MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR23001198
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JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
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CAPE CORAL, FL 33904
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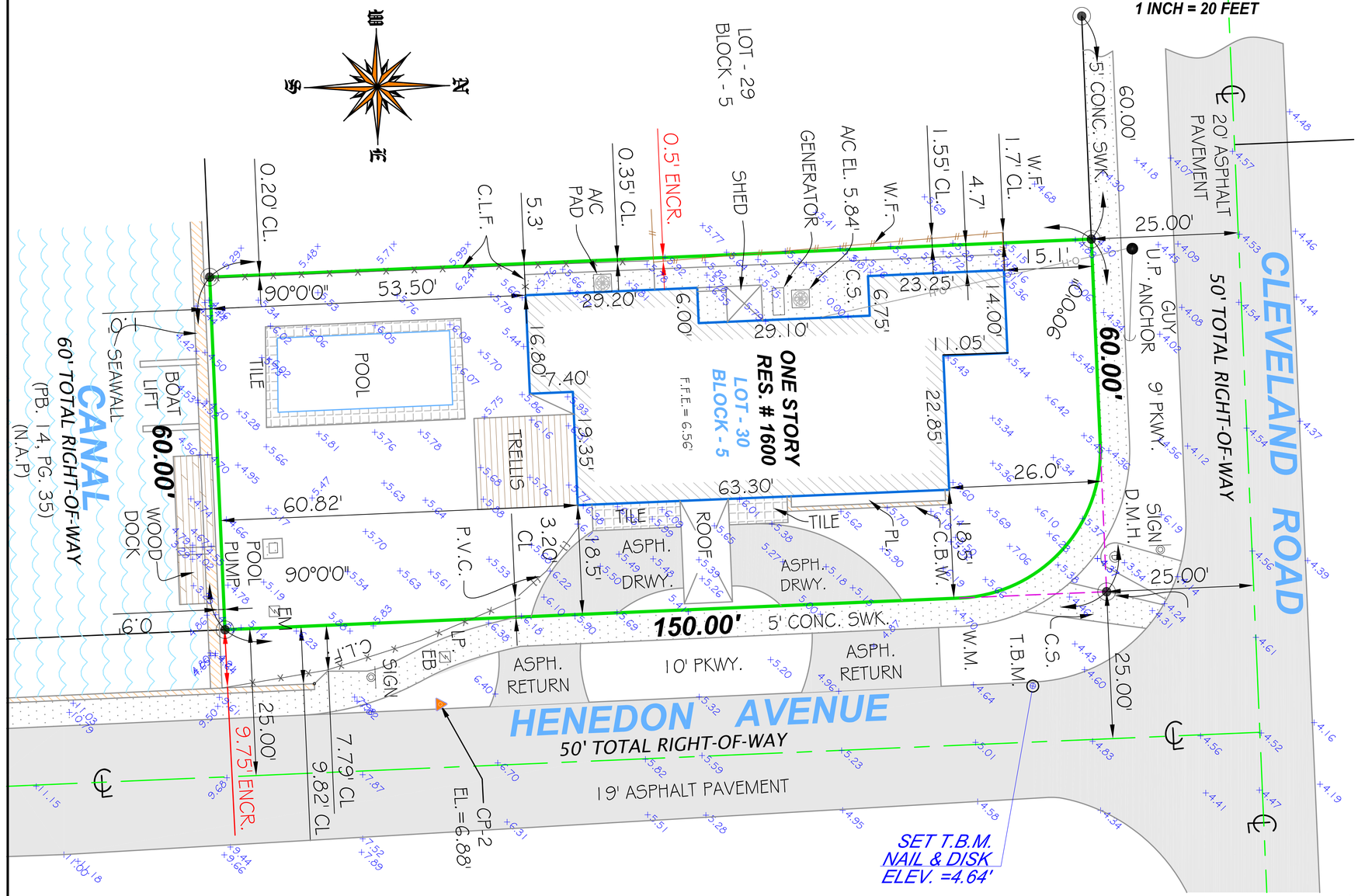
MAP OF BOUNDARY SURVEY

1600 CLEVELAND ROAD, MIAMI BEACH, FLORIDA 33141



LOCATION SKETCH

SCALE = N.T.S.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E.= ANCHOR EASEMENT.
AR = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH.= ASPHALT.
B.C.= BLOCK CORNER.
B.C.R.= BROWARD COUNTY RECORDS
BLDG.= BUILDING.
B.M.= BENCH MARK.
B.O.B.= BASIS OF BEARINGS.
B.S.L.= BUILDING SETBACK LINE
C = CALCULATED
C.B = CATCH BASIN.
C.B.S.= CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH.= CHORD.
CH.B.= CHORD BEARING.
CL = CLEAR
C.L.F.= CHAIN LINK FENCE.
C.M.E.= CANAL MAINTENANCE EASEMENTS.
CONC.= CONCRETE.
C.P.= CONC. PORCH.
C.S.= CONCRETE SLAB.
C.U.P.= CONC. UTILITY POLE
C.W.= CONCRETE WALK
D.E.= DRAINAGE EASEMENT .
D.M.E.= DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.P.= ELECTRIC TRANSFORMER PAD.
ELEV.= ELEVATION.
ENCR.= ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
FNIP.= FEDERAL NATIONAL INSURANCE
F.N.= FOUND NAIL
H.= HIGH (HEIGHT)
I.C.V.= IRRIGATION CONTROL VALVE
I.F.= IRON FENCE
IN & EG.= INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M.= MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS
M.E.= MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#.NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L.= OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG
PVMT.= PAVEMENT.
PL.= PLANTER.
P/L = PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.C.= POINT OF CURVE.
PT.= POINT OF TANGENCY.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.R.C.= POINT OF REVERSE CURVE
P.B.= PLAT BOOK.
PG.= PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR.= RAIL ROAD.
RES.= RESIDENCE.
PROP. COR.= PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.P.= RADIUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
SWK.= SIDEWALK.
S.I.P.= SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S.= SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E.= TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P.= TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.R.= WOOD ROOF.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.R.= WOOD ROOF.
W.S.= WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∡ = ANGLE.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	*"AE"*
BASE FLOOD ELEVATION:	*8 FEET*
COMMUNITY:	*120651*
PANEL:	*0307*
SUFFIX:	*L*
DATE OF FIRM:	*091009*

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH, BENCHMARK # CMB BP-03, LOCATED @ NE INTX HENEDON AVE & DAYTONIA RD; ELEVATION IS 4.44 FEET OF N.G.V.D. 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JOHN A IBARRA
Date: 2023.03.14 16:54:55 -04'00'
Adobe Acrobat version: 2022.003.20322

BY: _____ **03/07/2023**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: ***SURVEY UPDATE 03/07/2023***
REVISED ON: ***SURVEY 11/08/2021***

LEGEND

- *OVERHEAD UTILITY LINES*
- *CONCRETE BLOCK WALL*
- *CHAIN LINK FENCE*
- *IRON FENCE*
- *WOOD FENCE*
- *BUILDING SETBACK LINE*
- *UTILITY EASEMENT*
- *LIMITED ACCESS R/W*
- *NON-VEHICULAR ACCESS R/W*
- *EXISTING ELEVATIONS*

× 0.00

CERTIFICATION:
FREDERIC CUMENAL AND LESLIE DIAMOND
MITCHELL SETH POLANSKY, P.A.
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

LEGAL DESCRIPTION:
LOT 30, BLOCK 5, BISCAYNE POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWN BY:	***LJB***
FIELD DATE:	***03/07/2023***
SURVEY NO:	***21-003858-2***
SHEET:	***1 OF 1***

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR
LB#7806

Digitally signed by JOHN A IBARRA
Date: 2023.03.14 16:54:27 -04'00'
Adobe Acrobat version: 2022.003.20322

GENERAL NOTES:

1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER OF RECORD. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC MEANS AND METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES. PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER OF RECORD PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
2. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PIERCE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE (5) WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770. FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES AT THE CONTRACTOR'S COST.

UNIVERSAL COLOR CODE MARKING
UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS–OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:

   FLORIDA POWER AN LIGHT
   BELL SOUTH
   MIAMI DADE WATER AND SEWER DEPARTMENT
   MIAMI TCI CABLEVISION
   PEOPLE'S GAS SYSTEM, INC.
   MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT
   FLORIDA DEPARTMENT OF TRANSPORTATION

4. ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929. MARKED ELEVATIONS ARE BASED ON A SURVEY BY_____ DATED_____
5. THE CONTRACTOR SHALL SUBMIT THREE 93) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO MD–WASD AND OTHER GOVERNING AUTHORITIES HAVING JURISDICTION ON THIS SPECIFIC PROJECT FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED OR ALTERED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROPERLY AND PROMPTLY.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR FP&L, BELL SOUTH, IRRIGATION SYSTEM, ETC. PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CROSSINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INL;ETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM MIAMI–DADE COUNTY PRIOR TO COMMENCING THE WORK.
11. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE APPROVED SET OF DRAWINGSAND/OR AS–BUILT DRAWINGS.
12. COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF FIVE (5) FOOT DEPTHS.

PAVEMENT MARKING AND SIGNING NOTES

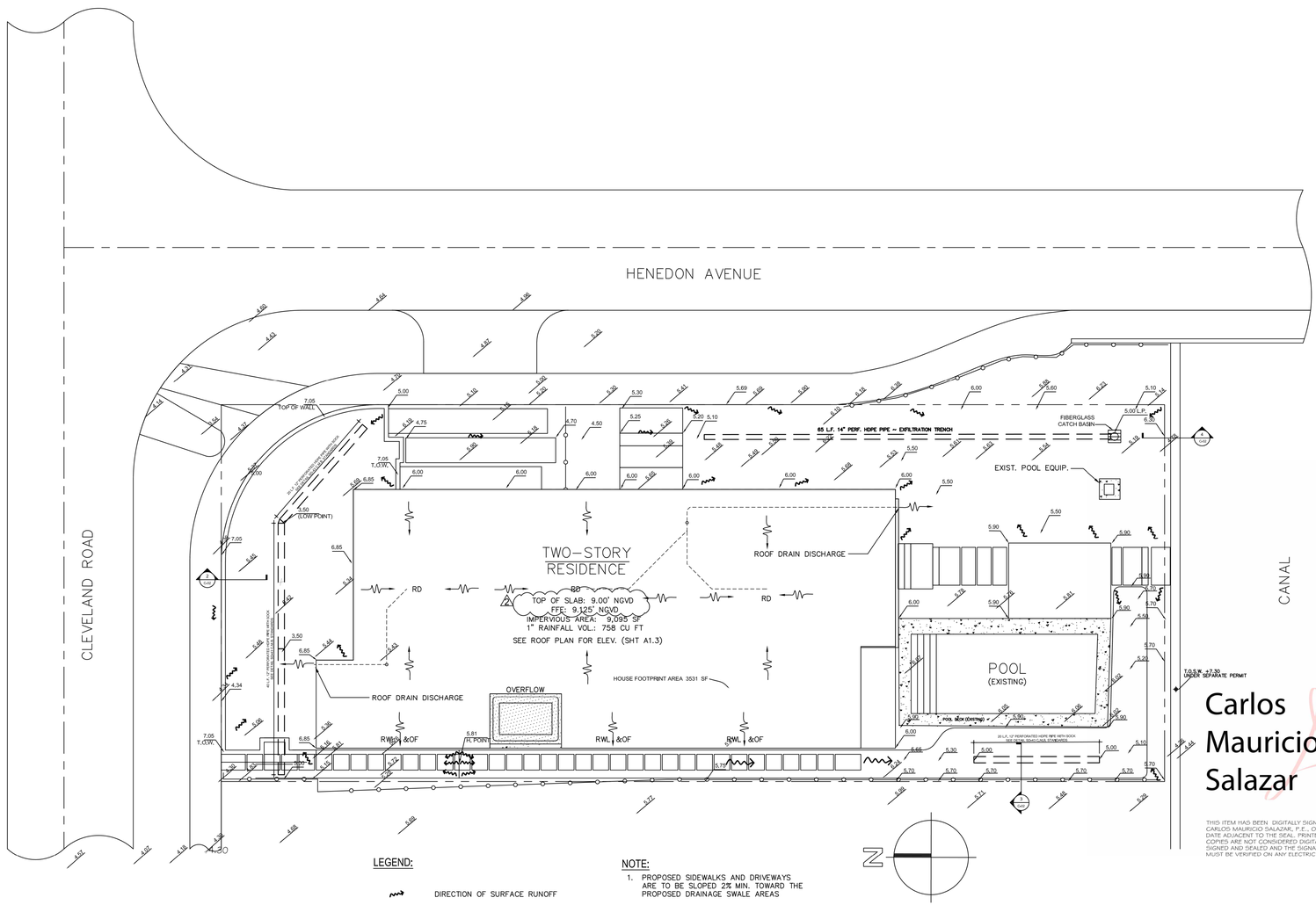
1. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711 – MINIMUM THICKNESS 90 MILS (ALKYD ONLY).
2. ALL MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISED FOR STREETS AND HIGHWAYS, AND FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
3. THERMOPLASTIC SHALL BE USED IN THE PUBLIC RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT. ALL ON–SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.
4. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OD TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT BEFORE INSTALLATION.
6. REFLECTORS SHALL BE EQUALLY SPACED BUT NO MORE THAN THREE (3) FEET APART.
7. THREE BLUE REFLECTORS SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS.
8. CONTRACTOR SHALL SUBMIT M.O.T. PLANS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF OFF–SITE IMPROVEMENTS. M.O.T. PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS AS CLASSIFIED BY AASHTO M–145, FOUND WITHIN THE ROAD AND PARKING LOT AREA SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T–99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED, SHALL ALSO DE DESIGNATED ON THE DRAWINGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A–1, A–3 OR A–2–4 IN ACCORDANCE WITH AASHTO M–145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE No. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BYWAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
8. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1 FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SIBGRADE HAVE AN LBR OF 40, UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T–99
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T–180 AND HAVE NOT LESS THEN 60% OF CARBONATES OF CALCIUM AND MAGNESIUM, UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL, CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONCRETE SIDEWALK SHALL BE FOUR (4) INCHES THICK ON COMPACTED SUBGRADE, WITH ½" EXPANSION JOINTS PLACED AT MAXIMUM OF 75 FEET, CRACK CONTROL JOINTS SHALL BE FIVE (5) FEET ON CENTER. THE BACK OF THE SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE SIX (6) INCHES THICK WITH 6" X 6" (IOC) WELDED WIRE MESH REINFORCEMENT.
14. PPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWIUGNS BY ONE OF THE FOLLOWNG DESIGNATIONS:

RCP	=	REINFORCED CONCRETE PIPE ASTM DESIGNATION C–76, CLASS III, WALL THICKNESS "B" LATEST EDITION
CMP	=	CORRUGATED METAL (ALUMINUM) PIUPE, ASTM DESIGNATION M–196 CMP (SMOOTH LINED) – CORRUGATED METAL ALUMINUM PIPE (SMOOTH LINES), ASTM DESIGNATION M–196
SCP	=	SLOTTED CONCRETE PIPE, FDOT SECTIONS 941 AND 942
PVC	=	POLYVINYL CHLORIDE PIPE
PCMP	=	PERFORATED CMP, FDOT SECTION 945
DIP	=	DUCTILE IRON PIPE
HDPEP	=	SMOOTH LINED HIGH DENSITY POLYETHYLENE. AASHTO M–294 TYPE 'S'

15. ASPHALTIC CONCRETE TYPE S–III SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 331–1 THROUGH 31–6 OF FDOT STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S–1 SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 331–1 THROUGH 333–6 OF FDTO STANDARD SPECIFICATIONS.
16. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
17. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
18. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO ASTM SPECIFICATION A–615 AND A–305, LATEST REVISION.
19. ALL REBAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS
20. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
21. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 CEMENT MORTAR
22. JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SIMILAR METAL AND CORRUGATIONS WITH NEOPRENE, RAM–NEK, OR BITUMASTIC GASKETS INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.
23. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C–76, CLASS III, WALL THICKNESS 'B' LATEST REVISION, AND AS MODIFIED BY SECTION 941 OF THE FDOT STANDARD SPECIFICATIONS, LETEST REVISION.
24. ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCEW WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS" CHAPTER 553, PART V. FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
25. JOINTS IN HDPE PIPE SHALL BE ADS PRO LINK ST, HANCOR SURE LOK OR APPROVED EQUAL.



LEGEND:

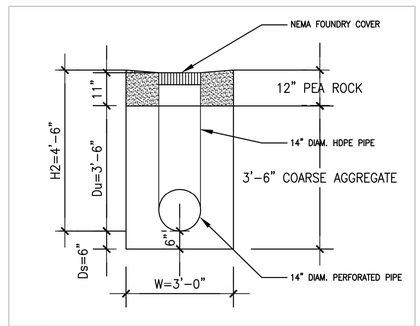
- DIRECTION OF SURFACE RUNOFF
- 10.6' EXISTING ELEVATIONS (NGVD)
- 5.81 PROPOSED ELEVATIONS (NGVD)

NOTE:

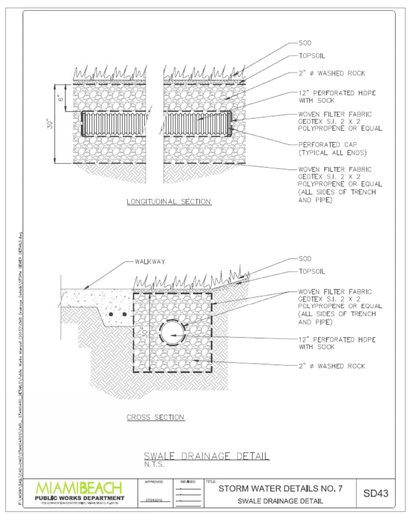
1. PROPOSED SIDEWALKS AND DRIVEWAYS ARE TO BE SLOPED 2% MIN. TOWARD THE PROPOSED DRAINAGE SWALE AREAS

1 PROPOSED STORM WATER DRAINAGE SYSTEM
Scale 1" = 10'.

NOTE:
"Adequate drainage shall be provided, and surface run-off water shall be diverted to a storm conveyance or other approved point of collection in accordance with Florida Building Code and City of Miami Beach Code Ordinances. All site drainage is designed and shall be constructed in such a manner that run-off rates, volume and pollutant loads not exceeding predevelopment conditions and preventing flooding of adjacent properties and public right-of way".



1.1 PROPOSED EXFILTRATION TRENCH CROSS SECTION
Scale 1" = 10'.



Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Call 2 business days before you dig!
IT'S THE LAW!
1-800-432-4770

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:18:56 AM

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

TABIO ENGINEERING CORPORATION
140 BUTTONWOOD DR., KEY BISCAYNE. FLORIDA 33149
PHONE: 305-772-7599 msalazar@tabioengineering.net
CA 09550

SEAL / SIGNATURE / DATE

Carlos Mauricio Salazar

Digitally signed by Carlos Mauricio Salazar
DN: c=US, st=Florida, l=Key Biscayne, serialNumber=AATL20230614302, 047, o=TABIO ENGINEERING CORPORATION, cn=Carlos Mauricio Salazar, email=msalazar@tabioengineering.net
Date: 2023.08.31 22:37:09 +02'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED BY CARLOS MAURICIO SALAZAR, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED DIGITALLY SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES.

CARLOS MAURICIO SALAZAR, P.E.
P.E.55757

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PERMIT SET
06-09-23

Issue #	Issue Date / For
1	07-27-2023 / Bldg Dept. Comments
2	08-28-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
Approved by:

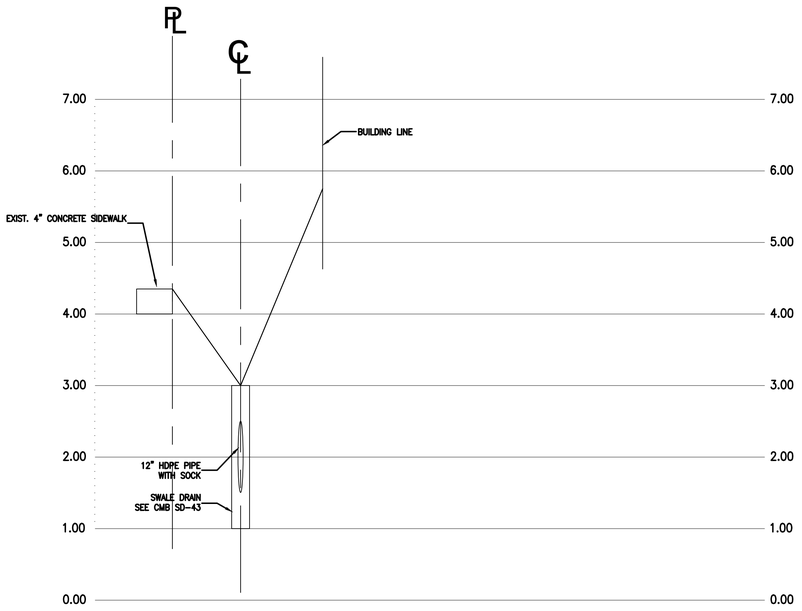
SHEET INDEX

STORM WATER DRAINAGE & RETENTION PLAN

SCALE :

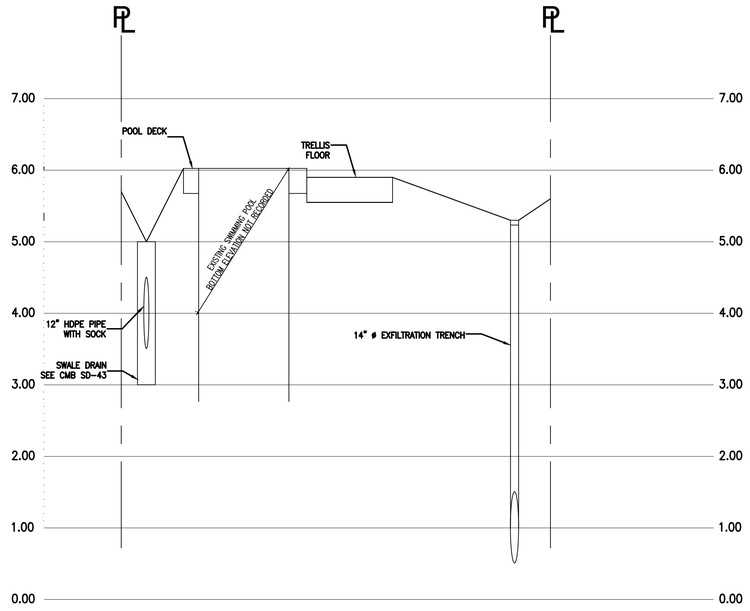
SHEET NO.

C-01



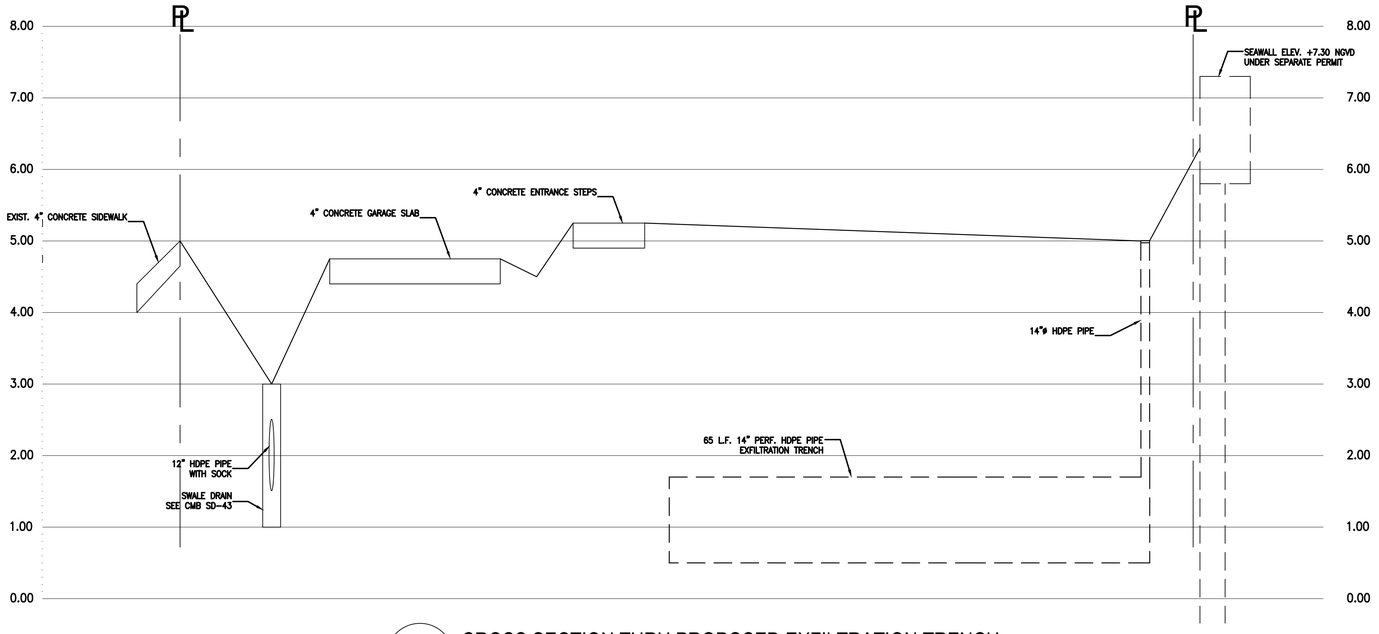
2 CROSS SECTION THRU NORTH SWALE

Scale 1" = 10'.



3 CROSS SECTION THRU REAR SWALE

Scale 1" = 10'.



4 CROSS SECTION THRU PROPOSED EXFILTRATION TRENCH

Scale 1" = 10'.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

Call 2 business days before you dig!

IT'S THE LAW!
1-800-432-4770

NOTE:
"Adequate drainage shall be provided, and surface run-off water shall be diverted to a storm conveyance or other approved point of collection in accordance with Florida Building Code and City of Miami Beach Code Ordinances. All site drainage is designed and shall be constructed in such a manner that run-off rates, volume and pollutant loads not exceeding predevelopment conditions and preventing flooding of adjacent properties and public right-of way".

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:18:56 AM

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

TABIO ENGINEERING CORPORATION
140 BUTTONWOOD DR., KEY BISCAYNE, FLORIDA 33149
PHONE: 305-772-7599 msalazar@tabioengineering.net
CA 09550

SEAL / SIGNATURE / DATE

C. MAURICIO SALAZAR LICENSE No 55757 STATE OF FLORIDA PROFESSIONAL ENGINEER

CARLOS MAURICIO SALAZAR, P.E.
P.E.55757

Carlos Mauricio Salazar

Digitally signed by Carlos Mauricio Salazar
DN: c=US, st=Florida, l=Key Biscayne, serialNumber=AATL20230614302047, o=TABIO ENGINEERING CORPORATION, cn=Carlos Mauricio Salazar, email=msalazar@tabioengineering.net
Date: 2023.08.31 22:37:38 +02'00'

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PERMIT SET
06-09-23

Issue #	Issue Date / For
1	07-27-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

STORM WATER DRAINAGE & RETENTION PLAN

SCALE :

SHEET NO.

C-02

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BUILDING DEPARTMENT
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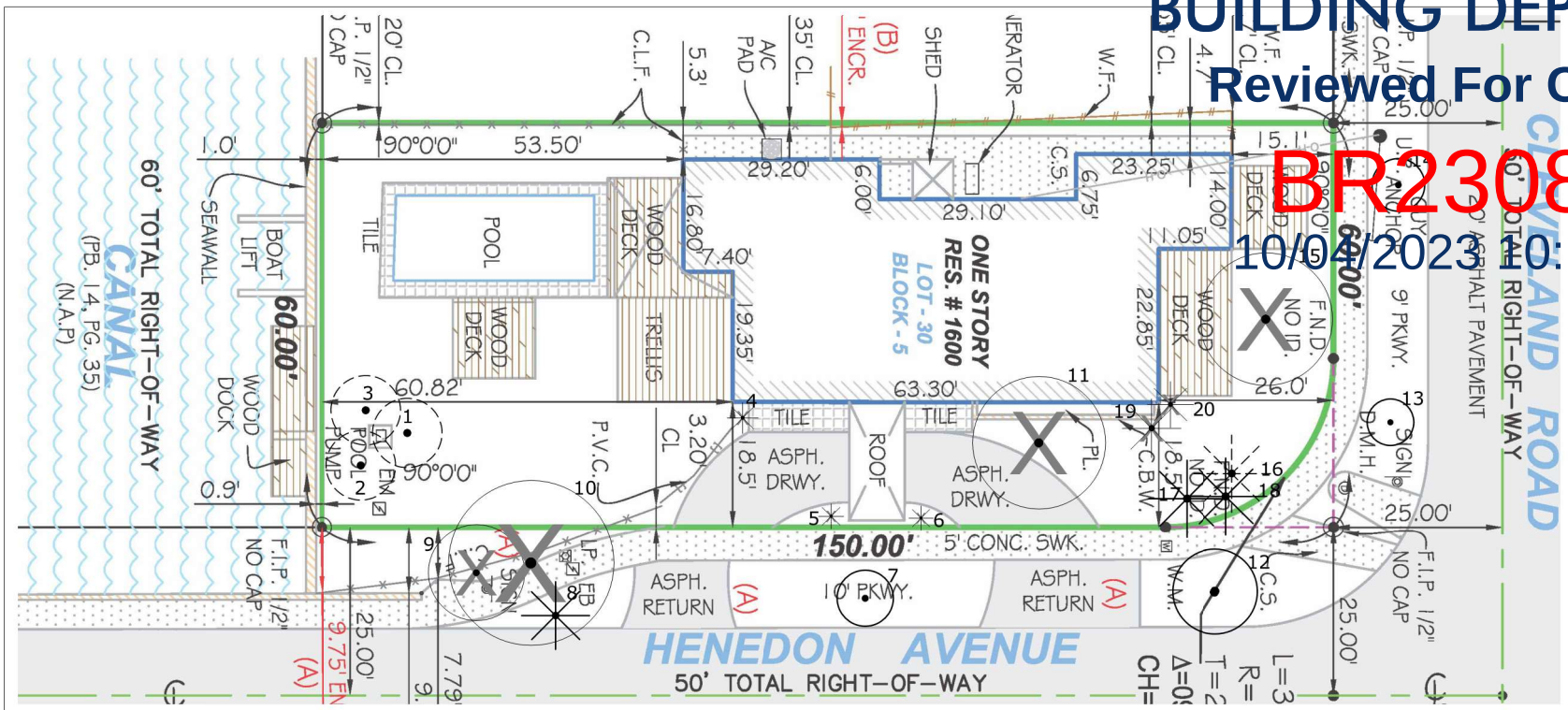
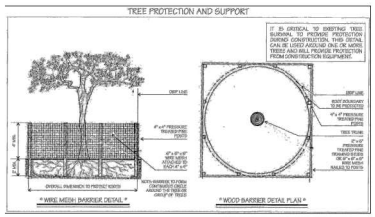
10/04/2023 10:18:56 AM

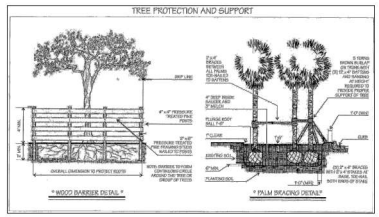


OVERALL DISPOSITION PLAN
Scale: 1/8" : 1'-0"

1600 Cleveland tree list

Tree #	Botanical Name	Common Name	DBH in inches	OAH in feet	Spread in feet (per trunk for palms)	Disposition	Notes/Condition (All plants in good condition unless otherwise noted)
1	*Coccoloba uvifera*	Seagrape	<3.5	12-14	10-12	Relocate	Tree will be relocated off-site. Relocation form to be submitted separately. Tree is in good condition to be relocated
2	*Coccoloba uvifera*	Seagrape	<3.5	12-14	10-12	Relocate	Tree will be relocated off-site. Relocation form to be submitted separately. Tree is in good condition to be relocated
3	*Coccoloba uvifera*	Seagrape	<3.5	12-14	10-12	Relocate	Tree will be relocated off-site. Relocation form to be submitted separately. Tree is in good condition to be relocated
4	*Psychosperma elegans*	Alexander palm	3	18-20	10-12	Remove	
5	*Psychosperma elegans*	Alexander palm	3	18-20	10-12	Remove	
6	*Psychosperma elegans*	Alexander palm	3	16-18	10-12	Remove	
7	*Swietenia mahagoni*	Mahogany	5	16-18	14-16	Remain	Located in swale
8	*Roystonia regia*	Royal palm	13	30-35	20-25	Remain	Located in swale
9	*Casuarina equisetifolia*	Australian pine	80	35-45	15-25	Remove	DBH is combined. 11 trunks with average DBH of 6"-8". Considered as invasive and prohibited as per Miami Dade County. Removal may be
10	*Schinus terebinthifolia*	Brazilian pepper	25	20-25	15-20	Remove	DBH is combined. Multiple trunks with a maximum DBH of 5". Considered an invasive and prohibited as per Miami Dade County. Removal may be required
11	*Bucida buceras*	Black olive	20	45-50	30-35	Remove	Per conversation with Jorge Nunez, tree #11 will be allowed for removal due to the site being raised during construction
12	*Lysiloma latisiliquum*	Wild tamarind	13	18-20	30-35	Remain	Located in swale
13	*Coccoloba diversifolia*	Pigeon plum	7	12-14	12-14	Remain	Located in swale
14	*Bulnesia arborea*	Verawood	2.5	12-14	8-10	Remain	Located in swale
15	*Bucida buceras*	Black olive	21	50-55	35-40	Remain	Tree to be monitored and corrective pruning to
16	*Psychosperma elegans*	Alexander palm	11	20-25	12-14	Relocate	DBH is combined. 3 trunks - DBH of 4", 4" & 3"
17	*Cocos nucifera*	Coconut	11	45-50	20-25	Remain	
18	*Cocos nucifera*	Coconut	11	45-50	20-25	Remain	
19	*Psychosperma elegans*	Alexander palm	9	16-18	12-14	Remove	DBH is combined. 3 trunks - DBH of 3" each
20	*Psychosperma elegans*	Alexander palm	7	12-14	10-12	Remove	DBH is combined. 2 trunks - DBH of 3.5" each





EXISTING PLANTING SYMBOLS

EXISTING TREES TO REMAIN
EXISTING PALMS TO REMAIN
EXISTING TREES TO BE RELOCATED
EXISTING PALMS TO BE RELOCATED
EXISTING TREES TO BE REMOVED
EXISTING PALMS TO BE REMOVED

NOTE:
Existing trees symbols are graphic and location may vary slightly.

VFD
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LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT
FL RLA LIC #6667191
900 Biscayne Blvd. #1403
Miami, FL. 33132
P: 786.346.9509
www.VincentFiligenzi.com

PROFESSIONAL SEAL:

Vincent Filigenzi Digitally signed by Vincent Filigenzi Date: 2023.07.21 16:38:29 -04'00'

VINCENT A. FILIGENZI
LA # 6667191

1600 CLEVELAND RD
MIAMI BEACH, FL 33141

SHEET ISSUE:
REV # DATE DESCRIPTION

SCALE: SEE PLANS
DRAWN BY: JP
CHECKED BY: VF
DATE: 07.13.2023

DISCIPLINE / SHEET TITLE:
OVERALL DISPOSITION PLAN

SHEET NUMBER:
LE-1.0

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BUILDING DEPARTMENT
Reviewed For Compliance
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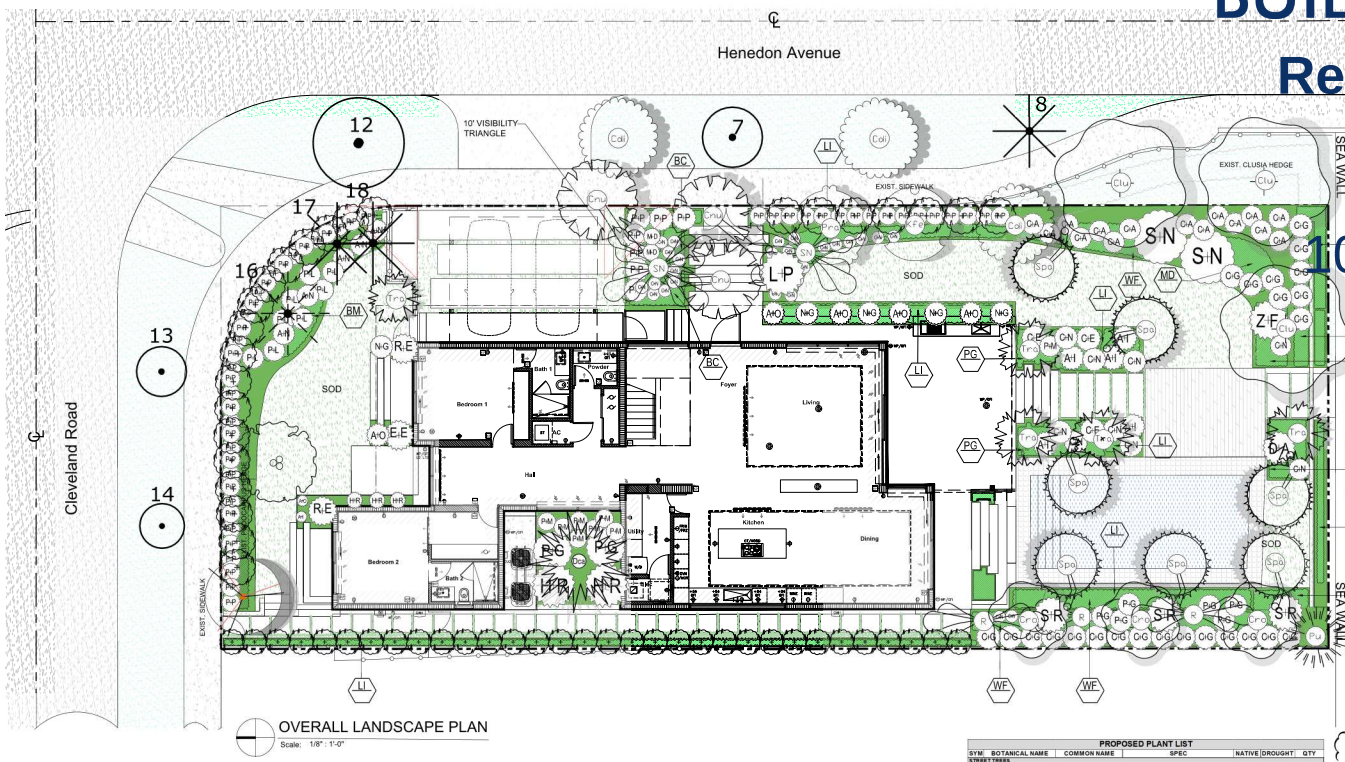
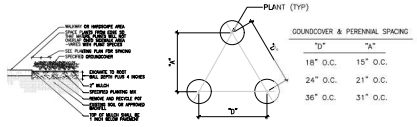
10/04/2023 10:18:56 AM

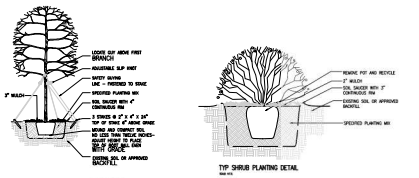


OVERALL LANDSCAPE PLAN
Scale: 1/8" : 1'-0"

PLANT SYMBOLS

- COCONUT PALM
- BAY RUM TREE
- GREEN THATCH PALM
- LEANING SABAL PALM
- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING PALMS TO BE RELOCATED
- TRAVELERS PALM
- PANDANUS TREE
- CLUSIA ROSEA TREE
- CLUSIA ROSEA TREE
- PIGEON PLUM
- BLACK IRON WOOD
- CABADA PALM
- SIMPSON STOPPER
- BAHAMA TABEBUIA
- CALOPHYLLUM TREE





PROPOSED PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
STREET TREES						
Cu	Clusia rosea	Autograph Tree	12-14' HT.6"-10" DBH	*	*	2
Cal	Coccoloba diversifolia	Pigeon Plum	12'-14' HT.2"-3" DBH	*		2
PROPERTY TREES + PALMS					*	3
Cno	Cocos nucifera	Coconut Palm	16'-18' CT		*	7
Spa	Sabal palmetto	Sabal Palm	20'-22' CT.	*	*	3
Pra	Pimenta racemosa	Bay Rum Tree	12' HT.2"-3" DBH FG	*	*	3
Cro	Clusia rosea	Autograph Tree	8'-10' HT.4"-6" DBH		*	3
Cu	Clusia rosea	Autograph Tree	12'-14' HT.6"-10" DBH	*	*	1
Pu	Pandanus	Screwpine Tree	14'-16' OA		*	1
Tra	Thrinax radiata	Silver Thatch Palm	8' CT.18' CT	*	*	4
Cal	Coccoloba diversifolia	Pigeon Plum Tree				
Cal	Coccoloba diversifolia	Pigeon Plum Tree	10'-12' HT.2"-3" DBH	*	*	1
Kfa	Krugiodendron ferreum	Black Iron Wood Tree	10'-12' HT.2"-3" DBH	*	*	1
R	Ravenala madagascariensis	Travelers Palm	16'-20' OA MULTI CLUSTER	*	*	3
	Calophyllum inophyllum	Beautyleaf Tree				17
SHRUBS + ACENTS						
SN	Strelitzia nicolai	White Bird of Paradise	12'-14' HT.OA HAVY CLUMP FG		*	4
LP	Licuala peltata	Licuala Palm	12'8.5 HT.(2)8.6-7' HT BOTANICS NRSY		*	1
CG	Clusia guttifera	Clusia	25G 6'-7' HT	*		22
ZF	Zamia furfuracea	Cardboard Palm	25G 4'-5' HT			1
CE	Colocasia esculenta	Black Magic	7G			4
CN	Clusia rosea	Dwarf Clusia	7G | 15G	*		35
PP	Podocarpus	Plum Pine	25G 7'-8' HT			57
PL	Psychotria poeppigiana	Banana Coffee	7G	*		8
SR	Serenoa repens	Saw Palmetto	25G	*		3
OA	Gymnanthes lucida	Crabwood	25G	*		18
AI	Alcantarea imperialis	Imperial Bromeliad	20" x 20"			5
RE	Rhapis excelsa	Lady Palm	25G			2
AN	Asplenium nidus	Bird's Nest Fern	7G			6
EE	Xanthosoma sagittifolium	Elephant Ear	25G			1
EE	Xanthosoma sagittifolium	Piesmont Ear	25G			1
NG	Neomarica gracilis	Apostle's Iris	7G			5
AG	Alcantarea odorata	Silver Odorata Bromeliad	7G			6
HR	Heliconia rostrata	Red Lobster Claw	25G			6
PM	Pilea Microphylla	Artillery Fern	7G			7
MD	Monstera deliciosa	Swiss Cheese	15G			2
	Calophyllum inophyllum	Beautyleaf Tree	25G			31
EXISTING SHRUB HEDGE						
	Clusia Guttifera	Clusia Hedge		*		8
GROUNDCOVERS						
PG	Pilea Glauca	Pilea	1G @ 12" OC			68
WF	Microsorum scolopendria	Wart Fern	1G @ 12" OC	*		230
Bid	Rhoeodendron Bunte Marc	Bunte Marc	3.5#'s @ 18" OC			18
FK	Pennisetum feliaishiche	Fatalishiches	3G @ 18" OC			10
MD	Monstera deliciosa	Swiss Cheese	3G @ 18" OC			20
BG	Bacopa Monnieri	Bacopa	1G @ 18 OC	*		49
BF	Evolvus Nuttalianus	Orange Bulbine	1G @ 12" OC			49
LI	Liriope muscari	Liriope	3G @ 14" OC			330
	Top Soil		50/50, 6"-8" Deep			11391SQFT
SOD	Empire Zoysia	Property Lawn				1531CBY

GENERAL LANDSCAPE NOTES & SPECIFICATIONS

-Nursery Support Poles shall be removed at the Nursery, prior to delivery.
-Trees delivered with the nursery poles will not be accepted; and therefore rejected, with the exception of the following tree species: Clusia rosea and Silver buttonwood trees

CITY OF MIAMI BEACH LANDSCAPE LEGEND

Zoning District: RS-4 Lot Area:8,867 Acres:0.204

	Required/ Allowed	Provided
TREES		
A.Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=		
5 trees x 0.204 net lot acres - number of existing trees=	8	11
B.% Natives required: Number of trees provided x 30% = 11 x.30=10	3	11
C.% Low maintenance / drought and salt tolerant required:		
Number of trees provided x 50%=13*.5=7	7	11
D.Street Trees (maximum average spacing of 20' o.c.)		
172(Driveway ommited) linear feet along street divided by 20'= 172/20=8.6	9	9
E.Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.) linear feet along street divided by 20'=50/20	3	3
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=17 x 12=204	204	223
B.% Native shrubs required: Number of shrubs provided x 50%= 178*.5=89	89	111
LARGE SHRUBS OR SMALL TREES		
A.Number of large shrubs or small trees required:		
Number of required shrubsx 10%=	17	62
B.% Native large shrubs or small trees required:		
Number of large shrubs or small trees provided x 50%=	31	31

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PROFESSIONAL SEAL:

VINCENT A. FILIGENZI
L.A.# 6667191

1600 CLEVELAND RD
MIAMI BEACH, FL 33141

SHEET ISSUE:	
REV #	DATE DESCRIPTION
1	08.21.2023 CITY COMMENTS

SCALE: SEE PLANS
DRAWN BY: JP
CHECKED BY: VF
DATE: 07.13.2023

DISCIPLINE / SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
LP-1.0

MIAMIBEACH
BUILDING DEPARTMENT
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10/04/2023 10:18:56 AM

SECOND LEVEL LANDSCAPE PLAN
Scale: 1/4" : 1'-0"

PLANT SYMBOLS

MC MUHLENBERGIA CAPILLARIS

PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
SHRUBS + ACENTS						
MC	*Muhlenbergia capillaris*	Muhly Grass	3 GAL @ 24" OC			54

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PROFESSIONAL SEAL:

VINCENT A. FILIGENZI
L.A.# 6667191

1600 CLEVELAND RD
MIAMI BEACH, FL 33141

SHEET ISSUE:
REV # DATE DESCRIPTION

SCALE: SEE PLANS
DRAWN BY: JP
CHECKED BY: VF
DATE: 07.13.2023

DISCIPLINE / SHEET TITLE:
SECOND LEVEL LANDSCAPE PLAN

SHEET NUMBER:
LP-1.1

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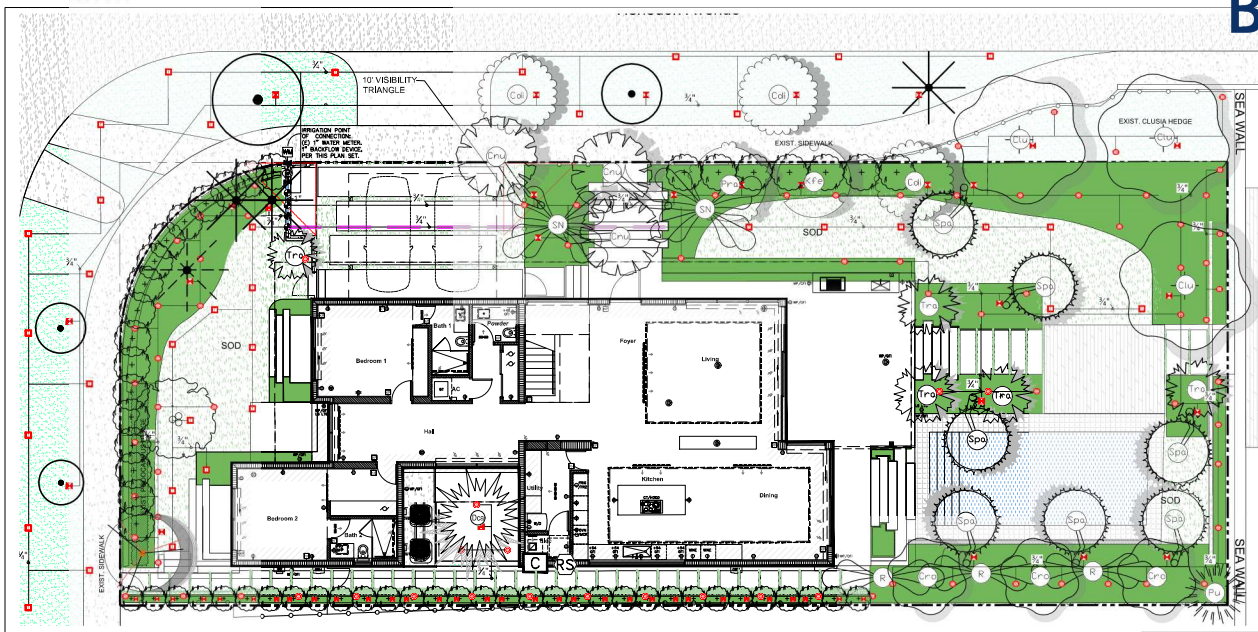


OVERALL IRRIGATION PLAN

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

SYMBOL KEY

- TURF SPRAY
- SHRUB SPRAY
- FLOOD BUBBLER
- ZONE VALVES
- BALL VALVE
- BACKFLOW PREVENTER
- 16 STATION, CONTROLLER
- RAIN SENSOR
- WATER METER 1"
- IRRIGATION LATERAL LINE
- IRRIGATION MAINLINE
- PIPE SLEEVE
- PLANTING BED
- LAWN

Sleeving Schedule

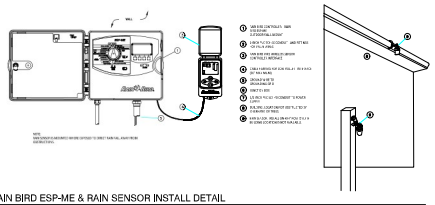
ALL PIPE SLEEVES TO BE SCHEDULE 40 PVC. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12 INCHES BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE OR WIRE SIZE	REQUIRED SLEEVE
3/4" 1" PIPE	1-2" PVC SLEEVE
1-1/4" 1-1/2" 2", 2-1/2" PIPE	1-4" PVC SLEEVE
3" 4" PIPE	1-6" PVC SLEEVE
6" PIPE	1-8" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVES

Pipe Sizing Schedule

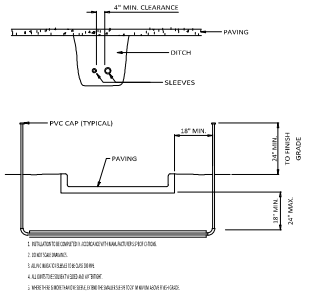
PIPE SIZE	GL 200 (GPM)	GL 315 (GPM)	SCH 40 (GPM)
3/4"	6-10	7-8	5-8
1 INCH	11-16	9-14	9-13
1-1/4"	17-26	15-24	14-23
1-1/2"	27-35	25-33	24-32
2 INCHES	36-55	34-49	33-53
2-1/2"	56-83	50-74	54-74
3 INCHES	84-125	75-104	75-116
4 INCHES	126-200	110-180	117-200
6 INCHES	200-425	190-375	200-450

1. ALL LATERAL PIPE LARGER THAN 1/2" TO BE CLASS 200 PVC.
2. ALL MAINLINE PIPE TO 1" - 1 1/2" SCH 40 PVC.

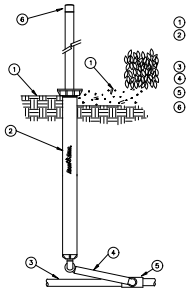


1 RAIN BIRD ESP-ME & RAIN SENSOR INSTALL DETAIL
NTS

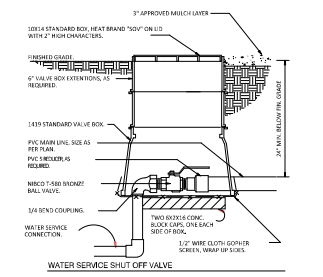
NOTE:
IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF 14.78 GPM WITH A MINIMUM OPERATUNG PRESSURE OF 50.00 PSI. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS.
IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL VALVES AND IRRIGATION LINES IN PLANTERS WHENEVER POSSIBLE.
IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO OUR PLANTING AREAS



2 SLEEVING DETAIL
NTS DETAIL-FILE

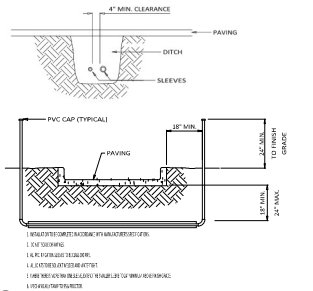


3 RAIN BIRD RD-12 SAM-PRS POP UP
NTS DETAIL-FILE

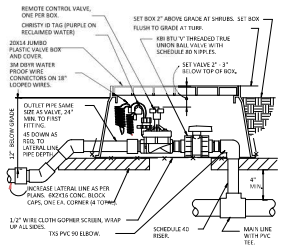


WATER SERVICE SHUT OFF VALVE

4 WATER SERVICE CONNECTION
NTS DETAIL-FILE



5 SLEEVING DETAIL
NTS DETAIL-FILE



6 RCV WITH UNION S.O.V.
NTS DETAIL-FILE

VFD
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VINCENT A. FILIGENZI
L.A.# 6667191

1600 CLEVELAND RD
MIAMI BEACH, FL 33141

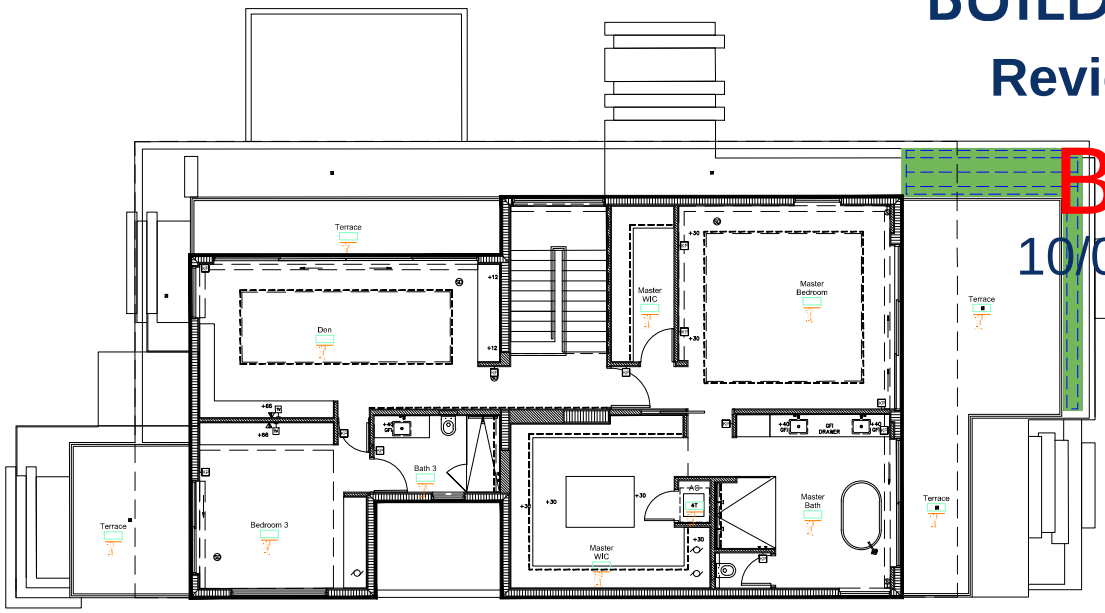
SHEET ISSUE:
REV # DATE DESCRIPTION

SCALE: SEE PLANS
DRAWN BY: JP
CHECKED BY: VF
DATE: 07.13.2023

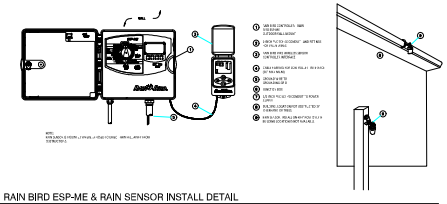
DISCIPLINE / SHEET TITLE:
OVERALL IRRIGATION PLAN

SHEET NUMBER:
IR-1.0

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:18:57 AM



SECOND LEVEL IRRIGATION PLAN
Scale: 3/16" : 1'-0"



1 RAIN BIRD ESP-ME & RAIN SENSOR INSTALL DETAIL
NTS

NOTE:
IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF 14.78 GPM WITH A MINIMUM OPERATUNG PRESSURE OF 50.00 PSI. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS.
IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL VALVES AND IRRIGATION LINES IN PLANTERS WHENEVER POSSIBLE.
IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO OUR PLANTING AREAS

Sleeving Schedule

ALL PIPE SLEEVES TO BE SCHEDULE 40 PVC. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12 INCHES BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE OR WIRE SIZE	REQUIRED SLEEVE
3/4" 1" PIPE	1-2" PVC SLEEVE
1-1/4" 1-1/2" 2", 2-1/2" PIPE	1-3" PVC SLEEVE
3" 4" PIPE	1-6" PVC SLEEVE
6" PIPE	1-8" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	1-3" PVC SLEEVE
	2-2" PVC SLEEVES

Pipe Sizing Schedule

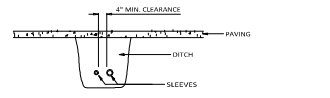
PIPE SIZE	CL 200 (GPM)	CL 315 (GPM)	SCH 40 (GPM)
3/4"	6-10	7-8	5-8
1 INCH	11-16	9-14	9-13
1-1/4"	17-26	15-24	14-23
1-1/2"	27-35	25-33	24-32
2 INCHES	36-55	34-48	33-53
2-1/2"	56-83	50-74	54-74
3 INCHES	84-125	75-104	75-116
4 INCHES	126-200	80-180	117-200
6 INCHES	200-425	180-375	200-480

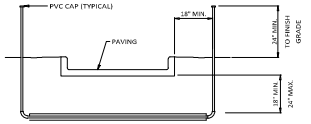
1. ALL LATERAL PIPE LARGER THAN 1/2" TO BE CLASS 200 PVC.
2. ALL MAINLINE PIPE TO 1" - 1 1/2" SCH 40 PVC.

SYMBOL KEY

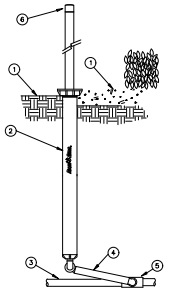
PLANTING BED

DRIPLINE

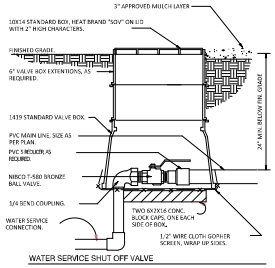




2 SLEEVING DETAIL
NTS
DETAIL-FILE

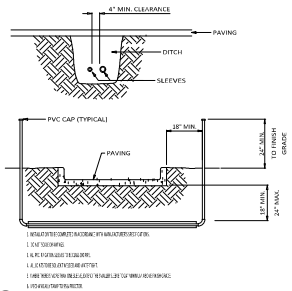


3 RAIN BIRD RD-12 SAM-PRS POP UP
NTS
DETAIL-FILE



WATER SERVICE SHUT OFF VALVE

4 WATER SERVICE CONNECTION
NTS
DETAIL-FILE



5 SLEEVING DETAIL
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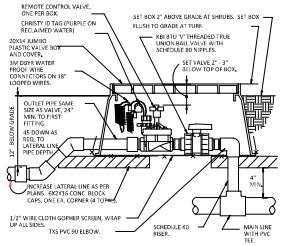

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IR-1.1

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:18:57 AM

CUMENAL-DIAMOND

SINGLE-FAMILY RESIDENCE - ALTERATION

1600 CLEVELAND ROAD, MIAMI BEACH, FL 33141

PROJECT NUMBER - 22-015

DRAWING LOG		PERMIT SET 06.09.2023	REVISION 1 BLDG. COMMENTS 07.31.2023	REVISION 2 FIRE COMMENTS 08.29.2023			
DWG. NO.	TITLE						
	ARCHITECTURAL						
	COVER SHEET / INDEX OF SHEETS	○	●				
A-0.01	DRB FINAL ORDER	○					
A-0.1	PROJECT DATA & GENERAL NOTES	○	●				
A-0.2	SURVEY	○					
A-0.3	EROSION & SEDIMENT CONTROL	○					
A-0.4	STORM WATER DRAINAGE & RETENTION PLAN	○	●				
A-0.5	ZONING DATA SHEET, OPEN SPACE, LOT COVERAGE & UNIT SIZE DIAGRAMS	○	●	●			
A-0.6	EXISTING/DEMO & PROPOSED SITE PLAN & SETBACKS	○	●	●			
A-1.0	EXISTING/DEMO FLOOR PLAN	○					
A-1.1	1ST FLOOR PLAN	○	●				
A-1.2	2ND FLOOR PLAN	○	●				
A-1.3	ROOF PLAN	○	●				
A-2.1	1ST FLOOR REFLECTED CEILING PLAN	○					
A-2.2	2ND FLOOR REFLECTED CEILING PLAN	○	●				
A-3.1	EAST BUILDING ELEVATIONS (EXISTING/DEMO & PROPOSED)	○	●				
A-3.2	WEST BUILDING ELEVATIONS (EXISTING/DEMO & PROPOSED)	○	●				
A-3.3	NORTH BUILDING ELEVATIONS (EXISTING/DEMO & PROPOSED)	○	●				
A-3.4	SOUTH BUILDING ELEVATIONS (EXISTING/DEMO & PROPOSED)	○	●				
A-4.1	BUILDING SECTIONS	○	●				
A-4.2	BUILDING SECTIONS	○	●				
A-5.1	ENLARGED SECTIONS	○	●				
A-5.2	ENLARGED SECTIONS & INTERIOR STAIR SECTION	○	●				
A-6.1	TYPICAL DETAILS	○					
A-7.1	DOOR & WINDOW SCHEDULES	○					
A-8.1	RENDERING & MATERIALS			○			
	CIVIL						
C-01	STORM WATER DRAINAGE PLAN, NOTES & DETAILS		○	●			
C-02	SITE CROSS SECTIONS		○				
	LANDSCAPE						
LE-1.0	OVERALL DISPOSITION PLAN	○	●				
LP-1.0	OVERALL LANDSCAPE PLAN	○					
LP-1.1	SECOND LEVEL LANDSCAPE PLAN		○				
IR-1.0	OVERALL IRRIGATION PLAN		○				
IR-1.1	SECOND LEVEL IRRIGATION PLAN		○				
	STRUCTURAL						
S-01	GENERAL NOTES & DWG INDEX	○		●			
S-01.1	GENERAL NOTES	○					
S-02	PROPOSED GROUND FLOOR FRAMING PLAN	○	●				
S-03	PROPOSED SECOND FLOOR FRAMING PLAN	○	●				
S-04	PROPOSED ROOF FRAMING PLAN	○	●				
S-05	WIND PRESSURES	○					
S-06	WIND PRESSURES	○					
S-07	TYPICAL DETAILS	○					
S-08	SECTIONS	○	●				
S-09	SECTIONS	○	●				
S-10	SECTIONS	○	●				
S-11	SCHEDULES	○	●				

DRAWING LOG		PERMIT SET 06.09.2023	REVISION 1 BLDG. COMMENTS 07.31.2023				
DWG. NO.	TITLE						
	PLUMBING						
P-1.0	1ST FLOOR SANITARY PIPING PLAN	○					
P-2.0	2ND FLOOR SANITARY PIPING PLAN	○	●				
P-3.0	PARTIAL 1ST FLOOR DOMESTIC WATER AND GAS PIPING PLAN (NORTH)	○	●	●			
P-4.0	PARTIAL 1ST FLOOR DOMESTIC WATER PIPING PLAN (SOUTH)	○					
P-5.0	2ND FLOOR DOMESTIC WATER PIPING PLAN	○					
P-6.0	GENERAL NATURAL GAS NOTES, DETAILS, LEGEND & NATURAL GAS PIPING ISO	○	●				
P-7.0	GENERAL PLUMBING NOTES, SCHEDULES, LEGENDS AND DETAILS	○					
	STORM DRAINAGE						
SD-1.0	1ST FLOOR STORM DRAINAGE PIPING PLAN	○		●			
SD-2.0	2ND FLOOR STORM DRAINAGE PIPING PLAN	○					
SD-3.0	ROOF STORM DRAINAGE PIPING PLAN, GENERAL NOTES & DETAILS	○		●			
	MECHANICAL						
AC-1.0	1ST FLOOR HVAC PLAN	○	●				
AC-2.0	2ND FLOOR HVAC PLAN	○					
AC-3.0	HVAC GENERAL NOTES, SPECS, LEGENDS. SCHEDULES & DETAILS	○					
AC-4.0	HVAC DETAILS	○	●				
AC-5.0	HVAC DETAILS	○	●				
	ELECTRICAL						
E-1.0	PARTIAL 1ST FLOOR POWER PLAN (NORTH)	○	●				
E-2.0	PARTIAL 1ST FLOOR POWER PLAN (SOUTH)	○					
E-3.0	2ND FLOOR POWER PLAN & ELECTRICAL LEGEND	○					
E-4.0	1ST FLOOR LIGHTING PLAN	○	●				
E-5.0	2ND FLOOR LIGHTING PLAN & LIGHTING FIXTURE SCHEDULE	○	●				
E-6.0	GENERAL ELEC NOTES, POWER RISER DIAGRAM & FAULT CURRENT CALCS	○	●				
E-7.0	ELECTRICAL PANEL SCHEDULES	○	●				

○ ADDED SHEET

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Contact: Julien Legeard - julien@legeardstudio.com

ARCHITECT OF RECORD:
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Davie, FL 33331
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Lic. # AR94567

Ryan N Alderman
STATE OF FLORIDA — RYAN N. ALDERMAN — AR94567 — REGISTERED ARCHITECT

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MEP ENGINEER:
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Contact: MAURICIO SALAZAR - msalazar@tabioengineering.net

DocuSign Envelope ID: FFE89AC8-ACF5-4F4C-A0D5-9E0475E17D27

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: September 6, 2022

PROPERTY/FOLIO: 1600 Cleveland Rd 02-3203-001-0940

FILE NO: DRB22-0870

IN RE: An application for Design Review Approval for the construction of a second floor addition to an existing single story home, including one or more waivers, and variances from the maximum lot coverage, front setback, and interior side setback requirements.

