ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

BUILDING OWNER'S NAME
MR. AND MRS. ZUBRIK 98-945

POLICY NUMBER

STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER
121 N. HIBISCUS DRIVE

COMPANY NAIC NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.)
LOTS 42 AND 43, BLOCK 2-A, PLAT BOOK 8, AT PAGE 75

CITY	STATE	ZIP CODE
MIAMI BEACH	FLORIDA	33139

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
120651	0183	J	3/2/94	AE	10.00'

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1 .
2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of ☐☐☐7.9 feet NGVD (or other FIRM datum–see Section B, Item 7).
(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*
4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: ☐☐☐6.1 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____ .

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE),V1–V30,VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features–If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

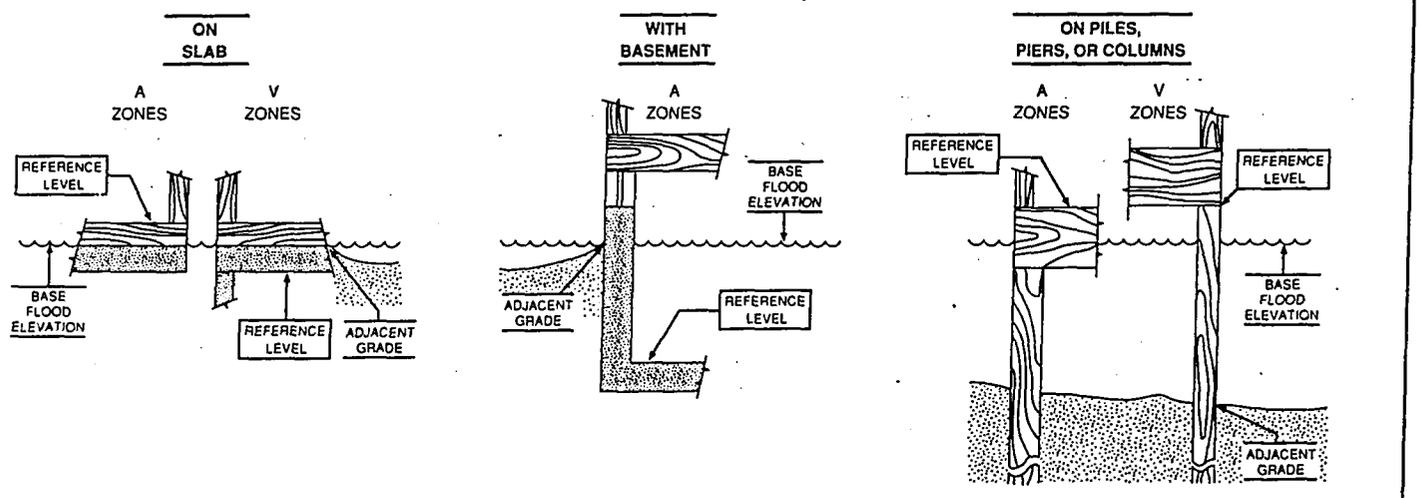
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)	
Mark M. Krajnik	Fl. #3371	
TITLE	COMPANY NAME	
Land Surveyor	Blanco, Danial & Assoc. Inc.	
ADDRESS	CITY	STATE ZIP
555 N. Shore Dr.	Miami Beach	Florida 33141
SIGNATURE	DATE	PHONE
	7/8/98	(305) 865-1200

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: Crown of the road elevation: 6.35'

Garage floor elevation: 6.45'

BM# D-135 Locator# 4250 E Elev. 5.34'



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

PERMIT NUMBER

B 9600794

ADDRESS

2

2

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

JOB ZUBRIK RESID.
SHEET NO. 1 OF
CALCULATED BY M.M. DATE 12-95
CHECKED BY DATE
SCALE

— A SECOND FLR. STRUCTURE IS ADDED ON TOP OF AN EXISTING STRUCTURE W/A NEW ROOF.

NEW FOUNDATION IS COMPOSED OF 14"ϕ AUGER CAST PILES & A NET WORK OF CONCRETE GRADE BEAMS,

EXISTING FOUNDATION IS COMPOSED OF 10"x10" & 12"x12" CONC. PRE-CAST PILES AND A NET WORK OF CONC. GRADE BEAMS,

14" ϕ PILE	35 TONS	COMPRESSION CAPACITY
12"x12" "	25 TONS	" "
10"x10" "	17 TONS	" "

DESIGN LOADS: (SUPER IMPOSED)

GROUND FLR. DL = 25 PSF
LL = 40 FLOOR
60 BALCONIES

2nd FLR. DL = 25 PSF
LL = 40 PSF FLR.
60 PSF BALCONIES

ROOF DL = 25 PSF
LL = 30 PSF

12-26-95

2

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JOB
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LATERAL LOADS, Ref. ASCE 7-93

EXPOSURE "D"
CATEGORY I
$I = 1.05$
110 MPH WIND
$K_{15} = 1.2$
$K_{20} = 1.27$
$K_{30} = 1.37$

$q_{15} = 0.00256(1.2)(110 \times 1.05)^2 = 41$ PSF
$q_{20} = 43.4$ PSF
$q_{30} = 46.8$ PSF

$G_{15} = 1.15$ $G_{20} = 1.14$
$G_{30} = 1.12$

WINDWARD WALL w/ $C_p = 0.8$

$P_{15} = 41(1.15)(0.8) - 41(0.25) = 27.5$ PSF
$P_{20} = 43.4(1.14)(0.8) - 43.4(0.25) = 28.7$ PSF

LEEWARD WALL w/ $C_p = -0.5$

$P_{15} = -33.8$ PSF
$P_{20} = -35.6$ PSF

2

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JOB
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WINDWARD ROOF w/ $C_p = -0.75$

$P_{15} = -46^{PSF}$ NET UPLIFT = -41 PSF

$P_{20} = -48^{PSF}$ " " -43 PSF

$P_{30} = -51^{PSF}$ " " -46 PSF

DESIGN OF GRADE BEAMS ADDED TO REINFORCE EXISTING FOUNDATION,

WORST CASE (INTERIOR) [NOT CONSIDERING THE GROUND FLOOR SLAB]

$W_{DL+LL} = 0.055(15.5) + 0.065(11.5)$

$+ \left[\frac{5}{12}(0.15) + 0.06\right](4)$

$+ 0.06(21) = 3.35 \ ^{K}/_{FT}$

TRIB WIDTH = 9'-0"

$P_{DL+LL} = 3.35(9) = 30.2^{K}$
(Service)

Two-piles provided w/ cap. of 140^{K}

2

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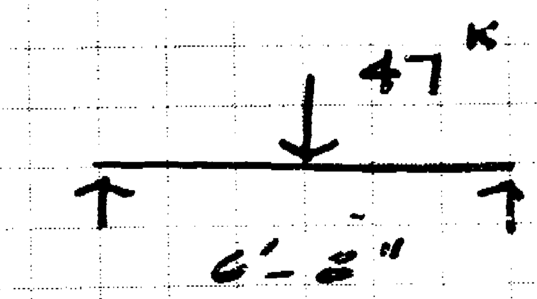
DESIGN GRADE BEAMS

P_{DL+LL} (Factored) $= 30.2(1.55) = 47^K$

$(+)M_U = 47(6.67)/4 = 78^{K-FT}$



$V_U = 24^K$

14" x 24" Bm.

W/3#7 $\phi M_n = 152^{K-FT} > 78^{K-FT}$ O.K.

CHECKING FOR SHEAR

$V_C = 2\sqrt{3000}(14)(21.5)/1000 = 33^K$

$V_U > \frac{\phi V_C}{2}$ $\quad d/2 = 10\,3/4"$

— 14" x 24" CONC. GRADE BEAM W/3#7 TOP & BOTT. & #3 STIRRUPS @ 6" O.C.

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JOB
SHEET NO. 5 OF
CALCULATED BY M.M. DATE 12-95
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SCALE

GROUND FLOOR SLAB, (6")

Span = 15'-0"

W_{DL+LL} (Factored) $= \left[\frac{6}{12}(0.15)+0.025\right](1.4)$
$+0.04(1.7) = 0.21\ ^{K}/_{FT^2}$

$(+)M = 0.21(15)^2/_{8} = 5.9\ ^{K\text{-}FT}/_{FT}$

W/ #5 @ 10"
$A_s = 0.37\ in^2/_{FT}$ $\phi M_n = 6.5\ ^{K\text{-}FT}/_{FT}$
O.K.

2nd FLR. BEAMS,

BEAM 2B-6 (8" x 24")

Span = 18'-6"

W_{DL+LL} (Factored) $= [0.025(1.4)+0.03(1.7)](11)$
$+[0.025(1.4)+0.04(1.7)](8)$
$+\left\{\left[\frac{5}{12}(0.15)+0.025\right](1.4)+0.06(1.7)\right\}(3)$
$+\ 0.06(1.4)(9) + \frac{8(24)}{144}(0.15)(1.4)$

$= 3.5\ ^{K}/_{FT}$

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JOB _____
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SCALE _____

(+) $M_u = \frac{3.5(18.5)^2}{10} = 149.7$ K-FT

W/ 2-LAYRS. OF 2#8 $d = 20"$

$\phi M_n =$ K-FT > 149.7 K-FT O.K.

CHECKING FOR SHEAR

$V_u = \frac{3.5(18.5)}{2} = 32.4^K > \frac{\phi V_c}{2}$

$V_c = 17.5^K$

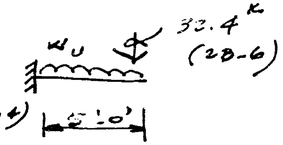
$d/2 = 10"$

14"x24"
2B-6 — 4#8 BOTT.
2-LAYRS.
2#8 TOP
& #3 STIRRUPS
@ 7" O.C.

Bm. 2B-7 (8"x24") Cant'L. Beam

Span = 5'-0"

$W_u = [0.09(1.4)+0.06(1.7)](3) + 0.06(9) + \frac{8(24)}{144}(0.15)(1.4) = 1.5^K/FT$



(-) $M = 32.4(5) + \frac{1.5(5)^2}{2} = 180.75$ K-FT

W/ 4#8 TOP (2-LAYRS.) $d = 20"$

2

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JOB ____
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$\phi M_n = 206^{K\text{-}FT} > 180.75^{K\text{-}FT}$ O.K.

$V_U = 40^K$

$V_C = 17.5^K \Rightarrow V_S = \frac{40}{0.85} - 17.5 = 29.6^K$

W/ #3 STIRRUPS $S = 0.22(60)(20)/29.6$
$= 8.9^{in}$

— 8"x24" CONC. BEAM
W/ 2#6 BOTT.
& 4#8 TOP (2-LAYERS)
& #3 STIRRUPS @ 5" O.C.

DESIGN OF CONC. SLAB @ 2nd FLR. (5")

MAX. SPAN OF 10'-6"

W_{DL+LL} (Factored) $= \left[\frac{5}{12}(0.15) + 0.015\right](1.4) + 0.06(1.7) = 0.21^{K/FT^2}$

$(+)M = 0.21(10.5)^2/8 = 3.0^{K\text{-}FT}/_{FT}$

W/ #5 @ 10" BOTT.
$A_S = 0.37^{in^2}/_{FT}$

$\phi M_n = 4.9^{K\text{-}FT}/_{FT}$
O.K.

2

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JOB
SHEET NO. 8 OF
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Design of WOOD LEDGER RECEIVING
FLOOR TRUSSES, (TRUSSES SPACED @ 24" O.C.)
LW'L max. span = 18'-0"

$P_{DL+LL} = 0.065(2)(\frac{18}{2}) = 1.17^{K}$

TOP & BOTT. LEDGER @ EACH TRUSS CHORD
MEMBERS, (Refer to WOOD FLOOR TRUSS ANCHORAGE DETAIL SHT. S-2)

Reaction Per ledger $= \frac{1.17}{2} = 0.59^{K}$

Shear capacity of 2x8 WOOD LEDGER $= 600^{\#}$

Shear cap. OF 16d nails $85^{\#}$ $> 590^{\#}$ O.K.
w/ 1½" EMBEDMENT
NO. OF 16d Nails Req'd $= \frac{590}{85}$
$= 6.94$

Provide 4-16d nails each side each member (8-nails each member)

— PROVIDE 16 GA. GALV. JOIST hanger by "SEMCO"

2

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JOB
SHEET NO. 9 OF
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LEDGER LW2 3x8 P.T.

max. span = 23'-0"

Reaction per ledger = 0.065(23)/2

= 0.75 K

SHEAR CAPACITY OF 3x10 LEDGER = 910#

> 750#

O.K.

NO. OF 16-d NAILS REQ'D. = 750/85

= 8.8 nails

Provide 6-16 d nails each side

Each member (12-nails each member)

2

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JOB
SHEET NO. 10 OF
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DESIGN OF ROOF BEAMS,

RB-1 8"x24"

Span = 19'-0"

w_{DL+LL} (Factored) $= [0.025(1.4) + 0.03(1.7)](10.5)$
$+ 0.06(1.4)(10)$
$+ \frac{8(24)}{144}(0.15)(1.4) = 2.0\ ^{K}/_{FT}$

$(+)M = 2.0\,(19)^2/8 = 91\ ^{K\text{-}FT}$

w/2#7 BOTT. $\phi M_n = 100.6\ ^{K\text{-}FT} > 91\ ^{K\text{-}FT}$ O.K.

$V_c = 18.8^K$

$V_u = 19^K > \phi \frac{V_c}{2}$

$d/2 = 10\frac{3}{4}"$

— 2#7 BOTT.
2#6 TOP
& #3 STIRRUPS
@ 10" O.C.

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JOB

SHEET NO. 11 OF

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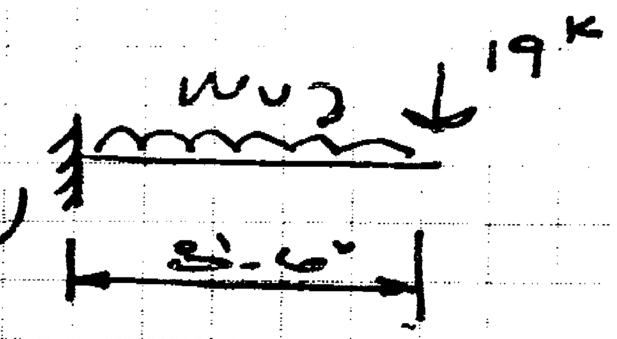
SCALE

BEAM 2B-14 CANT'L.

Span = 8'-6"



$w_u = [0.025(1.4) + 0.03(1.7)](7)$

$+ 0.06(1.4)(10) = 1.44^{K}/FT$

$(-)M = 19(8.5) + 1.44(8.5)^2/2$

$= 214^{K-FT}$

$d = 20\frac{1}{2}"$ w/ 4#8 Top (2-LAYRS.)

$\phi M_n = 213^{K-FT} \simeq 214^{K-FT}$ O.K.

$V_c = 18.0^K$ $d/2 = 10\frac{1}{4}"$

$V_u = 31.2^K > \phi \frac{V_c}{2}$

— 4#8 Top (2-LAYRS.)

2#6 BOTT.

#3 ⊓ STIRRUPS @ 6" o.c.

2

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JOB
SHEET NO. 12 OF
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ROOF DIAPHRAGM ACTION

A) H = 9'-0" UPPER RIGHT CORNNER
neglecting the diaphragm capacity of RB-4's

WIDTH EXPOSED TO WIND = 25'-6" ±

LENGTH OF WALL RESISTG WIND = 27'

ΣP = 28.7 + 35.6 = 64.3 PSF
(Windward wall + Leeward wall)

HORIZ. SHEAR DUE TO WIND

$= 64.3\left(\frac{9}{2}\right)(25.5)/27$

= 273 PLF (conservative)

W/ 5/8" MIN. PLYWOOD SHEATHING
& 8-d nails @ 6" O.C.

SHEAR CAPACITY = 270 PLF
O.K.

2

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JOB
SHEET NO. 13 OF
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B) LOWER RIGHT & CENTER

H = 9'-0"

WIDTH EXPOSED TO WIND = 62'-0" ±

LENGTH OF WALLS & BMS RESISTG.

WIND. = 17 + ~~25~~ (neglect) + 23 + 26 = ~~91'-0"~~ 66'

P = 64.3 PSF

HORIZ. SHEAR DUE TO WIND = 64.3(9/2)(62) / 66

= 271.8 PLF ≃ 270 PLF

O.K.

Diaphragm action for the rest of structure OK BY inspection.

2

** CONDITIONS OF PERMIT/APPROVAL **

DATE: 04/19/96
PAGE: 1

Permit No:: B9600794 TYPE: BUILD
Location: 121 N HIBISCUS DR

ENGINEERING CRITIQUE

EC01 - ENGINEERING PLANS REVIEW

(✓) APPROVED
( ) NOT APPROVED
( ) HOLD/PENDING FIELD CHECK

APPROVED SUBJECT TO CRITIQUE

EC02 - **LEGAL DESCRIPTION:**

EC03 - **LEGAL ADDRESS:**
121 N HIBISCUS DR

EC04 - **PLAN DESCRIPTION:**
2ND STORY ADDN

EC60 - **GARBAGE FACILITIES:**

EC61 - To provide adequate facilities.

EC62 - To use existing facilities.

EC50 - SANITARY SEWER:
SEE PUBLIC WORKS

EC51 - To use existing facilities.

EC55 - Lateral exists to property line. Call public works (673-7645) for inspection and hook-up check.

ECW0 - WATER:
SEEPUBLIC WORKS

ECW1 - To use existing facilities.

ECW3 - Contact Public Services Department (673-7645) for water service.

ED00 - DRAINAGE:

2

** CONDITIONS OF PERMIT/APPROVAL **

DATE: 04/19/96
PAGE: 2

Permit No:: B9600794 TYPE: BUILD
Location: 121 N HIBISCUS DR

ED02 - Side yards to be sloped so as to not shed water to neighboring properties.

ED04 - All drainage to be contained within property.

ED05 - A/C condensate to be piped to driven drainage well to be shown inside property and dimensioned from two property lines.

EGE7 - F.E.M.A. BASE FLOOD ELEVATION NOT APPLICABLE BECAUSE:

EGE8 - Remodel/addition is less than 50% of value of existing building.

ENC0 - GENERAL COMMENTS:

NO WORK TO BE DONE ON POOL

ENC6 - Certificate of occupancy required.

ENT2 -

SIGNATURE [signature] COMPANY Intercontinental Development Co.

PHONE: 893-0932 DATE: 4/19/96
APPROVED

Ppty Appraisal 616,000 (bldg)
B.P
2/19/96

2

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
ASBESTOS

TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

DYNATECH ENGINEERING CORP.

Miami, July 12, 1995

Mr. Peter Friedman

INTERCONTINENTAL DEVELOPMENT CO.
2124 N.E. 123rd Street, # 205-54
North Miami, FL 33181

Re : Proposed Addition at
121 N. Hibiscus Drive
Miami Beach, FL

Dear Mr. Friedman :

Pursuant to your request; DYNATECH ENGINEERING CORP. has completed a Subsoil Investigation on July 12, 1995 for the above referenced project. The purpose of our investigation was to verify subsoil conditions relative to foundation design of the proposed addition.

A total of Two (2) Standard Penetration Boring Tests were performed according to ASTM-D 1586 down to an average depth of 25' 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) :

Depth From	To	Description
0'- 0"	0'- 3"	Top Soil
0'- 3"	2'- 0"	Tan Beach Sanddf with rock fragments.
2'- 0"	4'- 0"	Grey Silty beach sand
4'- 0"	19'- 0"	Grey Silt
19'- 0"	25'- 0"	Grey Coral Rock

Groundwater table elevation was measured immediately at the completion of each boring and was found at an average depth of 2'- 6" below existing ground surface. Fluctuation in water level should be anticipated due to seasonal variations and run off.

750 West 84 Street, Hialeah, FL 33014-3618 • Phone (305) 828-7499 • Fax (305) 828-9598

Based on our understanding of the proposed structure and our field boring logs; it is evident that deep foundation systems are needed to support the proposed addition without detrimental settlement to the structure.

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

ALTERNATIVES	DEPTH DRIVEN	SIZE	PILE CAPACITY IN TONS
Pin Piles	25' Refusal	3 Inch	4 Tons
Auger Cast Piles	25' BLS	14 Inch	25 Tons
Auger Cast Piles	25' BLS	16 Inch	35 Tons

A minimum of 6 Test piles shall be driven to determine production pile length. All work shall be performed in accordance with the South Florida Building Code Chapter 24.

All piles shall be designed by a professional engineer and shall be placed under the supervision of a Geothechnical Engineer.

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. All data from the borings are for foundation analysis only and are not to be used for excavation or back filling estimates.

It has been a pleasure working with you and lock 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,

Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.

Engineer Florida Reg. No. 39584
Special Inspector No. 757
WN/sr

2

DYNATECH ENGINEERING CORP.

750 W. 84th Street, Hialeah, FL 33014

TEST BORING REPORT

Client : INTERCONTINENTAL DEVELOPMENT CO.
Address : 2124 N.E. 123rd Street, #205-54, North Miami, FL
Project : Proposed Addition at
Address : 121 N. Hibiscus Drive, Miami Beach, FL
Location : See Attached Plan

Date : 7-12-95
Hole No. 1
Driller : EG

Depth	DESCRIPTION OF MATERIALS	Sample Number	Hammer Blows on Sampler	"N"
1			1 3	
2		2	2 2	5
3			3 3	
4	0' to 3" : TOP SOIL	4	4 3	7
5			1 1	
6	3" to 2' : BACKFILL TAN MEDIUM BEACH SAND	6	– 1	1
7			1 1	
8	WITH SOME SHELLS AND ROCKS FRAGMENTS.	8	2 1	3
9			1 –	
10	2' to 4' : GREY SILTY BEACH SAND WITH SHELLS	10	1 –	1
11			1 1	
12	4' to 19' : GREY SILT	12	– –	1
13			1 1	
14	19' to 25' : GREY CORAL ROCK	14	– 1	1
15			– –	
16		16	1 –	1
17			1 1	
18		18	– 1	1
19			1 1	
20		20	26 33	27
21			36 33	
22		22	35 38	68
23			40 43	
24		24	43 46	86
25			50 56	
26		26		
27				
28		28		
29				
30		30		
31				
32		32		
33				
34		34		
35				
36		36		
37				
38		38		

Water Level : 2' 6" Below Surface

Wissam Naamani, P.E.
DYNATECH ENGINEERING CORP.
Engineer Florida Reg. No. 39584

2

DYNATECH ENGINEERING CORP.
750 W. 84th Street, Hialeah, FL 33014

TEST BORING REPORT

Client : INTERCONTINENTAL DEVELOPMENT CO.
Address : 2124 N.E. 123rd Street, #205-54, North Miami, FL
Project : Proposed Addition at
Address : 121 N. Hibiscus Drive, Miami Beach, FL
Location : See Attached Plan

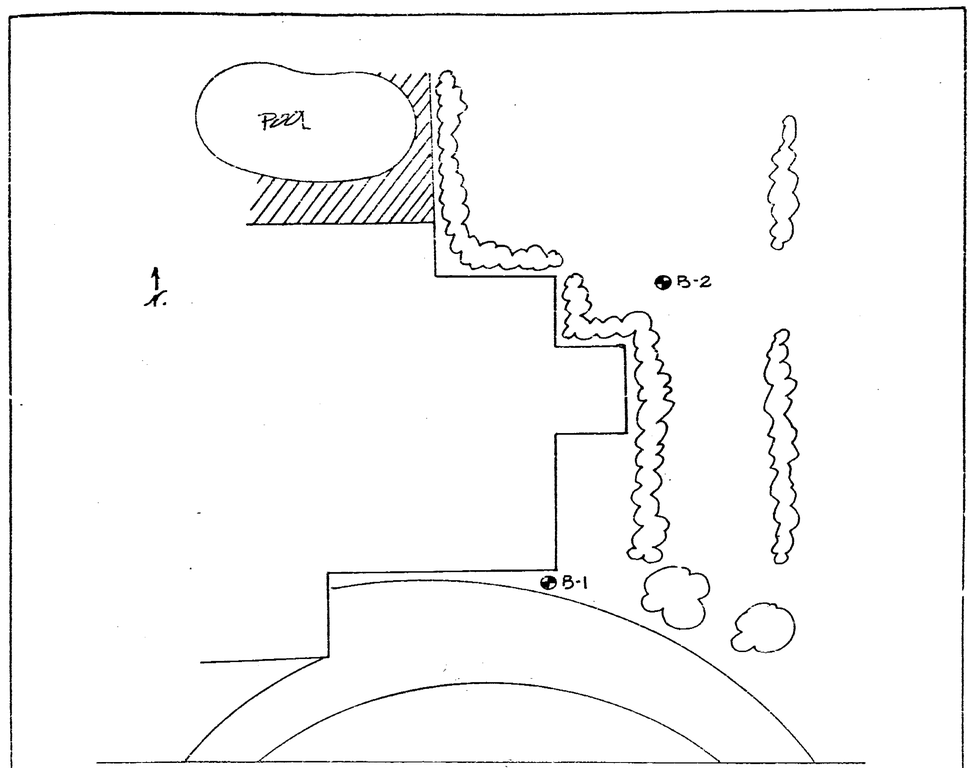
Date : 7-12-95
Hole No. 2
Driller : EG

Depth	DESCRIPTION OF MATERIALS		Sample Number	Hammer Blows on Sampler	"N"
1				1 2	
2			2	6 4	8
3				3 3	
4	0' to 3"	TOP SOIL	4	2 3	5
5				1 1	
6		BACKFILL TAN MEDIUM BEACH SAND	6	- 1	1
7		WITH SOME SHELLS AND ROCKS		- -	
8	3" to 2' :	FRAGMENTS.	8	1 1	1
9				1 1	
10	2' to 4' :	GREY SILTY BEACH SAND WITH SHELLS	10	- 1	1
11				1 1	
12	4' to 20' :	GREY SILT	12	- 1	1
13				- -	
14	20' to 25' :	GREY CORAL ROCK	14	1 1	1
15				1 -	
16			16	1 1	1
17				1 1	
18			18	1 1	2
19				1 1	
20			20	2 4	3
21				19 23	
22			22	34 36	57
23				37 41	
24			24	43 48	84
25				51 54	
26			26		
27					
28			28		
29					
30			30		
31					
32			32		
33					
34			34		
35					
36			36		
37					
38			38		

Water Level : - 2' 6" Below Surface

Wissam Naamani, P.E.
DYNATECH ENGINEERING CORP.
Engineer Florida Reg. No. 39584

2



DYNATECH ENGINEERING CORP.
750 West 84 Street
Hialeah, FL 33014-3618
Phone: (305) 828-7499
Fax: (305) 828-9598

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
ASBESTOS

TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

CLIENT : INTERCONTINENTAL DEVELOPMENT COMPANY.

