

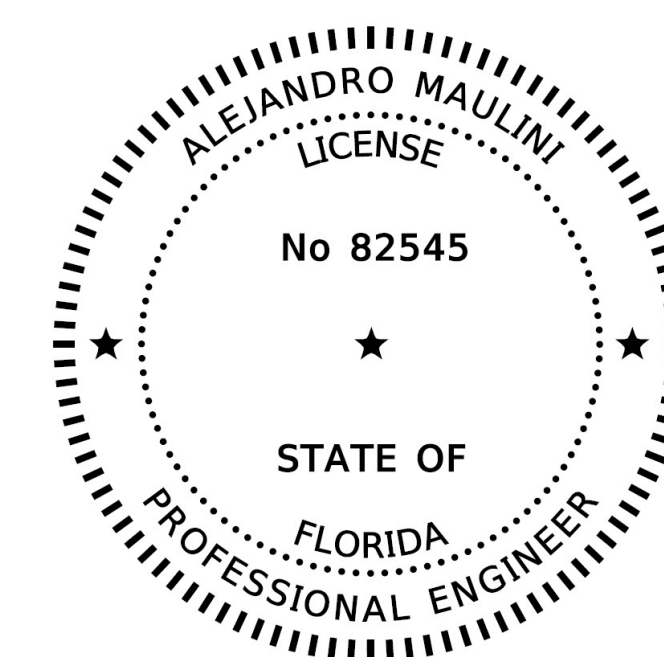


# FRANCES CONDOMINIUMS RAILINGS SHOPDRAWING

PROJECT LOCATION: 7801 ABBOTT AVE MIAMI BEACH, FL. 33141  
 FOR : FRANCES CONDOMINIUM APARTMENT ASSOCIATION, INC  
**FIRST SUBMITTAL**

**SCOPE OF WORK :**

- EXISTING BALCONY CONCRETE WALLS TO BE DEMOLISHED
- INSTALL NEW ALUMINUM BALCONY RAILINGS SYSTEM
- EXIST. SHUTTERS (ON THE PERIMETER OF BALCONIES) TO BE REMOVED



Digitally signed by Alejandro Maulini  
 DN: c=US, st=Florida, l=Miami, o=Alejandro Maulini, cn=Alejandro Maulini,  
 email=amaulini@gmail.com  
 Date: 2021.03.06 07:22:58 -05'00'

DESIGN TEAM:

SEAL:

Alejandro Maulini  
 Alonso  
 P.E. # 82545  
 ADDRESS: 3340 SW 139 AVE.  
 MIAMI, FL 33175  
 PHONE: (786) 597-3543  
 FAX: (786) 484-2464

DRAFTING:

PROJECT:

**FRANCES CONDOMINIUMS  
 RAILINGS SHOPDRAWING**

located at:  
 7801 ABBOTT AVE,  
 MIAMI BEACH, FL 33141

MANAGEMENT:

#	REVISIONS	DATE
	FIRST SUBMITTAL	02-16-21

DATE: 02/16/2020

PROJECT No.:

DRAWN BY: C.G.

