SWICH	52. 480V. 200A. CB	53. 480V. 200A. CB
34. 480V. SWICH	53. 480V. 200A. CB	54. 480V. 200A. CB
35. 480V. SWICH	54. 480V. 200A. CB	55. 480V. 200A. CB
36. 480V. SWICH	55. 480V. 200A. CB	56. 480V. 200A. CB
37. 480V. SWICH	56. 480V. 200A. CB	57. 480V. 200A. CB
38. 480V. SWICH	57. 480V. 200A. CB	58. 480V. 200A. CB
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41. 480V. SWICH	60. 480V. 200A. CB	61. 480V. 200A. CB
42. 480V. SWICH	61. 480V. 200A. CB	62. 480V. 200A. CB
43. 480V. SWICH	62. 480V. 200A. CB	63. 480V. 200A. CB
44. 480V. SWICH	63. 480V. 200A. CB	64. 480V. 200A. CB
45. 480V. SWICH	64. 480V. 200A. CB	65. 480V. 200A. CB
46. 480V. SWICH	65. 480V. 200A. CB	66. 480V. 200A. CB
47. 480V. SWICH	66. 480V. 200A. CB	67. 480V. 200A. CB
48. 480V. SWICH	67. 480V. 200A. CB	68. 480V. 200A. CB
49. 480V. SWICH	68. 480V. 200A. CB	69. 480V. 200A. CB
50. 480V. SWICH	69. 480V. 200A. CB	70. 480V. 200A. CB
51. 480V. SWICH	70. 480V. 200A. CB	71. 480V. 200A. CB
52. 480V. SWICH	71. 480V. 200A. CB	72. 480V. 200A. CB
53. 480V. SWICH	72. 480V. 200A. CB	73. 480V. 200A. CB
54. 480V. SWICH	73. 480V. 200A. CB	74. 480V. 200A. CB
55. 480V. SWICH	74. 480V. 200A. CB	75. 480V. 200A. CB
56. 480V. SWICH	75. 480V. 200A. CB	76. 480V. 200A. CB
57. 480V. SWICH	76. 480V. 200A. CB	77. 480V. 200A. CB
58. 480V. SWICH	77. 480V. 200A. CB	78. 480V. 200A. CB
59. 480V. SWICH	78. 480V. 200A. CB	79. 480V. 200A. CB
60. 480V. SWICH	79. 480V. 200A. CB	80. 480V. 200A. CB
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62. 480V. SWICH	81. 480V. 200A. CB	82. 480V. 200A. CB
63. 480V. SWICH	82. 480V. 200A. CB	83. 480V. 200A. CB
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65. 480V. SWICH	84. 480V. 200A. CB	85. 480V. 200A. CB
66. 480V. SWICH	85. 480V. 200A. CB	86. 480V. 200A. CB
67. 480V. SWICH	86. 480V. 200A. CB	87. 480V. 200A. CB
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71. 480V. SWICH	90. 480V. 200A. CB	91. 480V. 200A. CB
72. 480V. SWICH	91. 480V. 200A. CB	92. 480V. 200A. CB
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79. 480V. SWICH	98. 480V. 200A. CB	99. 480V. 200A. CB
80. 480V. SWICH	99. 480V. 200A. CB	100. 480V. 200A. CB



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

GUSTAVO SOLANO, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12345  
STATE OF FLORIDA

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

ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
PLANNERS  
100 N.W. 10TH AVENUE, SUITE 1000  
MIAMI, FLORIDA 33136

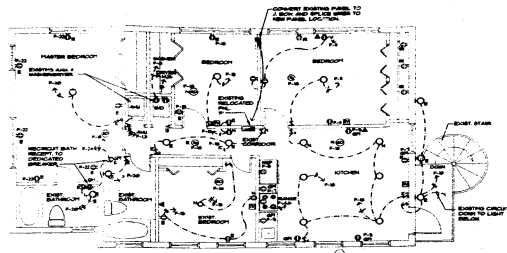
RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, 54 PALM AVE FLORIDA.

DATE: 10/1/83  
PROJECT NO. 83-01

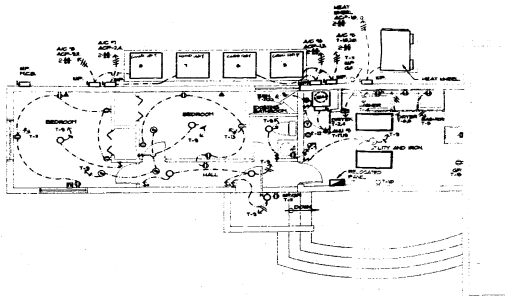
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OF 5

0-4500

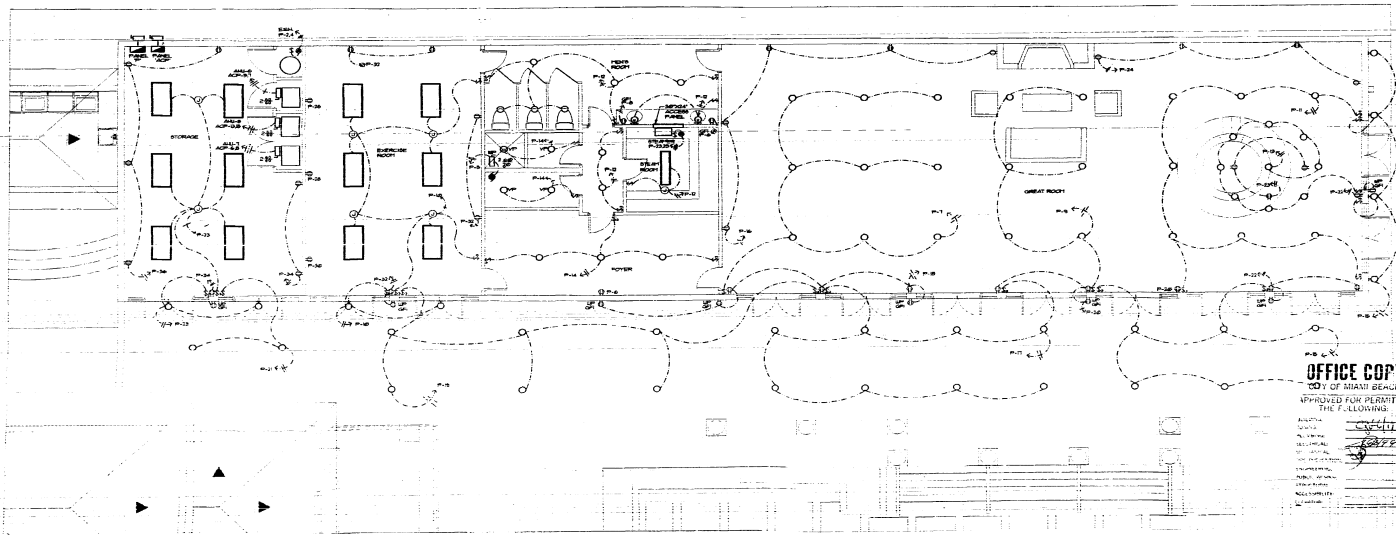




SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



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



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

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COPY OF MIAMI BEACH  
PROVIDED FOR PERMIT BY  
THE FOLLOWING:  
DATE: 11/11/11  
BY: [Signature]

GIUSEPPE SOLANO, P.E.  
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER  
FLORIDA REG. NO. 12454  
1101 S.W. 15th Avenue, Suite 200  
Miami, Florida 33135  
(305) 365-6151

ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
PLANNERS  
610 BRICKELL AVENUE, SUITE 1000, MIAMI, FLORIDA 33130  
(305) 371-2832  
WWW.RWA-PA.COM

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

REVISIONS  
NO. DATE BY  
1 11/11/11 [Signature]

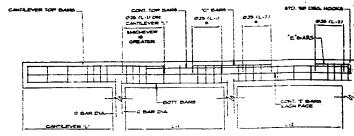
SHEET 11 OF 15

2-1-11-11





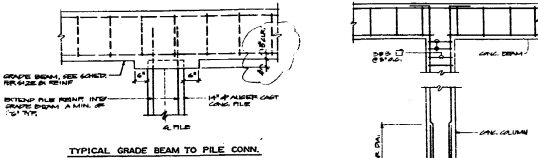




**BEAM STEEL PLACEMENT DIAGRAM**

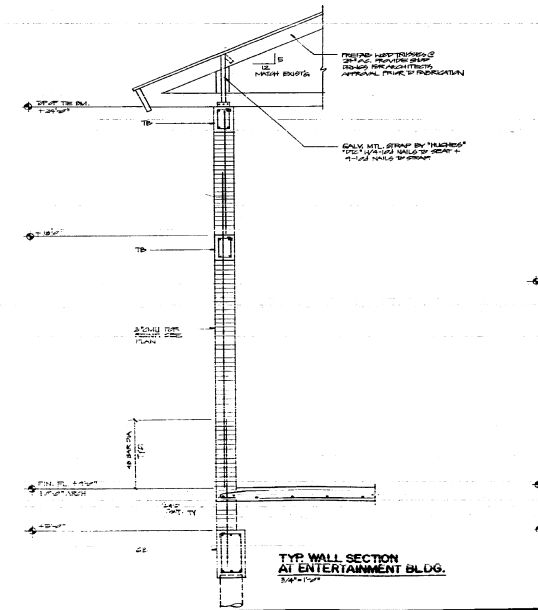
CONCRETE BEAM SCHEDULE									
MARK	TOP ELEV.	USE	W X H	SPACING	REINFORCING	REMARKS	REMARKS	REMARKS	REMARKS
GB-1	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-2	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-3	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-4	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-5	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-6	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-7	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-8	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-9	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-10	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-11	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-12	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-13	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-14	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-15	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-16	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-17	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-18	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-19	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-20	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-21	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-22	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-23	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-24	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-25	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-26	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-27	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-28	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-29	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-30	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-31	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-32	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-33	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-34	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-35	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-36	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-37	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-38	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-39	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-40	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-41	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-42	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-43	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-44	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-45	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-46	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-47	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-48	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-49	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				
GB-50	14' 2 1/2"	3" x 6"	3" x 6"	18" @ 12"	18" @ 12"				

COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT	REINFORCEMENT	REMARKS
A	8" x 8"	4 #5	4 #5 @ 12"	
B	8" x 8"	4 #5	4 #5 @ 12"	
C	8" x 10"	4 #5	4 #5 @ 12"	
D	8" x 10"	4 #5	4 #5 @ 12"	
E	8" x 12"	4 #5	4 #5 @ 12"	
F	8" x 12"	4 #5	4 #5 @ 12"	
G	8" x 12"	4 #5	4 #5 @ 12"	
H	8" x 12"	4 #5	4 #5 @ 12"	
I	8" x 12"	4 #5	4 #5 @ 12"	
J	8" x 12"	4 #5	4 #5 @ 12"	
K	8" x 12"	4 #5	4 #5 @ 12"	
L	8" x 12"	4 #5	4 #5 @ 12"	
M	8" x 12"	4 #5	4 #5 @ 12"	
N	8" x 12"	4 #5	4 #5 @ 12"	
O	8" x 12"	4 #5	4 #5 @ 12"	
P	8" x 12"	4 #5	4 #5 @ 12"	
Q	8" x 12"	4 #5	4 #5 @ 12"	
R	8" x 12"	4 #5	4 #5 @ 12"	
S	8" x 12"	4 #5	4 #5 @ 12"	
T	8" x 12"	4 #5	4 #5 @ 12"	
U	8" x 12"	4 #5	4 #5 @ 12"	
V	8" x 12"	4 #5	4 #5 @ 12"	
W	8" x 12"	4 #5	4 #5 @ 12"	
X	8" x 12"	4 #5	4 #5 @ 12"	
Y	8" x 12"	4 #5	4 #5 @ 12"	
Z	8" x 12"	4 #5	4 #5 @ 12"	

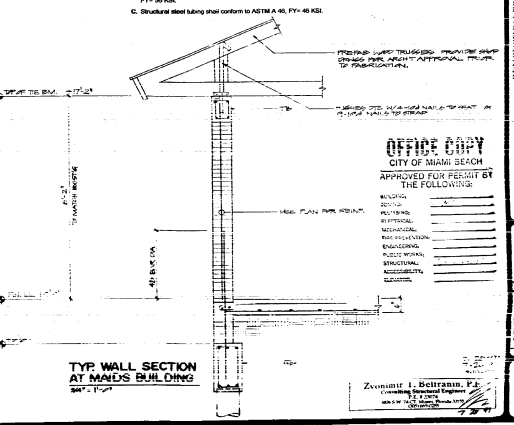


**TYPICAL GRADE BEAM TO PILE CONNECTION**

**CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL**



**TYP. WALL SECTION AT ENTERTAINMENT BLDG.**



**TYP. WALL SECTION AT MAIDS BLDG.**

**GENERAL STRUCTURAL NOTES**

- General
  - The Contractor shall check all dimensions on the structure drawings and verify same on the structural set. Architectural details such as, but not limited to, window, door, mechanical openings, beam framing and piling shall be indicated as shown on the architectural set.
  - The Contractor shall be responsible for showing and bracing to secure safe working conditions at all times. All construction shall conform to the South Florida Building Code.
- Concrete
  - All cast-in-place concrete in this job shall attain a minimum compressive strength (f'c) at 28 days of 3000 p.s.i.
  - Concrete work shall conform to all requirements of ACI 301 latest edition specifications for structural concrete for building.
- Reinforcing Steel
  - Reinforcing steel shall be detailed and placed in accordance with ACI 318 latest ed.
  - Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.
  - All welded wire fabric shall conform to ASTM A 185.
  - Reinforcing to be securely in position with standard accessories during placing of concrete.
  - All bottom bars shall have 6" minimum over supports.
- Minimum Concrete Over Reinforcing
 

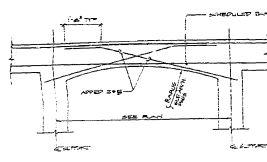
A. Concrete against and permanently exposed to earth (unprotected)	3
B. Concrete exposed to earth or weather (unprotected)	2 1/2
C. 90 bars and larger	2 1/2
D. 1/2" and smaller	2 1/2
E. Slabs on grade over vapor barrier	1 1/2
F. Slabs on grade over vapor barrier	1 1/2
- Masonry
  - Where concrete masonry units shall be of quality of all steel equal to that required by ASTM C 90 standard specifications for hollow load bearing concrete masonry.
  - All mortar shall comply with the property and proportion specifications of ASTM C 270 Type S.
  - For interior wall bearing with the mortar shall be type M or S. For interior walls above grade and not supporting loads the mortar shall be type M or S.
  - Weather and/or butt joints are to be set in masonry, two cuts at the setting location shall be used with sealant.
  - Grout for masonry units shall conform to ASTM C 476 and shall attain a compressive strength of 7000 p.s.i. at 28 days.
  - Prove strength of masonry units shall be minimum of 1500 p.s.i.
  - Maximum pour lift for masonry units and grout pour height shall be 4'-0".
  - Slump 7" ±.
- Structural Steel
  - Structural steel work shall comply with AISC specifications for the design, fabrication and erection for buildings as it appears on the manual of steel construction, latest edition.
  - Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, F157, 36 ksi.
  - Structural steel tubing shall conform to ASTM A 48, F157-48 ksi.

ROBERT WADE AND ASSOCIATES, P.A.  
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ARCHITECTS

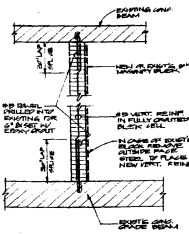
REVISION FOR  
DOMINION INDUSTRIAL HOLDINGS  
FLORIDA  
MIAMI BEACH

DATE  
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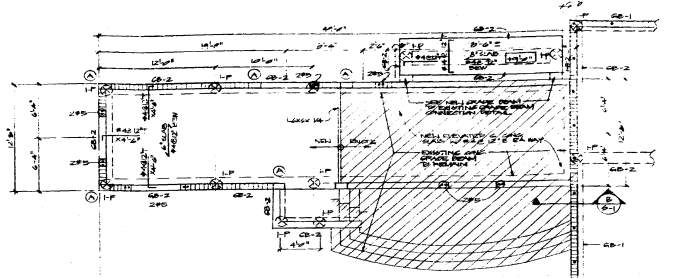
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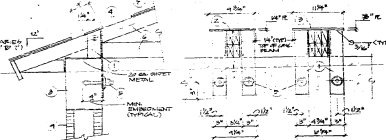
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM  
R.T. 3



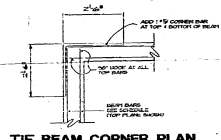
NEW FILLED CELL TO EXIST'G CONNECTION DETAIL  
R.T. 5



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



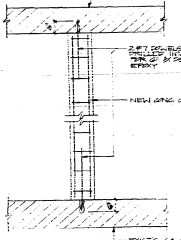
SECTION  
TWO PLY TRUSS (MAX. UPLIFT - 5,000 LB)  
THREE PLY TRUSS (MAX. UPLIFT - 1,000 LB)



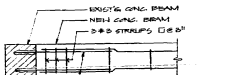
TIE BEAM CORNER PLAN

SCHEDULE	
MARK	DESCRIPTION
1	CONCRETE GRADE BEAM
2	CONCRETE GRADE BEAM TO EXISTING CONC. BEAM CONNECTION DETAIL
3	CONCRETE GRADE BEAM TO EXISTING CONC. G.B. CONNECTION DETAIL
4	NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM CONNECTION DETAIL
5	NEW FILLED CELL TO EXISTING CONNECTION DETAIL
6	NEW CONCRETE GRADE BEAM TO EXISTING CONC. BEAM CONNECTION DETAIL
7	NEW CONCRETE GRADE BEAM TO EXISTING CONC. G.B. CONNECTION DETAIL
8	NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM CONNECTION DETAIL
9	NEW FILLED CELL TO EXISTING CONNECTION DETAIL
10	NEW FILLED CELL TO EXISTING CONNECTION DETAIL

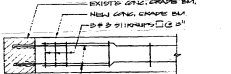
GIRDER TRUSS ANCHORAGE



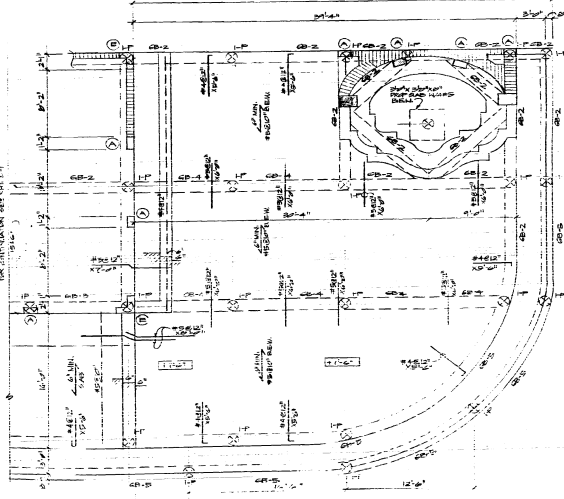
NEW CONCRETE COLUMN TO EXISTING CONC. BEAM & GRADE BM CONNECTION DETAIL



NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



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



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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY THE FOLLOWING:

NAME	
ADDRESS	
PHONE NO.	
DATE	
BY	
FOR	
DATE	
BY	
FOR	
DATE	
BY	
FOR	

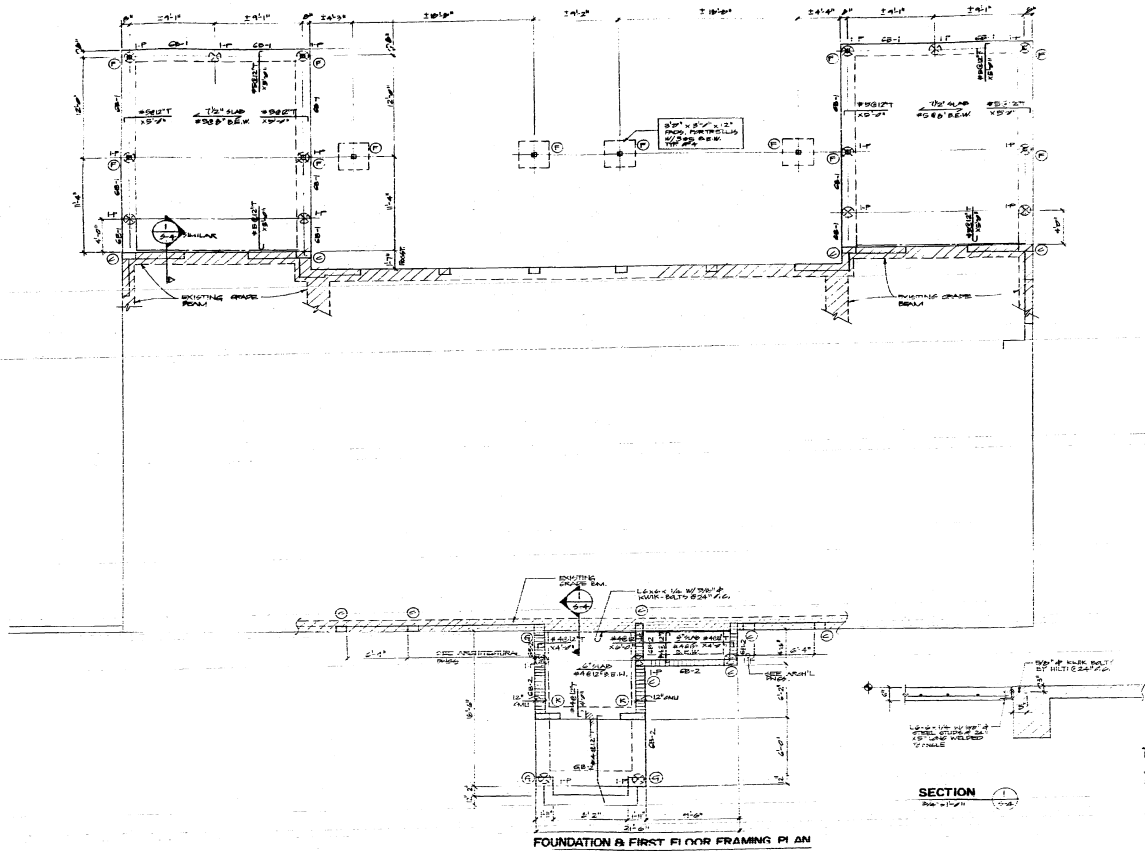
Zvonimir T. Beltramini, P.E.  
Consulting Structural Engineer  
1100 S.W. 15th Ave., Suite 100  
Miami, Florida 33135  
Tel: 305-371-1111

ROBERT WADE AND ASSOCIATES, P.A.  
PLANNERS  
ARCHITECTS

REVISION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, FLORIDA

DATE  
BY  
FOR

7-1-495



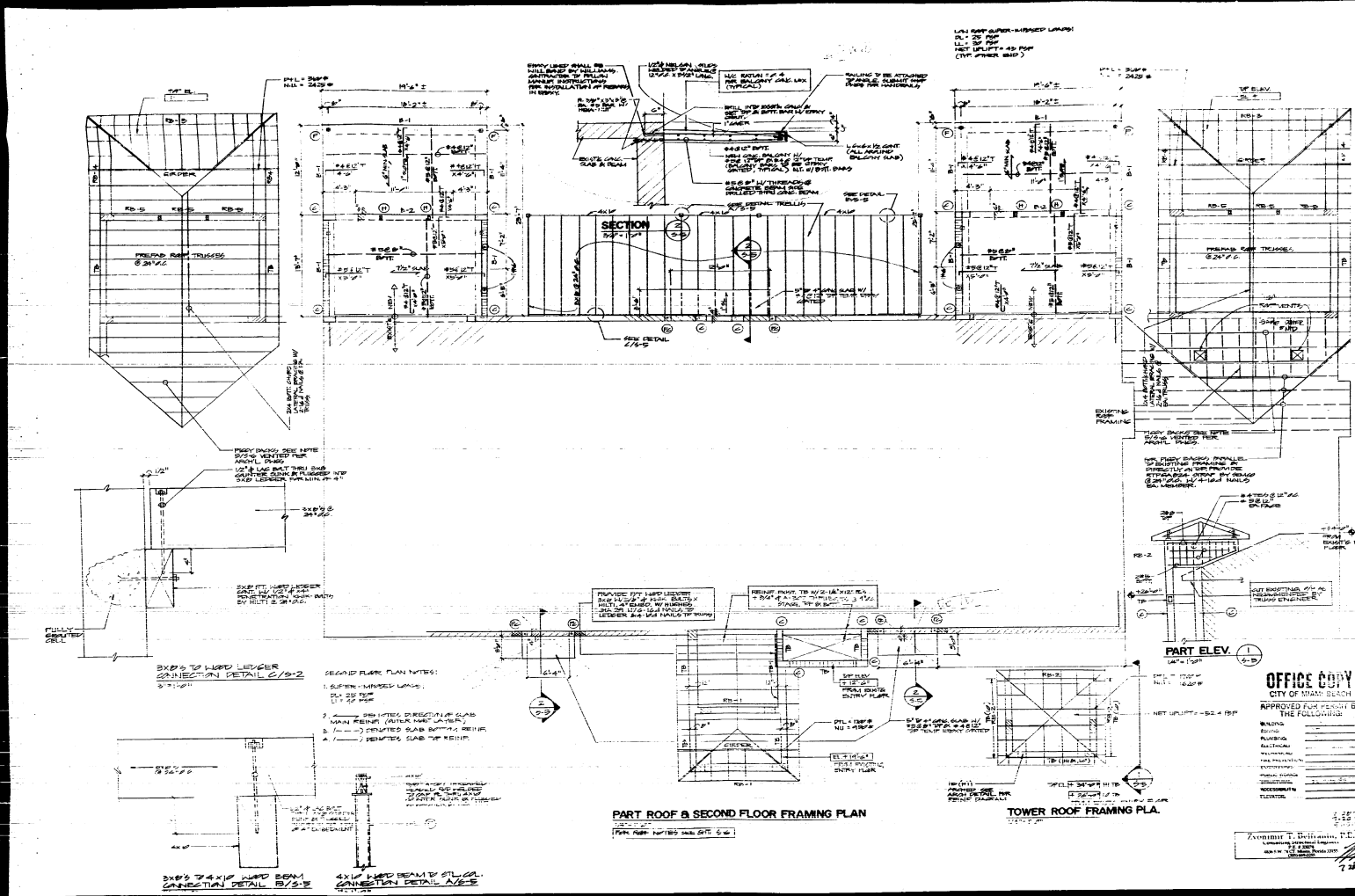
FOUNDATION & FIRST FLOOR FRAMING PLAN

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

Zvonimir T. Beltram, P.E.  
 Consulting Structural Engineer  
 1101 N.W. 10th St., Suite 200  
 Miami, FL 33136  
 7 3 4

  
**ROBERT WADE AND ASSOCIATES, P.A.**  
 ARCHITECTS PLANNERS  
 MIAMI BEACH, FLORIDA  
 31 PALM AVENUE  
 MIAMI BEACH, FLORIDA

04-18



**PART ROOF & SECOND FLOOR FRAMING PLAN**  
 PART ROOF NOTED ON SHEET C-10

**TOWER ROOF FRAMING PLAN**

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 CITY OF MIAMI BEACH  
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PLANNING	
ENGINEERING	
PERMITS	
INSPECTION	
CONSTRUCTION	
FINANCIAL	
LEGAL	
RECORDS	
UTILITY	

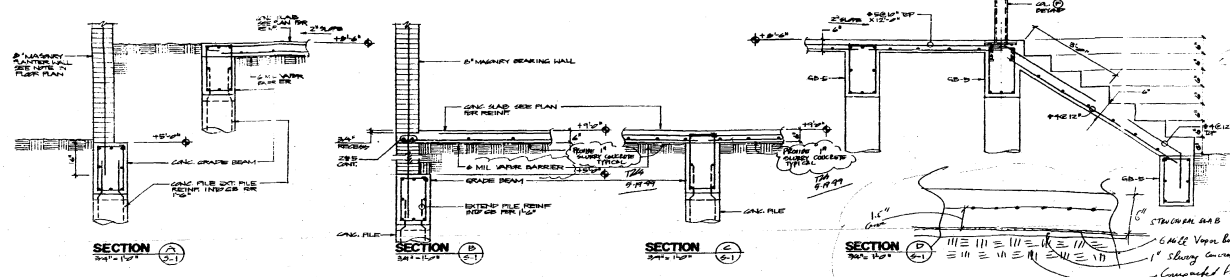
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 TIME: 10:00 AM  
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 CHECKED BY: S-5  
 PROJECT NO.: 7-12-78

ROBERT WADE AND ASSOCIATES, P.A.  
 ARCHITECTS  
 PLANNERS

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

00449



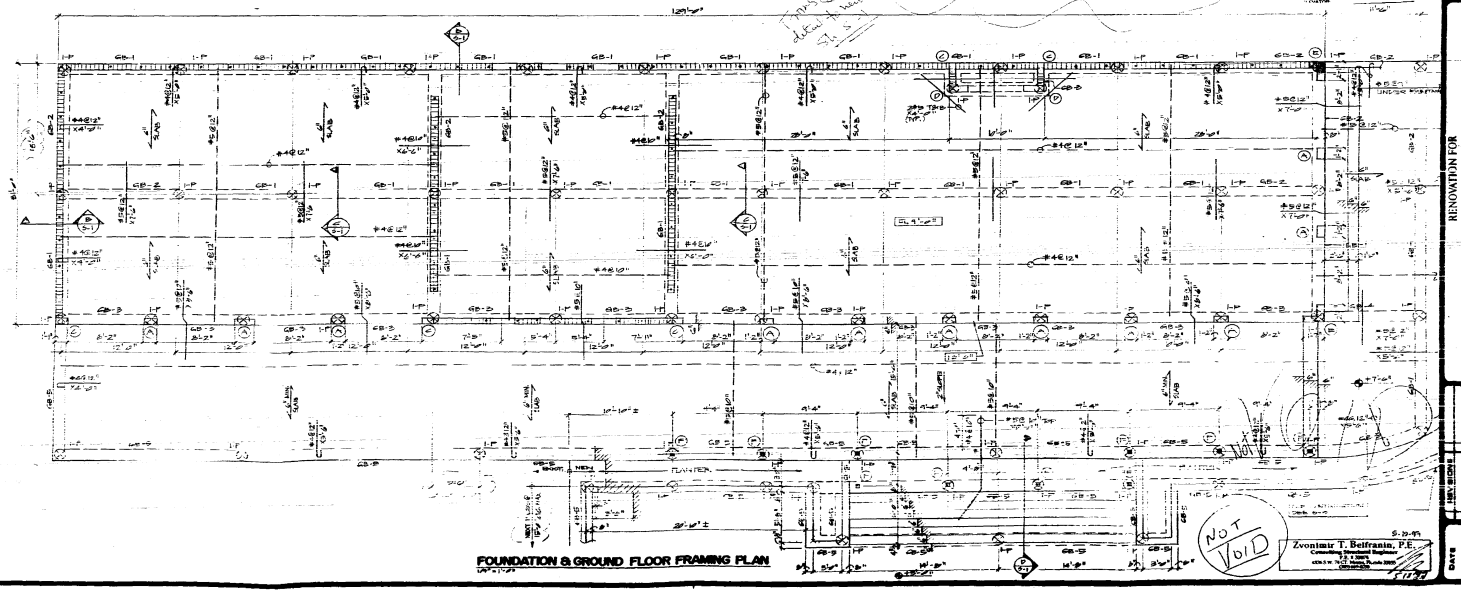


**FOUNDATION PLAN NOTES:**

1. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.C.I. CODES AND SPECIFICATIONS.
2. TOP OF ALL GRADE BEAMS SHALL BE AT FINISH GRADE UNLESS OTHERWISE NOTED.
3. PLACE ALL CONC. SLABS OVER A MINIMUM 4" THICKNESS.
4. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
5. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
7. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
8. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
9. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
10. ALL REINFORCING BARS SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.

