

Exhibit B

PERMIT #

B9901536

BMS0000184

ADDRESS

5473 N. Bay Rd

000274

SINGLE FAMILY & DUPLEX

HEIGHT (TO RIDGE OF ROOF) -----	20'-0" +/-
NET LAND AREA -----	0.176 ACRES (7,737 SF)
LOT COVERAGE (EVERYTHING UNDER ROOF) ---	3,443 SF

FRONT	20-11
LEFT SIDE	4-5
RIGHT SIDE	8-7
REAR	8-C

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION
NGVD, OR AN ELEVATION NO LESS THAN THE HIGHEST
APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE
PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND
DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.
APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL
INSPECTION.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10), FLORIDA STATUTES, EFFECTIVE 7/10/87.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT.

THE HEIGHT OF FENCE/WALL AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE
GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF
ROAD.

for Corporations with Chapter 11c of the state county code

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential:

- ☐ New Construction
- ☐ Repairs reconstruction the interior repairs or completion (DO TO DAMAGE from any source (MIA) ATTACH COST OF CONSTRUCTION IN ORDER ATTACHED AND A SURVEY OF SURVEY SHOWING EXISTING OVER FLOOR, OVERLAP GRADE HIGHEST POINT OF ROAD ELEVATION
- ☐ Reproducing addition alteration interior improvements or completion (MIA) ATTACH COST OF CONSTRUCTION IN ORDER ATTACHED AND A SURVEY OF SURVEY SHOWING EXISTING OVER FLOOR, OVERLAP GRADE HIGHEST POINT OF ROAD ELEVATION

The Base Elevation Certificate is required before making any inspection above lowest floor and a First Elevation Certificate is required before issuance of certificate of occupancy or completion (Completion of Table 1)

The Base Elevation Certificate is required before making any inspection above lowest floor and a First Elevation Certificate is required before issuance of certificate of occupancy or completion (Completion of Table 1)

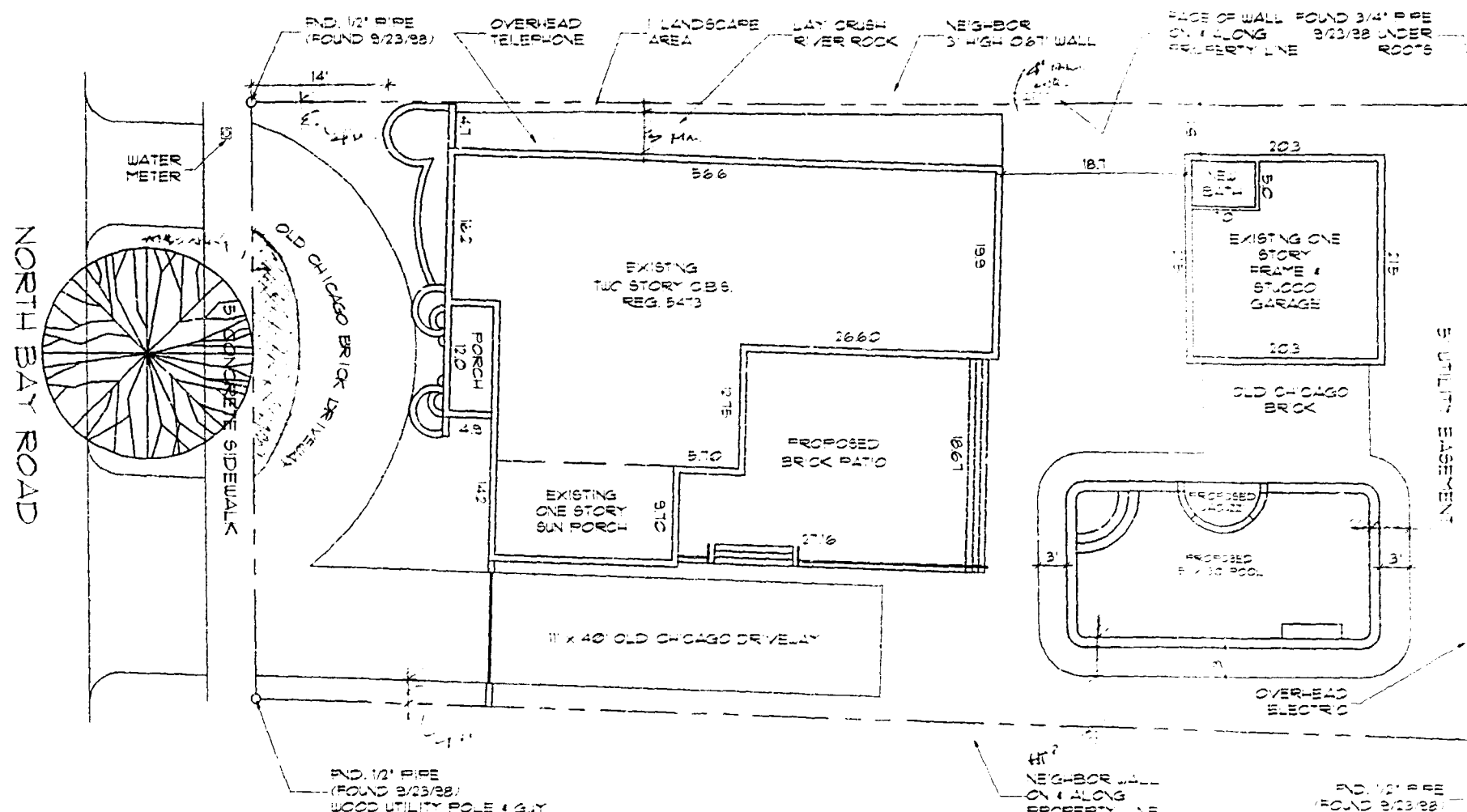
OSHA (Bureau Office Floor level) All electrical and mechanical equipment must be located at or above the Required Floor Elevation. BFM (Bureau Office Floor level) All electrical and mechanical equipment must be located at or at the Base Floor Elevation or Required Lowest Floor Elevation whichever is higher.

Lowest Floor - the mean the lowest floor of the lowest enclosed area (including basement) for unfinished or flood resistant enclosure for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure vulnerable to the applicable non-exceedance or design requirements in Section 61-3 "6-4.1.5).

(Garage or Storage - (Food (2.3.3.7)) - F_2 , enclosed space below the Base Flood Elevation that will be design to provide limited living space except a outside use is parking limited storage and building access and that is designed to allow for the entry and exit of floodwater to withstand hydrostatic flood forces or pressure.

The number of portions of each enclosed area shall not be partitioned or altered (food resistant materials only) into separate rooms of a conditioned space or for complying with the requirement shall be otherwise certified by a professional engineer or architect or meet the following criteria: (1) provide a minimum of two (2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area; (2) the bottom of a opening shall be no more than one (1) foot above ground.

As seen from the above, near the corner marked grade section of the ground surface next to the property of the Plaintiff, there is a large grade and near the center of same, there is a large, round, hole in the top of the concrete sidewalk of the City of Chicago, the result of the existing storm sewer. It is further stated that the Plaintiff has been advised by the City of Chicago that the hole in the sidewalk is a result of the existing storm sewer and that the City of Chicago is not responsible for the same. The Plaintiff has been advised by the City of Chicago that the hole in the sidewalk is a result of the existing storm sewer and that the City of Chicago is not responsible for the same.



SITE PLAN


$$1/8'' = 1'-0''$$

ZONE RS-4
DISTRICT _____

GROSS LAND 5.00 (ACRE) NET LAND 4.77 (ACRE) WATER BODIES 0 (ACRE)

	REQ	PROV
LANDSCAPE OPEN SPACE (IF APPLICABLE)	<u>30</u>	<u>36</u>
GREENBELT WIDTH (IF APPLICABLE)	<u>-</u>	<u>-</u>
LAWN AREA (AS DEFINED IN ORDINANCE)	<u>10</u>	<u>10</u>
TREES		
TREES PER NET LOT	<u>13</u>	<u>13</u>
STREET TREES	<u>10</u>	<u>10</u>
(TREES IN THE RIGHT OF WAY (•) OR ON PRIVATE PROPERTY) • WILL INCLUDE THE PUBLIC RIGHT OF WAY OR SPECIAL TARIFF DISTRICT		
TOTAL NUMBER OF TREES	<u>13</u>	<u>13</u>
SUBTRA (7 SUBTRA FOR EACH TREE REQUIRED)	<u>60</u>	<u>60</u>

SHRUBS (7 SHRUBS FOR EACH TREE REQUIRED) 160 16
 *50% SHRUBS/EDGES SHALL BE NATIVE SPECIES.
 SHALL BE SABAL PALM (CABBAGE PALM)
 *IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE

			TREE NAME	NATIVE SPECIES YES / NO	MIN HEIGHT	CANOPY DIAMETER
SYMBOL	NEW	EXIST.	SOCIENTIFIC COMMON			
		/	GLEROLIS / KENYAN WHITE OAK	YES	1	0

DE LA PIEZUELA & ASSOCIATES, INC.

RESIDENTIAL RENOVATION FOR:

MR. ADAM SLESINGER
1000 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

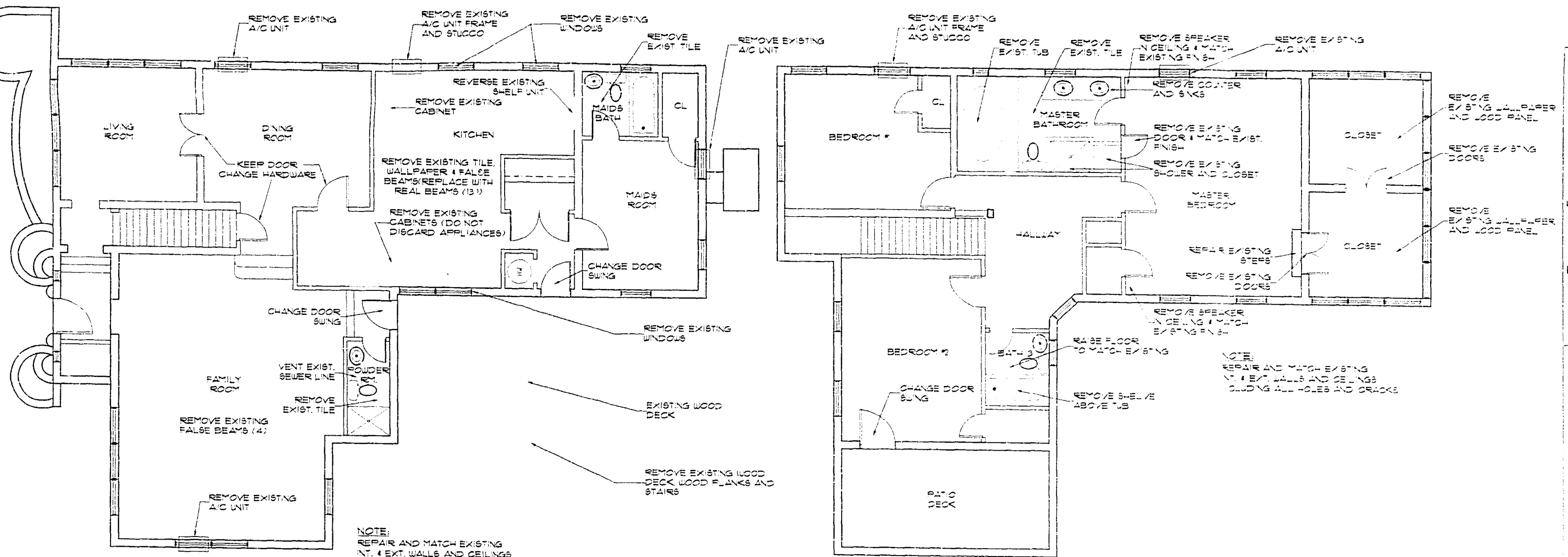
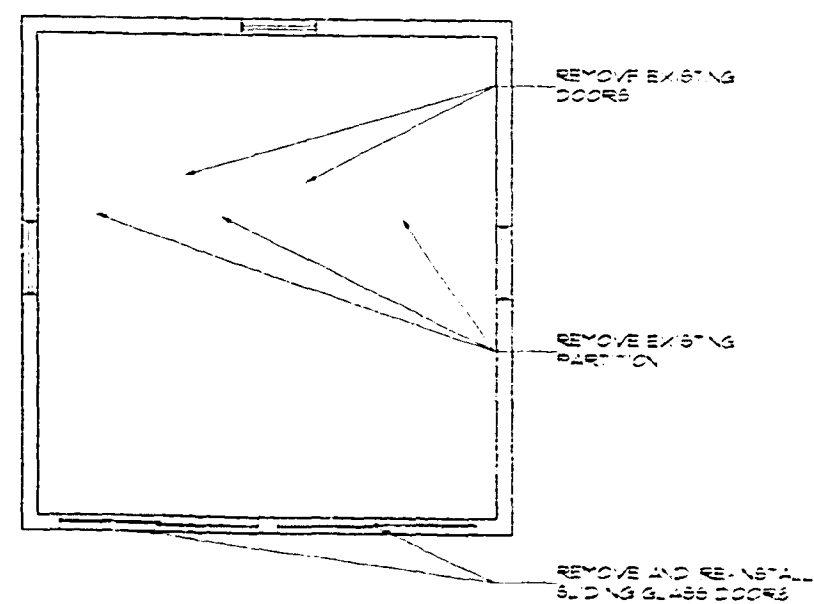
PAGE NO.

0:6.58

NOTES:

98-56

A-1


$$1/4'' = 1'-0''$$
$$1/4'' = 1'-0''$$


EXISTING EXERCISE ROOM - DEMO PLAN 1/4" = 1'-0"

RESIDENTIAL RENOVATION FOR:

MR. ADAM JESSIMON
10473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

0698 200725A
C 6 98
43-1072
38-76

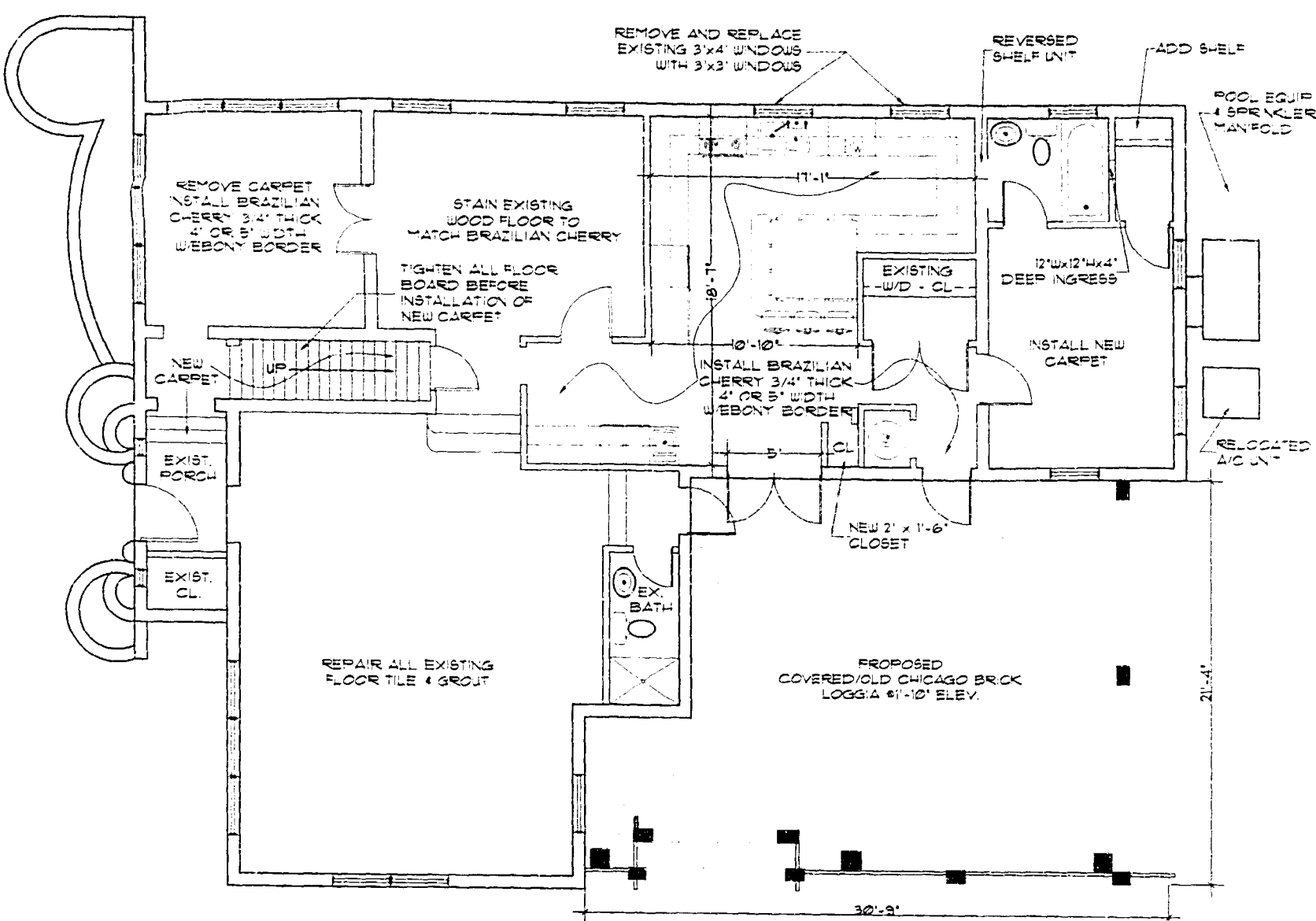


DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTS, PLANNERS, DESIGN CONSULTANTS
10015 W. BAYVIEW BLVD., SUITE 200, BAYVIEW, FL 33157
(305) 444-4300 FAX (305) 444-4301
(305) 444-4302 FAX (305) 444-4303
WILLIAM PEZUELA, REGISTERED ARCHITECT, REG. #7003

RESIDENTIAL RENOVATION FOR:
MR. ADAM SLESINGER
15473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

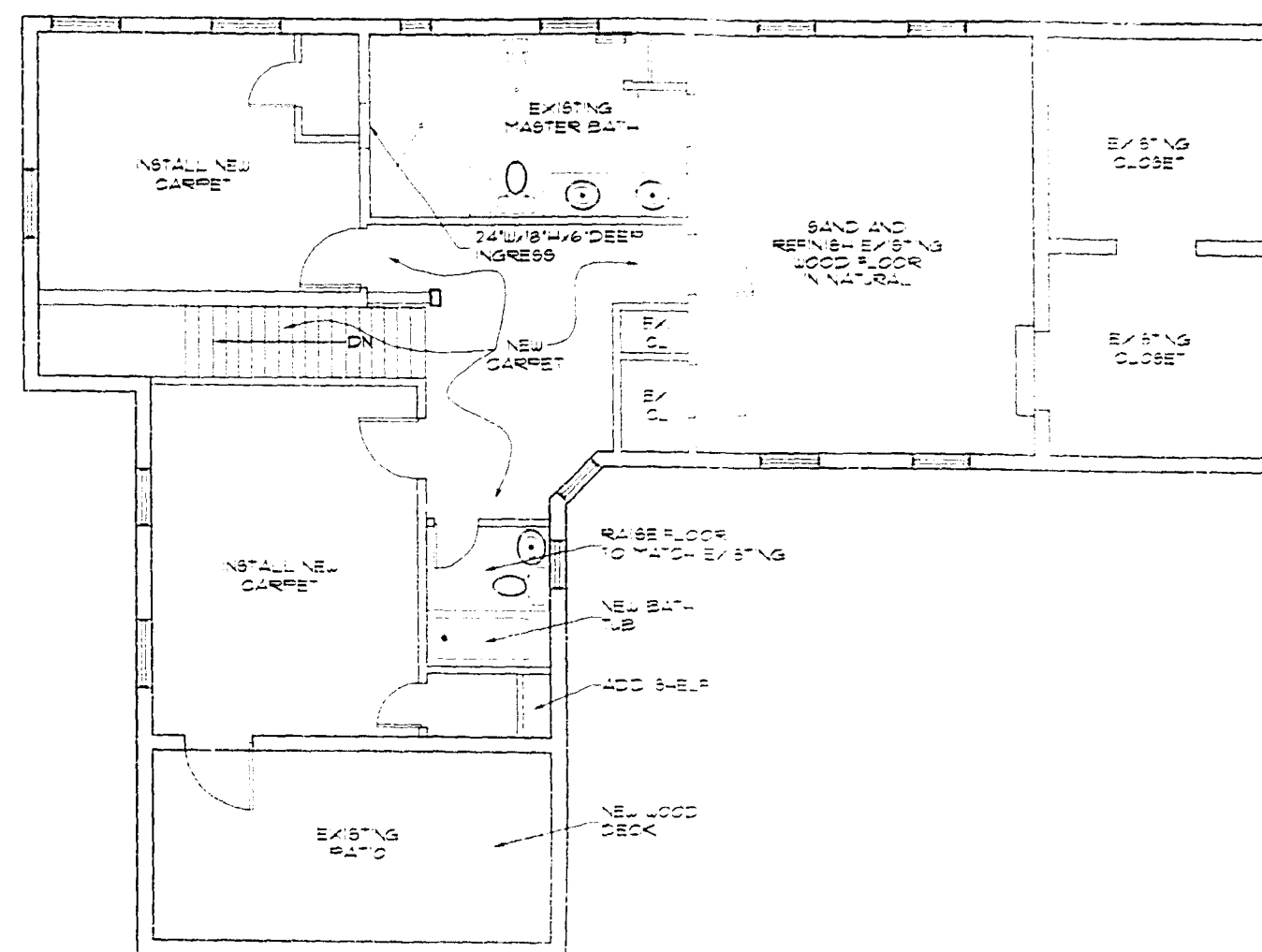
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REVISED:
BY: 06-98

A-3



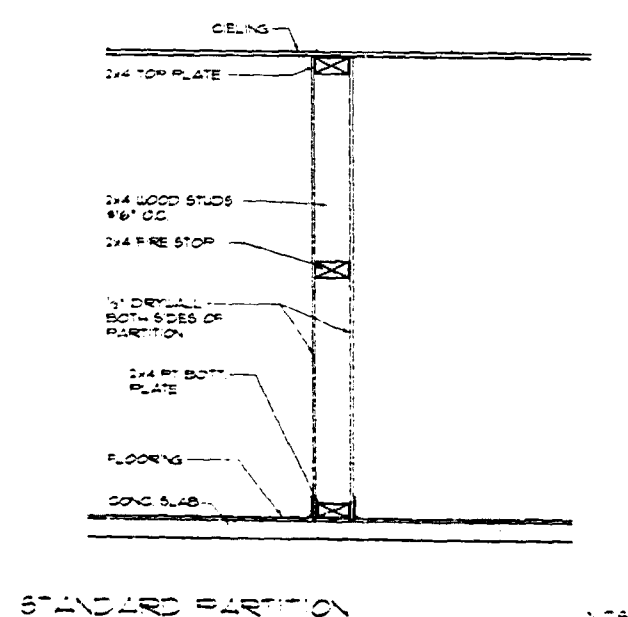
PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"



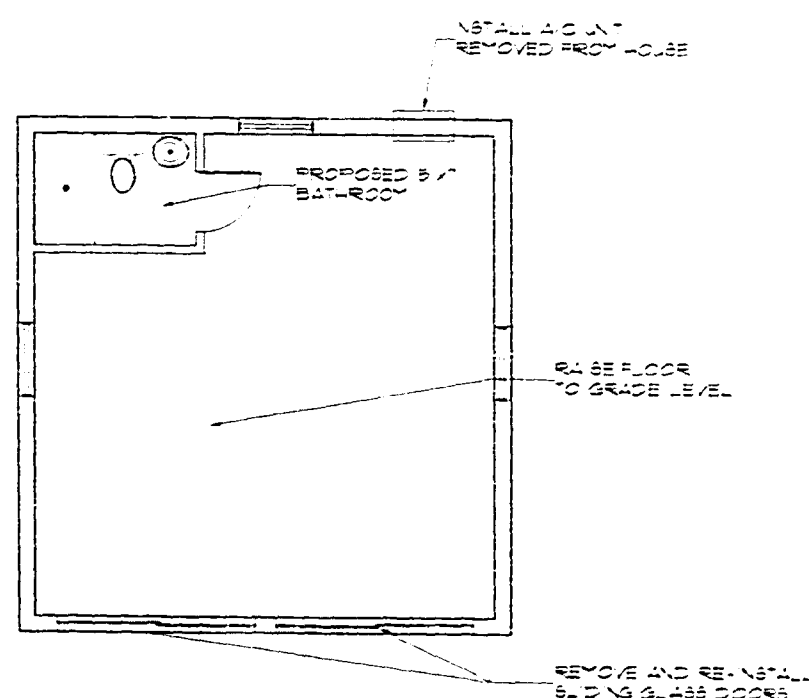
PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"



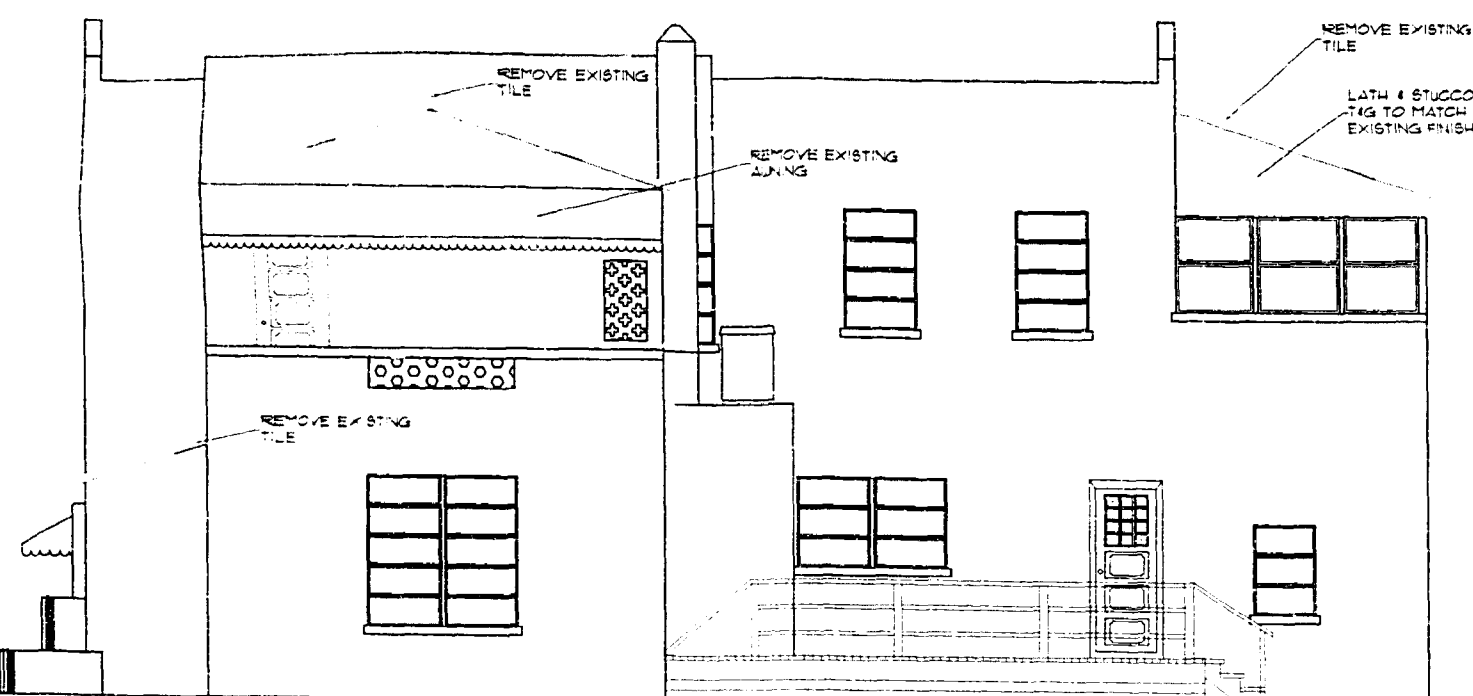
STANDARD PARTITION

N.T.S.

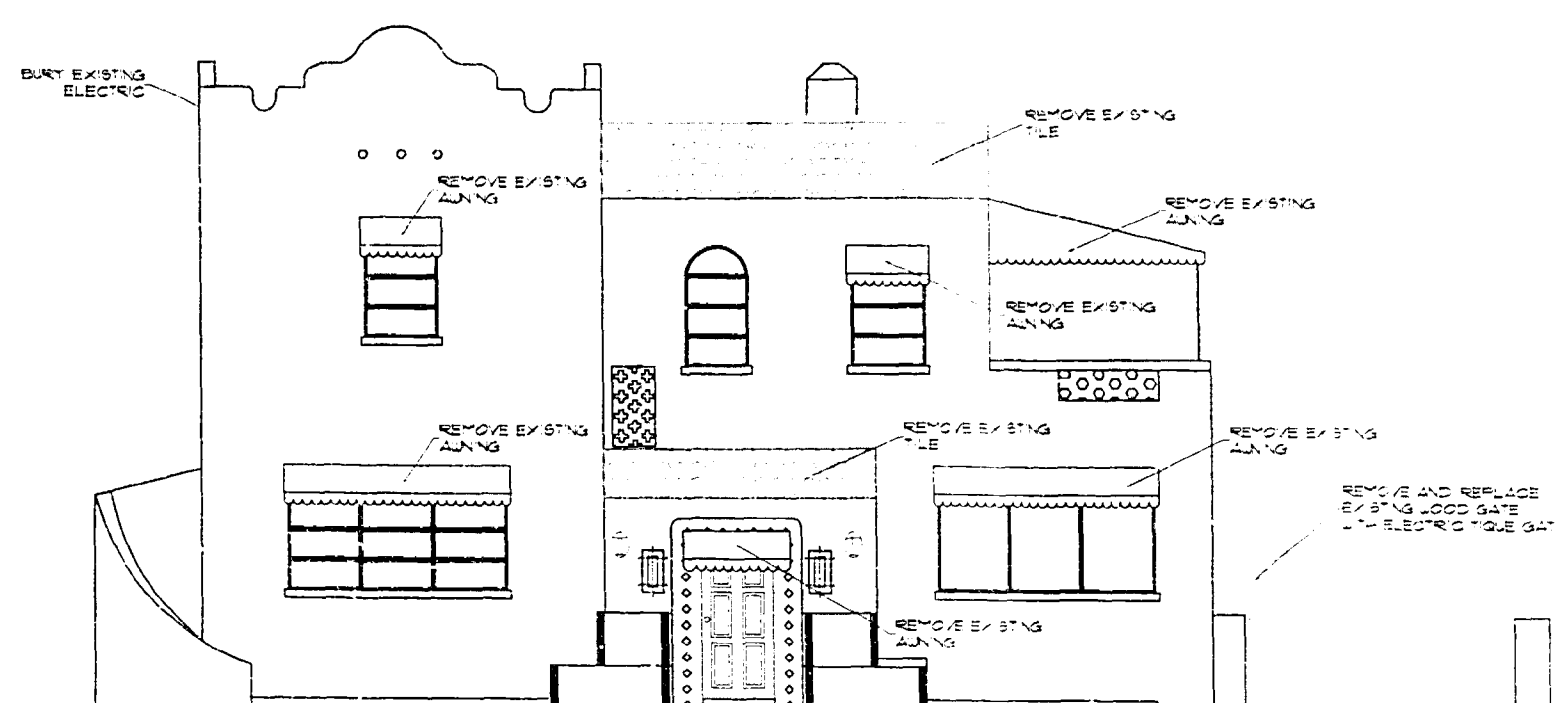


PROPOSED EXERCISE ROOM

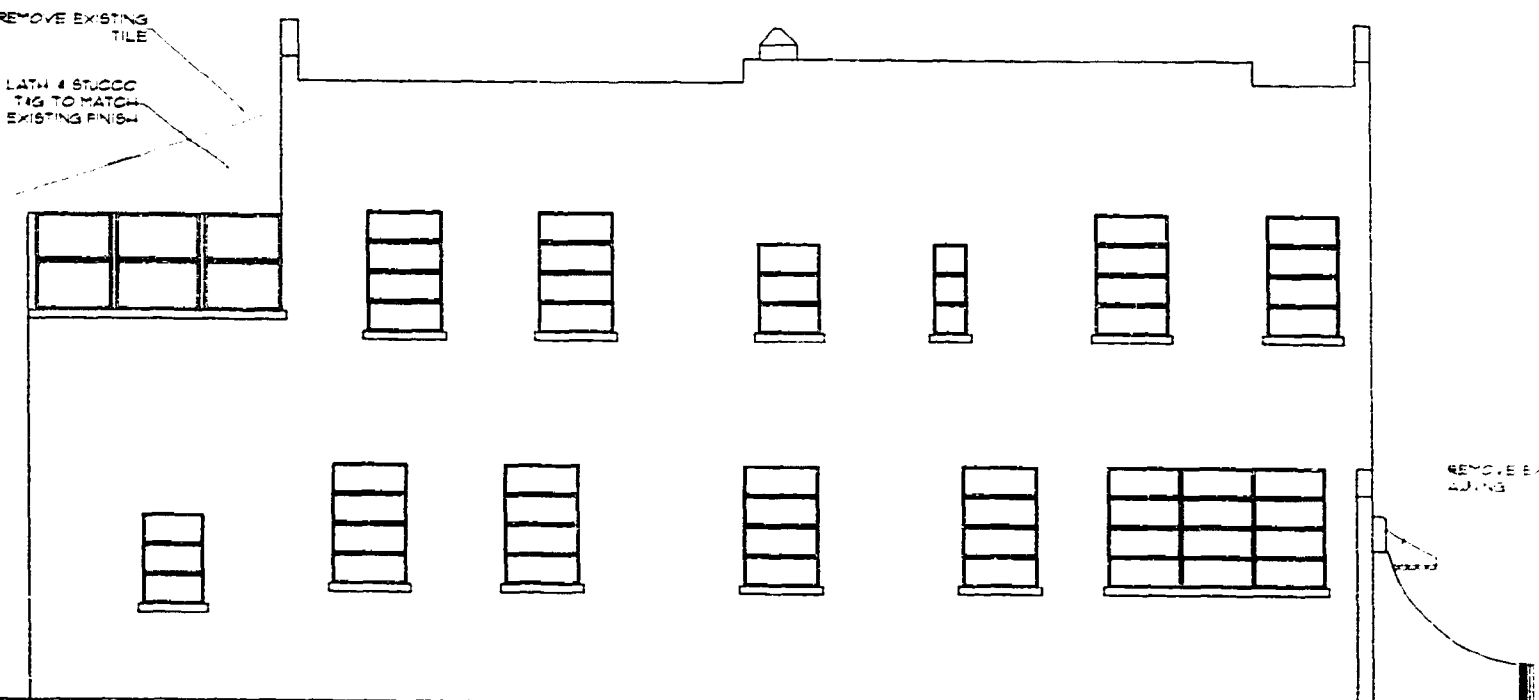
1/4" = 1'-0"



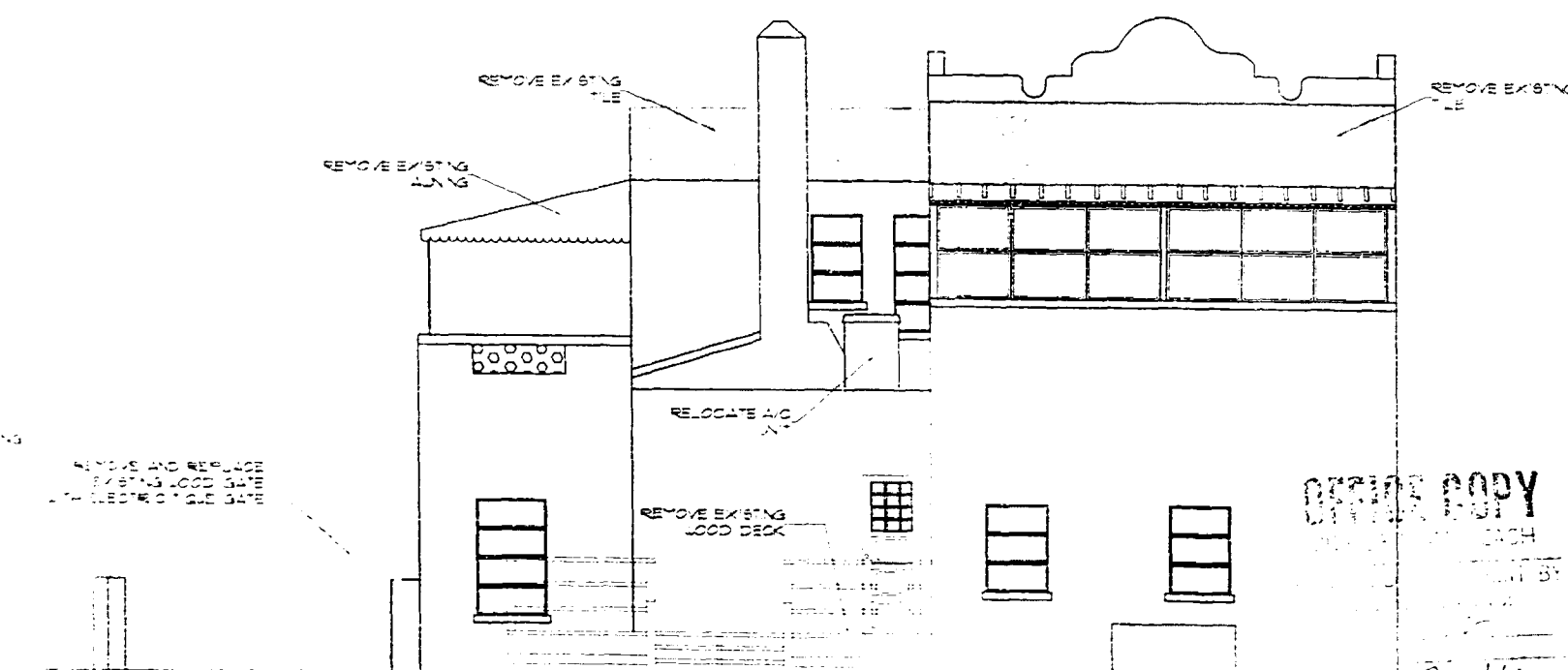
EXISTING RIGHT ELEVATION 1/4" = 1'-0"



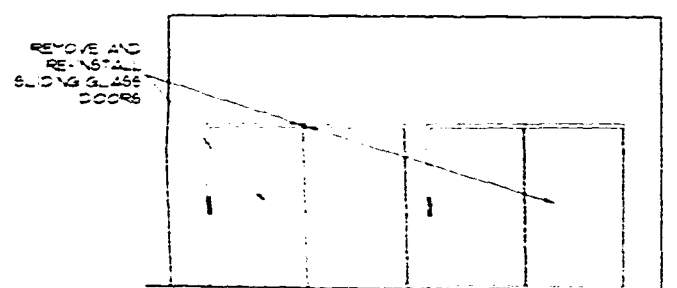
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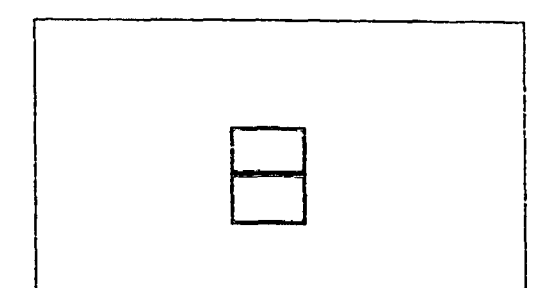
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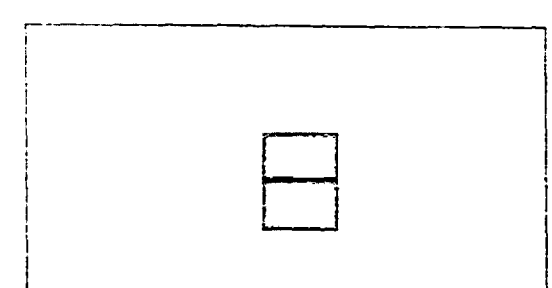
EXISTING REAR ELEVATION 1/4" = 1'-0"



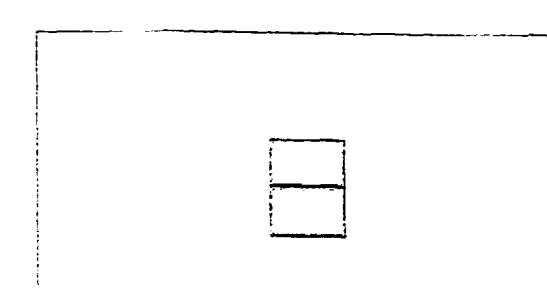
EXISTING FRONT ELEVATION 1/4" = 1'-0"



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



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



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



DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL PLANNING & ENGINEERING CONSULTANTS
1000 BISCAYNE BLVD., SUITE 200, MIAMI, FL 33131
TEL: 305-358-1111 FAX: 305-358-1112
WWW.DELAPEZUELA.COM

RESIDENTIAL RENOVATION FOR:
MR. ADAM SLESINGER
1000 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

DATE: 11/11/11
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

A-4



DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL PLANNING & DESIGN CONSULTANTS
1900 S.W. 10TH AVENUE, SUITE 1000
MIAMI, FLORIDA 33135
TEL: (305) 441-1155 FAX: (305) 441-0551
WWW.DLAPEZUELA.COM

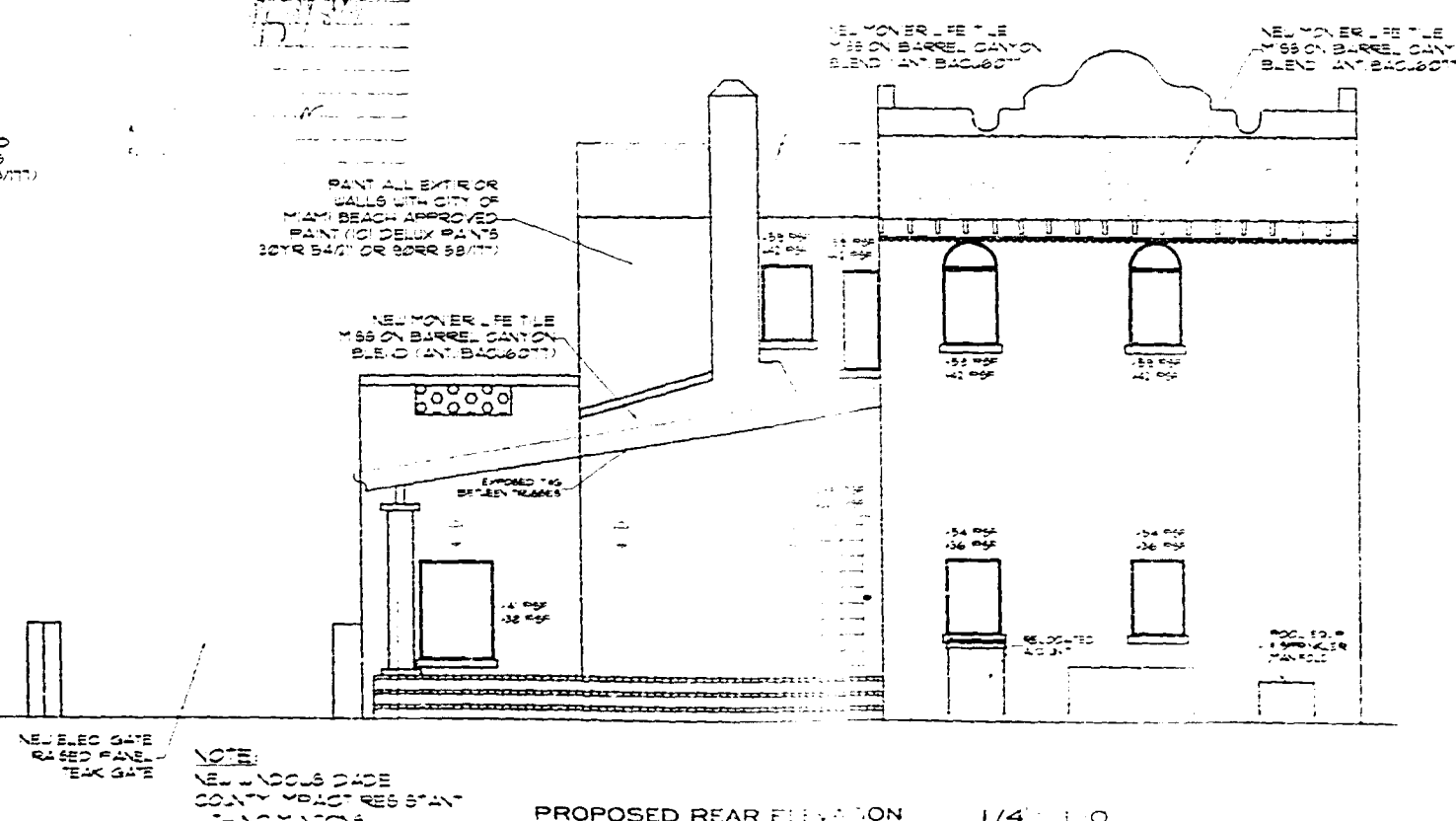
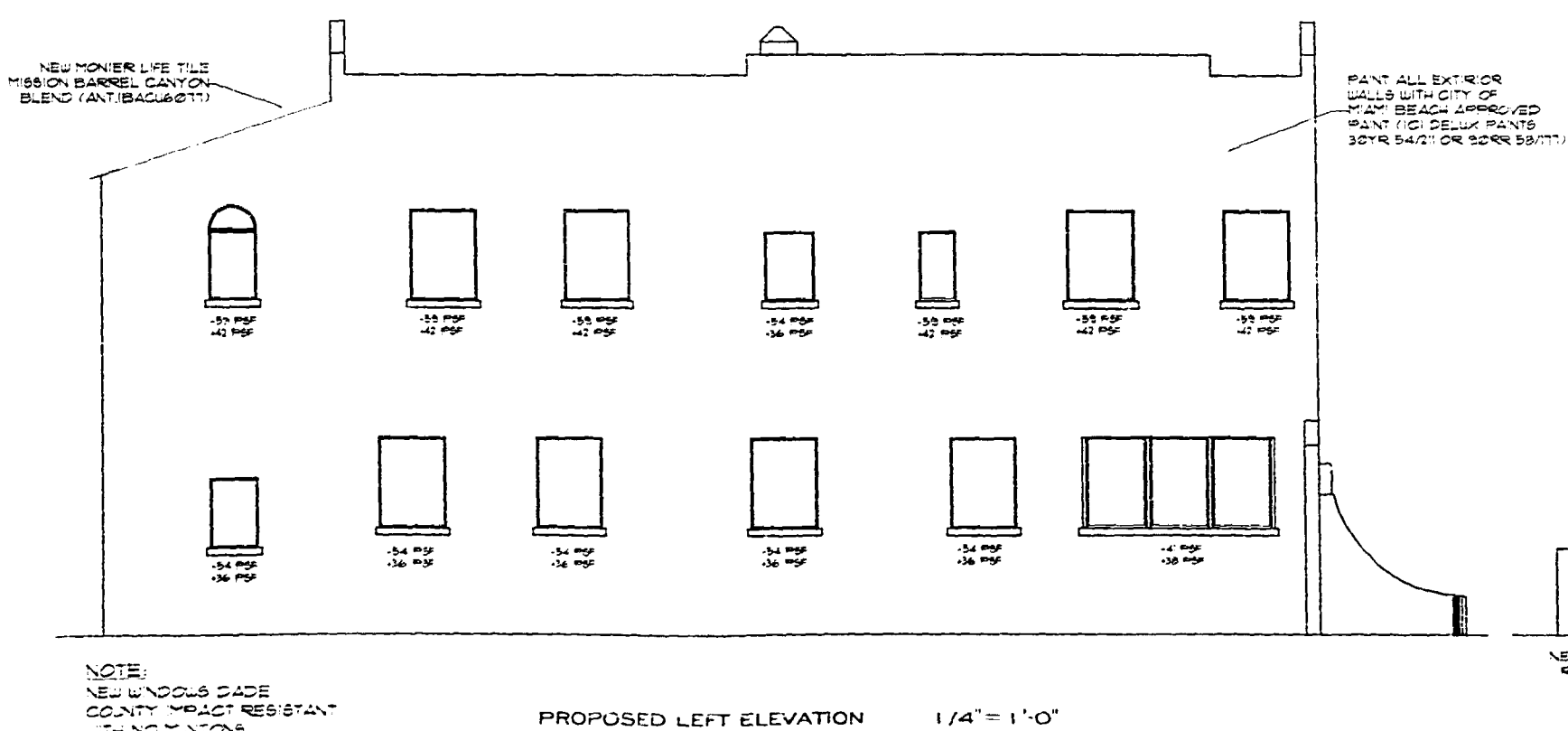
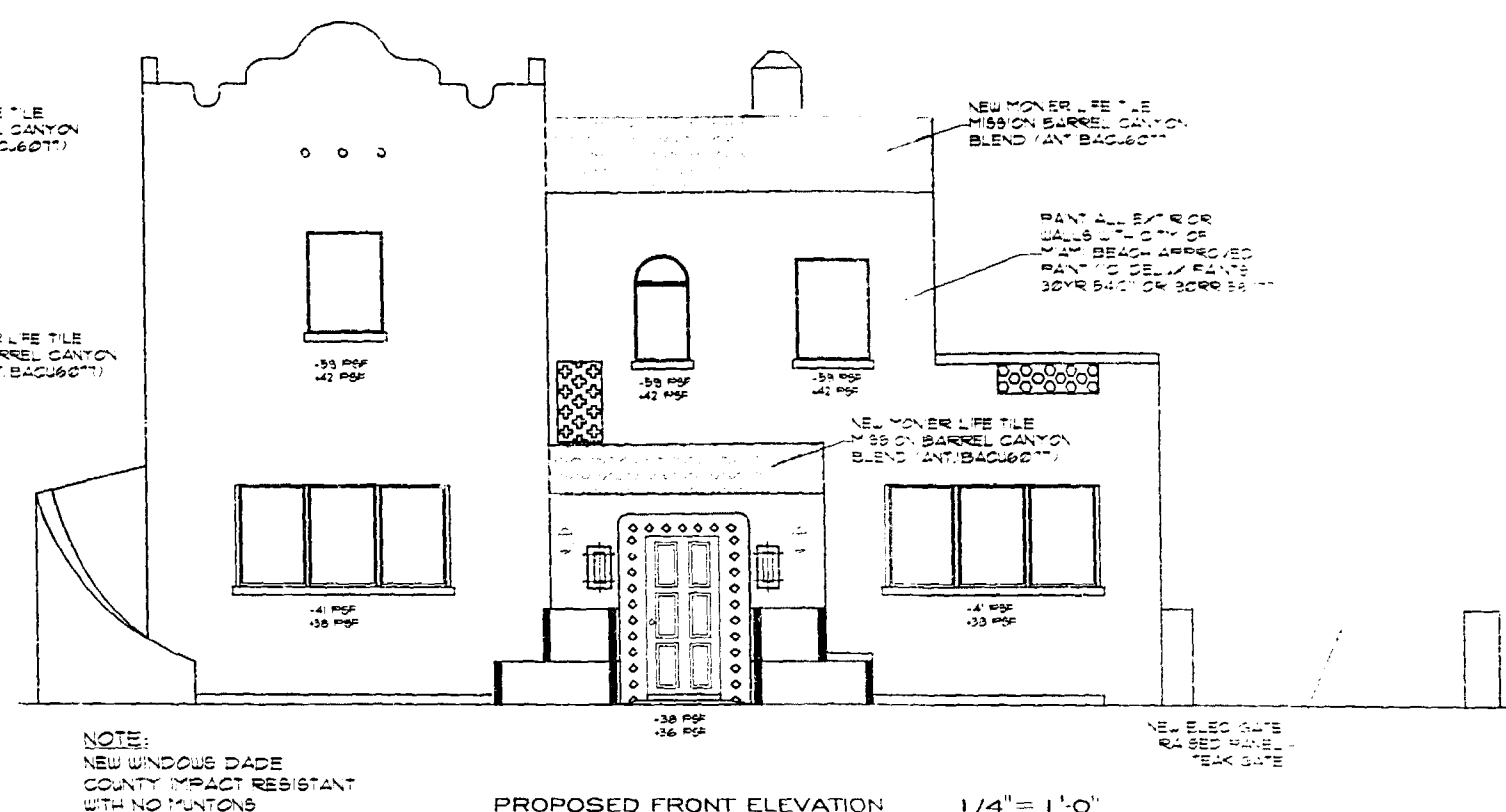
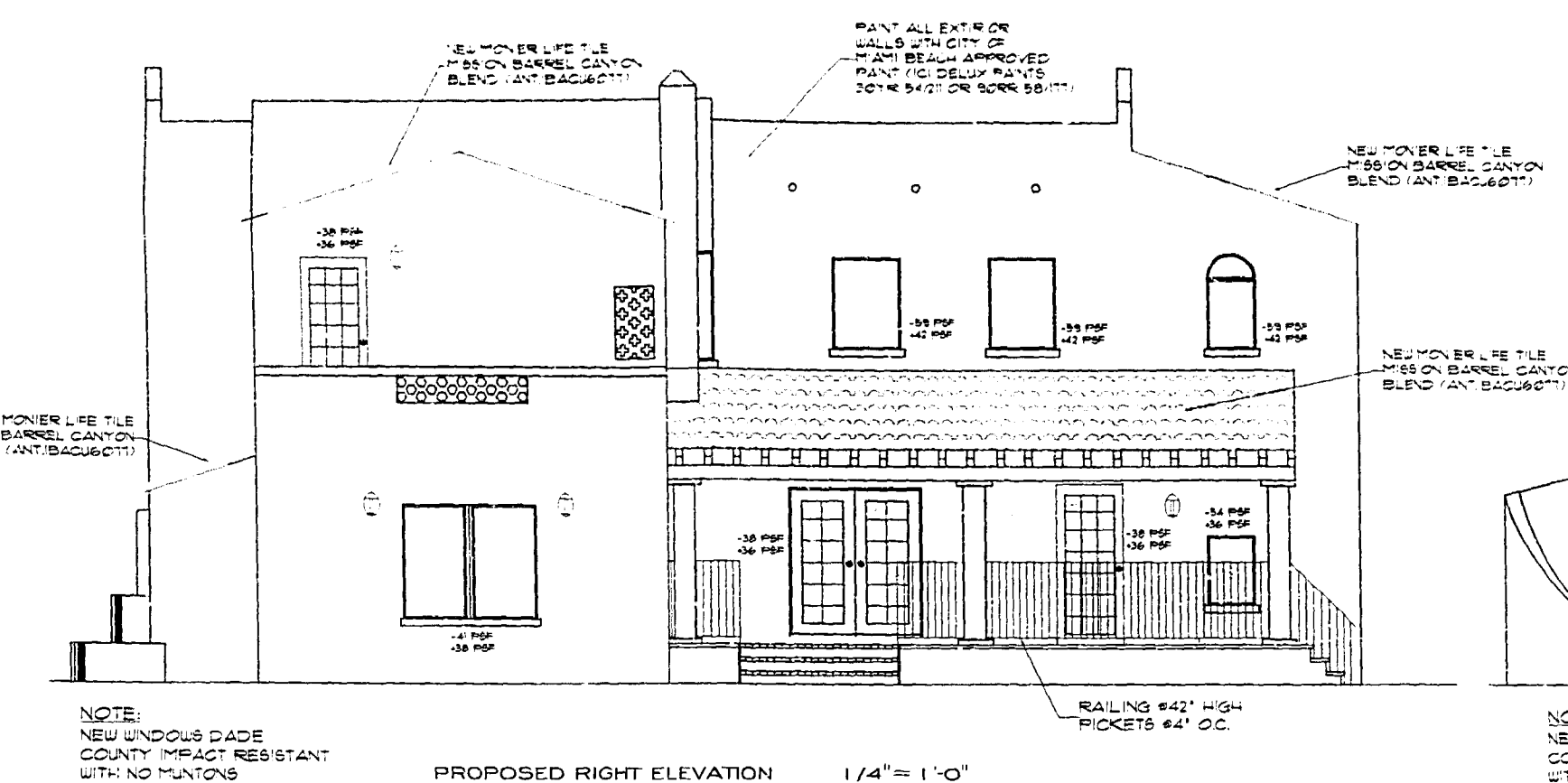
ADAM SLEINGER
ARCHITECT
1100 N.W. 11TH AVENUE
MIAMI, FLORIDA 33136

RESIDENTIAL RENOVATION FOR:

MR. ADAM SLEINGER
1100 N.W. 11TH AVENUE
MIAMI, FLORIDA 33136

DATE: 06-19-04
SHEET: 06-19-04
SCALE: 1/4" = 1'-0"

A-5





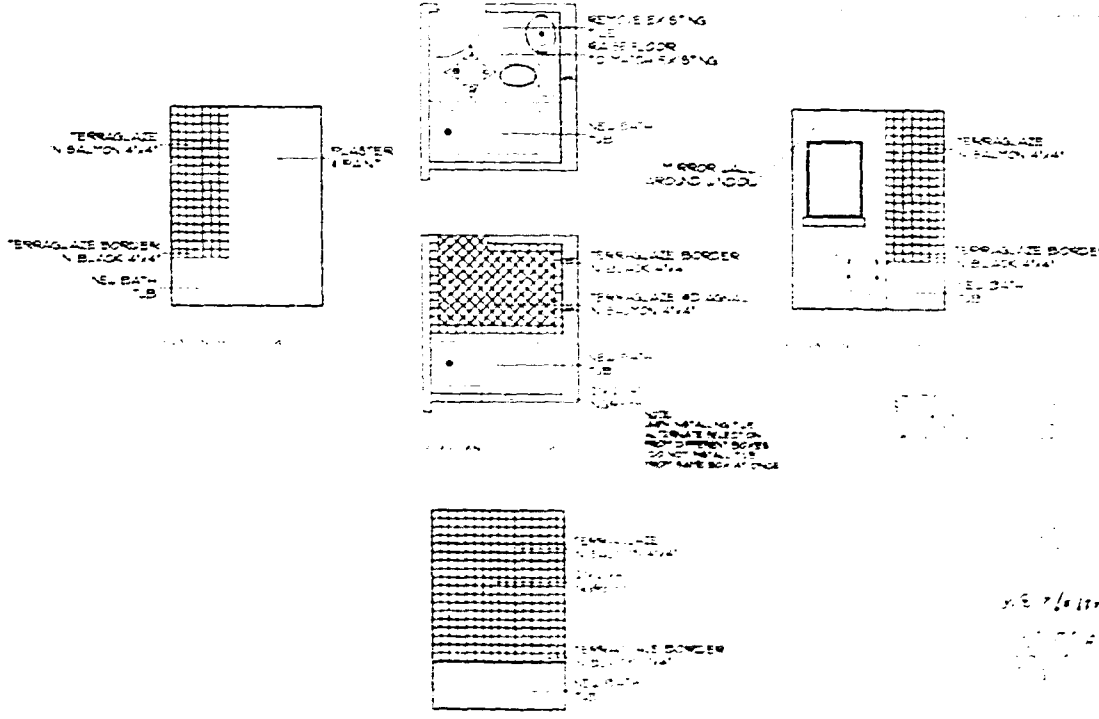
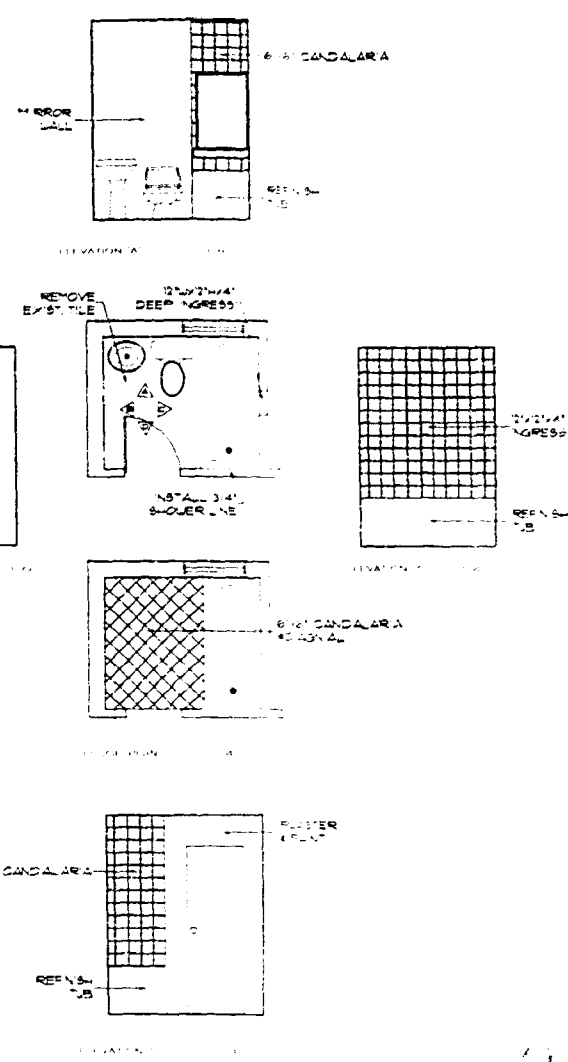
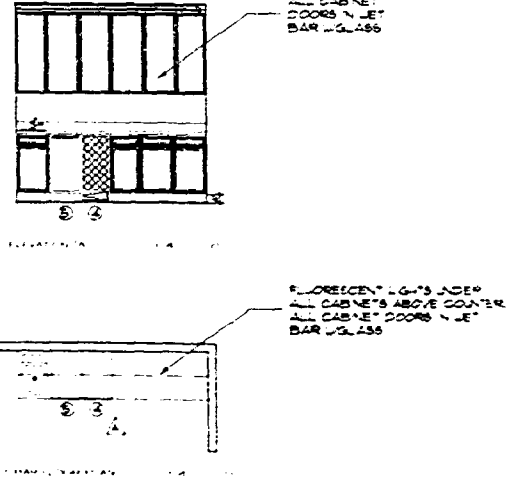
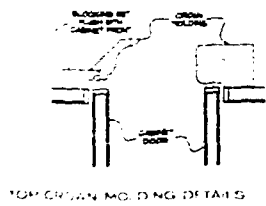
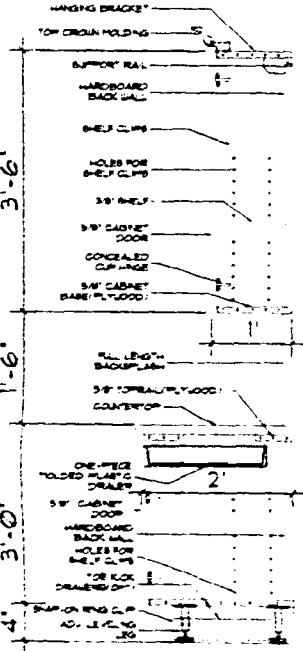
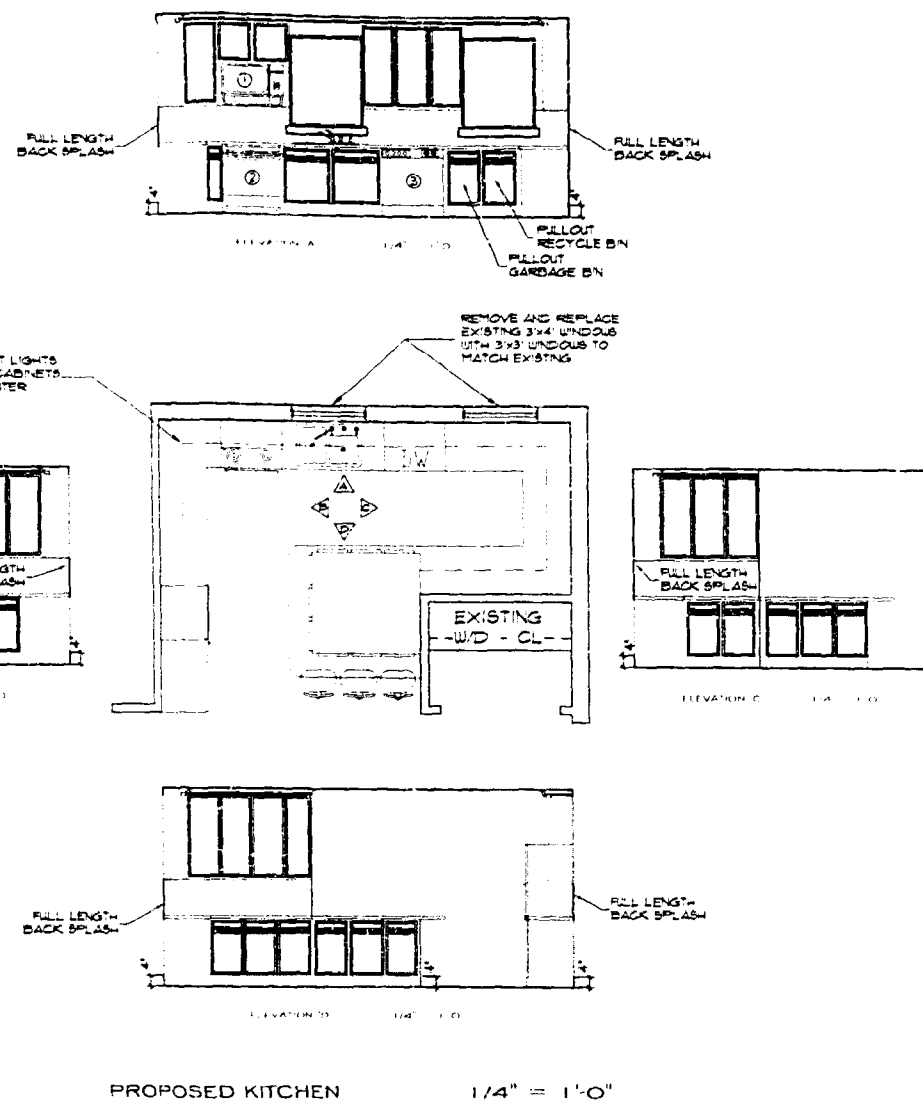
DE LA PEZUELA & ASSOCIATES, INC.
 ARCHITECTURAL PLANNING & DESIGN CONSULTANTS
 1001 S.W. 15TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33137
 (305) 358-4300
 W. LAM PLASTER, REGISTERED ARCHITECT, REG. #0003

RESIDENTIAL RENOVATION FOR:

MRS. ADAM BLESINGER
 5717 N. BAY ROAD
 MIAMI BEACH, FLORIDA

DATE: 10-26-06
 DRAWN: 10-26-06

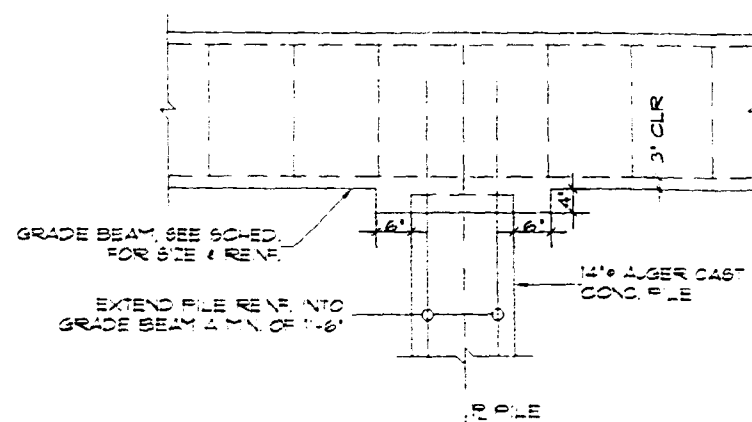
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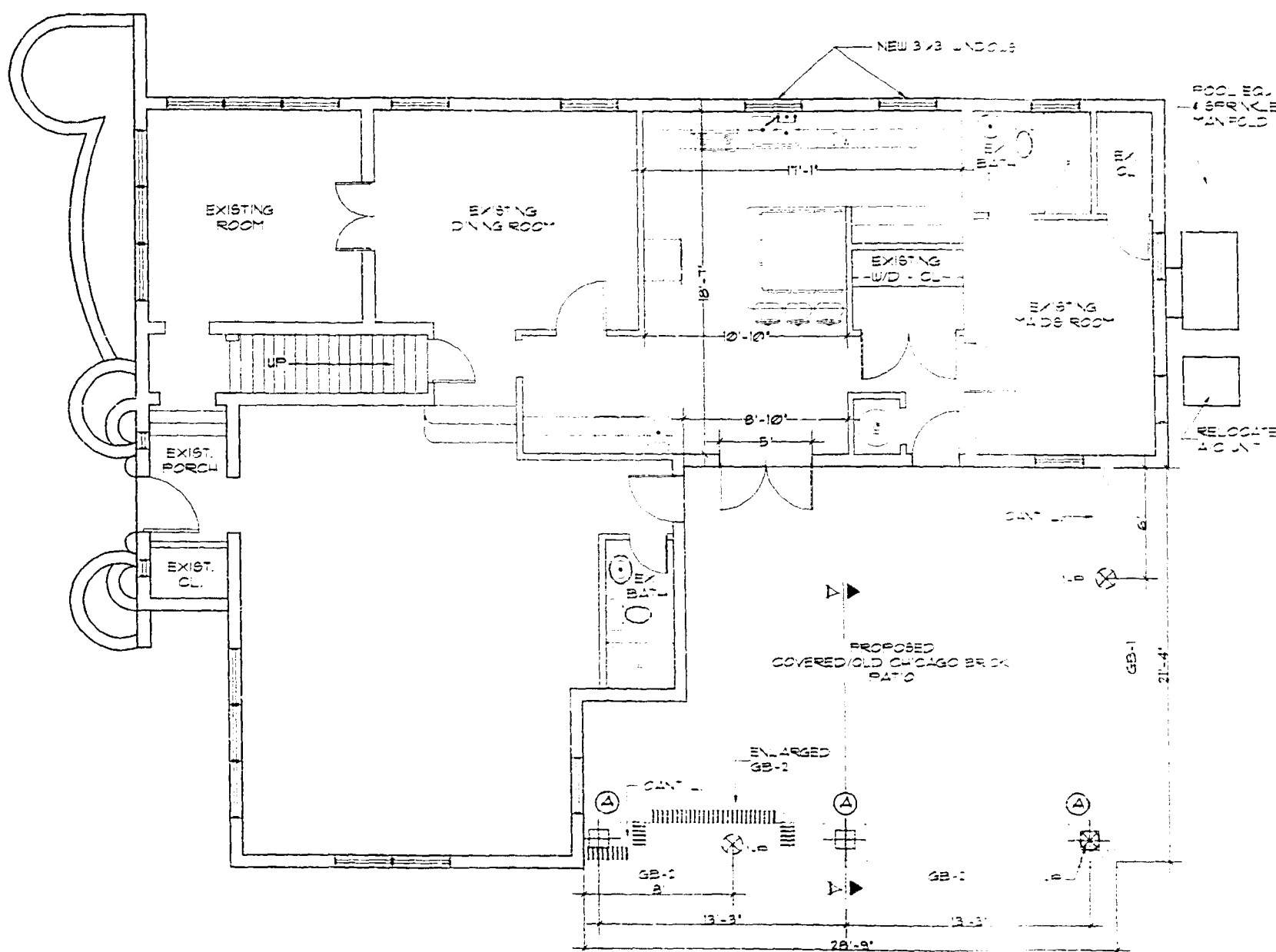


NOTES:

1. P-8 DENOTES 14" AUGER-CAST CONC. PILE W/35 TONS COMPRESSION CAPACITY REINF. W/4#6 VERT. & #3 TIES @ 2' O.C. FOR FIRST 10 FEET OF PILE LENGTH & #1 VERT. CENTERED IN PILE FOR FULL LENGTH OF PILE.
* OWNER TO APPOINT A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF FLORIDA TO DETERMINE LENGTH OF PILE REQ'D. BASED ON 35 TONS COMPRESSION CAPACITY.
2. [Hatched Pattern] DENOTES 8" MASONRY SYSTEM WALL REINF. W/5 @ 48" O.C. VERTICAL DOWELS IN FULLY GROUTED BLOCK CELL & #3 GALV. LADDER TYPE HORIZONTAL JOINT REINFORCED @16" O.C.
3. (A) DENOTES 5 x 5 x 5/16 SEE SECTION FOR BASE & CAP PILES.
4. GB-1 DENOTES 14" x 24" CONCRETE GRADE BEAM W/3#6 T&B & #3 STIRRUPS @10" O.C. & 1#3 INTERN D.E.F.
5. GB-2 DENOTES 24" x 24" CONCRETE GRADE BEAM REINF. W/5#6 TOP & BOTT. & #3 STIRRUPS @10" O.C. & 1#3 INTERN D.E.F.