PROJECT : ~~PROPOSED~~ ADDITION @ 121 N. HIBISCUS DR., Miami Bch.

SCALE : N.T.S.	DATE : 7-13-95
DRAWN BY : M.V.	REVISED BY : W.N.

2

APPENDIX

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
CHEMISTS

DYNATECH ENGINEERING CORP.

TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

P.O. BOX 170406
MIAMI, FLORIDA 33017-0406
PHONE: (305) 628-4418
FAX: (305) 623-0798

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

The number of blows required for one (1) 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 (6) inches penetration area 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 two (2) feet, or at every change in soil characteristics.

Prepared by,

Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
CHEMISTS

DYNATECH ENGINEERING CORP.
P.O. BOX 170406
HIALEAH, FLORIDA 33017-0406
PHONE: (305) 628-4418

TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

KEY CLASSIFICATION AND SYMBOLS

ROCK HARDNESS DESCRIPTION

SOFT	Rock core crumbles when handled
MEDIUM	Can break core with your hands
MODERATELY HARD	Thin edges of rock core can be broken with fingers
HARD	Thin edges of rock core cannot be broken with fingers
VERY HARD	Rock core rings when struck with a hammer (cherts)

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	Core Penetration Tests Kg/Cm^2	Standard Penetration Tests blows/Ft.	Relative Density
SANDS	0-16	0-4	Very Loose
	17-40	5-10	Loose
	41-80	11-20	Firm
	81-120	21-30	Very Firm
	Over 120	31-50	Dense
			Consistency
SILTS AND CLAYS	0-3	0-2	Very Soft
	4-9	3-4	Soft
	10-17	5-8	Firm
	18-31	9-15	Stiff
	32-60	16-30	Very Stiff
	Over 60	31-50+	Hard

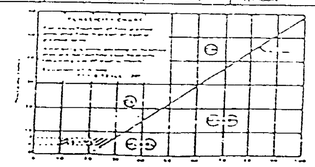
MODIFIERS

Approximate Fines Content	Modifiers
5% to 12%	Slightly Silty or Slightly Clayey
12% to 30%	Silty or Clayey
30% to 50%	Very Silty or Very Clayey

PARTICLE SIZE

Boulder	> 12 in.
Cobble	3 to 12 in.
Gravel	4.76mm to 3 in.
Sand	0.074mm to 4.76mm
Silt	0.005mm to 0.074mm
Clay	< 0.005mm

Major Divisions			Group Symbols	Typical Names	Classification Criteria
Coarse Grained Soils: More than 50% retained on No. 200 sieve*	Gravels: 50% or more of coarse fraction retained on No. 4 sieve	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	$C_u = D_{60}/D_{10}$ Greater than 4 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines	Not meeting both criteria for GW
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures	Atterberg limits plot below "A" line or plasticity index less than 4 / Atterberg limits plotting in hatched area are borderline classification requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits plot above "A" line and plasticity index greater than 7
	Sands: More than 50% of coarse fraction passes No. 4 sieve	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines	$C_u = D_{60}/D_{10}$ Greater than 6 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			SP	Poorly graded sands and gravelly sands, little or no fines	Not meeting both criteria for SW
		Sands with Fines	SM	Silty sands, sand-silt mixtures	Atterberg limits plot below "A" line or plasticity index less than 4 / Atterberg limits plotting in hatched area are borderline classification requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Atterberg limits plot above "A" line and plasticity index greater than 7
Fine Grained Soils: 50% or more passes No. 200 sieve*	Silts and Clays: Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands	Classification based on percentage of fines: Less than 5% pass No. 200 sieve — GW, GP, SW, SP. More than 12% pass No. 200 sieve — GM, GC, SM, SC. 5% to 12% pass No. 200 sieve — Borderline classification requiring use of dual symbols.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silts and Clays: Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	
			CH	Inorganic clays of high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity	
Highly Organic Soils			PT	Peat, muck, and other highly organic soils	Visual-Manual Identification, see ASTM Designation D 2488.



*Based on the material passing the 3-in. (75-mm) sieve.

2

9358 S.W 74th Court
liami Fla.
3155
ffice
05) 665-7727
ax
05) 665-7728

Date: 4/12/96

City Of Miami Beach

To Whom it may concern

Re: Zuriech Residence
Fire Protection

1) Mechanical

Based on our Design & Coordination with Architectural Drawings there was not any Duct Crossing any Fire rated wall or Fire protected ceiling.

2) Electrical

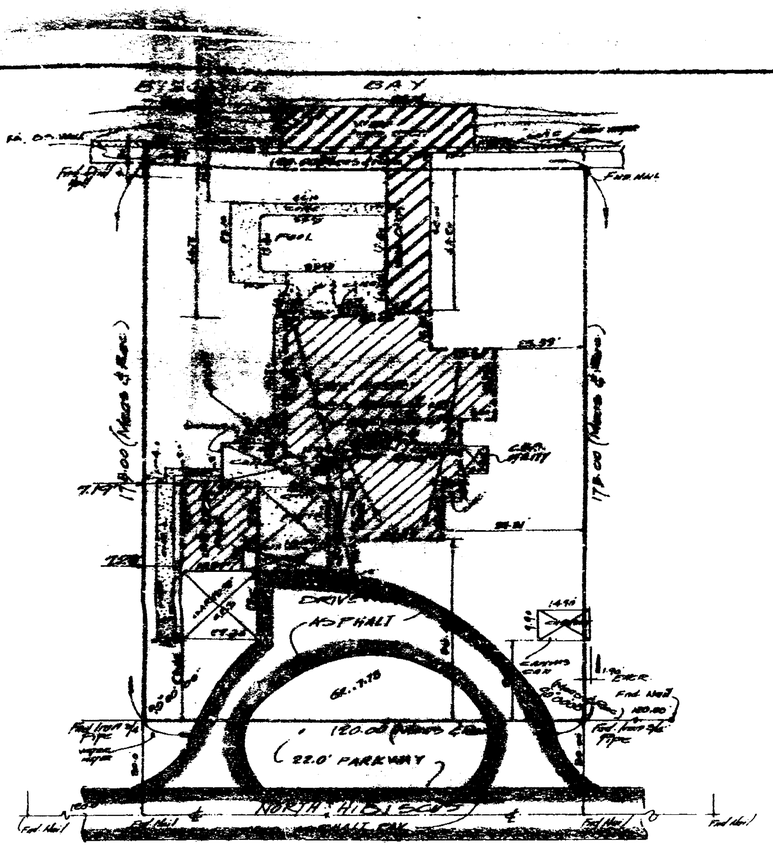
All wiring on this project are to run within conduits. If any Combustible conduits cross a fire rated wall or slab the use product "3M" C-123 fire rated sealer system or approved equal.

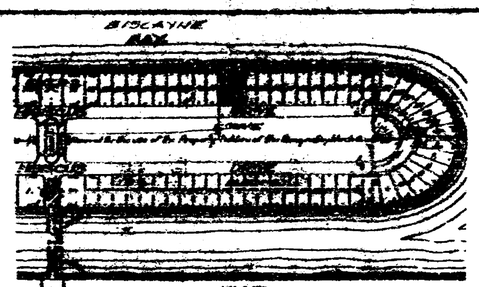
3) Plumbing

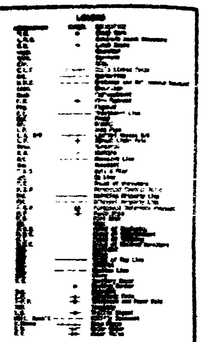
All PVC pipe crossing through any Fire rated wall or slab shall be protected with product "3M" C-123 sealer system or approved equal.

Carlos M. Barrenechea
C.M.B. Engineers Inc.

2







THIS IS A BOUNDARY SURVEY

of

LEGAL DESCRIPTION:

Lots 42, and 43, Block 2, of "HIBISCUS ISLAND, according to the plat thereof, as recorded in Plat Book 8, at Page 75, of the Public Records of Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the **BOUNDARY SURVEY** of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc.

Date: JULY 18, 1994.
Revision 1: JAN. 4, 1996.
Revision 2:
Revision 3:
Revision 4:
Revision 5:

Omar Armenteros, President
Reg. Land Surveyor No. 3679
State of Florida.

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
4) Foundations and/or footings Underneath the ground surface that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
5) Reproductions of this Drawing are not Valid unless embossed with the Official Seal of the Surveyor.
6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) **AREA OF PROPERTY:**
8a) Area Net: N/A Sq. Ft. or N/A Acres +/-
9) Ownership subject to OPINION OF TITLE.
10) Type of Survey: BOUNDARY SURVEY
11) Bearings shown hereon are based on: N/A
12) Elevations are based on: National Geodetic Vertical Datum.
13) Bench Mark Used: U-238 Elev.: 3.70'
13a) Bench Mark Location: 4240SW
14) Property Address: 121 North Hibiscus Drive Miami Beach, Florida.
15) Flood Zone: AE
Base Flood Elev.= 10.00'
FEMA Panel Number: 120651 183 J
Date: March 2, 1994.
16) This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:
a. INTERCONTINENTAL DEVELOPMENT CO.
b.
c.
d.
e.
f.
g.
17) Field Book: A-581, 34/SND. Order No.: 84096/90929 Scale: 1:20'

Prepared by:
Ford, Armenteros & Manucy, Inc.
8000 NW 31 Street, Suite 7
Miami, Florida. 33122
Telephone: (305) 477-6472

Prepared For:
INTERCONTINENTAL DEVELOPMENT CO.

F:\DOCUMENT\LEGALS\90871O1.LGL

2

CITY OF MIAMI BEACH
RECEIVED

ZUBRIK RESIDENCE
MIAMI BEACH, FL.

INDEX OF DRAWINGS

REVISIONS | BY

RP

ADDITION TO: MR. & MRS. ZUBRIK
[illegible] N. HIBISCUS DR. MIAMI BEACH, FL.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

COVER

2

REVISIONS	BY

RP

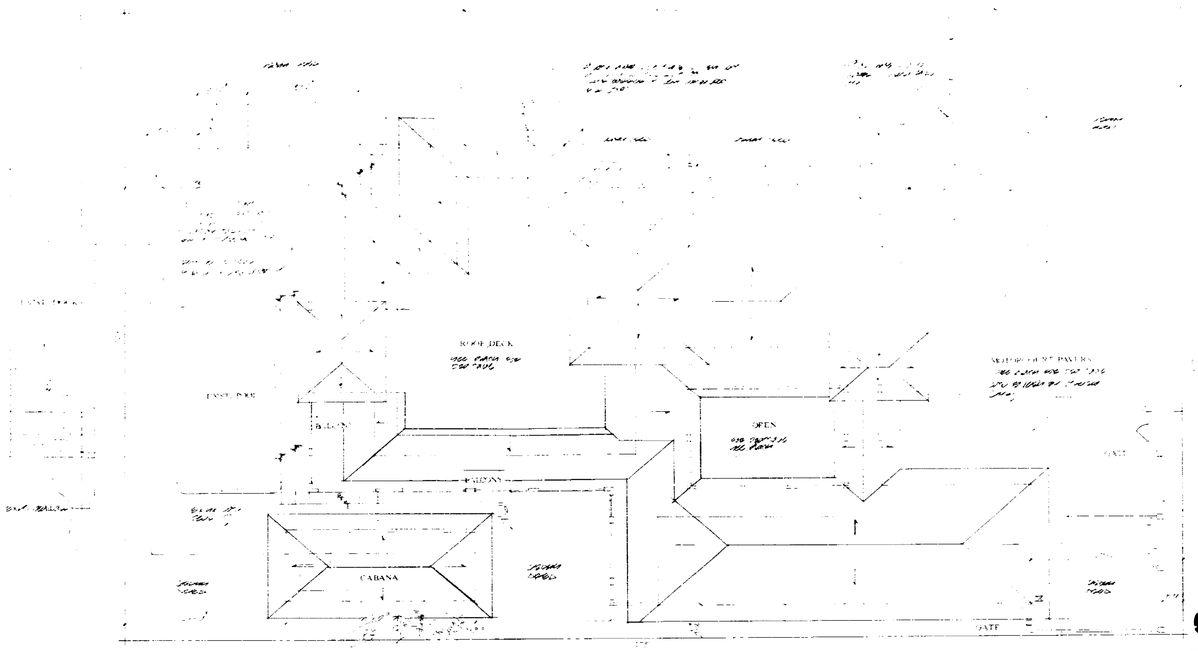
important notes

ADDITION TO MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

DEMOLITION PLAN

DEMO

2



SITE PLAN 1/8"

LEGAL DESCRIPTION

ENTRY WALL ELEV. 1/4"

FOUNDATION PLAN 1/4"

REVISIONS | BY

RP

ADDITION TO MR. & MRS. ZUBRIK RESIDENCE

171 N. HIBISCUS DR. MIAMI BEACH, FLA.

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CITY OF MIAMI BEACH

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SP

2

ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE

721 N. HIBISCUS DR. MIAMI BEACH, FL.

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PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL

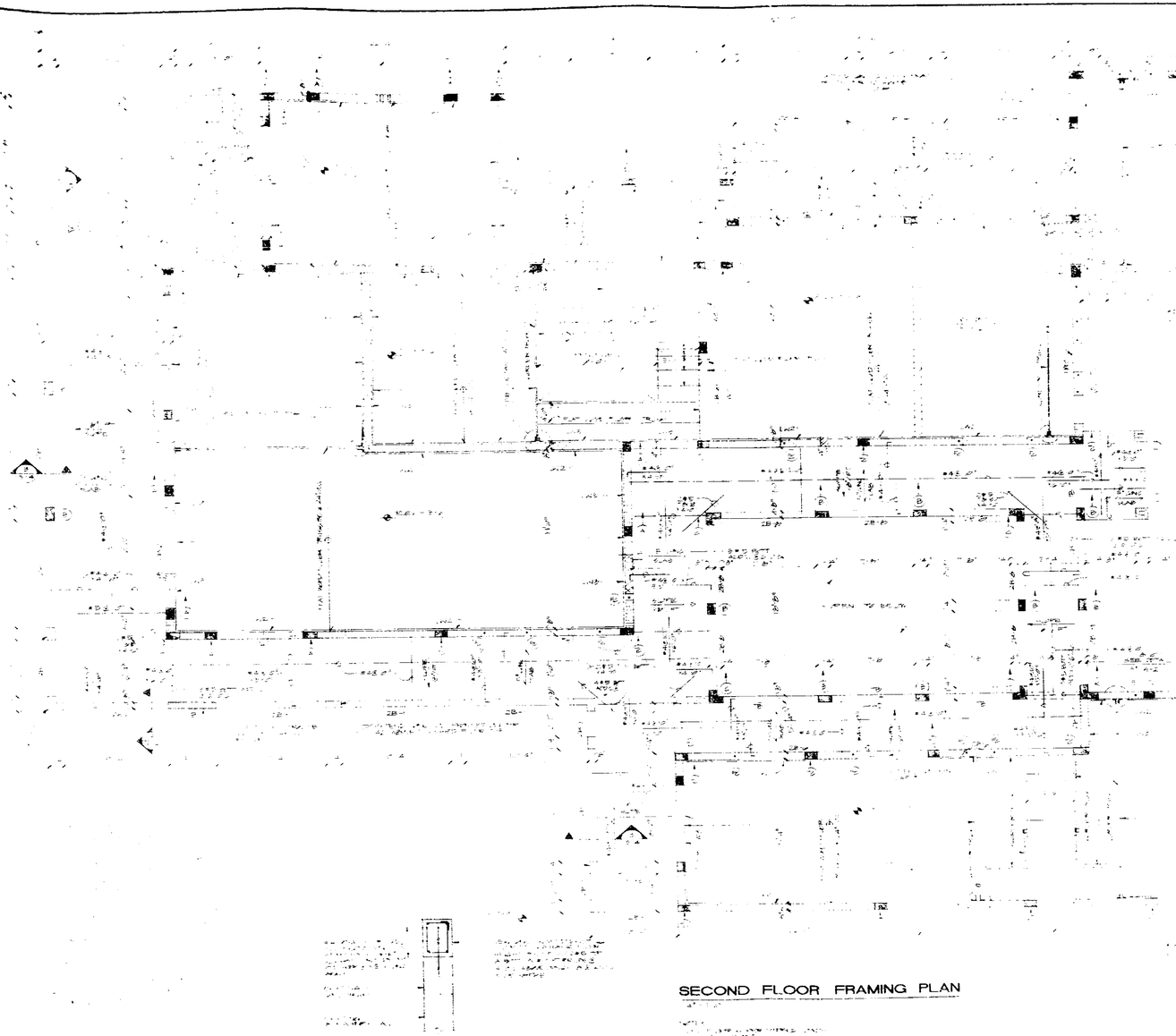
Zvonimir T. Beltranin
Consulting Structural Engineer

FOUNDATION/PILING PLAN 1/4"

S-1

2

ADDITION TO MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.



SECOND FLOOR FRAMING PLAN

NEW CONCRETE BEAM ON TOP OF EXISTING CONCRETE BEAM TO INCREASE EXISTING FLOOR TO FLOOR HEIGHT

WOOD FLOOR TRUSS ANCHORAGE DETAIL

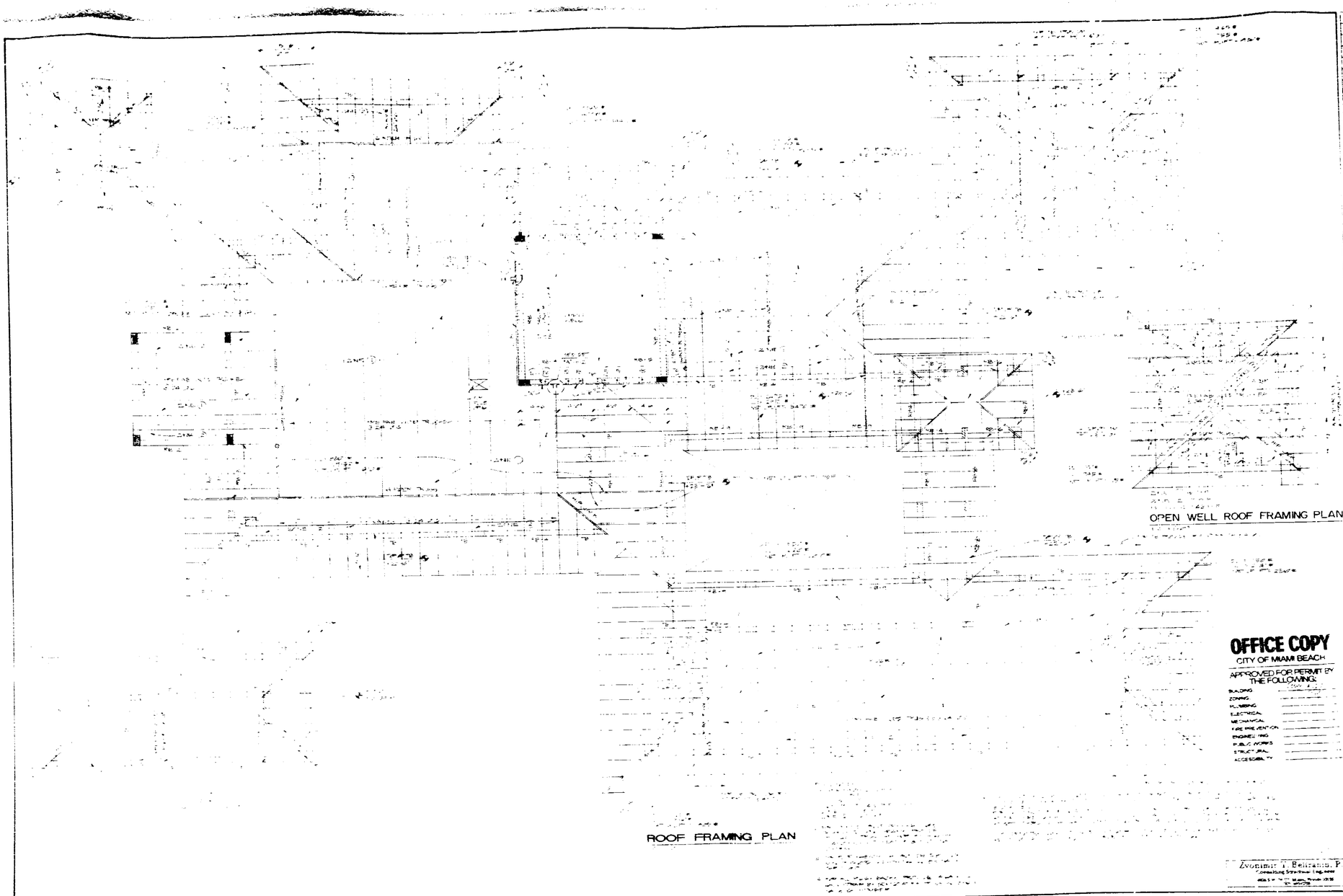
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

FLOOR WOOD GIRDER TRUSS ANCHORAGE DETAIL "A"

Zvonimir J. Belfranin, P.E.
Consulting Structural Engineer

S-2

2



OPEN WELL ROOF FRAMING PLAN

ROOF FRAMING PLAN

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PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

Zvonimir I. Bellanich, P.E.

