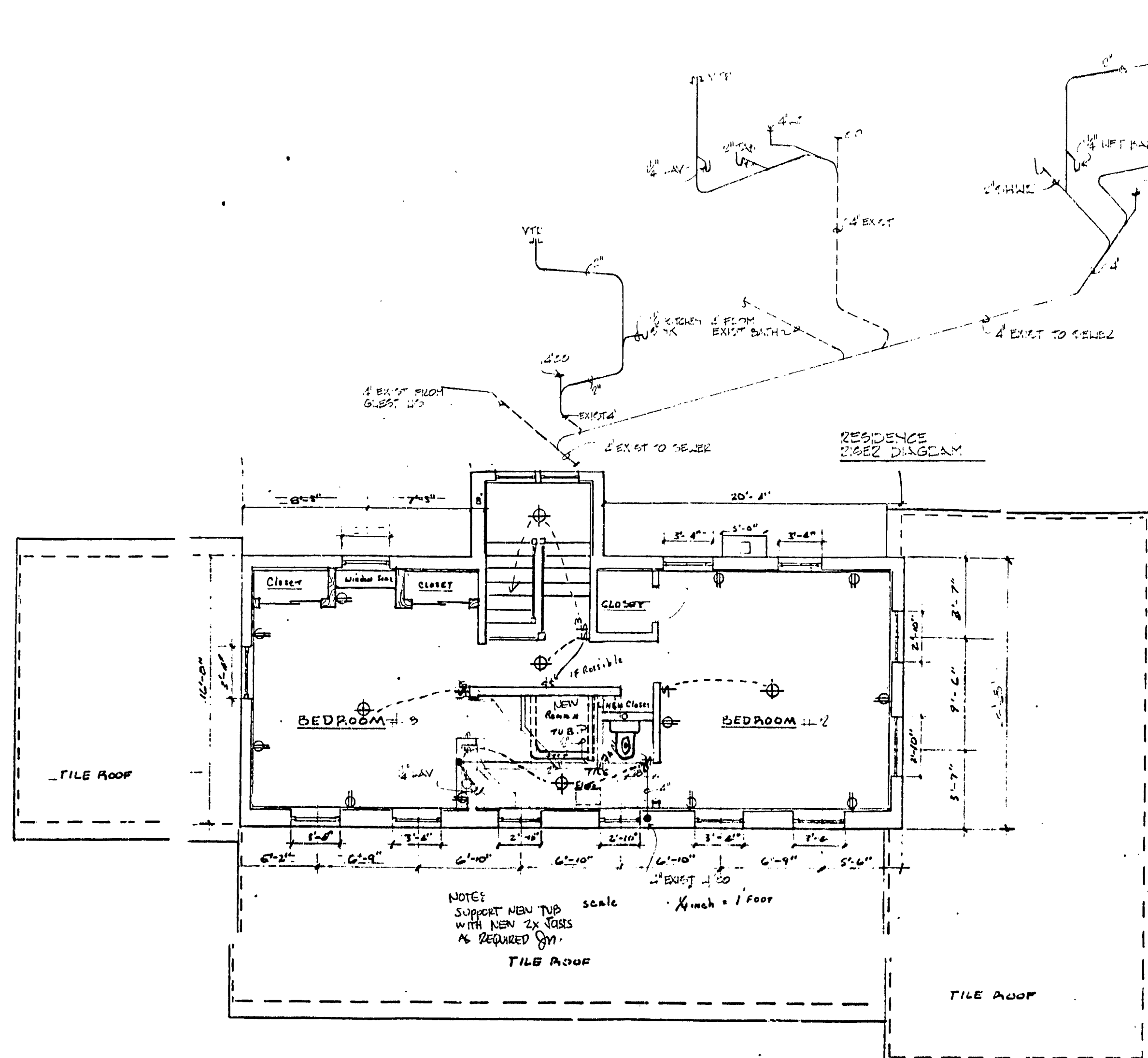


607 # 90678

90678

90678



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

*Shall comply with
2004.3(b) S.F.B.C.*

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED
DATE: 8-14-92
BUILDING BY: [Signature]
ZONING BY: [Signature]
PLANNING BY: [Signature]
ELECTRICAL BY: [Signature]
MECHANICAL BY: [Signature]
FIRE PREVENTION BY: [Signature]

- EXIST'G
- EXIST TO BE REMOVED
- NEW PARTITIONS
- NEW BULK WALLS

APPROVED
[Signature]
Troy Neal
architects
planners
4000 BISCAYNE BLVD. MIAMI, FL. 33140

90678

LEGAL DESCRIPTION
RESIDENCE # 48 EAST RIVO ALTO DRIVE, RIVO ALTO ISLE, MIAMI BEACH, FLORIDA.

East half of lot 3 less the west 10' thereof, all of lot 4, block 5, Rivo Alto, island in Biscayne Bay, Plat Book 7, Page 74 - Dade County, Florida. Also north 65' of west 10' of east 50', lot 3, block 5, Rivo Alto, island in Biscayne Bay, Plat Book 7, Page 74, Dade County. Also a strip of land 7' wide and 60' long, said length running east and west directly adjacent on the north line of lot 4, block 5, Rivo Alto, island in Biscayne Bay. More particularly described as east 12' of the north 7' of lot 3, block 5, Rivo Alto, island in Biscayne Bay, Plat Book 7, Page 74, Dade County.

CITY OF MIAMI BEACH
 CODE ENFORCEMENT DEPARTMENT
 BUILDING SECTION
 1700 Convention Center Drive Miami Beach, Florida 33139
 CONSENT SHEET

Project: Remodel Process No: 607
 Address: 48 E. Rivo Alto Inspector's Name: 8
 Date: 8-16-82

Sheet No.:

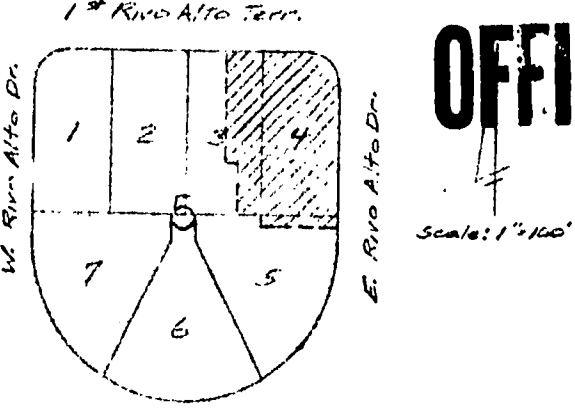
Stays to garage 2 level new?

PUBLIC WORKS DEPARTMENT Engineering Division
 TO: CODE ENFORCEMENT DIVISION Construction Services

LEGAL DESCRIPTION: E 1/2 lot 3, and lot 4, Block 5, Rivo Alto
 LEGAL ADDRESS: 48 East Rivo Alto Drive
 PLAN DESCRIPTION: Remodel, Garage and Drive Way
 THE ABOVE PLAN SUBMITTED TO THIS DIVISION NEEDS THE FOLLOWING CORRECTIONS.
 GARBAGE FACILITIES: to use existing facilities - see Note #1
 SANITARY SEWER: See Note #1
 WATER: to use existing facilities
 DRAINAGE: to use existing facilities
 GRADES: to use existing facilities
 ENCROACHMENTS: to use existing facilities
 PUBLIC WORKS DEPARTMENT PERMITS REQUIRED FOR WORK DONE ON CITY PROPERTY.
 COMMENTS: to use existing facilities
to use existing facilities
to use existing facilities
to use existing facilities

APPROVED FOR PERMIT SUBJECT TO ABOVE CORRECTIONS (date) FRANK AMONIA
 ENGINEER

90678



SKETCH OF SURVEY

The lot is at Lot 2, less the area of the shaded section, as shown on the plat of the Riva Alta, recorded in Plat Book 1 of Page 10 of the records of Dade County, Florida, and the lot is bounded by the West 10 feet of the East 20 feet of the lot shown on the plat and the East 60 feet of the lot shown on the plat. The Riva Alta, recorded in Plat Book 1 of Page 10 of the records of Dade County, Florida.

Order #216
F.D. #9-02

June 18, 1982
Scale: Shown

I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and platted under my direction; also that there are no visible encroachments unless shown thereon.

T.L. Riggs
T.L. Riggs
Registered Land Surveyor #2349
STATE OF FLORIDA

T. L. RIGGS
PROFESSIONAL LAND SURVEYOR
P.O. Box 32001
Coconut Grove Station
Miami, FL 33133
Tel. (305) 444-9032

OFFICE COPY

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED

RECEIVED

#607

JUL 11 1982

PLANNING INSPECTION DIVISION

910678

LOCATION PLAN

1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622,

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED
DATE 8-20-02
BUILDING BY: [Signature]
DRAWING NO: 8204-02-02
PLUMBING BY: [Signature]
ELECTRICAL BY: [Signature]
MECHANICAL BY: [Signature]
FIRE PREVENTION
INSULATING

A RESIDENTIAL
REMODELING
FOR
JOSEPH INGENIERI
48 EAST RYO ALTO DRIVE
CITY OF MIAMI BEACH, FLA

AUG 17, 1982

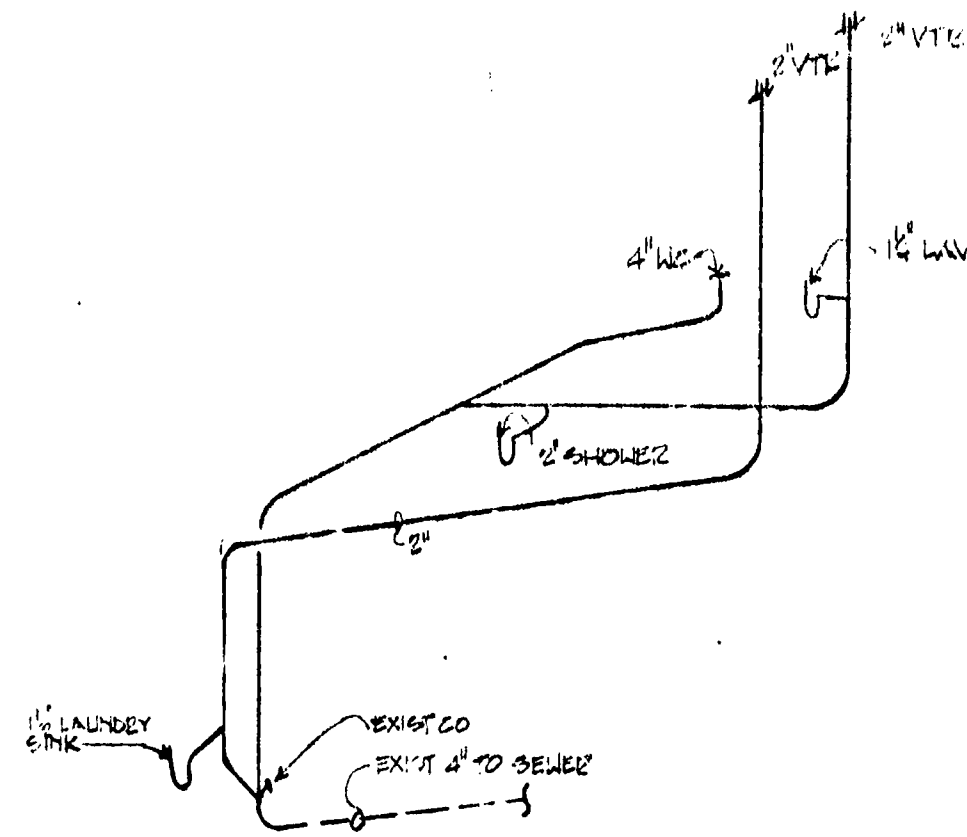
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[Signature]
[Signature]

Troy Neal
architects
planners s

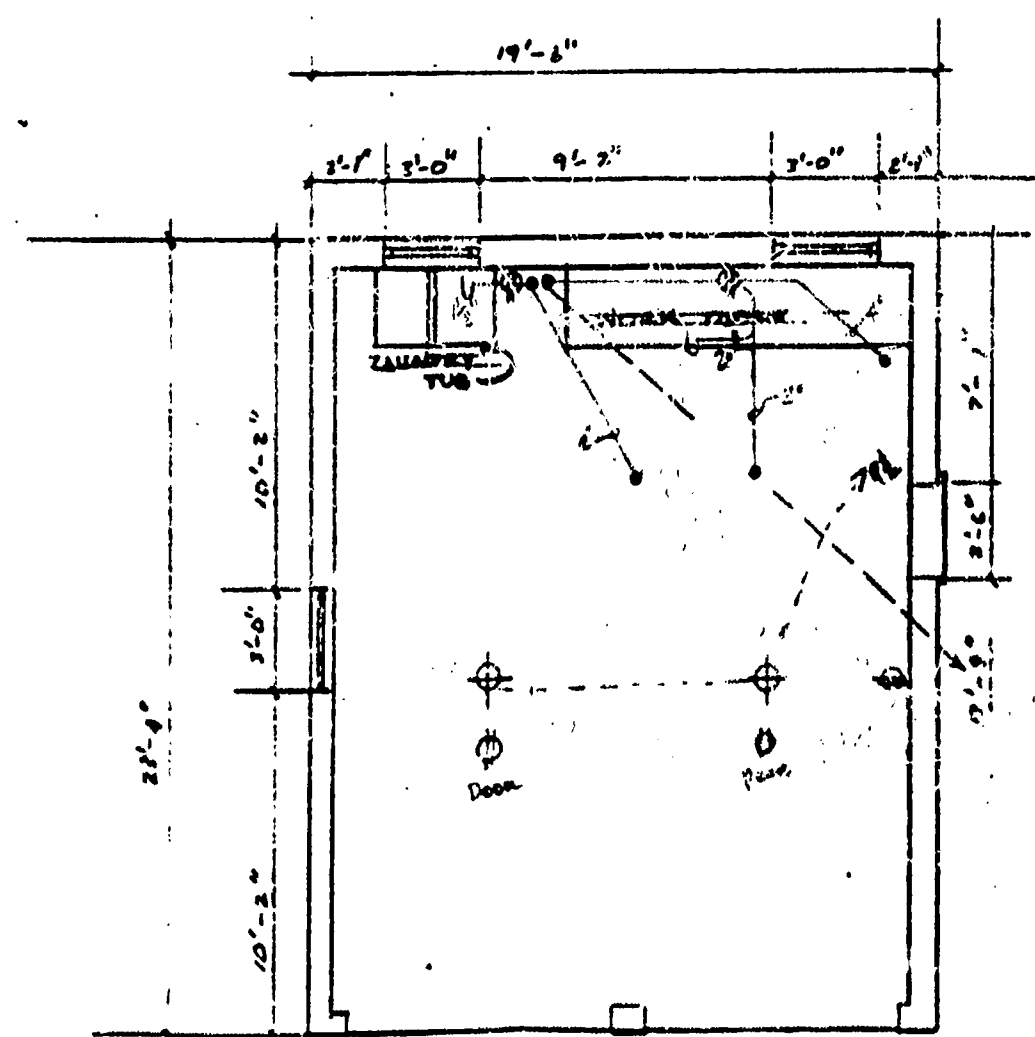
CENT PROFESSIONAL BUILDING, 1001 N. MIAMI AVE., SUITE 400

9 0 6 7 8

90678

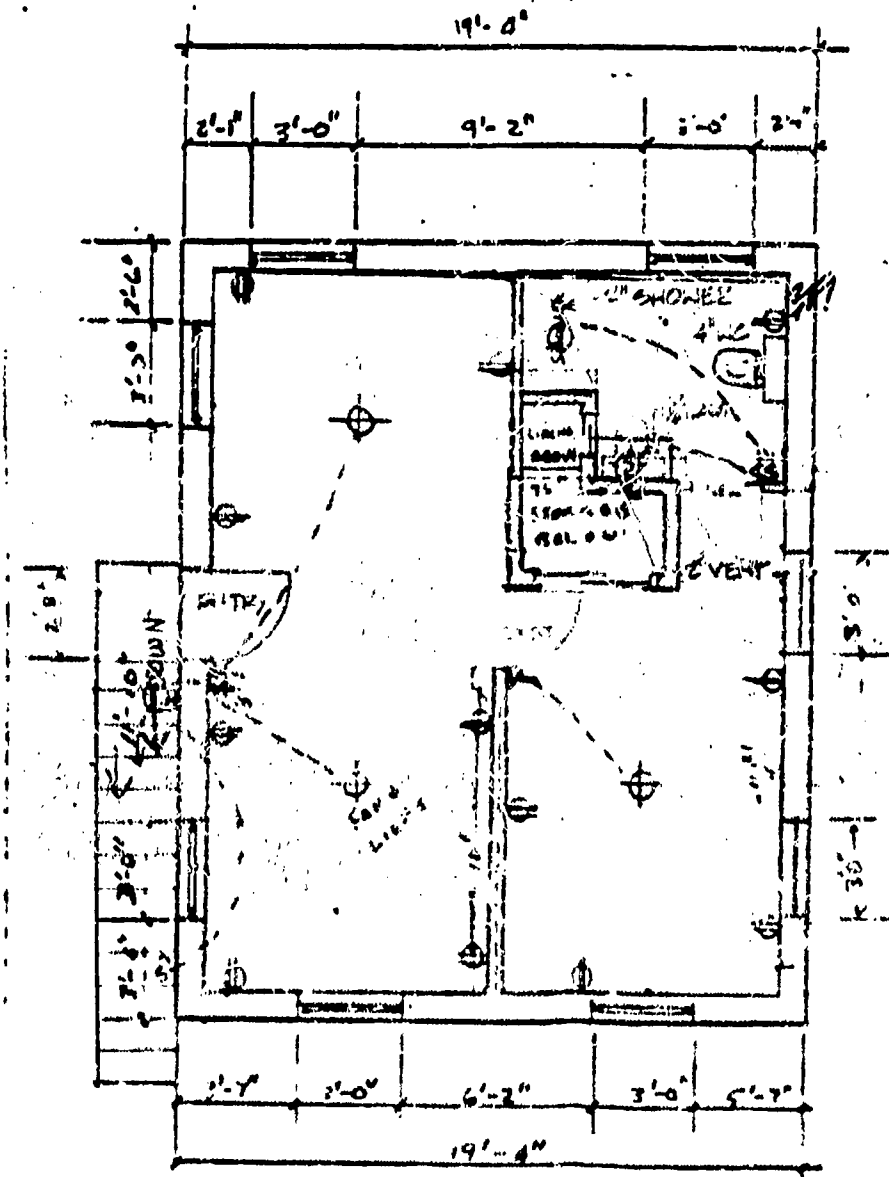


RISER DIAGRAM



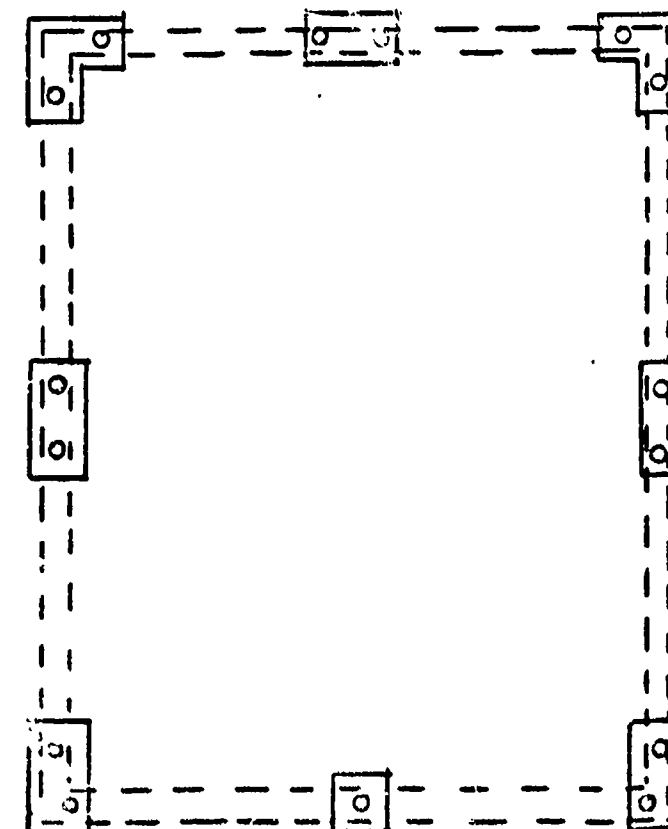
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



PILING PLAN

SCALE 1/8" = 1'-0"

BUILDING INSPECTION DIVISION

REVISED SHEET

Date Rec'd _____

SHALL COMPLY WITH
2004.3(b) S.F.B.C.
8-20-82

OFFICE COPY

CITY OF MEANS BEACH
APPROVED

MAJOR BY: [Signature]
COUNCIL BY: [Signature]
PLANNING BY: [Signature]
ELECTRIC BY: [Signature]
MECHANICAL BY: [Signature]
FIRE BY: [Signature]