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

*1" Slabbing concrete reinforcement*  
*Compacted fill*  
*1/2" wire barrier*



**FOUNDATION & GROUND FLOOR FRAMING PLAN**

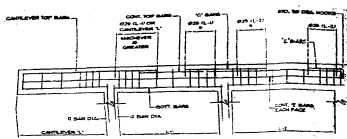
**ROBERT WADE AND ASSOCIATES, P.A.**  
 ARCHITECTS  
 PLANNERS

**REVISION FOR**  
**DOMINION INDUSTRIAL HOLDINGS**  
 MIAMI BEACH, FLORIDA  
 5th PALM AVE

**NOT VOID**

**100%**

0042

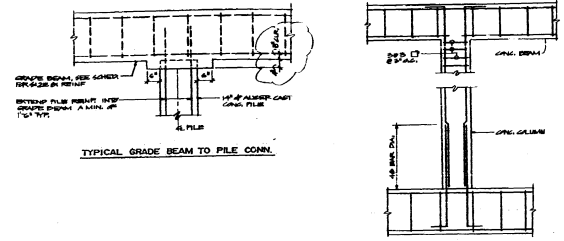


REINFORCEMENT SHALL BE PLACED IN BEAMS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

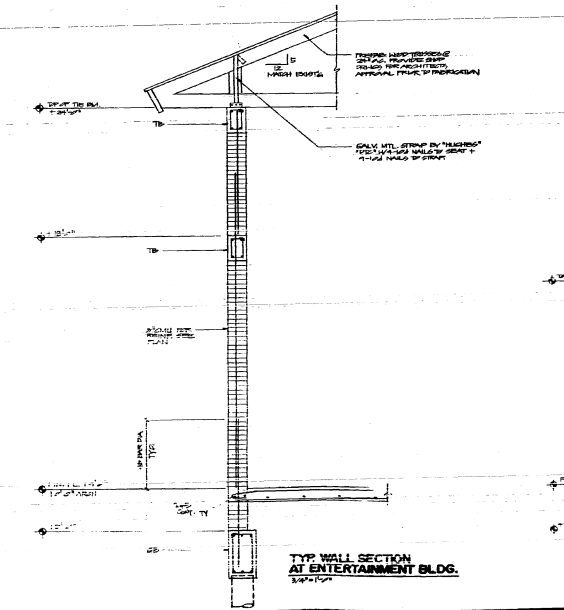
**BEAM STEEL PLACEMENT DIAGRAM**

MARK	TYPE	REINFORCEMENT	REMARKS
CB-1	14" x 24"	3#6, 3#6, 1#7	
CB-2	14" x 24"	3#6, 3#6	
CB-3	14" x 24"	3#6, 3#6	
CB-4	14" x 24"	3#6, 3#6	
CB-5	14" x 24"	3#6, 3#6	
CB-6	14" x 24"	3#6, 3#6	
CB-7	14" x 24"	3#6, 3#6	
CB-8	14" x 24"	3#6, 3#6	
CB-9	14" x 24"	3#6, 3#6	
CB-10	14" x 24"	3#6, 3#6	
CB-11	14" x 24"	3#6, 3#6	
CB-12	14" x 24"	3#6, 3#6	
CB-13	14" x 24"	3#6, 3#6	
CB-14	14" x 24"	3#6, 3#6	
CB-15	14" x 24"	3#6, 3#6	
CB-16	14" x 24"	3#6, 3#6	
CB-17	14" x 24"	3#6, 3#6	
CB-18	14" x 24"	3#6, 3#6	
CB-19	14" x 24"	3#6, 3#6	
CB-20	14" x 24"	3#6, 3#6	
CB-21	14" x 24"	3#6, 3#6	
CB-22	14" x 24"	3#6, 3#6	
CB-23	14" x 24"	3#6, 3#6	
CB-24	14" x 24"	3#6, 3#6	
CB-25	14" x 24"	3#6, 3#6	
CB-26	14" x 24"	3#6, 3#6	
CB-27	14" x 24"	3#6, 3#6	
CB-28	14" x 24"	3#6, 3#6	
CB-29	14" x 24"	3#6, 3#6	
CB-30	14" x 24"	3#6, 3#6	
CB-31	14" x 24"	3#6, 3#6	
CB-32	14" x 24"	3#6, 3#6	
CB-33	14" x 24"	3#6, 3#6	
CB-34	14" x 24"	3#6, 3#6	
CB-35	14" x 24"	3#6, 3#6	
CB-36	14" x 24"	3#6, 3#6	
CB-37	14" x 24"	3#6, 3#6	
CB-38	14" x 24"	3#6, 3#6	
CB-39	14" x 24"	3#6, 3#6	
CB-40	14" x 24"	3#6, 3#6	
CB-41	14" x 24"	3#6, 3#6	
CB-42	14" x 24"	3#6, 3#6	
CB-43	14" x 24"	3#6, 3#6	
CB-44	14" x 24"	3#6, 3#6	
CB-45	14" x 24"	3#6, 3#6	
CB-46	14" x 24"	3#6, 3#6	
CB-47	14" x 24"	3#6, 3#6	
CB-48	14" x 24"	3#6, 3#6	
CB-49	14" x 24"	3#6, 3#6	
CB-50	14" x 24"	3#6, 3#6	

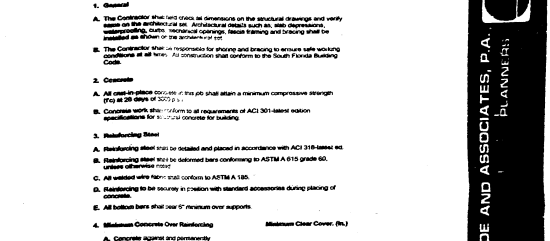
MARK	TYPE	REINFORCEMENT	REMARKS
(A)	2" x 14"	3#6	3#6, 1#7
(B)	2" x 14"	3#6	3#6, 1#7
(C)	2" x 14"	3#6	3#6, 1#7
(D)	2" x 14"	3#6	3#6, 1#7
(E)	2" x 14"	3#6	3#6, 1#7
(F)	2" x 14"	3#6	3#6, 1#7
(G)	2" x 14"	3#6	3#6, 1#7
(H)	2" x 14"	3#6	3#6, 1#7
(I)	2" x 14"	3#6	3#6, 1#7
(J)	2" x 14"	3#6	3#6, 1#7
(K)	2" x 14"	3#6	3#6, 1#7
(L)	2" x 14"	3#6	3#6, 1#7
(M)	2" x 14"	3#6	3#6, 1#7
(N)	2" x 14"	3#6	3#6, 1#7
(O)	2" x 14"	3#6	3#6, 1#7
(P)	2" x 14"	3#6	3#6, 1#7
(Q)	2" x 14"	3#6	3#6, 1#7
(R)	2" x 14"	3#6	3#6, 1#7
(S)	2" x 14"	3#6	3#6, 1#7
(T)	2" x 14"	3#6	3#6, 1#7
(U)	2" x 14"	3#6	3#6, 1#7
(V)	2" x 14"	3#6	3#6, 1#7
(W)	2" x 14"	3#6	3#6, 1#7
(X)	2" x 14"	3#6	3#6, 1#7
(Y)	2" x 14"	3#6	3#6, 1#7
(Z)	2" x 14"	3#6	3#6, 1#7



**TYPICAL GRADE BEAM TO PILE CONN.**



**TYPICAL WALL SECTION AT ENTERTAINMENT BLDG.**



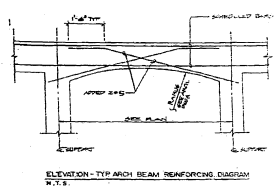
**TYPICAL WALL SECTION AT MAIDS BUILDING**

**GENERAL STRUCTURAL NOTES**

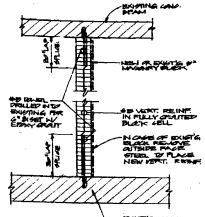
- General
  - The Contractor shall verify all dimensions on the structural drawings and verify same with the architect.
  - The Contractor shall be responsible for providing and ensuring that all building materials are of the highest quality and conform to the South Florida Building Code.
- Concrete
  - All concrete shall be placed in accordance with ACI 318-11.
  - Concrete shall be placed in accordance with ACI 318-11.
  - Concrete shall be placed in accordance with ACI 318-11.
  - Concrete shall be placed in accordance with ACI 318-11.
  - Concrete shall be placed in accordance with ACI 318-11.
- Reinforcing Steel
  - Reinforcing steel shall be provided and placed in accordance with ACI 318-11.
  - Reinforcing steel shall be provided and placed in accordance with ACI 318-11.
  - Reinforcing steel shall be provided and placed in accordance with ACI 318-11.
  - Reinforcing steel shall be provided and placed in accordance with ACI 318-11.
  - Reinforcing steel shall be provided and placed in accordance with ACI 318-11.
- Minimum Concrete Over Reinforcing
 

Minimum Cover (in.)	Minimum Cover (in.)
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
- Masonry
  - Masonry shall be provided and placed in accordance with ACI 318-11.
  - Masonry shall be provided and placed in accordance with ACI 318-11.
  - Masonry shall be provided and placed in accordance with ACI 318-11.
  - Masonry shall be provided and placed in accordance with ACI 318-11.
  - Masonry shall be provided and placed in accordance with ACI 318-11.
- Structural Steel
  - Structural steel shall be provided and placed in accordance with ACI 318-11.
  - Structural steel shall be provided and placed in accordance with ACI 318-11.
  - Structural steel shall be provided and placed in accordance with ACI 318-11.
  - Structural steel shall be provided and placed in accordance with ACI 318-11.
  - Structural steel shall be provided and placed in accordance with ACI 318-11.

