LASON
The Information Management Company
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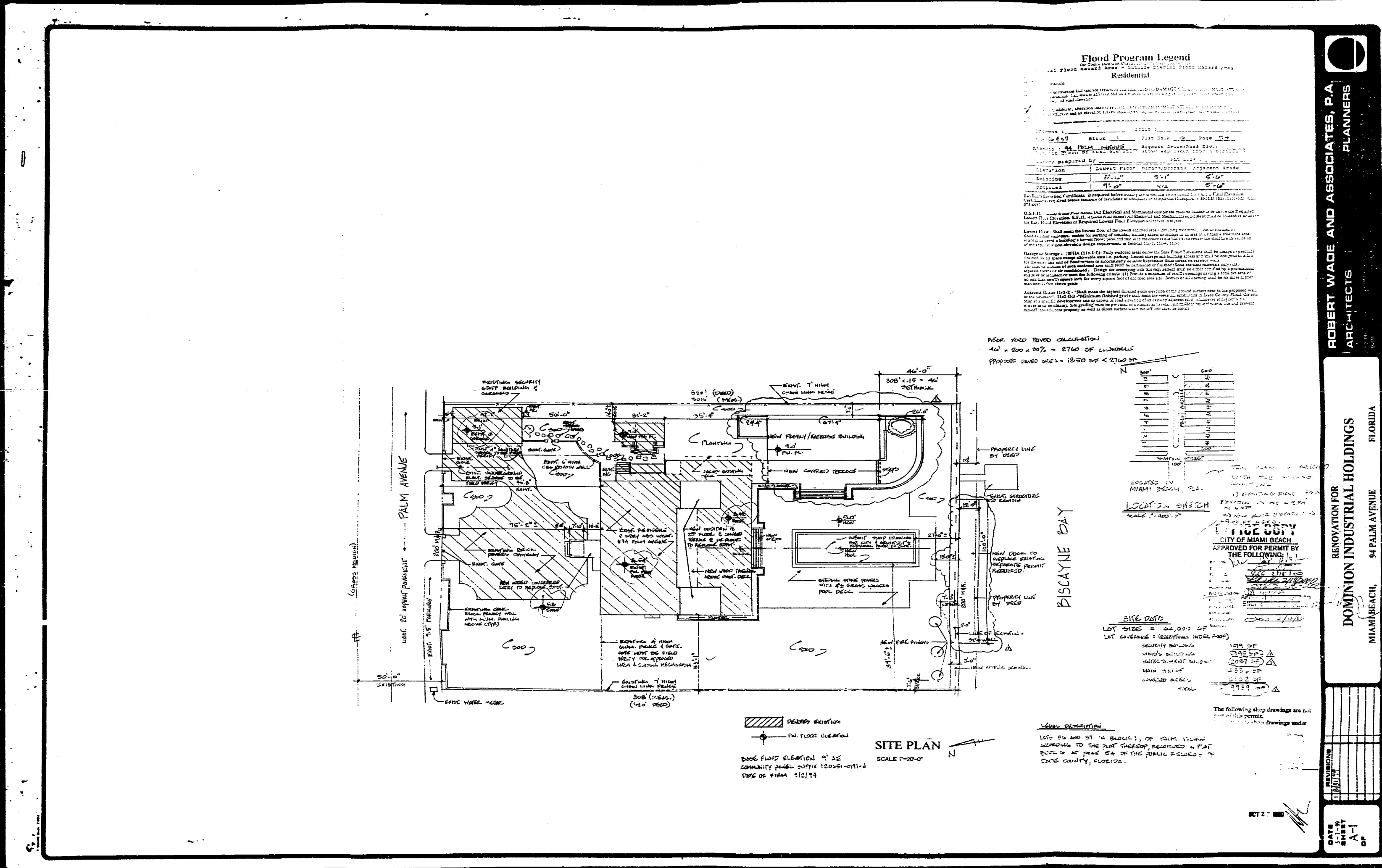
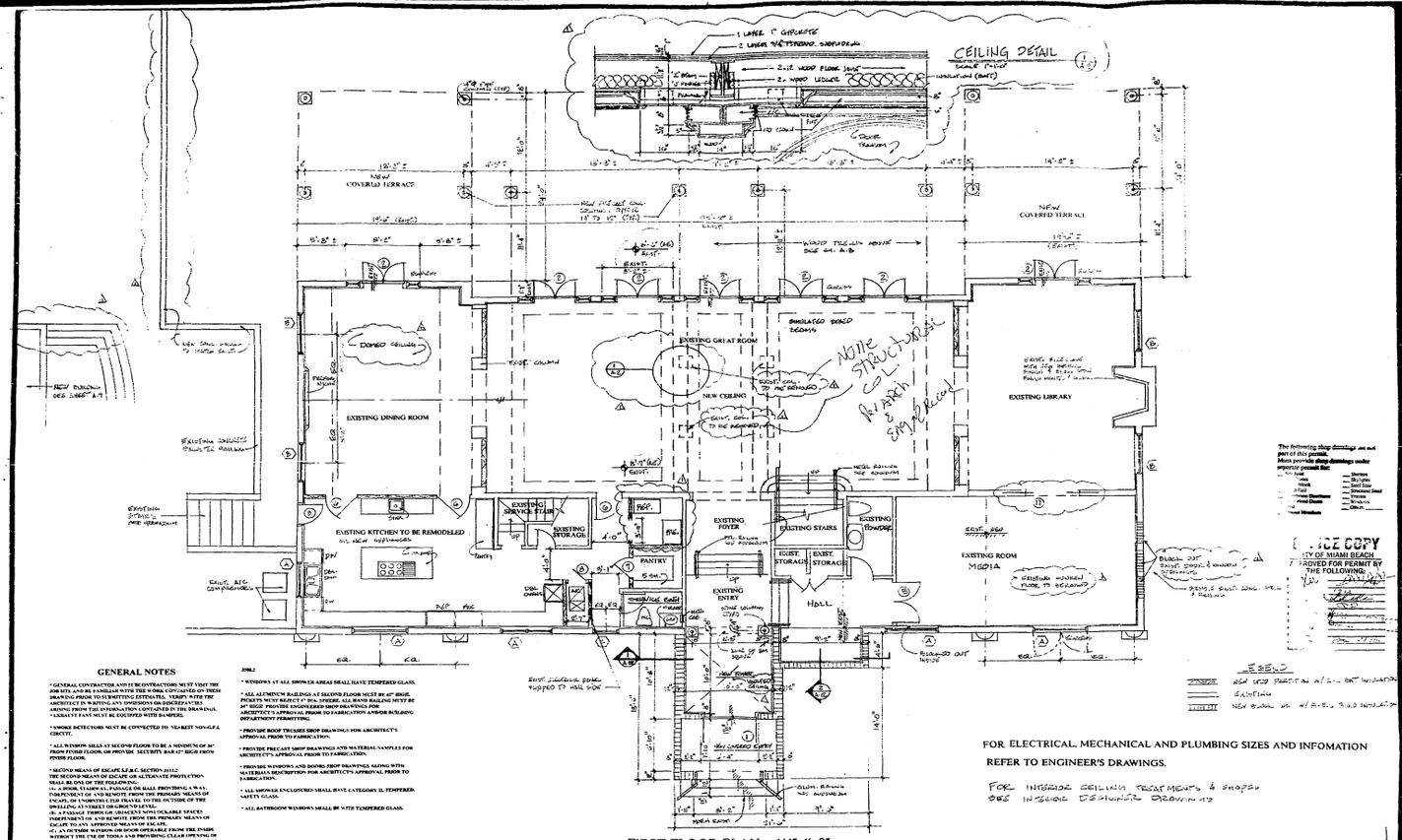


Flood Program Legend
Residential
PALM AVENUE
BISCAYNE BAY
SITE PLAN
SCALE 1"=20'-0"
LOCATION SKETCH
SITE DATA
FILE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVENUE
MIAMI BEACH, FLORIDA
A-1



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

GENERAL NOTES

- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- LUXURY TAXES MUST BE ESCAPED WITH BUMPERS.

- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-GFI CIRCUIT.

- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.

- SECOND MEANS OF ESCAPE S.F.B.C. SECTION 2111.2
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
1.- A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
2.- A PASSAGE THROUGH AN ADJOINING OR ACCESSIBLE SPACE(S) OF UNOBSTRUCTED TRAVEL AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
3.- AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
a.- THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
b.- THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
c.- THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

- ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 2106.2

- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL STAND RAILING MUST BE 36" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

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

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

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

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

- ALL BATHROOM WINDOWS SHALL BE OBSCURE TEMPERED GLASS.

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

FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS

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

- Trusses
- Skylights
- Steel Joist
- Structural Steel
- Precast
- Windows
- Other

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

OCT 27 2006

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

DATE
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A-2
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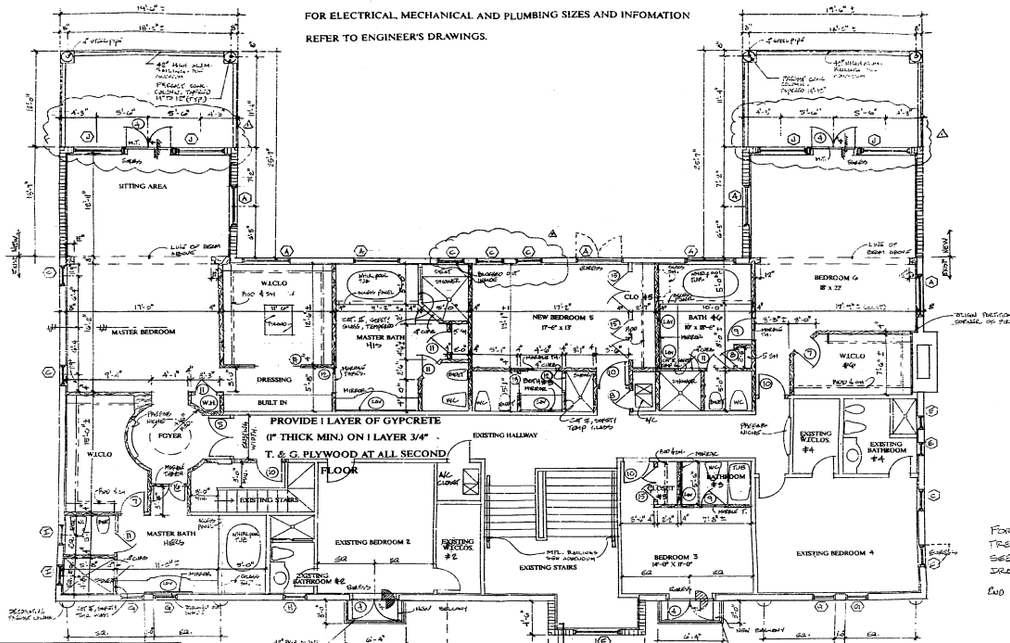
FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION

REFER TO ENGINEER'S DRAWINGS.



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

LEGEND

NEW WOOD PARTITION W/ R-11 BATT INSULATION

EXISTING

NEW BLOCK WALL W/ R-13 RIGID INSULATION

FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS.

2ND FLOOR AREA = 4336 SF

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

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HT.	SIZE & DESCRIPTION	MANUFACTURER	REMARKS
A	60"	52"	-	CLRS. WOOD CASEMENTS	PGT	50 IMPACT GLASS
B	60"	72"	-	"	"	"
C	30"	30"	-	"	"	"
D	30"	72"	18"	"	"	"
E	18"	24"	-	"	"	"
F	18-93"	84"	-	CLRD. WOOD FIXED	"	"
G	30"	48	18"	CLRD. WOOD CASEMENT	"	"
H	30"	30"	-	CLRD. WOOD AWNING	"	"
I	30"	30"	-	CLRD. WOOD CASEMENT	"	"
J	60"	96"	-	CLRD. WOOD FIXED	"	"

1) ALL GLASS TO BE 3/8" CLEAR TINTED IMPACT RESISTANCE
2) USE SAME MANUFACTURER'S WINDOW MANUFACTURER
3) PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
* SEE ELEVATIONS FOR MUNTINS DESIGN & LOCATION

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	FIRE RATING	SIZE	REMARKS
1	72"	144"		WINDOW WALL	1	GLASS	50 IMPACT
2	64"	96"	2"	WOOD CLAD, FRAMED	1	ALUM.	W/ 3/4 GLASS & TRANSOM
3	32"	96"	2"	"	1	ALUM.	"
4	60"	96"	2"	"	1	ALUM.	"
5	60	96"	1 3/4"	WOOD PANNED DOOR	2	—	—
6	36"	96"	1 3/4"	"	2	—	—
7	32"	96"	1 3/4"	WOOD, PANNED DOOR	2	—	—
8	28"	96"	1 3/4"	"	2	—	—
9	32"	96"	1 3/4"	"	2	MASONITE	—
10	26"	96"	1 3/4"	"	2	—	—
11	32"	96"	1 3/4"	"	2	—	—
12	36"	96"	1 3/4"	WOOD PANNED DOOR, FOLD	2	MASONITE	—
13	30"	96"	1 3/4"	"	2	—	—
14	72"	96"	1 3/4"	"	2	—	—
15	60"	96"	1 3/4"	WOOD, PANNED DOOR	2	—	—
16	44"	96"	1 3/4"	"	2	MASONITE	—
17	72"	96"	1 3/4"	"	2	—	HEAVY DUTY CLOSER

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

Revisions

DATE
SHEET
A-3
OF

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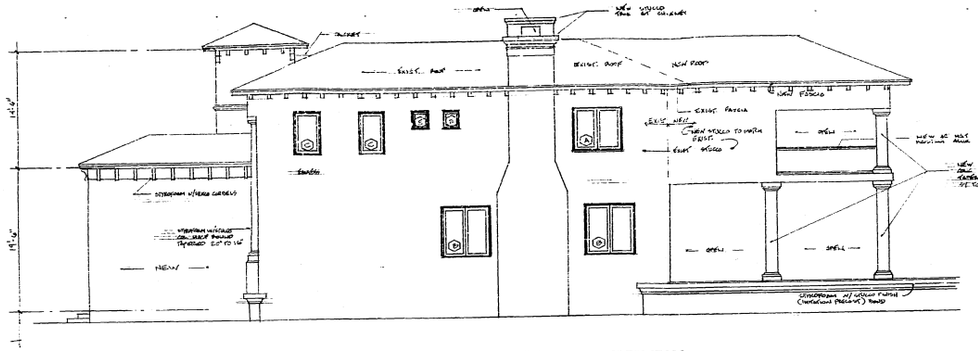
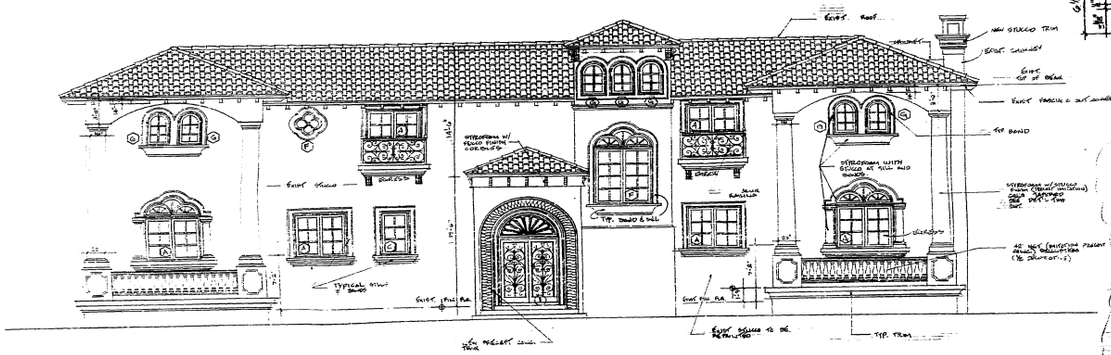
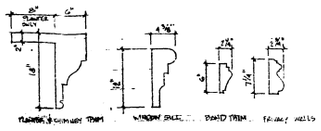


RIGHT SIDE ELEVATION

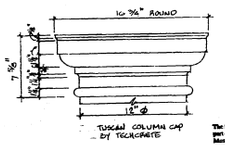


FRONT ELEVATION

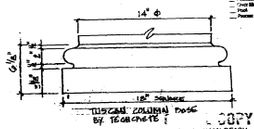
SCALE: 1/4"=1'-0"



PRECAST TRIM PROFILES



TUSCAN COLUMN CAP BY TECHCRETE



TAPERED COLUMN 14" TO 12"

TUSCAN COLUMN BASE BY TECHCRETE

COPY

MIAMI BEACH
ISSUED FOR PERMIT BY
THE FOLLOWING:

TRIM NOTES

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

RAILING NOTES

1. ALL BALCONY RAILINGS MUST BE 42" HIGH (MIN.) & SHALL NOT REJECT A 4" SPHERE. HANDRAILS TO BE 34" TO 38" HIGH. SUBMIT SHOP DRAWINGS WITH SIGNED & SEALED CALCULATIONS TO MEET NFPA CASUALTY DESIGN CRITERIA.
2. ALL STAIR RAILINGS MUST BE AS FOLLOWS:
   AT OPENED SIDE (NO WALLS), PROVIDE 2 HAND RAILS AT 34" & 38" HIGH WITH HANDRAILS BETWEEN 34" TO 38" HIGH. AT CLOSED SIDE (WALL) HANDRAILS MUST BE 34" TO 38" HIGH.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

DATE: 11/25/14
SHEET: A-4
OF 5

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

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

REVISIONS

DATE
SHEET
A-5
OF

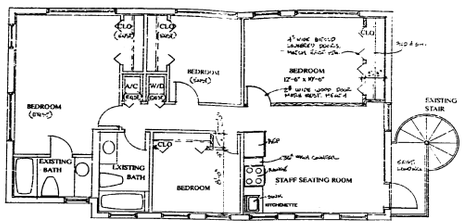
9946

MAIN BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
FOYER	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
HALL	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
FOYER	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
MEETA	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / PAINTED	DRYWALL W/ MOW-COTE	SEE I.D. DRAWING
LIBRARY	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / PAINTED	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
GREAT ROOM	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / PAINTED	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
DINING ROOM	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / PAINTED	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
KITCHEN	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / PAINTED	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
KITCHEN BATH	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
PANTRY	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
REFRIGERATOR RM.	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
SERVICE STAIRS	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
STORAGE CLOSETS	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
MAIN STAIRS	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
SECOND FLOOR					
HALL	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
A/C CLOSETS	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
MASTER BEDROOM	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
KIT MASTER BATH	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
KERA MASTER BATH	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
DRESSING	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
MASTER FOYER	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
BEDROOM #2	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
W.I. CLOSET #2	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BATH #2	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BEDROOM #3	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
CLOSET #3	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BATH #3	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BEDROOM #4	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
W.I. CLOSET #4	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BATH #4	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BEDROOM #5	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
CLOSET #5	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BATH #5	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BEDROOM #6	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
W.I. CLOSET #6	CARPET	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	
BATH #6	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"	DRYWALL W/ MOW-COTE	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED ENTRY	SATUMIA R.	PRECAST CONC. SEE.		SMOOTH STUCCO FINISH	
COVERED TERRACES	SATUMIA R.	PRECAST CONC. SEE.		SMOOTH STUCCO FINISH	
DRIVEWAY	KEYSTONE				
STAIRS	SATUMIA R.				
ROOF					
	REFERTO TO DETAIL TO MATCH EXISTING			SEE GENERAL SPECIFICATIONS FOR MANUFACTURERS	

NOTES
ALL DRYWALL SHALL BE SURE BOARD 5/8" TYPE 'X' UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH TO CEILING.
R.= ROUND.
F.= FILLED



(EXISTING WINDOWS TO REMAIN)

NEW WOOD CONSTRUCTION W/ R-11 BATT INSULATION

FLOOR PLAN

SCALE 1/4"=1'-0"

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

UTILITY BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
BEDROOM #1	CARPET	DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	
CLOSET #1	CARPET	DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	
BEDROOM #2	CARPET	DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	
CLOSET #2	CARPET	DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	
BATH	CERAMIC TILE	CHAMISBOARD W/COMP.	4"	DRYWALL W/COMPOUND	
HALL	CERAMIC TILE	DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	SEE I.D. DRAWINGS
UTILITY ROOM	CERAMIC TILE	DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	
		DRYWALL W/COMPOUND	4"	DRYWALL W/COMPOUND	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
DOOR	SATUMIA R.				
STAIR	SATUMIA R.				
	SATUMIA R.				
ROOF					
	REFERTO TO DETAIL TO MATCH EXISTING			SEE GENERAL SPECIFICATIONS FOR MANUFACTURERS	

NOTES
ALL DRYWALL SHALL BE 1/2" TYPE 'X' UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH TO CEILING.
R.= ROUND.
F.= FILLED

ENTERTAIMENT BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
SNACK AREA	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	8" /PAINTED		
BAR	SATUMIA R. x F.	DRYWALL W/ MOW-COTE	8" /PAINTED		
SEATING	SATUMIA E. x F.	DRYWALL W/ MOW-COTE	8" /PAINTED		SEE I.D. DRAWINGS
MEN BATH	PAVERS	DRYWALL W/ MOW-COTE	8" /PAINTED		SEE I.D. DRAWINGS
WOMEN BATH	MARBLE	DRYWALL W/ MOW-COTE	4" / 4"		SEE I.D. DRAWINGS
STORM ROOM	CERAMIC TILE	CERAMIC TILE			SEE I.D. DRAWINGS
GYM	CARPET	GYPSUM W/ MOW-COTE	4" / 4"		SEE I.D. DRAWINGS
					SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED TERRACES	SATUMIA R.	PRECAST CONC. SEE.		SMOOTH STUCCO FINISH	
OPEN TERRACE	SATUMIA R.				
ROOF TOPPERS	SATUMIA R.				
STAIRS	SATUMIA R.				
ROOF					
					SEE GENERAL SPECIFICATIONS FOR MANUFACTURERS

NOTES
ALL DRYWALL SHALL BE SURE BOARD 5/8" TYPE 'X' UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH TO CEILING.
R.= ROUND.
F.= FILLED

The following shop drawings are not part of this permit.
Must note the shop drawings under

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

OCT 17

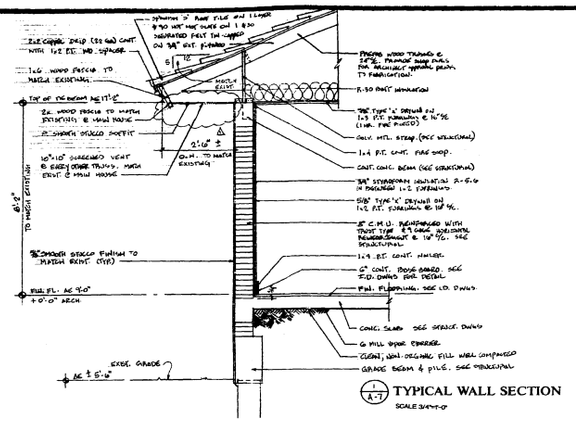
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH 94 PALM AVENUE FLORIDA

REVISIONS

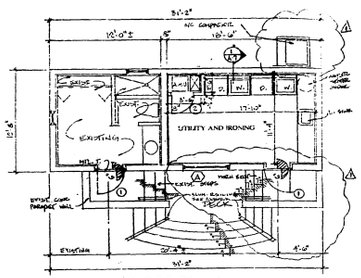
DATE
SCALE
SHEET
A-6
OF

9247



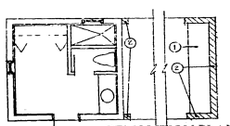
TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



FLOOR PLAN

SCALE 1/4"=1'-0"



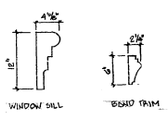
DEMOLITION PLAN

SCALE 1/4"=1'-0"

KEY NOTES

1. REMOVE EXIST. CONC. CONSOLE & PANEL ING ABOVE.
2. REMOVE EXIST. MASONRY WALL AS INDICATED BY HATCHING

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



WINDOW SILL

BEAD TRIM

PRECAST TRIM PROFILES

WINDOW SCHEDULE

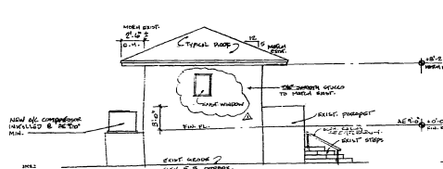
MARK	WIDTH	HEIGHT	RATING	DESCRIPTION	MANUFACTURER	REMARKS
A	60"	48"	-	ALUM. CASEMENT	CASE	1/2" INSULATED, GLASS

NOTES:

1. ALL GLASS TO BE 7/8" SEAL TYPED, IMPACT GLASS.
2. ALSOS ARE APPROXIMATION, VERIFY SIZES WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION

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

- Fire Alrm
- Sprinkler
- Elec. Drawn
- Steel Shop
- Glass Block
- Trusses
- Wood Rail
- Roof Joists
- Shower Enclosures
- Windows
- Wood Doors
- Ceiling
- Pool
- Fences / Arbors

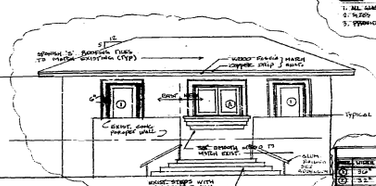


LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION IS SIMILAR

NEW WINDOWS TO HAVE 7/8" IMPACT RESISTANCE GLASS"

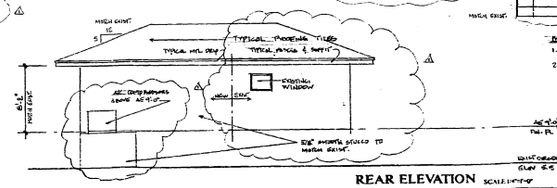


FRONT ELEVATION

SCALE 1/4"=1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	MANUFACTURER & TYPE	FIRE RATING	QUANTITY	MATERIAL	REMARKS
A	32"	80"	1 3/8"	WOOD TROPICAL	1	1	ALUM.	A/C DOOR
B	32"	80"	1 3/8"	WOOD TROPICAL	1	2	ALUM.	A/C DOOR



REAR ELEVATION

SCALE 1/4"=1'-0"

NOTE

1. REMOVE, FILL WITH MASONRY STRIPPING, PAINT TO MATCH EXIST. WALL FINISHES
2. REMOVE, AND FRONT, PROVIDE A/C OPENING

GENERAL NOTES

- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED IN THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.
- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST 110 V.C.P.S. CIRCUIT.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
- SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
  - (a) A DOOR TO A PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
  - (b) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
  - (c) AN OPENING THROUGH A WINDOW OR DOOR FROM THE INSIDE WITHOUT THE USE OF TOOLS AND HAVING A CLEAR OPENING OF NOT LESS THAN 24 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
    - (C1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
    - (C2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE DEPARTMENT, OR
    - (C3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- ALL OPENING FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 2406.2
- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS
- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. POCKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS

EXIT 27 SBB

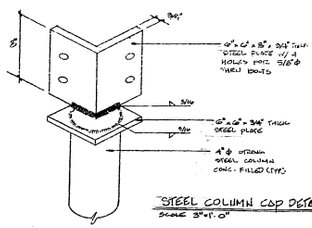
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

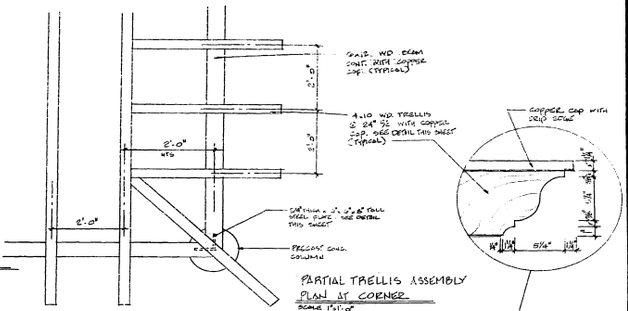
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVENUE MIAMI BEACH, FLORIDA

REVISIONS
1 PERMIT SET

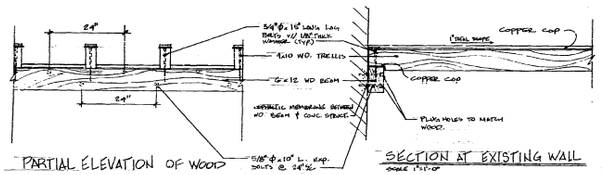
DATE
SHEET
A-1
OF



STEEL COLUMN CAP DETAIL
SCALE 3"=1'-0"

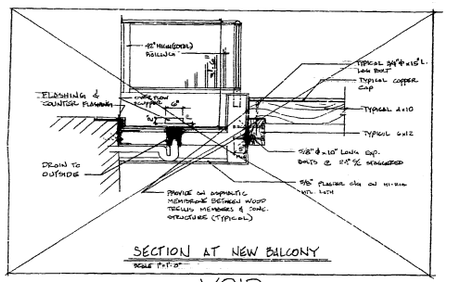


PARTIAL TRELLIS ASSEMBLY PLAN AT CORNER
SCALE 1"=1'-0"



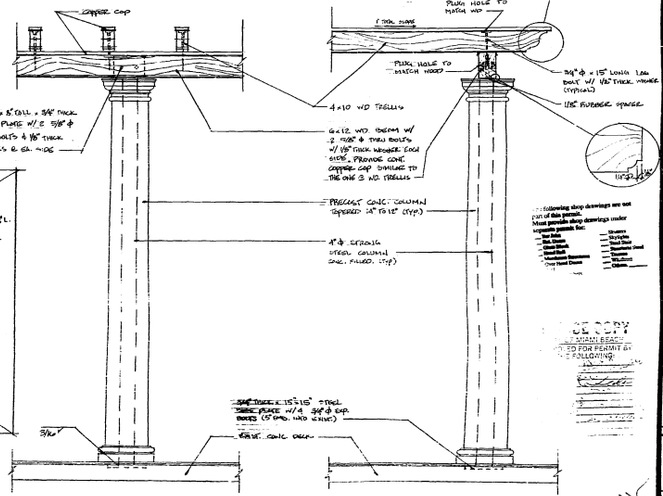
PARTIAL ELEVATION OF WOOD BEAM AT EXISTING WALL
SCALE 1"=1'-0"

SECTION AT EXISTING WALL
SCALE 1"=1'-0"



SECTION AT NEW BALCONY
SCALE 1"=1'-0"

VOID



PARTIAL FRONT ELEVATION
SCALE 1"=1'-0"

PARTIAL SIDE ELEVATION
SCALE 1"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

DATE
SHEET
A-8

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EGRESS(?) AND MUST BE EXCEPTED WITH DAMPER.

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

* ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR AT 36" HIGH +/FROM FINISH FLOOR.

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3112.2
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(a) A DOOR, STAIRWELL, PASSAGE OR HALL FRONTING A WALL INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE BUILDING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONOCCUPIABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO AN APPROVED MEANS OF EXCAPE.
(C) AN OUTSIDE WINDOW OR SIMILAR OPENABLE ITEM THE CLEAR OPENING OF WHICH IS NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C1) THE WINDOW IS WITHIN 30 FEET OF GRADE, OR
(C2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 2406.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS

* ALL AT UNDER BUILDING AT SECOND FLOOR MUST BE 42" HIGH. 36" HIGH SUBJECT / BAL. LOSSES. ALL HAND RAILING MUST BE 36" HIGH. FINAL HEIGHT TO BE DETERMINED FROM DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION. CHECK BUILDING DEPARTMENT REQUIRED.

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

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

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

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

* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

WINDOW SCHEDULE

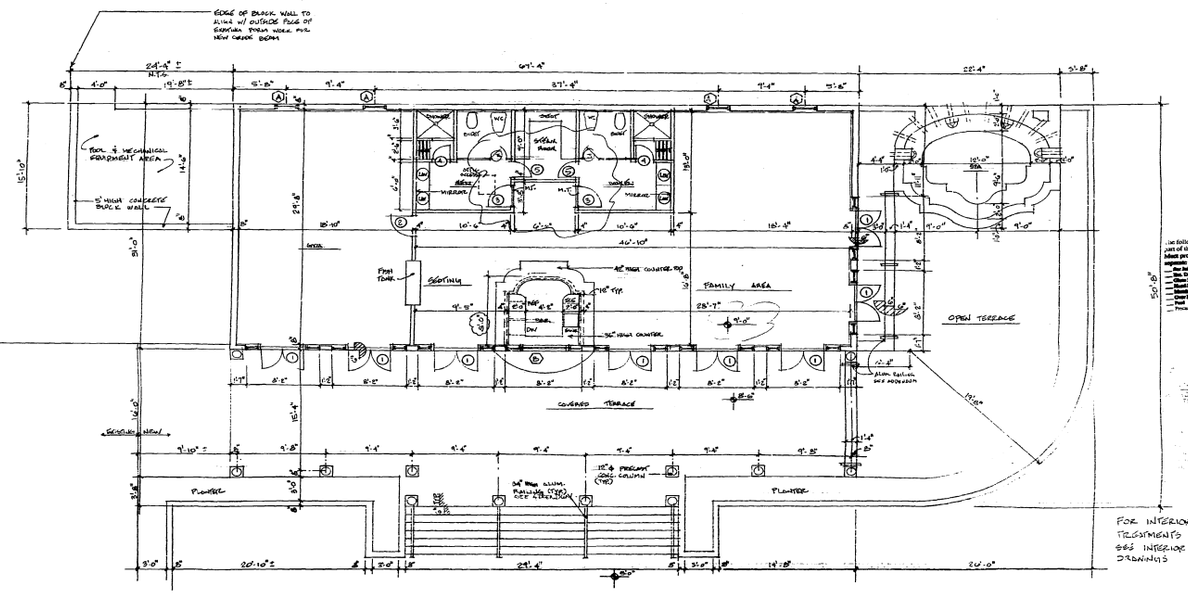
MARK	WIDTH	HEIGHT	RADIUS	DESCRIPTION	MANUFACT.	REMARKS
A	3'0"	3'0"	15"	WOOD CLAD, FIX.	WESTERN PA.	3/8" IMPACT GLASS
D	9'4"	6'0"	—	WOOD CLAD, SLIDING	"	"

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

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THK.	MATERIAL & TYPE	KEY NOTE	FINISH	GLAZING	REMARKS
1	60"	96"	1¾"	WOOD, FRENCH	1	ALUM.	3/8" IMPACT	WITH 9" HIGH SIDE LITES
2	30"	96"	1¾"	WOOD, PANELED PANELS	2	—	—	—
3	36"	96"	1¾"	"	2	MATCHING	—	—
4	24"	96"	1¾"	WOOD, FLUSH	3	—	—	—
5	24"	96"	1¾"	WOOD, OPAQUE	4	MATCHES	—	STORM ROOM

1. FULL WEATHERSTRIPPING, SEAL BOTTOM, DOOR SWEEP
2. PEEPHOLE, ACOUSTIC SEAL
3. PANELING
4. ALUMINUM FRAME, COMPOSITE



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

- Fire Alarm
- Elevator
- Fire Sprinkler
- Roof Truss
- Basement Shell
- Curtain Wall
- Balconies/Railings
- Shutters
- Cast Stone/Precast
- Awnings
- Pool
- Other Specialties
- Precast Members

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

DATE
SHEET A-9
OF

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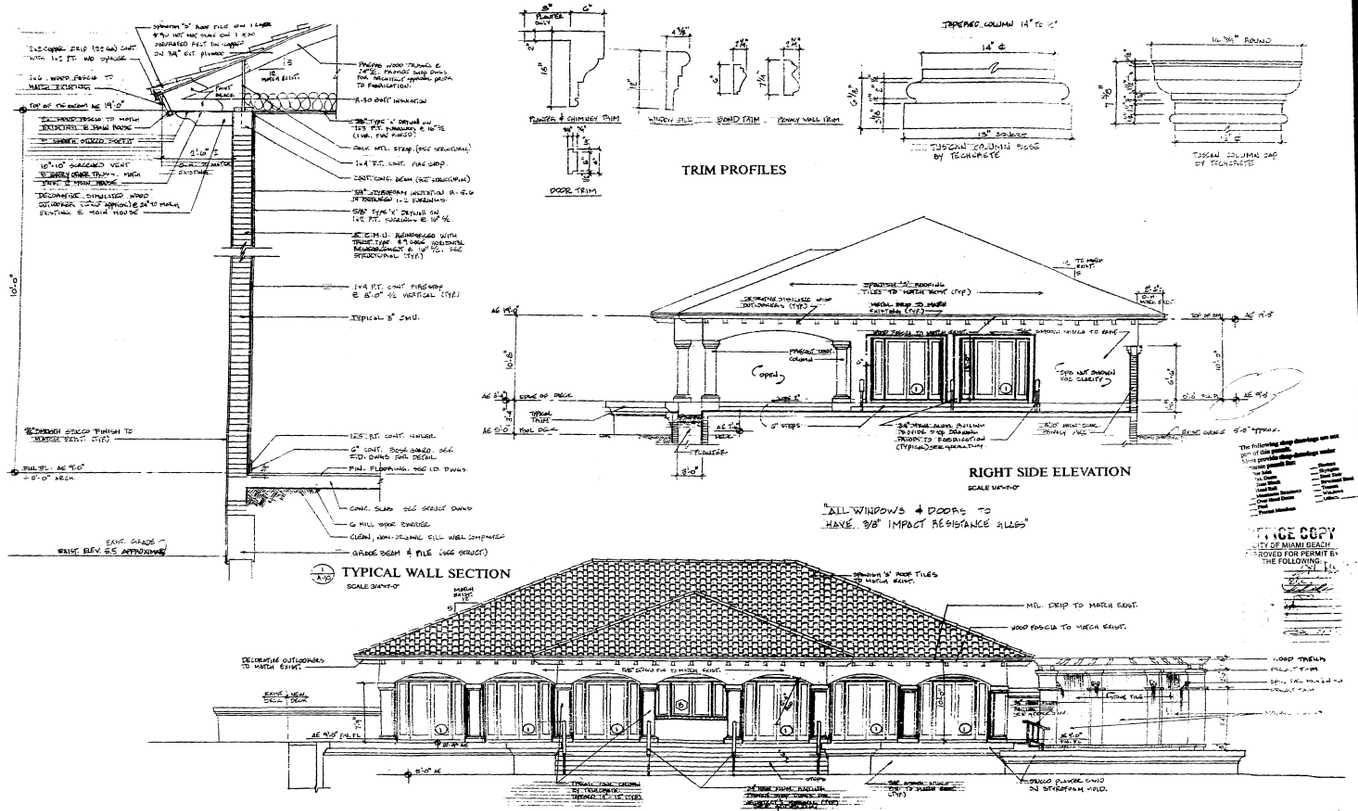

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI, FLORIDA

DATE
SHEET
A-10
OF

"ALL WINDOWS & DOORS TO HAVE 5/8" IMPACT RESISTANCE GLASS"

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

The following shop drawings are not part of this permit.

COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVENUE
MIAMI BEACH FLORIDA

Revisions
1 PLANS REVISED

DATE
SHEET A-11
CP

SECTION
SCALE 3/4"=1'-0"
SECTION
SCALE 3/4"=1'-0"
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH
FLORIDA
REVISIONS
DATE
SCALE
SHEET
A-12
OF
90253

GENERAL SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL HOLDINGS RESIDENCE

DIVISION 1: GENERAL REQUIREMENTS

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

2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AMERICAN INSTITUTE OF ARCHITECTS, FORM A-201, SHALL BE USED, AND A PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.

5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EQUAL WILL BE CONSIDERED, PROVIDING THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO ORDERING SAID PRODUCT.

6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PREFINISHED SURFACE OR SURFACES, EXISTING OR TO BE FINISHED AT A LATER DATE, ARE NOT MARRED.

7. CONTRACTOR TO FURNISH OWNER WITH ALL "NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES.

8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID, UNLESS OTHERWISE NOTED.

9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.

10. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH BUILDING CODE BUILDING CODE.

11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE PRODUCED BY SUBCONTRACTORS THAT ARE AFFECTED.

12. PROVIDE CONTINGENCY ALLOWANCE OF $10,000 TO BE "USED FOR UNFORESEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISION 2: SITE WORK

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

DIVISION 3: CONCRETE

1. ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO ACI-318-02 AND 301-96 AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3,000 P.S.I.

2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND ___3" (INCHES)
   B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS:
      1. #5 BARS OR SMALLER ___ 1.5" (INCHES)
      2. ALL OTHER BARS _____ 2" (INCHES)
   C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
      1. BEAMS AND COLUMNS ___ 1.5" (INCHES)
      2. SLABS _____ 1" (INCHES)

3. COLUMNS SHALL BE CONCENTRIC WITH RESPECT TO FOUNDATIONS, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

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

2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476. 28 DAY MINIMUM 3,000 P.S.I. COMPRESSIVE STRENGTH.

3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C270, TYPE "M" OR "S".

4. STRUCTURAL GROUT FOR FILLING CELLS AS PER ACI 530-95, SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH ENSURE COMPLETE FILLING OF THE CELLS.

5. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.

6. THE REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH SECTION 1705 OF THE SOUTH FLORIDA BUILDING CODE.

7. THE ULTIMATE NET COMPRESSIVE STRENGTH (f'M) MASONRY UNITS SHALL NOT BE LESS THAN 1,900 P.S.I.

DIVISION 5: METALS

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

2. ALL EXPOSED BOLTS AND MANUFACTURED CONNECTIONS PLATES AND ANGLES TO BE GALVANIZED.

3. ALL REINFORCING STEEL (GRADE 60) SHALL BE FABRICATED AND HAVE A MINIMUM YIELD OF 60,000 P.S.I. AND SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60.

4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

5. REINFORCING STEEL SHALL BE DET AND FABRICATED IN ACCORDANCE WITH THE 1994 ACI LATEST EDITION OF THE DETAILING MANUAL.

6. LAP SPLICE LENGTHS SHALL BE:
   A. BOTTOM REINFORCING IN BEAMS, TOP & BOTTOM REINFORCING IN SLABS ___ 48 BAR DIAMETERS.
   B. TOP REINFORCING IN BEAMS ___ 60 BAR DIAMETERS.
   C. COLUMNS _____ 36 BAR DIAMETERS
   D. MASONRY REINFORCING ___ 48 BAR DIAMETERS.
   IN NO CASE SHALL THE SPLICE LENGTH BE LESS THAN 12".

7. PIPE COLUMNS, IF SHOWN, SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A-53 OR A-501, PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY.

8. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 AND FABRICATED AND ERECTED AS PER AISC MANUAL.

9. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER.

10. PROVIDE ALLOWANCE FOR METAL RAILINGS: $100 PER LINEAL FT.
    A. INTERIOR STAIRS (GALLERY): $100 PER LINEAL FT.
    B. EXTERIOR BALCONY: $100 PER LINEAL FT.
    C. EXTERIOR POOL FENCE & GATE: $50 PER LINEAL FT.

DIVISION 6: CARPENTRY

1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR; USE COLONIAL TRIM WITH FLOYD BLOCK OR #2 PINE INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.
   A. BASE: 8" (EIGHT INCHES)
   B. CASING: 4" (FOUR INCHES)
   C. DOOR CASING: 4" (FOUR INCHES)
   D. WINDOW CASING: 4" (FOUR INCHES)

2. ALL PANTRY SHELVING SHALL BE CYPRESS GRADE CLEAR.

3. CONTRACTOR TO SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS OF TRUSSES TO ARCHITECT FOR REVIEW.

4. ROOF TRUSS MANUFACTURER SHALL PREPARE PLANS SHOWING THE DESIGN AND ERECTION BRACING REQUIRED BECAUSE THE DESIGN OF BRACING DEPENDS UPON THE DESIGN OF TRUSSES. SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS.

5. ALL STRUCTURAL WOOD SHALL HAVE ALLOWABLE BENDING STRESS OF 1,200 P.S.I., MODULUS OF ELASTICITY OF 1,000 K.S.I., UNLESS OTHERWISE NOTED ON PLANS.

6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

7. ALL WOOD CONSTRUCTION SHALL COMPLY WITH CHAPTER 23 OF THE SOUTH FLORIDA BUILDING CODE & THE STANDARD BUILDING CODE, WHICHEVER IS MORE STRINGENT. PROVIDE FIRE STOPS AS REQUIRED BY CODE.

8. FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR.
   A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
   B. PROVIDE DOUBLE STUDS EACH SIDE OF INTERIOR DOOR OPENINGS.
   C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE D ACCORDANCE TO THE BUILDING CODE.

9. ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE CD, STRUCTURAL FORMING PLYWOOD WILL NOT BE USED FOR SHEATHING. NAIL TO TRUSSES AND RAFTERS AS REQUIRED BY CODE.

10. INTERIOR WOOD BEARING PARTITIONS SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. PROVIDE A SINGLE PLT. SILL PLATE AND DOUBLE TOP PLATE WITH 48" LAP.

11. PROVIDE BACKING WITH 1 X 4 P.T. ON BLOCK WALL OR 2 X 4 ON STUD WALL FOR ALL KITCHEN CABINETS, BUILT-INS, HAND RAILS, BATH FIXTURES AND ACCESSORIES.

12. INTERIOR, WOOD, NON-BEARING PARTITION SHALL BE 2 X 4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED. PROVIDE A SINGLE PRESSURE-TREATED SILL PLATE AND A SINGLE TOP PLATE. NON-BEARING, NON-LOAD-CARRYING PARTITIONS MAY BE LIGHT GAUGE METAL STUDS AT 16" O.C. WITH DOUBLE PRESSURE-TREATED 1"X 4 WOOD BASE PLATE).

13. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES. WELL-SANDED, FREE FROM DEFECTS.

14. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

1. ALL CAULKING TO BE "DECORA" BUTYL RUBBER SEALANT, BC-150, OR EQUAL.

2. ALL ROOFING SHALL HAVE A CONTINUOUS VENT (ANCHOR SHEET) OF #30 ASPHALT SATURATED FELT OR FELTS, TIN CAPPED PER CODE.

3. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 22 GAUGE COPPER.

4. ALL BARREL TILE TO MATCH EXISTING OR EQUAL, APPROVED BY ARCHITECT.

5. ALL ROOFING SHALL HAVE A B-4-C COUNTY PRODUCT CONTROL NUMBER.

6. WATERPROOF ALL INTERIOR PLANTER WALLS WITH 10 MIL KEMTECH WATERPROOF COMPOUND AND PROVIDE A 6" CONCRETE DRAINAGE.

7. EXTERIOR INSULATION SHALL BE AS FOLLOWS:
   A. STUD WALL: R-11, BATT TYPE FIBERGLASS
   B. CEILING: R-30, BATT TYPE FIBERGLASS
   C. BLOCK WALL R-5 INSULATION BETWEEN 1 X 3 FURRING AND TREATED WOOD FURRING STRIPS, UNLESS OTHERWISE NOTED.
   D. ____ R-____ INSULATION FOR ROOF
   EXTERIOR INSULATION FOR SOUND-PROOFING SHALL BE AS FOLLOWS:
   ALL EXTERIOR WALLS SHALL RECEIVE R-11 BATT FIBERGLASS INSULATION FOR SOUND-PROOFING. WRAP ALL PLUMBING IN 3/4 INCH. PROVIDE ALL INSULATION, FLOOR TO CEILING.

DIVISION 8: DOORS AND WINDOWS

1. DOORS:
   A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE, INCLUDE MODIFIED DOOR CONTRACT #1 WINDOW PROFESSIONALS.
   B. ALL INTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. SEE DOOR SCHEDULE.
   C. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY HARDWARE ITEMS UNDER BASE BID:
      HARDWARE ALLOWANCE: $1,000.
   D. PROVIDE $1,000 ALLOWANCE FOR CUSTOM FRONT DOOR.
   E. PROVIDE $_____ ALLOWANCE FOR CUSTOM FRONT DOOR. (FRONT ENTRY DOOR APPROVAL TBD)
2. ALL WINDOWS SHALL BE SUPPLIED BY WINDOW PROFESSIONALS, GOLD RANKED CONTRACT TO BASE BID

DIVISION 9: FINISHES

1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT OF PRIME WITH MOORWHITE ALKYD PRIMER 100 SERIES.
   B. FINISH: TWO COATS TOPCOAT MOONGLO HOUSE & TRIM LATEX 53 ONE 896 SERIES.

2. INTERIOR WOOD TRIM, DOORS & WOOD WINDOWS SHALL RECEIVE TWO COATS OF BENJAMIN MOORE ENAMEL OVER ONE BASE COAT OR AT OWNER'S OPTION, ONE COAT OF SEALER AND TWO COATS OF ENAMEL. PROVIDE SAMPLE OF EACH. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. QUE COAT PRIMER BASE COAT 020 MOORCY ALKYD ENAMEL UNDERBODY 217 SERIES.
   B. ENAMEL – LATEX-REGAL AQUAGLO LATEX SEMI-GLOSS ENAMEL 335 SERIES.
   C. ENAMEL-ALKYD-REGAL SATIN IMPERVO ALKYD SATIN ENAMEL 235 SERIES.
   STAIN:
   D. SEALER-REDWOOD QUICK DRY SANDING SEALER 412 SERIES.
   E. STAIN-REDWOOD PENETRATING STAIN 574 SERIES.
   F. VARNISH-REDWOOD SATIN FINISH VARNISH 604 SERIES.

3. ALL EXTERIOR STUCCO SURFACES SHALL RECEIVE TWO COATS OF MOONGLARE OVER ONE COAT OF SEALER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIMER-BASE COAT-MOORE'S LATEX ALKALI RESISTANT MASONRY 28 SERIES.
   B. MOONGARD LATEX LOW LESTRE HOUSE PAINT 181 SERIES.

4. ALL INTERIOR PLASTER SURFACES OR DRYWALL SURFACES SHALL RECEIVE TWO COATS OF INTERIOR LATEX, REGAL AQUA VELVET BY BENJAMIN MOORE. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. FINISH START 100% ACRYLIC LATEX PRIMER 533 SERIES.
   B. REGAL AQUAVELVET EGGSHELL FINISH 319 SERIES.

5. ALL EXTERIOR STUCCO TO BE SMOOTH AND LIGHT TEXTURE AND APPLIED AS PER CODE. PROVIDE SAMPLE TO MEET ARCHITECT'S APPROVAL BEFORE STARTING WORK.

6. ALL INTERIOR PARTITIONS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" BLUE BOARD WITH ONECOAT PLASTER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

7. ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND RESIDENCE, SHALL HAVE A ONE HOUR RATED, 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER OR BOTH SIDES OF PARTITIONS AND ONE LAYER ON CEILINGS ON 1"X 3" FURRING @ 16" O.C. WHERE APPLICABLE.

8. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS, ETC. TO BE DONE WITH "Z" BEAD, COVER BEAD & CASING BEADS AS PER "NATIONAL GYPSUM", OR APPROVE EQUAL.

9. TILE, MARBLE AND FLOOR ALLOWANCES:
   1. MARBLE: $30 PER SQUARE FT.
   2. SATURNIA: (1) $5.25 PER SQUARE FT. FILLED WITH GROUT.
   3. SATURNIA: (2) $5.00 PER SQUARE FT. BOXED AND FILLED.
   4. TILE: $2.00 PER SQUARE FT.
   5. CARPET: $50 PER SQUARE YARD

10. ALL TILE & MARBLE FLOORS SHALL BE SET IN FULL FLOAT. PROVIDE SEALER FOR ALL MARBLE AND SATURNIA FLOORS

11. PROVIDE FULL SLABS WITH 1.2" BULL NOSE ON ALL STAIR TREADS.

12. DRIVEWAY:
    CONCRETE PAVER BRICK ON 6" (INCH) CRUSHED ROCK AND SAND BASE WITH SOLPERA COLOR GROUTED TO EDGE CONCRETE FOOTING.

13. PROVIDE CEMENT BOARD BEHIND ALL TILED OR MARBLED WALLS.

14. PROVIDE FULL HEIGHT TILE BACK TO CEILING, OR TUB TO CEILING, TILE OR MARBLE AT ALL SHOWERS OVER TUBS.

15. CAST STONE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, COLOR SAMPLES, FINISH SAMPLES OF ALL CAST STONE FOR ARCHITECT'S APPROVAL.

DIVISION 10: SPECIALTIES

1. ALL SHELVING SHALL BE 3/4" PARTICLEBOARD EDGE BANDED, AS PLYWOOD 12" DEEP, UNLESS OTHERWISE SHOWN ON PLANS, W/ 1"X 4" CLEAT SHELF SUPPORTS, 1"X 3" FULL ROD AND CLOSET POLE. LET NATURAL HARDWOOD EDGE SOLID WITH METAL SHELF AND METAL SUPPORTS.

2. KITCHEN CABINETS: BASES, UNITS, BUILT-INS, ENTERTAINMENTS AND VANITY TOPS TO BE PROVIDED AND INSTALLED BY CABINET SUBCONTRACTOR. ALLOW ONLY $45,000.

3. CLOSET INTERIORS: PROVIDE A $500 ALLOWANCE FOR ALL WALK-IN CLOSET INTERIOR FINISHES.

4. FIREPLACE AND MANTEL ALLOWANCE: $2,000. CHIMNEY, FIREBOX AND THROAT TO BE IN BASE BID.

5. SHOWER & TUB DOORS, TO NOT TO ALLOW $2,000.

6. TOWEL BARS, TOILET PAPER HOLDERS, MEDICINE CABINETS, SOAP HOLDERS & GRAB BARS $2,500 LUMP SUM.

7. MIRRORS TO BE 1/4", SMALL OVER MANTEL, FULL HEIGHT BEFORE VANITY TO CEILING OVER BASE AT VANITY. (PROVIDE A 5 YR. GUARANTEE ON ALL MIRRORS AGAINST DISCOLORATION.)

DIVISION 11: EQUIPMENT

1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES. (PURCHASE AT 3rd PARTY) (INSTALLED BY CONTRACTOR)
   1. ONE SM-SUB-ZERO ICEMAKER
   2. TWO SM-BI-36 S/S/PANEL W/ BASE REFRIGERATOR
   3. ONE FCP61 36" CONVECTION SINGLE OVEN 5-CELL-SS
   4. FOUR DSW450 24" S/S SWING OVER - SS
   5. ONE DMP24S MICROWAVE LA CUCINA - SS TURNTABLE - SS
   6. ONE DMP24S MICROWAVE LA CUCINA MICRO BL
   7. TWO AHB6240 AND BLACK HOOD/GRILL
   8. ONE ASSEMS WOLF 36" GAS RANGE WITH 6 BURNERS WITH RAISED 24" GRIDDLE/BROILER SS
   9. ONE W.#6863 WOLF 36" BLACK RISER WITH SHELF SS
   10. ONE PHV 180-1M VENTAHOOD 48" HOOD WITH 4 BLOWERS WITH 880 OGEN 3 LIGHTS SS
   11. ONE WDC 42.540 VENTAHOOD EXTENDED DUCT COVER FOR 12' CEILING.

DIVISION 12: FURNISHINGS

SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 13: SPECIAL CONSTRUCTION

1. PROVIDE ENGINEERING SHOP DRAWING FOR NEW POOL & SPA FOR ARCHITECT'S REVIEW.
2. GAS-PROVIDE GAS LINE TO SPA HEATER AND BAR-B-Q AND FIREPLACE.
3. SPA ALLOWANCE: $45,...00
4. POOL ALLOWANCE: $187,000
5. SEAWALL ALLOWANCE: $152,200
6. DOCK ALLOWANCE: $36,000

DIVISION 14: CONVEYING SYSTEMS

NOT USED

DIVISION 15: MECHANICAL

1. A/C SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO START OF A/C WORK. A/C SUBCONTRACTOR SHALL ENGINEER THE DUCTS AND GRILLE SIZES AND LOCATIONS, PROVISIONS FOR ALL CALCULATIONS PER FBC 1994.
   ALL DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 INSULATION. A/C SUBCONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SYSTEM.
2. ALL BATHROOM EXHAUST FANS WILL BE NUTONE MODEL NO. QT150 CFM.
3. PLUMBING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING FIXTURES $30,000 @ INTERIOR DESIGNER'S PRICE. INSTALLATION AND HANDLING SHALL BE IN BASE BID. PLUMBER SHALL BE RESPONSIBLE FOR PURCHASING, INSTALLING AND HANDLING ON ALL PLUMBING FIXTURES. THIS FEE TO BE INCLUDED IN BASE BID AND NOT PART OF ALLOWANCE.
4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH REMOTE SHUT OFF.
5. PROVIDE SUPER-INSULATED QUICK RECOVERY DOUBLE ELEMENT WATER HEATERS. PROVIDE FULL PAN AND DRAIN UNDER WATER HEATERS.
6. PROVIDE FOR RECESSED WASHER AND DRYER HOOK UP/VENT DRYERS TO EXTERIORS.
7. ALLOWANCE FOR LANDSCAPING & SPRINKLER SYSTEM FOR MATERIAL & LABOR: $50,000.00.
8. PROVIDE ALL PENETRATIONS THROUGH GB ROOF, SOFFIT AS PLUMBING VENTS AND EXHAUST VENTS, (IN REAR HIPS SO THEY ARE NOT SEEN FROM THE STREET.
9. PROVIDE FOAM TUBULAR INSULATION ON ALL HOT WATER LINES.
10. PROVIDE 3/4" COPPER LINE SERVICE TO ALL HOT WATER FIXTURES. REDUCE AT FIXTURE CONNECTION AS PER SCHEDULE.

DIVISION 16: ELECTRICAL

1. ALL CIRCUITS ARE TO BE NUMBERED AND IDENTIFIED ON PANEL.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE N.E.C. THE BASE BID, NOT INCLUDING ALLOWANCE. ALL HIGH BAYS OR SLOPING CEILINGS SHALL BE ADJUSTABLE TYPE. ALL HIGH BAYS TO BE LIGHTOLIER.
4. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHER PROOF. PROVIDE G.F.I. RECEPTACLES AT EXTERIOR, AT ELECTRICAL PANEL FOR KITCHEN AND BATHS, GARAGE AND EXTERIOR OUTLETS.
5. PROVIDE DIRECT WIRE SMOKE DETECTORS AS INDICATED ON DRAWINGS AND AS REQUIRED BY CODE.
6. PROVIDE DOOR BELL AND DECORATIVE CHIME BY NUTONE.
7. WIRING TO BE IN FLEXIBLE PLASTIC CONDUIT ("ZIP") OR METAL CONDUIT, EXCEPT UNDER CABINET LIGHTS IN KITCHEN WHICH ARE ROMEX. EXTERIOR PIPE SHALL BE PVC.
8. ALL WALL SWITCHES & OUTLETS TO BE "DECORA STYLE", UNLESS NOTED OTHERWISE BY I.D.
9. ALL SWITCHES FOR PADDLE FANS & HIGH HATS TO BE ON DIMMER SWITCHES.
10. ALLOWANCES FOR SECURITY, SOUND SYSTEM, TELEPHONE AND INTERCOM: $15,000.

The following shop drawings are not [illegible]

- Mech.
- Elec.
- Plumbing
- Structural
- Metal Joist
- Truss
- Windows
- Doors
- Shutters
- Aluminum Screenroom
- Overhead Doors
- Paint
- Finish Hardware

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OCT 27

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS	
10.31.02	CITY SET

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OF

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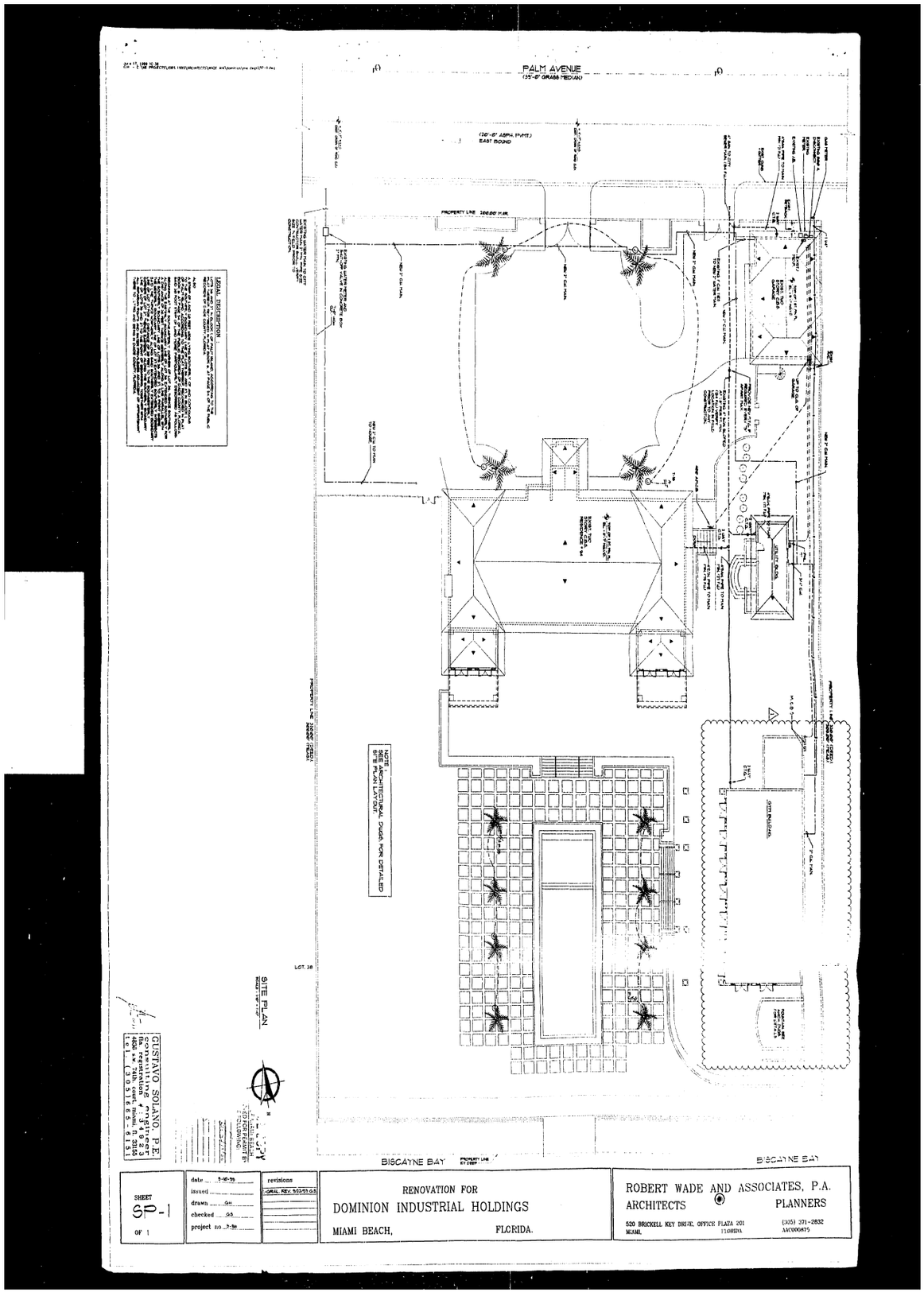

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SHEET
SP-1
OF 1

date 5-10-95
issued
drawn GS
checked GS
project no. 9-36

revisions
ORAL REV. 9/22/95 GS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

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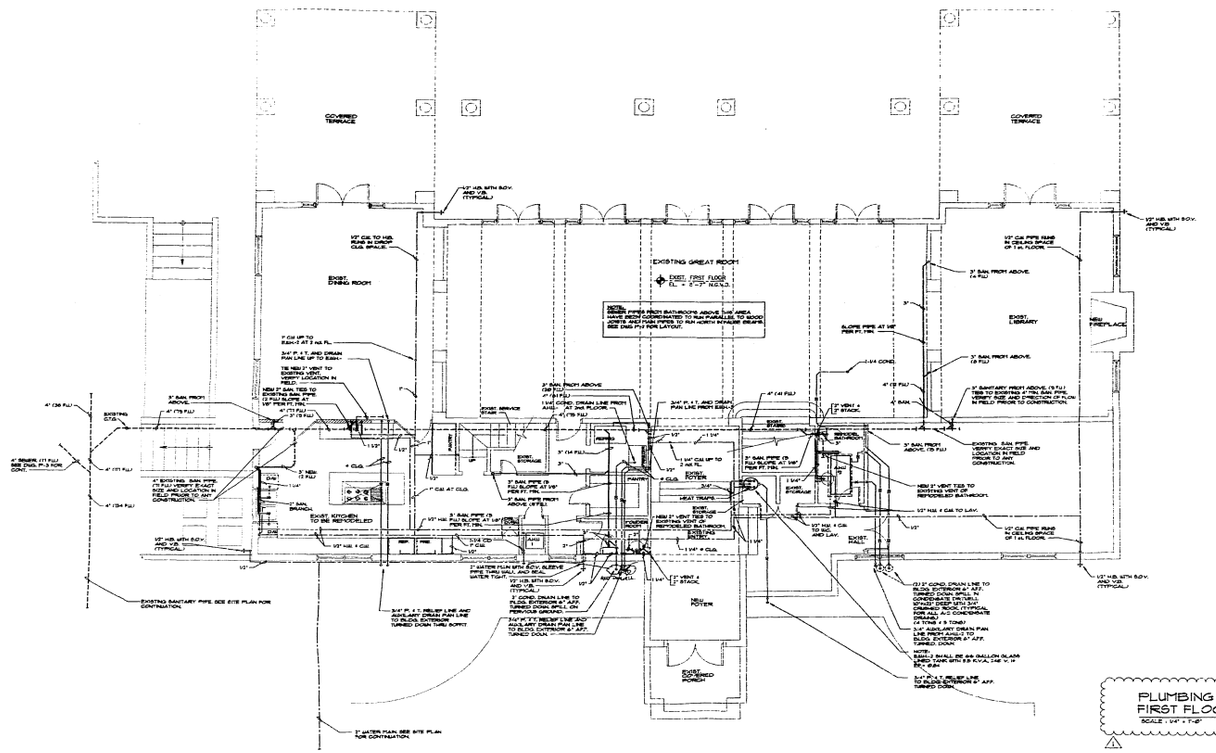

PLUMBING
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

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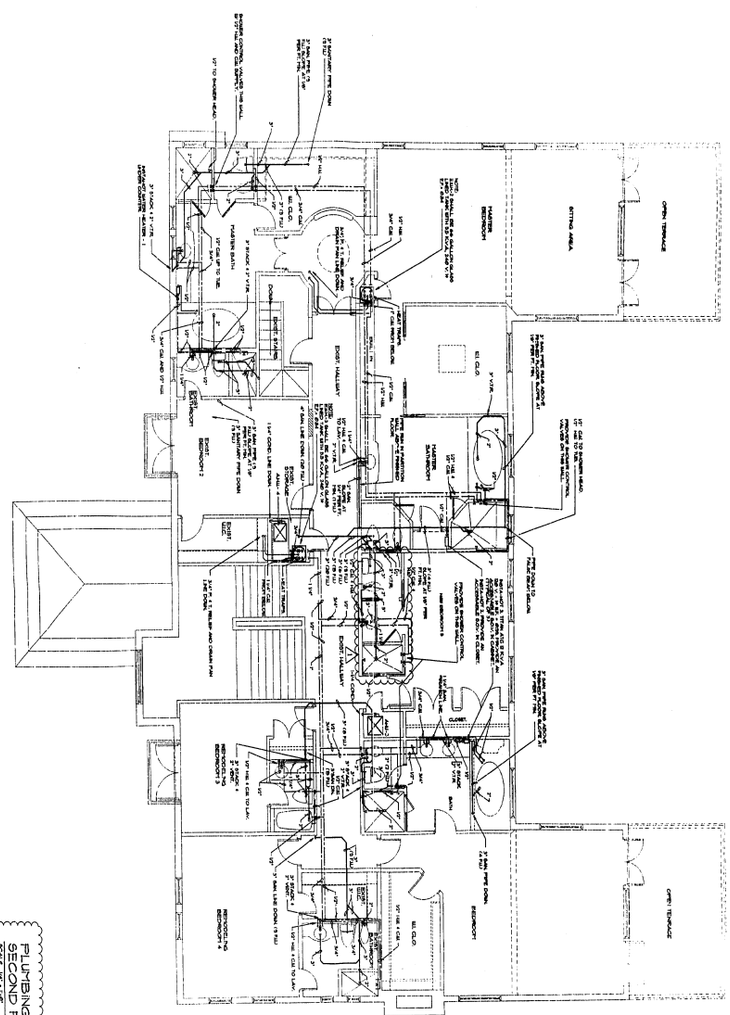
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1 04.06.92

date 3-27-92
issued
drawn GH
checked GB
project no. 8.90

SHEET P-1 OF 5



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

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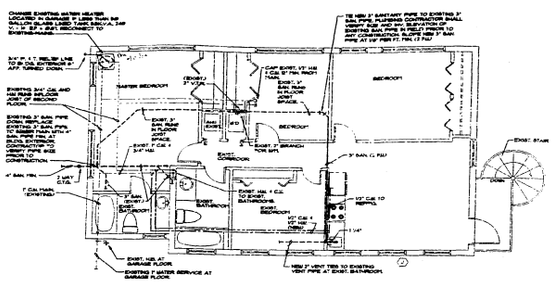
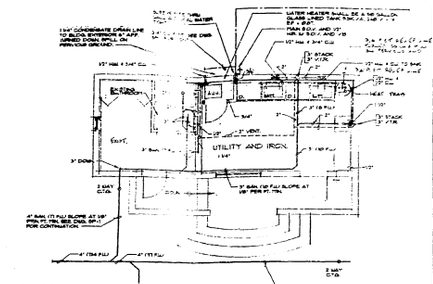
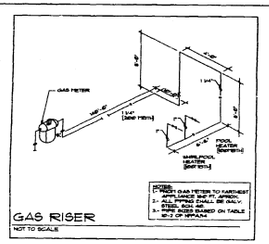
SHEET P-2 OF 3	date 5-10-05 issued drawn GH checked GS project no. 5-05	revisions 1 CIVIL REV. 6h 29-05 BATHROOM REV. GS / GH	RENOVATION FOR DOMINION INDUSTRIAL HOLDINGS MIAMI BEACH, FLORIDA.	ROBERT WADE AND ASSOCIATES, P.A. ARCHITECTS PLANNERS 520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832 MIAMI, FLORIDA. AAC000675



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



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



GAS RISER
NOT TO SCALE

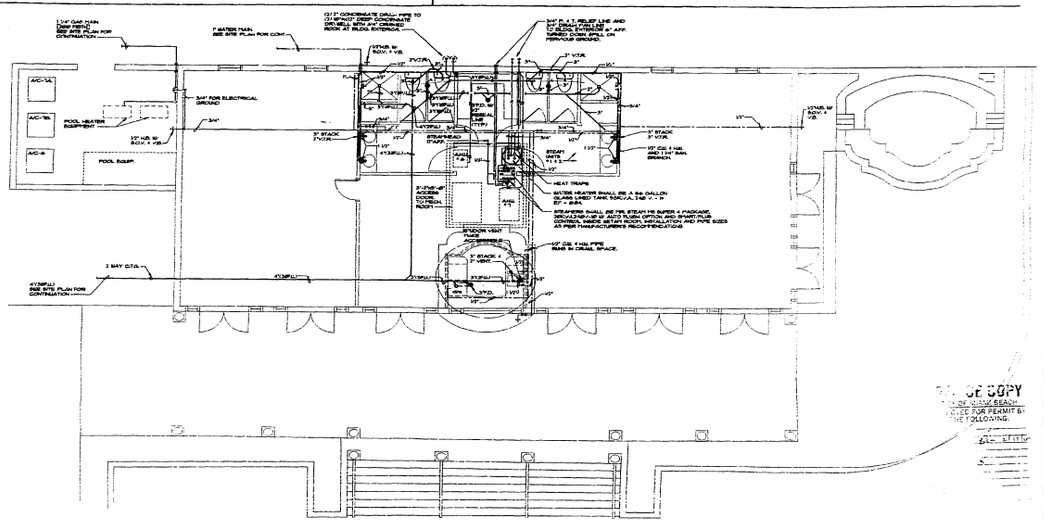
NOTES:
1. MATCH GAS METER TO APPLIANCE CAPACITY AS REQUIRED.
2. ALL PIPING SHALL BE SCH. 40 STEEL, BLACK IRON.
3. PIPE SIZES BASED ON TABLE 402-2 OF NFPA 54.

PLUMBING SYMBOLS :

	SOIL & WASTE		HOSE BIB
	VENT		DIAL THERMOMETER
	COLD WATER		FLEXIBLE CONNECTOR
	HOT WATER		RISER UP
	FIRE MAIN		RISER DOWN
GAS	GAS MAIN		FLOOR CLEANOUT
SD	STORM DRAIN	C.O.	CLEAN OUT TO GRADE
	GATE VALVE	R.D.	ROOF DRAIN
	CHECK VALVE	V.T.R.	VENT THRU ROOF
	CB & T VALVE	C.I.	CAST IRON
	ROOF DRAIN	D.F.	DRINKING FOUNTAIN
PR	PRESSURE RELIEF	F.U.	FIXTURE UNITS

PLUMBING GENERAL NOTES :

1. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
2. MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE 1/4" PER 0" AND SMALLER PIPES AND 1/8" FOR 2 1/2" AND LARGER.
3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
4. ALL UNDERGROUND PIPING SHALL BE COPPER TYPE L. ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
5. IN GENERAL ALL WORK OF THIS TRADE MUST COMPLY WITH THE SOUTH FLORIDA BUILDING CODE AND ALL OTHER CODES IN EFFECT.
6. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER.
7. PROVIDE 1/2" RECIRAL LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
8. PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
9. PROVIDE AIR CHAMBERS, FOR ALL WATER SUPPLIES FEEDING FIXTURES.
10. PROVIDE PIPE RELIEF VENT LINE FROM P&T RELIEF VALVE AND PAN DRAINS TO BUILDING EXTERIOR 6" ABOVE GRADE TURNED DOWN. (EACH SEPERATELY)
11. ALL HOSE BIBS SHALL HAVE VACUUM BREAKERS AND SHUT OFF VALVE.
12. INSTALL ALL FLOOR DRAINS PER SEC. 46:13-12 OF THE SOUTH FLORIDA BUILDING CODE.
13. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER.
14. PROVIDE CLEANOUTS EVERY FT. INSIDE BUILDINGS.
15. PROVIDE INDIVIDUAL SHUT OFF VALVES ON WATER PIPING TO EACH GROUP OF FIXTURES.
16. ALL SOIL, WASTE, VENT, AND RAIN WATER PIPING SHALL BE PVC SCHED. 40



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

FILE COPY
CITY OF MIAMI BEACH
NOT VALID FOR PERMIT BY
BUILDING.

