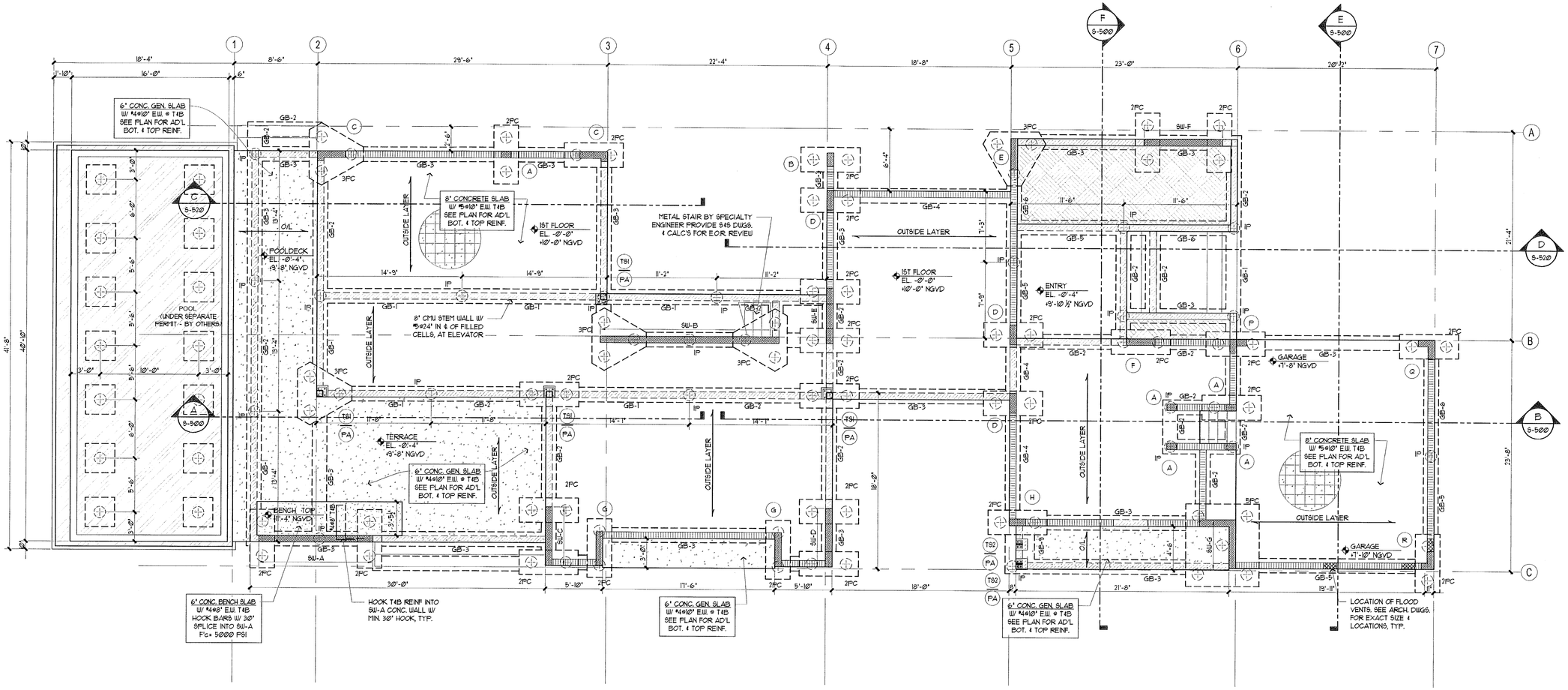
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G



NOTES:

1. ALL MASONRY WALLS SHALL BE 8" NOMINAL CMU WALL REINFORCED WITH #6 VERT. BAR SPACED @ 24" O.C. MAX. AND 9 GA. HORIZONTAL JOINT REINFORCING (LADDER TYPE) SPACED AT 16" O.C., MAX. SEE DRAWING S-600 FOR ADD'L CMU WALL REINFORCING REQUIREMENTS.
2. PROVIDE 2"x30"x30" CORNER BARS, AT ALL TIE-BEAM/FLOOR BEAM BENDS AND CORNERS.
3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SLAB SLOPES, SHAFT OPENING LOCATIONS, DIMENSIONS AND ADDITIONAL INFORMATION.

LEGEND

- POURED CONCRETE
- NON-BEARING POURED CONCRETE
- BEARING MASONRY WALL
- NON-BEARING CMU WALL TO BE INSTALLED AFTER COMPLETION OF FLOOR / ROOF ABOVE
- CONCRETE SUPPORT BELOW
- LOCATION OF 14" DIA. AUGERCAST CONCRETE PILES, SEE SHEET S-400
- INDICATES TOP BAR REINF.
- INDICATES BOT. BAR REINF.

TERMITE PROTECTION:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NORTH

GROUND FLOOR FRAMING PLAN

SCALE: 3/16"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.83
(f) 305.892.52
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

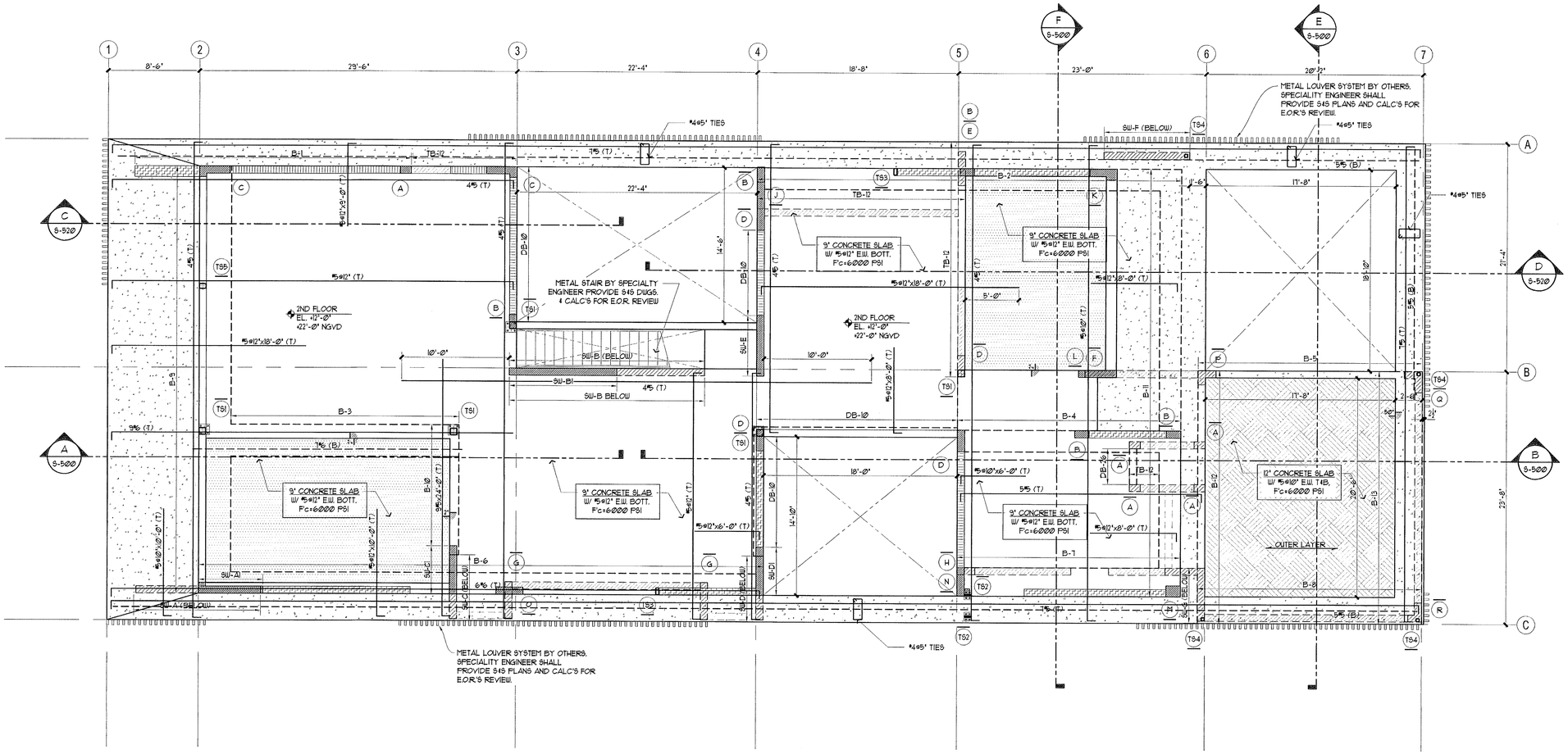
TANYA HOMLEID
LICENSED
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-100

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G



NOTES:

1. ALL MASONRY WALLS SHALL BE 8" NOMINAL CMU WALL REINFORCED WITH #6 VERT. BAR SPACED @ 24" O.C. MAX. AND 9 GA. HORIZONTAL JOINT REINFORCING (LADDER TYPE) SPACED AT 16" O.C., MAX. SEE DRAWING S-600 FOR ADD'L CMU WALL REINFORCING REQUIREMENTS.
2. PROVIDE 2"x30"x30" CORNER BARS, AT ALL TIE-BEAM/FLOOR BEAM BENDS AND CORNERS.
3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SLAB SLOPES, SHAFT OPENING LOCATIONS, DIMENSIONS AND ADDITIONAL INFORMATION.

LEGEND

- POURED CONCRETE
- NON-BEARING POURED CONCRETE
- BEARING MASONRY WALL
- NON-BEARING CMU WALL TO BE INSTALLED AFTER COMPLETION OF FLOOR / ROOF ABOVE
- CONCRETE SUPPORT BELOW
- LOCATION OF 14" DIA. AUGERCAST CONCRETE PILES, SEE SHEET S-400
- INDICATES TOP BAR REINF.
- INDICATES BOT. BAR REINF.
- DEAD END — POST-TENSIONED STRAND CABLE PROFILE — LIVE END

TERMITE PROTECTION:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NORTH

SECOND FLOOR REINFORCING FRAMING PLAN

SCALE: 3/16"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8
(f) 305.892.5
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

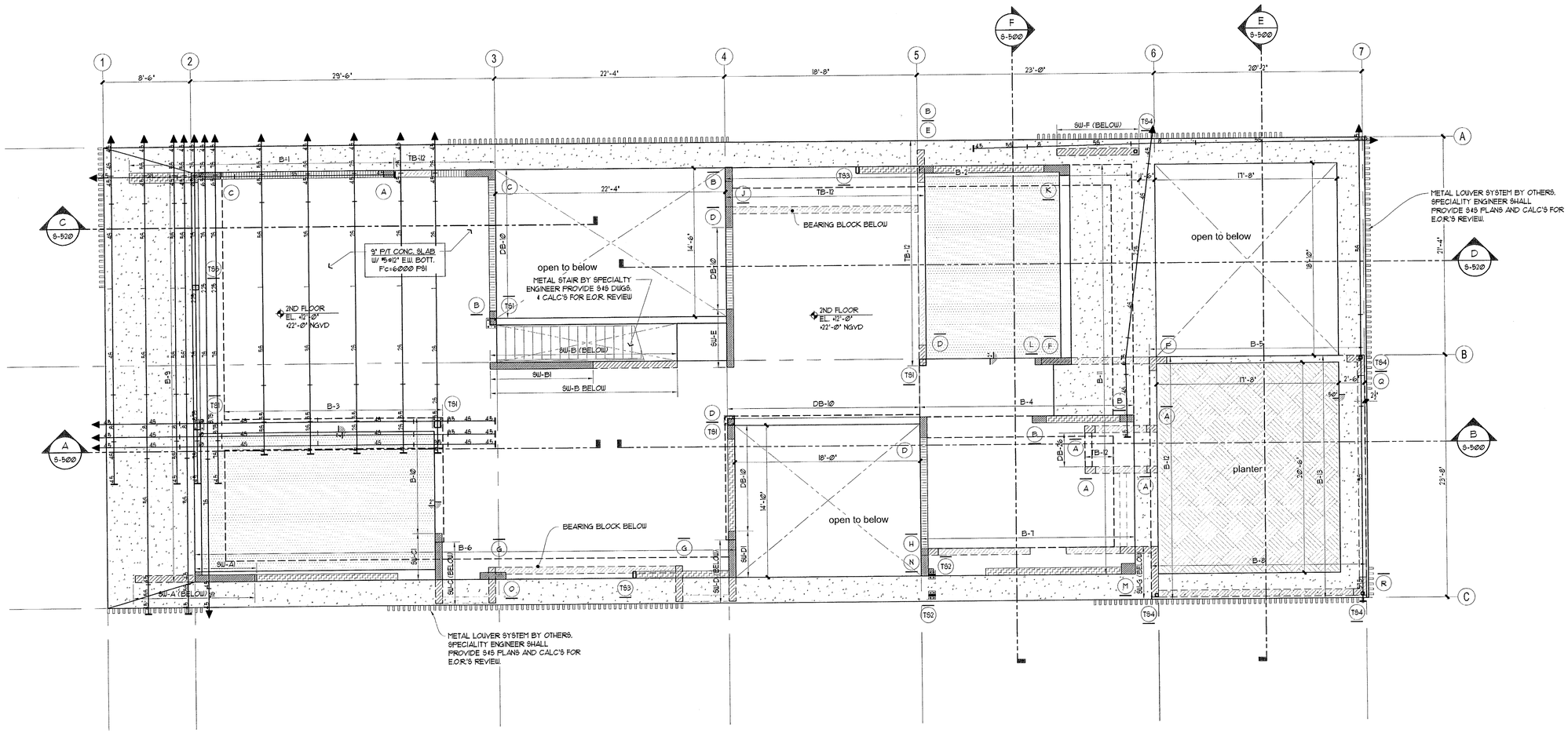
TANYA HOMLEID
LICENSE
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN, LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-200

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V



NOTES:

1. ALL MASONRY WALLS SHALL BE 8" NOMINAL CMU WALL REINFORCED WITH #6 VERT. BAR SPACED @ 24" O.C. MAX. AND 9 GA. HORIZONTAL JOINT REINFORCING (LADDER TYPE) SPACED AT 16" O.C., MAX. SEE DRAWING S-600 FOR ADD'L CMU WALL REINFORCING REQUIREMENTS.
2. PROVIDE 2"5x30"x30" CORNER BARS, AT ALL TIE-BEAM/FLOOR BEAM BENDS AND CORNERS.
3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SLAB SLOPES, SHAFT OPENING LOCATIONS, DIMENSIONS AND ADDITIONAL INFORMATION.

LEGEND

- POURED CONCRETE
- NON-BEARING POURED CONCRETE
- BEARING MASONRY WALL
- NON-BEARING CMU WALL TO BE INSTALLED AFTER COMPLETION OF FLOOR / ROOF ABOVE
- CONCRETE SUPPORT BELOW
- LOCATION OF 14" DIA. AUGERCAST CONCRETE PILES, SEE SHEET S-400
- INDICATES TOP BAR REINF.
- INDICATES BOT. BAR REINF.
- DEAD END — POST-TENSIONED STRAND CABLE PROFILE — LIVE END

TERMITE PROTECTION:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NORTH

SECOND FLOOR POST-TENSION FRAMING PLAN

SCALE: 3/16"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.
(f) 305.86.
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

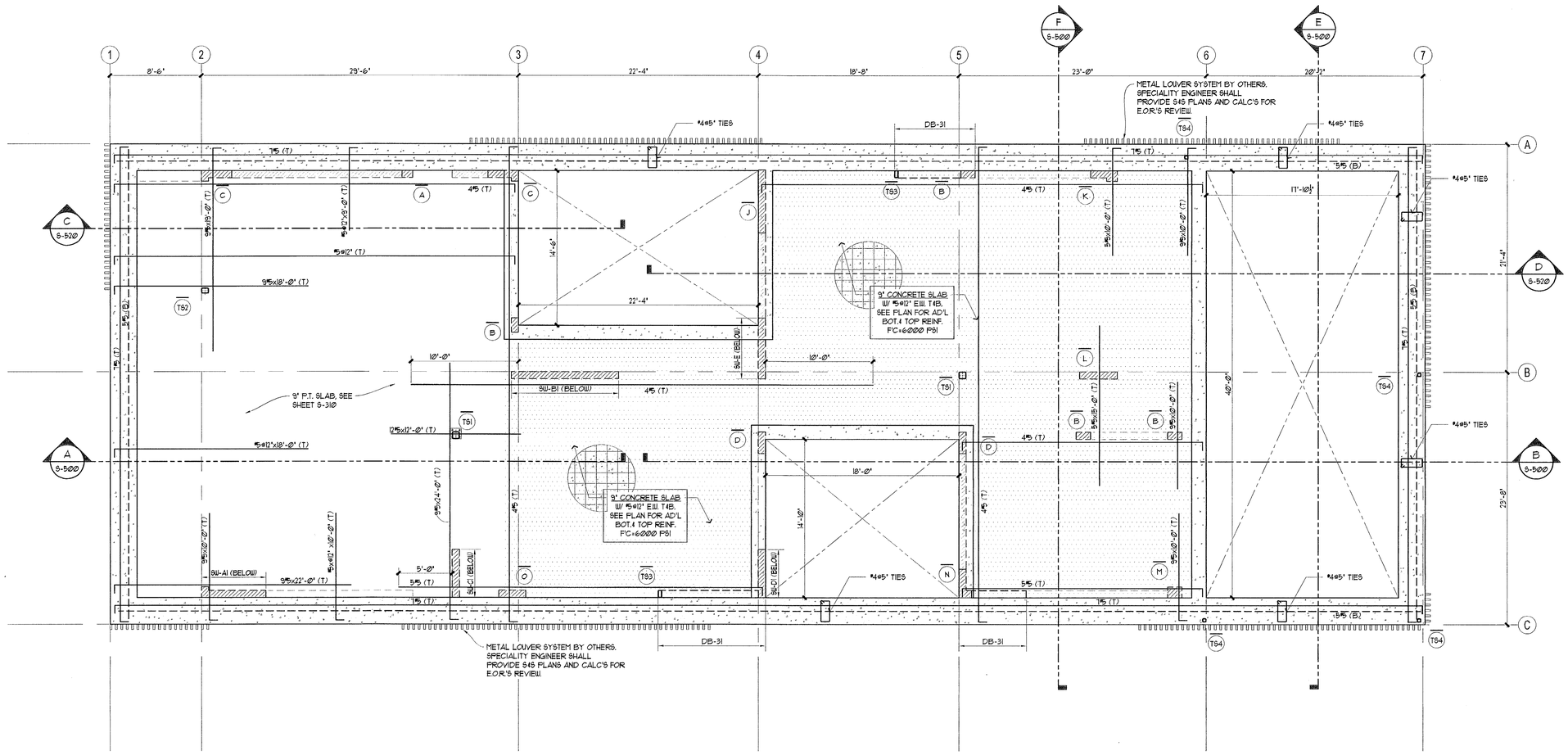
TANYA HOMLEID LICENSE No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5869
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-210

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.



NOTES:

1. ALL MASONRY WALLS SHALL BE 8" NOMINAL CMU WALL REINFORCED WITH #5 VERT. BAR SPACED @ 24" O.C. MAX. AND 9 GA. HORIZONTAL JOINT REINFORCING (LADDER TYPE) SPACED AT 16" O.C. MAX. SEE DRAWING S-600 FOR ADD'L CMU WALL REINFORCING REQUIREMENTS.
2. PROVIDE 2"x30"x30" CORNER BARS, AT ALL TIE-BEAM/FLOOR BEAM BENDS AND CORNERS.
3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SLAB SLOPES, SHAFT OPENING LOCATIONS, DIMENSIONS AND ADDITIONAL INFORMATION.

LEGEND

- POURED CONCRETE
- NON-BEARING POURED CONCRETE
- BEARING MASONRY WALL
- NON-BEARING CMU WALL TO BE INSTALLED AFTER COMPLETION OF FLOOR / ROOF ABOVE
- CONCRETE SUPPORT BELOW
- LOCATION OF 14" DIA. AUGERCAST CONCRETE PILES, SEE SHEET S-400
- INDICATES TOP BAR REINF.
- INDICATES BOT. BAR REINF.
- DEAD END — POST-TENSIONED STRAND CABLE PROFILE — LIVE END

TERMITE PROTECTION:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NORTH

MAIN ROOF REINFORCING FRAMING PLAN

SCALE: 3/16"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8
(f) 305.892.5
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

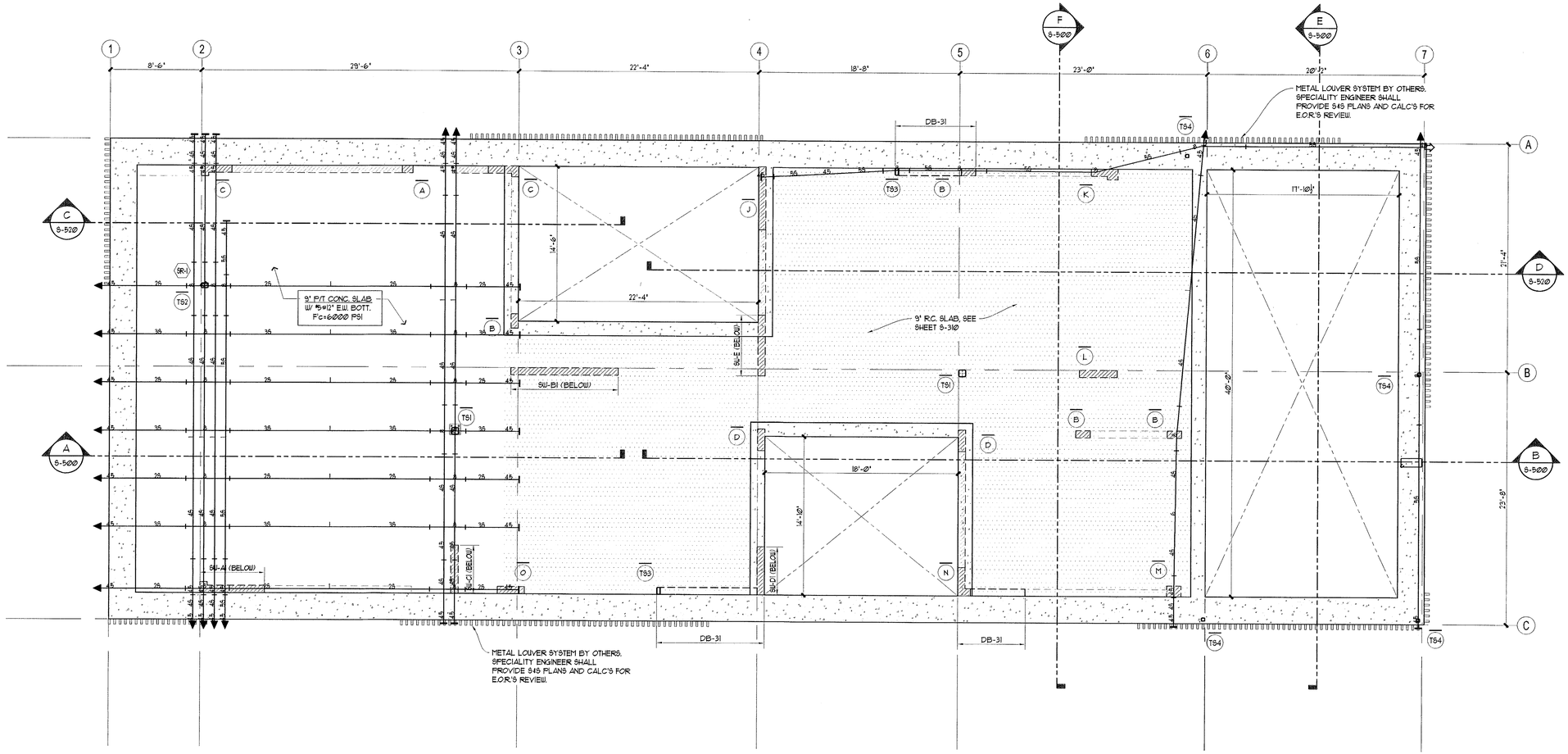
TANYA HOMLEID LICENSE No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC.
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-300

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.'



NOTES:

1. ALL MASONRY WALLS SHALL BE 8" NOMINAL CMU WALL REINFORCED WITH #6 VERT. BAR SPACED @ 24" O.C. MAX. AND 9 GA. HORIZONTAL JOINT REINFORCING (LADDER TYPE) SPACED AT 16" O.C., MAX. SEE DRAWING S-600 FOR ADD'L CMU WALL REINFORCING REQUIREMENTS.
2. PROVIDE 2"x30"x30" CORNER BARS, AT ALL TIE-BEAM/FLOOR BEAM BENDS AND CORNERS.
3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SLAB SLOPES, SHAFT OPENING LOCATIONS, DIMENSIONS AND ADDITIONAL INFORMATION.

LEGEND

- POURED CONCRETE
- NON-BEARING POURED CONCRETE
- BEARING MASONRY WALL
- NON-BEARING CMU WALL TO BE INSTALLED AFTER COMPLETION OF FLOOR / ROOF ABOVE
- CONCRETE SUPPORT BELOW
- LOCATION OF 14" DIA. AUGERCAST CONCRETE PILES, SEE SHEET S-400
- INDICATES TOP BAR REINF.
- INDICATES BOT. BAR REINF.
- DEAD END — POST-TENSIONED STRAND CABLE PROFILE — LIVE END

TERMITE PROTECTION:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NORTH

MAIN ROOF POST-TENSION FRAMING PLAN

SCALE: 3/16"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.83
(f) 305.892.52
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

TANYA HOMLEID LICENSED No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-310

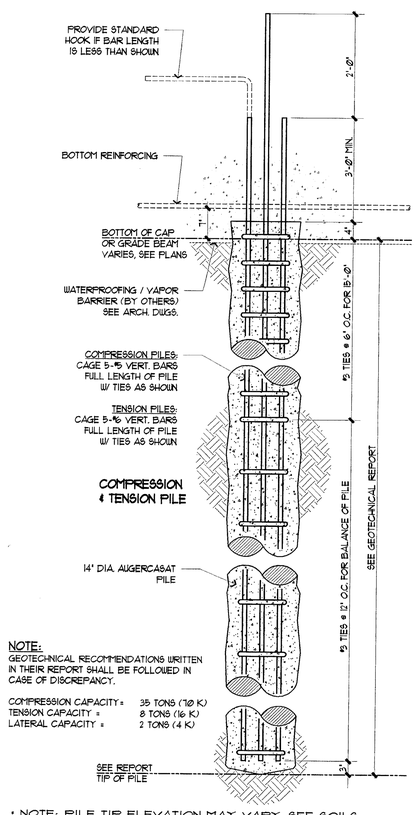
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.D.

PILE FOUNDATION NOTES:

1. PC PILES DESIGN LOADS ARE SHOWN BELOW AS PER THE RECOMMENDATION OF THE GEOTECHNICAL INVESTIGATION BY DYNATECH ENGINEERING CORP. REPORT DATED JUNE 7, 2016

PILE	COMPRESSION	TENSION	LATERAL
14" DIA AUGERCAST	35 T	8 T	2 T

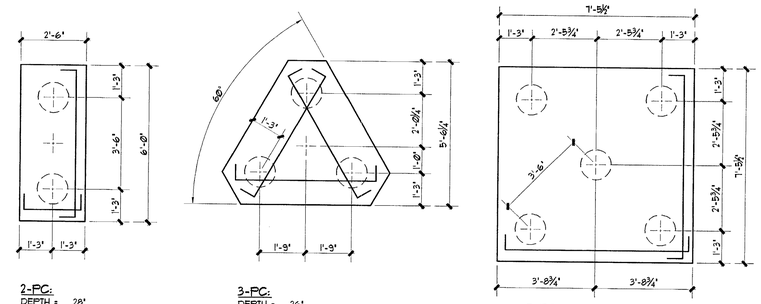
2. ALL PILE WORK SHALL BE SUPERVISED BY A STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER.
3. ALL PILE WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE 2014.
4. TOP OF PILE CAPS ARE INDICATED ON PLAN OR THUS: (+ X'-X" N.G.V.D.) GENERAL CONTRACTOR SHALL IDENTIFY THOSE PILE CAPS WHERE CONFLICT WITH OTHER TRADES EXIST AND BRING THEM TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK AT THAT AREA
5. ALL PILES ARE TO BE INSTALLED DOWN TO THE BEARING STRATA AS PER SOIL CONSULTANT'S RECOMMENDATIONS.
6. RECORDS OF PILE PENETRATION OF EVERY PILE, AND THE BEHAVIOR OF SOME DURING INSTALLATION SHALL BE FILED WITH THE BUILDING DEPARTMENT AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW
7. A PLAN SHOWING THE IDENTIFICATION AND THE AS-BUILT LOCATION OF ALL PILES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS.
8. THE OWNER SHALL CONTRACT A COMPETENT SOILS LABORATORY TO SUPERVISE THE INSTALLATION OF PILES, PERFORM PILE GROUT TESTS AS PER SPECIFICATIONS AND SOIL REPORT AND SUPERVISE THE LOAD TESTS.
9. LOAD TESTS SHALL BE PERFORMED AS PER THE FLORIDA BUILDING CODE 2014, IN ADDITION THE LOAD TEST SHALL VERIFY THE PILE TENSION AND LATERAL CAPACITIES.
10. PILE GROUT SHALL BE A HIGH-STRENGTH MORTAR COMPOSED OF A MIXTURE OF PORTLAND CEMENT, MINERAL FILLER, FLUIDIFIER, SAND AND WATER SO PROPORTIONED AND MIXED AS TO PROVIDE A MORTAR CAPABLE OF MAINTAINING THE SOLIDS IN SUSPENSION WITHOUT APPRECIABLE WATER GAIN, YET WHICH MAY BE PUMPED WITHOUT DIFFICULTY AND WHICH WILL LATERALLY PENETRATE AND FILL ANY VOIDS IN THE FOUNDATION MATERIAL. THE MATERIALS SHALL BE SO PROPORTIONED AS TO PROVIDE A HARDENED MORTAR HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS FOR ALL PILES.
11. CONTRACTOR SHALL PROTECT FROM CORROSION ANY STEEL EXPOSED TO WEATHER FOR A PROLONGED PERIOD OF TIME DURING CONSTRUCTION.
12. PROVIDE FULL TENSION SPLICES IN ALL REINFORCING. CONFORM TO ALL APPLICABLE REQUIREMENTS OF "CONCRETE REINFORCEMENT" AND "CAST-IN-PLACE CONCRETE." LOCATION TOLERANCE SHALL BE AS FOLLOWS:
2" SINGLE PILE AND 2 PILE CAPS TRANSVERSE TO LINE OF PILES, ALL OTHERS 3".
13. WHERE AS BUILT PILES ARE OUT OF POSITION BY MORE THAN THE TOLERANCES, OR REJECTED BY THE SUPERVISING GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL BEAR ALL COSTS OF REVIEWING, CHECKING, AND REDESIGNING THE PILE CAPS, FOR ADDITIONAL MATERIALS AND LABOR TO CONSTRUCT THE REVISED CAPS, AND FOR ANY ADDITIONAL PILES THAT ARE REQUIRED TO SATISFY THE DESIGN CRITERIA.



NOTE:
GEOTECHNICAL RECOMMENDATIONS WRITTEN IN THEIR REPORT SHALL BE FOLLOWED IN CASE OF DISCREPANCY.

COMPRESSION CAPACITY = 35 TONS (70 K)
TENSION CAPACITY = 8 TONS (16 K)
LATERAL CAPACITY = 2 TONS (4 K)

* NOTE: PILE TIP ELEVATION MAY VARY, SEE SOILS REPORT BY GEOTECHNICAL ENGINEER

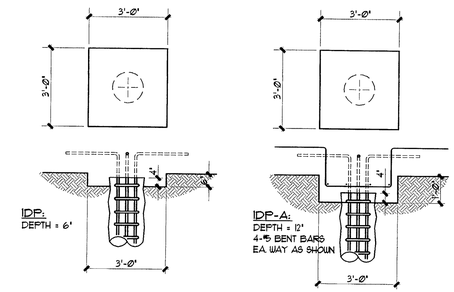


2-PC:
DEPTH = 28'
REINF. = #6@8" BOT. SHORT DIRECTION
7-#7 BOT. LONG DIRECTION
(ALL BARS HOOKED AT BOTH ENDS)

3-PC:
DEPTH = 26'
REINF. = 6-#7 BOTTOM (3-WAYS)
(ALL BARS HOOKED AT BOTH ENDS)

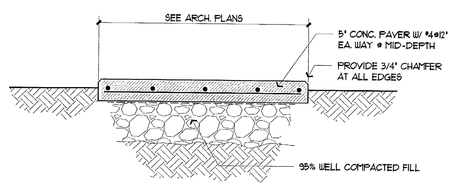
5-PC:
DEPTH = 28'
REINF. = 8-#8 BOTTOM (EA. WAY)
(ALL BARS HOOKED AT BOTH ENDS)

1 TYPICAL 14" DIA. PILECAP DETAILS
SCALE 3/8"=1'-0"



LEGEND

- LOCATION OF 14" DIA. AUGERCAST COMPRESSION PILES, SEE THIS SHEET FOR REINF.
- LOCATION OF 14" DIA. AUGERCAST TENSION PILES, SEE THIS SHEET FOR REINF.



A TYP. CONCRETE PAVER DETAIL
SCALE: 3/4"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.833
(f) 305.892.52
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

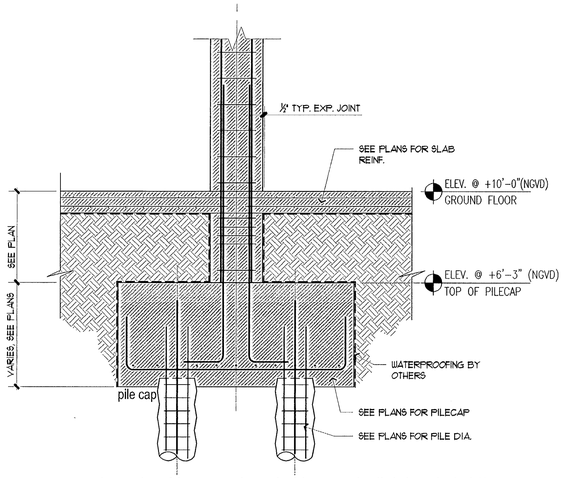
TANYA HOMLEID LICENSE No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

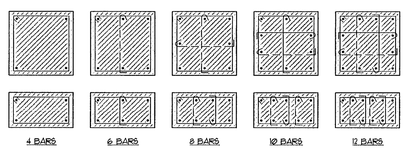
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-400

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V

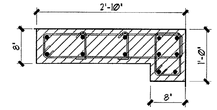


TYPICAL CONCRETE COLUMN DETAIL
SCALE NTS

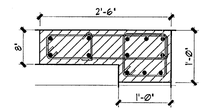


NOTE:

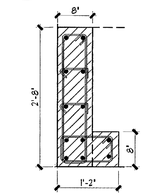
1. PROVIDE #3 HAIRPINS WHERE VERT. BAR SPACING EXCEEDS 6" CLEAR DISTANCE (TYPICAL)
2. DASHED TIES MAY BE OMITTED IF CLEAR DISTANCE BETWEEN ADJACENT VERTICALS LESS THAN 6".
3. ALTERNATE POSITION OF 90 DEG. HOOKS ON SINGLE TIES.
4. DISTRIBUTE VERTICAL BARS EVENLY.