RECEIVED
AUG 1 1982

BUILDING INSPECTION DIVISION

RECEIVED
AUG 1 1982

BUILDING INSPECTION DIVISION

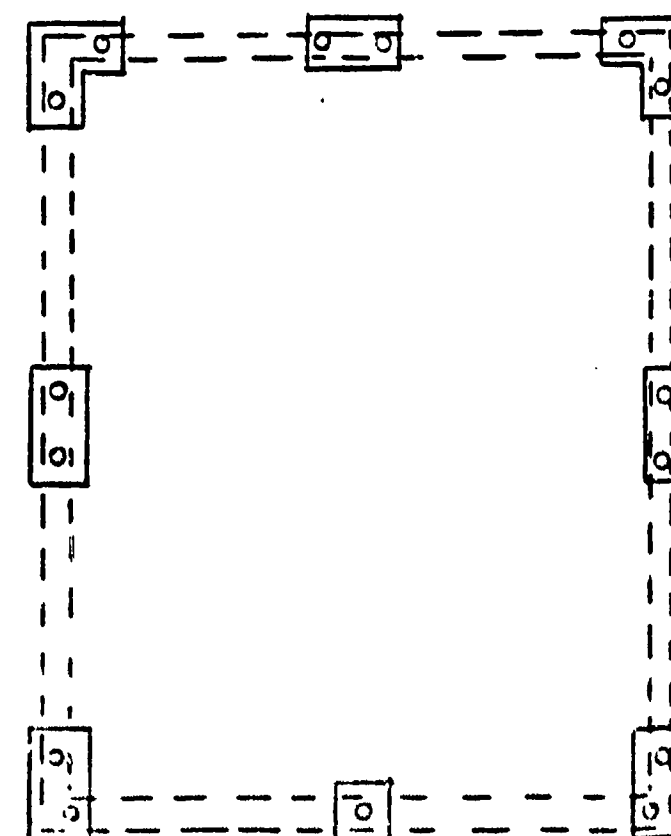
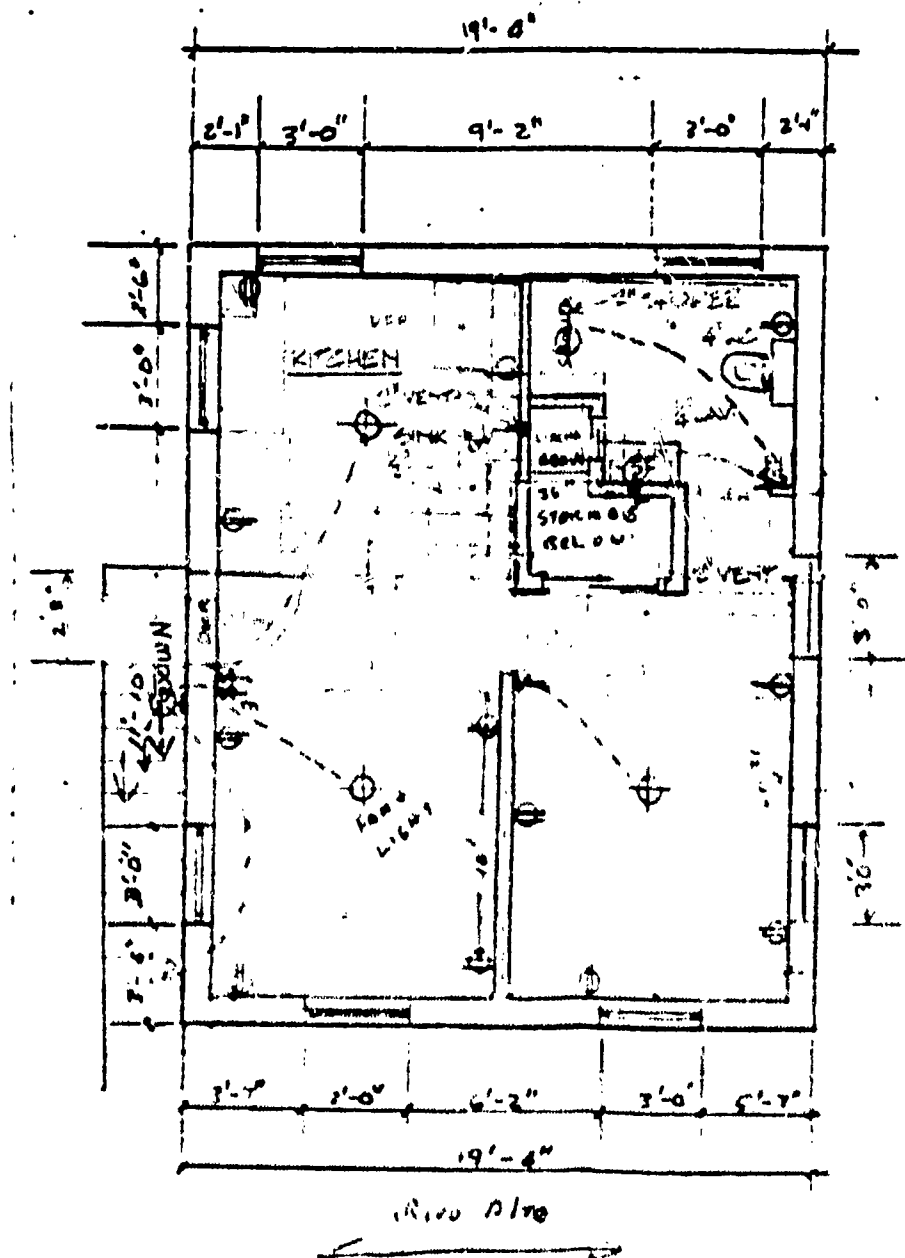
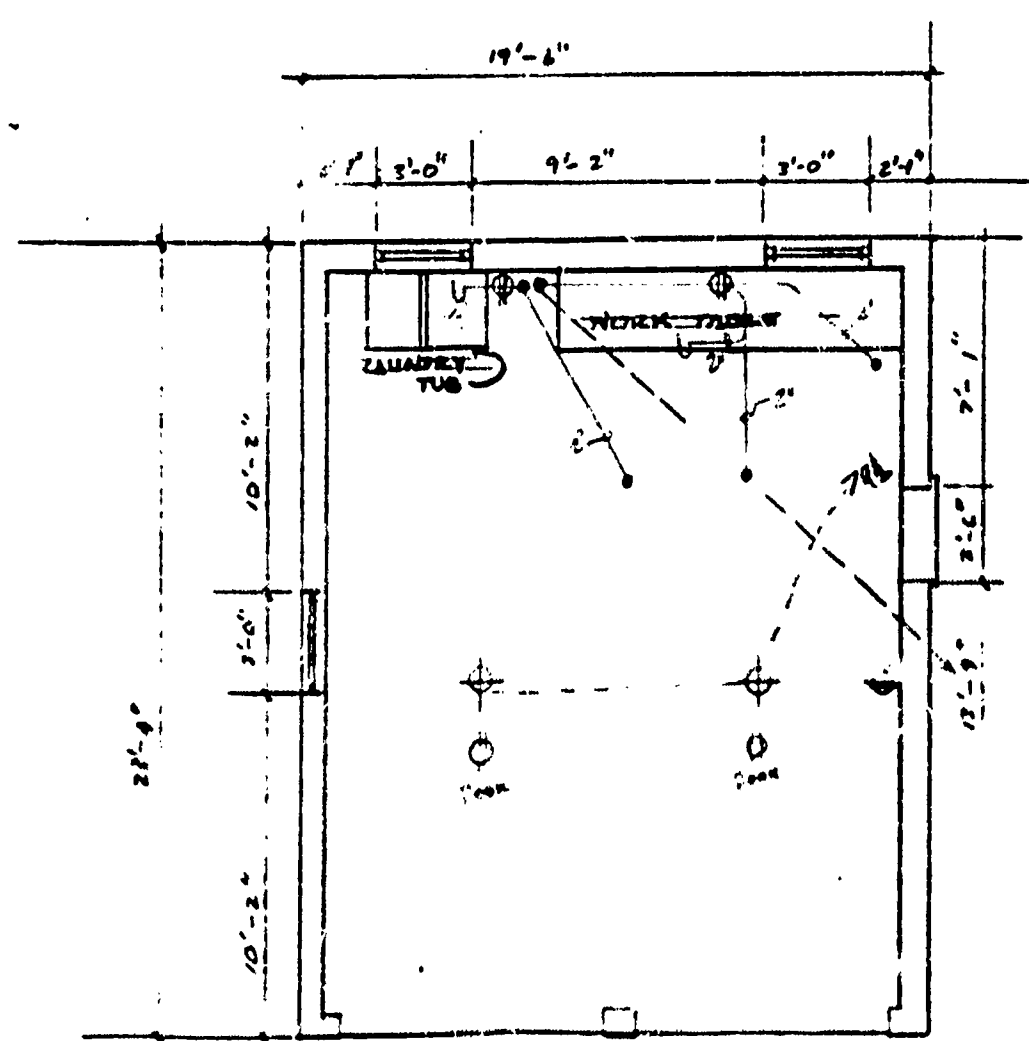
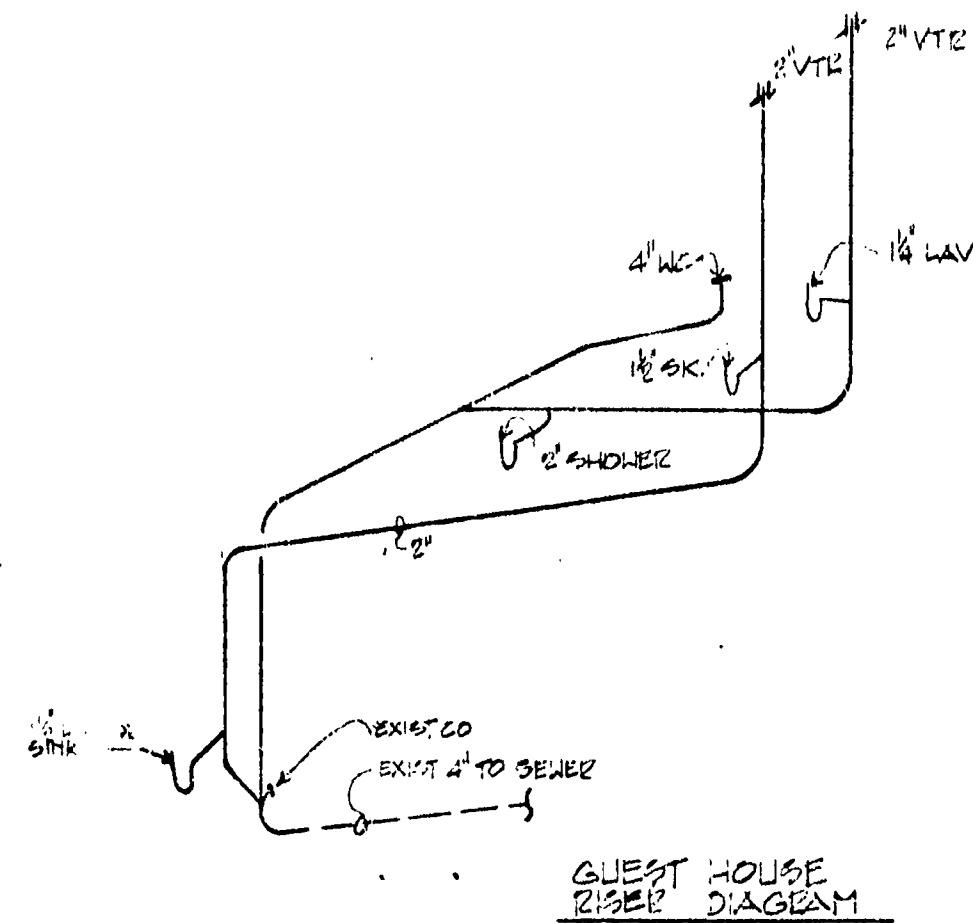
LEGEND

- ===== EXISTING
- EXIST TO BE REMOVED
- ==>== NEW PARTITIONS
- ===== NEW 6" S.I.K. WALLS

A RESIDENTIAL REMODELING FOR JOSEPH HARRISON 42 DISTRICT AVE. N.W. ATLANTA, GEORGIA 30309	AUG 17, 1982 Troy Neal architect planner
--	--

90678

90678



CITY OF MIAMI BEACH
APPROVED
DATE
BUILDING BY
DRAWN BY
CHECKED BY
PROJECT
DATE

VOID

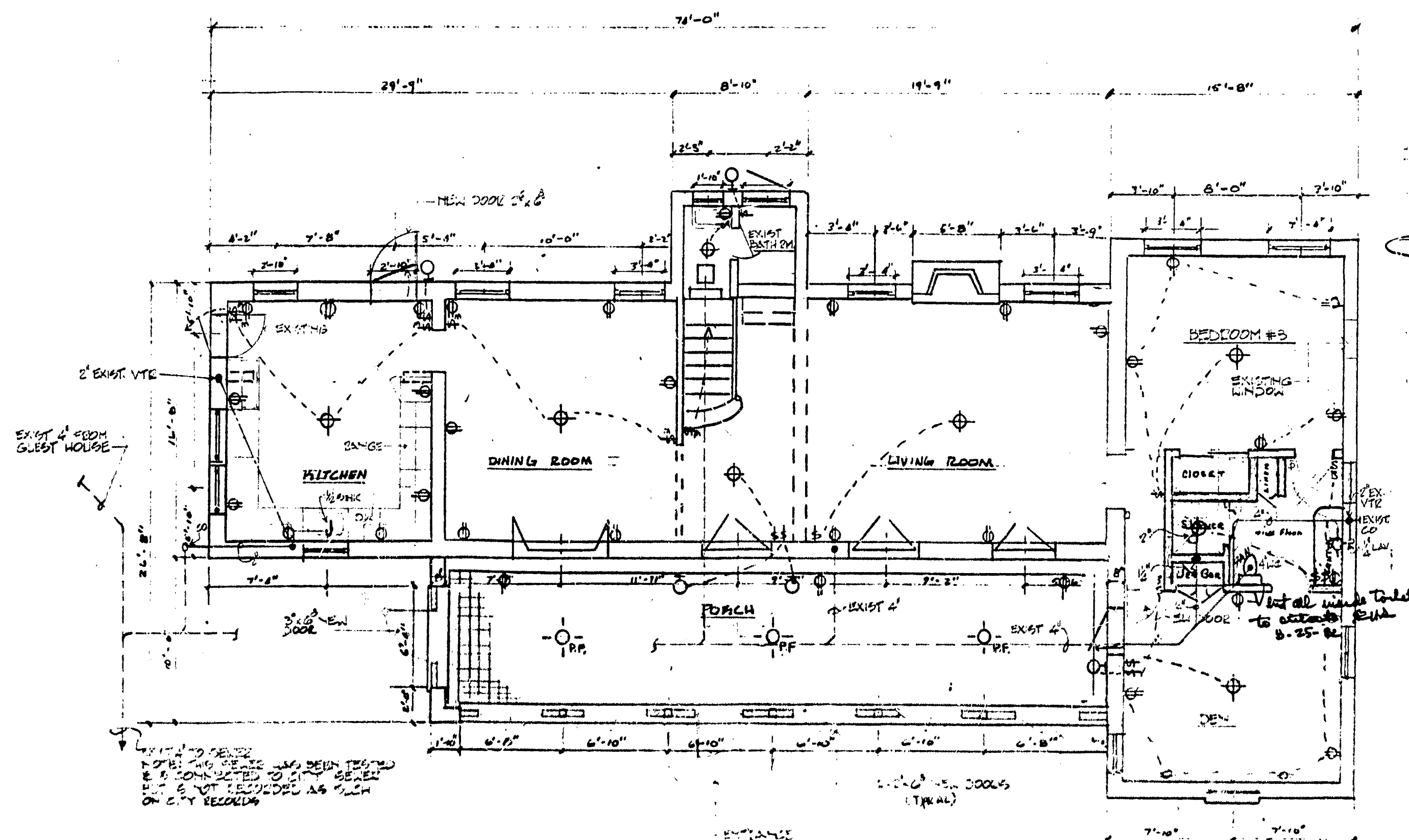
LEGEND

- ===== EXISTING
- EXIST TO BE REMOVED
- ===== NEW PARTITIONS
- ===== NEW 8\"/>

APPROVED FOR
RENDERING
DATE
Troy Neal
architects
planners

AUG 17, 1962

90678



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

OFFICE COPY

CITY OF MIAMI BEACH
APPROVED

DATE 8-25-02
DESIGNED BY [Signature]
DRAWN BY [Signature]
CHECKED BY [Signature]
ELECTRICAL BY [Signature]
MECHANICAL BY [Signature]
PLUMBING BY [Signature]
HARDWARE BY [Signature]
PAINT BY [Signature]
LANDSCAPE BY [Signature]
FIRE PROTECTION BY [Signature]
SOUNDING BY [Signature]

LEGEND

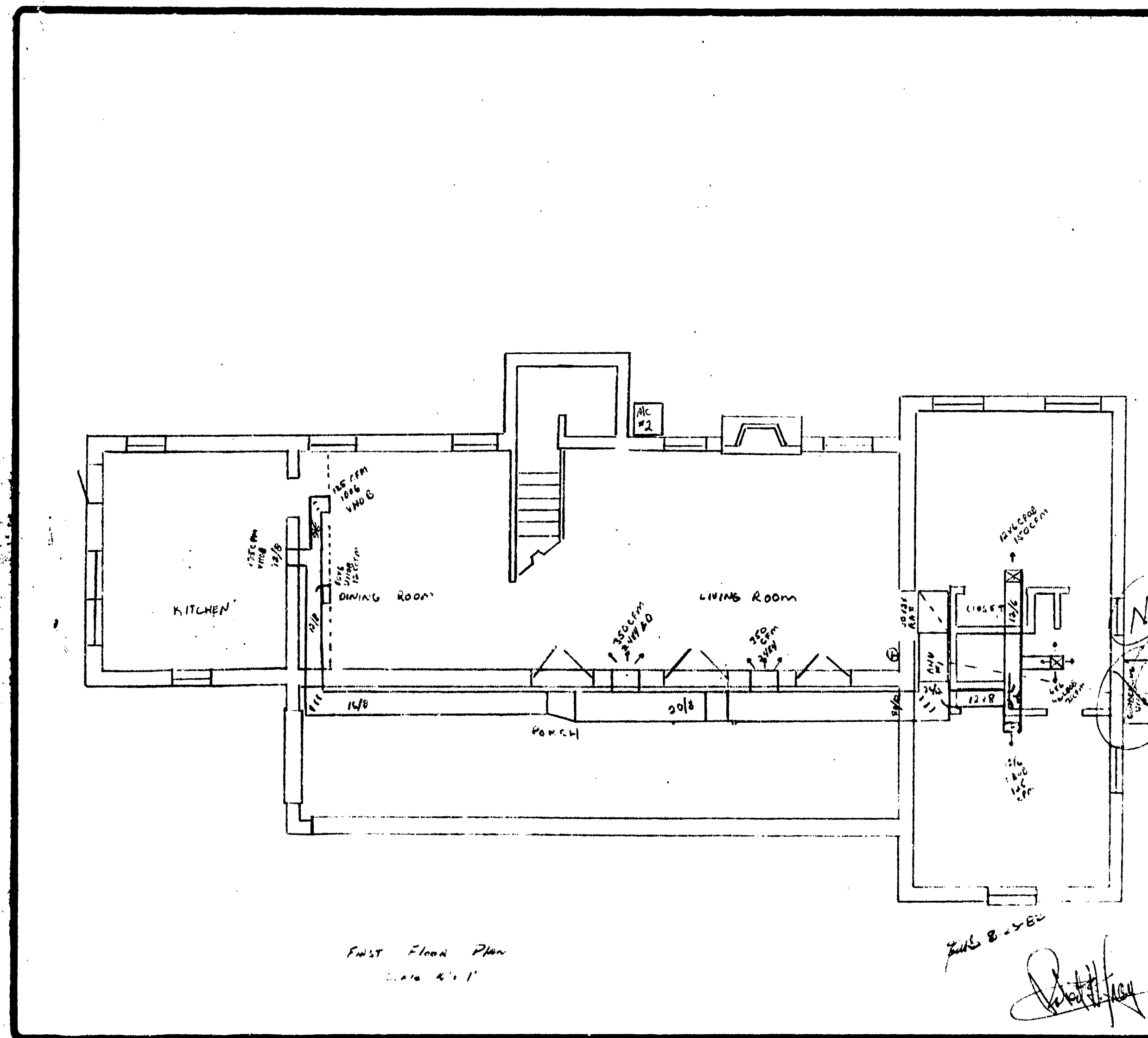
EXISTING WALL
NEW WALL
NEW DOOR
NEW WINDOW
NEW CLOSET
NEW BATH
NEW KITCHEN
NEW DINING ROOM
NEW LIVING ROOM
NEW BEDROOM
NEW PORCH
NEW PATIO
NEW DRIVEWAY
NEW GARAGE
NEW PORCH
NEW PATIO
NEW DRIVEWAY
NEW GARAGE

Small copy with
2004.3/15/02
of 6-25-02

[Signature]

Troy Neal
ARCHITECT
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
305.571.1111