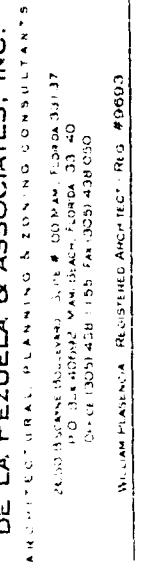
TYPICAL GRADE BEAM TO PILE CONN. N.T.S.



PROPOSED FOUNDATION PLAN

1/4" = 1'-0"

DE LA PEZUELA & ASSOCIATES, INC. ARCHITECTS - ENGINEERS - PLANNERS 2000 UNIVERSITY AVENUE, SUITE 200 MIAMI BEACH, FLORIDA 33139 TEL: (305) 441-1111 FAX: (305) 441-1112 WWW.DELAPEZUELA.COM REG. #0003	
RESIDENTIAL RENOVATION FOR:	
MR. ADAM SLESINGER 1117 S. NORTH BAY ROAD MIAMI BEACH, FLORIDA	
DATE: 06-08	AS NOTED
30-06	
S-1	



RESIDENTIAL RENOVATION FOR:

5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

66-061

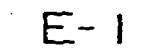
S-2

2. L"A" DENOTES 3 x 10 P.T. WOOD LEDGER
CONT. W/5/8" x 4" PENETRATION KWIK-
BOLTS BY HILTI @16" O.C. INTO SOLID
CONC. OR FULLY GROUTED BLOCK CELL



N.T.S.


$$1/4'' = 1'-0''$$




$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$


DE LA PEZUELA & ASSOCIATES, INC.

DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL PLANNING & ENGINEERING CONSULTANTS
2000 HASTINGS BLVD., SUITE 1000, SAN FRANCISCO, CALIF. 94104
TELEPHONE (415) 774-1100 FAX (415) 774-1101

0550 H.P. (GOLF) 4.1 - 8.1 P (GOLF) 7.0-8.00

RESIDENTIAL RENOVATION FOR:

MR. ADAM SLESINGER
55473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

DOUBLE - 64 - 9225

5698

45-1072

98-56

E-1

B9901536
(BMS0000184

B9901536

B9901536

98200

NOTE:

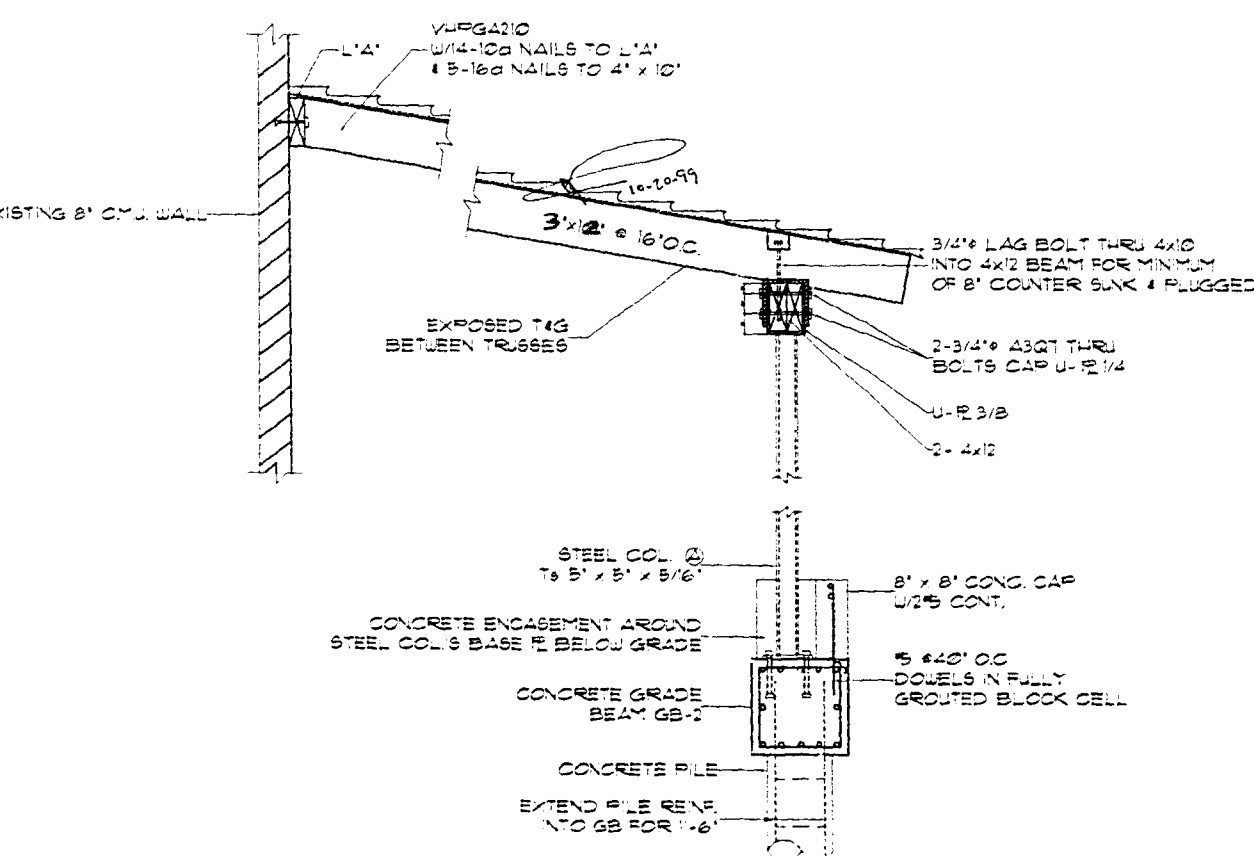
1. SUPER IMPOSED LOADS:

DL = 25 PSF

LL = 30 PSF

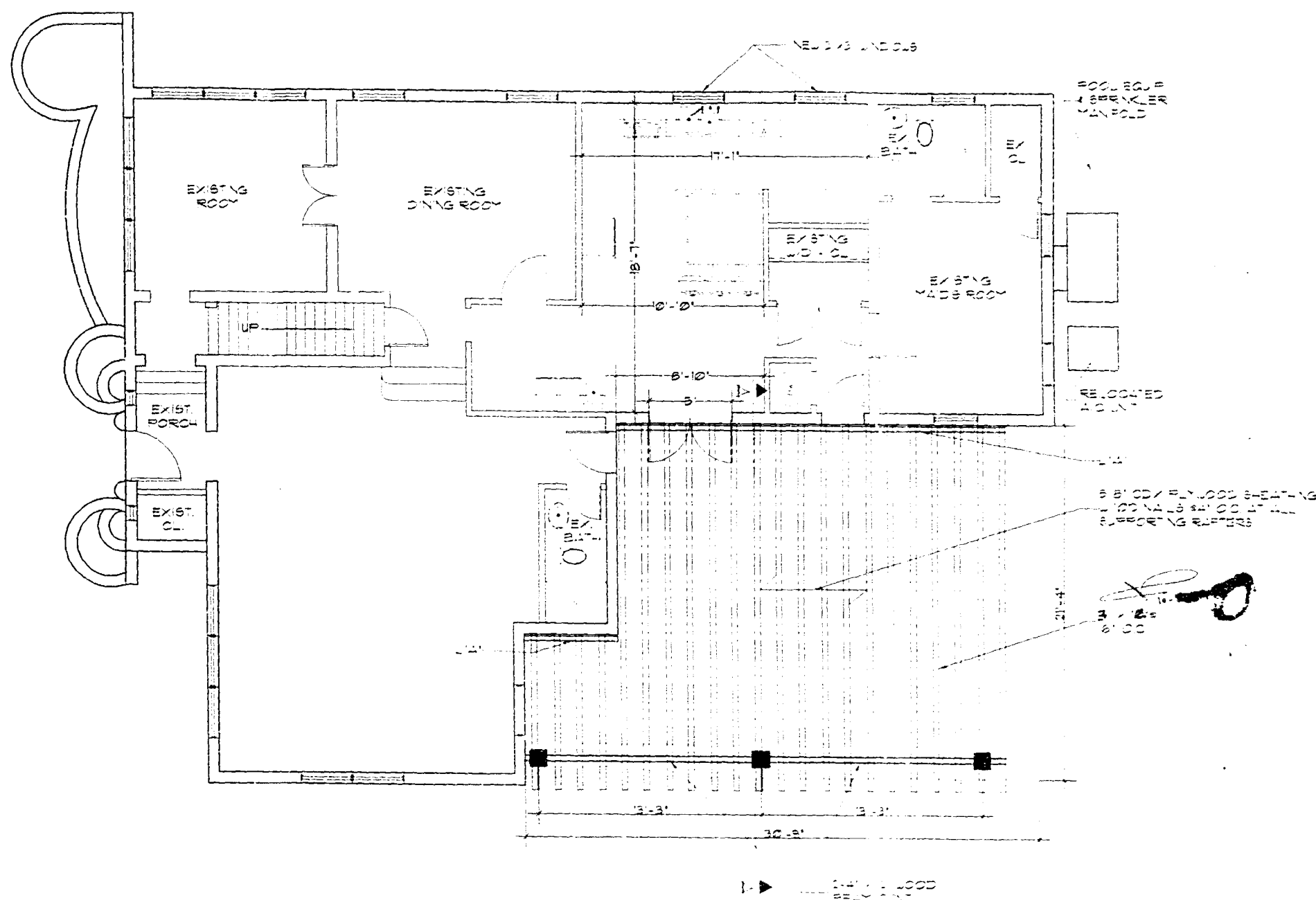
NET UPLIFT = 68 PSF

**2. L'A' DENOTES 3 x 10 P.T. WOOD LEDGER
CONT. W/3/8" x 4" PENETRATION KWIK-
BOLTS BY HILTI @16" O.C. INTO SOLID
CONC. OR FULLY GROUTED BLOCK CELL.**



SECTION A-A

N.T.S.



PROPOSED ROOF FRAMING PLAN

1/4" = 1'-0"

REPROD COPY

DE LA PEZUELA & ASSOCIATES, INC.

ARCHITECTURAL, PLANNING & ENGINEERING CONSULTANTS

1000 N.W. 10TH AVENUE, SUITE 200, MIAMI, FL 33137

PH: (305) 442-1111 FAX: (305) 442-1112

00-01 (305) 442-1111

RESIDENTIAL RENOVATION FOR:

MR. ADAM...

547 N.W. 10TH AVENUE, MIAMI BEACH, FL 33409

DATE: 07/10/00

PROJECT: 00-01

DATE: 07/10/00

00-01

S-2

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

Building Misc Fees

10-19-1999

Activity Number: BMS0000184

Issued On: 10/19/99

Applied: 10/19/1999

Approved:

Completed:

For Square

Status: APPLIED

Site Address: 12715 MIAMI RD SW 111

Parcel #: 0315031540

Valuation: \$0.00

Property Owner

Applicant: E. HERRING CENTRAL
ADAM SCHENCK

Description: PLAN REV 10901256-11-1-C, PL 1 MB & BLDG

Class Code: RLXIN

Inspection Area: C

=====

DETAIL LIST

Miscellaneous Fees	0	\$0.00
Miscellaneous Copies - Per # of	0	\$0.00
Photostatic Copies - Per # of	0	\$0.00
Fax Transmittal Pages - Per # of	0	\$0.00
Special Project Fee	0	\$0.00
Occupant Certificate - Per # of	0	\$0.00
Builder's Fee	0	\$0.00
Certified Copies - Per # of	0	\$0.00
Flood Zone Determination - Per # of	0	\$0.00
NSI Check Amounts & Charges	\$0.00	\$0.00
Building Work Permit	\$0.00	\$0.00
Electrical Work Permit	\$0.00	\$0.00
Mechanical Work Permit	\$0.00	\$0.00
Plumbing Work Permit	\$0.00	\$0.00
Excavation Work Permit	\$0.00	\$0.00
Certificate of Completion	\$0.00	\$0.00
Certificate of Occupancy	\$0.00	\$0.00
Reclassification	\$0.00	\$0.00
Miscellaneous	\$0.00	\$0.00
Photostatic Copies	\$0.00	\$0.00
Miscellaneous Fees	\$0.00	\$0.00
Items	\$0.00	\$0.00
Site Safety Fees	\$0.00	\$0.00
Adverse Structures	\$0.00	\$0.00
Unexcused Absence Fees	\$0.00	\$0.00
Conversion Letters	0	\$0.00
Zoning Conversion Letter - Per # of	0	\$0.00
Building Conversion Letter - Per # of	0	\$0.00

Page 2

Elevator Re-Inspection Fee:

Elevator Inspection Fee - Per Inspection

Elevator Subsequent Inspection Fee - Per Inspection

Elevator Other Fees

Elevator Inspection Fees

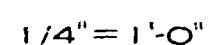
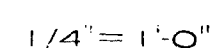
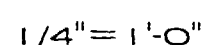
Total of All Fees

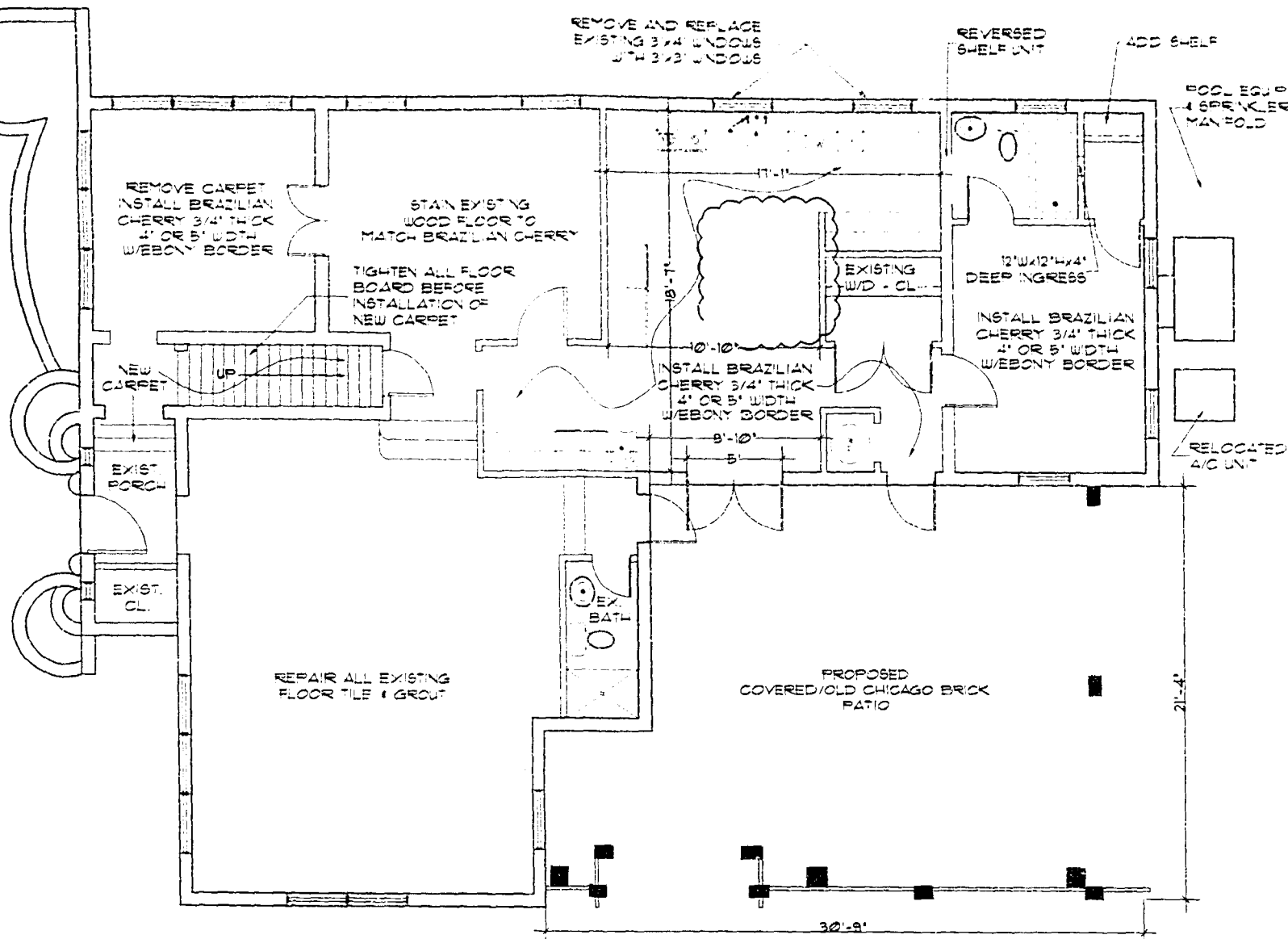
Total of Payments

Balance Due

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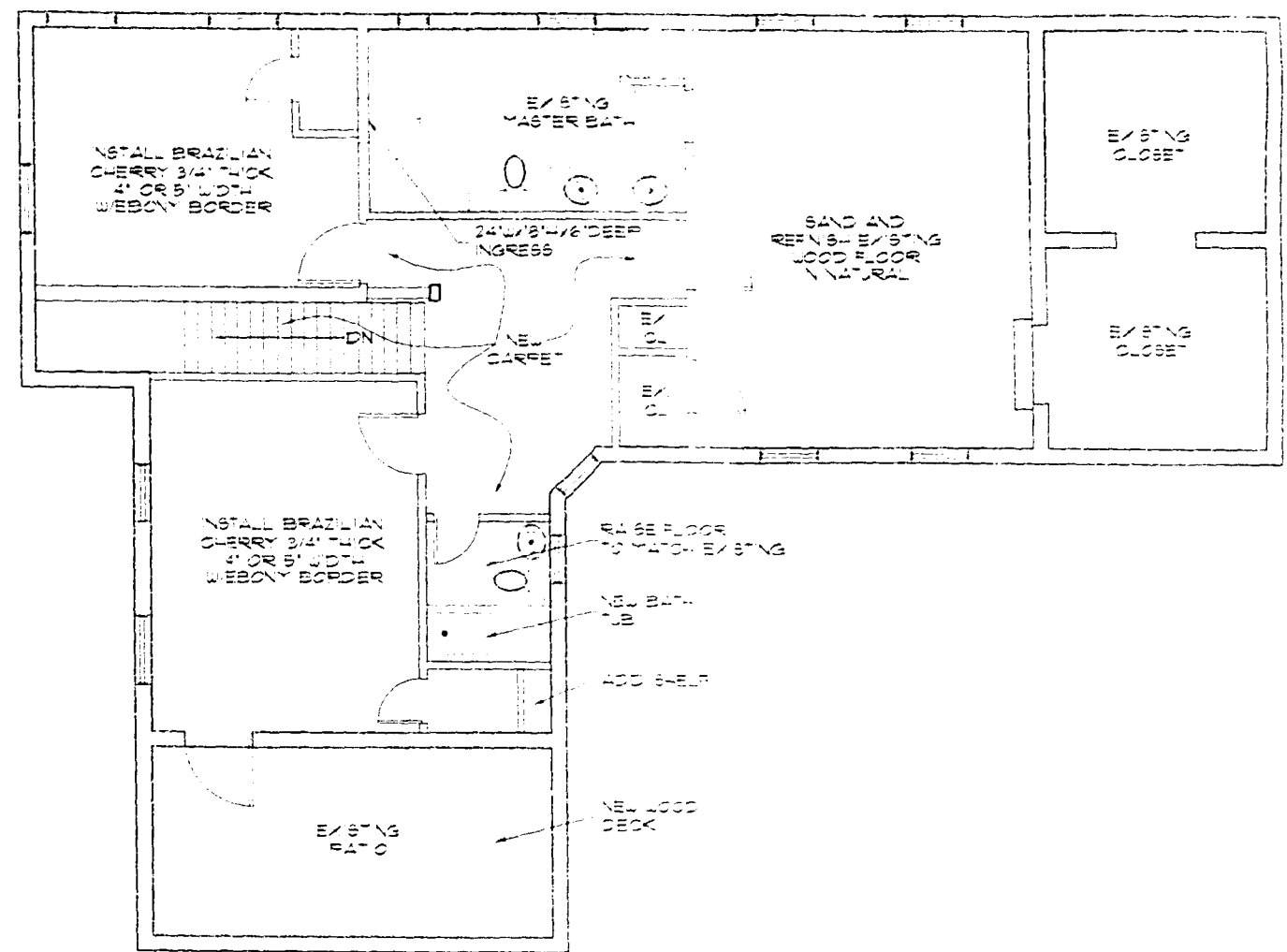
00288





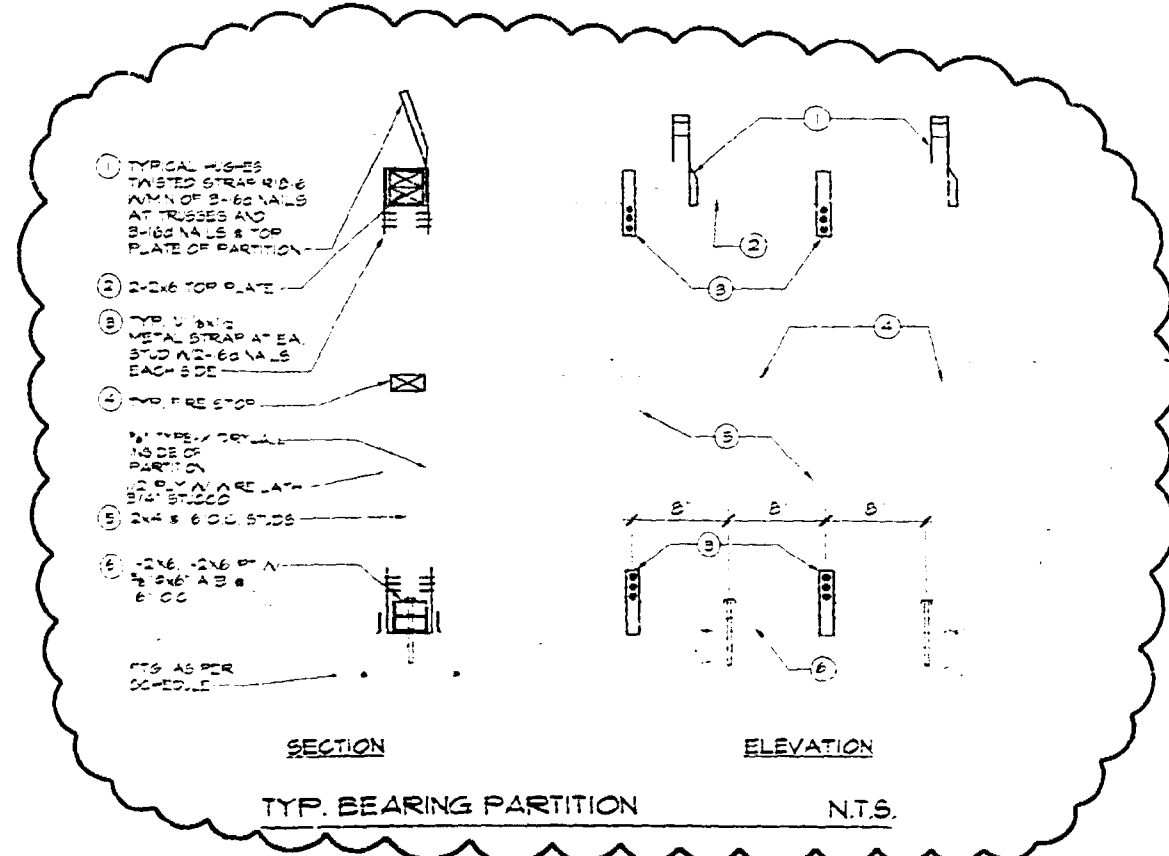
PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"



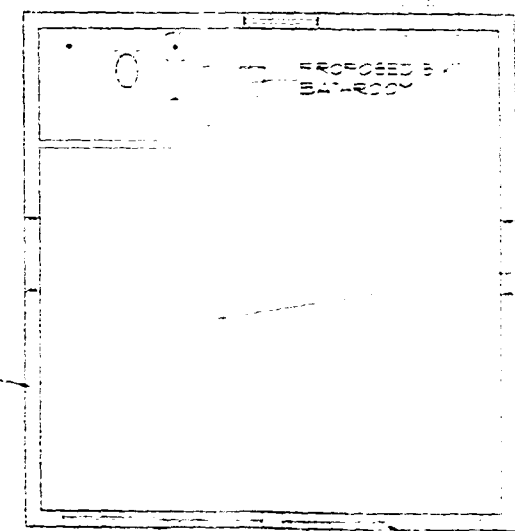
PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"



SECTION
TYP. BEARING PARTITION

ELEVATION
N.T.S.



PROPOSED EXERCISE ROOM

1/4" = 1'-0"

DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL PLANNING & CONSTRUCTION
1000 N. MIAMI AVE., SUITE 100
MIAMI, FLORIDA 33136
TEL: 325-1111
FAX: 325-1112
WWW.DELAPEZUELA.COM

RESIDENTIAL RENOVATION FOR:
MR. ADAM SLESINGER
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

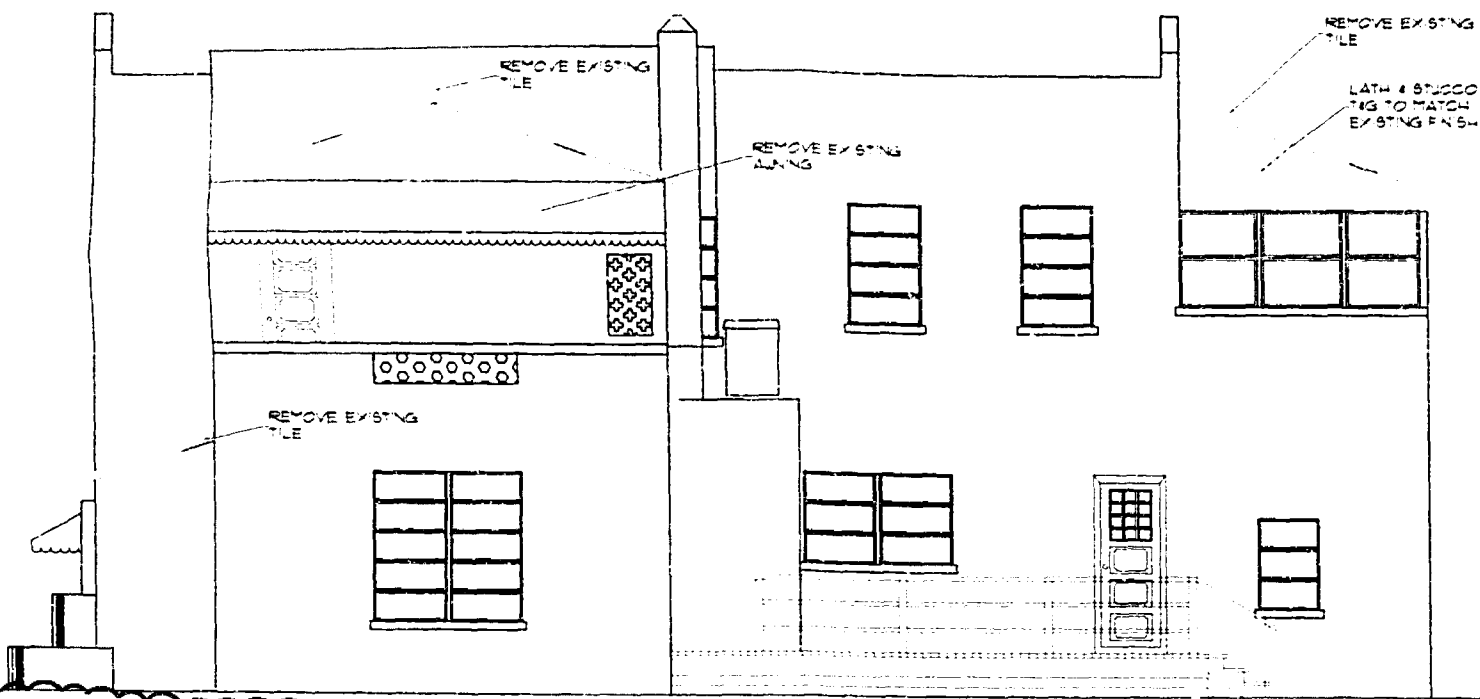
DATE: 10-6-98
AS-NOTED
50-061



DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL, PLANNING & ZONING CONSULTANTS
2050 BISCAYNE HOLLAND, SUITE 100 MIAMI, FLORIDA 33137
P.O. BOX 40408 MIAMI BEACH, FLORIDA 33140
305-351-1351 FAX 305-438-0501
WILLIAM PLASENCIA - REGISTERED ARCHITECT - REG. #8953

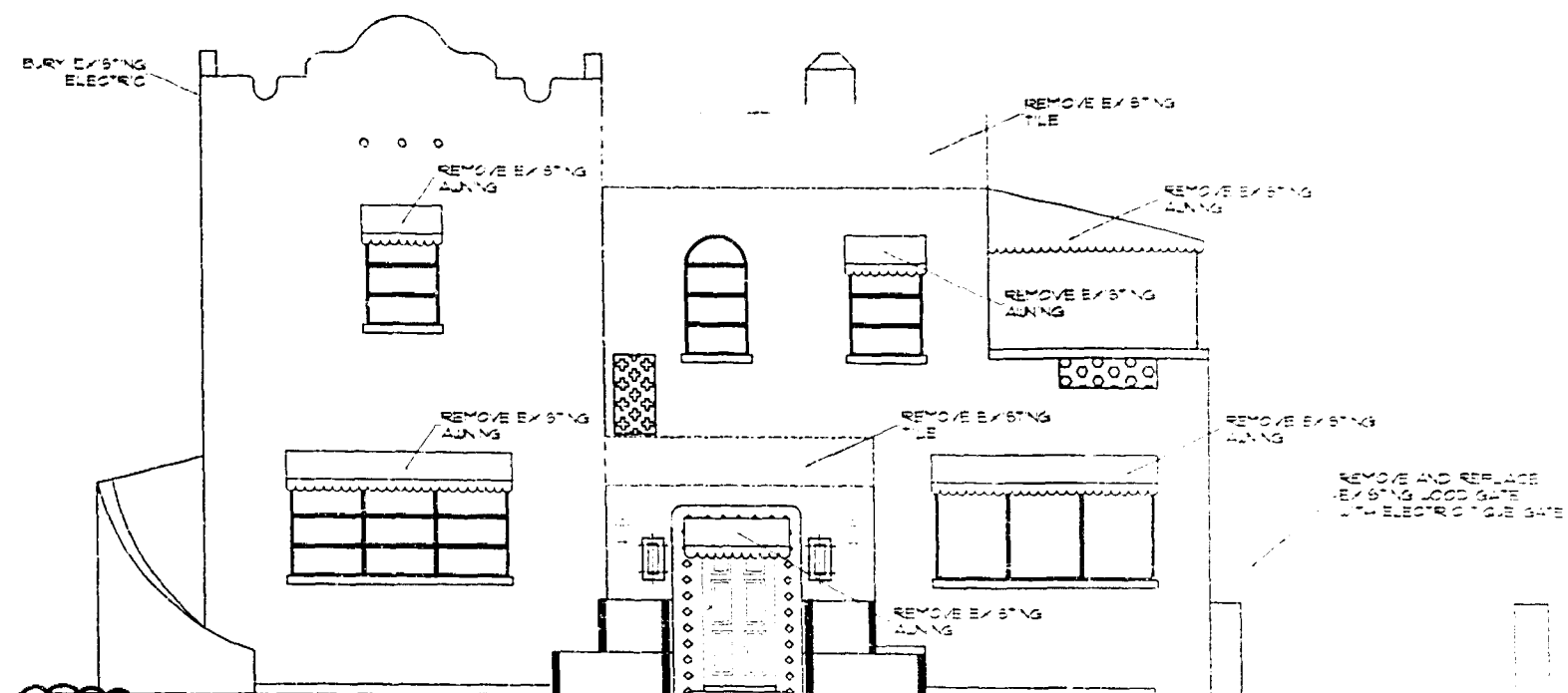
RESIDENTIAL RENOVATION FOR:
MR. ADAM SLESINGER
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

DATE: 10/6/98
AS NOTED
30-261
A-4



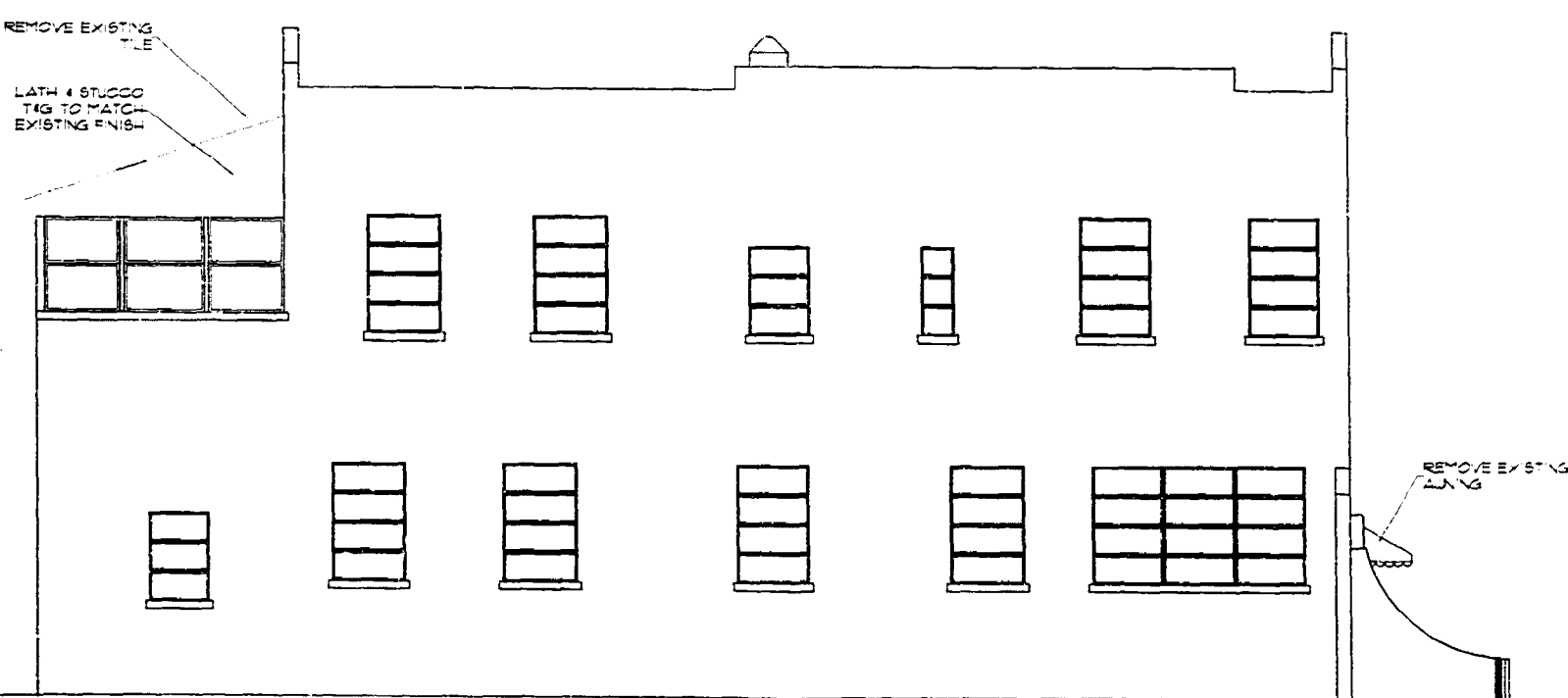
EXISTING RIGHT ELEVATION 1/4" = 1'-0"

NOTE:
REMOVE AND REPLACE ALL EXISTING WINDOWS
WITH DADE COUNTY IMPACT RESISTANT AND
NO MUNTONS (UNDER SEPARATE PERMIT)



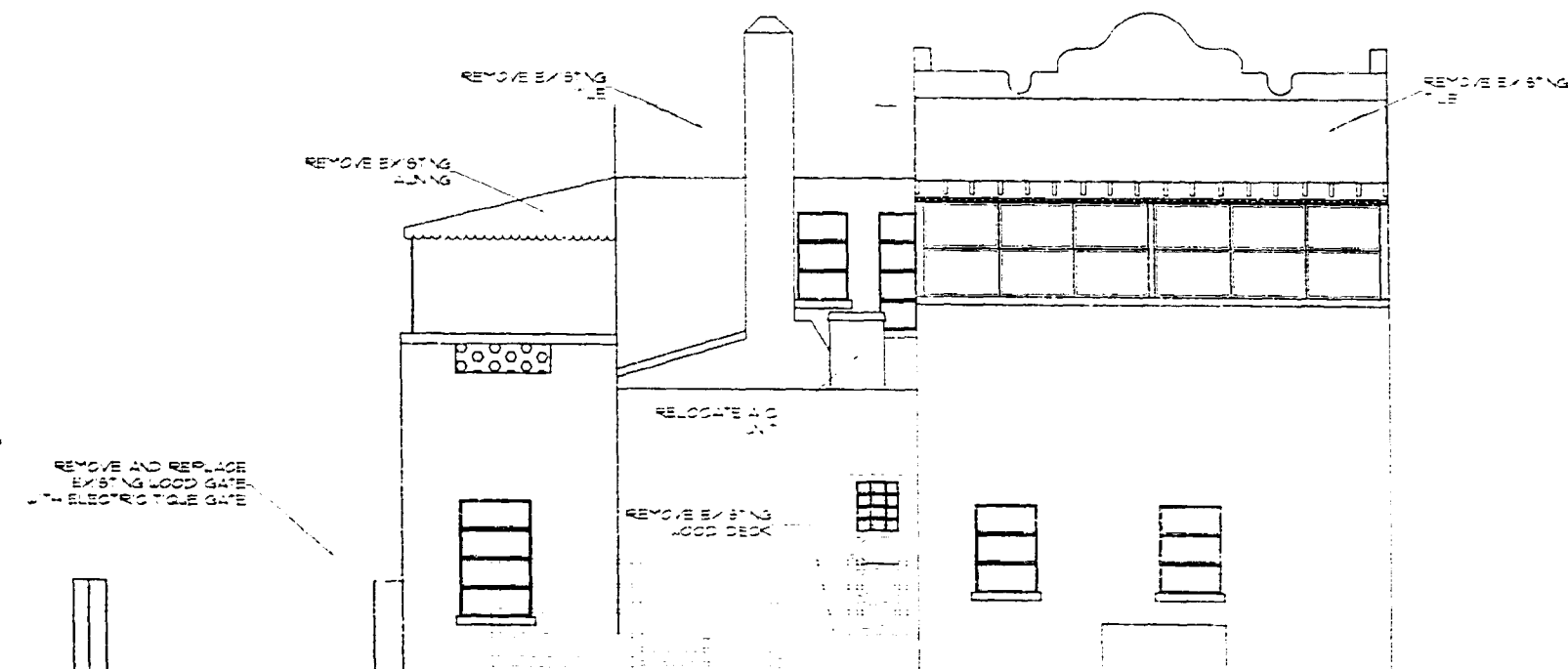
EXISTING FRONT ELEVATION 1/4" = 1'-0"

NOTE:
REMOVE AND REPLACE ALL EXISTING WINDOWS
WITH DADE COUNTY IMPACT RESISTANT AND
NO MUNTONS (UNDER SEPARATE PERMIT)



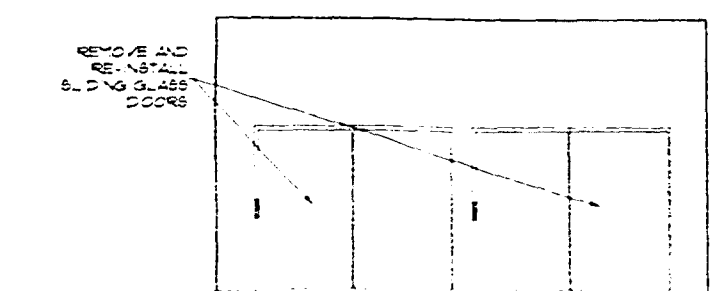
EXISTING LEFT ELEVATION 1/4" = 1'-0"

NOTE:
REMOVE AND REPLACE ALL EXISTING WINDOWS
WITH DADE COUNTY IMPACT RESISTANT AND
NO MUNTONS

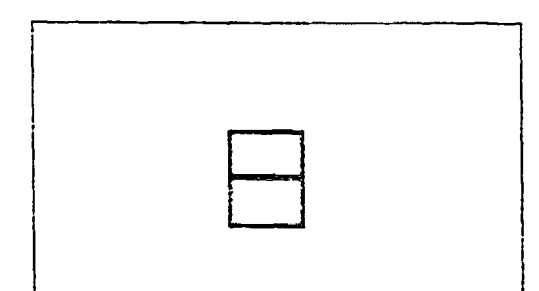


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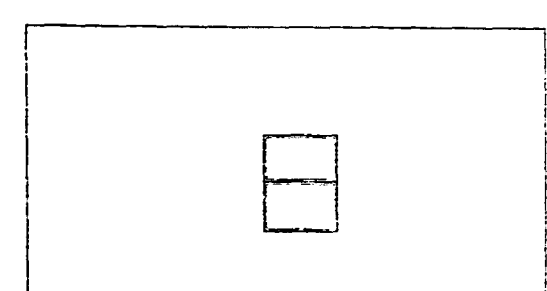
NOTE:
REMOVE AND REPLACE ALL EXISTING WINDOWS
WITH DADE COUNTY IMPACT RESISTANT AND
NO MUNTONS



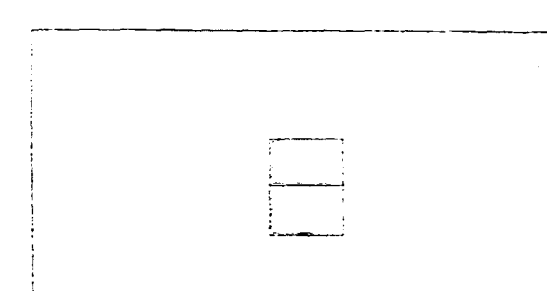
EXISTING FRONT ELEVATION 1/4" = 1'-0"



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



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



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

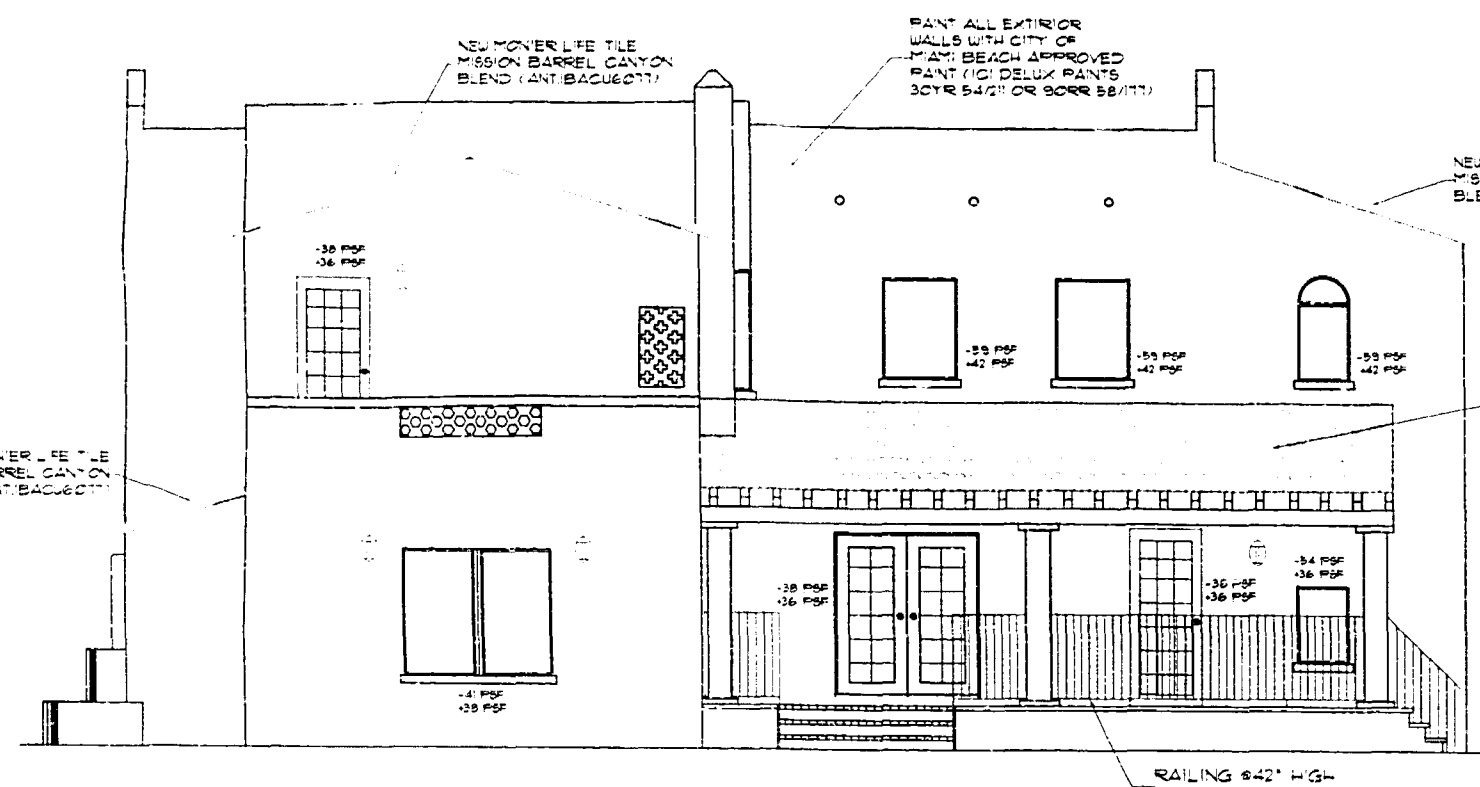


DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL PLANNING & ZONING CONSULTANTS
1850 BISCAYNE BLVD., SUITE 1100 MIAMI BEACH, FL 33139
TEL: 305-438-1234 FAX: 305-438-1235
WWW.DLAPEZUELA.COM

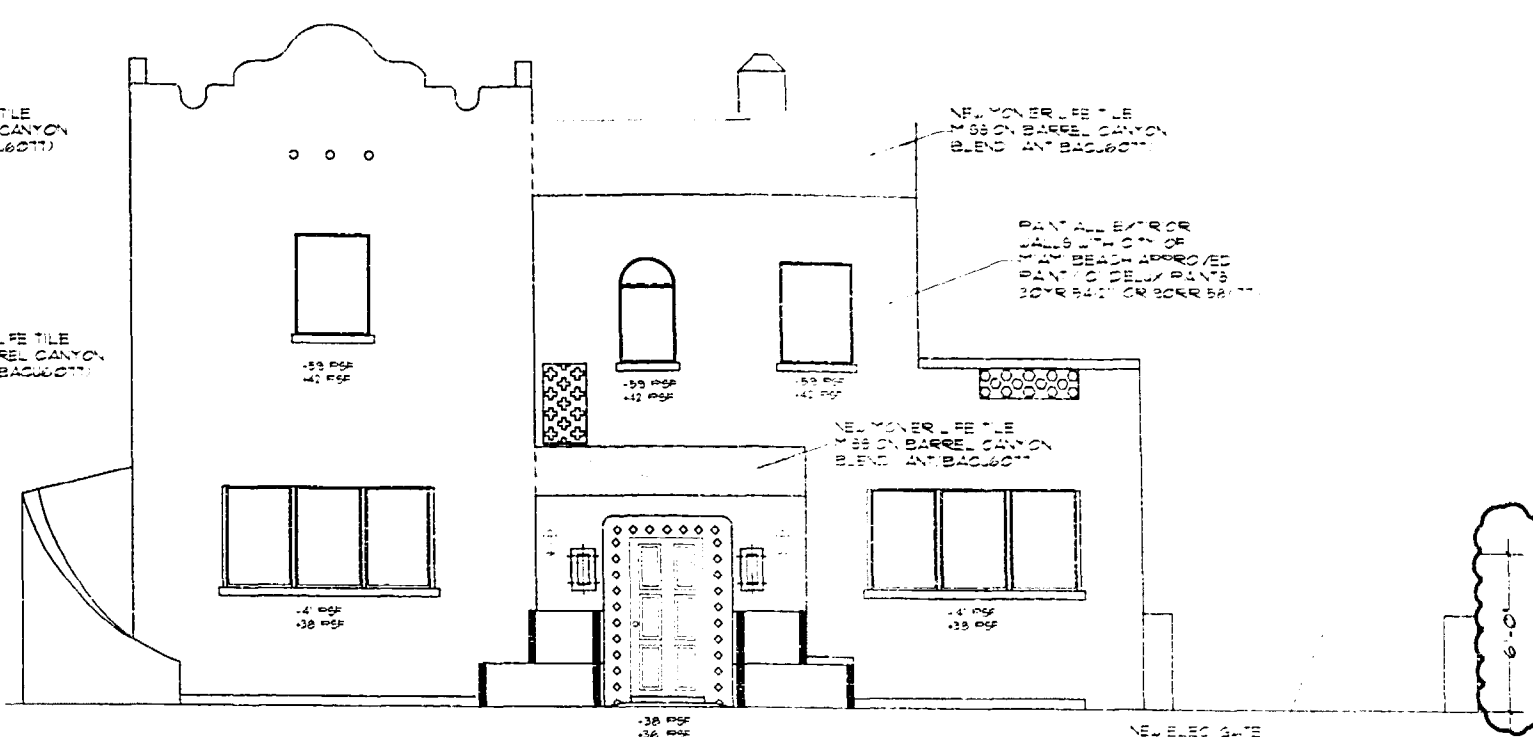
RESIDENTIAL RENOVATION FOR:
MR. ADAM SLESINGER
12121 BAY ROAD
MIAMI BEACH, FLORIDA

DATE: 06-28-2006
AS NOTED
06-28-2006

A-5

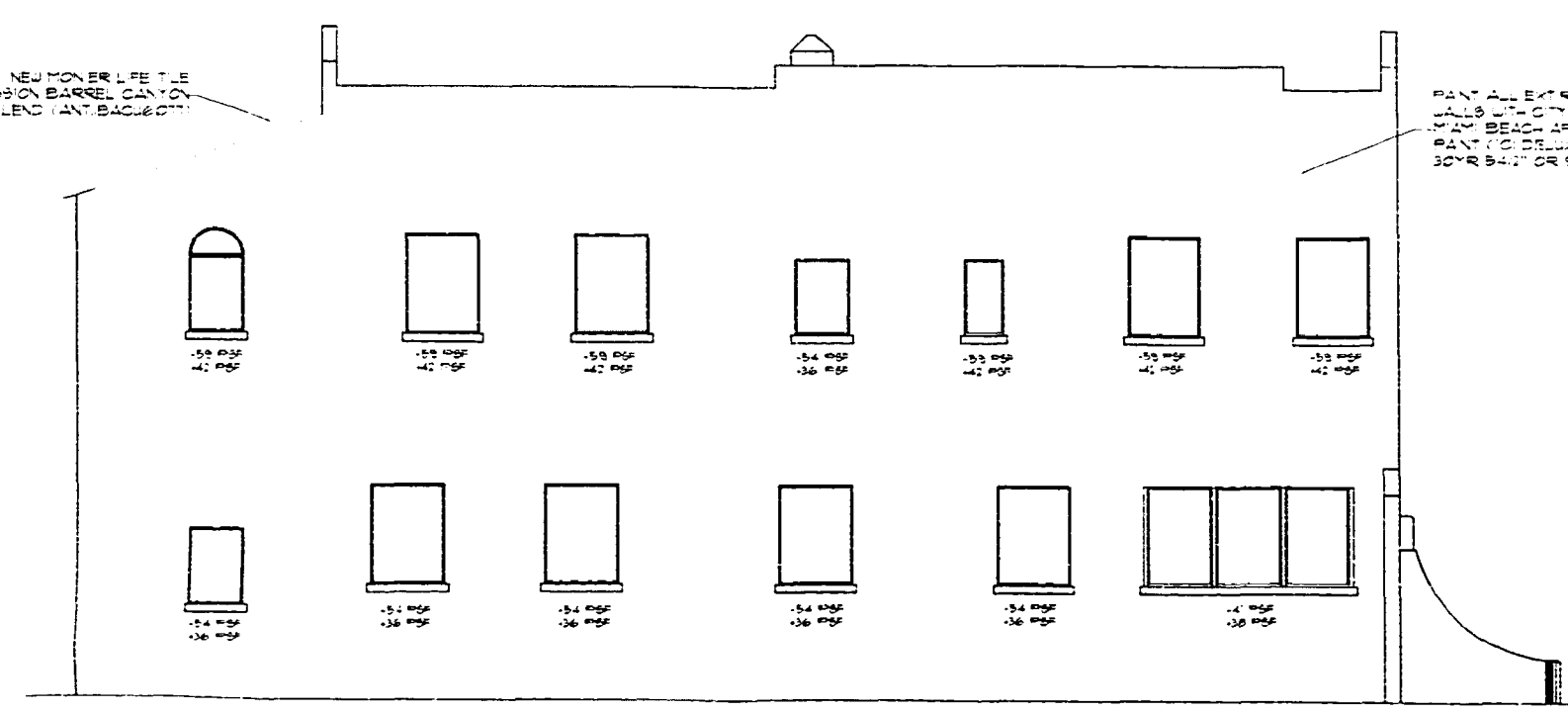


PROPOSED RIGHT ELEVATION 1/4" = 1'-0"

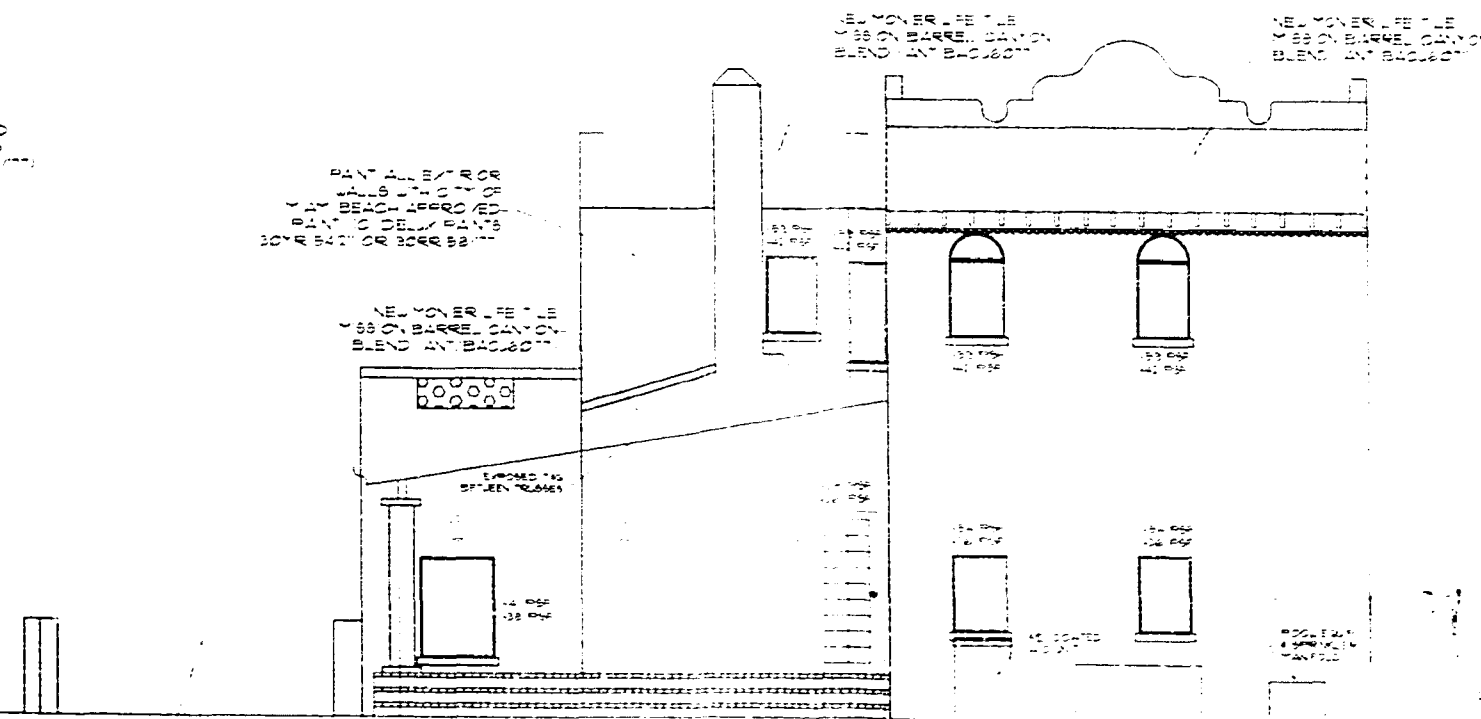


PROPOSED FRONT ELEVATION 1/4" = 1'-0"

NOTE:
NEW WINDOWS DADE COUNTY IMPACT RESISTANT WITH NO MUNTINS (UNDER SEPARATE PERMIT)



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



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



DE LA PEZUELA & ASSOCIATES, INC.

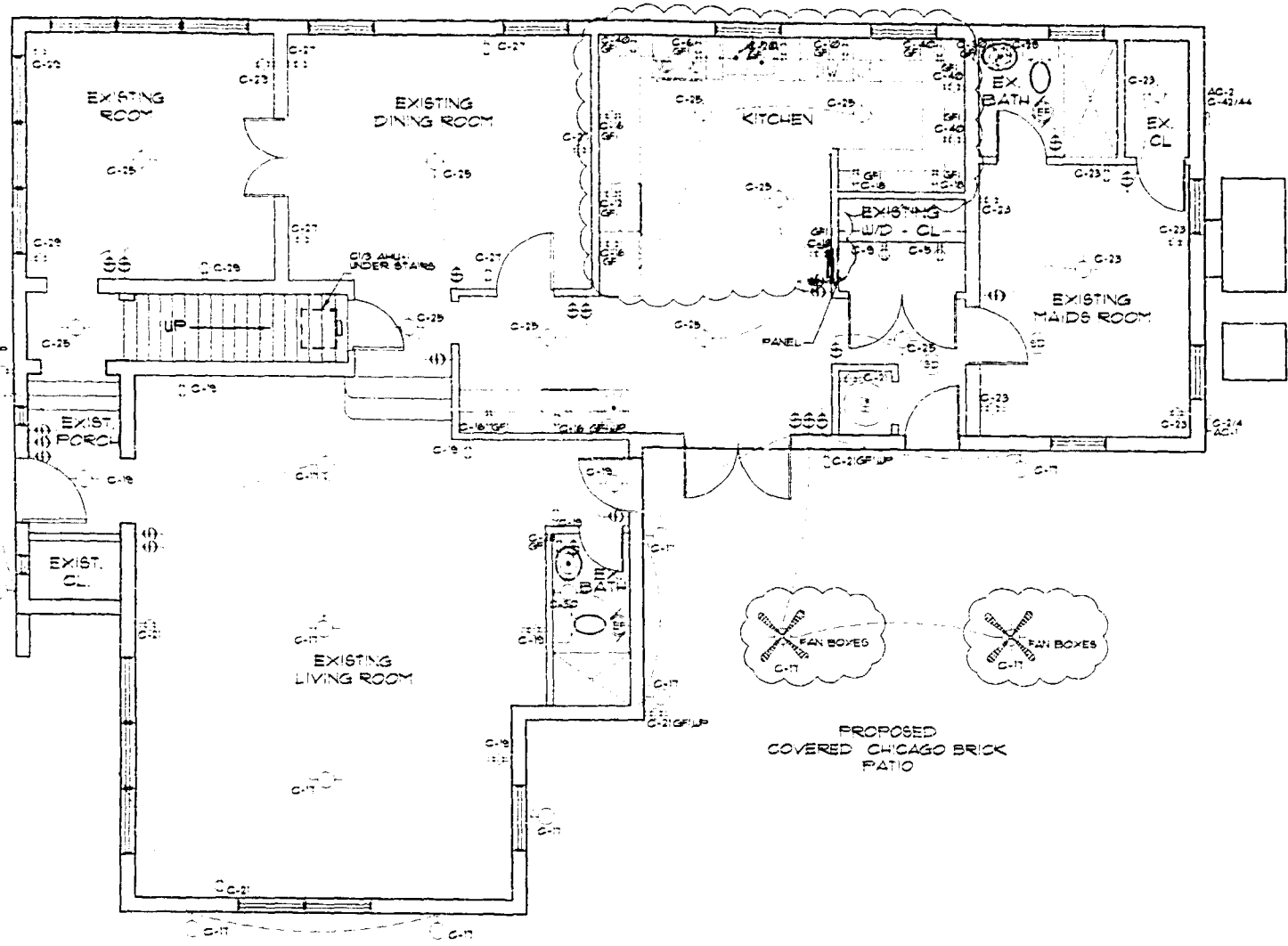
ARCHITECTS, PLANNERS, ENGINEERS, INTERIORS
2200 N.W. 11th Ave., Suite 100, Ft. Lauderdale, FL 33309
P.O. Box 4000, Fort Lauderdale, FL 33304
Tel: (305) 441-1100 Fax: (305) 441-1101
William H. Pezuela, Architect, No. 10000

RESIDENTIAL RENOVATION FOR:
MR. ADAM SLESINGER
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

RESIDENTIAL RENOVATION FOR:

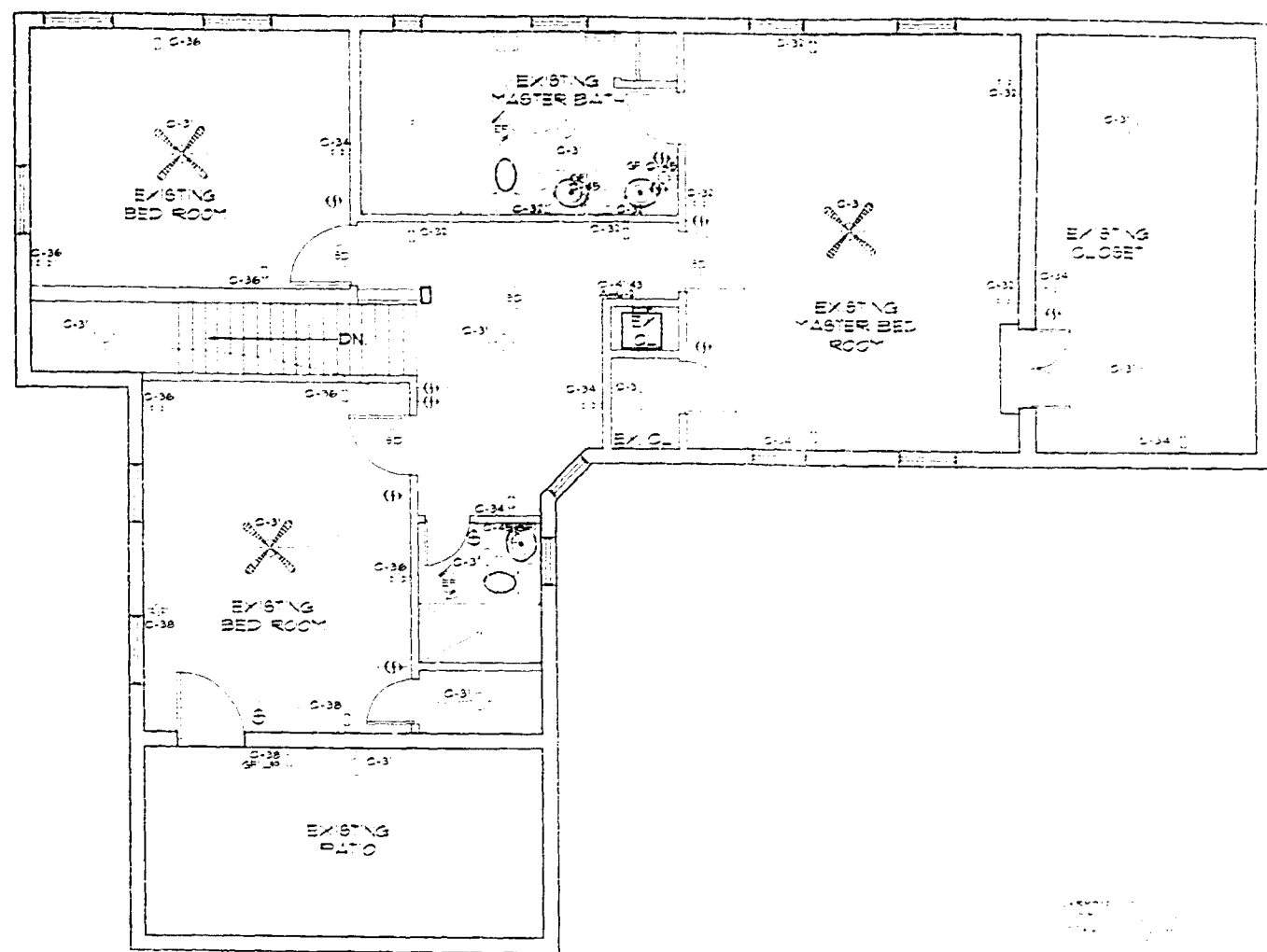
DATE: 06/98
AS NOTED
38-061

E-1



PROPOSED ELECTRICAL PLAN - 1ST FLOOR

1/4" = 1'-0"



PROPOSED ELECTRICAL PLAN - 2ND FLOOR

1/4" = 1'-0"

3443 SQUARE FOOT RESIDENCE USING NEC 220-30 (OPTIONAL METHOD)

NEC 220-30 (B)(1) 2-20A SMALL APPLIANCE 3000
LAUNDRY CIRCUIT 1500

NEC 220-30 (B)(2) GEN. LIGHTING #3 VA/SQFT. 10328
ELECTRIC RANGE 12000
CLOTHES DRYER 5000
WATER HEATER 4500
DISHWASHER 1500

NEC 220-30 (B)(4) 1500 CONTINUOUS LOAD
IRRIGATION PUMP 1500
POOL PUMP 1500

TOTAL OTHER LOAD PER NEC 220-30 (B) 42328
FIRST 100% AT 100% 10000
REMAINER AT 40% 1932

NEC TABLE 220-30 (1) HEAT A/C (LARGER ONE) 15000

TOTAL DEMAND LOAD PER NEC METHOD 13891 WATTS
166 AMPS @ 240 VOLTS

MINIMUM WIRE SIZE PER NEC TABLE 310-16 NOTE 3 10 THIN
MINIMUM OVER CURRENT PROTECTION THAT SIZE WIRE 15 AMPS
MINIMUM GROUNDING ELECTRODE CONDUCTOR NEC 250-34 4 COOPER

SERVICE UPGRADE FOR ADAM SLESINGER
AT 5473 NORTH BAY ROAD
MIAMI BEACH, FL 33140
PHONE (305) 868-6770

AVAILABLE AIC AT TRANSFORMER (PER FPL REPRESENTATIVE) 22,000 AMPS
FPL'S WIRE SIZE IS 10 ALUMINUM HAVING A 'C' VALUE OF 3333
DISTANCE FROM FPL'S TRANSFORMER TO SERVICE EQUIPMENT IS 75 FEET.