C 'C' COLUMN
SCALE ¾"=1'-0"



K 'K' COLUMN
SCALE ¾"=1'-0"



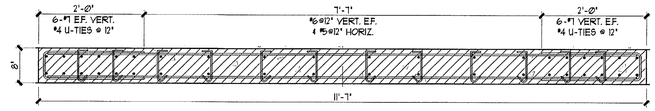
N 'N' COLUMN
SCALE ¾"=1'-0"

CONCRETE WALL SCHEDULE

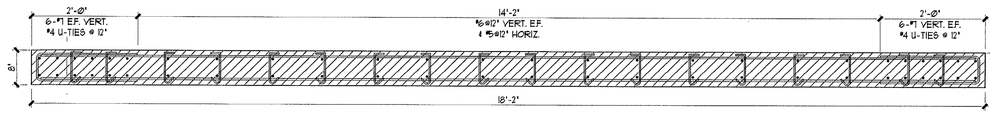
MARK	SIZE (W x D)	REINFORCING		REMARKS
		VERTICAL STEEL	HORIZONTAL STEEL	
W1	12"x SEE PLAN	#6@10" EF.	#5@12" EA. FACE	PROVIDE 30"x30" 'U' BARS @ EA. END @ 12" O.C.
W2	8"x SEE PLAN	#5@12" EF.	#4@12" EA. FACE	PROVIDE 30"x30" 'U' BARS @ EA. END @ 12" O.C.
W3	6"x SEE PLAN	#4@8" EA. FACE	#4@10" EA. FACE	PROVIDE 30"x30" 'U' BARS @ EA. END @ 12" O.C.
W4	4"x SEE PLAN	#4@8" ON ℄	#4@8" ON ℄	PROVIDE 30"x30" 'U' BARS @ EA. END @ 12" O.C.
W5	8"x SEE PLAN	#5@12" EA. FACE (OUTER LAYER)	#4@8" EA. FACE (INNER LAYER)	PROVIDE 30"x30" CORNER BARS IF REQUIRED
F'C = 5000 PSI				

STEEL COLUMN SCHEDULE

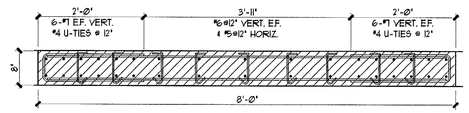
MARK	SIZE	BASE PL	CAP PL	REMARKS
TS1	HSS8x8x½"	12"x12"x1" W/ (4) ¾"ø x6" STUDS	12"x12"x1" W/ (4) ¾"ø x6" STUDS	FILLED WITH 3,000 PSI GROUT
TS2	HSS8x2x3/8"	10"x8"x1" W/ (4) ¾"ø x6" STUDS	10"x8"x1" W/ (4) ¾"ø x6" STUDS	FILLED WITH 3,000 PSI GROUT
TS3	HSS8x4x½"	12"x10"x1" W/ (4) ¾"ø x6" STUDS	12"x10"x1" W/ (4) ¾"ø x6" STUDS	FILLED WITH 3,000 PSI GROUT
TS4	HSS4x4x¼"	10"x8"x1" W/ (4) ¾"ø x6" STUDS	10"x8"x1" W/ (4) ¾"ø x6" STUDS	FILLED WITH 3,000 PSI GROUT
TS5	HSS8x6x½"	14"x8"x1" W/ (4) ¾"ø x6" STUDS	12"x12"x1" W/ (4) ¾"ø x6" STUDS	FILLED WITH 3,000 PSI GROUT



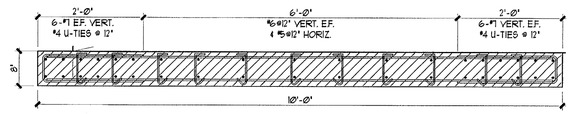
SWA "SW-A" WALL
SCALE ¾"=1'-0"



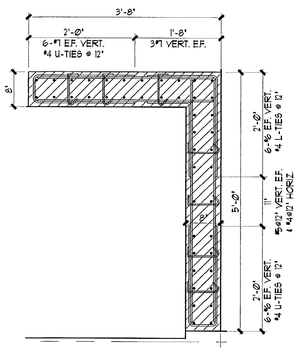
SWB "SW-B" WALL
SCALE ¾"=1'-0"



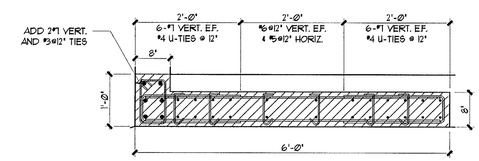
SWF "SW-F" WALL
SCALE ¾"=1'-0"



SWB1 "SW-B1" WALL
SCALE ¾"=1'-0"



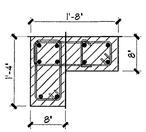
SWG "SW-G" WALL
SCALE ¾"=1'-0"



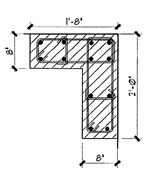
SWA1 "SW-A1" WALL
SCALE ¾"=1'-0"

CONCRETE COLUMN SCHEDULE

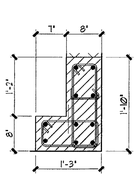
MARK	SIZE (W x D)	REINFORCING		REMARKS
		VERT.	TIE SIZE & SPACING	
A	8"x12"	4-#6	#3 @ 8" O.C.	
B	8"x16"	4-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
C	SEE DETAIL	12-#7	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
D	8"x24"	6-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
E	8"x38"	10-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
F	8"x35"	10-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
G	8"x42"	12-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
H	8"x20"	6-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
J	8"x10"	20-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
K	SEE DETAIL	12-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
L	8"x42"	10-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
M	12"x16"	6-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
N	SEE DETAIL	12-#7	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
O	8"x32"	10-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
P	SEE DETAIL	10-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
Q	SEE DETAIL	12-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
R	SEE DETAIL	10-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
TC	8"x16"	6-#6	#3 @ 8" O.C.	PROVIDE #3 HAIRPINS
PA	16"x16"	8-#6	#3 @ 12" O.C.	STEEL COLUMN PEDESTAL
PB	20"x20"	8-#6	#3 @ 12" O.C.	STEEL COLUMN PEDESTAL
PC	24"x24"	8-#7	#3 @ 12" O.C.	STEEL COLUMN PEDESTAL
F'C = 5000 PSI				



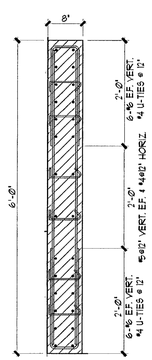
P 'P' COLUMN
SCALE ¾"=1'-0"



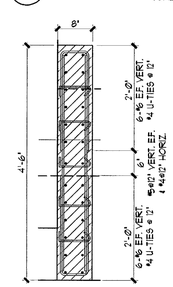
Q 'Q' COLUMN
SCALE ¾"=1'-0"



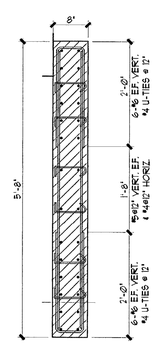
R 'R' COLUMN
SCALE ¾"=1'-0"



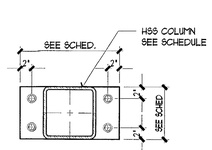
SW 'SW-C' AND 'SW-D' WALLS
SCALE ¾"=1'-0"



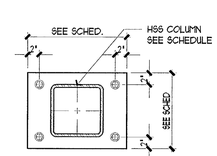
SW1 'SW-C1' AND 'SW-D1' WALLS
SCALE ¾"=1'-0"



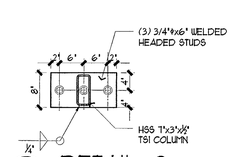
SWE "SW-E" WALL
SCALE ¾"=1'-0"



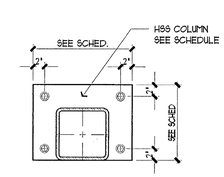
1 DETAIL 1
SCALE 1"=1'-0"



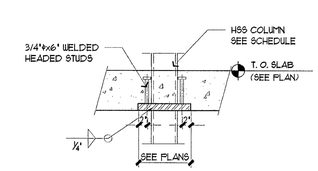
2 DETAIL 2
SCALE 1"=1'-0"



3 DETAIL 3
SCALE ¾"=1'-0"



4 DETAIL 4
SCALE 1"=1'-0"



5 TYP. STEEL COL. CONN
SCALE ¾"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8646
(f) 305.892.5504
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

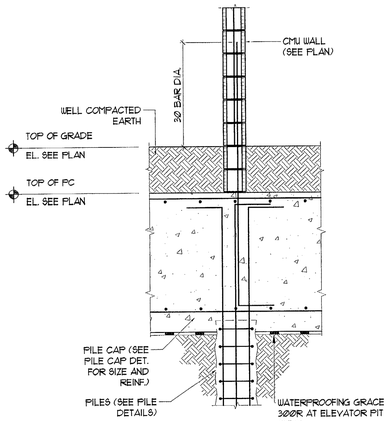
revised:

TANYA HOMLEID LICENSE No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/07/17

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

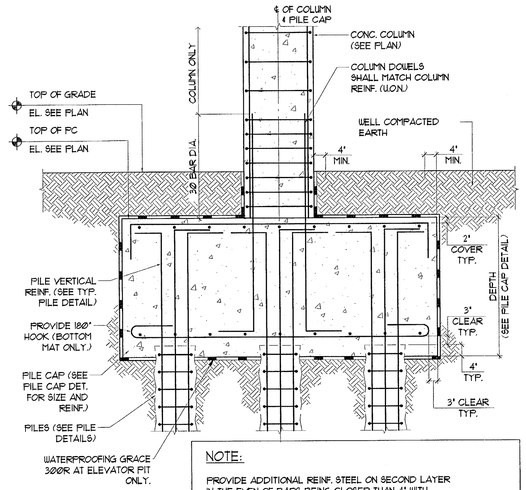
sheet no.
S-410

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.



TYPICAL CMU WALL TO PILE CAP CONNECTION DETAIL

SCALE: N.T.S

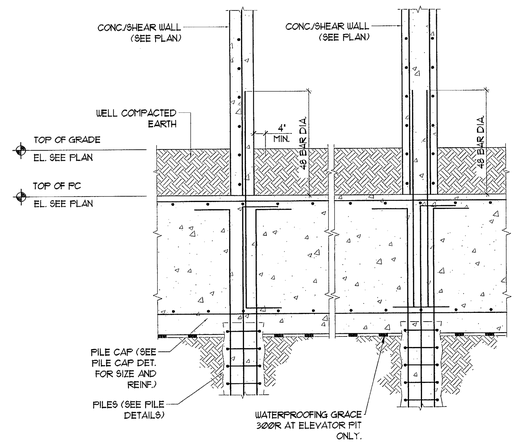


NOTE:

PROVIDE ADDITIONAL REINF. STEEL ON SECOND LAYER IN THE EVEN OF BARS BEING CLOSER THAN 4" WITH SPECIFIED REINF. STEEL MAT ON PLAN. VERIFY WITH ENGINEER PRIOR TO PLACEMENT

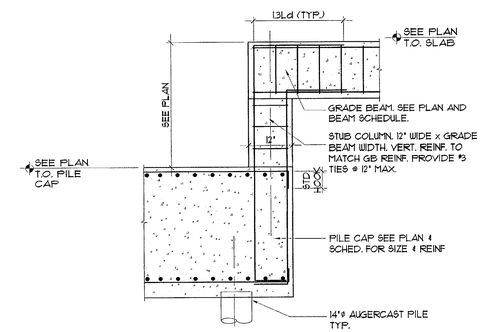
TYP. PILE CAP DET. COLUMN CONNECTION DET. STRUCTURAL SLAB CONNECTION DET.

SCALE: N.T.S



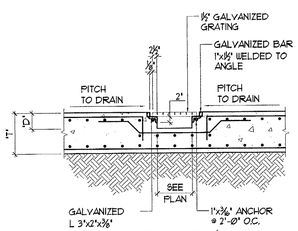
TYPICAL CONCRETE/SHEAR WALL TO PILE CAP CONNECTION DETAIL

SCALE: N.T.S



1 GRADE BEAM - PILECAP STEP DETAIL

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

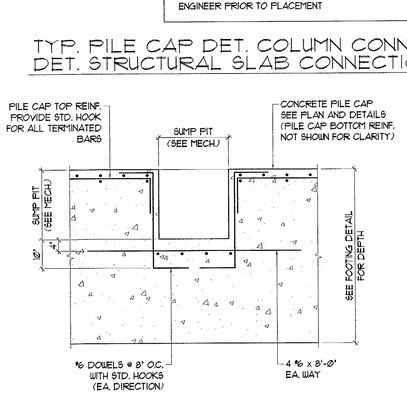


D < T/2

D > T/2

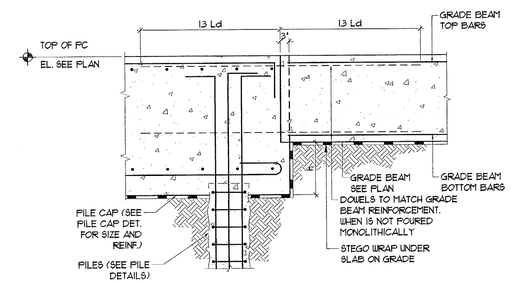
TYPICAL SECTION THRU TRENCH DRAIN D > T/2

SCALE: N.T.S



TYPICAL SECTION THRU SUMP PIT

SCALE: N.T.S

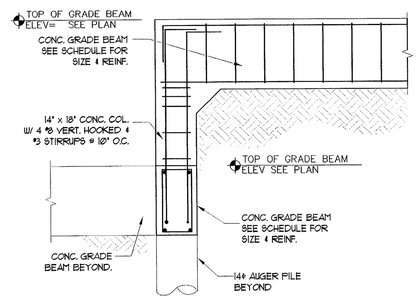


TYPICAL PILE CAP AND GRADE BEAM CONNECTION DETAIL

SCALE: N.T.S

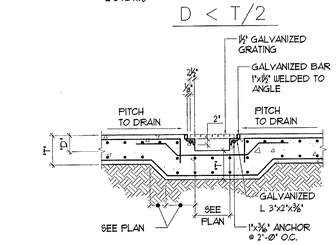
NOTE:

1. AT THE CONTRACTOR'S OPTION, GRADE BEAM AND PILE CAP MAY BE POURED MONOLITHICALLY.
2. CONTRACTOR SHALL POUR GRADE BEAM AND PILE CAP MONOLITHICALLY WHEN 'h' IS LESS THAN D/3.
3. GRADE BEAM TOP BARS SHALL RUN CONTINUOUS, WHEN GRADE BEAM IS POURED MONOLITHICALLY.
4. GRADE BEAM TOP BARS SHALL RUN CONTINUOUS TO CENTER LINE OF PILE CAP, WHEN GRADE BEAM IS POURED MONOLITHICALLY.



2 TYPICAL STEP GRADE BEAM DETAIL

SCALE: 1"=1'-0"



INTERSECTION WALLS

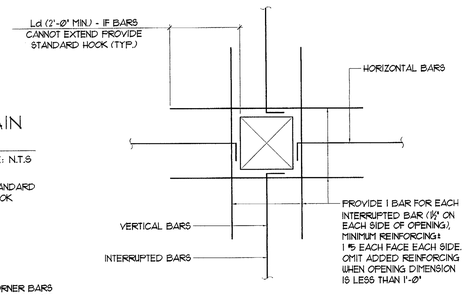
CORNER WALLS

NOTE:

CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS IN WALLS.

TYPICAL DETAIL OF REINFORCING AT FOUNDATION WALL CORNERS

SCALE: N.T.S



TYPICAL REINFORCING DETAIL AT FOUNDATION WALL OPENING

SCALE: N.T.S

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.
(f) 305.982.
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

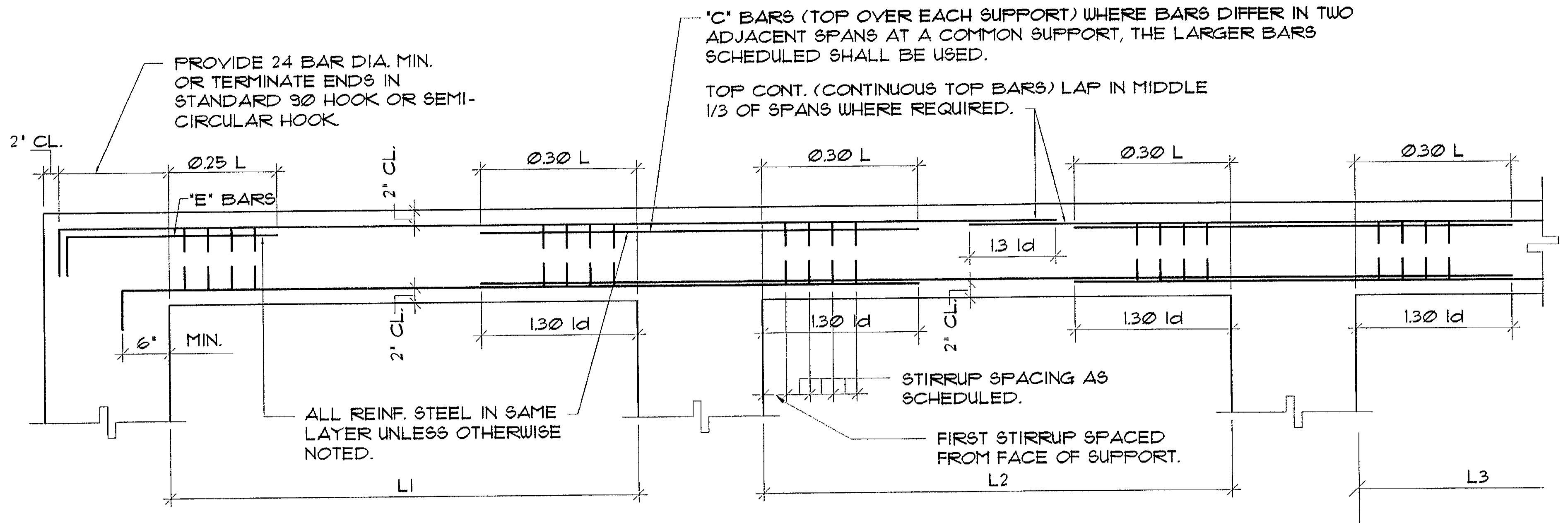
TANYA HOMLEID
LICENSE
No 61706
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

04/07/17

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

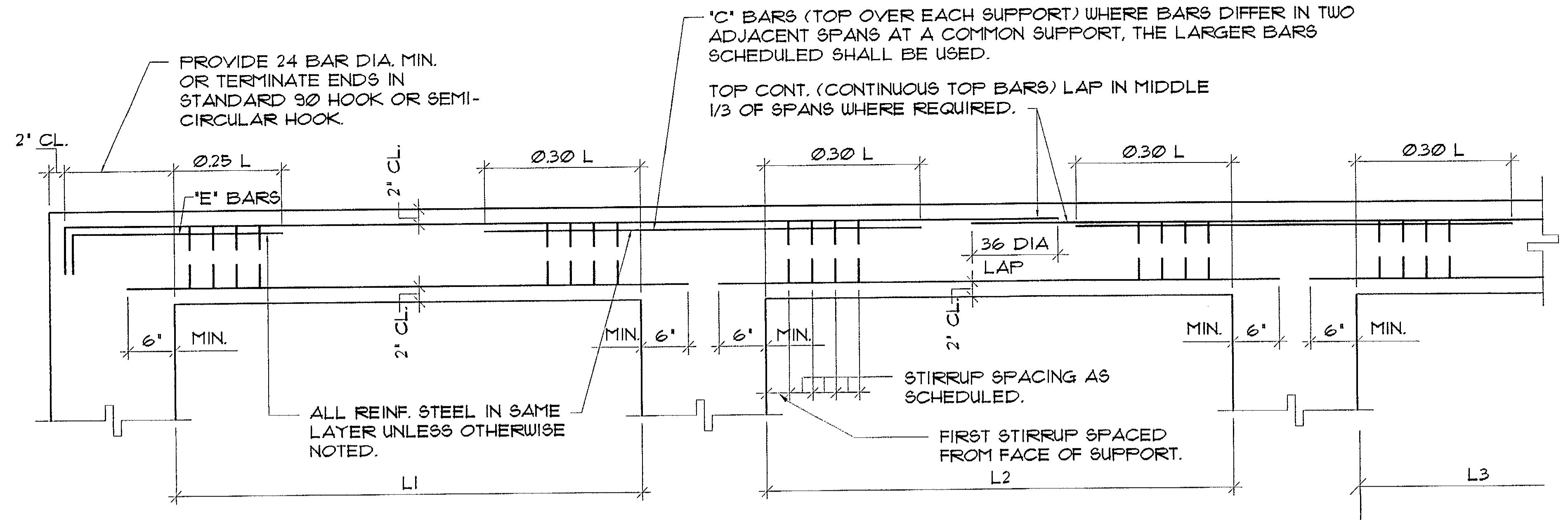
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-420



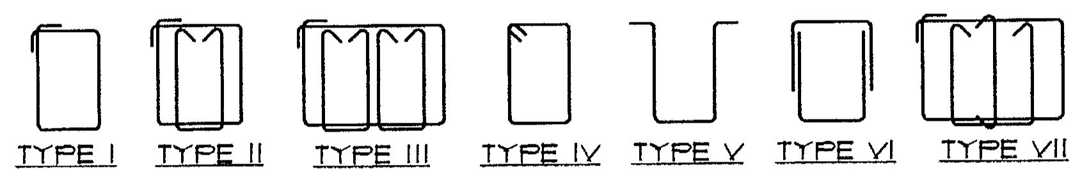
PERIMETER BEAM BAR PLACING DIAGRAM

SCALE: N. T. S.



TYP. BEAM BAR PLACING DIAGRAM

SCALE: N. T. S.

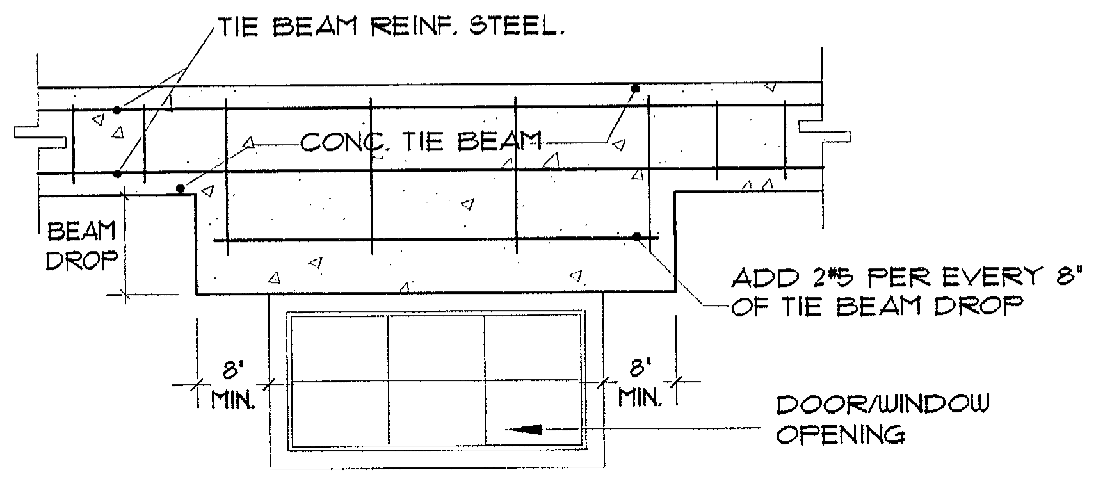


STIRRUP TYPES

NOTES:

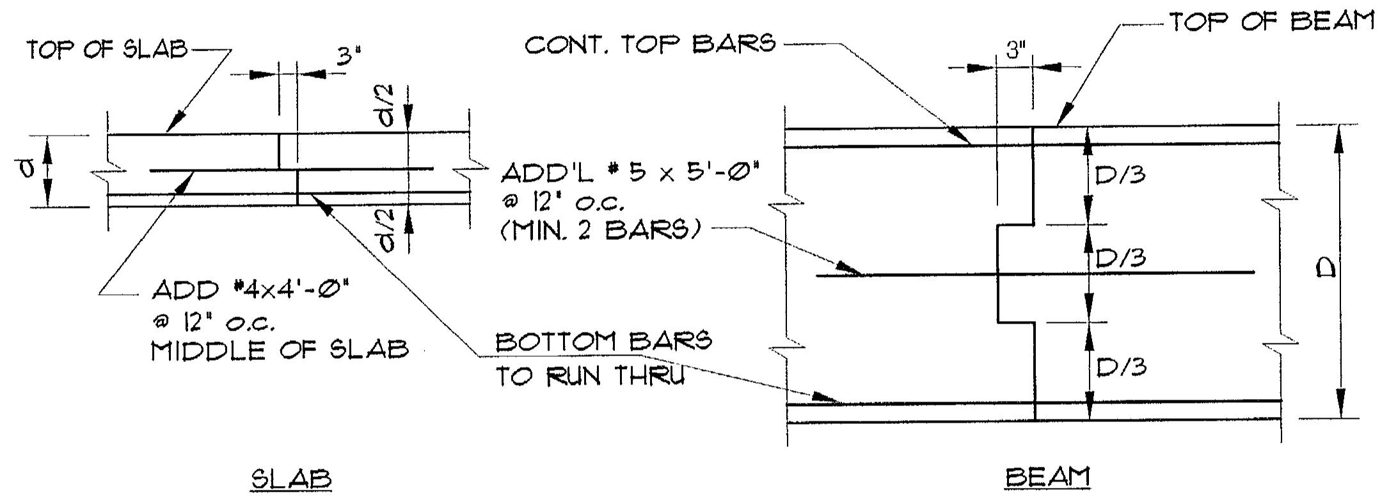
1. 'L' INDICATES THE LARGER OF ADJACENT SPANS.
2. WHERE BOTTOM BARS ARE INDICATED AS CONTINUOUS WITH ADJACENT SPANS, SPLICES, WHERE NEEDED, SHALL BE MADE IN THE END 1/3 OF SPAN WITH 24 DIA. LAP.
3. PLACE MAXIMUM OF 2 BARS PER LAYER ON 8"-WIDE BEAMS.
4. ALL BEAMS ARE CAST-IN-PLACE BEAMS, UNLESS OTHERWISE NOTED IN SCHEDULE
5. WHEN NECESSARY, LAP BOTTOM BARS OVER SUPPORTS AND TOP BARS AT MIDSPAN AS SHOWN
7. TOP BARS SHALL BE CONTINUOUS. IF REQUIRED, SPLICE WITH 36 BAR DIAMETER SPLICE AT INTERIOR SPANS OTHER THAN FIRST AND LAST. LOCATE SPLICE AT MIDSPAN.
8. BOTTOM REINFORCEMENT SHALL BE TERMINATED WITH ACI STANDARD HOOK FOR ALL PERIMETER BEAMS.

NOTE:
MORE THAN 2'-0" BEAM DROP
SHALL USE CONC. LINTEL BEAM



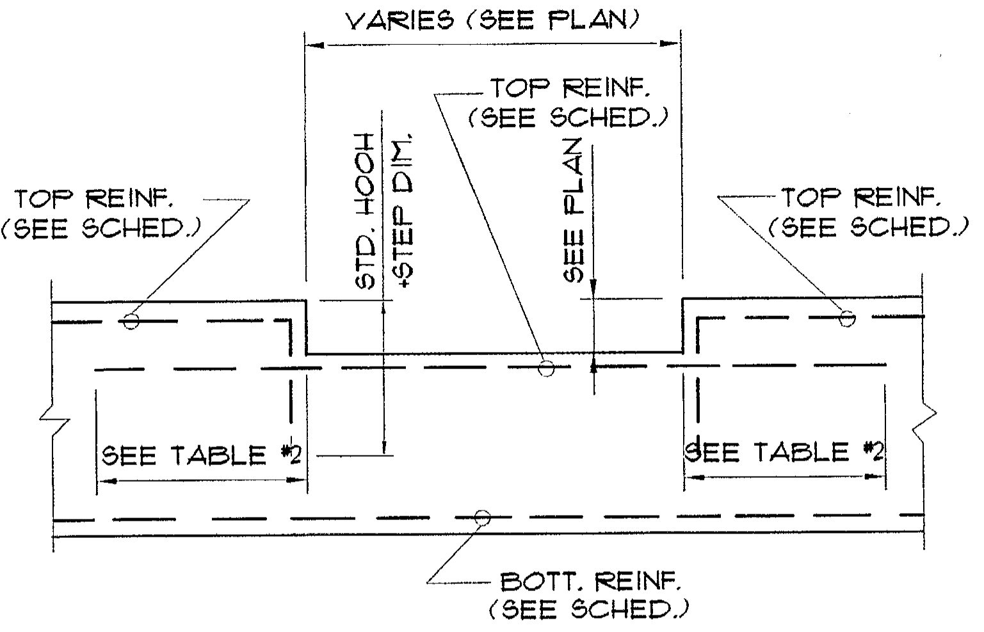
TYP. TIE BEAM DROP DETAIL

N.T.S.



CONSTRUCTION JOINT TYPICAL DETAILS

N.T.S.



(NOTE: BAL. OF REINF. NOT SHOWN FOR CLARITY)

TYPICAL ELEV. OF NOTCHED BEAM

N.T.S.

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.

CONCRETE BEAM SCHEDULE

MARK	ELEVATION	SIZE	BOTTOM		TOP CONT		'C' BARS		'E' BARS		STIRRUPS			REMARKS
		B x D	No.	SIZE	No.	SIZE	No.	SIZE	No.	SIZE	SIZE	SPACING	TYPE	
GB-1	SEE PLANS	18"x24"	3	#6	3	#6	2	#6			#3	4@3" O.C., BAL. @10"	IV	
GB-2	SEE PLANS	18"x24"	3	#6	3	#6					#3	4@3" O.C., BAL. @10"	IV	
GB-3	SEE PLANS	18"x24"	3	#7	3	#7					#3	4@3" O.C., BAL. @9"	IV	
GB-4	SEE PLANS	18"x24"	4	#8	4	#8					#3	4@3" O.C., BAL. @9"	IV	
GB-5	SEE PLANS	18"x24"	4	#7	4	#7	2	#6			#3	4@3" O.C., BAL. @9"	IV	
GB-6	SEE PLANS	18"x24"	4	#7	4	#7					#3	4@3" O.C., BAL. @9"	IV	
GB-7	SEE PLANS	26"x24"	4	#7	4	#7					#3	4@3" O.C., BAL. @10"	IV	
GB-8	SEE PLANS	18"x24"	3	#8	3	#8					#4	BAL. @8"		ADD 2-#6 E.F. 1/3 PTS. ALL TOP, BOTTOM, AND INTERMEDIATE BARS SHALL BE CONTINUOUS OVER THE SUPPORTS. ALL TIES SHALL HAVE 135° END HOOKS.
GB-9	SEE PLANS	36"x24"	5	#7	5	#7					#3	4@3" O.C., BAL. @10"	IV	
TB-12	SEE PLANS	8"x12"	2	#5	2	#5					#3	4@3" O.C., BAL. @12"	IV	
TB-16	SEE PLANS	8"x16"	2	#5	2	#5					#3	4@3" O.C., BAL. @12"	IV	
TB-24	SEE PLANS	8"x24"	2	#6	2	#6					#3	4@3" O.C., BAL. @12"	IV	ADD 1-#5 E.F. @ MID-DEPTH
DB-10	SEE PLANS	11"x10"	2	#6	2	#6					#3	4@3" O.C., BAL. @10"	IV	DROP BEAM
DB-11	SEE PLANS	10"x11"	2	#6	2	#6					#3	BAL. @8"	IV	DROP BEAM
DB-26	SEE PLANS	8"x26"	2	#6	2	#6					#3	4@3" O.C., BAL. @12"	IV	ADD 1-#5 E.F. @ MID-DEPTH - DROP BEAM
DB-28	SEE PLANS	8"x27 ¾"	2	#6	2	#6					#3	4@3" O.C., BAL. @12"	IV	DROP BEAM
DB-31	SEE PLANS	8"x31"	2	#6	2	#6					#3	4@3" O.C., BAL. @12"	IV	ADD 1-#5 E.F. @ MID-DEPTH - DROP BEAM
B-1	+12'-0"	8"x28"	(*) 4	#6	(*) 4	#6					#4	8@3" O.C., BAL. @5"	IV	(*) 2 LAYERS
B-2	+12'-0"	24"x11"	5	#6	5	#6					#3	BAL. @3"	IV	
B-3	+12'-0"	36"x11"	7	#6	7	#6					#4	8@3" O.C., BAL. @5"	IV	
B-4	+12'-0"	24"x9"	4	#6	4	#6					#3	BAL. @3"	IV	
B-5	+12'-0"	8"x74"	(*) 6	#6	(*) 6	#6					#4	3@3" O.C., BAL. @12"	IV	(*) 3 LAYERS - ADD 6#5 EACH FACE - SEE 5/S-510
B-6	+12'-0"	24"x11"	7	#6	7	#6					#3	BAL. @3"	IV	
B-7	+12'-0"	32"x11"	5	#6	5	#6					#3	BAL. @3"	IV	
B-8	+12'-0"	30"x62"	12	#7	12	#7					#4	3@3" O.C., BAL. @12"	IV	ADD 5-#5 E.F.
B-9	+12'-0"	36"x11"	7	#6	7	#6					#4	8@3" O.C., BAL. @5"	II	
B-10	+12'-0"	10"x11"	2	#6	2	#6					#3	BAL. @3"	IV	
B-11	+12'-0"	24"x11"	5	#6	5	#6					#3	BAL. @3"	IV	
B-12	+12'-0"	8"x62"	(*) 6	#6	(*) 6	#6					#4	3@3" O.C., BAL. @12"	IV	(*) 3 LAYERS - ADD 5#5 EACH FACE
B-13	+12'-0"	30"x62"	12	#7	12	#7					#4	3@3" O.C., BAL. @12"	IV	ADD 5-#5 E.F.