910678

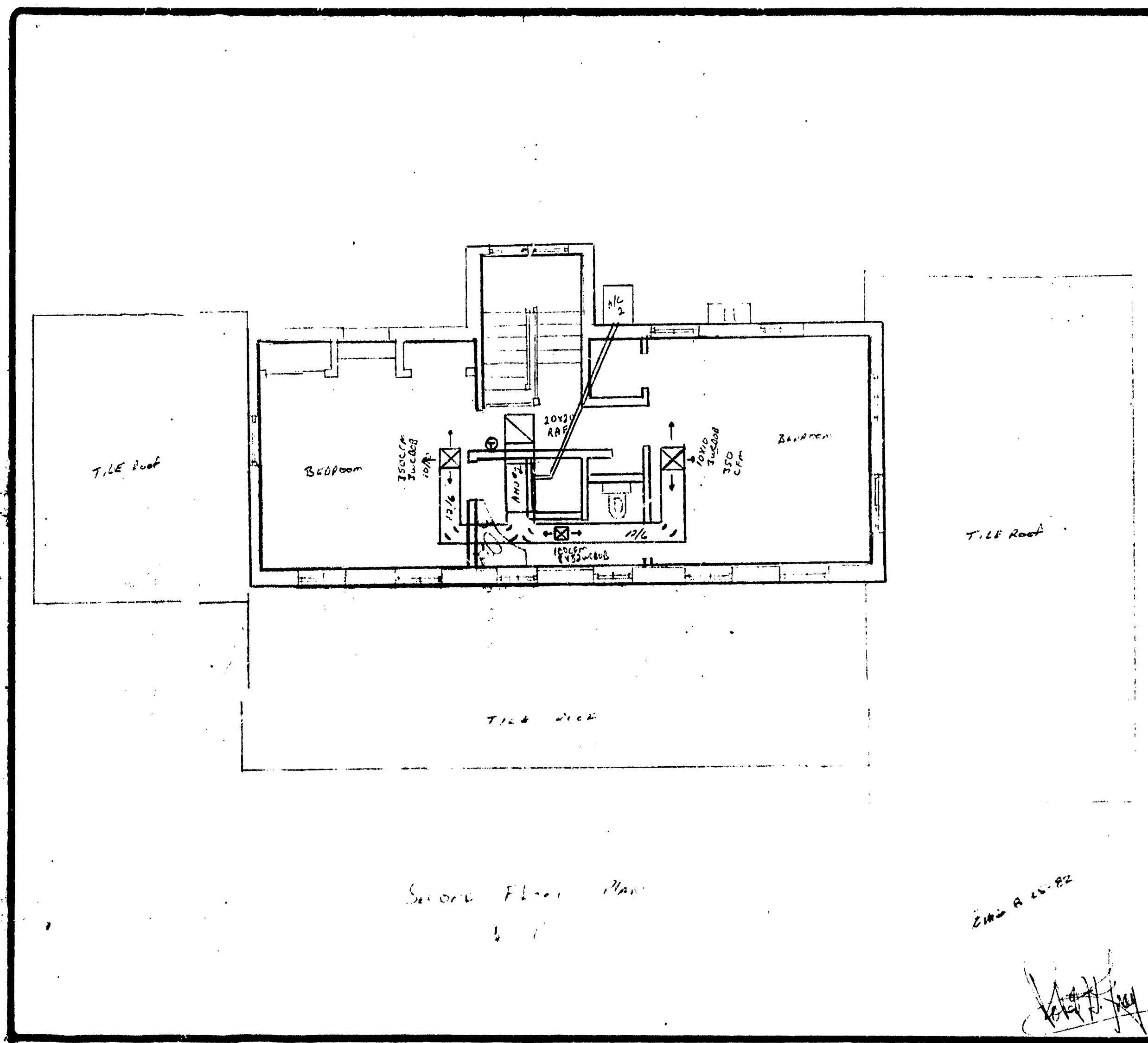


REVISIONS	BY

RESIDENCE AT 4801 RIVER AVE. DR.
 SOUTHEAST DR. CONSTRUCTION
 65-3-81 C.A. 15457

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
OF 3	

90678



Second Floor Plan
1/1

CHG R 11-82

[Handwritten signature]

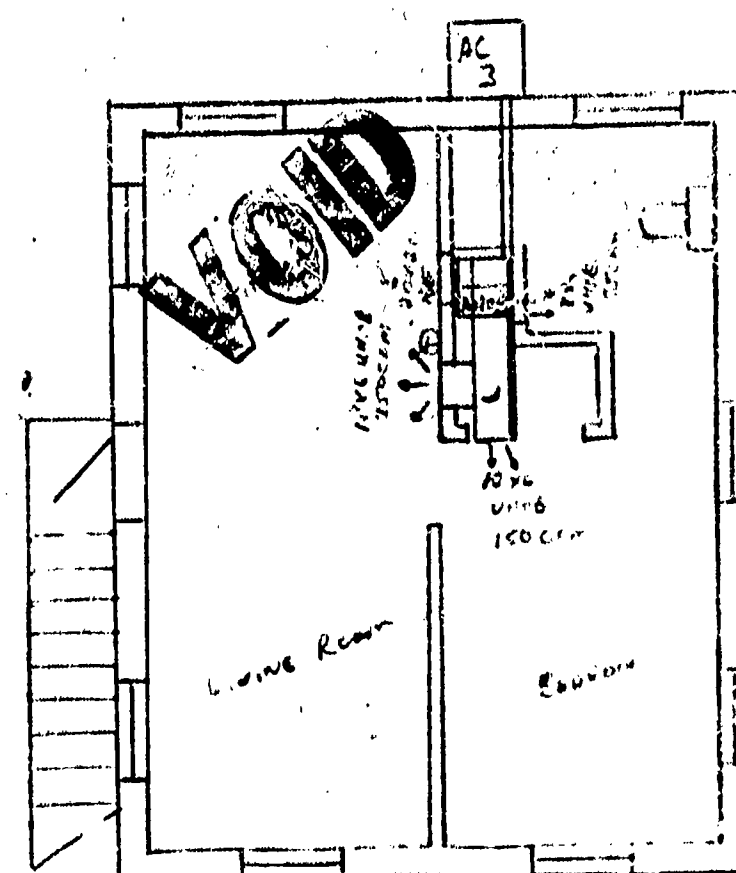
REVISIONS	BY

48 East Rio Alito Dr.
Southeast Ala. Conway
653-578-1 CAC 15457

DRAWN
CHECKED
DATE
SCALE
JOB NO
SHEET
OF SHEETS

910678

AIR COOLED SPLIT A/C UNIT SCHEDULE			
DESIGN *	AHU-1 AC-1	AHU-2 AC-2	AHU-3 AC-3
MODEL NUMBER -	RLR1610 RLR1610	REPR1005 REPR1005	REAR1005 REAR1005
TOTAL AIR CFM	16000 CFM	10000 CFM	10000 CFM
VENT AIR CFM			
ELECTRICAL SERVICE AVAILABLE	230-1-60	230-1-60	230-1-60
GRAND TOTAL CAPACITY BTU/HR	39 - 41,500	16 - 24,000	16 - 18,000 BTU
TOTAL SENSIBLE CAPACITY BTU/HR			
TYPE AND THICKNESS	72 X 24 X 1	17 X 19 X 1	17 X 19 X 1
HEAT/REHEAT COIL TYPE	10A W	5A W	5A W
TOTAL CAPACITY - BTU/HR	41,500	24,000	18,400
ELECTRICAL SERVICE AVAILABLE	230-1-60	230-1-60	230-1-60
DESIGN MANUFACTURER MODEL NO.	RACB-0423A	RAFB-0245A	RAFB-0125A
EER	11.65	9.0	9.0
Suction & Liquid Lines	7/8" 3/8"	3/4" 1/4"	3/4" 1/4"



SECOND FLOOR PLAN

REVISIONS	BY

41P East Road A110 D1
Southeast Air Conditioning
653-3784
CAC 15457

DRAWN
CHECKED
DATE
SCALE
JOB NO
SHEET
2
SHEETS

90678



PERMIT #

B0304058

44

Memo

To: Philip Allen
Director/Chief building official
From: Mohamed Pankov, P.E.
Chief Structural Engineer
CC: Richard McCormick
Date: 10/27/2003
Re: 80304058 (Embedment of 6" pipe in concrete) 48 East Pico Ave Drive

Detail 1 as shown on SP-0 does not meet the following sections of the Code:

1. FBC 2001 HNC section 1903.3.3.1
"They shall not be larger in outside dimension than 3/4" of the overall thickness of slab, wall or beam in which they are embedded"
2. FBC 2001 HNC section 1903.3.7.3
"Concrete cover for pipes and fillings shall not be less than 1.5 inches (38 mm) for concrete exposed to earth or weather, nor 1" (25 mm) for concrete not exposed to weather or in contact with ground."
3. FBC 2001 HNC section 1903.3.7.10
"Reinforcement with an area not less than .002 times the area of concrete section shall be provided normal to the piping."
4. FBC 2001 HNC section 1916.3
"Requirements. All Structures of reinforced concrete, including prestressed concrete, shall be design and constructed in accordance with the provisions of ACI 318 as adopted herein"
5. ACI 318-02 section 6.3.3.1
"They shall not be larger in outside dimension than 1/2 the overall thickness of slab, wall or beam in which they are embedded"
6. ACI 318-02 section 6.3.10

Page 1

City of Miami Beach

"Concrete cover for pipes, conduits, and fillings shall not be less than 1.5" for concrete exposed to earth or weather, nor less than 1" for concrete not exposed to weather or in contact with ground".
7. ACI 318-02 section 6.3.11
"Reinforcement with an area not less than .002 times the area of concrete section shall be provided normal to piping".
8. FBC 2001 SECTION 1903.3 (Conduits and pipes embedded) 1903.3.3.1
"They shall not be larger in outside dimension than One-half the overall thickness of slab, wall or beam in which they are embedded".

Page 2



CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 CONVENTION CENTER DRIVE
2ND FLOOR - CITY HALL
MIAMI BEACH, FL 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AND SPECIAL INSPECTION UNDER THE FLORIDA BUILDING CODE

I, (we) have been retained by: Mr. Pankov, P.E. to perform special inspector services under the Florida Building Code at the 48 E. Pico Ave Drive project on the below listed structures as of July 28/03. I am a Professional Engineer or Architect licensed in the State of Florida.

Professional Number: 80304058 Member Number (if applicable):
Special Inspector for Piping, FBC 1903.3.7.10
Special Inspector for Soil Connections, FBC 1903.3.1
Special Inspector for Precast Attachments, FBC 1907.2.2 (By P.E. or R.A.)
Special Inspector for Reinforced Masonry, FBC 1903.3.1
Special Inspector for Steel Bolted & Welded Connections, FBC 2210.2 (By P.E. or R.A.)
Special Inspector for Trusses over 25 feet long or 6 feet high, FBC 2210.2.2.2 (By P.E. or R.A.)
Special Inspector for

NOTE: Only the marked boxes apply.

The following individuals employed by the firm or are authorized representatives to perform inspection:
1. William Pankov, P.E. 2. _____
3. _____ 4. _____

NOTE: FBC 2001 HNC sections 1907.2.2, 2210.2, 2210.2.2.2 require either a Registered Professional Engineer or Registered Architect to perform the school inspection.

I (we) will notify the City of Miami Beach Building Department of any changes regarding scheduled inspection services.

I have understood that a Special Inspector for each building must be employed in a permanent position on the site for reference by the City of Miami Beach Building Department. As necessary, I will be available to the City of Miami Beach Building Department for the duration of the project. I will be available to the City of Miami Beach Building Department for the duration of the project. I will be available to the City of Miami Beach Building Department for the duration of the project.

Signature: William Pankov, P.E.
Print Name: William Pankov, P.E.
Address: 730 W. 17th Street, Miami, FL 33134
Phone Number: 305 351 1111
Fax Number: 305 351 1111
Signature: Philip Allen
Print Name: Philip Allen
Address: 1700 Convention Center Drive, Miami Beach, FL 33139
Phone Number: 305 351 1111
Fax Number: 305 351 1111
Signature: Richard McCormick
Print Name: Richard McCormick
Address: 1700 Convention Center Drive, Miami Beach, FL 33139
Phone Number: 305 351 1111
Fax Number: 305 351 1111



DYNATECH ENGINEERING CORP.

Miami, June 25, 2003

Mr. Elms
L & L POOLS
7400 NW 17th Street, Suite 113
Miami, FL 33126

Re: Property @
48 Rivo Alto
Miami Beach, FL

Dear Mr. Elms:

Pursuant to your request, DYNATECH ENGINEERING CORP., completed a Subsoil Investigation on June 23, 2003 at the above referenced project. The purpose of our investigation was to verify subsoil conditions relative to a swimming pool design and preparation.

A total of (1) standard penetration boring test was performed according to ASTM-D 1586 down to a depth of 40' below existing ground surface.

The following graph was developed as a general condition for the subject site: (refer to field boring logs for exact locations and soil conditions):

From	To	Description
0'-0"	0'-6"	Topsoil
0'-6"	1'-6"	Tan medium sand
1'-6"	2'-0"	Dark gray sand
2'-0"	5'-0"	Tan beach sand
5'-0"	12'-0"	Tan silty beach sand
12'-0"	17'-0"	Gray silt
17'-0"	40'-0"	Tan sandy lime rock

Groundwater table elevation was measured immediately at the completion of each boring and was found at an average depth of 4' below existing ground surface. Fluctuation in water level should be anticipated due to seasonal variations and run off.

Page No. 2
48 Rivo Alto, Miami Beach, FL

Based on our understanding of the proposed structure and our field boring logs, it is evident that the deep foundation system are needed to support the proposed swimming pool without detrimental settlement to the structure.

Deep foundation systems shall consist of one of the following alternatives:

Alternative Pile Foundation	Approximate Pile Depth	Size	Pile Capacity in Tons Compression	Pile Capacity in Tons Tension	Allowable Lateral Capacity in Tons
Pin Pile	To Refusal	3 inch	3 Tons	2 Tons	1 Ton
Type of 8 Helical Pile	23' BLS	3 inch	10 Tons	2 Tons	1 Ton
Anger Cast Pile	23' BLS	12 inch	25 Tons	7 Tons	2 Tons
Anger Cast Pile	23' BLS	14 inch	35 Tons	10 Tons	4 Tons
Precast Concrete Pile	23' BLS	10 1/2 inch	17 Tons	5 Tons	1 Ton
Precast Concrete Pile	23' BLS	17 1/2 inch	25 Tons	7 Tons	2 Tons
Precast Concrete Pile	23' BLS	14 1/2 inch	35 Tons	10 Tons	4 Tons

BLS: Below Existing Land Surface

Estimated Lateral Load for a pile Top Deflection of 1/4 inch. The proposed pile length is based on the existing ground elevation at the time of drilling. Pile length may vary depending on proposed grade beam elevation and soil profile.

In the case of the Pin, Helical, or Precast piles a minimum of 4 piles shall be driven to determine production pile length. All work shall be performed in accordance with the applicable building code.

In case of existing structures in the vicinity of the pile driving operation, care shall be taken not to create excessive vibration. Vibration levels shall be monitored to verify compliance with county regulations. Step must be taken to prevent excessive vibrations. The minimum center to center of piles or adjacent foundation shall be not less than twice the average diameter for round piles or 1 - 1/2 times the diagonal dimensions of rectangular piles, but in no case less than 30 inches.

Page No. 3
48 Rivo Alto, Miami Beach, FL

All piles shall be designed by a professional engineer and shall be placed under supervision of our Geotechnical Engineer to verify compliance with our recommendations.

Regardless of the thoroughness of a Geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP., does not guarantee any subsoil condition between the bore test holes. In accepting this report the client understands that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Site contractor must familiarize himself with site conditions prior to bidding.

It has been a pleasure working with you and look forward to do so in the near future. Please feel free to contact us if we may be of further service to you.

Sincerely yours,


W. N. Nassim, P.E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
WNJg

DYNATECH

ENGINEERING CORP.

750 WEST 84TH STREET
HIALEAH, FL 33014
(305) 828-7499

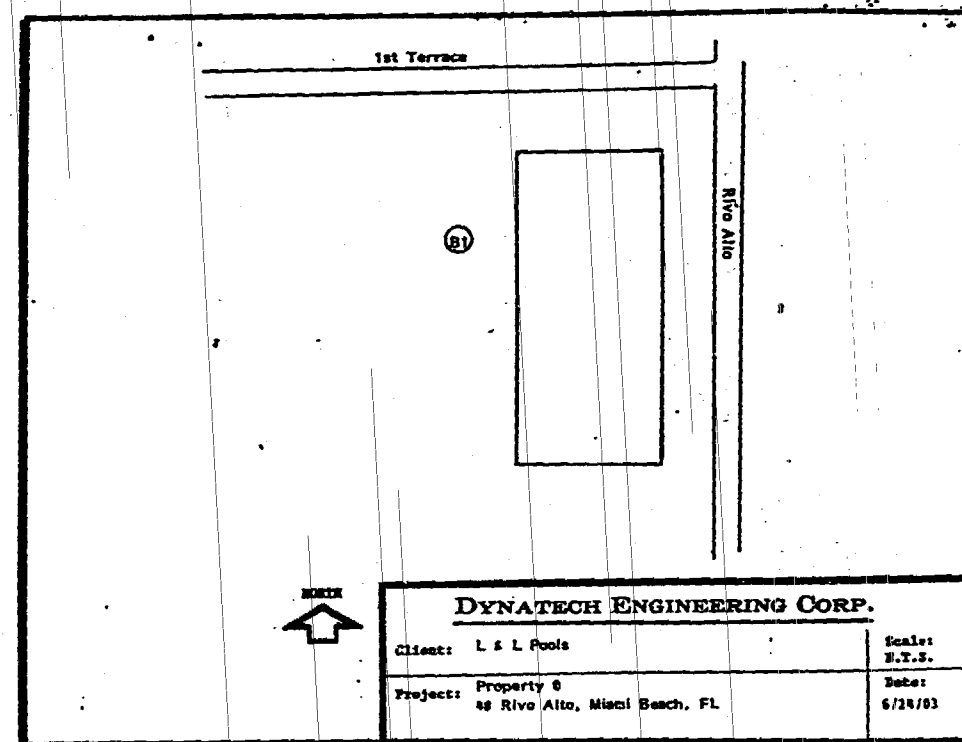
TEST BORING REPORT

DATE: 6-21-03
HOLE NO.: B-1
DRILLER: AS & LD

CLIENT : L & L Pools
PROJECT : Property @
ADDRESS : 48 Riva Alto, Miami Beach, FL
LOCATION : See attached plan

DEPTH (FEET)	SOIL DESCRIPTION	WATER LEVEL (FEET)
0.0' to 0.6'	TOPSOIL & GRASS	11
0.6' to 1.6'	TAN MEDIUM SAND	12
1.6' to 2.0'	DARK GRAY MEDIUM SAND	13
2.0' to 5.0'	TAN BEACH SAND	14
5.0' to 12.0'	TAN SILTY BEACH SAND	15
12.0' to 17.0'	GRAY SILT	16
17.0' to 37.0'	TAN SANDY LIMESTONE	17

Water Level: 4' Below Surface



APPENDIX

Appendix Drilling Procedures

The borings are conducted in accordance with procedures outlined for standard penetration test and split spoon sampling of soils by ASTM D-1586.

A two-foot long, two-inch O.D. split spoon sampler was driven into the ground by successive blows with a 140 lbs. hammer dropping 30 inches. The soil sampler was driven (2) at a time, then extracted for visual examination and classification of the retained soil samples.

The number of blows required for one-foot penetration of the sampler is designated as "N" (known as the Standard Penetration Resistance Value).

The "N" value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils.

It is general practice that the sum of the number of blows required for the second and third six-inch penetration are added to determine the "N" value. Suitable corrections are applied to this number, in order to include the effects of soil overburden pressure and other factors. A general evaluation of soils is made from the established correlation between "N" and the relative density of consistency of soils.

This dynamic method of soil testing has been widely accepted by foundation engineers and architects, to conservatively evaluate the bearing capacity of soils.

A continuous drilling and sampling procedure was used. Therefore the samples were taken at intervals of 2 feet or at every change in soil characteristics.