THE FOLLOWING FORMULAS APPLY:

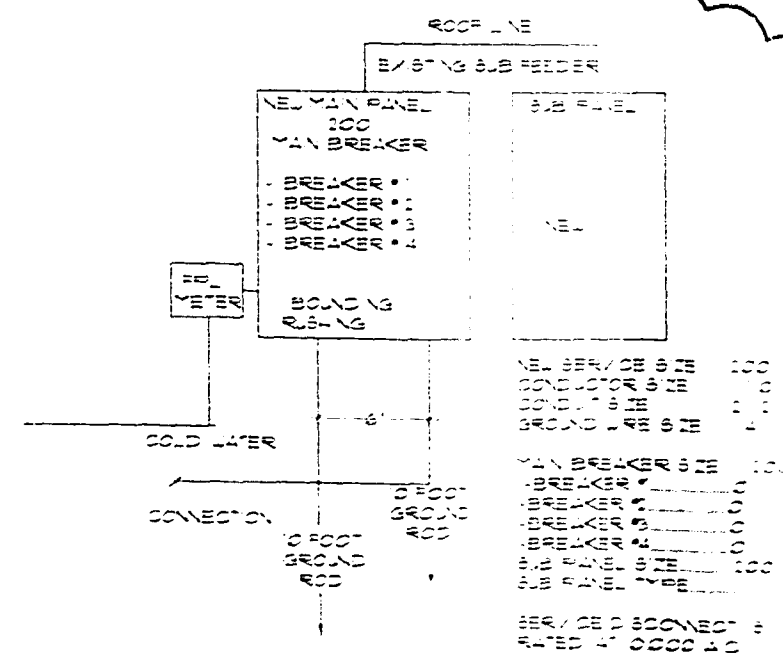
N = 22000 (AVAILABLE AIC AT FPL'S TRANSFORMER)
C = 3333 ('C' FACTOR FROM TABLE)
E = 240 (LINE TO LINE VOLTAGE)
L = 75 (DISTANCE FROM FPL TRANSFORMER TO CUSTOMER'S SERVICE)

F = 22000 / C OR F = 22000 / 3333 OR F = 6.597
OR F = 240 / C OR F = 240 / 3333 OR F = 0.072

M = 1 / F OR M = 1 / 0.072 OR M = 13.888

AIC AT SERVICE = M X N OR AIC = 13.888 X 22000 = 305736

SERVICE DISCONNECT SHALL HAVE A MINIMUM RATING OF
4000 AMPS INTERRUPTING CAPACITY.





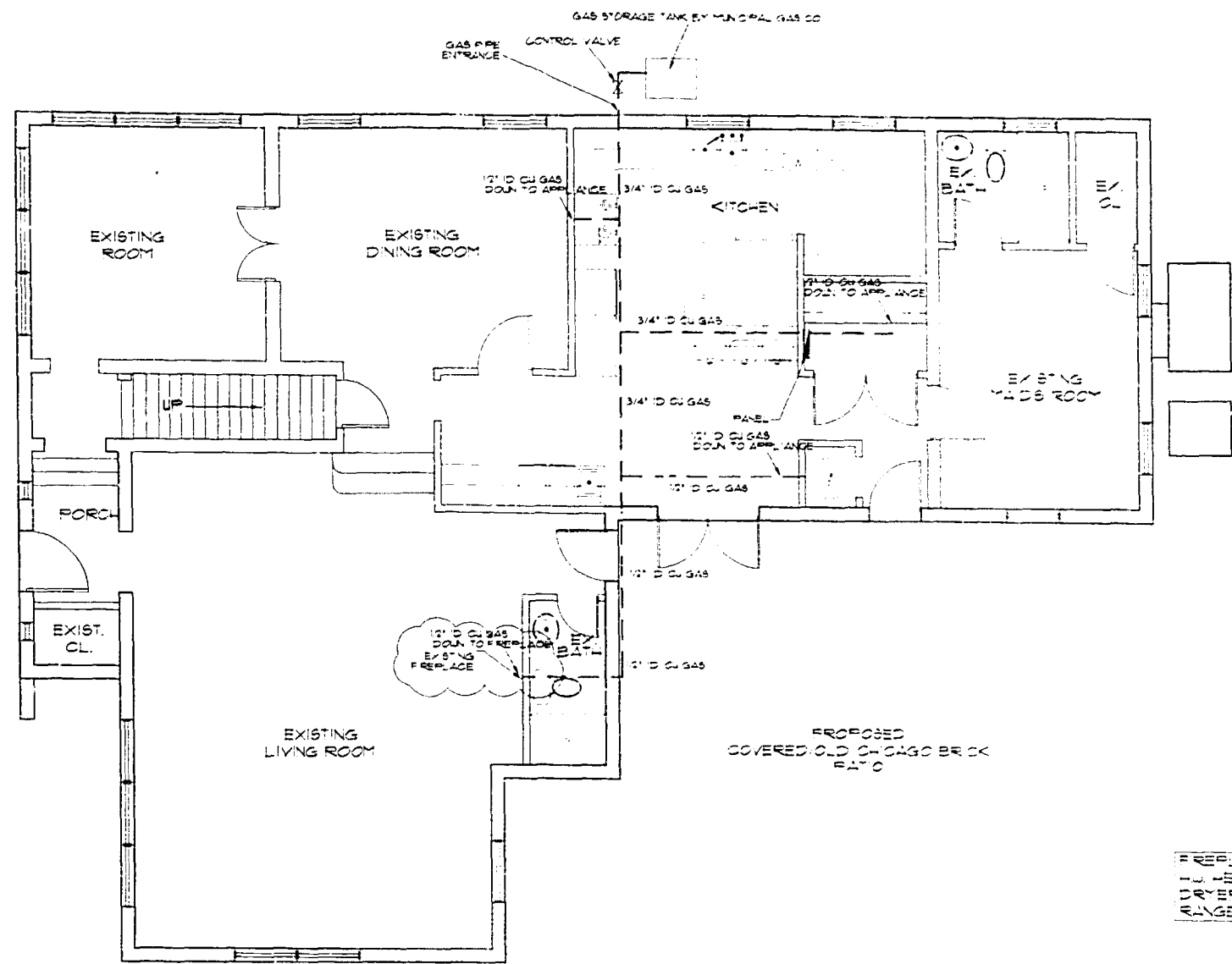
DE LA PEZUELA & ASSOCIATES, INC.

1001 E. 11TH AVE. SUITE 200
CHICAGO, ILL. 60605
TEL. (312) 467-1111
FAX (312) 467-1112
WWW.DELAPEZUELA.COM

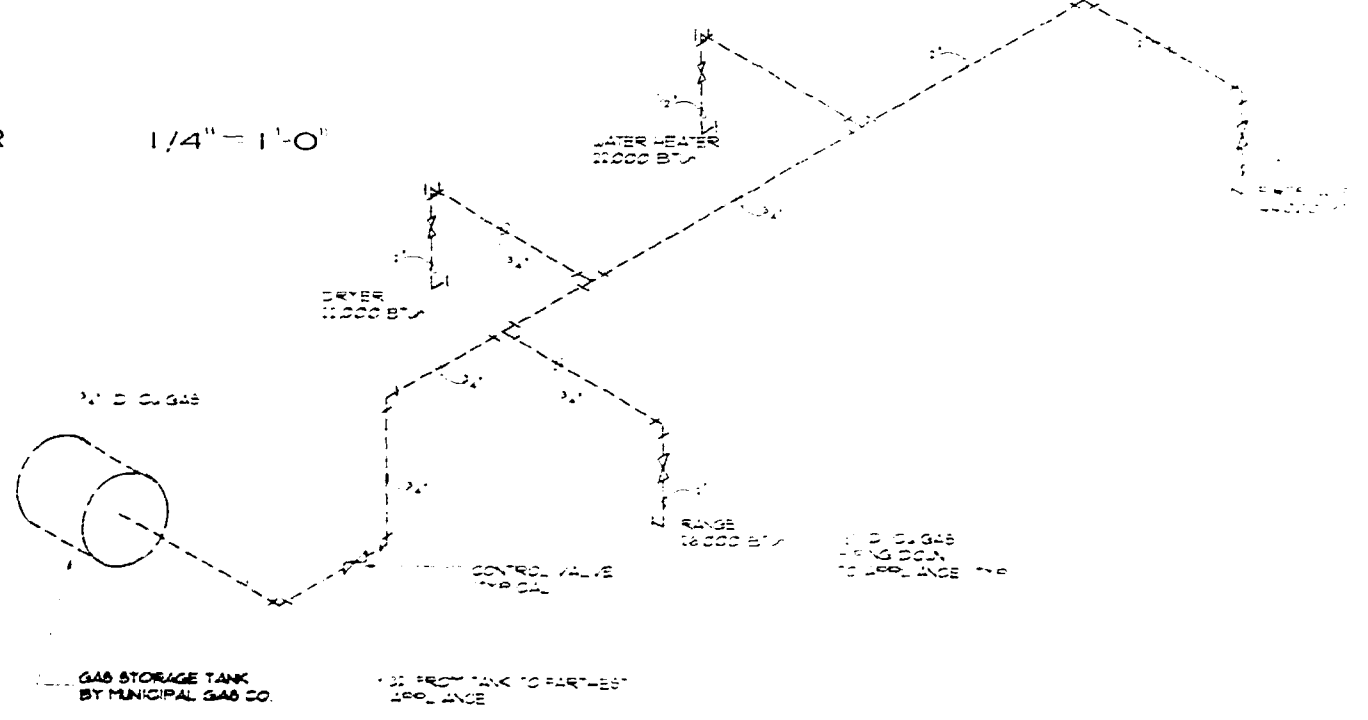
PROPOSED GAS PIPING PLAN FOR

1001 E. 11TH AVE. SUITE 200
CHICAGO, ILL. 60605
TEL. (312) 467-1111
FAX (312) 467-1112
WWW.DELAPEZUELA.COM

P-1



PROPOSED GAS PIPING PLAN - 1ST FLOOR 1/4" = 1'-0"



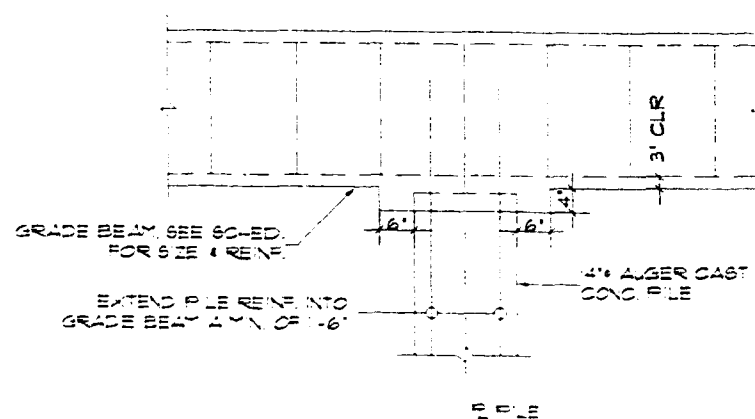
GAS PIPING ISOMETRIC

WATER HEATER	41,000 B.T.U.
DRYER	11,000 B.T.U.
RANGE	16,000 B.T.U.



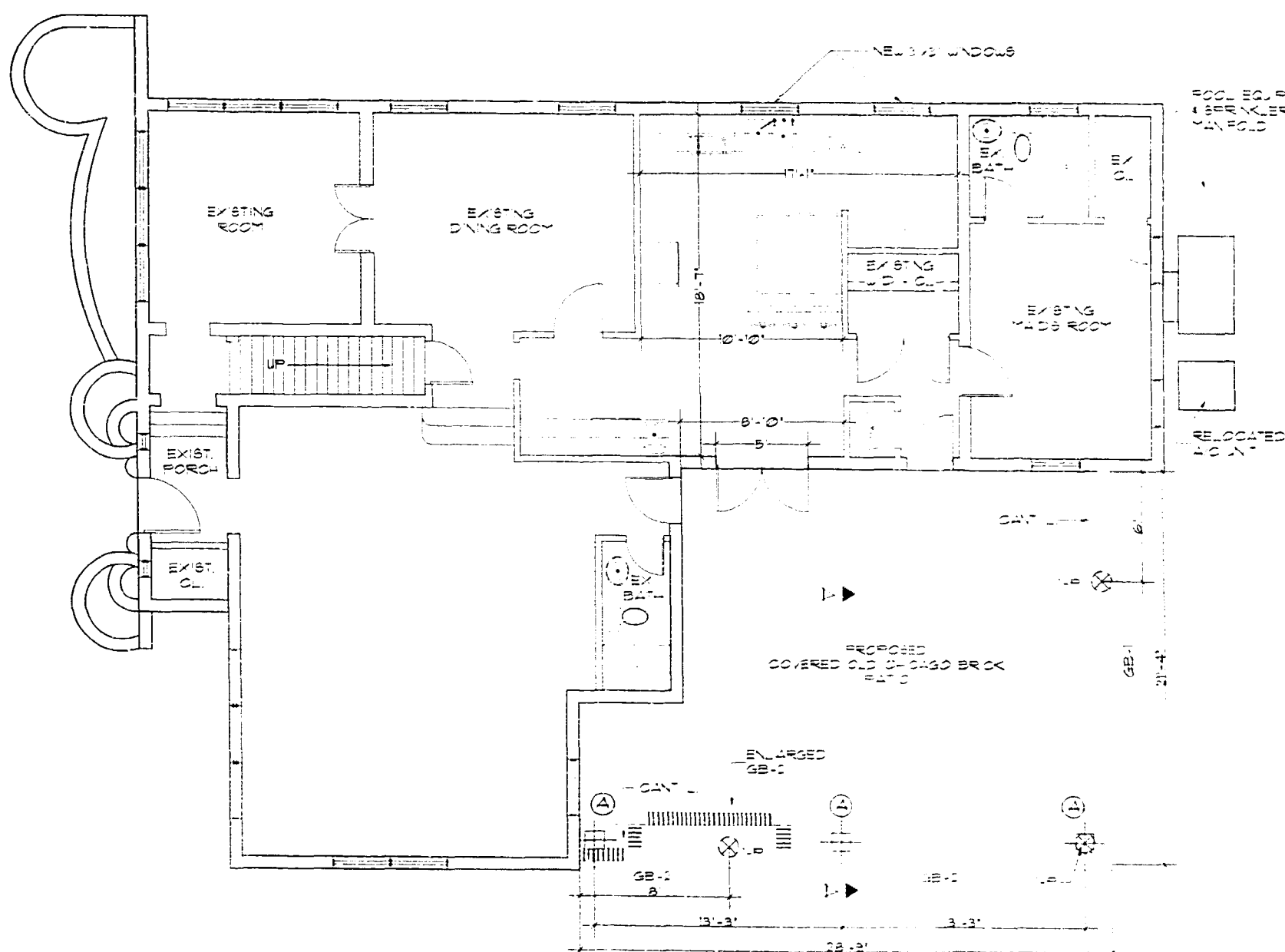
NOTES:

1. $\text{P} \otimes$ DENOTES 14" ϕ AUGER-CAST CONC. PILE W/35 TONS COMPRESSION CAPACITY REINF. W/4" ϕ VENT. & #3 TIES \square AT 2' O.C. FOR FIRST 10 FEET OF PILE LENGTH & #7 VENT. CENTERED IN PILE FOR FULL LENGTH OF PILE.
• OWNER TO APPOINT A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF FLORIDA TO DETERMINE LENGTH OF PILE REQ'D. BASED ON 35 TONS COMPRESSION CAPACITY.
2. ||||| DENOTES 8" MASONRY SYSTEM WALL REINF. W/#3 @ 48" O.C. VERTICAL DOWELS IN FULLY GROUTED BLOCK CELL & #8 GALV. LADDER TYPE HORIZONTAL JOINT REINFORCED @16" O.C.
3. A DENOTES 5 x 5 x 5/16 SEE SECTION FOR BASE & CAP P.S.
4. GB-1 DENOTES 14" x 24" CONCRETE GRADE BEAM W/3" ϕ T&B & #3 \square STIRRUPS @10" O.C. & #5 INTERN. DEF.
5. GB-2 DENOTES 24" x 24" CONCRETE GRADE BEAM REINF. W/5" ϕ TOP & BOTT. & #3 \square STIRRUPS @10" O.C. & #5 INTERN. DEF.



TYPICAL GRADE BEAM TO PILE CONN.

N.T.S.



PROPOSED FOUNDATION PLAN

1/4" = 1'-0"

DE LA PEZUELA & ASSOCIATES, INC.
ARCHITECTURAL PLANNING & DESIGN
2000 N. MIAMI AVENUE, SUITE 100
MIAMI, FLORIDA 33136
TEL: 305-555-1234
FAX: 305-555-1235
WWW.DELAPEZUELA.COM

RESIDENTIAL RENOVATION FOR:

MR. ADAM SLESINGER
55173 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

DATE: 06-08
AS NOTED
08-06

S-1

B1004245

060910

NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to the property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or issues from these plans which are approved subject to compliance with all Federal, state, and local laws, codes, and regulations.

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FL
INTERIOR KITCHEN REMODELING
07.28.2010

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: mm 9/22/10
ZONING: 1 9/22/10
DRB/NPB: mm 9/24/10
CONCRETE: mm 9/22/10
ELECTRICAL: mm 9/22/10
MECHANICAL: mm 9/17/10
FIRE PREVENTION: mm 9/24/10
PUBLIC WORKS: mm 9/24/10
STRUCTURAL: mm 9/24/10
ELEVATOR: mm 9/24/10

GENERAL NOTES:

1. AIA Documents A201, "General Conditions Of The Contract For Construction, Latest Edition," shall govern all work under this Contract and shall apply to all trades and is hereby incorporated into these documents.
2. All work shall comply with all applicable National Codes, the latest edition of The Florida Building Code (herein also referred to as F.B.C.), and updated Local Zoning Ordinances. The Contractor shall field verify all dimensions and existing conditions and notify the Architect of all discrepancies or needed interpretations prior to commencing construction.
3. Omissions from drawings and/ or misdescription of details of work which are manifestly necessary to carry out intent of drawings or are customarily performed shall not relieve contractor from performing such omitted or misdescribed details or work, but shall be performed as if fully and correctly set forth and described in drawings using most appropriate method, with final approval issued by Architect to alleviate conflicts of scheduling, drawings, details, and/ or specifications.
4. All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
5. Contractor shall be responsible for quality and performance of all materials, appliances, and work. All materials, equipment, and systems shall be installed in strict accordance with applicable standards and manufacturers written specifications, instructions, and recommendations. Contractor shall review all shop drawings such as and not limited to roof trusses, doors, windows and hardware. Contractor will inform the Architect of any item which deviates from the working drawings.
6. These plans may be used only under such conditions in which all applicable safety laws, rules and regulations are the sole responsibility of the contractor.
7. Written dimensions have precedence over scaled dimensions. Do not scale drawings. Field verify all dimensions.
8. Contractor is responsible that easements and setbacks are not encroached.
9. Coordinate Architectural drawings with Structural, Mechanical, Plumbing, and Electrical drawings. Any discrepancies are to be brought to Architect's attention for clarification prior to bidding and work.
10. Contractor shall verify and coordinate all rough openings for scheduled doors, windows, and hardware, clearances for all equipment and appliances to be part of the work, and fixture locations and clearances.
11. Typically all windows and doors to be in accordance to that specified in the drawings and applicable items of Chapter 24 of The 2007 Florida Building Code (first edition).
12. Provide all site clearing, excavating to required grades and lines, back fill, grading fill, compaction and dewatering as required to execute the work. All fill under slabs shall be compacted with fine sand fill set in 6" layers to 95% density ASTM 1157. Verify against Structural drawings. Preserve all existing trees and shrubs unless otherwise specified by Owner.
13. Contractor shall remove all construction debris and leave the site graded as indicated on the site plan or as specified by Architect/ Owner.
14. All concrete work at ground level shall have 6 Mil thick Visqueen vapor Barrier, or approved equal. Lap visqueen by min. 6" fully duct tape along length of lap.
15. Finish grade shall slope away from building walls and property lines. Refer to Site Plan.
16. Not used.
17. All gates to be self closing and latching (if applicable).
18. Not used.
19. Refer to engineering drawings for all engineering information (coordinate against Architectural).
20. Rainwater shall direct itself to existing catch basins.
21. All work shall comply with chapter 10 (means of egress) of the Florida Building Code and NFPA 101. Typical throughout these documents.
22. Elevations shown on the plan refer to National Geodetic Vertical Datum (N.G.V.D.).
23. Termite protection shall be provided by registered termiticides or other approved methods of termite protection labeled for use as a preventative treatment to new construction - All new structures shall comply to section 1916 of F.B.C.

24. UTILITY NOTES:

- A. General Contractor to verify exact locations of the following outside the property line:
1. Electric Service. 2. Gas 3. Water Main. 4. Telephone.
- B. All above and associated work utilities shall be as per enforced edition of the Florida Building Code F.B.C. and all applicable Codes.
- C. Contractor shall verify the locations of all utilities, overhead and underground, prior to construction and coordinate with Architect/ Owner prior to start of work.
- D. Electrical power, telephone, water and gas shall be run as required to meet existing service. All to be verified with Architect/ Owner. The Contractor shall coordinate tie-ins and service with utility companies prior to start of work.
25. All premanufactured items such as exterior shutters and doors, but not limited to these, shall be under a separate permit if required. General contractors and any subcontractor providing the above items shall provide signed and sealed calculations and shop drawings. All submissions shall be according to N.F.P.A. 101 and the latest edition of the F.B.C. for A/ E approval prior to fabrication and ordering. All manufactured items shall meet high velocity hurricane zone (HVHZ) prior to ordering and work, typical throughout project. Refer to Structural engineering sheets for applicable information, i.e. wind pressure calculations, etc.
26. Typical throughout project: Where slope is indicated with an arrow, contractor to provide 1/ 4" per ft. min. slope or as noted.
27. For septic tank and drain field refer to plumbing drawings (if applicable).
28. Every closet door latch shall be operable by a child from inside the closet.
29. Every bathroom door shall be operable from the outside during an emergency when locked. Per life safety code 21.2.4.4
30. All window shutters to have current Miami - Dade county approval.
31. All glazing within 60" of tub or shower shall have safety glazing per section 2411.6.2 F.B.C. - Typical
32. The plans and specifications are not intended to depict each and every detail as the party in the field. The contractor is in the best position to verify that all conditions are completed to provide a watertight structure.
33. FEMA NOTES:
- All areas below FEMA elevation shall meet the requirements of chapter 11C, development within flood hazard districts.
- A. All walls below base flood elevation shall receive M.R. gypsum wall board & 1 coat plaster finish.
- B. All Electrical, Mechanical & Plumbing shall be above base flood elevation.
34. BACKING FOR WALL HUNG FIXTURE NOTES:
- Where wall-hung fixtures are provided 2" x 4" bracing between studs at point of attachment of fixture shall be provided to withstand 200 lb. force applied in all directions (or supports be provided as per fixture manufacturer's requirement.)
35. EGRESS WINDOW SPECIFICATION:
- An outside window or door operable from the inside without the use of tools and providing a clear opening of not less than 20 inch in width and 24 in in height and 5.75 sq. ft in area. The bottom of the opening shall be not more than 44 inches above finished floor. All windows to be protected with Dade County product control approved storm shutters.
36. EGRESS DOOR SAFETY NOTE:
- No door in any means of escape shall be located against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.
37. APPLICABLE ITEMS OF CHAPTER 24 OF FBC.
- REGARDING DOORS AND OPERABLE WINDOWS IN EXTERIOR WALLS:
- The design and approval of sliding doors, swinging doors and operable windows in exterior walls, including the supporting members shall be based on the proposed use-height above grade in accordance with chapter 16 (High velocity hurricane zones). Maximum glass size shall comply with fig. 2405.3 FBC Glazing in sliding and swinging doors shall be safety-glazing complying with 16CFR 1201 safety standard for architectural glazing materials, consumer product safety commission and as described in 2411.3.1.3.1 thru 2411.3.1.3.5 Doors containing glazing materials not greater than 9 square feet in surface area shall be classified as category II glazing products. Category I glazing products shall be capable of withstanding a 150 lb. - ft. (102 Nm) impact test. Category II glazing products shall be capable of withstanding a 400 lb. - ft. (543 Nm) impact test. Doors shall be designed to be readily operative without contact with the glass. 38. ZONING DISTRICT (Commercial Parkway): Site to be filled to county flood elevation N.G.V.D. or an elevation no less than the highest approved crown elevation of the road abutting the property.

INDEX

SHEET #	SHEET NAME
-	COVER
A000	GENERAL NOTES AND INDEX
A100	EXISTING SITE PLAN
A200	EXISTING/ DEMOLITION FIRST FLOOR PLAN
A201	NEW FIRST FLOOR PLAN
A202	EXISTING FIRST FLOOR ELECTRICAL PLAN
A203	NEW FIRST FLOOR ELECTRICAL PLAN
A300	EXISTING ELEVATIONS
A301	EXISTING ELEVATIONS

1 General Notes
A000 NTS

2 Index
A000 NTS

10-006-00
07-28-2010
07-28-2010
AS NOTED
SJ
DC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

General Notes
and Index

A000

INTERIOR REMODELING FOR:

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

9110

REVISION NO.

DATE

COMMENTS

501-Architect

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

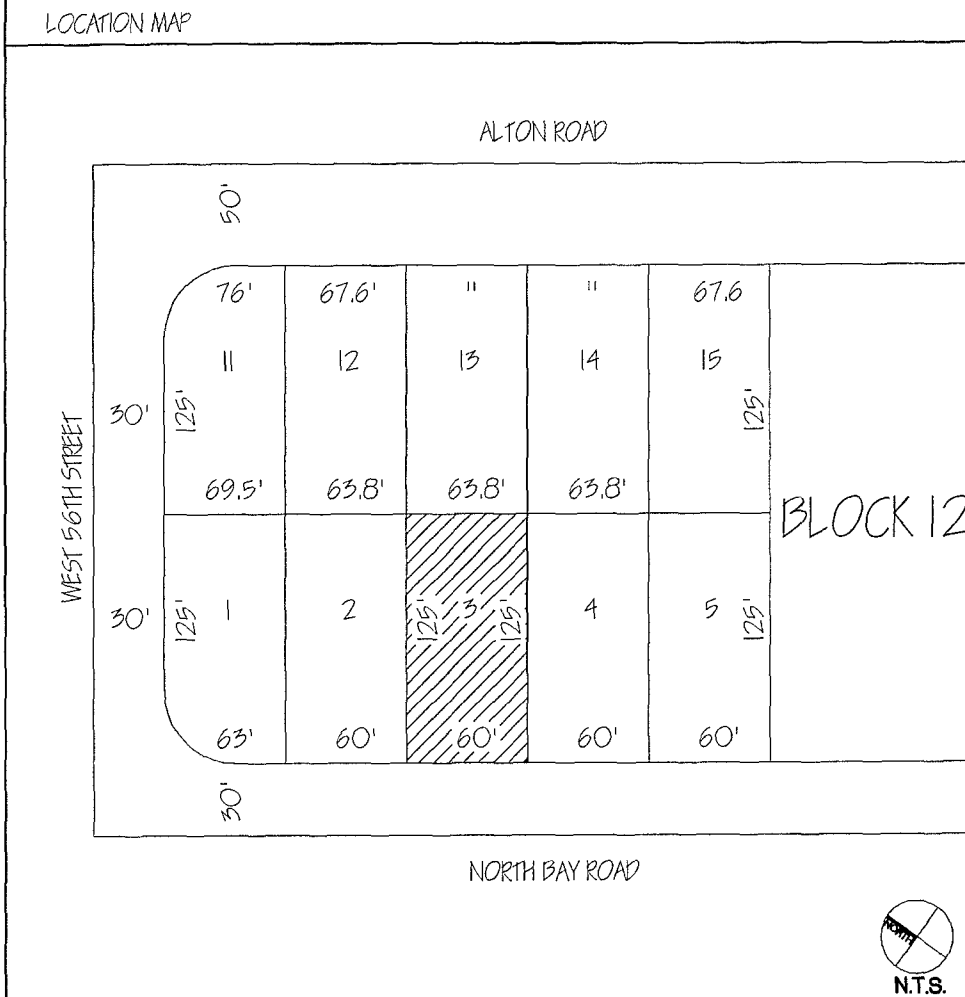
7/19/10
[Signature]
ARCHITECT

OWNERSHIP AND USE OF THESE DOCUMENTS: A CONTRACTOR SHALL NOT REPRODUCE OR TRANSMIT THESE DOCUMENTS IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

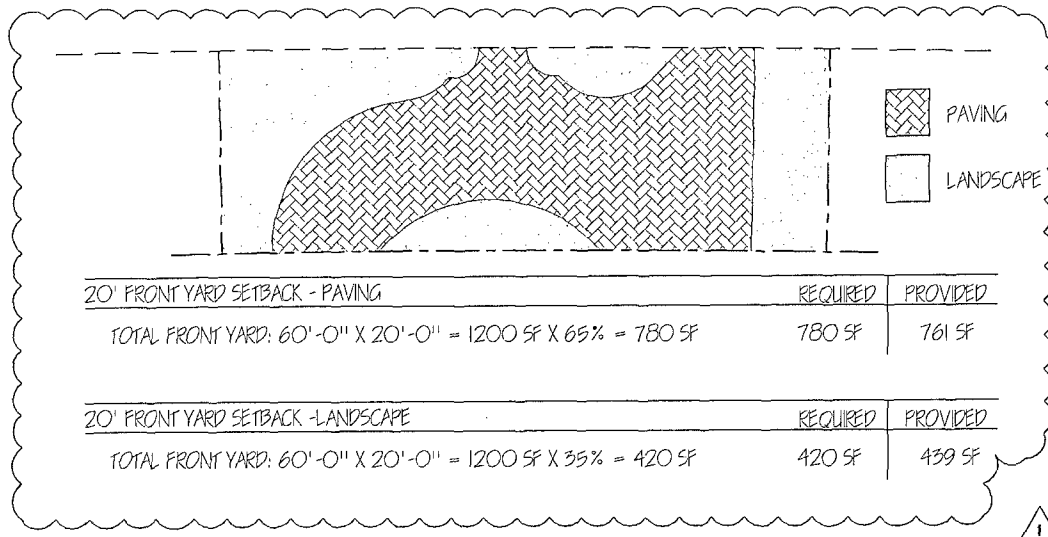
THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE USED FOR IS COMPLETED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON ANY OTHER PROJECT WITHOUT THE WRITTEN AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

4917 SW 17TH COURT MIAMI FL 33155
7 DLS 140325 P.02 OF 0216

LEGAL DESCRIPTION
LOT 3, BLOCK 12, SUBDIVISION "LA GORCE GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CONSTRUCTION TYPE
GROUP - R
TYPE CONSTRUCTION: III - B



GREEN SPACE
GREEN AREA
30% X 7,737 SF (MINIMUM)
REQUIRED
2,521 SF
PROVIDED
3,235 SF



SYMBOL
DESCRIPTION
8" C.M.U. WALL
5/8" GYP BOARD OVER 4" METAL STUD

FLOOD LEGEND
ADDRESS: 5473 NORTH BAY ROAD, MIAMI BEACH, FL 33140 LOT: 3 BLOCK 12 HIGHEST CROWN OF ROAD ELEV: AS PER THE ATTACHED CERTIFIED SURVEY.
LOWEST FLOOR ELEVATION
DRIVEWAY / STOR ELEVATION
ADJACENT GRADE ELEVATION
SWALE AREA ELEVATION
REQUIRED
7.0 FT NGVD
N/A
4.01 FT NGVD
N/A
PROPOSED
10.11 FT NGVD
8'-3" FT NGVD
4.01 FT NGVD
N/A

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

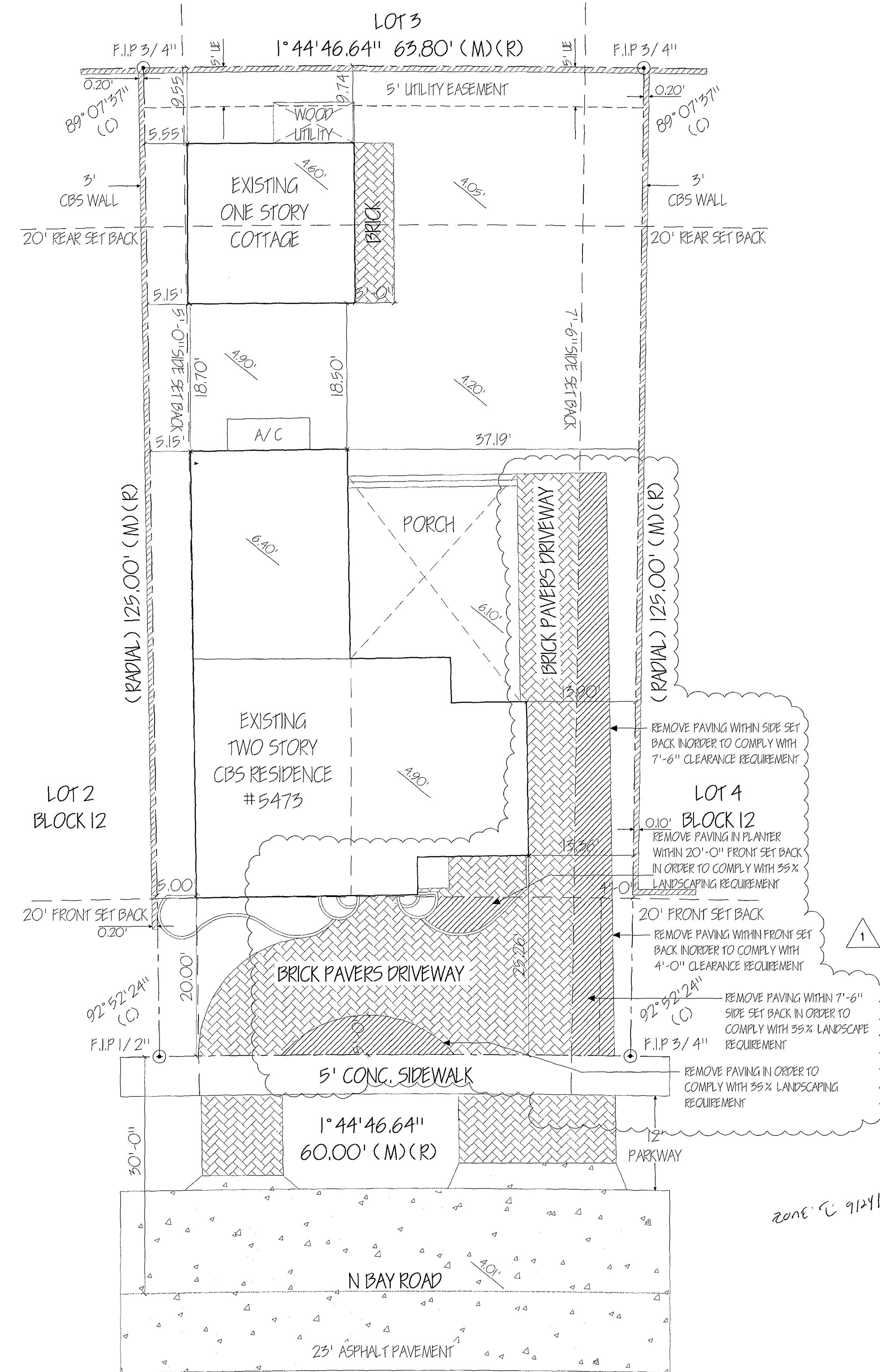
ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY SEE A CERTIFICATION BY THE P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED FOR AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES, WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

ZONING DATA
RS - 4
NET LOT 125 X (63.80 + 60.00 / 2) =
7,737 SF
BUILDING SETBACKS
FRONT:
20'-0"
20'-0"
SIDES: (25% OF LOT WIDTH = 15.47' / MIN = 7'6")
REAR:
20'-0"
HEIGHT
REQUIRED
PROVIDED
1/2 OF LOT WIDTH = 30'
30'-0"
20'-0" + 1'
ACCESSORY SETBACKS - N/A
FRONT:
SIDES:
REAR:
LOT COVERAGE
REQUIRED
PROVIDED
50% - 55%
2,708 SF
2,490 SF
PAVING
BUILDING
PORCH
CHICAGO BRICK
65% OF LOT =
5,029 SF
4,606 SF

BUILDING DATA
BUILDING - AIR CONDITIONED AREA (FAR - 50%)
REQUIRED
PROVIDED
HOUSE FIRST FLOOR
1,684 SF
HOUSE SECOND FLOOR
1,378 SF
COTTAGE
430 SF
ADDITION
376 SF
TOTAL A/C
3,868 SF
3,868 SF
BUILDING (NON AIR CONDITIONED AREA)
REQUIRED
PROVIDED
PORCH (NO SECOND FLOOR / OPEN ON 2 SIDES)
571 SF
SECOND FLOOR PORCH
154 SF
TOTAL NON A/C
725 SF



1 Notes
A100 NTS

2 Site Plan
A100 1/8" = 1'-0"

SOI-ARCH

ARCHITECTURE INTERIORS PLANNING SUSTAINABLE DESIGN VISUALIZATION

REVISION NO. DATE COMMENTS

09-21-2010 Review Comments

INTERIOR REMODELING FOR:

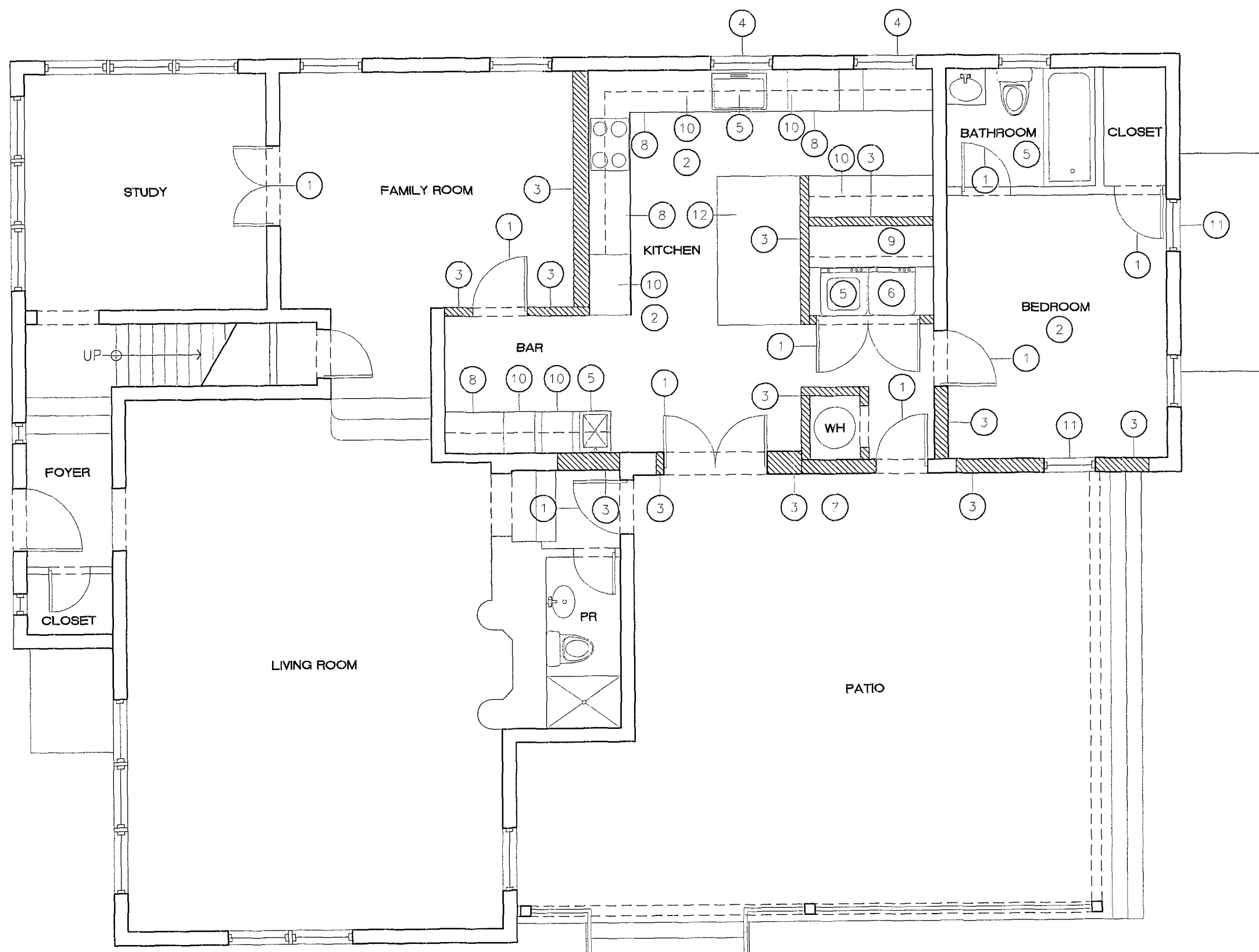
CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

10-006-00
08-02-2010
08-02-2010
AS NOTED
SJ
DC

Existing Site Plan

A100



General Demolition Notes:

1. Remove door and block up as required.
2. Remove all existing flooring.
3. Remove hatched walls - shored as required - refer to structural.
4. Remove window and relocate.
5. Remove and cap all plumbing inclusive of all bath fixtures.
6. Remove and relocate washer / dryer.
7. Remove water heater.
8. Remove all kitchen cabinets - save and give to owner.
9. Remove all laundry cabinets.
10. Remove all appliances - save and give to owner.
11. Remove window - save and give to owner / block up as required.
12. Remove kitchen island.

General Notes:

- Note: In rooms with existing plaster walls contractor to determine the least expensive way to match existing.
- Note: All finishes in area of repair or demolition to match existing or install new dry wall, plaster to match existing.
- Note: Contractor to dispose of all demolition and repair debris.
- Note: Contractor to remove all existing baseboards in remodeling area.
- Note: Before demolition of any walls contractor to determine if any could be structural and notify architect before proceeding with any demolition.
- Note: Walls, windows and doors being removed are to be coordinated with new floor plans and elevations being proposed.
- Note: Block up any opening where wall, windows and doors are being removed and not replaced (refer to new floor plan). Match existing finish.
- Note: All existing openings with new doors or windows to be verified both horizontal and vertical in dimension prior to ordering new windows or doors.
- Note: Replace any existing wood that has dry rot or termites, contractor is responsible for any visible wood only.
- Note: G.C. to field verify all new opening locations on exterior walls with new existing structural system (see columns and beams).
- Note: G.C. to field verify all interior walls to remain with proposed design and existing structural system.
- Note: Any trees and shrubs that needs to be removed to be coordinated with owner for relocation of trees and shrubs.

Legend:

- 1. Existing walls to remain
- 2. Existing walls / units to be demolished

SOI-HATCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REVISION NO. DATE COMMENTS

INTERIOR REMODELING FOR:

CROSBY RESIDENCE

5473 NORTH BAY ROAD

MIAMI BEACH, FLORIDA 33140

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Existing / Demolition
Ground Floor Plan

A200

SHEET

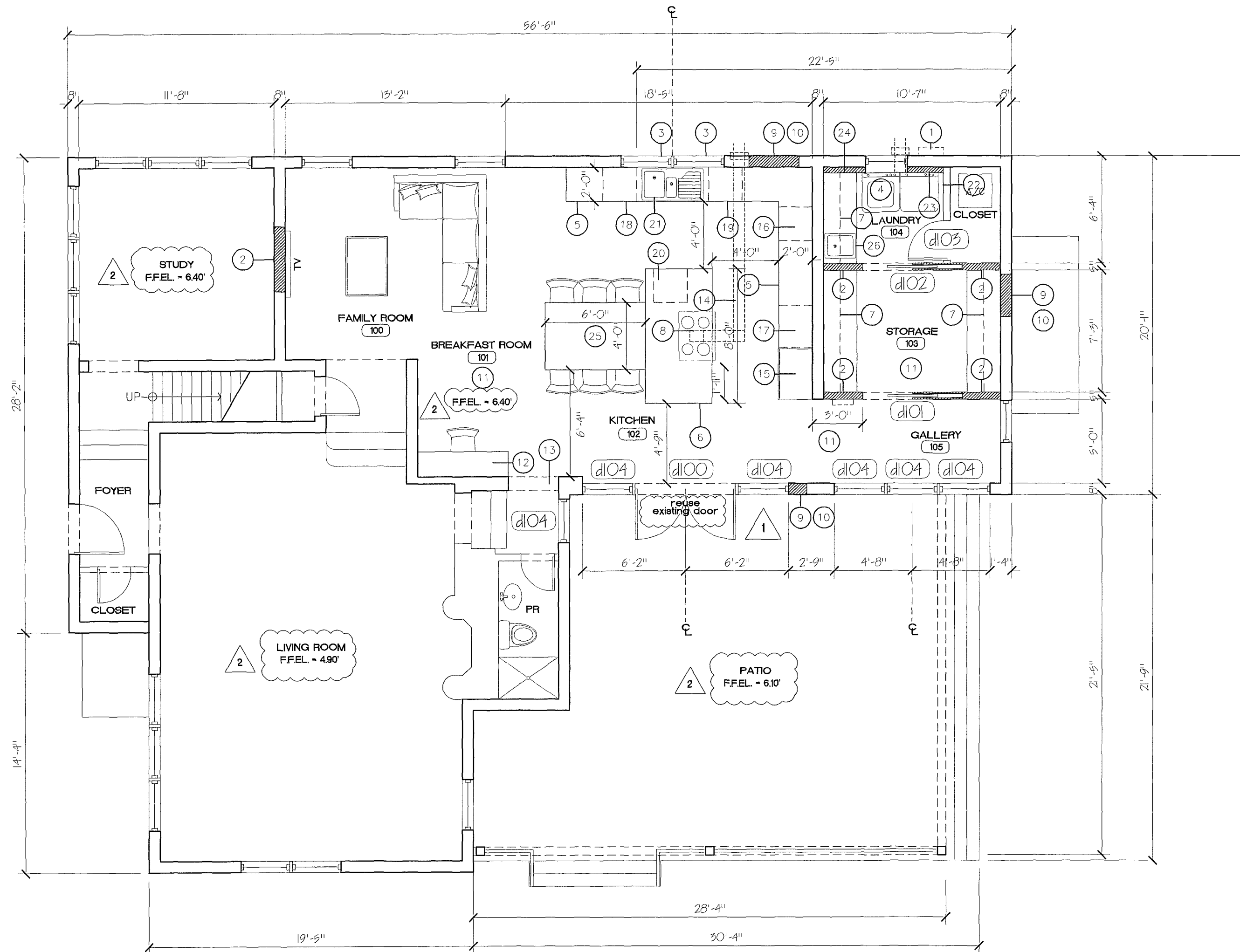
1 Existing / Demolition Ground Floor Plan
A200 1/4" = 1'-0"

2 Notes
A200

NTS

7-19-10

SOI-HATCH
ARCHITECT
4817 NW 27th COURT, MIAMI, FL 33140
P: 305 540 0723 F: 305 748 0718



General Notes:

1. New gas tankless water heater.
2. New 3 5/8" metal stud wall w/ 5/8" dry wall w/ 6" base boards.
3. Relocated window.
4. Relocated washer / dryer - vent through wall.
5. Relocated cabinets with granite countertops.
6. New Island- Base 8'x4'
7. Storage system (coordinate with owner).
8. New gas stove.
9. Block up wall / coordinate with structural / stucco.
10. New 8" block wall with furring and 5/8" drywall with 6" baseboard.
11. New flooring (see schedule sheet A600)
12. New desk.
13. New archway - match existing.
14. New Overhead Hood Vent - vent through floor rafters & out the side wall.
15. Existing refrigerator (sub-zero).
16. Existing drawer freezers (stacked).
17. New microwave / oven combo.
18. New dishwasher.
19. New ice maker.
20. New wine cooler.
21. New stainless steel 3 compartment sink.
22. New outlet for gas tankless water heater (for battery backup).
23. New thermostat for gas tankless water heater.
24. New framed out wall.
25. New 6'x4' built in table.
26. New laundry sink.

Legend:

- 1. Existing walls.
- 2. New walls.

* EXISTING SECOND FLOOR -
NO WORK TO BE DONE

SOI-ARCH
ARCHITECTURE INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REVISION NO. DATE COMMENTS

09-07-2010 Review Comments
09-22-2010 Review Comments

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MIAMI BEACH, FLORIDA 33140

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New Ground Floor Plan

A201

1 New Ground Floor Plan - Kitchen Remodeling

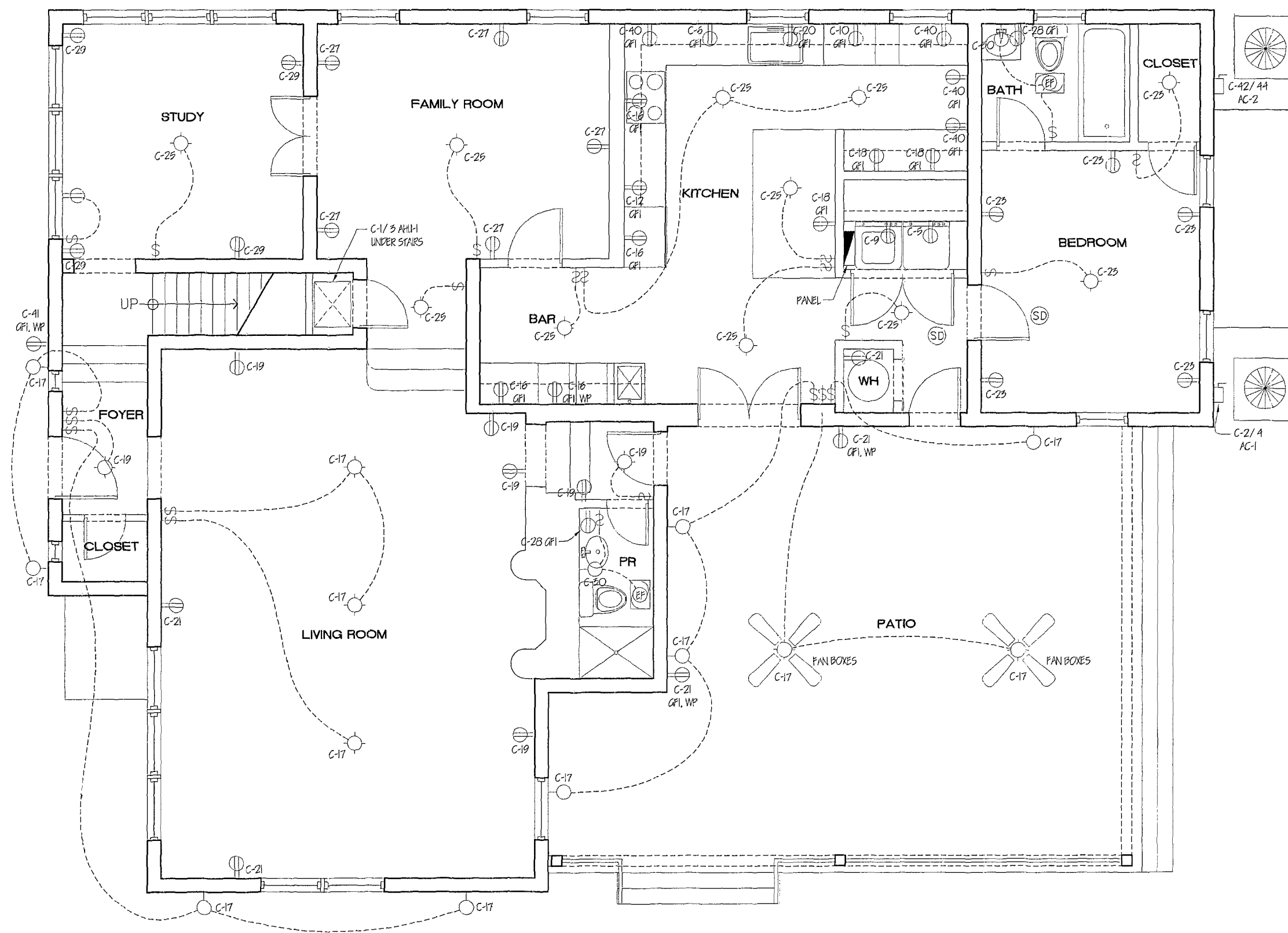
A201

1/4" = 1'-0"

2 Notes

A201

NTS



- Double Outlet (Grounding)
- Split Switch Outlets (Grounding)
- Single Outlets (Grounding)
- Special Purpose
- Floor Box
- Recessed Ceiling Fixture (H.H.H.)
- Mini Baseball Light
- Wall Mounted Fixture
- Surface Ceiling Fixture
- Double Head Security Light
- Pendant Light
- WP Outdoor Up Light
- Ceiling Box Paddle Fan
- Fluorescent Strip
- Surface Fluorescent
- J Box
- WP Weather Proof
- GFI Ground Fault Interrupter
- U/C Installed Under Counter
- I/G Installation in Attic Space
- D/L Suitable for Damp Location
- SCR Minimum ALC of Breaker in Panel and Panel Branches
- TV Outlet
- Motor
- Contractor, or Control Panel
- Combination Starter
- Disconnect Switch
- S Single Pole Switch
- S3 Three Way Switch
- S4 Four Way Switch
- SD Dimmer Switch
- SM Fan (Motor Related) Switch
- SB Service Breaker
- Telephone Outlet
- Door Bell or Chime
- Push Button Switch
- 12 V Transformer
- Garage Door Operator
- Smoke Detector with Battery Back-Up to be Connected to Line Side of Breaker/Neutral Light Switch Do not Use GFI's. Circuit (Multiple Smoke Detector Shall be Interlock.)
- 120 V
- Ceiling Fan
- Exhaust Fan
- Undercounter Light

1 Existing Reflected Ceiling Ground Floor Plan - Electrical Layout - For Reference Only
A202 1/4" = 1'-0"

2 Notes
A202 NTS

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ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

7.19.0
Dubois
DUBOIS ARCHITECT P.A.
ARCHITECTS
4817 SW 24TH AVENUE, SUITE 200
MIAMI, FL 33155
P: 305.740.0723 F: 305.740.0718

INTERIOR REMODELING FOR:

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

10-06-00
07-28-2010
07-28-2010
AS NOTED
SJ
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SCALE:
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Existing Reflected Ceiling
Ground Floor Plan -
Electrical Layout

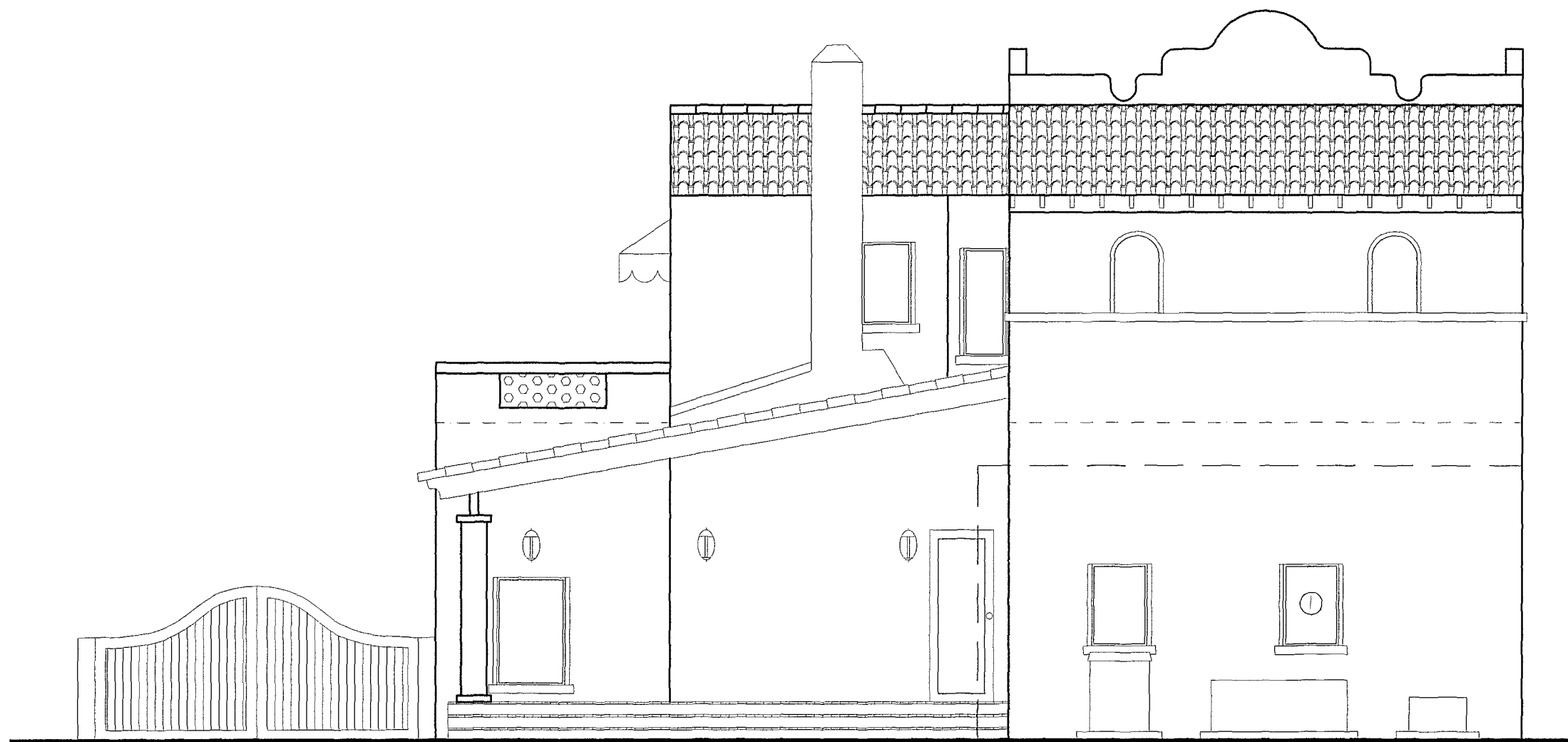
A202

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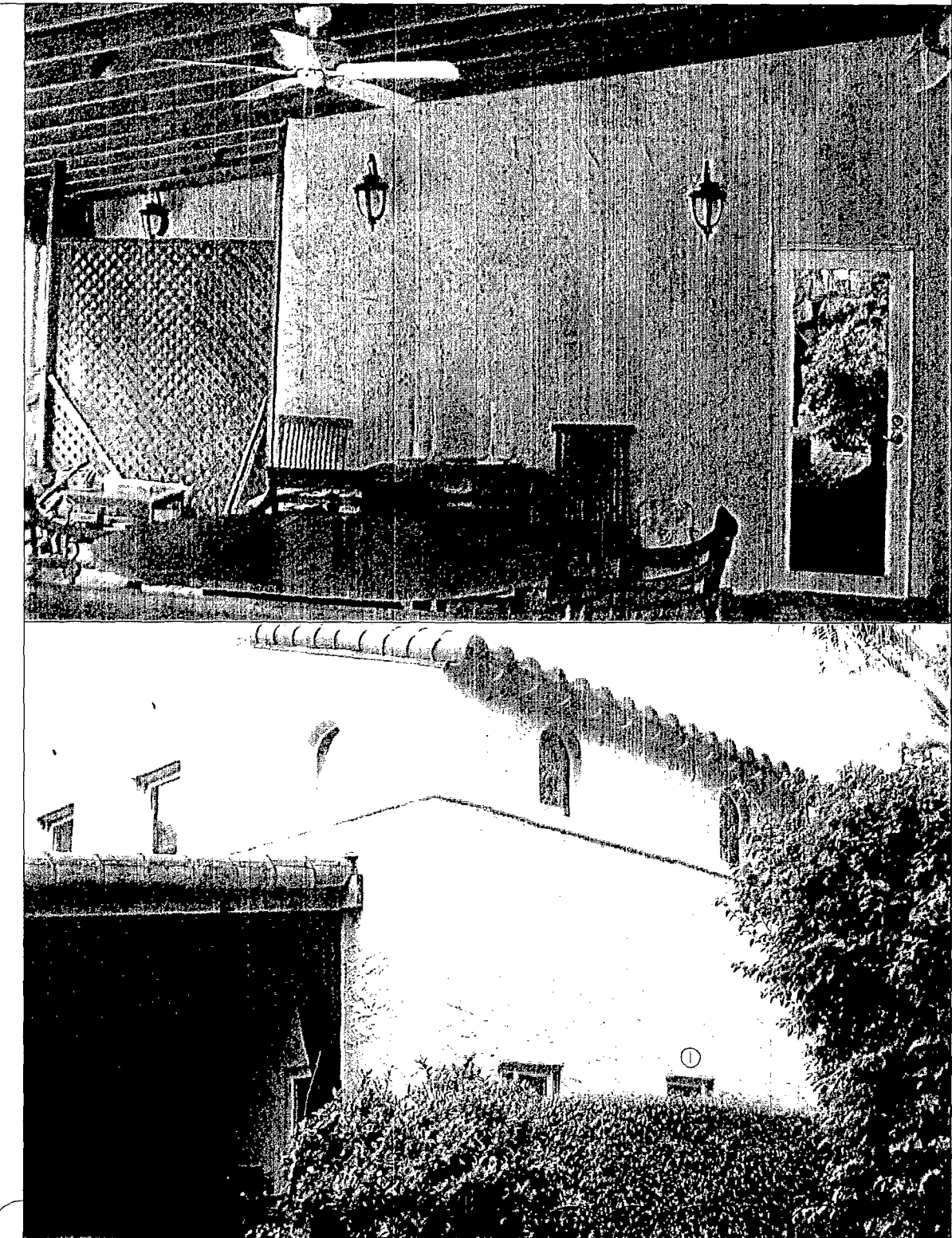
1 Existing Front Elevation - West
A300 1/4" = 1'-0"



Elevation Notes
① Remove Window



2 Existing Rear Elevation - East
A300 1/4" = 1'-0"



3 Existing Rear Elevation - East - Color Photos
A300 NTS

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Existing Elevations
A300

Elevation Notes

- ① Remove Doors



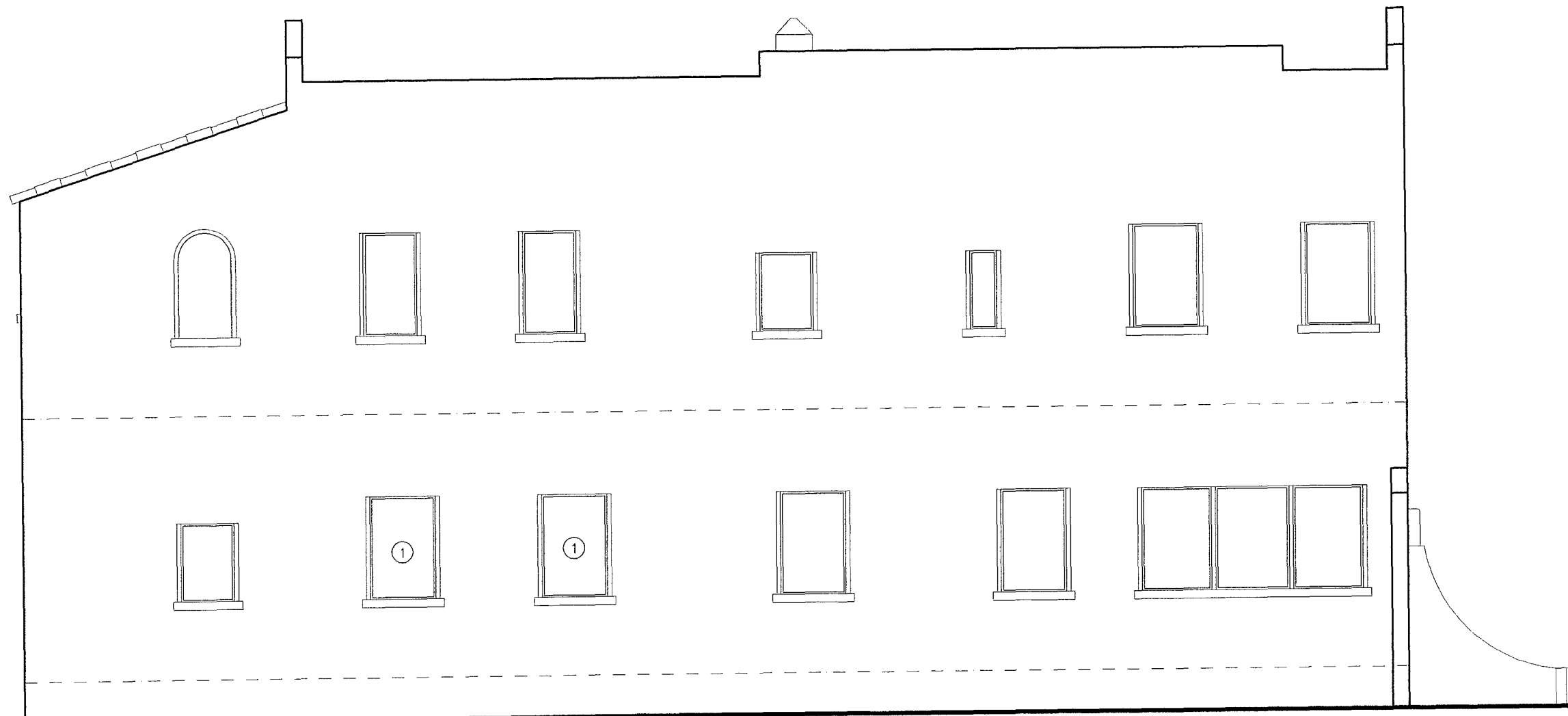
1 Existing Side Elevation - South

A301

1/4" = 1'-0"

Elevation Notes

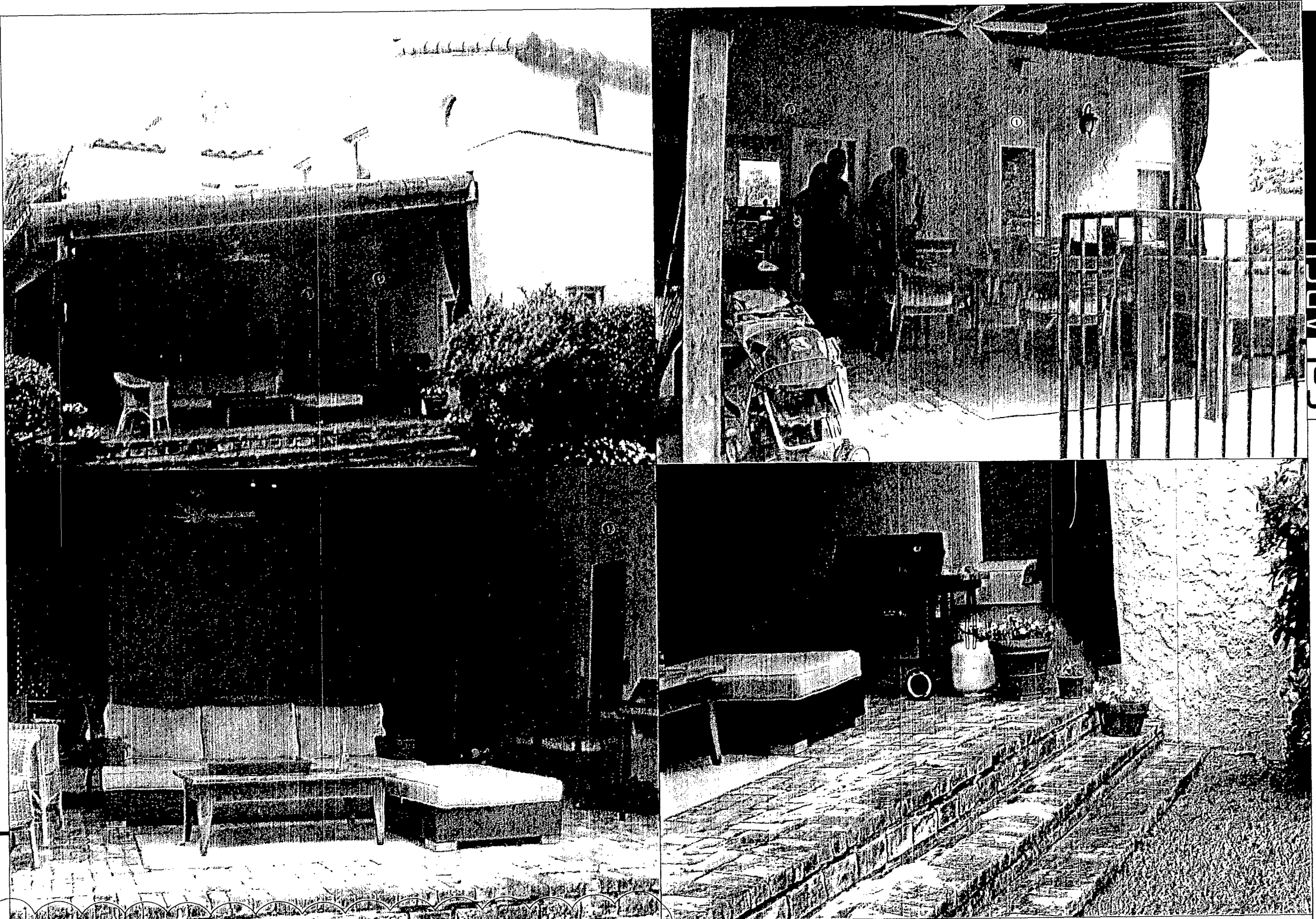
- ① Relocated Window



2 Existing Side Elevation - North

A301

1/4" = 1'-0"



3 Existing Side Elevation - South - Color Photos

A301

NTS



4 Existing Side Elevation - North - Color Photos

A301

NTS

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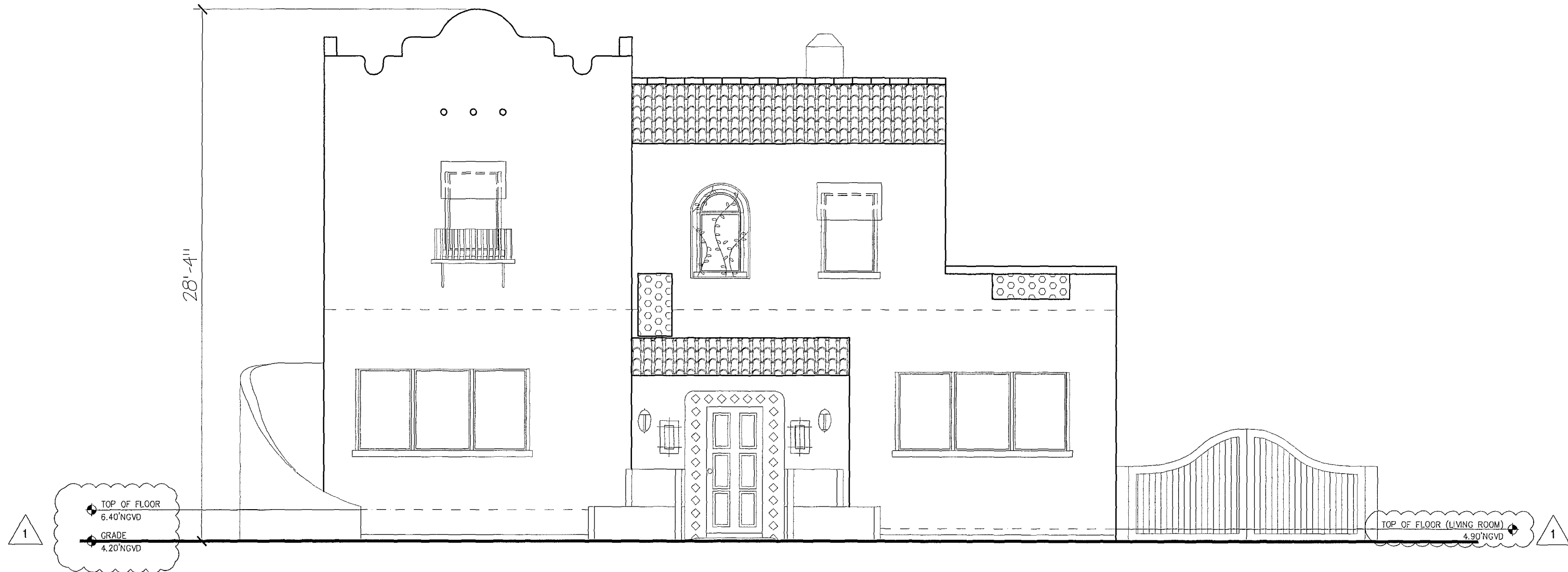
Existing Elevations

A301

SHEET

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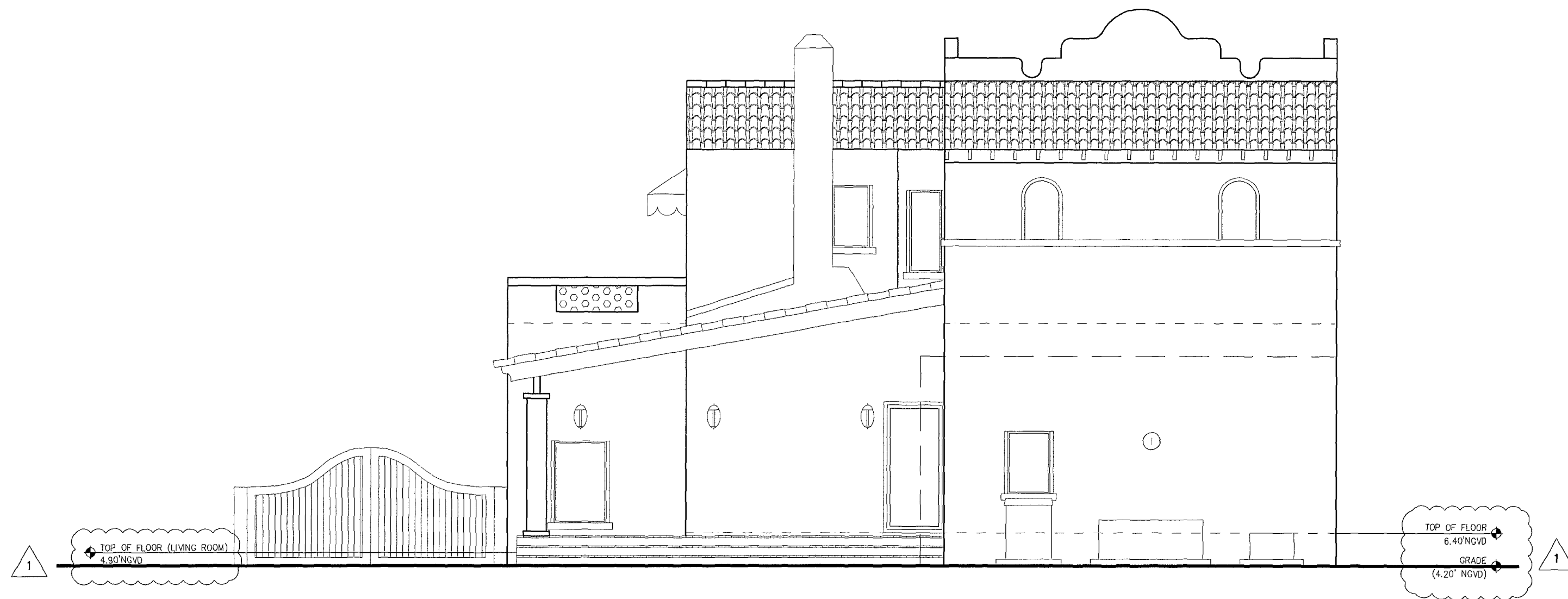
9-9-10
Dulinda
DULINDA M. COOPER, P.A. ARCHITECT
4011 SW 4TH AVE. SUITE 100, MIAMI, FL 33135
P. 305.762.0733 F. 305.762.0718
WWW.SOI-ARCH.COM



1 New West (Front) Elevation - No work being done.

A302

1/4" = 1'-0"



2 New East (Rear) Elevation

A302

1/4" = 1'-0"

Elevation Notes

- Block up existing window flar
stucco as required. Patch to
match existing.