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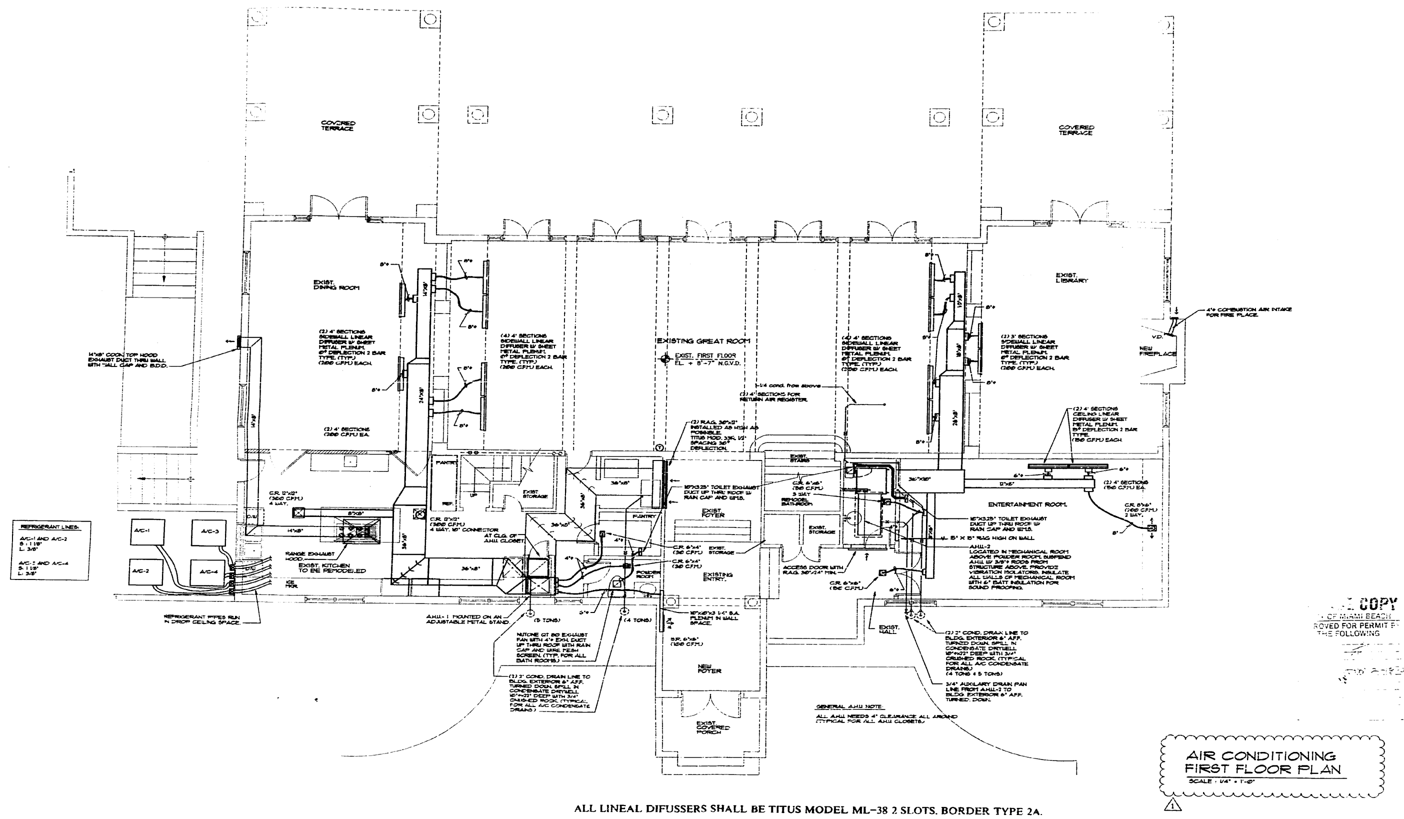
MIAMI, FLORIDA ARCHITECTS

RENOVATION FOR:
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
NO. | DESCRIPTION | DATE

date: 5-5-95
issued:
drawn: AS
checked: GS
project no. 5-95

SHEET P-3 OF 9



ALL LINEAL DIFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS. BORDER TYPE 2A.

ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

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RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

SHEET A/C-1 OF 4

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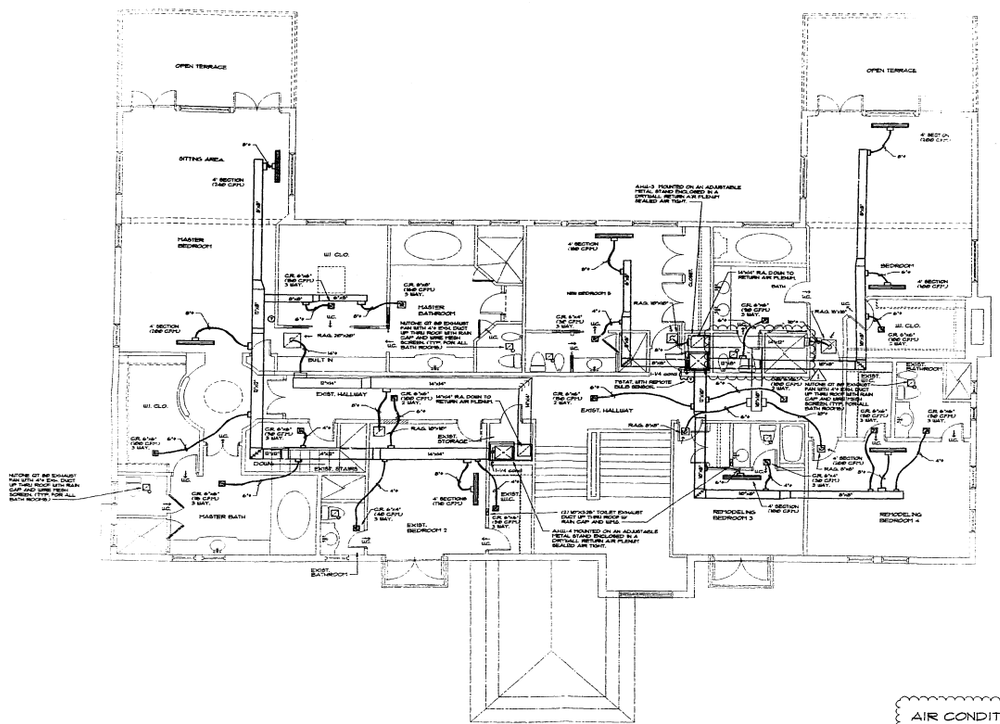

ALL LINEAL DIFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS, BORDER TYPE 2A.
ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY
DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

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

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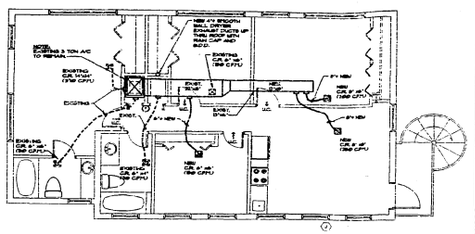
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

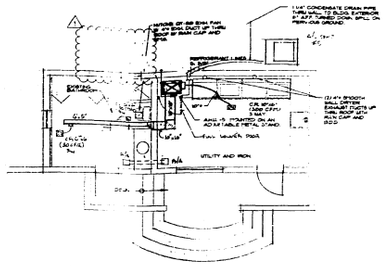
revisions
APPROVED PLANS
SEP 1997

date 3-8-93
issued
drawn dc
checked GS
project no. 536

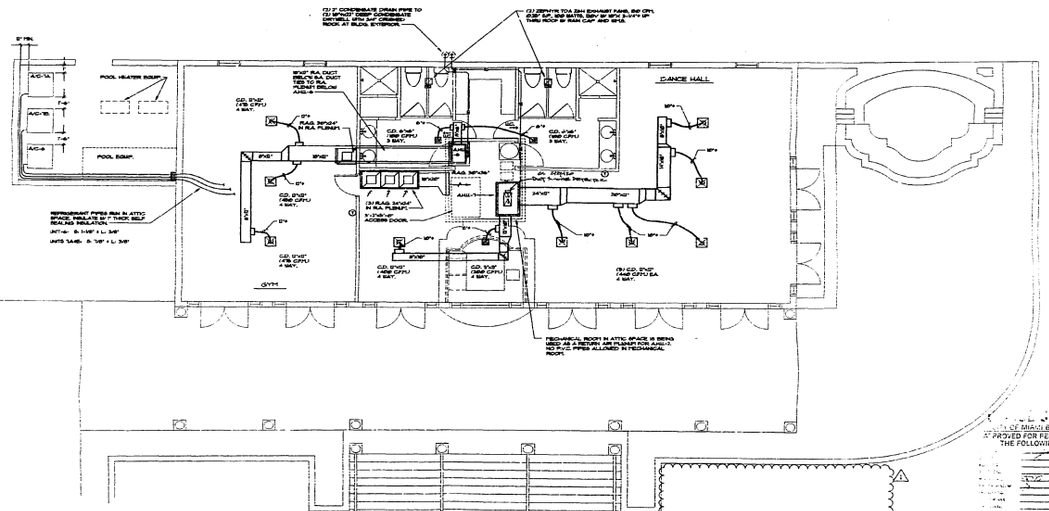
SHEET A/C-2
OF 4



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



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



ALL LINEAL DIFUSSERS SHALL BE TITUS MODEL ML-38 2 SLOTS. BORDER TYPE 2A.
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DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

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

CITY OF MIAMI BEACH
APPROVED FOR PERMIT AS
NOTED THE FOLLOWING:

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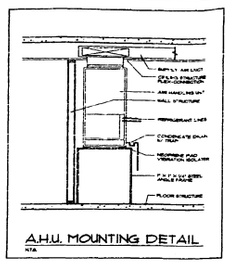
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

no.	revisions
1	ADD. REC. DANCE AREA

date 5-10-95
issued
drawn SH
checked GS
project no. 9-39

SHEET A/C-3
OF 4



A.H.U. MOUNTING DETAIL

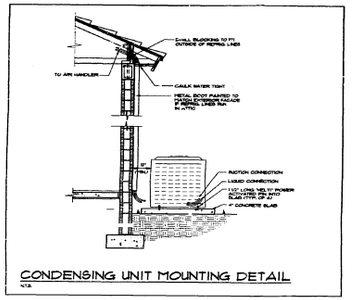
N.T.S.

H.V.A.C. LEGEND :

TG	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
SD	SQUARE DIFFUSER	SD	SMOKE DETECTOR (S.L. # D
RD	ROUND SUPPLY DIFFUSER	DD	DUCT SMOKE DETECTOR
SR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR REGISTER	RA	RETURN AIR
ER	EXHAUST AIR REGISTER	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OAI	OUTSIDE AIR INTAKE
T	THERMOSTAT		METAL DUCTWORK (ARROW INDICATES DIRECTION OF FLOW)
(T)	THERMOSTAT W/ REMOTE HEAD SENSOR		FLEXIBLE DUCTWORK
F.D.	FIRE DAMPER W/ ACCESS DOOR		VOLUME EXTRACTOR
OBD/MD	OPPOSED BLADE MANUAL VOLUME DAMPER		SUPPLY AIR FLOW
VD	VOLUME DAMPER		RETURN AIR FLOW
SD	SPLITTER DAMPER		WIRE MESH SCREEN
VG	UNDER CUT (DOOR)	S.A.	FLEXIBLE NOZZLE
AHU	AIR HANDLING UNIT		AIR VANE WALKER SWITCH

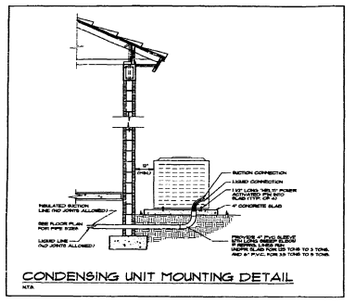
H.V.A.C. GENERAL NOTES :

1. USE VANE ELBOWS IN ALL CASES. SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
2. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING FLOORS AND EXCEEDING 100 SQ. IN. IN FIRE WALLS AND ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF ASSEMBLIES AT PRESENT SHALL (TO BE SUBMITTED) ALL FIRE DAMPERS SHALL BE RATED FOR USE IN ASSEMBLY SPECIFIED BY ARCHITECT
3. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS
4. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
5. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD WITH ELECTRICIAN, LIGHTS, AND ARCHITECTURAL ELEMENTS.
6. THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THERE ARE NO INTERFERENCES OCCUR.
7. THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
8. COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES THIS IS CONTRACTORS RESPONSIBILITY.
9. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS.
   (C.R.) CEILING REGISTER 20GAL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
   (R.A.R.) RETURN AIR GRILL MODEL 4-FL OR TAN.
10. ALL SUPPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS TYPE 475 BOARD R=6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
11. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMANNC AND SMACNA STANDARDS.
12. ALL OPENINGS IN BUILDING STRUCTURE FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
13. RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
14. PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
15. IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
16. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK, AIR DEVICES, AND EXHAUST FANS.
17. MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
18. BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.



CONDENSING UNIT MOUNTING DETAIL

N.T.S.



CONDENSING UNIT MOUNTING DETAIL

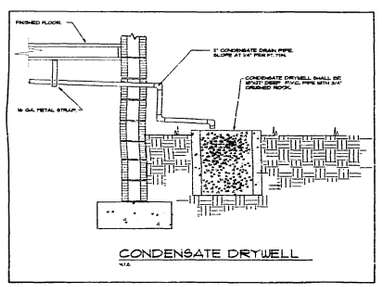
N.T.S.

AIR CONDITIONING SYSTEMS SCHEDULE

UNIT NO.	AIR HANDLING UNIT C.F.M.	O.A.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRIC HEATING KW	STAGE	MODEL	AIR COOLED COND. UNIT COMPRESSOR F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS.	SYSTEM CAPACITY (MBTH) TOT.	SEN	ELEC	SEER
MH #1 UNIT	4750	475	1.0	7.5	26.6	1	3PH/60		22.0	38	50			99.0	43.5	3PH/60	12.1
MH #2 UNIT	4750	475	1.0	7.5	26.6	1	3PH/60		22.0	38	50			99.0	43.5	3PH/60	12.1
MH #3 UNIT	4750	475	1.0	7.5	26.6	1	3PH/60		24.0	35.6	45			99.0	39.5	3PH/60	14.8
MH #4 UNIT	4750	475	1.0	7.5	26.6	1	3PH/60		24.0	35.6	45			99.0	39.5	3PH/60	14.8
MH #5 UNIT	4750	475	1.0	7.5	26.6	1	3PH/60		19.0	29.0	40			99.0	39.5	3PH/60	14.8
MH #6 UNIT	4750	475	1.0	7.5	26.6	1	3PH/60		19.0	29.0	40			99.0	39.5	3PH/60	14.8
OFFICE UNIT	800	80	1.0	2.0	7.5	1	1PH/60		5.5	14	20			24.0	7.1	1PH/60	13.5
OFFICE UNIT	1200	120	1.0	3.0	11.3	1	1PH/60		7.5	19	30			36.0	10.6	1PH/60	13.5
UNIT	16,000	2,000	1.7	3.0	11.3	1	3PH/60		38	75	40			44.5	30.0	3PH/60	12
TOTAL CHANGE	26,000	2,600	1.5	47	176	1	3PH/60		94	175	225		2,000	214.5	107.0	3PH/60	12.5

NOTES:

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



CONDENSATE DRYWELL

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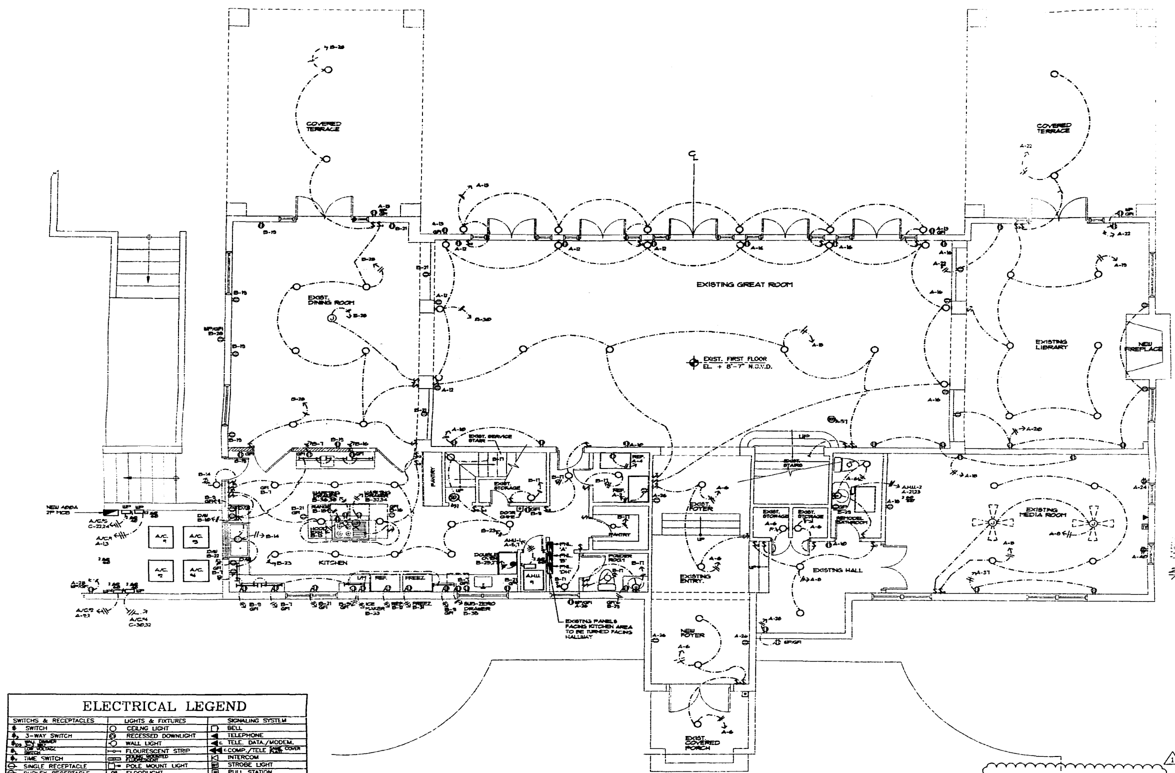
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 3-16-99
issued
drawn GM
checked GS
project no. 9-98

SHEET A/C-4
OF 4



ELECTRICAL LEGEND

SWITCHS & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
SWITCH	CEILING LIGHT	BELL
3-WAY SWITCH	RECESSED DOWNLIGHT	TELEPHONE
WALL DIMMER [illegible]	WALL LIGHT	TELE. DATA./MODEM.
LOW VOLTAGE SWITCH	FLOURESCENT STRIP	COMP./TELE SAME COVER PLATE
TIME SWITCH	CEILING MOUNTED FLUORESCENT	INTERCOM
SINGLE RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
DUPLEX RECEPTACLE	FLOODLIGHT	PULL STATION
SPLIT-CIRCUITED DUPLEX RECEPTACLE	EXIT LIGHT	HORN / STROBE
240 V. OUTLET	EXHAUST FAN	STROBE LIGHT
QUAD. RECEPT.	CEILING FAN	TELEVISION OUTLET
DUPLEX RECEPTACLE ABOVE COUNTER	GARAGE DOOR MOTOR	THERMOSTAT
FLOOR DUPLEX RECEPT.	DISPOSAL	FIRE ALARM SPEAKER
GFI GROUND FAULT INTERRUPTER	ELECTRIC DOOR STRIKE	FIRE ALARM STATION
WP WEATHER-PROOF	PUSH BOTTON	FIRE ALARM HORN
E EXISTING TO REMAIN		SMOKE DETECTOR
R EXISTING TO BE REMOVED	TEST KEY STATION.	DUCT SMOKE DETECTOR
RE RELOCATE EXISTING	2'x4' RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST & ACRYLIC LENSE. 120 V.	
JUNCTION BOX		
SAFETY SWITCH	2'x4' RECESSED EMERGENCY FLUOR. 3 LAMP W/ ELECT. BALLAST, BATTERY PACK AND ACRYLIC LENSE. 120 V.	
CIRCUIT BREAKER		
ELECTRICAL METER		
ELECTRICAL PANEL		

OFFICE COPY
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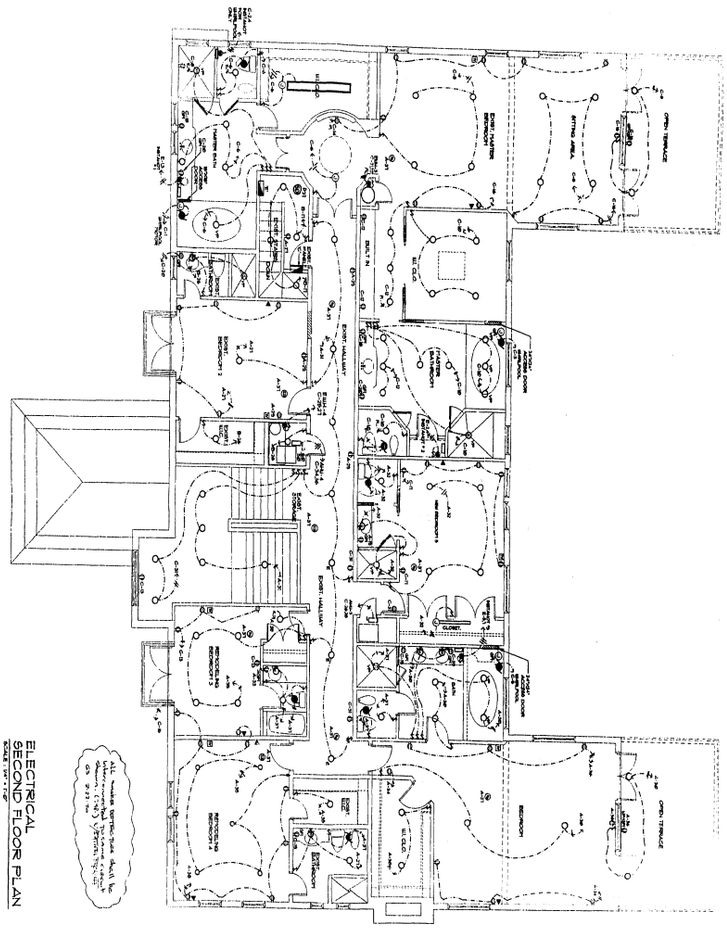
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date
issued
drawn
checked
project no.

SHEET E-1 OF 5



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

GUSTAVO SOLANO, P.E.

SHEET
E-2
OF 5

date 5/6/99
issued
drawn AS
checked GS
project no. 9-98

revisions
1. CAUL REV. 5/27/99 GS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

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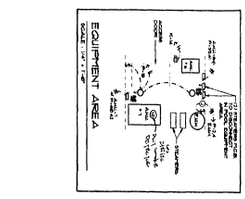

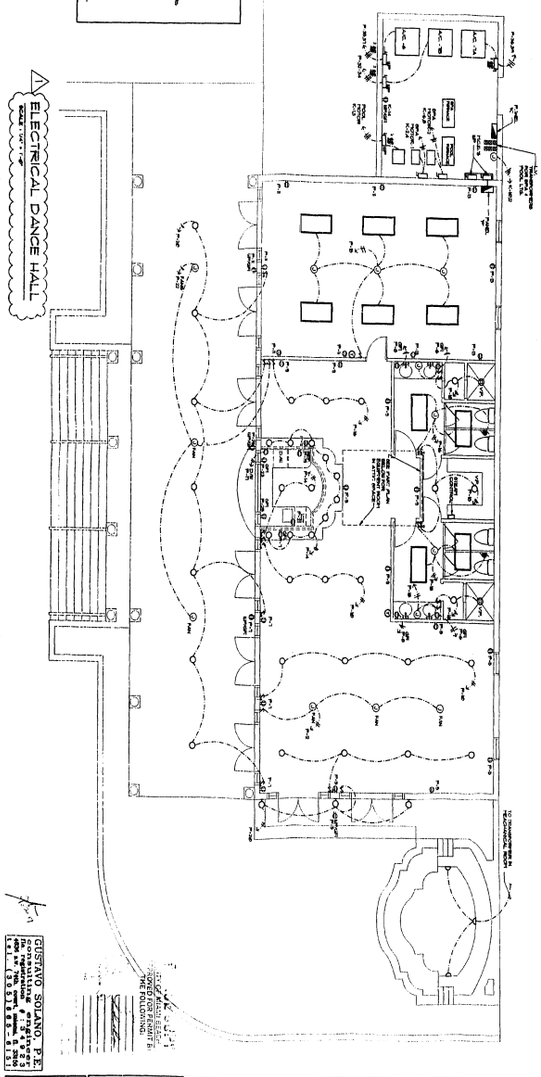

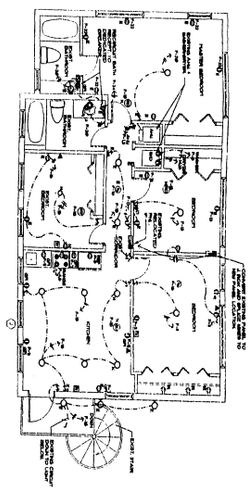

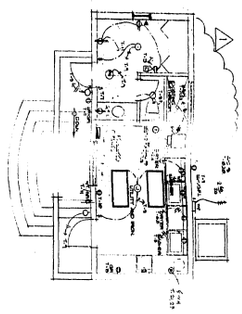

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SHEET E-3 OF 5	date 8/1/95 issued drawn AS checked GS project no 9-96	REVISIONS 1. REV. PANDRALL 10/19/95

RENOVATION FOR
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MIAMI BEACH, FLORIDA.

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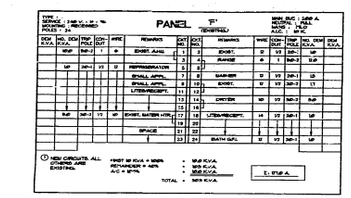

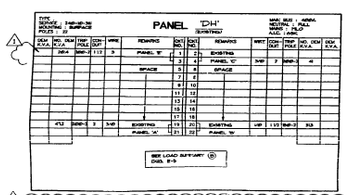

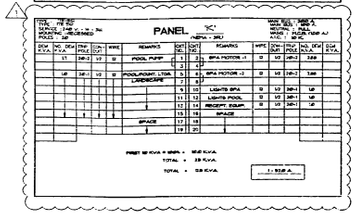

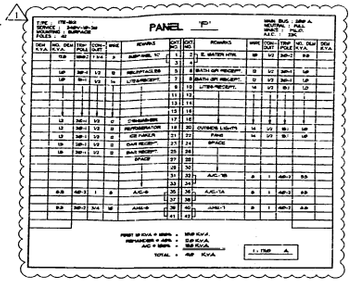

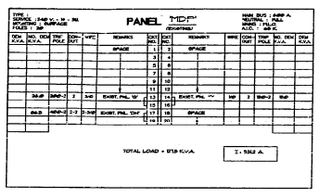

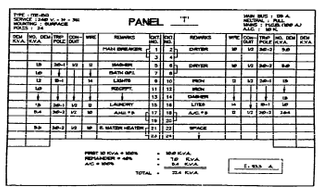

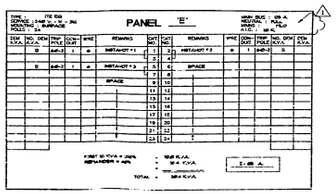

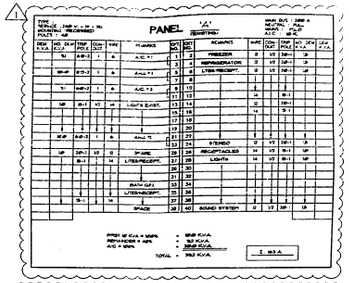

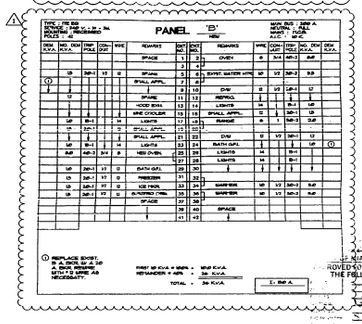

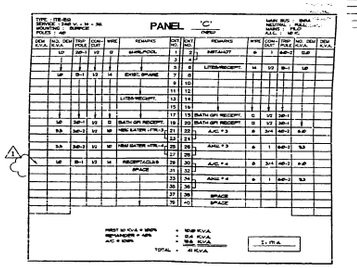

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RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
LOCAL REV. 3/28/08

date _____ notes
issued _____
drawn _____ JA
checked _____ GS
project no 3-08

SHEET
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OF 5

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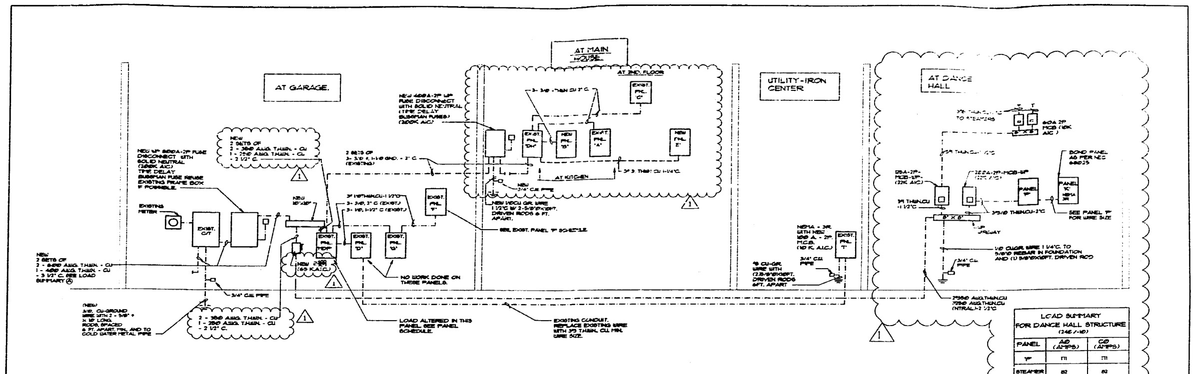

ELECTRICAL RISER DIAGRAM.
NOT TO SCALE

ELECTRICAL LEGEND

SWITCHS & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
SWITCH	CEILING LIGHT	BELL
3-WAY SWITCH	RECESSED DOWNLIGHT	TELEPHONE
WALL DIMMER 3-WAY	WALL LIGHT	TELE. DATA./MODEM.
LOW VOLTAGE SWITCH	FLOURESCENT STRIP	COMP./TELE SAME COVER PLATE
TIME SWITCH	CEILING MOUNTED FLUORESCENT	INTERCOM
SINGLE RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
DUPLEX RECEPTACLE	FLOODLIGHT	PULL STATION
SPLIT-CIRCUITED DUPLEX RECEPTACLE	EXIT LIGHT	HORN / STROBE
240 V. OUTLET	EXHAUST FAN	STROBE LIGHT
QUAD. RECEPT.	CEILING FAN	TELEVISION OUTLET
DUPLEX RECEPTACLE ABOVE COUNTER	GARAGE DOOR MOTOR	THERMOSTAT
FLOOR DUPLEX RECEPT.	DISPOSAL	FIRE ALARM SPEAKER
GROUND FAULT INTERRUPTER	ELECTRIC DOOR STRIKE	FIRE ALARM STATION
WEATHER-PROOF	PUSH BOTTON	FIRE ALARM HORN
EXISTING TO REMAIN		SMOKE DETECTOR
EXISTING TO BE REMOVED	TEST KEY STATION.	DUCT SMOKE DETECTOR
RELOCATE EXISTING	2'x4' RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST & ACRYLIC LENSE. 120 V.	
JUNCTION BOX		
SAFETY SWITCH	2'x4' RECESSED EMERGENCY FLUOR. 3 LAMP W/ ELECT. BALLAST, BATTERY PACK AND ACRYLIC LENSE. 120 V.	
CIRCUIT BREAKER		
ELECTRICAL METER		
ELECTRICAL PANEL		

ELECTRICAL LOAD SUMMARY (A)

(ENTIRE PROPERTY) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
12,554 S.F. @ 3W/SF = 40,662 + 7,500 = 48,162 WATTS

B. FIXED APPLIANCES :

(2)RANGE	24,000 WATTS
REFRIGERATORS	10,900 WATTS
(2)DISHWASHER	2,400 WATTS
(3)WASHER	4,500 WATTS
(3)DRYER	15,000 WATTS
WATER HEATER	69,000 WATTS
(3)DOOR OPNR	2,400 WATTS
(2)MICROWAVE	2,400 WATTS
(3)WHIRLPOOL	3,000 WATTS
FOUNTAINS	2,000 WATTS
(2)OVENS	18,000 WATTS
(2)HOOD EXH.	2,400 WATTS
(3)POOL MOTORS	5,100 WATTS
(2)WARMERS	10,000 WATTS
SOUND	3,000 WATTS

CONNECTED LOAD LESS A/C = 216,262 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 82,505 WATTS

A/C (OR HEATING) = 72,800 WATTS
DEMAND LOAD = 165,305 / 240 WATTS = 688 AMPS @ 240/120V
SERVICE SIZE = 800 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE & WASHER 58,284 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 19,349 WATTS
RANGE/OVENS X 0.7% = 28,000 WATTS
DRYER X 0.7% = 10,500 WATTS
OTHER 120V APPLIANCE = 24,500 WATTS

TOTAL NEUTRAL WATTS = 85,349 WATTS = 355 AMPS

ELECTRICAL LOAD SUMMARY (B)

(MAIN HOUSE) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
8,558 S.F. @ 3W/SF = 25,674 + 4,500 = 30,174 WATTS

B. FIXED APPLIANCES :

RANGE	12,000 WATTS
REFRIGERATORS	9,900 WATTS
(2)DISHWASHER	2,400 WATTS
(4)WATER HEATER	52,500 WATTS
HOOD EXH.	1,200 WATTS
MICROWAVE	1,200 WATTS
(3)WHIRLPOOL	3,000 WATTS
(2)OVEN	16,000 WATTS
(3)WHIRLPOOLS	3,000 WATTS
SOUND SYSTEM	3,000 WATTS
WARMERS	10,000 WATTS

CONNECTED LOAD LESS A/C = 140,374 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 52,150 WATTS

A/C (OR HEATING) = 30,000 WATTS
DEMAND LOAD = 92,150 / 240 WATTS = 384 AMPS @ 240/120V
SERVICE SIZE = 400 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE 30,174 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 9,511 WATTS
RANGE/OVEN X 0.7% = 19,600 WATTS

OTHER 120V APPLIANCE = 20,700 WATTS

TOTAL NEUTRAL WATTS = 52,811 WATTS = 220 AMPS

ELECTRICAL GENERAL NOTES :

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

CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 3 4 9 2 3
4836 s.w. 74th. court, miami, fl. 33155
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AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. GRL REV. 9/2/99 GS

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

SHEET E-5 OF 5

SECTION
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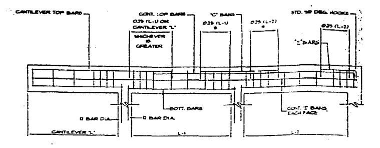
SECTION
CONCRETE SLAB ON GRADE
FOUNDATION & GROUND FLOOR FRAMING PLAN
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
S-1

SECTION
SECTION
SECTION
SECTION
CONCRETE SLAB ON GRADE
(NO SLAB)
FOUNDATION & GROUND FLOOR FRAMING PLAN
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
REVISIONS
DATE
SHEET
S-1
Zvonimir T. Belfranin, P.E.



NOTES:
1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN
2. * - WHICHEVER IS GREATER
3. BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/3 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

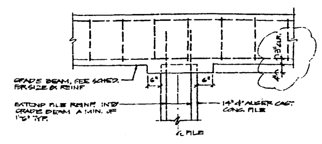
BEAM STEEL PLACEMENT DIAGRAM

CONCRETE BEAM SCHEDULE

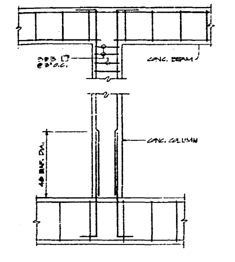
MARK	TOP ELEV.	SIZE W X H	REINFORCING BOTT.	REINFORCING CONT. TOP	REINFORCING C	REINFORCING E	REINFORCING I	TIES OR STIRRUPS NO.	TIES OR STIRRUPS TYPE	TIES OR STIRRUPS SPACING	REMARKS
GB-1	SEE PLAN	14"x24"	3#6	3#6	1#6		1#5	3	⊡	@ 10"	
GB-2	↓	14"x24"	3#6	3#6			↓	↓	⊡	@ 10"	
GB-3		14"x24"	3#6	3#6	1#7				⊡	@ 10"	
GB-4		14"x24"	3#6	3#6					⊡	@ 10"	
GB-5		14"x24"	3#6	3#6					⊡	@ 10"	
GB-6		14"x24"	3#6	3#6			1#5	3	⊡	@ 8"	
B-1		16"x14"	3#6	3#6				3	☐	@ 6"	
B-2		8"x14"	2#8	2#8				4	☐	@ 4"	
TB		8"x12"	2#5	2#5			4#	3	☐	@ 12"	EA. END BAL. @ 24"
TB-1		12"x12"	3#5	3#5			4#	3	☐	@ 12"	EA. END BAL @ 24"
RB-1		12"xARCH	3#5	3#5			1#5	3	☐	@ 12"	SEE ARCH'L DWGS.
RB-2		8"x	2#5	2#8			#5@12"	4	☐	@ 12"	SEE ELEV. 1/S-5
RB-3		16"xARCH	3#7	3#7			2#5	3	☐	@ 8"	SEE ARCH'T DWGS.
RB-4		16x36	3#5	3#5			3#5	3	☐	@ 12"	
RB-5		8x36	2#5	2#5			3#5	3	☐	@ 12"	
RB-6		16"xARCH	4#5	4#5			#5@12"	3	☐	@ 12"	SEE ELEV. 1/S-6
RB-7	↓	8x22"	2#5	2#5			#5@12"	3	☐	@ 12"	SEE ELEV. 2/S-6

COLUMN SCHEDULE

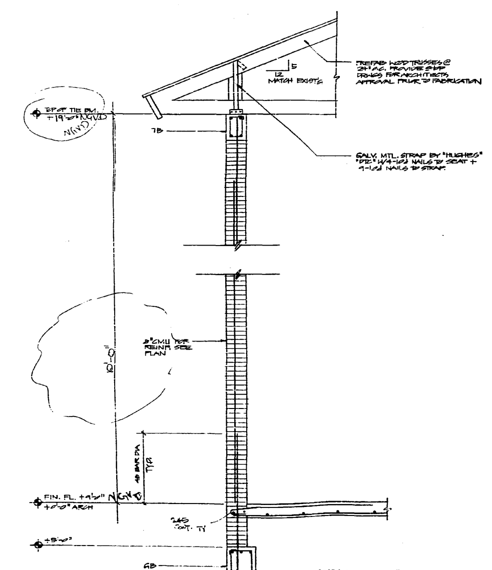
MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
(A)	8"x14"	4#6	#3 ☐ @ 8"	
(B)	8"x24"	6#6	#3 ☐ @ 8"	#3 J H.P. @ 8" O.C.
(C)	8"x19"	4#6	#3 ☐ @ 8"	
(D)	8"x26"	6#6	#3 ☐ @ 8"	SAME AS COL. (B)
(E)	8"x17"x25"	8#6	#3 ☐ @ 8"	
(F)	TS 5x5x5/16"	12x12x3/4 W/ 4-5/8" Ø KWIK-BOLTS x HILTI 8" EMBD.	SAME AS BASE PL.	FOR TRELLIS CAP PL. 1/2"x6"x6"
(G)	12"x23"	8#6	#3 ☐ @ 12" / #3 ⌐ @ 12"	
(H)	TS 2x6x1/4"	8x8x5/8" PLATE W/ 4-5/8" Ø KWIK BOLTS x HILTI 6" EMB.	SAME AS BASE PL.	
(FC)	FILLED CELL	1#5	—	FULLY GROUTED
(K)	8"x30"	10#5	#3 ☐ @ 8"	#3 H.P. J @ 8" O.C.
(L)	8"x12"	4#5	#3 ☐ @ 12"	



TYPICAL GRADE BEAM TO PILE CONN.



CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL



TYP. WALL SECTION AT ENTERTAINMENT BLDG.

GENERAL STRUCTURAL NOTES

1. General

A. The Contractor [illegible] field check all dimensions on the structural drawings and verify same on the [illegible] ural set. Architectural details such as; slab depressions, waterproofing, [illegible] mechanical openings, fascia framing and bracing shall be installed as [illegible] the architectural set.

B. The Contractor [illegible] be responsible for shoring and bracing to ensure safe working conditions [illegible]. All construction shall conform to the South Florida Building Code.

2. Concrete

A. All cast in [illegible] te in this job shall attain a minimum compressive strength (f'c) at 28 days of [illegible] p.s.i.

B. Concrete [illegible] conform to all requirements of ACI 301-latest edition specifications [illegible] tural concrete for building.

3. Reinforcing Steel

A. Reinforcing steel shall be detailed and placed in accordance with ACI 318-latest ed.

B. Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.

C. All welded wire fabric shall conform to ASTM A 185.

D. Reinforcing to be securely in position with standard accessories during placing of concrete.

E. All bottom bars shall bear 6" minimum over supports.

4. Minimum Concrete Over Reinforcing

	Minimum Clear Cover. (in.)
A. Concrete against and permanently exposed to earth (unformed faces)	3
B. Concrete exposed to earth or weather (formed faces):	
a. #6 bars and larger	2
b. #5 bars and smaller	1 1/2
C. Not in contact with ground	
a. Structural slabs & walls	3/4
b. Beams and Columns (Primary reinforcement, ties stirrups & spirals)	1 1/2
c. Slabs on grade over vapor barrier	1 1/2

5. Masonry

A. Hollow concrete masonry units shall be of a quality of at least equal to that required by ASTM C 90 "standard specifications for hollow load bearing concrete masonry units".

B. All mortar shall comply with the property and proportion specifications of ASTM C 270. Except that slag cements shall not be used. Mortar for exterior walls shall be type M. For interior load bearing walls the mortar shall be type M or S. For interior walls above grade and not supporting loads the mortar shall be type M, S, or N.

C. Whenever anchor bolts are to be set in masonry, two cells at the setting location shall be filled with concrete.

D. Grout for masonry units shall conform to ASTM C 476 and shall attain a compressive strength of f'c= 3000 p.s.i. at 28 days.

E. Prism strength of masonry units shall be minimum of f'm= 1500 p.s.i.

F. Maximum pour lift for masonry units and grout pour height shall be 4'-0".

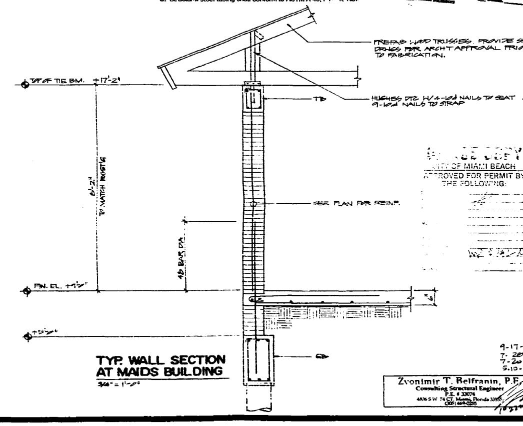
G. Slump 9" + 1".

6. Structural Steel

A. Structural steel work shall comply with AISC "specifications for the design, fabrications and erections for buildings" as it appears on the manual of steel construction, latest edition.

B. Structural steel shapes, bars, plates and pipes shall conform to ASTM A 36, FY= 36 KSI.

C. Structural steel tubing shall conform to ASTM A 46, FY= 46 KSI.



TYP. WALL SECTION AT MAIDS BUILDING

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer

9-17-99
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9-10-99

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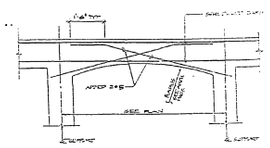
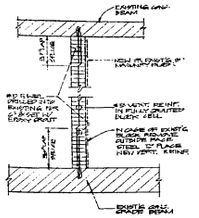
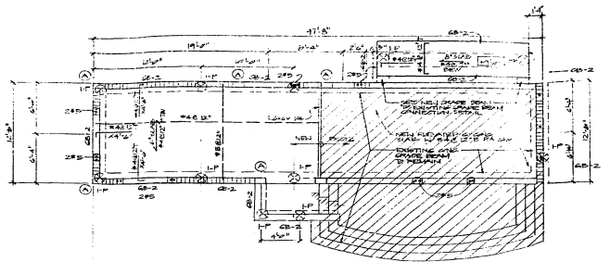


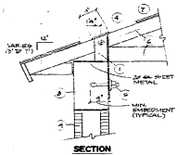
ELEVATION - TYP ARCH BEAM REINFORCING DIAGRAM
N.T.S.



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



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



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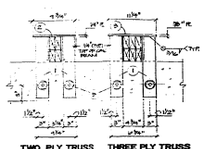
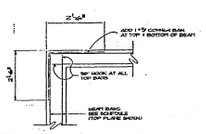


TWO PLY TRUSS
(MAX. UPLIFT= 5,868#)

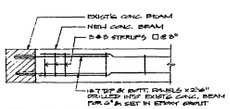
THREE PLY TRUSS
(MAX. UPLIFT= 7,258#)



TIE BEAM CORNER PLAN

SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
1		5	
2		6	
3		7	
4		8	

GIRDER TRUSS ANCHORAGE



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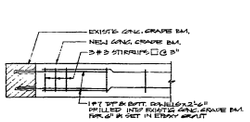

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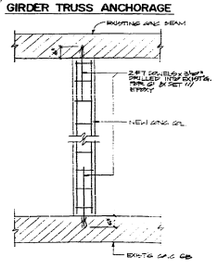

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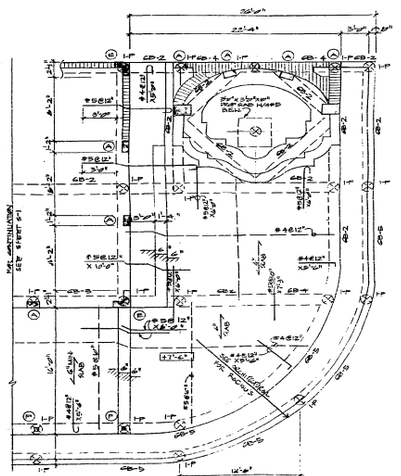

PARTIAL FOUNDATION & GROUND FLOOR FRAMING PLAN
1/4"=1'-0"

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

Roof Joists	Doors
Bar Joists	Skylights
Stair Towers	Steel Stair
Elevator Shaft	Structural Steel
Wood Trusses	Windows
Miscellaneous Ornamental	Louvers
Cross Stiff Doors	Shutters
Pool	
Precast Members	

Zvonimir T. Belfranin, P.E
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P.E. # 34873
STATE OF FLORIDA

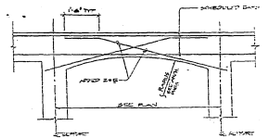
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

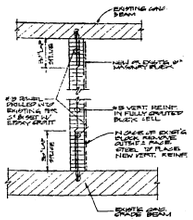
REVISIONS

DATE
SHEET S-3

90271



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



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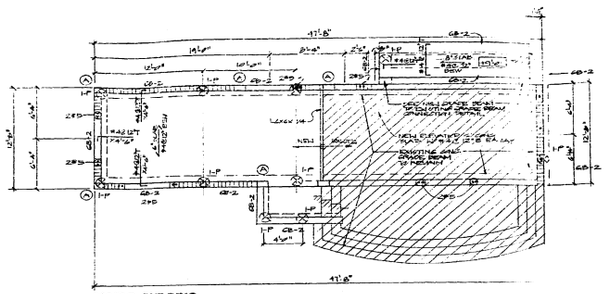
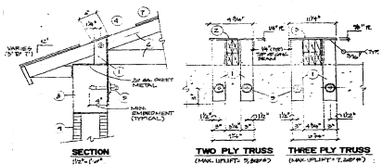


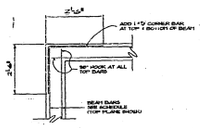
MAIDS BUILDING
FOUNDATION & FLOOR FRAMING PLAN
1/4"=1'-0"



SECTION

TWO PLY TRUSS
(MAX. UPLIFT: 5,000#)

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

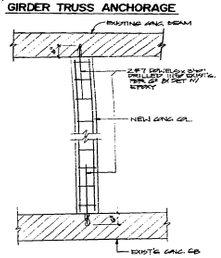


TIE BEAM CORNER PLAN

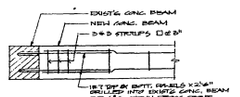
SCHEDULE:

MARK	DESCRIPTION	MARK	DESCRIPTION
1		5	
2		6	
3		7	
4		8	
		9	

GIRDER TRUSS ANCHORAGE



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



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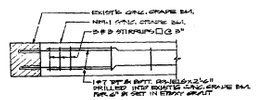

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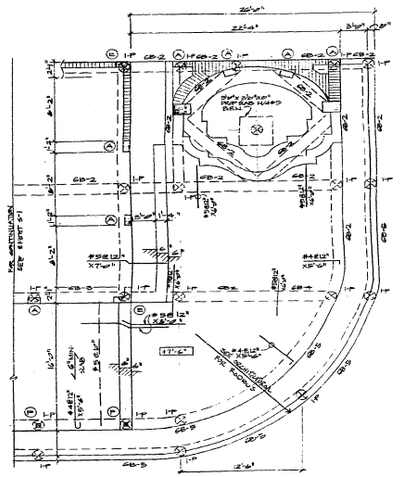


PARTIAL FOUNDATION & GROUND FLOOR FRAMING PLAN
1/4"=1'-0"

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

9-17-99
7-25-99
6-----99
6-10-99

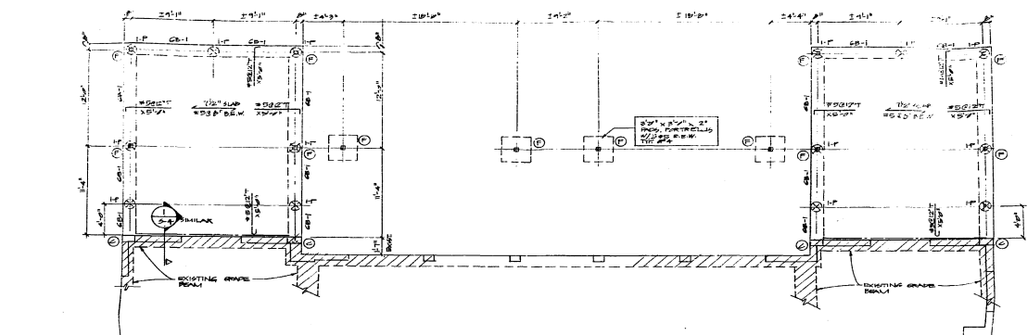
Zvonimir T. Beltranin, P.E.
Consulting Structural Engineer

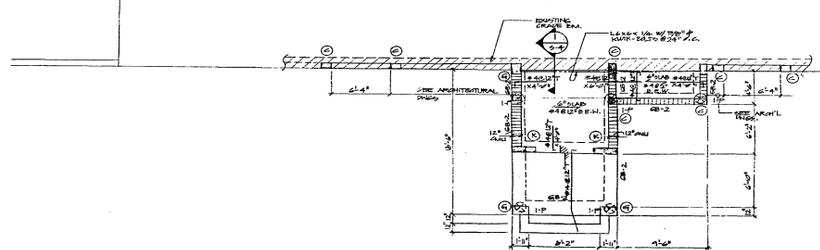
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

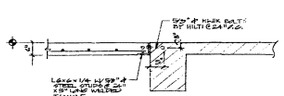
REVISIONS

Date
Sheet
S-3
of
5





FOUNDATION & FIRST FLOOR FRAMING PLAN



SECTION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVAL IS FOR ITEMS SHOWN ON
THE FOLLOWING PAGES

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

Roofing	Shutters
Fire Doors	Skylights
Other Doors	Metal Rail
Hand Rail	Wood Rail
Aluminum Storefronts	Other Wood Work
Grey Wood Doors	Louvers
Pool	Windows
Precast Members	Others

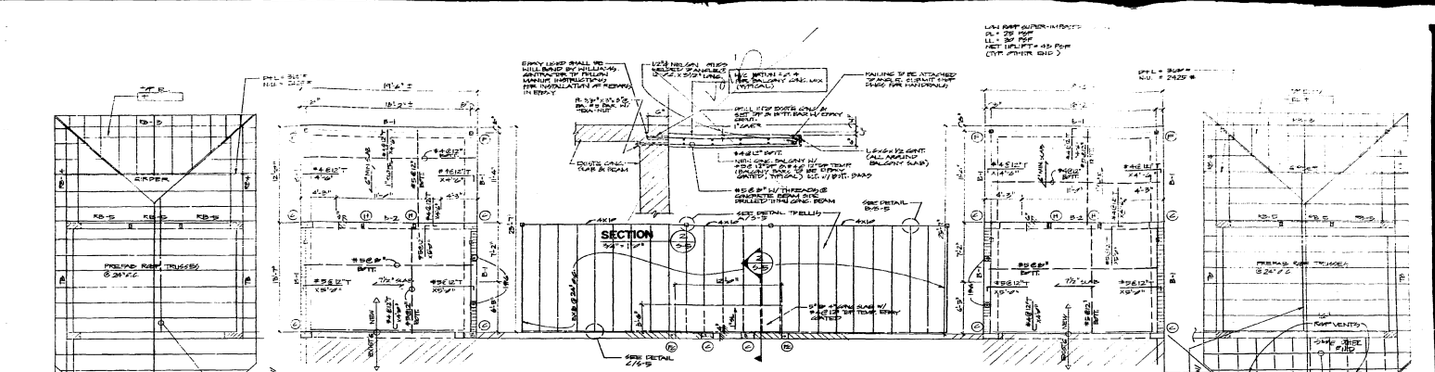
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer

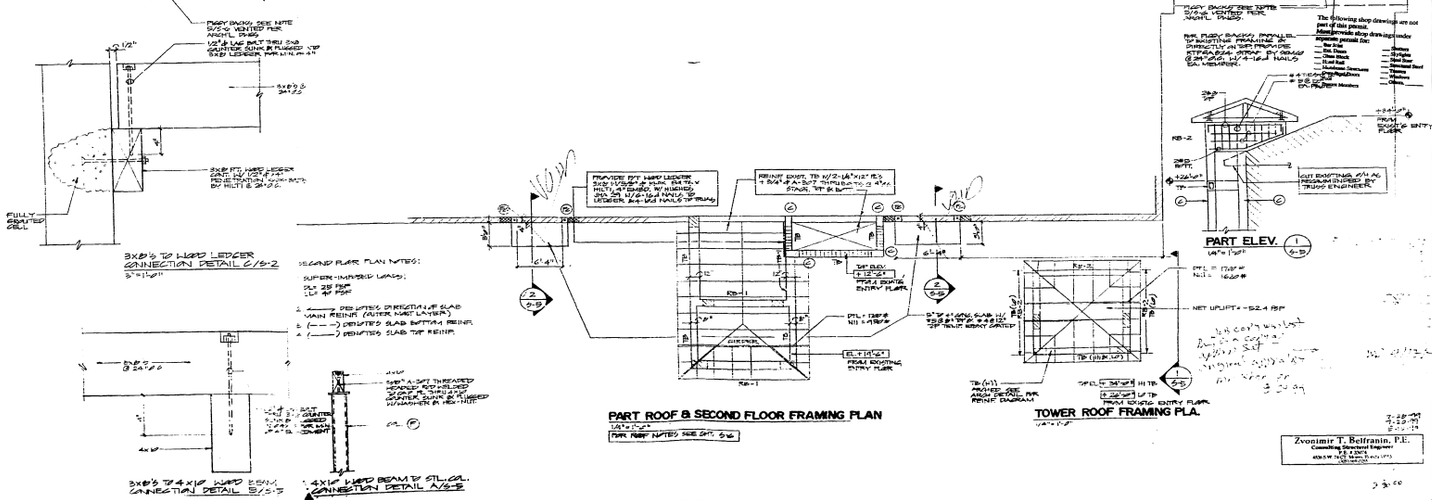
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 34 PALM AVENUE FLORIDA

REVISIONS

S-4





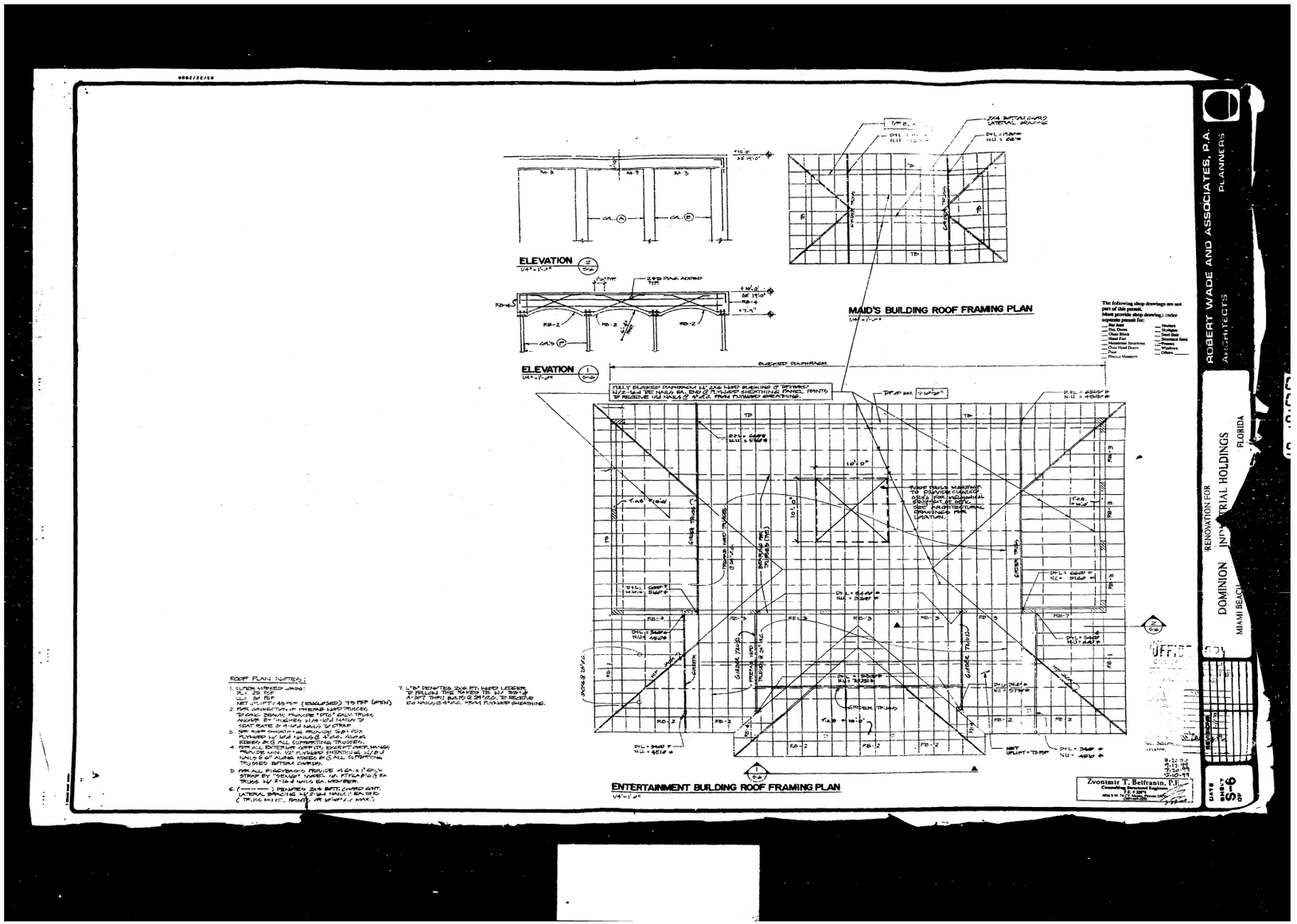
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

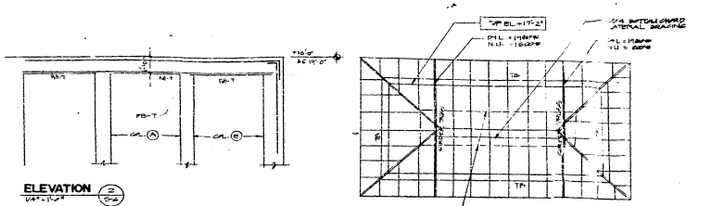
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

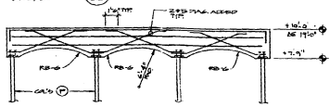
DATE
SHEET
S-5

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer


ELEVATION
ELEVATION
MAID'S BUILDING ROOF FRAMING PLAN
ENTERTAINMENT BUILDING ROOF FRAMING PLAN
BLOCKED DIAPHRAGM
ROOF PLAN NOTES:
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA
Zvonimir T. Belfranin, P.E.

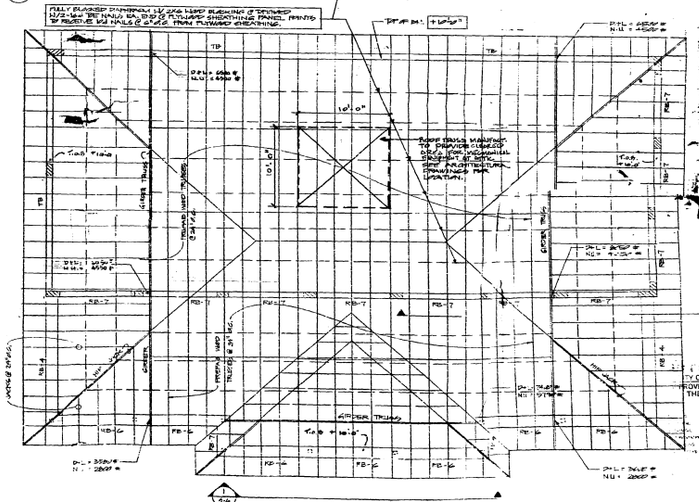


ELEVATION 2/S-6



ELEVATION 1/S-6

MAID'S BUILDING ROOF FRAMING PLAN



ENTERTAINMENT BUILDING ROOF FRAMING PLAN

ROOF PLAN NOTES:

1. CUSTOM WOOD JOIST
   DL = 20 PSF
   LL = 30 PSF
   NET UPLIFT = 45 PSF
2. FOR CONNECTION OF TRUSS, MOTIONED TO WALL BEAM, PROVIDE (1) SAW TRUSS ANCHOR BY HIGGINS W/ (6) 10d NAILS @ SEAT (EATS & (4) 10d NAILS @ TOP CHORD
3. FOR CONTINUOUS PLY (2) 5/8" CDX PLYWOOD W/ 10d (3" O.C. EDGE & 12" O.C. FIELD) NAILING AT ALL SUPPORTED EDGES & ALL BLOCKING
4. FOR ALL EXTERIOR WALLS PROVIDE 5/8" CDX PLYWOOD SHEATHING W/ 8d NAILS @ 6" O.C. EDGE & 12" O.C. FIELD NAILING TO ALL SUPPORTING TRUSSES BOTTOM CHORD
5. FOR ALL FIXED FLOOR, PROVIDE 1" CDX PLYWOOD W/ 10d (3" O.C. EDGE & 12" O.C. FIELD) NAILING TO ALL SUPPORTING TRUSSES W/ 8d NAILS @ 6" O.C. EDGE & 12" O.C. FIELD
6. (illegible)
7. 1"x4" FURRING ONE SIDE SHEET LEDGER TO BOTTOM TIE BEAM TO 2'-0" O.C. TYP. DO NOT DRILL BOLTS OR AIR ECC. TO PREVENT 5/8 NAILS TO PENC. FROM PLYWOOD SHEATHING.

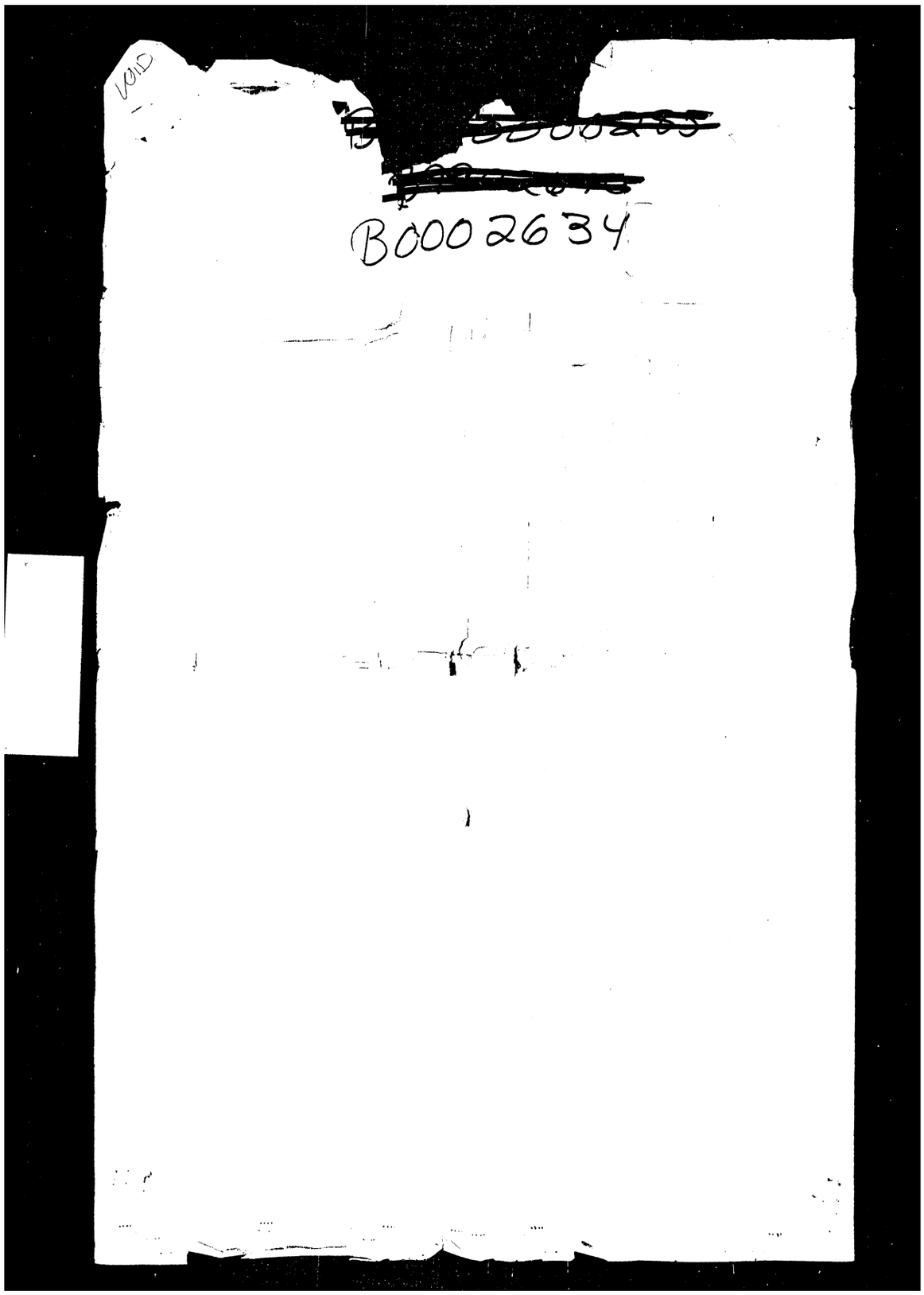
Zvonimir T. Beltrenin, P.E.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

DATE
SHEET
S-6

REVISIONS

6276


VOID
B0002634

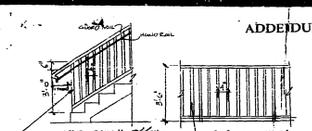
LASON
The Information Management Company
6954 N.W. 12 STREET, MIAMI, FLORIDA 33126
305-477-9149 • 800-247-4799 • FAX 305-477-7526

PREVIOUS
DOCUMENT
IS
a photocopy in poor
condition

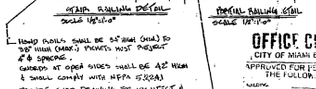
FC 017

00278

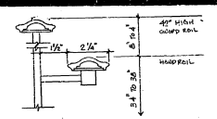
ADDENDUM



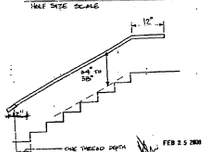
METAL RAILING DETAIL
SCALE 1/2"=1'-0"



METAL RAILING DETAIL
SCALE 1/2"=1'-0"



GUARD RAIL / HAND RAIL DETAIL
HALF SIZE SCALE



HAND RAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) MEASURED VERTICALLY FROM THE NOSE OF THE TREAD. GUARDS AT OPEN SIDES SHALL BE 42" HIGH & SHALL COMPLY WITH NFPA 101(R)

PERMITS SHOP DRAWINGS FOR ARCHITECT & ENGINEER APPROVALS. DETAIL CRITERIA AS PER S.F.B.C.

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

BUILDING _____
PLUMBING _____
ELECTRICAL _____
MECHANICAL _____
FIRE / SPRINKLER _____
STRUCTURAL _____
PUBLIC WORKS _____
OTHER _____
PLANNING _____
FIRE ALARM _____

FEB 25 2000

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

ROBERT WADE & ASSOCIATES
ARCHITECTS — URBAN PLANNERS
MIAMI — FLORIDA

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

New/Addition/Remodel 04-17-2000

Activity Number: B00026634

Status: APPROVED — Issued By:

Site Address: 94 PALM AV MICH — Applied: 04/14/2000
Parcel #: 4203500100 — Approved: 04/17/2000
Completed:
Expires: 7/14/2000

Valuation: $300,000.00

Applicant: GOMEZ-RAVEL D — Property Owner: DOMINION INDUSTRIAL HOLDINGS LLC
2300 CORAL WAY — PO BOX 10626
MIAMI FL 33145 — BOYNTON FL 33435
(305-446-2340)

Description: ADD NEW EQUITABLY ELEVATED DECK OF WOOD AND

Inspector Area: — Class Code: AERO

DETAIL LIST

Fee Calculation Data

New Dwelling or Addition - Per Sq.Ft.		
Storage/Laundry or Building - Per Sq.Ft.	2000	$4,000.00
Screen Enclosure/Cost no Pressure - Per Sq.Ft.	0	$0.00
Screen Enclosure/Cost no Pressure - Per Unit	0	$0.00
Alum Construction, other than Above - Per Unit	0	$0.00
Wood/Reinforced Storage Sheds - Per Sq.Ft.	$0.00	$0.00
Concrete Surface Underground Tanks - Per Unit	0	$0.00
Concrete Underground Tanks - Per Unit	0	$0.00
Fl.Ad Locations Elevated Guideway - Per Unit	0	$0.00
	0	$0.00

Alterations/Remodeling Fees

Alterations/Building/Structures - Per Const.	150,000.00	
Antenna, Directly Mtd to Const. (Not Listed)	20.00	$2,727.00
Auto Check Stand - RADIO - Per Sq.Ft.	0.00	$0.00
Awning, Canopy, Marquee	0.00	$0.00
Repairs to Dwelling/Structure - Per Const.	150,000.00	$450.00
Roofing to Pre-exist Str - Per Sq.Ft.	$ 0.00	$0.00
Windows/Doors - Per Unit	0	$0.00
Fence, Wall, Chain Link - Per Sq.Ft.	0	$0.00
Fence and/or Wall - Per Linear Feet	0	$0.00
Partial Demo (Struct. Sup. Wall) - Per Const.	0	$0.00
Swimming Pool - Per Outside	$0.00	$0.00
Plumbing - Per Fixture	0	$0.00
Sandblasting - Per Const.	$0.00	$0.00
Paving - Per Sq.Ft.	$0.00	$0.00
Concrete Slab - Per Paving - Per Sq.Ft.:	0	$0.00
	0	$0.00

Total - Pg # 1: — 0 —

National Fire Protection Association

October 26, 1998

Mr. Robert C. Wade, A.I.A.
Robert Wade and Associates, P.A.
420 Lincoln Rd., Penthouse #PH1a Plaza 200
Miami, FL 33139

Sent using via fax to: 305-861-6542

Dear Mr. Wade:

This replies to your October 23, 1998 facsimile transmittal requesting a clarification of provisions of the NFPA 101®1997 *Life Safety Code*® applicable to stairs in dwellings. In effect, you asked that I confirm a provision that you have correctly revised in your letter. Please consider the following:

- Paragraph 21-2.1 directs the user to 7-2.2 for stair requirements.
- Table 5-2.2.5.1(a) would normally require that stairs be built with a maximum riser height of 7 in. and a minimum tread depth of 11 inches. However, Exception No. 3 to Table 5-2.2.5.1(a) permits the existing stair to have a maximum riser height of 8 in. and a minimum tread depth of 9 inches.

Sincerely,

Ken Cote, P.E.
Principal Life Safety Engineer

KC/s+737

IMPORTANT NOTE: [illegible]

5929

City of Miami Beach
Building & Zoning Department

RE: 94 Palm Ave., Art.#:BM0609285

As per your comments dated 3/28/00, they have been addressed as follows:

1- Provide calc. for FB-1 = See attached calculation sheet.
2- Verify elevation of top of ac beam 19 is NAVD (See the height of the wall) = See sheet S2.
3- Only S1, S2, S3, S6 has been submitted provide S4, S5 = See attached sheets. Sheets have not changed, see existing approved plans.
4- A/c rails for existing columns to be removed, justify by calc. Slab will not affect server and integrity of the structure. = Existing concrete is superposed, concrete is not structural.

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74TH COURT
MIAMI, FLORIDA 33155
(305) 663-0278
FAX (305) 669-1373

RESIDENTIAL RESIDENTIAL

PROJECT NO. 00-0285
DATE 3-30-00

PROJECT FB-1

15" ø AUGER
3#6 T&B
@ 18" o.c.

SHOW = 18.0'

AVG. TRIB WIDTH = 2.25'
+ OVERHANG 2.25
4.5'

D = 25 PSF
L = 50 PSF

W/LF = 1.4 x 25 + 1.7 x 50 = 35 PSF
x 4.5
157 PLF

BM. (24"x36"), 12" ø1.6 = 375 F
157 PLF

M/S = L/S (.75) x 10.5² = 22.9 K-L.

MIN. DEPTH d = 20"

As' REQ'D = 0.24%

As' PROVIDED = 3.45 = 3#8 @ 0.93in² = 2.79in²

SHEAR & REINFORCEMENT AS BY (INSPECTION).

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74TH COURT
MIAMI, FLORIDA 33155
(305) 663-0278
FAX(305)669-1373

JOB: SUNSHINE RES. HOLDERS
ASSIGNED TO: ZB
CALCULATED BY: ZTB
DATE: 03-14-00
CHECKED BY:

* FOUNDATION IS COMPOSED OF 14 DIA. CONC. AUGER CAST PILES WITH A NET WORK OF 14"X24" CONCRETE GRADE BEAMS.