NOTE: VERIFY WITH ARCHITECTURAL DRAWINGS FOR TOP OF BEAM ELEVATIONS

INTERMEDIATE BEAM REINFORCEMENT

BEAM DEPTH	BEAMS 8" WIDE	BEAMS 9" TO 14"	BEAMS 15" TO 18"	OVER 18"
UP TO 24"	NONE	NONE	NONE	NONE
25" TO 36"	2 #4 EA. FACE	2 #4 EA. FACE	2 #5 EA. FACE	2 #6 EA. FACE
37" TO 54"	5 #4 EA. FACE	5 #5 EA. FACE	5 #5 EA. FACE	5 #6 EA. FACE
55" & OVER	#4 @10" EA. FACE	#5 @10" EA. FACE	#5 @10" EA. FACE	#6 @10" EA. FACE

CHOEFF LEVY FISCHMA
ARCHITECTURE + DESIG
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.cfarchitects.com
(t) 305.43
(f) 305.89

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

seal

TANYA HOMLEID
No 61706

04/07/2017

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

Raphael Levy
registered architect
AR0094779

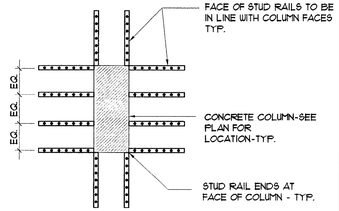
comm no.
1614

date:
04/07/17

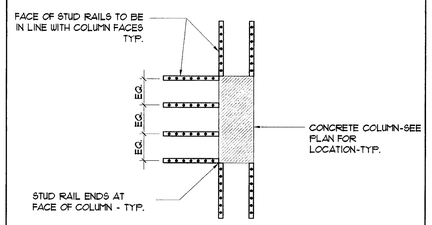
revised:

sheet no.
S-430

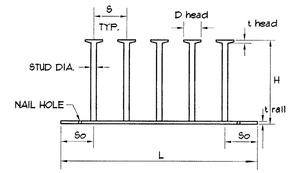
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.



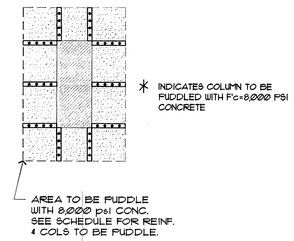
1 SHEAR REINFORCING
SCALE: 1/2"=1'-0"



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



3 TYP. SHEAR REINFORCING RAIL ELEVATION
SCALE: 1/2"=1'-0"



4 TYPICAL PUDDLE DETAIL (PLAN VIEW)
SCALE: 1/2"=1'-0"

TYPICAL FLOOR SCHEDULE					
MARKS	SR-1	SR-2	SR-3	SR-4	SR-5
# RAILS/COL.	8				
# STUDS/RAIL	6				
STUD DIAM.	1/2"				
STUD SPACING (S)	5 1/2"				
STUD HEIGHT (H)	6 1/2"				
TOP COVER	3/4"				
BOTTOM COVER	3/4"				
DISTANCE TO FIRST STUD, So	2.88"				
COLUMNS	SEE PLAN	SEE PLAN	SEE PLAN	SEE PLAN	SEE PLAN

5 TYPICAL FLOOR SHEAR REINFORCING SCHEDULE
SCALE: 1/2"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.83
(f) 305.892.52
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

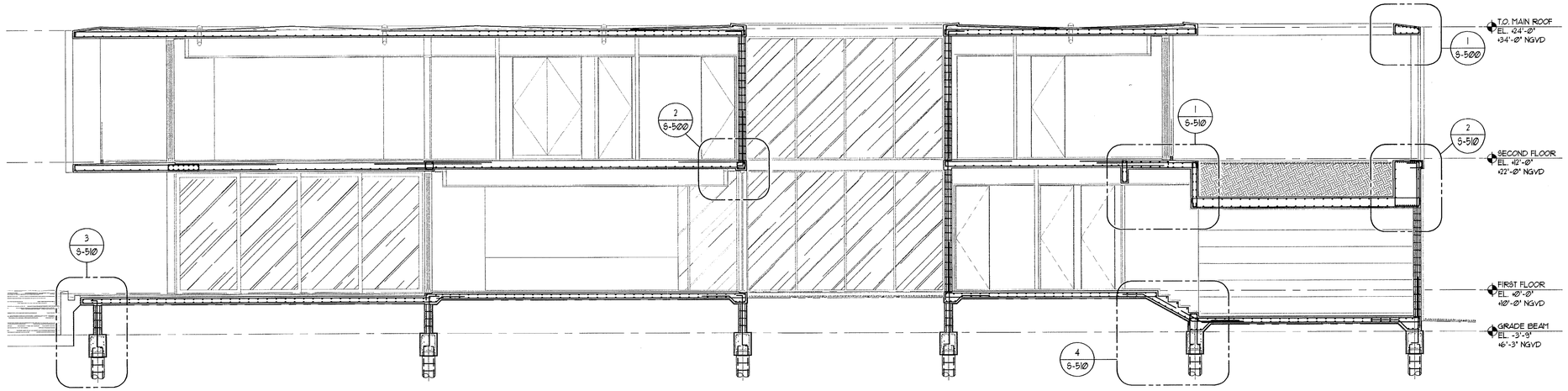
TANYA HOMLEID
LICENSE
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/17

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

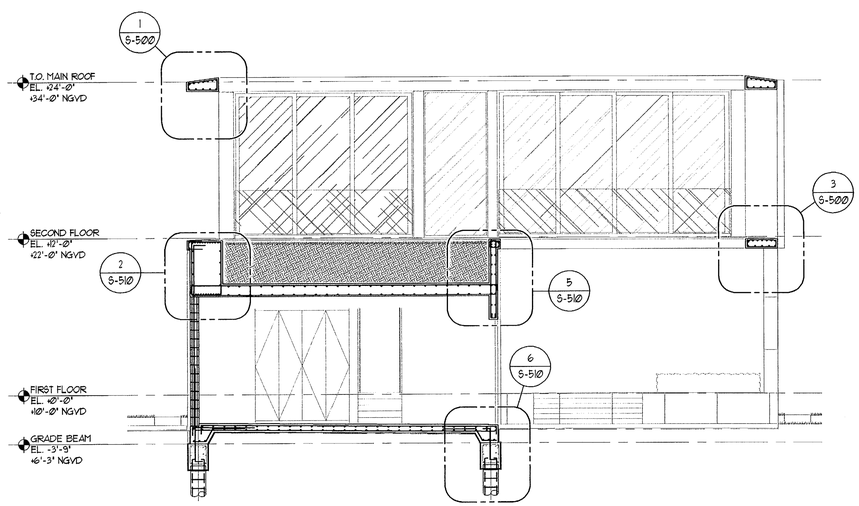
sheet no.
S-440

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V

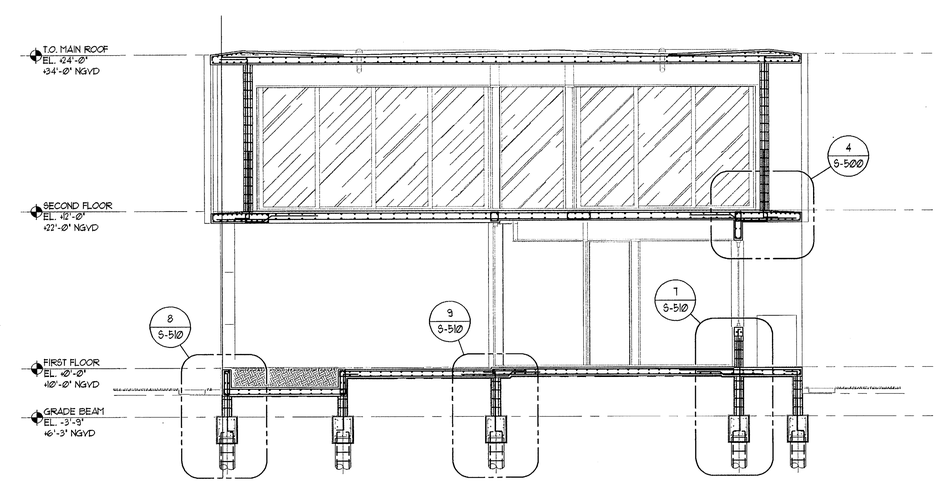


A BUILDING SECTION
Scale: 1'-0" = 3/16"

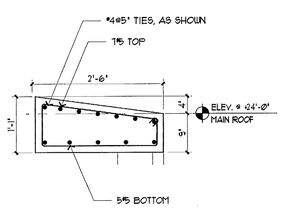
B BUILDING SECTION
Scale: 1'-0" = 3/16"



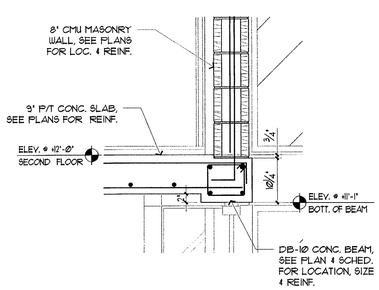
E BUILDING SECTION
Scale: 1'-0" = 3/16"



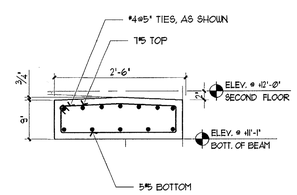
F BUILDING SECTION
Scale: 1'-0" = 3/16"



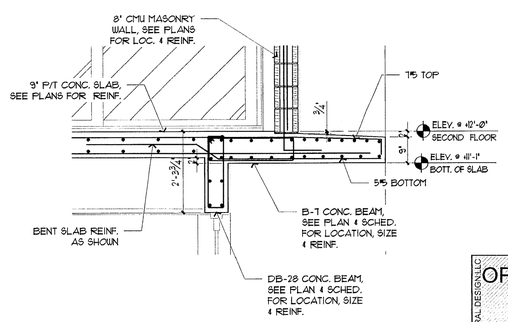
1 SECTION
Scale: 1'-0" = 3/4"



2 SECTION
Scale: 1'-0" = 3/4"



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



4 SECTION
Scale: 1'-0" = 1/2"

TANYA HOMLEID
LICENSE
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER

04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8
(f) 305.892.
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

seal

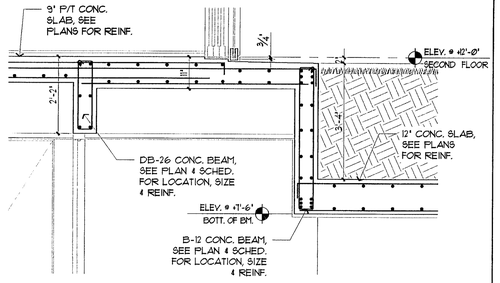
Raphael Levy
registered architect
AR0094779

comm no.
1614

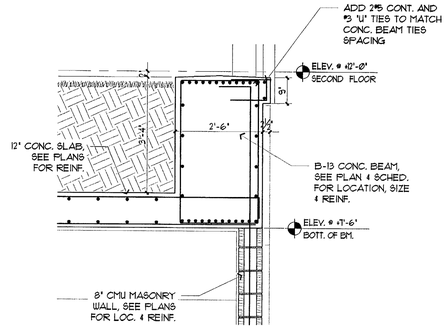
date:
04/07/17

revised:

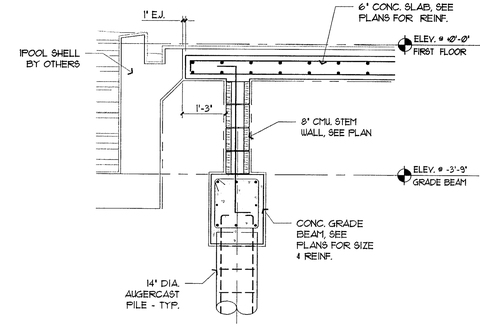
sheet no.
S-500



1 SECTION
Scale: 1'-0" = 1/2"

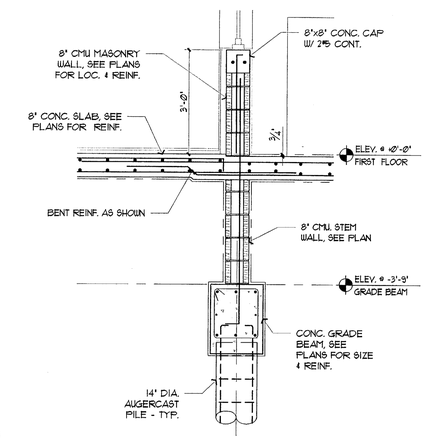


2 SECTION
Scale: 1'-0" = 1/2"

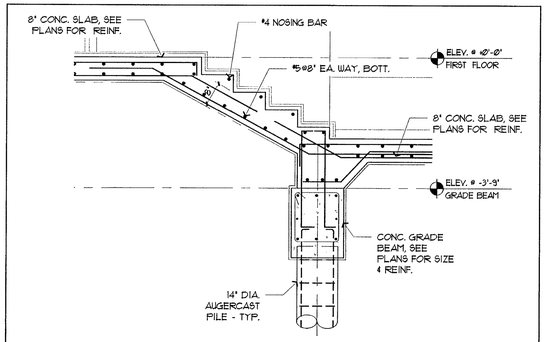


3 SECTION
Scale: 1'-0" = 1/2"

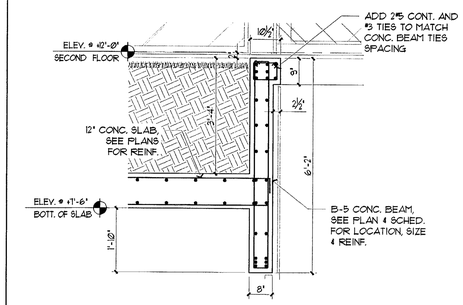
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G



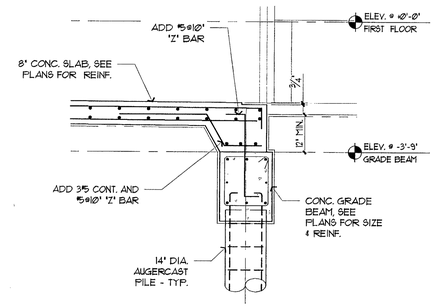
7 SECTION
Scale: 1'-0" = 1/2"



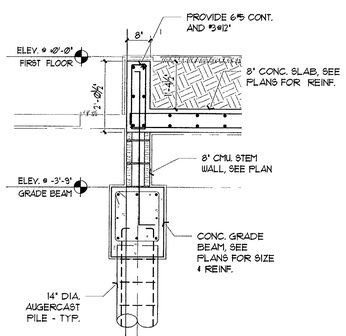
4 SECTION
Scale: 1'-0" = 1/2"



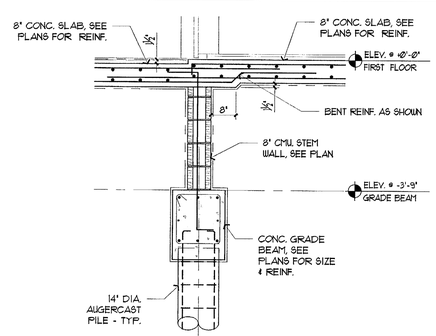
5 SECTION
Scale: 1'-0" = 1/2"



6 SECTION
Scale: 1'-0" = 1/2"



8 SECTION
Scale: 1'-0" = 1/2"



9 SECTION
Scale: 1'-0" = 1/2"

TANYA HOMLEID
LICENSED
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/17

STRUCTURAL DESIGN/LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.83
(f) 305.892.52
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

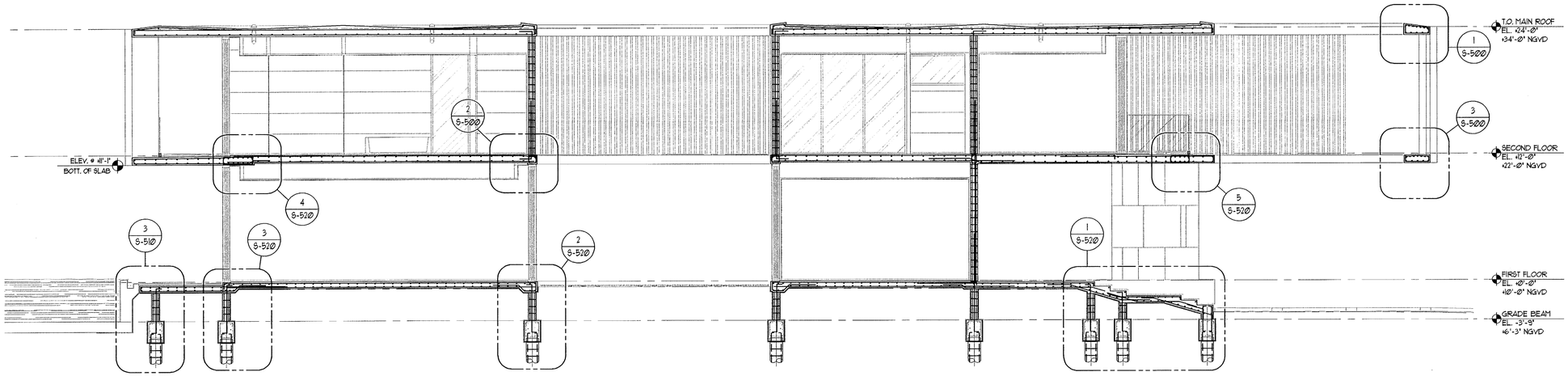
comm no.
1614

date:
04/07/17

revised:

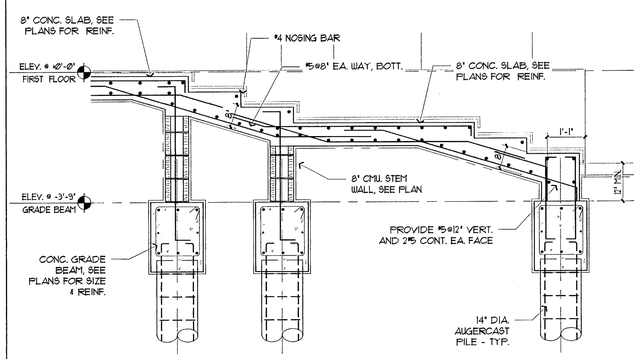
sheet no.
S-510

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V

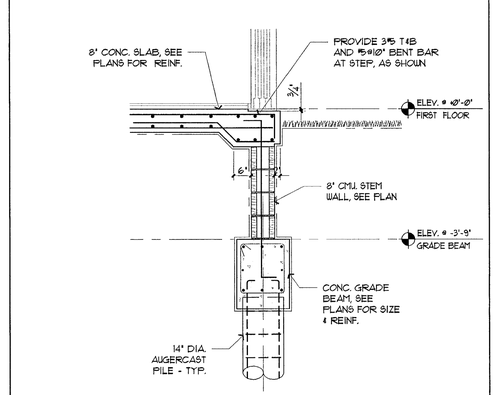


C BUILDING SECTION
Scale: 1'-0" = 3/16"

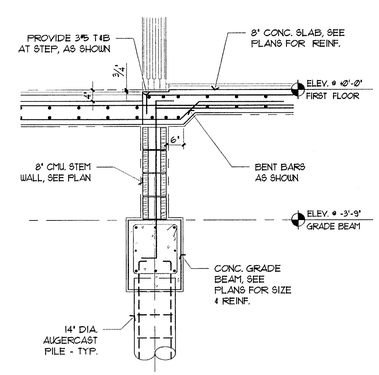
D BUILDING SECTION
Scale: 1'-0" = 3/16"



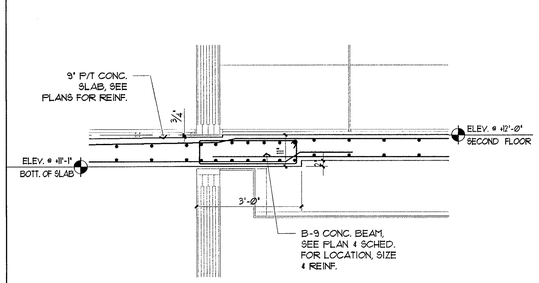
1 SECTION
Scale: 1'-0" = 1/2"



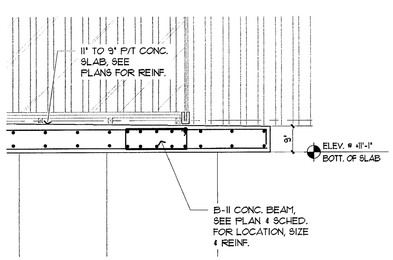
2 SECTION
Scale: 1'-0" = 1/2"



3 SECTION
Scale: 1'-0" = 1/2"



4 SECTION
Scale: 1'-0" = 1/2"



5 SECTION
Scale: 1'-0" = 1/2"

TANYA HOMLEID
LICENSED
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN:LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

CHOEFF LEVY FISCHMA
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8
(f) 305.892.2
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

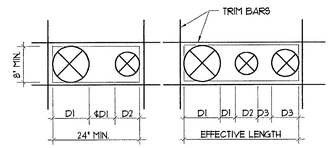
comm no.
1614

date:
04/07/17

revised:

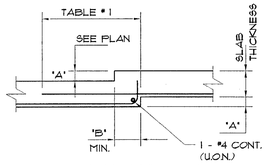
sheet no.
S-520

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.



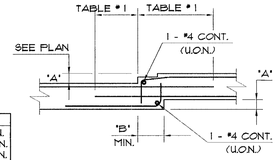
INSERTS WHICH ARE CLOSER TO ONE ANOTHER THAN THE DIAMETER OF THE LARGER OF THE TWO ARE CONSIDERED TO FORM A COMBINED OPENING
- IF THE COMBINED OPENING IS LESS THAN 12" NO TRIM BARS ARE REQUIRED
- IF THE COMBINED OPENING IS MORE THAN 12", BUT LESS THAN 24", PROVIDE 1 #5 T & B WITH 1'-0" EMBEDMENT PAST THE OPENING.
- NO DIAGINAL BARS ARE NECESSARY
- IF COMBINED OPENING IS LARGER THAN 24" REFER FOR TRIM BARS TO

TRIM BARS FOR MULTIPLE OPENINGS

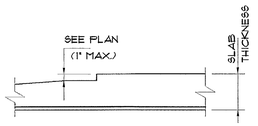


BOTTOM REINFORCING

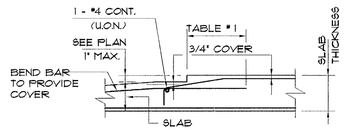
'A'	'B'
3" MAX.	1'-6" MIN.
4" MAX.	2'-0" MIN.
5" MAX.	2'-6" MIN.
6" MAX.	3'-0" MIN.



TOP & BOTTOM REINF.

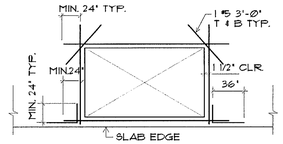


BOTTOM REINFORCING



TOP & BOTTOM REINF.

TYPICAL DETAILS OF DROPS IN SLABS

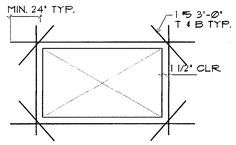


MAX. DIMENSION	REINFORCING
12" TO 18"	1 #5 EA. SIDE
18" TO 2'-6"	1 #5 T & B, EA. SIDE

NOTES:
1- ALL OPENINGS LARGER THAN 12" SHALL BE TRIMMED AS SHOWN
2- THESE BARS ARE IN ADDITION TO REBAR SHOWN ON PLANS

TRIM BARS FOR OPENING AT SLAB EDGE

N.T.S.

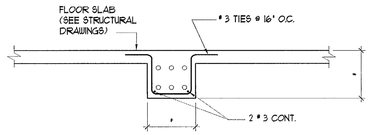


MAX. DIMENSION	REINFORCING
12" TO 18"	1 #5 EA. SIDE
18" TO 2'-6"	1 #5 T & B, EA. SIDE

NOTES:
1- ALL OPENINGS LARGER THAN 12" SHALL BE TRIMMED AS SHOWN
2- THESE BARS ARE IN ADDITION TO REBAR SHOWN ON PLANS

TRIM BARS FOR INTERIOR OPENING IN SLAB

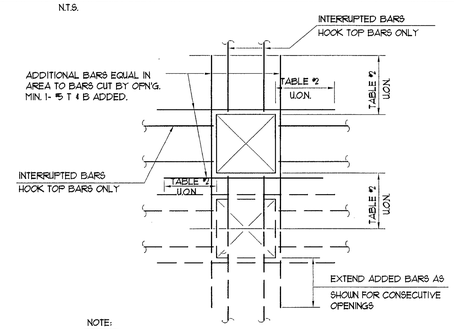
N.T.S.



* NOTE: CONTRACTOR TO COORDINATE ALL ENCASEMENT DIMENSIONS WITH ARCHITECT & ENGINEER

TYPICAL CONDUIT ENCASEMENT DETAIL

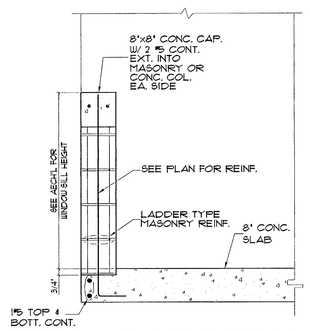
N.T.S.



NOTE:
1. OMIT ADDED BARS FOR OPENINGS 10" OR LESS AND RUN NORMAL REINF. BY SIDE OF OPENING.
2. WHERE OPENINGS ARE NEAR OR AGAINST BEAMS OR COLUMNS AND ADDED REINF. CANNOT BE EXTENDED AS SHOWN, HOOK AFFECTED END.

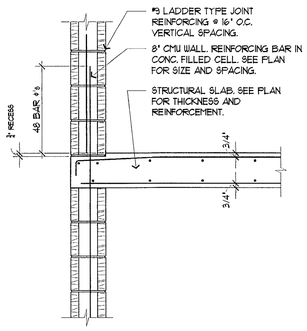
TYPICAL SLAB OPENING DETAIL

(SIMILAR FOR SHEAR WALL OPENINGS)



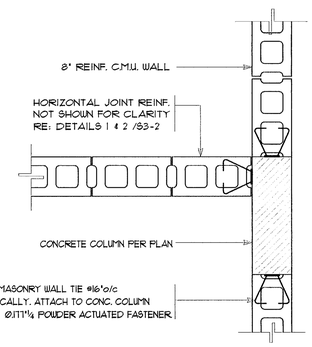
TYP. WINDOW SILL DETAIL (LESS THAN 6'-0")

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

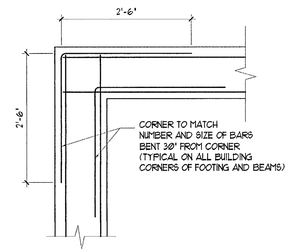


WALL SECTION

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

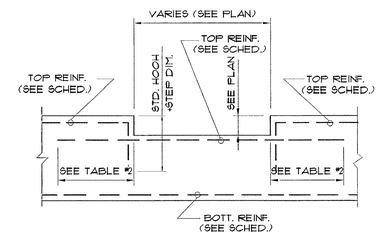


MASONRY TO CONCRETE CONNECTION



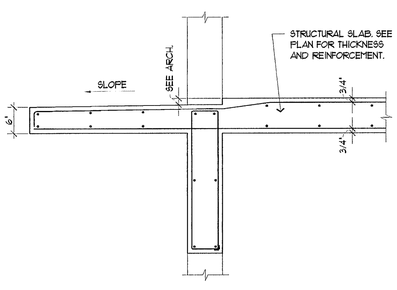
CORNER BAR DETAIL (FOOTING/BEAM)

N.T.S.



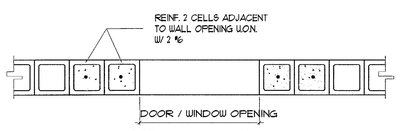
(NOTE: BAL. OF REINF. NOT SHOWN FOR CLARITY)

TYPICAL ELEVATION OF NOTCHED BEAM



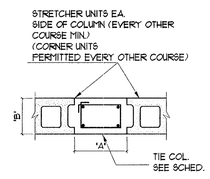
WALL SECTION

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



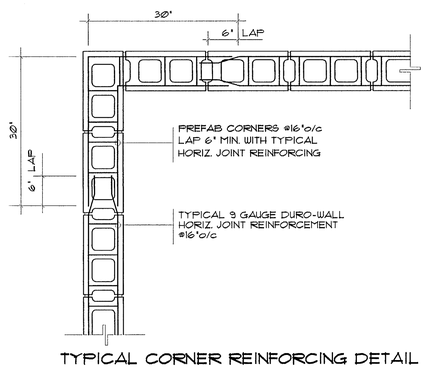
WALL OPENING

TYPICAL WALL



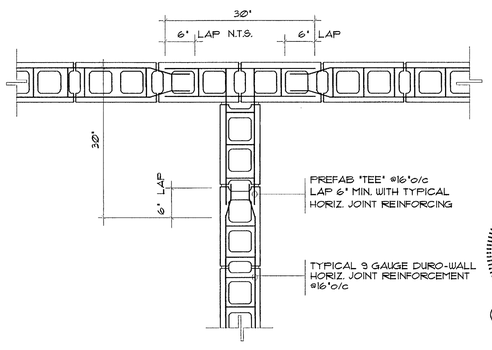
TIE COLUMN DETAIL

N.T.S.

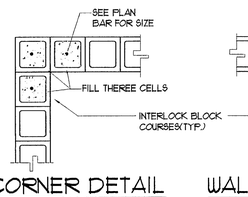


TYPICAL CORNER REINFORCING DETAIL

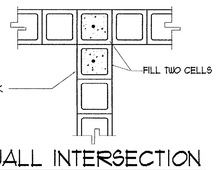
N.T.S.



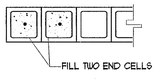
TYPICAL INTERSECTION REINFORCING DETAIL



CORNER DETAIL



WALL INTERSECTION



END WALL

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8
(f) 305.892.5
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

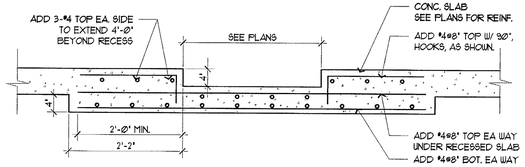
revised:

04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

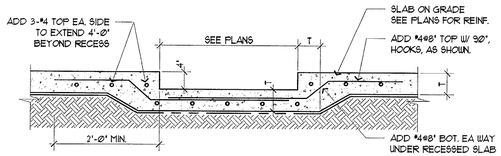
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-600



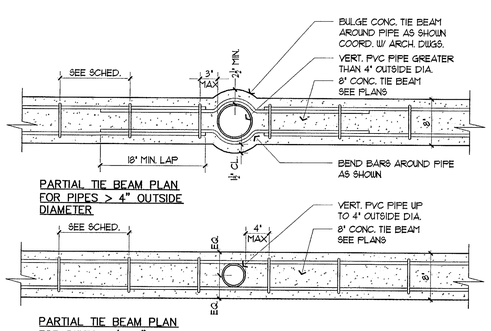
NOTE:
1. SEE PLANS FOR MAIN SLAB REINF.
2. G.C. TO COORDINATE W/ ARCH. DWGS. EXACT LOCATION OF DEPRESSIONS.

1 TYP. SLAB DEPRESSION
SCALE: 3/4"=1'-0" AT SHOWERS

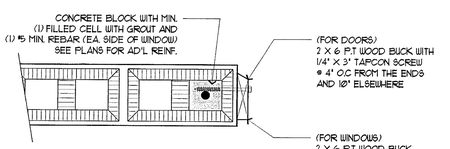


NOTE:
1. SEE PLANS FOR MAIN SLAB REINF.
2. G.C. TO COORDINATE W/ ARCH. DWGS. EXACT LOCATION OF DEPRESSIONS.

2 TYP. SLAB DEPRESSION
SCALE: 3/4"=1'-0" AT SHOWERS



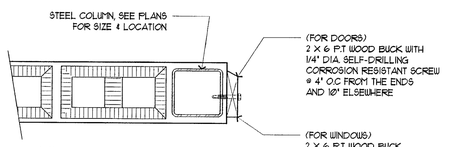
3 TYP. TIE BEAM DETAILS
SCALE N.T.S.



NOTE:
SEE WINDOW MANUF. SHOP DRAWINGS FOR ADD'L WINDOW ANCHORS AS REQ'D.

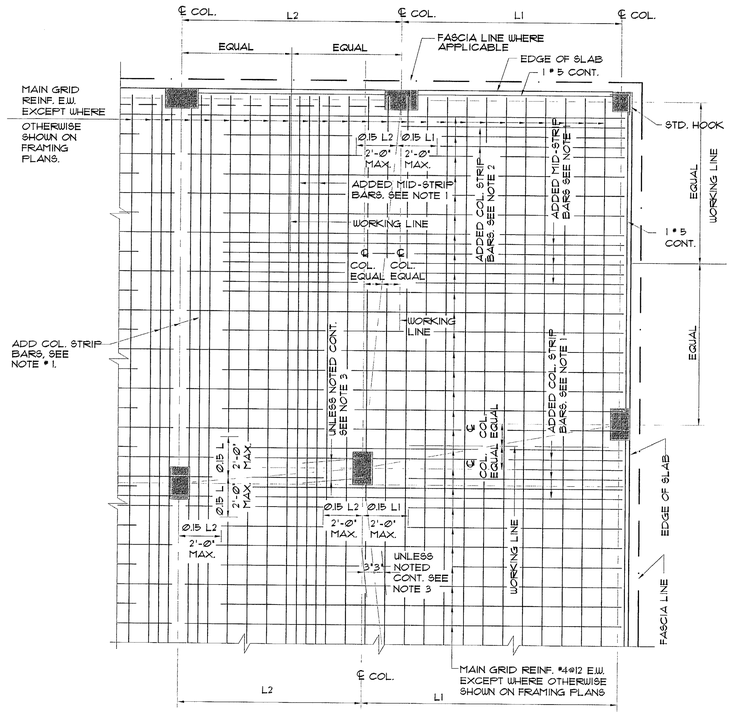
ALTERNATIVE:
ATTACH WINDOW 1X4 P.T. WOOD BUCK W/ POWER DRIVEN NAILS @ 10" O.C. TO CONCRETE, INSTALL WINDOW FRAMES W/ REQUIRED TAPCONS AS PER PRODUCT APPROVAL THRU BUCKS PROVIDING 2" MIN. EMBEDMENT INTO CONCRETE

TYP. DOOR & WINDOW BUCK-TO-CONC. DETAIL
SCALE: NTS



NOTE:
SEE WINDOW MANUF. SHOP DRAWINGS FOR ADD'L WINDOW ANCHORS AS REQ'D.