REVISIONS	BY

ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

S-3

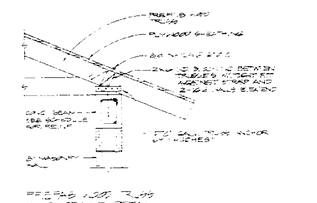
2

SECTION

SECTION

SECTION

GIRDER TRUSS TO CONCRETE BEAM
CONNECTION DETAIL & SCHEDULE



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ACCESSIBILITY

Zvonimir T. Bedranin, PE
Consulting Structural Engineer

REVISIONS	BY

ADDITION FOR MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

S-4

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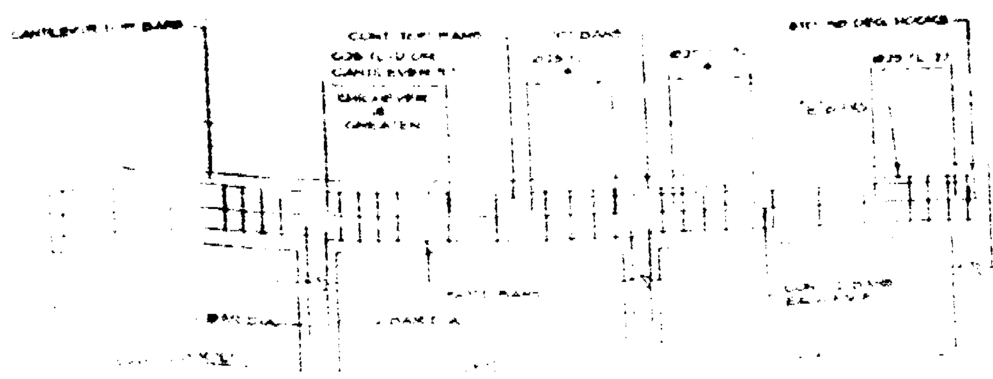


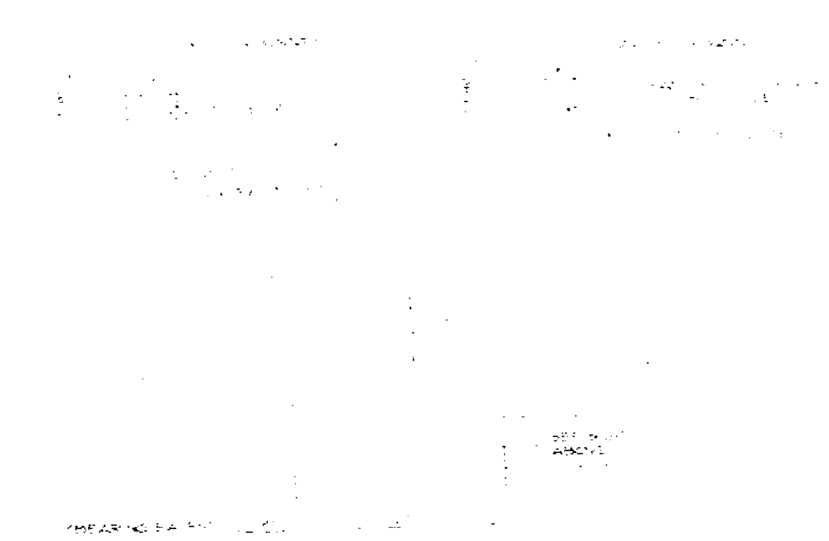
BEAM STEEL PLACEMENT DIAGRAM

CONCRETE BEAM SCHEDULE

MARK	SIZE	TOP	BOTTOM	STIRRUP SIZE	NO.	SPACING	REMARKS
[illegible]	[illegible]4"	3#7	2#[illegible]	#[illegible]	[illegible]	[illegible]	TOUCH EXISTING
[illegible]	[illegible]4"	3#[illegible]	2#[illegible]	#[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]4"	3#6	3#6	#[illegible]	3	[illegible]	
[illegible]	3×8"	5#5	3#6	#5	3	[illegible]	
[illegible]-5	[illegible]×8"	3#6	3#6	#5	3	[illegible]	
[illegible]	[illegible]×24"	3#7	3#7	#[illegible]	3	[illegible]	UNDER EXISTING GRADE BEAM
ZB	[illegible]×26"	2#6	2#6	#5	3	@ [illegible]	
ZB-2	[illegible]×22"	2#7	2#7	#5	3	@ 2	
ZB-3	3×26"	2#6	2#5	#5	3	@ 2'	
ZB-4	3'×26"	2#6	2#6	#5	3	@ [illegible]	
ZB-5	3'×20"	2#6	2#6		3	@ 8'	
ZB-6	[illegible]	4#8	2#8	#5	3	@ 7'	2 LAYERS
ZB-7	[illegible]	2#6	4#8	#5	3	@ 5'	CANT. L BEAM 2 LAYERS
ZB-8	[illegible]	2#6	2#6		3	@ 3'	ARCH BEAM SEE ARCH. L. DWG
ZB-[illegible]	[illegible]×20	2#6	2#3		3	@ 8'	CANT. THRU ZB-7
FB	[illegible]×24"	2#7	2#6	#5	3	@ 0'	
FB-2	[illegible]	2#6	2#6		3	@ 2	
FB-3	[illegible]×24"	2#7	2#5		3	@ 0'	
FB-4	[illegible]	2#5	2#5	#5	3	@ 4	
FB-5	[illegible]×24"	2#7	2#5	#5	3	@ [illegible]	
FB-6	[illegible]	2#6	2#5	#5	3	@ 0'	
FB-[illegible]	[illegible]×24"	2#5	2#5	#5	3	@ 0'	
FB-8	[illegible]	2#6	2#6		3	@ 3'	
FB-[illegible]	[illegible]	2#5	2#6		3	@ 3'	
FB-[illegible]	[illegible]	2#6	2#3	#5	3	@ 0'	
FB-[illegible]	[illegible]	2#[illegible]	2#6		3	@ 4	
FB-[illegible]	[illegible]	2#6	2#5		3	@ [illegible]	
FB-[illegible]	[illegible]	2#6	2#6		3	@ 4'	
[illegible]	[illegible]	2#[illegible]	2#[illegible]	#5	3	@ [illegible]	[illegible]
[illegible]	[illegible]	2#[illegible]	[illegible]				[illegible]
[illegible]	[illegible]	2#5	2#9		3	4@2' BAL @ 4@'	2#5 [illegible]

CONC. LINTEL SCHEDULE

CLEAR SPAN	6" WALL	8" WALL	[illegible] WALL	[illegible] WALL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

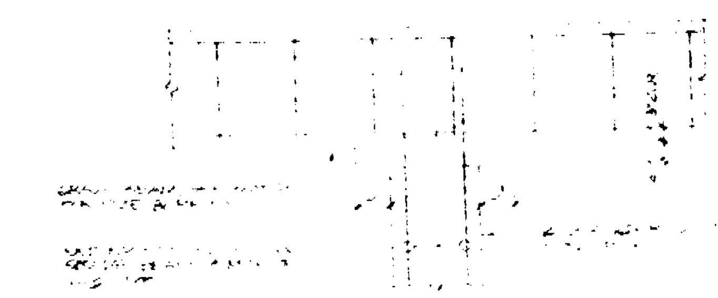


LINTEL DETAILS

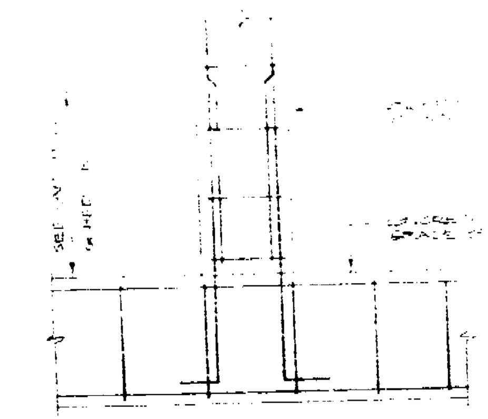
(N.T.S.)

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT: VERTICAL OR BASE PLATE	REINFORCEMENT: TIES OR CAP PLATE	REMARKS
A	8"×12"	4#5	#3 @ 8"	
B	8"×16"	4#5	#3 @ 8"	
C	8"×16"×16"	7#5	#3 @ 8"	
D	8"×16"×24"	[illegible]#5	#3 @ 8"	#3 HAIRPINS @ 8"
E	8"×24"×24"	[illegible]#5	#3 @ 8"	#3 HAIRPINS @ 8"
F	8"×31"	8#5	#3 @ 8"	#3 HAIRPINS @ 8"
G	8"×24"	6#5	#3 @ 8"	#3 HAIRPINS @ 8"
H	TS 4×4×5/16"	PL 5/8"×12"×0'-10" W/ 4-5/8" Ø×8" HEADED A-307 A.B.	PL 5/8"×8"×0'-8" W/ 4-5/8" Ø×6" HEADED NELSON STUDS.	FOR CAP PL TO GIRDER TRUSS PROVIDE 3/8" "U" PL 1/2-3/4" Ø A-307 THRU BOLTS
K	8"×20"×18"	9#5	#3 @ 8"	#3 HAIRPINS @ 8" O.C.
TC	8"×12"	4#5	#3 @ 12"	
FC	FULLY GROUTED BLOCK CELL	1#5		
B	D.O.	D.O.		
L	16"×16" MASONRY COL.	4#5	#2 @ 16"	FULLY GROUTED

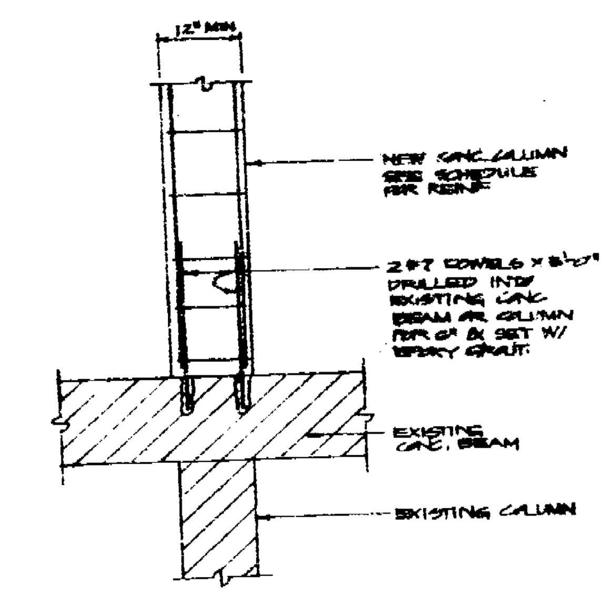


TYPICAL GRADE BEAM TO PILE CONN.



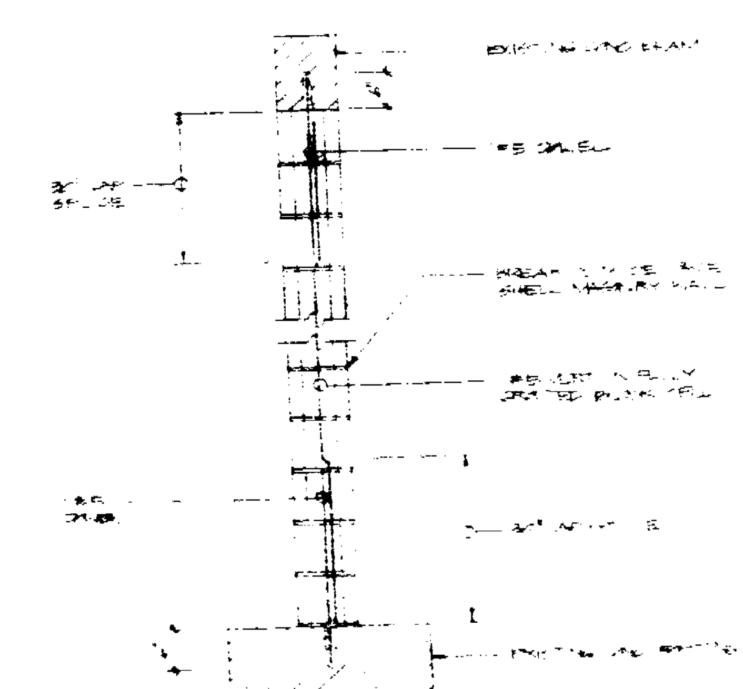
CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL

N.T.S.



NEW CONCRETE COLUMN STARTING FROM EXISTING

N.T.S.



NEW FILLED CELL TO EXISTING CONNECTION DETAIL (FC1)

N.T.S.

GENERAL STRUCTURAL NOTES

1. General

A. [illegible] all dimensions on the structural drawings and verify with the architectural set. Architectural details such as [illegible] openings, waterproofing, [illegible] and bracing shall be installed as shown on the architectural set.

B. [illegible] shall be responsible for shoring and bracing to [illegible] all construction [illegible] South Florida Building Code.

2. Concrete

A. [illegible] shall attain a minimum [illegible] days of [illegible].

B. [illegible] of A.C.I. 301-[illegible].

3. Reinforcing steel [illegible]

[illegible]

C. Not exposed to weather or in contact with ground — 3/4
- slabs & walls
- beams and columns (primary reinforcement, ties, stirrups & spirals) — 1 1/2
- slabs on grade — 1 1/2

5. Masonry

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

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

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

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

E. Prism strength of masonry units shall be minimum of f'm= 1000 p.s.i.

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

G. Slump 9" ± 1".

6. Structural Steel

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

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

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

7. Structural Lumber

1. Quality of wood to conform with South Florida Building Code (Dade County Edition).
2. Wood shall be of a grade of not less than 1,000 p.s.i of normal extreme fiber stress.
3. All wood in contact with concrete or masonry shall be pressure treated.

8. Wood Trusses

1. Trusses to be designed and fabricated to meet the requirements of national design specifications for stress grade lumber and its fastenings and timber construction standard by AITC. Trusses shall be designed for superimposed loads indicated in plan.
2. Trusses shall be engineered to span the configuration indicated on drawings. Provide (3) copies 24" x 36" of truss drawings and Engineer's calculations with seal of Registered Engineer in the State of Florida for Architect's approval prior to fabrication.
3. All roof joists, trusses, lookouts, beams & girders shall be secured with approved metal ties, clips and anchors at connections. (See connection notes & details)

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121 N. HIBISCUS DR. MIAMI BEACH, FL.

Zvonimir T. [illegible] P.E.

S-5

2

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121 N. HIBISCUS DR. MIAMI BEACH, FL.

BEDROOM #1
FAMILY
COV. TERRACE
DINING
KITCHEN
LIVING
OPEN WELL
COV. WALKWAY
COV. TERRACE
MEDIA RM
EXCERCISE RM
COV. LOGGIA
COURTYARD
ENTRY
GARAGE
SAUNA
BATH
COV. TERRACE
LIVING
BEDROOM #2
GARAGE

FLOOR PLAN LEGEND

OFFICE CO

FLOOR PLAN
(lower level)

A-1

2

FLOOR PLAN 1/4"
(upper level)

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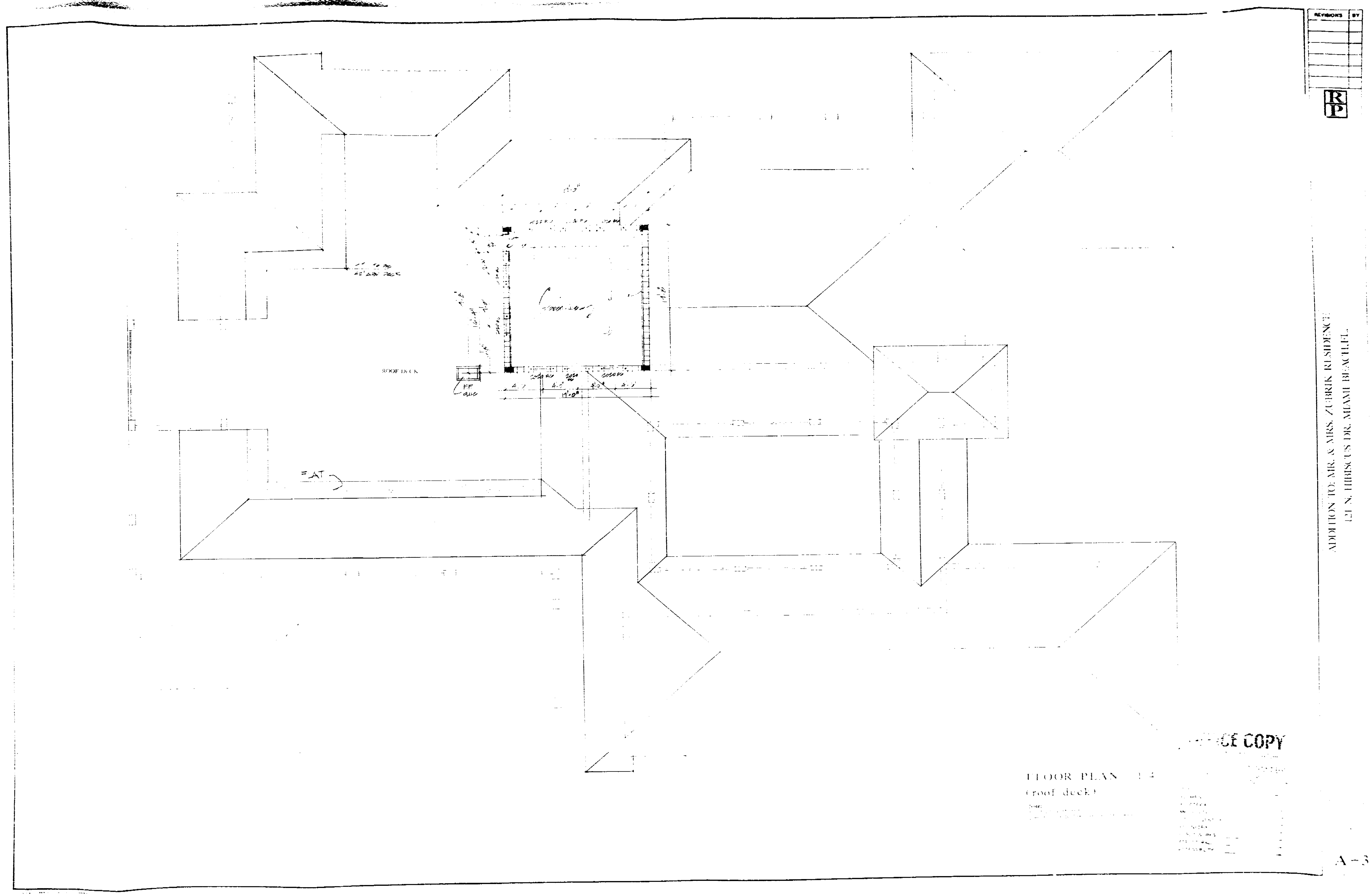
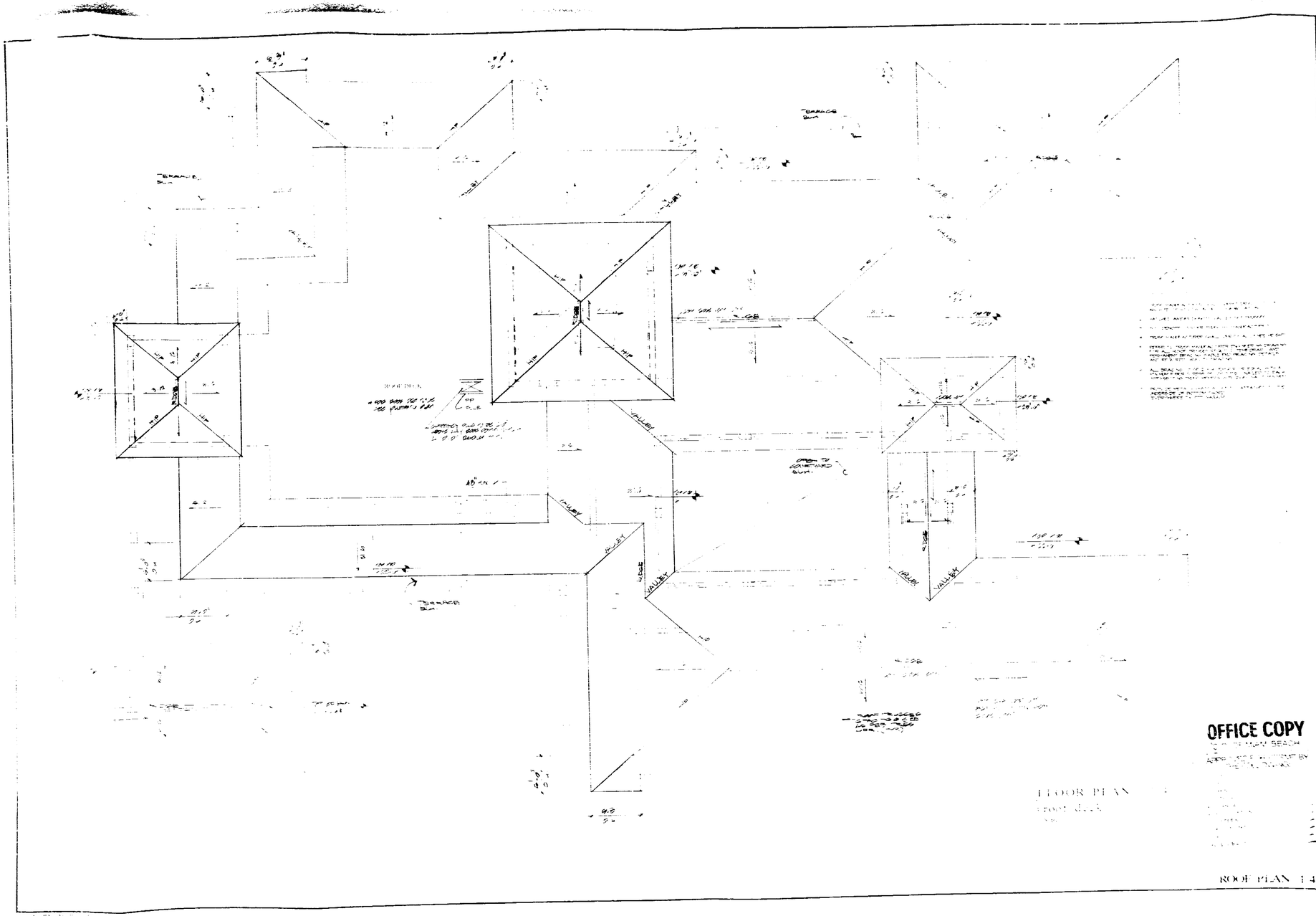
ADDITION TO MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

A-2

2


ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.
ROOF DECK
FLAT
CE COPY
FLOOR PLAN
(roof deck)
A-3

2



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OFFICE COPY

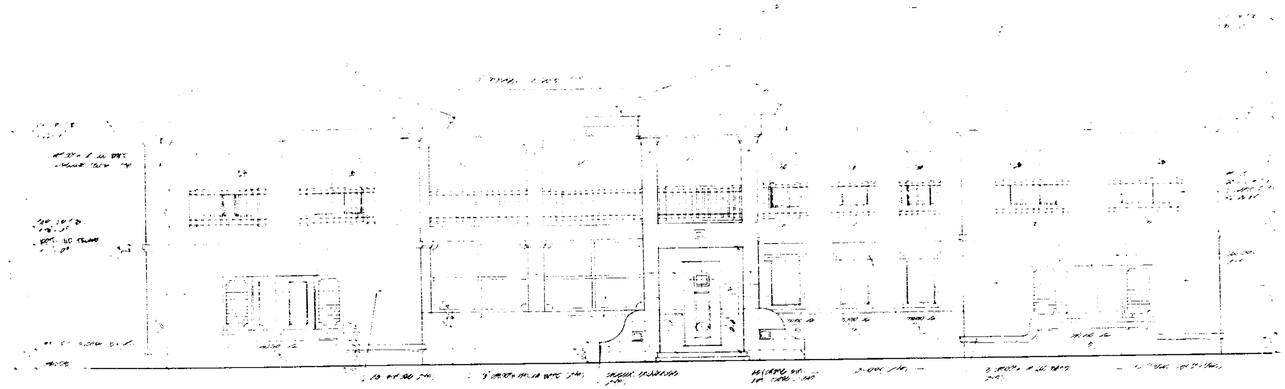
FLOOR PLAN

ROOF PLAN

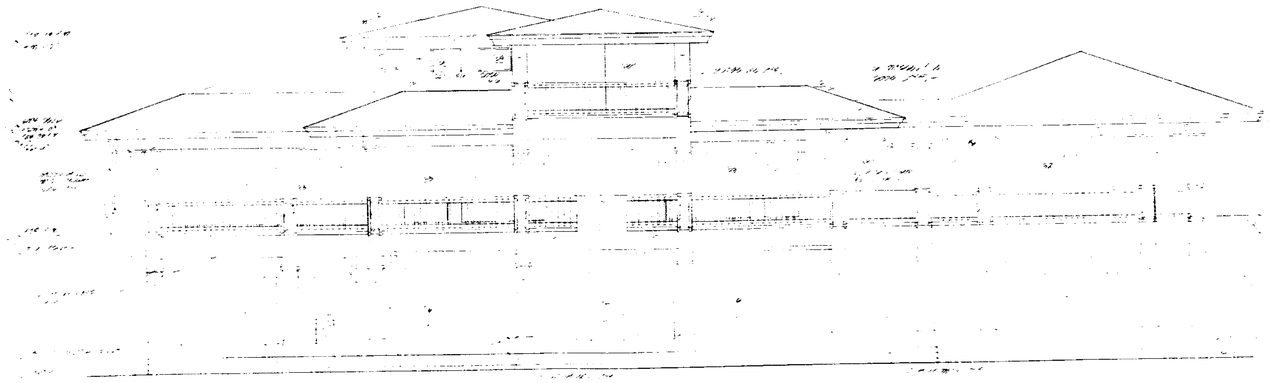
ROOF PLAN

A-4

2



FRONT



REAR

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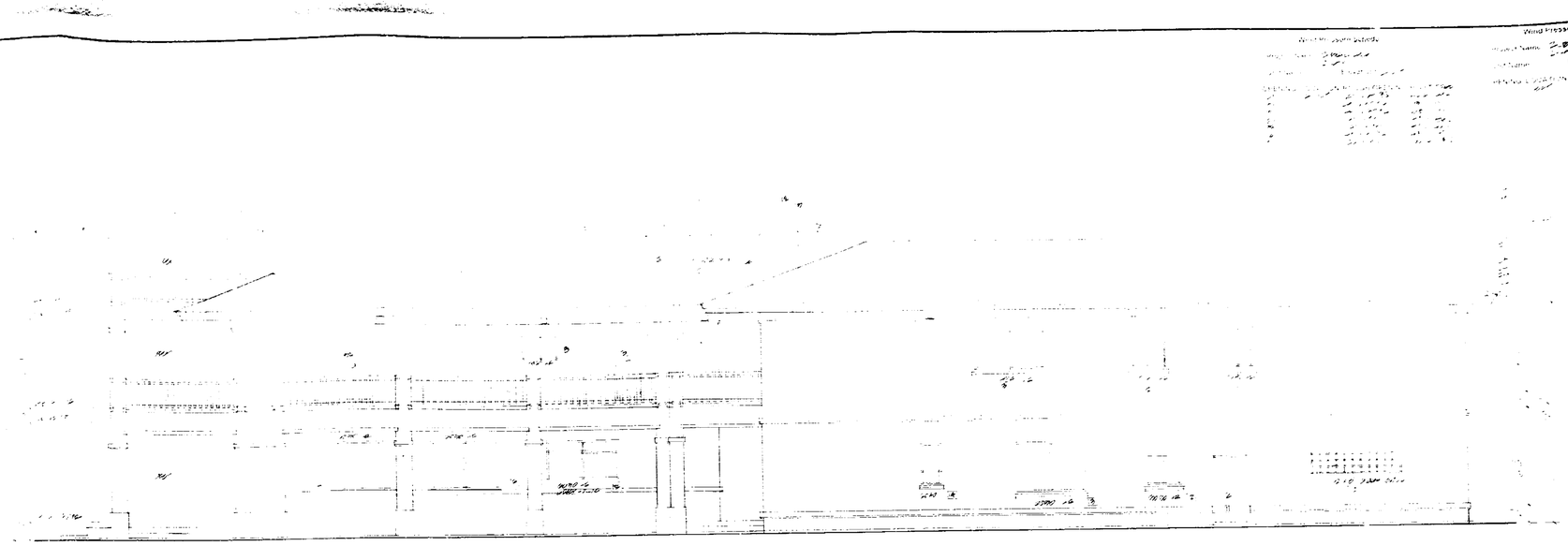
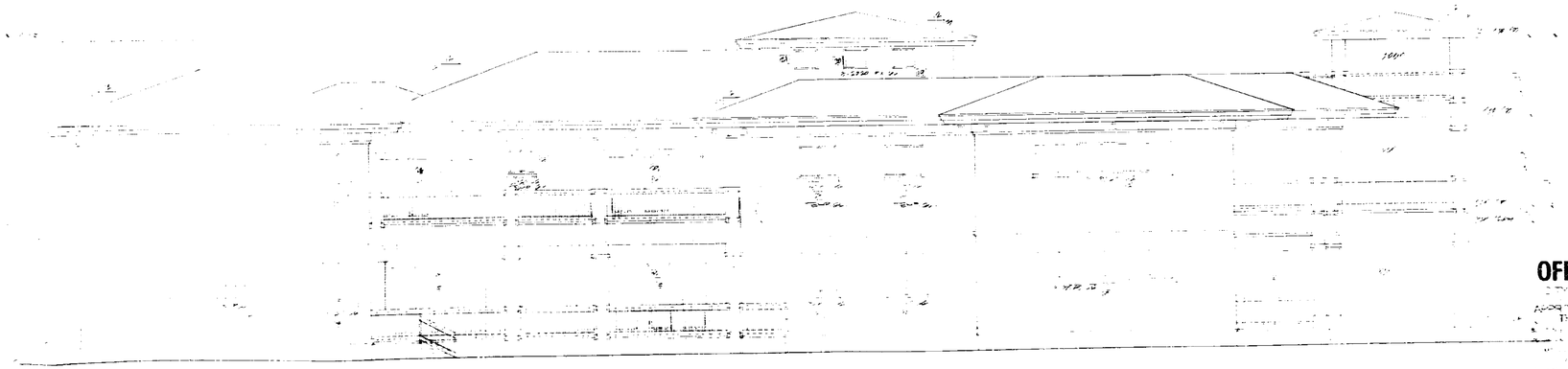
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING

EXTERIOR ELEVATIONS 1/4" A-5

2



LEFT



RIGHT

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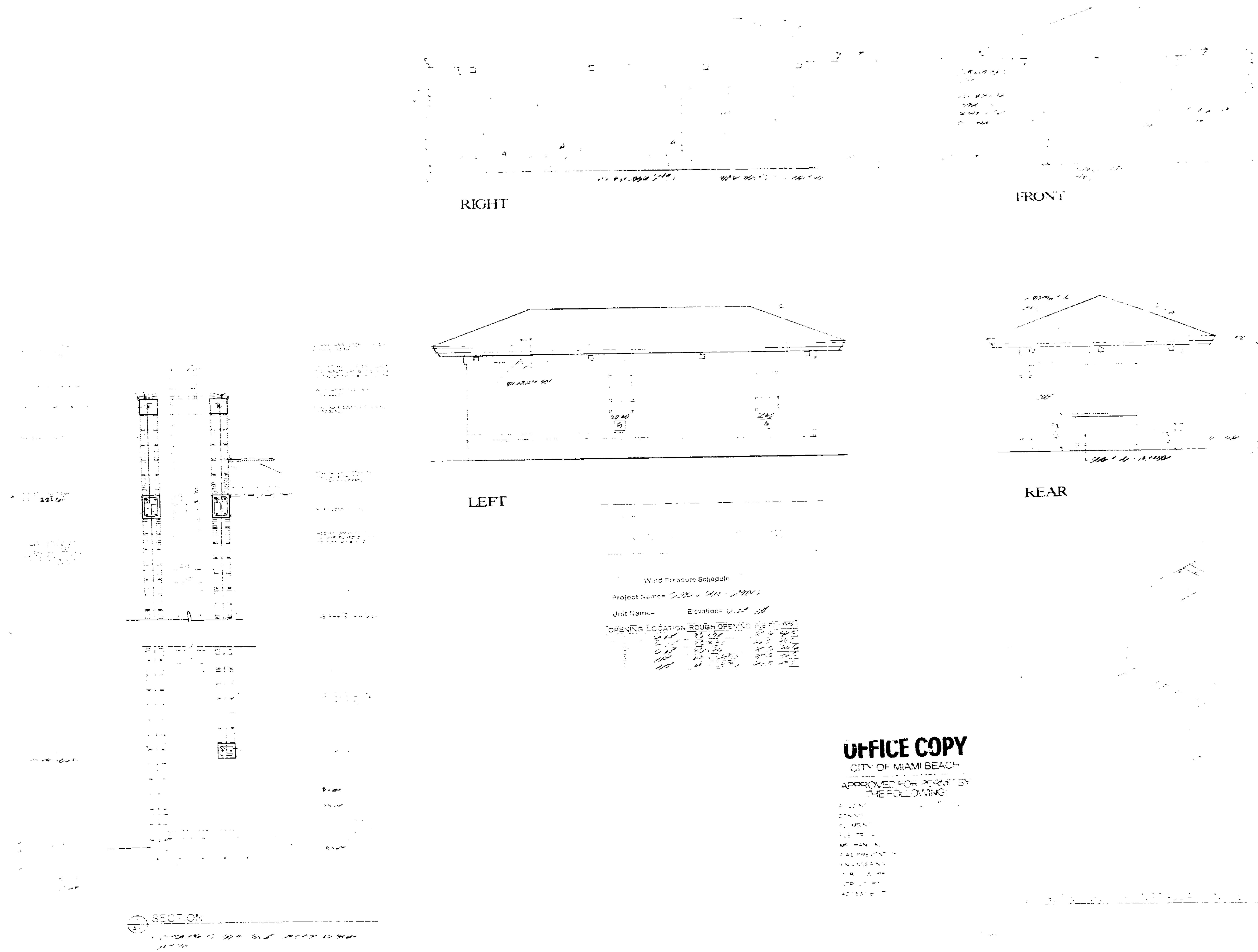
THE FOLLOWING:

EXTERIOR ELEVATIONS 1/4" A-6

2



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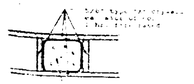
121 N. HIBISCUS DR. MIAMI BEACH, FL.

EXTERIOR ELEVATIONS 14' CABANA

A-

2

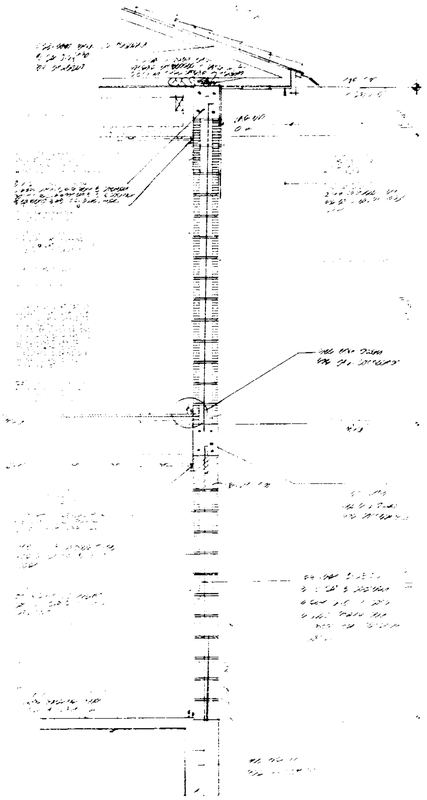


STL. COL. DTL.....3"
FIRE RATED

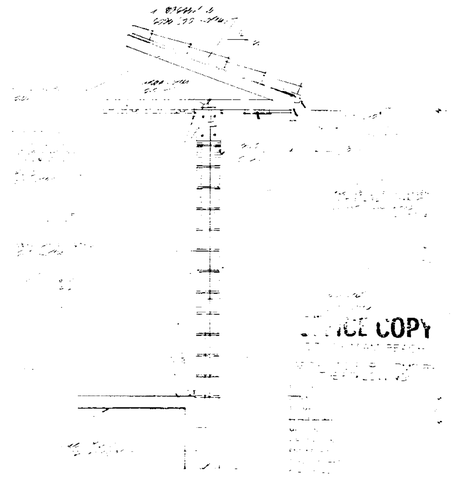
GENERAL NOTES

STEEL COLUMN DETAIL 3/4"

3/4"



TYP. 2-STORY WALL SECTION



TYP. 1-STORY WALL SECTION

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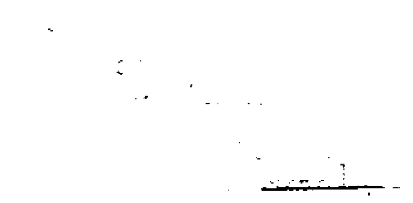
2

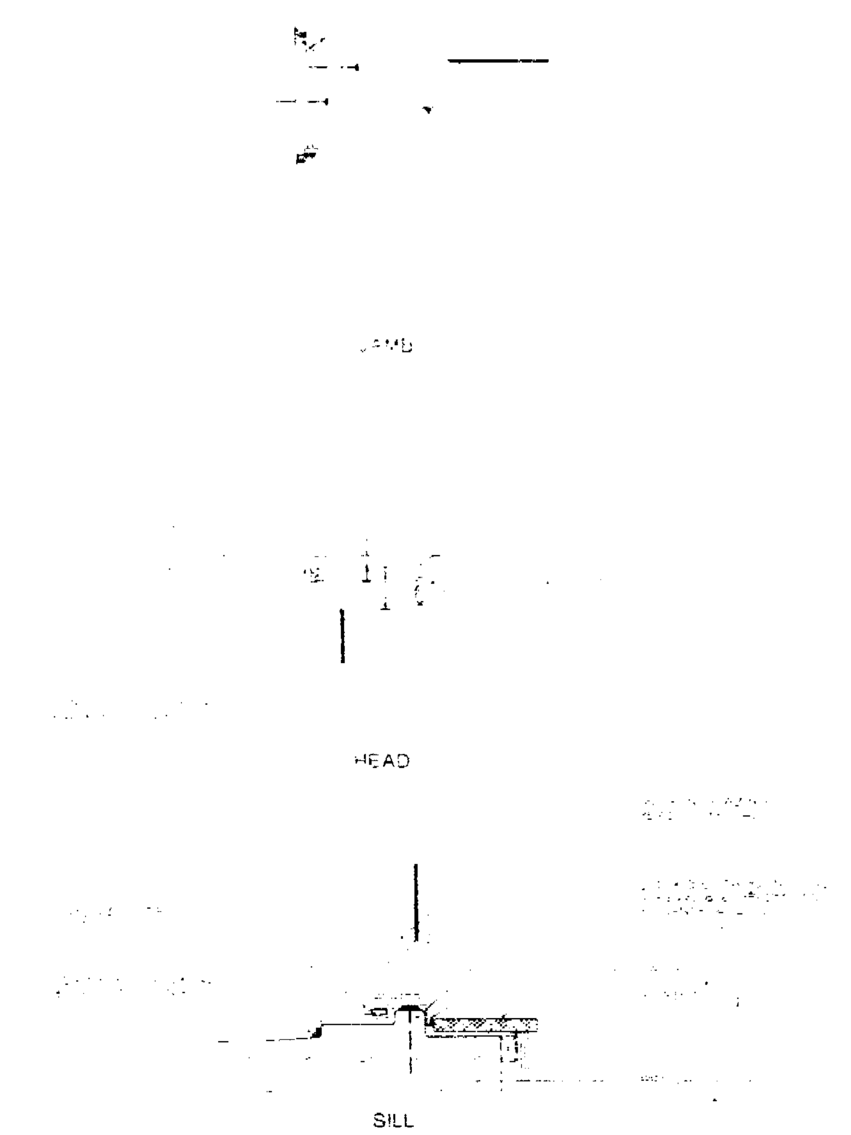
RISER DETAIL 1 1/2"



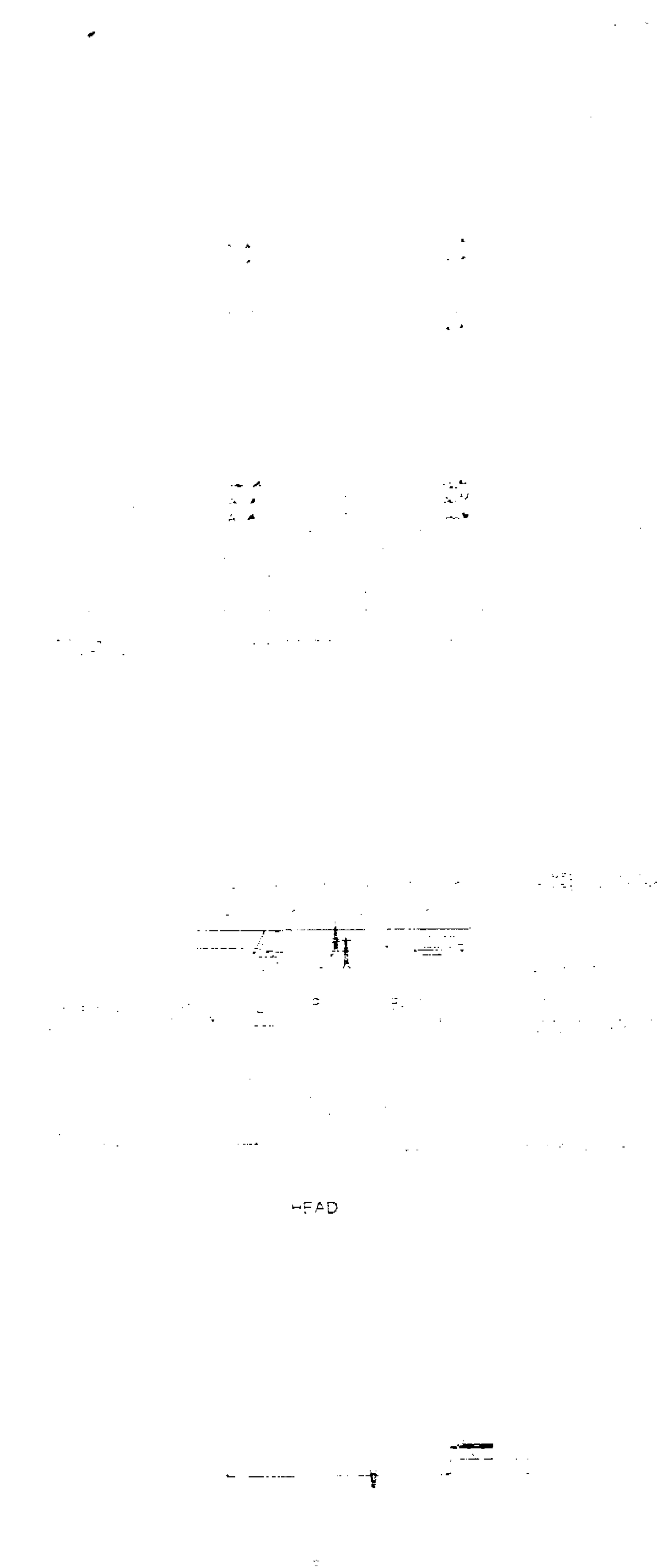
STAIR TO SLAB 3/4"

STAIR TO LANDING 3/4"

HANDRAIL DETAIL N.T.S.



CBS WINDOW DETAILS N.T.S.



SLIDING GLASS DOOR DETAIL N.T.S.

DOOR JAMB DETAIL 3"=1'-0"

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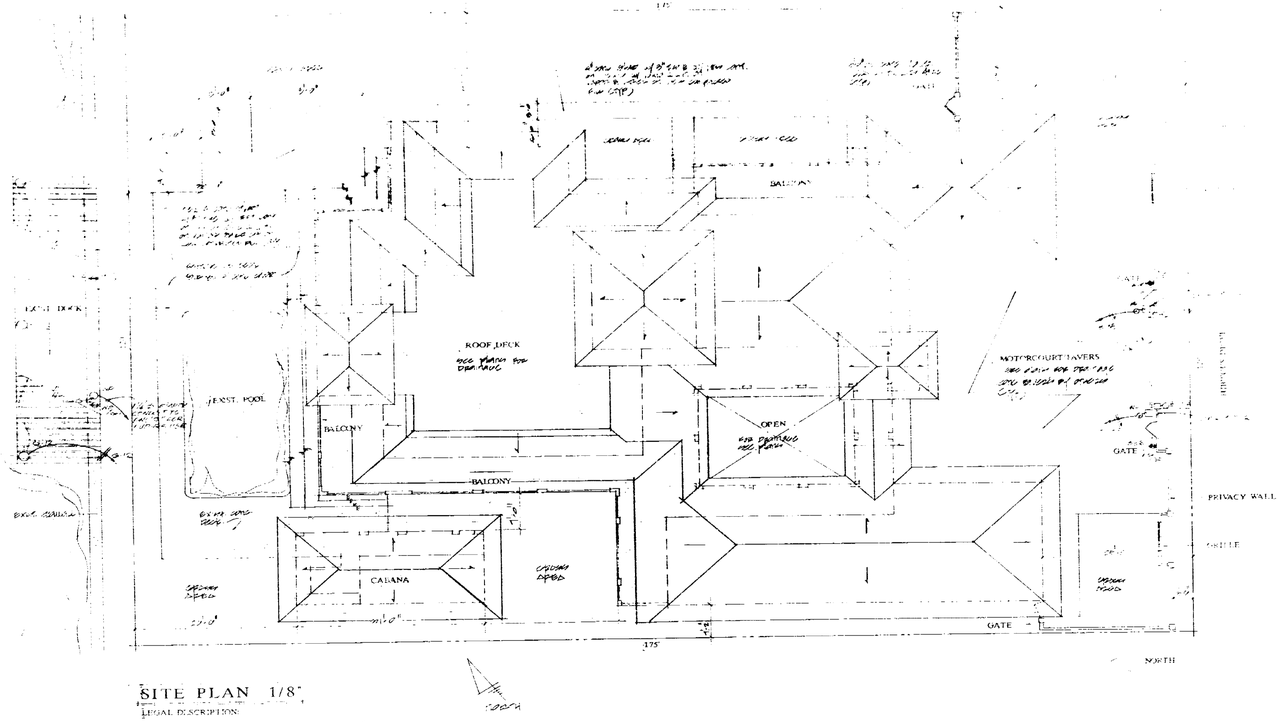
OFFICE C

A-9

2



SITE PLAN 1/8"

LEGAL DESCRIPTION:

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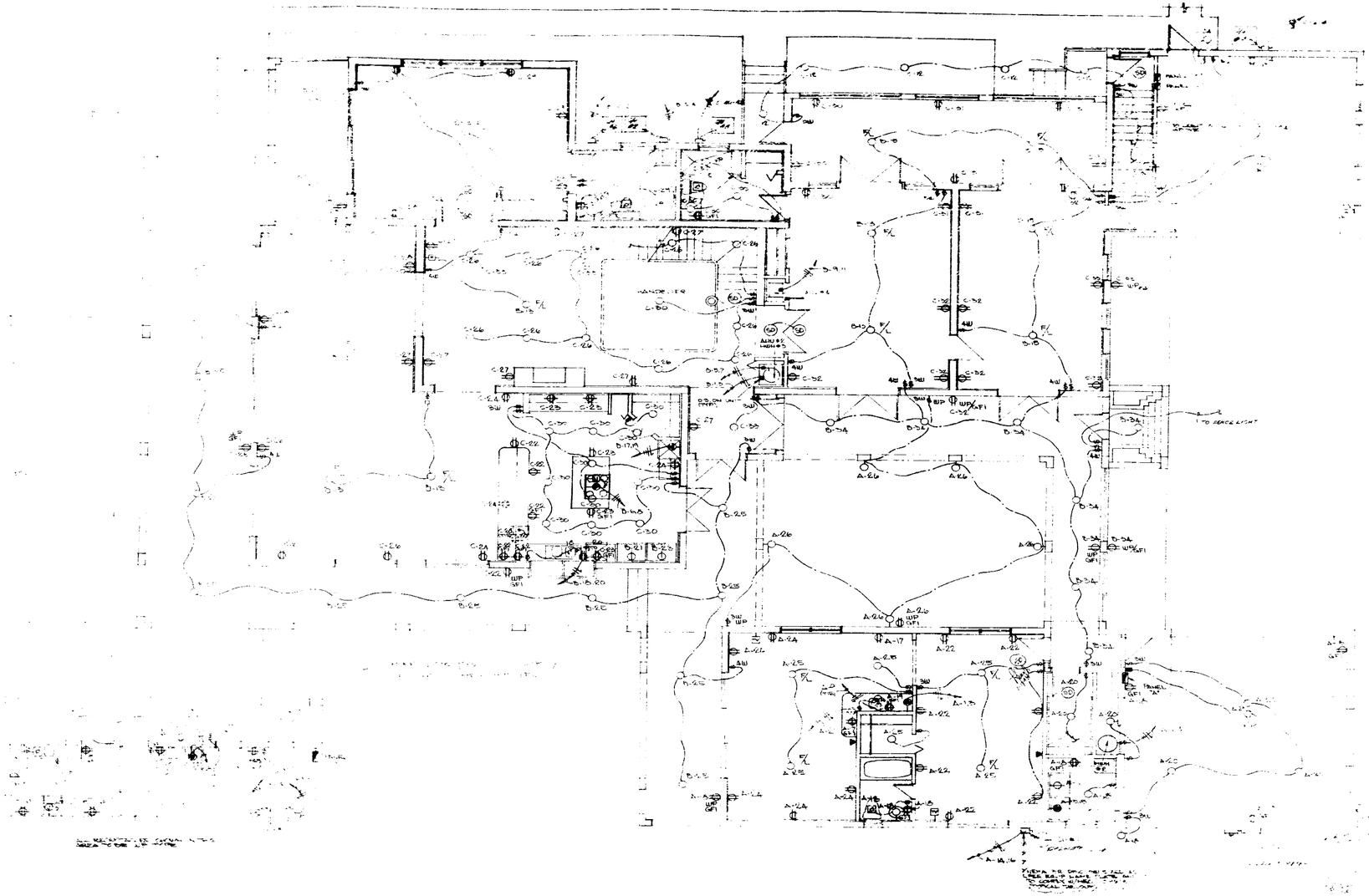
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY

SL-1

2



FLOOR PLAN 1/4"
(lower level)