DESIGN LOADS:
ROOF:
D.L. = 25 PSF
L.L. = 20 PSF
GROUND, FIRST & 2ND. FLOOR
D.L. = 25 PSF
L.L. = 40PSF (Basic)
60PSF(Underdeck)
100PSF(Alarm)

LATERAL LOADS:
RISK ASCE 7-98
EXP. "C"
110 MPH WIND VELOCITY
I=1.05
q15 = 41 PSF
q25 = 45 PSF

G15 = 1.15
G25 = 1.13

* WINDWARD WALL W/ CP = 0.8
COEFFICIENT OF INTERNAL PRESSURE OF 0.25
P15 = 41(1.15)(0.8) - 41(0.25) = 27.84PSF
P25 = 28.33PSF

*LEEWARD WALL W/CP = -0.5
P15 = 41(1.15)(-0.5) -41(0.25) = -33.63PSF
P25 = -34.71PSF

3-30-00

S-3280

ZVONIMIR T. SELFRANN P.E.
4936 S.W. 74TH COURT
MIAMI, FLORIDA 33155
(305)666-0250
FAX(305)669-1073

job number(no ext) 99-0005
sheet no 2 of
calc by SM 07/HDC/14-99
checked by ZTS date

WINDWARD ROOF W/ CP = -0.75
P15 = 41(1.15)(-0.75) = 41(0.25) = -45.6 PSF
P25 = -49.9PSF

NET UPLIFT = -41.6 PSF (15')
-45.0 PSF (25')

@ OPEN STRUCTURES *W/ CP = -1.55*

P15 = 41(1.15)(-1.32) = -73.0 PSF

P25 = -79 PSF

NET UPLIFT = -66.0 PSF (15')
-74.0PSF (25')

SAI COVEM - Continuous Beam Analysis and Design
Version 1.15 - 03/30/97 - DAJ
Copyright (C) 1986 Structural Analysis, Inc.
Boca Raton FL 33432 (561) 347-0097

Z.T.SELFRANN CONSULTING ENGINEERS

Input data filename: DOGLAS

Design 7 concrete
Grade beams

DATE: 3-21-2000 TIME: 19: 5:59

PROJECT: DOMINION GROUND FLOOR ONE WAY SLAB DESIGN

BASIC DATA
CODE PIN ALT SPAN/ LAST MOMPED
NO NO NO NO YES YES

TYPE BMS TOOL BODL FC FY DAM FV FCT
1 5 .0 .0 3.0 60. 100. 50. 273.0

SPAN DATA

BM	SPAN	B	D	BLFT	BRT	WLD
2	16.0	12.0	8.0	.0	.0	.0
3	13.0	12.0	8.0	.0	.0	.0
4	16.0	12.0	8.0	.0	.0	.0

UNIF. LOADS

BM	TYPE	LTHD	START	END	WIDTH
2	DL	25.0	.0	16.0	1.0
2	LL	20.0	.0	16.0	1.0
3	DL	25.0	.0	13.0	1.0
3	LL	20.0	.0	13.0	1.0
4	LL	40.0	.0	13.0	1.0
4	LL	40.0	.0	13.0	1.0

CONC. LOADS

BM	TYPE	P	LOC
2	DL	.0	.0

EFFECTIVE COVER
DBM TOP BOTTOM RIGHT
1 1.50 1.50 1.50
2 1.50 1.50 1.50
4 1.50 1.50 1.50

MOMENT ENVELOPE & SHEARS @ XTENTH POINTS

POINT: 0 .1 .2 .3 .4 .5 .6 .7 .8 .9 1.0

BEAM NO. 2:

MT:	.0	1.6	3.0	3.2	2.4	3.2	3.6	1.6	.2	-1.1	-2.2
MB:	-3.6	-.8	.7	1.9	2.1	2.0	1.8	1.0	.1	1.5	-3.6
VI:	1.0	.9	.7	.5	.2	.2	.4	.6	1.0	1.3	1.5

BEAM NO. 3:

MT:	-2.3	-1.4	-.5	.0	-.3	.5	.9	.0	-1.4	-3	-2.2
MB:	-3.6	-2.3	-1.1	-.5	-.3	.5	.4	.5	-.9	-1.8	-3.0
VI:	1.1	.9	.7	.5	.2	.2	.4	.6	.9	.9	1.0

BEAM NO. 4:

MT:	-2.2	-1.0	-.1	1.2	3.0	3.4	2.6	2.4	1.9	1.1	.5
MB:	-3.0	-1.3	.0	.9	1.4	1.7	1.8	1.7	1.4	.8	.0
VI:	1.2	1.0	.8	.6	.4	.2	.0	.2	.4	.6	.8

REACTIONS

COL	R	DIT
1	3.8	.27
2	2.6	.27
3	3.2	.71
4	.9	.71

DEFLECTIONS

BM DEFL
2 .13
3 .12
4 .12

*** DESIGN MOMENTS ***

M-LEFT M-MID M-RITE

TEAM NO. 2
DR WIND .00 3.38 -3.83
DR WIND .00 .00 -2.42
COMB ULT .00 5.13 -5.75
COMB ULT .00 .00 -3.48

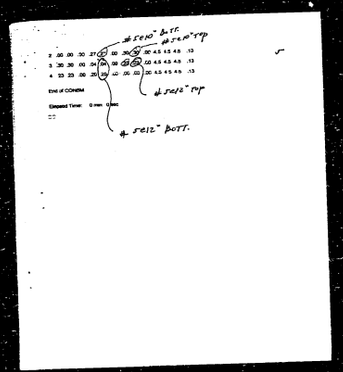
BEAM NO. 3
DR WIND -2.83 .53 -2.99
DR WIND -2.65 -1.14 -2.10
COMB ULT -3.48 .79 -4.07
COMB ULT -3.48 -1.73 -3.07

BEAM NO. 4
DR WIND -2.96 2.80 .00
DR WIND -2.10 .00 .00
COMB ULT -4.41 3.95 .00
COMB ULT -3.07 .07 .00

*** REINFORCING STEEL ***

BM AGL UL RVL ASN LM REVN ADS UR .REVR DL DM DH ASMIN

EXHIBIT



5

GAI CONBM - Continuous Beam Analysis and Design
Version 1.10 - 03/26/07 - CA 5
Copyright (C) 1989, Structural Analysis, Inc.
Base Ration PL 32432 (305) 382-9997

Z.T.REUTRANN CONSULTING ENGINEERS

Input data Filename: dodgb

DATE: 3-21-2000 TIME: 19:54:41

PROJECT: DUMMIAN INTERIOR GRADE BEAMS

BASIC DATA
MODE PIN ALT SWAY LAST MODIFIED
NO NO NO NO YES YES

TYPE SMD TOOL SCOL FC FY GAM FV FCT
3 0 .0 .0 3.0 60. 190. 60. 273.9

SPAN DATA

SPAN	B	D	ELEV	EST	WLD
1	16.5	14.0	24.0	.0	.0
2	16.5	14.0	24.0	.0	.0
3	16.5	14.0	24.0	.0	.0
4	16.5	14.0	24.0	.0	.0
5	16.5	14.0	24.0	.0	.0

UNIF. LOADS

SM	TYPE	LOAD	START	END	WIDTH
2	DL	1348.0	.0	16.5	1.0
3	DL	1400.0	.0	16.5	1.0
4	DL	1348.0	.0	16.5	1.0
5	DL	1348.0	.0	16.5	1.0
2	LL	600.0	.0	16.5	1.0
3	LL	600.0	.0	16.5	1.0
4	LL	600.0	.0	16.5	1.0
5	LL	600.0	.0	16.5	1.0

CONC. LOADS

SM	TYPE	P	LOC
2	DL	.0	.0

EFFECTIVE COVER
SNM LEFT MID RIGHT
1 4.00 4.00 4.00
2 4.00 4.00 4.00
3 4.00 4.00 4.00
4 4.00 4.00 4.00
5 4.00 4.00 4.00

6

MOMENT ENVELOPE & SHEARS @ WIDTH POINTS

7

POINT:	.0	.1	.2	.3	.4	.5	.6	.7	.8	.9	1.0	
BEAM NO. 2:												
MT:	.0	33.5	40.2	50.0	53.9	49.0	37.2	30.5	-3.0	-38.8	-52.4	
MB:	.0	17.7	30.2	37.7	39.9	36.0	25.6	19.5	-3.9	-35.5	-73.5	
V:	12.1	12.1	8.0	3.9	.3	4.5	8.9	12.9	19.9	21.0	21.0	
BEAM NO. 3:												
MT:	-55.4	-90.3	-10.3	3.9	18.6	24.8	23.5	19.7	1.9	-10.5	-36.9	
MB:	-73.5	-40.2	-13.7	.4	14.5	18.5	17.7	11.8	.7	-20.6	-49.0	
V:	16.1	16.1	14.0	9.8	5.8	1.0	.2	6.8	11.0	15.1	15.1	
BEAM NO. 4:												
MT:	37.9	15.5	1.0	13.7	23.5	34.0	19.8	9.9	-12.3	-30.3	-55.1	
MB:	-49.0	20.6	.7	11.8	17.7	24.5	14.8	4.4	-12.7	-40.2	-73.5	
V:	15.1	15.1	11.0	6.2	1.7	1.5	5.8	9.8	14.0	18.1	18.1	
BEAM NO. 5:												
MT:	-55.4	-86.6	-3.0	30.0	36.2	48.0	52.9	50.4	40.2	24.5	.0	
MB:	-73.5	-35.3	-3.9	15.5	28.8	36.0	39.9	37.7	30.5	17.7	.0	
V:	21.0	21.0	16.9	12.8	8.5	4.1	.3	3.9	8.0	12.1	12.1	

REACTIONS

COL	R	INT
1	19.3	21
2	42.3	21
3	39.5	21
4	39.5	21
5	19.3	21

DEFLECTIONS

SM	DEFL
2	.04
3	.01
4	.01
5	.04

*** DESIGN MOMENTS ***

	M+LOFT	M+MID	M-RITE
BEAM NO. 2:			
DR WIND	.70	72.93	-73.51
GR WIND	.00	-3.82	-54.42
COMB LFT	.00	76.30	-108.34
COMB ULT	.00	-5.79	-77.09
BEAM NO. 3:			
DR WIND	73.51	54.59	-46.99
GR WIND	-54.42	3.82	-3.82
COMB ULT	108.34	30.11	-72.22

5028

COMB ULT -77.56 -30.22 -51.73

BEAM NO. 4
GR WIND -48.00 24.50 -73.51
GR WIND -36.85 -13.77 -73.51
COMB ULT -77.56 -30.22 -51.73
COMB ULT -51.75 -20.32 -77.34

BEAM NO. 5
GR WIND -73.51 62.93 .00
GR WIND -66.42 -3.92 .00
COMB ULT -108.34 79.00 .00
COMB ULT -77.56 -5.78 .00

*** SHEAR ANALYSIS ***

BM	END	VU	VUS	VC	VMULT	S-MAX
2	L	17.9	73.1	102.5	95.7	10.0
2	R	31.0	130.3	109.5	89.7	10.0
3	L	25.6	111.9	109.5	89.7	10.0
3	R	33.5	153.9	109.5	89.7	10.0
4	L	27.5	90.5	109.5	89.7	10.0
4	R	25.6	111.9	109.5	89.7	10.0
5	L	31.0	130.3	109.5	89.7	10.0
5	R	17.9	73.1	102.5	95.7	10.0

*** REINFORCING STEEL ***

BM	DIL	CL	REAL	VSM	CM	SCVM	ASR	CR	REVS	DL	DM	DR
2	.00	.00	.00	93	.00	.96	1.20	.00	.00	20.0	20.0	20.0
3	1.27	.00	.00	94	.00	.96	.96	.00	.00	20.0	20.0	20.0
4	.00	.00	.00	94	.00	.97	.30	1.20	.00	20.0	20.0	20.0
5	1.27	.00	.00	93	.00	.96	.96	.00	.00	20.0	20.0	20.0

End of combs

Excess Time 0 min 0 sec

GB-1 & GB-2

3#6 TOP FIBER

3#6 BATT.

SAI COMBM - Continuous Beam Analysis and Design
Version 1.12 - 03/30/07 - C4.0
Copyright (C) 1995, Structural Analysis, Inc.
Boca Raton FL 33432 (561) 392-0997

Z.T.SELTRAININ CONSULTING ENGINEERS

Input data filename: DOG01

DATE: 3-21-2008 TIME: 16:16:48

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

BASIC DATA
GRADE BEAMS - ONWAY LIST MOMRED
NO NO NO NO YES YES

TYPE BMS TOOL BCOL PC FY GAM FV FCT
3 10 .0 .0 3.0 60. 150. 60. 2/3.0

SPAN DATA

SM	SPAN	B	D	SLPT	BRT	WLU
2	10.0	14.0	24.0	.0	.0	.0
3	12.0	14.0	24.0	.0	.0	.0
4	12.0	12.0	24.0	.0	.0	.0
5	12.0	12.0	24.0	.0	.0	.0
6	12.0	12.0	24.0	.0	.0	.0
7	12.0	12.0	24.0	.0	.0	.0
8	12.0	12.0	24.0	.0	.0	.0
9	12.0	12.0	24.0	.0	.0	.0

UNIF. LOADS

SM	TYPE	LOAD	START	END	WIDTH
2	DL	800.0	0	12.0	1.0
2	LL	600.0	0	12.0	1.0
3	LL	400.0	0	12.0	1.0
5	LL	400.0	0	12.0	1.0
6	DL	1950.0	0	12.0	1.0
6	LL	1950.0	0	12.0	1.0
7	DL	1950.0	0	12.0	1.0
7	LL	1950.0	0	12.0	1.0
8	DL	1950.0	0	12.0	1.0
8	LL	1950.0	0	12.0	1.0
9	DL	800.0	0	12.0	1.0
9	LL	600.0	0	12.0	1.0
10	DL	800.0	0	12.0	1.0
10	LL	600.0	0	12.0	1.0
11	LL	400.0	0	12.0	1.0
11	DL	300.0	0	13.0	1.0

CONC. LOADS

SM	TYPL	P	LOC
4	DL	11.8	3.0
4	LL	3.8	.0

EFFECTIVE COVER
BEAM NO. 2 - 2 SPACES AT
2 4.00 4.00 4.00
3 4.00 4.00 4.00
4 4.00 4.00 4.00
5 4.00 4.00 4.00
6 4.00 4.00 4.00
7 4.00 4.00 4.00
8 4.00 4.00 4.00
9 4.00 4.00 4.00

MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS

POINT .0 .1 .2 .3 .4 .5 .6 .7 .8 .9 1.0

BEAM NO. 2:
MT: .0 8.6 14.9 19.5 20.4 19.6 18.4 13.0 3.1 -4.1 -12.9
MR: .0 8.2 10.7 13.5 14.7 14.3 12.2 4.4 -3.1 -7.0 -17.0
V: 5.6 5.4 4.9 3.3 .3 1.6 3.6 5.8 7.5 8.7 8.7

BEAM NO. 3:
MT: -13.8 -7.5 -3.5 -.9 .9 -.0 -3.2 -9.4 -14.4 -20.1 -31.1
MR: -13.8 -10.5 -7.7 -5.0 -3.1 -1.8 -1.4 -3.1 -5.5 -9.2 -18.2
V: 9.6 9.4 8.2 6.3 4.3 1.6 1.6 7.5 8.7 8.7 8.7

BEAM NO. 4:
MT: -34.2 -9.7 16.3 32.9 39.5 34.5 17.8 -3.1 -19.2 -34.6
MR: -34.2 -9.2 14.8 30.0 37.7 34.9 29.5 19.5 -1.5 -21.3 -46.9
V: 21.8 21.6 19.4 4.5 .2 3.4 7.2 13.9 14.8 14.8 14.8

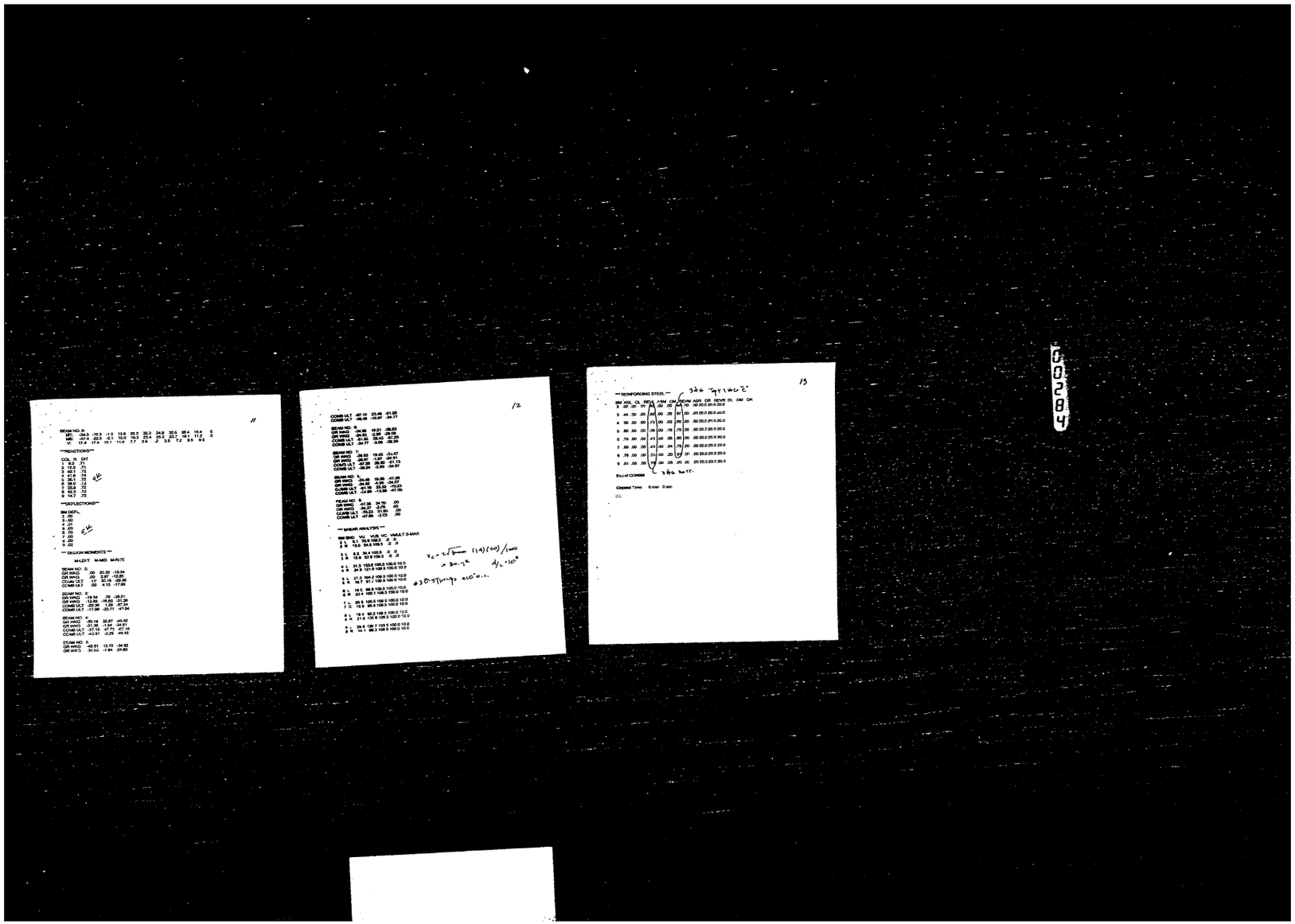
BEAM NO. C:
MT: -34.6 -19.0 -6.7 4.6 12.4 15.7 14.0 8.9 -.6 -11.2 -24.8
MR: -45.6 -24.4 -7.8 2.7 11.7 15.8 22.1 9.1 -2.2 -13.8 -34.9
V: 14.4 14.4 12.1 8.4 4.6 .9 2.8 6.5 10.3 12.8 15.5

BEAM NO. D:
MT: -34.8 -15.4 .4 11.0 17.3 19.9 18.6 8.8 -1.5 -13.2 -28.1
MR: -34.8 -15.1 .2 9.2 17.0 19.1 22.1 8.9 -2.1 -13.7 -28.8
V: 13.2 13.2 10.9 7.2 3.4 .2 4.0 7.8 11.2 13.8 13.8

BEAM NO. E:
MT: -29.1 -15.3 -3.5 3.6 10.8 18.4 17.8 11.3 .3 -17.9 -34.9
MR: -32.6 -17.1 -2.0 8.9 10.1 14.0 12.7 6.2 .4 -14.7 -34.9
V: 13.8 13.8 11.2 7.5 4.1 .3 3.4 7.1 10.8 13.1 13.1

BEAM NO. 5:
MT: -34.8 -11.3 -1.9 8.7 14.1 15.1 11.5 3.5 -6.5 -18.7 -34.3
MR: -34.8 -11.0 -1.2 8.7 12.2 12.9 8.3 2.8 -6.1 -23.9 -47.1
V: 12.4 12.4 10.1 3.4 2.7 1.3 4.5 8.0 12.3 14.8 14.8

GB2-8



11

BEAM NO. 9
MD: -34.3 -16.3 -1.5 13.9 25.3 33.3 34.8 33.6 26.4 15.4 0
MN: -37.4 -22.8 -2.1 10.9 19.3 23.4 24.9 23.7 18.1 11.2 0
VT: 17.4 17.4 15.1 11.4 7.7 3.9 .0 -3.5 -7.2 -9.5 -9.5

REACTIONS

COL H DIT
1 9.5 .71
2 10.5 .71
3 43.1 .72
4 36.1 .72
5 36.1 .72
6 38.0 .72
7 40.8 .72
8 40.8 .72
9 14.7 .72

DEFLECTIONS

BM DEFL
1 .00
2 -.01
4 -.01
5 .00
6 .00
7 .00
8 .00
9 .00

*** DESIGN MOMENTS ***

M-LEFT M-MID M-RITE

BEAM NO. 2
GR WNG .00 30.20 -19.04
GR WN2 -.00 30.20 -19.04
COMB ULT .02 50.18 -28.99
COMB ULT .00 4.15 -17.99

BEAM NO. 3
GR WNG -18.94 .76 -39.21
GR WN2 -12.65 -16.60 -51.39
COMB ULT -29.39 1.26 -57.24
COMB ULT -17.99 -22.71 -71.94

BEAM NO. 4
GR WNG -35.18 32.87 -49.82
GR WN2 -31.36 -1.64 -34.51
COMB ULT -37.15 47.72 -57.16
COMB ULT -4.91 -2.29 -44.43

BEAM NO. 5
GR WNG -45.91 15.72 -34.92
GR WN3 -34.63 -7.64 -24.83

12

COMB ULT -67.15 23.48 -51.65
COMB ULT -46.48 -10.97 -34.77

BEAM NO. 6
GR WNG -34.85 18.21 -28.83
GR WN2 -34.85 2.28 -28.56
COMB ULT -51.50 35.43 -47.26
COMB ULT -34.77 -3.89 -36.29

BEAM NO. 7
GR WNG -28.83 19.40 -34.47
GR WN2 -28.57 1.87 -28.91
COMB ULT -47.26 36.52 -51.13
COMB ULT -36.29 -2.80 -34.87

BEAM NO. 8
GR WNG -34.48 16.06 -47.26
GR WN2 -34.50 -8.64 -41.27
COMB ULT -51.26 -13.56 -70.23
COMB ULT -33.98 -15.08 -47.06

BEAM NO. 9
GR WNG -17.28 34.30 .00
GR WN2 -34.27 -2.76 .00
COMB ULT -15.02 51.60 .00
COMB ULT -47.06 -3.03 .00

*** SHEAR ANALYSIS ***

BM SHR VU VUE VC VMULT S-MAX
1 L 6.1 33.8 100.0 .0 .0
2 R 13.6 34.6 106.5 .0 .0

3 L 6.3 34.4 100.0 .0 .0
3 R 13.4 33.9 106.5 .0 .0

4 L 31.3 153.8 106.5 100.0 10.0
4 R 24.5 121.4 106.5 100.0 10.0

5 L 21.3 104.2 106.5 100.0 10.0
5 R 16.1 81.1 106.5 100.0 10.0

6 L 19.5 95.8 106.5 100.0 10.0
6 R 23.4 116.1 106.5 100.0 10.0

7 L 20.4 100.5 106.5 100.0 10.0
7 R 15.5 85.5 106.5 100.0 10.0

8 L 19.6 90.2 106.5 100.0 10.0
8 R 21.4 104.8 106.5 100.0 10.0

9 L 29.8 139.2 106.5 100.0 10.0
9 R 14.1 68.2 106.5 100.0 10.0

$f'_c = 2\sqrt{3000}$ (12)(30)/1000
$= 39.7^k$ $\phi V_c = 10^k$

#3@5 stirrups @10" o.c.

13

*** REINFORCING STEEL ***

326 Tuesday 2

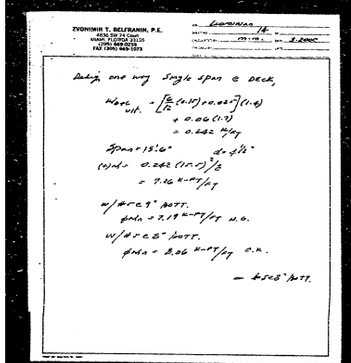
BM ADL CL REQ A CM DM DEVM ASR OR REVR DL DM OR
1 .00 .00 .07 .00 .00 .44 .00 .00 20.0 20.0 20.0
2 .44 .00 .00 .44 .00 .28 .00 .00 20.0 20.0 20.0
3 .90 .00 .00 .73 .00 .03 .00 .00 20.0 20.0 25.0
4 .90 .00 .00 .56 .00 .16 .00 .00 20.0 20.0 20.0
5 .80 .00 .00 .43 .00 .38 .00 .00 20.0 20.0 20.0
6 .79 .00 .00 .43 .00 .38 .00 .00 20.0 20.0 20.0
7 .80 .00 .00 .43 .00 .04 .79 .00 .00 20.0 20.0 20.0
8 .78 .00 .00 .53 .00 .00 .20 .07 .00 20.0 20.0 20.0
9 .81 .00 .00 .07 .00 .00 .05 .00 .00 20.0 20.0 20.0

#3@ 5" c.c.

End of COMBM

Elapsed Time: 0 min. 0 sec.

S9284



ZVONIMIR T. BELFRANIN, P.E.
HIGH ON 74 Court
MIAMI, FLORIDA 33155
(305) 665-0153
FAX (305) 665-1073

Design one way Single span @ DECK,

$W_{ult.} = \left[\frac{2}{12}(1.17) + 0.022\right](1.4)$
$+ 0.06(1.7)$
$= 0.242\ ^{K}/_{LF}$

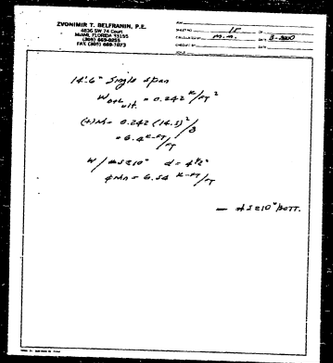
Span = 19'6" $d = 9\frac{1}{2}$"

$(+)M = 0.242\,(17.5)^2/8$
$= 9.26\ ^{K\text{-}FT}/_{FT}$

W/ #5 @ 9" BOTT.
$\phi M_n = 7.19\ ^{K\text{-}FT}/_{FT}$ N.G.

W/ #5 @ 8" BOTT.
$\phi M_n = 8.26\ ^{K\text{-}FT}/_{FT}$ O.K.

— #5 @ 8" BOTT.



ZVONIMIR T. BELFRANIN, P.E.
HIGH ON 74 Court
MIAMI, FLORIDA 33155
(305) 665-0153
FAX (305) 665-1073

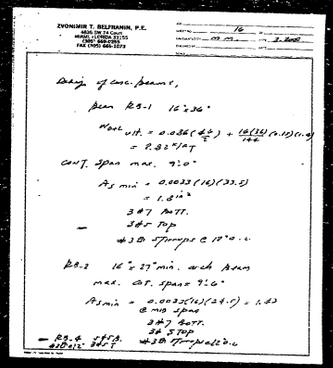
16'6" Single span

$W_{ult.} = 0.242\ ^{K}/_{FT}$

$(+)M = 0.242\,(16.5)^2/8$
$= 8.2^{K\text{-}FT}/_{FT}$

W/ #5 @ 10" $d = 9\frac{1}{2}$"
$\phi M_n = 8.58\ ^{K\text{-}FT}/_{FT}$

— #5 @ 10" BOTT.



ZVONIMIR T. BELFRANIN, P.E.
HIGH ON 74 Court
MIAMI, FLORIDA 33155
(305) 665-0153
FAX (305) 665-1073

Design of conc. beams,

Beam B3-1 16'-3"

$W_{ult.} = 0.036\left(\frac{d}{2}\right) + \frac{10(15)}{144}(1.1)(1.4)$
$= 2.32\ ^{K}/_{FT}$

CONT. Span max. 9'-0"

$As\ min = 0.0033(10)(33.5)$
$= 1.8^{in^2}$

3 #7 BOTT.
— 3 #5 Top
#3 @ stirrups @ 12" o.c.

B3-2 16'-27" min. with beam
max. CONT. span 9'-6"

$As\ min = 0.0033(10)(24.5) = 1.63$
@ mid span
3 #7 BOTT.
2 #5 Top
— B3-4, B3-5, B3-6, #3 @ stirrups @ 12" o.c.

ZVONIMIR T. SELTRANIN, P.E.
4836 SW 24 Street
MIAMI, FLORIDA 33134
(O'fc) 446-8070
FAX (305) 665-1373

Roof dimension ratio's.

$\frac{Zo}{H} = \frac{27.5 + 33.8}{10} = 61.3$ PLF

H = 10'

width exposed to wind = 63'

Length of walls resisting wind = 62'

Horiz. shear due to wind = $61.3(\frac{63}{2})/62$ = 33G PLF

7/8" Plywood + 10d nails @ 4" o.c. + 2x6 blocking

shear cap. = 423 PLF per APA design guide.

7.5"/ft² 33G

= Provide blocking full length each end.

33G plywood + 2x6 blocking nailed 6" o.c. 33G

ZVONIMIR T. SELTRANIN, P.E.
4836 SW 24 Street
MIAMI, FLORIDA 33134
(O'fc) 446-8070
FAX (305) 665-1373

DECEMBER

Check Torsion of exterior grade shear wall

GO.1 or GO.4

$W_{wall} = 0.036(12)$ wit. $= 0.07(10)(1.4)$ $= 2.1^{\#}/_{ft}$

$R_{ecc.} = 2.1(\frac{12}{2}) = 12.6^{\#}$

$e = \frac{14}{2} - \frac{8}{2} = 3"$

$T_o = 12.6(\frac{3}{12}) = 3.15$ K-ft

$T_c = \frac{0.2\sqrt{3000}\,(4704)\,\frac{1}{12in/ft}}{\sqrt{1 + \left(\frac{0.4(12.5)}{0.008\,(2.17)^{3/2}(10)}\right)^2}}$

$= 7.43$ K-ft

> 3.15 K-ft

addit'l. torsional resis. = not req'd.

14"

24"

$M^{-1}/_{in} = \frac{4704}{12(21.5)} = 0.064$

Title:
Job #
Client:
Date:
File:
Engineer:
By:

Sheet no. 19

Masonry Wall Design

Page 1

Description: COMMON 8" BEARING WALL DESIGN — WALL PRESSURE COMPONENT AND CLAD: DSP "C" — P= 27.5 X 1.4 + 27.3 X .25 = 45 PSF

General Information

Wall Height	10.00 ft	Stacking Factor	0.500	F'_m	1,500.0 psi
Fixed Height	0.00 ft	Cold or Dry Factor	1.000	E_m	24,000.0 psi
		Duration Factor	1.330	Special Inspection	
Thickness	8.0 in	Wall Fill Mult.	1.000	Grout @ Rebar Only	
Rebar Size	5			Grout @ Weight Block	
Rebar Spacing	48 in			Horizontal	
Depth to Rebar	3.81in @ Center			Joint Reinforcement	
				Solid Thickness	4.000 in

Loads

Uniform Load		Concentric Axial Load		Wind Load	+0.000 psf
Dead Load	500.000 #/ft	Dead Load	0.000 #/ft		
Live Load	600.000 #/ft	Live Load	0.000 #/ft		
Load Eccentricity	0.667 in	Roof Load			
Roof Load					

Design Values

F'_m	1,500.000 psi	Rebar Area	0.195 in2	"n"	0.00254	I	0.99920
n - Es / Em	23.770	Rebar Area (Vertical)	0.195 in2	k	0.02540	3 / k	7.35512
Wall Weight	68.000 psf	Moment of Inertia	363.990 in4				

Max Allow Axial Stress = 0.20 F'_m [1-(h/140r)^2] = Ignore = 390.45 psi

Allow Masonry Bending Stress = 0.33 F'_m * Comp.? = 495.00 psi

Allow Steel Bending Stress = 24,000.00 psi

Load Combinations & Stress Details (controlling)

	Moment	Axial	Bending Stresses		Axial	Allowable
Top of Wall	e=0	Load	Steel	Masonry	Compression	Axial & Bend
DL + LL	in	lbs	psi	psi	psi	Ratio
DL + LL + Wind	3,200.0	1,100.0	8,529.9	49.9	24.1	0.1584
DL + LL + Seismic	1,066.0	500.0	2,210.9	42.2	8.10	0.1116
	1,066.0	570.0	2,310.3	43.2	9.80	0.1174
Between Base & Top of Wall						
DL + LL	5,102.0	1,340.0	2,792.2	49.4	23.64	0.1584
DL + LL + Wind	7,359.2	780.0	19,207.9	302.5	13.44	0.1584
DL + LL + Seismic	1,066.0	754.0	2,210.9	42.2	12.44	0.1362

Summary

Wall Design OK

12.00" high wall with 0 SUB pairpour, no cut Block w/ 8"Grtd mid w/ #5 Soln. At 32.0dcm c. at center

Controlling Load Combinations is ... Dead + Live + Wind, Between Top & Bottom

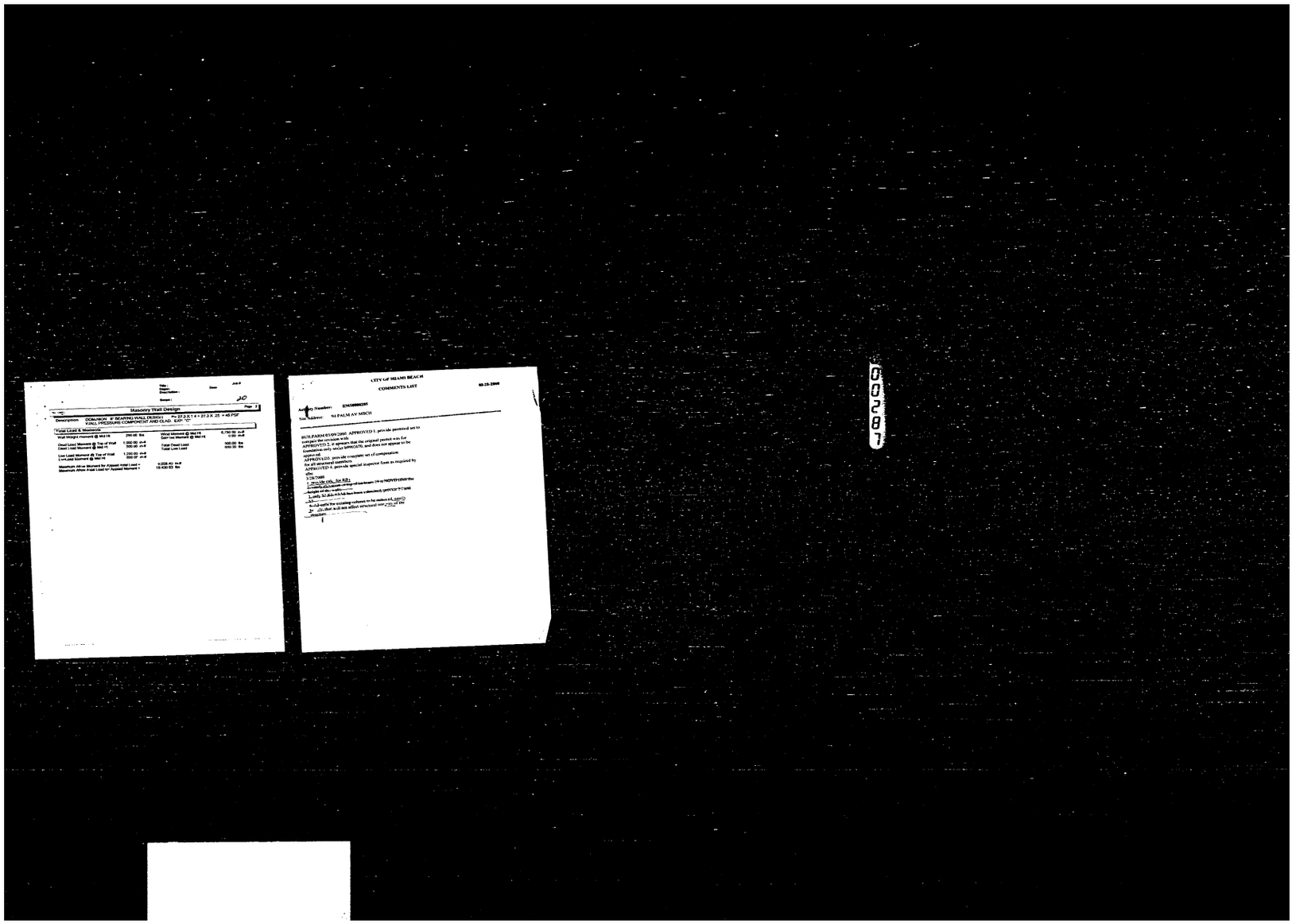
Bolstering Bending Stress 390.51 psi

Steel Bending Stress 19,226.0 psi

Masonry Axial Stress 13.44 psi

Combined Stress Ratio 8.7784 < 1.3300 (Allowable)

09286



Title :
Engineer :
Description :
Scope :

Date : Job #

Masonry Wall Design

Page 2

Description: DOMUNION 8" BEARING WALL DESIGN f'm= 27.3 X 1.4 = 27.3 X .25 = +6.75 PSF
FOR ALL PROGRAMS COMPONENT AND CLAD EXP "C"

Total Load & Moments				
Wall Weight +eccen @ Mid Ht	290.66 lbs	Wind Moment @ Mid Ht		6,790.00 in-#
		Seismic Moment @ Mid Ht		0.00 in-#
Dead Load Moment @ Top of Wall	1,000.00 in-#			
Dead Load Moment @ Mid Ht	500.00 in-#	Total Fixed Load		900.00 lbs
		Total Live Load		600.00 lbs
Live Load Moment @ Top of Wall	1,200.00 in-#			
Live Load Moment @ Mid Ht	600.00 in-#			
Maximum Ult-ok Moment for Allowed Axial Load =		9,558.40 in-#		
Maximum Allow Axial Load for Applied Moment =		19,406.83 lbs		

CITY OF MIAMI BEACH

COMMENTS LIST

03-28-2006

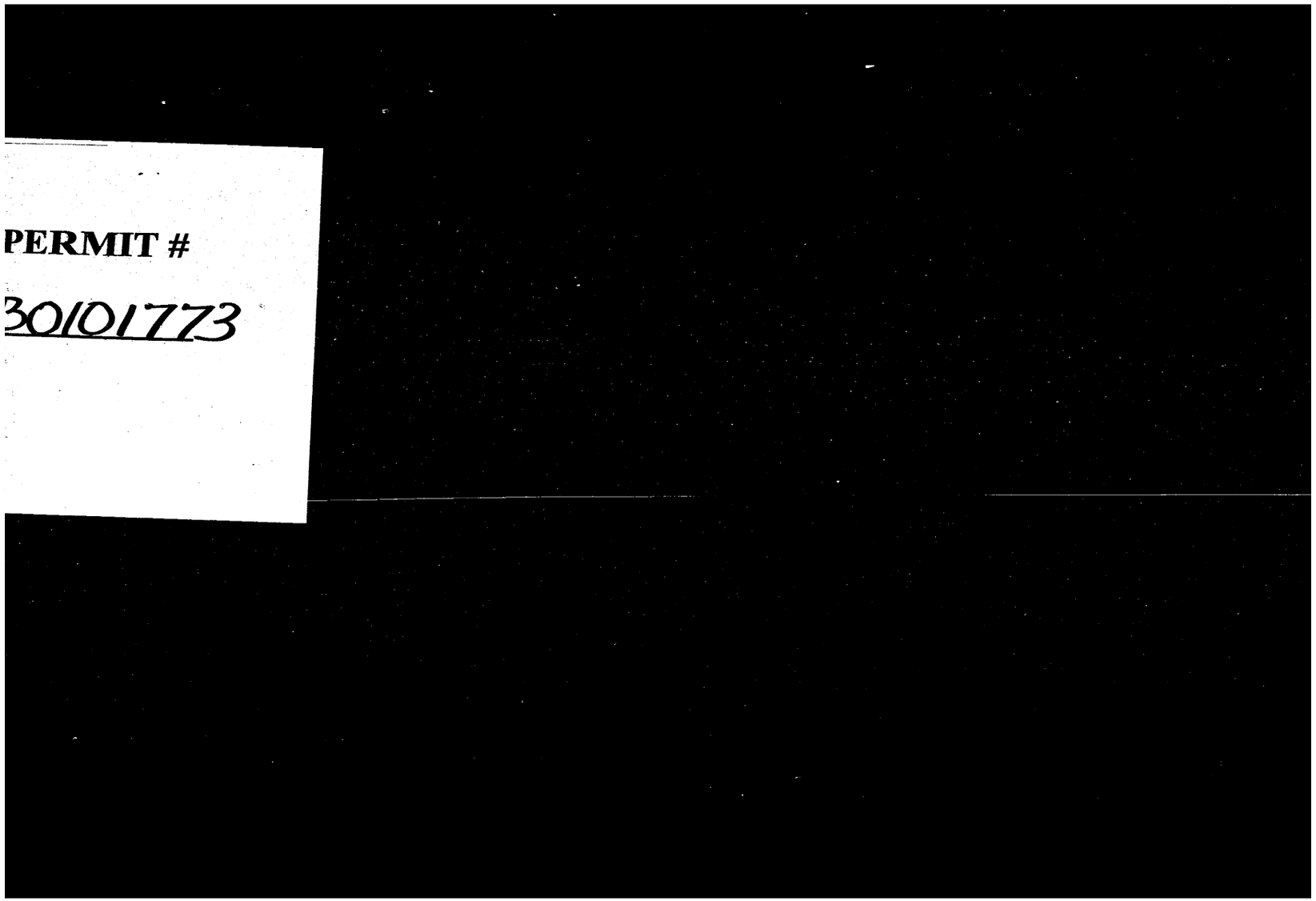
Application Number: BM0600285

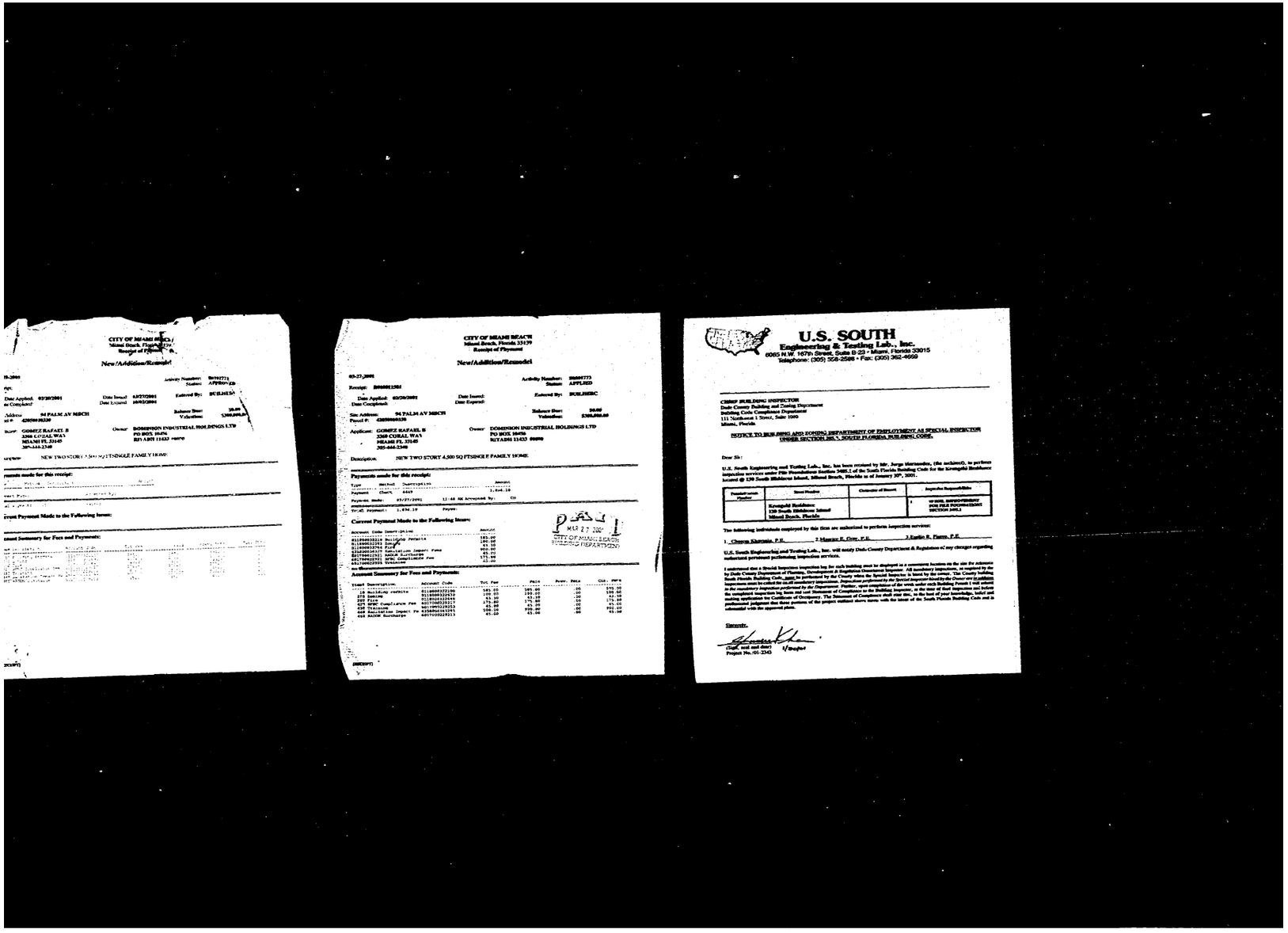
Site Address: 910 PALM AV MICH

BUILPARM 03/09/2006 APPROVED 1. provide permitted set to compare the revision with
APPROVED 2. it appears that the original permit was for
demolition only- which EXPIRED, and does not appear to be
applicable
APPROVED 3/13/06 provide complete set of computation
for the structural members.
APPROVED 4. provide special inspector form as required by
sfbc

3/28/2006
1. 20-ok OK. See RFI
2. Provide calculations of typical non-bearing 10-in MSONRY
between the walls.
3. only 32 ksi is 4.5 ksi but from a structural point is 2.5 ksi
4. 4-#3 verify the vertical rebars reference to be notes #1, #6(?)
5. 20-clear will not affect structural use of the
structure.

9287


PERMIT #
30101773



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

New/Addition/Remodel

Activity Number: BW97271
Status: APPROVED

Date Applied: 03/20/2001 Date Issued: 03/27/2001
Date Completed: 10/02/2001 Date Expired:

Entered By: BUILDER3

Site Address: 94 PALM AV MBCH
Parcel #: 4205090320

Balance Due: 30.00
Valuation: $300,000.00

Applicant: GOMEZ RAFAEL R
3260 CORAL WAY
MIAMI FL 33145
305-444-2340

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10496
ST CLAIR 11433 00000

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

Payments made for this receipt:

Type	Method	Check/Cash No	Amount
Payment	Check	4449	1,844.10

Payment Made: 03/27/2001 12:48 AM Accepted By: CS

Total Payment: 1,844.10 Payee:

Current Payment Made to the Following Items:

Account Code	Description	Amount
01100003222	Building Permits	585.00
01100003270	Fire	260.00
01100003276	Fire	43.50
01100003290	Radiation Inspect Fee	43.50
01100003291	ADDN Surcharge	43.50
68170002701	BMC Compliance Fee	171.90
68170002705	Technical	43.00

Account Summary for Fees and Payments:

Item	Description	Account Code	Tot. Fee	Paid	Pymt. Paid	Out. Pmts
10	Building Permits	01100003222100	585.00	585.00	.00	585.00
270	Zoning	01100003227000	43.50	43.50	.00	43.50
276	Fire	01100003227610	43.50	43.50	.00	43.50
280	BMC Compliance Fee	68170002529217	171.90	171.90	.00	171.90
290	Technical	68170002529253	43.00	43.00	.00	43.00
448	Radiation Inspect Fe	42500002629213	43.50	43.50	.00	43.50
448	ADDN Surcharge	68170002529213	43.50	43.50	.00	43.50

PAID
MAR 27 2001
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

U.S. SOUTH
Engineering & Testing Lab., Inc.
6065 N.W. 167th Street, Suite B-23 • Miami, Florida 33015
Telephone: (305) 558-2586 • Fax: (305) 362-4699

CHIEF BUILDING INSPECTOR
Dade County Building and Zoning Department
Building Code Compliance Department
111 Northeast 1 Street, Suite 1060
Miami, Florida

NOTICE TO BUILDING AND ZONING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER SECTION 305.7, SOUTH FLORIDA BUILDING CODE.

Dear Sir:

U.S. South Engineering and Testing Lab., Inc. has been retained by Mr. Jorge Hernandez, (the architect), to perform inspection services under 17th Foundation Section 3405.1 of the South Florida Building Code for the Krempold Residence located @ 130 South Hibiscus Island, Miami Beach, Florida as of January 30th, 2001.

Permit Number, Number	Street Number	Contractor of Record	Inspection Responsibilities
	Krempold Residence 130 South Hibiscus Island Miami Beach, Florida		1 WIND RESISTANCE SECTION 2305.2 SECTION 2305.3

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

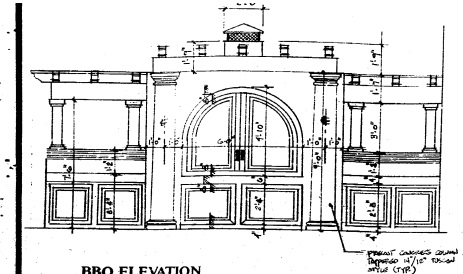
1. Cherem Khoraida, P.E. 2. Mansur E. Cure, P.E. 3. Emilio E. Pierre, P.E.

U.S. South Engineering and Testing Lab., Inc. will notify Dade County Department & Regulations of any changes regarding authorized personnel performing inspection services.

I understand that a Special Inspection inspection log for each building must be displayed in a conspicuous location on the site for reference by Dade County Department of Planning, Development & Regulation Department Inspector. All mandatory inspections, as required by the South Florida Building Code, 1997 Ed., Section 104.3.5 and listed by the County when the Special Inspector is hired by the owner. The County building inspectors must be notified 24 hours prior to all mandatory inspections. *Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Department.* Further, upon completion of the work under each Building Permit, I will submit to the regulatory Department having jurisdiction a written statement of Completion in the Building Inspector, at the time of final inspection, if indeed the work is completed in conformance with the approved plans and with the applicable requirements of the Building Code. This statement shall be the basis for issuing or denying the issuance of the Certificate of Occupancy. The Statement of Completion shall state that, to the best of my knowledge, belief and professional judgment that these portions of the project outlined above comply with the intent of the South Florida Building Code and is substantial with the approved plans.

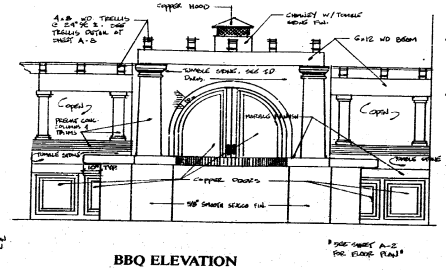
Sincerely,

(Signature and date) 1/Dec/01
Project No. 01-2340



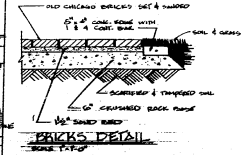
BBQ ELEVATION

ELEVATION 1/2"=1'-0"



BBQ ELEVATION

ELEVATION 1/2"=1'-0"



BRICKS DETAIL

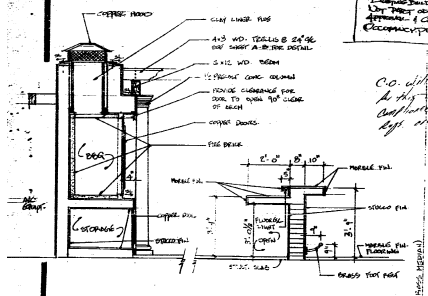
SCALE 1"=1'-0"

Flood Program Legend

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential

	Finished Floor Elevation	Garage/Storage Slab Elevation	Adjacent Grade Elevation
Existing	8'-1.0"	5'-1"	6'-6"
Proposed	9'-0"	N/A	8'-0"

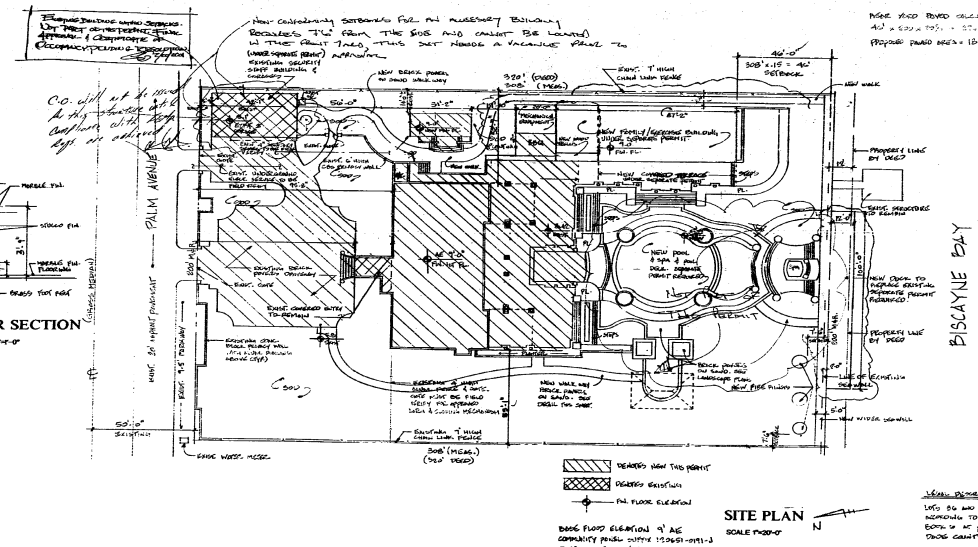


BBQ SECTION

SCALE 1/2"=1'-0"

COUNTER SECTION

SCALE 1/2"=1'-0"



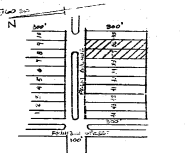
SITE PLAN

SCALE 1"=20'-0"

BASE FLOOD ELEVATION 9' AE

COMMUNITY PANEL NUMBER 120651-0191-J

DATE OF FIRM 9/11/92



LOCATED IN MIAMI BEACH, FLA.

LOCATION SKETCH

SCALE 1"=200'-0"

SITE DATA

LOT SIZE = 64,000 SF

LOT COVERAGE (EXISTING: 21,000 SF)

COURTYARD	199 SF
MAIN BUILDING	5450 SF (5450 SF)
GARAGE/STORAGE BUILDING	2081 SF
MAIN HOUSE	4550 SF
CONCRETE DECK	2102 SF
TOTAL	16153 SF

LEGAL DESCRIPTION

LOTS 86 AND 87 IN BLOCK 1, OF "FIRST ISLAND SUBDIVISION TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

OFFICE COPY

CITY OF MIAMI BEACH

NOT VALID FOR PERMIT BY THE CITY

FEB 05 2001

ROBERT WADE AND ASSOCIATES, P.A.

ARCHITECTS

PLANNERS

RENOVATIONS FOR

DOMINION INDUSTRIAL HOLDINGS

MIAMI BEACH, FLORIDA

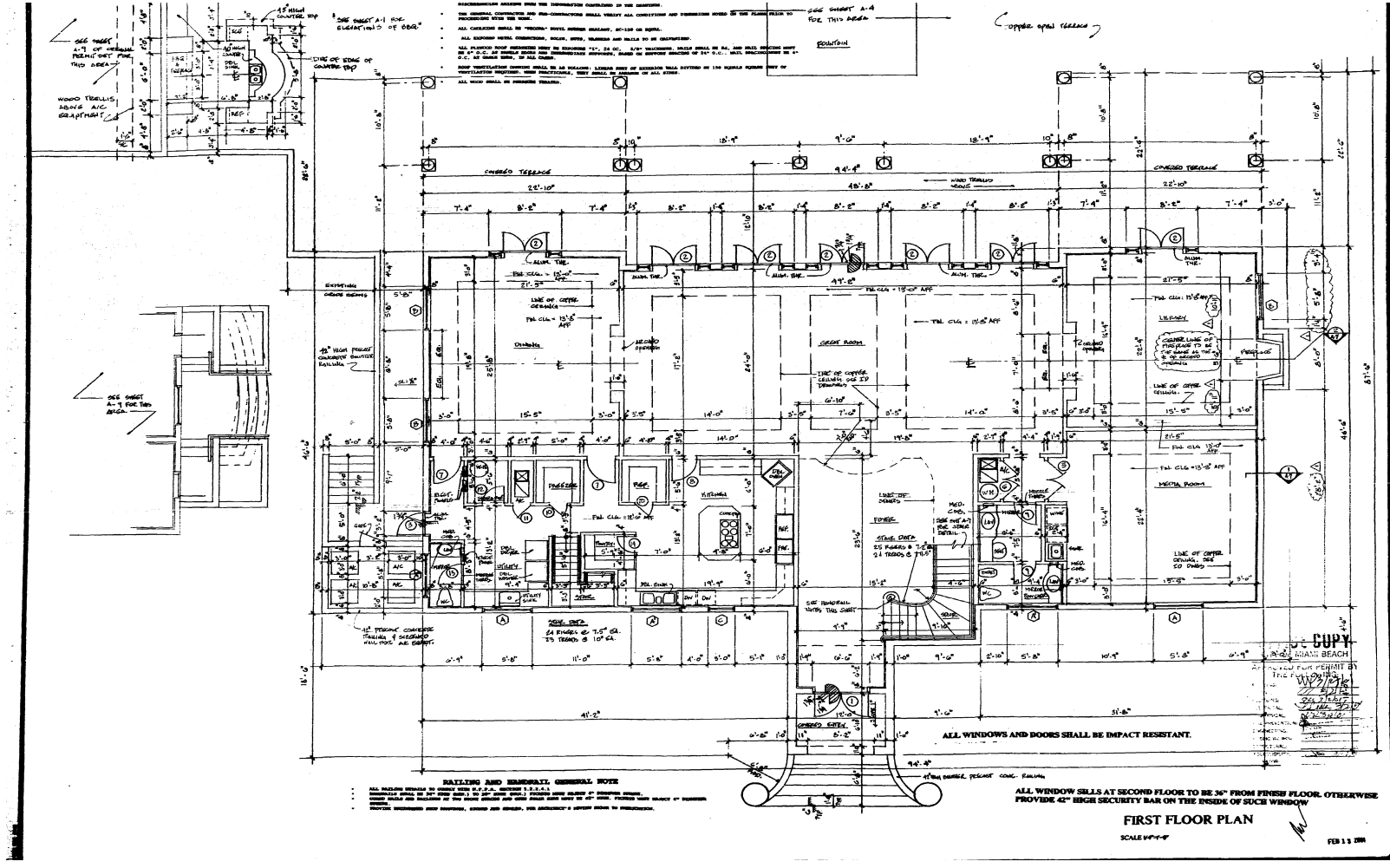
90 PALM AVENUE

REVISIONS

Date Issued

A-1

Sheet



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION	MANUFACTURER	REMARKS
A	61 3/4"	83 1/8"	YWF102			
A*	61 3/4"	51 1/8"	N/A			
A**	61 3/4"	51 1/8"	N/A			
A***	61 3/4"	51 1/8"	N/A			
B	67 3/4"	79 7/8"	N/A			
C	31 3/4"	51 1/8"	N/A			
C*	31 3/4"	51 1/8"	N/A			
D	19 3/4"	27 7/8"	N/A			
E	67 3/4"	111"	YWF102			
F	31 3/4"	51 7/8"	N/A			
G	37"	37"	YWF102			
H	31 3/4"	35 3/4"	N/A			
I	49"	87 3/4"	N/A			

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING CONCRETE ROUGH WORK.

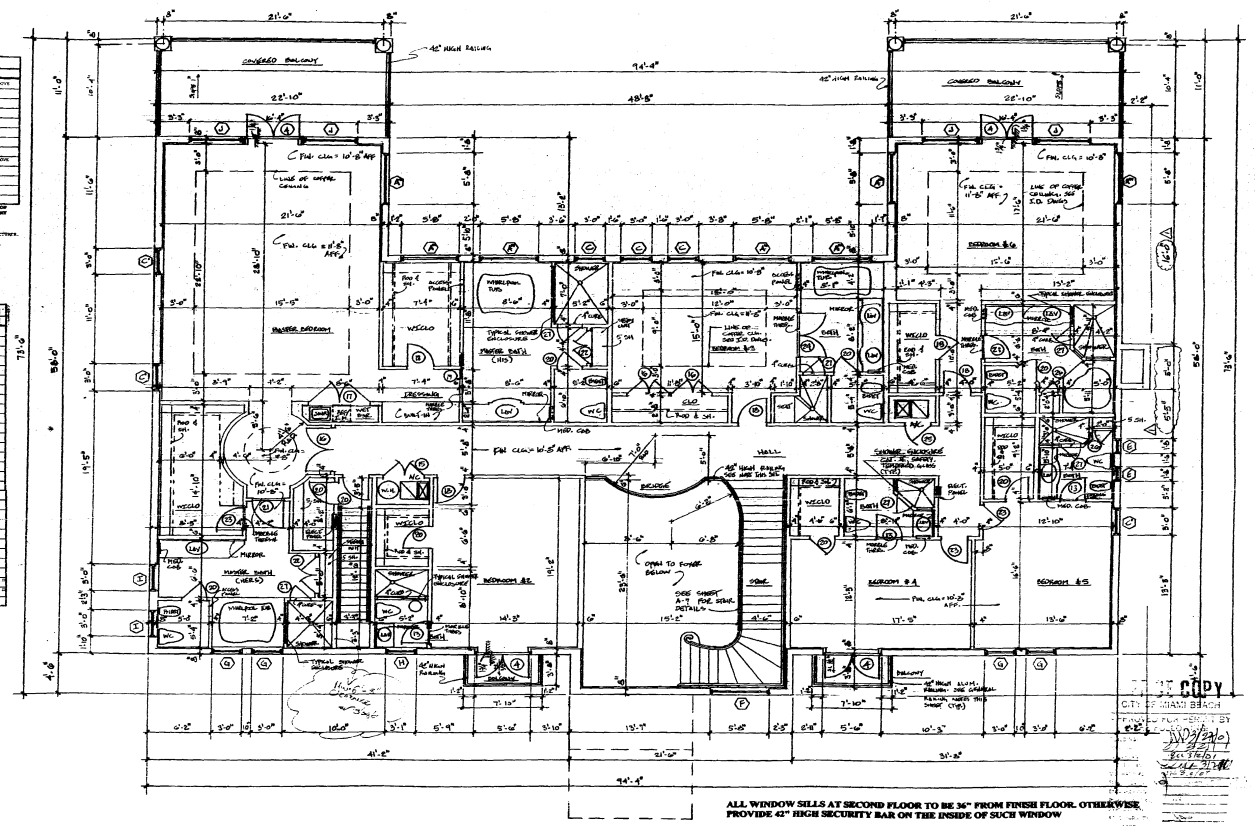
WINDOW NOTES:
1. ALL GLASS IN WINDOWS TO BE IMPACT, SEE SPECIFICATIONS.
2. ALL WINDOWS TO BE SINGLE HUNG OR FIXED, SEE ELEVATIONS. VERIFY DIMENSIONS WITH WINDOW MANUFACTURER.
3. ALL SLIDING, FOLDING, AND FLORIDA SLANT TO BE IMPACT.
4. ALL OPERATING FIXED GLASS TO COMPLY WITH SECTION 2406.4 OF THE SOUTH FLORIDA BUILDING CODE.

DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	THICK	TYPE & MATERIAL	SEE NOTE	HARDWARE	LOCATION	REMARKS
1	72"	96"	1 3/4"				ENTRY	
2	36"	104"	1 3/4"				CLOS.	
3	32"	96	1 3/4"				CLOS.	
4	32"	96	1 3/4"				CLOS.	
5	28"	96	1 3/4"					
6	30"	96	1 3/4"					
7	32"	96	1 3/4"					
8	32"	96	1 3/4"					
9	32"	96	1 3/4"					
10	32"	96	1 3/4"				CLOS.	
11	32"	96	1 3/4"				CLOS.	
12	32"	96	1 3/4"				CLOS.	
13	32"	96	1 3/4"				CLOS.	
14	32"	96	1 3/4"				CLOS.	
15	32"	96	1 3/4"				CLOS.	
16	32"	96	1 3/4"				CLOS.	
17	32"	96	1 3/4"					
18	32"	96	1 3/4"					
19	32"	96	1 3/4"					
20	28"	96	1 3/4"					
21	32"	96	1 3/4"					
22	32"	96	1 3/4"					
23	32"	96	1 3/4"					
24	32"	96	1 3/4"					
25	32"	96	1 3/4"					
26	32"	96	1 3/4"					
27	32"	96	1 3/4"					
28	32"	96	1 3/4"					
29	32"	96	1 3/4"					
30	32"	96	1 3/4"					
31	32"	96	1 3/4"					
32	32"	96	1 3/4"					
33	32"	96	1 3/4"					
34	32"	96	1 3/4"					
35	32"	96	1 3/4"					
36	32"	96	1 3/4"					
37	32"	96	1 3/4"					
38	32"	96	1 3/4"					
39	32"	96	1 3/4"					

GENERAL CONTRACTOR SHALL CHECK DIFFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING WOOD WALLS.

DOOR NOTES:
1. FRAMING, WOOD ATTACHED, FIELD WEATHERSTRIP
2. FRAMING, WOOD ATTACHED, FIELD WEATHERSTRIP
3. FRAMING, FIELD WEATHERSTRIPPED, WEATHERSTRIP
4. FRAMING, METALLIC FIELD WEATHERSTRIPPED, WEATHERSTRIP



SECOND FLOOR PLAN

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

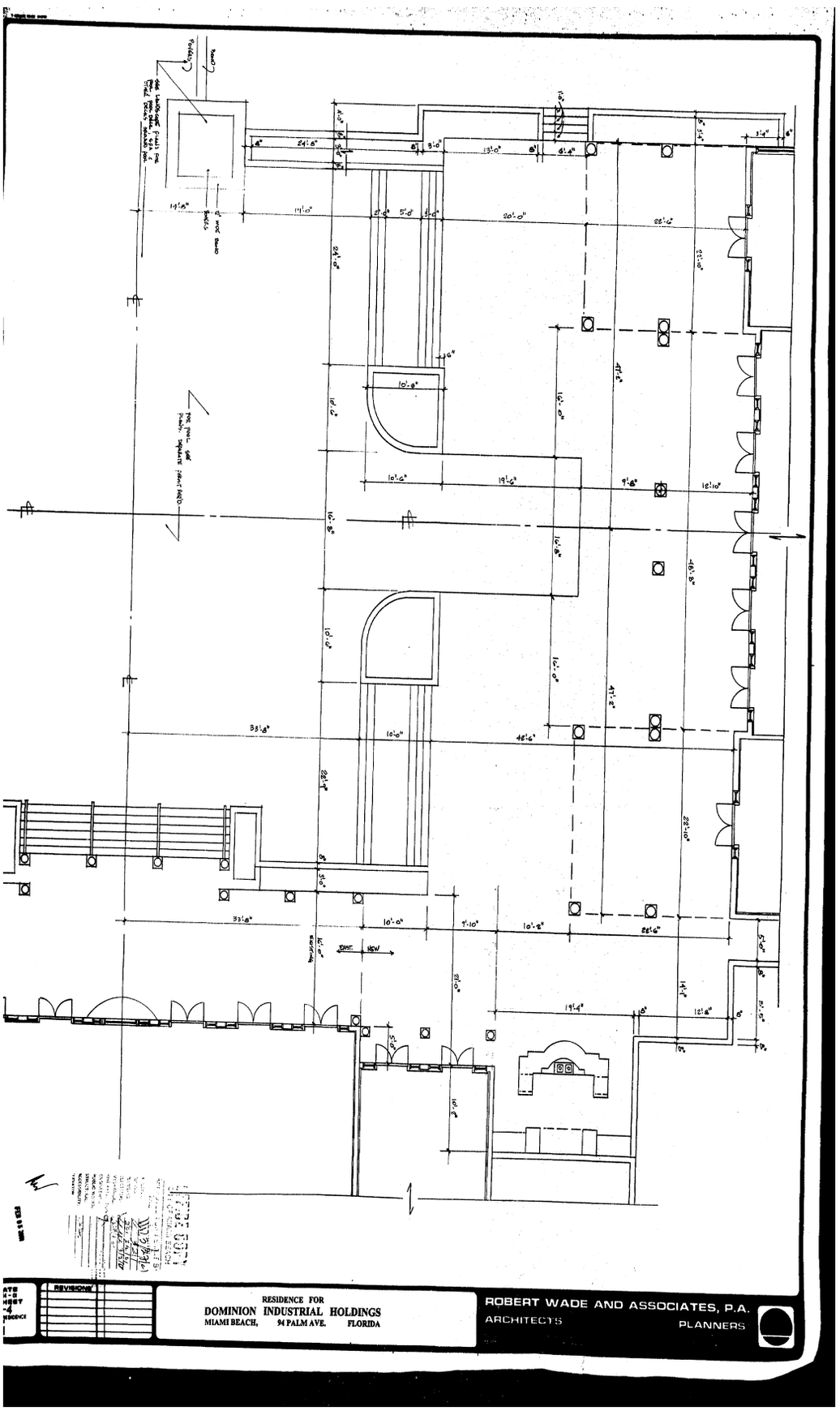
FEB 1 3 2008

COPY

CITY OF MIAMI BEACH

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

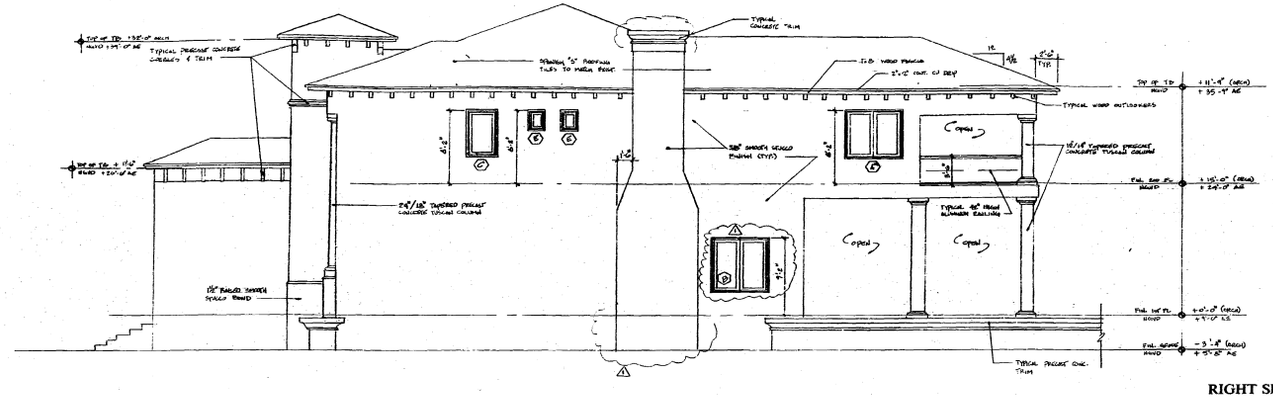
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA



REVISIONS

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS



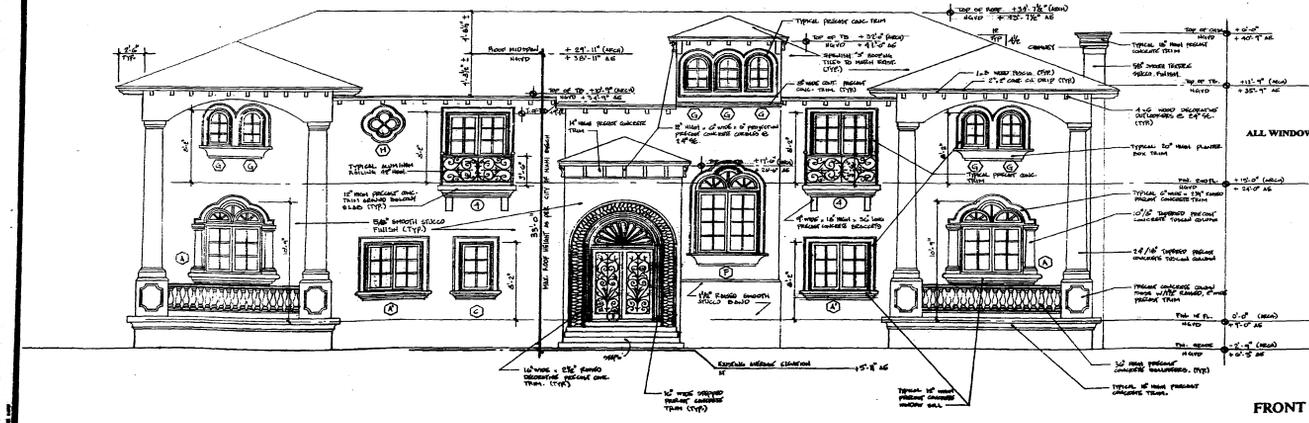
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING SHALL BE DESIGNED TO COMPLY WITH F.B.C. SECTION 1013.3.1.
- HANDRAILS SHALL BE 34" ABOVE NOSING TO 38" ABOVE NOSING AND SHALL HAVE SMOOTH SURFACE 4" DIAMETER ROUND.
- OTHER RAILS AND RAILINGS AT 2ND FLOOR SHALL BE 42" HIGH. PICKETS MAY BE 4" DIAMETER ROUND.
- PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



FRONT ELEVATION

SCALE 1/4"=1'-0"

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

- ___ Stair Rails
- ___ Ext. Doors
- ___ Glass Block
- ___ Hand Rail
- ___ Membrane Structures
- ___ Over Head Doors
- ___ Pool
- ___ Precast Members
- ___ Shutters
- ___ Skylights
- ___ Steel Stair
- ___ Structural Steel
- ___ Trusses
- ___ Windows
- ___ Others. ___

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
BUILDING
PLANNING
PUBLIC WORKS
FIRE
CONCURRENCY
FINAL INSP.
CERTIFICATE OF USE

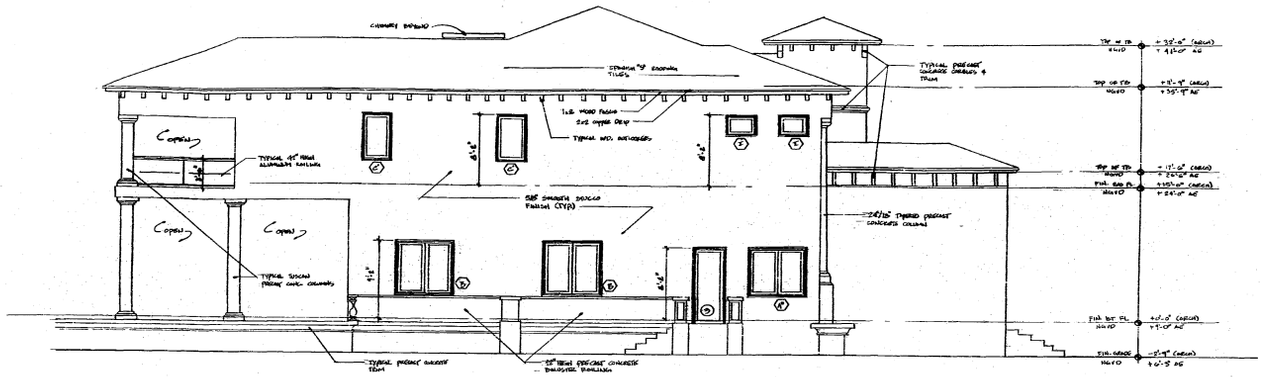
FEB 1 3 2009

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS

DATE 1-24-07
SCALE AS SHOWN
JOB NO. 11

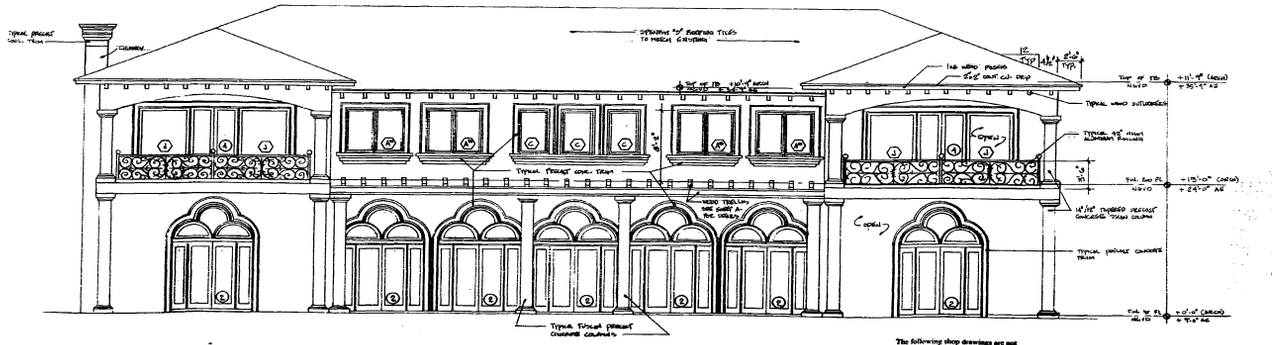


ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

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



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

- Bar Joist
- Doors
- Fire Doors
- Hand Rail
- Stairways
- Overhead Doors
- Roof
- Precast Members
- Shutters
- Skylights
- Steel Joist
- Structural Steel
- Trusses
- Windows
- Others

REAR ELEVATION

SCALE 1/4"=1'-0"

FEB 1 3 2008

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

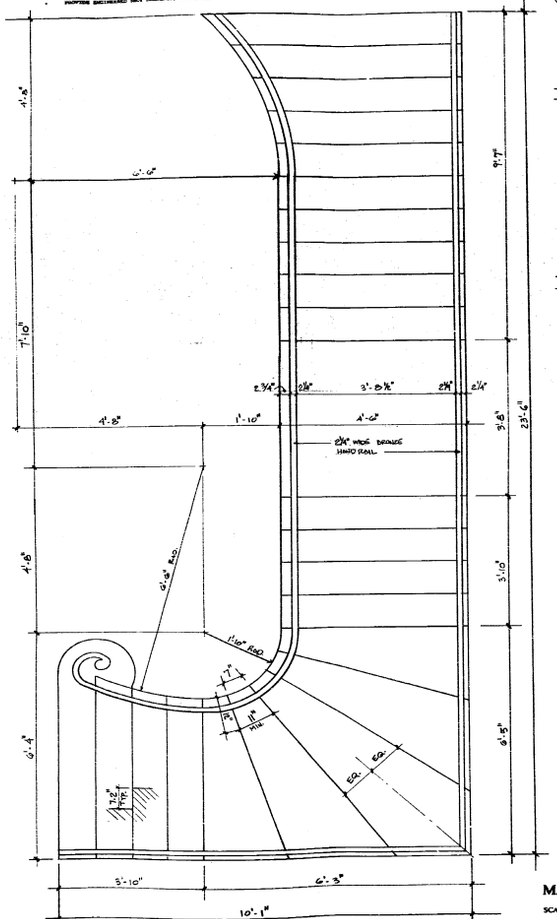
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

SHEET NO.