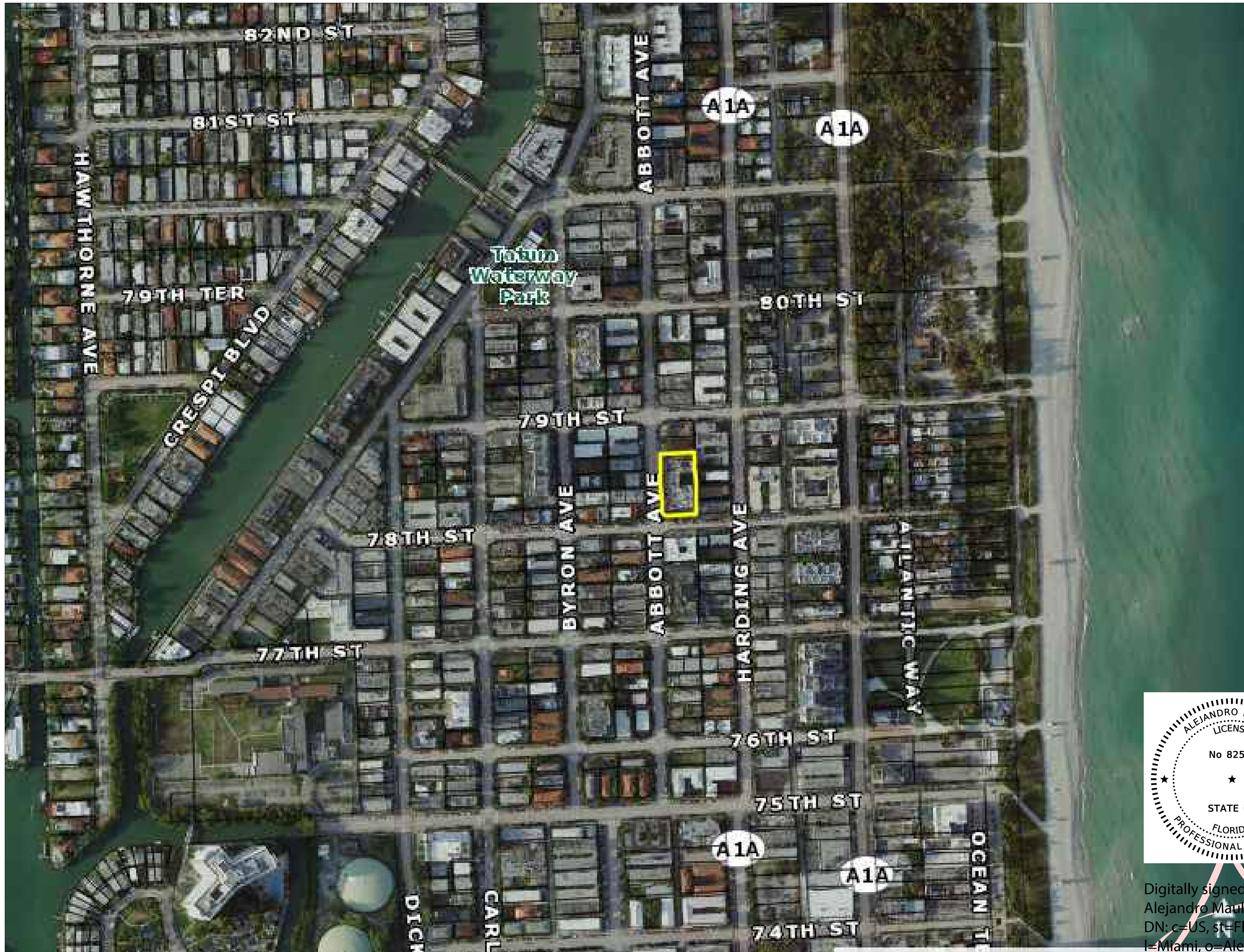
CHECKED BY: A.M./K.A

SHEET TITLE:

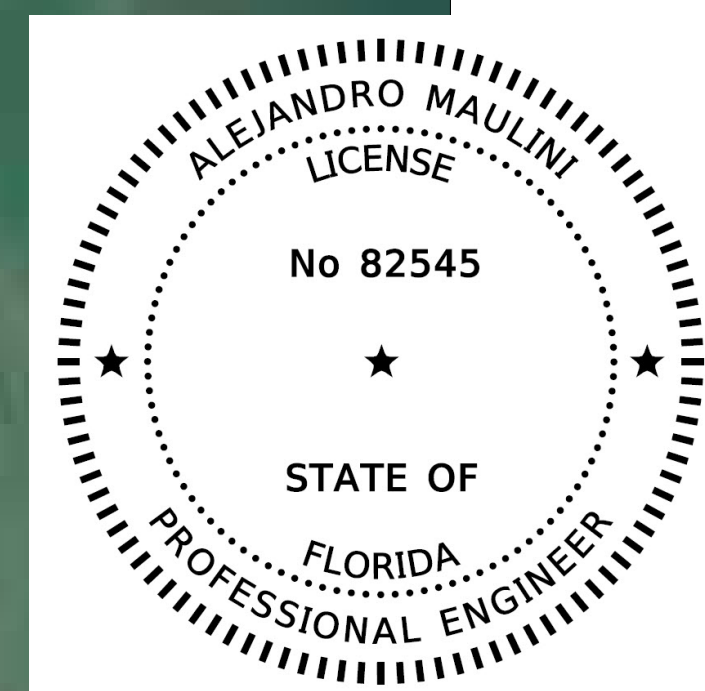
**CS-1**

SHEET No:

**1 - 1**



CONTEXT LOCATION PLAN  
N/S



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Date: 2021.03.06 07:23:25  
-05'00'

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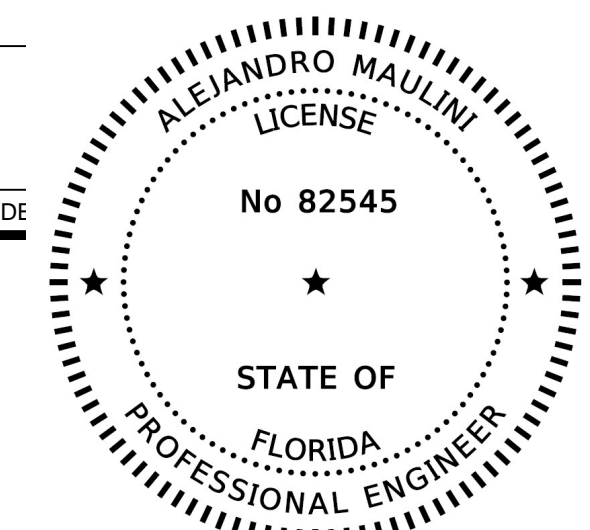
DATE: 02/16/2020  
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**LP-1**

SHEET No:

**1 - 1**



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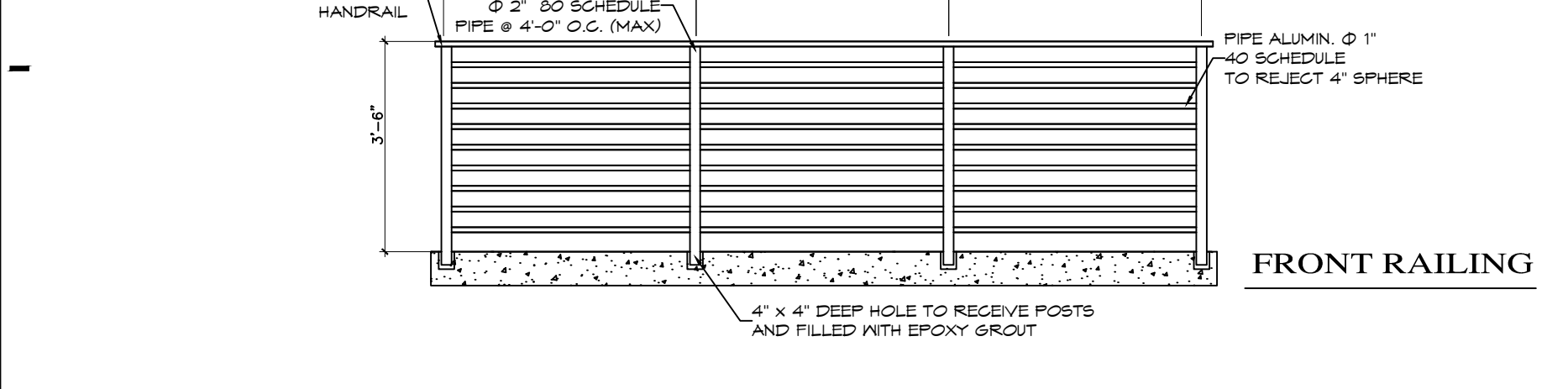
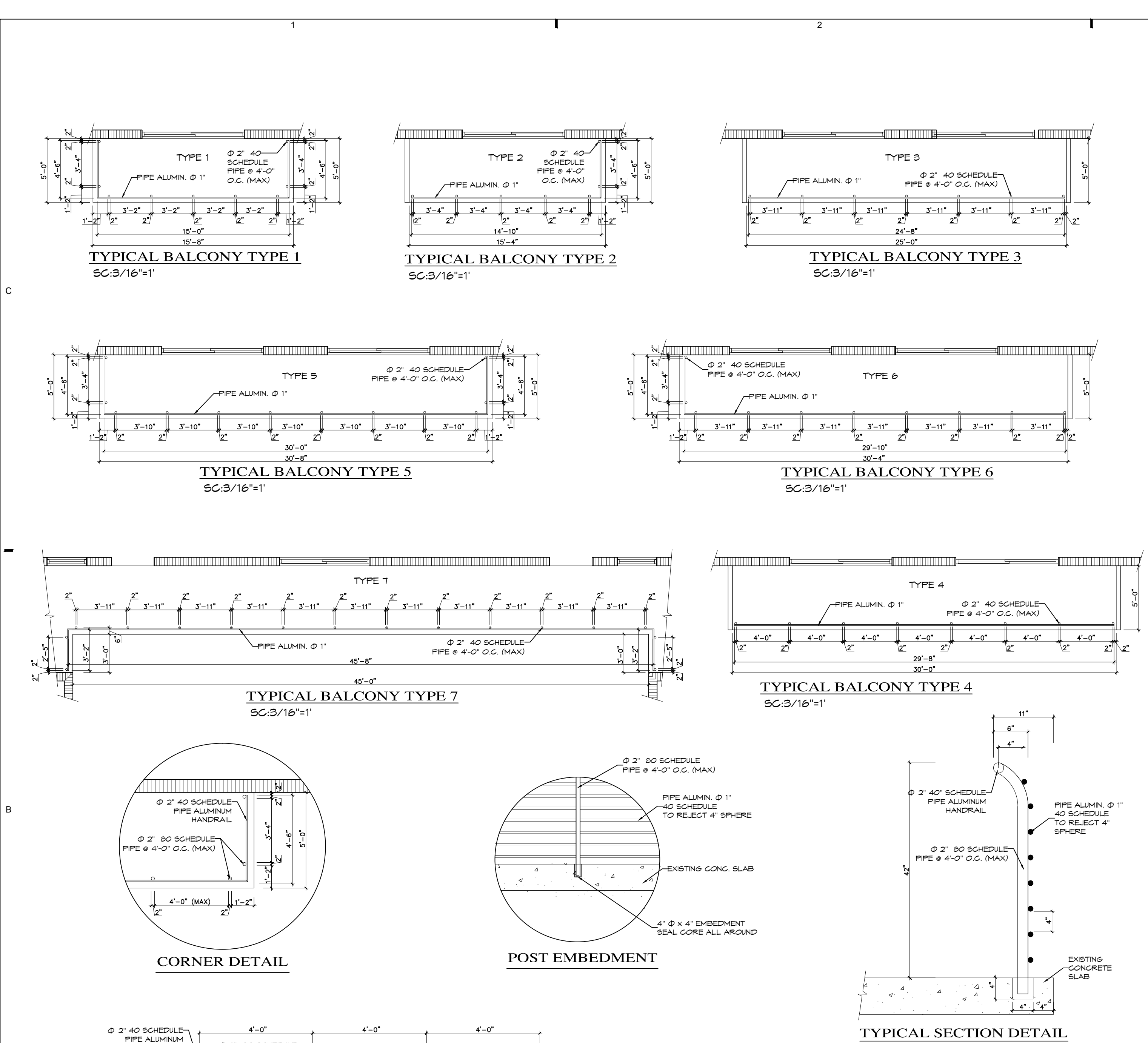
MANAGEMENT:

#	REVISIONS	DATE
1	REVISION	02-03-21

DATE: 11/11/2020  
 PROJECT No.:  
 DRAWN BY: C.G.  
 CHECKED BY: A.M./K.A.