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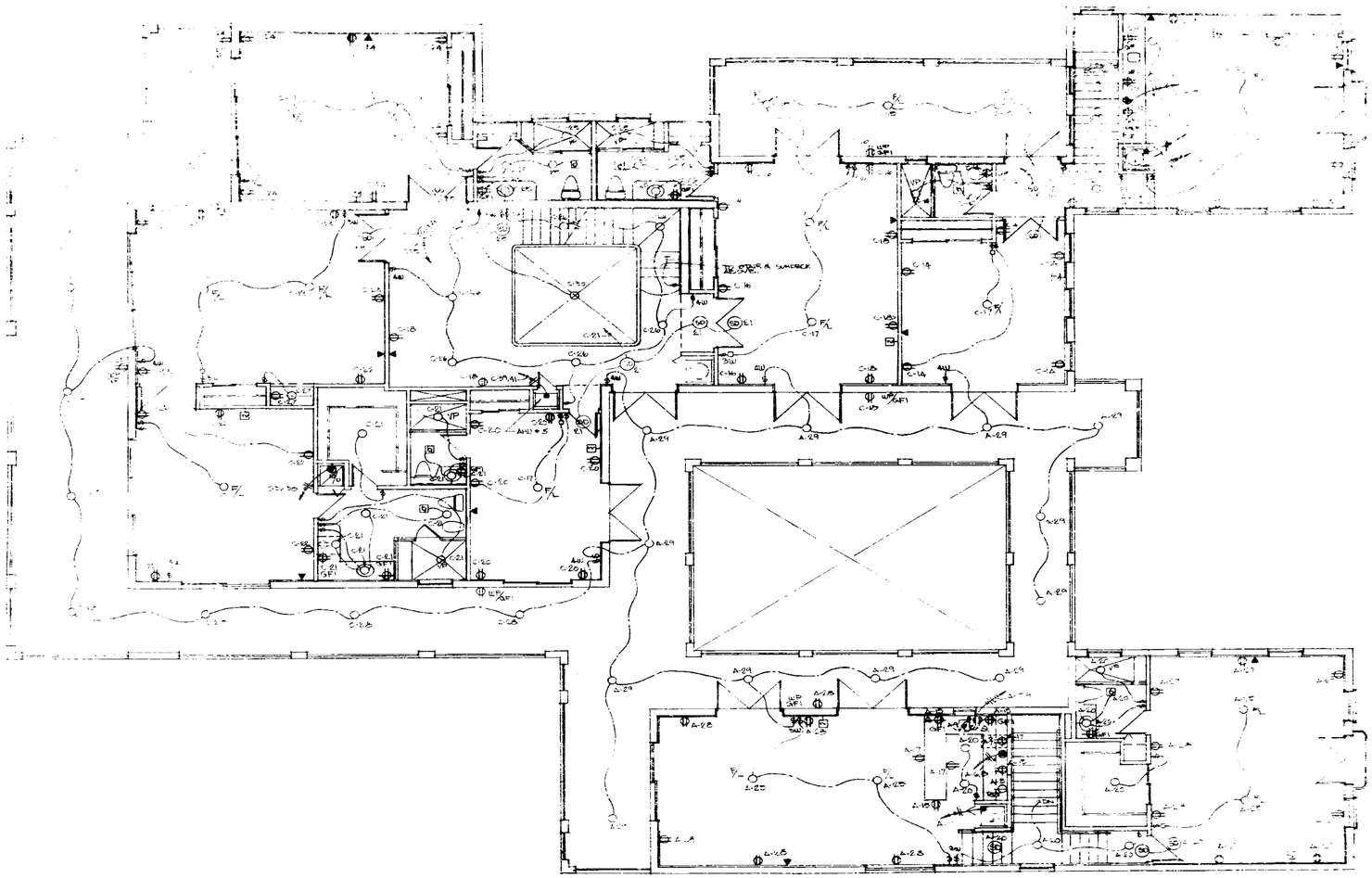
E-1

ELECTRICAL 1/4"

2



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FIRE PREVENTION
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STRUCTURAL
ACCESSIBILITY

FLOOR PLAN 1/4"
(upper level)

ELECTRICAL

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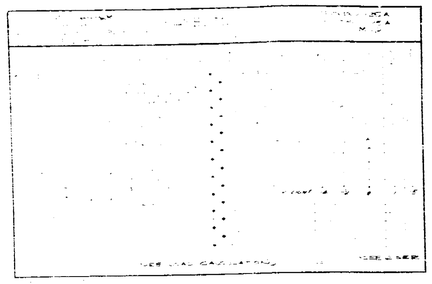
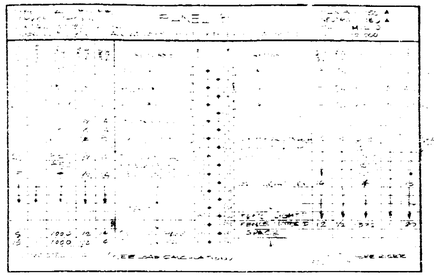
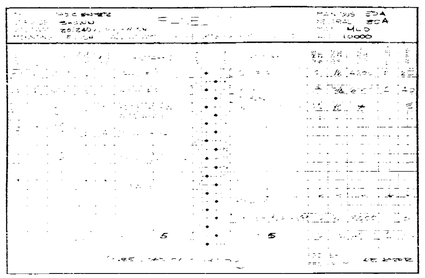
Date 12/06/95
Scale SHOWN
Drawn AS
Job
Sheet E-2

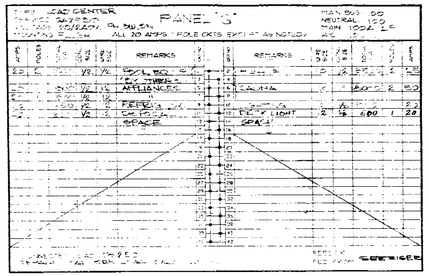
2

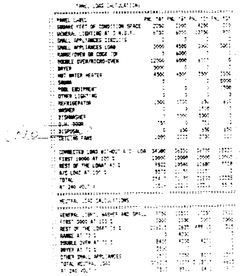


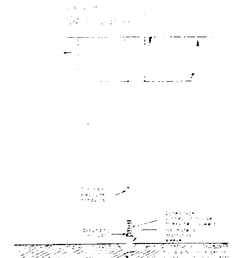


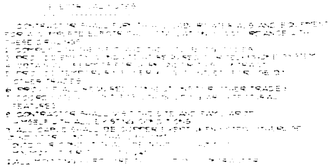
ELECTRICAL RISER DIAGRAM

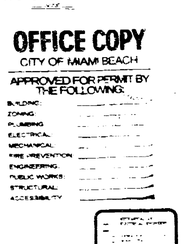












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E-3

ELECTRICAL

2

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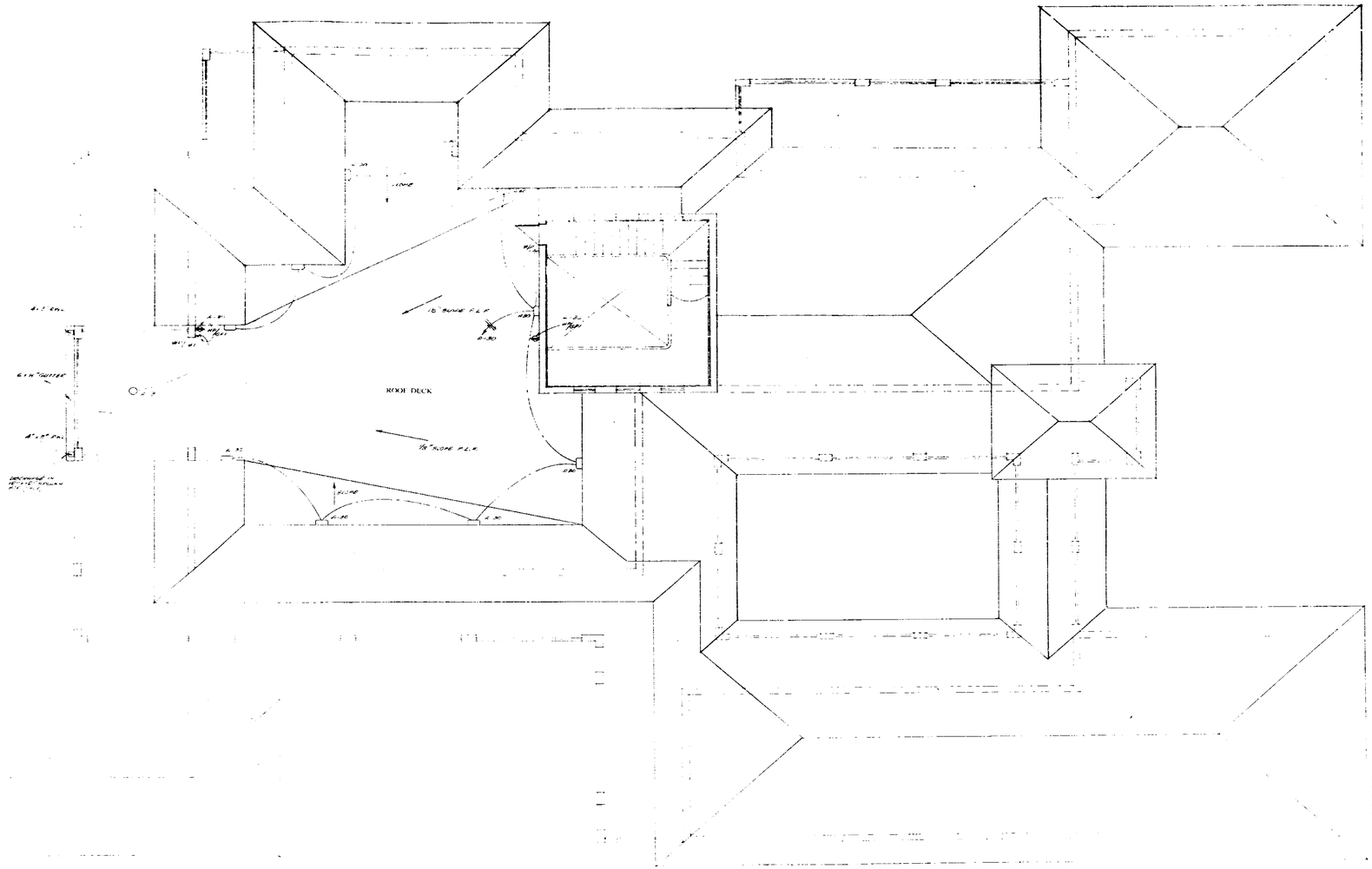

FLOOR PLAN 1/4"
(roof deck)

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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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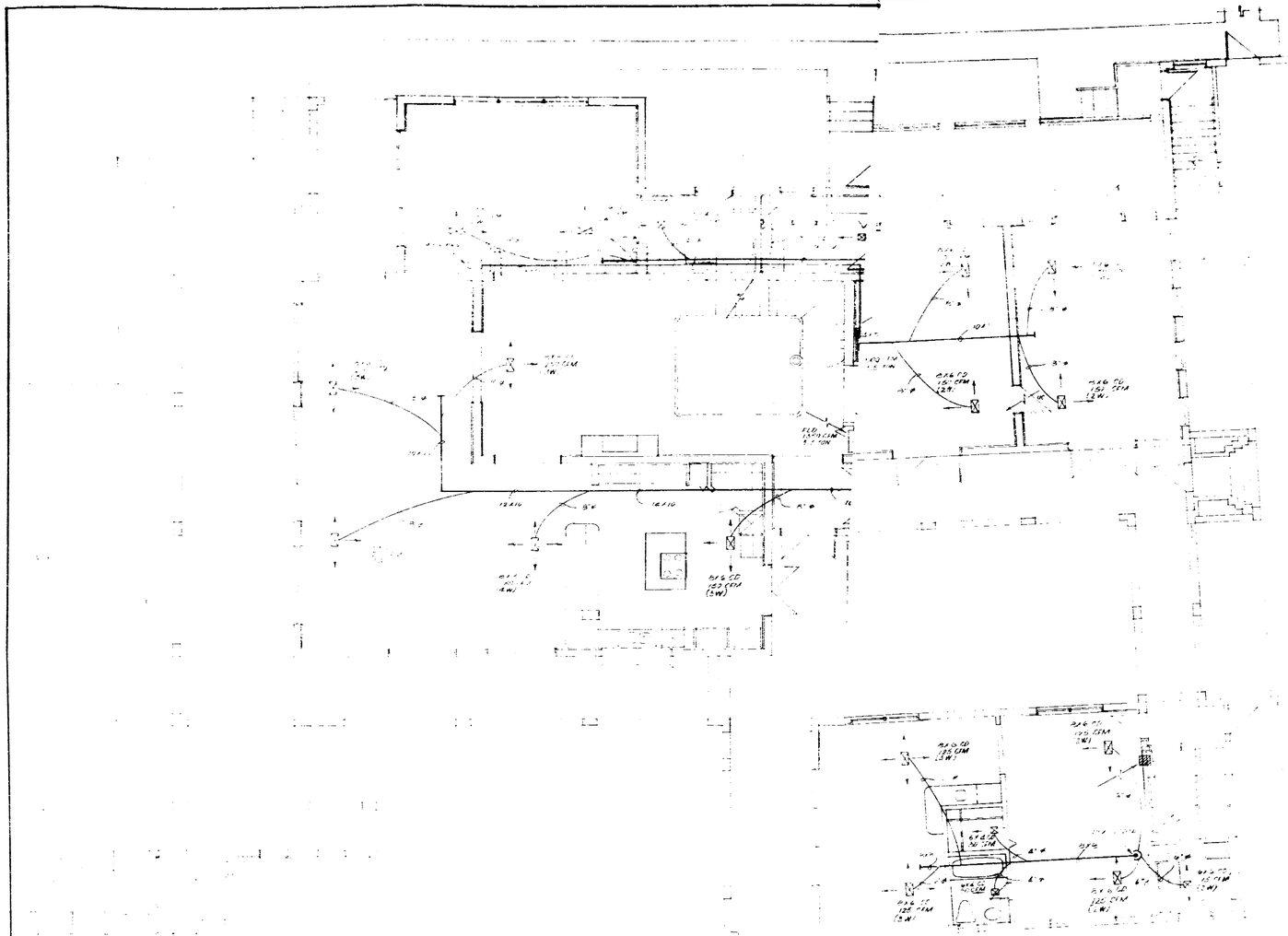
121 N. HIBISCUS DR. MIAMI BEACH, FL.

RD-1

2



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PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

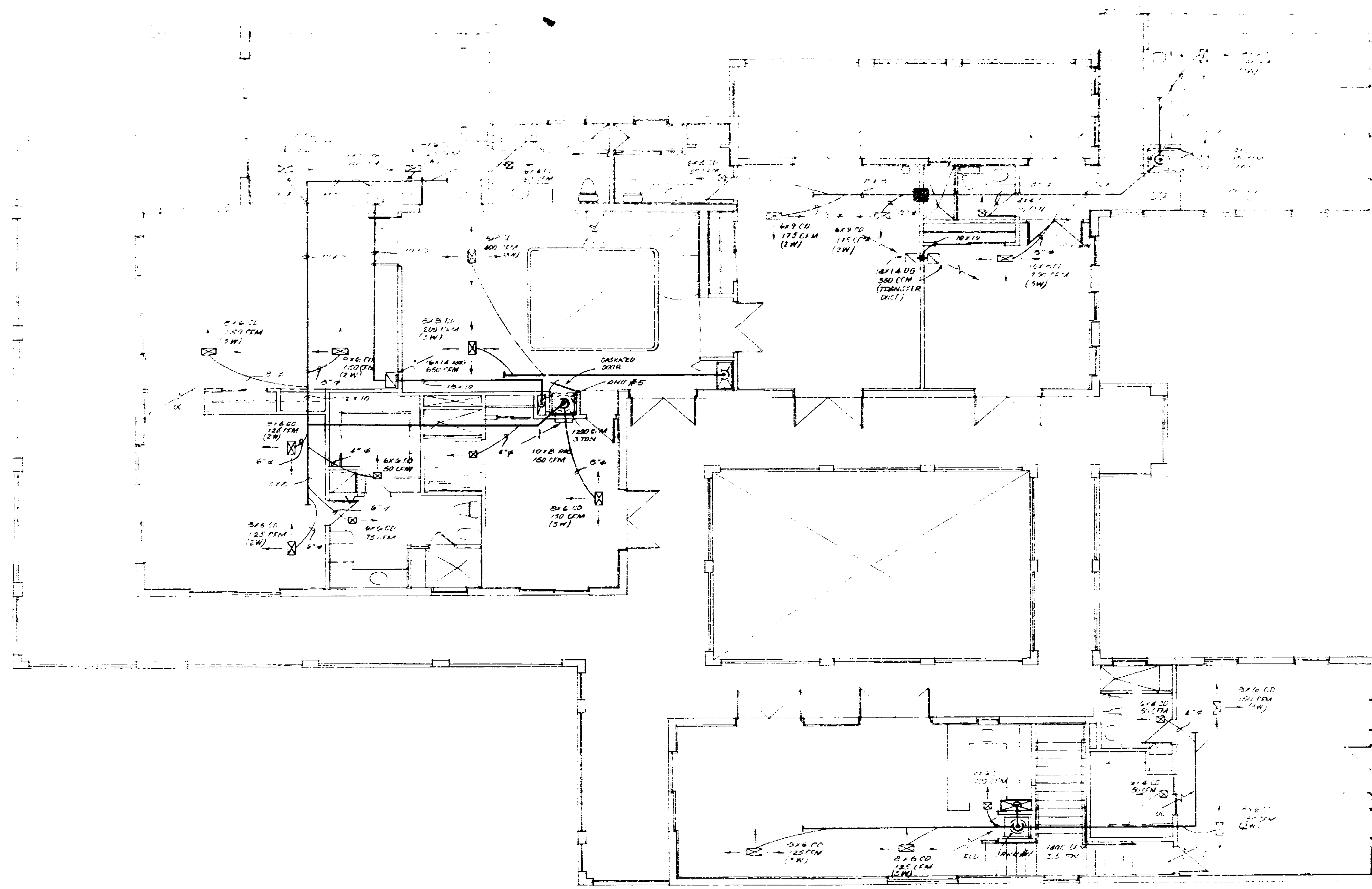
FLOOR PLAN 1/4"
(lower level)

MECHANICAL 1/4"

M-1

MECHANICAL M-1

2



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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:

FLOOR PLAN 1/4"
(upper level)

MECHANICAL

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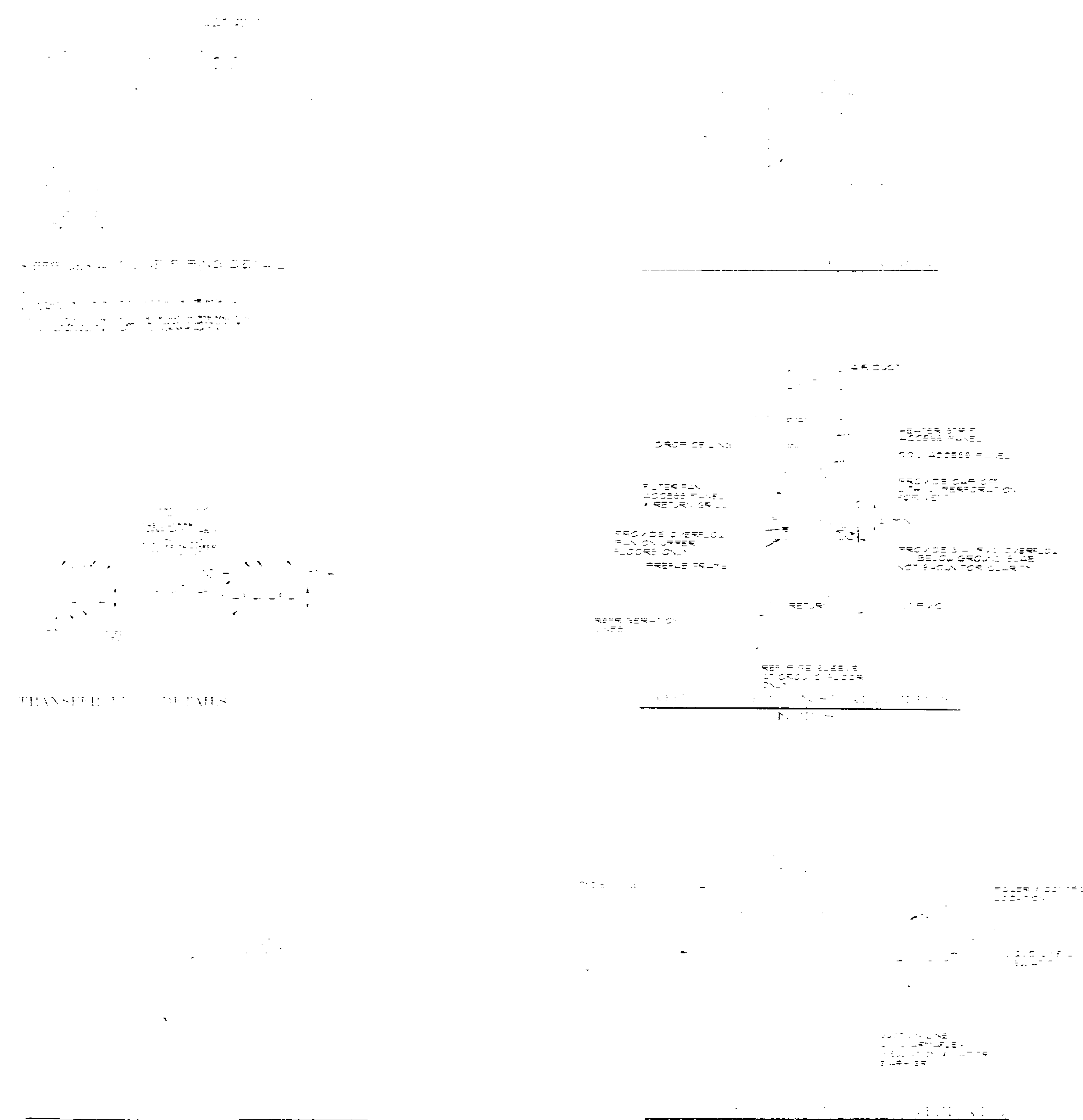
Date 12/06/95
Scale SHOWN
Drawn V.C
Job
Sheet M-2
Of Sheets

2



TRANSFER ... DETAILS

GENERAL HVAC NOTES

1. The contractor shall furnish all labor, material and equipment for a complete HVAC system in accordance with these drawings, the South Florida Building Code and [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. Provide opposed blade dampers at all diffusers and registers.

7. Provide turning vanes and extractors in elbows and take offs.

8. Thermostats shall be combination cooling/heating with system Cool/Auto/Heat/Off and Fan On/Auto selector switches.

9. Fan coil shall be mounted on a structural steel base with continous strip of [illegible] around its perimeter. Condensing unit shall be anchored to its base per manufacturer's specifications.

10. Refrigerant piping shall be copper type "L" 3/4" armaflex insulation shall be provided for suction lines.

11. Provide new filters for fan coil before starting. These filters must also be replaced prior to final acceptance by owner.