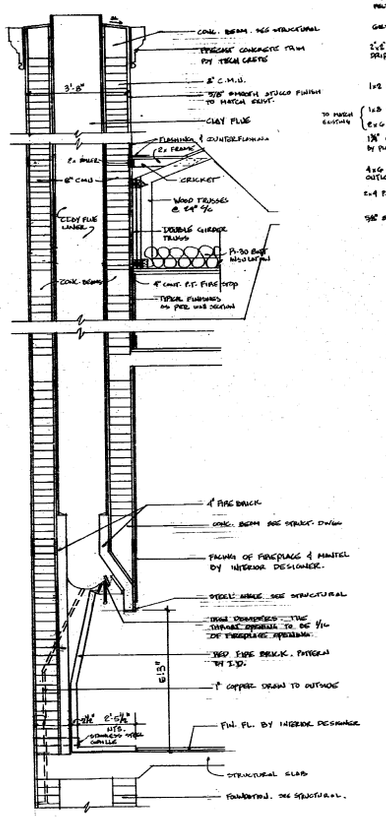
RAILING AND HANDRAIL GENERAL NOTE

1. ALL RAILING DETAILS TO COMPLY WITH F.B.C. SECTION 2.2.2.4.1.
2. HANDRAILS SHALL BE 34" MIN. AND 38" MAX. ABOVE NOSING. GRIPPABLE HAND RAILS SHALL BE 1¼" MIN. AND 2" MAX. DIAMETER WITH SMOOTH SURFACE AND WITHOUT SHARP CORNERS. HANDRAILS SHALL BE CONTINUOUS ALONG THE FULL LENGTH OF STAIRS. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS.
3. GUARDS AND BALUSTERS AT TWO STORY HEIGHT AND OPEN SIDED STAIRS SHALL BE 42" MIN. TO ORNAMENTAL OPENINGS WHICH WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.
4. OPENINGS BETWEEN GUARDS AND BALUSTERS SHALL BE 4" MAX. DIAMETER. TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIAMETER SPHERE.
5. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LBS. PER LINEAL FOOT APPLIED IN ANY DIRECTION.
6. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION.

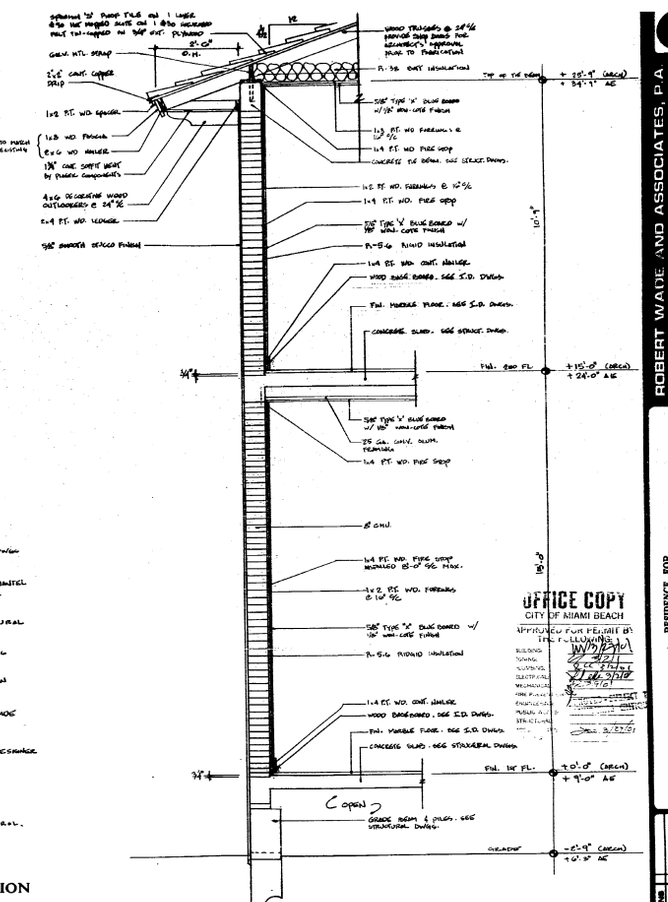


FLOOR TO FLOOR = 15'-0"
25 RISERS @ 7.2" EA
24 TREADS @ 11" EA.

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



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



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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE MARSHAL
ENGINEERING
PUBLIC WORKS
STRUCTURAL

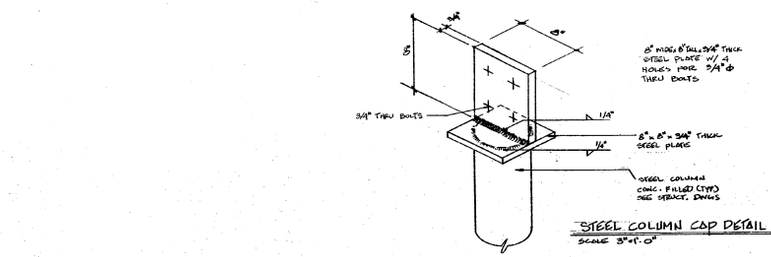
FEB 05 2008

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

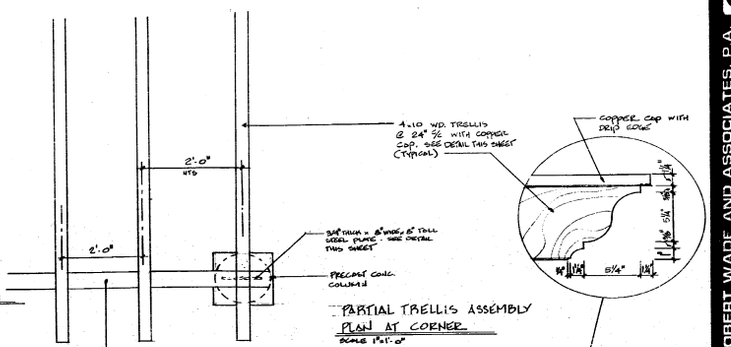
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

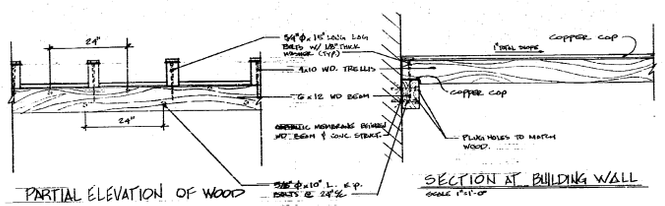
PLANS APPROVED BY HISTORIC PRESERVATION BOARD



STEEL COLUMN CAP DETAIL
SCALE 3"=1'-0"

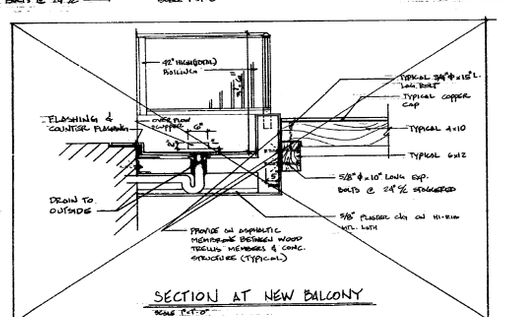


PARTIAL TRELLIS ASSEMBLY PLAN AT CORNER
SCALE 1"=1'-0"



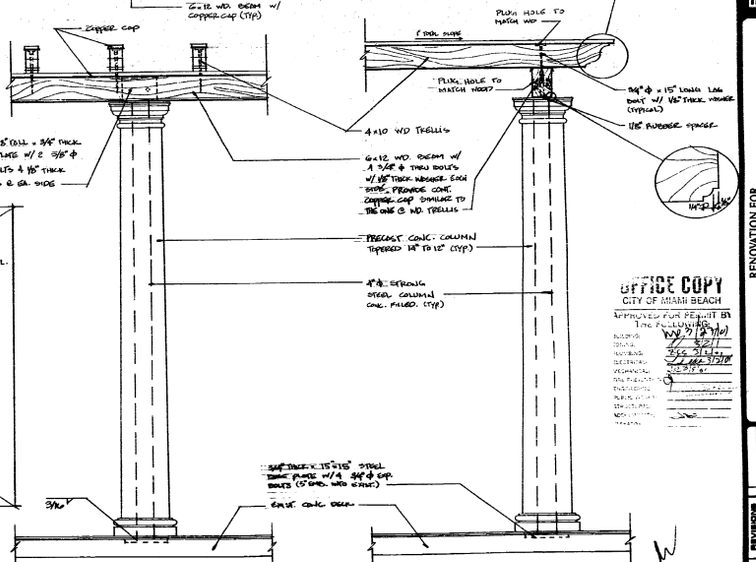
PARTIAL ELEVATION OF WOOD BEAM AT BUILDING WALL
SCALE 1"=1'-0"

SECTION AT BUILDING WALL
SCALE 1"=1'-0"



SECTION AT NEW BALCONY
SCALE 1"=1'-0"

VOID



PARTIAL FRONT ELEVATION
SCALE 1"=1'-0"

PARTIAL SIDE ELEVATION
SCALE 1"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE PLANNING

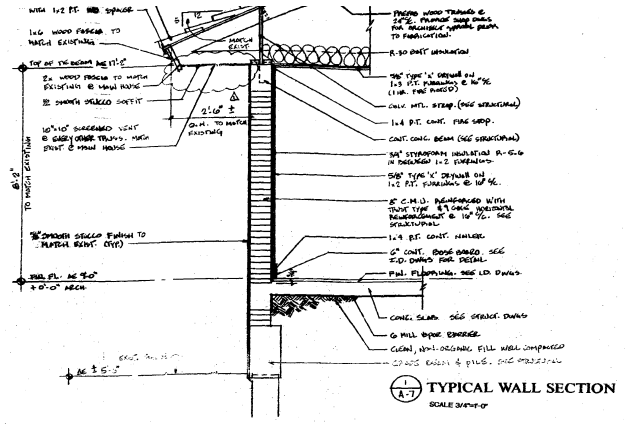
FEB 05 2008

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

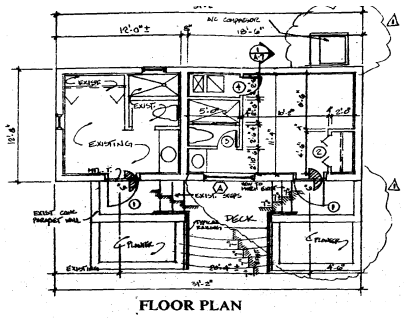
RENOVATION FOR:
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

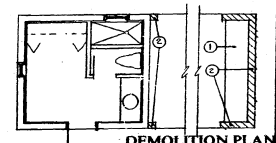
DATE
SHEET
A-8
OF 11



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

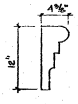


FLOOR PLAN
SCALE 1/4"=1'-0"



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

KEY NOTES
1. REMOVE EXIST. CONC. COUNTER & PARTIAL WALL.
2. REMOVE EXIST. BLOCK WALL AS INDICATED BY HATCHING



WINDOW SILL

BOARD TRIM

PRECAST TRIM PROFILES

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

— Bar Joist	— Shutters
— Ext. Doors	— Skylights
— Glass Block	— Steel Joist
— Hand Rail	— Structural Steel
— Membrane Structures	— Trusses
— Over Head Doors	— Windows
— Pool	— Others
— Precast Members	

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

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	RADIUS	PROPOSED ITEM	MANUFACTURER	REMARKS
A	60"	48"	—	ALUM. CASEMENT	CGI	5/8" IMPACT GLASS, SIMILAR

NOTES
1. ALL GLASS TO BE 5/8" SEMI TINTED, IMPACT GLASS.
2. SIZES ARE APPROXIMATE, VERIFY SIZES WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION

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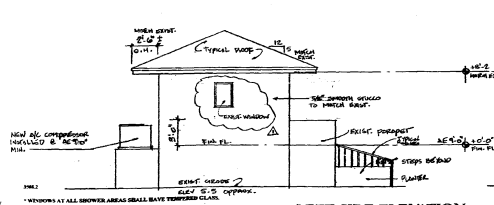
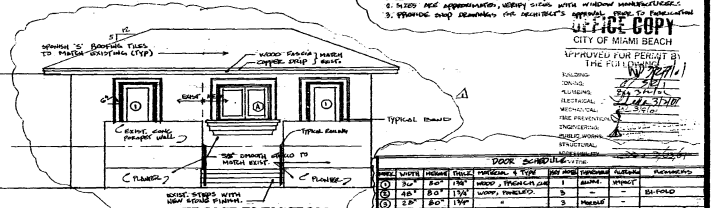
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
NEIGHBORHOOD

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	MATERIAL & TYPE	NO. MAKE	HARDWARE	ACCESS	REMARKS
①	36"	80"	1¾"	WOOD, FINISH AS	1	ALUM.	IMPACT	
②	48"	80"	1¾"	WOOD, PANELED	1	—	—	BI-FOLD
③	2.8"	80"	1¾"	"	3	MANUF.	—	
④	24"	80"	1¾"	"	2	ALUM.	—	AT CLOSET

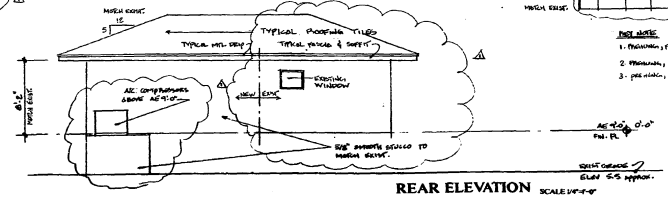


LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"
RIGHT SIDE ELEVATION IS SIMILAR.



NEW WINDOWS TO HAVE 5/8" IMPACT RESISTANCE GLASS

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



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

PGT NOTE
1. FRAMING, FULL WELDED STRAPPING, SECURED BOLT PER CODE, TYP. THROUGHOUT
2. FRAMING, ALL "BOOT", POINTED W/ CAULKING
3. PRESSING, HORIZ-CUT 5/16" FROM FINISH INSIDE FLOOR

FEB 05 2008

GENERAL NOTES

- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED IN THIS DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.
- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
- SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION

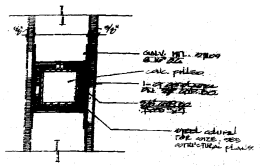
SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGEWAY OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF CONSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH OR ADJACENT NON-LOCKABLE SPACE(S) INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OPENABLE WINDOW OR DOOR OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABV THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- ALL EXTERIOR DOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.B.C. SECTION 1046.2
- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH, PICKETS MUST REJECT 4" DIA. SPHERE, ALL HAND RAILING MUST BE 36" HIGH, PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

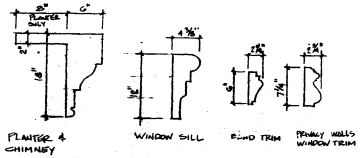
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

NO.	REVISIONS	DATE
1	PER PLANNING REVIEW	2/8/08

DATE 1-30-08
SCALE 1/4"=1'-0"
SHEET NO. A-7
OF 11

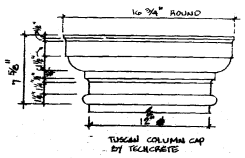


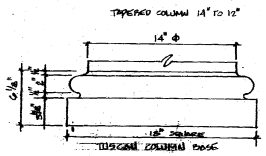
DETAIL 3"=1'-0"
(TYPICAL INTERIOR STEEL COLUMN)

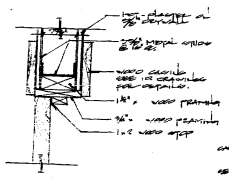


PRECAST TRIM PROFILES

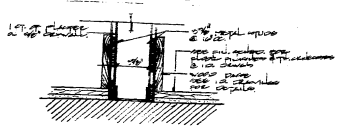
ALL PRECAST CONCRETE TRIM & COLUMNS
BY: SAMARO CAST STONE
1-954-935-9560



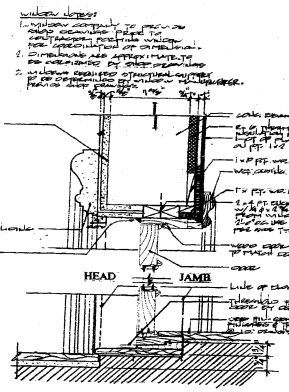




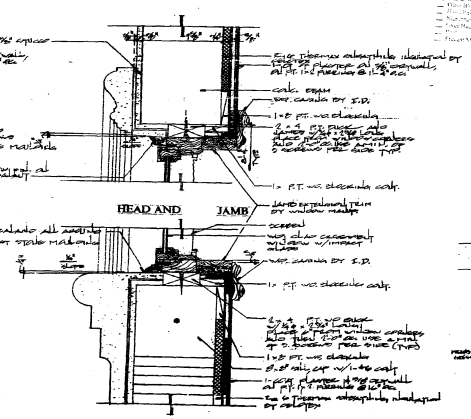
HEAD AND JAMB



INTERIOR PARTITION DETAIL 3"=1'-0"



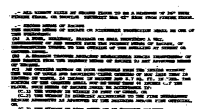
TYPICAL EXTERIOR DOOR DETAIL 3"=1'-0"

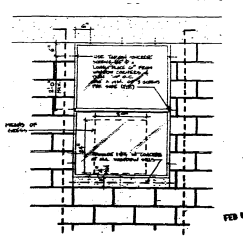


TYPICAL WINDOW DETAIL 3"=1'-0"

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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING





FEB 03 2010

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

REVISIONS

DATE
SHEET
A-10
11

GENERAL NOTES AND SPECIFICATIONS FOR RENOVATION
INDUSTRIAL HOLDINGS RESIDENCE

DIVISION 1: GENERAL REQUIREMENTS

1. BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE DRAWINGS, READ THE SPECIFICATIONS AND ALL OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF/HERSELF AS TO BIDDING AND CONSTRUCTION CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS BID A SUM TO COVER ALL COST OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THESE CONTRACT DOCUMENTS. THE SUBMISSION OF A BID SHALL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH EXAMINATION.

2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AMERICAN INSTITUTE OF ARCHITECTS, FORM A-201, SHALL BECOME A PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.

5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EQUAL WILL BE CONSIDERED, PROVIDING THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO ORDERING SAID PRODUCT.

6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PREFINISHED SURFACE OR SURFACES, EXISTING OR TO BE FINISHED AT A LATER DATE, ARE NOT MARRED.

7. CONTRACTOR TO FURNISH OWNER WITH ALL NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES.

8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID, UNLESS OTHERWISE NOTED.

9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.

10. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH BUILDING CODE BUILDING CODE.

11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE PRODUCED BY SUBCONTRACTORS THAT ARE AFFECTED.

12. PROVIDE CONTINGENCY ALLOWANCE OF $10,000 TO BE USED FOR UNFORESEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISION 2: SITE WORK

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

DIVISION 3: CONCRETE

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

2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND
      2" (INCHES)
   B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS:
      1. #5 BARS OR SMALLER ..... 1.5"(INCHES)
      2. ALL OTHER BARS ..... 2" (INCHES)
   C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
      1. BEAMS AND COLUMNS..... 1.5"(INCHES)
      2. SLABS..... 1"(INCHES)

3. COLUMNS SHALL BE CONCENTRIC WITH RESPECT TO FOUNDATIONS, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

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

2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476. WITH MINIMUM 2,500 P.S.I. COMPRESSIVE STRENGTH.

3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C270. TYPE "M" OR "S".

4. STRUCTURAL GROUT FOR FILLING CELLS AS PER ACI 530-95, SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH ENSURE COMPLETE FILLING OF THE CELLS.

5. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.

6. THE REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH SECTION 2799 OF THE SOUTH FLORIDA BUILDING CODE.

7. THE ULTIMATE NET COMPRESSIVE STRENGTH (F'M) MASONRY UNITS SHALL NOT BE LESS THAN 1,000 P.S.I.

DIVISION 5: METALS

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

2. ALL EXPOSED BOLTS AND MANUFACTURED CONNECTIONS PLATES AND ANGLES TO BE GALVANIZED.

3. ALL REINFORCING STEEL SHALL BE DEFORMED AND HAVE A MINIMUM YIELD OF 60,000 P.S.I. AND SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60.

4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

5. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE 1994 ACI LATEST EDITION OF THE DETAILING MANUAL.

6. LAP SPLICE LENGTHS SHALL BE:
   A. BOTTOM REINFORCING IN BEAMS, TOP & BOTTOM REINFORCING IN SLABS ..... 47 BAR DIAMETERS.
   B. TOP REINFORCING IN BEAMS ... 68 BAR DIAMETERS.
   C. COLUMNS ..... 36 BAR DIAMETERS.
   D. MASONRY REINFORCING ..... 48 BAR DIAMETERS.
   IN NO CASE SHALL THE SPLICE LENGTH BE LESS THAN 12".

7. PIPE COLUMNS, IF SHOWN, SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A-53 OR A-500, PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY.

8. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 AND FABRICATED AND ERECTED AS PER AISC MANUAL.

9. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER.

10. PROVIDE ALLOWANCE FOR METAL RAILINGS: $200 PER LINEAL FT.
    A. INTERIOR STAIR & GALLERY: $160 PER LINEAL FT.
    B. EXTERIOR BALCONY: $360 PER LINEAL FT.
    C. EXTERIOR POOL FENCE & GATE: $50 PER LINEAL FT.

DIVISION 6: CARPENTRY

1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR; USE COLONIAL TRIM WITH PLINTH BLOCK OR AS PER INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.
   A. BASE: 8" (EIGHT INCHES)
   B. CROWN: 10" (TEN INCHES)
   C. DOOR CASING: 4" (FOUR INCHES)
   D. WINDOW CASING:4" (FOUR INCHES)

2. ALL FASCIAS SHALL BE CYPRESS GRADE CLEAR.

3. CONTRACTOR TO SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS OF TRUSSES TO ARCHITECT FOR REVIEW.

4. ROOF TRUSS MANUFACTURER SHALL PREPARE PLANS SHOWING THE DESIGN AND ERECTION BRACING REQUIRED BECAUSE THE DESIGN OF BRACING DEPENDS UPON THE DESIGN OF TRUSSES. SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS.

5. ALL STRUCTURAL WOOD SHALL HAVE ALLOWABLE BENDING STRESS OF 1,200 P.S.I., MODULUS OF ELASTICITY OF 1,000 K.S.I. UNLESS OTHERWISE NOTED ON PLANS.

6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

7. ALL WOOD CONSTRUCTION SHALL COMPLY WITH CHAPTER 29 OF THE SOUTH FLORIDA BUILDING CODE & THE STANDARD BUILDING CODE, WHICHEVER IS MORE STRINGENT. PROVIDE FIRE STOPS AS REQUIRED IN WALLS.

8. FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR:
   A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
   B. PROVIDE DOUBLE STUDS EACH SIDE OF INTERIOR DOOR OPENINGS.
   C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE.

9. ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE C/D STRUCTURAL FORMING PLYWOOD WILL NOT BE USED FOR SHEATHING. NAIL TO TRUSSES AND RAFTERS AS REQUIRED BY CODE.

10. INTERIOR WOOD BEARING PARTITIONS SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. PROVIDE A SINGLE P.T. SILL PLATE AND DOUBLE TOP PLATE WITH 48" LAP.

11. PROVIDE BACKING WITH 1 X 6 P.T. OR BLOCK WALL OR 2 X 4 ON STUD WALL FOR ALL KITCHEN CABINETS, BUILT-INS, HAND RAILS, BATH FIXTURES AND ACCESSORIES.

12. INTERIOR, WOOD, NON-BEARING PARTITION SHALL BE 2 X 4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED. PROVIDE A SINGLE PRESSURE-TREATED SILL PLATE AND A SINGLE TOP PLATE. ALL INTERIOR NON-BEARING PARTITIONS MAY BE LIGHT GAUGE METAL STUDS @ 16" O.C. WITH DOUBLE PRESSURE-TREATED 2 X 4 WOOD BASE PLATES.

13. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES, WELL-SANDED, FREE FROM DEFECTS.

14. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

1. ALL CAULKING TO BE "PECORA" BUTYL RUBBER SEALANT, BC-158, OR EQUAL.

2. ALL ROOFING SHALL HAVE AN UNDERLAYMENT (ANCHOR SHEFET) OF 1650 ASPHALT SATURATED FELT OR FELTS, TIN CAPPED PER CODE.

3. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 20 OUNCE COPPER.

4. ALL BARREL TILE TO MATCH EXISTING OR EQUAL APPROVED BY ARCHITECT.

5. ALL ROOFING SHALL HAVE A BASIE COUNTY PRODUCT CONTROL NUMBER.

6. WATERPROOF ALL INTERIOR PLANTER WALLS WITH BLACK BITUMINOUS WATERPROOF COMPOUND AND PROVIDE ADEQUATE DRAINAGE.

7. EXTERIOR INSULATION SHALL BE AS FOLLOWS:
   A. STUD WALL: R-11; BATT TYPE FIBERGLASS
   B. CEILING: R-38; BATT TYPE FIBERGLASS
   C. BLOCK WALL: R-11; INSULATION BETWEEN 1 X 3 PRESSURE-TREATED WOOD FURRING STRIPS, UNLESS OTHERWISE NOTED.
   D. RAISED FLOOR: R-11 BATT
   INTERIOR INSULATION FOR SOUND PROOFING SHALL BE AS FOLLOWS:

8. ALL INTERIOR WALLS SHALL RECEIVE R 11 BATT FIBERGLASS INSULATION FOR SOUND-PROOFING. WRAP ALL PLUMBING BOTH SIDES. PROVIDE ALL INSULATION, FLOOR TO CEILING.

DIVISION 8: DOORS AND WINDOWS

1. DOORS:
   A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE, INCLUDE MORSER DOOR CONTRACT BY WINDOW PROFESSIONALS.
   B. ALL INTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. SEE DOOR SCHEDULE.
   C. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY HARDWARE ITEMS UNDER BASE BID:
      HARDWARE ALLOWANCE: $5,000.
   D. PROVIDE $10,000 ALLOWANCE FOR CUSTOM FRONT DOOR.
   E. FRONT DOOR ALLOWANCE FOR CUSTOM FRONT DOOR. PRODUCT APPROVAL TEXT SOID EMBOSS OUTCAST TO BASE SHOP

2. ALL WINDOWS: SEE CONTRACT BY WINDOW PROFESSIONALS.

DIVISION 9: FINISHES

1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT OF PRIME WITH MOORWHITE ALKYD PRIMER 100 SERIES.
   B. PAINT TWO COATS TOPCOAT MOORGLO HOUSE & TRIM LATEX GLOSS 096 SERIES.

2. INTERIOR WOOD TRIM, DOORS & WOOD WINDOWS SHALL RECEIVE TWO COATS OF BENJAMIN MOORE ENAMEL OVER ONE BASE COAT OR AT OWNER'S OPTION, ONE COAT OF SEALER AND TWO COATS OF VARNISH OVER STAINED, PICKLED OR BLEACHED. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT PRIMER BASE COAT 578 MOORE'S ALKYD ENAMEL UNDERCOAT 217 SERIES.
   B. ENAMEL - LATEX-REGAL AQUAGLO LATEX SEMI-GLOSS ENAMEL 533 SERIES.
   C. ENAMEL-ALKYD-REGAL SATIN IMPERV ALKYD SATIN ENAMEL 235 SERIES.
   STAIN:
   D. SEALER-REDWOOD QUICK DRY SANDING SEALER 413 SERIES.
   E. STAIN-REDWOOD PENETRATING STAIN 234 SERIES.
   F. VARNISH-REDWOOD SATIN FINISH VARNISH 466 SERIES.

3. ALL EXTERIOR STUCCO SURFACES SHALL RECEIVE TWO COATS OF MOORGARD OVER ONE COAT OF SEALER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIMER/SEALER COAT-MOORE'S LATEX ALKALI RESISTANT PRIMER 42 SERIES.
   B. MOORGARD LATEX LOW LUSTRE HOUSE PAINT 605 SERIES.

4. ALL INTERIOR PLASTER SURFACES OR DRYWALL SURFACES SHALL RECEIVE TWO COATS OF INTERIOR LATEX, REGAL AQUA VELVET BY BENJAMIN MOORE. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIME COAT 1609 ACRYLIC LATEX PRIMER 023 SERIES.
   B. REGAL AQUAVELVET EGGSHELL FINISH 519 SERIES.

5. ALL EXTERIOR STUCCO TO BE SMOOTH AND LIGHT TEXTURE AND APPLIED AS PER CODE. PROVIDE SAMPLE TO MEET ARCHITECT'S APPROVAL BEFORE STARTING WORK.

6. ALL INTERIOR PARTITIONS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" BLUE BOARD WITH ONECOAT PLASTER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.

7. ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND RESIDENCE, SHALL BE 5/8 X ONE HOUR RATED, 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER OR BOTH SIDES OF PARTITIONS AND ONE LAYER OF CEILINGS OR 1"X 3" FURRING @ 16" O.C., WHERE APPLICABLE.

8. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS, ETC. TO BE DONE WITH "J" BEADS, CORNER BEADS & CASING BEADS AS PER "NATIONAL GYPSUM", OR APPROVED EQUAL.

9. TILE, MARBLE AND FLOOR ALLOWANCES:
   1. MARBLE: $18 PER SQUARE FT.
   2. SATURNIA: (6.5X3.0) PER SQUARE FT. FILLED WITH GROUT.
   3. SATURNIA: (6.5X6.0) PER SQUARE FT. BOXED AND FILLED.
   4. TILE: $2.00 PER SQUARE FT.
   5. CARPET: $30 PER SQUARE YARD

10. ALL TILE & MARBLE FLOORS SHALL BE SET IN FULL FLOAT. PROVIDE SEALER FOR ALL MARBLE AND SATURNIA FLOORS

11. PROVIDE PCLL SLABS WITH 1.5" BULL NOSE ON ALL STAIR TREADS.

12. DRIVEWAY:
    CONCRETE PAVER BRICK ON 6"(INCH) CRUSHED ROCK AND SAND BASE WITH SOLDIER COURSE CROCTED TO EDGE CONCRETE POOTING.

13. PROVIDE CEMENT BOARD BEHIND ALL TILED OR MARBLED WALLS.

ARCHITECT'S APPROVAL.

DIVISION 10: SPECIALTIES

1. ALL SHELVING SHALL BE 3/4", HARDWOOD EDGE BANDED, AB PLYWOOD 12" DEEP, UNLESS OTHERWISE SHOWN ON PLAN, 1"X 4" #2 SHELF SUPPORTS AT 32" FULL ROUND CLOSET RODS- LEFT VALUAL SHELF SUPPORTS AT 32" FULL ROUND CLOSET RODS- LEFT VALUAL HARDWOOD ROD SOCKETS WITH METAL SHELF AND ROD SUPPORTS.

2. KITCHEN CABINETS, BATH VANITIES, BUILT-INS, COUNTERTOPS AND VANITY TOPS TO BE PROVIDED AND INSTALLED BY CABINET SUBCONTRACTOR. ALLOWANCE: $50,000.

3. CLOSET INTERIORS: PROVIDE A $10,000 ALLOWANCE FOR ALL WALK-IN CLOSET INTERIOR DESIGNS.

4. FIREPLACE AND MANTEL ALLOWANCE: $5,000.
   CHIMNEY, FIREBOX AND STRUCTURE TO BE IN BASE BID.

5. SHOWER & TUB DOORS, TEMPERED ALLOWANCE:$7,000.

6. TOWEL BARS, TOILET PAPER HOLDERS, MEDICINE CABINETS, SOAP HOLDERS & GRAB BARS ALLOWANCE.

7. MIRRORS TO BE 1/4", SEALED OVER MASTIC: FULL HEIGHT (FROM VANITY TO CEILING ACROSS BACK OF VANITY. (PROVIDE A 5-YR. GUARANTEE OR ALL MIRRORS AGAINST DISCOLORATION.)

DIVISION 11: EQUIPMENT

1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES. (PURCHASED BY OWNER) (INSTALLED BY CONTRACTOR)
   1. ONE 24K BTU-ZONED W/MASTER
   2. TWO 700 BH SER-ZONED 700 BASE REFRIGERATOR
   3. ONE BOSH 30IC 30" CONVECTION SINGLE OVEN I-CELL-SS
   4. FOUR KSWP450 24" WARMING OVEN - SS
   5. ONE JMC0146 MICROWAVE 1.4 CU. FT. 14" TURNTABLE - SS
   6. ONE AMTC3930 TRIM KIT FOR 30IN JUNIOR
   7. TWO ASB1830 ASKO BLACK GLASS DISHWASHER
   8. ONE ASC3093 30" GLASS DISHWASHER WITH 4 SPRINKLERS WITH HARDED SOUND SYSTEM SPRINKLER SS
   9. ONE WDF750 30" DUAL 24" BLACK RISER WITH SHELF SS
   10. ONE WSC 30IN 350 VENTAHOOD 48" HOOD WITH 4 BLOWERS WITH HALOGEN LIGHTS SS.
   11. ONE WSC 60IN50 VENTAHOOD EXTENDED DUCT COVER FOR 12" CEILING.

DIVISION 12: FURNISHINGS

SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 13: SPECIAL CONSTRUCTION

PROVIDE ENGINEERING SHOP DRAWING FOR NEW POOL & SPA FOR ARCHITECT'S REVIEW.

1. GAS-PROVIDE GAS LINE TO SPA HEATER AND BAR B-Q AND FIREPLACE.
2. SPA ALLOWANCE: $42,000
3. POOL ALLOWANCE: $107,000
4. SEAWALL ALLOWANCE: $15,000
5. DOCK ALLOWANCE: $30,000

DIVISION 14: CONVEYING SYSTEMS

NOT USED

DIVISION 15: MECHANICAL

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

2. ALL BATHROOM EXHAUST FANS WILL BE NUTONE MODEL NO. QT260 CFM.

3. PLUMBING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING FIXTURES $30,000 @ INTERIOR DESIGNER'S PRICE. INSTALLATION AND HANDLING SHALL BE IN BASE BID. PLUMBER SHALL BE RESPONSIBLE FOR PURCHASING, INSTALLING AND HANDLING OF ALL PLUMBING FIXTURES. THIS FEE TO BE INCLUDED IN BASE BID AND NOT PART OF ALLOWANCE.

4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH REMOTE SHUT OFF.

5. PROVIDE SUPER-INSULATED QUICK RECOVERY DOUBLE ELEMENT WATER HEATERS. PROVIDE FULL PAN AND DRAIN UNDER WATER HEATERS.

6. PROVIDE FOR RECESSED WASHER AND DRYER HOOK UPS (VENT DRYERS TO EXTERIOR).

7. ALLOWANCE FOR LANDSCAPING & SPRINKLER SYSTEM FOR MATERIAL & LABOR: By owner

8. PROVIDE ALL PENETRATIONS THROUGH ROOF, SUCH AS PLUMBING VENTS AND EXHAUST VENTS, ON REAR SIDE SO THEY ARE NOT SEEN FROM THE STREET.

9. PROVIDE FOAM TUBULAR INSULATION ON ALL HOT WATER LINES.

10. PROVIDE 3/4" COPPER LINE SERVICE TO ALL HOT WATER FIXTURES. REDUCE AT FIXTURE CONNECTION AS PER SCHEDULE.

DIVISION 16: ELECTRICAL

1. ALL CIRCUITS ARE TO BE NUMBERED AND IDENTIFIED ON PANEL.

2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE N.E.C. THE BASE BID, NOT IN THE ALLOWANCE. ALL HIGH BAYS ON SLOPING CEILINGS SHALL BE ADJUSTABLE TYPE, ALL HIGH BAYS TO BE LIGHTOLIER.

4. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHER PROOF. PROVIDE G.F.I. BREAKERS AT ELECTRICAL PANEL FOR KITCHEN AND BATHS, GARAGE AND EXTERIOR OUTLETS.

5. PROVIDE DIRECT WIRE SMOKE DETECTORS AS INDICATED ON DRAWINGS AND AS REQUIRED BY CODE.

6. PROVIDE DOOR BELL AND DECORATIVE CHIME BY NUTONE.

7. WIRING TO BE IN FLEXIBLE PLASTIC CONDUIT ("ENT") OR METAL CONDUIT, EXCEPT UNDER CABINET LIGHTS IN KITCHEN WHICH ARE ROMEX. EXTERIOR PIPE SHALL BE PVC.

8. ALL WALL SWITCHES & OUTLETS TO BE "DECORA STYLE", UNLESS NOTED OTHERWISE BY I.D.

9. ALL SWITCHES FOR PADDLE FANS & HIGH HATS TO BE ON DIMMER SWITCHES.

10. ALLOWANCES FOR SECURITY, SOUND SYSTEMS, TELEPHONE / TV DTI CHROME $15,000.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING BY 3/9/07
ZONING BY 3/9/07
PUBLIC WORKS 3/13/07
FIRE PREVENTION
ENGINEERING
MECHANICAL
PLUMBING
PUBLIC WORKS
STRUCTURAL
CONCURRENCY

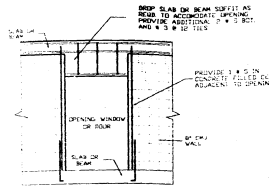
FEB 05 2007

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

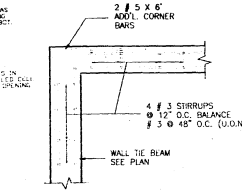
DATE
SHEET
A-11
OF SHEETS



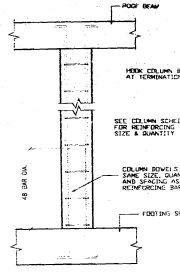
POURED IN PLACE OPTION

COORDINATE LOCATION AND GEOMETRY OF OPENING'S WITH ARCHITECTURAL DRAWINGS.

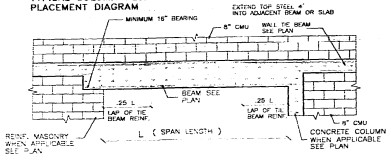
WALL FRAMING AT DOOR AND WINDOW OPENINGS



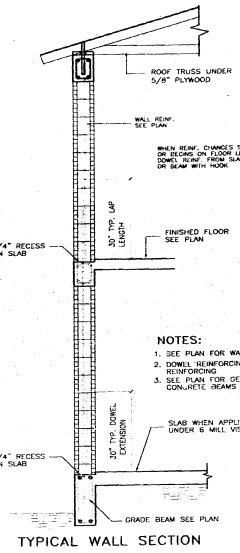
CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM



NOTES:

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

TYPICAL WALL SECTION

GENERAL STRUCTURAL NOTES

1.0 GENERAL

A. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL DRAWINGS TO VERIFY DIMENSIONED OPENINGS, CURBS, DRAINS, OUTLETS, EXPANSION JOINTS, OPENINGS, BOLT SETTINGS, SLEEVES, DIMENSIONAL LOCATIONS.

1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE 1985 FLORIDA BUILDING CODE AND THE LATEST ACI, ASTM, AND AISC SPECIFICATIONS AND ACCEPTED PRACTICE.

C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

1. CONTRACTOR SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

ROOF ..... 30 PSF
FLOOR LOADS ..... 100 PSF
STAIR & CORRIDORS ..... 100 PSF
WIND ..... AS PER S.F.B.C. FOR 110 MPH.

1.03 CONTRACTOR SHALL FAMILIZE HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICIALS.

2.01 FOUNDATIONS

A. FOUNDATIONS ARE BASED ON AUGERCAST CONCRETE PILES HAVING THE FOLLOWING SIZE AND CAPACITY.

1. 14" DIA. ..... 35 TONS, COMPRESSION

B. LENGTH OF PILES SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL RETAIN TESTING LABORATORY TO MONITOR AND CERTIFY ALL PILES DRIVEN.

1. SUPERVISION SHALL BE BY A QUALIFIED SOILS ENGINEER AND SHALL FURNISH TO THE CITY AND ARCHITECT A PILE RECORD LOG CONTAINING: PILE SIZE, ORIGINAL LENGTH, FINAL LENGTH

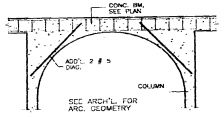
C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED PREDRILLING OF THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.

D. CENTER LINE OF GRADE BEAM SHALL BE CENTER LINE OF PILE.

3.01 CONCRETE

A. CAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH ACI 318-83 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

B. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES



TYPICAL ARC BEAM REINFORCING

4.0 REINFORCEMENT FOR CONCRETE - 36K #

A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT, OIL OR A COATING THAT WILL DESTROY BOND AND CONFORM TO ASTM A615 GRADE 60 FOR DEFORMED BARS FOR CONCRETE REINFORCING AND # 6 STL GRADE 50

B. ALL BARS SHALL BE DETAILED AND FABRICATED CONFORMING TO THE REQUIREMENTS OF ACI-318, "CODING OF BARS SHALL CONFORM TO CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS"

C. MINIMUM CONCRETE COVER OF REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED

1. CONCRETE SLABS AND COLUMNS ..... 1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER ..... 2"
3. FORMED SURFACES NOT EXPOSED DIRECTLY ..... 1"
4. COLUMNS & SPIRALS ..... 2"
5. CAST AGAINST EARTH, SLABS, DIAPHRAGMS ..... 3" + 1/2"

5.0 MASONRY:

A. LOAD-BEARING MASONRY (NON-REINFORCED) SHALL CONFORM TO ASTM C90 "HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS" AND HAVE A COMPRESSIVE STRENGTH F'm OF 1500 PSI. ALL LOAD-BEARING MASONRY SHALL BE PLACED PRIOR TO THE CONCRETE PLACEMENT OF COLUMNS OR SLABS.

B. MORTAR SHALL CONFORM WITH THE PROPORTIONS AND REQUIREMENTS OF ASTM C270 "MORTAR FOR UNIT MASONRY" AND SHALL BE TYPE "S" MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI. MINIMUM MIXING TIME FIVE MINUTES. NITES ALL INGREDIENTS ARE ADDED.

C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH DUR-O-WALL #9 GAUGE TRUSS TYPE REINFORCING AT EVERY OTHER COURSE. LAPPED A MINIMUM EQUIVALENT OF EVERY OTHER BLOCK COURSE. EMBED 4" INTO COLUMN

D. REINFORCED MASONRY CELLS SHALL BE FILLED WITH PEARROCK CONCRETE MIX OF F'c= 2500 PSI AND A 10" SLUMP. FOUR MASONRY CELLS PRIOR TO SLAB OR BEAM POUR. SEE PLANS FOR REINFORCE MASONRY REQUIREMENTS

6.0 ANCHOR BOLTS:

A. ANCHOR BOLTS SHALL BE ACCURATELY AND SOLIDLY EMBEDDED (BEFORE CONTRACTOR SHALL COORDINATE LOCATION OF THE ANCHOR BOLT WITH THE SYSTEM THAT IS BEING ANCHORED.

7.0 TIMBER:

A. ALL TIMBER DESIGN AND FABRICATION SHALL CONFORM WITH THE APPROVED STANDARDS OF THE AMERICAN FOREST & PAPER ASSOCIATION, THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.

B. SUBMIT SHOP DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

C. ALL TIMBER SIZES, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR AND DETAILED ON HIS SHOP DRAWINGS.

D. ALL MATERIALS AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

E. PROVIDE HURRICANE ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD. CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.

F. USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS, FOR SOUTHERN PINE:

BENDING STRESS ..... 1,200 PSI
MODULUS OF ELASTICITY: 1,800,000 PSI

G. BRACING:

a. ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED WITH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH BRACING WOOD TRUSSES PUBLISHED BY THE TRUSS PLATE INSTITUTE (2PI-76) AS PUBLISHED BY TRUSS PLATE INSTITUTE.

b. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL DECKING AND PERMANENT TRUSS BRACING HAS BEEN FASTENED FORMING AN UNYIELDING SYSTEM. ERECTION BRACING SHALL BE INSTALLED AS ERECTION AND PERMANENT BRACING WILL NOT BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM.

c. ALL BRACING REQUIREMENTS ALONG WITH PERMANENT BRACING OF INDIVIDUAL TRUSSES AND THE ENTIRE ROOFING SYSTEM SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLANS.

d. ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

8.0 PLYWOOD ROOF SHEATHING:

a. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANNEL PROOF GLUE WALL, RATED FOR EXPOSURE 1, MIN THICKNESS 19/32".

b. ALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.

c. NAIL SHEATHING TO SUPPORT WITH 8d NAILS SPACED AT 6" O.C. AT PANNEL EDGES AND INTERMEDIATE SUPPORTS

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING

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

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
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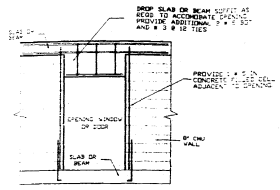
12-29-91

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
305 BRICKELL KEY DRIVE MIAMI, FLORIDA 33131 PHONE (305) 371-2830 FAX (305) 381-1461

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

REVISIONS

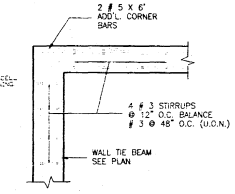
DATE 2-13-91
SHEET S1 OF 4



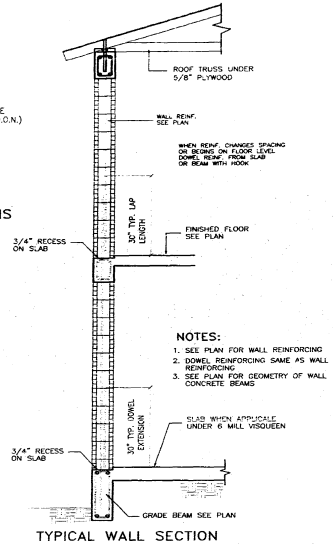
POURED IN PLACE OPTION

COORDINATE LOCATION AND GEOMETRY OF OPENINGS WITH ARCHITECTURAL DRAWINGS.

WALL FRAMING AT DOOR AND WINDOW OPENINGS



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



NOTES:
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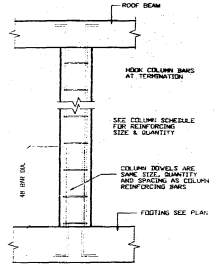
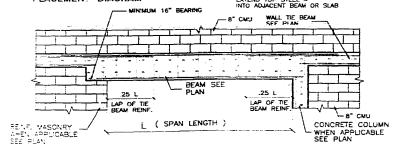
TYPICAL WALL SECTION



TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM

GENERAL STRUCTURAL NOTES

1.0 GENERAL:

A. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH CIVIL, MECHANICAL, ARCHITECTURAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, SPECIALS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ECT.

1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY IF MISTAKE IS DISCOVERED CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE BUILDING CODE AND THE LATEST ACI, ASTM, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICES.

C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

1. CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

ROOF ..... 30 PSF.
FLOOR LOADS ..... 40 PSF.
STAIR & CORRIDORS ..... 100 PSF.
WIND ..... 90 PER S.E.B.C. FOR 110 MPH.

1.03 CONTRACTOR SHALL FAMILIZE HIS COST ESTIMATE FROM PLANS THAT ARE FULLY APPROVED BY BUILDING DEPARTMENT. FINAL ESTIMATE SHALL HAVE ALLOWANCE FOR ALL REQUEST MADE BY BUILDING DEPARTMENT OFFICIALS.

2.01 FOUNDATIONS:

A. FOUNDATIONS ARE BASED ON AUGERCAST CONCRETE PILES HAVING THE FOLLOWING SIZE AND CAPACITY.

1. 14" DIA. ..... 35 TONS, COMPRESSION.

B. LENGTH OF PILES SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL RETAIN TESTING LABORATORY TO MONITOR AND CERTIFY ALL PILES DRIVEN.

1. SUPERVISION SHALL BE BY A QUALIFIED SOILS ENGINEER AND SHALL SUBMIT TO THE CITY AND ARCHITECT A PILE RECORD LOG CONTAINING: PILE SIZE, ORIGINAL LENGTH, FINAL LENGTH

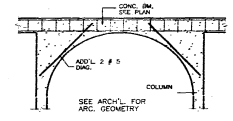
C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED, PRE-DRILLING OF THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.

D. CENTER LINE OF GRADE BEAM SHALL BE CENTER LINE OF PILE.

3.01 CONCRETE:

A. CAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH ACI - 318 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI

B. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES



TYPICAL ARC BEAM REINFORCING

4.0 REINFORCEMENT FOR CONCRETE:

A. SHALL BE DEFORMED BARS FREE FROM RUST, ALL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND, ARE NOT CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60.

B. ALL BARS SHALL BE DETAILED AND FABRICATED FOLLOWING THE LATEST EDITION OF ACI 315 "DETAILING MANUAL" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" PRACTICES FOR PLACING AND SPACING BARS.

C. MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

1. CONCRETE SLABS AND COLUMNS ..... 1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER ..... 2"
3. CONCRETE DEPOSITED AGAINST GROUND ..... 3"
4. INTERIOR STRUCTURAL SLABS ..... 3/4"
5. EXTERIOR STRUCTURAL SLABS, (BALCONIES) ..... 1 1/2"

5.0 MASONRY:

A. LOAD BEARING MASONRY (NON-REINFORCED) SHALL CONFORM TO ASTM E149 "STANDARD SPECIFICATIONS FOR CONCRETE MASONRY UNITS" AND HAVE A COMPRESSIVE PRISM STRENGTH F'm OF 1,500 PSI. ALL LOAD BEARING MASONRY SHALL BE PRISM TESTED PRIOR TO THE CONCRETE PLACEMENT OF COLUMNS OR BEAMS.

B. MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS SPECIFIED BY ASTM C270 "MORTAR FOR UNIT MASONRY". MORTAR USED SHALL BE TYPE "S" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 28 DAYS OF 2,000 PSI. MIXING SHALL TAKE PLACE UNTIL ALL INGREDIENTS ARE ADDED.

C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH HORIZONTAL LADDER TYPE REINFORCEMENT SPACED AT 8" O.C. VERTICALLY (2 LADDER TYPE REINFORCEMENT PER COURSE). PROVIDE 8" BOND BEAM AT EVERY OTHER BLOCK COURSE. GUIDE 8" BOND COURSE.

D. REINFORCED MASONRY CELLS SHALL BE FILLED WITH READY-MIX CONCRETE MIX OF F'c= 2500 PSI AND A 10" SLUMP. POUR MASONRY CELLS PRIOR TO SLAB OR BEAM POUR. SEE PLANS FOR REINFORCE MASONRY REQUIREMENTS

6.0 ANCHOR BOLTS:

A. ANCHOR BOLTS SHALL BE ACCURATELY AND SOLIDLY EMBEDDED IN CONCRETE. BOLTS SHALL BE CORRECTLY LOCATED FOR THE LOCATION OF THE ANCHOR BOLT WITH THE SYSTEM THAT IS BEING ANCHORED.

7.0 TIMBER:

A. ALL TIMBER DESIGN AND FABRICATION SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", "NATIONAL DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, PUBLISHED BY THE TRUSS PLATE INSTITUTE.

B. TURNIT SHOP DRAWINGS FOR ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

C. ALL WOOD TOOD, CONNECTORS, FRAMING PLANS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE DESIGNED BY THE FABRICATOR AND DETAILED ON "EL SHOP DRAWINGS.

D. ALL MATERIALS AND AND CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

E. PROVIDE HURRICANE ANCHOR STRAPS, AS REQUIRED BY LOCAL BUILD CODE, TO ALL MEMBERS SUBJECT TO WIND LOADS.

F. USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

FOR SOUTHERN PINE:
BENDING STRESS ..... 1,200 PSI
MODULUS OF ELASTICITY ..... 1,800,000 PSI

G. BRACING

a. ALL TRUSSES AND WOOD FRAMING MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH "BRACING WOOD TRUSSES" BWT-76 AS PUBLISHED BY TRUSS PLATE INSTITUTE.

b. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT, PLUMB AND IN A SAFE CONDITION UNTIL DECKING AND PERMANENT TRUSS BRACING HAS BEEN INSTALLED. TEMPORARY & ERECTION AND DIAGONAL BRACING SHALL BE INSTALLED AND ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS TO THE WOOD FRAMING SYSTEM

c. ALL BRACING REQUIREMENTS ALONG WITH PERMANENT STRUCTURAL WOOD BRACING TO ENSURE OVERALL RIGIDITY OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE WOOD ROOF TRUSS DESIGNERS PLANS.

d. SAFE ERECTION OF TRUSSES IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

8.0 PLYWOOD ROOF SHEATHING:

a. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANNEL INDEX 32/16 MIN., RATED FOR EXPOSURE 1, MIN THICKNESS 15/32".

b. INSTALL SHEATHING CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORT.

c. NAIL SHEATHING TO SUPPORT WITH 8d NAILS SPACED AT 6" O.C. AT PANNEL EDGES AND INTERMEDIATE SUPPORTS

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NOT FOR CONSTRUCTION

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AA0003018

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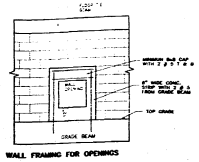
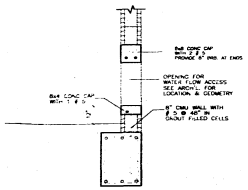
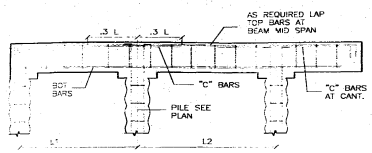
OF 4



WALL FRAMING FOR OPENINGS



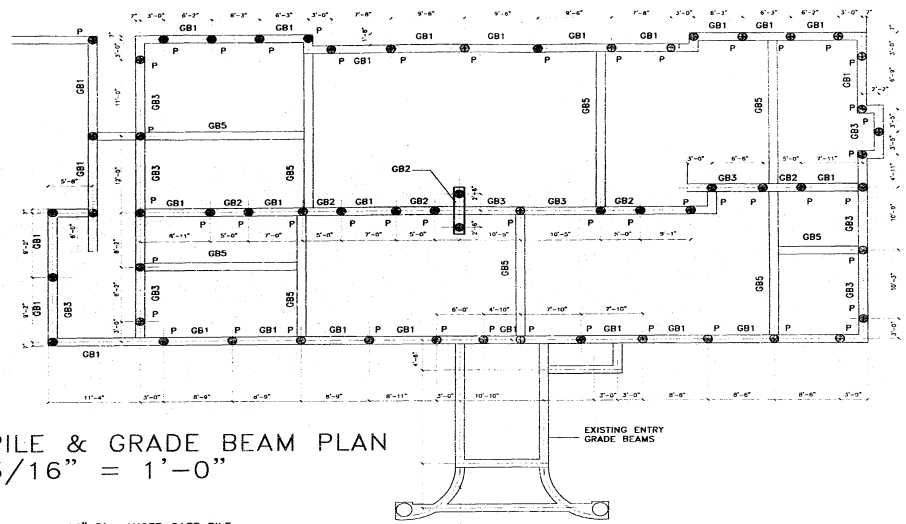
SECTION: OPENING FOR WATER FLOW ACCESS



NOTES

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

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN



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

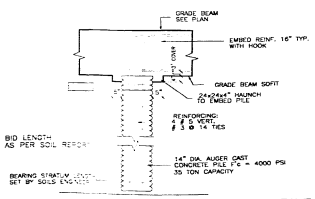
P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY

City of Miami Beach
Building Department

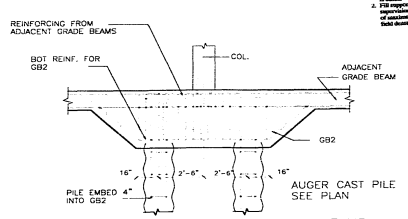
1. The licensed Architect or Registered Professional Engineer of record shall submit a letter to the City of Miami Beach inspector at the time of construction a signed letter stating that the site was observed and the foundation conforms substantially to those plans, which the designer considers adequate.
2. The supporting rock shall be inspected under the supervision of a Special Inspector as a minimum of 90% of maximum dry density for all layers, as verified by field density tests specified in Paragraph 24**-**.4.C.1

GRADE BEAM SCHEDULE

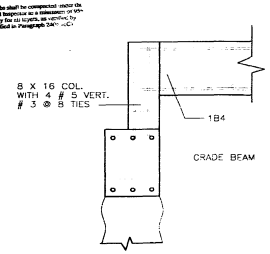
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	STIRRUPS "C"
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6
GB2	14 X 36	3 # 6	3 # 6	# 3 @ 4"
GB3	14 X 20	3 # 7	3 # 8	# 3 @ 6
GB4	14 X 20	3 # 7	3 # 7	# 4 @ 4"
GB5	14 X 16	3 # 5	3 # 5	3 @ 12



TYPICAL AUGER GROUT INJECTED PILE



SECTION: GB2 AND ADJOINING GRADE BEAMS



CONNECTION: FLOOR BEAMS TO GRADE BEAM

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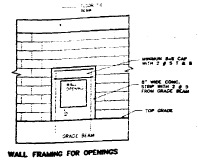
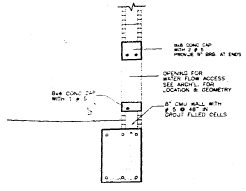
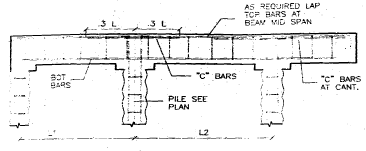


WALL FRAMING FOR OPENINGS



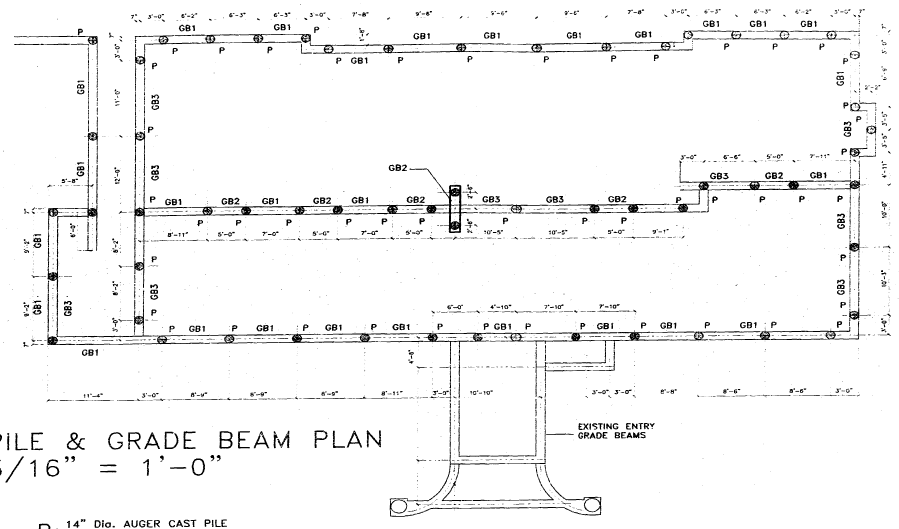
SECTION: OPENING FOR WATER FLOW ACCESS



NOTES

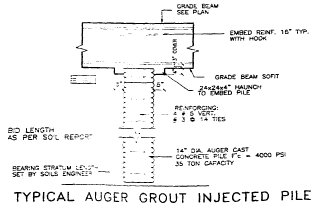
1. L IS GREATER OF ADJACENT SPANS
2. REINFORCING COVER:
   2" AREA EXPOSED TO EARTH
   2" AREA EXPOSED TO WEATHER

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN

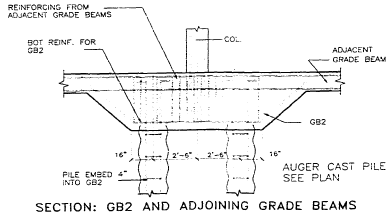


PILE & GRADE BEAM PLAN
3/16" = 1'-0"

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



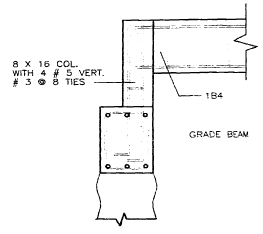
TYPICAL AUGER GROUT INJECTED PILE



SECTION: GB2 AND ADJOINING GRADE BEAMS

GRADE BEAM SCHEDULE

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



CONNECTION: FLOOR BEAMS TO GRADE BEAM

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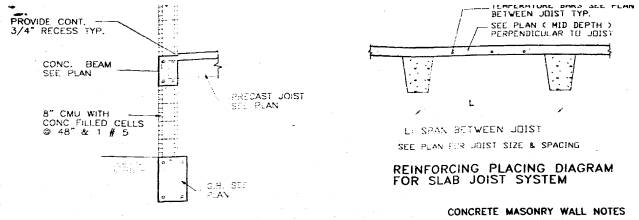
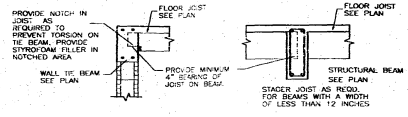


B SECTION
SCALE: 3/4" = 1'-0"

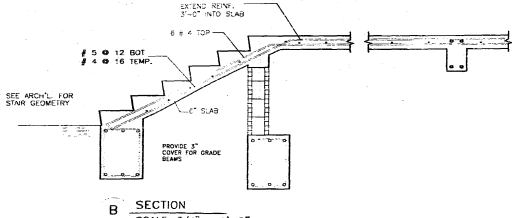


TYPICAL BEARING FOR PRECAST CONCRETE JOIST

REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

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



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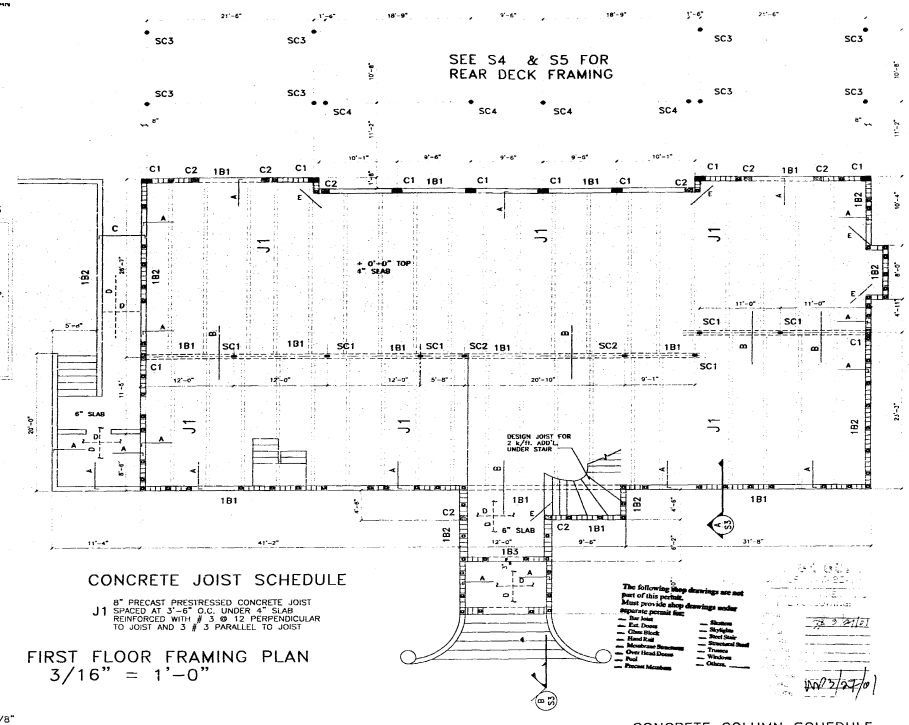
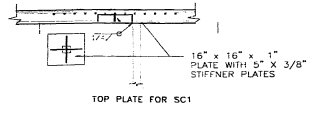


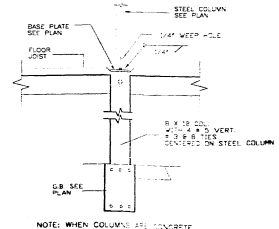
FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

CONCRETE JOIST SCHEDULE

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



TOP PLATE FOR SC1



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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

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

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

SLAB REINFORCING SCHEDULE

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

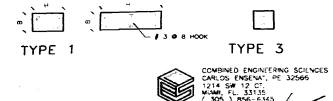
CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	TIES	TYPE
C1	8 X 16	4 # 6	# 3 @ 8	TYPE 1
C2	8 X 12	4 # 6	# 3 @ 8	TYPE 1
C3	8 X 39	6 # 6	# 3 @ 8	TYPE 2
C4	8 X 8	2 # 5	# 3 @ 8	TYPE 3

□ FILLED CELL & WALL REINF. BAR



TYPE 1 TYPE 3

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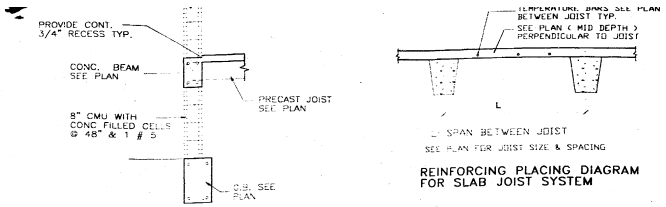
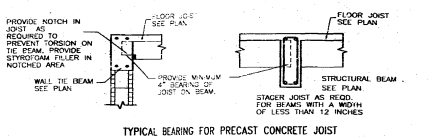


B SECTION
SCALE: 3/4" = 1'-0"

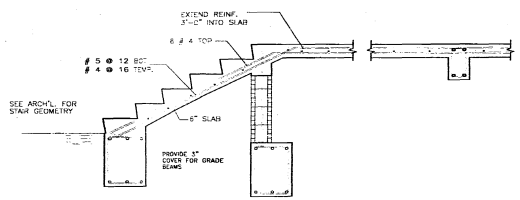


TYPICAL BEARING FOR PRECAST CONCRETE JOIST

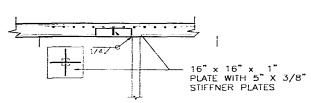
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

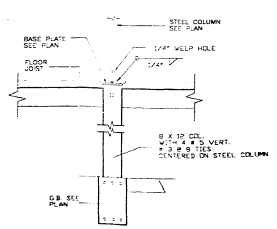
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7. F'_m= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'_c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR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



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

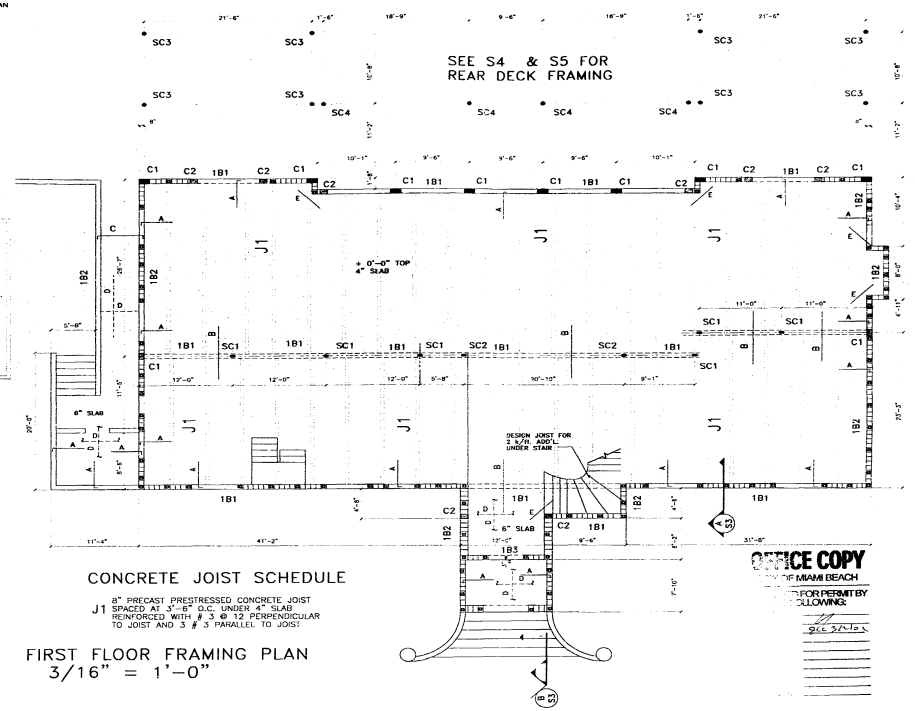


TOP PLATE FOR SC1



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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR



CONCRETE JOIST SCHEDULE

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

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

STEEL COLUMN SCHEDULE

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

1" NON-SHRINK GROUT

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

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

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

□ FILLED CELL & WALL REINF. BAR

TYPE 1 TYPE 2

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FOR PERMIT BY FOLLOWING:
SEE S-1.01

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNER:
330 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA PHONE (305) 371-2822 FAX (305) 371-6

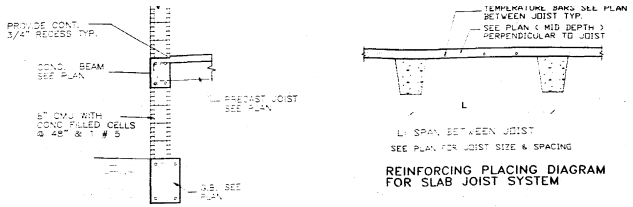
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S3 OF 8

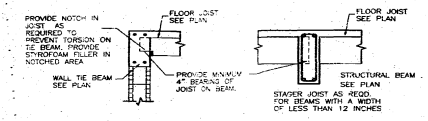
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE. 32566
1214 SW 12 Ct.
MIAMI, FL. 33135
(305) 856-6345

12-27-01



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

REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



TYPICAL BEARING FOR PRECAST CONCRETE JOIST

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7 : F'm= 1500 PSI.
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP.
STRENGHT F'c= 2500 PSI
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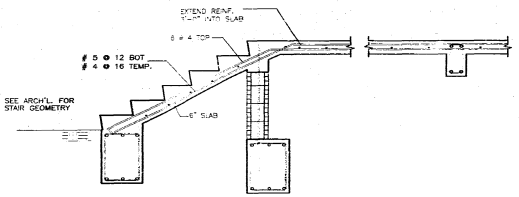

B SECTION
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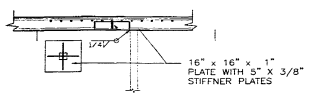
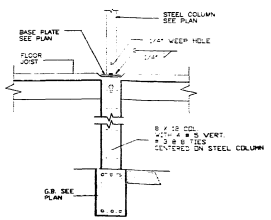


TOP PLATE FOR SC1



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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

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

NOTES:
1. FIELD DETERMINE REQUIRED COLUMN HEIGHT
2. PROVIDE LEVELING NUTS AS REQD. AT BASE PLATE
3. U.O.N. PROVIDE 2- 3/4" x 8" WELDED STUD ANCHORS AT CAP PLATE
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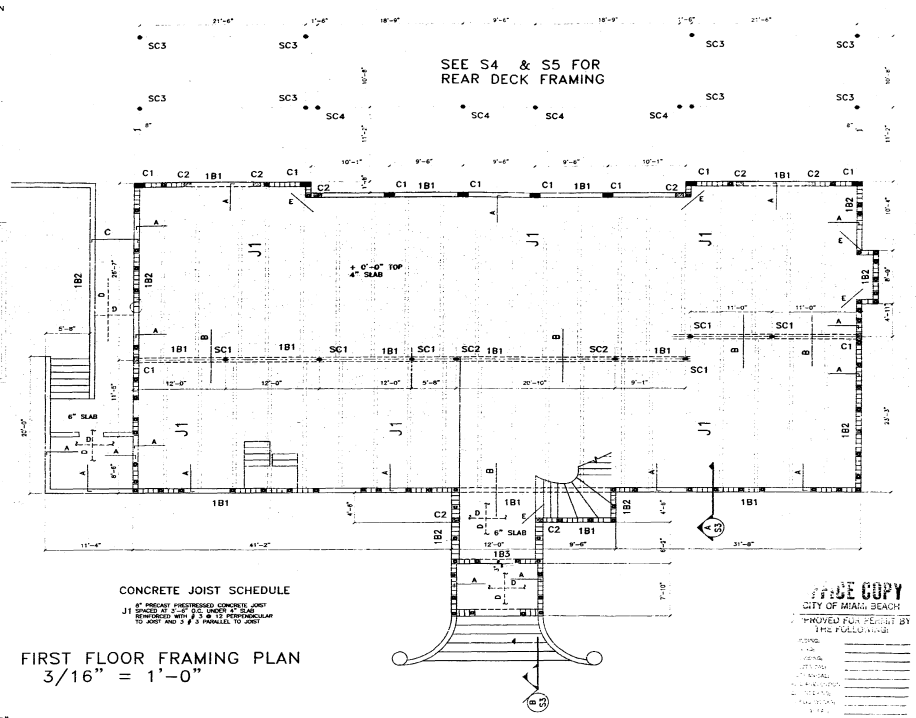


FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

CONCRETE JOIST SCHEDULE

J1 6" PRECAST PRESTRESSED CONCRETE JOIST SPACED @ 32" O.C. MAX. TOPPING SLAB REINFORCED WITH # 3 @ 12" PERPENDICULAR TO JOIST AND # 3 PARALLEL TO JOIST

SLAB REINFORCING SCHEDULE

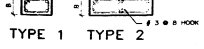
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
C	# 4 @ 16"	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	TOP	STIRRUPS
1B1	8 X 20	0'-0"	2 # 5	2 # 5	# 3 @ 4S
1B2	8 X 12	0'-0"	2 # 5	2 # 5	# 3 @ 4S
1B3	8 X 16	0'-0"	2 # 6	2 # 5	# 3 @ 6

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	TIES	TYPE
C1	8 X 16	4 # 6	# 3 @ 8	TYPE 1
C2	8 X 12	4 # 6	# 3 @ 8	TYPE 1
C3	8 X 39	6 # 6	# 3 @ 8	TYPE 2
□	FILLED CELL & WALL REINF. BAR			



TYPE 1 TYPE 2

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"PROVED FOR PERMIT BY THE FOLLOWING"

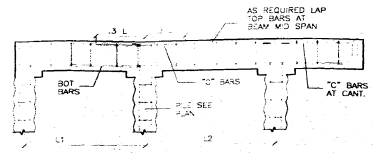
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32966
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6749

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNERS
520 BISCAYNE KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 361-8

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

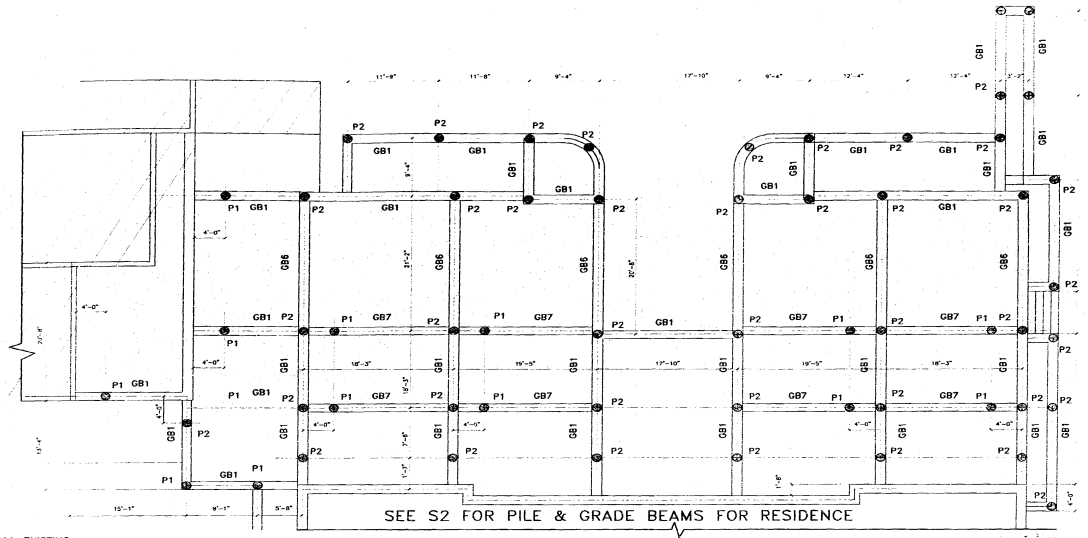
REVISIONS

DATE 2-11-91
SHEET S3 OF 8



NOTES

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



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

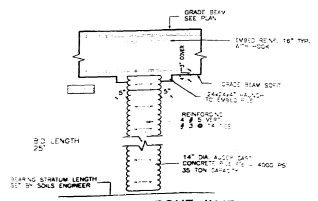
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

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

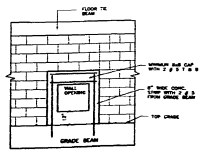
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

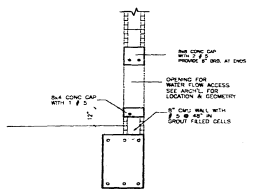
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6"
GB6	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"
GB7	14 X 20	3 # 7	3 # 7		# 3 @ 6"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

City of Miami Beach Building Department

1. The General Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach inspector at the time of construction a signed letter stating that the site was observed and no foundation conditions are similar to those upon which the design is based.
2. Pile supporting each slab shall be computed under the supervision of a Special Inspector or a substitute of type of construction by density of 1 test, as required by test density was specified in Paragraph 2504.4(C).