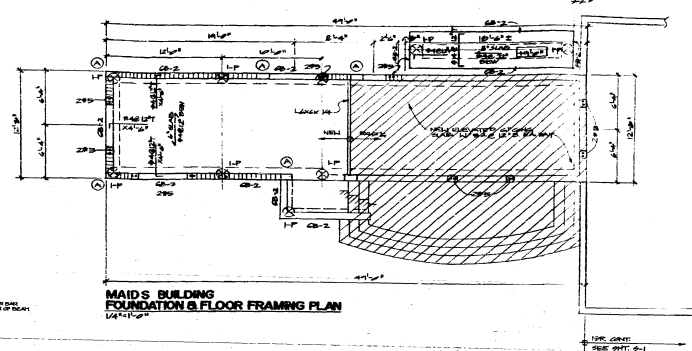
ROBERT WADE AND ASSOCIATES, P.A.  
 PLANNERS  
 ARCHITECTS  
 DOMINION INDUSTRIAL HOLDINGS  
 FLORIDA  
 MIAMI BEACH  
 RENOVATION FOR  
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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:  
 Zvonimir T. Beltrami, P.E.  
 DATE: 11/11/11  
 11/11/11



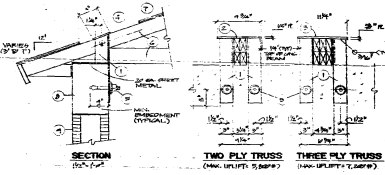
ELEVATION - TYPICAL BEAM REINFORCING DIAGRAM  
NT-5



NEW FILLED CELL TO EXISTING CONNECTION DETAIL  
NT-6



MAIDS BUILDING FOUNDATION & FLOOR FRAMING PLAN  
12-11-1978

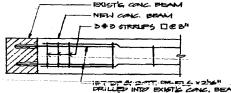


SECTION  
TWO PLY TRUSS (40% WPLY 5, 80% 7)  
THREE PLY TRUSS (40% WPLY 7, 60% 8)

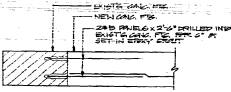
TIE BEAM CORNER PLAN

SCHEDULE	
MAIN DESCRIPTION	MARK DESCRIPTION
1. CONCRETE REINFORCING	1. CONCRETE REINFORCING
2. STEEL TRUSS	2. STEEL TRUSS
3. TIE BEAM	3. TIE BEAM
4. FLOOR SLAB	4. FLOOR SLAB
5. FOUNDATION	5. FOUNDATION
6. CONCRETE GRADE BEAM	6. CONCRETE GRADE BEAM
7. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM	7. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM
8. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM	8. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM
9. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM	9. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM
10. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM	10. CONCRETE GRADE BEAM TO EXISTING CONCRETE GRADE BEAM

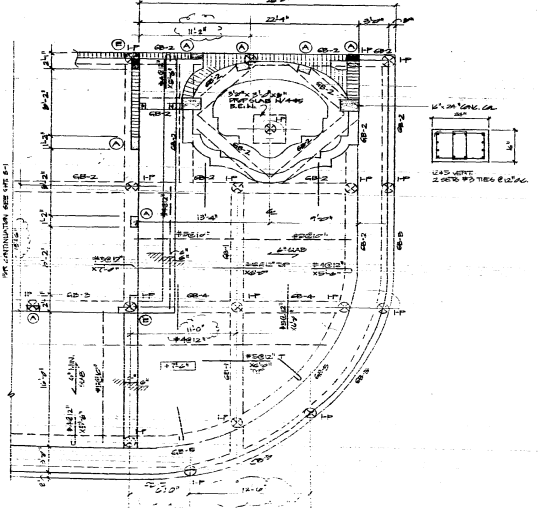
GIRDER TRUSS ANCHORAGE



NEW CONC. BEAM TO EXISTING CONC. BEAM CONNECTION DETAIL



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



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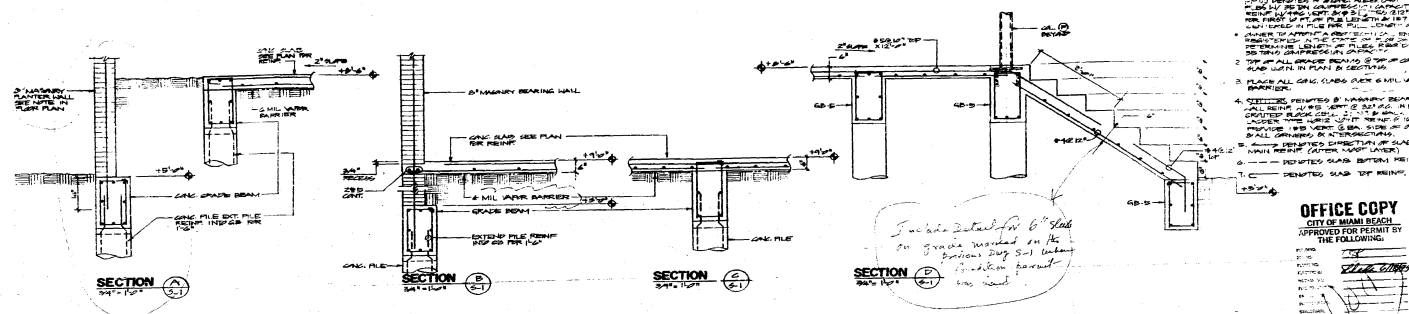
ENGINEER

DATE: 12-13-78

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DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, FLORIDA

50429

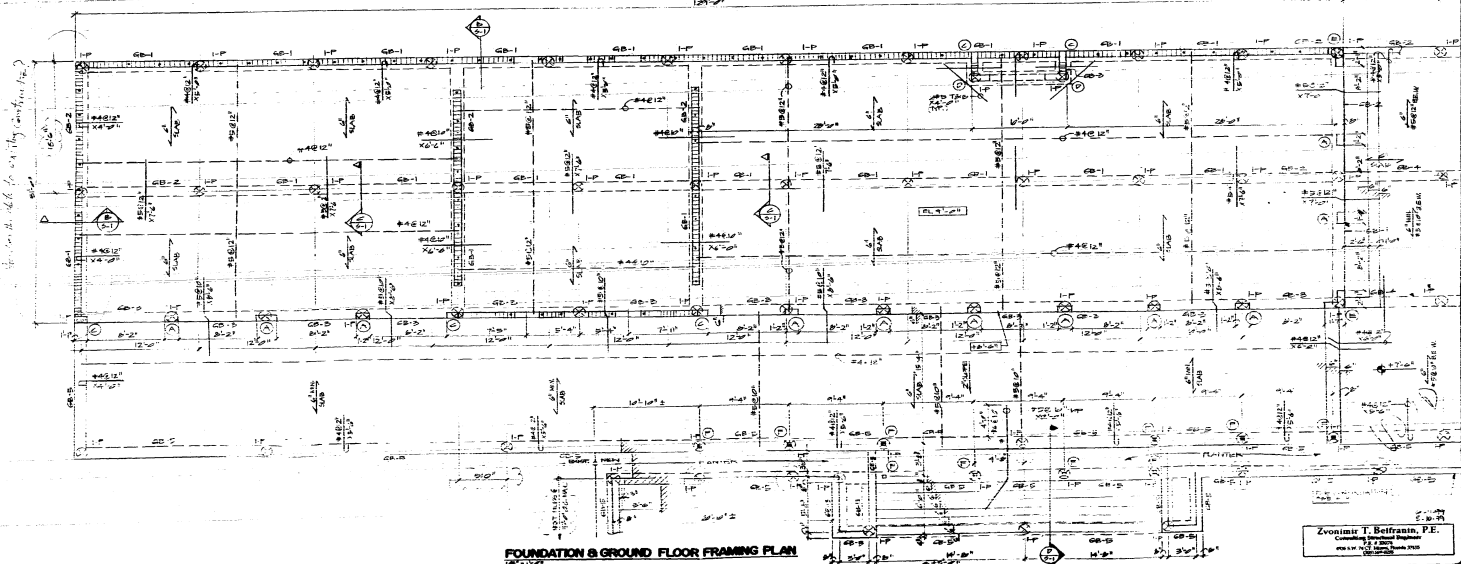


- PREPARATION PLAN NOTES:**
1. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.
  2. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.
  3. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.
  4. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.
  5. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.
  6. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.
  7. ALL REINFORCING BARS SHALL BE PLACED IN PLACE AND TIED TO THE EXISTING REINFORCING PRIOR TO THE POURING OF THE CONCRETE.