AHU #1	1800	41.5	26.3	67	80	240	1	.5	23	40	TRANE	TWE 042 P13F	3/8	7/8	1 1/4
AHU #2	1400	41.5	26.3						23	40	TRANE	TWE 042 P13F	3/8	7/8	1 1/4
AHU #3	1000	29.8	21.2						17	30	TRANE	TWY 030 B140	5/16	3/4	1
AHU #4	1000	29.8	21.2						17	30	TRANE	TWY 030 B140	5/16	3/4	1
AHU #5	1200	35.8	25.4						23	40	TRANE	TWY 036 B140	3/8	7/8	1 1/8

CU #1	41.5	95	240	1	17	30	TRANE	TTP042C100	[illegible]	[illegible]
CU #2	41.5				[illegible]	[illegible]		TTP042C100	12.0	
CU #3	29.8				[illegible]	[illegible]		TTP030C100	[illegible]	
CU #4	29.8				[illegible]	[illegible]		TTP030C100	[illegible]	
CU #5	[illegible]				[illegible]	[illegible]		TTP036C100	[illegible]	

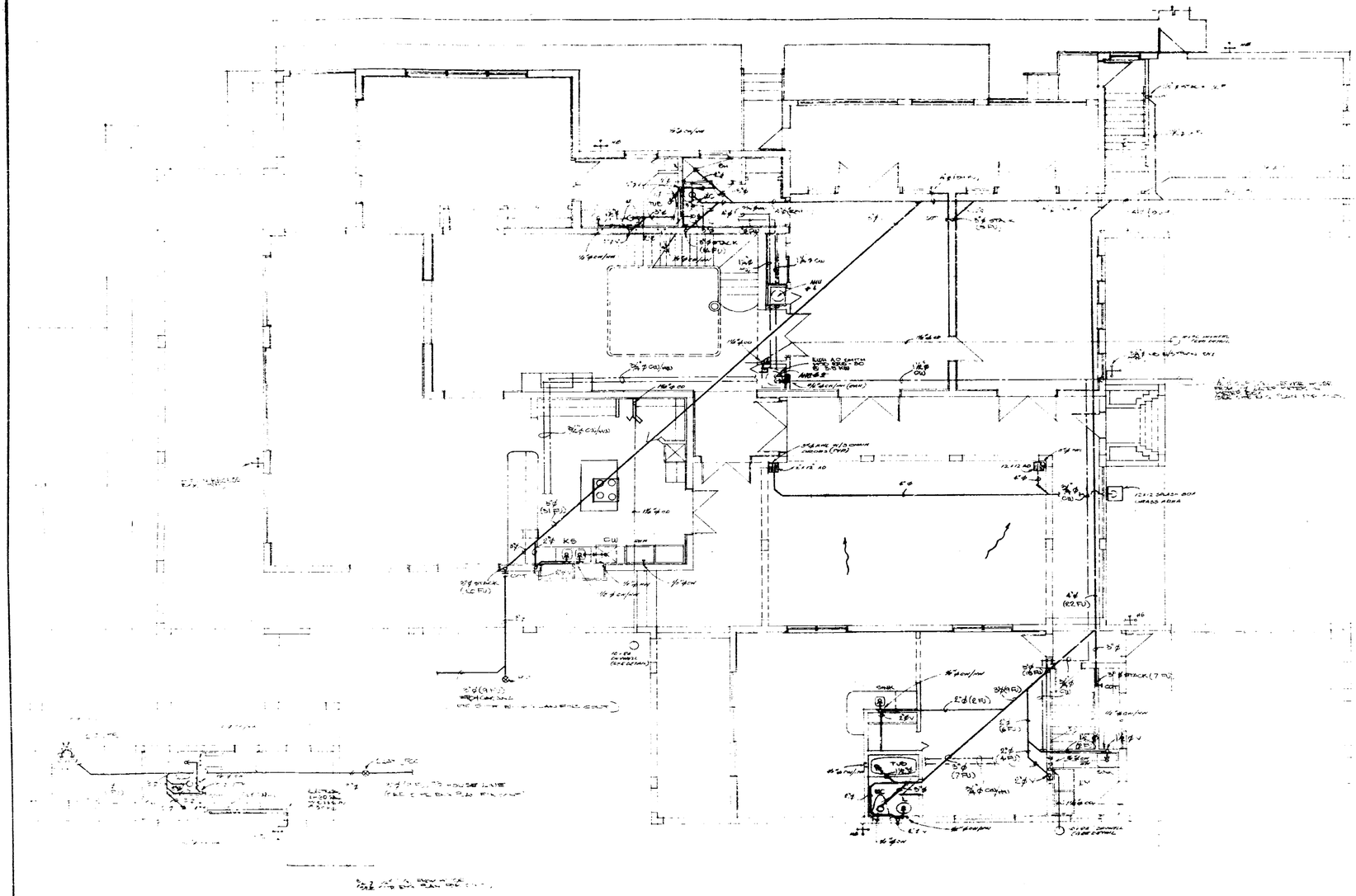
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

MECHANICAL

M-3

2



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

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

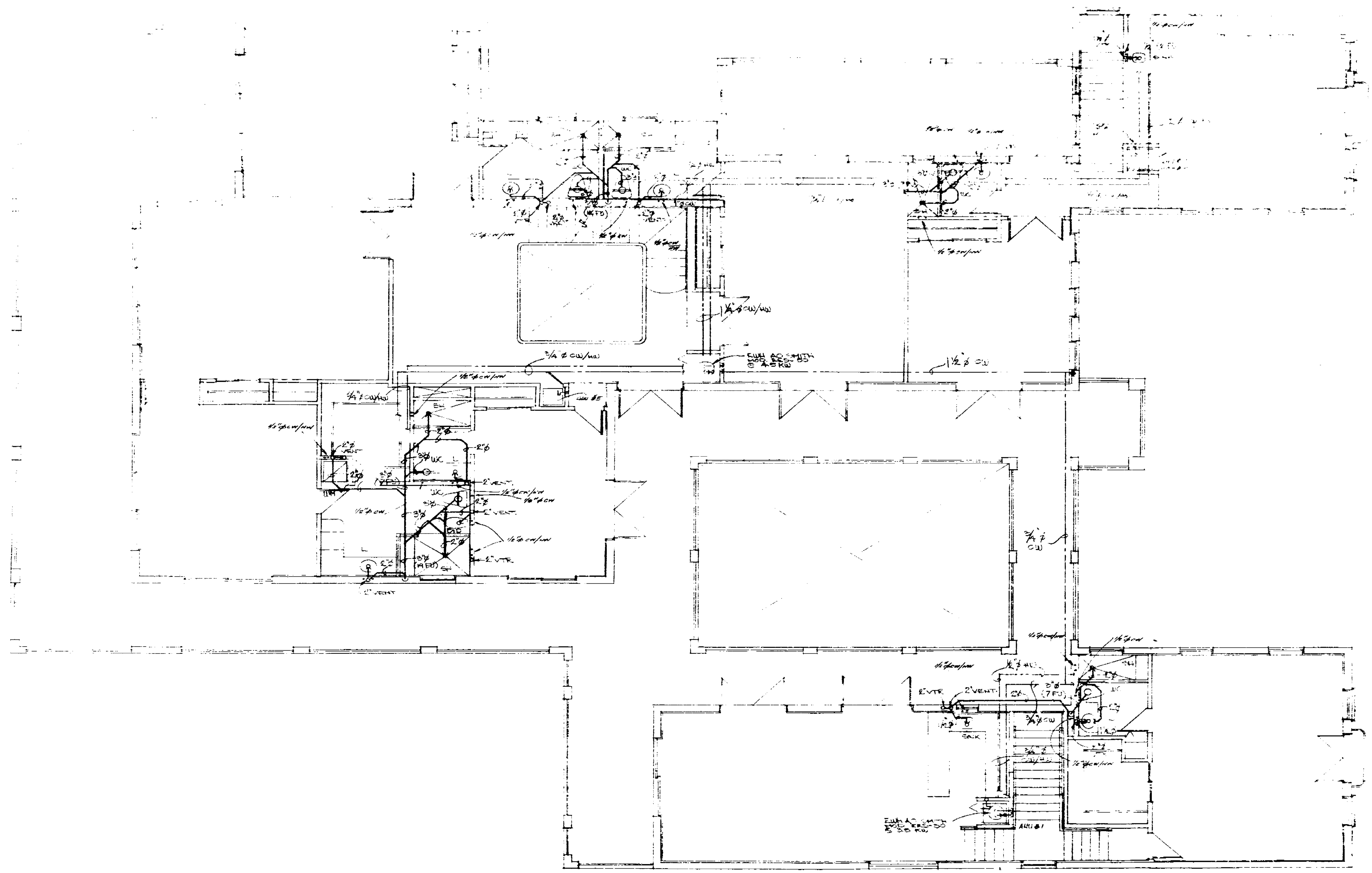
FLOOR PLAN 1/4"
(lower level)

PLUMBING 1/4"

ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

P1

2



FLOOR PLAN 1/4"
(upper level)

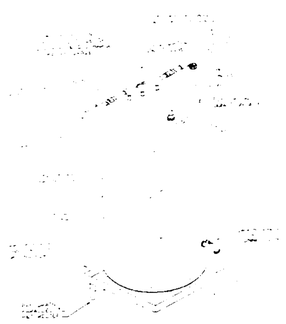
PLUMBING

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

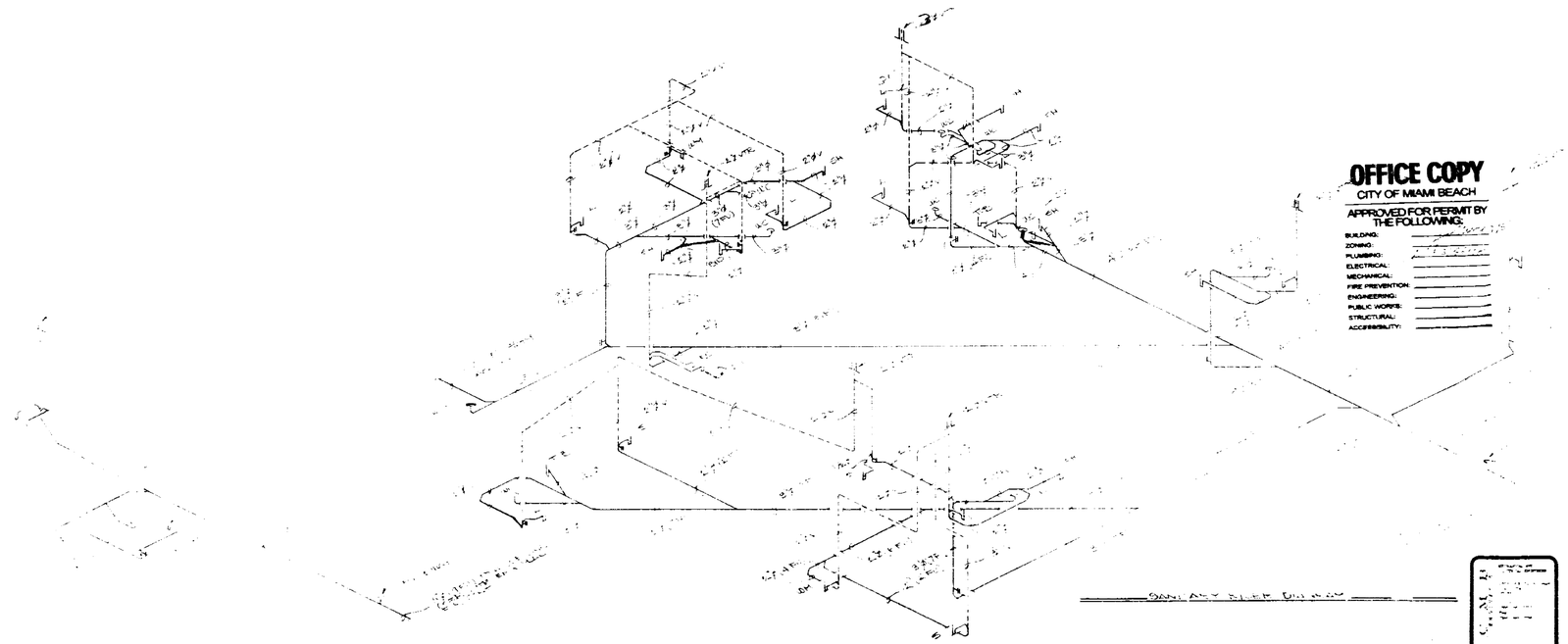
ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

Date	[illegible]/95
Scale	SHOWN
Drawn	ARLEEN
Job	
Sheet	P-2
Of	Sheets

2



HIGH DETAIL N.T.S.



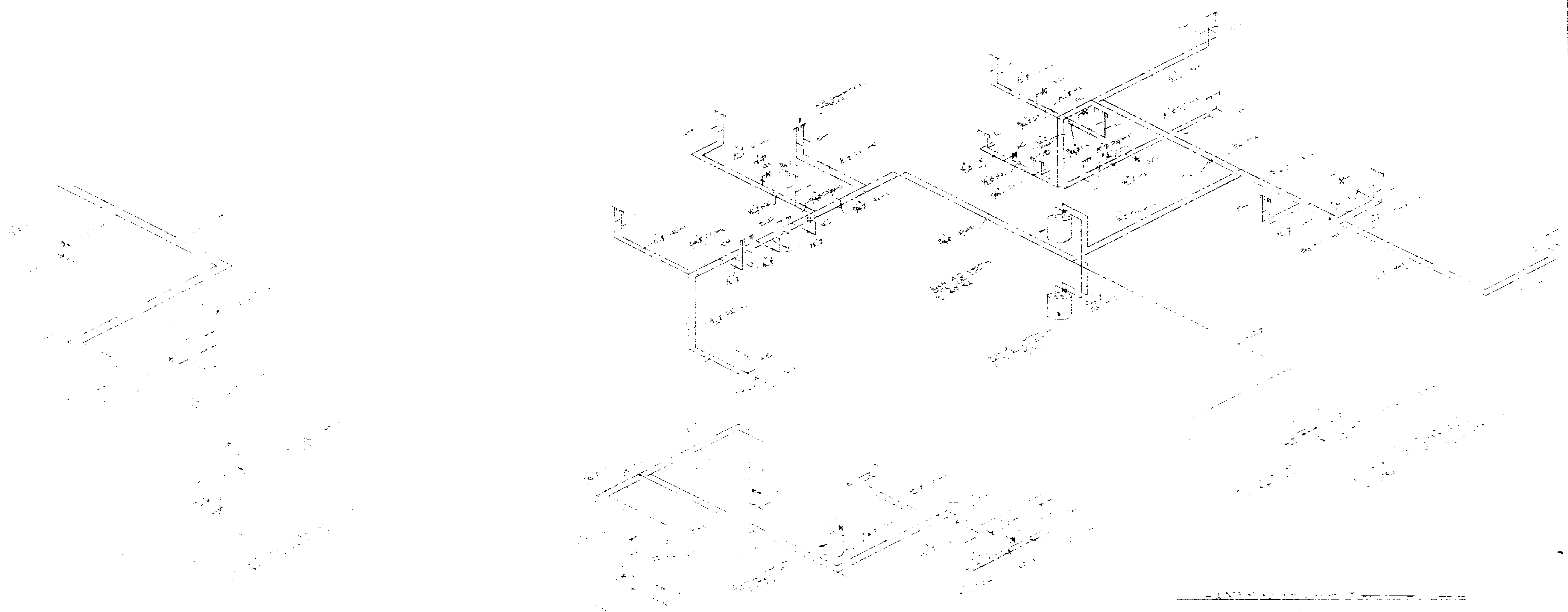
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

REVISIONS	BY

ADDITION TO MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.

2



REVISIONS | BY

R
P

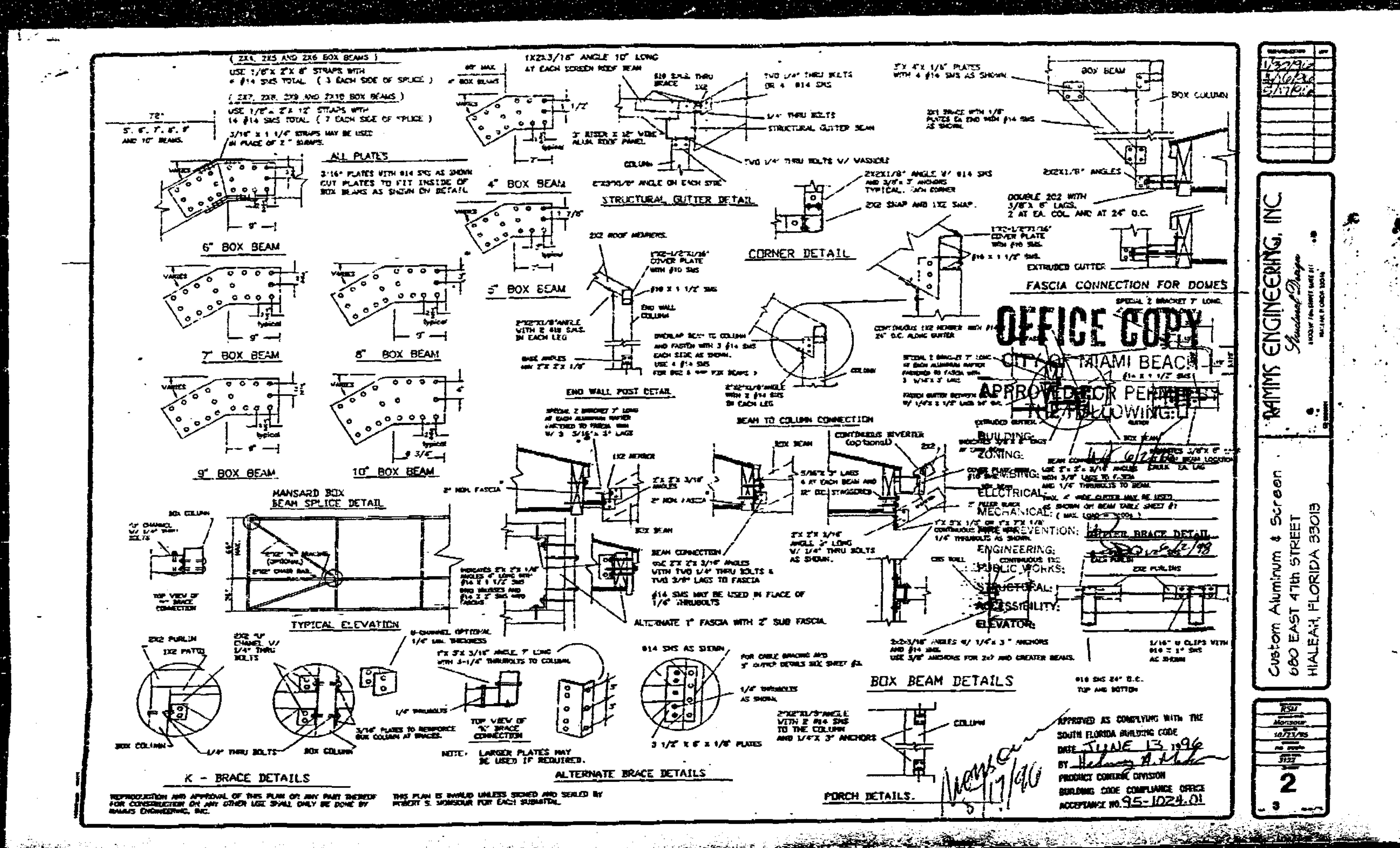
ADDITION TO MR. & MRS. ZUBRIK RESIDENCE
... MIAMI BEACH, FL.

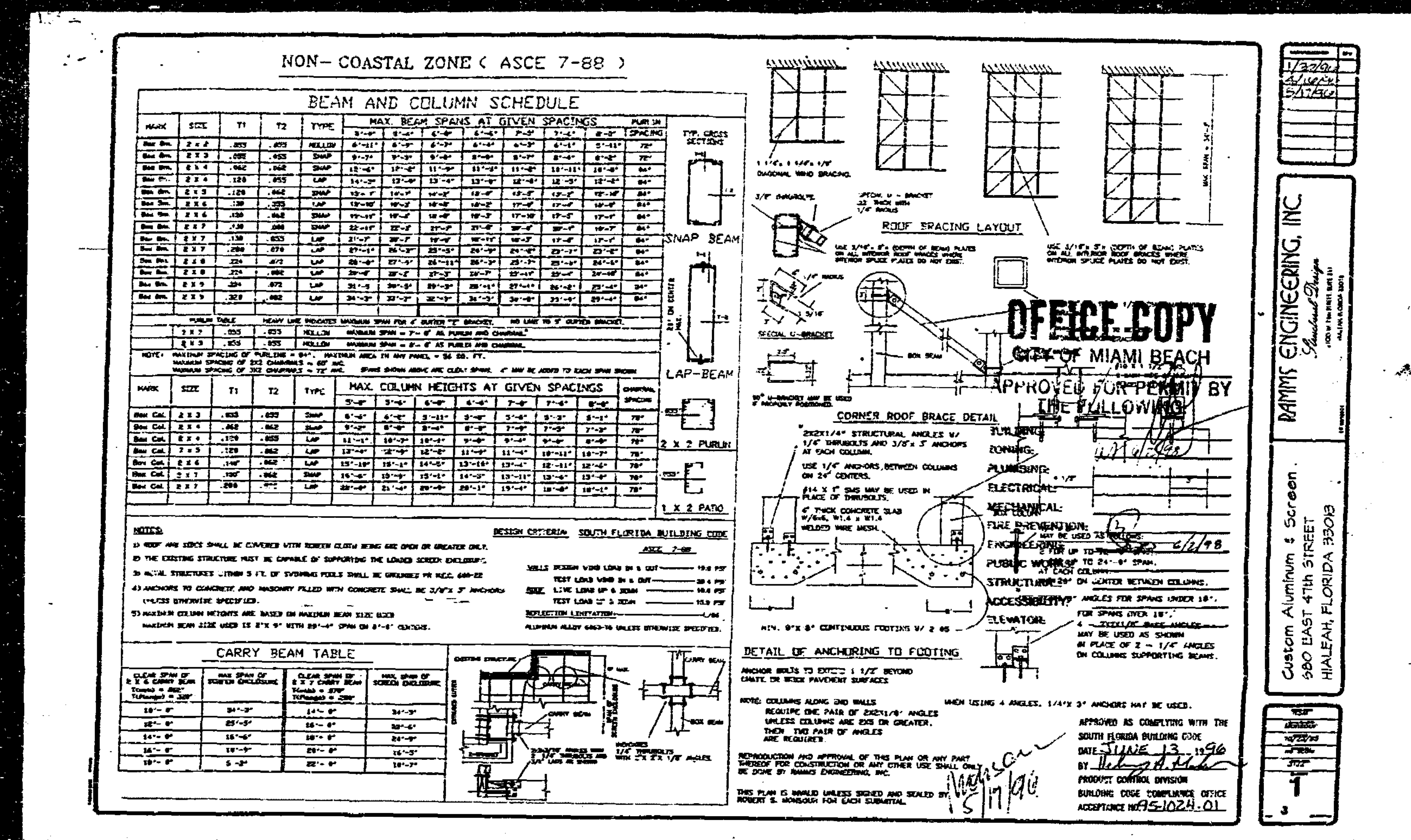
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

2

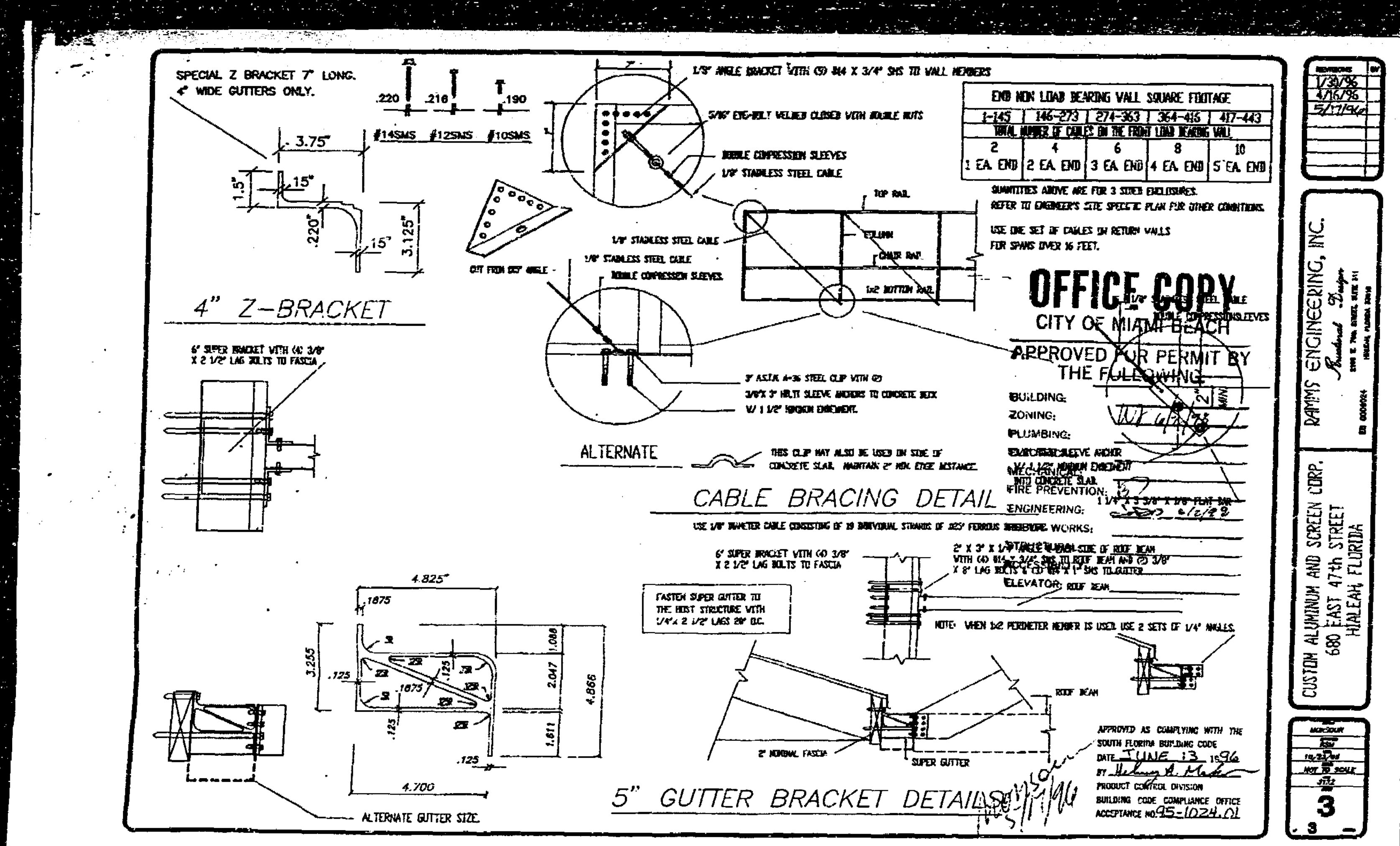
PERMIT #
B9802555

ADDRESS
121 N Hibiscus Dr.