LEGAL: Lot 30, Block 5, Biscayne Point, according to Plat thereof as recorded in Plat Book 14, Page 35 of the Public Records of Miami-Dade County, Florida.

APPLICANTS: Frederic Cumenal & Leslie Diamond

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 19 in Section 118-251 of the Miami Beach Code.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 6, 10 & 11 in Section 133-50(a) of the Miami Beach Code.

D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for the proposed new home shall be submitted; at a minimum, such drawings shall incorporate the following:

a. A design waiver to reduce the additional 5'-0" set back required for the second-floor front façade when the lot coverage is 25% or greater as per Sec. 142-105(b)(4)(c)(1) of the city code, **shall be** granted.

DS MB

b. A design waiver to reduce the additional 5'-0" set back required for the second-floor side facing a street façade when the lot coverage is 25% or greater as per Sec. 142-105(b)(4)(c)(2) of the city code, **shall be** granted.

c. A design waiver to reduce the minimum square footage of the additional open space of one percent of the lot area to along the street side yard, **shall be** granted.

d. The proposed carport shall comply with sec. 142-106(b)(4)(b) of the Code.

e. URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.

f. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

b. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.

c. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

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d. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

e. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP

f. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.

g. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

i. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance from the maximum lot coverage requirement of **30%** for a 2-story home, as per Section 142-105(b)(**1**), in order to allow a lot coverage of up to **31%**.

2. A variance the minimum required **43'-0"** front setback for the 2-story portion of the home, as per Section 142-106(a)(1) of the City Code, in order to provide a front setback of **26-0"**.

3. A variance from the minimum required interior side setback of **7'-6"**, as per Section 142-106(a)(2)c. of the City Code, in order to follow the existing side setback of **5'-0"** for the construction of a second story.

B. **The** applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, as noted above allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate

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the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

C. The Board hereby **Approves** the variance requests and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. *Design Review Approval* and 'II. *Variances'* noted above.

A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may

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result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

B. During the course of construction, all vehicles, including, but not limited to all personal vehicles, shall park within the confines of the private property, the swale directly abutting the construction site, or at alternate overflow parking sites that are not on-street metered spaces and not zoned RS. Additionally, parking of any vehicles shall be prohibited in the travel lanes of all streets.

C. All allowable construction signage shall be attached to or situated behind the construction fence, and shall be limited to one (1) sign, not to exceed four (4) square feet, in accordance with Section 138-133 of the City Code.

D. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

E. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.

F. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.

G. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

H. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

I. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

J. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

K. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

L. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

DS MB

M. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Cumenal – Diamond Residence" as prepared by **Castellanos Design Studio** dated, July 11, 2022, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated 10/4/2022 | 6:24 PM EDT.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
Michael Belush
DEC3E0F2EB88404...

BY: Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

DS MB

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4th day of October 2022 by Michael Belush, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

GABRIELA C. FREITAS
MY COMMISSION # HH 172574
EXPIRES: September 8, 2025
Bonded Thru Notary Public Underwriters

Notary:
Print Name Gabriela C. Freitas
Notary Public, State of Florida
My Commission Expires: Sept. 8, 2025
Commission Number: HH172574

(NOTARIAL SEAL)

Approved As To Form: DocuSigned by: Steven Rothstein 10/3/2022 | 8:52 AM EDT
City Attorney's Office: 5A8340B9B27D4B9...

Filed with the Clerk of the Design Review Board on DocuSigned by: Jessica Gonzalez 10/3/2022 | 8:31 AM EDT
1BCCF3E9D5B5443...

DS MB

CUMENAL-DIAMOND RESIDENCE
ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

SEAL / SIGNATURE / DATE

STATE OF FLORIDA
RYAN N. ALDERMAN
REGISTERED ARCHITECT

Ryan N Alderman
AR94567

RYAN NEIL ALDERMAN
AR94567

OWNERSHIP AND USE OF THE DOCUMENTS: THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF RYAN ALDERMAN ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR TENANT OR ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE OTHER THAN THE SPECIFIC USE OF THE PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO RYAN ALDERMAN ARCHITECT. ALL COPYRIGHTS RESERVED 2023.

PERMIT SET
06-09-23

Issue #	Issue Date / For

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX
DRB FINAL ORDER

SCALE :

SHEET NO.
A-0.01

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:18:57 AM

General Notes and Specifications

1. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTION OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
2. PERMITS
   A) THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.
   B) THE GENERAL CONTRACTOR SHALL SECURE A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND TURN THE ORIGINAL DOCUMENT OVER TO THE OWNER WITH A COPY TO THE ARCHITECT.
   C) THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COPY OF THE BUILDING PERMIT AND ALL SUB-PERMITS TO THE OWNER AND THE ARCHITECT, FOR THE RECORD.
   D) PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.
3. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED USED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS.
4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
5. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS, OR FOR PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, AND OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL PROVIDE PROPER SAFE GUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION AND INSTALL BARRIERS AS NECESSARY AND REQUIRED AROUND THE PERIMETER OF CONSTRUCTION LIMITS TO PROTECT THE PUBLIC.
7. CONTRACTOR TO REMOVE, RELOCATE OR REROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
8. CONTRACTOR AND SUB-CONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
10. CONTRACTOR SHALL SUPPLY MATERIALS AND LABOR AS NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE AND WATER AND SEWER SERVICES DURING CONSTRUCTION.
11. THE CONTRACTOR MUST FINISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES WITH FENCING AS NEEDED.
12. DISCREPANCIES
   A) CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.
   B) CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS..
   C) ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
   D) DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.
13. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
14. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
15. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
16. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 10 CALENDAR WORKING DAYS.
17. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURE EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITH ADDITIONAL COST TO THE OWNER.
18. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC...
19. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MAINTAINING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
20. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.
21. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATIONS WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR IT'S SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.
22. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISHED MATERIAL UNLESS NOTED ON DRAWINGS.
23. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
24. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS, PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).
25. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
26. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED EQUIPMENT, AC. GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.
27. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH DESIGNER.
28. CONTRACTOR TO SUBMIT PRODUCT APPROVAL TO THE BUILDING DEPARTMENT FOR ALL WINDOWS, DOORS, HURRICANE SHUTTERS AND ALL COMPONENTS REQUIRING PRODUCT APPROVAL PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
29. GENERAL CONTRACTOR TO FIRE CAULK ALL EXISTING PENETRATIONS THRU FIRE SEPARATION STRUCTURES. FIRE CAULK TO BE U.L. LISTED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTILLATION.
30. ALL WOOD IN CONTACT WITH MASONRY OR WEATHER SHALL BE PRESSURE TREATED.
31. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE AND JUXTAPOSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.
32. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
33. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
34. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS TO THE VARIOUS TRADES INVOLVED.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN - UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
36. ANY DAMAGE TO EXISTING STRUCTURE IN THE CONSTRUCTION OF NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
37. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING AND OR REPAIRING ALL EXISTING STRUCTURES OR SURFACES TO PRE-CONSTRUCTION CONDITION, IF REMOVAL OR DAMAGE WAS NECESSARY TO PERFORM CONSTRUCTION. (EXAMPLE- EXISTING FENCES/ POOL, ETC.)
38. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS MATERIALS AT ALL TIMES.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, ETC. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
40. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS-BUILT, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES.
41. GENERAL CONTRACTOR TO DO COMPLETE JOB, EVERYTHING CONNECTED, READY TO USE.

SOIL STATEMENT:

CONTRACTOR SHALL PROVIDE A SOIL COMPACTION TESTING REPORT PRIOR TO PLACING OF CONCRETE. FOR SOIL BEARING CAPACITY, SEE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

TERMITE TREATMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 2020 (RES.) SEC. R318.1. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT, BY THE LICENSED PEST CONTROL COMPANY, THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

ITEMS UNDER SEPARATE PERMIT:

A SEPARATE PERMIT AND SHOP DRAWINGS (PRODUCT APPROVALS) ARE REQUIRED FOR THE FOLLOWING:
-EXTERIOR DOORS
-ROOFING & WATERPROOFING
-EXTERIOR GLAZING (WINDOWS/DOORS)
-HANDRAILS & GUARDRAILS
-POOL & POOL EQUIPMENT ALTERATION
-IRRIGATION
-FENCES
-DRIVEWAY

Symbol Legend

- NORTH ARROW
- DIRECTION / SECTION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- SHEET NUMBER / ELEVATION NUMBER / DIRECTION
- FLOOR NUMBER (WHEN NECESSARY) / DOOR NUMBER
- FLOOR NUMBER (WHEN NECESSARY) / WINDOW NUMBER
- PARTITION TYPE
- REVISION MARK
- LINE OF OBJECT ABOVE
- EQUIPMENT/FURNITURE N.I.C.
- HIDDEN LINE
- BOUNDARY LINE
- DEMOLITION LINE
- CENTER LINE
- PROPERTY LINE

Abbreviations

AL.	ALUMINUM	HORZ.	HORIZONTAL
APPROX.	APPROXIMATE	HP	HIGH POINT
ARCH.	ARCHITECTURAL, ARCHITECT	INSUL.	INSULATE, INSULATION
AVG.	AVERAGE	INT.	INTERIOR
BD.	BOARD	JT.	JOINT
B.O.	BOTTOM OF	LB.	POUND
B.O.B.	BOTTOM OF BEAM	LP	LOW POINT
B.O.C.	BOTTOM OF CEILING	MAX.	MAXIMUM
BOTT.	BOTTOM	MECH.	MECHANICAL
CEM. PLS.	CEMENT PLASTER	MEMB.	MEMBRANE
CCTV	CLOSED CIRCUIT TELEVISION	MET.	METAL
CLG.	CEILING	MANF.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MAT.	MATERIAL
CONT.	CONTINUOUS	NIC	NOT IN CONTRACT
DIA.	DIAMETER	NO.	NUMBER
DIM.	DIMENSION	N.T.S.	NOT TO SCALE
DN.	DOWN	PLS. LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PL.	PLATE
DWG.	DRAWING	PLYWD.	PLYWOOD
EA.	EACH	PREFAB.	PREFABRICATED
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
ELEC.	ELECTRICAL	R.	RADIUS
EMERG.	EMERGENCY	REQ.	REQUIRED
EQPT.	EQUIPMENT	REINF.	REINFORCEMENT
EQ.	EQUAL	SC.	SOLID CORE
EXH.	EXHAUST	SIM.	SIMILAR
EXIST.	EXISTING	SHT.	SHEET
E.J.	EXPANSION JOINT	SPEC.	SPECIFICATION
		S.S.	STAINLESS STEEL
E.W.	EACH WAY	SUSP.	SUSPEND, SUSPENDED
EWC	ELECTRIC WATER COOLER	SYS.	SYSTEM
FD.	FLOOR DRAIN	TEMP.	TEMPERED
FIN.	FINISH	T&G	TONGUE AND GROOVE
FL	FLOOR	T.O.B.	TOP OF BEAM
FT.	FOOT	T.O.S.	TOP OF SLAB
FTG.	FOOTING	T.O.P.	TOP OF PARAPET
GA.	GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLASS	VERT.	VERTICAL
GYP.	GYPSUM	W/	WITH
HC.	HOLLOW CORE	WD.	WOOD
HDW.	HARDWARE	W/O	WITHOUT
HM.	HOLLOW METAL	WWF	WIRE WELDED FABRIC

PROJECT INFORMATION

PROJECT ADDRESS:
1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER: FREDERIC CUMENAL & LESLIE DIAMONDI

MAILING ADDRESS:
1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

FOLIO #: 02-3203-001-0940

PROJECT DATA

CODES:
* 2020 (7th Edition) FLORIDA BUILDING CODE, EXISTING BUILDING
* 2020 (7th Edition) FLORIDA BUILDING CODE, RESIDENTIAL
* CODE OF THE CITY OF MIAMI BEACH, FL

WIND LOADING CRITERIA:
AS PER ASCE 7-16, 175 MPH,
CATEGORY II, EXPOSURE D

BUILDING CONSTRUCTION TYPE:
ALTERATION LEVEL 3

BUILDING TYPE:
CMU & REINFORCED CONCRETE
SINGLE-FAMILY RESIDENCE (2-STORY)

BUILDING DESIGN FLOOD ELEVATION (DFE)
+9.0 NGVD (BFE + 1' FREEBOARD)

SITE / BUILDING DATA

LEGAL DESCRIPTION

LOT 30, BLOCK 5, BISCAYNE POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN INFORMATION

ZONING DESIGNATION:	RS-4
FLOOD ZONE:	'AE'
BASE FLOOD ELEV (BFE):	8'
DESIGN FLOOD ELEV (DFE):	9.00' NGVD 29
LOWEST TOS ELEV. HABIT.:	9.00' NGVD 29
NEXT HIGHER FLR ELEV.:	21.25' NGVD 29
AVERAGE GRADE ELEV:	5.61' NGVD 29
LOWEST:	5.36' NGVD 29
HIGHEST:	5.86' NGVD 29
LOWEST BLDG EQUIP.	9.00' NGVD 29
CROWN OF ROAD (AVG.)	5.00' NGVD 29
ADJUSTED GRADE	6.175' NGVD 29
FIRM MAP #	12086C0307L
LOT AREA:	8,866 SF

ZONING DATA

SEE SHEET A-0.4 (ZONING DATA)

SCOPE OF WORK

* ALTERATION TO EXISTING SINGLE FAMILY RESIDENCE (ALTERATION LEVEL 3 - APPROX. 4,433 SF)

THE FLORIDA BUILDING CODE, 2020, IS THE BASED CODE FOR DESIGN

A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED BEFORE FINAL BUILDING INSPECTION IS ISSUED.

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.

THE CUMENAL-DIAMOND RESIDENCE

2424 N Bay Road
Miami Beach, FL 33139

Location Map NTS

PROJECT LOCATION
1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

Location Map NTS

CUMENAL-DIAMOND RESIDENCE
ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

SEAL / SIGNATURE / DATE
STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT
Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: CN=Ryan N Alderman, dnQualifier=A01410D00000178B2BE74AA000A1EBF, O=Ryan Alderman Architect, C=US
Date: 2023.09.14 20:25:47-04'00'
RYAN NEIL ALDERMAN
AR94567

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PERMIT SET
06-09-23

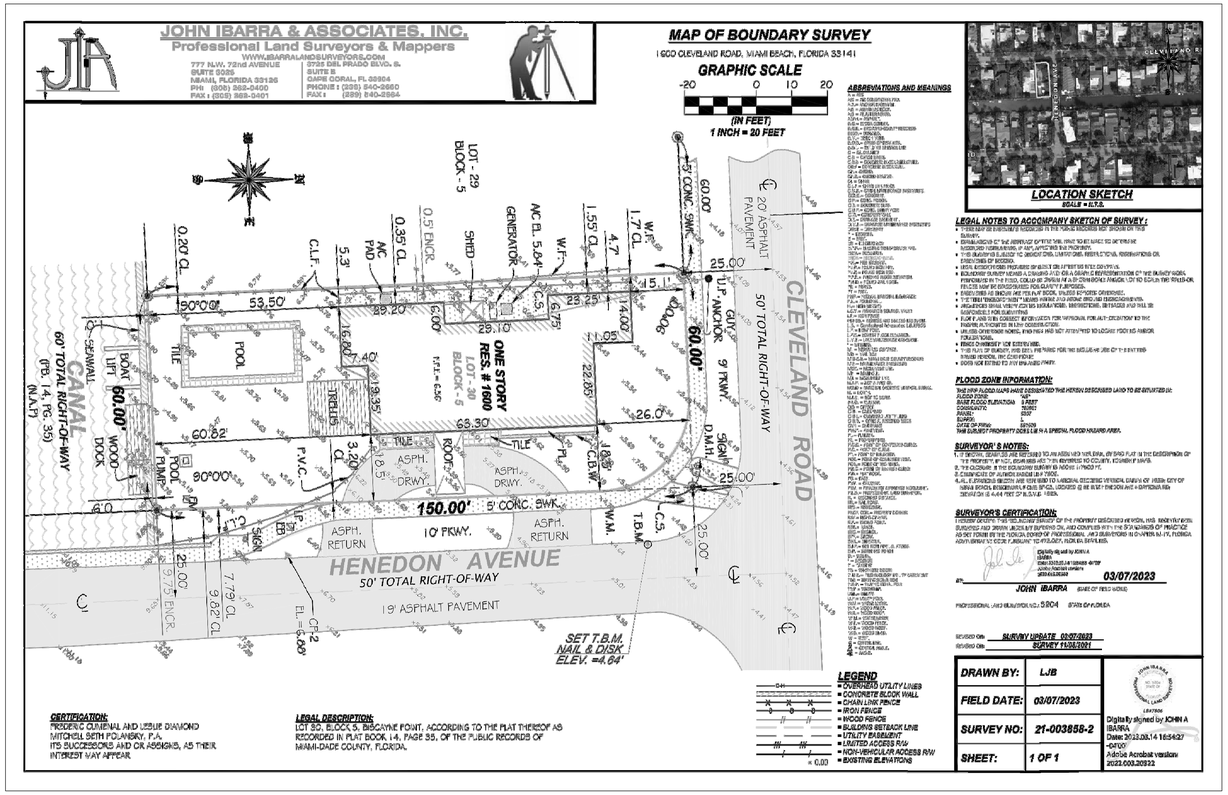
Issue #	Issue Date / For
1	07-31-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX
PROJECT DATA &
GENERAL NOTES

SCALE :

SHEET NO.
A-0.1



MIAMIBEACH
BUILDING DEPARTMENT
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BR2308198
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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

SEAL / SIGNATURE / DATE

STATE OF FLORIDA
Ryan N. Alderman
REGISTERED ARCHITECT
AR94567
RYAN NEIL ALDERMAN
AR94567

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06-09-23

Issue #	Issue Date / For

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX
SURVEY

SCALE :

SHEET NO.
A-0.2

EROSION AND SEDIMENT CONTROL GENERAL NOTES

GENERAL SEDIMENT AND EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATION, APPLICABLE PERMIT(S), AND THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

2. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

4. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPS TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.

5. THE BMP STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

6. CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

7. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED AND WHERE NO ACTIVE CONSTRUCTION IS OCCURRING.

8. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE EXISTING BACKGROUND LEVELS.

INLET PROTECTION

9. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ - INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL BE OVERLAPPED.

10. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

11. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

12. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

13. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

14. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

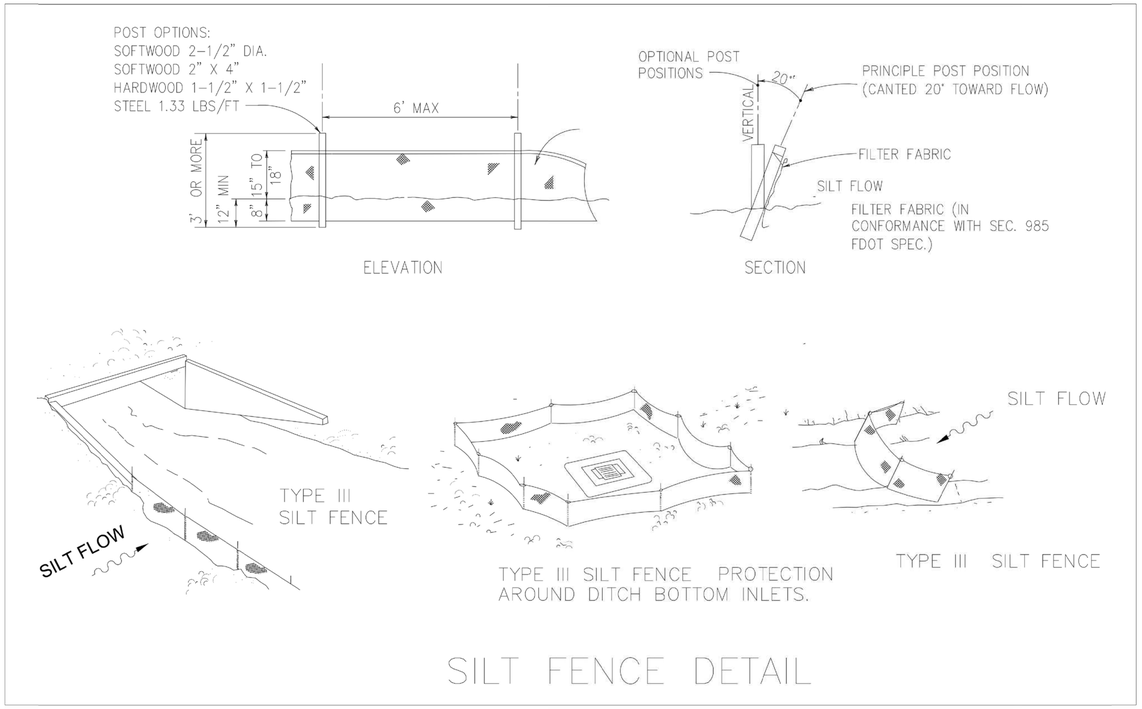
15. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

16. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

TURBIDITY BARRIERS

17. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

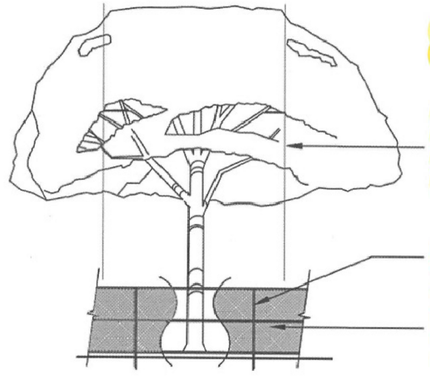
18. TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.



SILT FENCE DETAIL

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

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Ryan N Alderman
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RYAN NEIL ALDERMAN
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06-09-23

Issue #	Issue Date / For

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

EROSION & SEDIMENT CONTROL

SCALE :

SHEET NO.

A-0.3

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1

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STATE OF FLORIDA
RYAN N. ALDERMAN
REGISTERED ARCHITECT

Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: cn=Ryan N Alderman, o=Ryan Alderman Architect, ou=A01410D0000017AA3000A1EBF, email=Ryan@RyanAlderman.com, c=US
Date: 2023.10.04 10:17:27 -04'00'

RYAN NEIL ALDERMAN
AR94367

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06-09-23

Issue #	Issue Date / For
1	07-31-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

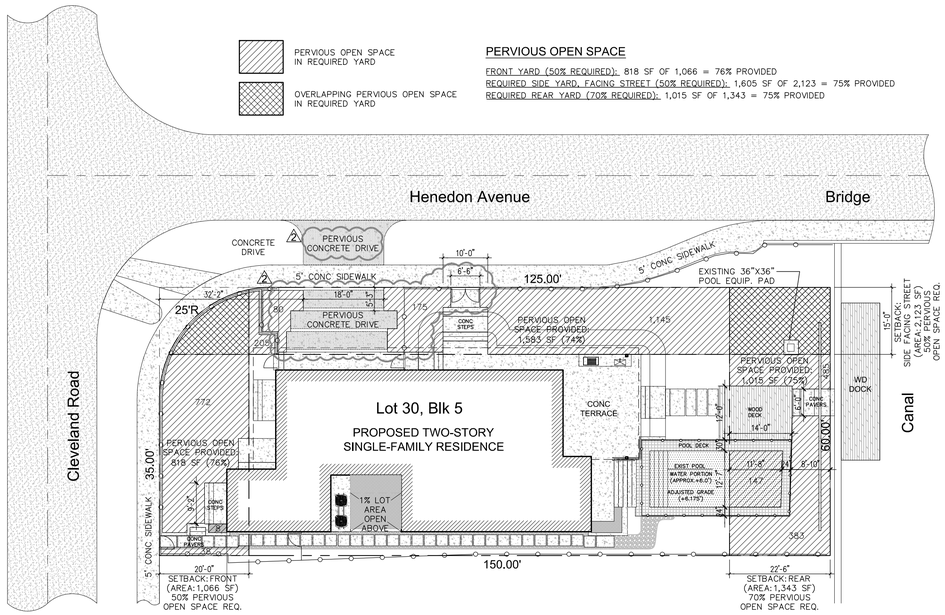
NOT USED

1

SCALE :

SHEET NO.

A-0.4



N Open Space Diagram
1/16" = 1'-0"

MIAMIBEACH

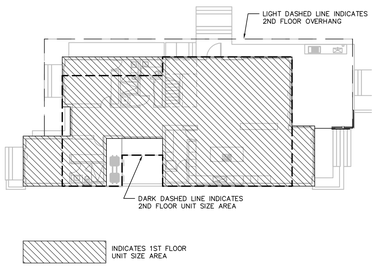
Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

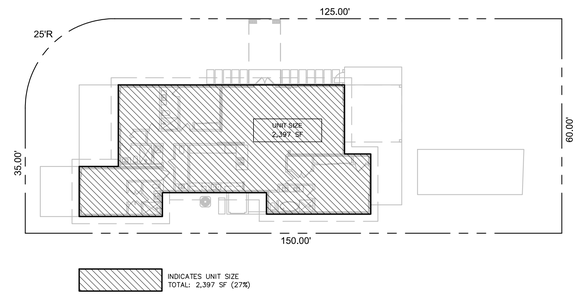
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1600 CLEVELAND ROAD, MIAMI BEACH, FL 33141			
2	Folio number(s):	02-3203-001-0940			
3	Board and file number(s) :				
4	Year built: 1952 - 1,779 SF / 1963 - 584 SF	Zoning District:		RS-4	
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	No			
8	Base Flood Elevation:	8.00 NGVD	Grade value in NGVD:		4.35 NGVD
9	Adjusted grade (Flood+Grade/2):	6.175 NGVD	Free board:		+1'
10	30" above grade:	6.85 NGVD	Lot Area:		8,866 SF
11	Lot width:	60.0'	Lot Depth:		150.0'
12	Max Lot Coverage SF and %:	2,748 (31%)	Proposed Lot Coverage SF and %:		2,748 (31%)
13	Existing Lot Coverage SF and %:	2,720 (31%)	Net Lot coverage (garage-storage)		2,720 (31%)
14	Front Yard Open Space SF and %:	818 SF(76%)	Rear Yard Open Space SF and %:		1,015 SF(75%)
15	Max Unit Size SF and %:	4,433 SF(50%)	Proposed Unit Size SF and %:		4,433 SF(50%)
16	Existing First Floor Unit Size:	2,397 SF(27%)	Proposed First Floor Unit Size:		2,355(27%)
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	No	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	24' (FLAT ROOF)	10'-10"	24'-0" (FLAT ROOF)	N/A
20	Front Setbacks:				
	Front First level:	20'-0"	15'-1"	15'-1"	N/A
	Front second level:	40'-0"	N/A	26'-0"	EXIST. VARIANCE
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	45'-0"	N/A	26'-0"	EXIST. WAIVER
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	20'-0"	N/A	18'-6"	EXIST. WAIVER
22	Sum of side yard :				
23	Side 1:	7'-6"	4'-8"	5'-0"	EXIST. VARIANCE
24	Side 2 or (facing street):	15'-0"	18'-6"	15'-0"	N/A
25	Rear:	22'-6"	53'-6"	45'-3"	N/A
26	Accessory Structure Side 1:	7'-6"	N/A	N/A	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-6"	N/A	N/A	N/A
28	Accessory Structure Rear:	7'-6"	N/A	N/A	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

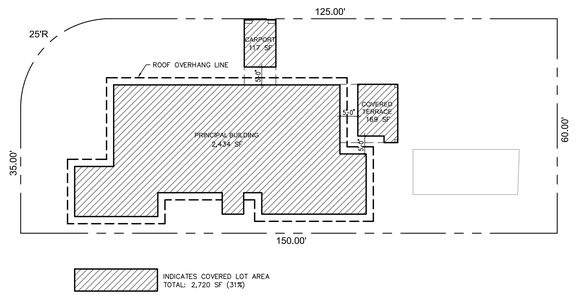
Notes: Indicate N/A if not applicable.



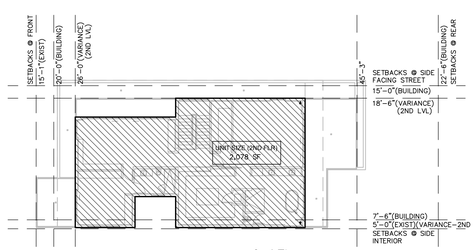
N 1st to 2nd Floor Relationship Diagram
1" = 20'



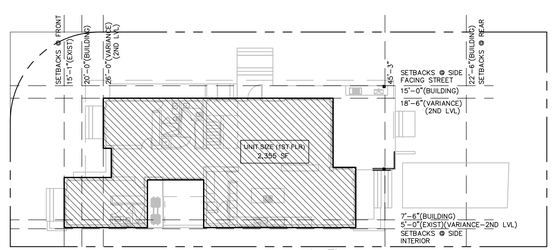
N Existing Unit Size Diagram
1" = 20'



N Existing Lot Coverage Diagram
1" = 20'

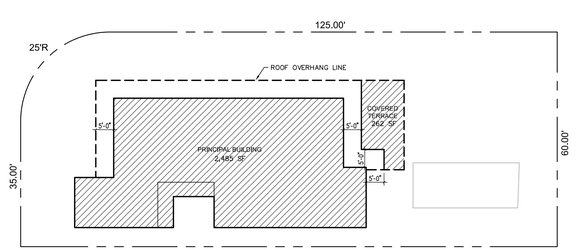


2nd Floor



1st Floor

N Proposed Unit Size Diagram
1" = 20'



N Proposed Lot Coverage Diagram
1" = 20'

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BUILDING DEPARTMENT
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06-09-23

Issue #	Issue Date / For
1	07-31-2023 / Bldg Dept. Comments
2	08-28-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

ZONING DATA SHEET,
OPEN SPACE,
LOT COVERAGE &
UNIT SIZE DIAGRAMS

SCALE :

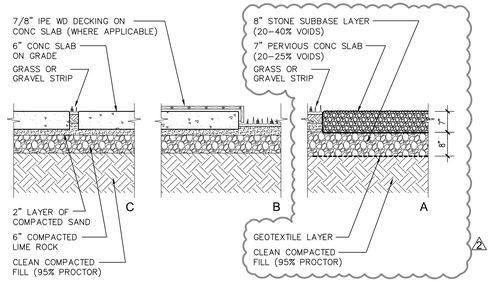
SHEET NO.

A-0.5

FLOOD MANAGEMENT INFORMATION

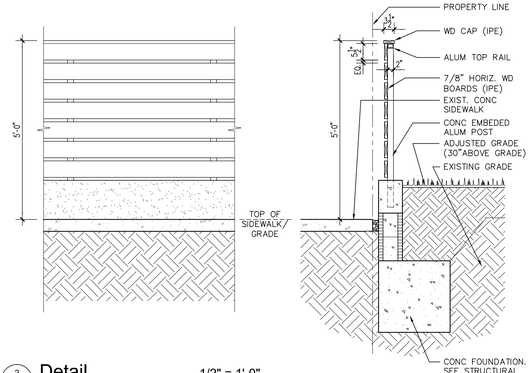
FLOOD ZONE:	'AE'
BASE FLOOD ELEV (BFE):	8.00' NGVD
DESIGN FLOOD ELEV (DFE):	9.00' NGVD
LOWEST HABITABLE ELEV.(TOS):	9.00' NGVD
NEXT HIGHER FLOOR ELEV.(TOS):	21.25' NGVD
LOWEST GRADE ELEV ADJ TO BLDG:	5.36' NGVD
HIGHEST GRADE ELEV ADJ TO BLDG:	5.86' NGVD
LOWEST ELEV OF BLDG EQUIP.:	9.00' NGVD
CROWN OF ROAD ELEV.(AVG.):	5.00' NGVD
ADJUSTED GRADE ELEV:	6.175' NGVD
FIRM MAP #	12086C0307L

NOTE: ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929

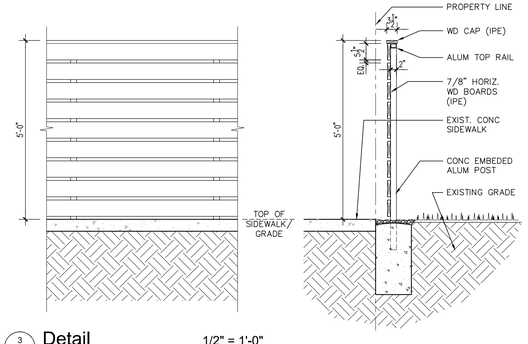


1 A0.6 **Detail** SITE SLABS 1/2" = 1'-0"

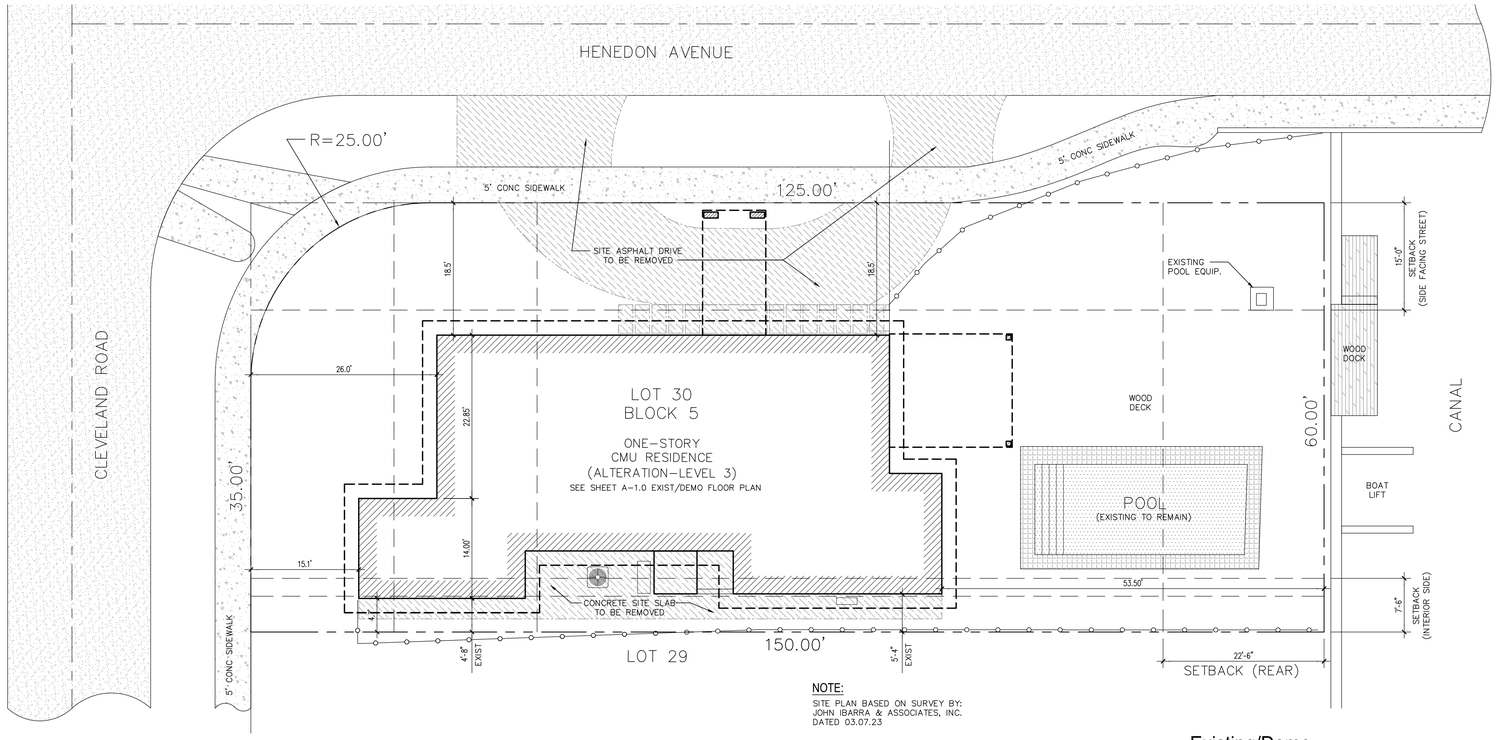
NOTE:
G.C. SHALL PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL BY ARCHITECT



2 A0.6 **Detail** PROPERTY FENCE 1/2" = 1'-0"

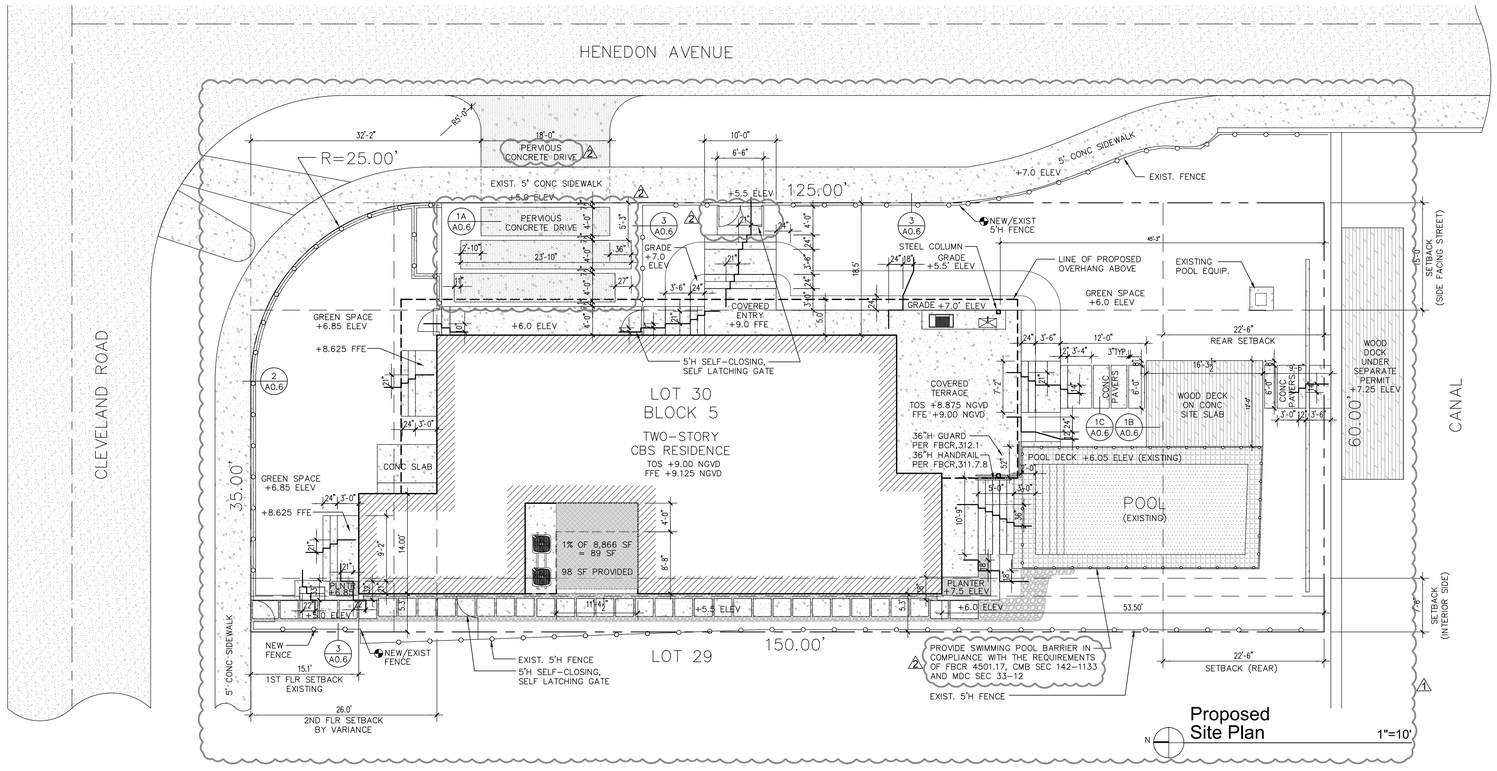


3 A0.6 **Detail** Typical/Property Fence 1/2" = 1'-0"



NOTE:
SITE PLAN BASED ON SURVEY BY:
JOHN IBARRA & ASSOCIATES, INC.
DATED 03.07.23

N Existing/Demo Site Plan 1"=10'



N Proposed Site Plan 1"=10'

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PERMIT SET
06-09-23

Issue #	Issue Date / For
1	07-31-2023 / Bldg Dept. Comments
2	08-28-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

EXISTING/DEMO SITE PLAN, PROPOSED SITE PLANS & DETAILS

SCALE :

SHEET NO.

A-0.6

DEMOLITION NOTES:

A.

1. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

2. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:

   a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
   b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
   c. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

B.

1. CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.

2. PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.

3. PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.

4. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

5. PROTECTION OF EXISTING BUILDING:

   A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
   B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
   C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
   D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.

6. ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND DADE COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.

7. EXPLOSIVE AND BURNING:

   A. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
   B. USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.

8. EXISTING UTILITIES

   A. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE, PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES.
   B. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
   C. REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
   D. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.
   E. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.

9. DISPOSING OF MATERIAL:

   A. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
   B. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
   C. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.

10. PREPARATION:

   A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
   B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
   C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.

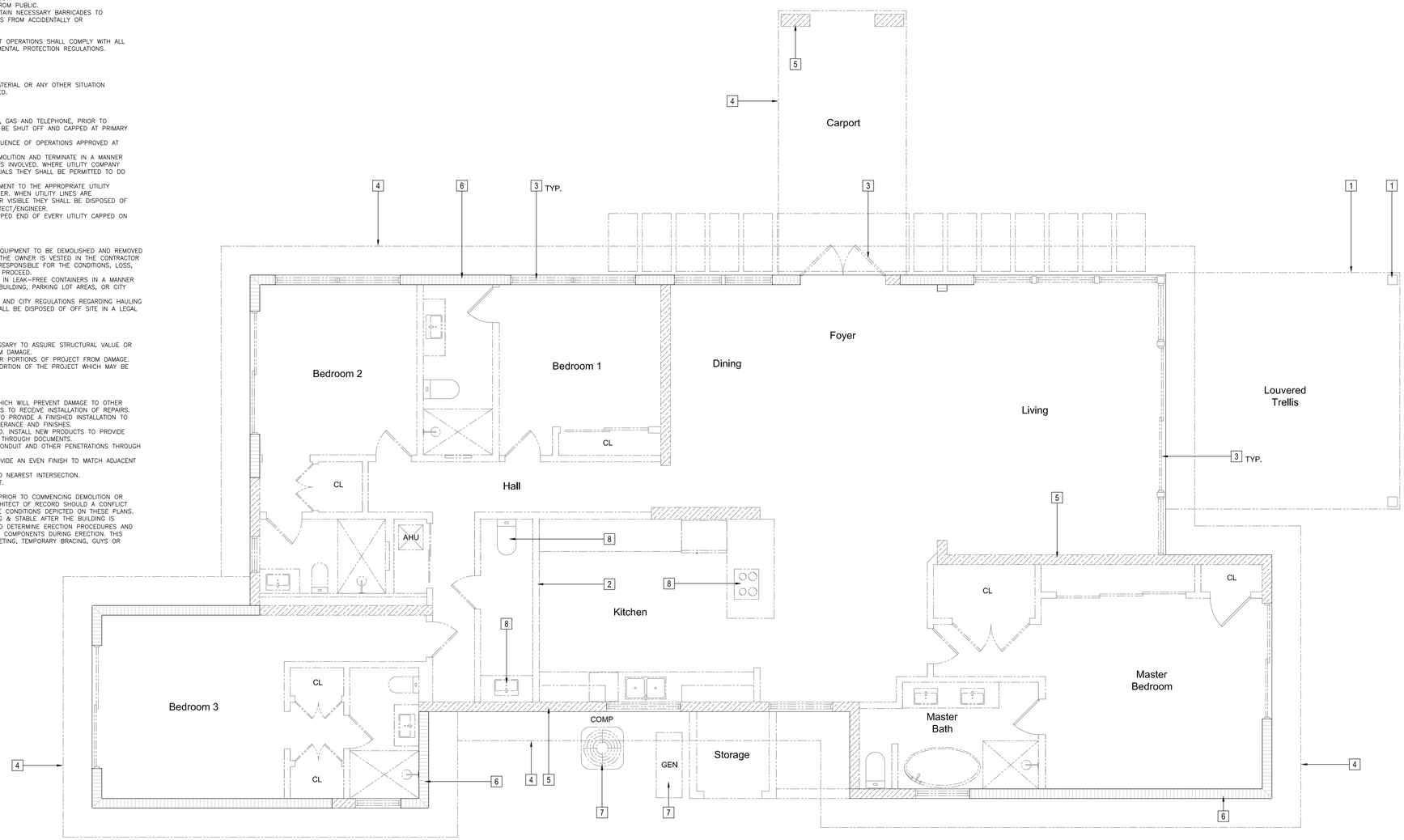
11. PERFORMANCE:

   A. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
   B. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
   C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
   D. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
   E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
      i. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
      ii. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.

12. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE ARCHITECT OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS DEPICTED ON THESE PLANS.
13. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

KEYED NOTES

1. ALUMINUM TRELLIS TO BE REMOVED
2. INTERIOR WALLS AND FINISHES TO BE REMOVED
3. WINDOWS & DOOR TO BE REMOVED
4. ROOFING & ROOF FRAMING TO BE REMOVED
5. CMU & CONCRETE WALLS TO BE REMOVED
6. CMU & CONCRETE WALLS TO REMAIN
7. MECH EQUIP TO BE REMOVED
8. FIXTURES AND APPLIANCESTO BE REMOVED. STORE FOR REUSE. TYP. @ KITCHEN AND BATHS



N Existing/Demo Floor Plan 1/4" = 1'-0"

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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

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MIAMI BEACH, FL 33141

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SEAL / SIGNATURE / DATE

STATE OF FLORIDA · RYAN N. ALDERMAN · AR94567 · REGISTERED ARCHITECT

Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: CN=Ryan N Alderman, C=US, O=Ryan Alderman Architect, P.A., OU=Ryan Alderman Architect, P.A., E=ryan@ryanalderman.com, 2.5.4.65=AC0E74AA009A1EBF, 2.5.4.5=A0170547
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RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

EXISTING / DEMO FLOOR PLAN

SCALE :

SHEET NO.

A-1.0

FLOOD DESIGN NOTES:

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+9.0 NGVD).

ENCLOSED AREAS BELOW THE DFE OR THE LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE

ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION OR THE LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL

WOOD CLADDING ON EXTERIOR WALLS SHALL COMPLY WITH FBCB 2020, 1403.5

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE AHJ.

A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO THE AHJ BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED.

FINISH NOTES:

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9

G.C. TO COORDINATE WITH INTERIOR DESIGN DRAWINGS, ALL FINAL LOCATIONS, COUNTS AND SPECS OF PLUMBING FIXTURES, LIGHTING FIXTURES, APPLIANCES, DIFFUSERS, COVES AND/OR ANY OTHER ELEMENTS SPECIFIED BY THE INTERIOR DESIGNER.

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Wall Legend

INTERIOR NON-BEARING PARTITION: INSTALL 3 5/8" OR 6", @ 16" O.C. WITH 3 1/2" MINERAL WOOL SOUND ATTENUATION BLANKETS, SHEATH EACH SIDE WITH 1-LAYER OF 5/8" GYPSUM WALLBOARD MECHANICALLY FASTENED. SEE DETAIL W-2 ON SHEET A8

8" REINF. CONC. BLOCK WALL (TYP.) FINISH EXTERIOR WITH 3/4" STUCCO FINISH. ON INTERIOR SIDE, INSTALL 1-LAYER OF 5/8" GYPSUM WALLBOARD ON 7/8" METAL FURRING CHANNELS @ 16" O.C. WITH FOIL BACKED INSULATION (R-4.2 MIN.). ALL BLOCK WORK IS TO BE LAID AND PLUMB, MORTAR BEDS ARE TO BE FULL & END JOINTS ARE TO BE FILLED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. SEE DETAIL W-1 ON SHEET A8

TYPICAL BATHROOM SHOWER NOTES:

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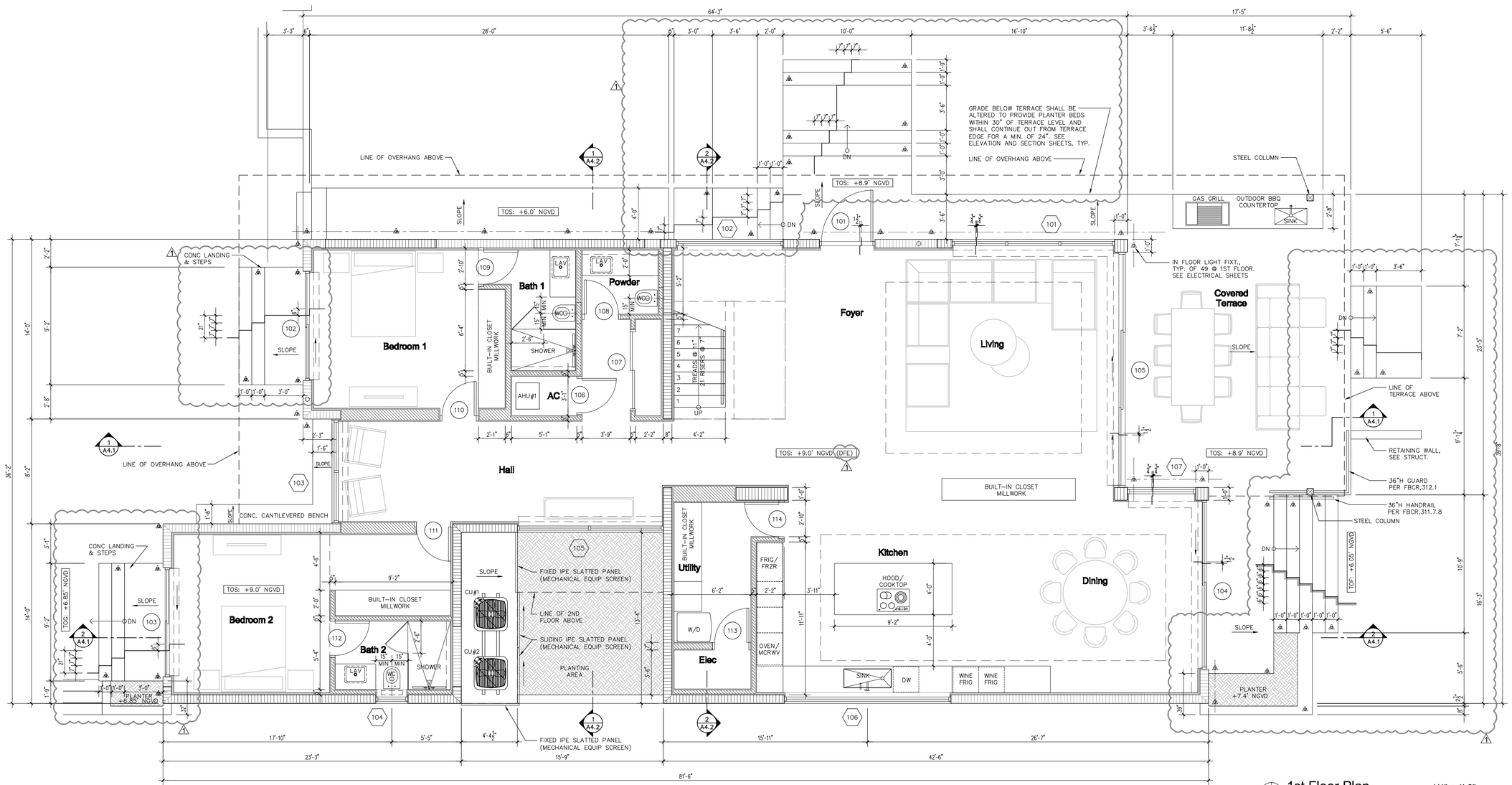

N 1st Floor Plan 1/4" = 1'-0"

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Ryan N Alderman

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06-09-23

Issue #	Issue Date / For
1	07-31-2023 / Bldg Dept. Comments

RAA Project No.: 22-015
Drawn by:
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SHEET INDEX

1ST FLOOR PLAN

SCALE :

SHEET NO.

A-1.1

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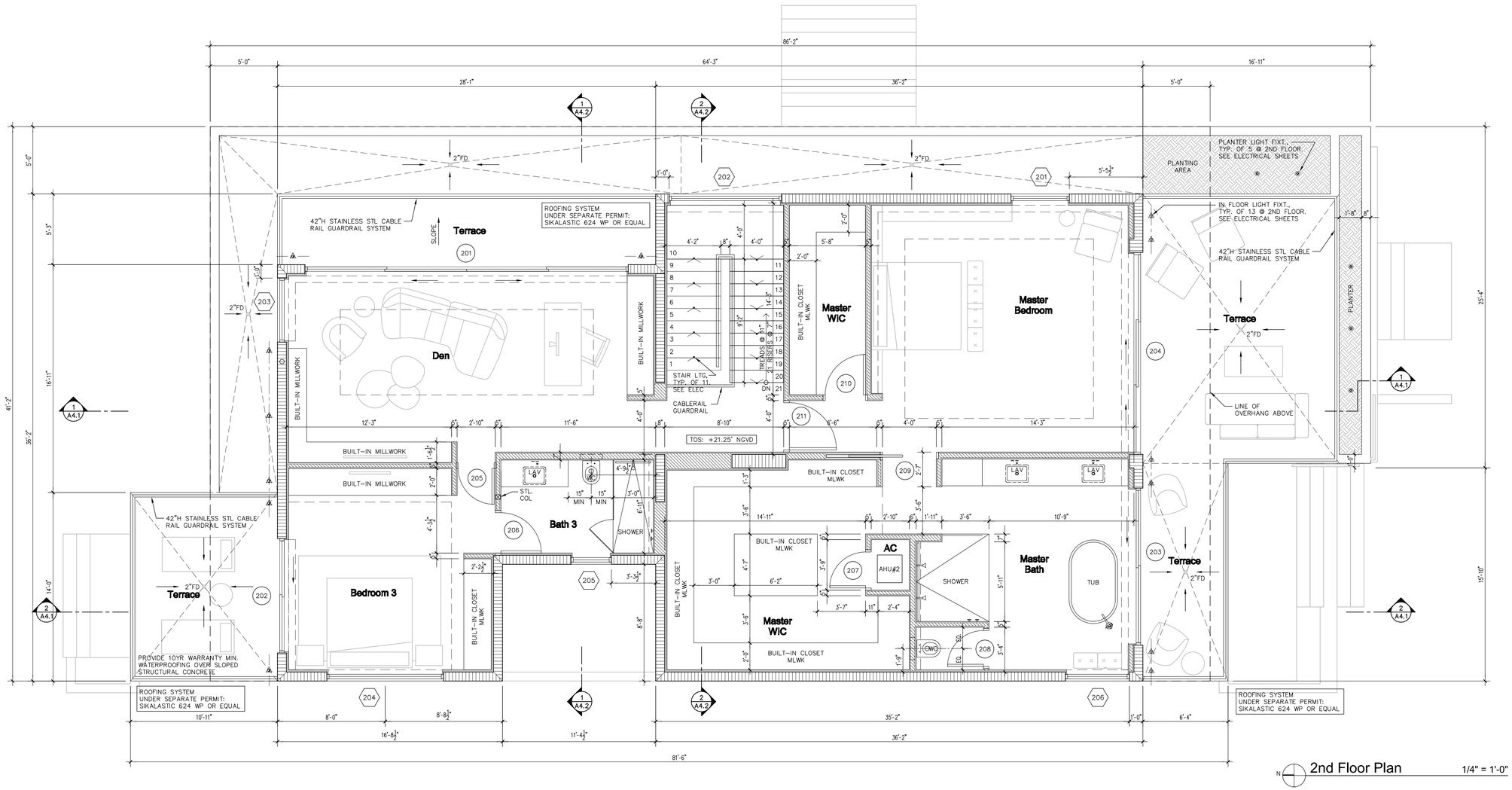

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2nd Floor Plan 1/4" = 1'-0"

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RAA Project No.: 22-015
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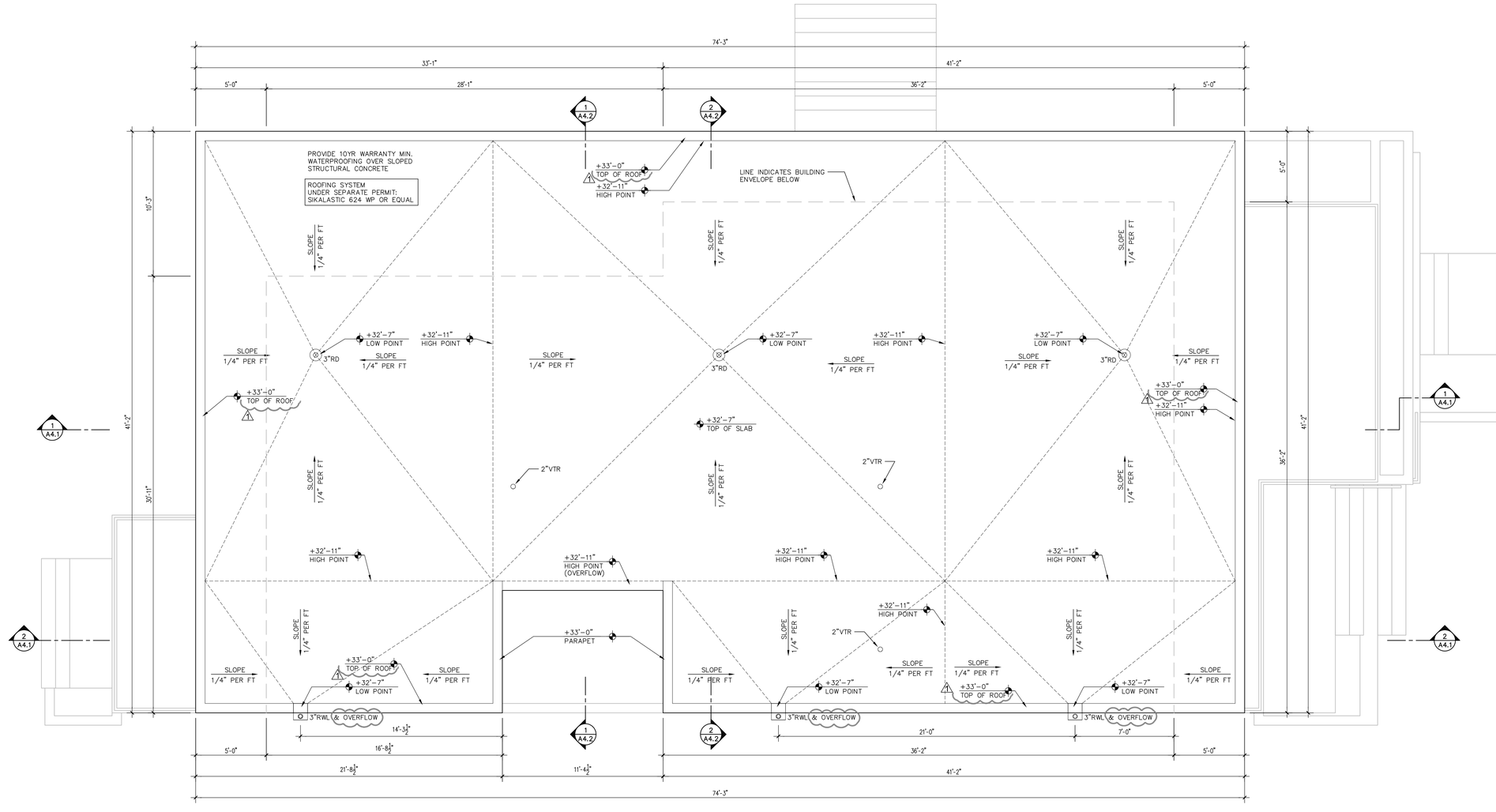
SHEET INDEX

2ND FLOOR PLAN

SCALE :

SHEET NO.

A-1.2



N Roof Plan 1/4" = 1'-0"

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Ryan N Alderman AR94567

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Date: 2023.10.04 10:18:59 -04'00'

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RAA Project No.: 22-015
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Approved by:

SHEET INDEX

ROOF PLAN

SCALE :

SHEET NO.