SHEET TITLE:  
**S-1**

SHEET No.:  
**1 - 2**



SCHEDULE 40		
PIPE SIZE (NOMINAL)	OD	WALL THICKNESS
2"	2.375"	0.154"
1"	1.315"	0.133"

SCHEDULE 80		
PIPE SIZE (NOMINAL)	OD	WALL THICKNESS
2"	2.375"	0.218"

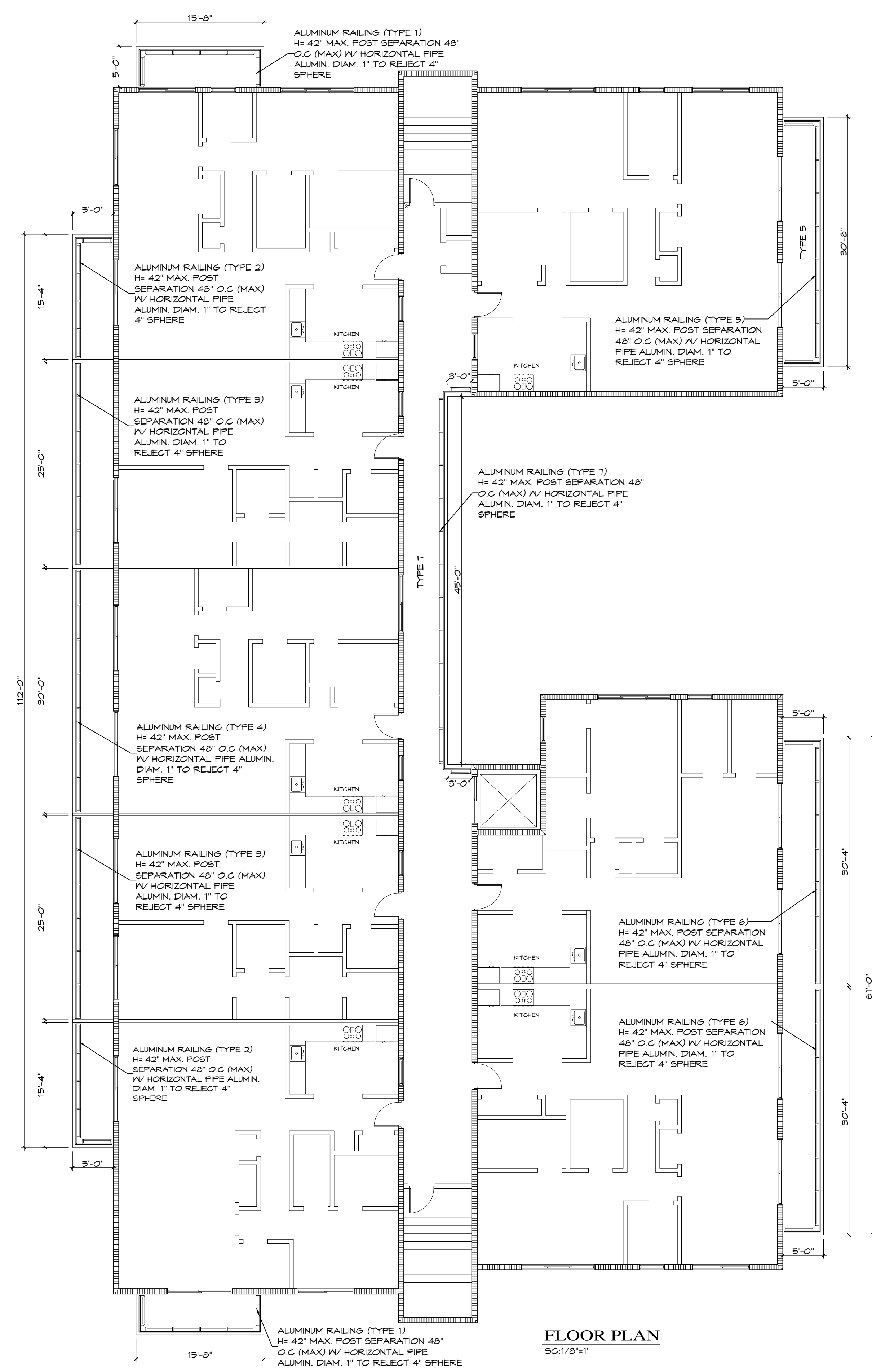
**ALLOWABLE SUPERIMPOSED DESIGN LOADS:**

