LASON
The Information Management Company

PERMIT #

B0002634

B0234

Flood Program Legend

for Codes used with Chapter 11 of the Code of Miami Beach
...al Flood Hazard Area - Outside Special Flood Hazard Area

Residential

Address : _____ Title : _____

Lot 36 & 37 Block 1 Plat Book 12 Page 54

Address : 94 PALM AVENUE Highest Crown/Road Elev.: _____

Survey prepared by _____ Plat Book _____

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

In-Zone Elevation Certificate is required before issuance of building permit. Final Elevation Certificate is required before issuance of certificate of occupancy or temporary certificate of HOLD (See 11-10-13 Code 375-60).

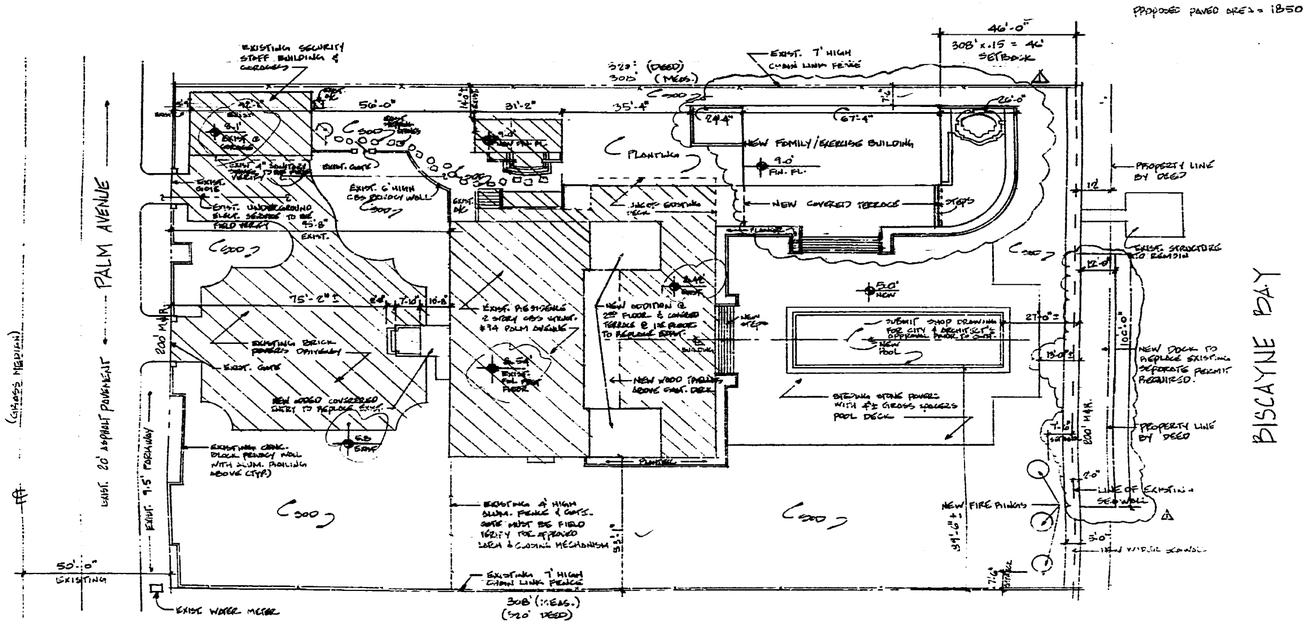
O.S.F.H. (Outside Special Flood Hazard) All Electrical and Mechanical equipment shall be located at or above the Required Lowest Floor Elevation. S.F.H. (Special Flood Hazard) all Electrical and Mechanical equipment shall be located at or above the Base Flood Elevation or Required Lowest Floor Elevation whichever is higher.

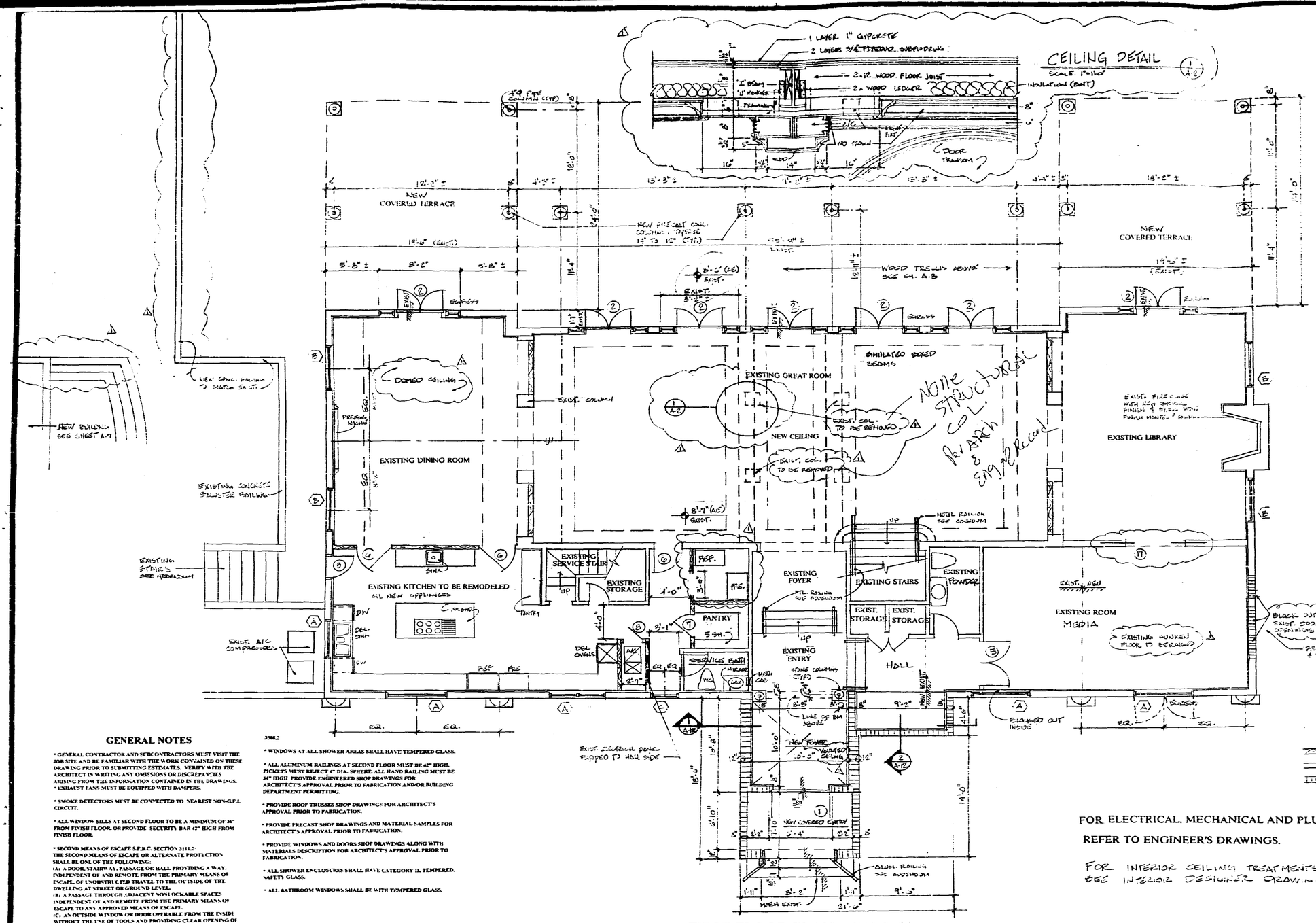
Lowest Floor - Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in Section 11-2-2, 11-2-4, 11-2-5.

Garage or Storage - SFHA (11-2-1)- Fully enclosed areas below the Base Flood Elevation shall be used to produce building living space except allowable uses i.e. parking. Limited storage and building access are it shall be designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. All interior walls, floors or ceilings of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) unless separate meters or air conditioned. Design for conforming with the requirement must be either 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 not less than one(1) square inch for every square foot of enclosed area size. Bottom of an opening shall be no more than one (1) foot above grade.

Adjacent Grade 11-2-2 - "Shall mean the highest natural grade elevation of the ground surface next to the proposed walls of the structure". 11-2-GG "Minimum finished grade shall mean the elevation established in Dade County Flood Criteria. May at a specific development site or crown of road elevation of an roadway adjacent to. (Whichever is higher unless a waiver is to be obtain). Site grading must be provided in a manner as to retain stormwater runoff within the site and prevent runoff into adjacent property as well as direct surface water runoff into sewer or canal.

PRIV. YARD PAVED CALCULATION:
46' x 200 x 80% = 2760 SF ALLOWABLE
PROPOSED PAVED AREA = 1850 SF < 2760 SF


EXISTING SECURITY STAFF BUILDING & GARAGE
329' (DEED)
305' (MEAS.)
EXIST. 7' HIGH CHAIN LINK FENCE
46'-0"
308' x .15 = 46' SETBACK
50'-0"
31'-2"
35'-4"
24'-4"
67'-4"
PLANTING
NEW FAMILY/EXERCISE BUILDING
NEW CONVERED TERRACE
PROPERTY LINE BY DEED
EXIST. STRUCTURE TO REMAIN
NEW DOCK TO REPLACE EXISTING DEMOLITE PERMIT REQUIRED.
PROPERTY LINE BY DEED
LINE OF EXISTING SEAWALL
NEW FIRE PITS
BISCAYNE BAY
PALM AVENUE
(CONCRETE MEDIAN)
VARI. 20' ASPHALT PAVEMENT
EXIST. 9'-5" PARKING
200' MAX.
600' MAX.
EXISTING
EXIST. WATER METER
308' (MEAS.) (320' DEED)
EXISTING DECIDUOUS TREE
EXIST. GATE
NEW WOOD CONVERED TRELLIS TO REPLACE EXIST.
EXISTING CONC. BLOCK PERIMETER WALL WITH ALUM. RAILING ABOVE (TYP.)
EXISTING 4' HIGH ALUM. FENCE & GATE. GATE MUST BE FIELD VERIFY FOR APPROVED LATCH & CLOSING MECHANISM
EXISTING 7' HIGH CHAIN LINK FENCE
NEW WOOD TRELLIS ABOVE EXIST. DECK
EXISTING STONE PAVERS WITH 4" GROUT JOINTS POOL DECK
SUBMIT SHOP DRAWING FOR CITY & DEPARTMENT APPROVAL
NEW POOL
EXISTING PALMS TO REMAIN
EXISTING 2 STORY CBS WALL BTW PALM AVENUE
NEW WOOD CONVERED TRELLIS & CONVERED TERRACE TO REPLACE EXIST.
NEW WOOD TRELLIS ABOVE EXIST. DECK
NEW FIRE PITS
EXISTING 6' HIGH CBS BOUNDARY WALL
EXIST. UNDERGROUND ELECT. SERVICE TO THE FIELD HOUSE
EXIST. 4' HIGH CHAIN LINK FENCE
EXIST. GATE
EXIST. GATE
EXIST. 6' HIGH CBS BOUNDARY WALL
EXIST. PALMS TO REMAIN
NEW FIRE PITS
NEW FIRE PITS
NEW WOOD CONVERED TRELLIS TO REPLACE EXIST.
EXISTING DECIDUOUS OPTIONAL
EXISTING PALMS TO REMAIN
EXISTING PALMS TO REMAIN
EXISTING PALMS TO REMAIN



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

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.

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

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NON-LOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3508.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

* ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

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

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

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

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

* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

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

FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS

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

- Truss Joist
- Doors
- Block
- Rail
- Storefronts/Shutters
- Head Beams
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Other

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

LEGEND
NEW STUD PARTITION W/ 2" BATT INSULATION
EXISTING
NEW BLOCK WALL W/ 2" RIGID INSULATION

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

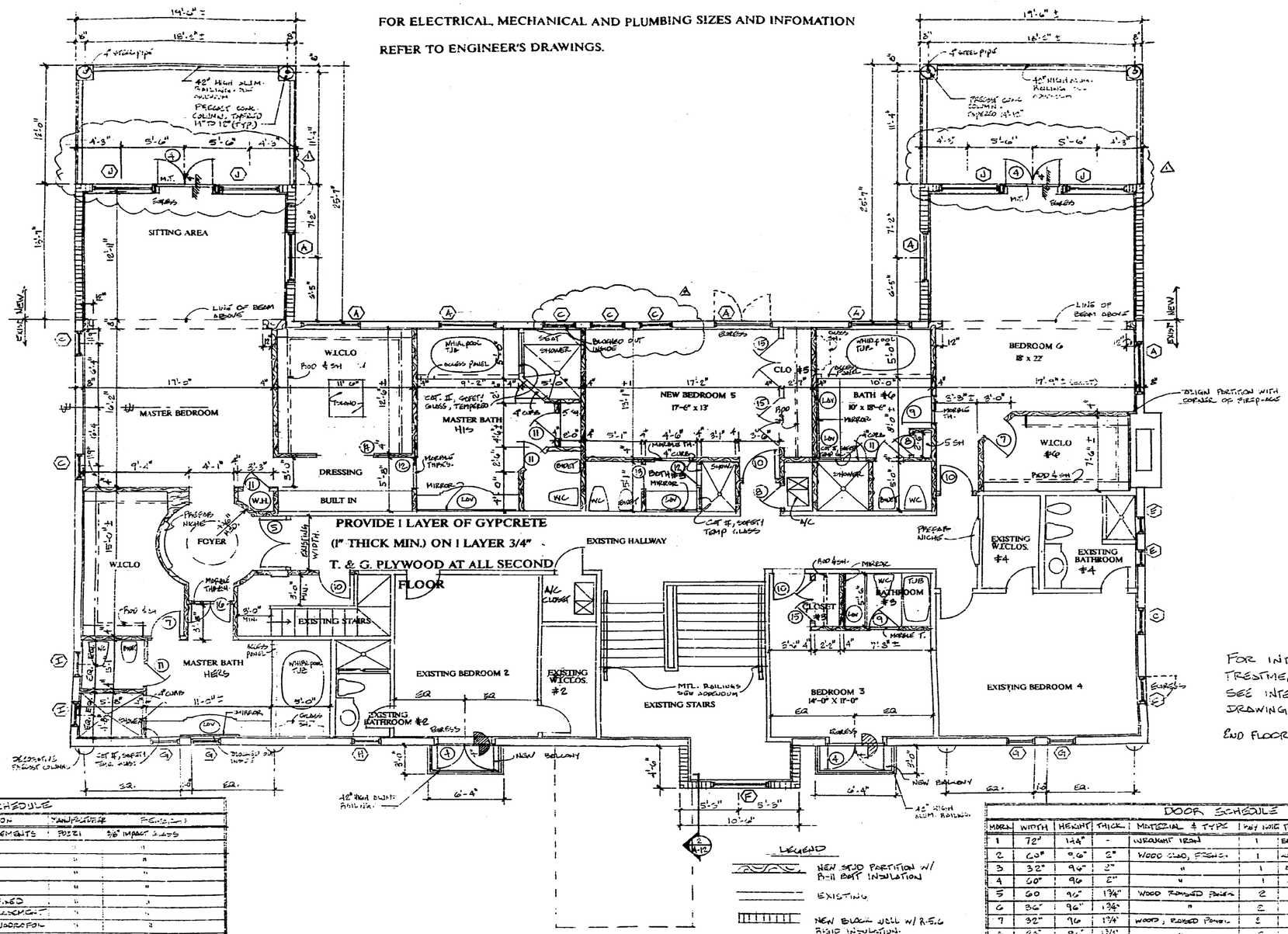
REVISIONS
1 10/01/99

DATE 1-7-99
SHEET A-2
OF

OCT 27 1999

FOR ELECTRICAL, MECHANICAL AND PLUMBING SIZES AND INFOMATION

REFER TO ENGINEER'S DRAWINGS.



FOR INTERIOR CEILING TREATMENTS & SHAPES SEE INTERIOR DESIGNER DRAWINGS.

END FLOOR AREA = 4336 SF

WINDOW SCHEDULE

	MARK	WIDTH	HEIGHT	SILL	DESCRIPTION	MANUFACTURER	REMARKS
*	A	60"	60"	–	GLSD, WOOD CASEMENTS	PGT21	5/8" IMPACT GLASS
	B	60"	72"	–	"	"	"
	C	30"	60"	–	"	"	"
	D	30"	72"	15"	"	"	"
	E	18"	24"	–	"	"	"
*	F	2-30"	84"	–	GLSD, WOOD, FIXED	"	"
	G	30"	48	15	GLSD, WOOD, CASEMENT	"	"
	H	30"	30"	–	GLSD, WOOD, AWNING	"	"
	I	30"	30"	–	GLSD, WOOD, CASEMENT	"	"
	J	60"	36"	–	GLSD, WOOD, FIXED	"	"

1) ALL GLASS TO BE 5/8" GRAY TINTED, IMPACT RESISTANCE
2) SIZE ARE APPROXIMATED, VERIFY SIZES WITH WINDOW MANUFACTURER
3) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
* SEE ELEVATIONS FOR MUNTING DESIGN & LOCATION

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	NO. OF HINGES	FINISH	SILL	REMARKS
1	72"	144"	-	WROUGHT IRON	1	BRONZE	5/8" IMPACT	
2	60"	96"	2"	WOOD SLAB, FRENCH	1	ALUM.	"	WITH SIDE LITES & TRANSOM
3	32"	96"	2"	"	1	ALUM.	"	
4	60"	96	2"	"	1	ALUM	"	
5	60	96"	1 3/4"	WOOD RAISED PANEL	2	–	–	–
6	36"	96"	1 3/4"	"	2	–	–	–
7	32"	96	1 3/4"	WOOD, RAISED PANEL	2	–	–	–
8	24"	96"	1 3/4"	"	2	–	–	–
9	32"	96"	1 3/4"	"	2	MASSIVE	–	–
10	36"	96"	1 3/4"	"	2	–	–	–
11	30"	96"	1 3/4"	"	2	–	–	–
12	36"	96"	1 3/4"	WOOD, RAISED PANEL, FOLDING	2	MASSIVE	–	–
13	30"	96"	1 3/4"	"	2	–	–	–
14	72"	96"	1 3/4"	"	2	–	–	–
15	60"	96"	1 3/4"	WOOD, RAISED PANEL	2	–	–	–
16	44"	96"	1 3/4"	"	2	MASSIVE	–	–
17	72"	96"	1 3/4"	"	2	–	–	HEAVY DUTY HINGES

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

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

- Bar Joists
- Bar Beams
- Glue Block
- Steel Stud
- Mechanical Structures
- Over Head Doors
- Roof
- Precast Members
- Shutters
- Blockfoam
- Steel Deck
- Aluminum Steel
- Trusses
- Windows
- Others

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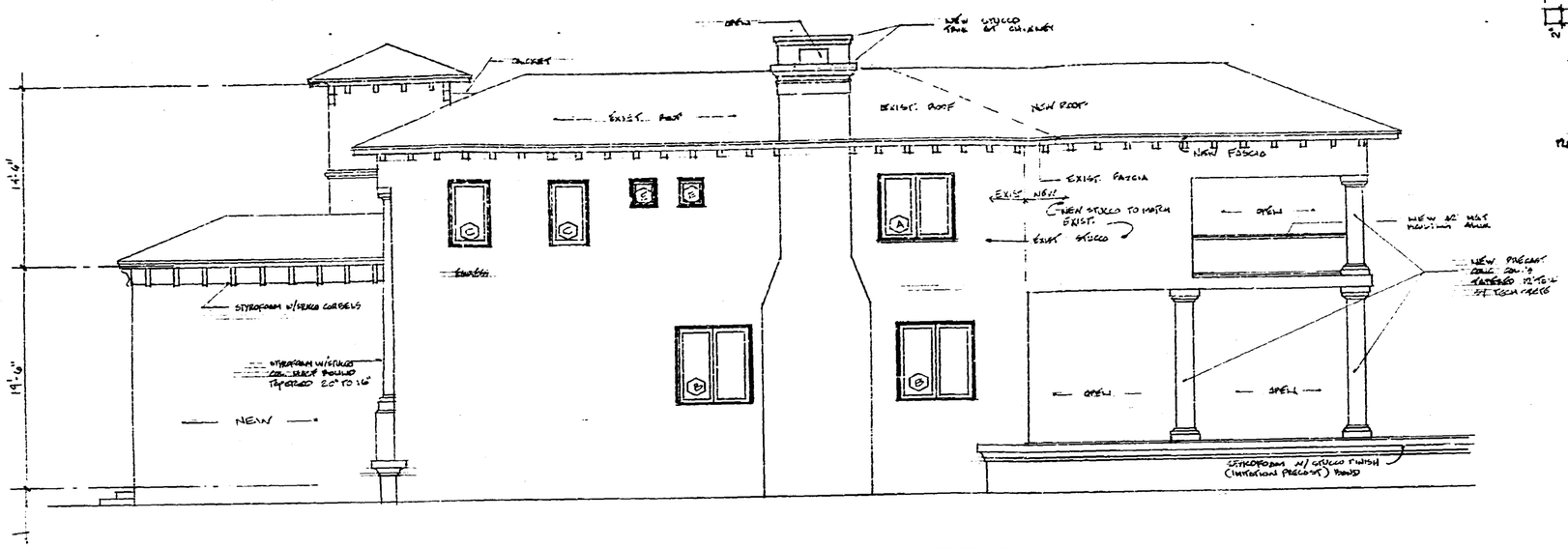
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

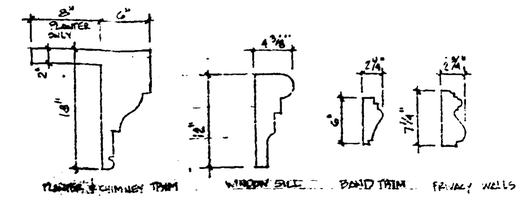
REVISIONS
1 5/23/09

DATE 4-13-09
SHEET A-3
OF

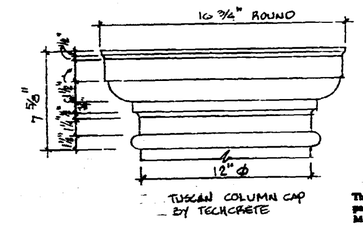


RIGHT SIDE ELEVATION

NOTE
ALL WINDOWS & DOORS TO HAVE 3/8" IMPACT RESISTANT GLASS

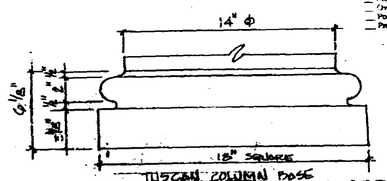


PRECAST TRIM PROFILES



TUSCAN COLUMN CAP BY TECHCRETE

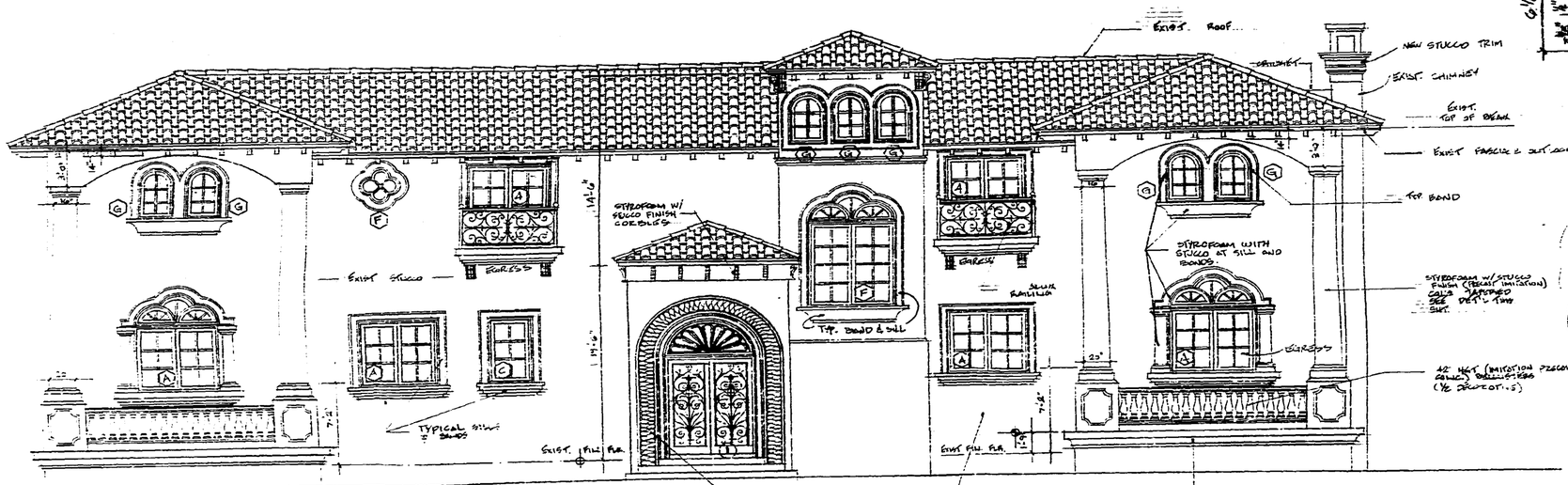
TAPERED COLUMN 14" TO 12"



TUSCAN COLUMN BASE BY TECHCRETE

The following shop drawings are a part of this permit.
Must provide shop drawings under separate permit for:

- Bar Joist
- Tilt Doors
- Block
- Stud Wall
- Aluminum Structure
- Cold Steel Doors
- Pool
- Precast Structure
- Skylight
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Other



FRONT ELEVATION

SCALE 1/4"=1'-0"

NOTE
ALL WINDOWS & DOORS ARE TO HAVE 3/8" IMPACT RESISTANT GLASS

TRIM NOTES

1. ALL BANDS & SILLS & OVERHANG TRIMS TO BE MADE OF STYROFOAM WITH SIMULATION PRECAST FINISH STUCCO. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
2. UNLESS NOTED OTHERWISE ALL COLUMNS TO BE OF PRECAST CONCRETE BY TECHCRETE OR SIMILAR. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.
3. GENERAL CONTRACTOR TO COORDINATE FINISHED PRODUCTS OF DIFFERENT MANUFACTURES FOR SIMILARITY IN COLOR & TEXTURE. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO PURCHASING.

RAILING NOTES

1. ALL BALCONY RAILINGS MUST BE 42" HIGH (MIN.) & PICKETS MUST REJECT 4" Φ SPHERE. HANDRAILS TO BE 1½" DIA. SIM. SUBMIT SHOP DRAWINGS WITH SIGNED & SEALED ENGINEERING TO MEET NFPA RAILING DESIGN CRITERIA.
2. ALL STAIR RAILINGS MUST BE AS FOLLOWS: OF OPENED SIDE (NO WALLS), PROVIDE SOLID RAILS 42" MIN. HIGH WITH HANDRAILS BETWEEN 34" TO 38" HIGH. OF CLOSED SIDE (WALL) HANDRAILS MUST BE 34" TO 38" HIGH.

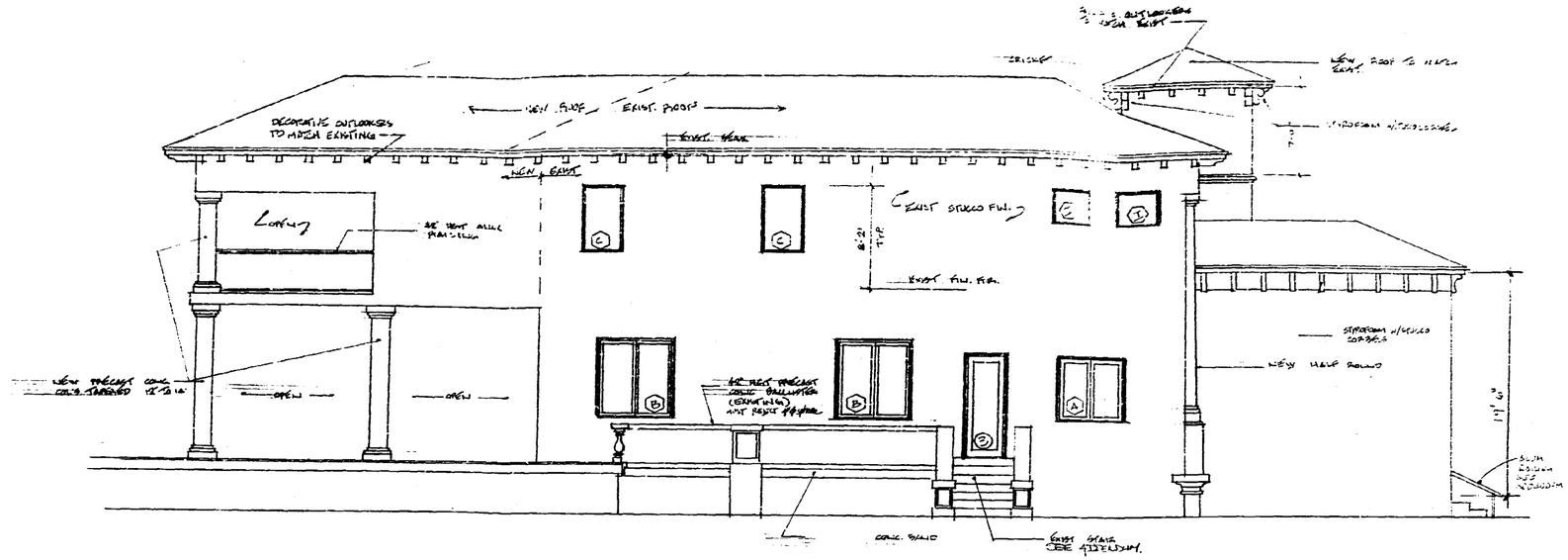
COPY
MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

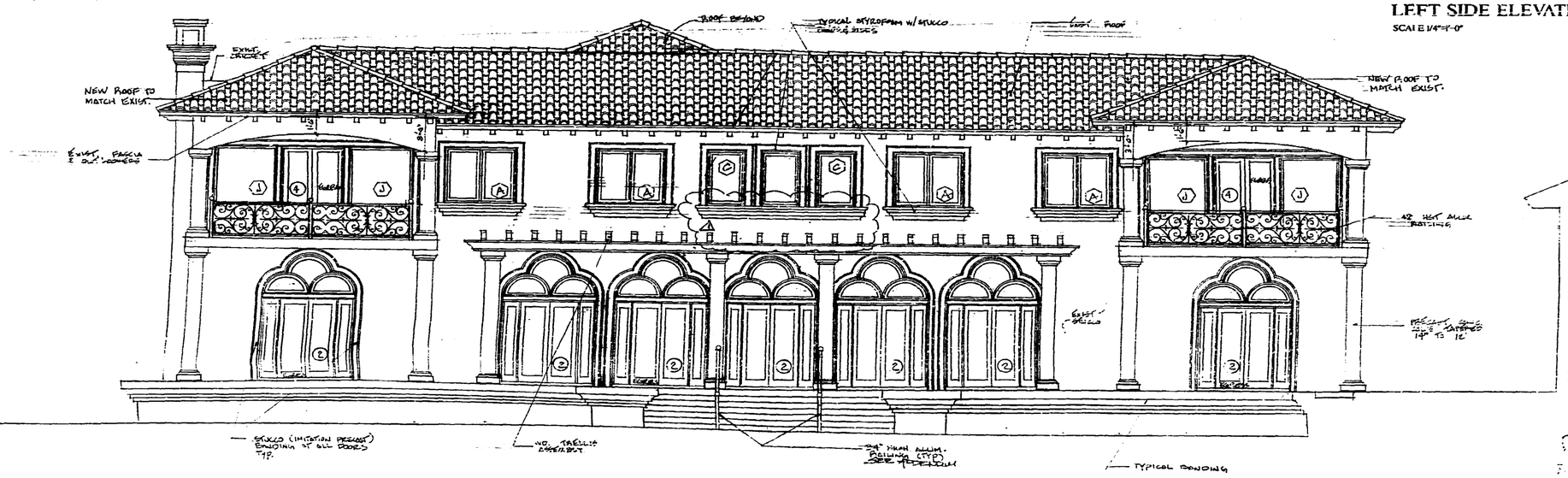
REVISIONS
1 8/13/99 TIMS

DATE 5-7-99
SHEET A-4
OF



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

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

- Bar Joist
- Fire Doors
- Sign Track
- Mullions
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Stairs
- Structural Steel
- Trusses
- Windows
- Others

COPY
MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING

OCT 2

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS
1/3/96 TRUSS

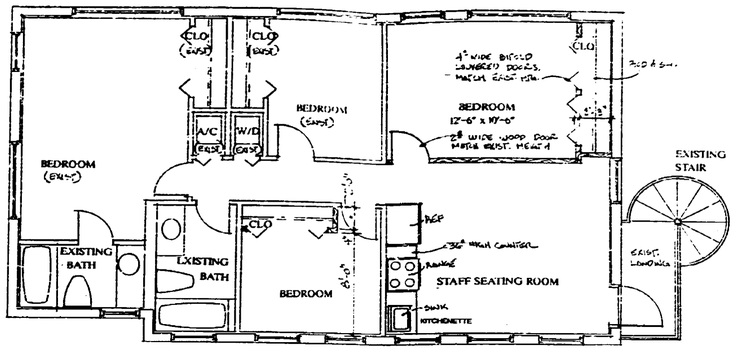
DATE 1-7-96
SHEET A-5
OF

MAIN BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
FOYER	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 8"	DRYWALL W/ MOM-COTE	
HALL	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 8"	DRYWALL W/ MOM-COTE	
POWDER	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
MEDIA	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / VARIES	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
LIBRARY	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / VARIES	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
GREAT ROOM	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / VARIES	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
DINING ROOM	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / VARIES	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
KITCHEN	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
KITCHEN BATH	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
PANTRY	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
REFRIGERATOR RM.	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
SERVICE STAIRS	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 8"	DRYWALL W/ MOM-COTE	
STORAGE CLOSETS	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
MAIN STAIRS	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
SECOND FLOOR					
HALL	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
A/C CLOSETS	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
MASTER BEDROOM	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
HIS MASTER BATH	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
HERS MASTER BATH	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
DRESSING	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
MASTER FOYER	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
BEDROOM #2	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
W.I. CLOSET #2	CARPET	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
BATH #2	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
BEDROOM #3	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
CLOSET #3	CARPET	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
BATH #3	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
BEDROOM #4	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
W.I. CLOSET #4	CARPET	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
BATH #4	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
BEDROOM #5	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
CLOSET #5	CARPET	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
BATH #5	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
BEDROOM #6	CARPET	DRYWALL W/ MOM-COTE	8" / 8"	DRYWALL W/ MOM-COTE	
W.I. CLOSET #6	CARPET	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	
BATH #6	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"	DRYWALL W/ MOM-COTE	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED ENTRY	SATURNIA H.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
COVERED TERRACES	SATURNIA H.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
DRIVEWAY	EXISTING				
STAIRS	SATURNIA H.				
ROOF					
	EXISTING TO REMAIN			SEE GENERAL SPECIFICATIONS FOR MANUFACTURER	

NOTES
ALL DRYWALL SHALL BE BLUE BOARD 5/8" TYPE "X" UNLESS NOTED OTHERWISE
ALL SHOWER WALLS SHALL BE 1/2" DUROCK WITH TILE FINISH T. CEILING.
H.= HONED.
F.= FILLED



(EXISTING WINDOWS TO REMAIN.)

NEW STUD PARTITION W/ R-11 BATT INSULATION

FLOOR PLAN

SCALE 1/4"=1'-0"

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

UTILITY BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
BEDROOM #1	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
CLOSET #1	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
BEDROOM #2	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
CLOSET #2	CARPET	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
BATH	CERAMIC TILE	GREENBOARD W/COMP.	6"	DRYWALL W/COMPOUND	SEE I.D. DRAWINGS
HALL	CERAMIC TILE	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	
UTILITY ROOM	CERAMIC TILE	DRYWALL W/COMPOUND	6"	DRYWALL W/COMPOUND	SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
ENTRY	SATURNIA H.				
STAIR	SATURNIA H.				
DECK	SATURNIA H.				
ROOF					
	TRANSITION TILES TO MATCH EXISTING			SEE GENERAL SPECIFICATIONS FOR MANUFACTURER	

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

ENTERTAIMENT BUILDING

FINISH SCHEDULE

ROOM	FLOORS	WALLS	BASE/CROWN	CEILING	REMARKS
FIRST FLOOR					
DANCE AREA	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	8" /VARIES		
BAR	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	8" /VARIES		SEE I.D. DRAWINGS
SEATING	SATURNIA H. & F.	DRYWALL W/ MOM-COTE	8" /VARIES		SEE I.D. DRAWINGS
MEN BATH	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"		SEE I.D. DRAWINGS
WOMEN BATH	MARBLE	DRYWALL W/ MOM-COTE	6" / 6"		SEE I.D. DRAWINGS
STEAM ROOM	CERAMIC TILE	CERAMIC TILE			SEE I.D. DRAWINGS
GYM	CARPET	DRYWALL W/ MOM-COTE	8" / 8"		SEE I.D. DRAWINGS
					SEE I.D. DRAWINGS
EXTERIOR NON AIR CONDITIONED AREAS					
COVERED TERRACE	SATURNIA H.	PRECAST CONC. COL.		SMOOTH STUCCO FINISH	
OPEN TERRACE	SATURNIA H.				
EQUIP. TERRACE	SATURNIA H.				
STAIRS	SATURNIA H.				
ROOF					
				SEE GENERAL SPECIFICATIONS FOR MANUFACTURER	

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

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:
— Fire ...
— Hand ...
— Membrane ...
— Over Head Doors
— Pool
— Pressure Members
— Sprinkler
— Sewer ...
— Site ...
— Structural Steel
— Trusses
— Windows
— Others

PLANS SUBJECT TO CORRECTION
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

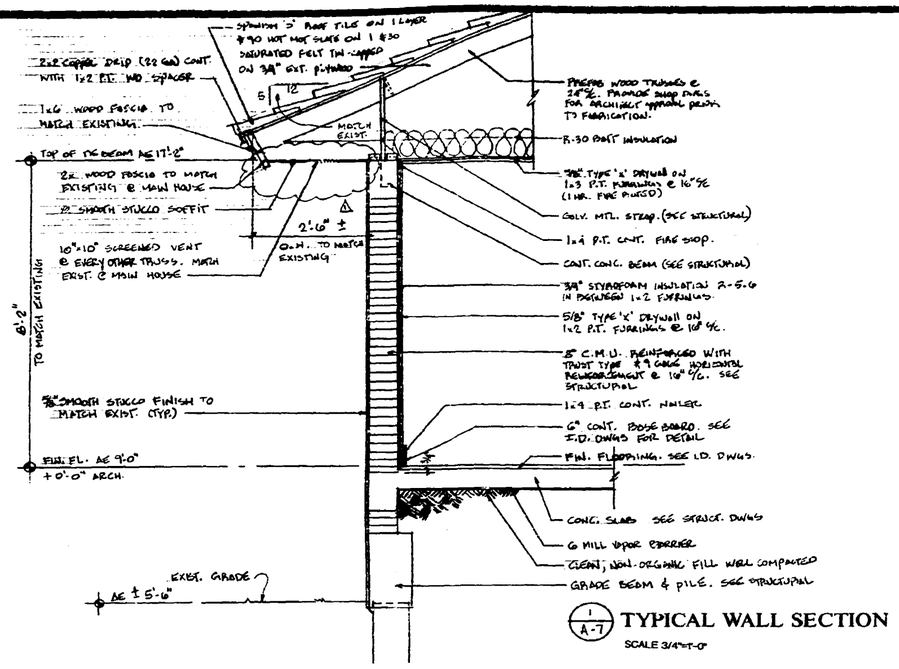
OCT 27 1999

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
94 PALM AVENUE
MIAMI BEACH FLORIDA

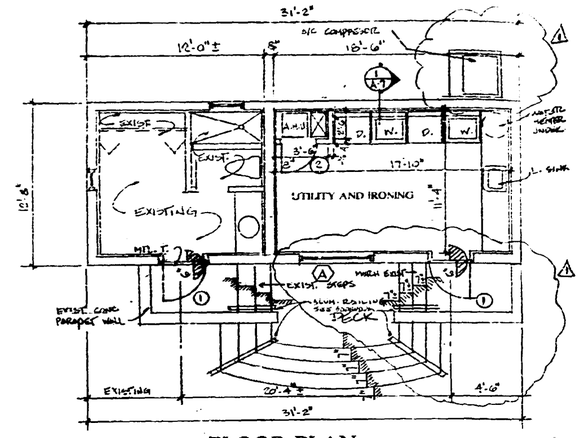
REVISIONS

DATE 5-7-99
SHEET A-6
OF



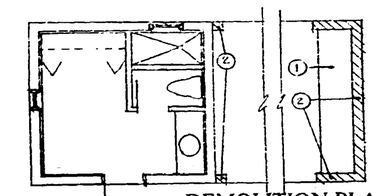
1/A-7 TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



FLOOR PLAN

SCALE 1/4"=1'-0"



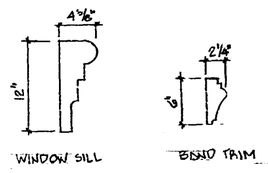
DEMOLITION PLAN

SCALE 1/4"=1'-0"

KEY NOTES

1. REMOVE EXIST. CONC. COUNTER & BUILT-IN BBQ.
2. REMOVE EXIST. BLOCK WALL ON INDICATED BY HATCHING

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



WINDOW SILL

BAND TRIM

PRECAST TRIM PROFILES

WINDOW SCHEDULE

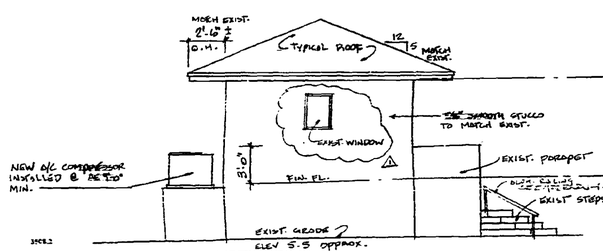
MARK	WIDTH	HEIGHT	PANELS	DESCRIPTION	MANUFACTURER	REMARKS
A	60"	48"	-	ALUM. CASEMENT	C.G.I.	3/8" IMPACT GLASS, BRONZE

NOTES

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

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

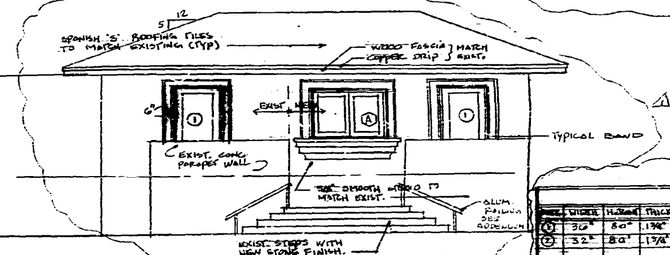
- Bar Joist
- Ext. Doors
- Glass Block
- Hand Rail
- Aluminum Storefronts
- Over Head Doors
- Panel
- Precast Members
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Others



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION IS SIMILAR



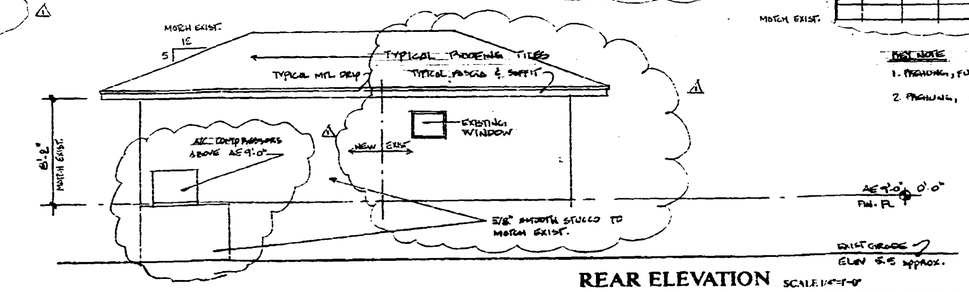
FRONT ELEVATION

SCALE 1/4"=1'-0"

NEW WINDOWS TO HAVE 3/8" IMPACT RESISTANCE GLASS"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	MATERIAL & TYPE	SEE NOTES	THRESHOLD	CLOSER	REMARKS
1	36"	80"	1 3/8"	WOOD, FRENCH	1	ALUM.	W/ BRP.	
2	32"	80"	1 3/8"	WOOD, PANELED	2	-	-	A/C DOOR



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

MET NOTE

1. FRAMING, FULL WEATHER STRIPPING, DEAD BOLT PER CODE, MTL THRESHOLD
2. FRAMING, AIR TIGHT, POSITIVE A/C RETURN

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

OCT 27 1999

GENERAL NOTES

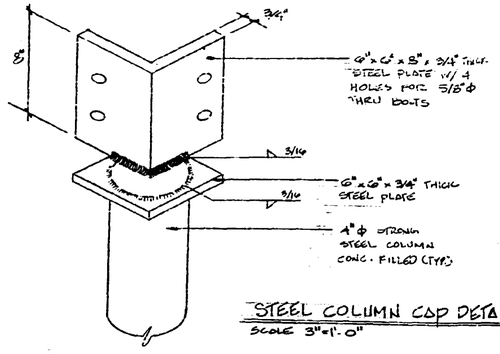
- GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.
- SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.
- ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
- SECOND MEANS OF ESCAPE S.F.B.C. SECTION 311.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
  (A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
  (B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
  (C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
  (C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
  (C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
  (C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
- ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3109.2
- WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
- ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.
- PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY II, TEMPERED, SAFETY GLASS.
- ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

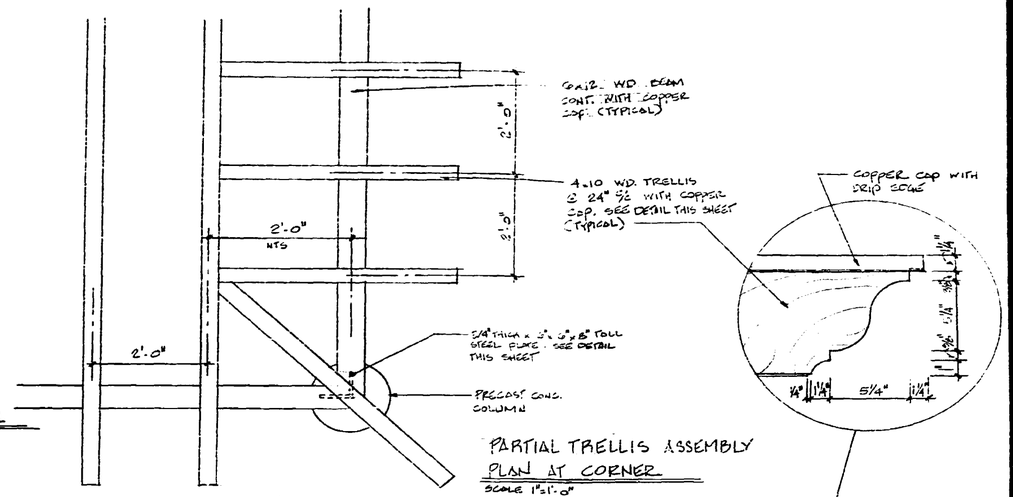
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVENUE FLORIDA

REVISIONS
1 12/5/99 TRUSS

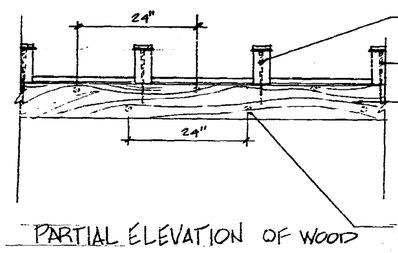
DATE 5-7-99
SHEET A-7
OF



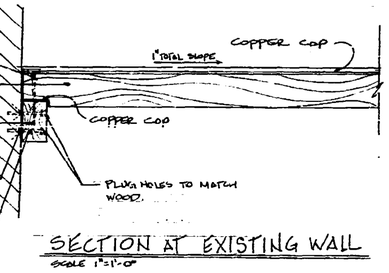
STEEL COLUMN CAP DETAIL
SCALE 3"=1'-0"



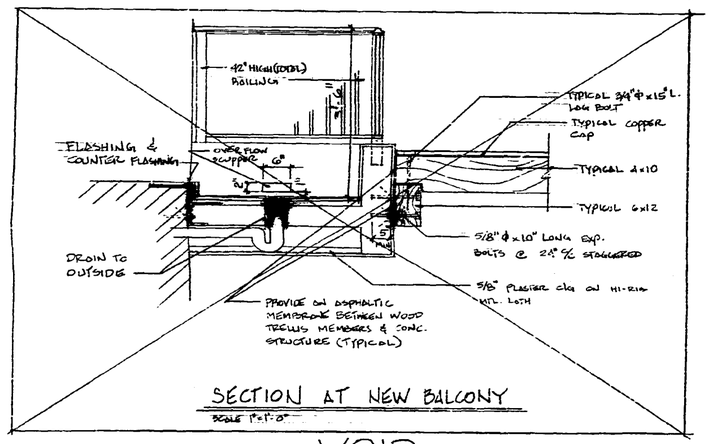
PARTIAL TRELLIS ASSEMBLY
PLAN AT CORNER
SCALE 1"=1'-0"



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

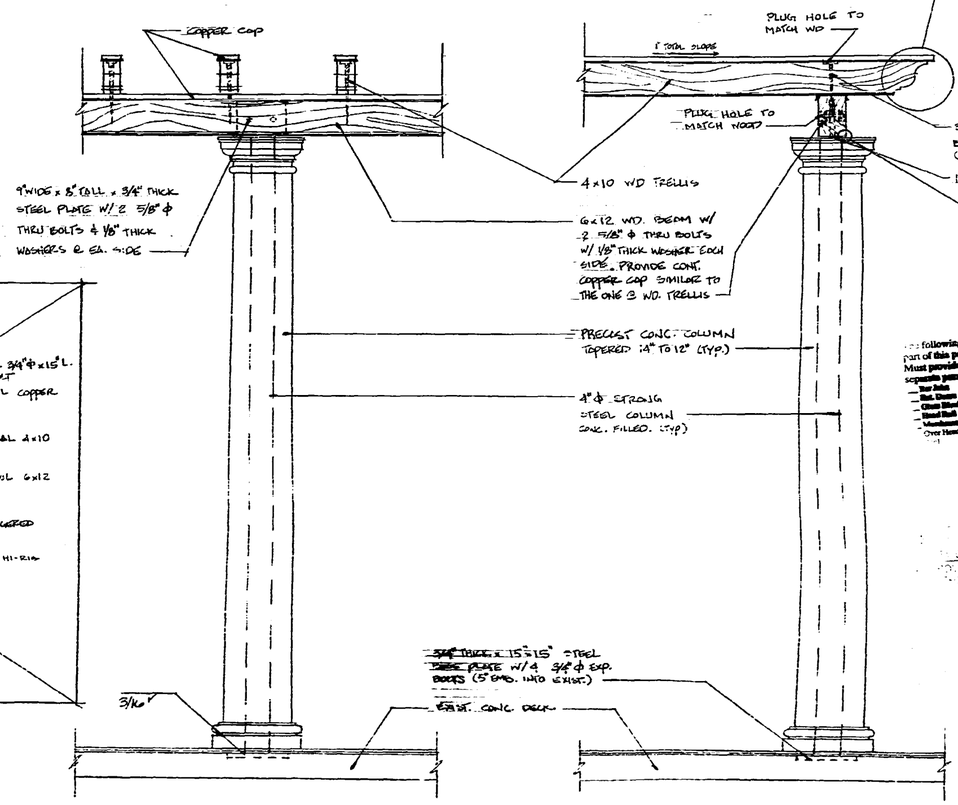


SECTION AT EXISTING WALL
SCALE 1"=1'-0"



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

VOID



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

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

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

- Iron Jobs
- Rol. Doors
- Glass Block
- Hand Rail
- Mechanical Equipment
- Over Head Doors
- Showers
- Skylights
- Steel Stair
- Structural Steel
- Doors
- Windows
- Others

FILE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ON THE FOLLOWING:

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

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

DATE 5-7-99
SHEET A-8

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS
* EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

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

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

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OR AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
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(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3008.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS

* ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND MIAMI BUILDING DEPARTMENT PERMITTING.

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

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

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

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

* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	RADIUS	DESCRIPTION	MANUFACT.	REMARKS
A	30"	38"	15"	WOOD CLAD, FIX	WEATHER SH.	3/8" IMPACT GLASS
B	94"	60"	—	WOOD CLAD, TILT & THRU	"	"

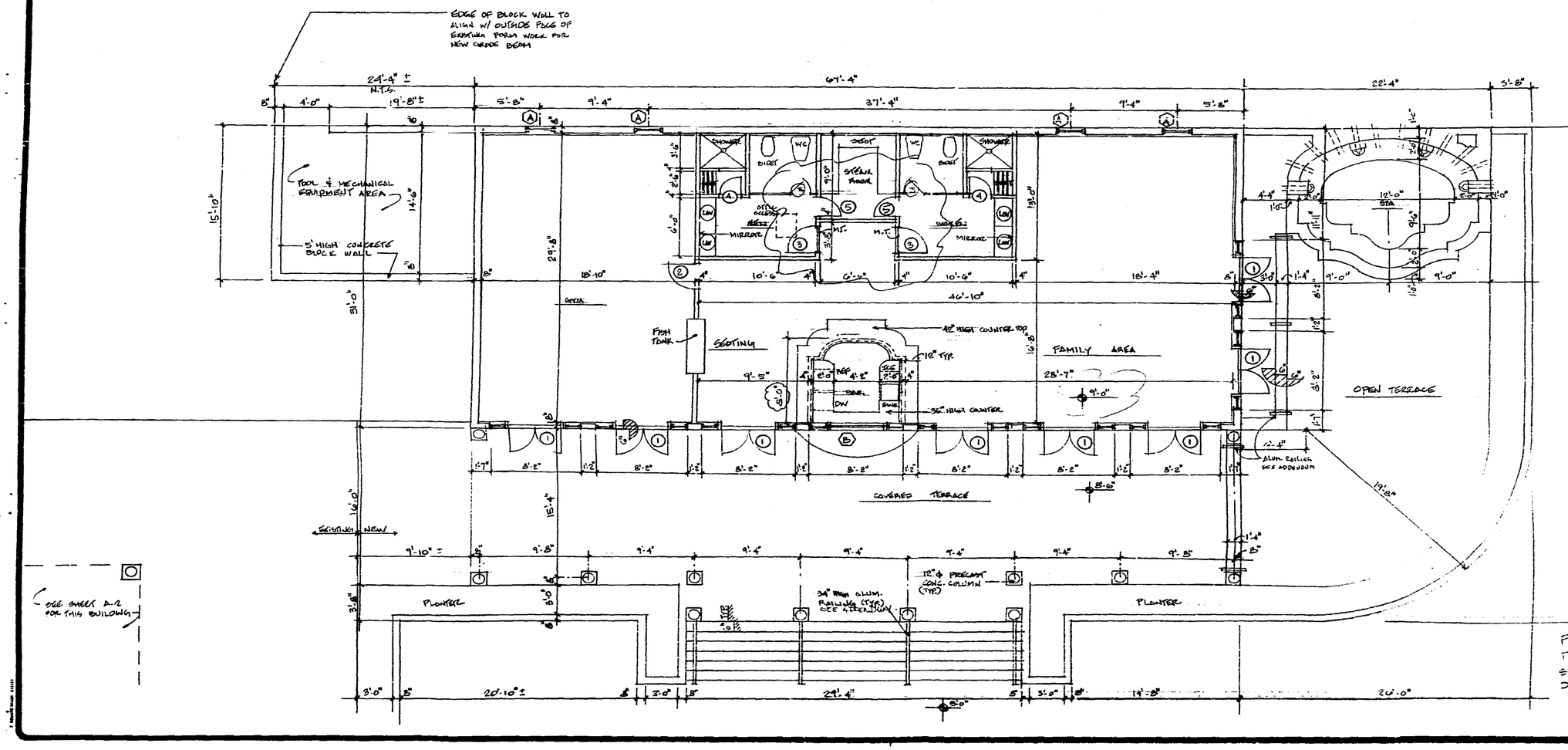
NOTES:
1. ALL GLASS IN WINDOWS TO BE 3/8" AGRY TINTED, IMPACT RESISTANT
2. SIZES ARE APPROXIMATE. VERIFY DIMENSIONS WITH WEATHER SHIELD
3. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

36" 2-18-00

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	KEY NOTE	THRESH.	GLAZING	REMARKS
1	60"	96"	1 3/4"	WOOD CLAD, FRENCH	1	ALUM.	3/8" IMPACT	WITH 16" WIDE SIDE LITES
2	36"	96"	1 3/4"	WOOD, RAISED PANELS	2	—	—	—
3	36"	96"	1 3/4"	"	2	MOLDING	—	-
4	24"	96"	1 3/4"	WOOD, FLUSH	3	—	—	—
5	24"	96"	1 3/4"	METAL, OPAQUE	4	MOLDING		STEAM ROOM

1. FULL WEATHERSTRIPPING, SEAL PER CODE, ALUM. THRESH.
2. PREHUNG, AUTOMATIC CLOSER
3. PREHUNG
4. ALUMINUM FRAME, STEAM ROOM



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

Fire Sprinkler	Shutters
Wall Panels	Skylights
Glass Block	Metal Studs
Metal Stairs	Structural Steel
Aluminum Shutters	Trusses
Over Head Doors	Windows
Pool	Other
Precast Members	

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

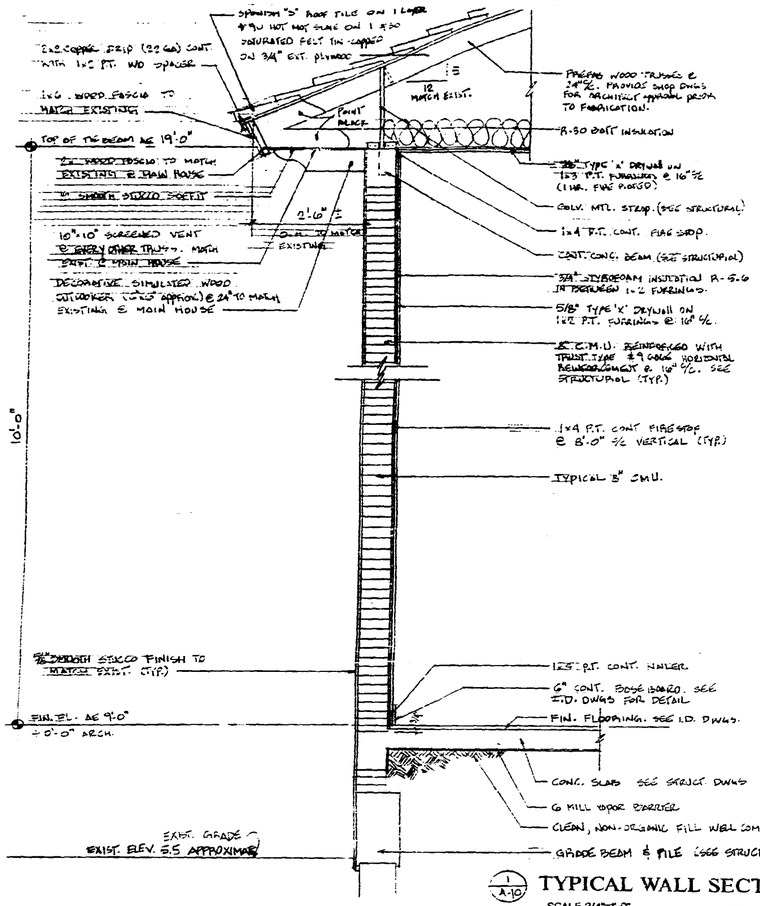
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS
10/31/99 NEW SHEET

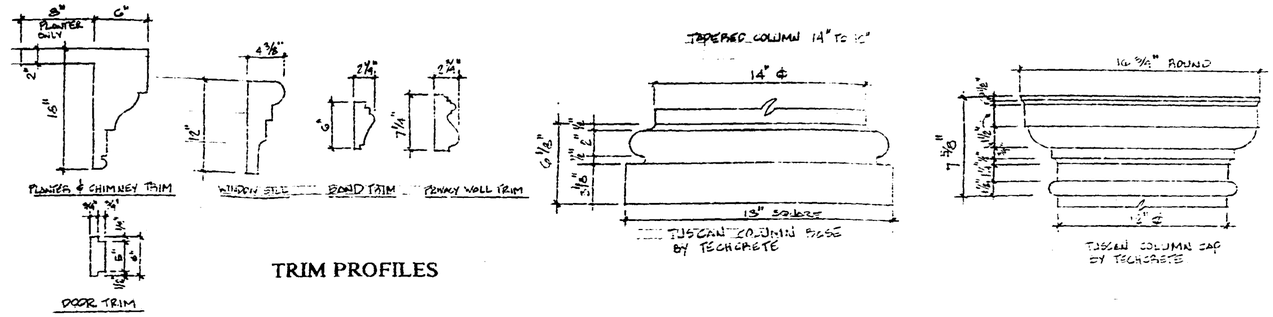
DATE
SHEET A-9
OF

OCT 27 1999

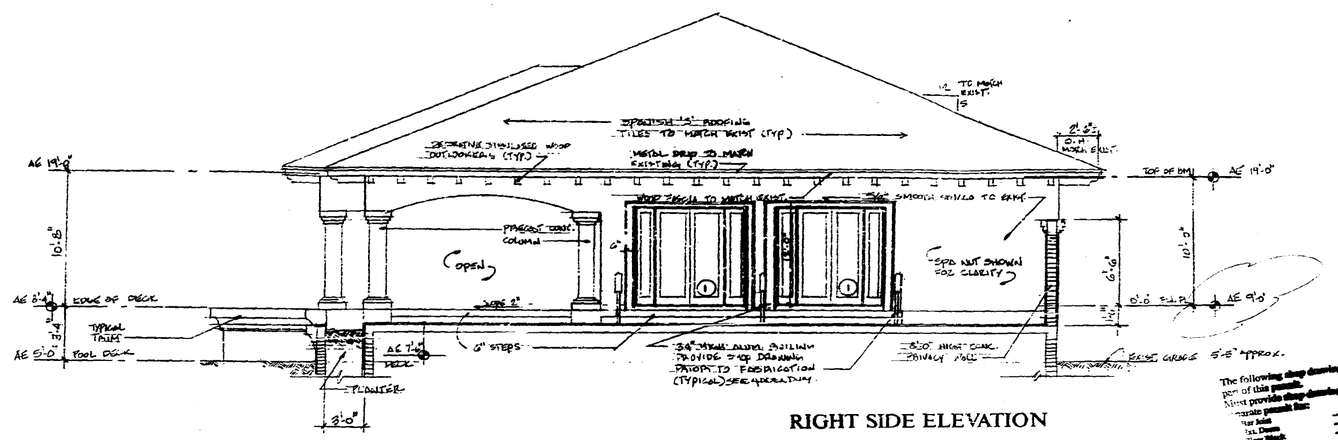


1 / A-10 TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



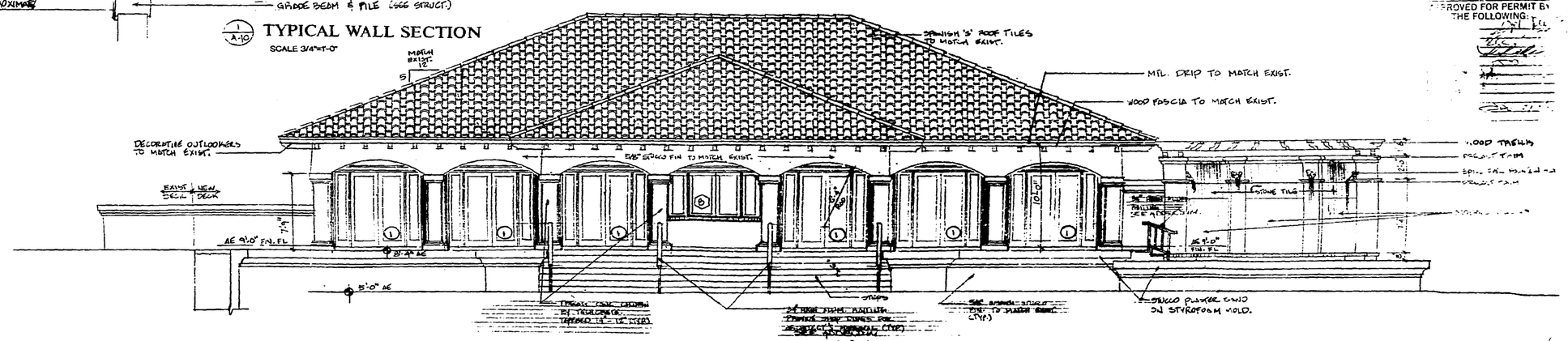
TRIM PROFILES



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

"ALL WINDOWS & DOORS TO HAVE 3/8" IMPACT RESISTANCE GLASS"



FRONT ELEVATION

SCALE 1/4"=1'-0"

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

Fire Doors	Signage
Fire Dampers	Hood Stacks
Glass Block	Structural Steel
Hand Rails	Trusses
Mechanical Equipment	Windows
Overhead Doors	Doors
Pool	
Precast Members	

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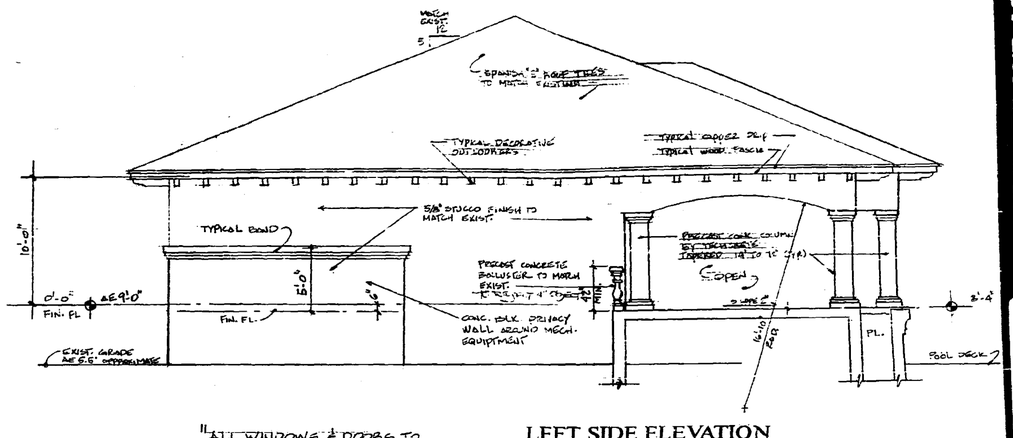
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS
1/18/99 NEW SHT

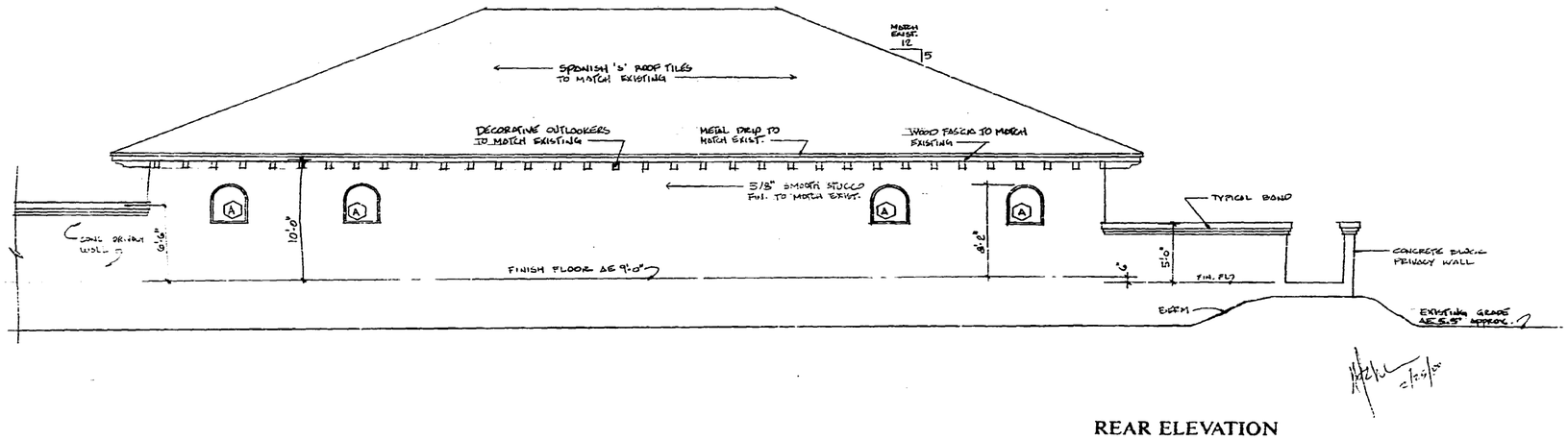
DATE
SHEET A-10
OF



"ALL WINDOWS & DOORS TO HAVE 3/8" IMPACT RESISTANCE GLASS"

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

The following shop drawings are not part of this permit.
Must [illegible] drawings under
Mechanical
Over Head Doors
Pool
Pressure Members
Steel
Windows
Others

COPY
[illegible] OF MIAMI BEACH
[illegible]ROVED FOR PERMIT BY
THE FOLLOWING:

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH 94 PALM AVENUE FLORIDA

REVISIONS
11/8/94 [illegible]

DATE
SHEET A-11
OF

Oct [illegible] 995

60252

TYPICAL WOOD TRUSSES

TOP OF T. BEM.

ROOF, FASCIA & SOFFIT D.O. NOTED ON FLR PLAN SHEET

GALV. MTL. STRAP. SEE STRUCT.

CONC. BEAM. SEE STRUCT.

ATTIC SPACE

EXIST. ROOF BEYOND

13'-7"

EXISTING HOUSE & WOOD FASCIA BEYOND

5/8" STUCCO FINISH TO MATCH EXISTING

2x4 P.T. WD. NAILER/LEDGER W/ WOOD SUPS GALV. METAL SHIM BY HUGHES & EA. 2x4 FRAME

2x4 FURRING STRIPS

WON-COTE FINISH ON 5/8" TYPE 'X' BLUE BOARD ON 2x4 WD FRAME @ 16" O/C (TYP.)

CONT. 1x4 P.T. WD. FIRE STOP

R-37 BATT INSULATION

LINE OF EXISTING FOUNDATION WALL

2x4 P.T. CONT. WOOD NAILER SEE STRUCT FOR ANCHORAGE INFO.

CONCRETE FILL CELL

DOUBLE 2x4 P.T. CONT. WD NAILER. SEE STRUCT.

CONC. BEAM SEE STRUCTURAL

DOUBLE 2x P.T. CONT. WD LEDGER. SEE STRUCT.

CONT. 1x4 P.T. WD FIRE STOP @ 8'-0" O/C VERTICALLY

R-5.6 RIGID INSULATION

WON-COTE FINISH TO MATCH EXIST. ON 5/8" TYPE 'X' BLUE BOARD ON 1x2 P.T. FURRINGS @ 16" O/C

8" CMU. SEE STRUCT.

FINISH FLOOR & WOOD BASEBOARD AS PER INTERIOR DESIGNER'S DWGS

STRUCT. SLAB. SEE STRUCT.

WON-COTE FINISH TO MATCH EXIST. ON 5/8" TYPE 'X' BLUE BOARD ON 1x3 P.T. WD. FURRINGS @ 16" O/C

CONT. 1x4 P.T. WD. FIRE STOP

TYPICAL DRYWALL & INSULATION AS PER NOTES ABOVE

8" CMU SEE STRUCT.

TYPICAL BASEBOARD & FLOORING AS PER NOTES ABOVE

SPANISH 'S' ROOF TILE TO MATCH EXIST. ON 1 LAYER #90 HOT MOP SLATS ON 1 LAYER #30 SATURATED FELT ON 3/4" EXT. PLYWOOD (TYP.)

FLASHING & COUNTER-FLASHING

PREFAB. WOOD TRUSSES @ 24" O/C. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION (TYP.)

R-37 BATT INSULATION

2x2 COPPER DRIP TO MATCH EXIST.

1x8 P.T. CONT. WD SPACER

CORNICE

TOP OF T. BEM.

1x WOOD FASCIA TO MATCH EXISTING

2x WOOD FASCIA

1/2" STUCCO FIN. SOFFIT ON HEAVY MTL. LATH. PROVIDE 5"x10" SCREENED VENT TO MATCH EXISTING

6"x15" PRECAST CONT. CONC. DENTAL TRIM

FLASHING

GALV. MTL. STRAP. SEE STRUCT.

1x4 P.T. CONT. WD. FIRE STOP

CONC. TIE BEAM. SEE STRUCT.

CEMENT PLASTER VENTED & WIRE LATH

R-5.6 RIGID INSULATION

WON-COTE PLASTER FINISH TO MATCH EXISTING ON 5/8" TYPE 'X' BLUE BOARD ON 1x2 P.T. WIR FURRINGS @ 16" O/C

12" C.M.U. SEE STRUCT.

1x4 P.T. CONT. FIRE STOP @ 8'-0" MAX. O/C VERTICALLY (TYPICAL)

CONC. BEAM SEE STRUCT.

TYPICAL 1x4 FIRE STOP

LINE OF NEW ENTRY DOOR BEHIND

5/8" STUCCO FINISH TO MATCH EXISTING (TYPICAL)

FINISH FLOOR & WOOD BASEBOARD AS PER INTERIOR DESIGNER'S DWGS

STRUCTURAL SLAB. SEE STRUCT.

18'-0"

8'-6" ± (EXIST.)

8'-5" (EXIST.)

3/4"

3/4"

-2'-3" FIN. FL. TO MATCH EXIST.

EXIST. GRADE

6 MILL VAPOR BARRIER

SEE STRUCTURAL DRAWINGS FOR THIS AREA

6 MILL VAPOR BARRIER

SEE STRUCT. DWGS FOR THIS AREA

1/A-12 SECTION
SCALE 3/4"=1'-0"

T. OF BEM.

(EXIST. TIE BEAM)

+10'-2" ± (EXIST. 2ND FLOOR)

FIN. FL.

9'-8" APPROX. WINDOW

VERIFY W/ WINDOW MANUFAC.

UP. TURN CONC. BEAM. SEE STRUCT.

+8'-3" ± (EXIST. STAIRS UNKNOWN @)

FIN. FL.

+0'-0" AE 8'-7 (EXIST.)

FIN. FL.

-2'-3 (EXIST.)

CONC. BEAM

CONTINUOUS CONC. BEAM BEYOND SEE STRUCTURAL DWGS

FLASHING & SHEATH FLASHING BEYOND

WOOD SCREWED

LINE OF EXIST. ROOF BEYOND

2x4 P.T.

NEW UP TURN CONC. BEAM. SEE STRUCT.

2x4 WD. FLASHING @ 5/8" BASEBOARD W/ WON-COTE & FINISH

CONCRETE BEAM TO BE REMOVED

R-37 BATT INSULATION

EXISTING

D.O. FINISH NOTED AS PER SECTION THIS SHEET

LINE OF EXISTING WALL TO BE REMOVED

SEE STRUCTURAL DWGS FOR CONNECTION DETAILS BETWEEN NEW & EXIST. STRUCTURES

EXIST. SLAB

FOOT ON OF EXIST. BEAM TO BE REMOVED

D.O. FINISH NOTED ON THIS SECTION THIS SHEET

SEE STRUCT. DWGS FOR DETAIL BETWEEN NEW & EXISTING STRUCTURE

EXIST. SLAB

6 MILL VAPOR BARRIER

2/A-12 SECTION
SCALE 3/4"=1'-0"

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

- Shutters
- Mech. Equip.
- Mech. Size
- Mech. Size
- Mech. Size
- Mech. Size
- Mech. Size
- One Hour Dwlg.
- Pool
- Precast Members
- Others

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

OCT 27 1999

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

DATE 5-7-99
SHEET A-12
OF

09253

GENERAL SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL HOLDINGS RESIDENCE

DIVISION 1: GENERAL REQUIREMENTS

1. BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE DRAWINGS, READ THE SPECIFICATIONS AND ALL OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND HE SHALL INCLUDE IN HIS BID A SUM TO COVER ALL COST OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH AN EXAMINATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AMERICAN INSTITUTE OF ARCHITECTS, FORM A-201, SHALL BECOME A PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.
5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EQUAL WILL BE CONSIDERED, PROVIDING THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO ORDERING SAID PRODUCT.
6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PREFINISHED SURFACE OR SURFACES, EXISTING OR TO BE FINISHED AT A LATER DATE, ARE NOT MARRED.
7. CONTRACTOR TO FURNISH OWNER WITH ALL NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES.
8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID, UNLESS OTHERWISE NOTED.
9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.
10. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH BUILDING CODE BUILDING CODE.
11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE PRODUCED BY SUBCONTRACTORS THAT ARE AFFECTED.
12. PROVIDE CONTINGENCY ALLOWANCE OF $10,000 TO BE USED FOR UNFORESEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISON 2: SITE WORK

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

DIVISION 3: CONCRETE

1. ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO ACI 318-95 AND 301-96 AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND ___3"(INCHES)
   B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS:
      1. #5 BARS OR SMALLER ___ 1.5"(INCHES)
      2. ALL OTHER BARS _____ 2"(INCHES)
   C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
      1. BEAMS AND COLUMNS___ 1.5"(INCHES)
      2. SLABS_____ 1"(INCHES)
3. COLUMNS SHALL BE CONCENTRIC WITH RESPECT TO FOUNDATIONS, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

1. CONCRETE MASONRY UNITS SHALL BE MADE OF PORTLAND CEMENT AND NORMAL WEIGHT AGGREGATES (ASTM C33) AND SHALL CONFORM TO ASTM SPECIFICATION C90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS OF GRADE "N" AND TYPE 1.
2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476, WITH MINIMUM 2,500 P.S.I. COMPRESSIVE STRENGTH.
3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C270, TYPE "M" OR "S".
4. STRUCTURAL GROUT FOR FILLING CELLS AS PER ACI 530-95, SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH ENSURE COMPLETE FILLING OF THE CELLS.
5. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.
6. THE REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH SECTION 2705 OF THE SOUTH FLORIDA BUILDING CODE.
7. THE ULTIMATE NET COMPRESSIVE STRENGTH (F'M) MASONRY UNITS SHALL NOT BE LESS THAN 1,000 P.S.I.

DIVISION 5: METALS

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS (1 SET OF SEPIAS AND 2 SETS OF PRINTS) OF REINFORCING AND STRUCTURAL STEEL.
2. ALL EXPOSED BOLTS AND MANUFACTURED CONNECTIONS PLATES AND ANGLES TO BE GALVANIZED.
3. ALL REINFORCING STEEL SHALL BE DEFORMED AND HAVE A MINIMUM YIELD OF 60,000 P.S.I AND SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
5. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE 1994 ACI LATEST EDITION OF THE DETAILING MANUAL.
6. LAP SPLICE LENGTHS SHALL BE:
   A. BOTTOM REINFORCING IN BEAMS, TOP & BOTTOM REINFORCING IN SLABS ____45 BAR DIAMETERS.
   B. TOP REINFORCING IN BEAMS ___ 60 BAR DIAMETERS.
   C. COLUMNS _____36 BAR DIAMETERS.
   D. MASONRY REINFORCING ____44 BAR DIAMETERS.
   IN NO CASE SHALL THE SPLICE LENGTH BE LESS THAN 12".
7. PIPE COLUMNS, IF SHOWN, SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A-53 OR A-501, PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY.
8. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 AND FABRICATED AND ERECTED AS PER AISC MANUAL.
9. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER.
10. PROVIDE ALLOWANCE FOR METAL RAILINGS: $100 PER LINEAL FT.
    A. INTERIOR STAIR & GALLERY: $100 PER LINEAL FT.
    B. EXTERIOR BALCONY: $100 PER LINEAL FT.
    C. EXTERIOR POOL FENCE & GATE: $50 PER LINEAL FT.

DIVISION 6: CARPENTRY

1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR; USE COLONIAL TRIM WITH FLINT™ BLOCK OR AS PER INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.
   A. BASE: 8" (EIGHT INCHES)
   B. CROWN: 10" (TEN INCHES)
   C. DOOR CASING: 4" (FOUR INCHES)
   D. WINDOW CASING: 4" (FOUR INCHES)
2. ALL FASCIAS SHALL BE CYPRESS GRADE CLEAR.
3. CONTRACTOR TO SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS OF TRUSSES TO ARCHITECT FOR REVIEW.
4. ROOF TRUSS MANUFACTURER SHALL PREPARE PLANS SHOWING THE DESIGN AND ERECTION BRACING REQUIRED BECAUSE THE DESIGN OF BRACING DEPENDS UPON THE DESIGN OF TRUSSES. SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS.
5. ALL STRUCTURAL WOOD SHALL HAVE ALLOWABLE BENDING STRESS OF 1,200 P.S.I., MODULUS OF ELASTICITY OF 1,500 K.S.I., UNLESS OTHERWISE NOTED ON PLANS.
6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
7. ALL WOOD CONSTRUCTION SHALL COMPLY WITH CHAPTER 29 OF THE SOUTH FLORIDA BUILDING CODE & THE STANDARD BUILDING CODE, WHICHEVER IS MORE STRINGENT. PROVIDE FIRE STOPS AS REQUIRED IN WALLS.
8. FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR:
   A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
   B. PROVIDE DOUBLE STUDS EACH SIDE OF INTERIOR DOOR OPENINGS.
   C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE.
9. ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE C/D, STRUCTURAL FORMING PLYWOOD WILL NOT BE USED FOR SHEATHING. NAIL TO TRUSSES AND RAFTERS AS REQUIRED BY CODE.
10. INTERIOR WOOD BEARING PARTITIONS SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. PROVIDE A SINGLE P.T. SILL PLATE AND DOUBLE TOP PLATE WITH 48" LAP.
11. PROVIDE BACKING WITH 1 X 6 P.T. ON BLOCK WALL OR 2 X 4 ON STUD WALL FOR ALL KITCHEN CABINETS, BUILT-INS, HAND RAILS, BATH FIXTURES AND ACCESSORIES.
12. INTERIOR WOOD, NON-BEARING PARTITION SHALL BE 2 X 4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED. PROVIDE A SINGLE PRESSURE-TREATED SILL PLATE AND A SINGLE TOP PLATE. ALT: INTERIOR NON-BEARING PARTITIONS MAY BE LIGHT GAUGE METAL STUDS @ 16" O.C. WITH DOUBLE PRESSURE-TREATED 2 X 4 WOOD BASE PLATE).
13. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES, WELL-SANDED, FREE FROM DEFECTS.
14. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

1. ALL CAULKING TO BE "PECORA" BUTYL RUBBER SEALANT, BC-158, OR EQUAL.
2. ALL ROOFING SHALL HAVE A 4 UNDERLAYMENT (ANCHOR SHEET) OF 180# ASPHALT SATURATED FELT OR FELTS, TIN CAPPED PER CODE.
3. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 20 OUNCE COPPER.
4. ALL BARREL TILE TO MATCH EXISTING OR EQUAL, APPROVED BY ARCHITECT.
5. ALL ROOFING SHALL HAVE A DADE COUNTY PRODUCT CONTROL NUMBER.
6. WATERPROOF ALL INTERIOR PLANTER WALLS WITH BLACK BITUMINOUS WATERPROOF COMPOUND AND PROVIDE ADEQUATE DRAINAGE.
7. EXTERIOR INSULATION SHALL BE AS FOLLOWS:
   A. STUD WALL: R-11, BATT TYPE FIBERGLASS
   B. CEILING: R-30, BATT TYPE FIBERGLASS
   C. BLOCK WALL: R-5 INSULATION BETWEEN 1 X 2 PRESSURE-TREATED WOOD FURRING STRIPS, UNLESS OTHERWISE NOTED.
   D. SECOND FLOOR R-11 BATT
8. INTERIOR INSULATION FOR SOUND PROOFING SHALL BE AS FOLLOWS: ALL INTERIOR WALLS SHALL RECEIVE R-11 BATT FIBERGLASS INSULATION FOR SOUND-PROOFING. WRAP ALL PLUMBING BOTH SIDES. PROVIDE ALL INSULATION, FLOOR TO CEILING.

DIVISION 8: DOORS AND WINDOWS

1. DOORS:
   A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE. STAIN GRADE. INCLUDE MODIFIED DOOR CONTRACT BY WINDOW PROFESSIONALS.
   B. ALL INTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. SEE DOOR SCHEDULE.
   C. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY HARDWARE ITEMS UNDER BASE BID:
      HARDWARE ALLOWANCE: $2,000.
   D. PROVIDE $10,000 ALLOWANCE FOR CUSTOM FRONT DOOR.
   E. PROVIDE $1,400 ALLOWANCE FOR CUSTOM FRONT DOORS. PRICING APPROVAL TEST
2. ALL WINDOWS: SEE CONTRACT BY WINDOW PROFESSIONALS. DOO REVISED CONTRACT TO DOOR BID

DIVISION 9: FINISHES

1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT OF PRIME WITH MOORWHITE ALKYD PRIMER 100 SERIES.
   B. PAINT TWO COATS TOPCOAT MOORGLO HOUSE & TRIM LATEX GLOSS 096 SERIES.
2. INTERIOR WOOD TRIM, DOORS & WOOD WINDOWS SHALL RECEIVE TWO COATS OF BENJAMIN MOORE ENAMEL OVER ONE BASE COAT OR AT OWNER'S OPTION, ONE COAT OF SEALER AND TWO COATS OF VARNISH OVER STAINED, PICKLE EFFECT. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT PRIMER BASE COAT 5/8 MOORE'S ALKYD ENAMEL UNDERBODY 217 SERIES.
   B. ENAMEL - LATEX-REGAL AQUAGLO LATEX SEMI-GLOSS ENAMEL 333 SERIES.
   C. ENAMEL-ALKYD-REGAL SATIN IMPERIO ALKYD SATIN ENAMEL 235 SERIES.
   STAIN:
   D. SEALER-BENWOOD QUICK DRY SANDING SEALER 413 SERIES.
   E. STAIN-BENWOOD PENETRATING STAIN 234 SERIES.
   F. VARNISH-BENWOOD SATIN FINISH VARNISH 404 SERIES.
3. ALL EXTERIOR STUCCO SURFACES SHALL RECEIVE TWO COATS OF MOORGARD OVER ONE COAT OF SEALER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIMER-BASE COAT-MOORE'S LATEX ALKALI RESISTANT MASONRY JX SERIES.
   B. MOORGARD LATEX LOW LUSTRE HOUSE PAINT 103 SERIES.
4. ALL INTERIOR PLASTER SURFACES OR DRYWALL SURFACES SHALL RECEIVE TWO COATS OF INTERIOR LATEX, REGAL AQUA VELVET BY BENJAMIN MOORE. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. FRESH START 100% ACRYLIC LATEX PRIMER 023 SERIES.
   B. REGAL AQUAVELVET EGGSHELL FINISH 319 SERIES.
5. ALL EXTERIOR STUCCO TO BE SMOOTH AND LIGHT TEXTURE AND APPLIED AS PER CODE. PROVIDE SAMPLE TO MEET ARCHITECT'S APPROVAL BEFORE STARTING WORK.
6. ALL INTERIOR PARTITIONS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" BLUE BOARD WITH ONECOAT PLASTER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
7. ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND RESIDENCE, SHALL HAVE A ONE HOUR RATED, 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER ON BOTH SIDES OF PARTITIONS AND ONE LAYER ON CEILINGS ON 1"X 3" FURRING @ 16" O.C., WHERE APPLICABLE.
8. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS, ETC. TO BE DONE WITH "J" BEADS, CORNER BEADS & CASING BEADS AS PER "NATIONAL GYPSUM", OR APPROVED EQUAL.
9. TILE, MARBLE AND FLOOR ALLOWANCES:
   1. MARBLE: $10 PER SQUARE FT.
   2. SATURNIA: (a.) $3.55 PER SQUARE FT. FILLED WITH GROUT.
   3. SATURNIA: (b.) $5.00 PER SQUARE FT. HONED AND FILLED.
   4. TILE: $2.00 PER SQUARE FT.
   5. CARPET: $30 PER SQUARE YARD
10. ALL TILE & MARBLE FLOORS SHALL BE SET IN FULL FLOAT. PROVIDE SEALER FOR ALL MARBLE AND SATURNIA FLOORS
11. PROVIDE FULL SLABS WITH 1.5" BULL NOSE ON ALL STAIR TREADS.
12. DRIVEWAY: CONCRETE PAVER BRICK ON 4"(INCH) CRUSHED ROCK AND SAND BASE WITH SCUPER COURSE GROUTED TO EDGE CONCRETE FOOTING.
13. PROVIDE CEMENT BOARD BEHIND ALL TILED OR MARBLED WALLS.
14. PROVIDE FULL HEIGHT, FLOOR TO CEILING, OR TUB TO CEILING, TILE OR MARBLE AT ALL SHOWERS OR TUBS.
15. CAST STONE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, COLOR SAMPLES, FINISH SAMPLES OF ALL CAST STONE FOR ARCHITECT'S APPROVAL.

DIVISION 10: SPECIALTIES

1. ALL SHELVING SHALL BE 3/4" HARDWOOD EDGE BANDED, AB PLYWOOD 12" DEEP, UNLESS OTHERWISE SHOWN ON PLAN, 1"X 4" #2 SHELF SUPPORTS, 1-3/8" HALF ROUND CLOSET RODS; LEFT NATURAL. HARDWOOD ROD SOCKETS WITH METAL SHELF AND ROD SUPPORTS.
2. KITCHEN CABINETS, BATHVANITIES, BUILT-INS, COUNTERTOPS AND VANITY TOPS TO BE PROVIDED AND INSTALLED BY CABINET SUBCONTRACTOR. ALLOWANCE: $50,000.
3. CLOSET INTERIORS: PROVIDE A $10,000 ALLOWANCE FOR ALL WALK-IN CLOSET INTERIOR DESIGNS.
4. FIREPLACE AND MANTEL ALLOWANCE: $8,000. CHIMNEY, FIREBOX AND STRUCTURE TO BE IN BASE BID.
5. SHOWER & TUB DOORS, FURNISH ALLOWANCE: $7,000.
6. TOWEL BARS, TOILET PAPER HOLDERS, MEDICINE CABINETS, SOAP HOLDERS & GRAB BARS $3,000 ALLOWANCE.
7. MIRRORS TO BE 1/4", SEALED OVER MASTIC, FULL HEIGHT FROM VANITY TO CEILING ACROSS BACK OF VANITY. (PROVIDE A 5-YR. GUARANTEE ON ALL MIRRORS AGAINST DISCOLORATION.)

DIVISION 11: EQUIPMENT

1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES: (PURCHASED BY OWNER) (INSTALLED BY CONTRACTOR)
   1. ONE 36a SUB-ZERO BCS MAKER
   2. TWO 700 BR SUB-ZERO 700 BASE REFRIGERATOR
   3. ONE FCP301 30" CONVECTION SINGLE OVEN I-CELL-SS
   4. FOUR EDW024S 24" WARMING OVEN - SS
   5. ONE DMO24S MICROWAVE 1.6 CU. FT. 16" TURNTABLE - SS
   6. ONE AMTK30B TRIM KIT FOR BUILT-IN MICRO BL
   7. TWO ASI805B ASKO BLACK DISHWASHER
   8. ONE ASK595S WOLF 59" GAS RANGE WITH 6 BURNERS WITH RAISED 24" GRIDDLE BROILER SS
   9. ONE W29BRS WOLF 29" BLACK RISER WITH SHELF SS
   10. ONE PWV 182/260 VENTAHOOD 60" HOOD WITH 4 BLOWERS WITH HALOGEN LIGHTS SS.
   11. ONE WDC 66X60 VENTAHOOD EXTENDED DUCT COVER FOR 12' CEILING.

DIVISION 12: FURNISHINGS

SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 13: SPECIAL CONSTRUCTION

1. PROVIDE ENGINEERING SHOP DRAWING FOR NEW POOL & SPA FOR ARCHITECT'S REVIEW.
2. GAS:PROVIDE GAS LINE TO SPA HEATER AND BAR-B-Q AND FIREPLACE.
3. SPA ALLOWANCE: $45,000
4. POOL ALLOWANCE: $107,000
5. SEAWALL ALLOWANCE: $15,200
6. DOCK ALLOWANCE: $30,800

DIVISION 14. CONVEYING SYSTEMS

NOT USED

DIVISION 15: MECHANICAL

1. A/C SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO START OF A/C WORK. A/C SUBCONTRACTOR SHALL ENGINEER THE DUCTS AND GRILLE SIZES AND LOCATIONS, PROVIDING MANUAL-J CALCULATIONS FOR FINAL SYSTEM.
   ALL DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 INSULATION, A/C SUBCONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SYSTEM.
2. ALL BATHROOM EXHAUST FANS WILL BE NUTONE MODEL NO. QT200 CFM.
3. PLUMBING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING FIXTURES $30,000 @ INTERIOR DESIGNER'S PRICE. INSTALLATION AND HANDLING SHALL BE IN BASE BID. PLUMBER SHALL BE RESPONSIBLE FOR PURCHASING, INSTALLING AND HANDLING OF ALL PLUMBING FIXTURES. THIS FEE TO BE INCLUDED IN BASE BID AND NOT PART OF ALLOWANCE.
4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH REMOTE SHUT OFF.
5. PROVIDE SUPER-INSULATED QUICK RECOVERY DOUBLE ELEMENT WATER HEATERS. PROVIDE FULL PAN AND DRAIN UNDER WATER HEATERS.
6. PROVIDE FOR RECESSED WASHER AND DRYER HOOK UPS (VENT DRYERS TO EXTERIOR).
7. ALLOWANCE FOR LANDSCAPING & SPRINKLER SYSTEM FOR MATERIAL & LABOR: By OWNER
8. PROVIDE ALL PENETRATIONS THROUGH ROOF, SUCH AS PLUMBING VENTS AND EXHAUST VENTS, ON REAR HIPS SO THEY ARE NOT SEEN FROM THE STREET.
9. PROVIDE FOAM TUBULAR INSULATION ON ALL HOT WATER LINES.
10. PROVIDE 3/4" COPPER LINE SERVICE TO ALL HOT WATER FIXTURES. REDUCE AT FIXTURE CONNECTION AS PER SCHEDULE.

DIVISION 16: ELECTRICAL

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

The following shop drawings are not part of the contract. Must be separately bonded under Bar Cabinets, Glass Work, Hand Rail, Membrane Structures, Over Head Doors, Pool, Pumps, Stairs, Structural Steel, Trusses, Windows, Others

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
OCT 27 1999

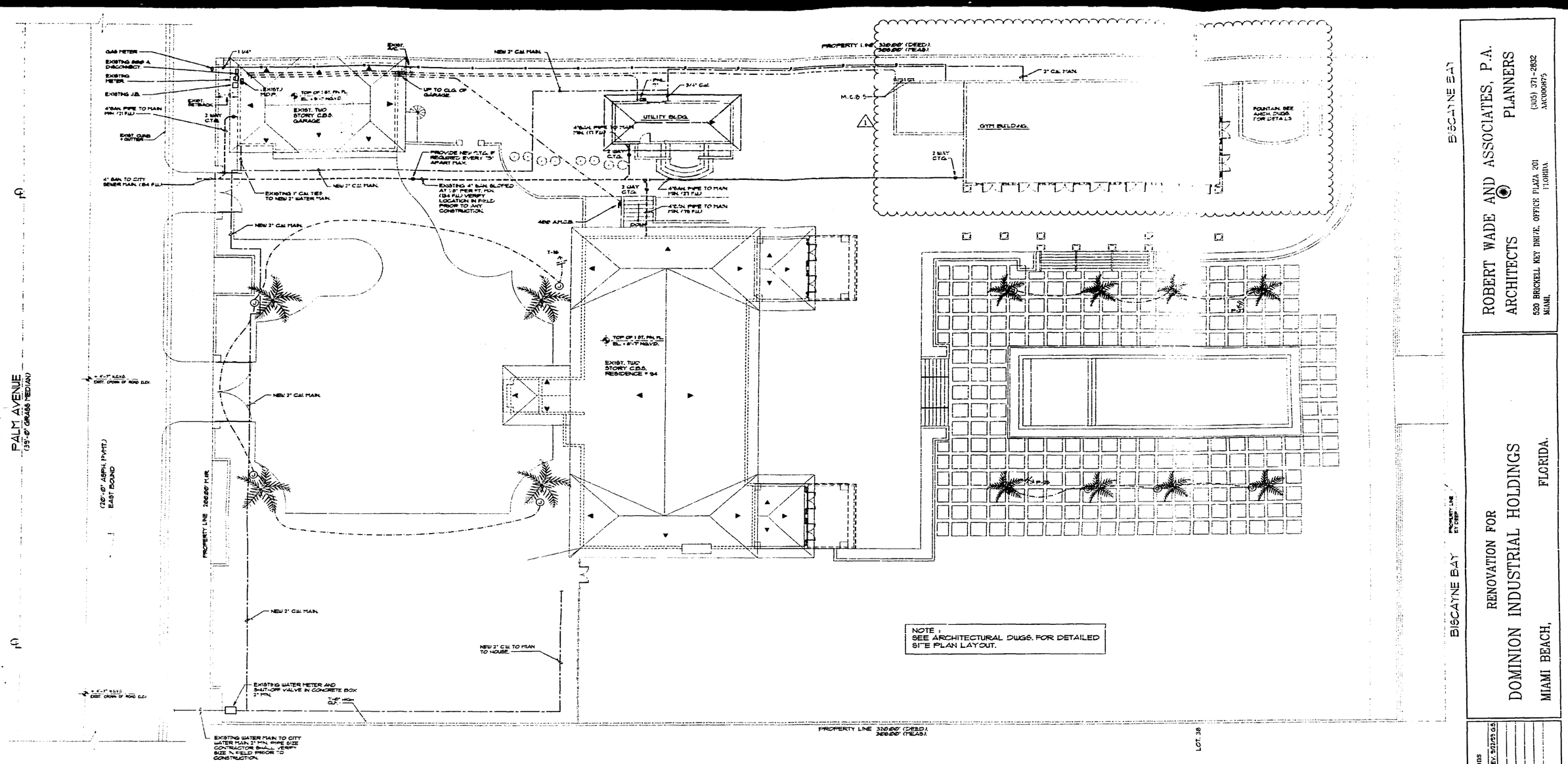
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS
1 10/21/99 New Sht

DATE 5-7-99
SHEET A-13
OF

99-2254



SITE PLAN
SCALE : 1/10" = 1'-0"

LEGAL DESCRIPTION :

LOTS 38 AND 37, IN BLOCK 1 OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ALSO

A STRIP OF LAND 30 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF LOTS 38 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID 30 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 38, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LOT 38 EXTENDED SOUTHERLY, FOR A DISTANCE OF 30 FEET, THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 38 AND 37, TO A POINT WHERE THE WESTERLY BOUNDARY LINE OF LOT 37 EXTENDED SOUTHERLY INTERSECTS SAID LINE, THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY LINE, 30 FEET FOR A DISTANCE OF 30 FEET TO THE SOUTHWESTERLY CORNER OF LOT 37, THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 38 AND 37 TO THE POINT OF BEGINNING, TOGETHER WITH ALL RIPARIAN RIGHTS AND WATER PRIVILEGES ADJACENT OF APPURTENANT THERETO, LYING AND BEING IN DADE COUNTY, FLORIDA.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2832
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
GENERAL REV. 5/02/99 G.S.

date 3-30-99
issued
drawn G.H.
checked G.S.
project no. 3-99

SHEET SP-1 OF 1

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

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CITY OF MIAMI BEACH
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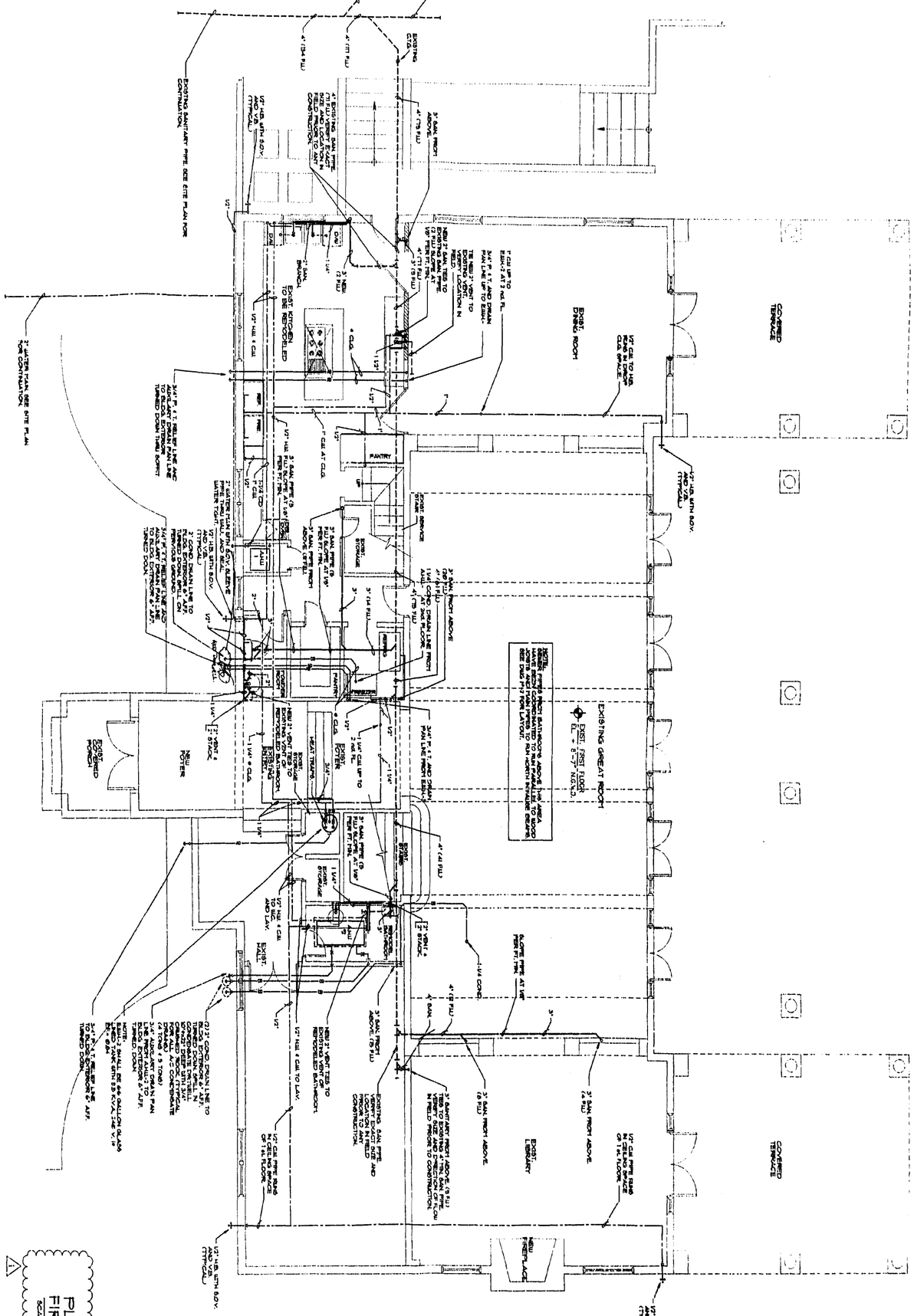

PLUMBING FIRST FLOOR PLAN

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

GUSTAVO SOLANO, P.E.
consulting engineer
mech. registration # 3 4 9 2 5
4606 S.W. 74th Court, Miami, FL 33155
tel. (305) 663-8151

COPY

SUBMITTED TO MIAMI BEACH FOR PERMIT BY THE FOLLOWING:

SHEET	date	revisions
P-1 OF 3	5/10/99	1 GRAL REV. 05-26-99 GS / GH
	issued	
	drawn GH	
	checked GS	
	project no. 5-98	

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

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ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
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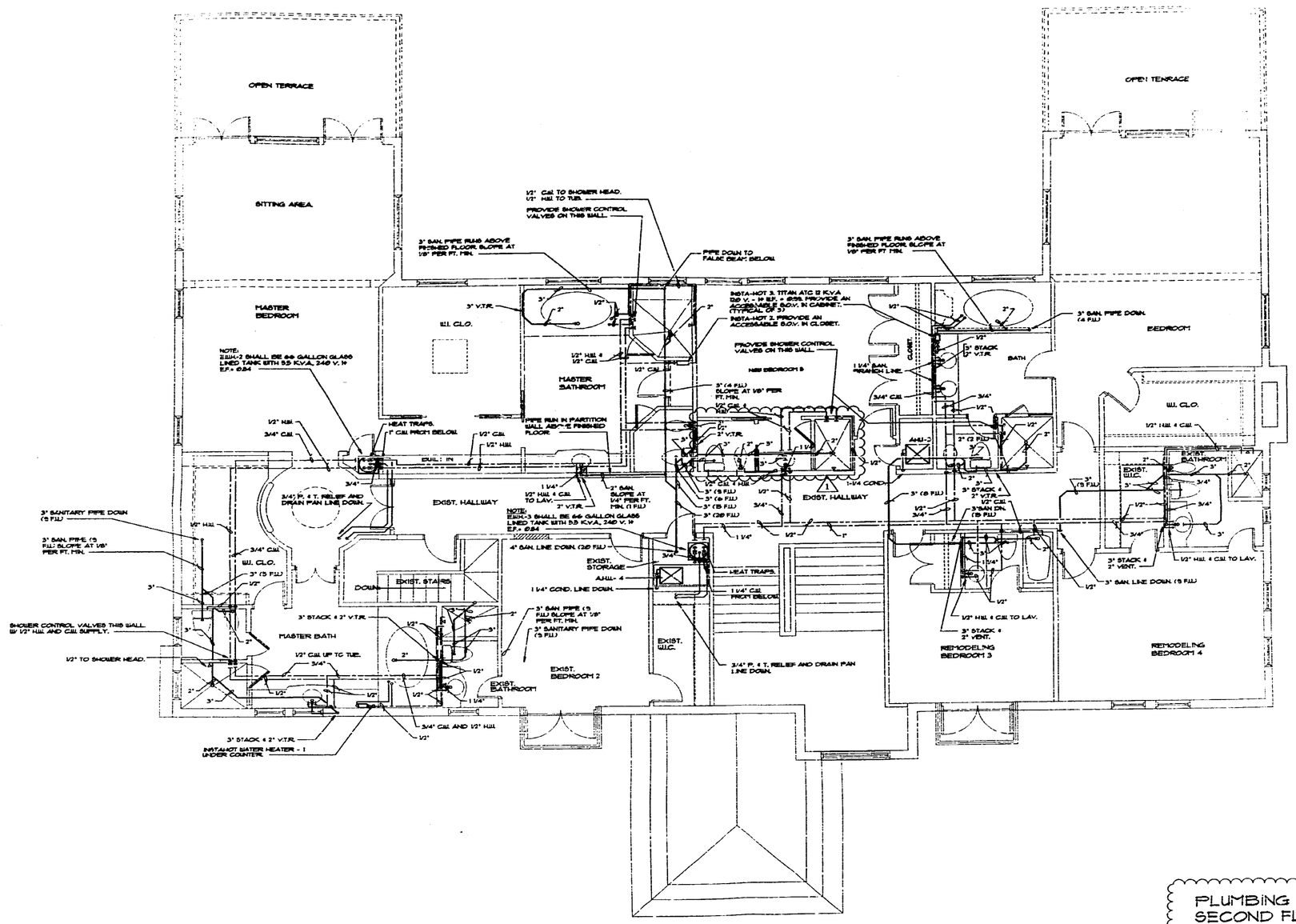

PLUMBING
SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

1

PLANS CLERK
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel: (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE. OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2832
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1 CANAL REV. 05-29-99 BATHROOM REV. C.O. / C.M.

date 5/6/99
issued
drawn G.H.
checked G.S.
project no. 5-96

SHEET P-2 OF 3

September 22, 1999 12:31
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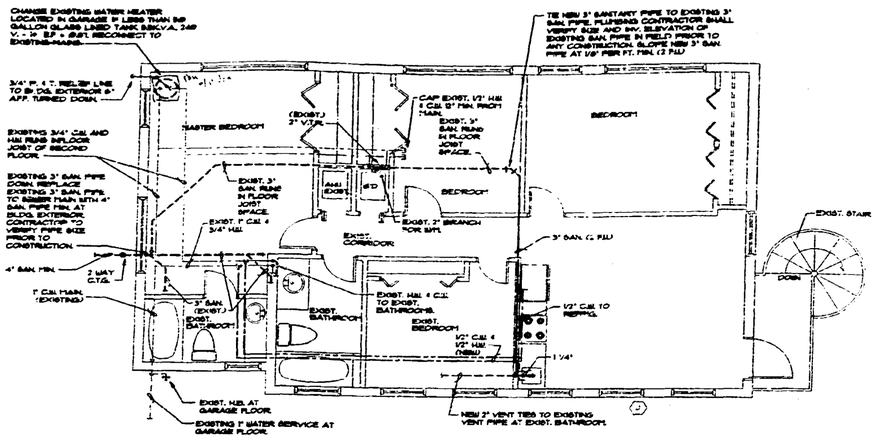
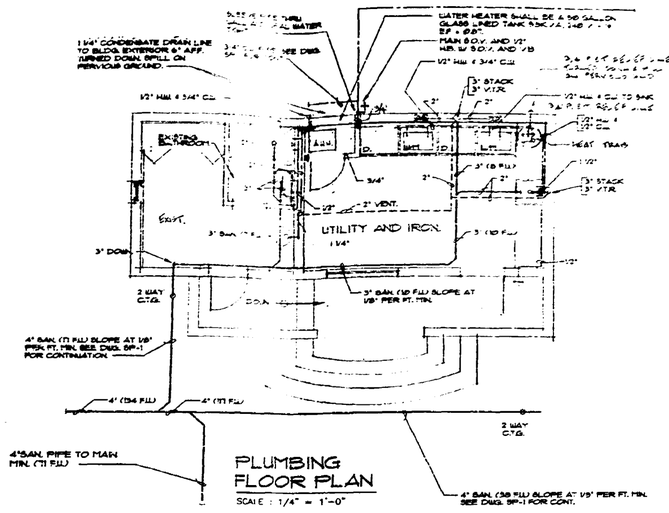


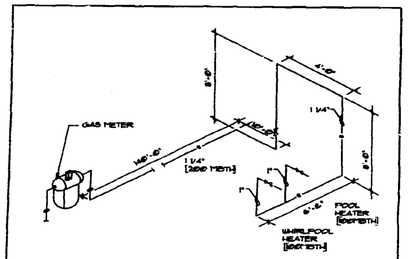
SECOND FLOOR PLAN - PLUMBING.