A-1.3

Ceiling Legend

- RECESSED LIGHT FIXTURE — SEE ELECTRICAL SHEETS
- RECESSED TRACK LIGHT FIXTURE WITH ADJUSTABLE HEADS — SEE ELECTRICAL SHEETS
- CEILING SURFACE MOUNTED LIGHT FIXTURE — SEE ELECTRICAL SHEETS
- CEILING SURFACE MOUNTED LIGHT FIXTURE (DECORATIVE) — SEE ELECTRICAL SHEETS
- WALL SURFACE MOUNTED LIGHT FIXTURE (DECORATIVE) — SEE ELECTRICAL SHEETS
- CONCEALED LED LIGHT FIXTURE (MILLWORK, SOFFITS & NICHES) — SEE ELECTRICAL SHEETS
- EF — CEILING POCKET CONCEALED IN-LINE EXHAUST FAN INLET — SEE MECHANICAL SHEETS
- CEILING POCKET CONCEALED AC RETURN AIR SLOT — SEE MECHANICAL SHEETS
- AC LINEAR MUD-IN DIFFUSER — SEE MECHANICAL SHEETS
- AC SIDEWALL DIFFUSER MUD-IN WHERE EXPOSED TO VIEW — SEE MECHANICAL SHEETS
- CEILING MOUNTED EXHAUST FAN — SEE MECHANICAL SHEETS
- MOTORIZED SHADE WIRING
- SD — SMOKE DETECTOR
- CEILING FAN
- 5/8" DRYWALL ON METAL FRAMING @ 16" O.C. (LEVEL 5 FINISH)
- 3/4" SMOOTH STUCCO ON METAL LATH ON 1/2" CDX PLYWOOD ON METAL FRAMING @ 16" O.C.
- IPE T&G ON METAL FRAMING @ 16" O.C.

NOTE:

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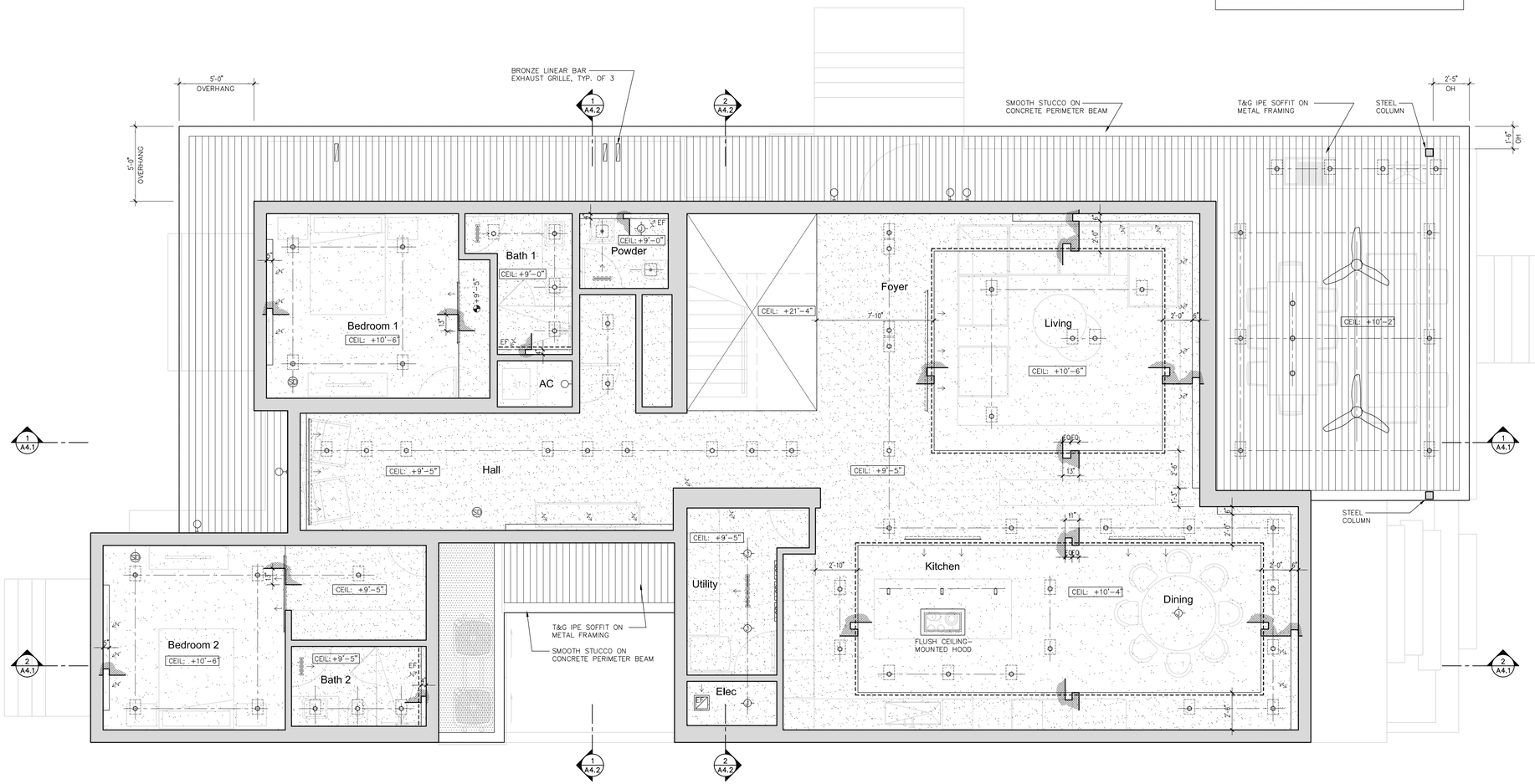

1st Floor Reflected Ceiling Plan 1/4" = 1'-0"

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BUILDING DEPARTMENT
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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:

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305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

SEAL / SIGNATURE / DATE

STATE OF FLORIDA — RYAN N. ALDERMAN — REGISTERED ARCHITECT

Ryan N Alderman
AR94567

RYAN NEIL ALDERMAN
AR94567

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06-09-23

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SHEET INDEX

1ST FLOOR REFLECTED CEILING PLAN

SCALE :

SHEET NO.

A-2.1

Ceiling Legend

- RECESSED LIGHT FIXTURE — SEE ELECTRICAL SHEETS
- RECESSED TRACK LIGHT FIXTURE WITH ADJUSTABLE HEADS — SEE ELECTRICAL SHEETS
- CEILING SURFACE MOUNTED LIGHT FIXTURE — SEE ELECTRICAL SHEETS
- CEILING SURFACE MOUNTED LIGHT FIXTURE (DECORATIVE) — SEE ELECTRICAL SHEETS
- WALL SURFACE MOUNTED LIGHT FIXTURE (DECORATIVE) — SEE ELECTRICAL SHEETS
- CONCEALED LED LIGHT FIXTURE (MILLWORK, SOFFITS & NICHES) — SEE ELECTRICAL SHEETS
- EF — CEILING POCKET CONCEALED IN-LINE EXHAUST FAN INLET — SEE MECHANICAL SHEETS
- CEILING POCKET CONCEALED AC RETURN AIR SLOT — SEE MECHANICAL SHEETS
- AC LINEAR MUD-IN DIFFUSER — SEE MECHANICAL SHEETS
- AC SIDEWALL DIFFUSER MUD-IN WHERE EXPOSED TO VIEW — SEE MECHANICAL SHEETS
- CEILING MOUNTED EXHAUST FAN — SEE MECHANICAL SHEETS
- MOTORIZED SHADE WIRING
- SD — SMOKE DETECTOR
- CEILING FAN
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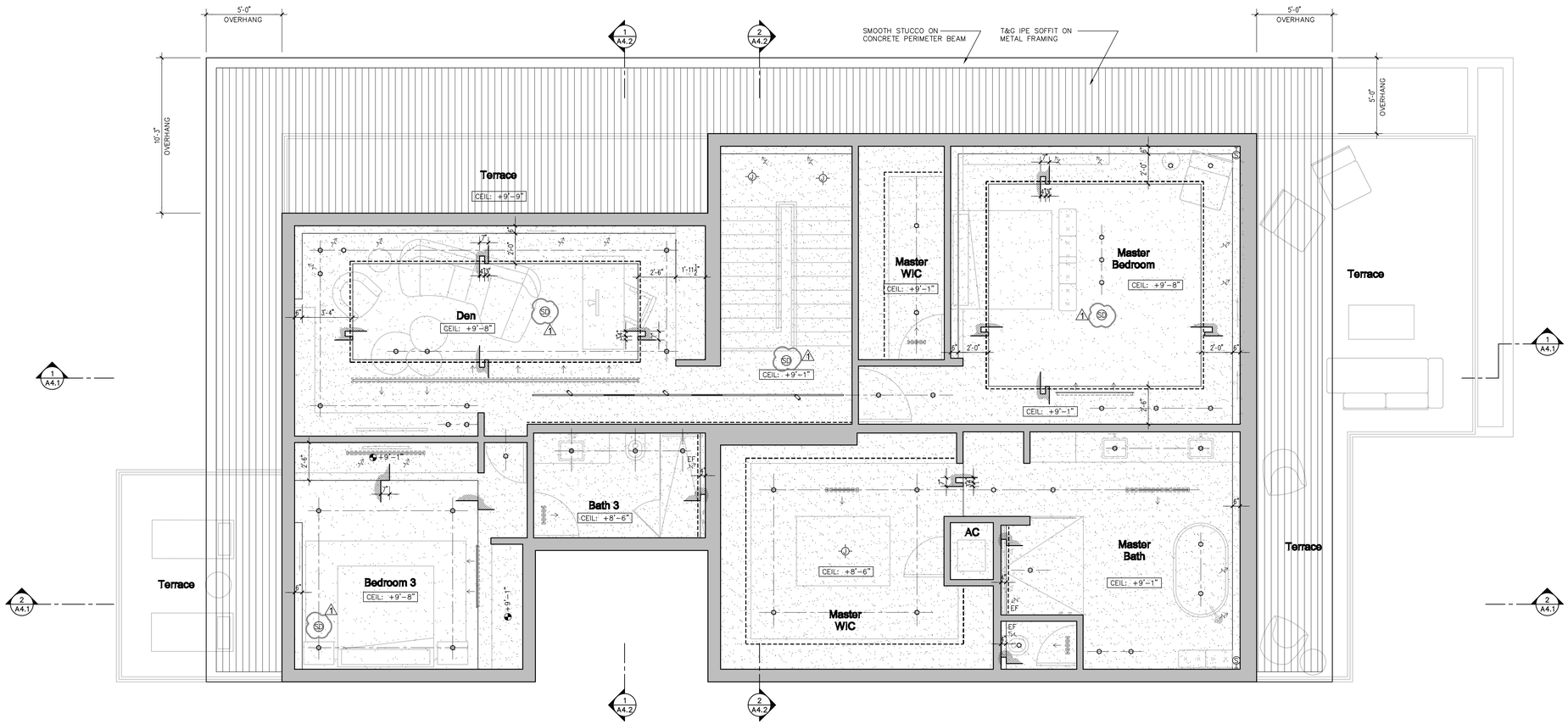

N

2nd Floor Reflected Ceiling Plan 1/4" = 1'-0"

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Ryan N Alderman

RYAN NEIL ALDERMAN
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RAA Project No.: 22-015
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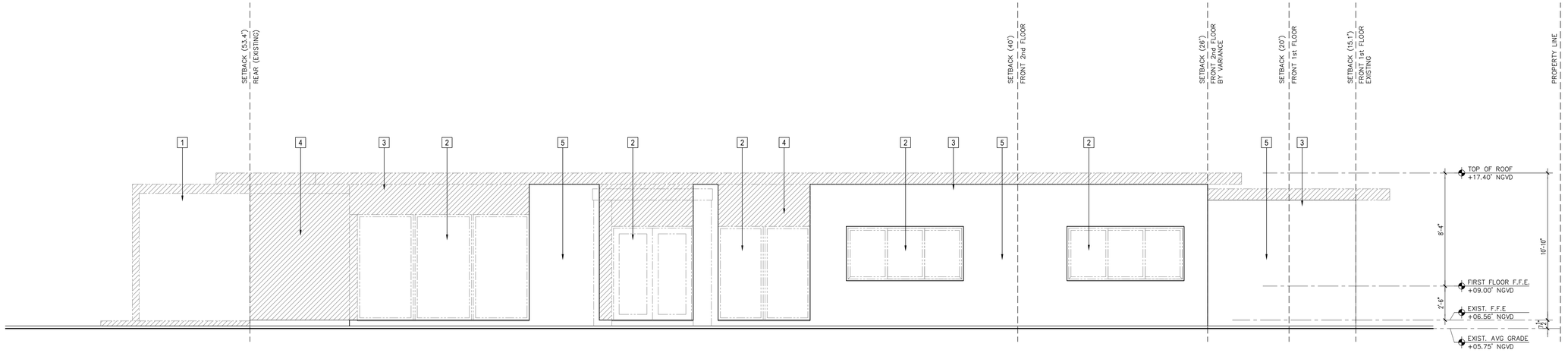
SHEET INDEX

2ND FLOOR REFLECTED CEILING PLAN

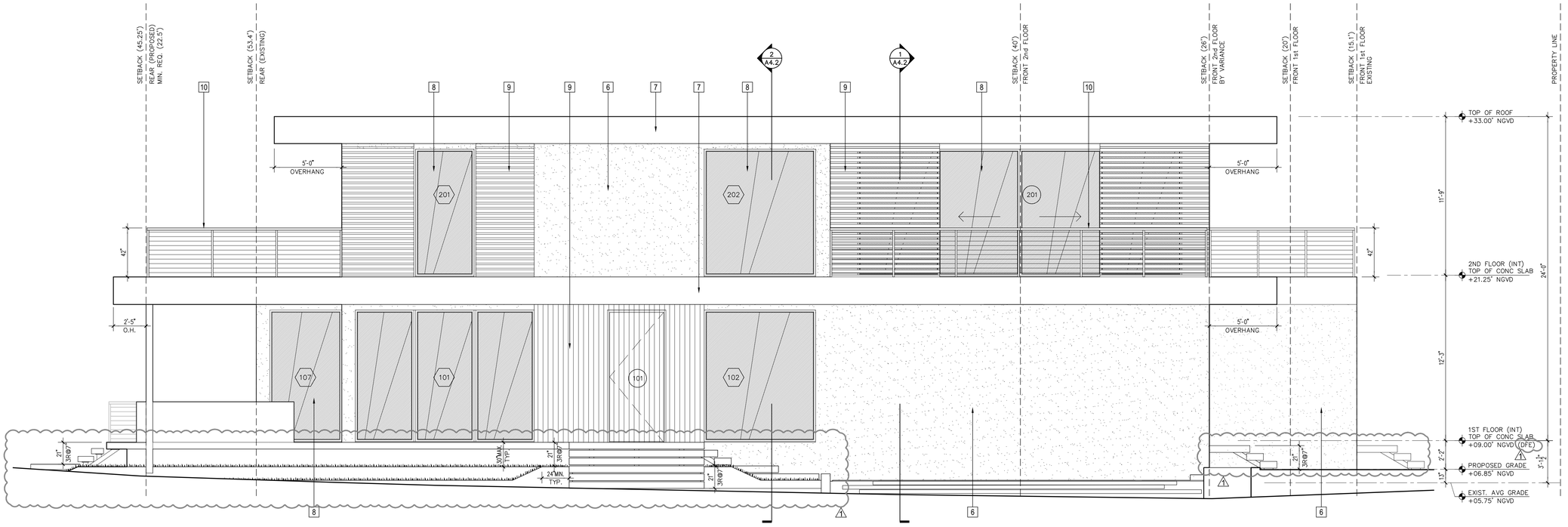
SCALE :

SHEET NO.

A-2.2



Existing / Demo
Building Elevation 1/4" = 1'-0"
EAST



Proposed
Building Elevation 1/4" = 1'-0"
EAST

KEYED NOTES

1	ALUMINUM TRELLIS TO BE REMOVED	6	STUCCO, TRAVERTINE FINISH
2	WINDOWS & DOORS TO BE REMOVED	7	STUCCO, SMOOTH FINISH
3	ROOFING & ROOF FRAMING TO BE REMOVED	8	CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
4	CMU & CONCRETE WALLS TO BE REMOVED	9	IPE SLIDING OR FIXED SHUTTERS
5	CMU & CONCRETE WALLS TO REMAIN	10	42" HIGH CABLE RAIL GUARDRAILS (UNDER SEPARATE PERMIT)

FLOOD DESIGN NOTES

- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9
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Drawn by:
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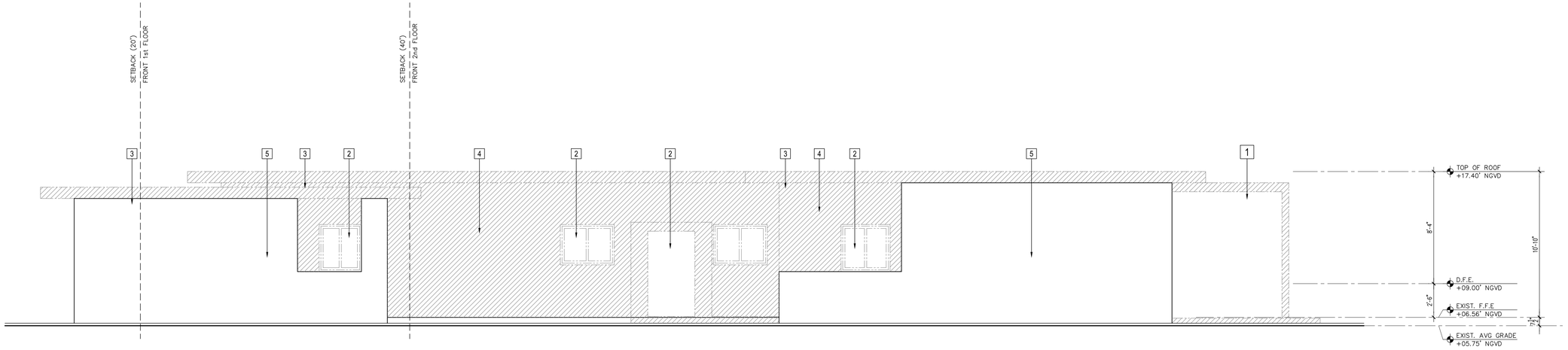
SHEET INDEX

EAST
BUILDING ELEVATIONS

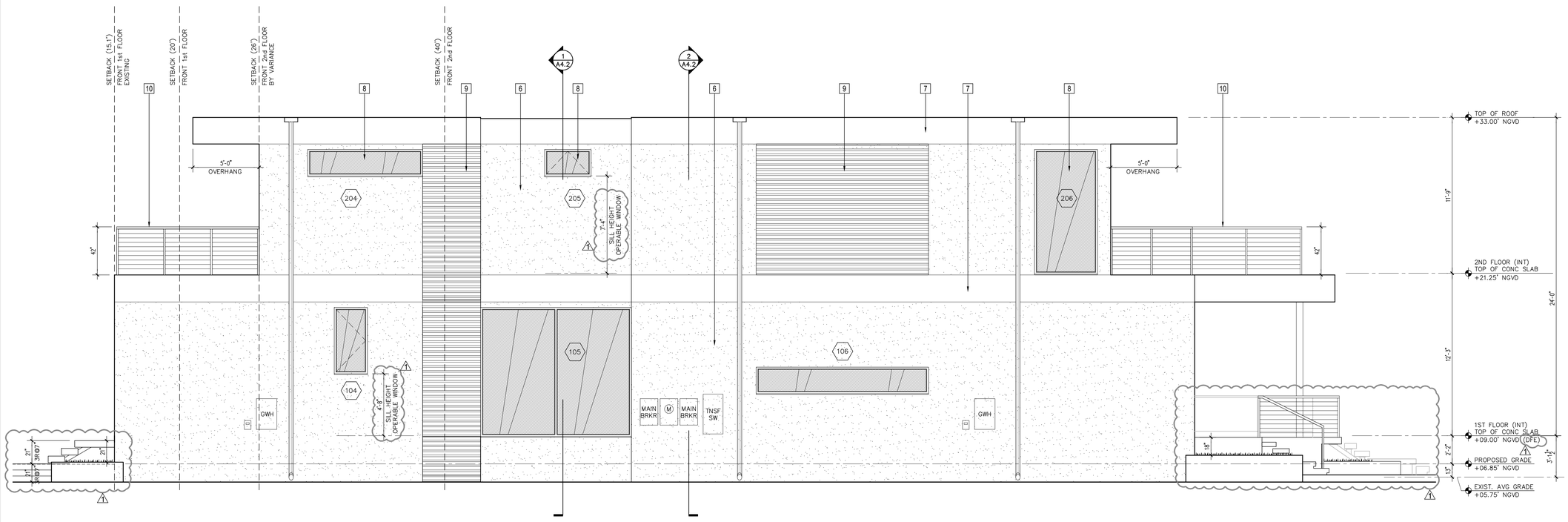
SCALE :

SHEET NO.

A-3.1



Existing / Demo
Building Elevation 1/4" = 1'-0"
WEST



Proposed
Building Elevation 1/4" = 1'-0"
WEST

KEYED NOTES

1	ALUMINUM TRELLIS TO BE REMOVED
2	WINDOWS & DOORS TO BE REMOVED
3	ROOFING & ROOF FRAMING TO BE REMOVED
4	CMU & CONCRETE WALLS TO BE REMOVED
5	CMU & CONCRETE WALLS TO REMAIN
6	STUCCO, TRAVERTINE FINISH
7	STUCCO, SMOOTH FINISH
8	CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
9	IPE SLIDING OR FIXED SHUTTERS
10	42" HIGH CABLE RAIL GUARDRAILS (UNDER SEPARATE PERMIT)

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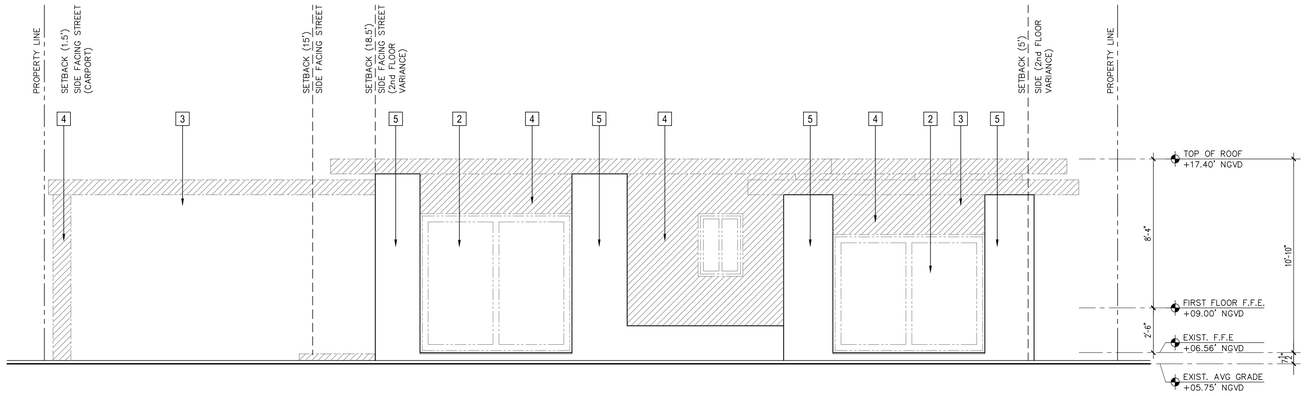
SHEET INDEX

WEST
BUILDING ELEVATIONS

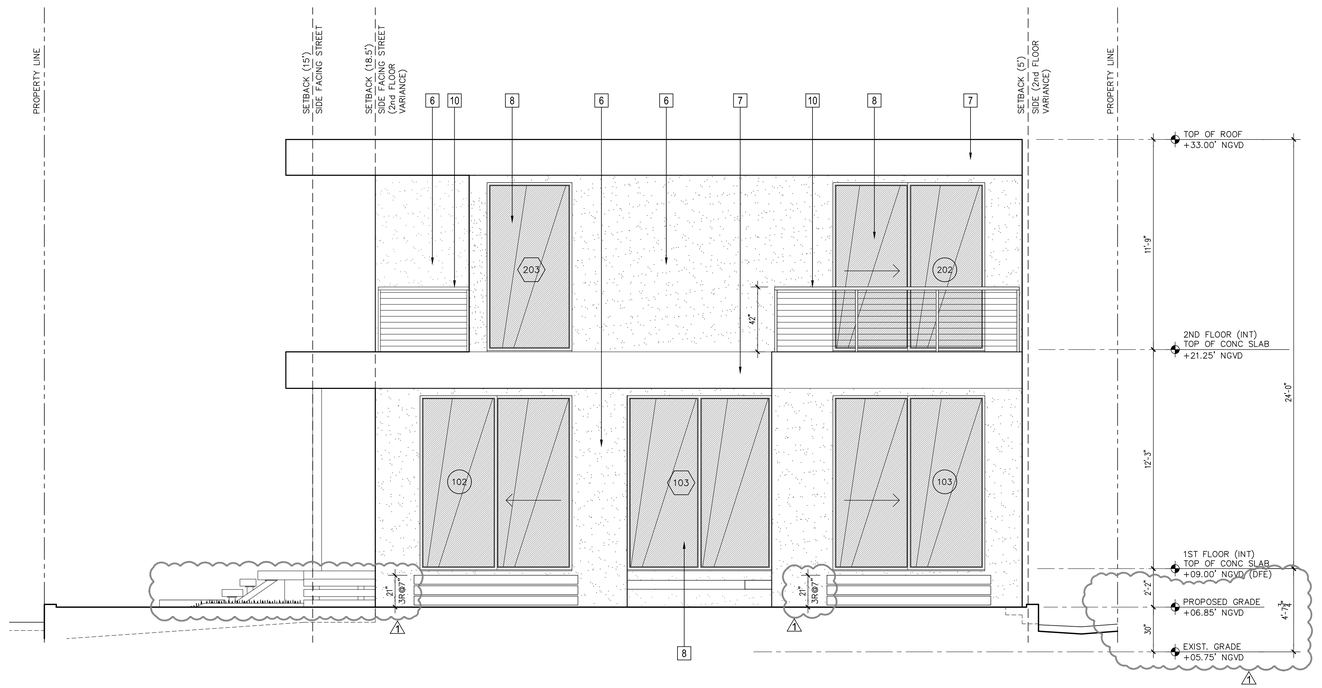
SCALE :

SHEET NO.

A-3.2



Existing / Demo
Building Elevation 1/4" = 1'-0"
NORTH



Proposed
Building Elevation 1/4" = 1'-0"
NORTH

KEYED NOTES

1	ALUMINUM TRELLIS TO BE REMOVED	6	STUCCO, TRAVERTINE FINISH
2	WINDOWS & DOORS TO BE REMOVED	7	STUCCO, SMOOTH FINISH
3	ROOFING & ROOF FRAMING TO BE REMOVED	8	CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
4	CMU & CONCRETE WALLS TO BE REMOVED	9	IPE SLIDING OR FIXED SHUTTERS
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Ryan N Alderman
ARS-0067

RYAN NEIL ALDERMAN
ARCHITECT

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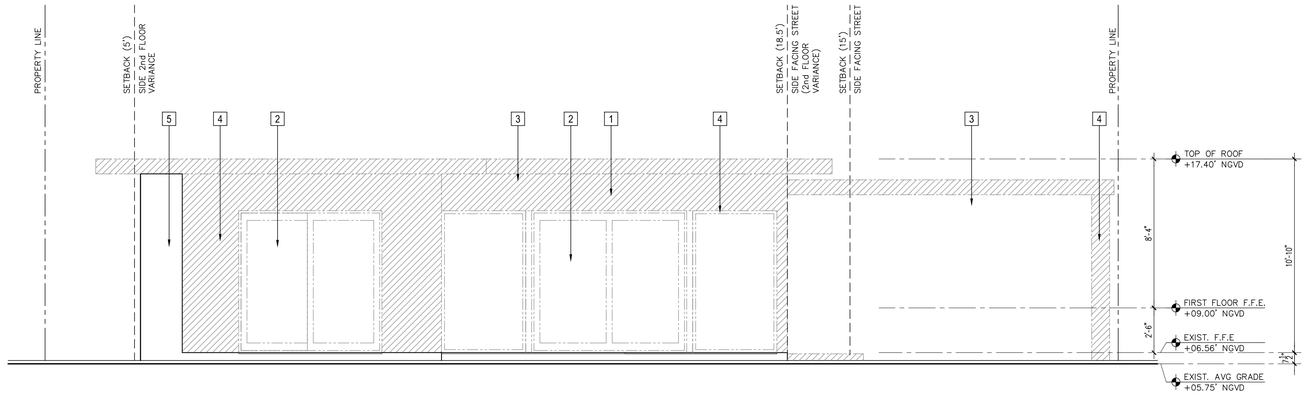
SHEET INDEX

NORTH
BUILDING ELEVATIONS

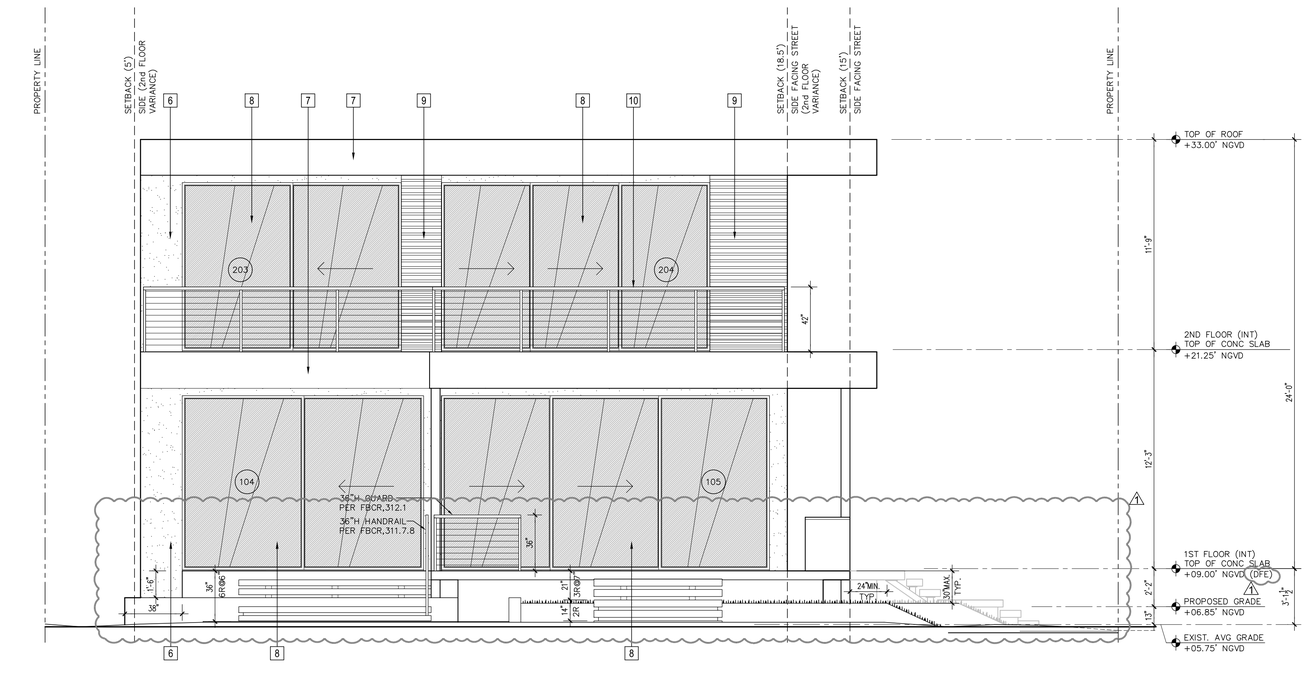
SCALE :

SHEET NO.

A-3.3



Existing / Demo
Building Elevation 3/16" = 1'-0"
SOUTH



Proposed
Building Elevation 3/16" = 1'-0"
SOUTH

KEYED NOTES

1	ALUMINUM TRELLIS TO BE REMOVED	6	STUCCO, TRAVERTINE FINISH
2	WINDOWS & DOORS TO BE REMOVED	7	STUCCO, SMOOTH FINISH
3	ROOFING & ROOF FRAMING TO BE REMOVED	8	CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
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STATE OF FLORIDA
RYAN N. ALDERMAN
ARS-0017
REGISTERED ARCHITECT

Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: cn=Ryan N Alderman, c=US, o=Ryan Alderman Architect, ou=A01410D000001874A0004A1EBF, email=ryan@ryanalderman.com
Date: 2023.10.10 10:19:40 -04'00'

RYAN NEIL ALDERMAN
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Drawn by:
Approved by:

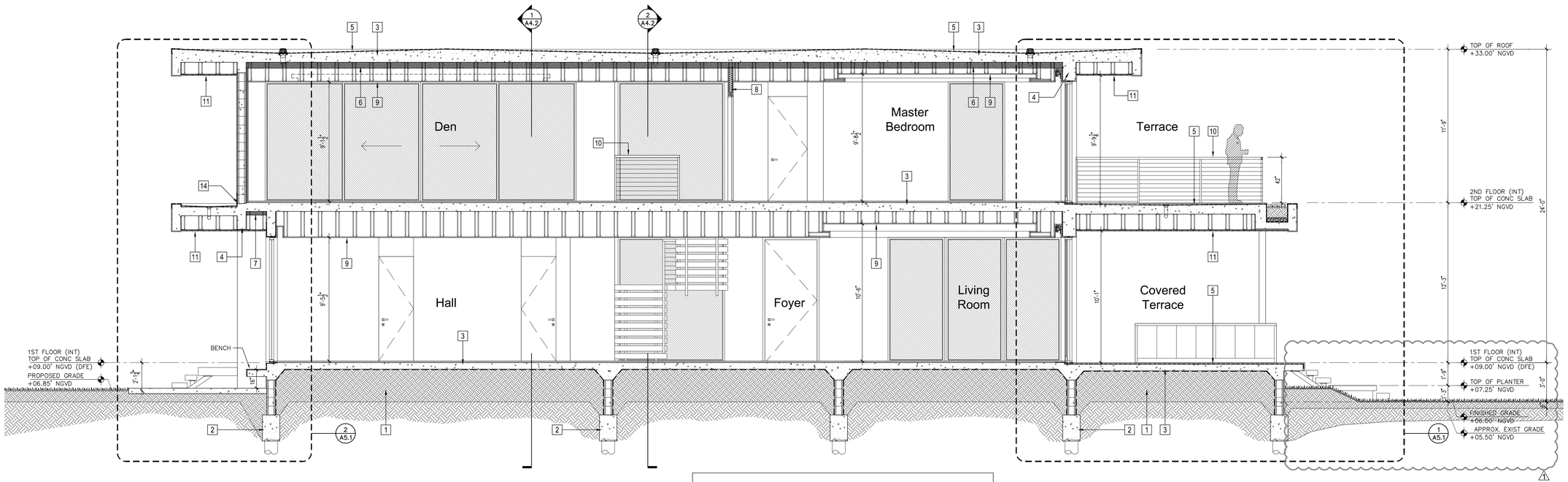
SHEET INDEX

SOUTH
BUILDING ELEVATIONS

SCALE :

SHEET NO.

A-3.4

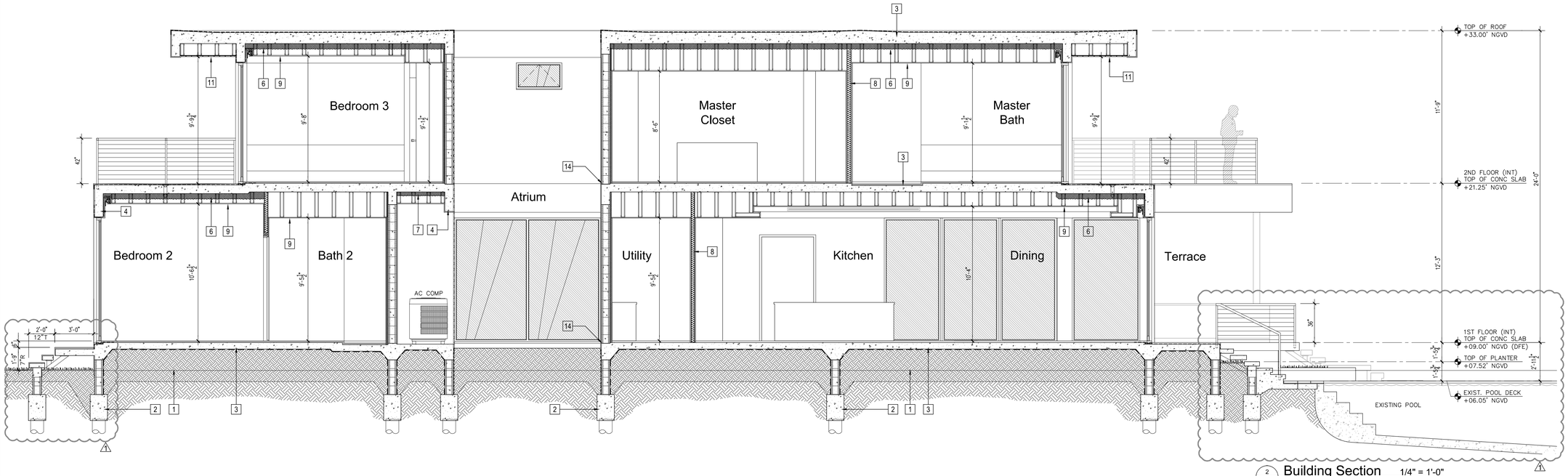


1 A4.2 — 2 A4.2

SECTION KEYED NOTES

1	COMPACTED FILL TO 95% COMPACTION WITH PROCTOR TEST
2	CONCRETE FOUNDATION (SEE STRUCTURAL SHEETS)
3	CONCRETE SLAB (SEE STRUCTURAL SHEETS)
4	CONCRETE BEAM (SEE STRUCTURAL SHEETS)
5	WATERPROOFING OVER SLOPED STRUCT. CONC. (MIN. 10YR WARRANTY)
6	CLOSED CELL SPRAY INSULATION (R-30) APPROX. 5" THICK APPLICATION
7	RIGID FOAM BOARD INSULATION (R-4.2 MIN.)
8	MINERAL WOOL SOUND ATTENUATION BLANKETS EXTENDED TO DECK ABOVE
9	5/8" GYPSUM BOARD CEILING ON METAL STUD FRAMING (INT. CEILINGS)
10	42" HIGH CABLE RAIL GUARDRAILS (UNDER SEPARATE PERMIT)
11	IPE T&G SOFFIT ON METAL STUD FRAMING @ 16" O.C. (EXT. SOFFITS)
12	IPE SLAT SIDING (1.25X4 SLATS W/ 1.75" SEPARATION)(SHOP DWGS BY OTHERS)
13	IPE SLAT SLIDING SCREENING (1.25X4 SLATS W/ 1.75" SEPARATION) W/ ALUM SUPPORT STRUCTURE (SHOP DRAWINGS BY OTHERS)
14	3/4" RECESS AT ALL SLABS SUPPORTING EXTERIOR WALLS (TYP.)

1 A4.1 **Building Section** 1/4" = 1'-0"



2 A4.1 **Building Section** 1/4" = 1'-0"

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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
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Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

SEAL / SIGNATURE / DATE

STATE OF FLORIDA
RYAN N. ALDERMAN
LICENSED ARCHITECT

Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: C=US, E=ryan@ryanalderman.com, O=Ryan Alderman Architect, CN=Ryan N Alderman
Reason: I am the author of this document
Location: 4A1F1A1A-A0D5-4A00-B7AA-A0006A1EBF...
AR94367

RYAN NEIL ALDERMAN
AR94367

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Issue #	Issue Date / For
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Approved by:

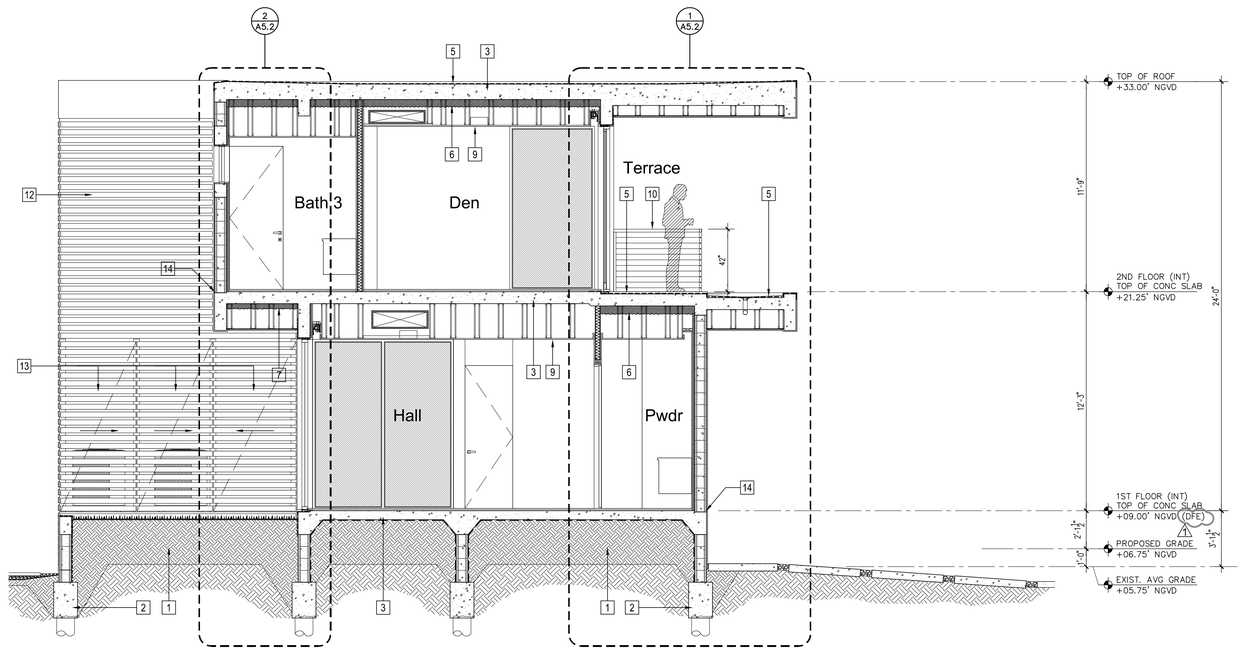
SHEET INDEX

BUILDING SECTIONS

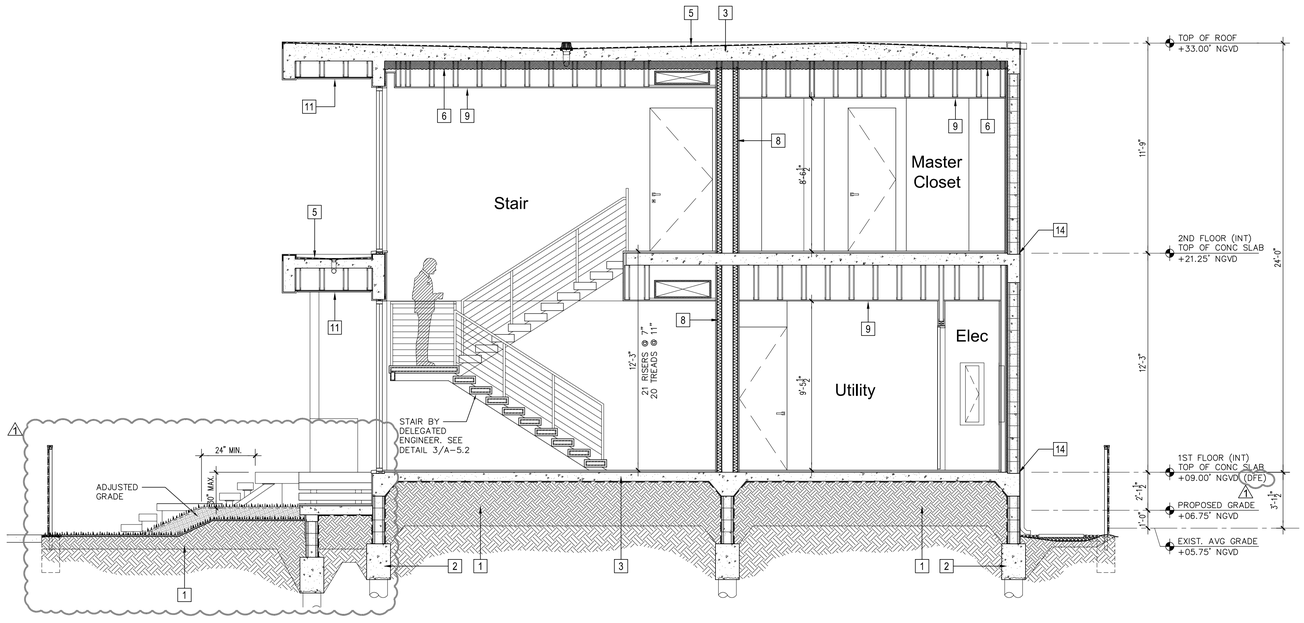
SCALE :

SHEET NO.

A-4.1



1 A4.2 Building Section 1/4" = 1'-0"



2 A4.2 Building Section 1/4" = 1'-0"

SECTION KEYED NOTES

1	COMPACTED FILL TO 95% COMPACTION WITH PROCTOR TEST
2	CONCRETE FOUNDATION (SEE STRUCTURAL SHEETS)
3	CONCRETE SLAB (SEE STRUCTURAL SHEETS)
4	CONCRETE BEAM (SEE STRUCTURAL SHEETS)
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AR94567
REGISTERED ARCHITECT

Ryan N Alderman

RYAN NEIL ALDERMAN
AR94567

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BUILDING SECTIONS

SCALE :

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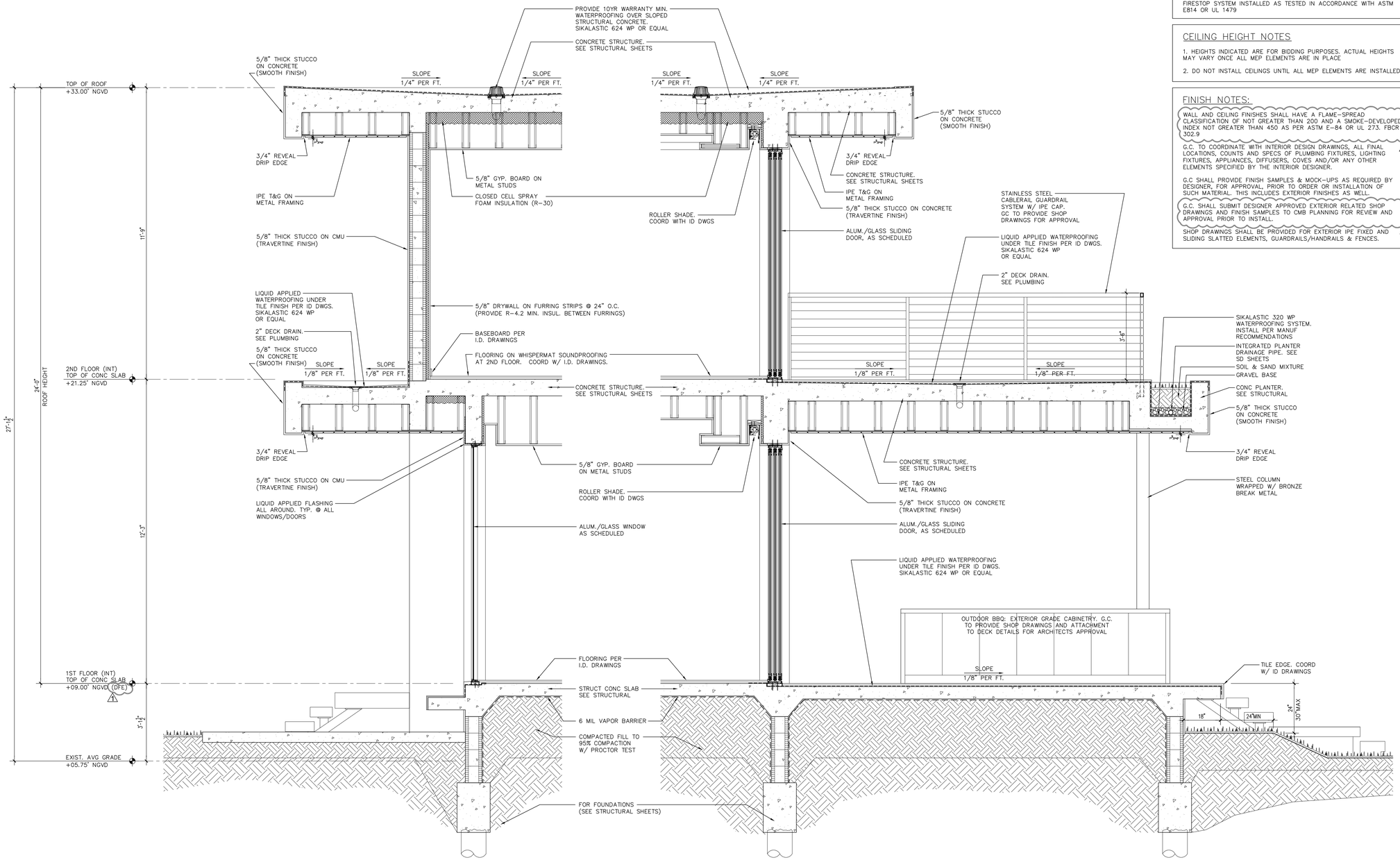

2/A5.1 Section 1/2" = 1'-0"

1/A5.1 Section 1/2" = 1'-0"

TYPICAL FIRESTOP NOTE

FIRESTOP ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES TO LIMIT A MAX. DIMENSION OF 8'-0" VERT., PER F.B.C. 2320.2.1

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PROVIDE A 3/4" RECESS IN ALL CONCRETE SLABS SUPPORTING WALLS. PER F.B.C. 1820.3.4

WALL PENETRATION NOTE

PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479

CEILING HEIGHT NOTES

1. HEIGHTS INDICATED ARE FOR BIDDING PURPOSES. ACTUAL HEIGHTS MAY VARY ONCE ALL MEP ELEMENTS ARE IN PLACE

2. DO NOT INSTALL CEILINGS UNTIL ALL MEP ELEMENTS ARE INSTALLED

FINISH NOTES:

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9

G.C. TO COORDINATE WITH INTERIOR DESIGN DRAWINGS, ALL FINAL LOCATIONS, COUNTS AND SPECS OF PLUMBING FIXTURES, LIGHTING FIXTURES, APPLIANCES, DIFFUSERS, COVES AND/OR ANY OTHER ELEMENTS SPECIFIED BY THE INTERIOR DESIGNER. 1

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G.C. SHALL SUBMIT DESIGNER APPROVED EXTERIOR RELATED SHOP DRAWINGS AND FINISH SAMPLES TO CMB PLANNING FOR REVIEW AND APPROVAL PRIOR TO INSTALL.

SHOP DRAWINGS SHALL BE PROVIDED FOR EXTERIOR IPE FIXED AND SLIDING SLATTED ELEMENTS, GUARDRAILS/HANDRAILS & FENCES. 1

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SHEET INDEX

ENLARGED SECTIONS

SCALE :

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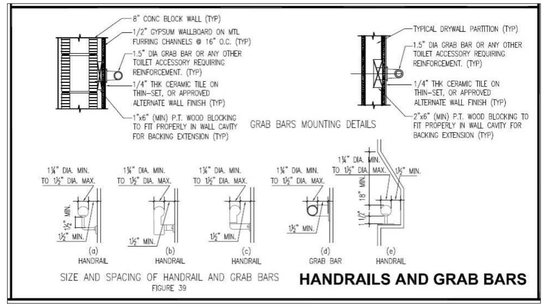
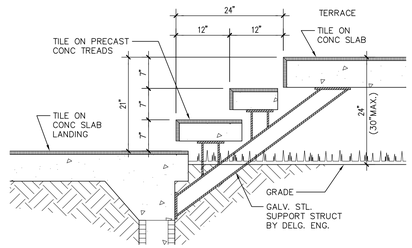
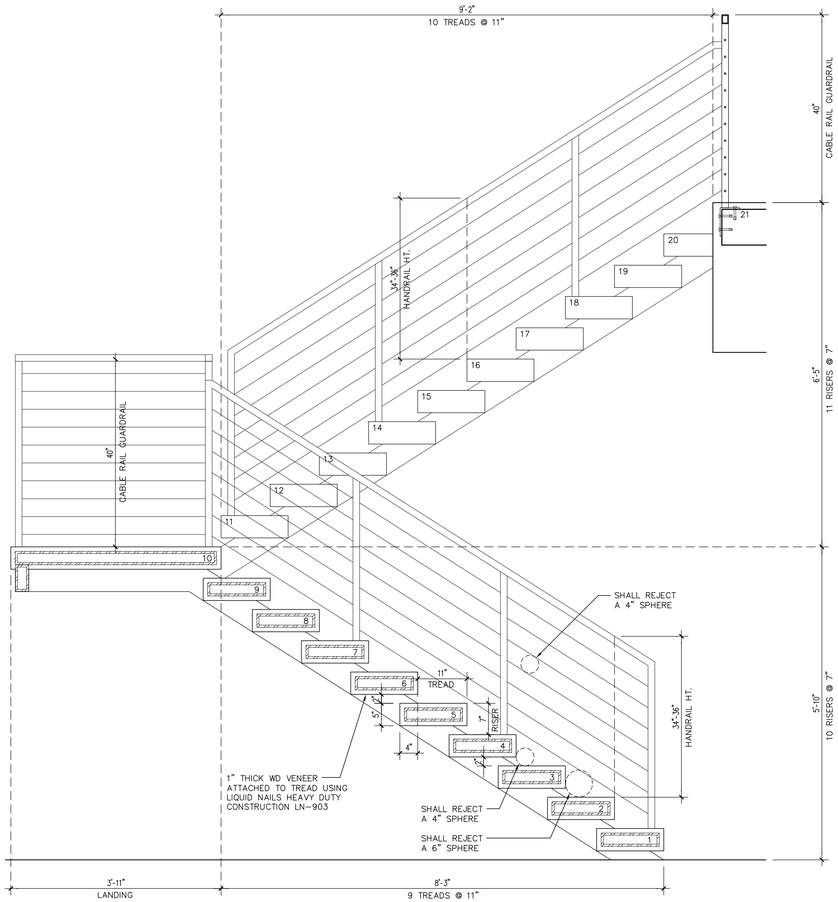
A-5.1





4 A5.2 Stair Section 3/4" = 1'-0"
TYPICAL EXTERIOR STAIR



3 A5.2 Stair Section 3/4" = 1'-0"
INTERIOR STAIR

TYPICAL STAIR NOTES

STAIRWAYS – WIDTH (FBC R311.7.1)
STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY.

STAIRWAYS – RISERS (FBC R311.7.5.1)
OPEN RISERS – OPENING BETWEEN TREADS SHALL NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE.

STAIRWAYS – HANDRAILS (FBC R311.7.8)
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT SHALL BE BETWEEN 34 AND 38 INCHES, AND SEPARATED FROM THE WALL 1-1/2" CLEAR. GRIP-SIZE OF HANDRAIL SHALL BE TYPE I OR TYPE II GRASPABLE, PER FBC-R311.7.8.3.

GUARDRAILS (FBC R312)
GUARDRAILS SHALL BE PROVIDED WHERE THE OPEN FLOOR SURFACE IS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDRAILS SHALL BE 36" MIN. MEASURED FROM THE NOSING OF THE TREAD.

COORDINATE FINAL STAIR DESIGN WITH INTERIOR DESIGNER

G.C. SHALL SUBMIT DESIGN AND STRUCTURAL SHOP DRAWINGS SIGNED AND SEALED BY DELEGATED ENGINEER TO ARCHITECT FOR APPROVAL. SHALL COMPLY W/ FBC R311.7.4

FINISH NOTES:

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9

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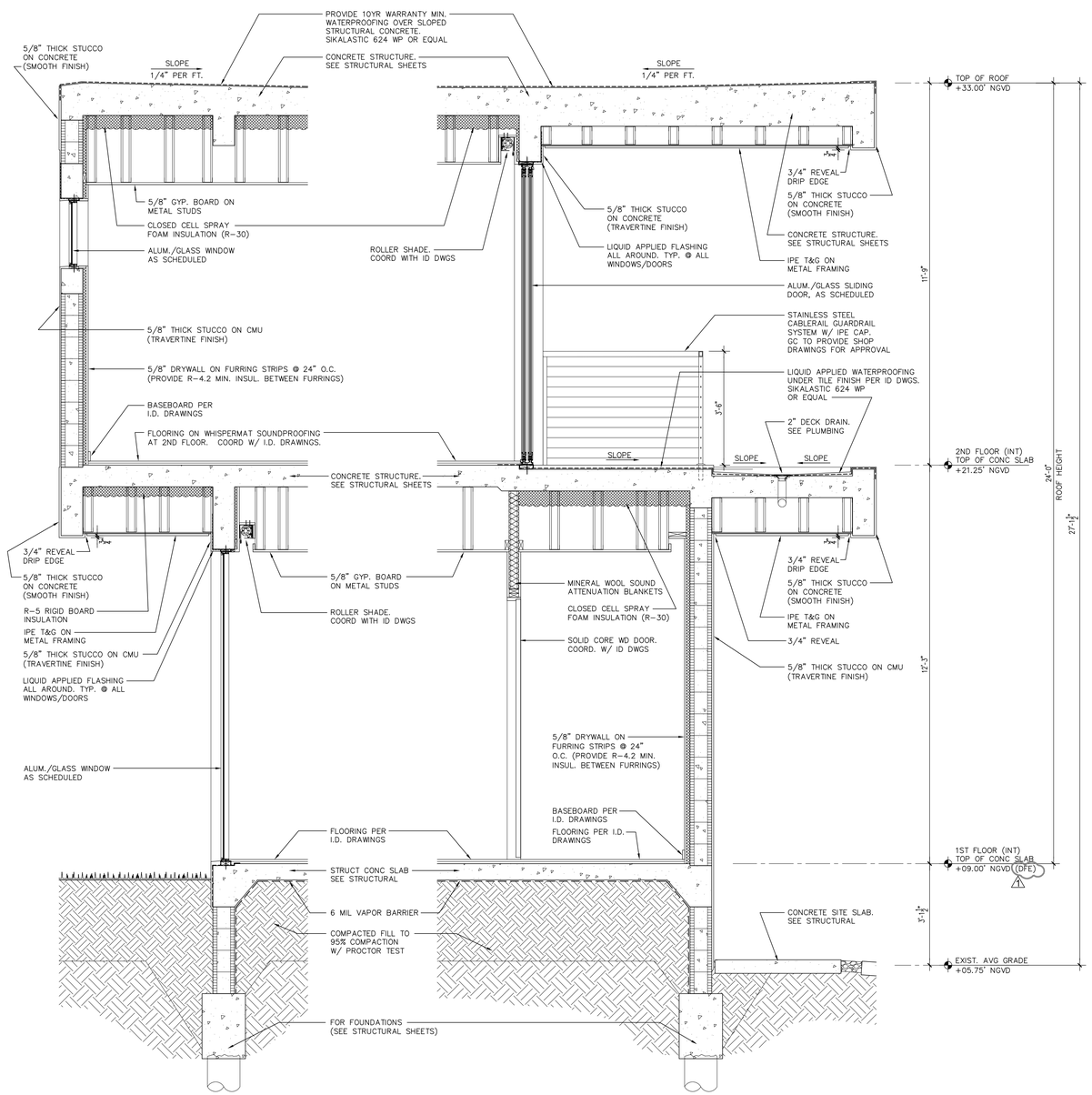

2 A5.2 Section 1/2" = 1'-0"

1 A5.2 Section 1/2" = 1'-0"

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Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: cn=Ryan Alderman, o=RAA, ou=Architect, email=ryan@ryanalderman.com, c=US
Date: 2023.10.04 10:19:01 -04'00'
RYAN NEIL ALDERMAN
AR94567

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Drawn by:
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SHEET INDEX

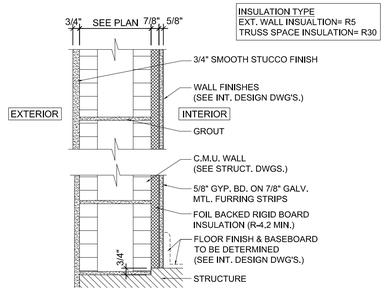
ENLARGED SECTIONS & STAIR DETAIL

SCALE :

SHEET NO.

A-5.2

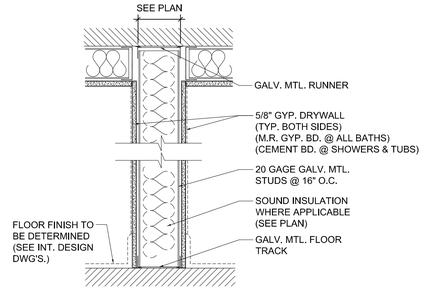
WALL TYPES



EXTERIOR WALL

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

W-1

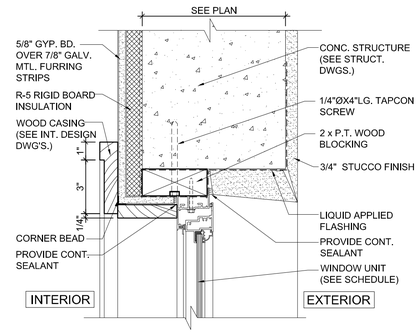


INTERIOR WALL

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

W-2

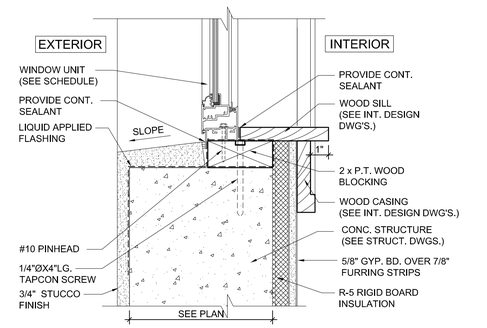
WINDOW DETAILS



WINDOW HEAD DET.

SCALE: 3" = 1'-0"

WH1



WINDOW SILL DET.

SCALE: 3" = 1'-0"

WS1

DOOR DETAILS

EXT. DOOR HEAD DET.

SCALE: 3" = 1'-0"

DH1

EXT. DOOR HEAD DET. (JAMB SIM.)

SCALE: 3" = 1'-0"

DH2

INT. DOOR HEAD DET. (JAMB SIM.)

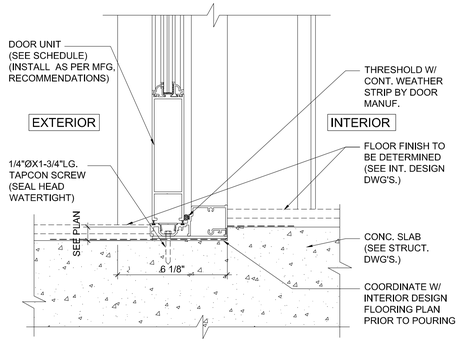
SCALE: 3" = 1'-0"

DH3

EXT. DOOR JAMB DET.