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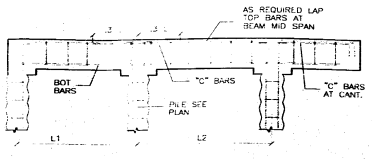
PHONE (305) 271-2832 FAX (305) 361-8
AA2000

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

REVISIONS

DATE 2-13-01
SHEET S4
OF 8



NOTES

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2. REINFORCING COVER:
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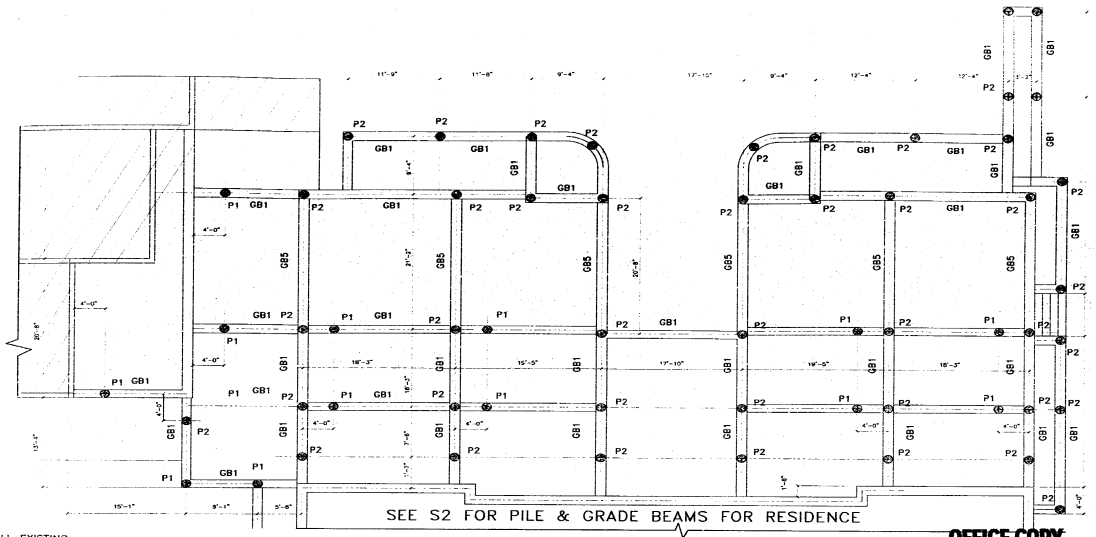

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REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

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

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

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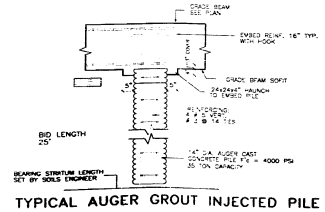
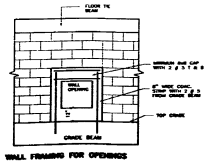
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
9-24-21

REAR DECK GRADE BEAM SCHEDULE

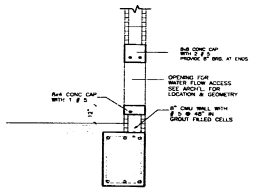
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB5	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

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12-27-01

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RESIDENCE FOR
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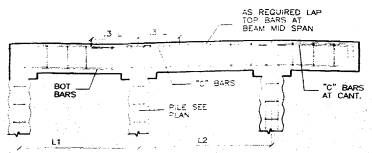
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 3-13-01
SHEET S4
OF 8



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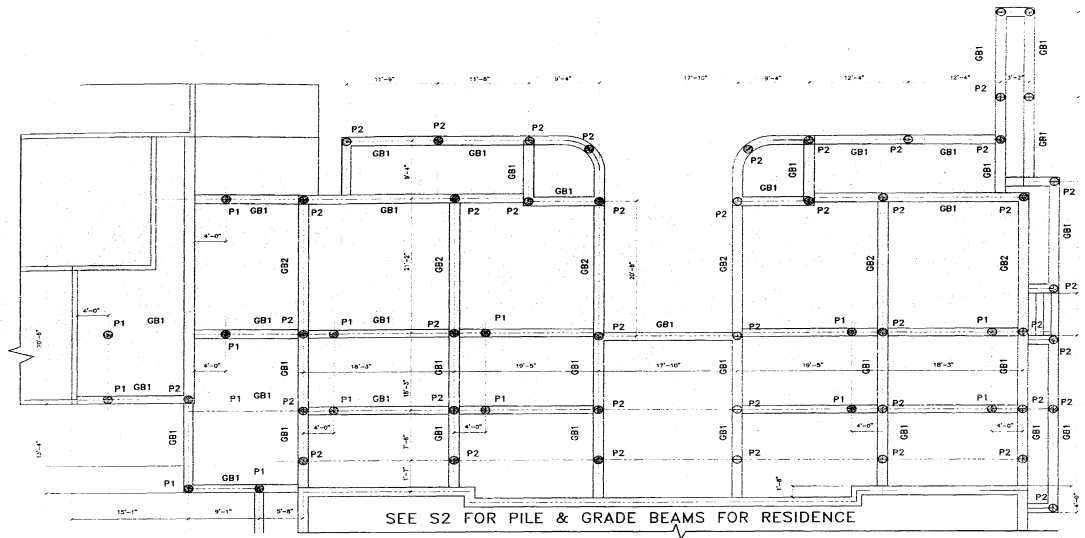


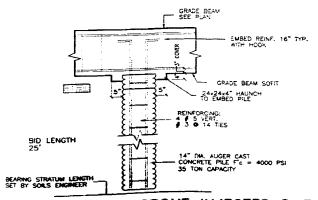
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

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

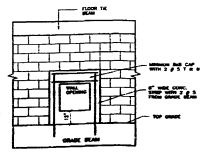
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

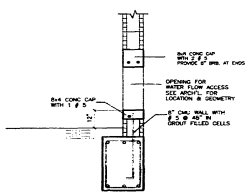
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	STIRRUPS "C"
GB1	14 X 20	3 # 6	3 # 6	# 3 @ 6
GB2	14 X 20	3 # 8	3 # 6, 3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

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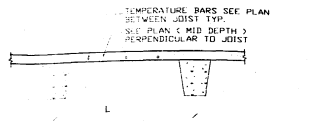
533 MICHIGAN AVENUE, OFFICE PLAZA 201
MIAMI BEACH, FLORIDA
PHONE (305) 371-3870 FAX (305) 381-
AA26

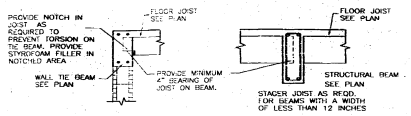
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

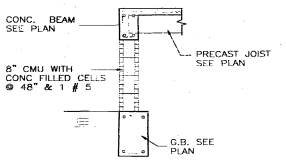
DATE
SHEET S4 OF 8

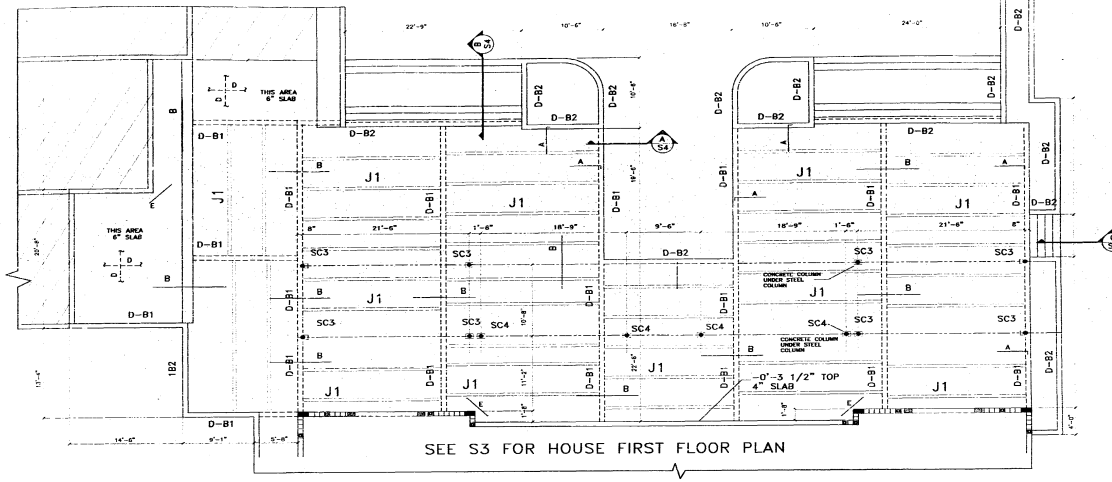


REINFORCING PLACING DIAGRAM
FOR SLAB JOIST SYSTEM

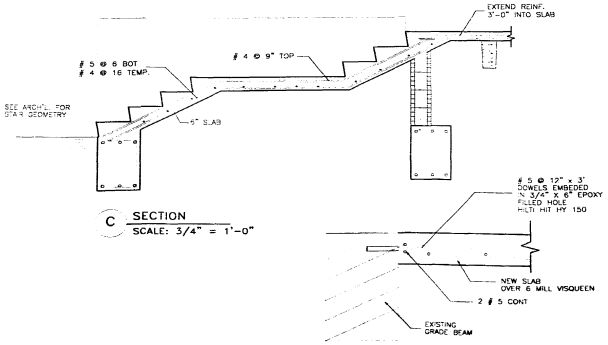


TYPICAL BEARING FOR PRECAST CONCRETE JOIST



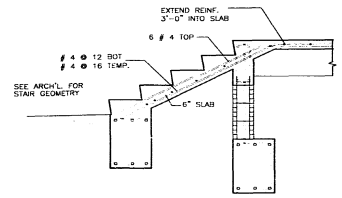


REAR DECK FRAMING PLAN
3/16" = 1'-0"



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

CONNECTION: NEW SLAB TO EXISTING GRADE BEAM



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

CONCRETE JOIST SCHEDULE

J1 — 12" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT X'-X" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 16" O.C. STIRRUPS PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

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

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APPROVED FOR PERMIT
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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

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

12-29-01

ROBERT WADE AND ASSOCIATES, P
PLANNERS
ARCHITECTS
523 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
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AA0000

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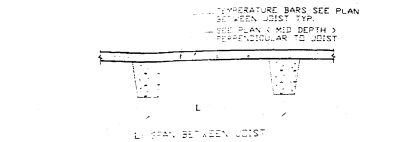
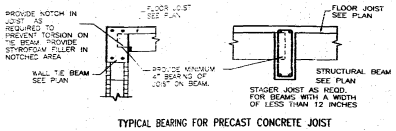
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

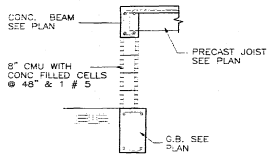
DATE 12-29-01
SHEET S5 OF 8

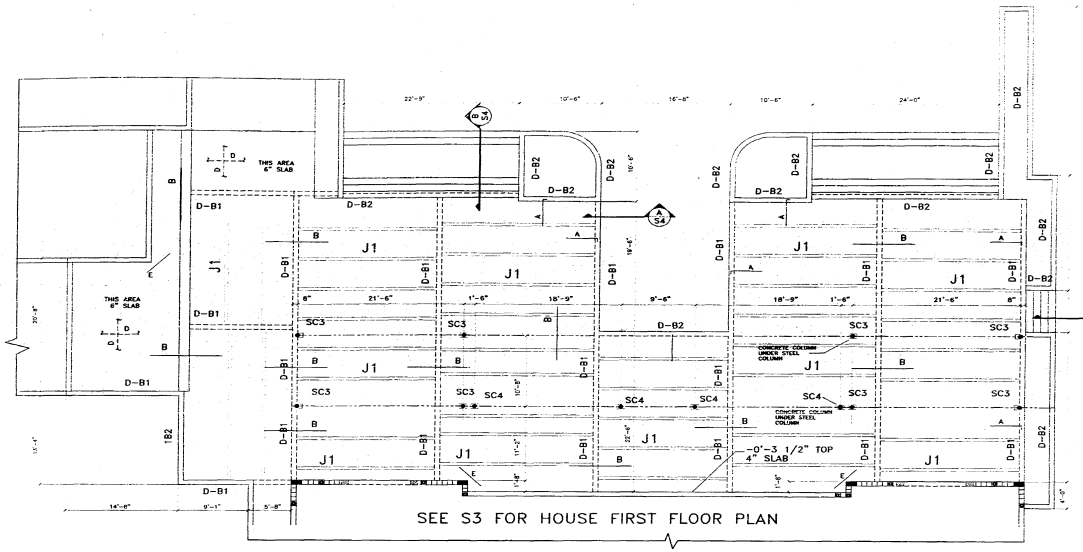


REINFORCING PLACING DIAGRAM
FOR SLAB JOIST SYSTEM

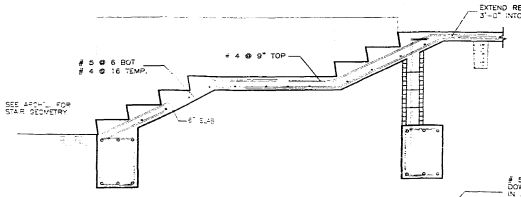


TYPICAL BEARING FOR PRECAST CONCRETE JOIST

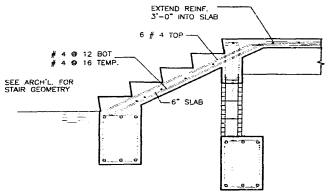




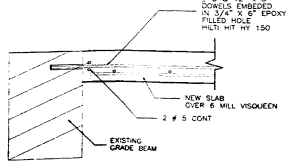
REAR DECK FRAMING PLAN
3/16" = 1'-0"



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



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



CONNECTION: NEW SLAB TO EXISTING GRADE BEAM

CONCRETE JOIST SCHEDULE

J1	12" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 8'-0" C/C AND 4" SLAB REINFORCED WITH # 5 @ 12" O/C BOT PERPENDICULAR TO JOIST AND 3 # 5 PARALLEL TO JOIST

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

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

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APPROVED FOR PERMIT BY THE FOLLOWING:

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1214 SW 12 CT.
MIAMI, FL 33135
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ROBERT WADE AND ASSOCIATES, P.
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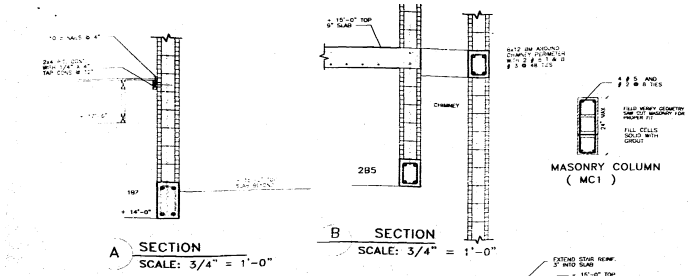
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

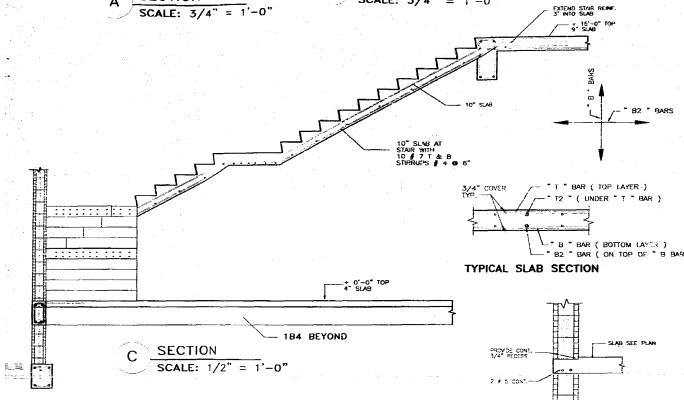
DATE 3-13-01
SHEET S3 OF 4



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

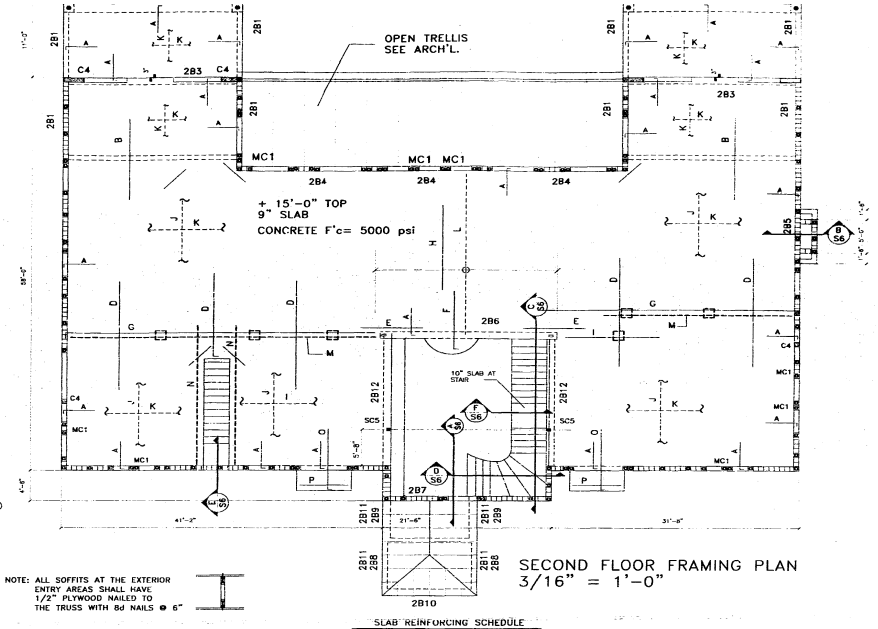
B SECTION
SCALE: 3/4" = 1'-0"

MASONRY COLUMN
(MC1)



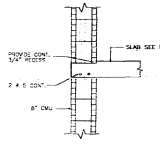
C SECTION
SCALE: 1/2" = 1'-0"

TYPICAL SLAB SECTION



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

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



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

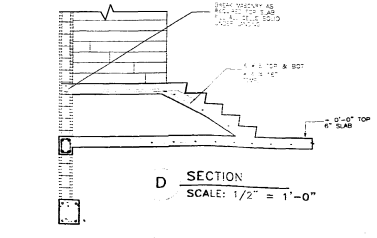
SLAB REINFORCING SCHEDULE

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

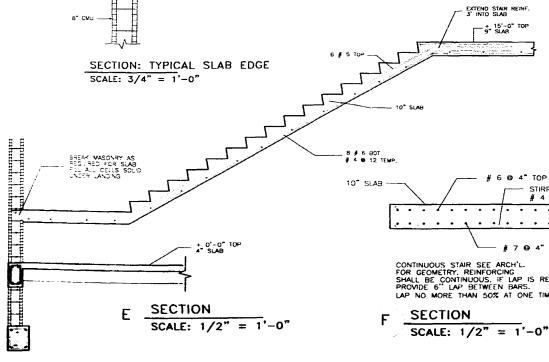
CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP	
281	8 X 24	15'-0"	2 # 6	2 # 6	# 3 @ 6
282	16 X 20	14'-7"	2 # 8	2 # 6	# 3 @ 6
283	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
284	8 X 24	15'-0"	2 # 7	2 # 6	# 3 @ 6
285	8 X 12	15'-0"	2 # 5	2 # 5	# 3 @ 5
286	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
287	8 X 16	15'-4"	2 # 6	2 # 5	# 3 @ 5
288	8 X 12	17'-6"	2 # 5	2 # 5	# 3 @ 48
289	12 X 12	17'-6"	3 #5	3 #5	# 3 @ 48
2810	12 X 40	17'-6"	3 # 6	3 # 6	# 3 @ 12
2811	8 X 12	17'-6"	2 # 5	2 # 5	# 3 @ 48
2812	12 X 16	15'-0"	2 # 6	4 # 6	# 3 @ 5

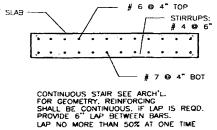
NOTES:
1. FOR MASONRY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY SEE ARCH'L. ELEVATIONS AND ARCHITECTURAL DRAWINGS.
2. FOR ELEVATION OF BEAMS NOT INDICATED SEE ARCH'L. PLANS
3. DO NOT BROADCAST THE ACCESS FROM THE ELEVATION SPECIFIED



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



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



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

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1 # 6.
f'_m= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP.
STRENGHT f'_{c28}= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'

POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

CONTINUOUS STAIR SEE ARCH'L. FOR GEOMETRY. REINFORCING SHALL BE CONTINUOUS. IF LAP IS REQD. PROVIDE 6" LAP BETWEEN BARS. LAP NO MORE THAN 50% AT ONE TIME

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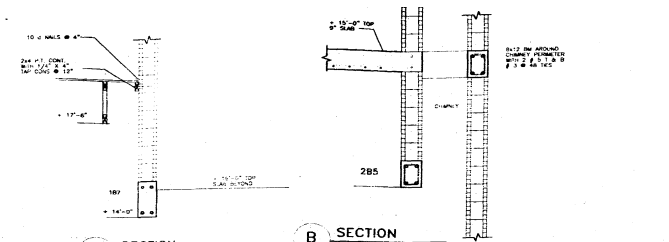
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

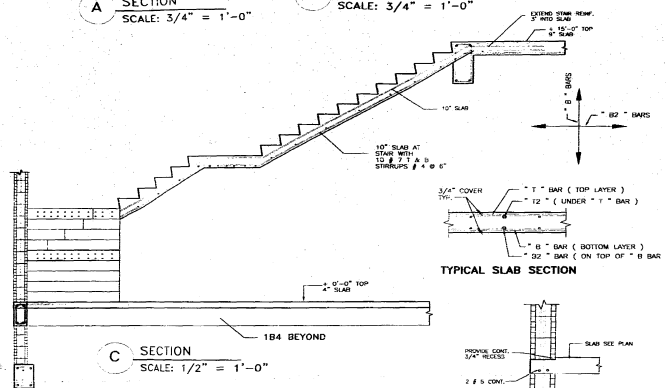
REVISIONS

DATE 2-13-07
SHEET S6 OF 8



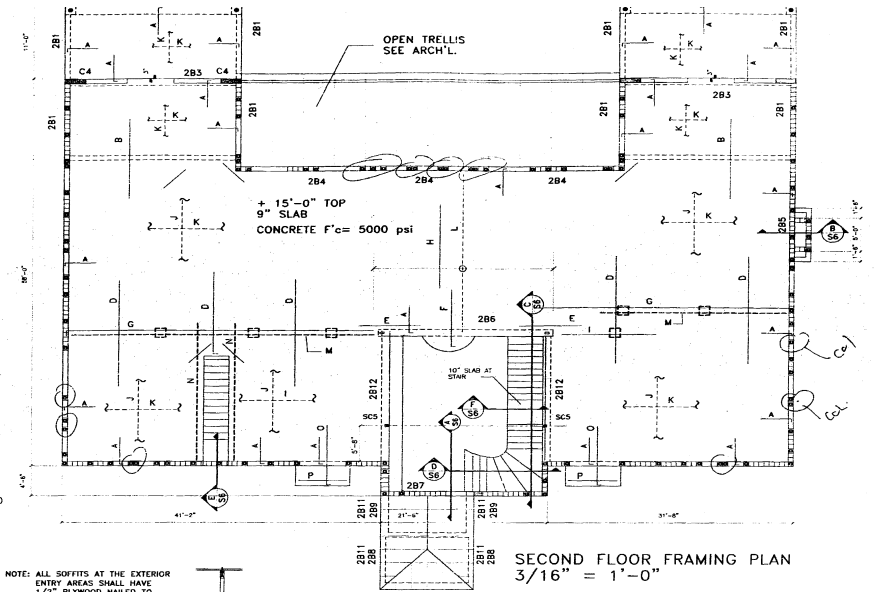
A SECTION
SCALE: 3/4" = 1'-0"

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

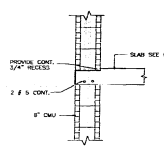


C SECTION
SCALE: 1/2" = 1'-0"

TYPICAL SLAB SECTION



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



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

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

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
281	8 X 24	15'-0"	2 # 6	2 # 6 @ 5
282	16 X 20	14'-7"	2 # 8	2 # 5 @ 6
283	12 X 24	15'-0"	3 # 9	3 # 6 @ 6
284	8 X 24	15'-0"	2 # 7	2 # 5 @ 6
285	8 X 12	15'-0"	2 # 5	2 # 5 @ 5
286	12 X 24	15'-0"	3 # 9	3 # 6 @ 6
287	8 X 16	15'-4"	2 # 6	2 # 5 @ 5
288	8 X 12	17'-6"	2 # 5	2 # 5 @ 4
289	12 X 12	17'-6"	3 #5	3 # 5 @ 4
2810	12 X 40	17'-6"	3 # 6	3 # 5 @ 12
2811	8 X 12	17'-6"	2 # 5	2 # 5 @ 4
2812	12 X 16	15'-0"	4 # 6	4 # 5 @ 5

NOTES:
1. HOLD HEAVY BEAM DEPTH WITH DOOR & WINDOW HEADERS
2. HOLD TOP OF SLAB TO TOP OF BEAM UNLESS OTHERWISE NOTED
3. 90° 90° BEND TO TOP OF BEAM FROM TOP OF FLOOR OR BALCONY

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1 # 6. f'mas 1500 PSI
PROVIDE 9 B (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING MIN. 10" SLUMP.
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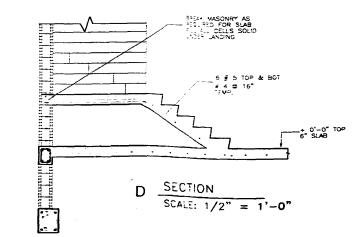
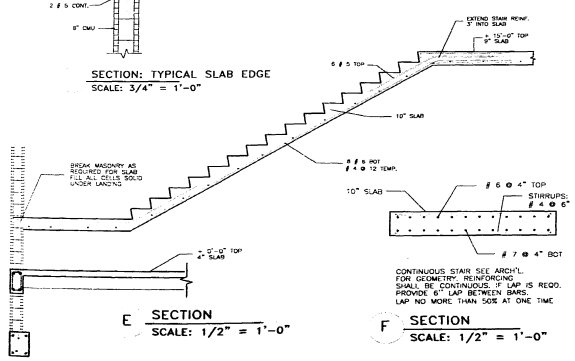


D SECTION
SCALE: 1/2" = 1'-0"



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

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

CONTINUOUS STAIR SEE ARCH'L. FOR GEOMETRY. REINFORCING SHALL BE CONTINUOUS. IF LAP IS REQD. PROVIDE 6" LAP BETWEEN BARS. LAP NO MORE THAN 50% AT ONE TIME

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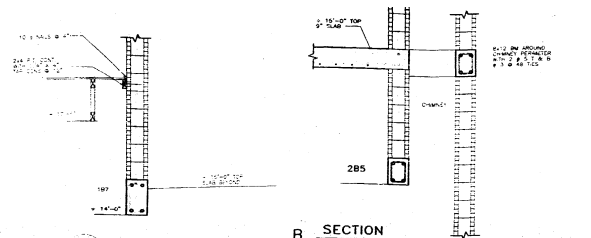
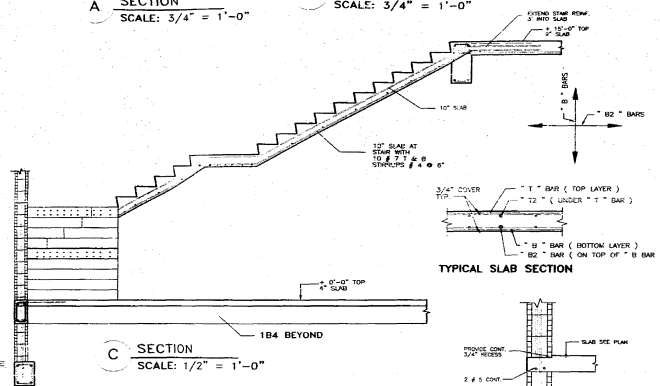
REVISIONS

DATE 2-13-01
SHEET S6
OF 8



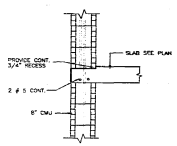
A SECTION
SCALE: 3/4" = 1'-0"

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

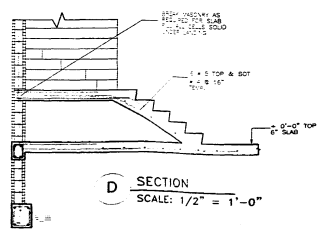


C SECTION
SCALE: 1/2" = 1'-0"

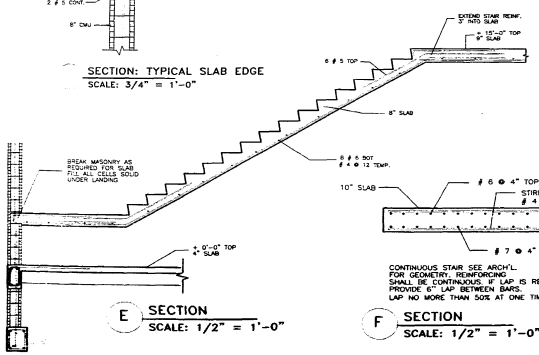
TYPICAL SLAB SECTION



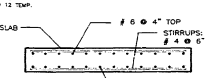
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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

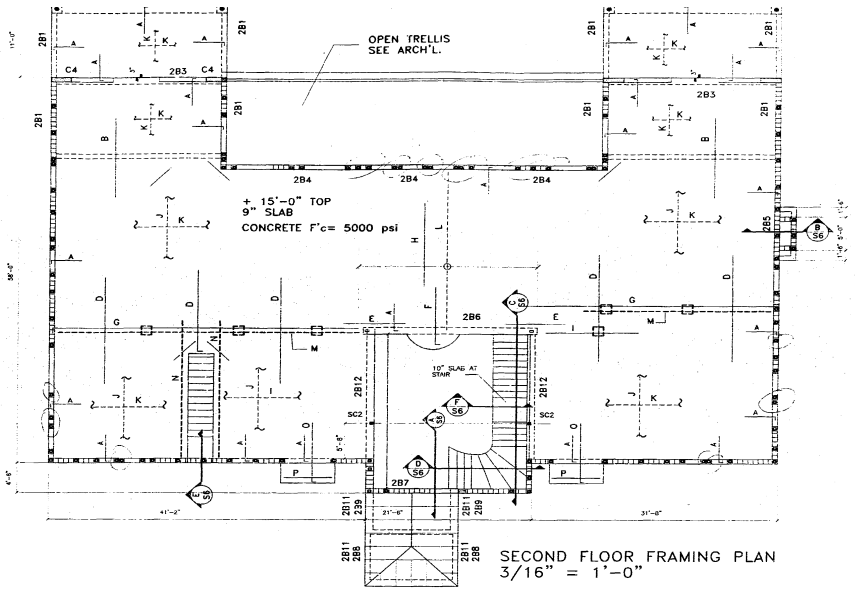


E SECTION
SCALE: 1/2" = 1'-0"



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

CONTINUOUS STAIR SEE ARCH'L. FOR GEOMETRY. REINFORCING SHALL BE CONTINUOUS. IF LAP IS REQD. PROVIDE 6" LAP BETWEEN BARS. LAP NO MORE THAN 50% AT ONE TIME



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

SLAB REINFORCING SCHEDULE

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

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" c. t o c. f'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'
POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

CONCRETE BEAM SCHEDULE

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

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

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OF MIAMI BEACH
FOR PERMIT

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNERS
501 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
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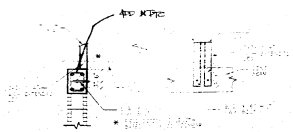
SHEET S6 OF 8

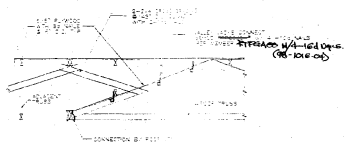
PLYWOOD NAILING PLAN



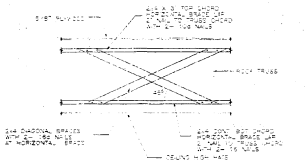
SECTION OF ROOF TRUSS ANCHOR STRAP

ELEVATION OF ROOF TRUSS ANCHOR STRAP

TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30'



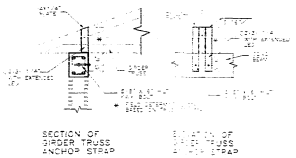
GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

NOTES:

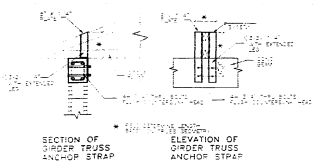
1. BRACE DIAGONAL BRACING AT MAX. 20' O.C.
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

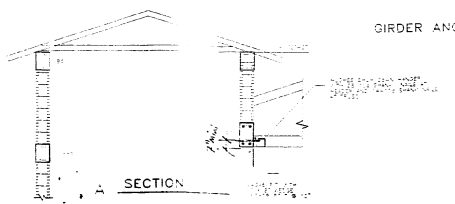
GIRDER ANCHOR TYPE 1



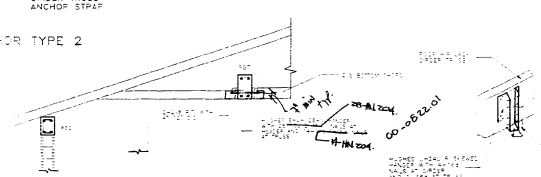
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

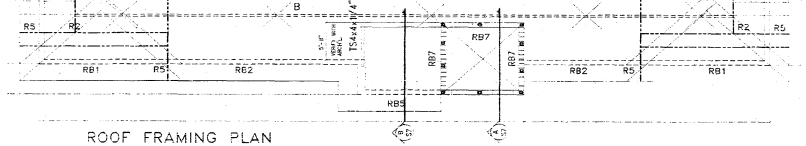
GIRDER ANCHOR TYPE 2



A SECTION



B SECTION

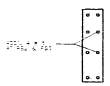


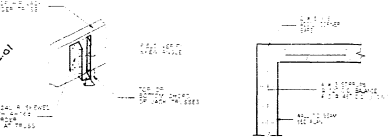
ROOF FRAMING PLAN
3/16"= 1'-0"

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
RB1				
RB2				
RB3				
RB4				
RB5				
RB7				

NOTES:





CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER

CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

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

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

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1			
R2			
R3			
R4			
R5			

ALL HOLD DOWN CONNECTIONS BY SIMPSON MFR.

STRUCTURAL ENGINEERING SERVICES
[illegible]
[illegible]
[illegible]

CITY OF MIAMI BEACH
REVIEWED FOR PERMIT BY
THE FOLLOWING:

[illegible]
5/12/21

ROBERT WADE AND ASSOCIATES, PLANNERS
ARCHITECTS

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

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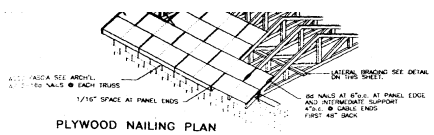
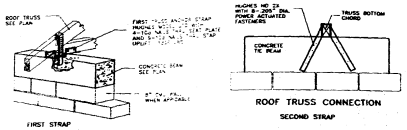
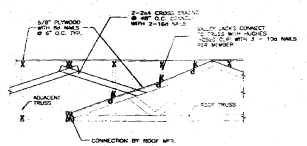
THE TRUSS LAYOUT IS IN ACCORDANCE A... THE ROOF GEOMETRY SET BY ARCHITEC... SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ... WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



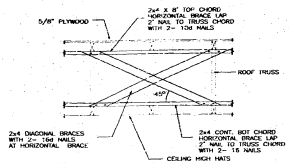
PLYWOOD NAILING PLAN



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

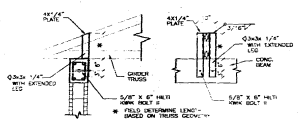


GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

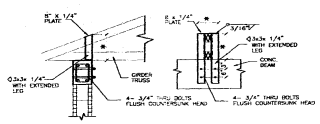
NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

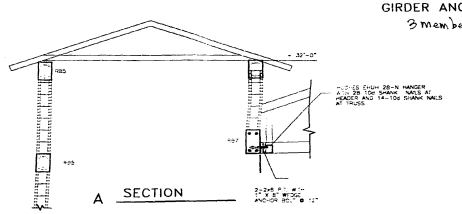
GIRDER ANCHOR TYPE 1

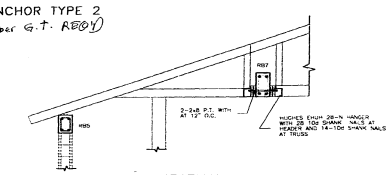


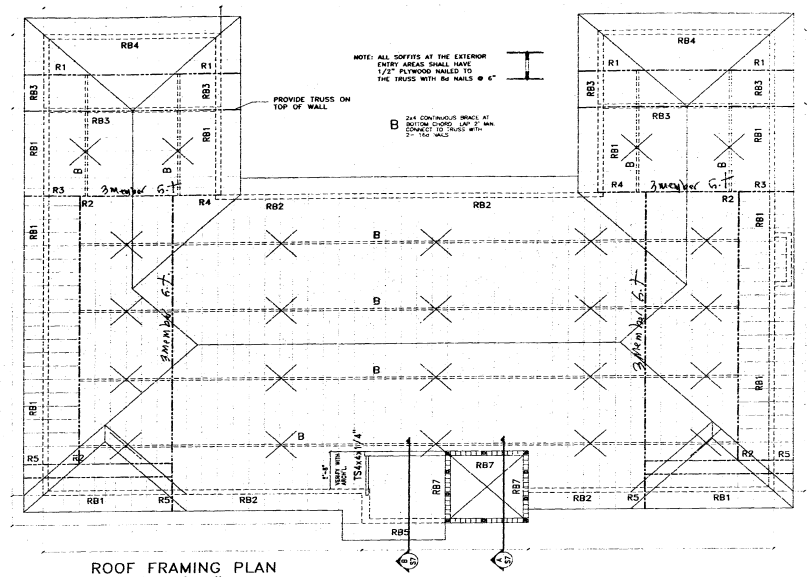
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2
3 member G.T. REQ'D





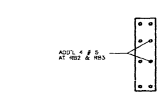


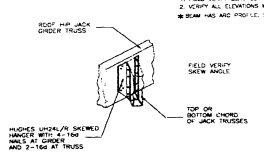
ROOF FRAMING PLAN
3/16"= 1'-0"

CONCRETE BEAM SCHEDULE

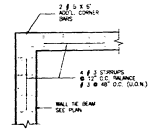
MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
*RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE, SEE ARCH'L. FOR GEOMETRY





CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

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

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

GIRDER TRUSS REACTIONS

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

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

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MIAMI BEACH, 94 PALM AVE. FLORIDA

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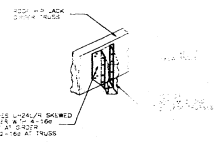
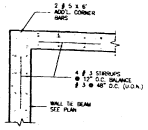
SHEET S7 OF 4



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

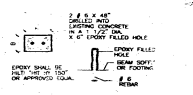
BUILDING ROOF WIND PRESSURES

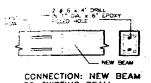
ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

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

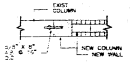
CONCRETE BEAM SCHEDULE

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

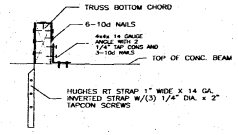




CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.

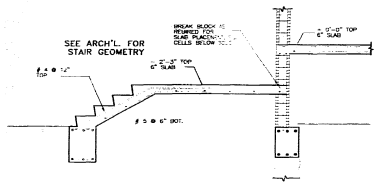


CONNECTION: ROOF TRUSS TO EXISTING WALL

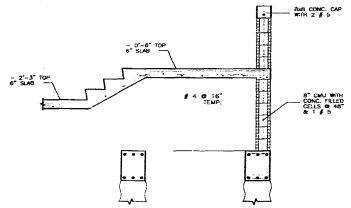
SLAB REINFORCING SCHEDULE

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

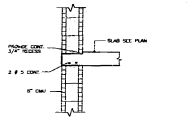
C1 8x8 COLUMN WITH 2 # 5 VERT. # 3 @ 8 TIES



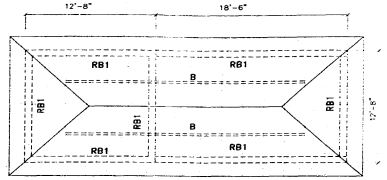
A SECTION
SCALE: 1/2" = 1'-0"



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

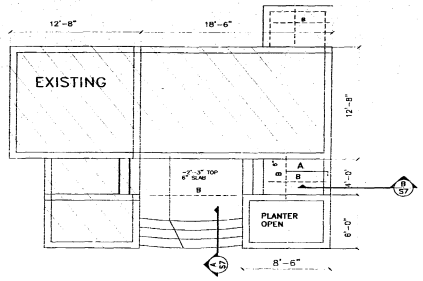


SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

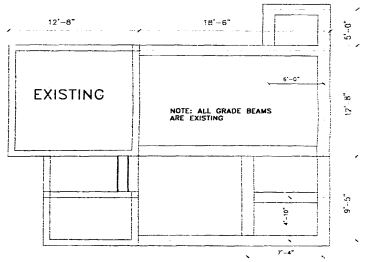


ROOF FRAMING PLAN
1/4" = 1'-0"

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



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



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

COMBINED ENGINEERING SCIENCES
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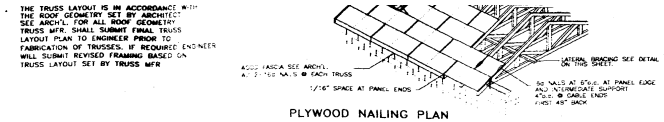
MIAMI BEACH, 94 PALM AVE. FLORIDA

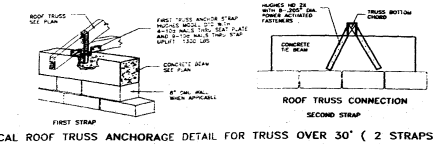
REVISIONS

DATE 3-14-01
SHEET S8 OF 8

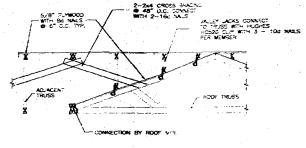
THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR



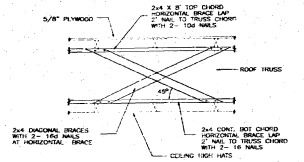
PLYWOOD NAILING PLAN



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

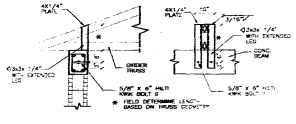


GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

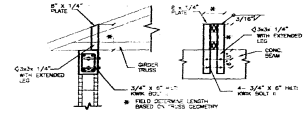
NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

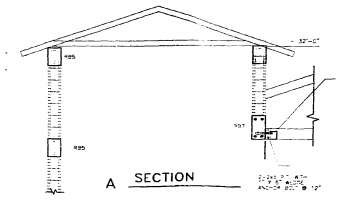
GIRDER ANCHOR TYPE 1



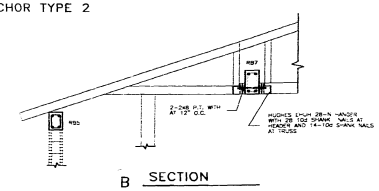
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

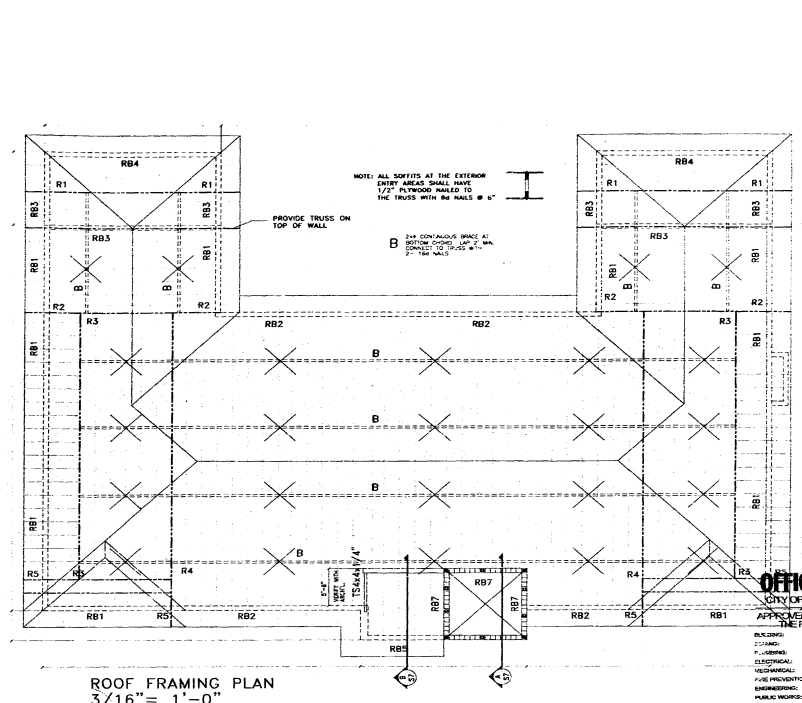
GIRDER ANCHOR TYPE 2



A SECTION



B SECTION

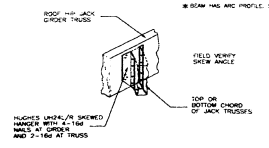


ROOF FRAMING PLAN
3/16"= 1'-0"

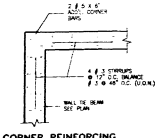
CONCRETE BEAM SCHEDULE

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

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



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

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

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

GIRDER TRUSS REACTIONS

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

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
2/6 3/12/01

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REVISIONS

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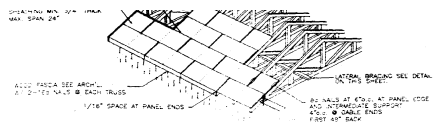
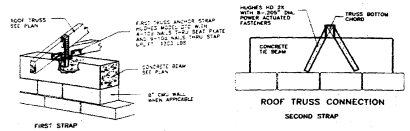
SHEET S7 OF 4

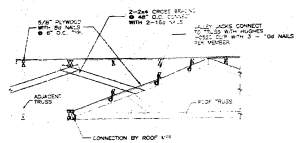
NOTE: FABRICATOR OF ROOF TRUSSES SHALL BE RESPONSIBLE FOR INSURING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT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



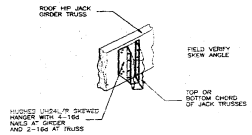
PLYWOOD NAILING PLAN



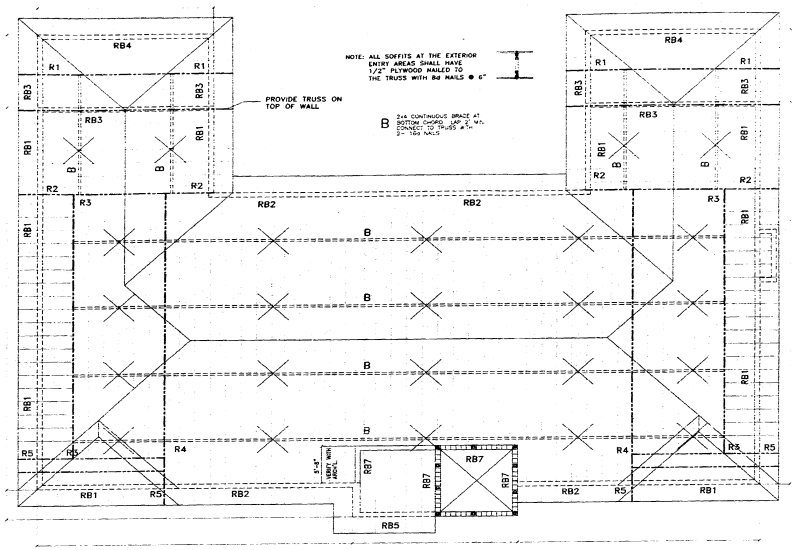
TYPICAL ROOF TRUSS ANCHORAGE DETAIL (2 STRAPS)



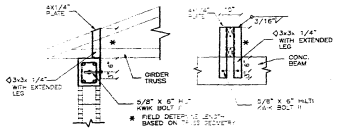
GIRDER TRUSS TO TRUSS CONNECTION



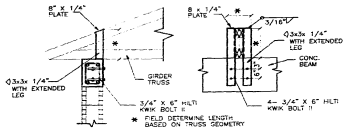
CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



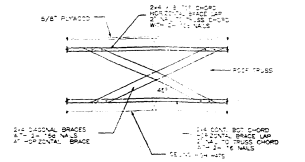
ROOF FRAMING PLAN
3/16"= 1'-0"



GIRDER ANCHOR TYPE 1



GIRDER ANCHOR TYPE 2



DIAGONAL BRACING ALONG BUILDING DEPTH

NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 27'-0" O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
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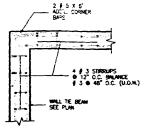
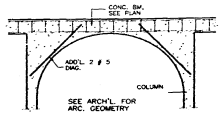
RB5	8 X 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6

ADD'L. 4 # 5 AT RB2 & RB3

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE, SEE ARCH'L. FOR GEOMETRY



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL ARC BEAM REINFORCING

BUILDING ROOF WIND PRESSURES

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

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

GIRDER TRUSS REACTIONS

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R3	R3	12.0 K	TYPE 2
R4	R4	8.0 K	
R5	R5	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

COMBINED ENGINEERING SCIENCES
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MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S7
OF 4

CONNECTION [illegible] TRUSSES TO HIP JACK [illegible]

CONNECTION: NEW BEAM TO EXISTING BEAM

CONNECTION: NEW COL. TO EXISTING COL.

CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	20 PSF
ZONE 2	45 PSF	65 PSF

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

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP
RB1	[illegible]	[illegible]	EXISTING BEAM	

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
[illegible]	[illegible]	TOP
[illegible]	[illegible]	BOT

C1 [illegible]

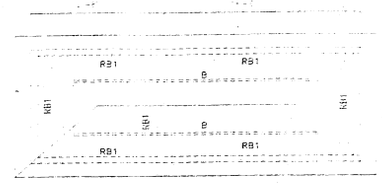
CONNECTION: ROOF TRUSS TO EXISTING WALL

SEE ARCH'L. FOR STAIR GEOMETRY

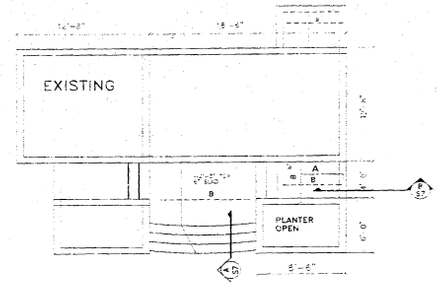
A SECTION
SCALE: 1/2" = 1'-0"

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

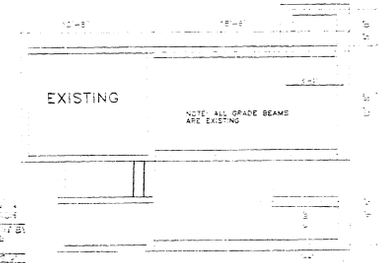
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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



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



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

ROBERT WADE AND ASSOCIATES, PLANNERS
ARCHITECTS

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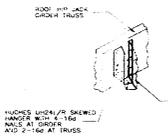
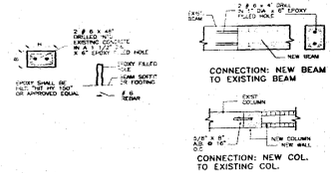
SHEET 50

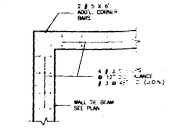


CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CONNECTION: NEW BEAM TO EXISTING BEAM

CONNECTION: NEW COL. TO EXISTING COL.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

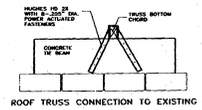
BUILDING ROOF WIND PRESSURES

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

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

CONCRETE BEAM SCHEDULE

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

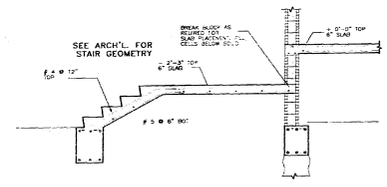


ROOF TRUSS CONNECTION TO EXISTING WALL

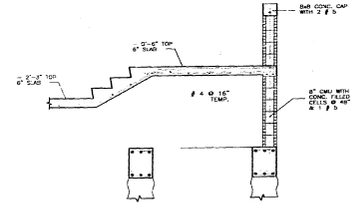
SLAB REINFORCING SCHEDULE

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

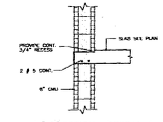
C1 8x8 COLUMN WITH 2 # 5 VERT. # 3 @ 8 TIES



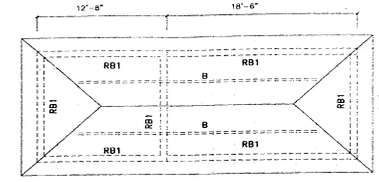
A SECTION
SCALE: 1/2" = 1'-0"



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

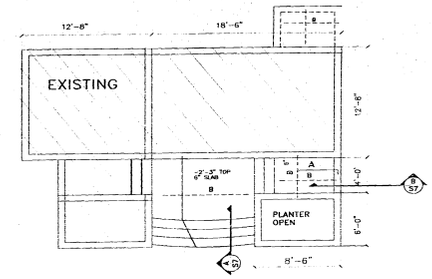


SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

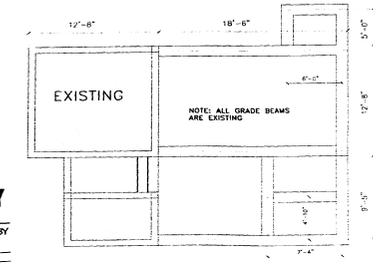


ROOF FRAMING PLAN
1/4" = 1'-0"

B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD @ 10'-0" Max. CONNECT TO TRUSS WITH 2 - 16d NAILS



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



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

OFFICE COPY
CITY OF MIAMI BEACH
SUBMITTED FOR PERMIT BY FOLLOWING:

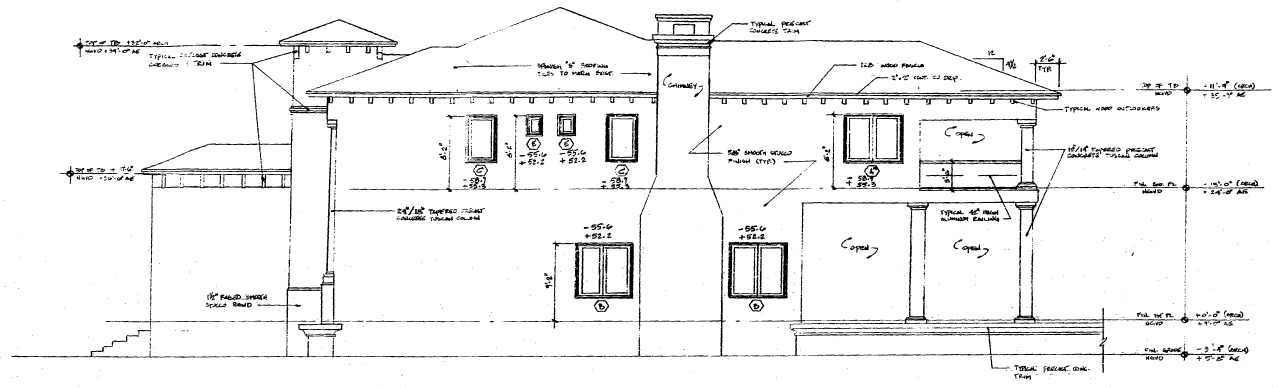
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNERS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI 33131 PHONE (305) 371-2922 FAX (305) 381-45

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

REVISIONS

DATE 2-23-01
SHEET S8 OF 8



RIGHT SIDE ELEVATION

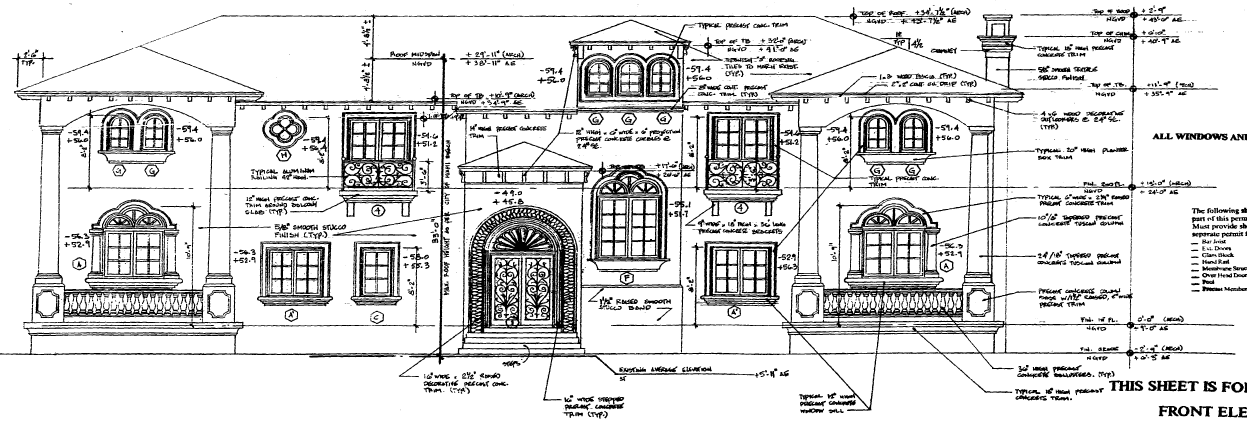
SCALE 1/4"=1'-0"

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

THIS SHEET IS FOR WINDOW PRESSURES ONLY

RAILING AND HANDRAIL GENERAL NOTE

ALL RAILING DETAILS TO COMPLY WITH F.B.C.R., SECTION 5.2.3.4.1



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT & THE FOLLOWING

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

Bar Joist	Shutters
Fill Doors	Skylights
Clay Block	Steel Sash
Hand Rail	Structural Steel
Membrane Structures	Trusses
Overhead Doors	Windows
Pool	Others
Precast Members	

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MIAMI, FL. 33135
(305) 856-6345

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

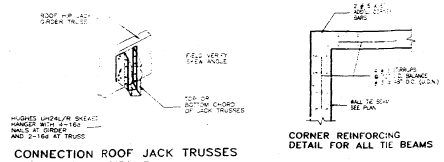
SCALE 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

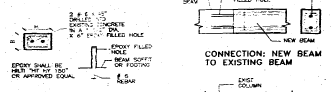
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

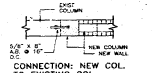
DATE
SHEET
WP-1
OF
3



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.

CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

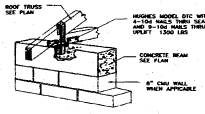
BUILDING ROOF WIND PRESSURES

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

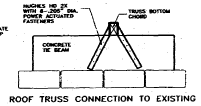
ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

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



ROOF TRUSS CONNECTION TO NEW WALL

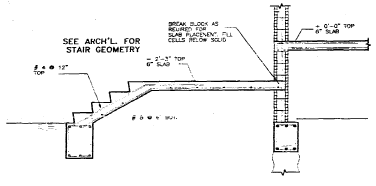


ROOF TRUSS CONNECTION TO EXISTING WALL

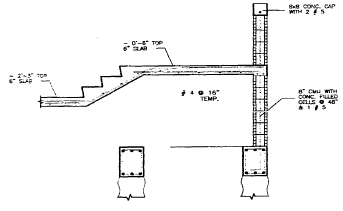
SLAB REINFORCING SCHEDULE

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

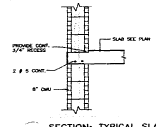
C1 8x8 COLUMN WITH 4 # 5 VERT # 3 @ 8 TIES



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



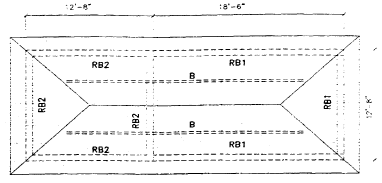
B SECTION
SCALE: 1/2" = 1'-0"



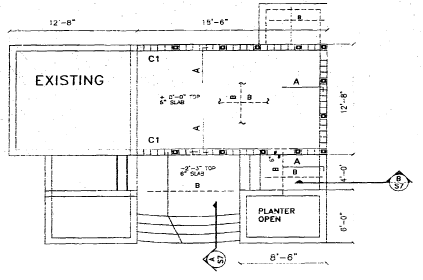
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

CONCRETE MASONRY WALL NOTES

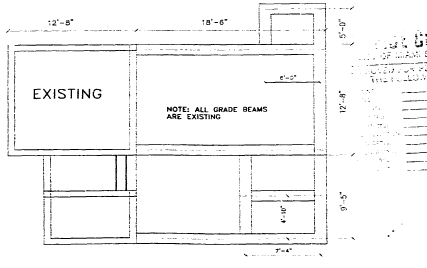
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 48" O.C. # = S. f'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP.
STRENGHT f'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'
POUR MASONRY CELLS PRIOR TO THE T/O BEAM CONCRETE POUR



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



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



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

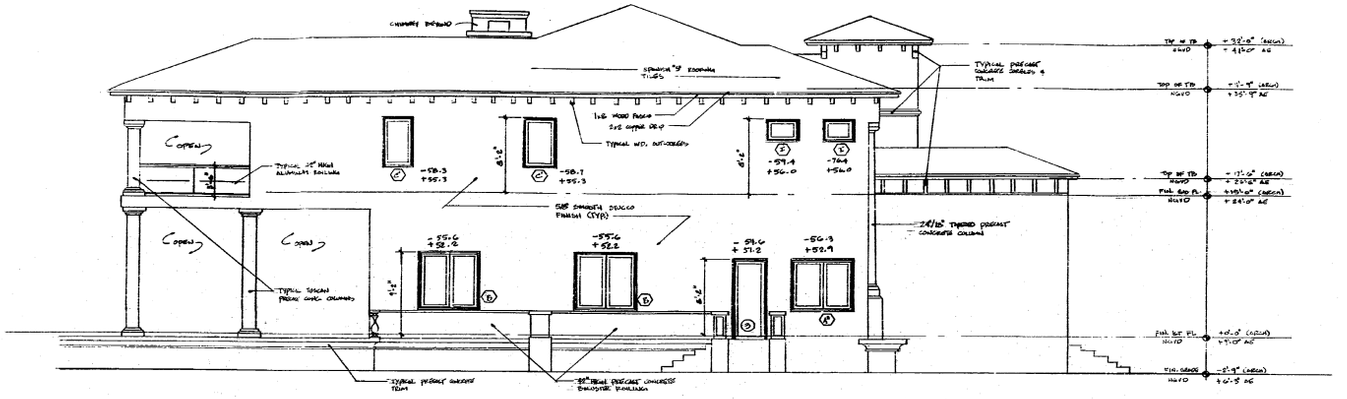
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
555 BRICKELL KEY DRIVE, OFFICE PLAZA 701 MIAMI FLORIDA
PHONE (305) 371-2400 FAX (305) 381-6942 AA-C000875

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

REVISIONS

DATE 2-13-89
SHEET S8 OF 8

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



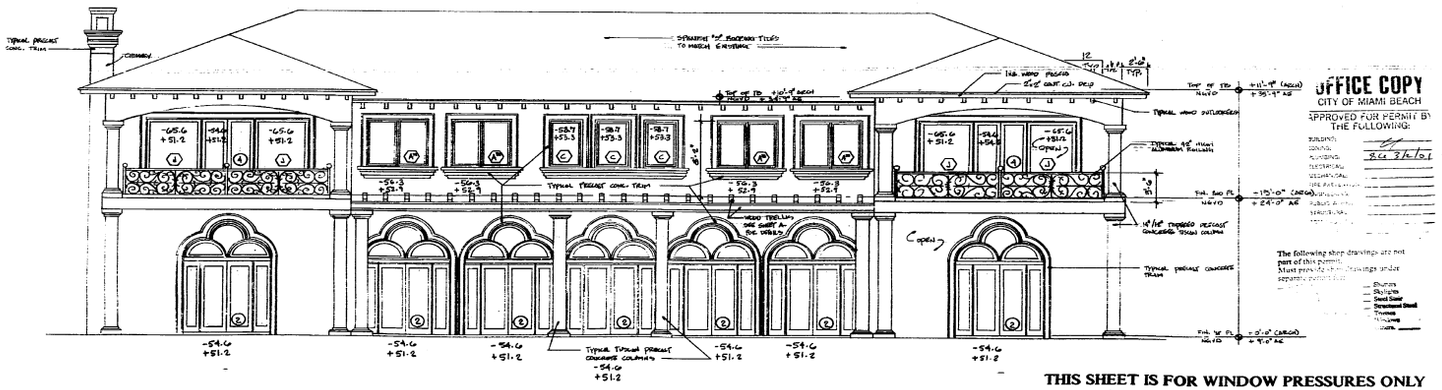
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

THIS SHEET IS FOR WINDOW PRESSURES ONLY

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



THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

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

BUILDING:
ZONING:
PLUMBING: 5.6.21 3/6/01
MECHANICAL:
FIRE MARSHAL:
PUBLIC WORKS:
STRUCTURAL:
OTHER:

The following shop drawings are not part of this permit. Must provide these drawings under separate permit(s):

- Shutters
- Skylights
- Sound Sealer
- Structural Steel
- Trusses
- Fencing
- Curbs

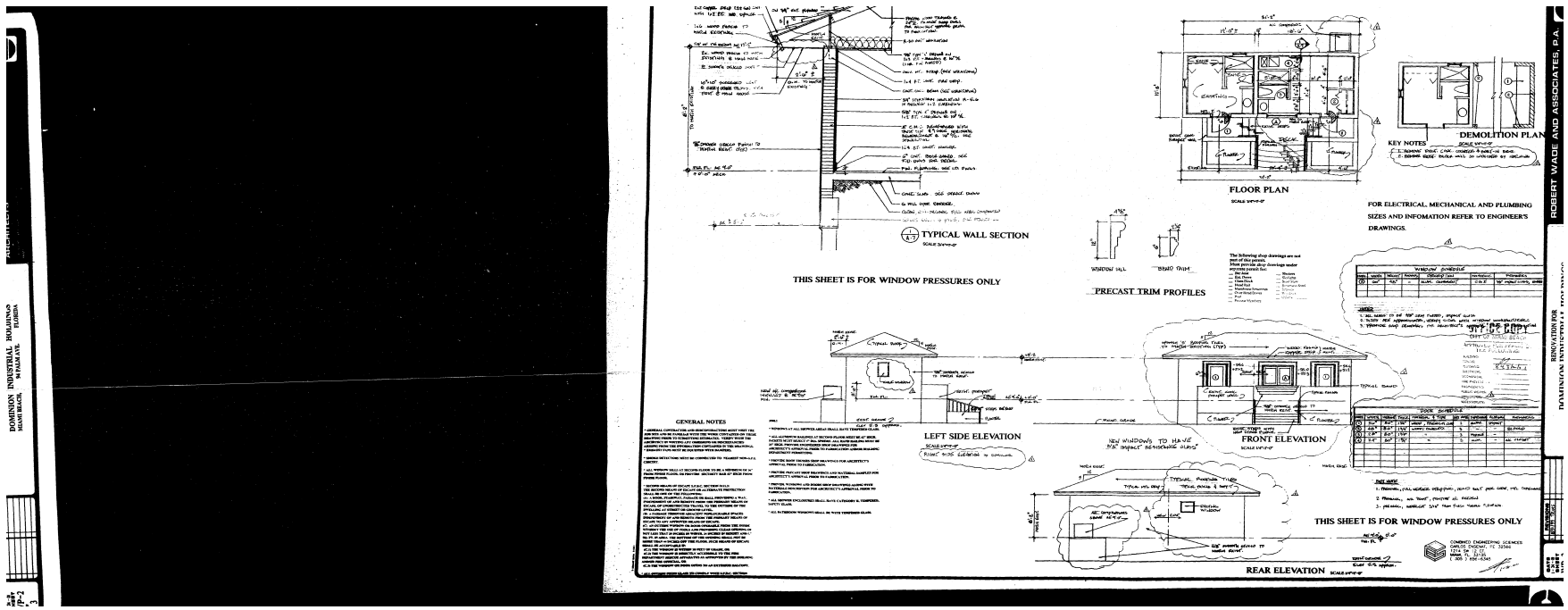
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.

RESIDENCE FOR

REVISIONS

DATE
1-24-01
SHEET


DOMINION INDUSTRIAL BUILDINGS
94 PALM AVE.
MIAMI BEACH, FLORIDA
ARCHITECTS
ROBERT WADE AND ASSOCIATES, P.A.
RENOVATION FOR
DOMINION INDUSTRIAL BUILDING
TYPICAL WALL SECTION
SCALE 3/4"=1'-0"
THIS SHEET IS FOR WINDOW PRESSURES ONLY
FLOOR PLAN
SCALE 3/4"=1'-0"
DEMOLITION PLAN
SCALE 3/4"=1'-0"
KEY NOTES
FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION REFER TO ENGINEER'S DRAWINGS.
WINDOW SCHEDULE
WINDOW HALL
TRIM
PRECAST TRIM PROFILES
GENERAL NOTES
LEFT SIDE ELEVATION
SCALE 3/4"=1'-0"
FRONT ELEVATION
SCALE 3/4"=1'-0"
DOOR SCHEDULE
THIS SHEET IS FOR WINDOW PRESSURES ONLY
REAR ELEVATION
SCALE 3/4"=1'-0"
CONNECTED ENGINEERING SCIENCES
CORDOVA, FLORIDA 32166
(305) 596-1540

Flood Program Legend

for Compliance with Chapter 11c of the Dade County Code

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential

- [ ] New Construction
- [ ] Repair, reconstruction and interior repairs or combination (Do to DAMAGE from any source). MUST ATTACH cost of construction list, owner affidavit and an elevation survey showing existing lowest floor, lowest grade, highest crown of road elevation.
- [x] Remodeling, addition, alteration interior renovations or combination (MUST ATTACH cost of construction list, owner affidavit and an elevation survey showing existing lowest floor, lowest grade, highest crown of road elevation.

Process : ______ Folio : ______

Lot 36 & 37 Block 1 Plat Book 6 Page 54

Address : 94 PALM AVENUE Highest Crown/Road Elv.: ______

Highest Crown of road elevation above was taken from a certified survey prepared by ______ PLS Lic# : ______

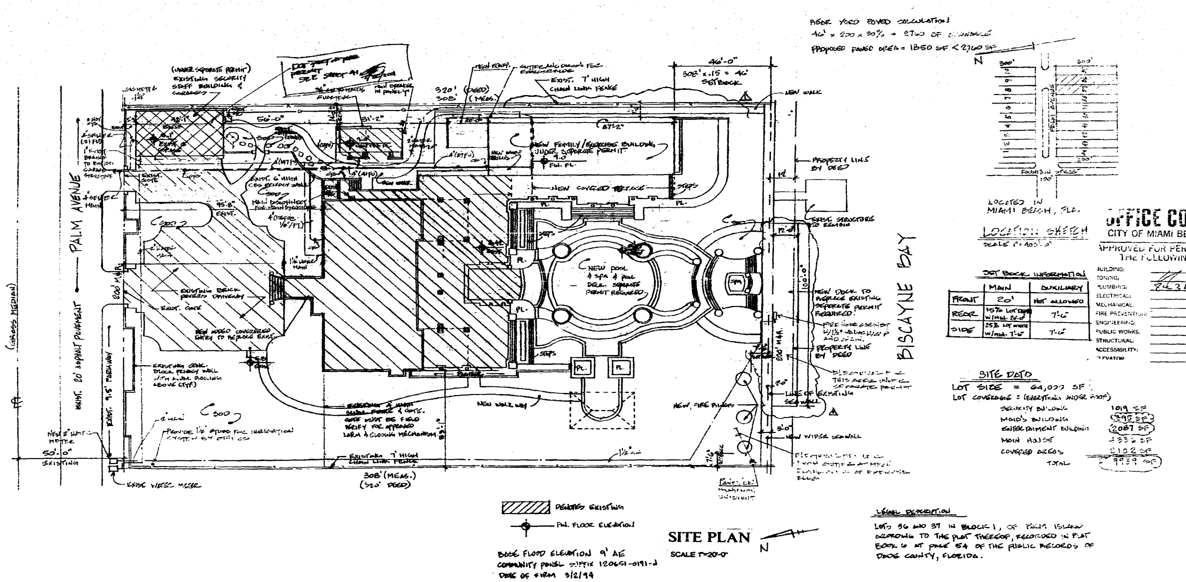
Elevation	Lowest Floor	Garage/Storage	Adjacent Grade
Existing	8'-6"	5'-1"	5'-6"
Proposed	9'-0"	N/A	5'-6"

Tie-Beam Elevation Certificate, is required before making any inspection above lowest floor and a Final Elevation Certificate is required before issuance of certificate of occupancy or completion (Completion HOLD 186) (11c3-3d3) Call 375-6685

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

Lowest Floor - Shall mean the lowest floor of the lowest enclosed area (including basement) An unfinished or flood-resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built as to render the structure in violation of the applicable non-elevation design requirements in Sections 11c-3, 11c-4, 11c-5.

Garage or Storage - (SFHA (11c-5-f))- Fully enclosed areas below the Base Flood Elevations shall be design to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls. The interior portion of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) into separate rooms or air conditioned. Design for complying with this requirement must be either certified by a professional engineer or architect ...