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



PLUMBING FLOOR PLAN

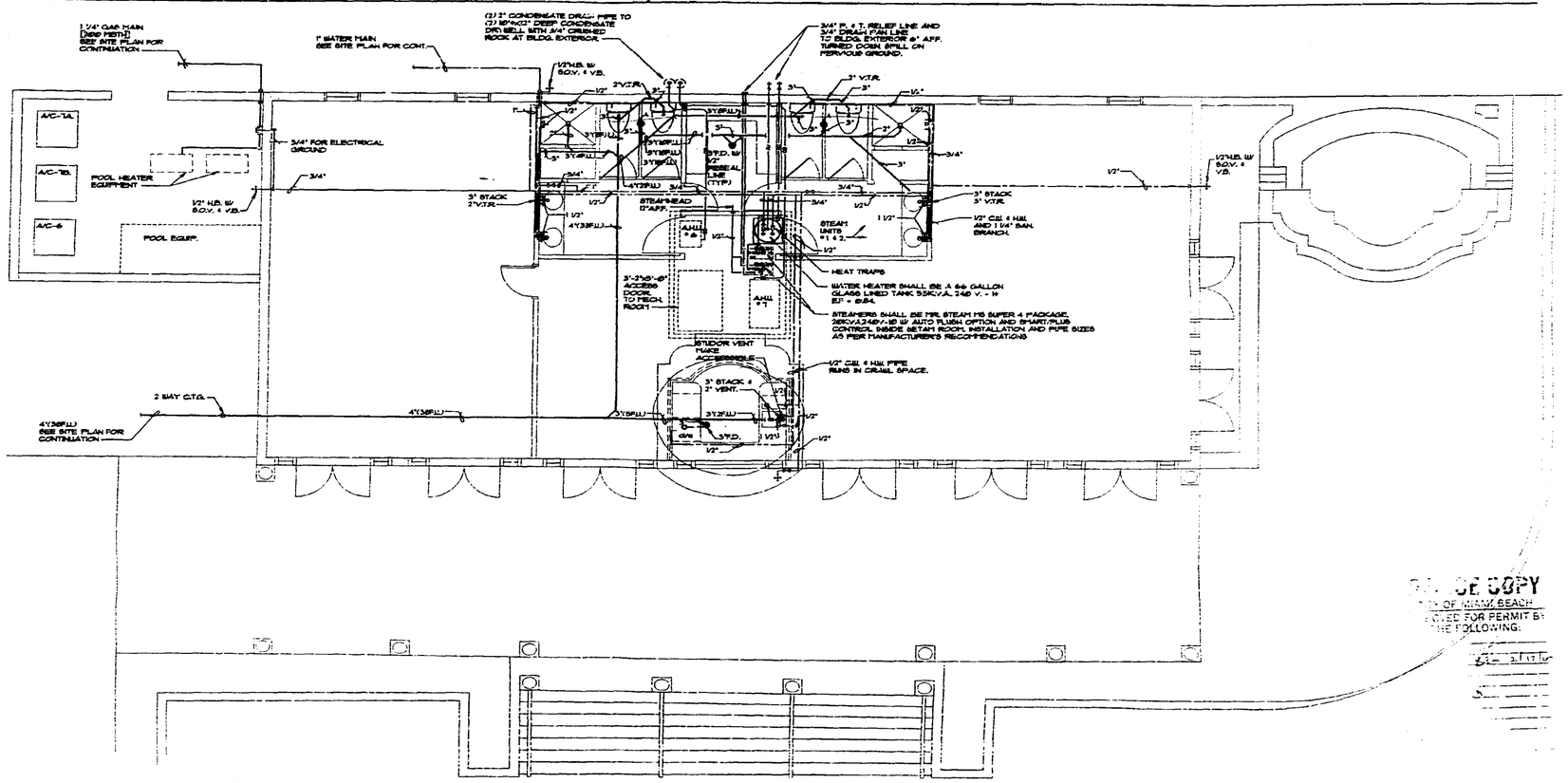
SCALE : 1/4" = 1'-0"



NOTES:
1- MAXIM GAS METER TO FARTHEST APPLIANCE 1000 FT. APPROX.
2- ALL PIPING SHALL BE GALV. STEEL. SCH. 40.
3- PIPE SIZES BASED ON TABLE 10-2 OF NFPA54

GAS RISER

NOT TO SCALE



DANCE HALL

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

PLUMBING SYMBOLS :

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

PLUMBING GENERAL NOTES :

1. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
2. MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE 1/4" FOR 2" AND SMALLER PIPES AND 1/8" FOR 2 1/2" AND LARGER.
3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
4. ALL UNDERGROUND PIPING SHALL BE COPPER TYPE L, ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
5. IN GENERAL ALL WORK OF THIS TRADE MUST COMPLY WITH THE SOUTH FLORIDA BUILDING CODE AND ALL OTHER CODES IN EFFECT.
6. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER.
7. PROVIDE 1/2" RESEAL LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
8. PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
9. PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURES.
10. PROVIDE PIPE RELIEF VENT LINE FROM P&T RELIEF VALVE AND PAN DRAINS TO BUILDING EXTERIOR 6" ABOVE GRADE TURNED DOWN. (EACH SEPERATLY)
11. ALL HOSE BIBS SHALL HAVE VACCUM BREAKERS AND SHUT OFF VALVE.
12. INSTALL ALL FLOOR DRAINS PER SEC. 4613-12. OF THE SOUTH FLORIDA BUILDING CODE.
13. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER.
14. PROVIDE CLEANOUTS EVERY FT. INSIDE BUILDINGS.
15. PROVIDE INDIVIDUAL SHUT OFF VALVES ON WATER PIPING TO EACH GROUP OF FIXTURES.
16. ALL SOIL WASTE, VENT, AND RAIN WATER PIPING SHALL BE PVC SCHED. 40.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA. AA0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
REV. DANCEHALL 5/21/99 GS

date 5/10/99
issued
drawn GS
checked GS
project no. 9-36

SHEET P-3 OF 3

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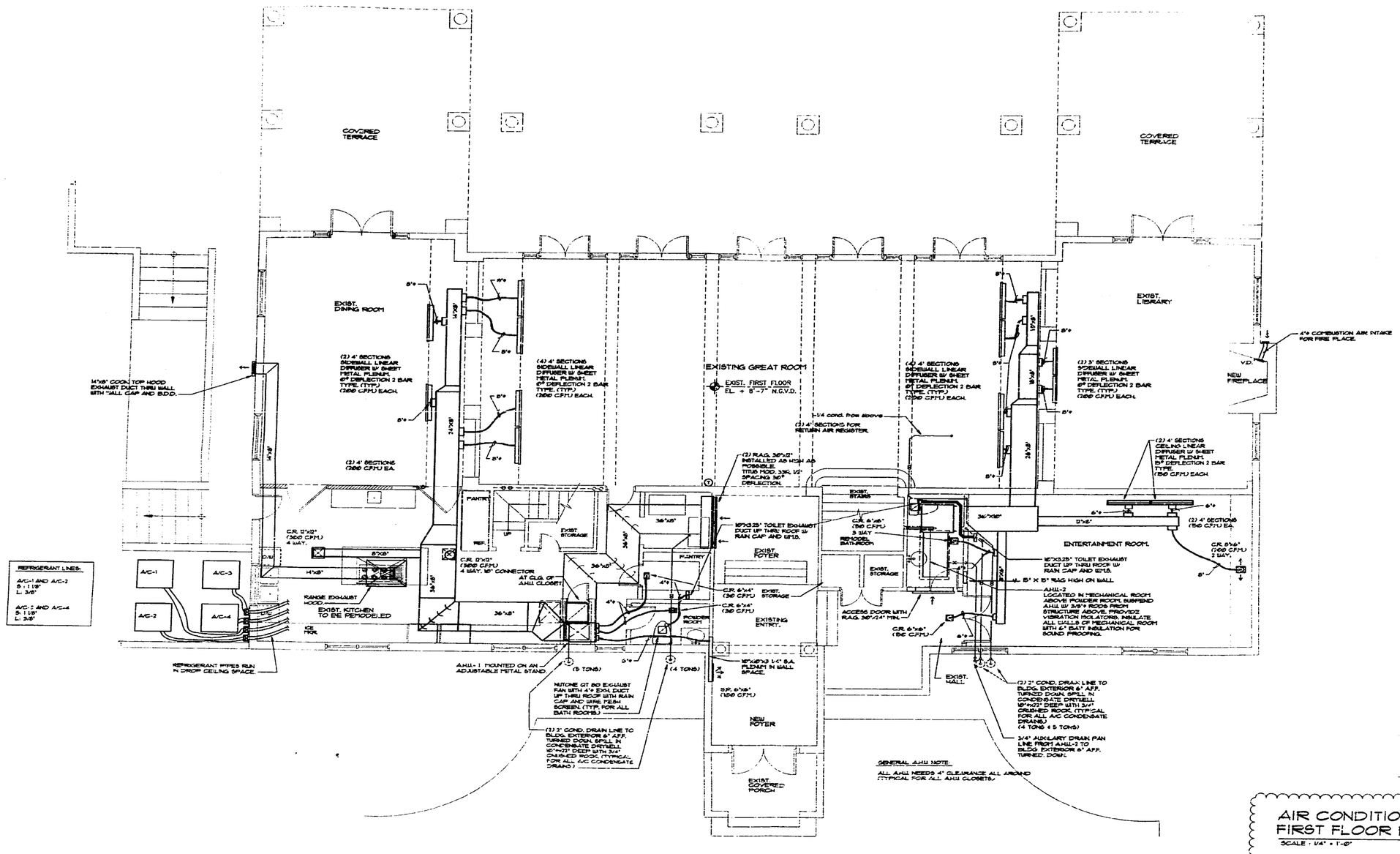
ISSUED FOR PERMIT BY THE FOLLOWING:

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4636 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151



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

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

COPY
OF MIAMI BEACH
ROVED FOR PERMIT
THE FOLLOWING

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

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th court, miami, fl. 33155
tel. (305)665-6151

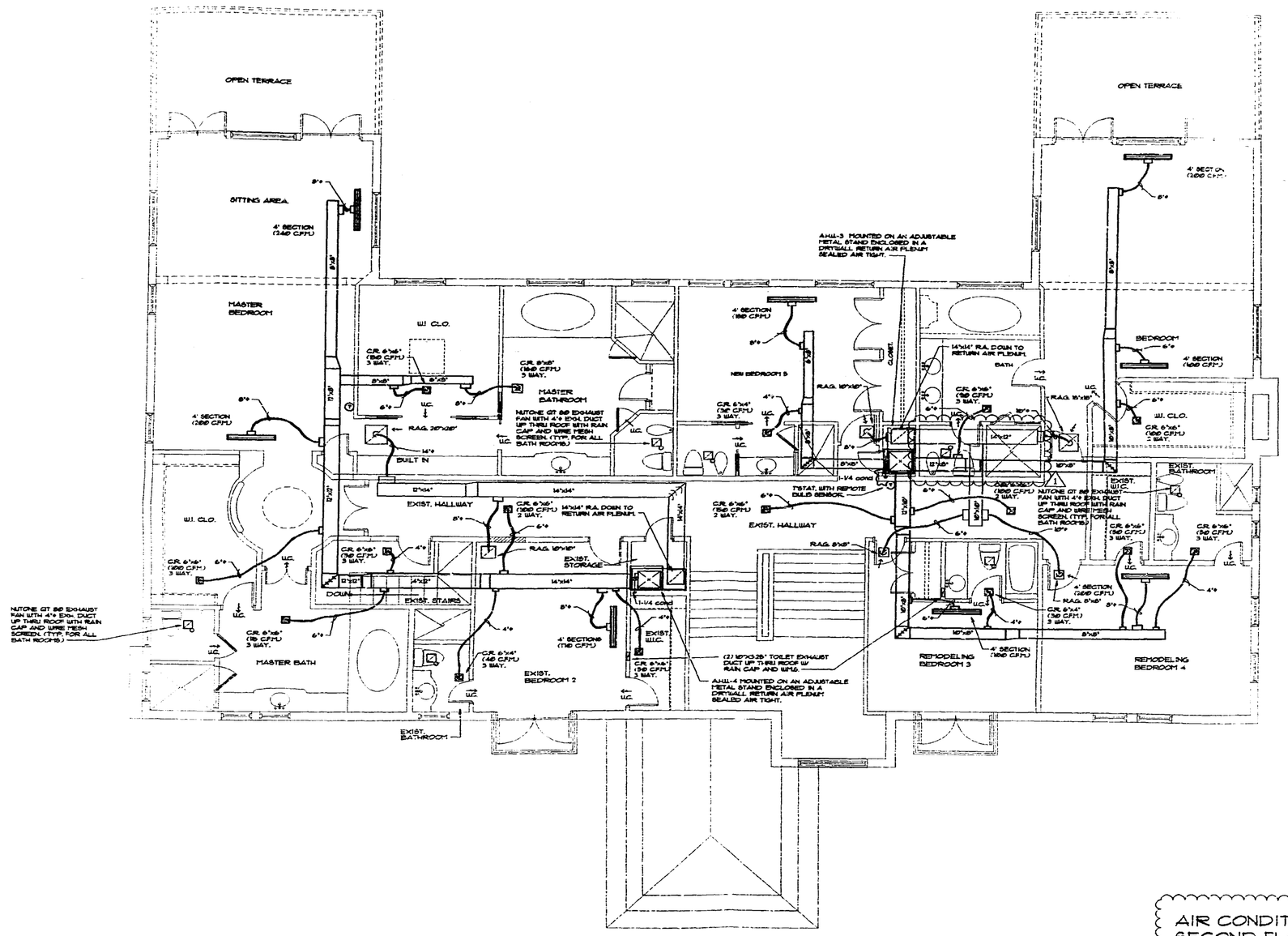
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA. AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions	
1	GAS PIPE & CAP

date 9/10/99
issued
drawn G.H.
checked G.S.
project no. 8-98

SHEET A/C-1 OF 4



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

1

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

ALL OTHER DIFFUSERS SHALL BE TITUS ADJUSTABLE MULTI-USE 1,2,3,OR 4 WAY

DISCHARGE PATTERN MODEL 250-AA WHITE FINISH (#26)

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2832
AAC000875

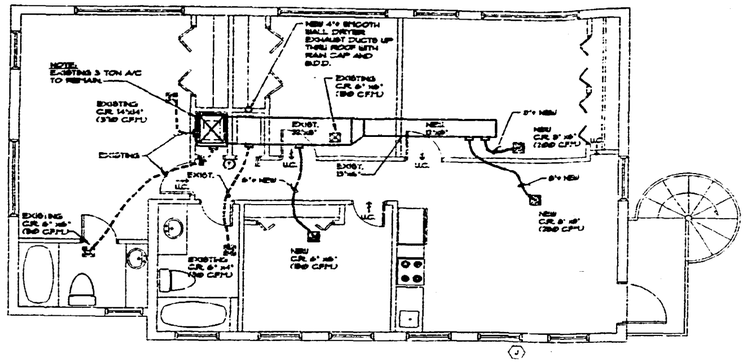
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1 GAGIL REV. 05-25-98 BUILDING DEPT. G.S. / G.H.

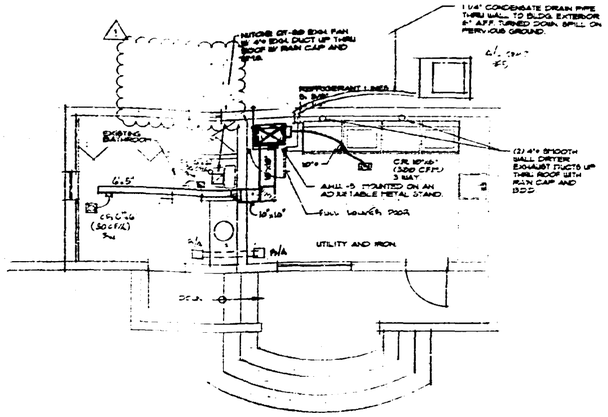
date: 3/30/98
issued:
drawn: G.H.
checked: G.S.
project no. 5-98

SHEET A/C-2 OF 4

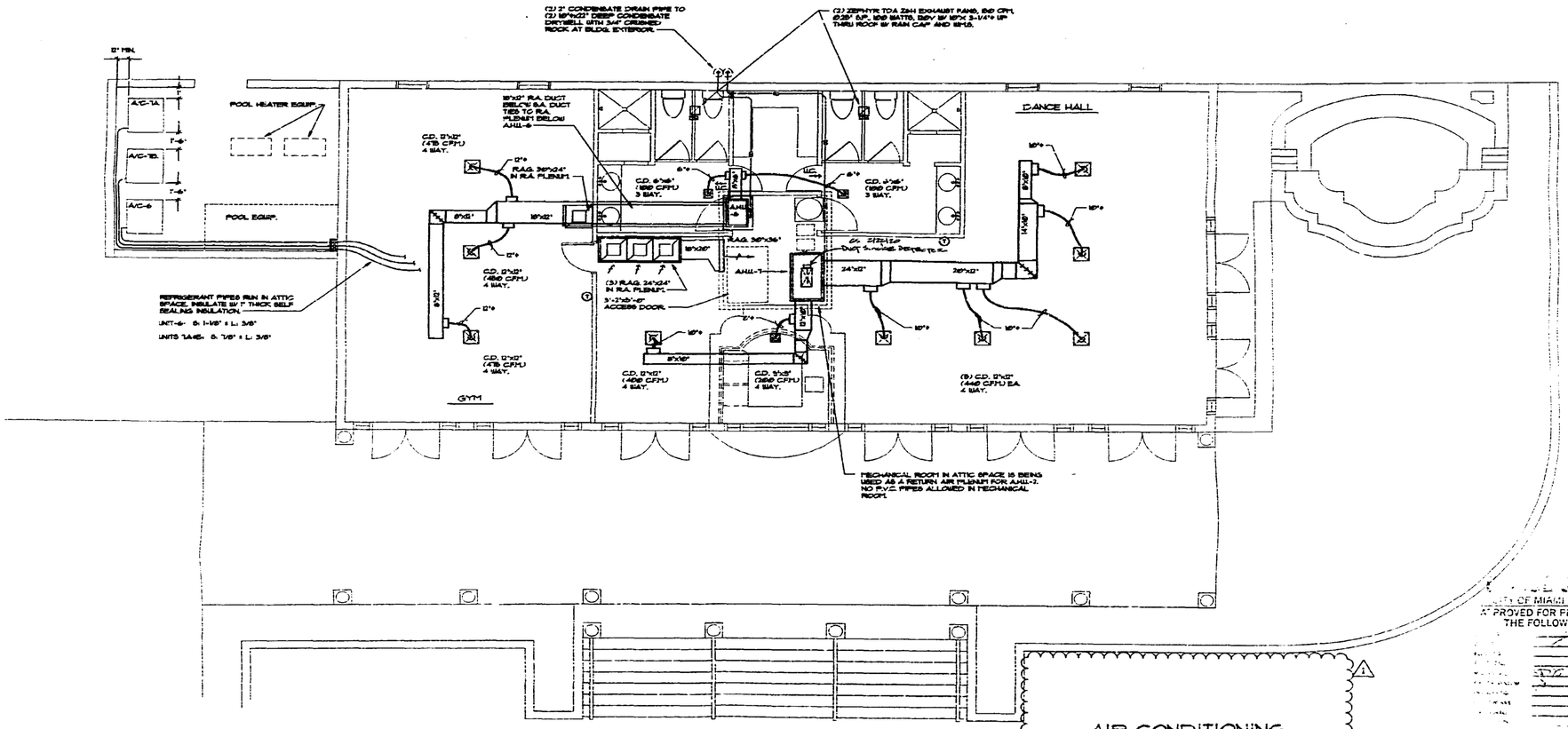
PAGE 2 OF 4
CITY OF MIAMI BEACH
APPROVED FOR PERMIT PER
THE FOLLOWING



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



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



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

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

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
620 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA. AAC0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. CODE COMPLIANCE 9.23.98 GS

date 9-10-98
issued
drawn GM
checked GS
project no. 9-98

SHEET A/C-3 OF 4

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CITY OF MIAMI BEACH
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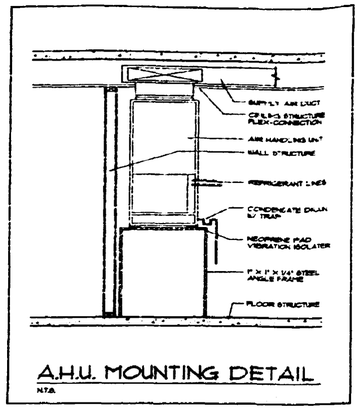
THE FOLLOWING:

GUSTAVO SOLANO, P.E.
consulting engineer
fla registration # : 34923
4836 s.w. 74th court, miami, fl. 33155
tel. (305)665-6151



A.H.U. MOUNTING DETAIL

N.T.S.

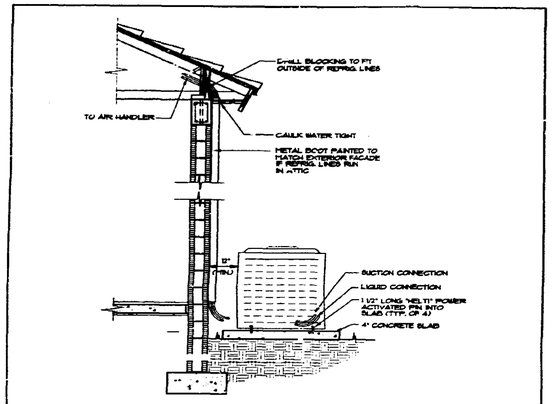
H.V.A.C. LEGEND :

TG	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DG	DOOR GRILLE	SD	SMOKE DETECTOR (U.L. NTD)
CD	CEILING SUPPLY DIFFUSER	SD	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR REGISTERS	RA	RETURN AIR
LR	EXHAUST AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OAI	OUTSIDE AIR INTAKE
T	THERMOSTAT		REFRIG. PIPING (INSUL. SUCTION & LIQUID)
T	THERMOSTAT W/ REMOTE BULB SENSOR		DUCTWORK TRANSITION
F.D.	FIRE DAMPER W/ ACCESS DOOR		VOLUME EXTRACTOR
OBMVC	OPPOSED BLADE MANUAL VOLUME DAMPER		SUPPLY AIR FLOW
VD	VOLUME DAMPER		RETURN AIR FLOW
SD	SPLITTER DAMPER	W.M.S	WIRE MESH SCREEN
U/C	UNDER-CUT (DOOR)	S/R	SIDEWALL RECISTER
AHU	AIR HANDLING UNIT	A.D.	AUTOMATIC LEAKAGE DAMPER

H.V.A.C. GENERAL NOTES :

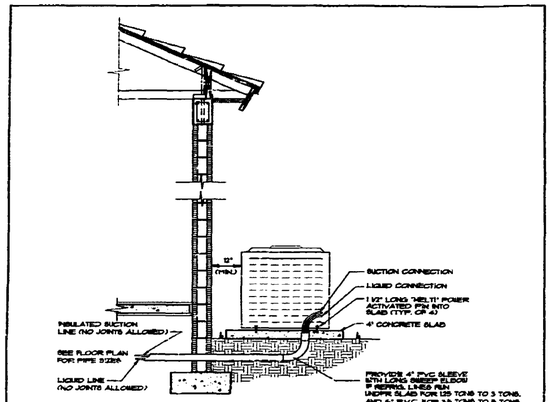
1. USE VANE ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS
2. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 100 IN. SQ. IN 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT
3. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS
4. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
5. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD, WITH ELECTRICIAN, LIGHTS, AND ARCHITECTURAL ELEMENTS.
6. THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
7. THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.
8. COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES. THIS IS CONTRACTORS RESPONSIBILITY.
9. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS
   (C.R.) CEILING REGISTER 20UAL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
   (R.A.R.) RETURN AIR GRILL MODEL 4-FL OR T&R.
10. ALL SUPPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1.5" THICK) R-6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
11. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
12. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
13. RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
14. PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
15. IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
16. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK, AIR DEVICES, AND EXHAUST FANS.
17. MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
18. BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 (305) 371-2832
MIAMI, FLORIDA AAC000875



CONDENSING UNIT MOUNTING DETAIL

N.T.S.



CONDENSING UNIT MOUNTING DETAIL

N.T.S.

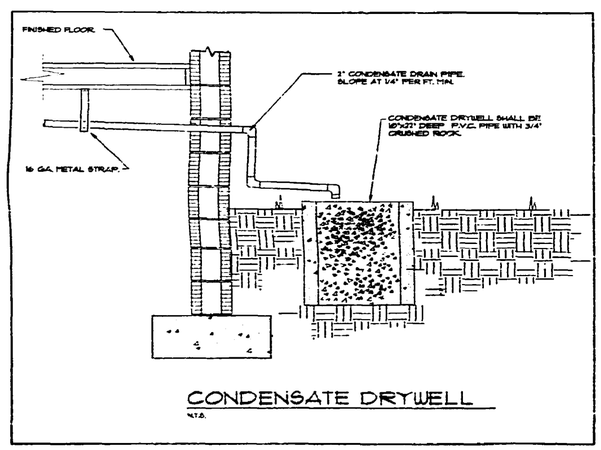
AIR CONDITIONING SYSTEMS SCHEDULE

TRANE AS STD

AIR HANDLING UNIT								AIR COOLED COND. UNIT						SYSTEM			
UNIT NO.	C.F.M. O.A.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRIC HEATING KW	ELECTRIC HEATING STAGE	MODEL	COMPRESSOR	COMPRESSOR F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS. COND. / (AH)	CAPACITY (MBTH) TOT.	CAPACITY (MBTH) SEN	ELEC.	SEER
1 1st FL. WEST	1815 / 0	0.5	1.0	7.0	9.6	1	TUE 060SE TXV		22.0	30	50	TTY 060A TXV	365 / 136	90.0	43.5	240 V. 1φ	12.1
2 1st FL. EAST	1415 / 0	0.5	1.0	7.0	9.6	1	TUE 060SE TXV		22.0	30	50	TTY 060A TXV	365 / 136	90.0	43.5	240 V. 1φ	12.1
3 2nd FL. WEST	1315 / 0	0.5	1.0	7.0	8.6	1	TUE 060SE TXV		19.0	25.0	40	TTY 060A TXV	365 / 136	49.5	36.5	240 V. 1φ	14.0
3 2nd FL. EAST	1315 / 0	0.5	1.0	7.0	8.6	1	TUE 060SE TXV		19.0	25.0	40	TTY 060A TXV	365 / 136	49.5	36.5	240 V. 1φ	14.0
4 UTILITY	625 / 0	0.5	1/2	4.3	4.6	1	TUE 036E TXV		9.5	14	25.0	TTY 036A TXV	290 / 96	24.4	17.1	240 V. 1φ	12.55
5 GYM	1600 / 0	0.5	1/2	3.1	4.6	1	TUE 048E TXV		20	23	40	TTY 048C TXV	358 / 136	44.5	36.8	240 V. 1φ	12.1
6 DANCE	2800	0.5	1.5	8.7	4.6	1	TUE 060SE TXV (6)		16	23	30	TTY 12/TTX 060C TXV	313 / 346	84.3	62.6	240 V. 1φ	12.3

NOTES:

1. OUTSIDE AIR DESIGN CONDITIONS: 91 FDB - 78 FWB.
2. VIGORIS HEATING AND COOLING THERMOSTAT ON PASSAGE WITH FAN ON - OFF SWITCH.
3. SHOCK ABSORBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
4. INSTALL VIBRATION ISOLATION WITH RUBBER IN SHEAR PADS.
5. INSULATE REFRIGERANT SUCTION LINE WITH 3/4" ARMAFLEX.
6. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINE.
7. PROVIDE BUILT-IN DISCONNECT TO AIR HANDLING UNITS.
8. FACTORY SPLIT COIL 50/50.



CONDENSATE DRYWELL

N.T.S.

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

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

APPROVED FOR PERMIT THE FOLLOWING

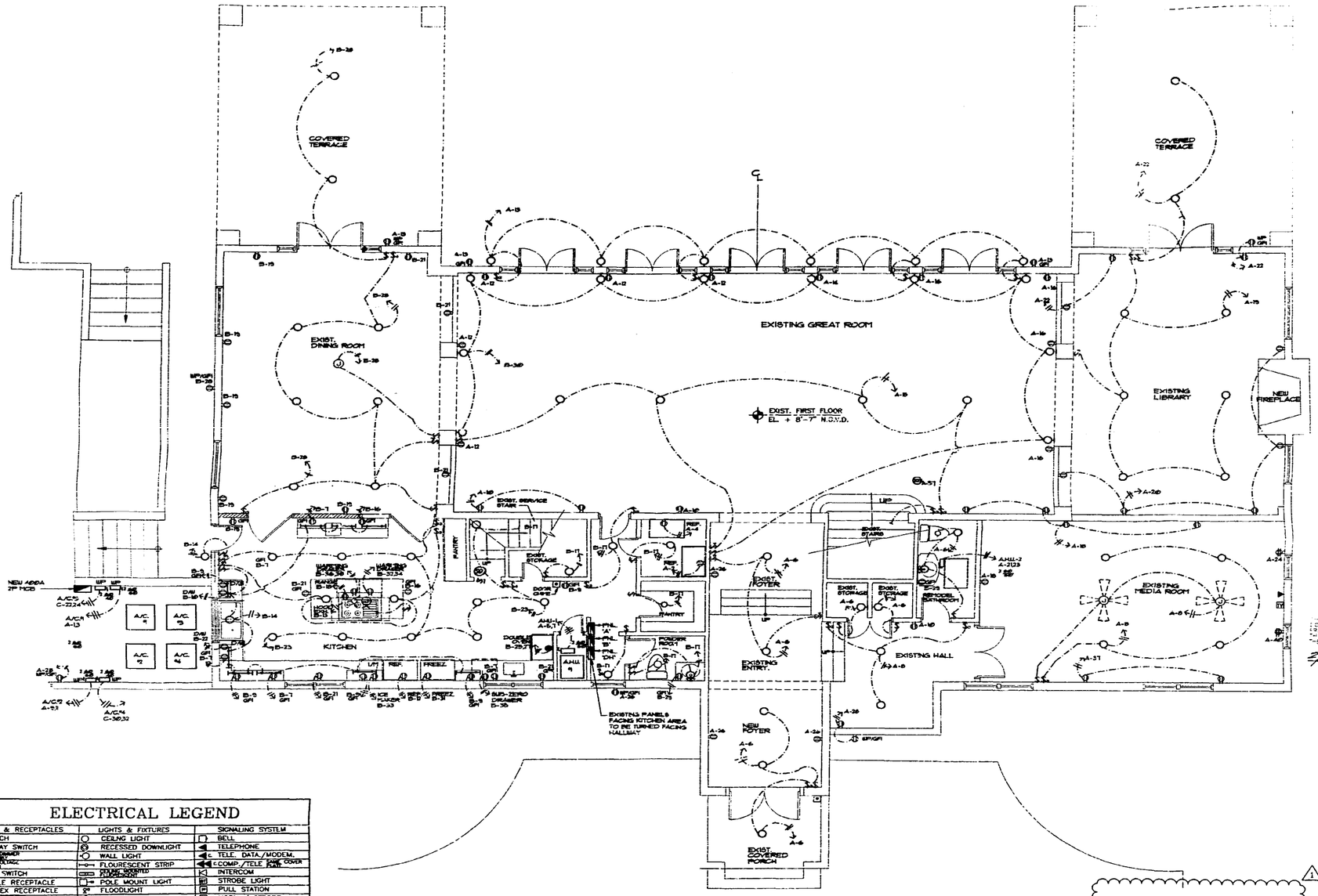
GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th court, miami, fl 33155
tel. (305)665-6151

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. DANCE HALL REV. 5-29-98 GS

date 5-10-98
issued
drawn GH
checked GS
project no. 5-98

SHEET A/C-4 OF 4



ELECTRICAL LEGEND

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

ELECTRICAL FIRST FLOOR PLAN

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2832
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1 GENERAL REVISION 2/27/99 G.S.

date 3-5-99
issued
drawn A.S.
checked G.S.
project no. 3-30

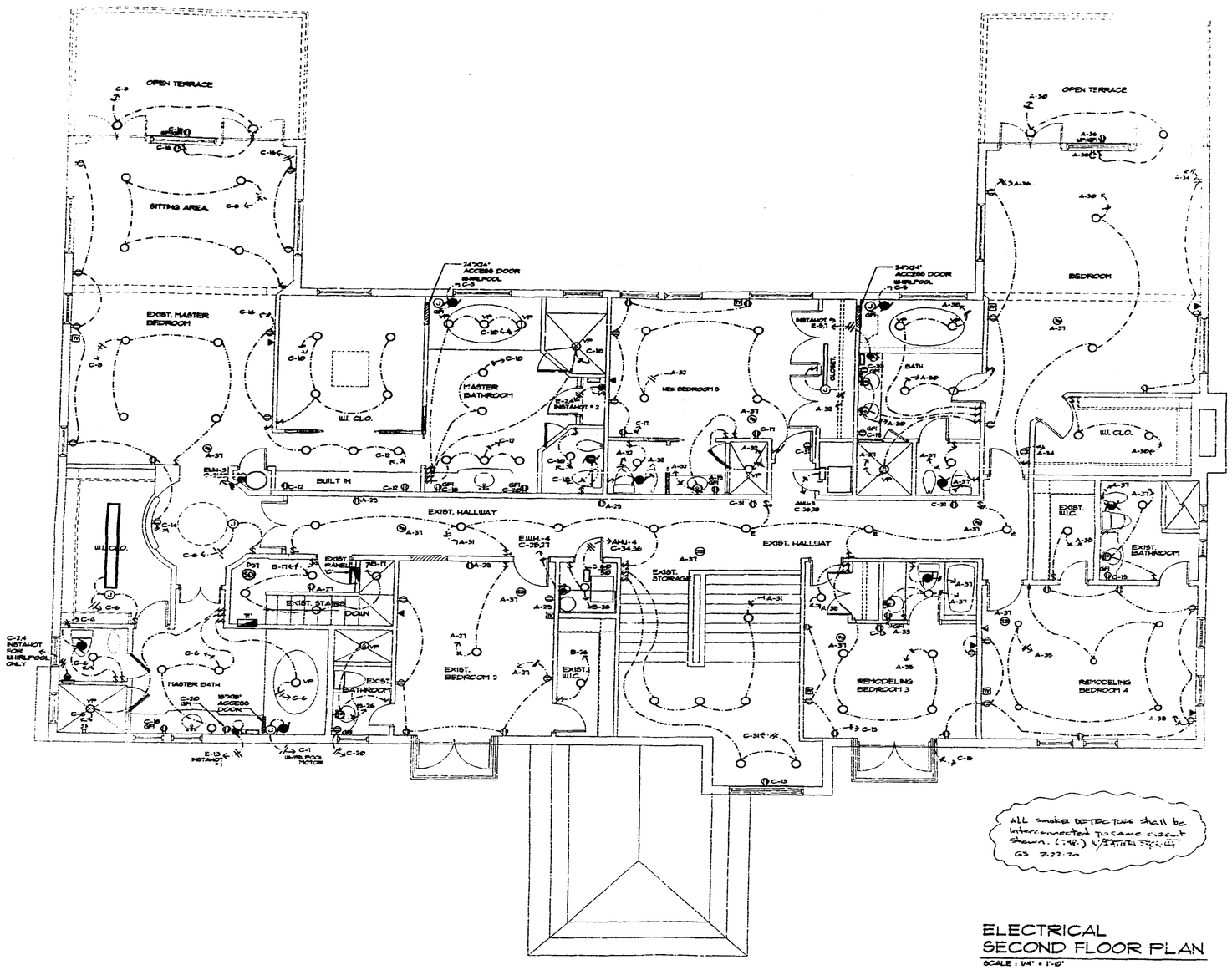
SHEET E-1 OF 5

GUSTAVO SOLANO, P.E.
consulting engineer
fla registration #: 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

2/19/2000

PLANS ON FILE
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:

May 10, 1999 10:28
DWG - C:\AA PROJECTS\3030 19th\ARCHITECT\ACAD AA\dominion\ve exp\E-1.dwg



All smoke detectors shall be interconnected to same circuit shown. (typ.) GS 7-22-70

ELECTRICAL SECOND FLOOR PLAN

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2832
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1- GRAL. REV. 5/27/99 GS

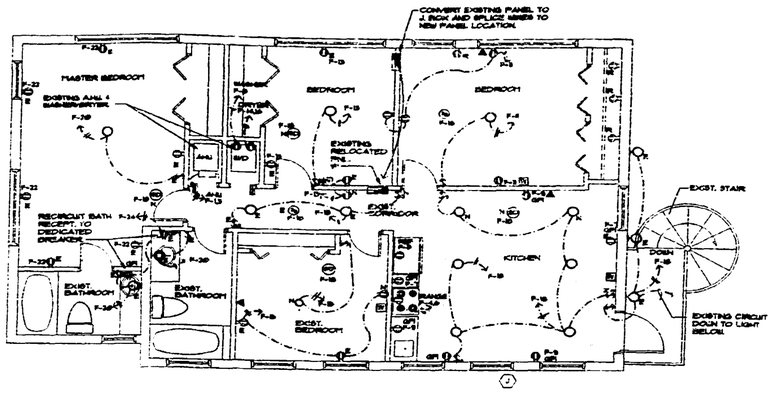
date 5/6/99
issued
drawn AS
checked GS
project no. 5-98

SHEET E-2 OF 5

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

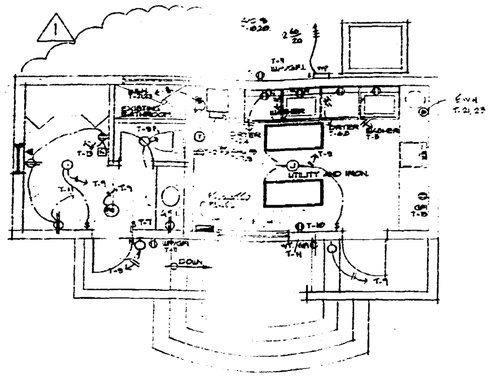
GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel (305)665-6151

Fire Dept comment



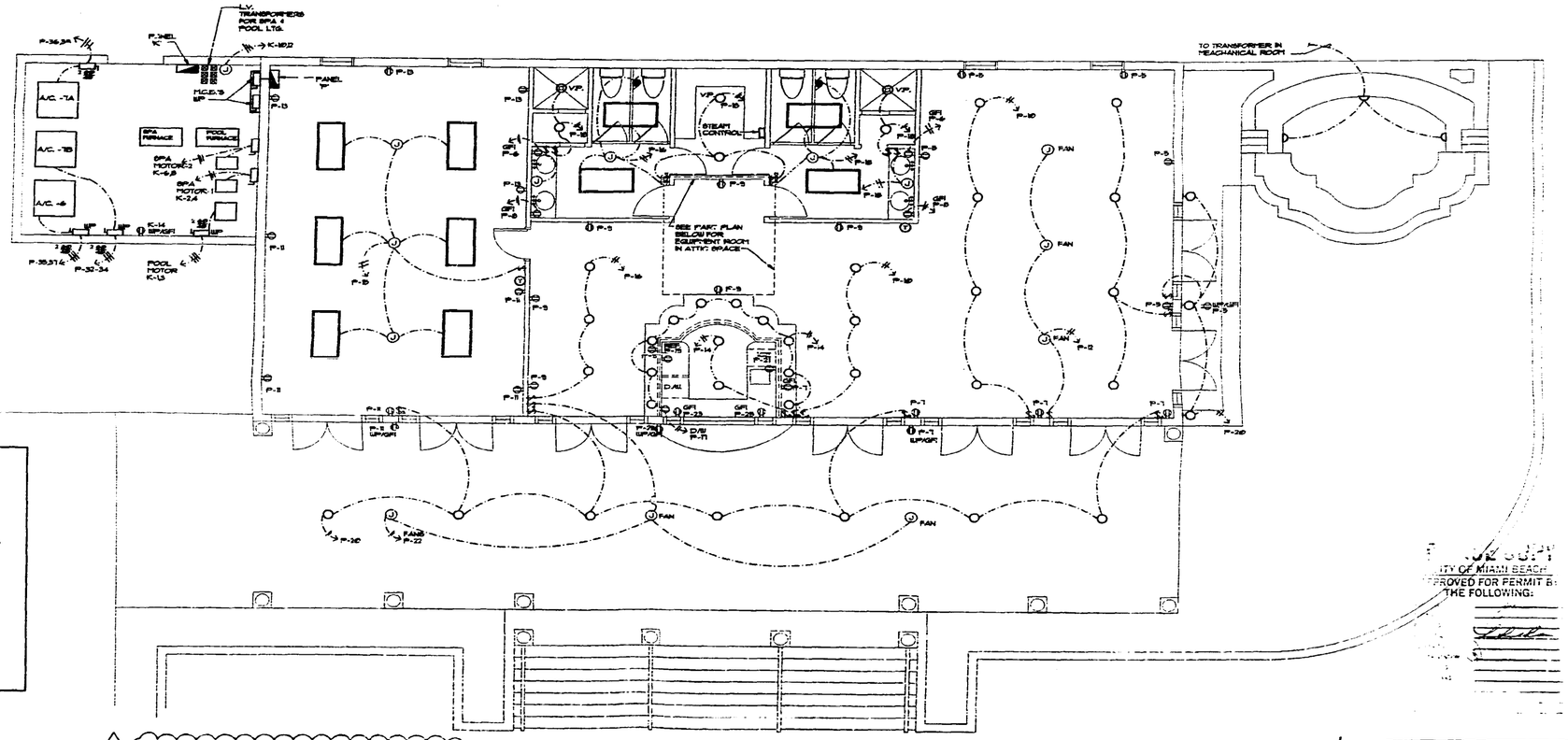
SECOND FLOOR PLAN

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



ELECTRICAL FLOOR PLAN

SCALE : 1/4" = 1'-0



ELECTRICAL DANCE HALL

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

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 FLORIDA.
(305) 371-2932
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1- PER CONCEPUAL MTG 5-5-99

date 5/7/99
issued
drawn AS
checked GS
project no. 1-98

SHEET E-3 OF 5

May 10, 1999 15:30
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PANEL 'P'

TYPE : ITE-EQ
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : SURFACE
POLES : 42

MAIN BUS : 2ØØ A.
NEUTRAL : FULL
MAINS : MLO.
A.I.C. : 22K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	12.0	3Ø-2	1 1/4	8	SUBPANEL 'C'	1	2	E. WATER HTR.	1Ø	1/2	3Ø-2	9.0	
						3	4						
	1.0	2Ø-1	1/2	12	RECEPTACLES	5	6	BATH GFI RECEPT.	12	1/2	2Ø-1	1.0	
	1.0	2Ø-1	1/2	14	LITES/RECEPT.	7	8	BATH GFI RECEPT.	12	1/2	2Ø-1	1.0	
						9	10	LITES/RECEPT.	14	1/2	15-1	1.0	
						11	12						
						13	14						
						15	16						
	1.2	2Ø-1	1/2	12	DISHWASHER	17	18						
	1.2	2Ø-1	1/2	12	REFRIGERATOR	19	20	OUTSIDE LIGHTS	14	1/2	15-1	1.0	
	1.2	2Ø-1	1/2	12	ICE MAKER	21	22	FANS	14	1/2	15-1	1.0	
	1.2	2Ø-1	1/2	12	BAR RECEPT.	23	24	SPACE					
	1.2	2Ø-1	1/2	12	BAR RECEPT.	25	26						
					SPACE	27	28						
						29	30						
						31	32	A.C.-1B	8	1	4Ø-2	9.5	
						33	34						
	6.3	4Ø-2	1	8	A.C.-6	35	36	A.C.-7A	8	1	4Ø-2	9.5	
						37	38						
	9.3	3Ø-2	3/4	12	AHU-6	39	40	AHU-7	8	1	4Ø-2	9.5	
						41	42						

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 12.0 K.V.A.
A/C @ 100% = 18.5 K.V.A.
TOTAL = 41.0 K.V.A.

I = 110.0 A.

PANEL 'A' (EXISTING)

TYPE :
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : RECESSED
POLES : 42

MAIN BUS : 2ØØ A.
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	9.1	4Ø-2	1	6	A/C #1	1	2	FREEZER	12	1/2	2Ø-1	1.0	
						3	4	REFRIGERATOR	12	1/2	2Ø-1	1.0	
	10.0	6-2-2	1	6	AHU #1	5	6	LITES/RECEPT.	12	1/2	2Ø-1	1.0	
						7	8						
	9.1	6-Ø-2	1	6	A/C #2	9	10						
						11	12		14		15-1		
	1.0	15-1	1/2	14	LIGHTS EXIST.	13	14		12		2Ø-1		
						15	16		14		15-1		
						17	18						
						19	20						
	10.0	6-2-2	1	6	AHU #2	21	22						
						23	24	OTENEO	12	1/2	2Ø-1	1.0	
	1.0	2Ø-1	1/2	12	SPARE	25	26	RECEPTACLES	14	1/2	15-1	1.0	
		15-1		14	LITES/RECEPT.	27	28	LIGHTS	14	1/2	15-1	1.0	
						29	30						
						31	32						
					BATH GFI	33	34						
					LITES/RECEPT.	35	36						
		15-1		14		37	38						
					SPACE	39	40	SOUND SYSTEM	12	1/2	2Ø-1	1.0	

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 12.3 K.V.A.
A/C @ 100% = 30.0 K.V.A.
TOTAL = 52.3 K.V.A.

I. 163 A.

PANEL 'F' (EXISTING)

TYPE :
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : RECESSED
POLES : 24

MAIN BUS : 2ØØ A.
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	10.0	6-2-2	1	6	EXIST. A.H.U.	1	2	EXIST.	12	1/2	2Ø-1	1.0	
						3	4	RANGE	6	1	6-2-2	12.0	
	1.0	2Ø-1	1/2	12	REFRIGERATOR	5	6						
					SMALL APPL.	7	8	WASHER	12	1/2	2Ø-1	1.5	
					SMALL APPL.	9	10	EXIST.	12	1/2	2Ø-2	1.7	
					LITES/RECEPT.	11	12						
						13	14	DRYER	1Ø	1/2	3Ø-2	5.0	
						15	16						
	5.0	3Ø-2	1/2	1Ø	EXIST. WATER HTR.	17	18	LITES/RECEPT.	14	1/2	2Ø-1	1.0	
						19	20						
					SPACE	21	22						
						23	24	BATH GFI.	12	1/2	2Ø-1	1.0	

① NEW CIRCUITS. ALL OTHERS ARE EXISTING.

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 10.5 K.V.A.
A/C @ 100% = 10.0 K.V.A.
TOTAL = 30.5 K.V.A.

I. 176 A.

PANEL 'MDP' (EXISTING)

TYPE :
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : SURFACE
POLES : 3Ø

MAIN BUS : 4ØØ A.
NEUTRAL : FULL
MAINS : MLO.
A.I.C. : 65 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					SPACE	1	2	SPACE					
						3	4						
						5	6						
						7	8						
						9	10						
						11	12						
	26.0	3Ø-2	2	3/0	EXIST. PHL. 'B'	13	14	EXIST. PHL. 'A'	1/0	2	1Ø-2	15.0	
						15	16						
	66.5	4Ø-2	2-2	2-3/0	EXIST. PHL. 'DH'	17	18	SPACE					
						19	20						

TOTAL LOAD = 87.5 K.V.A.

I. 531.2 A.

PANEL 'B' NEW

TYPE : ITE EQ
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : RECESSED
POLES : 42

MAIN BUS : 2ØØ A.
NEUTRAL : FULL
MAINS : MLO.
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					SPACE	1	2	OVEN	8	3/4	4Ø-2	8.0	
						3	4						
	1.5	2Ø-1	1/2	12	SPARE	5	6	EXIST. WATER HTR.	1Ø	1/2	3Ø-2	9.5	
①					SMALL APPL.	7	8						
						9	10	DW	12	1/2	2Ø-1	1.2	
	1.2				SPARE	11	12	REFRIG.	12		1		
					WOOD BOXL	13	14	LIGHTS	14		15-1	1.0	
					WINE COOLER	15	16	SMALL APPL.	12		2Ø-1	1.5	
	1.0	15-1		14	LIGHTS	17	18	RANGE	6	1	3Ø-2	12.0	
	1.5	2Ø-1		12	SMALL APPL.	19	20						
					SMALL APPL.	21	22	DW	12	1/2	2Ø-1	1.2	
	1.0	15-1		14	LIGHTS	23	24	BATH GFI.				1.0	①
	8.0	4Ø-2	3/4	8	NEW OVEN	25	26	LIGHTS	14		15-1		
						27	28	LIGHTS	14		15-1		
	1.0	2Ø-1	1/2	12	BATH GFI.	29	30						
	1.5	2Ø-1	1/2	12	FREEZER	31	32						
	1.5	2Ø-1	1/2	12	ICE MKR.	33	34	WARMER	1Ø	1/2	3Ø-2	5.0	
	1.5	2Ø-1	1/2	12	BURZFRO CHBL	35	36	WARMER	1Ø	1/2	3Ø-2	5.0	
					SPACE	37	38						
						39	40	SPACE					
						41	42						

① REPLACE EXIST. 5 A. BKR. W/ A 20 A. BKR. RENEWE WITH #12 WIRE AS NECESSARY.

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 26 K.V.A.
TOTAL = 36 K.V.A.

I. 150 A.

PANEL 'DH' (EXISTING)

TYPE
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : SURFACE
POLES : 22

MAIN BUS : 400A.
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 65K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	26.4	3ØØ-2	1 1/2	3	PANEL 'E'	1	2	EXISTING					
						3	4	PANEL 'C'	3/0	2	3ØØ-2	41	
					SPACE	5	6	SPACE					
						7	8						
						9	10						
						11	12						
						13	14						
						15	16						
						17	18						
	47.2	2ØØ-2	2	3/0	EXISTING	19	20	EXISTING	1/0	1 1/2	1ØØ-2	31.5	
					PANEL 'A'	21	22	PANEL 'B'					

SEE LOAD SUMMARY (B) DGS. E-5

PANEL 'T'

TYPE : ITE-EQ
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : SURFACE
POLES : 24

MAIN BUS : 125 A.
NEUTRAL : FULL
MAINS : MLO (100 A)
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					MAIN BREAKER	1	2	DRYER	1Ø	1/2	3Ø-2	5.0	
						3	4						
	1.0	2Ø-1	1/2	12	WASHER	5	6	DRYER	1Ø	1/2	3Ø-2	5.0	
	1.0				BATH GFI.	7	8						
	1.2	15-1		14	LIGHTS	9	10	IRON	12	1/2	2Ø-1	1.0	
	1.0				RECEPT.	11	12	IRON					
						13	14	WASHER				1.0	
	1.0	2Ø-1	1/2	12	LAUNDRY	15	16	LITES	14		15-1	1.0	
	5.4	3Ø-2	1/2	1Ø	A.H.U. #5	17	18	A/C #5	12	1/2	2Ø-2	2.8	
						19	20						
	5.5	3Ø-2	1/2	1Ø	E. WATER HEATER	21	22	SPACE					
						23	24						

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 1.0 K.V.A.
= 11.4 K.V.A.
TOTAL = 22.4 K.V.A.

I. 93.3 A.

PANEL 'K' (NEMA - 3R)

TYPE : ITE EQ
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : RECESSED
POLES : 3Ø

MAIN BUS : 3ØØ A.
MAIN BUS : 1ØØ A.
NEUTRAL : FULL
MAINS : MLO. (100 A)
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.1	2Ø-2	1/2	12	POOL PUMP	1	2	SPA MOTOR -1	12	1/2	2Ø-2	2.8	
						3	4						
	1.0	2Ø-1	1/2	12	POOL/FOUNT. LTGS.	5	6	SPA MOTOR -2	12	1/2	2Ø-2	2.8	
					LANDSCAPE	7	8						
						9	10	LIGHTS SPA	12	1/2	2Ø-1	1.0	
						11	12	LIGHTS POOL	12	1/2	2Ø-1	1.0	
						13	14	RECEPT. EQUIP.	12	1/2	2Ø-1	1.0	
						15	16	SPACE					
					SPACE	17	18						
						19	20						

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
TOTAL = 2.8 K.V.A.
TOTAL = 12.8 K.V.A.

I. 92.0 A.

PANEL 'E'

TYPE :
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : SURFACE
POLES : 24

MAIN BUS : 125 A.
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	12	6-Ø-2	1	6	INSTANT #1	1	2	INSTANT #2	6	1	6-Ø-2	12	
						3	4						
	12	6-Ø-2	1	6	INSTANT #3	5	6	SPACE					
						7	8						
					SPACE	9	10						
						11	12						
						13	14						
						15	16						
						17	18						
						19	20						
						21	22						
						23	24						

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 16.4 K.V.A.
TOTAL = 26.4 K.V.A.

I. 68 A.

PANEL 'C' (NEW)

TYPE : ITE-EQ
SERVICE : 3-ØØ-4W-3Ø
MOUNTING : SURFACE
POLES : 4Ø

MAIN BUS : 1ØØ A.
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.0	2Ø-1	1/2	12	SWIMPOOL	1	2	INSTANT	6	1	6-Ø-2	12.0	
						3	4						
						5	6	LITES/RECEPT.	14	1/2	15-1	1.0	
	1.0	15-1	1/2	14	EXIST. SPARE	7	8						
						9	10						
						11	12						
					LITES/RECEPT.	13	14						
						15	16						
						17	18	BATH GFI RECEPT.	12	1/2	2Ø-1		
	1.0	2Ø-1	1/2	12	BATH GFI RECEPT.	19	20	BATH GFI RECEPT.	12	1/2	2Ø-1		
	9.5	3Ø-2	1/2	1Ø	NEW WATER HTR.-3	21	22	A/C #3	8	3/4	4Ø-2	6.0	
						23	24						
	5.5	3Ø-2	1/2	1Ø	NEW WATER HTR.-4	25	26	A.H.U. #3	6	1	6-Ø-2	5.5	
						27	28						
	1.0	15-1	1/2	14	RECEPTACLES	29	30	A/C #4	8	3/4	4Ø-2	6.0	
					SPACE	31	32						
						33	34	A.H.U. #4	6	1	6-Ø-2	5.5	
						35	36						
						37	38	SPACE					
						39	40	SPACE					

FIRST 10 K.V.A. @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 2.4 K.V.A.
A/C @ 100% = 30.0 K.V.A.
TOTAL = 41 K.V.A.

I. 171 A.

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA
(305) 371-2822
AA0000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions
1. GRAL. REV. 92/99 GS

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issued
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checked G.S.
project no. 9-30

SHEET E-4 OF 5

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration #: 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

CITY OF MIAMI BEACH
APPROVED FOR PERMIT
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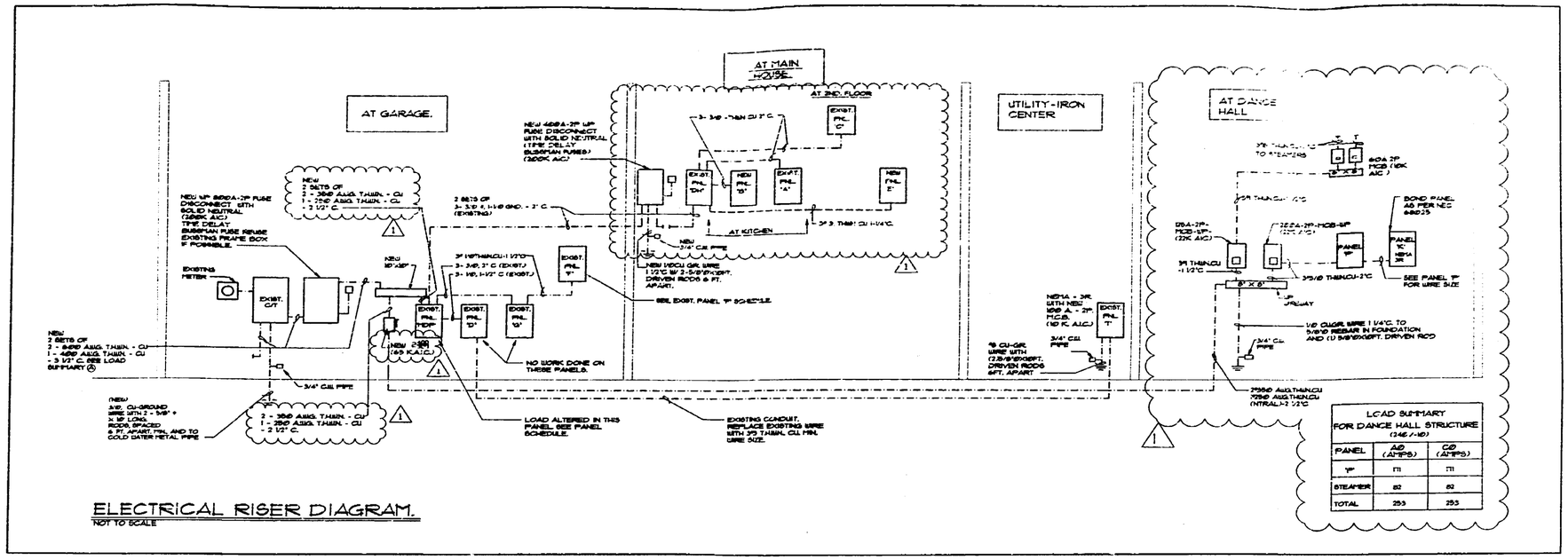

ELECTRICAL RISER DIAGRAM.
NOT TO SCALE

LOAD SUMMARY
FOR DANCE HALL STRUCTURE
(240 / -1Ø)

PANEL	AØ (AMPS)	CØ (AMPS)
"P"	171	171
STEAMER	82	82
TOTAL	253	253

ELECTRICAL LEGEND

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

ELECTRICAL LOAD SUMMARY Ⓐ

(ENTIRE PROPERTY) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
13,554 S.F. @ 3W/SF = 40,662 + 7,500= 48,162 WATTS

B. FIXED APPLIANCES :

(2)RANGE	24,000 WATTS
REFRIGERATORS	10,900 WATTS
(2)DISHWASHER	2,400 WATTS
(2)WASHER	4,600 WATTS
(2)DRYER	15,000 WATTS
WATER HEATER	88,000 WATTS
(3)DOOR OPNR	2,400 WATTS
(2)MICROWAVE	2,400 WATTS
(3)WHIRLPOOL	3,000 WATTS
FOUNTAINS	2,000 WATTS
(2)OVENS	18,000 WATTS
(2)HOOD EXH.	2,400 WATTS
(3)POOL MOTORS	8,100 WATTS
(2)WARMERS	10,000 WATTS
SOUND	3,000 WATTS

CONNECTED LOAD LESS A/C = 218,252 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 87,300 WATTS

A/C (OR HEATING) = 73,800 WATTS
DEMAND LOAD = 185,300 / 240 WATTS = 688 AMPS @ 240/120V
SERVICE SIZE = 800 AMPS

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

TOTAL NEUTRAL WATTS = 85,349 WATTS = 355 AMPS

ELECTRICAL LOAD SUMMARY Ⓑ

(MAIN HOUSE) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
6,558 S.F. @ 3W/SF = 19,674 + 4,500 = 30,174 WATTS

B. FIXED APPLIANCES :

RANGE	12,000 WATTS
REFRIGERATORS	9,900 WATTS
(2)DISHWASHER	2,400 WATTS
(4)WATER HEATER	52,500 WATTS
HOOD EXH.	1,200 WATTS
MICROWAVE	1,200 WATTS
(3)WHIRLPOOL	3,000 WATTS
(2)OVEN	18,000 WATTS
(3)WHIRLPOOLS	3,000 WATTS
SOUND SYSTEM	3,000 WATTS
WARMERS	10,000 WATTS

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

A/C (OR HEATING) = 40,000 WATTS
DEMAND LOAD = 92,150 / 240 WATTS = 384 AMPS @ 240/120V
SERVICE SIZE = 400 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE 30,174 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 9,511 WATTS
RANGE/OVEN X 0.7% = 19,600 WATTS
OTHER 120V APPLIANCE = 20,700 WATTS
TOTAL NEUTRAL WATTS = 52,811 WATTS = 220 AMPS

ELECTRICAL GENERAL NOTES :

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

CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4636 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2832
AAC000875

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

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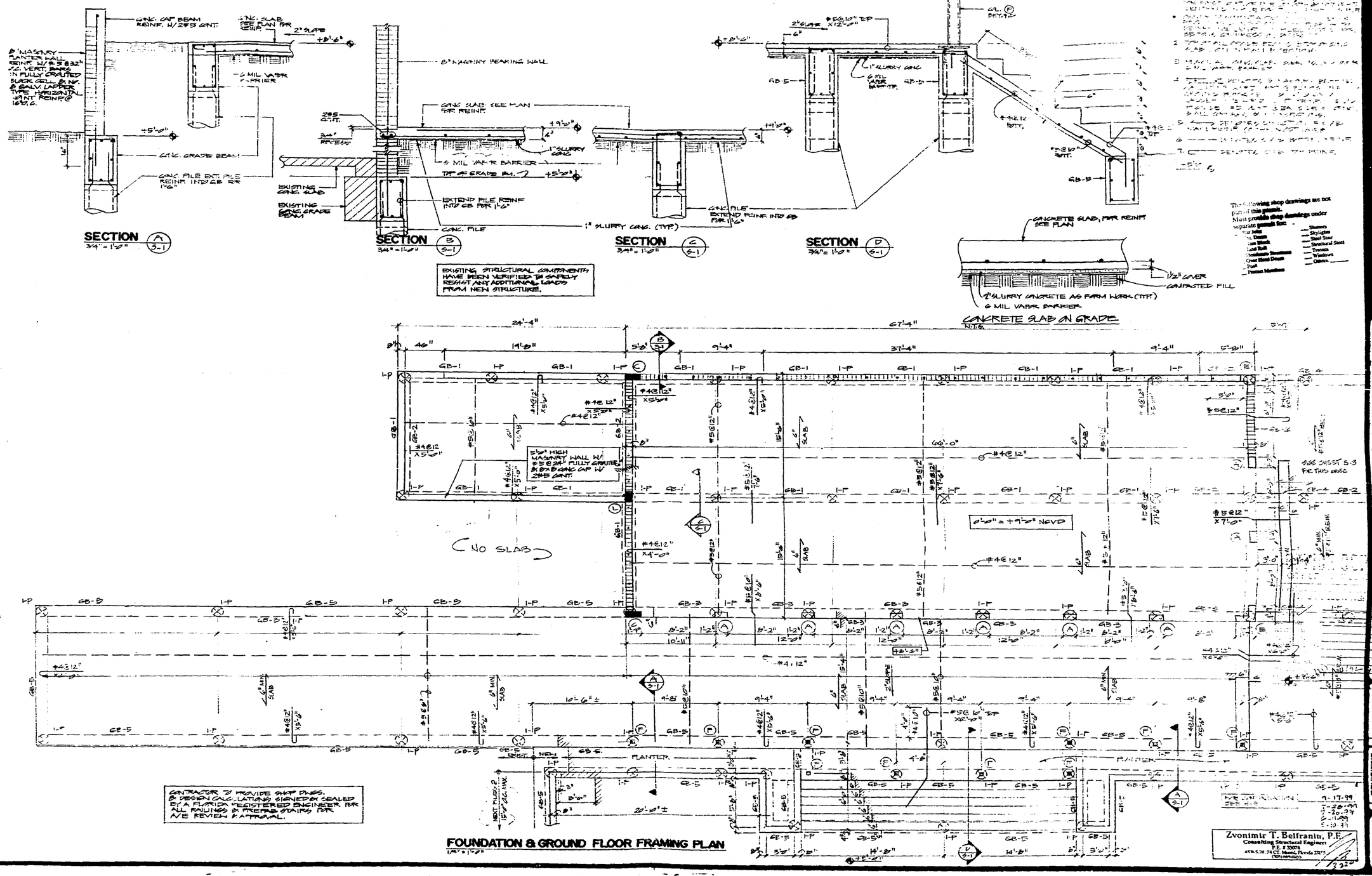
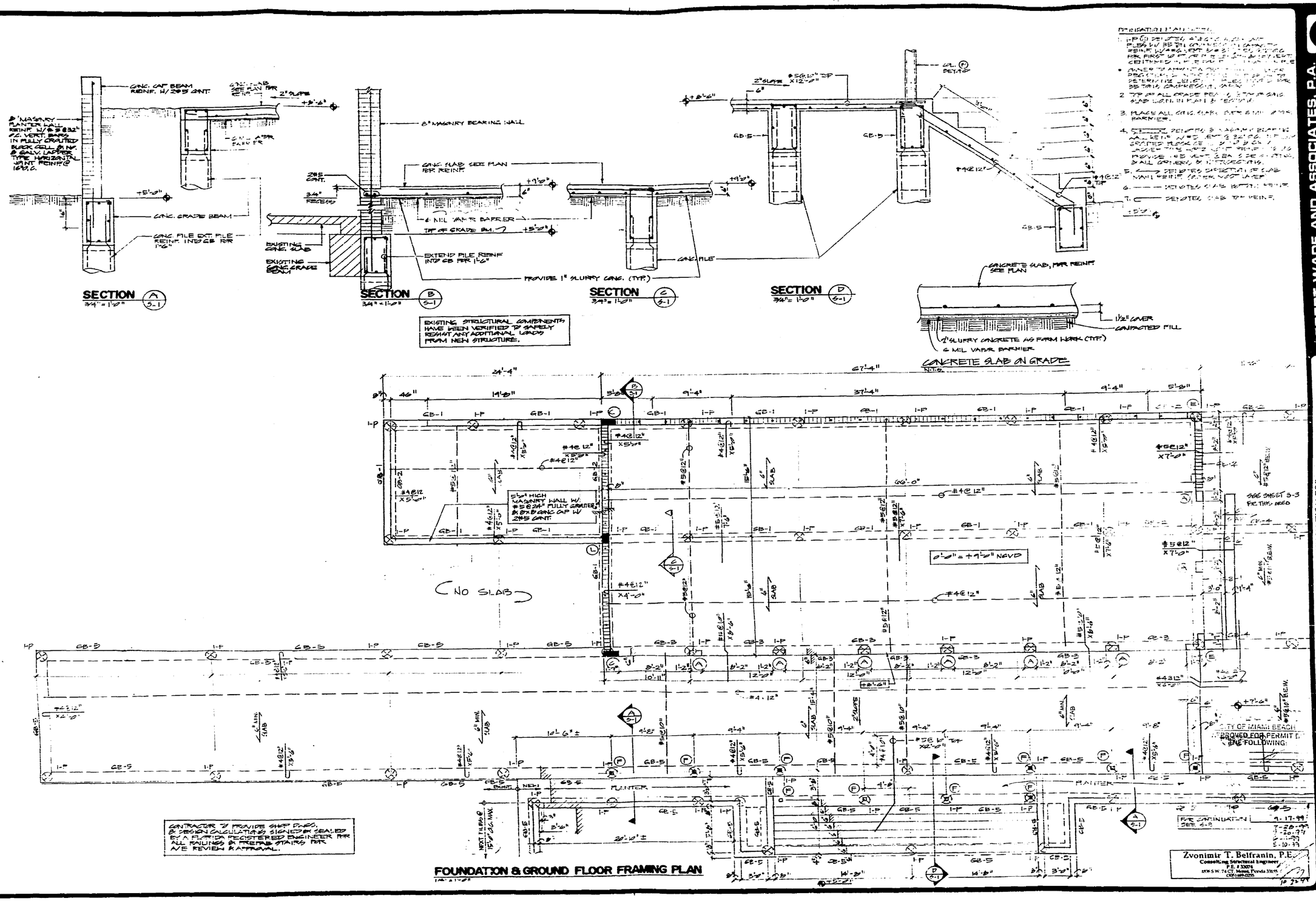
SHEET E-5 OF 5


SECTION A 3/4" = 1'-0" S-1
SECTION B 3/4" = 1'-0" S-1
SECTION C 3/4" = 1'-0" S-1
SECTION D 3/4" = 1'-0" S-1
EXISTING STRUCTURAL COMPONENTS HAVE BEEN VERIFIED TO SAFELY RESIST ANY ADDITIONAL LOADS FROM NEW STRUCTURE.
CONCRETE SLAB ON GRADE
NTS.
FOUNDATION & GROUND FLOOR FRAMING PLAN
1/8" = 1'-0"
CONTRACTOR TO PROVIDE SHOP DWGS. & DESIGN CALCULATIONS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR ALL RAILINGS & PREFAB STAIRS FOR N/E REVIEW & APPROVAL.
NO SLAB
PLANTER
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
REVISIONS
DATE
SHEET S-1 OF


SECTION A 3/4"=1'-0" S-1
SECTION B 3/4"=1'-0" S-1
SECTION C 3/4"=1'-0" S-1
SECTION D 3/4"=1'-0" S-1
EXISTING STRUCTURAL COMPONENTS HAVE BEEN VERIFIED TO SAFELY RESIST ANY ADDITIONAL LOADS FROM NEW STRUCTURE.
CONCRETE SLAB ON GRADE
FOUNDATION & GROUND FLOOR FRAMING PLAN
NO SLAB
SEE SHEET S-3 FOR THIS AREA
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ISSUANCE THE FOLLOWING:
CONTRACTOR TO PROVIDE SHOP DWGS. & DESIGN CALCULATIONS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR ALL RAILINGS & TRENDS STAIRS FOR A/E REVIEW & APPROVAL.
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
ROBERT WADE AND ASSOCIATES, P.A.
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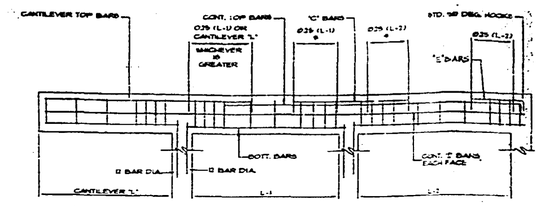
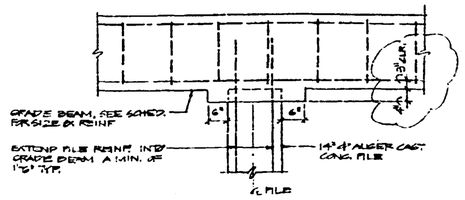
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA
REVISIONS
DATE
SHEET S-1

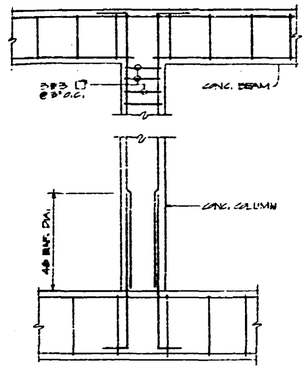


NOTES:
1. IN ADDITION NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
2. # = MAGNEVER IS GREATER.
3. BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/4 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED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

BEAM STEEL PLACEMENT DIAGRAM



TYPICAL GRADE BEAM TO PILE CONN.



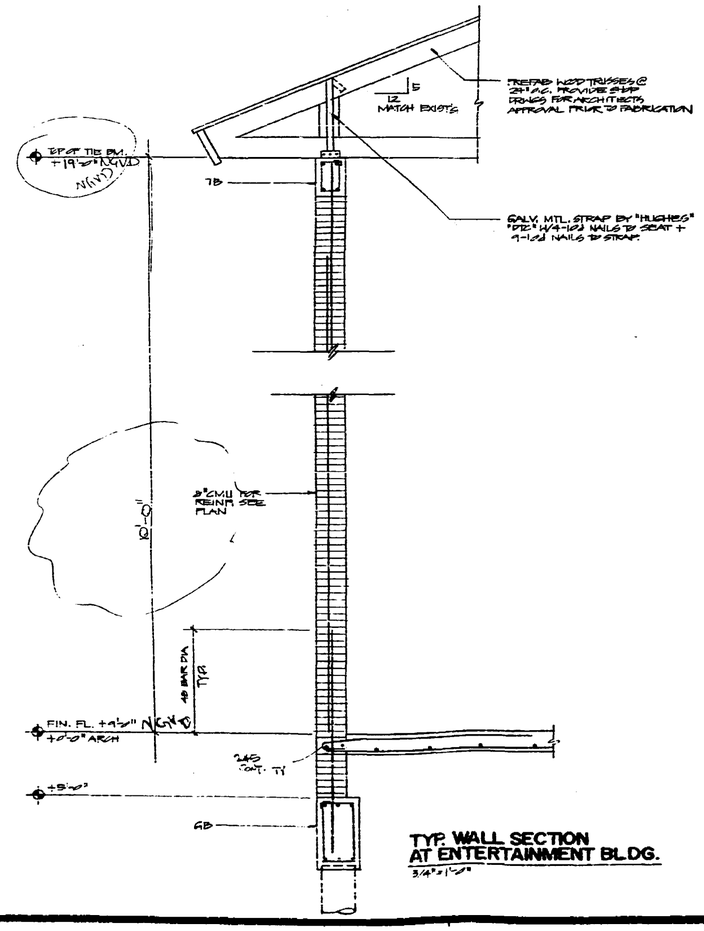
CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL
N.T.S.

CONCRETE BEAM SCHEDULE

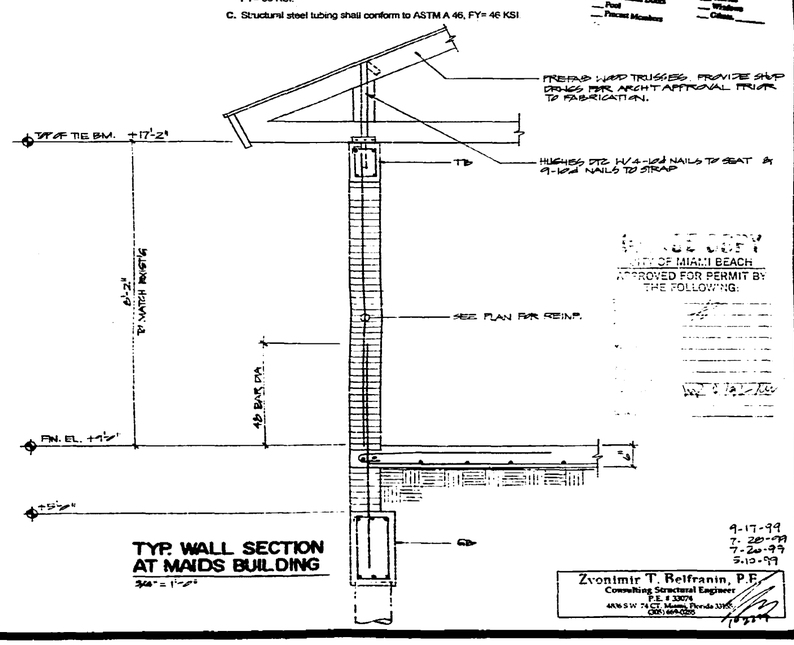
MARK	TOP ELEV.	SIZE W X H	REINFORCING BOTT.	CONT. TOP	C	E	I	TIES OR STIRRUPS NO.	TYPE	SPACING	REMARKS
GB-1	SEE PLAN	14"x24"	3#6	3#6	1#6		1#5	3	□	@ 10"	
GB-2		14"x24"	3#6	3#6					□	@ 10"	
GB-3		14"x24"	3#6	3#6	1#7				□	@ 10"	
GB-4		14"x24"	3#6	3#6					□	@ 10"	
GB-5		14"x24"	3#6	3#6			↓	↓	□	@ 10"	
GB-6		14"x24"	3#6	3#6			1#5	3	□	@ 8"	
B-1		16"x14"	2#6	2#6				3	□	@ 6"	
B-2		8"x14"	2#6	2#6				4	□	@ 4"	
TB		8"x12"	2#5	2#5			4#	3	□	@ 12"	EA. END BAL. @ 24"
TB-1		12"x12"	2#5	2#5			4#	3	□	@ 12"	EA. END BAL. @ 24"
RB-1		12"x ARCH	3#5	3#5			1#5	3	□	@ 12"	SEE ARCH'L DWGS.
RB-2		8"x	2#5	2#8			#5@12	4	□	@ 12"	SEE ELEV. 1/S-5
RB-3		16"x ARCH	3#7	3#7			2#5	3	□	@ 8"	SEE ARCH'T DWGS.
RB-4		16x36	3#5	3#5			3#5	3	□	@ 12"	
RB-5		8x36	2#5	2#5			3#5	3	□	@ 12"	
RB-6		16"x ARCH	4#5	4#5			#5@12	3	□	@ 12"	SEE ELEV. 1/S-6
RB-7	↓	8x22½"	2#5	2#5			#5@12"	3	□	@ 12"	SEE ELEV. 2/S-6

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
A	8"x 14"	4 #6	#3 □ @ 8"	
B	8"x 24"	6 #6	#3 □ @ 8"	#3 J H.P. @ 8" O.C.
C	8"x 19"	4#6	#3 □ @ 8"	
D	8"x 26"	6#6	#3 □ @ 8"	SAME AS COL. B
E	8"x17"x25"	2#6	#3 □ @ 8"	
F	TS 8x5x5/16"	12x12x3/4 W/ 4-5/8" ø KWIK-BOLTS & HILTI 8" EMBED	SAME AS BASE PL	PER TRELLIS CAP PL 12"x6"x6"
G	12"x 23"	8#6	#3 □ @ 12" #3 J @ 12"	
H	TS 2x6x 1/4"	8x8x5/8" PLATE W/ 4-5/8" ø KWIK BOLTS & HILTI 6" EMB.	SAME AS BASE PL	
FC	FILLED CELL	1 #5	—	FULLY GROUTED
K	8" x 30"	12 #5	#3 □ @ 8"	#3 H.P. J @ 8" O.C.
L	8" x 12"	4 #5	#3 □ @ 12"	



TYP. WALL SECTION AT ENTERTAINMENT BLDG.
3/4"=1'-0"



TYP. WALL SECTION AT MAIDS BUILDING
3/4"=1'-0"

GENERAL STRUCTURAL NOTES

1. General

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

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

2. Concrete

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

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

3. Reinforcing Steel

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

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

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

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

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

4. Minimum Concrete Over Reinforcing

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

5. Masonry

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

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

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

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

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

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

G. Slump 9" + 1".

6. Structural Steel

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

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

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

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

— Bar Joist
— Bal. Doors
— Glass Block
— Hand Rail
— Miscellaneous Shutters
— Over Head Doors
— Pool
— Precast Members
— Shutters
— Skylights
— Steel Stair
— Structural Steel
— Trusses
— Windows
— Curtain

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

9-17-99
7-20-99
7-20-99
5-10-99

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33076
4836 S.W. 74 CT. Miami, Florida 33155
(305) 669-0200

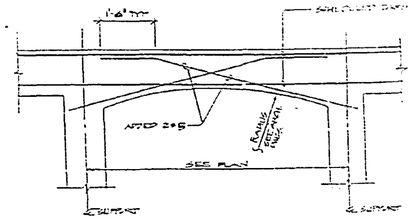
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

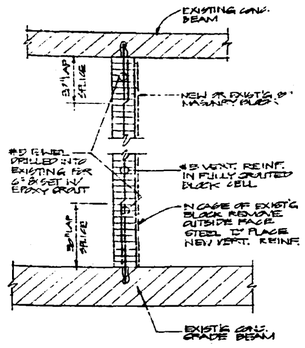
REVISIONS

DATE

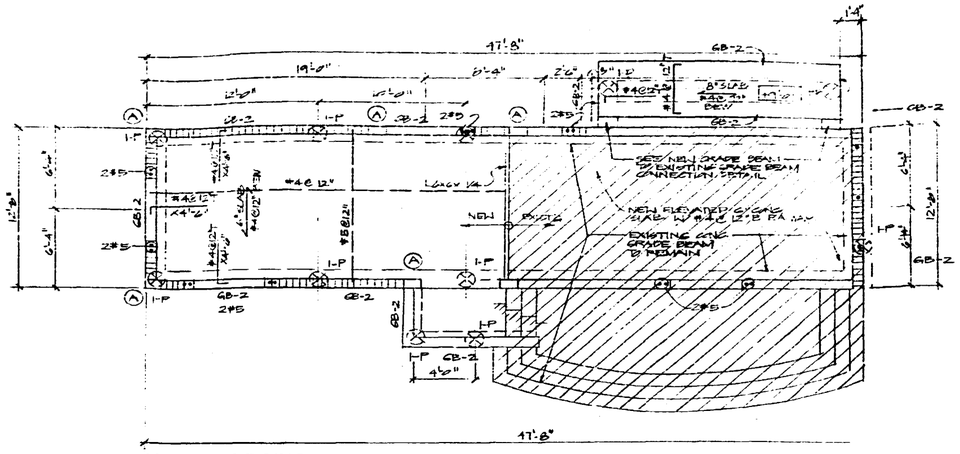
SHEET S-2 OF



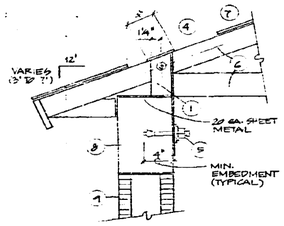
ELEVATION - TYP. ARCH BEAM REINFORCING DIAGRAM
N.T.S.



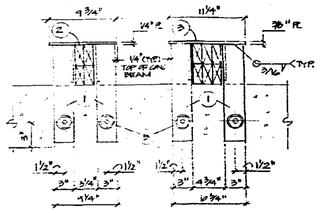
NEW FILLED CELL TO EXIST'G CONNECTION DETAIL
N.T.S.



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

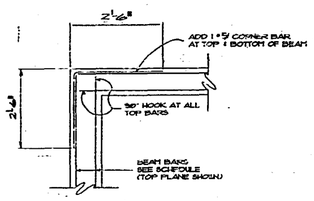


SECTION
1½"=1'-0"



TWO PLY TRUSS
(MAX. UPLIFT= 5,320#)

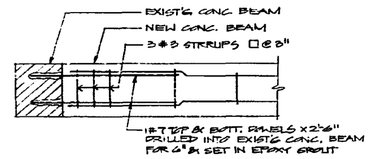
THREE PLY TRUSS
(MAX. UPLIFT= 7,220#)



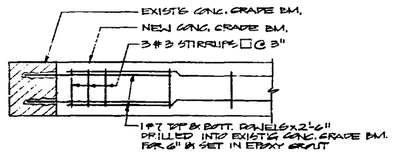
TIE BEAM CORNER PLAN

SCHEDULE.			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	Angle 3"x3"x¼" w/extended leg (Fy=36 ksi) 12 req'd	5	¼" diam. HDI Kwik Bolt II (Carbon steel) 2 req'd
2	Steel plate 8-¼"x4"x¼" (Fy = 36 ksi)	6	Prefabricated two or three ply truss.
3	Steel plate 8-¼"x4"x¼" (Fy = 36 ksi)	7	Min. ¾" exterior grade plywood. See plan for nailing req'ts
4	One (1) ¾" diam. lag bolt for two ply truss	8	Min. 8"x8" concrete tie beam (f'c = 3,000 psi, minimum)
	One (1) ¾" diam. lag bolt for three ply truss	9	Concrete masonry block

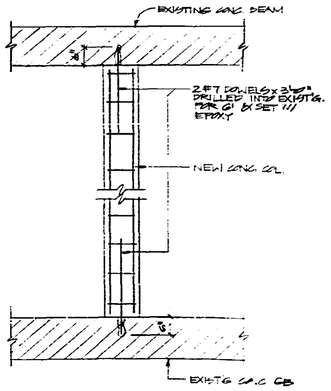
GIRDER TRUSS ANCHORAGE



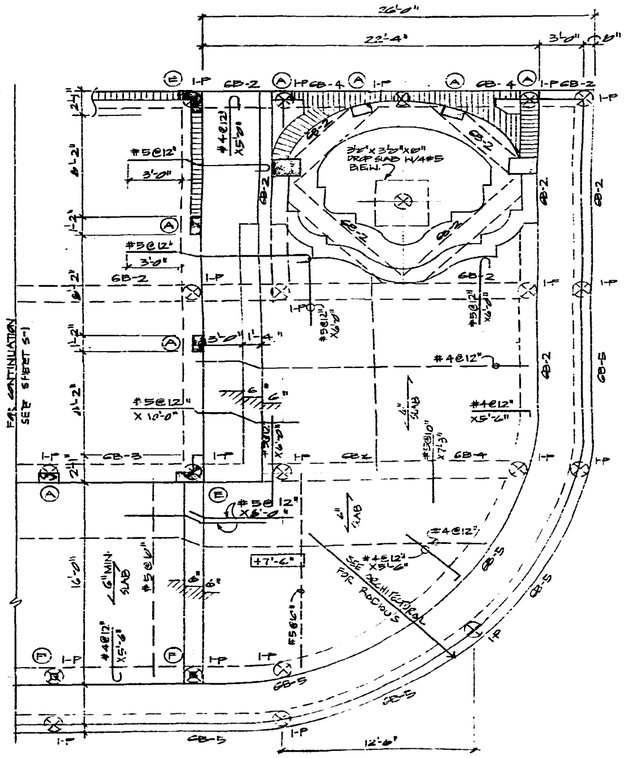
NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



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



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



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

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

- Bar Joist
- Ext. Doors
- Glass Block
- Hand Rail
- Membrane Structures
- Overhead Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- _____

DEPT. COPY

8-22-00
9-11-99
7-20-99
5-11-99
5-10-99

Zvonimir T. Belfranin, P.E
Consulting Structural Engineer
P.E. # 33074
4440 S.W. 74 CT. Miami, Florida 33155
(305) 666-6705

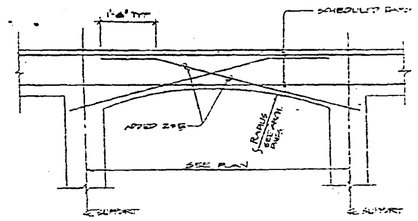
1-22-00

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

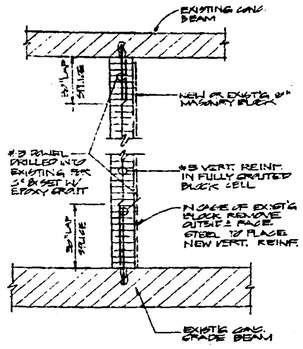
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

REVISIONS

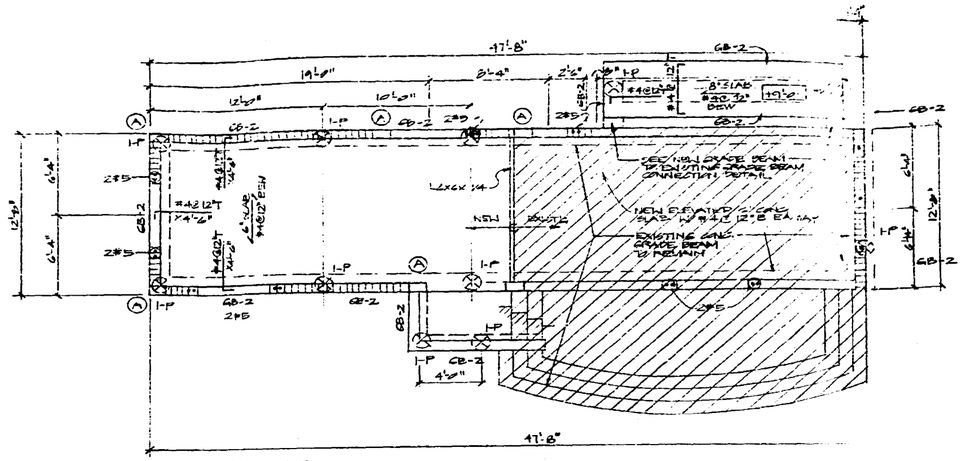
DATE
SHEET S-3 OF



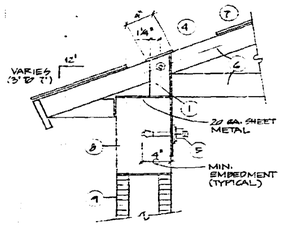
ELEVATION - TYP. ARCH BEAM REINFORCING DIAGRAM
N.T.S.



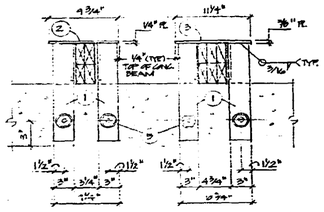
NEW FILLED CELL TO EXIST'G CONNECTION DETAIL
N.T.S.



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

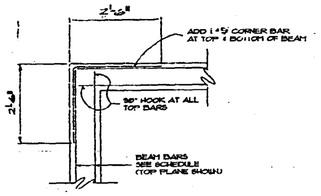


SECTION
1/2"=1'-0"



TWO PLY TRUSS
(MAX. UPLIFT= 5,800#)

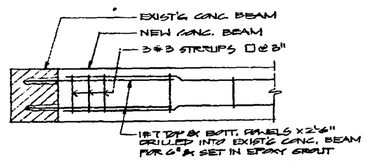
THREE PLY TRUSS
(MAX. UPLIFT= 7,200#)



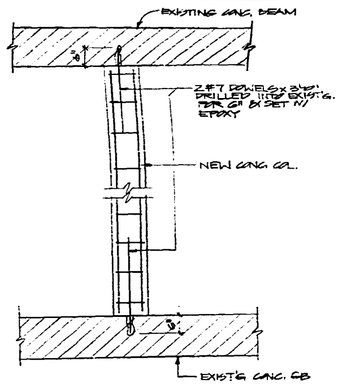
TIE BEAM CORNER PLAN

SCHEDULE.			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	Angle 3x3x1/4" extended leg (Fy=36 kst) see dwg.	5	3/4" diam. Hilti Kwik Bolt II (Carbon steel) 1 req'd
2	Steel plate 8-3/4"x4x1/4" (Fy = 36 ksi)	6	Prefabricated two or three ply truss.
3	Steel plate 8-3/4"x4x3/8" (Fy = 36 ksi)	7	Min. 3/4" exterior grade plywood. See plan for nailing requirements.
4	One (1) 3/4" diameter bolt for two ply truss	8	Min. 8"x8" concrete tie beam (f'c = 3,000 psi minimum)
	One (1) 3/4" diam. bolt for three ply truss	9	Concrete sawing block

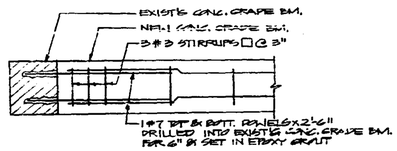
GIRDER TRUSS ANCHORAGE



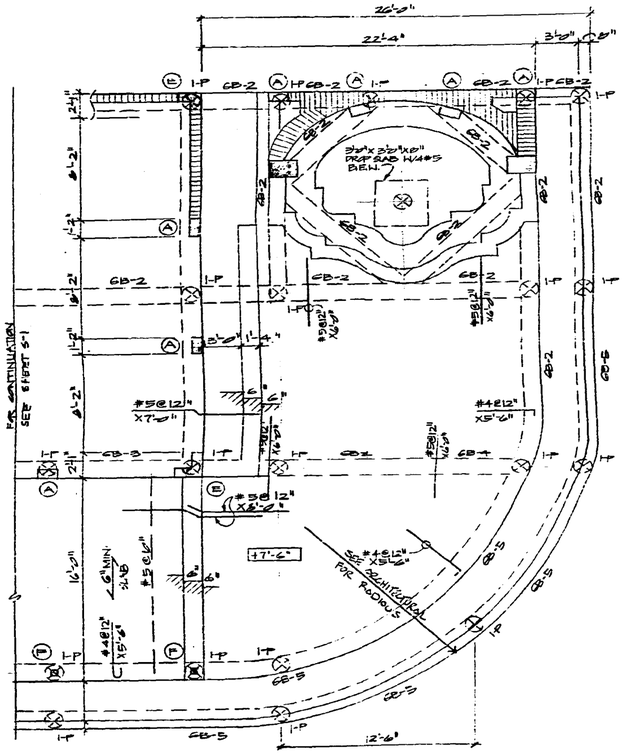
NEW CONC. BEAM TO EXISTING CONC. BEAM CONN DETAIL



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



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



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

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

9-17-99
7-20-99
6-11-99
5-10-99

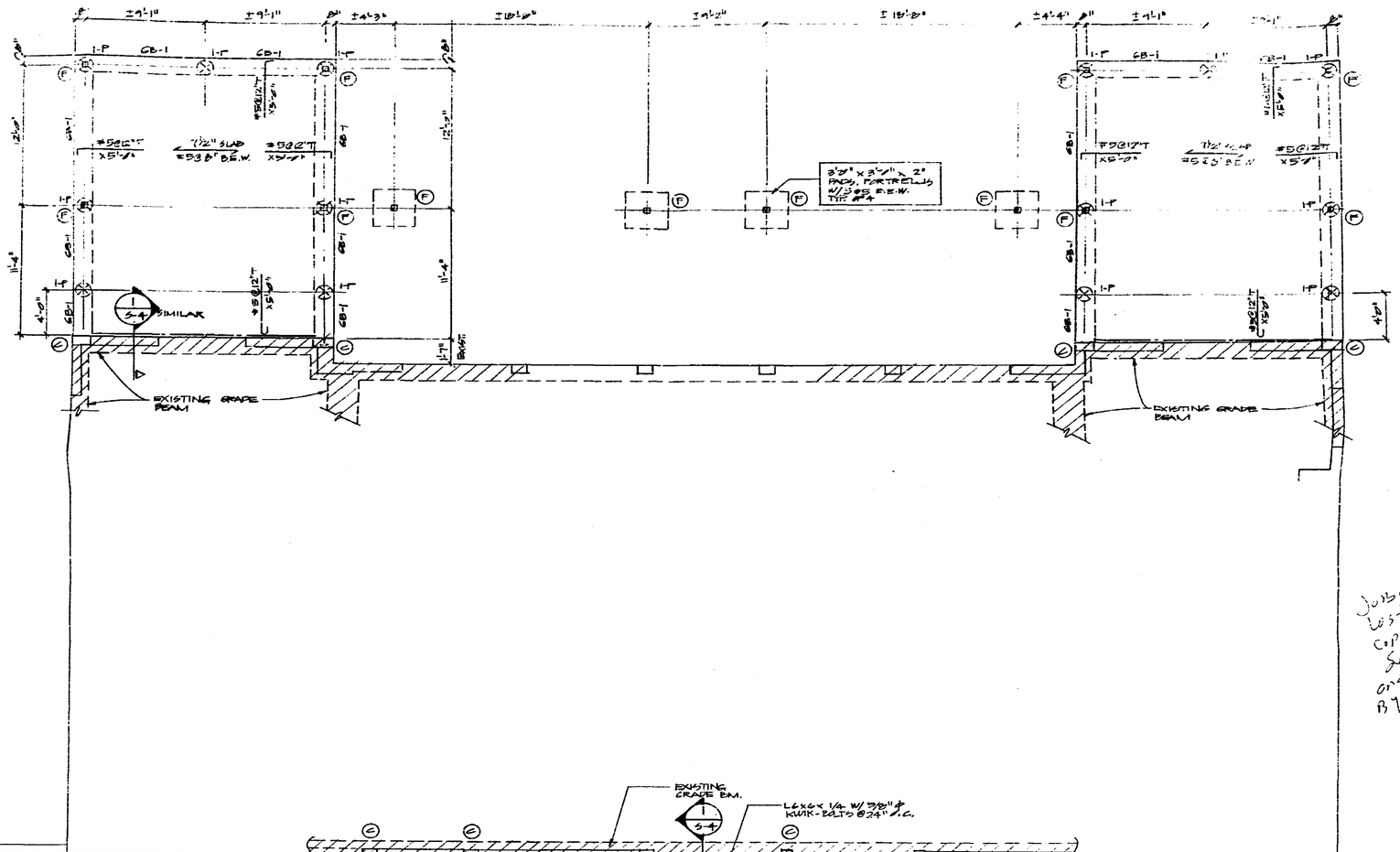
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4444 S.W. 74 CT. Miami, Florida 33155
(305) 666-0206

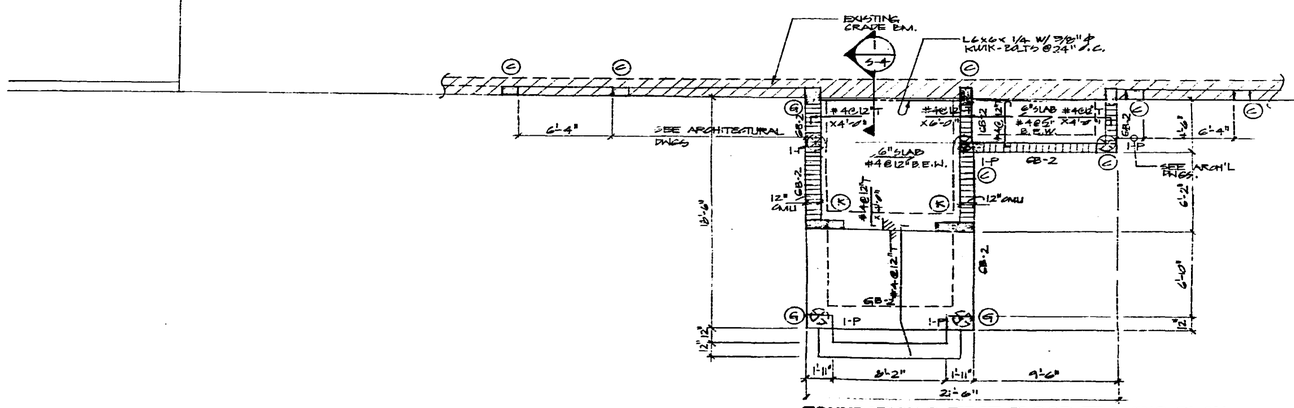
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

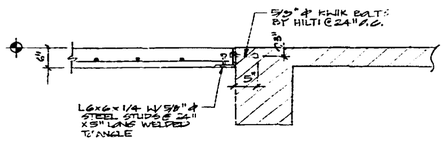
REVISIONS

DATE
SHEET S-3 OF





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



SECTION 1/S-4
3/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT SUBJECT TO THE FOLLOWING:
MB 9/14/

Job copy w/ch list, this is copy as approved set original arrival By Khan on 8/24/99

The following shop drawings are not part of this permit.
Must provide shop drawings under separate permit for:
___ Bar Joist
___ Ext. Doors
___ Glass Block
___ Hand Rail
___ Membrane Structures
___ Over Head Doors
___ Pool
___ Precast Members
___ Shutters
___ Skylights
___ Steel Deck
___ Structural Steel
___ Trusses
___ Windows
___ Others

7-28-99
7-20-99
5-10-99

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33076
4836 S.W. 74 CT. Miami, Florida 33155
(305) 669-0200

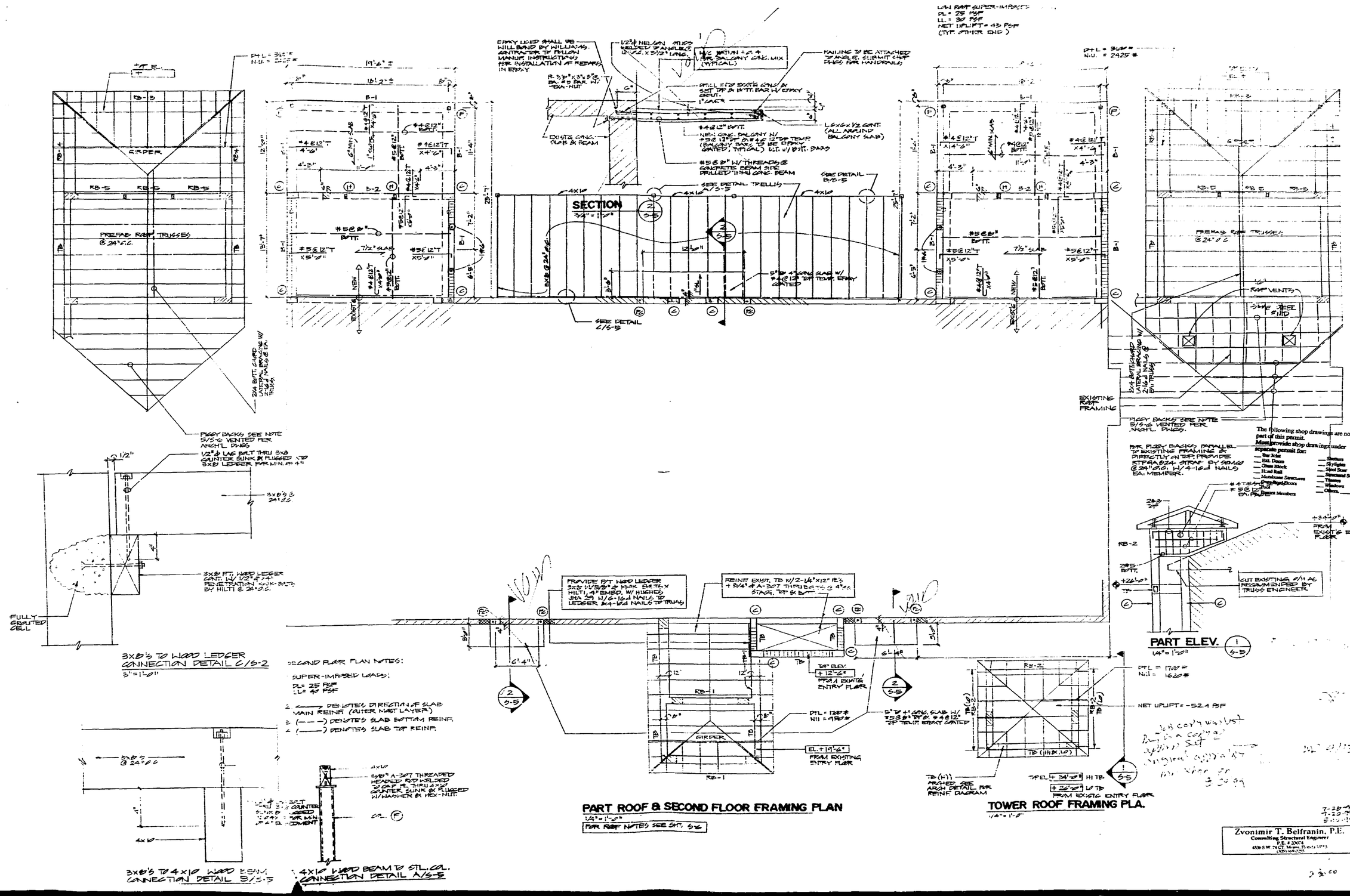
3 30 00

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS

DATE
SHEET S-4



Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4038 S.W. 74 Ct. Miami, FL 33155
(305) 666-0255

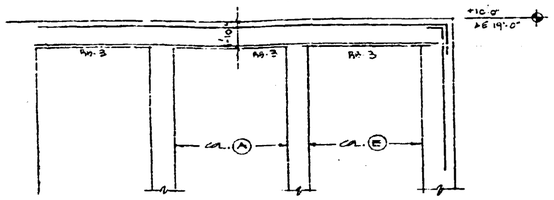
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA

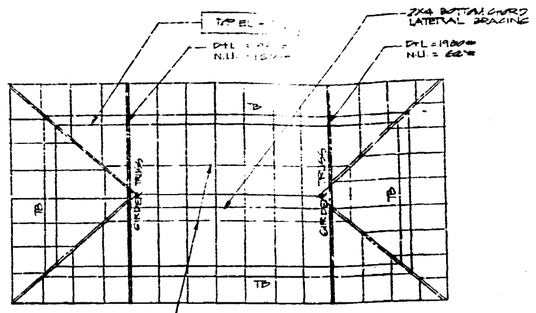
REVISIONS

DATE
SHEET S-5 OF

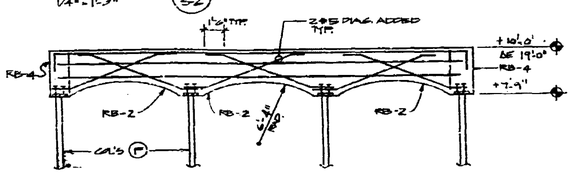
3-31-00



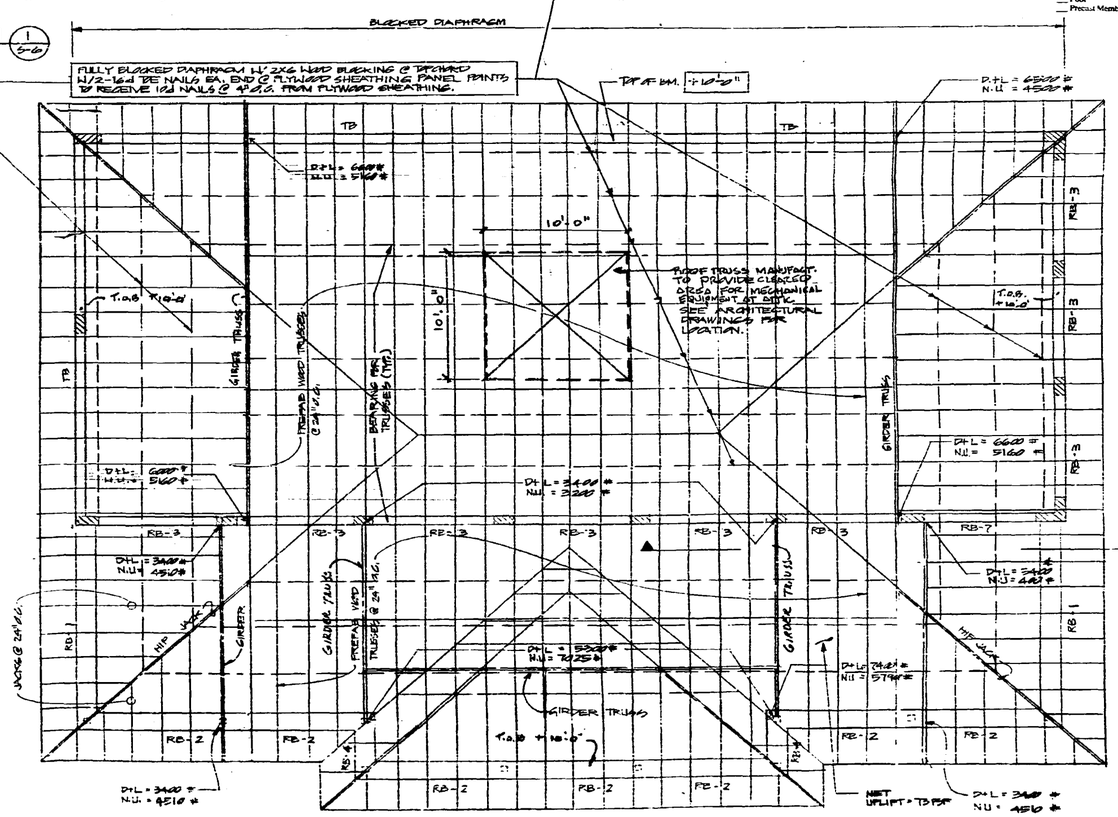
ELEVATION (2/S-6)
1/4" = 1'-0"



MAID'S BUILDING ROOF FRAMING PLAN
1/4" = 1'-0"



ELEVATION (1/S-6)
1/4" = 1'-0"



ENTERTAINMENT BUILDING ROOF FRAMING PLAN
1/4" = 1'-0"

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

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

ROOF PLAN NOTES:

1. SLOPE IMPOSED LOADS:
   DL = 25 PSF
   LL = 30 PSF
   NET UPLIFT = 43 PSF (ENCLOSED) 73 PSF (OPEN)
2. FOR CONNECTION OF PREFAB WOOD TRUSSES TO GIRD. BEAMS PROVIDE "DTC" GALV. TRUSS ANCHOR BY "HUGHES" W/4-10d NAILS TO SEAT PLATE & 4-16d NAILS TO STRAP
3. FOR ROOF SHEATHING PROVIDE 5/8" CDX PLYWOOD W/ 10d NAILS @ 4" O.C. ALONG EDGES & @ ALL SUPPORTING TRUSSES.
4. FOR ALL EXTERIOR SOFFITS EXCEPT OVER HANGS PROVIDE MIN. 1/2" PLYWOOD SHEATHING W/ 8d NAILS @ 6" ALONG EDGES & @ ALL SUPPORTING TRUSSES BOTTOM CHORDS.
5. FOR ALL PIGGYBACKS PROVIDE 14 GA. x 1" GALV. STRAP BY "SIMPSON" MODEL NO. MTGA816 @ EA TRUSS W/ 8-16d NAILS EA. MEMBER.
6. (—·—·—) DENOTES 2x4 BOTT. CHORD CONT. LATERAL BRACING W/ 2-16d NAILS EA END (TRUSS MFR. PLANS OR 10'-0" O.C. MAX.)
7. L"B" DENOTES 2x6 PT. WOOD LEDGER TO FALCON THE RAKED TB W/ 3/8" ø A-307 THRU BOLTS @ 24" O.C. TO RECEIVE 10d NAILS @ 4" O.C. FROM PLYWOOD SHEATHING.