- STAIRS ----- LL = 100 PSF
- RAILING ----- LL = 50 PLF (ELSEWHERE DIRECTION)
- HANDRAIL ----- LL = 200 POUNDS (ELSEWHERE DIRECTION)
- BALAUSTER AND PICKETS ---- LL = 25 PSF
- WIND DESIGN LOADS AS PER A.S.C.E. 7-10

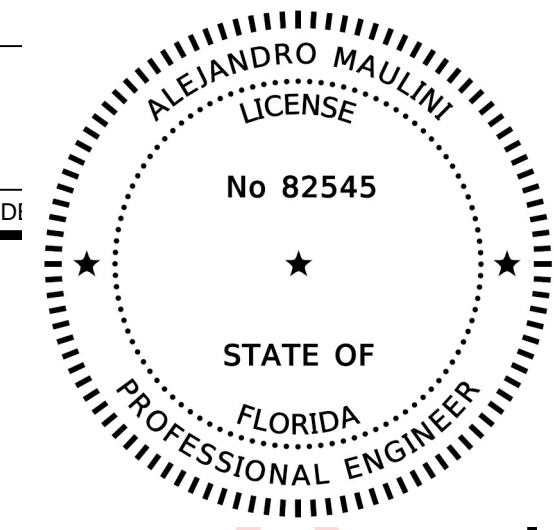
NOTE:  
 POST ANCHORED IN CONCRETE MUST BE EMBEDDED IN 4" DIAMETER BY 5" DEPTH HOLE, FILLED WITH NON-SKRING GROUT BY BURKE'S QUICKROCK OR SIMILAR APPROVED.

**RAILINGS NOTES:**

BALCONY RAILINGS SHALL BE DESIGNED BY MANUFACTURER'S REGISTERED ENGINEER IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 PLF, APPLIED IN ANY DIRECTION AT TOP OF SUCH BARRIER. POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUM LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE RAIL. GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL. GUARDRAIL SYSTEMS LOCATED OTHER THAN IN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 80 PLF APPLIED HORIZONTALLY AT THE REQUIRED GUARDRAIL HEIGHT AND A SIMULTANEOUS LOAD OF 100 PLF APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LBS. CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQ. FT. AREA AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE. LOADING CONDITIONS ABOVE SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.