DYNATECH ENGINEERING CORP.			
P.O. BOX 11000 MALLARD, FLORIDA 32048 PHONE: (904) 486-4444			
BY CLASSIFICATION AND SYMBOL			
SOIL SAMPLE DESCRIPTION	RELATIVE DENSITY (%)	CONSISTENCY	RELATIVE DENSITY
SOFT	0-10	Very Loose	0-10
VERY SOFT	11-20	Loose	11-20
MEDIUM	21-30	Medium	21-30
STIFF	31-40	Stiff	31-40
VERY STIFF	41-50	Very Stiff	41-50
HAZARD	51-60	Hazard	51-60
VERY HAZARD	61-70	Very Hazard	61-70
HAZARD	71-80	Hazard	71-80
VERY HAZARD	81-90	Very Hazard	81-90
HAZARD	91-100	Hazard	91-100
VERY HAZARD	101-110	Very Hazard	101-110
HAZARD	111-120	Hazard	111-120
VERY HAZARD	121-130	Very Hazard	121-130
HAZARD	131-140	Hazard	131-140
VERY HAZARD	141-150	Very Hazard	141-150
HAZARD	151-160	Hazard	151-160
VERY HAZARD	161-170	Very Hazard	161-170
HAZARD	171-180	Hazard	171-180
VERY HAZARD	181-190	Very Hazard	181-190
HAZARD	191-200	Hazard	191-200
VERY HAZARD	201-210	Very Hazard	201-210
HAZARD	211-220	Hazard	211-220
VERY HAZARD	221-230	Very Hazard	221-230
HAZARD	231-240	Hazard	231-240
VERY HAZARD	241-250	Very Hazard	241-250
HAZARD	251-260	Hazard	251-260
VERY HAZARD	261-270	Very Hazard	261-270
HAZARD	271-280	Hazard	271-280
VERY HAZARD	281-290	Very Hazard	281-290
HAZARD	291-300	Hazard	291-300
VERY HAZARD	301-310	Very Hazard	301-310
HAZARD	311-320	Hazard	311-320
VERY HAZARD	321-330	Very Hazard	321-330
HAZARD	331-340	Hazard	331-340
VERY HAZARD	341-350	Very Hazard	341-350
HAZARD	351-360	Hazard	351-360
VERY HAZARD	361-370	Very Hazard	361-370
HAZARD	371-380	Hazard	371-380
VERY HAZARD	381-390	Very Hazard	381-390
HAZARD	391-400	Hazard	391-400
VERY HAZARD	401-410	Very Hazard	401-410
HAZARD	411-420	Hazard	411-420
VERY HAZARD	421-430	Very Hazard	421-430
HAZARD	431-440	Hazard	431-440
VERY HAZARD	441-450	Very Hazard	441-450
HAZARD	451-460	Hazard	451-460
VERY HAZARD	461-470	Very Hazard	461-470
HAZARD	471-480	Hazard	471-480
VERY HAZARD	481-490	Very Hazard	481-490
HAZARD	491-500	Hazard	491-500
VERY HAZARD	501-510	Very Hazard	501-510
HAZARD	511-520	Hazard	511-520
VERY HAZARD	521-530	Very Hazard	521-530
HAZARD	531-540	Hazard	531-540
VERY HAZARD	541-550	Very Hazard	541-550
HAZARD	551-560	Hazard	551-560
VERY HAZARD	561-570	Very Hazard	561-570
HAZARD	571-580	Hazard	571-580
VERY HAZARD	581-590	Very Hazard	581-590
HAZARD	591-600	Hazard	591-600
VERY HAZARD	601-610	Very Hazard	601-610
HAZARD	611-620	Hazard	611-620
VERY HAZARD	621-630	Very Hazard	621-630
HAZARD	631-640	Hazard	631-640
VERY HAZARD	641-650	Very Hazard	641-650
HAZARD	651-660	Hazard	651-660
VERY HAZARD	661-670	Very Hazard	661-670
HAZARD	671-680	Hazard	671-680
VERY HAZARD	681-690	Very Hazard	681-690
HAZARD	691-700	Hazard	691-700
VERY HAZARD	701-710	Very Hazard	701-710
HAZARD	711-720	Hazard	711-720
VERY HAZARD	721-730	Very Hazard	721-730
HAZARD	731-740	Hazard	731-740
VERY HAZARD	741-750	Very Hazard	741-750
HAZARD	751-760	Hazard	751-760
VERY HAZARD	761-770	Very Hazard	761-770
HAZARD	771-780	Hazard	771-780
VERY HAZARD	781-790	Very Hazard	781-790
HAZARD	791-800	Hazard	791-800
VERY HAZARD	801-810	Very Hazard	801-810
HAZARD	811-820	Hazard	811-820
VERY HAZARD	821-830	Very Hazard	821-830
HAZARD	831-840	Hazard	831-840
VERY HAZARD	841-850	Very Hazard	841-850
HAZARD	851-860	Hazard	851-860
VERY HAZARD	861-870	Very Hazard	861-870
HAZARD	871-880	Hazard	871-880
VERY HAZARD	881-890	Very Hazard	881-890
HAZARD	891-900	Hazard	891-900
VERY HAZARD	901-910	Very Hazard	901-910
HAZARD	911-920	Hazard	911-920
VERY HAZARD	921-930	Very Hazard	921-930
HAZARD	931-940	Hazard	931-940
VERY HAZARD	941-950	Very Hazard	941-950
HAZARD	951-960	Hazard	951-960
VERY HAZARD	961-970	Very Hazard	961-970
HAZARD	971-980	Hazard	971-980
VERY HAZARD	981-990	Very Hazard	981-990
HAZARD	991-1000	Hazard	991-1000
VERY HAZARD	1001-1010	Very Hazard	1001-1010
HAZARD	1011-1020	Hazard	1011-1020
VERY HAZARD	1021-1030	Very Hazard	1021-1030
HAZARD	1031-1040	Hazard	1031-1040
VERY HAZARD	1041-1050	Very Hazard	1041-1050
HAZARD	1051-1060	Hazard	1051-1060
VERY HAZARD	1061-1070	Very Hazard	1061-1070
HAZARD	1071-1080	Hazard	1071-1080
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HAZARD	1111-1120	Hazard	1111-1120
VERY HAZARD	1121-1130	Very Hazard	1121-1130
HAZARD	1131-1140	Hazard	1131-1140
VERY HAZARD	1141-1150	Very Hazard	1141-1150
HAZARD	1151-1160	Hazard	1151-1160
VERY HAZARD	1161-1170	Very Hazard	1161-1170
HAZARD	1171-1180	Hazard	1171-1180
VERY HAZARD	1181-1190	Very Hazard	1181-1190
HAZARD	1191-1200	Hazard	1191-1200
VERY HAZARD	1201-1210	Very Hazard	1201-1210
HAZARD	1211-1220	Hazard	1211-1220
VERY HAZARD	1221-1230	Very Hazard	1221-1230
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VERY HAZARD	1241-1250	Very Hazard	1241-1250
HAZARD	1251-1260	Hazard	1251-1260
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HAZARD	1271-1280	Hazard	1271-1280
VERY HAZARD	1281-1290	Very Hazard	1281-1290
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VERY HAZARD	1321-1330	Very Hazard	1321-1330
HAZARD	1331-1340	Hazard	1331-1340
VERY HAZARD	1341-1350	Very Hazard	1341-1350
HAZARD	1351-1360	Hazard	1351-1360
VERY HAZARD	1361-1370	Very Hazard	1361-1370
HAZARD	1371-1380	Hazard	1371-1380
VERY HAZARD	1381-1390	Very Hazard	1381-1390
HAZARD	1391-1400	Hazard	1391-1400
VERY HAZARD	1401-1410	Very Hazard	1401-1410
HAZARD	1411-1420	Hazard	1411-1420
VERY HAZARD	1421-1430	Very Hazard	1421-1430
HAZARD	1431-1440	Hazard	1431-1440
VERY HAZARD	1441-1450	Very Hazard	1441-1450
HAZARD	1451-1460	Hazard	1451-1460
VERY HAZARD	1461-1470	Very Hazard	1461-1470
HAZARD	1471-1480	Hazard	1471-1480
VERY HAZARD	1481-1490	Very Hazard	1481-1490
HAZARD	1491-1500	Hazard	1491-1500
VERY HAZARD	1501-1510	Very Hazard	1501-1510
HAZARD	1511-1520	Hazard	1511-1520
VERY HAZARD	1521-1530	Very Hazard	1521-1530
HAZARD	1531-1540	Hazard	1531-1540
VERY HAZARD	1541-1550	Very Hazard	1541-1550
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VERY HAZARD	1561-1570	Very Hazard	1561-1570
HAZARD	1571-1580	Hazard	1571-1580
VERY HAZARD	1581-1590	Very Hazard	1581-1590
HAZARD	1591-1600	Hazard	1591-1600
VERY HAZARD	1601-1610	Very Hazard	1601-1610
HAZARD	1611-1620	Hazard	1611-1620
VERY HAZARD	1621-1630	Very Hazard	1621-1630
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VERY HAZARD	1641-1650	Very Hazard	1641-1650
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VERY HAZARD	1661-1670	Very Hazard	1661-1670
HAZARD	1671-1680	Hazard	1671-1680
VERY HAZARD	1681-1690	Very Hazard	1681-1690
HAZARD	1691-1700	Hazard	1691-1700
VERY HAZARD	1701-1710	Very Hazard	1701-1710
HAZARD	1711-1720	Hazard	1711-1720
VERY HAZARD	1721-1730	Very Hazard	1721-1730
HAZARD	1731-1740	Hazard	1731-1740
VERY HAZARD	1741-1750	Very Hazard	1741-1750
HAZARD	1751-1760	Hazard	1751-1760
VERY HAZARD	1761-1770	Very Hazard	1761-1770
HAZARD	1771-1780	Hazard	1771-1780
VERY HAZARD	1781-1790	Very Hazard	1781-1790
HAZARD	1791-1800	Hazard	1791-1800
VERY HAZARD	1801-1810	Very Hazard	1801-1810
HAZARD	1811-1820	Hazard	1811-1820
VERY HAZARD	1821-1830	Very Hazard	1821-1830
HAZARD	1831-1840	Hazard	1831-1840
VERY HAZARD	1841-1850	Very Hazard	1841-1850
HAZARD	1851-1860	Hazard	1851-1860
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VERY HAZARD	2001-2010	Very Hazard	2001-2010
HAZARD	2011-2020	Hazard	2011-2020
VERY HAZARD	2021-2030	Very Hazard	2021-2030
HAZARD	2031-2040	Hazard	2031-2040
VERY HAZARD	2041-2050	Very Hazard	2041-2050
HAZARD	2051-2060	Hazard	2051-2060
VERY HAZARD	2061-2070	Very Hazard	2061-2070
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VERY HAZARD	2081-2090	Very Hazard	2081-2090
HAZARD	2091-2100	Hazard	2091-2100
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HAZARD	2111-2120	Hazard	2111-2120
VERY HAZARD	2121-2130	Very Hazard	2121-2130
HAZARD	2131-2140	Hazard	2131-2140
VERY HAZARD	2141-2150	Very Hazard	2141-2150
HAZARD	2151-2160	Hazard	2151-2160
VERY HAZARD	2161-2170	Very Hazard	2161-2170
HAZARD	2171-2180	Hazard	2171-2180
VERY HAZARD	2181-2190	Very Hazard	2181-2190
HAZARD	2191-2200	Hazard	2191-2200
VERY HAZARD	2201-2210	Very Hazard	2201-2210
HAZARD	2211-2220	Hazard	2211-2220
VERY HAZARD	2221-2230	Very Hazard	2221-2230
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HAZARD	2251-2260	Hazard	2251-2260
VERY HAZARD	2261-2270	Very Hazard	2261-2270
HAZARD	2271-2280	Hazard	2271-2280
VERY HAZARD	2281-2290	Very Hazard	2281-2290
HAZARD	2291-2300	Hazard	2291-2300
VERY HAZARD	2301-2310	Very Hazard	2301-2310
HAZARD	2311-2320	Hazard	2311-2320
VERY HAZARD	2321-2330	Very Hazard	2321-2330
HAZARD	2331-2340	Hazard	2331-2340
VERY HAZARD	2341-2350	Very Hazard	2341-2350
HAZARD	2351-2360	Hazard	2351-2360
VERY HAZARD	2361-2370	Very Hazard	2361-2370
HAZARD	2371-2380	Hazard	2371-2380
VERY HAZARD	2381-2390	Very Hazard	2381-2390
HAZARD	2391-2400	Hazard	2391-2400
VERY HAZARD	2401-2410	Very Hazard	2401-2410
HAZARD	2411-2420	Hazard	2411-2420
VERY HAZARD	2421-2430	Very Hazard	2421-2430
HAZARD	2431-2440	Hazard	2431-2440
VERY HAZARD	2441-2450	Very Hazard	2441-2450

LATERAL LOAD/OUTPUT DATA

LATERAL LOADS ARE NOT SPECIFIED

OUTPUT DATA

PATTERN LOADINGS:
PATTERN LIVE LOAD FACTOR (1-3) = 1 THRU 4
75%

LOAD FACTORS:
U = 1.40*D + 1.70*L
U = .75(1.40*D + 1.70*L + 1.70*W)
U = .90*D + 1.30*W

OUTPUT OPTION(S):

Input Echo
Reinforcing Required
Deflections

- ** SPECIFIED DROP PANEL LENGTH RIGHT LESS THAN 1/6 OF SPAN AT COLUMN 1
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.
- ** SPECIFIED DROP DEPTH AT COLUMN 1 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE. EXCESS DEPTH ON SPAN 1 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.
- ** SPECIFIED DROP DEPTH AT COLUMN 1 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE. EXCESS DEPTH ON SPAN 2 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.
- ** SPECIFIED DROP PANEL LENGTH LEFT LESS THAN 1/6 OF SPAN AT COLUMN 2
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.
- ** SPECIFIED DROP PANEL LENGTH RIGHT LESS THAN 1/6 OF SPAN AT COLUMN 2
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.
- ** SPECIFIED DROP DEPTH AT COLUMN 2 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE. EXCESS DEPTH ON SPAN 2 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.
- ** SPECIFIED DROP DEPTH AT COLUMN 2 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE. EXCESS DEPTH ON SPAN 3 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.
- ** SPECIFIED DROP PANEL LENGTH LEFT LESS THAN 1/6 OF SPAN AT COLUMN 3
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.
- ** SPECIFIED DROP PANEL LENGTH RIGHT LESS THAN 1/6 OF SPAN AT COLUMN 3
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.
- ** SPECIFIED DROP DEPTH AT COLUMN 3 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE. EXCESS DEPTH ON SPAN 3 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.
- ** SPECIFIED DROP DEPTH AT COLUMN 3 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE. EXCESS DEPTH ON SPAN 4 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.
- ** SPECIFIED DROP PANEL LENGTH LEFT LESS THAN 1/6 OF SPAN AT COLUMN 4
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.

NEGATIVE REINFORCEMENT

COLUMN	PATT	LOCATION	TOTAL	COLUMN STRIP	MIDDLE STRIP
NUMBER	NO.	SCAL. FACE	DESIGN	AREA WIDTH	AREA WIDTH
			(ft-k)	(sq.in)	(ft)
1	4	11 R	25.4	1.06	4.0
2	4	11 R	-20.9	.86	4.0
3	4	11 R	-35.7	.86	4.0
4	4	11 R	-36.1	.86	4.0
5	4	11 R	-39.8	.86	4.0
6	4	11 R	-31.2	1.06	4.0

POSITIVE REINFORCEMENT

SPAN	PATT	LOCATION	TOTAL	COLUMN STRIP	MIDDLE STRIP
NUMBER	NO.	FROM LEFT	DESIGN	AREA WIDTH	AREA WIDTH
			(ft)	(sq.in)	(ft)
2	1	5.5	5.6	.86	4.0
3	1	5.0	16.7	.86	4.0
4	1	5.0	21.1	.86	4.0
5	1	5.0	18.0	.86	4.0
6	1	5.5	24.6	.86	4.0

DEFLECTION ANALYSIS

NOTES--The deflections below must be combined with those of the analysis in the perpendicular direction. Consult users manual for method of combination and limitations.

--Spans 1 and 7 are cantilevers.

--Time-dependent deflections are in addition to those shown and must be computed as a multiplier of the dead load(DL) deflection. See "CODES" for range of multipliers.

--Deflections due to concentrated or partial loads may be larger at the point of application than those shown at the centerline. Deflections are computed as from an average uniform loading derived from the sum of all loads applied to the span.

--Modulus of elasticity of concrete, $E_c = 4287$ ksi

SPAN	LOAD	DEAD	LIVE	TOTAL	DEAD	LIVE	TOTAL
NUMBER		(in)	(in)	(in)	(in)	(in)	(in)
1	12183.	.006	.000	.006	.003	.000	.003
2	8000.	.002	.000	.002	-.001	.000	-.001
3	8000.	.006	.000	.006	.003	.000	.003
4	8000.	.008	.000	.008	.004	.000	.004
5	8000.	.007	.000	.007	.003	.000	.003
6	8000.	.011	.000	.011	.005	.000	.005
7	12183.	.003	.000	.003	-.002	.000	-.002

* Program completed as requested *

07-14-2003 ADOS5(1a) 7.01 Proprietary Software of PORTLAND CEMENT ASSN. Page 2
11:52:37 AM Licensed to: Aquadynamics Design Group, Inc., Miami, FL

FILE NAME C:\PROGRA~1\ADOS5\DATA\GSHAR-EM.ADS

PROJECT ID. George Suarez Residence

SPAN ID. E/W Direction

ENGINEER Ofelia Taboada

DATE 07/14/03

TIME 11:53:10

UNITS U.S. in-lb

CODE ACI 318-95

SLAB SYSTEM FLAT SLAB SYSTEM

FRAME LOCATION INTERIOR

DESIGN METHOD STRENGTH DESIGN

MOMENTS AND SHEARS NOT PROPORTIONED

NUMBER OF SPANS 3

SOLID HEAD DIMENSIONS: AS INPUT BY ENGINEER

CONCRETE FACTORS

SLABS

BEAMS

COLUMNS

YIELD STRENGTH (ksi) 60.00

COMPRESSION STRENGTH (ksi) 4.00

UNIT WEIGHT (pcf) 150.00

REINFORCEMENT DETAILS: NON-PRESTRESSED

YIELD STRENGTH $F_y = 60.00$ ksi

DISTANCE TO 8" CENTER FROM TENSION FACE:

AT SLAB TOP = 2.25 in OUTER LAYER

AT SLAB BOTTOM = 3.75 in OUTER LAYER

MINIMUM TENSILE BAR SIZE:

AT SLAB TOP = #4

AT SLAB BOTTOM = #4

MINIMUM SPACING:

IN SLAB = 6.00 in

07-14-2003 ADOS5(1a) 7.01 Proprietary Software of PORTLAND CEMENT ASSN. Page 3
11:52:37 AM Licensed to: Aquadynamics Design Group, Inc., Miami, FL

SPAN/LOADING DATA

SPAN NUMBER	LENGTH (ft)	WIDTH (ft)	LEFT (ft)	RIGHT (ft)	SYSTEM	STRIP	STRIP**	S. DL (psf)	LIVE (psf)
1*	3.0	10.0	5.3	5.3	2	10.5	0	345.0	0
2	10.0	10.0	5.3	5.3	2	10.5	0	345.0	0
3*	3.0	10.0	5.3	5.3	2	10.5	0	345.0	0

* - Indicates cantilever span information.
** - Strip width used for positive flexure.
*** - L2 widths are 1/2 dist. to transverse column.
** - Indicates exterior strip.

PARTIAL LOADING DATA

SPAN/LOAD TYPE	Wd. (ft)	Ma	Wd. (ft)	Ma	Wd. (ft)	Ma	Wd. (ft)	Ma
1*	1	CONC	4.7	0	0	0	0	0
2	2	CONC	5.8	0	2.0	0	0	0
3*	1	CONC	4.7	0	3.0	0	0	0
3*	2	CONC	5.8	0	3.0	0	0	0

* - Indicates cantilever span information.
UNITS FOR:
UNIFORM LOAD: W_u k/ft W_u & L_u ft
CONCENTRATED LOAD: P_u kips P_u & L_u ft
TRAPEZOIDAL LOAD: W_u & W_u k/ft W_u & L_u ft
MOMENT: M_u ft-k M_u & L_u ft
NOTE: Local effects of partial loadings are NOT considered by ADOS5, compute manually.

07-14-2003 ADOS5(1a) 7.01 Proprietary Software of PORTLAND CEMENT ASSN. Page 4
11:52:37 AM Licensed to: Aquadynamics Design Group, Inc., Miami, FL

COLUMN/TORSIONAL DATA

COLUMN NUMBER	COLUMN ABOVE SLAB			COLUMN BELOW SLAB			CAPITAL** EXTEN.	COLUMN MIDDLE		
	C1 (in)	C2 (in)	NOT (ft)	C1 (in)	C2 (in)	NOT (ft)		DEPTH (in)	STRIP* (in)	STRIP* (ft)
1	.0	.0	.0	14.0	.0	10.0	.0	.0	5.0	5.5
2	.0	.0	.0	14.0	.0	10.0	.0	.0	5.0	5.5

LATERAL LOAD/OUTPUT DATA

LATERAL LOADS ARE NOT SPECIFIED

OUTPUT DATA

PATTERN LOADINGS: 1 THRU 4
PATTERN LIVE LOAD FACTOR (1-3) = .75

LOAD FACTORS:

U = 1.40*D + 1.70*L
U = .75(1.40*D + 1.70*L + 1.70*W)
U = .80*D + 1.35*W

OUTPUT OPTION(S):

Input Echo
Reinforcing Required
Deflections

** SPECIFIED DROP PANEL WIDTH LESS THAN 1/3 OF SPAN AT COLUMN 1
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.

**SPECIFIED DROP DEPTH AT COLUMN 1 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE, EXCESS DEPTH ON SPAN 1 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.

**SPECIFIED DROP DEPTH AT COLUMN 1 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE, EXCESS DEPTH ON SPAN 2 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.

** SPECIFIED DROP PANEL WIDTH LESS THAN 1/3 OF SPAN AT COLUMN 2
DROP IGNORED FOR FLEXURAL DESIGN AND DEFLECTION CALCULATIONS.

**SPECIFIED DROP DEPTH AT COLUMN 2 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE, EXCESS DEPTH ON SPAN 2 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.

**SPECIFIED DROP DEPTH AT COLUMN 2 GREATER THAN 1/4TH THE SUPPORT-DROP EDGE
DISTANCE, EXCESS DEPTH ON SPAN 3 SIDE IGNORED FOR REINFORCEMENT CALCULATIONS.