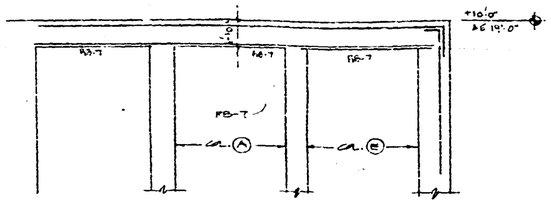
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

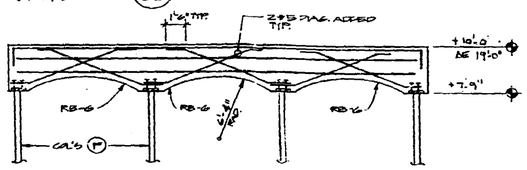
3-22-99
4-17-99
7-22-99
5-10-99

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33878
4836 S.W. 74 CT. Miami, Florida 33155
(305) 669-0355

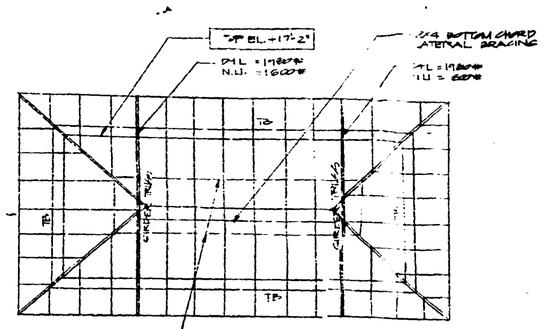
DATE
SHEET
S-6
OF



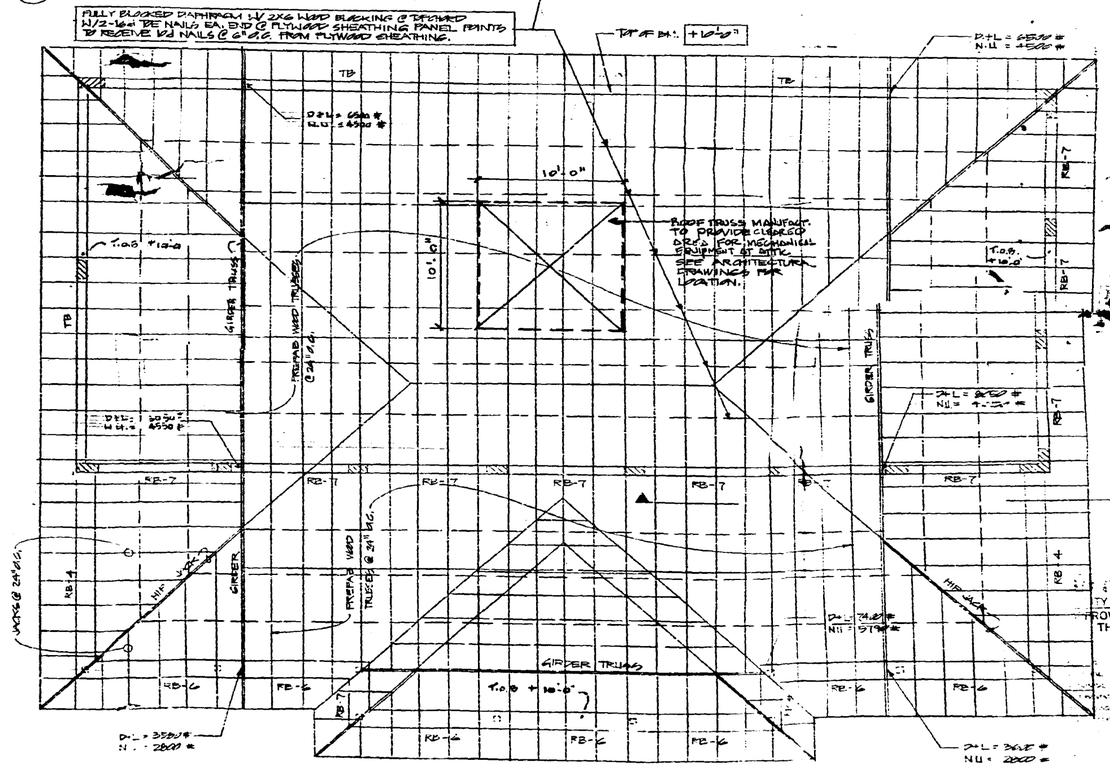
ELEVATION 2/S-6
1/4" = 1'-0"



ELEVATION 1/S-6
1/4" = 1'-0"



MAID'S BUILDING ROOF FRAMING PLAN
1/4" = 1'-0"



ENTERTAINMENT BUILDING ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF PLAN NOTES:

1. SUPER IMPOSED LOADS:
   DL = 25 PSF
   LL = 20 PSF
   NET UPLIFT = 43 PSF
2. FOR CONNECTION OF PRETAB. WOOD TRUSSES TO GIRD. BEAM: PROVIDE 1/16" GALV. TRUSS ANCHOR 8" HIGHER W/ 16d NAILS TO SEAT PLATE & 8-16d NAILS TO STRAP.
3. FOR ROOF SHEATHING PLYWOOD: 5/8" CDX PLYWOOD W/ 10d NAILS @ 3" O.C. ALONG EDGES & @ ALL SUPPORTING TRUSSES.
4. FOR ALL EXTERIOR WALLS EXCEPT OVER HANGS PROVIDE MIN. 1/2" PLYWOOD SHEATHING W/ 8d NAILS @ 6" ALONG EDGES & @ ALL SUPPORTING TRUSSES BETWEEN.
5. FOR ALL PIGGYBACK TRUSSES USE 16 GA. x 1" GALV. STRAP BY "USSC" OR EQUAL W/ KTP08 @ 16" O.C. EA. TRUSS W/ 3-16d NAILS EA. LOWER.
6. (— — —) DENOTES 2x4 BOTTOM CHORD CONT. LATERAL BRACING W/ 2-16d NAILS EA. END (TRUSS PITCH BRACE, IN 4'-0" O.C. MAX.)
7. "B" DENOTES 2x6 PT. WOOD LEDGER TO FASTEN THE RAKED TB W/ 5/8" ø A-307 THRU BOLTS @ 24" O.C. TO RECEIVE 10d NAILS @ 4" O.C. FROM PLYWOOD SHEATHING.

IBERT WADE AND ASSOCIATES, P.A.
CHITECTS PLANNERS

DOMI
MIA

CITY OF MIAMI BEACH
APPROVED FOR PERMIT SUBJECT TO THE FOLLOWING:

REVISIONS

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

DATE 4-12-99
2-10-99

SHEET S-6 OF

00276

VOID

[redacted]

B0002634

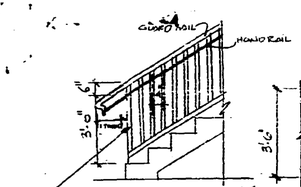
LASON
The Information Management Company
6954 N.W. 12 STREET, MIAMI, FLORIDA 33126
305-477-9149 • 800-287-4799 • FAX 305-477-7526

PREVIOUS
DOCUMENT
IS
a photocopy in poor
condition

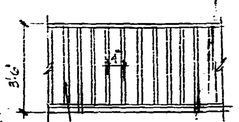
FC 017

00278

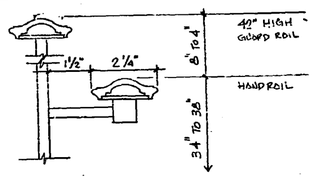
ADDENDUM



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



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

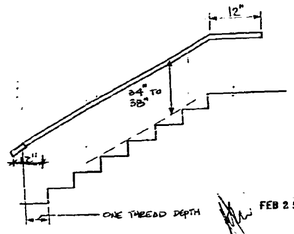


GUARD RAIL / HAND RAIL DETAIL
HALF SIZE SCALE

HAND RAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) PICKETS MUST REJECT 4" Φ SPHERE.
GUARDS AT OPEN SIDES SHALL BE 42" HIGH & SHALL COMPLY WITH NFPA 5.2.2.1
PROVIDE SHOP DRAWING FOR ARCHITECT & ENGINEER APPROVALS. DESIGN CRITERIA AS PER S.F.B.C.

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

BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
GAS
FIRE VENTING
SIGNAGE
PUBLIC WORKS
STRUCTURAL
ELEVATOR



FEB 25 2000

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

ROBERT WADE & ASSOCIATES
ARCHITECTS URBAN PLANNERS
MIAMI FLORIDA

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

New/Addition/Remodel

04-17-2000

Activity Number: B0002634

Status: APPROVED

Site Address: 94 PALM AV MBCH
Parcel #: 42050010330

Valuation: $550,000.00

Applicant: GOMEZ RAFAEL B
3360 CORAL WAY
MIAMI FL 33145
305-444-2340

Issued By:

Applied: 04/14/2000
Approved: 04/17/2000
Completed:
To Expire: 10/14/2000

Property Owner: DOMINION INDUSTRIAL BUILDINGS LTD
PO BOX 10456
RIYADH 11433 000

CITY OF MIAMI BEACH BUILDING DEPARTMENT APR 17 2000

Description: ADD NEW ENTRTMNT BLDG/EXNTND SIDES OF HOME AND
Inspector Area: S Class Code: ARRES

DETAIL LIST

New Construction Fees

New Building or Addition - Per Sq.Ft.:	3800	$455.00
Storage/Industrial Building - E & F - Per Sq.Ft.:	0	$0.00
Greenhouse/Agriculture on Premises - Per Sq.Ft.:	0	$0.00
Screen Enclosure/Trellis Premises - Per Sq.Ft.:	0	$0.00
New Construction other than Above - Per Const:	0	$0.00
Wood/Prefabricated Storage Sheds - Per Sq.Ft.:	$0.00	$0.00
Service Station Underground Tanks - Per # of:	0	$0.00
Civil Defence Approved Shelters - Per # of:	0	$0.00
FL not Common Elevator Hoistway - Per # of:	0	$0.00

Alteration/Repair Fees

Alteration Building/Structures - Per Const:	150,000.00	
Awning, Canopy, Patio Cover - Per Const:	$0.00	$2,777.00
Area Under Roof - RADON - Per Sq.Ft.:	8000	$0.00
Walk-Thru - Per Valuation:	150,000.00	$80.00
Repairs to Building/Structure - Per Const:	$1.00	$100.00
Roofing or Re-roofing - Per Sq.Ft.:	0	$0.00
Window/Doors - Per # of:	0	$0.00
Signs 30-4 (Writer/Street) - Per Sq.Ft.:	0	$0.00
Fence and/or Wall - Per Linear Feet:	0	$0.00
Partial Demo (Street, Sign, Wall) - Per Const:	$0.00	$0.00
Swimming Pool - Per Gallon:	0	$0.00
Painting - Per Const:	$0.00	$0.00
Sandblasting - Per Const:	$0.00	$0.00
Paving - Per Sq.Ft.:	0	$0.00
Concrete Slab - No Paving - Per Sq.Ft.:	0	$0.00
Trees - Per # of:	0	

NFPA
National Fire Protection Association
Engineering

October 26, 1998

Mr. Robert C. Wade, A.I.A.
Robert Wade and Associates, P.A.
520 Brickell Key Drive, Office Plaza 201
Miami, FL 33131

Sending via fax to: 305-361-6542

Dear Mr. Wade:

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

- Paragraph 21-2.1 directs the user to 5-2.2 for stair requirements.
- Table 5-2.2.2.1(a) would normally require that stairs be built with a maximum riser height of 7 in. and a minimum tread depth of 11 inches. However, Exception No. 3 to 21-2.5.1, specifically applicable to new stairs within dwellings, permits the riser height to be increased to 7-3/4 in. and permits the tread depth to be reduced to 10 inches.
- If the stair in question within the dwelling is an existing stair, then Table 5-2.2.2.1.b permits the existing stair to have a maximum riser height of 8 in. and a minimum tread depth of 9 inches.

Sincerely,

Ron Coté, P.E.
Principal Life Safety Engineer

RCC:k#737

IMPORTANT NOTICE: [illegible]

00279

City of Miami Beach
Building & Zoning Department

RE: 94 Palm Ave., Act.#:BMS0000285

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

1- Provide calc. for RB-1 :> See attached calculation sheet.
2- Verify elevation of top of tie beam 19 is NGVD (dim the height of the wall) :> See sheet S2.
3- Only S1, S2, S3, S6 has been submitted provide S4, S5 :> See attached sheets. Sheets have not changed, see existing approved plans.
4- A2 calls for existing column to be removed, justify by calc. that will not affect structural integrity of the structure. :> Existing column is superposed, column is not structural.

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1073

JOB: DOUGLAS IND. HOLDGS.
SHEET NO. 1 OF
CALC. BY ZTB DATE 3-30-00
CHECKED BY DATE

DESIGN RB-1

12" x 24"
3 #5 T & B
#3 @ 12" o.c.

SPAN = 15.5'

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

D = 25 PSF
L = 30 PSF

W_{UST} = 1.4 x 25 + 1.7 x 30 = 86 PSF x 4.5 = 387 PLF

BM. $\left(\frac{24" + 36"}{2}\right) \cdot 12" \times 1.4$ = 375 P
762 PLF

$M_U = \frac{L}{8} \times .762 \times 15.5^2$ = 22.9 F-L

MIN. DEPTH d = 20"

A_s^+ REQ'D = 0.29 in²

A_s^+ PROVIDED = 3.15 = 3 x 0.31 = 0.93 in²
0.29 in²

SHEAR & DEFLECTION OK BY INSPECTION. OK

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74TH COURT
MIAMI, FLORIDA 33155
(305)669-0255
FAX(305)669-1073

job DOUGLAS IND. HOLDGS.
sheet no. 1 of
calc. by MM date07-14-99
checked by ZTB date

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

DESIGN LOADS:
ROOF:
D.L. = 25 PSF
L.L. =30 PSF
GROUND , FIRST& 2ND. FLOOR
D.L. = 25 PSF
L.L. = 40PSF (floor)
60PSF(balconies)
100PSF(stairs)

LATERAL LOADS:
REF. ASCE 7-88
EXP. "D"
110 MPH WIND VELOCITY
I=1.05
q15 = 41 PSF
q25 = 45 PSF

G15 =1.15
G25 = 1.13

*** WINDWARD WALL** W/ CP = 0.8
COEFFICIENT OF INTERNAL PRESSURE OF 0.25
P15 = 41(1.15)(0.8) - 41(0.25) = 27.04PSF
P25 = 29.43PSF

***LEEWARD WALL** W/CP = -0.5
P15 = 41(1.15)(-0.5) -41(0.25) = -33.82PSF
P25 = -36.77PSF

3-30-00

ZVONIMIR T. BELFRANIN P.E.
4836 SW 74TH COURT
MIAMI, FLORIDA 33155
(305)669-0255
FAX(305)669-1073

job number/no. NOLOGS.
sheet no. 2 of
calc. by MM date 07-14-99
checked by ZTB date

WINDWARD ROOF W/ CP = -0.75
P15 = 41(1.15)(-0.75) - 41(0.25) = -45.6 PSF
P25 = -49.8PSF

NET UPLIFT = -41.0 PSF (15)
-43.0 PSF (25)

@ OPEN STRUCTURES *W/ CP = -1.55*

P15 = 41(1.15)(-1.55) = -73.0 PSF

P25 = -79 PSF

NET UPLIFT = -46.0 PSF (15)
-74.0PSF (25)

3

SA: CONSM - Continuous Beam Analysis and Design
Version 1.15 - 03/30/97 - C4.0
Copyright (C) 1986, Structural Analysis, Inc.
Boca Raton FL 33432 (305) 392-9597

Z.T.BELFRANIN CONSULTING ENGINEERS

Input data file name: DOSLAB

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

Design of concrete footing beams

PROJECT: DOMINICN GROUND FLOOR ONE WAY SLAB DESIGN

```
***BASIC DATA***
OCODE PIN ALT SWAY LAST MOMRED
 NO  NO  NO  NO  YES  YES

TYPE BMS TCOL BCOL FC  FY  GAM  FV   FCT
  1  5  .0  .0 3.0 60. 100. 60. 273.9


***SPAN DATA***

 BM  SPAN   B    D   BLFT  BRT  WLD
  2  16.0  12.0  6.0  .0   .0   .0
  3  12.0  12.0  6.0  .0   .0   .0
  4  15.0  12.0  6.0  .0   .0   .0

***UNIF. LOADS***

 BM TYPE  LOAD  START  END  WIDTH
  2 DL    25.0   .0   16.0   1.0
  2 LL    60.0   .0   16.0   1.0
  3 DL    25.0   .0   15.0   1.0
  4 DL    25.0   .0   15.0   1.0
  3 LL    40.0   .0   15.0   1.0
  4 LL    40.0   .0   15.0   1.0

***CONC. LOADS***

 BM TYPE   P   LOC
  2 DL    .0   .0

***EFFECTIVE COVER***
BM  LEFT  MID  RIGHT
 2  1.50  1.50  1.50
 3  1.50  1.50  1.50
 4  1.50  1.50  1.50

***MOMENT ENVELOPE & SHEARS @ 1/10TH POINTS***

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

4

```
BEAM NO. 2:
 MT:   .0   1.5   2.5   3.2   3.4   3.2   2.6   1.6   .2  -1.1  -2.5
 MB:   .0    .9   1.6   1.9   2.1   2.0   1.6   1.0   .0  -1.6  -3.8
 V:   1.0    .8    .5    .3    .0    .2    .5    .8   1.0   1.3   1.5

BEAM NO. 3:
 MT:  -2.5  -1.4   -.5   -.0    .3    .5    .5    .0   -.4  -1.2  -2.2
 MB:  -3.8  -2.3  -1.1   -.3    .3    .5    .4    .0   -.6  -1.6  -3.0
 V:    1.1    .9    .7    .5    .3    .0    .2    .4    .6    .8    .9

BEAM NO. 4:
 MT:  -2.2  -1.0    .1   1.2   2.0   2.4   2.6   2.4   1.9   1.1    .0
 MB:  -3.0  -1.3    .0    .8   1.4   1.7   1.8   1.7   1.4    .8    .0
 V:    1.2   1.0    .8    .6    .4    .2    .0    .2    .4    .6    .8

***REACTIONS***

 COL  R   DIT
 1   1.0  .63
 2   2.R  .67
 3   2.2  .71
 4   .9   .71

***DEFLECTIONS***

BM DEFL
 2 -.18
 3 -.02
 4 -.12

*** DESIGN MOMENTS ***

        M-LEFT   M-MID   M-RITE

BEAM NO. 2:
GR WKG    .00    3.38   -3.83
GR WKG    .00     .06   -2.48
COMB ULT  .00    5.13   -5.76
COMB ULT  .00     .09   -3.48

BEAM NO. 3:
GR WKG   -3.83    .53   -2.98
GR WKG   -2.48   -1.14   -2.19
COMB ULT -5.76    .76   -4.41
COMB ULT -3.48   -1.75   -3.07

BEAM NO. 4:
GR WKG   -2.98   2.56    .00
GR WKG   -2.19    .05    .00
COMB ULT -4.41   3.85    .00
COMB ULT -3.07    .07    .00

*** REINFORCING STEEL ***

BM ASL  UL  REVL ASM  UM  REVM ASR  UR  REVR DL  DM  DR  ASMIN
```

00281

```
2  00  00  00  27  00  30  00  00 45 45 45  .13
3  30  30  00  04  00  00  00  00 45 45 45  .13
4  23  23  00  30  00  00  00  00 45 45 45  .13
End of CONRM
Elapsed Time:  0 min  0 sec
```

#1260" bott.

#1260" top

#1612" top

#1612" bott.


```
GAM CONRM - Continuous Beam Analysis and Design
Version 2.0 - Copyright 1986
Copyright (C) 1986, Structural Analysis, Inc.
Book Tilton Pl.  32432  (305) 392-0587

Z.T.RELLFRANKIN CONSULTING ENGINEERS

Input data Filename: ebgp

DATE: 3-21-2000   TIME: 19:56:41

PROJECT: DUANHAN INTERIOR GRADE BEAMS

---BASIC DATA---
ANALYSIS ONLY? NO  ANY LIST MODIFIED
NO  NO  NO  NO  YES  YES
TYPE BME TCOL BCOL FC FY GAM FV   FCT
3 6  .0  0.3 0.60 .150 60.2739

---SPAN DATA---
BM  SPAN  B   D   BEF   EBT   WLD
1  16.5  14.0  24.0  0.0  0.0  0.0
2  16.5  14.0  24.0  0.0  0.0  0.0
3  16.5  14.0  24.0  0.0  0.0  0.0
4  16.5  14.0  24.0  0.0  0.0  0.0

---UNIF. LOADS---
LOADING  START  END  WIDTH
2 DL  15000.0  0.0  16.5  1.0
4 DL  15000.0  0.0  16.5  1.0
5 DL  15000.0  0.0  16.5  1.0
2 LL  6000.0  0.0  16.5  1.0
3 LL  6000.0  0.0  16.5  1.0
4 LL  6000.0  0.0  16.5  1.0
5 LL  6000.0  0.0  16.5  1.0

---CONC. LOADS---
BM TYPE  P   P   LOC
2  DL  0   0   0

---EFFECTIVE COVER---
CRM  LEFT  MID  RIGHT
1 1.00  4.00  4.00
2 1.00  4.00  4.00
3 1.00  4.00  4.00
4 1.00  4.00  4.00
5 1.00  4.00  4.00
```



```
---MOMENT ENVELOPE & SHEARS @ 11/10TH POINTS---
POINT:   0   1   2   3   4   5   6   7   8   9  10

BEAM NO. 2:
MN:      0  23.5  40.2  50.0  52.4  48.0  36.2  20.0  -3.0  -28.6  -54.4
MP:    -17.7  -8.4   3.7  14.9  26.8  39.0  51.5  64.3  77.3  90.5  103.9
VL:     12.1  12.1  8.0  3.7  -1.5  -6.8  -12.0  -18.8  -21.0  -21.0

BEAM NO. 3:
MN:    -54.4  -40.3  -19.3  5.9  16.6  24.6  23.5  15.7  1.0  -13.5  -30.9
MP:    103.9  90.5  77.3  64.3  51.5  39.0  26.8  14.9  3.7  -8.4  -17.7
VL:     19.1  16.1  14.0  9.8  4.5  1.2  -2.7  -6.8  -11.0  -14.1  -15.1

BEAM NO. 4:
MN:    -30.5  -35.5  -10.7  23.4  24.5  19.6  5.0  -10.3  -30.1  -55.1
MP:     -5.7  -11.7  -17.7  -23.7  -29.7  -35.7  -41.7  -47.7  -53.7  -59.7
VL:     15.1  15.1  11.0  6.0  0.7  -1.5  -5.6  -9.8  -14.0  -16.1  -21.1

BEAM NO. 5:
MN:    -55.1  -30.1  -5.0  10.3  23.5  24.6  19.6  10.7  -35.5  -30.5
MP:    -59.7  -53.7  -47.7  -41.7  -35.7  -29.7  -23.7  -17.7  -11.7  -5.7
VL:     21.0  16.9  12.8  8.5  4.3  .3  3.9  8.0  12.1  16.1

---REACTIONS---
COL  R   DIT
1 45.3  .75
2 28.0  .75
3 28.0  .75
4 28.0  .75
5 16.3  .75

---DEFLECTIONS---
BM DEFL
2 .01
3 .01
4 .01
5 .04

--- DESIGN MOMENTS---
M-LEFT  M-MID  M-RTE
BEAM NO. 2:
GR VWG   0.00  32.80  -23.51
GR LWG   0.00  -32.80  23.51
COMB ULT  0.00  73.00  -109.34
COMB ULT  0.00  2.78  -77.59
BEAM NO. 3:
GR VWG   -23.51  24.80  -6.00
GR LWG   -23.51  -24.80  6.00
COMB ULT  -109.34  36.11  -7.22
```


20259

```
COMB ULT  -77.59  -20.22  -51.73

BEAM NO. 4:
GR WKG  -46.00  24.50  -73.51
GR WKG  -46.00  -13.72  -53.40
COMB ULT  -72.22  30.11  -79.34
COMB ULT  -71.73  -20.22  -77.59

BEAM NO. 5:
GR WKG  -72.51  52.50  .00
GR WKG  -52.50  -31.50  .00
COMB ULT  -104.34  .78.50  .00
COMB ULT  -77.59  -3.78  .00

---SHEAR ANALYSIS---

SM END  V1  V2  V3  V4  V5  V6  V7  V8  V9  V10
1 L  31.0  119.5  105.5  85.7  10.0
2 R  31.0  119.3  109.5  85.7  10.0

3 L  28.6  119.1  109.5  85.7  10.0
3 R  22.3  82.5  109.5  85.7  10.0
4 L  22.3  82.5  109.5  85.7  10.0
4 R  28.6  119.1  109.5  85.7  10.0
5 L  31.0  119.3  109.5  85.7  10.0
5 R  31.0  119.5  109.5  85.7  10.0

--- REINFORCING STEEL ---
BM ASL CL  REQ'D ASM  CR  SPCM ASR  CR  REQ'R DL  DM  CR
2  00  00  00  00  00  00  .00 20.0 20.0 20.0
3  1.27  .00  .00  24  00  30  00  00  .00 20.0 20.0 20.0
4  .93  .00  .00  .94  00  30  00  00  .00 20.0 20.0 20.0
5  1.27  .00  .00  00  .00  00  00  00  .00 20.0 20.0 20.0

End of Output

Elapsed Time  0 min  0 sec
```

3#6-Top ties etc.

Gp-1 & Gp-2


```
SAI CONBM - Continuous Beam Analysis and Design
Version 1.15 - 02/02/07 - CA.0
Copyright (c) 1985-2007 Structural Analysis, Inc.
Boca Raton FL 33432  (561) 392-0597

Z.T. BELFRANN CONSULTING ENGINEERS

Input data filename: DOCB1

DATE: 3-21-2700  TIME: 15:16:48

PROJECT: COMMON WALL HOLDING DESIGN OF GRADE BEAMS GB-1 AND GB-2

---INPUT DATA---
CODE: FIN ALT SWAY LF 3T MOMRED
NO  NO  NO  NO  YES  YES
TYPE BMS TOCL BCOL FC FY CONM FV  FCT
3 10  0  .53 0.00 .132 60 .27 0.9

---SPAN DATA---

BM SPAN  B  D  BLFT  BRT  WLD
2  12.0  14.0  24.0  0  0  0
3  12.0  12.0  24.0  0  0  0
4  12.0  12.0  24.0  0  0  0
5  12.0  12.0  24.0  0  0  0
6  12.0  12.0  24.0  0  0  0
7  12.0  12.0  24.0  0  0  0
8  12.0  12.0  24.0  0  0  0

---LINE LOADS---

BM TYPE  LOAD  START  END  WIDTH
2 DL  3.00  0  12.0  1.0
2 LL  4.00  0  12.0  1.0
3 DL  3.00  0  12.0  1.0
3 LL  4.00  0  12.0  1.0
4 DL  3.00  0  12.0  1.0
4 LL  4.00  0  12.0  1.0
5 DL  3.00  0  12.0  1.0
5 LL  4.00  0  12.0  1.0
6 DL  3.00  0  12.0  1.0
6 LL  4.00  0  12.0  1.0
7 DL  3.00  0  12.0  1.0
7 LL  4.00  0  12.0  1.0
8 DL  3.00  0  12.0  1.0
8 LL  4.00  0  12.0  1.0
9 DL  3.00  0  12.0  1.0
9 LL  4.00  0  12.0  1.0
```



```
---CONC. LOADS---
BM TYPE  P  LOC
4 LL  3.0  3.0

---EFFECTIVE COVER---
BM LEFT  MID  RIGHT
2  4.00  4.00  4.00
3  4.00  4.00  4.00
4  4.00  4.00  4.00
5  4.00  4.00  4.00
6  4.00  4.00  4.00
7  4.00  4.00  4.00
8  4.00  4.00  4.00
9  4.00  4.00  4.00

---MOMENT ENVELOPE & SHEARS @ 11 IDTH POINTS---

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

BEAM NO. 2:
MEB:  .0  8.8  14.9  18.8  20.4  19.9  18.4  11.0  .31  -.41  -15.9
VE:  2.0  8.4  13.7  13.5  13.1  14.3  10.2  6.4  1.0  12.7  -6.1

BEAM NO. 3:
MEB:  -15.9  -7.3  -3.3  -.8  -.0  -.3  -.4  -.44  -.44  -.321  -.315
VE:  3.4  1.0  4.2  2.3  .3  -1.6  -3.6  -5.5  -7.3  -5.7  -8.7

BEAM NO. 4:
MEB:  -31.4  -4.7  16.3  30.3  32.9  31.0  24.9  13.8  -.11  -15.3  -34.9
VE:  21.0  21.0  18.4  4.0  .3  .3  .7  2.3  10.9  10.6  16.9  16.9

BEAM NO. 5:
MEB:  -34.9  -13.0  -.0.1  .4.5  17.4  13.7  14.5  .9.9  -.5  -11.8  -34.9
VE:  14.4  14.4  12.1  8.4  4.9  .9  2.8  6.6  10.3  12.6  12.6

BEAM NO. 6:
MEB:  -34.9  -15.1  .4  11.0  17.3  14.7  13.0  .9.6  -11.1  -15.3  -34.1
VE:  13.2  13.2  10.9  7.2  3.4  .3  4.0  7.8  11.5  13.8  13.8

BEAM NO. 7:
MEB:  -34.1  -15.3  -3.9  6.6  13.8  16.6  17.9  11.3  .5  -10.0  -34.5
VE:  13.8  13.8  11.5  7.5  4.1  .3  3.4  7.1  10.6  13.1  13.1

BEAM NO. 8:
MEB:  -34.5  -10.0  -1.9  6.7  14.1  15.1  11.5  3.5  -6.6  -18.5  -34.3
VE:  12.4  12.4  10.1  3.4  2.7  1.1  4.8  8.5  12.3  14.5  14.5
```


E8269

```
BEAM NO. 8   -303  -15  10.0  23.3  32.3  34.8  32.4  20.4  15.4   0
MIN.         -43.3  -2.1  1.0   18.3  32.4  23.7  18.1  11.2   0
V.            17.4   17.4  15.1  11.4   7.7   3.9   2   3.5  7.2   9.5   9.5

--REACTIONS--

COL. R   DIT
1  8.3   .71
2  42.1  2.72
3  42.1  2.72
4  34.6  2.72
5  34.6  2.72
6  30.0  2.72
7  42.3  2.72
8  42.3  2.72
9  14.7  .72

--DEFLECTIONS--

BM DEFL
1  .00
2  .00
3  .00
4  .00
5  .00
6  .00
7  .00
8  .00
9  .00
```

11

```
COMB ULT   42.15   2.46   -3.15
COMB ULT   -42.6   -2.27   -3.17

BEAM NO.  6
SW WWG     24.00   19.21   -24.00
GR WWG     -24.00   -19.21   -24.00
COMB ULT   34.77   3.08   -36.29

BEAM NO.  7
SW WWG     24.00   .19   -24.01
GR WWG     -24.00   -.19   -24.01
COMB ULT   36.29   .30   -36.31

BEAM NO.  8
SW WWG     24.00   15.00   -47.28
GR WWG     -24.00   -15.00   -47.28
COMB ULT   34.78   2.25   -70.23
COMB ULT   -2.18   -.135   -47.96

FRAME NO.  8
SW WWG     42.37   3.70   .00
GR WWG     -42.37   -3.70   .00
COMB ULT   70.23   5.10   .00
COMB ULT   -47.96   -3.10   .00

--WEAR ANALYSIS--

MEMBER  VM  VUS  VC  VMULT SMAX
1 R   6.1   33.5 100.0   0   0   0
2 R   13.0   54.3 100.0   0   0   0
3 L   9.3   34.1 100.5   0   0   0
3 R   12.8   47.1 100.5   0   0   0
4 L   24.1   121.9 100.5 100.0 10.0
4 R   24.1   121.9 100.5 100.0 10.0
5 L   21.3   107.2 100.5 100.0 10.0
5 R   18.7   91.7 100.5 100.0 10.0
6 L   18.5   88.8 100.5 100.0 10.0
6 R   23.4   100.1 100.5 100.0 10.0
7 L   20.5   98.1 100.5 100.0 10.0
7 R   19.4   92.2 100.5 100.0 10.0
8 L   21.3   102.8 100.5 100.0 10.0
8 R   23.8   126.7 100.5 100.0 10.0
9 L   14.1   69.3 100.5 100.0 10.0
```

12

```
--REINFORCING STEEL--
BM  ASL  CL  REQA  ASM  CM  REQM  ASR  CR  REQR  CL  CM  CR
2  .00  .00  .00  .00  .44  .10  .00  20.0  20.0  20.0
3  .44  .00  .00  .00  .67  .00  .00  20.0  20.0  20.0
4  .50  .00  .00  .00  .72  .00  .00  20.0  20.0  20.0
5  .50  .00  .00  .00  .35  .00  .18  .79  .00  20.0  20.0  20.0
6  .79  .00  .00  .00  .43  .00  .06  .80  .00  20.0  20.0  20.0
7  .00  .00  .00  .43  .00  .04  .79  .00  20.0  20.0  20.0  20.0
8  .78  .00  .00  .35  .00  .20  .07  .00  20.0  20.0  20.0  20.0
9  .61  .00  .00  .79  .00  .05  .00  .00  20.0  20.0  20.0  20.0