01/17/16 9:24 AM

ADDITION FOR:

CROSBY RESIDENCE
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MIAMI BEACH, FLORIDA 33140

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1 09-22-2010 Review Comments

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9.23.10

Duke Cordeiro

ARCHITECT

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New Elevations

A302

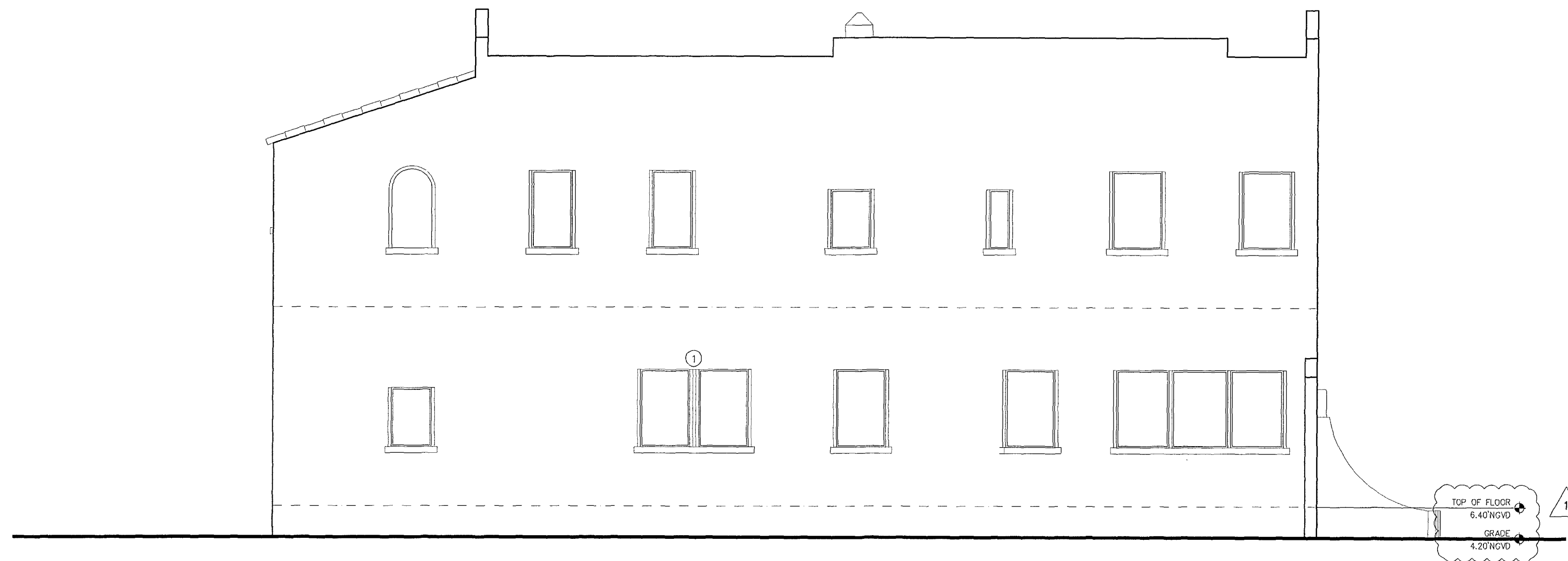
SHEET



Elevation Notes

- ① New doors. Floor stucco Patch to match existing.

1 New South (Side) Elevation
A303 1/4" = 1'-0"



Elevation Notes

- ① Relocated windows - floor stucco - patch to match existing.

2 New North (Side) Elevation
A303 1/4" = 1'-0"

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1	09-22-2010	Review Comments

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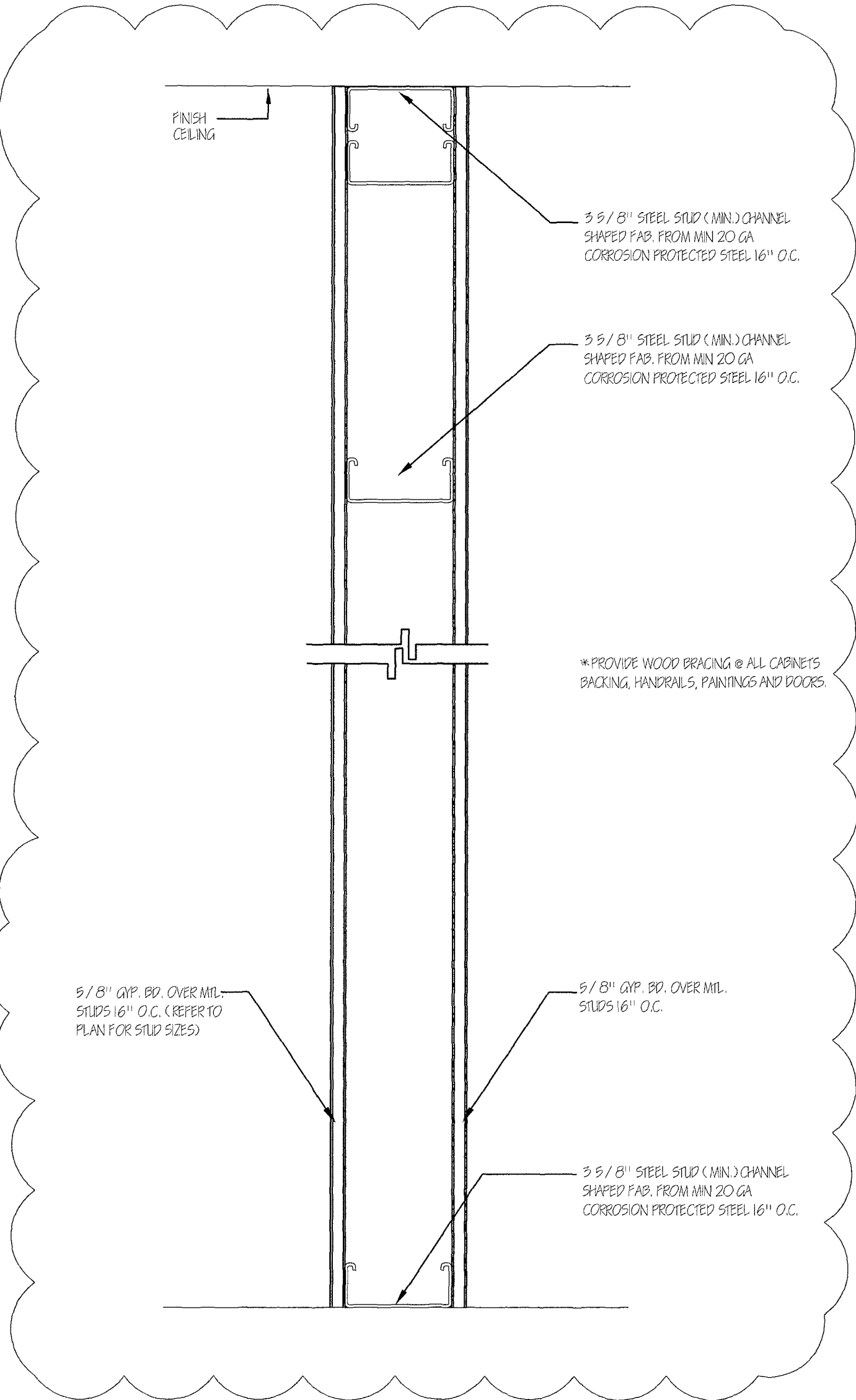
New Elevations
A303

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4875 SW 14TH COURT MIAMI FL 33155
P. 305.740.0723 F. 305.740.0716

GENERAL NOTES:

1. PREPARE ALL INTERIOR AND EXTERIOR WALLS FOR PAINT FINISH. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
2. CONTRACTOR TO PROVIDE A SKIM COAT FINISH ON ALL DRYWALL WALLS. TEXTURE TO BE DETERMINED BY OWNER. (MATCH EXISTING)
3. CONTRACTOR TO PROVIDE MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS AND WET AREAS AS REQUIRED.
4. ALL DRYWALL TO BE 5/8".
5. ALL CLOSET SHELVING TO BE INSTALLED BY OWNER. OWNER TO PROVIDE CONTRACTOR WITH LAYOUT FOR DRAWERS, RODS AND SHELVES FOR EACH CLOSET.
6. ALL BATHROOMS TO HAVE A 6" TILE BASE WITH FULL HEIGHT TILE IN ALL TUB/SHOWER AREAS.
7. ALL TOILETS, TUBS, SINKS AND CABINETS IN BATHROOMS TO BE INSTALLED BY CONTRACTOR. FURNISHED BY OWNER.
8. ALL DECORATIVE LIGHTS AND FAUCETS TO BE INSTALLED BY CONTRACTOR AND PURCHASED BY OWNER.
9. IF EXISTING WALLS ARE PLASTER G.C., TO PATCH TO MATCH EXISTING.

1 Detail Omitted
A500 3" = 1'-0"



1 Interior Partition Detail
A500 3" = 1'-0"

CARPENTRY AND MILLWORK
GRADES AND SPECIES OF LUMBER:

1. ALL ROUGH FRAMING LUMBER EXCEPT STUDS AND WALL PLATES TO BE NO. 2 COMMON (SUN DRIED S. SOUTHERN YELLOW PINE). ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE BY THE PROJECT TO BE GRADED AND TREATED IN ACCORD WITH STANDARD C2 OF THE AMERICAN WOOD PRESERVERS.
2. STUDS, SILL AND DOUBLE WALL PLATE TO BE COASTAL REGION DOUGLAS FIR (UTILITY GRADE).
3. BRACKEN, SOFTWOOD, FLOORING AND GROUND TO BE NO. 1 COMMON SOUTHERN YELLOW PINE.
4. WALL SHEATHING AND ROOF SHEATHING TO BE 5/4" x 4" x 1/2" DEPA APPLIED WITH SURFACE GRAIN AT 90° ANGLES TO RAFTERS. END JOINTS SHALL BE SUPPORTED ON BEAMS AND JOISTS. JOISTS SHALL BE FASTENED WITH 16D NAILS SPACED 6" AT EDGE SUPPORTS AND 12" AT INTERMEDIATE SUPPORTS.
5. DOUGLAS FIR (KILN DRIED 12-14% MC) OR BETTER CYPRESS OR EXTERIOR GRADE 12-14% MC OR BETTER CYPRESS OR DOUGLAS FIR.
6. EXTERIOR TRIM TO BE 3" OR BETTER CYPRESS OR DOUGLAS FIR.
7. CONTRACTOR SHALL PROVIDE AS SHOWN AND DETAILED ON DRAWINGS. ALL WOOD SHALL BE 100% GRADE AB INTERIOR WITH SOLID DOUGLAS FIR OR BETTER. SHELVING SHALL BE SUPPORTED ON WOOD CLEATS OR AS OTHERWISE DETAILED.

WALL AND PARTITION FRAMING
SHALL BE 3 5/8" x 16" METAL STUDS SPACED 16" O.C. WITH SINGLE SOLE PLATE AND DOUBLE CAP PLATE. STUDS SHALL BE DOUBLED AT THE SIDES OF ALL WALL OPENINGS.

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SHALL BE 3 5/8" x 16" METAL STUDS SPACED 16" O.C. WITH SINGLE SOLE PLATE AND DOUBLE CAP PLATE. STUDS SHALL BE DOUBLED AT THE SIDES OF ALL WALL OPENINGS.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE PERFORMED UNDER THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS, DIMENSIONS OR OTHERWISE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.
3. PRIOR TO SUBMITTING THE BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE CONDITIONS AT THE SITE RELATIVE TO EXISTING CONDITIONS, MATERIALS HANDLING AND DELIVERY WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID. NO INCREASE IN THE PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR TO BECOME FAMILIAR WITH EXISTING SITE CONDITIONS.
4. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.
5. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COST ASSOCIATED WITH MATERIAL HANDLING AND DELIVERY.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE INSTALLATION.
7. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSION NOT INDICATED ON DRAWINGS TO BE CONFIRMED WITH ARCHITECT.
8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT.
9. CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORK DAY. CONTRACTOR SHALL CLEAN UP AND PROTECT ALL AREAS.
10. ALL WOOD AND LUMBER SHALL BE FIRE RETARDANT TREATED AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
12. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE TWO (2) SETS OF AS-BUILT DRAWINGS TO THE ARCHITECT.
13. MILLWORK AND CARPENTRY SHALL BE DONE BY SHOP DRAWINGS APPROVED BY ARCHITECT. GENERAL CONTRACTOR SHALL SUBMIT FOR APPROVAL SIX (6) SETS OF SHOP DRAWINGS ON ALL WORK AND TWO (2) SETS OF SAMPLES ON ALL WOOD LACQUER OR PAINT FINISHES AS NOTED ON PLANS.
14. MATERIALS SHALL BE NEW OF QUALITY SPECIFIED DELIVERED IN AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTIONS REQUIRE APPROVAL OF ARCHITECT.
15. INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL HAVE WORKMAN COMPENSATION AS REQUIRED BY LAW, AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH SHOULD THEY ARISE FROM OPERATIONS UNDER CONTRACT.
16. ALL EXTERIOR AND INTERIOR WALLS SHALL BE PAINTED. PAINT COLOR SHALL BE SELECTED BY OWNER.
17. CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ALL ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL SERVICE FOR THE REMOVAL OF DEBRIS FROM ALL TRADES.
18. CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING THE TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS DURING CONSTRUCTION.
19. WHEN REMOVING ABANDONED PIPES AND ELECTRICAL FIXTURES, RELOCATE OR CAP LINES AS INDICATED ON ENGINEERS DRAWINGS OR AS NECESSARY FOR NEW WORK.
20. CONTRACTOR IS TO USE ADEQUATE MEANS AND THE METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED.
21. DISPOSITION OF ALL ITEMS REMOVED SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
22. PERFORM ALL DEMOLITION NECESSARY FOR NEW WORK TO ACCOMPLISH DESIGN INTENT AS EXPRESSED ON CONTRACT DOCUMENTS AS A WHOLE TO THE OWNER'S SATISFACTION. COORDINATE DEMOLITION DRAWINGS WITH ALL TRADES.
23. ALL FINISHES AND SURFACES NOT IDENTIFIED FOR DEMOLITION WHICH ARE DAMAGED DURING DEMOLITION AND NEW CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNERS AT NO ADDITIONAL COST TO THE OWNER.
24. IN AREA OF EXTERIOR ADDITIONS OR WINDOW AND DOOR CHANGE OUT, FLOAT OUT NEW STUCCO TO A LINE ON ELEVATION WHERE THE PATCH IS NOT NOTICEABLE. CONSULT WITH ARCHITECT.
25. ARCHITECTURAL ELECTRICAL DRAWINGS ARE FOR DIMENSION ONLY. REFER TO ELECTRICAL PLAN FOR ACTUAL ELECTRICAL REQUIREMENT. ELECTRICAL PLANS SUPERSEDE.

REVISION NO. DATE COMMENTS
09-07-2010 Review Comments

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.

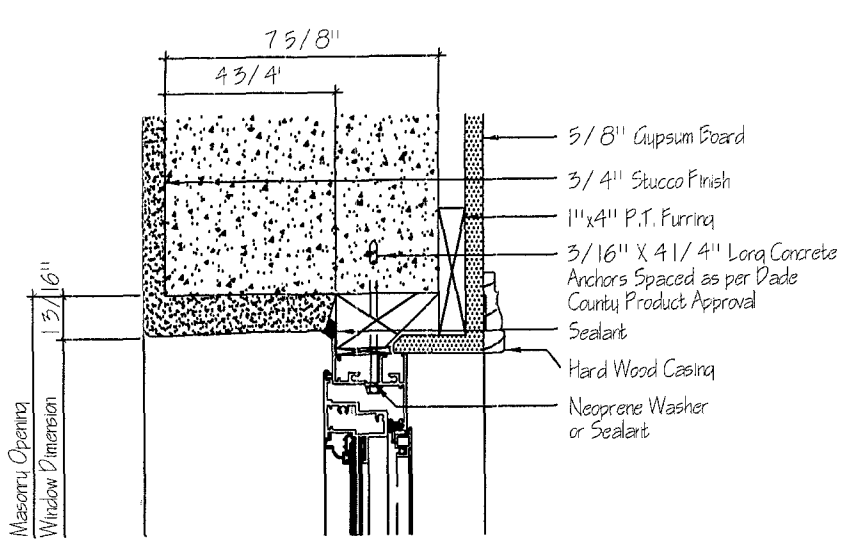
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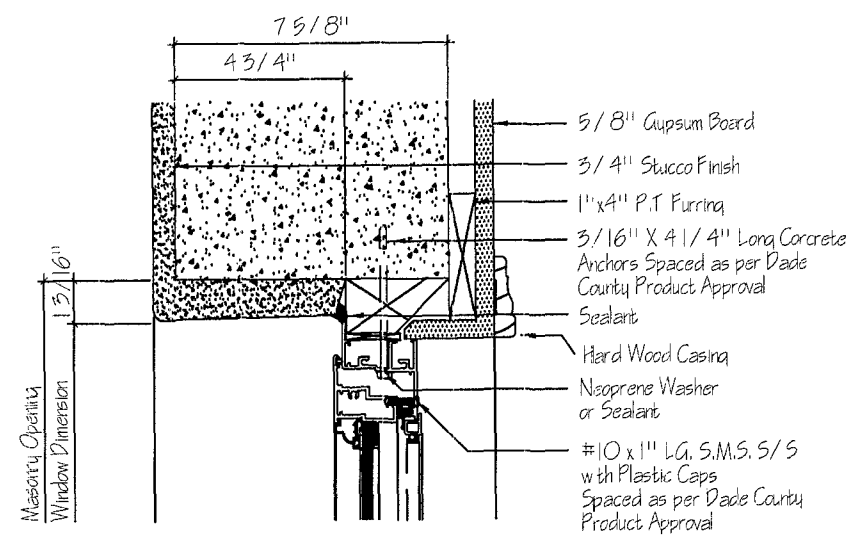
General Notes
and Interior Detail

A500

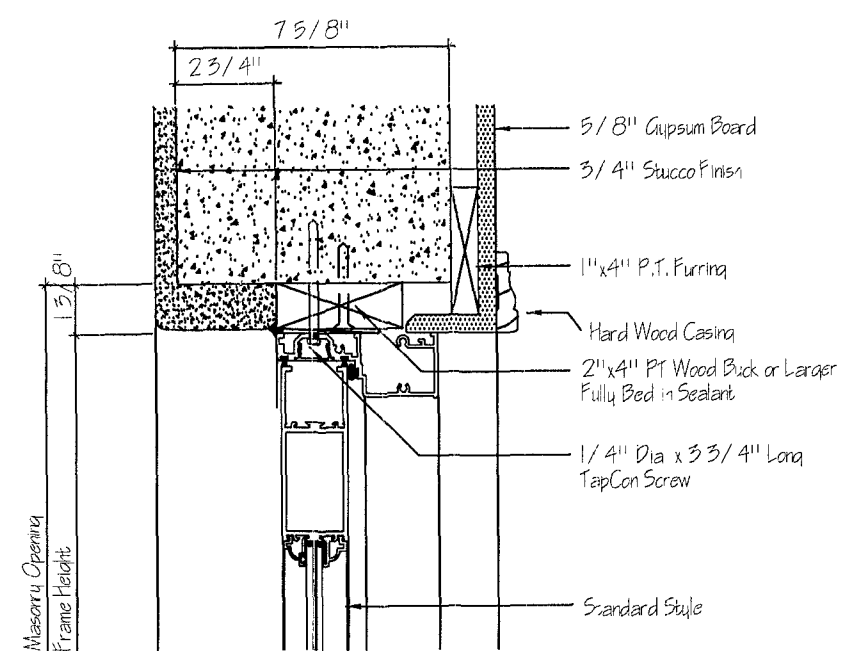
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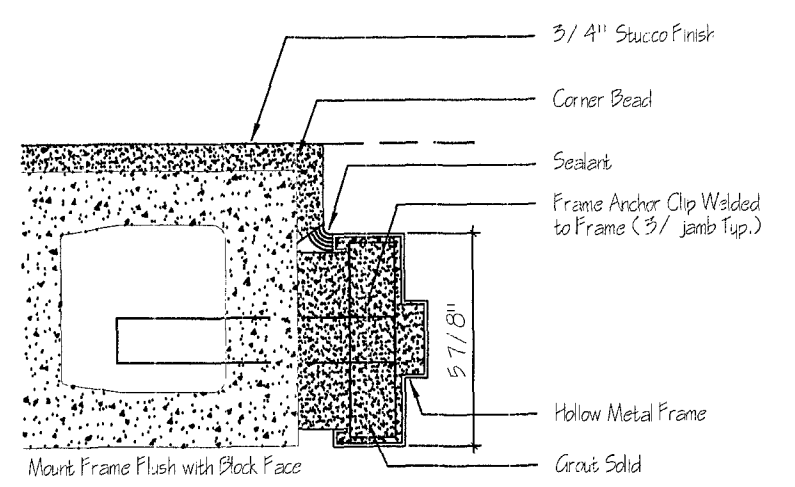
1 Casement Window Head Detail
A6.2 3" = 1'-0"



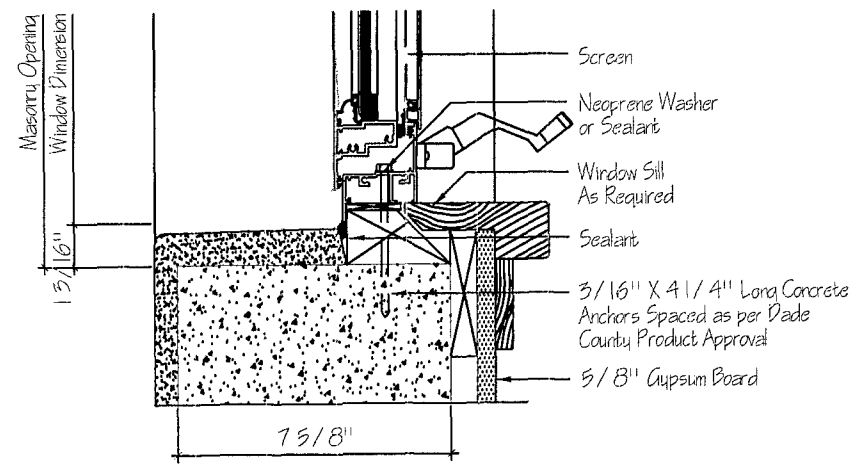
5 Fixed Window Head Detail
A6.2 3" = 1'-0"



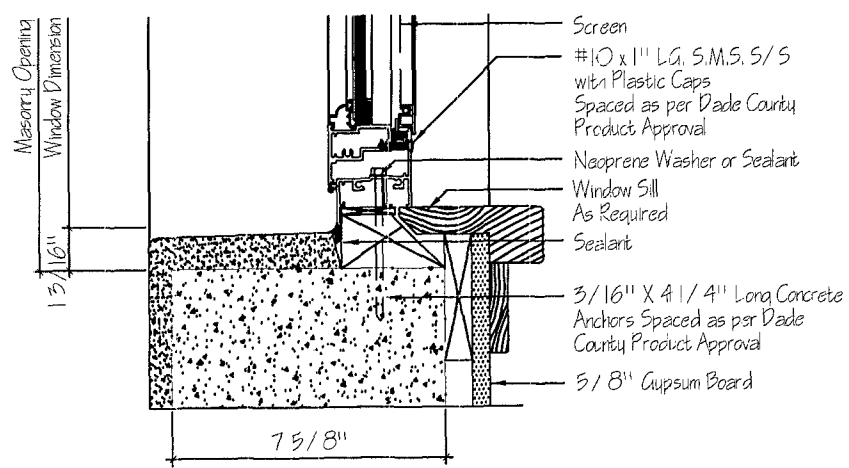
9 Exterior Door Head Detail
A6.2 3" = 1'-0"



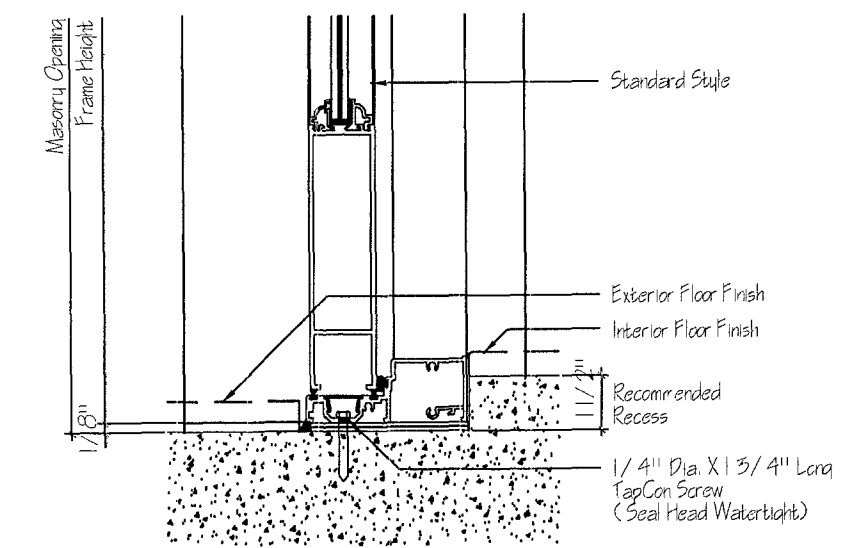
13 Exterior Metal Frame Jamb/Head Detail
A6.2 3" = 1'-0"



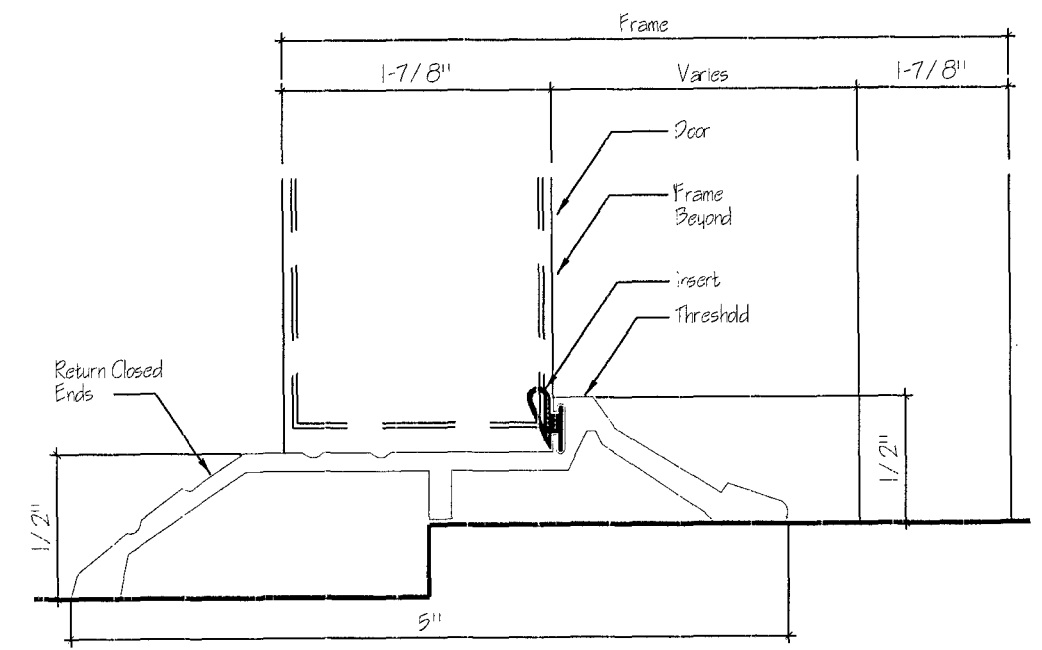
2 Casement Window Sill Detail
A6.2 3" = 1'-0"



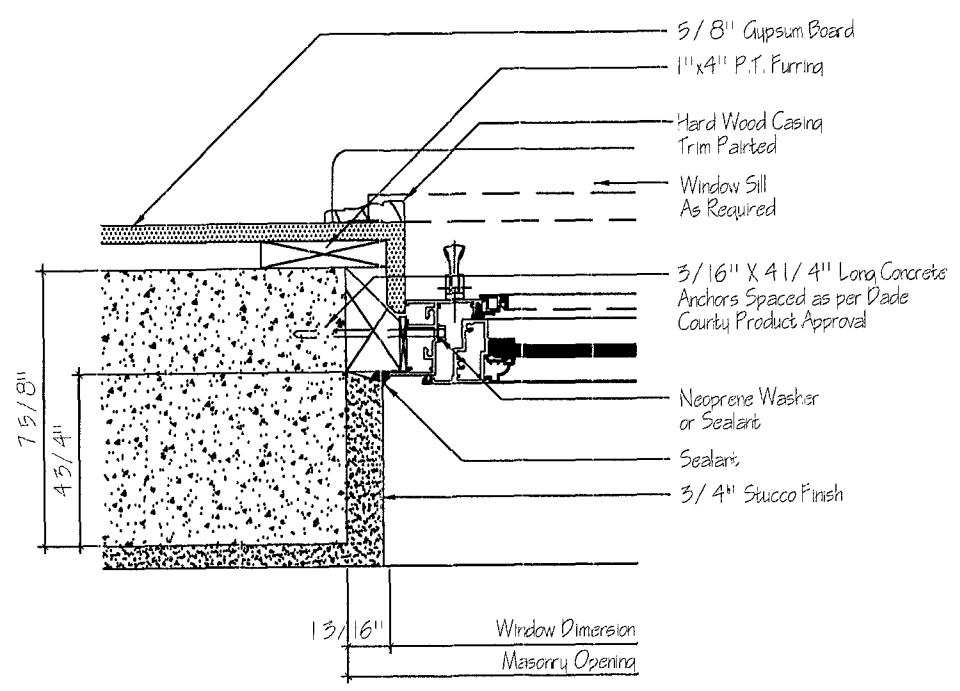
6 Fixed Window Sill Detail
A6.2 3" = 1'-0"



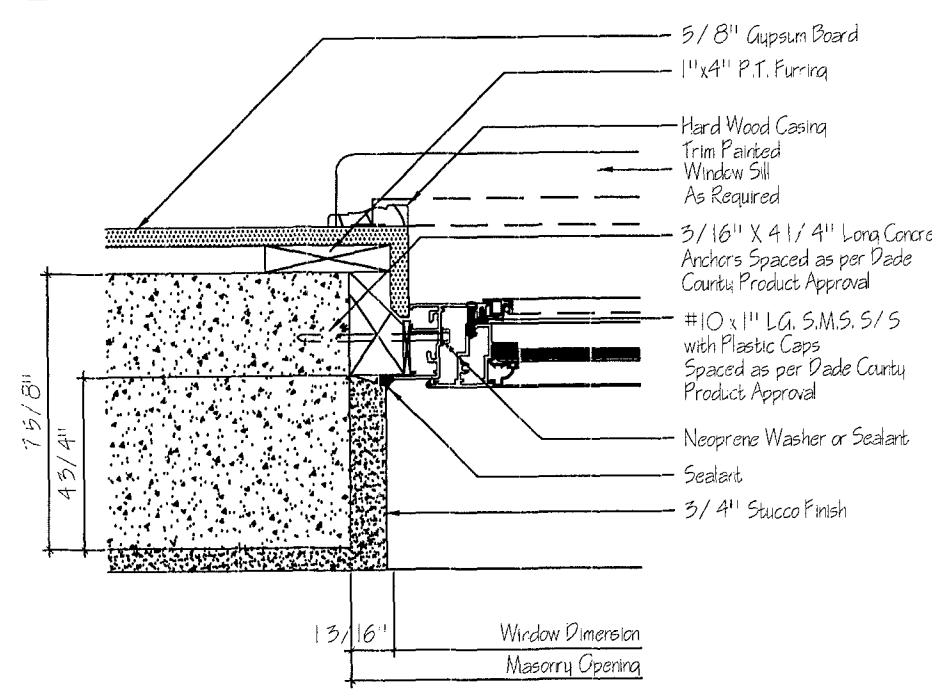
10 Exterior Door Threshold Detail
A6.2 3" = 1'-0"



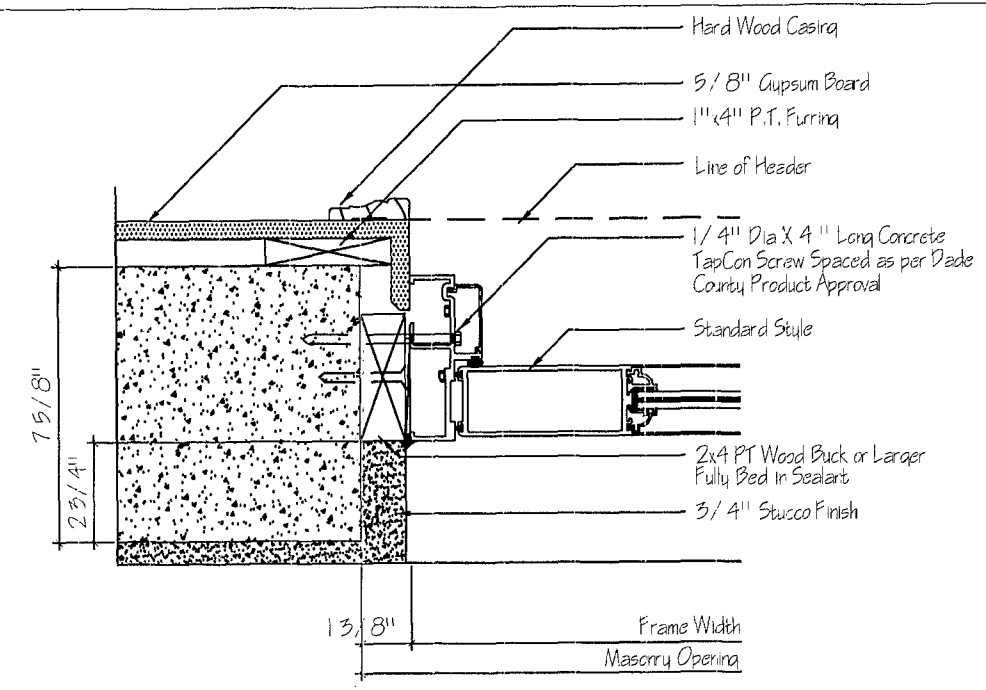
14 Exterior Threshold Detail
A6.2 3" = 1'-0"



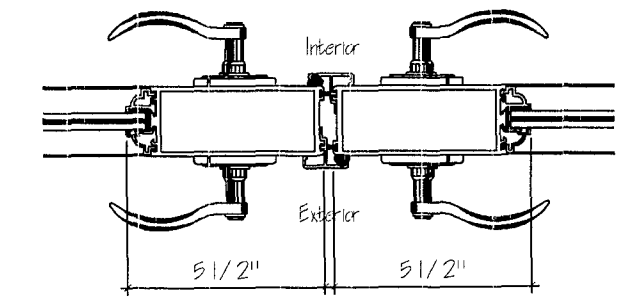
3 Casement Window Jamb Detail
A6.2 3" = 1'-0"



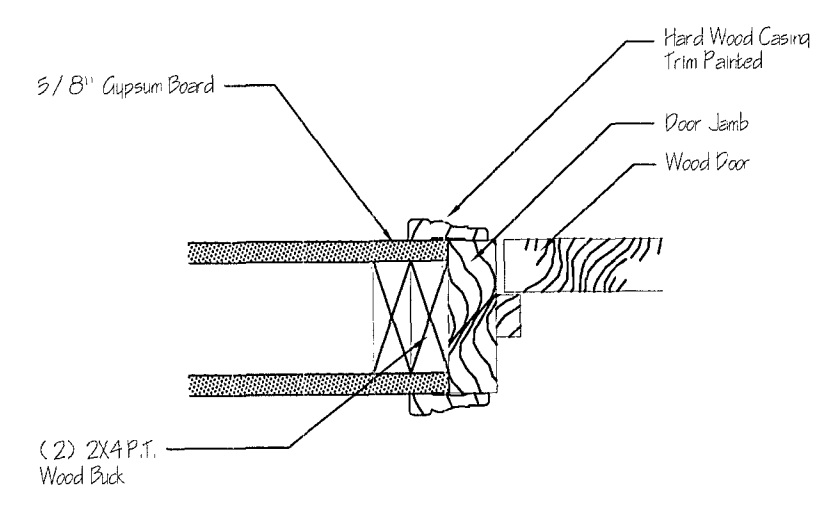
7 Fixed Window Jamb Detail
A6.2 3" = 1'-0"



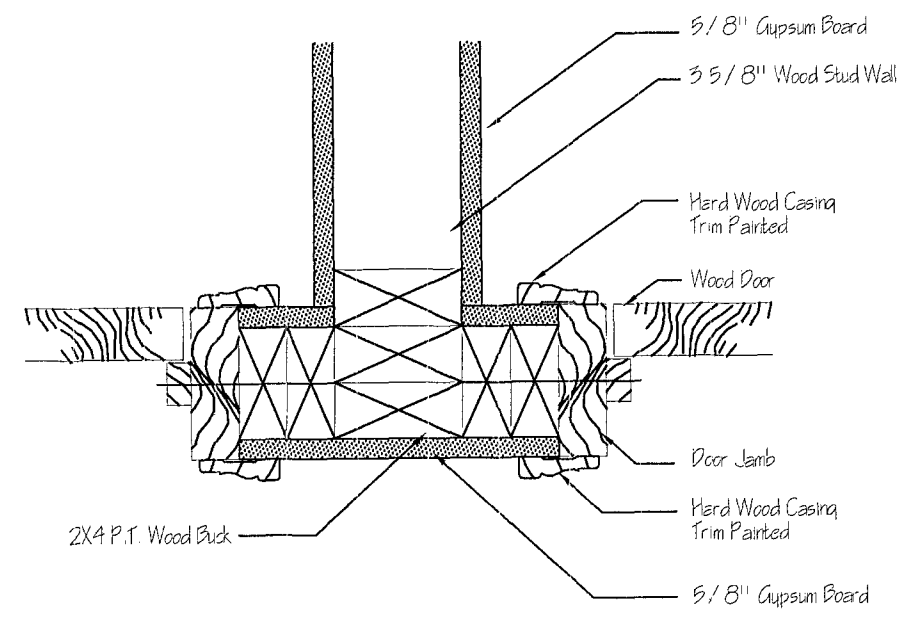
11 Exterior Door Jamb Detail
A6.2 3" = 1'-0"



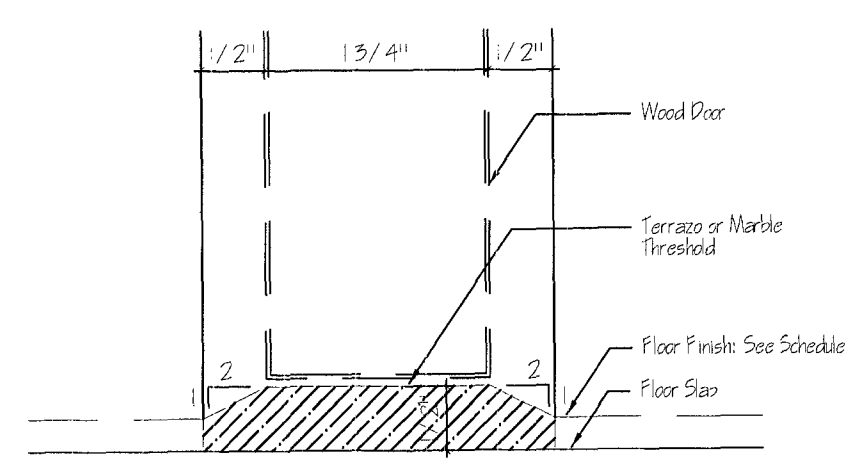
15 Exterior Center Stile Detail
A6.2 3" = 1'-0"



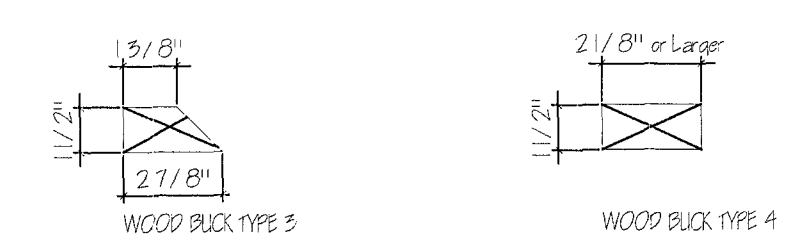
4 Interior Wood Door Detail
A6.2 3" = 1'-0"



8 Interior Wood Door Detail
A6.2 3" = 1'-0"



12 Interior Marble Threshold Detail
A6.2 3" = 1'-0"



16 Window/Door Buck Detail
A6.2 3" = 1'-0"

Note:
1. ALL WOOD BUCKS MUST BE PRESSURE TREATED WOOD AND FULLY BED IN SEALANT.
2. TYPE 3 AND 4 WOOD BUCKS MUST BE INDEPENDENTLY SIZED TO MASONRY USING 1/4" x 5/8" x 1/4" LONG CONCRETE ANCHORS AT 6" FROM ENDS AND 18" ON CENTER OR PER MANUFACTURERS RECOMMENDATIONS IN PRODUCT CONTROL.

7.14.10
Daly
ARCHITECT
4877 SW 74TH COURT MIAMI FL 33156
P 305 740 0723 F 305 740 0718
A0000883

501-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
REVISION NO. DATE COMMENTS
INTERIOR REMODELING FOR:
SHEET

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

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ISSUE DATE:
PLOT DATE:
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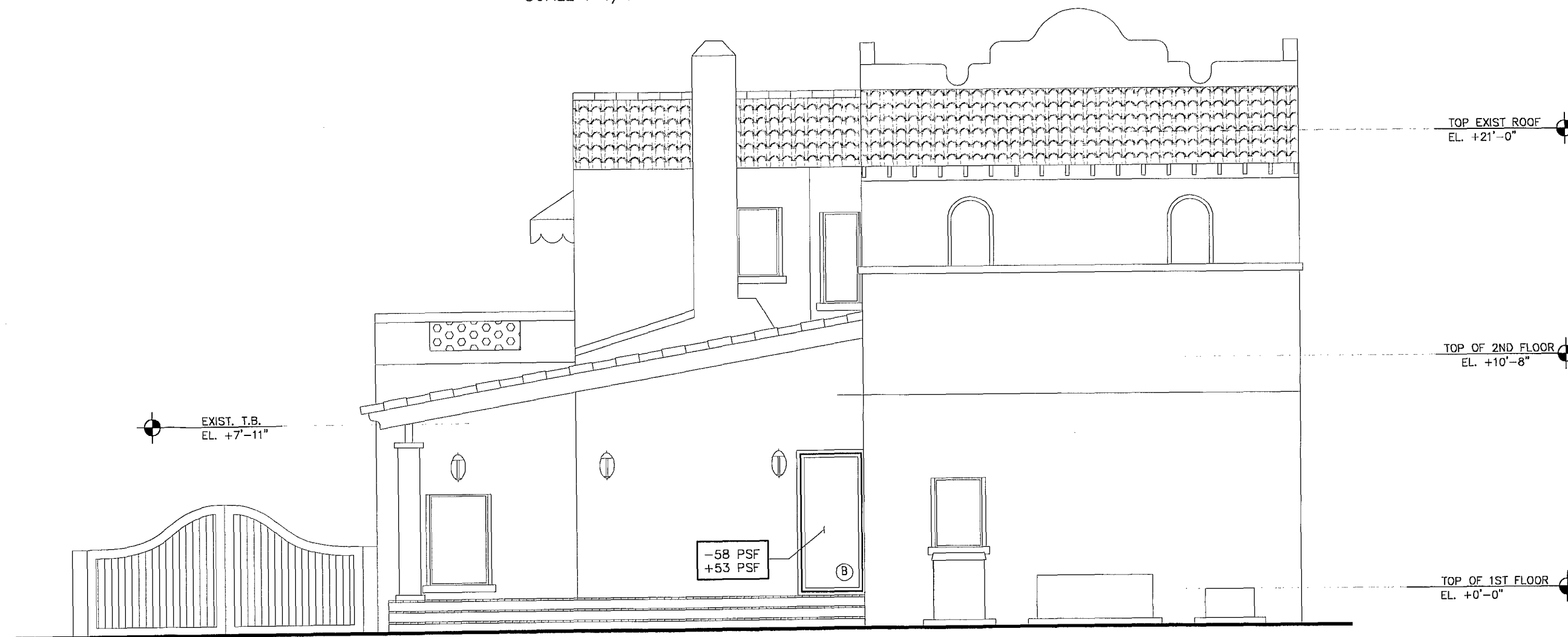
Window and Door Details

A601



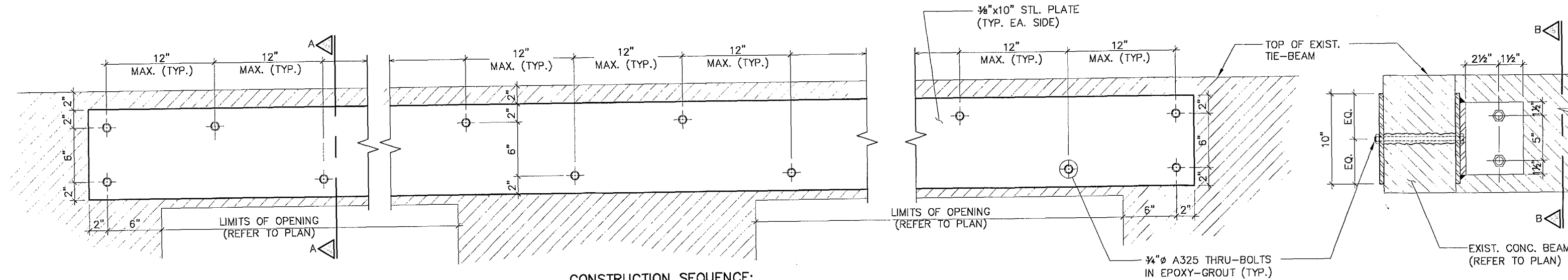
FRONT ELEVATION - EAST

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



REAR ELEVATION - WEST

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

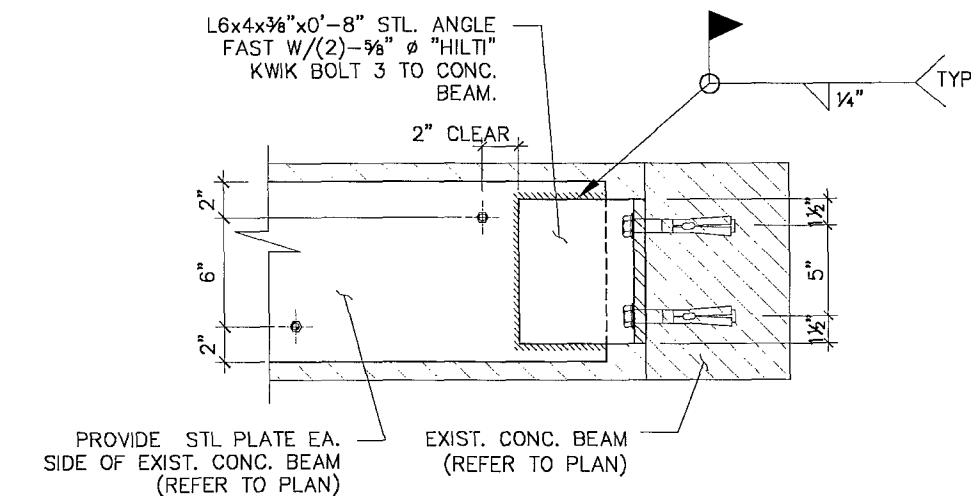


CONSTRUCTION SEQUENCE:

1. IF END BOLTS DO NOT LAND IN CONCRETE, PROVIDE (1)-#5 VERTICAL TIE-DOWN IN FULLY GROUTED CELLS EA. SIDE OF OPENING.
2. PROVIDE SHORING FOR ROOF MEMBERS AFFECTED BY THIS CONSTRUCTION.
3. INSTALL STL. PLATES AT EXIST. TIE-BEAM PRIOR TO STARTING DEMO.
4. DRILL & EPOXY GROUT THRU-BOLTS PER SCHEDULE SHOWN HERE.
5. WHEN GROUTING HAS REACHED $f'c = 3000$ PSI, PROCEED TO DEMOLITION OF EXISTING PORTION OF WALL TO BE REMOVED.

NOTE:
ALL SPECIFIED EPOXY MATERIAL SHALL BE "HS-200" EPOXY MANUFACTURED BY ADHESIVES TECHNOLOGY UNDER NOA.#05-0111.05

SECTION A-A



SECTION B-B

10" STEEL PLATE REINF. CONC. BEAM (A)

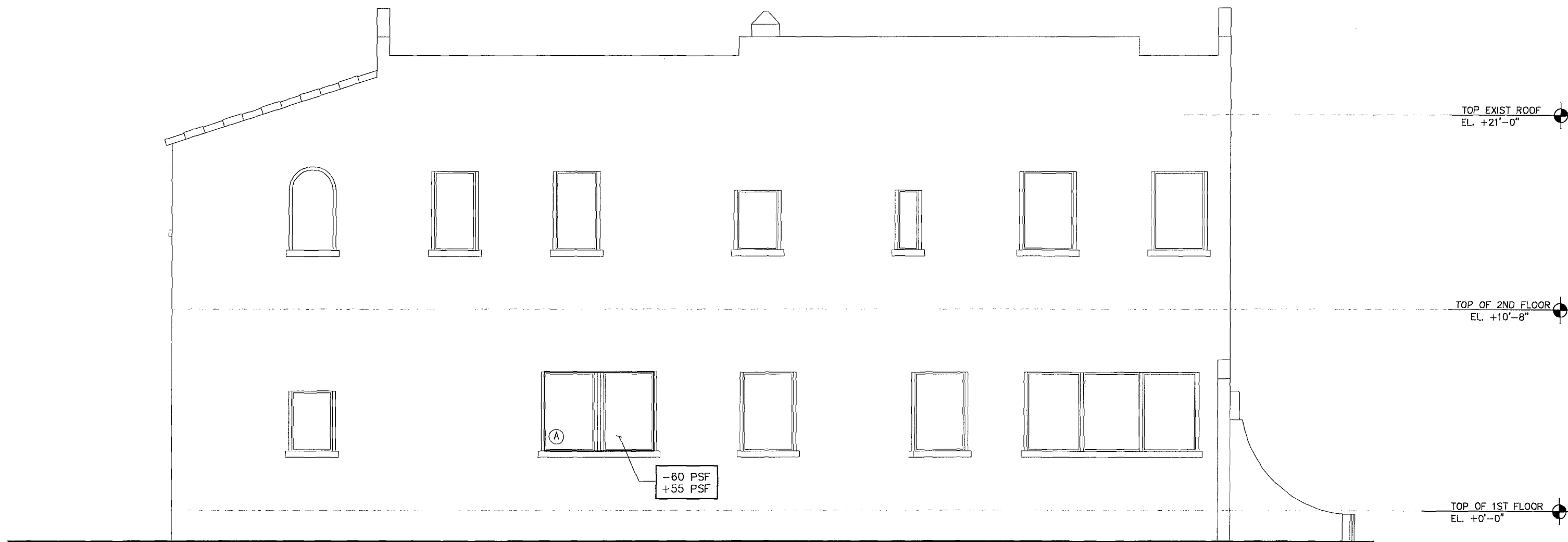
SCALE: 1 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2007, LATEST EDITION, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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7-19-10
ALEXANDER ROCKELL
P.E. #60735
220 Calabash Avenue, Suite 2405
Coral Gables, FL 33134
TEL: 305.818.4149 - FAX: 305.849.4149

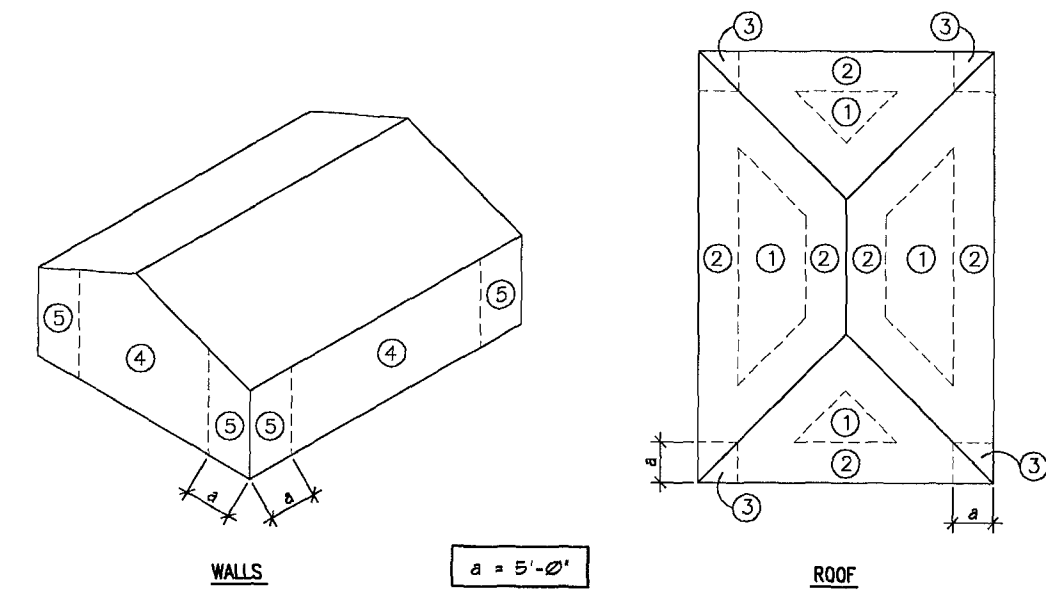
ROCKELL ENGINEERING, INC.
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION NO. 27054



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



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

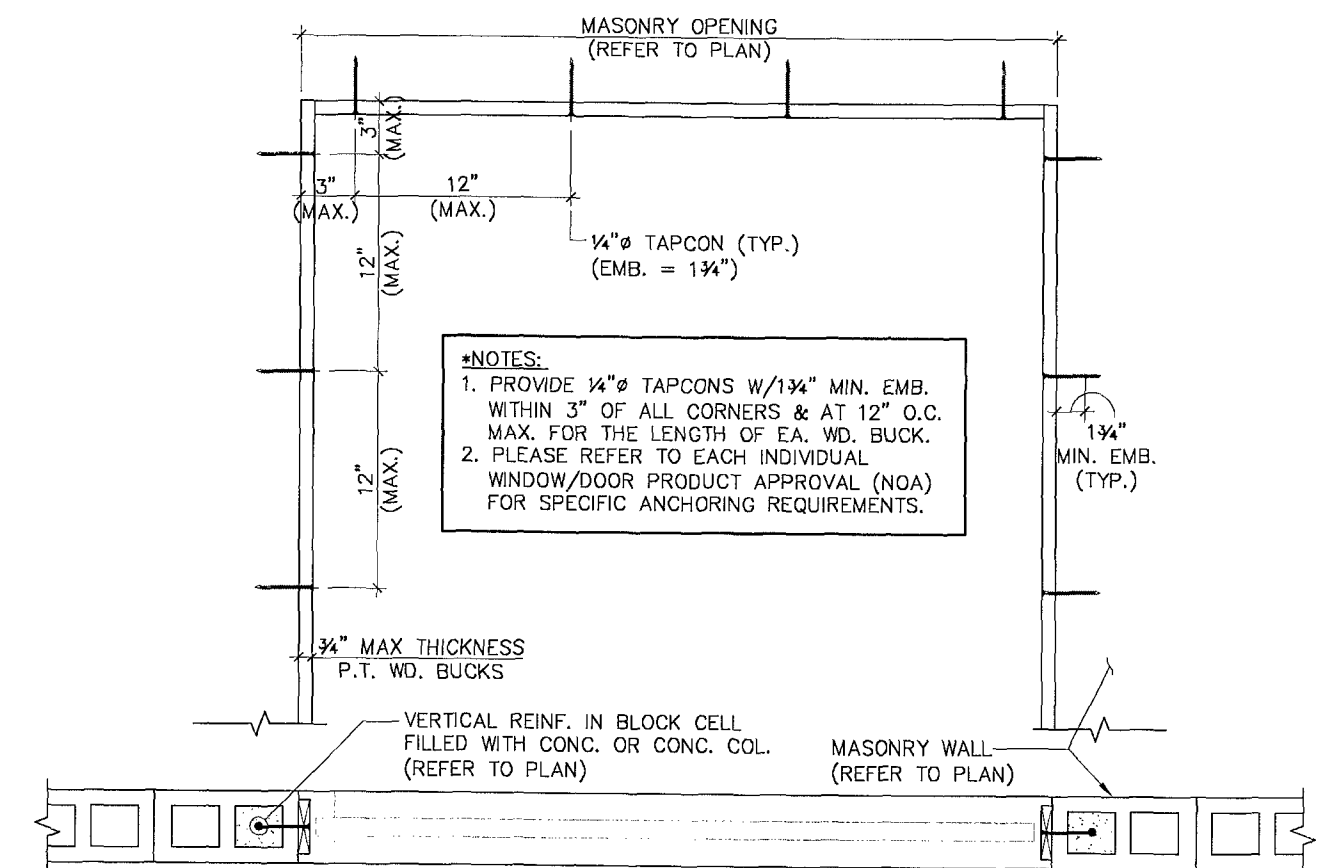


ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
①	- 50.7	- 49.1	- 47.5	- 45.9	- 45.9	- 45.9
②	- 88.2	- 80.5	- 72.2	- 64.7	- 64.7	- 64.7
③	- 130.2	- 121.1	- 111.2	- 102.3	- 102.3	- 102.3
④	- 60.0	- 57.3	- 54.4	- 51.5	- 49.1	- 45.9
⑤	- 74.1	- 68.7	- 62.8	- 57.0	- 52.3	- 45.9
④ & ⑤	+ 55.4	+ 52.6	+ 49.7	+ 46.8	+ 44.4	+ 41.3

- NOTES:
1. COMPONENT & CLADDING PRESSURES SHOWN HEREIN ARE GROSS & ARE BASED UPON $K_d=1.0$ PER ASCE 7-05 & FLORIDA BUILDING CODE 2007.
 2. THESE PRESSURES ARE PROVIDED AS GENERAL GUIDELINES & ARE TO BE USED AS GENERAL INFORMATION & PERMIT ONLY.
 3. IT IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AS A SPECIALTY ENGINEER TO CALCULATE & DETERMINE EA. WINDOW/DOOR WIND PRESSURES AS REQUIRED BY THE 2007 FBC CODE TO RESIST THE SPECIFIED DESIGN WIND PRESSURES SHOWN ON THIS PLAN.
 4. ROCHELL ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES CREATED BY IMPROPER DESIGN, ERECTION, INSTALLATION OR OTHER OPERATIONS RELATED TO THE WINDOW/DOOR SYSTEM PART OF THIS PROJECT.
 5. ALL EXTERIOR WINDOW & DOOR ASSEMBLY PRODUCT APPROVALS (NOA) SHALL BE SUBMITTED ALONG WITH THE CONTRACT DRAWINGS TO THE AGENCY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

WIND LOADS PER ASCE 7-05 & 2007 FBC

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 2410 & 2413.



DOOR & WINDOW BUCK DETAIL A
SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2007, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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7-19-10
ALEXANDER ROCHELL
FL. P.E. #80735
250 Columbus Avenue, Suite #405
Sunny Isles, Florida 33154
TEL: 305.549.4049 - FAX: 305.549.4149

ROCHELL ENGINEERING, INC.
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

STRUCTURAL NOTES

1. GENERAL:

- A. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK IF DISCREPANCIES EXIST., CONTRACTOR SHALL NOTIFY IN WRITING ANY ERRORS, INCONSISTENCIES, OR OMISSIONS ON THE DRAWINGS TO THE ENGINEER FOR CLARIFICATION.
- B. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.
- C. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. INSPECTION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, OR CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- E. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- F. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER.
- G. CONTRACTOR SHALL COORDINATE STRUCTURAL AND OTHER DRAWINGS WHICH ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH MAY AFFECT THE STRUCTURAL DRAWINGS.
- H. THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THESE DRAWINGS ARE NOT INTENDED TO BE SCALED OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
- I. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- J. DEFICIENT WORK SHALL BE REPLACED OR REPAIRED, AS DETERMINED BY THE ENGINEER, AT NO COST TO THE OWNER, INCLUDING ENGINEERING COSTS INCURRED.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE DURATION OF THE PROJECT WORK. THE STRUCTURAL/CIVIL ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS.
- L. LOADING APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. DO NOT APPLY ANY CONSTRUCTION LOAD UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
- M. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FLOOR OR ROOF, LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ACHIEVED DESIGN STRENGTH.
- N. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT.
- O. DISCREPANCIES SHALL BE BROUGHT TO ATTENTION TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- P. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
- Q. "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS. HOWEVER THE GENERAL CONTACTOR SHALL PROVIDE COODINATION AND FREE ACCESS FOR THE WORK.
- R. THE CONTACTOR SHALL VISIT THE SITE AND BECOME FULLY AWARE OF THE EXISTING CONDITIONS & EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE START OF WORK.
- S. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK PERMITS AND APPROVALS REQUIRED BY THE LOCAL AGENCY JURISDICTION TO PERFORM THE WORK INDICATED.

2. CONCRETE:

- A. CONCRETE DESIGN AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-05) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (ACI 305).
- B. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (140 PCF) & ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (F'_c) OF 5000 PSI. THE DESIGN MIX SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.40 BY WEIGHT, & A MAXIMUM OF 5 BAGS OF CEMENT IN EA. CUBIC YARD OF CONCRETE.
- C. ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1, MAXIMUM AGGREGATE SIZE SHALL BE 1/2" FOR FOOTINGS & 3/4" FOR WALLS, BEAM & SLABS CONFORMING TO ASTM C33.
- D. FOR ALL CONCRETE TO BE PLACED IN SLABS (INCLUDING SLABS ON GRADE) AND WALL PANELS, THE SLUMP SHALL NOT EXCEED 4" (±1"). NO WAIVERS OF THIS REQUIREMENT SHALL BE CONSIDERED. SLUMP FOR OTHER CONCRETE SHALL NOT EXCEED 5".
- E. PLACING OF CONCRETE IN ALL REINFORCED COLUMNS AND WALLS SHALL BE IN EQUAL LIFTS NOT EXCEEDING 7'-6" IN HEIGHT. ALL DOWELS FOR COLUMNS AND WALLS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING.
- F. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE ITS STRENGTH TESTED IN ACCORDANCE WITH ASTM STANDARDS & ACI 318-05. MINIMUM FOUR TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OR LESS OF CONCRETE PRIOR TO POURING. TESTS SHALL BE MADE FOR 7 DAYS, TWO AT 28 DAYS & ONE HELD IN RESERVE. CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER'S OFFICE COPIES OF THE CONCRETE TEST RESULTS FOR REVIEW, AS WELL AS COPIES OF THE CONCRETE MIX DESIGN TO BE APPROVED PRIOR TO USE.
- G. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318-05 AND SHALL BE AS FOLLOWS:
- | ELEMENT | BOTTOM | TOP | SIDES |
|-----------------------|--------|--------|--------|
| FOUNDATION | 3" | 2" | |
| BEAMS | 1 1/2" | 1 1/2" | 1 1/2" |
| COLUMNS/WALLS | 2" | 1" | 1" |
| SLAB ON GRADE | 2" | 1" | 1" |
| INTERIOR STRUCT. SLAB | 3/4" | 3/4" | 1" |
| EXTERIOR STRUCT. SLAB | 1 1/2" | 1 1/2" | 1" |
- H. SLAB OPENING SHALL BE MADE BY BLOCKING OUT PRIOR TO PLACING CONCRETE OR BY CORE DRILLING. NO CHIPPING OF ANY TYPE WILL BE PERMITTED. THE LOCATION OF ALL OPENINGS SHALL BE COORDINATED WITH THE PLUMBING, ELECTRICAL & MECHANICAL PLANS.
- I. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- J. CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH "ALKYL-ALKYLOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL.
- K. THE CONTRACTOR SHALL EVACUATE ALL WATER FROM WITHIN FORMWORK BEFORE PLACEMENT OF ANY CONCRETE. AFTER DEWATERING AND BEFORE PLACING CONCRETE, RINSE THE REINFORCING STEEL CLEAN AND FREE OF ALL DELETERIOUS MATERIAL.