*See also detail for 6" slab on grade worked on the previous day 2-11-68. Rebar barbed on road.*

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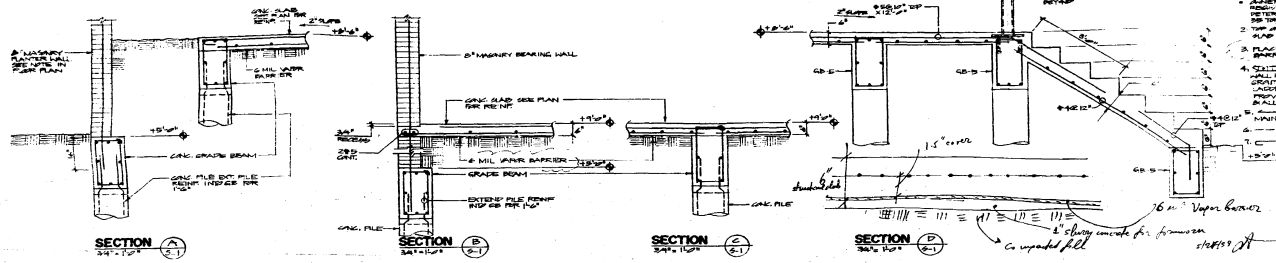
**FOUNDATION & GROUND FLOOR FRAMING PLAN**

Zvonimir T. Beltramin, P.E.  
 CONSULTING ENGINEER

REVISION FOR  
 RENOVATION FOR  
 DOMINION INDUSTRIAL HOLDINGS  
 MIAMI BEACH, FLORIDA  
 9-12-67

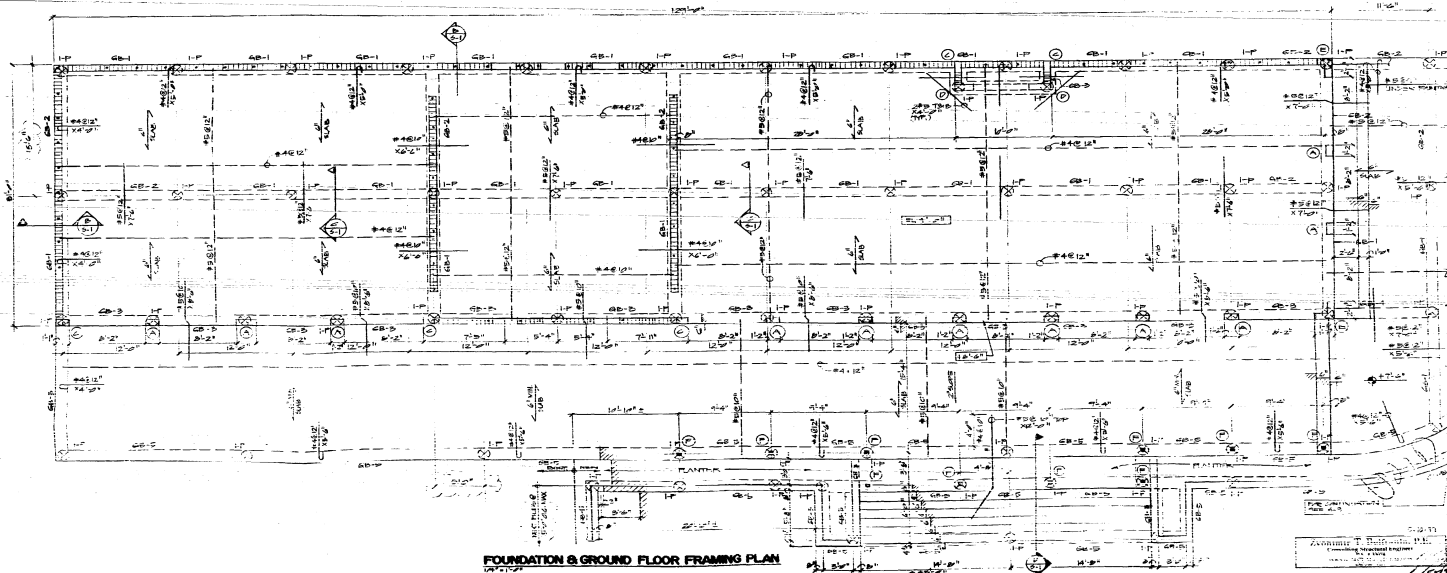
DATE  
 CHECKED  
 DRAWN

4-1-68



- FOUNDATION PLAN NOTES:**
1. ALL FOUNDATION WALLS SHALL BE CONCRETE ON GRAVEL SAND FILL. ALL FOUNDATION WALLS SHALL BE 12\"/>
  - 2. TOP OF ALL GRAVEL SANDS SHALL BE 2\"/>
  - 3. PLACE ALL GRAVEL SANDS OVER 6 MIL VAPOR BARRIER.
  - 4. EXISTING PERIMETER & WAREHOUSE BEARING WALLS SHALL BE REINFORCED WITH 4\"/>
  - 5. ALL FOUNDATION WALLS SHALL BE 12\"/>
  - 6. ALL FOUNDATION WALLS SHALL BE 12\"/>
  - 7. C. DETACHED SLAB BOTTOM PRINT.
  - 8. DETACHED SLAB TOP PRINT.

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 [Stamp]



**FOUNDATION & GROUND FLOOR FRAMING PLAN**

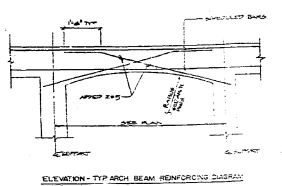
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 MIAMI BEACH, FLORIDA

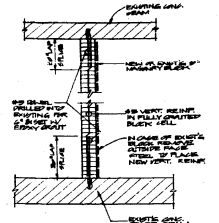
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504489

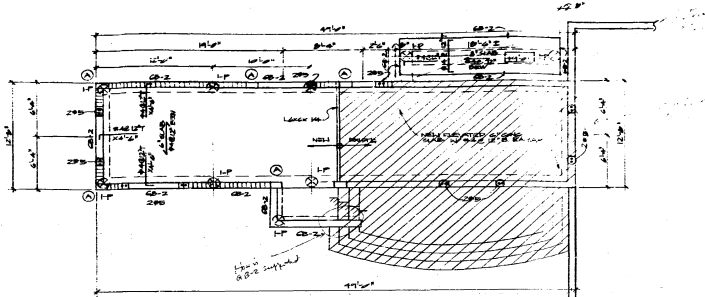




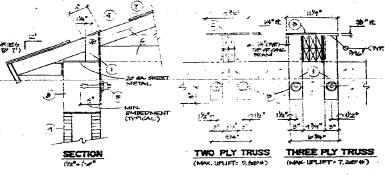
ELEVATION - TYP ARCH BEAM REINFORCING GIRASSY  
NT-5



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



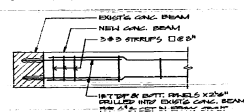
MAIDS BUILDING FOUNDATION & FLOOR FRAMING PLAN  
1/4" = 1'-0"



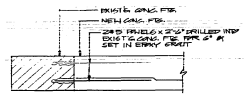
TIE BEAM CORNER PLAN

APPLICABLE	
MARK DESCRIPTION	MARK DESCRIPTION
1. Upper chord members and their bracing only	2. Lower chord members and their bracing only
3. Diagonal members only	4. Vertical members only
5. Top chord members only	6. Bottom chord members only
7. Diagonal members only	8. Vertical members only

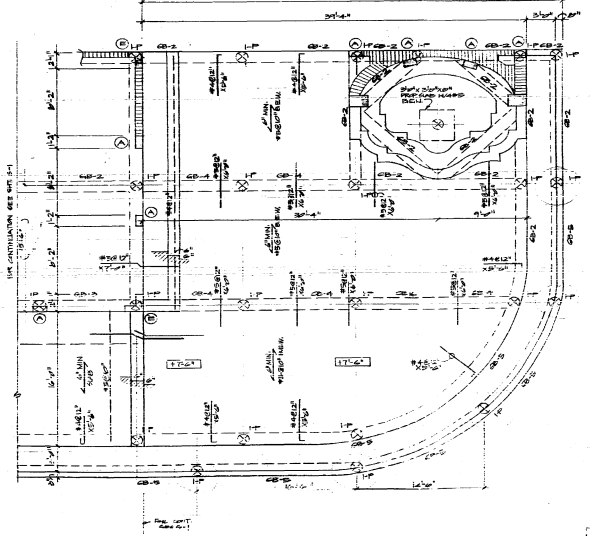
GRIDER TRUSS ANCHORAGE



NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



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

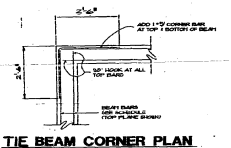
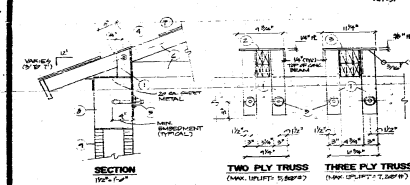
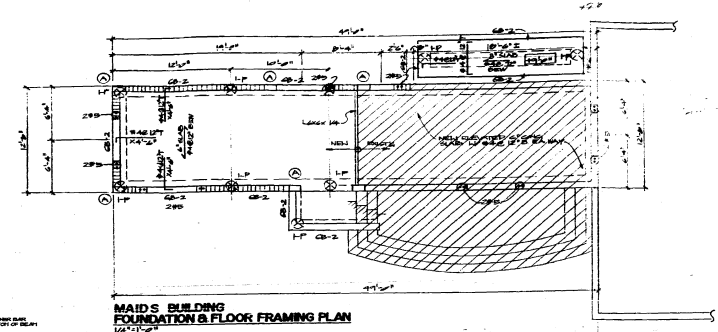
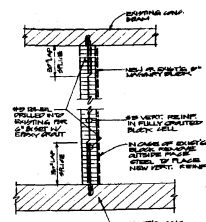
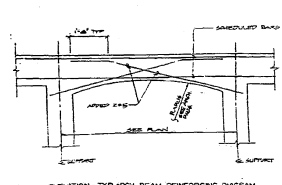


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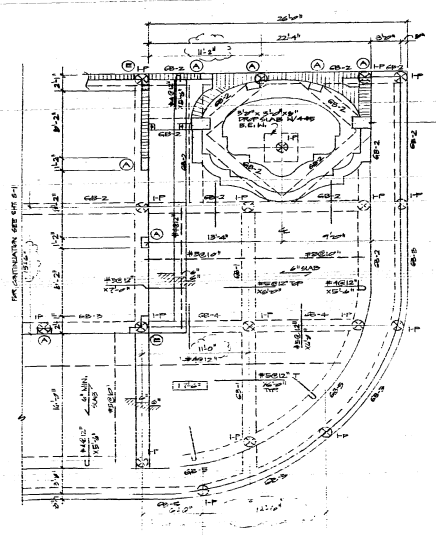
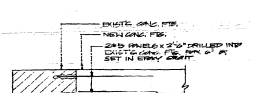
ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
PLANNERS

RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, 7th BLEN AVE. | FLORIDA

DATE: \_\_\_\_\_  
SHEET: 3-3



SCHEDULE:	
MARK	DESCRIPTION
1	EXIST'G CONC. GRADE BEAM
2	NEW CONC. GRADE BEAM
3	EXIST'G CONC. BEAM
4	NEW CONC. BEAM
5	EXIST'G CONC. GIRDER
6	NEW CONC. GIRDER
7	EXIST'G CONC. TRUSS
8	NEW CONC. TRUSS
9	EXIST'G CONC. WALL
10	NEW CONC. WALL
11	EXIST'G CONC. FLOOR
12	NEW CONC. FLOOR
13	EXIST'G CONC. CEILING
14	NEW CONC. CEILING
15	EXIST'G CONC. ROOF
16	NEW CONC. ROOF