END OF COMBM

Elapsed Time:   0 min  0 sec
```

13

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1073

JOB: Florinian
SHEET NO. 14 OF
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: DATE:
SCALE:

Design one way single span @ DECK,

$W_{tot\,ult.} = \left[\frac{6}{12}(0.15) + 0.025\right](1.4)$
$+ 0.06(1.7)$
$= 0.242\ K/FT$

Span = 15'6" d = 4½"

$(+)M = 0.242(15.5)^2/8$
$= 7.26\ K\text{-}FT/FT$

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

w/ #5 @ 8" BOTT.
$\phi M_n = 8.06\ K\text{-}FT/FT$ O.K.

— #5 @ 8" BOTT.

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1073

JOB:
SHEET NO. 15 OF
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: DATE:
SCALE:

14'6" Single span

$W_{tot\,ult.} = 0.242\ K/FT^2$

$(+)M = 0.242(14.5)^2/8$
$= 6.4\ K\text{-}FT/FT$

W/ #5 @ 10" d = 4½"
$\phi M_n = 6.54\ K\text{-}FT/FT$

— #5 @ 10" BOTT.

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1073

JOB:
SHEET NO. 16 OF
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: DATE:
SCALE:

Design of conc. beams,

Beam RB-1 16" x 36"

$W_{tot\,ult.} = 0.036\left(\frac{4\frac{1}{2}}{12}\right) + \frac{16(36)}{144}(0.15)(1.4)$
$= 2.82\ K/FT$

CONT. span max. 9'0"

$A_{s\,min} = 0.0033(16)(33.5)$
$= 1.84\ IN^2$

3 #7 BOTT.
3 #5 TOP
#3 ⊓ stirrups @ 12" o.c.

RB-2 16" x 27" min. each beam
max. CONT. span = 9'6"

$A_{s\,min} = 0.0033(16)(27.5) = 1.45$
@ mid span

3 #7 BOTT.
3 #5 TOP
#3 ⊓ stirrups @ 12" o.c.

— RB-4 5 #5 B. #3 ⊓ @ 12" 3 #5 T

8285

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1573

JOB: _____ SHEET NO: 17 OF: _____
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: _____ DATE: _____
SCALE: _____

Roof Diaphragm action.

$\Sigma p_s = 27.5 + 33.8 = 61.3^{psf}$

$H = 10'$

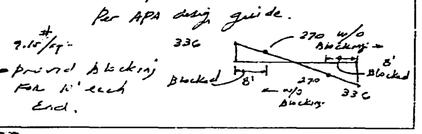
Width exposed to wind = 63'

Length of walls resisting wind = 62'

Horiz. shear due to wind $= 61.3(5)(63)/62$
$= 336$ PLF

5/8" plywood + 10d nails @ 6" o.c. + 2x6 Blocking

Shear cap. = 425 PLF per APA design guide.

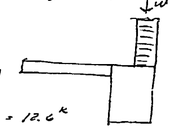


→ provide Blocking for 8' each end.

ZVONIMIR T. BELFRANIN, P.E.
4836 SW 74 Court
MIAMI, FLORIDA 33155
(305) 669-0255
FAX (305) 669-1573

JOB: Dominion SHEET NO: 18 OF: _____
CALCULATED BY: M.M. DATE: 3-2000
CHECKED BY: _____ DATE: _____
SCALE: _____

Check Torsion of exterior grade beams GB-1 or GB-2



$V_{D+L\ ult.} = 0.066(13) + 0.07(10)(1.4)$
$= 2.1^{k}/ft$

$R_{D+L\ ult.} = 2.1\left(\frac{12}{2}\right) = 12.6^{k}$

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

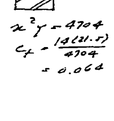
$T_u = 12.6\left(\frac{3}{12}\right) = 3.15^{k\text{-}ft}$

$T_c = \dfrac{0.3\sqrt{3000}\,(4704)\,\frac{1}{12000}}{\sqrt{1 + \left(\frac{0.4(12.6)}{0.064(3.15)(12)}\right)^2}}$

$= 7.43^{k\text{-}ft}$

$> 3.15^{k\text{-}ft}$

add'l. Torsional reinf. NOT req'd.



$x^2y = 4704$

$C_t = \frac{12(21.5)}{4704} = 0.064$

Title :
Diagr:
Description :
Date:
Job #
Shape :

19

Masonry Wall Design — Page 1

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

General Information

Wall Height	10.00 ft	Seismic Factor	0.00(-)	f'm	1,500.0 psi
Parapet Height	0.00 ft	Calc of Em = f'm	750.00	Fs	24,000.0 psi
		Duration Factor	1.330	Special Inspection	
Thickness	8.0 in	Wall Wt Mult.	1.000	Grout @ Rebar Only	
Rebar Size	5			Normal Weight Block	
Rebar Spacing	32 in			Equivalent	
Depth to Rebar	3.810 in @ Center			Solid Thickness	4.900 in

Loads

Uniform Load		Concentric Axial Load			
Dead Load	500.000 #/ft	Dead Load	0.000 #/ft	Wind Load	45.000 psf
Live Load	600.000 #/ft	Live Load	0.000 #/ft		
Load Eccentricity	2.000 in	Roof Load	0.000 #/ft		
Roof Load					

Design Values

E	1,125,000 psi	Rebar Area	0.116 in2	rg	0.06554	j	0.89920
n : Em / Es	25.778	Radius of Gyration	2.487 in	k	0.32040	2 / kj	7.39512
Wall Weight	58.000 psf	Moment of Inertia	363.660 in4				

Max Allow Axial Stress = 0.25 f'm (1-(h/140r)^2) * Splice = 330.45 psi
Allow Masonry Bending Stress = 0.33 Fs * Splice = 455.00 psi
Allow Steel Bending Stress : 24,000.00 psi

Load Combination & Stress Details Summary

	Moment in-#/ft	Axial Load lbs/ft	Bending Stresses Steel psi	Bending Stresses Masonry psi	Axial Compression psi	Equations: fa/Fa + fb/Fb fa/Fa
Top of Wall						
DL + LL	2,200.0	1,100.0	5,523.9	22.9	18.71	0.3443
DL + LL + Wind	1,000.0	500.0	2,510.9	42.2	8.50	0.1110
DL + LL + Seismic	1,000.0	500.0	2,510.9	42.2	8.50	0.1110
Between Base & Top of Wall						
DL + LL	1,100.0	1,200.0	2,762.0	46.4	23.64	0.1654
DL + LL + Wind	7,259.2	790.0	18,227.0	306.5	13.44	0.7595
DL + LL + Seismic	1,000.0	790.0	2,510.9	42.2	13.44	0.1262

Summary — Wall Design OK

10.00ft. high wall with 0.00ft parapet, Normal Block w/ 8.00in wall w/ #5 bars at 32.00in c. at center

Governing Load Combination is ... Dead + Live + Wind, Between Top & Bottom

Masonry Bending Stress	306.51 psi
Steel Bending Stress	18,226.93 psi
Masonry Axial Stress	13.44 psi
Combined Stress Ratio	0.7595 < 1.3300 (Allowable)

00286

Title:
Job:
Date: July 6
Description:
Sheet:
Page 2

Masonry Wall Design

Description: CONCRETE BEAMS WALL DESIGN P=27.3 X 1.4 + 27.3 X .25 = 45 PSF
WALL PRESSURE COMPONENT AND CLAD EQ= C

Fixed Load & Moments				
Wall Weight Moment @ Mid Ht	290.00 lbs	Wind Load Moment @ Mid Ht	6,750.00 in-lb	
		Wind Moment @ Top of Wall	13.00 in-lb	
Dead Load Moment @ Top of Wall	1,000.00 in-lb	Total Dead Load	500.00 lbs	
Dead Load Moment @ Mid Ht	500.00 in-lb	Total Live Load	600.00 lbs	
Live Load Moment @ Top of Wall	1,200.00 in-lb			
Live Load Moment @ Mid Ht	600.00 in-lb			
Maximum Allow Moment for Applied Axial Load =	9,558.40 in-lb			
Maximum Allow Axial Load for Applied Moment =	19,420.00 lbs			

CITY OF MIAMI BEACH
COMMENTS LIST
03-22-2000

Application Number: BN0000[illegible]
Site Address: 94 PALM AV MBCH

BUILPARM 03/09/2000 APPROVED 1. provide permitted set to complete plan review. 2. Sheet S-1 states that the original permit was for APPROVED 2. it appears that the original permit was for foundation only which 10/05/95 had lapsed. not appear to be approved.
APPROVED(3). provide complete set of computation for all structural members.
APPROVED 4. provide special inspector form as required by 104.5.
3/28/2000
[illegible] (See RB)
[illegible] the height of the wall has been replaced. permit is [illegible]
(3/28/00) S1 [illegible]
[illegible] the [illegible] of the [illegible]

J8259

PERMIT #

30101773

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

New/Addition/Remodel

Activity Number: B0101771
Status: APPROVED

Date Applied: 02/20/2001
Date Completed:

Date Issued: 03/27/2001
Date Expired: 10/02/2001

Entered By: BUILHERC

Balance Due: $0.00
Valuation: $300,000.00

Site Address: 94 PALM AV MBCH
Parcel #: 4260080330

Applicant: GOMEZ RAFAEL B
3360 CORAL WAY
MIAMI FL 33145
305-444-2340

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
RIYADH 11433 00000

Description: NEW TWO STORY 4,500 SQ FTSINGLE FAMILY HOME

Payments made for this receipt:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

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

New/Addition/Remodel

03-27-2001

Receipt: B0000012561

Activity Number: B0101773
Status: APPLIED

Date Applied: 02/20/2001
Date Completed:

Date Issued:
Date Expired:

Entered By: BUILHERC

Balance Due: $0.00
Valuation: $300,000.00

Site Address: 94 PALM AV MBCH
Parcel #: 4260080330

Applicant: GOMEZ RAFAEL B
3360 CORAL WAY
MIAMI FL 33145
305-444-2340

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 10456
RIYADH 11433 00000

Description: NEW TWO STORY 4,500 SQ FTSINGLE FAMILY HOME

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	4449	1,834.10

Pay-on Date: 03/27/2001 12:48 AM Accepted by: CH

Total Payment: 1,834.10 Payee:

Current Payment Made to the Following Items:

Account Code	Description	Amount
011800032210	Building Permits	585.00
011800032261	Zoning	100.00
011800032364	Fire	43.30
4358000363175	Sanitation Impact Fees	900.00
601700022921	RADON Surcharge	45.00
601700022921	NFBC Compliance Fee	175.80
601700022925	Training	45.00

PAID
MAR 27 2001
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
10	Building Permits	011800032210	585.00	585.00	.00	585.00
270	Zoning	011800032610	100.00	100.00	.00	100.00
280	Fire	011800032640	43.30	43.30	.00	43.30
425	NFBC Compliance Fee	601700022927	175.80	175.80	.00	175.80
430	Training	601700022953	45.00	45.00	.00	45.00
440	Sanitation Impact Fe	4358000363293	900.00	900.00	.00	900.00
450	RADON Surcharge	601700022913	45.00	45.00	.00	45.00

(RECEIPT)

U.S. SOUTH
Engineering & Testing Lab., Inc.
6065 N.W. 167th Street, Suite B-23 • Miami, Florida 33015
Telephone: (305) 558-2588 • Fax: (305) 362-4659

CHIEF BUILDING INSPECTOR
Dade County Building and Zoning Department
Building Code Compliance Department
111 Northeast 1 Street, Suite 1040
Miami, Florida

NOTICE TO BUILDING AND ZONING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER SECTION 305.5, SOUTH FLORIDA BUILDING CODE.

Dear Sir:

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

Foundations Number	Street Number	Centerline of Street	Inspection Responsibility
	Krongold Residence 130 South Hibiscus Island Miami Beach, Florida		1 99 SOIL IMPROVEMENT FOR FILE FOUNDATIONS SECTION 3405.1

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

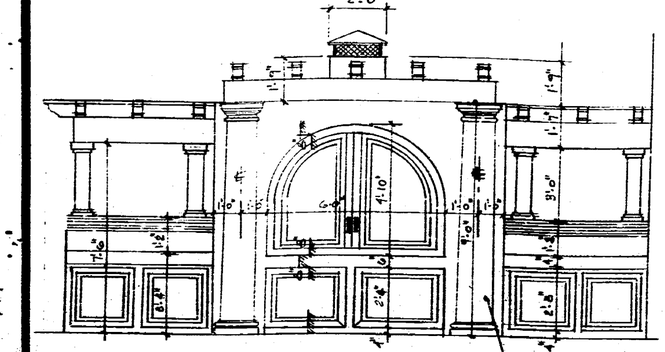
1. Chawin Khawaja, P.E. 2. Maurice E. Gray, P.E. 3. Emilio R. Pierre, P.E.

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

I understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by Dade County Department of Planning, Development & Regulation Department Inspector. All mandatory inspections, as required by the South Florida Building Code, must be performed by the County when the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Department. Further, upon completion of the work under each Building Permit I will submit the completed inspection log, forms and seal Statement of Compliance to the Building Inspector, at the time of final inspection and before making application for Certificate of Occupancy. The Statement of Compliance shall state that, to the best of your knowledge, belief and professional judgment that those portions of the project outlined above meets with the intent of the South Florida Building Code and is substantial with the approved plans.

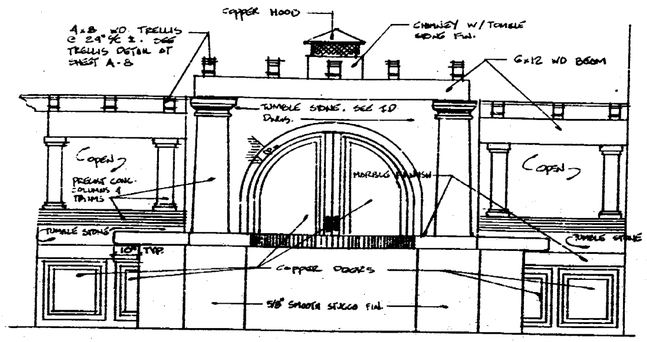
Sincerely,

(Sign, seal and date) 1/30/01
Project No.:01-2343



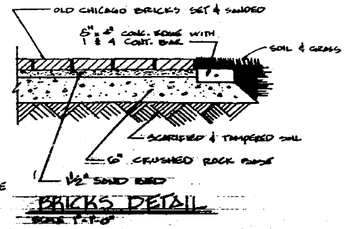
BBQ ELEVATION

ELEVATION 1/2"=1'-0"



BBQ ELEVATION

ELEVATION 1/2"=1'-0"



BRICKS DETAIL

SCALE 1"=1'-0"

Flood Program Legend

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential

Process : Folio :

Lot 36 & 37 Block 1 Plat Book 6 Page 54

Address : 94 PALM AVENUE Highest Crown/Road Elv.:

Survey prepared by PLS Lic# :

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

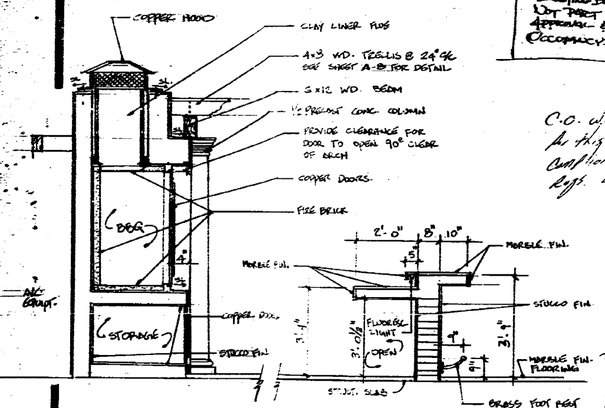
Pre-Storm Elevation Certificate, is required before making any inspection show lowest floor and a Final Elevation Certificate is required before issuance of certificate of occupancy or completion (Completion HOLD 186) (116-3-33) Call 375-4663

O.S.F.H. (Outside Special Flood Hazard) All Electrical and Mechanical equipment must be located at or above the Required Lowest Floor Elevation. S.F.H. (Inside Special Flood Hazard) All Electrical and Mechanical equipment must be located at or above the Base Flood Elevation or Required Lowest Floor Elevation, whichever is higher.

Lowest Floor - Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is of such as to render the structure in violation of the applicable non-elevation design requirements in Section 116-3, 116-4, 116-5.

Garage or Storage - (SFHA (116-5-5)) - Fully enclosed areas below the Base Flood Elevations shall be design to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls. A bar or wetbar portion of such enclosed area shall NOT be partitions or finished (Non resistant materials only) into separate rooms or air conditioned. Designs for complying with this requirement must be either 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 size. Bottom of all opening shall be no more higher than one(1) foot above grade.

Adjacent Grade 116-2-6 "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure". 116-2-6G "Minimum finished grade shall meet the elevation established in Dade County Flood Criteria Map at a specific development site or crown of road elevation of an existing adjacent road, whichever is higher" for a waiver must be obtain. Site grading must be provided in a manner as to retain stormwater run-off within site and prevent run-off into adjacent property as well as direct surface water run-off into lakes or canals.

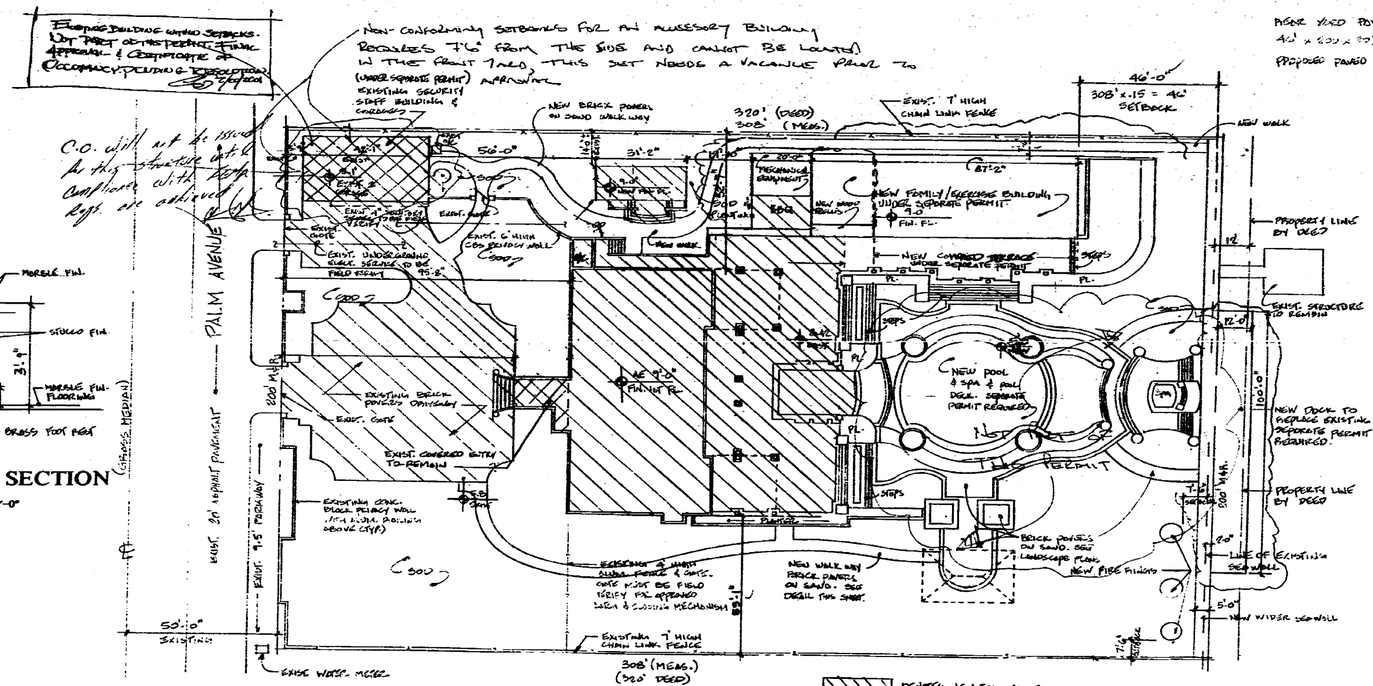


BBQ SECTION

SCALE 1/2"=1'-0"

COUNTER SECTION

SCALE 1/2"=1'-0"



DENOTES NEW THIS PERMIT

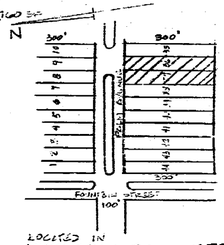
DENOTES EXISTING

FIN. FLOOR ELEVATION

BASE FLOOD ELEVATION 9' AE
COMMUNITY PANEL SUFFIX 120651-0191-J
DATE OF FIRM 3/2/94

SITE PLAN

SCALE 1"=20'-0"



LOCATED IN MIAMI BEACH, FLA.

LOCATION SKETCH

SCALE 1"=100'-0"

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

STRUCTURAL	3/21
PLANNING	3/27/01
FIRE	3/27/01
PUBLIC WORKS	3/27/01
ZONING	3/27/01
ACCESSIBILITY	3/27/01

SET BACK INFORMATION

	MAIN	AUXILIARY
FRONT	20'	NOT ALLOWED
REAR	15% LOT DEPTH w/max. 20'	7'-6"
SIDE	25% LOT WIDTH w/max. 7'-6"	7'-6"

SITE DATA

LOT SIZE = 64,000 SF

LOT COVERAGE : (EXISTING UNDER AREA)

FACILITY BUILDING	109 SF
MAID'S BUILDING	375 SF
ENTERTAINMENT BUILDING	2087 SF
MAIN HOUSE	4550 SF
COVERED AREAS	2102 SF
TOTAL	10153 SF

LEGAL DESCRIPTION

LOTS 36 AND 37 IN BLOCK 1, OF "FOUR ISLANDS" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FEB 05 2001

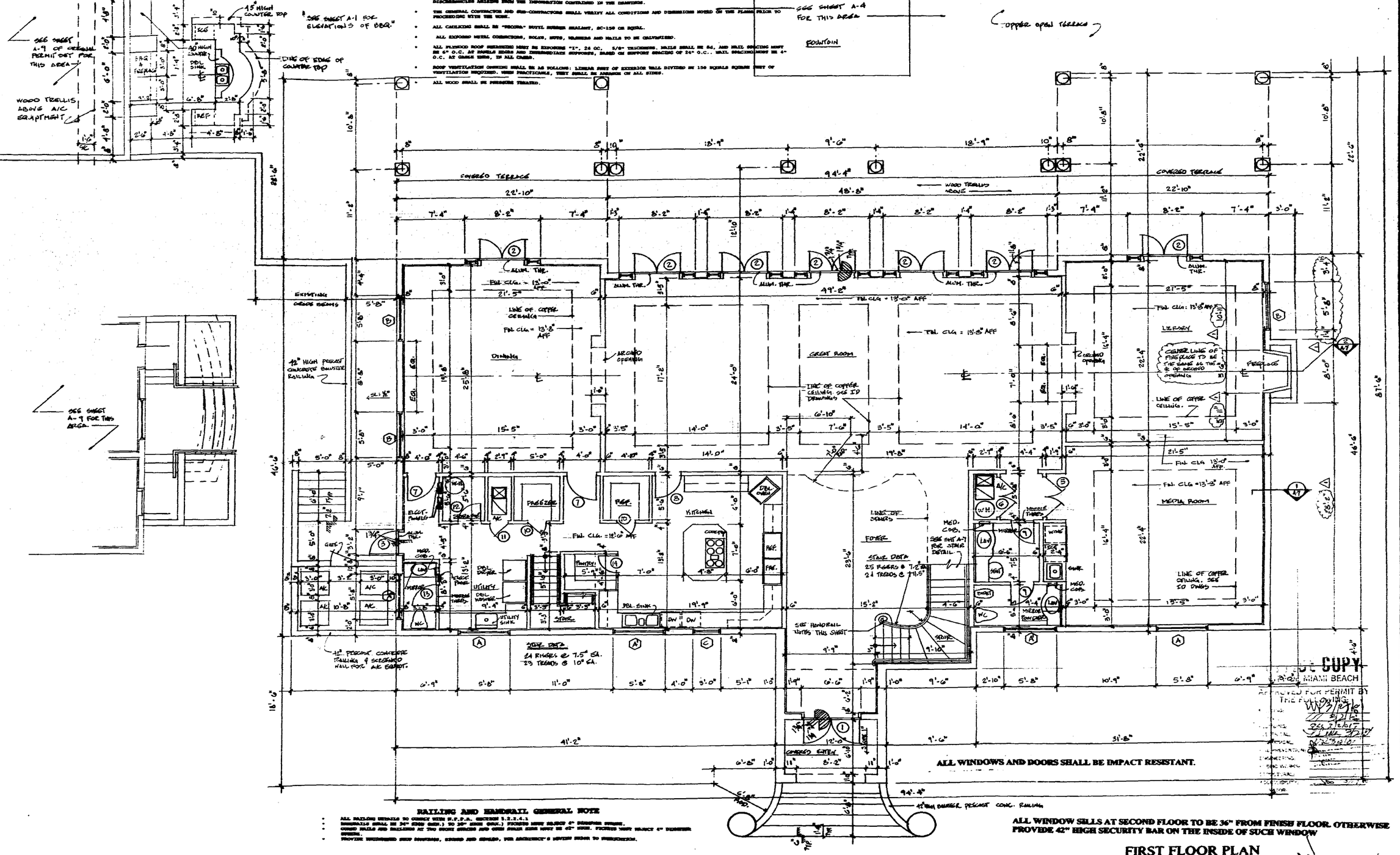
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS

DATE 1-12-01
SHEET A-1

- ALL DIMENSIONS ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS NOTED ON THE PLANS PRIOR TO PROCEEDING WITH THE WORK.
- ALL CAULKING SHALL BE "PECORA" BUTYL RUBBER SEALANT, SC-159 OR EQUAL.
- ALL EXPOSED METAL CONNECTORS, BOLTS, NUTS, WASHERS AND NAILS TO BE GALVANIZED.
- ALL PLYWOOD ROOF SHEATHING MUST BE EXPOSURE "I", 24 OC, 5/8" THICKNESS. NAILS SHALL BE 8d, AND NAIL SPACING MUST BE 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS, BASED ON SUPPORT SPACING OF 24" O.C.; NAIL SPACING MUST BE 4" O.C. AT GABLE ENDS, IN ALL CASES.
- ROOF VENTILATION OPENING SHALL BE AS FOLLOWS: LINEAR FEET OF EXTERIOR WALL DIVIDED BY 150 EQUALS EQUIVALENT FEET OF VENTILATION REQUIRED. WHEN PRACTICABLE, THEY SHALL BE ARRANGED ON ALL SIDES.
- ALL WOOD SHALL BE PRESSURE TREATED.



RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING SHALL BE CONSTRUCTED WITH F.F.P.A. SECTION 1.3.2.4.1
- HANDRAILS SHALL BE 34" (32" MIN.) TO 38" (36" MAX.) PROVIDED WITH MINIMUM 2" INTERIOR SPACE.
- GUARD RAILS AND RAILINGS AT TWO MAIN STAIRS AND ONE STAIR ZONE MUST BE 42" HIGH. PROVIDE WITH MINIMUM 4" INTERIOR SPACE.
- PROVIDE REINFORCED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.

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

FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

FEB 13 2004

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS
01/26/04 CLIENT

DATE 1-26-04
SHEET A-2

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	PARTING	DESCRIPTION	MANUFACTURER	REMARKS
A	67 3/4"	83 1/8"	VARIES	WOOD FRAME, CASEMENT	WEATHER SHIELD	32 7/8" TRANSOM ABOVE
A'	67 3/4"	51 1/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	2 LITES
A"	67 3/4"	51 1/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	2 LITES
A"'	67 3/4"	41 7/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	2 LITES
B	67 3/4"	75 7/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	4 LITES
C	35 3/4"	51 1/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	1 LITE
C'	35 3/4"	51 1/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	1 LITE
E	19 3/4"	27 7/8"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	1 LITE
F	67 3/4"	111"	VARIES	WOOD FRAME, FIXED	WEATHER SHIELD	32 7/8" TRANSOM ABOVE
G	35 3/4"	51 7/8"	17 7/8"	WOOD FRAME, FIXED	WEATHER SHIELD	4 LITES
H	37"	37"	VARIES	WOOD FRAME, CASEMENTS	WEATHER SHIELD	4 LITES
I	35 3/4"	35 3/4"	N/A	WOOD FRAME, CASEMENT	WEATHER SHIELD	1 LITE
J	66"	97 3/4"	N/A	WOOD FRAME, FIXED	WEATHER SHIELD	1 LITE

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE MASONRY ROUGH OPENINGS PRIOR TO ERECTING CONCRETE MASONRY WALLS.

WINDOW NOTES

1. ALL GLASS IN WINDOWS TO BE IMPACT, (MAY VARY).
2. ALL DIMENSIONS ARE TO MAJORITY, ARE ARE APPROXIMATE. VERIFY DIMENSIONS WITH WINDOW MANUFACTURER.
3. ALL SHOWER WINDOWS, AND FIXED GLASS TO BE IMPACT.
4. ALL OUTSIDE FIXED GLASS TO COMPLY WITH SECTION 1606.1.2 OF THE SOUTH FLORIDA BUILDING CODE.

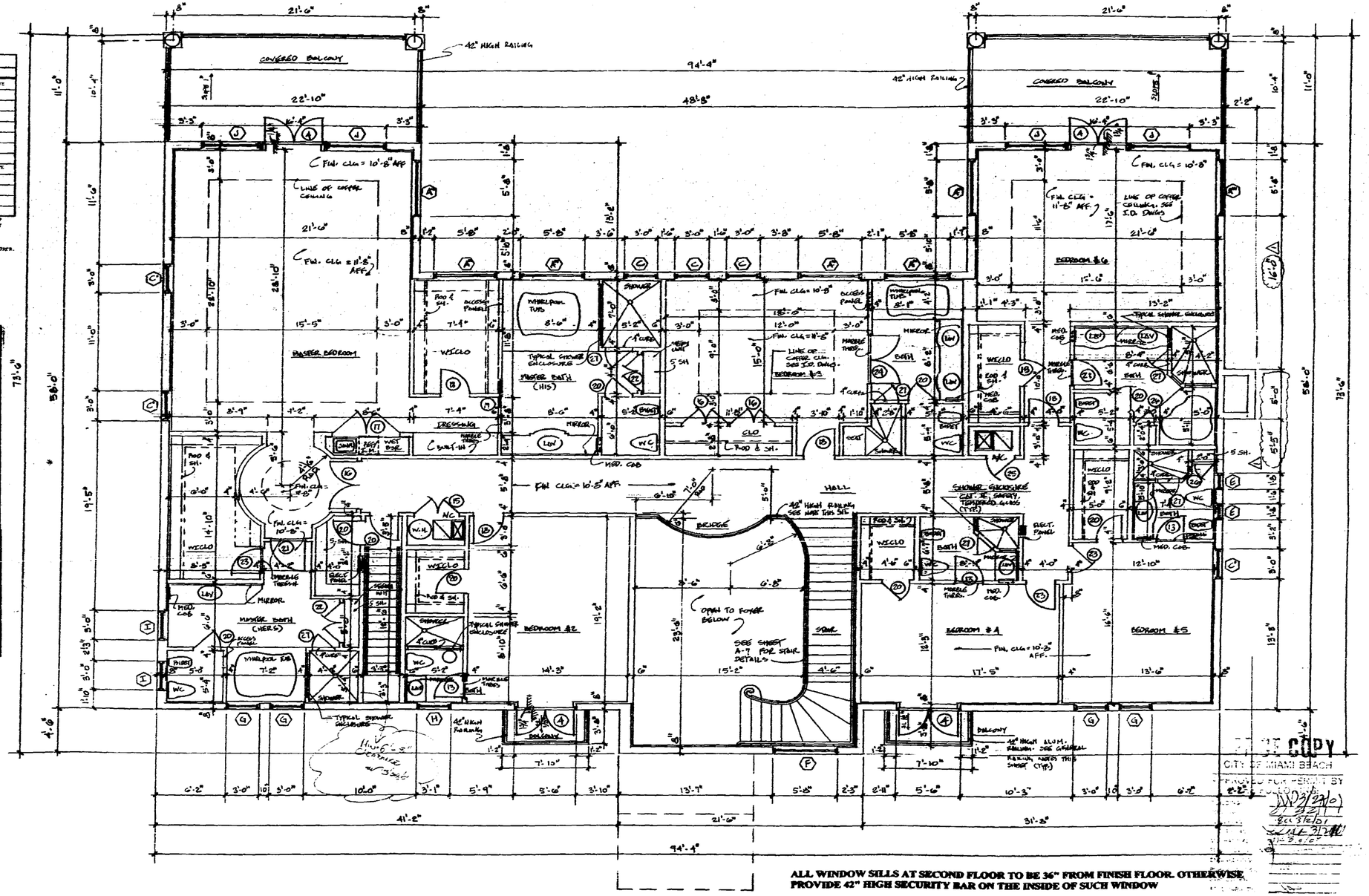
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE & MATERIAL	HDW NOTE	THRESHOLD	GLAZING	REMARKS
1	72"	96"	1 3/4"	HOLLOW CORE, WOOD, PAINTED FRAME, FRONT DOOR	1	ALUM.	IMPACT GLASS	WALL OVERLAY TRANSOM ABOVE
2	96"	136"	1 3/4"	FRENCH, WOOD DOOR	1	ALUM.	IMPACT GLASS	TRANSOM ABOVE
3	32"	96	1 3/4"	FRENCH, WOOD DOOR	1	ALUM.	IMPACT GLASS	
4	60"	96	1 3/4"	FRENCH, WOOD DOOR	1	ALUM.	IMPACT GLASS	
5	28"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
6	48"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			W/C DOORS
7	36"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			SWINGS AGAINST
8	36"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
9	36"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	ALUM.		
10	28"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	ALUM.		MAINTENANCE AND TRASH DOOR
11	24"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	ALUM.		W/C DOORS
12	30"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
13	30"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	ALUMINUM		
14	36"	96	1 3/4"	POCKET, CABINETRY DOOR	1			TO MATCH KITCHEN CABINETS STYLE
15	28"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			W/C DOORS
16	60"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
17	72"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			SAME TYPE, MATCH ABOVE
18	36"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
19	48"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME, POCKET	1	MARBLE		
20	36"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
21	44"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	MARBLE		
22	42"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
23	32"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
24	48"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	MARBLE		
25	36"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1	ALUM.		W/C DOORS
26	28"	96	1 3/4"	SOLID CORE, WOOD, PAINTED FRAME	1			
27	36"	84"	1/2"	GLASS SHOWER DR., TEMPERED GLASS, CHROME DR.				SAFETY, CHROME DR. GLASS
28	60"	84"	1/2"	GLASS SHOWER DR., TEMPERED GLASS, CHROME DR.		ALUM.		SAFETY, CHROME DR. GLASS

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING STUD WALLS.

KEY NOTES

1. FRENCHWOOD, WITH ASTRAGAL, FULL WEATHERSTRIPPING, SEAL BOTTOM FOR FULL, BRONZE THRESHOLD.
2. FRENCHWOOD, WITH ASTRAGAL, FULL WEATHERSTRIPPING, SEAL BOTTOM FOR FULL, ALUMINUM THRESHOLD.
3. FRENCHWOOD, FULLY WEATHERSTRIPPED, AUTOMATIC DOOR BOTTOM, 1 1/2" THICKNESS WITH POSSIBLE RECESS.
4. FRENCHWOOD, INCHWORT 7/16" FROM FINISH WALL SURFACE.



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

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING DETAILS TO COMPLY WITH F.F.P.A. SECTION 5.2.2.4.1
- TERRACES SHALL BE 36" HIGH (MIN.) TO 36" HIGH (MAX.) PICKETS MUST REJECT 4" DIAMETER SPHERE.
- COVERED BALCONIES AND BALCONIES AT THE FOURTH STORIES AND OVER STAIR CORE MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- ROOFTOP ENGINEERING SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

FEB 13 2001

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REVIEWED FOR PERMIT BY

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

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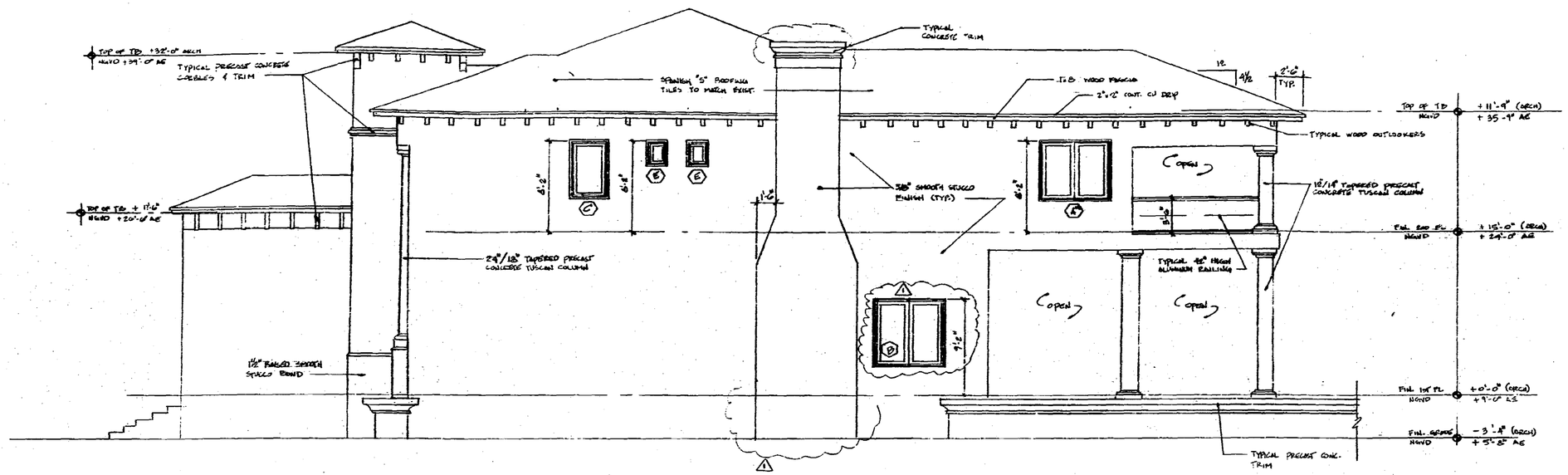
TRAFFICS
ZONING
HISTORICAL
MECHANICAL
FIRE DIST.
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR
FEB 05 2001

REVISIONS



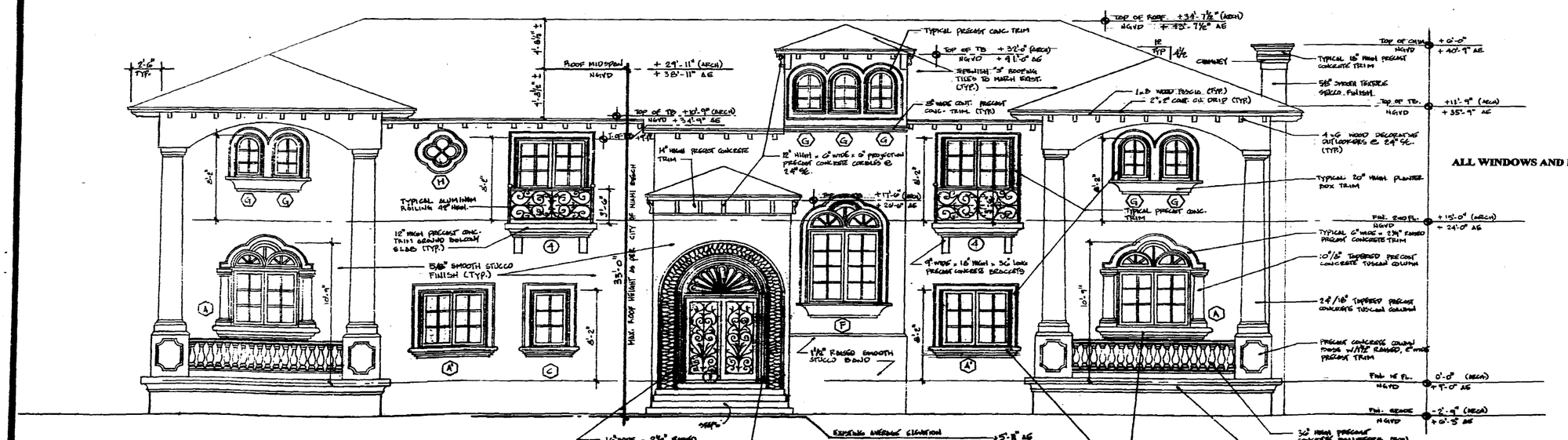
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING INSTALLS TO COMPLY WITH N.F.P.A. SECTION 5.2.2.4.1
- HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) PICKETS MUST REJECT 4" DIAMETER SPHERE.
- GUARD RAILS AND RAILINGS AT 2ND STORY DECKS AND OPEN STAIR SIDE MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



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

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

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

FRONT ELEVATION

SCALE 1/4"=1'-0"

FEB 13 2001

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CITY OF MIAMI BEACH
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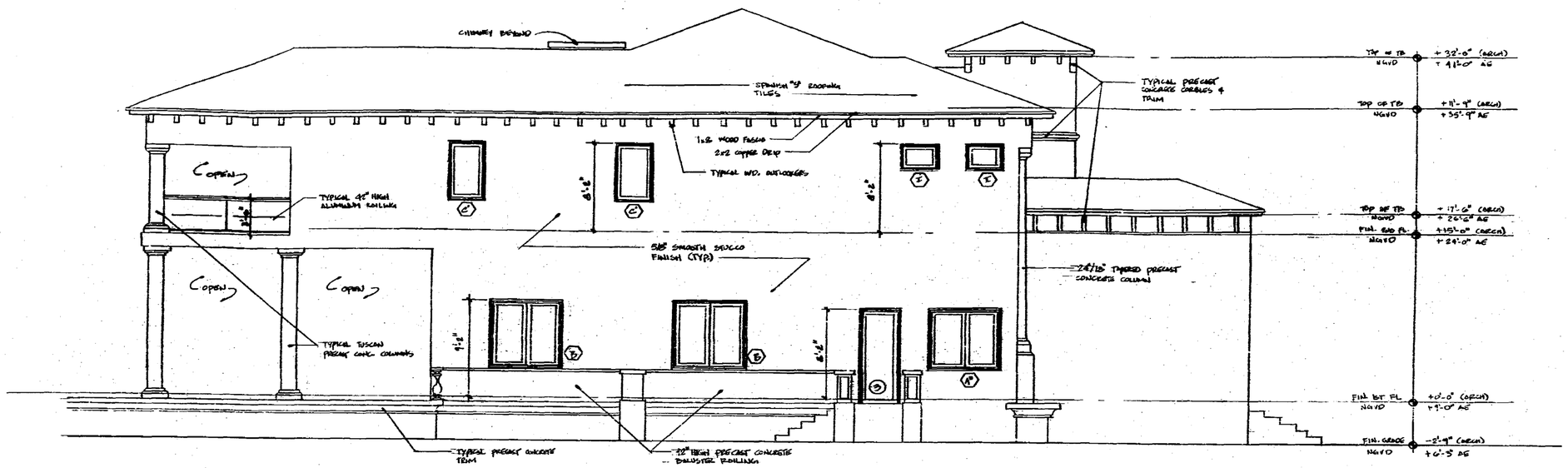
PLANNING
ZONING
HISTORICAL
MECHANICAL
FIRE
ENGINEERING
PUBLIC WORKS
STRUCTURAL
TRANSITIONALITY

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS

DATE 1-24-01
SHEET A-5
RESIDENCE 11

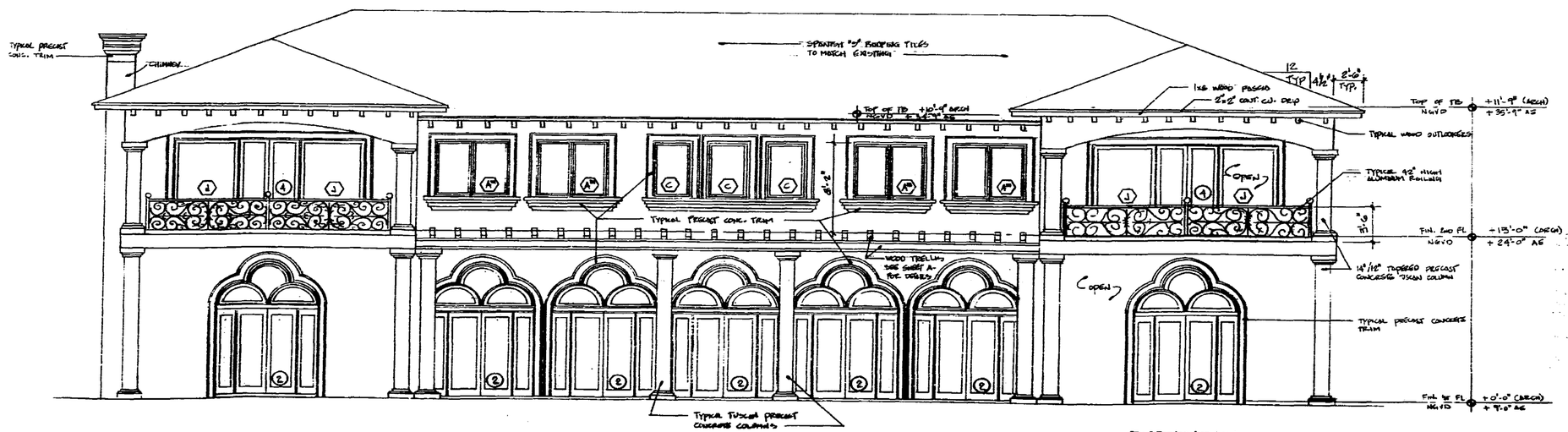


LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

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



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- ___ Bar Joist
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- ___ Hand Rail
- ___ Membrane Structures
- ___ Over Head Doors
- ___ Pool
- ___ Precast Members
- ___ Shutters
- ___ Skylights
- ___ Steel Stair
- ___ Structural Steel
- ___ Trusses
- ___ Windows
- ___ Others. ____

REAR ELEVATION

SCALE 1/4"=1'-0"

FEB 13 2008

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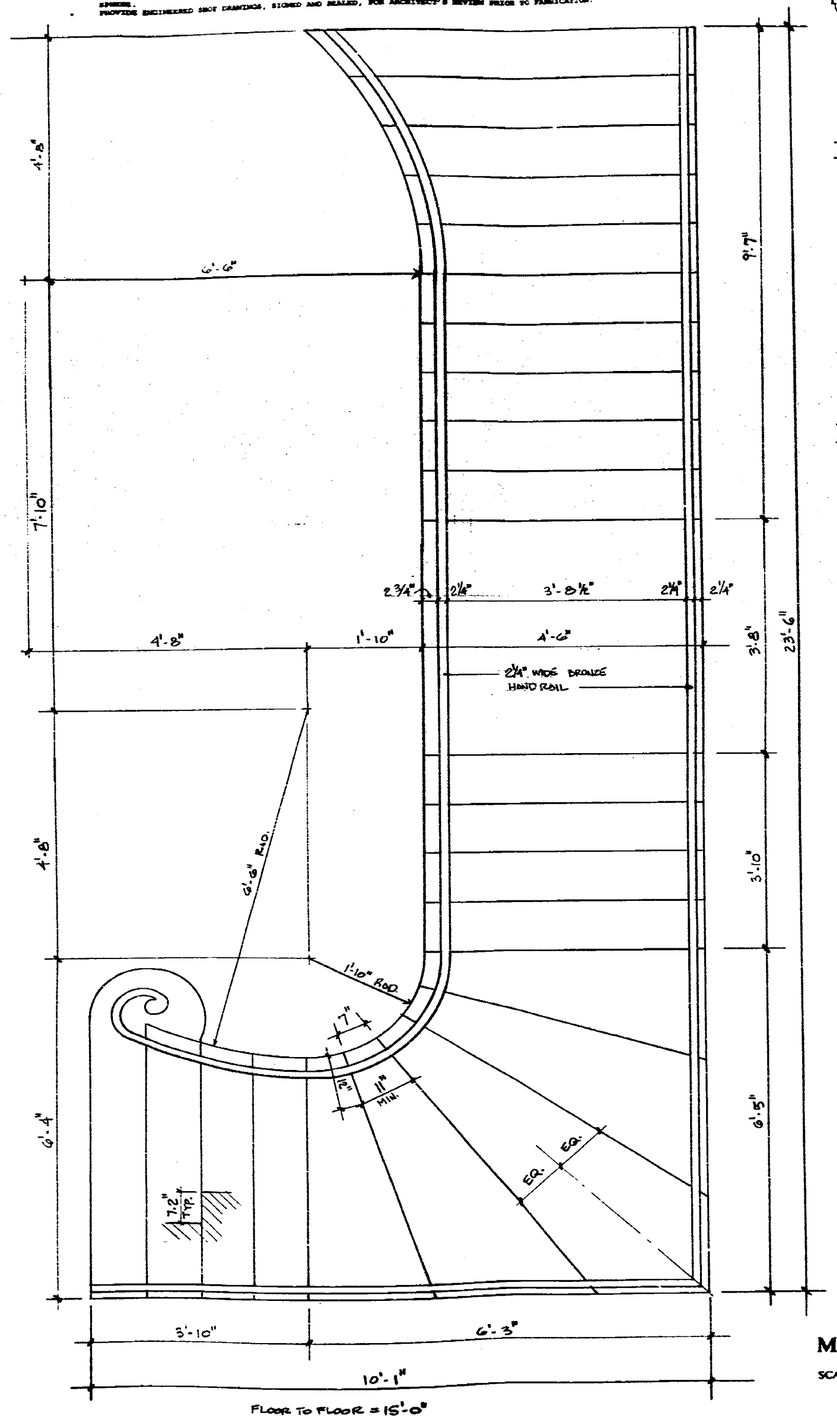
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

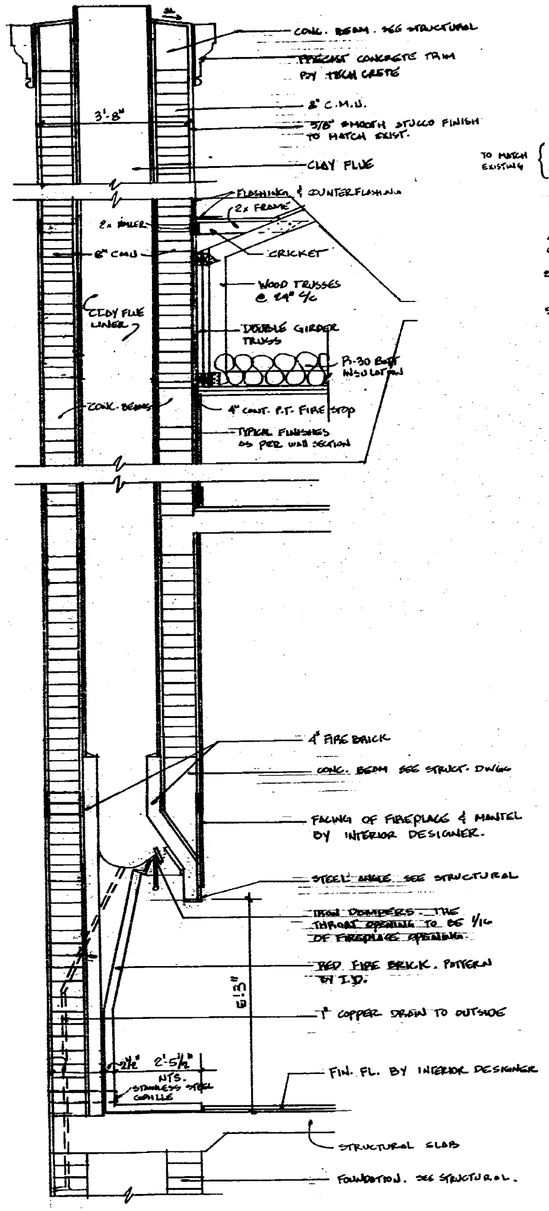
RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING DETAILS TO COMPLY WITH N.F.P.A. SECTION 5.2.2.6.1
- HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.). PICKETS MUST SUBJECT 4" DIAMETER SPHERE.
- GUARD RAILS AND RAILINGS AT TWO STORY SPACES AND OPEN STAIR SIDES MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



MAIN STAIR PLAN

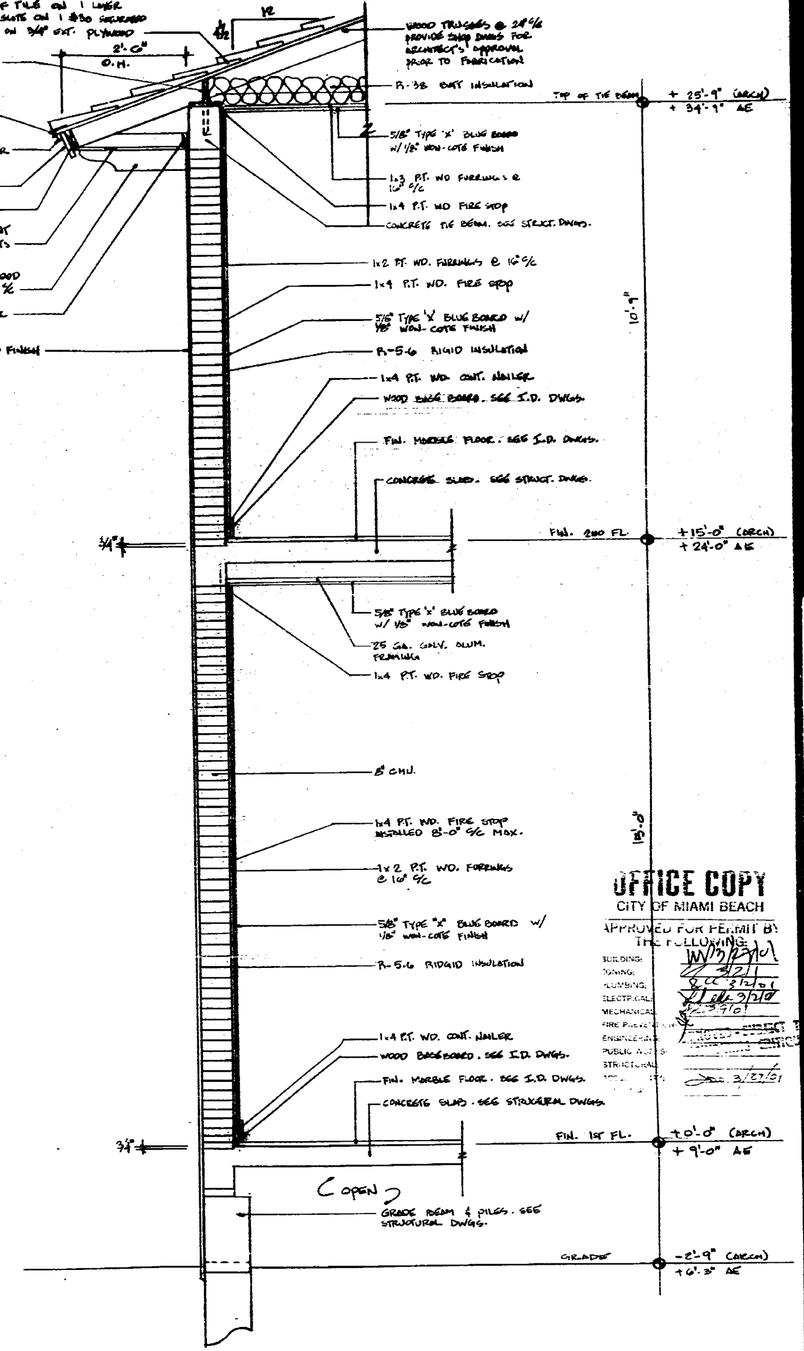
SCALE 1"=1'-0"



2 / A-7

FIREPLACE SECTION

SCALE 3/4"=1'-0"



1 / A-7

TYPICAL WALL SECTION

SCALE 3/4"=1'-0"

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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
3/27/01

FEB 05 2001

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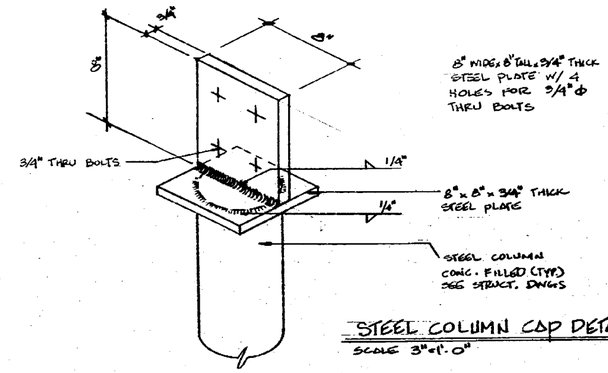
ARCHITECTS PLANNERS

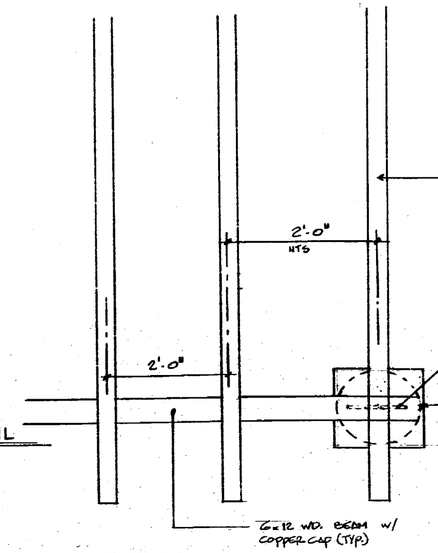
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

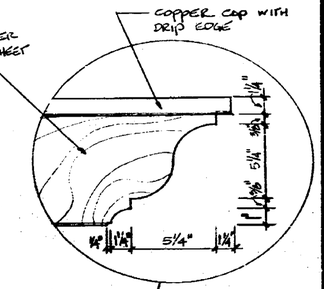
DATE
SHEET
A-7
11

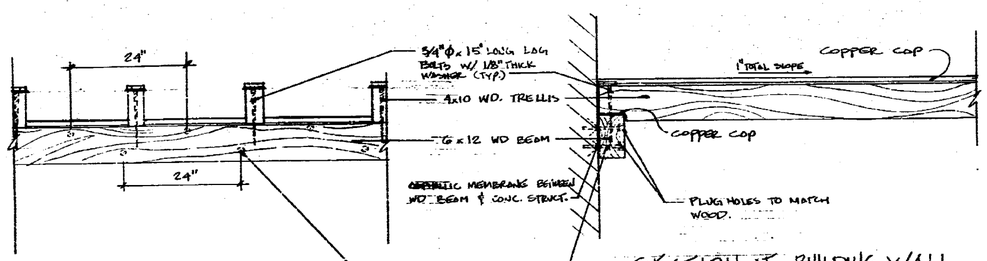


STEEL COLUMN CAP DETAIL
SCALE 3"=1'-0"



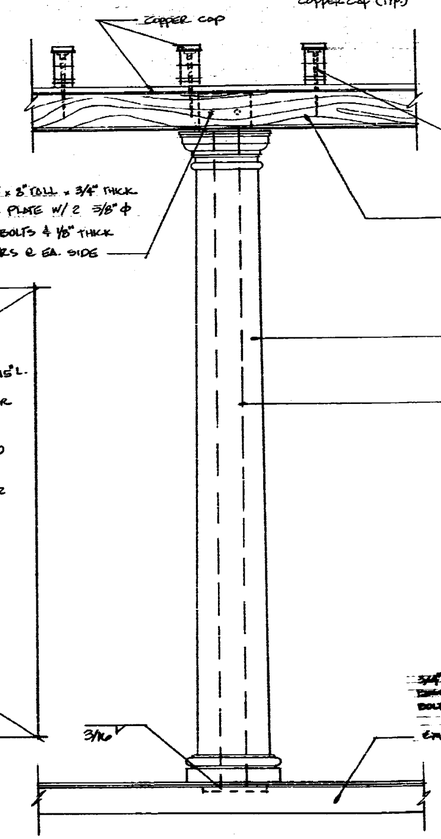
PARTIAL TRELLIS ASSEMBLY
PLAN AT CORNER
SCALE 1"=1'-0"



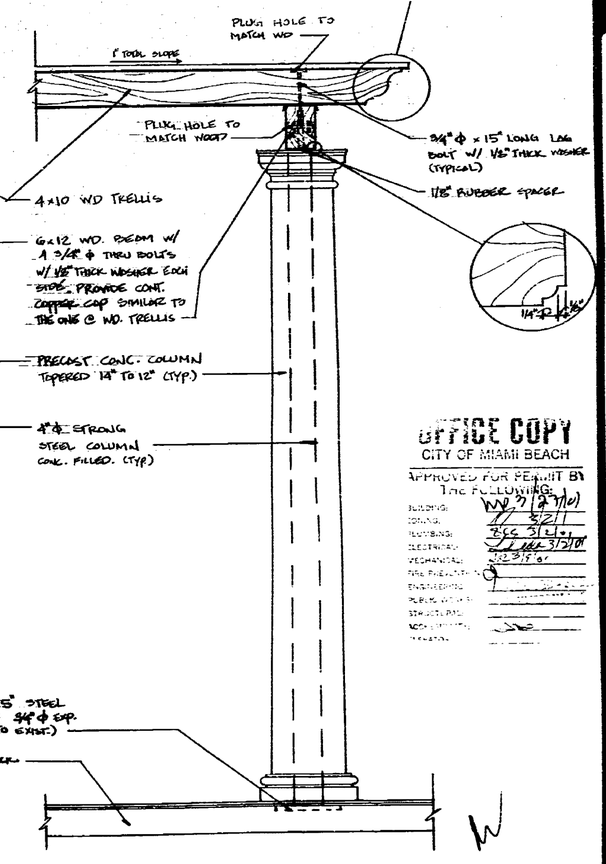


PARTIAL ELEVATION OF WOOD BEAM AT BUILDING WALL
SCALE 1"=1'-0"

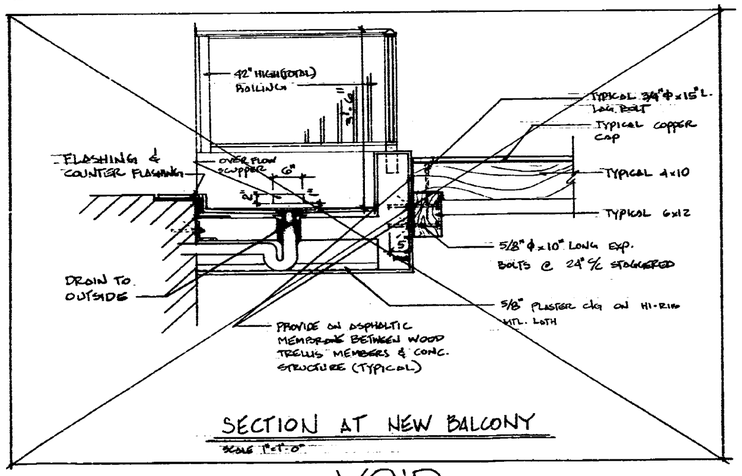
SECTION AT BUILDING WALL
SCALE 1"=1'-0"



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



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



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

VOID

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: WD 7/27/01
ZONING: 3/21
PLUMBING: 3/21
ELECTRICAL: 3/21/01
MECHANICAL: 3/21/01
FIRE PREVENTION: 9
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
NOC:
TRAFFICATION:

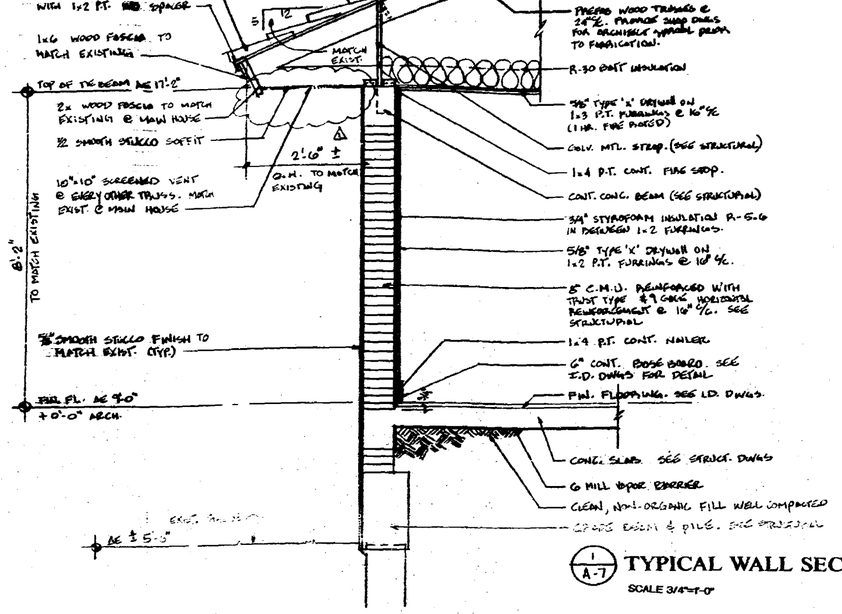
FEB 05 2001

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

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

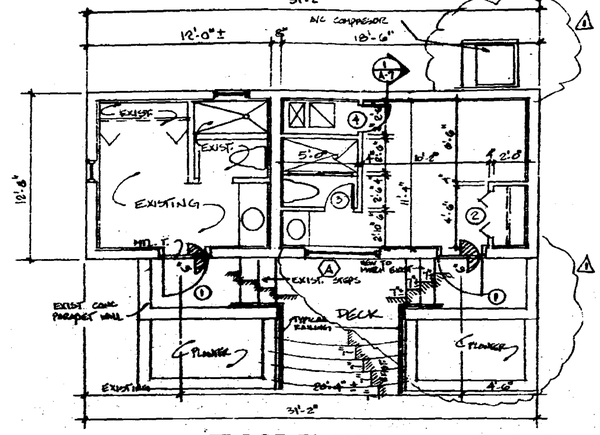
REVISIONS

DATE 1-24-01
SHEET A-8
NEW RESIDENCE
OF 11



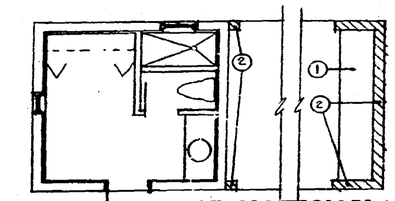
1 / A-7 **TYPICAL WALL SECTION**

SCALE 3/4"=1'-0"



FLOOR PLAN

SCALE 1/4"=1'-0"

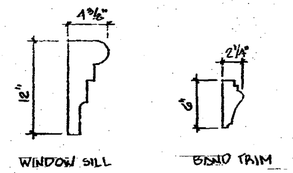


DEMOLITION PLAN

SCALE 1/4"=1'-0"

KEY NOTES

1. REMOVE EXIST. CONC. COUNTER & BUILT-IN BEDS.
2. REMOVE EXIST. BLOCK WALL AS INDICATED BY HATCHING



PRECAST TRIM PROFILES

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

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

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

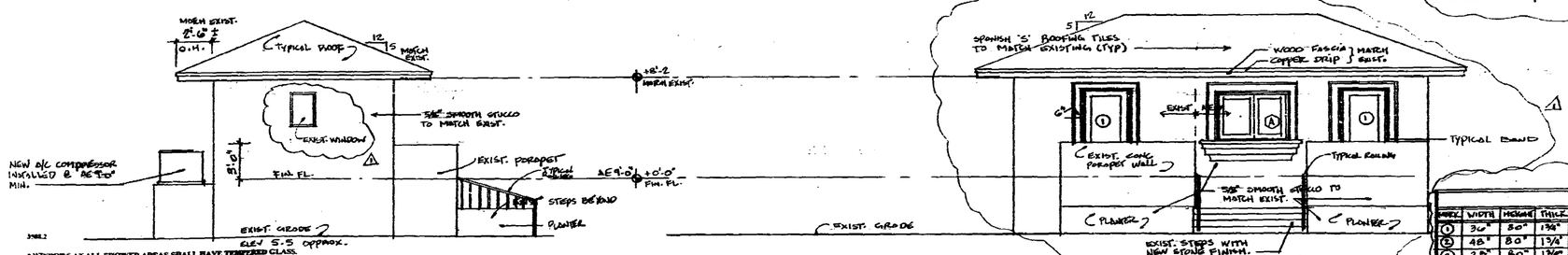
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	FACTORY	DESCRIPTION	MANUFACT.	REMARKS
(A)	60"	48"	–	ALUM. CASEMENT	CGS	3/8" IMPACT GLASS, [illegible]

NOTES

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

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



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION IS SIMILAR

NEW WINDOWS TO HAVE 3/8" IMPACT RESISTANCE GLASS"

FRONT ELEVATION

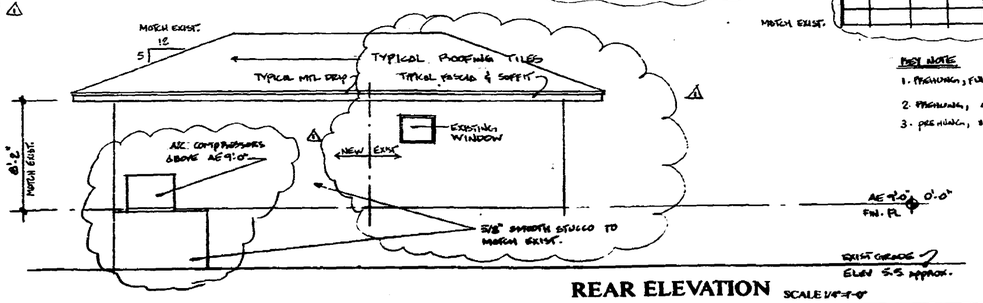
SCALE 1/4"=1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	HAV NOTES	THRESHOLD	GLAZING	REMARKS
(1)	36"	80"	1¾"	WOOD, FRENCH DR	1	ALUM.	IMPACT	
(2)	48"	80"	1¾"	WOOD, PANELED.	3	–	–	BI-FOLD
(3)	28"	80"	1¾"	"	3	MOULD	–	
(4)	24"	80"	1⅜"	"	2	ALUM.	–	AC CLOSET

HAV NOTE

1. PREHUNG, FULL WEATHER STRIPPING, DEAD BOLT PER CODE, MTL THRESHOLD
2. PREHUNG, AIR TIGHT, PROVIDE A/C RETURN
3. PREHUNG, UNDERCUT 3/16" FROM FINISH MARBLE FLOORING



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

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.

* ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 24" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL OUTSIDE FIXED GLASS TO COMPLY WITH S.F.B.C. SECTION 3508.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

* ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

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

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

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

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

* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

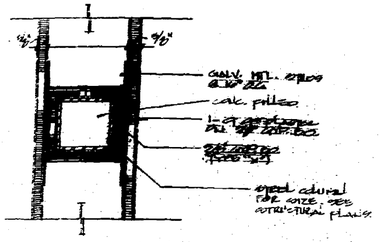
FEB 05 2001

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

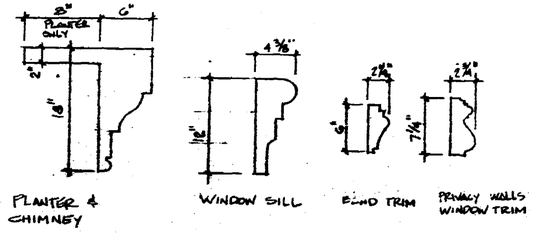
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMIBEACH, FLORIDA
94 PALM AVENUE

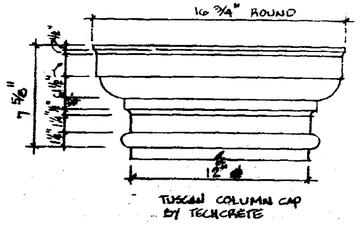
REVISIONS
1 1/8/99 TRUSS

DATE 1-24-98
SCALE
A-9
NEW RESIDENCE OF
11



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

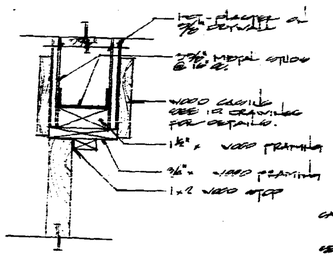




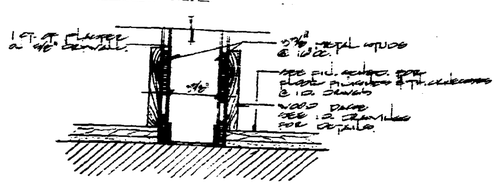
PRECAST TRIM PROFILES

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

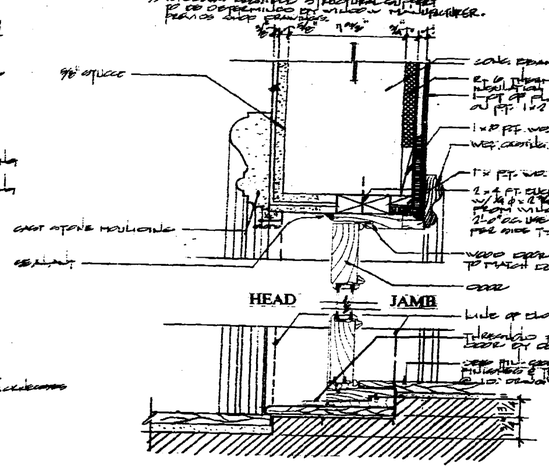
WINDOW NOTES:
1. WINDOW COMPANY TO PROVIDE SHOP DRAWINGS PRIOR TO CONTRACTOR FORMING WINDOW FOR COORDINATION OF DIMENSIONS.
2. DIMENSIONS ARE APPROXIMATE TO BE COORDINATED BY SHOP DRAWINGS
3. WINDOWS REQUIRED STRUCTURAL SUPPORT TO BE DETERMINED BY WINDOW MANUFACTURER.



HEAD AND JAMB

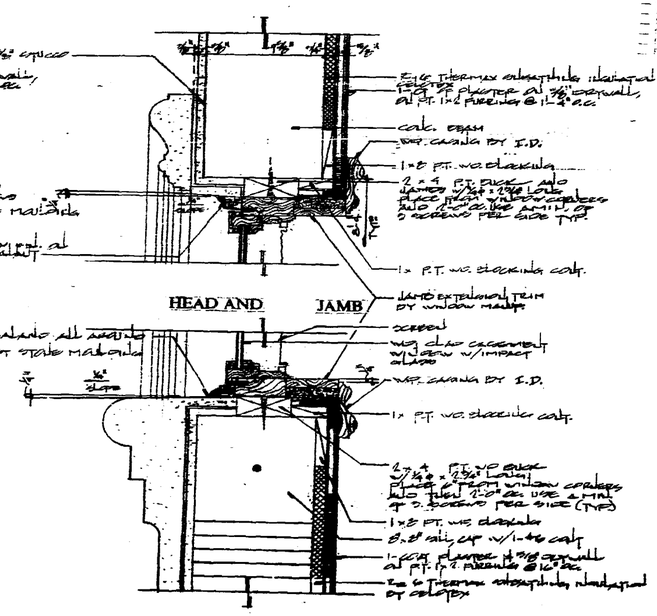


INTERIOR PARTITION DETAIL 3"=1'-0"



SILL

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



SILL

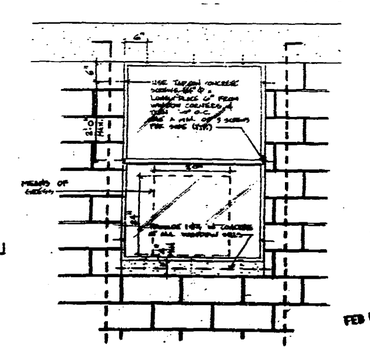
TYPICAL WINDOW DETAIL 3"=1'-0"

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

— Bar Joist	— Showers
— Ext. Doors	— Skylights
— Elev. Shaft	— Solid Stair
— Fire Pit	— Spiral and Steel
— Stairways, Structures	— Tank
— Roof Hatchways	— Trusses
— Roof Ladders	— Vault
— Floor Members	

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

BUILDING:	WW 3/27/01
ZONING:	3/27/01
PLUMBING:	3/27/01
ELECTRICAL:	3/27/01
MECHANICAL:	3/27/01
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	3/27/01



FEB 05 2001

ASSOCIATES, P.A.
ANNERS

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

REVISIONS

DATE 1-24-01
SHEET A-10
RESIDENCE 11

GENERAL SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS FOR DOMINION INDUSTRIAL HOLDINGS RESIDENCE

DIVISION 1: GENERAL REQUIREMENTS

1. BEFORE SUBMITTING A BID, EACH BIDDER SHALL CAREFULLY EXAMINE THE DRAWINGS, READ THE SPECIFICATIONS AND ALL OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF/HERSELF PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND HE SHALL INCLUDE IN HIS BID A SUM TO COVER ALL COST OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH AN EXAMINATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
4. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF AMERICAN INSTITUTE OF ARCHITECTS, FORM A-201, SHALL BECOME A PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.
5. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EQUAL WILL BE CONSIDERED, PROVIDING THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO ORDERING SAID PRODUCT.
6. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PREFINISHED SURFACE OR SURFACES, EXISTING OR TO BE FINISHED AT A LATER DATE, ARE NOT MARRED.
7. CONTRACTOR TO FURNISH OWNER WITH ALL NECESSARY OPERATION INSTRUCTIONS AND GUARANTEES.
8. ALL ALLOWANCES SHALL BE FOR MATERIAL ONLY. LABOR TO INSTALL SAME SHALL BE PART OF BASE BID, UNLESS OTHERWISE NOTED.
9. ALL PERMIT FEES SHALL BE PART OF THE BASE BID OR PROVIDED IN BASE BID AS AN ALLOWANCE.
10. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH BUILDING CODE BUILDING CODE.
11. ALL AS-BUILT DRAWINGS REQUIRED BY OWNER OR COUNTY SHALL BE PRODUCED BY SUBCONTRACTORS THAT ARE AFFECTED.
12. PROVIDE CONTINGENCY ALLOWANCE OF $10,000 TO BE USED FOR UNFORESEEN CONDITIONS AS DIRECTED BY ARCHITECT.

DIVISION 2: SITE WORK

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

DIVISION 3: CONCRETE

1. ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO ACI 318-95 AND 301-96 AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CLEAR CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND ...3"(INCHES)
   B. CONCRETE EXPOSED TO WEATHER OR GROUND AFTER REMOVAL OF FORMS:
      1. #5 BARS OR SMALLER ___ 1.5"(INCHES)
      2. ALL OTHER BARS _____ 2"(INCHES)
   C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
      1. BEAMS AND COLUMNS.... 1.5"(INCHES)
      2. SLABS_____ 1"(INCHES)
3. COLUMNS SHALL BE CONCENTRIC WITH RESPECT TO FOUNDATIONS, UNLESS SPECIFICALLY INDICATED OTHERWISE.

DIVISION 4: MASONRY

1. CONCRETE MASONRY UNITS SHALL BE MADE OF PORTLAND CEMENT AND NORMAL WEIGHT AGGREGATES (ASTM C33) AND SHALL CONFORM TO ASTM SPECIFICATION C90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS OF GRADE "N" AND TYPE 1.
2. MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476. WITH MINIMUM 2,500 P.S.I. COMPRESSIVE STRENGTH.
3. MORTAR AND GROUT FOR NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C270. TYPE "M" OR "S".
4. STRUCTURAL GROUT FOR FILLING CELLS AS PER ACI 530-95, SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHICH ENSURE COMPLETE FILLING OF THE CELLS.
5. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED WITH GROUT.
6. THE REINFORCED MASONRY CONSTRUCTION SHALL COMPLY WITH SECTION 2795 OF THE SOUTH FLORIDA BUILDING CODE.
7. THE ULTIMATE NET COMPRESSIVE STRENGTH (F'M) MASONRY UNITS SHALL NOT BE LESS THAN 1,000 P.S.I.

DIVISION 5: METALS

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS (1 SET OF SEPIAS AND 2 SETS OF PRINTS) OF REINFORCING AND STRUCTURAL STEEL.
2. ALL EXPOSED BOLTS AND MANUFACTURED CONNECTIONS PLATES AND ANGLES TO BE GALVANIZED.
3. ALL REINFORCING STEEL SHALL BE DEFORMED AND HAVE A MINIMUM YIELD OF 60,000 P.S.I. AND SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
5. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE 1994 ACI LATEST EDITION OF THE DETAILING MANUAL.
6. LAP SPLICE LENGTHS SHALL BE:
   A. BOTTOM REINFORCING IN BEAMS, TOP & BOTTOM REINFORCING IN SLABS ____45 BAR DIAMETERS.
   B. TOP REINFORCING IN BEAMS ... 60 BAR DIAMETERS.
   C. COLUMNS _____36 BAR DIAMETERS.
   D. MASONRY REINFORCING ____48 BAR DIAMETERS.
   IN NO CASE SHALL THE SPLICE LENGTH BE LESS THAN 12".
7. PIPE COLUMNS, IF SHOWN, SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A-53 OR A-501, PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY.
8. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 AND FABRICATED AND ERECTED AS PER AISC MANUAL.
9. SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER .
10. PROVIDE ALLOWANCE FOR METAL RAILINGS: $140 PER LINEAL FT.
    A. INTERIOR STAIR & GALLERY: $180 PER LINEAL FT.
    B. EXTERIOR BALCONY: $160 PER LINEAL FT.
    C. EXTERIOR POOL FENCE & GATE: $50 PER LINEAL FT.

DIVISION 6: CARPENTRY

1. ALL WOOD TRIM AND MILLWORK FOR DOORS, WINDOWS, ETC. AND INTERIOR DOORS SHALL BE CYPRESS GRADE CLEAR; USE COLONIAL TRIM WITH PLINTH BLOCK OR AS PER INTERIOR DESIGNER'S DETAILS. ALL WINDOWS SHALL BE CASED WITH WOOD TRIM GRADE CLEAR.
   A. BASE: 8" (EIGHT INCHES)
   B. CROWN: 10" (TEN INCHES)
   C. DOOR CASING: 4" (FOUR INCHES)
   D. WINDOW CASING:4" (FOUR INCHES)
2. ALL FASCIAS SHALL BE CYPRESS GRADE CLEAR.
3. CONTRACTOR TO SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS OF TRUSSES TO ARCHITECT FOR REVIEW.
4. ROOF TRUSS MANUFACTURER SHALL PREPARE PLANS SHOWING THE DESIGN AND ERECTION BRACING REQUIRED BECAUSE THE DESIGN OF BRACING DEPENDS UPON THE DESIGN OF TRUSSES. SUBMIT 4 (FOUR) SETS OF PRINTS OF SHOP DRAWINGS.
5. ALL STRUCTURAL WOOD SHALL HAVE ALLOWABLE BENDING STRESS OF 1,200 P.S.I., MODULUS OF ELASTICITY OF 1,500 K.S.I., UNLESS OTHERWISE NOTED ON PLANS.
6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
7. ALL WOOD CONSTRUCTION SHALL COMPLY WITH CHAPTER 29 OF THE SOUTH FLORIDA BUILDING CODE & THE STANDARD BUILDING CODE, WHICHEVER IS MORE STRINGENT. PROVIDE FIRE STOPS AS REQUIRED IN WALLS.
8. FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR:
   A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
   B. PROVIDE DOUBLE STUDS EACH SIDE OF INTERIOR DOOR OPENINGS.
   C. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE.
9. ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE C/D STRUCTURAL. FORMING PLYWOOD WILL NOT BE USED FOR SHEATHING. NAIL TO TRUSSES AND RAFTERS AS REQUIRED BY CODE.
10. INTERIOR WOOD BEARING PARTITIONS SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. PROVIDE A SINGLE P.T. SILL PLATE AND DOUBLE TOP PLATE WITH 48" LAP.
11. PROVIDE BACKING WITH 1 X 6 P.T. ON BLOCK WALL OR 2 X 4 ON STUD WALL FOR ALL KITCHEN CABINETS, BUILT-INS, HAND RAILS, BATH FIXTURES AND ACCESSORIES.
12. INTERIOR, WOOD, NON-BEARING PARTITION SHALL BE 2 X 4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED. PROVIDE A SINGLE PRESSURE-TREATED SILL PLATE AND A SINGLE TOP PLATE. ALT:INTERIOR NON-BEARING PARTITIONS MAY BE LIGHT GAUGE METAL STUDS @ 16" O.C. WITH DOUBLE PRESSURE-TREATED 2 X 4 WOOD BASE PLATE).
13. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES, WELL-SANDED, FREE FROM DEFECTS.
14. ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED.

DIVISION 7: MOISTURE PROTECTION, ROOFING & INSULATION

1. ALL CAULKING TO BE "PECORA" BUTYL RUBBER SEALANT, BC-158, OR EQUAL.
2. ALL ROOFING SHALL HAVE AN UNDERLAYMENT (ANCHOR SHEET) OF 1030 ASPHALT SATURATED FELT OR FELTS. TIN CAPPED PER CODE.
3. ALL FLASHING AND VALLEYS, GUTTERS AND DOWN SPOUTS TO BE 20 OUNCE COPPER.
4. ALL BARREL TILE TO MATCH EXISTING OR EQUAL, APPROVED BY ARCHITECT.
5. ALL ROOFING SHALL HAVE A DADE COUNTY PRODUCT CONTROL NUMBER.
6. WATERPROOF ALL INTERIOR PLANTER WALLS WITH BLACK BITUMINOUS WATERPROOF COMPOUND AND PROVIDE ADEQUATE DRAINAGE.
7. EXTERIOR INSULATION SHALL BE AS FOLLOWS:
   A. STUD WALL: R-11, BATT TYPE FIBERGLASS
   B. CEILING: R-30, BATT TYPE FIBERGLASS
   C. BLOCK WALL R-5 INSULATION BETWEEN 1 X 2 PRESSURE-TREATED WOOD FURRING STRIPS, UNLESS OTHERWISE NOTED.
   D. GROUND FLOOR: R-11 BATT
8. INTERIOR INSULATION FOR SOUND PROOFING SHALL BE AS FOLLOWS: ALL INTERIOR WALLS SHALL RECEIVE R-11 BATT FIBERGLASS INSULATION FOR SOUND-PROOFING. WRAP ALL PLUMBING BOTH SIDES. PROVIDE ALL INSULATION, FLOOR TO CEILING.

DIVISION 8: DOORS AND WINDOWS

1. DOORS:
   A. ALL EXTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. INCLUDE MODIFIED DOOR CONTRACT BY WINDOW PROFESSIONALS.
   B. ALL INTERIOR DOORS SHALL BE SOLID WOOD CORE, STAIN GRADE. SEE DOOR SCHEDULE.
   C. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY HARDWARE ITEMS UNDER BASE BID:
      HARDWARE ALLOWANCE: $8,000.
   D. PROVIDE $10,000 ALLOWANCE FOR CUSTOM FRONT DOOR.
   E. PROVIDE $400 ALLOWANCE FOR CUSTOM FRONT DOOR. PRODUCT APPROVAL TEST
2. ALL WINDOWS: SEE CONTRACT BY WINDOW PROFESSIONALS.
   DOD REVISED CONTRACT TO DOCS END

DIVISION 9: FINISHES

1. ALL EXTERIOR WOOD SHALL RECEIVE TWO COATS OF BENJAMIN MOORE PAINT OR STAIN. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT OF PRIME WITH MOORWHITE ALKYD PRIMER 100 SERIES.
   B. PAINT TWO COATS TOPCOAT MOORGLO HOUSE & TRIM LATEX GLOSS 096 SERIES.
2. INTERIOR WOOD TRIM, DOORS & WOOD WINDOWS SHALL RECEIVE TWO COATS OF BENJAMIN MOORE ENAMEL OVER ONE BASE COAT OR AT OWNER'S OPTION, ONE COAT OF SEALER AND TWO COATS OF VARNISH OVER STAINED, PICKLE EFFECT. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. ONE COAT PRIMER BASE COAT S'B MOORE'S ALKYD ENAMEL UNDERBODY 217 SERIES.
   B. ENAMEL - LATEX-REGAL AQUAGLO LATEX SEMI-GLOSS ENAMEL 333 SERIES.
   C. ENAMEL-ALKYD-REGAL SATIN IMPENC ALKYD SATIN ENAMEL 235 SERIES.
   STAIN:
   D. SEALER-BENWOOD QUICK DRY SANDING SEALER 413 SERIES.
   E. STAIN-BENWOOD PENETRATING STAIN 234 SERIES.
   F. VARNISH-BENWOOD SATIN FINISH VARNISH 404 SERIES.
3. ALL EXTERIOR STUCCO SURFACES SHALL RECEIVE TWO COATS OF MOORGARD OVER ONE COAT OF SEALER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. PRIMER-BASE COAT-MOORE'S LATEX ALKALI RESISTANT MASONRY JX SERIES.
   B. MOORGARD LATEX LOW LUSTRE HOUSE PAINT 149 SERIES.
4. ALL INTERIOR PLASTER SURFACES OR DRYWALL SURFACES SHALL RECEIVE TWO COATS OF INTERIOR LATEX, REGAL AQUA VELVET BY BENJAMIN MOORE. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
   A. FRESH START 100% ACRYLIC LATEX PRIMER 023 SERIES.
   B. REGAL AQUAVELVET EGGSHELL FINISH 319 SERIES.
5. ALL EXTERIOR STUCCO TO BE SMOOTH AND LIGHT TEXTURE AND APPLIED AS PER CODE. PROVIDE SAMPLE TO MEET ARCHITECT'S APPROVAL BEFORE STARTING WORK.
6. ALL INTERIOR PARTITIONS AND CEILINGS TO BE COVERED WITH 5/8" TYPE "X" BLUE BOARD WITH ONECOAT PLASTER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL BEFORE STARTING WORK.
7. ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND RESIDENCE, SHALL HAVE A ONE HOUR RATED, 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER ON BOTH SIDES OF PARTITIONS AND ONE LAYER ON CEILINGS ON 1"X 3" FURRING @ 16" O.C., WHERE APPLICABLE.
8. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS, ETC. TO BE DONE WITH "J" BEADS, CORNER BEADS & CASING BEADS AS PER "NATIONAL GYPSUM", OR APPROVED EQUAL.
9. TILE, MARBLE AND FLOOR ALLOWANCES:
   1. MARBLE: $10 PER SQUARE FT.
   2. SATURNIA: (a.)$3.50 PER SQUARE FT. FILLED WITH GROUT.
   3. SATURNIA: (b.) $5.00 PER SQUARE FT. HONED AND FILLED.
   4. TILE: $2.00 PER SQUARE FT.
   5. CARPET: $30 PER SQUARE YARD
10. ALL TILE & MARBLE FLOORS SHALL BE SET IN FULL FLOAT. PROVIDE SEALER FOR ALL MARBLE AND SATURNIA FLOORS
11. PROVIDE FULL SLABS WITH 1.5" BULL NOSE ON ALL STAIR TREADS.
12. DRIVEWAY:
    CONCRETE PAVER BRICK ON 4"(INCH) CRUSHED ROCK AND SAND BASE WITH SOLDIER COURSE GROUTED TO EDGE CONCRETE FOOTING.
13. PROVIDE CEMENT BOARD BEHIND ALL TILED OR MARBLED WALLS.

DIVISION 10: SPECIALTIES

1. ALL SHELVING SHALL BE 3/4", HARDWOOD EDGE BANDED, AS PLYWOOD 12" DEEP, UNLESS OTHERWISE SHOWN ON PLAN, 1"X 4" #2 SHELF SUPPORTS, 1-3/8" FULL ROUND CLOSET RODS: LEFT NATURAL. HARDWOOD ROD SOCKETS WITH METAL SHELF AND ROD SUPPORTS.
2. KITCHEN CABINETS, BATH VANITIES, BUILT-INS, COUNTERTOPS AND VANITY TOPS TO BE PROVIDED AND INSTALLED BY CABINET SUBCONTRACTOR. ALLOWANCE: $50,000.
3. CLOSET INTERIORS: PROVIDE A $10,000 ALLOWANCE FOR ALL WALK-IN CLOSET INTERIOR DESIGNS.
4. FIREPLACE AND MANTEL ALLOWANCE: $5,000. CHIMNEY, FIREBOX AND STRUCTURE TO BE IN BASE BID.
5. SHOWER & TUB DOORS, TEMPERED ALLOWANCE:$7,000.
6. TOWEL BARS, TOILET PAPER HOLDERS, MEDICINE CABINETS, SOAP HOLDERS & GRAB @$3,000 ALLOWANCE.
7. MIRRORS TO BE 1/4", SEALED OVER MASTIC. FULL HEIGHT FROM VANITY TO CEILING ACROSS BACK OF VANITY. (PROVIDE A 5-YR. GUARANTEE ON ALL MIRRORS AGAINST DISCOLORATION.)

DIVISION 11: EQUIPMENT

1. APPLIANCES: CONTRACTOR SHALL PURCHASE AND INSTALL ALL APPLIANCES. (PURCHASE BY OWNER) (INSTALLED BY CONTRACTOR)
   1. ONE 596 SUB-ZERO ICEMAKER
   2. TWO 700 BR SUB-ZERO 700 BASE REFRIGERATOR
   3. ONE ECSS 305 30" CONVECTION SINGLE OVEN I-CELL-SS
   4. FOUR EDW6245 24" WARMING OVEN - SS
   5. ONE BMO245 MICROWAVE 1.8 CU. FT, 16" TURNTABLE - SS
   6. ONE AMTK305 TRIM KIT FOR BUILT-IN MICRO BI.
   7. TWO ASI8858 ASKO BLACK DISHWASHER
   8. ONE ASK5998 WOLF 30" GAS RANGE WITH 6 BURNERS WITH RAISED 24" GRIDDLE/BROILER SS
   9. ONE W30BRS WOLF 30" BLACK RISER WITH SHELF SS
   10. ONE FWV 182+260 VENTAHOOD 60" HOOD WITH 4 BLOWERS WITH HALOGEN LIGHTS SS.
   11. ONE WDC 603X60 VENTAHOOD EXTENDED DUCT COVER FOR 12" CEILING.

DIVISION 12: FURNISHINGS

SEE INTERIOR DESIGN DRAWINGS OR NOT USED

DIVISION 13: SPECIAL CONSTRUCTION

1. PROVIDE ENGINEERING SHOP DRAWING FOR NEW POOL & SPA FOR ARCHITECT'S REVIEW.
2. GAS:PROVIDE GAS LINE TO SPA HEATER AND BAR-B-Q AND FIREPLACE.
3. SPA ALLOWANCE: $45,000
4. POOL ALLOWANCE: $187,500
5. SEAWALL ALLOWANCE: $15,200
6. DOCK ALLOWANCE: $30,000

DIVISION 14: CONVEYING SYSTEMS

NOT USED

DIVISION 15: MECHANICAL

1. A/C SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO START OF A/C WORK. A/C SUBCONTRACTOR SHALL ENGINEER THE DUCTS AND GRILLE SIZES AND LOCATIONS, PROVIDING MANUAL-J CALCULATIONS FOR FINAL SYSTEM. ALL DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 INSULATION. A/C SUBCONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SYSTEM.
2. ALL BATHROOM EXHAUST FANS WILL BE NUTONE MODEL NO. QT260 CFM.
3. PLUMBING FIXTURES: PROVIDE ALLOWANCE FOR PLUMBING FIXTURES $30,000 @ INTERIOR DESIGNER'S PRICE. INSTALLATION AND HANDLING SHALL BE IN BASE BID. PLUMBER SHALL BE RESPONSIBLE FOR PURCHASING, INSTALLING AND HANDLING OF ALL PLUMBING FIXTURES. THIS FEE TO BE INCLUDED IN BASE BID AND NOT PART OF ALLOWANCE.
4. PROVIDE WATER LINE FOR REFRIGERATOR AND/OR ICE MAKER WITH REMOTE SHUT OFF.
5. PROVIDE SUPER-INSULATED QUICK RECOVERY DOUBLE ELEMENT WATER HEATERS. PROVIDE FULL PAN AND DRAIN UNDER WATER HEATERS.
6. PROVIDE FOR RECESSED WASHER AND DRYER HOOK UPS (VENT DRYERS TO EXTERIOR).
7. ALLOWANCE FOR LANDSCAPING & SPRINKLER SYSTEM FOR MATERIAL & LABOR: BY OWNER
8. PROVIDE ALL PENETRATIONS THROUGH ROOF, SUCH AS PLUMBING VENTS AND EXHAUST VENTS, ON REAR HIPS SO THEY ARE NOT SEEN FROM THE STREET.
9. PROVIDE FOAM TUBULAR INSULATION ON ALL HOT WATER LINES.
10. PROVIDE 3/4" COPPER LINE SERVICE TO ALL HOT WATER FIXTURES. REDUCE AT FIXTURE CONNECTION AS PER SCHEDULE.

DIVISION 16: ELECTRICAL

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

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
BUILDING: 3/3/99
CONTG: 3/3/99
PLUMBING: 3/3/99
ELECTRICAL: 3/3/99
MECHANICAL: 3/3/99
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: N/A
OTHER:

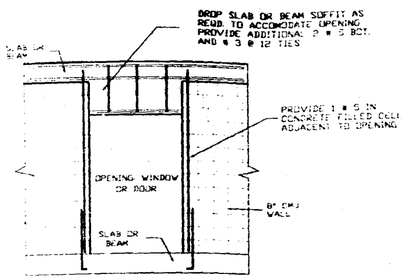
FED 05 2008

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH FLORIDA

REVISIONS

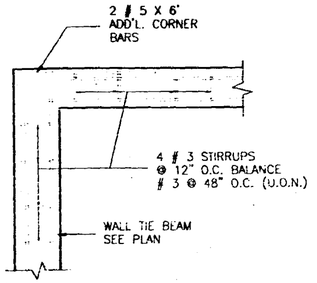
DATE 1-24-01
SHEET A-11
NEW RESIDENCE



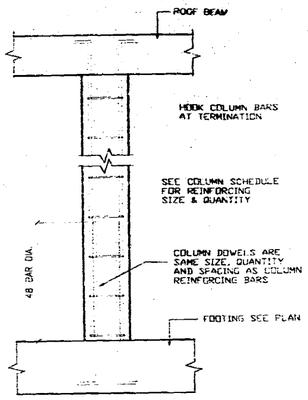
POURED IN PLACE OPTION

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

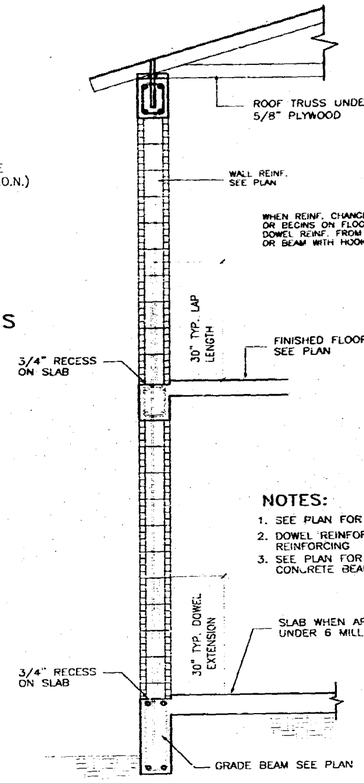
WALL FRAMING AT DOOR AND WINDOW OPENINGS



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



TYPICAL WALL SECTION

NOTES:

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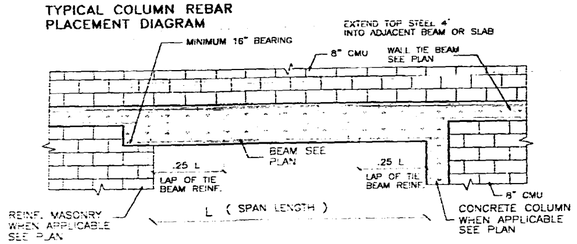
2. DOWEL REINFORCING SAME AS WALL REINFORCING
3. SEE PLAN FOR GEOMETRY OF WALL CONCRETE BEAMS



REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM

GENERAL STRUCTURAL NOTES

1.0 GENERAL:

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

1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

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

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

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

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

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

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

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

2.01 FOUNDATIONS:

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

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

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

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

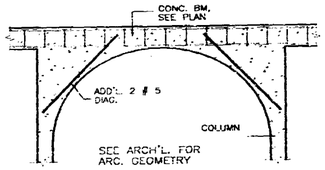
C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED PREDRILLING, OF THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.

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

3.01 CONCRETE:

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

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



TYPICAL ARC BEAM REINFORCING

4.0 REINFORCEMENT FOR CONCRETE:

A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING ASTM A 615, GRADE 60

B. ALL BARS SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-318 "BACING OF BARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS"

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

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

5.0 MASONRY:

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

B. MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS OF ASTM C270 EXCEPT THAT SLAG CEMENTS SHALL NOT BE USED. MORTAR SHALL BE TYPE M MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI. MINIMUM MIXING TIME FIVE MINUTES AFTER ALL INGREDIENTS ARE ADDED.

C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH "DURO-O-WALL" LADDER TYPE, STANDARD No. 9 MASONRY REINFORCEMENT OR EQUAL APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE. EMBED 4" INTO COLUMN

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

6.0 ANCHOR BOLTS:

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

7.0 TIMBER:

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

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

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

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

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

F. USE STRESS-RATED TIMBER FOR ALL STRUCTURAL WOOD MEMBERS. PROVIDE THE MINIMUM PROPERTIES FOR WOOD STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
FOR SOUTHERN PINE:
BENDING STRESS: 1,200 PSI
MODULUS OF ELASTICITY: 1,600,000 PSI.

G. BRACING.

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

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

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

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

8.0 PLYWOOD ROOF SHEATHING:

a. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANNEL INDEX 32/16 MIN., RATED FOR EXPOSURE 1; MIN THICKNESS 19/32".

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

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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

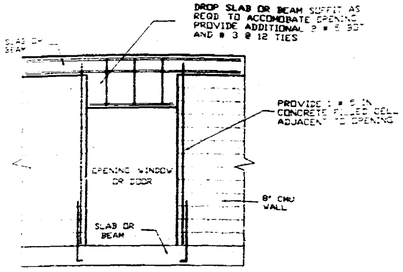
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-8580
AA0000611

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

REVISIONS

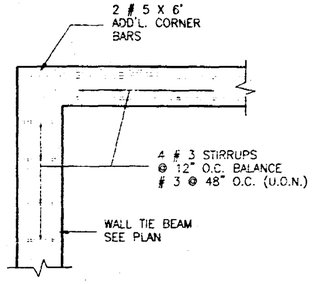
DATE 2-13-01
SHEET S1 OF 4



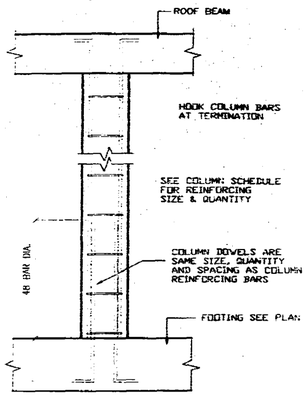
POURED IN PLACE OPTION

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

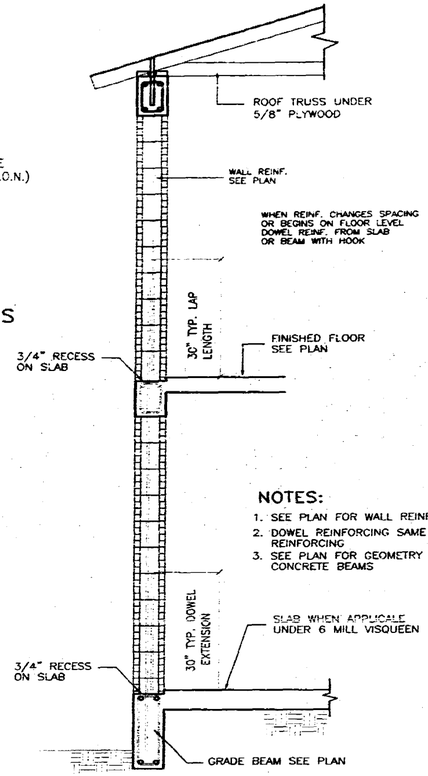
WALL FRAMING AT DOOR AND WINDOW OPENINGS



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL COLUMN REBAR PLACEMENT DIAGRAM



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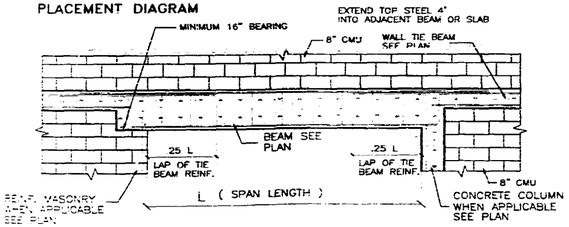

REINFORCING PLACEMENT DIAGRAM BEAM TO WALL TIE BEAM

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

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

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

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

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

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

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

2.01 FOUNDATIONS:

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

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

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

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

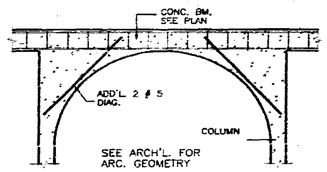
C. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PILE DRIVING OPERATIONS DO NOT CAUSE ANY VIBRATIONS TO ALL ADJACENT STRUCTURES. IF REQUIRED PREDRILLING, OF THE PRECAST PILE, SHALL BE MADE TO A DEPTH REQUIRED TO INSURE THAT NO DAMAGE BE MADE ON ADJACENT STRUCTURES.

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

3.01 CONCRETE:

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

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



TYPICAL ARC BEAM REINFORCING

4.0 REINFORCEMENT FOR CONCRETE:

A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60

B. ALL BARS SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-318. PLACING OF BARS SHALL CONFORM TO CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS.