3. MASONRY:

- A. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES" (ACI 530/530.1-05), AND THE 2007 EDITION OF THE FLORIDA BUILDING CODE. ALL MASONRY WALLS TO BE CONSTRUCTED OF UNITS CONFORMING TO ASTM C-90-03 AND REINFORCED WITH #8 GAGE HORIZONTAL REINFORCING LOCATED AT 16" O.C., LADDER TYPE. ALL MASONRY TO BE LAID IN TYPE "M" MORTAR (25000 PSI) WITH FULL HEAD AND BED JOINTS.
- B. BLOCK CELLS AT WALL ENDS, CORNERS, INTERSECTIONS AND ADJACENT TO ALL OPENINGS SHALL BE FILLED WITH GROUT AND REINFORCED WITH MINIMUM ONE #5 VERTICAL REINFORCING BAR. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE.
- C. MASONRY NET AREA COMPRESSIVE STRENGTH (F'_m) SHALL BE 1500 PSI AND THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY UNITS SHALL BE 1950 PSI, PER ACI 530/530.1-05.
- D. ALL REINFORCED MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF CONCRETE REINFORCEMENT, CAST-IN-PLACE CONCRETE AND CONCRETE MASONRY. VERTICAL REINFORCING SHALL ANCHOR INTO SUPPORTING CONCRETE MEMBERS A CLASS "C" LAP LENGTH PLUS 3" OR FULL DEPTH, PLUS A STANDARD HOOK. LAPS IN REINFORCED MASONRY SHALL BE 48 BAR DIAMETERS. ALL VERTICAL CELLS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE, WHERE HEIGHT OF MASONRY WALL EXCEEDS 4'-0", USE HIGH-LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN-OUT OPENING AT THE BOTTOM OF ALL CELLS AND PLACING THE GROUT IN MAXIMUM 4'-0" LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. GROUT SHALL CONFORM TO ASTM C476. SLUMP SHALL BE BETWEEN 8" AND 10".
- E. MORTAR SHALL COMPLY WITH ASTM C-270-04, TYPE "M", WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI.
- F. HORIZONTAL REINFORCEMENT SHALL BE DWR-0-WALL STANDARD (9 GA.), ASTM CLASS B-2, HOT DIPPED GALVANIZED OR APPROVED EQUAL.
- G. VERTICAL REINFORCEMENT SHALL CONFORM TO ASTM A615/A615M-04, GRADE 60. FILL ALL REINFORCED CELLS WITH 3000 PSI CONCRETE OR GROUT. SEE PLAN FOR SIZE AND SPACING OF VERTICAL REINFORCING.
- H. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF MASONRY WALLS DURING CONSTRUCTION. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO PREVENT INJURY TO PERSONS RESULTING FROM MASONRY WALL FAILURE.

4. STRUCTURAL STEEL:

- A. ALL STRUCTURAL STEEL SHALL CONFORM TO THE NINTH EDITION OF THE ALLOWABLE STRESS DESIGN (ASD) "MANUAL OF STEEL CONSTRUCTION" OF THE AISC, PUBLISHED IN 1989.
- B. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:
- | MEMBER | ASTM | MIN. STRENGTH |
|----------------------------|----------------|---------------|
| STRUCTURAL TUBING (HSS) | A500 (GRADE B) | 46 KSI |
| STEEL PIPE | A53 (GRADE B) | 35 KSI |
| W SHAPES | A992 | 50 KSI |
| OTHER ROLLED PLATES/SHAPES | A36 | 36 KSI |
| CONNECTION BOLTS | A325 | 92 KSI |
| ANCHOR BOLTS | F1554 | 58 KSI |
- C. HEADED STUDS SHALL BE NELSON GRANULAR FLUX-FILLED HEADED ANCHOR STUDS AND SHALL BE MADE FROM C-1015 COLD ROLLED STEEL AND SHALL CONFORM TO ASTM SPECIFICATION A-108, GRADES 1015-1020 WITH MINIMUM TENSILE STRENGTH OF 60 KSI.
- D. UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS AND DESIGNED BY THE FABRICATOR FOR THE FACTORED SHEAR FORCES INDICATED ON PLAN IN ACCORDANCE WITH THE ASTM SPECIFICATIONS FOR ALLOWABLE DESIGN. ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS AND BE "SNUG-TIGHT".
- E. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70-XX ELECTRODES. UNLESS OTHERWISE NOTED, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS AS PER AISC REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS AS REQUIRED BY AWS & 2007 FBC. SLAG SHALL BE REMOVED FROM ALL WELDS FOR INSPECTION.
- F. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- G. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO VIEW SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15-68, RED OR GRAY OXIDE-TOE PAINT.
- H. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- I. STEEL FABRICATORS SHALL BE AN AISC CERTIFIED SHOP FOR CATEGORY I STEEL STRUCTURES AND MAINTAIN DETAILED QUALITY CONTROL PROCEDURES AS REQUIRED TO SATISFY THE SPECIAL INSPECTION REQUIREMENTS OF THE 2007 FBC.
- J. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO WEATHER, SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-03 AND A123/A123M-04. PROVIDE GALVANIZED BOLTS FOR STEEL PERMANENTLY EXPOSED TO WEATHER. GALVANIZING SHALL BE DONE BY BOLT MANUFACTURER.
- K. FIELD CUTTING OF STRUCTURAL STEEL IS NOT PERMITTED EXCEPT WHERE ACCEPTED BY THE ENGINEER OF RECORD IN WRITING. CUTTING OR ENLARGEMENT OF BOLT HOLES WITH TORCHES IS STRICTLY PROHIBITED.
- L. CONTRACTOR TO OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR PROPER FABRICATION AND INSTALLATION OF WORK PRIOR TO DETAILING. PRECISE MEASUREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- M. FOR FIREPROOFING REQUIREMENTS AND ASSEMBLIES REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
- N. A REGISTERED PROFESSIONAL ENGINEER SHALL INSPECT THE WELDING AND BOLTING OF STRUCTURAL STEEL FRAMINGS AS PER SECTION R4408.5 OF THE 2007 FLORIDA BUILDING CODE.
- O. GROUT FOR COLUMN BASE PLATES AND PRESET BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT (5000 PSI MINIMUM)

5. WOOD/TIMBER:

- A. ALL STRUCTURAL WOOD PRODUCTS USED SHALL CONFORM TO THE NDS, LATEST EDITION AND THE 2007 EDITION OF THE FBC.
- B. ALL WOOD FRAMING MEMBERS SHALL BE NO. 2 SOUTHERN PINE OR BETTER WITH A MINIMUM ALLOWABLE BENDING STRESS OF 1,250 PSI, MODULUS OF ELASTICITY OF 1,600,000 PSI, MINIMUM ALLOWABLE SHEAR STRESS OF 175 PSI AND 19% MOISTURE CONTENT IN ACCORDANCE WITH NDS AND AITC STANDARDS.
- C. ALL WOOD MEMBER SIZES SHOWN ON THESE PLANS REFER TO STANDARD NOMINAL.
- D. ALL MECHANICAL METAL CONNECTORS USED IN THE CONNECTIONS OF WOOD MEMBERS SHALL HAVE A PRODUCT APPROVAL FROM MIAMI-DADE COUNTY AS PER THE 2007 FBC. ALL FASTENERS SHALL BE ADHERED TO AS STATED AND SHOWN ON THESE PLANS AND THE MIAMI-DADE NOTICE OF ACCEPTANCE (NOA) FOR ALL CONNECTORS.

- E. PRESSURE TREATMENT WHERE REQUIRED HEREIN SHALL CONFORM TO AWPI SPECIFICATIONS. A TREATMENT WITH A MINIMUM RETENTION IN POUNDS PER CUBIC FOOT OF 0.40 FOR TIMBER ABOVE GROUND AND WATER 0.60 FOR TIMBER IN DIRECT CONTACT WITH THE GROUND. ALL PRESSURE TREATED WOOD SHALL BE SOUTHERN PINE, MEETING NATIONAL FOREST PRODUCTS ASSOCIATION GROUP 3 BOLT DESIGN VALUES.
- F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PREASSURE TREATED (P.T.).

6. REINFORCING STEEL:

- A. TO BE NEW BILLET STEEL CONFORMING TO THE LATEST ASTM A615 GRADE 60 SPECIFICATIONS, FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE CRSI & PLACED IN ACCORDANCE WITH ACI 315 & ACI MANUAL OF STANDARD PRACTICE.
- B. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICALS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18" U.O.N. PROVIDE STANDARD HOOKS FOR ALL VERTICAL REINFORCEMENT AT NON-CONTINUOUS COLUMNS.
- C. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAIRS AND SUPPORT BARS. REINFORCEMENT SHALL BE FREE OF MUD OIL OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
- D. ALL DOWELS FOR COLUMNS AND WALLS TO BE SECURED IN POSITION PRIOR TO CONCRETING. DRILLING OR PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.
- E. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-185. MINIMUM LAP OF W.W.F. SHALL BE 6 IN. OR ONE FULL MESH, WHICHEVER IS GREATER.
- F. ALL REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED 36 DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS. U.O.N.
- G. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.
- H. FOR EXTERIOR SLABS SUCH AS BALCONIES, THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL BE EPOXY COATED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR EPOXY COATED REINFORCING STEEL BARS, ASTM A775. MINIMUM COVER FOR THESE BARS SHALL BE 1". (CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO A SURFACE PENETRANT OF THE ALKYL-ALKYLOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED AFTER PROPER SURFACE PREPARATION AT THE ABOVE MENTIONED AREAS), AS AN ALTERNATE TO EPOXY-COATING THE GENERAL CONTRACTOR MAY SUBMIT FOR APPROVAL BY THE ARCHITECT/ENGINEER A CONCRETE MIX DESIGN CONTAINING AN APPROVED CORROSION INHIBITOR ADMIXTURE IN CONFORMANCE TO ASTM C494 TYPE C.
- I. ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE PERMITTED BY THE PROFESSIONAL ENGINEER. ALL TIES SHALL HAVE A 135 DEGREE HOOKS.

7. STRUCTURAL DESIGN CRITERIA:

- A. THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH THE LOAD REQUIREMENTS OF THE FLORIDA BUILDING CODE (2007 EDITION) AND OTHER REFERENCED CODES & SPECIFICATIONS.
- B. WIND LOADS ARE BASED ON ASCE 7-05 & 2007 FBC REQUIREMENTS, 3 SECOND SUSTAINED WIND GUSTS OF 146 MPH AT HURRICANE OCEAN LINE, EXPOSURE "C" & IMPORTANCE FACTOR OF 1.0, INTERNAL PRESSURE COEFFICIENTS (GCP)=±0.18, WIND DIRECTIONALITY FACTOR, K_d=1.0 & CATEGORY II BLDG. CLASSIFICATION.

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 2410 & 2413.

8. SHOP DRAWINGS:

- A. SUBMIT SHOP DRAWINGS FOR A/E REVIEW & APPROVAL BEFORE STARTING FABRICATION. ALL SHOP DRAWINGS SHALL BE APPROVED BY BUILDING OFFICIAL PRIOR TO ANY INSTALLATION OR FABRICATION OF SUCH ELEMENTS.
- B. NO SHOP DRAWINGS SHALL SUBMITTED FOR A/E REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS.
- C. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. SHOP DRAWING REVIEW IS LIMITED TO A MAXIMUM OF 2 REVIEWS. THEREAFTER, ADD'L FEES SHALL BE PAID BY OWNER/CONTRACTOR TO ENGINEER FOR ADD'L REVIEWS.
- D. THE REVIEW OF ALL STRUCTURAL SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE TO INSURE THAT HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED CRITERIA HAS BEEN USED. A COPY OF ALL SHOP DRAWING SUBMITTALS WILL BE RETAINED BY THE ENGINEER.
- E. THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS AND CALCULATIONS.
- F. SHOP DRAWINGS SUBMITTALS TO STRUCTURAL ENGINEER SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
- CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE.
 - MASONRY TEST REPORT AND CUT-SHEETS FROM SUPPLIER.
 - REINFORCING STEEL SHOP DRAWINGS.
 - PRE-FABRICATED ROOF TRUSSES SHOP DRAWINGS AND CALCULATIONS.
 - STRUCTURAL STEEL SHOP DRAWINGS.
 - PRE-CAST CONCRETE JOISTS SHOP DRAWINGS AND CALCULATIONS.
 - BRACING AND SHORING SHOP DRAWINGS AND CALCULATIONS.
 - RAILINGS/SAFEGUARDS SHOP DRAWINGS AND CALCULATIONS.

1 BLDG. DEPT. COMMENTS 09-17-10

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2007, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, NOT CHANGED IN ANY FORM OR MANNER WHATSOEVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

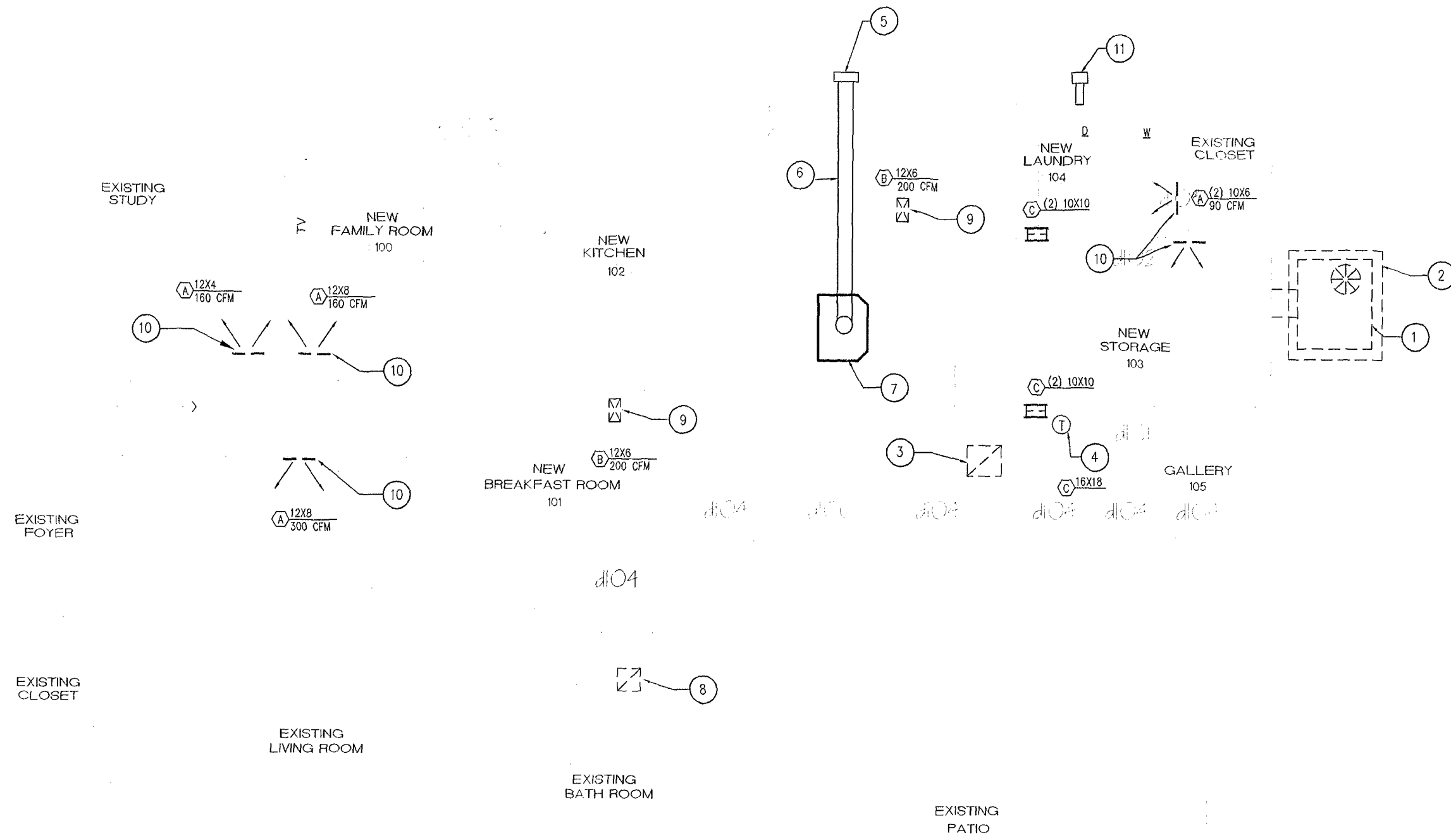
9-23-10
ALEXANDER ROCHELL
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ROCHELL ENGINEERING, INC.
STRUCTURAL CONSULTING ENGINEERS
STATE OF FLORIDA LICENSE NO. 27054

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HVAC NOTES

- GENERAL
 - ALL WORK SHALL BE DONE in accordance with the Florida Building Code and with all applicable regulations.
 - DRAWINGS: Refer to all drawings for coordination of the HVAC work.
 - ARRANGE AND PAY for all permits licenses, inspections and tests.
 - Obtain the required certificates and present to owner.
 - GUARANTEE: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and labor. Compressors shall be guaranteed for a period of five years.
 - As built drawings shall be submitted to owner at the completion of project.
- SHOP DRAWINGS: Contractors shall submit for approval, within 30 days after signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: fans, air conditioning units, air outlets. No work shall proceed without approval of these submittals.
- DESIGN PARAMETERS:
 - Outdoor design temperature (Summer): 91°F DB and 79°F WB
 - Outdoor design temperature (Winter): 45°F
 - Indoor design temperature (Summer): 78°F DB
 - Indoor design temperature (Winter): 72°F DB
- ALL THERMOSTATS SHALL have heating mode maximum setting of 75 F, and cooling mode minimum setting of 70 F. The thermostat shall be arranged to prevent the simultaneous operation of heating and cooling.
- ELECTRICAL CONTROLS AND POWER WIRING: Under electrical contract.
- EQUIPMENT SPECIFIED BY manufacturer's number shall include all accessories, controls, etc., listed in the catalog as standard with the equipment. Optional or additional accessories shall be furnished as specified.
- MATERIALS:
 - DUCTWORK:
 - All exhaust ductwork shall be galvanized sheet metal duct not lighter than 26 gage.
 - All duct dimensions are clear inside dimensions.
- Provide metal round fittings with scoop at all flexible duct connection to supply duct.
- TEST AND BALANCE: Contractor shall test and balance all ventilation and air conditioning systems. Submit four copies of Test and Balance Report to owner for approval.
- CONTROLS: Air conditioning units shall be started and stopped thru individual thermostat. Individual thermostats shall start/stop supply fans and activate cooling/heating systems as selected.
- Mechanical plans in general, are diagrammatic in nature, and are to be read in conjunction with arch. Plumbing, electrical and structural plans and shall be considered as one set of documents. Duct and piping offsets, bends and transitions will be required to provide and install a complete functional system and shall be provided by the contractor at no additional cost to the owner.
- Contractor shall verify job conditions prior to ordering, fabrication or installation of materials or equipment. Notify architect/engineer of any conflicts before fabrication.



1 HVAC Plan
M-1
1/4" = 1'-0"

HVAC KEY NOTES

- EXISTING PACKAGED UNIT (3 TONS) TO REMAIN.
- EXISTING 4" CONCRETE PAD TO REMAIN.
- EXISTING 18X16 RA GRILL TO BE REPLACED WITH NEW.
- EXISTING THERMOSTAT TO BE RELOCATED AS SHOWN.
- NEW 10" WALL CAP WITH BACK DRAFT DAMPER. COORDINATE EXACT SIZE WITH HOOD MANUFACTURER. PRIOR TO INSTALLATION.
- NEW 10" HOOD EXHAUST DUCT COORDINATE EXACT SIZE WITH HOOD MANUFACTURER WOOD FLOOR JOISTS PRIOR TO INSTALLATION.
- NEW KITCHEN HOOD, SPECIFIED BY OWNER.
- EXISTING EXHAUST FAN TO REMAIN.
- EXISTING SA FLOOR DIFFUSER TO BE REPLACED WITH NEW AND REBALANCED AS SHOWN.
- EXISTING SA WALL GRILLE TO BE REPLACED WITH NEW REBALANCED AS SHOWN.
- NEW 4" WALL CAP WITH CORROSION RESISTANT BIRDSCREEN AND 4" DRYER EXHAUST DUCT.

AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	ACCESSORIES	MFG. & MODEL NO.
A	SUPPLY AIR	SUPPLY AIR GRILLE	O.B.D.	TITUS 272
B	SUPPLY AIR	SUPPLY AIR FLOOR DIFFUSER	O.B.D.	TITUS TAF-D
C	RETURN AIR	RETURN AIR GRILLE	O.B.D.	TITUS-4FL

NOTE: 1. ALL AIR DISTRIBUTION DEVICES SHALL BE ALL ALUMINUM CONSTRUCTION.
2. COORDINATE COLOR FINISH WITH ARCHITECT, WHITE BAKED ENAMEL STANDARD.
3. ARROWS INDICATE DIRECTION OF AIR DISTRIBUTION.

CROSBY RESIDENCE

5473 NORTH BAY ROAD

MIAMI BEACH, FLORIDA 33149

INTERIOR REMODELING FOR:

REVISION NO. DATE COMMENTS

Soi ARCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

4877 S.W. 74th COURT, MIAMI, FL 33155
PHONE: (305) 666-2131 FAX: (305) 666-0131
E-MAIL: rpj@rpjinc.com

DAVID A. CONDE, P.A. ARCHITECT
ARCHITECTS

CONTRACTOR USE ONLY: THESE NOTES ARE A SUPPLEMENT TO THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS.

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A PENALTY

PROJ. NO.:
ISSUE DATE:
SCALE:
DRAWN BY:
CHECKED BY:

M-1.0

JOB NO. 10-062

rpj

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL. CO. NO. 00069513 P.E. NO. 15395
4877 S.W. 74th COURT
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25th ANNIVERSARY

(1) LIGHTS AND RECEPTACLES LOAD: NEW ADDITION 745 SQ. FT. X 3.0 VA/SQ. FT. = 2,235 VA.

- (1) LIGHTS AND RECEPTACLES LOAD: 2,317 SQ. FT. X 3.0 VA/SQ. FT. = 6,951 VA.
- (2) COOLING AND HEATING LOADS ARE NON-CURRENT.
- (3) CIRCUIT BREAKER CONNECTORS AT PANEL SHALL BE RATED 75°C.
- (4) CONTRACTOR SHALL MODIFY EXISTING PANELBOARD AS REQUIRED TO MATCH
- (4) PROVIDE ARC-FAULT CIRCUIT INTERRUPTER FOR CKTS. FEEDING EXIST. LIGHTS AND RECEPTACLES AS REQUIRED BY N.E.C. ART. 210.12

A/C & HEAT LOAD AT 100%:	15.6	KVA
FIRST 10.0 KVA OF OTHER LOAD AT 100 %:	10.0	KVA
REMAINDER OF OTHER LOAD AT 40%:	7.5	KVA
TOTAL DEMAND LOAD:	33.1	KVA
AT 240 V, $I\phi = 137.9$ A/ ϕ		



AVG & HEAT LOAD AT 100% (15.6 KVA + 0.9 KVA):	16.5	KVA
ELECT. WATER HEATER:	4.5	KVA
GAS WATER HEATER:	0.3	KVA
REFRIGERATOR:	1.2	KVA
GARBAGE DISPOSAL:	1.0	KVA
GAS DRYER:	0.5	KVA
WASHER:	1.5	KVA
GAS COOK TOP:	0.5	KVA
DISHWASHER:	1.2	KVA
KITCHEN HOOD:	0.5	KVA
U.C. WINE COOLER:	0.8	KVA
U.C. ICE MAKER:	1.2	KVA
U.C. FREEZER:	1.2	KVA
COMBINATION MICROWAVE/COVE:	1.2	KVA
SMALL APPLIANCE (4 X 1.2 KVA):	4.8	KVA
SPRINKLER PUMP:	5.0	KVA
LANDSCAPE LIGHTING:	1.2	KVA
LIGHTING AND RECEPTACLES (1ST & 2ND. FLS. AND GUEST ROOM) (3 @ 2.5 F. X 3.0 V.A./5 F.)	9.2	KVA
FUTURE ADDITION LIGHTING AND RECEPTACLES (21 @ 5 F. X 3.0 V.A./5 F.)	1.2	KVA
TOTAL CONNECTED LOAD:	52.5	KVA
AVG & HEAT LOAD AT 100%:	16.5	KVA
FIRST 100 KVA OF OTHER LOAD AT 100 %:	10.0	KVA
REMAINDER OF OTHER LOAD AT 40%:	10.4	KVA
TOTAL DEMAND LOAD:	36.9	KVA

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES, AND ORDINANCES IN EFFECT AT THIS LOCATION.
2. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDERWRITERS AND UNION LABELS, WHERE APPLICABLE.
3. DRAWINGS ARE DIAGNOSTIC, DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFORM WITH OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
4. CABLE AND WIRE INDICATED ON DRAWINGS SHALL BE COPPER, STRANDED, THIRTYTHRU INSHALL IN SIZES NO. 14 THRU NO.6 AWG; AND COPPER, STRANDED THRU INSULATION IN SIZES NO. 6 AWG AND LARGER. MINIMUM SIZE WIRE SHALL BE NO. 14. MAXIMUM SIZE WIRE SHALL BE 600 MCM. ALL WIRING SHALL BE INSTALLED IN CONDUIT.
5. RACEWAYS INSTALLED UNDERGROUND, IN CONCRETE SLABS, AND/OR LARGER THAN 4 INCHES IN DIAMETER SHALL BE GALVANIZED RIGID STEEL. PVC PIPE SCHEDULE 40 IS ACCEPTABLE FOR UNDERGROUND INSTALLATION ONLY IF APPROVED BY LOCAL AUTHORITIES. RACEWAYS 2 INCHES AND SMALLER IN DIAMETER SHALL BE IMC. IF USED, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING: (1) CONDUIT USE WHERE INDICATED SHALL BE IMC, FOR INDOOR LOCATIONS, LIQUID-TIGHT FOR OUTDOOR LOCATIONS. USE STEEL CONDUIT FOR TYPE FITTINGS.
6. RACEWAYS INSTALLED IN OR THRU ANY CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 DIA. OF THE LARGEST RACEWAY. METALLIC RACEWAYS INSTALLED UNDERGROUND OR UNDER SLABS SHALL BE COATED WITH TWO COATS OF AN ASPHALTIC PAINT.
7. OUTLETS SHALL BE FLUSHED WITH FINISHED SURFACES. TWO OR MORE LIGHT SWITCHES IN SAME WALL SHALL BE INSTALLED IN GANG-TYPE BOXES.
8. JUNCTION BOXES SHALL BE GALVANIZED STEEL WITH SCREW OR HINGED COVERS FOR INDOOR LOCATIONS AND WEATHER-PROOF WHEN EXPOSED TO WEATHER. OUTLET BOXES SHALL BE PRESSED STEEL. IN DRY LOCATIONS, CAST ALLOY WITH THREADED NUTS IN IN OR ON WAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
9. ELECTRICAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK FOR A COMPLETE ELECTRICAL INSTALLATION AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND SPECIAL APPARATUS TO CONDUCT ANY TEST THAT MAY BE REQUIRED TO INSURE THE SYSTEM IS FREE OF ALL IMPROPER GROUNDS AND SHORT CIRCUITS, AND THAT ALL FEEDERS ARE PROPERLY BALANCED.
10. ELECTRICAL CONTRACTOR SHALL INSTALL AIR CONDITIONING AND VENTILATION CONTROL SYSTEM IN ACCORDANCE WITH CONTROL WIRING DIAGRAM FURNISHED BY MECHANICAL CONTRACTOR. PROVIDE ALL BRANCH CIRCUIT AND CONTROL WIRING IN CONFORMANCE WITH NEC ARTICLES 440 AND 125-26 (SEPARATE RACEWAYS), AND MANUFACTURER'S RECOMMENDATIONS. THERMOSTAT LOCATIONS ARE SHOWN ON MECHANICAL DRAWINGS. MAKE CONNECTIONS AS REQUIRED BY CONTROL WIRING DIAGRAM.
11. ALL GROUND CONNECTIONS TO BE DONE AS PER LATEST EDITION OF NATIONAL ELECTRICAL CODE.
12. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING.
13. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
14. DISCONNECT SWITCHES SHALL BE 1/2 HP RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK, ENCLOSURE AS REQUIRED BY EXPOSURE. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH LEG.
15. PANELBOARDS SHALL BE DEAD FRONT CIRCUIT BREAKER TYPE WITH COPPER BUS AND AS SCHEDULED ON DRAWINGS. CIRCUIT BREAKERS SHALL BE BOLT-ON AND HAVE A MINIMUM INTERRUPTING RATING OF 10,000 AMPERES AT 120 VOLTS, 40,000 AMPERES AT 277 VOLTS. ALL PANELS SHALL HAVE SNAP CATCH DOORS WITH CLEAR PLASTIC ENCLOSED TYPEPITBENTED CIRCUITRY INSIDE.
16. FUSES SHALL BE DUAL ELEMENT, COMBINING TIME-DELAY WITH CURRENT LIMITING.
17. CORRECTIONS OF ANY DEFECTS SHALL BE COMPLETED WITHOUT CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
18. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING, AND ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
19. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE OF DEFECT FOR A PERIOD NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE.
20. CONTRACTOR'S WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.
21. ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS TO MATCH EQUIPMENT PLUGS.
22. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING HIS BID IN ORDER THAT HE MAY BECOME AWARE OF EXISTING CONDITIONS. NO ALIEN CONDITIONS SHALL BE USED FOR ANY EXISTING CONDITIONS OF WHICH THIS CONTRACTOR HAS NOT BEEN AWARE.
23. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER, TELEPHONE AND CABLE TV, UTILITIES.
24. PURCHAS AND INSTALL ALL LIGHTING FIXTURES WITH LAMPS. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
25. WIRING DEVICES SHALL BE APPROVED RESIDENTIAL GRADE. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
26. CONTRACTOR SHALL DO HIS OWN OUTFITTING OF FLOORS AND WALLS AND GENERAL CONTRACTOR SHALL DO ALL PATCHING. OBTAIN APPROVAL BEFORE DOING ANY CUTTING. REPAIR ANY DAMAGE DONE TO OTHERS' EQUIPMENT OR MATERIAL.
27. CONTRACTOR SHALL COORDINATE WITH THE OWNER THE INSTALLATION OF ANY AIR EQUIPMENT AND/OR ELECTRICITY PROVIDED BY HIMSELF OR BY OTHERS, SUCH AS ALARM SYSTEM, INTERCOM SYSTEM, ETC.
28. PRIOR TO INSTALLATION OF ROUGH ELECTRICAL WIRING, CHECK NAMEPLATE DATA OF AIR EQUIPMENT AND/OR ELECTRICITY PROVIDED BY OTHERS TO OBTAIN CORRECT WIRE SIZES AND OUTLET/TERMINAL DEVICE SIZES.
29. ALL CIRCUITS SHALL BE CLEARLY IDENTIFIED AND SHOWN ON PANEL DIRECTORIES. DO NOT CHANGE CIRCUIT ARRANGEMENT SHOWN ON THESE DRAWINGS.
30. CIRCUITS ON THE PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.
31. ELECTRICAL INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF NEC, 10/26 (WORKING SPACES) AND NEC, 400 (SWITCHBOARDS AND PANELBOARDS) INCLUDING SPACES ABOVE THE EQUIPMENT.
32. PROVIDE FIELD MARKING TO MARK PERSONNEL OF POTENTIAL ELECTRIC ARC FLASH HAZARDS IN ACCORDANCE WITH NEC, ART. 10-6.

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	INCANDESCENT OR FLUORESCENT LIGHT FIXTURE, RECESSED MOUNTED.
	INCANDESCENT OR FLUORESCENT LIGHT FIXTURE, SURFACE MOUNTED.
	INCANDESCENT, FLUORESCENT OR H.I.D. LIGHT FIXTURE, WALL MOUNTED ABOVE MIRROR OR 8'-0" A.F.F., UNLESS OTHERWISE INDICATED.
	INCANDESCENT, FLUORESCENT LIGHT FIXTURE, STEM OR PENDANT MOUNTED.
	INCANDESCENT LIGHT FIXTURE, RECESSED MOUNTED WITH SOLID LENS.
	INCANDESCENT OR FLUORESCENT LIGHT FIXTURE, RECESSED WALL WASHER.
	FLUORESCENT STRIP LIGHT FIXTURE.
NL	LIGHT FIXTURE WITH UL MET LOCATION LABEL.
	SPOT LIGHTS, SURFACE MOUNTED.
\$	SINGLE POLE LIGHT SWITCH, QUIET-TYPE, 120 VOLTS, 20 AMPS FOR OUTDOOR AND DISPOSAL CIRCUITS, IS AMPS ELSEWHERE. INSTALL 48" A.F.F.
\$3	THREE-WAY LIGHT SWITCH, QUIET-TYPE 120 VOLTS, 20 AMPS FOR OUTDOOR CIRCUITS, IS AMPS ELSEWHERE. INSTALL 48" A.F.F.
\$4	FOUR-WAY LIGHT SWITCH, QUIET-TYPE 120 VOLTS, 20 AMPS FOR OUTDOOR CIRCUITS, IS AMPS ELSEWHERE. INSTALL 48" A.F.F.
\$D	DIMMER SWITCH, SINGLE POLE, WATT RATING TO MATCH LOAD, 120 VOLTS. INSTALL 48" A.F.F.
\$M	MANUAL MOTOR STARTER SWITCH, SINGLE POLE WITH OVERLOAD PROTECTION INSTALL 48" A.F.F. OR AS REQUIRED.
\$F	CONTROL FAN CEILING FAN CONTROL SWITCH, ROTARY DIAL WITH OFF POSITION. INSTALL 48" A.F.F.
	DUPLEX RECEPTACLE OUTLET, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 20 AMPS FOR APPLIANCES OKTS, IS AMPS ELSEWHERE. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
	DUPLEX RECEPTACLE OUTLET, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 20 AMPS FOR APPLIANCES OKTS, IS AMPS ELSEWHERE. INSTALL 44" A.F.F.
	SINGLE RECEPTACLE OUTLET, 125 VOLTS, 3-WIRE, GROUNDING TYPE, 20 AMPS, INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
	DUPLEX RECEPTACLE OUTLET, WITH TOP RECEPTACLE SWITCHED, 125 VOLTS, 3-WIRE, GROUNDING TYPE, IS AMPS. INSTALL 18" A.F.F.
	SPECIAL RECEPTACLE OUTLET, 250 VOLTS, 4-WIRE, GROUNDING TYPE, AMPS AS SHOWN. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
	TELEPHONE OUTLET. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
	T.V. ANTENNA OUTLET. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
	JUNCTION BOX. INSTALL AS SHOWN OR AS REQUIRED.
E.C.	EMPTY CONDUIT.
A.F.F.	ABOVE FINISHED FLOOR.
M.P.	WEATHER RESISTANT.
G.F.I.	GROUND FAULT INTERRUPTER.
A.F.C.I.	ARC-FAULT CIRCUIT INTERRUPTER
V.P.	VAPOR PROOF.
N.L.	DENOTES WITH MET LOCATION LABEL.
	CONDUIT RUN CONCEALED IN CEILING OR WALL.
	CONDUIT RUN UNDERGROUND OR IN FLOOR SLAB.
W.W.W.	FLEXIBLE CONDUIT.
	HOME-RUN TO ELECTRIC PANEL. HATCH MARKS INDICATE NUMBER OF WIRES. J/- DENOTES GROUND WIRE.
260	DISCONNECT SWITCH. 2-NUMBER OF POLES, 60-FRAME SIZE; O-NO FUSE (FUSE SIZE).
	MOTOR, SIZE AS INDICATED ON DRAWINGS.
	ELECTRICAL PANEL.
F	CEILING OUTLET FOR PADDLE FAN.
FL	Ceiling outlet for combination paddle fan and light.
D	SMOKE DETECTOR, CEILING MOUNTED, 120 VOLTS WITH VISIBLE POWER "ON" INDICATOR TEST BUTTON AND SELF-CONTAINED, SOUNDING DEVICE (MIN. RATING 85 DBA AT 10'-0").

INTERIOR REMODELING FOR:

CROSBY RESIDENCE

MIAMI BEACH, FLORIDA 33140

MIAMI BEACH, FLORIDA 33140

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE. THE USER SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

10-006-00
07-27-2010
07-02-2010
AS NOTED
J.A.R.
J.A.R.

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

SHEET

E-2

⑤

DULCE M. CONDE, PA ARCHITECT
4917 SW 74TH COURT MIAMI FL 33155
305.461.5802

DULCE M. CONDE, PA ARCHITECT
4917 SW 74TH COURT MIAMI FL 33155
305.461.5802

GENERAL PLUMBING NOTES:

1. A. ALL WORK SHALL BE DONE in accordance with the Florida Building Code and with all applicable regulations.
- B. DRAWINGS: Refer to all drawings for coordination of the plumbing work.
- C. ARRANGE AND PAY for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
- D. GUARANTEE: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and labor.
- E. ALL HORIZONTAL SANITARY PIPING 2" or smaller shall slope at 1/8" per foot minimum, 3" or larger shall slope at a 1/4" per foot minimum.
2. SHOP DRAWINGS: Contractor shall submit for approval, within 30 days of signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: water heaters, drains, piping and plumbing fixtures. No work shall proceed without the approval of these submittals.
3. PLUMBING FIXTURES: Fixtures shall be as specified and shall be furnished and installed by this contractor. Fixtures shall be complete with drains, traps, supplies and any other accessory required.
4. MATERIALS:
 - A. PIPING:
 - a. Sanitary waste and vent, and storm: Sanitary pipe, PVC DWV, Sch 40.
 - b. Domestic water: Copper pipe, Type L with sweat wrought copper fittings. Type "M" in concealed spaces is acceptable. Isolate piping from concrete with insulating material. cpc in apartments water distribution is acceptable as per owners request.
 - c. Domestic water supply assembly: Chrome finish tubing with angle shut off valves.
 5. ALL AUTOMATIC electric water heaters shall meet the standards of the latest energy efficiency code.
 6. PIPING TEST AND DISINFECTIONS:
 - A. Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is concealed or connected to equipment and plumbing fixtures.
 - B. Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypochlorite of 50 parts per million of chloride and as per AWWA Standards.
 7. VALVES: Domestic water valves shall be of bronze body, sweat ends.
 8. HOSE BIBBS: Shall be 3/4 inch, rough brass construction with shut off valve and vacuum breaker.
 9. ALL OUTDOORS FLOOR clean outs shall be terminated up to grade and shall be marked.
 10. CONTRACTOR SHALL COORDINATE exact location of sanitary, and domestic water piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
 11. CONTRACTOR SHALL PAY for any engineering services related to the revision of drawings as a result of any changes originated by the contractor.
 12. SAW CUT OR CORE DRILL existing slab to install new plumbing work. Patch slab to match existing once plumbing work is install & inspected. Floor penetrations shall be fire sealed to maintain floor slab fire rating.

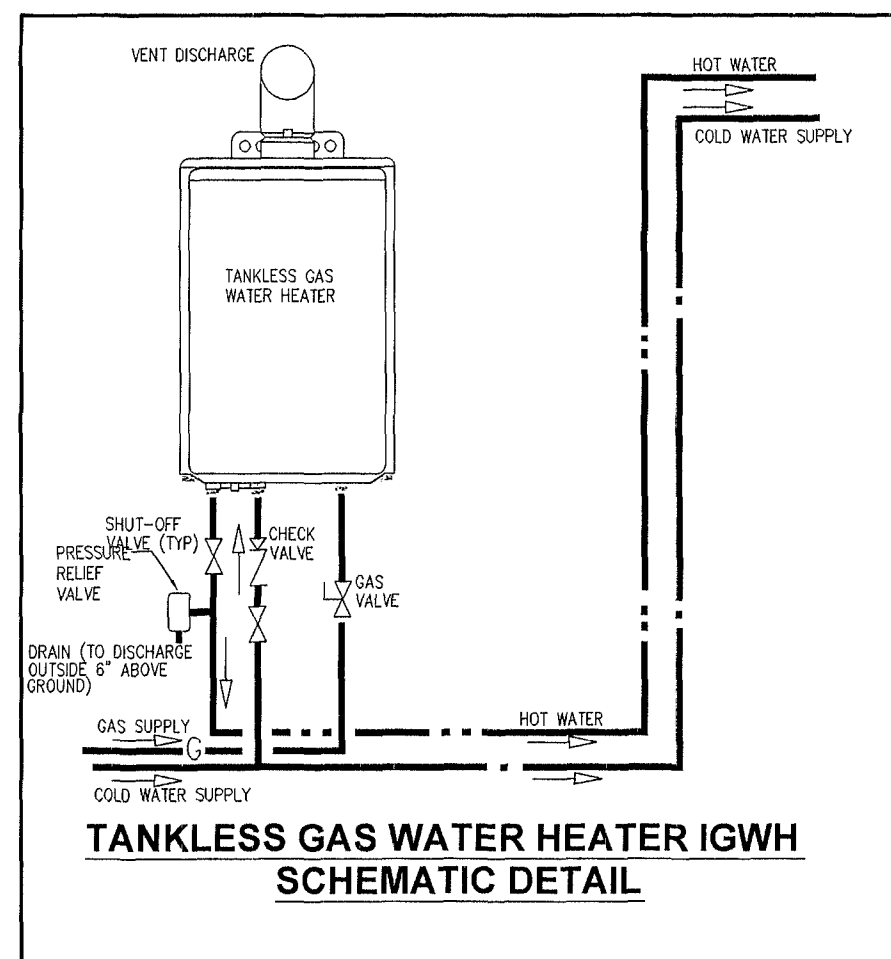
PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SANITARY LINE
	VENT LINE
	COLD WATER LINE
	HOT WATER LINE
	EXISTING COLD WATER LINE
	EXISTING HOT WATER LINE
	GATE VALVE
	FLOOR PENETRATION
	WATER HAMMER ARRESTOR
	SHOCK ABSORBER
	AIR ADMITTANCE VALVE
	FLUSH CLEAN OUT
	CLEAN OUT
	VENT THRU ROOF
	PLUMBING FIXTURE DESIGNATION
	CLEANOUT ON GRADE
	HOSE BIBB W/ SHUT-OFF VALVE AND VACUUM BREAKER
	TIE-IN TO EXISTING PIPE (VERIFY EXACT LOCATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES)

PLUMBING FIXTURE CONNECTION SCHEDULE

NO.	DESCRIPTION	DRAIN	WATER		REMARKS
			COLD	HOT	
P-1	KITCHEN SINK, DOUBLE	1 1/2"	1/2"	1/2"	PROVIDE 2.5 GPM FAUCET
P-2	LAUNDRY SINK	1 1/2"	1/2"	1/2"	PROVIDE 2.5 GPM FAUCET
W	WASHER	3"	1/2"	1/2"	
D	DRYER	--	--	--	
DW	DISHWASHER	1" IW	--	1/2"	
REF	REFRIGERATOR	--	1/2"	--	WITH ICE MAKER
IM	ICE MAKER	1" IW	1/2"	--	WITH DRAINAGE PUMP
WC	WINE COOLER	--	--	--	
REF	REFRIGERATOR	--	1/2"	--	WITH ICE MAKER

- NOTES:
1. ALL FIXTURES SHALL COMPLY WITH THE SOUTH FLORIDA BUILDING CODE WATER CONSERVATION STANDARDS.
 2. ALL FIXTURES SHALL BE SPECIFIED BY OWNER OR ARCHITECT.



MARK	Manufacturer, Model	QTY.	MAX. BTUH	MIN. BTUH	GPM	REMARKS
IWH	RINNAL MODEL R94L5e (OUTDOOR)	1	199,000	15,000	9.4	PROVIDE CONTACT FOR IGNITION 120V

EXISTING STUDY

TV

NEW FAMILY ROOM 100

NEW BREAKFAST ROOM 101

NEW KITCHEN 102

EXISTING BAR SINK TO BE REMOVED. CAP OFF ALL SAN, CW & HW LINES.

EXISTING FOYER

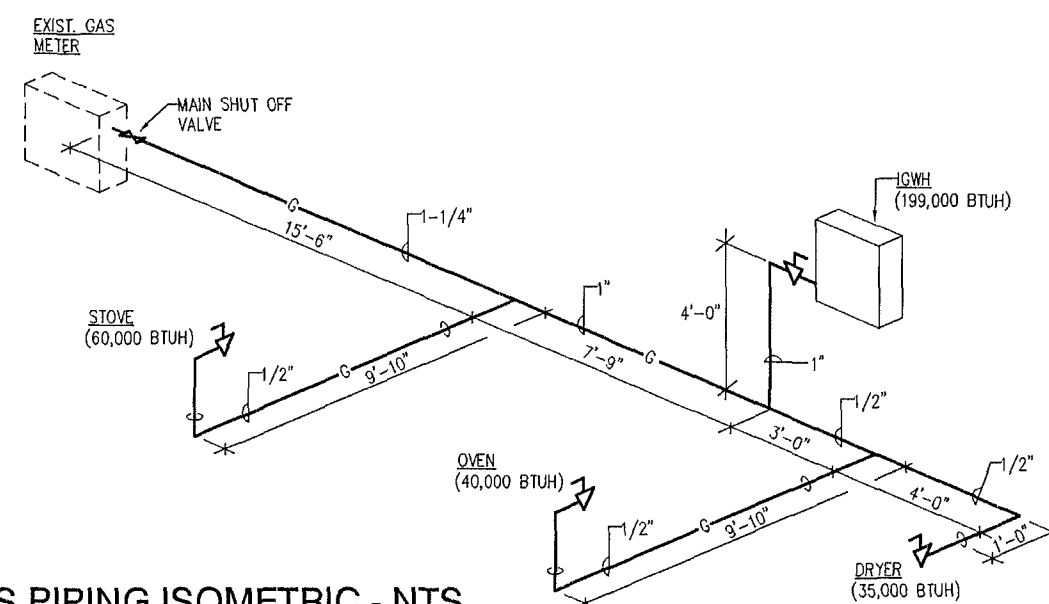
EXISTING CLOSET

EXISTING LIVING ROOM

PR

EXISTING PATIO

1 Plumbing Plan
P-1
1/4" = 1'-0"



10-006-00
07-23-10
00-00-00
AS NOTED
A. PENNA / E.C.
A. PENNA

JOB NO. 10-062

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL. CO. NO. (00006513) P.E. NO. (16395)

4977 S.W. 74th COURT
MIAMI, FL. 33155
PHONE: (305) 866-0131 FAX: (305) 866-0131
E-Mail: rrpj@rpsouth.net



SHEET

P-1.0

INTERIOR REMODELING FOR:

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

REVISION NO.

DATE

COMMENTS

COORD.

REVISION

08-24-10

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

Sol ARCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

4977 S.W. 74th COURT, MIAMI, FL. 33155
P. 305. 866.0131 F. 305. 866.0131DANIEL CONDE, P.A. ARCHITECT
ARCHITECT

Office

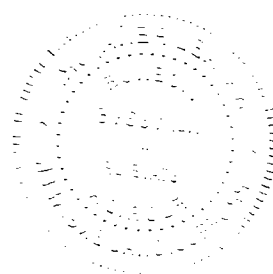
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

THE FOLLOWING:

THE FOLLOWING:

BUILDING: rm 9/2/10 rm 9/10/10
ZONING: C 9/22/10 C 9/24/10
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: 12 09/12/10
ELECTRICAL: _____
MECHANICAL: rm 09/17/10
FIRE PREVENTION: _____
ENGINEERING: Feb 09/28/10
PUBLIC WORKS: _____
STRUCTURAL: on 9/22/10 A 09/24/10
ELEVATOR: _____

FORWARDED BY: _____



FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs Residential Performance Method A

Project Name: Crosby Residence
 Street: 5473 North Bay Road
 City, State, Zip: Miami Beach, FL, 33140-
 Owner:
 Design Location: FL, Miami

Builder Name:
 Permit Office: Miami Beach
 Permit Number:
 Jurisdiction: 232500

1. New construction or existing Addition
 2. Single family or multiple family Single-family
 3. Number of units, if multiple family 1
 4. Number of Bedrooms (Bedrms In Addition) 1(2)
 5. Is this a worst case? No
 6. Conditioned floor area (ft²) 818
 7. Windows (160.0 sqft.) Description Area
 a. U-Factor: Sgl, U=0.94 160.00 ft²
 SHGC: SHGC=0.72
 b. U-Factor: N/A ft²
 SHGC:
 c. U-Factor: N/A ft²
 SHGC:
 d. U-Factor: N/A ft²
 SHGC:
 e. U-Factor: N/A ft²
 SHGC:
 8. Floor Types (818.0 sqft.) Insulation Area
 a. Slab-On-Grade Edge Insulation R=0.0 818.00 ft²
 b. N/A R= ft²
 c. N/A R= ft²

9. Wall Types (940.5 sqft.) Insulation Area
 a. Concrete Block - Int Insul, Exterior R=5.0 940.50 ft²
 b. N/A R= ft²
 c. N/A R= ft²
 d. N/A R= ft²
 10. Ceiling Types (818.0 sqft.) Insulation Area
 a. Under Attic (Vented) R=30.0 818.00 ft²
 b. N/A R= ft²
 c. N/A R= ft²
 11. Ducts -
 a. Sup: Attic Ret: Interior AH: Interior Sup. R= 6, 25 ft²
 12. Cooling systems -
 a. Central Unit Cap: 16.4 kBtu/hr
 SEER: 15
 13. Heating systems -
 a. Electric Strip Heat Cap: 8.6 kBtu/hr
 COP: 1
 14. Hot water systems - None (Baseline assumed)
 a. Electric Cap: N/A
 EF: 0.92
 b. Conservation features
 None
 15. Credits CF, Pstat

Glass/Floor Area: 0.196

Total As-Built Modified Loads: 24.27

Total Baseline Loads: 28.76

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: _____

DATE: _____

I hereby certify that this building as presented is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL: _____

DATE: _____



- Compliance requires an air distribution system test report, by a Florida Class 1 Rater, confirming system leakage to outdoors is not greater than 25 cfm at 25 pascals pressure difference in accordance with N1110.A.2.

PROJECT

Title: Crosby Residence	Bedrooms: 1	Address Type: Street Address
Building Type: FLAsBuilt	Conditioned Area: 818	Lot #
Owner:	Total Stories: 1	Block/SubDivision:
# of Units: 1	Worst Case: No	PlatBook:
Builder Name:	Rotate Angle: 0	Street: 5473 North Bay Road
Permit Office: Miami Beach	Cross Ventilation:	County: Miami-Dade
Jurisdiction: 232500	Whole House Fan:	City, State, Zip: Miami Beach , FL , 33140-
Family Type: Single-family		
New/Existing: Addition		
Comment:		

CLIMATE

	Design Location	TMY Site	IECC Zone	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
✓	FL, Miami	FL_MIAMI_INTL_AP	1	51	90	75	70	149.5	56	Low

FLOORS

	#	Floor Type	Perimeter	R-Value	Area	Tile	Wood	Carpet
✓	1	Slab-On-Grade Edge Insulatio	104.5 ft	0	818 ft²	0	0	1

ROOF

	#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	Tested	Deck Insul.	Pitch
✓	1	Gable or shed	Barrel tile	843 ft²	102 ft²	Light	0.96	No	0	14 deg

ATTIC

	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
✓	1	Full attic	Vented	300	818 ft²	N	N

CEILING

	#	Ceiling Type	R-Value	Area	Framing Frac	Truss Type
✓	1	Under Attic (Vented)	30	818 ft²	0.11	Wood

WALLS

	#	Ornt	Adjacent To	Wall Type	Cavity R-Value	Area	Sheathing R-Value	Framing Fraction	Solar Absor.
✓	1	NW	Exterior	Concrete Block - Int Insul	5	351 ft²		0	0.75
	2	SE	Exterior	Concrete Block - Int Insul	5	351 ft²		0	0.75
	3	NE	Exterior	Concrete Block - Int Insul	5	238.5 ft²		0	0.75

WINDOWS

Orientation shown is the entered, asBuilt orientation.

✓	#	Omt	Frame	Panes	NFRC	U-Factor	SHGC	Storms	Area	Overhang		Int Shade	Screening
										Depth	Separation		
✓	1	NW	Metal	Single (Clear)	Yes	0.94	0.72	Y	40 ft²	0 ft 0 in	0 ft 0 in	HERS 2006	None
✓	2	SE	Metal	Single (Clear)	Yes	0.94	0.72	Y	120 ft²	5 ft 0 in	3 ft 0 in	HERS 2006	None

INFILTRATION & VENTING

✓	Method	SLA	CFM 50	ACH 50	ELA	EqlA	— Forced Ventilation —		Run Time	Fan
							Supply CFM	Exhaust CFM	Fraction	Watts
✓	Default	0.00036	772	7.08	42.4	79.7	0 cfm	0 cfm	0	0

COOLING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Ducts
✓	1	Central Unit	Split	SEER: 15	22.3 kBtu/hr	669 cfm	0.74	sys#1

HEATING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Ducts
✓	1	Electric Strip Heat	None	COP: 1	16.7 kBtu/hr	sys#1

HOT WATER SYSTEM

✓	#	System Type	EF	Cap	Use	SetPnt	Conservation
✓	1	Electric	0.92	40 gal	40 gal	120 deg	None

SOLAR HOT WATER SYSTEM

✓	FSEC	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
	Cert #						
✓	None	None			ft²		

DUCTS

✓	#	— Supply —		— Return —		Leakage Type	Air Handler	CFM 25	Percent Leakage	QN	RLF
		Location	R-Value	Location	Area						
✓	1	Attic	6	Interior	0 ft²	Prop. Leak Free	Interior	24.54 cfm	3.67 %	0.03	0.60

TEMPERATURES

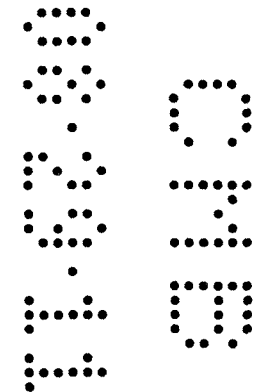
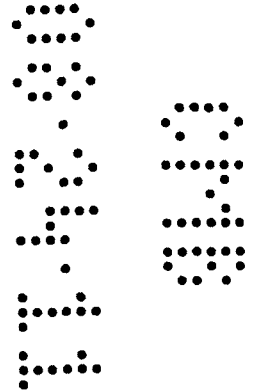
Programable Thermostat: Y

Ceiling Fans:

Cooling	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input checked="" type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
Heating	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input checked="" type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
Venting	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input checked="" type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec

Thermostat Schedule: HERS 2006 Reference

Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66



Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: 5473 North Bay Road
Miami Beach, FL, 33140-

PERMIT #:

INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	N1106.AB.1.1	Maximum: .3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area.	<input checked="" type="checkbox"/>
Exterior & Adjacent Walls	N1106.AB.1.2	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	<input checked="" type="checkbox"/>
Floors	N1106.AB.1.2	Penetrations/openings > 1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	<input checked="" type="checkbox"/>
Ceilings	N1106.AB.1.2	Between walls & ceilings; penetrations of ceiling plane to top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	<input checked="" type="checkbox"/>
Recessed Lighting Fixtures	N1106.AB.1.2	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC with < 2.0 cfm from conditioned space, tested.	<input checked="" type="checkbox"/>
Multi-story Houses	N1106.AB.1.2	Air barrier on perimeter of floor cavity between floors.	NA
Additional Infiltration reqts	N1106.AB.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	<input checked="" type="checkbox"/>

OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	N1112.AB.3	Comply with efficiency requirements in Table N1112.ABC.3 Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	<input checked="" type="checkbox"/>
Swimming Pools & Spas	N1112.AB.2.3	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%. Heat pump pool heaters shall have a minimum COP of 4.0.	NA
Shower heads	N1112.AB.2.4	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	<input checked="" type="checkbox"/>
Air Distribution Systems	N1110.AB	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated and installed in accordance with the criteria of Section N1110.AB. Ducts in unconditioned attics: R-6 min. insulation.	<input checked="" type="checkbox"/>
HVAC Controls	N1107.AB.2	Separate readily accessible manual or automatic thermostat for each system.	<input checked="" type="checkbox"/>
Insulation	N1104.AB.1 N1102.B.1.1	Ceilings-Min. R-19. Common walls-frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	<input checked="" type="checkbox"/>

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 84

The lower the EnergyPerformance Index, the more efficient the home.

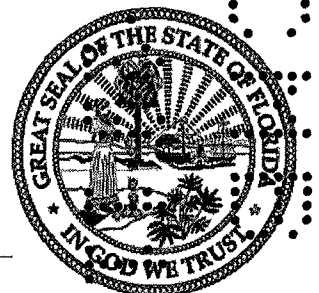
5473 North Bay Road, Miami Beach, FL, 33140-

1. New construction or existing	Addition	9. Wall Types	Insulation	Area
2. Single family or multiple family	Single-family	a. Concrete Block - Int Insul, Exterior	R=5.0	940.50 ft ²
3. Number of units, If multiple family	1	b. N/A	R=	ft ²
4. Number of Bedrooms	1	c. N/A	R=	ft ²
5. Is this a worst case?	No	d. N/A	R=	ft ²
6. Conditioned floor area (ft ²)	818	10. Ceiling Types	Insulation	Area
7. Windows**	Description	a. Under Attic (Vented)	R=30.0	818.00 ft ²
a. U-Factor:	Sgl, U=0.94	b. N/A	R=	ft ²
SHGC:	SHGC=0.72	c. N/A	R=	ft ²
b. U-Factor:	N/A	11. Ducts -		
SHGC:		a. Sup: Attic Ret: Interior AH: Interior Sup. R=	6.25	ft ²
c. U-Factor:	N/A	12. Cooling systems -		
SHGC:		a. Central Unit	Cap: 15.4 kBtu/hr	SEER: 15
d. U-Factor:	N/A	13. Heating systems -		
SHGC:		a. Electric Strip Heat	Cap: 8.5 kBtu/hr	COP: 1
e. U-Factor:	N/A	14. Hot water systems - None (Baseline assumed)		
SHGC:		a. Electric	Cap: N/A	EF: 0.92
8. Floor Types	Insulation	Area		
a. Slab-On-Grade Edge Insulation	R=0.0	818.00 ft ²		
b. N/A	R=	ft ²		
c. N/A	R=	ft ²		
		15. Credits		

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



*Note: The home's estimated Energy Performance Index is only available through the EnergyGauge USA - FlaRes2008 computer program. This is not a Building Energy Rating. If your Index is below 100, your home may qualify for incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at (321) 638-1492 or see the Energy Gauge web site at energygauge.com for information and a list of certified Raters. For information about Florida's Energy Efficiency Code for Building Construction, contact the Department of Community Affairs at (850) 487-1824.

**Label required by Section 13-104.4.5 of the Florida Building Code, Building, or Section B2.1.1 of Appendix G of the Florida Building Code, Residential, if not DEFAULT.

Residential Cooling and Heating
Load Calculations
Residential Cooling & Heating Load Calculations based on
ASHRAE cooling & heating load calculation. Manual 2nd Edition

RPJ, Inc.

CONSULTING ENGINEERS

4977 SW 74th COURT, MIAMI, FL 33155

Phone: (305) 666-2131 Fax: (305) 666-013

Unit/ Area served: **Addition (Playroom/Guest RoomS)**
FCU-1 / CU-1

JOB Name: **CROSBY RES**
Project No.: **10-062**
File No.: **10-062**
Date: **08/10/11**
Calculated by: **A. PENA**
Checked by: **RPJ**

ITEM	SOLAR	SHADE	T. AREA	BTU/HR
N. Glass	20 x	x	0 =	0
NE. Glass	34 x	x	0 =	0
E. Glass	47 x	x	0 =	0
SE Glass	42 x	x	120 =	5040
S. Glass	29 x	x	0 =	0
SW Glass	42 x	x	0 =	0
W. Glass	47 x	x	0 =	0
NW Glass	34 x	x	40 =	1360
Horizontal Glass	60 x	x	0 =	0
T. Glass area =	160		Subtotal =	6400

ITEM	ΔT	U	T. AREA	BTU/HR
Partition	13 x	0.02 x	0 =	0.0
Roof	48 x	0.03 x	818 =	1177.9
Floor	13 x	0.09 x	0 =	0.0
Ceiling	x	x	=	0.0
			Subtotal =	1178

TOTAL SENS. = 12,719.30 Btu/Hr
GTH=TOT. SENS. x 1.3 = 16,535.10 Btu/Hr

HEAT LOSS

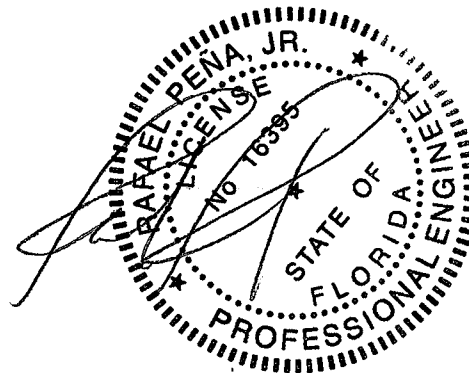
ITEM	T. AREA	ΔT	U	BTU/HR
Walls	680 x	27 x	0.16 =	2937.6
Roof	818 x	27 x	0.03 =	662.6
Floor	0 x	27 x	0.09 =	0.0
Glass	160 x	27 x	0.09 =	388.8
Ventilation = 1.1xDTxQ=	1.1 x	27 x	58.896 =	1749.2
Partition	0 x	27 x	0.02 =	0.0
TOTAL	5,738.2	Btu/hr		
KW	1.7	Kw		

Q=ARCHxVOL./60= 0.48 x 7362 / 60 = 58.896
Area A/C= 818 Sq. ft.
Volume A/C= 818 x 9 = 7362 Cu. ft.

ITEM	ΔT	U	T. AREA	BTU/HR
N. Wall	14 x	0.16 x	0 =	0.0
NE. Wall	20 x	0.16 x	200 =	640.0
E. Wall	24 x	0.16 x	0 =	0.0
SE. Wall	22 x	0.16 x	250 =	809.6
S. Wall	17 x	0.16 x	0 =	0.0
SW. Wall	22 x	0.16 x	0 =	0.0
W. Wall	24 x	0.16 x	0 =	0.0
NW. Wall	20 x	0.16 x	250 =	800.0
		x	x	= 0.0
T. Wall Area=	680		Subtotal	= 2250

ITEM	BTU/Unit	TOTAL	BTU/HR
People	230 x	4 =	920
Kitchen	1200 x	0 =	0
Infil./Vent. = 1.1xQxDT	= 58.896 x	16.5 =	971.8
Miscellaneous			= 1000.0
		Subtotal =	2892

TONS = 1.4
USE = 1.5
Cfm = 600
Sq.Ft./T = 545.3
CFM/sq.ft = 0.7



Residential Cooling and Heating

Load Calculations

Residential Cooling & Heating Load Calculations based on
ASHRAE cooling & heating load calculation. Manual 2nd Edition

RPJ, Inc.

CONSULTING ENGINEERS

4977 SW 74th COURT, MIAMI, FL 33155

Phone: (305) 666-2131 Fax: (305) 666-013

JOB Name: **CROSBY RES**

Project No.: **10-062**

File No.: **10-062**

Date: **08/10/11**

Calculated by: **A. PENA**

Checked by: **RPJ**

Unit/ Area served: **Existing First Floor**
FCU-2 / CU-2

ITEM	SOLAR	SHADE	T. AREA	BTU/HR
N. Glass	17 x	x	0 =	0
NE. Glass	27 x	x	0 =	0
NE Glass (Shaded)	20 x	x	34 =	680
E. Glass	36 x	x	0 =	0
SE Glass	33 x	x	30 =	990
SE Glass (Shaded)	20 x	x	140 =	2800
S. Glass	24 x	x	0 =	0
SW Glass	33 x	x	72 =	2376
W. Glass	36 x	x	0 =	0
NW Glass	27 x	x	93 =	2511
Horizontal Glass	60 x	x	0 =	0
T. Glass area =	369		Subtotal =	9357

ITEM	ΔT	U	T. AREA	BTU/HR
N. Wall	14 x	0.16 x	0 =	0.0
NE. Wall	20 x	0.16 x	0 =	0.0
NE Wall (Shaded)	14 x	0.16 x	159 =	356.2
E. Wall	24 x	0.16 x	0 =	0.0
SE. Wall	22 x	0.16 x	190 =	668.8
SE Wall (Shaded)	14 x	0.16 x	85 =	190.4
S. Wall	17 x	0.16 x	0 =	0.0
SW. Wall	22 x	0.16 x	205 =	721.6
W. Wall	24 x	0.16 x	0 =	0.0
NW. Wall	20 x	0.16 x	411 =	1315.2
T. Wall Area=	1050		Subtotal =	3252

ITEM	ΔT	U	T. AREA	BTU/HR
Partition	13 x	0.02 x	0 =	0.0
Roof	48 x	0.03 x	0 =	0.0
Floor	13 x	0.5 x	1502 =	9763.0
Ceiling	x	x	=	0.0
Subtotal =				9763

ITEM	BTU/Unit	TOTAL	BTU/HR
People	230 x	4 =	920
Kitchen	1200 x	1 =	1200
Infil./Vent. =	1.1xQxDT	= 108.14 x	16.5 = 1784.4
Miscellaneous			1500.0
Subtotal =			5404

TOTAL SENS. = 27,776.54 Btu/Hr

GTH=TOT. SENS. x 1.3 = 36,109.50 Btu/Hr

HEAT LOSS

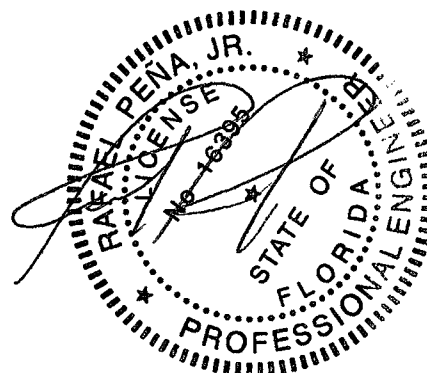
ITEM	T. AREA	ΔT	U	BTU/HR
Walls	1050 x	27 x	0.16 =	4536.0
Roof	0 x	27 x	0.03 =	0.0
Floor	1502 x	27 x	0.5 =	20277.0
Glass	369 x	27 x	0.09 =	896.7
Ventilation = 1.1xDTxQ=	1.1 x	27 x	108.14 =	3211.9
Partition	0 x	27 x	0.02 =	0.0
TOTAL	28,921.5	Btu/hr		
KW	8.5	Kw		

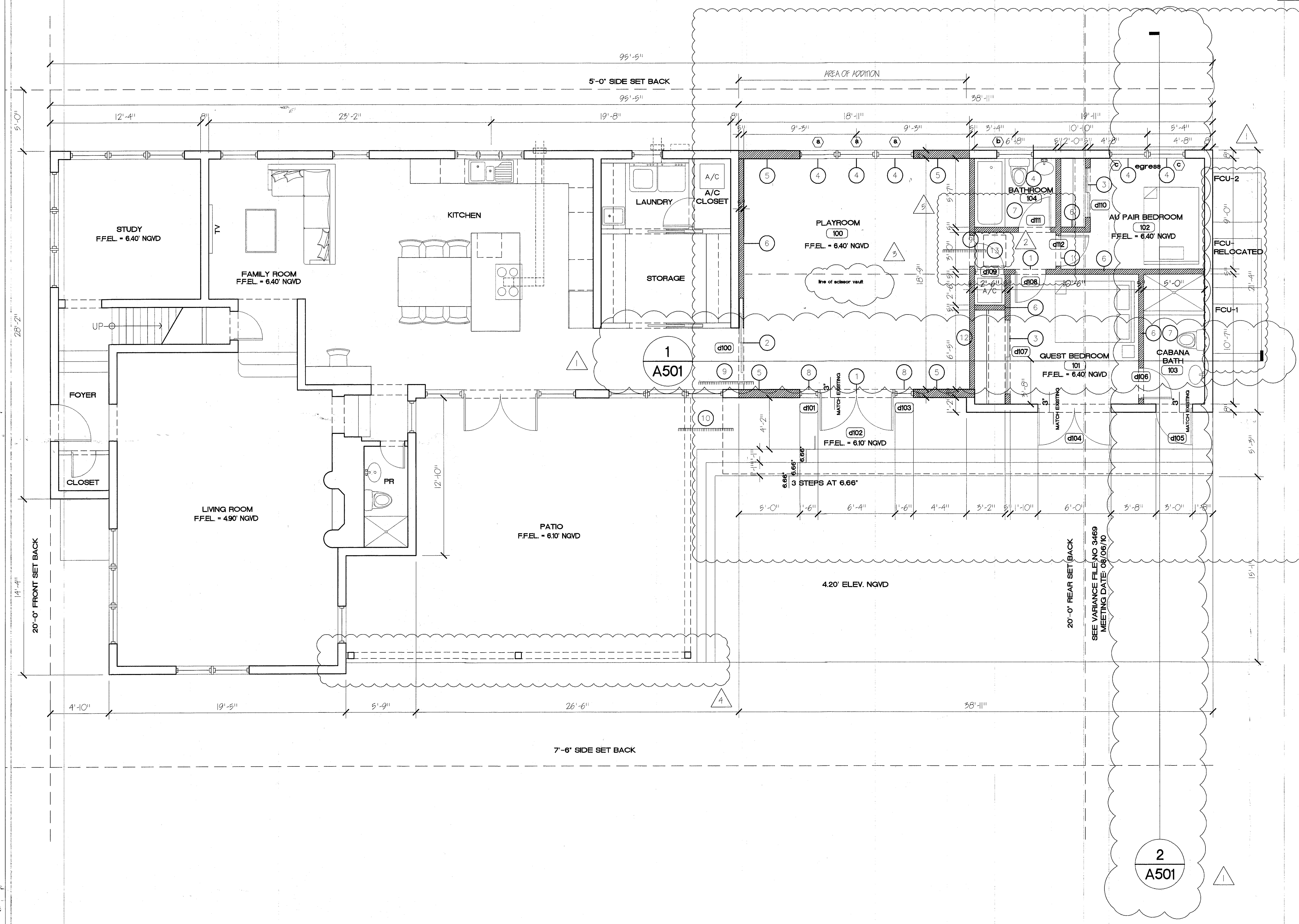
Q=ARCHxVOL./60= 0.48 x 13518 / 60 = 108.144

Area A/C= 1502 Sq. ft.