SCALE: 3" = 1'-0"

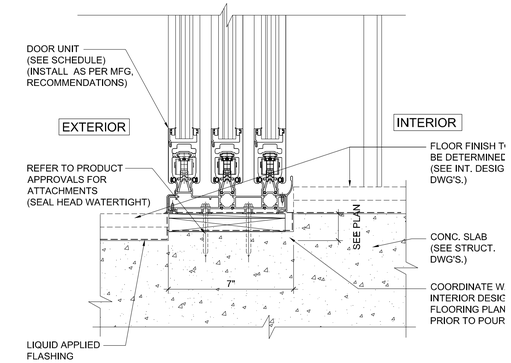
DJ1



TYP. EXT. DOOR SILL DET.

SCALE: 3" = 1'-0"

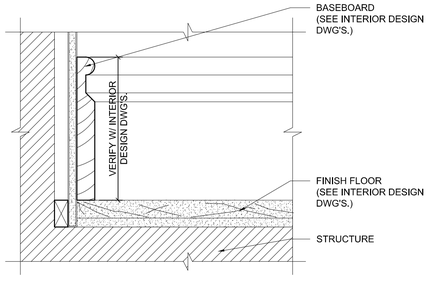
DS1



TYP. EXT. DOOR SILL DET.

SCALE: 3" = 1'-0"

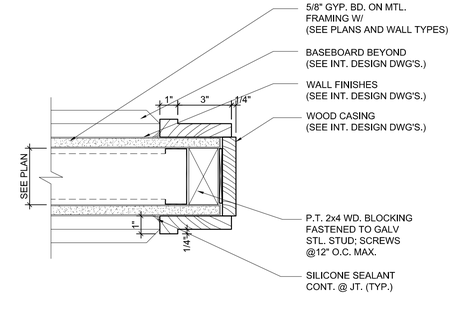
DS2



BASEBOARD DET.

SCALE: 3" = 1'-0"

D1



INT. CASED OPENING DET.

SCALE: 3" = 1'-0"

DJ3

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SHEET INDEX
TYPICAL DETAILS
SCALE :

SHEET NO.
A-6.1

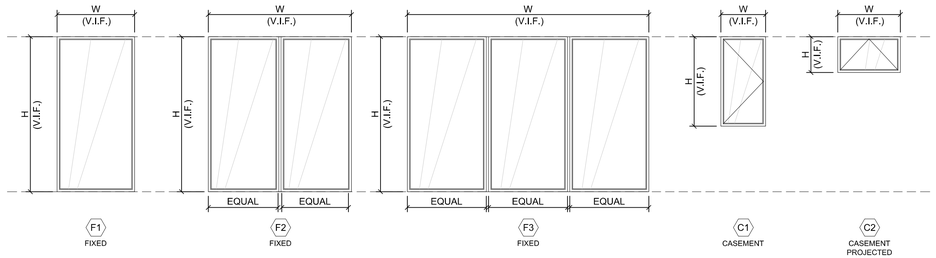
WINDOW SCHEDULE

WINDOW MARK	TYPE	WINDOW SIZE (W x H)	GLASS TYPE	TRANSOM	POSITIVE PRESSURE	NEGATIVE PRESSURE	REMARKS
FIRST FLOOR							
101	F3	152" x 114"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
102	F1	100" x 114"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
103	F2	96" x 114"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
104	C1	30" x 60"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
105	F2	136" x 114"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
106	F1	156" x 24"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
107	F1	64" x 114"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
SECOND FLOOR							
201	F1	52" x 110"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
202	F1	100" x 110"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
203	F1	57" x 110"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
204	F1	104" x 24"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
205	C2	42" x 24"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)
206	F1	57" x 110"	LAM. IMPACT		SEE STRUCT.	SEE STRUCT.	LAM. IMPACT GLASS (SHGC=0.35) (U=1.00)

WINDOW ELEVATIONS

SCALE: NTS - REFER TO WINDOW SIZES NOTED

GENERAL NOTE:
WINDOW MANUFACTURER T.B.D. - IMPACT RESISTANT TYPE
GLAZING - CLEAR LAMINATED LOW-E IMPACT RESISTANT
FRAME FINISH - BRONZE KYNAR FINISH



TYPICAL DOOR NOTES:

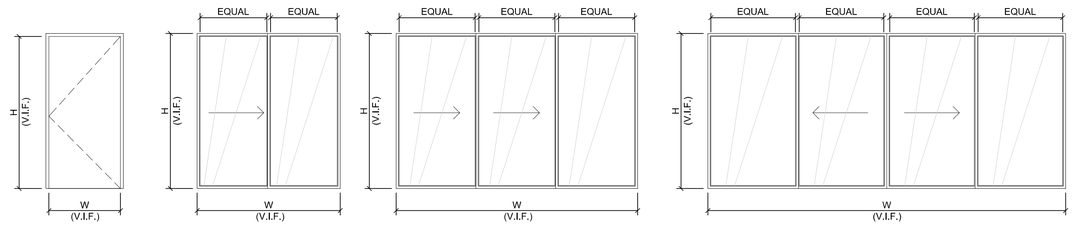
1. G.C. TO FIELD VERIFY ALL EXTERIOR MASONRY DOOR OPENINGS PRIOR TO FABRICATION
2. PROVIDE FLASHING (FLUID APPLIED MEMBRANE) PER FBC, R703.4
3. ALL INTERIOR WOOD DOORS & FRAMES TO BE PRIMED AND PAINTED. COLORS SELECTED BY OWNER.
4. ALL EXTERIOR DOORS TO HAVE DADE COUNTY PRODUCT APPROVAL AND ALL GLASS LITES SHALL BE IMPACT GLASS
5. PROVIDE MIN. 3 HINGES PER DOOR W/ SECURITY NON REMOVABLE HINGES FOR EXTERIOR DOORS TO BE SELECTED BY OWNER
6. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER NFPA 101
7. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER NFPA 101.

TYPICAL WINDOW NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING WINDOWS
2. G.C. SHALL VERIFY ALL EXTERIOR MASONRY OPENINGS PRIOR TO FABRICATION
3. PROVIDE FLASHING (FLUID APPLIED MEMBRANE) PER FBC, R703.4
4. ALL WINDOWS SHALL HAVE DADE COUNTY PRODUCT APPROVALS
5. ALL WINDOWS & DOORS TO BE IMPACT GLASS
6. SUBMIT SAMPLES OF WINDOW SILLS AND GLASS FOR APPROVAL.
7. PROVIDE CATEGORY II SAFETY GLASS AT SHOWER ENCLOSURES AND WINDOWS ADJACENT TO TUBS OR SHOWERS (FBC R308.4.5)
8. ALL OUTSIDE FIXED GLASS IS TO COMPLY W/ SECTION 3508.2 FBC ALL GLASS @ WINDOWS & DOORS SHALL BE HAVE SHGC & U VALUES AS PER ENERGY CALCULATIONS.
9. ALL EXTERIOR OPERABLE WINDOWS TO BE PROVIDED WITH A BUG SCREEN
10. ALL EGRESS WINDOWS TO COMPLY W/ FBC-2017, RESIDENTIAL SEC R310.1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.F. IN AREA. THE BOTTOM SHALL NOT BE MORE THAN 44" OFF THE FLOOR (FBC R310.2).

DOOR SCHEDULE

ROOM NAME	DOOR No.	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	SIZE PAIR	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	DET HEAD	DET JAMB	DET THRESHOLD	+ PRESSURE	- PRESSURE	REMARKS
FIRST FLOOR EXTERIOR																
FOYER	101	D1	4'-0"	9'-7"	2"		WOOD	WOOD CLAD	WOOD	WOOD CLAD	DH1	DJ1	DS1	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT
BEDROOM 1	102	D2	8'-6"	9'-7"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
BEDROOM 2	103	D2	8'-6"	9'-7"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
DINING	104	D2	13'-2"	9'-7"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
LIVING	105	D3	18'-4"	9'-7"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
FIRST FLOOR INTERIOR																
AHU CLOSET	106	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
CLOSET	107	D6	(2)2'-6"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				BI-PASS DOOR
POWDER	108	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
BATH 1	109	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
BEDROOM 1	110	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
BEDROOM 2	111	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
BATH 2	112	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
UTILITY CLOSET	113	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
UTILITY	114	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
SECOND FLOOR EXTERIOR																
DEN	201	D4	24'-0"	9'-3"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
BEDROOM 3	202	D2	8'-6"	9'-3"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
MASTER BATH	203	D2	11'-8"	9'-3"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
MASTER BED	204	D3	15'-0"	9'-3"			ALUM./ GL.	KYNAR	ALUM	KYNAR	DH2	DH2	DS2	SEE STRUCT.	SEE STRUCT.	IMPACT RESISTANT (SHGC=0.35)(U=.96)
SECOND FLOOR INTERIOR																
BEDROOM 3	205	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
BATH 3	206	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
AHU CLOSET	207	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
MASTER TOILET	208	D5	2'-8"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
MASTER CLOSET	209	D6	4'-0"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				POCKET DOOR
MASTER WIC	210	D5	3'-0"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				
MASTER BED	211	D5	3'-6"	8'-0"	1 3/4"		WD.	PNT.	WD.	PNT.	DH3	DH3				



D1
EXT. SOLID
FLUSH PANEL

D2
EXT. SLIDING
ALUM/GLASS

D3
EXT. SLIDING
ALUM/GLASS

D4
EXT. SLIDING
ALUM/GLASS

LEGEND

MTL.- METAL
GL.- GLASS
WD.- WOOD
PNT.- PAINT
SND.- SANDBLASTED

GENERAL NOTE:

01- EXTERIOR SLIDING GLASS DOORS TO BE IMPACT RESISTANT TYPE - MANUFACTURER T.B.D. - IMPACT RESISTANT TYPE

02- MAIN ENTRY DOOR SHALL BE IMPACT RESISTANT TYPE - MANUFACTURER T.B.D.

03- SUBMIT PRODUCT CONTROL APPROVAL CERTIFICATE FROM DADE COUNTY BUILDING AND ZONING DEPARTMENT FOR ALL IMPACT RESISTANT DOORS.

04- COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

05- GLAZING - CLEAR, LOW-E, LAMINATED IMPACT RESISTANT GLASS

06- FRAME FINISH - BRONZE KYNAR

07- COMPLY WITH FBC 2020, 7th EDITION.

* REFER TO MANUFACTURER SPECIFICATIONS FOR MASONRY OPENINGS FOR ALL EXTERIOR DOORS. ALL UNITS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. DOOR MANUFACTURER MUST VERIFY ALL ROUGH MASONRY OPENINGS.

PRIVACY FUNCTION: HD-1

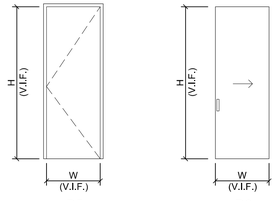
NOTE: PROVIDE DUMMY SET FOR INACTIVE DOOR

PASSAGE FUNCTION: HD-2

NOTE: PROVIDE DUMMY SET FOR INACTIVE DOOR

ENTRY FUNCTION: HD-3

NOTE: PROVIDE DUMMY SET FOR INACTIVE DOOR, CONTRACTOR TO VERIFY THAT HARDWARE CHOSEN WILL COMPLY WITH DOOR MANUFACTURER'S PRODUCT APPROVAL REQUIREMENTS



D5
INT. SOLID
FLUSH PANEL

D6
INT. SOLID
FLUSH PANEL
BI-PASS DOOR
OR POCKET

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:19:01 AM

CUMENAL-DIAMOND RESIDENCE
ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

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SEAL / SIGNATURE / DATE

STATE OF FLORIDA
RYAN N. ALDERMAN
REGISTERED ARCHITECT

Ryan N Alderman
AR94567

RYAN NEIL ALDERMAN
AR94567

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PERMIT SET
06-09-23

Issue #	Issue Date / For

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX
DOOR & WINDOW SCHEDULES

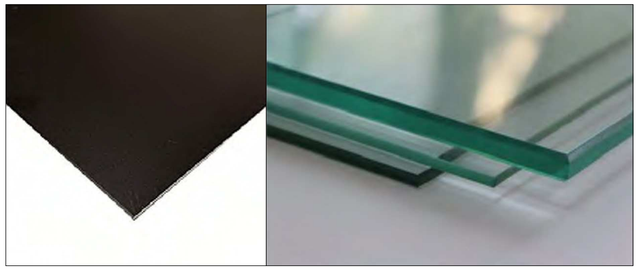
SCALE :

SHEET NO.
A-7.1

Materials

STUCCO SMOOTH FINISH

STUCCO TRAVERTINE FINISH



BRONZE ANODIZED WINDOW & DOOR FRAMES WITH CLEAR LOW-E GLASS

IPE SLIDING PANELS & SIDING

T&G IPE SOFFIT CLADDING

Rendering

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
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& Leslie Diamond
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SEAL / SIGNATURE / DATE

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT

Ryan N. Alderman

RYAN NDL ALDERMAN
AR94567

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PERMIT SET
06-09-23

Issue #	Issue Date / For
2	08-28-2023 / Added Sheet

RAA Project No.: 22-015
Drawn by:
Approved by:

SHEET INDEX

RENDERING
& MATERIALS

SCALE :

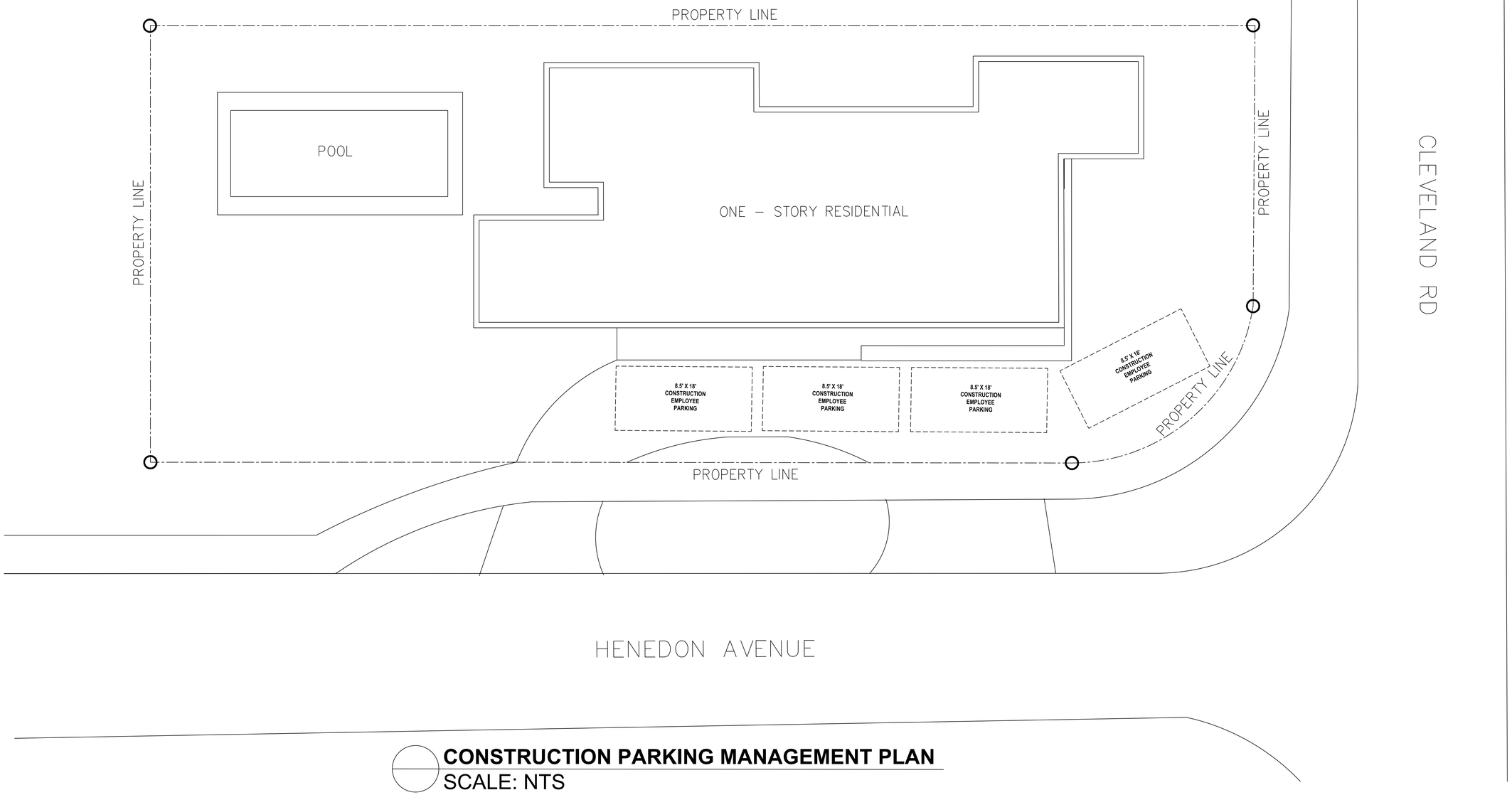
SHEET NO.

A-8.1 2

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:19:01 AM

1600 Cleveland Rd,
Miami Beach, FL 33141

CONSTRUCTION PARKING MANAGEMENT PLAN FOR BR2308198



CONSTRUCTION PARKING MANAGEMENT PLAN
SCALE: NTS

PROJECT NAME
1600 CLEVELAND RD,
MIAMI BEACH, FL 33141

BY: MB
SCALE: AS SHOWN
REVISIONS

SHEET NAME
CONSTRUCTION PARKING MANAGEMENT PLAN FOR BR2308198

STRUCTURAL NOTES

GENERAL NOTES

ALL WORK SHALL BE IN CONFORMANCE WITH STRUCTURAL DRAWINGS, SPECIFICATIONS AND THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE ("THE BUILDING CODE" REFERENCED IN THE FOLLOWING NOTES).

1.–TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.

2.–CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE NOTED ABOVE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS

3.–THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH THE WORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISIONS. DO NOT SCALE STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. SEE "DIMENSION" SECTION OF GENERAL NOTES FOR ADDITIONAL NOTES.

4.–THE CONTRACTOR SHALL USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC. (DRAWINGS ARE NOT TO BE SCALED).

5.–DISCREPANCIES BETWEEN INFORMATION PRESENTED WITHIN PROJECT SPECIFICATIONS AND WITHIN STRUCTURAL NOTES ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR PRIOR TO PRESENTING HIS OR HER BID. IF SUCH A DISCREPANCY IS DISCOVERED SUBSEQUENT TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE OPTION SUBSEQUENTLY SELECTED BY THE ENGINEER AT NO ADDITIONAL COST.

6.–CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, CLEARANCES, ETC. OF THE FRAMING SHOWN ON THE STRUCTURAL DRAWINGS AGAINST INFORMATION PROVIDED BY MANUFACTURER OF SELECTED MECHANICAL EQUIPMENT PRIOR TO PROCEEDING WITH ANY RELATED PORTION OF WORK. ITEMS REQUIRING SUCH REVIEW SHALL INCLUDE ELEVATORS (ELEVATOR PITS, BEAMS ABOVE ELEVATORS DOORS, ETC), ESCALATORS, DUCTS, COOLING TOWERS, ETC. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY REMEDIAL WORK AND FOR ITS IMPACT ON THE WORK SCHEDULE RESULTING FROM FAILURE TO PROVIDE EARLY NOTIFICATION OF SUCH CONFLICTS TO THE DESIGN TEAM.

7.–POTENTIAL CONFLICTS, ERRORS OR OMISSIONS PRESENT WITHIN THE DRAWINGS (WHETHER WITHIN STRUCTURAL DRAWINGS OR BETWEEN STRUCTURAL, ARCHITECTURAL, AND M.E.P DRAWINGS) SHALL BE IDENTIFIED BY THE CONTRACTOR DURING HIS/HER EARLY REVIEW OF THE PROJECT DOCUMENTS. SUCH CONFLICTS, ERRORS OR OMISSIONS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF FAILURE TO PROVIDE SUCH A NOTICE AND SUFFICIENT TIME FOR A RESPONSE, THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR COST OF ALL WORK OR REMEDIAL WORK RESULTING FROM SUCH CONFLICTS, ERRORS OR OMISSION, AS WELL AS FOR ITS IMPACT ON THE PROJECT SCHEDULE.

8.–ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO CONTRACTOR MISLOCATION OR STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.

9.–IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED, SUBJECT TO THE STRUCTURAL ENGINEER'S APPROVAL. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE PROJECT ARCHITECT.

10.–SEE THE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
10.1.–SIZE AND LOCATIONS OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, INSERTS, ETC. EXCEPT AS SHOWN.
10.2–SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS EXCEPT AS SHOWN.
10.3–SIZE AND LOCATION OF ROOF AND FLOOR OPENINGS, FLOOR AND ROOD PUNISHES, TYPES OF WATER PROOFING AND DAMP PROOFING.
10.4.–FINISHED FLOOR AND EXTERIOR ELEVATIONS.
10.5–DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
10.6.–FIRE PROTECTION REQUIREMENTS.
10.7.–MISC. STEEL TUBES, CHANNELS, ANGLES, AND PLATES FOR METAL PANEL WALL AND CURTAIN WALL SUPPORT.
10.8–EMBEDS FOR MISC METAL FRAMING AND CLADDING ANCHORAGE.
10.9–SIZE AND LOCATIONS OF MASONRY, DRYWALL, NON-LOAD BEARING PARTITIONS AND EXTERIOR WALL. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT AT THE HEADS OF ALL SUCH PARTITIONS, CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE-REQUIRED LATERAL LOAD.

11.–SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
11.1.–PIPE AND DUCT RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
11.2.–ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
11.3.–CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
11.4.–ANCHOR BOLTS FOR MOTOR MOUNTS, EXCEPT AS SHOWN OR NOTED.
11.5–SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES (HOUSEKEEPING PADS). NOTE THAT HOUSEKEEPING PADS SHOWN ON THE STRUCTURAL DRAWINGS ARE APPROXIMATE AND ARE INCLUDED FOR GENERAL REFERENCE ONLY.

12.–OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, OR WALLS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.

13.–ALL SUSPENDED MECHANICAL, ELECTRICAL, OR OTHER SYSTEM LOADS EXCEEDING 100 POUNDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS. ANY REINFORCEMENT, ETC. REQUIRED BY SUCH LOADS SHALL BE BY THE TRADE REQUIRING THE EQUIPMENT.

14.–YHCE, CONSULTING ENGINEERS. INC. SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS HAS SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OR ANY SUBCONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK, AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY INCLUDING ALL SHAN REQUIREMENTS.

15.–THE STRUCTURE WAS DESIGNED TO BE SELF-SUPPORTING AND STABLE FOLLOWING INSTALLATION OF ALL COMPONENTS AS INDICATED ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE METHOD AND SEQUENCE OF ERECTION PROCEDURES (INCLUDING IMPLEMENTATION OF TEMPORARY SHORING, BRACING, ETC.) AND TO ENSURE SAFETY THROUGH THE PERIOD OF CONSTRUCTION. CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT, ENGINEER, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY A REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, OR ANY MATERIAL AND EQUIPMENT SUPPLIERS, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN THE PERFORMANCE OF THIS CONTRACT. IN CASE ANY ACTION IS BROUGHT AGAINST THE OWNER, OR ARCHITECT, OR ENGINEER, OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME LULL RESPONSIBILITY FOR DEFENSE THEREOF, TO THE FULL SATISFACTION OF THE LATTER PARTY.

16.–DO NOT PLACE CONCRETE WITHOUT APPROVED STRUCTURAL SHOP DRAWINGS MECHANICAL/ARCHITECTURAL SHOP DRAWINGS RELATED TO THE CONCRETE WORK. RELATED ITEMS INCLUDE LOCATIONS OF OPENINGS. PIPE SLEEVES, REGLETS, DOVETAIL SLOTS, DRIPS, INSERTS FOR MECHANICAL EQUIPMENTS, HUNG CEILINGS, AND ANY OTHER ITEMS REQUIRED TO BE INSTALLED AND/OR TO BE COORDINATED BY THE ARCHITECTURAL/MECHANICAL TRADES.

17.–CONTRACTOR IS TO PROVIDE DURING CONSTRUCTION AND MAKE ALLOWANCE FOR DESIGN, DETAILING, AND PURCHASE, DURING BID PHASE FOR ALL MISCELLANEOUS STEEL REQUIRED FOR THE SUPPORT OF ARCHITECTURAL FEATURES THAT ARE NOT STRUCTURAL ITEMS TO THE BASE STRUCTURE. SUCH ITEMS INCLUDE MEP HANGINGS, CEILING, AND CURTAIN WALL SUPPORTS.

18.–SUPPLEMENT SKETCHES/DRAWINGS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FORWARD A COPY OF ALL CORRESPONDENCE AFFECTING THE STRUCTURE TO THE PROJECT'S INSPECTOR THROUGHOUT THE DURATION OF CONSTRUCTION

WIND ANALYSIS DESIGN PARAMETERS:

1.–WIND DESIGN HAS BEEN DONE IN ACCORDANCE WITH ASCE 7-16 AND 2020 FBC (7TH EDITION), HVHZ.
2.–EXPOSURE "D"
3.–RISK CATEGORY: II
4.–INTERNAL PRESSURE COEFFICIENT, GCpi= ;0.18.
5.–ULTIMATE WIND VELOCITY, V= 175 MPH

FLOOD LOADS: (2)

1.FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES=FLOOD DESING CLASS 2 (ASCE 24-14, TABLE 1-1)
2.–BASE FLOOD ELEVATION (BFE) = +8.00' N.G.V.D.
3.–DESIGN FLOOD ELEVATION (DFE) = BFE + 1.00' =9.00' N.G.V.D.

ALLOWANCE

REINFORCING AND CONCRETE ALLOWANCE:
THE CONTRACTOR SHALL PROVIDE A 5% OF STEEL REINFORCEMENT TOTAL WEIGHT ALLOWANCE.
THE CONTRACTOR SHALL ALSO PROVIDE A 10% OF TOTAL CONCRETE VOLUME ALLOWANCE TO USE AT HIS DISCRETION DURING CONSTRUCTION.
THE CONTRACTOR SHALL GIVE CREDIT TO THE OWNER FOR ANY UNUSED PORTION OF THIS ALLOWANCE AT THE END OF THE PROJECT.

FOUNDATIONS:

1.–FOUNDATION SYSTEM CONSISTS OF 12" ROUND AUGER-CAST CONCRETE PILES SUPPORTING REINFORCED CONCRETE PILE CAPS AND STRUCTURAL CONCRETE SLAB.

2.–12" ROUND PILES SHALL BE INSTALLED TO DEVELOP A COMPRESSION CAPACITY OF 25 TONS AND A TENSION CAPACITY OF 12 TONS MIN. PILE LENGTH IS 30 FEET. BY GEOTECHNICAL REPORT DATED APRIL. 27, 2022

3.–CONCRETE GROUT STRENGTH FOR PILES –5000 PSI

4.–PILE INSTALLATION SHALL BE SUPERVISED BY A STATE OF FLORIDA REGISTERED

5.–PILE INSTALLATION SHALL CONFORM WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE, 2020 7TH EDITION, HVHZ.

6.–CONTRACTOR SHALL PROVIDE TO THE STRUCTURAL ENGINEER OF RECORD AN AS-BUILT PLAN SHOWING PRECISE IDENTIFICATION AND LOCATION OF EVERY PILE FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND CONCRETE SLAB. THE AS-BUILT PLAN SHALL INDICATE IN INCHES, THE RELATIVE POSITION OF THE INSTALLED PILE IN REFERENCE TO ITS THEORETICAL LOCATION AS INDICATED IN THE STRUCTURAL DRAWINGS USING ORTHOGONAL COORDINATES.

7.–CONTRACTOR SHALL CONTRACT THE SERVICES OF A STATE OF FLORIDA REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO SUPERVISE PILE INSTALLATION AND CERTIFY IN A PILE LOG REPORT THAT PILE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE GEOTHECHNICAL REPORT AND THESE STRUCTURAL DRAWINGS.

8.–COMPRESSION AND TENSION LOAD TESTS SHALL BE PERFORMED FOR THE 12" DIAM. PILES. LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE FL. BLDG. CODE, 2020 7TH EDITION.

9.–THE ABOVE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT AND BORINGS BY DYNATECH ENGINEERING CORP. ON DATED NOVEMBER 17, 2021.

10.–CENTERS OF COLUMNS SHALL COINCIDE WITH CENTERS OF PILE CAPS AND GRADE BEAMS, UNLESS OTHERWISE NOTED IN FOUNDATION FRAMING PLAN AND PILE CAP DETAILS.

CONCRETE AND STEEL REINFORCEMENT NOTES

1.–ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE SPECIFICATION SECTION 03200 AND 03300, AND AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AC 318 -14 ("ACI").
1.1.–"ACI MANUAL OF CONCRETE PRACTICE" – PART 1 TO 6, BY AMERICAN CONCRETE INSTITUTE.
1.2.–"MANUAL OF STANDARD PRACTICE" BY CRSI.
1.3.–"ACI DETAILING MANUAL" BY ACI.

2.–NO CONCRETE FOOTING, FOUNDATION PIER, OR FOUNDATION WALL SHALL BE PLACED UNTIL SUBGRADE FOR SAME HAS BEEN APPROVED BY A LICENSED PROFESSIONAL ENGINEER.

3.–ALL CONCRETE SHALL BE NORMAL WEIGHT CONTROLLED CONCRETE (U.O.N) AND COMPLY WITH THE BUILDING CODE, PROJECT SPECIFICATIONS, ACI 301, AND ACI 318. APPLICATION FOR CONTROLLED CONCRETE WITH CONCRETE DESIGN MIX PREPARED BY AN APPROVED LABORATORY MUST BE SUBMITTED TO THE ENGINEER FOR RAILING WITH THE BUILDING DEPARTMENT, NO CONCRETE SHALL BE PLACED WITHOUT THE DESIGN MIX BEING APPROVED BY THE BUILDING DEPARTMENT.

4.–CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
FOUNDATION.------------------------ 5000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
CONC WALLS ------------------------ 5000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
STRUCTURAL SLABS ON GRADE ----------- 5000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
STRUCTURAL SLABS AND BEAMS ---------- 5000 PSI MIN, SEE PLANS
COLUMNS ------------------------ SEE COLUMN SCHEDULE
SHEAR WALL ---------------------- SEE SHEAR WALL PLANS.
ALL OTHER CONCRETE ---------------- 3000 PSI

5.–THE STEEL REINFORCEMENT SHALL BE HOT ROLLED NEW BILLET STEEL, ASTM A615 AS NOTED IN THE FOLLOWINGS AND IN THE DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE STEEL REINFORCEMENTS WHILE PLACING THE CONCRETE. REINFORCING SHALL BE EPOXY COATED OR GALVANIZED WHERE INDICATED IN THESE NOTES AND/OR ON PLANS.
5.1–STEEL REINFORCING BARS FOR SIZE #3 TO #10: GRADE 60 (FY =60 KSI, FU = 90 KSI)
5.2.–STEEL REINFORCING BARS FOR SIZE #11 AND #18: GRADE 75 (FY =75 KSI, FU = 100 KSI)

6.–ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL COMPLY WITH THE REQUIREMENTS OF ACI 315 AND ACI 318. THE CONTRACTOR MUST SUBMIT REINFORCING SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW. NO CONSTRUCTION IS TO BE STARTED UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE ENGINEER AND APPROVED BY THE BUILDING DEPARTMENT.

7.–THE THRESHOLD INSPECTOR SHALL CHECK AND APPROVE ALL STEEL REINFORCEMENT PRIOR TO CONCRETE PLACEMENT. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF ADDITIONAL 5% OF THE TOTAL REINFORCING STEEL, INCLUDING MATERIAL, FABRICATION, BENDING, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECT'S AGENT OF THE OWNER'S CONSTRUCTION SUPERVISOR. THE COST OF ALL UN-USED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.

8.–REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP CONTINUOUS REINFORCING THE GREATEST OF 48 BAR DIAMETER AND LAP SPLICE TABLES INDICATED ON DRAWING. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (UNO). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS (UNO) PROVIDE COVER REINFORCING AS FOLLOWS:

ELEMENTS	BOTTOM	TOP	SIDE
FOOTINGS	3"	2"	3"
BEAMS ABOVE GRADE	1½"	1½"	1½"
COLUMNS	–	–	1½"
SLABS ON GRADE	3"	1"	2"
SLABS ABOVE GRADE	¾"	¾"	1"
SLABS EXPOSED TO WEATHER	1½"	1½"	1½"
WALLS RETAINING FILL	–	–	3"
WALLS ABOVE GRADE	–	–	1½"

9.–ALL SPLICES SHALL BE LAPPED IN ACCORDANCE WITH ACI 318. THE LOCATIONS SHALL BE INDICATED ON THE SHOP DRAWINGS AND APPROVED BY THE ENGINEER OR RECORD. GENERALLY, ALL SPLICES SHALL BE STAGGERED AND LOCATED AWAY FROM THE SECTION OF MAXIMUM TENSILE STRESS. ALL REINFORCEMENT SHALL BE ACCURATELY PLACED AND SECURELY WIRED TO PREVENT DISLOCATION FROM PROPER POSITION. PROVIDE CHAIRS FOR SUPPORT OR ALL REINFORCEMENTS. LILTING OF BARS OR MESH DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.

10.–VERTICAL CONSTRUCTION JOINTS IN ALL WALLS SHALL BE LOCATED AT LEAST 4-0" FROM ANY SUPPORTING COLUMN OR WALL OPENING. THE DISTANCE BETWEEN JOINTS IN A WALL SHALL BE AS PER SPECS. HORIZONTAL JOINTS IN WALLS, OTHER THAN THOSE DETAILED, SHOULD BE AVOIDED UNLESS UNAVOIDABLE, ADDITIONAL REINFORCING REQUIRED IN SUCH CASES SHALL BE AS DIRECTED BY THE ENGINEER AT NO COST TO THE CLIENT. NO HORIZONTAL JOINTS WILL BE ALLOWED IN GRADE BEAMS.

11.–THE CONTRACTOR IS TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPERSTRUCTURE SHOP DRAWINGS SHOWING POSITION OR OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE. ALL LOCATIONS ARE TO BE OBTAINED FROM MEP AND ARCHITECTURAL DRAWINGS.

12.–FOR PIER SIZES SEE STRUCTURAL DRAWINGS. WHERE A PIER IS REQUIRED BUT THE SIZE IS NOT SHOWN ON PLANS: THE SIZE OF THE PIER SHOULD BE 4" LARGER ON EACH SIDE THAN THE BUTTRESS OR COLUMN BASE PLATE, WITH A MINIMUM PIER SIZE OF 24"X24". THE PIER SHOULD BE REINFORCED WITH 8#9 VERTICAL BARS AND #4@12 TIES.

13.–PROVIDE POCKETS AND DOWELS FOR ALL BEAMS FRAMING INTO FOUNDATION WALLS. ALL PIER DEPRESSIONS AT COLUMNS OR BEAMS BEARING ON WALLS SHALL BE FILLED WITH CONCRETE TO THE TOP ELEVATION OF ADJACENT WALLS ALTER COLUMNS AND BEAMS ARE IN PLACE KEYS ARE TO BE PROVIDED FOR ALL DEPRESSIONS EXCEEDING 12" IN DEPTH. PROVIDE MINIMUM 2#5 BARS ALL AROUND OPENINGS HORIZONTALLY, VERTICALLY, AND DIAGONALLY UNLESS OTHERWISE SHOWN ON DETAILS. BARS SHALL BE EXTENDED 2'-0" BEYOND OPENINGS.

14.–DO NOT INCREASE QUANTITY OF WATER IN EXCESS OF THAT ESTABLISHED BY DESIGN MIX. IF LOSS OF SLUMP OCCURS BECAUSE OF THE USE OF FIBERMESH; ADD SUPERPLASTICIZER IN ACCORDANCE WITH TESTING LABORATORIES INSTRUCTIONS

15.–WHEN MEAN-DAILY-TEMPERATURE RISES ABOVE 90E, PROVIDE HOT WEATHER PROTECTION IN ACCORDANCE WITH ACI-305. WHEN MEAN-DAILY-TEMPERATURE FALLS BELOW 40E, PROVIDE COLD WEATHER PROTECTION IN ACCORDANCE WITH ACI 306. SUBMIT PROPOSED METHODS FOR COLD AND/ HOT WEATHER CONCRETING FOR REVIEW.

16.–DESIGN AND CONSTRUCTION OR FORMWORK IS TO COMPLY WITH THE ACI CODE. PROVIDE ¾" CHAMFER FOR ALL EXPOSED CORNERS.

17.–WHERE NO REINFORCEMENT IS SPECIFIED ON DRAWINGS, PROVIDE MINIMUM TEMPERATURE REINFORCEMENT IN ACCORDANCE WITH ACI-318; BUT, NOT LESS THAN #4 REBARS AT 16" ON CENTER.

18.–WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OR ANY EXISTING REINFORCING AND DESTRUCTION OF THE CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.

19.–WEATHER RESISTANCE TOP OR FLAT CONCRETE SURFACE REMAINING EXPOSED TO THE ELEMENTS THROUGHOUT THE LIFE OF THE STRUCTURE ARE TO BE TREATED WITH A CLEAR, NONFLAMMABLE PENETRATING SEALER (SONNEBORN PENETRATING SEALER 20, HYDROZO ENVIROSEAL 20 OR AN ENGINEER APPROVED SUBSTITUTE). COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION (COMPATIBILITY WITH FINISHES).
20.–FORM REMOVAL FORMS SHALL NOT BE REMOVED PRIOR TO STRUCTURAL CONCRETE REACHING A MINIMUM OF ⅔ (COLUMNS) OR ¾ (BEAMS AND SLAB) OF ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
21.–DETAILS AND SECTIONS: ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL (WHETHER OR NOT NOTED AS SUCH) AND SHALL BE ASSUMED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, UNLESS A DIFFERENT DETAIL, OR A SECTION, IS SHOWN.
22.–EMBEDDED ELEMENTS AND FASTENERS AT POST-TENSIONED CONCRETE SLABS/BEAMS TYPE NUMBER LOCATION, ETC. OF ALL EMBEDDED ELEMENTS TO BE CAST IN CONCRETE (INSERTS, STUDS, BOLTS, DOWELS, ETC.) FOR STRUCTURAL, MECHANICAL AND ARCHITECTURAL ITEMS SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF LOCATION OF TENDONS (SO AS TO AVOID FUTURE CONFLICT WITH FASTENERS) AND FOR MARKING THE FINAL LOCATION OF TENDONS WITHIN SLAB/BEAM PRIOR PLACEMENT OF CONCRETE (CHALK MARKS ON FORM WORK VISIBLE FOLLOWING REMOVAL OF FORMS) AT ALL LOUVERS, DOORS, SLIDING DOORS, ETC. FASTENED INTO CONCRETE EMBEDMENT DEPTH FOR FASTENERS TO BE USED AT ANY ARBITRARY LOCATION OF SLAB SHALL BE LIMITED TO V AND BEAM TO 1/" (CONTRACTOR TO REVIEW SUB-CONTRACTORS DRAWINGS FOR CONFORMANCE). CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORK INVOLVING DETERMINATION OF CABLE LOCATIONS AND FOR REPAIR OP DAMAGED CABLES.

23.–THE STEEL REINFORCEMENT SHALL BE HOT ROLLED NEW BILLET STEEL, ASTM A615 AS NOTED IN THE FOLLOWINGS AND IN THE DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE STEEL REINFORCEMENTS FOR CEMENTS WHILE PLACING THE CONCRETE REINFORCING SHALL BE EPOXY COATED OR GALVANIZED WHERE INDICATED IN THESE NOTES AND/OR ON PLANS.
24.1.–STEEL REINFORCING BARS FOR SIZE #3 TO #10: GRADE 60 (FY =60 KSI, FU =90 KSI)
24.2.–STEEL REINFORCING BARS FOR SIZE #11 AND #18: GRADE 75 (FY =75 KSI, FU =100 KSI)

24.–VOID DORMERS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE RIGID CLOSED CELL EXPANDED POLYSTYRENE CONFORMING TO ASTM 0578. VOID FORMERS SHALL UNDERGO 10% DEFORMATION WHEN SUBJECTED TO THE FOLLOWING LOADS AS PER ASTM D1621.
24.1.–COMPRESSIBLE VOID FORMERS 5.0 PSI
24.2.–RIGID VOID DORMERS 25.0 PSI

25–ALL CONCRETE ELEMENTS IN THE FLOOR SYSTEM SHALL BE PLACED MONOLITHICALLY, CONCRETE IN COLUMNS AND WALLS SHALL BE NO LONGER PLASTIC BEFORE PLACING THE FLOOR MEMBERS SUPPORTED THEREON. BEAMS, GIRDERS, BRACKETS, COLUMN CAPITALS AND HAUNCHES SHALL BE CONSIDERED AS PART OR THE FLOOR SYSTEM AND SHALL BE PLACED MONOLITHICALLY THEREWITH.

26.–FLOOR SLAB CAMBER NOTES:
26.1.–CONTRACTOR SHALL PROVIDE A LEVEL FLOOR WITHIN CONTRACT SPECIFIED TOLERANCES.
26.2.–PERIODIC LEVEL READINGS SHALL BE SUPPLIED TO THE ENGINEER AND ADJUSTMENTS TO CAMBER BE MADE ON SUBSEQUENT FLOORS AS NECESSARY, BASED ON SUCH READINGS.
26.3.–WHERE CAMBER IS INDICATED (OR FOR SUBSEQUENT FLOORS ROUND REQUIRED BY FIELD MEASUREMENT OF OBSERVATIONS) RAISE BOTTOM FORMS AND SLOPE GRADUALLY. THICKNESS OF CONCRETE SLAB SHALL NOT BE REDUCED.
26.4.–THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONCRETE REQUIRED DUE TO FORM WORK AND FRAMING DEFLECTION TO ACHIEVE THIS FINISHED TOP OP SLAB ELEVATION

SHOP DRAWINGS AND SUBMITTALS

1.–THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF WORK.

2.–SHOP DRAWINGS WILL BE REVIEWED FOR COMPLIANCE WITH CONTRACT DOCUMENTS, CONSTRUCTION METHODS, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE PROJECT ENGINEER. DRAWINGS WITHOUT CONTRACTOR'S APPROVAL STAMP SHALL BE RETURNED WITHOUT ENGINEER'S REVIEW.

3.–IN CASE OF A CONFLICT, INFORMATION PRESENTED ON STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THAT WITHIN SHOP DRAWINGS, UNLESS SPECIFICALLY ADDRESSED BY THE ENGINEER IN WRITING.

4.–THROUGH THE PROCESS OF A CURSORY REVIEW, ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS. ANY ERRORS OR OMISSIONS IRRESPECTIVE OF ENGINEER'S COMMENTS OR DURATION OR THE REVIEW SHALL BE THE RESPONSIBILITY OF AND MUST BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL SERVICE CHARGE EVEN IF SUCH WORK WAS DONE IN ACCORDANCE WITH THE SHOP DRAWINGS.

5.–THE ENGINEER RESERVES TEN WORKING DAYS FOR SHOP DRAWING REVIEW TIME (FROM THE DATE OF RECEIPT). IN CASES WHERE THE VOLUME OF SUBMITTED SHOP DRAWINGS IS VIEWED AS EXCESSIVE, THE ENGINEER RESERVES THE RIGHT TO NOTIFY THE OWNER, ARCHITECT, AND THE CONTRACTOR OR THE ADDITIONAL TIME REQUIRED TO PERFORM A QUALITY REVIEW, ALL STRUCTURAL SHOP DRAWINGS AND PRODUCT SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN FULL SIZE PDF FORMAT. HARD COPY SUBMITTAL WILL NOT BE ACCEPTED.

6.–REPRODUCTION OR ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTED AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

7.–ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS ON RESUBMITTED, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL; ONLY CLOUDED ITEMS WILL BE REVIEWED FOR RESUBMITTED SHOP DRAWINGS.

8.–THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS FOR ALL OF THE FOLLOWING ASSEMBLIES. THE DESIGN OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S DELEGATED/SPECIALTY ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION ALL SUBMITTALS SHALL BEAR THIS ENGINEER'S SEAL & SIGNATURE. REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT PARAMETERS AS INDICATED ON THE DRAWINGS AND THE GENERAL NOTES.
8.1.–NON-LOAD BEARING STUD WALL AND CURTAIN WALL SYSTEMS AND RELATED CONNECTIONS: DESIGN SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES. REFER TO SPECIFICATION FOR DETAILED REQUIREMENTS.
8.2.–PROVIDE COMPLETE SHORING AND RE-SHORING DRAWINGS PREPARED BY OR UNDER THE DIRECT SUPERVISION OR A DELEGATED/SPECIALTY ENGINEER AND CONFORMING TO THE REQUIREMENTS OF THE SPECIFICATIONS AND THE BUILDING CODE.

9.–DELEGATED/SPECIALTY ENGINEER SUBMITTALS: SUBMITTALS SHALL BE PREPARED IN ACCORDANCE WITH THE BUILDING CODE. ENGINEERS NAME, LICENSE NUMBER AND BUSINESS ADDRESS SHALL BE LEGIBLY INDICATED ON ALL SIGNED AND SEALED DOCUMENTS. SPECIALTY ENGINEER SHALL BE SOLELY RESPONSIBLE FOR DIRECT CONTACT WITH THE BUILDING DEPARTMENT WHILE OBTAINING BUILDING DEPARTMENT'S APPROVAL FOR HIS/HER PORTION OR WORK (INCLUDING PROVIDING RESPONSES TO REVIEW COMMENTS, SUPPLYING ADDITIONAL CALCULATIONS AND PLANS, ATTENDING MEETINGS, ETC). DELEGATED/SPECIALTY ENGINEER IS DEFINED AS ONE WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OR, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL.

10.–IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED/SPECIALTY ENGINEER SUBMITTAL IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED /SPECIALTY ENGINEER AND THAT THE DELEGATED/SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED/SPECIALTY ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

11.–TOWER CRANE (SHOP DRAWINGS REQUIRED): FOUNDATIONS AND BRACING FOR THE CRANE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. SIGNED AND SEALED SET OF SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE THRESHOLD INSPECTOR FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION. LOCATION SHALL BE APPROVED BY THE ENGINEER/ARCHITECT. ADDITIONAL RE-DESIGN WORK REQUIRED AS A RESULT OF CONFLICT BETWEEN CRANE AND THE STRUCTURE SHALL BE BILLED TO THE CONTRACTOR BY THE ENGINEER OR RECORD AT AN HOURLY RATE. COST OF ADDITIONAL MATERIALS AND LABOR FOR THE STRUCTURAL REVISIONS ASSOCIATED WITH PLACEMENT OF CRANE SHALL BE COVERED BY THE CONTRACTOR.

DRAWING INDEX

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S-01.1	GENERAL NOTES (1)
S-02	PROPOSED GROUND FLOOR FRAMING PLAN
S-03	PROPOSED SECOND FLOOR FRAMING PLAN
S-04	PROPOSED ROOF FRAMING PLAN
S-05	WIND PRESSURES
S-06	WIND PRESSURES
S-07	TYP. DETAILS (1)
S-08	SECTIONS
S-09	SECTIONS
S-10	DETAIL
S-11	SCHEDULES

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YOUSSEF HACHEM, Ph.D, P.E.
No. 43302

MIAMIBEACH
BUILDING DEPARTMENT
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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

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SEAL / SIGNATURE / DATE

RYAN NEIL ALDERMAN
AR94567

PERMIT SET
06-09-23

Issue #	Issue Date / For	
1	07/31/2023	BDC
2	08/28/2023	BDC

YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Youssef H Hachem
DN: CN=Youssef H Hachem, OU=A01410C00000175701B89930000158E, O=YHCE, C=US
Date: 2023.08.31 14:47:03-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

SHEET INDEX
GENERAL NOTES AND DWG. INDEX
SCALE :

SHEET NO.
S-01

MASONRY NOTES

1.–ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE TMS 402–2019/602–2016 REFERENCE STANDARDS, THE FLORIDA BUIDING CODE, 2020, SEVENTH EDITION AND THE FOLLOWING NOTES:
1.1.–ACI 530/ASCE 5, "BUILDING CODE REQUIREMENTS LOR CONCRETE MASONRY STRUCTURES"
1.2.–ACI 5.30.1 /ASCE 6, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD–BEARING CONCRETE MASONRY".

2.–ALL HOLLOW CONCRETE MASONRY UNITS (C.M.U.) SHALL BE NORMAL WEIGHT UNITS CONFORMING TO ASTM C90, TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C331, ALL HOLLOW AND SOLID C.M.U. SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 1900 PSI AS DETERMINED BY A.S.T.M. 0–140, YIELDING A PRISM STRENGTH (F'M) OF 1500 PSI MINIMUM AS DETERMINED BY ASTM E447. USE 50% SOLID, NOMINAL 16" OR 12"x8"x16" CMU UNITS PER PLAN. SAW OUT UNITS WHICH ARE NOT IN MULTIPLES OF 8" COURSING, UNITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" IN SUCCESSIVE VERTICAL COURSES.

3.–EXCEPT WHERE STACK BOND IS INDICATED ON THE ARCHITECTURAL DRAWINGS; E.G. AT MAIN ENTRY AND LOBBY, LAY UNITS IN RUNNING BOND USING TWO–CORE C.M LK THROUGHOUT THE PROJECT EXCEPT WHERE SOLID C.M.U. IS SPECIFIED IN THE CONTRACT DOCUMENTS OR REQUIRED FOR MAINTAINING A FIRE–RATED ASSEMBLY.

4.–PRIOR TO MASONRY CONSTRUCTION ONE SET OF THREE MASONRY PRISMS SHALL BE BUILT AND TESTED IN ACCORDANCE WITH A.S.T.M. E447. THE MATERIALS AND WORKMANSHIP USED TO BUILD THE PRISMS SHALL BE REPRESENTATIVE OF THOSE THAT WILL BE CONTAINED WITHIN THE ACTUAL PROJECT CONSTRUCTION. THE TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW WITHIN 24–HOURS OF THE TEST.

5.–MASONRY CONSTRUCTION SHALL NOT COMMENCE UNTIL TEST RESULTS HAVE BEEN APPROVED BY BOTH THE ARCHITECT/ENGINEER AND THE GENERAL CONTRACTOR. ALL COSTS ASSOCIATED WITH THIS PRE–CONSTRUCTION TESTING SHALL BE BORNE BY THE GENERAL CONTRACTOR.

6.–MINIMUM EQUIVALENT SOLID THICKNESS, AS DETERMINED BY A.S.T.M. 0140, OF INDIVIDUAL C.M.U. AND FIRE–RATED C.M.U. WALLS SHALL BE AS FOLLOWS:
6.1.–4" CMU.: 2.28"
6.2.–6" CMU.: 3.21"
6.3.–8" CMU.: 4.50"
6.4.–12" CMU.: 5.70"
6.5.–ONE HOUR FIRE –RATED WALL: 3.0"
6.6.–TWO HOUR FIRE –RATED WALL: 4.5"
6.7.–THREE HOUR FIRE–RATED WALL: 5.7"
6.8.–FOUR HOUR FIRE–RATED WALL: 6.7"

7.–WHERE A C.M.U. WALL IS SPECIFIED IN THE CONTRACT DOCUMENTS AS HAVING A PARTICULAR FIRE–RATING, THE MINIMUM EQUIVALENT SOLID THICKNESS, AS SHOWN HEREIN ABOVE, ASSOCIATED WITH THE SPECIFIED EIRE–RATING SHALL BE MAINTAINED FOR THE LULL HEIGHT AND LENGTH OF THE WALL WHETHER OR NOT THE NOMINAL C.M.U. THICKNESS VARIES WITHIN THE WALL.

8.–ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE N OR S, EXCEPT USE TYPE M MORTAR BELOW GRADE, WITH THE FOLLOWING CONSTITUENTS AND PROPORTIONS:
8.1.–PORTLAND CEMENT: ASTM C150 TYPE 1.
8.2.–HYDRATED LIME ASTM C207, TYPE S.
8.3.–SAND: ASTM 0144
8.4.–WATER: POTABLE.
8.5.–COLOR: AS PER ARCHITECT/ENGINEER.
8.6.–PROPORTIONS: ONE PART PORTLAND CEMENT. ¼ TO ½ PARTS HYDRATED LIME, 2¼ TO 3 PARTS SAND – ALL MEASURED BY VOLUME OF CEMENT.
8.7.–MASONRY CEMENT, BLENDED HYDRAULIC CEMENTS, FLY ASH, POZZOLANS AND GROUND GRANDULATED BLAST FURNACE SLAG SHALL NOT BE USED.

9.–MORTAR HEAD AND BED JOINTS SHALL BE ⅜" FOR THE THICKNESS. REMOVE MORTAR PROTRUSIONS EXTENDING ½" OR MORE INTO THE CELLS TO BE GROUTED.
9.1.–SOLID UNITS SHALL BE SET WITH FULL HEAD AND BED JOINTS.
9.2.–HOLLOW UNITS SHALL BE SET WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS
9.3.–FACE SHELL, WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS
9.4.–FULLY MORTAR IN THE STARTING COURSE AND WHERE AN ADJACENT CELL IS TO BE GROUTED.

10.–ALL GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28–DAYS AS DETERMINED BY ASTM C1019, A SLUMP AT POINT OP DISCHARGE OF 8 INCHES TO 10 INCHES AS DETERMINED BY ASTM C143 AND WITH THE FOLLOWING CONSTITUENTS AND PROPORTIONS:
10.1.–PORTLAND CEMENT: ASTM C150, TYPE 1. FLY ASH, POZZOLANS, AND GROUND IRON BLAST–FURNACE SLAG SHALL NOT BE USED.
10.2.–AGGREGATES; ASTM C404.
10.3.–WATER; POTABLE.
10.4.–LINE GROUT PROPORTIONS: ONE PART PORTLAND CEMENT, 2¼" TO 3 PARTS FINE AGGREGATE ALL MEASURED BY VOLUME OF CEMENT.
10.5.–COARSE GROUT PROPORTIONS; ONE PART PORTLAND CEMENT, 2¼" TO 3 PARTS FINE AGGREGATE, 1 TO 2 PARTS COARSE AGGREGATE (⅜" MAXIMUM STONE SIZE) – ALL MEASURED BY VOLUME OF CEMENT.

11.–ALL GROUTING PROCEDURES SHALL CONFORM TO ASTM C–476 AND NOMA "TEN SERIES #23A". ALL GROUT SHALL BE "FINE" UNLESS OTHERWISE SPECIFIED ON PLANS OR DETAILS.
11.1.–MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI IN 28 DAYS.
11.2.–AGGREGATE TO CONFORM TO ASTM C–404 FOR FINE GROUT, WITH SLUMP OP 8" TO 10".
11.3.–GROUT ALL MASONRY CONTAINING REINFORCING, ALL CELLS OF 4 HOUR RATED WALLS, AND WHERE INDICATED ON DRAWINGS.
11.4.–ALLOW MORTAR TO CURE 24 HOURS PRIOR TO GROUTING.
11.5.–PROVIDE CLEANOUT OPENINGS AT THE BASE OF CELLS CONTAINING REINFORCING STEEL TO CLEAN THE CELL AND TO TIE THE VERTICAL BAR TO THE DOWEL.
11.6.–IN HIGH–LIFT GROUTING, USE ECO" (MAX.) LIFT, WITH ½", HOUR TO 1 HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE THE PREVIOUS LIFT.
11.7.–USE LINE GROUT WHEN FILLING BOND BEAMS AND BLOCK CORES WHEN THE LEAST HORIZONTAL DIMENSION OF THE OPENING TO BE FILLED IS LESS THAN 4".
11.8–USE COARSE GROUT WHEN FILLING BOND BEAMS AND CORES WHEN THE LEAST HORIZONTAL DIMENSION OF THE OPENING TO BE FILLED IS GREATER THAN OR EQUAL TO 4".

12.–HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED IN EVERY OTHER COURSE. OVERLAP DISCONTINUOUS ENDS MINIMUM 6 INCHES. USE PREFABRICATED CORNERS AND TEES. JOINT REINFORCING SHALL CONFORM WITH THE FOLLOWING:
12.1.–TWO #9 GAUGE DEFORMED LONGITUDINAL STEEL WIRES CONFORMING TO ASTM A82.
12.2.–#12 GAUGE SMOOTH LADDER–TYPE STEEL CROSS WIRES CONFORMING WITH ASTM A82, WELDED TO THE LONGITUDINAL WIRES AT 8–KICHES ON CENTER.
12.3.–HOT–DIPPED GALVANIZED COATING AFTER FABRICATION CONFORMING TO ASTM A461, CLASS 1

13.–JOINT REINFORCING AND ANCHORS IN EXTERIOR WALLS SHALL CONFORM TO ASTM A153 CLASS B2, WITH A COATING THICKNESS OF 1.5 OZ/SF; CONFORM TO ASTM A641 FOR INTERIOR WALLS. EXTEND JOINT REINFORCING A MINIMUM OR 4" INTO TIE COLUMNS.

14.–REINFORCING SHALL BE ASTM A615, GRADE 60 KSI. EXCEPT AS OTHERWISE NOTED OR CALLED FOR ON PLANS AND DETAILS THE FOLLOWING MINIMUM REINFORCEMENT SHALL BE PROVIDED IN ALL EXTERIOR AND INTERIOR C.M.U. WALLS BOTH BEARING AND NON–BEARING:
14.1.–VERTICALS: FOR INTERIOR CONDITION, (I) #5 BAR AT 48" ON CENTER, DOWELED 48 B.D. INTO THE FOUNDATION OR CONCRETE SLAB; FOR EXTERIOR CONDITION, (I) #5 AT 24" ON CENTER (UNO), DOWELED 48xB.D INTO THE FOUNDATION OR CONCRETE SLAB.
14.2.–HORIZONTALS: DUR–O–WALL JOINT REINFORCING AT 16 INCHES ON CENTER WITH PRE–FABRICATED CORNERS AT INTERSECTIONS. LAP JOINT REINFORCING A MINIMUM OF 8".

15.–OPENINGS REQUIRED IN MASONRY ELEMENTS AND NOT SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS SHALL BE INSTALLED ONLY WITH THE APPROVAL OF THE ENGINEER AND WITH THE PROPER LOOSE LINTELS OR ADDITIONAL REINFORCING AS SHOWN IN THE CONTRACT DOCUMENTS AT MISCELLANEOUS INTERIOR DOOR AND WINDOW OPENINGS PROVIDE LOOSE LINTELS, REINFORCED CONCRETE LINTEL BEAMS, ETC. AS REQUIRED. HOT DIP GALVANIZED (G90) ALL LINTELS INCLUDING RELIED ANGLE, SHELL ANGLES, ETC. AT EXTERIOR WALL, PROVIDE LINTELS OR HEADERS WITH MINIMUM 8" BEARING OVER ALL MASONRY OPENINGS.

16.–ALL BOND BEAMS. MASONRY LINTELS, KNOCK–OUT WEB BLOCK, REINFORCED VERTICAL CORES, AND ALL OTHER CORES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE GROUTED SOLID, THE GROUT FILL SHALL BE VIBRATED. DO NOT USE MORTAR WHERE GROUT IS SPECIFIED.
16.1.–ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
16.2.–ALL PARAPET WALLS SHALL BE SOLIDLY GROUTED.
16.3.–ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS–SECTIONAL AREA TO BE FULLY GROUTED OR OR 100% SOLID MASONRY UNITS MAY BE USED IF MASONRY IS NOT REINFORCED.
16.4.–CONCRETE BLOCK BELOW BEAM BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OR TWO COURSES IN DEPTH AND A MINIMUM OF WIDTH 16" WIDER THAN THE BEARING PLATE BUT NOT LESS THAN 32" IN WIDTH, U.O.N. WHERE A STEEL PIPE OR TUBE COLUMN BEARS DIRECTLY ON A BLOCK WALL, FILL ALL BLOCKS SOLID WITHIN A WIDTH OF 32", CENTERED ON THE COLUMN.

17.–WHERE ANCHOR BOLTS, WEDGE ANCHORS, OR ANCHORS SET IN EPOXY ARE INSTALLED IN A MASONRY WALL, FILL CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW.

18.–PROTECT MASONRY WORK FROM COLD WEATHER IN ACCORDANCE WITH NCMA "TEK–SERIES 16–A".

19.–DURING MASONRY CONSTRUCTION. THE GENERAL CONTRACTOR SHALL DESIGN AND INSTALL TEMPORARY SHORING. BRACING AND SUPPORTS TO RESIST ALL DEAD, CONSTRUCTION AND LIVE LOADS, TO PROVIDE STABILITY FOR WALLS AND SUPPORTS FOR LINTELS. SHORING, BRACING, & SUPPORTS SHALL BE IN ACCORDANCE WITH NCMA "TEK SERIES #72" ALL DESIGNS SHALL BE PREPARED IN ACCORDANCE WITH THE "SPECIFICATIONS".

20.–ALL TEMPORARY SHORING, BRACING AND SUPPORTS SHALL REMAIN SECURELY IN PLACE UNTIL THE NEW PRIMARY STRUCTURAL COMPONENTS HAVE BEEN INSTALLED, CURED, AND CONNECTED SO AS TO PROVIDE THE PERMANENT BRACING AND SUPPORT.

21.–FOR ADDITIONAL REQUIREMENTS, NOTES, AND DETAILS SEE TYPICAL MASONRY DETAIL DRAWINGS.

DIMENSIONS

1.–WHILE THE POSITION OF MOST CONCRETE, STEEL, AND DECKING MEMBERS ARE DEFINED DIRECTLY ON THE STRUCTURAL DRAWINGS THERE ARE INSTANCES WHERE REFERENCE MUST BE MADE TO ARCHITECTURAL OR OTHER DRAWINGS TO DEDUCE A DIMENSION. THE CONTRACTOR IS RESPONSIBLE FOR SUCH DIMENSIONAL COORDINATION AND CROSS REFERENCING.

2.–WITH THE POSITION OF MOST CONCRETE, MASONRY, STEEL, AND DECKING MEMBERS THUS FIXED, THE CONTRACTOR SHALL STILL NEED TO DEDUCE AND COMPUTE OTHER DIMENSIONS THAT ARE DERIVATIVE FROM THE BASIC DIMENSIONS, THESE MAY INCLUDE TRUE DISTANCE BETWEEN WORK POINTS, TRUE LENGTH, AND ORIENTATION OF MEMBERS, AND SO ON. SUCH DERIVATION OR DIMENSIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

3.–TO ENSURE ACCURACY OR THESE DERIVED DIMENSIONS, THE CONTRACTOR IS TO PRODUCE LAYOUT DRAWINGS FOR COORDINATION WITH OTHER TRADES, AS WELL AS DETAILED SHOP DRAWINGS, ALTHOUGH THEY WILL NOT BE CHECKED, THESE LAYOUT DRAWING ARE TO BE SUBMITTED AT THE SAME TIME AS THE RELEVANT SHOP DRAWING.