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

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

5.0 MASONRY:

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

B. MORTAR SHALL COMPLY WITH THE PROPERTIES AND PROPORTIONS OF ASTM C270 EXCEPT THAT SLAG CEMENTS SHALL NOT BE USED. MORTAR SHALL BE TYPE M. MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI. MINIMUM MIXING TIME FIVE MINUTES AFTER ALL INGREDIENTS ARE ADDED.

C. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH "DURO-O-WALL" LADDER TYPE, STANDARD No. 9 MASONRY REINFORCEMENT OR A/E APPROVED EQUIVALENT AT EVERY OTHER BLOCK COURSE . ENDED 4" INTO COLUMN.

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

6.0 ANCHOR BOLTS:

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

7.0 TIMBER:

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

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

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

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

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

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

FOR SOUTHERN PINE:
BENDING STRESS: 1,200 PSI
MODULUS OF ELASTICITY: 1,600,000 PSI.

G. BRACING:

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

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

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

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

8.0 PLYWOOD ROOF SHEATHING:

a. SHEATHING SHALL BE C-D EXTERIOR SHEATHING, PANNEL INDEX 32/16 MIN., RATED FOR EXPOSURE 1; MIN THICKNESS 19/32".

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

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

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI
PHONE (305) 371-2637 FAX (305) 381-6540
AA0006

RESIDENCE FOR
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MIAMI BEACH, 94 PALM AVE. FLORIDA

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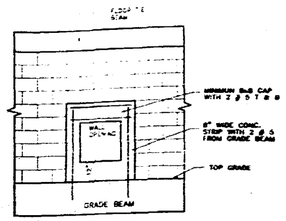
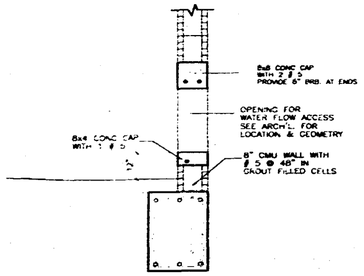
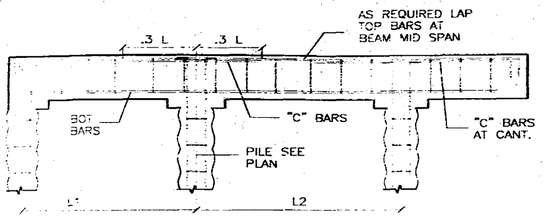
DATE 2-13-01
SHEET S1 OF 4



WALL FRAMING FOR OPENINGS



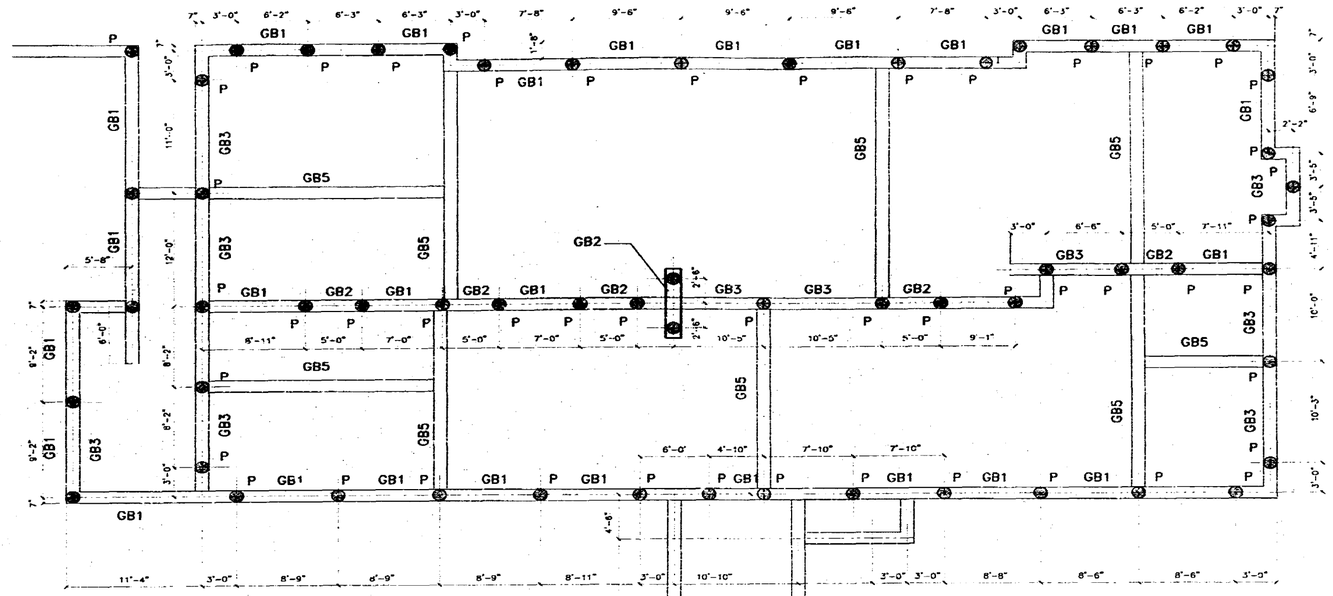
SECTION: OPENING FOR WATER FLOW ACCESS



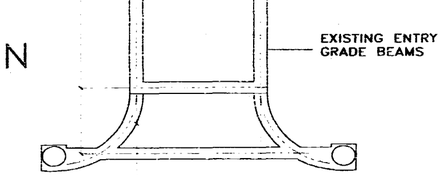
NOTES

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

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN



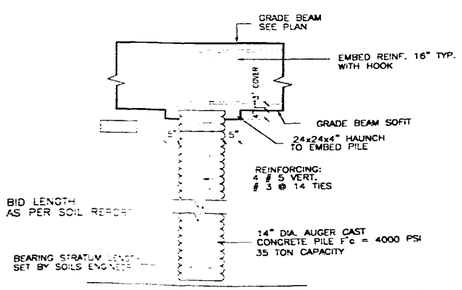
PILE & GRADE BEAM PLAN
3/16" = 1'-0"



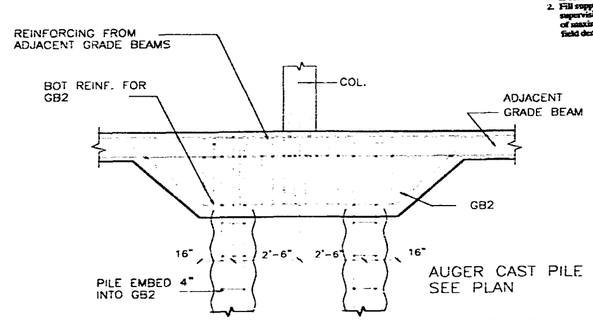
P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY

City of Miami Beach
Building Department

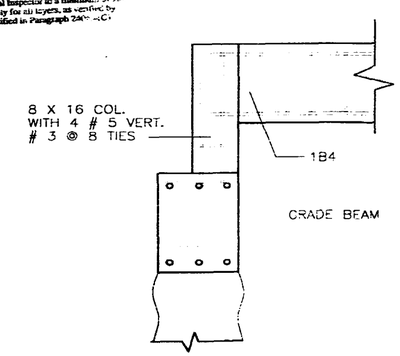
1. The Licensed Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach inspector at the time of construction a signed letter stating that the site was observed and the foundation conditions are similar to those upon which the designed is based.
2. Fill supporting each slabs shall be compacted under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for all layers, as verified by field density tests specified in Paragraph 2A[illegible]



TYPICAL AUGER GROUT INJECTED PILE



SECTION: GB2 AND ADJOINING GRADE BEAMS



CONNECTION: FLOOR BEAMS TO GRADE BEAM

GRADE BEAM SCHEDULE

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

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

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS
PLANNERS
PHONE (305) 371-2832 FAX (305) 371-[illegible]
5100 BRICKELL KEY DRIVE, OFFICE PLAZA 301
MIAMI FLORIDA

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

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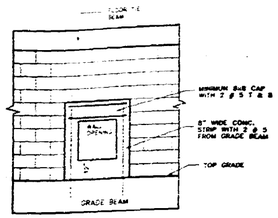
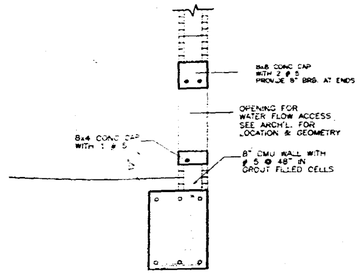
SHEET S2 OF 8



WALL FRAMING FOR OPENINGS



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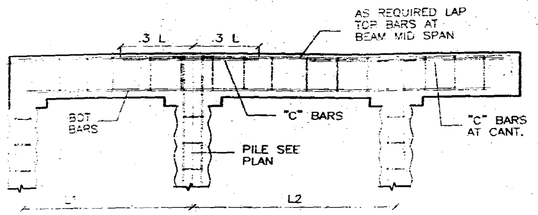
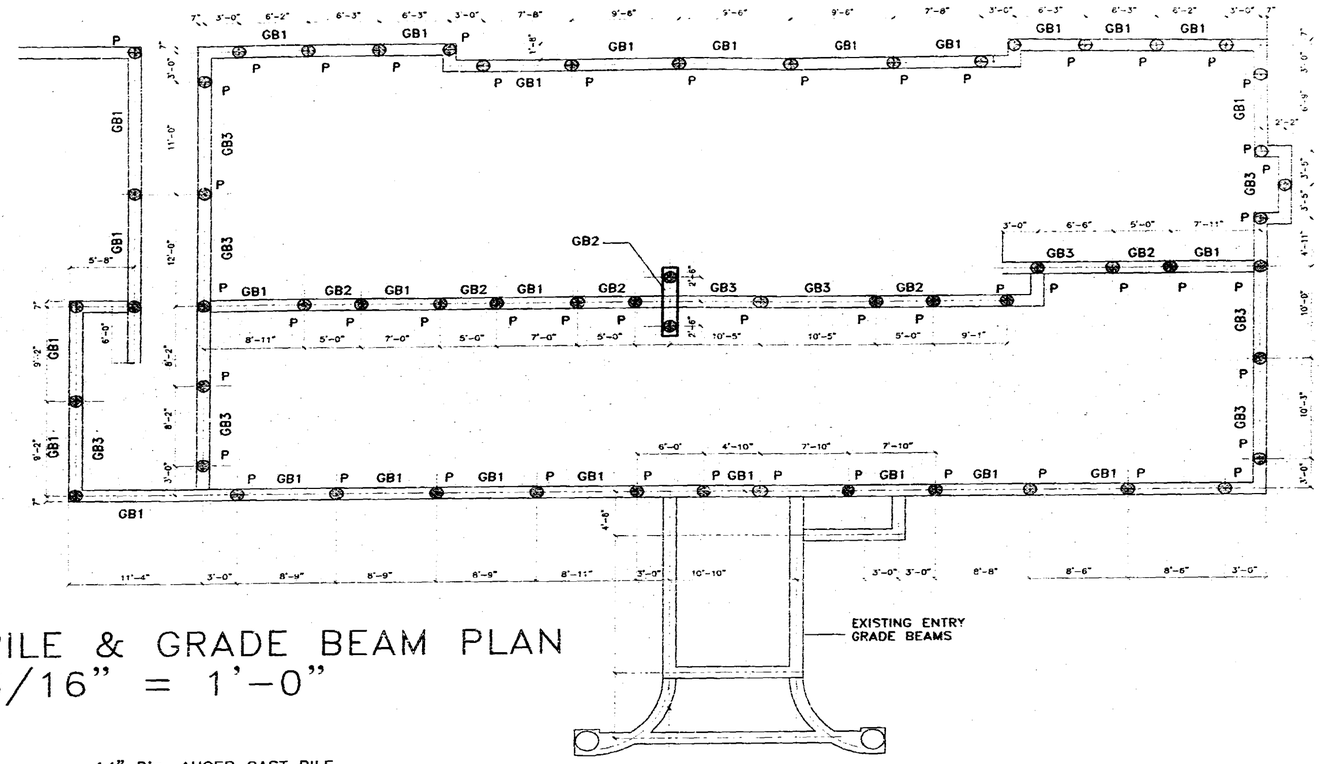


NOTES

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

SEE A4 FOR REAR DECK PILE & GRADE BEAM PLAN

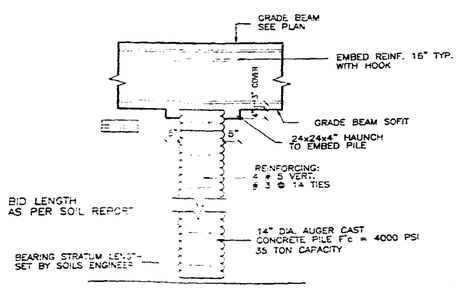


PILE & GRADE BEAM PLAN
3/16" = 1'-0"

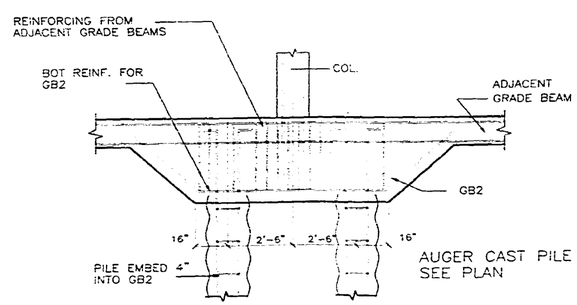
P: 14" Dia. AUGER CAST PILE WITH 35 TON COMPRESSION CAPACITY

GRADE BEAM SCHEDULE

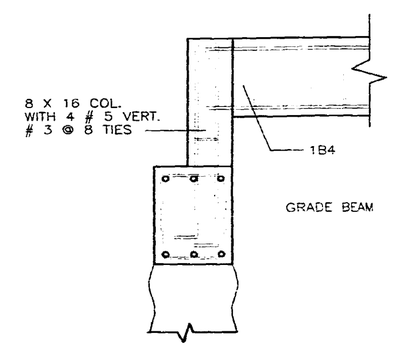
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB2	14 X 36	3 # 6	3 # 6		# 3 @ 4"
GB3	14 X 20	3 # 7	3 # 6		# 3 @ 6
GB4	14 X 20	3 # 7	3 # 7		# 4 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



SECTION: GB2 AND ADJOINING GRADE BEAMS



CONNECTION: FLOOR BEAMS TO GRADE BEAM

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CITY OF MIAMI BEACH

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

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
PHONE (305) 371-2832 FAX (305) 381-0
AA0004

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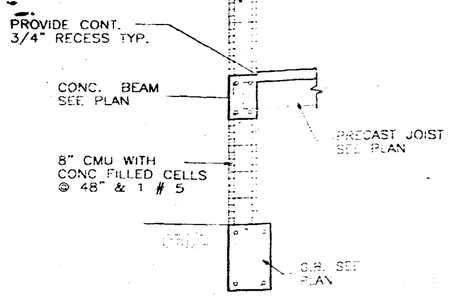
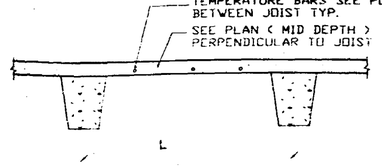
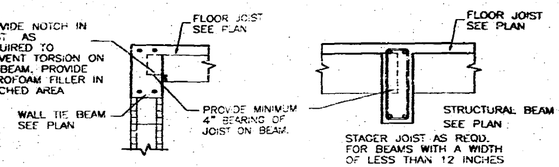
SHEET S2 OF 8



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



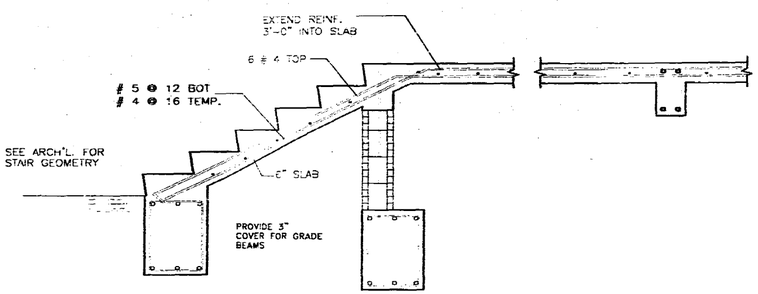
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM



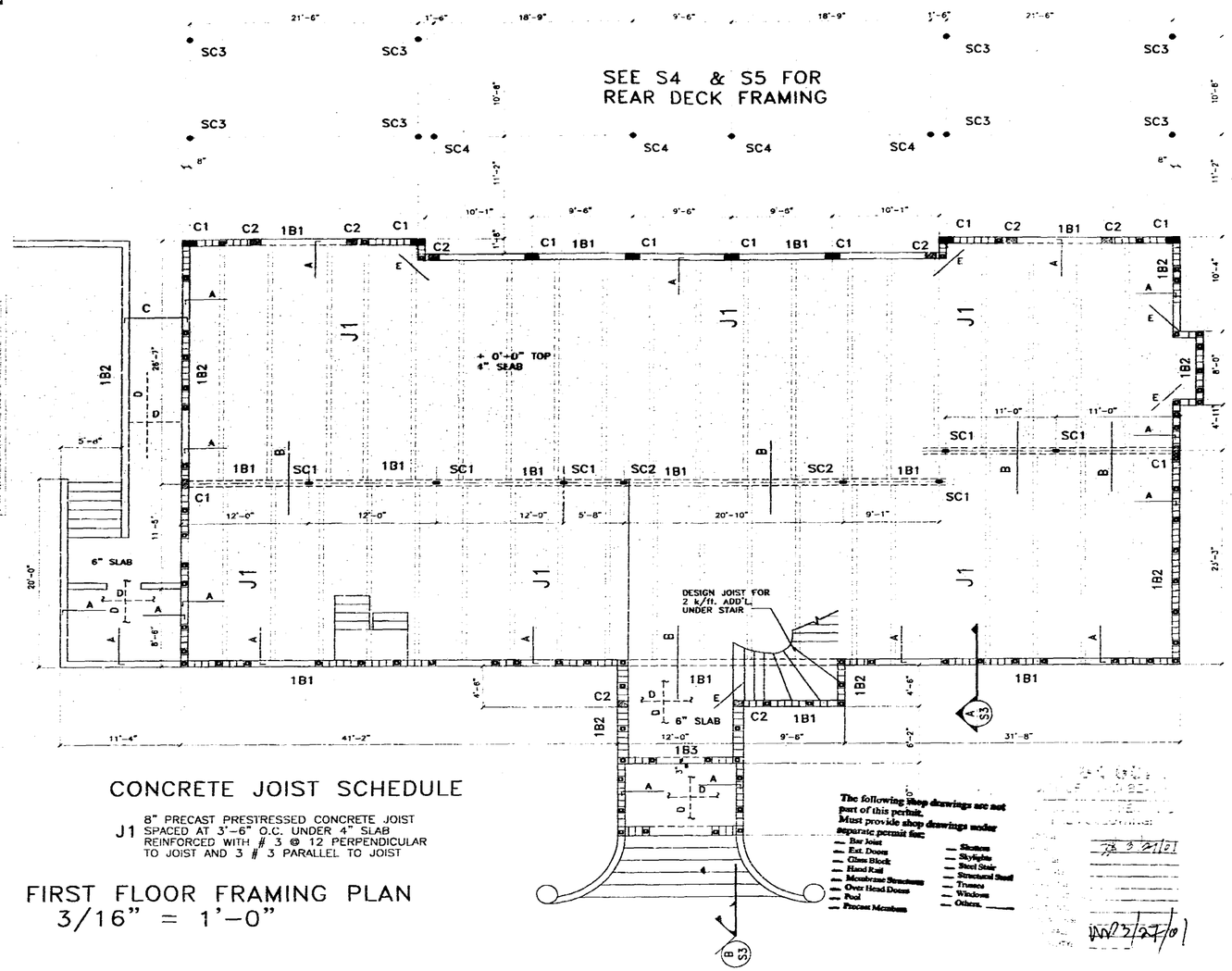
TYPICAL BEARING FOR PRECAST CONCRETE JOIST

CONCRETE MASONRY WALL NOTES

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



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



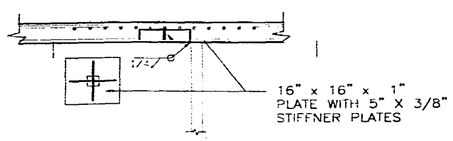
FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

CONCRETE JOIST SCHEDULE

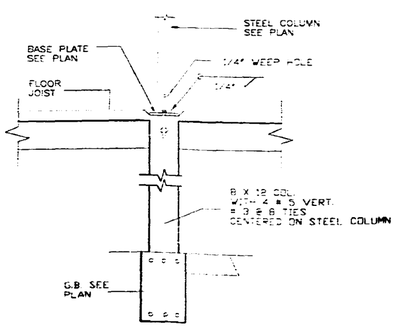
J1 8" PRECAST PRESTRESSED CONCRETE JOIST SPACED AT 3'-6" O.C. UNDER 4" SLAB REINFORCED WITH # 3 @ 12 PERPENDICULAR TO JOIST AND 3 # 3 PARALLEL TO JOIST

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit for:
— Bar Joist
— Ext. Doors
— Glass Block
— Hand Rail
— Membrane Structures
— Over Head Doors
— Pool
— Precast Members
— Shutters
— Skylights
— Steel Stair
— Structural Steel
— Trusses
— Windows
— Others ____

3/27/01



TOP PLATE FOR SC1



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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

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

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

SLAB REINFORCING SCHEDULE

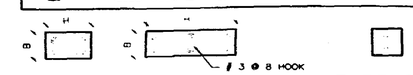
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" X 8'	TOP
C	# 4 @ 16"	TOP
D	# 4 @ 12"	BOT
E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	TIES	TYPE
C1	8 X 16	4 # 6	# 3 @ 8	TYPE 1
C2	8 X 12	4 # 6	# 3 @ 8	TYPE 1
C3	8 x 39	6 # 6	# 3 @ 8	TYPE 2
C4	8 x 8	2 # 5	# 3 @ 8	TYPE 3
□	FILLED CELL & WALL REINF. BAR			



TYPE 1 TYPE 3

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

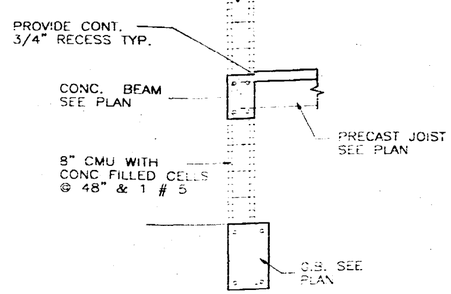
1-14-01

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-4000 AA0000

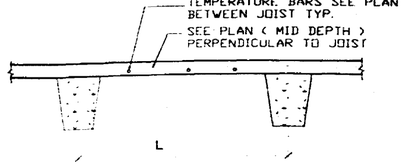
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S3 OF 8



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

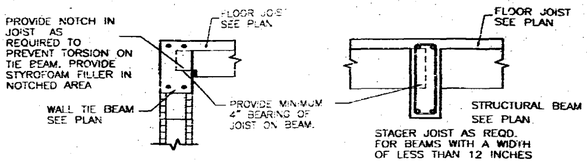


L = SPAN BETWEEN JOIST
SEE PLAN FOR JOIST SIZE & SPACING

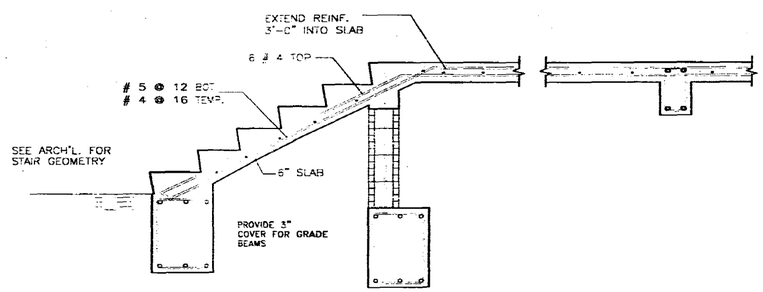
REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

CONCRETE MASONRY WALL NOTES

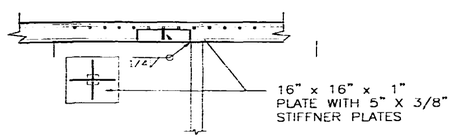
ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7. F'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR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



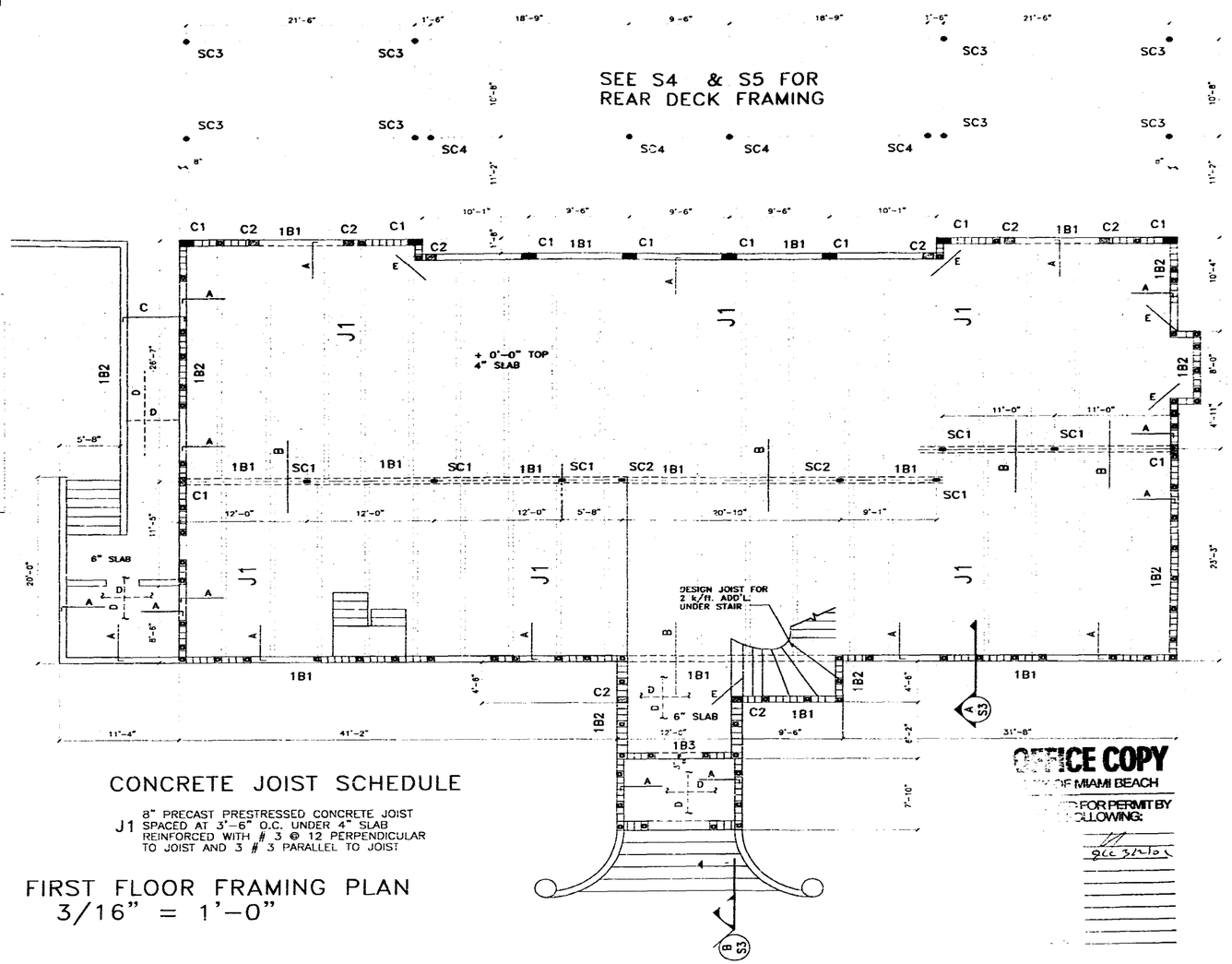
TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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



TOP PLATE FOR SC1

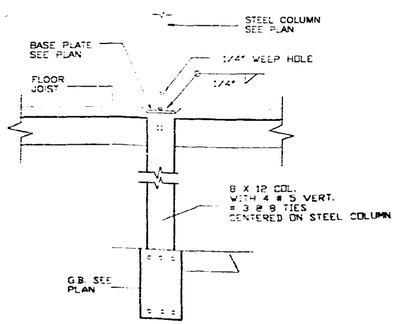


CONCRETE JOIST SCHEDULE

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

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

OFFICE COPY
OF MIAMI BEACH
FOR PERMIT BY FOLLOWING:
sec 3/2/01



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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

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

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

SLAB REINFORCING SCHEDULE

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

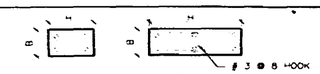
CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

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

□ FILLED CELL & WALL REINF. BAR



TYPE 1 TYPE 2

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

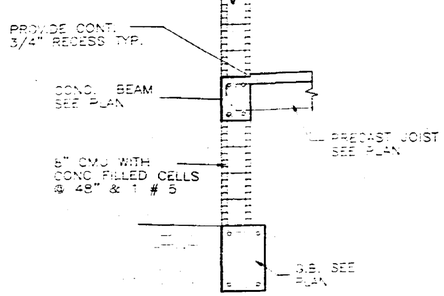
12-29-01

ROBERT WADE AND ASSOCIATES, P.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-6

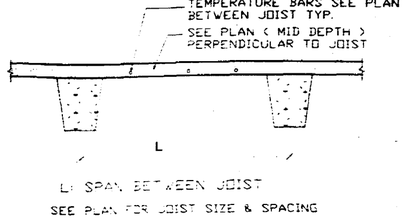
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S3 OF 8



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



REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

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ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 32" & 1 # 7; F'm= 1500 PSI
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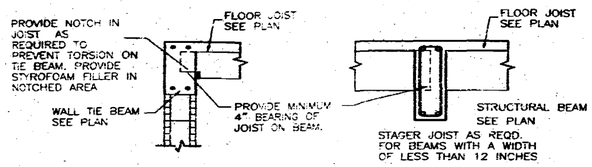
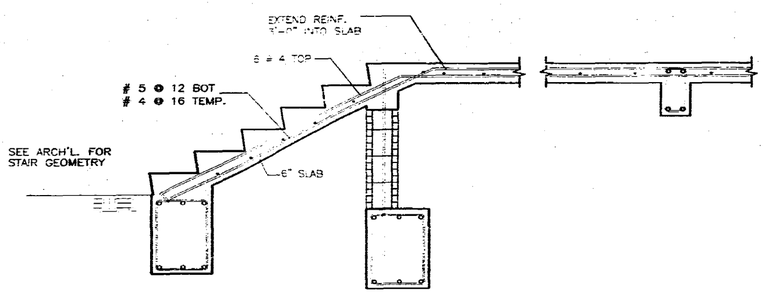


TYPICAL BEARING FOR PRECAST CONCRETE JOIST



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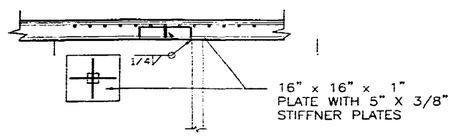
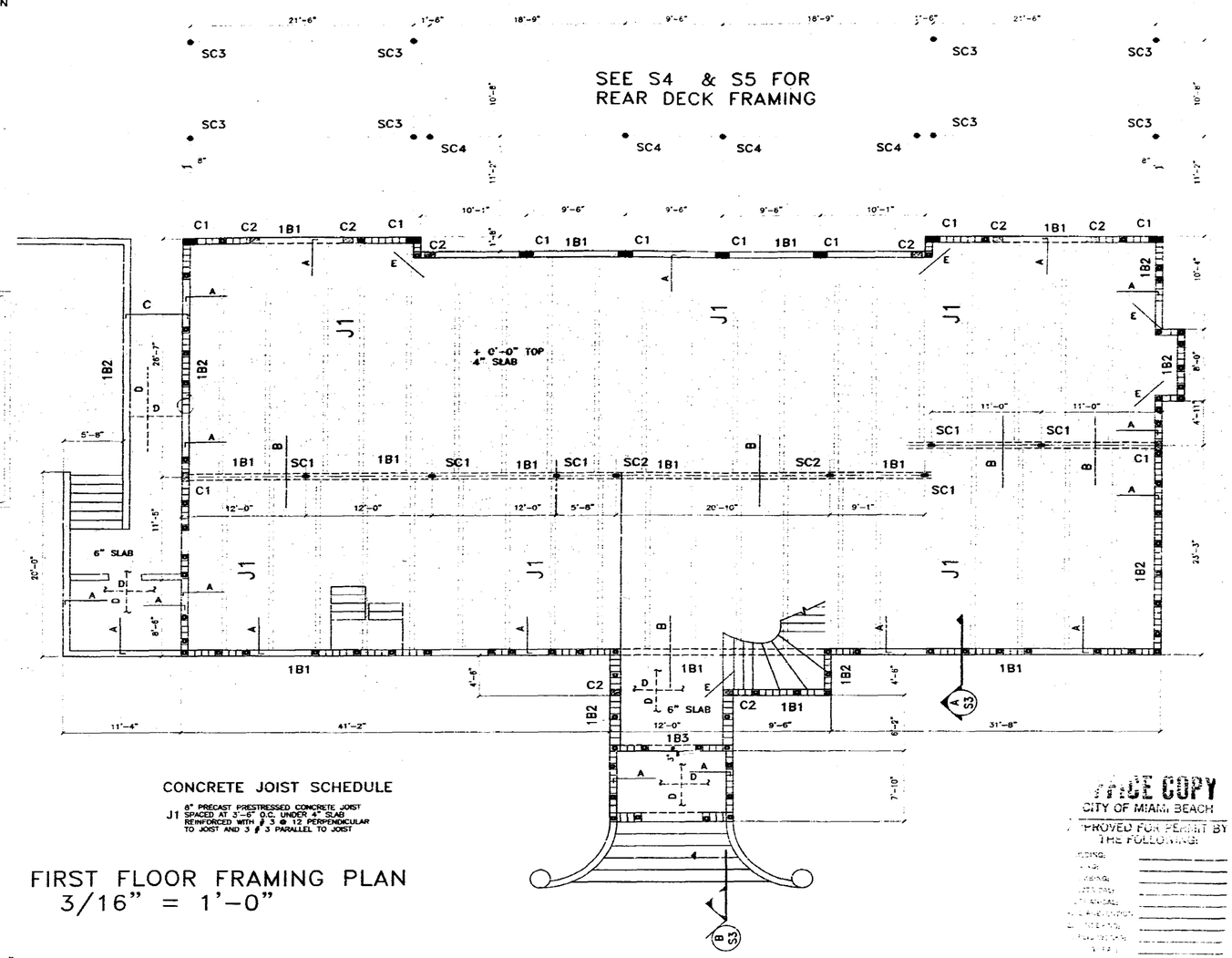


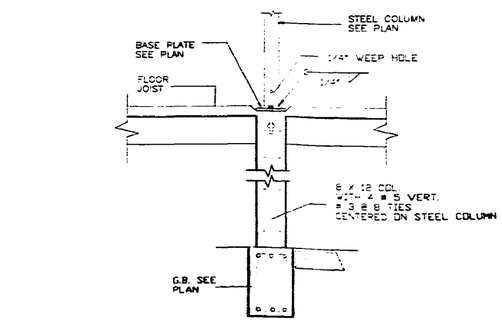
TOP PLATE FOR SC1



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

CONCRETE JOIST SCHEDULE

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



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

TYPICAL STEEL COLUMN ELEVATION FOUNDATION TO FIRST FLOOR

STEEL COLUMN SCHEDULE

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COLUMN	TS 6x4x1/2"	TS 6x4x 1/2"	5" Dia. SCH 80	4" Dia.SCH 40
WELD	3/16" FILLET	3/16" FILLET	3/16" FILLET	3/16" FILLET
BASE PL.	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"	8 x 12 x 3/4"
NON-SHRINK GROUT	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.	2- 3/4"x 8" A.B.

NOTES:
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SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
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C	# 4 @ 16"	TOP
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E	2 # 4 X 4'	MID

CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

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

TYPE 1 TYPE 2

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

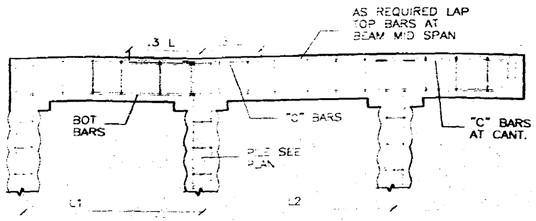
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-4942
AA0002000

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

REVISIONS

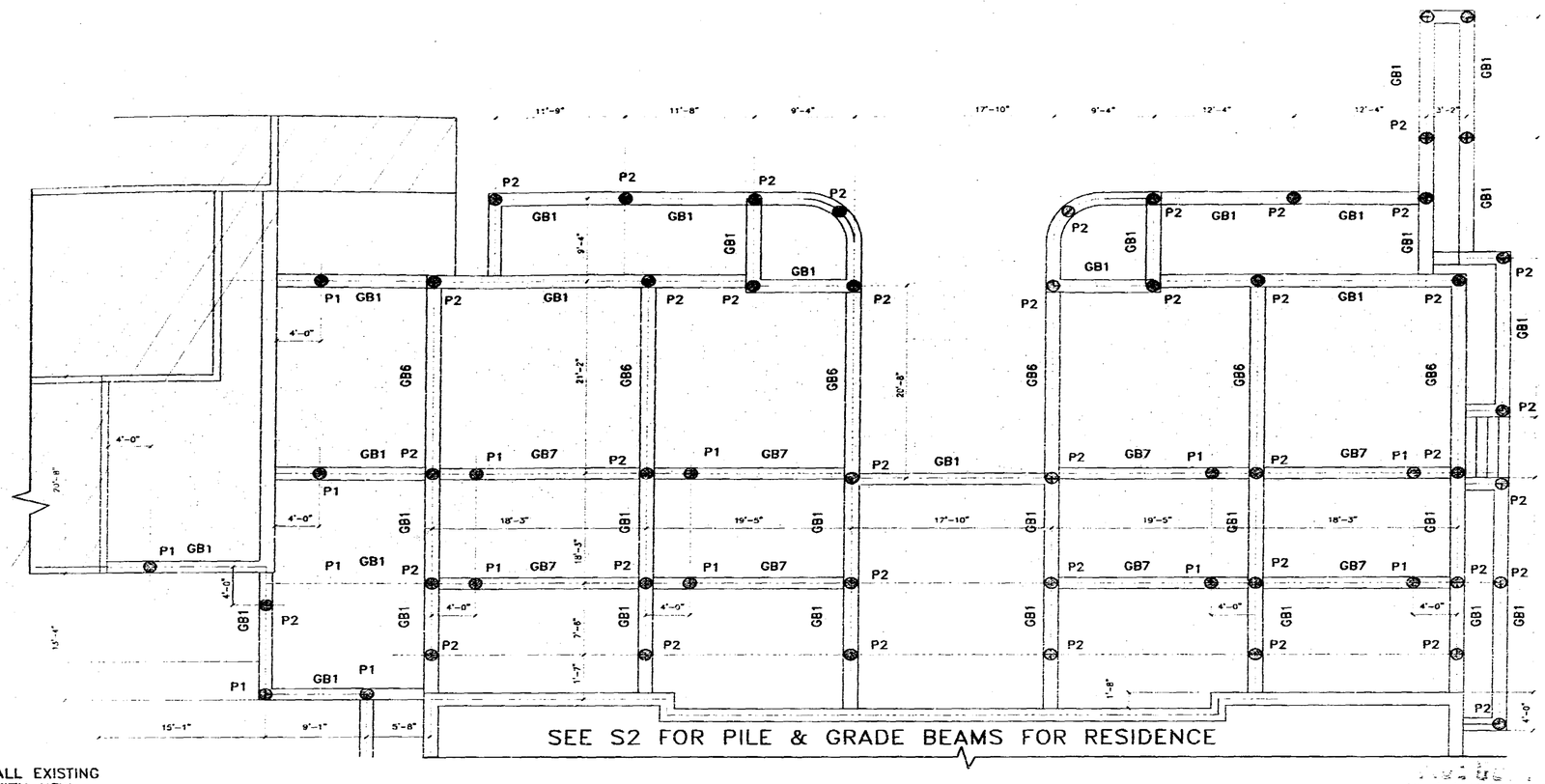
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345

DATE 2-13-01
SHEET S3 OF 8



NOTES

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



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

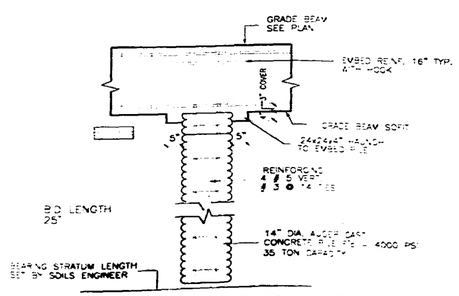
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

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

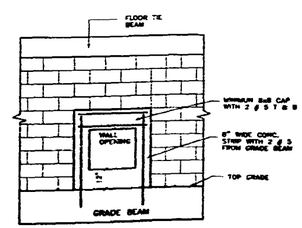
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

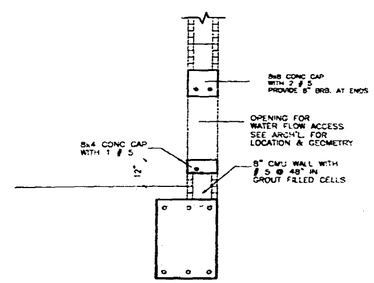
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB6	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"
GB7	14 X 20	3 # 7	3 # 7		# 3 @ 6"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

City of Miami Beach Building Department

1. The licensed Architect or Registered Professional Engineer of record shall submit to the City of Miami Beach Inspector at the time of construction a signed letter stating that the site was observed and the foundation conditions are similar to those upon which the designed is based.
2. Fill supporting such slabs shall be compacted under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for 12" layers, as verified by field density tests specified in Paragraph 2404.4(C).

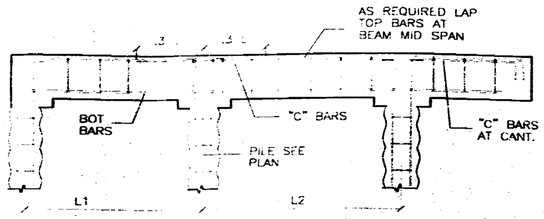
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32966
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P
PLANNERS
ARCHITECTS
PHONE (305) 271-2832 FAX (305) 381-8
AA0000
1320 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA

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

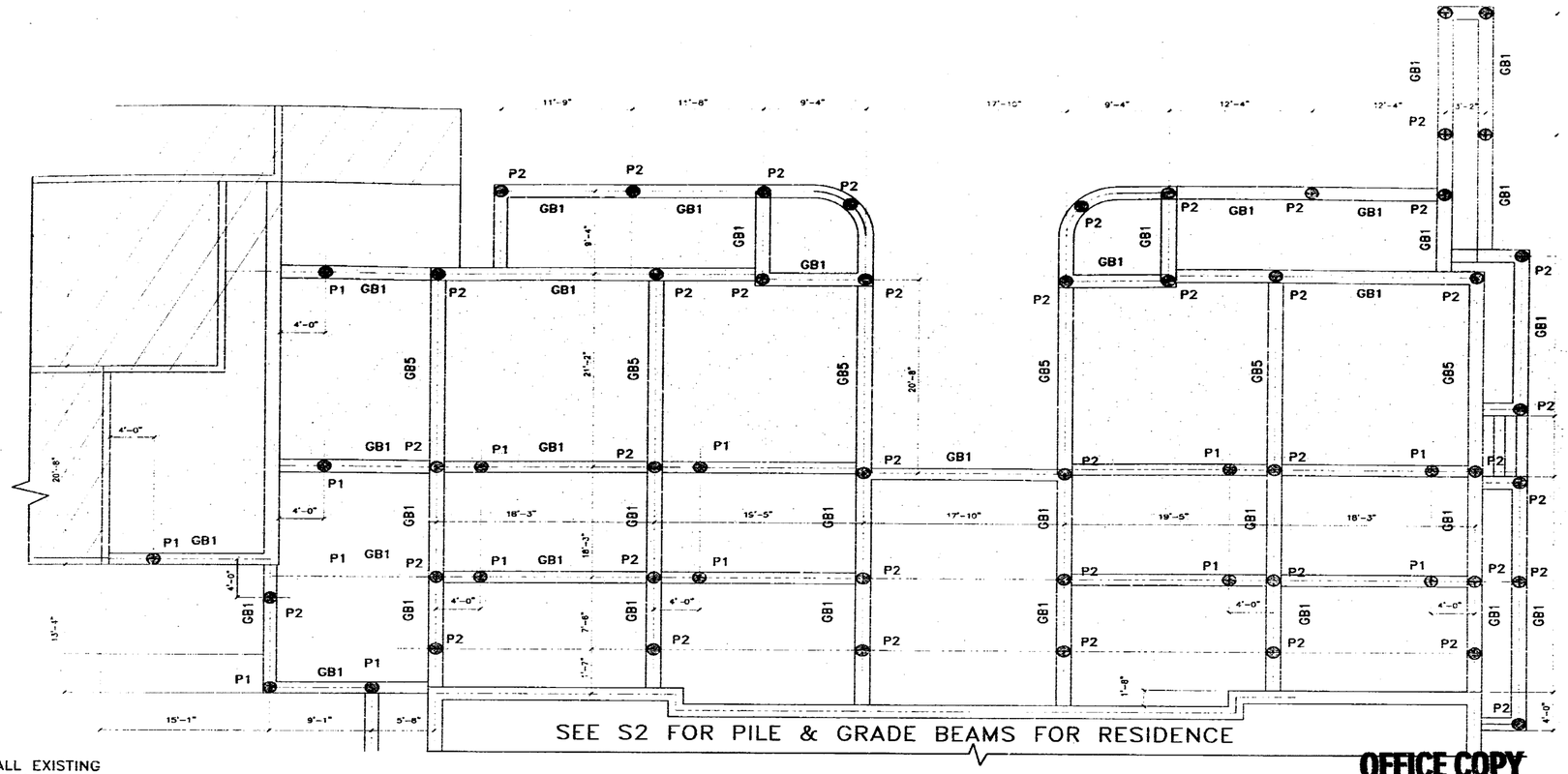
REVISIONS

DATE 2-13-01
SHEET S4
OF 8



NOTES

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



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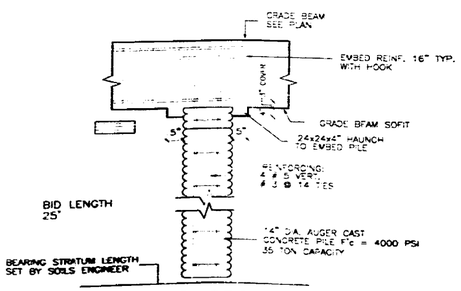
P1: EXISTING 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

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

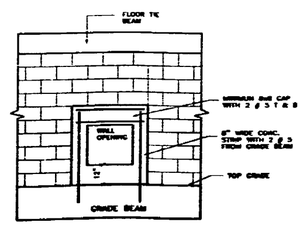
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 8-22-3/2/01
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

REAR DECK GRADE BEAM SCHEDULE

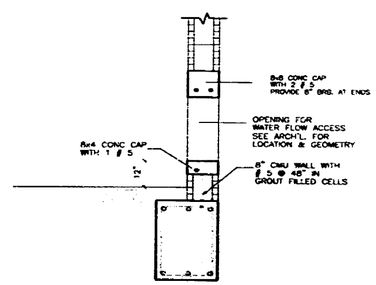
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB5	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

COMBINED ENGINEERING SCIENCES
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1214 SW 12 CT.
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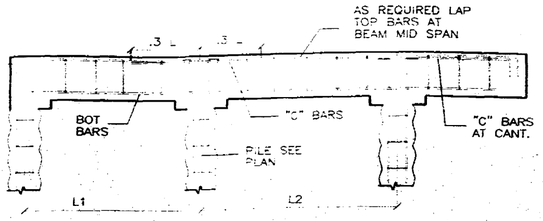
2-27-01

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
5170 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-8545 ARCOM#1

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

REVISIONS

DATE 2-13-01
SHEET S4
OF 8



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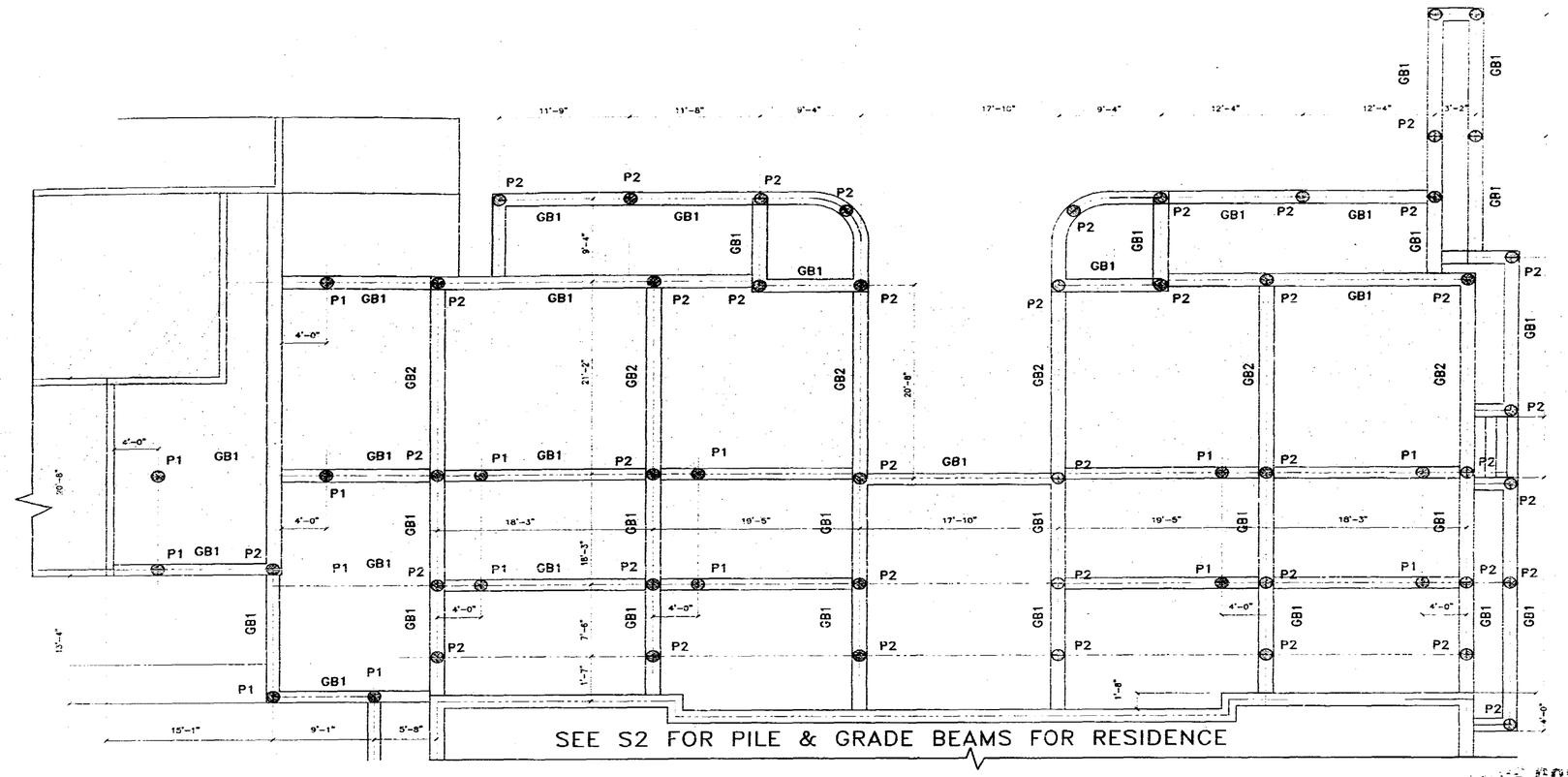
   3" AREA EXPOSED TO EARTH
   2" AREA EXPOSED TO WEATHER



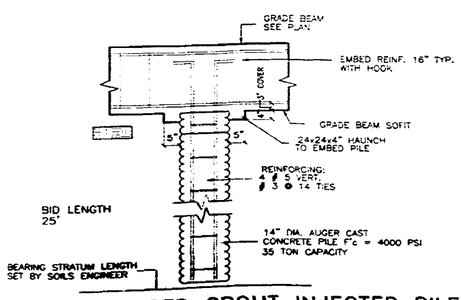
REAR DECK : PILE & GRADE BEAM PLAN
3/16" = 1'-0"

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

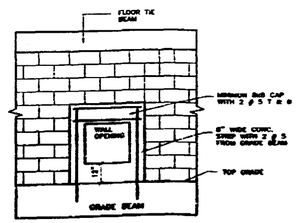
P2: NEW 12" Dia. AUGER CAST PILE WITH 25 TON COMPRESSION CAPACITY

REAR DECK GRADE BEAM SCHEDULE

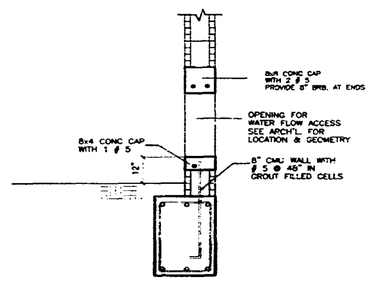
MARK	SIZE B" X H"	REINFORCING BOT	REINFORCING TOP	REINFORCING "C"	STIRRUPS
GB1	14 X 20	3 # 6	3 # 6		# 3 @ 6
GB2	14 X 20	3 # 8	3 # 6	3 # 7	# 3 @ 4"



TYPICAL AUGER GROUT INJECTED PILE



WALL FRAMING FOR OPENINGS



SECTION: OPENING FOR WATER FLOW ACCESS

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ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-1...
ARCOM ...

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

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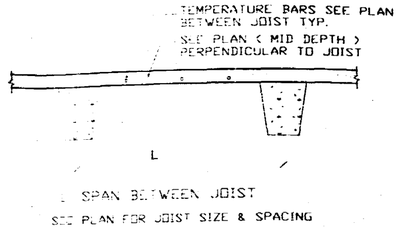
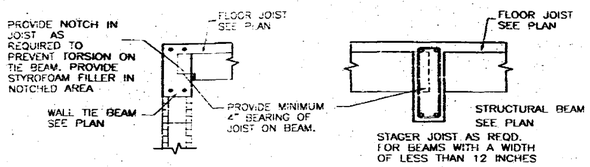
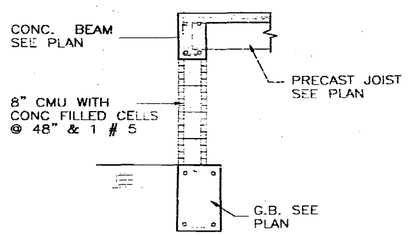
DATE 2-13-01
SHEET S4 OF 8

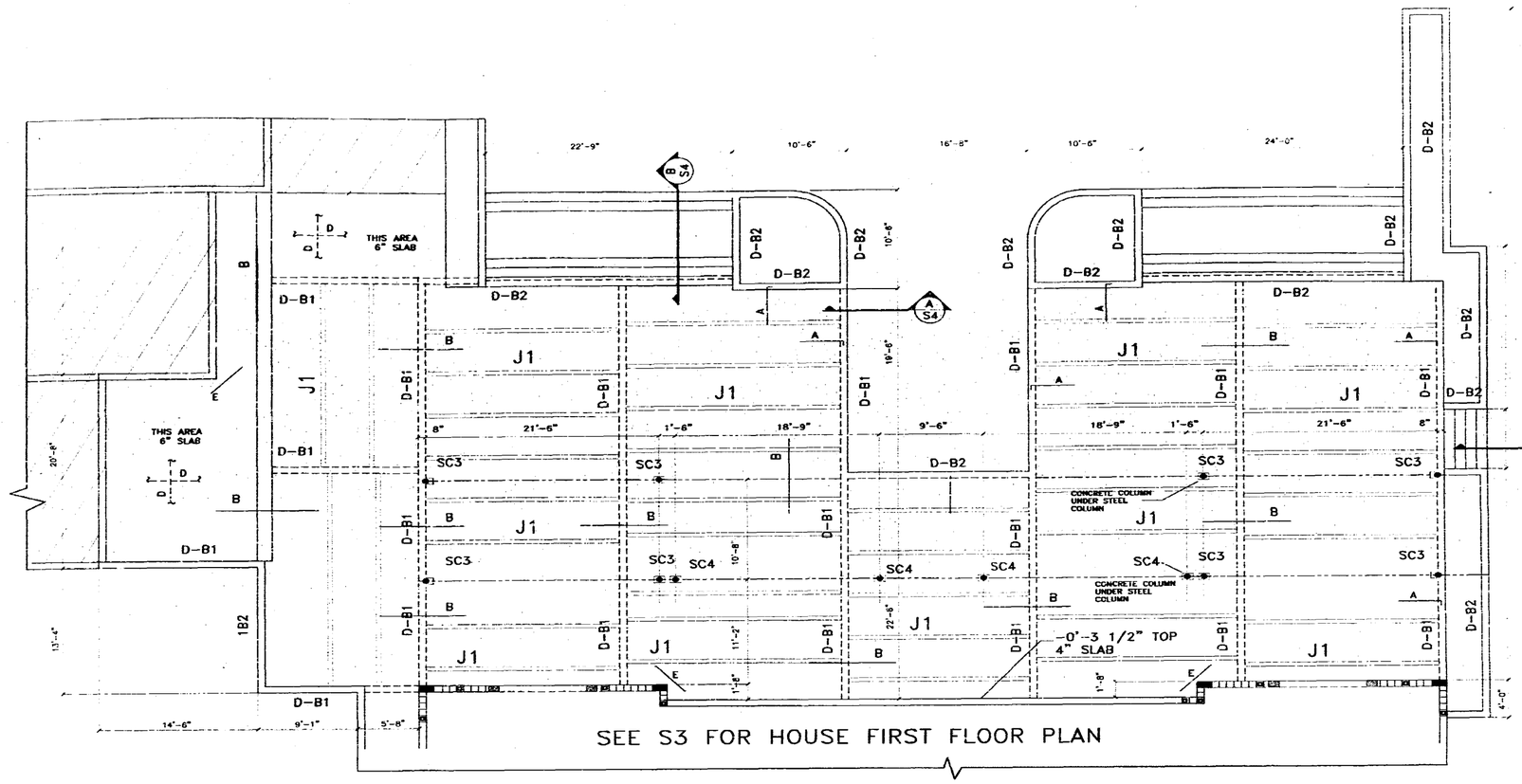


REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

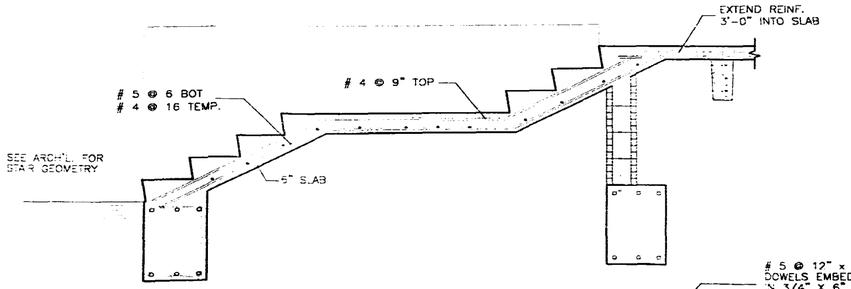


TYPICAL BEARING FOR PRECAST CONCRETE JOIST

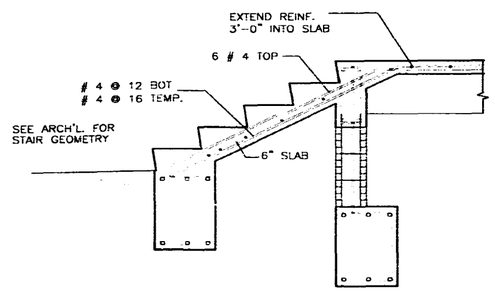




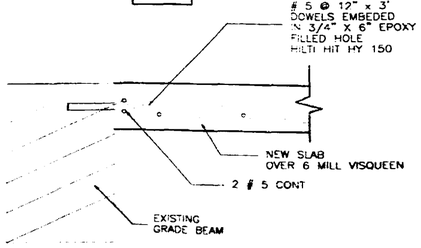
REAR DECK FRAMING PLAN
3/16" = 1'-0"



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



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



CONNECTION: NEW SLAB TO EXISTING GRADE BEAM

CONCRETE JOIST SCHEDULE

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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ISSUANCE THE FOLLOWING:
BUILDING:
ZONING: 2/21/01
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS: 3/2/01
STRUCTURAL:
ACCESSIBILITY:

The following shop drawings are not part of this permit. Must provide shop drawings under separate permit first
- Bar Joist
- Ext. Doors
- Glass Block
- Hand Rail
- Handicap Structure
- Over Head Doors
- Pool
- Precast Members
- Shutters
- Skylights
- Steel Stair
- Structural Steel
- Trusses
- Windows
- Other

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

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

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345
2-29-01

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
523 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-8
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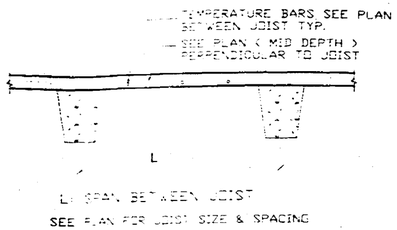
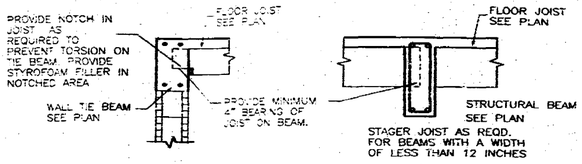
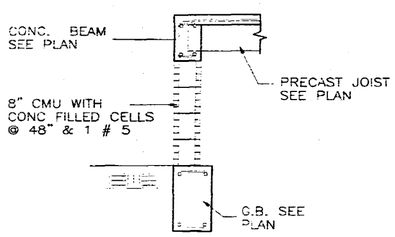
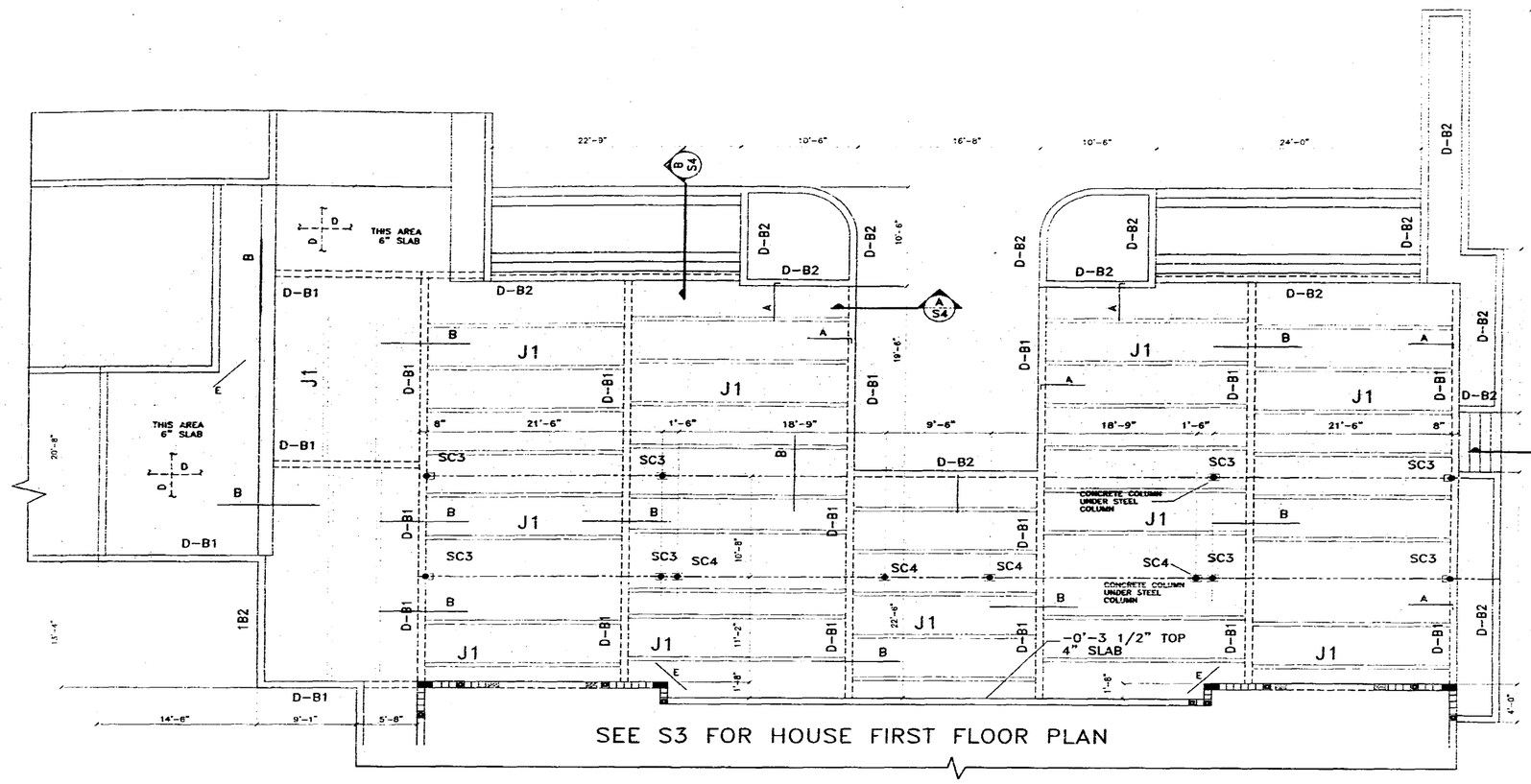


REINFORCING PLACING DIAGRAM FOR SLAB JOIST SYSTEM

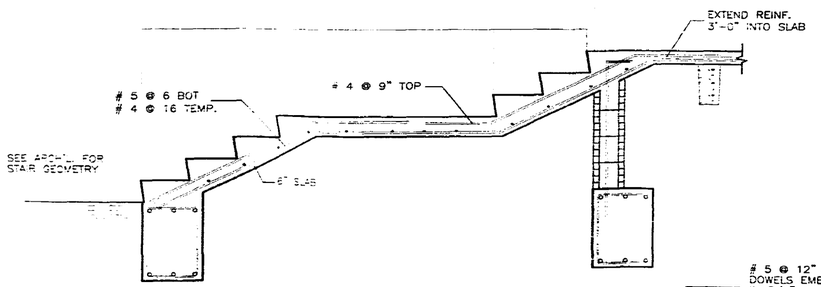


TYPICAL BEARING FOR PRECAST CONCRETE JOIST

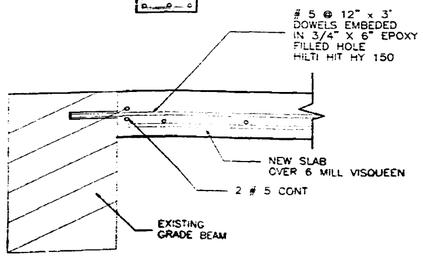




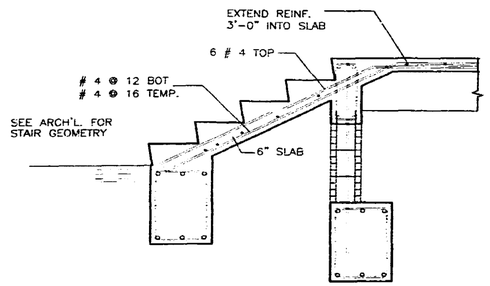
REAR DECK FRAMING PLAN
3/16" = 1'-0"



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



CONNECTION: NEW SLAB TO EXISTING GRADE BEAM



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

CONCRETE JOIST SCHEDULE

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

SLAB REINFORCING SCHEDULE

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

CONCRETE BEAM SCHEDULE

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

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ZONING
PLANNING
HISTORICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL

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CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL 33135
(305) 856-6345

ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
530 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 361-8545
AACOR0857

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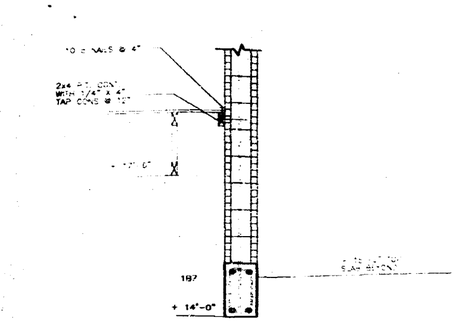
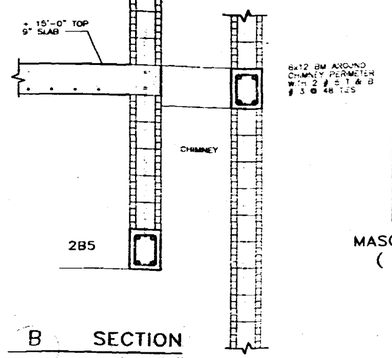
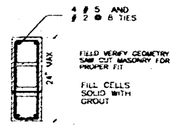


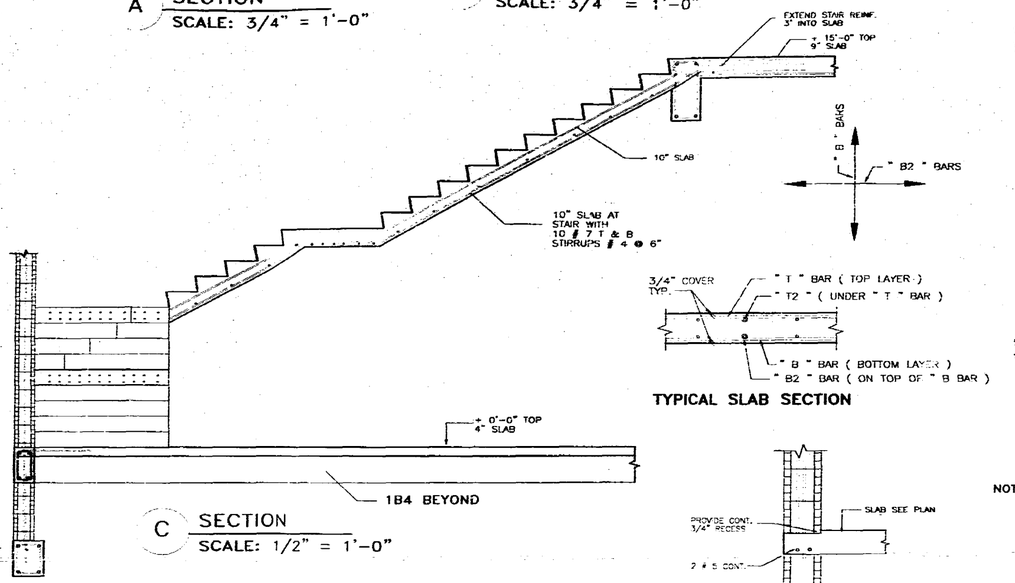
A SECTION
SCALE: 3/4" = 1'-0"



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

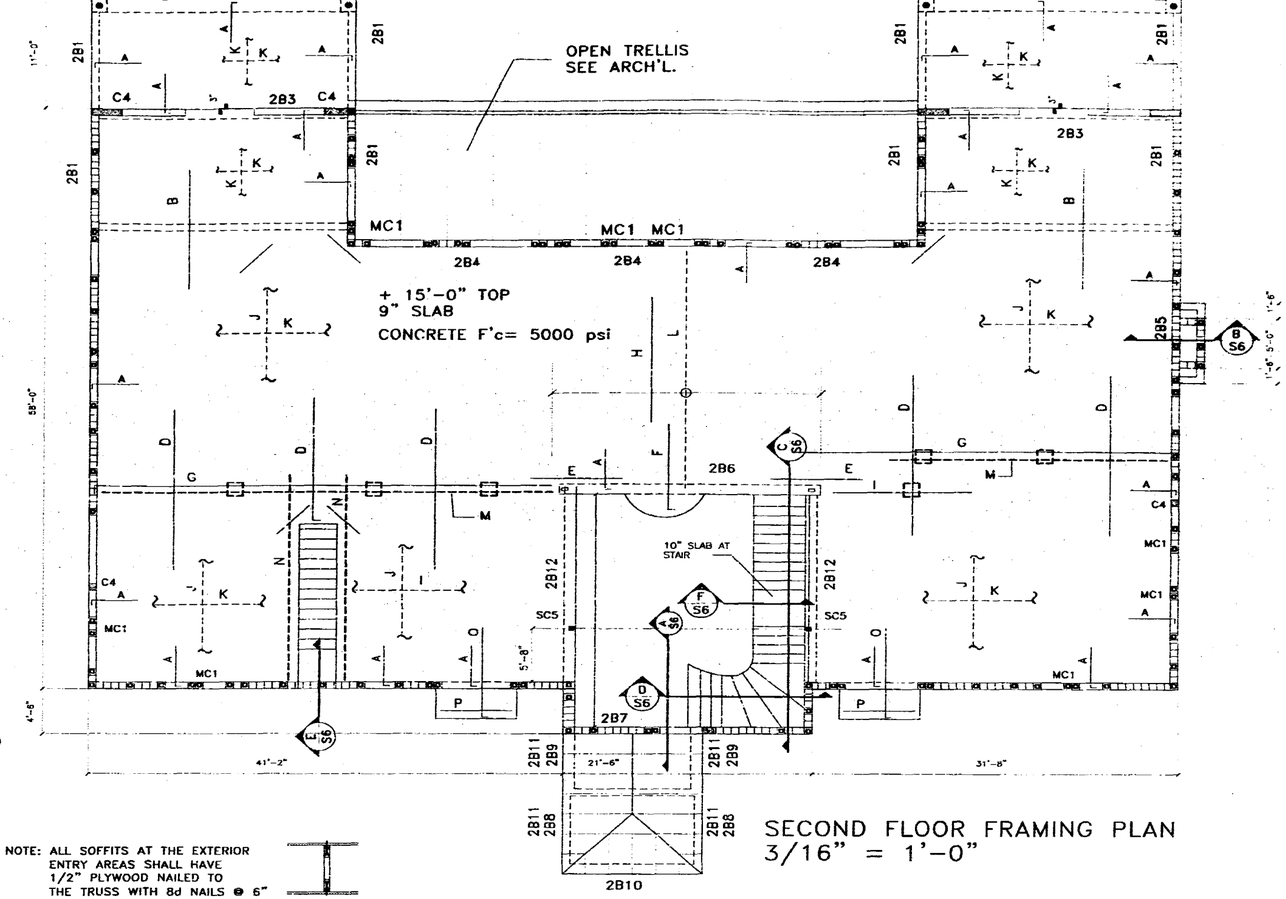


MASONRY COLUMN
(MC1)

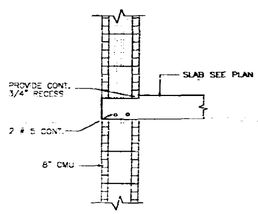


TYPICAL SLAB SECTION

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

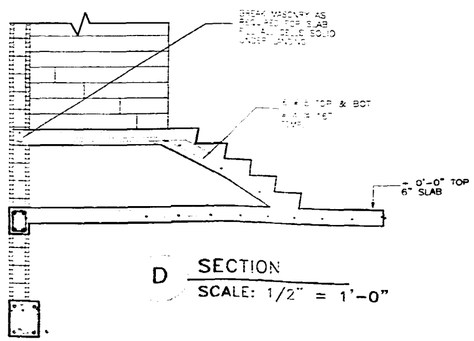


SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"

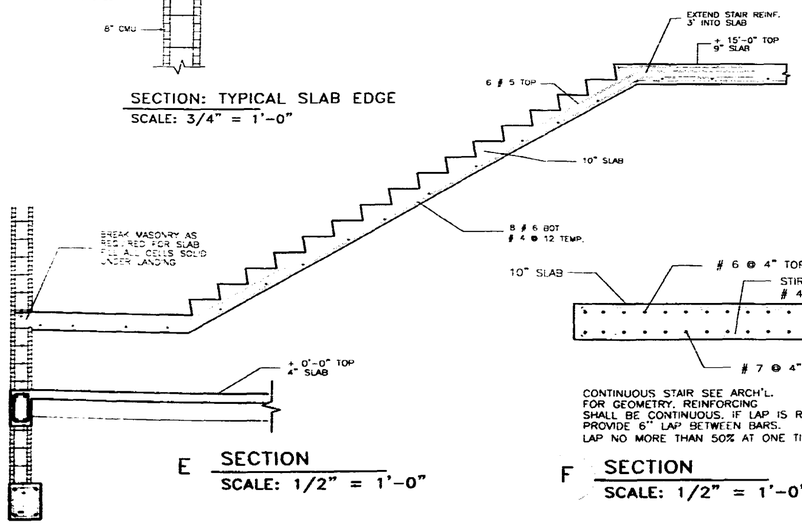


SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"

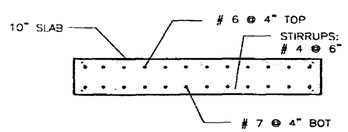
NOTE: ALL SOFFITS AT THE EXTERIOR ENTRY AREAS SHALL HAVE 1/2" PLYWOOD NAILED TO THE TRUSS WITH 8d NAILS @ 6"



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



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



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

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

SLAB REINFORCING SCHEDULE

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

CONCRETE MASONRY WALL NOTES

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

POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
2B1	8 X 24	15'-0"	2 # 6	2 # 6	# 3 @ 6
2B2	16 X 20	14'-7"	2 # 8	2 # 6	# 3 @ 6
2B3	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B4	8 X 24	15'-0"	2 # 7	2 # 6	# 3 @ 6
2B5	8 X 12	15'-0"	2 # 5	2 # 5	# 3 @ 5
2B6	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B7	8 X 16	15'-4"	2 # 6	2 # 5	# 3 @ 5
2B8	8 X 12	17'-6"	2 # 5	2 # 5	# 3 @ 48
2B9	12 X 12	17'-6"	3 #5	3 #5	# 3 @ 48
2B10	12 X 40	17'-6"	3 # 6	3 # 6	# 3 @ 12
2B11	8 X 12	12'-6"	2 # 5	2 # 5	# 3 @ 48
2B12	12 X 16	15'-0"	4 # 6	4 # 6	# 3 @ 5

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

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
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520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
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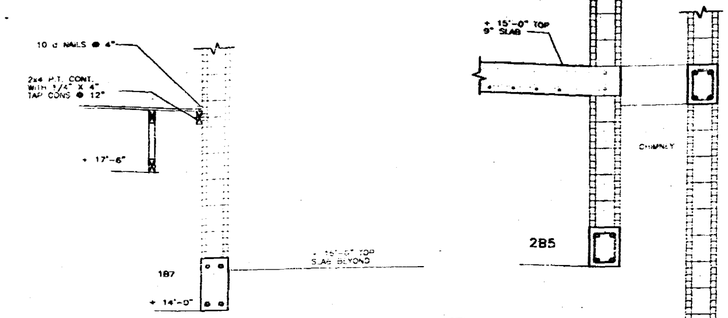
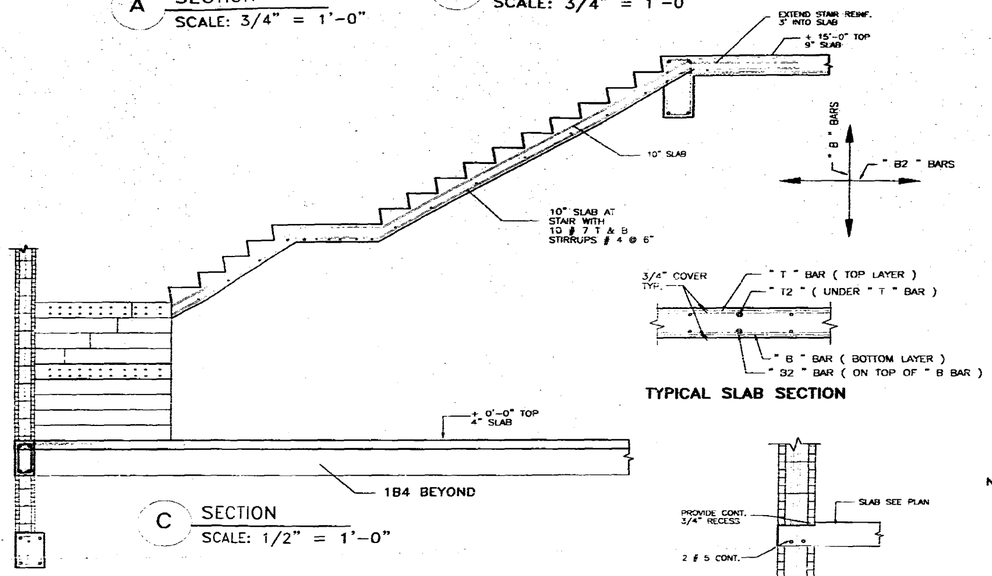


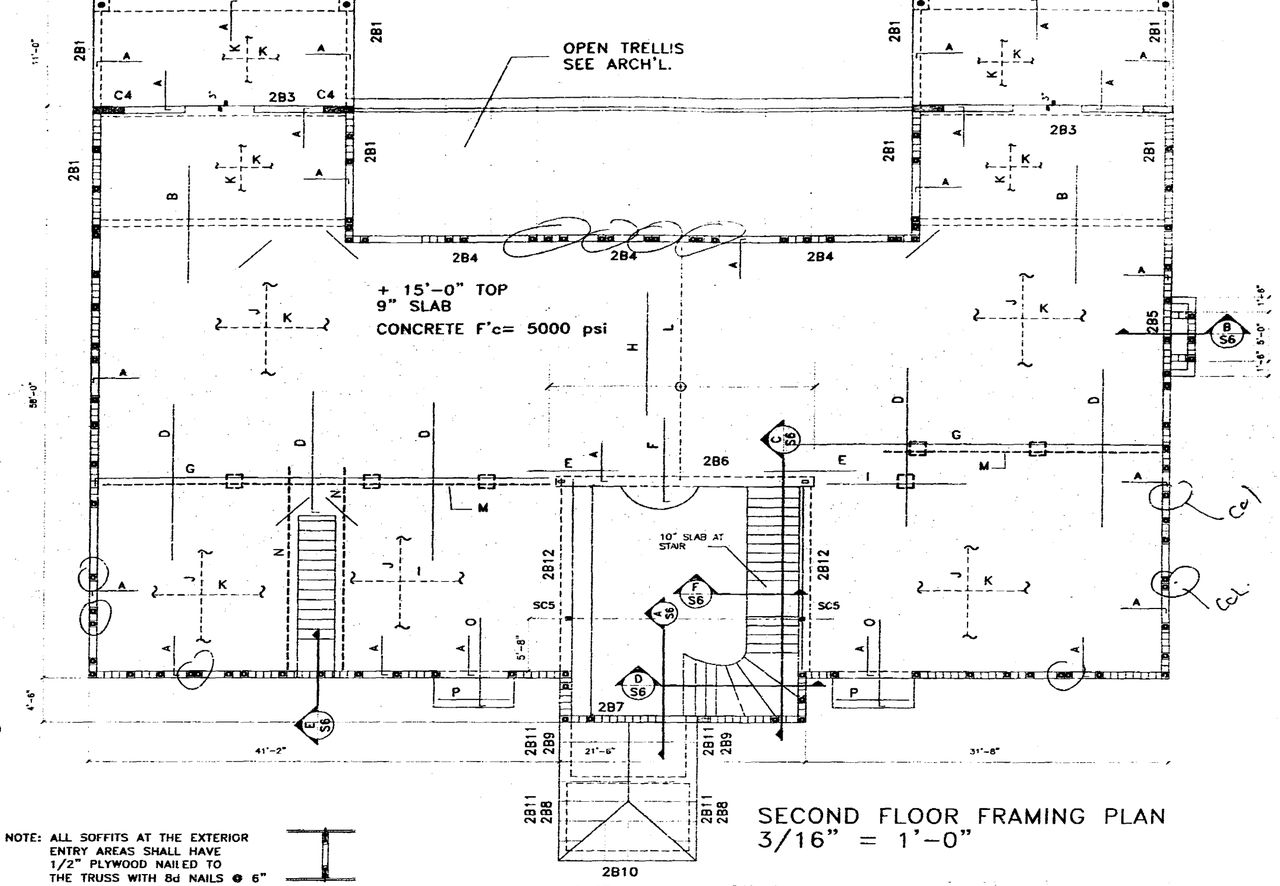
A SECTION
SCALE: 3/4" = 1'-0"

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

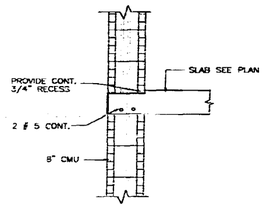


TYPICAL SLAB SECTION

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



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



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

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

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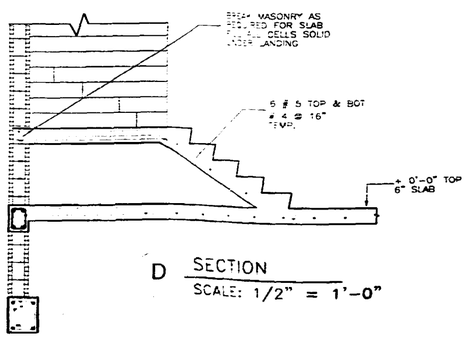
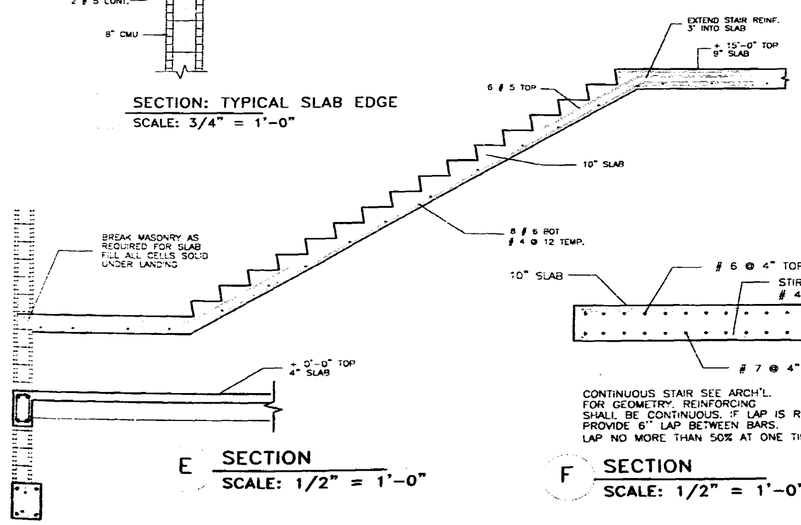
H	# 5 @ 12" X 8'	TOP
I	6 # 5 @ 6" X 12'	BOT
J	# 6 @ 12"	BOT
K	# 5 @ 12"	BOT
L	# 6 @ 6"	BOT
M	ADD'L. 10 # 5 @ 6"	BOT
N	ADD'L. 3 @ 5 @ 4"	BOT
O	# 4 @ 12" X 8'	TOP
P	# 4 @ 16"	TOP

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING STIRRUPS BOT	TOP	STIRRUPS
2B1	8 X 24	15'-0"	2 # 6	2 # 6	# 3 @ 6
2B2	16 X 20	14'-7"	2 # 8	2 # 6	# 3 @ 6
2B3	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B4	8 X 24	15'-0"	2 # 7	2 # 6	# 3 @ 6
2B5	8 X 12	15'-0"	2 # 5	2 # 5	# 3 @ 5
2B6	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B7	8 X 16	15'-4"	2 # 6	2 # 5	# 3 @ 5
2B8	8 X 12	17'-6"	2 # 5	2 # 5	# 3 @ 48
2B9	12 X 12	17'-6"	3 #5	3 #5	# 3 @ 48
2B10	12 X 40	17'-6"	3 # 6	3 # 6	# 3 @ 12
2B11	8 X 12	12'-6"	2 # 5	2 # 5	# 3 @ 48
2B12	12 X 16	15'-0"	4 # 6	4 # 6	# 3 @ 5



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



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

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

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

CONCRETE MASONRY WALL NOTES

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

POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
3. TOP ELEVATION OF BEAMS WITH HEIGHTS SHOWN IN SECT. W/ SET 1" BELOW THE RECESS FROM THE ELEVATION SPECIFIED

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CITY OF MIAMI BEACH
FOR PERMIT BY
FOLLOWING:
3/12/01

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

3-29-01

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
500 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-6
AA0000

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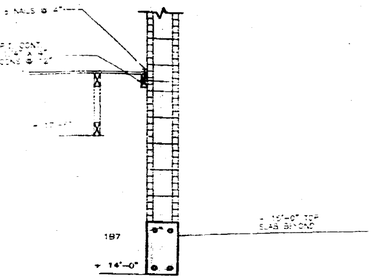
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

DATE 2-13-01
SHEET S6
OF 8



A SECTION
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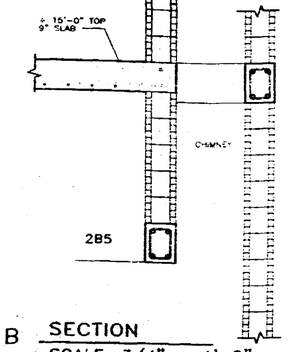
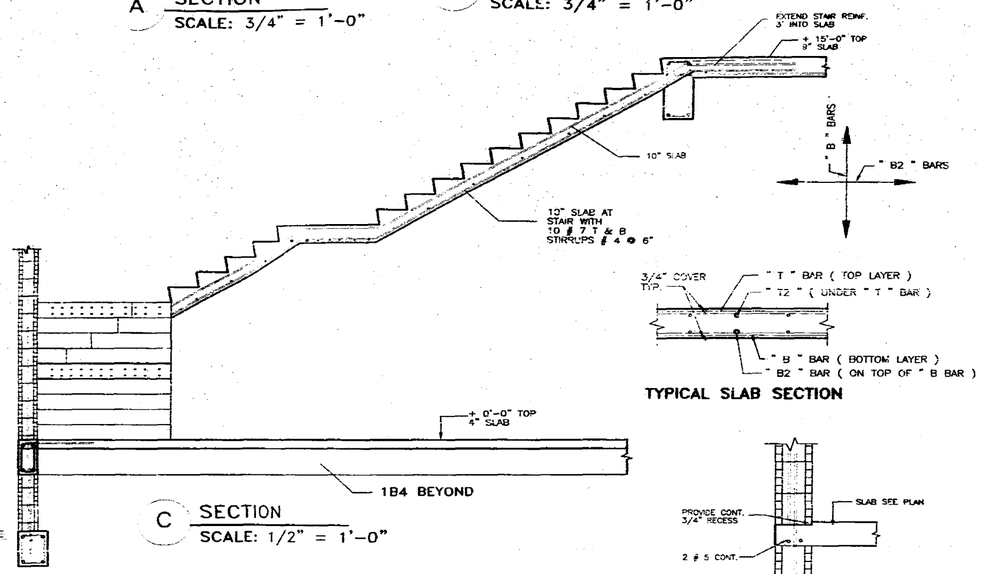
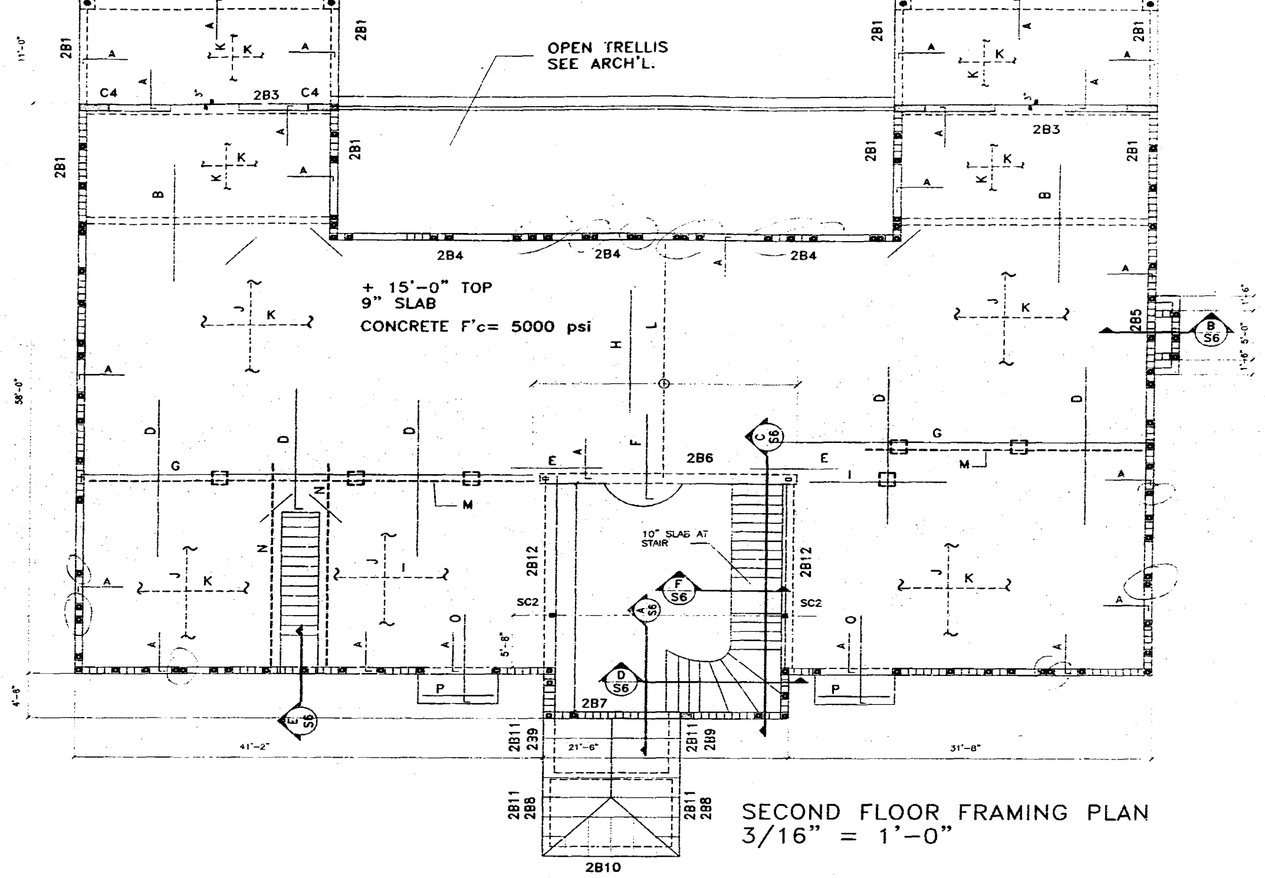


B SECTION
SCALE: 3/4" = 1'-0"

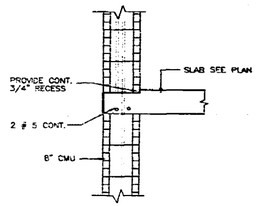


C SECTION
SCALE: 1/2" = 1'-0"

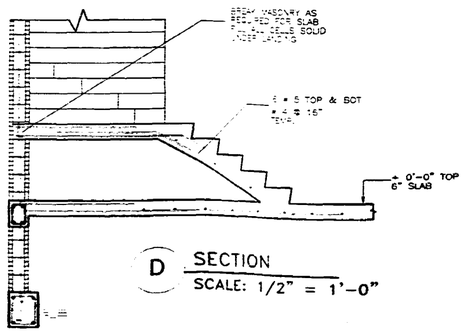
TYPICAL SLAB SECTION



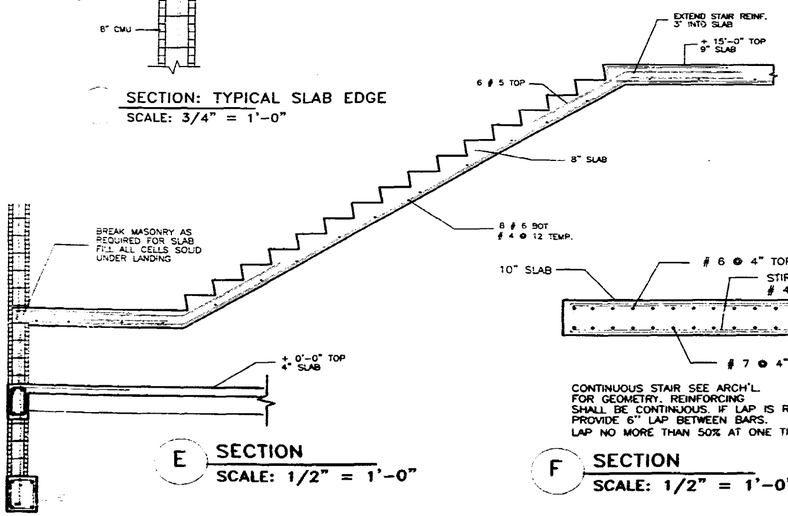
SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"



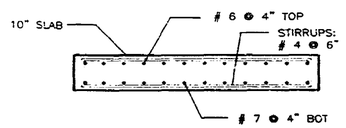
SECTION: TYPICAL SLAB EDGE
SCALE: 3/4" = 1'-0"



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



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



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

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

SLAB REINFORCING SCHEDULE

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

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 40" & 1 # 6. F'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
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MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'

POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
2B1	8 X 24	15'-0"	2 # 6	2 # 6	# 3 @ 6
2B2	16 X 20	14'-7"	2 # 8	2 # 6	# 3 @ 6
2B3	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B4	8 X 24	15'-0"	2 # 7	2 # 6	# 3 @ 6
2B5	6 X 12	15'-0"	2 # 5	2 # 5	# 3 @ 5
2B6	12 X 24	15'-0"	3 # 9	3 # 6	# 3 @ 6
2B7	8 X 16	15'-4"	2 # 6	2 # 5	# 3 @ 5
2B8	8 X 12	17'-6"	2 # 5	2 # 5	# 3 @ 48
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2B11	8 X 12	12'-6"	2 # 5	2 # 5	# 3 @ 48
2B12	12 X 16	15'-0"	4 # 6	4 # 6	# 3 @ 5

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

FOR CITY OF MIAMI BEACH
REVIEW FOR PERMIT ONLY
THE FOLLOWING:
GENERAL
STRUCTURAL
MECHANICAL
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FIRE PREVENTION
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CARLOS ENSENAT, PE 32566
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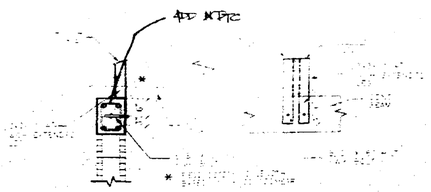
SHEET S6 OF 8

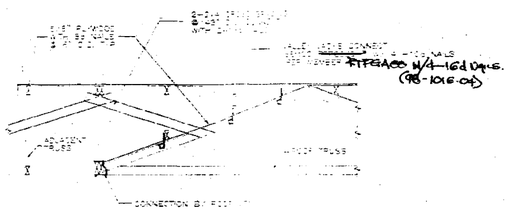
PLYWOOD NAILING PLAN



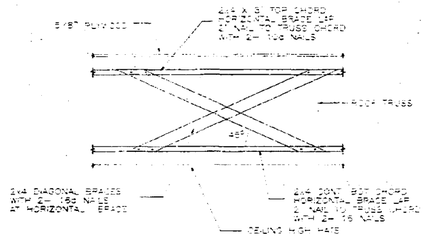
SECTION OF ROOF TRUSS ANCHOR STRAP

ELEVATION OF ROOF TRUSS ANCHOR STRAP

TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30'

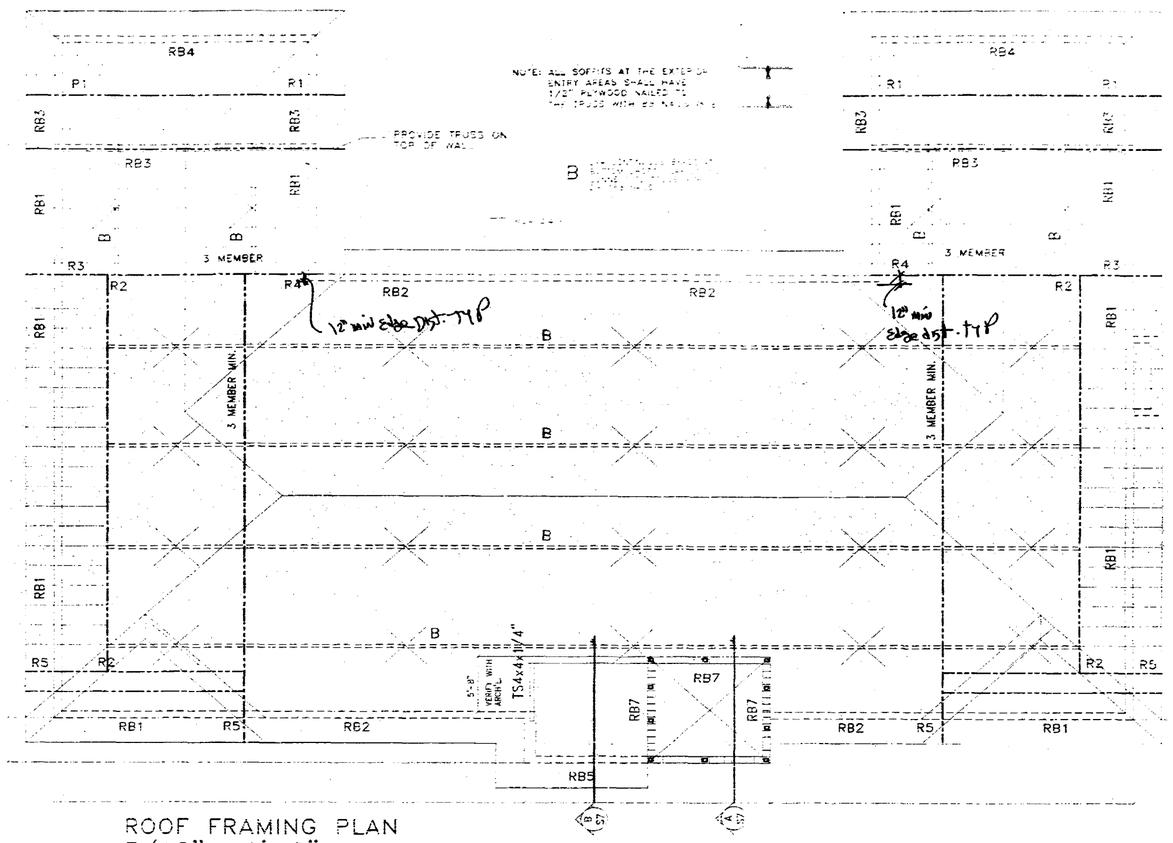


GIRDER TRUSS TO TRUSS CONNECTION

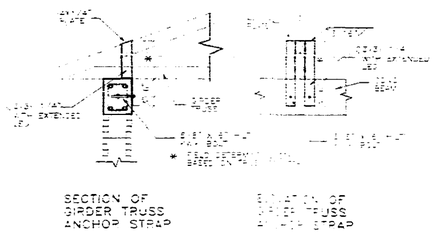


DIAGONAL BRACING ALONG BUILDING DEPTH

NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



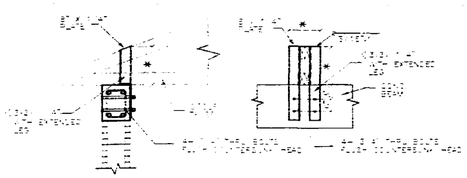
ROOF FRAMING PLAN
3/16"= 1'-0"



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 1



SECTION OF GIRDER TRUSS ANCHOR STRAP

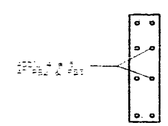
ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 x 12	24'-0"	2 # 5	2 # 5	# 3 @ 48
RB2	8 x 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 x 43	26'-0"	2 # 7	2 # 5	# 3 @ 12
* RB4	8 x 16	25'-9"	2 # 5	2 # 5	# 3 @ 8
RB5	8 x 12	24'-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 x 16		2 # 5	2 # 5	# 3 @ 8

NOTES:
1. FIELD VERIFY BEAM DEPTH WITH ROOF & WINDOW SCHEDULE
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARCHITECTURAL FINISH (SEE ARCH. FOR DETAILS)



BUILDING ROOF WIND PRESSURES

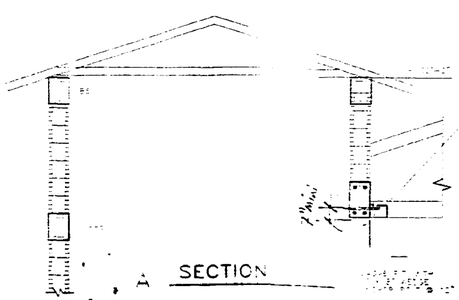
ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	41 PSF
ZONE 2	78 PSF	71 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

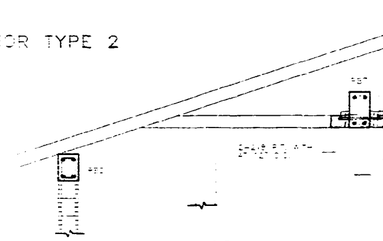
GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	[illegible]	[illegible]	[illegible]
R2	[illegible]	[illegible]	[illegible]
R3	[illegible]	[illegible]	[illegible]
R4	[illegible]	[illegible]	[illegible]
R5	[illegible]	[illegible]	[illegible]

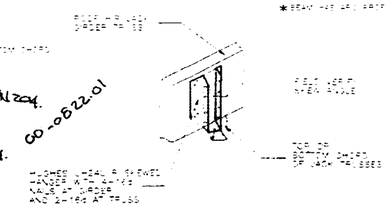
ALL REFER TO GIRDER CONNECTIONS BY TRUSS MFG



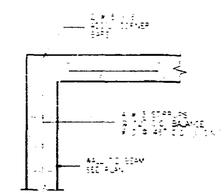
A SECTION



B SECTION



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

ROBERT WADI AND ASSOCIATES, ARCHITECTS PLANNERS

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

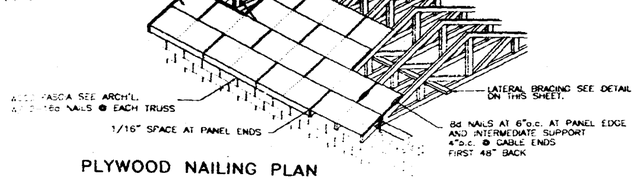
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

REVISIONS

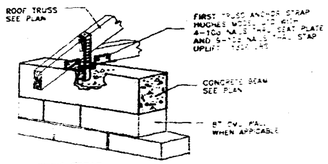
DATE

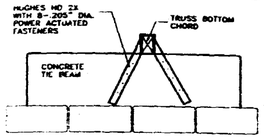
SHEET S7 of 4

BE RESPONSIBLE FOR INSURING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



PLYWOOD NAILING PLAN

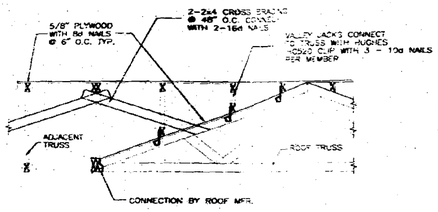




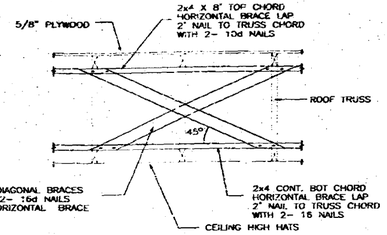
ROOF TRUSS CONNECTION

SECOND STRAP

TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30' (2 STRAPS)

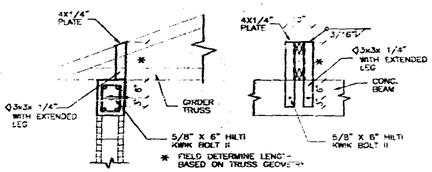


GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

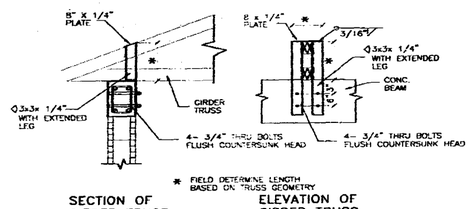
NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 1

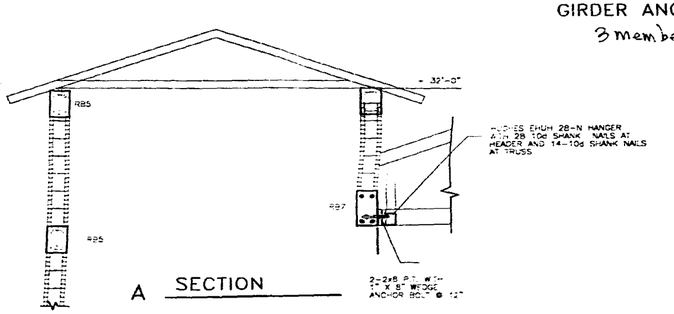


SECTION OF GIRDER TRUSS ANCHOR STRAP

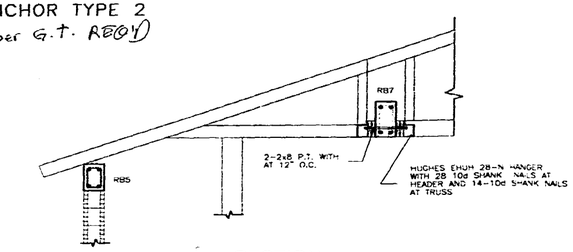
ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2

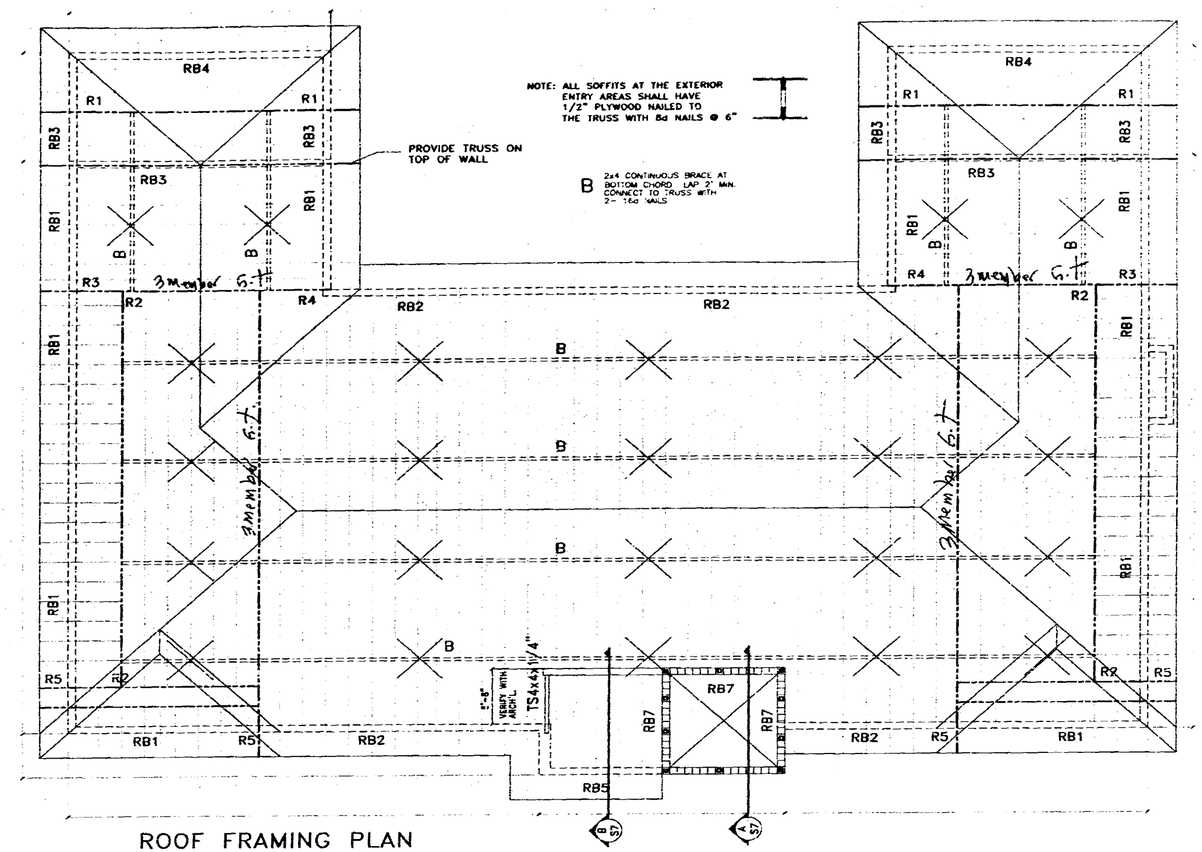
3 member G.T. REQ'D



A SECTION



B SECTION



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

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
RB3	8 X 43	26'-9"	2 # 7	2 # 5	# 3 @ 12
*RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
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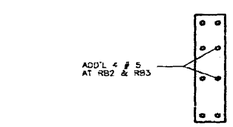
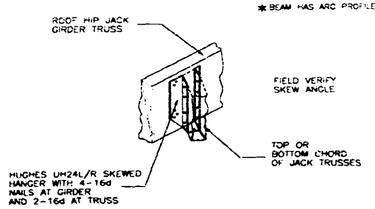
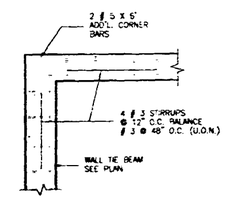
NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE. SEE ARCH'L. FOR GEOMETRY





CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	3.0 K	TYPE 1
R2	4.1 K	4.0 K	BY TRUSS MANUF.
R3	9.0 K	10.0 K	TYPE 2
R4	11.5 K	12.0 K	TYPE 2
R5	9.2 K	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

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

1-14-01

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI FLORIDA
PHONE (305) 371-2835 FAX (305) 381-1

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

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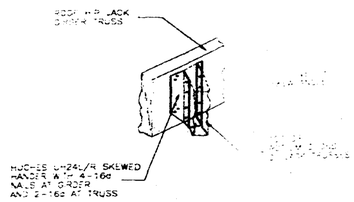
SHEET S7 OF 4



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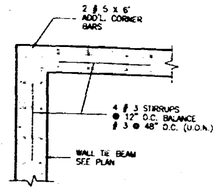

CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

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ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
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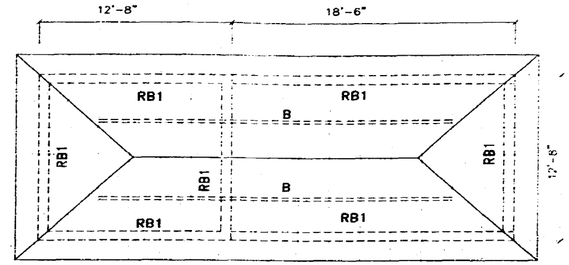
ROOF L.L. 30 PSF

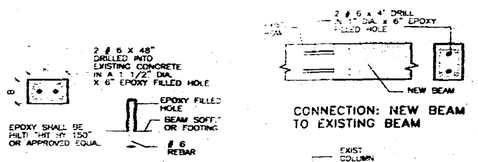
CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	8'-2"	EXISTING BEAM		

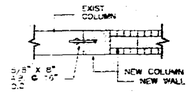


ROOF FRAMING PLAN
1/4" = 1'-0"

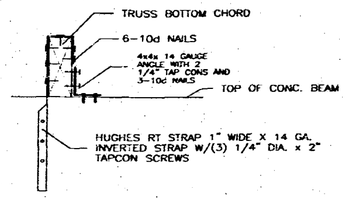
B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2' MIN. CONNECT TO TRUSS WITH 2- 16d NAILS



CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.

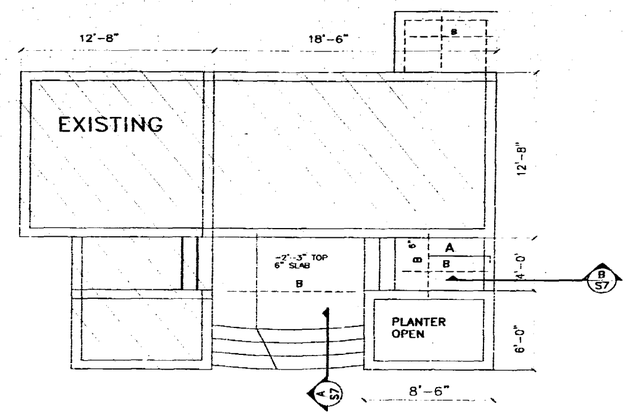


CONNECTION: ROOF TRUSS TO EXISTING WALL

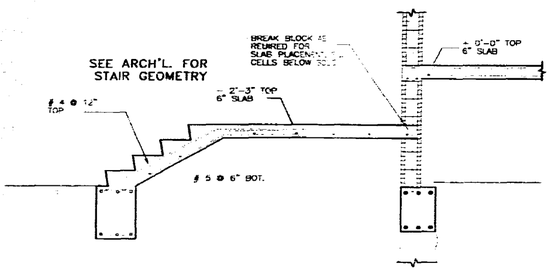
SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" x 4'	TOP
B	# 4 @ 12" CONT.	BOT

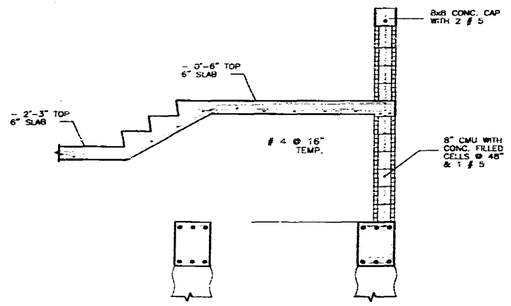
C1 8xB COLUMN WITH 2 # 5 VERT. # 3 @ 8 TIES



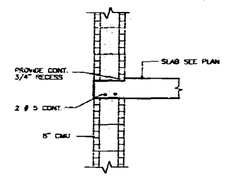
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



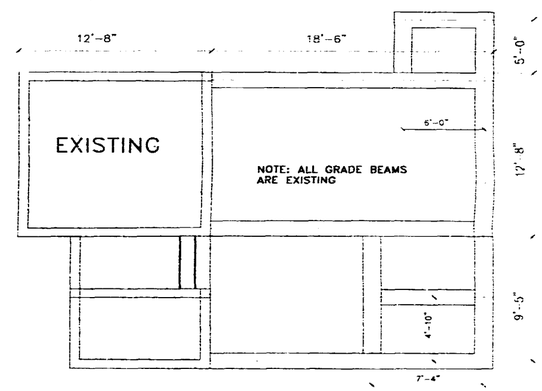
A SECTION
SCALE: 1/2" = 1'-0"



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



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



PILE & GRADE BEAM PLAN
1/4" = 1'-0"

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
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ROBERT WADE AND ASSOCIATES, P.
PLANNERS
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530 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2837 FAX (305) 381-4844
AA0006876

RESIDENCE FOR
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REVISIONS

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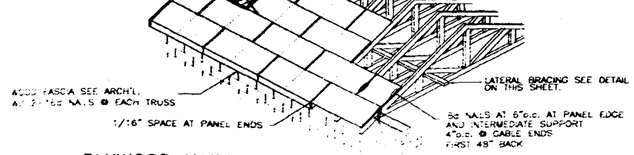
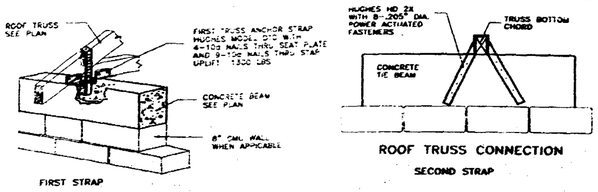
SHEET S8 OF 8

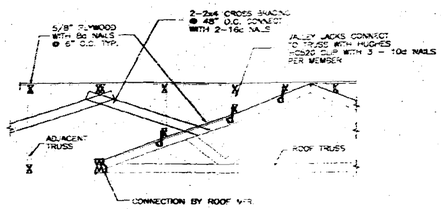
THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY. TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR



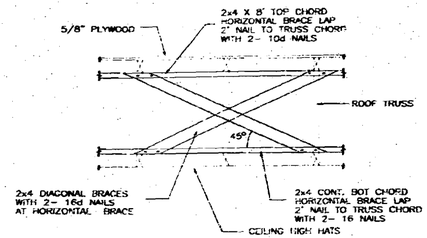
PLYWOOD NAILING PLAN



TYPICAL ROOF TRUSS ANCHORAGE DETAIL FOR TRUSS OVER 30' (2 STRAPS)

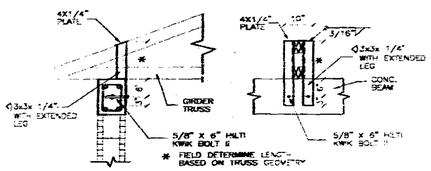


GIRDER TRUSS TO TRUSS CONNECTION



DIAGONAL BRACING ALONG BUILDING DEPTH

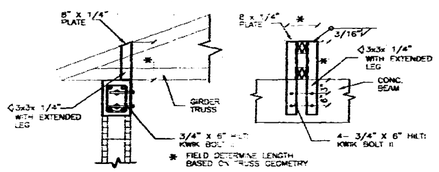
NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION



SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

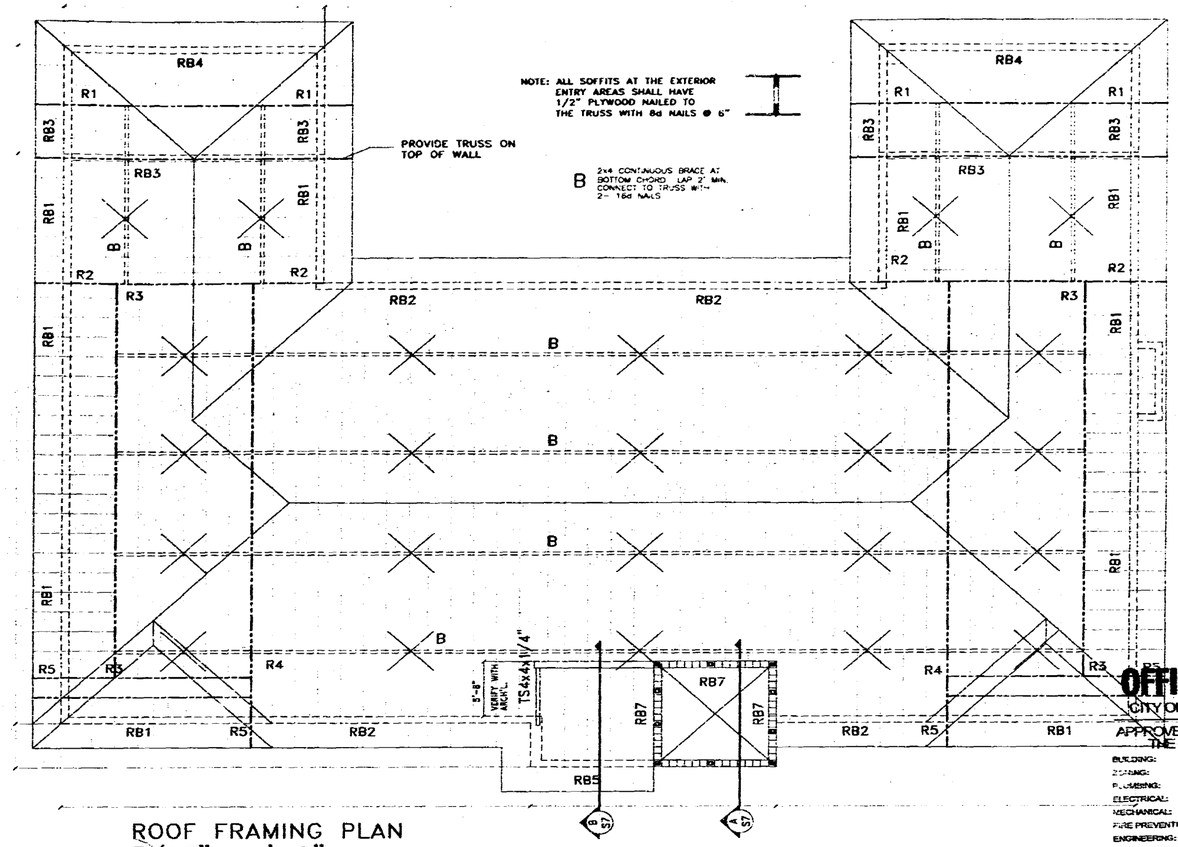
GIRDER ANCHOR TYPE 1



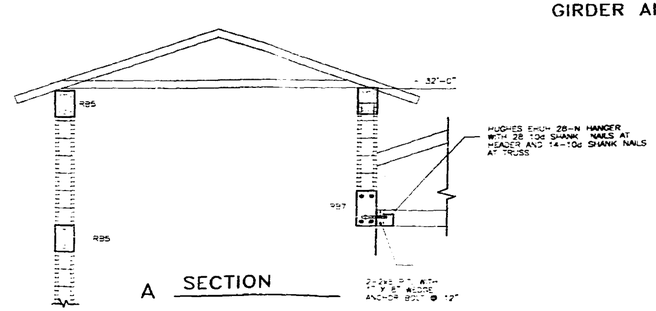
SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

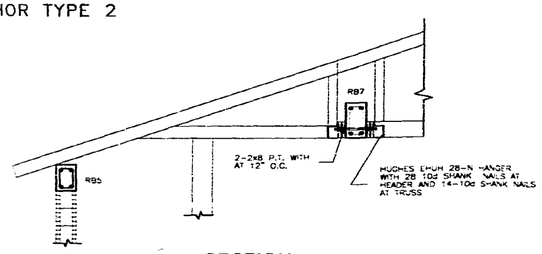
GIRDER ANCHOR TYPE 2



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



A SECTION



B SECTION

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	26'-9"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 34	25'-9"	2 # 7	2 # 5	# 3 @ 12
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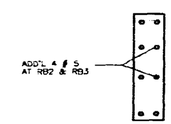
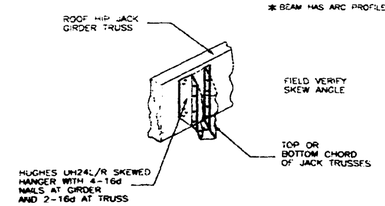
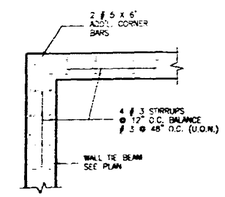
*RB4	8 X 16	26'-9"	2 # 6	2 # 5	# 3 @ 6
RB5	8 X 12	24-9"	2 # 5	2 # 5	# 3 @ 48
RB7	8 X 16		2 # 6	2 # 6	# 3 @ 6



NOTES:
1. FIELD VERIFY BEAM DEPTH WITH DOOR & WINDOW GEOMETRY
2. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS
* BEAM HAS ARC PROFILE. SEE ARCH'L. FOR GEOMETRY



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	47 PSF	40 PSF
ZONE 2	78 PSF	70 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

GIRDER TRUSS REACTIONS

MARK	GRAVITY LOAD	WIND UPLIFT	CONNECTION DEVICE
R1	3.4 K	5.0 K	TYPE 1
R2	R2	4.0 K	
R3	R3	12.0 K	TYPE 2
R4	R4	8.0 K	
R5	R5	8.0 K	TYPE 2

ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 2-23-01
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
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(305) 856-6345

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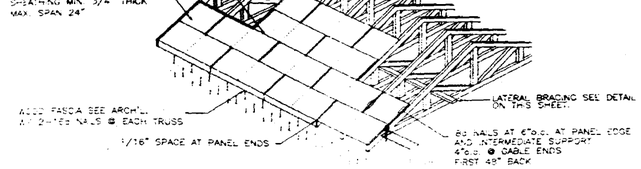
SHEET S7 OF 4

NOTE: FABRICATOR OF ROOF TRUSSES SHALL BE RESPONSIBLE FOR INSURING THAT THE TRUSS LAYOUT IS IN ACCORDANCE WITH THE ROOF GEOMETRY SET BY ARCHITECT SEE ARCH'L. FOR ALL ROOF GEOMETRY TRUSS MFR. SHALL SUBMIT FINAL TRUSS LAYOUT PLAN TO ENGINEER PRIOR TO FABRICATION OF TRUSSES. IF REQUIRED ENGINEER WILL SUBMIT REVISED FRAMING BASED ON TRUSS LAYOUT SET BY TRUSS MFR.



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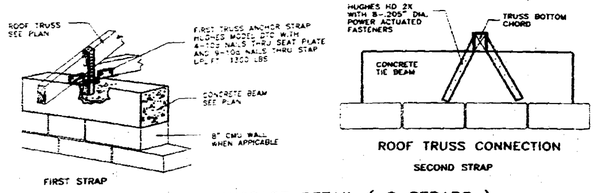
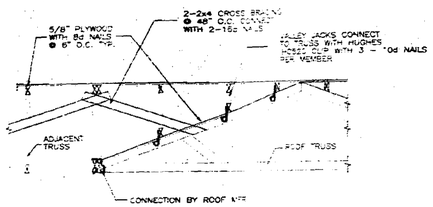
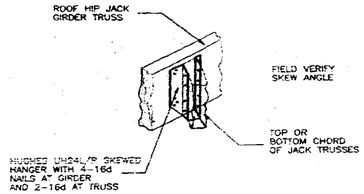


ROOF TRUSS CONNECTION

TYPICAL ROOF TRUSS ANCHORAGE DETAIL (2 STRAPS)



GIRDER TRUSS TO TRUSS CONNECTION



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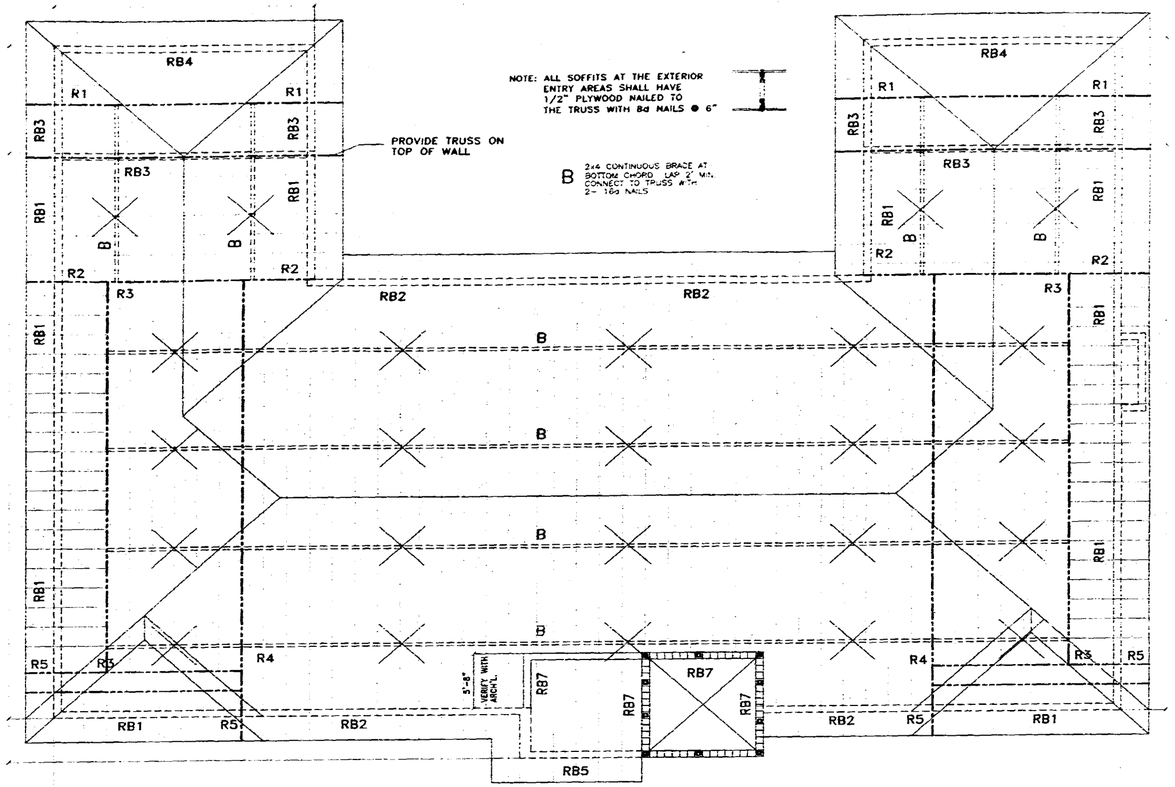

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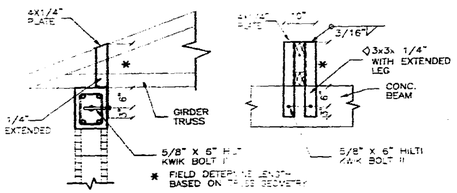

SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

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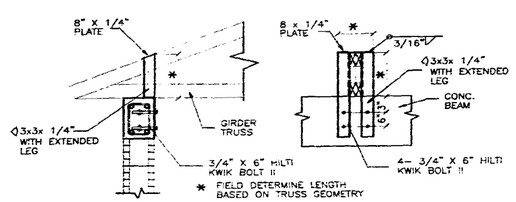
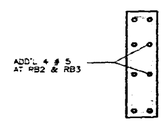


SECTION OF GIRDER TRUSS ANCHOR STRAP

ELEVATION OF GIRDER TRUSS ANCHOR STRAP

GIRDER ANCHOR TYPE 2



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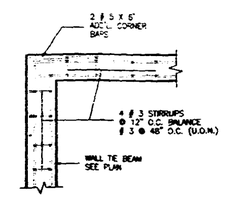
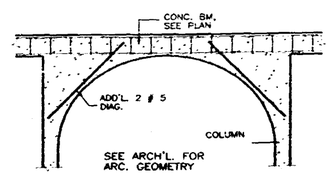
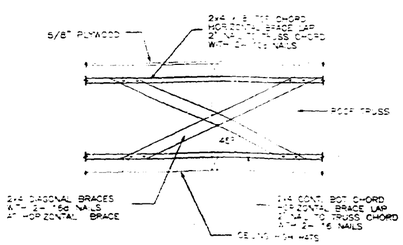
ALL GIRDER TO GIRDER CONNECTIONS BY TRUSS MFR.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS



TYPICAL ARC BEAM REINFORCING



DIAGONAL BRACING ALONG BUILDING DEPTH

NOTES:
1. SPACE DIAGONAL BRACING AT MAX. 20' O.C. ALONG DEPTH OF BUILDING
2. SEE PLAN FOR BRACE LOCATION

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

CITY OF MIAMI BEACH
APPROVED FOR PERMIT AS THE FOLLOWING:

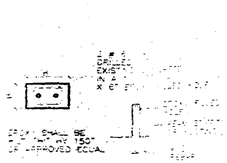
ROBERT WADE AND ASSOCIATES, P.A.
PLANNERS
ARCHITECTS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2632 FAX (305) 381-6
AA0006

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

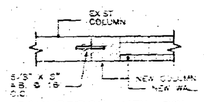
REVISIONS

DATE 2-13-01
SHEET S7 OF 4

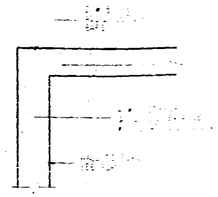
CONNECTION TO HIP JACK TRUSSES



CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

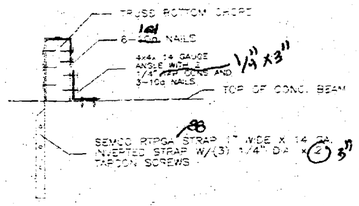
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	[illegible] PSF	[illegible] PSF
ZONE 2	[illegible] PSF	[illegible] PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	[illegible]	[illegible]	EXISTING BEAM		

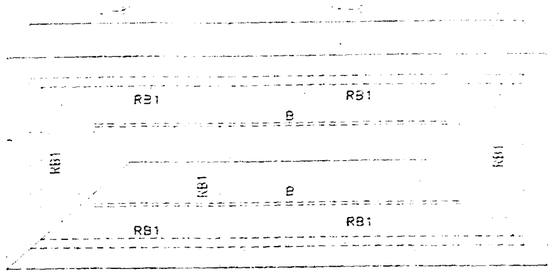


CONNECTION: ROOF TRUSS TO EXISTING WALL

SLAB REINFORCING SCHEDULE

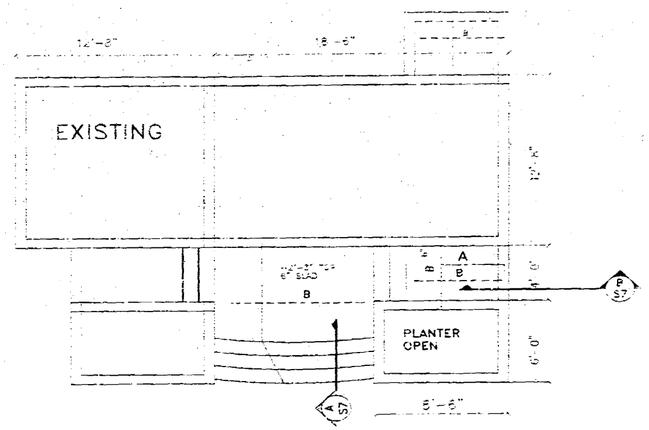
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 16" 12' CONT	BOT

C1 8x8 COLUMN WITH [illegible] VERT. # 3 @ 8" TIES

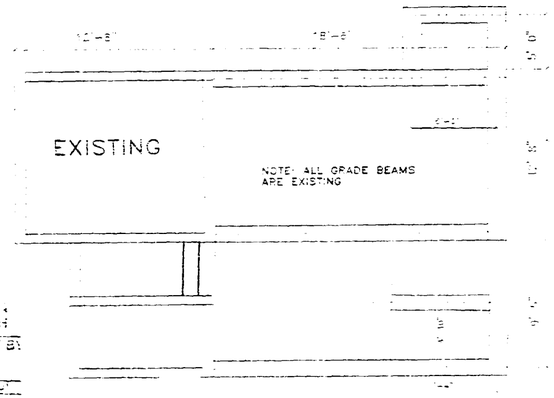


ROOF FRAMING PLAN
1/4" = 1'-0"

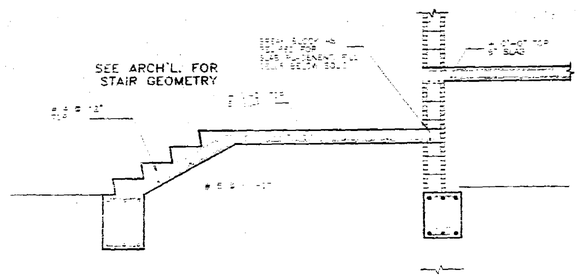
B [illegible]



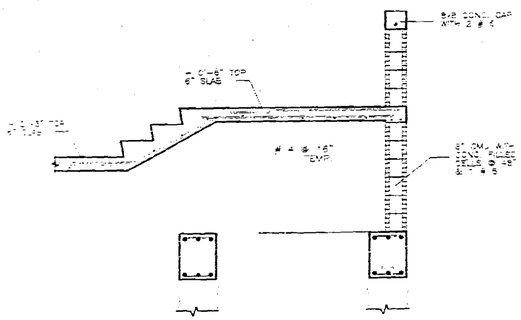
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



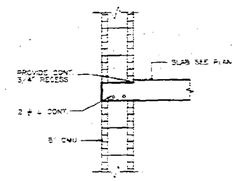
PILE & GRADE BEAM PLAN
1/4" = 1'-0"



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



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



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

ROBERT WADE AND ASSOCIATES, ARCHITECTS PLANNERS

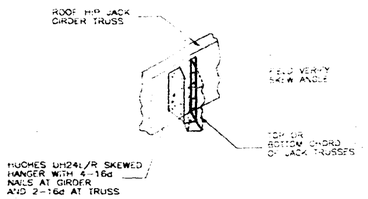
RESIDENCE FOR DOMINION INDUSTRIAL HOLDINGS

REVISIONS

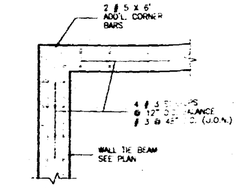
DATE 7-11-01
SHEET S8

COMBINED ENGINEERING SERVICES
CARLOS ENRIQUE [illegible]
[illegible]
[illegible]
[illegible]

3-22-01



CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER



CORNER REINFORCING DETAIL FOR ALL TIE BEAMS

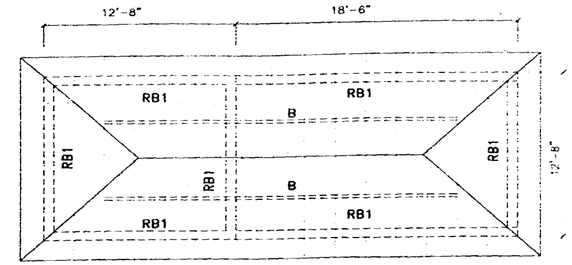
BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

ROOF D.L. 25 PSF
ROOF L.L. 30 PSF

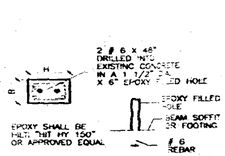
CONCRETE BEAM SCHEDULE

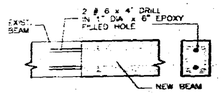
MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	STIRRUPS TOP
RB1	8 X 12	8'-2"	EXISTING BEAM	



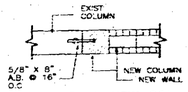
ROOF FRAMING PLAN
1/4" = 1'-0"

B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD. LAP 2' MIN. CONNECT TO TRUSS WITH 2- 16d NAILS

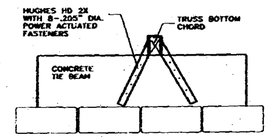




CONNECTION: NEW BEAM TO EXISTING BEAM



CONNECTION: NEW COL. TO EXISTING COL.

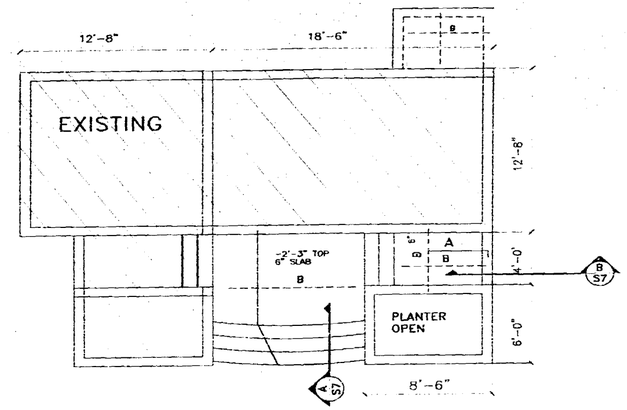


ROOF TRUSS CONNECTION TO EXISTING WALL

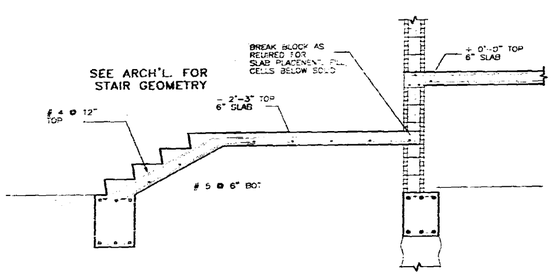
SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 15" X 4'	TOP
B	# 4 @ 12" CONT	BOT

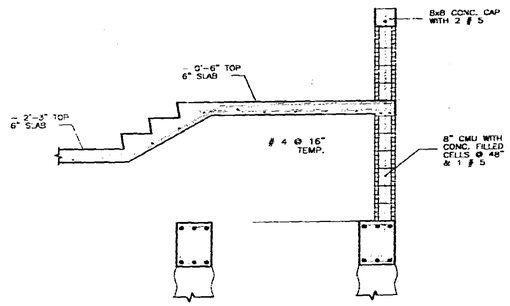
C1 8x8 COLUMN WITH 2 # 5 VERT. # 3 @ 8 TIES



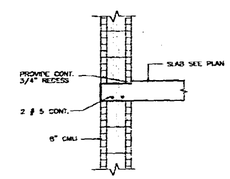
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



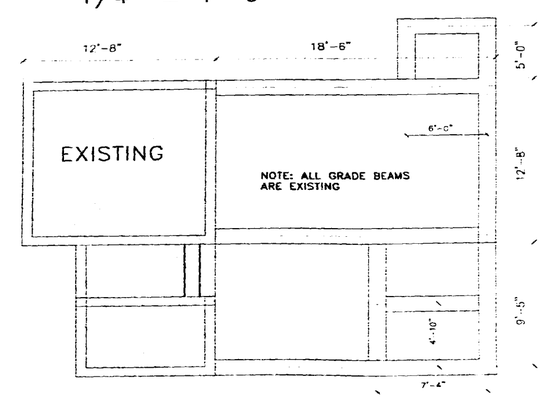
A SECTION
SCALE: 1/2" = 1'-0"



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



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



PILE & GRADE BEAM PLAN
1/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
ED FOR PERMIT BY FOLLOWING:
SU 7/2/01

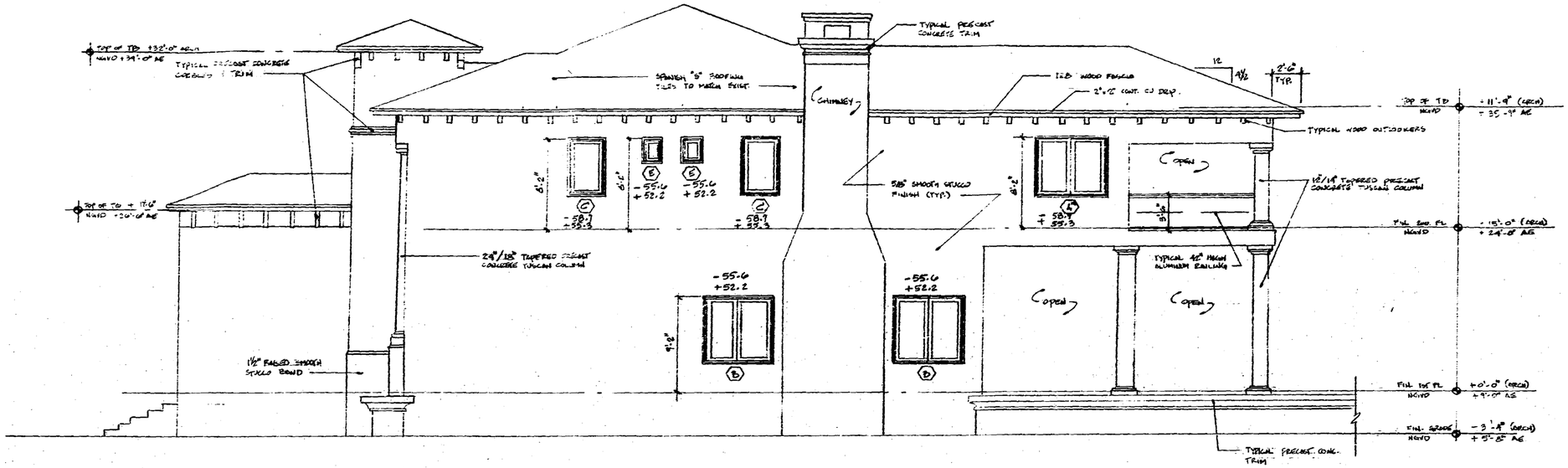
COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 CT.
MIAMI, FL. 33135
(305) 856-6345
7-2-01

ROBERT WADE AND ASSOCIATES, P
ARCHITECTS PLANNERS
320 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2832 FAX (305) 381-65
AA0006

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

REVISIONS

DATE 2-13-01
SHEET S8 OF 8



RIGHT SIDE ELEVATION

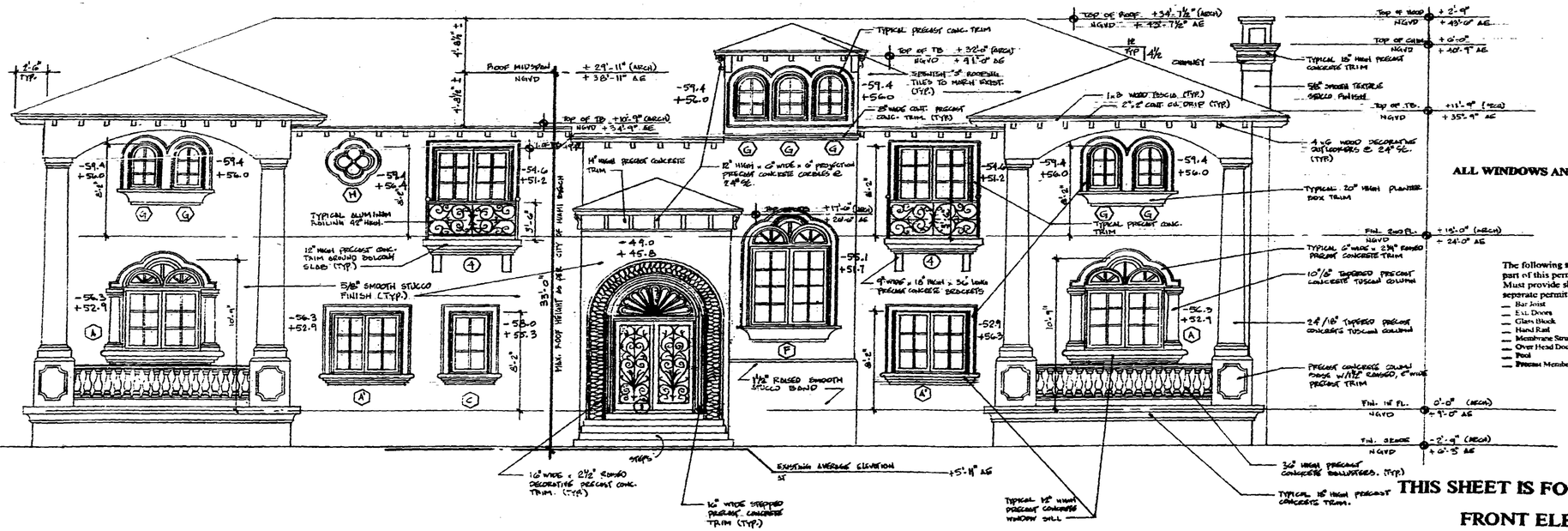
SCALE 1/4"=1'-0"

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

THIS SHEET IS FOR WINDOW PRESSURES ONLY

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING DETAILS TO COMPLY WITH N.F.P.A. SECTION 5.2.2.4.1
- HANDRAILS SHALL BE 34" HIGH (MIN.) TO 38" HIGH (MAX.) PICKETS MUST REJECT 4" DIAMETER SPHERE.
- GUARD RAILS AND RAILINGS AT 30" HIGH SPACED AND OVER STAIR SIDE MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIAMETER SPHERE.
- SHOWING ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED, FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 3/2/01
ZONING: RCC 3/2/01
ELEVATOR:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
CODE ADMIN:
HISTORICAL:
ACCESSIBILITY:
OTHER:

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

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

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

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

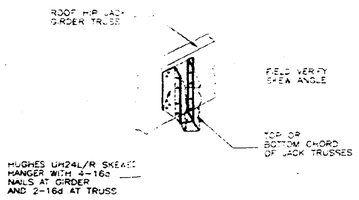
SCALE 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

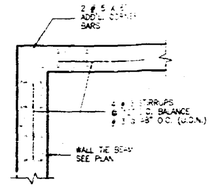
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA

REVISIONS

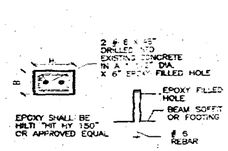
DATE 1-24-01
SHEET WP-1
OF 3

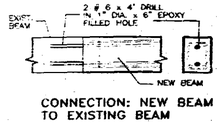


CONNECTION ROOF JACK TRUSSES TO HIP JACK GIRDER

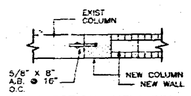


CORNER REINFORCING DETAIL FOR ALL TIE BEAMS





CONNECTION: NEW BEAM TO EXISTING BEAM

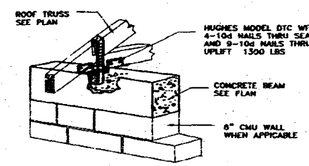


CONNECTION: NEW COL. TO EXISTING COL.

BUILDING ROOF WIND PRESSURES

ZONE.	PRESSURE	NET UPLIFT
ZONE 1	37 PSF	30 PSF
ZONE 2	68 PSF	60 PSF

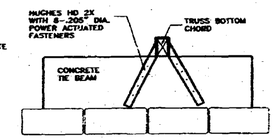
ROOF D.L. 25 PSF
ROOF L.L. 30 PSF



ROOF TRUSS CONNECTION TO NEW WALL

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
RB1	8 X 12	8'-2"	2 # 5	2 # 5	# 3 @ 48
RB2	8 X 12	8'-2"	EXISTING BEAM		

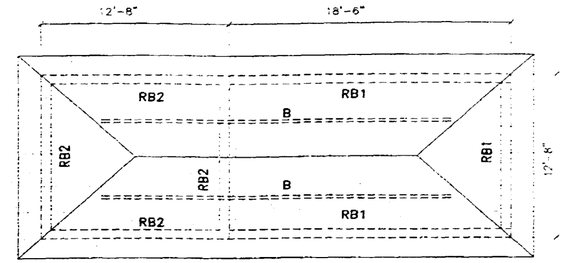


ROOF TRUSS CONNECTION TO EXISTING WALL

SLAB REINFORCING SCHEDULE

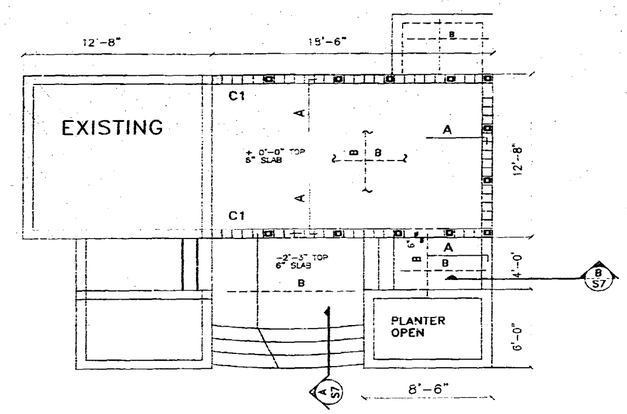
MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16" X 4'	TOP
B	# 4 @ 12" CONT	BOT

C1 8x8 COLUMN WITH 2 # 5 VERT # 3 @ 8 TIES

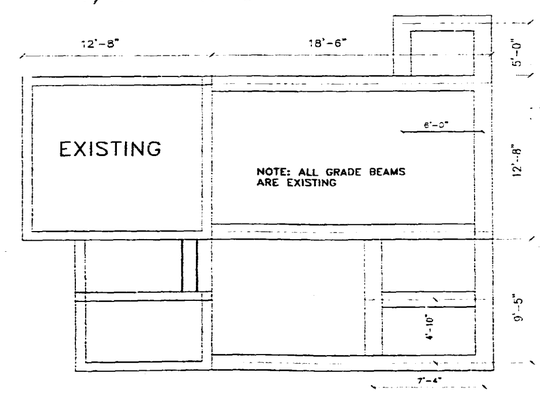


ROOF FRAMING PLAN
1/4" = 1'-0"

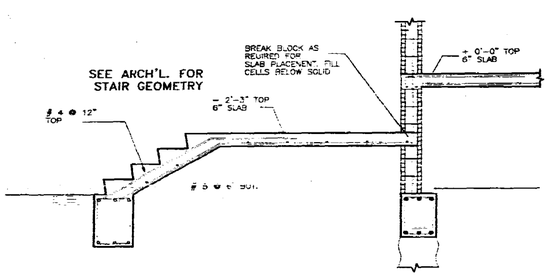
B 2x4 CONTINUOUS BRACE AT BOTTOM CHORD LAP 2' MIN. CONNECT TO TRUSS WITH 2-16d NAILS



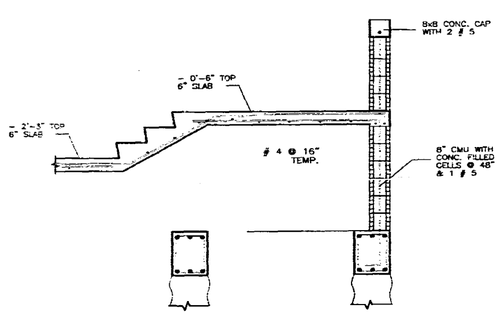
FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



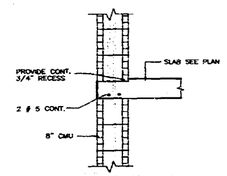
PILE & GRADE BEAM PLAN
1/4" = 1'-0"



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



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



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

CONCRETE MASONRY WALL NOTES

ALL MASONRY WALLS CONSIST OF 8" CMU WITH GROUT FILLED CELLS AT 48" & 1 # 5. F'm= 1500 PSI
PROVIDE # 8 (9 GAUGE) LADDER TYPE HORZ. REINF. AT 16" O.C. TYP.
FILL REINFORCED CELLS WITH GROUT HAVING WITH MIN. 10" SLUMP. STRENGHT F'c= 2500 PSI
COMPLYING WITH ASTM C476
MAXIMUM LIFT UNBRACED 4'
MAXIMUM POUR HEIGHT 10'
POUR MASONRY CELLS PRIOR TO THE TIE BEAM CONCRETE POUR

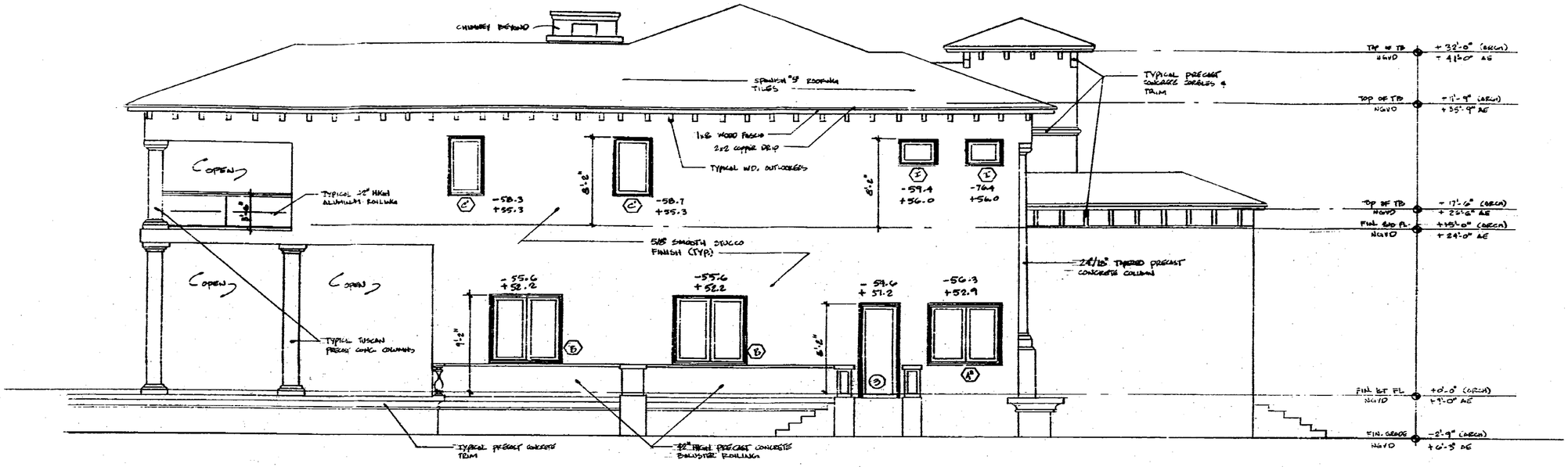
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI FLORIDA
PHONE (305) 371-2427 FAX (305) 381-6042 AAC000875

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

REVISIONS

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

DATE 2-13-01
SHEET S8 OF 8



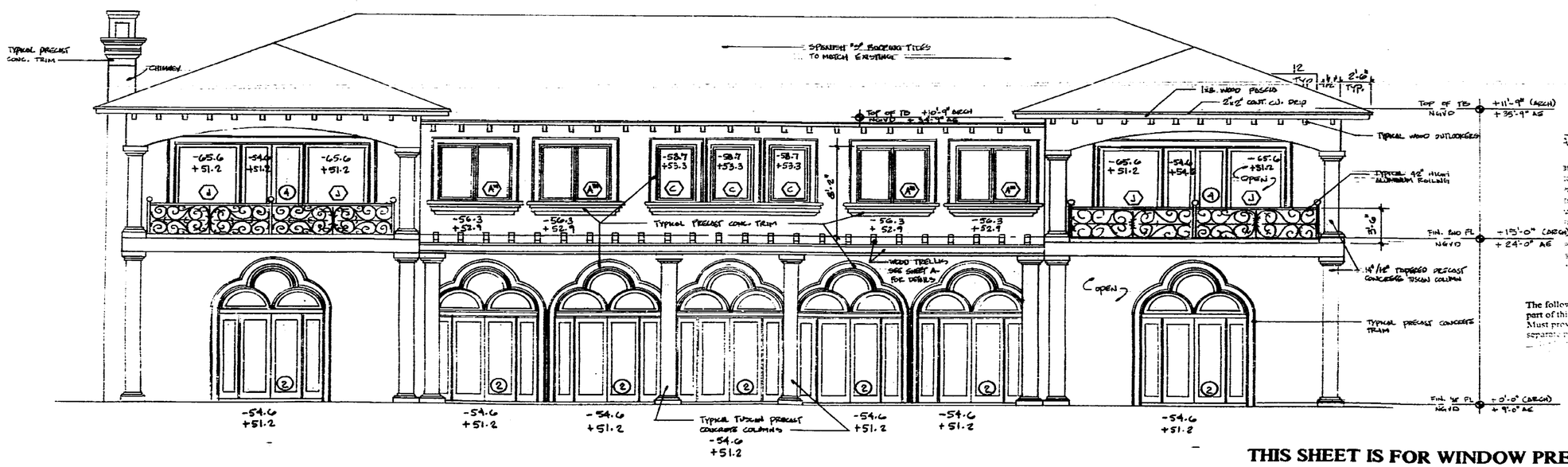
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

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



THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

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MIAMI, FL. 33135
(305) 856-6345

1-31-01

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BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PUBLIC WORKS
STRUCTURAL
2-21-01

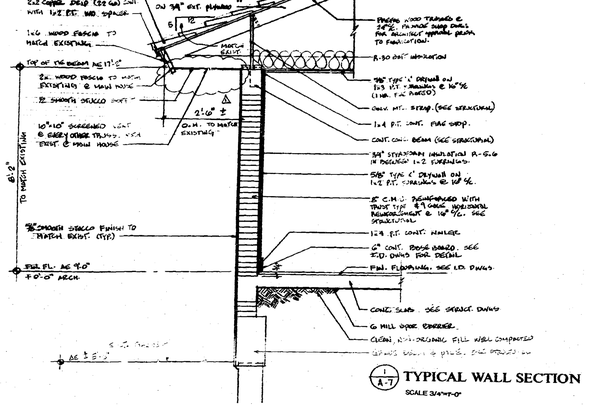
The following shop drawings are not part of this permit. Must provide shop drawings under separate permit(s)
Shutters
Skylights
Steel Stair
Structural Steel
Trusses
Windows
Doors

ROBERT WADE AND ASSOCIATES, P.A.

RESIDENCE FOR

REVISIONS

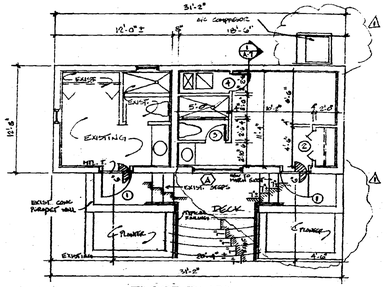
DATE 1-24-01
SHEET



1/A-7 TYPICAL WALL SECTION

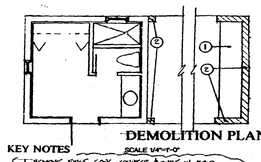
SCALE 3/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY



FLOOR PLAN

SCALE 1/4"=1'-0"



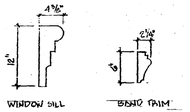
DEMOLITION PLAN

SCALE 1/4"=1'-0"

KEY NOTES

1. REMOVE EXIST. CONC. COUNTER & POST-IN BENCH.
2. REMOVE EXIST. BLOCK WALL W/ WINDOW & ASSOCIATED

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



PRECAST TRIM PROFILES

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

- Balcony
- Bar Doors
- Glass Block
- Hand Rail
- Membrane Structures
- Over Head Doors
- Roof
- Process Members
- Shutters
- Skylights
- Sign/Signs
- Structural Steel
- Trusses
- Windows
- Wood Frame

WINDOW SCHEDULE

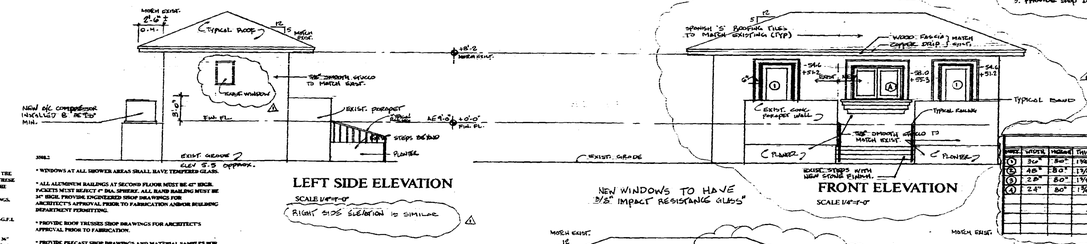
MARK	WIDTH	HEIGHT	PANELS	PROVIDED FROM	MANUFACT.	FINISHES
(A)	60"	48"	-	ALUM. CASEMENT	C.G.E	'B' IMPACT GLASS, BRONZE

NOTES

1. ALL GLASS TO BE 7/8" GLAZ TINTED, IMPACT GLASS.
2. SIZES ARE APPROXIMATE, VERIFY SIZES WITH WINDOW MANUFACTURERS.
3. REFERENCE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION

CITY OF MIAMI BEACH
APPROVED FOR ISSUANCE OF THE FOLLOWING

BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
CONSTRUCTION REGULATION
ACCESSIBILITY



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION IS SIMILAR

FRONT ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	HDW. PROV.	HARDWARE	ALUM. FINISH	REMARKS
(D)	3'-0"	8'-0"	1 3/8"	WOOD, TENON & LAM	1	ALUM.	VARNISH	BI-FOLD
(E)	4'-0"	8'-0"	1 3/8"	WOOD, BIFOLDED	3	"	"	"
(F)	2'-8"	8'-0"	1 3/8"	"	3	PASSAGE	"	"
(A)	2'-8"	8'-0"	1 3/8"	"	3	ALUM.	-	A/C CLOSET

FIRE NOTE

1. PROVIDE, FULL MORTAR SETTING, BEATO BOLT PER CODE, FIRE THROUGH
2. PROVIDE, AIR TIGHT, PROVIDE A/C PRESSURE
3. PROVIDE, THRESHOLD 3/16" FROM FINISH FLOOR FLOOR

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWINGS PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE EQUIPPED WITH DAMPERS.

* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.

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

* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2:
THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING:
(A) A DOOR, STAIRWELL, PASSAGE OR HALL PROVIDING A WAY INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NON-LOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 30 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.

* ALL OPENING DOOR GLASS TO COMPLY WITH S.F.B.C. SECTION 2406.2

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.

* ALL ALUMINUM RAILINGS AT SECOND FLOOR MUST BE 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 34" HIGH. PROVIDE ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND/OR BUILDING DEPARTMENT PERMITTING.

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

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

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

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

* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

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

ROBERT WADE AND ASSOCIATES, P.A.

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

DATE
SHEET

Flood Program Legend

for Compliance with Chapter 11c of the Dade County Code

Special Flood Hazard Area - Outside Special Flood Hazard Area

Residential

— New Construction

— Substantial improvements and interior repairs or combinations (Do to DAMAGE from any source) MUST ATTACH cost of construction list, owner affidavit and an elevation survey showing existing lowest floor, lowest grade, highest crown of road elevation

✓ Remodeling, addition, alteration interior renovations or combinations (MUST ATTACH cost of construction list, owner affidavit and an elev. survey showing existing lowest floor, lowest grade, highest crown of road elevation)

Process : _____ Folio : _____

Lot 36 & 37 Block 1 Plat Book 6 Page 54

Address : 94 PALM AVENUE Highest Crown/Road Elv.: Highest crown of road elevation above was taken from a Sketch

Survey prepared by _____ PLS Lic# : _____

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

Tie-Same Elevation Certificate, is required before making any inspection above lowest floor and a **Final Elevation** Certificate is required before issuance of certificate of occupancy or completion. (Completion HOLD 186) (1103-323) Call 375-4685

O.S.F.H. *(Outside Special Flood Hazard)* **All Electrical and Mechanical equipment** must be located at or above the **Required Lowest Floor Elevation. S.F.H.** *(Special Flood Hazard)* **All Electrical and Mechanical** equipment must be located at or above the **Base Flood Elevation** or **Required Lowest Floor Elevation** whichever is higher.

Lowest Floor - Shall mean the lowest floor of the lowest enclosed area (including basement) An unfinished or flood-resistant enclosure, **usable for parking** of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in Sections 11c-3, 11c-4, 11c-5

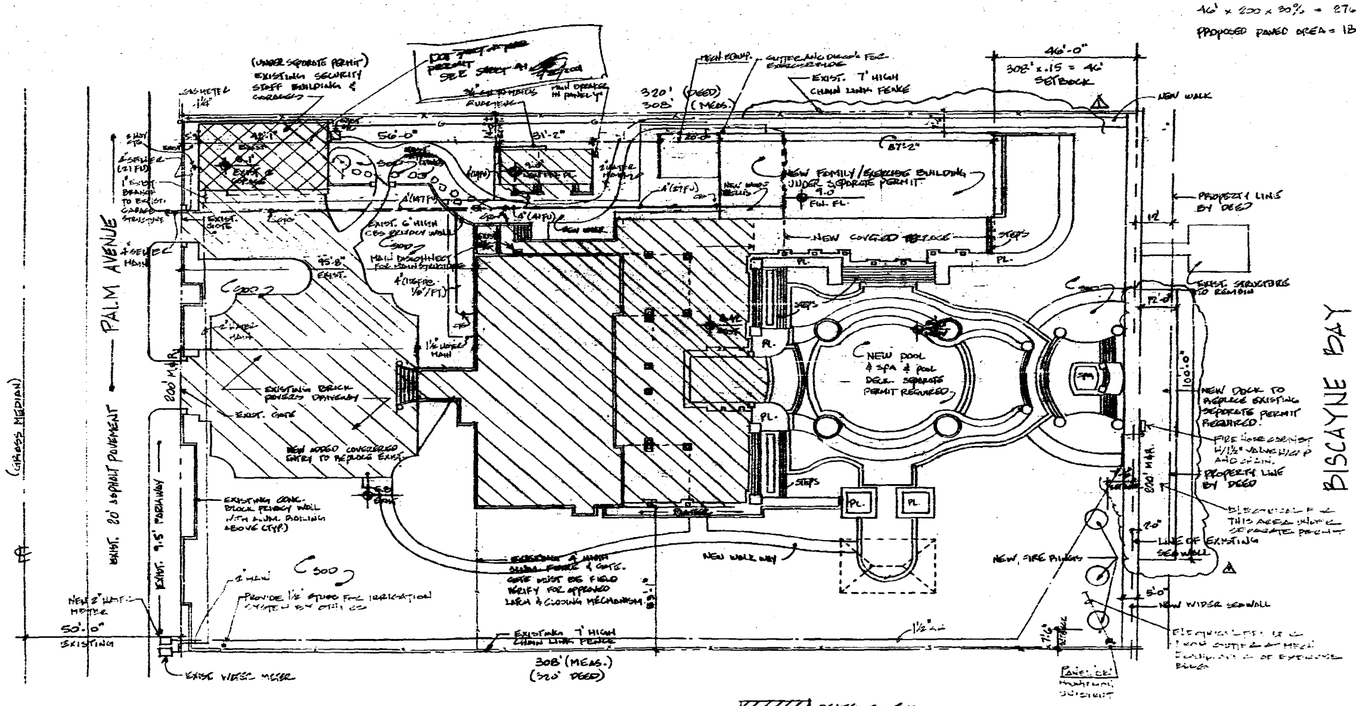
Garage or Storage - (SFHA (11c-5-f)) - Fully enclosed areas below the Base Flood Elevations shall be design to preclude finished living space except **allowable** uses i.e. parking, limited storage and building access and shall be designed to allow for the entry into east of flood-waters to automatically equalize hydrostatic flood forces on exterior walls. The interior portion of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) into separate rooms or be **air conditioned** . Design for complying with this requirement must be either 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 size. Bottom of all opening shall be no more higher than one(1) foot above grade.

Adjacent Grade 11c2-2 - "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure" 11c2-GG - "**Minimum** finished grade shall mean the elevation established in Dade County Flood Criteria Map at a specific development site or crown of road elevation of an existing adjacent road, whichever is higher"(or a waiver must be obtain). Site grading must or provided in a manner as to retain storm-water run-off within site and prevent run-off into adjacent property as well as direct surface water run-off into lakes or canals.

PARK YARD PAVED CALCULATION!

46' x 200 x 30% = 2760 SF ALLOWABLE

PROPOSED PAVED AREA = 1850 SF < 2760 SF



DENOTES EXISTING

FIN. FLOOR ELEVATION

BASE FLOOD ELEVATION 9' AE
COMMUNITY PANEL SUFFIX 120651-0191-J
DATE OF FIRM 3/2/94

SITE PLAN

SCALE 1"=20'-0"

N

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

SET BACK INFORMATION

	MAIN	AUXILIARY
FRONT	20'	NOT ALLOWED
REAR	15% LOT DEPTH w/MIN. 20'-0"	7'-6"
SIDE	25% LOT WIDTH w/MIN. 7'-6"	7'-6"

SITE DATA

LOT SIZE = 64,000 SF

LOT COVERAGE : (EXISTING UNDER ROOF)

SECURITY BUILDING	1019 SF
MAID'S BUILDING	395 SF
ENTERTAINMENT BUILDING	2087 SF
MAIN HOUSE	4336 SF
COVERED AREAS	2102 SF
TOTAL	9939 SF

LEGAL DESCRIPTION

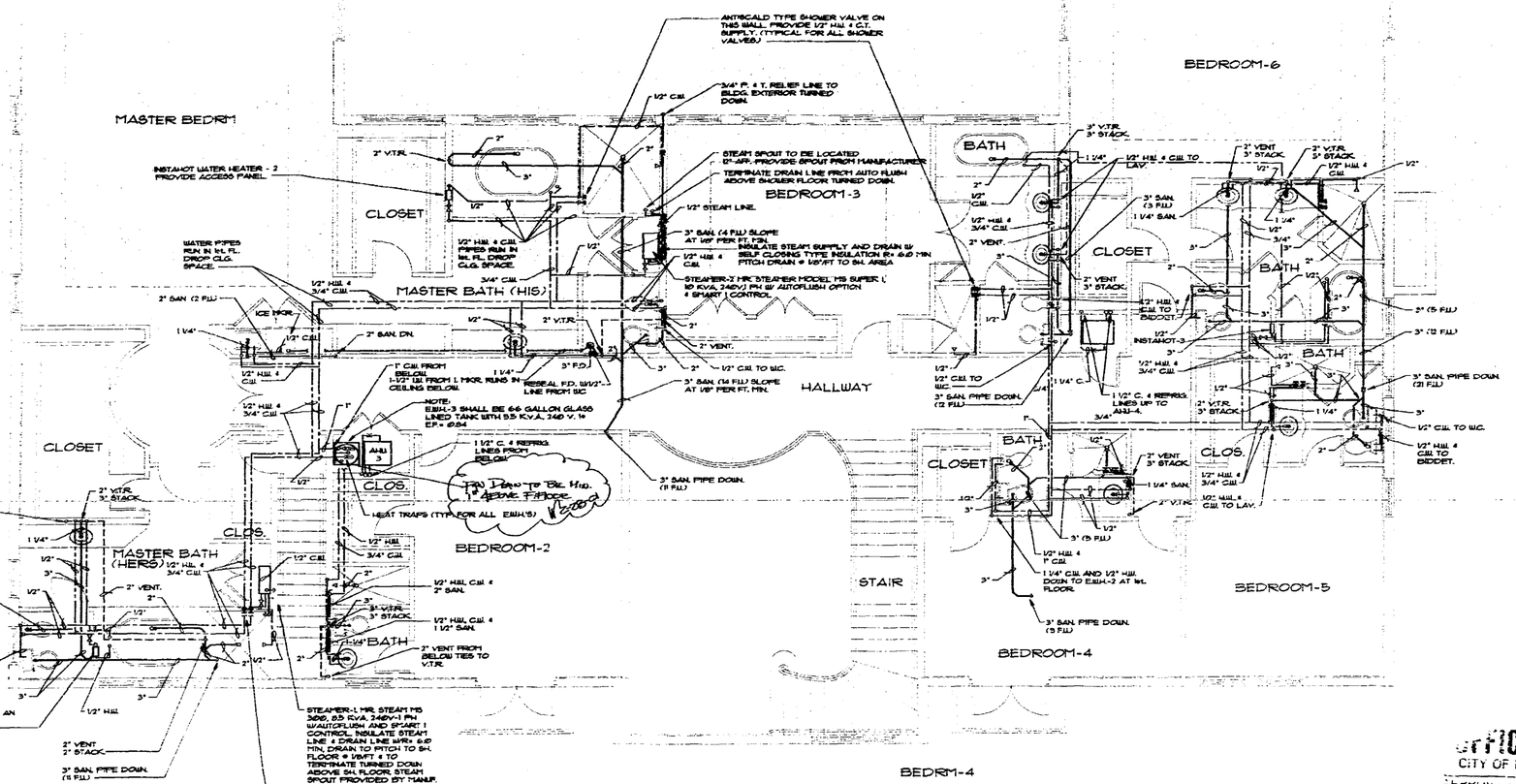
LOTS 36 AND 37 IN BLOCK 1, OF PALM ISLAND according to the plat thereof, recorded in plat book 6 at page 54 of the public records of Dade County, Florida.

REVISIONS

DATE 1/26/01
SHEET
SCALE
REF.
OF

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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



SECOND FLOOR PLAN PLUMBING

1/4" = 1' - 0"

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BUILDING
STRUC.
PLUMBING 12/6/01
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MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
PLANNING

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami. fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2832
AA0000875

RENOVATION FOR
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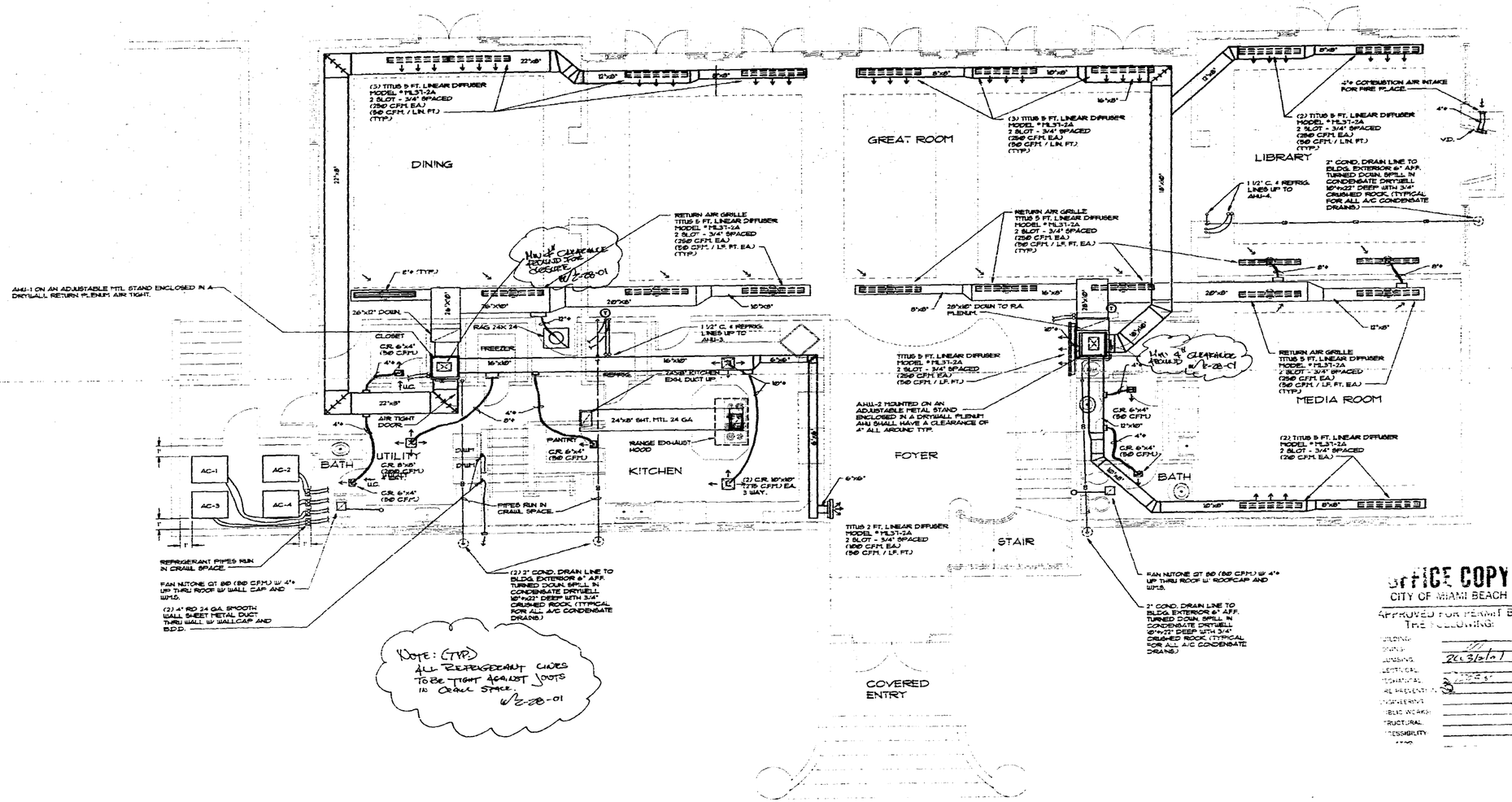
MIAMI BEACH, FLORIDA.

revisions

date 01/25/01
issued
drawn G.H.
checked G.S.
project no. 9-98

SHEET P-2 OF 2



FIRST FLOOR PLAN ELECTRICAL

1/8" = 1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
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(305) 371-2830
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PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
FIRE

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date 6/25/01