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BY: [Signature]

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PLANNERS  
ARCHITECTS

RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
FLORIDA  
MIAMI BEACH

DATE: 11/11/09  
BY: [Signature]

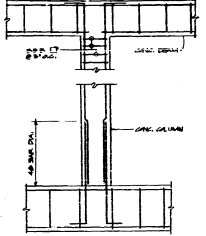
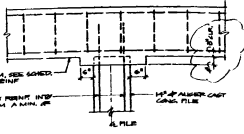
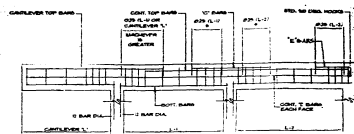
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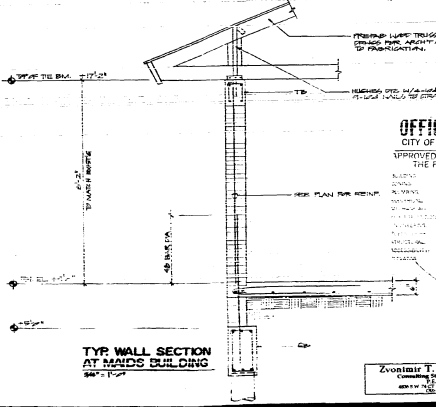
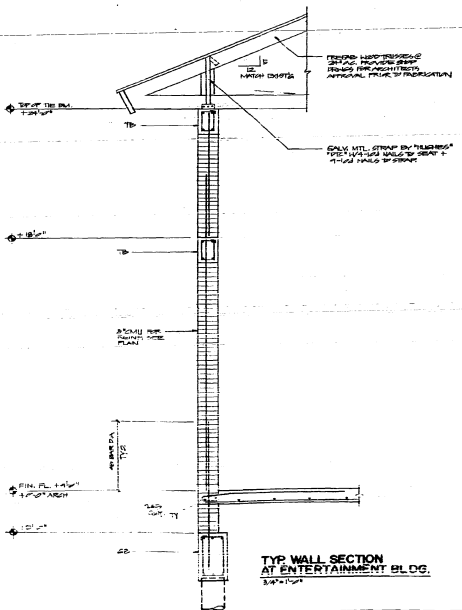




**BEAM STEEL PLACEMENT DIAGRAM**

MARK	TOP ELEV.	BEAM		REINFORCING		REMARKS
		W	H	#	SIZE	
CB-1	14'-0"	24"	24"	3	#5	
CB-2	14'-0"	24"	24"	3	#5	
CB-3	14'-0"	24"	24"	3	#5	
CB-4	14'-0"	24"	24"	3	#5	
CB-5	14'-0"	24"	24"	3	#5	
CB-6	14'-0"	24"	24"	3	#5	
CB-7	14'-0"	24"	24"	3	#5	
CB-8	14'-0"	24"	24"	3	#5	
CB-9	14'-0"	24"	24"	3	#5	
CB-10	14'-0"	24"	24"	3	#5	
CB-11	14'-0"	24"	24"	3	#5	
CB-12	14'-0"	24"	24"	3	#5	
CB-13	14'-0"	24"	24"	3	#5	
CB-14	14'-0"	24"	24"	3	#5	
CB-15	14'-0"	24"	24"	3	#5	
CB-16	14'-0"	24"	24"	3	#5	
CB-17	14'-0"	24"	24"	3	#5	
CB-18	14'-0"	24"	24"	3	#5	
CB-19	14'-0"	24"	24"	3	#5	
CB-20	14'-0"	24"	24"	3	#5	
CB-21	14'-0"	24"	24"	3	#5	
CB-22	14'-0"	24"	24"	3	#5	
CB-23	14'-0"	24"	24"	3	#5	
CB-24	14'-0"	24"	24"	3	#5	
CB-25	14'-0"	24"	24"	3	#5	
CB-26	14'-0"	24"	24"	3	#5	
CB-27	14'-0"	24"	24"	3	#5	
CB-28	14'-0"	24"	24"	3	#5	
CB-29	14'-0"	24"	24"	3	#5	
CB-30	14'-0"	24"	24"	3	#5	

MARK	SIZE	COLUMN		REMARKS
		W	H	
(A)	24" x 24"	24"	24"	AS BUILT
(B)	24" x 24"	24"	24"	AS BUILT
(C)	24" x 24"	24"	24"	AS BUILT
(D)	24" x 24"	24"	24"	AS BUILT
(E)	24" x 24"	24"	24"	AS BUILT
(F)	24" x 24"	24"	24"	AS BUILT
(G)	24" x 24"	24"	24"	AS BUILT
(H)	24" x 24"	24"	24"	AS BUILT
(I)	24" x 24"	24"	24"	AS BUILT
(J)	24" x 24"	24"	24"	AS BUILT
(K)	24" x 24"	24"	24"	AS BUILT
(L)	24" x 24"	24"	24"	AS BUILT
(M)	24" x 24"	24"	24"	AS BUILT
(N)	24" x 24"	24"	24"	AS BUILT
(O)	24" x 24"	24"	24"	AS BUILT
(P)	24" x 24"	24"	24"	AS BUILT
(Q)	24" x 24"	24"	24"	AS BUILT
(R)	24" x 24"	24"	24"	AS BUILT
(S)	24" x 24"	24"	24"	AS BUILT
(T)	24" x 24"	24"	24"	AS BUILT
(U)	24" x 24"	24"	24"	AS BUILT
(V)	24" x 24"	24"	24"	AS BUILT
(W)	24" x 24"	24"	24"	AS BUILT
(X)	24" x 24"	24"	24"	AS BUILT
(Y)	24" x 24"	24"	24"	AS BUILT
(Z)	24" x 24"	24"	24"	AS BUILT

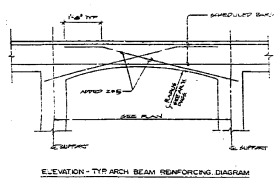


- GENERAL STRUCTURAL NOTES**
- General
    - The Designer shall check all dimensions on the structural drawings and verify them on the field. All structural details such as, wall openings, window, door, mechanical openings, brace framing and trussing shall be indicated on drawings or by architectural notes.
    - The Contractor shall be responsible for shoring and bracing to ensure safe working conditions at all times. All construction shall conform to the Safety Code Building Code.
  - Concrete
    - All concrete placed in this job shall attain a minimum compressive strength (FCI) at 28 days of 3000 p.s.i.
    - Concrete shall conform to the requirements of ACI 301 latest edition specifications for structural concrete for quality.
  - Reinforcing Steel
    - Reinforcing steel shall be placed in accordance with ACI 318 latest ed.
    - Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.
    - All welded wire fabric shall conform to ASTM A 185.
    - Reinforcing shall be securely in position with standard commercial spacing chairs.
    - All bottom bars shall bear 1" minimum over supports.
  - Minimum Concrete Over Reinforcing
 

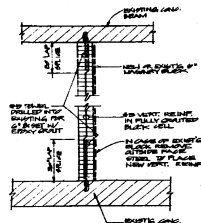
	Minimum Clear Cover (in.)
A. Concrete against and permanently exposed to earth or weather (bottom bars)	3
B. All bars and chairs	2
C. All bars and chairs	1 1/2
D. Slab on grade (top bars)	3/4
E. Slab on grade (bottom bars)	1 1/2
  - Masonry
    - Below concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90. Standard specifications for hollow load-bearing concrete masonry units.
    - All masonry shall conform with the approved and approved specifications of ASTM C 90. For masonry units having a compressive strength shall be 1500 p.s.i. The mortar shall show grade and not supporting loads the mortar shall be type M, S, or N.
    - Vertical masonry joints shall be set in masonry, but joints at the setting location shall be filled with concrete.
    - Grade for masonry units shall conform to ASTM C 475 and shall attain a compressive strength of 3000 p.s.i. at 28 days.
    - Minimum joint fill for masonry units and grout joint shall be 4".
    - Grout 4" x 4".
  - Structural Steel
    - Structural steel work shall comply with AISC specifications for the design, fabrication and erection for buildings as it appears on the manual of steel construction, latest edition.
    - Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, F150, A 500.
    - Structural steel using shall conform to ASTM A 46, F150, A 500.

ROBERT WADE AND ASSOCIATES, P.A. PLANNERS  
 ARCHITECTS  
 DOMINION INDUSTRIAL HOLDINGS  
 FLORIDA  
 MIAMI BEACH  
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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY THE FOLLOWING:  
 Zvonimir T. Beltramini, P.E.  
 Consulting Structural Engineer  
 401 N.W. 11th St., Suite 1000  
 Miami, FL 33136

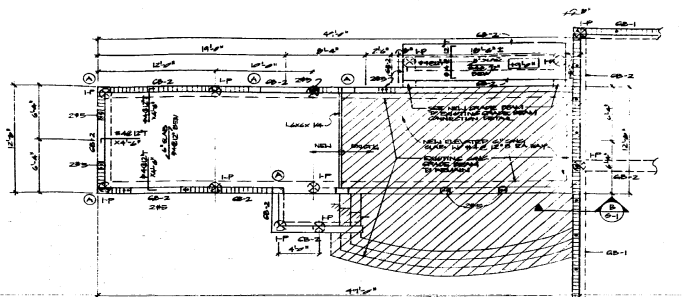
W-1000  
 DATE SHEET 3-2



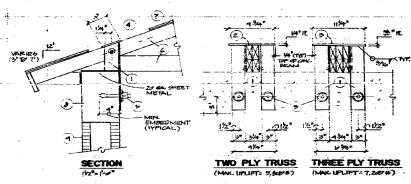
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM  
NT-5



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



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

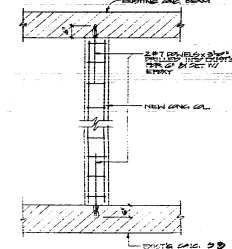


TIE BEAM CORNER PLAN

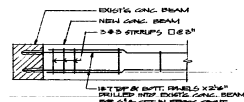
SCHEDULE:

MARK	DESCRIPTION	MARK	DESCRIPTION
1	CONCRETE COLUMN	10	CONCRETE GRADE BEAM
2	CONCRETE GRADE BEAM	11	CONCRETE GRADE BEAM
3	CONCRETE GRADE BEAM	12	CONCRETE GRADE BEAM
4	CONCRETE GRADE BEAM	13	CONCRETE GRADE BEAM
5	CONCRETE GRADE BEAM	14	CONCRETE GRADE BEAM
6	CONCRETE GRADE BEAM	15	CONCRETE GRADE BEAM
7	CONCRETE GRADE BEAM	16	CONCRETE GRADE BEAM
8	CONCRETE GRADE BEAM	17	CONCRETE GRADE BEAM
9	CONCRETE GRADE BEAM	18	CONCRETE GRADE BEAM

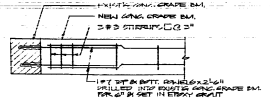
GIRDER TRUSS ANCHORAGE



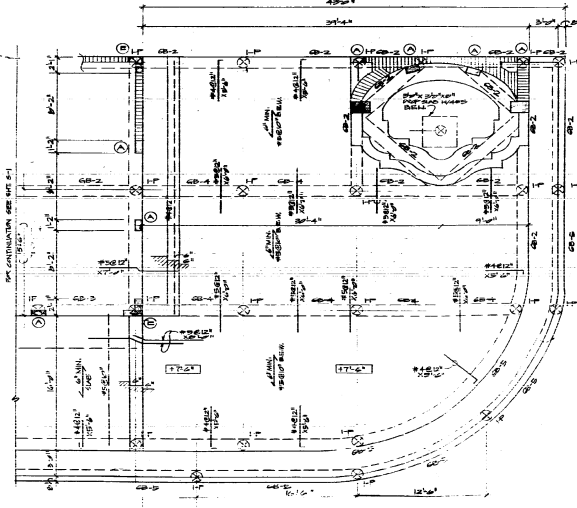
NEW CONCRETE COLUMN TO EXISTING CONC BEAM & GRADE BM CONNECTION DETAIL



NEW CONC BEAM TO EXISTING CONC BEAM CONN DETAIL



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



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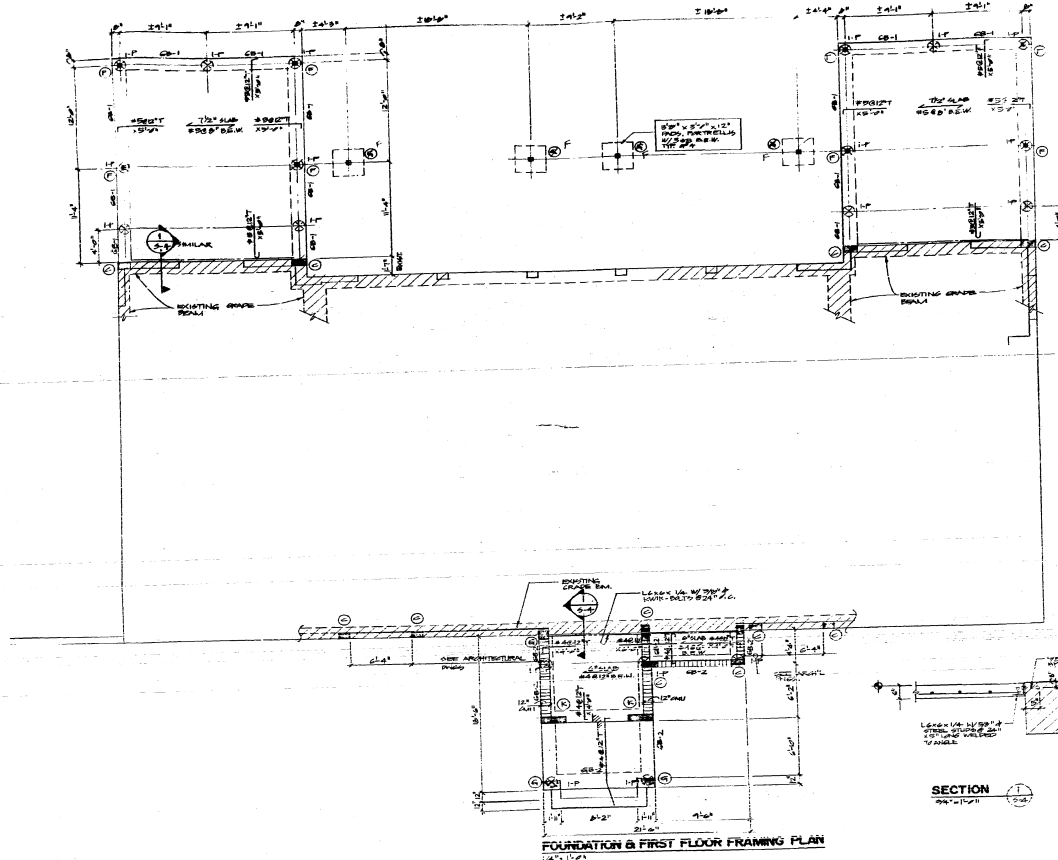
Zvonimir T. Beltrami, P.E.  
Civil Engineer  
1000 N.W. 10th Ave., Suite 1000  
Miami, Florida 33136

ROBERT WADE AND ASSOCIATES, P.A.  
PLANNERS  
ARCHITECTS

RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, FLORIDA

DATE  
SCALE  
S-3

00434



**FOUNDATION & FIRST FLOOR FRAMING PLAN**  
1/2" = 1'-0"

**SECTION**  
1/2" = 1'-0"

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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY THE FOLLOWING:

DATE: 1/22/91  
BY: [Signature]  
TITLE: [Signature]

**Zvonimir I. Beltram, P.E.**  
Licensed Professional Engineer  
No. 12,127  
Exp. 12/31/92

**ROBERT WADE AND ASSOCIATES, P.A.**  
PLANNERS

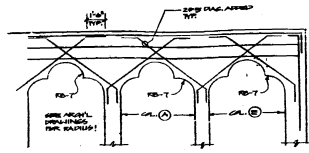
**ARCHITECTS**

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

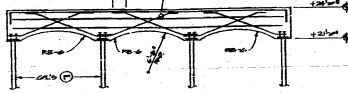
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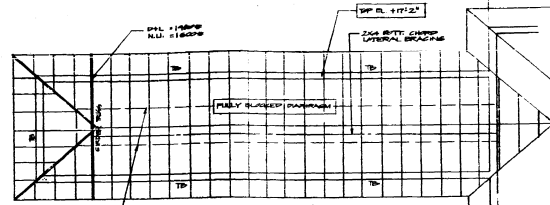




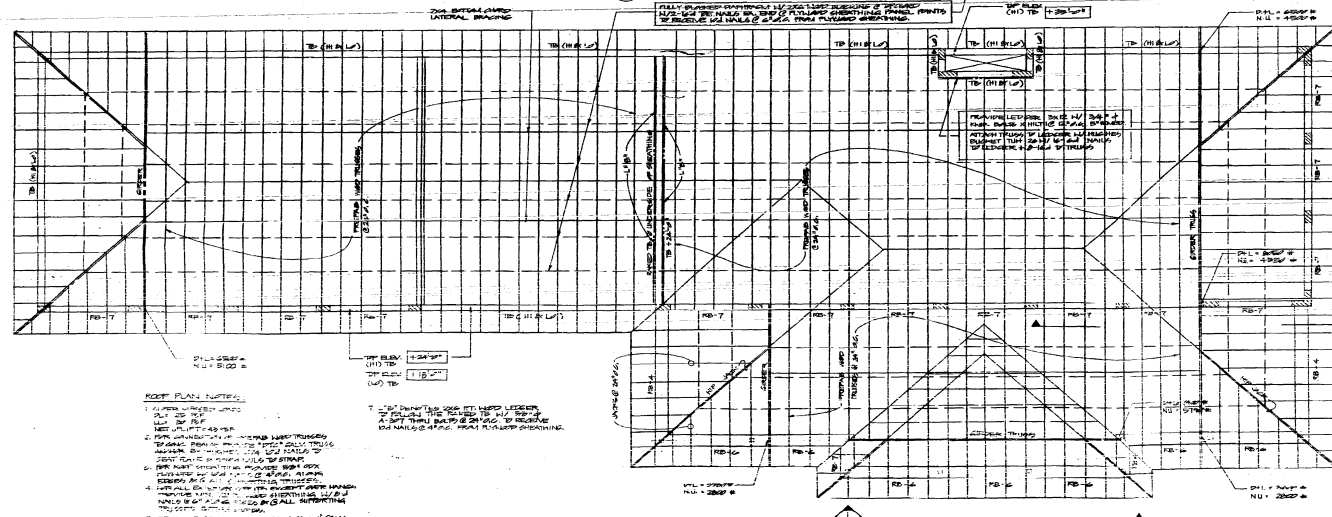
ELEVATION 2



ELEVATION 1



MAID'S BUILDING ROOF FRAMING PLAN



ENTERTAINMENT BUILDING ROOF FRAMING PLAN

ROOF PLAN NOTES:

1. ALL ROOF TRUSSES TO BE FULLY BRACED SYSTEMS TO PREVENT BUCKLING OF CHORDS.
2. ALL ROOF TRUSSES TO BE FULLY BRACED SYSTEMS TO PREVENT BUCKLING OF CHORDS.
3. ALL ROOF TRUSSES TO BE FULLY BRACED SYSTEMS TO PREVENT BUCKLING OF CHORDS.
4. ALL ROOF TRUSSES TO BE FULLY BRACED SYSTEMS TO PREVENT BUCKLING OF CHORDS.
5. ALL ROOF TRUSSES TO BE FULLY BRACED SYSTEMS TO PREVENT BUCKLING OF CHORDS.
6. ALL ROOF TRUSSES TO BE FULLY BRACED SYSTEMS TO PREVENT BUCKLING OF CHORDS.

IF ANY DIMENSIONS ARE NOT SHOWN ON THIS PLAN, REFER TO THE ARCHITECTURAL DRAWINGS FOR THE CORRECT DIMENSIONS.

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CITY OF MIAMI BEACH  
PERMIT BY  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

ROBERT WADE AND ASSOCIATES, P.A.  
ARCHITECTS  
PLANNERS

RENOVATION FOR  
DOMINION INDUSTRIAL HOLDINGS  
MIAMI BEACH, FLORIDA

DATE: 05-16-81  
SHEET 05-6

05-6

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