**TOTAL UNFACTORED DEAD LOAD = 100.668 kips
LIVE LOAD = .000 kips

NEGATIVE REINFORCEMENT

COLUMN*PATT*LOCATION	TOTAL	COLUMN STRIP	MIDDLE STRIP
NUMBER* NO.*FROM LEFT* DESIGN	AREA WIDTH	AREA WIDTH	AREA WIDTH
(FC) * (FC-W)	(sq.in) (ft)	(sq.in) (ft)	(sq.in) (ft)
1 4 11 R	41.6	1.22	5.0
2 4 11	41.6	1.22	5.0

POSITIVE REINFORCEMENT

SPAN *PATT*LOCATION	TOTAL	COLUMN STRIP	MIDDLE STRIP
NUMBER* NO.*FROM LEFT* DESIGN	AREA WIDTH	AREA WIDTH	AREA WIDTH
(FC) * (FC-W)	(sq.in) (ft)	(sq.in) (ft)	(sq.in) (ft)
2 1 4.8	29.2	1.08	5.0
		1.20	5.5

DEFLECTION ANALYSIS

NOTES--The deflections below must be combined with those of the analysis in the perpendicular direction. Consult users manual for method of combination and limitations.

--Spans 1 and 3 are cantilevers.

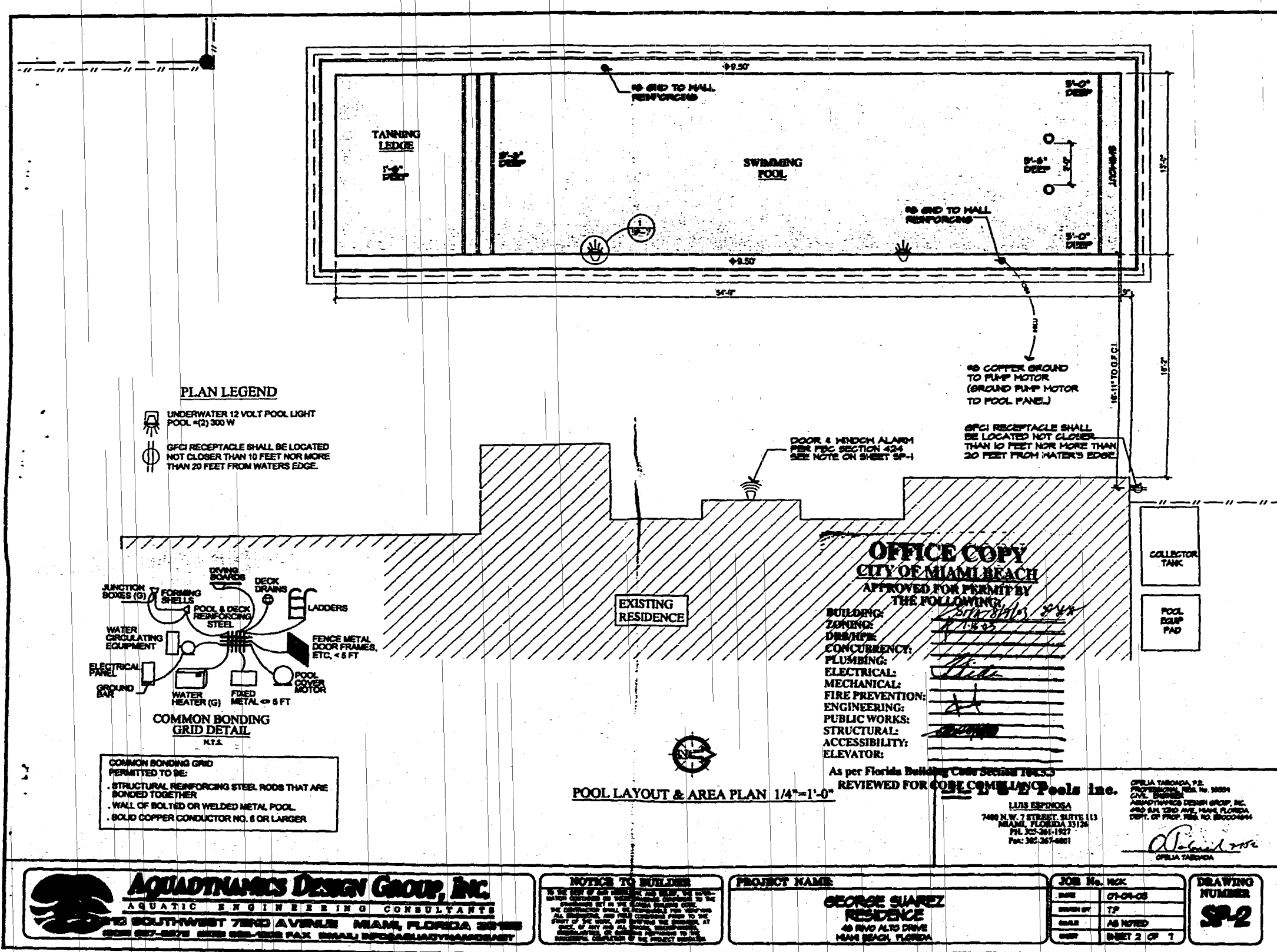
--Time-dependent deflections are in addition to those shown and must be computed as a multiplier of the dead load(DL) deflection. See "CODE" for range of multipliers.

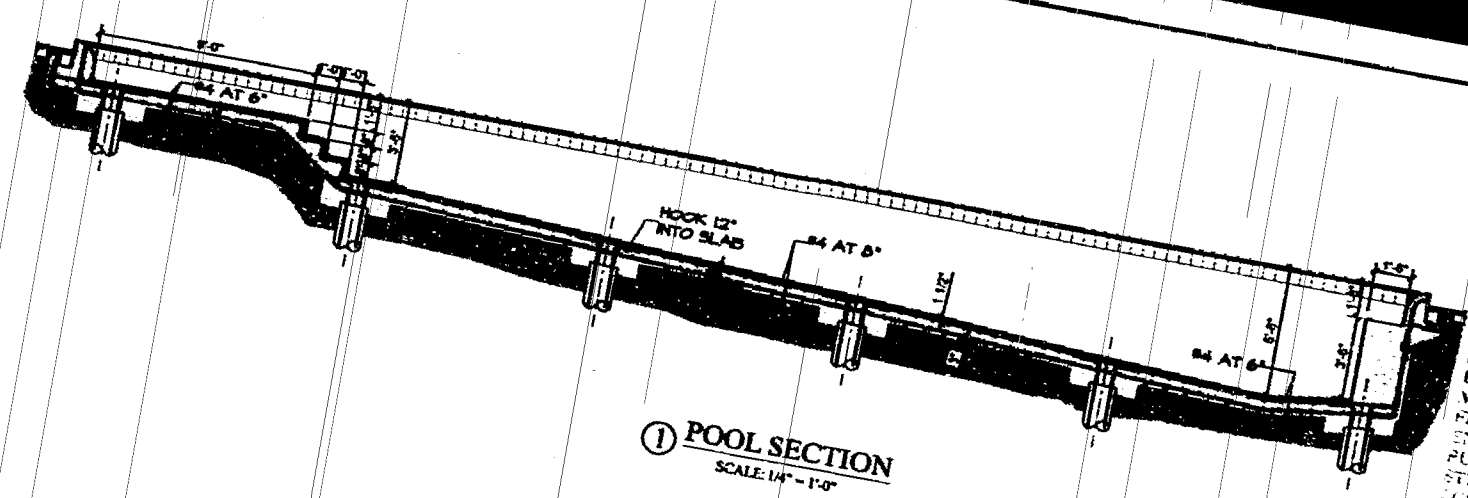
--Deflections due to concentrated or partial loads may be larger at the point of application than those shown at the centerline. Deflections are computed as from an average uniform loading derived from the sum of all loads applied to the span.

--Modulus of elasticity of concrete, $E_c = 4287$ ksi

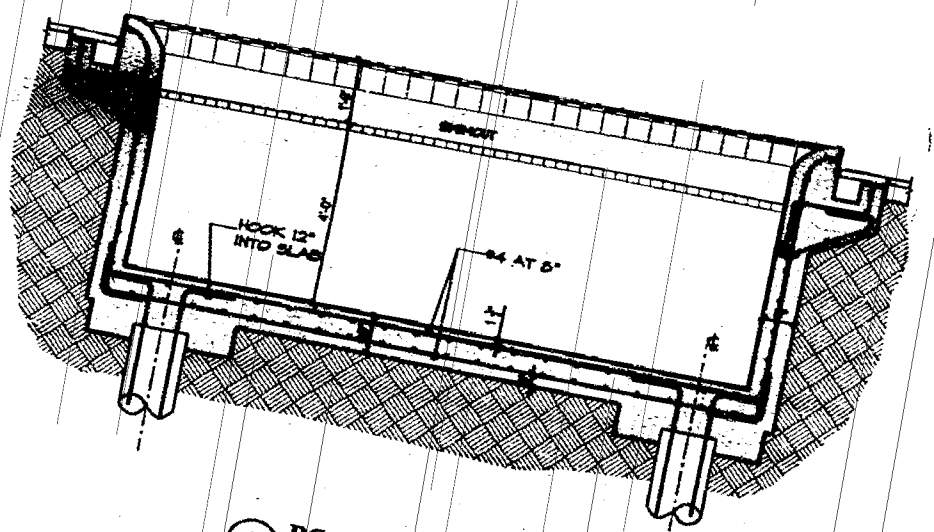
SPAN	DEAD	COLUMN STRIP	MIDDLE STRIP
NUMBER	LOAD	DEFLECTION DUE TO:	DEFLECTION DUE TO:
(in ⁴)	(in)	DEAD	LIVE
1	10580.	.087	.000
2	10580.	.089	.000
3	10580.	.087	.000

* Program completed as requested *

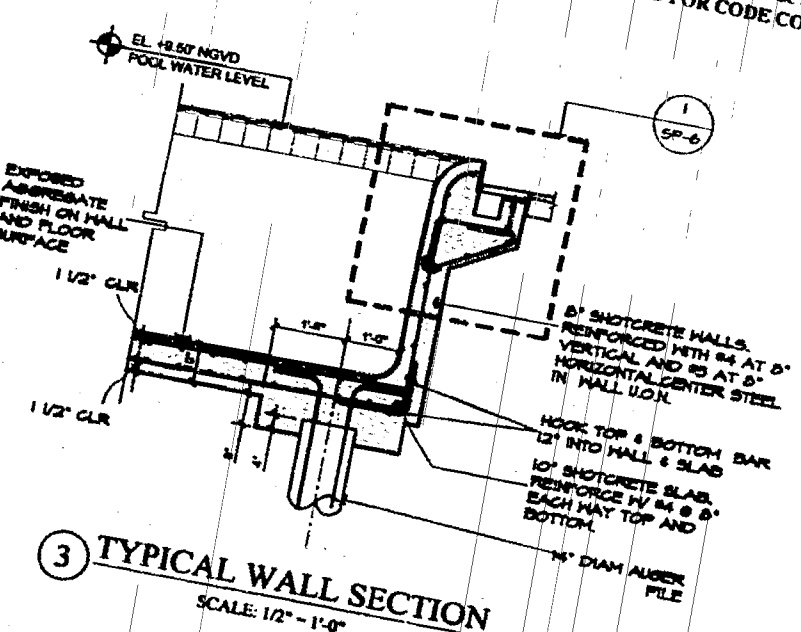




① POOL SECTION
SCALE: 1/4" = 1'-0"



② POOL SECTION
SCALE: 1/2" = 1'-0"



③ TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

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

BUILDING: _____
ZONING: _____
DR/TYPE: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PROTECTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STREET LIGHTS: _____
ELEVATOR: _____

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

AQUADYNAMICS DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
2000 SOUTHWEST 78TH AVENUE MIAMI, FLORIDA 33155
305-557-8070 305-557-8071 FAX 305-557-8072 EMAIL: INFO@AQUADYNAMICS.COM

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PROJECT NAME
GEORGE SUAREZ
RESIDENCE
40 ROAD ALTO DRIVE
MIAMI BEACH, FLORIDA

L & L Pools Inc.
LARRY ENFORD
1400 N.W. 7 STREET SUITE 113
MIAMI, FLORIDA 33134
TEL: 305-541-1527
FAX: 305-541-4891

JOB No. REC
Date: 07-04-08
Drawn by: TJ
Check: AS NOTED
Sheet: SHEET 4 OF 7

DRAWING NUMBER
SP-4

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
DRAINAGE:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
WIRE PREVENTION:
CONCRETE:
STRUCTURAL:
PERMIT NO.:

PIPE SIZING
PRESSURE FLOW
CAPACITY (GPM)

1.5"	= 60 gpm
2.0"	= 100 gpm
2.5"	= 150 gpm
3.0"	= 220 gpm

PUMPING FLOW RATES
@ 60 TDH

3/4 hp =	55 gpm
1.0 hp =	75 gpm
1.5 hp =	90 gpm
2.0 hp =	95 gpm
2.5 hp =	115 gpm
3.0 hp =	140 gpm

BASED UPON START-RITE
MAX-COLAD 1
SELF PRIMING PUMP

PIPE SIZING
SUCTION FLOW
CAPACITY (GPM)

1.5"	= 40 gpm
2.0"	= 80 gpm
2.5"	= 110 gpm
3.0"	= 180 gpm



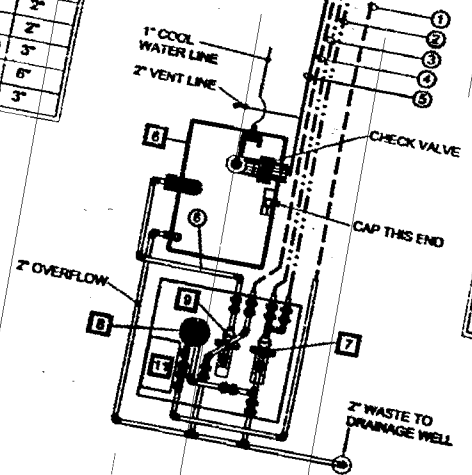
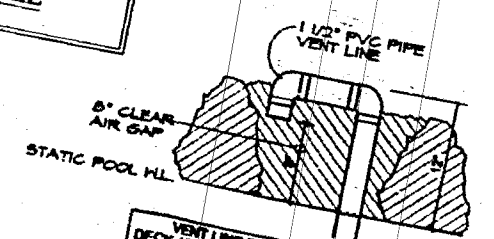
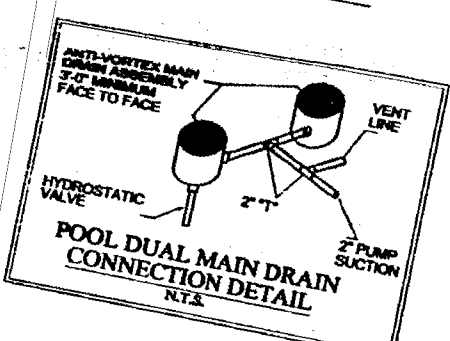
PIPING PLAN 1/4"=1'-0"

PLAN LEGEND

---	PVC SCHEDULE 40 NSF APPVD. PIPE (PRESSURE LINE)
---	PVC SCHEDULE 40 NSF APPVD. PIPE (SUCTION LINE)
---	PVC SCHEDULE 40 NSF APPVD. PIPE (GRAVITY LINE)
---	PVC SCHEDULE 40 NSF APPVD. PIPE (AIR LINE)

PIPING LEGEND

NO.	DESCRIPTION	SIZE
1	POOL RETURN	2"
2	VACUUM LINE	2"
3	POOL MAIN DRAIN	2"
4	OVERFLOW SUPPLY (DIFFUSER)	2"
5	GUTTER LINE	2"
6	PUMP SUCTION LINE	2"



POOL DATA CHART

POOL AREA-	757 SF.
POOL PERIMETER-	182 LF.
POOL VOLUME-	2270 GAL.
FILTER RATE-	50.0 GPM IN 7.57 HOURS

AQUADYNAMICS DESIGN GROUP, Inc.
AQUATIC ENGINEERING CONSULTANTS
700 SOUTHWEST 70TH AVENUE MIAMI, FLORIDA 33156
305-557-5522 305-557-5523 FAX 305-557-5524

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PROJECT NAME
GEORGE SUAREZ RESIDENCE
40 WINDY DRIVE
MIAMI BEACH, FLORIDA

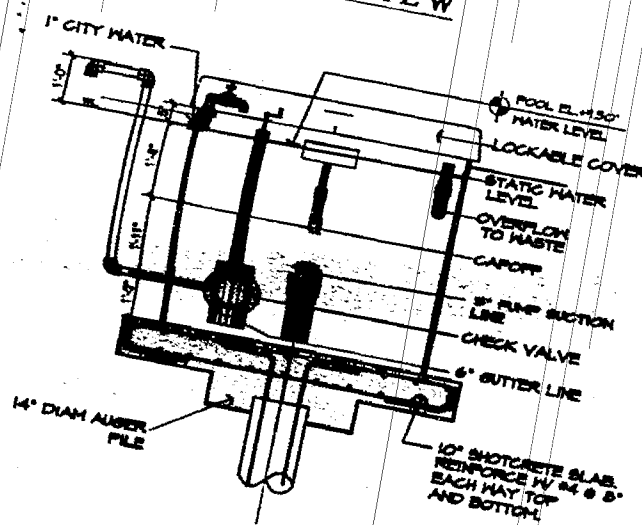
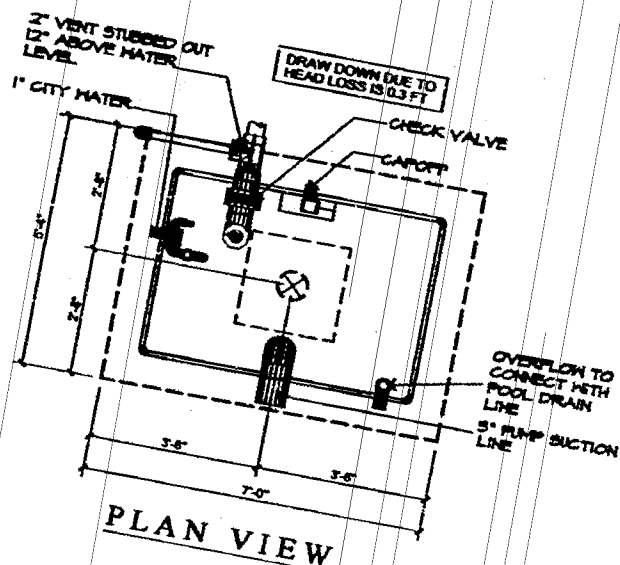
J.L. & L. Pools Inc.
LARRY ESPINOSA
7400 N.W. 27 STREET, SUITE 111
MIAMI, FLORIDA 33157
TEL: 305-581-1977
FAX: 305-581-4881

JOB NO. NICE

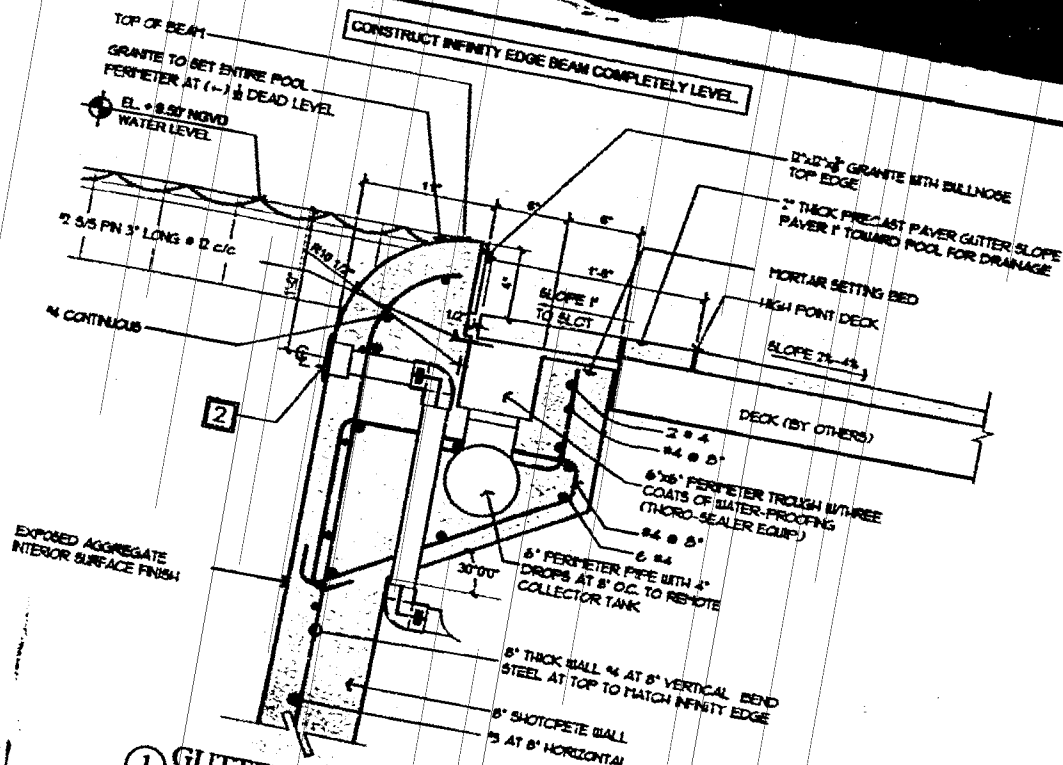
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DESIGNED BY	TP
CHECKED BY	AS HUYED
DATE	08-13-07