issued
drawn G.H.
checked G.S.
project no. 2-99

SHEET A/C-1 OF 3

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami, fl. 33155
tel. (305)665-6151

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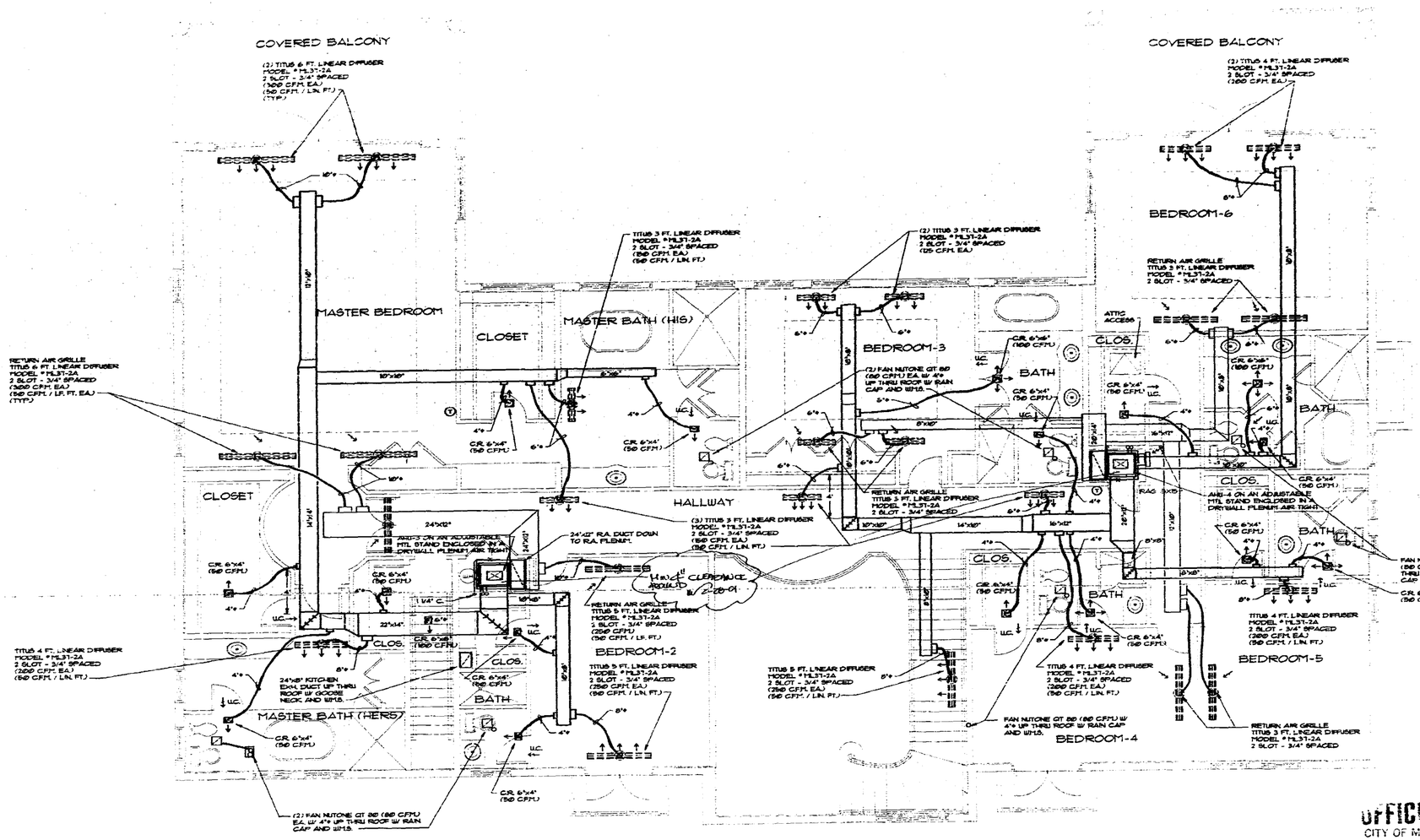

SECOND FLOOR PLAN AIR CONDITIONING

1/4" = 1'-0"

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BUILDING:
ZONING:
PLUMBING: 3-6-01
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
FLOODING:

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2832
AAC000875

RENOVATION FOR
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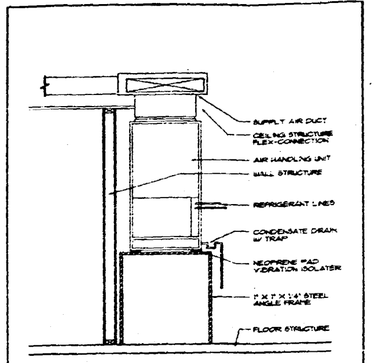
MIAMI BEACH, FLORIDA.

revisions

date 6/29/01
issued
drawn GM
checked GS
project no. 5-98

SHEET A/C-2 OF 3

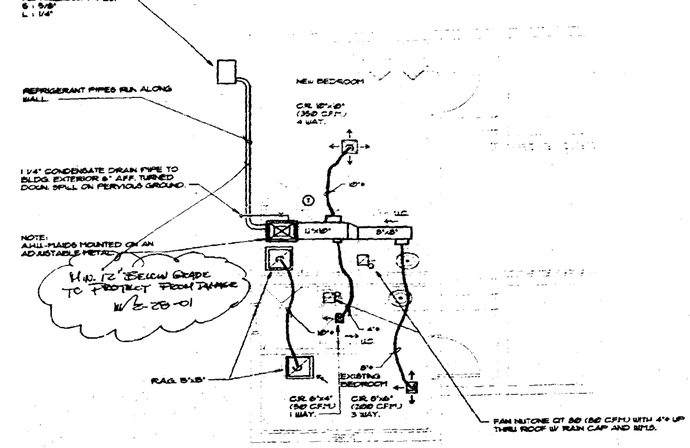


A.H.U. MOUNTING DETAIL

N.T.S.

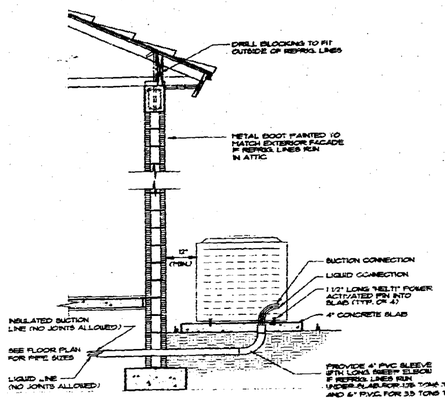
H.V.A.C. GENERAL NOTES :

1. USE VANE ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND CONTROLS IN ALL BRANCH DUCTS.
2. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING CEILINGS AND EXCEEDING 100 IN. SQ. IN 100 FT. SQ. IN ALL DUCTS PENETRATING FIRE RATED WALLS AND PARTITIONS AND FLOOR OR ROOF SLABS AND AT FRESH AIR INTAKES (SEE PLANS). ALL FIRE DAMPERS SHALL BE RATED FOR USE IN CEILING ASSEMBLY SPECIFIED BY ARCHITECT.
3. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
4. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
5. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, AND REGISTERS IN THE FIELD, WITH ELECTRITIAN, LGHTS, AND ARCHITECTURAL ELEMENTS.
6. THIS CONTRACTOR SHALL COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
7. THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALATION.
8. COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES. THIS IS CONTRACTORS RESPONSIBILITY.
9. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE TITUS AS FOLLOWS :
   (C.R.) CEILING REGISTER 200AL SERIES WITH VOLUME CONTROL DAMPER OPERABLE THRU FACE OF DIFFUSER.
   (R.A.R.) RETURN AIR GRILL MODEL 4-FL OR TXR.
10. ALL SUPLY AND RETURN DUCTWORK SHALL BE OWENS CORNING FIBERGLASS (1.5" THICK) R-6 DUCTWORK MATERIAL TO BE VERIFIED WITH CEILING ASSEMBLY FIRE RATING.
11. ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
12. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, TO BE 1" LARGER (ON ALL SIDES) THAN DUCT OUTSIDE DIMENSIONS.
13. RUN CONDENSATE DRAIN AS PER A/C DRAWINGS.
14. PROVIDE 1" THICK (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT.
15. IN GENERAL DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.
16. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR DUCTWORK., AIR DEVICES, AND EXHAUST FANS.
17. MOUNT ALL EQUIPTMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
18. BALANCE ALL AIR SYSTEMS AND SUBMIT TEST RESULTS PRIOR TO FINAL INSPECTION.



FIRST FLOOR PLAN AIR CONDITIONING
MAIDS QUARTERS

1/4" = 1' - 0"



CONDENSING UNIT MOUNTING DETAIL

N.T.S.

SEE NOTE 8

H.V.A.C. LEGEND :

TG	TRANSFER GRILLE	ACCU	AIR-COOLED CONDENSING UNIT
DG	DOOR GRILLE	SD	SMOKE DETECTOR CLG. MTD.
CD	CEILING SUPPLY DIFFUSER	SD	DUCT SMOKE DETECTOR
CR	CEILING SUPPLY REGISTER	OA	OUTSIDE AIR
RAR	RETURN AIR REGISTERS	RA	RETURN AIR
ER	EXHAUST AIR REGISTERS	SA	SUPPLY AIR
EG	EXHAUST AIR GRILLE	OAI	OUTSIDE AIR INTAKE
T	THERMOSTAT	—R—	REFRIG. PIPING (INSUL. SUCTION & LIQUID)
T	THERMOSTAT W/ REMOTE BULB SENSOR		DUCTWORK TRANSITION
F.D.	FIRE DAMPER W/ ACCESS DOOR		VOLUME EXTRACTOR
OBMVD	OPPOSED BLADE MANUAL VOLUME DAMPER		SUPPLY AIR FLOW
VD	VOLUME DAMPER		RETURN AIR FLOW
SD	SPLITTER DAMPER	W.M.S.	WIRE MESH SCREEN
UC	UNDER-CUT (DOOR)	S.R.	SIDEWALL REGISTER
AHU	AIR HANDLING UNIT	A.L.D.	AUTOMATIC LOUVERE DAMPER

AIR CONDITIONING SYSTEMS SCHEDULE (CARRIER AS STD.)

AIR HANDLING UNIT								AIR COOLED COND. UNIT						SYSTEM			
UNIT NO.	C.F.M.	E.S.P. IN H2O	H.P.	F.L.A.	ELECTRIC HEATING KW	ELECTRIC HEATING STAGE	MODEL	COMPRESSOR COIL	COMPRESSOR F.L.A.	TOTAL UNIT F.L.A.	MAX FUSE SIZE	MOD. NO.	WT. LBS. COND. / AHU	CAPACITY (MBTH) TOT.	CAPACITY (MBTH) SEN	ELEC.	SEER
1 THRU 3	2000	Ø.5	3/4	6.5	15.2	2 @ 7.6	FV4 ANB Ø26		27.6	39.5	50	38TKA Ø60-3	337 / 287	56.5	47.5	240V. 1Ø	13.3
4	2000	Ø.5	3/4	6.5	10.20	2 @ 5.10	FV4 ANB Ø26		27.6	39.5	50	38TKA Ø60-3	337 / 287	56.5	47.5	240V. 1Ø	13.3
MAIDS	600	Ø.5	1/4	1.4	4.6	1	TUV Ø18 EU48		1.0	11	20	TTP Ø18 CUDO	201 / 80	18.2	13.0	240V. 1Ø	12.5

NOTES:

1. OUTSIDE AIR DESIGN CONDITIONS: 91 FDB – 79 FWB.
2. PROVIDE HEATING AND COOLING THERMOSTAT ON SUBBASE WITH FAN ON – OFF SWITCH.
3. SIZE AND RUN REFRIGERANT PIPING AS PER MANUFACTURER'S RECOMMENDATION.
4. PROVIDE VIBRATION ISOLATION WITH RUBBER IN SHEAR PADS.
5. INSULATE REFRIGERANT SUCTION LINE WITH 3/4" ARMAFLEX.
6. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINE.
7. PROVIDE BUILT-IN DISCONNECT TO AIR HANDLING UNITS.
8. TRANE UNIT.

UNIT DIMENSIONS

UNIT	A.H.U. (LxWxH) (in.)	A.C.C.U. (LxWxH) (in.)
1 THRU 4	29"x22"x59"	35"x29"x40"
MAIDS	33"x29"x25"	27"x14"x13"

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ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2830
AA#0000075

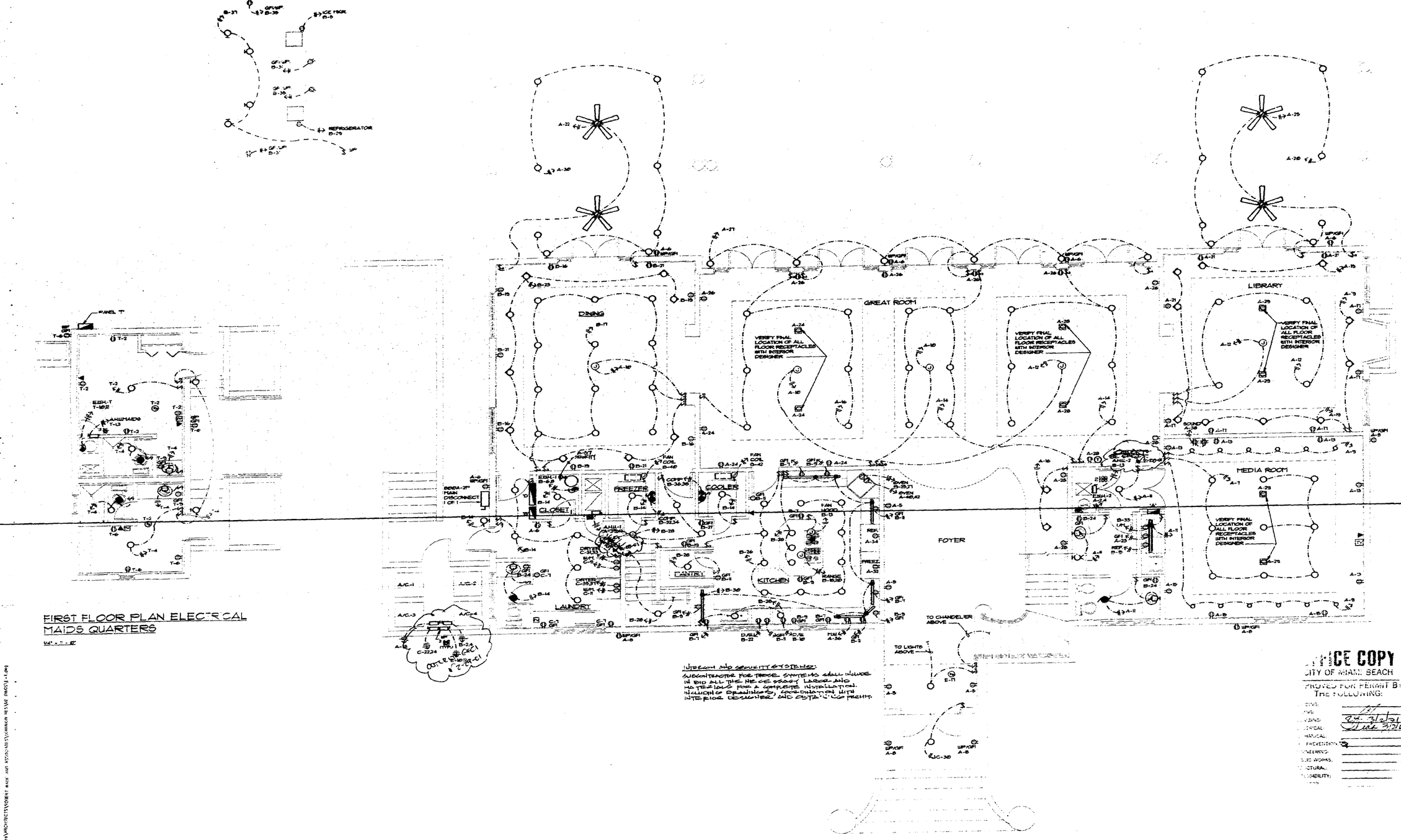
RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 6/18/01
issued
drawn G.H.
checked G.S.
project no. 9-98

SHEET A/C-3 OF 3

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami, fl. 33155
tel. (305)665-6151



FIRST FLOOR PLAN ELECTRICAL
MAIDS QUARTERS

INTERCOM AND SECURITY SYSTEMS:
SUBCONTRACTOR FOR THESE SYSTEMS SHALL INCLUDE IN BID ALL THE NECESSARY LABOR AND MATERIALS FOR A COMPLETE INSTALLATION. INCLUDE OF DRAWINGS, COORDINATION WITH INTERIOR DESIGNER AND OBTAINING PERMIT.

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GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST, miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201 MIAMI, FLORIDA
(305) 371-2830
AAC000875

RENOVATION FOR
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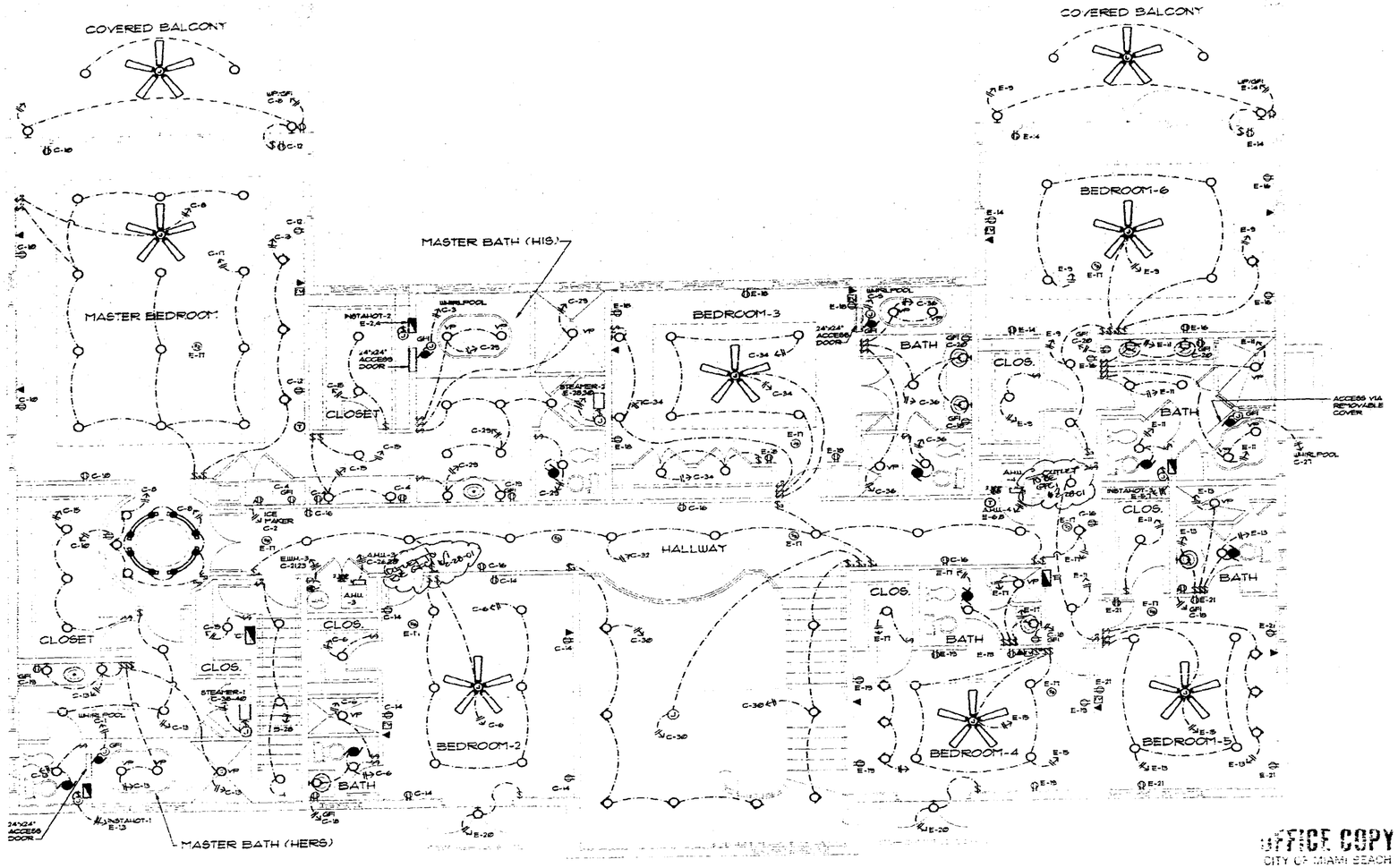
SHEET E-1 OF 4



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GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
7410 s.w. 48th. ST. miami. fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS
520 BRICKELL KEY DRIVE. OFFICE PLAZA 201 MIAMI, FLORIDA.
(305) 371-2830 AAC000875

RENOVATION FOR
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MIAMI BEACH, FLORIDA.

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drawn G.H.
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project no. 5-90

SHEET E-2 OF 4

PANEL 'DK' (AT DOCK) (NEMA 3R)

TYPE : ITE EG
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 100A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 22 K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.0	1P-2	1	6	DOCK RECEPT.	1	2	DOCK RECEPT.	6	1	1P-2	1.0	
						3	4						
	1.0	2P-1	1/2	12	DOCK RECEPT.	5	6	DOCK RECEPT.	12	1/2	2P-1	1.0	
	1.0	2P-1	1/2	12	DOCK LIGHTS	7	8	FUTURE LANDSCAPE	14	1/2	2P-1	1.0	
	1.0	2P-1	1/2	14	FUTURE LANDSCAPE	9	10						
						11	12						
						13	14						
						15	16						
						17	18						
						19	20						
					SPACE	21	22	SPACE					
						23	24						
						25	26						
						27	28						
						29	30						

FIRST 10 KVA @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 10.0 K.V.A.
TOTAL = 20.0 K.V.A.

I : 83.3 A.

PANEL 'F' (EXISTING)

TYPE :
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : RECESSED
POLES : 24

MAIN BUS : 200 A.
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.0	1P-2	1	6	EXIST. A.H.U.	1	2	EXIST.	12	1/2	2P-1	1.0	
						3	4	RANGE	6	1	1P-2	12.0	
	1.0	2P-1	1/2	12	REFRIGERATOR	5	6						
					SMALL APPL.	7	8	WASHER	12	1/2	2P-1	1.0	
					SMALL APPL.	9	10	EXIST.	12	1/2	2P-1	1.0	
					LITES/RECEPT.	11	12						
						13	14	DRYER	10	1/2	2P-2	5.0	
						15	16						
	5.0	2P-2	1/2	10	EXIST. WATER HTR.	17	18	LITES/RECEPT.	14	1/2	2P-1	1.0	
						19	20						
					SPACE	21	22						
						23	24	BATH GFI.	12	1/2	2P-1	1.0	

① NEW CIRCUITS. ALL OTHERS ARE EXISTING.

FIRST 10 KVA @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 10.0 K.V.A.
A/C @ 100% = 10.0 K.V.A.
TOTAL = 30.0 K.V.A.

I : 87.0 A.

PANEL 'D'

TYPE : ITE-B4
SERVICE : 240-1Ø-3W.
MOUNTING : SURFACE
POLES : 22

MAIN BUS : 125A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 25K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	49.3	3P-2	2	3/0	PANEL 'E'	1	2	EXIST. PANEL 'C'	3/0	2	3P-2	43.6	
						3	4						
	36.4	2P-2	2	3/0	EXIST. PANEL 'A'	5	6	EXIST. PANEL 'B'	3/0	2"	2P-2	46.8	
						7	8						
					SPACE	9	10	SPACE					
						11	12						
						13	14						
						15	16						
						17	18						
						19	20						
						21	22						

SEE LOAD SUMMARY Ⓑ
DWG. E-5

PANEL 'K' (NEMA 3R)

TYPE : ITE EG
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : RECESSED
POLES : 36

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : 200A MCB
A.I.C. : 22 K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	4.0	3P-2	1/2	10	MOTOR-4	1	2	MOTOR-1	10	1/2	3P-2	4.0	
					(3 HP.)	3	4	(3 HP.)					
	4.0	3P-2	1/2	10	MOTOR-5	5	6	MOTOR-2	10	1/2	3P-2	4.0	
					(3 HP.)	7	8	(3 HP.)					
	4.0	3P-2	1/2	10	MOTOR-6	9	10	MOTOR-3	10	1/2	3P-2	4.0	
					(3 HP.)	11	12	(3 HP.)					
	4.0	3P-2	1/2	10	MOTOR-7	13	14	SPACE					
					(3 HP.)	15	16	A/C-GYM	12	1/2	2P-2	3.3	
	5.5	2P-2	1/2	10	A.H.U. GYM	17	18						
						19	20	LIGHTS FOUNTAIN	12	1/2	2P-1	1.5	
	1.0	1P-1	1/2	14	LANDSCAPE LIGHTS	21	22	LIGHTS POOL	12	1/2	2P-1	1.5	
						23	24	MOTOR-8	8	3/4	4P-2	6.7	
						25	26	(5 HP.)					
						27	28	SPACE					
						29	30						

FIRST 10 KVA @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 12.0 K.V.A.
A/C @ 100% = 3.0 K.V.A.
TOTAL = 26.0 K.V.A.

I : 125.0 A.

PANEL 'MDP' (EXISTING)

TYPE :
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : SURFACE
POLES : 42

MAIN BUS : 400 A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 65 K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					SPACE	1	2	SPACE					
						3	4						
						5	6						
						7	8						
						9	10						
						11	12						
	20.0	2P-2	2	3/0	EXIST. PNL. 'G'	13	14	EXIST. PNL. 'D'	1/0	2	2P-2	8.0	
						15	16						
	102.0	4P-2	3-1 1/2	4/0	OUTLETS AT DANCE HALL	17	18	SPACE					
						19	20						

TOTAL LOAD = 137.0 K.V.A.

I : 370.1 A.

PANEL 'T' (NEMA 3R)

TYPE : ITE-EG
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 100 A.
NEUTRAL : FULL.
MAINS : MLO(S. 1100 A.)
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	4.94	3P-2	1/2	10	A.H.U.-MAIDS	1	2	LIGHTS/RECEPT.	14	1/2	2P-1	1.0	
						3	4	LIGHTS/RECEPT.	14	1/2	2P-1	1.0	
	7.6-4	3P-2	1/2	12	A.H.U. MAIDS	5	6	LIGHTS/RECEPT.	14	1/2	2P-1	1.0	
						7	8	SPARE	12	1/2	2P-1	1.0	
	1.0	2P-1	1/2	12	BATH GFI	9	10	E. WATER HTR.-T	12	1/2	2P-2	4.5	
					SPACE	11	12						
						13	14	SPACE					
						15	16						
						17	18						
						19	20						

FIRST 10 KVA @ 100% = 9.5 K.V.A.
A/C @ 100% = 4.94 K.V.A.
TOTAL = 14.4 K.V.A.

I : 60.0 A.

PANEL 'E'

TYPE : ITE EG
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : SURFACE
POLES : 36

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 22 K

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	12	6P-2	1	6	INSTANCT # 1	1	2	INSTANCT # 2	6	1	6P-2	12	
						3	4						
	12	6P-2	1	6	INSTANCT # 3	5	6	A.H.U.-4	3	1 1/4	3P-2	16.8	
						7	8						
	1.0	1P-1	1/2	14	LIGHTS/ RECEPT.	9	10	A/C.-4	6	1	3P-2	8.4	
						11	12						
						13	14	LIGHTS/ RECEPT.	14	1/2	1P-1	1.0	
						15	16						
						17	18						
						19	20	SPACE					
						21	22						
					SPACE	23	24						
						25	26						
						27	28	STEAMER-2	6	1	3P-2	10.8	
						29	30						

FIRST 10 KVA @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 16.8 K.V.A.
A/C @ 100% = 16.8 K.V.A.
TOTAL = 43.2 K.V.A.

I : 108.3 A.

PANEL 'B' NEW

TYPE : ITE EG
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : RECESSED
POLES : 42

MAIN BUS : 200 A.
NEUTRAL : FULL.
MAINS : M.C.B.
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	16.8	3P-2	1 1/4	3	A.H.U.-2	1	2	A/C -2	6	1	3P-2	8.4	
						3	4						
	1.5	2P-1	1/2	12	ICE MCR.	5	6	E. WATER HTR.-1	10	1/2	2P-2	5.5	
					SMALL APPL.	7	8						
						9	10	DYE	12	1/2	2P-1	1.2	
	1.5					11	12	REFRIG.					
					HOOD EXH.	13	14	LIGHTS	14		1P-1	1.0	
					WINE COOLER	15	16	SMALL APPL.	12		2P-1	1.8	
	1.0	1P-1		14	LIGHTS	17	18	RANGE	6	1	3P-2	12.0	
	1.5	2P-1		12	SMALL APPL.	19	20						
					SMALL APPL.	21	22	DYE	12	1/2	2P-1	1.2	
	1.0	1P-1		14	LIGHTS	23	24	BATH GFI.				1.0	
	8.0	4P-2	3/4	8	NEW OVEN	25	26	LIGHTS	14		1P-1		
						27	28	LIGHTS	14		1P-1		
	1.0	2P-1	1/2	12	REFRIG.	29	30						
	1.0	2P-1	1/2	12	BAR RECEP.	31	32	FREEZER	10	1/2	3P-2	2.0	
	1.0	2P-1	1/2	12	BAR RECEP.	33	34						
	1.0	2P-1	1/2	12	REFRIG.	35	36	COOLER	10	1/2	3P-2	2.0	
	1.0	1P-1	1/2	14	LIGHTS + BAR	37	38						
					SPACE	39	40	FANCOIL	12	1/2	2P-1	1.0	
						41	42	FANCOIL	12	1/2	2P-1	1.0	

FIRST 10 KVA @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 26.0 K.V.A.
A/C @ 100% = 10.0 K.V.A.
TOTAL = 46.0 K.V.A.

I : 115.0 A.

PANEL 'C'

TYPE : ITE-EG
SERVICE : 240 V. - 1φ - 3W.
MOUNTING : SURFACE
POLES : 40

MAIN BUS : 200A
NEUTRAL : FULL
MAINS : MLO
A.I.C. : 10 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	1.0	2P-1	1/2	12	WHIRLPOOL	1	2	ICE MAKER	12	1/2	2P-1	1.0	
						3	4	BAR GFI	12	1/2	2P-1	1.0	
						5	6	LITES/RECEPT.	14	1/2	1P-1	1.0	
	1.5	1P-1	1/2	14	LAUNDRY	7	8						
	1.5	2P-1	1/2	12	WASHER MACHINE	9	10						
	1.5	2P-1	1/2	12	WASHER MACHINE	11	12						
	1.0	1P-1	1/2	14	LITES/RECEPT.	13	14						
						15	16						
						17	18	BATH GFI RECEPT.	12	1/2	2P-1		
	1.0	2P-1	1/2	12	BATH GFI RECEPT.	19	20	BATH GFI RECEPT.	12	1/2	2P-1		
	5.5	3P-2	1/2	10	NEW WATER HTR.-3	21	22	A/C. # 3	6	1	3P-2	8.4	
						23	24						
					SPACE	25	26	A.H.U. # 3	3	1 1/4	3P-2	16.8	
	1.0	2P-1	1/2	12	WHIRLPOOL	27	28						
	1.0	1P-1	1/2	14	LIGHTS	29	30	LIGHTS/RECEPT.	14	1/2	1P-1	1.0	
	5.0	3P-2	1/2	10	DRYER	31	32						
						33	34						
	5.0	3P-2	1/2	10	DRYER	35	36						
						37	38	STEAMER	6	1	3P-2	10.8	
					SPACE	39	40						

FIRST 10 KVA @ 100% = 10.0 K.V.A.
REMAINDER @ 40% = 16.8 K.V.A.
A/C @ 100% = 16.8 K.V.A.
TOTAL = 43.6 K.V.A.

I : 121 A.

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305) 665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2832
AAC0000876

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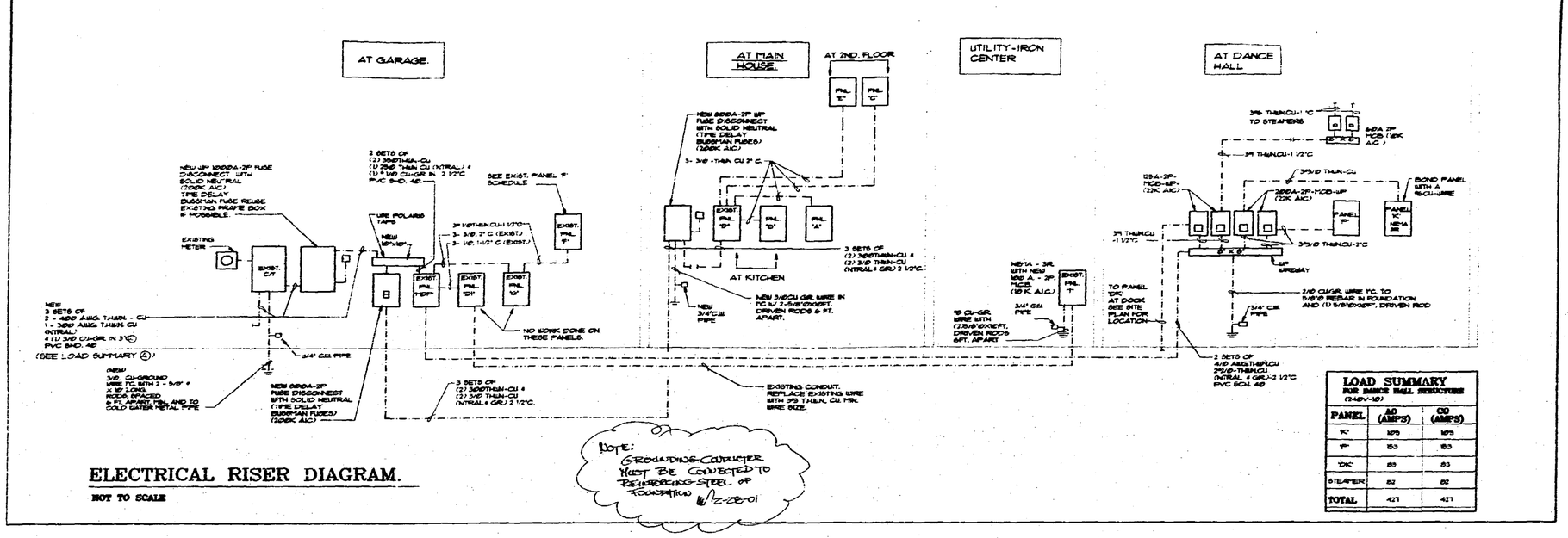
FLOOD:

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 6/28/01
issued
drawn GM
checked GS
project no. 8-98

SHEET E-3 OF 4



ELECTRICAL RISER DIAGRAM.

NOT TO SCALE

LOAD SUMMARY FOR DANCE HALL STRUCTURE (240V-1Ø)		
PANEL	AD (AMPS)	CD (AMPS)
'C'	109	109
'P'	153	153
'DK'	89	89
STEAMER	82	82
TOTAL	421	421

ELECTRICAL LEGEND

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

ELECTRICAL LOAD SUMMARY Ⓐ

(ENTIRE PROPERTY) (240 V 1 PHASE)

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
13,554 S.F. @ 3W/SF = 40,662 + 10,500 = 51,662 WATTS

B. FIXED APPLIANCES

(2)RANGE	24,000 WATTS
REFRIGERATORS	18,400 WATTS
(3)DISHWASHER	3,900 WATTS
(3)WASHER	4,500 WATTS
(3)DRYER	15,000 WATTS
WATER HEATERS	83,500 WATTS
(3)DOOR OPN'R	2,400 WATTS
(2)MICROWAVE	2,400 WATTS
(4)WHRLPOOL	4,000 WATTS
(2)OVENS	16,000 WATTS
(2)HOOD EXH.	2,400 WATTS
POOL MOTORS	35,000 WATTS
(2)WARMERS	10,000 WATTS
SOUND	3,000 WATTS
STEAMERS	20,000 WATTS

CONNECTED LOAD LESS A/C = 275,362 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 106,144 WATTS

A/C (OR HEATING) = 82,000 WATTS
DEMAND LOAD = 196,344 / 240 WATTS = 818 AMPS @ 240/120V
SERVICE SIZE = 1000 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE & WASHER 50,662 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 18,632 WATTS
RANGE/OVENS X 0.70 = 28,000 WATTS
DRYER X 0.70 = 10,500 WATTS
OTHER 120V APPLIANCE = 36,200 WATTS

TOTAL NEUTRAL WATTS = 96,132 WATTS = 400 AMPS

ELECTRICAL LOAD SUMMARY Ⓑ

(MAIN HOUSE) (240 V 1 PHASE) **PANEL 'D'**

A. GENERAL LIGHTING LOAD + SMALL APPLIANCE
8,886 S.F. @ 3W/SF = 26,658 + 7,500 = 34,158 WATTS

B. FIXED APPLIANCES

RANGE	12,000 WATTS
REFRIGERATORS	15,000 WATTS
(2)DISHWASHER	2,400 WATTS
(6)WATER HEATER	52,500 WATTS
HOOD EXH.	1,200 WATTS
MICROWAVE	1,200 WATTS
(4)WHRLPOOL	4,000 WATTS
(2)OVEN	16,000 WATTS
SOUND SYSTEM	3,000 WATTS
WARMERS	10,000 WATTS
(2)DRYER	10,000 WATTS
(2)WASHER MACHINES	3,000 WATTS
LAUNDRY	1,500 WATTS
STEAMER	20,000 WATTS

CONNECTED LOAD LESS A/C = 184,958 WATTS
10,000 W @ 100% = 10,000 WATTS
REST W @ 40% = 70,920 WATTS

A/C (OR HEATING) = 82,000 WATTS
DEMAND LOAD = 167,200 / 240 WATTS = 613 AMPS @ 240/120V
SERVICE SIZE = 800 AMPS

C. NEUTRAL LOAD :
LIGHTING, SMALL APPLIANCE + W/M 37,158 WATTS
FIRST 3,000 WATTS @ 100% = 3,000 WATTS
REST W @ 35% = 12,000 WATTS
RANGE/OVEN X 0.70 = 19,600 WATTS

OTHER 120V APPLIANCE = 36,800 WATTS

TOTAL NEUTRAL WATTS = 71,400 WATTS = 297.5 AMPS

ELECTRICAL GENERAL NOTES :

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

GUSTAVO SOLANO, P.E.
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
520 BRICKELL KEY DRIVE, OFFICE PLAZA 201
MIAMI, FLORIDA.
(305) 371-2832
AAC000875

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CITY OF MIAMI BEACH

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

RENOVATION FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, FLORIDA.

revisions

date 6/25/01
issued
drawn GH
checked GS
project no. 9-98

SHEET E-4 OF 4

B0101773
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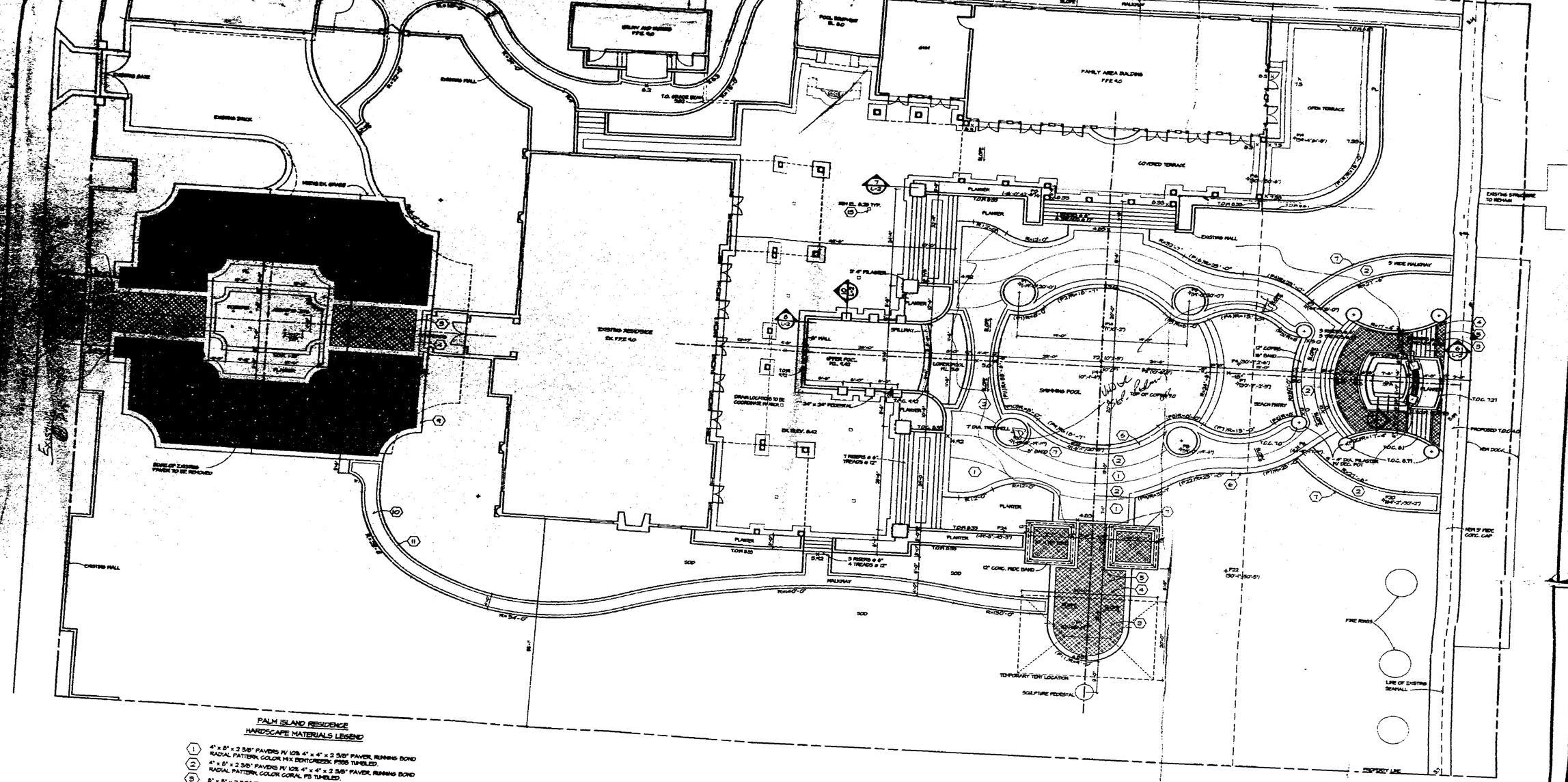


PALM ISLAND RESIDENCE

HARDSCAPE MATERIALS LEGEND

1. 4" x 8" x 2 3/8" PAVERS W/ 10% 4" x 4" x 2 3/8" PAVER, RUNNING BOND RADIAL PATTERN, COLOR MIX BENTCREEK P555 TUMBLED.
2. 4" x 8" x 2 3/8" PAVERS W/ 10% 4" x 4" x 2 3/8" PAVER, RUNNING BOND RADIAL PATTERN, COLOR CORAL P5 TUMBLED.
3. 8" x 8" x 2 3/8" PLAZA DOUBLE PAVERS, COLOR CORAL P5 TUMBLED.
4. 4" WIDE BAND 4" x 4" x 2 3/8" PAVERS, COLOR MIX P555 TUMBLED.
5. 4" x 4" x 2 3/8" ACCENT PAVERS, COLOR E5
6. 16" WIDE BAND, 2 COURSES, 4" x 8" x 2 3/8" PAVERS, COLOR MIX BENTCREEK P555.
7. 8" WIDE BAND, SINGLE COURSE, 4" x 8" x 2 3/8" PAVERS, COLOR MIX BENTCREEK P555.
8. 2 3/4" x 8 1/8" x 2 3/8" MINI PLAZA PAVER HERRINGBONE PATTERN, COLOR MIX CHOCOLATE SLATE.
9. 16" WIDE BAND, 2 COURSES, 4" x 8" x 2 3/8" PAVERS, COLOR MIX CHOCOLATE SLATE
10. RE USE EXISTING PAVERS IN RADIAL RUNNING BOND PATTERN.
11. RE USE EXISTING PAVERS IN 8" WIDE BORE BAND, SINGLE COURSE.
* PAVERS EQUAL TO PAVER MODULE.
12. 4' DIA. POTS BY WIREBLOCK CONCRETE PRODUCTS # WC-4-17, COLOR: RED DESERT ROSE, NO SPACER CON - 180 - 1303
13. 8" x 8" BRONZE DRAIN BY [illegible]

NOTES:

5' DENOTES EXISTING GRADE

X 5.7 DENOTES PROPOSED GRADE

SLOPE POOL DECK, 1" FOR THE FIRST 4' AND 1/8" / FT. THEREAFTER.

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

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

BRADSHAW GILL & ASSOCIATES
Professional Engineers
ASLA
Landscape Architecture and Planning
4337 Sunset Drive
Lauderdale By the Sea
Florida 33308
Broward 954-772-0724
Dade 305-944-7245
FAX 954-772-8417

LAYOUT PLAN

DOMINION INDUSTRIAL HOLDINGS
94 Palm Avenue
Miami Beach, Florida

JANUARY 30, 2001
NOVEMBER 16, 2000
REVISED

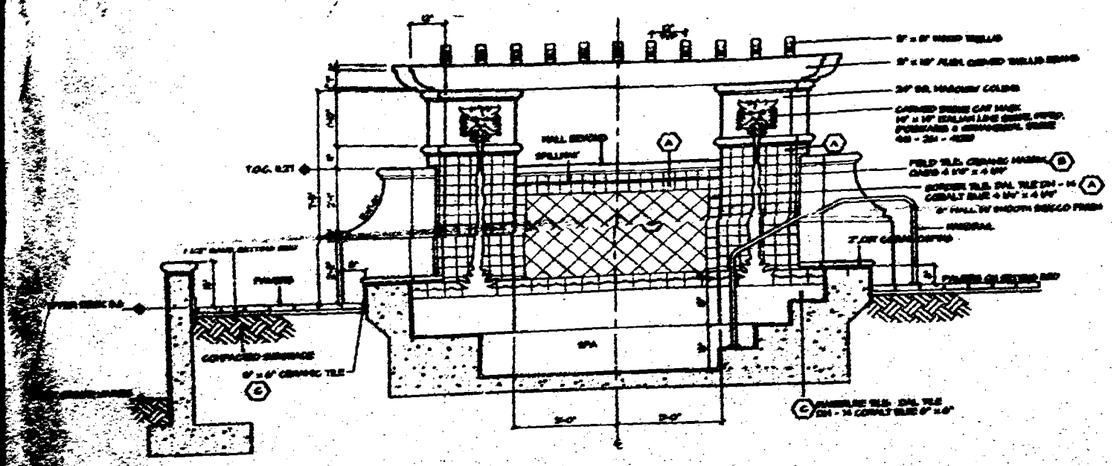
AUGUST 4, 2000
DATE

J.V.
DRAWN BY

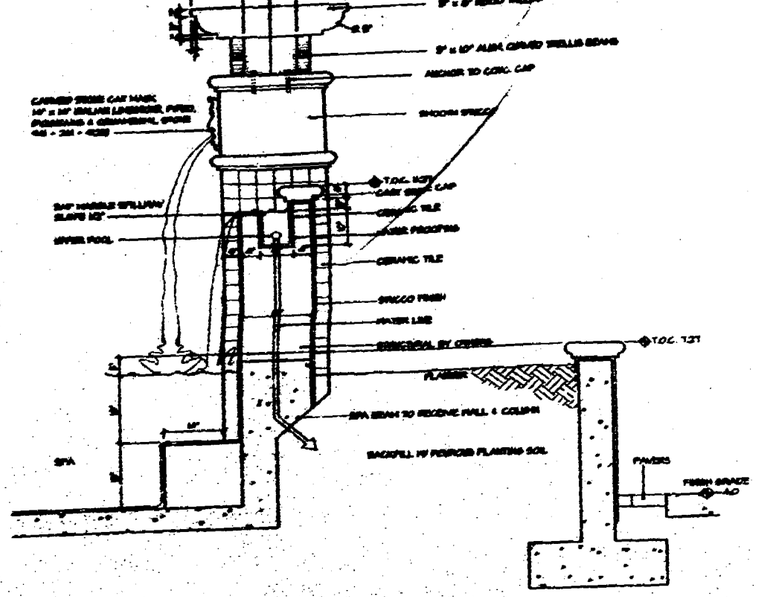
B.G.
APPROVED BY

L-1

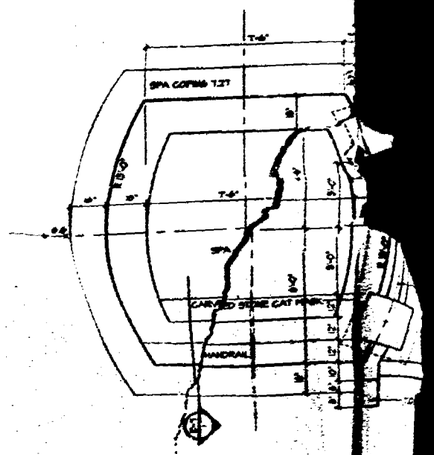
B0101773
94 Palm Av



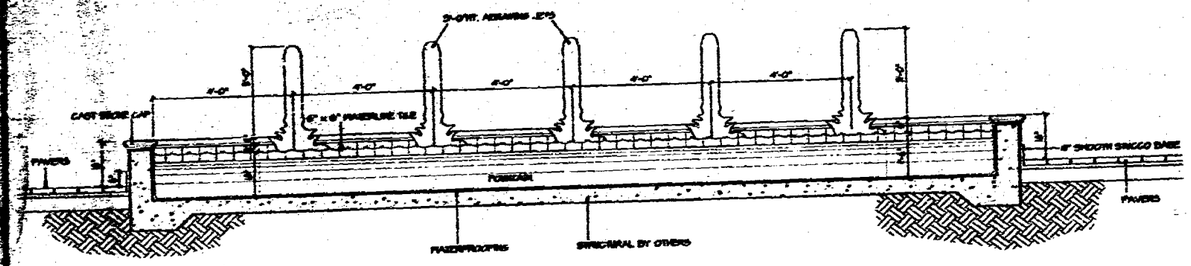
1 / L-3 SECTION THRU SPA
SCALE: 1/2"=1'-0"



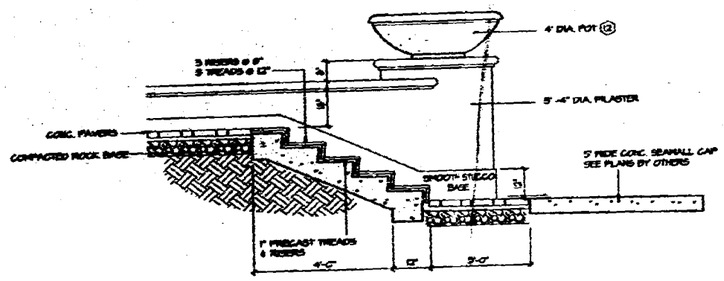
2 / L-3 TRELLIS ELEVATION
SCALE: 3/4"=1'-0"



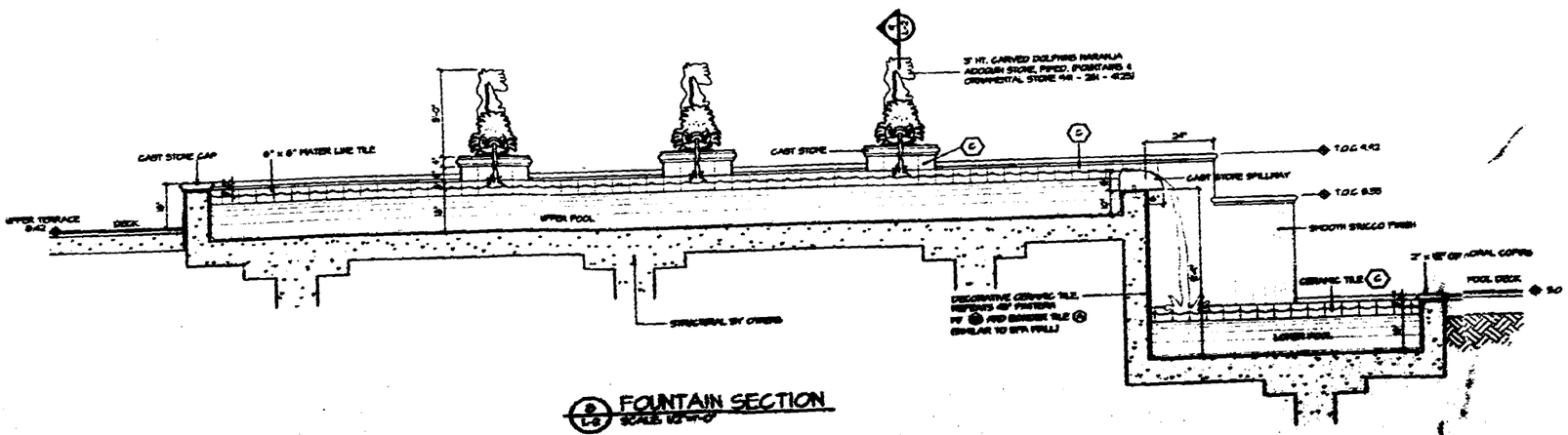
3 / L-3 SPA P
SCALE: 3/8"=1'



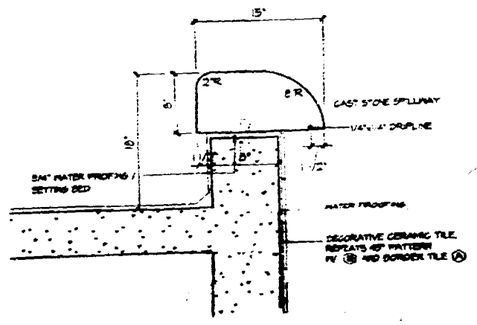
5 / L-3 FOUNTAIN SECTION
SCALE: 1/2"=1'-0"



6 / L-3 STAIR SECTION
SCALE: 1/2"=1'-0"



8 / L-3 FOUNTAIN SECTION
SCALE: 1/2"=1'-0"



4 / L-3 DETAIL-SPILLWAY
SCALE: 1 1/2" = 1'-0"

PERMIT #

B0102245

27

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

New/Addition/Remodel

2001 Activity Number: B0002245
Status: APPROVED

t: Applied:03/27/2001 Date Issued: 06/01/2001 Entered By: BUILLECS
Completed: Date Expired: 11/28/2001

Address:94 PALM AV MBCH Balance Due: $0.00
l #: 43050000330 Valuation: $160,000.00

cant:RAFAEL AURELIO PELLERANO Owner: DOMINION INDUSTRIAL HOLDINGS LTD
INDIVIDUAL PO BOX 10456
9715 W. BROWARD BLVS 9133 33324 RIYADH 11433 00000
954 473-1741

ription: Construct 57,000 gls/pool/spa/ fountains.(NO

ments made for this receipt:

e Method Description Amount

ment Made: Accepted By:
Total Payment: .00 Payee:

rrent Payment Made to the Following Item:

ount Summary for Fees and Payments:

Item Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
16 Building Permits	0118000322100	1,328.00	1,328.00	1,328.00	.00
270 Zoning	0118000322630	100.00	100.00	100.00	.00
420 BPDC Compliance Fee	6017000229217	96.00	96.00	96.00	.00
430 Training	6017000229253	40.00	40.00	40.00	.00
440 Sanitation Impact Fe	4358000363293	480.00	480.00	480.00	.00

RECEIPT]

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

New/Addition/Remodel

06-01-2001 Activity Number: B0002245
Status: APPROVED

Receipt:

Date Applied: 03/27/2001 Date Issued: 06/01/2001 Entered By: BUILLECS
Date Completed: Date Expired: 11/28/2001

Site Address: 94 PALM AV MBCH Balance Due: $0.00
Parcel #: 43050000330 Valuation: $160,000.00

Applicant: RAFAEL AURELIO PELLERANO Owner: DOMINION INDUSTRIAL HOLDINGS LTD
INDIVIDUAL PO BOX 10456
9715 W. BROWARD BLVS 9133 33324 RIYADH 11433 00000
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Description: Construct 57,000 gls/pool/spa/ fountains.(NO

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430 Training	6017000229253	40.00	40.00	40.00	.00
440 Sanitation Impact Fe	4358000363293	480.00	480.00	480.00	.00

(RECEIPT)

Kenneth B. Phillips, P.E.
5890 S.W. 77 Avenue
Apt. 1042
Miami, Florida 33156
(305) 271-0863

Residential Pool for Palm Island Residence
94 Palm
Miami Beach, Fla
(Condominium)

Calcs. for Uplift & Gravity Loads on Piles

Gravity Load based on Max. Panel Load + Wall Load

Max. Panel Load =
$70^{\#} \times (6 \times 62.4 + 0.83 \times 150) = 36{,}400^{\#}$

Wall Load = $6.5 \times 0.5 \times 150 \times 12 = 5850^{\#}$

Total Max Pile Load = $40{,}850^{\#} = 20.425$ ton < 35

Max. Uplift -
Based on empty pool, flooded conditions, no hydrostatic relief.

$W = 62.4 \times 6.5 - 0.83 \times 150 = 285^{\#}/\square'$

Neglect all wall loads

Pile Tension based on panel area -
$70^{\#} \times 285^{\#}/\square' = 19950^{\#} = 9.975$ ton

As per soil report
Max Comp = 35 ton Actual = 20.425 ton
Max Tension = 21 ton Actual = 9.975 ton

27

SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA
OCTOBER 21, 1998
FILE NO.: 98-3752

Ardaman & Associates, Inc.

OFFICES

Orlando, 8008 S. Orange Avenue, Orlando, Florida 32809, Phone (407) 855-3860
Bartow, 1525 Centennial Drive, Bartow, Florida 33830, Phone (941) 533-0858
Cocoa, 1300 N. Cocoa Blvd., Cocoa, Florida 32922, Phone (407) 632-2503
Fort Lauderdale, 3655 Park Central Boulevard North, Pompano Beach, Florida 33064, Phone (954) 969-8788
Fort Myers, 9970 Bavaria Road, Fort Myers, Florida 33913, Phone (941) 768-6600
Miami, 2608 W. 84th Street, Hialeah, Florida 33016, Phone (305) 825-2683
Port Charlotte, 740 Tamiami Trail, Unit 3, Port Charlotte, Florida 33954, Phone (941) 624-3393
Port St. Lucie, 1017 S.E. Holbrook Ct., Port St. Lucie, Florida 34952, Phone (561) 337-1200
Sarasota, 2500 Bee Ridge Road, Sarasota, Florida 34239, Phone (941) 922-3526
Tallahassee, 3175 West Tharpe Street, Tallahassee, Florida 32303, Phone (850) 576-6131
Tampa, 1406 Tech Boulevard, Tampa, Florida 33619, Phone (813) 620-3389
West Palm Beach, 2511 Westgate Avenue, Suite 10, West Palm Beach, Florida 33409, Phone (561) 687-8200

MEMBERS:
ASFE
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

October 21, 1998
File No.:98-3752

Mr. Wilson Rodriguez
Wilson Design & Development
8300 SW 53rd Avenue
Miami, Florida 33143

SUBSURFACE EXPLORATION REPORT
PROPOSED ADDITIONS
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, FLORIDA

Ardaman & Associates, Inc. has completed the subsurface exploration and studies of the project site described in our proposal dated October 14, 1998. The work was requested and authorized by Mr. Wilson Rodriguez, Architect. We explored the general subsurface conditions in order to evaluate their suitability for the proposed additions to the existing residence and provide recommendations for foundation design and site preparation. Our work included Standard Penetration Test (SPT) borings and visual engineering classification of the sampled soils. This report describes our explorations and tests, reports their findings, and summarizes our conclusions and recommendations.

Based on our explorations and studies, we conclude that the proposed structure should be founded on pile type foundation. We do not recommend supporting the proposed construction on conventional spread foundations, due to the layer of silt encountered underlying this site.

The following sections of this report describe our explorations and explain our recommendations in greater detail. Our report has been prepared specifically for this project. It is intended for the exclusive use of Wilson Design & Development, their representatives and assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

SITE SURFACE CONDITIONS

The project site is located at 94 Palm Avenue, Palm Island, Florida. The site is presently occupied by existing residence. Vegetation observed on the site consists of grass. The existing drainage characteristic of the site is moderate.

PROJECT DESCRIPTION

A site plan for the proposed development was made available to us. We understand that the project will consist of additions to the existing residence. No data pertaining to the structural loadings were available to us.

FIELD EXPLORATION

To explore subsurface conditions at the site, two Standard Penetration Test (SPT) borings were performed at the locations shown on the Boring Location Plan in the Appendix. Please notice that due to access possibilities only two of the three planned borings were completed. The SPT borings were completed to a depth of 30 feet below grade. The work was performed in accordance with the procedures recommended in ASTM D-1586. A description of our drilling and testing procedures are included in the Appendix.

The boring locations were laid out at the approximate location shown in our boring location plan. We estimate that the actual boring locations are within about 10 feet of the locations shown. If you need to know the boring locations more accurately, we recommend that you retain a surveyor.

Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. The soil samples were taken to our laboratory where they were visually classified by our engineer. The soil classifications and other pertinent data obtained from our explorations are reported on the boring logs in the Appendix.

The soil samples recovered from our explorations will be kept in our laboratory for 30 days, then discarded unless you request otherwise.

SUBSURFACE CONDITIONS

The boring logs in the Appendix present a detailed description of the soils encountered at the locations at the depths explored. The soil stratification shown on the boring logs is based on examination of recovered soil samples and interpretation of the driller's field logs. It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil strata may be gradual and indistinct.

As shown by the boring logs, the soils on the site at the locations and the depths explored consist generally of a surficial layer of fill of 4.5 feet thick followed by a layer of silt extending to 17.5 feet - 18 feet below grade. The silt overlays a layer of limestone extending to 27 feet below grade. Underlaying the limestone was encountered a layer of sand that extends to the borings termination depth.

GROUNDWATER CONDITIONS

Our drillers observed groundwater in the boreholes at depths that ranged from 2.1 to 2.2 feet below the ground surface, as noted on the boring logs. Fluctuations in the groundwater level on this site should be anticipated throughout the year due to seasonal variations in rainfall, drainage, and other factors. We expect that groundwater conditions are controlled by the tidal fluctuations in the bay.

DISCUSSIONS AND RECOMMENDATIONS

GENERAL

Based on the findings of our site exploration, our evaluation of subsurface conditions, and judgment based on our experience with similar projects, we conclude that the soils underlying this site are not satisfactory to support the proposed construction on conventional spread foundations. In our opinion, pile type foundations should be used to support the proposed building. Piles may either be precast concrete type or augered cast-in-place type. Our estimated pile capacities are presented below.

TABLE 1
DRIVEN PRECAST CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIMENSION (inch)	
	12 X 12	14 X 14
25	3 (T) 22 (C)	3.5 (T) 28 (C)

TABLE 2
CAST-IN-PLACE CONCRETE PILES
Capacity in tons: Tension (T), Compression (C)

DEPTH	PILE DIAMETER (inches)	
	12	14
27	16 (T) 28 (C)	21 (T) 35 (C)

Please note that the compression capacity of the piles takes into account the surface frictional resistance and tip bearing. On the other hand, the tension capacity of the piles is based solely upon the surface frictional resistance. Our recommended minimum pile dimension is 12 inches. Pile dimensions smaller than 12 inches may undergo long column action and may ultimately fail in buckling. Pile length longer than our recommended length may be necessary to achieve our estimated capacity. This is due to the fact that soils encountered at boring locations may differ from the soils at pile locations. We recommend that several test piles be driven before establishing the pile length. If driven piles are used in the project, the nearby residences should be monitored to avoid damage from vibrations.

In the auger cast piles alternative we recommend that the concrete grout used to form the piles attain a compressive strength of at least 4000 psi in 28 days or less. The auger may be retrieved slowly to the ground surface as the grout is being pumped. The amount of concrete grout used to form each pile should be larger than the theoretical pile volume. At least this calculated volume of pile is to be pumped per foot of pile as the auger is retrieved in one foot intervals. If grout pumping and/or auger retrieval operations are stopped at any time during the formation of a given pile, the borehole is to be reaugered

and the pile formed anew. Piles shall not be installed within 4 pile diameters, or 5 feet center to center, of a pile constructed within the previous 24 hours. If the concrete level in any completed pile drops, the pile shall be rejected and replaced. If there is difficulty in placing the reinforcement steel in any pile, the pile shall be redrilled and replaced. All reinforcement steel should be fitted with a spacer at its lower tip to allow easier installation into the piles and assure its centering. Any modification to these procedures is to be approved by the Geotechnical Engineer based on observations during pile installation.

Pile capacities greater than our recommended capacities may be established by performing pile load tests on test piles as specified in Section 2405 of the South Florida Building Code.

We recommend that Ardaman & Associates, Inc. be retained to observe and monitor the placement of the piles. Each pile should be placed to the depth recommended. Pile installation should be performed in compliance with Section 2405 of the South Florida Building Code. Care must be exercised during pile placement to assure that existing structures in the proximity of the site are not harmed.

Please note that our recommendations are based on the site being made accessible to the piling equipment.

CLOSURE

This report has been prepared in accordance with generally accepted local foundation engineering practice. The recommendations submitted herein are based on the data obtained from the soil borings presented in the Appendix and the assumed loading conditions previously described. This report may not account for all the possible variations that may exist between conditions observed in the borings and conditions at locations that were not explored. The nature and extent of any such variations may not become evident until construction is underway. If variations are than observed, we recommend that Ardaman & Associates, Inc. be requested to inspect the actual site conditions and, if necessary, re-evaluate the recommendations of this report.

In the event any changes occur in the design, nature or location of any project facilities, Ardaman & Associates, Inc. should be requested to review the conclusions and recommendations in this report. We also recommend that we be requested to review the final foundation drawings and earthwork specifications so that our recommendations may be properly interpreted and implemented in the contract documents.

It has been a pleasure to assist you on this phase of your project. Please contact us whenever we may be of service to you, and please call if you have any questions concerning this report.

ARDAMAN & ASSOCIATES, INC.

Barbara Horta
Staff Engineer

Evelio Horta, Ph.D., P.E.
Branch Manager
FL Reg. No. 49625

APPENDIX

STANDARD PENETRATION TEST BORING LOGS

Our borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that no groundwater will be encountered at that boring location.

STANDARD PENETRATION TEST BORINGS

The Standard Penetration Test is a widely accepted method of testing foundation soils in place. The N-Value obtained from the test has been correlated empirically with various soil properties. These empirical correlations allow satisfactory estimates to be made of how the soil is likely to behave when subjected to foundation loads. Tests are usually performed in the boreholes at intervals of five feet. In addition, our Firm performs tests continuously in the interval directly below the expected foundation bearing grade where the soil will be most highly stressed.

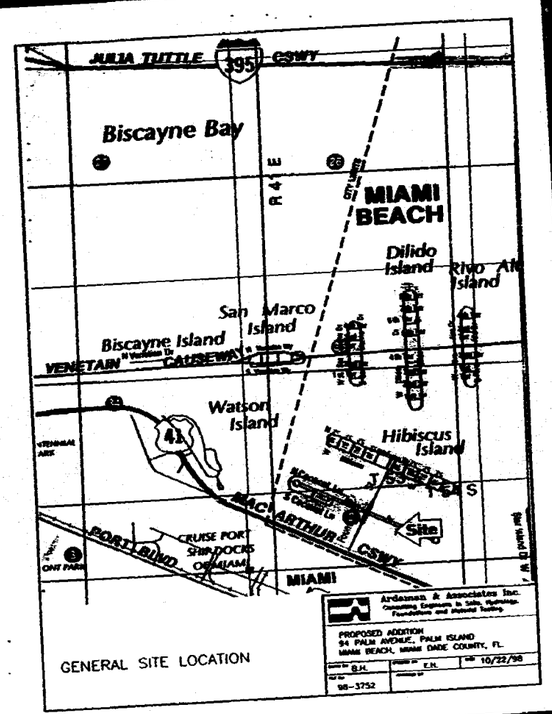
Boreholes where Standard Penetration Tests will be performed are drilled with a truck-mounted CME 45A drill rig. The boreholes are advanced by rotary drilling with a winged bit that makes a hole about three inches in diameter. A bentonitic drilling mud is recirculated in order to remove the cuttings and support the walls of the borehole. The drag bit is specially modified to direct the mud upward and reduce disturbance of the soil ahead of the bit.

Occasionally, running or squeezing ground is encountered that cannot be stabilized by the drilling mud alone. In addition, drilling mud may be lost into the soil or rock strata that are unusually pervious. In such cases, flush-coupled steel casing with an outside diameter of about 3.5 inches is driven as a liner for the borehole.

After the borehole has been advanced to the depth where a Standard Penetration Test will be performed, the soil sampler used to run the test is attached to the end of the drill rods and lowered to the bottom of the borehole. The testing procedure used conforms closely to the methods recommended in ASTM D-1586. The sampler used has a split-barrel 24 inches long and an outside diameter of 2.0 inches. It is driven into the ground below the bottom of the borehole using a hammer that weighs 140 pounds and falls 30 inches. The driller records the number of hammer blows needed to advance the sampler in successive increments of six inches. The total number of blows required to advance the sampler the second and third six-inch increments constitutes the test result; that is, the N-value at the depth. The test is completed after the sampler has been driven not more than 24 inches or when refusal is encountered, whichever occurs first. Refusal occurs when 50 hammer blows advance the sampler six inches or less. After the test is completed, the sampler is removed from the borehole and opened.

The driller examines and classifies the soil recovered by the sampler. He places representative soil specimens from each test in closed glass jars and takes them to our laboratory. In the laboratory, additional evaluations and tests are performed, if needed. The driller's classifications may be adjusted, if necessary, to conform more closely with the United Soil Classification System, ASTM D-2487. Jar samples are retained in our laboratory for sixty days, then discarded unless our clients request otherwise.

After completion of a test boring, the water level in the borehole is recorded.



GENERAL SITE LOCATION

KEY TO SYMBOLS

Symbol Description

Strata symbols

- Silty sand
- Sand
- Silt
- Limestone

Misc. Symbols

- Water table at boring completion
- Water table at boring completion

Soil Samplers

- Standard penetration test

Notes:

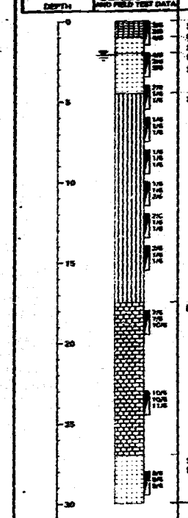
1. Exploratory borings were drilled on 10-16-98 using a 4-inch diameter continuous flight power auger.
2. Boring locations were taped from existing features.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

SOIL TEST BORING SYMBOLIC LOGS

BORING B-1

Project: 94 PALM AVENUE, P.I.
Date: 10-16-98
Boring Location: SEE PLAN
Casing: N/A
Drill Method: SPT/HSA
Depth of Water Table : 2.1'

File No.: 98-3752
Elev.: N/A
Driller: J.J.J.C.
Date Checked: 10-16-98



ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL DESCRIPTION	SAMPLE No.	SPT "N" VALUE
		SILTY SAND, dark brown fine grained and roots.	1	7
		SAND, pale brown fine grained with shell fragments.	2	8
		SAND, dark brown with shell fragments.	3	2
		SILT, grey.		2
				2
				3
			4	2
				2
		LIMESTONE, very pale brown.		17
			5	
				21
		SAND, very pale brown fine grained, few rock fragments.	6	17

Notes:

Ardaman & Associates, Inc.

SOIL TEST BORING SYMBOLIC LOGS

BORING B-2

File No.: 98-3752
Elev.: N/A

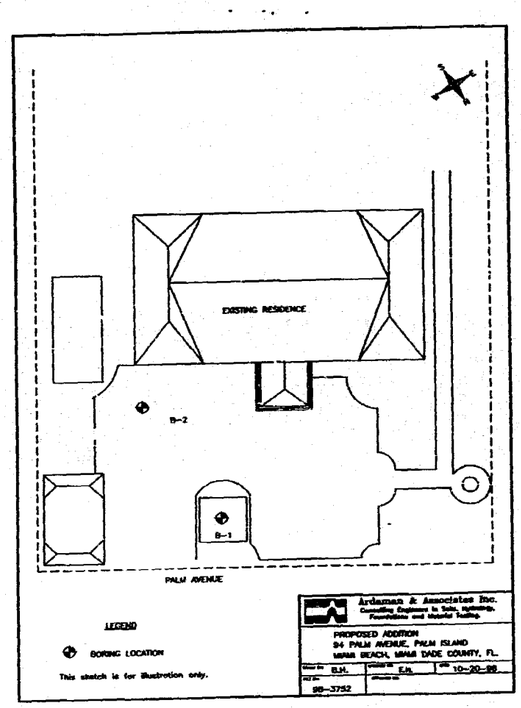
Project: 94 PALM AVENUE, P.I.
Date: 10-16-98
Boring Location: SEE PLAN
Casing: N/A
Drill Method: SPT/HSA
Depth of Water Table ∓ : 7.2'

Driller: J.J./J.C.
Date Checked: 10-16-98

ELEVATION / DEPTH	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	SOIL DESCRIPTION	SAMPLE No.	SPT "N" VALUE
0		SILTY SAND, brown fine grained and roots.	1	9
		SAND, pale brown medium to fine grained with shell fragments.	2	8
		SAND, gray medium to fine grained with shell fragments.	3	2
5		SILT, gray.		2
				3
10			4	3
				3
15				3
		LIMESTONE, very pale brown.		26
20				33
25			5	
		SAND, light gray fine grained, few rock fragments.	6	14
30				

Notes:

Ardaman & Associates, Inc.



LEGEND

BORING LOCATION

This sketch is for illustration only.

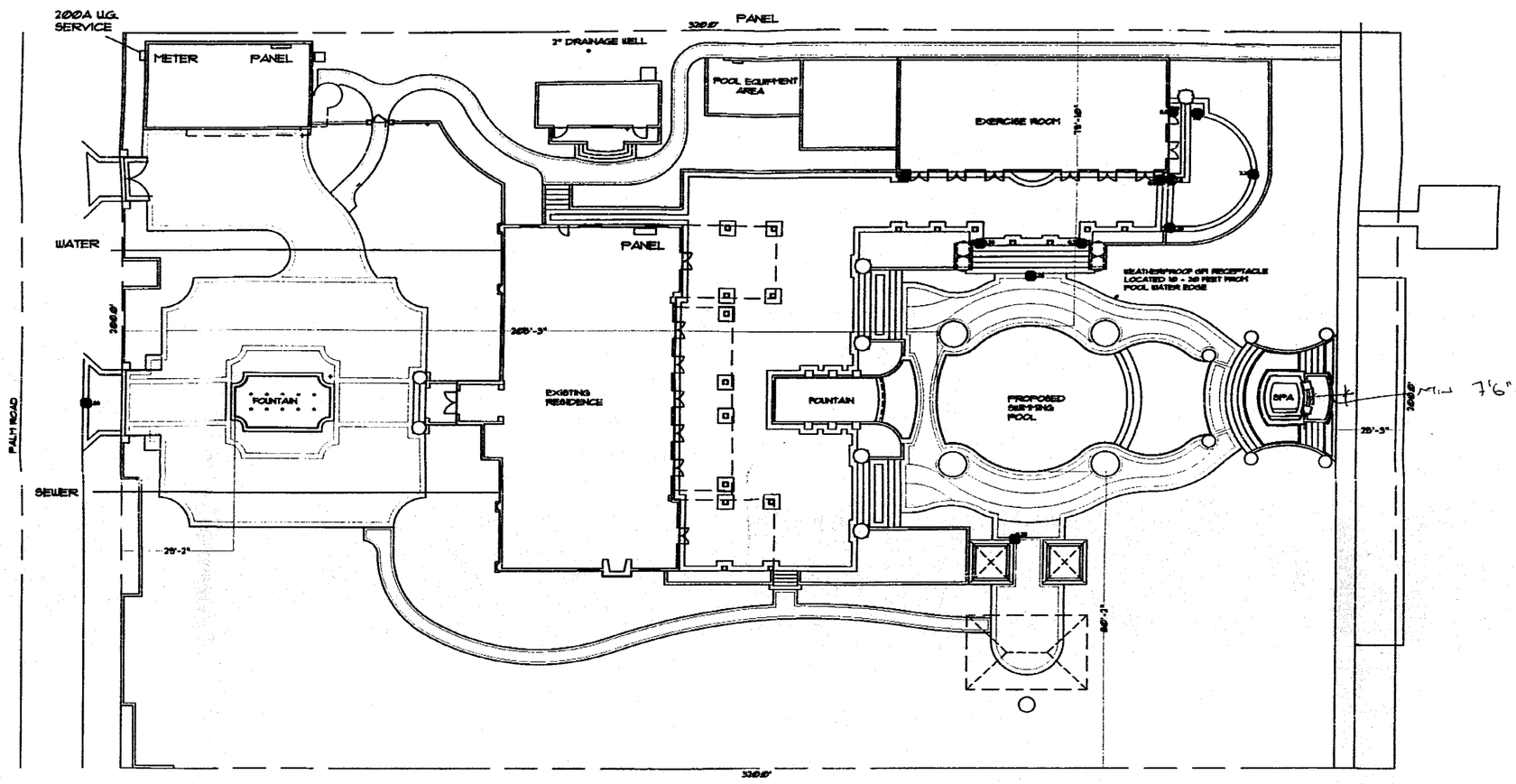
Ardaman & Associates Inc.
Consulting Engineers in Soils, Hydrology, Foundations and Material Testing

PROPOSED ADDITION
94 PALM AVENUE, PALM ISLAND
MIAMI BEACH, MIAMI DADE COUNTY, FL.

Drawn by: B.H.	Checked by: E.A.	Date: 10-20-98
File No.: 98-3752	Attached No.	

27

SHEET 1 OF 5



SITE PLAN
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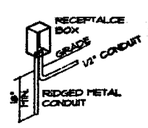

RECEPTACLE BOX DETAIL
NO SCALE

No exterior work
All interior
Pull Public Works
Permit for Heavy Equipment
on CMB's R/O

Subject to Zoning + Public Works Depts.
Approval:
MS 05/08/2001

COPY
MIAMI BEACH
FOR PERMIT B
FOLLOWING:
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORK
STRUCTURAL
ACCESSIBILITY

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NUMBER DATE

KENNETH R. PFEIFFER, P.E.
3180 S.W. 7TH AVENUE
MIAMI, FLORIDA 33146
(305) 371-6065

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PALM ISLAND RESIDENCE
54 PALM AVENUE
MIAMI BEACH, FLORIDA

SEAL
DEC 19, 2001

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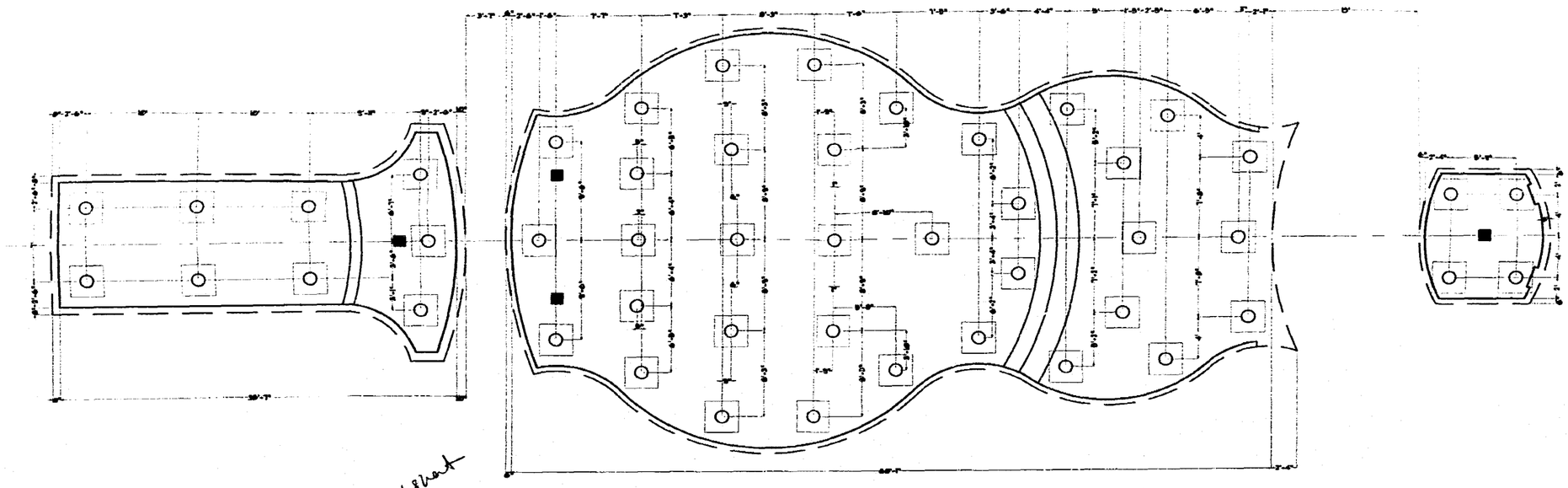
SHEET 2 OF 5



PILING LAYOUT PLAN
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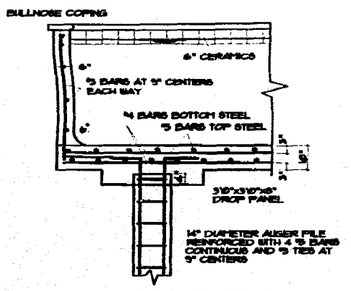
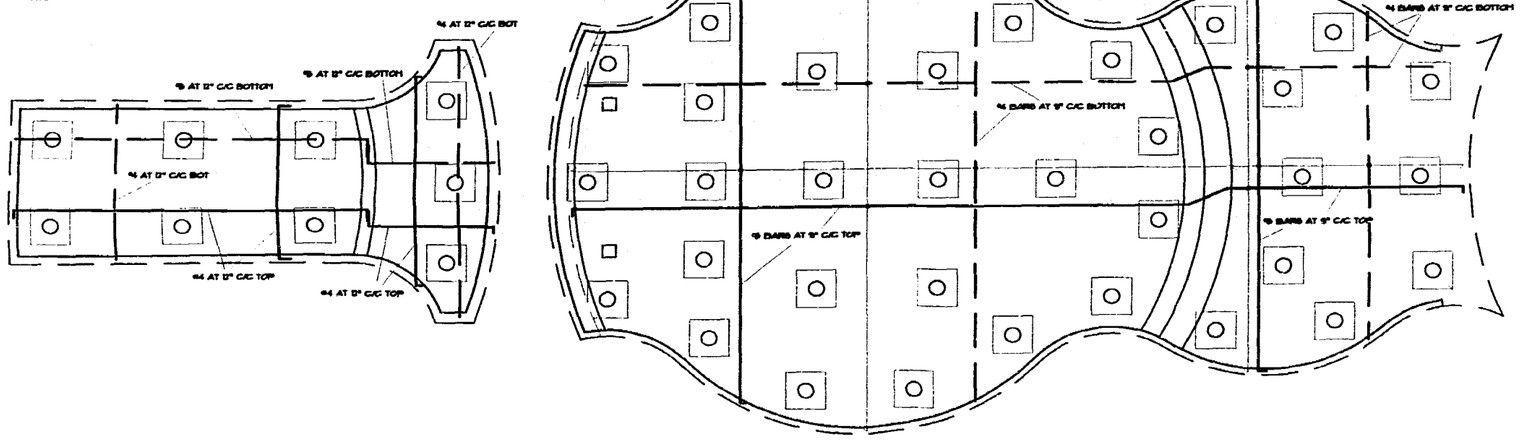


PILE SECTION
NTS

see next sheet

STRUCTURAL NOTES:

1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF 15 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL EMBED A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 18" LAPS AND APPROVED CONNECTORS.



SLAB REINFORCEMENT PLAN
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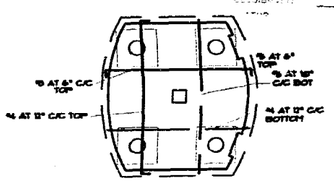

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call	1-800-432-4770
City of Miami Beach	305-673-7080

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MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
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NUMBER DATE

KENNETH R PFEIFFER, P.E.
5180 S.W. 77th AVENUE
MIAMI, FLORIDA 33156
(305) 271-6663

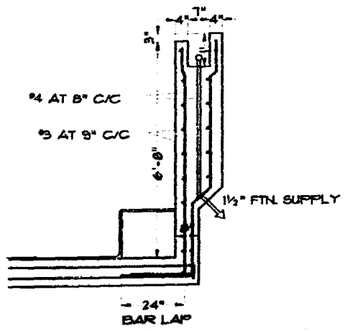
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
94 PALM
MIAMI BEACH, FLORIDA

SEAL
KENNETH R. PFEIFFER, P.E.
CIVIL ENGINEER
FEB. 19, 2001
DATE

27

STRUCTURAL NOTES:

1. ALL PILES SHALL BE 14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY OF 35 TONS EACH.
2. ALL PILE CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
4. ALL PILES SHALL EMBED A MINIMUM OF 4" INTO PILE CAPS.
5. ALL PILE REINFORCING STEEL SHALL BE CONNECTED TO BOTTOM FLOOR REINFORCING WITH MINIMUM 18" LAPS AND APPROVED CONNECTORS.
6. ALL AUGER PILES SHALL BE A MINIMUM OF 27 FEET IN LENGTH PROVIDING A COMPRESSIVE STRENGTH OF 35 TONS IN COMPRESSION AND 21 TONS IN TENSION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ARDAMAN & ASSOC. INC. OF MIAMI FLORIDA.



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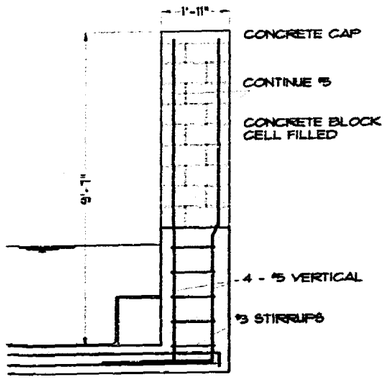

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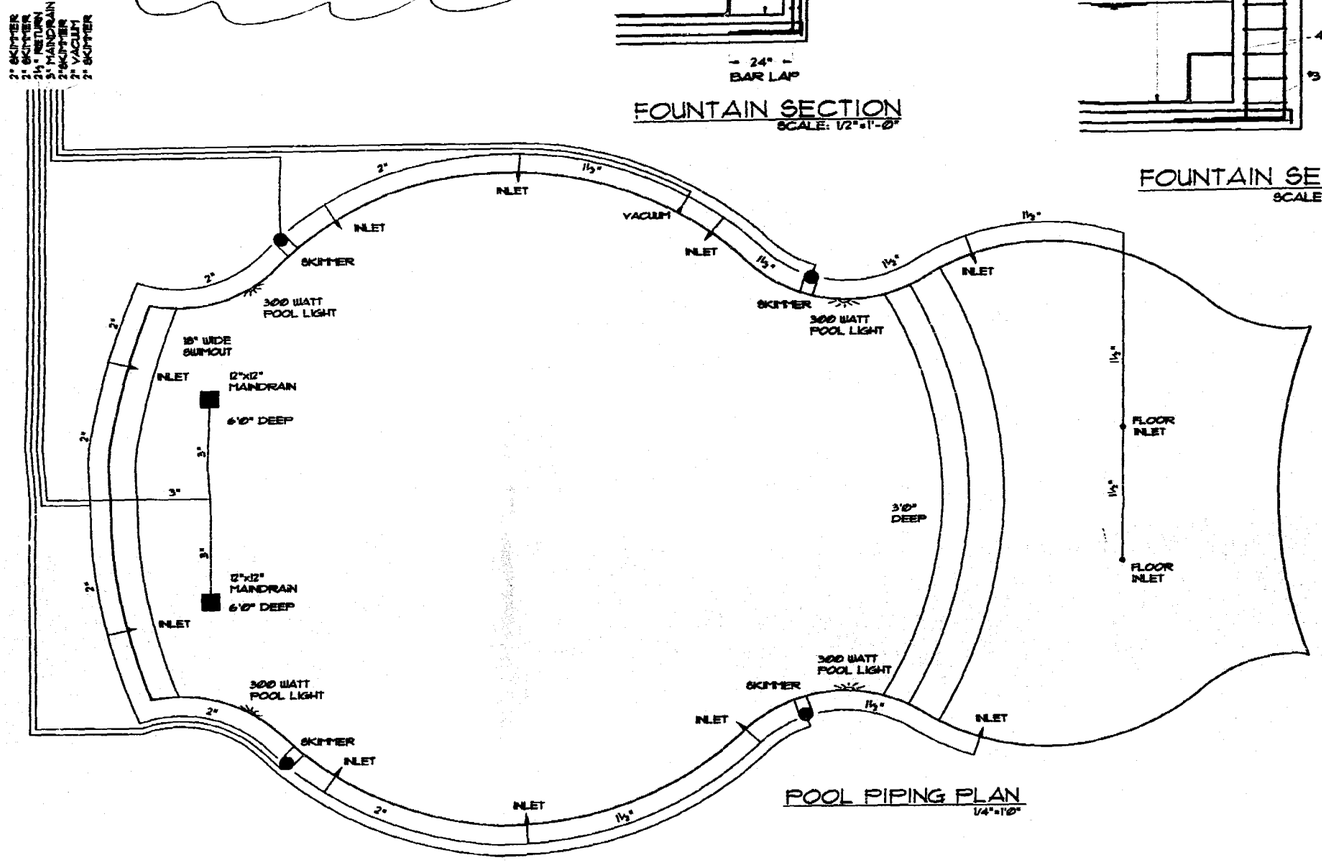

POOL PIPING PLAN
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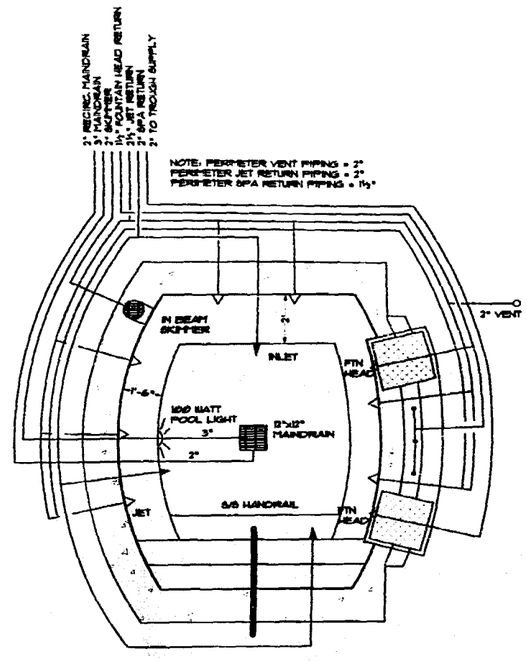

SPA POOL PIPING PLAN
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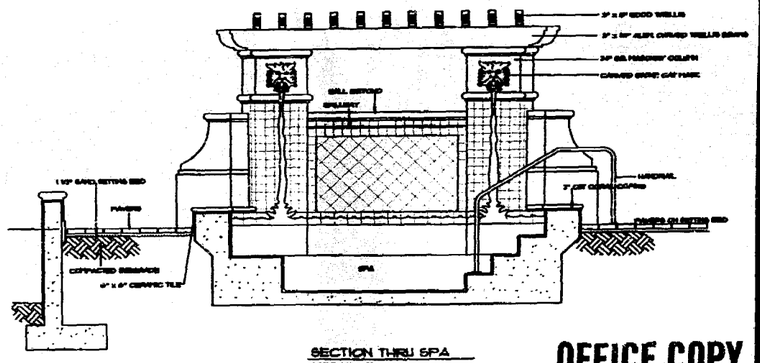

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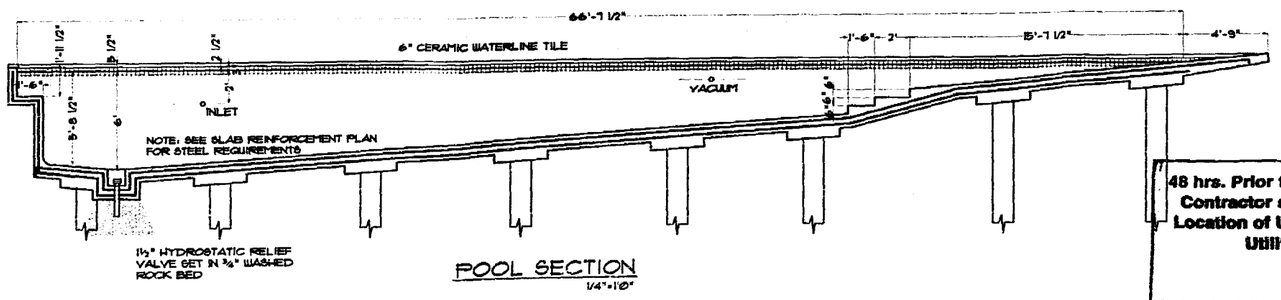

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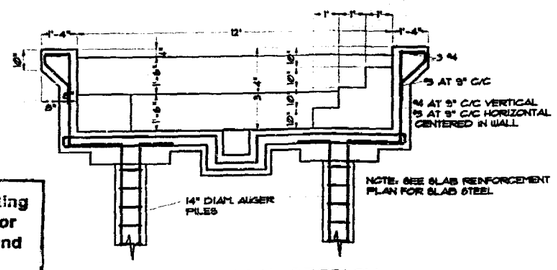

SPA STRUCTURAL SECTION
3/8"=1'0"

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

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CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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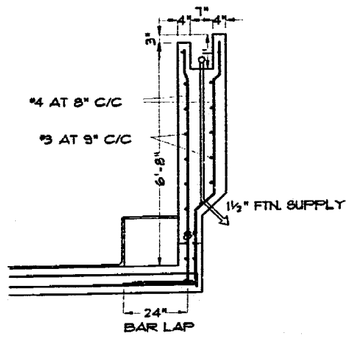

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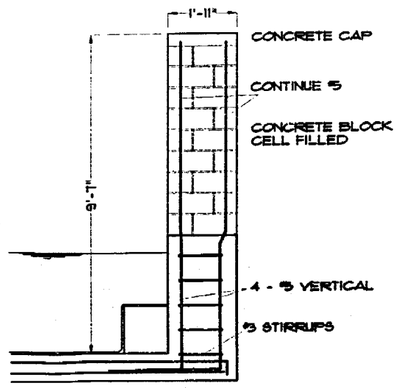

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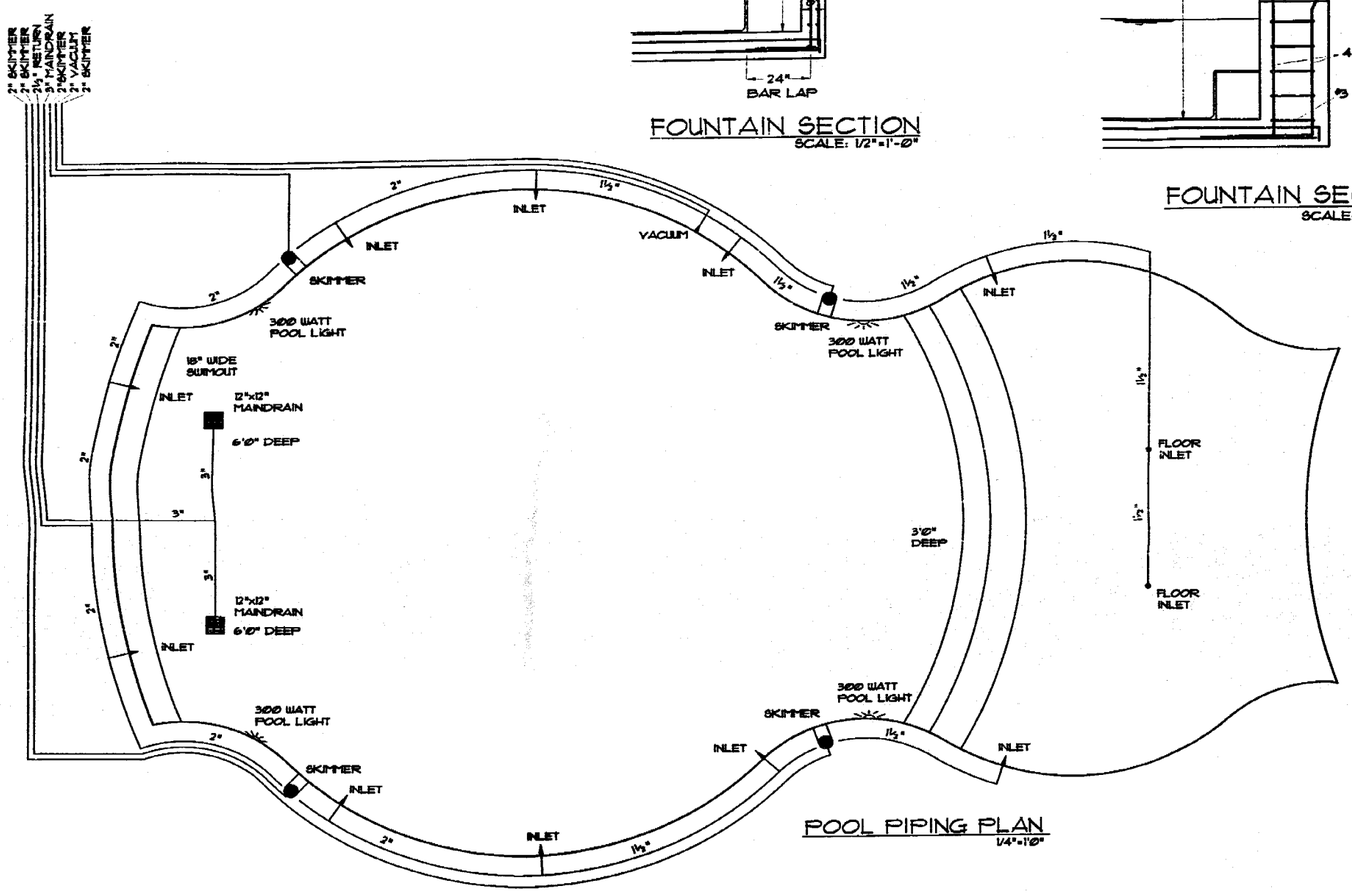
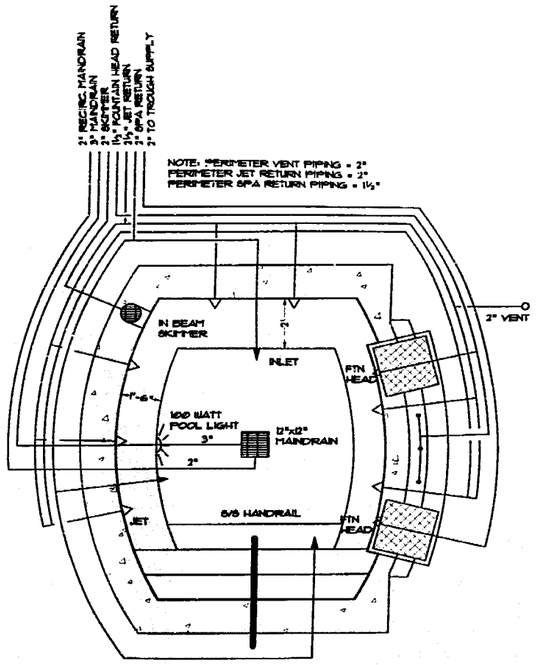
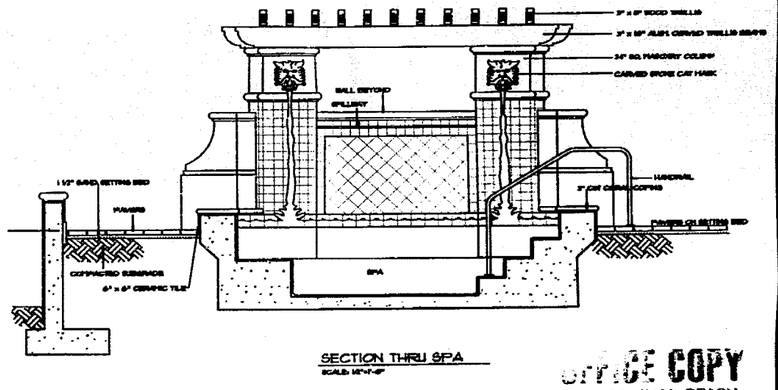


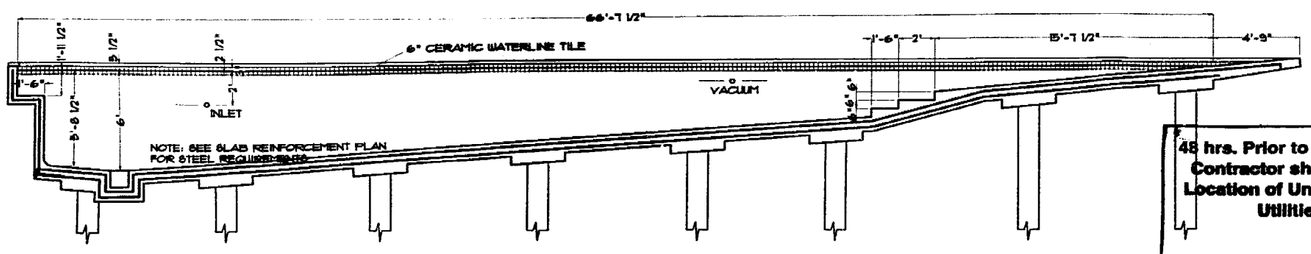
POOL PIPING PLAN
1/4"=1'0"



SPA POOL PIPING PLAN
3/8"=1'0"



SECTION THRU SPA
SCALE: 1/2"=1'-0"



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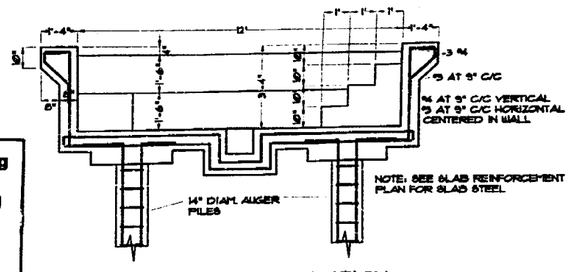

SPA STRUCTURAL SECTION
3/8"=1'0"

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City of Miami Beach	305-673-7080

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PLUMBING: 5/31/01
ELECTRICAL: 5/31/01
MECHANICAL:
FIRE PREVENTION:
ENGINEERING: 06/01/2001
PUBLIC WORKS: 5/31/01
STRUCTURAL:
HC ACCESSIBILITY:

SEAL
FEB. 19, 2001
DATE

SHEET 3 OF 5

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MIAMI BEACH, FLORIDA

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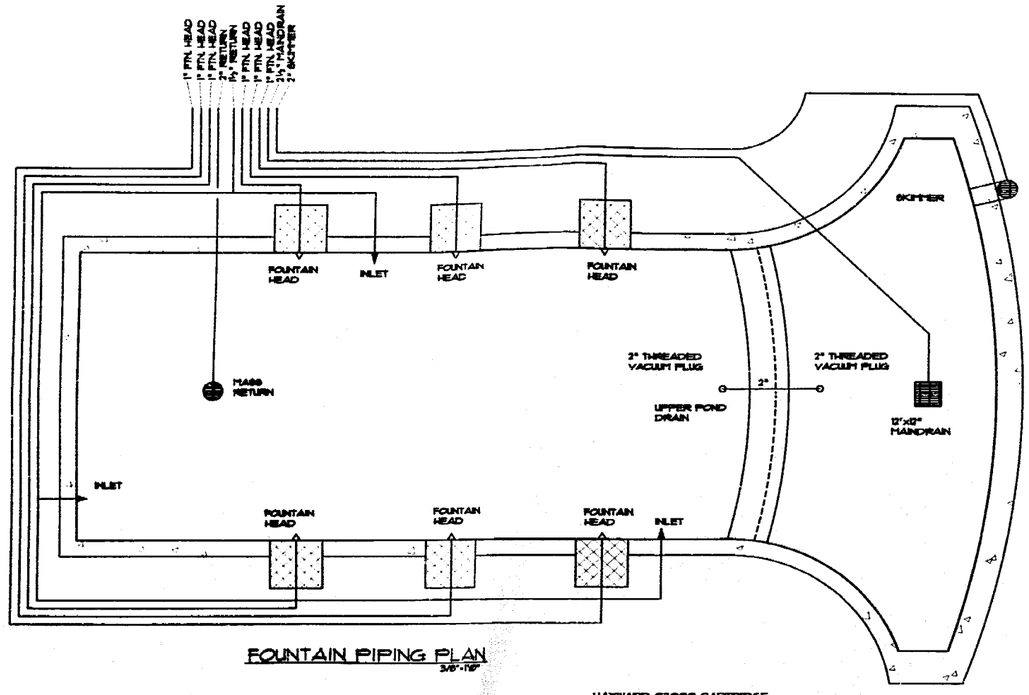
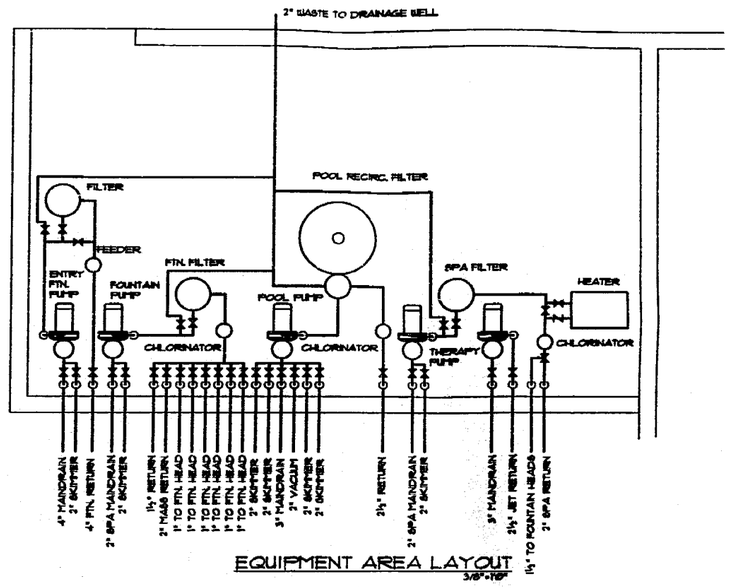
SHEET 4 OF 5



FOUNTAIN PIPING PLAN
3/8"=1'0"



EQUIPMENT AREA LAYOUT
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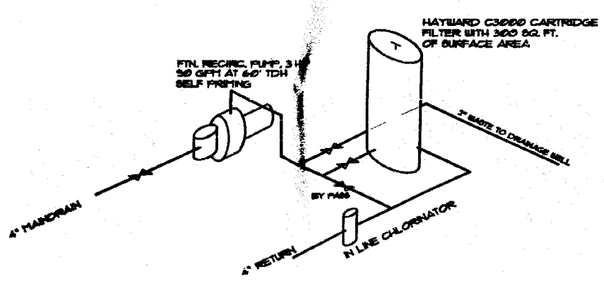
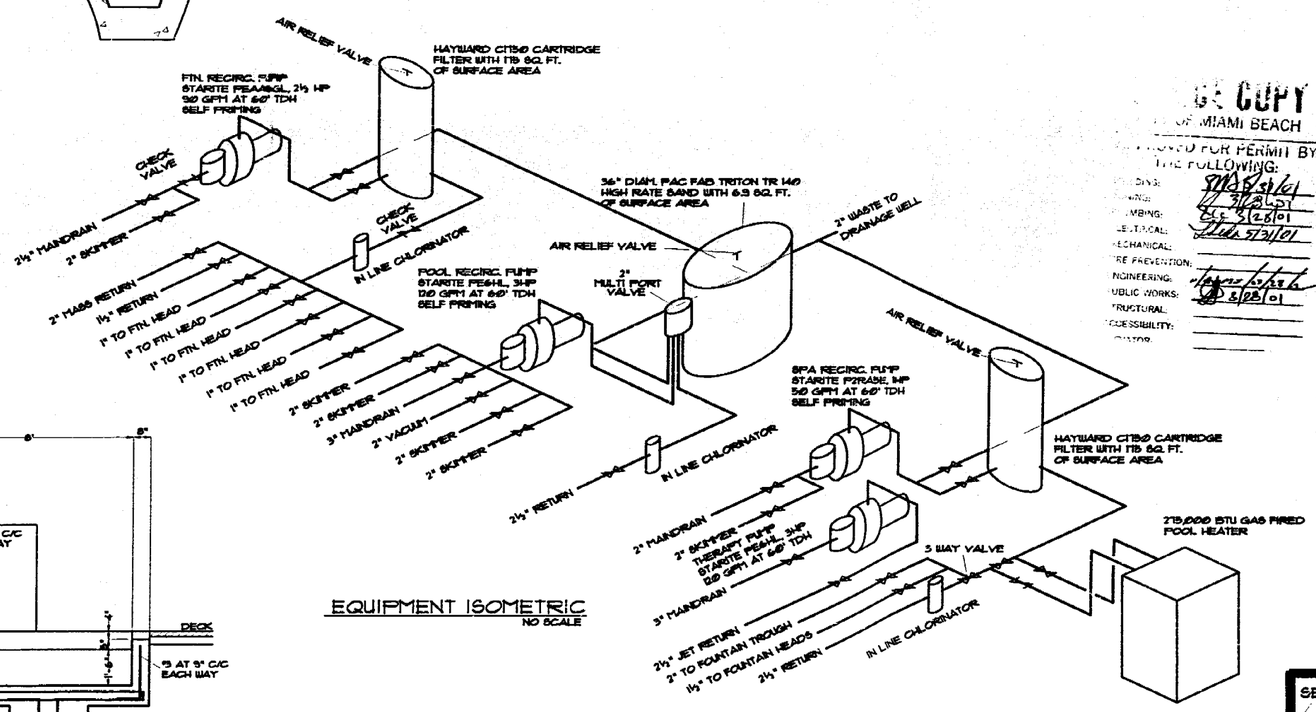
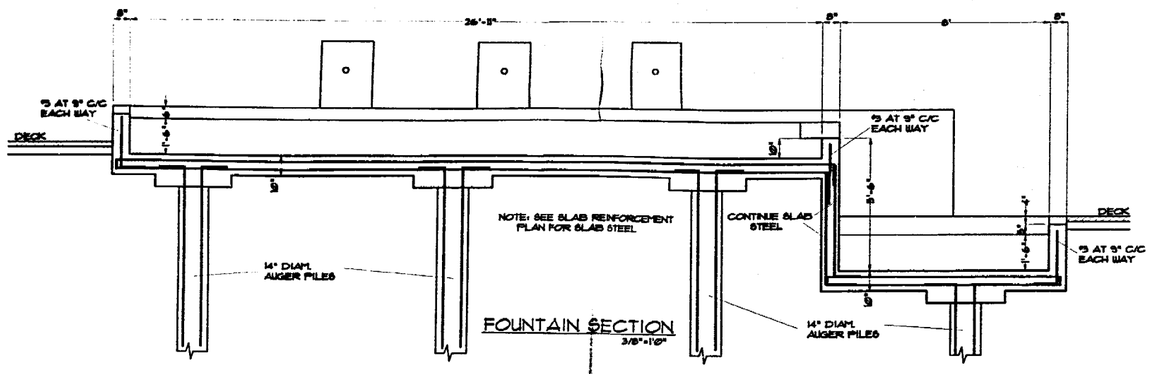


ENTRY FOUNTAIN ISOMETRIC
NO SCALE



EQUIPMENT ISOMETRIC
NO SCALE



FOUNTAIN SECTION
3/8"=1'0"

DRAWING NO.	
DATE	
SCALE	AS SHOWN

REVISIONS

NUMBER	DATE

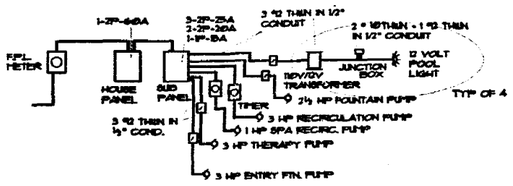
KENNETH R. PFEIFFER, P.E.
5300 BALTIMORE AVENUE
MIAMI, FLORIDA 33146
(305) 271-0663

PROJECT:
RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
34 PALM
MIAMI BEACH, FLORIDA

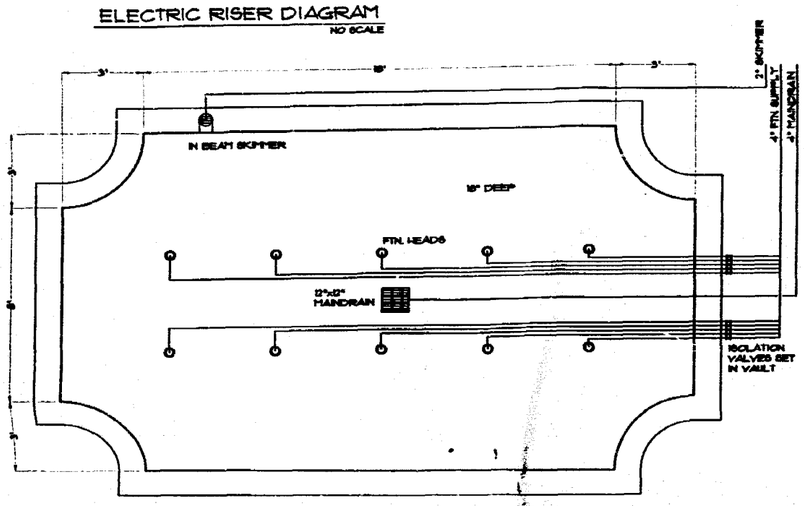
SEAL
FEB. 19, 2001

WORK COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 3/28/01
PLUMBING: 3/28/01
ELECTRICAL: 3/28/01
MECHANICAL: 3/23/01
FIRE PREVENTION:
ENGINEERING: 3/28/01
PUBLIC WORKS: 3/28/01
STRUCTURAL:
ACCESSIBILITY:

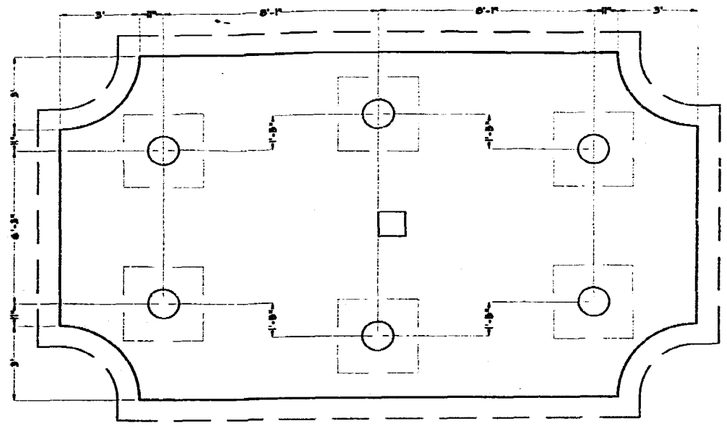
27



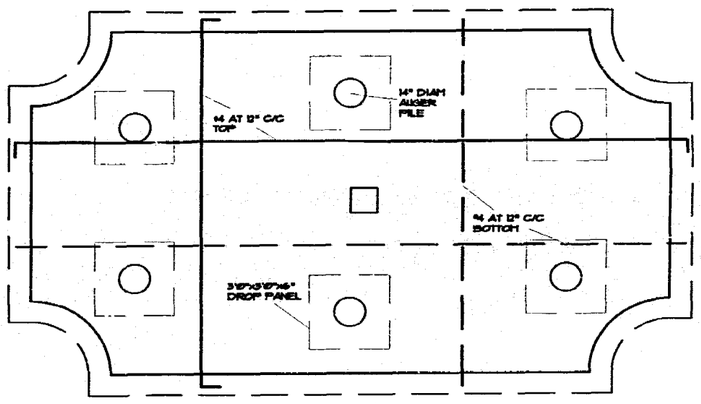
ELECTRIC RISER DIAGRAM
NO SCALE



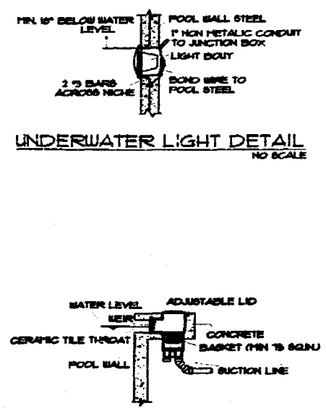
ENTRY FOUNTAIN PIPING PLAN
3/8"=1'0"



ENTRY FOUNTAIN PILING PLAN
3/8"=1'0"

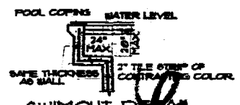


SLAB REINFORCEMENT PLAN
3/8"=1'0"



UNDERWATER LIGHT DETAIL
NO SCALE

SKIMMER DETAIL
NO SCALE



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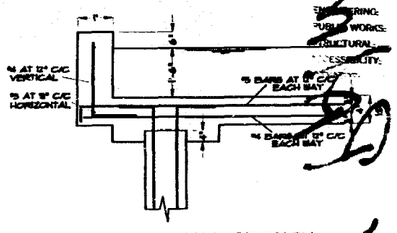


POND WALL SECTION
1/2"=1'0"

POOL AND SPA DATA:

SPA POOL		SWIMMING POOL
103	SURFACE AREA (SQ. FT.)	201
5542	VOLUME (GALLONS)	34000
10	TURNOVER (HOURS)	8
40	PERIMETER (FEET)	67
	DECK AREA (SQ. FT.)	N.C.

PLUMBING NOTES:

1. ALL POOL AND EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-PRI NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'0" CENTERS WITH CLEVIS HANGERS.
2. ALL SUCTION PIPING FITTINGS LOCATED BELOW GRADE SHALL BE 45 DEGREE BENDS.
3. ALL SUCTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1 1/2" DIAMETER UNLESS OTHERWISE NOTED.
4. POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH ARTICLE 680.43 OF THE SOUTH FLORIDA BUILDING CODE.
5. ANTI VORTEX HANDRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
6. A 12"x12" HANDRAIN GRATE MAY BE SUBSTITUTED FOR ANTIVORTEX TYPE.

ELECTRICAL NOTES:

1. ALL POOL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.
2. ALL ELECTRICAL GROUNDING AND BONDING SHALL CONFORM TO ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE.
3. NO OVERHEAD WIRING SHALL BE LOCATED WITHIN 10'0" OF POOL'S WATER EDGE.
4. SHOULD THE ELECTRICAL RISER DIAGRAM NOT ACCURATELY DEPICT REQUIRED WORK, A REVISED DRAWING SHALL BE SUBMITTED AND APPROVED SHOWING EXPECTED AS BUILT CONFIGURATION WITH ADDITONAL SERVICE AND LOAD CALCULATIONS, IF NECESSARY.

STRUCTURAL NOTES:

1. ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4. THE DESIGN OF THIS PROJECT HAS INCORPORATED A RATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPALS.

SAFETY NOTES:

1. A PERMANENT SAFETY WARNING SIGN SHALL BE PROVIDED AT ALL SWIMMING POOL AND SPA AREAS READILY VISIBLE FROM THE POOL AREA IN ACCORDANCE WITH APENDIX F ANSI/NSPI-5-83.
2. THE WARNING SIGN, AS PER ITEM 1 ABOVE, SHALL WARN AGAINST SHALLOW WATER DIVING, THE PREVENTION OF DROWNING AND SHALL INCLUDE THE FOLLOWING STATEMENT:

"THERE IS NO SUBSTITUTION FOR ADULT SUPERVISION OF SMALL CHILDREN. IT IS STRONGLY RECOMMENDED THAT AT LEAST ONE ADULT RENDERING CHILD SUPERVISION BE TRAINED IN ARTIFICIAL RESPIRATION AND/OR CARDIOPULMONARY RESUSCITATION (CPR)."

3. ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE ALARM WHEN THE DOOR OR ITS SCREEN IS OPEN.
4. THE POOL AND/OR SPA SHALL NOT BE FILLED WITH WATER UNTIL A SEPARATE PERMIT HAS BEEN OBTAINED FOR AN APPROVED SAFETY BARRIER, INCLUDING A SPRING-LOCK SELF-CLOSING GATE.

POOL, SPA AND HOT TUB BARRIERS:

ALL POOLS, SPAS AND HOT TUBS SHALL COMPLY WITH SECTION 5-9-91 OF THE SFBC AND SPECIFICALLY 5-9-91.3 (b) (3a) "ALL DOOR WITH ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN IS BEING OPENED. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR IS OPENED AND BE CAPABLE OF EMITTING A SOUND OF SUFFICIENT VOLUME TO BE HEARD IN THE DWELLING. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. THE DEACTIVATON SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.

48 hrs. Prior to Excavating Contractor shall call for Location of Underground Utilities.

Sunshine One-Call	1-800-432-4770
City of Miami Beach	305-673-7080

SHEET 5 OF 5

DRAWING NO.

DATE

SCALE AS SHOWN

REVISIONS

NUMBER	DATE

KENNETH R. PFEIFFER, P.E.
5305 SW 7TH AVENUE
MIAMI, FLORIDA 33146
(305) 271-5063

RESIDENTIAL POOL FOR
PALM ISLAND RESIDENCE
54 PALM AVENUE
MIAMI BEACH, FLORIDA

SEAL
FEB. 19, 2001

OFFICE COPY
CITY OF MIAMI BEACH
REVIEWED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

27

B0102245
94 Palm Ave

PERMIT #

B0200484

02

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

Building Work Permit

02-22-2002

Activity Number: B0200484

Status: APPROVED
Issued By: [illegible]

Site Address: 94 PALM AV MBCH
Parcel #: [illegible]

Applied: [illegible]
Approved: [illegible]
Completed:
Expires: [illegible]

Valuation: [illegible]

Property Owner:

Applicant: [illegible]
[illegible]
MIAMI FL [illegible]
[illegible]

PERMIT TYPE:
BUILDING [illegible]

Description: Install IMPACT windows (9 openings & 12 doors)
Inspector Area: Class Code: RI

DETAIL LIST

Alteration Permit Fee		
Alteration Building/Structure - Per Units	$0.00	$0.00
Awning, Canopy, Patio Cover - Per Units	$0.00	$0.00
Sign Under Roof - BLDG/PC - Per Sq Ft	0	$0.00
Walk Thru - Per Alteration	$0.00	$0.00
Repairs to Building/Structure - Per Units	0	$0.00
Roofing or Re-roofing - Per Sq Ft	41	$164.00
Windows/Doors - Per # of	0	$0.00