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

SITE PLAN

SCALE 1"=20'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS

DATE
SHEET
SITE
MEP-1
OP-1

SECOND FLOOR PLAN PLUMBING

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ISSUANCE
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
PLANNING

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
580 BRICKELL KEY DRIVE, OFFICE 1103, 20 MIAMI, FLORIDA (305) 371-2532 AA1300970

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date ____ sticker
issued ____ by
drawn ____ by
checked ____ by
project no. 8-96

SHEET P-2 OF 2

FIRST FLOOR PLAN ELECTRICAL

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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY:
TREE PLANNING
DATE: 2/13/02

GUSTAVO SOLANO, P.E.
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consulting engineer
fla. registration # : 51923
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tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS PLANNER
600 BRICKELL KEY DRIVE, SUITE 1201 MIAMI, FLORIDA (305) 371-2883 AA0000676

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 6/25/01
issued
drawn GS
checked GS
project no. 1-00

SHEET A/C-1
OF 3

SECOND FLOOR PLAN AIR CONDITIONING

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

BUILDING
COASTAL
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
OTHER

GUSTAVO SOLANO, P.E.
mechanical / electrical
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ROBERT WADE AND ASSOCIATES, P.A.
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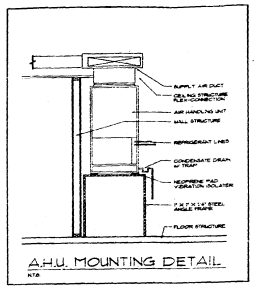
530 BRICKELL KEY DRIVE. OFFICE PLAZA 205 (305) 371-2882
MIAMI, FLORIDA AA0000975

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

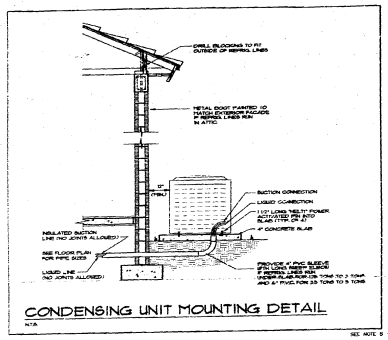
date 01/06/00
issued
drawn GM
checked GA
project no 5-98

SHEET A/C-2 OF 3



A.H.U. MOUNTING DETAIL

N.T.S.



CONDENSING UNIT MOUNTING DETAIL

N.T.S.

SEE NOTE 9

H.V.A.C. GENERAL NOTES :

1. USE VANE ELBOWS IN ALL CASES. SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
2. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 150 SQ. INS PER 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT.
3. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
4. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
5. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD, WITH ELECTRICIAN, LIGHTS, AND ARCHITECTURAL ELEMENTS.
6. THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
7. THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
8. COMPLY WITH NFPA-90A AND ALL AP.PLICABLE CODES. THIS IS CONTRACTORS RESPONSIBILITY.
9. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS :
   (C.R.) CEILING REGISTER 300RL SERIES WITH VOLUME CONTROL DAMPER OPPOSABLE THRU FACE OF DIFFUSER.
   (R.A.R.) RETURN AIR GRILL MODEL 4-FL OR TXR.
10. ALL SUPPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1.5" THICK) R-6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
11. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
12. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
13. RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
14. PROVIDE 1" THICK, (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
15. IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
16. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK., AIR DEVICES, AND EXHAUST FANS.
17. MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
18. BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.

H.V.A.C. LEGEND :

TG	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DG	DOOR GRILLE	SD	SMOKE DETECTOR C.O. W/D.
CD	CEILING SUPPLY DIFFUSER	DD	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR R'EGISTERS	RA	RETURN AIR
ER	EXHAUST AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OAM	OUTSIDE AIR MONEL
T	THERMOSTAT		REFRIG. PIPING (INDIV. SUCTION & LIQUID)
T	THERMOSTAT W/ REMOTE BULB SENSOR		DUCTWORK TRANSITION
F.D.	FIRE DAMPER W/ ACCESS DOOR		VOLUME EXTRACTOR
OBMD	OPPOSED BLADE MANUAL VOLUME DAMPER		SUPPLY AIR FLOW
VD	VOLUME DAMPER		RETURN AIR FLOW
SD	SPLITTER DAMPER	W.M.S.	WIRE MESH SCREEN
LD	LOUVER-CUT (DOOR)	S.R.	SIDEWALL REGISTER
AHU	AIR HANDLING UNIT	AD	AUTOMATIC LOUVERED DAMPER

AIR CONDITIONING SYSTEMS SCHEDULE

(CONTRACTOR AS BID.)

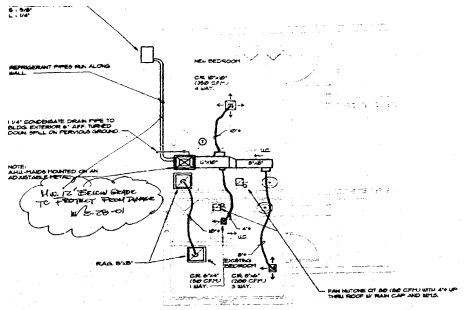
UNIT NO.	AIR HANDLING UNIT C.F.M.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRIC HEATING KW	STAGE	MODEL	AIR COOLED COND. UNIT COMPRESSOR COIL	F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS. COND.	SYSTEM CAPACITY (MBTH) TOT.	S.E.N.	ELEC.	SEER
1 THRU 3	3000	.05	3/4	6.8	18.2	2 + 1@	PUH AHB 036			27.6	35.5	50	38TVA 036D-5	331	146.5	47.5	240/1	13.4
4	3000	.05	3/4	6.8	18.2	2 + 1@	PUH AHB 036			27.6	35.5	50	38TVA 036D-5	331	146.5	47.5	240/1	13.3
MAIDS	600	.05	1/4	1.4	4.8	1	TEV 018 DME			1.67	2	30	TTH 018 CND	208 69	16.2	5.67	240/1	12.8

NOTES:

1. OUTSIDE AIR DESIGN CONDITIONS: 91 FDB :: 78 FWB.
2. PROVIDE HEATING AND COOLING AIR THERMOSTAT ON MANUAL WITH FAN ON - OFF SWITCH.
3. SIZE AND RUN REFRIGERANT PIPING PER EQUIPMENT MANUFACTURER'S RECOMMENDATION.
4. ISOLATE EQUIPMENT FOUNDATION WITH RUBBER IN SHEAR PADS.
5. INSULATE REFRIGERANT SUCTION LINE WITH 1/2" ARMAFLEX.
6. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINE @ THANE UNIT.
7. PROVIDE SHUT-IN DISCONNECT TO AIR HANDLING UNITS.

UNIT DIMENSIONS

UNIT	A.H.U. (LxWxH) (in.)	A.C.C.U. (LxWxH) (in.)
1 THRU 4	29"x32"x46"	38"x32"x46"
MAIDS	33"x29"x25"	27"x14"x27"



FIRST FLOOR PLAN AIR CONDITIONING MAIDS QUARTERS

1/4" = 1'-0"

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS PLANNER
5320 BRICKELL WAY DRIVE. UPPER PLAZA 201 MIAMI, FLORIDA. (305) 377-2825 AA0002075

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT IF THE FOLLOWING:

CIVIL	
STRUCTURAL	
ELECTRICAL	
MECHANICAL	2-28-01
PLUMBING	
FIRE PREVENTION	
LANDSCAPING	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	
OTHER	

revisions

date 2-28-01
issued
drawn GM
checked GS
project no. 5-98

SHEET A/C-3 OF 3

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # 54923
7410 s.w. 48th. ST. miami. fl. 33155
tel. (305)665-6151

FIRST FLOOR PLAN ELECTRICAL
MAIDS QUARTERS

FIRST FLOOR PLAN ELECTRICAL

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GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami, fl. 33155
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ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNER
550 BRICKELL KEY DRIVE, OFFICE PLAZA 200 (305) 371-2263
MIAMI, FLORIDA 33131 ARCOOM75

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date: 07/26/01
issued:
drawn: GH
checked: GS
project no. 3-30

SHEET E1 - 1 OF 4

SECOND FLOOR PLAN ELECTRICAL

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CITY OF MIAMI BEACH

GUSTAVO SOLANO, P.E.
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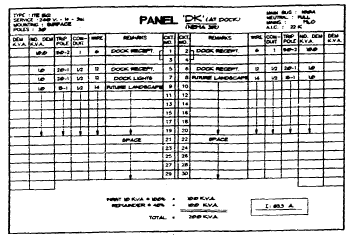
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
600 BRICKELL KEY DRIVE, OFFICE PLAZA 201, MIAMI, FLORIDA (305) 371-7855 AA0000575

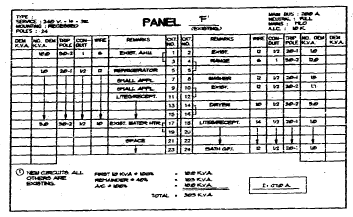
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

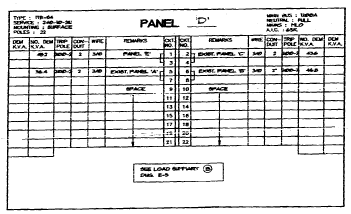
revisions

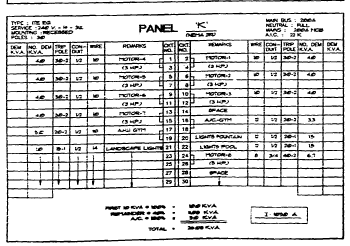
date
issued
drawn
checked
project no.

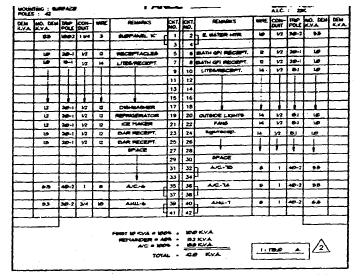
SHEET E-2 OF 4

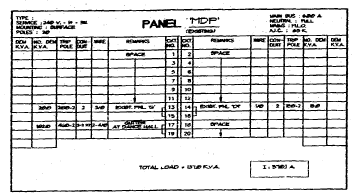


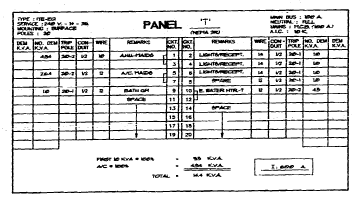


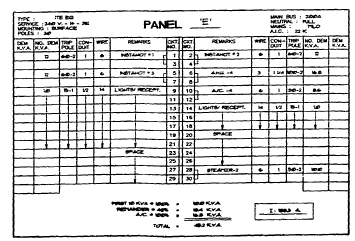


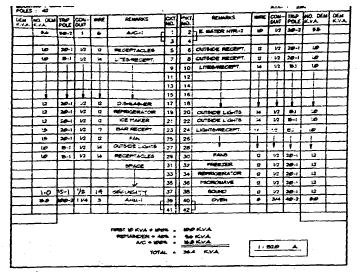


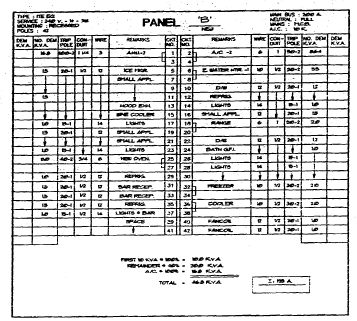


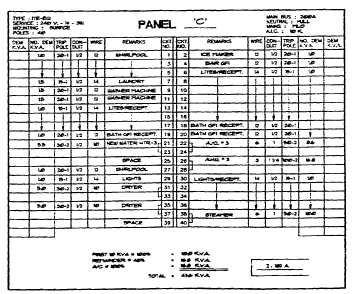












GUSTAVO SOLANO, P.E.
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4836 s.w. 74th court, miami, fl. 33155
tel. (305)665-6151

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CITY OF MIAMI BEACH
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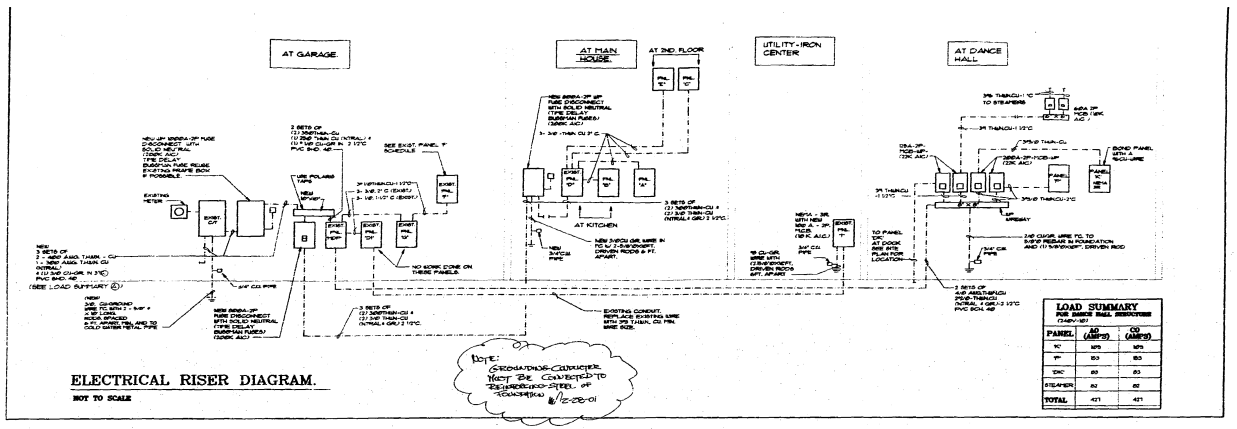
THE FOLLOWING:
BUILDING
CIVIL
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
PLANNING

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
580 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2835
MIAMI, FLORIDA. AA#0000970

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
date ..... error .....
issued .....
drawn ..... GH
checked ..... GS
project no. 2-96

SHEET E-3 OF 4



ELECTRICAL RISER DIAGRAM.

NOT TO SCALE

ELECTRICAL LEGEND

SWITCHES & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
S SWITCH	CEILING LIGHT	BELL
S3 3- WAY SWITCH	RECESSED DOWNLIGHT	TELEPHONE
S4 4- WAY SWITCH	WALL LIGHT	TELE. DATA/MODEM
S$_K$ KEY OPERATED	FLUORESCENT STRIP	COMP./TELE ZONE BOARD
S$_T$ TIME SWITCH	STRIP LIGHTING	INTERCOM
SINGLE RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
DUPLEX RECEPTACLE	FLOODLIGHT	PULL STATION
SPECIAL RECEPTACLE	EXIT LIGHT	HORN / STROBE
240 V. OUTLET	EXHAUST FAN	STROBE LIGHT
QUAD. RECEPT.	CEILING FAN	TELEVISION OUTLET
SPECIAL RECEPTACLE	GARAGE DOOR MOTOR	THERMOSTAT
FLOOR DUPLEX RECEPT.	DISPOSAL	FIRE ALARM CONTROL PANEL
SPECIAL RECEPTACLE	ELECTRIC DOOR OPENER	DOOR HOLDER
WEATHER-PROOF	PUSH BUTTON	FIRE ALARM HORN
RECEPT. 10" ABOVE COUNTER		SMOKE DETECTOR
RECEPT. TO BE INSTALLED	TEST KEY STATION.	DUCT SMOKE DETECTOR
JUNCTION BOX	2x4' RECESSED FLUOR. 3 LAMP W/ ELECT. BALLAST & LENS	
SAFETY SWITCH	2x4' RECESSED EMERGENCY FLUOR. 3 LAMP W/ ELECT. BALLAST, LENS AND BATTERY PACK	
CIRCUIT BREAKER		
ELECTRICAL METER		
TELEPHONE		

ELECTRICAL LOAD SUMMARY (A)

(ENTIRE PROPERTY) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
13,864 S.F. @ 3W/SF = 40,592 + 10,500 = 51,092 WATTS

B. FIXED APPLIANCES

DRYERS	24,000 WATTS
WATER HEATERS	12,000 WATTS
DISHWASHER	1,200 WATTS
GARBAGE DISP.	1,200 WATTS
WATER HEATERS	40,500 WATTS
COOKTOP OVEN	2,400 WATTS
COMPRESSOR	4,000 WATTS
POOL/SPA	4,000 WATTS
COOKING	16,000 WATTS
COOKTOP COIL	2,500 WATTS
POOL MOTORS	30,000 WATTS
STEAMERS	15,000 WATTS
STEAMERS	15,000 WATTS
STEAMERS	20,000 WATTS

CONNECTED LOAD LESS A/C = 225,392 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 90,156 WATTS

A/C (OR HEATING) = 82,000 WATTS
DEMAND LOAD = 100,156 / 240 WATTS = 826 AMPS @ 240/120V
SERVICE SIZE = 1000 AMPS

C. NEUTRAL LOAD :

LIGHTING, SMALL APPLIANCE & WASHER = 30,662 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST @ 35% = 9,816 WATTS
RANGE/OVENS = 0.70 x 28,000 = 19,600 WATTS
DRYER = 0.7% = 10,500 WATTS
OTHER 120V APPLIANCES = 36,000 WATTS

TOTAL NEUTRAL WATTS = 86,132 WATTS = 400 AMPS

ELECTRICAL LOAD SUMMARY (B)

(MAIN HOUSE) (240 V 1 PHASE) **PANEL 'D'**

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
8,888 S.F. @ 3W/SF = 26,664 + 7,500 = 34,164 WATTS

B. FIXED APPLIANCES :

RANGE	12,000 WATTS
CONDENSERS	7,000 WATTS
CONDENSERS	7,000 WATTS
HEATER HEATER	30,000 WATTS
HOOD OVEN	1,200 WATTS
HOOD COIL	1,200 WATTS
COMPR./POOL	4,000 WATTS
COOKING	16,000 WATTS
SOUND SYSTEM	3,000 WATTS
COOKTOP	10,000 WATTS
DRYER	10,000 WATTS
LAUNDRY MACHINES	7,500 WATTS
STEAMER	20,000 WATTS

CONNECTED LOAD LESS A/C = 184,868 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 70,000 WATTS

A/C (OR HEATING) = 82,000 WATTS
DEMAND LOAD = 147,868 / 240 WATTS = 613 AMPS @ 240/120V
SERVICE SIZE = 1000 AMPS

C. NEUTRAL LOAD :

LIGHTING, SMALL APPLIANCE + W/H = 32,164 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST @ 35% = 9,816 WATTS
RANGE/OVENS = 0.70 = 19,600 WATTS

OTHER 120V APPLIANCE = 38,900 WATTS

TOTAL NEUTRAL WATTS = 71,480 WATTS = 297.8 AMPS

ELECTRICAL GENERAL NOTES :

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

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TECHNICAL
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ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
CLIMATE

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ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 301, MIAMI, FLORIDA. (305) 371-2832 AA0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

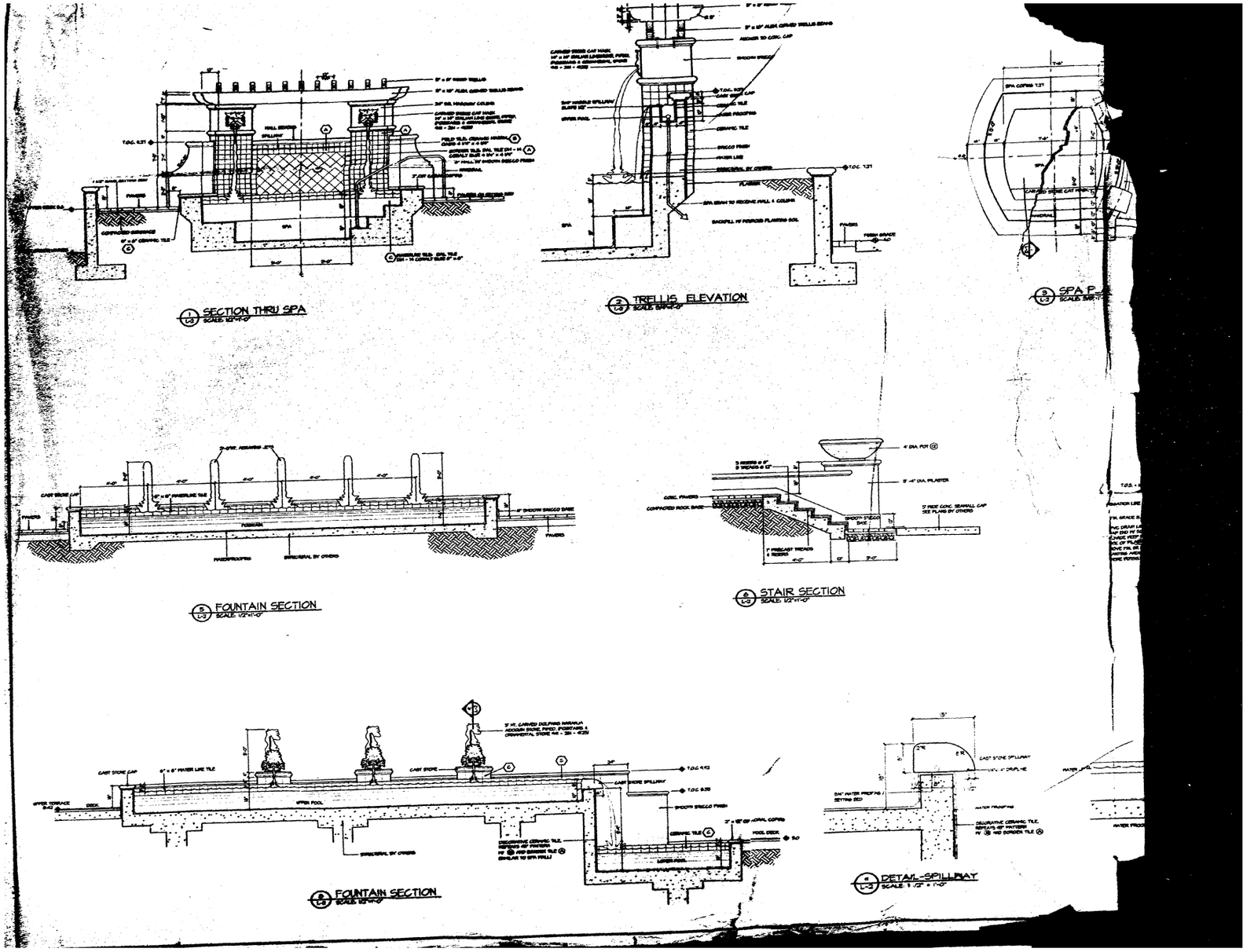
date ... 6/25/01
issued ... on
drawn ... GS
checked ... GS
project no. 3.30

SHEET E-4 OF 4

B0101773
OFFICE.

PALM ISLAND RESIDENCE
HARDSCAPE MATERIALS LEGEND
NOTES:
DENOTES EXISTING GRADE
DENOTES PROPOSED GRADE
SLOPE POOL DECK 1" FOR THE FIRST 4' AND 1/8" / FT. THEREAFTER
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
SCALE: 1/8"=1'-0"
BRADSHAW GILL & ASSOCIATES
A.S.L.A.
DOMINION INDUSTRIAL HOLDINGS
94 Palm Avenue
Miami Beach, Florida
LAYOUT PLAN
JANUARY 19, 2001
NOVEMBER 19, 2000
AUGUST 4, 2000
L-1

B0101773
94 Palm Av



SECTION THRU SPA

TRELLIS ELEVATION

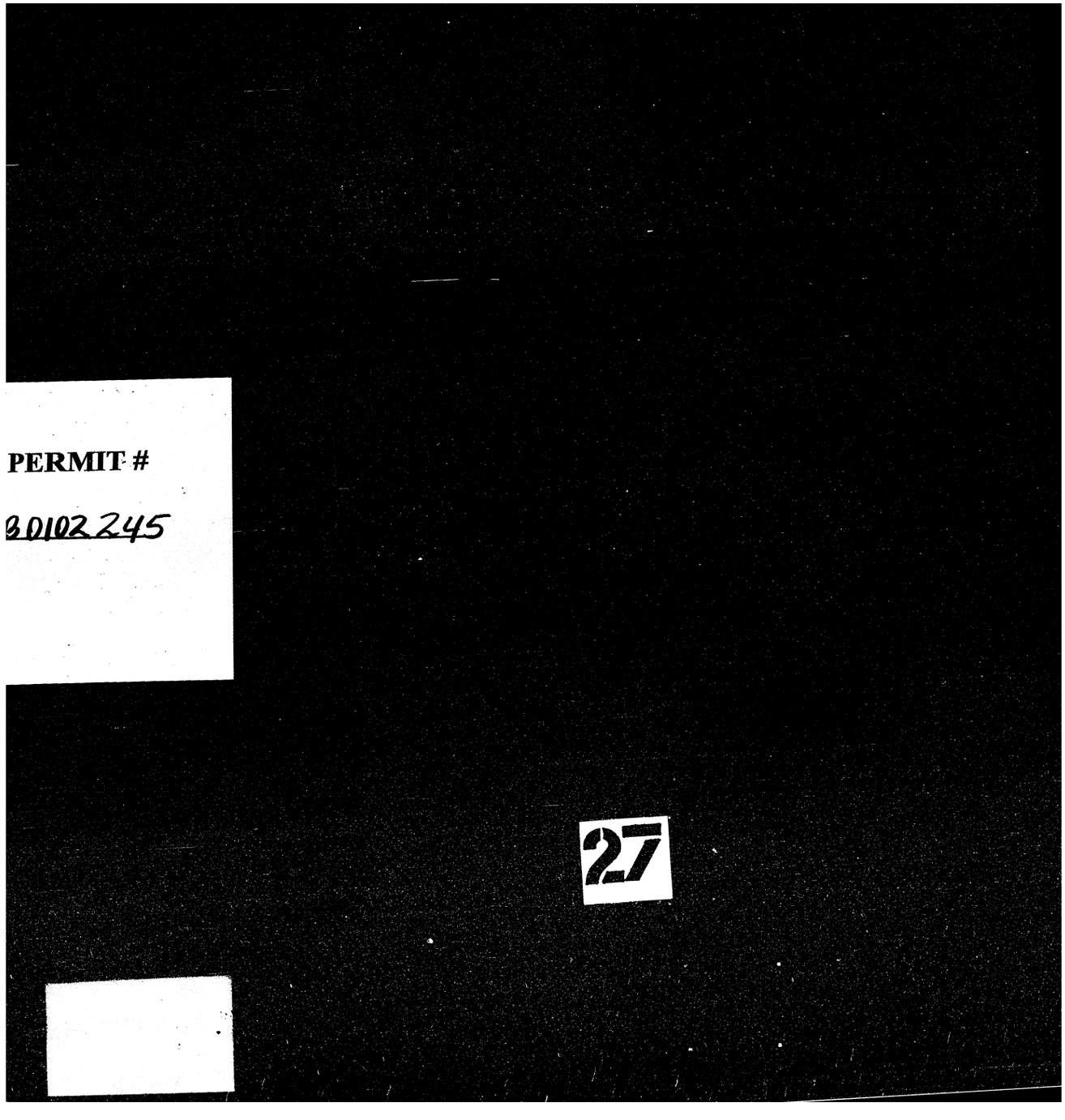
SPA P...

FOUNTAIN SECTION

STAIR SECTION

FOUNTAIN SECTION

DETAIL-SPILLWAY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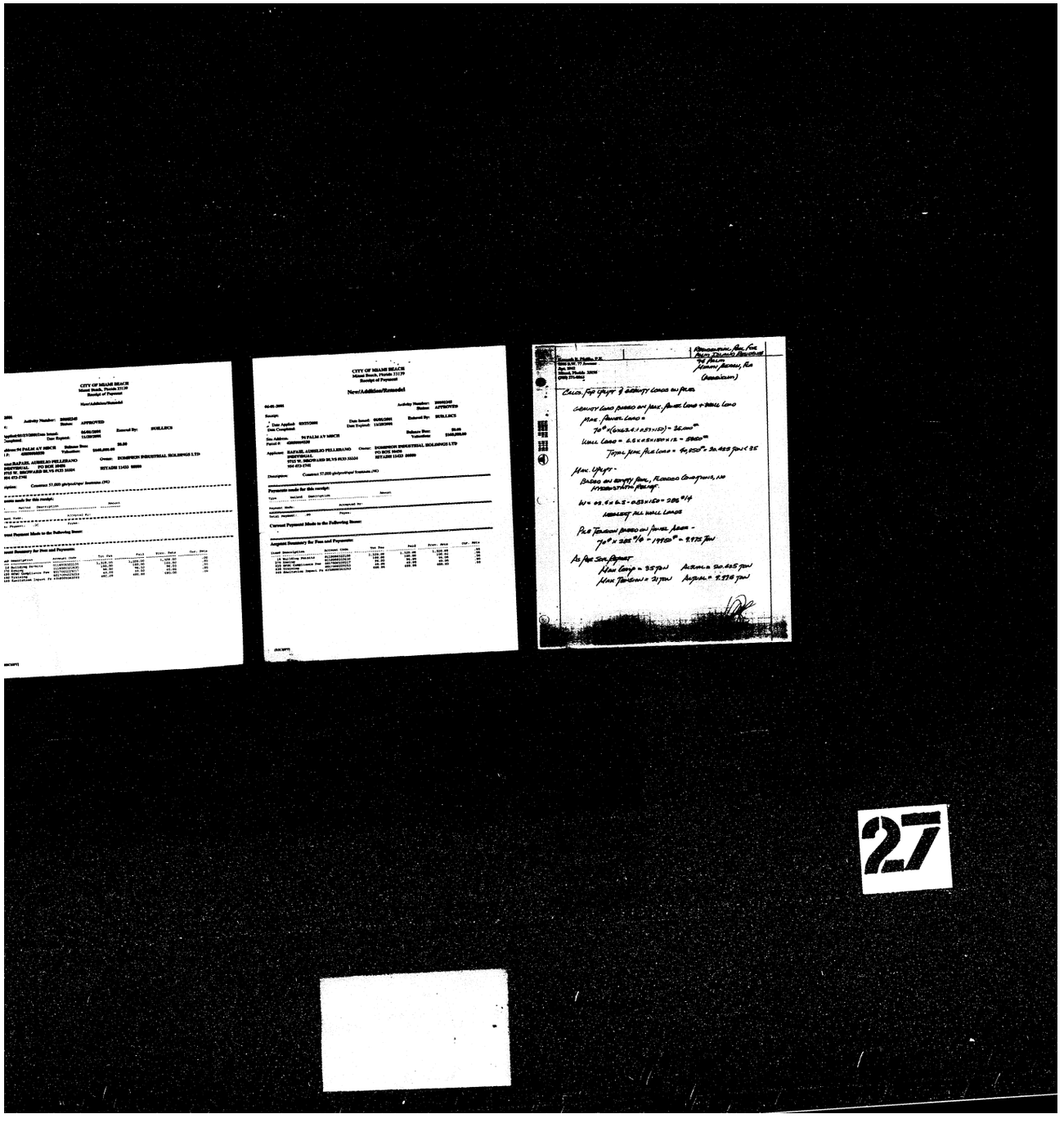

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

New/Addition/Remodel

Activity Number: 2000025245
Status: APPROVED

Issued By: DGILLICS

Balance Due: $0.00
Valuation: $160,000.00

Owner: DOMINION INDUSTRIAL HOLDINGS LTD

Construct 57,000 gfa/proj/repr frontmats (NC)

Payments made for this receipt:

Type Method Description Amount

Accepted by:

Payment Made:
Total Payment: .00

Current Payment Made to the Following Items:

Assigned Summary for Fees and Payments:

Item	Description	Account Code	Tot. Fee	Paid	Prev. Paid	Cur. Paid
10	Building Permits	01100001522100	1,100.00	1,100.00	1,100.00	.00
12	Building Permits	01100001522100	90.00	90.00	90.00	.00
150	Other Charges/Service Fee	01170001527010	45.00	45.00	45.00	.00
160	Technology	01100001522100	660.00	660.00	660.00	.00
180	Radiation Impact Fe	01100001522100				

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

New/Addition/Remodel

06-01-2000

Activity Number: 2000025245
Status: APPROVED

Receipt:

Date Applied: 03/27/2000
Date Completed:

Date Issued: 06/01/2001
Date Expired: 11/28/2001

Issued By: DGILLICS

Site Address: 94 PALM AV MBCH
Parcel #: 02030004220

Balance Due: $0.00
Valuation: $160,000.00

Applicant: RAFAEL ASMELIO PELLERANO
PROVIDENCIAL
9705 W. BROWARD BLVD #120-33324
954 472-1742

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 30456
BTS ABS 13453 30006

Description: Construct 57,000 gfa/proj/repr frontmats (NC)

Payments made for this receipt:

Type Method Description Amount

Payment Made: Accepted by:
Total Payment: .00

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12	Building Permits	01100001522100	90.00	90.00	90.00	.00
150	Other Charges/Service Fee	01170001527010	45.00	45.00	45.00	.00
160	Technology	01100001522100	660.00	660.00	660.00	.00
180	Radiation Impact Fe	01100001522100				

(BACKUP)

Permanent Rec. For
Palm Islands Resorts
Miami Beach, FL
(Residential)

Calcs. For Uplift & Sliding Loads on Roof

Sliding Load based on Max. Roof Load + Wall Load

Max. Roof Load =
$70^{\#}$ x (Area 2.4 x 25 x 120) = $36,000^{\#}$

Wall Load = 2.5 x 8.5 x 120 x 12 = $30,600^{\#}$

Total Max. Roof Load = $66,600^{\#}$ = $33.3^{\#}$ psf < 35

Max. Uplift -
Based on 120 MPH Basic Florida Construction, 130
MPH Strata Wind

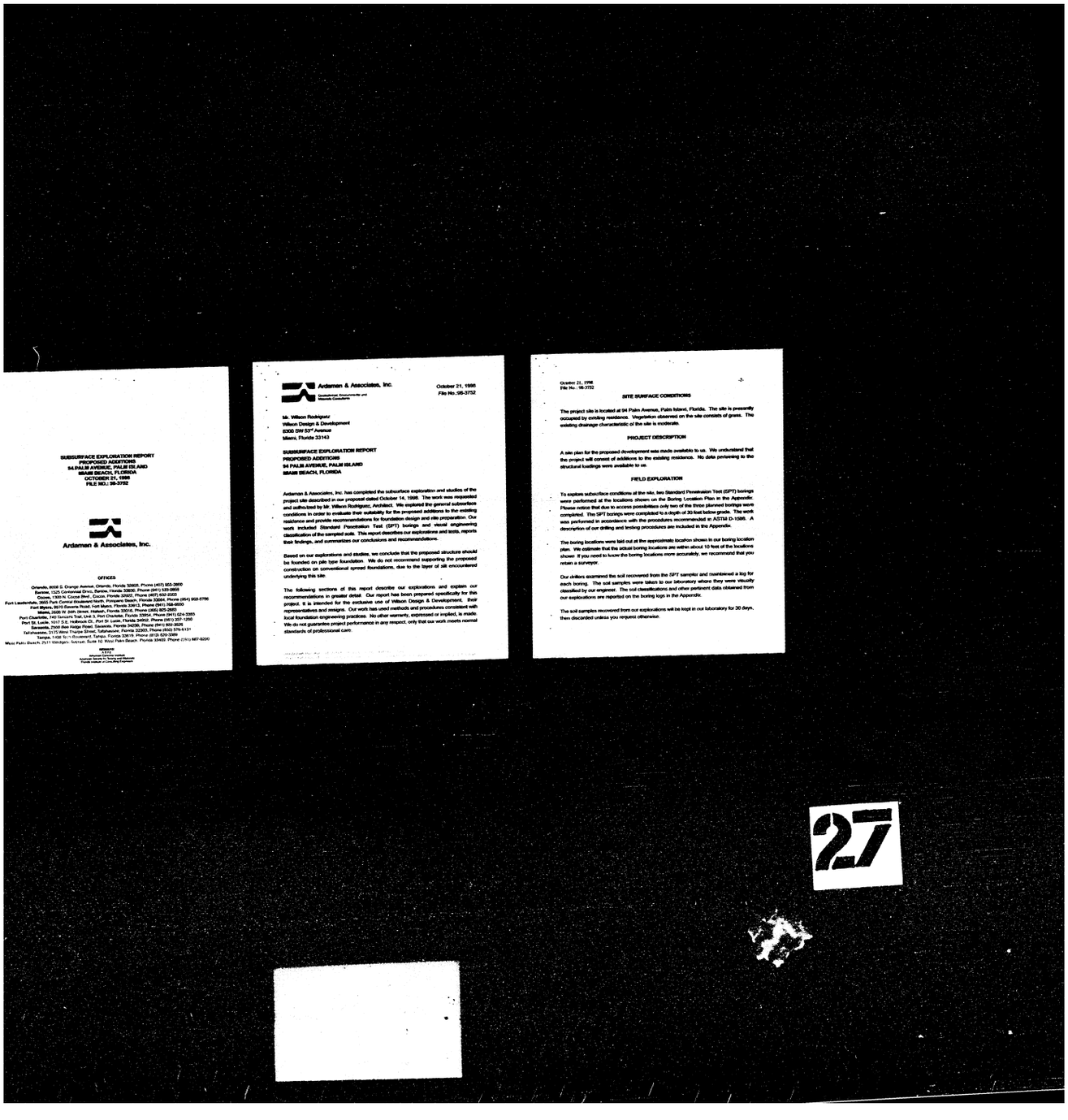
$W = 20.6 \times 6.5 \times 0.53 \times 120 = 266^{\#}/ft$

Resistant Roll Wall Loads

Roof Tributary based on Panel Area -
$70^{\#} \times 288\ ft = 19,920^{\#} = 9.96$ psf

As per Specs -
Max Comp = 35 psf Actual = 20.625 psf
Max Tension = 21 psf Actual = 9.96 psf

27



SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FL. ORIDA
OCTOBER 21, 1998
FILE NO.: 98-3702

Ardaman & Associates, Inc.

OFFICES

Orlando, 8008 S. Orange Avenue, Orlando, Florida 32809, Phone (407) 855-3860
Bartow, 1525 Centennial Drive, Bartow, Florida 33830, Phone (941) 533-0858
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Fort Lauderdale, 3600 Park Central Boulevard North, Pompano Beach, Florida 33064, Phone (954) 968-8786
Fort Myers, 9610 Ewers Road, Fort Myers, Florida 33912, Phone (941) 768-6600
Miami, 2620 W. 2nd Street, Hialeah, Florida 33010, Phone (305) 885-2655
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Port St. Lucie, 1017 S.E. Holbrook Ct., Port St. Lucie, Florida 34952, Phone (561) 337-1250
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Tampa, 1408 Tech Boulevard, Tampa, Florida 33619, Phone (813) 620-3069
West Palm Beach, 2511 Vistagrio Avenue, Suite 10, West Palm Beach, Florida 33409, Phone (561) 687-8200

MEMBER
National Society of Professional Engineers
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.
Geotechnical, Environmental and Coastal Consultants

October 21, 1998
File No.:98-3702

Mr. Wilson Rodriguez
Wilson Design & Development
8300 SW 53rd Avenue
Miami, Florida 33143

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

Ardaman & Associates, Inc. has completed the subsurface exploration and studies of the project site described in our proposal dated October 14, 1998. The work was requested and authorized by Mr. Wilson Rodriguez, Architect. We explored the general subsurface conditions in order to evaluate their suitability for the proposed additions to the existing residence and provide recommendations for foundation design and site preparation. Our work included Standard Penetration Test (SPT) borings and visual engineering classification of the sampled soils. This report describes our explorations and tests, reports their findings, and summarizes our conclusions and recommendations.

Based on our explorations and studies, we conclude that the proposed structure should be founded on pile type foundation. We do not recommend supporting the proposed construction on conventional spread foundations, due to the layer of silt encountered underlying this site.

The following sections of this report describe our explorations and explain our recommendations in greater detail. Our report has been prepared specifically for this project. It is intended for the exclusive use of Wilson Design & Development, their representatives and assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

SITE SURFACE CONDITIONS

The project site is located at 94 Palm Avenue, Palm Island, Florida. The site is presently occupied by existing residence. Vegetation observed on the site consists of grass. The existing drainage characteristic of the site is moderate.

PROJECT DESCRIPTION

A site plan for the proposed development was made available to us. We understand that the project will consist of additions to the existing residence. No data pertaining to the structural loadings were available to us.

FIELD EXPLORATION

To explore subsurface conditions at the site, two Standard Penetration Test (SPT) borings were performed at the locations shown on the Boring Location Plan in the Appendix. Please notice that due to access possibilities only two of the three planned borings were completed. The SPT borings were completed to a depth of 30 feet below grade. The work was performed in accordance with the procedures recommended in ASTM D-1586. A description of our drilling and testing procedures are included in the Appendix.

The boring locations were laid out at the approximate location shown in our boring location plan. We estimate that the actual boring locations are within about 10 feet of the locations shown. If you need to know the boring locations more accurately, we recommend that you retain a surveyor.

Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. The soil samples were taken to our laboratory where they were visually classified by our engineer. The soil classifications and other pertinent data obtained from our explorations are reported on the boring logs in the Appendix.

The soil samples recovered from our explorations will be kept in our laboratory for 30 days, then discarded unless you request otherwise.

27

SUBSURFACE CONDITIONS

The boring logs in the Appendix present a detailed description of the soils encountered at the locations at the depths explored. The soil stratification shown on the boring logs is based on examination of recovered soil samples and interpretation of the driller's field logs. It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil strata may be gradual and indistinct.

As shown by the boring logs, the soils on the site at the locations and the depths explored consist generally of a surficial layer of fill of 4.5 feet thick followed by a layer of silt extending to 17.5 feet - 18 feet below grade. The silt overlays a layer of limestone extending to 27 feet below grade. Underlaying the limestone was encountered a layer of sand that extends to the borings termination depth.

GROUNDWATER CONDITIONS

Our drillers observed groundwater in the boreholes at depths that ranged from 2.1 to 2.2 feet below the ground surface, as noted on the boring logs. Fluctuations in the groundwater level on this site should be anticipated throughout the year due to seasonal variations in rainfall, drainage, and other factors. We expect that groundwater conditions are controlled by the tidal fluctuations in the bay.

DISCUSSIONS AND RECOMMENDATIONS

GENERAL

Based on the findings of our site exploration, our evaluation of subsurface conditions, and judgment based on our experience with similar projects, we conclude that the soils underlying this site are not satisfactory to support the proposed construction on conventional spread foundations. In our opinion, pile type foundations should be used to support the proposed building. Piles may either be precast concrete type or augered cast-in-place type. Our estimated pile capacities are presented below.

TABLE 1
DRIVEN PRECAST CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIMENSION (inch)	
	12 X 12	14 X 14
25	3 (T) 22 (C)	3.5 (T) 28 (C)

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

DEPTH	PILE DIAMETER (inches)	
	12	14
27	16 (T) 28 (C)	21 (T) 35 (C)

Please note that the compression capacity of the piles takes into account the surface frictional resistance and tip bearing. On the other hand, the tension capacity of the piles is based solely upon the surface frictional resistance. Our recommended minimum pile dimension is 12 inches. Pile dimensions smaller than 12 inches may undergo long column action and may ultimately fail in buckling. Pile length longer than our recommended length may be necessary to achieve our estimated capacity. This is due to the fact that soils encountered at boring locations may differ from the soils at pile locations. We recommend that several test piles be driven before establishing the pile length. If driven piles are used in the project, the nearby residences should be monitored to avoid damage from vibrations.

In the auger cast piles alternative we recommend that the concrete grout used to form the piles attain a compressive strength of at least 4000 psi in 28 days or less. The auger may be retrieved slowly to the ground surface as the grout is being pumped. The amount of concrete grout used to form each pile should be larger than the theoretical pile volume. At least this calculated volume of pile is to be pumped per foot of pile as the auger is retrieved in one foot intervals. If grout pumping and/or auger retrieval operations are stopped at any time during the formation of a green pile, the borehole is to be reaugered

and the pile formed anew. Piles shall not be installed within 4 pile diameters, or 5 feet center to center, of a pile constructed within the previous 24 hours. If the concrete level in any completed pile drops, the pile shall be rejected and replaced. If there is difficulty in placing the reinforcement steel in any pile, the pile shall be redrilled and replaced. All reinforcement steel should be tilted with a spacer at its lower tip to allow easier installation into the piles and assure its centering. Any modification to these procedures is to be approved by the Geotechnical Engineer based on observations during pile installation.

Pile capacities greater than our recommended capacities may be established by performing pile load tests on test piles as specified in Section 2405 of the South Florida Building Code.

We recommend that Ardaman & Associates, Inc. be retained to observe and monitor the placement of the piles. Each pile should be placed to the depth recommended. Pile installation should be performed in compliance with Section 2405 of the South Florida Building Code. Care must be exercised during pile placement to assure that existing structures in the proximity of the site are not harmed.

Please note that our recommendations are based on the site being made accessible to the piling equipment.

CLOSURE

This report has been prepared in accordance with generally accepted local foundation engineering practice. The recommendations submitted herein are based on the data obtained from the soil borings presented in the Appendix and the assumed loading conditions previously described. This report may not account for all the possible variations that may exist between conditions observed in the borings and conditions at locations that were not explored. The nature and extent of any such variations may not become evident until construction is underway. If variations are then observed, we recommend that Ardaman & Associates, Inc. be requested to inspect the actual site conditions and, if necessary, re-evaluate the recommendations of this report.

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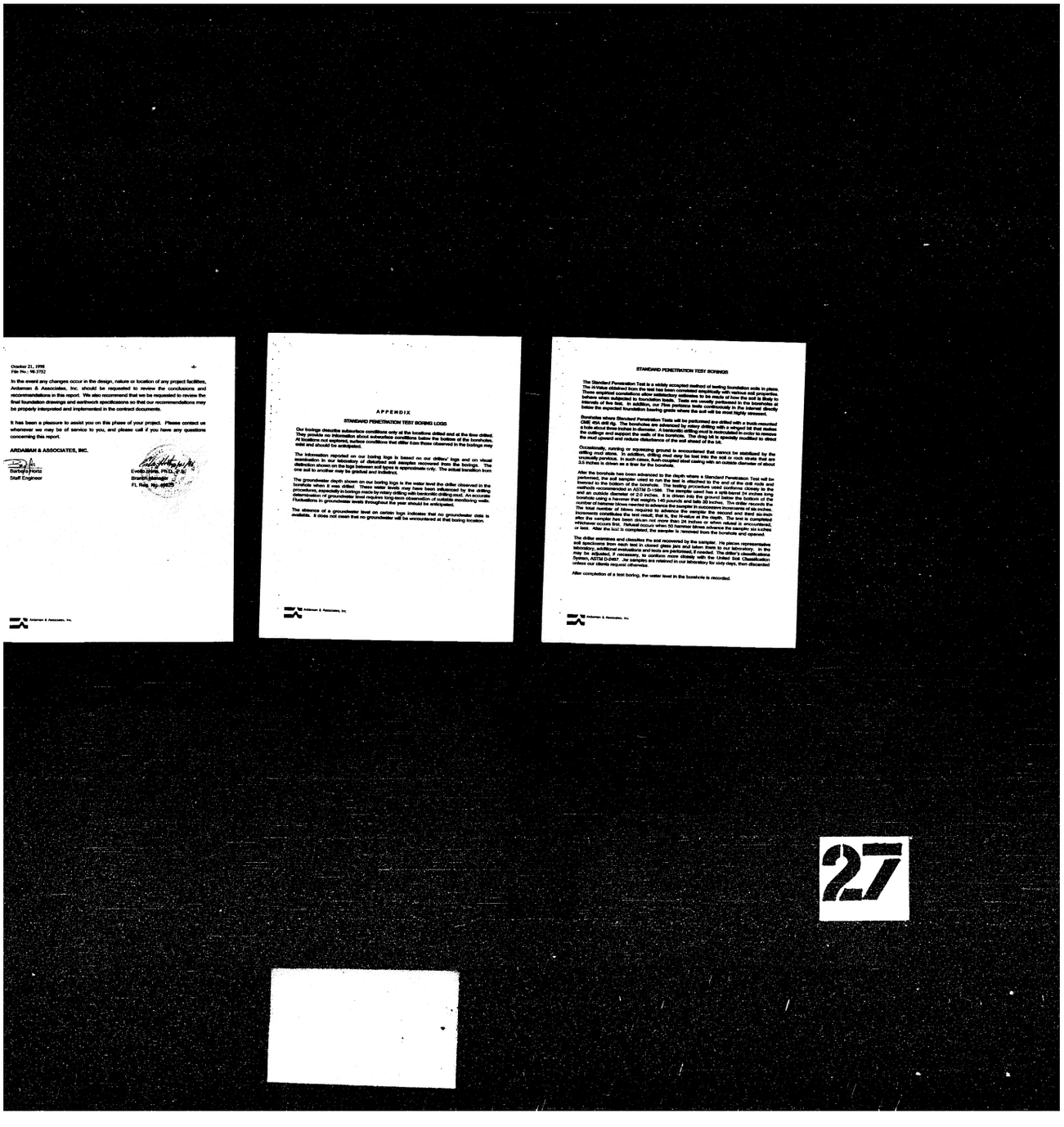

October 21, 1998
File No.: 96.2702

In the event any changes occur in the design, nature or location of any project facilities, Andersen & Associates, Inc. should be requested to review the conclusions and recommendations in this report. We also recommend that we be requested to review the final foundation drawings and earthwork specifications so that our recommendations may be properly interpreted and implemented in the contract documents.

It has been a pleasure to assist you on this phase of your project. Please contact us whenever we may be of service to you, and please call if you have any questions concerning this report.

ARDAMAN & ASSOCIATES, INC.

Barbara Horiz
Staff Engineer

Evelio Ortiz, PhD, P.E.
Branch Manager
FL Reg. No. 49625

Andersen & Associates, Inc.

APPENDIX

STANDARD PENETRATION TEST BORING LOGS

Our borings describe subsurface conditions only at the boreholes drilled and at the time drilled. They provide no information about subsurface conditions below the bottoms of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the boreholes when it was drilled. These water levels may have been influenced by the drilling procedure, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

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

Andersen & Associates, Inc.

STANDARD PENETRATION TEST BORINGS

The Standard Penetration Test is a widely accepted method of testing foundation soils in place. The N-Value obtained from the test has been correlated empirically with various soil properties. These correlations have allowed evolutionary addresses to be made of how the soil is likely to behave when subjected to foundation loads. Tests are usually performed in the boreholes at intervals of five feet. In addition, our Pres pentrometer tests continuously in the interval directly below the expected foundation bearing grade where the soil will be most highly stressed.

Boreholes where Standard Penetration Tests will be performed are drilled with a truck-mounted CME 45A drill rig. The boreholes are advanced by rotary drilling with a carbide bit that makes a hole about three inches in diameter. A bentonitic drilling mud is maintained in order to remove the cuttings and support the walls of the boreholes. The drag bit is specially modified to shear the wall upward and reduce disturbance of the soil ahead of the bit.

Occasionally, running or squeezing ground is encountered that cannot be stabilized by the drilling mud alone. In addition, drilling mud may be lost into the soil or rock strata that are unusually pervious. In such cases, flush-coupled steel casing with an outside diameter of about 3.5 inches is driven as a liner for the borehole.

After the borehole has been advanced to the depth where a Standard Penetration Test will be performed, the soil sampler used to run the test is attached to the end of the drill rods and lowered to the bottom of the borehole. The testing procedure used conforms closely to the method recommended in ASTM D-1586. The sampler used has a split-barrel 24 inches long and an outside diameter of 2.0 inches. It is driden into the ground below the bottom of the borehole using a hammer that weighs 140 pounds and falls 30 inches. The driller records the number of hammer blows needed to advance the sampler in successive 6-inch increments of six inches. The measured blows required to advance the sampler the second and third six-inch increments makes the test result; that is, the N-value at the depth. The test is discontinued after the sampler has been driven not more than 24 inches or when refusal is encountered. Refusal occurs when 50 hammer blows advance the sampler six inches or less. After the test is completed, the sampler is removed from the borehole and opened.

The driller examines and classifies the soil recovered by the sampler. He places representative soil specimens from each test in closed glass jars and taken them to our laboratory. In the laboratory, additional evaluations and tests are performed, if needed. The driller's classification is verified, if necessary, to conform more closely with the United Soil Classification System, ASTM D-2487. Jar samples are retained in our laboratory for sixty days, then discarded unless our clients request otherwise.

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

Andersen & Associates, Inc.

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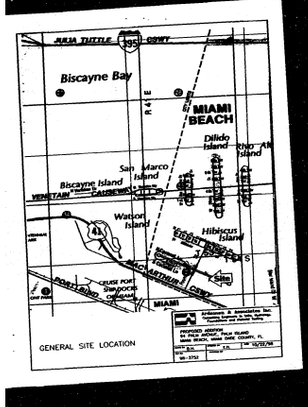
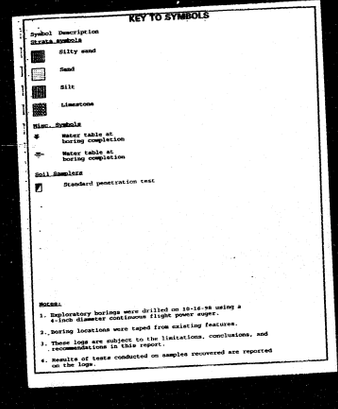




KEY TO SYMBOLS

Symbol Description

Strata symbols

Silty sand

Sand

Silt

Limestone

Misc. Symbols

Water table at boring completion

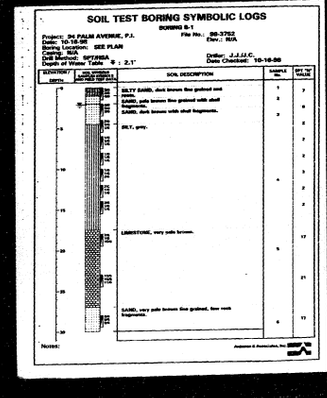
Water table at boring completion

Soil Samplers

Standard penetration test

NOTES:

1. Exploratory borings were drilled on 10-16-98 using a 4-inch diameter continuous flight power auger.
2. Boring locations were taped from existing features.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.



SOIL TEST BORING SYMBOLIC LOGS

BORING B-1

Project: 94 PALM AVENUE, P.J. — File No.: 98-3762
Date: 10-16-98 — Elev.: N/A
Boring Location: SEE PLAN
Foreman: SLK — Driller: J.J.I.I.C.
Drill Method: SPT/RBA — Date Checked: 10-16-98
Depth of Water Table: ▼ : 2.1'

ELEVATION / DEPTH	SOIL STRATUM SYMBOL AND UNIT DEPTHS	SOIL DESCRIPTION	SAMPLE No.	SPT "N" VALUE
		SILTY SAND, dark brown fine grained root mass	1	3
		SAND, pale brown fine grained with shell fragments.	2	4
		SAND, dark brown with shell fragments.	3	6
		SILT, grey.		2
				3
				3
			4	2
				2
				2
		LIMESTONE, very pale brown.		17
			5	
				21
		SAND, very pale brown fine grained, few rock fragments.	6	11

Notes:

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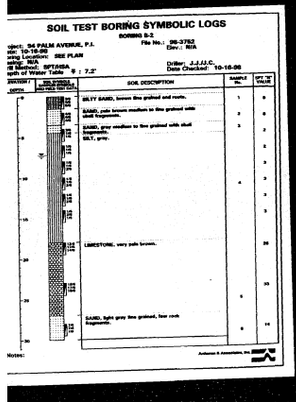


SOIL TEST BORING SYMBOLIC LOGS

BORING B-2

File No.: 99-3762

Elev.: 8GS

Driller: J.J.J.C.

Date Checked: 10-18-99

SOIL DESCRIPTION

SILTY SAND, brown fine grained and roots.

SAND, pale brown medium to fine grained with shell fragments.

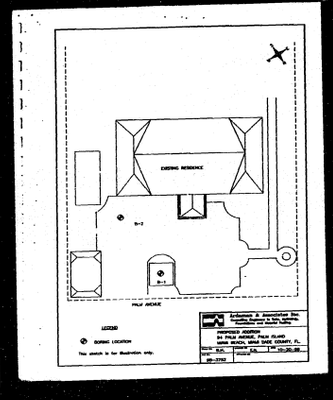
SAND, grey medium to fine grained with shell fragments.

SILT, grey.

LIMESTONE, very pale brown.

SAND, light grey fine grained, lime rock fragments.

Notes:



EXISTING RESIDENCE

B-2

B-1

PALM AVENUE

LEGEND

BORING LOCATION

This sketch is for illustration only.

Schwebke & Associates, Inc.

PROPOSED RESIDENCE

84 PALM AVENUE, PALM ISLAND

ISLAND WATCH, MIAMI DADE COUNTY, FL.

99-3762

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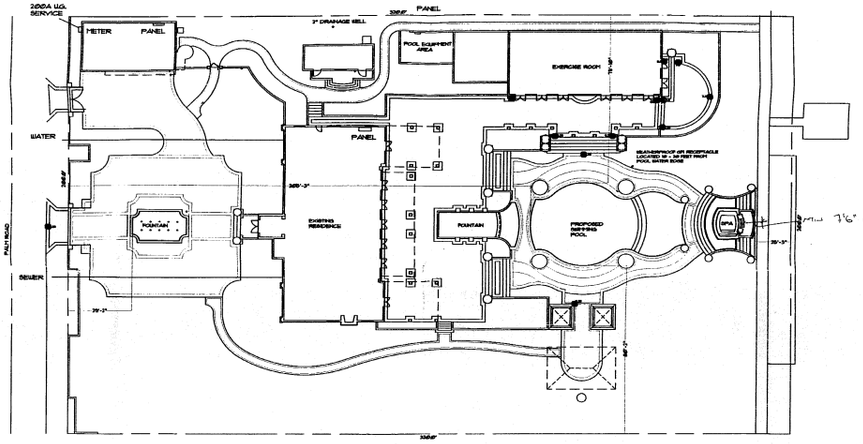

SITE PLAN

RECEPTACLE BOX DETAIL
NO SCALE

SHEET 1 OF 5

DRAWING NO.

DATE

SCALE AS SHOWN

REVISIONS

NUMBER | DATE

KENNETH R. PFEIFFER, P.E.

PROPOSED POOL FOR
PALM ISLAND RESIDENCE
141 PALM AVENUE
PALM BEACH, FLORIDA

SEAL

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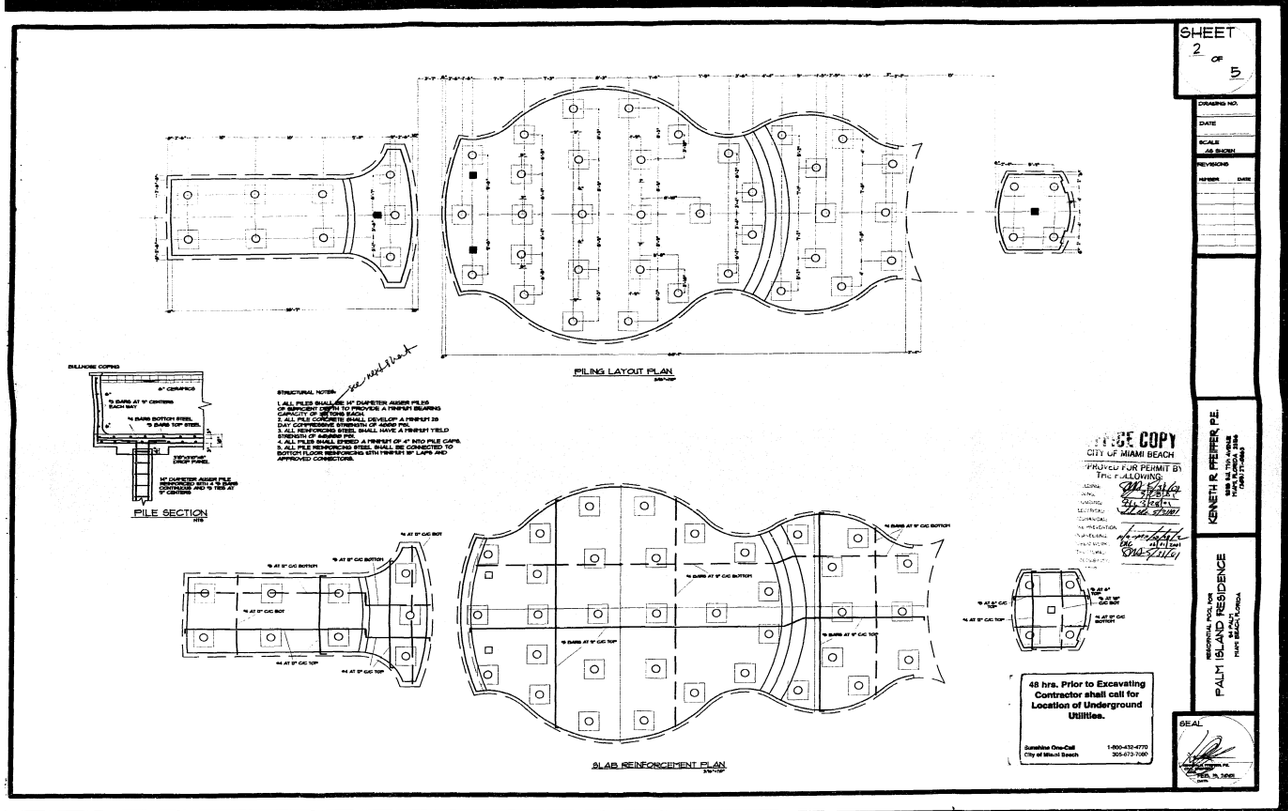
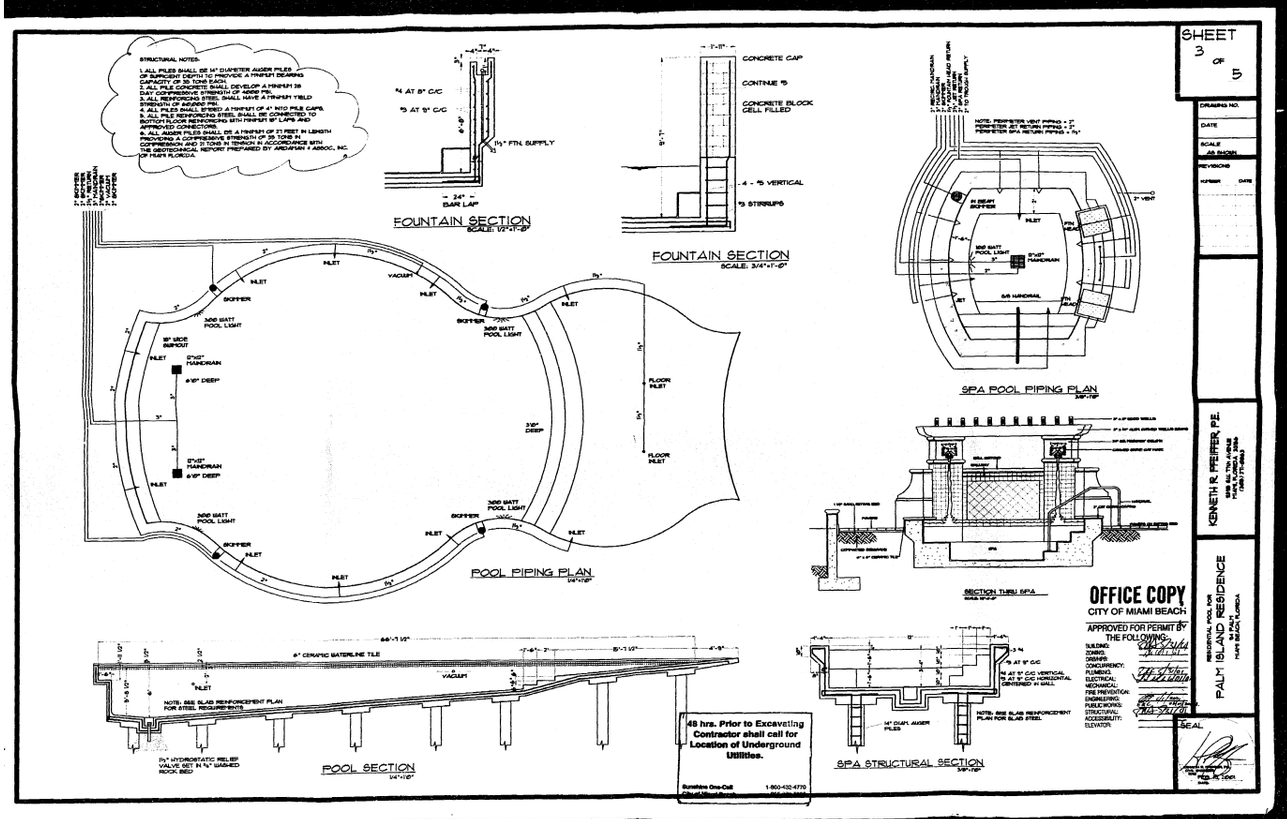
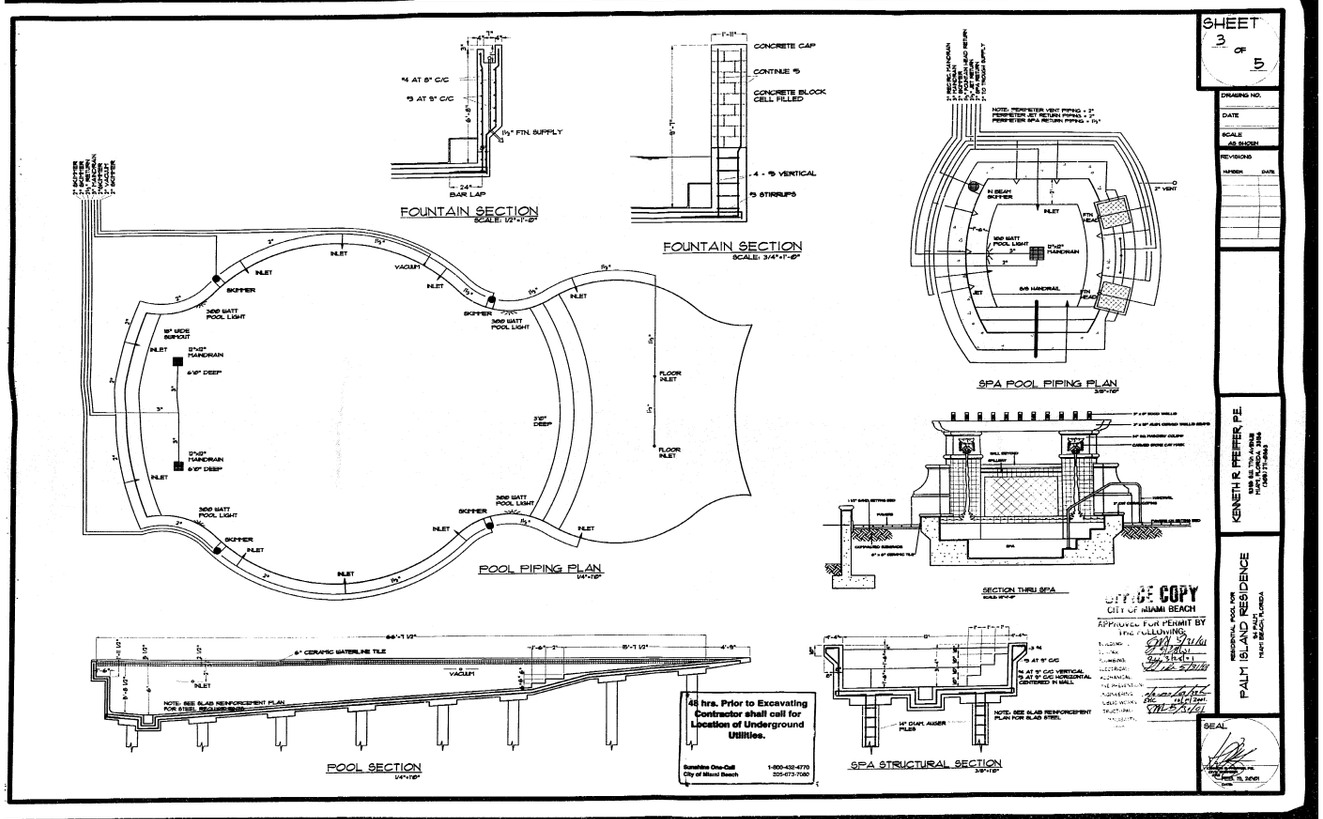

SHEET 2 OF 5
DRAWING NO.
DATE
SCALE AS SHOWN
REVISIONS
NUMBER DATE
PILING LAYOUT PLAN
PILE SECTION
STRUCTURAL NOTES:
1. ALL PILES SHALL BE 24" DIAMETER AUGER PILES OR EQUIVALENT DESIGNED TO PROVIDE A FINISH BEARING CAPACITY OF 100 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000# PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL EMBED A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 8" LAPS AND APPROVED CONNECTORS.
SLAB REINFORCEMENT PLAN
CITY OF MIAMI BEACH
PROVED FOR PERMIT BY
THE FOLLOWING:
48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.
Sunshine One-Call 1-800-432-4770
City of Miami Beach 305-673-7080
KENNETH R. PFEIFFER, P.E.
RESIDENTIAL POOL SPA
PALM ISLAND RESIDENCE
MIAMI BEACH, FLORIDA
SEAL

27


STRUCTURAL NOTES:
1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF 35 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL STEND A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 90° LAPS AND MINIMUM 24 BAR DIAMETERS.
6. ALL AUGER PILES SHALL BE A MINIMUM OF 21 FEET IN LENGTH PROVIDING A COMPRESSIVE STRENGTH OF 35 TONS IN COMPRESSION AND 3 TONS IN TENSION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ARDAMAN + ASSOC., INC. OF MIAMI, FLORIDA.
FOUNTAIN SECTION
SCALE: 1/2"=1'-0"
FOUNTAIN SECTION
SCALE: 3/4"=1'-0"
POOL PIPING PLAN
SPA POOL PIPING PLAN
SECTION THRU SPA
POOL SECTION
SPA STRUCTURAL SECTION
48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
SHEET 3 OF 5
KENNETH R. PFEIFFER, P.E.
PALM ISLAND RESIDENCE
SEAL

27


FOUNTAIN SECTION
SCALE: 1/2"=1'-0"
#4 AT 8" C/C
#3 AT 8" C/C
1½" FTN. SUPPLY
24" BAR LAP
FOUNTAIN SECTION
SCALE: 3/4"=1'-0"
CONCRETE CAP
CONTINUE #5
CONCRETE BLOCK CELL FILLED
4 - #5 VERTICAL
#5 STIRRUPS
POOL PIPING PLAN
1/4"=1'0"
SKIMMER
INLET
VACUUM
300 WATT POOL LIGHT
18" WIDE BENCH
27"x12" HANDRAIL
6'-0" DEEP
3'-10" DEEP
FLOOR INLET
SPA POOL PIPING PLAN
3/8"=1'0"
NOTE: PERIMETER VENT PIPING = 2"
PERIMETER JET RETURN PIPING = 2"
PERIMETER SPA RETURN PIPING = 1½"
2" VENT
IN BEAM SKIMMER
FTN. BEAM
900 WATT POOL LIGHT
27"x12" HANDRAIL
6/6 HANDRAIL
JET
SECTION THRU SPA
POOL SECTION
1/4"=1'0"
6" CERAMIC WATERLINE TILE
NOTE: SEE SLAB REINFORCEMENT PLAN FOR STEEL REQUIREMENTS
SPA STRUCTURAL SECTION
3/8"=1'0"
#4 AT 9" C/C VERTICAL
#5 AT 9" C/C HORIZONTAL CENTERED IN WALL
14" DIAM. AUGER PILES
NOTE: SEE SLAB REINFORCEMENT PLAN FOR SLAB STEEL
48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.
Sunshine One-Call of Miami Beach
1-800-432-4770
305-672-7080
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
SHEET 3 OF 5
DRAWING NO.
DATE
SCALE AS NOTED
REVISIONS
NUMBER
DATE
KENNETH R. PFEIFFER, P.E.
1880 SE 7TH AVENUE
PALM FLORIDA 33064
(305) 917-8063
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
19 PALM ISLAND
MIAMI BEACH, FLORIDA
SEAL
PALM BEACH, FL 33480

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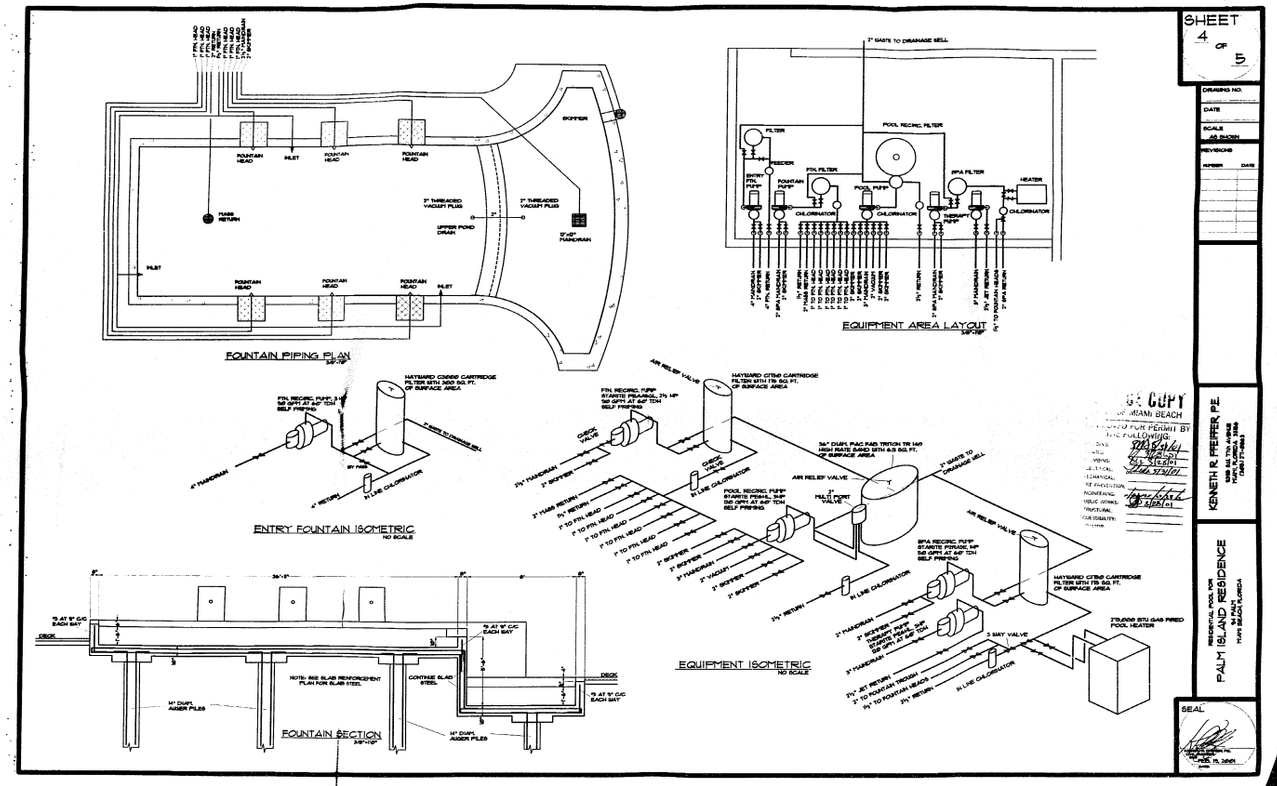

SHEET 4 OF 5

DRAWING NO.