DRAWING NUMBER
SP-6

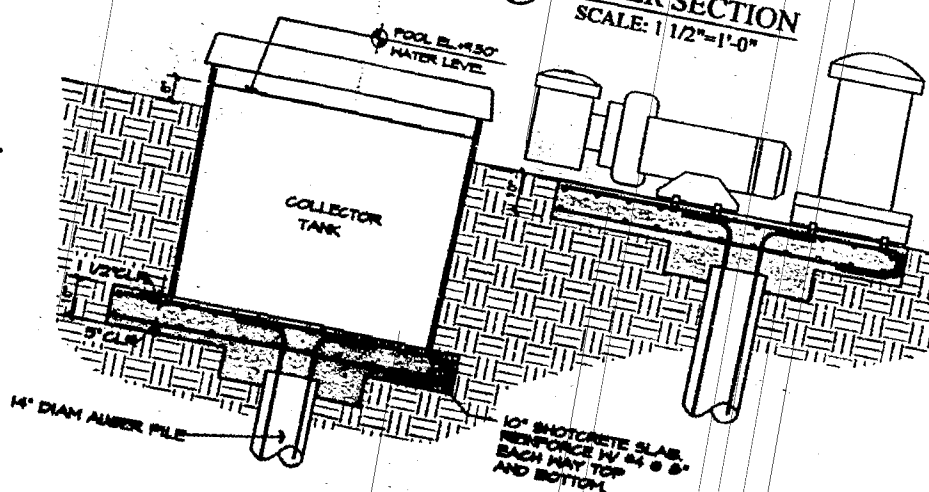




② F-700 COLLECTOR TANK
78 GALLON CAPACITY
SCALE: 1/2" = 1'-0"



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



④ POOL EQUIPMENT ENCLOSURE WALL DETAIL
SCALE: 1/2" = 1'-0"
REFER TO SITE PLAN FOR LOCATION

OFFICE COPY
CITY OF MIAMI
APPROVED FOR THE FOLLOWING:

BUILDING: *[Signature]*
ZONING: *[Signature]*
DR/HPB: *[Signature]*
CONCURRENCY: *[Signature]*
PLUMBING: *[Signature]*
ELECTRICAL: *[Signature]*
MECHANICAL: *[Signature]*
FIRE PREVENTION: *[Signature]*
ENGINEERING: *[Signature]*
PUBLIC WORKS: *[Signature]*
STRUCTURAL: *[Signature]*
ACCESSIBILITY: *[Signature]*
ELEVATOR: *[Signature]*

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

AQUADYNAMICS DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
2010 SOUTHWEST 79TH AVENUE MIAMI, FLORIDA 33155
305-557-8228 305-557-8229 FAX 305-557-8229 EMAIL: INFO@AQUADYNAMICS.NET

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PROJECT NAME:
GEORGE SUAREZ RESIDENCE
8190 45TH DRIVE
NAMI BEACH, FLORIDA

JL L & L Pools Inc.
LURE ESPINOZA
7400 N.W. 7 STREET, SUITE 113
MIAMI, FLORIDA 33158
TEL: 305-361-1927
TEL: 305-367-6801

JOB No. REC:
DATE: 07-07-08
DRAWN BY: TP
CHECKED BY: AS
DATE: 08-07-08

DRAWING NUMBER
SP-6



15 HP OVERFLOW PUMP

1 HP FLOW PUMP

WASTE

200 SF CARTRIDGE FILTER

10,000 STU FLOWBACK CHECK VALVE

1 2 3 4 5 6

FLOW DIAGRAM
POOL W/OVERFLOW PUMP
N.T.S.

OFFICE COPY
CITY OF MANASSAS
APPROVED FOR THE FOLLOWING:

BUILDING: _____
ZONING: _____
CONCEPT: _____
CONCURRENCY: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENT: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

Mr. [Signature]
ff

[illegible]

JL L & L Pools inc.
LUIS ESPINOSA
 7400 N.W. 7 STREET, SUITE 1113
 MIAMI, FLORIDA 33126
 PH: 305-261-1927
 FAX: 305-267-4601

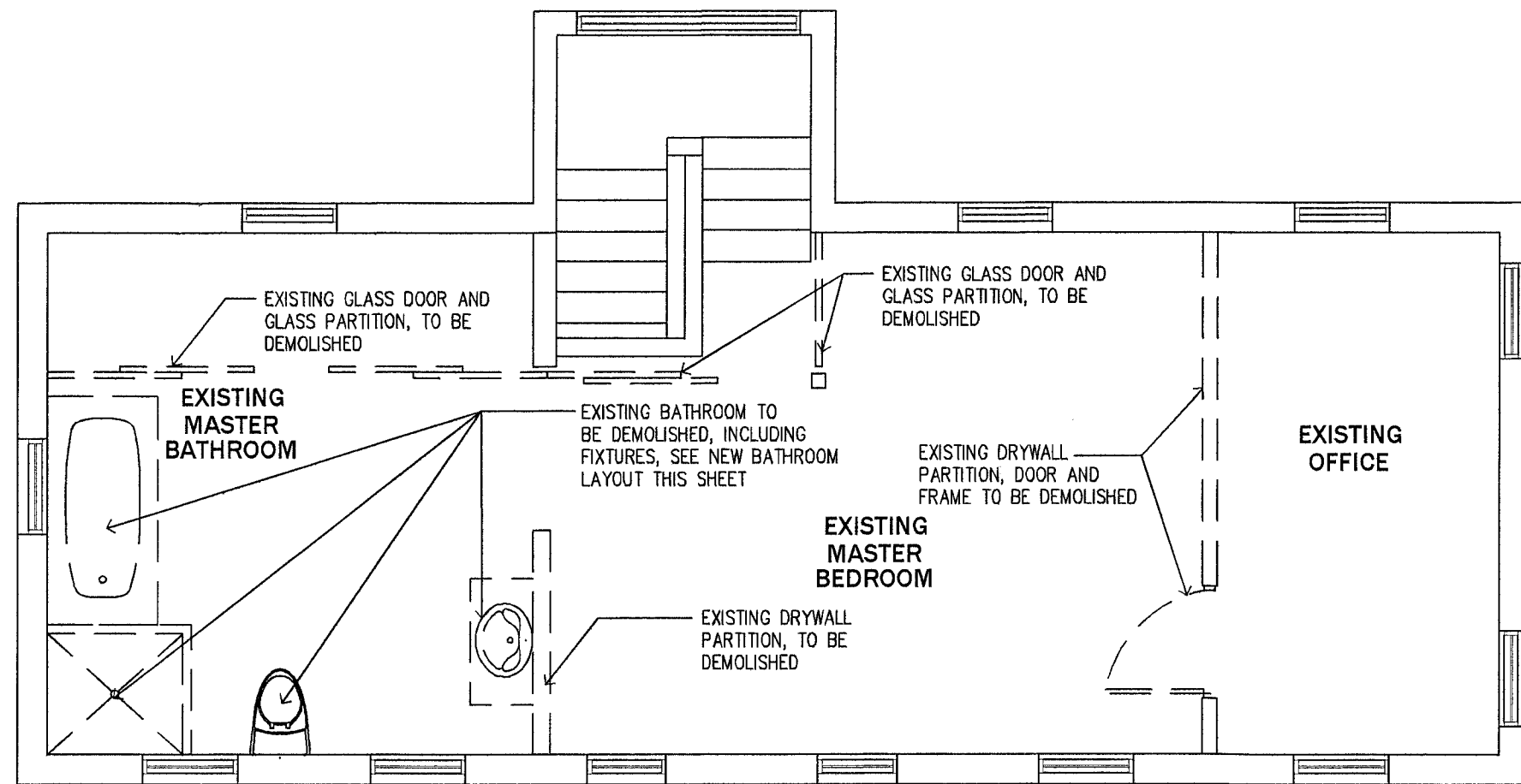
OFELIA TABOADA, P.E.
PROFESSIONAL REG. NO. 90027
CIVIL ENGINEER
AGROTECHNICAL DESIGN GROUP, INC.
480 S.W. 23RD AVE., MIAMI, FLORIDA
DEPT. OF PROF. REG. NO. 28000444

JOHN No. NICK	
DATE	07-04-08
WORK BY	TF
SCALE	AS NOTED
SHEET	SHEET 1 OF 1

**DRAWING
NUMBER
SP-7**

[illegible]

B50 2338



Demolition Plan 1/4"

DEMOLITION NOTES:

- THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALKTHRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.
- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK, TRASH REMOVAL, STORAGE, ETC. WITH THE OWNER.
- THE OWNER SHALL SUPPLY THE CONTRACTOR WITH AN ASBESTOS SURVEY IDENTIFYING ANY ITEMS THAT MAY HAVE ASBESTOS. THE CONTRACTOR SHALL FOLLOW THE SURVEY AND ANY ITEMS HAVING ASBESTOS SHALL BE REMOVED OR CONTAINED AS REQUIRED BY A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR.
- ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
- THE CONTRACTOR SHALL PROVIDE SAFETY FEATURES OR METHODS DURING DEMOLITION AS REQUIRED BY APPLICABLE CODES, O.S.H.A. OR SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
- NOT USED
- REMOVE ALL EXISTING CABINETS, FURNITURE AND FIXTURES DEPICTED ON THE DRAWINGS. COORDINATE WITH THE OWNER, THE DISPOSAL OR STORAGE OF THESE ITEMS.
- REMOVE ALL EXISTING FLOOR CARPET, TILE, ETC. AND PREPARE SURFACE TO RECEIVED NEW FINISHES PER FINISH AND/OR INTERIOR DESIGNERS SPECIFICATIONS. OBSERVE ANY ITEMS ADDRESSED BY THE ASBESTOS SURVEY AS NOTED ABOVE.
- CONTRACTOR IS TO VERIFY WITH THE OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. PRIOR TO DEMOLITION. CONTRACTOR SHALL IDENTIFY W/ PAINT ALL PIPES, CONDUITS, ETC. THAT ARE NOT GOING TO BE DEMOLISHED OR REMOVED.

ELECTRICAL DEMOLITION

REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND ANY ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. RELOCATE ANY OF THESE DEVICES AS INDICATED OR REQUIRED BY THE DRAWINGS. PROVIDE ARCHITECT WITH AS-BUILT DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES. CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.

THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO, TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE LANDLORD/ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.

ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.

WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILINGS TO BE REMOVED, THE ELECTRICAL CONTRACTOR/TRAFFICOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.

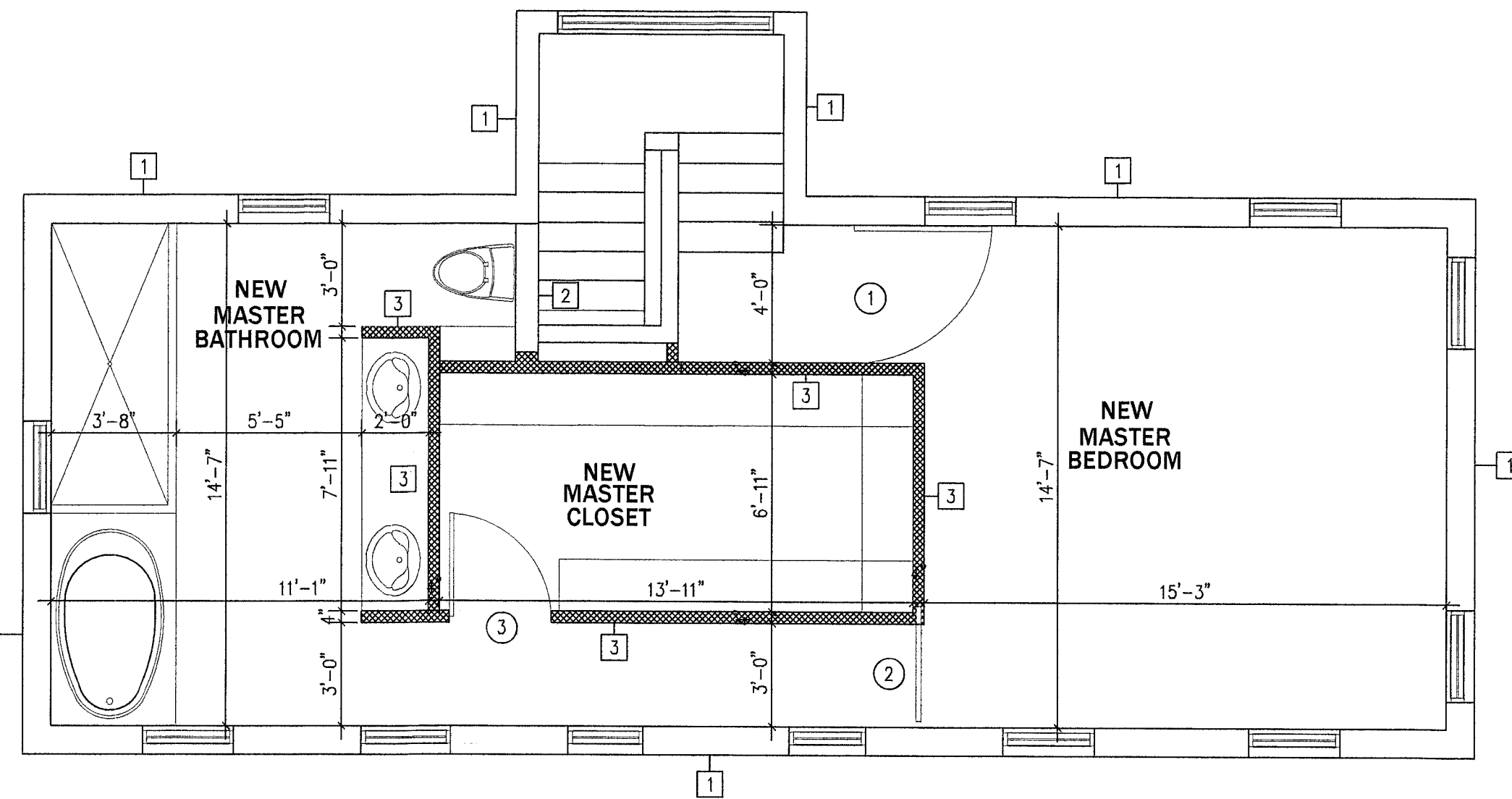
ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH THIS WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.

ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.

EXISTING CONSTRUCTION

- EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE PLANS REPRESENT ASSUMED CONDITIONS BASED ON VISUAL INSPECTION. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ALL EXIST. CONDITIONS
- OWNER AND CONTRACTOR SHOULD BE AWARE THAT EXPOSED CONDITION MAY DIFFER FROM THOSE WHICH ARE CONCEALED BY FINISHES, OCCUR BELOW GRADE OR ARE SUBJECT TO CHANGES DUE TO TIME, ENVIRONMENT OR MODIF. BY OTHERS
- ANY REMOVAL OR DEMOLITION OF EXISTING CONSTRUCTION REQUIRED TO EXECUTE THE WORK SHOWN IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION
- EXISTING STRUCTURAL CONDITIONS INDICATED AS V.I.F. (VERIFY IN FIELD) REQUIRE THAT THE CONTRACTOR EITHER VERIFY THE PRESENCE OF SUCH CONDITIONS, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITIONS, OR NOTIFY THE ARCHITECT OF CONFLICTING CONDITIONS.
- CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE ARCHITECT WHERE VISUAL OBSERVATION OR DEMOLITION EXPOSES EXIST. CONDITIONS WHICH CONFLICT WITH THE CONSTRUCTION DOCUMENTS OR REVEAL DAMAGED OR DETERIORATED STRUCT. OR ARCHITECTURAL ELEMENTS THAT ARE TO REMAIN AS PART OF THE FINISHED PRODUCT.
- CONTRACTOR SHALL VERIFY CONDITION OF THE EXISTING FOOTINGS AND SHALL NOTIFY THE ARCHITECT AND OWNER REGARDING DAMAGED OR DETERIORATED CONDITIONS.
- CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY SHORING AND BRACING OF THE EXISTING STRUCTURE DURING CONSTRUCTION.
- REFER TO PLANS FOR REQUIRED DEMOLITION WORK
- OWNER OR CONTRACTOR SHALL NOTIFY LOCAL GOVERNING AUTHORITY IF VISUAL INSPECTION OR DEMOLITION REVEALS THE PRESENCE OF HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS PRODUCTS, PCB'S OR OTHER TOXIC SUBSTANCES.

Proposed Floor Plan 1/4"



DOOR SCHEDULE

NO.	WIDTH	HEIGHT	TH.	MATERIAL	TYPE	FRAME	THRESHOLD	REMARKS
①	4'-0"	8'-0"	1/2"	WOOD	SWING	WOOD		
②	3'-0"	8'-0"	1/2"	WOOD	POCKET			
③	2'-8"	8'-0"	1/2"	WOOD	SWING	WOOD		

NOTES:

A.- GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE BEFORE CONSTRUCTION BEGINS.
- BATHROOM FLOORS & BASE TO BE OF IMPERVIOUS MATERIAL AS PER F.B.C..
- ALL WATER CLOSETS, LAVATORIES & SHOWER HEADS, SHALL COMPLY W/ F.B.C.
- PROVIDE CEMENT BOARD IN ALL WET AREAS TO COMPLY W/ F.B.C.

B.- SAFETY GLASS NOTE:

- SHOWER GLASS DOOR & GLASS ENCLOSURE SHALL COMPLY W/ F.B.C. PROVIDE CATEGORY IIE GLAZING PRODUCTS.

SHOWER COMPARTMENT NOTE:

NEW SHOWER COMPARTMENTS SHALL HAVE FLOORS & WALLS CONSTRUCTION OF SMOOTH, CORROSION RESISTANT & NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SERVING THE SITE
CALL 1-800-432-4770
CITY OF MIAMI 305-673-7080

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and/or posting of sidewalk/roadway bonds (Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C. / C.O., or the release of bonds.)
Approved/Reviewed By: *B. Duval* Date: *2/4/15*

SCOPE OF WORK

SCOPE OF WORK UNDER THIS PERMIT SHALL BE LIMITED TO THE RECONFIGURATION OF EXISTING MASTER BEDROOM, MASTER BATH AND MASTER CLOSET AT SECOND FLOOR OF THE EXISTING RESIDENCE AS DEPICTED IN PLANS

FOR ELECTRICAL WORK, SEE PLANS
FOR MECHANICAL WORK, SEE PLANS
FOR PLUMBING WORK, SEE PLANS

WALL LEGEND

- EXISTING STRUCTURAL MASONRY WALL TO REMAIN. GENERAL CONTRACTOR TO VERIFY CONDITIONS AS REQUIRED.
- EXISTING INTERIOR PARTITIONS TO REMAIN. GENERAL CONTRACTOR SHALL PATCH AND CLEAN ALL EXISTING PARTITIONS AND DRYWALL FINISH DAMAGED DURING THE PROCESS OF NEW CONSTRUCTION.
- NEW 4" DRYWALL PARTITION OVER 3" METAL STUDS @ 24" O/C AND 1 LAYER OF 1/2" DRYWALL BOTH SIDES

FASTEN 20 GA. TRACK TO EXISTING CONCRETE SLAB WITH POWER ACTUATED FASTENERS (3/4" FAST TRAK NAILS MFG. BY RANSET) @ 12" O.C.

BOTTOM OF EXISTING SLAB

3" METAL STUDS @ 24" O.C.

1/2" DRYWALL BOTH SIDES TO RECEIVE PAINT.

FASTEN 20 GA. TRACK TO EXISTING CONCRETE SLAB WITH POWER ACTUATED FASTENERS (3/4" FAST TRAK NAILS MFG. BY RANSET) @ 12" O.C.

EXISTING SLAB.

NOTICE: CONTRACTOR SHALL VERIFY THE TRACK TO BOTTOM OF EXISTING CONCRETE SLAB WITH POWER ACTUATED FASTENERS (3/4" FAST TRAK NAILS MFG. BY RANSET) @ 12" O.C. TO RECEIVE PAINT. THE TRACK SHALL BE FASTENED TO THE BOTTOM OF THE EXISTING CONCRETE SLAB WITH POWER ACTUATED FASTENERS (3/4" FAST TRAK NAILS MFG. BY RANSET) @ 12" O.C. TO RECEIVE PAINT. THE TRACK SHALL BE FASTENED TO THE BOTTOM OF THE EXISTING CONCRETE SLAB WITH POWER ACTUATED FASTENERS (3/4" FAST TRAK NAILS MFG. BY RANSET) @ 12" O.C. TO RECEIVE PAINT.