Signs, Wall/Ground/Pole - Per Sq Ft	0	$0.00
Fence and/or Wall - Per Linear Feet	0	$0.00
Partial Demo - Structure/Sign/Wall - Per Units	$0.00	$0.00
Swimming Pool - Per Gallon	0	$0.00
Painting - Per Units	$0.00	$0.00
Sandblasting - Per Units	$0.00	$0.00
Paving - Per Sq Ft	0	$0.00
Concrete Slab - No Paving - Per Sq Ft	0	$0.00
Trees - Per # of	0	
Hedges - Per Linear Feet	0	
Concrete over - Per Sq Ft	0	
Landscaping Fee		$0.00
Other Fees		$0.00
Permits Fee - If Applicable		$0.00

Activity Number: B0200484

Fire Safety Fee		
New Building or Addition - Per Sq Ft	0	$0.00
Storage/Industrial Bldg. T & F Occup - Per Sq Ft	0	$0.00
Overnight/Assembly on Premises - Per Sq Ft	0	$0.00
Screen Enclosure/Tent on Premises - Per Sq Ft	0	$0.00
SS Underground Tanks/App Station - Per #	0	$0.00
Construction not shown Above - Per Units	$0.00	$0.00
Alt/Repair Building/Structure - Per Units	$5,000.00	$0.00
Marine Structure Fee		
Dock Area - Per Sq Ft	0	$0.00
Seawall - Per Linear Feet	0	$0.00
Boat Lifts, Davits, Hoist - Per # of	0	$0.00
Batter Mooring, Dock Piles - Per # of	0	$0.00
Marine Structure Alt/Repair - Per Units	$0.00	$0.00
EPM Compliance Surcharge		
New Const/Add - Res/Non Res/Hotel - Per Sq Ft	0	$0.00
New Const/Add - Mfg/Ind/Wh - Per Sq Ft	0	$0.00
Cost for Other Construction		$5,000.00
Training Fee		
Training Fee		$1.00
Validation Fee		$20.00
Additional Fees		
Re-Reviews/etc		$0.00
Continued Re-inspections - Per # of	0	$0.00
Building Joint Inspections - Per # of	0	$0.00
Change of Contractor - Per # of	0	$0.00
Permit Extension - Per # of	0	$0.00
Residential Card		
Commercial Card		
Permit Replacements		$0.00
Lost Plan Fee - All		$0.00
Lost Plan Fee - Other		$0.00
Overtime Inspection Fees		$0.00
Total of All Fees		$196.00
Total of Payments		$196.00
Balance Due		$0.00

CITY OF MIAMI BEACH

Building Work Permit

02-22-2002

Activity Number: B0200484

Site Address: 94 PALM AV MBCH

INSPECTION LIST

Item 01105 1105: FOUNDATION
Item 01110 1110: GRAUT BEAM
Item 01115 1115: FLOOR SLAB
Item 01120 1120: COLUMNS
Item 01125 1125: TIE BEAM
Item 01130 1130: Part Final Fireproofing
Item 01133 1133: Truss Bracing
Item 01135 1135: FRAMING WALLS
Item 01137 1137: Accessibility Rough
Item 01140 1140: INSULATION
Item 01145 1145: ROOF Tile & MOP
Item 01150 1150: Mop On
Item 01155 1155: Mortar Set Tile
Item 01160 1160: Roof Final
Item 01165 1165: N WALL
Item 01170 1170: STORE FRONT
Item 01175 1175: INTERIOR
Item 01180 1180: DRYWALL
Item [illegible] [illegible]: WINDOWS & GLAS DOORS
12/18/2001 By: [illegible] Action: PA Comments: Main house except 3 openings. Main entrance door triple arch at entrance and bath window for bedroom #3
Item 01187 1187: Windows & Doors
Item 01190 1190: Other Bldg Inspection
Item 01193 1193: Bldg Accessibility Final
Item 01195 1195: Part/Total Final Inspec
Item 01199 1199: Building Final
Item 03020 Fire: Smoke Barrier Doors
Item 03023 3023: Fire: Entrance Doors
Item 03080 3080: Fire: Other Inspection
Item 03099 3099: FINAL FIRE INSPECTION

02

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

Building Work Permit

12-18-2000 Activity Number: BN000484
Receipt Status: APPROVED

Date Applied 11/06/2000 Date Issued 12/17/2000 Entered By: BULGARIC
Date Completed Date Expired 06/15/2002

Site Address: 90 PALM AV MIAMI Balance Due: $0.00
Parcel # 4309090070 Valuation: $9,000.00

Applicant GOMEZ RAFAEL E Owner DOMINION INDUSTRIAL HOLDINGS LTD
5900 UNIVERSAL WAY PO BOX 10056
MIAMI FL 33165 BIS ADM 11433 [illegible]
305-666-2340

Description: Install IMPACT Windows [illegible]

Payments made for this receipt

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

00/27/01 11:41:28 941.408.1980-FRI-> 9546[illegible] Page 002

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE PLAGLER BUILDING
BUILDING CODE COMPLIANCE OFFICE
METRO-DADE PLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1007
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-2908

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2901 FAX (305) 375-2908

PROPERTY OWNERS SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE
PGT Industries
1070 Technology Drive
Nokomis FL 34275

Your application for Notice of Acceptance (NOA) of
Series C-700 Outswing Aluminum Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Raul Rodriguez
Chief Product Control Division

ACCEPTANCE NO.: [illegible]
EXPIRES: [illegible]

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS
BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED: [illegible]

Internet web address: [illegible] Homepage: [illegible]

00/27/01 11:41:53 941.408.1980-FRI-> 9546[illegible] Page 003

PGT Industries

ACCEPTANCE No.: 98-0501.01
APPROVED : DEC 0 7 2000
EXPIRES : January 28, 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This revises Notice of Acceptance No. 98-0501.01, which was issued on January 28, 1999. It approves an aluminum casement window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series C-700 Outswing Aluminum Casement Window – Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. 329, Sheets 1 through 4 of 4, dated February 12, 1998, with revision C dated 2/17/99, prepared by Vistyl Tech/Progressive Glass Technology, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications only, as shown in approved drawings.

4. **INSTALLATION**
4.1 The aluminum casement window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product will not require a hurricane protection system.

5. **LABELING**
5.1 Each window unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Engineer
Product Control Division

3

02

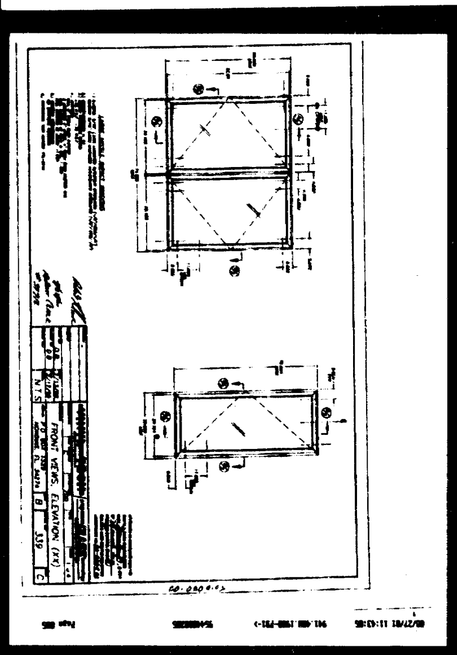
PCI Information

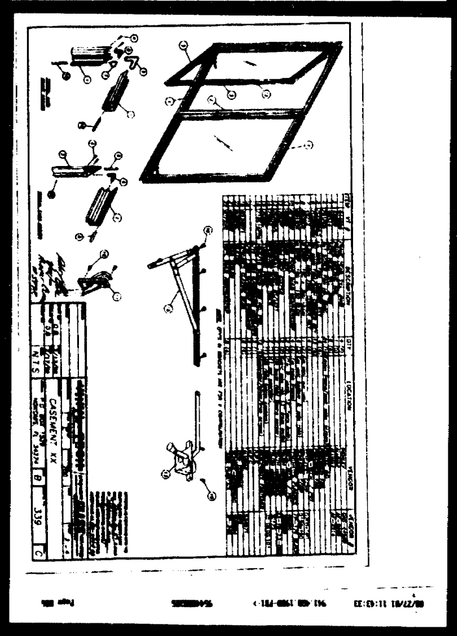
ACCEPTANCE No.: 01-0814.01
APPROVED: DEC 17 2001
EXPIRES: January 28, 2002

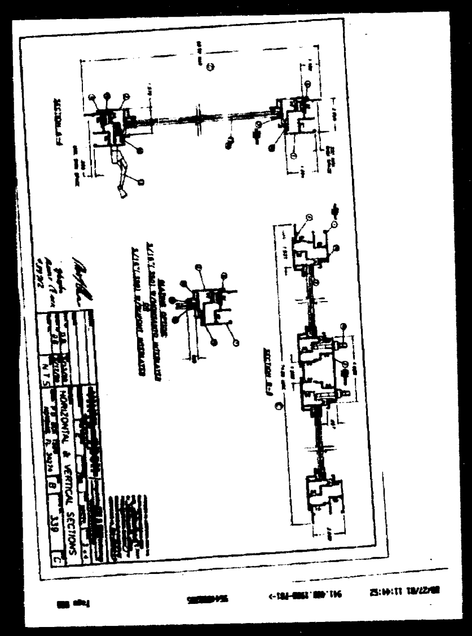
NOTICE OF ACCEPTANCE — STANDARD CONDITIONS

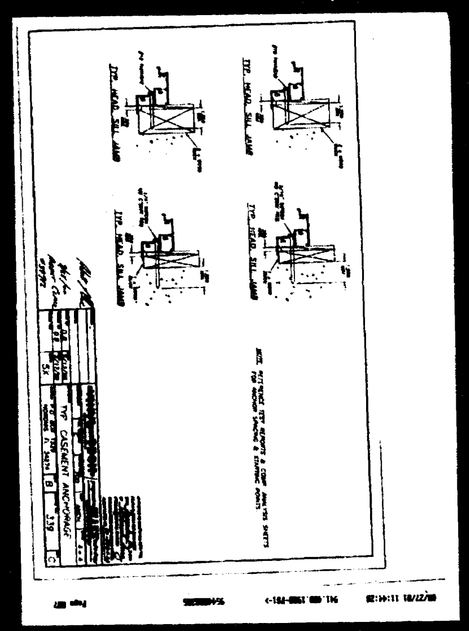
1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed on the original submitted documents, including an engineering data, engineering drawings, or no older than eight (8) years.
2. Any and all approved product shall be permanently labeled with the manufacturer's name, city, state, and the approved product number "Miami-Dade County Product Control Approval", or as specifically noted in the specific conditions of this Acceptance.
3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the Standard Building Code, Building Code, affecting the evaluation of the product in its origin or the product (standard) as the requirements of this acceptance.
   b. If the Acceptance holder has not complied with all the requirements of this acceptance.
   c. The product was originally approved, tested and evaluated the respective documentation (already submitted) is no longer pertaining the engineering profession.
4. Any revision or change in the materials, any similar manufacture of the product or processes shall necessarily be cause for filing for a revision application with appropriate fees and granted by the office.
5. Any of the following shall date for grounds for removal of this Acceptance:
   a. Unsatisfactory performance of the product or of any product, for sales, advertising or any other purpose.
   b. Unauthorized Acceptance or misrepresentation of any product, for sales, advertising or any other purpose.
6. The Notice of Acceptance number provided for the words Miami-Dade County, Florida and followed by the respective data may be displayed on the product or on its packaging. If any product is delivered in a shipping box, it shall be displayed on an outer carton.
7. A copy of this Acceptance shall be kept by the manufacturer or its distributor and made for available for inspection at the job site at all time. The engineer and/or owner the report.
8. Failure to comply with any section of this Acceptance shall be cause for revocation and removal of Acceptance.
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE






HORIZONTAL & VERTICAL SECTIONS
339
B
N.T.S.
SECTION B-B
SECTION A-A


TYP CASEMENT ANCHORAGE
339
B
SCALE
SHEET
TYP. HEAD SILL JAMB
TYP. HEAD SILL JAMB
TYP. HEAD SILL JAMB
TYP. HEAD SILL JAMB

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE PLAZA BUILDING
BUILDING CODE COMPLIANCE OFFICE
METRO-DADE PLAZA BUILDING
140 WEST FLAGLER STREET, SUITE 1404
MIAMI, FLORIDA 33130-1563
(305) 375-2676 FAX (305) 375-2908

CONTRACTORS LICENSING SECTION
(305) 375-2227 FAX (305) 375-2908

CERTIFICATE OF COMPETENCY SECTION
(305) 375-2082 FAX (305) 375-2908

PRODUCT CONTROL SECTION
(305) 375-2450 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Dade Metals Corporation
200 N.W. 22 Street
Miami FL 33127-4011

Your application for Product Approval of
Series 3000 Aluminum Fixed Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure any product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval if it is determined BCCO that that product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer

Acceptance No.: 98-0224.04
Expires: 06/29/2003

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above

Martin F. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Approved: 06/29/2000

1 of 3

Dade Metals Corporation

ACCEPTANCE No.: 98-0224.04
APPROVED : JUN 2 9 2000
EXPIRES : August 28, 2003

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This review and renews the Notice of Acceptance No 97-1024.01 that was issued on February 4, 1998. It approves an aluminum fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for Miami-Dade County. For the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series 3000 Aluminum Fixed Window – Impact Resistant, and its components shall be constructed in strict compliance with the following documents: Drawing No W98-03, titled "Series-3000 Aluminum Fixed Window Impact Resistant," Sheets 1 and 3 of 3, dated 01/27/00, prepared by Al-Farooq Corporation signed and sealed by Hussayoun Farooq, P.E. They bear the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to single unit applications, as shown approved drawings

4. **INSTALLATION**
4.1 The aluminum fixed window and its components shall be installed in strict compliance with the approved drawings
4.2 Hurricane protection system (shutters): The installation of this unit will not require a hurricane protective system

5. **LABELING**
5.1 Each unit shall have a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Applications for building permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system

Manuel Perez, P.E. Product Control Examiner
Product Control Division

2 of 3

Dade Metals Corporation

ACCEPTANCE No.: 98-0224.04
APPROVED : JUN 2 9 2000
EXPIRES : August 28, 2003

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

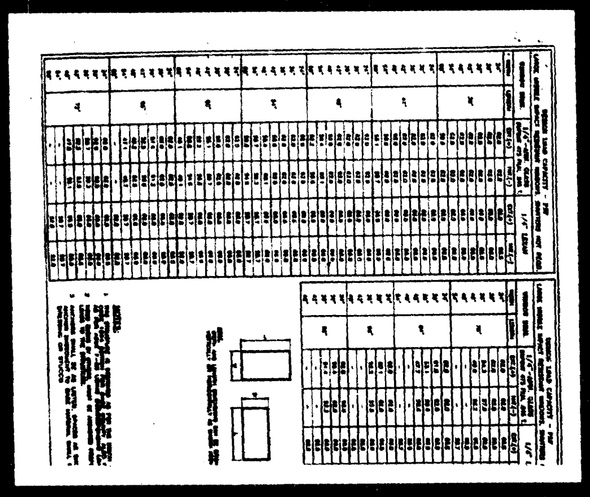
1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance
3. Renewals of Acceptance will not be considered if
   a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
   b) The product is no longer the same product (identical) as the one originally approved.
   c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
   d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession
4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office
5. Any of the following shall also be grounds for removal of this Acceptance
   a) Unsatisfactory performance of the product or process
   b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose
6. The Notice of Acceptance number provided by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection in the job site at all times. The engineer need not retain the copies
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3

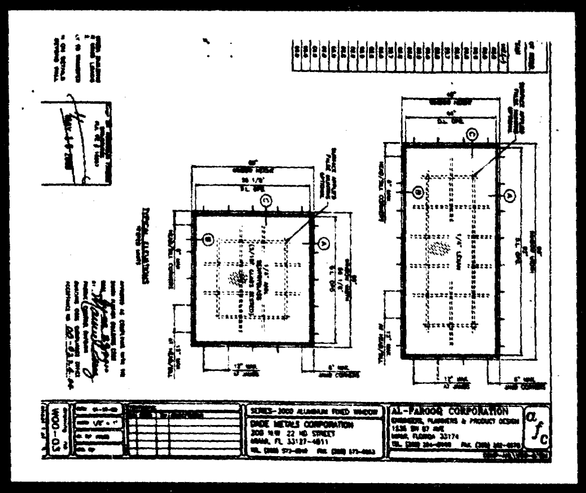
Manuel Perez, P.E. Product Control Examiner
Product Control Division

END OF THIS ACCEPTANCE

3 of 3

02

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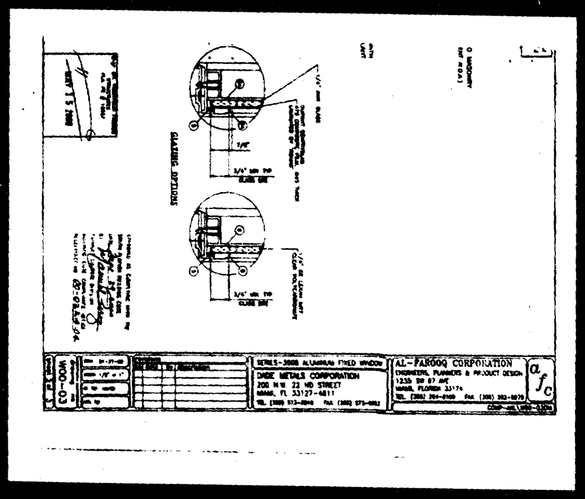
DADE METALS CORPORATION
AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT DESIGN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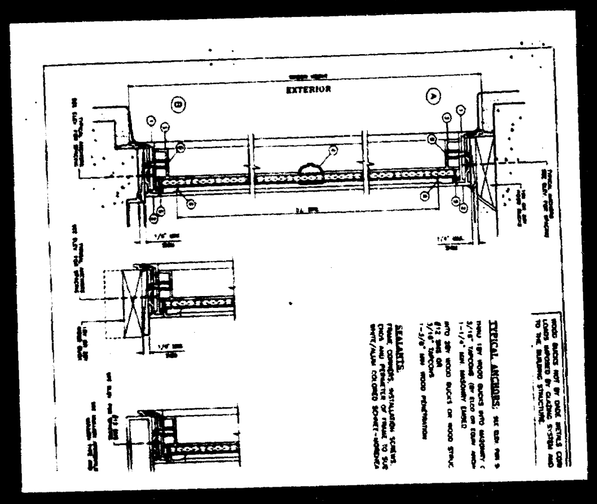
DADE METALS CORPORATION
AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT DESIGN

20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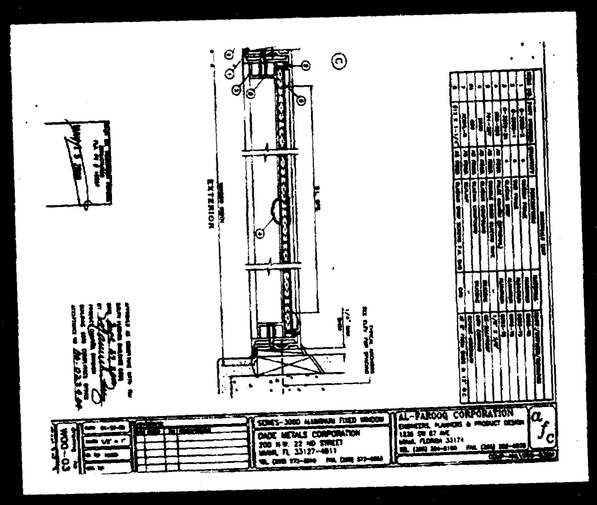
TYPICAL ANCHORS:
SEALANTS: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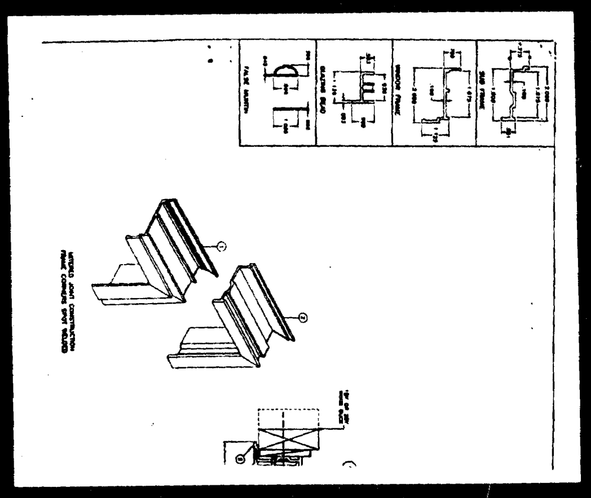
SERIES 3000 ALUMINUM FIXED WINDOW
DADE METALS CORPORATION
AL-FAROOQ CORPORATION


SILL FRAME
WINDOW FRAME
SILLPAN SUP
FACE OF WALL
MOUNTING JOINT CONSTRUCTION
FRAME CONNECTION OPEN WALLS

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-3560
CONTRACTOR LICENSING SECTION
(305) 375-2827 FAX (305) 375-2578
CONTRACTOR ENFORCEMENT SECTION
(305) 375-2966 FAX (305) 375-2968
PROPERTY ENFORCEMENT SECTION
(305) 375-2902 FAX (305) 375-4329

01-0417.04

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis ,FL 34275

Your application for Notice of Acceptance (NOA) of
Series SWD-101 Outswing Aluminum French Door-Impact
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Raul Rodriguez
Chief Product Control Division

ACCEPTANCE NO.: **01-0417.04**
EXPIRES: **11/22/2006**

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

APPROVED **09/06/2001**

Internet mail address: permitservice@buildingcodeoffice.com ● Homepage http://www.buildingcodeoffice.com

Vinyl Tech/Progressive Glass Technology.

ACCEPTANCE No.: **01-0417.04**
APPROVED : **September 06, 2001**
EXPIRES : **November 22, 2006**

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This revokes and renews the Notice of Acceptance No. **99-0128.01**, which was issued on February 18, 1999. It approves an outswing aluminum French door, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The **Series SWD-101 Outswing Aluminum French Doors-Impact Resistant and its components** shall be constructed in strict compliance with the following documents: Drawing No 971, titled "French Door XX, XC" Sheets 1 through 4 of 4, prepared by manufacturer, dated 02/16/98, with revision C dated 1-22-99 and last revised on 04-12-01, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications of pair of doors and single door only, as shown in approved drawings. Single door unit shall include deadbolt in the active leaf of this approval.

4. **INSTALLATION**
4.1 The outswing aluminum French doors and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection systems (shutters) the installation of this unit **will not require** a hurricane protection system.

5. **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Ishaq I. Chanda, P.E. Product Control Examiner
Product Control Division

Vinyl Tech/Progressive Glass Technology.

ACCEPTANCE No.: **01-0417.04**
APPROVED : **September 06, 2001**
EXPIRES : **November 22, 2006**

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
   a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
   b) The product is no longer the same product (identical) as the one originally approved.
   c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
   d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee(s) and granted by this office.

5. Any of the following will also be grounds for removal of this Acceptance:
   a) Unsatisfactory performance of this product or process.
   b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all times. The engineer need not repeat the copies.

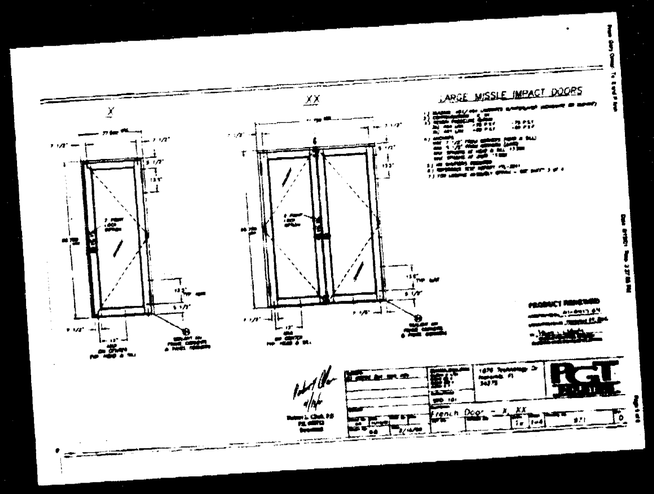
8. Failure to comply with any section of this Acceptance shall be cause for termination and revoke of Acceptance.

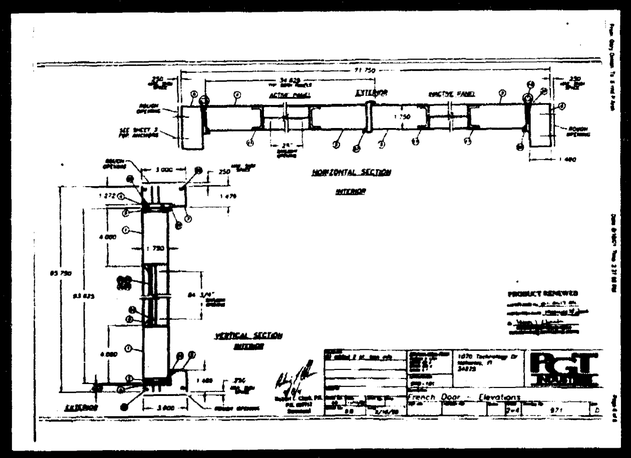
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

Ishaq I. Chanda, P.E. Product Control Examiner
Product Control Division

END OF THIS ACCEPTANCE

02


LARGE MISSILE IMPACT DOORS
PRODUCT RENEWED
RGT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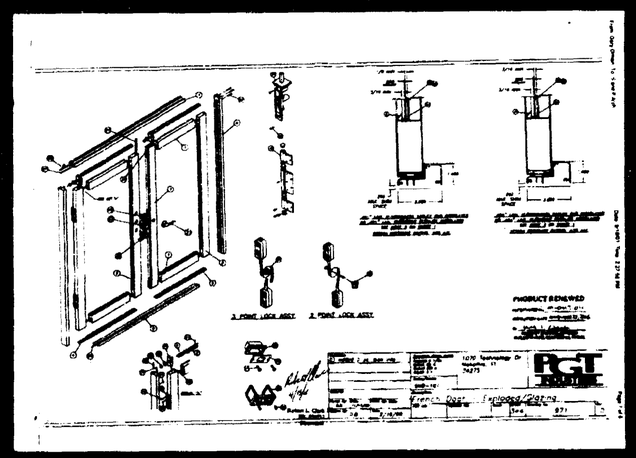
INTERIOR
VERTICAL SECTION
INTERIOR
PRODUCT RENEWED
RGT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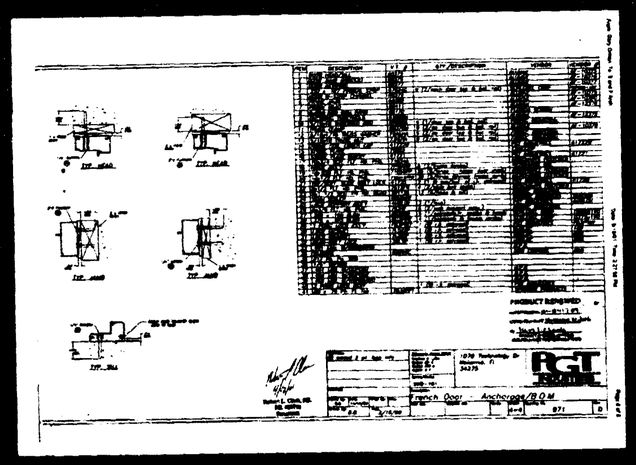
PRODUCT RENEWED
RGT

02



MIAMI-DADE COUNTY
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER STREET, SUITE 1001
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2527 FAX (305) 375-2908

CONTRACTOR ENFORCEMENT DIVISION
(305) 375-2477 FAX (305) 375-2908

ARCHITECT/ENGINEER LICENSING
(305) 375-2527 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis, FL 34275

Your application for Notice of Acceptance (NOA) of:
Series PW-701 Aluminum Fixed Window - Non Impact & Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified below.

This NOA shall be void after the expiration date stated below. BCCO reserves the right to inspect the product or material at any time from a jobsite or manufacturer's plant for quality control testing. If the product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material, in part or in toto. BCCO reserves the right to revoke this approval if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: 01-0102.01
EXPIRES: 09/12/2006

Alex Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, 3 ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth above.

APPROVED: 09/12/2001

Frank J. Quesada, P.E.
Director
Miami-Dade County
Building Code Compliance Office

Internet mail address: buildingcode@buildingcodeoffice.com ● Homepage http://www.buildingcodeoffice.com

PGT Industries

ACCEPTANCE No.: 01-0102.01
APPROVED: SEP 13 2001
EXPIRES: SEP 13 2006

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This approval applies to aluminum fixed windows, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1998 Edition, for Miami-Dade County, for the locations and for the pressure requirements, as determined by SFBC Chapter 30, but not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series PW-701 Aluminum Fixed Window – Non-Impact and Large Missile Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. 4201, Sheets 1 through 8 of 8, titled "PW-701 – Aluminum Fixed Window", dated 8/13/01, prepared by Mr. Rick Hoy, and signed and sealed by Robert L. Cora, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents will hereinafter be referred to as "approved drawings".

3. **LIMITATIONS**
3.1 This approval applies to single and application only, as shown on approved drawings.
3.2 Non-Impact Resistant windows, for Design Pressure Rating vs. Window Size, see Tabulation or Analysis Tables in Sheet 1 of 8 of approved drawings.
3.3 Impact Resistant windows see Design Pressure Rating in Sheet 1 of 8 of approved drawings.

4. **INSTALLATION**
4.1 The aluminum fixed window and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection system installers, to determine whether the installation requires a hurricane protection system, or not, see corresponding tests in approved drawing.

5. **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, plus the following statement: "Miami-Dade County Product Control, Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E. Product Control Supervisor
Product Control Division

02

RGT Industries

ACCEPTANCE No.: 01-0102.01

APPROVED: SEP 13 2001

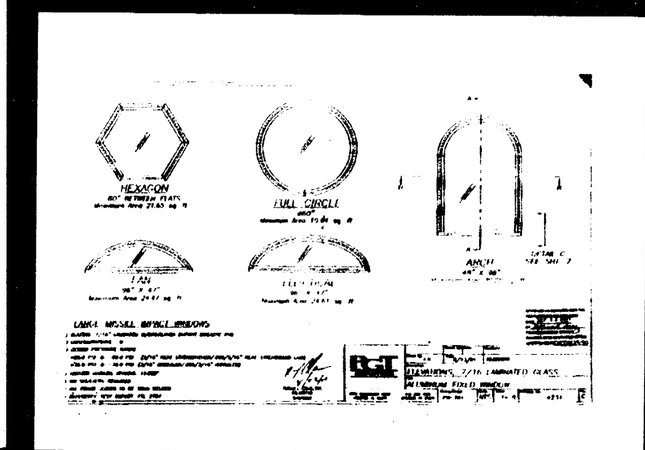
EXPIRES: SEP 13 2006

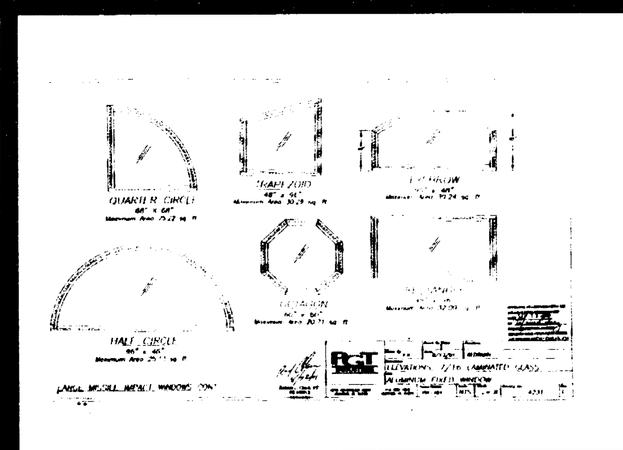
NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance application shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following phrase: "Miami-Dade County Product Control Approved", unless specifically stated in the specific conditions of this Acceptance.
3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes;
   b. The product is no longer the same product (identical) as the one originally approved;
   c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product;
   d. The engineer, who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.
4. Any revision or change in the material, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.
5. Any of the following shall also be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of this product or process;
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.
6. The Notice of Acceptance number preceded by the words Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all times. The engineer does not need to resend the copies.
8. Failure to comply with any section of the Acceptance shall be cause for termination and removal of Acceptance.
9. This Acceptance consists of pages 1, 2, and 3 of page 3

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Engineer
Product Control Division





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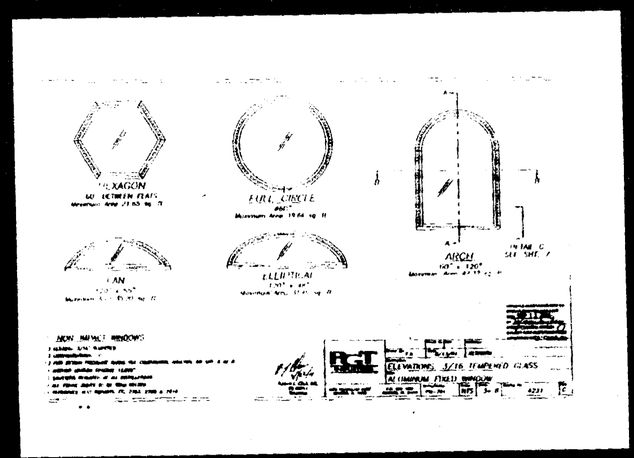
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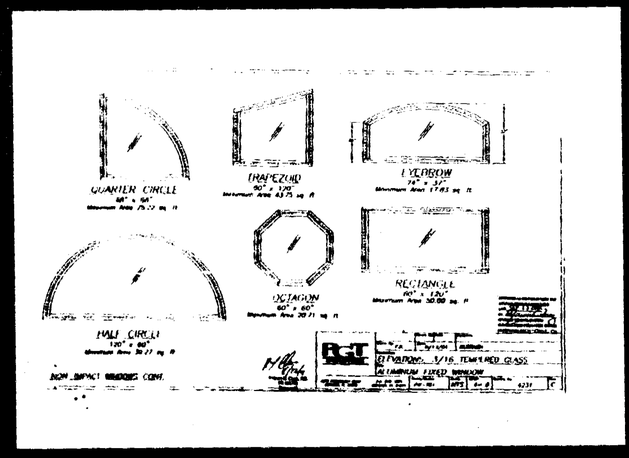
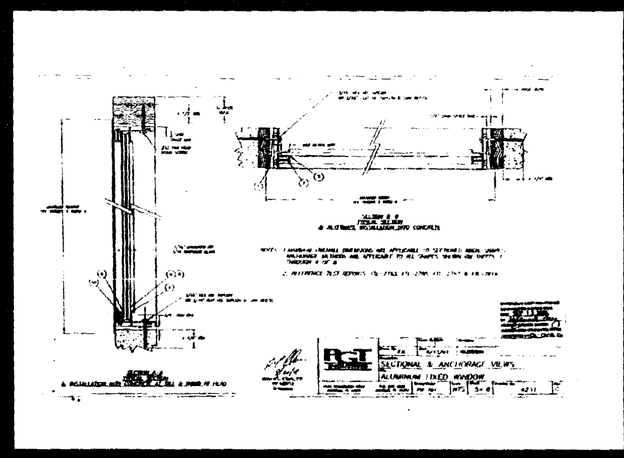
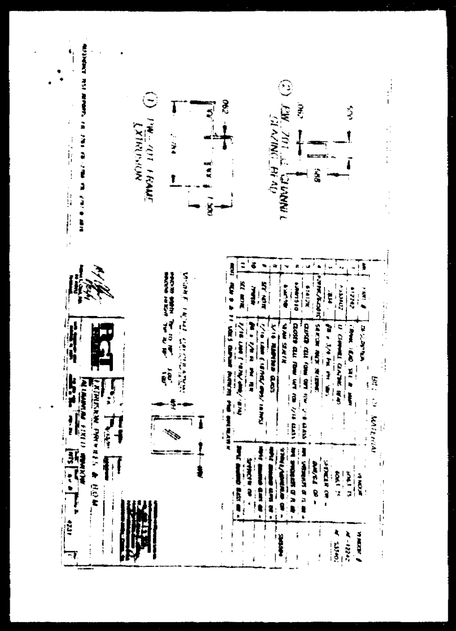
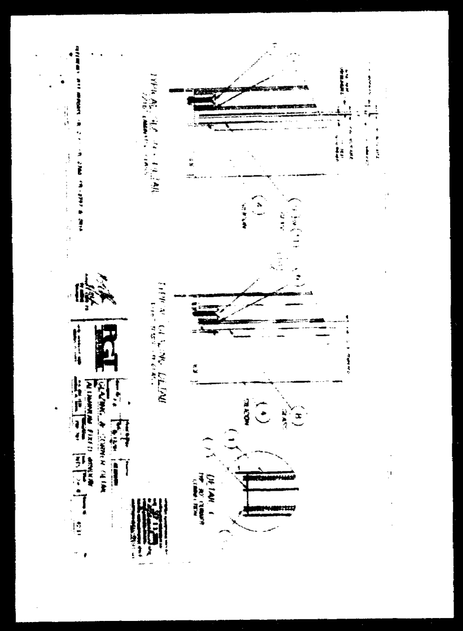
ARCH
FAN
ELLIPTICAL
NON IMPACT WINDOWS
ELEVATIONS 5/16 TEMPERED GLASS
ALUMINUM FIXED WINDOW

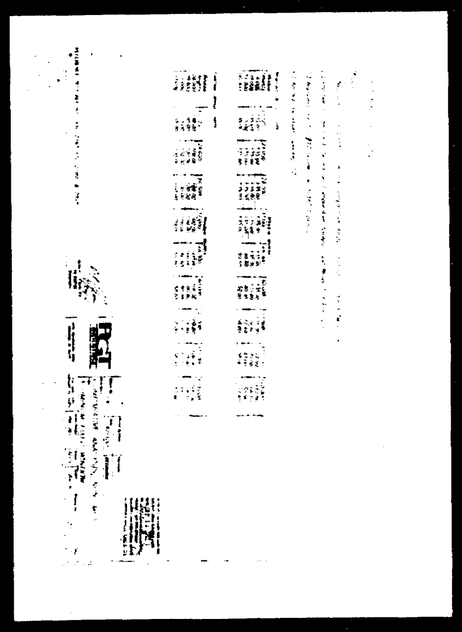

QUARTER CIRCLE
TRAPEZOID
LYCABROW
HALF CIRCLE
OCTAGON
RECTANGLE
NON IMPACT WINDOWS CONT.
ELEVATIONS 5/16 TEMPERED GLASS
ALUMINUM FIXED WINDOW

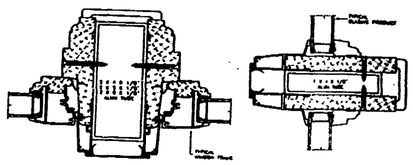

SECTIONAL & ANCHORAGE VIEWS
ALUMINUM FIXED WINDOW

02









MULLION CONTAINING TYPICAL GLAZING PRODUCTS (IMPACT/NON-IMPACT)
HORIZONTAL OR VERTICAL

FOR IMPACT AND NON-IMPACT GLASS APPLICATIONS

RECTANGULAR ALUMINUM TUBE MULLIONS
USING MULLION PROPERTIES ONLY

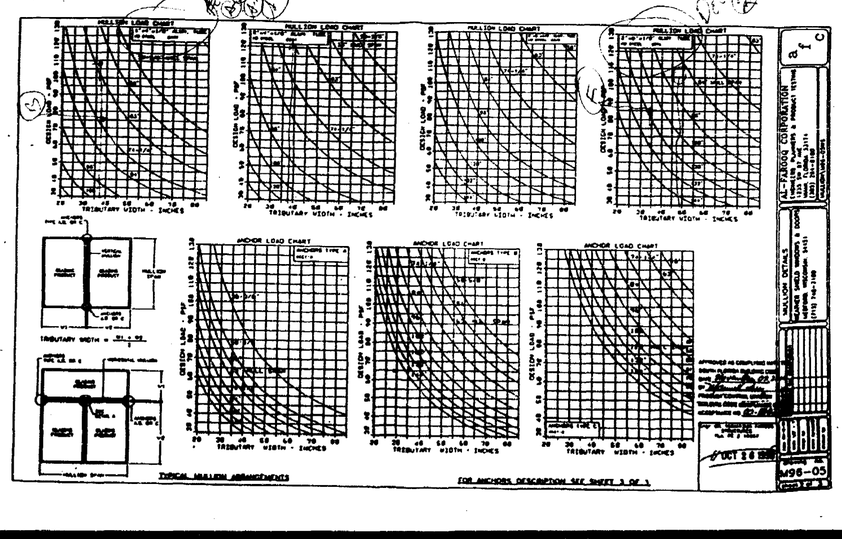
NOTES:

INSTRUCTIONS:

AL-FARUQI CORPORATION

MULLION DETAILS

M96-05

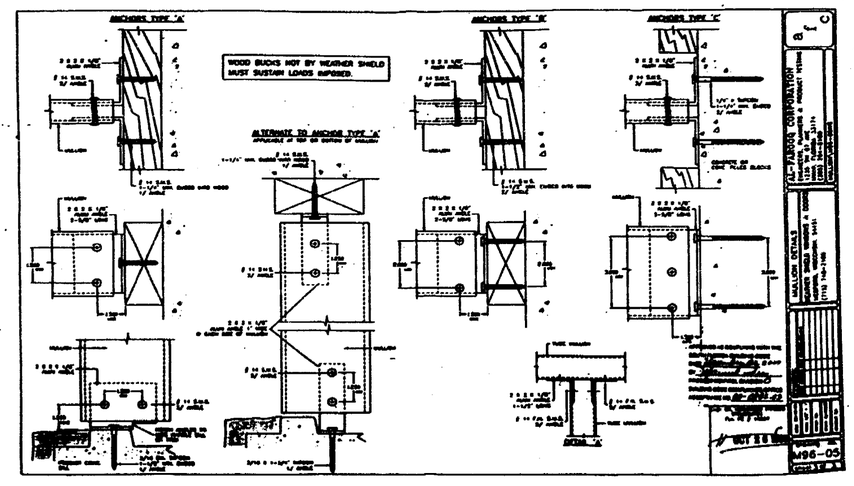


AL-FARUQI CORPORATION

MULLION DETAILS

M96-05

02


ANCHORS TYPE "A"
ANCHORS TYPE "B"
ANCHORS TYPE "C"
WOOD BLOCKS NOT BY WEATHER SHIELD MUST SUSTAIN LOADS IMPOSED.
ALTERNATE TO ANCHOR TYPE "A"
DETAIL "A"
AL-FLEX CORPORATION
ANCHOR DETAILS
M96-05

02

00-0802.03

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1562
(305) 375-2901 FAX (305) 375-2908

CONTRACTORS LICENSING SECTION
(305) 375-2527 FAX (305) 375-2519

CONTRACTOR ENFORCEMENT DIVISION
(305) 375-2660 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 375-2928

PRODUCT CONTROL NOTICE OF ACCEPTANCE
Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza (P.O. Box 309)
Medford, WI 54451

Your application for Notice of Acceptance (NOA) of
Aluminum Tube Mullion-Impact & Non Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Raul Rodriguez
Chief Product Control Division

ACCEPTANCE NO.: 00-0802.03
EXPIRES: 07/17/2003

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS
BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee of Miami-Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Window Type	Initials	Date
Building		
Zoning		

APPROVED 11/02/2000

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

BCCC 439

Internet mail address: gminaster@co.dade.fl.us

Weather Shield Manufacturing, Inc

ACCEPTANCE No.: 00-0802.03
APPROVED: NOV 0 2
EXPIRES: July 17, 20

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been fi original submitted documents, including test-supporting data, engineering documents, are no older (8) years.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, st following statement: "Miami-Dade County Product Control Approval", or as specifically sta specific conditions of this Acceptance.
3. Renewals of Acceptance will not be considered if:
   a. There has been a change in the South Florida Building Code affecting the evaluation of th
   and the product is not in compliance with the code changes
   b. The product is no longer the same product (identical) as the one originally approved.
   c. If the Acceptance holder has not complied with all the requirements of this acceptance, inc correct installation of the product.
   d. The engineer who originally prepared, signed and sealed the required documentatio submitted, is no longer practicing the engineering profession.
4. Any revision or change in the materials, use, and/or manufacture of the product or process shall aut be cause for termination of this Acceptance, unless prior written approval has been requested (t filing of a revision application with appropriate fee) and granted by this office.
5. Any of the following shall also be grounds for removal of this Acceptance:
   a. Unsatisfactory performance of this product or process.
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or purposes.
6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and follow expression date may be displayed in advertising literature. If any portion of the Notice of Acc displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applie provided to the user by the manufacturer or its distributors and shall be available for inspection at t at all time. The engineer need not resend the copies.
8. Failure to comply with any section of this Acceptance shall be cause for termination and re Acceptance.
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control
Product Control Division

3

Weather Shield Manufacturing, Inc

ACCEPTANCE No.: 00-0802.03
APPROVED: NOV 0 2 2000
EXPIRES: July 17, 2003

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This renews the Notice of Acceptance No. 98-1110.07, which was issued on March 11, 1999. It appro structural mullion system, as described in Section 2 of this Notice of Acceptance, designed to comply the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pre requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values inde in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Aluminum Tube Mullions – Impact & Non-Impact Resistant and its components shall be constr in strict compliance with the following documents: Drawing No. 8456-85, titled "Mullion Details", prep by Al-Farooq Corporation, dated May, 12, 1996, with revision A dated October 26, 1998. Sheets 1 throu of 3, signed and sealed by Dr. Humayoun Farooq, P.E., bearing the Miami-Dade County Product Co Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade Co Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to structural mullions to be installed vertically or horizontally, as shown in the approved drawings.
3.2 For Design Pressure Rating vs. Mullion size, Span, Tributary width, and Anchor type, see "Mullion Load and "Anchor Load" charts in approved drawings.
3.3 Both mullion (size and span), as well as anchor (type) selected design pressure rating, per load charts, mu each meet or exceed the pressure requirement for the opening in which it is to be installed.
3.4 Mullions are to be used only to support *Weather Shield Manufacturing, Inc.* windows and doors, with a current Notice of Acceptance.

4. **INSTALLATION**
4.1 The structural mullion system and its components shall be installed in strict compliance with the appr drawings.
4.2 This mullion can be installed as part of an impact resistant un.

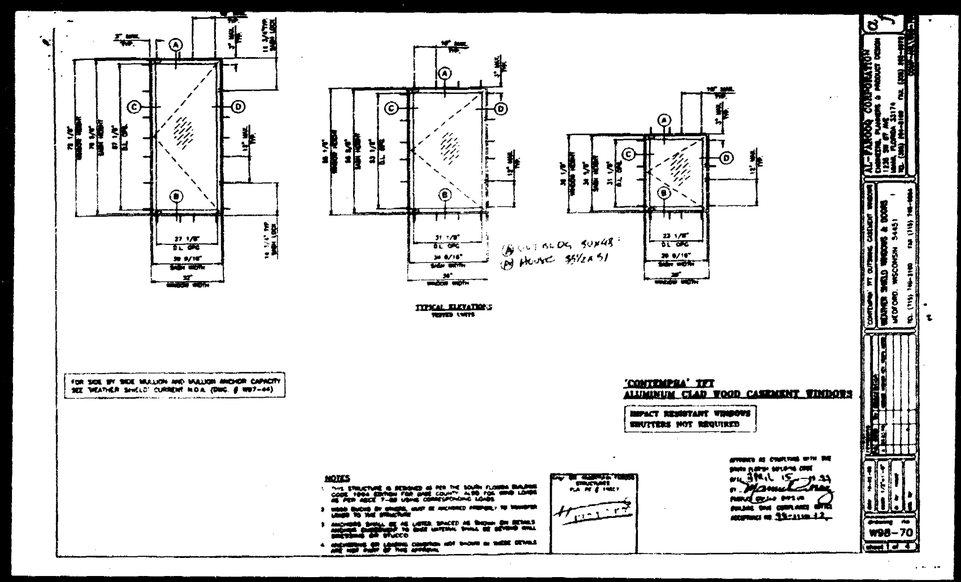
5. **LABELING**
5.1 Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and follo statement: "Miami-Dade County Product Control Approved".

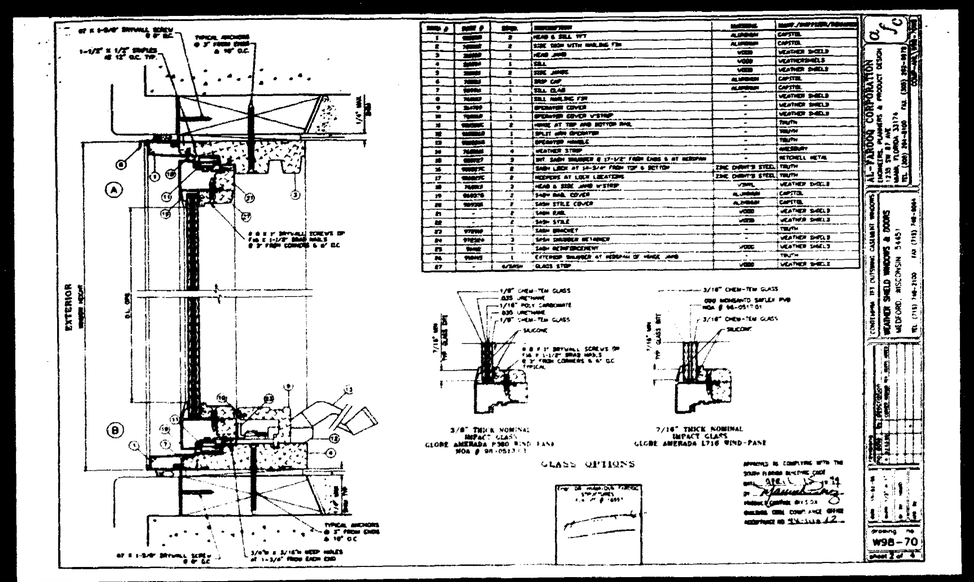
6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
   6.1.1 This Notice of Acceptance
   6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Accep clearly marked to show the components selected for the proposed installation.
   6.1.3 The Notice of Acceptance of each window or door to be attached to the mullion.
   6.1.4 Any other documents required by the Building Official or the South Florida Building Code (S in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control
Product Control Division

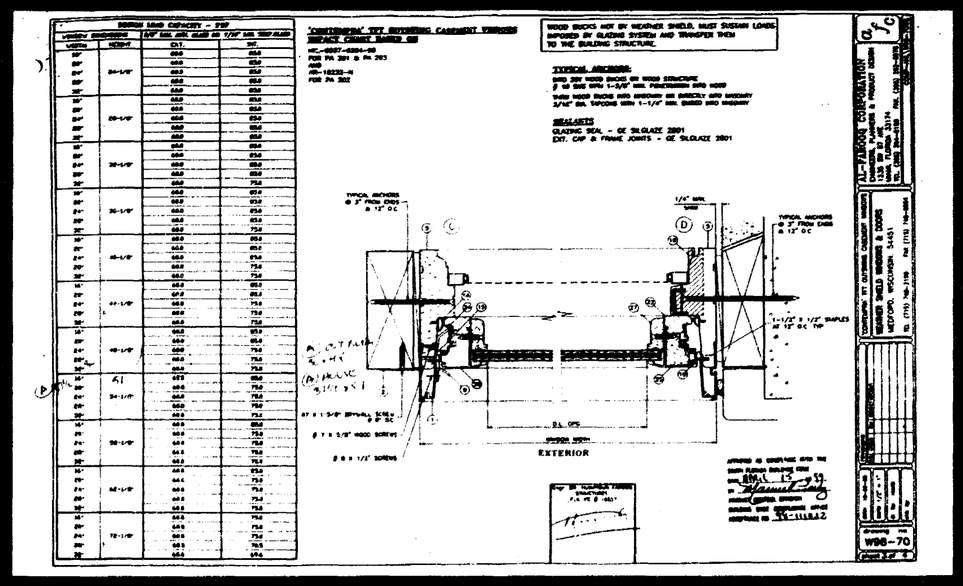
2

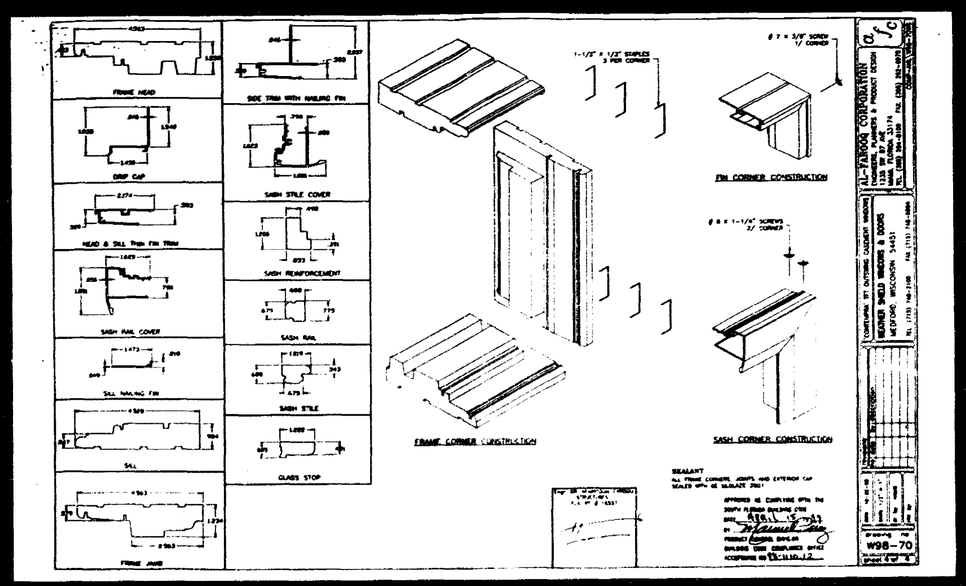
02


TYPICAL ELEVATIONS
FOR SIDE BY SIDE MULLION AND MULLION ANCHOR CAPACITY SEE "WEATHER SHIELD" CURRENT N.O.A. (DWG. # W97-60)
'CONTEMPRA' XFT
ALUMINUM CLAD WOOD CASEMENT WINDOWS
IMPACT RESISTANT WINDOWS
SHUTTERS NOT REQUIRED
NOTES
ALUMINUM CLAD WOOD CASEMENT WINDOWS & DOORS
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
W98-70


EXTERIOR
GLASS OPTIONS
3/8" THICK NOMINAL IMPACT GLASS
7/16" THICK NOMINAL IMPACT GLASS
ALUMINUM CLAD WOOD CASEMENT WINDOWS & DOORS
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
W98-70

02


DESIGN LOAD CAPACITY - PSF
"CHRISTOPHER" VVT OUTSWING CASEMENT WINDOWS
SURFACE COUNT SHADES OF
WOOD SHOCKS NOT BY WEATHER SHIELD, MUST SUSTAIN LOADS EXPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.
TYPICAL ANCHORS:
SEALANTS
GLAZING SEAL - GE SILGLAZE 2801
EXT. CAP & FRAME JOINTS - GE SILGLAZE 2801
EXTERIOR
AL-FAROOK CORPORATION
WEATHER SHIELD WINDOWS & DOORS
W98-70


FRAME HEAD
SIDE TRIM WITH NAILING FIN
DRIP CAP
SASH STILE COVER
HEAD & SILL TRIM FIN TRIM
SASH REINFORCEMENT
SASH RAIL COVER
SASH RAIL
SILL NAILING FIN
SASH STILE
SILL
GLASS STOP
FRAME JAMB
FRAME CORNER CONSTRUCTION
FIN CORNER CONSTRUCTION
SASH CORNER CONSTRUCTION
SEALANT
AL-FAROOK CORPORATION
WEATHER SHIELD WINDOWS & DOORS
W98-70

02

98-1110.12

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375 2901 FAX (305) 375 2908

CONTRACTOR LICENSING SECTION
(305) 375 2527 FAX (305) 375 2338

CONTRACTOR ENFORCEMENT SECTION
(305) 375 2908 FAX (305) 375 2908

PRODUCT CONTROL DIVISION
(305) 375 2902 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of:
Contempra TFT Outswing Alum. Clad Wood Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 98-1110.12
Expires: 04/15/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET. SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Master Permit
OFFICE COPY

Permit Type	Initial	Date
Building		
Zoning		

Approved: 04/

Francisco J. Quintana, P.E.
Director
Miami-Dade County
Building Code Compliance Off

60200484

Internet mail address: permitter@buildingmdcounty.com Homepage: http://www.buildingmdcounty.com

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Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1110.12
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. **SCOPE**
1.1 It approves an outswing aluminum clad wood casement window as described in Section 2 of th Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition I Miami-Dade County, for the locations where the pressure requirements, as determined by SFB Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings

2. **PRODUCT DESCRIPTION**
2.1 The "Contempra" TFT Outswing Aluminum Clad Wood Casement Window - Impa Resistant and its components shall be constructed in strict compliance with the followin documents Drawing No W98-70, titled "Contempra TFT Outswing Casement Window prepared by Al Farooq Corporation, dated October 2, 1998, revised on 03/03/99, Sheets 1 through of 4, bearing the Miami-Dade County Product Control Approval stamp with the Notice Acceptance number and approval date by the Miami-Dade County Product Control Division. The documents shall hereinafter be referred to as the approved drawings

3. **LIMITATIONS**
3.1 This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown in the approved drawings

4. **INSTALLATION**
4.1 The aluminum clad wood casement window and its components shall be installed in str compliance with the approved drawings
4.2 The installation of this product **will not** require a hurricane protection system

5. **LABELING**
5.1 Each panel shall bear a permanent label with the manufacturer's name or logo, city, state an following statement "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice Acceptance, clearly marked to show the components selected for the proposed installation
6.1.3 Any other documents required by the Building Official or the South Florida Building Cod (SFBC) in order to properly evaluate the installation of this system

Mannix Perez, P.E., Product Control Examine
Product Control Division

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1110.12
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test-supporting data, engineering documents, are no older than eight (8) years

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance

3. Renewals of Acceptance will not be considered if
   a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes
   b. The product is no longer the same product (identical) as the one originally approved
   c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product
   d. The engineer who originally prepared, signed and sealed the required documentation mostly submitted, is no longer practicing the engineering profession

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of the Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office

5. Any of the following shall also be grounds for removal of this Acceptance
   a. Unsatisfactory performance of this product or process
   b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspections at the job site at all time. The engineer need not record the copies

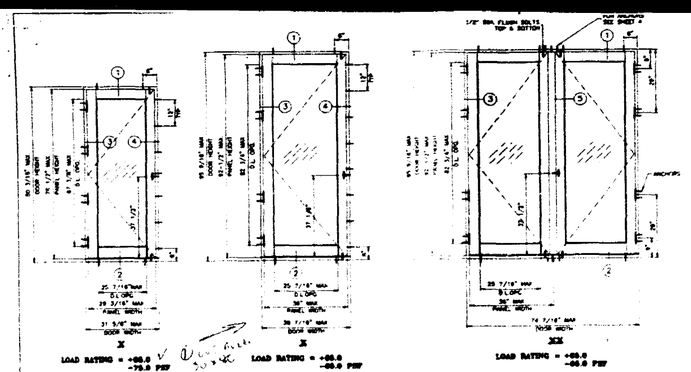
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance

9. This Notice of Acceptance consists of pages 1, 2 and this last page 3

END OF THIS ACCEPTANCE

Mannix Perez, P.E., Product Control Examiner
Product Control Division

02



APPROVED CONFIGURATIONS

LOCKS:
FLUSH MORTISED FIVE POINT LOCK SYSTEM.
AT ACTIVE PANEL LOCK STILE
CENTER ACTUATED FLUSH BOLTS BY WEATHER SHIELD
AT ASTRAGAL IN INACTIVE PANEL LOCK STILE
SHOOT BOLT SILL STRIKER PLATE (8) 1" X 4" X 3/8"
AT SILL BELOW BOLTS. SECURED WITH (3) ø 8 X 2" FHMS
SHOOT BOLT HEAD STRIKER PLATE (1-3/8" X 4" X 1/8")
AT HEAD ABOVE BOLTS. SECURED WITH (3) ø 8 X 2" FHMS

HINGES:
4 IN. X 4 IN STEEL OR BRASS BUTT HINGES BY WEATHER SHIELD
AT EACH JAMB STILE 8 IN AND 29 IN FROM TOP & BOTTOM

SEALANTS:
GLAZING - GE SILGLAZE 2900
EXT. CAP & FRAME JOINTS - GE SILGLAZE 2801

NOTES:
1. THIS STRUCTURE IS DESIGNED AS PER THE 1994 FLORIDA BUILDING CODE 1994 EDITION FBC-CHAPTER 1606 "STANDARD FOR WIND LOADS AS PER ASCE 7-88 WIND ENGINEERING-LIGHT LOADS
2. WOOD BLOCKS OF SUFFICIENT SIZE TO BE INSTALLED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.
3. ANCHORS SHALL BE AS NOTED SPACED AS SHOWN ON DETAILS ANCHOR EMBEDMENT TO BRING MATERIAL SHALL BE BEYOND WALL THICKNESS OR STUDS.
4. ALL STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED

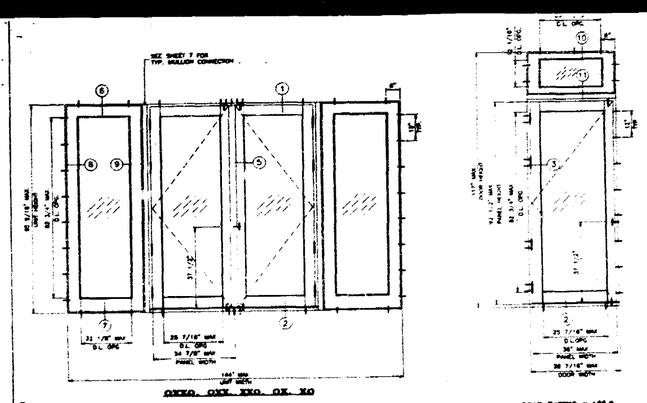
"CONTEMPRA"
ALUMINUM CLAD OUT-SWING WOOD FRENCH DOOR
WITH SIDELITES/TRANSOM SYSTEM

APPROVED AS CONFORMING WITH THE STATE OF FLORIDA BUILDING CODE
BY: March 19 1999
Tabing I. Chandra
HOME OWNERS DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 99-1110.11

DATE OF HURRICANE TESTING STRUCTURAL PLAN NO. # 1999
FEB 22 1999

AL-FAROOQ CORPORATION
1235 NW 21 AVE.
MIAMI, FLORIDA 33174
TEL. (305) 324-8878 FAX (305) 382-8878
CONTEMPRA ALUM. CLAD WOOD FRENCH DOOR
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
TEL. (715) 748-3100 FAX (715) 748-4004

drawing no. W98-60
sheet 1 of 2



APPROVED CONFIGURATIONS

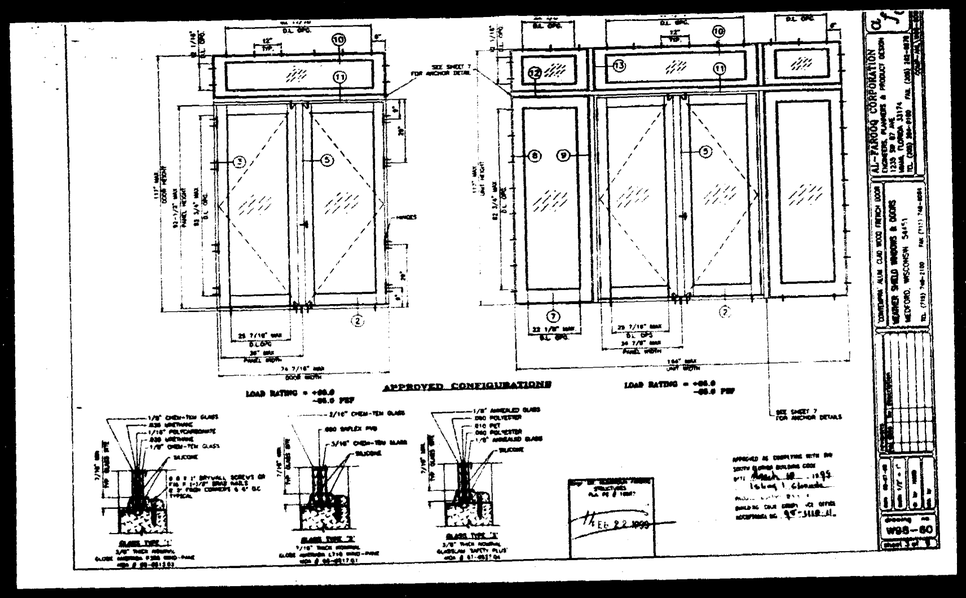
APPROVED AS CONFORMING WITH THE STATE OF FLORIDA BUILDING CODE
BY: March 19 1999
Tabing I. Chandra
HOME OWNERS DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 99-1110.11

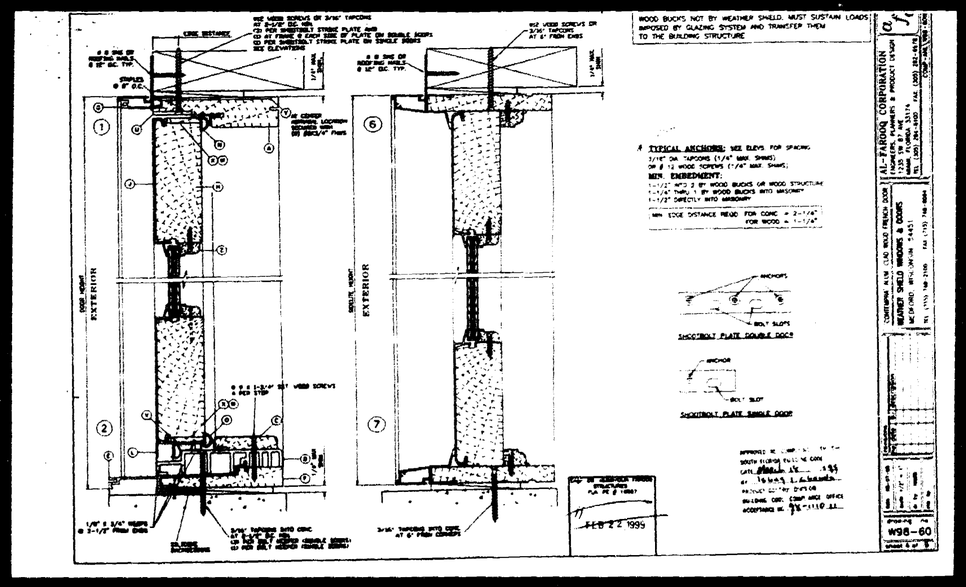
DATE OF HURRICANE TESTING STRUCTURAL PLAN NO. # 1999
FEB 22 1999

AL-FAROOQ CORPORATION
1235 NW 21 AVE.
MIAMI, FLORIDA 33174
TEL. (305) 324-8878 FAX (305) 382-8878
CONTEMPRA ALUM. CLAD WOOD FRENCH DOOR
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
TEL. (715) 748-3100 FAX (715) 748-4004

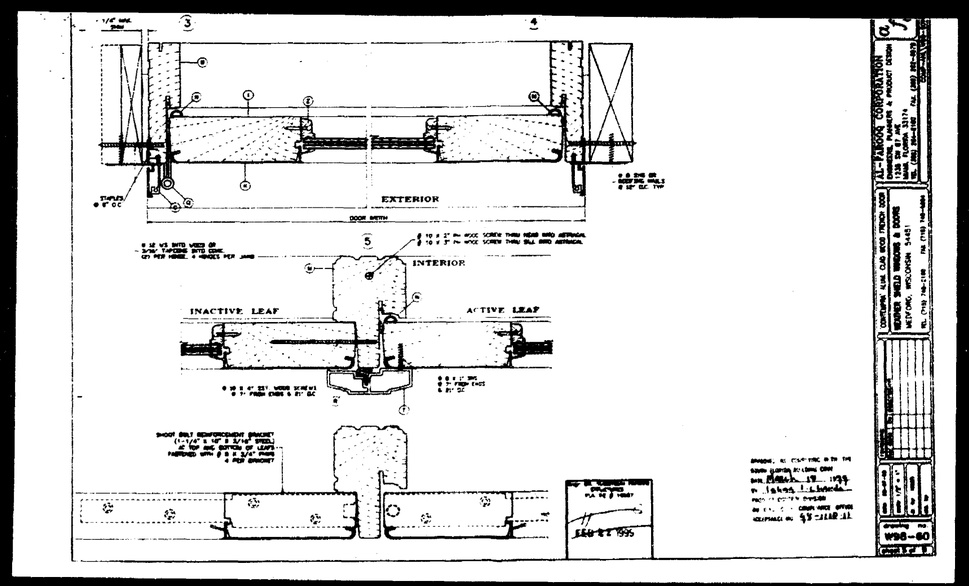
drawing no. W98-60
sheet 2 of 2

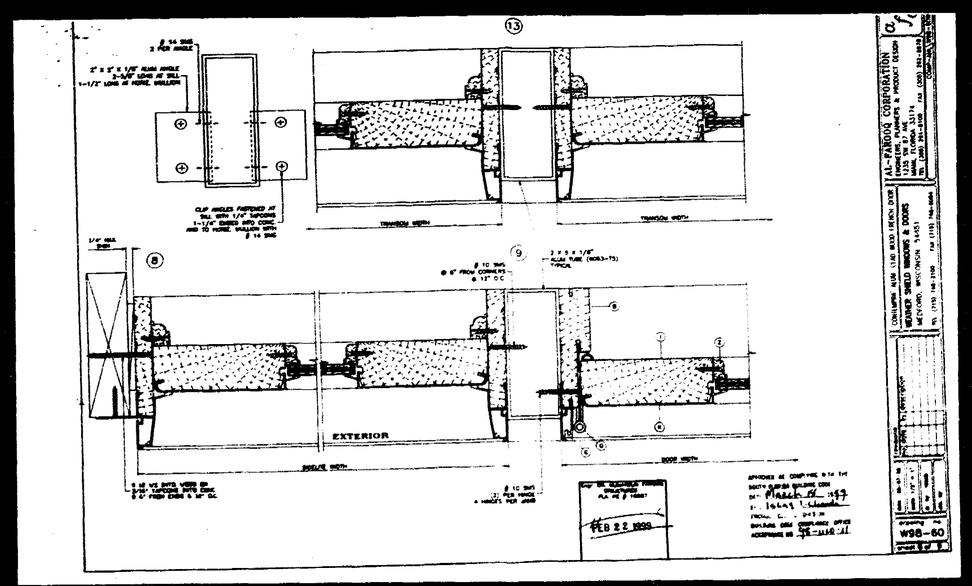
02


APPROVED CONFIGURATIONS
LOAD RATING = +65.0 -65.0 PSF
LOAD RATING = +65.0 -65.0 PSF
SEE SHEET 7 FOR ANCHOR DETAILS
AL-FAROOQ CORPORATION
WEATHER SHIELD WINDOWS & DOORS
W96-60

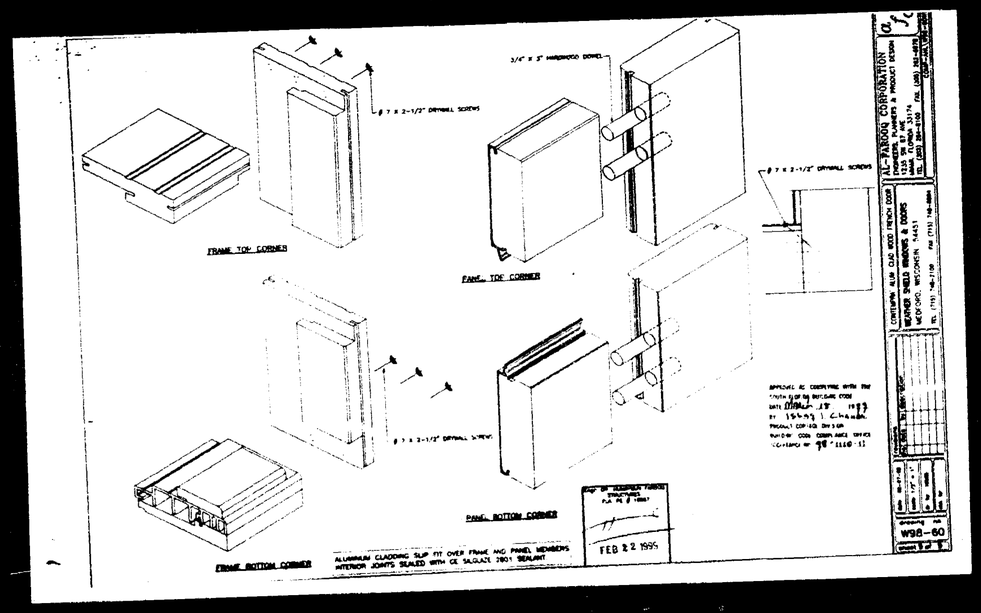

WOOD BUCKS NOT BY WEATHER SHIELD, MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE
TYPICAL ANCHORS: SEE ELEVS FOR SPACING
MIN. EMBEDMENT:
EXTERIOR
SHOOTBOLT PLATE DOUBLE DOOR
SHOOTBOLT PLATE SINGLE DOOR
AL-FAROOQ CORPORATION
WEATHER SHIELD WINDOWS & DOORS
W96-60

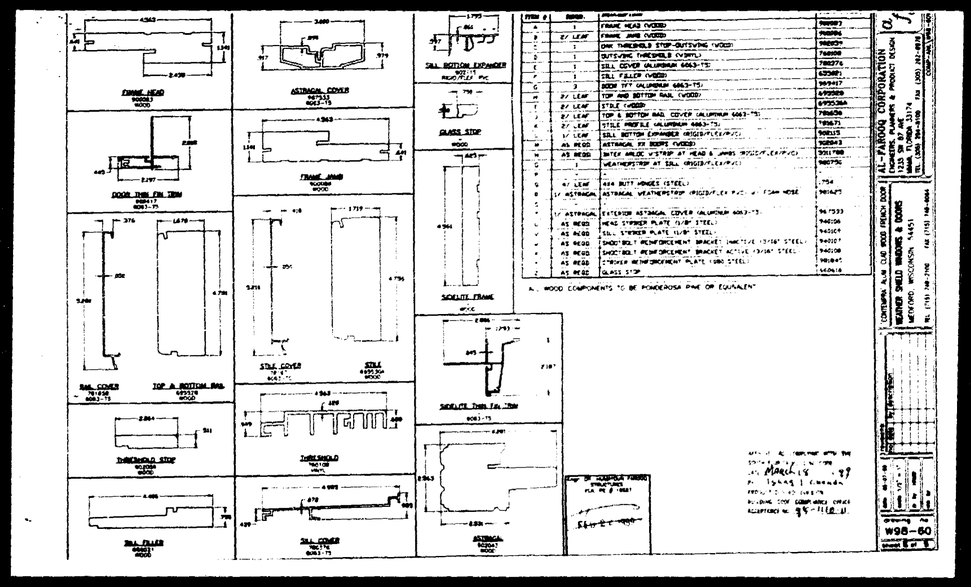
02


EXTERIOR
INTERIOR
INACTIVE LEAF
ACTIVE LEAF
DOOR WIDTH
AL-FABCO CORPORATION
W98-60

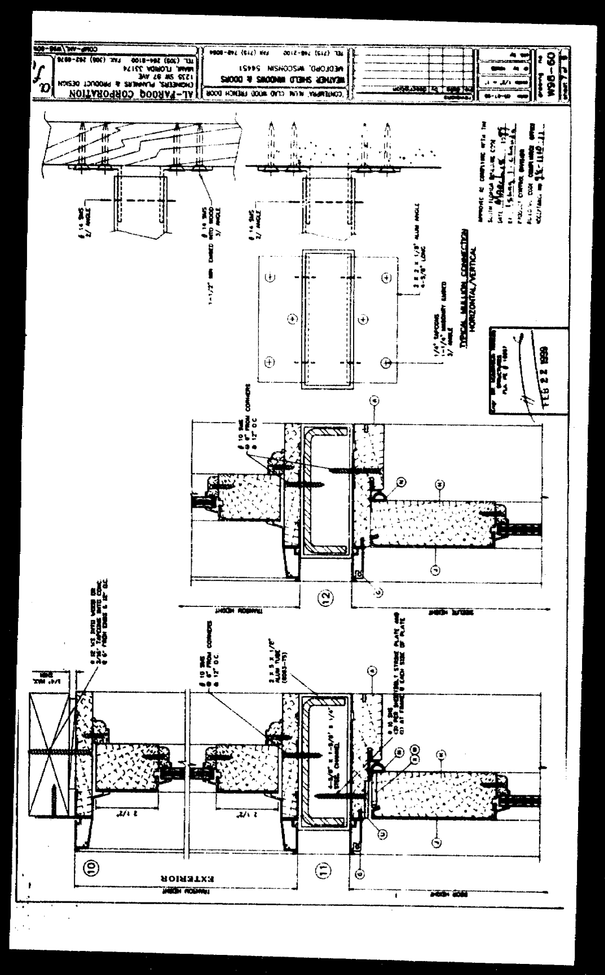

EXTERIOR
TRANSOM WIDTH
DOOR WIDTH
AL-FABCO CORPORATION
W98-60

02


FRAME TOP CORNER
PANEL TOP CORNER
PANEL BOTTOM CORNER
FRAME BOTTOM CORNER
ALUMINUM CLADDING SLIP FIT OVER FRAME AND PANEL MEMBERS
INTERIOR JOINTS SEALED WITH GE SILGLAZE 2801 SEALANT
AL-PAROOQ CORPORATION
W98-60
FEB 22 1995


FRAME HEAD
ASTRAGAL COVER
SILL BOTTOM EXPANDER
GLASS STOP
DOOR THIN FIN TRIM
FRAME JAMB
SCREEN FRAME
RAIL COVER
TOP & BOTTOM RAIL
STILE COVER
STILE
SIDELITE THIN FIN TRIM
THRESHOLD STOP
THRESHOLD
RAIL FILLER
SILL COVER
ASTRAGAL
ALL WOOD COMPONENTS TO BE PONDEROSA PINE OR EQUIVALENT
AL-PAROOQ CORPORATION
W98-60

02


EXTERIOR
TYPICAL MULLION CONNECTION
HORIZONTAL/VERTICAL
AL-FABROQ CORPORATION
REYNOLDS SHELD WINDOWS & DOORS

02

98-1110.11

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-2358

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2968 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 372-6539

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Series Alum. Clad Outswing Wood French Door w/sidelites & transom-Impact
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing.
If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code

The expense of such testing will be incurred by the manufacturer

Acceptance No.: 98-1110.11
Expires: 03/18/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Review Type	Initials	Date
Building	SJD	12/1/99
Zoning		

Approved: 03/18/1999

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Sec. 2 LCC 434

Internet mail address: permitcenter@buildingandzoning.com Homepage http://www.buildingandzoning.com

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Weather Shield Manufacturing Inc.

ACCEPTANCE No.: 98-1110.11
APPROVED: MAR 18 1999
EXPIRES: MAR 18 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1 **SCOPE**
1.1 That approves an aluminum clad outswing wood door, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings

2 **PRODUCT DESCRIPTION**
2.1 The **Aluminum Clad Outswing Wood French Door w/ Sidelites & Transoms -Impact Resistant** and its components shall be constructed in strict compliance with the following documents: Drawing No. **W98-60**, titled "Contempra Alum. Clad Wood French Door" prepared by Al-Farooq Corporation, dated 08-07-98 and revised on 02-22-99, Sheets 1 through 9 of 9, signed and sealed by Dr. Humayoun Farooq, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3 **LIMITATIONS**
3.1 This approval applies to single unit applications of pair of doors and single door with & without sidelites and/ or transoms only, as shown in approved drawings. Single door units shall include all components described in the active leaf of this approval

4. **INSTALLATION**
4.1 The wood swing door w/sidelites & transoms and its components shall be installed in strict compliance with the approved drawings
4.2 Hurricane protection system (shutters) the installation of this unit **will not require** a hurricane protection system

5. **LABELING**
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement "Miami-Dade County Product Control Approved"

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing Inc.

ACCEPTANCE No.: 98-1110.11
APPROVED: MAR 18 1999
EXPIRES: MAR 18 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1 Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance

3 Renewals of Acceptance will not be considered if
a There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes
b The product is no longer the same product identical to the one originally approved
c If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product
d The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession

4 Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee, and granted by this office

5 Any of the following shall also be grounds for removal of this Acceptance
a Unsatisfactory performance of this product or process
b Misuse of this Acceptance as an endorsement of any product for sales, advertising, or any other purposes

6 The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety

7 A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not resend the copies

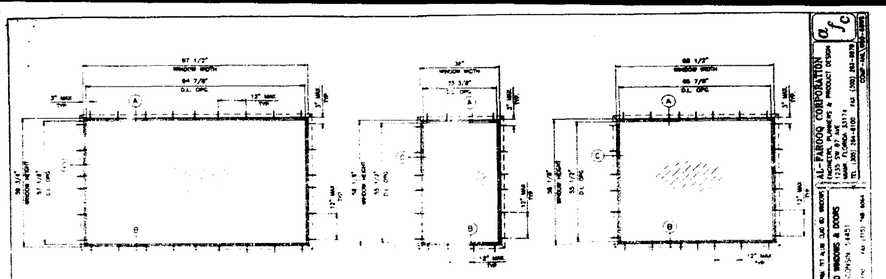
8 Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance

9 This Notice of Acceptance consists of pages 1, 2 and this last page 3

END OF THIS ACCEPTANCE

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

02



TYPICAL ELEVATIONS
TESTED UNITS

TYPICAL ANCHORS:
INTO 2ER WOOD BLOCKS OR WOOD STRUCTURE
#10 SMS WITH 1-1/8" MIN. PENETRATION INTO WOOD
THRU WOOD BLOCKS INTO MASONRY OR DIRECTLY INTO MASONRY
3/16" DIA. TAPCONS WITH 1-1/4" MIN. EMBED INTO MASONRY

SEALANTS:
GLAZING SEAL - GE SILGLAZE 2801
EXT. CAP & FRAME JOINTS - GE SILGLAZE 2801

DIRECT SET 'CONTEMPRA'
TFT ALUMINUM CLAD WOOD FIXED WINDOWS

IMPACT RESISTANT WINDOWS
SHUTTERS NOT REQUIRED

NOTES

1. THIS STRUCTURE IS DESIGNED AS PER THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION FOR DADE COUNTY, ALSO FOR WIND LOADS AS PER ASCE 7-88 USING CORRESPONDING LOADS.
2. WOOD BLOCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.
3. ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS. WHEREVER EXPOSED BASE MATERIAL SHALL BE BEYOND WALL DRESSING OF STUCCO.
4. ANCHORING OR LOADING CONDITION NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

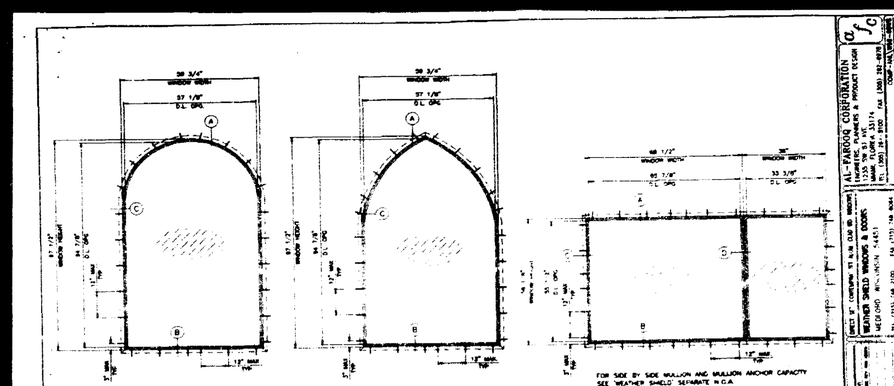
Exp. 28 HURRICANE FLORIDA STRUCTURES
FLA. PE # 18334

APPROVED AS CONFORMING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APR 1 5 1997
BY Manuel Lang
PRODUCT CONTROL SPECIALIST
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 96-1110.10

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT DESIGN
1535 SW 87 AVE.
MIAMI, FLORIDA 33174
TEL. (305) 261-8000 FAX (305) 262-8070
CERT. NO. 4-1451

SHEET 1 OF 1 CONTAINING 11 S.N. (SEE BY WINDOW)
WEATHER SHIELD WINDOWS & DOORS
MEDFORD, WISCONSIN 54451
TEL. (715) 748-2100 FAX (715) 748-6004

DRAWN BY: TL
CHECKED BY: MF
DATE: 11-18-96
SCALE: NONE
REVISIONS: 01-14-97
DRAWING NO. W98-68
SHEET 1 OF 6



FOR SIDE BY SIDE MULLION AND MULLION ANCHOR CAPACITY SEE 'WEATHER SHIELD' SEPARATE N.O.A.

TYPICAL ELEVATIONS
TESTED UNITS

Exp. 28 HURRICANE FLORIDA STRUCTURES
FLA. PE # 18334

APPROVED AS CONFORMING WITH THE SOUTH FLORIDA BUILDING CODE
DATE APR 1 5 1997
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MEDFORD, WISCONSIN 54451
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DRAWN BY: TL
CHECKED BY: MF
DATE: 11-18-96
SCALE: NONE
REVISIONS: 01-14-97
DRAWING NO. W98-68
SHEET 2 OF 6

02

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
24"	24"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
30"	30"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
36"	36"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
48"	48"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
36"	60"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
48"	60"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
36"	72"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		66.6	66.6	75.0	75.0
		95.6	95.6	75.0	75.0
		47.7	47.7	75.0	75.0
		41.9	41.9	75.0	67.1
		-	-	75.0	61.4
		-	-	75.0	61.4
48"	72"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
60"	72"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

IMPACT SET 'CONTEMPRA' TPT ALUMINUM WINDOWS
IMPACT CHART BASED ON

HPL-0037-0208-95 OF 02-13-95
SPECIMEN 1 TO 6 FOR PA 201 & PA 203
AND
HP-16380 OF 08-11-95
FOR PA 202

ALL-PARROOT CORPORATION
(WINDOWS, PLANTERS & PRODUCT DESIGN)
1735 ST. JOE
LAKE WORTH, FLORIDA 33174
TEL. (561) 586-5100 FAX (561) 586-4870

SHEET 1 OF 1 DRAWING BY BOB ELB ON WINDOW
WEATHER SHIELD WINDOWS & DOORS
NEW ULM, MINNESOTA 56073 TEL. (507) 354-3101 FAX (507) 354-3115

DATE: 8-1-96
DRAWING NO. W98-68
SHEET 3 OF 6

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
36"	84"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		66.6	66.6	75.0	75.0
		95.6	95.6	75.0	75.0
		47.7	47.7	75.0	75.0
		41.9	41.9	75.0	67.1
		-	-	75.0	61.4
		-	-	75.0	61.4
48"	84"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
60"	84"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
36"	96"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		66.6	66.6	75.0	75.0
		95.6	95.6	75.0	75.0
		47.7	47.7	75.0	75.0
		41.9	41.9	75.0	67.1
		-	-	75.0	61.4
		-	-	75.0	61.4
48"	96"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
60"	96"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

APPROVED AS CONFORMING WITH THE SOUTH FLORIDA BUILDING CODE
DATE: AUG 15 1996
BY: Manual Sanchez
PRODUCT CONTROL SECTION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 96-1110.10

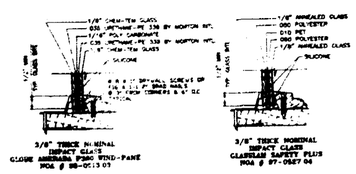
FOR ON ELEVATION FRAMING STRUCTURES
FLA PE # 18087

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
36"	108"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		66.6	66.6	75.0	75.0
		95.6	95.6	75.0	75.0
		47.7	47.7	75.0	75.0
		41.9	41.9	75.0	67.1
		-	-	75.0	61.4
		-	-	75.0	61.4
48"	108"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
60"	108"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
36"	120"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		66.6	66.6	75.0	75.0
		95.6	95.6	75.0	75.0
		47.7	47.7	75.0	75.0
		41.9	41.9	75.0	67.1
		-	-	75.0	61.4
		-	-	75.0	61.4
48"	120"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
60"	120"	75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	80.0	80.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0
		75.0	75.0	75.0	75.0

W98-68

WINDOW DIMENSIONS		3/8" LAM. ANN. GLASS		3/4" LAM. TEMP.GLASS	
WIDTH	HEIGHT	EXT.	INT.	EXT.	INT.
24"	42-1/2"	75.0	75.0	75.0	75.0
30"		75.0	75.0	75.0	75.0
36"		75.0	75.0	75.0	75.0
48"		66.6	66.6	75.0	75.0
60"		99.7	99.7	75.0	75.0
72"		53.9	53.9	75.0	75.0
84"		45.3	45.3	75.0	75.0
24"	54-1/2"	75.0	75.0	75.0	75.0
30"		64.8	64.8	75.0	75.0
36"		54.5	54.5	75.0	75.0
48"		54.5	54.5	75.0	75.0
60"		45.4	45.4	75.0	75.0
72"		-	-	75.0	75.0
24"	69-1/2"	64.4	64.4	75.0	75.0
30"		55.4	55.4	75.0	75.0
36"		49.0	49.0	75.0	74.3
48"		43.0	43.0	75.0	70.5
60"		-	-	75.0	70.5
27-1/2"	61-1/2"	75.0	75.0	75.0	75.0
45-1/2"		66.6	66.6	75.0	75.0
57-1/2"	69-1/2"	75.0	75.0	75.0	75.0
45-1/2"		66.7	66.7	75.0	75.0
69-1/2"		75.0	75.0	75.0	75.0
39-1/2"	77-1/2"	69.0	69.0	75.0	75.0
47-1/2"		52.3	52.3	75.0	75.0



3/8" THICK NOMINAL
IMPACT GLASS
GLOUE AMERIMAX P300 WIND-PANE
NOA # 95-0513.07

3/8" THICK NOMINAL
IMPACT GLASS
CLARIMAX SAFETY PLUS
NOA # 97-0527.04

GLASS OPTIONS

ALL-PARROOT CORPORATION
(WINDOWS, PLANTERS & PRODUCT DESIGN)
1735 ST. JOE
LAKE WORTH, FLORIDA 33174
TEL. (561) 586-5100 FAX (561) 586-4870

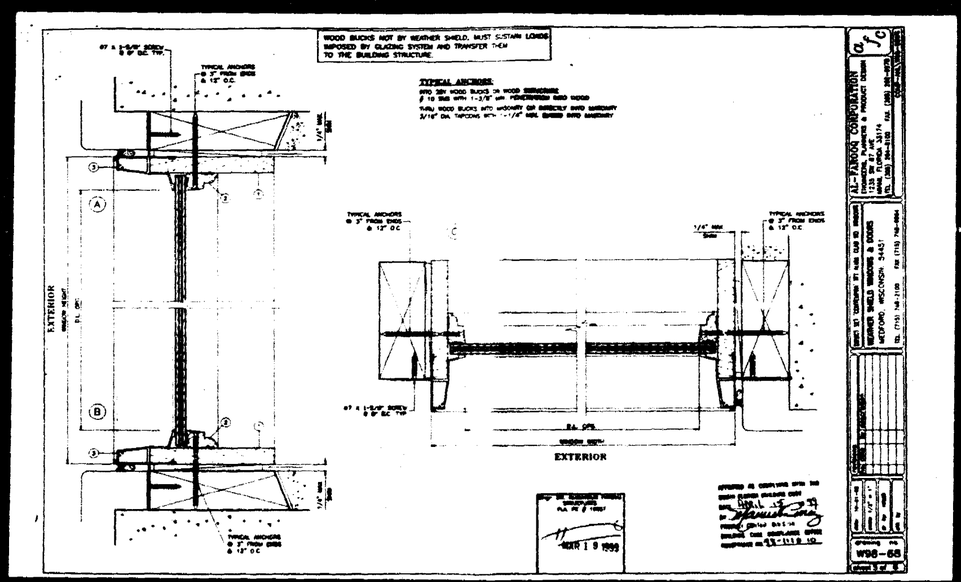
SHEET 2 OF 2 DRAWING BY BOB ELB ON WINDOW
WEATHER SHIELD WINDOWS & DOORS
NEW ULM, MINNESOTA 56073 TEL. (507) 354-3101 FAX (507) 354-3115

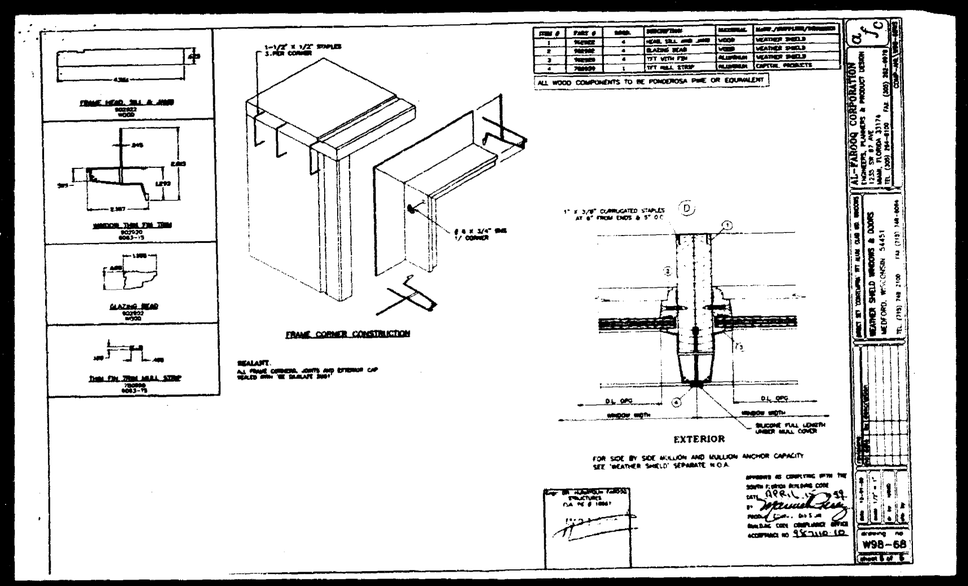
DATE: 8-1-96
DRAWING NO. W98-68
SHEET 4 OF 6

APPROVED AS CONFORMING WITH THE SOUTH FLORIDA BUILDING CODE
DATE: AUG 15 1996
BY: Manual Sanchez
PRODUCT CONTROL SECTION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 96-1110.10

FOR ON ELEVATION FRAMING STRUCTURES
FLA PE # 18087

02


WOOD BLOCKS NOT BY WEATHER SHIELD, MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.
TYPICAL ANCHORS
EXTERIOR
EXTERIOR
AL-FARGO CORPORATION
WEATHER SHIELD WINDOWS & DOORS
W98-68


FRAME HEAD, SILL & JAMB
WINDOW TURN FIN TRIM
GLAZING BEAD
THIN FIN TRIM WALL STRIP
FRAME CORNER CONSTRUCTION
SEALANT:
ALL FRAME CORNERS, JOINTS AND EXTERIOR CAP SEALED WITH "GE SILICONE SHIELD"
ALL WOOD COMPONENTS TO BE PONDEROSA PINE OR EQUIVALENT
EXTERIOR
FOR SIDE BY SIDE MULLION AND MULLION ANCHOR CAPACITY SEE "WEATHER SHIELD" SEPARATE N.O.A.
AL-FARGO CORPORATION
WEATHER SHIELD WINDOWS & DOORS
W98-68

02

98-1110-10

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO DADE FLAGLER BUILDING
140 W EST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2527 FAX (305) 375-2358

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2900 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 372-6139

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Weather Shield Manufacturing, Inc.
1 Weather Shield Plaza
Medford WI 54451

Your application for Product Approval of
Direct Set "Contempra" TFT Alum. Clad Wood Fixed Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at anytime from a jobsite or manufacturer's plant for quality control testing.
If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 98-1110.10
Expires: 04/15/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

City of Miami Beach
Building Department
Shutter Permit
OFFICE COPY

Review Type	Initials	Date
Building	SMD	12/1/06
Zoning		

Approved: 04/15/1999

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Exp. 4/15/99

Internet mail address: permitting@buildingcodeoffice.com Homepage: http://www.buildingcodeoffice.com

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Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1110.10
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
It approves an aluminum clad wood fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