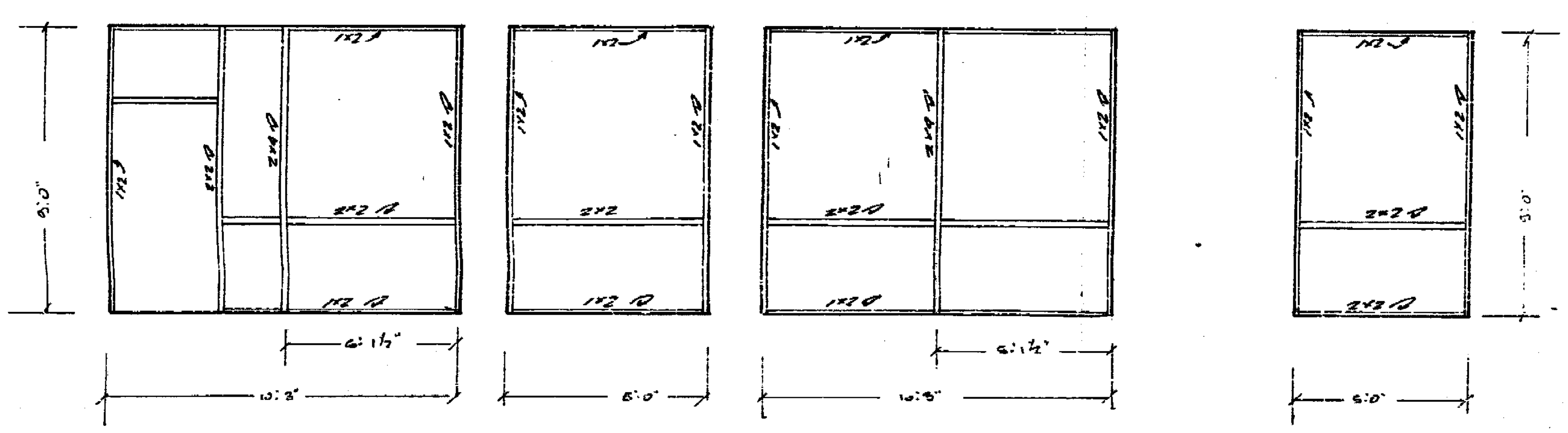

OFFICE COPY
CITY OF MIAMI BEACH
6" BOX BEAM
7" BOX BEAM
8" BOX BEAM
9" BOX BEAM
10" BOX BEAM
CORNER DETAIL
TYPICAL ELEVATION
K - BRACE DETAILS
BOX BEAM DETAILS
ALTERNATE BRACE DETAILS
PORCH DETAILS
Custom Aluminum & Screen
680 EAST 47th STREET
HIALEAH, FLORIDA 33013
2


NON- COASTAL ZONE (ASCE 7-88)
BEAM AND COLUMN SCHEDULE
CARRY BEAM TABLE
ROOF BRACING LAYOUT
SNAP BEAM
LAP-BEAM
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
DETAIL OF ANCHORING TO FOOTING
Custom Aluminum & Screen
680 EAST 47th STREET
HIALEAH, FLORIDA 33013
1

000489


SPECIAL Z BRACKET 7" LONG.
4" WIDE GUTTERS ONLY.
4" Z-BRACKET
ALTERNATE
CABLE BRACING DETAIL
5" GUTTER BRACKET DETAIL
ALTERNATE GUTTER SIZE.
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
BUILDING:
ZONING:
PLUMBING:
ELEVATOR:
RAMMS ENGINEERING, INC.
CUSTOM ALUMINUM AND SCREEN CORP.
680 EAST 47th STREET
HIALEAH, FLORIDA
3

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 6/2/98
ZONING: 6/2/98
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 6/2/98
ENGINEERING: 6/2/98
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
PLANS ROUTER: 6/2/98

PROPOSED TO SCREEN IN EXISTING OPENINGS OF IN FIRST FLOOR OF SOUTH EAST END OF RESIDENCE

MARCUS ZUBIRI 121 N. HIBISCUS DR. HIBISCUS ISLAND M. BEACH		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
MARCO ALUMINUM CC# 12884		
		DRAWING NUMBER

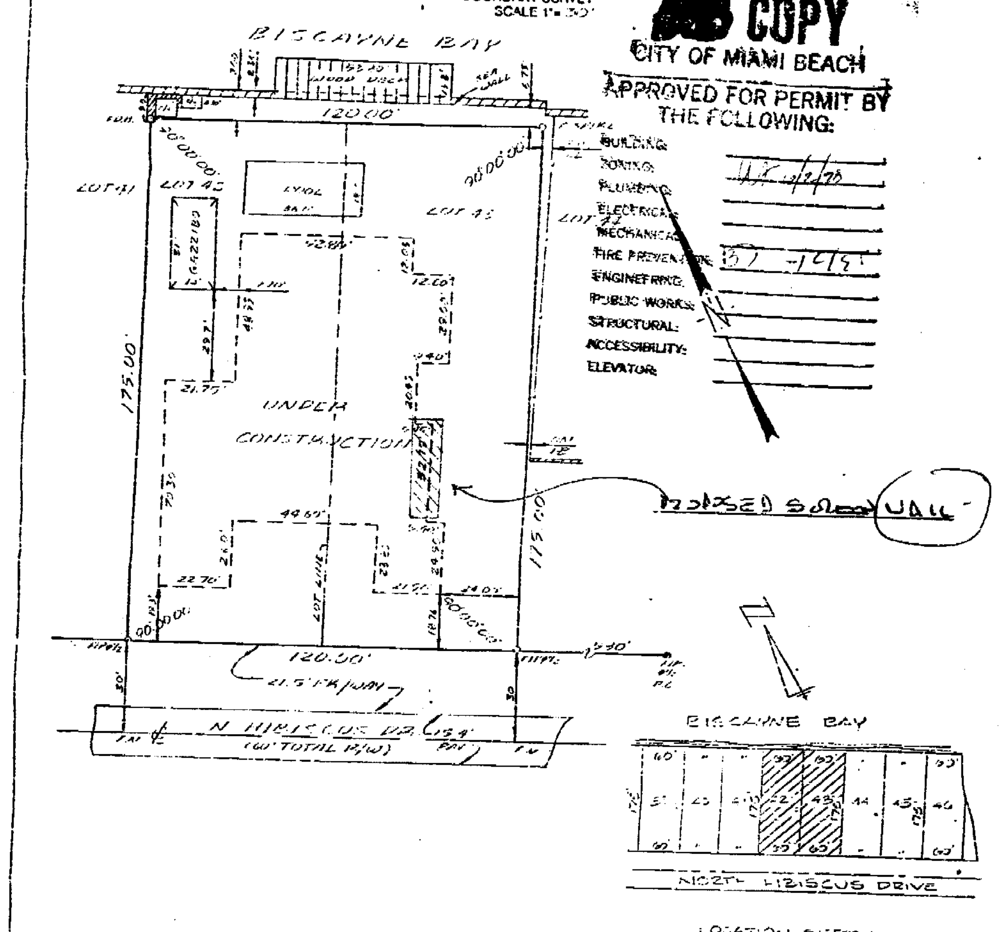
PROPERTY ADDRESS: 121 N HIBISCUS DR MIAMI BEACH, FL

LEGAL DESCRIPTION

LOT 42 AND 43 BLOCK 1 OF HIBISCUS ISLANDS
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SKETCH OF SURVEY
BOUNDARY SURVEY
SCALE 1" = 30'

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING: 6/2/98
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



SURVEY FOR:

THE FLA FLOOD INSURANCE RATE MAP DATED 03/02/94 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE AE (EL-10) Community No 120651 Panel No 0185 Suffix J

NOTES:
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929
UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS

FIELD WORK: 2/6/96
REVISIONS

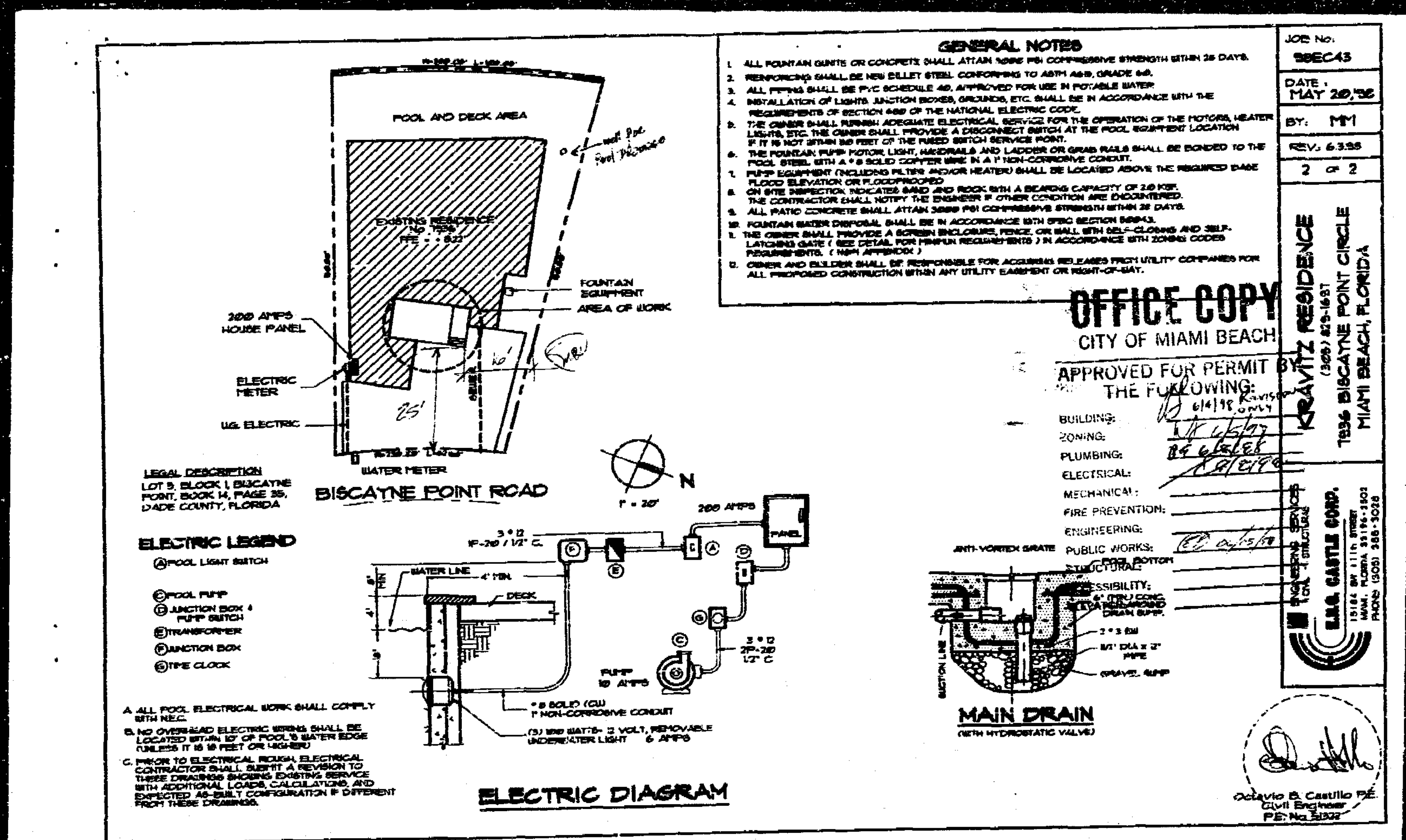
STATE OF FLORIDA
ARTURO TOIRAC 3102

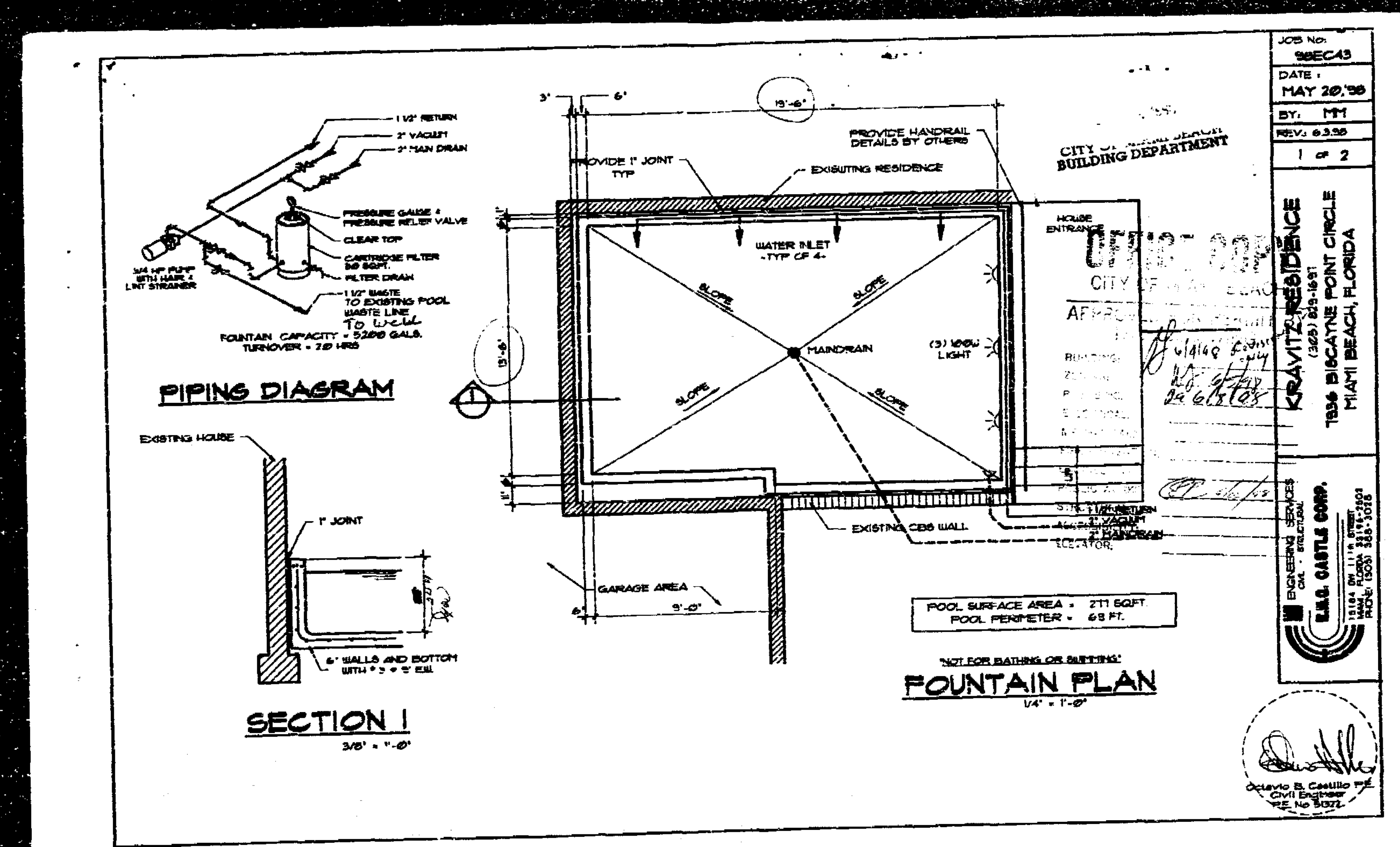
CERTIFIED TO
PETER FRIDMAN

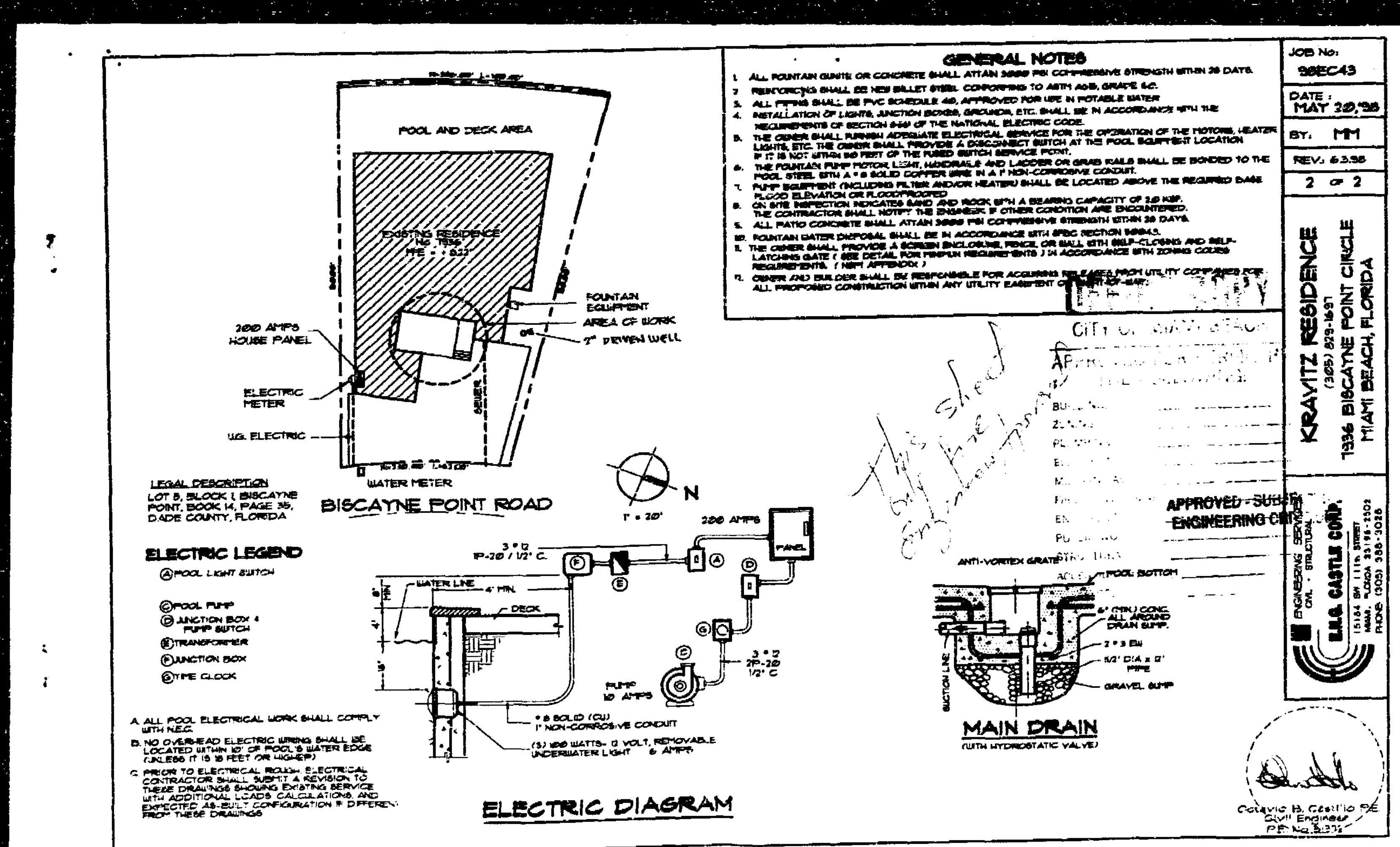
VIZCAYA LAND SURVEYORS, INC.
7400 W FLAGLER ST
MIAMI, FL 33144
PH (305) 266-2780
FAX (305) 266-2784

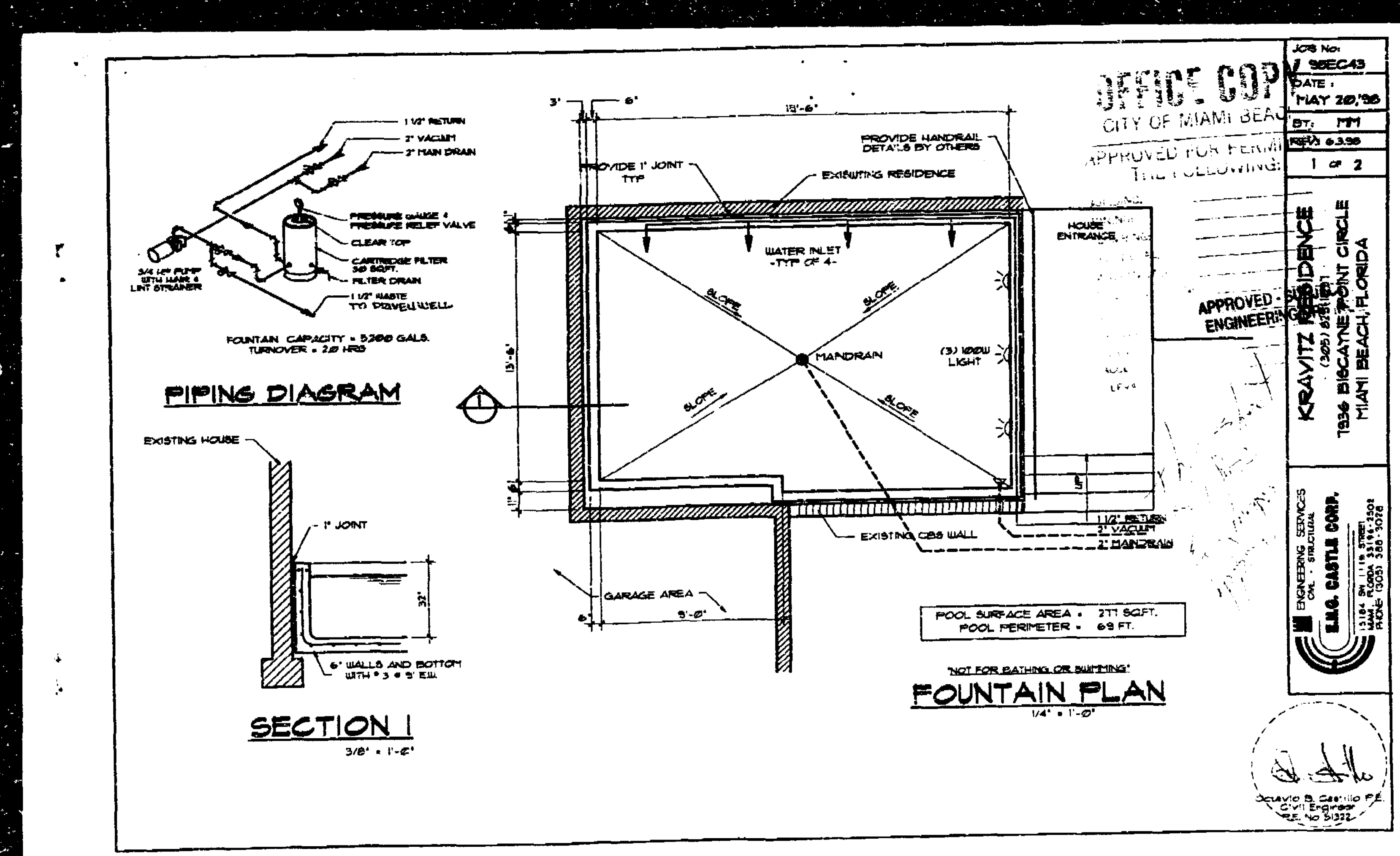
LEGEND OF SURVEY ABBREVIATIONS

000490


GENERAL NOTES
POOL AND DECK AREA
BISCAYNE POINT ROAD
LEGAL DESCRIPTION
ELECTRIC LEGEND
ELECTRIC DIAGRAM
MAIN DRAIN
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
KRAVITZ RESIDENCE
7836 BISCAYNE POINT CIRCLE
MIAMI BEACH, FLORIDA
JOB No. 96EC43
DATE: MAY 29,'96
2 of 2


PIPING DIAGRAM
SECTION 1
FOUNTAIN PLAN
EXISTING RESIDENCE
MAINDRAIN
GARAGE AREA
CITY OF MIAMI BEACH BUILDING DEPARTMENT
KRAVITZ RESIDENCE
7836 BISCAYNE POINT CIRCLE
MIAMI BEACH, FLORIDA
JOB No. 96EC43
DATE: MAY 29,'96
1 of 2


GENERAL NOTES
POOL AND DECK AREA
BISCAYNE POINT ROAD
LEGAL DESCRIPTION
ELECTRIC LEGEND
ELECTRIC DIAGRAM
MAIN DRAIN
KRAVITZ RESIDENCE
7836 BISCAYNE POINT CIRCLE
MIAMI BEACH, FLORIDA
JOB No. 96EC43
DATE: MAY 29,'96
2 of 2


OFFICE COPY
CITY OF MIAMI BEACH
PIPING DIAGRAM
SECTION 1
FOUNTAIN PLAN
EXISTING RESIDENCE
MAINDRAIN
GARAGE AREA
KRAVITZ RESIDENCE
7836 BISCAYNE POINT CIRCLE
MIAMI BEACH, FLORIDA
JOB No. 96EC43
DATE: MAY 29,'96
1 of 2

000492

** CONDITIONS OF PERMIT/APPROVAL **

DATE: 06/15/98
PAGE: 1

Project No.: B9802508 TYPE: BSBUILD
Location: 7936 BISCAYNE POINT CR

ENGINEERING CRITIQUE

EC01 - ENGINEERING PLANS REVIEW

(X) APPROVED
( ) NOT APPROVED
( ) HOLD/PENDING FIELD CHECK

EC03 - LEGAL ADDRESS:
7936 BISCAYNE POINT CIRCLE

EC04 - PLAN DESCRIPTION:
INSTALL FOUNTION IN FRONT OF PROPERTY

EC80 - SANITARY SEWER:

EC81 - To use existing facilities.

ECW0 - WATER:

ECW1 - To use existing facilities.

ED00 - DRAINAGE:

ED02 - Side yards to be sloped so as to not shed water to neighboring properties.

ED04 - All drainage to be contained within property.