SLAB ON GRADE NOTES:

1– PROVIDE 6" SLAB OVER VAPOR BARRIER WITH 6"x6"–W2.9xW2.9 WELDED WIRE FABRIC.(UNLESS OTHERWISE NOTED ON PLAN).
2– ALL POROUS FILL MATERIALS SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING NO.1/2 SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D – 698.
3– ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A–185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH.
4– SAWCUT JOINTS SHALL BE MADE AS SOON AS THE CONCRETE HAS CURED SUCH THAT THE BLADE DOES NOT DISLODGE AGGREGATE AND THE CUT EDGES DO NOT CRUMBLE. DO NOT WAIT MORE THAN 8 HOURS AFTER CONCRETE HAS "SET" .
5– SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL TO CONFORM WITH ASTM C920–87 AND ASTM C 1193–91. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FORM THE SLAB JOINTS, THEN FILL WITH EPOXY RESIN IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATION.
6– SLAB TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+ 1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C–260.
7– IN ORDER TO AVOID CONCRETE CRACKING, PLACE CONCRETE SLABS IN AN ALTERNATING LANE (OR CHECKERBOARD) PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR IS RECOMMENDED TO BE LESS THAN 100 FEET. THE MAXIMUM SPACING OF JOINTS SHALL BE 25 FEET.
8– THE ALTERNATE WIRES OF THE WELDED WIRE FABRIC MUST BE PRECUT AT THE SLAB CONTRACTION JOINT LOCATIONS TO CREATE A "WEAKENED PLANE". WITHOUT CUTTING THE ALTERNATE WIRES, THE STRENGTH OF THE WIRE WILL PREVENT THE SLAB FORM CRACKING (SEPARATING) AT THE JOINT AND THE SLAB MAY BEGIN TO CRACK ELSEWHERE.
9– THE USE OF POLYPROPYLENE FIBERS (IN LIEU OF WELDED WIRE FABRIC) IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
10– SLAB HAS BEEN DESIGNED ON BASED ON UNIFORM LIVE LOAD OF 50 PSF.
11– THE FINISH TOLERANCE OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 360–10.

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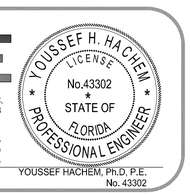

MIAMIBEACH
BUILDING DEPARTMENT
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CUMENAL-DIAMOND RESIDENCE
ADDITION & ALTERATION

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SEAL / SIGNATURE / DATE

RYAN NEIL ALDERMAN
AR94567

PERMIT SET
06-09-23

Issue #	Issue Date / For

Digitally signed by Youssef H Hachem
DN: CN=Youssef H Hachem, OU=A01410C000001757018B993000015BE, O=YHCE, C=US
Date: 2023.08.31 14:47:10-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

SHEET INDEX

GENERAL NOTES

SCALE :

SHEET NO.

S-01.1

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
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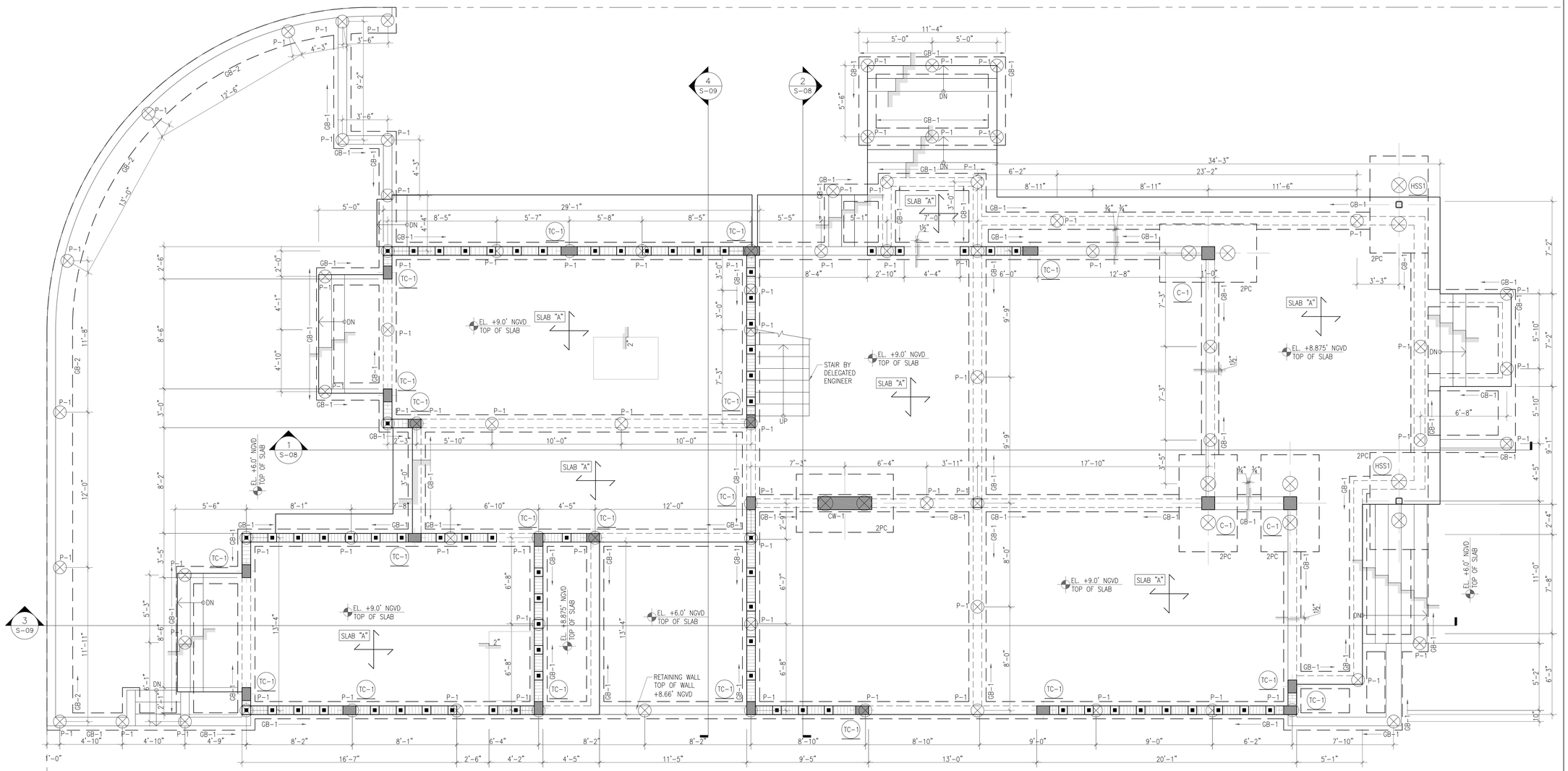

NORTH

PROPOSED GROUND FLOOR FRAMING PLAN △1

1/4"=1'-0"

LEGEND	
▬	DENOTES A NEW CONC. COLUMN OR CONC. WALL
▭▭▭	DENOTES A NEW 8" CMU WALL.
▭	DENOTES PARTITIONS
═══	DENOTES A NEW GRADE BEAM
□	DENOTES A NEW STEEL COLUMN
X	DENOTES A COLUMN STARTING AT THIS LEVEL
X	DENOTES A COLUMN BELOW THIS LEVEL
TC	DENOTES A NEW TIE COLUMN
C	DENOTES A CONC. COLUMN
HSS	DENOTES A STEEL COLUMN
T.E.	DENOTES THICKENED EDGE SLAB
	DENOTES A HELICAL PILE
P-14	DENOTES A 14"ø AUGERCAST PILE

NOTES:

1-GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWG'S BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR STEEL FABRICATION TO ENGINEER OF RECORD PRIOR TO FABRICATION.
2-GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWG'S BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR HAND RAILS, STORE FRONTS, WINDOWS AND DOORS TO ENGINEER OF RECORD PRIOR TO FABRICATION.
3-DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4-CONTRACTOR TO COORDINATE GROUT FILLED CELL LOCATIONS AND CHANGE OF BEAM HEIGHTS.
5-ALL ANCHORS SHALL BE EMBEDDED INTO POURED CONCRETE OR GROUT FILLED CELL.
6-GC TO VERIFY ALL DOORS AND WINDOW OPENINGS DIMENSIONS PRIOR TO THE SLAB POURING W/ MANUF. AND METRO DADE PRODUCT CONTROL REQUIREMENTS.
7-WELD #4 X 1'-6" DWL. EA CONCRETE SILL @ STL COL. DO NOT PAINT COL. @ SILL

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE SUBMITTED TO E.O.R AND APPROVED BY E.O.R & ARCHITECT PREVIOUS CONSTRUCTION PHASE AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR ACCORDINGLY. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF EQUIPMENTS BY SPECIFIC VENDOR PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, G.C WILL BE RESPONSIBLE FOR UPDATE THE DESIGN WITH E.O.R ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE GENERAL CONTRACTOR RESPONSIBILITY AS WELL.

THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

SUPERIMPOSED LOADS

GROUND LEVEL	DEAD	30 PSF
	LIVE	40 PSF

CONCRETE MASONRY NOTES:

1. PROVIDE 1-#6 VERTICAL IN FILLED CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED, UNLESS OTHERWISE NOTED. EXTEND REINFORCEMENT FROM FRAMING FLOOR TO BEAM ABOVE.
2. ALL NEW MASONRY WALLS TO HAVE #9 LADDER TYPE DUR-O-WALL HORIZONTAL JOINT REINFORCING AT EVERY COURSE. EXTEND REINFORCING MINIMUM 4" INTO CONC. COLUMNS.
3. ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB, COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR OF POURING FLOOR SLAB.
4. ▣ INDICATES (1)-#6 IN FILLED CELL AT 24" O.C. MAXIMUM, UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL REBAR WHERE SHOWN ON PLAN. MASONRY SHALL HAVE A MINIMUM $f'm$ = 1,500 psi.
5. WINDOW AND DOOR OPENINGS MUST BE COORDINATED W/ THE ARCHITECTURAL DRAWINGS AND THE MANUFACTURER.

NOTES:

1- ALL STRUCTURAL STEEL MEMBERS TO BE HOT DIP GALVANIZED.

SLAB NOTES:

SLAB "A": 8" CONC. SLAB w/ #5@10" TOP & BOTTOM O/C EW

CONCRETE WALL NOTES:

CW-1: 10"x50" CONC. WALL w/ #5@10" HORIZONTAL & #6@8" VERTICAL STAGGER O/C EW

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YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER
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SEAL / SIGNATURE / DATE

RYAN NEIL ALDERMAN
AR94567

PERMIT SET
06-09-23

Issue #	Issue Date / For	
△1	07/31/2023	BDC

YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Youssef H Hachem
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RAA Project No.: H223290
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Approved by:

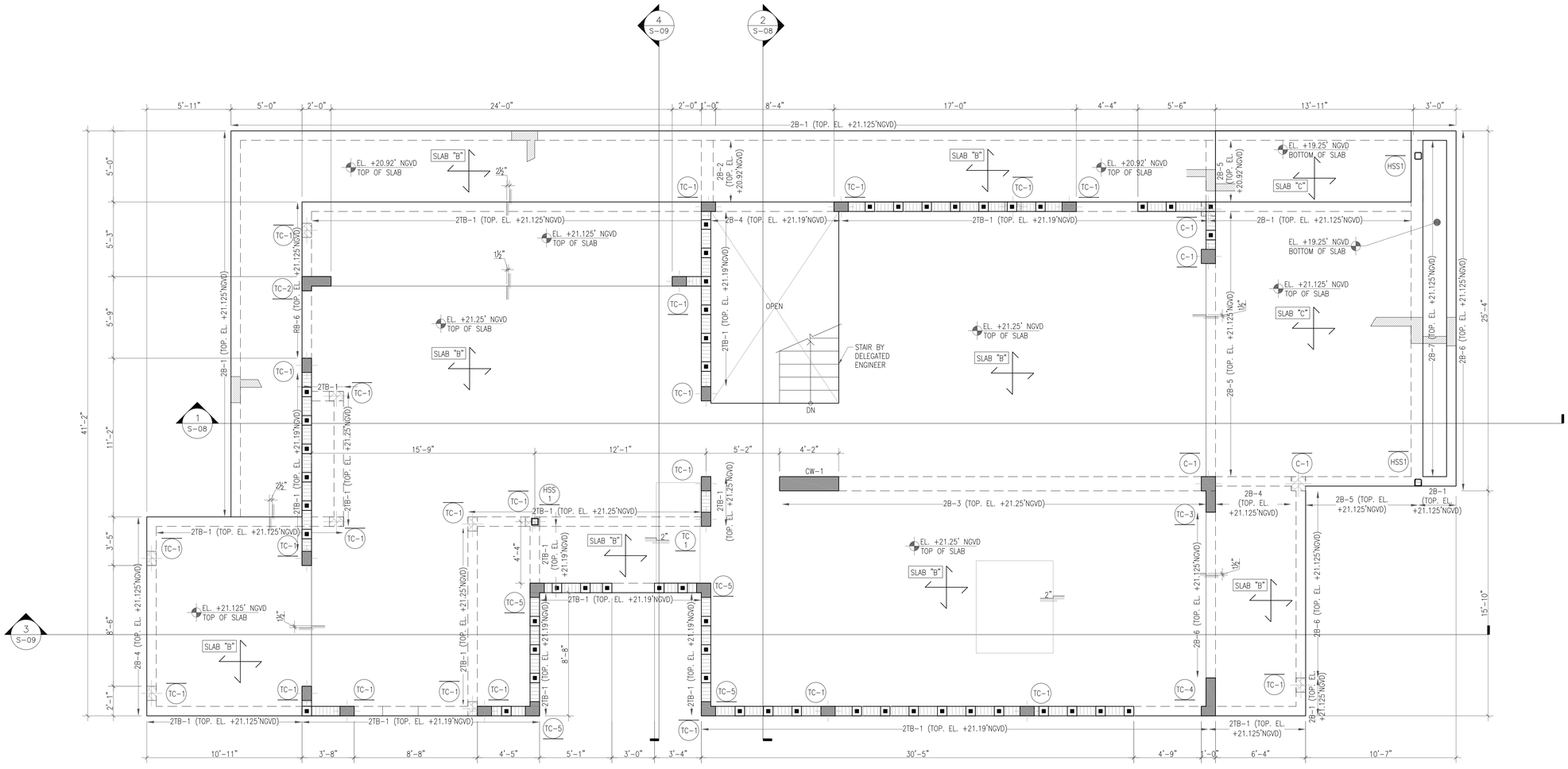
SHEET INDEX

PROPOSED GROUND FLOOR FRAMING PLAN

SCALE :

SHEET NO.

S-02



PROPOSED SECOND FLOOR FRAMING PLAN

NORTH

1/4"=1'-0"

LEGEND

	DENOTES A NEW CONC. COLUMN OR CONC. WALL
	DENOTES A NEW 8" CMU WALL.
	DENOTES PARTITIONS
	DENOTES A NEW STEEL COLUMN
X	DENOTES A COLUMN STARTING AT THIS LEVEL
X	DENOTES A COLUMN BELOW THIS LEVEL
TC	DENOTES A NEW TIE COLUMN
HSS	DENOTES A STEEL COLUMN
	DENOTES AN NEW CONC. COLUMN BELOW

NOTES:

1-GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWG'S BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR SHORING & BRACING OF EXISTING STRUCTURES TO REMAIN.
2-DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
3-ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE SUBMITTED TO E.O.R AND APPROVED BY E.O.R & ARCHITECT PREVIOUS CONSTRUCTION PHASE AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR ACCORDINGLY. GENERAL CONTRACTOR SHALL VERYFY THE LOCATION AND DIMENSIONS OF EQUIPMENTS BY SPECIFIC VENDOR PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, G.C. WILL BE RESPONSIBLE FOR UPDATE THE DESIGN WITH E.O.R ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE GENERAL CONTRACTOR RESPONSIBILITY AS WELL.
4-FOR DEMOLITION WORK SEE DEMOLITION PLANS ON ARCH.DWGS.
5-COORDINATE WITH ARCHITECTURAL DRAWINGS ALL NON STRUCTURAL ELEMENTS TO BE REMOVED.

THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

CONCRETE MASONRY NOTES:

1. PROVIDE 1-#6 VERTICAL IN FILLED CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED, UNLESS OTHERWISE NOTED. EXTEND REINFORCEMENT FROM FRAMING FLOOR TO BEAM ABOVE.
2. ALL NEW MASONRY WALLS TO HAVE #9 LADDER TYPE DUR-O-WALL HORIZONTAL JOINT REINFORCING AT EVERY COURSE. EXTEND REINFORCING MINIMUM 4" INTO CONC. COLUMNS.
3. ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB, COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR OF POURING FLOOR SLAB.
4. ■ INDICATES (1)-#6 IN FILLED CELL AT 24" O.C. MAXIMUM, UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL REBAR WHERE SHOWN ON PLAN. MASONRY SHALL HAVE A MINIMUM F'm = 1,500 psi.
5. WINDOW AND DOOR OPENINGS MUST BE COORDINATED W/ THE ARCHITECTURAL DRAWINGS AND THE MANUFACTURER.

SUPERIMPOSED LOADS

	DEAD(PSF)	LIVE(PSF)
2ND FLOOR	30	40
BALCONY	16	60
PLANTER	10	240

SLAB NOTES:

SLAB "B": 8" CONC. SLAB w/ #6@8" TOP & BOTTOM O/C EW

SLAB "C": 10" CONC. SLAB w/ #6@8" TOP & BOTTOM O/C EW

CONCRETE WALL NOTES:

CW-1: 10"x50" CONC. WALL w/ #5@10" HORIZONTAL & #6@8" VERTICAL STAGGER O/C EW

YOUSSEF HACHEM CONSULTING ENGINEERING,INC. CA 26553
99 NW 27 AVE MIAMI, FL. 33125
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FAX (305) 969-9453
www.yhengineering.com
YOUSSEF HACHEM, Ph.D, P.E. No. 43302

YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

MIAMIBEACH
BUILDING DEPARTMENT
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BR2308198
10/04/2023 10:19:02 AM

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

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SEAL / SIGNATURE / DATE

RYAN NEIL ALDERMAN
AR94567

PERMIT SET
06-09-23

Issue #	Issue Date / For	
1	07/31/2023	BDC

YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Youssef H Hachem
DN: CN=Youssef H Hachem, OU=A01410C0000017570718B993000158E, O=YHCE, C=US
Date: 2023.08.31 14:47:24-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

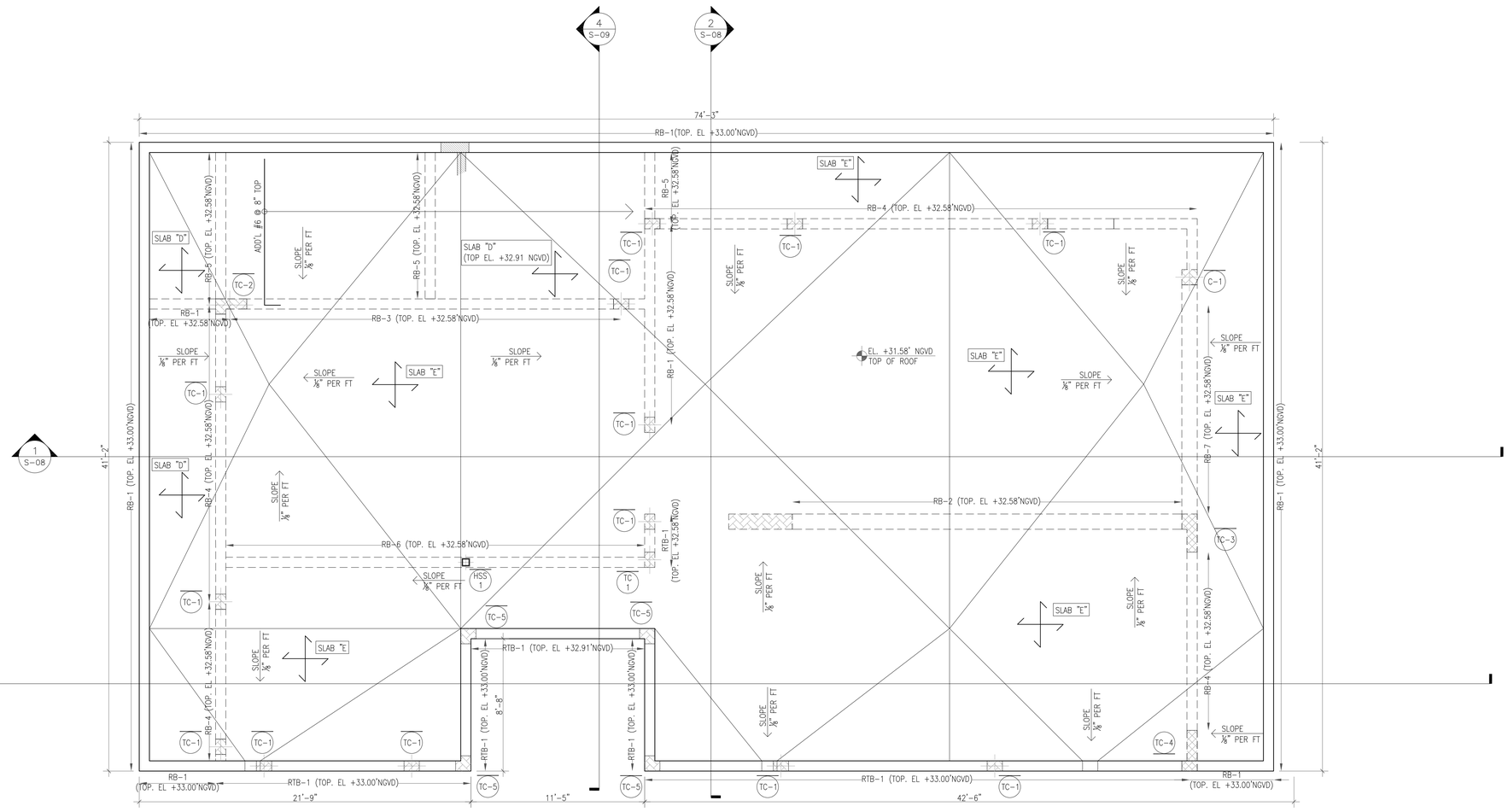
SHEET INDEX

PROPOSED SECOND FLOOR FRAMING PLAN

SCALE :

SHEET NO.

S-03



NORTH

PROPOSED ROOF FRAMING PLAN

1/4"=1'-0"

1

LEGEND	
☐	DENOTES A NEW STEEL COLUMN BELOW THIS LEVEL
▦	DENOTES AN NEW CONC. COLUMN BELOW
(X)	DENOTES A COLUMN BELOW THIS LEVEL
(HSS)	DENOTES A STEEL COLUMN BELOW THIS LEVEL

SUPERIMPOSED LOADS		
	DEAD(PSF)	LIVE(PSF)
ROOF	30	30

NOTES:

1–GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWG'S BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR SHORING & BRACING OF EXISTING STRUCTURES TO REMAIN.
2–DIMENSIONS SHOWN SHALL BE FIELD–VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
3–ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE SUBMITTED TO E.O.R AND APPROVED BY E.O.R & ARCHITECT PREVIOUS CONSTRUCTION PHASE AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR ACCORDINGLY. GENERAL CONTRACTOR SHALL VERYFY THE LOCATION AND DIMENSIONS OF EQUIPMENTS BY SPECIFIC VENDOR PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, G.C WILL BE RESPONSIBLE FOR UPDATE THE DESIGN WITH E.O.R ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE GENERAL CONTRACTOR RESPONSIBILITY AS WELL.
4–FOR DEMOLITION WORK SEE DEMOLITION PLANS ON ARCH.DWGS.
5–COORDINATE WITH ARCHITECTURAL DRAWINGS ALL NON STRUCTURAL ELEMENTS TO BE REMOVED.

THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE–SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

SLAB NOTES:

SLAB "D": 12" CONC. SLAB w/ #6@6" TOP & #6@8" BOTTOM O/C EW

SLAB "E": 8" CONC. SLAB w/ #6@8" TOP & #6@10" BOTTOM O/C EW

CONCRETE WALL NOTES:

CW–1: 10"x50" CONC. WALL w/ #5@10" HORIZONTAL & #6@8" VERTICAL STAGGER O/C EW

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Date: 2023.08.31 14:47:31-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

SHEET INDEX

PROPOSED ROOF FRAMING PLAN

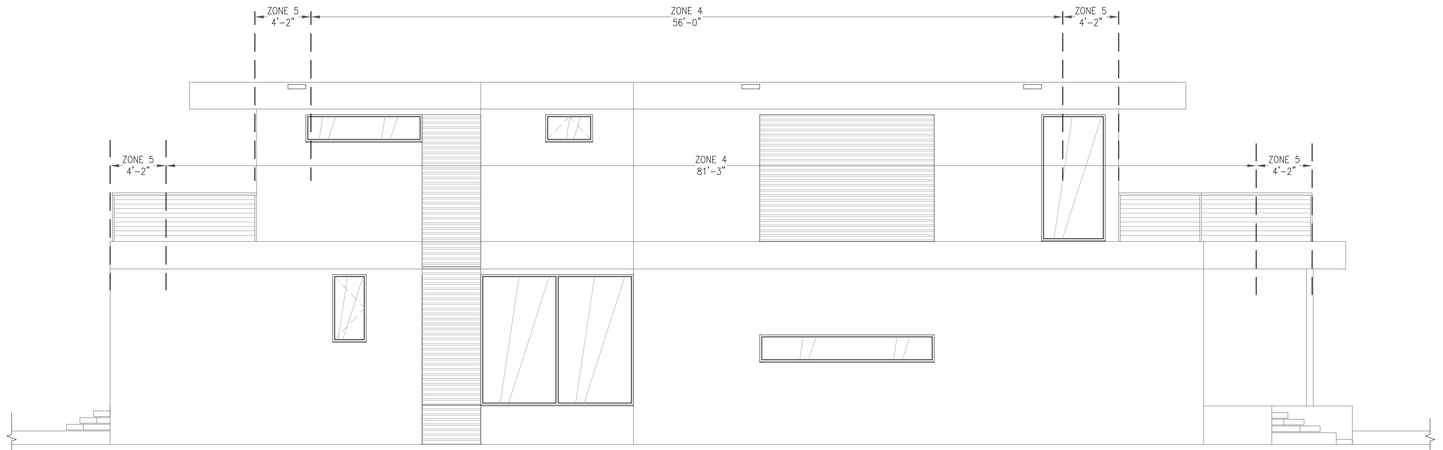
SCALE :

SHEET NO.

S-04

PROPOSED EAST ELEVATION

3/16"=1'-0"



PROPOSED WEST ELEVATION

3/16"=1'-0"

DESIGN CRITERIA

ASCE 07-16
175 MPH WIND VELOCITY
CATEGORY EXPOSURE "D"
COEF. OF INTERNAL PRESSURE GCpi=±0.18
RISK CATEGORY II
HEIGHT= 34 FT
Kd= 0.85
qh= 47.48 PSF
a= 4.17 FT

DOOR & WINDOW WIND PRESSURE (PSF)

	WINDOWS/DOOR WIND PRESSURES (ALLOWABLE) CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd= 0.85	
	ZONE	
	ZONE 4	ZONE 5
DOORS/WINDOWS (AREA 10 SQ.FT)	+51.28 -55.55	+51.28 -68.37
DOORS/WINDOWS (AREA 20 SQ.FT)	+49.00 -53.28	+49.00 -63.82
DOORS/WINDOWS (AREA 50 SQ.FT)	+46.00 -50.27	+46.00 -57.82
DOORS/WINDOWS (AREA 100 SQ.FT)	+43.73 -48.00	+43.73 -53.28

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RAA Project No.: H223290
Drawn by:
Approved by:

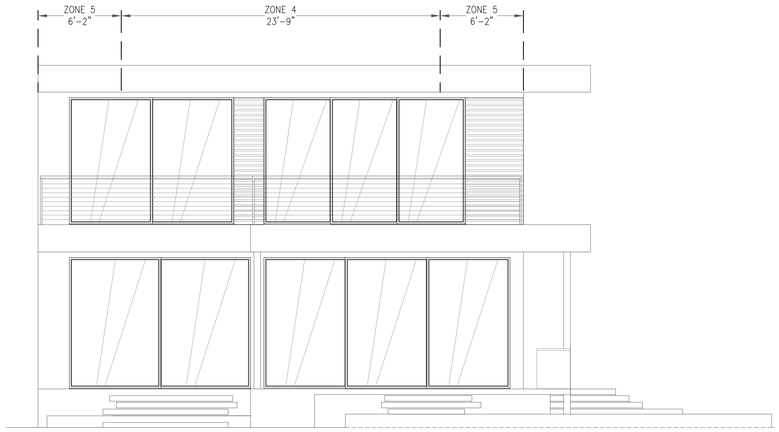
SHEET INDEX

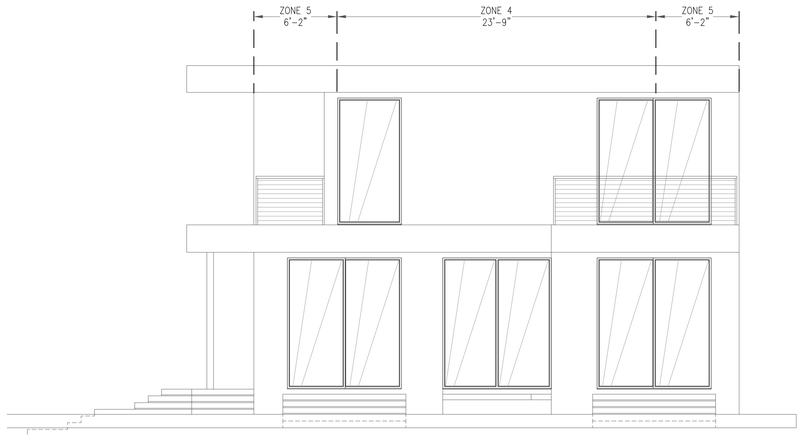
WIND PRESSURES

SCALE :

SHEET NO.

S-05





DESIGN CRITERIA

ASCE 07-16
175 MPH WIND VELOCITY
CATEGORY EXPOSURE "D"
COEF. OF INTERNAL PRESSURE GCpi=±0.18
RISK CATEGORY II
HEIGHT= 34.00 FT
Kd= 0.85
qh= 47.48 PSF
a= 4.17 FT

DOOR & WINDOW WIND PRESSURE (PSF)

	WINDOWS/DOOR WIND PRESSURES (ALLOWABLE) CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd= 0.85	
	ZONE	
	ZONE 4	ZONE 5
DOORS/WINDOWS (AREA 10 SQ.FT)	+51.28 -55.55	+51.28 -68.37
DOORS/WINDOWS (AREA 20 SQ.FT)	+49.00 -53.28	+49.00 -63.82
DOORS/WINDOWS (AREA 50 SQ.FT)	+46.00 -50.27	+46.00 -57.82
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Date: 2023.08.31 14:47:46-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

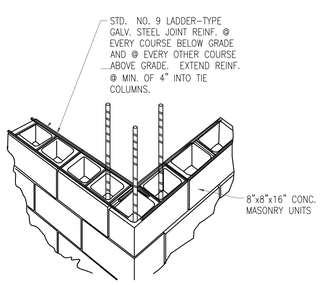
SHEET INDEX

WIND PRESSURES

SCALE :

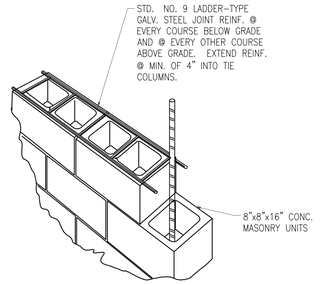
SHEET NO.

S-06



TYPICAL WALL REINFORCING AT CORNER DETAIL

NTS



TYPICAL WALL REINFORCING DETAIL

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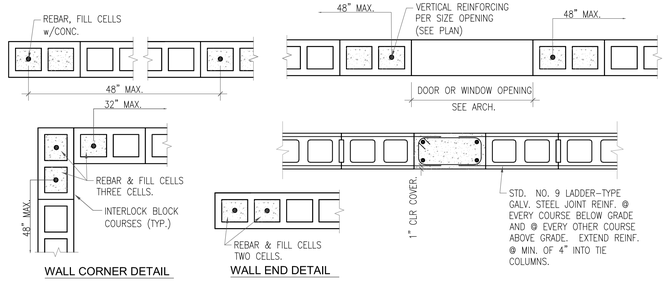
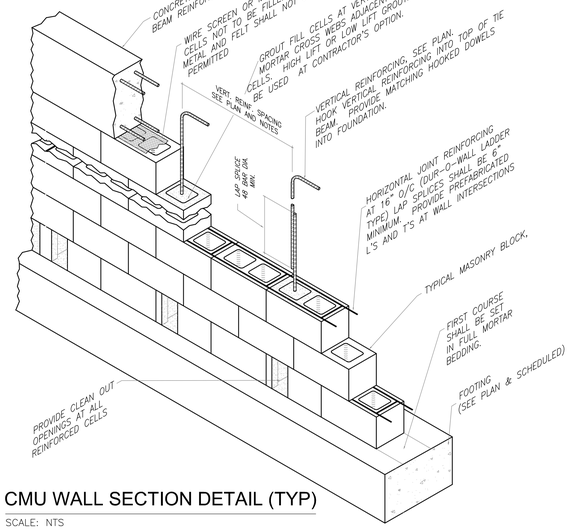


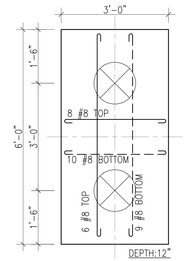
TYPICAL REINFORCING CMU CONC. BLOCK DETAIL

NTS



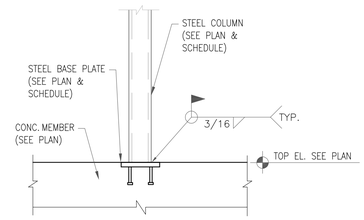
CMU WALL SECTION DETAIL (TYP)

SCALE: NTS



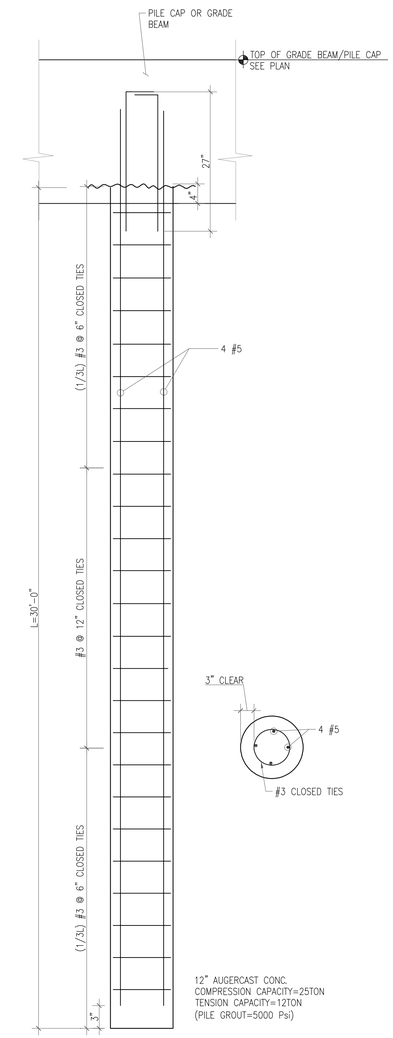
2 PC DETAIL

1/2"=1'-0"



STEEL COLUMN W/ BASE PLATE CONNECTION. DETAIL.

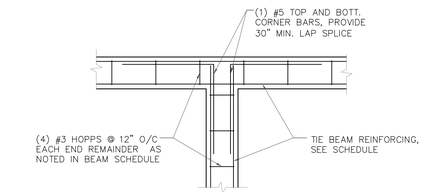
NTS



PILE CAP NOTE:
1.-CONCRETE STRENGTH AT 28 DAYS f'c=5000 Psi.

P-12- PILE DETAIL

NOT TO SCALE



INTERSECTION TIE BEAM REINFORCING DETAIL (TYP.)

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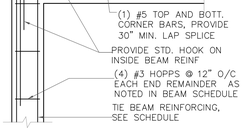

CORNER TIE BEAM REINFORCING DETAIL (TYP.)

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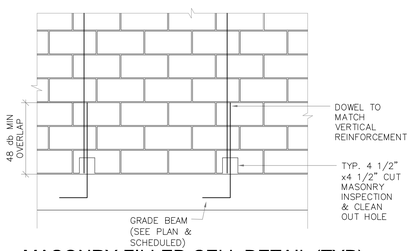
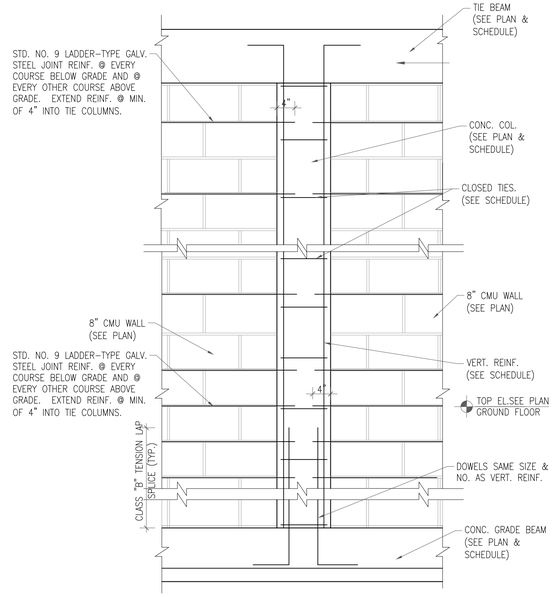


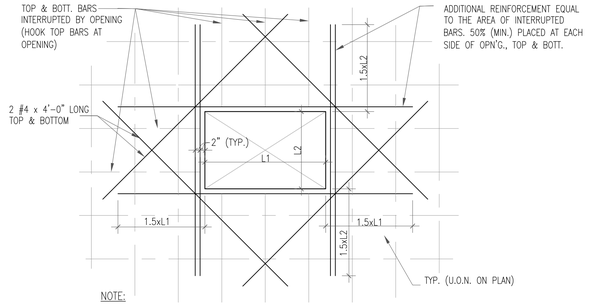
MASONRY FILLED CELL DETAIL (TYP)

SCALE: NTS



TYPICAL CONC TIE COLUMN-GRADE BEAM DETAIL

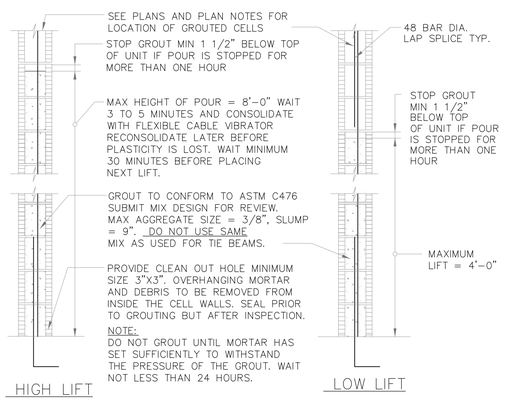
NTS



NOTE:
IF SIZE OF OPENING IS LESS THAN TWICE THE SLAB THICKNESS, REINF. MAY BE ROUTED AROUND OPN'G., UNLESS OTHERWISE SHOWN ON PLANS. IF SIZE OF OPENING IS MORE THAN TWICE THE SLAB THICKNESS, REINF. WILL BE INTERRUPTED AND REPLACED BY ADDITIONAL REINF. AS SHOWN IN THIS DETAIL, UNLESS OTHERWISE SHOWN ON PLANS.

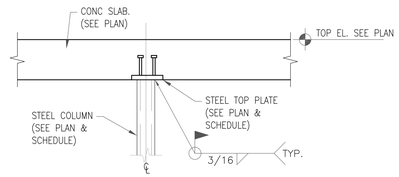
TYPICAL SLAB OPENING DETAIL

NTS



CMU GROUTING DETAIL (TYP)

SCALE: NTS



STEEL COLUMN ENDING AT CONC. SLAB CONNECTION DETAIL

NTS

YOUSSEF HACHEM CONSULTING ENGINEERING,INC. CA 26553
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OU=A01410C000001757018B993000015BE.
D=TYPE: CLIS
Date: 2023.08.31 14:47:52-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

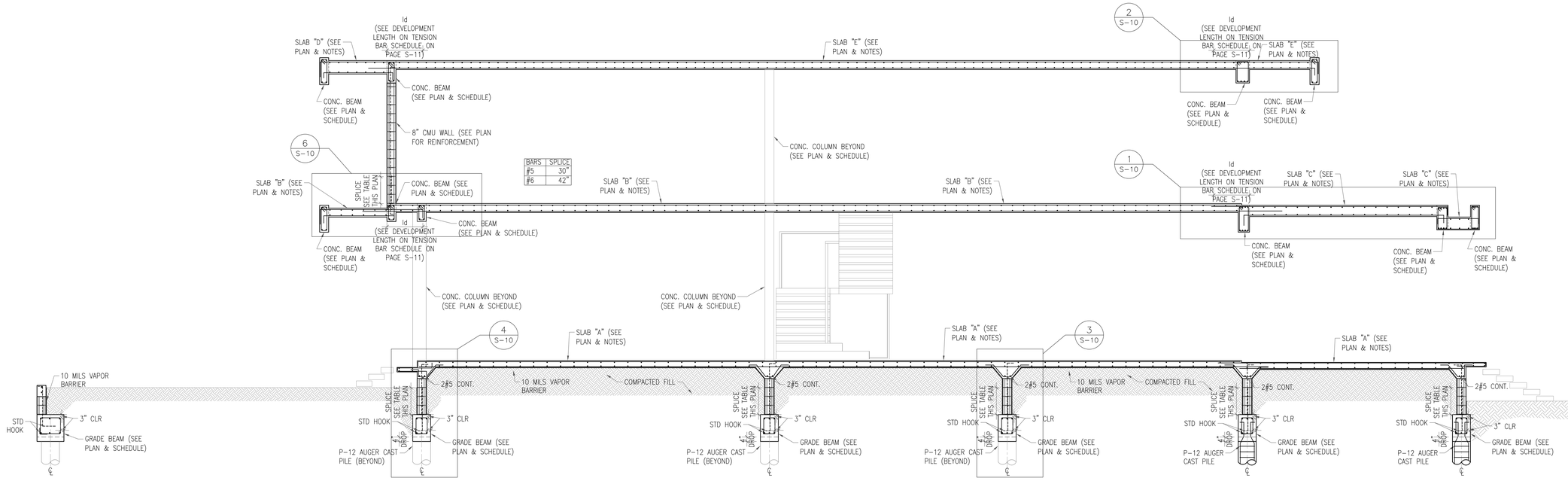
SHEET INDEX

TYPICAL DETAILS

SCALE :

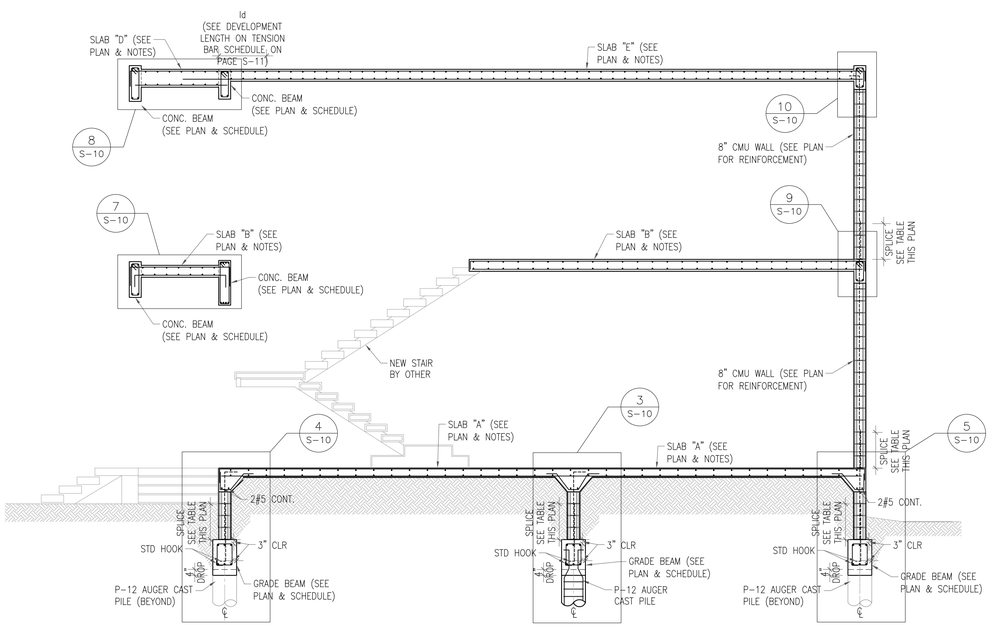
SHEET NO.

S-07



SECTION 1/S02, S03 & S04 ⚠1

1/4"=1'-0"



SECTION 2/S02, S03 & S04

1/4"=1'-0"

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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond
1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:

RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

CONSULTING ENGINEER:

YHCE
99 NW 27th Avenue
Miami, Florida 33125
786.287.9120 TEL
305.969.9453 FAX
www.yhengineering.com

SEAL / SIGNATURE / DATE

RYAN NEIL ALDERMAN
AR94567

PERMIT SET
06-09-23

Issue #	Issue Date / For	
⚠1	07/31/2023	BDC

YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Youssef H Hachem
DN: CN=Youssef H Hachem, OU=A01410C000001757018B993000015BE, O=YHCE, C=US
Date: 2023.08.31 14:48:00-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

SHEET INDEX

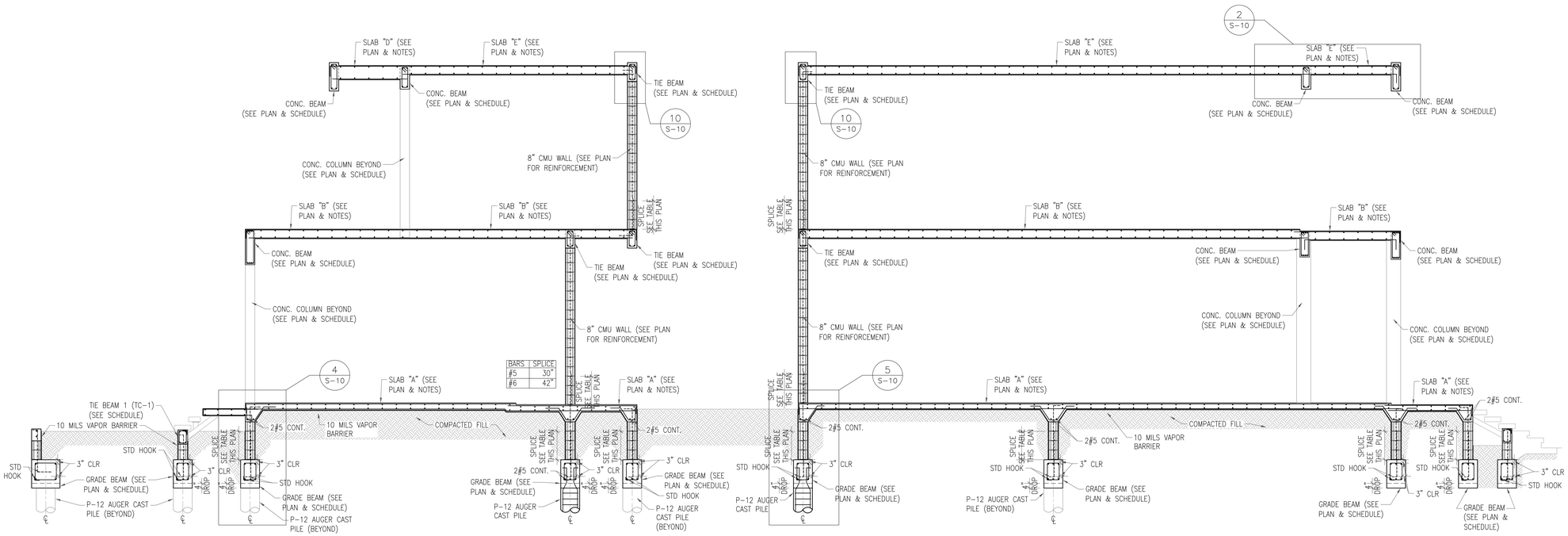
SECTIONS

SCALE :

SHEET NO.

S-08

YHCE
YOUSSEF HACHEM CONSULTING ENGINEERING,INC.
CA 26553
99 NW 27 AVE
MIAMI, FL, 33125
TEL. (786) 287-9120
FAX (305) 969-9453
www.yhengineering.com
YOUSSEF HACHEM, Ph.D, P.E.
No. 43302



SECTION 3/S02, S03 & S04

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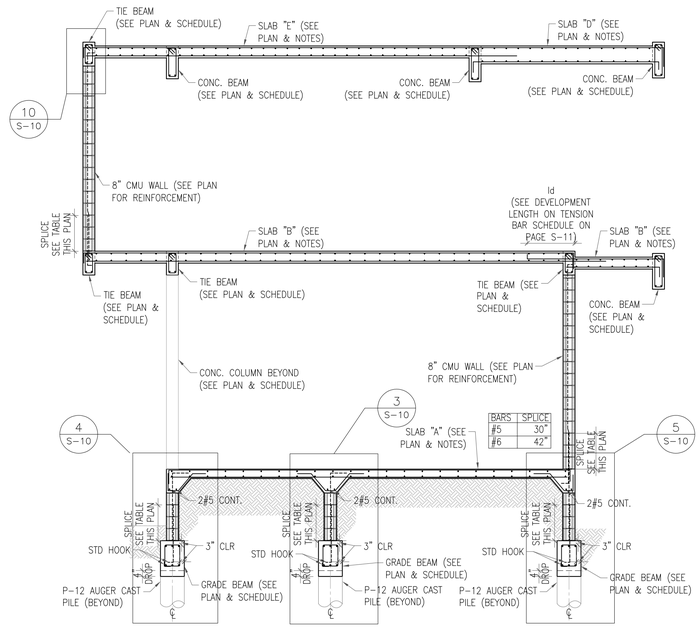

SECTION 4/S02, S03 & S04 ⚠1

1/4"=1'-0"

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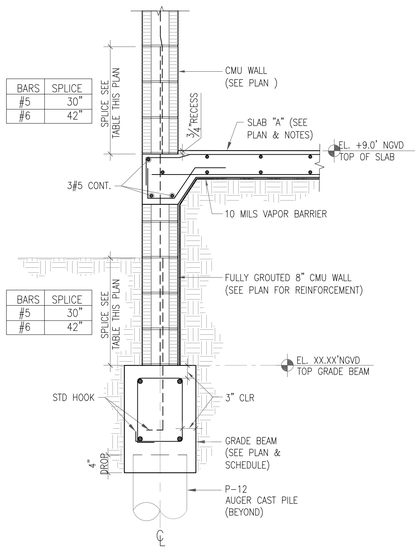
S-09



DETAIL 5/ S08 & S09
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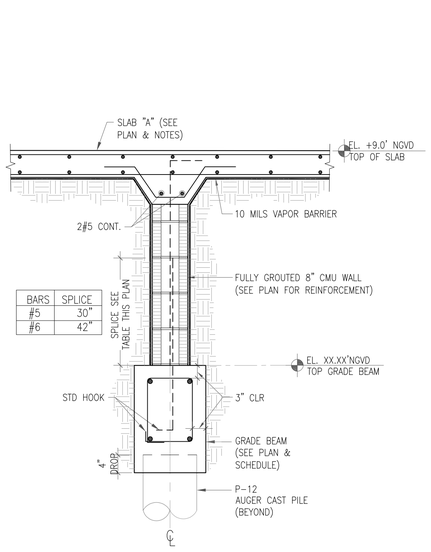

DETAIL 3/ S08 & S09
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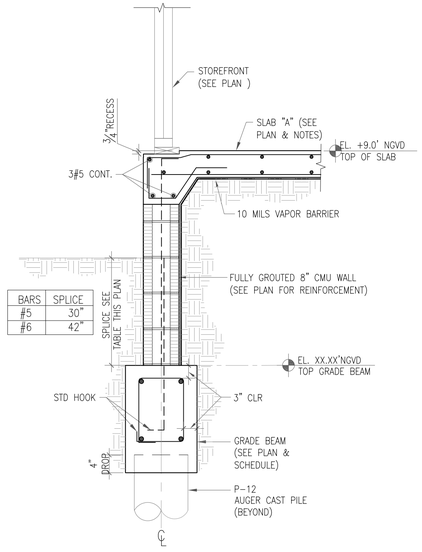

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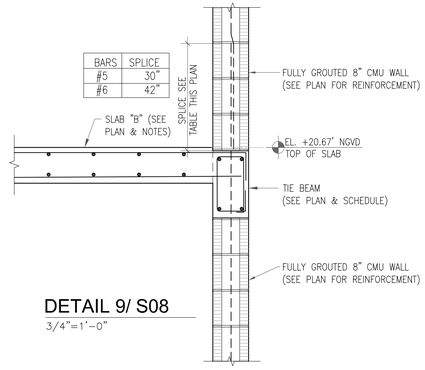

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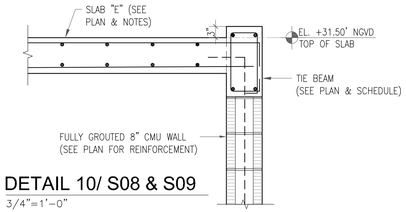

DETAIL 10/ S08 & S09
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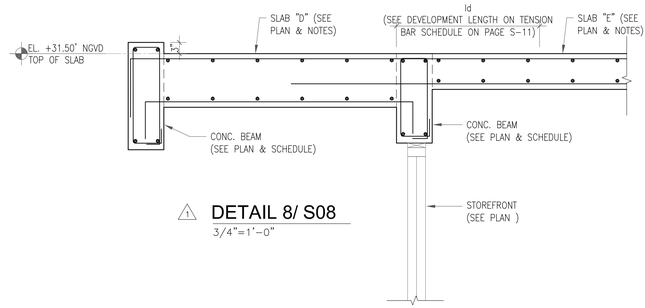

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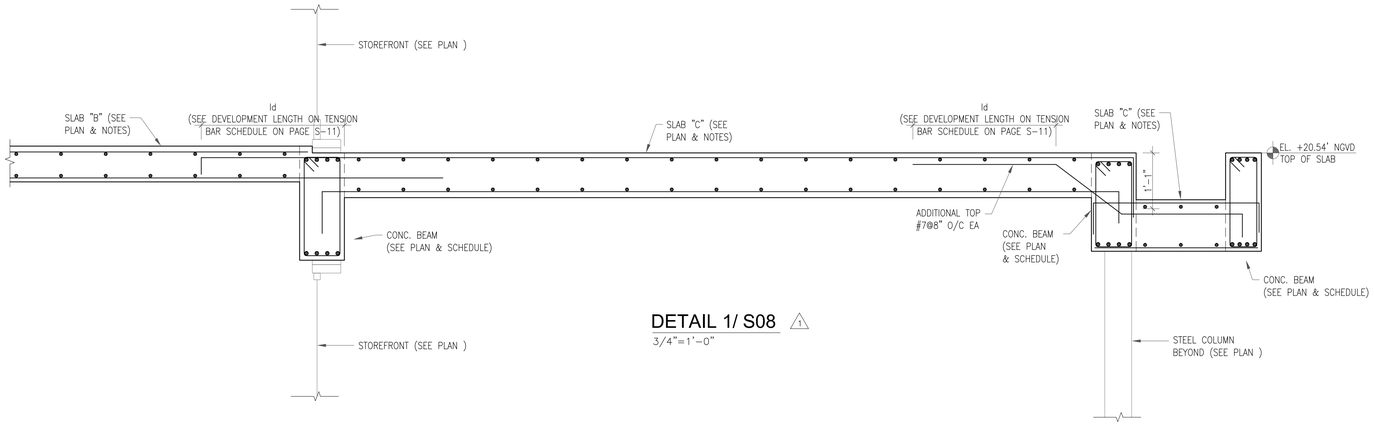

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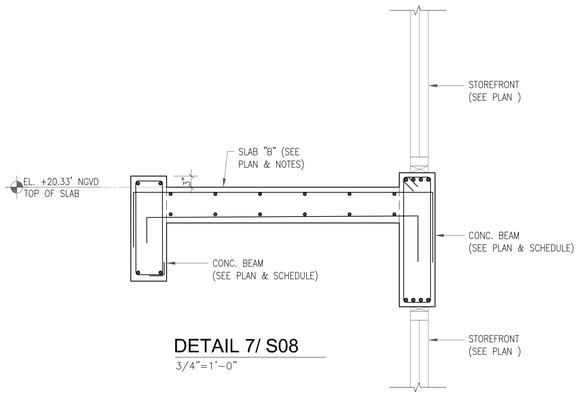

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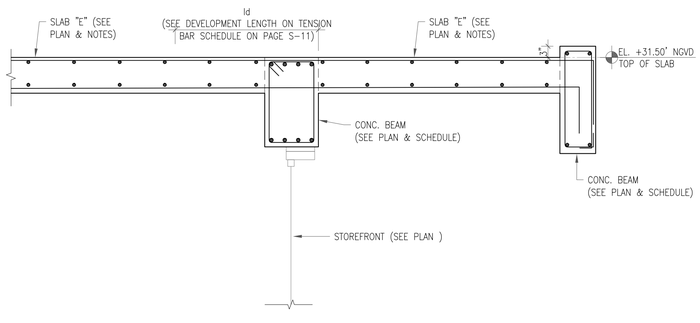

DETAIL 2/ S09
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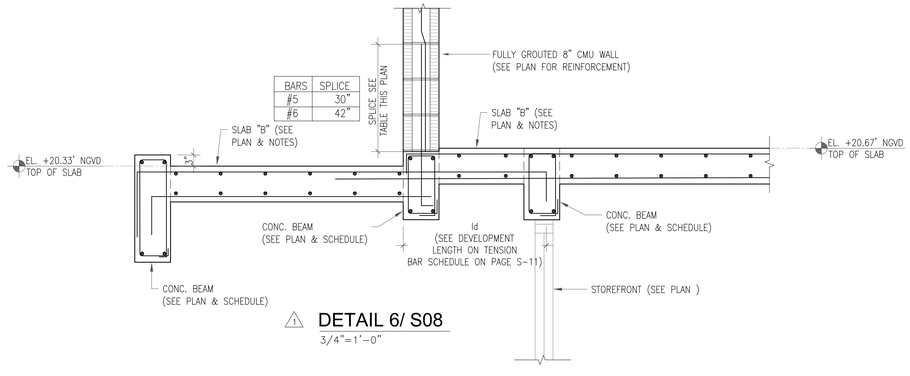

⚠1 DETAIL 6/ S08
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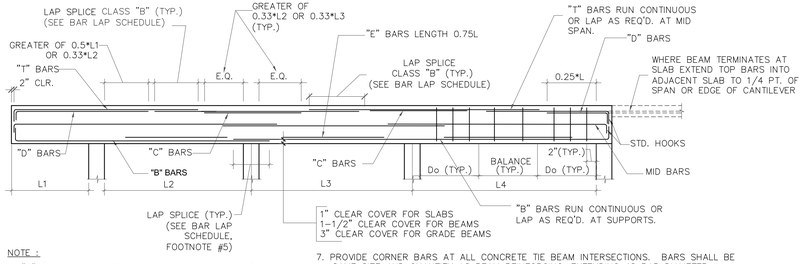


NOTE :

1. "D" BARS ARE TOP BARS AT NON-CONTINUOUS ENDS.
2. "C" BARS ARE TOP BARS OVER INTERIOR SUPPORTS.
3. "L" IS THE LONGER OF ADJACENT SPAN.
4. 8" WIDE BEAMS TAKE A MAXIMUM OF 2 BARS PER LAYER.
5. STIRRUPS TO BE CLOSED TYPE WITH 135^ HOOK.
6. "Do" EQUALS TO 0.25*L
7. PROVIDE CORNER BARS AT ALL CONCRETE TIE BEAM INTERSECTIONS. BARS SHALL BE SAME SIZE AND QUANTITY AS BEAM REINFORCING, EXTENDING 48 BAR DIAMETER.
8. ALL TIE BEAMS SHALL HAVE (4) #3 STIRRUPS AT 12" o.c. AT CORNERS AND AT EACH BEND AND AT 48" o.c. ELSEWHERE, UNLESS OTHERWISE NOTED.
9. DROP CONCRETE TIE BEAM AT DOOR & WINDOW OPENING (IF REQUIRED) WITH (1)-#5 AT EACH FACE FOR EVERY 12 INCH OF DROP AND STIRRUPS #3 @ 12" O.C. MAX.
10. BARS NOTED AS "CONTINUOUS" IN SCHEDULE REQUIRE SPLICE, PROVIDE CLASS 'A' SPLICE (U.O.N. IN SCHED.) @ POINT OF LEAST STRESS.

TYPICAL CAST-IN-PLACE BEAM REBAR DIAGRAM

SCALE: N.T.S.