Volume A/C= 1502 x 9 = 13518 Cu. ft.

TONS = 3.0
USE = 3.0
Cfm = 1200
Sq.Ft./T = 500.7
CFM/sq.ft = 0.8

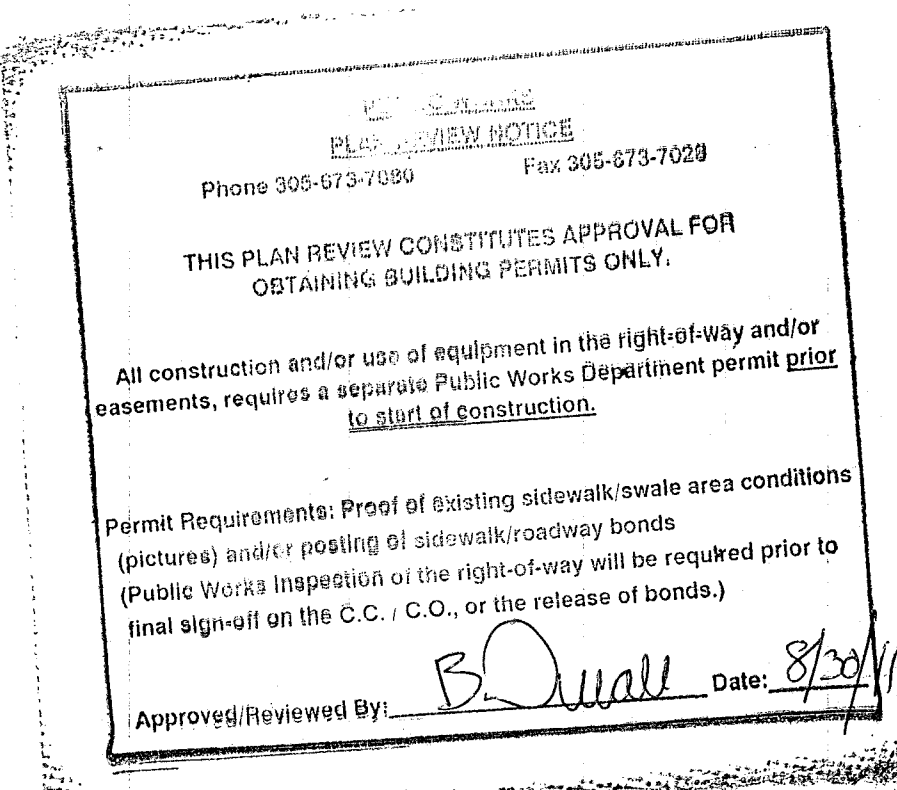




- General Notes:
1. New door.
 2. New pocket door.
 3. New closet door.
 4. Relocated window.
 5. New 8" concrete block wall w/ P.T. furring strip, 5/8" drywall & 6" baseboards.
 6. New 5" stud wall w/ 5/8" drywall & 6" baseboards.
 7. New bathroom fixtures.
 8. New sidelight.
 9. Level floor with existing house.
 10. Level with existing patio.
 11. Relocated door.
 12. Cut existing beam to allow for the plumbing pipe for the sink and toilet.
 13. Attic access - minimum 22" x 30" with 30" clear height provide the P.B.C. 1209 2 mechanical equipment in attic shall comply with section 306.3 P.B.C. mechanical. Access not required if attic height is less than 24" clear measure to peak P.B.C. 6071.

NOTE: ALL WINDOWS AND DOORS TO BE ON A SEPARATE PERMIT
* ALTERATION - LEVEL 2 / P.B.C. - EXISTING 2007

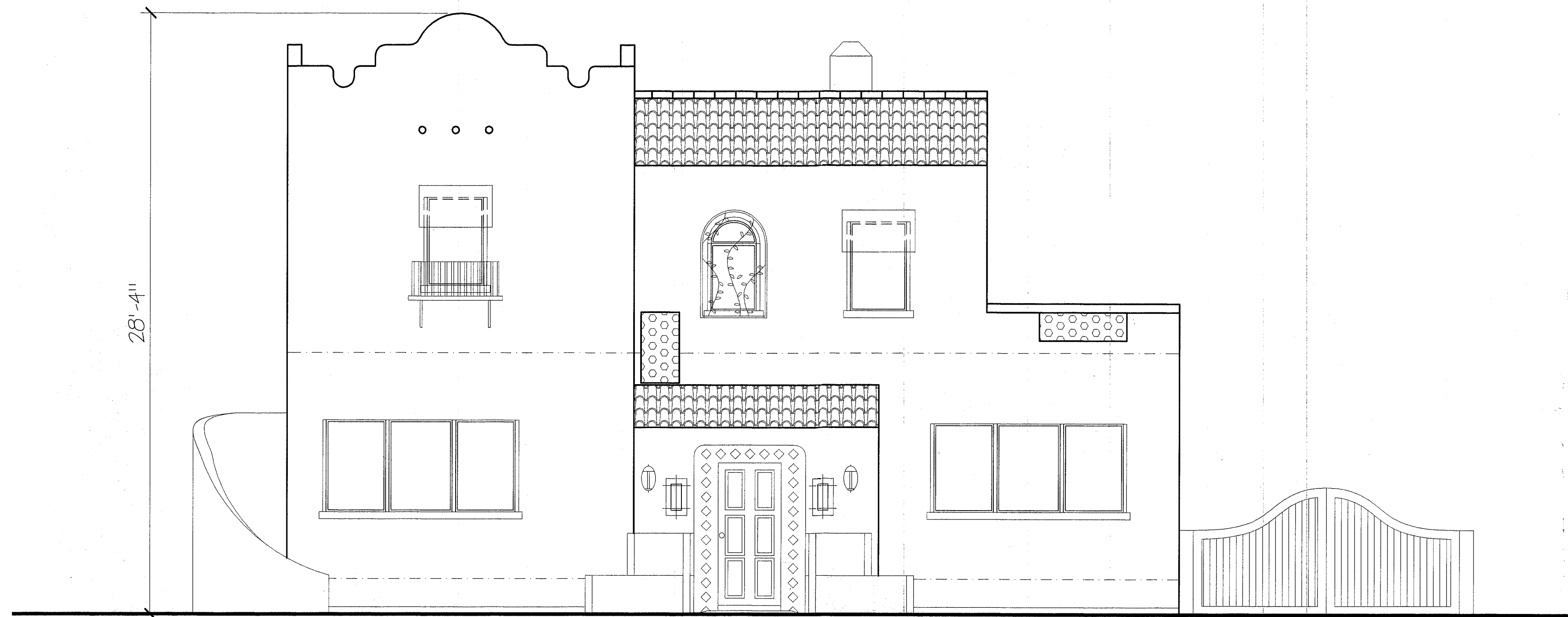
- Legend:
- 1. Existing walls.
 - 2. New walls.



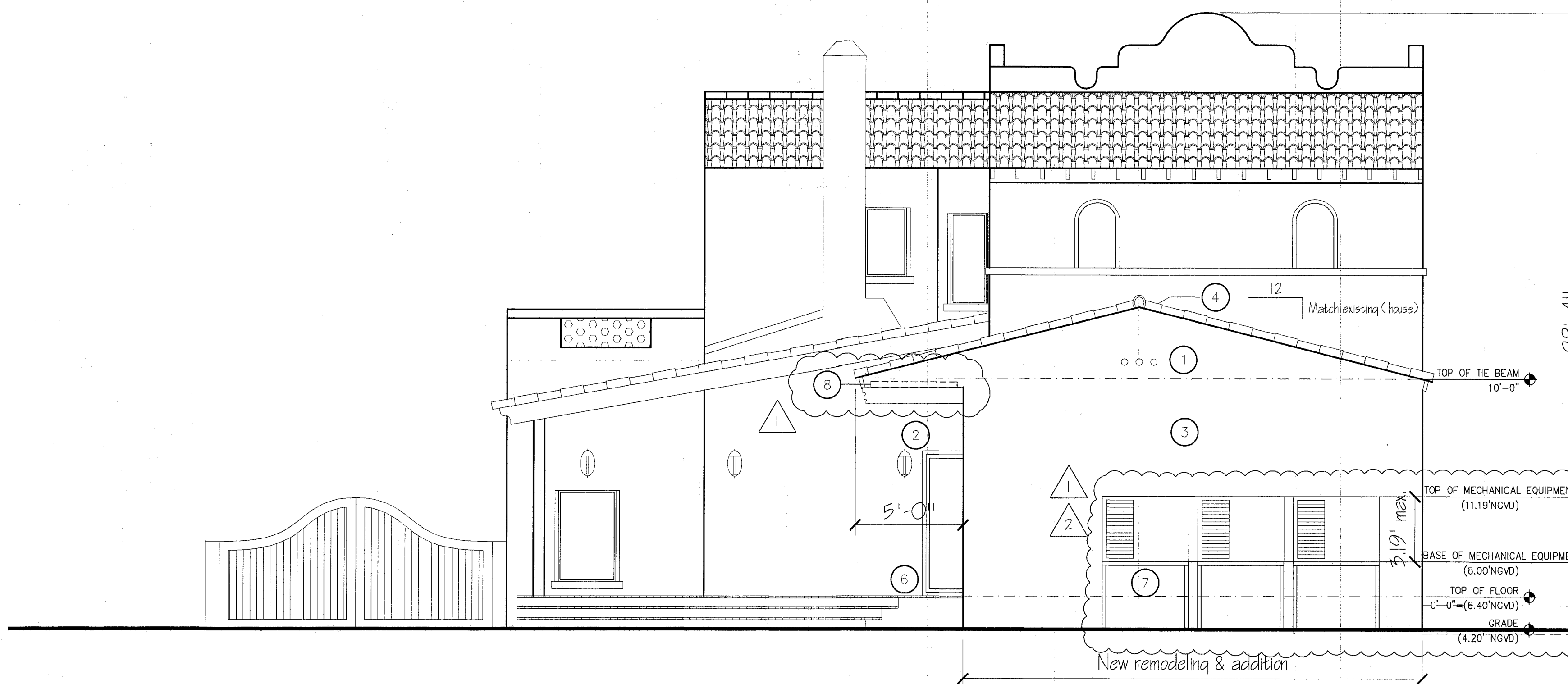
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	<u>Mr. S. J. 11/14/11</u>
ZONING:	<u>8/30/11</u>
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	<u>08/30/11</u>
ELECTRICAL:	<u>08/30/11</u>
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	<u>08/30/11</u>
PUBLIC WORKS:	<u>08/30/11</u>
STRUCTURAL:	<u>08/30/11</u>
ELEVATOR:	

1 New West (Front) Elevation - no work proposed
A302 1/4" = 1'-0"



2 New East (Rear) Elevation
A302 1/4" = 1'-0"



General Notes:

1. New clay vents.
2. New wood corbel - decorative.
3. New stucco - match existing.
4. New clay tile - match existing.
5. Sill - match existing.
6. Paver steps - match existing.
7. New A/C unit - must not exceed 11.19' NGVD as per Miami Beach zoning regulations. A/C equipment to be on metal stand hung from wall.
8. 3" wide X 4' long screen vent
- 3" X 4' X 6" = 6 SF vent provided
- 5.3 SF vent required
- PBC-RB071
- 806 SF / 150 = 5.3 SF of vent
- PBC-07-R440913.3.2.3
- Screen vent min 3/8" thick X 3" wide



ADDITION FOR:

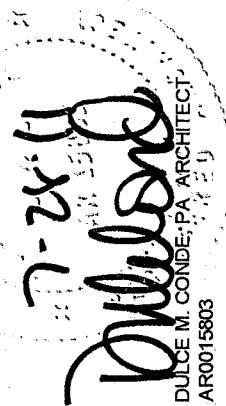
CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

REVISION NO. DATE COMMENTS

1 12-13-2010 Review Comments
2 07-27-2011 Owner Changes

501-ARCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION



4817 SW 14TH COURT MIAMI FL 33155
P 305 740 0723 F 305 740 0716

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE USED FOR ANY OTHER PROJECT OR PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

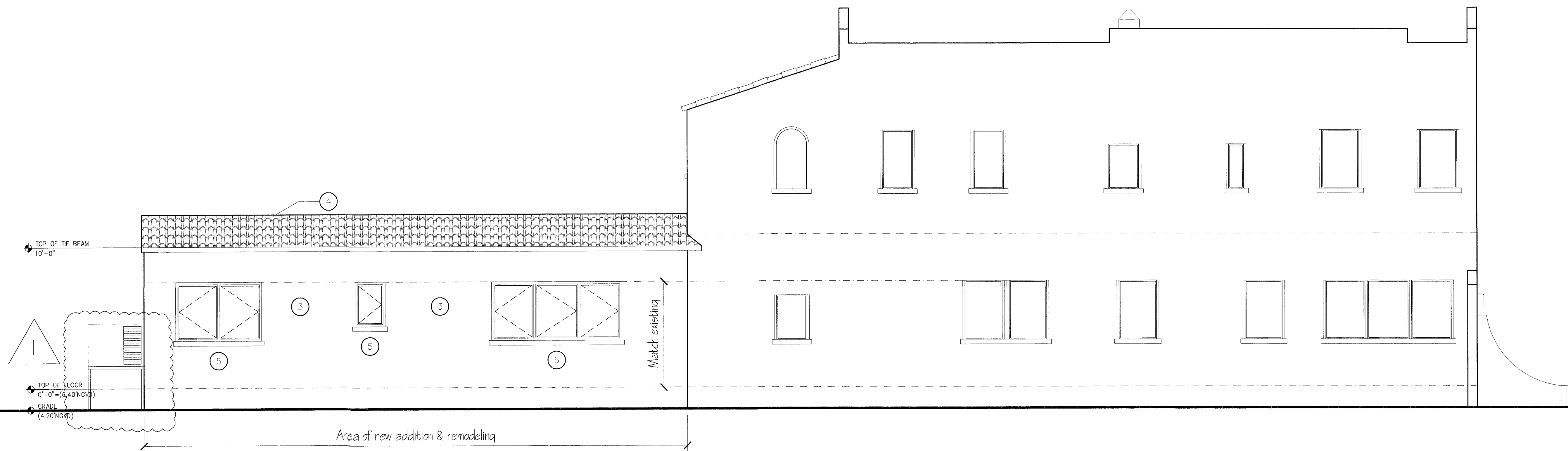
PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

New Elevations

A302



1 Existing South (Side) Elevation
A303 1/4" = 1'-0"



2 Existing North (Side) Elevation
A303 1/4" = 1'-0"

General Notes:

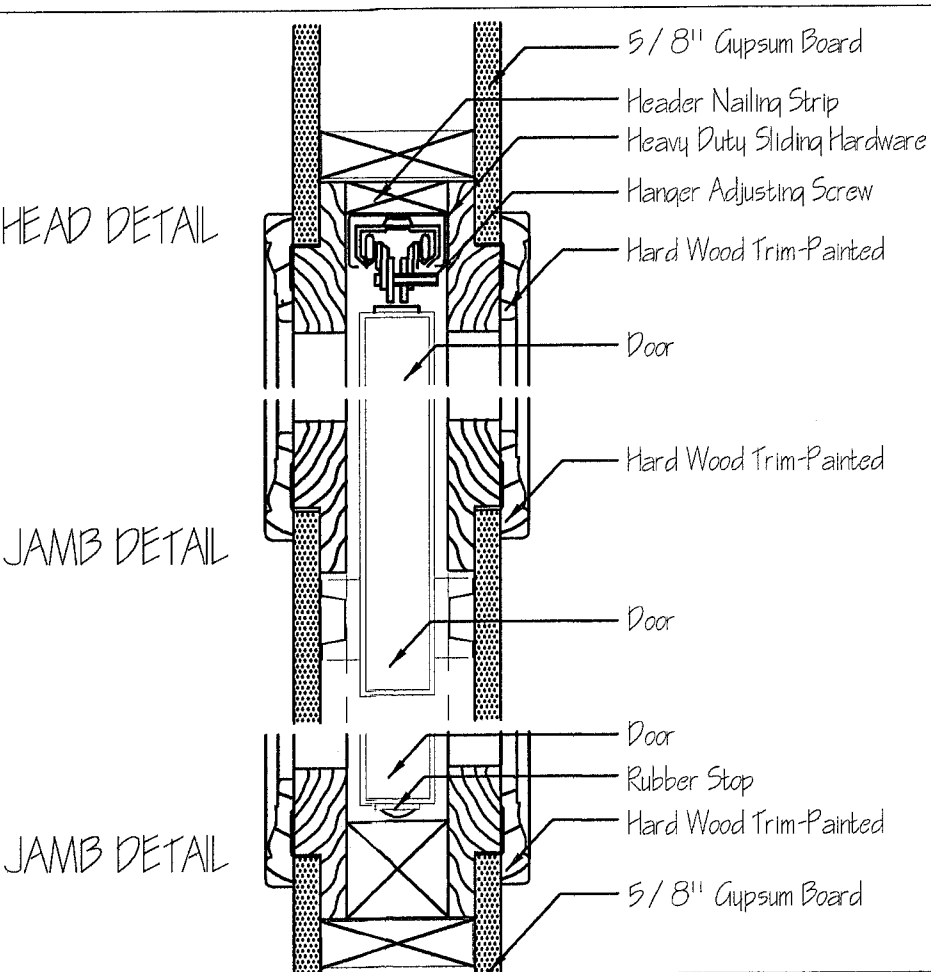
1. New clay vents
 2. New wood corbel - decorative
 3. New stucco - match existing
 4. New clay tile - match existing
 5. Sill - match existing
 6. Paver steps - match existing
 7. 3" wide X 4' long screen vent
3" X 4' X 6" = 6 SF vent provided
5.3 SF vent required
- FBC-RB07.1
806 SF / 150 = 5.3 SF of vent
- FBC-07-R4409.13.3.2.3
Screen vent min 1/8" thick X 3" wide

Window/ Mark	Window			Frame		Remarks
	Size	Type	Finish	Type	Finish	
a	43" x 26" (3) Relocated	Alum/ Glass	Painted/ Clear	Aluminum	Painted	Casement Manufacturer - Impact - Match existing
b	42" x 26" (1)	Alum/ Glass	Painted/ Clear	Aluminum	Painted	Casement Manufacturer - Impact - Match existing
c	33" x 33.5" (2) Relocated	Alum/ Glass	Painted/ Clear	Aluminum	Painted	Casement Manufacturer - Impact - Match existing - egress

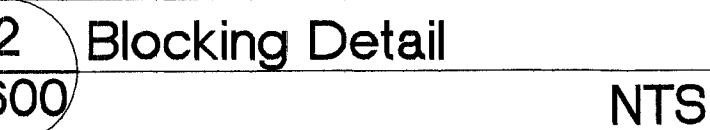
- a. reuse existing windows from air-pair room (3 - GC to verify)
- b. new
- c. reuse existing windows from kitchen - egress - GC to verify

2. Windows and exterior patio doors to be manufactured by manufacturer. (Match existing)
3. Window and exterior patio door color to be selected by Architect from manufacturer standard colors. (Match existing) Windows to be placed flush with interior drywall. (Match existing)
3. For rough masonry opening, G.C. will add 4" to the manufacturers overall vertical and horizontal window dimension. G.C. to coordinate with manufacturer.
4. Window placement is as per details. G.C. to notify Architect of any conflicts during construction.
5. Window to be secured to 2"x4" pt. wood block using number and type of fasteners required by manufacturer or latest approved F.B.C. ordinance which ever is more strict. Secure block to structure with 1/4" dia. corrosion resistant approved concrete screw anchors with min. embedment of 1-1/4" @ 24" o.c. (6" from ends). Follow Product Control installation requirement.
6. Windows and exterior patio doors to meet F.B.C. ordinances and requirements for impact resistance. G.C. to provide shop drawings for review prior to ordering and installing.
7. Windows lower than 15" a.f.f. shall have tempered glass as required by F.B.C.
8. All bedroom windows shall meet the min. dimensional requirements for egress as per F.B.C. Clear opening not less than 20" in width, 24" in height and 5.7 sq. ft. in area and not more than 44" a.f.f.
9. All windows and exterior patio doors to comply with - Security and Forced Entry Prevention of the F.B.C.
10. Windows and exterior patio doors that are not impact resistance shall have shutters. G.C. to provide shop drawings for review prior to ordering and installing.
11. Contractor to verify all existing openings both vertical and horizontally prior to window and door replacement.

1. Provide intrusion and burglar security devices as set forth in the Florida Building Code.
2. All locks on exterior doors shall be capable of resisting a force of 300 lbs. applied in any movable direction and in accordance with resistance standards set forth in the Florida Building Code.
3. All single exterior swing doors shall have a lock to be key operated from the exterior with a minimum of 6000 possible key changes or locking auxiliary single dead bolt with hardened bolt inserts.
4. The active leaf if a pair of exterior swing door shall have same locks as required for single exterior swing door. The inactive leaf shall have multiple points of lock with 5/8" min. throw bolts with inserts.
5. Hinges on exterior out swing doors shall have non removable pins and non exposed screws.
6. Glass and exterior doors shall comply with the American National Standards Institute's Standard Z97.1.
7. Sliding glass doors and windows shall be insulated and constructed so that the re panel can be lifted from the tracks when in the locked position and so to comply with the Architectural Aluminum Manufacturers Association Standards for forced entry resistance. AIAA 15053 Provide locks as per FBC Exterior window shall be locked with a device capable of withstanding a force of 150 lbs. applied in parallel direction.
8. Exterior window used as a means of escape shall also comply with a door scope or vision panel.
9. Front main entrance doors shall be provided with a door scope or vision panel.
10. Every closet door latch shall be such that children can open the door from inside the closet NFPA 21-2.4.3.
11. Every bathroom door shall be designed to allow opening from the outside during an emergency NFPA 21-2.4.4.



1 Pocket Door Detail

[illegible]

Note: Protect all floors and refinish after remodeling, patch to match existing

Door / No.	Door					Frame	Threshold	Hardware	Remarks
	Size	Location	Type	Finish	Type	Finish			
Grand Floor									
d100	(2) 2'-6" x 6'-8" x 1 3/4"	Play Room	E	Wood	Wood	Paint	-	manf.	B1 parting pocket
d101	1'-6" x 6'-8" x 1 3/4"	Play Room	D	Alum / G.	Alum	Paint	-	-	Sublight
d102	(2) 3'-0" x 6'-8" x 1 3/4"	Play Room	A	Alum / G.	Alum	Paint	14 / A6Cl	lock / dummy	Relocated from cottages
d103	1'-6" x 6'-8" x 1 3/4"	Play Room	D	Alum / G.	Alum	Paint	-	-	Sublight
d104	(2) 3'-0" x 6'-8" x 1 3/4"	Guest Bedroom	A	Alum / G.	Alum	Paint	14 / A6Cl	lock / dummy	-
d105	3'-0" x 6'-8" x 1 3/4"	Cabana Bath	F	Alum	Alum	Paint	14 / A6Cl	lock	Relocated from powder room
d106	2'-6" x 6'-8" x 1 3/4"	Cabana Bath	E	Wood	Wood	Paint	-	lock	-
d107	(2) 3'-0" x 6'-8" x 1 3/4"	Guest Bedroom	B	Wood	Wood	Paint	-	manf.	B1 parting pocket
d108	2'-6" x 6'-8" x 1 3/4"	Hall	E	Wood	Wood	Paint	-	lock	-
d109	2'-4" x 6'-8" x 1 3/4"	Hall	C	Wood	Wood	Paint	-	lock	-
d110	(2) 2'-0" x 6'-8" x 1 3/4"	Guest Bedroom	B	Wood	Wood	Paint	-	manf.	B1 parting pocket
d111	2'-8" x 6'-8" x 1 3/4"	Au Pair Bath	B	Wood	Wood	Paint	-	lock	-
d112	2'-8" x 6'-8" x 1 3/4"	Guest Bedroom	E	Wood	Wood	Paint	-	lock	-

Note: GC to verify size & advise architect

3 Door and Finish Schedules

Type	Description
Walls	
M1	5/8" druwall - smooth finish (skin coat - match existing)
W2	lath and plaster to match existing - painted
W3	5/8" dru-rock w/ tile to 5'-0" wainscot smooth finish above
W4	3/4" smooth stucco finish - painted
Ceilings	
C1	wood tongue and groove planks - stained
C2	5/8" druwall smooth finish - painted
C3	3/4" smooth stucco finish - painted
Floors	
F1	exterior stone to be selected by landscape architect
F2	tile (to be selected by owner)
F3	stone (to be selected by owner)
F4	wood
F5	sealed concrete
F6	marble black/white checker board pattern @ 45° w/ square black border.
Base	
B1	wood
B2	tile (to be selected by owner)
B3	stone (to be selected by owner)
LEGEND:	
F	Finish
W	Wainscote
CR	Chair Rail
C Mold	Crown Molding
GENERAL NOTES:	
1.	Prepare all new exterior and interior walls for paint finish. Color to be selected by Owner and Architect.
2.	Overlap all 180° vertical joints with metal lath 12" center line between new and existing construction. Stucco wall to a break line or 45° joint.
3.	Contractor to provide a skim coat finish on all druwall walls. Texture to be determined by owner or match existing.
4.	Contractor to provide moisture resistant druwall in all bedrooms and wet areas as required. (Dura-Rock)
5.	All druwall to be 5/8"
6.	All closets to be installed by contractor. Owner to; provide contractor layout for drawers, rods and shelves for each closet.
7.	All bathrooms to have a 6" tile base with a full height tile in all tub/shower areas. Provide 5'-0" Wainscot.
8.	All existing wood floors to be patched to match existing and refinished after construction is completed.
9.	Contractor to coordinate new concrete slab elevation for first floor to allow for stone floor or glue down wood floors. All floors to be level with existing construction (coordinate with owner)
10.	All door hardware to be chrome Contractor to coordinate with owner and install. Owner to provide.
11.	All bathroom accessories to be chrome Contractor to coordinate with owner and install.
12.	All window door being reused should have new hardware match existing. Owner to provide.
13.	Refinish all doors being reused match existing finish
14.	Wainscot to have a patterned border to be determined by owner.
15.	Glass in windows adjacent to tub and shower compartments must be category II safety glazing - see FBC 2411.6.2
16.	All glass doors to be category II safety glazing - see FBC 2405.2 (3) & (2)
17.	All glass panels adjacent to doors to be category II safety glazing - see FBC 2405.2 (3) & (4)
18.	Shower compartment to be finished in a smooth, impervious material to a minimum height of 70" - see FBC 1204.3
19.	G.C. to protect existing wood floors.
20.	Patch all existing walls and ceiling to match existing.

NOTE: ALL WINDOWS AND DOORS TO BE ON A SEPARATE PERMIT

4	Materials	
A600		NTS

CROSBY RESIDENCE
5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

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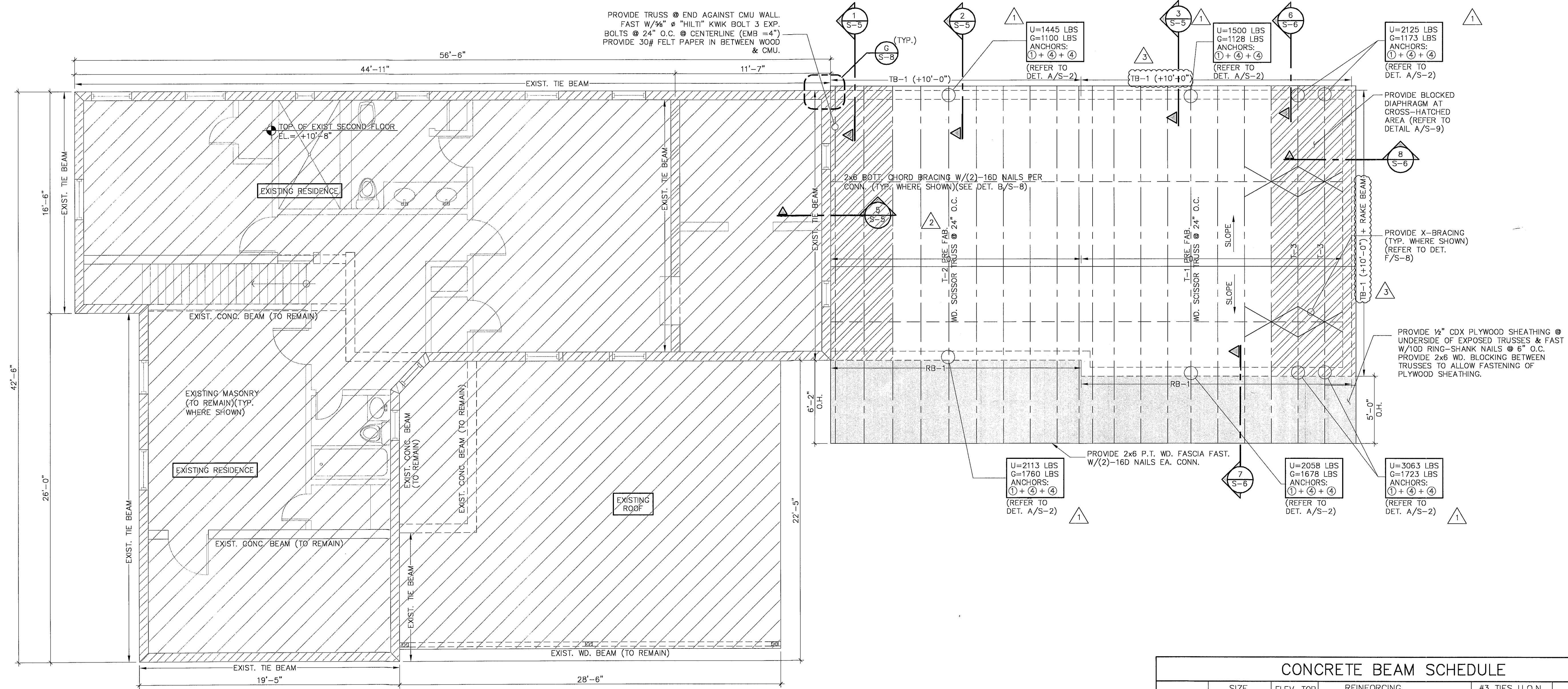
PROJ. NO.:	10-006-00
ISSUE DATE:	11-15-2010
PLOT DATE:	11-15-2010
SCALE:	AS NOTED
DRAWN BY:	SJ
CHECKED BY:	DC

Schedules Notes and Details

A600

4917 SW 74TH COURT MIAMI FL 33155
P 305 740 0723 F 305 740 0718

8.29.11
Dulude
DULCE M. CONDE, PA ARCHITECT
AR0015803



PLAN NOTES:

- DATUM ELEVATION +0'-0" = +6.40' NGVD.
- TYP. TIE-BEAM ELEVATION = +10'-0", U.O.N.
- ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
- REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTIONS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
- ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
- COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN ON THIS PLAN.
- ALL ROOF EXPOSED AREAS @ OPEN TERRACE AND FRONT ENTRANCE SHALL BE PROVIDED WITH 1/2" CDX PLYWOOD SHEATHING @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.
- BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/2-16d NAILS PER EACH CONNECTION TO TRUSS, AS SHOWN ON PLAN.
- COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.

ROOF SHEATHING NOTES:

ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE (NOA) ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM, PER FBC REQUIREMENTS.

ROOF SHEATHING SHALL BE A.P.A. RATED, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF FBC SECTION 2322.2. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING 8d GALV. RING-SHANK NAILS (2 1/2"x0.135 MIN. SHANK DIA. AND RING OF 0.012 DIA. OR LARGER) @ 6" O.C. (U.O.N.).

BLOCKED & UNBLOCKED PLYWOOD DIAPHRAGM SHALL CONSIST OF 5/8" (19/32") STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, FASTENED WITH 10d GALV. RING-SHANK NAILS, 1/2" MIN. PENETRATION IN 2" MIN. NOMINAL FRAMING MEMBERS SPACED AT 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS & AT 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES AND ALONG INTERMEDIATE FRAMING MEMBERS.

ROOF FRAMING PLAN

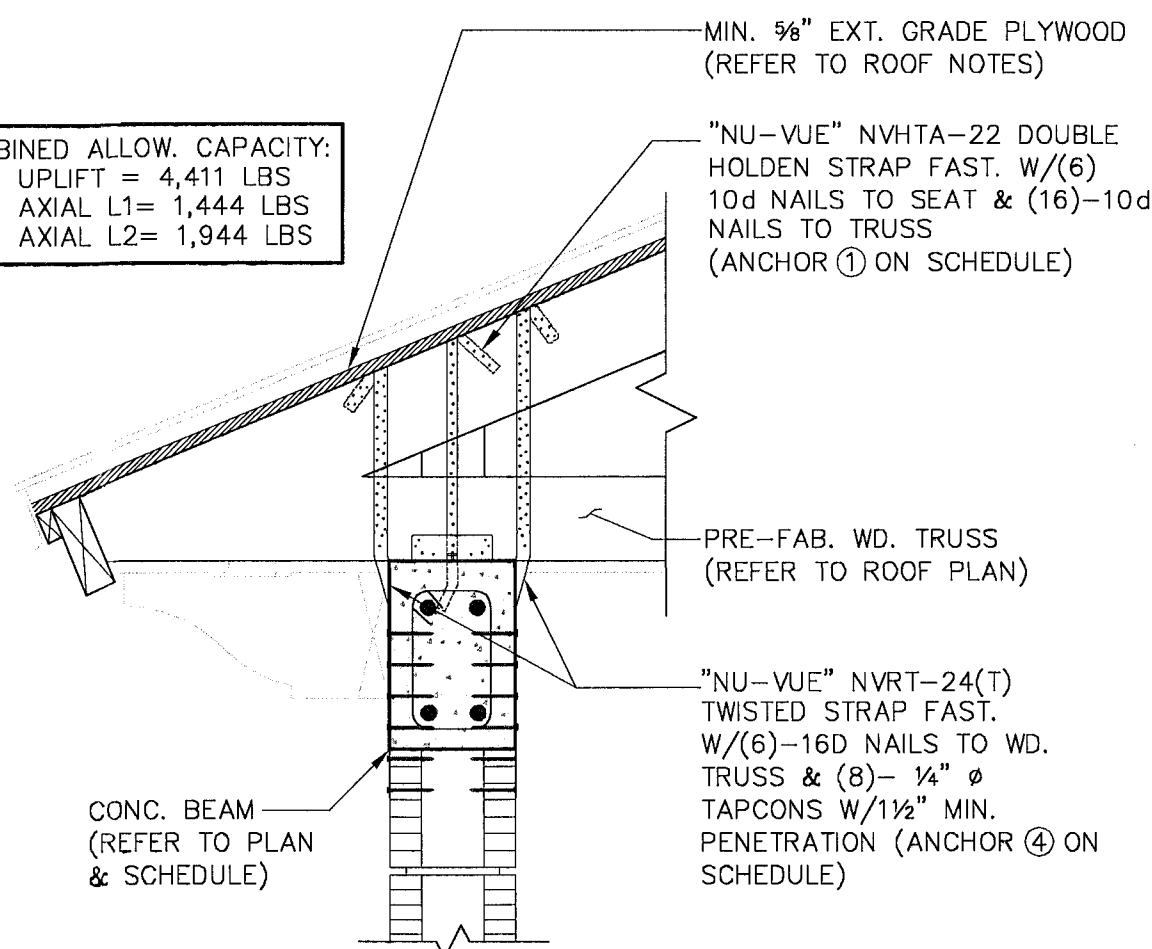
SCALE : 1/4" = 1'-0"

PRE-FABRICATED WOOD TRUSS NOTES:

- THE TRUSS LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
- THE TRUSS MANUFACTURER'S DELEGATED ENGINEER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS AND CALCULATIONS. FINAL SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPT. FOR TRUSS PERMITTING PROCESS.
- TRUSS DESIGNER MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THEIR DESIGN AND SHOP DRAWINGS SUBMITTAL.
- ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AS SHOWN ON THESE DRAWINGS.
- ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2" A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
- FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT, ERECTION SHALL BE SUPERVISED BY THIS ENGINEER, PER FBC CHAPTER 23.
- TEMPORARY BRACING SHALL BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES TO KEEP TRUSSES IN A TRUE PLUMB POSITION AND TO PREVENT TOPPLING UNTIL THE ROOF SHEATHING IS ATTACHED. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN TPI/WTCA BCSI 1 SHALL BE USED FOR THIS BRACING REQUIREMENTS.

ADDITIONAL TRUSS ANCHORING DETAIL

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



CONCRETE BEAM SCHEDULE									
MARKS	SIZE	ELEV. TOP OF BEAM	REINFORCING	#3 TIES U.O.N.	REMARKS				
	W	D	BOTT. TOP "S" "E" "C"	SPACING					
GB-1	14	24	TO MATCH EXIST. 3#7 3#7	@ 8" O.C.	TYP. GRADE BEAM				
TB-1	8	12	SEE PLAN 2#5 2#5	4#3 @ 12" O.C. E.E. REM. @ 24" O.C.	TYP. TIE-BEAM				
RB-1	8	40	+10'-0" 2#7 2#7 4#5 *	@ 8" O.C.	* 2#5 EA. FACE				
RAKE BEAM	8	12	VARIES 2#5 2#5	4#3 @ 12" O.C. E.E. REM. @ 24" O.C.	RAKE BEAM				

NOTE : DATUM ELEVATION, +0'-0" = +6.40' NGVD

ROOF ANCHOR & CONNECTOR SCHEDULE									
ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	MIAMI DADE N.O.A.
①	NVHTA-22	NU-VUE	N/A	2429	(6)-100x1 1/2" NAILS	(16)-100x1 1/2" NAILS	1444	1944	08-0325.02
②	UGTS43	USP	N/A	6390	(2)-3/4"x6.25" WEDGE-BOLT	(8)-100x1 1/2" NAILS	N/A	N/A	07-0322.15
③	NVSTA-22	NU-VUE	N/A	1331	(6)-100x1 1/2" NAILS	(8)-100x1 1/2" NAILS	887	1335	08-0325.02
④	NVRT-24 (T)	NU-VUE	N/A	991	(8)-3/4" TAPCONS W/1 1/2" PENETRATION	(6)-16d NAILS	N/A	N/A	08-0326.11
⑤	RT7	USP	N/A	505	(5)-8d NAILS	(5)-8d NAILS	175	125	07-0306.10
⑥	HUS28	USP	4025	1800	(22)-16d NAILS	(8)-16d NAILS	N/A	N/A	06-0921.05
⑦	JUS26	USP	990	1040	(4)-100x1 1/2" NAILS	(4)-100x1 1/2" NAILS	N/A	N/A	07-0214.20
⑧	PAU44	USP	6885	1825	(1)-3/4"x3/4" ANCHOR BOLT	(2)-3/4" THRU-BOLTS	N/A	N/A	07-0306.06
⑨	AB7	NU-VUE	582	582	(4)-100x1 1/2" NAILS	(4)-100x1 1/2" NAILS	794	N/A	08-0325.02
⑩	NVTH-28	NU-VUE	N/A	1490	4" MIN. EMBEDMENT	(11)-100x1 1/2" NAILS	783	735	09-0721.05

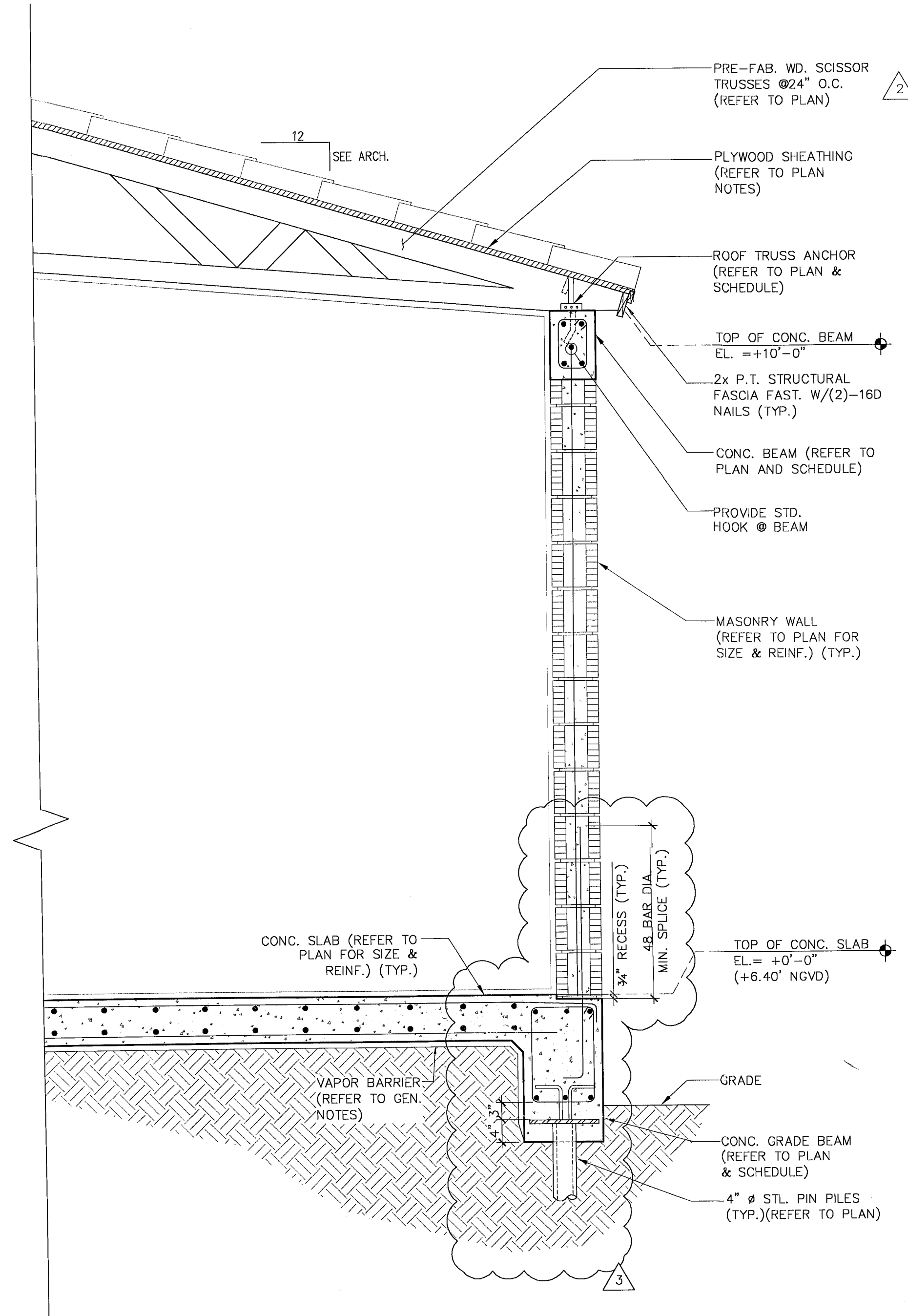
- ARCH. REVISION 07-29-11
- ARCH. REVISION 04-19-11
- BLDG. DEPT. COMMENTS 12-21-10

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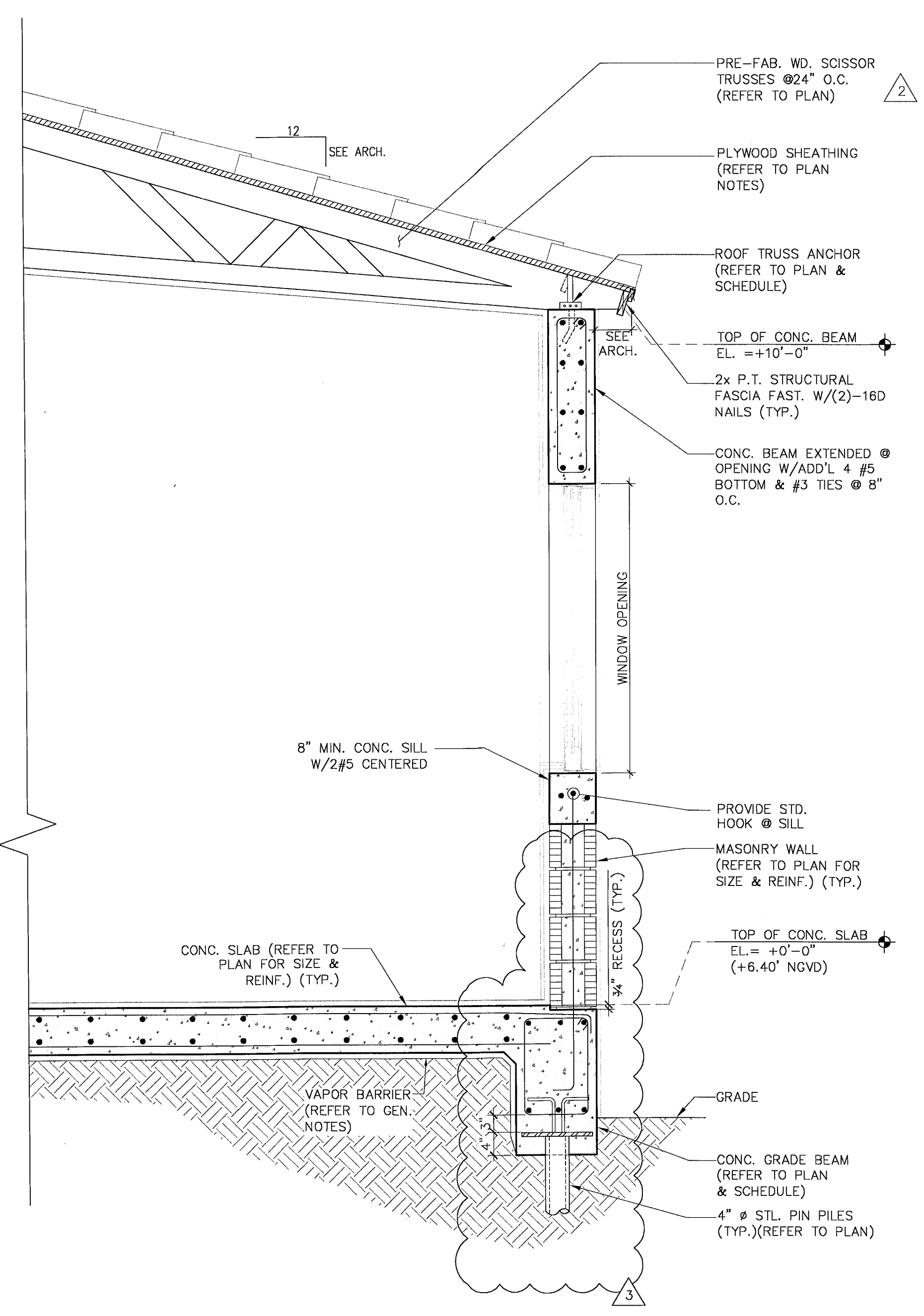
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ALEXANDER ROCHELL
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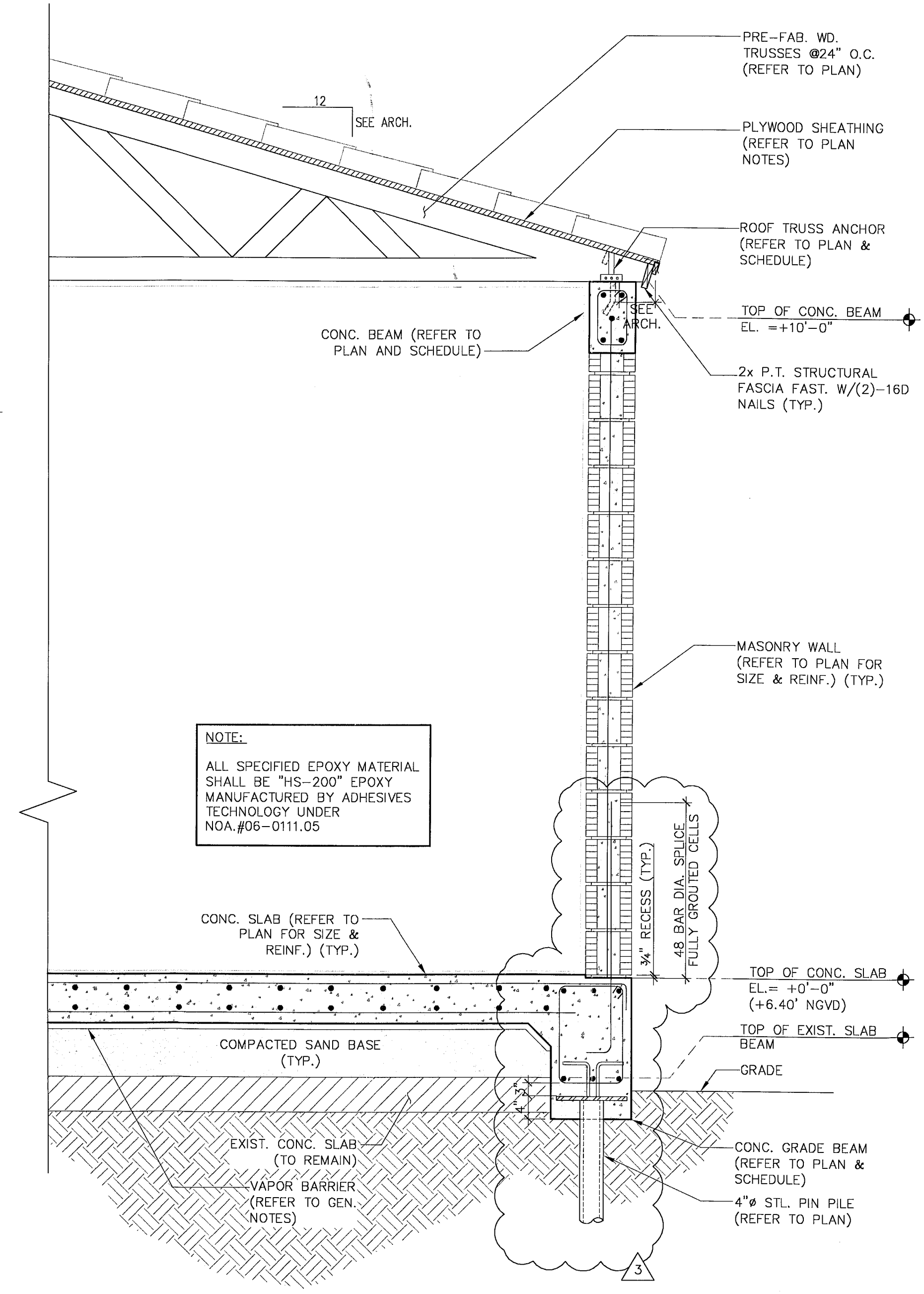
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STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION NO. 27024



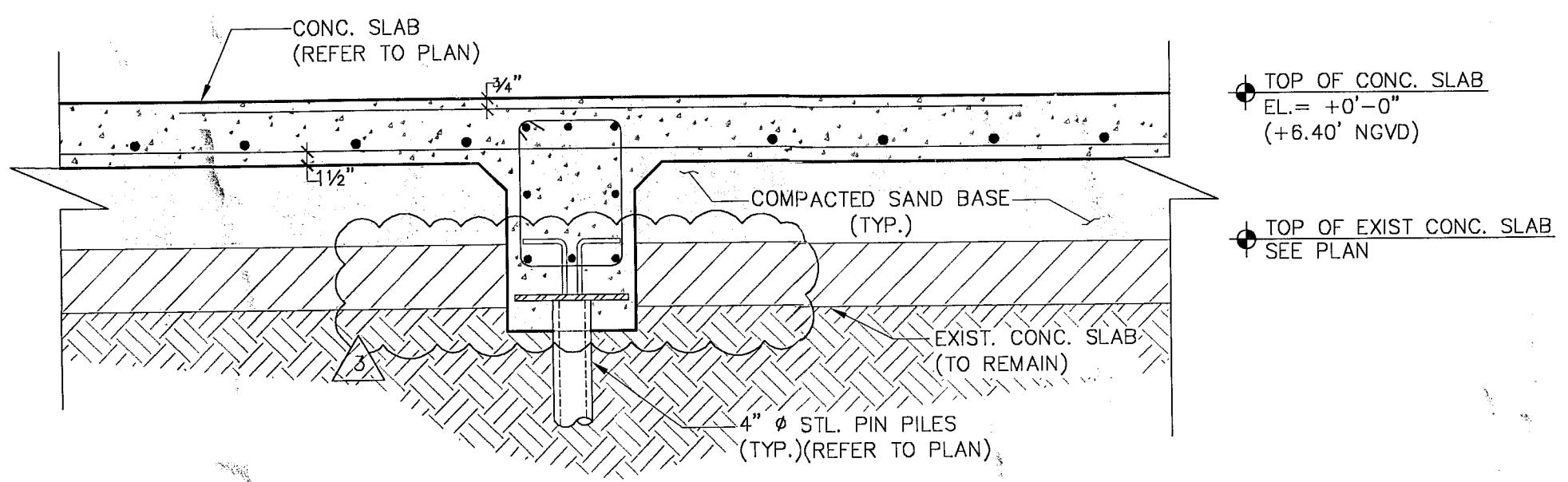
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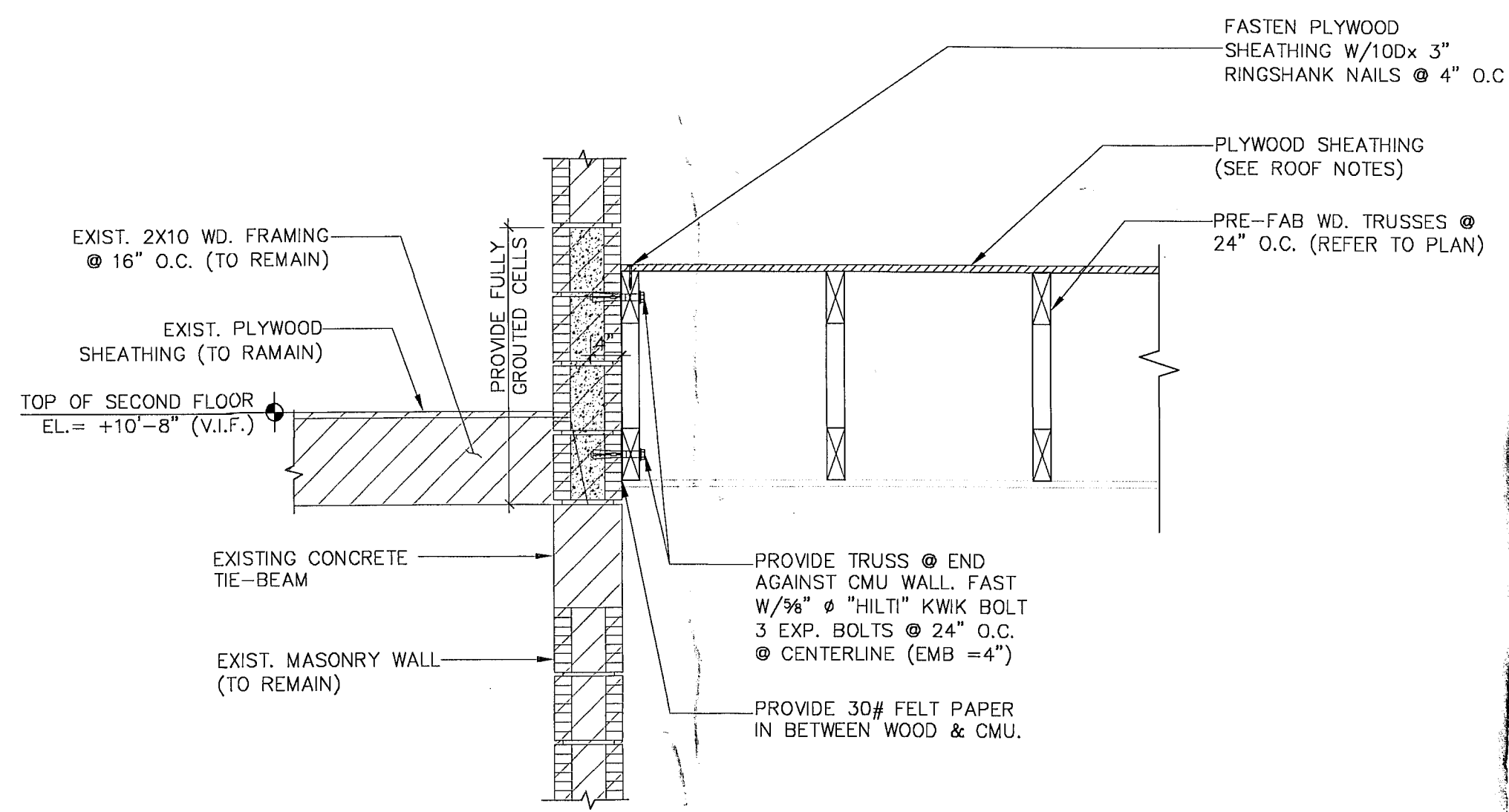
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SECTION 3
SCALE: 3/4" = 1'-0"



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



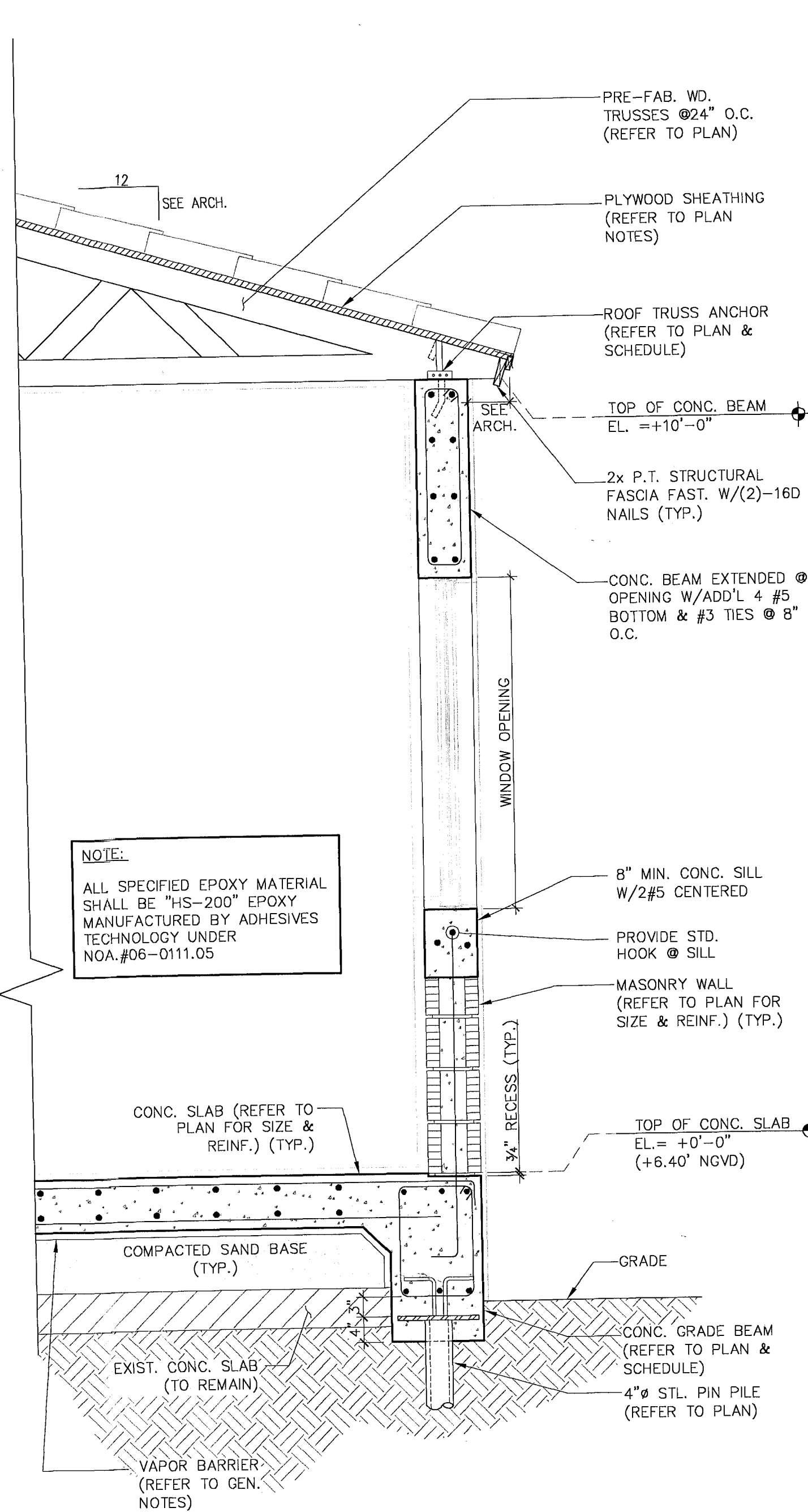
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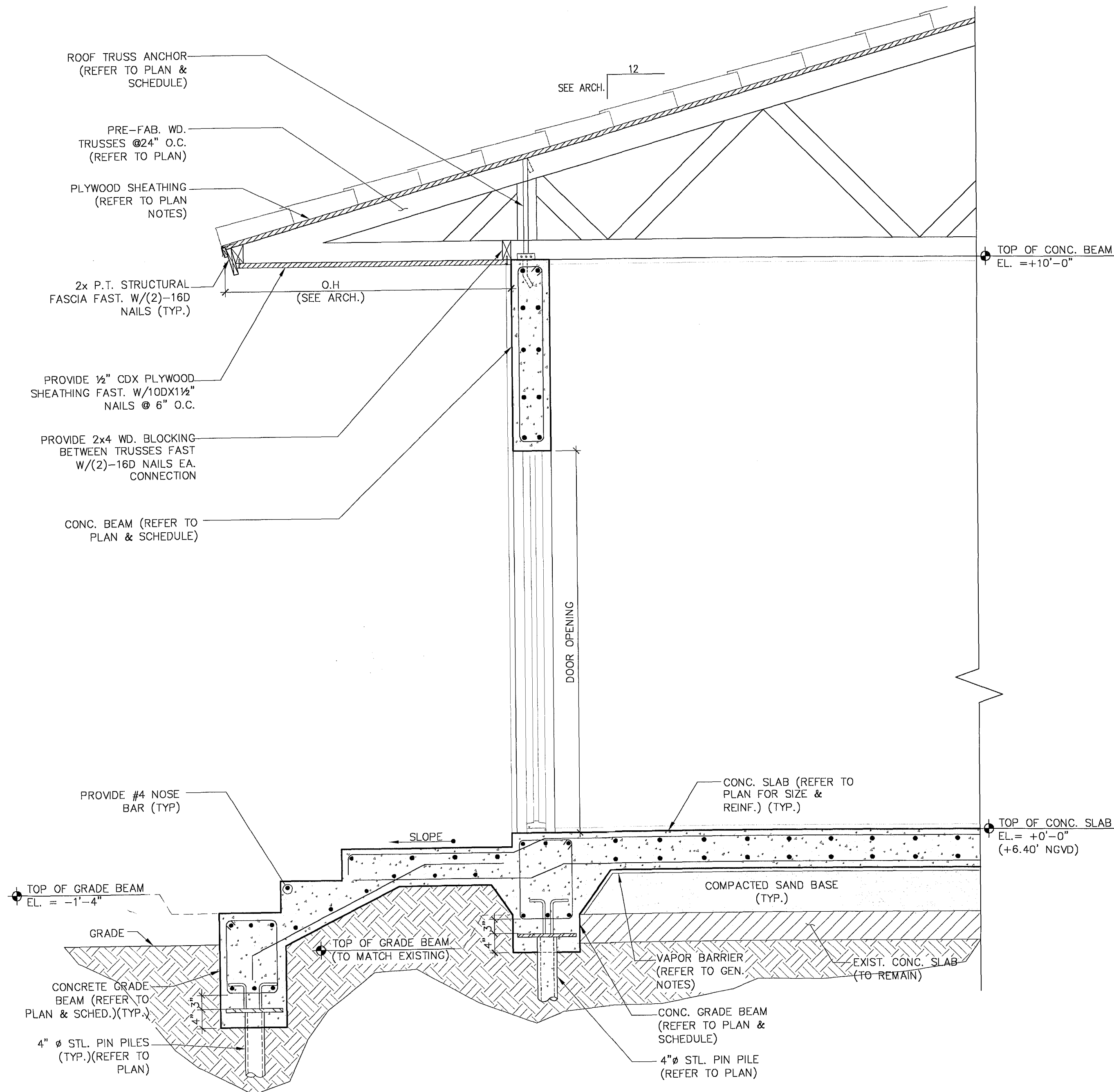
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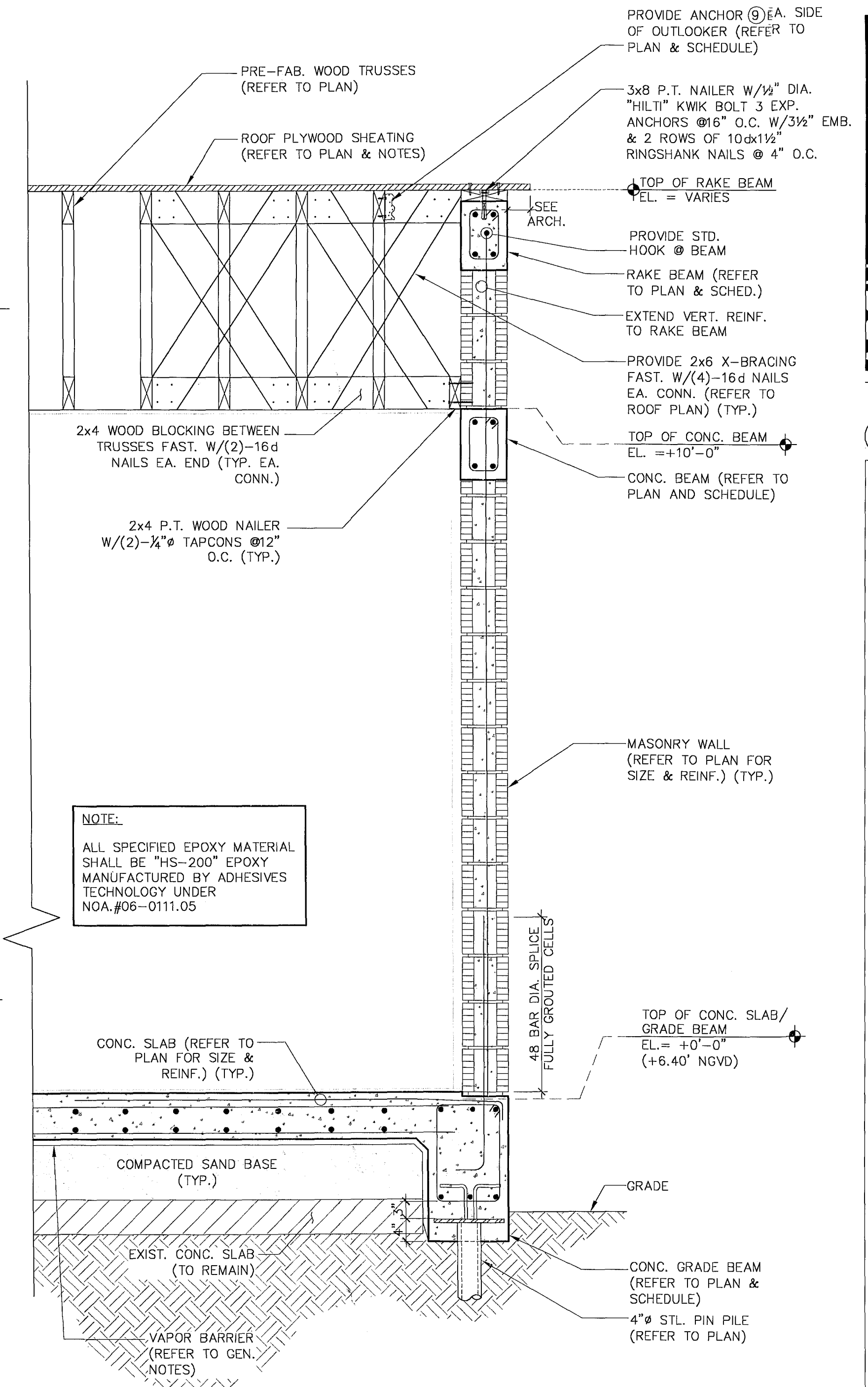
10-006-00
07-28-2010
10-18-10
AS NOTED
M.V.
A.R.