USE 3 5/8" MTL. ST. FRAME @ BATHRM & KIT. PART. ONLY PARTITION 18" O/C W/ 1/2" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERM. 12" @ FIELD

1-2"x4" WD. BLOCKING 30" & @ 84" A.F.F. FOR REINFORCEMENT TO SUPPORT THE PARTITION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: *5-13-15*
ZONING: *12-04-15*
PLUMBING: *5-13-15*
ELECTRICAL: *5-13-15*
MECHANICAL: *5-13-15*
FLOOD: *5-13-15*
PUBLIC WORKS: *5-13-15*
STRAIGHTENING: *5-13-15*
ELEVATOR: *5-13-15*

NOTE: USE 1-3/8" MTL. ST. FRAME @ BATHRM & KIT. PART. ONLY PARTITION 18" O/C W/ 1/2" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERM. 12" @ FIELD

INTERIOR PARTITION SECTION
FOR WALLS WITH WALL HUNG STAIRS AND OR CABINETS
ELEVATOR:

Revisions

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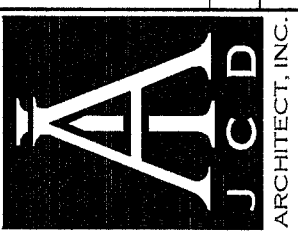
INTERIOR ALTERATION

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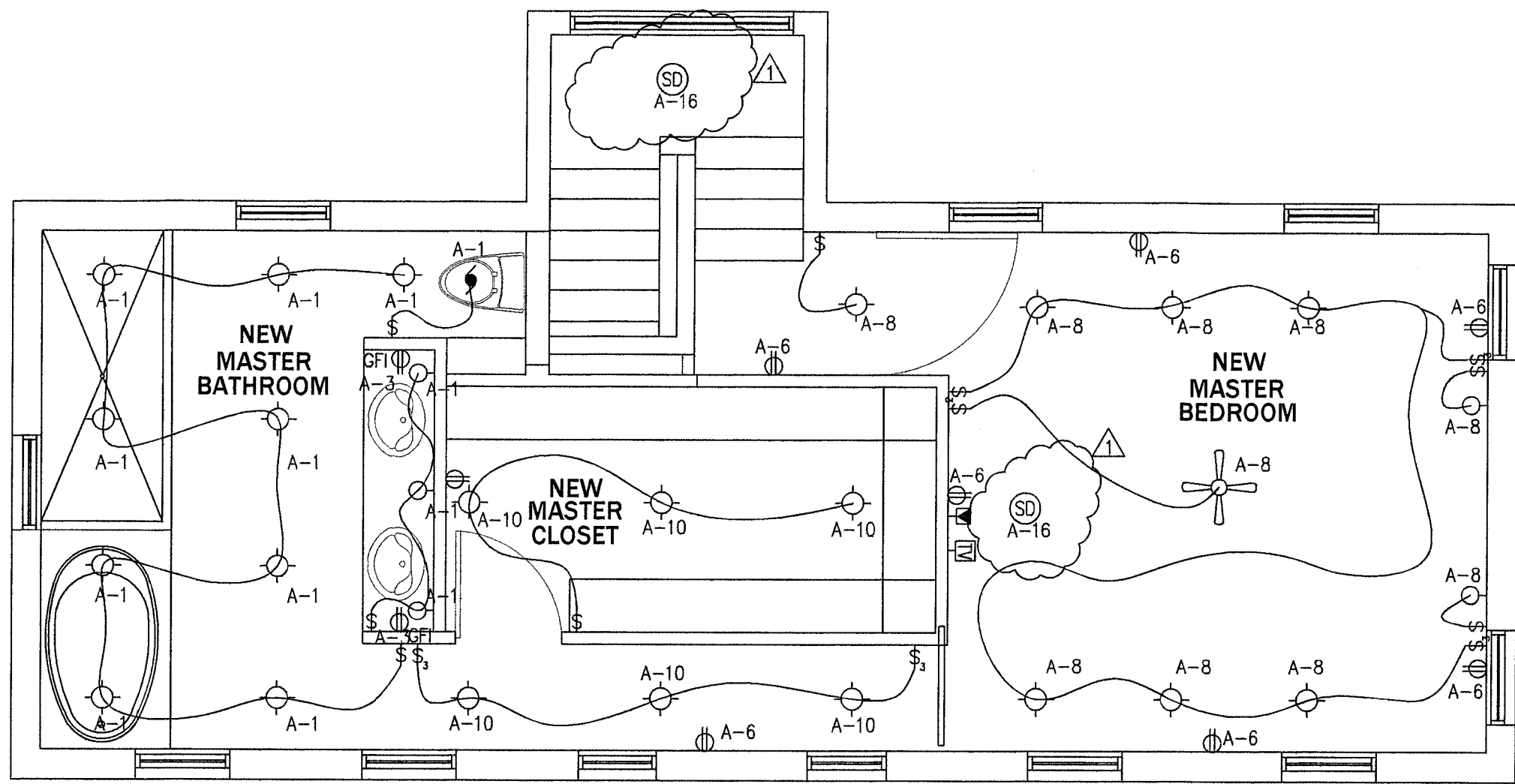
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Sheet No.

A-1



Electrical Floor Plan 1/4"

ELECTRICAL NOTES:

1. OUTSIDE RECEPTACLES, RECEPTACLES AT BATH AND ALL KITCHEN RECEPTACLE ON COUNTERTOPS SHALL BE G.F.I.
2. ALL COMBINATION (SMOKE DETECTORS/CARBON MONOXIDE) SHALL BE BATTERY BACK-UP TYPE SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL CAUSE THE ALARM IN ALL SMOKE DETECTORS WITHIN THE DWELLING UNIT TO SOUND SIMULTANEOUSLY. (AS PER CITY OF HIALEAH ORDINANCE 06-90)
3. EXISTING ELECTRICAL METER AND PANEL "A".
4. ELECTRICAL CONTRACTOR TO COORDINATE SERVICE WITH F.P.L.
5. MAXIMUM NUMBER OF OUTLETS PER CIRCUIT SHALL COMPLY WITH F.B.C.
6. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITABLE AREAS
7. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION
8. A/C COMPRESSOR SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION
9. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION
10. IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER LIGHT TO LOCATED THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANGEMENT AGENCY REQUIREMENTS
11. ELECTRICAL CONTRACTOR SHALL VERIFY NAMEPLATE RATINGS OF ALL FIXED APPLIANCES, AND PROVIDE OCP AS PER SAME.
12. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ALL 125-VOLT BRANCH CIRCUITS, INCLUDING THOSE FOR SMOKE FOR SMOKE DETECTORS, LIGHTS, WALL A/C UNITS, FANS AND RECEPTACLE OUTLETS. THIS APPLIES TO ALL AREAS EXCEPT KITCHENS, BATHROOM, GARAGE, AND OUTDOORS. NEC 210.12
13. PROVIDE TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN AREA BEHIND A RANGE, OR COUNTER-MOUNTED COOKING UNIT OR SINK. (ALL 15 AND 20-AMPERE RECEPTABLES) AS PER NEC 2008(408.11 AND 210.52-C-1)

II. WORK IN EXISTING BUILDINGS

THE NATURE OF THIS CONTRACT INVOLVES THE REMODELING OF EXISTING FACILITIES AND THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXACT LOCATION, QUANTITY, ACCESSIBILITY, ETC. OF EXISTING EQUIPMENT AND CONDITIONS AND COMPARE SAME WITH THE DRAWINGS AND SPECIFICATIONS AND SATISFY HIM/HERSELF OF THE CONDITIONS EXISTING PRIOR TO DELIVERING HIS/HER PROPOSAL. NO ADDITIONAL ALLOWANCE WILL BE MADE TO THE CONTRACTOR DUE TO HIS/HER NEGLECT OR FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

IN EXISTING BUILDINGS, ALL ROOF AND SLAB PENETRATIONS MUST CONFORM TO LANDLORD'S STANDARD CRITERIA AND SHALL BE SUBJECT TO LANDLORD'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS. ROOFING AND/OR WEATHERPROOFING OF ANY INSTALLATION AND/OR PENETRATION MUST BE PERFORMED BY A CONTRACTOR AUTHORIZED BY THE LANDLORD. CONTRACTOR IS REQUIRED TO MAINTAIN FIRE RATING OF ALL WALL, FLOOR, OR ROOF PENETRATIONS.

CONTRACTOR IS HEREBY NOTIFIED THAT WORK TO BE PERFORMED UNDER THIS CONTRACT REQUIRES MODIFICATIONS OF EXISTING ELECTRICAL INSTALLATION WHICH MAY BE IN USE WHICH WILL REQUIRE THAT ELECTRICAL POWER BE MAINTAINED. LIKEWISE, SOME WORK MAY NEED TO BE PERFORMED ON WEEK-ENDS OR AFTER HOURS. CONTRACTOR IS REQUIRED TO COORDINATE THESE REQUIREMENTS AND TAKE INTO CONSIDERATION IN HIS/HER BID ANY WORK WHICH MAY NEED TO BE PERFORMED ON WEEKENDS OR AFTER HOURS.

CONNECT NEW SMOKE DETECTORS, FIRE ALARM SPEAKERS, PULL STATIONS, AND ANY OTHER FIRE ALARM SYSTEM PERIPHERAL EQUIPMENT TO THE EXISTING FIRE ALARM PANEL BY CONNECTING THE CIRCUITS AT THE NEAREST JUNCTION BOX OF THE SYSTEM. CONSULT WITH BUILDING FIRE ALARM CONTRACTOR TO ENSURE THAT NEW WORK DOES NOT AFFECT ANY EXISTING MAINTENANCE OR REPAIR CONTRACTS. NEW EQUIPMENT SHALL BE COMPATIBLE WITH EXISTING. VERIFY PRIOR TO BID.

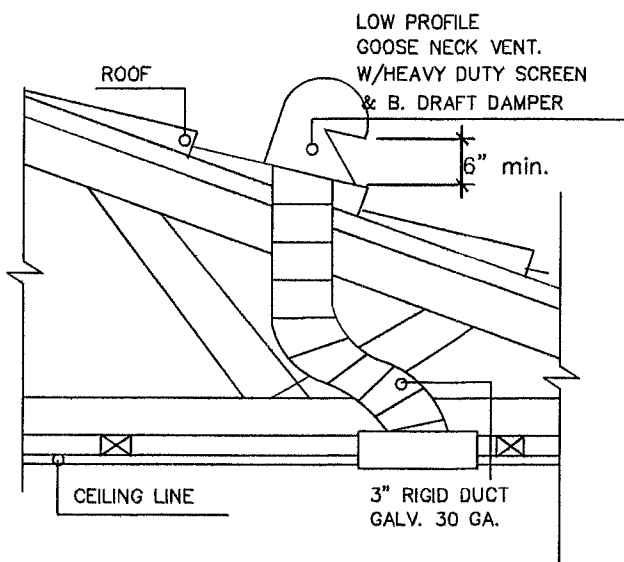
ANY WIRING INDICATED AS EXISTING IS BASED ON ORIGINAL CONTRACT DRAWINGS AND IS TO BE VERIFIED BY CONTRACTOR AT JOBSITE.

IF REUSING EXISTING PANELS, CONTRACTOR IS TO REMOVE AND/OR REPLACE CIRCUIT BREAKERS IN EXISTING PANELS TO OBTAIN AMOUNT REQUIRED AS A MINIMUM PER PANEL SCHEDULE. ALL EXISTING EXCESS BREAKERS, IF ANY, TO REMAIN AS SPARES. DESIGNATED CIRCUIT NUMBERS SHOWN FOR ALL EXISTING PANELS IN BUILDING'S ELECTRICAL ROOM(S) ARE FOR IDENTIFICATION ONLY. CONTRACTOR IS TO SHOW ON THE AS-BUILT DRAWINGS THE CIRCUITS ACTUALLY USED.

IF REUSING EXISTING WIRING, ALL NEW BRANCH CIRCUIT BREAKERS SHALL MATCH EXISTING CONDUCTOR SIZE. IF CONDUCTOR SIZE IS LESS, REPLACE CONDUCTORS TO MATCH BREAKER.

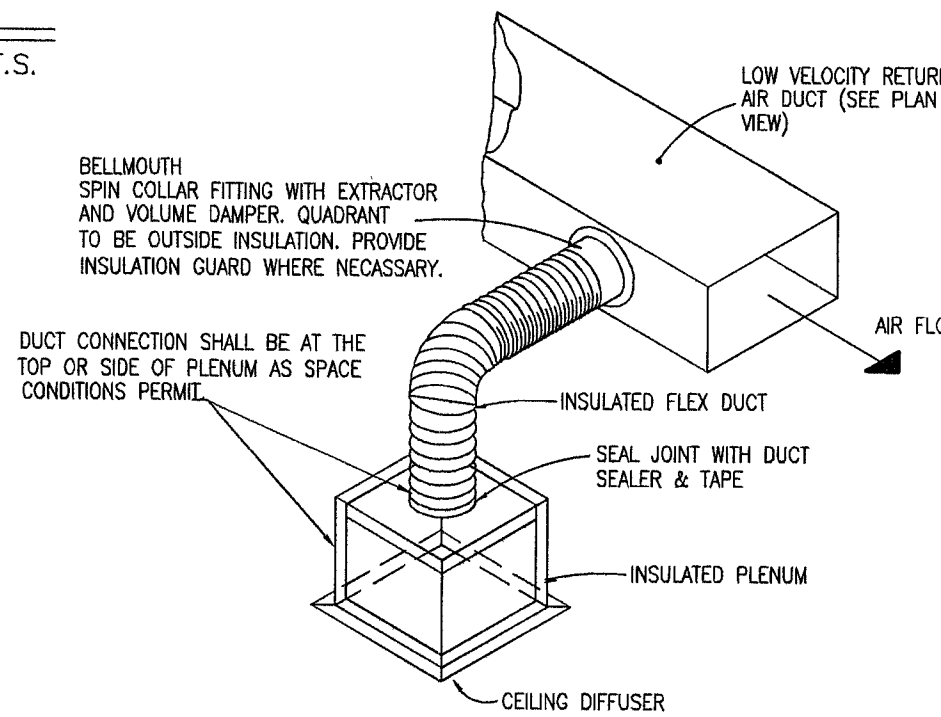
ELECTRICAL LEGEND:

- | | |
|--|---|
| SWITCH | DATA CONNECTION |
| THREE-WAY SWITCH | TELEPHONE JACK |
| DUPLEX RECEPTACLE | DISCONNECT SWITCH |
| POLED DUPLEX RECEPTACLE | ELECTRIC PANEL |
| SINGLE RECEPTACLE | ELECTRIC METER |
| SPECIAL RECEPTACLE | WEATHER PROOF |
| EXHAUST FAN | VAPOR PROOF |
| CEILING MOUNTED FIXTURE | DUPLEX RECEPTACLE GROUND FAULTED INTERRUPTER |
| COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE ALARM W/ BATTERY BACKUP | HOSE BIB |
| WALL MOUNTED FIXTURE | CEILING FAN & LIGHT |
| RECESSED CEILING FIXTURE | FLOURESCENT LIGHT |
| FLOODLIGHT | |
| | N DENOTES NEW LIGHT FIXTURE |
| | ER DENOTES EXISTING LIGHT FIXTURE TO BE REPLACED WITH NEW |



EXHAUST DUCT DETAIL

- NOTE:**
FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT CONSTRICTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
 2. BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
 3. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
 4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN IMMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCTS OR EQUIPMENT SHALL BE CONSIDERED TO BE SUPPORTS.
 5. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.
 6. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER. IN NO CASE SHALL THE MATERIAL SUPPORTING FLEXIBLE DUCT THAT IN DIRECT CONTACT WITH IT BE LESS THAN 1/2 INCHES WIDE.



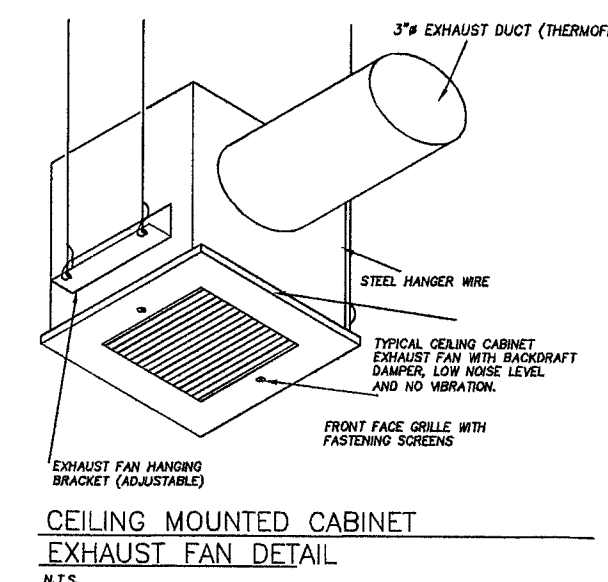
FLEXIBLE DUCT CONNECTIONS DETAIL (TYPICAL) N.T.S.

MAXIMUM LENGTH OF FLEXIBLE DUCT RUNOUT TO DIFFUSER TO BE 10 FEET

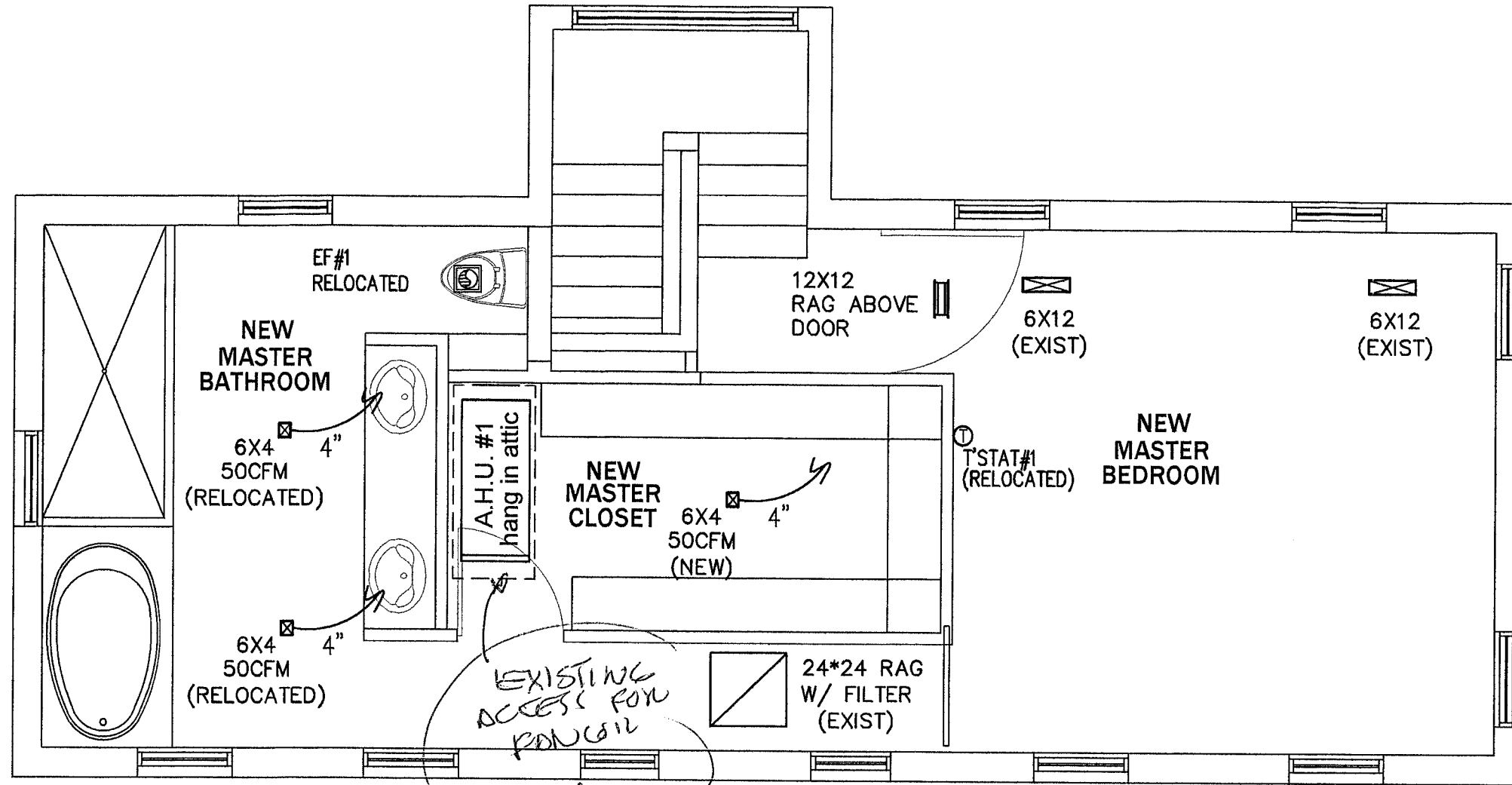
STANDARD 3" WIDE HANGERS	
Hanger extension to be the sum of the distances between the hanging wires and the duct size, ID (Smaxo)	
Duct size, inches	Maximum Hanger Spacing
48: Wide or grater	4 ft
Less tha 48" wide and less than 48" deep	6ft
Width between 28" & 48" and greater than 16" deep	6ft
Less than 28" wide and 16" depth or less	8ft

CHANNEL SECTION		
If Total Extension is not greater than:	Minimum Channel Gauge	Minimum Channel Profile
6"	24	3" X 1.5"
18"	22	3" X 2"
30"	18	3" X 2"

USE OF 2" WIDE 22 gauge 2"x 1.5" hangers may be substituted for 3" hangers for ducts with widths not over 48" and depths not over 24" provided that not more than one joint occurs between hangers and the maximum hanger spacing 4ft. Exception: When duct perimeter is 80" or less and does not require reinforcement two joints are permitted between hangers



CEILING MOUNTED CABINET EXHAUST FAN DETAIL



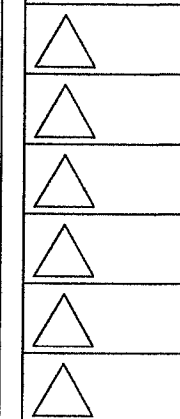
Mechanical Floor Plan 1/4"

NOTES:

1. MIN. INSULATION VALUE FOR FLEXIBLE AND RIGID DUCTS IN UNCONDITIONED SPACES IS R-6
2. IF UNDERGROUND REFRIGERATION LINES ARE USED THEY SHALL BE ENCASED IN 4" DIA. SCHEDULE 40 PVC PIPE
3. MECHANICAL CONTRACTOR SHALL BE RESPONSABLE FOR AIR BALANCE ACORDING WITH PLAN.
4. 4" DRYER VENT NOT TO EXCEED "TYPE 'X' DRYWALL MANUFACTURER'S RECOMMENDATIONS
5. ALL EXHAUST FANS SHALL BE NUTONE 696 W/ 3" VENT TO EXTERIOR BY THE SHORTEST POSSIBLE ROUTE. WHERE VENTS PENETRATE A FIRE RATED CEILING, PROVIDE A FIRE RATED CHASE w/(2) LAYERS OF ON 1" STEEL STUD FRAME. SEAL ALL JOINTS w/ FIRE RATED JOINT COMPOUND.
6. ALL EXHAUST DUCTS SHALL BE THERMOFIN TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
7. CLOTHES DRYER EXHAUST SHALL BE CONSTRUCTED OF A MIN. 26 GAUGE METAL PIPING HAVING A SMOOTH INTERIOR SURFACE OF 4" ~ (ID) WITH JOINTS RUNNING IN THE DIRECTION OF THE AIR FLOW. DUCT JOINTS SHALL NOT BE ASSEMBLED WITH SHEET METAL SCREWS OR OTHER FASTENERS WHICH WOULD EXTEND INTO THE DUCT. DRYER VENT SYSTEM SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS. BE EQUIPPED WITH A BACK DRAFT DAMPER, AND SHALL TERMINATE OUTSIDE THE BLDG. ON WALL TERMINATION THE VENT CAP SHALL BE A MIN. OF 5 FT. FROM CONDENSER (C.U.) AIR INLET. & SHALL NOT BE SCREENED
8. DUCT LOCATIONS MAY CHANGE DUE TO FIELD CONDITIONS
9. PROVIDE 1" UNDERCUT AT ALL INTERIOR DOORS.