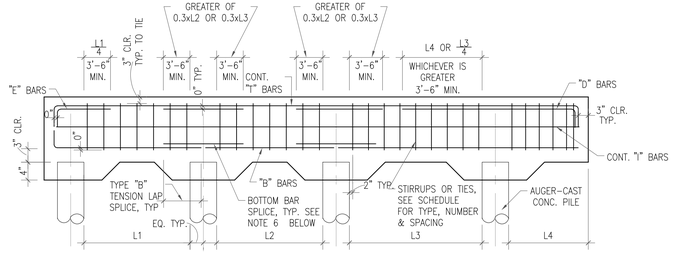
BEAM SCHEDULE. fc'=4,000 psi

MARK	TOP ELEV.	SIZE W	SIZE D	BOTT. "B" BARS	TOP REINFORCING "T" BARS	TOP REINFORCING "C" BARS	TOP REINFORCING "E" BARS	"T" BARS EA. FACE	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING	REMARKS
2TB-1	SEE PLAN	8"	16"	2#6	2#6				#3		8"	TYPE I
2B-1	SEE PLAN	8"	24"	2#6	2#6				#3		8"	TYPE II
2B-2	SEE PLAN	10"	20"	3#6	3#6				#3		8"	TYPE III
2B-3	SEE PLAN	12"	24"	4#7	4#6				#3		8"	TYPE V (TOW LAYER)
2B-4	SEE PLAN	8"	30"	4#6	4#6				#3		8"	TYPE VI (TOW LAYER)
2B-5	SEE PLAN	8"	24"	4#6	4#6				#3		8"	TYPE VII (TOW LAYER)
2B-6	SEE PLAN	8"	24"	4#6	4#6				#3		8"	TYPE VII (TOW LAYER)
2B-7	SEE PLAN	10"	22"	4#6	4#6				#3		8"	TYPE V (TOW LAYER)
RTB-1	SEE PLAN	8"	16"	2#6	2#6				#3		8"	TYPE I
RB-1	SEE PLAN	8"	24"	2#6	2#6				#3		8"	TYPE II
RB-2	SEE PLAN	10"	24"	3#6	3#6				#3		8"	TYPE III
RB-3	SEE PLAN	8"	24"	2#6	4#6				#3		8"	TYPE VIII (TWO LAYER)
RB-4	SEE PLAN	8"	20"	2#6	2#6				#3		8"	TYPE II
RB-5	SEE PLAN	8"	18"	2#6	2#6				#3		8"	TYPE I
RB-6	SEE PLAN	8"	22"	2#6	2#6				#3		8"	TYPE II
RB-7	SEE PLAN	12"	20"	4#6	4#6				#3		8"	TYPE V (TOW LAYER)

TYPE I TYPE II TYPE VII

TYPE III TYPE IV TYPE VIII

TYPE V TYPE VI



TYPICAL GRADE BEAM BAR PLACING DIAGRAM

NTS

NOTES:

1.-PLACE A MAXIMUM OF 2 BARS PER LAYER IN 8"-WIDE BEAMS.
2.-ALL TOP & BOTTOM BARS SHALL BE CONT. WHERE NECESSARY, LAP SPLICE TOP BARS IN MIDDLE 3RD OF SPAN & LAP SPLICE BOTTOM BARS @ SUPPORTS. LAP SPLICE SHALL BE MIN. 3'-6", SPLICE TOP BARS AT MID SPAN W/ CLASS "B" TENSION LAP SPLICES.
3.-SPLICE "T" BARS AT SUPPORTS W/ CLASS "B" TENSION LAP SPLICES.
4.-PLACE "C" BARS OVER RIGHT-HAND SUPPORT, UNLESS NOTED IN REMARKS.
5.-"T" BARS AS SCHEDULED SHALL BE PLACED EACH SIDE OF BEAM.
6.-PROVIDE ¼ OF THE AREA OF THE BOTTOM REINFORCING OF THE ADJACENT SPAN WITH THE HIGHEST AREA OF BOTTOM REINFORCING, BUT NOT LESS THAN TWO BARS. BAR SIZE NO LESS THAN A #5 BAR. WHERE ADJACENT BEAMS ARE DIFFERENT IN DEPTH PLACE THE SPLICE BAR AT THE LEVEL OF THE BOTTOM BARS OF THE SHALLOWEST BEAM.
7.-ALL LAP SPLICE SHALL BE CLASS "B" TENSION LAP SPLICE, THE LONGER SPLICE LENGTH SHALL BE USED FOR BARS OF DIFFERENT SIZE.
8.-"L" INDICATES THE LARGER OF ADJACENT SPANS.
9.-WHERE BOTTOM BARS ARE INDICATED AS CONT. w/ADJACENT SPANS, SPLICES, WHERE NEEDED, SHALL BE MADE AT SUPPORTS.
10.-ALL TOP BARS TO BE HOOKED AT EA END WITH STANDARD HOOK SPECIFIED FOR TENSION, SEE SCHEDULE.

GRADE BEAM SCHEDULE fc'=4,000 psi

MARK	TOP ELEV.	SIZE W	SIZE D	BOTT. "B" BARS	TOP REINFORCING "T" BARS	TOP REINFORCING "C" BARS	TOP REINFORCING "E" BARS	"T" BARS EA. FACE	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING	REMARKS
GB-1		16"	24"	3#8	3#8				#3		@ 8" O.C.	
GB-2		24"	24"	3#8	3#8				#3		@ 8" O.C.	

DEVELOP. LENGTH (ldh) SCHEDULE OF HOOKED BARS IN TENSION

BAR SIZE	f'c=3000 psi	f'c=4000 psi	f'c=5000 psi	f'c=6000 psi
#3	9	8	7	6
#4	11	10	9	8
#5	14	12	11	10
#6	17	15	13	12
#7	20	17	15	14
#8	22	19	17	16
#9	25	22	20	18
#10	28	25	22	20
#11	31	27	24	22

1. VALUES ARE BASED ON BARS WHICH ARE NOT EPOXY-COATED, NORMAL WEIGHT CONCRETE, AND fy=60,000 psi.
2. ldh: DEVELOPMENT LENGTH OF HOOKED BARS IN TENSION FOR 90 DEGREE END HOOKS, AND END COVER NOT LESS THAN 2 IN.

DEVELOPMENT LENGHT TENSION BAR (ld)

BAR SIZE	f'c=3000 psi TOP STEEL SEE NOTE 3	f'c=3000 psi ALL OTHER REINF.	f'c=4000 psi TOP STEEL SEE NOTE 3	f'c=4000 psi ALL OTHER REINF.	f'c=5000 psi TOP STEEL SEE NOTE 3	f'c=5000 psi ALL OTHER REINF.	f'c=6000 psi TOP STEEL SEE NOTE 3	f'c=6000 psi ALL OTHER REINF.
#3	1'-11"	1'-5"	1'-8"	1'-3"	1'-5"	1'-1"	1'-4"	1'-0"
#4	2'-5"	1'-10"	2'-1"	1'-7"	1'-11"	1'-5"	1'-9"	1'-4"
#5	3'-1"	2'-4"	2'-8"	2'-0"	2'-5"	1'-10"	2'-2"	1'-8"
#6	3'-7"	2'-9"	3'-2"	2'-5"	2'-10"	2'-2"	2'-8"	2'-0"
#7	5'-3"	4'-0"	4'-7"	3'-6"	4'-2"	3'-2"	3'-9"	2'-10"
#8	6'-0"	4'-7"	5'-3"	4'-0"	4'-8"	3'-7"	4'-3"	3'-3"
#9	6'-9"	5'-2"	5'-11"	4'-6"	5'-3"	4'-0"	4'-10"	3'-8"
#10	7'-7"	5'-10"	6'-8"	5'-1"	5'-11"	4'-6"	5'-5"	4'-2"
#11	8'-6"	6'-6"	7'-4"	6'-7"	6'-6"	5'-0"	6'-0"	4'-7"

FOOTNOTES:
1. ld: IS THE TENSILE DEVELOPMENT LENGTH. ALSO, ld MUST NEVER BE TAKEN LESS THAN 12 INCH.
2. VALUES ARE BASED ON BARS WHICH ARE NOT EPOXY-COATED, NORMAL WEIGHT CONCRETE, AND fy=60,000 psi.
3. STEEL REINFORCEMENT PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THE BAR BEING DEVELOPED (USUALLY APPLIES FOR TOP STEEL REINFORCING, CONTRACTOR TO VERIFY AS PER BEAM DIMENSIONS IF APPLIES)

BAR LAP LENGTH SCHEDULE

BAR SIZE	f'c=3000 psi TOP REINF. CLASS B	f'c=3000 psi ALL OTHER REINF. CLASS A	f'c=4000 psi TOP REINF. CLASS B	f'c=4000 psi ALL OTHER REINF. CLASS A	f'c=5000 psi TOP REINF. CLASS B	f'c=5000 psi ALL OTHER REINF. CLASS A	f'c=6000 psi TOP REINF. CLASS B	f'c=6000 psi ALL OTHER REINF. CLASS A
#3	2'-6"	1'-5"	2'-2"	1'-3"	1'-11"	1'-1"	1'-9"	1'-0"
#4	3'-2"	1'-10"	2'-9"	1'-7"	2'-6"	1'-5"	2'-4"	1'-4"
#5	4'-1"	2'-4"	3'-6"	2'-0"	3'-2"	1'-10"	2'-10"	1'-8"
#6	4'-8"	2'-9"	4'-2"	2'-5"	3'-9"	2'-2"	3'-6"	2'-0"
#7	6'-10"	4'-0"	6'-0"	3'-6"	5'-5"	3'-2"	4'-11"	2'-10"
#8	7'-10"	4'-7"	6'-10"	4'-0"	6'-1"	3'-7"	5'-7"	3'-3"
#9	8'-10"	5'-2"	7'-9"	4'-6"	6'-10"	4'-0"	6'-4"	3'-8"
#10	9'-11"	5'-10"	8'-8"	5'-1"	7'-9"	4'-6"	7'-1"	4'-2"
#11	11'-1"	6'-6"	9'-7"	6'-7"	8'-6"	5'-0"	7'-10"	4'-7"

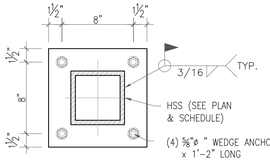
1. VALUES ARE BASED ON BARS WHICH ARE NOT EPOXY-COATED, NORMAL WEIGHT CONCRETE, AND fy=60,000 psi..
2. USE BARS LAP LENGTH CLASS "B" AT BOTTOM STEEL REINFINFORCING FOR ALL EXTERIOR (PERIMETER) BEAMS

STEEL COLUMN SCHEDULE

MARK	DESCRIPTION	BASE PLATE	TOP PLATE	ANCHORS AT BASE	ANCHORS AT TOP
HSS1	6"x6"x½"	¾"X10"X10"	¾"X10"X10"	SEE TYP. DETAIL	SEE TYP. DETAIL

COLUMN/ TIE COLUMN SCHEDULE fc'=4000 psi

MARK	T.O. ELEVATION	A	B	C	D	E	REINFORCING VERTICAL	REINFORCING TIES OR CAP	REMARKS
C-1		12"	12"				6#6 (1)	#3 @8" O.C.	TYPE I
TC-1		8"	12"				4#5	#3 @8" O.C.	TYPE II
TC-2		8"	12"	24"	8"	16"	8#5	#3 @8" O.C.	TYPE III
TC-3		8"	18"	12"	12"	30"	8#5	#3 @8" O.C.	TYPE IV
TC-4		8"	12"	24"	8"	32"	8#5	#3 @8" O.C.	TYPE V
TC-5		8"	12"	4"			6#5	#3 @8" O.C.	TYPE VI



TYP. HSS BASE & CAP DETAIL

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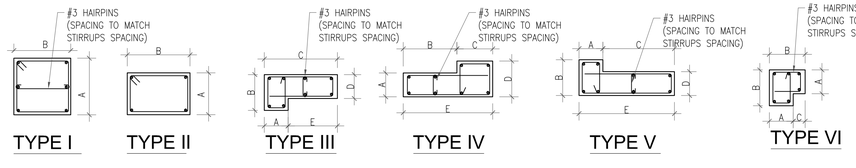

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www.yhengineering.com

SEAL / SIGNATURE / DATE

RYAN NEIL ALDERMAN
AR94567

PERMIT SET
06-09-23

Issue #	Issue Date / For	
1	07/31/2023	BDC

YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Youssef H Hachem
DN: CN=Youssef H Hachem, O=A01410C0000017570118B9930000158E, OU=YHCE, C=US
Date: 2023.08.31 14:48:21-04'00'

RAA Project No.: H223290
Drawn by:
Approved by:

SHEET INDEX

SCHEDULES

SCALE :

SHEET NO.

S-11

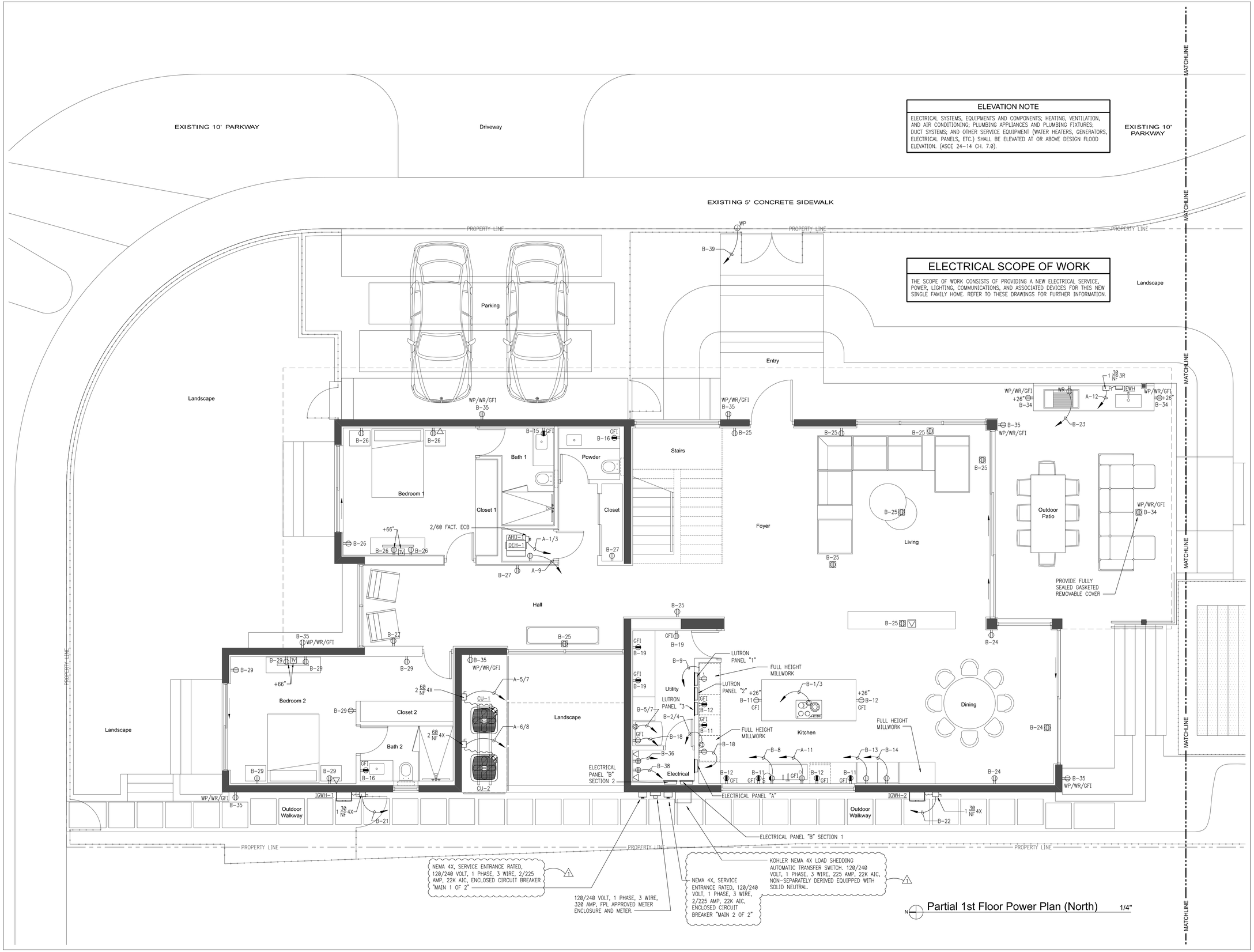
MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:19:04 AM

ELEVATION NOTE

ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AND AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION. (ASCE 24-14 CH. 7.0).

ELECTRICAL SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF PROVIDING A NEW ELECTRICAL SERVICE, POWER, LIGHTING, COMMUNICATIONS, AND ASSOCIATED DEVICES FOR THIS NEW SINGLE FAMILY HOME. REFER TO THESE DRAWINGS FOR FURTHER INFORMATION.



CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond

1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:

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TOUZÉ ENGINEERING CONSULTANTS, INC.
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TEL: (305)666-0874 FAX: (305)669-5065
E-MAIL: MARC@TOUZEINC.COM
MARC TOUZÉ, P.E. #59525
CERTIFICATE OF AUTHORIZATION #27626

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MARC TOUZÉ, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 59525

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PERMIT SET
06-09-23

REVISIONS:

1	BUILDING DEPARTMENT COMMENTS	07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

PARTIAL 1ST FLOOR POWER PLAN (NORTH)

SCALE: AS NOTED

SHEET NO.:

E-1.0

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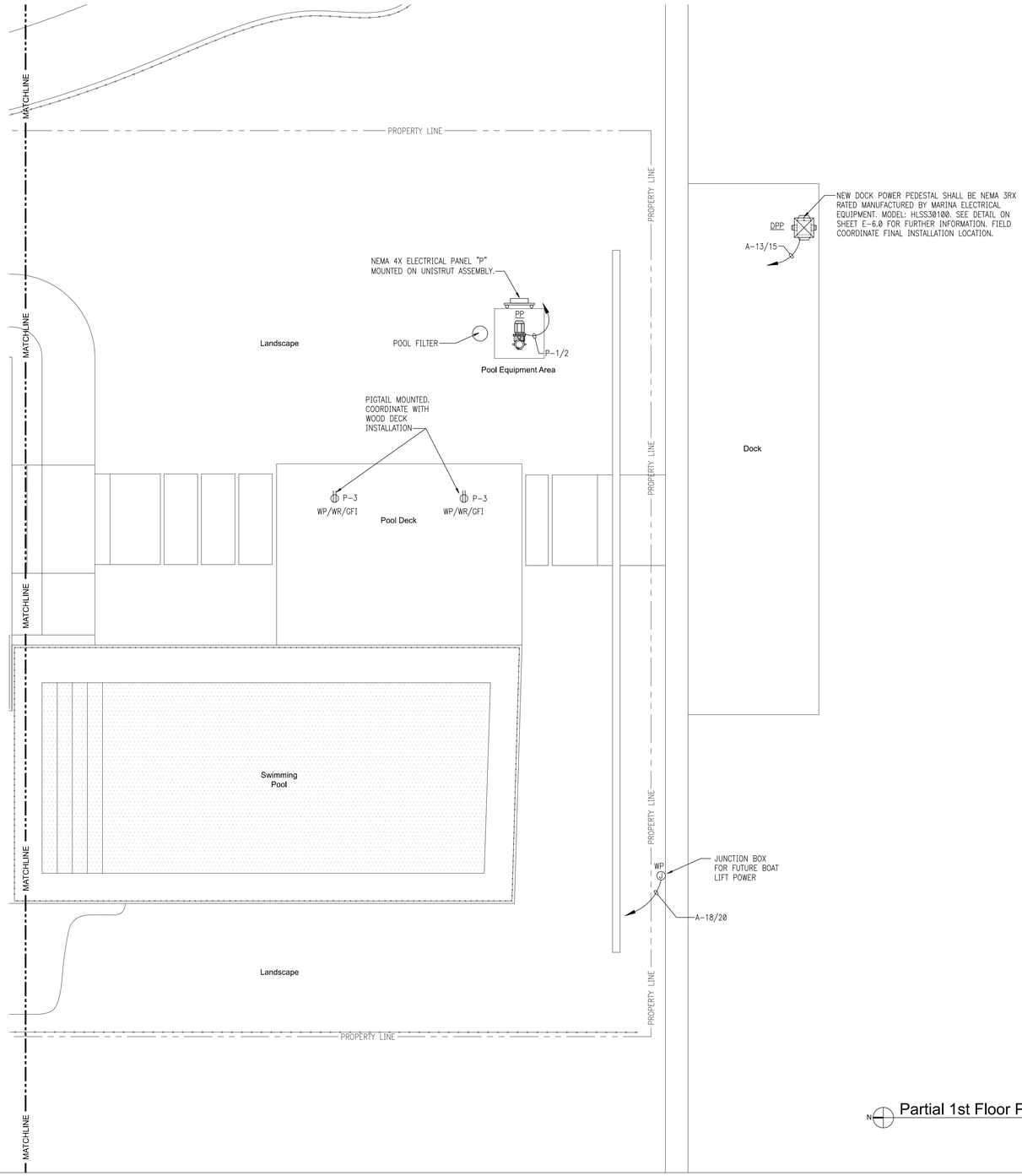

N Partial 1st Floor Power Plan (South) 1/4"

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
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06-09-23

REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

PARTIAL 1ST FLOOR POWER PLAN (SOUTH)

SCALE: AS NOTED

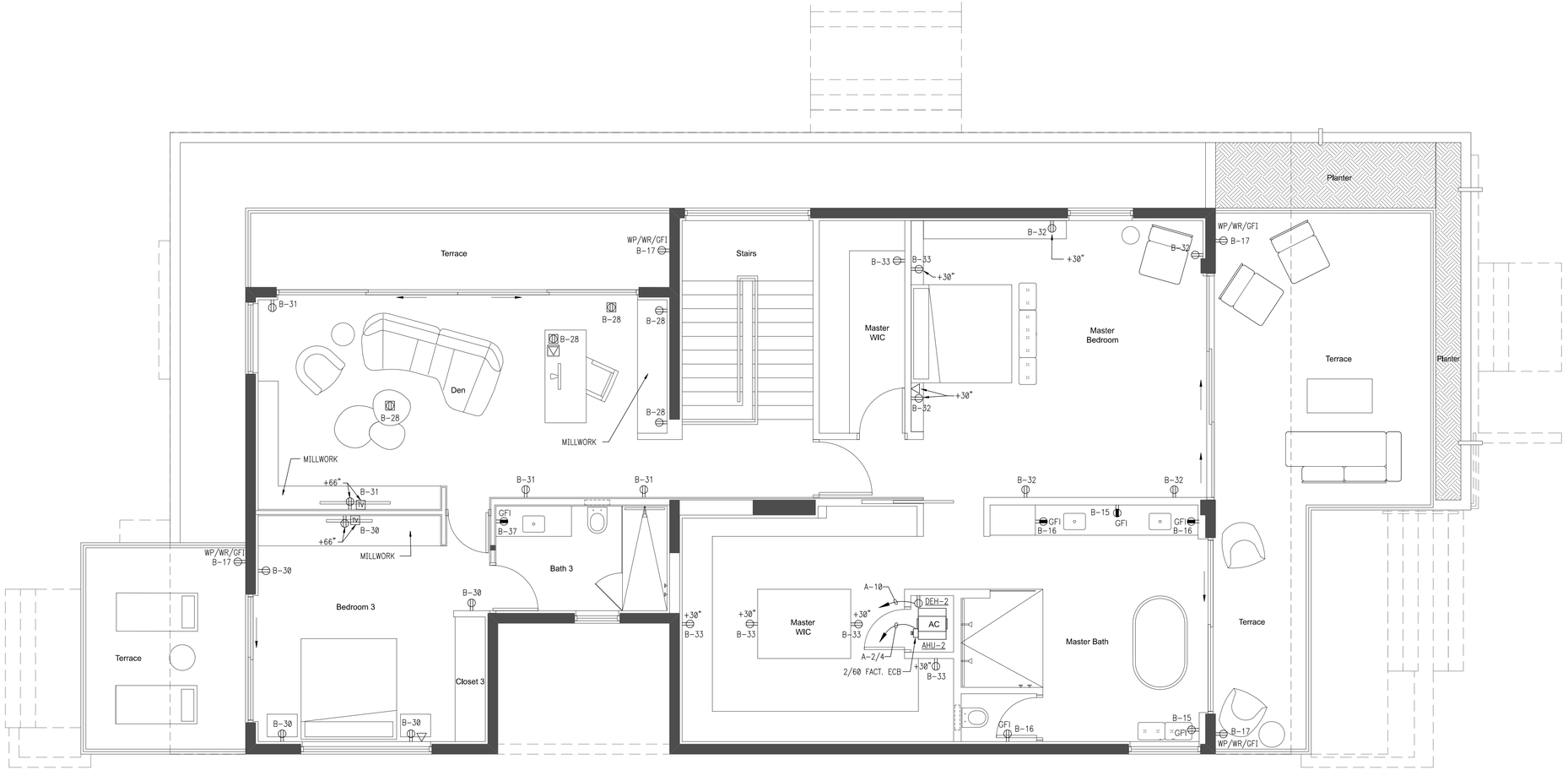
SHEET NO.:

E-2.0

ELECTRICAL LEGEND

GFI	GROUND FAULT CIRCUIT INTERRUPTER.
WP	WEATHERPROOF.
WR	WEATHER RATED.
ECB	ENCLOSED CIRCUIT BREAKER.
TV	TV OUTLET. PROVIDE 3/4" CONDUIT STUBBED UP TO NEAREST ACCESSIBLE CAVITY.
	FLOOR MOUNTED COMMUNICATIONS OUTLET. PROVIDE 3/4" CONDUIT STUBBED UP TO NEAREST ACCESSIBLE CAVITY.
	COMMUNICATIONS OUTLET. PROVIDE 3/4" CONDUIT STUBBED UP TO NEAREST ACCESSIBLE CAVITY.
	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED 18" A.F.F.
	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED 42" A.F.F OR 6" BELOW COUNTER BACKSPLASH.
D	FLOOR MOUNTED NEMA 5-20R DUPLEX RECEPTACLE. UNLESS OTHERWISE NOTED.
	NEMA 5-20R QUAD RECEPTACLE MOUNTED 18" A.F.F.
	SPECIAL PURPOSE 240 VOLT OUTLET. VERIFY AMPERAGE AND CONFIGURATION WITH EQUIPMENT NAMEPLATE DATA.
	NEMA 5-20R SWITCHED RECEPTACLE MOUNTE 18" A.F.F.
$	QUIET TYPE 1 POLE TOGGLE LIGHT SWITCH. MOUNTED +45" A.F.F.
$J	1 POLE JAMB SWITCH.
D	REMOTE LOW VOLTAGE LIGHTING POWER SUPPLY UNIT. COORDINATE SIZE AND COMPATIBILITY WITH LIGHT FIXTURE CHARACTERISTICS / SPECS.
KP	LUTRON ARCHITECTURAL SERIES 4 BUTTON LIGHTING CONTROL KEY PAD.
	CEILING MOUNTED FIRE ALARM PANEL WIRED INTERCONNECTABLE 12/24 VOLT PHOTOELECTRIC SINGLE STATION AUDIBLE COMBINATION "SMOKE" AND "CARBON MONOXIDE" DETECTOR/ALARM. U.L. LISTED. ALL COMBINATION "SMOKE" AND "CARBON MONOXIDE" DETECTOR/ALARMS SHALL BE INTERCONNECTED THROUGHOUT THE ENTIRE DWELLING. ASSURE INSTALLATION LOCATION IS INSIDE AND WITHIN 10 FEET OF ANY/ALL SLEEPING AREA PER FBCR 315. MOUNT AT HIGHEST POINT ON OR NEAR CEILING AND ASSURE MOUNTING LOCATIONS COMPLY WITH NFPA 72 "NATIONAL FIRE ALARM AND SIGNALING CODE". WIRE TO FIRE ALARM PANEL. LOCATE A MINIMUM OF 3 FEET AWAY FROM ANY HVAC SUPPLY OR RETURN AIR GRILLE.
	CIRCUIT HOMERUN DESIGNATION.
	ENCLOSED CIRCUIT BREAKER. CHARACTERISTICS AND RATING INDICATED ON FLOOR PLAN.
	FUSED OR NON FUSED DISCONNECT SWITCH.
J	JUNCTION BOX.
	MOTOR.
	ELECTRICAL PANEL / LOAD CENTER

NOTES:
1. VERIFY EXACT MANUFACTURER MODEL NUMBER AND COLOR WITH ARCHITECT / OWNER PRIOR TO ORDERING.
2. ASSURE ALL DEVICE CONFIGURATIONS, AMPACITY RATINGS, AND COMPATIBILITIES ARE CORRECT FOR ASSOCIATED ELECTICAL LOAD TYPES.



N 2nd Floor Power Plan 1/4"

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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

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PERMIT SET
06-09-23

REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

2ND FLOOR POWER PLAN AND ELECTRICAL LEGEND

SCALE: AS NOTED

SHEET NO.:

E-3.0

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BUILDING DEPARTMENT
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EXISTING 10' PARKWAY
Driveway
EXISTING 10' PARKWAY
EXISTING 5' CONCRETE SIDEWALK
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
Parking
Landscape
Landscape
Entry
Bedroom 1
Closet 1
Bath 1
Powder
Stairs
Foyer
Living
Outdoor Patio
Hall
AC
Closet
Bedroom 2
Closet 2
Bath 2
Utility
LUTRON PANEL "1"
LUTRON PANEL "2"
LUTRON PANEL "3"
Kitchen
Dining
Electrical
Landscape
CU-1
CU-2
Outdoor Walkway
Outdoor Walkway
Swimming Pool
ELECTRICAL PANEL "B" SECTION 2
ELECTRICAL PANEL "A"
ELECTRICAL PANEL "B" SECTION 1

1st Floor Lighting Plan 1/4"

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PERMIT SET
06-09-23

REVISIONS:
1 BUILDING DEPARTMENT COMMENTS 07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

1ST FLOOR
LIGHTING PLAN

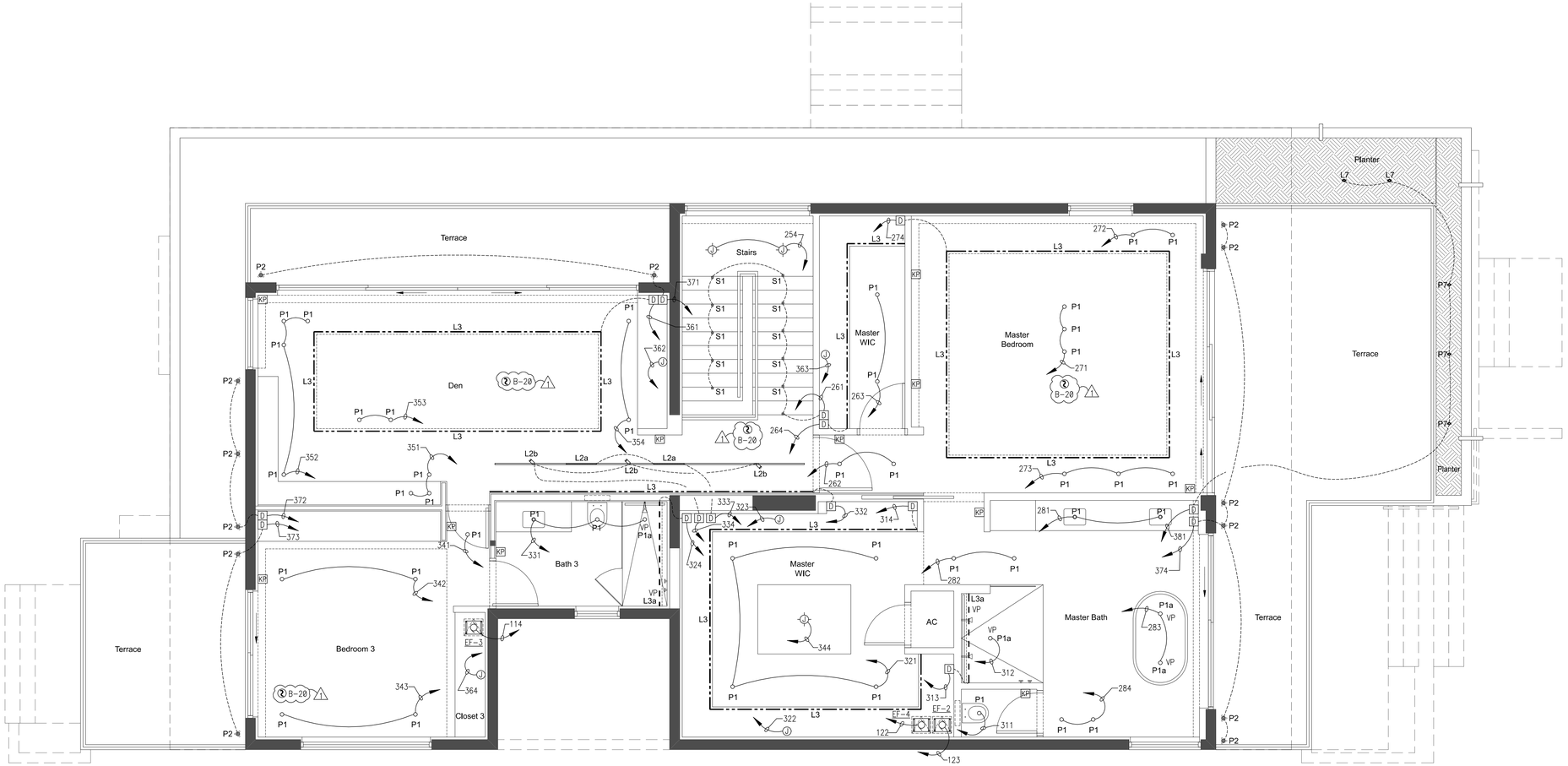
SCALE: AS NOTED

SHEET NO.:

E-4.0

LIGHTING FIXTURE SCHEDULE

TAG	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP	VOLTAGE	ACCESSORIES	DIMMING	REMARKS
L2		RECESSED MUD-IN TRACK	LIGHT AND GREEN	K M2H 08 8 B00	–	48V	–	CONSTANT VOLTAGE	U.L. LISTED
L2a		RECESSED AMBIENT MODULES	ZANIBONI	L1 RIGMU 07 30 C90 UG 350 12	7W LED 3000K	MVOLT	–	CONSTANT VOLTAGE	U.L. LISTED
L2b		TRACK HEAD ADJUSTABLE	ZANIBONI	K1 GEML4 30 B S BK V 0D	7W LED 3000K	MVOLT	–	CONSTANT VOLTAGE	U.L. LISTED
L3		COVES, POCKET WALL AND INTERIOR	OPTICS ARTS	LL72 HO 30K SL NC XX | KRMC 96 F	1.4W/LF LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED
L3a	VP	SHOWER NICHE	OPTICS ARTS	LL42WET T 30K SL NC XX | KMC 96 F	1.4W/LF LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED FOR WET LOCATION
P1		RECESSED DOWNLIGHT TRIMMED	CSL	ECO AIC 30 90 50 21 S | ED3 R A ST WT	20W LED 3000K	120V	–	0–10V	U.L. LISTED
P1a	VP	RECESSED DOWNLIGHT TRIMMED WET LOCATION	CSL	ECO AIC 30 90 50 21 S | ED3 R A WL WT	20W LED 3000K	120V	–	UNIVERSAL	U.L. LISTED FOR WET LOCATION
P2		INGRADE EXTERIOR UPLIGHT	CSL	L300 W30H SH S C HM 0 MK3 K BXY R SP	2W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED FOR WET LOCATION
P2a		DECORATIVE SURFACE MOUNT CEILING PENDANT	OWNER SELECTED	OWNER SELECTED	TBD	120V	–	–	U.L. LISTED
P2b		DECORATIVE SURFACE MOUNT CEILING PENDANT	OWNER SELECTED	OWNER SELECTED	TBD	120V	–	–	U.L. LISTED
P3		EXTERIOR SURFACE MOUNT OVER TABLE	MP LIGHTING	BXY R SP 33 30 F BFBR PX INC D8 120	10W LED 3000K	120V	–	PHASE	U.L. LISTED
P4		ISLAND LIGHTING KITCHEN	DELTA	S1 GL4PT 07 30 3 X BK V 00 D	7W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	CONSTANT VOLTAGE	U.L. LISTED
P5		EXTERIOR ASYMMETRIC STAIRS	ZANIBONI	L08 2 W30H S MK3 S BZ	2W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED FOR WET LOCATION
P6		EXTERIOR UNDER BENCH LIGHTING	MP LIGHTING	L07 W30H C S6	0.2W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED FOR WET LOCATION
P7		PERIMETER GARDEN LIGHTING	MP LIGHTING	LSL6 FM 60 W 30 MJB BLP	3W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED FOR WET LOCATION
P8		POWDER ROOM LIGHTING	AURORA LIGHTING	9042 M 120v-277v 30K-60-T-SF-WH	16W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	PHASE	U.L. LISTED
Q		CEILING FAN	OWNER SELECTED	OWNER SELECTED	TBD	120V	–	–	U.L. LISTED
S1		STEP LIGHT	MINIMIS	S1 GL4PT 07 30 B 3 BZ Z 00 D	1.5W LED 3000K	MVOLT	REMOTE DRIVER REQUIRED	0–10V	U.L. LISTED FOR WET LOCATION



N 2nd Floor Lighting Plan 1/4"

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06-09-23

REVISIONS:

1	BUILDING DEPARTMENT COMMENTS	07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

2ND FLOOR LIGHTING PLAN AND LIGHTING FIXTURE SCHEDULE

SCALE: AS NOTED

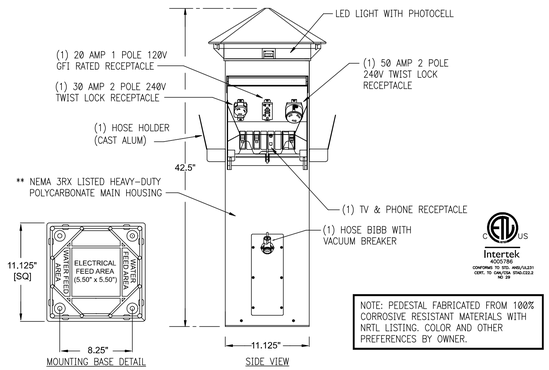
SHEET NO.:

E-5.0

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE ELECTRICAL SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
2. THE DRAWING ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, SPRINKLER, DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
4. VERIFY SERVICE CHARACTERISTICS, LOCATION AND CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY Co. STANDARDS AND REQUIREMENTS.
5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACE-MENT OF ITEM WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMAN-LIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSO-CIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
8. ALL WIRE COPPER, IN RACEWAY, UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
9. PROVIDE MEANS "FURNISH AND INSTALL".
10. COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
11. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
12. PROVIDE LIGHT FIXTURES AS PER OWNER SELECTION OR SCHEDULE.
13. PROVIDE ALL WIRING DEVICES (NO 1/2 SIZE BREAKERS)
14. IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANELS SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.
15. RACEWAYS: ALL UNDERGROUND RACEWAYS TO BE PVC, INSIDE CONCRETE SLAB EMT WITH APPROVED SET SCREW FITTING, INSIDE PARTITION EMT, ENT, AND ROMEX WIRE WHERE ALLOWED. FOR FLOOR PENETRATION USE ONLY EMT.
16. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
17. TESTING: THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
18. GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
19. AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF DRAWINGS SHOWING THE EXACT ELECTRICAL INSTALLATION.
20. BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. ⚠1
21. THE USE OF MC CABLE SIZED PER NEC 2017 TABLE 310.15(B)(16) SHALL BE ALLOWED. ⚠2
22. PROVIDE ARC FAULT CIRCUIT INTERRUPTERS FOR ALL DWELLING UNIT COMMON AREA ELECTRICAL LOADS AS PER NEC 2017 ARTICLE 210-12 REQUIREMENTS.
23. PROVIDE TAMPER PROOF RECEPTACLES THROUGHOUT.
24. PROVIDE WEATHER RATED RECEPTACLES FOR EXTERIOR LOCATIONS.
25. OBJECTS SHOWN IN LIGHTER DASHED RESOLUTION ON DRAWINGS ARE EXISTING TO REMAIN.

NEW DOCK POWER PEDESTAL SHALL BE NEMA 3RX RATED MANUFACTURED BY MARINA ELECTRICAL EQUIPMENT. MODEL: HLSS30100.



NOTE: PEDESTAL FABRICATED FROM 100% CORROSIVE RESISTANT MATERIALS WITH NRTL LISTING. COLOR AND OTHER PREFERENCES BY OWNER.

Typical Dock Power Pedestal Detail N.T.S.

FAULT CURRENT CALCULATIONS

SYSTEM VOLTAGE = 120/240V, 1PH, 3W

TOTAL FAULT AT TRANSFORMER BUSHING

NO MOTOR CONTRIBUTION = 30,684 A.I.C.
W/ MOTOR CONTRIBUTION = 31,934 A.I.C.

1- MOTOR CONTRIBUTION OF = 1250 AMPS
TRANSF. FULL L. AMPS = 313 AMPS
2- TRANSFORMER SIZE = 75 KVA
3- TRANSFORMER IMPEDANCE = 1.02 %

FAULT AT "MAIN 2 OF 2"
W/ NO MOTOR CONTRIBUTION = 11,751 A.I.C.
W/ MOTOR CONTRIBUTION = 13,001 A.I.C.
1- WIRE OR BUS SIZE = #4/0
2- LENGTH OF RUN(S) = 4 FEET
3- NUMBER OF RUN(S) = 1
⚠1

FAULT AT ATS
W/ NO MOTOR CONTRIBUTION = 11,422 A.I.C.
W/ MOTOR CONTRIBUTION = 12,672 A.I.C.
1- WIRE OR BUS SIZE = #4/0
2- LENGTH OF RUN(S) = 4 FEET
3- NUMBER OF RUN(S) = 1
⚠1

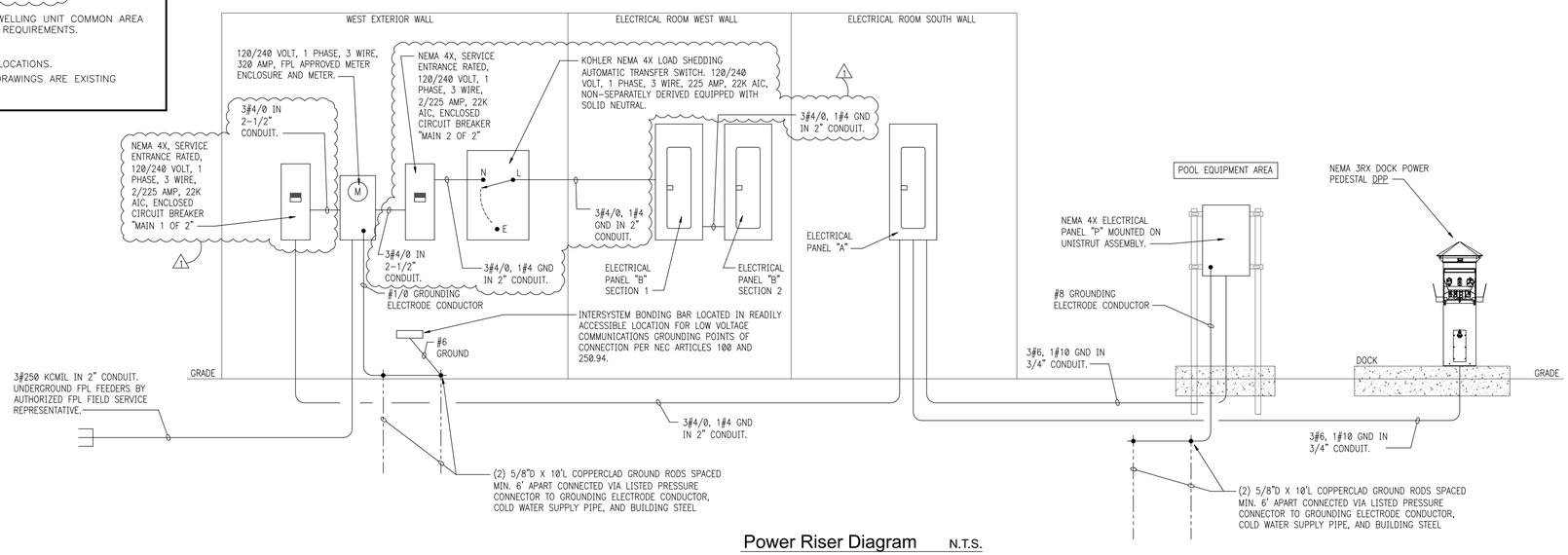
FAULT AT ELECTRICAL PANEL "B"
W/ NO MOTOR CONTRIBUTION = 10,396 A.I.C.
W/ MOTOR CONTRIBUTION = 11,646 A.I.C.
1- WIRE OR BUS SIZE = #4/0
2- LENGTH OF RUN(S) = 12 FEET
3- NUMBER OF RUN(S) = 1
⚠1

FAULT AT FPL METER
W/ NO MOTOR CONTRIBUTION = 12,135 A.I.C.
W/ MOTOR CONTRIBUTION = 13,385 A.I.C.
1- WIRE OR BUS SIZE = #250 KCMIL
2- LENGTH OF RUN(S) = 100 FEET
3- NUMBER OF RUN(S) = 1

FAULT AT "MAIN 1 OF 2"
W/ NO MOTOR CONTRIBUTION = 11,966 A.I.C.
W/ MOTOR CONTRIBUTION = 14,120 A.I.C.
1- WIRE OR BUS SIZE = #4/0
2- LENGTH OF RUN(S) = 4 FEET
3- NUMBER OF RUN(S) = 1
⚠1

FAULT AT ELECTRICAL PANEL "A"
W/ NO MOTOR CONTRIBUTION = 11,003 A.I.C.
W/ MOTOR CONTRIBUTION = 12,273 A.I.C.
1- WIRE OR BUS SIZE = #4/0
2- LENGTH OF RUN(S) = 15 FEET
3- NUMBER OF RUN(S) = 1
⚠1

NOTE: PROVIDE A PERMANENT PLAQUE (PHENOLIC ENGRAVED NAMEPLATE) AT MAIN INDICATING MAIN NO. AS PER NEC 230-70 (B)



Power Riser Diagram N.T.S.

FPL

June 08, 2023

Touze Engineering Consultants Inc.

1600 Cleveland Rd,

Miami Beach, FL 33141

Re: Available Fault Current for 1600 Cleveland Rd

Dear Touze Engineering Consultants Inc. :

Thank you for contacting FPL about the available fault current at 1600 Cleveland Rd. Based on the plans you have provided dated 06/08/2023, the maximum available fault current at the transformer secondary terminals is estimated to be 30684 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 10 amp type KS fuse. The primary service voltage is 7.6kV L-G. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install or operate your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,

Isabella Arcos

Isabella Arcos
Distribution Engineer
Central Dade Service Center, Florida Power & Light
Phone: [Cell] 786-719-0535 [Office] 305-377-6087
Email: Isabella.Arcos@fpl.com or IrmaDat@fpl.com
Office:122 SW 3rd ST, Miami, FL, 33130

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond

1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:

RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

TOUZÉ ENGINEERING CONSULTANTS, INC.
6731 SW 63 COURT
MIAMI, FLORIDA 33143
TEL: (305)666-0874 FAX: (305)669-5065
E-MAIL: marc@touzeinc.com
MARC TOUZE, P.E. #59525
CERTIFICATE OF AUTHORIZATION #27626

Owner of Documents Notice

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DIGITAL SIGNATURE:

Digitally signed by Marc O Touze
Date: 2023.08.04 22:30:17-04'00'

MARC TOUZÉ, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 59525

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARC TOUZÉ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT SET
06-09-23

REVISIONS:
⚠1 BUILDING DEPARTMENT COMMENTS 07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

GENERAL ELECTRICAL NOTES, POWER RISER DIAGRAM, AND FAULT CURRENT CALCULATIONS

SCALE: AS NOTED

SHEET NO.:

E-6.0

PANEL "A"

MANUFACTURER: SQUARE D QO LOAD CENTER
MOUNTING: RECESSED
LOCATION: ELECTRICAL ROOM WEST WALL

MAINS: MLO
BUS RATING: 225 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 22K

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	2 / 60	11.66	AHU-1 (10 KW HEATER)	3#6, 1#10 GND, 3/4"
3				
5	2 / 60	①	CU-1 (9.79 KW)	3#6, 1#10 GND, 3/4"
7				
9	1/20	0.88	DEH-1 (DEHUMIDIFIER)	3#12, 1/2"
AFCI 11	1/20	1.50	KITCHEN DISHWASHER	3#12, 1/2"
GFI 13	2 / 60	8.68	DOCK POWER PEDESTAL DPP	3#6, 1#10 GND, 3/4"
15				
17	1/20	0.00	SPARE	–
19	1/20	0.00	SPARE	–
21	1/20	0.00	SPARE	–
23	–	–	SPACE	–
25	–	–	SPACE	–
27	–	–	SPACE	–
29	–	–	SPACE	–
31	–	–	SPACE	–
33	–	–	SPACE	–
35	–	–	SPACE	–
37	–	–	SPACE	–
39	–	–	SPACE	–
41	–	–	SPACE	–

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
2	2 / 60	11.66	AHU-2 (10 KW HEATER)	3#6, 1#10 GND, 3/4"
4				
6	2 / 50	①	CU-2 (7.54 KW)	3#6, 1#10 GND, 3/4"
8				
10	1/20	0.88	DEH-2 (DEHUMIDIFIER)	3#12, 1/2"
12	1/30	2.40	ICWH (BBQ AREA)	3#10, 1/2"
14	2 / 60	4.51	ELECTRICAL PANEL "P"	3#6, 1#6 GND, 1" GFI
16				
18	2 / 20	3.31	BOAT LIFT (J BOX)	3#12, 1#12 GND, 1/2" GFI
20				
22	1/20	0.00	SPARE	–
24	1/20	0.00	SPARE	–
26	1/20	0.00	SPARE	–
28	–	–	SPACE	–
30	–	–	SPACE	–
32	–	–	SPACE	–
34	–	–	SPACE	–
36	–	–	SPACE	–
38	–	–	SPACE	–
40	–	–	SPACE	–
42	–	–	SPACE	–

TOTAL 22.72 | TOTAL 22.76

TOTAL CONNECTED LOAD = 22.72 + 22.76 = 45.48 KVA = 189.50 AMPS

① AHU FAN + HEATER LOAD EXCEEDS AHU FAN + COOLING LOAD. THIS NON-COINCIDENTAL LOAD NOT ADDED.

PANEL "B"

(SECTION 1)

MANUFACTURER: SQUARE D QO LOAD CENTER
MOUNTING: RECESSED
LOCATION: ELECTRICAL ROOM WEST WALL

MAINS: MLO
BUS RATING: 225 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 22K

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	2 / 40	8.19	30" INDUCTION COOKTOP	3#8, 1#10 GND, 3/4"
3				
5	2 / 30	5.00	CLOTHES DRYER	3#10, 1#10 GND, 1/2"
7				
9	1/20	1.20	36" REFRIGERATOR/FREEZER/ICE	3#12, 1/2"
AFCI 11	1/20	1.50	SMALL APPLIANCE RECEPTACLE	3#12, 1/2"
13	1/20	0.80	72" HIGH WINE COOLER CABINET	3#12, 1/2"
15	1/20	*	DEDICATED BATH GFI RECEPTACLE	3#12, 1/2"
17	1/20	0.72	2N FLOOR EXTERIOR RECEPTACLE	3#12, 1/2"
AFCI 19	1/20	1.50	LAUNDRY ROOM RECEPTACLE	3#12, 1/2"
21	1/20	0.10	IGWH 1 CONTROLS	3#12, 1/2"
23	1/20	0.10	GAS BBQ GRILL CONTROLS	3#12, 1/2"
AFCI 25	1/20	*	LIVING ROOM/FOYER RECEPTACLE	3#12, 1/2"
AFCI 27	1/20	*	HALLWAY RECEPTACLE	3#12, 1/2"
AFCI 29	1/20	*	BEDROOM 2 RECEPTACLE	3#12, 1/2"
AFCI 31	1/20	*	DEN RECEPTACLE	3#12, 1/2"
AFCI 33	1/20	*	MASTER WALK-IN CLOSET	3#12, 1/2"
35	1/20	1.08	GROUND EXTERIOR RECEPTACLE	3#12, 1/2"
37	1/20	*	DEDICATED BATH GFI RECEPTACLE	3#12, 1/2"
39	1/20	0.01	FRONT GATE ACCESS	3#12, 1/2"
41	1/20	0.00	SPARE	–

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
2	2 / 30	4.50	SINGLE OVEN	3#10, 1#10 GND, 1/2"
4				
6	1/20	1.40	36' CEILING MOUNTED HOOD	3#12, 1/2"
8	1/20	1.66	GARBAGE DISPOSAL (3/4 HP)	3#12, 1/2"
10	1/20	1.50	KITCHEN MICROWAVE OVEN	3#12, 1/2"
12	1/20	1.50	SMALL APPLIANCE RECEPTACLE	3#12, 1/2" AFCI
14	1/20	0.80	72" HIGH WINE COOLER CABINET	3#12, 1/2"
16	1/20	*	DEDICATED BATH GFI RECEPTACLE	3#12, 1/2"
18	1/20	1.50	CLOTHES WASHER	3#12, 1/2" AFCI
20	1/20	0.10	SMOKE DETECTORS	3#12, 1/2"
22	1/20	0.10	IGWH 2 CONTROLS	3#12, 1/2"
24	1/20	1.50	SMALL APPLIANCE RECEPTACLE	3#12, 1/2" AFCI
26	1/20	*	BEDROOM 1 RECEPTACLE	3#12, 1/2" AFCI
28	1/20	*	DEN RECEPTACLE	3#12, 1/2" AFCI
30	1/20	*	BEDROOM 3 RECEPTACLE	3#12, 1/2" AFCI
32	1/20	*	MASTER BEDDROOM RECEPTACLE	3#12, 1/2" AFCI
34	1/20	0.54	GROUND TERRACE/BBQ RECEPT.	3#12, 1/2" AFCI
36	1/20	0.36	ELEC. ROOM RACK RECEPTACLE	3#12, 1/2" AFCI
38	1/20	0.36	ELEC. ROOM RACK RECEPTACLE	3#12, 1/2" AFCI
40	2 / 30		SURGE SUPPRESSOR	3#10, 1#10 GND, 1/2"
42				

TOTAL 20.20 | TOTAL 15.82

TOTAL CONNECTED LOAD = 20.20 + 15.82 + 12.34 + 0.59 + 1.75 = 50.70 KVA = 211.25 AMPS

* 4,113 SF @ 3 VA/SF = 12,339 VA

PANEL "B"

(SECTION 2)

MANUFACTURER: SQUARE D QO LOAD CENTER
MOUNTING: RECESSED
LOCATION: ELECTRICAL ROOM WEST WALL

MAINS: MLO
BUS RATING: 150 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 22K

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	2 / 40	*	LUTRON PANEL "1"	3#8, 1#8 GND, 3/4"
3				
5	2 / 40	0.59	LUTRON PANEL "2"	3#8, 1#8 GND, 3/4"
7				
9	1/20	0.00	SPARE	–
11	1/20	0.00	SPARE	–
13	–	–	SPACE	–
15	–	–	SPACE	–
17	–	–	SPACE	–
19	–	–	SPACE	–
21	–	–	SPACE	–
23	–	–	SPACE	–
25	–	–	SPACE	–
27	–	–	SPACE	–
29	–	–	SPACE	–

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
2	2 / 40	1.25	LUTRON PANEL "3"	3#8, 1#8 GND, 3/4"
4				
6	1/20	0.50	KITCHEN HOOD	3#12, 1/2"
8	1/20	0.00	SPARE	–
10	1/20	0.00	SPARE	–
12	–	–	SPACE	–
14	–	–	SPACE	–
16	–	–	SPACE	–
18	–	–	SPACE	–
20	–	–	SPACE	–
22	–	–	SPACE	–
24	–	–	SPACE	–
26	–	–	SPACE	–
28	2 / 30		SURGE SUPPRESSOR	3#10, 1#10 GND, 1/2"
30				

TOTAL 0.59 | TOTAL 1.75

PANEL "P"

(NEMA 4X)

MANUFACTURER: PENTAIR
MOUNTING: UNISTRUT
LOCATION: POOL EQUIPMENT AREA

MAINS: MLO
BUS RATING: 125 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 10K

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	2 / 30	3.90	POOL PUMP PP (3 HP)	3#10, 1#10 GND, 1/2"
2				
3	1/20	0.36	EXTERIOR / SERVICE RECEPTACLE	3#12, 1/2"
4	1/20	0.25	POOL LIGHTING	3#12, 1/2"
5	1/20	0.00	SPARE	–
6	1/20	0.00	SPARE	–
7	–	–	SPACE	–
8	–	–	SPACE	–
9	2 / 30		SURGE SUPPRESSOR	3#10, 1#10 GND, 1/2"
10				

TOTAL 4.51

TOTAL CONNECTED LOAD = 4.51 KVA = 18.79 AMPS

NOTE: THIS PANEL IS SHOWN FOR REFERENCE PURPOSES ONLY AND IS NOT INCLUDED IN THIS PERMIT'S SCOPE OF WORK. PANEL SHALL BE PART OF SEPARATE POOL PERMIT.

LUTRON PANEL "1"

MANUFACTURER: LUTRON HOMEWORKS PNL 8
MOUNTING: RECESSED
LOCATION: LAUNDRY ROOM

MAINS: MLO
BUS RATING: 200 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 10K

BREAKER CKT. NO.	POLE/ TRIP	MODULE NUMBER	MODULE CKT. NO.	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	1 / 20	1	1	0.06	POWDER RM EXHAUST FAN	3#12, 1/2"
			2	0.06	BATHROOM 1 EXHAUST FAN	3#12, 1/2"
			3	0.06	BATHROOM 2 EXHAUST FAN	3#12, 1/2"
			4	0.06	BATHROOM 3 EXHAUST FAN	3#12, 1/2"
3	1 / 20	3	1	0.01	ELECTRICAL ROOM SURFACE LIGHT	3#12, 1/2"
			2	0.11	KITCHEN/DINING COVE LIGHT	3#12, 1/2"
			3	0.02	KITCHEN ISLAND LIGHTS	3#12, 1/2"
			4	0.18	KITCHEN DOWN LIGHTS	3#12, 1/2"
5	1 / 20	5	1	0.06	LIVING COVE LIGHT	3#12, 1/2"
			2	0.10	FOYER DOWN LIGHTS	3#12, 1/2"
			3	0.06	HALLWAY AT STAIR DOWN LIGHTS	3#12, 1/2"
			4	0.12	BEDROOM HALLWAY DOWN LIGHTS	3#12, 1/2"
7	1 / 20	7	1	0.01	A/C CLOSET SCONCE	3#12, 1/2"
			2	0.06	BATH 1 DOWN LIGHTS	3#12, 1/2"
			3	0.02	BATH 1 DOWN LIGHT	3#12, 1/2"
			4	0.01	BATH 1 SHOWER COVE LIGHT	3#12, 1/2"

BREAKER CKT. NO.	POLE/ TRIP	MODULE NUMBER	MODULE CKT. NO.	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
2	1 / 20	2	1	0.06	ELECTRICAL ROOM EXHAUST FAN	3#12, 1/2"
			2	0.06	MASTER BATH SHOWER EXH. FAN	3#12, 1/2"
			3	0.06	MASTER TOILET RM EXHAUST FAN	3#12, 1/2"
			4	0.00	SPARE	–
4	1 / 20	4	1	0.14	DINING DOWN LIGHTS	3#12, 1/2"
			2	0.01	DINING SURFACE LIGHT	3#12, 1/2"
			3	0.06	LIVING DOWN LIGHTS	3#12, 1/2"
			4	0.04	LIVING DOWN LIGHTS	3#12, 1/2"
6	1 / 20	6	1	0.01	POWDER RM HALL CLOSET J.BOX	3#12, 1/2"
			2	0.02	POWDER RM HALL DOWN LIGHTS	3#12, 1/2"
			3	0.03	POWDER RM DOWN LIGHTS	3#12, 1/2"
			4	0.01	POWDER RM SURFACE LIGHT	3#12, 1/2"
8	1 / 20	8	1	0.01	BEDROOM 1 CLOSET J.BOX	3#12, 1/2"
			2	0.02	BEDROOM 1 DOWN LIGHTS	3#12, 1/2"
			3	0.02	BEDROOM 1 DOWN LIGHTS	3#12, 1/2"
			4	0.06	BEDROOM 2 DOWN LIGHTS	3#12, 1/2"

TOTAL 1.00 | TOTAL 0.61

TOTAL CONNECTED LOAD = 1.00 + 0.61 = 1.61 KVA = 6.71 AMPS

DOCKSIDE POWER PEDESTAL "DPP"

(NEMA 3RX)

MANUFACTURER: MARINA ELEC EQUIP. HLSS30100
MOUNTING: SURFACE
LOCATION: EXISTING DOCK

AIC: 10K
BUS RATING: 250 AMP M.L.O.
VOLTAGE: 120/240V, 1PH, 3W

CKT. NO.	POLE/ TRIP	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	2 / 50	7.50	SHORE POWER RECEPTACLE (GFI)	INTEGRAL/FACTORY
3				
5	1/30	1.00	RECEPTACLE (GFI)	INTEGRAL/FACTORY
7	1/20	0.18	RECEPTACLE (GFI)	INTEGRAL/FACTORY
9	1/30	0.00	SPARE	–
11	1/30	0.00	SPARE	–

TOTAL 8.68

TOTAL CONNECTED LOAD = 8.68 KVA = 36.17 AMPS

FPL SERVICE LOAD CALCULATIONS

PANEL	KVA	AMPS
PANEL "A"	45.48	189.50
PANEL "B"	50.70	211.25
TOTAL	96.18	400.75

TOTAL DEMAND LOAD: HVAC + 10 KVA + 40% REMAINING BALANCE:
23.32 + 10.00 + 25.14 = 58.46 KVA = 243.58 AMPS

LUTRON PANEL "2"

MANUFACTURER: LUTRON HOMEWORKS PNL 8
MOUNTING: RECESSED
LOCATION: LAUNDRY ROOM

MAINS: MLO
BUS RATING: 200 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 10K

BREAKER CKT. NO.	POLE/ TRIP	MODULE NUMBER	MODULE CKT. NO.	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	1 / 20	1	1	0.04	BEDROOM 2 DOWN LIGHTS	3#12, 1/2"
			2	0.01	BEDROOM 2 CLOSET J.BOX	3#12, 1/2"
			3	0.06	BATH 2 DOWN LIGHTS	3#12, 1/2"
			4	0.01	BATH 2 SHOWER COVE LIGHT	3#12, 1/2"
3	1 / 20	3	1	0.01	SOUTH STEP LIGHTS	3#12, 1/2"
			2	0.01	TERRACE FLOOR LIGHTS	3#12, 1/2"
			3	0.12	TERRACE DOWN LIGHTS	3#12, 1/2"
			4	0.03	TERRACE DOWN LIGHTS	3#12, 1/2"
5	1 / 20	5	1	0.01	NORTHEAST STEP LIGHTS	3#12, 1/2"
			2	0.02	NORTH UNDER BENCH SCONCES	3#12, 1/2"
			3	0.01	NORTHWEST STEP LIGHTS	3#12, 1/2"
			4	0.02	STAIRWAY SURFACE LIGHTS	3#12, 1/2"
7	1 / 20	7	1	0.03	MASTER BEDRM DOWN LIGHTS	3#12, 1/2"
			2	0.02	MASTER BEDRM DOWN LIGHTS	3#12, 1/2"
			3	0.03	MASTER BEDRM DOWN LIGHTS	3#12, 1/2"
			4	0.06	MASTER BEDRM COVE LIGHTS	3#12, 1/2"

BREAKER CKT. NO.	POLE/ TRIP	MODULE NUMBER	MODULE CKT. NO.	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
2	1 / 20	2	1	0.03	MAIN ENTRY EXTERIOR SCONCES	3#12, 1/2"
			2	0.01	MAIN ENTRY FLOOR LIGHTS	3#12, 1/2"
			3	0.01	MAIN ENTRY STEP LIGHTS	3#12, 1/2"
			4	0.01	MAIN ENTRY STEP LIGHTS	3#12, 1/2"
4	1 / 20	4	1	0.20	TERRACE CEILING FANS	3#12, 1/2"
			2	0.02	SOUTH STEP LIGHTS TO POOL	3#12, 1/2"
			3	0.08	B.B.Q. AREA DOWN LIGHTS	3#12, 1/2"
			4	0.02	NORTH GROUND LIGHTS	3#12, 1/2"
6	1 / 20	6	1	0.02	STAIRWAY STEP LIGHTS	3#12, 1/2"
			2	0.02	MASTER BEDRM DOWN LIGHTS	3#12, 1/2"
			3	0.02	MASTER W.I.C. DOWN LIGHTS	3#12, 1/2"
			4	0.02	MASTER W.I.C. MILLWORK LIGHT	3#12, 1/2"
8	1 / 20	8	1	0.02	MASTER BATH VANITY DOWN LIGHTS	3#12, 1/2"
			2	0.02	MASTER BATH ENTRY DOWN LIGHTS	3#12, 1/2"
			3	0.02	MASTER BATH TUB DOWN LIGHTS	3#12, 1/2"
			4	0.02	MASTER BATH WALL DOWN LIGHTS	3#12, 1/2"

TOTAL 0.49 | TOTAL 0.54

TOTAL CONNECTED LOAD = 0.49 + 0.54 = 1.03 KVA = 4.29 AMPS

LUTRON PANEL "3"

MANUFACTURER: LUTRON HOMEWORKS PNL 8
MOUNTING: RECESSED
LOCATION: LAUNDRY ROOM

MAINS: MLO
BUS RATING: 200 AMP
VOLTAGE: 120/240V, 1PH, 3W

AIC: 10K

BREAKER CKT. NO.	POLE/ TRIP	MODULE NUMBER	MODULE CKT. NO.	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
1	1 / 20	1	1	0.02	MASTER BATH TOILET DN LIGHT	3#12, 1/2"
			2	0.02	MASTER SHOWER DOWN LIGHT	3#12, 1/2"
			3	0.01	MASTER SHOWER COVE LIGHT	3#12, 1/2"
			4	0.06	MASTER W.I.C. COVE LIGHT	3#12, 1/2"
3	1 / 20	3	1	0.06	BATH 3 DOWN LIGHTS	3#12, 1/2"
			2	0.02	HALLWAY COVE LIGHT	3#12, 1/2"
			3	0.01	HALLWAY TRACK AMBIENT MODULES	3#12, 1/2"
			4	0.02	HALLWAY TRACK FLOOD LIGHTS	3#12, 1/2"
5	1 / 20	5	1	0.06	DEN WEST DOWN LIGHTS	3#12, 1/2"
			2	0.08	DEN NORTH DOWN LIGHTS	3#12, 1/2"
			3	0.04	DEN DOWN LIGHTS	3#12, 1/2"
			4	0.04	DEN SOUTH DOWN LIGHTS	3#12, 1/2"
7	1 / 20	7	1	0.01	DEN TERRACE FLOOR LIGHTS	3#12, 1/2"
			2	0.01	DEN NORTH EXT. FLOOR LIGHTS	3#12, 1/2"
			3	0.01	BEDRM 3 TERRACE FLOOR LIGHTS	3#12, 1/2"
			4	0.01	SOUTH TERRACE FLOOR LIGHTS	3#12, 1/2"

BREAKER CKT. NO.	POLE/ TRIP	MODULE NUMBER	MODULE CKT. NO.	KVA	LOAD DESCRIPTION	WIRING AND CONDUIT
2	1 / 20	2	1	0.08	MASTER BATH W.I.C. DOWN LIGHTS	3#12, 1/2"
			2	0.01	MASTER BATH W.I.C. J.BOX	3#12, 1/2"
			3	0.01	MASTER BATH W.I.C. J.BOX	3#12, 1/2"
			4	0.01	BATH 3 SHOWER COVE LIGHT	3#12, 1/2"
4	1 / 20	4	1	0.02	BEDROOM 3 ENTRY DOWN LIGHT	3#12, 1/2"
			2	0.04	BEDROOM 3 DOWN LIGHTS	3#12, 1/2"
			3	0.04	BEDROOM 3 DOWN LIGHTS	3#12, 1/2"
			4	0.01	MASTER W.I.C. SURFACE LIGHT	3#12, 1/2"
6	1 / 20	6	1	0.07	DEN COVE LIGHTS	3#12, 1/2"
			2	0.01	DEN CLOSET J.BOX	3#12, 1/2"
			3	0.01	MASTER BEDROOM W.I.C. J.BOX	3#12, 1/2"
			4	0.01	BEDROOM 3 CLOSET J.BOX	3#12, 1/2"
8	1 / 20	8	1	0.01	SOUTH TERRACE EXTERIOR LIGHTS	3#12, 1/2"
			2	0.60	LANDSCAPE LTG TRANSFORMER	3#12, 1/2"
			3	0.60	LANDSCAPE LTG TRANSFORMER	3#12, 1/2"
			4	0.02	LAUNDRY SURFACE LIGHT	3#12, 1/2"

TOTAL 0.48 | TOTAL 1.55

TOTAL CONNECTED LOAD = 0.48 + 1.55 = 2.03 KVA = 8.46 AMPS

LUTRON HOMERUN KEY IDENTIFIER

LUTRON PANEL NUMBER — 1/2/3 — LUTRON MODULE CIRCUIT NUMBER
LUTRON MODULE NUMBER

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BUILDING DEPARTMENT
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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond

1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
RYAN ALDERMAN ARCHITECT
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MARC TOUZÉ, P.E. #59525
CERTIFICATE OF AUTHORIZATION #27626

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Date: 2023.08.04 22:30:18-04'00'

MARC TOUZÉ, P.E.
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PROFESSIONAL ENGINEER
LICENSE NO. 59525

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PERMIT SET
06-09-23

REVISIONS:
1 BUILDING DEPARTMENT COMMENTS 07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

ELECTRICAL PANEL SCHEDULES

SCALE: AS NOTED

SHEET NO.:

E-7.0

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EXISTING 10' PARKWAY Parking

Driveway

EXISTING 10' PARKWAY

EXISTING 5' CONCRETE SIDEWALK

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

Parking

Landscape

Entry

Landscape

RUN WITHIN WALL SPACE

Powder

Bath 1

Stairs

Bedroom 1

Closet 1

Closet

Foyer

Living

Outdoor Patio

RUN WITHIN CEILING SPACE

AC

RUN BELOW SLAB

2" VENT PIPE FROM WALL PARTITION ABOVE

3" SANITARY PIPE (7FU) FROM ABOVE

CONNECTED TO EXISTING MAIN SANITARY SEWER PIPE LATERAL

FIELD COORDINATE EXACT POINT OF CONNECTION

RUN UNDERGROUND

SANITARY MAIN

Hall

Utility

Kitchen

Dining

Swimming Pool

Bedroom 2

Closet 2

Bath 2

Landscape

Landscape

WATER SUPPLY AND DRAIN BOX

2" Electrical

2" VENT PIPE FROM WALL PARTITION ABOVE

3" SANITARY PIPE (12FU) FROM ABOVE

1" AIR GAP

Outdoor Walkway

Outdoor Walkway

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

N

1st Floor Sanitary Piping Plan 1/4"

SERVICE CONNECTION NOTE

BEFORE COMMENCING ANY WORK OR THE INSTALLATION OF ANY PIPING, THE CONTRACTOR SHALL VERIFY AT SITE THE EXACT LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES AND POINTS OF CONNECTION.