The Direct Set "Contempra" TFT Aluminum Clad Wood Fixed Window - Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. W98-68, titled "Direct Set 'Contempra' TFT Alum Clad Wood Windows," prepared by Al-Farooq Corporation, dated 10/01/98, revised on 03/03/99, Sheets 1 through 6 of 6, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
This approval applies to single unit applications, side-by-side applications and top-and-bottom applications, as shown in the approved drawings.

4. **INSTALLATION**
4.1 The aluminum clad wood fixed window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product will not require a hurricane protection system.

5. **LABELING**
Each panel shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved".

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Examiner
Product Control Division

Weather Shield Manufacturing, Inc.

ACCEPTANCE No. : 98-1110.10
APPROVED : APR 15 1999
EXPIRES : APR 15 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
b. The product is no longer the same product (identical) as the one originally approved.
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d. The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a. Unsatisfactory performance of this product or process.
b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reveal the copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

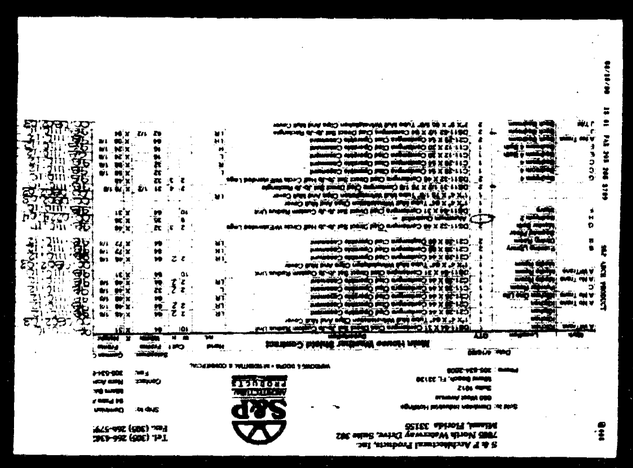
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

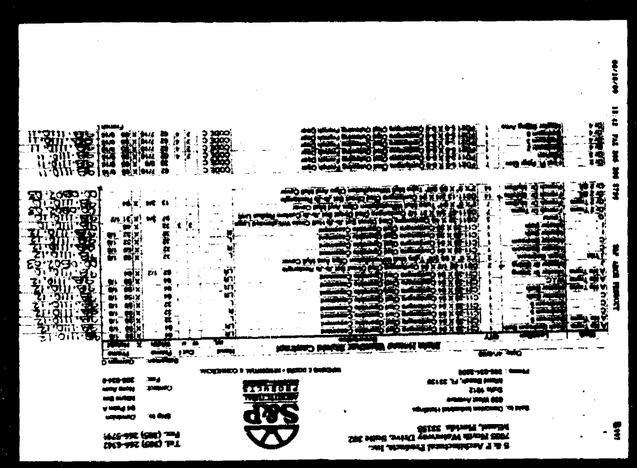
END OF THIS ACCEPTANCE

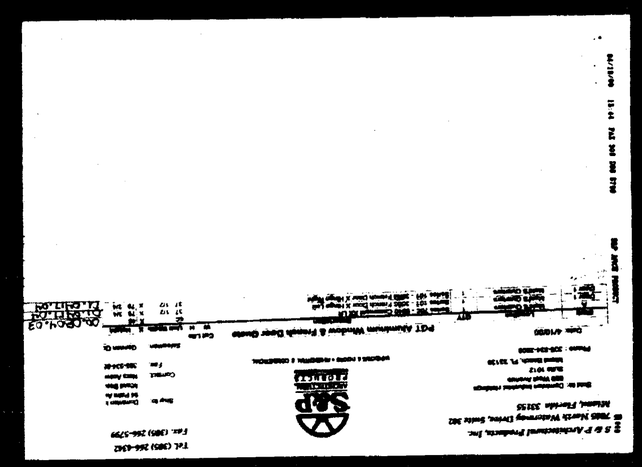
Manuel Perez, P.E., Product Control Examiner
Product Control Division

02

02







S&P ARCHITECTURAL PRODUCTS
954-968-3701
954-968-9983

FACSIMILE TRANSMITTAL SHEET

TO: Nora Acevedo
FROM: Raquel Lopez
COMPANY: Dominion Indust. Holdings
DATE: 4/24/06
FAX NUMBER: 305-891-8306 or 305-891-1068
NO. OF PAGES INCLUDING COVER: (5)
PHONE NUMBER: 305-891-3897
CC: Bob Wade
RE: Dominion - 94 Palm Ave. - Shop drawing

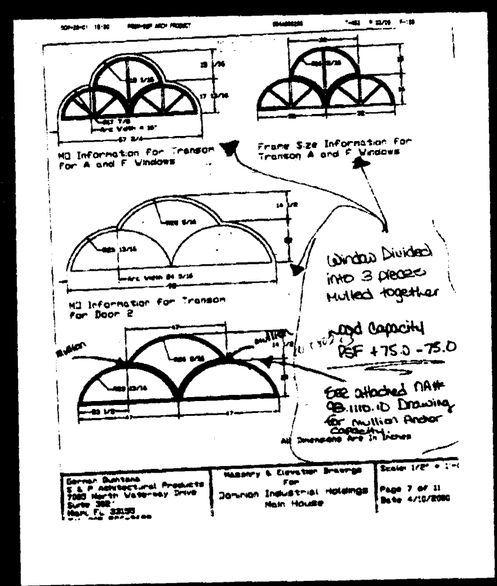
☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

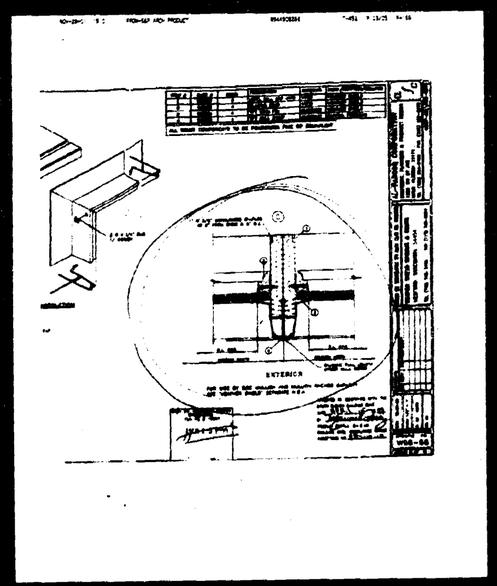
NOTES/COMMENTS

Nora:
Please find attached the shop drawing & mullion anchor capacity drawing from NA# 98.1110.10 for the Arched transoms above the doors. Please submit these pages to the city - hopefully this will help them in approving you for permit.
Let me know if this works out or not!

Good Luck,
Raquel
S&P Architectural

1731 BLOUNT ROAD
POMPANO BEACH, FLORIDA 33069





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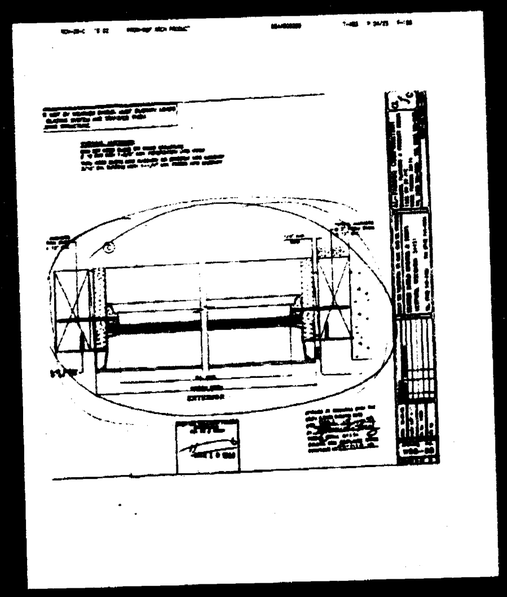
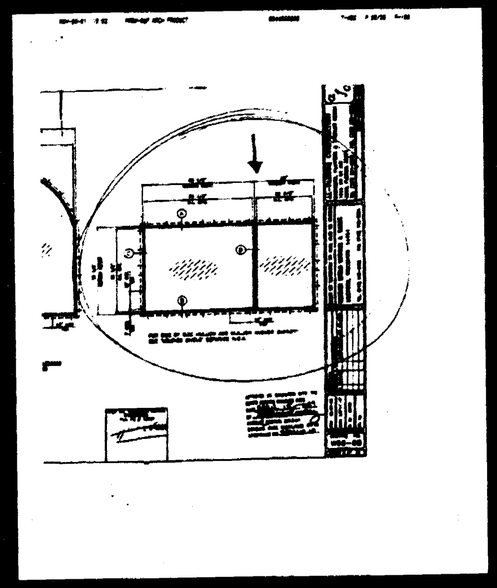




COMBINED ENGINEERING SCIENCES
CONSULTING ENGINEERS

JOB
SHEET NO
CALCULATED BY

Window Wind pressures
94 Palm Ave.

11-26-01

02

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

TOMER :
B NUMBER :
CRIPTION :

DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
POSURE CATEGORY = C
LDING CATEGORY = 1
PORTANCE FACTOR = 1.05
RUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 4.50 : 12 (20.56 DEG)
BUTARY AREA = 21.0 PT2
N ROOF HEIGHT = 38.0 PT Kh = 1.045 qh = 35.7 PSF
TANCE, Z = 33.0 PT Kz = 1.003 qz = 34.3 PSF

WALL WIND LOADS

	WALL AREA	
	4	5
GCp (+)	1.324	1.324
GCp (-)	-1.424	-1.829
PRESSURE (PSF)	56.2	56.2
SUCTION (PSF)	-59.7	-74.2

P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

A

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

TOMER :
NUMBER :
CRIPTION :

DATE : 11-27-2001

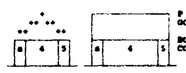
*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
SURE CATEGORY = C
DING CATEGORY = 1
TANCE FACTOR = 1.05
CTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 4.50 : 12 (20.56 DEG)
BUTARY AREA = 32.0 PT2
N ROOF HEIGHT = 38.0 PT Kh = 1.045 qh = 35.7 PSF
TANCE, Z = 33.0 PT Kz = 1.003 qz = 34.3 PSF

WALL WIND LOADS

	WALL AREA	
	4	5
GCp (+)	1.281	1.281
GCp (-)	-1.381	-1.732
PRESSURE (PSF)	54.6	54.6
SUCTION (PSF)	-58.2	-70.7



P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

B

NOVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

TOMER :
NUMBER :
CRIPTION :

DATE : 11-27-2001

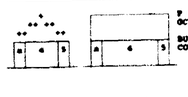
*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

D VELOCITY = 110 MPH
OSURE CATEGORY = C
LDING CATEGORY = 1
PORTANCE FACTOR = 1.05
RUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

F SLOPE = 4.50 : 12 (20.56 DEG)
BUTARY AREA = 11.0 PT2
N ROOF HEIGHT = 38.0 PT Kh = 1.045 qh = 35.7 PSF
TANCE, Z = 33.0 PT Kz = 1.003 qz = 34.3 PSF

WALL WIND LOADS

	WALL AREA	
	4	5
GCp (+)	1.390	1.390
GCp (-)	-1.490	-1.978
PRESSURE (PSF)	58.5	58.5
SUCTION (PSF)	-62.1	-79.5



P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25

BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

C

02

ROVALINE, INC.
255 UNIVERSITY DR. CORAL GABLES, FL 33134 (305)445-6988
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida

JOB/OWNER :
JOB NUMBER :
DESCRIPTION :

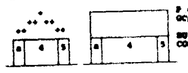
DATE : 11-27-2001

*** DESIGN WIND LOADS - ASCE 7-93 ***
*** COMPONENTS AND CLADDING ***
BUILDINGS

IND VELOCITY = 110 MPH
POSURE CATEGORY = C
ILDING CATEGORY = 1
PORTANCE FACTOR = 1.05
RUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

OF SLOPE = 4.50 : 12 (20.56 DEG)
RIBUTARY AREA = 24.0 FT2 Eh = 1.045 qh = 35.7 PSF
AN ROOF HEIGHT = 38.0 FT Ez = 1.003 qz = 34.3 PSF
STANCE, Z = 33.0 FT

WALL WIND LOADS		
	WALL AREA	
	4	5
GCp (+)	1.310	1.310
GCp (-)	-1.410	-1.799
PRESSURE (PSF)	55.7	55.7
SUCTION (PSF)	-59.2	-73.1



P = qh(GCp) - qh(GCpi)
GCpi = ± 0.25
BUILDING WIDTH = 45.0 FT
CORNER DISTANCE, A = 4.5 FT

Over

Shell's Construction U.S.A. Inc.

IS PLEASED TO PRESENT

SERVICE SHELL'S

FOUNDATION & ADDITIONS
RENOVATION

COMMERCIAL GENERAL LIABILITY

WORKER'S COMPENSATION

Office (786) 290-6646 Cell (786) 290-0645

FAX 305.757.7461

Email: BERGUPTA@AOL.COM

Shell's Construction U.S.A. Inc.

HISTORY

Shell's Construction U.S.A. Inc. was developed around a team with extensive experience in the building and construction industry. Our team's diverse experience in shell construction, additions & renovations has conditioned us to effectively perform the tasks required. This greatly track record has enabled us to establish an excellent reputation in our market.

Approximately 80% of projects undertaken by our business relate to the shell and renovation components of construction. The specifications typically involved with this work not only demand expert technical knowledge, but also the ability to perform under challenging conditions. Specifications dictate that with existing structures which maintain an accommodating surrounding for either the operating business or tenants.

Notably, our work has provided us with the experience to work at many major hotels and residential buildings on South Miami Beach, Fisher Islands & various other cities in Florida. Most of these projects has consisted of sophisticated shell work and significant renovations. Therefore, contributing to our growth and reputation in the market which is not yet fully a part of our experience and the satisfaction.

The principals of the company as well as our company staff are dedicated to the continuing of this tradition for many years to come.

QUICK response to fulfill your needs is always remain top priority. We believe, good communication is an essential part of better service.

Shell's Construction U.S.A. Inc.

Staff

Antonio Estrada (President / Chief Executive Officer)
Nelly Pineda (Secretary / Community Relations Director)
Roger Charles (Operations Manager Service)
Fernando Estrada (Administration / Accountant)
Jimmy Yanez (Business Consultant)
Paul Lemoine (Electrical Supervisor)

Office (786) 290-6646 Cell (786) 290-0645

FAX 305.757.7461

Email: BERGUPTA@AOL.COM

02

AL BELMOURTHIA
Owner Shell's Construction U.S.A. Inc
1955 N.E. 147 Ln North Miami Fl 33181
786-290-[illegible] Fax 305-757-7581

[illegible]

1991 to the present Florida
Started Owner
Operate Building Up As president of the company

1987-1991 Family company Aragon SRL Buenos Aires Arg

I have performed all responsibilities within my business. Overseeing the projects, client relations and everything in between.

[illegible] Construction coordinator amar Island Spain
Special Skills
Remodeling old mansions projects experience in all aspects of construction from beginning to completion

[illegible]

[illegible] Tuerca Arte a Argentina Buenos Aires Ar
Technical Chemistry Organic Microbiology
Chemistry and Microbiology Observator
Sales specialist Marble construction installation
[illegible]

INTERESTS

[illegible]

[illegible]

We a third generation building company we live in partnership standards. Our trade we father and establishing respected professional [illegible]

[illegible]

I enjoy my work, take pride in the projects, and strive to maintain high standards in my relations with suppliers, subcontractors, designers, clients and everyone in detail

[illegible] Spanish native English fluent Italian Basic knowledge

REFERENCES
Shell's Construction U.S.A. INC
1955 N.E. 147 Ln North Miami Bch Fl 33181
Office (786) 290-0646 Cell (786) 290-0645
FAX 305-757-7581

MANGOS TROPIC CAFE
900 Ocean Dr South Beach
Exterior Renovation and painting
In September 1997
Manager ARNALDO BATISTA
CEO CONTROLLER DAVID KRIMCH
Phone 305-673-4422

CONSTRUCTION INTERNATIONAL
6619 Bird Road Suite 2711 (Coral Gables)
President ALI PEZAI
Office PH 305-666-3797 *Fax PH:* 305-663-9845

AMERICAN MEDICAL PLAZA

Pediatric facility suite 207
Demolition, Partition drywall, installation doors, finishing and more
Medical Facility suite 204
Demolition, Partition drywall, installation doors, finishing and more

TARA BAI HARBOR INC.
NEW HOME STORAGE
Carpentry, Finishing and Decoration Demolition, Framing, Drywall 9700 Collins Ave. Bal Harbor

OLAN MILLS THE RATINER'S STUDIO *In December 1994 1995*

CUTLER RIDGE
New storage demolition, framing, drywall, carpentry, painting
Mechanical general, plumbing, and electrical

MISTY ISLAND
New storage demolition, framing, drywall, carpentry, painting
Mechanical general, plumbing, and electrical

DEVELOPER ISRAC GAMEL
5401 COLLINS AV MIAMI BEACH
PHONE 305-864-6733

NOTE: *all followed here is conversion from hotel to Condominium*
We do total renovation, Demolition, Ceiling, Framing, Drywall, Carpentry, Painting and Installation, general finishing, And more

RITAL FIELD APARTMENT CONDOMINIUM 96 UNITS
7940 Collins Ave Miami Beach
Framing drywall, Installation of cabinets, Paint the new units
Prepare bathroom for new flooring, install tile
Owner B.E GAMEL & BENNET GAMEL

REFERENCES
Shell's Construction U.S.A. INC
1955 N.E. 147 Ln North Miami Bch Fl 33181
Office (786) 290-0646 Cell (786) 290-0645
FAX 305-757-7581

QUALITY FIRST HOME VII
Remote Control
Custom House 7000 Sqft
3660 NE 170 St
Easter Shore

QUALITY FIRST HOME VIII
Remote Control
Custom House 7775 Sqft
Lanai Shore
AARON INTERNATIONAL
Custom House 5600 Sqft
3550 NE 171 St
Easter Shore

LOS PALACIOS II CONDO ASSOC.
3001 West 19 Ave Hialeah Fl
Repave 6 units
Management Specialty Inc
Phone 305-707-3166 Norma Gracanin

MARSHALL WOOD SOUTH CONDO ASSOC.
6345 SW 118 st Miami 33183
Repaveave all parking lot area
Management Specialty Inc.
Phone 305-707-3166
Norma Gracanin

PEN DENTAL MFG INC.
2651 E 81 Street Hialeah Florida
Metal structural, welding, drywall, drop ceiling and finishing
In November 1994
Owner GABRIEL LOPEZ
Phone 305 556 5259

BENEVAL MONASTERY
Antiquity in 600 years Iglesia Catedral - Spain

02

REFERENCES

Shell's Construction U.S.A. INC

[illegible]
Office [illegible] Mob Cell [illegible]
FAX 305-757-7981

SORRENTO HOTEL 100 UNITS
[illegible]

THE ROYAL CHOPELS
[illegible]

GREENBEAR HOTEL 47 UNITS
[illegible]

GRAND PLAZA 55 UNITS
[illegible]

Owner Bob Schulman Marvin Hotta
[illegible]

COSMOPOLITAN APARTMENT
[illegible]

HALLAR
[illegible]

Family Riverosa

To whom It my concern

I am pleased to have the opportunity to recommend Aurelio Urtubia, Owner of Shell's Construction U.S.A Inc.

Shell's Construction U.S.A Inc was our contractor on a 2500 square foot renovation of our space at Coral Gables. I give Aurelio and his company the highest rating for the work that they do!

Shell's Construction U.S.A. Inc was efficient, thorough, and conscientious. They began work on time, finished on time, and stayed within our budget. We especially appreciate the extra effort Aurelio and his staff took to reduce the inconvenience to us.

I enjoy Working with Aurelio and everyone at the Shell's Construction U.S.A Inc and recommend him highly to anyone who needs an experienced and knowledgeable renovation expert.

Sincerely,

Jose Riverosa
Owner

Greeting

As a proprietly manager for Management Specialty Inc. I have had the opportunity to work with Aurelio Urtubia owner of Shell's Construction U.S.A on numerous projects

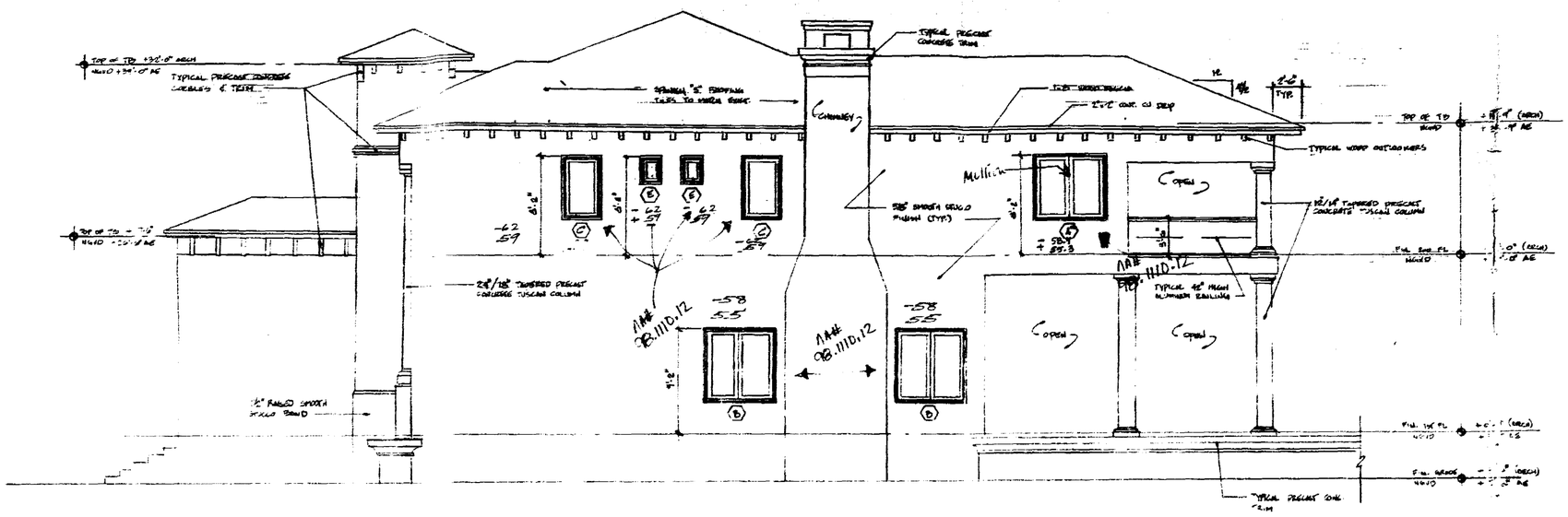
Aurelio is highly competent remodeling pro and knows the construction business thoroughly. He maintains a high standard of quality in his work and demands the same. From his employees and his subcontractors

Aurelio consistently meets ours high standards with only the minimum amount of supervision. I can trust him to treat the renters and property owners honestly and fairly and to do the job right the first time

Not only is Aurelio an excellent contractor, but also he is very congenial to work with. He has always kept a pleasant, yet professional, working relationship with everyone on our projects
I would not hesitate to recommend him for any renovation or repair work
Sincerely

Rosa Jaimes
Property Manager
Management Specialty Inc

02

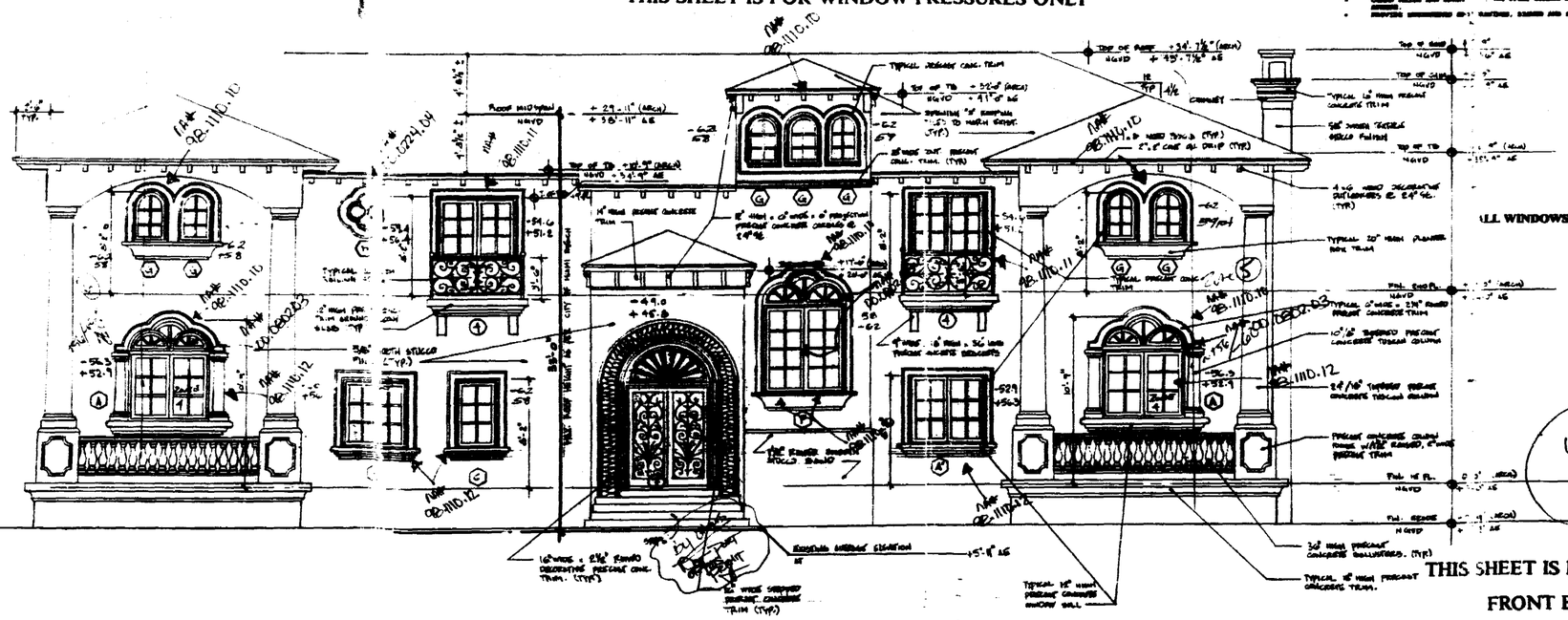


RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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

THIS SHEET IS FOR WINDOW PRESSURES ONLY



ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
DESIGN
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

(WINDOW + DOORS ONLY)

COMBINED ENGINEERING SCIENCES
CARLOS ENSENAT, PE 32566
1214 SW 12 ST.
MIAMI, FL 33135
(305) 856-5345

THIS SHEET IS FOR WINDOW PRESSURES ONLY

FRONT ELEVATION

SCALE 1/4"=1'-0"

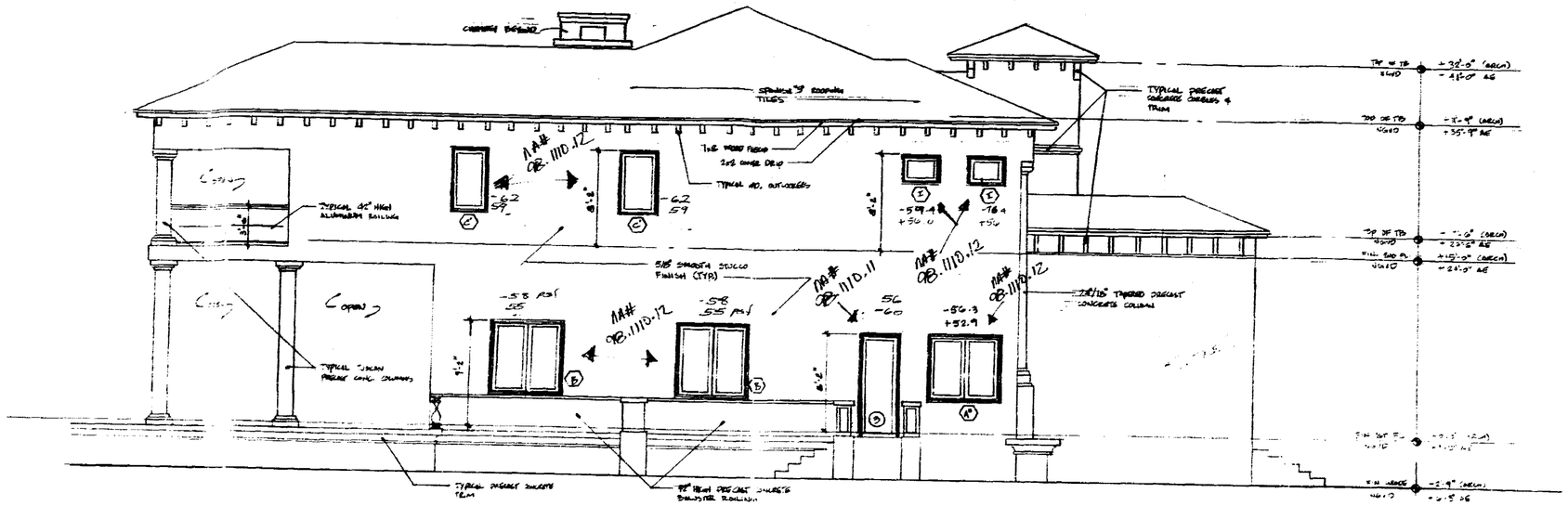
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS

DATE 1-31-0
SHEET WP-1
OF 3

02



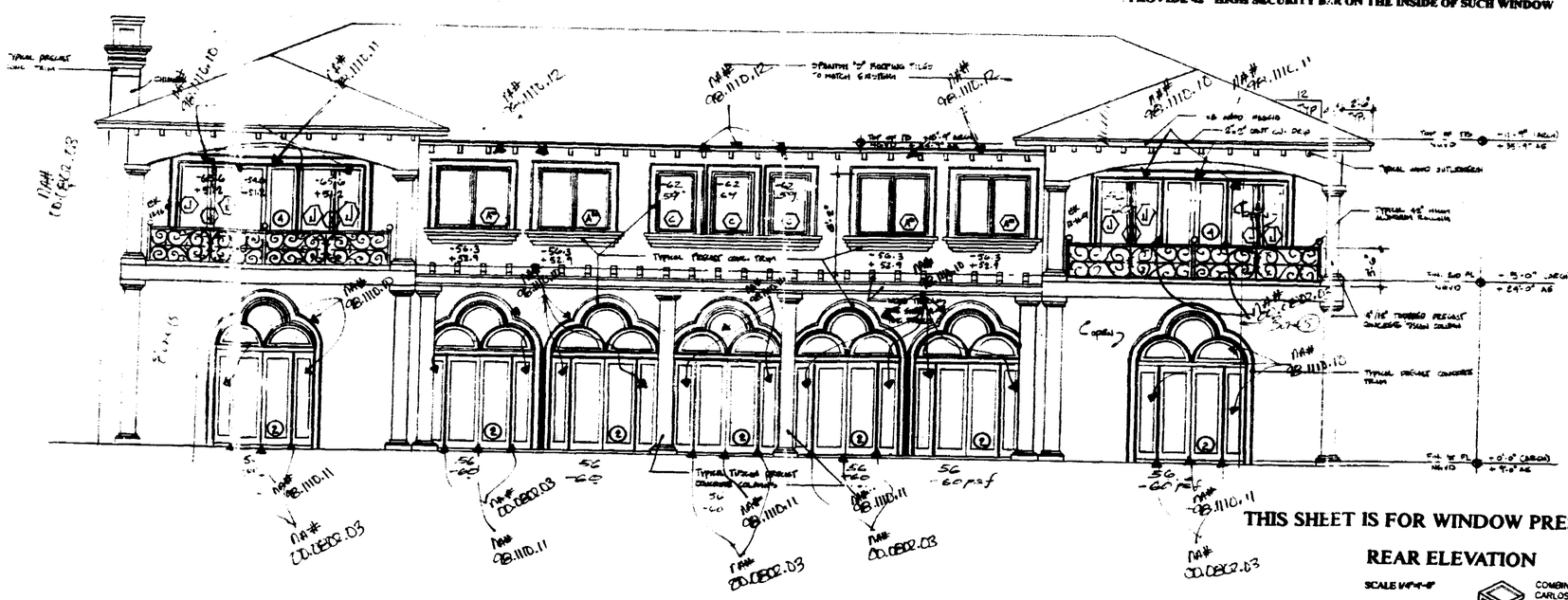
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

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



OFFICE COPY
CITY OF MIAMI BEACH
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BUILDING
ZONING
HISTORIC
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

THIS SHEET IS FOR WINDOW PRESSURES ONLY

REAR ELEVATION

SCALE 1/4"=1'-0"

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

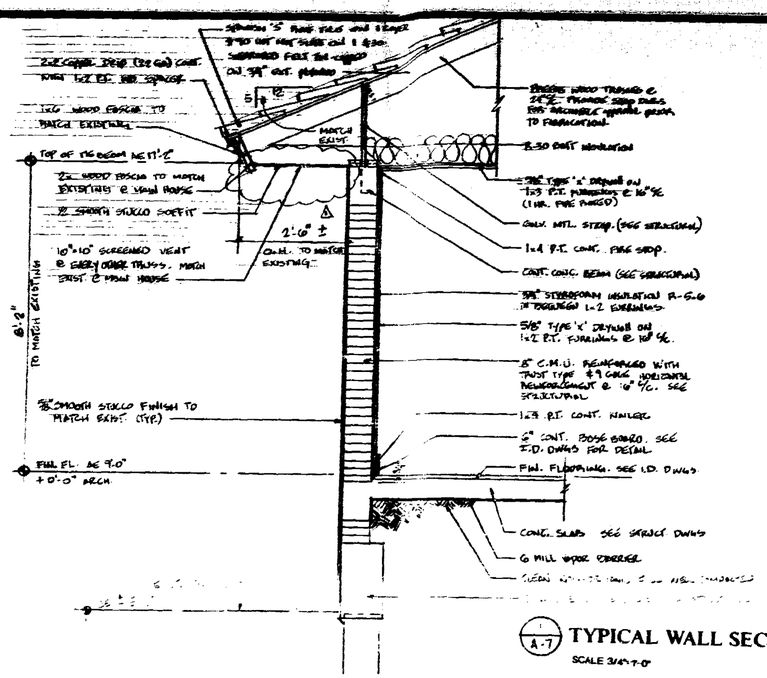
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS

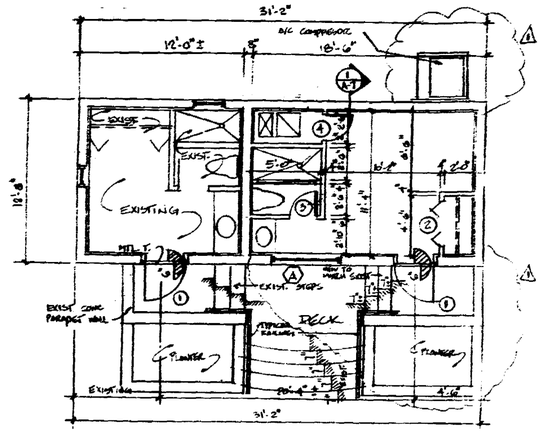
DATE 1-31-01
SCALE 1/4"=1'
DWG. WP-2
SP 3

02



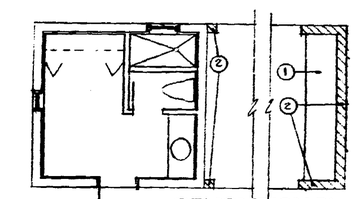
A-7 TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



FLOOR PLAN

SCALE 1/4"=1'-0"



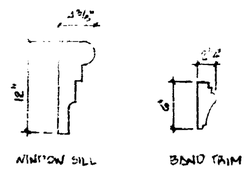
DEMOLITION PLAN

SCALE 1/4"=1'-0"

KEY NOTES

1. REMOVE EXIST. CONC. COUNTER & BUILT-IN BBQ
2. REMOVE EXIST. BLOCK WALL AS INDICATED BY HATCHING

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



PRECAST TRIM PROFILES

THIS SHEET IS FOR WINDOW PRESSURES ONLY

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	PANELS	DESCRIPTION	MANUFACTURER	REMARKS
	2'-0"	4'-0"	-	ALUM. CASEMENT		5/8" IMPACT GLASS, GRILLES

NOTES

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

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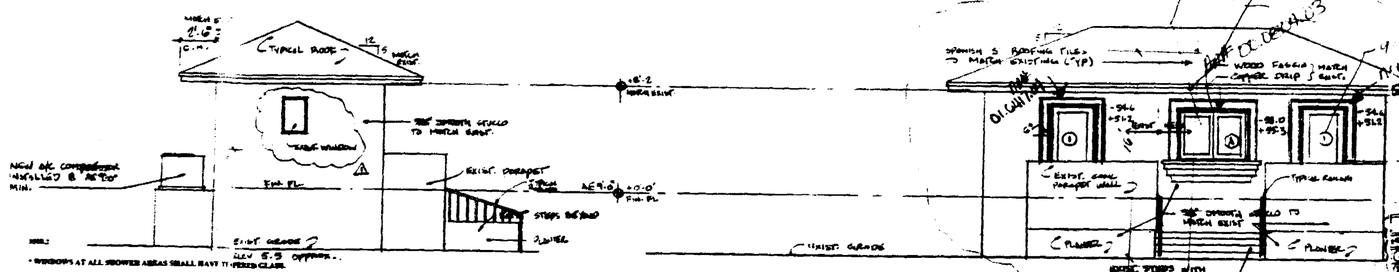


LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

RIGHT SIDE ELEVATION = SIMILAR

NEW WINDOWS TO HAVE 5/8" IMPACT RESISTANCE GLASS

FRONT ELEVATION

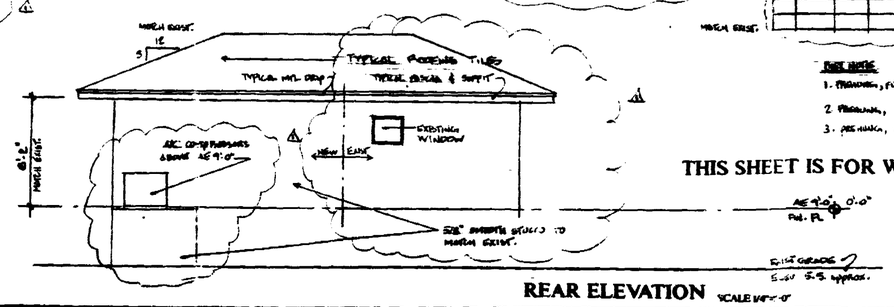
SCALE 1/4"=1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	MATERIAL & TYPE	QUANTITY	HARDWARE	MATERIAL	REMARKS
1	3'-0"	8'-0"	1 3/8"	WOOD, FRENCH DOR	1	ALUM.	IMPACT	5/8" SEAL TINTED GLASS
2	4'-0"	8'-0"	1 3/8"	WOOD, FRENCH	3	—	-	BI-FOLD
3	2'-8"	8'-0"	1 3/8"	"	3	MORTISE	-	
4	2'-6"	8'-0"	1 3/8"	"	2	ALUM.	-	AT CLOSET

FOOT NOTE

1. FRENCH DOOR, FULL WEATHER STRIPPING, DEAD BOLT PER CODE, FULL THRESHOLD
2. FRENCH DOOR, AIR TIGHT, POSITIVE S/C RETURN
3. PER HARDWARE, UNDERCUT 3/16" FROM FINISH MORTAR FLOORING



REAR ELEVATION

SCALE 1/4"=1'-0"

THIS SHEET IS FOR WINDOW PRESSURES ONLY

GENERAL NOTES

* GENERAL CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE JOB SITE AND BE FAMILIAR WITH THE WORK CONTAINED ON THESE DRAWING PRIOR TO SUBMITTING ESTIMATES. VERIFY WITH THE ARCHITECT IN WRITING ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED IN THE DRAWINGS.
* EXHAUST FANS MUST BE BOUNDED WITH DAMPERS.
* SMOKE DETECTORS MUST BE CONNECTED TO NEAREST NON-G.F.I. CIRCUIT.
* ALL WINDOW SILLS AT SECOND FLOOR TO BE A MINIMUM OF 36" FROM FINISH FLOOR, OR PROVIDE SECURITY BAR 42" HIGH FROM FINISH FLOOR.
* SECOND MEANS OF ESCAPE S.F.B.C. SECTION 3111.2: THE SECOND MEANS OF ESCAPE OR ALTERNATE PROTECTION SHALL BE ONE OF THE FOLLOWING.
(A) A DOOR, STAIRWAY, PASSAGE OR HALL PROVIDING A WAY, INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE, OF UNOBSTRUCTED TRAVEL TO THE OUTSIDE OF THE DWELLING AT STREET OR GROUND LEVEL.
(B) A PASSAGE THROUGH ADJACENT NONLOCKABLE SPACES INDEPENDENT OF AND REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE.
(C) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAT 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ON THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
(C.1) THE WINDOW IS WITHIN 20 FEET OF GRADE, OR
(C.2) THE WINDOW IS DIRECTLY ACCESSIBLE TO THE FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE BUILDING AND/OR FIRE OFFICIAL, OR
(C.3) THE WINDOW OR DOOR OPENS TO AN EXTERIOR BALCONY.
* ALL OUTSIDE FRENCH GLASS TO COMPLY WITH S.F.B.C. SECTION

NOTE:

* WINDOWS AT ALL SHOWER AREAS SHALL HAVE TEMPERED GLASS.
* ALL ALUMINUM RAILINGS AT SECOND FLOOR WITH 42" HIGH. PICKETS MUST REJECT 4" DIA. SPHERE. ALL HAND RAILING MUST BE 36" HIGH. PROVIDE ENGINEERED SHOP DRAWING, ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND OR BUILDING DEPARTMENT PERMITTING.
* PROVIDE ROOF TRUSSES SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
* PROVIDE PRECAST SHOP DRAWINGS AND MATERIAL SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION
* PROVIDE WINDOWS AND DOORS SHOP DRAWINGS ALONG WITH MATERIALS DESCRIPTION FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
* ALL SHOWER ENCLOSURES SHALL HAVE CATEGORY 2, TEMPERED, SAFETY GLASS.
* ALL BATHROOM WINDOWS SHALL BE WITH TEMPERED GLASS.

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

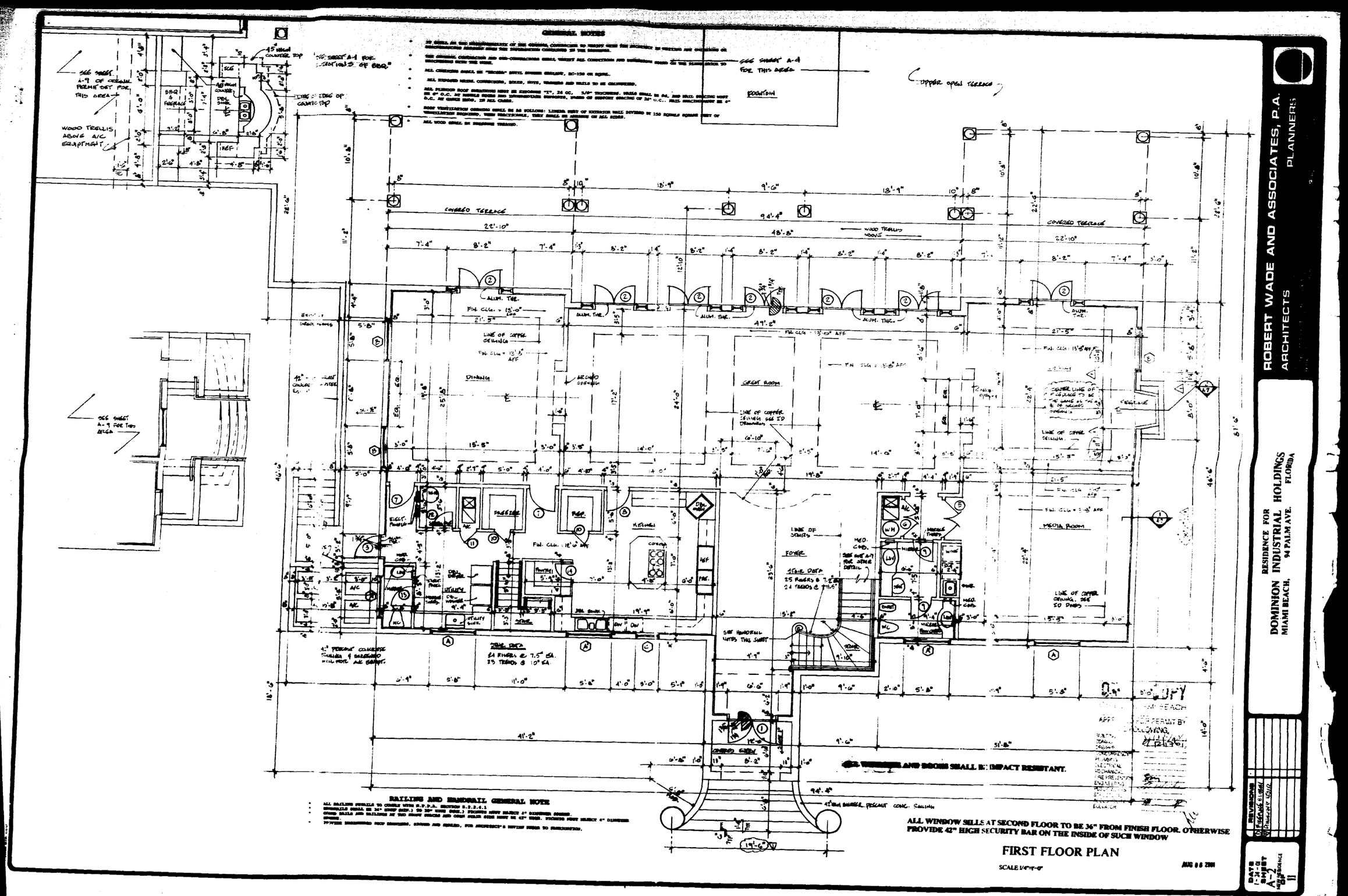
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS PLANNERS

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

REVISIONS
1 06/07/99 TRANS

DATE 1-4-98
SHEET WP-3
TOP 3

02


GENERAL NOTES
FOUNDATION
SEE SHEET A-4 FOR THIS AREA
SEE SHEET A-9 OF CERAMIC FORMS SET FOR THIS AREA
WOOD TRELLIS ABOVE A/C EQUIPMENT
SEE SHEET A-9 FOR THIS AREA
CONCRETE TERRACE
WOOD TRELLIS ABOVE
ALUM. THR.
DINING
GREAT ROOM
KITCHEN
FOYER
MEDIA ROOM
LINE OF COVE CEILING
LINE OF SOFFIT
STAIR DETA
24 RISERS @ 7.5" EA.
23 TREADS @ 10" EA.
SEE HANDRAIL NOTES THIS SHEET
ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.
RAILING AND HANDRAIL GENERAL NOTE
ALL WINDOW SILLS AT SECOND FLOOR TO BE 36" FROM FINISH FLOOR. OTHERWISE PROVIDE 42" HIGH SECURITY BAR ON THE INSIDE OF SUCH WINDOW
FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
AUG 08 2000
ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS
RESIDENCE FOR
DOMINION INDUSTRIAL HOLDINGS
MIAMI BEACH, 94 PALM AVE. FLORIDA
REVISIONS
DATE
A-2
02

** Mullion Reqd 00-0802.03

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION	CONSTRUCTION	REMARKS
A1	4'-3 1/4"	5'-1 1/2"	VARIES	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" TEMP. TRANSOM ABOVE
A	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
A1	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
A2	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
B	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
C	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
D	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
E	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
F	[illegible]	[illegible]	VARIES	WOOD FRAME, FIXED	WEATHER SHIELD	1/2" TRANSOM ABOVE
G	[illegible]	[illegible]	N.A.	WOOD FRAME, FIXED	WEATHER SHIELD	1/2" LITES
H	[illegible]	[illegible]	VARIES	WOOD FRAME, COMBINATION	WEATHER SHIELD	1/2" LITES
I	[illegible]	[illegible]	N.A.	WOOD FRAME, CASEMENT	WEATHER SHIELD	1/2" LITES
J	[illegible]	[illegible]	N.A.	WOOD FRAME, FIXED	WEATHER SHIELD	1/2" LITES

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE MASONRY ROUGH OPENINGS PRIOR TO ERECTING CONCRETE MASONRY WALLS.

WINDOW NOTES

- ALL GLASS IN WINDOWS TO BE IMPACT, [illegible] TINTED.
- ALL DIMENSIONS ARE TO MASONRY, AND ARE APPROXIMATE. [illegible] WINDOW MANUFACTURER.
- ALL SHOWER WINDOWS, AND STAIRS, GLASS TO BE [illegible].
- ALL EXTERIOR [illegible] GLASS TO COMPLY WITH SECTION 1606.1.4 OF THE FLORIDA BUILDING CODE.

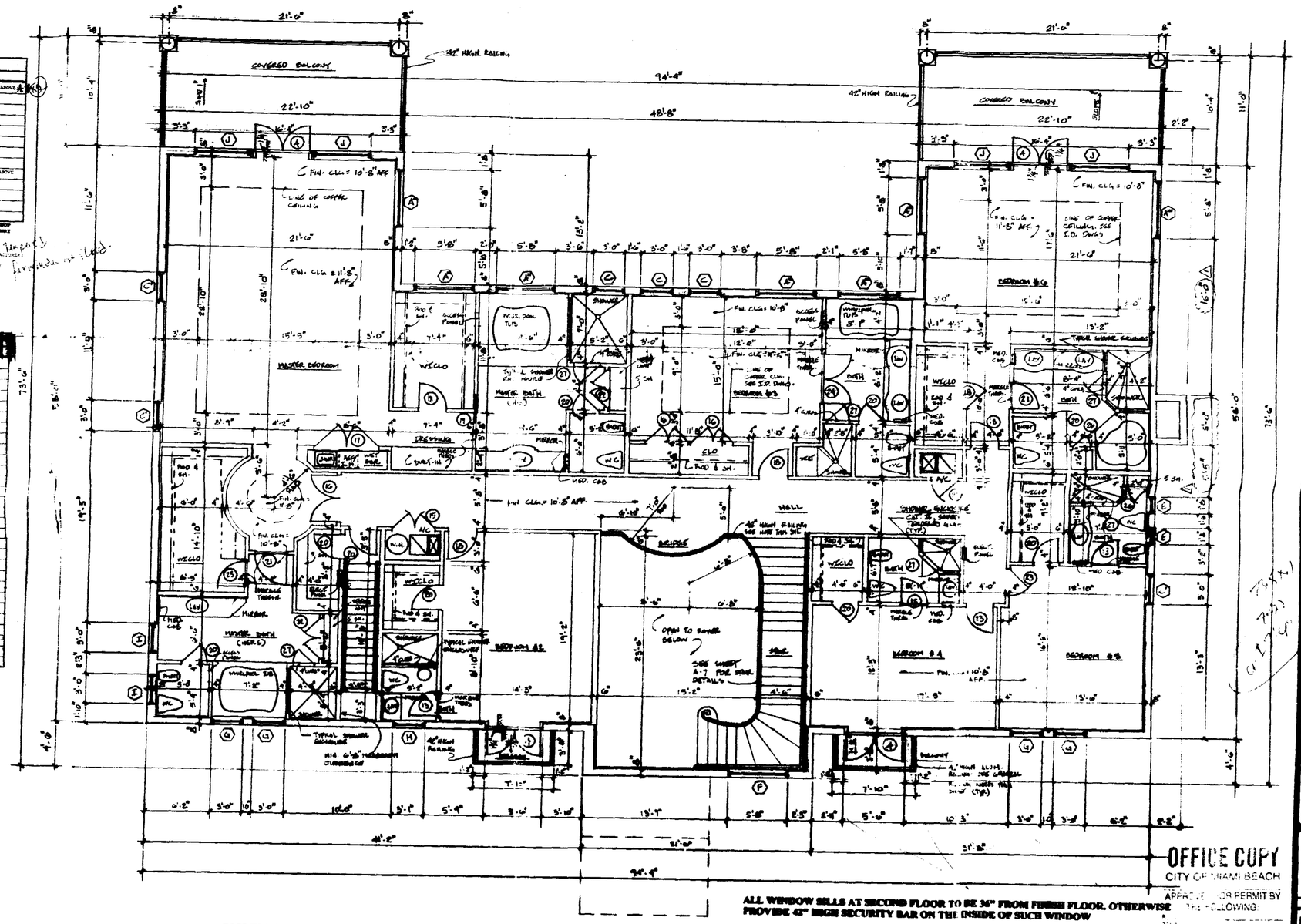
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	DESCRIPTION	CONSTRUCTION	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING STUD WALLS

KEY NOTES

[illegible]



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

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING DETAILS TO COMPLY WITH S.F.P.A. SECTION 5.2.3.4.1
- HANDRAILS SHALL BE 34" OVER NOSE (1 TO 30° RAMP SLOPE) PROVIDED WITH CLEARANCE 4" MINIMUM AROUND.
- GUARD RAILS AND RAILINGS ON THE STAIR RAMPS AND DOORS HAVE THEIR HEIGHT OF 42" MIN. PROVIDED WITH VERTICAL 4" 6 SPHERE [illegible]
- CONTACT CONTRACTOR FOR DETAILS, SHOPS AND CONSULT THE ARCHITECT'S [illegible] TO INFORMATION.

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR
AUG 08 2000

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS

DATE 1-4-00
SHEET A-2
PROJECT NO. 11

02

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SHADOW	DESCRIPTION	MANUFACTURER	REMARKS
A	1'-7 3/4"	51 1/16"	VARIES	WOOD STAIR CASEMENT	WEATHER SHIELD	TRANSOM ABOVE
A	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
A*	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
A**	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
B	1'-7 3/4"	75 7/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
C	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
C*	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
E	1'-7 3/4"	27 7/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
F	1'-7 3/4"	8 1/16"	VARIES	WOOD STAIR FIXED	WEATHER SHIELD	TRANSOM ABOVE
G	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR FIXED	WEATHER SHIELD	
H	2'-7"	3'-7"	VARIES	WOOD STAIR DOWNWARD	WEATHER SHIELD	
I	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR CASEMENT	WEATHER SHIELD	
J	1'-7 3/4"	51 1/16"	N/A	WOOD STAIR FIXED	WEATHER SHIELD	

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL WINDOW SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE MASONRY ROUGH OPENINGS PRIOR TO ERECTING CONCRETE MASONRY WALLS

WINDOW NOTES

1. ALL GLASS IN WINDOWS TO BE IMPACT, SEAL TINTED
2. ALL DIMENSIONS ARE TO MASONRY AND ARE APPROXIMATE. VERIFY DIMENSIONS WITH WINDOW MANUFACTURER
3. ALL SHOWER WINDOWS ARE FIBER GLASS TO BE IMPACT
4. ALL OFFICE FIBER GLASS TO BE IMPACT WITH BRONZE TRIM [illegible]

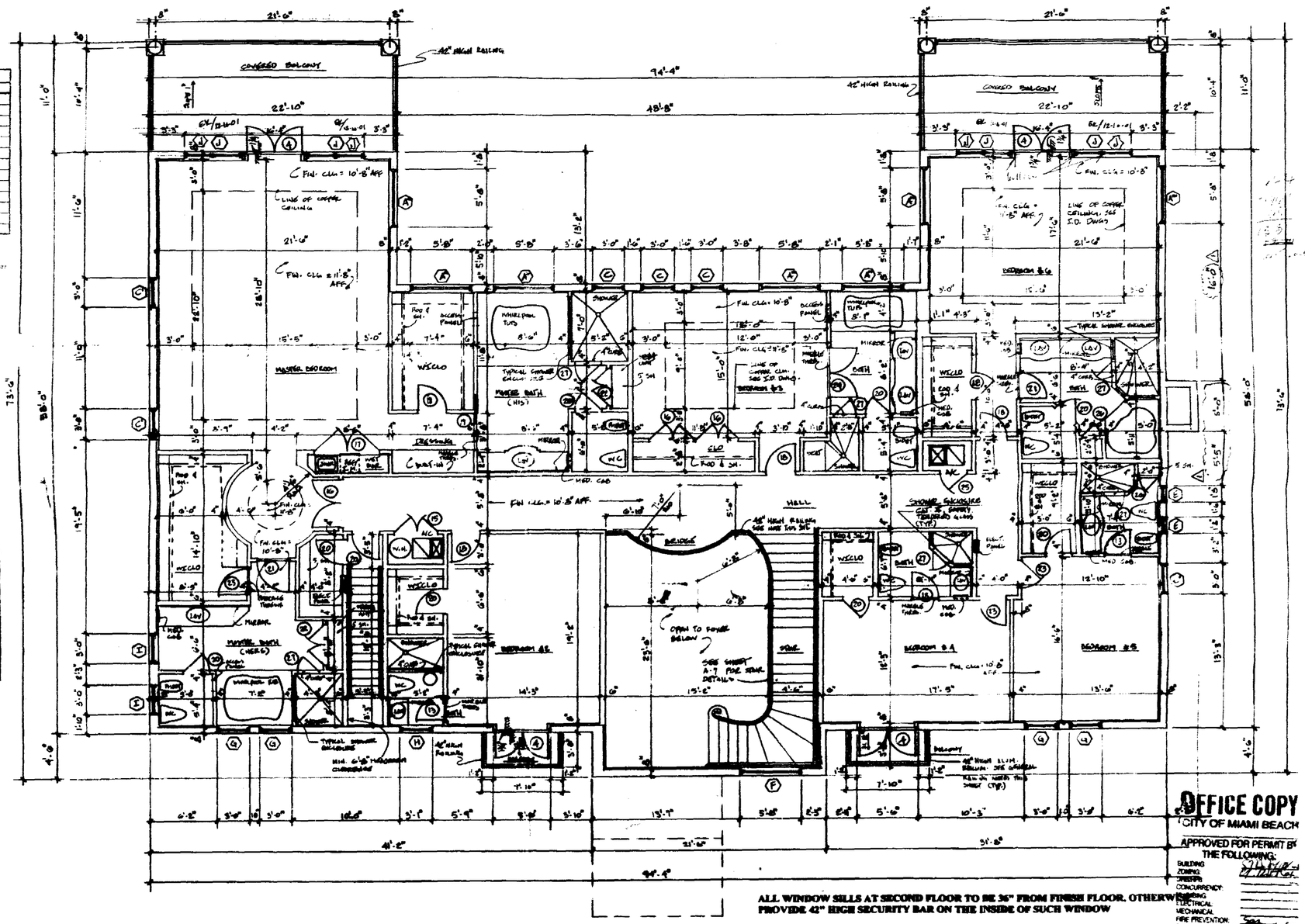
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE & MATERIAL	HDT RATE	THRESH	GLAZING	REMARKS
[illegible]								

GENERAL CONTRACTOR SHALL CROSS REFERENCE ALL DOOR SIZES WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROPRIATE FRAME OPENINGS PRIOR TO ERECTING STUD WALLS

DOOR NOTES

1. FRENCH: WITH ASTRAGAL, FULL WEATHERSTRIPPING, DRAG BOLT PER CODE, BRONZE THRESHOLD
2. FRENCH: WITH ASTRAGAL, FULL WEATHERSTRIPPING, DRAG BOLT PER CODE, ALUMINUM THRESHOLD
3. FRENCH: FULL WEATHERSTRIPPED, AUTOMATIC CLOSER, ALL CLOSERS WITH POSITIVE RETURN
4. FRENCH: INTERCEPT [illegible] FROM FINISH MARBLE FLOORING



OFFICE COPY
CITY OF MIAMI BEACH

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

DEC 1 4 2000

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

ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.

RAILING AND HANDRAIL GENERAL NOTE

- ALL RAILING HEIGHTS TO COMPLY WITH U.B.C.A. SECTION 5.3.3.6.1
- HANDRAILS SHALL BE 34" HIGH MIN.) TO 38" HIGH MAX.) PROVIDED WITH GRIPSIZE OF 1" MINIMUM DIAMETER.
- GUARD RAILS AND RAILINGS AT THE FRONT ENTRIES AND GUARD DOORS SHALL BE 42" HIGH. PROVIDE GUARD SHAPE 4" MINIMUM DIAMETER.
- SERVICE [illegible] WITH [illegible], CHECK AND CHANGE, PER ARCHITECT'S REVIEW PRIOR TO FABRICATION.

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

ROBERT WADE AND ASSOCIATES, P.A.
ARCHITECTS
PLANNERS

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

REVISIONS

DATE 1-21-00
SCALE 1/4"=1'-0"
A-3
PROJECT NO. 11

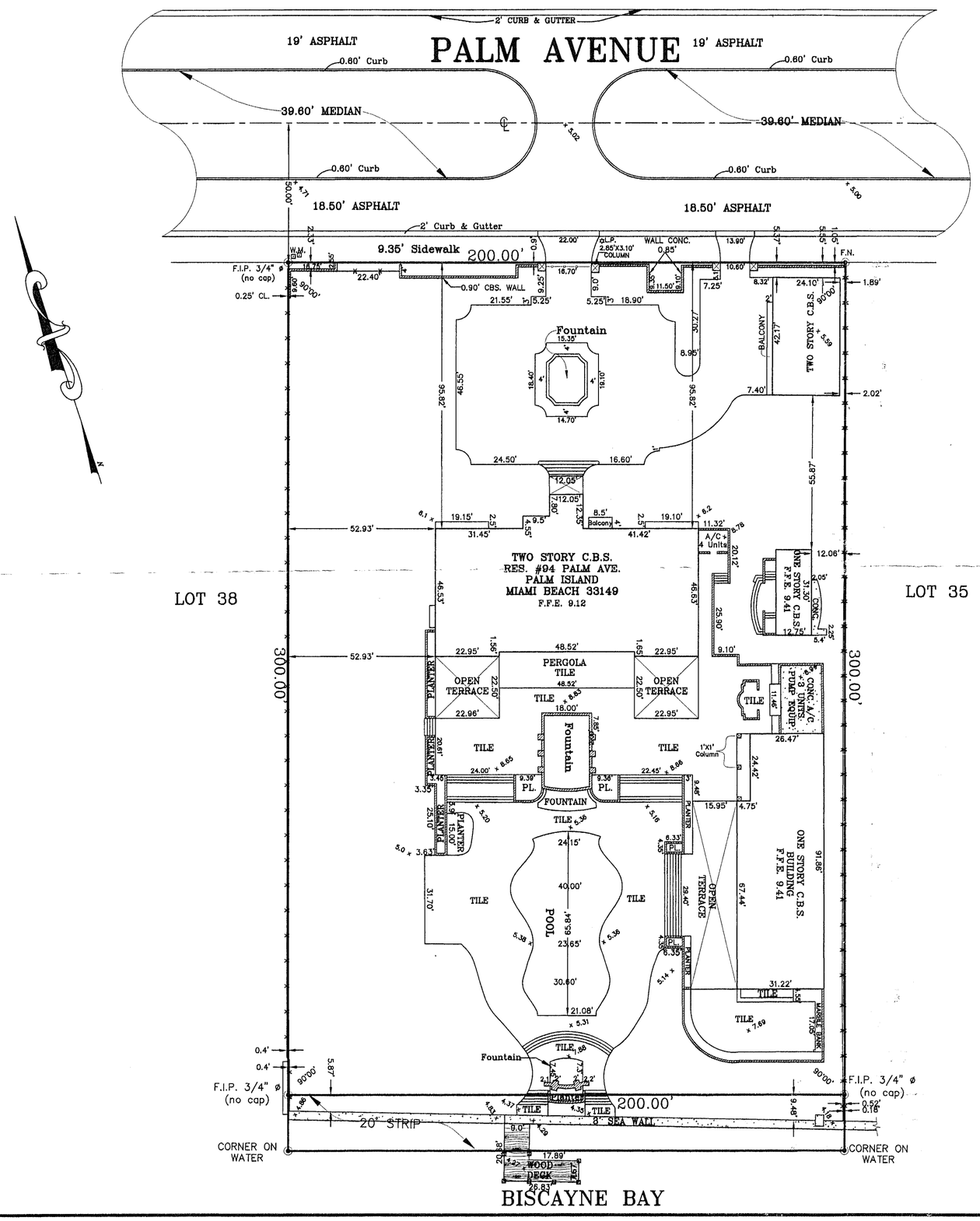
02

B0200484
94 PALM AVE

02

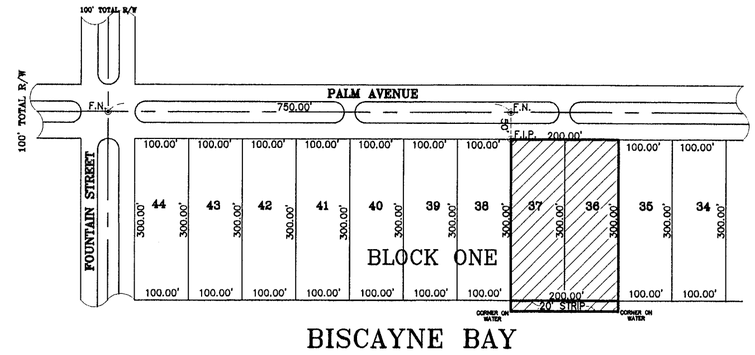
MAP OF BOUNDARY SURVEY

SCALE : 1" = 30'



LOCATION SKETCH

SCALE : 1" = 200'



LEGAL DESCRIPTION:

LOT 36, 37 & A 20' FEET STRIP IN BISCAYNE BAY BLOCK ONE
SUBDIVISION PALM ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
94 PALM AVE. PALM ISLAND
MIAMI BEACH 33149

BENCH MARK USED:

LOCATOR	NAME	ELEVATION
4250 E	D-135	5.34

MACARTHUR CSWY --- 4' SW OF EDGE OF PAVEMENT
FOUNTAIN ST --- 15' SE OF PROJECTED C/L

PK NAIL AND BRASS WASHER IN CONC CURB.

A - ARC
AVE. - AVENUE
BLDG.- BUILDING
BM.- BENCHMARK
C.- CURVE
C.B.- CATCH BASIN
C.B.S - CONCRETE BLOCK STRUCTURE.
CH. - CHORD
CHB.- CHORD BEARING
CL.- CLEAR
C/L - CENTER LINE
CONC.- CONCRETE
CT.- COURT
D.M.E - DRAINAGE AND MAINTENANCE EASEMENT.
E.- EAST
ENC.- ENCROACH
ESMT.- EASEMENT
F.D.H - FOUND DRILL HOLE
F.F.E- FINISHED FLOOR ELEVATION
F.I.P- FOUND IRON PIPE
ø - DIAMETER
ELEV.- ELEVATION
F.N.- FOUND NAIL
F.N.D.- FOUND NAIL & DISC.
FT.- FEET.
LN.- LANE.
MEAS.- MEASURE.
M/L.- MONUMENT LINE.
M/S.- METAL SHED.
N.- NORTH.
No.- NUMBER.
O.R.B.- OFFICIAL RECORDS BOOK.
□ - PILES ø=14"
O.V.H.- OVERHANG.
O.W.- OVERHEAD WIRES.
P.B.- PLAT BOOK.
P.C.- POINT OF CURVATURE.
P.O.B.- POINT OF BEGINNING.
P.O.C.- POINT OF COMPOUND CURVE.
P.G.- PAGE.
PKWY.- PARKWAY.
PL.- PLACE.
P.C.P.- PERMANENT CONTROL POINT.
P.O.C.- POINT OF COMMENCEMENT.
P.R.M.- PERMANENT REFERENCED MONUMENT.
R.- RADIUS.
RAD.- RADIAL.
RD.- ROAD.
REC.- RECORD.
RES.- RESIDENCE.
RGE.- RANGE.
R/W.- RIGHT OF WAY.
S.-SOUTH.
SEC.- SECTION.
S.I.P.- SET IRON PIPE.
S.N.D.- SET NAIL & DISC.
SWK.- SIDEWALK
T.- TANGENT.
TERR.- TERRACE.
TWP.- TOWNSHIP.
U.E.- UTILITY EASEMENT.
W.- WEST.
W/F.- WOOD FENCE.
Δ - CENTRAL ANGLE.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN C/L OF 0 BEARS 0
AS SNOWN IN PLAT BOOK 0 AT PAGE 0, MIAMI-DADE COUNTY, FLORIDA.

DATE OF FIELD SURVEY 07/28/2000

FLOOD ZONE: AE COMMUNITY No.120650 PANEL: 191 SUFFIX: J DATE OF FIRM: 07-17-95 BASE FLOOD: 9.00

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED. OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR : DOMINION INDSTRIAL HOLDING
ORDER No. : 0302-127 FINAL SURVEY
DATE : 03/06/2003
REV. : 3/25/03

WALTER E. VENEGAS
PROFESSIONAL SURVEYOR AND MAPPER No.3106
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL.

CARIBBEAN LAND SURVEYORS, INC.
3742 WEST 12th AVE. MIAMI FL 33012
TELEPHONE: (305) 824-0040 FAX: (305) 824-0038

LASON

PERMIT #

B0300110

19

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

10-23-2002

Receipt:

Activity Number: BS300110
Status: APPROVED

Date Applied: 10/08/2002
Date Completed:

Date Issued: 10/08/2002
Date Expired: 04/06/2003

Entered By: BURLSANR

Site Address: 94 PALM AV MBCH
Parcel #: 02030104330

Balance Due: 30.00
Valuation: $35,000.00

Applicant: MIAMI BEACH SEAWALLS
3600 N E 214 STREET
N MIAMI BEACH FL 33180
305-933-3124

Owner: DOMINION INDUSTRIAL HOLDINGS LTD
PO BOX 104000
ISTAMBUL 11433 00000

Description: new wood dock, 1 seawall cap, 21 batter piles, 8

Payments made for this receipt:

Type	Method	Description	Amount

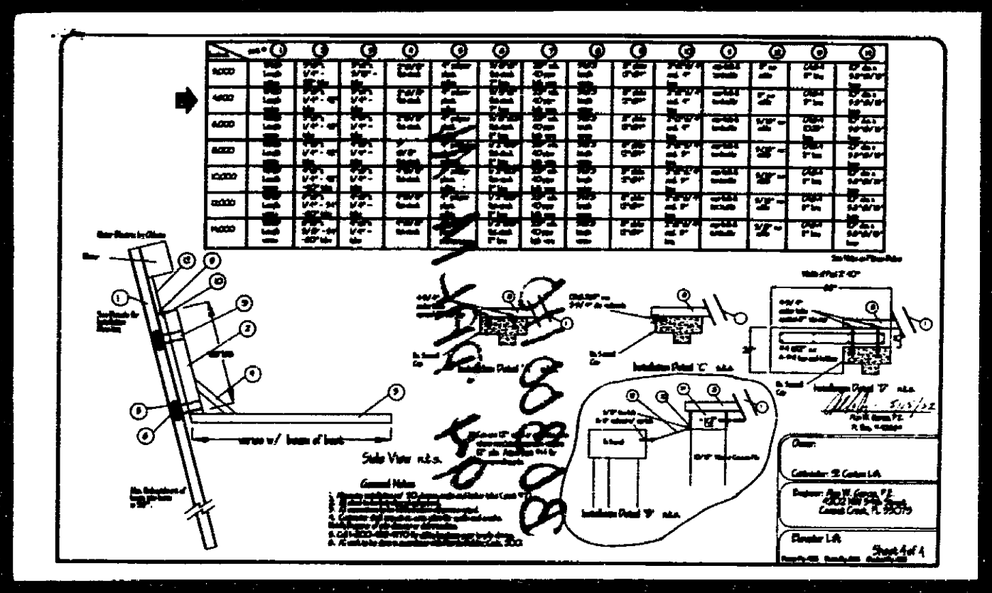
Payment Made: Accepted By:

Total Payment: .00 Payee:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Item Description	Account Code	Tot Fee	Paid	Prev. Paid	Inf. Paid
230 Marine	01-0-0-0-0-0-0-0	45.00	45.00	45.00	.00
270 Zoning	01-0-0-0-0-0-0-0	35.00	35.00	35.00	.00
620 BPMC Compliance Fee	01-0-0-0-0-0-0-0	75.00	75.00	75.00	.00
430 Training	01-0-0-0-0-0-0-0	5.00	5.00	5.00	.00
440 Education Impact Fe	0-0-0-0-0-0-0-0	115.00	115.00	115.00	.00



RATIONAL ANALYSIS - BATTER PILES

Residence: Dominion Holdings
Location: 94 Palm Ave
Municipality: Miami Beach
Drawing Ref: 94dominion
Date: 9/23/02

Specific Data

Type of Pile	12x12 Concrete w 4-7/16" Lo-Lax Strands
f'cConc	3000.00 psi
f'cPile	5000.00 psi
fySteel	60000.00 psi ASTM grade 60
fsu - Strength of Strands	270000 psi
n - Number of Strands	4
a - Area per Strand	0.12 in^2
D - pile size	12 in
W - Slope of Batter	1:4.3
Aspiral - Area of Tie	0.05 in^2
s - Tie Spacing	8 in
M - Moment from Sheet 1	1188.3 ft-k/ft
R - Reaction from Sheet 1	590.1 lb/ft
S - Pile Spacing	10 feet
MMAX = M*300	11.88 k-in/ft
P = R x S/1000 =	5.90 kips

CHECK PILE CAPACITY

BATTER PILE IN COMPRESSION

Pile is plans to = 71.56 degrees
PC = P / (cos(theta)) = 19.10 kips = 9.55 ton
Driven to 20 Ton Capacity

John H. Ohlauer, P.E.
FL License #52733 / EB # 9011
Dynamic Engineering Solutions, Inc.
3411 NW 9th Ave Suite 106
Oakland Park, FL 33309

9/23/02

5/5

19

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THE FOLLOWING:
BUILDING
ZONING
DRBFHPB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

B0300110
94 PALM AV

19

RATIONAL ANALYSIS - KING AND SATTER PILES

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/23/02

Specific Data

Type of Pile	12x12 Concrete w/ 4-7/16" Lo-Lax Strands
f'cCap	3000.00 psi
f'cPile	5000.00 psi
fsSteel	60000.00 psi ASTM grade 60
fsu - Strength of Strands	270000 psi
n - Number of Strands	4
a - Area per Strand	0.12 in^2
b - pile size	12 in
sl - Slope of Batter	1 to 3
phi - Understrenght Factor	0.85
d - Distance to Extreme Fiber	9 in
Aspiral - Area of Tie	0.05 in^2
s - Tie Spacing	8 in
MMAX =	11.88 kips ft
Aps = Area of Steel = n x a =	0.48 in^2
Ac = Area of Pile = b^2	144.00 in^2

CHECK ULTIMATE MOMENT CAPACITY

Mu = (.37 x b x Aps x fsu)*1000 = 47.95 kips ft

Mu / MMAX = 4.04 > 1.8 Service Load Factor, O.K.

CHECK SHEAR

Vc = (2 x (f'cPile)^.5 x b x d) / 1000 = 15.27 kips
Av = (12/s) * Aspiral = 0.08 in^2
Vu = phi x (Av x (fsSteel)*1000 x d/s + Vc) = 17.29 kips

Ro = MAXIMUM SHEAR = P = 5.90 kips

Vu/Ro = 2.93 > 1.8 W/ SPIRAL TIES @ 8", O.K.

John H. Omsteer P.E.
FL License #52733 / EB #9011
Dynamic Engineering Solutions Inc
3411 NW 9th Ave Suite 706
Oakland Park, FL 33309

9/23/02

4/5

RATIONAL ANALYSIS - BEAM CAP DESIGN

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/23/02

Specific Data

wc - Cap Width	3.00 feet
dwc - Distance to Extreme Fiber - Width	33 in
h - Cap Depth	1.17 feet
dh - Distance to Extreme Fiber - Depth	11 in
dc - Density of Concrete	150.00 lb/ft^3
sskc - King Pile Spacing	10.00 feet
fsSteel	50000.00 psi ASTM grade 50
f'cCap	3000.00 psi
phiF - Understrength Factor for Flexure	0.90
phiS - Understrength Factor for Shear	0.85

LATERAL LOADING - SIMPLY SUPPORTED WITH POINT LOAD AT CENTER = CAP FORCE

R = Reaction Per Linear Ft = 0.61 kips From Program

L = sskc	=	10.00	feet
R1 = CAP FORCE = R x L/2		3.03	kips
a =	na		feet
b =	na		feet
Mo - Max Moment = R x L^2/10 =		6.06	kips ft
Vo - Maximum Shear = R1		3.03	kips
Mu - Factored Moment = 1.7 x Mo =		10.30	kips ft
Vu - Factored Shear = 1.7 x Vo =		5.15	kips

CHECK BENDING

AS Req'd = M / (4 x dwc) 0.08 in^2 / ft

Try #5 Area "a" = 0.31 in^2
Spacing "s" = 0.75 ft
a / s = 0.41 in^2 / ft > 0.08 AS Req'd

Use min. #5 at 9" o.c.

CHECK SHEAR

Vc = (phiS x 2 x (f'cCap)^.5 x dwc x h) / 1000 = 43.03 kips
VuphiS - Vc = -36.97 < 8 x (f'cCap)^2 x dwc x h = 382.89 kips, O.K.
phiS x Vc = 36.58 > Vu = 5.15 kips

Use nominal #3 Ties @ 18"
#3's at 3" Between Piles

John H. Omsteer P.E.
FL License #52733 / EB # 9011
Dynamic Engineering Solutions Inc
3411 NW 9th Ave Suite 706
Oakland Park, FL 33309

9/24/02

5/5

MAXIMUM STRESS IN TIMBER DECK

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/24/2002

Specific Data

LL - 90 psf x 1.4	84 psf
DL - 9 psf x 1.7	15.3 psf

nom	s - in^3	Fb-psi
2x8	13.141	1200
2x10	21.391	1200
2x12	31.641	1200
3x6	12.604	1200
3x8	21.904	1200
3x10	35.557	1200
3x12	52.734	1200

Joist Calculations

w - Joist Width (in)	2.5 in	
jd - Joist Depth (in)	7.25 in	
ZJ - Joist Section Modulus (in^3)	21.904 in^3	
wl - Width of Load / Joist (ft)	1.5 ft	
Fb - Bending	1200 psi	T 4B NDS
Cf - Size Fact - (12/jd)^(1/9)	1.067587	
Cfu - Flat Use Fact	1	All Adjustment Factors from
Cr - Repetetive Fact (joist only)	1.15	Table 4B of NDS pg 31 1997 ed.
Cm - Wet Service Factor	0.85	CCA Treated
Ch - Shear Factor	1	
Fb' - Fb x Cf x Cfu x Cr x Cr x Cm x Ch	1248.548 psi	
Cd - Duration Factor	1.25	7 days per appendix B
cl - Centerline Dist between Piles (ft)	12 ft	
d - Pile Dia (in)	12 in	
W = ((LL + DL) x wl) / (Cd) =	117.12 lb/ft	
span = cl - d - b =	8.79 ft	
M = ((span)^2 x W) / 8 =	1131.54 ft lb	
Fb = (M x 12) / (ZJ) =	620.01 psi	
620.01 < 1248.56	Fb < $A, O.K.	

Joist Shear Calculations

fv - Allowable	90 psi
V = (span x w) x (1+DL/LL)/2	643.6 lbf
Fv = 3x V / 2 x w x d =	13.26 psi
13.26 < 90	Fv<fv, OK

Substringer Calculations

b - Substringer Width (in)	2.5 in	
sd - Substringer Depth (in)	11.25 in	
ZS - Substringer Section Modulus (in^3)	52.734 in^3	
swl - Width of Load / Substringer (ft)	5.00 ft	
a - Max Length of Substringer (ft)	9.00 ft	
Fb - Bending	1200 psi	T 4B NDS
Cf - Size Fact - (12/sd)^(1/9)	1.007197	
Cfu - Flat Use Fact	1	All Adjustment Factors from
Cr - Repetetive Fact (joist only)	1	Table 4B of NDS pg 31 1997 ed.
Cm - Wet Service Factor	0.85	CCA Treated
Ch - Shear Factor	1	
Fb' - Fb x Cf x Cfu x Cr x Cr x Cm x Ch	1027.341 psi	
Cd - Duration Factor	1.25	7 days per appendix B
W = ((LL + DL) x swl) / Cd =	390.4 lb/ft	
span = a =	9.00 ft	
M = ((span)^2 x W) / 8 =	3952.80 ft lb	
Fb = (M x 12) / (ZS) =	899.49 psi	
899.49 < 1027.34	Fb < $A, O.K.	

John H. Omsteer P.E.
FL License #52733 EB#9011
Dynamic Engineering Solutions Inc
3411 NW 9th Ave Suite 706
Oakland Park, FL 33309

9/24/02

6/5

MAXIMUM STRESS IN TIMBER DECK

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/24/2002

Specific Data

LL - 60 psf x 1.4	84 psf
DL - 9 psf x 1.7	13.6 psf

Check Stringers For Deflection

L = span x cd - d - b =	105.50 in
W = ((LL + DL) x jwf) / (Cd) =	9.76 lb/in
E = Mod of Elasticity	1760000 lb/in^2
jw Joist Width (in)	2.50 in
jd - Joist Depth (in)	7.25 in
I = (jw x jd^3) / 12	79.39128 in^4
delta = (5 x W x L^4) / (384 x E x I)	0.112671 in
L / 360 =	0.293056 in

delta <= L/360, OK in deflection

Fastener Specifications - Double Shear

Fastener Type at Piling	3/4 in Thru Bolts
n - Number of Fasteners at Piling	2
Cap - Capacity	1920 lbf, for 3x per t 6.3A
A - Supported Area	45.00 ft^2
Cm - Wet Service in Shear	0.97
Cd - Duration Factor	1.25 7 days per appendix B
Load = ((LL + DL) x A) / (Cm x n x Cd)	1811.134 lbf
1920 lbf >	1811.134 lbf, O.K

Fastener Specifications - Single Shear

Fastener Type at Piling	5/8 in lag bolts
n - Number of Fasteners	1
Cap - Capacity	650 lbf, for 3x per t 9.3A
A - Supported Area	7.50 ft^2
Cm - Wet Service in Shear	0.97
Cd - Duration Factor	1.25 7 days per appendix B
Load = ((LL + DL) x A) / (Cm x n x Cd)	603.7113 lbf
650 lbf >	603.7113 lbf, O.K

John H. Omsteer, P.E.
FL License #52733 E8#9011
Dynamic Engineering Solutions, Inc.
3411 NW 9th Ave. Suite 706
Oakland Park, FL 33309

9/24/02

7/8

PILE LOAD CALCULATIONS

Residence Dominion Holdings
Location 94 Palm Ave
Municipality Miami Beach
Drawing Ref 94dominion
Date 9/24/2002

Pile Load - Dock Piles	
LL - Live Load (psf)	60 psf
DL - Dead Load (psf)	9 psf
A - area of dock	90 sq. ft
FS - Factor of Safety	1.5
n - number of supporting members	4
EL - Elevator Load	3500 lbf
Pile Load = (((LL+DL) x A) / n) + EL) x FS	7545 lbf

Design For 20 tons

Pile Dimensions	
Pile Type	12x12 Concrete
w - width	1 feet
l - length driven	10 feet
f - soil resistance	500 psf
P - Pile Capacity	50000 lbf, SFBC 2404.4 T24-8

Pile Load 7545.00 < 50000 Pile Design Capacity, O.K.

Blow Count Requirement

Per Pilebuck Design Manual, 1990	
W - minimum weight of drop hammer	4700 lbf
h - minimum height of fall	6 feet
S - Average penetration, in inches, per blow of not less than 5 final blows	
S = ((2 x (W x h)) / (P(x2000))) - 1	0.41 in
Blows per foot = 12 / S	29.3

Piles to be driven 10 feet into dense yielding material or 6 feet into dense
limerock material. Drive to 20 tons capacity.
Seat set at 20 blows per foot minimum.

John H. Omsteer, P.E.
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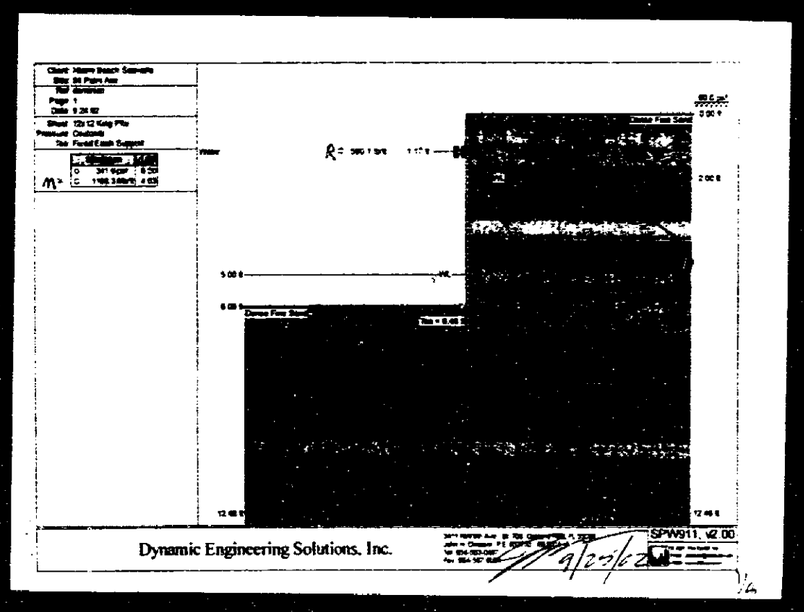


Input Data

Solution

Dynamic Engineering Solutions, Inc.

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

APPENDIX 11

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 673-7610
Fax: (305) 673-7857

SPECIAL INSPECTOR

DATE: _____

ATTENTION: Building Official

I, the undersigned, a Professional Engineer / Registered Architect, member of the State of Florida, have been retained by the owners Dominick M. Holliday of the property located at 94 Palm Av. to perform all the duties of a Special Inspector as defined in Section 305.3 of the South Florida Building Code.

This office will be responsible to the Building Official of the City of Miami Beach for the inspection of the structural elements of the building, including all excavations, pilings, foundation, all reinforced concrete and structural steel, and will file written weekly reports for the same as to the progress, compliance or non-compliance with the plans and the South Florida Building Code. In the event of non-compliance the Building Official shall be notified immediately so that appropriate action, can be taken. The pile logs and all concrete test reports will be submitted to the Building Official within one week after their completion.

All mandatory inspections, as required by the South Florida Building Code MUST be performed by the City of Miami Beach when the special inspector is hired by the owner. The City building inspections must be called for on ALL MANDATORY inspections, inspections performed by the special inspector hired by the owner are BLANKETED to the mandatory inspections performed by the City.

Upon completion of the structure, I will submit to the City of Miami Beach a certificate of compliance with the South Florida Building Code and approved plans.

ENGINEER/ARCHITECT SIGNATURE & SEAL: _____ 9/26/02

ENGINEER/ARCHITECT (PRINTED): Jorge E. Delgado, PE

LICENSE NUMBER: PE 42755 / CR # 7011

CONTACT PHONE NUMBER: 941-567-9067

BUILDING PERMIT NUMBER: BD300110

OWNER/AGENT SIGNATURE: _____

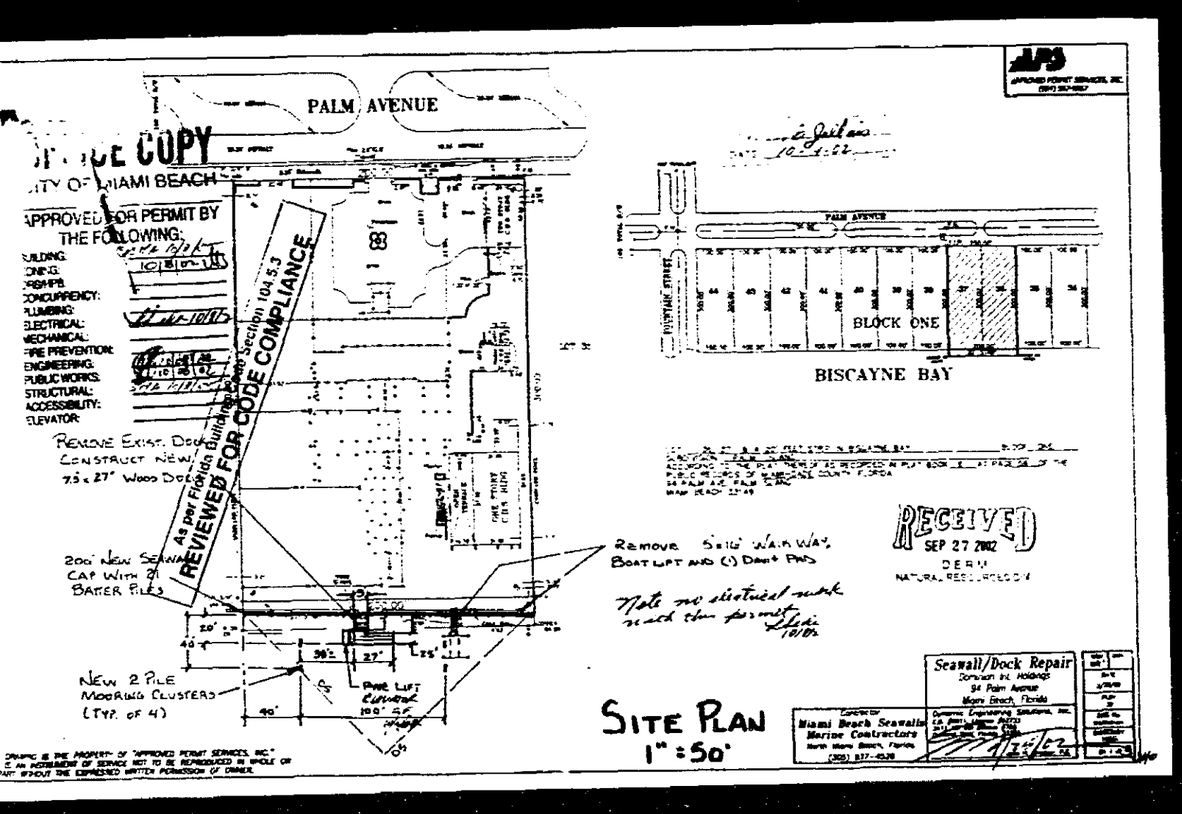
OWNER/AGENT (PRINTED): Nice Records

BUILDING DEPARTMENT, ACCEPTED BY: _____

DATE: 10/9/02

SCOPE:
① PILE DRIVING TO DESIGNED CAPACITY
② FRAMING FOR DECK
③ FINAL

REV 04/99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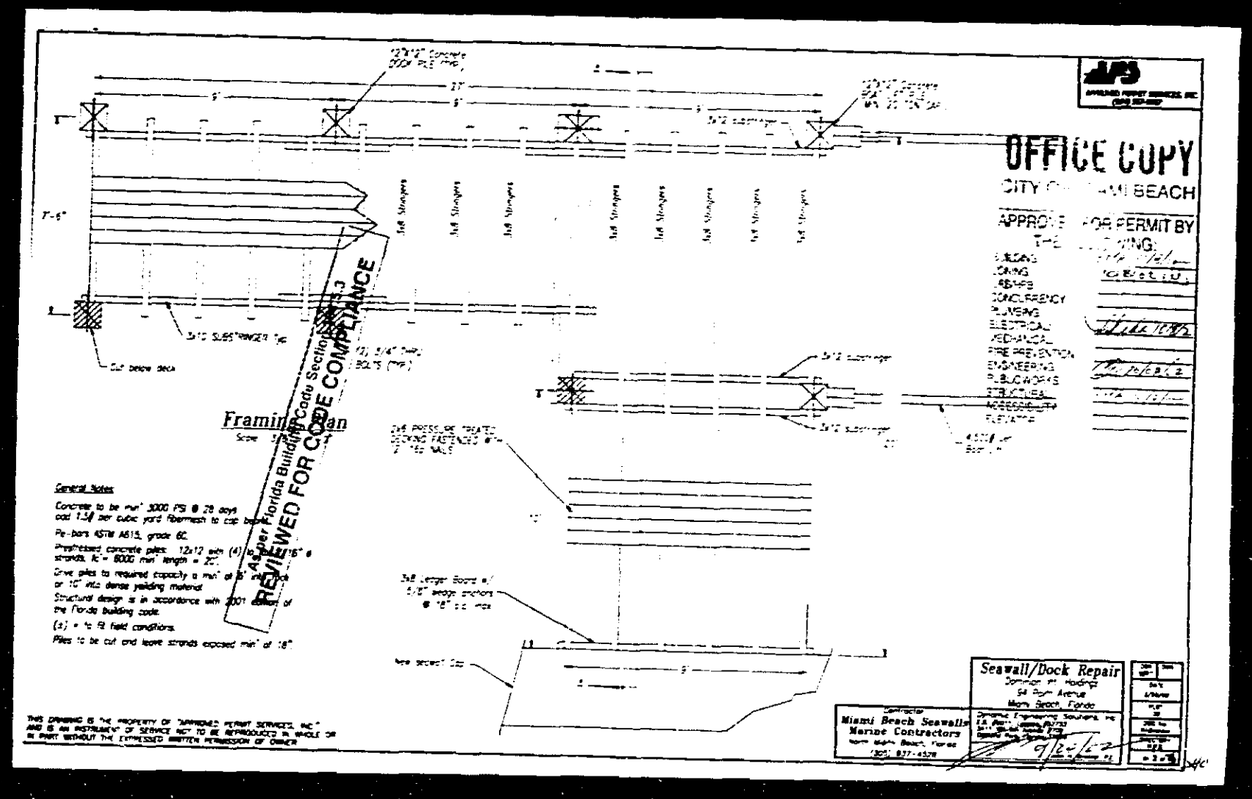
BUILDING:
ZONING:
PARKING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
REVIEWED FOR CODE COMPLIANCE
As per Florida Building Code Section 104.5.3
REMOVE EXIST. DOCK
CONSTRUCT NEW
7.5 x 27' WOOD DOCK
200' NEW SEAWALL CAP WITH 21 BATTER PILES
NEW 2 PILE MOORING CLUSTERS (TYP. OF 4)
PUMP OUT
FIRE STORAGE
PUMP
PUMP LIFT CURRENT
100' S.F.
40'
20'
36½'
27'
25'
40'
10'
Remove 5'x16' WALKWAY
BOAT LIFT AND (1) DOCK PILES
Note no electrical work such this permit
PALM AVENUE
FOUNTAIN STREET
BLOCK ONE
BISCAYNE BAY
RECEIVED
SEP 27 2002
DERM
NATURAL RESOURCES DIV
SITE PLAN
1" = 50'
Seawall/Dock Repair
Dominion Inc. Holdings
94 Palm Avenue
Miami Beach, Florida
Contractor
Miami Beach Seawalls
Marine Contractors
North Miami Beach, Florida
(305) 937-4528
Dynamic Engineering Solutions, Inc.
DRAWING IS THE PROPERTY OF "APPROVED PERMIT SERVICES, INC." AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF OWNER.


12"x12" Concrete Stock Pile (TYP.)
3x8 Stringers
7'-6"
3/12 SUBSTRINGER TYP.
Cut below deck
Framing Plan
Scale
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PARKING
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR
REVIEWED FOR CODE COMPLIANCE
As per Florida Building Code Section 104.5.3
General Notes
Concrete to be min' 3000 PSI @ 28 days cost 1.3# per cubic yard fibermesh to cap beam
Re-bars ASTM A615, grade 60.
Prestressed concrete piles: 12x12 with (4) 1/2" or 5/16" ø strands, fc = 6000 min' length = 22'.
Drive piles to required capacity a min' of 8' into rock or 10' into dense yielding material.
Structural design is in accordance with 2001 edition of the Florida building code.
(±) = ½ ft field conditions.
Piles to be cut and leave strands exposed min' of 18"
Seawall/Dock Repair
Dominion Inc. Holdings
94 Palm Avenue
Miami Beach, Florida
Contractor
Miami Beach Seawalls
Marine Contractors
North Miami Beach, Florida
(305) 937-4528
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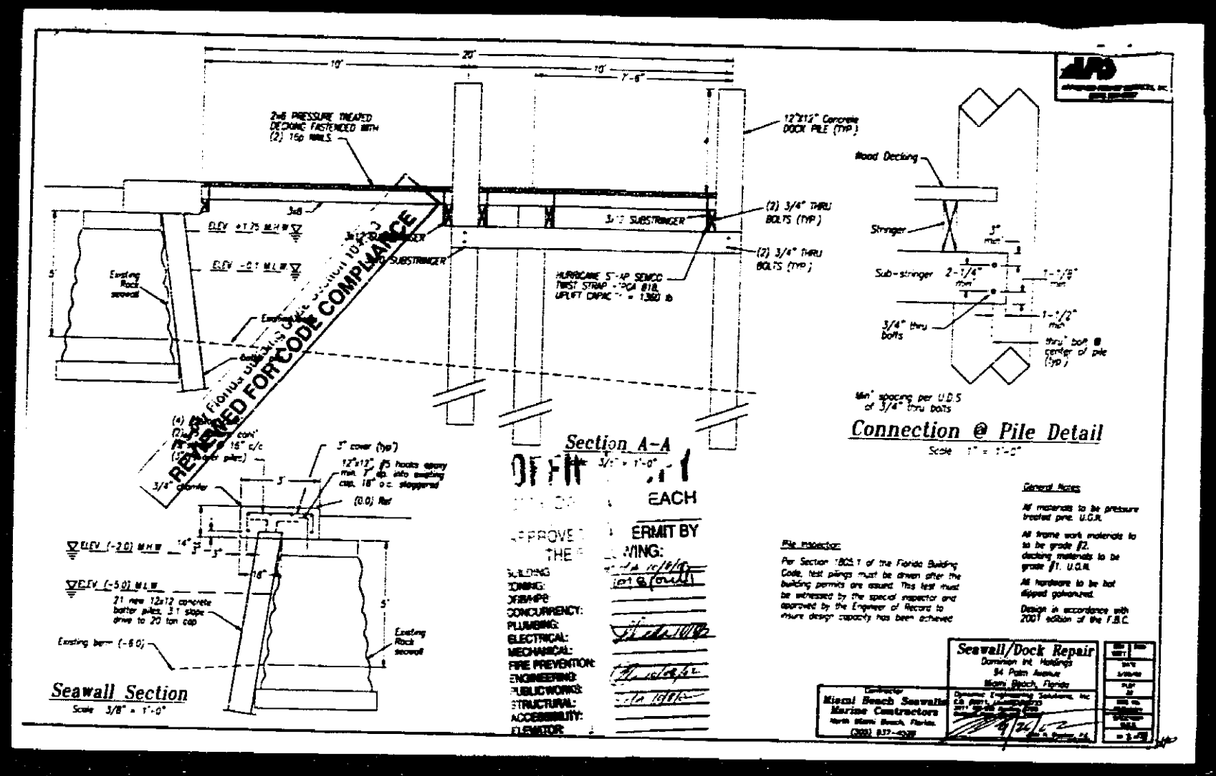
2x6 PRESSURE TREATED DECKING FASTENDED WITH (2) 16p NAILS
12"x12" Concrete DOCK PILE (TYP.)
(2) 3/4" THRU BOLTS (TYP.)
(2) 3/4" THRU BOLTS (TYP.)
ELEV +1.75 M.H.W.
ELEV -2.1 M.L.W.
Existing Rock seawall
REVIEWED FOR CODE COMPLIANCE
Section A-A
Scale 3/8" = 1'-0"
5" cover (typ)
3/4" diameter
(0,0) Ref
ELEV (-2.0) M.H.W.
ELEV (-5.0) M.L.W.
21 new 12x12 concrete batter piles, 3:1 slope drive to 20 ton cap
Existing berm (-6.0)
Existing Rock seawall
Seawall Section
Scale 3/8" = 1'-0"
Wood Decking
Stringer
Sub-stringer
3/4" thru bolts
thru bolt @ center of pile (typ.)
Min. spacing per U.D.S. of 3/4" thru bolts
Connection @ Pile Detail
Scale 1" = 1'-0"
General Notes
All materials to be pressure treated pine. U.O.N.
All frame work materials to be grade #2, decking materials to be grade #1. U.O.N.
All hardware to be hot dipped galvanized.
Design in accordance with 2001 edition of the F.B.C.
Pile Inspection:
Per Section 1805.1 of the Florida Building Code, test pilings must be driven after the building permits are issued. This test must be witnessed by the special inspector and approved by the Engineer of Record to insure design capacity has been achieved.
EACH
PERMIT BY
BUILDING
ZONING:
XEMPS
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLICWORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
Seawall/Dock Repair
Dominion Int. Holdings
94 Palm Avenue
Miami Beach, Florida
Contractor
Miami Beach Seawalls Marine Contractors
North Miami Beach, Florida
(305) 837-0508

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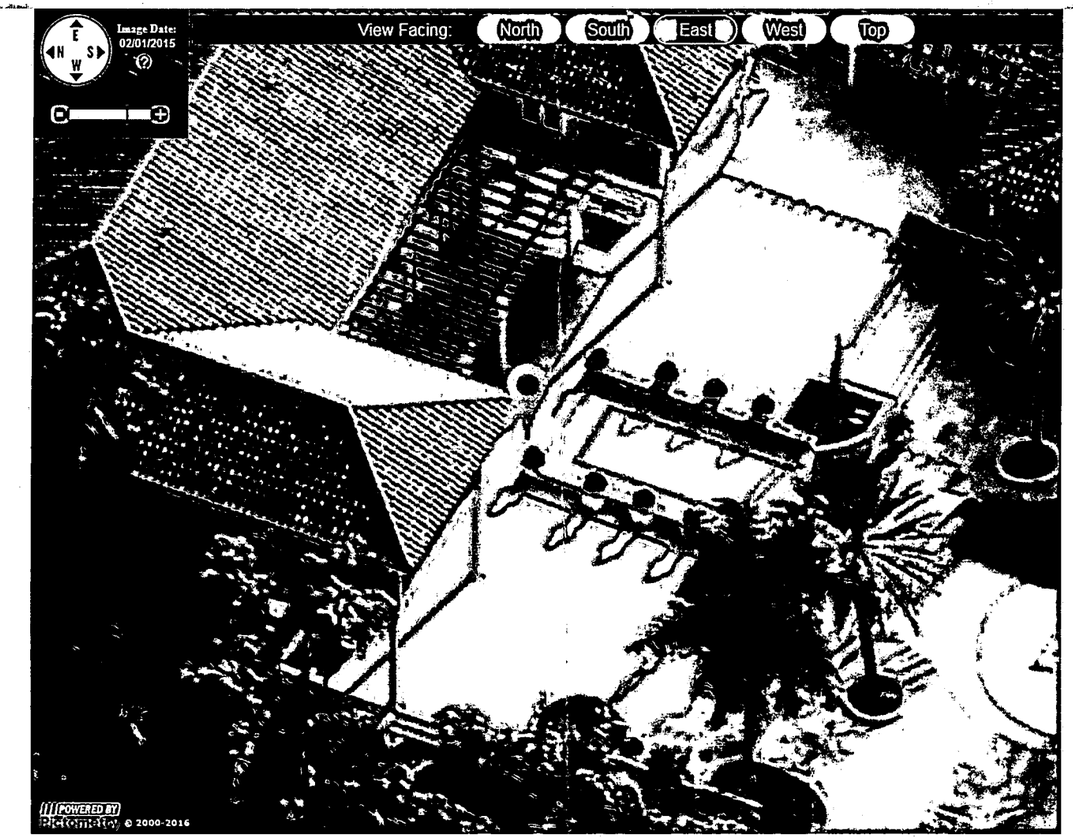

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

For inquiries and suggestions email us at http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx.

8:42 AM
10/11/2016

BR1016-0605

ABBREVIATIONS

ARCH - ARCHITECTURAL
B - BOTTOM
BLDG - BUILDING
BM - BEAM
BAL - BALANCE
CH - CHANNEL
CIP - CAST IN PLACE
CJ - CONTROL JOINT
℄ - CENTERLINE
CL - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONT - CONTINUOUS
DBL - DOUBLE
DTL - DETAIL
DIA ø - DIAMETER
DIM - DIMENSION
DN - DOWN
DWG - DRAWING
EA - EACH
EF - EACH FACE
EJ - EXPANSION JOINT
EL - ELEVATION
ELEV - ELEVATOR
EQ - EQUAL
EW - EACH WAY
EPC - EPOXY COATED REINF
(E) - EXISTING
EXP - EXPANSION
EE - EACH END
FF - FINISH FLOOR
FND - FOUNDATION
FS - FAR SIDE
FT - FOOT
FTG - FOOTING
FL - FULL LENGTH
GA - GAGE
GALV - GALVANIZED
HORIZ - HORIZONTAL
HI - HIGH
INFO - INFORMATION
INT - INTERIOR
JT - JOINT
CJ - CONSTRUCTION JOINT
L - ANGLE
LW - LONG WAY
LE - LEFT END
MAX - MAXIMUM
MECH - MECHANICAL
MTL - METAL
MIN - MINIMUM
MISC - MISCELLANEOUS
(N) - NEW
NS - NEAR SIDE
NTS - NOT TO SCALE
O.C. - ON CENTER
OPNG - OPENING
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
PT - PRESSURE TREATED
R - RADIUS
REINF - REINFORCING
REQ'D - REQUIRED
SCHED - SCHEDULE
SECT - SECTION
SIM - SIMILAR
SQ - SQUARE
STD - STANDARD
STL - STEEL
STRUCT - STRUCTURAL
T/O - TOP OF
T/S - TOP OF SLAB
T/ - TOP
TEMP - TEMPERATURE
T/S - TOP OF STEEL
TYP - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT - VERTICAL
W/ - WITH
WWF - WELDED WIRE FABRIC

FLORIDA BUILDING CODE 2014 TO INCLUDE THE RESIDENTIAL BUILDING CODE 2014 175
ULTIMATE DESIGN WIND SPEED: 170 MPH
NOMINAL DESIGN WIND SPEED: 132 MPH
RISK CATAGORY: II
IMPORTANCE FACTOR: 1.0
EXPOSURE CATAGORY: ~~B~~ D
INTERNAL PRESSURE COEF: +-0.18
ENCLOSED STRUCTURE

THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES ROOF LIVE 20 PSF

FLORIDA BUILDING CODE 2014 MECHANICAL

IN ACCORDANCE WITH F5471.003 THE MECHANICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2011 ELECTRICAL

IN ACCORDANCE WITH F5471.003 THE ELECTRICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

FLORIDA BUILDING CODE 2014 PLUMBING

IN ACCORDANCE WITH F5471.003 THE PLUMBING PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

PROJECT LOCATION

N
W E
S

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 10/14/16
ZONING: 10/17/16
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD: 10/14/16
PUBLIC WORKS:
STRUCTURAL: 10/14/16
ELEVATOR:
ROOFING:

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies.
The city of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
CS	COVER SHEET
A1	EXISTING & REPLACEMENT ELEVATION WITH TRELLIS
A2	SECTIONS TRELLIS & DETAILS

DESIGN PARAMETERS

APPLICABLE CODES:
BUILDING CODE= 2014 FLORIDA BUILDING CODE MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2014 PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2014 ELECTRICAL CODE= N.E.C. 2011 LIFE SAFETY CODE= 2014 FLORIDA FIRE PREVENTION CODE 5th ADDITION ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2014 ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2014

BASIC WIND SPEED:
- [x] 170 MPH (3-SECOND GUST)= 132 MPH (FASTEST MILE)
- [ ] 150 MPH (3-SECOND GUST)= 116 MPH (FASTEST MILE)
- [ ] 140 MPH (3-SECOND GUST)= 108 MPH (FASTEST MILE)

IMPORTANCE FACTOR:
- [ ] 0.77 (BUILDING CATEGORY 1)
- [x] 1.00 (BUILDING CATEGORY II)
- [ ] 1.15 (BUILDING CATEGORY III)
- [ ] 1.15 (BUILDING CATEGORY IV)

BUILDING OCCUPANCY CLASSIFICATION:
- [ ] GROUP A - ASSEMBLY
- [ ] GROUP B - BUSINESS
- [ ] GROUP D - DAY CARE CENTER
- [ ] GROUP E - EDUCATIONAL
- [ ] GROUP F - FACTORY INDUSTRIAL
- [ ] GROUP H - HAZARDOUS
- [ ] GROUP I - INSTITUTIONAL
- [ ] GROUP M - MERCANTILE
- [x] GROUP R - RESIDENTIAL
- [ ] GROUP S - STORAGE
- [ ] GROUP U - UTILITY/MISC.

BUILDING CONSTRUCTION TYPE:
- [ ] TYPE I
- [ ] TYPE II-B
- [ ] TYPE III
- [ ] TYPE IV
- [x] TYPE V-B

EXPOSURE CATAGORY:
- [ ] A
- [x] B
- [ ] C
- [ ] D

WINDBORNE DEBRIS REGION:
- [ ] NO
- [x] YES
  - [ ] IMPACT RESISTANT GLAZING
  - [ ] IMPACT RESISTANT COVERING
  - [x] COMBINATION OF IMPACT RESISTANT GLAZING / COVERING

INTERNAL PRESSURE COEFFICIENTS:
- [ ] 0.00 (OPEN)
- [x] + 0.18, -0.18 (ENCLOSED)
- [ ] + 0.55, -0.55 (PARTIALLY ENCLOSED)

NOTES:
ALTERATION - LEVEL 2
2010 NFPA CHAPTER 43 - MODIFICATION

General Contractor:

Structural Engineers:

Project:

PERMIT DRAWINGS FOR:
WOOD BEAM & TRELLI REPLACEMENT
94 PALM AVENUE
MIAMI BEACH, FLORIDA 33139
(305) 345-2320

Architect:

JAMES C. GRIFFIN
ARCHITECT # AR12548
305.345.2320
7221 HIALEAH LANE
PARKLAND, FLORIDA 33067

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND THE SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES.

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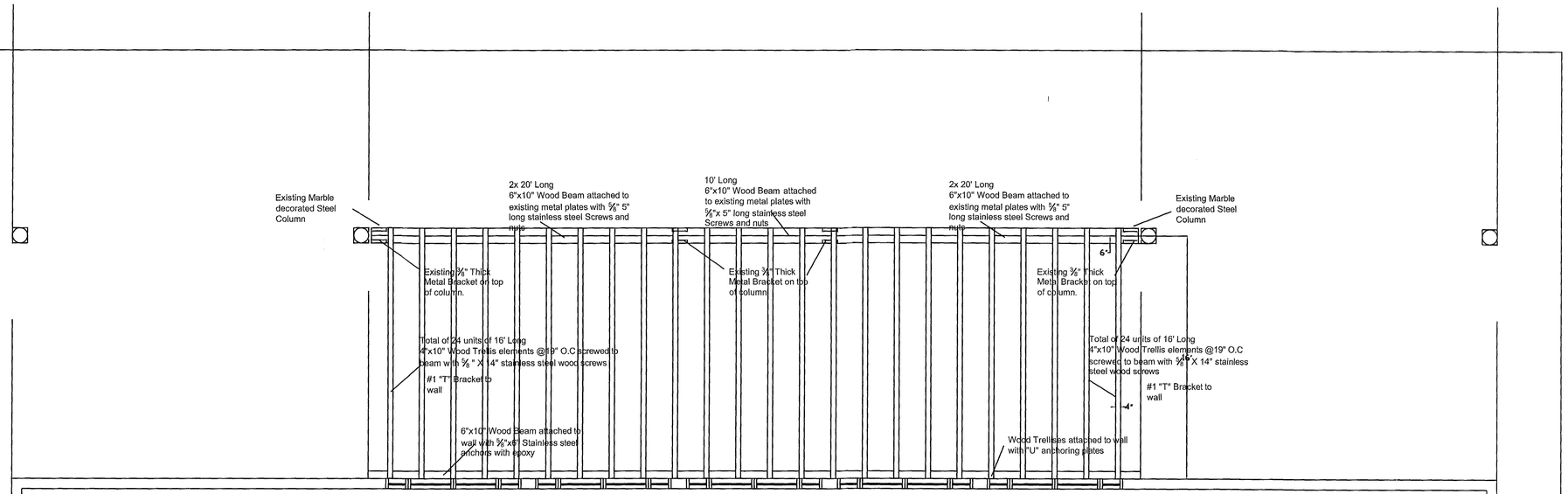
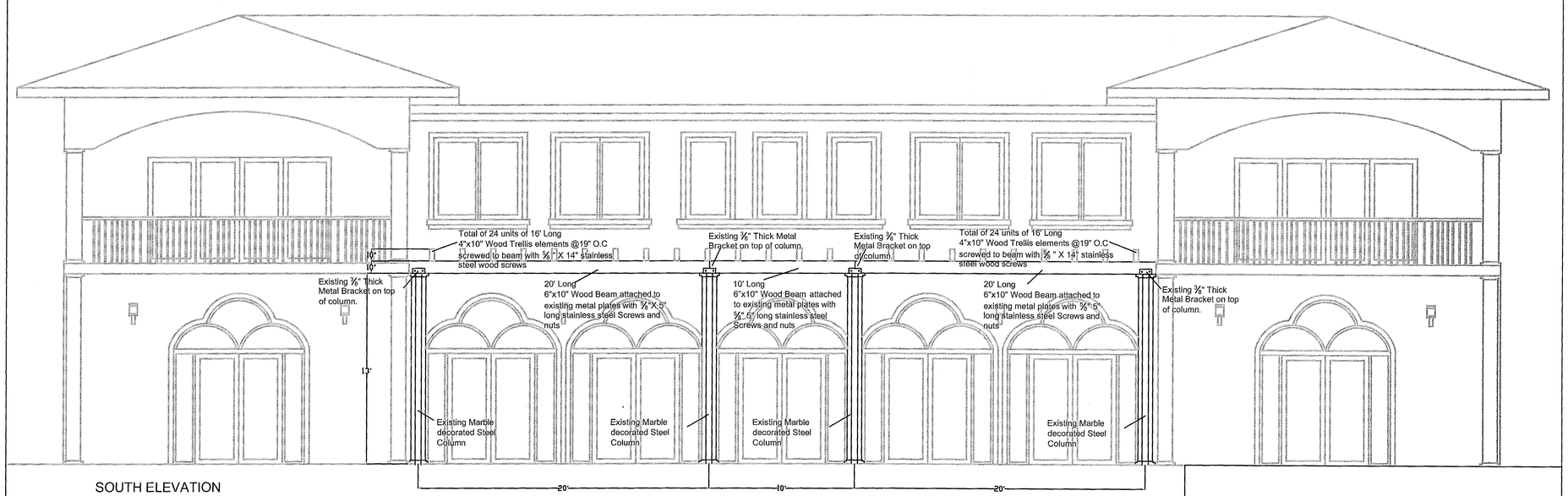


FLOOR PLAN

Notes:
1. All anchoring elements, screws, plates, nuts to be stainless steel or anti rust material.
2. All existing wooden elements being replaced for equal width and length elements.
3. All steel columns and plates are existing.



SOUTH ELEVATION

General Contractor:

Structural Engineers:

Project:

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(305) 345-2320

Architect:

JAMES C. GRIFFIN
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7 0 1 5 S E 2 3 R D
P A R K L A N D , F L O R I D A 3 3 0 6 7

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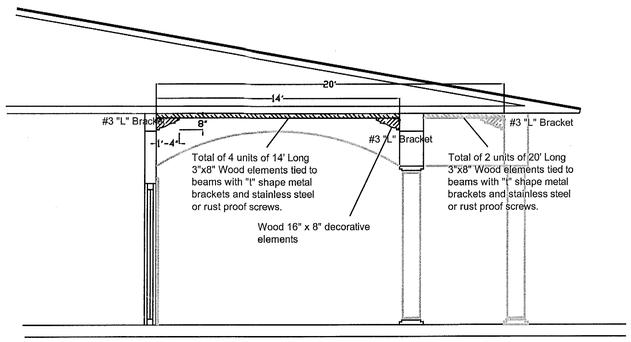
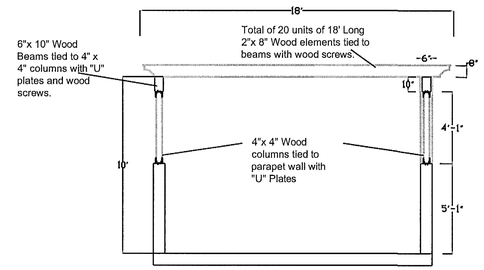


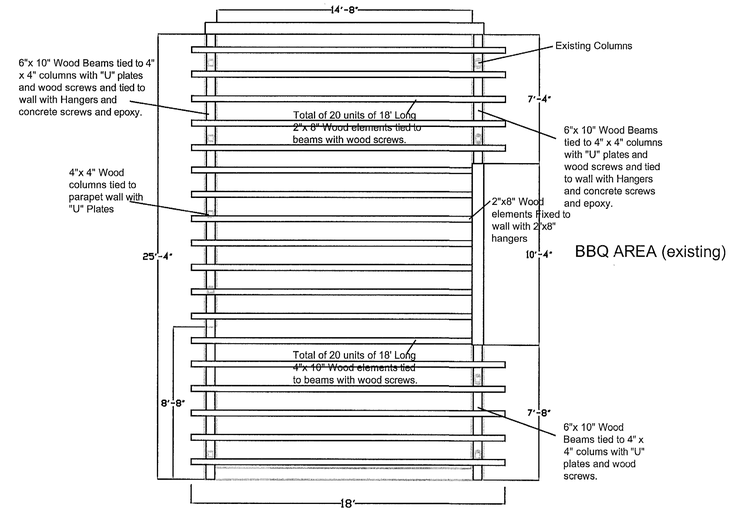
POOL HOUSE DECORATING ELEMENTS



EQUIPMENT AREA SECTION

Notes:

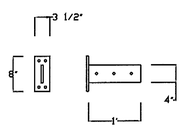
1. All anchoring elements, screws, plates, nuts to be stainless steel or rust proof material.
2. All existing wooden elements being replaced for equal width and length elements.
3. All decorations, steel columns and plates are existing.



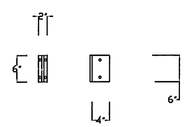
EQUIPMENT AREA FLOOR PLAN

Custom 3/8" stainless steel brackets:

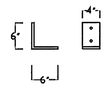
#1 "T" Bracket



#2 "T" Bracket



#3 "L" Bracket



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