DATE

SCALE AS SHOWN

REVISIONS

NUMBER	DATE

COPY

MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

DATE

BUILDING

ELECTRICAL

MECHANICAL

FIRE PROTECTION

PLUMBING

PUBLIC WORKS

STRUCTURAL

ACCESSIBILITY

OTHER

KENNETH R. PFEFFER, P.E.
5355 SW 77th AVENUE
FORT LAUDERDALE, FLORIDA 33314
(954) 772-0444

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
PALM ISLAND
PALM BEACH, FLORIDA

SEAL

KENNETH R. PFEFFER, P.E.
REGISTERED ENGINEER
STATE OF FLORIDA
No. 27844
DATE: FL 33401

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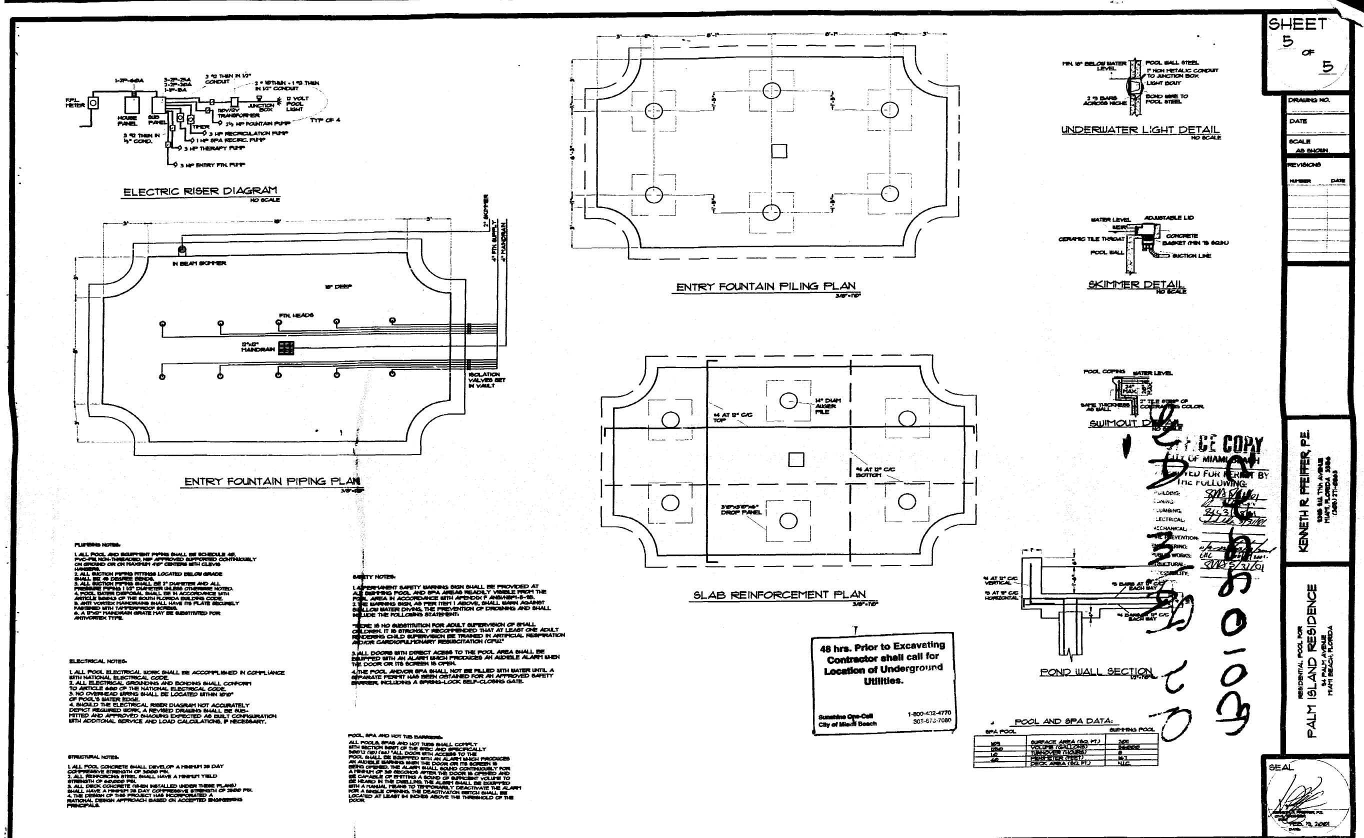
SHEET 5 OF 5
ELECTRIC RISER DIAGRAM
ENTRY FOUNTAIN PIPING PLAN
ENTRY FOUNTAIN PILING PLAN
SLAB REINFORCEMENT PLAN
UNDERWATER LIGHT DETAIL
SKIMMER DETAIL
SWIMOUT DETAIL
POND WALL SECTION
POOL AND SPA DATA
48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.
Sunshine One-Call City of Miami Beach
1-800-432-4770
KENNETH R. PFEIFFER, P.E.
RESIDENTIAL POOL FOR PALM ISLAND RESIDENCE
SEAL
OFFICE COPY

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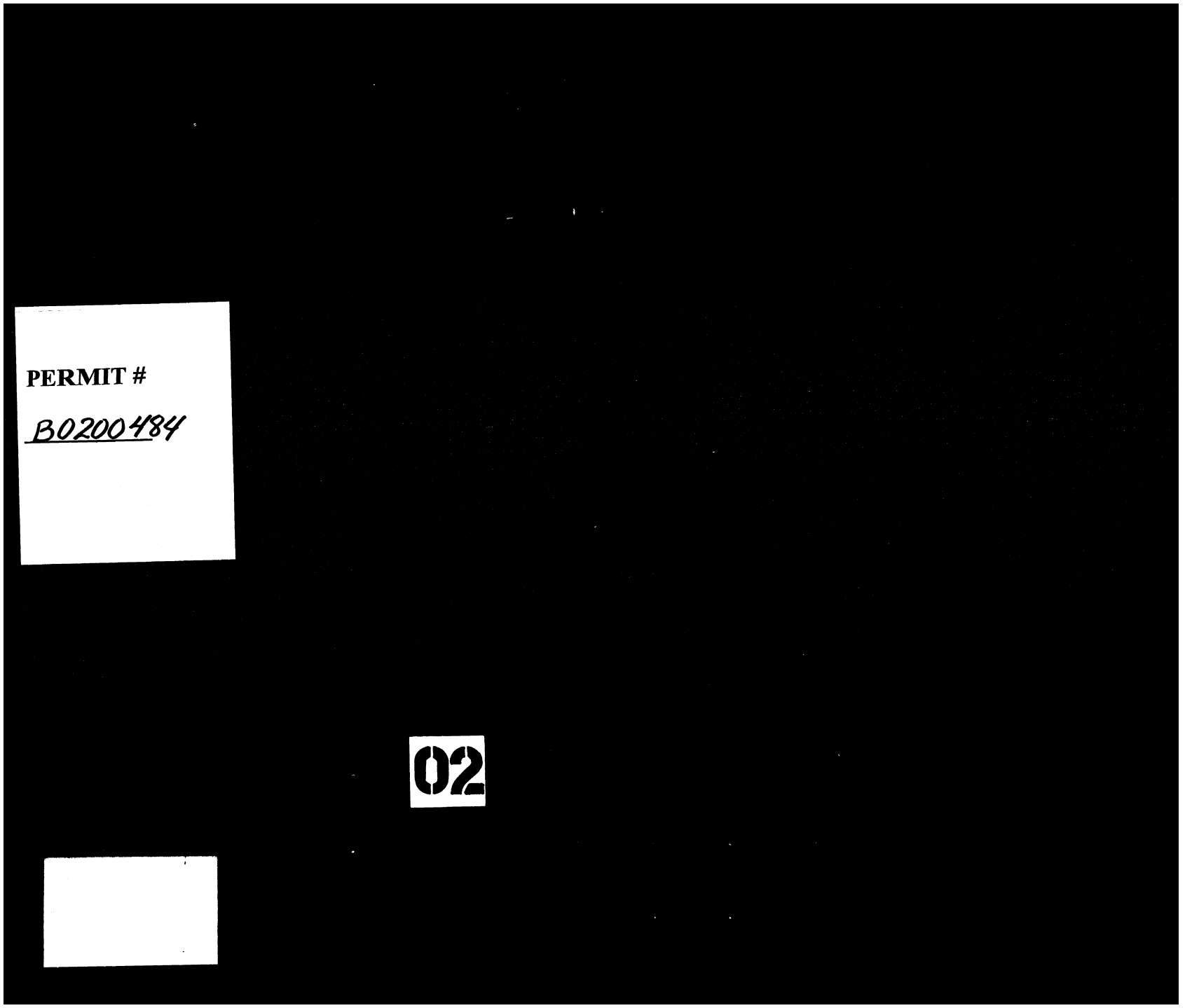
B0102245
94 Palm Ave


PERMIT #
B0200484
02

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

Building Work Permit

02-22-2002

Activity Number: B0200484

DETAIL LIST

CITY OF MIAMI BEACH

Building Work Permit

02-22-2002

Activity Number: B0200484

Site Address 94 PALM AV MBCH

INSPECTION LIST

Item: 01125.1105: 1 - LINDATION
Item: 01170.1110: SLAB/ TERM
Item: 01170.1115: FLOOR SLAB
Item: 01180.1120: COLUMNS
Item: 01230.1125: FIC BEAM
Item: 01130.1130: Roof Deck/ Waterproofing
Item: 01130.1135: Flash Flashing
Item: 01170.1150: FRAMING WALLS
Item: 01170.1151: Accessibility Rough
Item: 01180.1160: INSULATION
Item: 01180.1165: Insulation Roof MOP
Item: 01170.1170: Mise/Ch
Item: 01170.1175: Stucco Set Tile
Item: 01180.1180: Stucco Lath
Item: 01180.1185: N WALL
Item: 01170.1170: STONE FRONT
Item: 01170.1175: INTERIOR
Item: 01180.1180: DRYWALL
Item: 01180.1185: WINDOWS & GLAS DOORS
12/18/2001 By: Action: FA Type: Verify Mbr
house except 3 openings. Main entrance door tape
arch at entrance and bath window for bedroom #3
Item: 01180.1190: Other Insulation
Item: 01180.1190: Other Wall Insulation
Item: 01180.1193: Bldg Accessibility Final
Item: 01180.1195: Roof Floor Final Inspec
Item: 01180.1198: Building Final
Item: 03023.3023: Fire: Shutters Doors
Item: 03023.3025: Fire: Entrance Doors
Item: 03080.3080: Fire: Other Inspection
Item: 03080.3089: FINAL FIRE INSPECTION

02

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

Building Work Permit

12-18-2000 Activity Number: [illegible] Status: APPROVED
Receipt
Date Applied 11/06/2000 Date Issued 12/17/2000 Entered By: BULGARU
Date Completed Date Expired 06/15/2002
Site Address: 90 PALM AV MBCH Balance Due: $0.00
Parcel # [illegible] Valuation: [illegible]
Applicant GOMEZ RAFAEL B Owner DOMINION INDUSTRIAL HOLDINGS LTD
3360 CORAL WAY PO BOX 10456
MIAMI FL 33145 RIYADH 11433
305-444-2340
Description Install IMPACT windows 29 openings & 12 doors

Payments made for this receipt:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

08/27/01 11:41:20 941.486.1980-F91-> [illegible] Page 002

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2527 FAX (305) 375-2558

CONTRACTOR ENFORCEMENT DIVISION
(305) 375-2966 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE
PGT Industries
1070 Technology Drive
Nokomis, FL 34275

Your application for Notice of Acceptance (NOA) of:
Series C-700 Outswing Aluminum Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

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

ACCEPTANCE NO.: [redacted]
EXPIRES: [redacted]

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED: [redacted]

08/27/01 11:41:53 941.486.1980-F91-> [illegible] Page 003

PGT Industries

ACCEPTANCE No.: [illegible]
APPROVED: DEC 0 7 2000
EXPIRES: January 28, 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This revises Notice of Acceptance No. 98-0501.01, which was issued on January 28, 1999. It approves an aluminum casement window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series C-700 Outswing Aluminum Casement Window – Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. 339, Sheets 1 through 4 of 4, dated February 13, 1998, with revision C dated 2/17/99, prepared by Vinyl Tech/Progressive Glass Technology, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications only, as shown in approved drawings.

4. **INSTALLATION**
4.1 The aluminum casement window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product will not require a hurricane protection system.

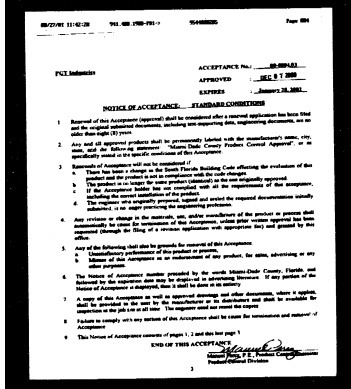
5. **LABELING**
5.1 Each window unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Examiner
Product Control Division

2

02



PGT Industries

ACCEPTANCE No.: 02-0809.03
APPROVED : DEC 5 T 2002
EXPIRES : January 28, 2003

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the follow-ing statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
   b. The product is no longer the same product (identical) as the one originally approved.
   c. If the Acceptance holder has not complied with all the requirements of this Acceptance, including the correct installation of the product.
   d. The engineer or's and product approval fee is not received and sealed the required documentation initially submitted, or no longer carry out engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product as proposed shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of this product or process.
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be duplicated in advertising literature. If any portion of the Notice of Acceptance is duplicated, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where a applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer shall not resend the copies.

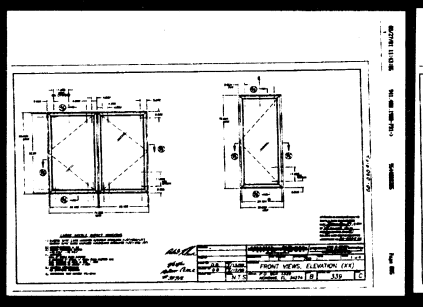
8. Failure to comply with any portion of this Acceptance shall be cause for termination and removal of Acceptance.

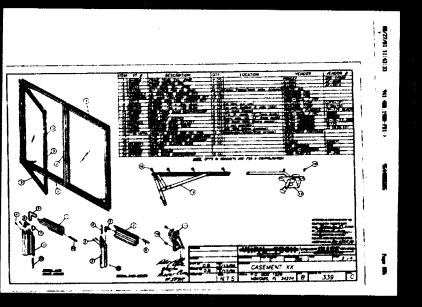
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Engineer
Product Control Division

3





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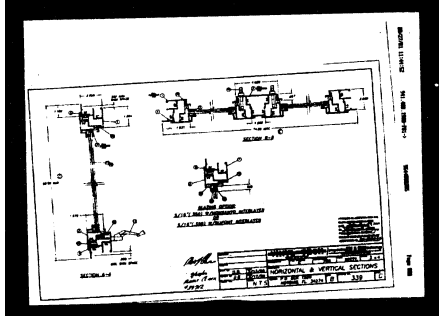
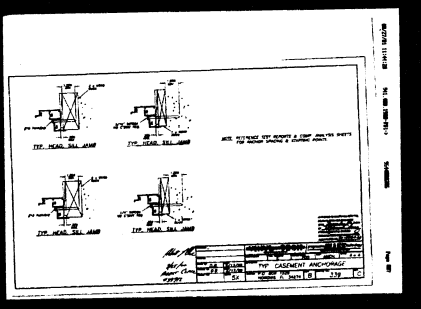




02

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Dade Metals Corporation
200 N.W. 32 Street
Miami FL 33127-4811

Your application for Product Approval of
Series 3000 Aluminum Fixed Window - Impact Resistant
under Chapter 6 of the Code of Miami-Dade County governing the use of Alternate Materials and ... parts of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to revoke this approval should an unsafe or unlawful condition exist or anyone from a phase in manufacturer's plant for quality control testing, should an unsafe or unlawful condition exist or anyone from a phase in manufacturer's plant for quality control testing, or inspect if the product or material fails to perform in the approved manner, BCCO may revoke its approval of the product or material immediately. BCCO reserves the right to revoke this approval if in the use of such product or material fails to meet the requirements of the South Florida Building Code

The expense of such testing will be incurred by the manufacturer

Acceptance No.: 00-0214.04
Expiration date: 08/07/2003

Raul Rodriguez, P.E.
Chief Product Control Examiner

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above

Approval: 06/01/2000

James A. Quarles, III, A.
Director
Miami-Dade County
Building Code Compliance Office

1 of 1

Dade Metals Corporation

ACCEPTANCE No.: 00-0214.04
APPROVED: JUN 2 9 2000
EXPIRES: August 30, 2003

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This revision and renewal the Notice of Acceptance No. 97-1024.01 that was issued on February 3, 1998. It approves an aluminum fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for Miami-Dade County. For the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series 3000 Aluminum Fixed Window – Impact Resistant, and its components shall be constructed in strict compliance with the following documents: Drawing No. W60-03, titled "Series-3000 Aluminum Fixed Window-Impact Resistant," Sheets 1 and 3 of 3, dated 01/27/00, prepared by Al-Fatima Corporation signed and sealed by Humayoun Fatmaj, P.E. They bear the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to single unit applications, as shown approved drawings

4. **INSTALLATION**
4.1 The aluminum fixed window and its components shall be installed in strict compliance with the approved drawings
4.2 Hurricane protection systems (shutters): The installation of this unit will not constitute a hurricane protective system

5. **LABELING**
5.1 Each unit shall have a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for permits shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly indicating where the components entered for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system

Manuel Perez, P.E. Product Control Examiner
Product Approval Division

2 of 3

Dade Metals Corporation

ACCEPTANCE No.: 00-0214.04
APPROVED: JUN 2 9 2000
EXPIRES: August 30, 2003

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, has no older than eight (8) years

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated on the specific conditions of this Acceptance;

3. Revocation of Acceptance will not be considered if:
a) The product meets the current Florida Building Code reflecting the evaluation of this product and / or product is still in compliance with the code changes.
b) The product is no longer the same product (identical) as the one originally approved.
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fees) and granted by this office

5. Any of the following shall also be grounds for removal of this Acceptance
a) Unsatisfactory performance of this product or process
b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed as advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done so in entirety

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the owner by the manufacturer or distributor and shall be available for inspection at the job site at all time. The original seal can cover the copies

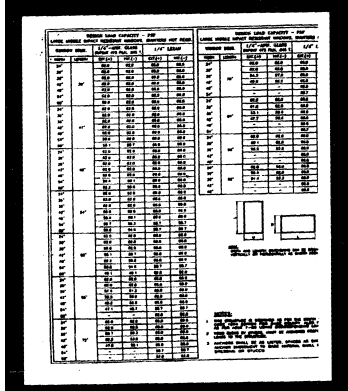
8. I agree to comply with any revision of this Acceptance it shall be cause for termination and removal of Acceptance

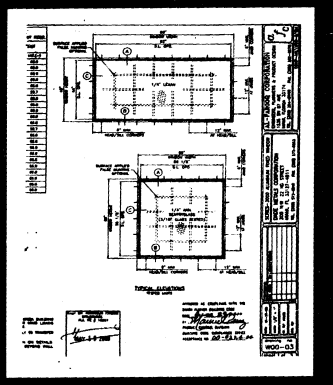
9. This Notice of Acceptance consists of pages 1, 2 and this one, page 3

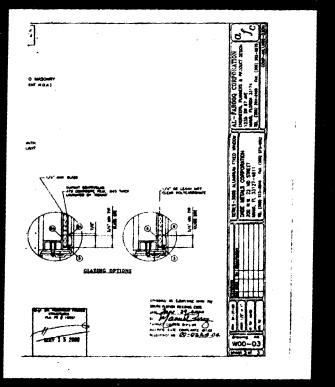
Manuel Perez, P.E. Product Control Examiner
Product Approval Division

END OF THIS ACCEPTANCE
3 of 3

02







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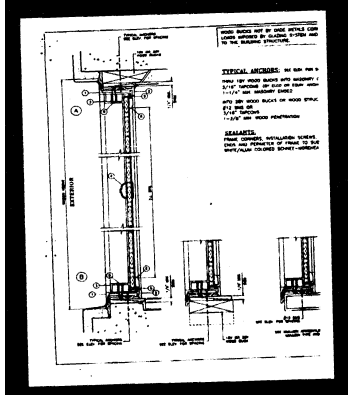
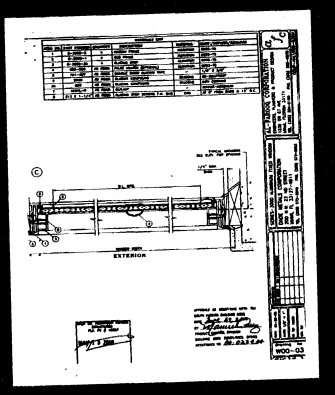
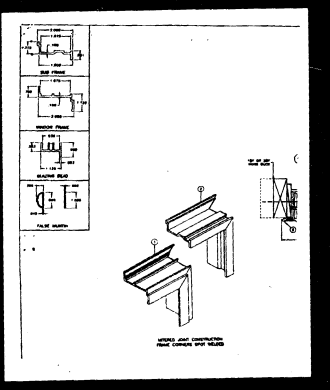
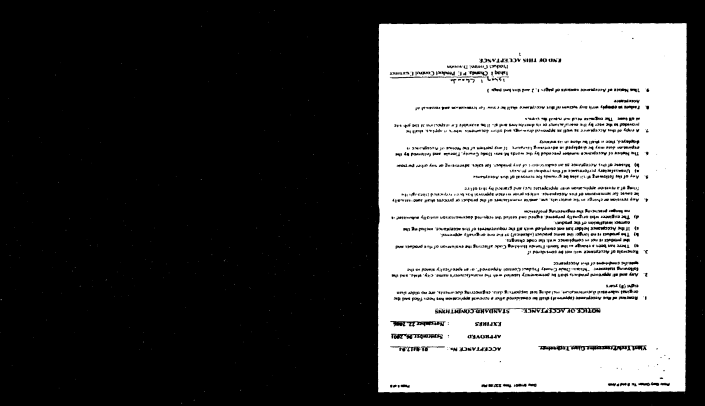


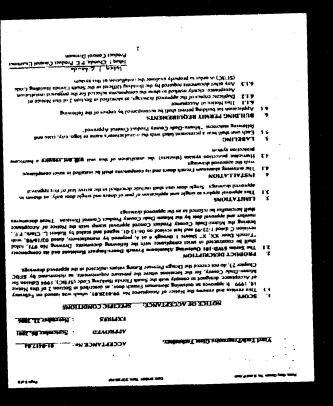


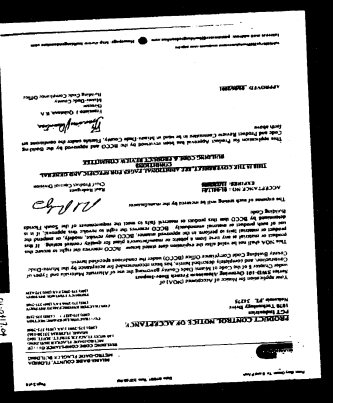


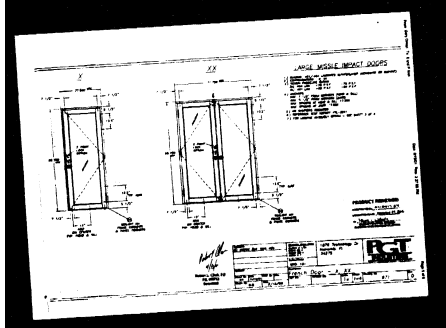
02

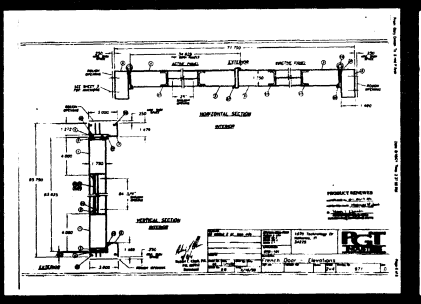
02

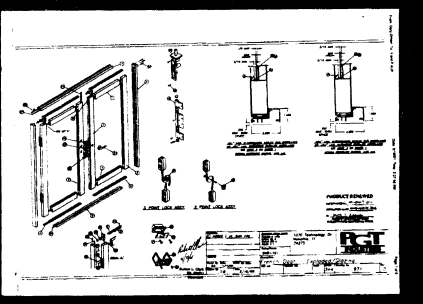




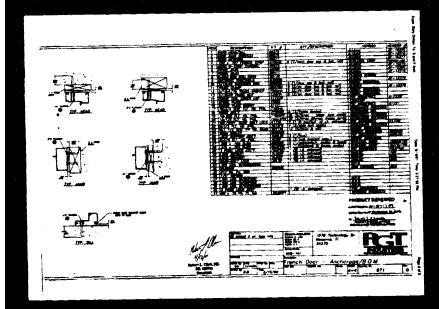


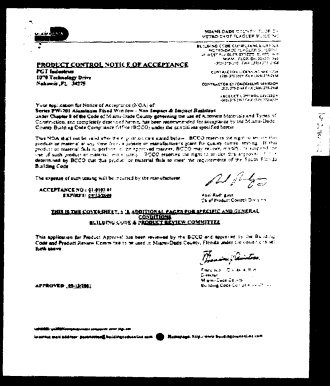

LARGE MISSILE IMPACT DOORS
PRODUCT REVIEWED


HORIZONTAL SECTION
VERTICAL SECTION
PRODUCT REVIEWED


PRODUCT REVIEWED

02





PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis FL 34275

Your App. dated for Notice of Acceptance (NOA) of
Series PW-700 Aluminum Fixed Windows - Non-Impact & Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and consistently does not have been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the procedure specified below.

This NOA shall not be used at the time of application to local Building Official for the purpose of securing a permit for any building or structure. It does not relieve the applicant of the responsibility of satisfying the requirements of the Florida Building Code in every respect.

The expense of such testing shall be incurred by the manufacturer.

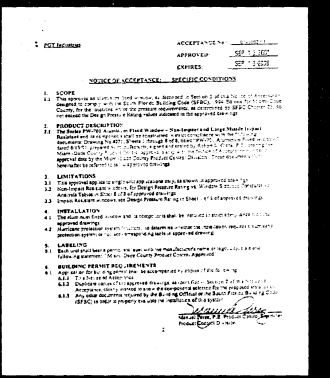
ACCEPTANCE NO.: 01-0202.01
EXPIRY: 01/14/2008

THIS IS THE COVERSHEET + 3 ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committees to be used in Miami-Dade County, Florida under conditions set forth above.

APPROVED: 09/19/2001



PGT Industries

ACCEPTANCE No.: 01-0202.01
APPROVED: SEP 19 2001
EXPIRES: SEP 19 2006

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. SCOPE
1.1 This Approval is for [illegible]
Designed to comply with the Florida Building Code (FBC), Year 2001 and Miami-Dade County, for the stated wind zone pressure requirements, as determined by FBC Chapter 23. Not to exceed the Design Pressure Rating values indicated on the approved drawings.

2. PRODUCT DESCRIPTION
2.1 The Series PW-700 Aluminum Fixed Windows - Non-Impact and Large Missile Impact Resistant are as originally shall be manufactured and installed as per the following Miami-Dade County approved drawing No.: 01-0202.01 Sheets 1 through 6 of 6 Sheets, prepared by [illegible] dated 08/31/2001 and bearing the Miami-Dade County Product Control Approval stamp. Unless otherwise noted, all drawings listed above shall bear the Miami-Dade County Product Control Approval stamp. Any revisions to the approved drawings must be approved in writing by the Miami-Dade County Product Control Division. Drawings or documents which do not bear the Miami-Dade County Product Control Approval stamp shall not be valid. Where there is more than one page to a listed drawing, all pages shall be submitted. In the event of conflict between the Notice of Acceptance and the approved drawings, the more restrictive shall govern.

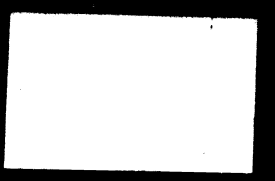
3. LIMITATIONS
3.1 This approval is for a single hung and sliding style, as shown in approved drawings.
3.2 Design Pressure: +/- [illegible] Psf (Design Pressure Rating vs Window Size as shown on the Architectural Features Table of approved drawings).
3.3 Impact Resistant versions: see Design Pressure Rating in Sheet [illegible] of approved drawings.

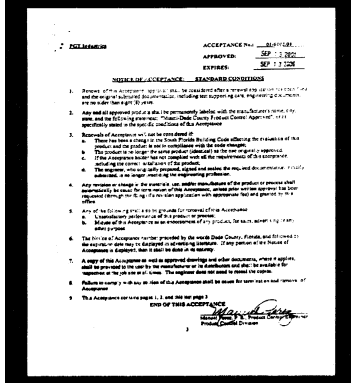
4. INSTALLATION
4.1 Each unit shall be installed in accordance with manufacturer's installation instructions and the approved drawings.
4.2 Hurricane protection shall be required as per [illegible] Code, 2001 edition, Section [illegible] or approved alternate system as per [illegible] and noted on approved drawings.

5. LABELING
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved".

6. BUILDING PERMIT REQUIREMENTS
6.1 Permit: At the building permit stage, the following shall be submitted:
6.1.1 To the local Building Official:
6.1.2 Duplicate copies of the approved drawings, as listed in Section 2 of this NOA.
Acceptance letter, signed in wet ink by the applicant, authorizing the release of the documents listed in Section 6.1.2 to the local Building Official.
6.1.3 Any other documents required by the Building Official of the local Florida Building Code (FBC) in order to properly review and issue the permit.

Manuel Perez, P.E.
Product Control Director





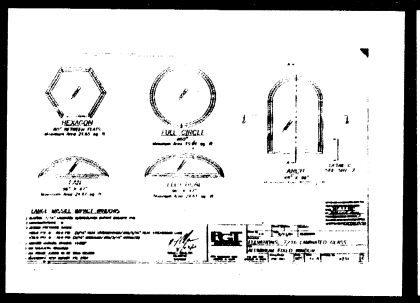
ACCEPTANCE No: 01-0727.01
APPROVED: SEP 13 2001
EXPIRES: SEP 13 2006

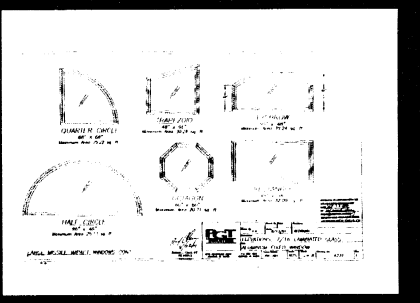
MODE OF ACCEPTANCE - STANDARD CONDITIONS

1. Renewal of this Acceptance application shall be considered after receipt of a letter requesting same and the original authorized documentation including test supporting data, engineering calculations are no older than eight (8) years.
2. Any and all approved product shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved" unless specifically stated in the specific conditions of this Acceptance
3. Revocation of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in contradiction with the code changes.
   b. The product is no longer the same product (identical) as the one originally approved.
   c. If the Acceptance holder has not complied with all the requirements of (3) a component including the correct, valid seven (7) digit product number.
4. Any revision or change in the materials, use, and/or manufacturer of the product or process shall automatically be cause for void renewal of this Acceptance, unless prior written approval has been requested through the filing of a new application with appropriate fee) and granted by this office.
5. Any of the following shall be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of the product or process.
   b. Misuse of the Acceptance as an endorsement of any product, for each, and every item, when proper.
6. The Miami-Dade Acceptance number provided by the words Dade County, Florida, and followed by the expiration date may be displayed on advertising literature. If any person or firm misuse of Acceptance is suspect, then it shall be dealt at its severity.
7. A copy of this Acceptance as well as approved drawings and other documents, where if applies, shall be provided to the user by the manufacturer or his distributors and shall be available for inspection at the job site at all times. The engineer does not need to reveal the copies.
8. Failure to comply with any or more of this Acceptance shall be cause for same void renewal of Acceptance
9. This Acceptance consists of one page 1, 2, and this last page 3

END OF THIS ACCEPTANCE

Manuel Perez Jr. - Product Control Engineer
Product Control Division





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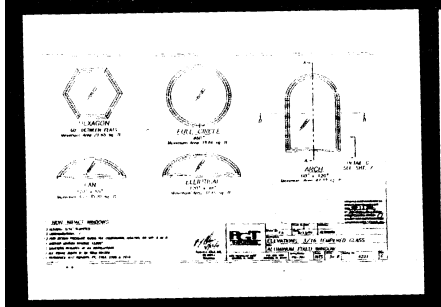

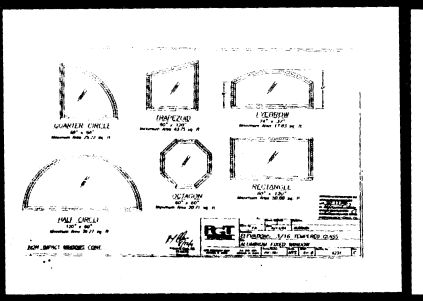

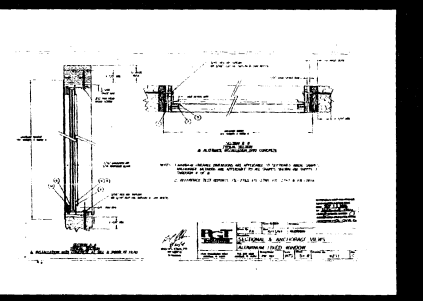

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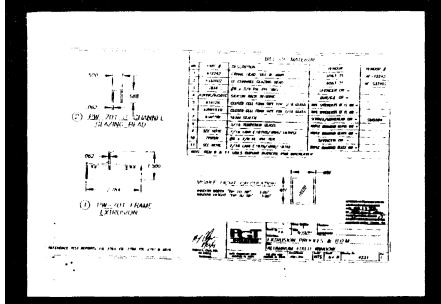

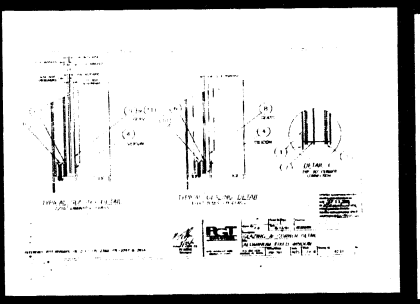

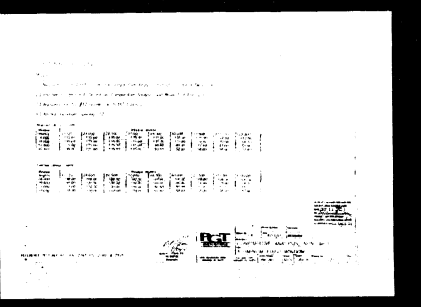

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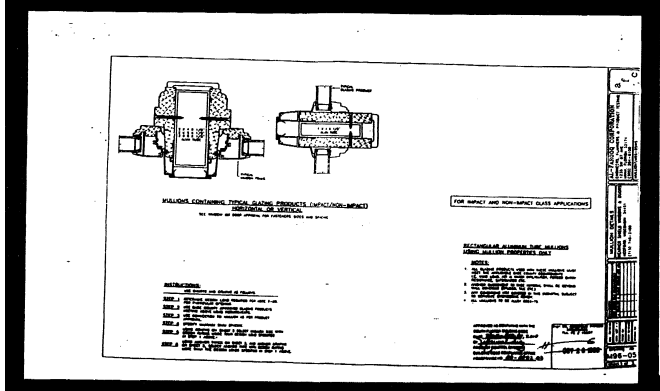


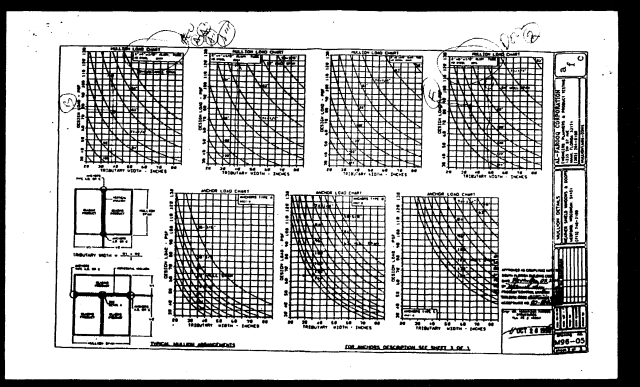
MULLIONS CONTAINING TYPICAL GLAZING PRODUCTS (NPAC/NON-IMPACT)
HORIZONTAL OR VERTICAL

FOR IMPACT AND NON-IMPACT GLASS APPLICATIONS

RECTANGULAR ALUMINUM TUBE MULLIONS
HOMOG MULLION PROPERTIES CHART

NOTES:

M06-05



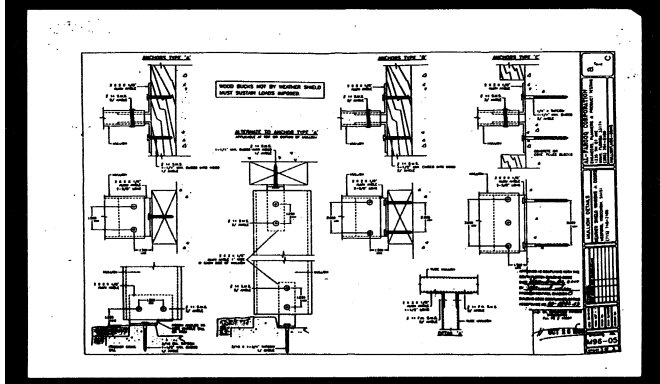
ANCHOR LOAD CHART

TYPICAL MULLION ARRANGEMENTS

FOR ANCHORS DESCRIPTION, SEE SHEET 3 OF 4

M06-05

02



02

99-0902.03

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
NOTICE OF ACCEPTANCE

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza (P.O. Box 309)
Medford , WI 54451

Your application for Notice of Acceptance (NOA) of
Alsenteeism Tube Mullion-Impact & Non-Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and competently described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to revoke this product or material at any time from a person or manufacturer's grant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

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

ACCEPTANCE NO.: **99-0902.03**
EXPIRES: **07/17/2003**

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Evaluation Committee, Miami, Florida under the conditions set forth above

APPROVED 11/5/03

City of Miami Gardens
Building Department
Shutter Permit
OFFICE COPY

Review Type	Initials	Date
Building		
Zoning		

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

05-0902.03

Weather Shield Manufacturing, Inc ACCEPTANCE No.: 99-0902.03

APPROVED NOV 0 2

EXPIRES : July 17, 20

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1 Approval of this Acceptance (approval) shall be considered after a received application has been d original submitted documents, including test supporting data, engineering documents, are no older (5) years.

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, st following statement: "Miami-Dade County Product Control Approved", or as specifically st specific conditions of this Acceptance

3 Renewals of Acceptance will not be considered if
a There has been a change in the South Florida Building Code affecting the evaluation of t
b The product is not in compliance with the code changes
c The product is not the same product (identical) as the one originally approved
d If the Acceptance holder has not complied with all the requirements of this acceptance, inc correct installation of the product
e The engineer who originally prepared, signed and sealed the required documentatio submitted, is no longer performing the engineering profession

4 Any revision or change in the materials, use, and/or manufacture of the product or process shall not be chosen for continuation of this Acceptance, unless prior written approval has been requested (b filing of a revision application with appropriate fee(s) and granted by this office.

5 Any of the following shall also be grounds for removal of this Acceptance:
a Unsatisfactory performance of this product or process
b Misuse of this Acceptance as an endorsement of any product, for sales, advertising or purposes

6 The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and follow expression date may be displayed in advertising literature. If any portion of the Notice of Acc displayed, then it shall be done in its entirety

7 A copy of this Acceptance as well as approved drawings and other documents, where it applies provided to the user by the manufacturer or its distributors and shall be available for inspection at t at all time. The engineer need not reissue the copies

8 Failure to comply with any section of this Acceptance shall be cause for termination and re Acceptance

9 This Notice of Acceptance consists of pages 1, 2 and this last page 3

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control
Product Control Division

Weather Shield Manufacturing, Inc ACCEPTANCE No.: 99-0902.03

APPROVED NOV 0 2 2003

EXPIRES : July 17, 2003

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This renews the Notice of Acceptance No. 98-1110.07, which was issued on March 11, 1999. It approv structural mullion system, as described in Section 2 of this Notice of Acceptance, designed to comply the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pro requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indic in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Alsenteeism Tube Mullions – Impact & Non-Impact Resistant and its components shall be constru in exact compliance with the following documents: Drawing No. M98-05, titled "Mullion Details", prep by Al Persaud Corporation, dated May, 12, 1996, with revisions A dated October 20, 1998. Sheets 1 throu of 3, signed and sealed by Dr. Humayoun Parsaei, P.E., bearing the Miami-Dade County Product Co Number, and/or the Notice of Acceptance number and approval date by the Miami-Dade Co Product Control Division. These documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to structural mullions to be installed vertically or horizontally, as shown in the approved drawings
3.2 For Design Pressure Rating vs Mullion size, Span, Tributary width, and Anchor type, see "Mull on Load
3.3 Each mullion shall be tested at the Design Pressure (positive and negative) specified on the pressure rating, test load charts, ma each must at least exceed the pressure requirement for the opening in which it is to be installed
3.4 Mullions are to be used only to support Weather Shield Manufacturing's four windows and doors, with a current Notice of Acceptance

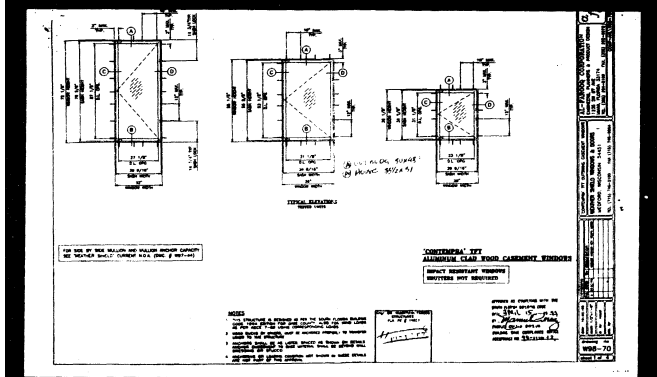
4. **INSTALLATION**
4.1 The structural mullion system and its components shall be installed in strict compliance with the appr drawings
4.2 This mullion can be installed as part of an impact resistant wall

5. **LABELING**
5.1 Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and Sale statement: "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Accept clearly marked to show the components selected for the proposed installation
6.1.3 The Notice of Acceptance of each window or door to be attached to the mullion
6.1.4 Any other documents required by the Building Official or the South Florida Building Code (SF in order to properly evaluate the installation of this system

Manuel Perez, P.E., Product Control Exam
Product Control Division

02

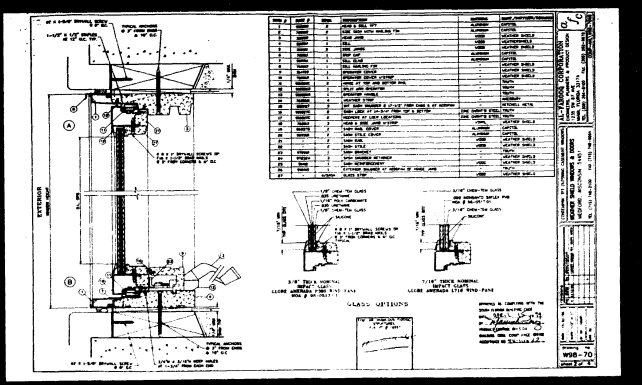


'CONTEMPRA' ITT
ALUMINUM CLAD WOOD CASEMENT WINDOWS

IMPACT RESISTANT WINDOWS
SHUTTERS NOT SHOWN

NOTES

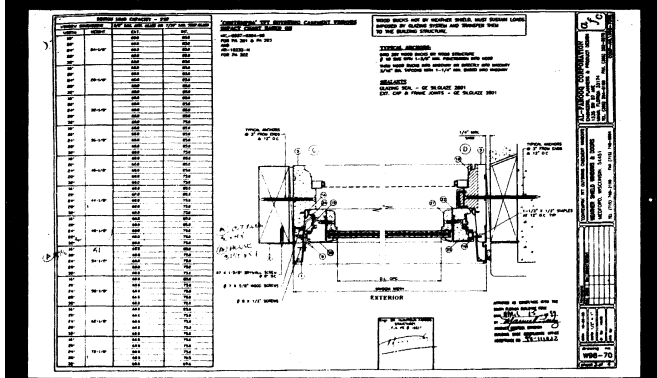
W98-70

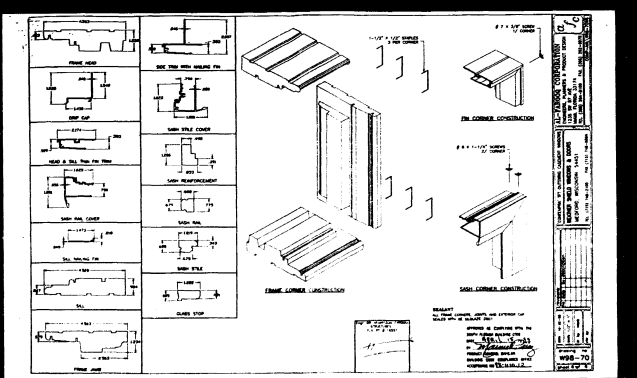


GLASS OPTIONS

W98-70

02





02

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-3299

CONTRACTOR LICENSING SECTION
(305) 375-2372 FAX (305) 375-3256

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2906 FAX (305) 375-2908

PRODUCT CONTROL SECTION
(305) 375-2902 FAX (305) 375-2939

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Contempra TFT Outswing Alum. Clad Wood Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure the product or material or anyone from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

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

Acceptance No.: 98-1118.12
Expires: 04/15/2000

René Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above

City of Miami Beach
Building Department
Miami-Dade County, Florida
OFFICE COPY

Review Type	Initial?	Date
Building	YES	4/15/98
Zoning		

Approved: 04/15/98

Francisco J. Quintana, P. A.
Director
Miami-Dade County
Building Code Compliance Office

6/22/98

Internet web address: permitcenter@buildingcodeoffice.com Homepage: http://www.buildingcodeoffice.com

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Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: 98-1118.12
APPROVED: APR 15 1998
EXPIRES: APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. **SCOPE**
1.1 It approves an outswing aluminum clad wood casement window as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition [illegible] Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings

2. **PRODUCT DESCRIPTION**
2.1 The "Contempra" TFT Outswing Aluminum Clad Wood Casement Window- Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. WW-70, titled "Contempra TFT Outswing Casement Woodgrain" prepared by: Al Fanoca Corporation, dated October 2, 1996, revised on 03/02/98. Sheets 1 through of 4, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. The document shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown in the approved drawings

4. **INSTALLATION**
4.1 The aluminum clad wood casement window and its components shall be installed in strict compliance with the approved drawings
4.2 The installation of this product will not require a hurricane protection system

5. **LABELING**
5.1 Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and following statement "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked in where the components referred to the proposed installation
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of the system

Manuel Perez, P.E., Product Control Examiner
Product Control Division

2 of 3

Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: 98-1118.12
APPROVED: APR 15 1998
EXPIRES: APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years

2. Any and all approved products shall be permanently inscribed with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance

3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product, and the product is not in compliance with the current changes
   b. The product is not in compliance with the documents(s) as the one originally approved
   c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product
   d. The engineer who originally prepared, signed and sealed the required documentation originally submitted, is no longer practicing the engineering profession

4. Any revision or change in the construction, and/or manufacture of the product or process shall automatically be void unless written approval has been requested through the filing of a revision application with appropriate fees and granted by this office

5. Any of the following shall also be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of this product or process
   b. Misuse of this Acceptance as an endorsement of any product, for sale, advertising or any other purposes

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed as advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection in the job site at all time. The engineer need not reveal the report

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of this Acceptance

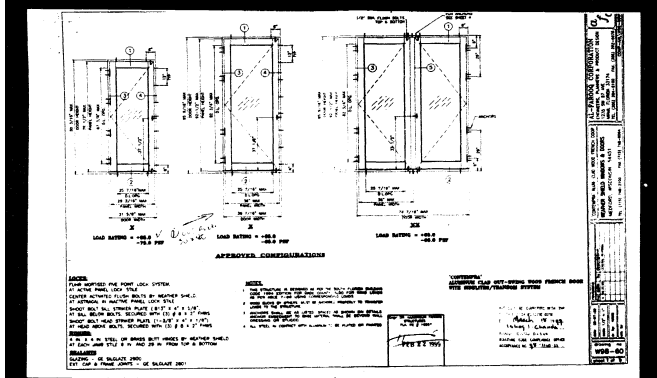
9. The Notice of Acceptance consists of pages 1- 2 and this last page 3

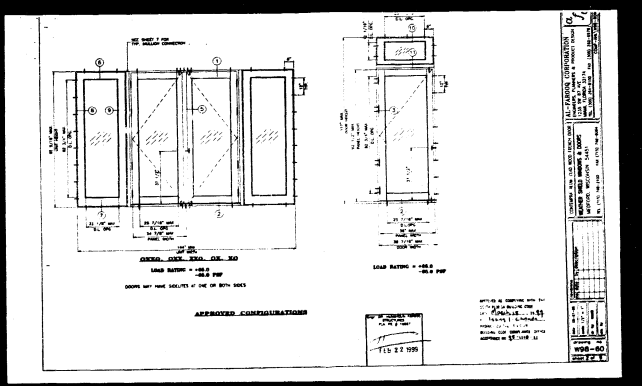
END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Examiner
Product Control Division

3 of 3

02


APPROVED CONFIGURATIONS
LOCKS:
FOUR MORTISED FIVE POINT LOCK SYSTEM
AT ACTIVE PANEL LOCK STYLE
CENTER ACTUATED FLUSH BOLTS BY WEATHER SHIELD
AT ASTRAGAL AT INACTIVE PANEL LOCK STYLE
SHOOT BOLT ALL STRIKES PLATE (.813" X 4" X 1/8")
AT SILL BELOW BOLTS, SECURED WITH (3) #8 X 1" FHMS
SHOOT BOLT HEAD STRIKER PLATE (1-3/8" X 4" X 1" FHMS)
AT HEAD ABOVE BOLTS, SECURED WITH (3) #8 X 1" FHMS
HINGES:
4 IN. X 4 IN. STEEL OR BRASS BUTT HINGES BY WEATHER SHIELD
AT EACH JAMB STILE 8 IN AND 28 IN. FROM TOP & BOTTOM
GLAZING:
GLAZING - GE SILGLAZE 2800
EXT. CAP & FRAME JOINTS - GE SILGLAZE 2801
NOTES:
CONFIGURATION:
ALUMINUM CLAD SWING DOOR FRENCH DOOR
WITH SINGLE/TRANSOM SYSTEM
LA-PASKO CORPORATION
WOOD SIDED WINDOWS & DOORS
FEB 22 1999
W98-60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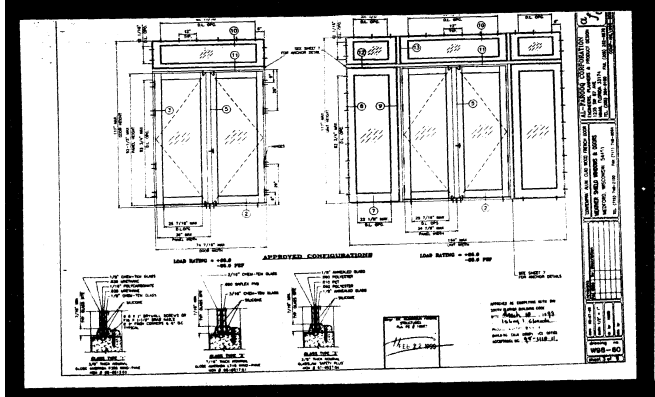
LA-PASKO CORPORATION
WOOD SIDED WINDOWS & DOORS
FEB 22 1999
W98-60

02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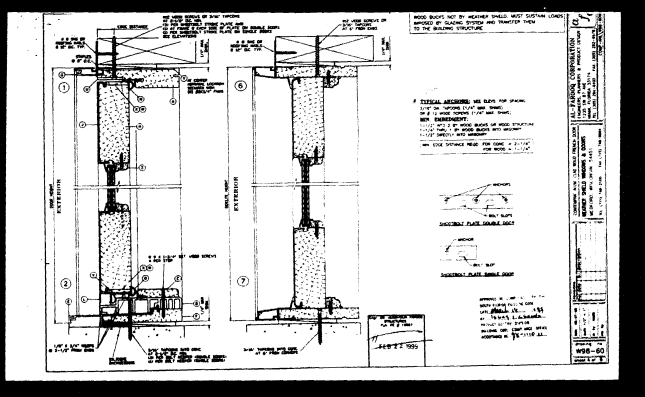
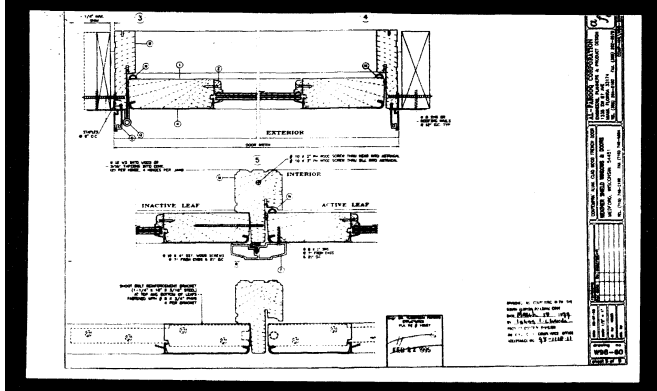
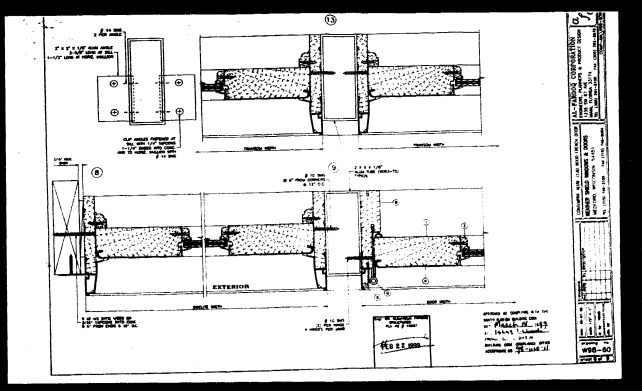
LOAD RATING = +65.0 -65.0 PSF
W26-60


EXTERIOR
EXTERIOR
W26-60

02





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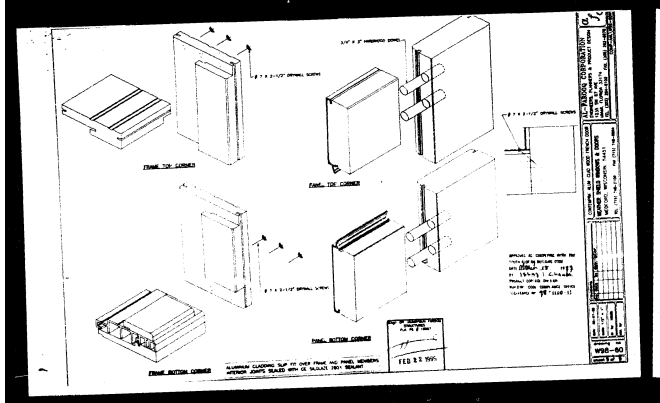
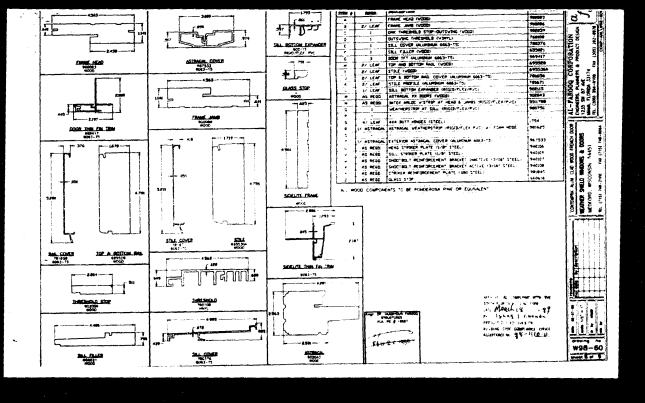
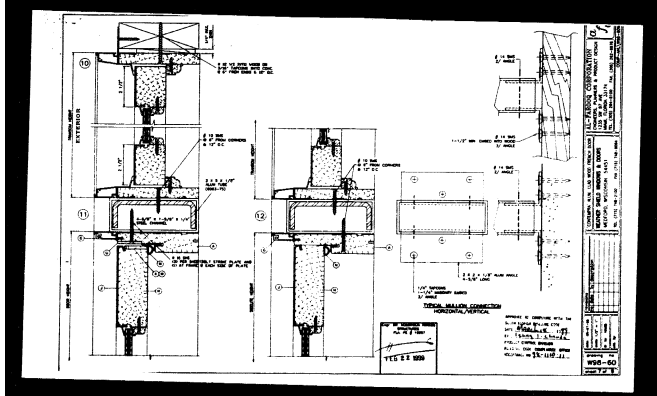

FRAME TOP CORNER
PANEL TOP CORNER
PANEL BOTTOM CORNER
FRAME BOTTOM CORNER
ALL-PASCO CORPORATION
WSB-60


ALL-PASCO CORPORATION
WSB-60

02



02

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER STREET, SUITE 1403
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONSTRUCTION LICENSING SECTION
(305) 375-2227 FAX (305) 375-2418

PRODUCT CONTROL SECTION
(305) 375-2902 FAX (305) 375-4716

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Series Alum. Clad Outswing Wood French Door w/sidelites & transom-Impact
under Chapter 1 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and consistently described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified below.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure the product or material at anytime from a jobsite or manufacturer's plant for quality control testing.
If this product or material fails to perform as the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

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

Acceptance No.: 99-1110.11
Expires: 03/10/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Review Type	Initials	Date
Building	SJD	4/7/99
Zoning		

Approved: 03/10/1999

Jerome T. Quenelus, B.A.
Director
Miami-Dade County
Building Code Compliance Office

Internet mail address: permitcenter@buildingcodeonline.com Homepage: http://www.buildingcodeonline.com

Weather Shield Manufacturing Inc.

ACCEPTANCE No.: 99-1110.11
APPROVED: MAR 1 8 1999
EXPIRES: MAR 1 8 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1 **SCOPE**
1.1 This approves an aluminum clad outswing wood door, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition, for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated on the approved drawings.

2 **PRODUCT DESCRIPTION**
2.1 The Aluminum Clad Outswing Wood French Door w/ Sidelites & Transoms -Impact Resistant and its components shall be constructed in strict compliance with the following documents:
Drawing No. **WM-60**, titled "Contemporary Alum. Clad Wood French Door," prepared by Al Fleming Corporation, dated 08-07-98 and revised on 02-22-99, Sheets 1 through 3 of 3, signed and sealed by Dr. Hamdorvan Farooz, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawing.

3 **LIMITATIONS**
3.1 This approval applies to single unit applications of pair of doors and single door with & without sidelites and/or transoms only, as shown in approved drawings. Single door units shall include all components described in the active leaf of this approval.

4 **INSTALLATION**
4.1 The wood swing door w/sidelites & transoms and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection system (shutters) the installation of this unit **will not require** a hurricane protection system.

5 **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"

6 **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components relevant for the proposed installation.
6.1.3 Any other documents required by the Building Office or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

Page 2 of 3

Weather Shield Manufacturing Inc.

ACCEPTANCE No.: 99-1110.11
APPROVED: MAR 1 8 1999
EXPIRES: MAR 1 8 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1 Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including any supporting data, engineering documents, and no older than eight (8) years.

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3 Removals of Acceptance will not be considered if:
a There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code at this time.
b The product is no longer the same product identical as the one originally approved.
c If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d The engineer who originally prepared, signed, and sealed the required documentation initially, has ceased to no longer practice in the engineering profession.

4 Any revision or change in the materials, use, and/or manufacture of the product or process and, not originally be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee(s) and granted by this office.

5 Any of the following shall also be grounds for removal of this Acceptance:
a Unsatisfactory performance of this product or process.
b Misuse of this Acceptance as an endorsement of any product for sales, advertising, or any other purposes.

6 The Notice of Acceptance number pertaining to the words Miami-Dade County, Florida and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7 A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer seal not resist the copies.

8 Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

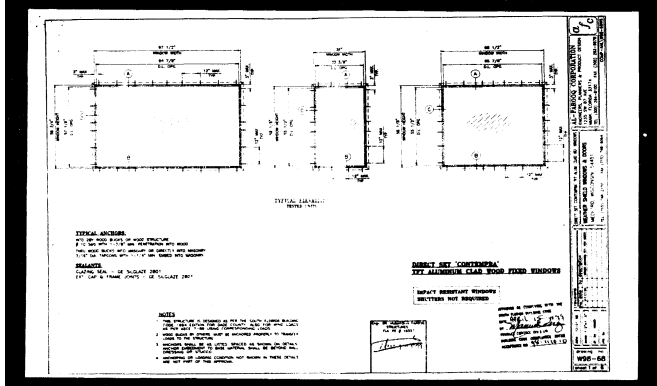
9 This Notice of Acceptance consists of pages 1 - 2 and this last page 1

END OF THIS ACCEPTANCE

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

Page 3 of 3

02



TYPICAL ELEVATIONS
TEMPERED GLAZING

TYPICAL ANCHORS

SEALANTS

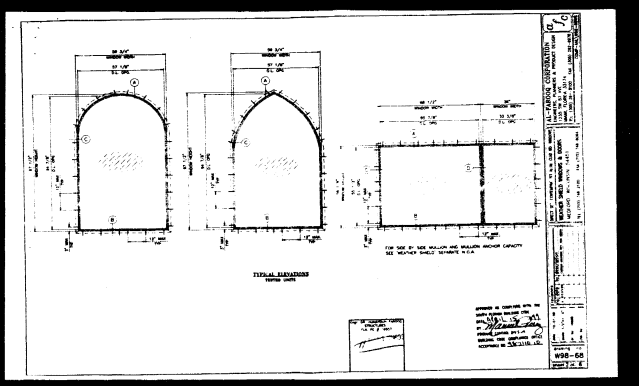
DIRECT SET 'CONTEMPRA'
VVT ALUMINUM CLAD WOOD FIXED WINDOWS

IMPACT RESISTANT WINDOWS
SHUTTERS NOT REQUIRED

NOTES

ALL-PAKKOR CORPORATION

W96-66



TYPICAL ELEVATIONS
TEMPERED GLAZING

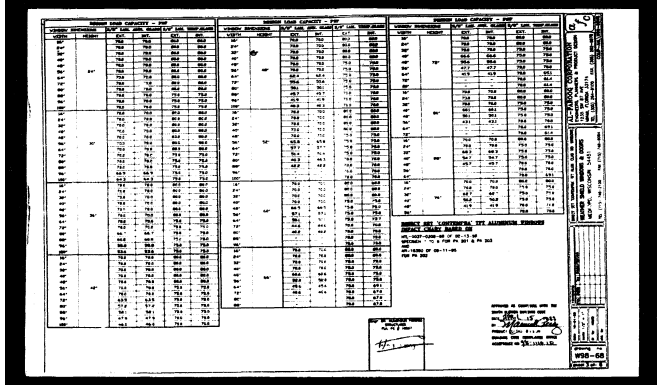
FOR SIZE BY SIZE MULLION AND MULLION ANCHOR CAPACITY
SEE WEATHER SHIELD SEPARATE W.S.A.

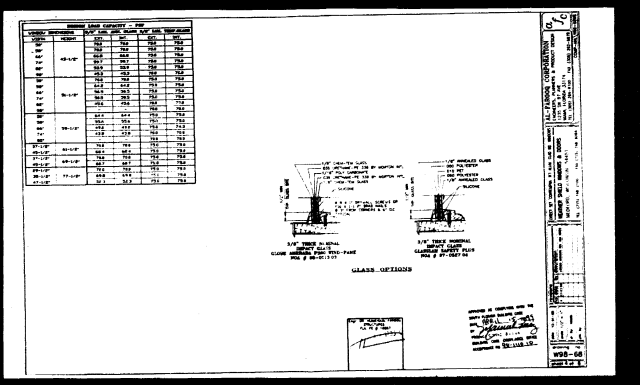
TYPICAL ELEVATIONS
TEMPERED GLAZING

ALL-PAKKOR CORPORATION

W96-66

02





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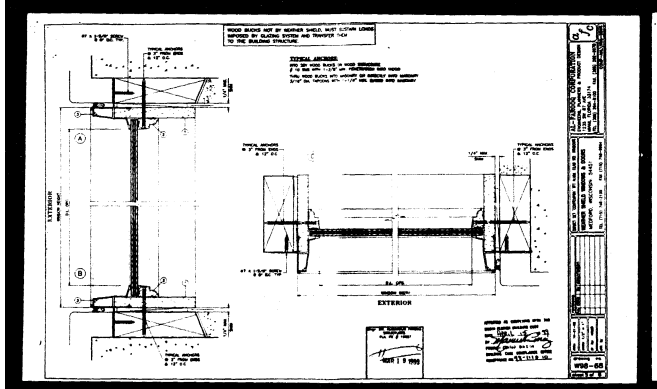
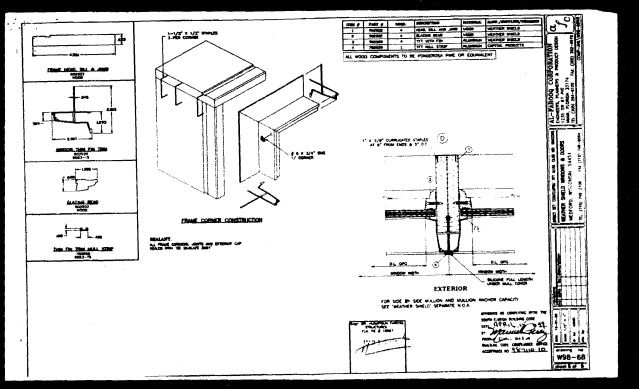

WOOD BLOCKS NOT BY WEATHER SHIELD MUST ACTUAL LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE
TYPICAL ANCHORS
EXTERIOR
WSR-68


ALL WOOD COMPONENTS TO BE PONDEROSA PINE OR EQUIVALENT
FRAME CORNER CONSTRUCTION
EXTERIOR
WSR-68

02

98-1118.10

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-3646

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-3559

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2906 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Direct Set "Centerpane" TFT Aluma, Clad Wood Fixed Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Aluminum Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing.
If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer

Acceptance No.: 98-1118.10
Expires: 04/15/2002

Raul Rodriguez, P.E.
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Inspection Type	Initials	Date
Building	SAS	11/1/00
Zoning		

Approval: BAS 11/1/00

Florencio T. Quintana, P.A.
Director
Miami-Dade County
Building Code Compliance Office

BCCO 8/14

Internet mail address: permitquestions@miamidadecounty.com Homepage: http://www.buildingcodeoffice.com

---

Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: 98-1118.10
APPROVED: APR 15 1999
EXPIRES: APR 15 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
It represents an aluminum clad wood fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
The Direct Set "Centerpane" TFT Aluminum Clad Wood Fixed Window - Impact Resistant
The components shall be constructed in strict compliance with the following documents:
Drawing No. WWI 48, titled "Direct Set "Centerpane TFT Alum Clad Wood Windows," prepared by Al-Panorai Corporation, dated 10/01/98, revised on 03/03/99, Sheets 1 through 6 of 6, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown in the approved drawings.

4. **INSTALLATION**
4.1 The aluminum clad wood fixed window and its components shall be installed in strict compliance with the approved drawings
4.2 The installation of this product **will not require** a hurricane protection system

5. **LABELING**
Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Examiner
Product Control Division

2 of 3

Weather Shield Manufacturing, Inc.

ACCEPTANCE No.: 98-1118.10
APPROVED: APR 15 1999
EXPIRES: APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1 Renewal of the Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, excluding site-supporting data, engineering documents, are not older than eight (8) years.

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3 Renewals of Acceptance will not be considered if:
a There has been a change in the South Florida Building Code affecting the evaluation of this product
b The product is not manufactured in accordance with the code changes
c The product is no longer the same product (identical) as the one originally approved
d If the Acceptance holder has not complied with all the requirements of this acceptance, including the current installation of the product
e The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession

4 Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee) and granted by this office

5 Any of the following shall also be grounds for removal of this Acceptance
a Unsatisfactory performance of this product or process
b Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.

6 The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be duplicated in advertising literature. If any portion of the Notice of Acceptance is duplicated, then it shall be done in its entirety.

7 A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reside the report.

8 Failure to comply with any portion of this Acceptance shall be cause for termination and removal of Acceptance.

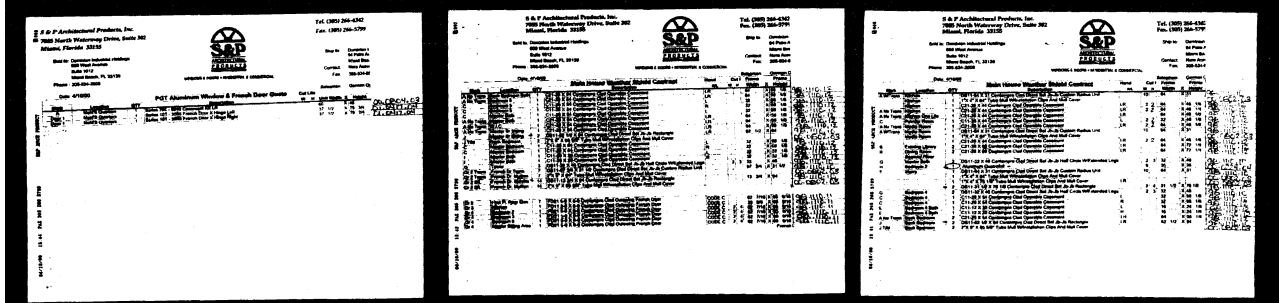
9 This Notice of Acceptance consists of pages 1, 2 and this last page 3

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Examiner
Product Control Division

3 of 3

02



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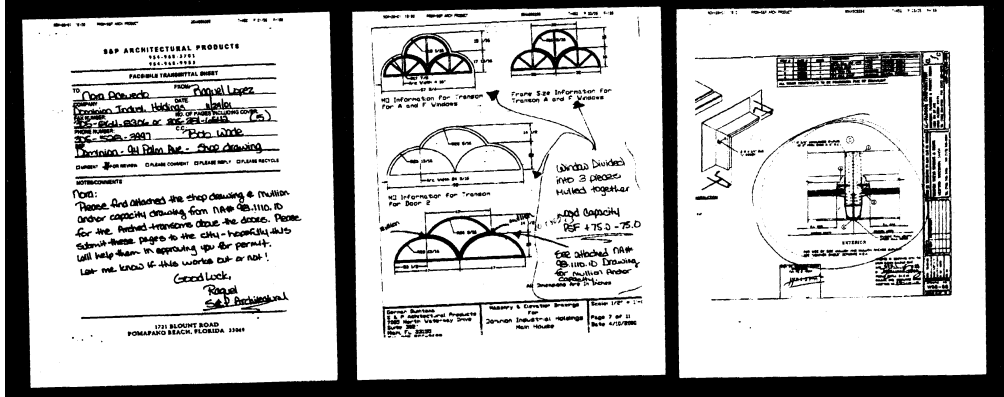


B&P ARCHITECTURAL PRODUCTS

FACSIMILE TRANSMITTAL SHEET

TO: Ron Acevedo — FROM: Raquel Lopez

COMPANY: Precision Industrial Holdings — DATE: 4/26/96

FAX #: 954-421-8026 or 954-784-0815 — NO. OF PAGES INCLUDING COVER: (11)

PHONE NUMBER: — CC: Bob Wade

RE: Precision - 94 Palm Ave. - Shop drawing

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Ron:

Please find attached the shop drawing & mullion anchor capacity drawing from NAW #8.1110.10 for the Arched transoms above the doors. Please submit these pages to the city - hopefully this will help them in approving us for permit.

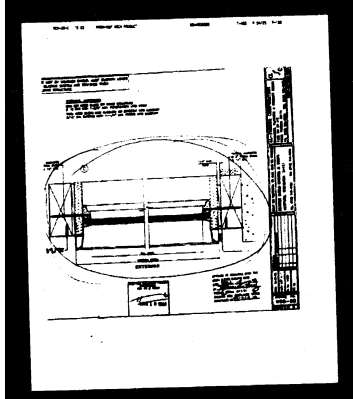
Let me know if this works out or not!

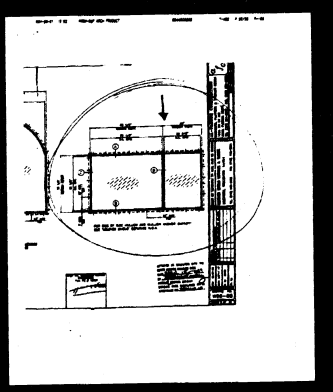
Good Luck,

Raquel
B&P Architectural

1721 BLOUNT ROAD
POMPANO BEACH, FLORIDA 33069

02





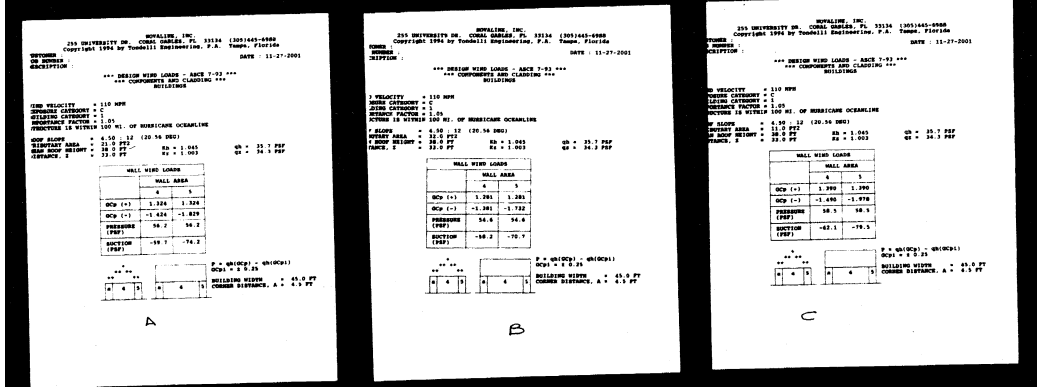
COMBINED ENGINEERING SCIENCES
CONSULTING ENGINEERS

JOB
SHEET NO
CALCULATED BY

Window Wind pressures
94 Palm Ave.

11-26-01

02



NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL. 33134 (305)445-6988
Copyright 1994 by Toodelli Engineering, F.A. Tampa, Florida

STOMER :
ER NUMBER :
CRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
POSURE CATEGORY = C
LDING CATEGORY = I
PORTANCE FACTOR = 1.05
JECTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 6.50 : 12 (28.56 DEG)
MPNENT AREA = 21.0 FT2
AN ROOF HEIGHT = 38.0 FT
STANCE, X = 33.0 FT

Zh = 1.045
Kz = 1.003

qh = 33.7 PSF
qz = 34.5 PSF

WALL WIND LOADS

	WALL AREA	
	4	5
GCp (+)	1.326	1.326
GCp (-)	-1.624	-1.829
PRESSURE (PSF)	56.2	56.2
SUCTION (PSF)	-59.7	-74.2

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

A

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL. 33134 (305)445-6988
Copyright 1994 by Toodelli Engineering, F.A. Tampa, Florida

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL. 33134 (305)445-6988
Copyright 1994 by Toodelli Engineering, F.A. Tampa, Florida

STOMER :
ER NUMBER :
CRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
POSURE CATEGORY = C
LDING CATEGORY = I
PORTANCE FACTOR = 1.05
JECTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 6.50 : 12 (28.56 DEG)
MPNENT AREA = 32.0 FT2
AN ROOF HEIGHT = 38.0 FT
STANCE, X = 33.0 FT

Zh = 1.045
Kz = 1.003

qh = 33.7 PSF
qz = 34.5 PSF

WALL WIND LOADS

	WALL AREA	
	4	5
GCp (+)	1.201	1.201
GCp (-)	-1.381	-1.722
PRESSURE (PSF)	54.6	54.6
SUCTION (PSF)	-58.2	-70.7

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

B

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL. 33134 (305)445-6988
Copyright 1994 by Toodelli Engineering, F.A. Tampa, Florida

STOMER :
ER NUMBER :
CRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
POSURE CATEGORY = C
LDING CATEGORY = I
PORTANCE FACTOR = 1.05
JECTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 6.50 : 12 (28.56 DEG)
MPNENT AREA = 11.0 FT2
AN ROOF HEIGHT = 38.0 FT
STANCE, X = 33.0 FT

Zh = 1.045
Kz = 1.003

qh = 33.7 PSF
qz = 34.5 PSF

WALL WIND LOADS

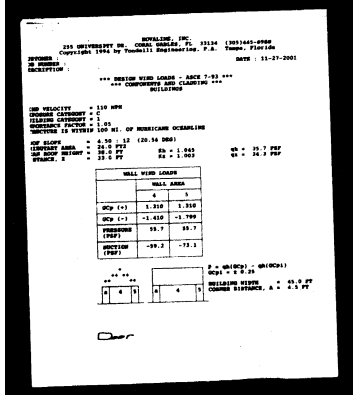
	WALL AREA	
	4	5
GCp (+)	1.390	1.390
GCp (-)	-1.496	-1.978
PRESSURE (PSF)	58.5	58.5
SUCTION (PSF)	-62.1	-79.5

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

C

02



ROYALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-8988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

JOBNAME :
JB NUMBER :
DESCRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDING9

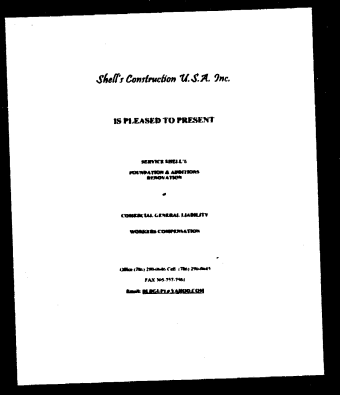
3SD VELOCITY = 110 MPH
EXPOSURE CATEGORY = C
BUILDING CATEGORY = I
IMPORTANCE FACTOR = 1.05
STRUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

ROOF SLOPE	= 4.50 in 12 (20.56 DEG)			
SIGNIFICANT AREA	= 26.0 FT2	Eh = 1.065	qh = 35.7 PSF	
3SD ROOF HEIGHT	= 30.0 FT	Ez = 1.002	qz = 36.3 PSF	
STRUCT. Z	= 23.0 FT			

WALL WIND LOADS		
	WALL AREA	
	4	5
GCp (+)	1.310	1.310
GCp (-)	-1.410	-1.799
PRESSURE (PSF)	59.7	85.7
SUCTION (PSF)	-59.2	-73.1

P = qh[(GCp) - qh(GCpi)
GCpi = 0.25

BUILDING WIDTH = 65.0 FT
CORNER DISTANCE, A = 4.5 FT



Shell's Construction U.S.A. Inc.