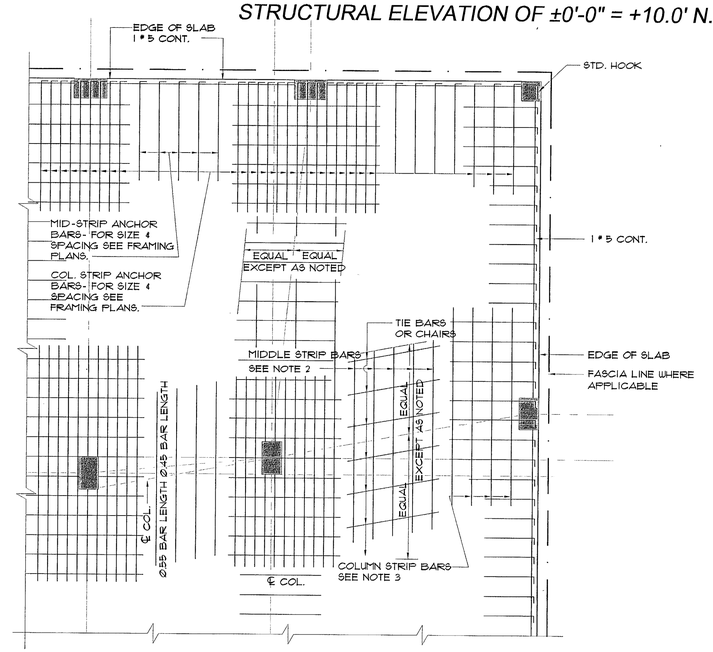
TYP. DOOR & WINDOW BUCK-TO-STEEL DETAIL
SCALE: NTS



NOTES:
1. PLACE ADDED BARS BETWEEN TYPICAL BOTTOM BARS AND GROUP ABOUT WORKING LINE IN APPROX. PROPORTION TO C.C. DISTANCE OF ADJACENT WORKING LINES. FOR SIZE AND NUMBER SEE PLANS. EXTEND ADDED BARS FROM SUPPORT TO SUPPORT.
2. PLACE ADDED BARS BETWEEN TYPICAL BOTTOM BARS. AT EXTERIOR EDGES ONE SPACING FROM CONTINUOUS EDGE BAR. EXTEND ADDED BARS FROM SUPPORT TO SUPPORT.
3. AT LEAST 50% OF REINFORCEMENT SHALL BE CONTINUOUS OVER SUPPORTS AND SPLICES SHALL BE MADE ON COLUMN LINES (U.O.N.).
4. <——> DENOTES BOTTOM REINFORCEMENT SPANNING FROM SUPPORT TO SUPPORT.

TWO-WAY SLAB BOTTOM REINFORCEMENT

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.



NOTES:
1. COLUMN STRIP BARS SPACED AS SHOWN ON PLANS. PLACE BARS SYMMETRICALLY ABOUT COLUMN ℄ AND GROUP IN APPROX. PROPORTION TO C.C. DISTANCE OF ADJACENT COLUMNS.
2. MID-STRIP BARS TO BE SPACED AS SHOWN ON PLANS. FIRST BAR TO BE PLACED A DISTANCE FROM COLUMN STRIP BAR NOT EXCEEDING MID-STRIP BAR SPACING.

   TO HAVE FIRST BAR AT 1/2 OF SCHEDULED SPACING FROM EDGE OF SPANDREL. (6" MAX.)
3. COLUMN STRIP BARS PARALLEL TO SPANDREL BEAM (WHERE APPLICABLE)
4. ———— DENOTES TOP REINFORCEMENT.

TWO-WAY SLAB TOP REINFORCEMENT

TABLE # 2

TENSION DEVELOPMENT LENGTH, Ld.

CASE 1

BAR SIZE		lengths (in) per concrete strength (psi) 3000	4000	5000	6000	7000	8000	9000	10000 &ABOVE
#3	Ø	17	15	13	12	12	12	12	12
	T	22	19	17	16	14	16	13	16
#4	Ø	22	19	17	16	15	14	13	12
	T	29	25	22	21	19	19	17	16
#5	Ø	28	24	22	20	18	17	16	15
	T	36	31	28	26	24	23	21	20
#6	Ø	33	29	26	24	22	21	19	18
	T	43	37	33	32	28	28	25	24
#7	Ø	48	42	37	34	32	30	28	27
	T	63	54	49	45	41	39	37	36
#8	Ø	55	48	43	39	36	34	32	30
	T	72	62	55	51	47	45	42	39
#9	Ø	62	54	48	44	41	38	36	34
	T	81	70	63	58	53	50	47	45
#10	Ø	70	61	54	50	46	43	41	39
	T	91	79	70	65	59	56	54	51
#11	Ø	76	67	60	55	51	48	45	43
	T	101	87	78	72	66	63	59	56
#14	Ø	93	81	72	66	61	57	54	51
	T	121	105	94	86	79	75	71	67
#18	Ø	124	107	96	88	81	76	72	68
	T	161	139	125	115	106	99	94	89

CASE 2

BAR SIZE		lengths (in) per concrete strength (psi) 3000	4000	5000	6000	7000	8000	9000	10000 &ABOVE
#3	Ø	25	22	19	18	16	16	15	14
	T	32	28	25	24	21	21	20	19
#4	Ø	33	29	26	24	22	21	19	18
	T	43	37	33	32	28	28	25	24
#5	Ø	41	36	32	30	27	26	24	23
	T	54	47	42	39	35	34	32	30
#6	Ø	50	43	38	35	33	31	29	27
	T	64	56	50	46	42	41	38	36
#7	Ø	72	63	56	51	47	45	42	40
	T	94	81	73	67	61	59	55	52
#8	Ø	82	71	64	59	54	51	48	45
	T	107	93	83	77	70	67	63	59
#9	Ø	93	81	72	66	61	57	54	51
	T	121	105	94	86	79	75	71	67
#10	Ø	105	91	81	74	69	64	61	58
	T	136	118	105	97	89	84	80	76
#11	Ø	116	101	90	82	76	71	67	64
	T	151	131	117	107	99	93	88	84
#14	Ø	139	121	108	99	91	86	81	77
	T	181	157	140	129	119	112	106	101
#18	Ø	186	161	144	132	122	114	107	102
	T	241	209	187	172	158	149	140	133

NOTES:
1- Ø= OTHERS BARS± T= TOP BARS
2- ALL TABLE LENGTHS ARE IN INCHES, TABULATED VALUES ARE FOR GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE
3- CASE 1: BEAMS OR COLUMNS-COVER AT LEAST 1Ø d_b AND C.-C. SPACING AT LEAST 2Ø d_b
   ALL OTHERS-COVER AT LEAST 1Ø d_b AND C.-C. SPACING AT LEAST 3Ø d_b
4- CASE 2: BEAMS OR COLUMNS-COVER LESS THAN 1Ø d_b OR C.-C. SPACING LESS THAN 2Ø d_b
   ALL OTHERS-COVER LESS THAN1Ø d_b OR C.-C. SPACING LESS THAN 3Ø d_b
5- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS
6- FOR LIGHT WEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3

TABLE #2 - TENSION DEVELOPMENT LENGTH

TABLE # 1

TENSION LAP SPLICES, 1.3Ld
(TIE MEMBERS NOT INCLUDED)

CASE 1

BAR SIZE		lengths (in) per concrete strength (psi) 3000	4000	5000	6000	7000	8000	9000	10000 &ABOVE
#3	Ø	22	19	17	16	16	16	16	16
	T	28	24	22	20	18	17	17	21
#4	Ø	29	25	22	20	19	18	17	16
	T	37	32	29	26	25	23	23	21
#5	Ø	36	31	28	25	24	22	21	20
	T	47	40	36	33	31	29	28	26
#6	Ø	43	37	33	31	28	26	25	24
	T	56	48	43	40	37	34	33	32
#7	Ø	63	54	49	44	41	38	37	36
	T	81	70	63	58	53	50	49	47
#8	Ø	72	62	55	51	47	44	42	39
	T	93	80	72	66	61	57	55	51
#9	Ø	81	70	63	57	53	49	47	45
	T	105	91	81	74	69	64	62	59
#10	Ø	91	79	70	64	59	56	54	51
	T	118	102	91	83	77	72	71	67
#11	Ø	101	87	78	71	66	62	59	56
	T	131	113	101	93	86	80	77	73
#14	SEE NOTE # 1								
#18	SEE NOTE # 1								

CASE 2

BAR SIZE		lengths (in) per concrete strength (psi) 3000	4000	5000	6000	7000	8000	9000	10000 &ABOVE
#3	Ø	32	28	25	23	21	21	20	19
	T	42	36	33	30	28	28	26	25
#4	Ø	43	37	33	31	28	28	25	24
	T	56	48	43	40	37	34	33	32
#5	Ø	54	47	42	38	35	34	32	30
	T	72	62	55	51	47	44	42	39
#6	Ø	64	56	50	46	42	41	38	36
	T	84	72	65	59	55	54	50	47
#7	Ø	94	81	73	66	61	59	55	52
	T	122	106	94	86	80	77	72	68
#8	Ø	107	93	83	76	70	67	63	59
	T	139	121	108	98	91	88	82	77
#9	Ø	121	105	94	85	79	75	71	67
	T	157	136	122	111	103	98	93	88
#10	Ø	136	118	105	96	89	84	80	76
	T	177	153	137	125	116	110	104	99
#11	Ø	151	131	117	107	99	93	88	84
	T	196	170	152	139	128	121	115	110
#14	SEE NOTE # 1								
#18	SEE NOTE # 1								

NOTES:
1. LAP SPLICES NOT PERMITTED, USE WELDED SPLICES OR MECHANICAL CONNECTION ACCORDING WITH A.C.I. 318, 12.14.3
2- Ø= OTHERS BARS± T= TOP BARS
3- ALL TABLE LENGTHS ARE IN INCHES, TABULATED VALUES ARE FOR GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE
4- CASE 1: BEAMS OR COLUMNS-COVER AT LEAST 1Ø d $_b$ AND C.-C. SPACING AT LEAST 2Ø d $_b$
   ALL OTHERS-COVER AT LEAST 1Ø d_b AND C.-C. SPACING AT LEAST 3Ø d_b
5- CASE 2: BEAMS OR COLUMNS-COVER LESS THAN 1Ø d $_b$ OR C.-C. SPACING LESS THAN 2Ø d $_b$
   ALL OTHERS-COVER LESS THAN 1Ø d_b OR C.-C. SPACING LESS THAN 3Ø d_b
6- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS
7- FOR LIGHT WEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3

TABLE #1 - TENSION LAP SPLICES

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5232
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

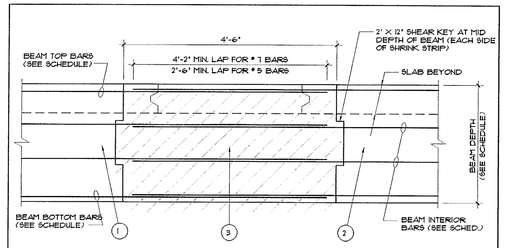
TANYA HOMLEID LICENSE No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

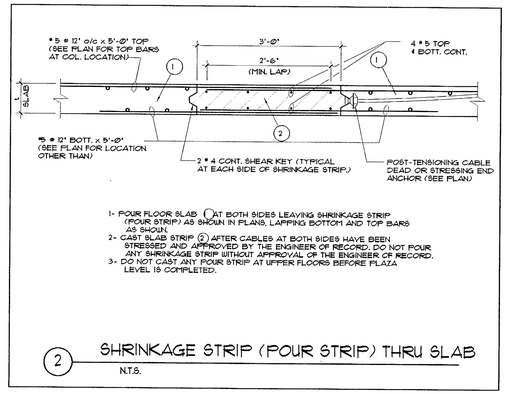
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-610

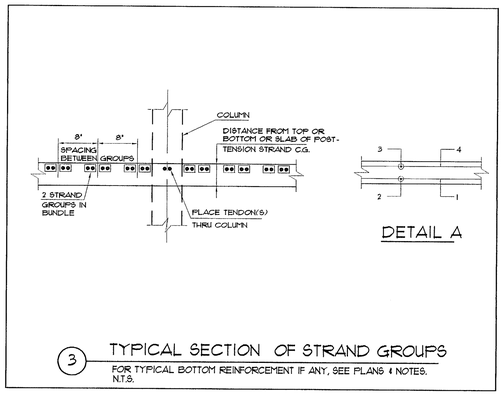
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.D.



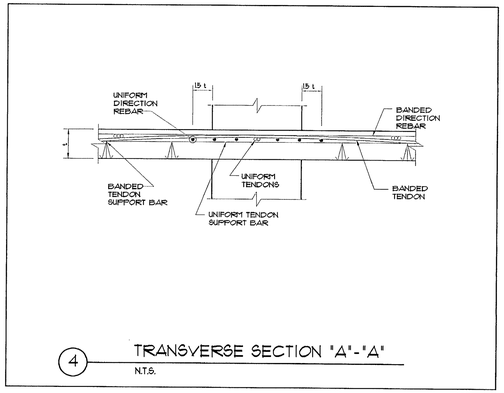
1 SHRINKAGE STRIP (POUR STRIP) THRU BEAM
N.T.S.



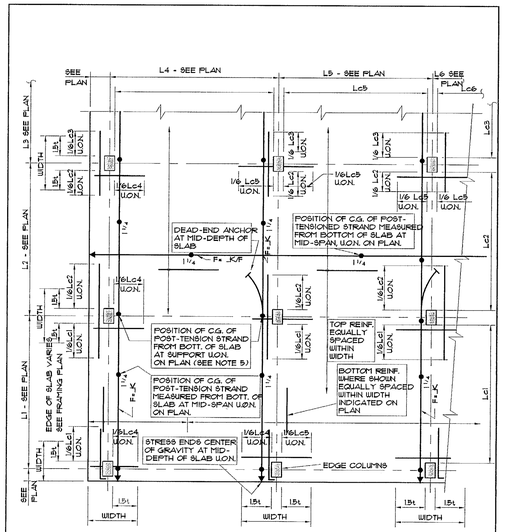
2 SHRINKAGE STRIP (POUR STRIP) THRU SLAB
N.T.S.



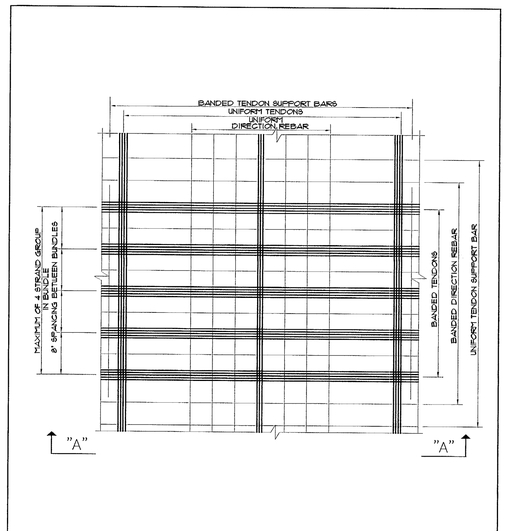
3 TYPICAL SECTION OF STRAND GROUPS
FOR TYPICAL BOTTOM REINFORCEMENT IF ANY, SEE PLANS & NOTES.
N.T.S.



4 TRANSVERSE SECTION "A"-"A"
N.T.S.



5 TYP. POST-TENSIONED FLAT PLATE
N.T.S.



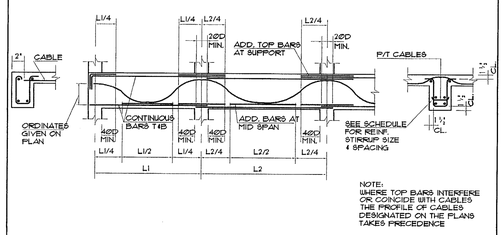
6 PLAN VIEW AT COLUMN
N.T.S. UNIFORM TENDONS AT COLUMN CENTERLINE-TIED UNDER BANDED TENDONS

POST TENSIONING SYMBOLS

- STRESSING END
- DEAD END
- CABLE PROFILE: -HIGH POINT AT SUPPORT -LOW POINT AT MIDSPAN -MID-DEPTH AT ENDS

NOTES

1) FOR THICKNESS OF SLAB ( ) SEE PLAN
2) TOP REINFORCING TO BE EQUALLY SPACED (U.O.N. ON PLAN) WITHIN WIDTH.
3) POUR STRIP LOCATION AND DETAILING OF STRAND AND NON PRESTRESSED REINFORCEMENT TO BE SUBMITTED FOR APPROVAL BY THE DESIGN ENGINEER.
4) DRAPE OF STRANDS IS PARABOLIC U.O.N. BETWEEN CONTROL POINTS.
5) HIGH POINT OF STRANDS TO BE EQUAL TO (1-1") (U.O.N. ON PLANS).
6) 0/- INDICATES DRAPE OF STRANDS IS STRAIGHT
7) F-K INDICATES FINAL EFFECTIVE POST-TENSIONED FORCE IN MAIN BANDS (AFTER ALLOWANCE FOR ALL LOSSES).
8) F-KAT INDICATES FINAL EFFECTIVE POST-TENSIONED UNIFORM FORCE (AFTER ALLOWANCE FOR ALL LOSSES).



7 TYPICAL DETAIL OF POST-TENSIONED BEAM
N.T.S.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5225
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

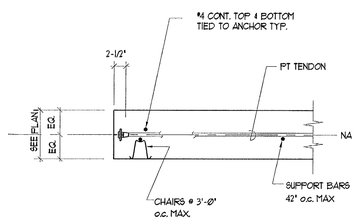
TANYA HOMLEID
LICENSE
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

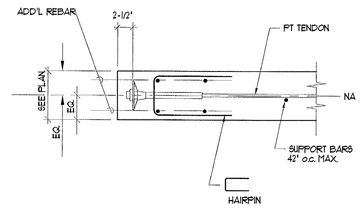
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-700

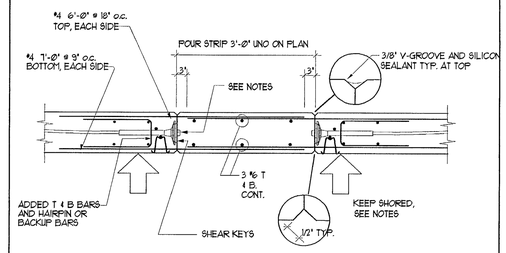
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V



DEAD END AT DISTRIBUTED TENDONS
IN CORROSIVE ENVIRONMENT
1
N.T.S.

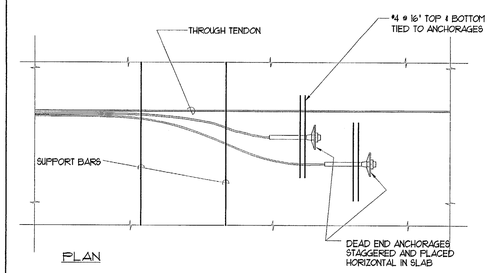


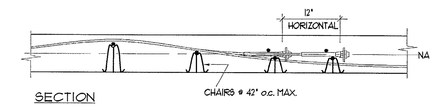
DEAD END AT BANDED TENDONS
IN CORROSIVE ENVIRONMENT
2
N.T.S.



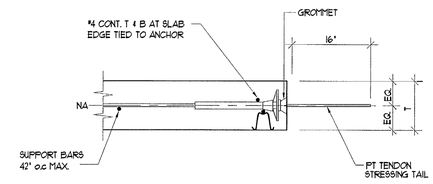
NOTES:
1- RETAIN SHORING UNTIL CLOSURE CONCRETE REACHES SLAB'S DESIGN STRENGTH OR 14 DAYS
2- CLOSURE STRIP TO BE POURED WITH NON-SHRINK CONCRETE NOT LESS THAN DAYS AFTER STRESSING
3- ROUGHEN & CLEAN JOINTS & WET PRIOR TO PLACING CONCRETE
4- ELIMINATE ACCIDENTAL MISALIGNMENT BETWEEN EDGE OF SLABS THAT ARE TO BE JOINED WITH A CLOSURE STRIP. USE MECHANICAL METHODS SUCH AS JACKING IF NECESSARY.
5- RAISE EDGE OF SLAB 1/4" @ CLOSURE TO ALLOW FOR SETTLEMENT.
6- PROVIDE WATERPROOFING MEMBRANE IF REQUIRED FOR WATER-TIGHTNESS
7- CUT STRESSED STRAND TAILS& GREASE AND PLACE END CAP

CLOSURE STRIP IN CORROSIVE ENVIRONMENT
3
N.T.S.

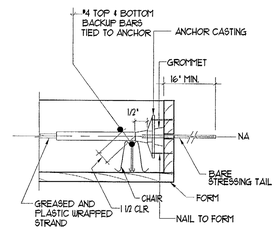




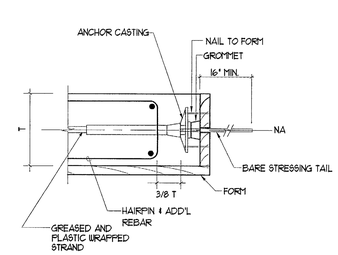
PLACEMENT OF ADDED TENDON
IN CORROSIVE ENVIRONMENT
4
N.T.S.



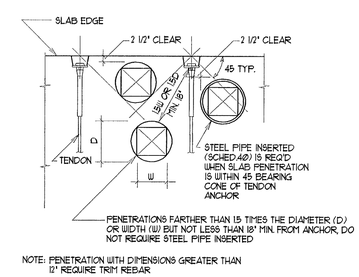
STRESSING END ANCHOR SHOWING THE HAIRPIN
AND #4 BARS AT DISTRIBUTED TENDONS
IN CORROSIVE ENVIRONMENT
5
N.T.S.



STRESSING END ANCHOR FOR
DISTRIBUTED TENDONS
IN CORROSIVE ENVIRONMENT
6
N.T.S.



STRESSING END ANCHOR FOR BANDED TENDON
IN CORRSOIVE ENVIRONMENT
10
N.T.S.

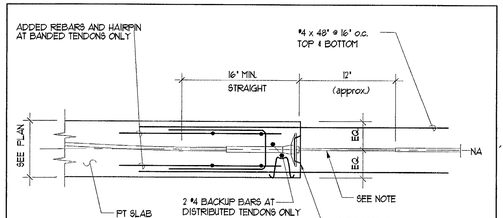


NOTE: PENETRATION WITH DIMENSIONS GREATER THAN
12" REQUIRE TRIM REBAR

OPENING AT PT ANCHORAGE
FOR CORROSIVE ENVIRONMENT
11
N.T.S.

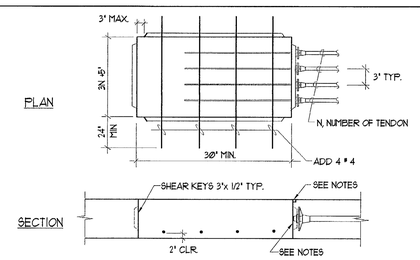
EDGE OF SLAB VIEW

TYPICAL REINFORCEMENT OF TENDON BAND
AT SLAB EDGE OR INTERMEDIATE STRESSING
IN CORROSIVE ENVIRONMENT
7
N.T.S.



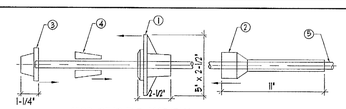
NOTE: SLIDE / PLACE AND SEAL CORROSION PROTECTIVE SLEEVE
OVER EXPOSED STRAND AFTER STRESSING

CONSTRUCTION JOINT
WITH INTERMEDIATE STRESSING
IN CORROSIVE ENVIRONMENT
8
N.T.S.



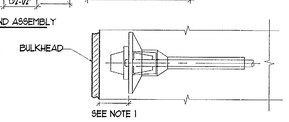
NOTES: - CUT STRESSED STRANDS& GREASED AND PLACE END CAP
- CONTINUE ALL INTERUPTED BARS SHOWN IN PLANS THROUGH THE BLOCKOUT
- FILL BLOCKOUT WITH NON-SHRINK CONCRETE OF MIN. SAME STRENGTH AS SLAB

STRESSING BLOCKOUT
IN CORROSIVE ENVIRONMENT
12
N.T.S.



SSCP+ DEAD END ASSEMBLY

ITEM	DESCRIPTION
5	STRAND (GREASED AND COATED)
4	WYCNOUEDGES TYPE 15
3	END CAP SSCP+
2	PROTECTION SLEEVE SSCP+
1	ANCHORAGE SSCP+



NOTES:
1. LOCATE ANCHOR AT BULKHEAD PER PROJECT PLANS.
2. IF FABRICATED AT SHOP,WEDGES,GREASE CAP, AND SLEEVE WILL BE ASSEMBLED TIGHT TO ANCHOR.
3. IF FIELD SEATING IS REQUIRED, BE SURE ALL COMPONENTS ARE TIGHT TO ANCHOR, BE SURE NO BARE STRAND IS EXPOSED, TAPE IF NECESSARY

ENCAPSULATED SYSTEM FOR TENDONS
IN CORROSIVE ENVIRONMENT (DEAD END)
13
N.T.S.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.85
(f) 305.892.55
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

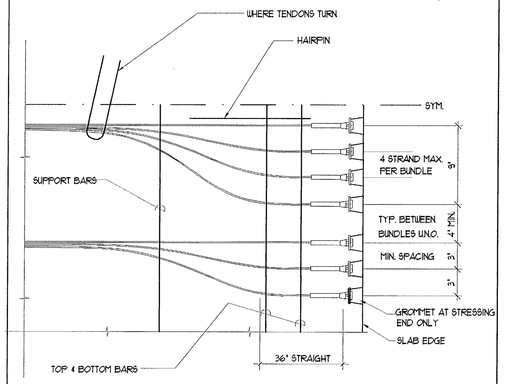
TANYA HOMLEID
LICENSE
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

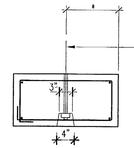
sheet no.
S-710

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.



1 FLARING OF BANDED TENDONS AT SLAB EDGE IN CORROSIVE ENVIRONMENT

N.T.S.



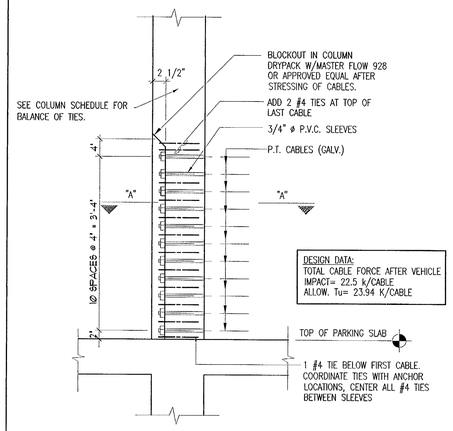
1/2" ø 270 KSI POST-TENSIONED TENDONS GALVANIZED CONFORMING TO ASTM A416. APPLY A THERMALLY BONDED CROSS-LINKED POLYMER COATING BY A PROPIETARY PROCESS SUCH AS "FLO-GARD" BY FLORIDA WIRE & CABLE CO.

* FOR CABLE LOCATION SEE ARCH. PLANS (MIN. 6")

SECTION 'A'

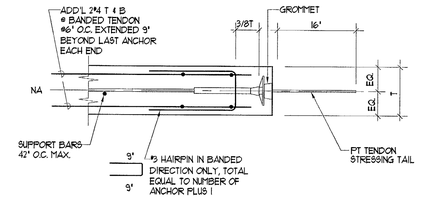
N.T.S.

CABLE STRESSING FORCES (11 CABLES)
FORCE PER CABLE (KIPS)
3.31



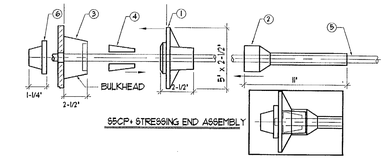
2 TYPICAL BARRIER CABLES DETAIL (11 CABLES)

N.T.S.



3 STRESSING END ANCHOR SHOWING THE HAIRPIN AND ADDED #4 BARS AT TENDON BANDS IN CORROSIVE ENVIRONMENT

N.T.S.



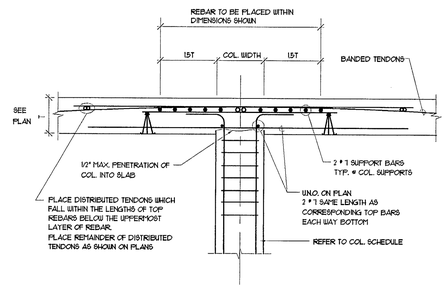
ITEM	DESCRIPTION
6	END CAP SSCP+
5	STRAND (GREASED AND COATED)
4	MONOWEDGES TYPE 15
3	GROMMET SSCP+
2	PROTECTION SLEEVE SSCP+
1	ANCHORAGE SSCP+

NOTES:

1. LOCATE ANCHOR AT BULKHEAD PER PROJECT PLANS
2. INSTALL GROMMET FLUSH BETWEEN BULKHEAD AND ANCHOR FOR TIGHT SEAL.
3. SLIDE SLEEVE TIGHT AGAINST ANCHOR, BE SURE NO BARE STRAND IS EXPOSED. TAPE IF NECESSARY.
4. AFTER POURING, AT TIME OF STRESSING, REMOVE GROMMET AND INSERT WEDGES.
5. AFTER STRESSING, CUT STRAND TO WITHIN 1/8" OF END OF END CAP AND GREASE END CAP PRIOR TO INSERTING IT TIGHT AGAINST ANCHOR
6. PATCH STRESSING POCKET PER PROJECT PLANS.

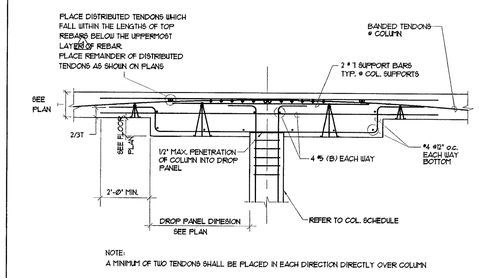
4 ENCAPSULATED SYSTEM FOR TENDONS IN CORROSIVE ENVIRONMENT (STRESSING END)

N.T.S.



5 TYPICAL COLUMN-SLAB SECTION

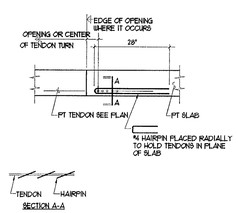
N.T.S.



NOTE:
A MINIMUM OF TWO TENDONS SHALL BE PLACED IN EACH DIRECTION DIRECTLY OVER COLUMN

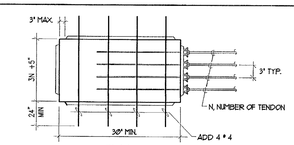
6 TYPICAL DROP PANEL SECTION

N.T.S.

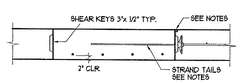


7 TYPICAL HAIRPIN AT TENDON TURNS

N.T.S.



FLAN

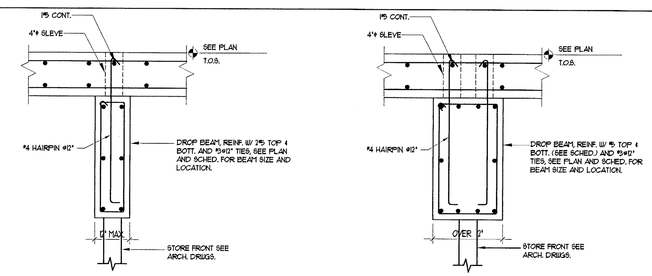


SECTION

NOTES:
- IF BLOCKOUT IS EXPOSED TO WEATHERING AND OR MOISTURE USE GROMMETS+ CUT STRESSED STRAND TAILS+ PREPARE AND SEAL STRESSING POCKETS AS STIPULATED IN GENERAL NOTES+ CAULK JOINT ALL AROUND.
- CONTINUE ALL INTERUPTED BARS SHOWN IN PLANS THROUGH THE BLOCKOUT
- FILL BLOCKOUT WITH NON-SHRINK CONCRETE OF MIN. SAME STRENGTH AS SLAB

8 STRESSING BLOCKOUT

N.T.S.



(ALTERNATE 1) (ALTERNATE 2)

9 TYPICAL DROP BEAM DETAILS ABOVE STOREFRONT

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

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.853
(f) 305.892.522
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

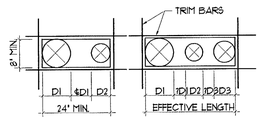
TANYA HOMLEID LICENSED PROFESSIONAL ENGINEER No 61706 STATE OF FLORIDA
04/07/2017

STRUCTURAL DESIGN:LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

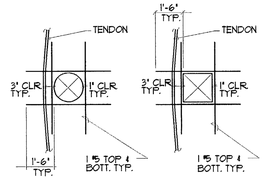
sheet no.
S-720

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.I



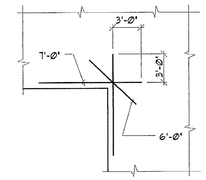
INSERTS WHICH ARE CLOSER TO ONE ANOTHER THAN THE DIAMETER OF THE LARGER OF THE TWO ARE CONSIDERED TO FORM A COMBINED OPENING
- IF THE COMBINED OPENING IS LESS THAN 12" NO TRIM BARS ARE REQUIRED
- IF THE COMBINED OPENING IS MORE THAN 12", BUT LESS THAN 24", PROVIDE 1 #5 T & B WITH 1'-0" EMBEDMENT PAST THE OPENING.
- NO DIAGINAL BARS ARE NECESSARY
- IF COMBINED OPENING IS LARGER THAN 24" REFER FOR TRIM BARS TO

1 TRIM BARS FOR MULTIPLE OPENINGS
N.T.S.



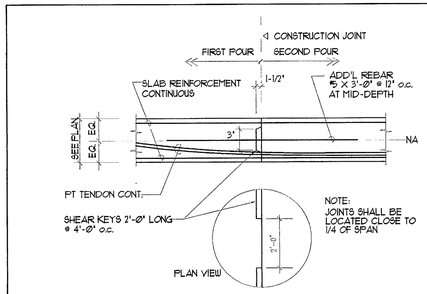
REINF. FOR OPENINGS IN SLAB, 10"-24"
SINGLE OPENINGS OF SMALLER DIMENSION DO NOT REQUIRE TRIM BARS.
FOR OPENINGS OF LARGER DIMENSION AND MULTIPLE OPENINGS REFER TO

2 TRIM BARS AT SLAB OPENINGS
N.T.S.

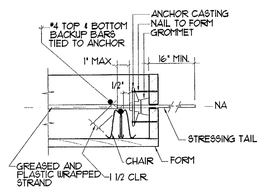


1 #5 TOP & BOTTOM AS SHOWN TYP. UNO

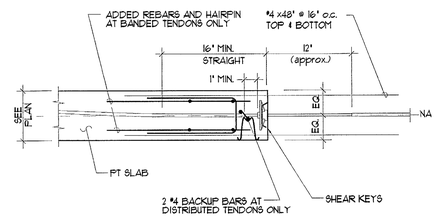
3 TRIM BARS AT RE-ENTRANT CORNERS
N.T.S.



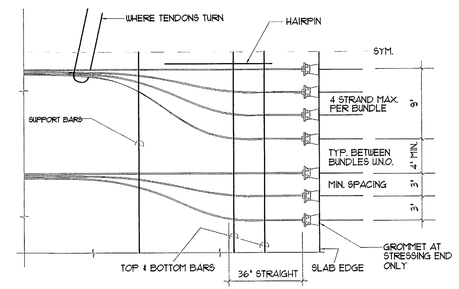
4 CONSTRUCTION JOINT WITH NO INTERMEDIATE STRESSING
N.T.S.



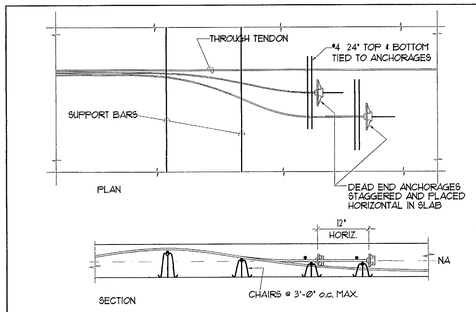
5 STRESSING END ANCHOR FOR DISTRIBUTED TENDONS
N.T.S.