ENT2 -

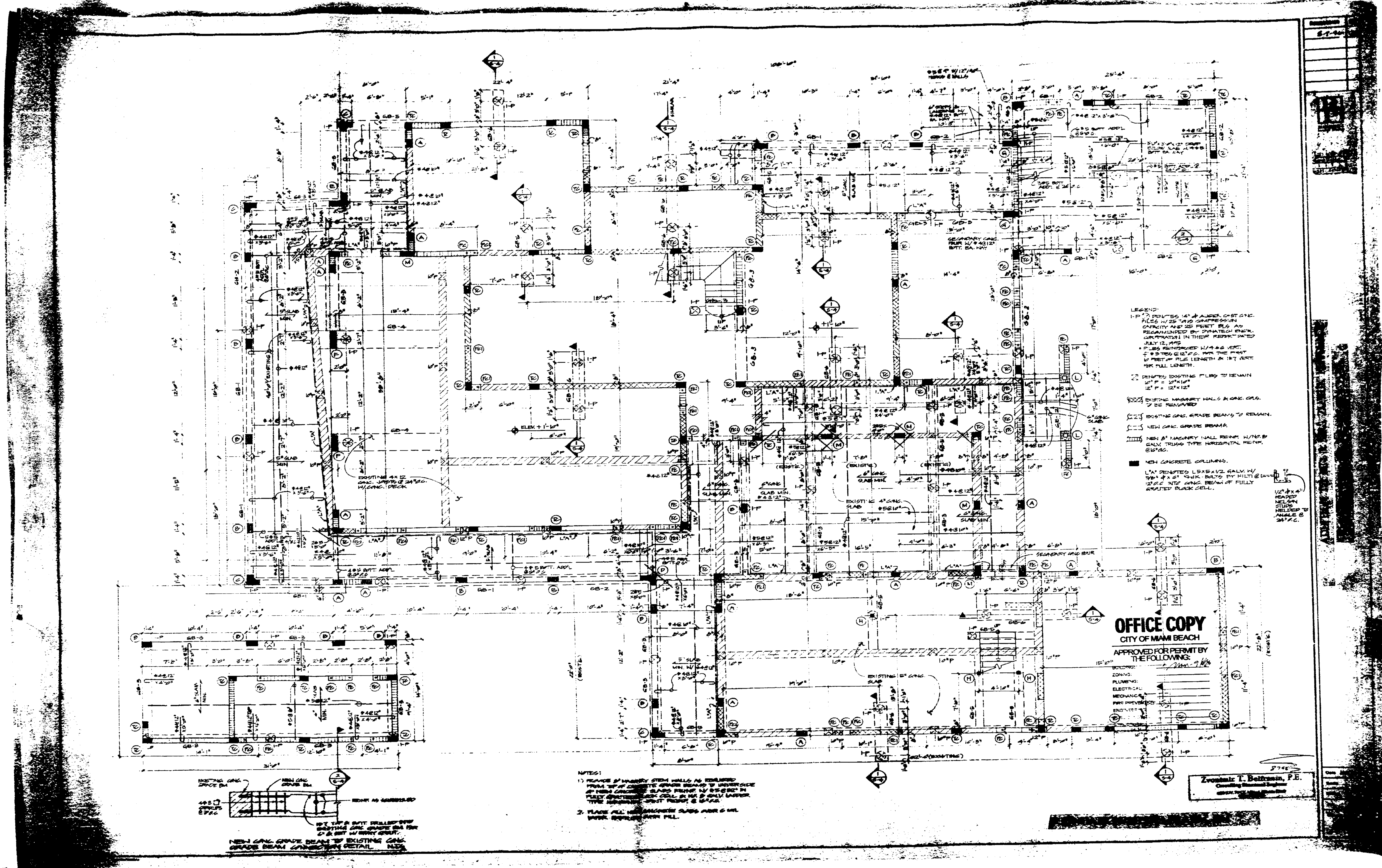
SIGNATURE [signature] COMPANY

PHONE: 922-5879 DATE: 6-16-98

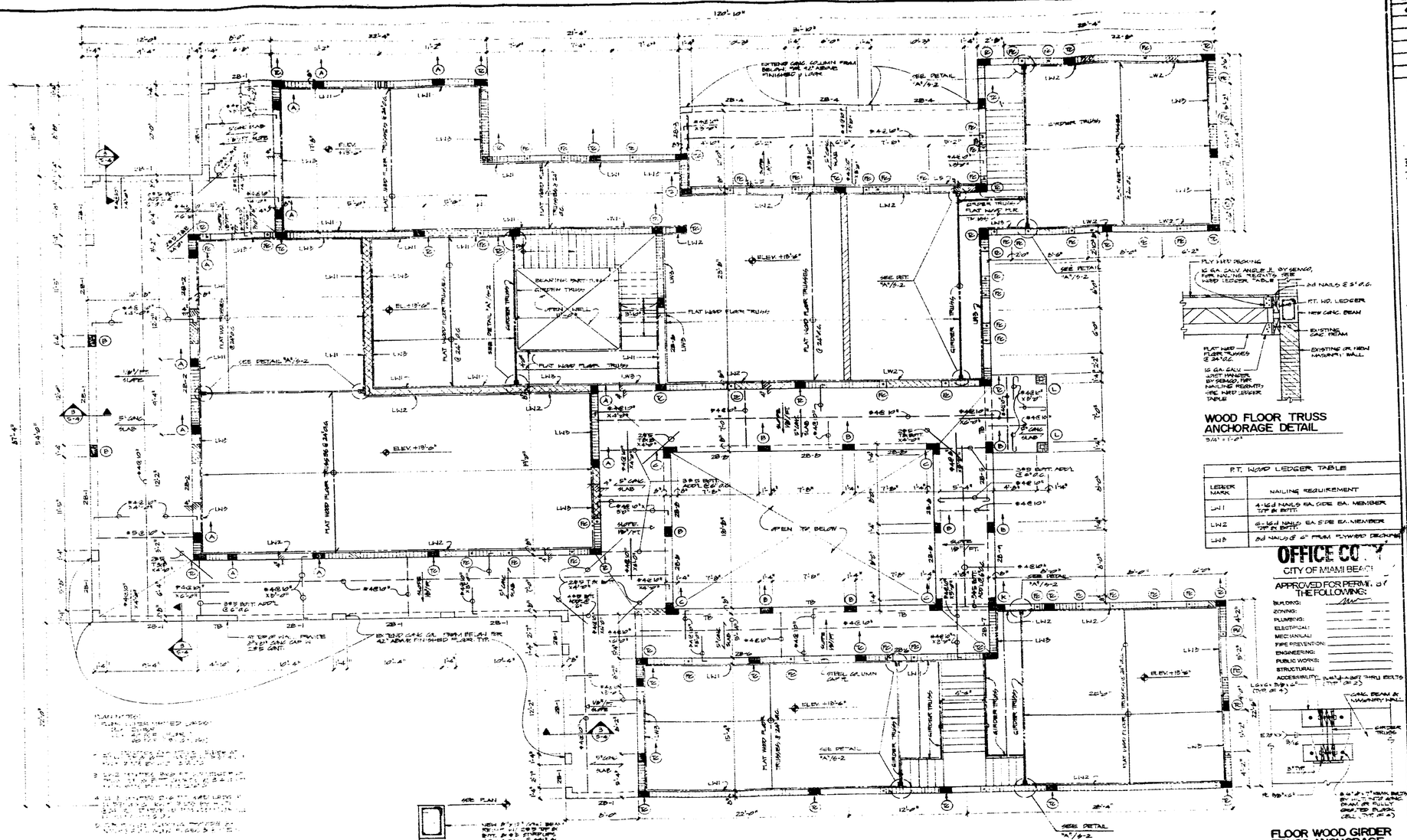
PERMIT NUMBER

B9600794
BMS61386

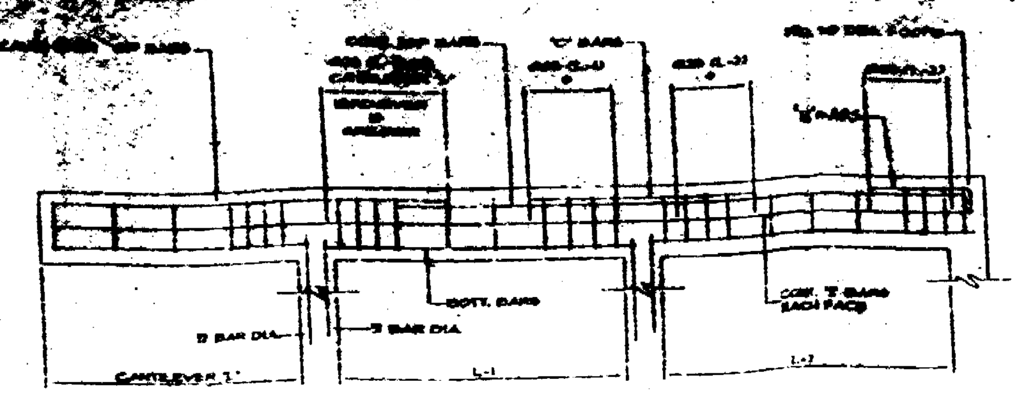
ADDRESS


LEGEND:
1-P DENOTES 14" ⌀ AUGER CAST CONC. PILES W/ 25 TONS COMPRESSION CAPACITY AND 25 FEET BLG. AS RECOMMENDED BY DYNATECH ENG'R. CORPORATION IN THEIR REPORT DATED JULY 12, 1995
• PILES REINFORCED W/ 4 #6 VERT. & #3 TIES @ 12" O.C. FOR THE FIRST 6 FEET OF PILE LENGTH & 1 #7 VERT. FOR FULL LENGTH.
DENOTES EXISTING PILES TO REMAIN
10" P = 10"x10"
12" P = 12"x12"
EXISTING MASONRY WALLS & CONC. COLS. TO BE REMOVED
EXISTING CONC. GRADE BEAMS TO REMAIN.
NEW CONC. GRADE BEAMS.
NEW 8" MASONRY WALL REINF. W/ NO. 9 GALV. TRUSS TYPE HORIZONTAL REINF. @ 16" O.C.
NEW CONCRETE COLUMNS.
L"A" DENOTES L5x5x1/2 GALV. W/ 5/8" ⌀ x 6" KWIK-BOLTS BY HILTI @ 12" O.C. INTO CONC. BEAM OF FULLY GROUTED BLOCK CELL.
1/2" ⌀ x 4" HEADED NELSON STUDS WELDED TO ANGLE @ 24" O.C.
NOTES:
NEW CONC. GRADE BEAM TO EXISTING CONC. GRADE BEAM CONNECTION DETAIL
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
Zvonimir T. Belfranin, P.E.

ADDITION TO: MR. & MRS. ZUBRIK RESIDENCE
121 N. HIBISCUS DR. MIAMI BEACH, FL.



8



NOTES:
1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
2. # - WHICHEVER IS GREAT.
3. BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/6 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

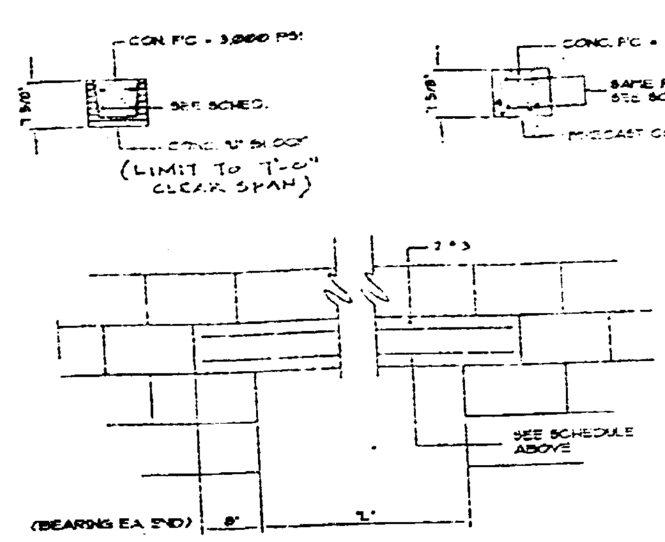
BEAM STEEL PLACEMENT DIAGRAM

CONCRETE BEAM SCHEDULE

MARK	TOP ELEV.	SIZE W X H	REINFORCING: BOTT.	CONT. TOP	C	E	I	TIES OR STIRRUPS: NO.	TYPE	SPACING	REMARKS
GB-1	*	4"x24"	3#7	3#6	2#6		1#5	3	◻	@10"	* TO MATCH EXISTING
GB-2	*	14"x24"	3#7	3#6			1#5	3	◻	@10"	
GB-3	*	14"x24"	3#6	3#6			1#5	3	◻	@10"	
GB-4	*	3"x18"	3#6	5#6			1#5	3	◻	@6"	
GB-5	*	14"x18"	3#6	3#6			1#5	3	◻	@6"	
GB-6	◓	14"x24"	3#7	3#7			1#5	3	◻	@6"	◓ UNDER EXISTING GRADE BEAM
2B-1		8"x26"	2#6	2#6			1#5	3	◻	@12"	
2B-2		8"x42"	2#7	2#7			2#5	3	◻	@12"	
2B-3		8"x26"	2#6	2#5			1#5	3	◻	@12"	
2B-4		8"x26"	2#6	2#6			1#5	3	◻	@12"	
2B-5		8"x20"	2#6	2#6				3	◻	@8"	
2B-6		8"x24"	4#8◓	2#8			1#5	3	◻	@7"	◓ 2-LAYERS
2B-7		8"x24"	2#6	4#8◓			1#5	3	◻	@5"	◓ CANT'L BEAM 2-LAYERS
2B-8		8"x◓	2#6	2#6				3	◻	@6"	◓ ARCH BEAM SEE ARCH'L DWG
2B-9		8"x20"	2#6	2#8◓				3	◻	@8"	◓ CONT. THRU 2B-7
RB-1		8"x24"	2#7	2#6			1#5	3	◻	@10"	
RB-2		8"x26"	2#6	2#6				3	◻	@12"	
RB-3		8"x24"	2#7	2#5				3	◻	@10"	
RB-4		8"x12"	2#5	2#5			1#5	3	◻	@4"	
RB-5		8"x24"	2#7	2#9			1#5	3	◻	@10"	
RB-6		8"x24"	2#6	2#5			1#5	3	◻	@10"	
RB-7		8"x24"	2#5	2#5			1#5	3	◻	@10"	
RB-8		8"x16"	2#6	2#6				3	◻	@6"	
RB-9		8"x16"	2#6	2#6				3	◻	@6"	
RB-10		8"x24"	2#6	2#5			1#5	3	◻	@10"	
RB-11		8"x12"	2#6	2#6				3	◻	@4"	
RB-12		8"x24"	2#6	2#5				3	◻	@10"	
RB-13		8"x12"	2#6	2#5				3	◻	@4"	
RB-14		8"x24"	2#6	4#8◓			1#5	3	◻	@6"	◓ 2 LAYERS CANTILIVER
RB-15		8"x24"	2#6	2#8◓			1#5	3	◻	@10"	◓ CONT. THRU RB-14
TB		8"x12"	2#5	2#5				3	◻	4@2" BAL.@4"	2#5 TOP & BOTT. CORNER BARS 2'6"x2'6"

CONC. LINTEL SCHEDULE

CLEAR SPAN "L"	REINFORCING: 6" WALL	8" WALL	10" WALL	12" WALL
0" TO 4'-0"	1#4	1#3	2#3	2#4
TO 5'-0"	1#4	2#3	2#4	2#4
TO 6'-0"	2#5	2#4	2#5	2#5
TO 7'-0"	2#5	2#5	2#6	2#6
TO 8'-0"	2#5	2#6	2#7	2#6
TO 9'-0"	2#6	2#6	2#8	2#6

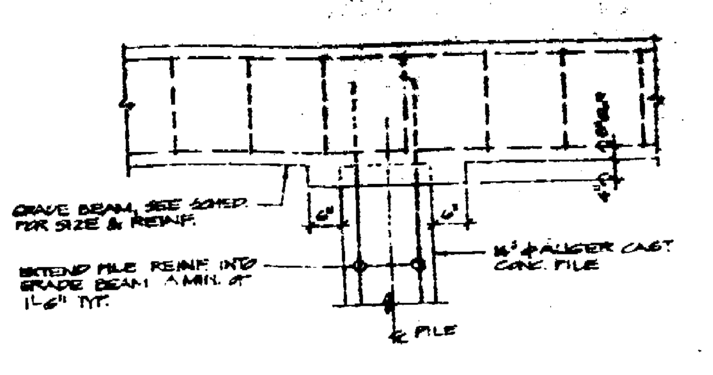


LINTEL DETAILS

(N.T.S.)

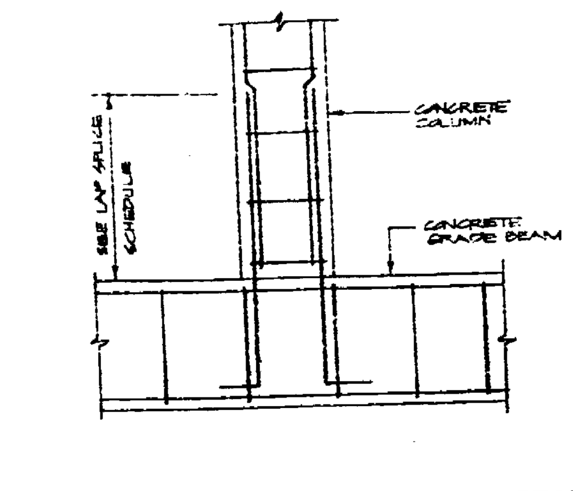
COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT: VERTICAL OR BASE PLATE	TIES OR CAP PLATE	REMARKS
(A)	8"x12"	4#5	#3 ◻ @8"	
(B)	8"x24"	6#5	#3 ◻ @8"	#3 HAIR PIN @ 8" O.C.
(C)	8"x16"x16"	7#5	#3 ◻ @8"	
(D)	8"x16"x24"	9#5	#3 ◻ @8"	#3 HAIRPINS @8"
(E)	8"x24"x24"	11#5	#3 ◻ @8"	#3 HAIRPINS @8"
(F)	8"x51"	8#5	#3 ◻ @8"	#3 HAIRPINS @8"
(G)	8"x24"	6#5	#3 ◻ @8"	#3 HAIRPINS @8"
(H)	TS 4x4x5/16"	[illegible]	[illegible]	[illegible]
(K)	8"x20"x16"	9#5	#3 ◻ @8"	#3 HAIRPINS @ 8" O.C.
(T)	8"x12"	4#5	#3 ◻ @12"	
(FC)	FULLY GROUTED BLOCK CELL	1#5		
(FC)	D.O.	D.O.		
(L)	16"x16" MASONRY COL.	4#5	#2 ◻ @16"	FULLY GROUTED
(M)	8"x16"	4#5	#3 ◻ @8"	



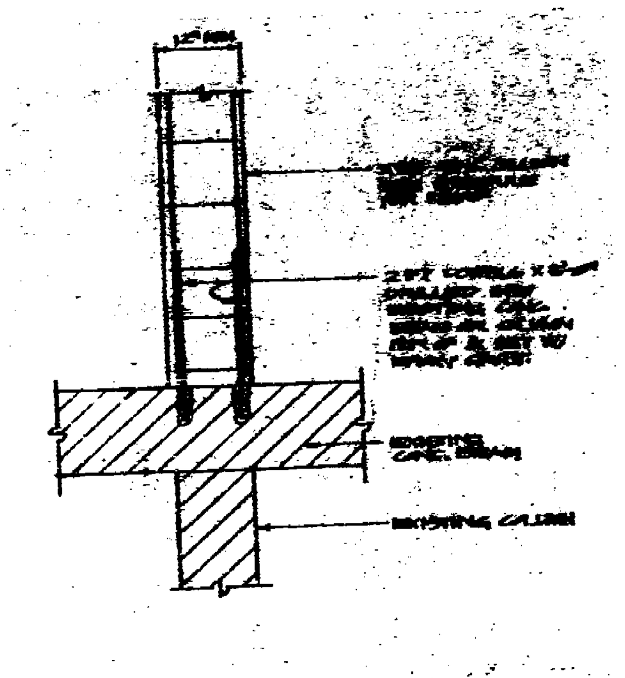
TYPICAL GRADE BEAM TO PILE CONN.

N.T.S.



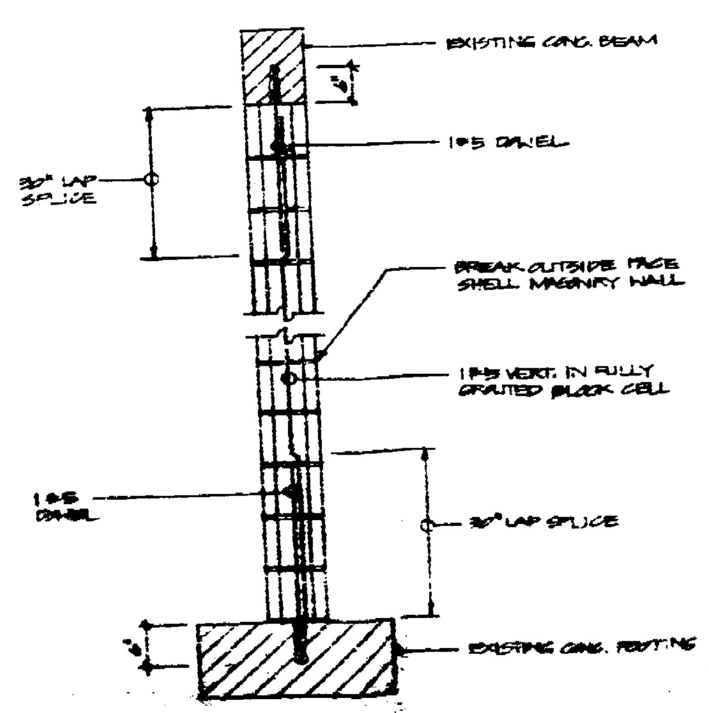
CONCRETE COLUMN TO CONC. GRADE BEAM CONNECTION DETAIL

N.T.S.

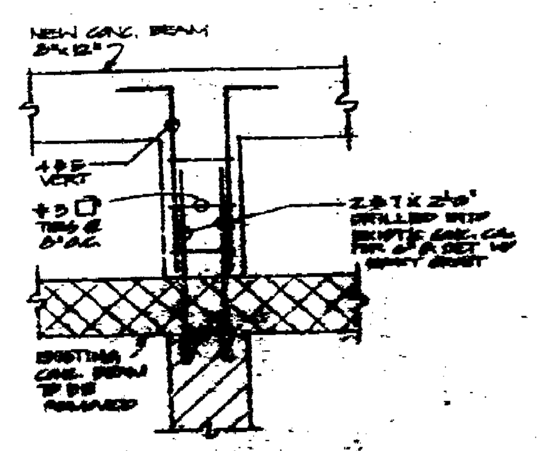


NEW CONCRETE COLUMN STARTING FROM EXISTING

N.T.S.



NEW FILLED CELL TO EXISTING CONNECTION DETAIL (FC)



EXTENSION OF EXISTING CONC. COL. AFTER REMOVAL OF EXISTING BEAM

N.T.S.

GENERAL STRUCTURAL NOTES

1. General

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

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

2. Concrete

A. All cast-in-place concrete in this job shall attain a minimum compressive strength (f'c) at 28 days of 3000 p.s.i.

B. Concrete work shall conform to all requirements of ACI 301-72" specifications for structural concrete for building.

3. Reinforcing Steel

A. Reinforcing steel shall be detailed and placed in accordance with ACI 318-83.

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

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

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

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

4. Minimum Concrete Over Reinforcing — Minimum Clear Cover, In.

A. Concrete against and permanently exposed to earth (unformed faces) — 3

B. Concrete exposed to earth or weather (formed faces):
a. #6 bars and larger — 2
b. #5 bars and smaller — 1 1/2

C. Not exposed to weather or in contact with ground
a. Structural slabs & walls — 3/4
b. Beams and Columns (Primary reinforcement, ties stirrups & spirals) — 1 1/2
c. Slabs on grade — 1 1/2

5. Masonry

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

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

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

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

E. Prism strength of masonry units shall be minimum of f'm= 1000 p.s.i.

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

G. Slump 9" ± 1".

6. Structural Steel

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

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

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

7. Structural Lumber

1. Quality of wood to conform with South Florida Building Code (Dade County Edition).

2. Wood shall be of a grade of not less than 1,000 p.s.i of number extreme fiber stress.

3. All wood in contact with concrete or masonry shall be pressure treated.

8. Wood Trusses

1. Trusses to be designed and fabricated to meet the requirements of national design specifications for stress grade lumber and its fastenings and timber construction standard by AITC. Trusses shall be designed for superimposed loads indicated in plans.

2. Trusses shall be engineered to span the configuration indicated on drawings, provide (3) copies 24" x 36" of truss drawings and Engineer's calculations with seal of Registered Engineer in the State of Florida for Architect's approval prior to fabrication.

3. All roof joists, trusses, lookouts, beams & girders shall be secured with approved metal ties, clips and anchors at connections. (See connection notes & details)

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PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
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PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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