IS PLEASED TO PRESENT

SERVICE SHELL'S
FOUNDATION & ADDITIONS
RENOVATION

of

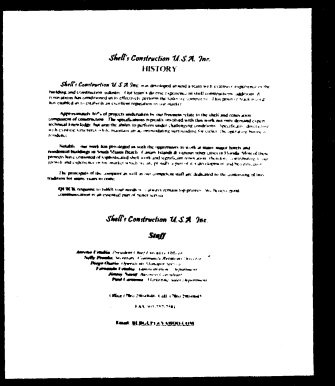
COMMERCIAL GENERAL LIABILITY

WORKERS COMPENSATION

(Office (786) 290-0xxx/Cell: (786) 290-0xx1

FAX 305 597-79xx

Email: SHELLS@yahoo.com



Shell's Construction U.S.A. Inc.

HISTORY

Shell's Construction U.S.A. Inc. was developed around a team with extensive experience in the building and construction industry. Our team's diversity experience, in each corresponding capacity of construction has contributed to its effectiveness, present the industry's commercial. This group of professionals has established a reputation as a reliable organization in our market.

Approximately 80% of projects undertaken by our Company relate to the shell and cores area components of construction. The specialization typically involved with this work area was demanded a keen technical knowledge that gave the clients in performance under challenging conditions. Typically, the clients have a reputation for being very well established companies, demanding individuals. Our clients are the best in the industry.

Notably, our team has participated in work this requirement on a wide of major luxury and residential buildings in South Miami Beach / Miami Beach. Current volume about 15 to 20 million. Most of these projects have consisted of sophisticated shell work and typically required about 100 to 150 people. Our personnel and subcontractors are mainly trained to do job well - most of it is a pleasure to see the finished.

The principals of the company as well as our complete staff are dedicated to the continuing of our tradition for quality work to come.

QUICK response to bidder requirements - always a primary objective. We believe good communication is an essential part of being successful.

Shell's Construction U.S.A. Inc.

Staff

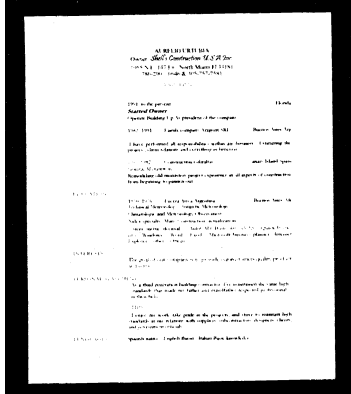
Armando J. Mollin (President / Chief Executive Officer)
Nelly J. Mollin (Vice President / Treasurer)
Roger Martin (Senior Project Manager)
Fernando J. Mollin (Senior Project Manager)
Jimmy Yamal (Senior Project Manager)
Paul Lawrence (Estimator, Senior Superintendent)

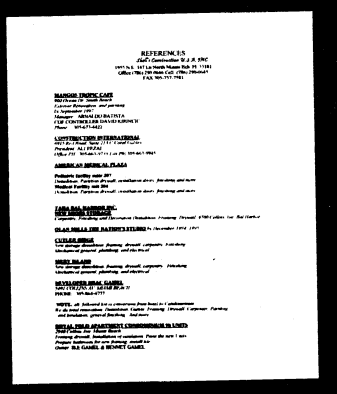
(Office (786) 290-0xxx/Cell: (786) 290-0xx1

FAX 305 597-79xx

Email: SHELLS@yahoo.com

02





REFERENCES
Zack's Construction W.F.R. INC
1695 N.E. 147 Ln North Miami Bch. FL 33181
Office (786) 290-0646 Cell: (786) 290-0645
FAX 305.757.7981

MANGHE TROPIC CAFE
Remodel Cabinet
Contract Amount and pertaining
Ex. Supervisor 1997
Manager: ARNALDO BATISTA
CEP CONTRACTOR DAVID KRONICH
Phone: 954-673-4422

CONSTRUCTION INTERNATIONAL
Work Performed: Metal 2 FLT Central Facilities
Contract Amount: $2,000,000.00
Office FP: 305.663.1477 9:1 a.m. PM: 305.663.9963

AMERICAN MEDICAL PLAZA
Performed: Building under 40ft
Installation: Partition drywall, installation doors, finishing and more
Medical Facility unit 204
Installation: Partition drywall, installation doors, finishing and more

TARA BAY HARBOR INC
NEW HOME STRUCTURE
Composite, Finishing and Decoration (Installation, Framing, Drywall) 8 Model cabinet Inst. Bat Hardware

OLAS MILLS THE PATRIOT'S STUDIO *In December 1994 - 1997*

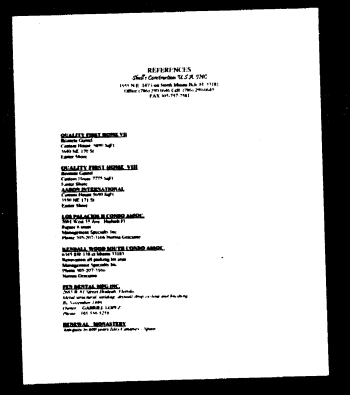
CUTLER RIDGE
Unit damage demolition, framing, drywall, carpentry, Finishing
Maintenance of general, plumbing, and electrical

MIAMI ISLAND
Unit damage demolition, framing, drywall, carpentry, Finishing
Maintenance of general, plumbing, and electrical

DEVELOPER HIAG GAMEL
IMPLEMENTATION OF SHAP DRAW
PHONE 305-864-9777

WHITE, *ok Informed for a renovations from hood to 1 condominium*
I work Cabinet, Installation of Drywall, Framing, Drywall, Carpenter, Painting
and Maintenance, prior of finishing, Supervisor

SOCIAL FIELD APARTMENT CONDOMINIUM 56 UNITS
Work Cabinet, Installation of Drywall, Framing, Drywall, Carpenter, Painting
and Maintenance, prior of finishing, Supervisor
Project Address: for new drawing, consult us
Owner H.S GAMEL & HENNET GAMEL



REFERENCES
Zack's Construction W.F.R. INC
1695 N.E. 147 Ln North Miami Bch. FL 33181
Office (786) 290-0646 Cell: (786) 290-0645
FAX 305.757.7981

GALAXY FIRST HOME VII
Remodel Cabinet
Contract Amount: 3000 Sqft
Units Inf. 150 Sf
Layout: Mono

GALAXY FIRST HOME VIII
Remodel Cabinet
Contract Amount: 3500 Sqft
Layout: Mono

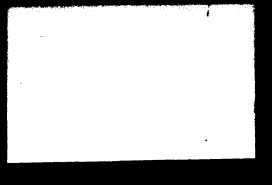
CAMBRIDGE INTERNATIONAL
Contract Amount: 3000 Sqft
1950 NE 171 St
Layout: Mono

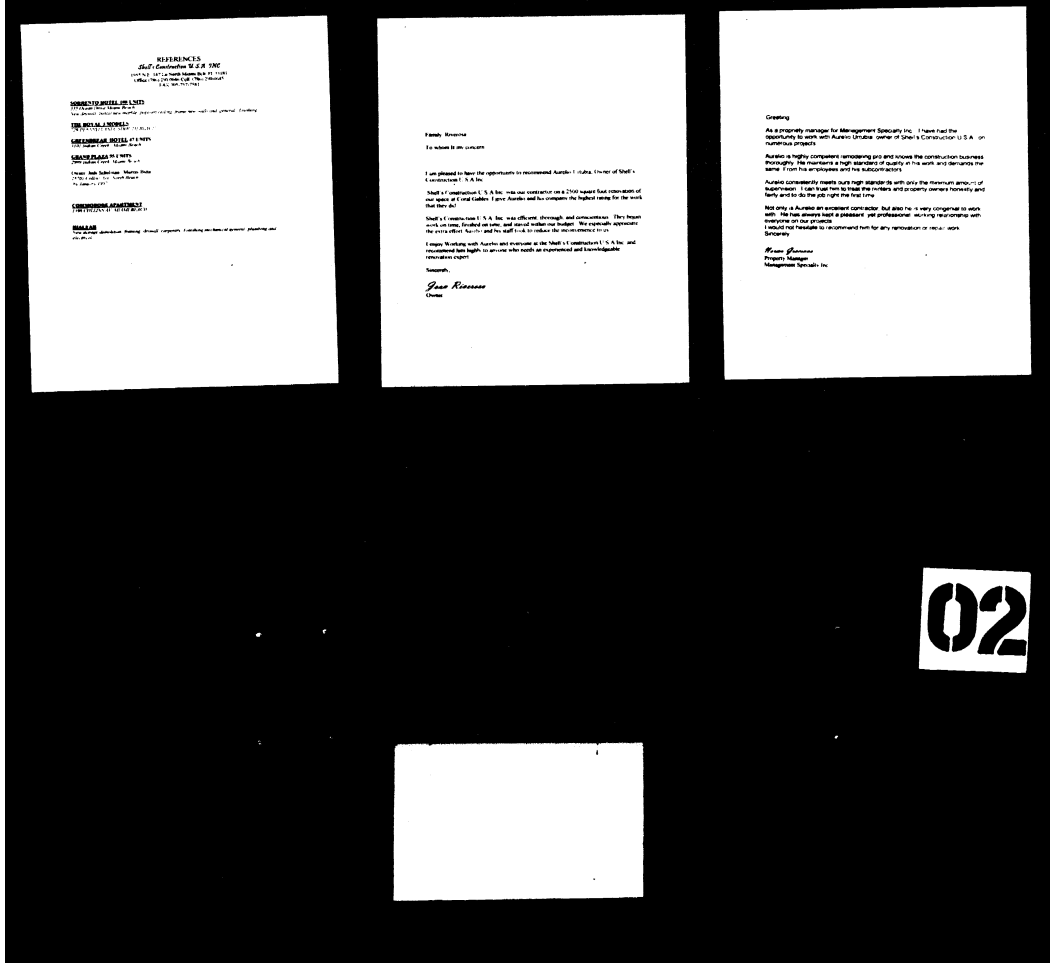
LOS PALACIOS II CONDO ASSOC.
Work Performed: Metal 2 FLT Central Facilities
Contract Amount: $2,000,000.00
1001 Gran Vi Ave - Hialeah Fl
Repair 4 more
Management Specialty Inc
Phone: 305.267.1166 Norma Gonzalez

KENDALL WOOD SOUTH CONDO ASSOC.
Work Performed: Metal 2 FLT Central Facilities
Contract Amount: $2,000,000.00
Management Specialty Inc
Phone: 305 267 1166
Norma Gonzalez

PEN RENTAL SERV INC
Work Performed: Metal 2 FLT Central Facilities
Contract Amount: $2,000,000.00
Metal wire barrel, welding, drywall, drop ceiling and the skirt
Owner: GABRIEL LOPEZ
Phone: 305 546 5270

GENERAL MEDIATERY
Contract to 1000 yards Unit 1 months - Spain





REFERENCES
Shell's Construction U.S.A. INC

SORRENTO HOTEL (10 UNIT)

THE ROYALE (NEWEL)

GREENBRIAR HOTEL (13 UNIT)

GRAND PLAZA (9 UNIT)

CORNERSTONE APARTMENT

HALLAB

Family Reference

To whom it may concern

I am pleased to have the opportunity to recommend Aurelio Urrutia, Owner of Shell's Construction U. S. A Inc.

Shell's Construction U.S.A Inc. was our contractor on a 2500 square foot renovation of our space at Coral Gables. I gave Aurelio and his company the highest rating for the work that they did.

Shell's Construction U. S. A. Inc. was efficient, thorough, and conscientious. They finish work on time, finished on time, and stayed within our budget. We especially appreciate the extra effort Aurelio and his staff took to reduce the inconvenience to us.

I enjoy Working with Aurelio and everyone at the Shell's Construction U. S. A Inc. and recommend him highly to anyone who needs an experienced and knowledgeable renovation expert.

Sincerely,

Jose Riscosa
Owner

Greeting

As a property manager for Management Specialty Inc. I have had the opportunity to work with Aurelio Urrutia owner of Shell's Construction U S A on numerous projects.

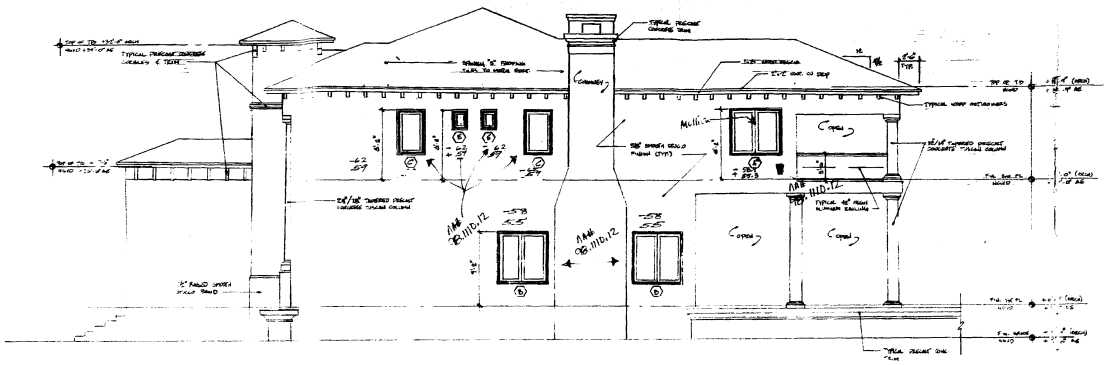
Aurelio is highly competent remodeling pro and knows the construction business thoroughly. He maintains a high standard of quality in his work and demands the same from his employees and his subcontractors.

Aurelio consistently meets ours high standards with only the minimum amount of supervision. I can trust him to treat the renters and property owners honestly and fairly and to do the job right the first time.

Not only is Aurelio an excellent contractor but also he is very congenial to work with. He has always kept a pleasant yet professional working relationship with everyone on our projects.
I would not hesitate to recommend him for any renovation or repair work.
Sincerely

Mona Ramos
Property Manager
Management Specialty Inc

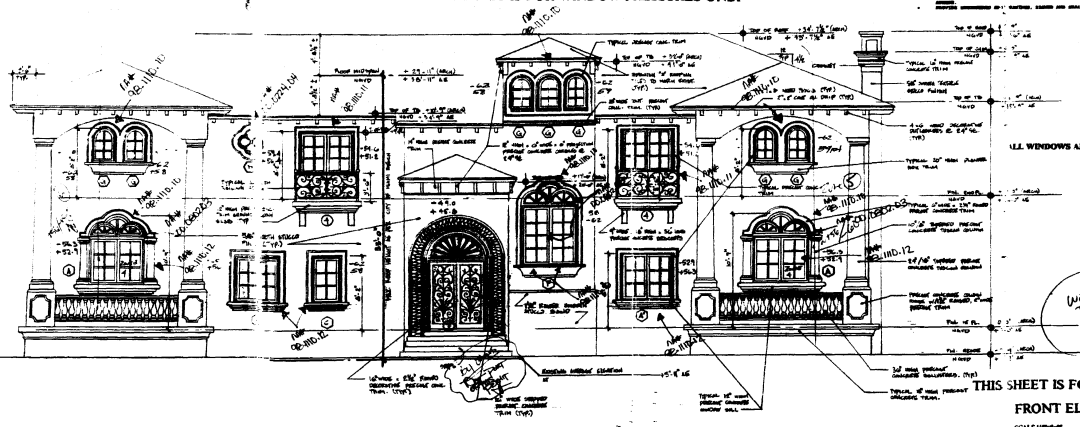
02



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

– IGHT SIDE ELEVATION

THIS SHEET IS FOR WINDOW PRESSURES ONLY



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

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

COMBINED ENGINEERING SCIENCES
CARLOS ENGENAT PE 32566
214 SW 12 CT.
MIAMI, FL. 33135
305 | 856-6345

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

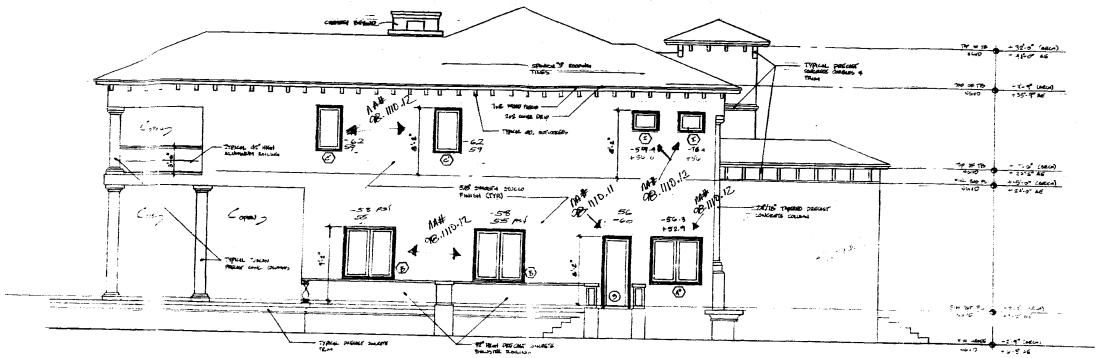
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS

DATE
SCALE
SHEET
OF 3

02



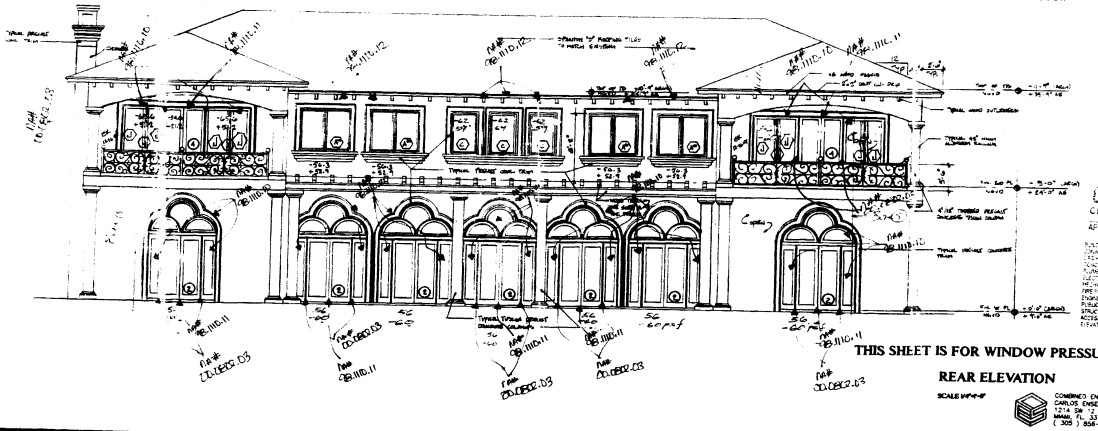
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

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



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

THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT
MIAMI, FL 33135
(305) 856-8345

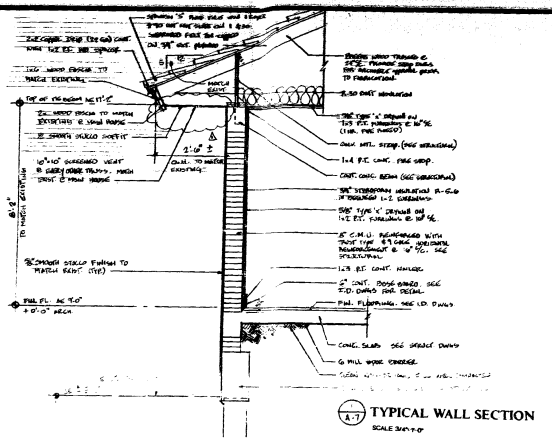
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS

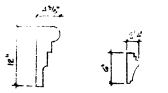
DATE
SCALE
SHEET
WP-2
OF 3

02

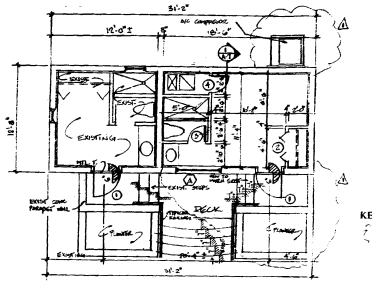


TYPICAL WALL SECTION
SCALE 3/4"=1'-0"

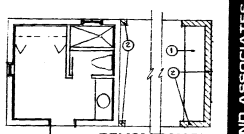
THIS SHEET IS FOR WINDOW PRESSURES ONLY



PRECAST TRIM PROFILES



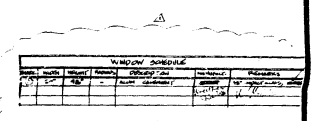
FLOOR PLAN
SCALE 1/4"=1'-0"



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

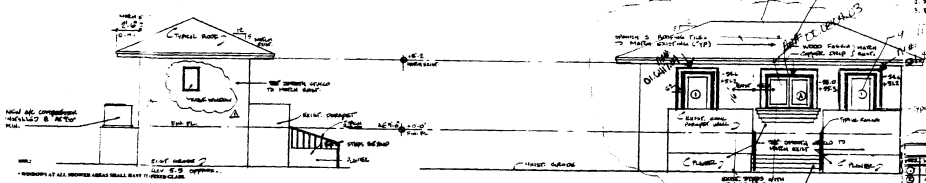
KEY NOTES
1. REMOVE EXIST. CMU. CONCRETE & CONT.-U BRICK
2. REMOVE EXIST. BRICK WALL AS INDICATED BY ARCHITECT

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



WINDOW SCHEDULE

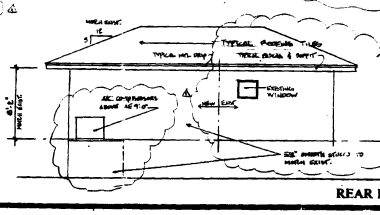
NOTES
1. ALL GLASS TO BE 7/8" IGU TINTED, IMPACT W/SH.
2. SIZES ARE APPROXIMATE, VERIFY WITH WINDOW MANUFACTURER.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION



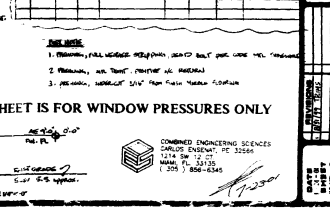
LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"
RIGHT SIDE ELEVATION IS SIMILAR

NEW WINDOWS TO HAVE 5/8" IMPACT RESISTABLE GLASS

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



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



DOOR SCHEDULE

NOTES
1. FRAMING, FULL HEADER WIDTH, BRACED BACK PER CODE REQ. FRAMING
2. FRAMING, SEE PLANS. CONFIRM W/ MASONRY
3. MASONRY, HORIZ. 3/16" REINF. EVERY COURSE FLORIDA

GENERAL NOTES

- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWINGS PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- FIGURED DIMENSIONS MUST BE OBSERVED WITH PREFERENCE TO SCALED DIMENSIONS.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
- SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3012.
  THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
  (a) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENTLY OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE BUILDING AT STREET OR GROUND LEVEL.
  (b) A PASSAGE THROUGH ADJACENT NONHAZARDOUS SPACES DEPARTMENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY ALTERNATE MEANS OF ESCAPE.
  (c) AN OPENING WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET IN AREA, 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
  (1) THE WINDOW IS WITHIN 10 FEET OF GRADE, OR
  (2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
  (3) THE WINDOW OPENS ONTO AN EXTERIOR BALCONY.
- ALL OPENING ITEMS CLASS TO COMPLY WITH S.F.B.C. SECTION 2405.
- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- ALL ALUMINUM RAILINGS AT SECOND FLOOR WALKWAYS SHALL BE 42" HIGH. PICKETS MUST SELECT 4" SQ. SPACING. ALL HANDRAILS SHALL BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS. ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE SHOP DRAWINGS AND WATER PROOFING FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND WATER PROOFING FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION
- PROVIDE WOODWORK AND DOORS SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II TEMPERED SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

THIS SHEET IS FOR WINDOW PRESSURES ONLY

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32586
1214 SW 12 CT
MIAMI, FL 33135
(305) 856-6345

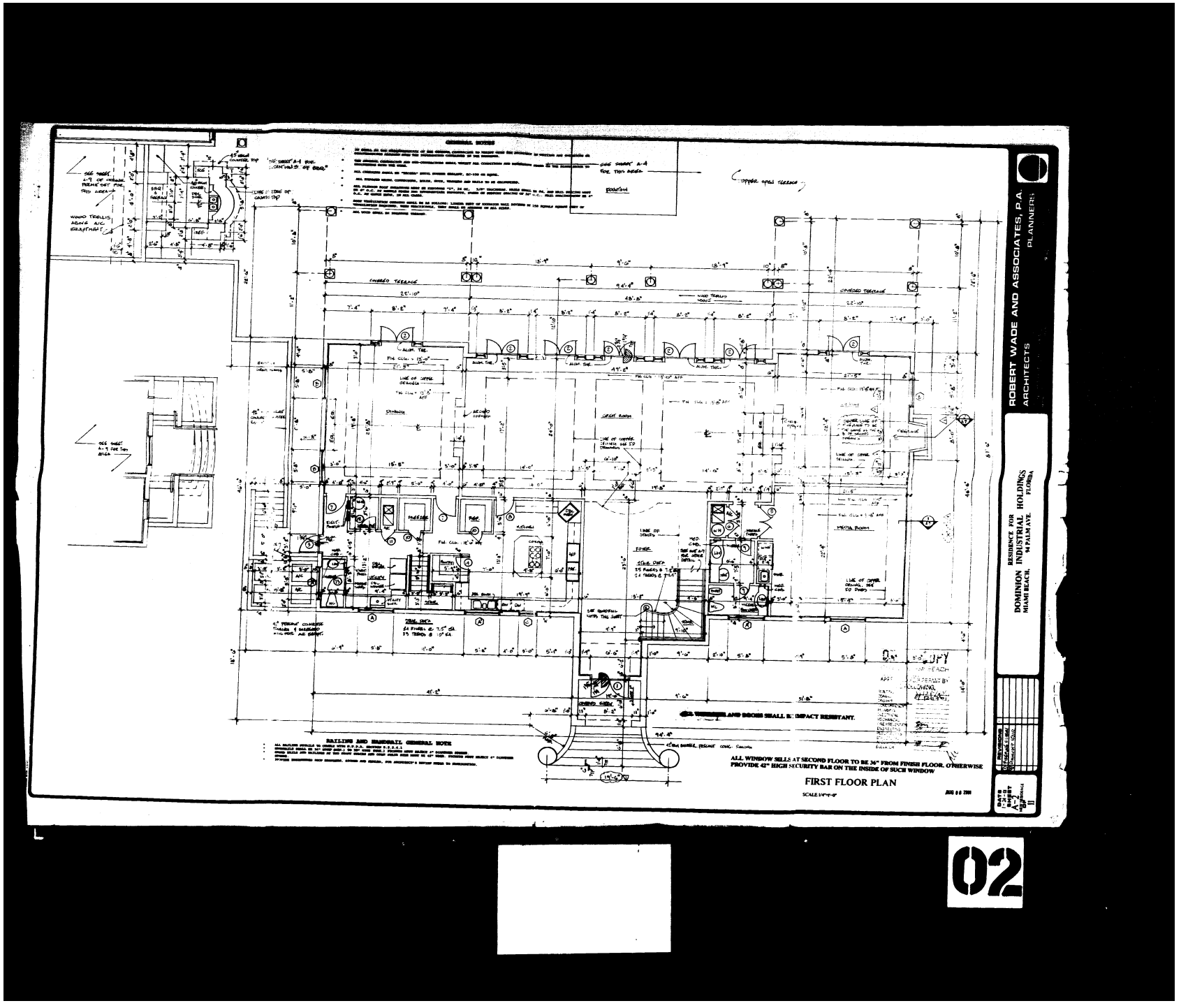
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED WITH NO EXCEPTIONS
AS NOTED
BY
DATE

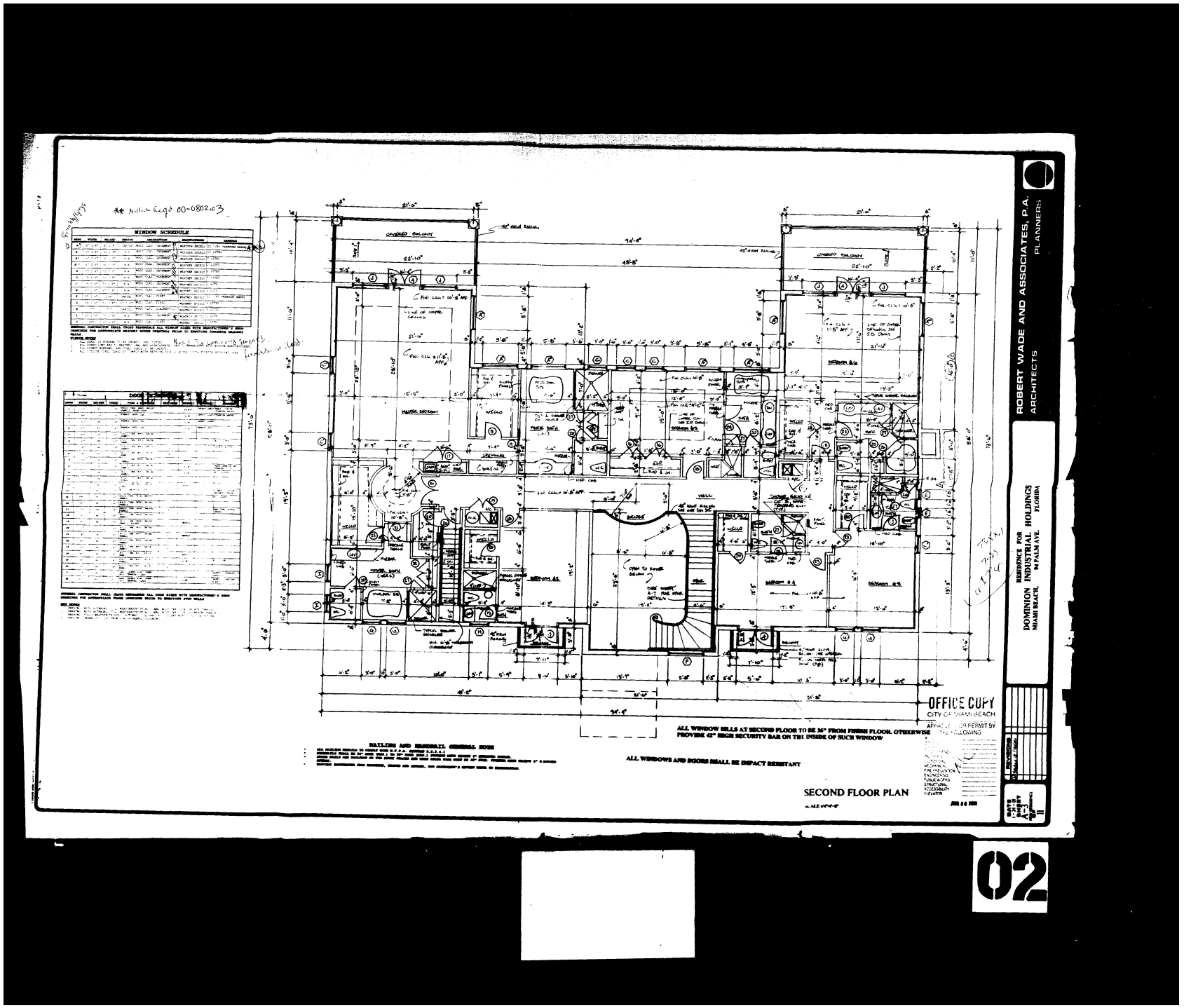
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

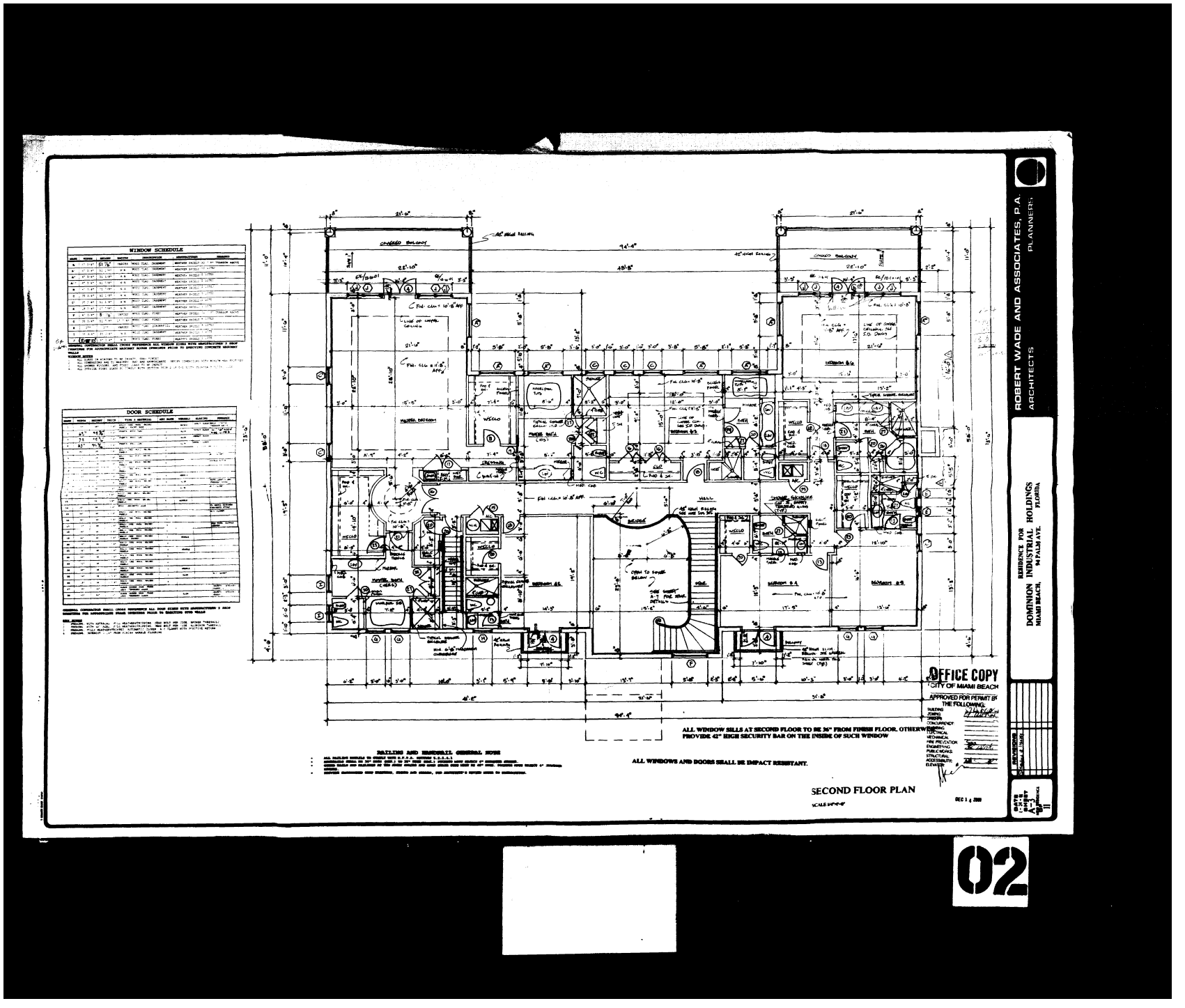
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

DATE
SHEET
WP-3
OF 3

02


ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNER:
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVE.
MIAMI BEACH, FLORIDA
FIRST FLOOR PLAN
ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW
02


WINDOW SCHEDULE
DOOR SCHEDULE
GENERAL CONSTRUCTION SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTION OF STUD WALLS
FLORIDA ACCESS
BUILDING AND ENERGY: GENERAL NOTE
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT
ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW
OFFICE COPY
CITY OF MIAMI BEACH
SECOND FLOOR PLAN
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
DOMINION INDUSTRIAL HOLDINGS
RESIDENCE FOR
94 PALM AVE.
MIAMI BEACH, FLORIDA
02

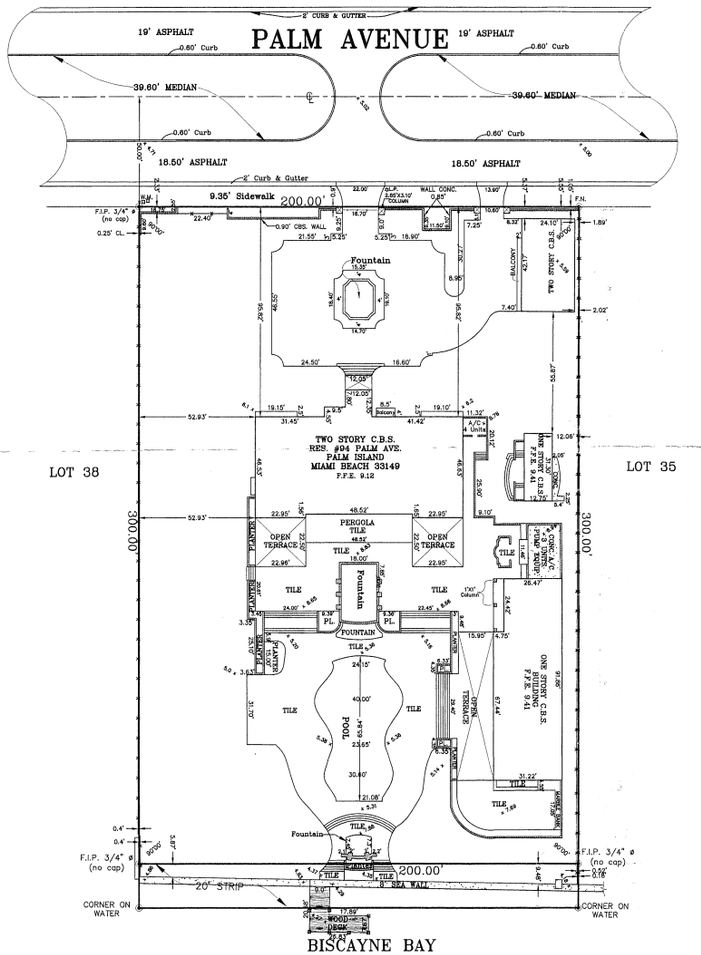

WINDOW SCHEDULE
DOOR SCHEDULE
SECOND FLOOR PLAN
RAILING AND HANDRAIL GENERAL NOTE
ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 147 ALLEN AVE. FLORIDA
A-3
02

B0200484
94 PALM AVE

02

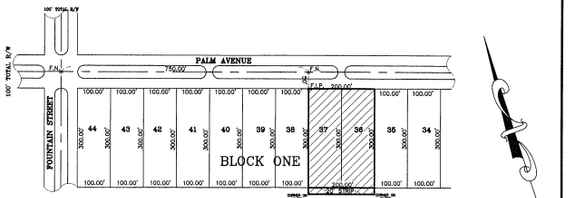
MAP OF BOUNDARY SURVEY

SCALE : 1" = 30'



LOCATION SKETCH

SCALE : 1" = 200'



LEGAL DESCRIPTION:

LOT 36, 37 & A 20' FEET STRIP IN BISCAYNE BAY BLOCK ONE
SUBDIVISION PALM ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
94 PALM AVE. PALM ISLAND
MIAMI BEACH 33149

BENCH MARK USED:

LOCATOR	NAME	ELEVATION
4250 E	D-135	5.34

MACARTHUR CSWY --- 4' SW OF EDGE OF PAVEMENT
FOUNTAIN ST --- 15' SE OF PROJECTED C/L

PK NAIL AND BRASS WASHER IN CONC CURB.

A.- ARC.
AVE.- AVENUE
BLDG.- BUILDING
B.M.- BENCHMARK
C.- CURVE
C.B.- CATCH BASIN
C.B.S.- CONCRETE BLOCK STRUCTURE.
CH.- CHORD
CHB.- CHORD BEARING
CL.- CLEAR
C/L.- CENTER LINE
CONC.- CONCRETE
CT.- COURT
D.M.E.- DRAINAGE AND MAINTENANCE EASEMENT.
E.- EAST
ENC.- ENCROACH
ESMT.- EASEMENT
F.D.H.- FOUND DRILL HOLE
F.F.E.- FINISHED FLOOR ELEVATION
F.I.P.- FOUND IRON PIPE
- DIAMETER
ELEV.- ELEVATION
F.N.- FOUND NAIL
F.N.D.- FOUND NAIL & DISC.
INT.- INTERSECTION
LB.- LINE
MEAS.- MEASURE.
M/L.- MONUMENT LINE.
M/S.- METAL SHED.
N.- NORTH
O.H.- OVERHEAD
O.R.B.- OFFICIAL RECORDS BOOK.
O.V.H.- OVERHANG.
O.W.- OVERHEAD WIRES.
P.B.- PLAT BOOK.
P.C.- POINT OF CURVATURE.
P.O.B.- POINT OF BEGINNING.
P.C.C.- POINT OF COMPOUND CURVE.
P.G.- PAGE.
PKWY.- PARKWAY.
PL.- PLACE.
P.C.P.- PERMANENT CONTROL POINT.
P.O.C.- POINT OF COMMENCEMENT.
P.R.M.- PERMANENT REFERENCED MONUMENT.
R.- RADIUS.
R/W.- RIGHT OF WAY.
RD.- ROAD.
REC.- RECORD.
RES.- RESIDENCE.
RGE.- RANGE.
R/W.- RIGHT OF WAY.
S.-SOUTH.
SEC.- SECTION.
S.I.P.- SET IRON PIPE.
S.N.D.- SET NAIL & DISC.
SW.- SIDEWALK
TEL.- TELEPHONE
TERR.- TERRACE.
TWP.- TOWNSHIP.
U.E.- UTILITY EASEMENT.
W.- WEST.
W.F.- WOOD FENCE.
Δ.- CENTRAL ANGLE.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN C/L OF 0 BEARS 0
AS SNOWN IN PLAT BOOK 0 AT PAGE 0, MIAMI-DADE COUNTY, FLORIDA.

DATE OF FIELD SURVEY 07/28/2000

FLOOD ZONE: AE COMMUNITY No.120650 PANEL: 191 SUFFIX: J DATE OF FIRM: 07-17-95 BASE FLOOD: 9.00

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY, LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED. OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR : DOMINION INDSTRIAL HOLDING
ORDER No. : 0302-127 FINAL SURVEY
DATE : 03/06/2003
REV. : 3/25/03

WALTER E. VENEGAS
PROFESSIONAL SURVEYOR AND MAPPER No.2100
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL

CARIBBEAN LAND SURVEYORS, INC.
3742 WEST 12th AVE. MIAMI FL 33012
TELEPHONE: (305) 824-0040 FAX: (305) 824-0038

LASON

PERMIT #

B0300110

19

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

10-23-2002

Receipt: Application Number: B02004.01
Status: APPROVED

Date Applied: 10/09/2002 Date Issued: 10/09/2002 Entered By: SUSANS
Date Completed: Date Expired: 04/06/2003

Site Address: 94 PALM AV MBCH Balance Due: 30.00
Parcel #: 02030904270 Valuation: $30,000.00

Applicant: MIAMI BEACH SEAWALLS
3620 N E 214 STREET
N MIAMI BEACH FL 33180
305-935-3134

Owner: DONOHOE INDUSTRIAL HOLDINGS LTD
PO BOX 30005
GEO ARB 11433 40000

Description: new wood dock, 1 overall exp. 21 batter piles, 1

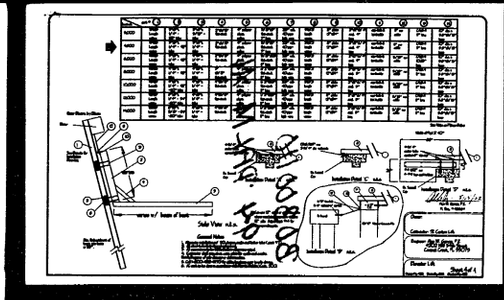
Payments made for this receipt:

Type: Method: Amount:
Payment Made By:
Total Payment: Payee:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Account	Description	Tax Area	Paid	Prev. Paid	Bal. Due
4760	Wood Dock	01-PALM ISLAND	30.00	0.00	0.00
4760	Wood Dock	01-PALM ISLAND	30.00	0.00	0.00
4760	Wood Dock	01-PALM ISLAND	30.00	0.00	0.00
4760	Wood Dock	01-PALM ISLAND	30.00	0.00	0.00



RATIONAL ANALYSIS - BATTER PILES

Reviewer: Dahmer Hastings
Location: 94 Palm Ave
Municipality: Miami Beach
Drawing Ref: Waterman
Date: 9/23/02

Specific Data:
Type of Pile: 12"x12" Concrete w/ 4 - 1" ø Low Strands
f'c(28): 3000.00 psi
f'c(tr): 3000.00 psi
fy(s): 60000.00 psi ASTM grade 60
n - Number of Strands: 2" ø
e - Area per Strand: 0.12 in^2
S - Grid Add: 12 "
- Scale of Batter: 1 to 7
Ap(p) - Area of Pile: 3.00 in^2
s - Tie Spacing: 8 "

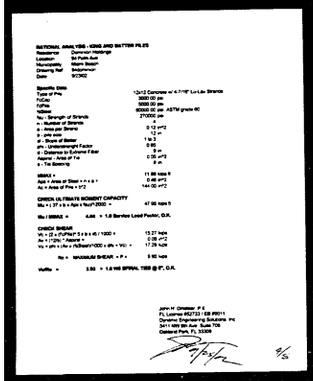
M - Moment from Sheet 1: 11880.0 ft-k
- Reaction from Sheet 1: 390.1 k/ft
S - Pile Spacing: 10 feet
Mbatt = M*.001: 11.88 k-ft
P = R x S * 2000 = 7,806 #

CHECK PILE CAPACITY
BATTER PILE in COMPRESSION
Yield = stem A: 11.96 kip/ram
PC = P / (cos(theta)): 19.19 kips = 9.60 ton
Driven to 20 Ton Capacity

John H. Orrison, P.E.
FL License #57781 "EXEMPT"
Dynamic Engineering Solutions, Inc.
3411 NW 9th Ave, Suite 106
Oakland Park, FL 33309

19

BEST AVAILABLE COPY
B0300110
94 PALM AV



RATIONAL ANALYSIS - KING AND BATTEN PILES

Residence Dunmoyer Holdings
Location 84 Palm Ave
Municipality Miami Beach
Drawing Ref Stidjohnson
Date 9/23/02

Specific Data
Type of Pile 12x12 Concrete w/ 4.7/16" Lo-Lox Strands
Pu 3000.00 psi
Py/Pst 3000.00 psi
Fy(Rebar 60000.00 psi ASTM grade 60
No - Strength of Strands 270000 psi
n - Number of Strands 8
a - Area per Strand 0.12 in^2
d - Depth 12 in
β - Ratio of Beta 1 to 3
yfc - Understrength Factor 0.85
c - Distance to Extreme Fiber 6 in
Aspiral - Area of Tie 0.12 in^2
s - Tie Spacing 12 in

MMAX =
Aps = Area of Steel = n x a =
Ag = Area of Pile = b*2

11.88 kips ft
0.48 in^2
144.00 in^2

CHECK ULTIMATE MOMENT CAPACITY
Mu = (.37 + o + Aps x Pu)*.0005 = 47.66 kips ft

Mu / MMAX = 4.66 > 1.0 Service Load Factor, O.K.

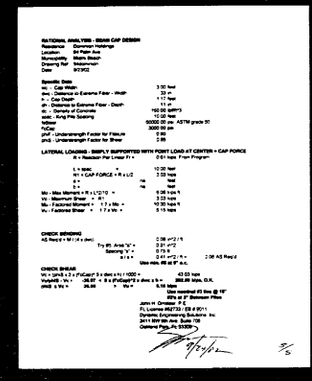
CHECK SHEAR
Vc = (2 + .3*Pu)* 2 x b x d) / 1000 = 13.27 kips
Vs = (PI*Av * Fy(Rebar) x d) / 12 = 2.08 in^2
Vn = (Vc + Vs) = Fy(Rebar)*.000 x .9h x Vc) = 17.26 kips

Vu = MAXIMUM SHEAR = P = 5.60 kips

Vu/Vn = 3.50 > 1.0 NO SPIRAL TIES @ 6", O.K.

John H. Ortwein P.E.
FL License #52733 / EB #5011
Dynamic Engineering Solutions Inc
3411 SW 9th Ave. Suite 106
Oakland Park, FL 33309

6/6



RATIONAL ANALYSIS - BEAM CAP DESIGN

Residence Dunmoyer Holdings
Location 84 Palm Ave
Municipality Miami Beach
Drawing Ref Stidjohnson
Date 9/23/02

Specific Data
wc - Cap Width 3.50 feet
d - Distance to Extreme Fiber - Width 30 in
h - Cap Depth 117 feet
dh - Distance to Extreme Fiber - Depth 11 in
dc - Density of Concrete 150.00 pcf(PI)
astd - King Pile Spacing 10.00 feet
Fy(Rebar 60000.00 psi ASTM grade 60
f'c - Concrete 3000 psi
yfcF - Understrength Factor for Flexure 0.85
yfvS - Understrength Factor for Shear 0.85

LATERAL LOADING - SIMPLY SUPPORTED WITH POINT LOAD AT CENTER = CAP FORCE
R = Reaction Per Lineal Ft = 0.61 kips From Program

L = span = 10.00 feet
W = CAP FORCE = R x L/2 3.09 kips
q = NA N/M
Q = NA N/M

Mc - Max Moment = R x L*2/12 = 5.26 k-ft/ft
Vc - Maximum Shear = R x L/2 = 3.09 kips
Mu - Factored Moment = 1.7 x Mc = 10.30 k-ft/ft
Vu - Factored Shear = 1.7 x Vc = 5.15 kips

CHECK BENDING
AS Req'd = M / (4 x dvm)

Try #1: Area "A" = 2.06 in^2 / ft
Spacing "A" = 0.21 in^2
Spacing "A" = 0.79 ft
9.5 in 2.41 in^2 / ft = 2.06 AS Req'd

Use min. #5 at 9" o.c.

CHECK SHEAR
Vn = Vc+S = 2 x (FVCorr)* 3 x dvc x h) / 1000 = 43.03 kips
VuyieldS - Vu = 26.87 > 0 x (FVSteel)*3 x dvc x h = 362.89 kips, O.K.
dmin 2.50 > 24.00 + 0h = 5.50 feet

Use nominal #3 ties @ 18"
With a 2" Between Piles

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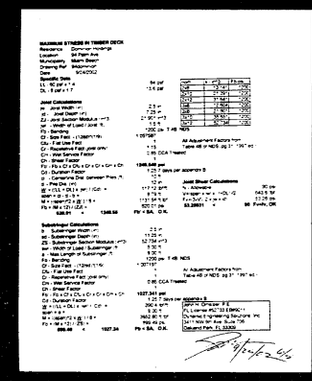
Oakland Park, FL 33309

5/6



MAXIMUM STRESS IN TIMBER DECK

Residence Dunmoyer Holdings
Location 84 Palm Ave
Municipality Miami Beach
Drawing Ref Stidjohnson
Date 9/24/2002

Specific Data
LL - SC psf = 40 psf
DL - Total = 17 psf

	n	Fb psi	Fv psi
#1	1	1,350	175
#2	1	1,000	175
#3	1	875	175
#4	1	775	175
#5	1	675	175
#6	1	575	175
#7	1	425	175
#8	1	300	175

Joist Calculations
wc - Joist Width = 2.5 in
d - Joist Depth = 7.25 in
SJ - Joist Section Modulus = 21.901 in^3
wd - Width of Load / Joist = 1.5 ft
Fb - Bending = 1350 psi, T #8 NDS
CF - Size Fact. = (12/d)^1/9 = 1.09156
Cr - Repetitive Fact. joist s/w = 1.15
Cm - Wet Service Factor = 1.00, DCA 7 Table
Ct - Shear Factor = 1
Fb' - Fb x Cf x Cfu x Cr x Cm x Ct = 1346.526 psi
Cd - Duration Factor = 1.25 7 days per appendix D
p - Compr/line Dist. between Pairs ft. = 12 in
Ap - Area = 18 in^2
qL = CLL * Cd x wc * Cd = 117.2 plf
MMAX = qL / 8 x ft = 8.79 k-ft
Mallow = Fb' x SJ = 1131.541 k-ft
Fb = Mz x 12 / SJ = 930.01 psi
928.01 < Fb' = 8A, O.K.

Joist Shear Calculations
N = Adjustable = 30 cm
Vn = (Vallow * wc x ~VOL^2 = 143.5 lbs
Vallow = Fv x SJ / Ix x wc = 51.29 lbs
Fv = 175 psi
Ix = 53.28901 in^4
Fv' = Fv x Cm = 175 psi
fv = 3VA / 2bd = 51.29 psi
fv' < Fv', O.K.

Substringer Calculations
b - Substringer Width = 2.5 in
sd - Substringer Depth = 11.25 in
ZS - Substringer Section Modulus = 52.734 in^3
swr - Width of Load / Substringer = 5.00 ft
wc - Width of Substringer = 5.50 in
Fc - Bending = 1200 psi T #8 NDS
CF - Size Fact. = (12/sd)^1/9 = 1.07197
CL - Fat Use Fact = 1
Cr - Repetitive Fact. joist s/w = Table #8 of NDS pg 3-
Cm - Wet Service Factor = 0.85, DCA 7 table
Ct - Shear Factor = 1
Fb' - Fb x Cf x CL x Cr x Cm x Ct = 1027.341 psi
Cd - Duration Factor = 1.25 7 days per appendix D
qS = CLL + DLL * swr * Cd = 262.5 plf
sspan = s = 10.00 ft
MMAX = qsspan^2 x 12 / 8 = 343.80 ft-lbf
Fb = Mz x 12 / ZS = 782.49 psi
782.49 < Fb' = 1027.34 Fb = 8A, O.K.

All Adjustment Factors from
Table #8 of NDS pg 3-

All Adjustment Factors from
Table #8 of NDS pg 3-

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6/6

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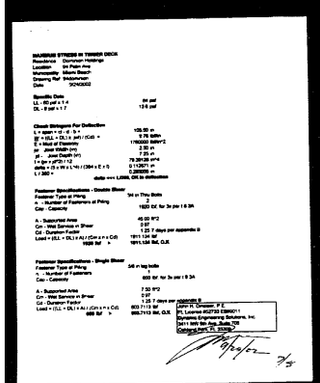

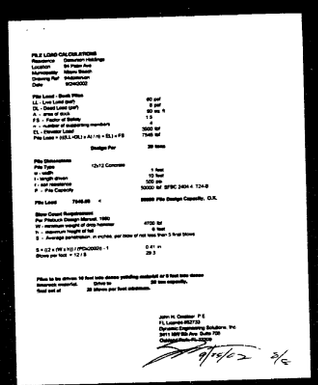

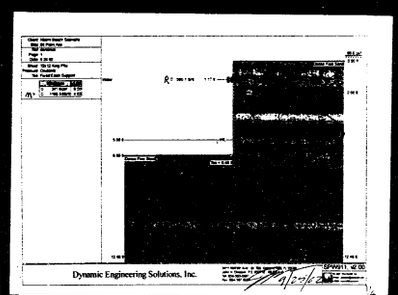

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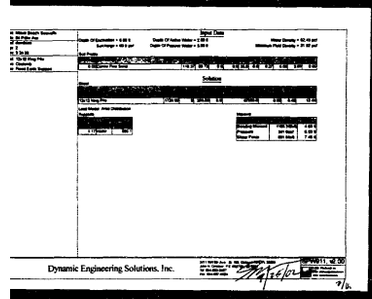


Dynamic Engineering Solutions, Inc.

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

APPENDIX 11

SPECIAL INSPECTOR

Date: _____

Attention: Building Official

Dominick Sal Holley

Florida Building Code.

Contact Phone Number: 305-467-7067

Owner/Agent Signature: _____

Owner/Agent (Printed): _____

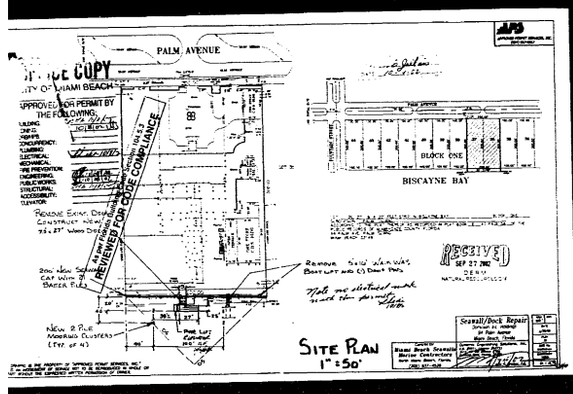
Building Department Acceptance by: _____

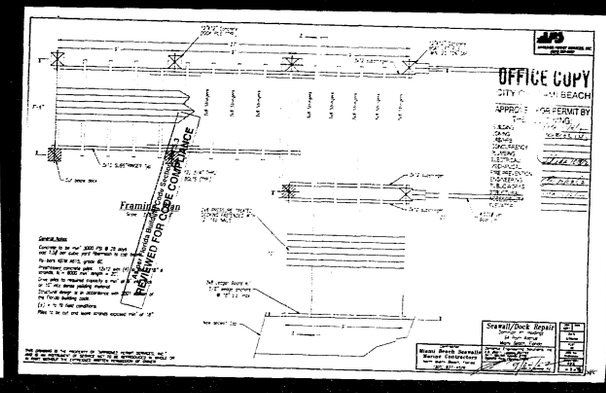
Date: 11/4/12

Scope:
① Pile Driving To Design Elevation
② Framing For Deck
③ Final

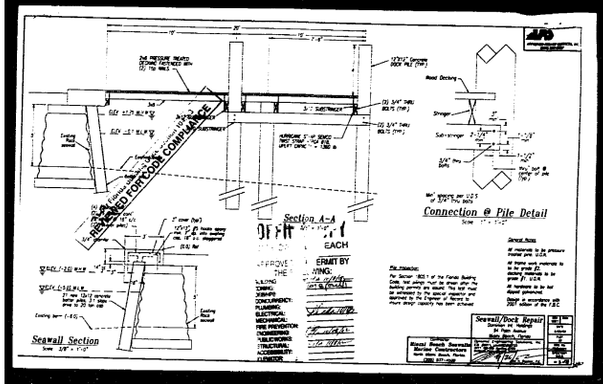
11/4/12

19

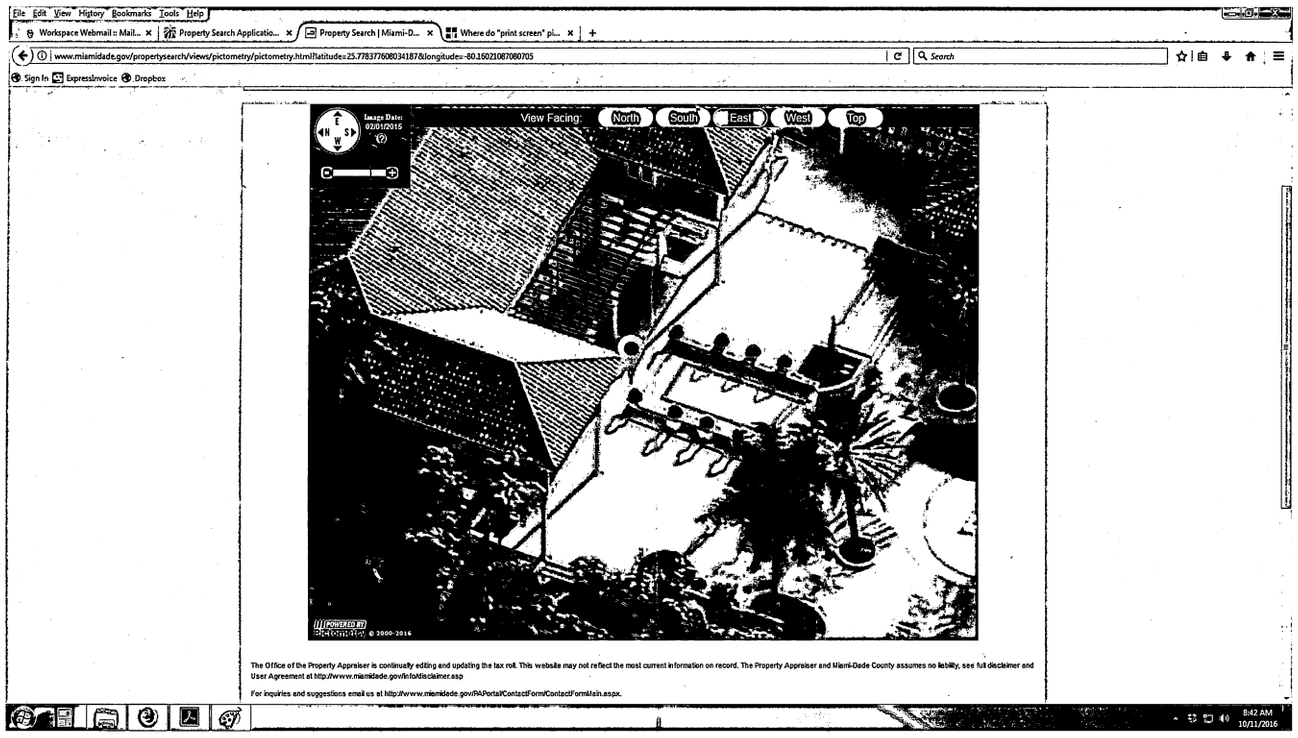

PALM AVENUE
OFFICE COPY
APPROVED FOR PERMIT BY THE FOLLOWING:
REVIEWED FOR CODE COMPLIANCE
BLOCK ONE
BISCAYNE BAY
RECEIVED
SEP 27 2002
Remove Existing Dock Construct New 75'x 23' Wood Dock
Remove Existing Boat Lift and (2) Davit Pads
New 8 Pile Mooring Dolphin (Typ of 4)
Existing Boat Lift
SITE PLAN
1" = 50'
Seawall/Dock Repair


OFFICE COPY
REVIEWED FOR CODE COMPLIANCE
Seawall/Dock Repair

19


Section A-A
Connection @ Pile Detail
Seawall Section
Seawall/Dock Repair
REVISED FOR DOR COMPLIANCE
DRAFT
EACH
PERMIT BY

19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Workspace Webmail :: Mail...
Property Search Applicatio...
Property Search | Miami-D...
Where do "print screen" pi...
www.miamidade.gov/propertysearch/views/pictometry/pictometry.html?latitude=25.778377608034187&longitude=-80.16021087080705
Search
Sign In
ExpressInvoice
Dropbox
Image Date:
02/01/2015
View Facing:
North
South
East
West
Top
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The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp
For inquiries and suggestions email us at http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx.
8:42 AM
10/11/2016

BR1016-0605

ABBREVIATIONS

ARCH - ARCHITECTURAL
B - BOTTOM
BLDG - BUILDING
BM - BEAM
BAL - BALANCE
CH - CHANNEL
CIP - CAST IN PLACE
CJ - CONTROL JOINT
℄ - CENTERLINE
CL - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONT - CONTINUOUS
DBL - DOUBLE
DTL - DETAIL
DIA ø - DIAMETER
DIM - DIMENSION
DN - DOWN
DWG - DRAWING
EA - EACH
EF - EACH FACE
EJ - EXPANSION JOINT
EL - ELEVATION
ELEV - ELEVATOR
EQ - EQUAL
EW - EACH WAY
EPC - EPOXY COATED REINF
(E) - EXISTING
EXP - EXPANSION
EE - EACH END
FF - FINISH FLOOR
FND - FOUNDATION
FS - FAR SIDE
FT - FOOT
FTG - FOOTING
FL - FULL LENGTH
GA - GAGE
GALV - GALVANIZED
HORIZ - HORIZONTAL
HI - HIGH
INFO - INFORMATION
INT - INTERIOR
JT - JOINT
CJ - CONSTRUCTION JOINT
L - ANGLE
LB - LONG BAY
LE - LEFT END
MAX - MAXIMUM
MECH - MECHANICAL
MTL - METAL
MIN - MINIMUM
MISC - MISCELLANEOUS
(N) - NEW
NS - NEAR SIDE
NTS - NOT TO SCALE
O.C. - ON CENTER
OPNG - OPENING
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PT - PRESSURE TREATED
R - RADIUS
REINF - REINFORCING
REQD - REQUIRED
SCHED - SCHEDULE
SECT - SECTION
SIM - SIMILAR
SQ - SQUARE
STD - STANDARD
STL - STEEL
STRUCT - STRUCTURAL
T/O - TOP OF
T/S - TOP OF SLAB
T/ - TOP
TEMP - TEMPERATURE
T/S - TOP OF STEEL
TYP - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT - VERTICAL
W/ - WITH
WWF - WELDED WIRE FABRIC

PROJECT LOCATION

FLORIDA BUILDING CODE 2014 TO INCLUDE THE RESIDENTIAL BUILDING CODE 2014 ref
ULTIMATE DESIGN WIND SPEED: 170 MPH
NOMINAL DESIGN WIND SPEED: 132 MPH
RISK CATAGORY: II
IMPORTANCE FACTOR: 1.0
EXPOSURE CATAGORY: B - D
INTERNAL PRESSURE COEF: +-0.18
ENCLOSED STRUCTURE

THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS REDESIGNED TO GRAVITY AND DESIGN PRESSURES ROOF LIVE 20 PSF

FLORIDA BUILDING CODE 2014 MECHANICAL

IN ACCORDANCE WITH FS471.003 THE MECHANICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2011 ELECTRICAL

IN ACCORDANCE WITH FS471.003 THE ELECTRICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2014 PLUMBING

IN ACCORDANCE WITH FS471.003 THE PLUMBING PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

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

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
PROD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:
ROOFING:

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other government entities such as water management districts, state agencies or federal agencies.
The city of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
CS	COVER SHEET
A1	EXISTING & REPLACEMENT ELEVATION WITH TRELLIS
A2	SECTIONS TRELLIS & DETAILS

DESIGN PARAMETERS

APPLICABLE CODES:
BUILDING CODE= 2014 FLORIDA BUILDING CODE MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2014 PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2014 ELECTRICAL CODE= N.E.C. 2011 LIFE SAFETY CODE= 2014 FLORIDA FIRE PREVENTION CODE 5th ADDITION ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2014 ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2014

BASIC WIND SPEED:
- [x] 170 MPH (3-SECOND GUST)= 132 MPH (FASTEST MILE)
- [ ] 150 MPH (3-SECOND GUST)= 116 MPH (FASTEST MILE)
- [ ] 140 MPH (3-SECOND GUST)= 108 MPH (FASTEST MILE)

IMPORTANCE FACTOR:
- [ ] 0.77 (BUILDING CATEGORY I)
- [ ] 1.15 (BUILDING CATEGORY III)
- [x] 1.00 (BUILDING CATEGORY II)
- [ ] 1.15 (BUILDING CATEGORY IV)

BUILDING OCCUPANCY CLASSIFICATION:
- [ ] GROUP A - ASSEMBLY
- [ ] GROUP B - BUSINESS
- [ ] GROUP D - DAY CARE CENTER
- [ ] GROUP E - EDUCATIONAL
- [ ] GROUP F - FACTORY INDUSTRIAL
- [ ] GROUP H - HAZARDOUS
- [ ] GROUP I - INSTITUTIONAL
- [ ] GROUP M - MERCANTILE
- [x] GROUP R - RESIDENTIAL
- [ ] GROUP S - STORAGE
- [ ] GROUP U - UTILITY/MISC.

BUILDING CONSTRUCTION TYPE:
- [ ] TYPE I
- [ ] TYPE II
- [ ] TYPE III
- [ ] TYPE IV
- [ ] TYPE I-B
- [x] TYPE V-B

EXPOSURE CATAGORY:
- [ ] A
- [ ] B
- [ ] C
- [ ] D

WINDBORNE DEBRIS REGION:
- [ ] NO
- [x] YES
  - [ ] IMPACT RESISTANT GLAZING
  - [ ] IMPACT RESISTANT COVERING
  - [x] COMBINATION OF IMPACT RESISTANT GLAZING / COVERING

INTERNAL PRESSURE COEFFICIENTS:
- [ ] 0.00 (OPEN)
- [x] +0.18, -0.18 (ENCLOSED)
- [ ] +0.55, -0.55 (PARTIALLY ENCLOSED)

NOTES:
ALTERATION - LEVEL 2
2010 NFPA CHAPTER 43 - MODIFICATION

General Contractor:

Structural Engineers:

Project:
PERMIT DRAWINGS FOR:
WOOD BEAM & TRELLI REPLACEMENT
94 PALM AVENUE
MIAMI BEACH, FLORIDA 33139
(305) 345-2320

Architect:
JAMES C. GRIFFIN
ARCHITECT # AR12548
7221 SAUGANASH
PARKLAND, FLORIDA 33067
(954) 345-7221

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2014 AND ALL APPLICABLE CODES.

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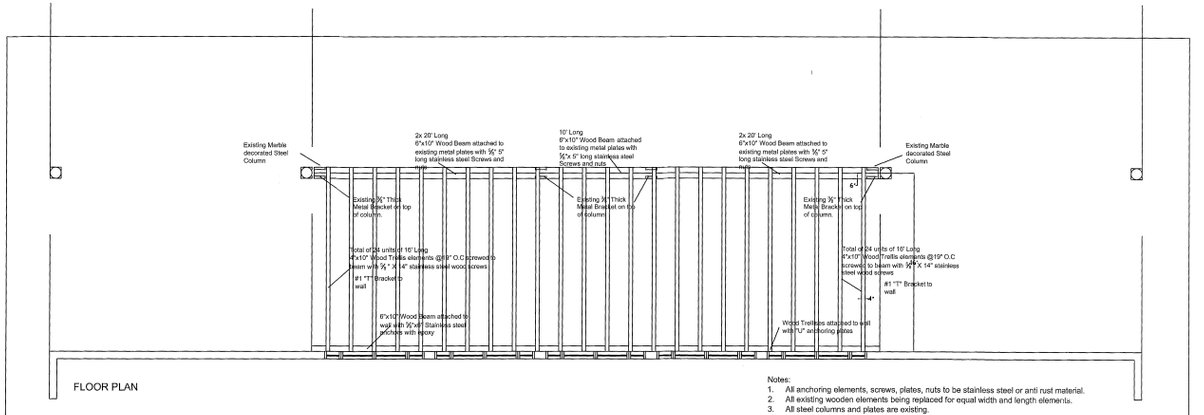
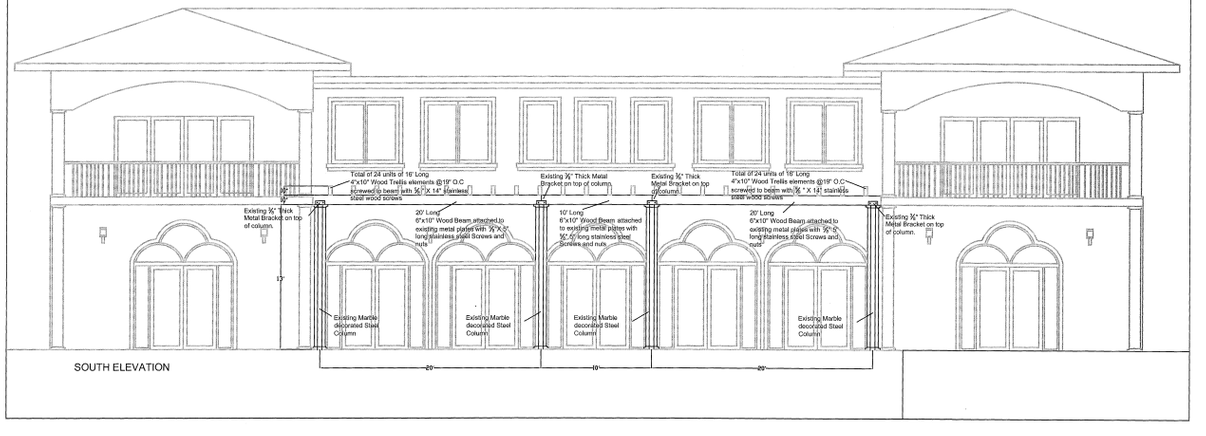


FLOOR PLAN

Notes:
1. All anchoring elements, screws, plates, nuts to be stainless steel or anti rust material.
2. All existing wooden elements being replaced for equal width and length elements.
3. All steel columns and plates are existing.



SOUTH ELEVATION

General Contractor:

Structural Engineers:

Project:

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94 PALM AVENUE
MIAMI BEACH, FLORIDA 33139
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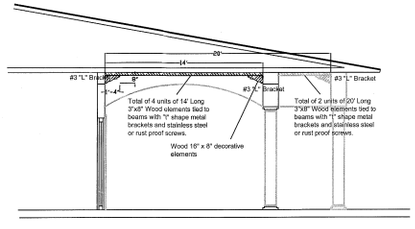
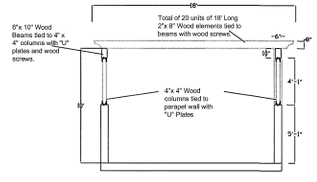
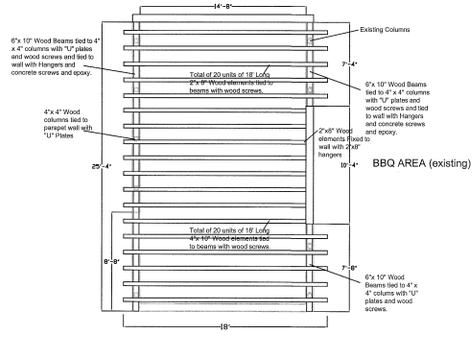


POOL HOUSE DECORATING ELEMENTS



EQUIPMENT AREA SECTION

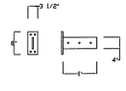
Notes:
1. All anchoring elements, screws, plates, nuts to be stainless steel or rust proof material.
2. All existing wooden elements being replaced for equal width and length elements.
3. All decorations, steel columns and plates are existing.



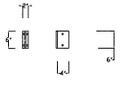
EQUIPMENT AREA FLOOR PLAN

Custom 3/8" stainless steel brackets:

#1 "T" Bracket



#2 "T" Bracket



#3 "L" Bracket

General Contractor:

Structural Engineers:

Project:

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94 PALM AVENUE
MIAMI BEACH, FLORIDA 33139
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