ELEVATION NOTE

ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AND AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION. (ASCE 24-14 CH. 7.0).

PLUMBING SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF PROVIDING NEW SANITARY, VENTING, NATURAL GAS, AND DOMESTIC WATER PIPING FOR THIS NEW SINGLE FAMILY HOME. PROVIDE NEW WATER HEATERS AS SHOWN. REFER TO THESE DRAWINGS FOR FURTHER INFORMATION.

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

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& Leslie Diamond

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REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

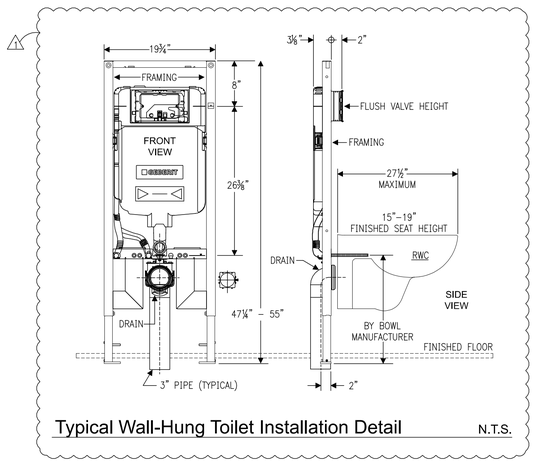
SHEET INDEX:

1ST FLOOR SANITARY PIPING PLAN

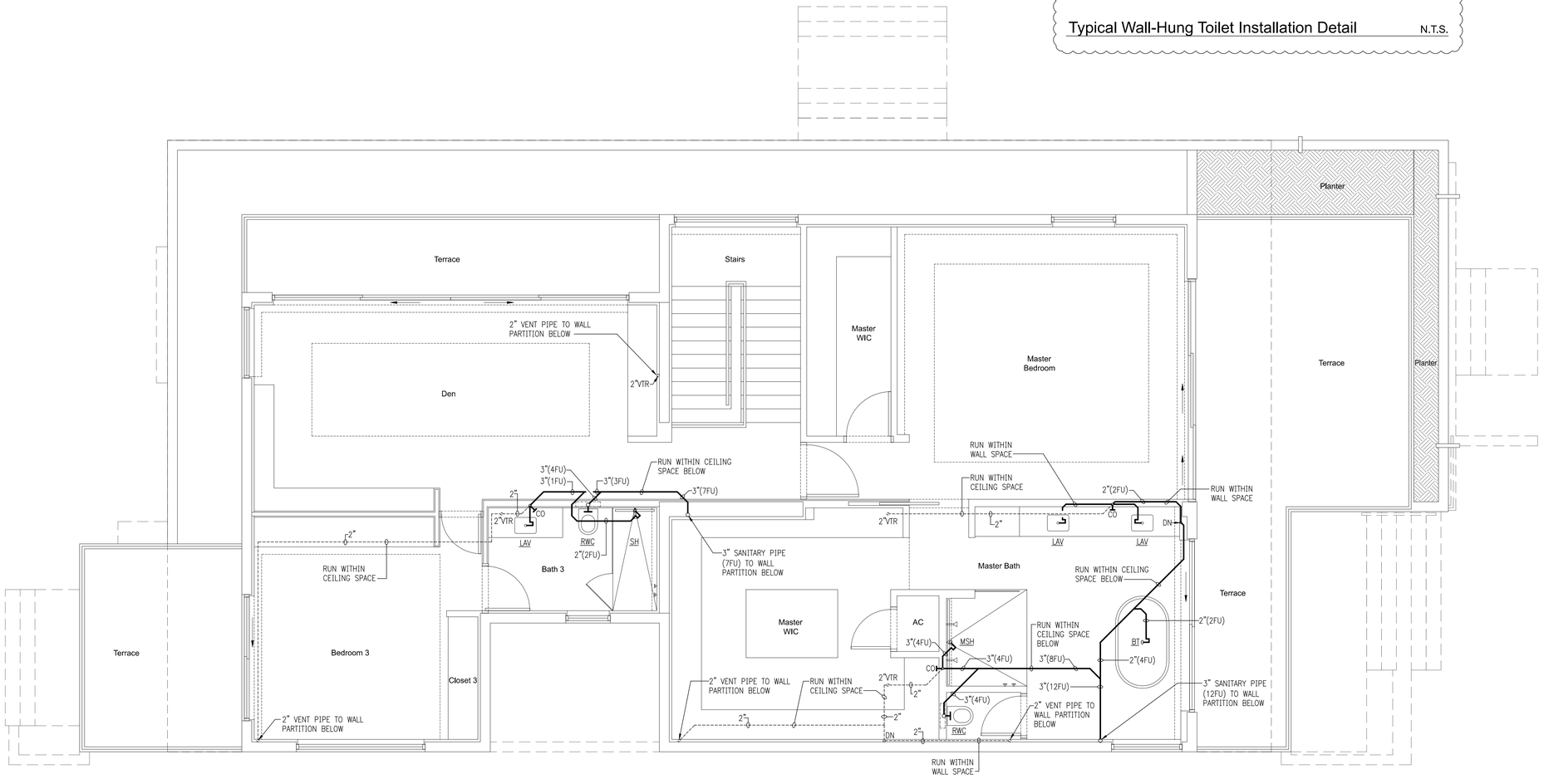
SCALE: AS NOTED

SHEET NO.:

P-1.0



Typical Wall-Hung Toilet Installation Detail N.T.S.



N 2nd Floor Sanitary Piping Plan 1/4"

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ADDITION & ALTERATION

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REVISIONS:

1	BUILDING DEPARTMENT COMMENTS	07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

2ND FLOOR SANITARY PIPING PLAN

SCALE: AS NOTED

SHEET NO.:

P-2.0

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SERVICE CONNECTION NOTE
BEFORE COMMENCING ANY WORK OR THE INSTALLATION OF ANY PIPING, THE CONTRACTOR SHALL VERIFY AT SITE THE EXACT LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES AND POINTS OF CONNECTION.

ELEVATION NOTE
ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AND AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION. (ASCE 24-14 CH. 7.0).

CONNECTED TO EXISTING MAIN WATER PIPE LATERAL
EXISTING 10' PARKWAY
Driveway
EXISTING 10' PARKWAY
FIELD COORDINATE EXACT POINT OF CONNECTION
1" IRRIGATION METER
1" DOMESTIC WATER METER
1-1/4"
1-1/4"
EXISTING 5' CONCRETE SIDEWALK
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MATCHLINE
RUN UNDERGROUND
Parking
Landscape
Entry
Landscape
Landscape
SHUTOFF VALVE (TYP.)
RUN WITHIN WALL SPACE
DOMESTIC WATER MAIN
RUN BELOW SLAB
1/2"
3/4"
HB
UP
UP
UP
1EWH
1/2"
BBQ GRILL
100 FT3
OSK
HB
DN
SHUTOFF VALVE (TYP.)
3/4"
RUN WITHIN WALL SPACE
1/2"
Powder
IRRIGATION UP TO WALL CAVITY ABOVE
Stairs
LAV
LAV
3/4"
1/2"
DN
DN
3/4"
RWC
DN
1/2"
1-1/4"
Bedroom 1
RUN WITHIN WALL SPACE
Closet 1
Bath 1
SH
Closet
RUN WITHIN CEILING SPACE
RUN WITHIN CEILING SPACE
Foyer
Living
PE PIPE RUN BELOW SLAB INSTALLED WITH A MINIMUM DEPTH OF 12 INCHES PER FBC FUEL GAS CODE SEC. 404.12 AND SEC. 404.17.1 EXCEPTION 3
1
Outdoor Patio
1-1/4"
AC
1/2"
IRRIGATION MAIN
DOMESTIC WATER MAIN
RUN UNDERGROUND
3/4"
Hall
RUN WITHIN CEILING SPACE
HW AND CW UP TO WALL CAVITY ABOVE
1"
3/4"
UP
UP
1"
3/4"
HW, CW, AND IRRIGATION UP TO WALL CAVITY ABOVE
UP
UP
UP
1/2"
3/4"
PROPERTY LINE
Bedroom 2
Landscape
RUN WITHIN WALL SPACE
IRRIGATION UP TO WALL CAVITY ABOVE
CITY PRESSURE NATURAL GAS METER
RUN WITHIN CEILING SPACE
1st STAGE REGULATOR
1-1/4" DOMESTIC WATER MAIN SUPPLY FULL OPEN SHUTOFF VALVE AND 3/4" HOSE BIBB WITH SHUTOFF VALVE AND VACCUM BREAKER
RUN WITHIN CEILING SPACE
Closet 2
Bath 2
LAV
RWC
1/2"
SH
HOT WATER CIRCULATING LOOP
CU-1
CU-2
3/4"
TO EXFILTRATION DEVICE. REFER TO SHEET AC-1.0 FOR CONTINUATION
VENT/OVERFLOW
Landscape
CONDENSATE DRAIN MAIN
RUN WITHIN CEILING SPACE
Utility
REF
1/2"
WM
3/4"
WATER SUPPLY AND DRAIN BOX
RUN WITHIN WALL SPACE
Electrical
HOT WATER CIRCULATING LOOP
Kitchen
KSK
DW
HW AND CW UP TO WALL CAVITY ABOVE
RUN WITHIN CEILING SPACE
Dining
RUN WITHIN CEILING SPACE
3/4"
HW AND CW UP TO ABOVE
3/4"
UP
UP
RUN WITHIN WALL SPACE
RUN WITHIN WALL SPACE
3/4"
Outdoor Walkway
HB
UP UP
1"
1-1/4"
1"
3/4"
1/2"
3/4"
3/4"
HB
IGWH-1
199 FT3
RUN WITHIN WALL SPACE
Outdoor Walkway
GAS MAIN
RUN UNDERGROUND
PROPERTY LINE
2nd STAGE REGULATOR #1
2nd STAGE REGULATOR #2
IGWH-2
199 FT3
Outdoor Walkway
IRRIGATION UP TO WALL CAVITY ABOVE
IRRIGATION MAIN
2nd STAGE REGULATOR #3
PROPERTY LINE
PROPERTY LINE
FIELD COORDINATE EXACT POINT OF CONNECTION
RUN UNDERGROUND
CONNECTED TO EXISTING MAIN GAS PIPE LATERAL
1" STUBOUT FOR IRRIGATION SUPPLY BY OTHERS. PROVIDE ADDITIONAL BACKFLOW PREVENTER
1-1/4" IRRIGATION REDUCED PRESSURE ZONE BACKFLOW PREVENTER AND SHUTOFF VALVE ASSEMBLY
PE PIPE RUN BELOW WALKWAY SLAB INSTALLED WITH A MINIMUM DEPTH OF 12 INCHES PER FBC FUEL GAS CODE SEC. 404.12 AND SEC. 404.17.1 EXCEPTION 3
1
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE

N Partial 1st Floor Domestic Water and Gas Piping Plan (North) 1/4"

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond

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Miami Beach, FL 33141

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PERMIT SET
06-09-23

REVISIONS:

1	BUILDING DEPARTMENT COMMENTS	07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

PARTIAL 1ST FLOOR DOMESTIC WATER AND GAS PIPING PLAN (NORTH)

SCALE: AS NOTED

SHEET NO.:

P-3.0

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ELEVATION NOTE
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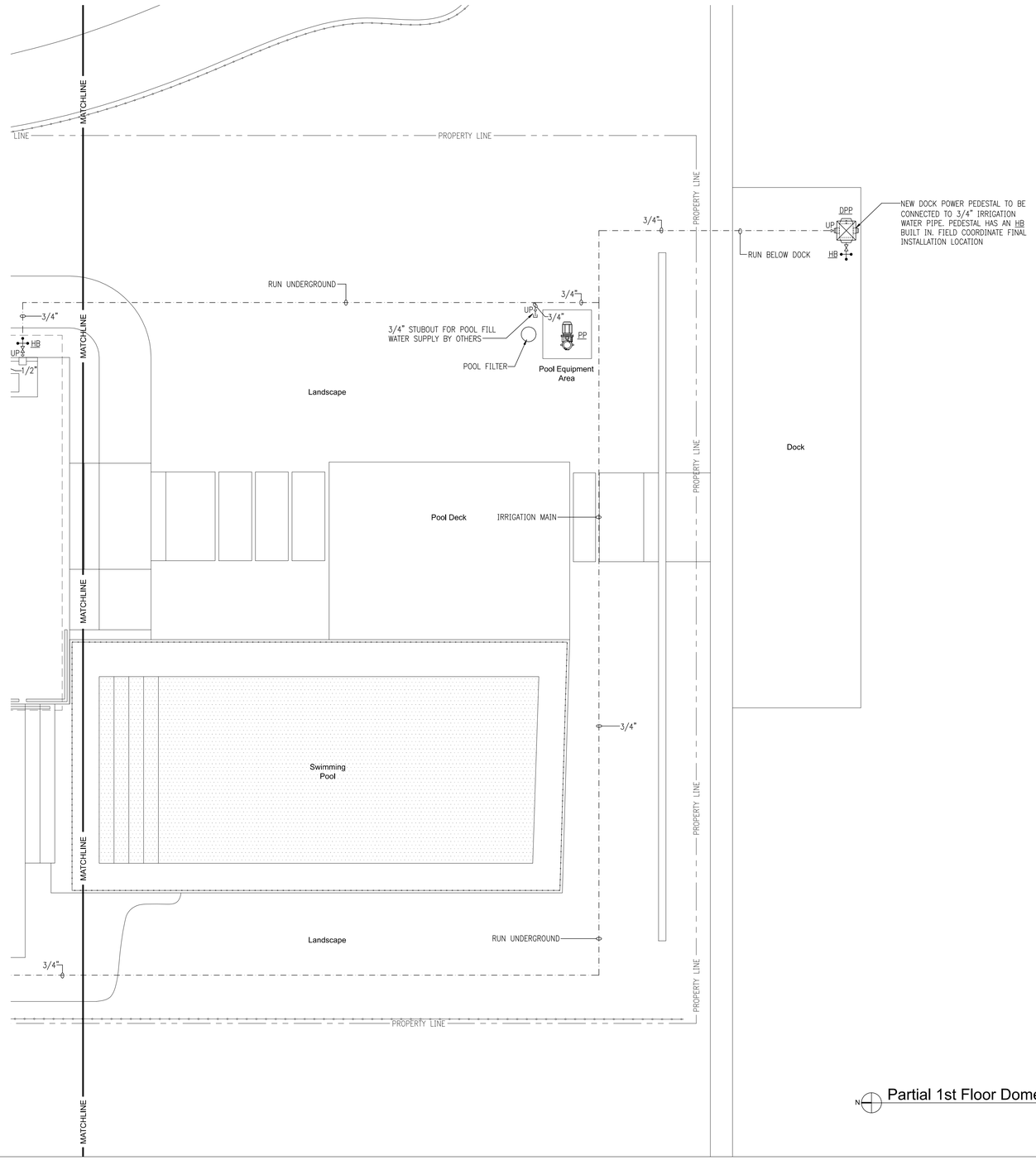

Partial 1st Floor Domestic Water Plan (South) 1/4"

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ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
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& Leslie Diamond

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06-09-23

REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

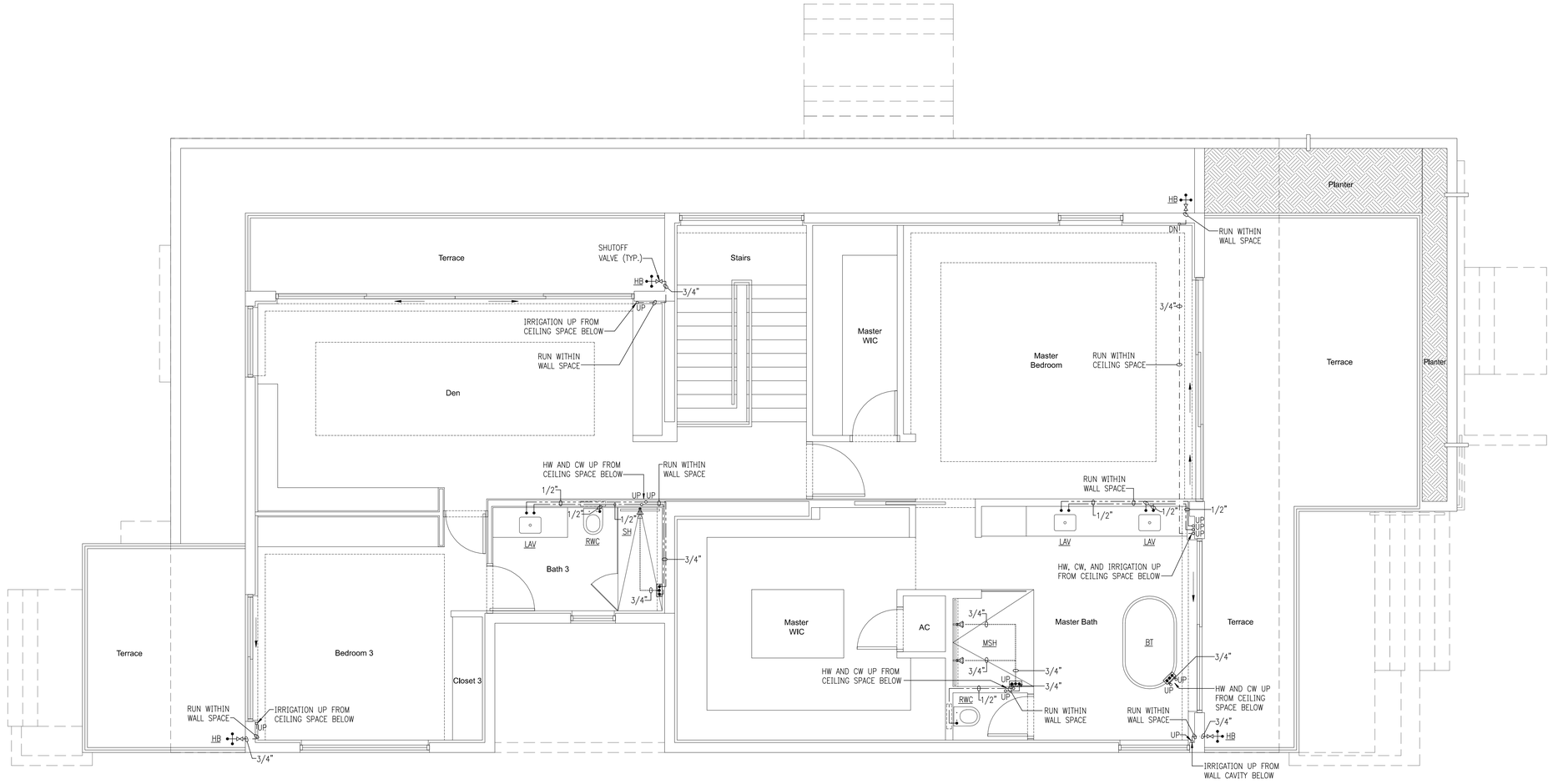
SHEET INDEX:

PARTIAL 1ST FLOOR DOMESTIC WATER PIPING PLAN (SOUTH)

SCALE: AS NOTED

SHEET NO.:

P-4.0



N 2nd Floor Domestic Water Piping Plan 1/4"

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DIGITAL SIGNATURE:

Digitally signed by Marc O Touze
Date: 2023.08.04 12:29:04-04'00'

MARC TOUZÉ, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 59525

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PERMIT SET
06-09-23

REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

2ND FLOOR DOMESTIC WATER PIPING PLAN

SCALE: AS NOTED

SHEET NO.:

P-5.0

GENERAL NATURAL GAS NOTES

1. GAS PIPING SHALL BE POLYETHYLENE PLASTIC PIPE FOR BELOW GROUND AND BELOW EXTERIOR PATIO SLABS. PIPING SHALL BE SCHEDULE 40 METALLIC PIPE FOR ABOVE GROUND AND IN CRAWL SPACES. 1
2. ALL GAS PIPING, FITTINGS AND INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND ALL GOVERNING BODIES.
3. SCHEDULE 40 METALLIC PIPE SIZED AT LESS THAN 2 PSI AND PRESSURE DROP OF 0.5" WATER COLUMN PER FBC RESIDENTIAL CODE TABLE G2413.4(1) / 402.4(2).
4. SCHEDULE 40 METALLIC PIPE SIZED AT 2 PSI AND PRESSURE DROP OF 1.0 PSI PER FBC RESIDENTIAL CODE TABLE G2413.4(2) / 402.4(5).
5. POLYETHYLENE PLASTIC PIPE SIZED AT LESS THAN 2 PSI AND PRESURE DROP OF 0.5" WATER COLUMN PER FBC RESIDENTIAL CODE TABLE G2413.4(7) / 402.4(21).
6. POLYETHYLENE PLASTIC PIPE SIZED AT 2 PSI AND PRESURE DROP OF 1.0 PSI PER FBC RESIDENTIAL CODE TABLE G2413.4(8) / 402.4(22).
7. ALL GAS APPLIANCES SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION IN WHICH THEY ARE USED OR APPROVED IN ACCORDANCE WITH SECTION 104.11 OF THE FLORIDA BUILDING CODE.
8. ALL GAS DEVICES AND NEW PIPING SHALL BE PROTECTED AGAINST CORROSIVE ACTION VIA APPROVED METHOD(S) MANDATED BY FLORIDA BUILDING CODE 2020 FUEL GAS, 7TH EDITION, SEC. 404.1.
9. PIPING TO PENETRATE WALLS ABOVE GRADE AND FOUNDATION OR BASEMENT WALL OF A BUILDING, SHALL BE ENCASED IN A PROTECTIVE SLEEVE AND PER FBC THE INTERSTITIAL SPACE SHALL BE SEALED TO PREVENT ENTRY OF GAS AND WATER AS PER G2415.6(404.6)

SEDIMENT TRAP NOTE

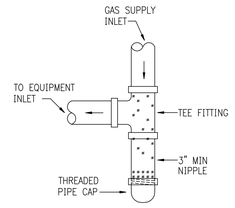
408.4 SEDIMENT TRAP. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE APPLIANCE, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE APPLIANCE SHUTOFF VALVE AS CLOSE TO THE INLET OF THE APPLIANCE AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING HAVING A CAPPED NIPPLE OF ANY LENGTH INSTALLED VERTICALLY IN THE BOTTOM MOST OPENING OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLS NEED NOT BE SO EQUIPPED.

NOTE: GAS SUPPLY AND PIPING DESIGN SHALL BE IN COMPLIANCE WITH 2020 FLORIDA BUILDING CODE, FUEL GAS, 7th EDITION AND 2017 NFPA 58 EDITION.

NOTE: GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATIONS WALLS AT ANY POINT BELOW GRADE. GAS PIPING SHALL ENTER AND EXIT A BUILDING AT A POINT ABOVE GRADE AND THE ANNULAR SPACE BETWEEN THE PIPE AND THE WALL SHALL BE SEALED AS PER FBCR 24 SEC G2415.4 (404.4).

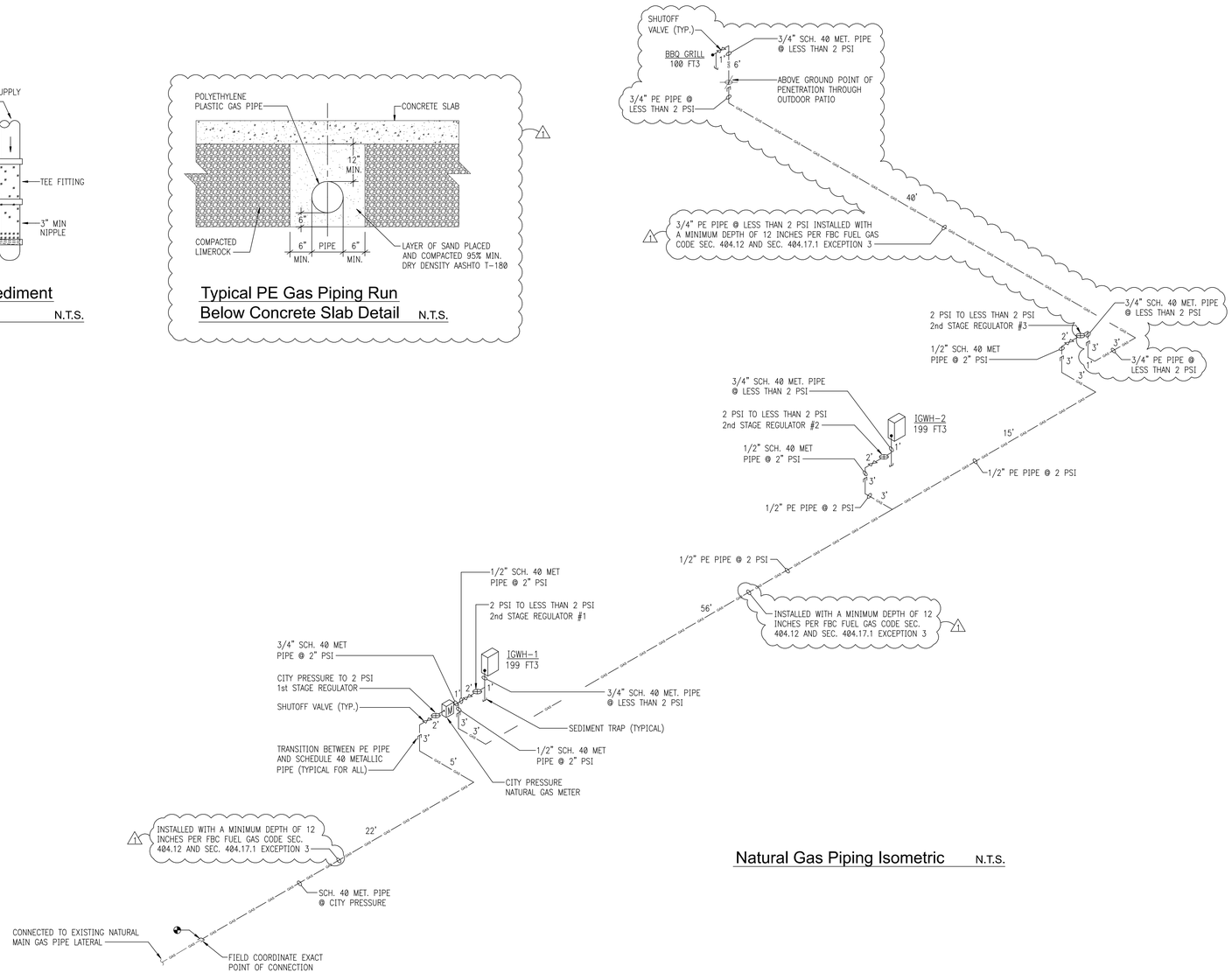
NATURAL GAS PIPING DESIGN CRITERIA

GAS FIXTURE	CONSUMPTION
IGWH-1 (INSTANT GAS WATER HEATER 1)	199 FT3
IGWH-2 (INSTANT GAS WATER HEATER 2)	199 FT3
BBQ GRILL	100 FT3
TOTAL LOAD:	498 FT3
PIPE DEVELOPMENT	**DISTANCE**
MAXIMUM 2 PSI PIPE DEVELOPED LENGTH FOR 1st STAGE REGULATOR =	86 FT
MAXIMUM LESS THAN 2 PSI PIPE DEVELOPED LENGTH FOR 2nd STAGE REGULATOR #1 =	3 FT
MAXIMUM LESS THAN 2 PSI PIPE DEVELOPED LENGTH FOR 2nd STAGE REGULATOR #2 =	3 FT
MAXIMUM LESS THAN 2 PSI PIPE DEVELOPED LENGTH FOR 2nd STAGE REGULATOR #3 =	1 56 FT



Typical Gas Sediment Trap Detail N.T.S.

Typical PE Gas Piping Run Below Concrete Slab Detail N.T.S.



Natural Gas Piping Isometric N.T.S.

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BR2308198
10/04/2023 10:19:06 AM

CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

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PERMIT SET
06-09-23

REVISIONS:
1 BUILDING DEPARTMENT COMMENTS 07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

GENERAL NATURAL GAS NOTES, DETAILS, LEGEND, AND NATURAL GAS PIPING ISOMETRIC

SCALE: AS NOTED

SHEET NO.:

P-6.0

GENERAL PLUMBING NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2020 FLORIDA PLUMBING AND BUILDING CODES.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCE, PERMITS, FEES, TAXES, INSPECTIONS, TEST, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF COMPLETE PLUMBING SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
3. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW THE APPROXIMATE LOCATION AND ARRANGEMENTS ONLY. PROVIDE ALL OFFSET, FITTING OR ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
4. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT INTERFERENCES WILL BE AVOIDED. INSTALLED PLUMBING WORK WHICH INTERFERES WITH THE WORK OF OTHER TRADES SHALL BE CHANGED AT THE PLUMBING CONTRACTOR'S EXPENSE.
5. BUILDING DRAINING SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR PIPING 3" AND LARGER AND AT 1/4" PER FT. FOR SMALLER PIPES.
6. PROVIDE CLEANOUTS EVERY 75 FT ON ALL HORIZONTAL SANITARY PIPING AND AT BASE OF EVERY WASTE STACK.
7. BEFORE COMMENCING ANY WORK OR THE INSTALLATION OF ANY PIPING, CONTRACTOR SHALL VERIFY AT SITE THE EXACT LOCATION, ELEVATION, AND SIZES OF ALL LINES AND POINTS OF CONNECTION.
8. ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH SHOCK ARRESTORS. AS INDICATED ON PLANS. PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
9. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND WASTE PIPING, AT EVERY CHANGE OF DIRECTION AND AT BOTTOM OF STACKS. CLEAN OUT LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE IN ACCORDANCE WITH THE FBC.
10. ALL PLUMBING PIPING OCCURRING WITHIN CONCRETE WALLS SHALL BE RUN IN CAST IN PLACE SCHEDULE 40 PVC SLEEVES.
11. MATERIALS SHALL BE NEW AND AS FOLLOWS:
    A. DRAINAGE WASTE AND VENT PIPING: PVC SCHEDULE 40 DRAINAGE WASTE AND VENT PIPING (DWV) CONFORMING TO ASTM. D-2665, OR NO HUB CAST IRON CISPI STANDARD 301 BELOW GROUND AND CAST IRON HUB, PLAIN END ASTM A-74 WITH NEOPRENE GASKETS ABOVE GROUND.
    B. WATER PIPING: COPPER TYPE "L" ASTM B-88 ABOVE GROUND AND COPPER TYPE "K" ASTM B-88 UNDERGROUND. SCHEDULE 80 PIPING SHALL BE ACCEPTABLE FOR DIRECT BURIAL INSTALLATIONS. PROVIDE 3/4" PREFORMED FIBERGLASS INSULATION TO ALL HOT WATER PIPING.
    C. PLUMBING FIXTURES: AMERICAN STANDARD, CRANE, KOHLER, BRIGGS OR EQUAL.
    D. WALL CLEANOUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
    E. VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
12. PERFORM THE FOLLOWING TEST:
    A. WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR
    B. DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF THE SYSTEM SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
    C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
    D. COMPLETE SYSTEM, FIXTURE AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION
    E. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME FOR EACH 1,000 GALLON OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
13. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK THAT BECOMES DEFECTIVE DURING GUARANTEE PERIOD.

CODE OF MIAMI DADE COUNTY, SEC. 8-31. PLUMBING TABLE MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES

PLUMBING FIXTURE OR FIXTURE FITTING	MIAMI-DADE CRITERIA FOR MAXIMUM FLOW RATE IN PLUMBING FIXTURES	MIAMI-DADE EXPECTED USE FOR PLUMBING FIXTURES *(GAL/DAY/CAPITA)*
LAVATORY FAUCET	*1.5 GPM (AT 60 PSI)*	*10.64*
SHOWER/BATHTUB HEAD	*1.5 GPM (AT 80 PSI)*	*7.27*
KITCHEN SINK FAUCET	*1.5 GPM (AT 60 PSI)*	*4.2*
OUTDOOR SINK FAUCET	*1.5 GPM (AT 60 PSI)*	*4.2*
WATER CLOSET	*1.28 GALLONS PER FLUSHING CYCLE*	*6.53*
DISHWASHER	*6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED)*	*0.69*
WASHING MACHINE	*WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED)*	*8.44*

FOR SI: 1 GALLON = 3.785 L
1 GALLON PER MINUTE = 3.785 L/M
1 POUND PER SQUARE INCH = 6.895 KPA

(A) A HAND-HELD SHOWER SPRAY IS A SHOWER HEAD.
(B) CONSUMTION TOLERANCES SHALL BE DETERMINED FROM REFERENCED STANDARDS.
(C) WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT.

GAS TANKLESS WATER HEATER SHEDULE

UNIT DESIGNATION	IGWH-1	IGWH-2
MANUFACTURER	RINNAI	RINNAI
MODEL NO.	RUR199eN SUPER HIGH EFFICIENCY	RUR199eN SUPER HIGH EFFICIENCY
LOCATION	EXTERIOR	EXTERIOR
SERVING AREA	WEST OF HOUSE	WEST OF HOUSE
SERVICE TEMPERATURE (°F)	120 °F	120 °F
WATER FLOW RATE (GPM)	9.8	9.8
GAS TYPE	NATURAL GAS	NATURAL GAS
GAS CONSUMPTION	199 FT3	199 FT3
GAS OPERATING PRESSURE (W.C.)	3.5"-10.5"	3.5"-10.5"
GAS INLET PIPE SIZE (DIA.)	3/4"	3/4"
WATER INLET PIPE SIZE (DIA.)	3/4"	3/4"
DISCHARGE PIPE SIZE (DIA.)	3/4"	3/4"
RECIRCULATION RETURN SIZE (DIA.)	3/4"	3/4"
ELECTRICAL SERVICE AVAILABLE	120V/1PH/60HZ	120V/1PH/60HZ
ENERGY FACTOR (EF)	0.93	0.93
INTERNAL HW CIRCULATING PUMP	YES	YES
DIMENSIONS (WxDxH)	18.5" x 11.4" x 26.4"	18.5" x 11.4" x 26.4"
WEIGHT (LBS)	73	73

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	DRAIN	F.U.	CW	HW	REMARKS
WM	AUTOMATIC CLOTHES WASHER	2"	2	1/2"	1/2"	WATER SUPPLY AND DRAIN BOX
OSK	OUTDOOR SINK	2"	2	1/2"	1/2"	COUNTER TOP MOUNTED
KSK	KITCHEN SINK	2"	2	1/2"	1/2"	COUNTER TOP MOUNTED
DW	DISHWASHER	3/4"	2	-	1/2"	KITCHEN CABINET MOUNTED, INDIRECT CONN. TO KSK
REF	REFRIGERATOR/FREEZER	-	-	1/2"	-	DRINKING/ICE CENTER
LAV	VANITY LAVATORY	1-1/4"	1	1/2"	1/2"	COUNTER TOP MOUNTED
RWC	REAR DISCHARGE WATER CLOSET	3"	4	1/2"	-	WALL CARRIER MOUNTED
BT	BATHTUB	2"	2	3/4"	3/4"	ANTI-SCALD MIXING VALVE
SH	SHOWER	2"	2	3/4"	3/4"	ANTI-SCALD MIXING VALVE
MSH	MASTER SHOWER	3"	4	3/4"	3/4"	ANTI-SCALD MIXING VALVE, DUAL SHOWER HEAD
HB	HOSE BIBB	-	-	3/4"	-	WALL MOUNTED, WITH SHUTOFF VALVE AND VACUUM BREAKER

SERVICE CONNECTION NOTE

BEFORE COMMENCING ANY WORK OR THE INSTALLATION OF ANY PIPING, THE CONTRACTOR SHALL VERIFY AT SITE THE EXACT LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES AND POINTS OF CONNECTION.

MISCELLANEOUS NOTES

1. FIXTURES SHALL BE PROTECTED AGAIN WATER HAMMER WITH WATER HAMMER ARRESTOR AND TO COMPLY WITH THE FLORIDA RESIDENTIAL PLUMBING CODE SECTION P2903.5.
2. PLUMBING FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBC 2017 PLUMBING SECTIONS 406 THROUGH 421.

ELEVATION NOTE

ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AND AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION. (ASCE 24-14 CH. 7.0).

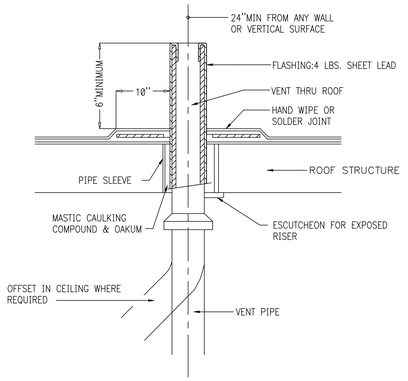
NOTE: NO PLUMBING PIPING, MECHANICAL DUCT OR ELECTRICAL CONDUIT IS PERMITTED WITHIN EXISTING STAIR ENCLOSURE UNLESS THEY SERVE THAT STAIR.

PLUMBING SYMBOL LEGEND

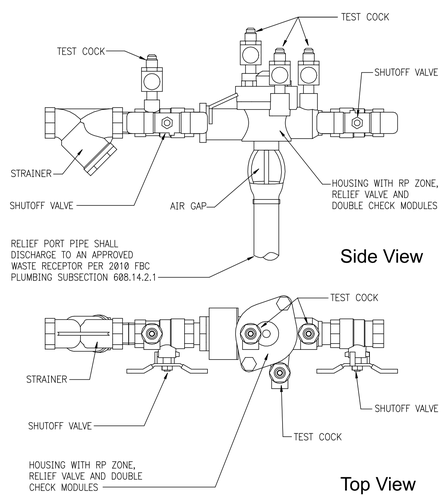
SYMBOL	DESCRIPTION
	SANITARY WASTE LINE
	EXISTING SANITARY WASTE LINE
	SANITARY VENT LINE
	PRESSURE AND TEMPERATURE RELIEF LINE
CD	CONDENSATE DRAIN LINE
GAS GAS GAS	GAS/FUEL SUPPLY LINE
GAS GAS GAS	EXISTING GAS/FUEL SUPPLY LINE
	IRRIGATION LINE
	COLD WATER LINE
	EXISTING COLD WATER LINE
	HOT WATER LINE
	HOT WATER RECIRCULATING LOOP
	INDIRECT LINE
SD SD SD	STORM DRAINAGE LINE
	SHUTOFF VALVE
C	ELEVATION CHANGE IN LINE
	PLUMBING STACK
	P-TRAP
	AIR CHAMBER
E	PIPE STUBOUT
COOG	CLEAN OUT OVER GRADE
CO	CLEAN OUT
	POINT OF CONNECTION
V	VENT
VTR	VENT THRU ROOF
CW	COLD WATER
HW	HOT WATER
FU	FIXTURE UNIT
IWL	INDIRECT WASTE LINE
SAN	SANITARY WASTE
WHD	WATER HEATER DRAIN
AAV	AIR ADMITTANCE VALVE
(E)	EXISTING TO REMAIN

ELECTRIC TANKLESS WATER HEATER SCHEDULE

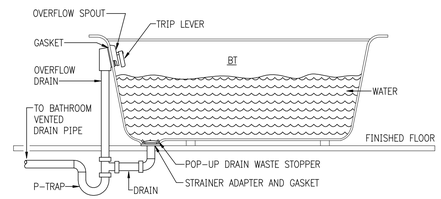
UNIT DESIGNATION	IEWH
MANUFACTURER	STIEBEL ELTRON
MODEL NO.	MINI 2.5-1
LOCATION	OUTDOOR KITCHEN
SERVING AREA	OUTDOOR KITCHEN
SERVICE TEMPERATURE (°F)	120 °F
WATER CONNECTIONS (DIA.)	3/8"
NUMBERS OF HEATING ELEMENT	1
TOTAL WATTS	2.40 KW
ELECTRICAL SERVICE AVAILABLE	120V/1PH/60HZ
ENERGY FACTOR (EF)	0.99
DIMENSIONS (WxDxH)	7.50" x 3.25" x 6.50"
WEIGHT (LBS)	3.44



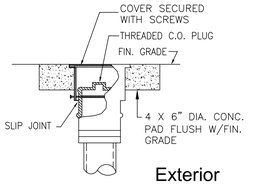
Typical Vent Thru Roof Detail N.T.S.



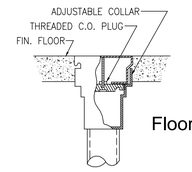
Typical Reduced Pressure Zone Backflow Preventer Detail N.T.S.



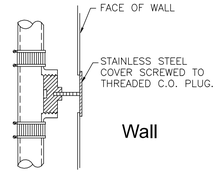
Typical Bathtub Drain Installation Detail N.T.S.



Exterior

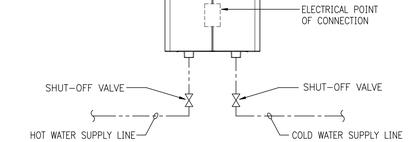


Floor

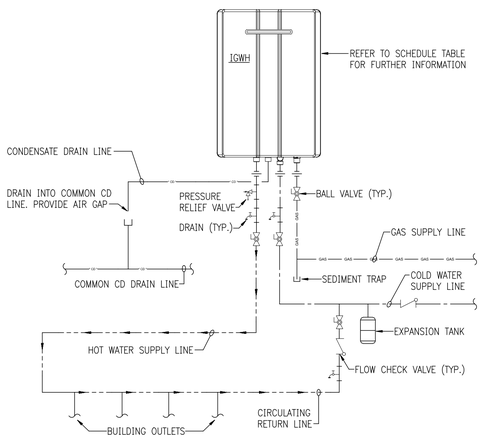


Wall

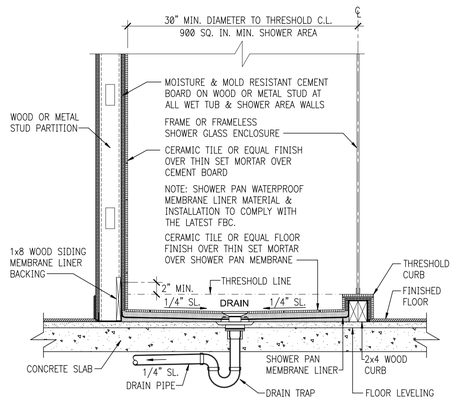
Typical Cleanout Details N.T.S.



Typical Tankless Electric Water Heater Detail N.T.S.



Typical RUR199eN Tankless Gas Water Heater Detail N.T.S.



Typical Shower Liner Installation Detail and Notes N.T.S.

421.5.2 SHOWER LINING (PER FBC PLUMBING 2020).

FLOORS UNDER SHOWER COMPARTMENTS, EXCEPT WHERE PREFABRICATED RECEPTORS HAVE BEEN PROVIDED, SHALL BE LINED AND MADE WATER TIGHT UTILIZING MATERIAL COMPLYING WITH SECTIONS 421.5.2.1 THROUGH 421.5.2.6. SUCH LINERS SHALL TURN UP ON ALL SIDES NOT LESS THAN 2 INCHES (51 MM) ABOVE THE FINISHED THRESHOLD LEVEL. LINERS SHALL BE RECESSED AND FASTENED TO AN APPROVED BACKING SO AS NOT TO OCCUPY THE SPACE REQUIRED FOR WALL COVERING, AND SHALL NOT BE NAILED OR PERFORATED AT ANY POINT LESS THAN 1 INCH (25 MM) ABOVE THE FINISHED THRESHOLD. LINERS SHALL BE PITCHED ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) AND SHALL BE SLOPED TOWARD THE FITTURE DRAINS AND BE SECURELY FASTENED TO THE WASTE OUTLET AT THE SEEPAGE ENTRANCE, MAKING A WATER-TIGHT JOINT BETWEEN THE LINER AND THE OUTLET. THE COMPLETED LINER SHALL BE TESTED IN ACCORDANCE WITH SECTION 312.9.

EXCEPTIONS:

1. FLOOR SURFACES UNDER SHOWER HEADS PROVIDED FOR RINSING LAID DIRECTLY ON THE GROUND ARE NOT REQUIRED TO COMPLY WITH THIS SECTION.
2. WHERE A SHEET-APPLIED, LOAD-BEARING, BONDED, WATERPROOF MEMBRANE IS INSTALLED AS THE SHOWER LINING, THE MEMBRANE SHALL NOT BE REQUIRED TO BE RECESSED.

NOTE: AS PER THE 2020 EDITION OF FBCR SECTION P2708.1.1 "ACCESS" THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF NOT LESS THAN 22 INCHES. SHOWERS SHALL MEET ALL REQUIREMENTS INDICATED IN SECTION P2708.

NOTE: NON STANDARD SHOWER PAN SHALL BE CONSTRUCTED USING "SCHLUTER" PRODUCTS TO ASSURE ALL PENETRATIONS DO NOT COMPROMISE THE INTEGRITY OF THE SHOWER PAN. CONTRACTOR SHALL PROVIDE PRODUCT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.

NOTE: SHOWER PAN SHALL PASS A WATER LEAKAGE TEST UPON THE COMPLETION OF ALL PENETRATIONS.

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BUILDING DEPARTMENT
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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond

1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:
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CERTIFICATE OF AUTHORIZATION #27626

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06-09-23

REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

GENERAL PLUMBING NOTES, SCHEDULES, LEGENDS, AND DETAILS

SCALE: AS NOTED

SHEET NO.:

P-7.0

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EXISTING 10' PARKWAY

Driveway

EXISTING 10' PARKWAY

EXISTING 5' CONCRETE SIDEWALK

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

Parking

Landscape

Entry

Landscape

SLOPE

SLOPE

SLOPE

Stairs

4"D STORM DRAINAGE PIPE
(126 GPM) FROM ABOVE

DN

PRIMARY STORM
DRAIN (TYP.)

5"D @ 1/8"
SLOPE. 126 GPM

SLOPE

RUN BELOW
SLAB

Open

ZURN ZS199-HC DRAIN DOWNSPOUT
TERMINATED +8" A.F.G. DISCHARGING
ABOVE GROUND TOWARDS WATER
RETENTION SWALE AREA

Bedroom 1

Closet 1

Bath 1

Powder

Closet

AC

Foyer

Living

SLOPE

Outdoor
Patio

SLOPE

Hall

ZURN ZS199-HC DRAIN DOWNSPOUT
TERMINATED +8" A.F.G. DISCHARGING
ABOVE GROUND TOWARDS WATER
RETENTION SWALE AREA

RUN BELOW
SLAB

DN

3"D @ 1/8"
SLOPE. 48 GPM

3"D STORM DRAINAGE PIPE
(48 GPM) FROM ABOVE

Closet 2

Bath 2

CU-1

CU-2

Landscape

Utility

Kitchen

Dining

Swimming
Pool

SLOPE

Landscape

SLOPE

Bedroom 2

Electrical

Outdoor
Walkway

Outdoor
Walkway

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

ELEVATION NOTE

ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AND AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION. (ASCE 24-14 CH. 7.0).

STORM DRAIN SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF PROVIDING NEW STORM DRAINAGE PIPING FOR THIS NEW SINGLE FAMILY HOME. REFER TO THESE DRAWINGS FOR FURTHER INFORMATION.

N

1st Floor Storm Drainage Piping Plan 1/4"

CUMENAL-DIAMOND RESIDENCE

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REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

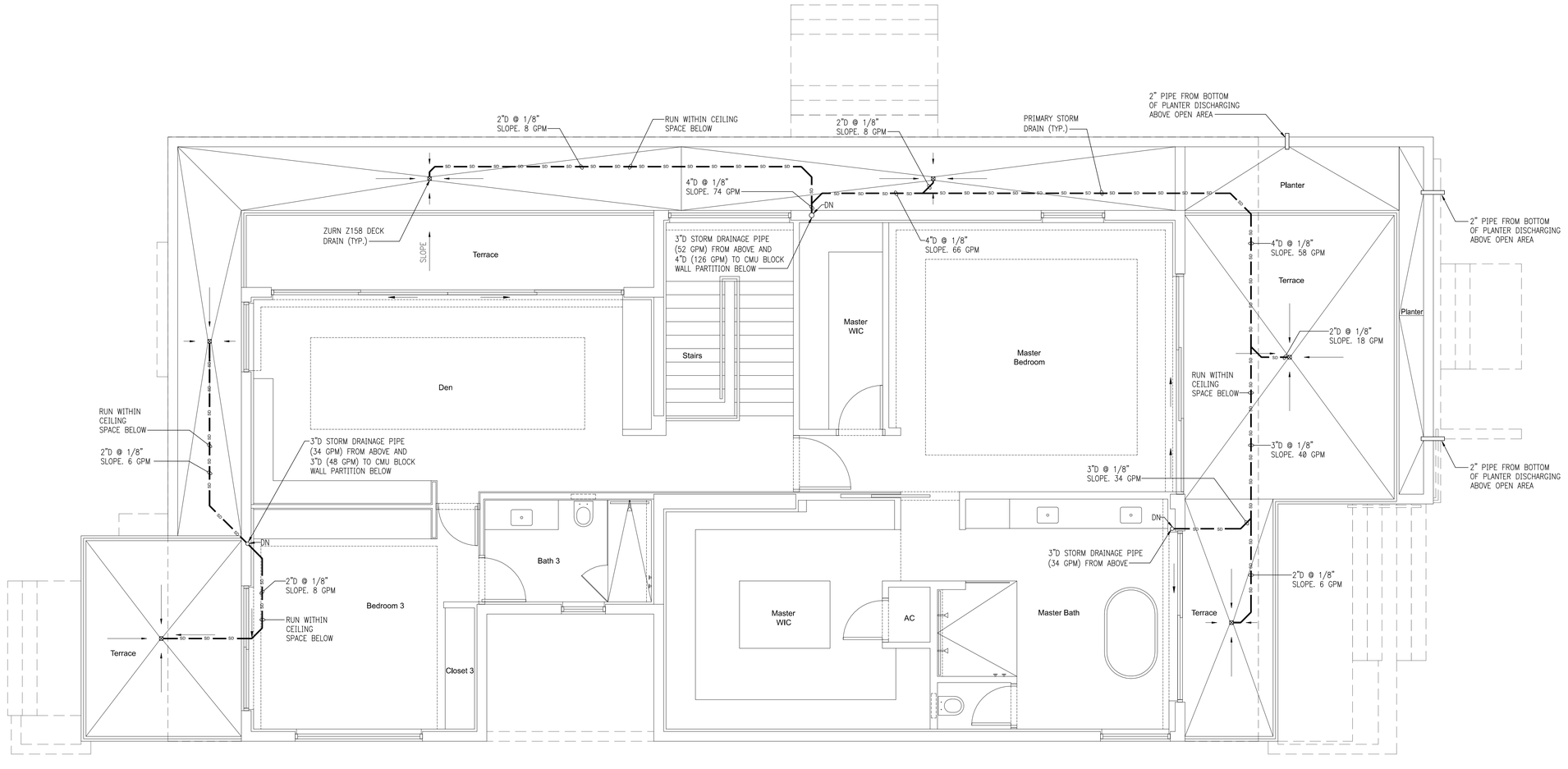
SHEET INDEX:

1ST FLOOR
STORM DRAINAGE
PIPING PLAN

SCALE: AS NOTED

SHEET NO.:

SD-1.0



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REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

2ND FLOOR
STORM DRAINAGE
PIPING PLAN

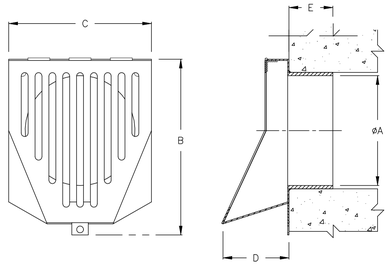
SCALE: AS NOTED

SHEET NO.:

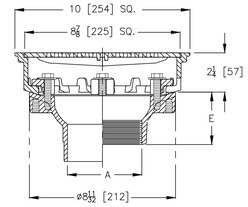
SD-2.0

GENERAL STORM DRAINAGE NOTES

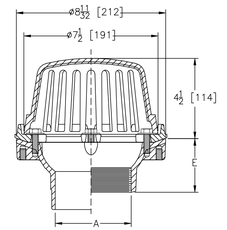
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2020 FLORIDA PLUMBING AND BUILDING CODES.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCE, PERMITS, FEES, TAXES, INSPECTIONS, TEST, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF COMPLETE PLUMBING SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
3. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW THE APPROXIMATE LOCATION AND ARRANGEMENTS ONLY. PROVIDE ALL OFFSET, FITTING OR ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
4. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT INTERFERENCES WILL BE AVOIDED. INSTALLED PLUMBING WORK WHICH INTERFERES WITH THE WORK OF OTHER TRADES SHALL BE CHANGED AT THE PLUMBING CONTRACTOR'S EXPENSE.
5. BEFORE COMMENCING ANY WORK OR THE INSTALLATION OF ANY PIPING, CONTRACTOR SHALL VERIFY AT SITE THE EXACT LOCATION, ELEVATION, AND SIZES OF ALL LINES AND POINTS OF CONNECTION.
6. BEFORE COMMENCING WORK CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER EXTENT OF WORK WITHIN AND OUTSIDE SPACE TO DETERMINE PROVISIONS REQUIRED.
7. CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS, CUTTING AND PATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
8. STORM DRAINAGE COMPONENTS AND EQUIPMENT SHALL BE CLEARLY AND PERMANENTLY IDENTIFIED.
9. STORM DRAINAGE SHALL BE CONCEALED IN WALLS, CEILINGS, SLABS AND PARTITIONS; NO PIPING SHALL BE EXPOSED WITHIN INTERIOR SPACES UNLESS OTHERWISE NOTED ON THESE AND ARCHITECTURAL DRAWINGS. NO PIPING SHALL BE RUN ABOVE ELECTRICAL AND/OR TELECOM EQUIPMENT, SUCH AS PANELS OR TRANSFORMERS. COORDINATE WITH ELECTRICAL PLANS.
10. ALL STORM PIPING AND FITTINGS SHALL BE SCH. 40 PVC FOR EMERGENCY, AND CAST IRON FOR REGULAR. PIPING TO COMPLY WITH TABLE 702.1 AND 702.2 FBC (PLUMBING) EXCEPT WHEN IN PLENUM SPACES. COMBUSTIBLE MATERIALS IN PLENUM SPACES MUST BE PROTECTED WITH MATERIALS TO PROVIDE THE NECESSARY 25/50 FLAME AND SMOKE SPREAD RATING. CAST IRON PIPING IN PLENUMS IS REQUIRED.
11. CAST IRON PIPE OR APPROVED SOUND DAMPENING MATERIAL SHALL BE USED IN LOCATIONS SENSITIVE TO SOUND. THIS INCLUDES FAMILY ROOMS, LIVING ROOMS, OFFICES, KITCHENS, THEATERS, DINING ROOMS, BEDROOMS, OR OTHER SIMILAR LIVING SPACE.
12. MINIMUM 2" PIPE SIZE FOR ALL HORIZONTAL CONDUCTORS. ALL PIPES TO BE SIZED AND SLOPED IN ACCORDANCE WITH 2020 FBC PLUMBING TABLES 1106.2(1), 1106.2(2), AND 1106.3 AT RAINFALL RATE OF 5" PER HOUR.
13. PERFORM THE FOLLOWING TEST:
    - 13.1. DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF THE SYSTEM SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
    - 13.2. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS
    - 13.3. COMPLETE SYSTEM, FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
14. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK THAT BECOMES DEFECTIVE DURING GUARANTEE PERIOD.