SECTION 6
SCALE: 3/4" = 1'-0"



SECTION 7
SCALE: 3/4" = 1'-0"



SECTION 8
SCALE: 3/4" = 1'-0"

SECTION 9
SCALE: 3/4" = 1'-0"

SECTION 10
SCALE: 3/4" = 1'-0"

ARCH. REVISION 08-26-11

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FL. P.E. #60735-1
250 Calverton Avenue, Suite #405
Coral Gables, Florida 33134
TEL: 305.849.4549 - FAX: 305.849.4149

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CERT. OF AUTHORIZATION N-27254

ADDITION FOR:

REVISION NO. DATE COMMENTS

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

CROSBY RESIDENCE

5473 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

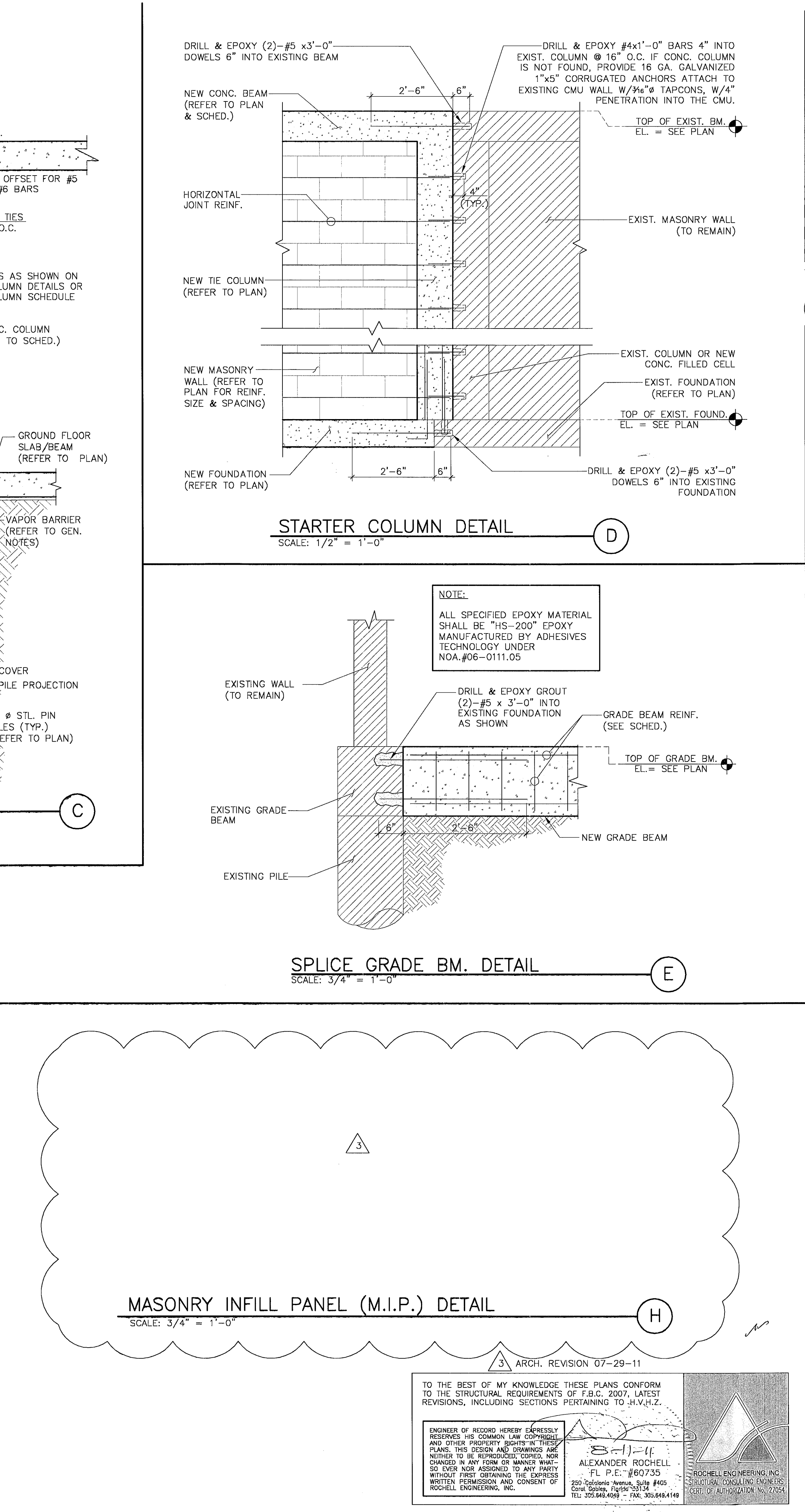
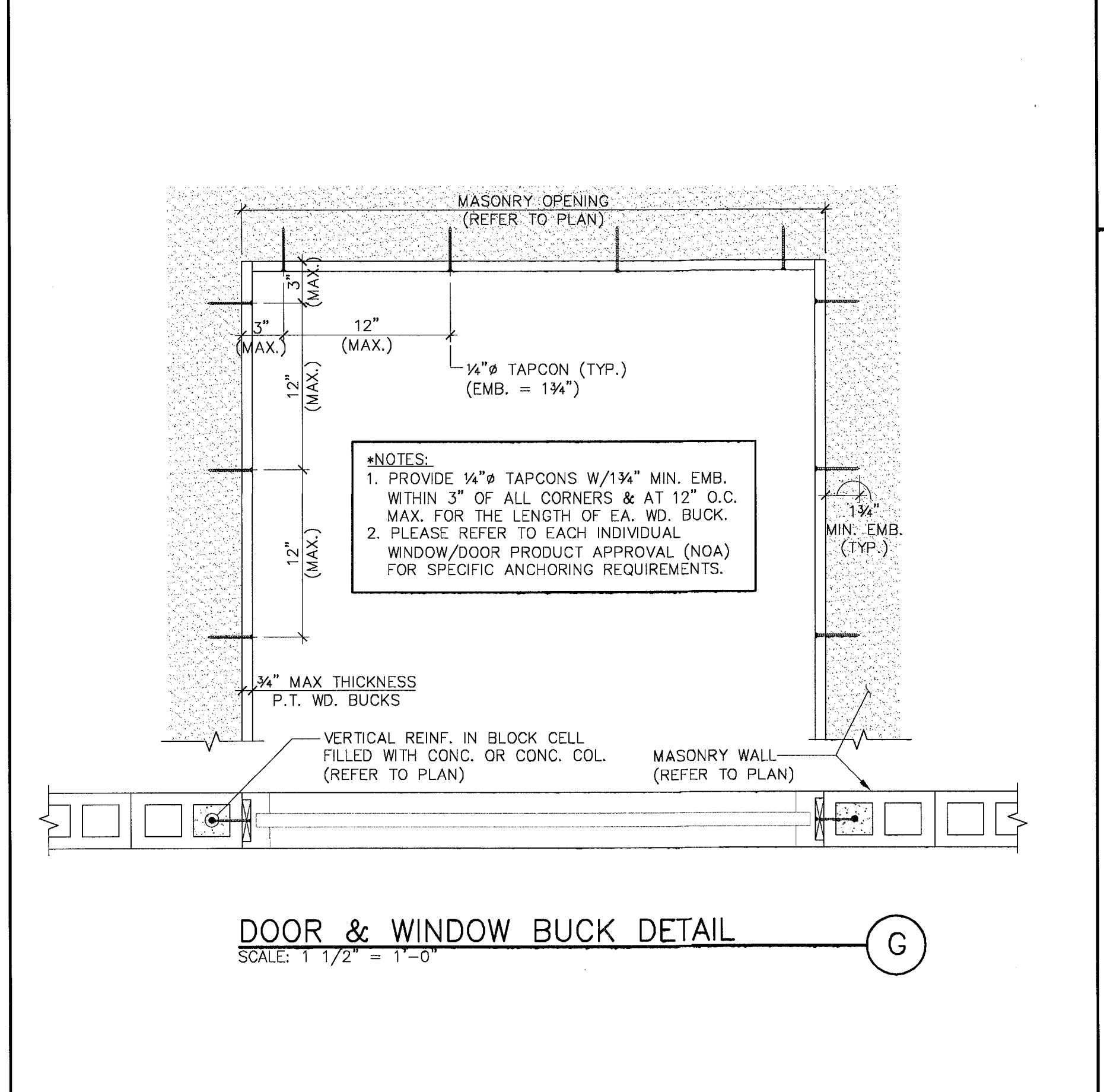
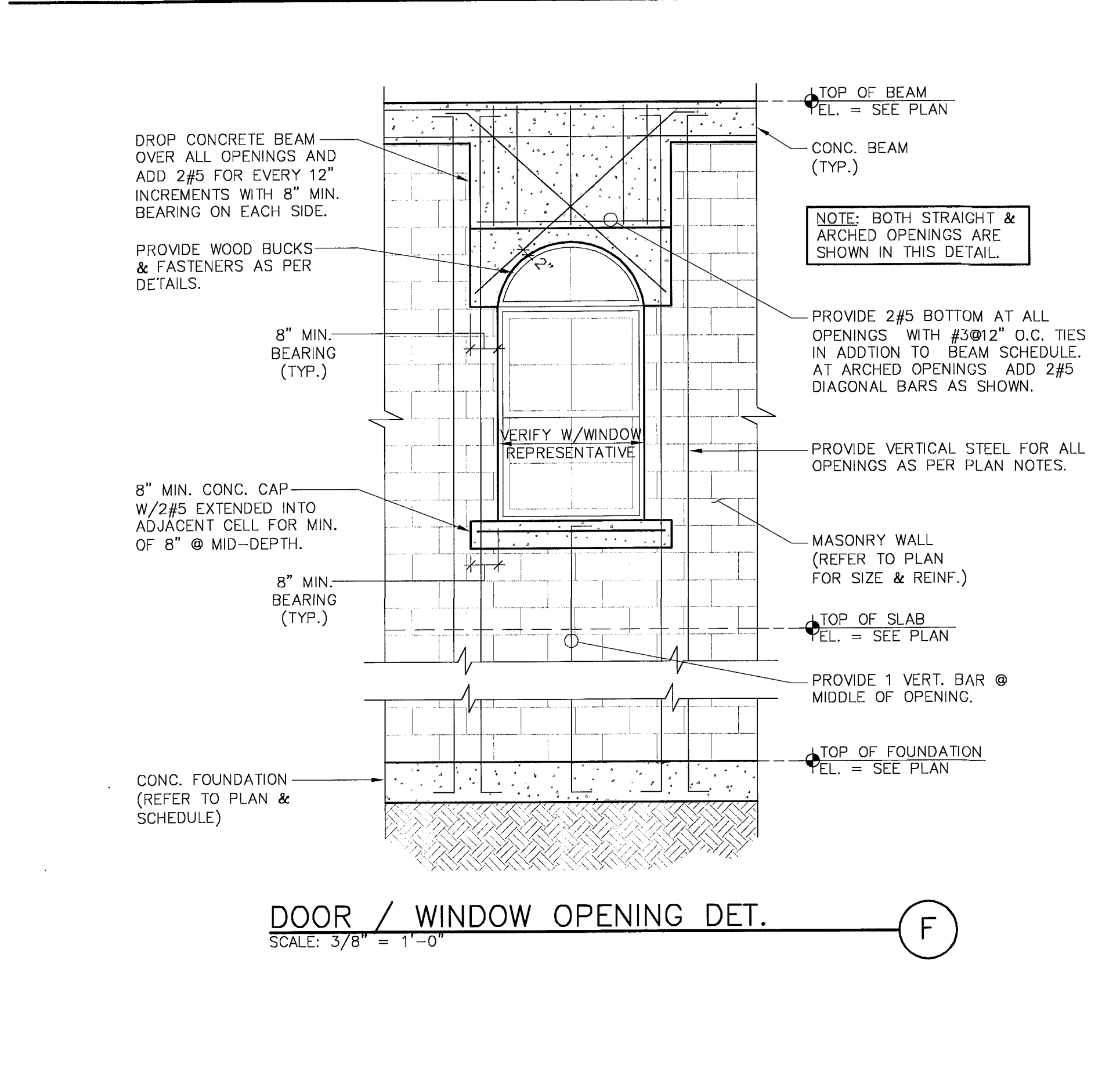
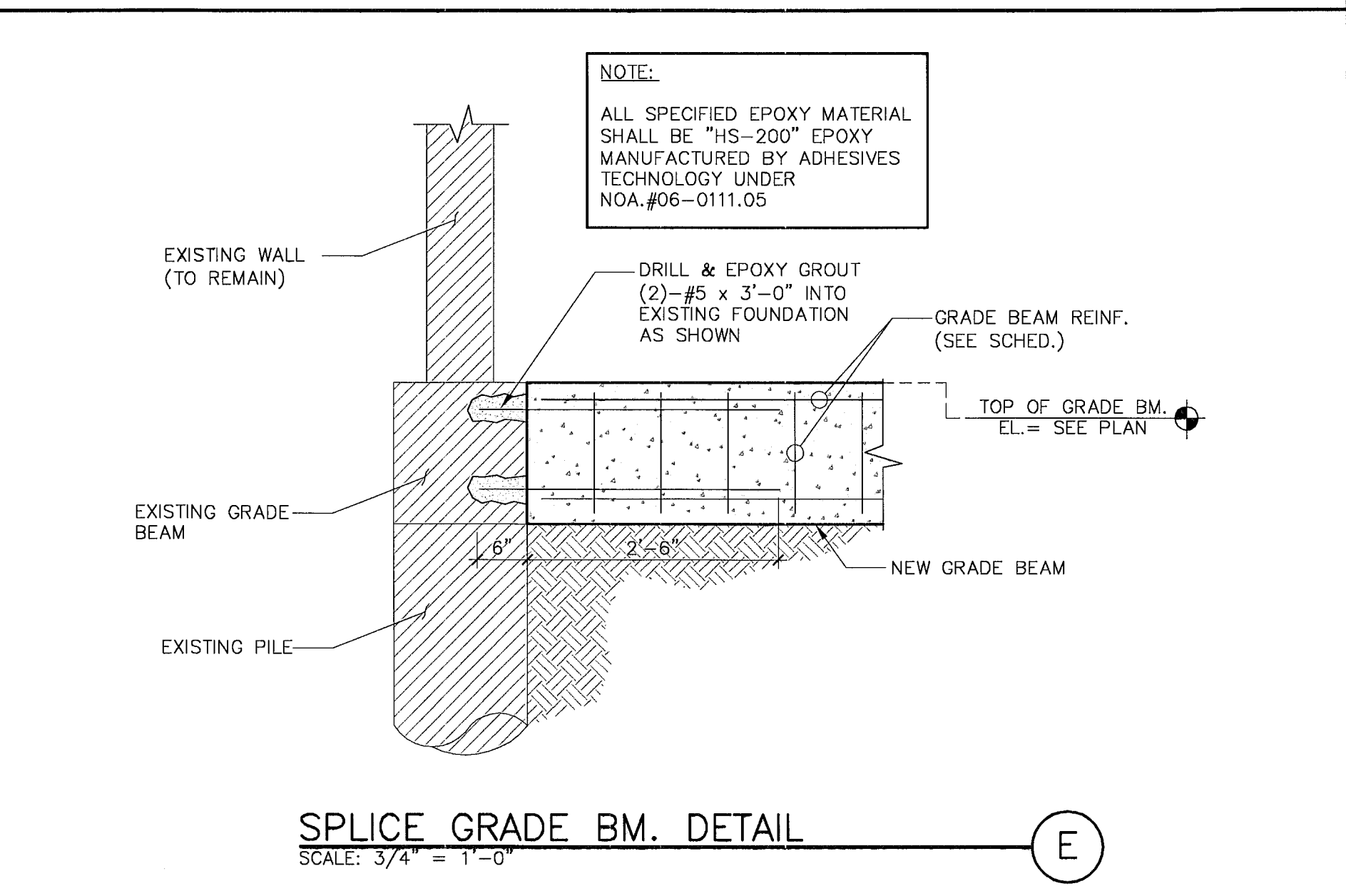
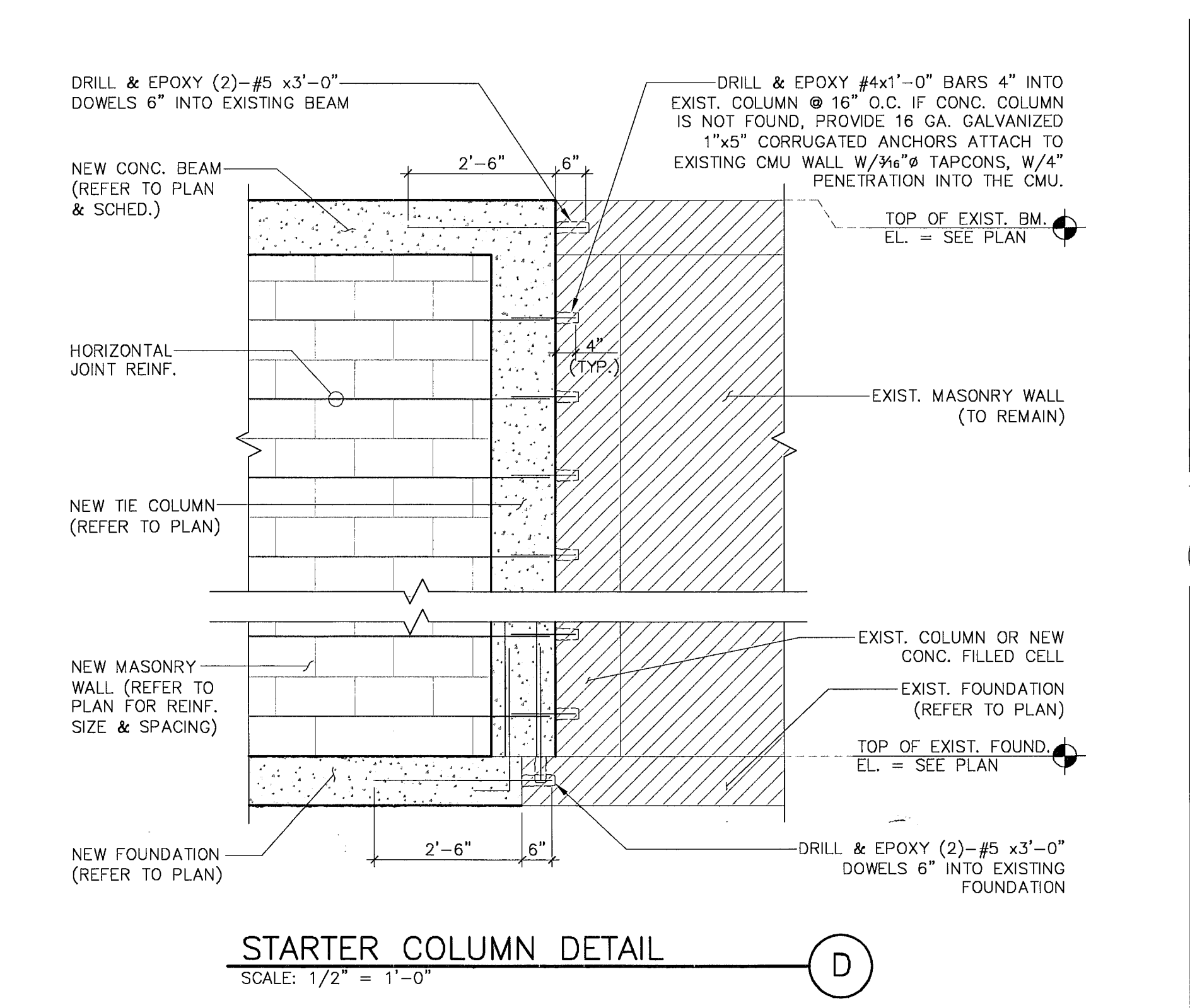
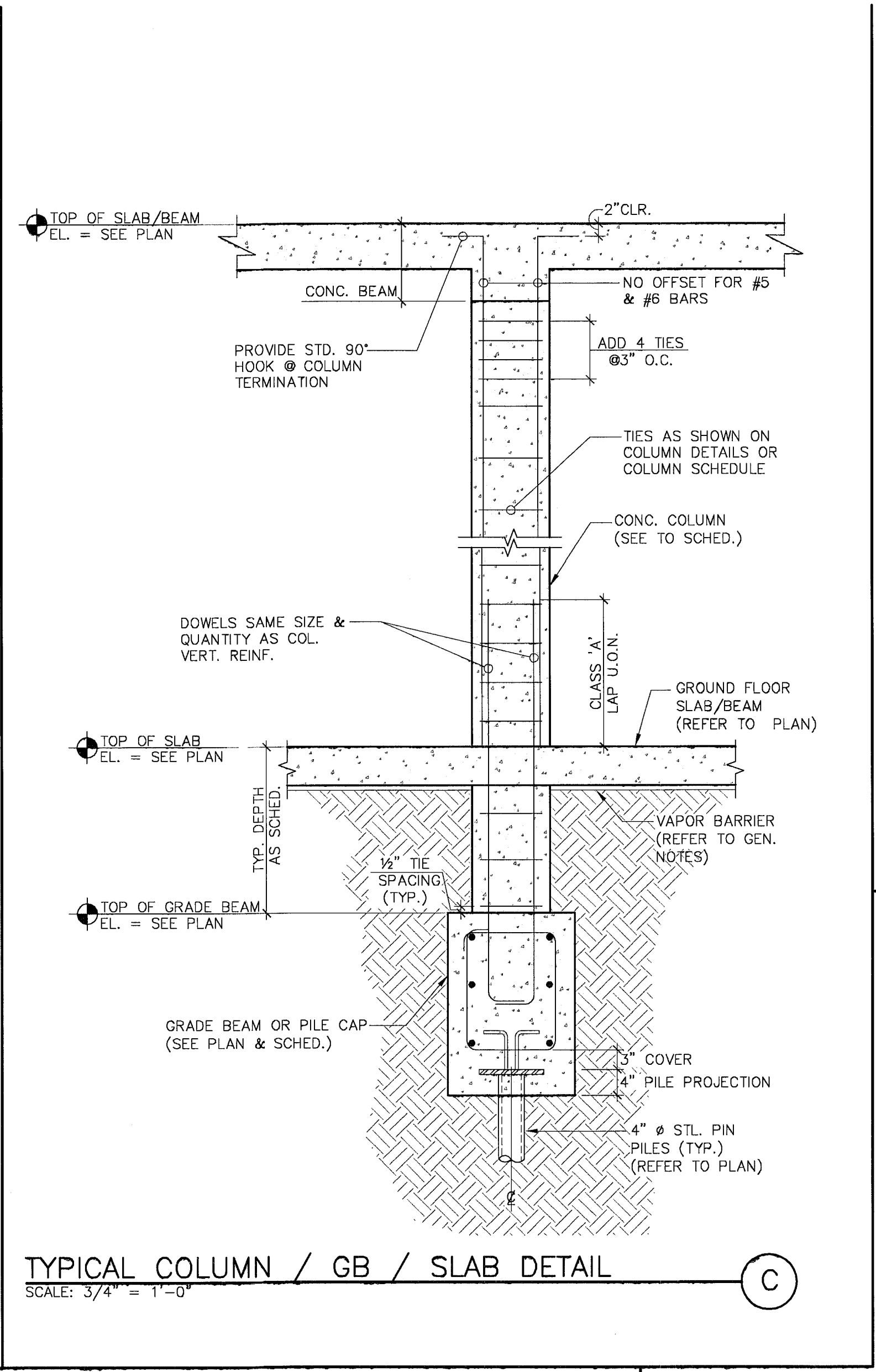
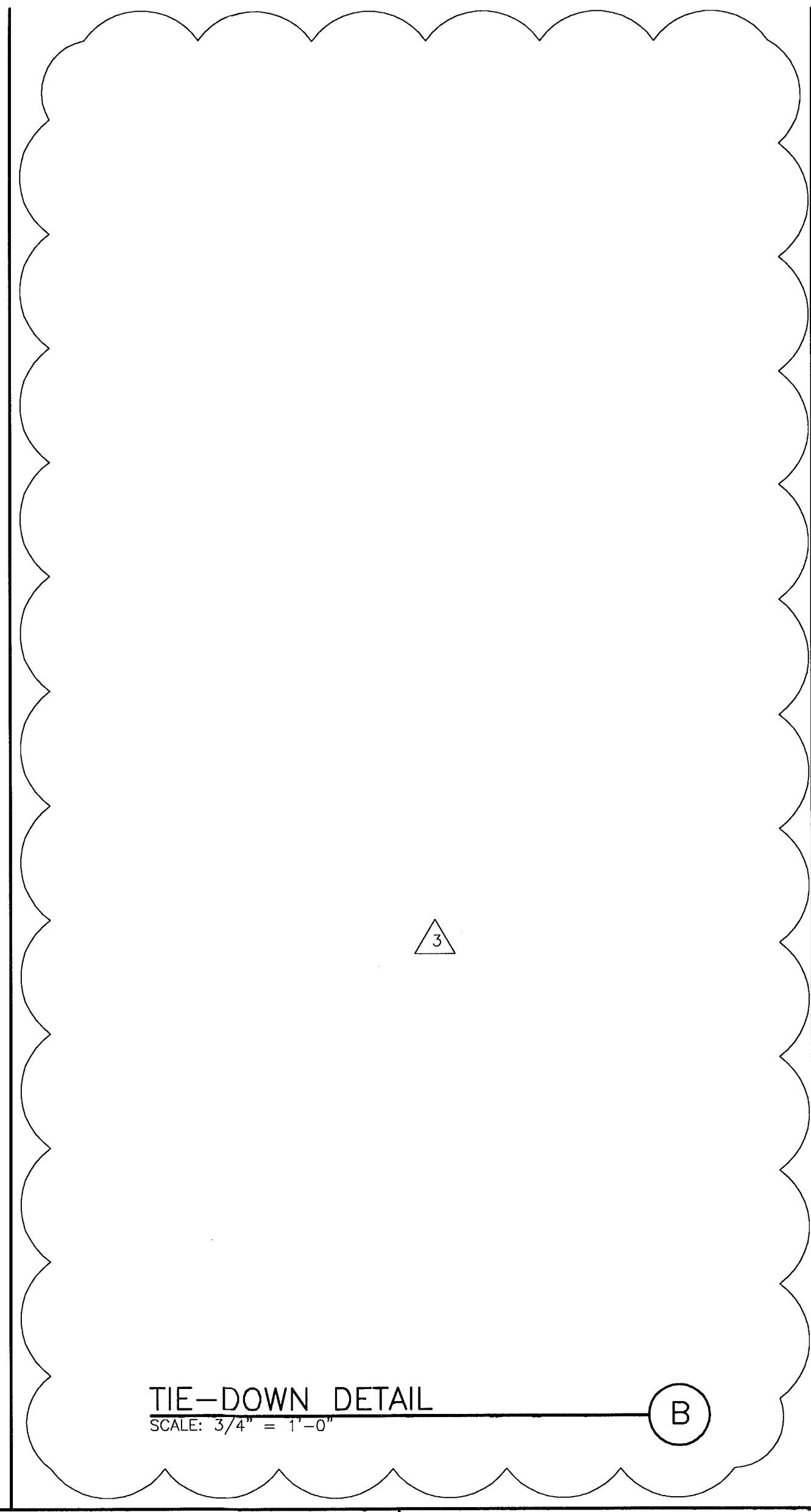
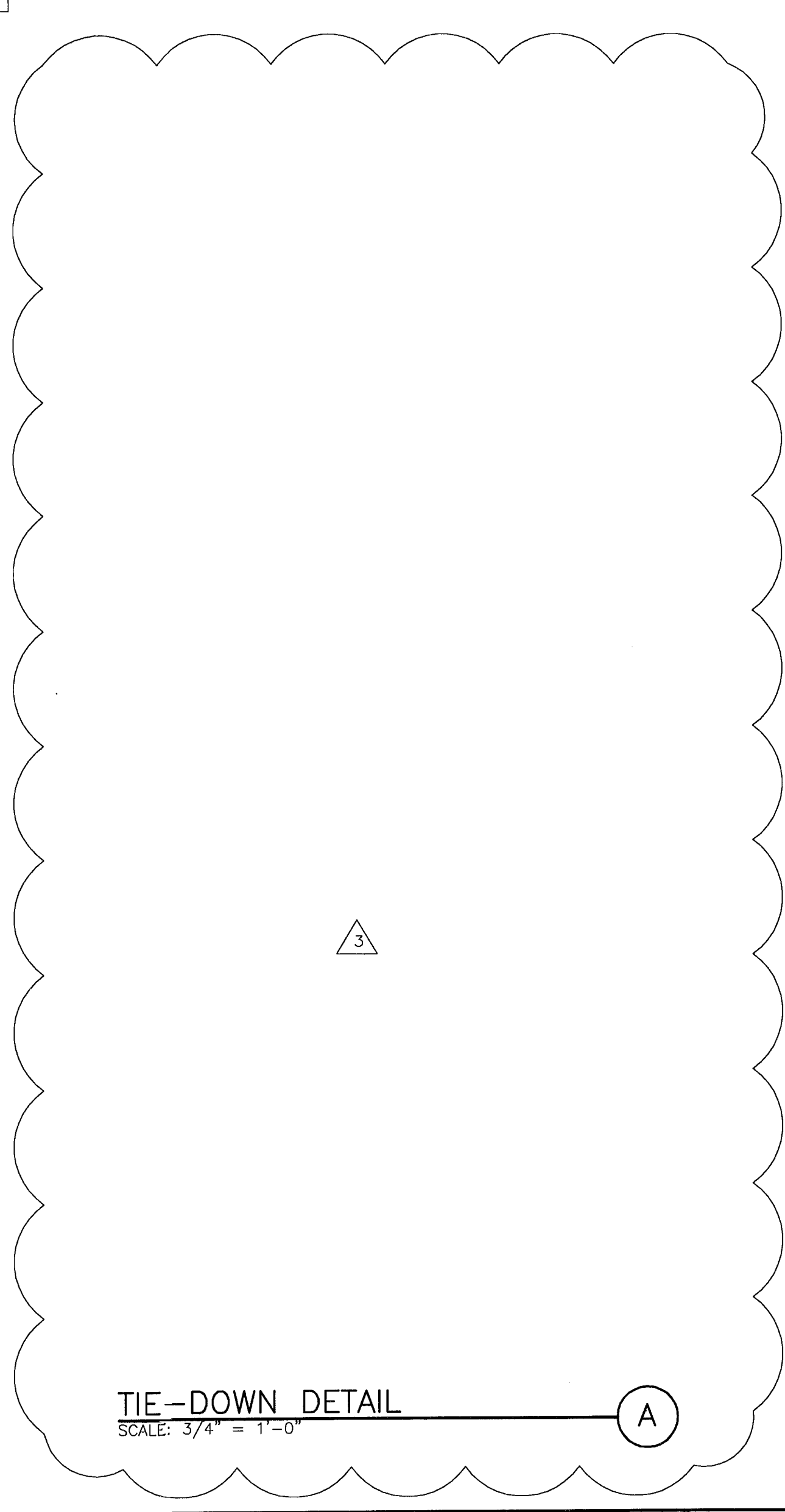
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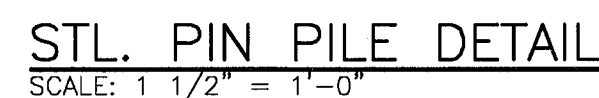
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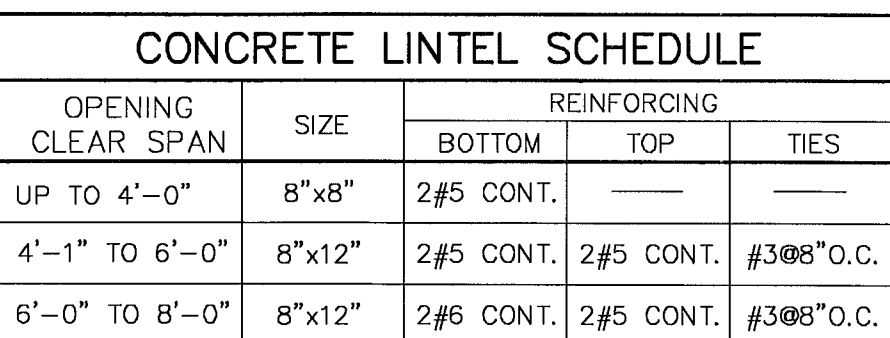
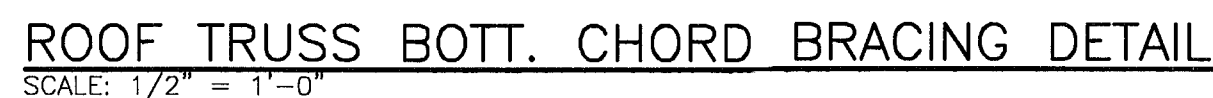
S-6

DALE J. CONGLE, P.A. ARCHITECT
ARCHITECT
4875 SW 74TH COURT, MIAMI, FL 33155
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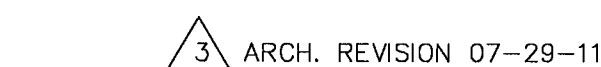
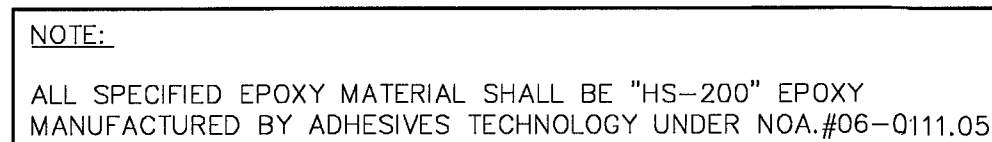
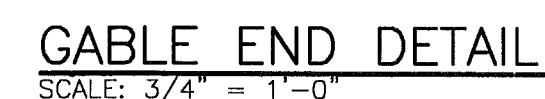
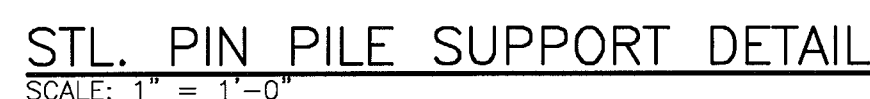




1. ALL PILES SHALL BE 4"ø O.D. GALV. STEEL PIP PILES. SCHEDULE 40 WITH MATCHING GALV. COUPLINGS CONFORMING TO ASTM A500 (GRADE B) WITH 46 KSI MIN. YIELD STRENGTH. PILES WILL BE FILLED SUB W/5000 PSI GROUT (WATER-CEMENT RATIO OF 0.45). PILE POINTS WILL BE FABRICATED WITH WELDED SEALED POINT.
2. PILES WILL BE DRIVEN TO REFUSAL TO A LOAD BEARING CAPACITY OF 10 KIPS IN COMPRESSION.
3. PILES WILL BE DRIVEN WITH A 140 LB. PNEUMATIC HAMMER. REFUSAL IS ACHIEVED WHEN VERT. MOVEMENT IS NO GREATER THAN 1/8" WITHIN 10 MINUTE OF CONTINUOUS DRIVING. ANTICIPATED DEPTH IS EXPECTED TO BE APPROX. 20'-0" BELOW EXISTING GRADE, REFER TO GEOTECHNICAL REPORT.
4. OPENINGS WILL BE EXCAVATED AT EA. PILE LOCATION IN ORDER TO PLACE PILE AND ITS ATTACHMENTS UNDER PILE CAP. PILE CAPS SHALL BE ENCASED IN CONC. AND BACK FILLED WITH CLEAN FILL.
5. WORK SHALL BE PERFORMED ONLY BY APPROVED PILE CONTRACTOR WITH A MIN. OF 5 YEARS OF LOCAL EXPERIENCE IN THIS TYPE OF WORK.
6. PILE LOG AND CERTIFICATION SHALL BE PROVIDED AT THE COMPLETION OF PILE INSTALLATION BY A FLORIDA REGISTERED ENGINEER FOR ENGINEER OF RECORD REVIEW AND APPROVAL.
7. CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE POSSIBLE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES SITUATED AT OR NEAR THE AREA OF WORK BEFORE PROCEEDING BY CONTACTING 811 AND/OR LOCAL UTILITIES. SERIOUS INJURY MAY RESULT FROM FAILURE TO LOCATE AND AVOID ALL UNDERGROUND UTILITIES.




NOTE:
PRE-CAST CONC. LINTELS MAY BE
USED AS AN ALTERNATIVE TO THE
CAST-IN-PLACE BEAM/LINTELS SHOWN
ABOVE, PROVIDED THAT ENGINEER IS
SUPPLIED W/PRODUCT APPROVAL
PRIOR TO PLACEMENT OF LINTELS.



TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM
TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2007, LATEST
REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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Tel: 305.442.1210 Fax: 305.442.1211



ROCHELL ENGINEERING, INC.
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 2700

So | ARCH
 ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
 REVISION NO. DATE COMMENTS

ADDITION FOR:

CROSBY RESIDENCE
5473 NORTH BAY ROAD
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MIAMI BEACH, FLORIDA 33140

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AR0015903
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PROJ. NO.:	10-006-00
ISSUE DATE:	07-28-2010
PLOT DATE:	10-18-10
SCALE:	AS NOTED
DRAWN BY:	M.V.
CHECKED BY:	A.R.

SHEET

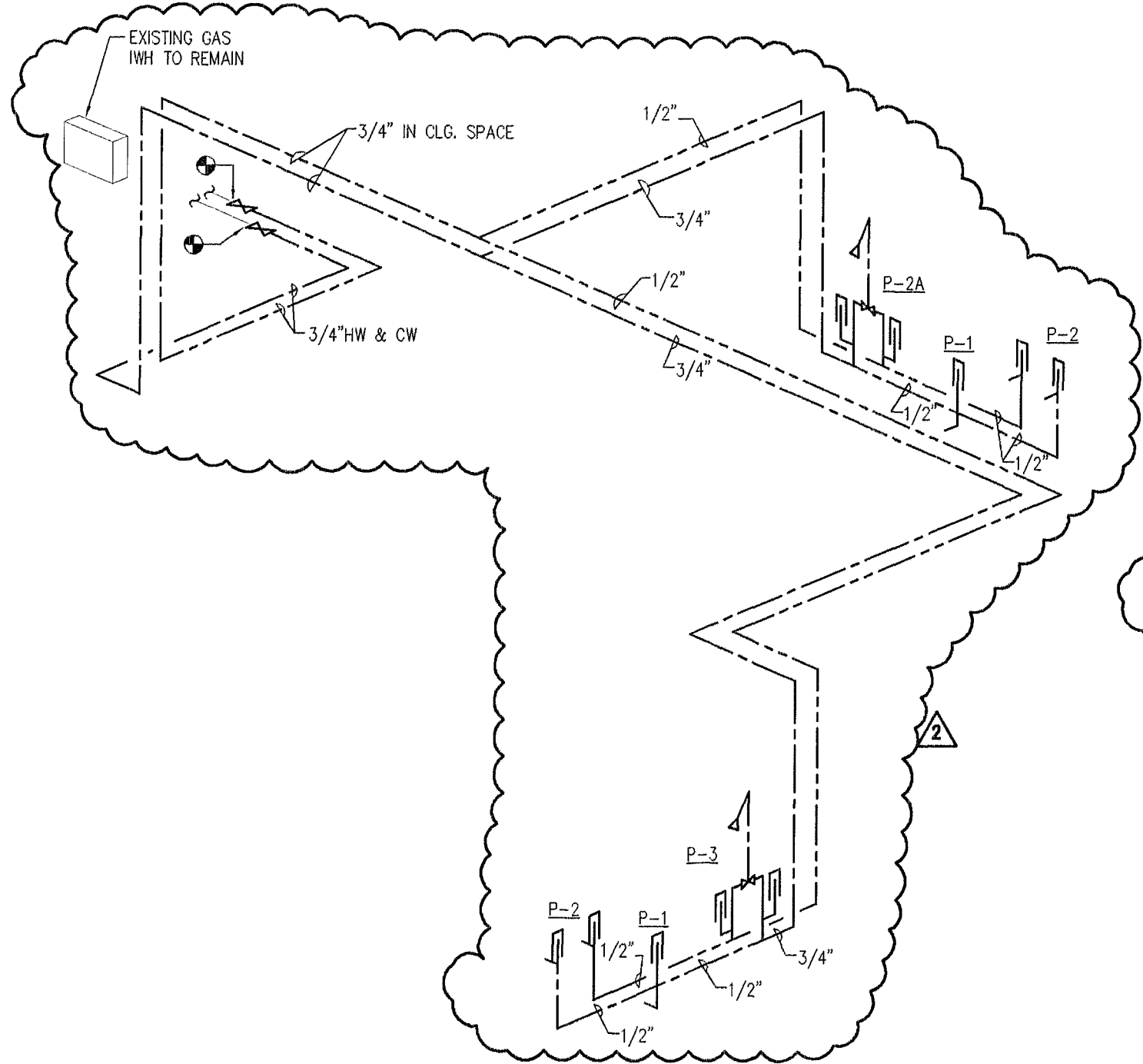
S-8

- GENERAL PLUMBING NOTES:**
- ALL WORK SHALL BE DONE in accordance with the Florida Building Code and with all applicable regulations.
 - DRAWINGS: Refer to all drawings for coordination of the plumbing work.
 - ARRANGE AND PAY for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
 - GUARANTEE: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and labor.
 - ALL HORIZONTAL SANITARY PIPING 2" or smaller shall slope at 1/8" per foot minimum; 3" or larger shall slope at a 1/4" per foot minimum.
 - SHOP DRAWINGS: Contractor shall submit for approval, within 30 days of signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: water heaters, drains, piping and plumbing fixtures. No work shall proceed without the approval of these submittals.
 - PLUMBING FIXTURES: Fixtures shall be as specified and shall be furnished and installed by this contractor. Fixtures shall be complete with drains, traps, supplies and any other accessory required.
 - MATERIALS:
 - Soil, waste and vent, and storm: Sanitary pipe, PVC DWV, Sch 40.
 - Domestic water: Copper pipe, Type L with sweat wrought copper fittings. Type "M" in concealed spaces is acceptable. Isolate piping from concrete with insulating material.
 - Domestic water supply assembly: Chrome finish tubing with angle shut off valves.
 - ALL AUTOMATIC electric water heaters shall meet the standards of the latest energy efficiency code.
 - PIPING TEST AND DISINFECTIONS:
 - Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is concealed or connected to equipment and plumbing fixtures.
 - Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypochlorite of 50 parts per million of chloride and as per AWWA Standards.
 - VALVES: Domestic water valves shall be of bronze body, sweat ends.
 - HOSE BIBBS: Shall be 3/4 inch, rough brass construction with shut off valve and vacuum breaker.
 - ALL OUTDOORS FLOOR clean outs shall be terminated up to grade and shall be marked.
 - CONTRACTOR SHALL COORDINATE exact location of sanitary, and domestic water piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
 - CONTRACTOR SHALL PAY for any engineering services related to the revision of drawings as a result of any changes originated by the contractor.
 - SAW CUT OR CORE DRILL existing slab to install new plumbing work. Patch slab to match existing once plumbing work is install & inspected. Floor penetrations shall be fire sealed to maintain floor slab fire rating.

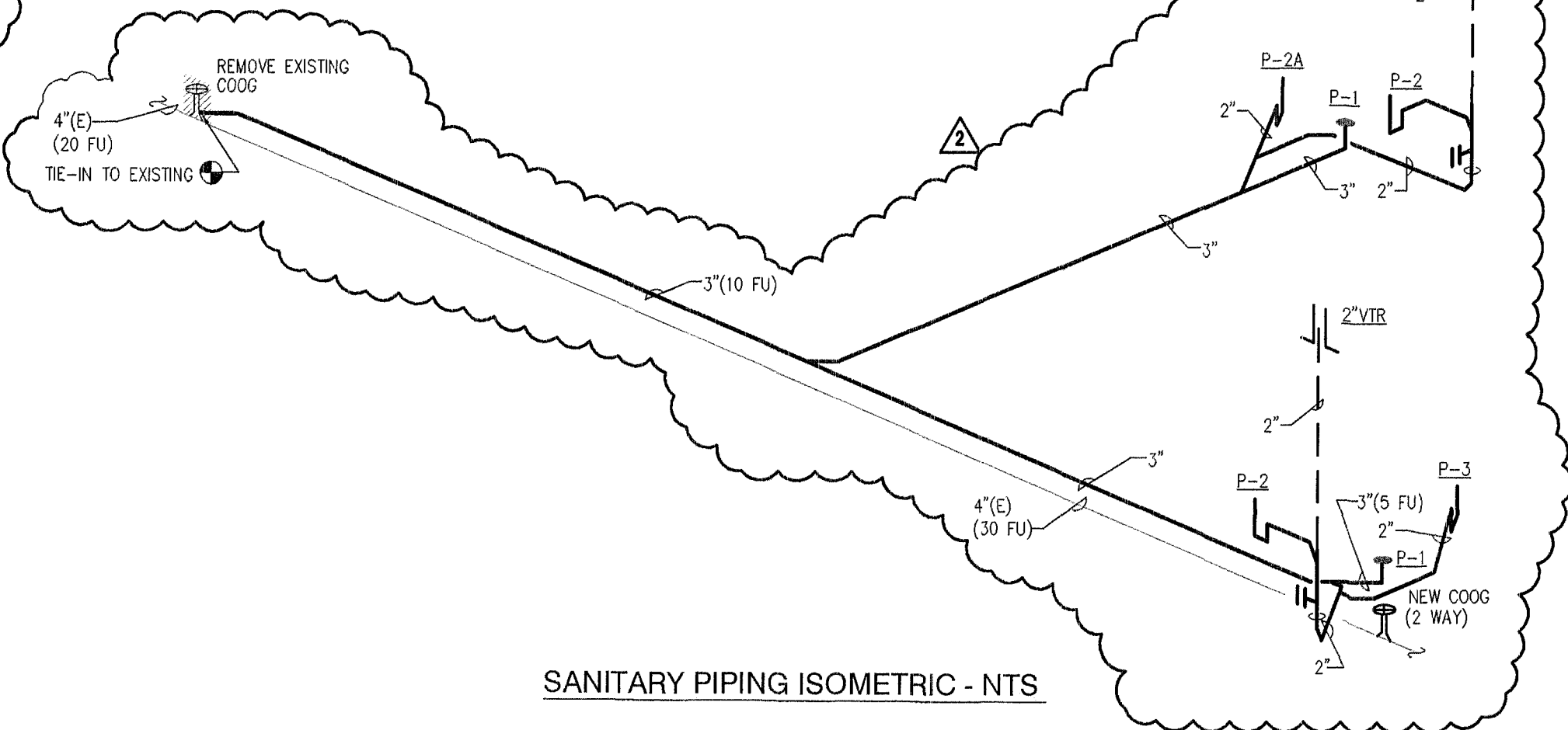
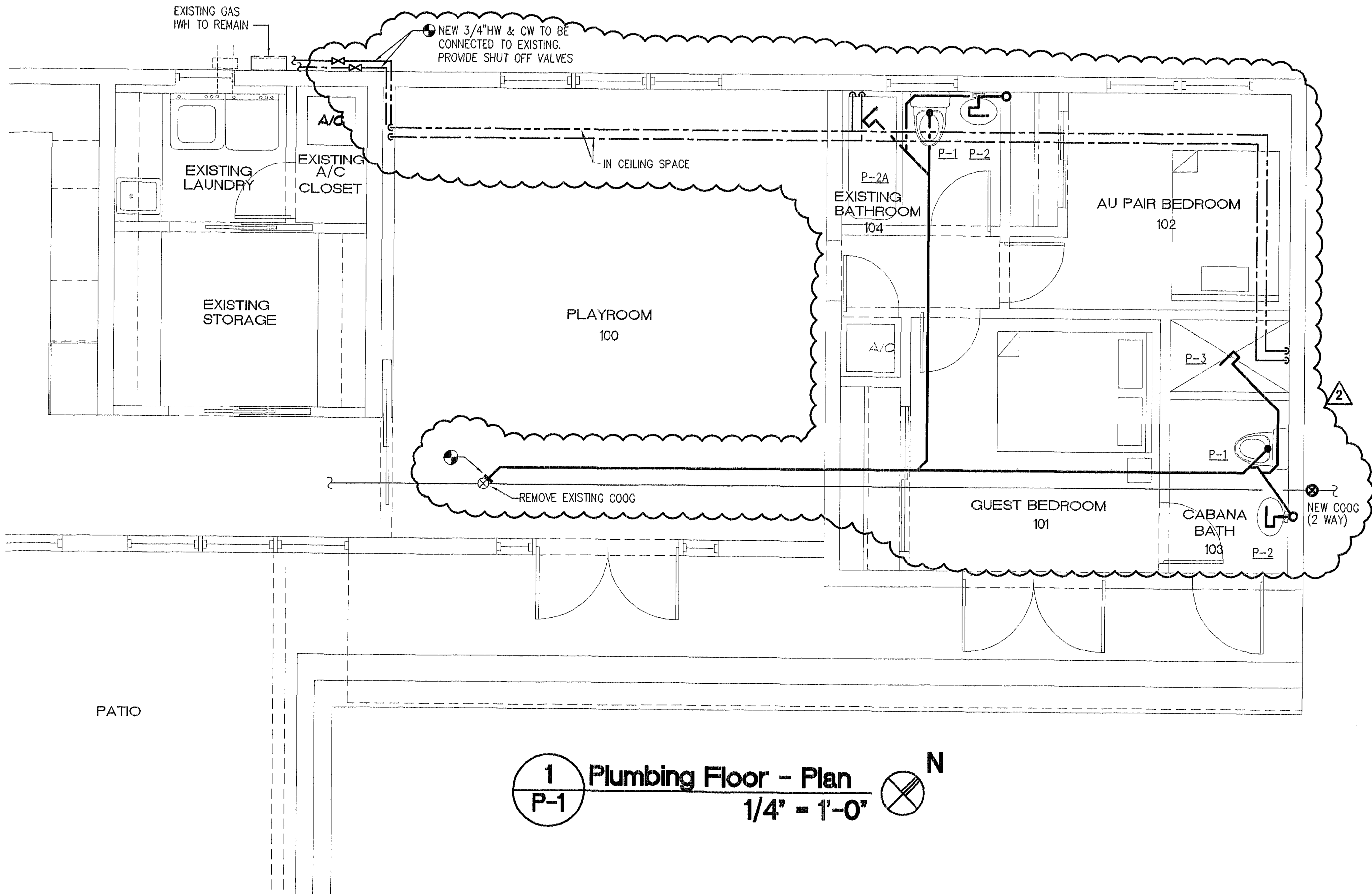
NO.	DESCRIPTION	DRAIN	WATER		REMARKS
			COLD	HOT	
P-1	WATRE CLOSET, TANK TYPE (1.28 GPF)	3"	1/2"	---	---
P-2	LAVATORY, COUNTER TYPE (1.5 GPM)	1-1/2"	1/2"	1/2"	---
P-3	SHOWER (1.5 GPM)	2"	3/4"	1/2"	---

- NOTES: 1. ALL FIXTURES SHALL COMPLY WITH THE SOUTH FLORIDA BUILDING CODE WATER CONSERVATION STANDARDS.
2. ALL FIXTURES SHALL BE SPECIFIED/SELECTED BY OWNER OR ARCHITECT.
3. ALL SHOWER VALVES TO COMPLY WITH FBC 2007 PLUMBING CODE 424.3

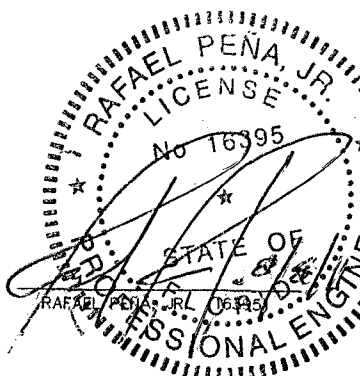
PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
---	SANITARY LINE
---	VENT LINE
---	COLD WATER LINE
---	HOT WATER LINE
---	GATE VALVE
---	FLOOR PENETRATION
---	WATER HAMMER ARRESTOR
---	SHOCK ABSORBER
---	AIR ADMITTANCE VALVE
---	FLUSH CLEAN OUT
---	CLEAN OUT
---	VENT THRU ROOF
---	PLUMBING FIXTURE DESIGNATION
---	CLEANDUT ON GRADE
---	HOSE BIBB W/ SHUT-OFF VALVE AND VACUUM BREAKER
---	TIE-IN TO EXISTING PIPE (VERIFY EXACT LOCATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES)



WATER PIPING ISOMETRIC - NTS

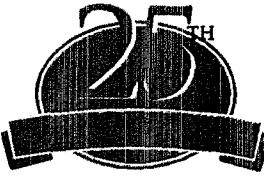


SANITARY PIPING ISOMETRIC - NTS

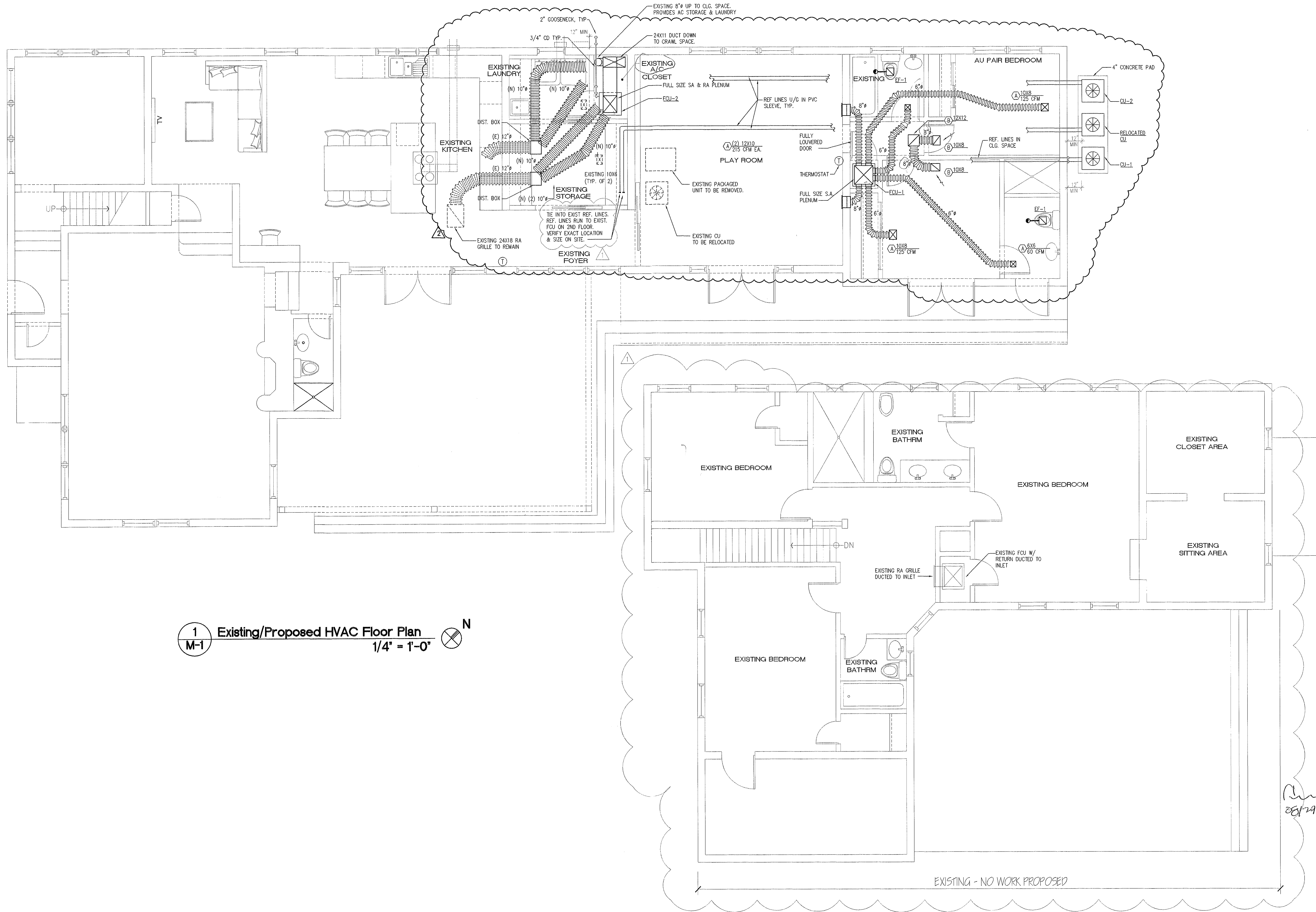


JOB NO. 10-062 (PHASE II)

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL. CO. NO. (0000013) P.E. NO. (16395)
4977 S.W. 74th COURT
MIAMI, FL. 33155
PHONE: (305) 666-0131 FAX: (305) 666-0131
E-Mail: rpj@rpj-south.net

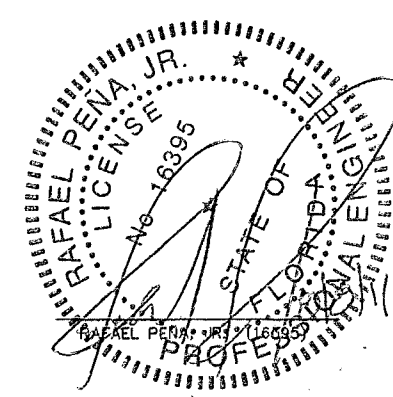


H:\DWG\10-062\PHASE II\ENG10-062-M1-M2.DWG, 8/10/2011 3:19:54 PM, apena, 1:1

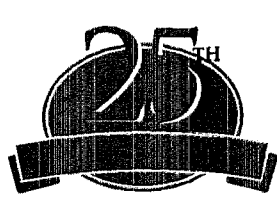


1 Existing/Proposed HVAC Floor Plan
1/4" = 1'-0" N

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



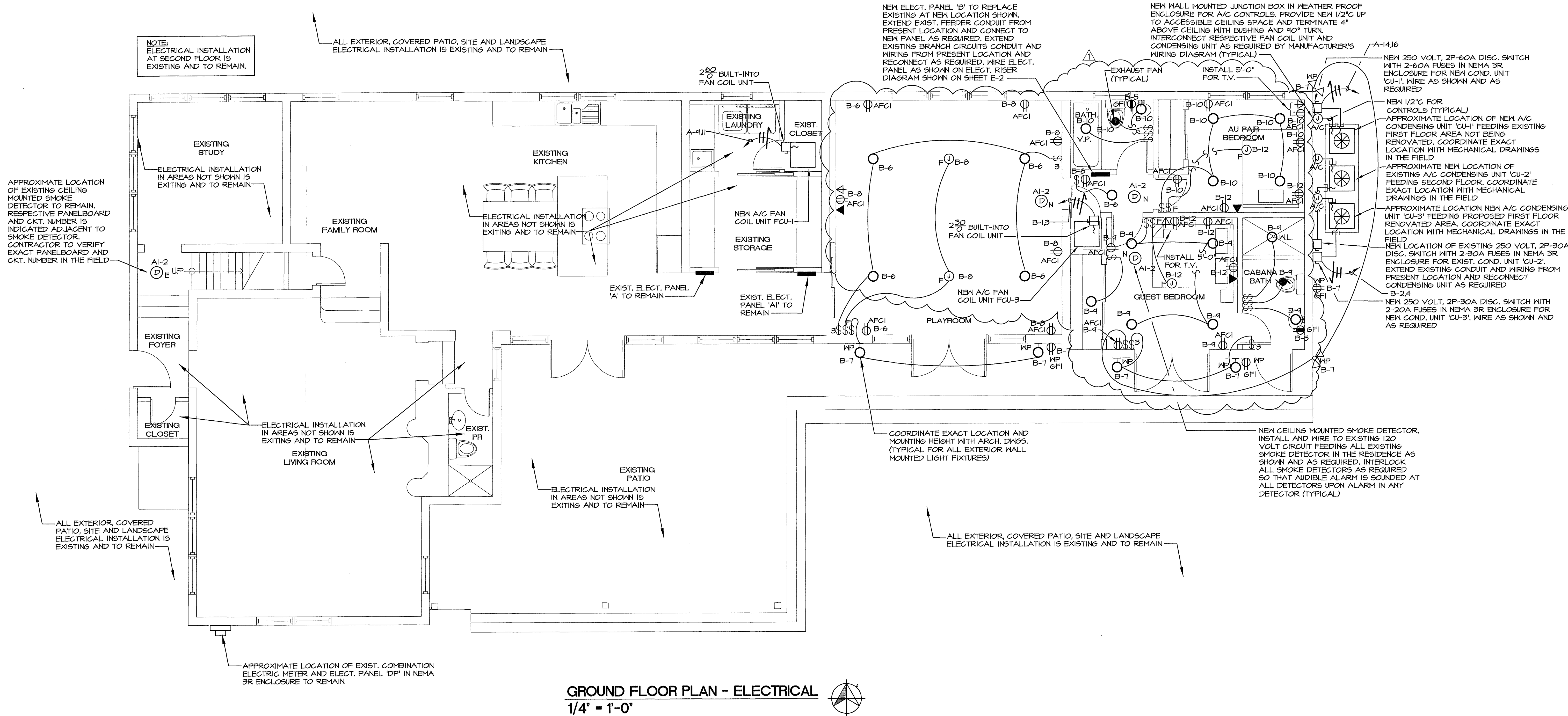
JOB NO. 10-062 (PHASE II)
RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL. CO. NO. (00006513) P.E. NO. (16395)
4977 S.W. 74th COURT
MIAMI, FL 33155
PHONE: (305) 656-2131 FAX: (305) 666-0131
E-Mail: rpj@rjpsouth.net



REVISION NO.	DATE	COMMENTS	ADDITION FOR:	CROSBY RESIDENCE 5473 NORTH BAY ROAD MIAMI BEACH, FLORIDA 33140	PROJECT NO. 10-062 (PHASE II) ISSUE DATE: 10-20-2010 PLOT DATE: 00-00-00 SCALE: AS NOTED DRAWN BY: A. PENNA / TV CHECKED BY: A. PENNA
1	12.16.10	BLDG. DEPT.			
2	07.20.11	OWNER REQ.			

SHEET
M-1.0

SOI | ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
4977 SW 74th COURT MIAMI, FL 33155
P: 305 656 2131 F: 305 666 0131
WWW.RPJINC.COM
CULLEN & GONCE, P.A. ARCHITECT
ARCHITECTS



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

NOTES FOR POWER:

1. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITABLE AREAS.
2. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW FLOOD ELEVATION.
3. A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
4. MAIN CIRCUIT BREAKERS AND ELECTRICAL PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
5. ALL SMOKE DETECTORS SHALL BE INTERLOCKED SO THAT AUDIBLE ALARM IS SOUNDED AT ALL DETECTORS UPON ALARM IN ANY DETECTOR. INSTALL SMOKE DETECTORS A MIN. OF 3'-0" FROM A/C SUPPLY/RETURN DIFFUSERS AND/OR BATHROOMS.
6. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

NOTES FOR LIGHTING:

1. CONTRACTOR SHALL COORDINATE LIGHTING FIXTURE INSTALLATION WITH CEILING CONSTRUCTION.
2. FOR EXACT LOCATION OF LIGHT FIXTURES, REFER TO ARCHITECTURAL DRAWINGS.
3. FOR LIGHT FIXTURES IDENTIFICATION & DESCRIPTION, REFER TO ARCHITECTURAL DRAWINGS.

DEMOLITION NOTES:

- 1- CONTRACTOR SHALL REMOVE FROM THE AREA OF WORK ALL EXISTING POWER DISTRIBUTION, RECEPTACLES, LIGHT FIXTURES, SWITCHES, JUNCTION BOXES, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE RENOVATION. CONTRACTOR SHALL NOT ABANDON ANY EXISTING ELECTRICAL WORK.
- 2- ALL ELECTRICAL INSTALLATION TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS IN EFFECT AT THIS LOCATION.
- 3- ALL DEMOLITION AREAS ARE TO BE FREE FROM DEBRIS, SWEEP AND CLEAN AFTER COMPLETION OF WORK.
- 4- CONTRACTOR SHALL INVESTIGATE AND NOTIFY ENGINEER OF ANY EXISTING JUNCTION BOXES THAT MAY OCCUR OVER ANY HARD TYPE CEILING AS SOON AS THE DEMOLITION WORK IS COMPLETED.
- 5- CONTRACTOR SHALL RECORD ON AS-BUILT DRAWING ANY BUILDING WORK THAT WILL REMAIN AS PART OF THE RENOVATION.

VITAL ENGINEERING, INC.
CONSULTING ENGINEERS
NELSON VITAL, P.E.
Electrical Engineer - State of Florida P.E. 0015880
JOSE A. RAMIREZ, P.E.
Electrical Engineer - State of Florida P.E. 0060224
7100 SW 99th Ave., Suite 202 - Miami, FL 33173
Phone: (305) 412-6000 - Fax: (305) 412-6005
E-mail: vitalengr@aol.com

TYPE: SIEMENS

VOLTAGE: 120/240 VOLTS

SERVICE: 1Ø, 3Ø

MOUNTING: FLUSH

NEW PANEL 'B'

(10,000 AIC)

(ALL CIRCUITS 20A, 1P, EXCEPT AS NOTED)

MAIN BUS: 100 AMP

NEUTRAL: 100 AMP

MAINS: LUGS ONLY

LOCATION: BOTTOM

COND	WIRE	TOTAL V.A.	AMPS	POLE	LOAD SERVED	CKT. NO.	PHASE	CKT. NO.	LOAD SERVED	POLE	AMPS	TOTAL V.A.	WIRE	COND
3/4"	#10	5800	30	2	NEW FCU-3	1	<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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- (1) LIGHTS AND RECEPTACLES LOAD: 806 SQ. FT. X 3.0 VA/SQ. FT. = 2,418 VA.
(2) COOLING AND HEATING LOADS ARE NON-CURRENT.
(3) CIRCUIT BREAKER CONNECTORS AT PANEL SHALL BE RATED 75°C.
(4) EXTEND CONDUIT AND WIRING FROM PRESENT LOCATION AND RECONNECT TO NEW ELECTRICAL PANEL AS REQUIRED.
(5) PROVIDE ARC-FAULT CIRCUIT INTERRUPTER FOR CKTS. FEEDING EXIST. LIGHTS AND RECEPTACLES AS REQUIRED BY N.E.C. ART. 210.12

TYPE: VOLTAGE: 120/240 VOLTS SERVICE: 1Ø, 3Ø MOUNTING: FLUSH							EXIST. PANEL 'A' (10,000 AIC) (ALL CIRCUITS 20A, 1P, EXCEPT AS NOTED)							MAIN BUS: 200 AMP NEUTRAL: 200 AMP MAINS: LUGS ONLY LOCATION: BOTTOM						
COND	WIRE	TOTAL V.A.	AMPS	POLE	LOAD SERVED	CKT. NO.	PHASE	CKT. NO.	LOAD SERVED	POLE	AMPS	TOTAL V.A.	WIRE	COND						
EXISTING	10600	60	2		EXIST. FCU-2 (AT 2ND FLR.)	1 3	● ● ● ● ● ● ● ● ● ● ●	2 4	EXIST. LOAD	1	20	(1)	EXISTING							
EXISTING	(1)	20	1		EXIST. LOAD	5 7		6 8				15								
1"	#6	11300	60	2	NEW FCU-1	9		10				20								
						11		12				15								
EXISTING	(1)	20	1		EXIST. LOAD	13		14	NEW CU-1	2	60	1100	#6	1"						
						15		16	(SEE NOTE 2)											
						17		18	EXIST. LOAD	1	20	(1)	EXISTING							
						19		20				15								
						21		22				20								
			50	2	SPARE	23 24 25		26												
EXISTING	(1)	20	1		EXIST. LOAD	27		28												
						29	30													
EXISTING	21700	100	2		EXIST. PANEL 'A1'	31	32													
						33	34													
EXISTING	(1)	20	1		EXIST. LOAD	35	36													
						37	38													
EXISTING	4600	30	2		EXISTING CU-2	39	40													
					(SEE NOTE 2)	41	42													
* CONTROLLED BY TIME SWITCH ** GROUND-FAULT CIRCUIT INTERRUPTER *** ARC-FAULT CIRCUIT INTERRUPTER CONNECTED LOAD: 52.8 KVA DEMAND LOAD: SEE LOAD CALCULATION FOR PANEL 'A'														FEEDER: 3-3/0, 2" C (EXIST.) FED FROM: EXIST. PANEL 'DP'						

- (1) LIGHTS AND RECEPTACLES LOAD: 3,062 SQ. FT. X 3.0 VA/SQ. FT. = 9,186 VA.
(2) COOLING AND HEATING LOADS ARE NON-CURRENT.
(3) CIRCUIT BREAKER CONNECTORS AT PANEL SHALL BE RATED 75°C.
(4) CONTRACTOR SHALL MODIFY EXISTING PANELBOARD AS REQUIRED TO MATCH SCHEDULE SHOWN.
(5) PROVIDE ARC-FAULT CIRCUIT INTERRUPTER FOR CKTS. FEEDING EXIST. LIGHTS AND RECEPTACLES AS REQUIRED BY N.E.C. ART. 210.12

LOAD CALCULATION PNL. 'A'

A/C & HEAT LOAD AT 100%:	21.9	KVA
FIRST 10.0 KVA OF OTHER LOAD AT 100 %:	10.0	KVA
REMAINDER OF OTHER LOAD AT 40%:	8.4	KVA
TOTAL DEMAND LOAD:	40.3	KVA
AT 240 V, 1Ø = 167.9 A/Ø		

ELECTRICAL SERVICE LOAD CALCULATION

A/C & HEAT LOAD AT 100%: (10.6 KVA + 11.3 KVA + 5.8 KVA):	27.7	KVA
GAS WATER HEATER:	0.5	KVA
REFRIGERATOR:	1.2	KVA
GARBAGE DISPOSAL:	1.0	KVA
GAS DRYER:	0.5	KVA
WASHER:	1.5	KVA
GAS COOK TOP:	0.5	KVA
DISHWASHER:	1.2	KVA
KITCHEN HOOD:	0.5	KVA
U.C. WINE COOLER:	0.8	KVA
U.C. ICE MAKER:	1.2	KVA
U.C. FREEZER:	1.2	KVA
COMBINATION MICROWAVE/OVEN:	4.8	KVA
SMALL APPLIANCE (4 X 1.5 KVA):	6.0	KVA
SPRINKLER PUMP:	1.2	KVA
LANDSCAPE LIGHTING: LIGHTING AND RECEPTACLES (1ST. AND 2ND. FLOORS):	1.2	KVA
(3.888 5.F. X 3.0 V.A./5.F.):	11.6	KVA
TOTAL CONNECTED LOAD:	61.6	KVA
A/C & HEAT LOAD AT 100%:	27.7	KVA
FIRST 10.0 KVA OF OTHER LOAD AT 100 %:	9.0	KVA
REMAINDER OF OTHER LOAD AT 40%:	14.9	KVA
TOTAL DEMAND LOAD:	41.6	KVA
AT 240 V, 1ϕ = 193.3 A/ϕ		

B1100656
BREV III 224
5473 N. Bay Rd.
OFF COPY

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE GAS-CALL 1-800-482-4770
CITY OF MIAMI BEACH 305-673-7080

PERMIT REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-2228

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or
easements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/side area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.O. / C.D., or the release of bonds.)