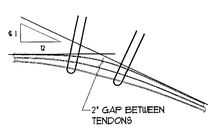
6 CONSTRUCTION JOINT WITH INTERMEDIATE STRESSING
N.T.S.



7 FLARING OF BANDED TENDONS AT SLAB EDGE
N.T.S.

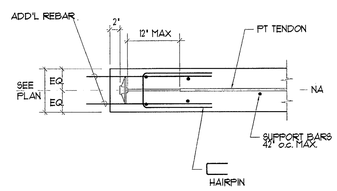


8 PLACEMENT OF ADDED TENDON
N.T.S.

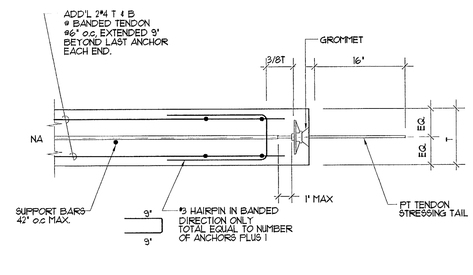


NOTE: WHERE TENDON TURN IS GREATER THAN 1:12
1- KEEP TENDONS MIN. 2" APART AT TURN
2- PLACE HAIRPINS REQUIRED & INDICATE THE SPACING TO PREVENT BLOW OUT AND/OR LATERAL MOVEMENT

9 TENDON PLACEMENT FOR TURNS @ 1:12
N.T.S.



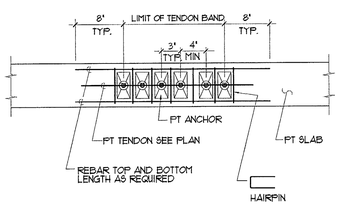
10 DEAD END AT BANDED TENDONS
N.T.S.



11 STRESSING END ANCHOR SHOWING THE HAIRPIN AND ADDED #4 BARS AT TENDON BANDS
N.T.S.

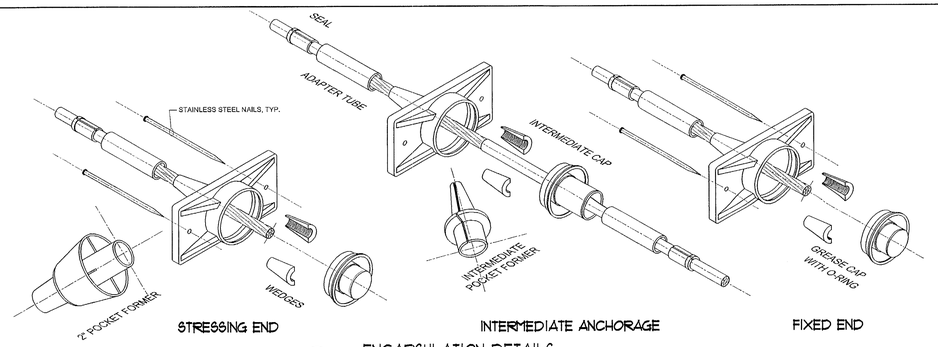
NOTES: 1- RETAIN SHORING UNTIL CLOSURE CONCRETE REACHES SLAB'S DESIGN STRENGTH OR 14 DAYS
2- CLOSURE STRIP TO BE POURED WITH NON-SHRINK CONCRETE NOT LESS THAN DAYS AFTER STRESSING
3- ROUGHEN & CLEAN JOINTS & WET PRIOR TO PLACING CONCRETE
4- ELIMINATE ACCIDENTAL MISALIGNMENT BETWEEN EDGE OF SLABS THAT ARE TO BE JOINED WITH A CLOSURE STRIP. USE MECHANICAL METHODS SUCH AS JACKING IF NECESSARY.
5- RAISE EDGE OF SLAB 1/4" @ CLOSURE TO ALLOW FOR SETTLEMENT.
6- PROVIDE WATERPROOFING MEMBRANE IF REQUIRED FOR WATER-TIGHTNESS
7- IF CLOSURE IS EXPOSED TO WEATHERING AND/OR MOISTURE USE GROMMETS& CUT STRESSED STRAND TAILS& PREPARE AND SEAL STRESSING POCKETS AS STIPULATED IN GENERAL NOTES& CAULK JOINT ALL AROUND.

12 CLOSURE STRIP
N.T.S.



EDGE OF SLAB VIEW

13 TYPICAL REINFORCEMENT OF TENDON BAND AT SLAB EDGE OR INTERMEDIATE STRESSING
N.T.S.



14 ENCAPSULATION DETAILS
N.T.S.

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.
(f) 305.892.
www.cflarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

TANYA HOMLEID LICENSE No 61706 STATE OF FLORIDA PROFESSIONAL ENGINEER

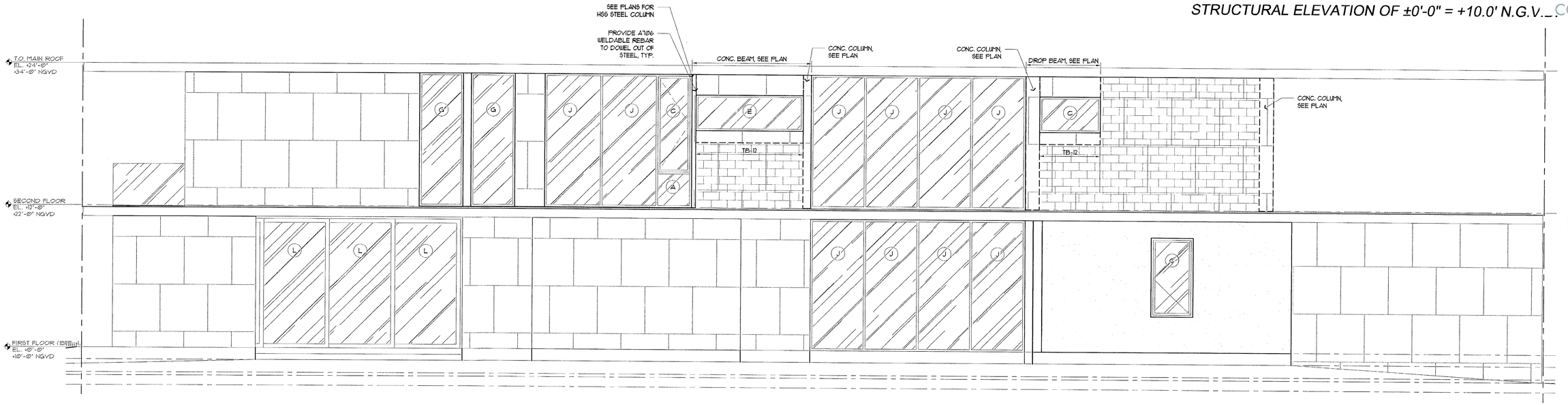
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

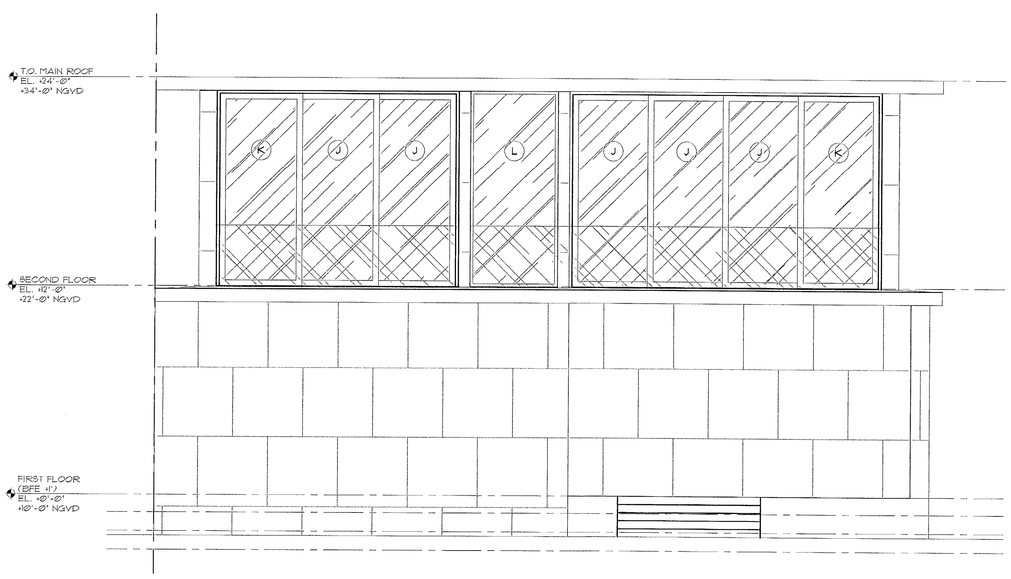
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

sheet no.
S-730

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.D.

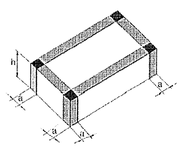


SIDE ELEVATION, SOUTH
SCALE 1/4" = 1'-0"



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

1 ZONE DIAGRAM
PER ASCE 7-10



Flat Roof

Interior Zones
Roofs - Zone 1/Walls - Zone 4

End Zones
Roofs - Zone 2/Walls - Zone 5

Corner Zones
Roofs - Zone 3

ROOFING PRESSURES		
ZONE 1	+22 PSF	-53 PSF
ZONE 2	+22 PSF	-89 PSF
ZONE 3	+22 PSF	-134 PSF
WALL PRESSURES		
ZONE 4	+49 PSF	-53 PSF
ZONE 5	+49 PSF	-65 PSF

END ZONE LENGTH a = 4'-6"

WINDOW / DOOR PRESSURES		
A	+49 PSF	-53 PSF
B	+49 PSF	-65 PSF
C	+47 PSF	-51 PSF
D	+47 PSF	-62 PSF
E	+46 PSF	-50 PSF
F	+46 PSF	-59 PSF
G	+45 PSF	-49 PSF
H	+45 PSF	-57 PSF
J	+44 PSF	-48 PSF
K	+44 PSF	-55 PSF
L	+43 PSF	-47 PSF
M	+43 PSF	-54 PSF
N	+41 PSF	-50 PSF

TANYA HOMLEID
LICENSED
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8335
(f) 305.892.5225
www.clfarchitects.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

Raphael Levy
registered architect
AR0094779

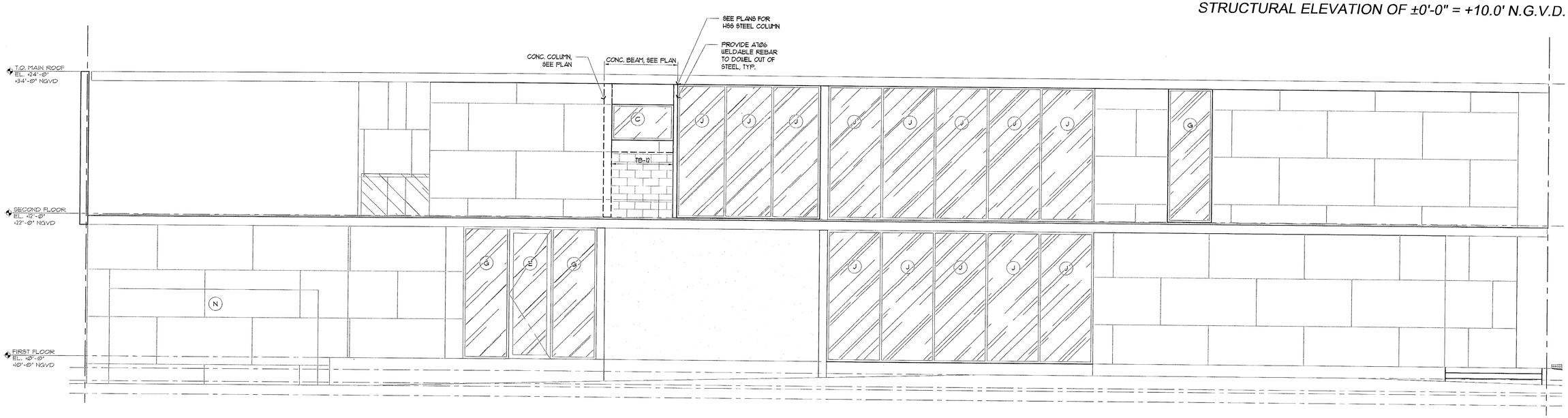
comm no.
1614

date:
04/07/17

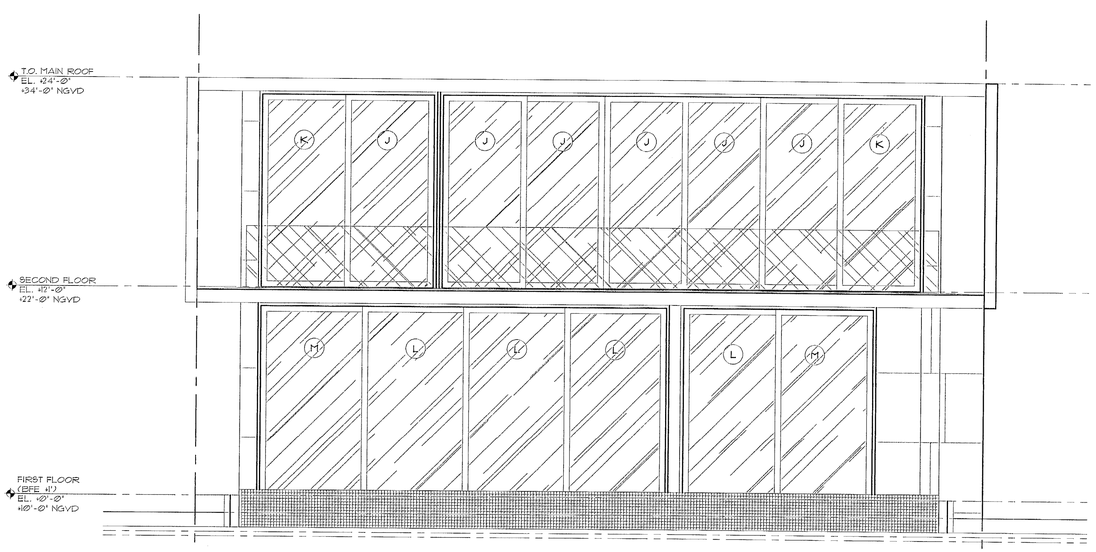
revised:

sheet no.
S-800

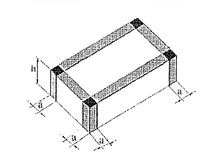
STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.V.D.



SIDE ELEVATION, NORTH
SCALE 1/4" = 1'-0"



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



1 ZONE DIAGRAM
PER ASCE 7-10

Flat Roof

Interior Zones
Roofs - Zone 1/Walls - Zone 4

End Zones
Roofs - Zone 2/Walls - Zone 5

Corner Zones
Roofs - Zone 3

ROOFING PRESSURES		
ZONE 1	+22 PSF	-53 PSF
ZONE 2	+22 PSF	-89 PSF
ZONE 3	+22 PSF	-134 PSF
WALL PRESSURES		
ZONE 4	+49 PSF	-53 PSF
ZONE 5	+49 PSF	-65 PSF

END ZONE LENGTH a=4'-6"

WINDOW / DOOR PRESSURES		
A	+49 PSF	-53 PSF
B	+49 PSF	-65 PSF
C	+47 PSF	-51 PSF
D	+47 PSF	-62 PSF
E	+46 PSF	-50 PSF
F	+46 PSF	-59 PSF
G	+45 PSF	-49 PSF
H	+45 PSF	-57 PSF
J	+44 PSF	-48 PSF
K	+44 PSF	-55 PSF
L	+43 PSF	-47 PSF
M	+43 PSF	-54 PSF
N	+41 PSF	-50 PSF

TANYA HOMLEID
LICENSE
No 61706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/07/2017

STRUCTURAL DESIGN LLC
OPTIMUS CONSULTING ENGINEERS
C.A. No: 26217
TANYA HOMLEID PE 61706
7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.cflarchitects.com
(t) 305.434.833
(f) 305.892.5281

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

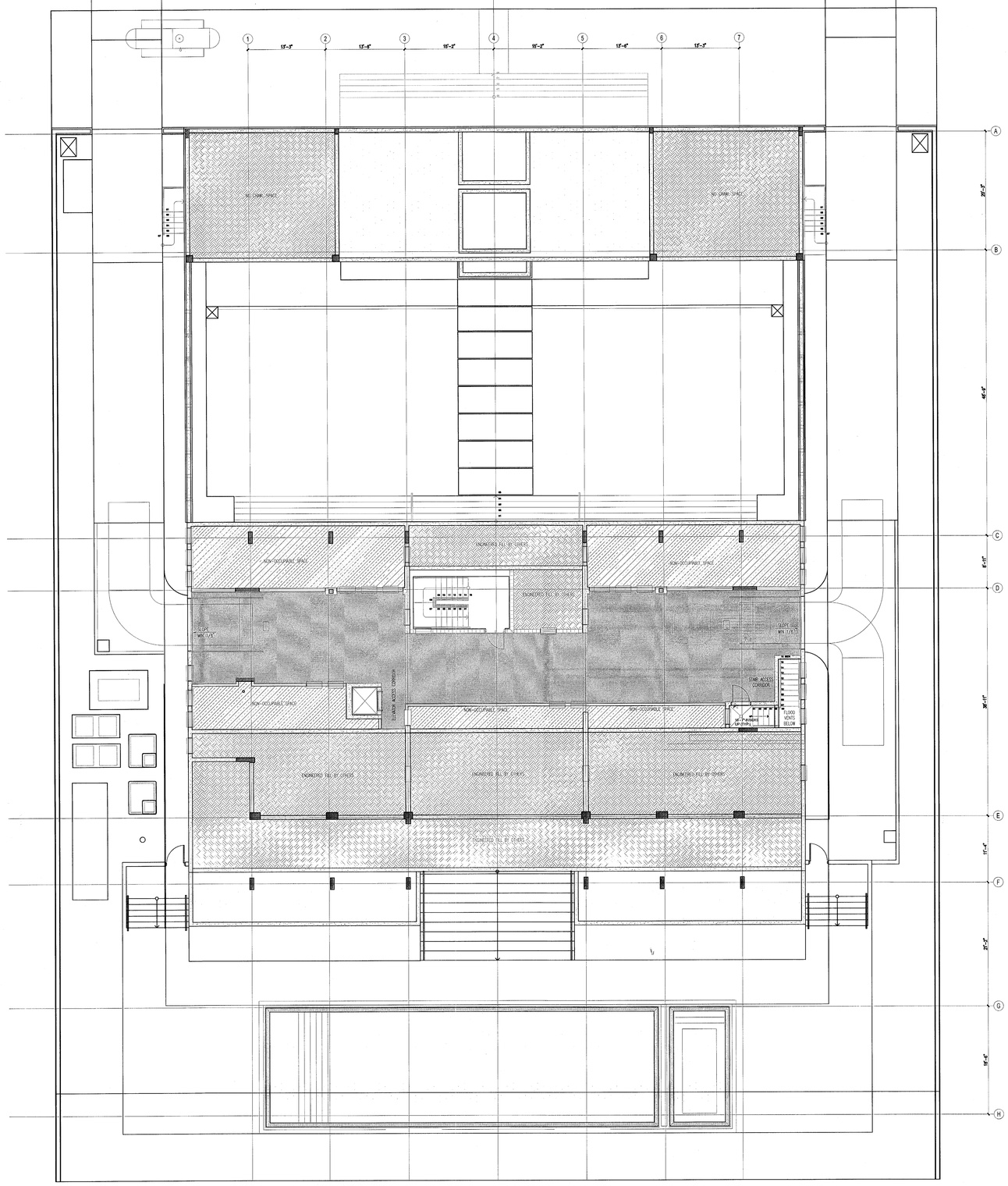
Raphael Levy
registered architect
AR0094779

comm no.
1614

date:
04/07/17

revised:

sheet no.
S-810



1510 W. 25TH St.

- ARCH - ✓
- STRUCT - ✓
- MEP - ✓
- LAND -
- IRRIGATION -
- CIVIL - ✓

PROPOSED GARAGE UNIT SIZE	
PROPOSED GARAGE	1,631 S.F.
ALLOWABLE PARKING REDUCTION	-600 S.F.*
TOTAL	**1,031 S.F (3.4 %)**

***PER MIAMI BACH MUNICODE SECTION 142-105 (b)(4)(d)(4)**

1 PROPOSED GARAGE UNIT SIZE
Scale: 1/8" = 1'-0"

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2106-12-02
4		
5		
6	OWNER REV.	2017-03-07
7		
8		
9		
10		
11		
12		

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

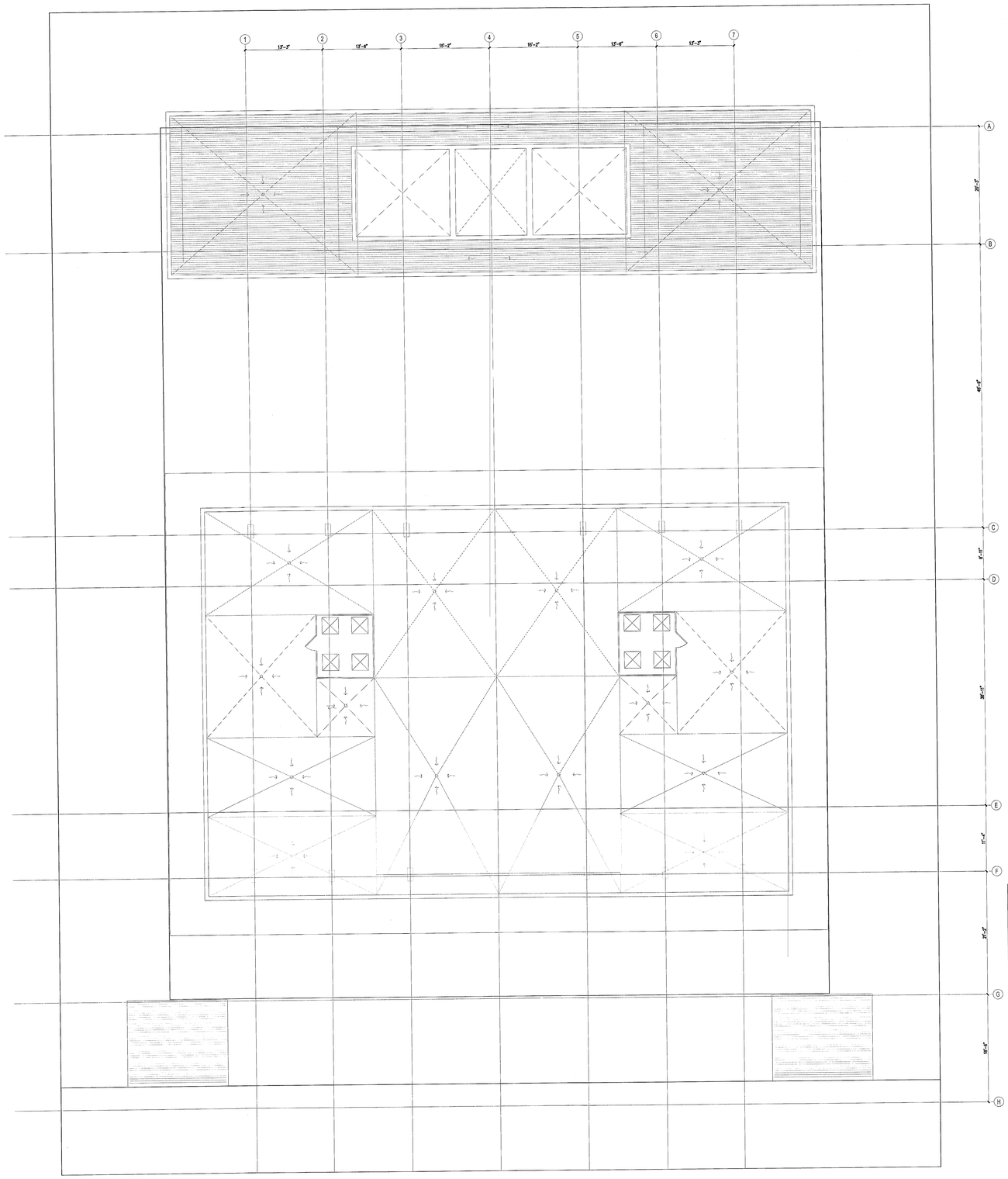
GARAGE UNIT SIZE SHADING DIAGRAM

APR 08 2017
STATE OF FLORIDA
KOBI KARP ARCHITECT
AR 0012578

KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
T: 305.573.3315
F: 305.573.3766
WWW.KOBIKARP.COM

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A1.02



PROPOSED ROOF LEVEL UNIT SIZE		
PROPOSED MAIN RESIDENCE	0 S.F.	
TOTAL HABITABLE	**0 S.F.**	**(0%)**

LOT AREA		30,200 S.F.
MAX UNIT SIZE ALLOWED		15,100 S.F. (50%)
TOTAL PROPOSED UNIT SIZE		
TOTAL PROPOSED LEVEL 0	1,631 S.F.	
ALLOWABLE PARKING REDUCTION	-600 S.F.*	
TOTAL PROPOSED LEVEL 1	5,622 S.F.	
TOTAL PROPOSED LEVEL 2	3,521 S.F.	
TOTAL PROPOSED LEVEL 3	0 S.F.	
TOTAL		**10,174 S.F. (33.68%)**

***PER MIAMI BACH MUNICODE SECTION 142-105 (b)(4)(d)(4)**

1 PROPOSED ROOF LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

3	BLDG. DEPT.	2016-12-02
4	.	.
5	.	.
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

ROOF UNIT SIZE SHADING DIAGRAM

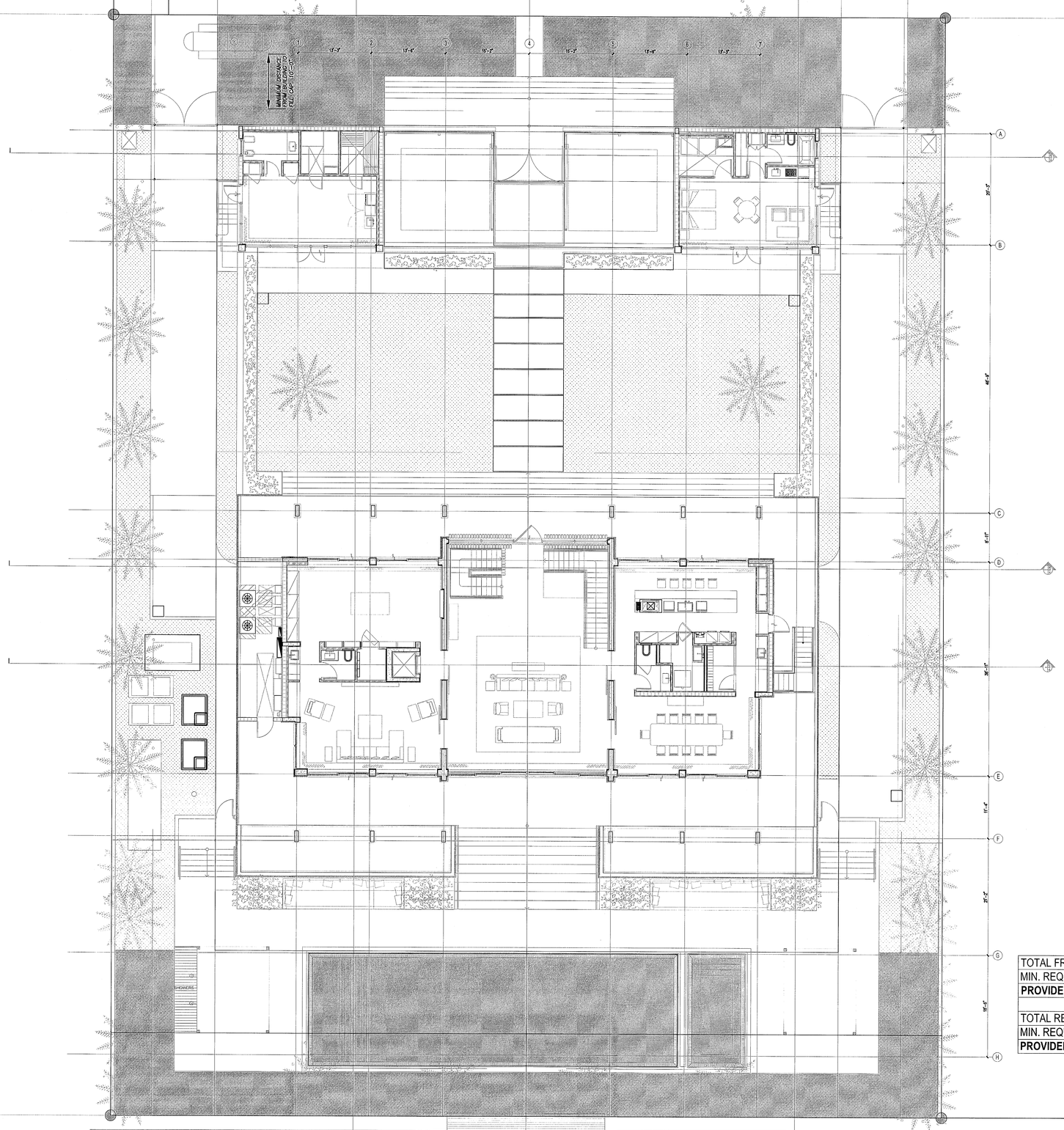
APR 0 8 2017
STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
KOBI KARP
Lic. #AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 300
Miami, Florida 33137
P: 305.573.1818
F: 305.573.1819
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A1.05



TOTAL FRONT YARD AREA	3,020 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	1,510 S.F. (50%)
PROVIDED PERVIOUS OPEN SPACE	**2,012 S.F. (66.2%)** 6
TOTAL REAR YARD AREA	4,530 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	3,171 S.F. (70%)
PROVIDED PERVIOUS OPEN SPACE	**3,180 S.F. (70.2%)** 6

1 PERV. GREEN SPACE - FRONT & REAR YARD
Scale: 1/8" = 1'-0"

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

2	OWNER REV.	2016-11-22
3	BLDG. DEPT.	2016-12-02
4	.	.
5	.	.
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

PERVIOUS SPACE SHADING DIAGRAM

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3786

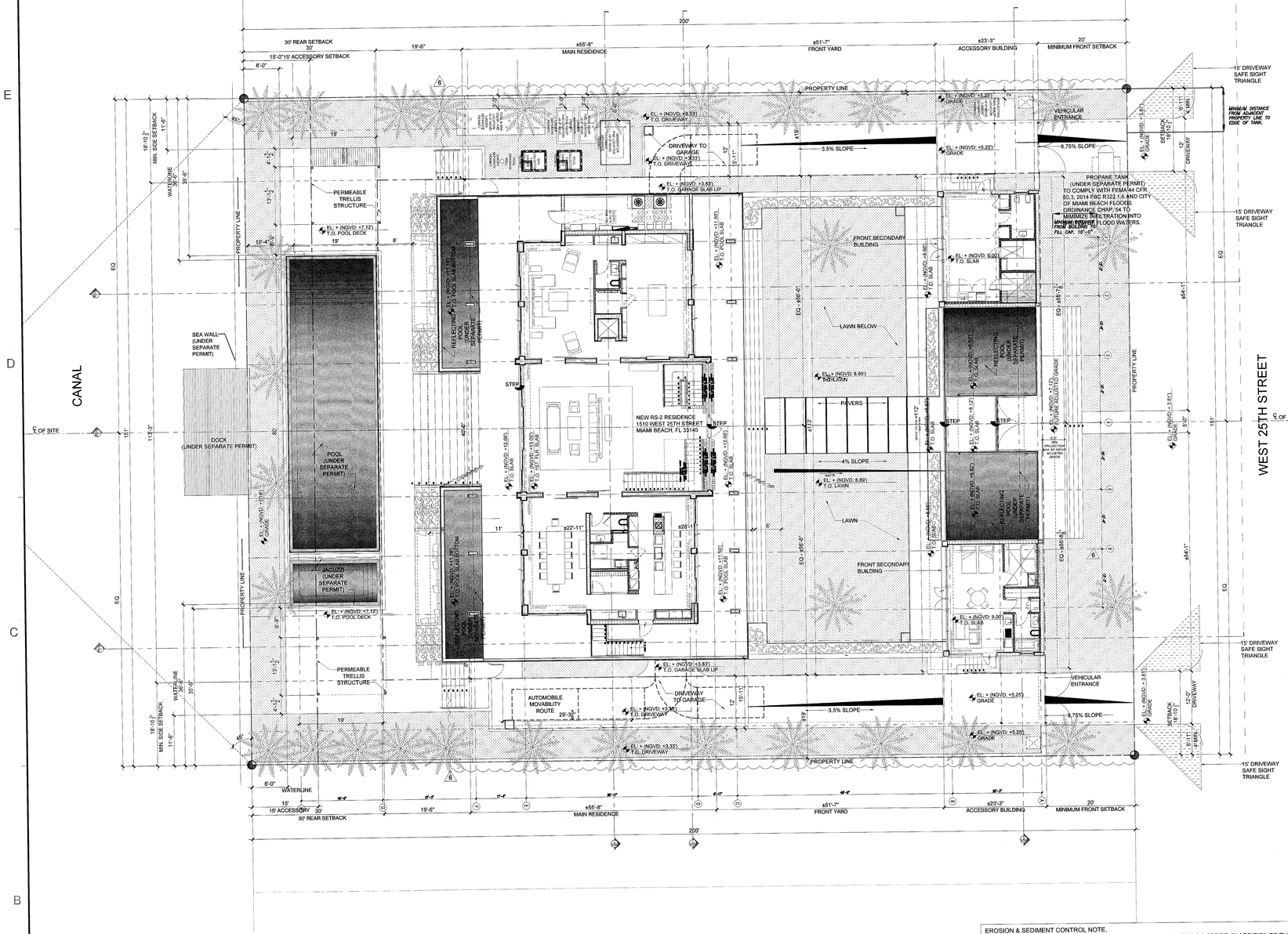
WWW.KOBIKARP.COM

KOBI KARP

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
No. AR0012578
KOBI KARP
Lic. # AR0012578

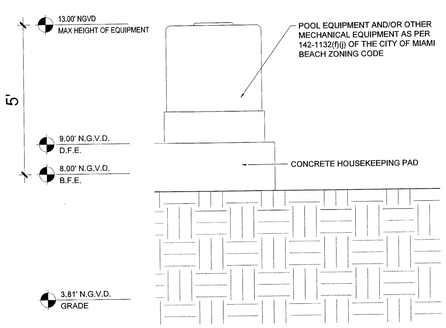
DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A1.06



1 SITE PLAN

Scale: 3/32"" = 1'-0"



2 MECH EQUIPMENT DIAGRAM

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

FOLIO NUMBER:	02-3228-001-1070
LEGAL DESCRIPTION:	PB 40-8 SUNSET ISLANDS NO. 2, E. 80 FT. LOT 5 & W 71 FT LOT 4, BLK 2-(
ADDRESS:	1510 W. 25th STREET, MIAMI BEACH, FLORIDA, 33140
MUNICIPALITY:	CITY OF MIAMI BEACH
ZONING SUBDIVISION:	RS-2
FLOOD INFORMATION:	FLOOD ZONE: AE, FIRM FEMA MAP NO. 12086C0317L
CONSTRUCTION TYPE:	R-3 as per FBC FIFTH EDITION (2014) SECTION 310.1 VB as per FBC FIFTH EDITION (2014) SECTION 602.5
LOT AREA:	30,200 SF
MAXIMUM UNIT SIZE ALLOWED: 50% OF LOT AREA	15,100 SF
UNIT SIZE PROVIDED:	
GARAGE LEVEL 0	1,031 SF
GROUND FLOOR LEVEL 1	5,622 SF
SECOND FLOOR LEVEL 2	3,521 SF
TOTAL	10,174 SF 6

GROSS CONSTRUCTION	
GARAGE LEVEL 0	3,448 S.F.
GROUND FLOOR	5,622 S.F.
GROUND FLOOR BALCONY	3,700 S.F.
SECOND FLOOR	3,521 S.F.
SECOND FLOOR BALCONY	3,520 S.F.
TOTAL	19,817 S.F.