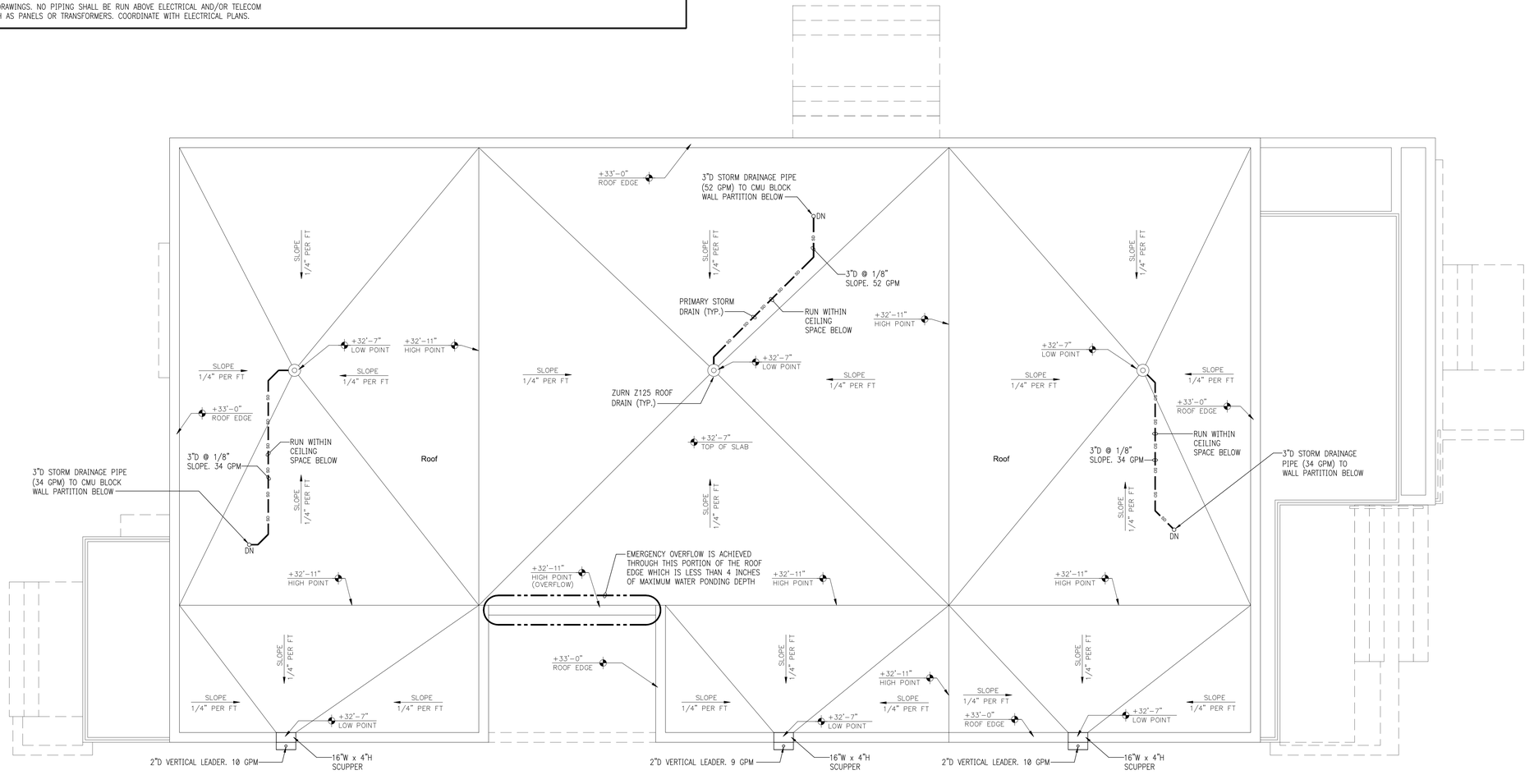
Typical Zurn ZS199-HC Drain Downspout Detail N.T.S.



Typical Zurn Z158 Deck Drain Detail N.T.S.



Typical Zurn Z125 Roof Drain Detail N.T.S.



N Roof Storm Drainage Piping Plan 1/4"

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ADDITION & ALTERATION

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REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

ROOF STORM DRAINAGE PIPING PLAN, GENERAL NOTES, AND DETAILS

SCALE: AS NOTED

SHEET NO.:

SD-3.0

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NOTE:
PROVIDE 3" MIN. CLEARANCE ALONG THE SIDES, BACK AND TOP OF THE AHU, AND WITH A WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE AHU. SECONDARY CONDENSATE DRAIN PAN AND FLOAT SWITCH TO AUTOMATICALLY SHUTOFF UNIT IN OVERFLOW CONDITION.

NOTE: ALL EXHAUST TERMINATIONS TO BE A MINIMUM OF 3' FROM ANY BUILDING OPENING.

NOTE: NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED IN RETURN AIR PLENUM.

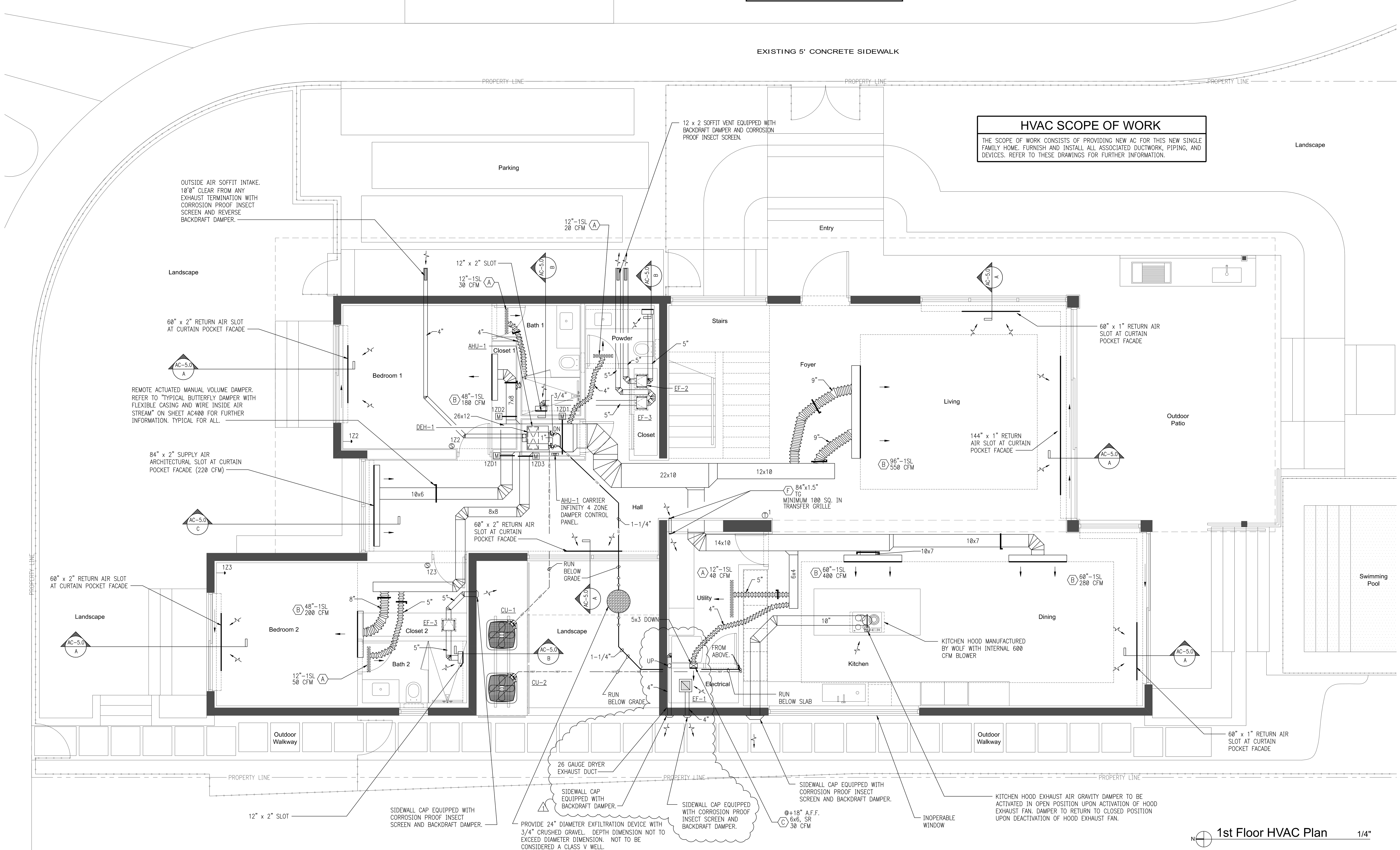
NOTE: RETURN AIR PATH SHALL BE VIA CEILING SPACE PLENUM. AC CLOSETS SHALL BE WITHOUT A DROP CEILING TO ASSURE AIRFLOW FROM CEILING SPACE PLENUM TO RETURN AIR INTAKE.

ELEVATION NOTE

ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION, AND AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION. (ASCE 24-14 CH. 7.0).

HVAC SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF PROVIDING NEW AC FOR THIS NEW SINGLE FAMILY HOME. FURNISH AND INSTALL ALL ASSOCIATED DUCTWORK, PIPING, AND DEVICES. REFER TO THESE DRAWINGS FOR FURTHER INFORMATION.



1st Floor HVAC Plan 1/4"

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REVISIONS:
1 BUILDING DEPARTMENT COMMENTS 07-31-23

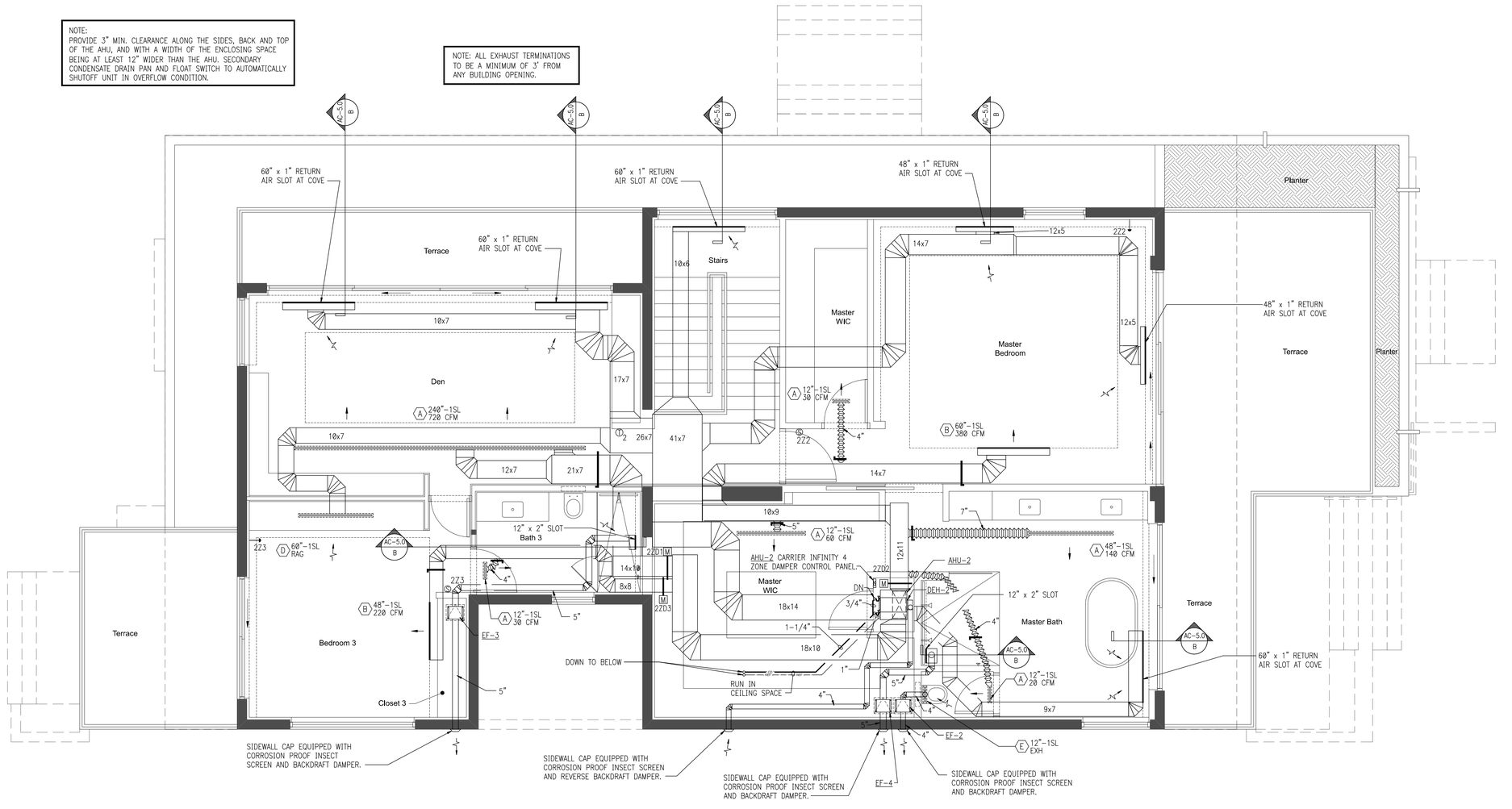
RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:
1ST FLOOR HVAC PLAN
SCALE: AS NOTED

SHEET NO.:
AC-1.0

NOTE:
PROVIDE 3" MIN. CLEARANCE ALONG THE SIDES, BACK AND TOP OF THE AHU, AND WITH A WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE AHU. SECONDARY CONDENSATE DRAIN PAN AND FLOAT SWITCH TO AUTOMATICALLY SHUTOFF UNIT IN OVERFLOW CONDITION.

NOTE: ALL EXHAUST TERMINATIONS TO BE A MINIMUM OF 3' FROM ANY BUILDING OPENING.



N 2nd Floor HVAC Plan 1/4"

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RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

SHEET INDEX:

2ND FLOOR
HVAC PLAN

SCALE: AS NOTED

SHEET NO.:

AC-2.0

AIR CONDITIONING SPECIFICATIONS

1. GENERAL
   - A. APPLICABLE FLORIDA BUILDING CODE SHALL BE 2020 7TH EDITION
   - B. ALL WORK TO BE DONE IN ACCORDANCE WITH NFPA 90–A; ASHRAE GUIDE AND SMACNA DUCT CONSTRUCTION STANDARDS AS WELL AS WITH ALL STATE AND LOCAL CODES HAVING JURISDICTION. CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AT JOB SITE PRIOR TO SUBMITTING BID PROPOSAL.

2. WORKMANSHIP
   - A. ALL WORK SHALL BE PERFORMED BY A LICENCED AIR CONDITIONING CONTRACTOR. WORK SHALL BE DONE IN A FIRST–CLASS MANNER, FULLY OPERATIVE, AND TO THE ACCEPTANCE OF THE ARCHITECT/ENGINNER. CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY LABOR AND MATERIAL REQUIRED FOR COMPLETION OF THE WORK INCLUDING BUT NOT LIMITED TO CONNECTIONS TO RELATED WORK SUCH AS CONNECTION TO EXISTING SYSTEM, EXCAVATIONS AND BACKFILLING.

3. PERMITS AND INSURANCE

   CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSURANCE, PERMITS, FEE, TAXES, INSPECTIONS, TEST, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF COMPLETE AIR CONDITIONING SYSTEM AS OUTLINED HEREIN AND SHOWN ON PLANS. PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINT PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

4. DUCTWORK
   - A. ATTIC DUCTWORK SHALL BE CONSTRUCTED OF 1.5" THICK FIBROUS GLASS DUCT BOARD, (R–6),TYPE 800, STAPLE AND TAPE ALL SEAMS AND SECTIONS. FABRICATION AND INSTALLATION OF DUCT AND FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARD
   - B. CEILING SPACE DUCTWORK SHALL BE CONSTRUCTED OF 1.0" THICK FIBROUS GLASS DUCT BOARD, (R–6),TYPE 800, STAPLE AND TAPE ALL SEAMS AND SECTIONS. FABRICATION AND INSTALLATION OF DUCT AND FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARD
   - C. FLEXIBLE DUCT: FACTORY INSULATED FLEXIBLE DUCTWORK SHALL BE SIMILAR TO OWENS–CORNING, (R–6), MODEL ECOTOUCH OR AS APPROVED EQUAL WITH RESILIENT CORE OF CONTINUOUS INNER AIR BARRIER AND JACKETED WITH A REINFORCED VAPOR JACKET. FIRE HAZARD CLASSIFICATION SHALL HAVE A FLAME SPREAD OF 25, SMOKE RATING OF 50, IN ACCORDANCE WITH ASTM C177, ASTM E–84, AND UL 181 STANDARDS.
   - ⚠1 FLEXIBLE DUCT SHALL BE INDEPENDENTLY SUPPORTED TO PREVENT SAGGING AND KINKING.
   - D. ALL EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED STEEL (26GA) IN ACCORDANCE WITH SMACNA "LOW PRESSURE DUCT CONSTRUCTION STANDARDS" LATEST EDITION.
   - E. ALL EXHAUST AND MAKE–UP AIR DUCTWORK SHALL BE WRAPPED WITH MINIMUM R–6 BLANKET INSULATION.

5. DRAWINGS
   - A. CONTRACTOR SHALL VERIFY ALL CEILING SPACE CONDITIONS AT SITE BEFORE FABRICATION AND INSTALLATION OF DUCTWORK.
   - B. CONTRACTOR SHALL THOROUGHLY CHECK REFLECTED CEILING PLANS AND CEILING HEIGHTS TO COORDINATE FINAL LOCATION OF AIR DEVICES AND DUCT RUNS.
   - C. CONTRACTOR SHALL INSTALL ALL DIFFUSERS AND DUCTWORK AS SHOWN ON A/C DRAWING. IF THERE ARE SPACE CONDITION PROBLEMS DUE TO STRUCTURAL MEMBERS, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY BEFORE PROCEEDING WITH INSTALLATION. THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE MODIFICATIONS AFTER ARCHITECT/ENGINEER APPROVAL TO COMPLETE THE INSTALLATION.
   - D. THE DUCTWORK LAYOUT INDICATED IN THE DRAWINGS ARE DIAGRAMMATIC AND DOES NOT SHOW ALL OFFSETS, DEVIATIONS OR TRANSFORMATIONS THAT FIELD CONDITIONS MAY REQUIRE TO AVOID INTERFERENCES WITH SOME OBSTRUCTIONS.
   - E. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CHANGES IN DUCTWORK TO AVOID INTERFERENCES WITH THE WORK OF OTHER TRADES, STRUCTURAL ELEMENTS OR ANY OTHER EXISTING OBSTRUCTION WITHOUT ANY ADDITIONAL CHARGE TO THE OWNER.
   - F. DUCTWORK SIZES SHOWN ARE INSIDE DIMENSIONS

6. GRILLES, REGISTERS AND DIFFUSERS
   - A. ALL GRILLES, REGISTERS, DIFFUSERS SHALL BE OF ALUMINUM OR MILLWORKED CONSTRUCTION AND SHALL BE FURNISHED AND INSTALLED WITH ALL SPECIFIED ACCESSORIES, FINISHED COLOR BY ARCHITECT.
   - B. MANUFACTURERS: TITUS, PRICE.

7. EXHAUST FANS
   - A. CEILING EXHAUST FANS SHALL BE DIRECT DRIVEN, CENTRIFUGAL, COMPLETE WITH BACK–DRAFT DAMPER.
   - B. FAN WALL CAP SHALL BE INSTALLED BY MANUFACTURER RECOMMENDATIONS.
   - C. MANUFACTURERS: PANASONIC, BROAN

8. PACKAGED SPLIT A.C. UNIT
   - A. CONTRACTOR SHALL FURNISH AND INSTALL AIR HANDLING AND AIR–COOLED CONDENSING UNITS AS SHOWN AND LISTED IN SPECIFICATIONS AND PLANS. UNIT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   - B. UNIT SHALL BE MANUFACTURED BY CARRIER. ALTERNATES WILL BE ACCEPTED. BUT, DEVIATIONS FROM THESE SPECIFICATIONS MUST BE CLEARLY OUTLINED IF SUCH ALTERNATE IS SUBMITTED. IT IS CONTRACTOR'S RESPONSIBILITY TO INSURE ALTERNATE EQUIPMENT WILL FIT THE AVAILABLE SPACE INCLUDING ACCESS REQUIREMENTS SPECIFIED. HE SHALL ALSO BE RESPONSABLE FOR FURNISHING AND COORDINATING REVISED AUXILIARY EQUIPMENT (SUCH AS CONTROL, STARTERS, ETC.) THAT ARE REQUIRED DUE TO THE ALTERNATE EQUIPMENT.
   - C. PROVIDE FLOAT SWITCH DEVICE TO CONTROL OVERFLOW BY AUTOMATICALLY SHUTTING DOWN THE A/C UNIT.

9. FILTERS
   - A. THROWAWAY TYPE LOCATED IN AIR HANDLING UNIT OR AT RETURN AIR GRILLE UNLESS OTHERWISE NOTED. FURNISH ONE (1) SPARE SET TO OWNER.

10. REFRIGERANT LINES
    - A. REFRIGERANT PIPING SHALL BE SEAMLESS COPPER TUBING WITH 3/4" ARMAFLEX SUCTION LINE INSULATION.
    - B. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL VERIFY WITH MANUFACTURER THE REFRIGERANT LINE SIZES AND FOLLOW THEIR RECOMMENDATION FOR SIZES OVER 50 LINEAR FEET OF RUN.
    - C. ALL REFRIGERANT LINES RUN BELOW GRADE SHALL BE SLEEVED IN 3" SCHEDULE 40 PVC PIPING.

11. CONDENSATE DRAIN LINE
    - A. CONDENSATE DRAIN PIPING SHALL BE PVC SCHEDULE 40 ASTM D–2665. PROVIDE 3/4" ARMAFLEX INSULATION TO ALL CONDENSATE DRAIN PIPING.

12. CONTROLS
    - A. PROVIDE A THERMOSTAT WITH SUB–BASE. SUB–BASE SHALL HAVE MANUAL CHANGEOVER FOR HEATING AND COOLING AND ON–AUTO–FAN SWITCH. THERMOSTAT SHALL BE FURNISHED BY UNIT MANUFACTURER.
    - B. THERMOSTAT SHALL BE INSTALLED 5'–6" ABOVE FINISHED FLOOR.

13. TEST AND BALANCE
    - A. THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED AND BALANCED TO DELIVER THE AIR QUANTITIES SHOWN ON DRAWINGS.

14. GUARANTEE
    - A. ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THIS PROJECT AND ADDITIONAL FIVE–YEAR PERIOD FOR THE COMPRESSOR.
    - B. ALL WORK FOUND TO BE DEFECTIVE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT ANY CHARGE TO THE OWNER.

STRAIGHT COOL SPLIT SYSTEM AIR CONDITIONING UNIT SCHEDULE

DESIGN MANUFACTURER	CARRIER	CARRIER
ELECTRIC SERVICE AVAILABLE	208–1–60	208–1–60
UNIT NOMINAL CAPACITY (TONS)	5.0	4.0
SEER2	17.0	19.0
AIR HANDLING UNIT		
UNIT DESIGNATION	AHU–1	AHU–2
AREA SERVED	GROUND FLOOR	SECOND FLOOR
UNIT WEIGHT (LBS)	207	207
UNIT DIMENSIONS/INCHES W/D/H	22/24.69/59.19	22/24.69/59.19
UNIT TYPE	VERTICAL	VERTICAL
UNIT LOCATION	AC CLOSET	AC CLOSET
TOTAL AIR CFM	2000	1600
EXTERNAL STATIC PRESSURE	1.0	1.0
FAN MOTOR H.P.	3/4	3/4
TOTAL COOLING CAPACITY (BTUH)	57,000	46,500
TOTAL SENSIBLE CAPACITY (BTUH)	48,000	42,000
ENTERING AIR TEMP. (DB/WB F)	80/67	80/67
FILTER TYPE	MERV 11	MERV 11
STRIP HEATER (KW)	10.0	10.0
FILTER DIMENSIONS/INCHES W/D/H	21.5/23.31/1	21.5/23.31/1
MANUFACTURER'S MODEL NUMBER	FE4ANB006L	FE4ANB006L
CONDENSING UNIT		
UNIT DESIGNATION	CU–1	CU–2
UNIT LOCATION	WEST EXTERIOR	WEST EXTERIOR
UNIT WEIGHT (LBS)	241	216
VARIABLE SPEED	YES	YES
COMPRESSOR TOTAL AMPS	31.3	23.9
COND. FAN TOTAL AMPS	1.4	1.2
MCA	40.8	31.4
DIMENSIONS/INCHES W/D/H (REF)	31.19/31.19/43.19	31.19/31.19/39.75
REFRIGERANT LINES (SUCTION & LIQUID) *	1–1/8" & 3/8"	1–1/8" & 3/8"
MANUFACTURER'S MODEL NUMBER	24VNA960A003	24VNA948A003

* BEFORE COMMENCING ANY WORK, CONTRACTOR SHALL VERIFY WITH MANUFACTURER THE REFRIGERANT LINE SIZES AND FOLLOW THEIR RECOMMENDATION FOR SIZES OVER 50 LINEAR FEET OF RUN

NOTES:

1. PROVIDE INFINITY AIR PURIFIER KIT
2. PROVIDE MERV 11 FILTERS
3. THERMOSTATS TO BE INFINITY SYSTEM CONTROL

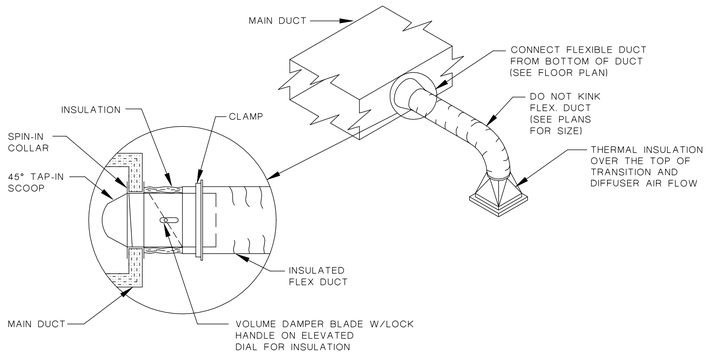
EXHAUST FAN SCHEDULE

EF–1 — CEILING MOUNTED EXHAUST FAN BY PANASONIC: MODEL FV–08WQ1, 70 CFM, AT 1/8" E.S.P, 0.14 AMPS, BACK–DRAFT DAMPER, ROOF OR WALL CAP WITH 4" METAL DUCT (26 GA), TERMINATE AS SHOWN ON PLAN. 120–1–60.

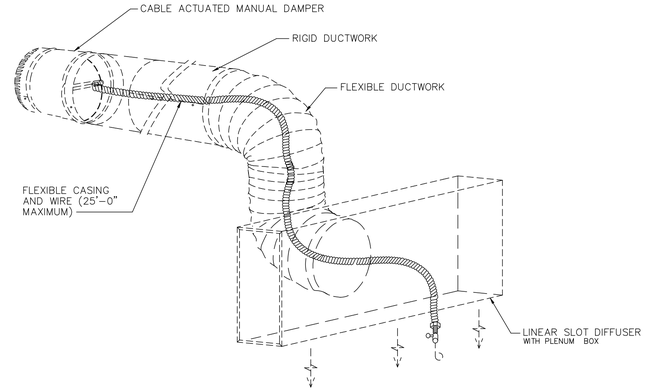
EF–2 — INLINE EXHAUST FAN BY BROAN: MODEL SP100, 97 CFM AT 0.40" E.S.P.. 120/1/60, 0.50 AMPS. PROVIDE SPEED CONTROLLER, DUCTWORK AND DEVICES AS SHOWN ON PLAN.

EF–3 — INLINE EXHAUST FAN BY BROAN: MODEL SP140, 133 CFM AT 0.40" E.S.P.. 120/1/60, 0.80 AMPS. PROVIDE SPEED CONTROLLER, DUCTWORK AND DEVICES AS SHOWN ON PLAN.

EF–4 — INLINE EXHAUST FAN BY BROAN: MODEL SP200, 181 CFM AT 0.40" E.S.P.. 120/1/60, 1.30 AMPS. PROVIDE SPEED CONTROLLER, DUCTWORK AND DEVICES AS SHOWN ON PLAN.



Typical Flexible Duct Connection Detail N.T.S.



Typical Butterfly Damper with Flexible Casing And Wire Inside Air Stream N.T.S.

NOTES:

1. REFRIGERANT SUCTION LINES TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVETY OF AT LEAST R.4 AND HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96.FMC–M1411.5
2. SECONDARY DRAIN CONNECTION WITH OVERFLOW SWITCH DEVICE TO CONTROL OVERFLOW BY AUTOMATICALLY SHUTTING DOWN THE A/C UNITS. (TYPICAL FOR ALL UNITS)
3. PROVIDE 4" MIN. CLEARANCE ALONG THE SIDES, BACK AND TOP OF THE AHU.
4. AS PER 2020 FBC–M 307.2, CONDENSATE DRAIN LINES SHALL MAINTAIN A MINIMUM 1/8" PER FOOT SLOPE (1–PERCENT SLOPE).
5. CONDENSATE LINE DISCHARGE SHALL BE INSTALLED AT LEAST 18" AWAY FROM THE STRUCTURE SIDEWALL.
6. ALL REFRIGERANT LINE PORTS TO BE EQUIPPED WITH LOCKING CAPS IN ACCORDANCE WITH FMC 1101.10

AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	MFG. & MODEL	REMARKS AND OPTIONS
A	SUPPLY AIR	1" ADJUSTA SLOT CEILING DIFFUSER	PRICE AS210	SIZES AS SHOWN ON PLAN. BORDER TYPE 22. INTERIOR COMPONENTS TO BE FLAT BLACK.
B	SUPPLY AIR	1" JET SLOT CEILING EXHAUST	PRICE JS210	SIZES AS SHOWN ON PLAN. BORDER TYPE 22. INTERIOR COMPONENTS TO BE FLAT BLACK.
C	SUPPLY AIR	SIDEWALL DIFFUSER	TITUS 272FS	SIZES AS SHOWN ON PLAN. INTERIOR COMPONENTS TO BE FLAT BLACK. EQUIPPED WITH OPPOSED BLADE DAMPER.
D	RETURN AIR	1" JET SLOT CEILING EXHAUST	PRICE JS210	SIZES AS SHOWN ON PLAN. BORDER TYPE 22. INTERIOR COMPONENTS TO BE FLAT BLACK.
E	EXHAUST AIR	1" JET SLOT CEILING EXHAUST	PRICE JS210	SIZES AS SHOWN ON PLAN. BORDER TYPE 22. INTERIOR COMPONENTS TO BE FLAT BLACK.
F	TRANSFER AIR	1.5" JET SLOT CEILING EXHAUST	PRICE JS215	SIZES AS SHOWN ON PLAN. BORDER TYPE 22. INTERIOR COMPONENTS TO BE FLAT BLACK.

NOTES:

1. CONTRACTOR SHALL SUBMIT A SAMPLE OF DIFFUSERS TO ARCHITECT PRIOR TO ORDERING.
2. PROVIDE ALL REQUIRED (ANGLE) SHEET METAL ADAPTERS FOR PROPER DIFFUSER INSTALLATION.

HVAC DESIGN REQUIREMENTS	YES	NO
DUCT SMOKE DETECTOR		●
FIRE DAMPER(S)		●
SMOKE DAMPER(S)		●
FIRE RATED ENCLOSURE		●
FIRE RATED ROOF/CEILING		●
FIRE RATED FLOOR		●
FIRE STOPPING		●
SMOKE CONTROL		●

DEHUMIDIFIER SYSTEM SCHEDULE

UNIT	DEH–1	DEH–2
DESIGN MANUFACTURER	SANTA–FE	SANTA–FE
MODEL NO.	ULTRA AIRE 120	ULTRA AIRE 120
LOCATION	ATTIC SERVICE AREA	ATTIC SERVICE AREA
FILTER	MERV–13	MERV–13
FILTER	1.75"x17.5"x14"	1.75"x17.5"x14"
ELECTRICAL SERVICE	115/1/60	115/1/60
DRAIN CONNECTION	3/4"	3/4"
TOTAL AIR, CFM	285	285
EXTERNAL STATIC PRESSURE, IN. OF H_2O	0.2	0.2
UNIT SIZE (W"XD"XH")	14.38"x32.19"x21"	14.38"x32.19"x21"
OPERATING WEIGHT, LBS	91	91
MCA (AMPS)	7.3	7.3

BUILDING ENVELOPE INSULATION AND GLAZING PERFORMANCE VALUES TABLE

HEAT LOAD CALCULATION AND ENERGY CALCULATION BASED ON R–4.2 INSULATION FOR WALLS ADJACENT TO UNCONDITIONED SPACE, R–30 INSULATION FOR UNVENTED ATTIC AND FENESTRATION MINIMUM U VALUE OF 0.96 AND MINIMUM WEIGHTED AVERAGE SHGC OF 0.35 REQUIRED FOR WINDOWS AND GLASS DOORS.

NOTE: VALUES SPECIFIED ABOVE SHALL BE EQUAL OR MORE EFFICIENT THAN VALUES INDICATED IN THE ENERGY FORM.

HVAC THERMOSTAT AND ZONE CONTROL LEGEND

LEGEND	DESCRIPTION
	CARRIER INFINITY DAMPER ZONE CONTROL PANEL.
M 1ZD1	CARRIER INFINITY ZONE MOTORIZED DAMPER.
T1	CARRIER INFINITY TOUCH SYSTEM CONTROL THERMOSTAT.
T1Z1	CARRIER INFINITY ZONE TOUCH SMART SENSOR/THERMOSTAT
T1	INFINITY REMOTE ROOM SENSOR.

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.

HVAC LEGEND

- CONDENSATE DRAIN LINE. (SIZED AS SHOWN)
- REFRIGERATION LINES (SUCTION AND LIQUID)
- CONDENSATE DRAIN P–TRAP WITH OVERFLOW SHUT–OFF FLOAT SWITCH

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ADDITION & ALTERATION

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DIGITAL SIGNATURE:

Digitally signed by Marc O Touze
Date: 2023.08.04 12:29:00-04'00'

MARC TOUZÉ, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 59525

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARC TOUZÉ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT SET
06-09-23

REVISIONS:

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

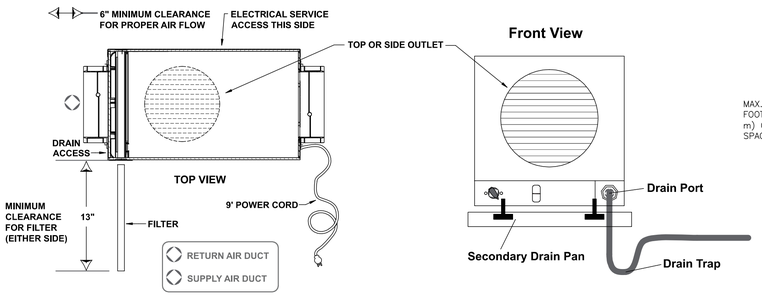
SHEET INDEX:

HVAC GENERAL NOTES, SPECIFICATIONS, LEGENDS, SCHEDULES, AND DETAILS

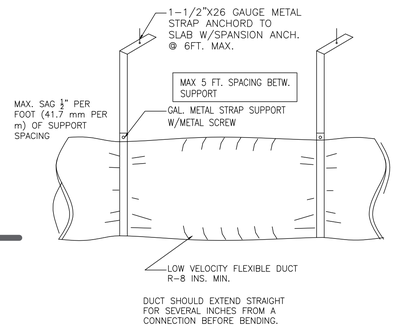
SCALE: AS NOTED

SHEET NO.:

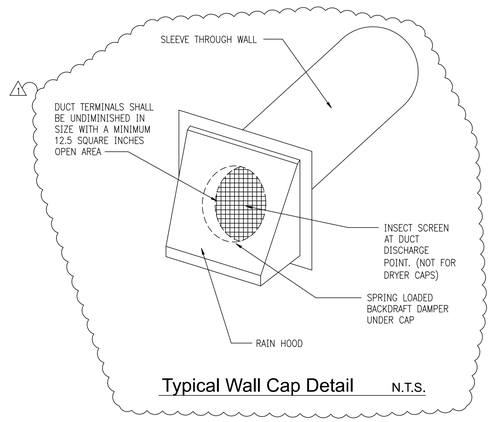
AC-3.0



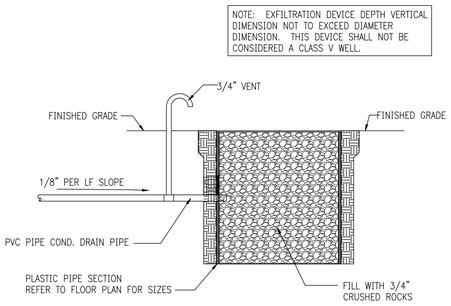
Typical Ultra-aire 70h Dehumidifier Detail N.T.S.



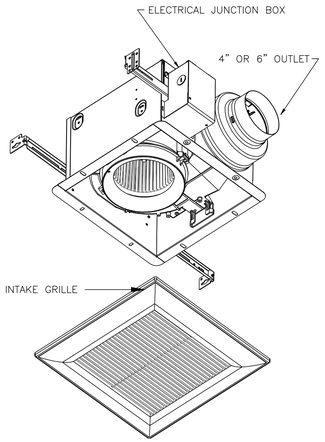
Typical Flexible Supply Duct Support Detail N.T.S.



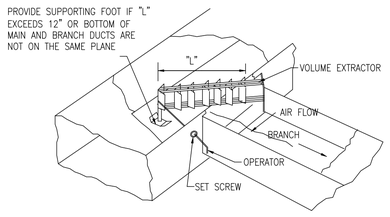
Typical Wall Cap Detail N.T.S.



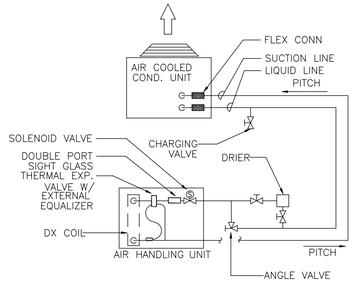
Condensate Drywell Detail N.T.S.



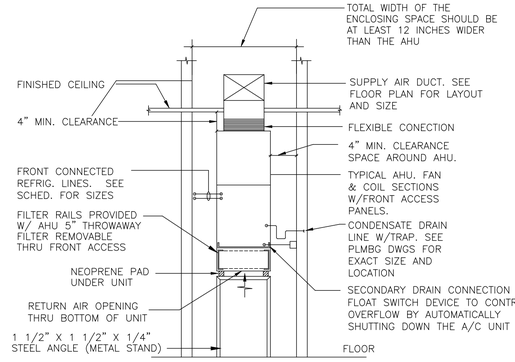
Typical Ceiling Exhaust Fan Detail N.T.S.



Typical Branch Duct Takeoff Detail N.T.S.

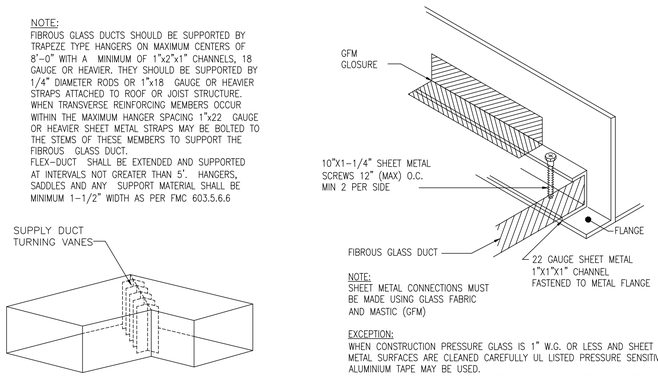


Typical Refrigerant Piping Detail N.T.S.



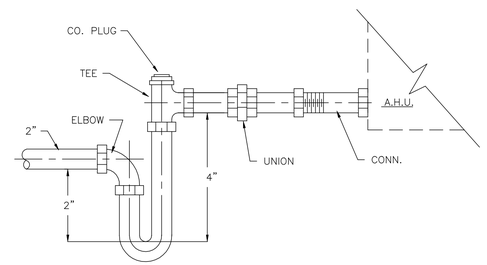
Typical Closet Mounted Air Handling Unit Detail N.T.S.

NOTE:
FIBROUS GLASS DUCTS SHOULD BE SUPPORTED BY TRAPEZE TYPE HANGERS ON MAXIMUM CENTERS OF 8'-0" WITH A MINIMUM OF 1"x2"x1" CHANNELS, 18 GAUGE OR HEAVIER. THEY SHOULD BE SUPPORTED BY 1/4" DIAMETER RODS OR 1"x18 GAUGE OR HEAVIER STRAPS ATTACHED TO ROOF OR JOIST STRUCTURE. WHEN TRANSVERSE REINFORCING MEMBERS OCCUR WITHIN THE MAXIMUM HANGER SPACING 1"x22 GAUGE OR HEAVIER SHEET METAL STRAPS MAY BE BOLTED TO THE STEMS OF THESE MEMBERS TO SUPPORT THE FIBROUS GLASS DUCT.
FLEX-DUCT SHALL BE EXTENDED AND SUPPORTED AT INTERVALS NOT GREATER THAN 5'. HANGERS, SADDLES AND ANY SUPPORT MATERIAL SHALL BE MINIMUM 1-1/2" WIDTH AS PER FMC 603.5.6.6

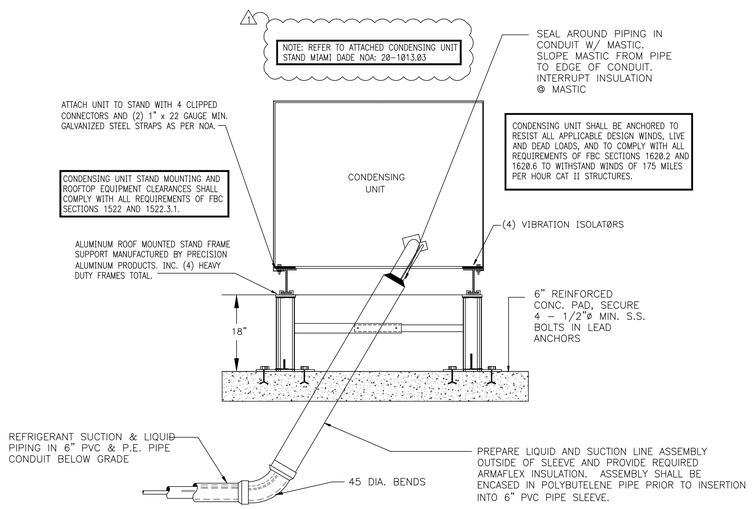


Ahu Supply Attachement And Connection Detail N.T.S.

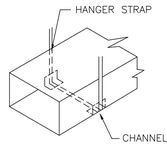
Typical 90 Degree Supply Elbow Detail N.T.S.



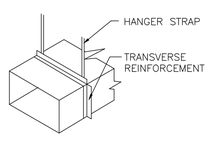
Typical Condensate Drain Connection Detail N.T.S.



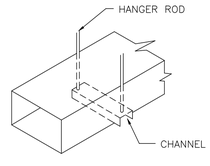
Typical Condensing Unit On Stand and Refrigerant Piping Detail N.T.S.



Typical Strap and Saddle Hanging Detail N.T.S.



Typical Z Bar and Wire Duct Detail N.T.S.



Typical Channel And Strap Duct Hanging Detail N.T.S.

Typical Duct Hanging Details N.T.S.

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Digitally signed by Marc O Touze
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MARC TOUZÉ, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 59525

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PERMIT SET
06-09-23

REVISIONS:
1 BUILDING DEPARTMENT COMMENTS 07-31-23

RAA Project No.: 22-015
Drawn By: T.E.C.
Approved By: T.E.C.

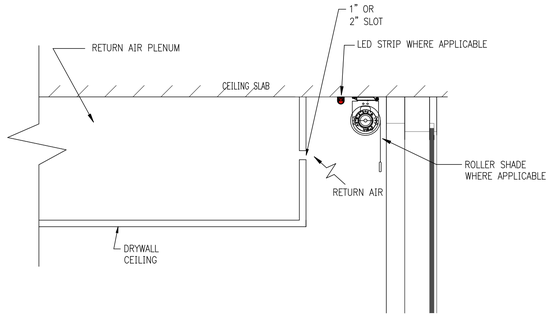
SHEET INDEX:

HVAC DETAILS

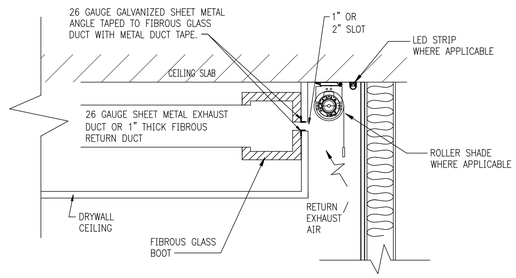
SCALE: AS NOTED

SHEET NO.:

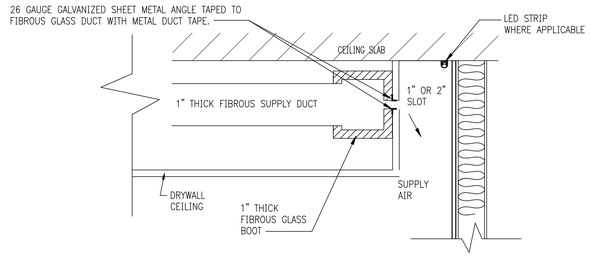
AC-4.0



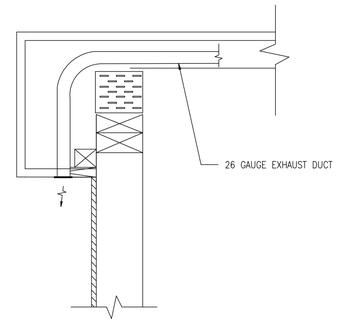
AC-5.0 A — Cove Return Slot To Plenum Detail N.T.S.



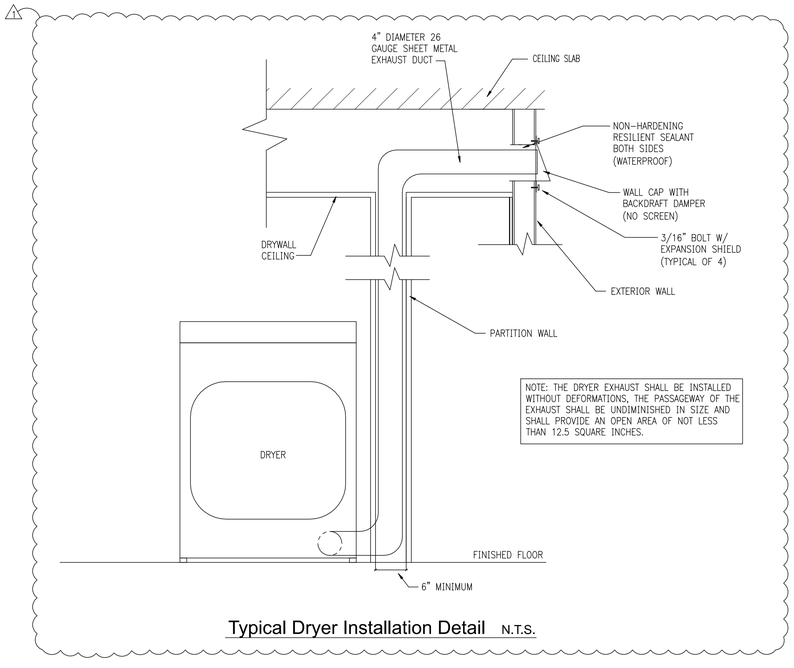
AC-5.0 B — Ducted Cove Return / Exhaust Air Slot Detail N.T.S.



AC-5.0 C — Cove Supply Air Slot Detail N.T.S.



Typical Eave Vent Detail N.T.S.



Typical Dryer Installation Detail N.T.S.

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CUMENAL-DIAMOND RESIDENCE

ADDITION & ALTERATION

1600 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OWNER:
Frederic Cumenal
& Leslie Diamond

1600 Cleveland Road
Miami Beach, FL 33141

ARCHITECT OF RECORD:

RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, Florida 33331
305.801.9185 TEL
305.735.2846 FAX
www.ryanalderman.com

TOUZÉ ENGINEERING CONSULTANTS, INC.
6731 SW 63 COURT
MIAMI, FLORIDA 33143
TEL: (305)666-0874 FAX: (305)669-5065
E-MAIL: MARC@TOUZEINC.COM
MARC TOUZÉ, P.E. #59525
CERTIFICATE OF AUTHORIZATION #27626

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DIGITAL SIGNATURE:

Digitally signed by Marc O Touze
Date: 2023.08.04 12:29:01-04'00'

MARC TOUZÉ, P.E.
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TABIO ENGINEERING CORPORATION

CA09550

140 BUTTONWOOD DRIVE, KEY BISCAYNE, FLORIDA 33149
PHONE: 305-772-7599, email: msalazar@tabioengineering.net

CUMENAL – DIAMOND RESIDENCE

1600 CLEVELAND ROAD
MIAMI BEACH, FLORIDA 33141

EXFILTRATION TRENCH DESIGN

DESIGN BY : MAURICIO SALAZAR, P.E.

DATE : AUGUST 12, 2023

Carlos Mauricio Salazar

Digitally signed by Carlos Mauricio Salazar
DN: c=US, st=Florida, l=Key Biscayne, serialNumber=AATL20230614302047, o=TABIO ENGINEERING CORPORATION, cn=Carlos Mauricio Salazar, email=msalazar@tabioengineering.net
Date: 2023.08.14 11:34:00 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED BY CARLOS MAURICIO SALAZAR, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED DIGITALLY SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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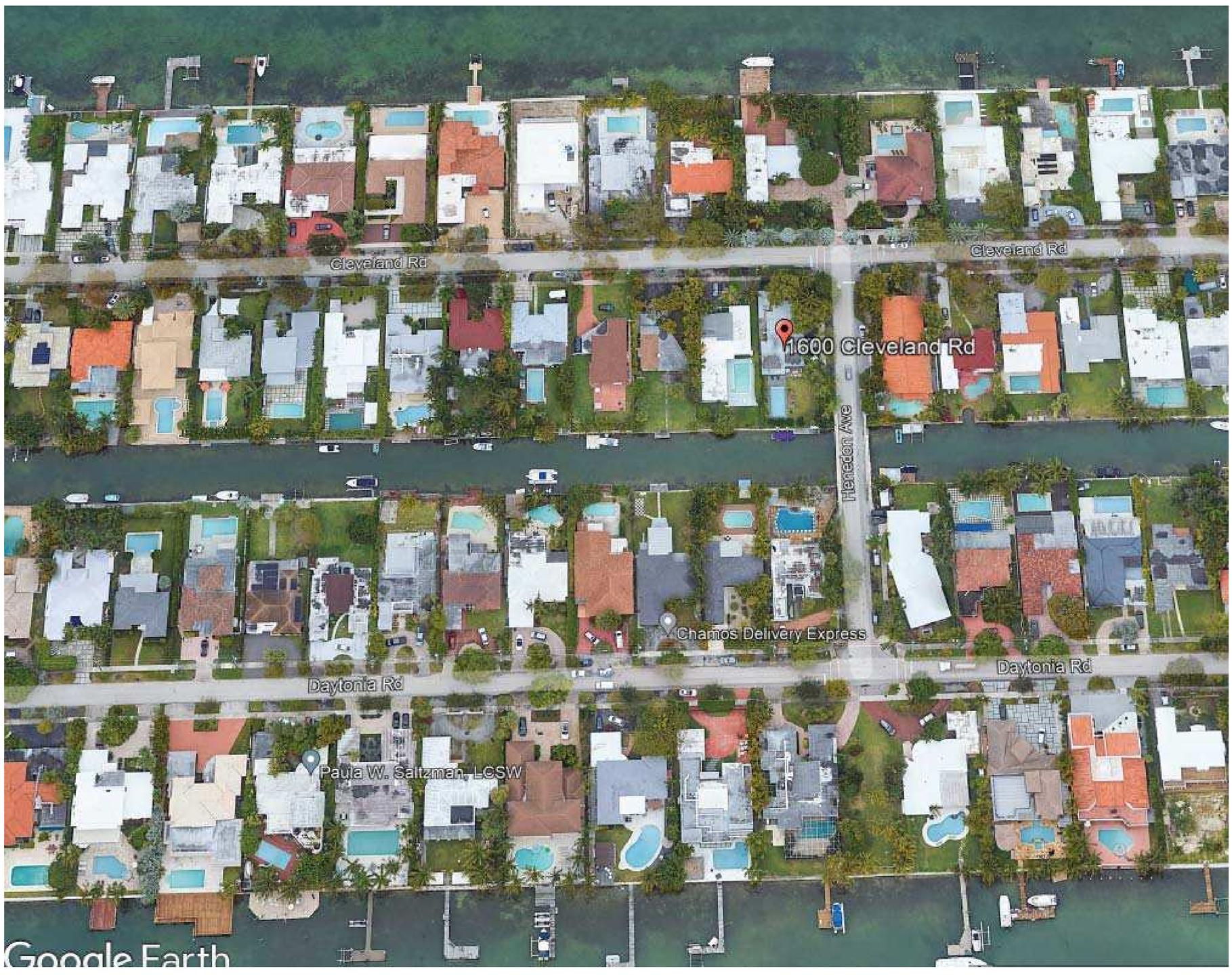
EXFILTRATION TRENCH DESIGN
1600 CLEVELAND RD
MIAMI BEACH, FLORIDA 33141

Define units: $sf := 1ft^2$ $Ac := 43560sf$ $cf := 1ft^3$ $cfs := 100\frac{cf}{s}$



Basis of design:

1. Percolation tests performed by Dynatech on 4-27-2022 and July 24, 2023

Bottom of trench cannot be lower than design high water within salt water barrier line.

data from soil borings performed during the percolation test denotes that the water table is at 4' 6" ft below existing ground surface.

Information form survey denotes exisiting elevation at test points as + 7.06' and +5.70' NGVD (interpolated value)

The two percolation tests were performed,

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P-1 with an average $K_1 := 0.000215 \frac{cfs}{sf}$ per ft of head (4-27-2022)

P-2 with an average $K_2 := 0.000233 \frac{cfs}{sf}$ per ft of head (7-24-2023)

AVERAGE "K" $K_{av} := 0.0002 \frac{cfs}{sf}$

Impervious area calculations:

Lot area per tax records: $A_{lot} := 9000sf$

1. entrance slabs $A_1 := 285sf$
2. pool deck slab $A_2 := 201sf$
3. residence $A_3 := 3531sf$
4. patio slab $A_4 := 372sf = 372\ ft^2$

Total impervious area: $A_{imp} := A_1 + A_2 + A_3 + A_4 = 4389\ ft^2$

lot area: $A_{lot} = 9000\ ft^2$

total pervious area: $A_{perv} := A_{lot} - A_{imp} = 4611\ ft^2$

$S := \frac{A_{perv}}{A_{lot}} = 0.512$

Summary of areas: $A_{lotac} := 0.2066Ac$

$A_{impac} := 0.1008Ac$

$A_{perac} := 0.1058Ac$

Storage Required:

Rainfall amount: $P := 8.75in$

accumulated direct runoff: $Q := 5.33in$

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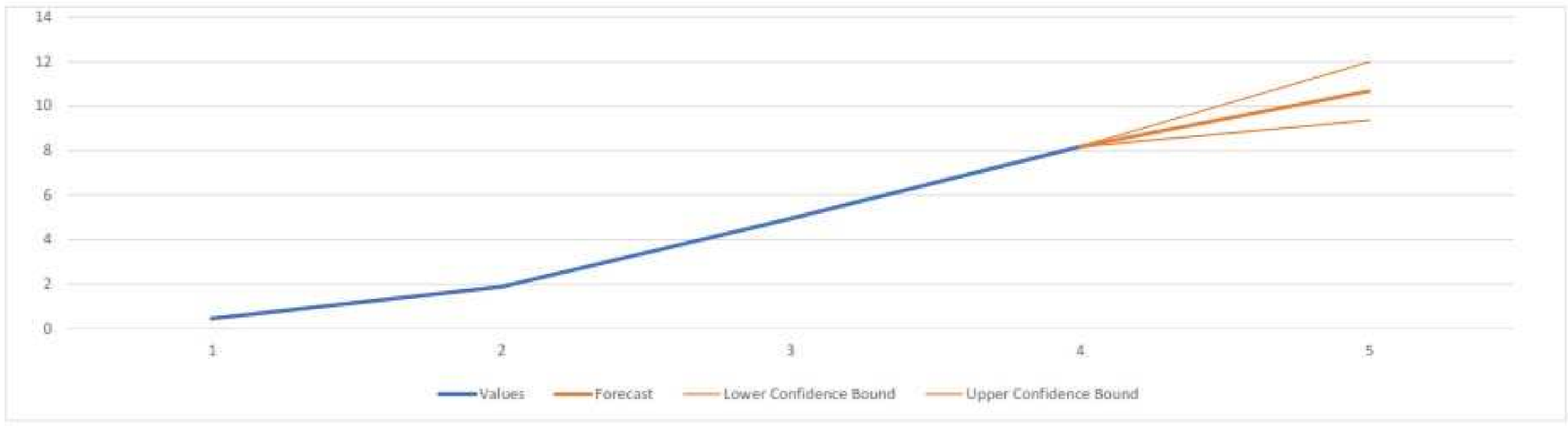
Storage required: $V := A_{lot} \cdot 8.75in = 6562.5\ ft^3$

Average elevation form survey:: $elev := 5.60\ \ NGVD$

depth of water table per Dynatech report: $d_{wt} := 4.5ft$

Depth to Water Table	Compacted Water Storage [Inches]
1 FT	0.45 Inches
2FT	1.88 Inches
3FT	4.95 Inches
4FT	8.18 Inches

Ref. SFWMD Soil Storage Table



COMPACTED STORAGE, EXTRAPOLATED FROM TABLE: $CWS := 8.75in$

$S := \frac{A_{perv}}{A_{lot}} \cdot CWS = 0.374\ ft$ $\quad 0.293 \cdot 12 = 3.516\ \ in$

Accumulated direct runoff: $Q := \frac{(P - 0.2S)^2}{(P + 0.8S)} = 0.417\ ft$ $\quad .476 \cdot 12 = 5.712\ \ in$

Volume of runoff: $V := A_{lot} \cdot Q = 3749.665\ ft^3$

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SWALES

Front yard Cleveland rd $L_f := 40ft$ $W_f := 15ft$ $A_{top1} := L_f \cdot W_f = 600\ ft^2$

$L_{bot1} := 34ft$ $W_{bot1} := 9.5ft$ $A_{bot1} := L_{bot1} \cdot W_{bot1} = 323\ ft^2$

average area: $A_{s1} := \frac{(A_{top1} + A_{bot1})}{2} = 461.5\ ft^2$

average depth1: $h_1 := 1.5ft$

Volume swale 1: $V_{s1} := A_{s1} \cdot h_1 = 692.25\ ft^3$

rear swale: $L_{fr} := 57ft$ $W_{fr} := 8ft$ $A_{top2} := L_{fr} \cdot W_{fr} = 456\ ft^2$

$L_{bot2} := 46ft$ $W_{bot2} := 4ft$ $A_{bot2} := L_{bot2} \cdot W_{bot2} = 184\ ft^2$

average area: $A_{s2} := \frac{(A_{top2} + A_{bot2})}{2} = 320\ ft^2$

average depth2: $h_2 := 0.7ft$

Volume swale 2: $V_{s2} := A_{s2} \cdot h_2 = 224\ ft^3$

volume treated by swale areas

$$V_{swales} := V_{s1} + V_{s2} = 916.25\ ft^3$$

volume of runoff to be treated by exfiltration trench: $V_{exf} := V - V_{swales} = 2833.4\ ft^3$

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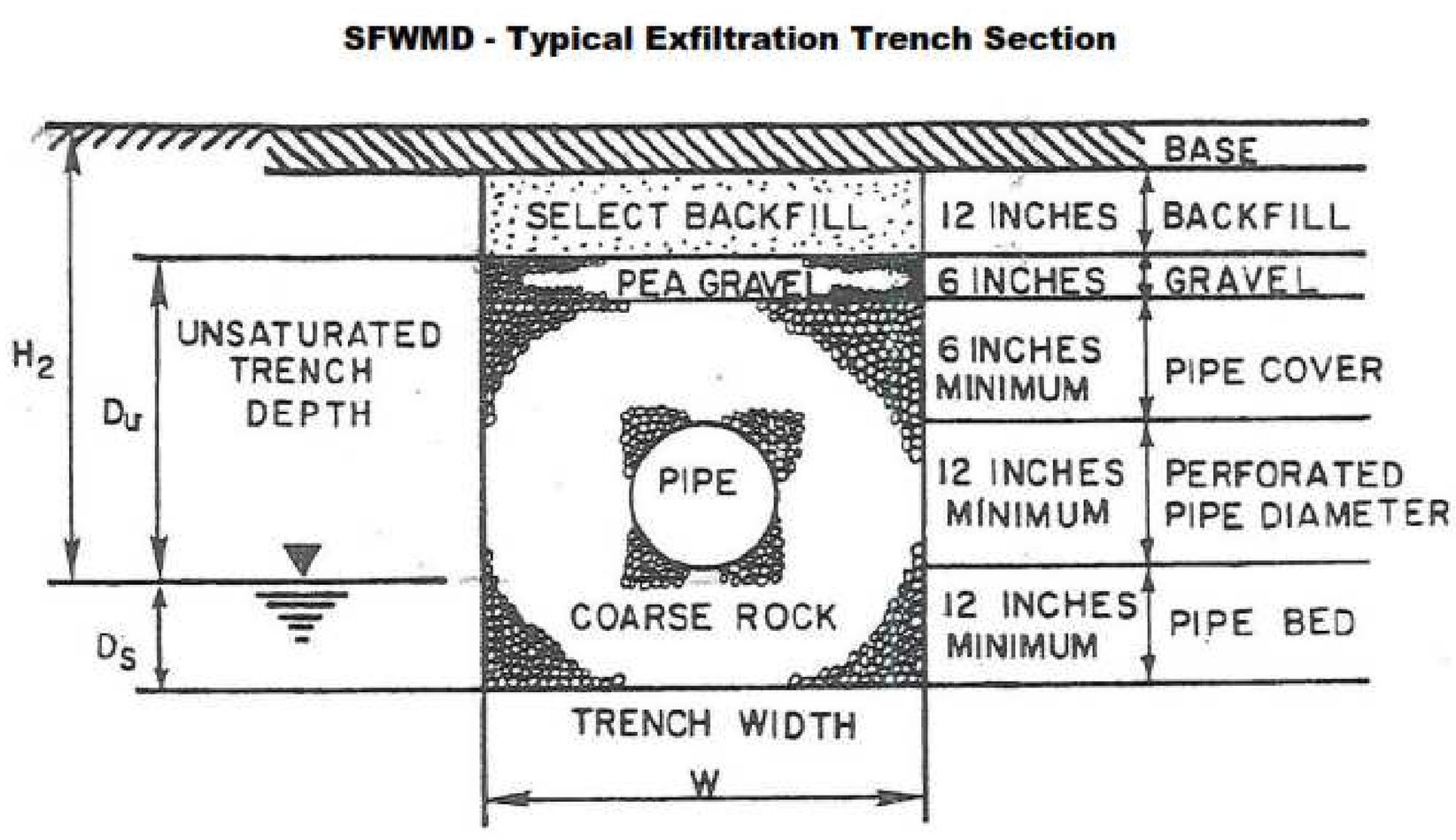
TRENCH CALCULATION



$H_2 := 4.5ft$

$Du := H_2 - 12in = 3.5\,ft$

$Ds := .5ft$

$W := 5ft$

$K_{av} := 0.0002$ from Dynatech report

When Ds>Du: $K_{av} \cdot \left(2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds\right) + \left(1.39 \cdot 10^{-4}\right) \cdot W \cdot Du = 0.007\ ft^2$

When DS<=Du $K_{av} \cdot \left(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds\right) + 1.39 \cdot 10^{-4} \cdot W \cdot Du = 0.012\ ft^2$

required retention volume: $V_{exf} = 2833.415\ ft^3$

$$\frac{V_{exf}}{43560} \cdot 12 = 0.781\ ft^3$$

$$L_{req} := \frac{0.781}{0.012} = 65.083$$ say 65 ft