8-29-2011

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING: 8/29/11

ZONING: 8/29/11

DRB/HPB: 8/29/11

CONCURRENCY: 8/29/11

PLUMBING: 8/29/11

ELECTRICAL: 8/29/11

MECHANICAL: 8/29/11

FIRE PREVENTION: 8/29/11

ENGINEERING: 8/29/11

PUBLIC WORKS: 8/29/11

STRUCTURAL: 8/29/11

ELEVATOR: 8/29/11

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name GEORGE CROSBY		11-621		For Insurance Company Use	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5473 N. BAY RD.				Policy Number	
				Company NAIC Number	
City MIAMI BEACH		State FLORIDA		ZIP Code 33140	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 3, BLOCK 12, LA GORCE GOLF SUBDIVISION, P.B. 14, PAGE 43.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL					
A5. Latitude/Longitude: Lat. N25°50'03.51" Long. W80°07'47.44" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 8					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) 1,400 sq ft b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 10 c) Total net area of flood openings in A8.b 765 sq in d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage N/A sq ft b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A c) Total net area of flood openings in A9.b N/A sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF MIAMI BEACH 120651		B2. County Name MIAMI-DADE		B3. State FLORIDA	
B4. Map/Panel Number 12086C0309	B5. Suffix L	B6. FIRM Index Date 9/11/09	B7. FIRM Panel Effective/Revised Date 9/11/09	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8.00'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe)					
B11. Indicate elevation datum used for BFE in item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe)					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date N/A <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. Use the same datum as the BFE:
Benchmark Utilized **D-132-R** Vertical Datum **NGVD 1929**
Conversion/Comments **N/A**

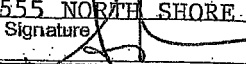
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4 90	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	6 40	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	5 30	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	4 20	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	6 10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

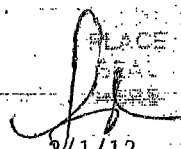
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name ADIS N. NUNEZ		License Number 5924	
Title REGISTERED LAND SURVEYOR		Company Name BLANCO SURVEYORS, INC.	
Address 555 NORTH SHORE DRIVE		City MIAMI BEACH	
State FLORIDA		ZIP Code 33141	
Signature 		Telephone 305 865-1200	
Date 2/1/12			

PLACE SEAL HERE



2/1/12

PLS#5924

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

5473 N. BAY RD.

City

MIAMI BEACH

State

FLORIDA

ZIP Code

331409

For Insurance Company Use

Policy Number

Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

LATITUDE AND LONGITUDE OBTAINED BY GOOGLE. C2.e) A/C SLAB ELEVATION.

CROWN OF THE ROAD ELEVATION: 4.01' ON CENTERLINE ON CENTER OF ROAD.

BM# D-132-R

LOCATOR: 3223 SW

ELEV: 8.29'

Signature

Date 2/1/12

☒ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG):

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet _____ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet _____ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet _____ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ feet _____ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet _____ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building _____ feet _____ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site _____ feet _____ meters (PR) Datum _____

G10. Community's design flood elevation _____ feet _____ meters (PR) Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

Addition Non-Substantial Improved

☐ Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

5473 N. BAY RD.

11-621

City

MIAMI BEACH

State

FLORIDA

ZIP Code

33140

For Insurance Company Use:

Policy Number

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.



DATE TAKEN:

1/31/12

FRONT VIEW



REAR VIEW



BARRIER SCHEDULE

R450117113 Removable child barrier must be placed sufficiently REAR from

R450/L1115 Removable child barriers must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may manage to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than 10 inches (25 cm) from the water's edge. Diving or non-diving walls including screen enclosures, when used as part or all of the "barrier" and meeting the other barrier requirements, may be as close to the water's edge as permitted by this code.

R450/L1111 - Removable child barriers shall have one end of the barrier non-removable with the aid of tools

R450/L1115

A mesh safety barrier meeting the requirements of Section R450/L11 and the following minimum requirements shall be considered a barrier as defined in this section:

1. Individual component vertical support posts shall be capable of resisting a minimum of 52 pounds (23 N) of horizontal force prior to breakage when measured at a 36-inch (914 mm) height above grade. Vertical posts of the 4-inch (102 mm) solid tubular type shall have a minimum of 36 inches (76 mm) below deck level and shall be spaced no greater than 36 inches (914 mm) apart.
2. The mesh utilized in the barrier shall have a minimum tensile strength according to ASTM D 5034 of 100 pounds per foot (149 kg/m), and a minimum ball burst strength according to ASTM D 3181 of 50 pounds per foot (723 kg/m). The mesh shall not be capable of deformation such that a 1/4 inch (6.4 mm) diameter ball can penetrate the mesh.
3. The mesh shall receive a descriptive performance rating of no less than "trace discoloration" or "light discoloration" when tested according to ASTM G 35 (Weatherability, 1200 hours).
3. When using a mooring strip to attach the mesh to the vertical posts, this strip shall contain, at a minimum, 96 by 1/2-inch (121 mm) square with a minimum of 4-inch (102 mm) overlap between strips. The strip with the remaining square spaced a maximum of 6 inches (152 mm) apart on center.
4. Patio deck sleeves (vertical post receptacles) placed inside the patio surface shall be of a nonconductive material.
5. A latching device shall attach each barrier section at a height no lower than 45 inches (1163 mm) above grade. Common latching devices that include, but are not limited to, devices that provide the security of a lock or greater than that of a hook and eye type latch incorporating a spring actuated retaining lever (commonly referred to as a safety gate hook).
6. The bottom of the child mesh safety barrier shall not be more than 1 inch (25 mm) above the deck or installed surface (grade).

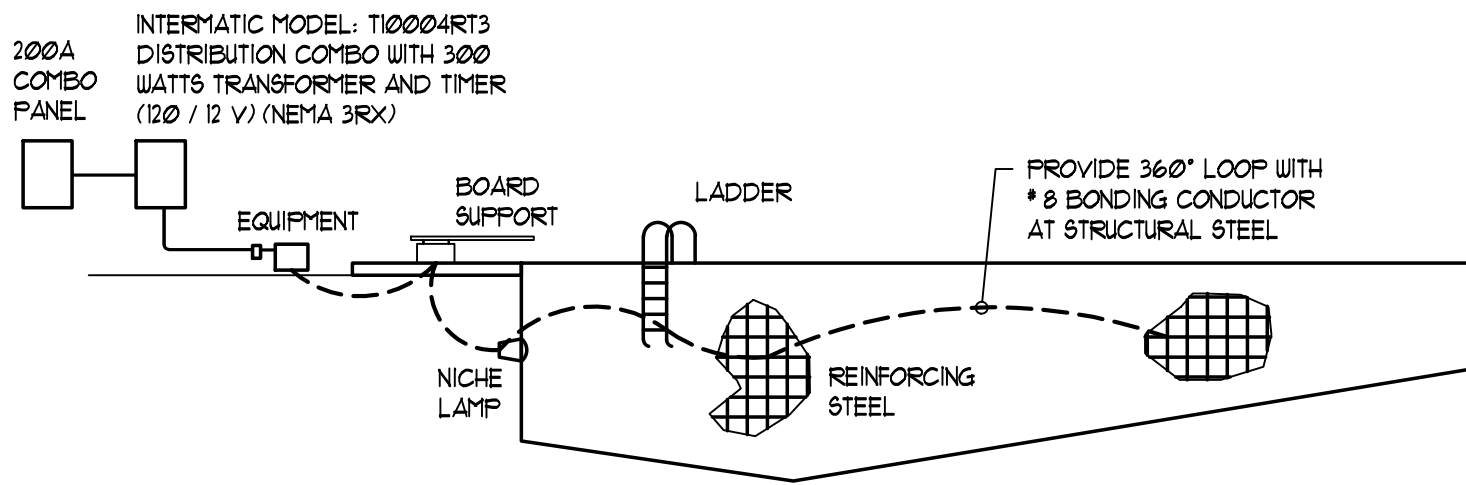


ZONING LEGEND



LEGAL DESCRIPTION:

OLGA V. CORDERO PROFESSIONAL ENGINEER, STATE OF FLORIDA
LICENSE No. 58582 THIS ITEM HAS BEEN DIGITALLY SIGNED BY
OLGA V. CORDERO P.E.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFY ON
ANY ELECTRONIC COPIES

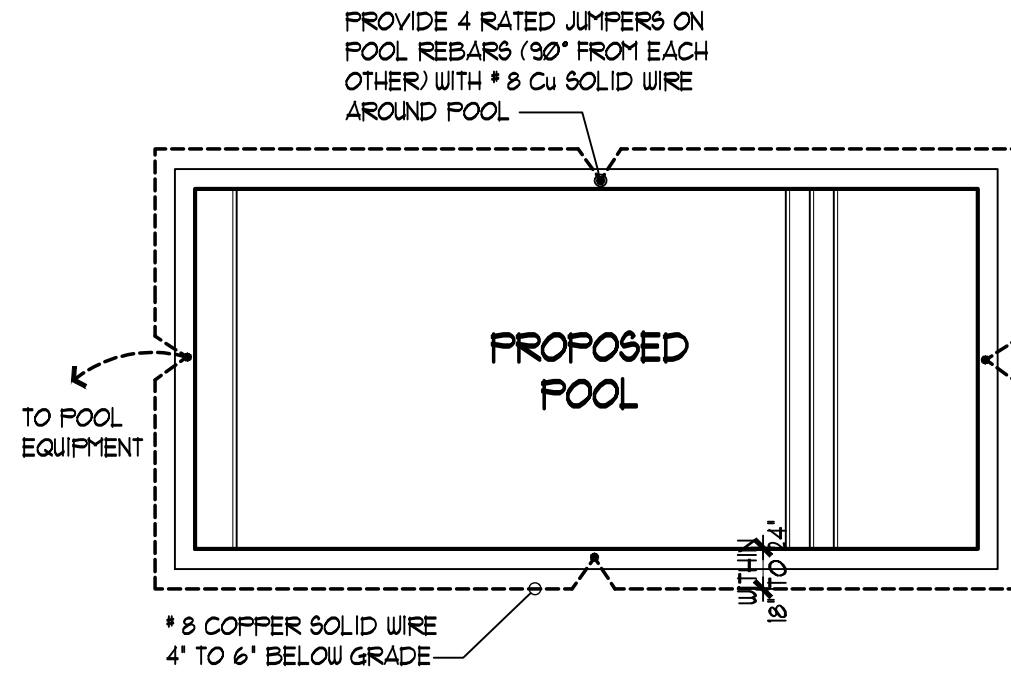


NEC. 2017 EDITION CHAPTER 680-25

(A) Wiring Methods. Feeder conductors to panel boards containing permanently installed pool, outdoor spa, or outdoor hot tub equipment circuits must be installed in rigid metal conduit, intermediate metal conduit, liquid tight flexible nonmetallic conduit, or PVC conduit. Electrical metallic tubing is permitted where installed on or within a building, and electrical nonmetallic tubing is permitted where installed within a building.

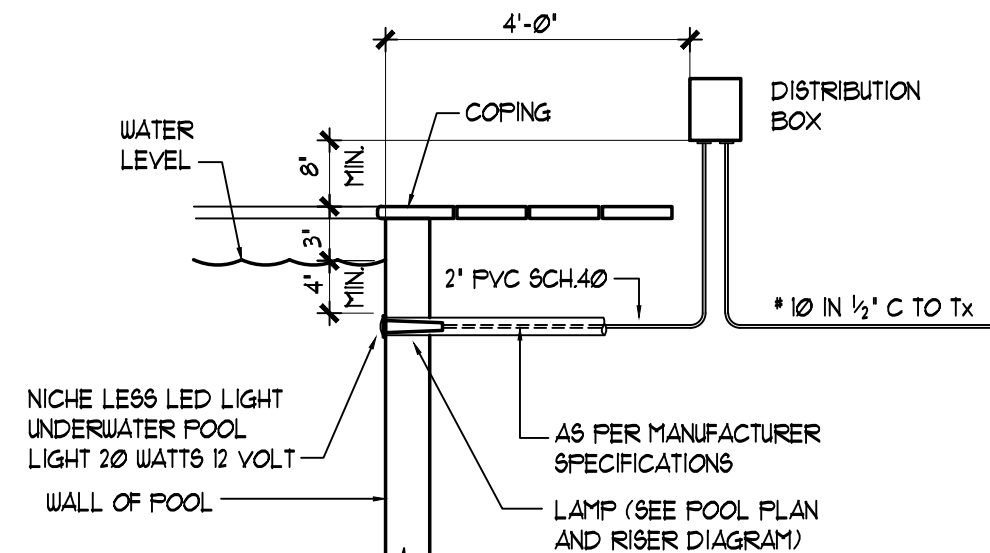
Exception: Branch circuits for permanently installed pool, outdoor spa, or outdoor hot tub equipment can originate from an existing panel board where the existing feeder contains an equipment grounding conductor within the outer sheath of a cable.

(B) Equipment Grounding Conductor. An insulated copper or aluminum equipment grounding conductor must be installed with the feeder conductors between the grounding terminal of the pool, outdoor spa, or outdoor hot tub equipment panel board and the grounding terminal of the applicable service equipment.

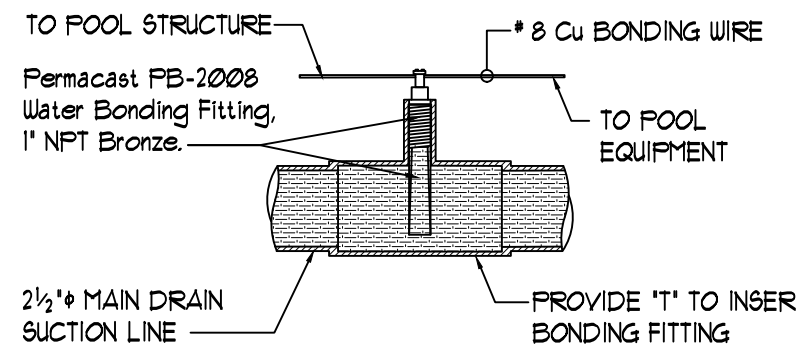


EQUIPOTENTIAL BONDING DETAIL

680.26 NEC. 2017 EDITION
ALTERNATE EQUAL POTENTIAL BONDING GRID OF ONE # 8 SOLID COPPER PLACED 18" TO 24" FROM THE INSIDE EDGE OF POOL ENCOMPASSING 360 DEGREES WITH 4 EQUAL BONDING POINTS TO THE POOL STEEL. THE EQUAL POTENTIAL BONDING NEEDS TO BE 4" TO 6" BELOW THE SUBGRADE AND SECURED IN PLACE



UNDERWATER LAMP DETAIL



INTENTIONAL BONDING DETAIL

2017 NEC. 680-26(C) POOL WATER. AN INTENTIONAL BOND OF A MINIMUM CONDUCTIVE SURFACE AREA OF 5000 MM² (3 IN²) SHALL BE INSTALLED IN CONTACT WITH THE POOL WATER. THIS BOND SHALL BE PERMITTED TO CONSIST OF PARTS THAT ARE REQUIRED TO BE BONDED IN 680.26(B).

ELECTRICAL DATA EXISTING 200A COMBO PANEL					100 / 240V 10 3W NEMA 3R
CKTS	SERVICES	C.B.	P	KW	WIRE - COND.
CKT- 4, 6	POOL PUMP (GFCI)	20	2	12	# 12 - 1/2" C
CKT- 5	POOL LIGHT	20	1	03	# 12 - 1/2" C

(GFCI) GROUND FAULT CIRCUIT INTERRUPTER

EXISTING 200A SERVICE ELECTRICAL CALCULATIONS

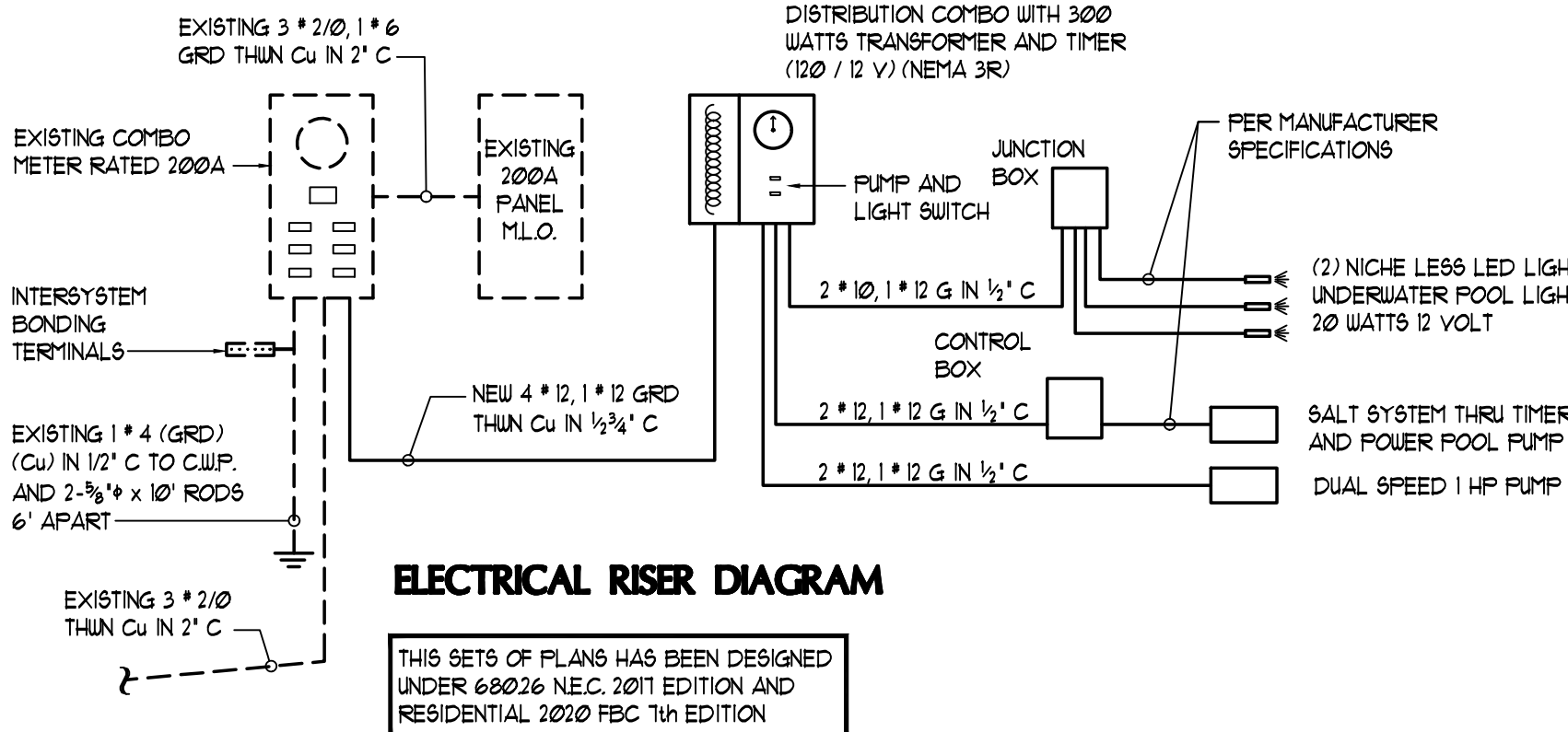
TOTAL AREA: 4228 sqft	
3W / 90FT	12.68 KW
MICROWAVE	12 KW
APPLIANCES	3.0 KW
DISHWASHER	1.0 KW
SPRINKLER	1.5 KW
HOOD	0.5 KW
CLOTHES WASHER	1.5 KW
DRYER	5.0 KW
WATER HEATER	4.5 KW
REFRIGERATOR	1.0 KW
RANGE	12.0 KW
OTHER LOADS	2.5 KW
POOL PUMP	12 KW
POOL LIGHT	03 KW

TOTAL CONNECTED LOAD = 41.88 KW

FURTHER DEMAND
FIRST 10.0 KW @ 100% = 10.0 KW
REST @ 40% = 15.5 KW
(2) A/C @ 100% = 20.0 KW

TOTAL DEMAND LOAD = 45.5 KW

45.5 KW / 240 V = 189.6 A
EXISTING ELECTRICAL SERVICE HAS SUFFICIENT CAPACITY TO HANDLE ALL ELECTRICAL LOADS ADDED

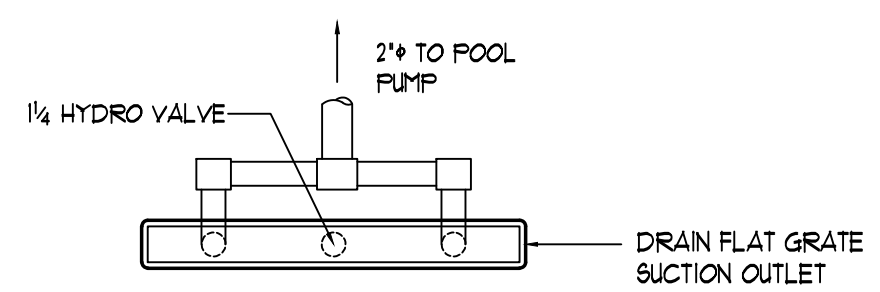


ELECTRICAL RISER DIAGRAM

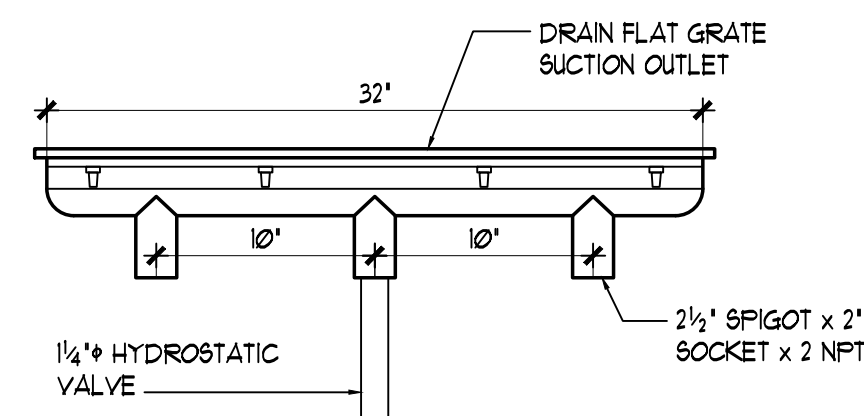
THIS SETS OF PLANS HAS BEEN DESIGNED UNDER 680.26 NEC. 2017 EDITION AND RESIDENTIAL 2020 FBC 7th EDITION

PLUMBING NOTES:

- ALL POOL AND EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-FU NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'0" CENTERS WITH CLEVIS HANGERS.
- ALL SUCTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1 1/2" DIAMETER UNLESS OTHERWISE NOTED.
- POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
- ANTI VORTEX MAIN DRAIN SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
- POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING SECTION 309.
- THE WATER VELOCITY THROUGH ALL SUCTION PIPING SHALL BE LESS THAN 8 FEET PER SECOND.
- THE WATER VELOCITY THROUGHOUT ALL PRESSURE PIPING SHALL BE LESS THAN 10 FEET PER SECOND.
- ALL PIPING SHALL BE SUITABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES.
- VACUUM SHALL BE EQUIPPED WITH SELF-CLOSING SAFETY COVER REQUIRING TOOLS FOR REMOVAL.
- PLUMBER CONTRACTOR SHALL PROVIDE HARTFORD LOOP WHEN BLOWER IS INSTALLED.



32" CHANNEL DRAIN FLAT CONNECTION DETAIL



32" CHANNEL DRAIN FLAT DETAIL

MAIN DRAIN OUTLET IS IN COMPLIANCE WITH THE NEW VIRGINIA GRAEPE-BAKER POOL & SPA SAFETY ACT (ASPE/ANSI) A112.19.8A-2008 AND 2020 FBC/B 454.16.5.10.2. MAIN DRAIN WATER VELOCITY TO COMPLY WITH 2020 FBC/B 454.16.5.10.2 & FBC/R4501.6.3. UNBLOCKABLE DRAIN (NO SECOND SUCTION OUTLET OR BACKUP SVRS REQUIRED)

POOL PLAN

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

--- DENOTES 2" LINES
--- DENOTES 1 1/2" LINES

POOL DATA & EQUIPMENT

SIZE & DEPTH	14' x 28'	3' TO 5'
CAPACITY	11,142 GALLONS	
PERIMETER/AREA	84 L.F. / 392 SQ.FT.	
PUMP	* 1 HP. (DUAL SPEED)	
FILTER	* CARTRIDGE (150 SQ.FT.)	
TILE	6" CHOICE	
TYPE OF PATIO	SLIP RESISTANT	
EXIT RAILINGS	-	
COPING	STONE	
TURNOVER	3.31 HOUR	

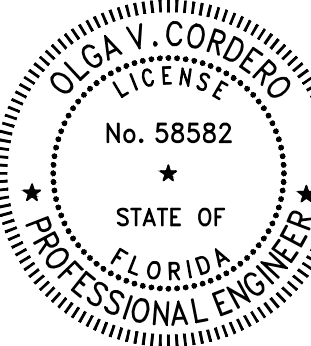
* 11,142 GALLONS RE-CIRCULATED IN 3.31 HOUR
500 SQ.FT. FILTER AREA @ 1 GPM / SQ.FT. FILTER RATED
AND 1 HP RE-CIRCULATION POOL PUMP 1 PHASE, 230V,
55 GPM @ 50" TDH

IMPORTANT SAFETY NOTES:

- DO NOT USE OR OPERATE POOL OR SPA IF THE SUCTION INLET FITTING IS MISSING, BROKEN, OR LOOSE.
- VACUUM SHALL BE EQUIPPED WITH SELF-CLOSING SAFETY COVER REQUIRING TOOLS FOR REMOVAL.
- ENTRAPMENT PROTECTION DESIGN CRITERIA AND INSTALLATION IN ACCORDANCE WITH ANSI/APSP/ICC FBC-R 4501.6.1/R4501.6.6

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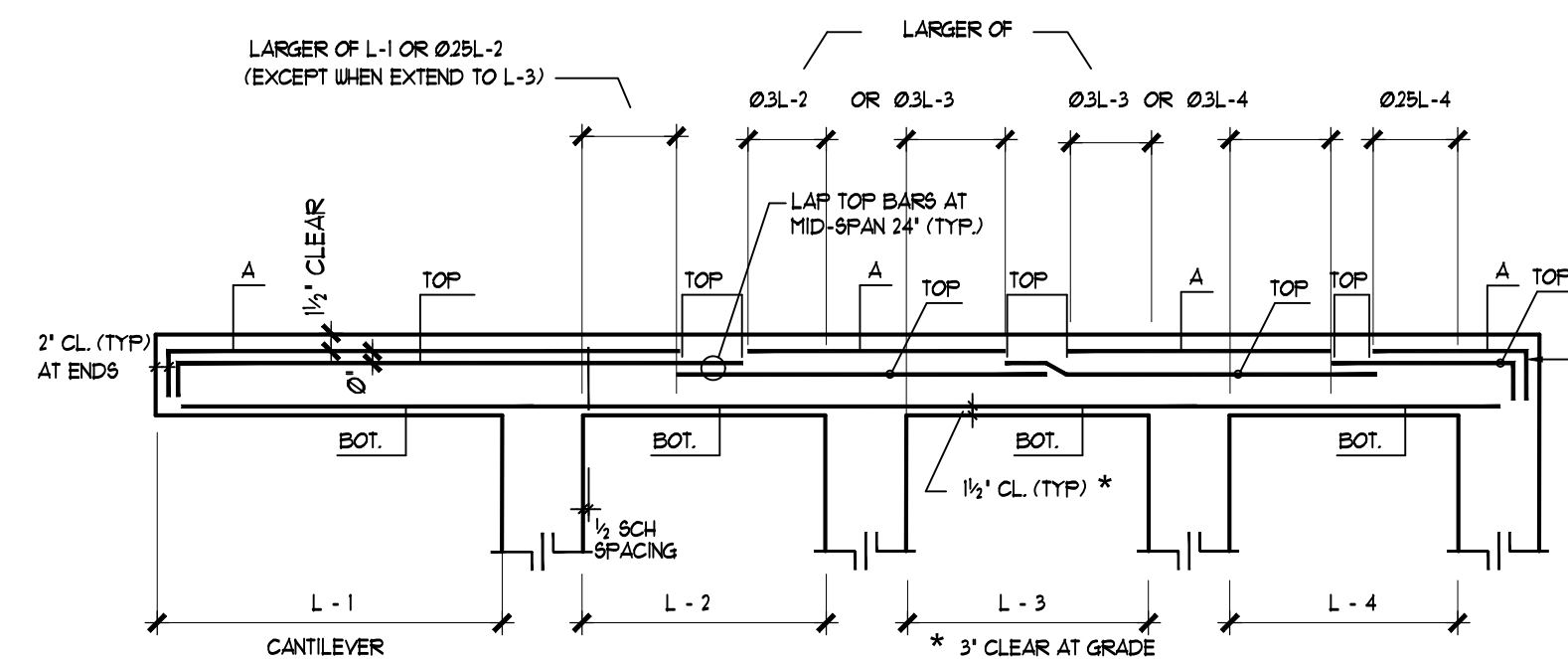
Olga V. Cordero, P.E.
Structural Engineer, P.E. No. 58582
1220 SW 39th Terrace Miami, FL 33155
olgavictoria@aol.com / Ft. (305) 310-1638



PROPOSED POOL PLAN FOR:
Mr. David Pullman
LOCATED AT:
5413 North Bay Road Miami Beach, FL 33140

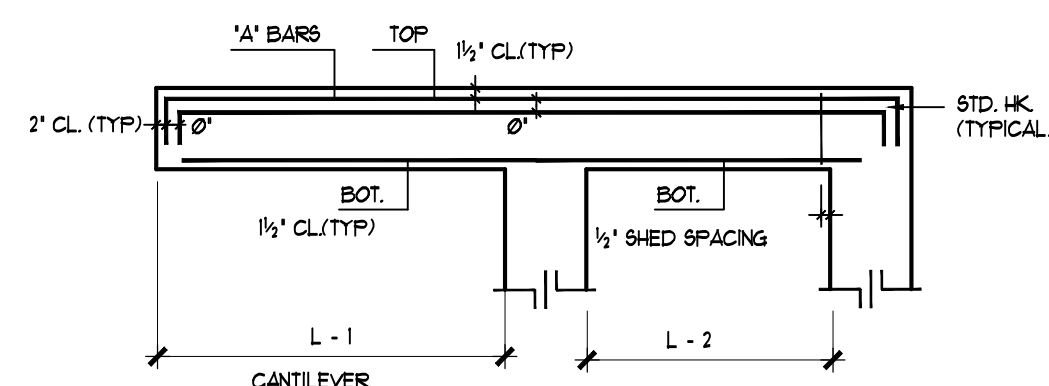
DRAWN: RMG
CHECKED: OMF
DATE: April '22
SCALE: SHOWN
JOB NO: 22-016095

SHEET
2
OF 3 SHEETS



BEAM REINFORCING PLACING DIAGRAM

PROVIDE 1" x 5" HORIZONTAL @ 12" O.C. EACH FACE AT ALL BEAMS 30" OR DEEPER



BEAM REINFORCING PLACING DIAGRAM

(SHOWING THE SPECIAL CASE OF ONE SPAN BEHIND CANTILEVER)

STRUCTURAL NOTES

1. ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f_c=5,000$ PSI.
2. ALL CONCRETE SHALL BE IN CONFORMANCE WITH 2010 FGC AND ACI 308, 309, 347, 2011 EDITION, AND ASTM C347-18A AND PROPORTIONED FOR STRENGTH AND QUALITY REQUIREMENTS IN ACCORDANCE WITH ACI 308, SECTION 43 "PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE".
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF $F_y=60,000$ PSI.
4. ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f_c=5,000$ PSI.
5. REINFORCING STEEL SHALL BE 36" IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
6. REINFORCING SHALL BE CONTINUOUS OVER SUPPORT AND EXTENDED THRU CANTILEVER (splices as per note-5)

SOIL STATEMENT

BASED ON SOIL REPORT AND RECOMMENDATIONS BY DYNATECH ENGINEERING CORP DATED- FEBRUARY 24, 2022
THE FOUNDATION HAS BEEN DESIGNED TO CONSIST OF (18) 3"X HELICAL PILES X 25' LONG WITH THE FOLLOWING CAPACITY: COMPRESSION: 12 KIPS, TENSION: 6 KIPS. ALL PILES SHALL BE PLACED UNDER SUPERVISION OF GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH RECOMMENDATIONS BY DYNATECH ENGINEERING CORP

CONCRETE COVER AS FOLLOWS:	BOTTOM	TOP	SIDES
POOL GRADE BEAM_____	3'	2'	3'
POOL WALLS_____	-	-	3'
POOL SLAB_____	3'	1'	3'

BASE FLOOD ELEVATION 'AE' = + 8'
RESIDENCE FIN.FLEL. = + 6.13' NGVD
TOP OF POOL EL. = + 5.0' NGVD

POOL / DECK SLAB SCHEDULE

CONCRETE STRENGTH = (f'_c) = 5,000 P.S.I.

BOTTOM REINFORCEMENT

→ INDICATES DIRECTION OF OUTER LAYER

MARKS	DEPTH	TOP AND BOTTOM EACH WAY WITH 5TD HOOKS EACH EXT. EDGE END		REMARKS
		#	SPACING (in.)	
P8-1	12'	4	10'	POOL SLAB

NOTES:

1. ALL BARS WITH STANDARD HOOK EACH END
2. ALL SLAB REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT

POOL BEAM SCHEDULE




CONCRETE STRENGTH = (f'_c) = 5,000 P.S.I.

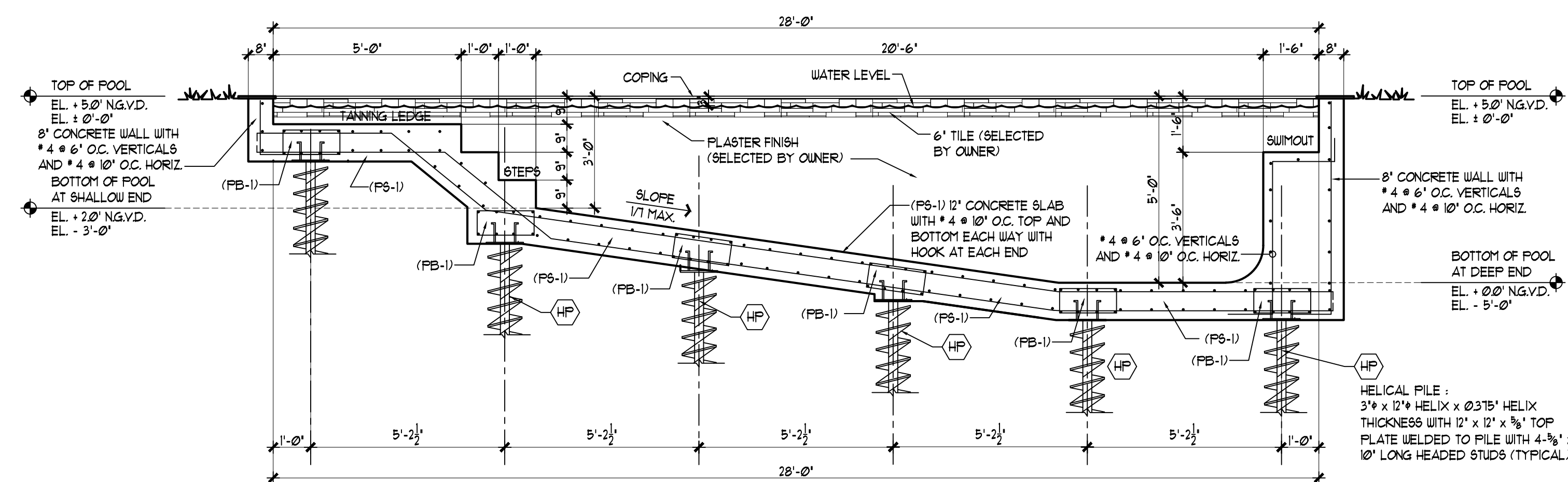
MARKS	SIZE		ELEV. TOP OF BEAM	REINFORCING				* 3 TIES U.O.N.	REMARKS
	W	D		BOT.	TOP	ADD'L	AT SUPPORT	SPACING	
PB-1	24"	12"		4 #6	4 #6			# 4 1/2" O.C.	POOL BEA

NOTES:

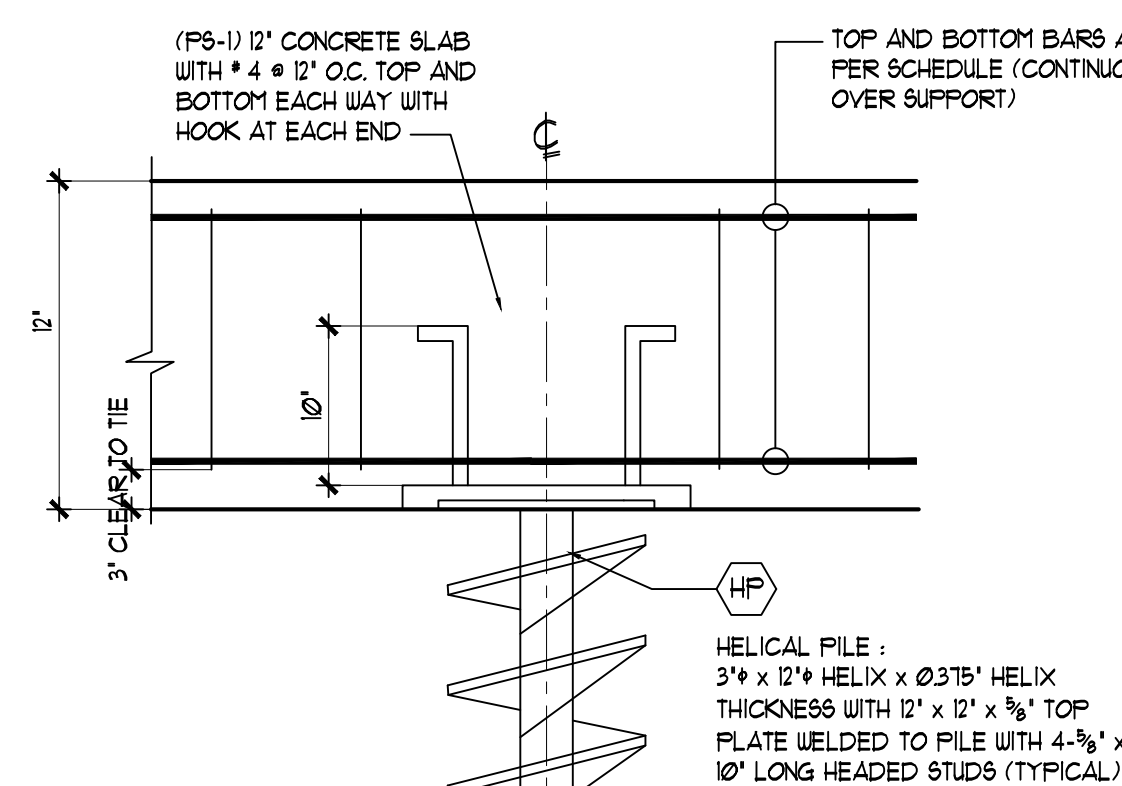
1. ALL BARS WITH STANDARD HOOK EACH END
2. ALL BEAM REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT

LEGEND

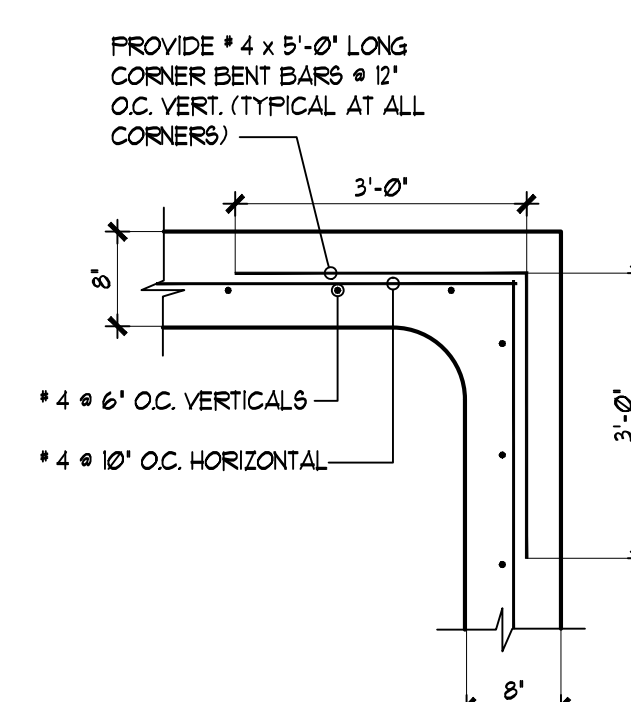
 DENOTES NEW 3 1/2" HELICAL PILES
 DENOTES DIRECTION OF OF OUTER LAYER
 DENOTES 24" x 12" CONCRETE BEAMS



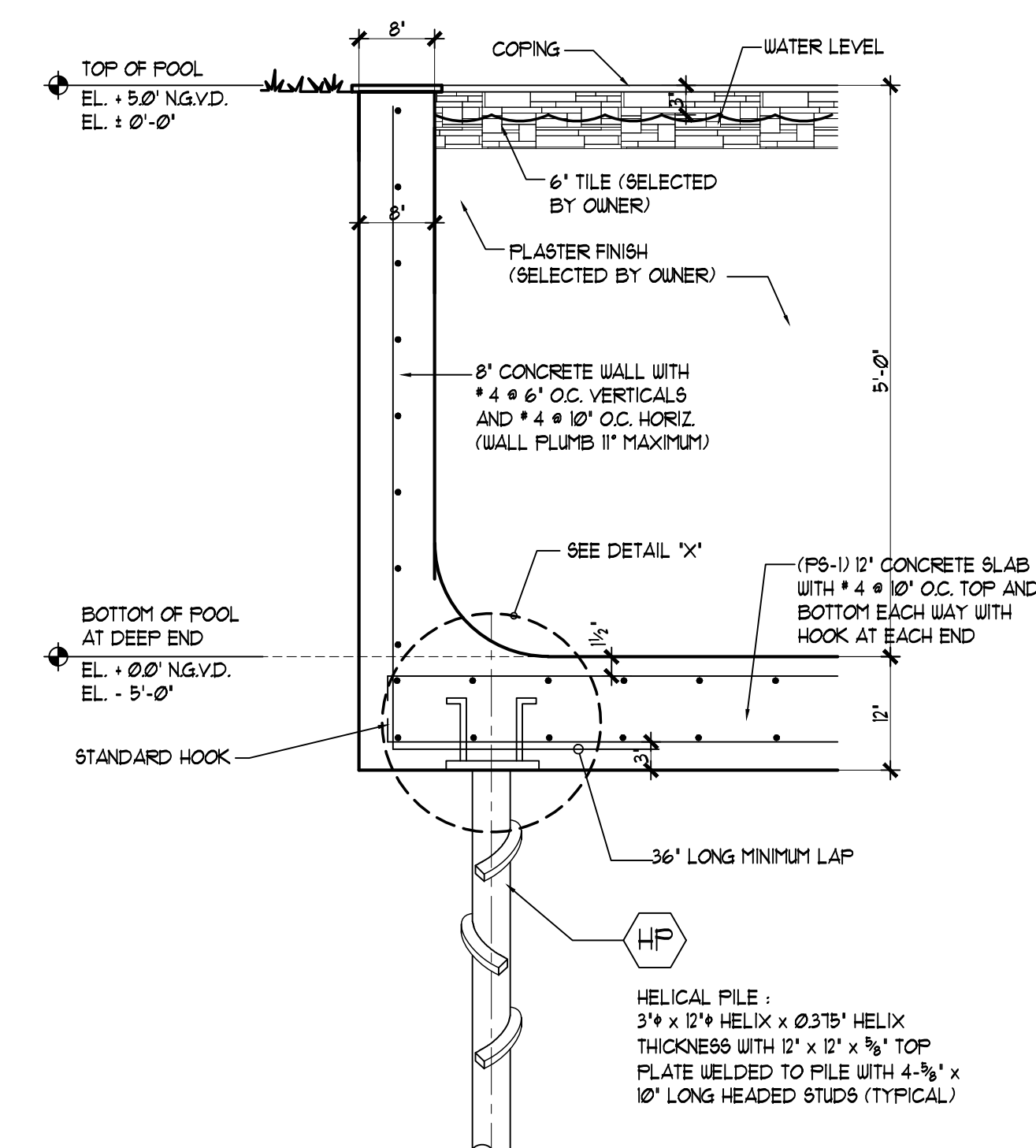
Section-A



DETAIL (X)

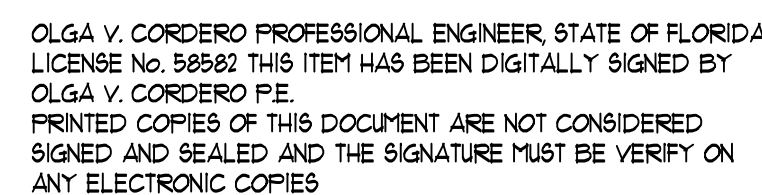


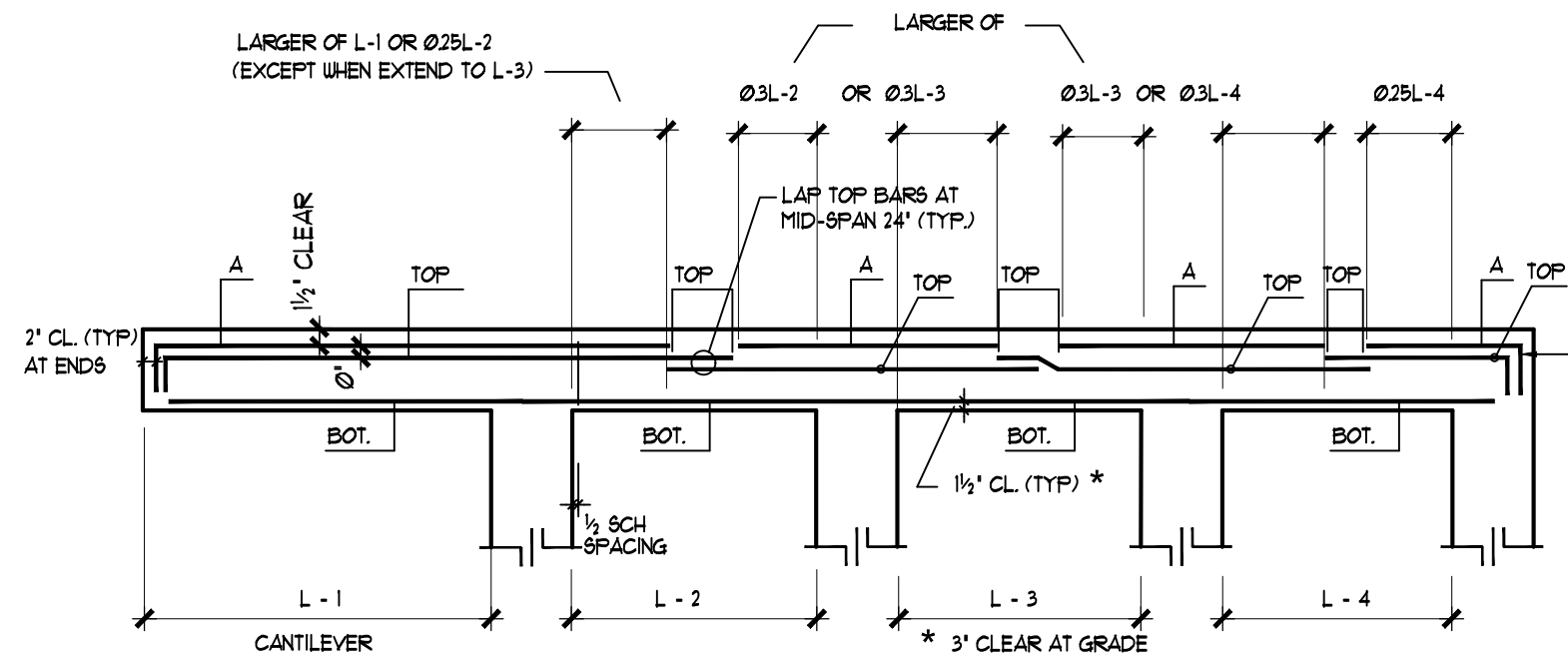
CORNER BARS DETAIL



TYPICAL POOL WALL SECTION

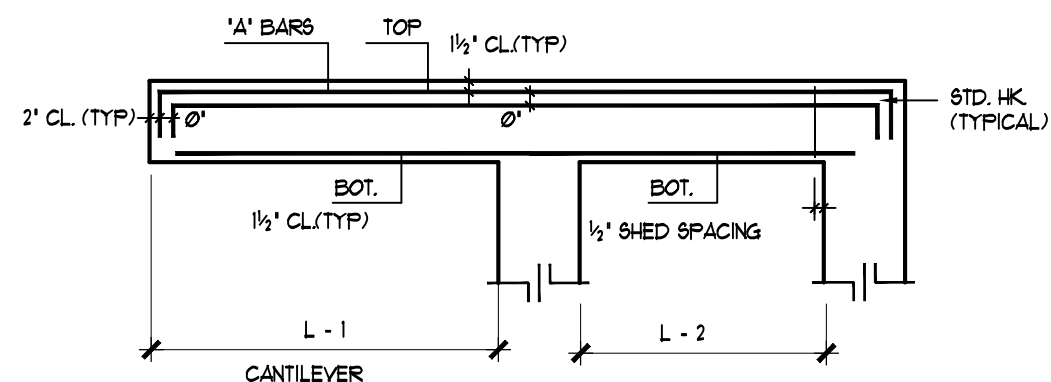
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BEAM REINFORCING PLACING DIAGRAM

PROVIDE 1 # 5 HORIZONTAL # 12" O.C. EACH FACE AT ALL BEAMS 30" OR DEEPER



BEAM REINFORCING PLACING DIAGRAM

(SHOWING THE SPECIAL CASE OF ONE SPAN BEHIND CANTILEVER)

STRUCTURAL NOTES

- ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f'_c = 5,000$ P.S.I.
- ALL CONCRETE SHALL BE IN CONFORMANCE WITH 2010 FBC AND ACI 318, 301, 347, 2011 EDITION, AND ASTM C94-18.4 AND PROPORTIONED FOR STRENGTH AND QUALITY REQUIREMENTS IN ACCORDANCE WITH ACI 318, SECTION 4.3 "PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE"
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF $F_y = 60,000$ P.S.I.
- ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f'_c = 5,000$ P.S.I.
- ALL REINFORCING SPLICES SHALL BE 36" IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
- REINFORCING SHALL BE CONTINUOUS OVER SUPPORT AND EXTENDED THRU CANTILEVER (splices as per note-5)

SOIL STATEMENT

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CONCRETE COVER AS FOLLOWS:	BOTTOM	TOP	SIDES
POOL GRADE BEAM	3"	2"	3"
POOL WALLS	-	-	3"
POOL SLAB	3"	1"	3"

BASE FLOOD ELEVATION "AE" = + 8.0' NGVD
RESIDENCE FIN.FL. = + 6.13' NGVD
TOP OF POOL EL. = + 5.0' NGVD

POOL / DECK SLAB SCHEDULE

CONCRETE STRENGTH = $(f'_c) = 5,000$ P.S.I.

BOTTOM REINFORCEMENT

INDICATES DIRECTION OF OUTER LAYER

MARKS	DEPTH	TOP AND BOTTOM EACH WAY WITH STD HOOKS EACH EXT. EDGE END	REMARKS
		# SPACING (in.)	
PS-1	12"	4 10'	POOL SLAB

NOTES:

- ALL BARS WITH STANDARD HOOK EACH END
- ALL SLAB REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT

POOL BEAM SCHEDULE

CONCRETE STRENGTH = $(f'_c) = 5,000$ P.S.I.

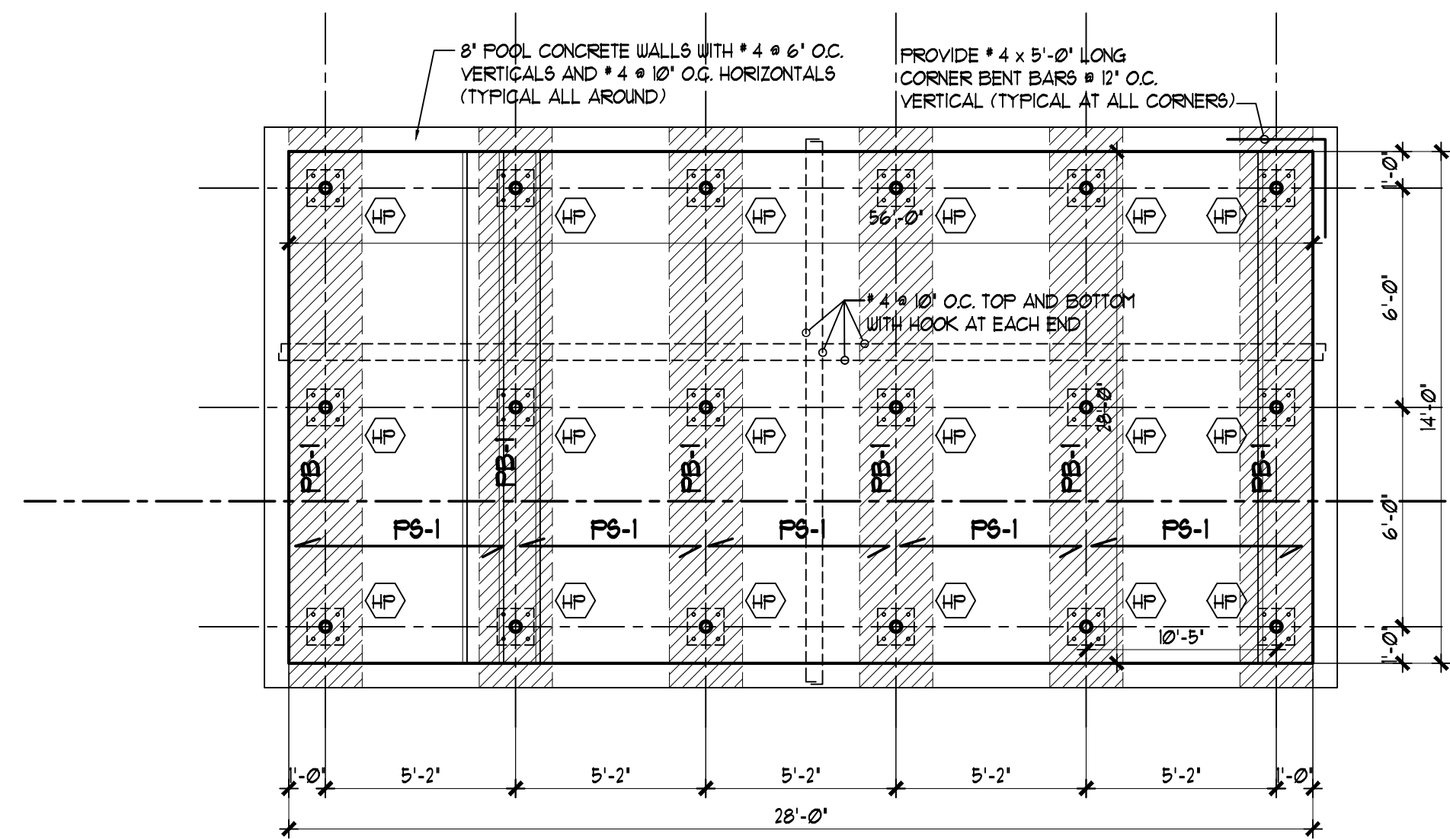
MARKS	SIZE		ELEV. TOP OF BEAM	REINFORCING				# 3 TIES U.O.N.	REMARKS
	W	D		BOT.	TOP	ADD'L	AT SUPPORT	SPACING	
FB-1	24'	12'		4 # 6	4 # 6			# 4 1/2' O.C.	POOL BEAM

NOTES:

- ALL BARS WITH STANDARD HOOK EACH END
- ALL BEAM REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT

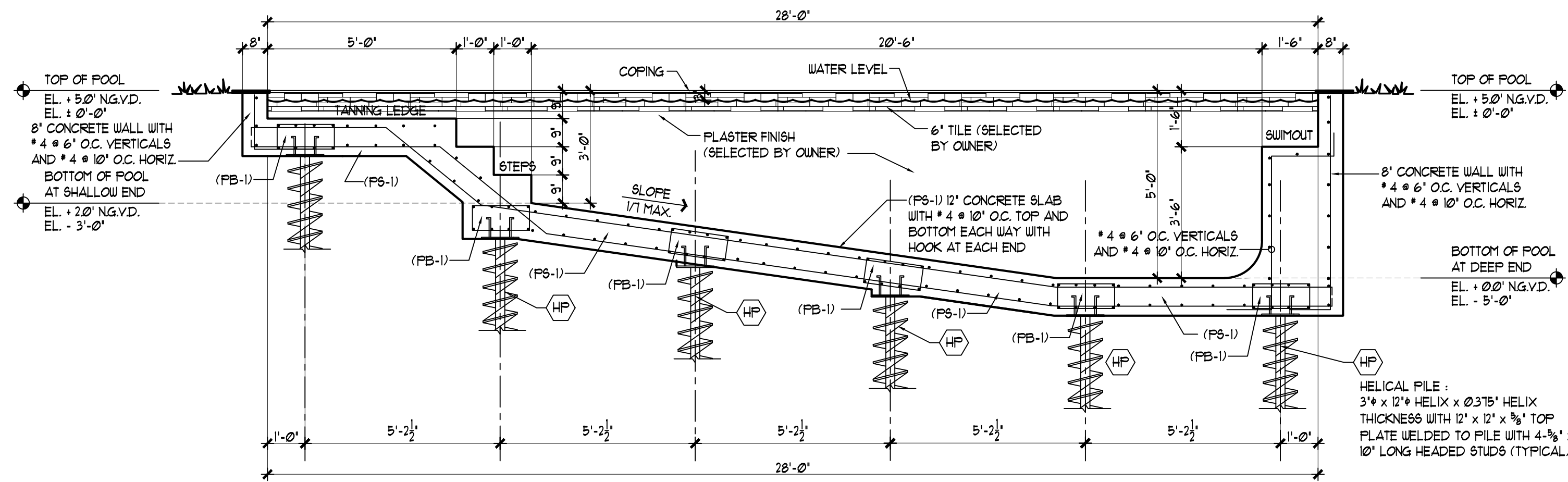
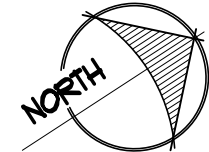
LEGEND

- HP DENOTES NEW 3 1/2" HELICAL PILES
- ← DENOTES DIRECTION OF OF OUTER LAYER
- ▨ DENOTES 24" x 12" CONCRETE BEAMS

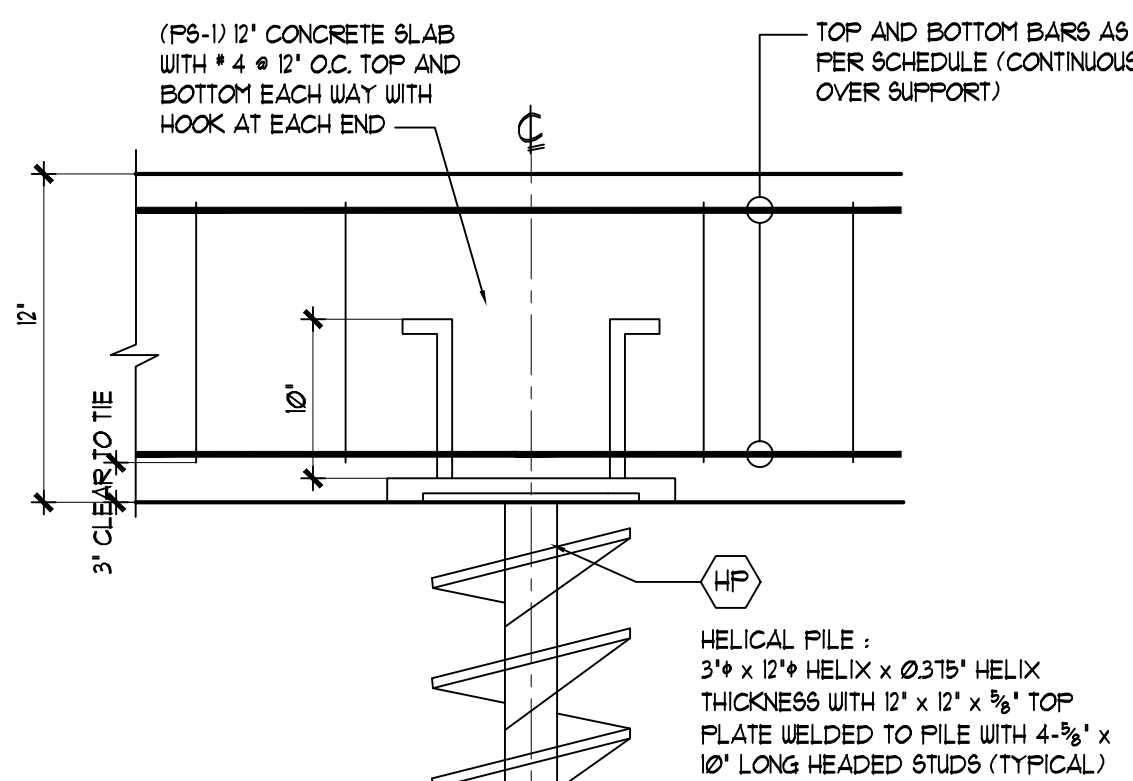


POOL FOUNDATION PLAN

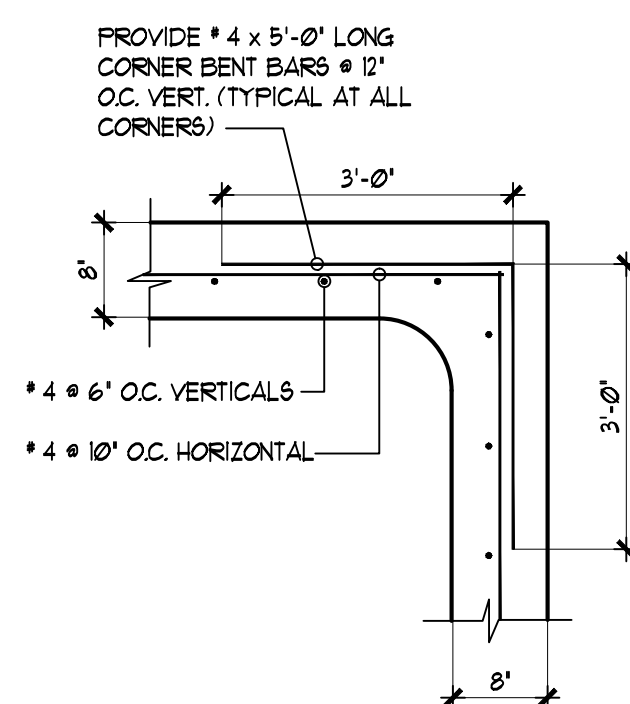
SCALE: 1/4" = 1'-0"



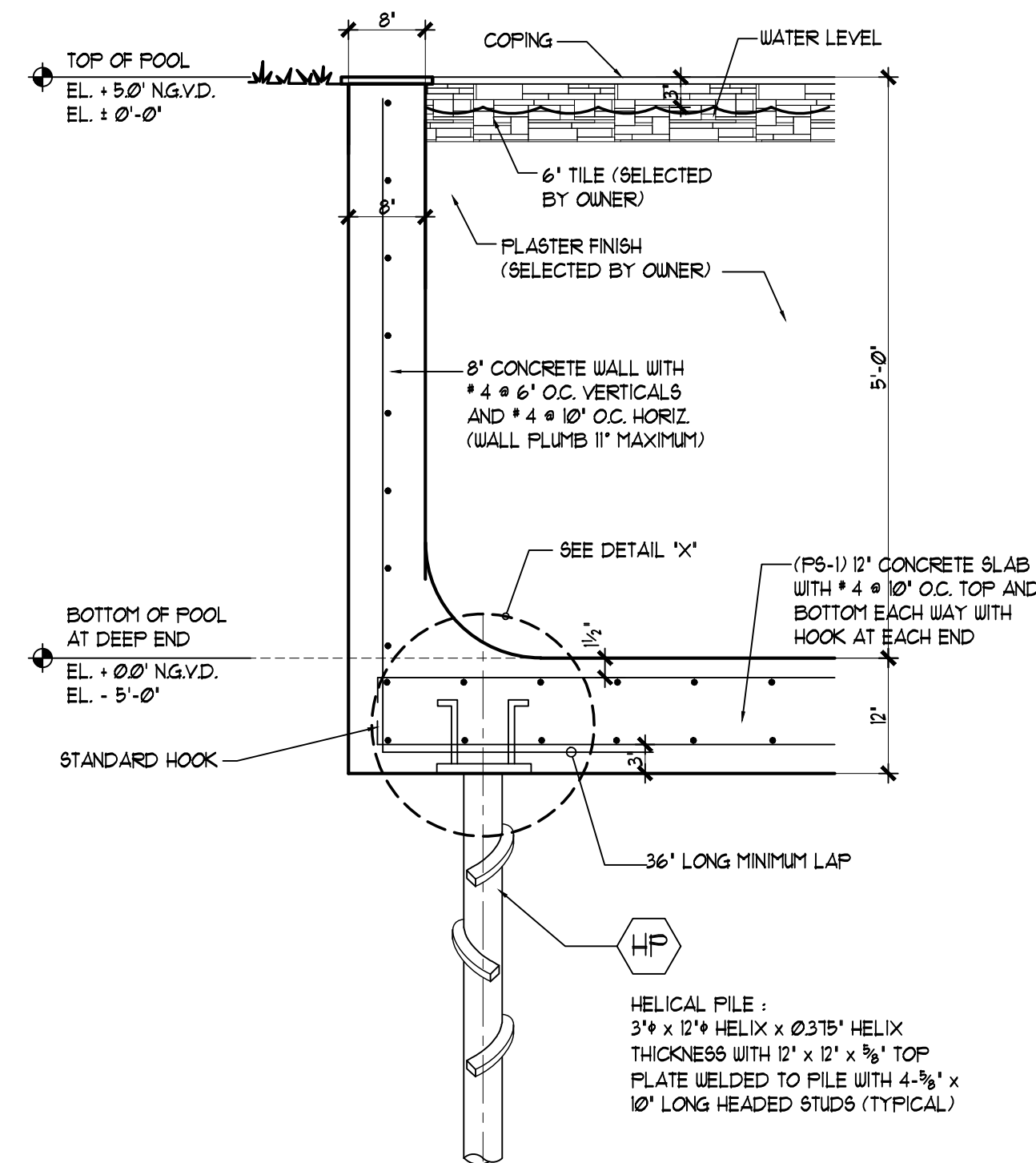
Section-A



DETAIL (X)



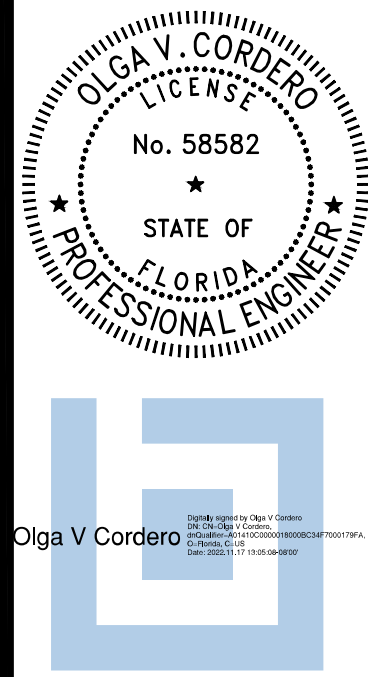
CORNER BARS DETAIL



TYPICAL POOL WALL SECTION

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1220 SW 39th Terrace Miami, FL 33155
olgavictoria@aol.com / Ph: (305) 310-1638



PROPOSED POOL PLAN FOR:
Mr. David Pullman
LOCATED AT:
5413 North Bay Road Miami Beach, FL 33140

DRAWN: RMG
CHECKED: OMF
DATE: April'22
SCALE: SHOWN
JOB NO: 22-016095

SHEET

3

OF 3 SHEETS