LANDSCAPING CALCULATIONS:

REQUIRED MIN. LANDSCAPE AREA EQUALS TO 50% OF FRONT YARD:	3,020 SF. X 50% = 1,510 SF
PROVIDED LANDSCAPE AREA:	2,012 SF. (66.2% OF FRONT YARD) 6
REQUIRED MIN LANDSCAPE AREA. EQUALS TO 70% OF REAR YARD:	4,530 SF. X 70% = 3,171 SF
PROVIDED LANDSCAPE AREA	3,203 SF. (70.7% REAR YARD)
REFER TO SHADING DIAGRAMS	

SITE DATA

MAXIMUM LOT COVERAGE ALLOWED:	15% OF LOT AREA 30,200 SF. x 15% =	4,530 SF.
LOT COVERAGE PROVIDED:	MAIN HOUSE SECONDARY BUILDINGS TOTAL	3,474 SF 1,056 SF 4,530 SF (15% OF LOT AREA)
MAX BUILDING HEIGHT ALLOWED:	2 STORIES 28'-0" - FLAT ROOFS (ABOVE MIN. BASE FLOOD ELEV. (+8.00' NGVD) + FREEBOARD (+5.00')	
BUILDING HEIGHT PROVIDED:	2 STORIES, 27'-0" TOP OF ROOF	

SETBACKS - MAIN RESIDENCE:	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
SIDE (NORTH)	18'-10 1/2"	18'-10 1/2"
SIDE (SOUTH)	18'-10 1/2"	18'-10 1/2"
REAR	20'-0" - 50'-0"	30'-0"

FLOOD ELEVATION / FLOOD VENT CALCULATIONS:		
	FLOOD ELEVATION:	8.00' N.G.V.D.
	MAIN RESIDENCE ELEVATION:	13.00' N.G.V.D.
	GARAGE ELEVATION:	3.83' N.G.V.D.
	FLOOD VENT REQUIREMENTS: GARAGE, CRAWL SPACE, DEAD NON-OCCUPIABLE SPACE PLEASE SEE A3.00 DIAGRAMS	(a) Quantity of flood vents @ min. 1" per SF located on at least 2 different walls. See A3.00. (b) located max 12" above finished floor elev.
	GARAGE AREA:	600 SF.
	FLOOD VENTS:	HYDROSTATIC RELIEF 0 SF. PER VENT 0 SF. / 0 SF. 16" X 32" VENTS REQUIRED VENTS PROVIDED

MAX GRADE ELEV. CALCS:

Grade as provided by the City of Miami Beach Public Works Department (Crown of Road)= +3.81' N.G.V.D.
Future Grade = +5.25' N.G.V.D.
Base Flood Elevation = +8.00' N.G.V.D.
Design Flood Elev. = (8.00' N.G.V.D. + 1.00' Freeboard) = +9.00' N.G.V.D.
Main Residence Ground Floor = (8.00' N.G.V.D. + 5.00' Freeboard) = +13.00' N.G.V.D.
Adjusted Grade = (3.81' N.G.V.D. + 8.00' N.G.V.D.)/2 = +5.905' N.G.V.D.
Future Adjusted Grade = (5.25' N.G.V.D. + 9.00' N.G.V.D.)/2 = +7.125' N.G.V.D.
Lowest Adjacent Grade = +3.33' N.G.V.D.
Highest Adjacent Grade = +12.66' N.G.V.D.

VISIBILITY TRIANGLES: NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-0" AND 8'-0" ABOVE ESTABLISHED GRADE MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION WITH STREET.

THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE WATER WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO THE WATER.

SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE 5th EDITION (2014), RESIDENTIAL. POOL AND POOL BARRIER ARE UNDER A SEPARATE PERMIT.

CITY OF MIAMI BEACH PUBLIC WORKS NOTES:

A. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
B. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
C. ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
D. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
E. REMOVE AND REPLACE VALLEY GUTTER ALONG THE ENTIRE PROPERTY.

INSPECTION REQUIREMENTS:

THE CONTRACTOR OR OWNER SHALL SUBMIT UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FLORIDA BUILDING CODE 5th EDITION (2014), BUILDING SECTION 110.3).
THE CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO TCO OR CO.

NOTE:

SEC. 142-1132. - ALLOWABLE ENCROACHMENTS WITHIN REQUIRED YARDS.
(a) CENTRAL AIR CONDITIONERS, EMERGENCY GENERATORS AND OTHER MECHANICAL EQUIPMENT, ACCESSORY CENTRAL AIR CONDITIONERS, GENERATORS AND ANY OTHER MECHANICAL EQUIPMENT, INCLUDING ATTACHED SCREENING ELEMENTS, MAY OCCUPY A REQUIRED SIDE OR REAR YARD, IN SINGLE-FAMILY, TOWNHOME, OR IN THE RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY DISTRICTS, PROVIDED THAT:
(1) THEY ARE NOT CLOSER THAN FIVE FEET TO A REAR OR INTERIOR SIDE LOT LINE OR TEN FEET TO A SIDE LOT LINE FACING A STREET, WITH AN EXCEPTION FOR TWO FEET FOR POOL EQUIPMENT.
(2) THE MAXIMUM HEIGHT OF THE EQUIPMENT INCLUDING ATTACHED SCREENING ELEMENTS, SHALL NOT EXCEED FIVE FEET ABOVE CURRENT FLOOD ELEVATION, WITH A MAXIMUM HEIGHT NOT TO EXCEED TEN FEET ABOVE GRADE, AS DEFINED IN SUBSECTION 114-1, OF THE LOT AT WHICH THEY ARE LOCATED.
(3) IF VISIBLE FROM THE RIGHT-OF-WAY, PHYSICAL AND/OR LANDSCAPE SCREENING SHALL BE REQUIRED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL SUBMIT ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FINAL BUILDING INSPECTION TO FLOODPLAIN ADMINISTRATOR FOR REVIEW AND APPROVAL
2. B.B.Q EQUIPMENT (BUILT-IN) SHALL BE ELEVATED AT OR ABOVE DFE, 9.0 FT NGVD
3. ALL MACHINERY AND EQUIPMENTS SHALL BE ELEVATED AT OR ABOVE, DFE, 9.0 FT NGVD

EROSION & SEDIMENT CONTROL NOTE.
THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS & SPEC'S, IN ADDITION TO THE STANDARDS PER FDOT INDEX 100-104, AS WELL AS PER FLORIDA'S EROSION & SEDIMENT CONTROL MANUAL, & ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY w/ FL NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE & IMPLEMENT THE BEST MANAGEMENT PRACTICES THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

DRAINAGE NOTE.
1. ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY
2. NO RUN-OFF WATER IS ALLOWED TO BE DISCHARGE INTO ANY OF THE ADJACENT PROPERTIES, BAY OR PUBLIC RIGHT OF WAY
3. SLOPE GRADE AWAY FROM NEW CONSTRUCTION.

FLOOD ELEVATION NOTE
1. MINIMUM EQUIPMENT AND HABITABLE FINISH FLOOR ELEVATION= 9.00' N.G.V.D
2. ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE AT/ABOVE DESIGN FLOOD ELEVATION (+9'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

CLASSIFICATION OF STRUCTURE FOR FLOOD- RESISTANT DESIGN AND CONSTRUCTION:II

NOTE:
"FLOOD RESISTANT MATERIAL" IS DEFINED BY THE NFIP AS" ANY BUILDING PRODUCT (MATERIAL, COMPONENT OR SYSTEM) CAPABLE OF WITHSTANDING DIRECT AND PROLONGED CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE." THE TERM "PROLONGED CONTACT" MEANS AT LEAST 72 HOURS, AND THE TERM "SIGNIFICANT DAMAGE" MEANS ANY DAMAGE REQUIRING MORE THAN COSMETIC REPAIR. "COSMETIC REPAIR" INCLUDES CLEANING, SANITIZING, AND RESURFACING (E.G., SANDING, REPAIR OF JOINTS, REPAINTING) OF THE MATERIAL.

NOTE:
ENCLOSED AREAS BELOW BASE FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING GARAGE AND LIMITED STORAGE ROOM; - ELEVATOR EQUIPMENT AND COMPONENTS SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASCE 24-05 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4-2010

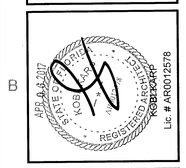
MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-30
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

SITE PLAN



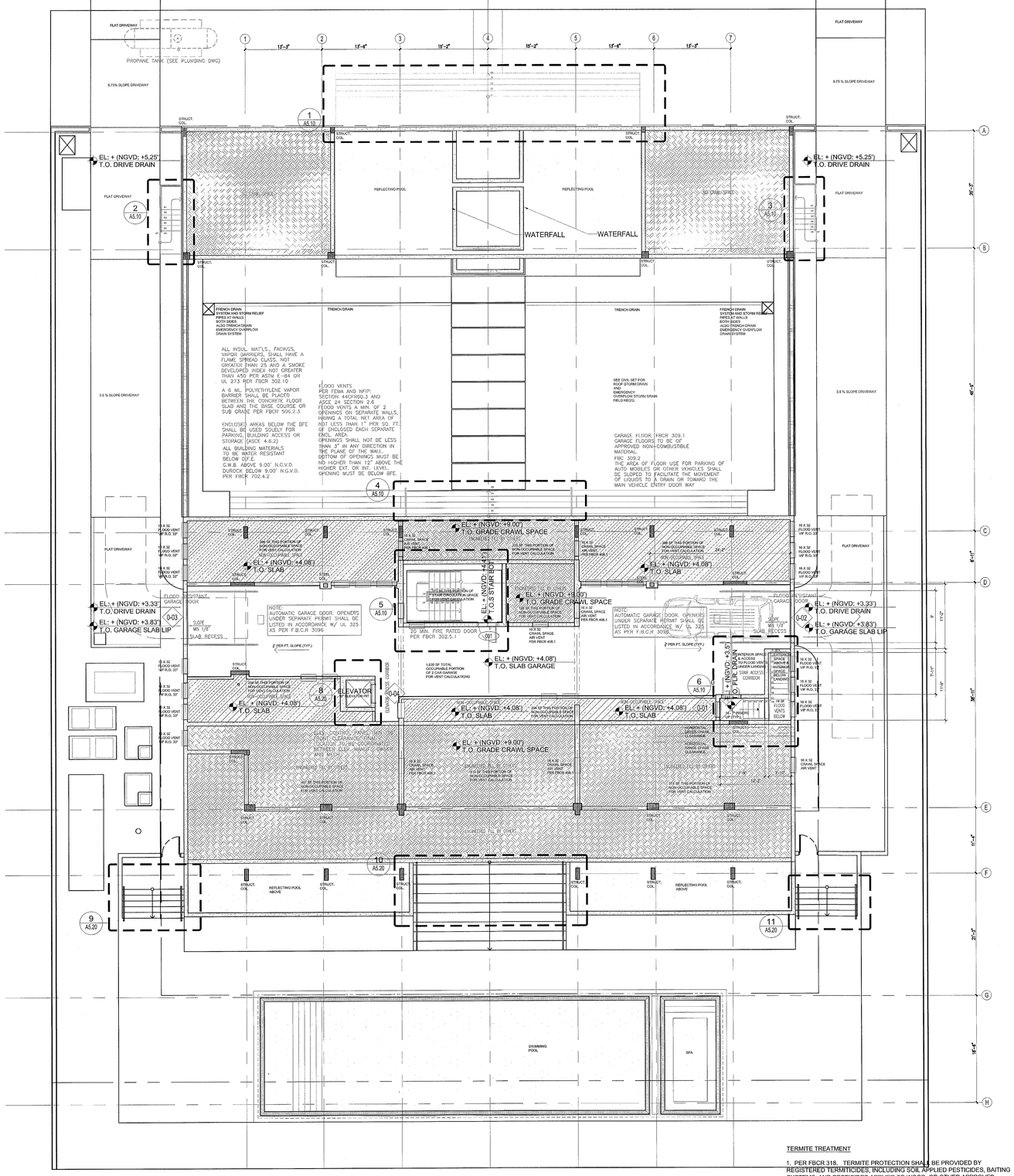
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A2.00



ALL INSUL. MAT'LS., FACINGS, VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD CLASS. NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER ASTM E-84 OR UL 273 PER FBCR 302.10

A 6 ML. POLYETHYLENE VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR SUB GRADE PER FBCR 506.2.3

ENCLOSED AREAS BELOW THE BFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE (ASCE 4.6.2)

ALL BUILDING MATERIALS TO BE WATER RESISTANT BELOW D.F.E.

G.W.B. ABOVE 9.00' N.G.V.D.

DUROCK BELOW 9.00' N.G.V.D. PER FBCR 702.4.2

FLOOD VENTS
PER FEMA AND NFIP:
SECTION 44CFR60.3 AND
ASCE 24 SECTION 2.6
FLOOD VENTS A MIN. OF 2 OPENINGS ON SEPARATE WALLS, HAVING A TOTAL NET AREA OF NOT LESS THAN 1" PER SQ. FT. OF ENCLOSED EACH SEPARATE ENCL. AREA.
OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL.
BOTTOM OF OPENINGS MUST BE NO HIGHER THAN 12" ABOVE THE HIGHER EXT. OR INT. LEVEL.
OPENING MUST BE BELOW BFE.

GARAGE FLOOR: FBCR 309.1
GARAGE FLOORS TO BE OF APPROVED NON-COMBUSTIBLE MATERIAL.

FBC 309.2
THE AREA OF FLOOR USE FOR PARKING OF AUTO MOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOOR WAY

NOTE:
AUTOMATIC GARAGE DOOR. OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/ UL 325 AS PER F.B.C.R 3096

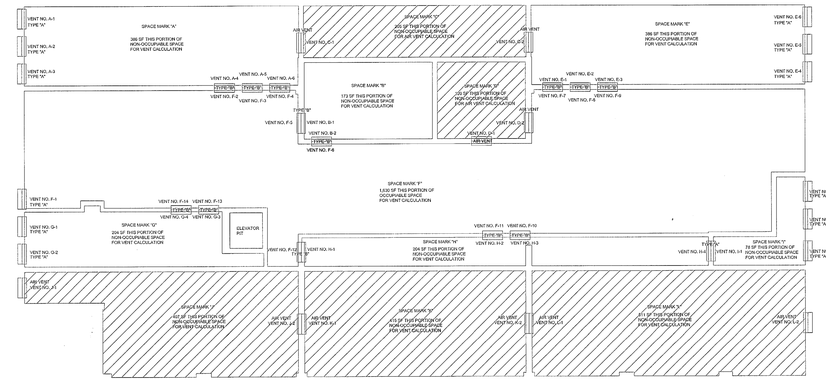
NOTE:
AUTOMATIC GARAGE DOOR. OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/ UL 325 AS PER F.B.C.R 3096

GARAGE FLOOR PLAN

1 — Scale: 1/8" = 1'-0"

TERMITE TREATMENT

1. PER FBCR 318. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. REFERENCE 2014 FBCR SECTION 202, 'REGISTERED TERMITICIDE.' UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



TYPE "A" 16" X 32" FLOOD VENTS
SMARTVENT MODEL # 1540-0039
FLOOD COVERAGE = 800 SF
AIR VENTILATION = 204 SI

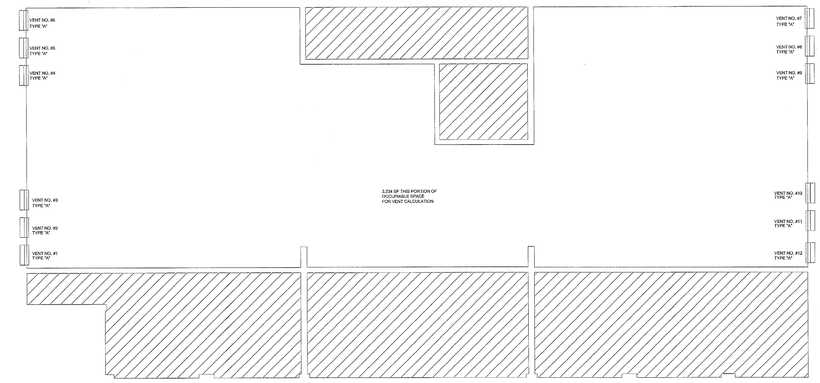
TYPE "B" 8" X 16" FLOOD VENTS
SMARTVENT MODEL # 1540-510
FLOOD COVERAGE = 200 SF
AIR VENTILATION = 51 SI

TYPE "B" 8" X 16" AIR VENTS

	VENT TYPE "A" 16" X 32"	COVERAGE PROVIDED	VENT TYPE "B" 8" X 16"	COVERAGE PROVIDED	TOTAL COVERAGE PROVIDED	ACTUAL SF OF SPACES	
SPACE MARK "A"	QUANTITY 3 TYPE "A" 16" X 32"	2,400 SF COVERAGE	QUANTITY 3 TYPE "B" 8" X 16"	600 SF COVERAGE	3,000 SF TOTAL COVERAGE	386 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "B"			QUANTITY 2 TYPE "B" 8" X 16"	400 SF COVERAGE	400 SF TOTAL COVERAGE	173 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "C"			(2) 8" X 16" AIR VENTS	400 SF COVERAGE	400 SF TOTAL COVERAGE	205 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "D"			(2) 8" X 16" AIR VENTS	400 SF COVERAGE	400 SF TOTAL COVERAGE	120 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "E"	QUANTITY 3 TYPE "A" 16" X 32"	2,400 SF COVERAGE	QUANTITY 3 TYPE "B" 8" X 16"	600 SF COVERAGE	3,000 SF TOTAL COVERAGE	386 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "F"	QUANTITY 1 TYPE "A" 16" X 32"	800 SF COVERAGE	QUANTITY 13 TYPE "B" 8" X 16"	2,600 SF COVERAGE	3,400 SF TOTAL COVERAGE	1,630 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "G"	QUANTITY 2 TYPE "A" 16" X 32"	1,600 SF COVERAGE	QUANTITY 2 TYPE "B" 8" X 16"	400 SF COVERAGE	2,000 SF TOTAL COVERAGE	204 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "H"	QUANTITY 1 TYPE "A" 16" X 32"	800 SF COVERAGE	QUANTITY 3 TYPE "B" 8" X 16"	600 SF COVERAGE	1,400 SF TOTAL COVERAGE	204 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "I"	QUANTITY 4 TYPE "A" 16" X 32"	3,200 SF COVERAGE			3,200 SF TOTAL COVERAGE	78 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "J"	(2) TYPE 16" X 32" AIR VENTS	1,600 SF COVERAGE			1,600 SF TOTAL COVERAGE	407 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "K"	(2) TYPE 16" X 32" AIR VENTS	1,600 SF COVERAGE			1,600 SF TOTAL COVERAGE	415 SF	PROVIDED EXCEEDS REQUIRED
SPACE MARK "L"	(2) TYPE 16" X 32" AIR VENTS	1,600 SF COVERAGE			1,600 SF TOTAL COVERAGE	511 SF	PROVIDED EXCEEDS REQUIRED

VENTING DIAGRAM (BREAKDOWN)

6 — 2 — Scale: 1/8" = 1'-0"



TYPE "A" 16" X 32" FLOOD VENTS
SMARTVENT MODEL # 1540-0039
FLOOD COVERAGE = 800 SF
AIR VENTILATION = 204 SI

TYPE "B" 8" X 16" FLOOD VENTS
SMARTVENT MODEL # 1540-510
FLOOD COVERAGE = 200 SF
AIR VENTILATION = 51 SI

TYPE "B" 8" X 16" AIR VENTS

	VENT TYPE "A" 16" X 32"	COVERAGE PROVIDED			TOTAL COVERAGE PROVIDED	ACTUAL SF OF TOTAL SPACE	
TOTAL SPACE	QUANTITY 12 TYPE "A" 16" X 32"	9,600 SF COVERAGE			9,600 SF TOTAL COVERAGE	3,234 SF	PROVIDED EXCEEDS REQUIRED

VENTING DIAGRAM (OVERALL)

6 — 3 — Scale: 1/8" = 1'-0"

2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-31
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

LEVEL 0 PLAN

APR 06
AR0012578
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

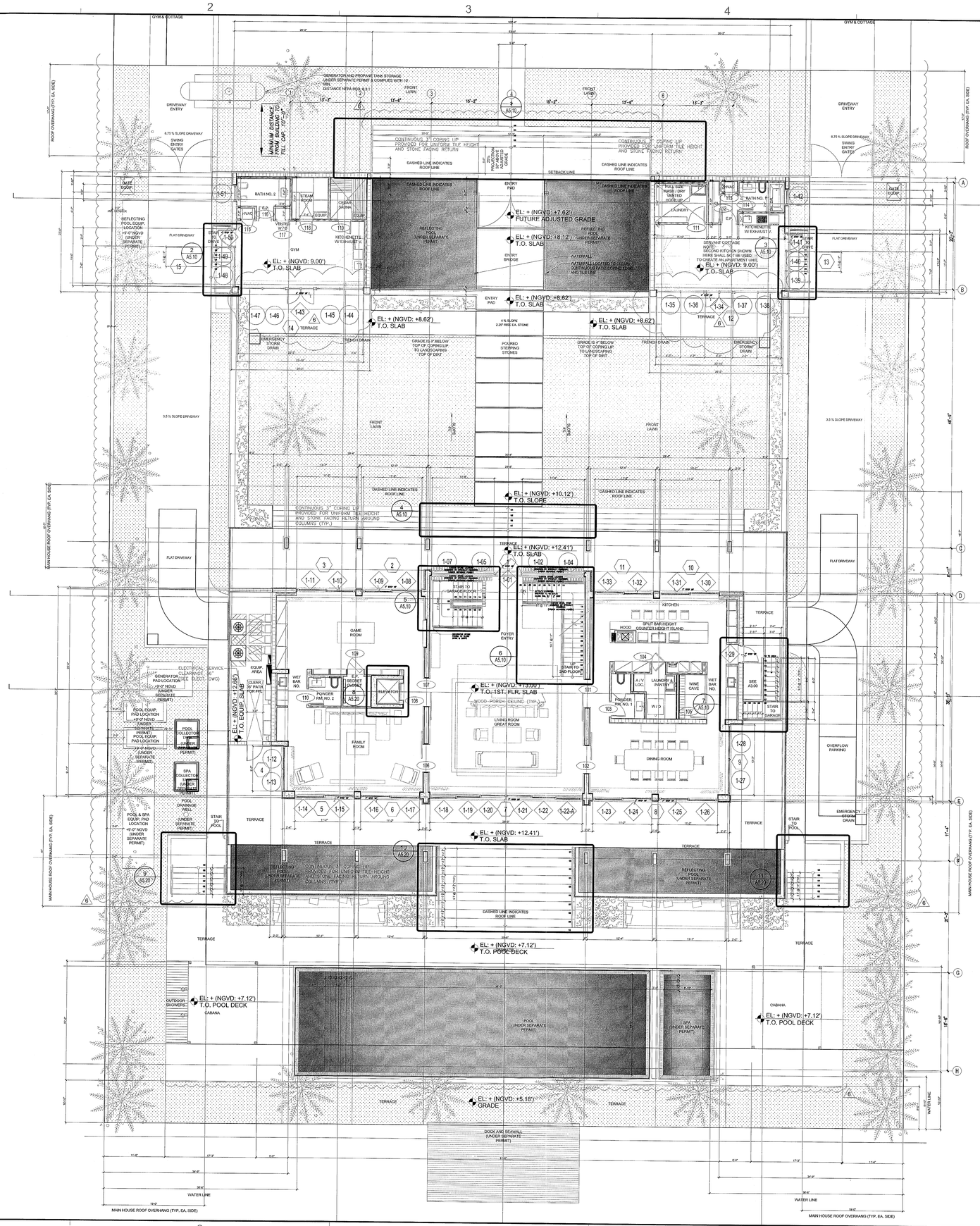
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY: --
CHECKED BY: --
DATE: 11/23/2016

A3.00



PROVIDE SAFETY GLASS IN HAZARDOUS AREAS PER FBCR 308.4 SAFEGUARDS. "THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES (1.5 M) OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R308.4 FOR CATEGORY II GLAZING PRODUCTS". SHOWER DOORS TO BE 22" CLEAR MIN. WIDTH IN COMPLIANCE WITH R2708.1.1.

BATHROOM FIXTURES SHALL BE INSTALLED WITH MINIMUM FIXTURE CLEARANCE AS PER R307.1 RESIDENTIAL CODE.

ALL FINISHES IN BATHROOM SHALL BE IMPERMEABLE MATERIAL UP TO 6'-0" AT ALL WET AREAS FBCR 307.

ALL WALL AND CEILING FINISHES TO BE SELECTED BY OWNER AND SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. PER FBC- RESIDENTIAL 302.9

INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 PER FBC RESIDENTIAL 302.10

NOTE:
ALL CONSTRUCTION MATERIALS LOCATED BELOW THE DESIGN FLOOD ELEVATION (+9.00 N.G.V.D.) MUST BE A FLOOD-RESISTANCE MATERIAL, INCLUDING BUT NOT LIMITED TO, WALL FINISHES, DOORS, FRAMES, BASE BOARDS, ETC. PLEASE REFER TO THE 'FEMA' TECHNICAL BULLETIN 2-93 FOR ADDITIONAL INFORMATION

OUTDOOR KITCHEN EQUIPMENT (BUILT-IN) SHALL BE ELEVATED AT OR ABOVE DFE, 9.0 FT NGVD

OUTDOOR MECHANICAL EQUIPMENT (BUILT-IN) SHALL BE ELEVATED AT OR ABOVE DFE, 9.0 FT NGVD

1. INSTALL CATEGORY II SAFETY GLASS FOR SHOWER ENCLOSURE. FBCR 308.4
2. SHOWER DOORS TO BE MIN 22" WIDE IN COMPLIANCE WITH CHAPTER 3 FBCR 2014 FBCR 2708.1.1
3. BBQ CABINETS BUILD OFF PVC PAINTED SHEETS AND GALVANIZED FASTENERS (SEPARATE PERMIT REQUIRED).

ALL MECH. EQUIP. AND EXHAUST FANS FURNISHED WITH ACCESS PANELS AS NOTED ON PLANS AND DIMENSIONED ON RCP.

N

1 FLOOR PLAN - LEVEL 1 FIRST FLOOR
Scale: 1/8" = 1'-0"

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

1	BLDG. DEPT.	2016-08-12
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-30
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

LEVEL 1 PLAN

STEVEN J. KOBI KARP
REGISTERED ARCHITECT
STATE OF FLORIDA
No. AR0012578
Apr 19, 2017

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 300
Miami, Florida 33137
O: 305.573.1816
F: 305.573.1818

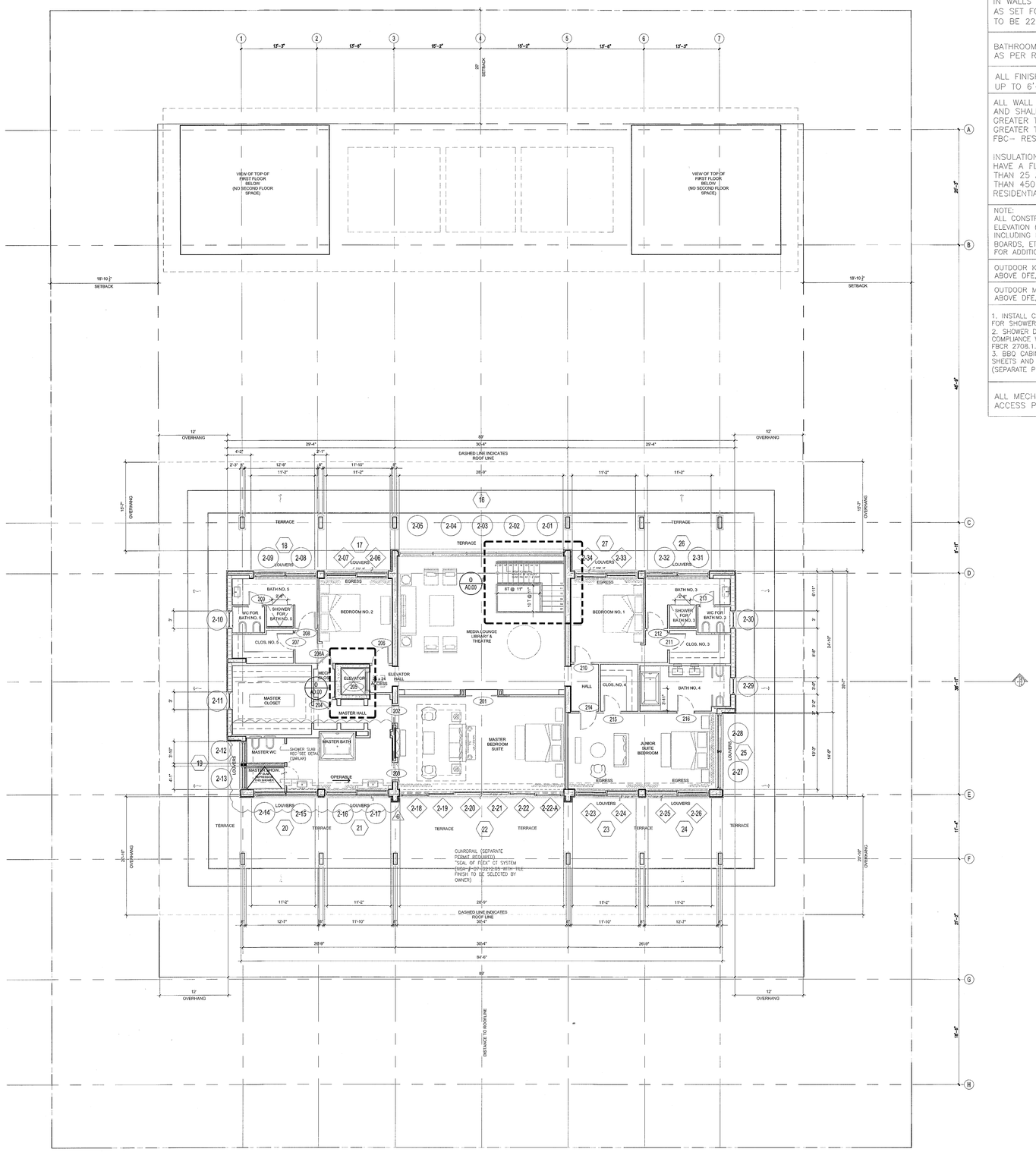
WWW.KOBIKARP.COM

KOBI KARP

Lic. # AR0012578

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A3.01



PROVIDE SAFETY GLASS IN HAZARDOUS AREAS PER FBCR 308.4 SAFEGUARDS. "THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES (1.5 M) OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R308.4 FOR CATEGORY II GLAZING PRODUCTS". SHOWER DOORS TO BE 22" CLEAR MIN. WIDTH IN COMPLIANCE WITH R2708.1.1.

BATHROOM FIXTURES SHALL BE INSTALLED WITH MINIMUM FIXTURE CLEARANCE AS PER R307.1 RESIDENTIAL CODE.

ALL FINISHES IN BATHROOM SHALL BE IMPERMEABLE MATERIAL UP TO 6'-0" AT ALL WET AREAS FBCR 307.

ALL WALL AND CEILING FINISHES TO BE SELECTED BY OWNER AND SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. PER FBC- RESIDENTIAL 302.9

INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 PER FBC RESIDENTIAL 302.10

NOTE:
ALL CONSTRUCTION MATERIALS LOCATED BELOW THE DESIGN FLOOD ELEVATION (+9.00 N.G.V.D.) MUST BE A FLOOD-RESISTANCE MATERIAL, INCLUDING BUT NOT LIMITED TO, WALL FINISHES, DOORS, FRAMES, BASE BOARDS, ETC. PLEASE REFER TO THE 'FEMA' TECHNICAL BULLETIN 2-93 FOR ADDITIONAL INFORMATION

OUTDOOR KITCHEN EQUIPMENT (BUILT-IN) SHALL BE ELEVATED AT OR ABOVE DFE, 9.0 FT NGVD

OUTDOOR MECHANICAL EQUIPMENT (BUILT-IN) SHALL BE ELEVATED AT OR ABOVE DFE, 9.0 FT NGVD

1. INSTALL CATEGORY II SAFETY GLASS FOR SHOWER ENCLOSURE. FBCR 308.4
2. SHOWER DOORS TO BE MIN 22" WIDE IN COMPLIANCE WITH CHAPTER 3 FBCR 2014 FBCR 2708.1.1
3. BBQ CABINETS BUILD OFF PVC PAINTED SHEETS AND GALVANIZED FASTENERS (SEPARATE PERMIT REQUIRED).

ALL MECH. EQUIP. AND EXHAUST FANS FURNISHED WITH ACCESS PANELS AS NOTED ON PLANS AND DIMENSIONED ON RCP.

N

1 FLOOR PLAN - LEVEL 2 SECOND FLOOR
Scale: 1/8" = 1'-0"

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	.	.
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

LEVEL 2 PLAN

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
LIC. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1516
F: 305.573.0766
WWW.KOBIKARP.COM
KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

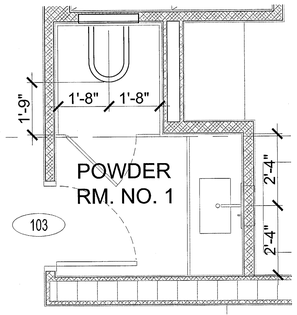
A3.02

PROVIDE SAFETY GLASS IN HAZARDOUS AREAS PER FBCR 308.4 SAFEGUARDS. "THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES (1.5 M) OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R308.4 FOR CATEGORY II GLAZING PRODUCTS". SHOWER DOORS TO BE 22" CLEAR MIN. WIDTH IN COMPLIANCE WITH R2708.1.1.