Domestic Dryer Models	Number of Turns	Best Performance	
		Max length of 4' Dia. Rigid Metal Duct Exhaust Hood Duct	
		A 4" Opening	B 2-1/2" Opening
Super & Extra-Large 6.0 Capacity Models All Electric Dryers	0 1 2 3 4	90ft 60ft 45ft 35ft 25ft	60ft 45ft 35ft 25ft 15ft
Super & Extra-Large 6.0 Capacity Models All Gas Dryers	0 1 2 3 4	45ft 35ft 25ft 15ft -	30ft 20ft 10ft -
Extra-Large 5.7 Capacity Electric All Gas Dryers	0 1 2 3 4	60ft 40ft 44ft 35ft 15ft	48ft 40ft 32ft 24ft 16ft
Spacemaker® Models DSKS433EA WSM2780W	0 1 2 3 4	46ft 38ft 31ft 24ft -	37ft 20ft 22ft 15ft -
Spacemaker® Model DSKP233E	0 1 3	43ft 33ft 23ft	36ft 26ft 16ft
Spacemaker® Model WSM2700W	0 1 2 3	56ft 46ft 34ft 32ft	42ft 36ft 28ft 18ft
Spacemaker® Models SWM2420T WSM2480T	0 1 2	43ft 33ft 23ft	36ft 26ft 16ft

Revisions



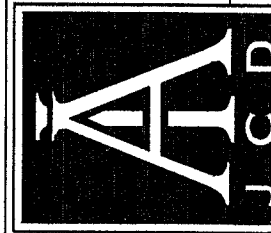
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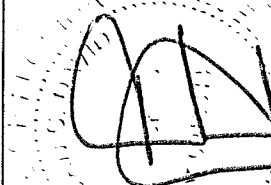


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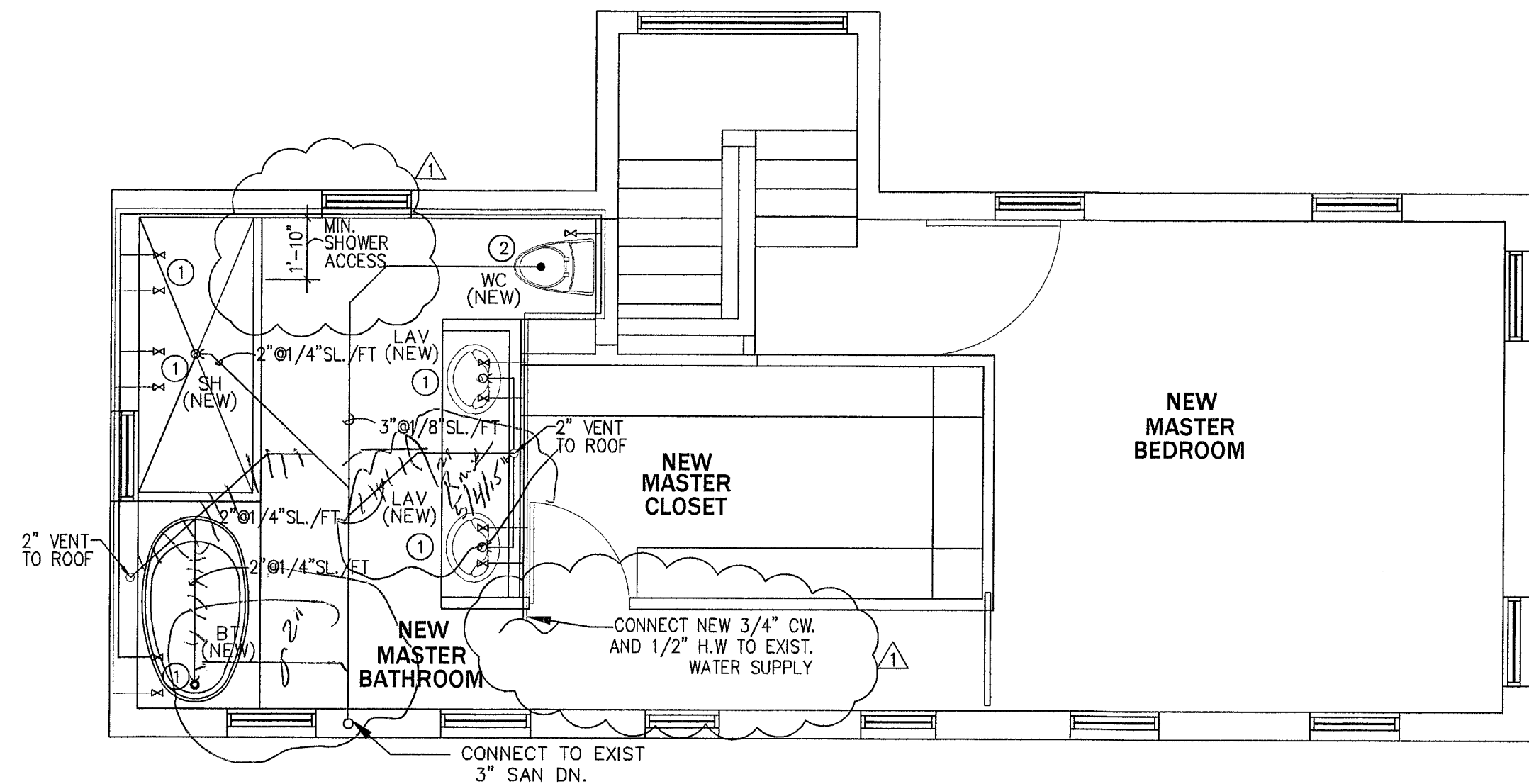
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Plumbing Floor Plan 1/4"

MAXIMUM FLOW RATE AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS	
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PRIVATE	1.5 GPM @ 60 PSI
LAVATORY, PUBLIC	0.5 GPM @ 60 PSI
LAVATORY, PUBLIC, METERING OR SELF-CLOSING	0.25 GALLONS PER METERING CYCLE
SHOWER HEAD	1.5 GPM @ 80 PSI
SINK FAUCET	1.5 GPM @ 60 PSI
URINAL	WATER LESS OR 0.5 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED) (C)
DISHWASHER (COMMERCIAL)	LESS THAN 1.2 GALLONS PER RACK FOR FILL & DUMP MACHINES & LESS THAN 0.9 GALLONS PER RACK FOR ALL OTHER TYPES OF MACHINES
DISHWASHER (UNDER THE COUNTER MACHINES)	1.0 GALLON OR LESS PER RACK FOR HIGH-TEMP. MACHINES & 1.7 GALLONS PER RACK FOR LOW-TEMPERATURE MACHINES
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED) (C)

ANTISCALD NOTE:
ALL SHOWER HEAD MIXING VALVES SHALL BE SCALD PREVENTIVE OF THE PRESSURE BALANCE TYPE.

SAN. PIPE SLOPE
2" OR LESS @ 1/4" / FT
3" OR BIGGER @ 1/8" / FT

FIXTURE CONNECTION SCHEDULE				
SYMBOL	FIXTURE TYPE	WASTE & SOIL	C.W.	H.W.
WC	WATER CLOSET	3"	1/2"	—
BT	BATH TUB	1 1/2"	1/2"	1/2"
SINK	SINK	1 1/4"	1/2"	1/2"
LAV	LAVATORY	1 1/4"	1/2"	1/2"
KS	KITCHEN SINK	1 1/2"	1/2"	1/2"
DW	DISHWASHER	1" hose	—	1/2"
WM	WASHER MACHINE	3"	1/2"	1/2"
HB	HOSE BIBB	—	1/2"	—
SH	SHOWER	2"	1/2"	1/2"
RF	REFRIGERATOR	—	1/2"	—
BD	BIDER	1 1/4"	1/2"	1/2"
◁ DENOTES FULL-OPEN VALVES				

PLUMBING NOTES

- GENERAL**
 - PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. INSTALL IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND LOCAL ORDINANCES.
 - SCOPE OF WORK :**

PROVIDE THE FOLLOWING COMPLETE SYSTEMS :

 - SANITARY COLLECTION.
 - DOMESTIC HOT & COLD WATER.
 - AIR CONDITIONING CONDENSATE.
 - PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED
 - VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURES, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.
 - SUBMIT SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.
 - GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- MATERIALS**
 - PROVIDE SHUT-OFF VALVES FOR EACH FIXTURE AND AIR CHAMBERS WHERE SHOWN AND WHERE REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.
 - PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS OR ISOLATE THEM PIPING AND SLABS TO PREVENT CORROSION.
 - PIPING**
 - DOMESTIC COLD WATER: COPPER TUBING TYPE "K" OR "L" WITH SOLDER JOINTS. WOG BRONZE VALVES 125 P.S.I. MIN. PROVIDE PRE-MOLDED FIBERGLASS INSULATION FOR HOT WATER LINES.
 - SANITARY WASTE AND VENT: CAST IRON PIPING UNDER SLABS, CAST IRON NO-HUB OR COPPER D.W.V. ABOVE P.V.C. DRAIN PIPE AND FITTINGS MAY BE USED ALLOWED BY THE LOCAL JURISDICTION. CASTIRON TO BE USED WHEN CEILING SPACE IS USED AS RETURN AIR.
 - A/C CONDENSATE: PVC SCHEDULE 40 PIPE AND FITTINGS.
- FIXTURES**

NEW FIXTURES SHALL COMPLY WITH THE REFERENCE STANDARDS AS PER F.B.C.P 408 TO 421

WATER HAMMER

THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK CLOSING-VALVE ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK CLOSING -VALVE. WATER HAMMER ARRESTOR SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTOR

WATER PIPING SIZE

①	1/2" CW - HW
②	1/2" CW
③	3/4" CW - 1/2" HW
④	1" CW - 3/4" HW
⑤	1" CW
⑥	1/2" HW

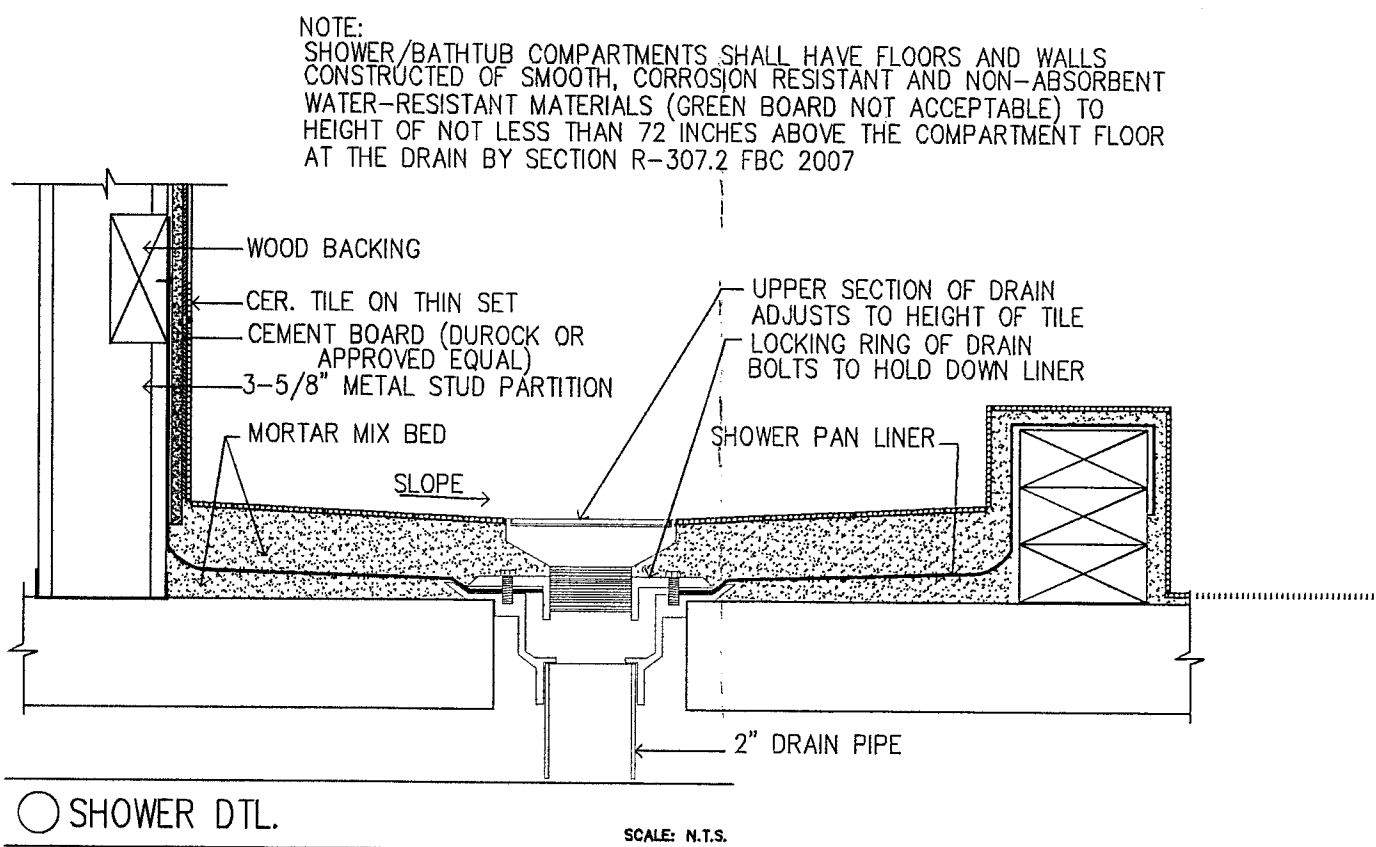
ANTISCALD NOTE:

ALL SHOWER HEAD MIXING VALVES SHALL BE SCALD PREVENTIVE OF THE PRESSURE BALANCE TYPE.

AS PER MIAMI DADE ORD. SEC.8-31 FBCR 2903.2

PLUMBING FIXTURES SHALL MEET THE LOCAL WATER FLOW RESTRICTIONS ADOPTED BY MIAMI-DADE WATER AND SEWER

SYMBOL	FIXTURE TYPE	MAX. FLOW RATE OR QUANTITY
WC	WATER CLOSET	1.28 GPM
LAV	LAVATORY	1.5 GPM
SH	SHOWER HEADS	1.5 GPM
SK	SINK FAUCETS	1.5 GPM



Revisions

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INTERIOR ALTERATION

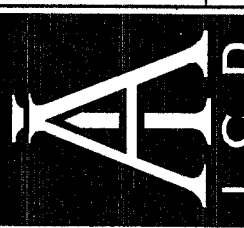
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CITY OF MIAMI BEACH
Building Department
 1700 Convention Ctr Drive, 2nd Floor
 Miami Beach, Florida 33139
 Inspections: (305) 673-7370 Office: (305) 673-7610

Building Misc Fees **04-23-2002**

Activity Number: BMS0202056

Status: **APPROVED** Issued By: **BULGARC**

Site Address: **48 E RIVO ALTO DR MD/CH** Applicant: **04/17/2002**
 Parcel #: **3230010700** Approved: **06/25/2002**
 To Expire:

Value: **\$0.00** Property Owner: **JORGE L SUAREZ**
REAL ESTATE CONCEPTS **48 RIVO ALTO DR**
1627 BRICKELL AVENUE, #2003 **MIAMI BEACH FL 33139**
MIAMI **33129**
305-396-7700

Description: **11 B0104907-11 LC 5 STEEL COLUMNS-ENTRANCE**
 Inspector: **AMC** Class Code: **REVS**

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Miscellaneous Fee	0	\$0.00
Microfilm Copies - Per # of	0	\$0.00
Photostatic Copies - Per # of	0	\$0.00
For Transmittal Pages - Per # of	0	\$0.00
Special Project Fee	0	\$0.00
Occupant Common Certificate - Per # of	0	\$0.00
Building Permit	0	\$0.00
Conflict Copies - Per # of	0	\$0.00
Pland Zoning Determination - Per # of	0	\$0.00
NEW Check Amounts & Charges		
Building Work Permit	\$0.00	\$0.00
Electrical Work Permit	\$0.00	\$0.00
Mechanical Work Permit	\$0.00	\$0.00
Plumbing Work	\$0.00	\$0.00
Demolition Work Permit	\$0.00	\$0.00
Certificate of Compliance	\$0.00	\$0.00
Certificate of Occupancy	\$0.00	\$0.00
Recertification	\$0.00	\$0.00
Microfilm	\$0.00	\$0.00
Photostatic Copies	\$0.00	\$0.00
Miscellaneous Fees	\$0.00	\$0.00
Bonds	\$0.00	\$0.00
Fire Safety Fund	\$0.00	\$0.00
Marine Structures	\$0.00	\$0.00
Elevator/Insulator Fees	\$0.00	\$0.00

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Construction Letters

Zoning Conversion Letter - Per # of	0	\$0.00
Building Conversion Letter - Per # of	0	\$0.00

Elevator Recommendation Fee

Elevator 1st Inspection - Per Inspection	0	\$0.00
Elevator Subsequent Inspection - Per Inspection	0	\$0.00
Elevator - Other Fees		\$0.00
Elevator - Eظيم Other Fees		\$0.00

Total of All Fees: **\$200.00**
 Total of Payments: **\$200.00**
 Balance Due: **\$0.00**

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

New/Additional/Remodel

04-23-2002 Activity Number: **BMS04907**
 Receipt: Status: **APPROVED**

Date Applied: **09/26/2001** Date Issued: **06/25/2002** Entered By: **BULWILR**
 Date Completed: Date Expired: **06/25/2002**

Site Address: **48 E RIVO ALTO DR MD/CH** Balance Due: **\$0.00**
 Parcel #: **3230010700** Valuation: **\$200,000.00**

Applicant: **REAL ESTATE CONCEPTS** Owner: **JORGE L SUAREZ**
1627 BRICKELL AVENUE SUITE 2003 **48 RIVO ALTO DR**
MIAMI, FLORIDA 33129 **MIAMI BEACH FL 33139**
305-396-7700

Description: **In Road (drywall impact road &**

Payments made for this receipt:

Type	Method	Description	Amount
Payment Made	Accepted By		
Total Payment	Payee		

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Item Description	Account Code	Fee Type	Fee	Paid	Prorated	Balance
Building Permit	1100000000000	Fee	2,150.00	2,150.00	2,150.00	0.00
Electrical	1100000000000	Fee	1,000.00	1,000.00	1,000.00	0.00
Fire	1100000000000	Fee	220.00	220.00	220.00	0.00
SPR	1100000000000	Fee	120.00	120.00	120.00	0.00
Truck	1100000000000	Fee	50.00	50.00	50.00	0.00
Sanitation	1100000000000	Fee	10.00	10.00	10.00	0.00
Road	1100000000000	Fee	25.00	25.00	25.00	0.00

BM50202050

B0104907

48 E RIVINGTON DR

BOSTON

RECORDS

SECTION

FILE

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