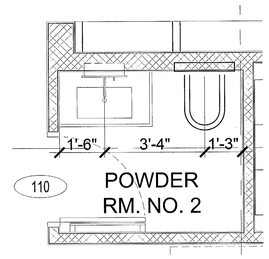
BATHROOM FIXTURES SHALL BE INSTALLED WITH MINIMUM FIXTURE CLEARANCE AS PER R307.1 RESIDENTIAL CODE.

ALL FINISHES IN BATHROOM SHALL BE IMPERMEABLE MATERIAL UP TO 6'-0" AT ALL WET AREAS FBCR 307.

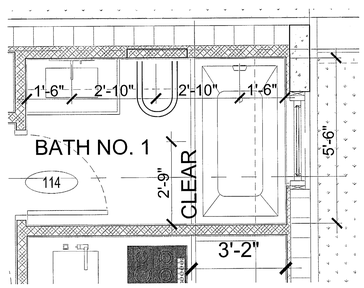
1. INSTALL CATEGORY II SAFETY GLASS FOR SHOWER ENCLOSURE. FBCR 308.4
2. SHOWER DOORS TO BE MIN 22" WIDE IN COMPLIANCE WITH CHAPTER 3 FBCR 2014 FBCR 2708.1.1
3. BBQ CABINETS BUILD OFF PVC PAINTED SHEETS AND GALVANIZED FASTENERS (SEPARATE PERMIT REQUIRED).



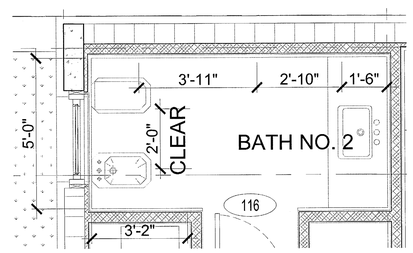
1 ENLARGED POWDER #1 PLAN
Scale: 1/2" = 1'-0"



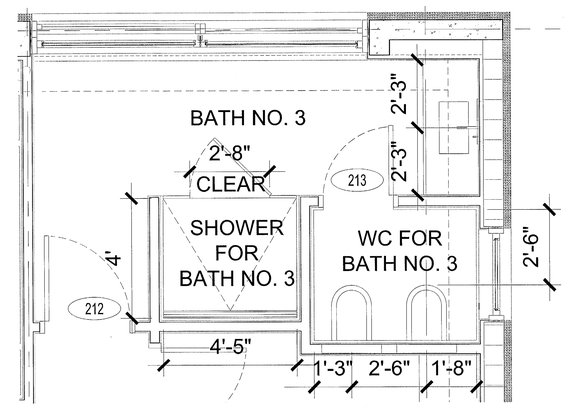
2 ENLARGED POWDER #2 PLAN
Scale: 1/2" = 1'-0"



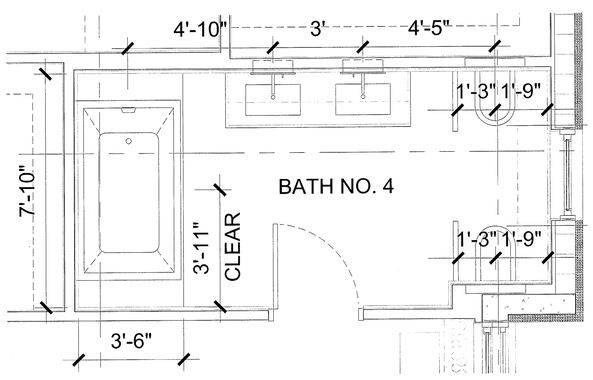
3 ENLARGED BATHROOM #1 PLAN
Scale: 1/2" = 1'-0"



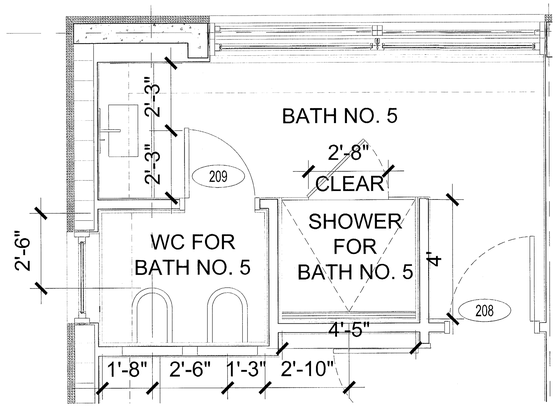
4 ENLARGED BATHROOM #2 PLAN
Scale: 1/2" = 1'-0"



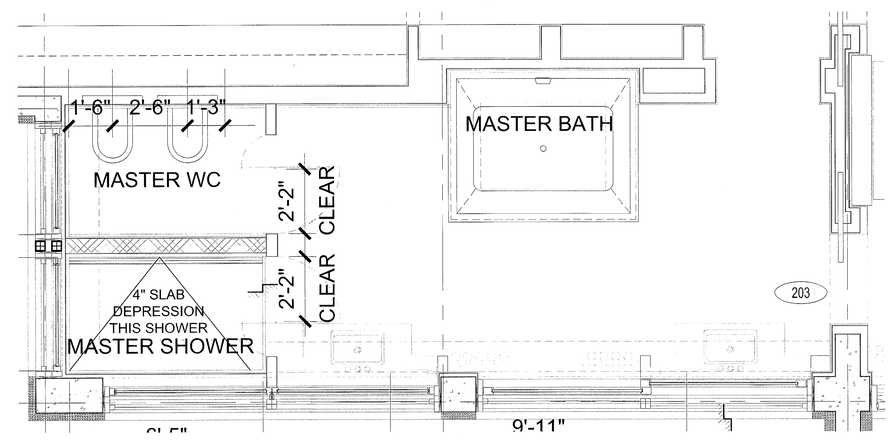
6 5 ENLARGED BATHROOM #3 PLAN
Scale: 1/2" = 1'-0"



6 ENLARGED BATHROOM #4 PLAN
Scale: 1/2" = 1'-0"



6 7 ENLARGED BATHROOM #5 PLAN
Scale: 1/2" = 1'-0"



6 1 ENLARGED MASTER BATHROOM PLAN
Scale: 1/2" = 1'-0"

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

2	OWNER REV.	2016-11-03
3	BLDG. DEPT.	2017-01-03
4	.	.
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

ENLARGED BATHROOM PLANS

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
AR 0012578
APR 0 3 2017

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2315 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM
Lic. # AR0012578

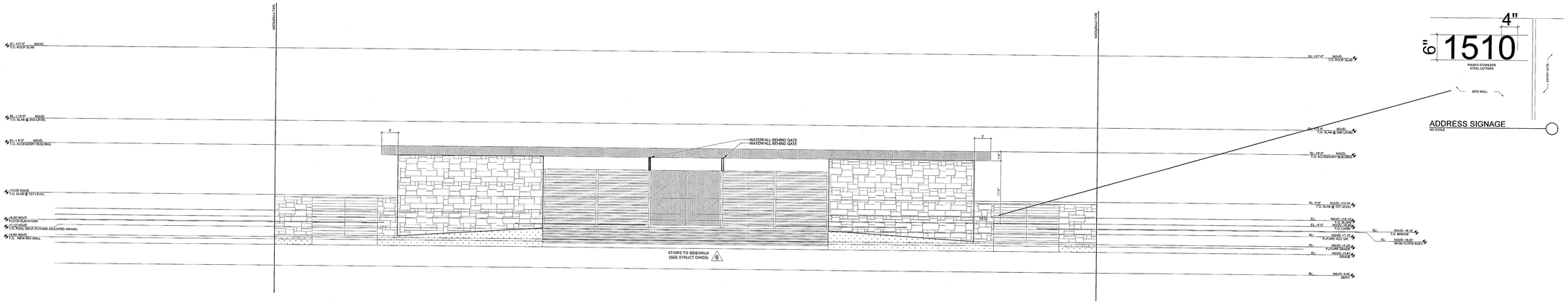
KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A3.04

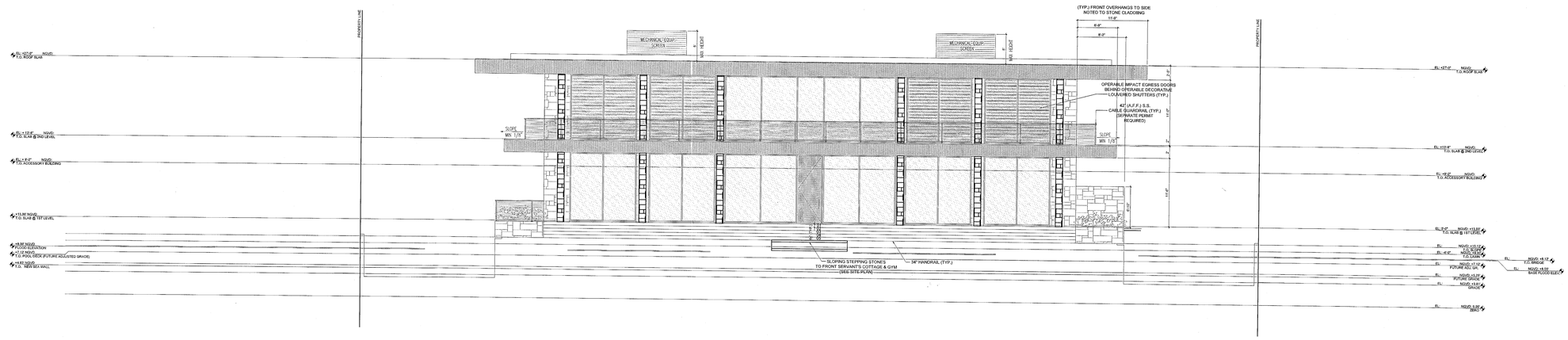
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-30
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653



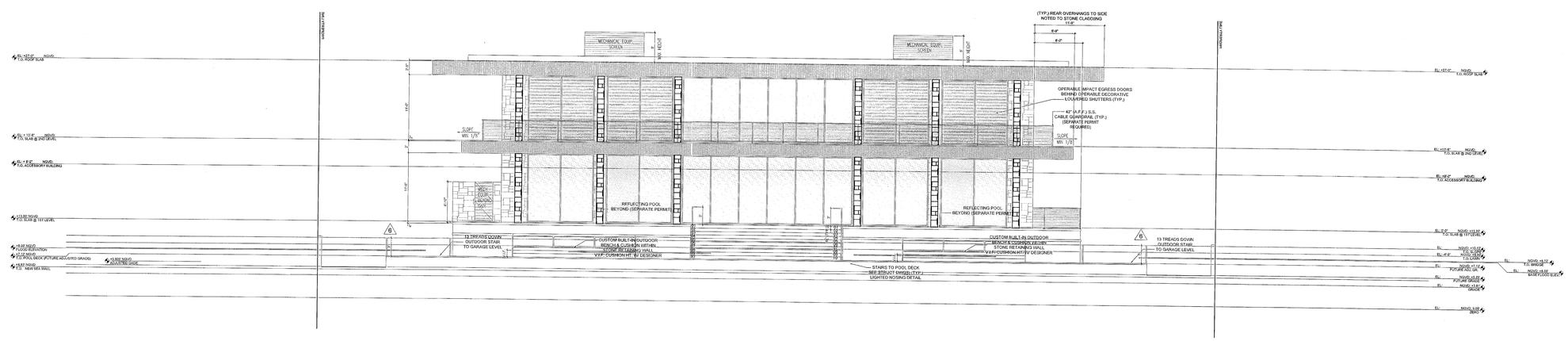
1 ELEVATIONS - STREET FRONT

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



2 ELEVATIONS - FRONT

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



3 ELEVATIONS - REAR

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

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

ELEVATIONS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

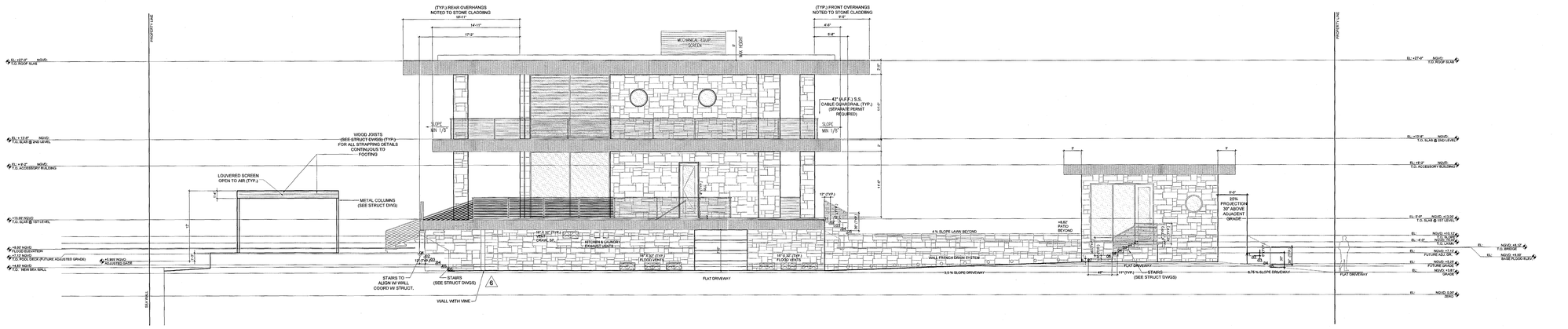
WWW.KOBIKARP.COM

KOBI KARP

KOBI KARP
REGISTERED ARCHITECT
STATE OF FLORIDA
Lic. # AR0012578

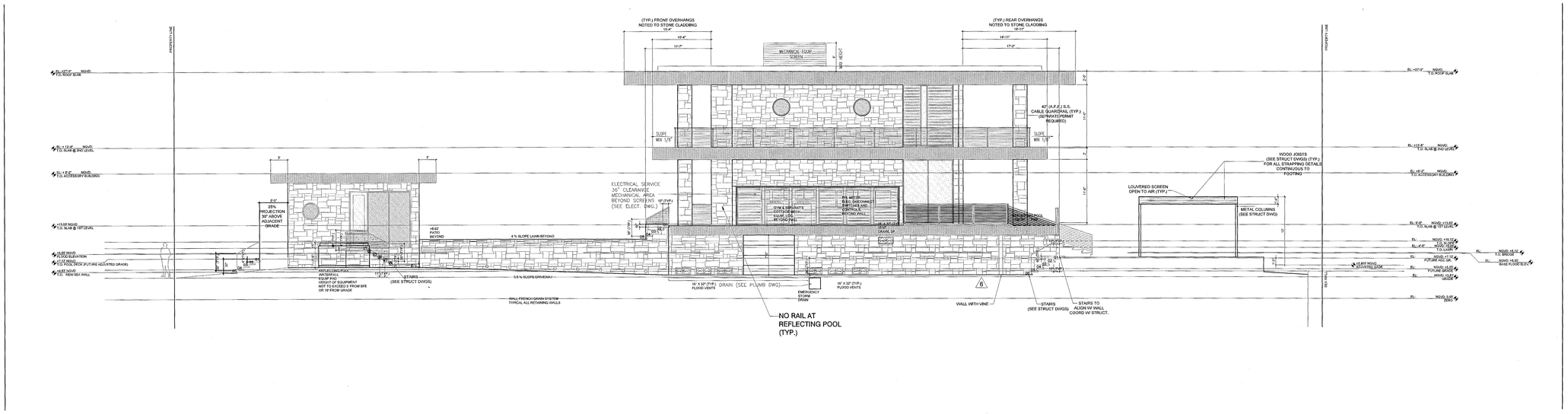
DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A4.00



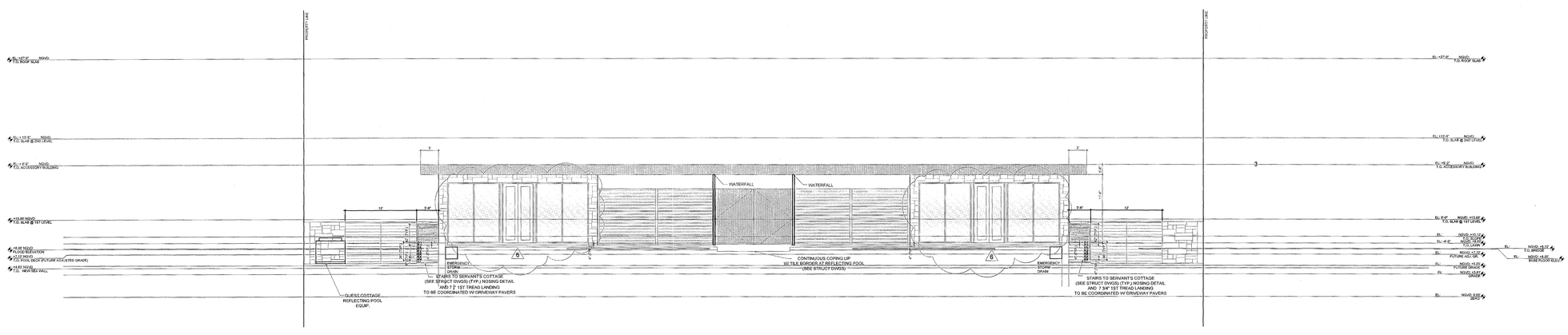
4 ELEVATIONS - SIDE

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



5 ELEVATIONS - SIDE

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



6 ELEVATIONS - COURTYARD

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

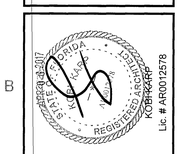
MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

REV		
1		
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-30
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

ELEVATIONS

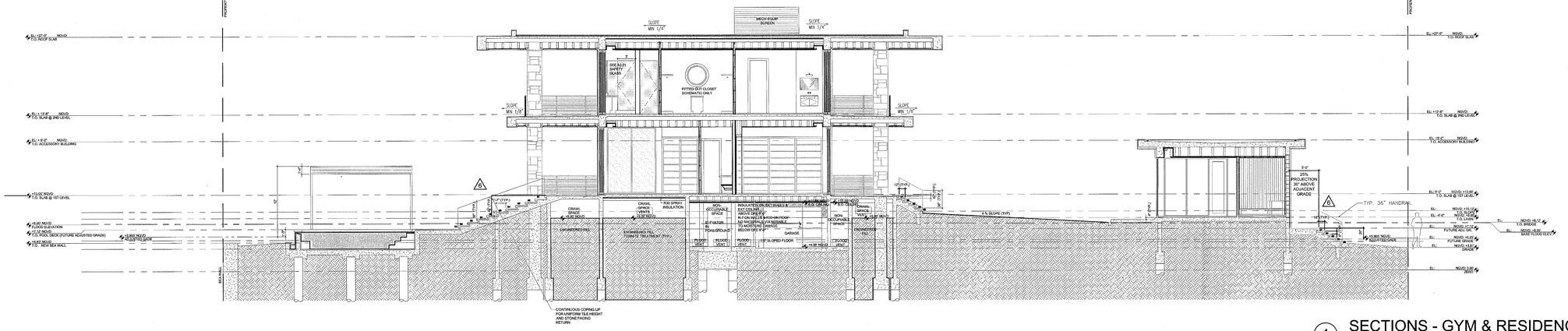


ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P. 305.573.1818
F. 305.573.1819
WWW.KOBIKARP.COM

KOBI KARP

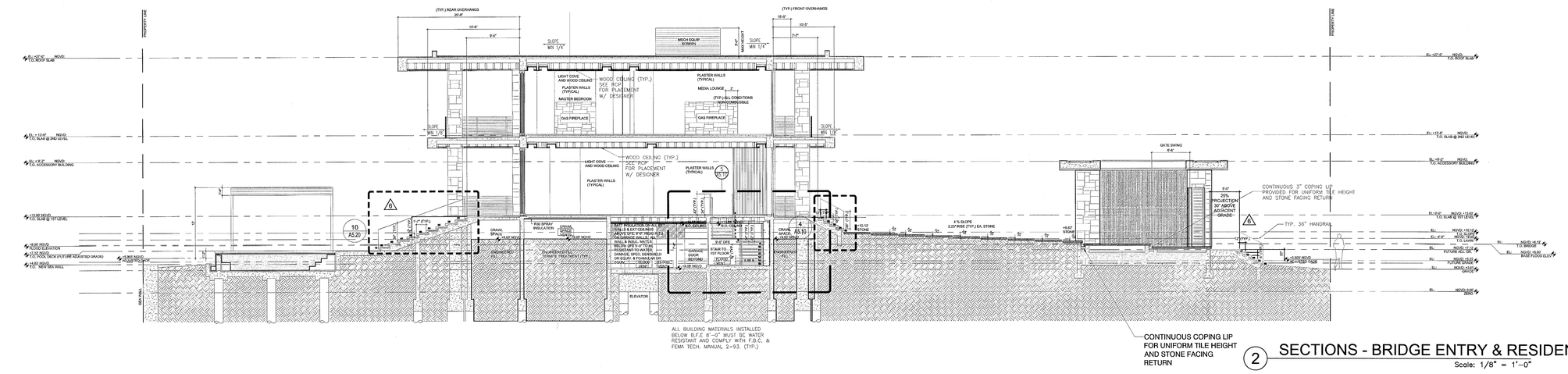
DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A4.01



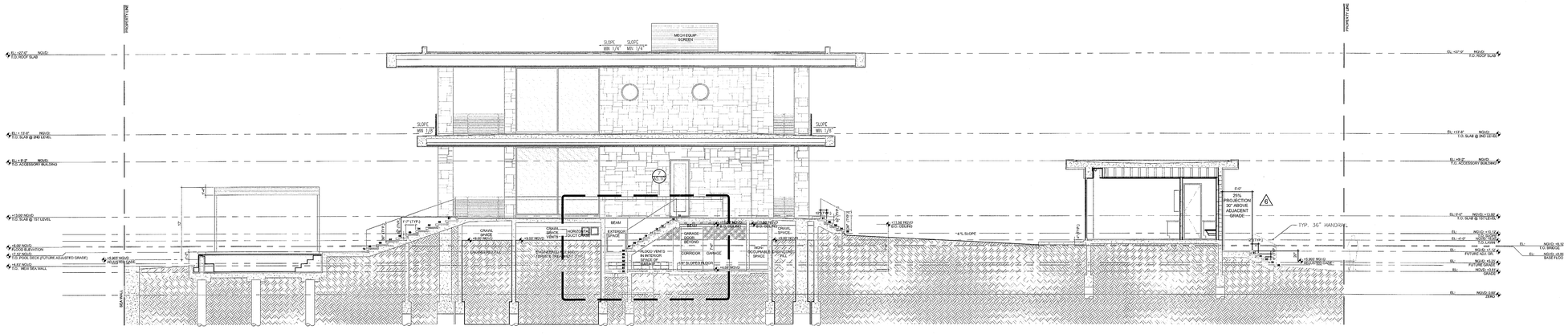
1 SECTIONS - GYM & RESIDENCE

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



2 SECTIONS - BRIDGE ENTRY & RESIDENCE

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



3 SECTIONS - SERVANT'S COTTAGE & RESIDENCE

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

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

REVISIO		
1	BLDG	
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-30
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

SECTIONS

STATE OF FLORIDA ARCHITECT KOBI KARP REGISTERED ARCHITECT APR 8 2017

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

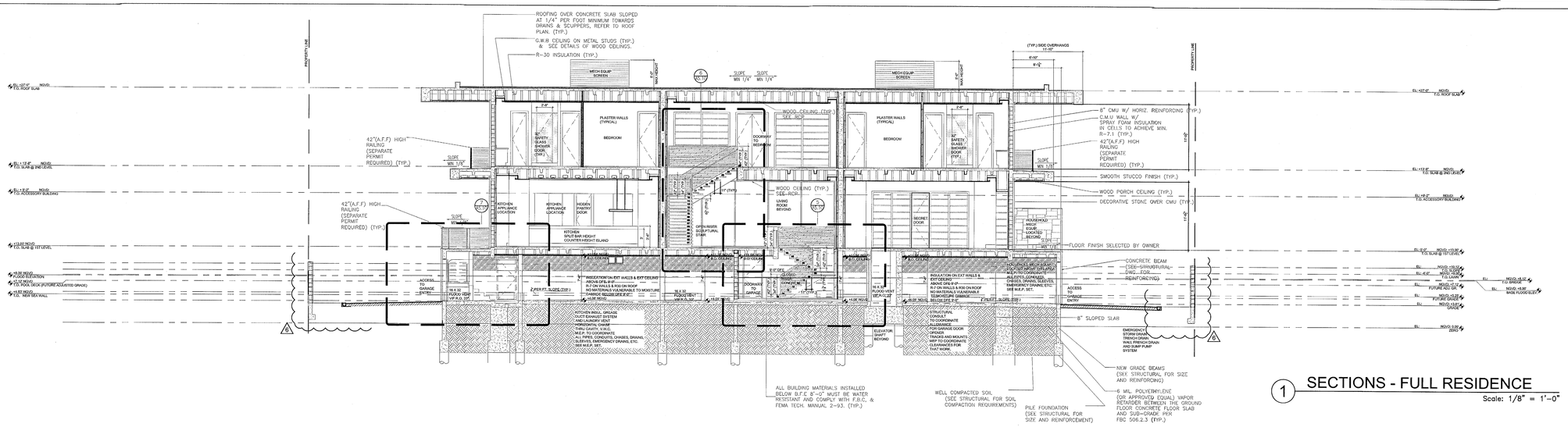
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

WWW.KOBIKARP.COM

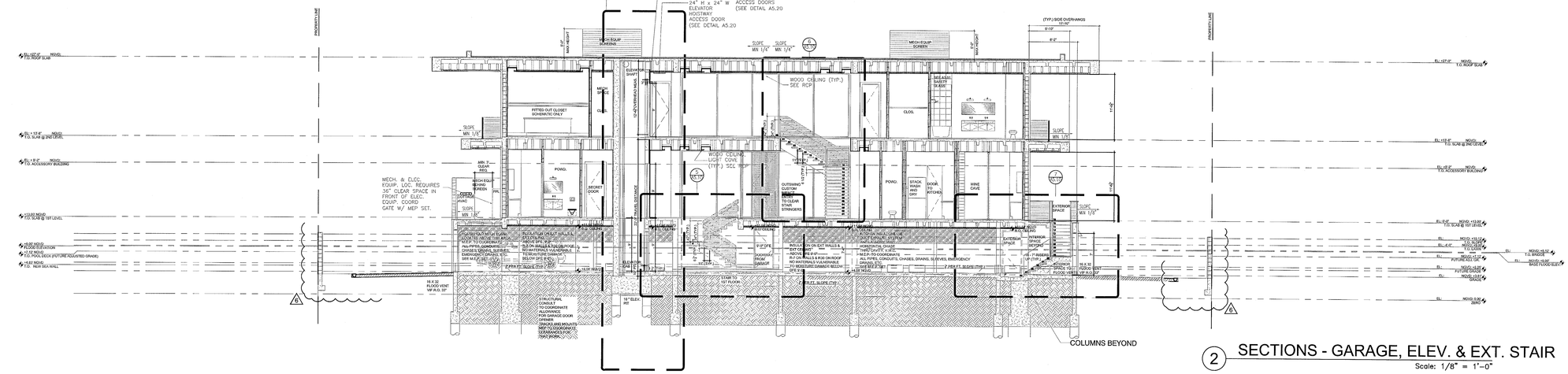
KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

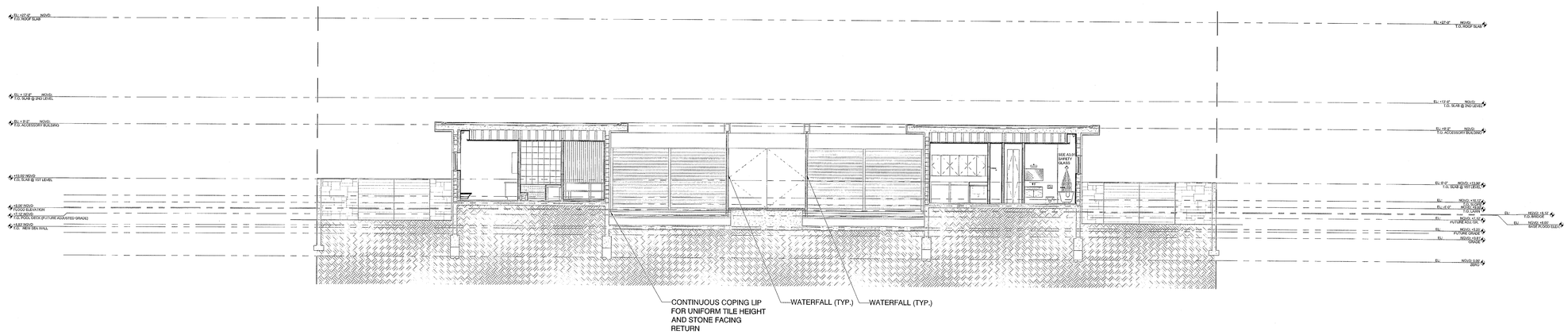
A5.00



1 SECTIONS - FULL RESIDENCE
Scale: 1/8" = 1'-0"



2 SECTIONS - GARAGE, ELEV. & EXT. STAIR
Scale: 1/8" = 1'-0"



3 SECTIONS - SERVANT'S COTTAGE & GYM
Scale: 1/8" = 1'-0"

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

REVISIONS		
1	E	
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	BLDG. DEPT.	2017-01-30
5	BLDG. DEPT.	2017-02-17
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

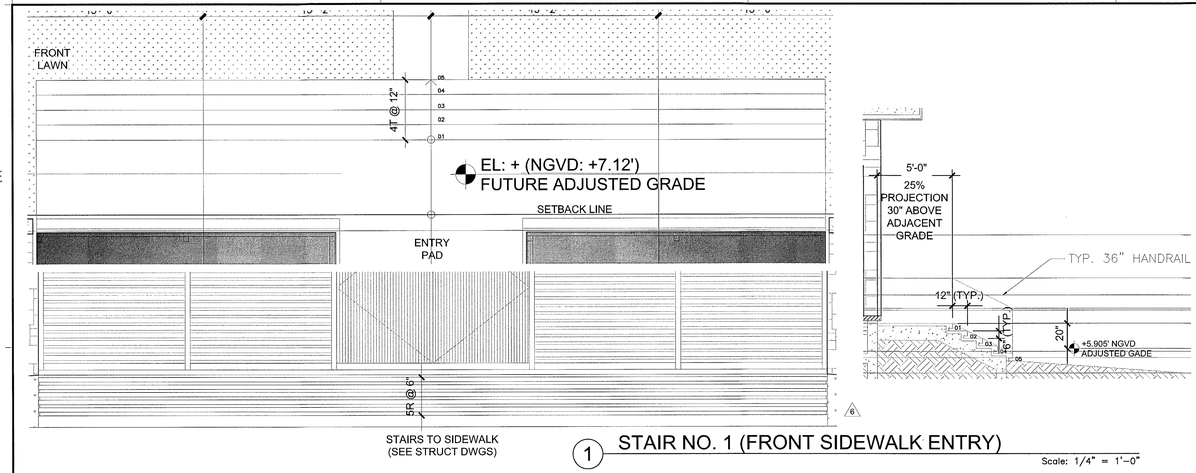
SECTIONS

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
Lic. #AR0012578
APR 04 2017

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 300
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3798
WWW.KOBIKARP.COM
KOBI KARP

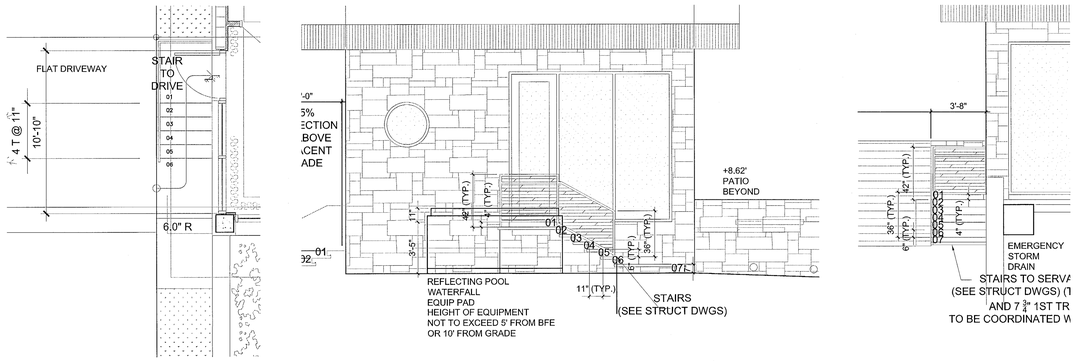
DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A5.01



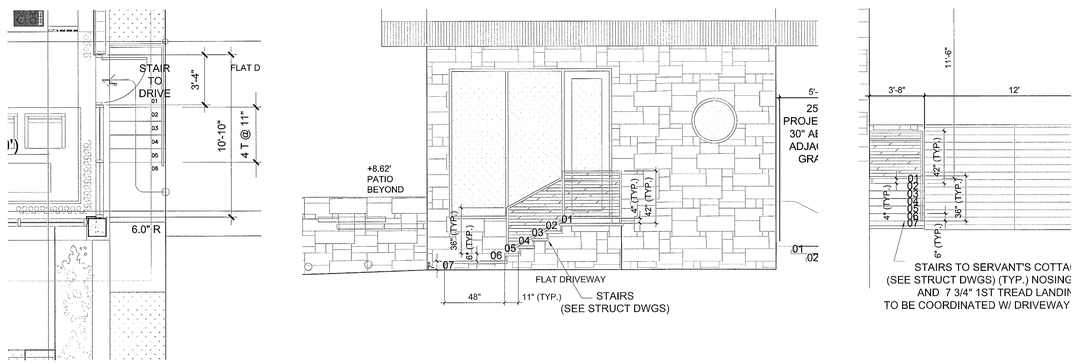
1 STAIR NO. 1 (FRONT SIDEWALK ENTRY)

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



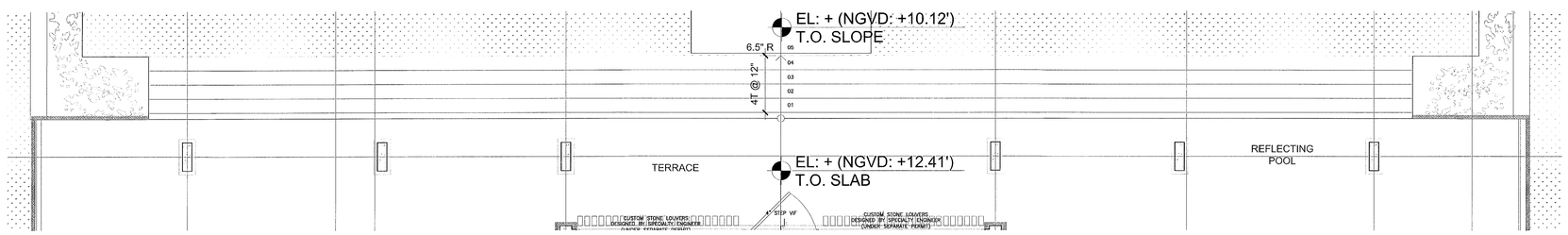
2 STAIR NO. 2 (GYM)

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



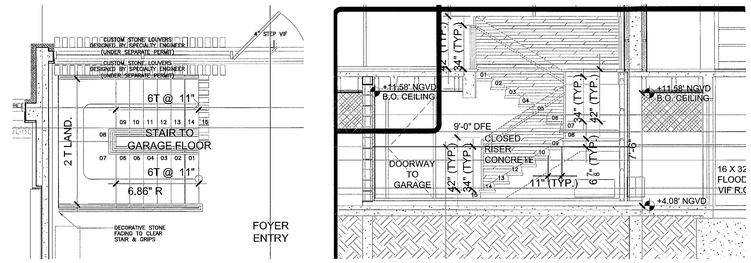
3 STAIR NO. 3 (SERVANT'S COTTAGE)

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



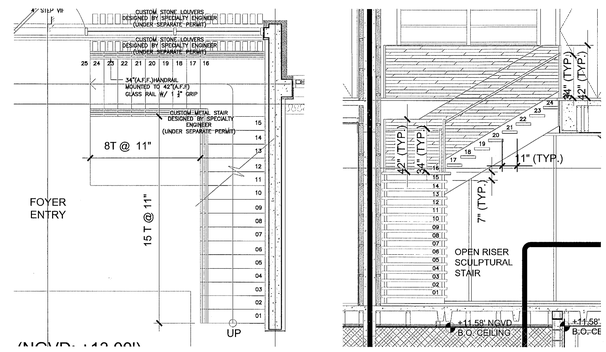
4 STAIR NO. 4 (FRONT ENTRANCE MAIN RESIDENCE)

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



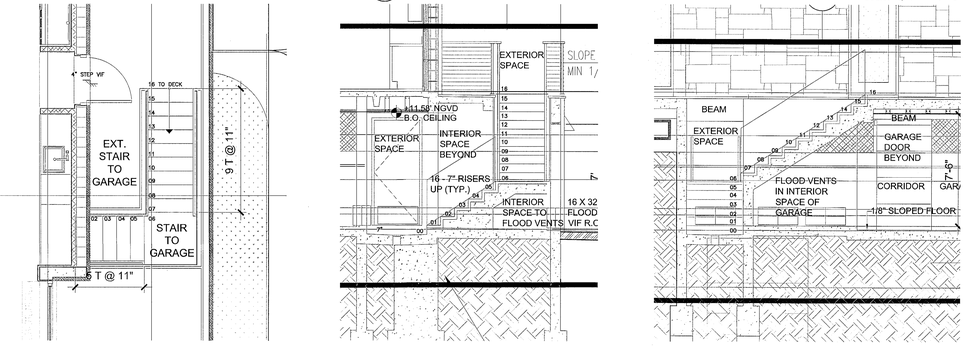
5 STAIR NO. 5 (INDOOR STAIR TO GARAGE)

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



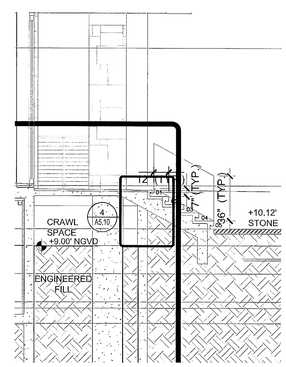
6 STAIR NO. 6 (STAIR TO LEVEL 2)

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



7 STAIR NO. 7 (OUTDOOR STAIR TO GARAGE)

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



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

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

R			
2	OWNER REV.	2016-11-23	
3	BLDG. DEPT.	2017-01-03	
4	BLDG. DEPT.	2016-01-31	
5	.	.	
6	OWNER REV.	2017-03-07	
7	.	.	
8	.	.	
9	.	.	
10	.	.	
11	.	.	
12	.	.	

1653

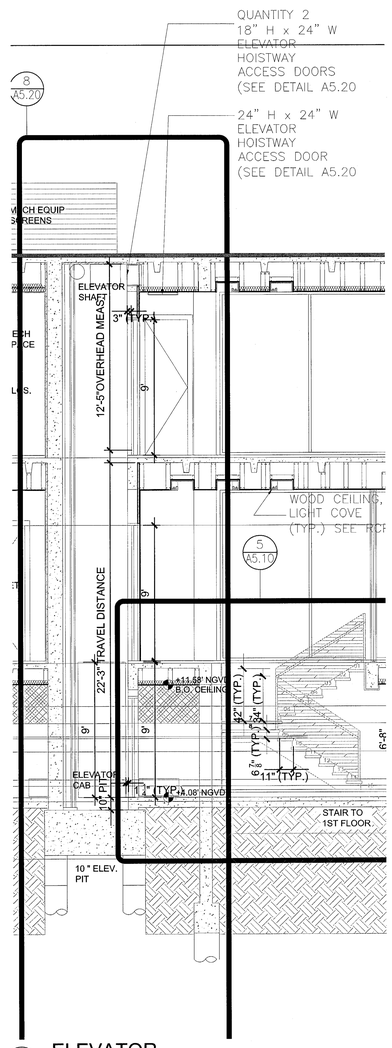
1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

STAIR DETAILS

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2916 Biscayne Boulevard
Miami, Florida 33137
T: 305.573.1818
F: 305.573.3768
WWW.KOBIKARP.COM
KOBI KARP
Lic. # AR0012578

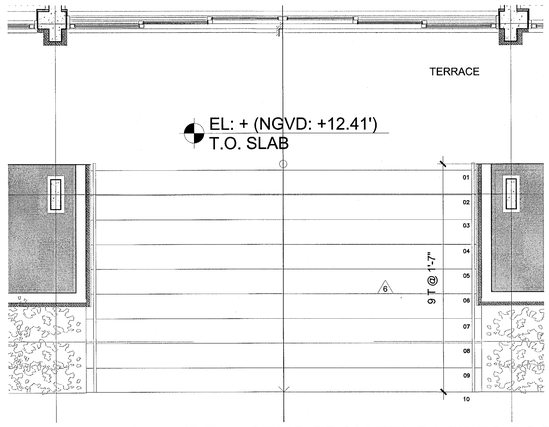
DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A5.10



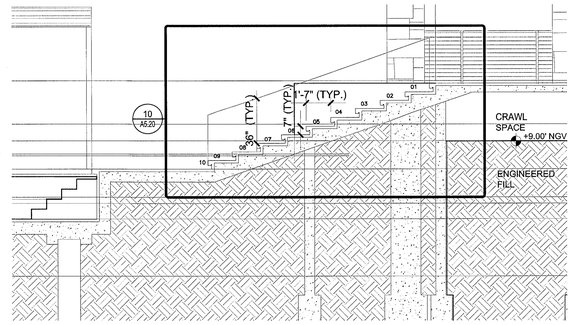
8 ELEVATOR

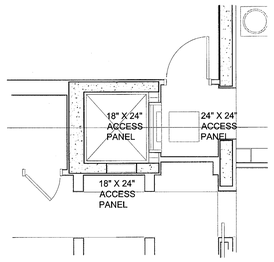
Scale: 1/4" = 1'-0"



10 STAIR NO. 10 (REAR STAIR FROM TERRACE TO POOL)

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





8 LEVEL 2-ACESS PANEL LOCATION

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

RESIDENTIAL ELEVATORS, LLC (RE) INSTALLS A FULLY CODE COMPLIANT ELEVATOR PER THE ASME ANSI A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS - SECTION 5.3 PRIVATE RESIDENCE ELEVATORS.

MANUFACTURE: RESIDENTIAL ELEVATOR, LLC (RESIDENTIAL ELEVATORS.COM)
MODEL: LLT 950
LANDINGS: 3 CAPACITY: 950 LBS.

GENERAL ELEVATOR NOTES:
1.
2. ELEVATOR TO COMPLY WITH FLORIDA STATUTE 399.031 "MAX GRABLIN ACT"

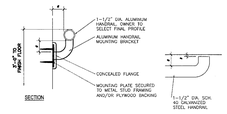
12 N/A

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

13 N/A

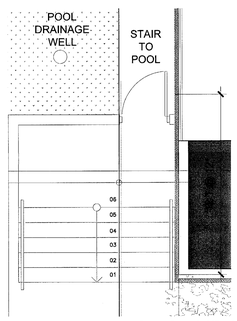
Scale: 1/4" = 1'-0"

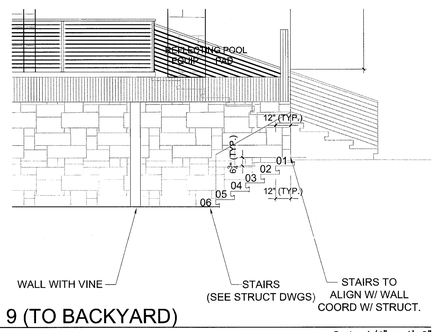
NOTE: INSTALLED HANDRAIL MUST BEAR 300 POUND DEAD LOAD IN ALL DIRECTIONS



14 EXT. STAIR RAIL DETAIL

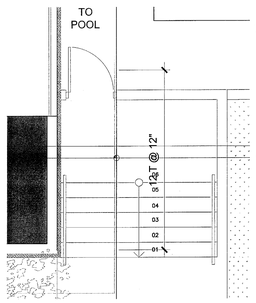
Scale: 1 1/2" = 1'-0"

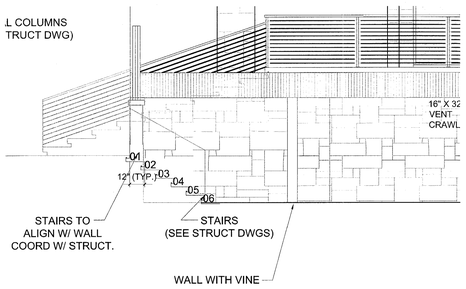




9 WEST STAIR NO. 9 (TO BACKYARD)

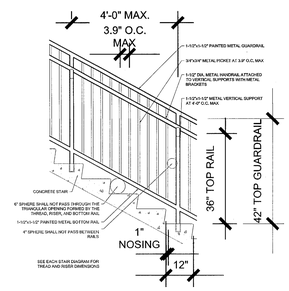
Scale: 1/4" = 1'-0"





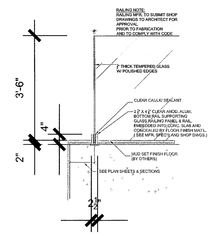
11 EAST STAIR NO. 11 (TO BACKYARD)

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



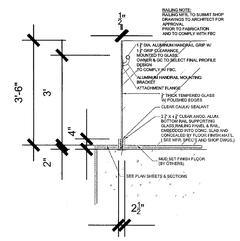
15 EXT. STAIR RAIL DETAIL

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



16 INT. STAIR RAIL DETAIL

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



17 INT. STAIR RAIL GRIP DETAIL

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

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

R		
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	.	.
5	BLDG. DEPT.	2017-02-27
6	.	.
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET

1510 W 25TH STREET
MIAMI BEACH, FL 33140

STAIR AND ELEVATOR DETAILS

STATE OF FLORIDA
APR 03 2017
KOBI KARP
REGISTERED ARCHITECT
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 301
Miami, Florida 33137
T. 305.573.3798
F. 305.573.3799
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A5.20

NOTE: ALL IMPACT EXTERIOR DOORS, WINDOWS, SCREENS & LOUVERED SHUTTERS UNDER SEPARATE PERMIT
NOTE: FOR BIDDING PURPOSES ALL THE ABOVE UNDER SEPARATE LINE ITEMS
GC TO VERIFY PACKAGE & COORDINATE WITH OWNER, CODE COMPLIANCE, NOA'S & SUBCONTRACTORS / INSTALLERS MASONRY OPENINGS, BUCKING & WATEPROOFING
GC TO VERIFY MEASUREMENTS AND PROVIDE KEYLESS EGRESS EXITS AND COORDINATE FOR MOSQUITO SCREENS, DECORATIVE LOUVERS AND GLASS MAINTENANCE HINGE SYSTEM
GC TO VERIFY COLOR & COMPOSITION OF FRAME , GLASS ENERGY TYPE & COLOR OF GLASS, ALL HARDWARE STYLES & KEYED LOCKS

1ST. FLOOR IMPACT EXTERIOR DOOR, WINDOW, SCREEN & LOUVERED SHUTTER SCHEDULE

	ARCH. NO.	DOOR	WIND.	ROOM	DOOR SIZE WIDTH	HEIGHT	THICK	TYPE	MAT.	FRAME TYPE	HEAD	JAMB	SILL	HRDWR	LABEL	THRESH	REMARKS COORD. HEAD HEIGHTS & SILL DEPRESSIONS	LOUVERS	SCREENS	MANUFACTURER PRODUCT NOA NO	REQUIRED + PRESSURE	REQUIRED - PRESSURE	PROVIDED + PRESSURE	PROVIDED - PRESSURE
	BLANK			FRONT FOYER ENTRY	4'-4"	11'-6"		A	WD	SPECIAL				KEYLESS INT.			SPECIALTY DOOR	AS NOTED	SCREENS ON ALL OPERABLE DOORS	SEPARATE PERMIT	IMPACT	IMPACT	IMPACT	IMPACT
	ASS. 1	1-01		FOYER	6'-1"	11'-6"		A	GL	TEAK														
	ASS. 1		1-02	FOYER	6'-1"	11'-6"		A	GL	WOOD														
	ASS. 1		1-04	FOYER	6'-1"	11'-6"		A	GL															
	ASS. 1		1-05	FOYER	6'-1"	11'-6"		A	GL															
	ASS. 1		1-07	FOYER	6'-1"	11'-6"		A	GL															
	ASS. 2	1-08		GAME ROOM	5'-7"	11'-6"		A	GL															
	ASS. 2	1-09		GAME ROOM	5'-7"	11'-6"		A	GL															
	ASS. 3	1-10		GAME ROOM	5'-7"	11'-6"		A	GL															
	ASS. 3	1-11		GAME ROOM	5'-7"	11'-6"		A	GL															
	ASS. 4		1-12	FAMILY ROOM	4'-2 1/2"	11'-6"		A	GL															
	ASS. 4		1-13	FAMILY ROOM	4'-2 1/2"	11'-6"		A	GL															
	ASS. 5	1-14		FAMILY ROOM	5'-7"	11'-6"		A	GL															
	ASS. 5	1-15		FAMILY ROOM	5'-7"	11'-6"		A	GL															
	ASS. 6	1-16		FAMILY ROOM	5'-7"	11'-6"		A	GL															
	ASS. 6	1-17		FAMILY ROOM	5'-7"	11'-6"		A	GL															
	ASS. 7	1-18		GREAT ROOM	4'-9"	11'-6"		A	GL															
	ASS. 7	1-19		GREAT ROOM	4'-9"	11'-6"		A	GL															
	ASS. 7	1-20		GREAT ROOM	4'-9"	11'-6"		A	GL															
	ASS. 7	1-21		GREAT ROOM	4'-9"	11'-6"		A	GL															
	ASS. 7	1-22		GREAT ROOM	4'-9"	11'-6"		A	GL															
	ASS. 7	1-22-A		GREAT ROOM	4'-9"	11'-6"		A	GL															
	ASS. 8	1-23		DINING ROOM	5'-7"	11'-6"		A	GL															
	ASS. 8	1-24		DINING ROOM	5'-7"	11'-6"		A	GL															
	ASS. 8	1-25		DINING ROOM	5'-7"	11'-6"		A	GL															
	ASS. 8	1-26		DINING ROOM	5'-7"	11'-6"		A	GL															
	ASS. 9		1-27	DINING ROOM	6'-7 1/2"	11'-6"		A	GL															
	ASS. 9		1-28	DINING ROOM	6'-7 1/2"	11'-6"		A	GL															
			1-29	KITCHEN	3'-0"	9'-0"		A	GL															
	ASS. 10	1-30		KITCHEN	5'-7"	11'-6"		A	GL															
	ASS. 10	1-31		KITCHEN	5'-7"	11'-6"		A	GL															
	ASS. 11	1-32		KITCHEN	5'-7"	11'-6"		A	GL															
	ASS. 11	1-33		KITCHEN	5'-7"	11'-6"		A	GL															
	ASS. 12	1-34		SERVANT'S COTTAGE	3'-0"	10'-0"		A	GL															
	ASS. 12		1-35	SERVANT'S COTTAGE	4'-6"	10'-0"		A	GL															
	ASS. 12		1-36	SERVANT'S COTTAGE	4'-6"	10'-0"		A	GL															
	ASS. 12		1-37	SERVANT'S COTTAGE	4'-6"	10'-0"		A	GL															
	ASS. 12		1-38	SERVANT'S COTTAGE	4'-6"	10'-0"		A	GL															
	ASS. 13		1-39	SERVANT'S COTTAGE	3'-0"	10'-0"		A	GL															
	ASS. 13		1-40	SERVANT'S COTTAGE	3'-9"	10'-0"		A	GL															
				SERVANT'S COTTAGE	3'-0"	10'-0"		A	GL					KEYLESS INT.										
			1-41	SERVANT'S BATH	2'-0"	3'-0"		A	GL								EGRESS OPAQUE GLASS							
	ASS. 14	1-43		GYM ENTRY DOORS	3'-0"	10'-0"		A	GL															
	ASS. 14		1-44	GYM	4'-6"	10'-0"		A	GL															
	ASS. 14		1-45	GYM	4'-6"	10'-0"		A	GL															
	ASS. 14		1-46	GYM	4'-6"	10'-0"		A	GL															
	ASS. 14		1-47	GYM	4'-6"	10'-0"		A	GL															
	ASS. 15		1-48	GYM	3'-0"	10'-0"		A	GL															
	ASS. 15		1-49	GYM	3'-9"	10'-0"		A	GL															
		1-50		GYM	3'-0"	10'-0"		A	GL					KEYLESS INT.			EGRESS OPAQUE GLASS							
			1-51	GYM BATH	3'-0"	3'-0"		A	GL															

VERIFY
VERIFY
FIRST FLOOR

NOTE: LOUVERED SHUTTERS & SCREENS MUST NOT OBSTRUCT KEYLESS EGRESS PORTALS

2ND. FLOOR IMPACT EXTERIOR DOOR, WINDOW, SCREEN AND LOUVERED SHUTTER SCHEDULE

	ARCH. NO.	DOOR	WIND.	ROOM	DOOR SIZE WIDTH	HEIGHT	THICK	TYPE	MAT.	FRAME TYPE	HEAD	JAMB	SILL	HRDWR	LABEL	THRESH	REMARKS COORDINATE HEAD HEIGHTS AND SILL DEPRESSIONS	LOUVERS	SCREENS	MANUFACTURER PRODUCT NOA NO	REQUIRED + PRESSURE	REQUIRED - PRESSURE	PROVIDED + PRESSURE	PROVIDED - PRESSURE
SECOND FLOOR	ASS. 16		2-01	MEDIA LOUNGE	5'-11"	11'-0"		A	GL	WOOD								AS NOTED	SCREENS ON ALL OPERABLE DOORS	SEPARATE PERMIT	IMPACT	IMPACT	IMPACT	IMPACT
	ASS. 16		2-02	MEDIA LOUNGE	5'-11"	11'-0"		A	GL															
	ASS. 16		2-03	MEDIA LOUNGE	4'-4"	11'-0"		A	GL															
	ASS. 16		2-04	MEDIA LOUNGE	5'-11"	11'-0"		A	GL															
	ASS. 16		2-05	MEDIA LOUNGE	5'-11"	11'-0"		A	GL															
	ASS. 17	2-06		BEDROOM NO.	5'-11"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 17	2-07		BEDROOM NO.	5'-11"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 18		2-08	BEDROOM BATH NO.	5'-11"	11'-0"		A	GL									LOUVERS						
	ASS. 18		2-09	BEDROOM BATH NO.	5'-11"	11'-0"		A	GL									LOUVERS						
			2-10	BEDROOM WC NO.	3'-0"	3'-0"		A	GL															
			2-11	BEDROOM CLOS.	3'-0"	3'-0"		A	GL															
	ASS. 19		2-12	MBR WC	2'-10"	11'-0"		A	GL															
	ASS. 19		2-13	MBR SHOWER	4'-1"	11'-0"		A	GL								OPAQUE GLASS	LOUVERS						
	ASS. 20		2-14	MBR SHOWER	5'-1"	11'-0"		A	GL								OPAQUE GLASS	LOUVERS						
	ASS. 20		2-15	MASTER BATH	5'-7"	11'-0"		A	GL								FIXED VANITY SECTIONS	LOUVERS						
	ASS. 21		2-16	MASTER BATH	5'-7"	11'-0"		A	GL					KEYLESS INT.			OPERABLE VANITY SECTION	LOUVERS						
	ASS. 21		2-17	MASTER BATH	5'-7"	11'-0"		A	GL								FIXED VANITY SECTIONS	LOUVERS						
	ASS. 22	2-18		MASTER BEDROOM	4'-9"	11'-0"		A	GL					KEYLESS INT.			EGRESS							
	ASS. 22	2-19		MASTER BEDROOM	4'-9"	11'-0"		A	GL					KEYLESS INT.			EGRESS							
	ASS. 22	2-20		MASTER BEDROOM	4'-9"	11'-0"		A	GL					KEYLESS INT.			EGRESS							
	ASS. 22	2-21		MASTER BEDROOM	4'-9"	11'-0"		A	GL					KEYLESS INT.			EGRESS							
	ASS. 22	2-22		MASTER BEDROOM	4'-9"	11'-0"		A	GL					KEYLESS INT.			EGRESS							
	ASS. 22	2-22-A		MASTER BEDROOM	4'-9"	11'-0"		A	GL					KEYLESS INT.			EGRESS							
	ASS. 23	2-23		BEDROOM NO.	5'-7"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 23	2-24		BEDROOM NO.	5'-7"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 24	2-25		BEDROOM NO.	5'-7"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 24	2-26		BEDROOM NO.	5'-7"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 25		2-27	BEDROOM NO.	6'-7 1/2"	11'-0"		A	GL								GC TO VERIFY	LOUVERS						
	ASS. 25		2-28	BEDROOM NO.	6'-7 1/2"	11'-0"		A	GL								GC TO VERIFY	LOUVERS						
			2-29	BDRM BATH NO.	3'-0"	3'-0"		A	GL															
			2-30	WC	3'-0"	3'-0"		A	GL															
	ASS. 26		2-31	BDRM BATH NO.	5'-7"	11'-0"		A	GL									LOUVERS						
	ASS. 26		2-32	BDRM BATH NO.	5'-7"	11'-0"		A	GL									LOUVERS						
	ASS. 27	2-33		BEDROOM NO.	5'-7"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						
	ASS. 27	2-34		BEDROOM NO.	5'-7"	11'-0"		A	GL					KEYLESS INT.			EGRESS	LOUVERS						

GARAGE FLOOR IMPACT EXTERIOR DOOR SCHEDULE

	ARCH. NO.	DOOR	WIND.	ROOM	DOOR SIZE WIDTH	HEIGHT	THICK	TYPE	MAT.	FRAME TYPE	HEAD	JAMB	SILL	HRDWR	LABEL	THRESH	REMARKS COORDINATE HEAD HEIGHTS AND SILL DEPRESSIONS	LOUVERS	SCREENS	MANUFACTURER PRODUCT NOA NO	REQUIRED + PRESSURE	REQUIRED - PRESSURE	PROVIDED + PRESSURE	PROVIDED - PRESSURE
GARAGE FLOOR		0-01		EXT. ENTRY TO GARAGE	3'-0"	7'-0"		A	METAL	METAL				KEYLESS INT.			GC TO COORD. FLOOD VENT	N / A	N / A	SEPARATE PERMIT	IMPACT	IMPACT	IMPACT	IMPACT
		0-02		OVERHEAD GARAGE DR.	9'-0"	7'-0"		A	IMPACT	COMP.							IMPACT DOOR & OPENER				IMPACT	IMPACT	IMPACT	IMPACT
		0-03		OVERHEAD GARAGE DR.	9'-0"	7'-0"		A	IMPACT	COMP.							IMPACT DOOR & OPENER							
		0-04		ELEVATOR	3'-0"	V.I.F.		A	COMP.	COMP.							GC TO COORD.							
																	NOTE:							
																	GC TO COORD. CLEARANCE FOR DOORS & OPENERS							

INTERIOR DOOR SCHEDULE

	DOOR NO.	ROOM	DOOR SIZE WIDTH	HEIGHT	THICK	TYPE	MAT.	FRAME TYPE	HEAD	JAMB	SILL	HRDWR	LABEL	THRESH	REMARKS
BEAMS	001	GARAGE	3'-0"	6'-8"		N/A	W.P.	WD							20 MIN FIRE RATED
FIRST FLOOR RES.	101	LIVING RM TO KITCHEN	5'-0"	11'-6"		N/A	WD	WD							SPECIALTY SLIDING DR & TRACK
	102	DINING ROOM	5'-0"	11'-6"		N/A	WD	WD							SPECIALTY SLIDING DR & TRACK
	103	POWDER RM. NO.	2'-8"	9'-0"		N/A	WD	WD							
	104	PANTRY	2'-4"	9'-0"		N/A	WD	WD							GC TO COORD. APPLIANCE FITTING
	105	WINE CAVE	2'-8"	9'-0"		N/A	GLASS	METAL							SPECIALTY GLASS DR. FOR WINE TEMP.
	106	FAMILY ROOM	5'-0"	11'-6"		N/A	WD	WD							SPECIALTY SLIDING DR & TRACK
	107	LIVING RM TO GAME RM	5'-0"	11'-6"		N/A	WD	WD							SPECIALTY SLIDING DR & TRACK
	108	ELEVATOR	3'-0"	9'-0"		N/A	WD	WD							GC TO COORD. W/ ELEV. MANUF.
	109	SECRET DOOR	3'-0"	9'-0"		N/A	WD	WD							SPECIALTY MILLWORK DOOR
	110	POWDER RM. NO.	2'-10"	9'-0"		N/A	WD	WD							
	111	MAID LAUNDRY	3'-0"	9'-0"		N/A	WD	WD							GC TO COORD. APPLIANCE FITTING
	112	MAID CLOSET SL. DR.	3'-0"	9'-0"		N/A	WD	WD							
	113	MAID MECH.	2'-2"	9'-0"		N/A	WD	WD							
	114	MAID BATH	2'-8"	9'-0"		N/A	WD	WD							
	115	GYM MECH.	2'-2"	9'-0"		N/A	WD	WD							
	116	GYM BATH	2'-4"	9'-0"		N/A	WD	WD							
	117	GYM LAUNDRY	2'-2"	9'-0"		N/A	WD	WD							GC TO COORD. MECH. FITTING
	118	STEAM	2'-4"	8'-6"		N/A	GLASS	METAL							GC TO COORD. APPLIANCE FITTING
	119	SAUNA	2'-4"	8'-6"		N/A	GLASS	METAL							SPECIALTY DOOR FOR CURBED SILL
	201	MASTER BEDROOM	5'-0"	V.I.F.		N/A	WD	WD							SPECIALTY DOOR FOR CURBED SILL
	202	MASTER VALET	3'-0"	11'-0"		N/A	WD	WD							SPECIALTY MILLWORK DOOR
	203	MASTER VALET	3'-0"	11'-0"		N/A	WD	WD							SPECIALTY SLIDING DR & TRACK
SECOND FLOOR	204 / 204-A	CLOSET	2'-4"	9'-0"		N/A	WD	WD							SPECIALTY SLIDING DR & TRACK
	205	ELEVATOR	3'-0"	9'-0"		N/A	WD	WD							GC TO COORD. HEIGHT FOR MECH.
	206	BEDROOM NO.	2'-10"	9'-0"		N/A	WD	WD							GC TO COORD. W/ ELEV. MANUF.
	207	CL. BDRM. NO.	2'-10"	9'-0"		N/A	WD	WD							
	208	BATH BDRM. NO.	2'-10"	9'-0"		N/A	WD	WD							
	209	WC BDRM. NO.	2'-4"	9'-0"		N/A	WD	WD							
	210	BEDROOM NO.	2'-10"	9'-0"		N/A	WD	WD							
	211	CL. BDRM. NO.	2'-10"	9'-0"		N/A	WD	WD							
	212	BATH BDRM. NO.	2'-10"	9'-0"		N/A	WD	WD							
	213	WC BDRM. NO.	2'-4"	9'-0"		N/A	WD	WD							
	214	BEDROOM NO.	2'-10"	9'-0"		N/A	WD	WD							
	215	CL. BDRM NO.	2'-10"	9'-0"		N/A	WD	WD							
	216	BATH BDRM. NO.	2'-10"	9'-0"		N/A	WD	WD							

NOTES:

MANUFACTURER'S DRAWINGS & DADE COUNTY PRODUCT APPROVAL NUMBERS (NOA's) FOR ALL NEW WINDOWS, DOORS, AND GLASS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A TCO/CO.

ALL NEW WINDOWS, DOORS, AND GLASS SHALL BE UNDER SEPARATE PERMIT.

1 IMPACT DOORS, WINDOWS, SCREENS, LOUVERS SCHEDULE
Scale: None

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

1	BLDG. DEPT.	2016-11-23
2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	.	.
5	.	.
6	OWNER REV.	2017-03-07
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 26TH STREET
MIAMI BEACH, FL 33140

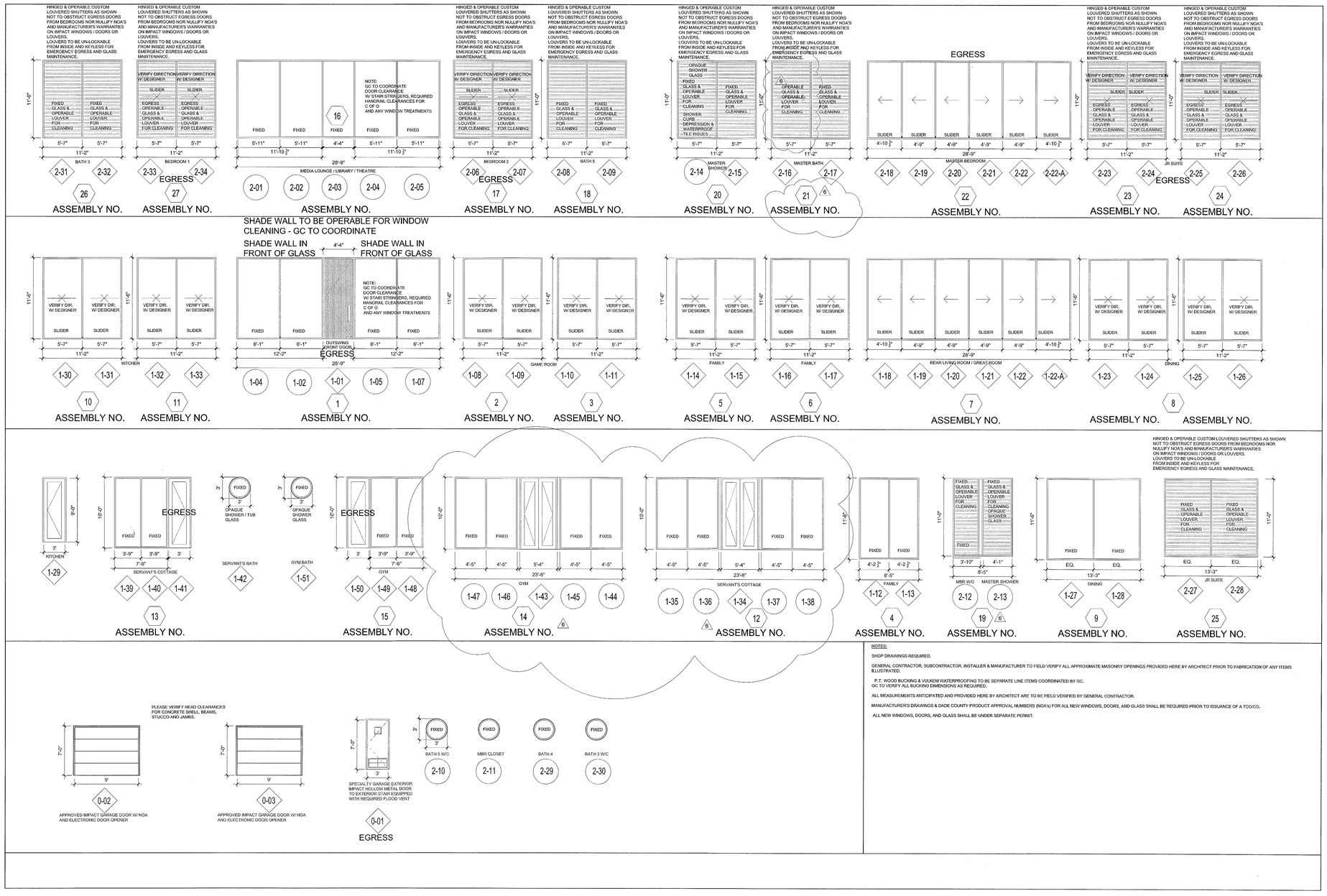
DOORS, WINDOWS, SCREENS, LOUVERS

STATE OF FLORIDA KOBI KARP REGISTERED ARCHITECT
AR0012578
Lic. # AR00012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1812
F: 305.573.3766
WWW.KOBIKARP.COM

DRAWN BY: --
CHECKED BY: --
DATE: 11/23/2016

A8.00



NOTES:

SHOP DRAWINGS REQUIRED.

GENERAL CONTRACTOR, SUBCONTRACTOR, INSTALLER & MANUFACTURER TO FIELD VERIFY ALL APPROXIMATE MASONRY OPENINGS PROVIDED HERE BY ARCHITECT PRIOR TO FABRICATION OF ANY ITEMS ILLUSTRATED.

P.T. WOOD BUCKING & VULKEM WATERPROOFING TO BE SEPARATE LINE ITEMS COORDINATED BY GC.
GC TO VERIFY ALL BUCKING DIMENSIONS AS REQUIRED.

ALL MEASUREMENTS ANTICIPATED AND PROVIDED HERE BY ARCHITECT ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR.

MANUFACTURER'S DRAWINGS & DADE COUNTY PRODUCT APPROVAL NUMBERS (NOA's) FOR ALL NEW WINDOWS, DOORS, AND GLASS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A TCO/CO.

ALL NEW WINDOWS, DOORS, AND GLASS SHALL BE UNDER SEPARATE PERMIT.

1 IMPACT DOORS, WINDOWS, SCREENS & LOUVERS DIAGRAMS
Scale: 3/16" = 1'-0"

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

2	OWNER REV.	2016-11-23
3	BLDG. DEPT.	2017-01-03
4	.	.
5	.	.
6	OWNER REV.	2017-03-07.
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

1653

1510 W 25TH STREET
1510 W 25TH STREET
MIAMI BEACH, FL 33140

DOORS, WINDOWS, SCREENS, LOUVERS

APR 03 2017
STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
No. 12578
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
Tel: 305.573.1818
Fx: 305.573.3766
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	--
CHECKED BY:	--
DATE:	11/23/2016

A8.01