**FLOOR PLAN**  
 SC:1/8"=1'



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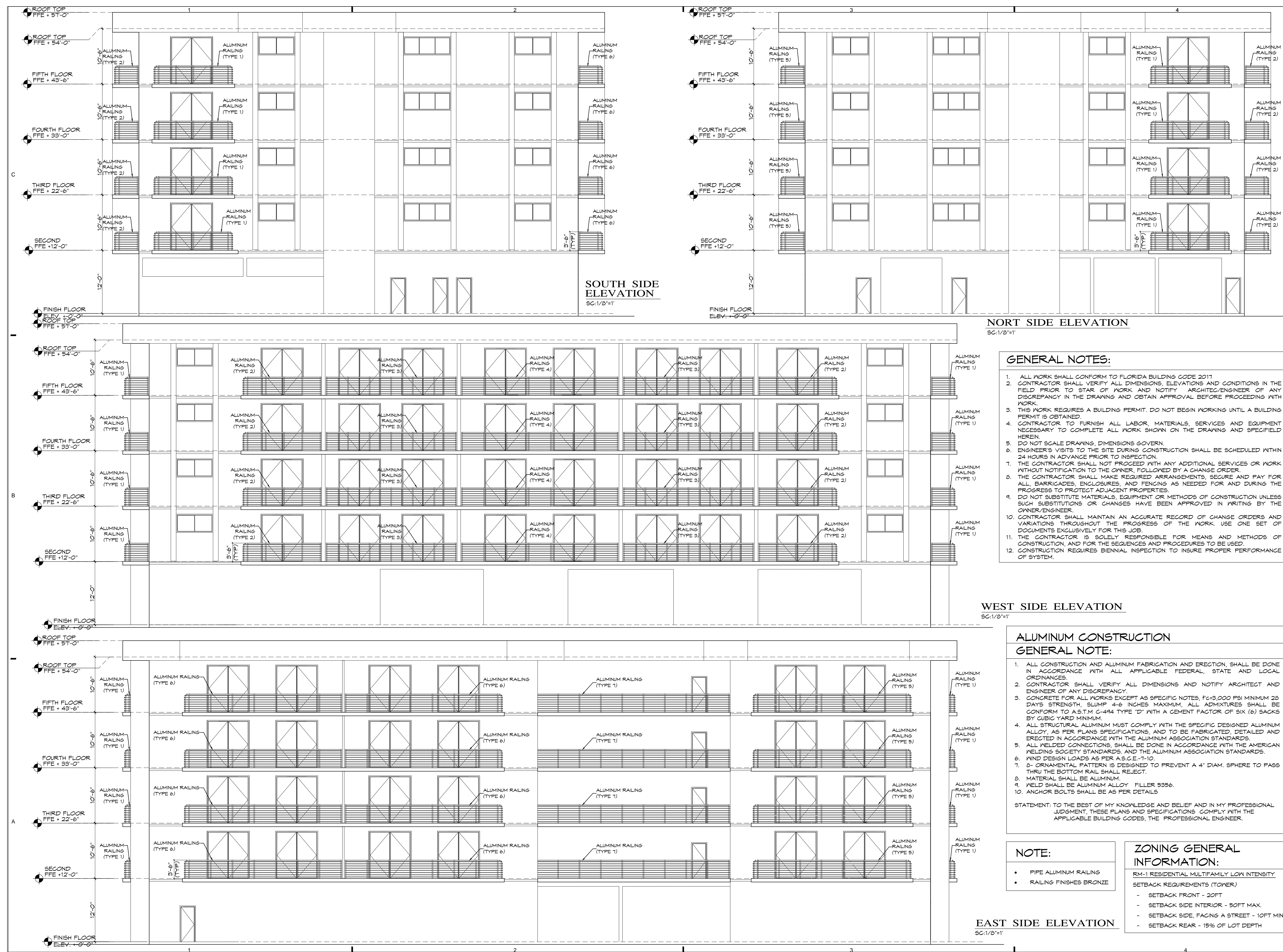
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SHEET TITLE:

**S-2**

SHEET No.:

**2 - 2**



**SOUTH SIDE ELEVATION**  
 SC:1/8"=1"

**NORT SIDE ELEVATION**  
 SC:1/8"=1"

**WEST SIDE ELEVATION**  
 SC:1/8"=1"

**EAST SIDE ELEVATION**  
 SC:1/8"=1"

**GENERAL NOTES:**

1. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2011
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS IN THE FIELD PRIOR TO START OF WORK AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY IN THE DRAWING AND OBTAIN APPROVAL BEFORE PROCEEDING WITH WORK.
3. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
4. CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWING AND SPECIFIED HEREIN.
5. DO NOT SCALE DRAWING, DIMENSIONS GOVERN.
6. ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 24 HOURS IN ADVANCE PRIOR TO INSPECTION.
7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
8. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES.
9. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ENGINEER.
10. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
12. CONSTRUCTION REQUIRES BIENNIAL INSPECTION TO INSURE PROPER PERFORMANCE OF SYSTEM.

**ALUMINUM CONSTRUCTION**

**GENERAL NOTE:**

1. ALL CONSTRUCTION AND ALUMINUM FABRICATION AND ERECTION, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
  2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCY.
  3. CONCRETE FOR ALL WORKS EXCEPT AS SPECIFIC NOTES, Fc=3,000 PSI MINIMUM 28 DAYS STRENGTH, SLUMP 4-6 INCHES MAXIMUM, ALL ADMIXTURES SHALL BE CONFORM TO A.S.T.M C-494 TYPE 'D' WITH A CEMENT FACTOR OF SIX (6) SACKS BY CUBIC YARD MINIMUM.
  4. ALL STRUCTURAL ALUMINUM MUST COMPLY WITH THE SPECIFIC DESIGNED ALUMINUM ALLOY, AS PER PLANS SPECIFICATIONS, AND TO BE FABRICATED, DETAILED AND ERECTED IN ACCORDANCE WITH THE ALUMINUM ASSOCIATION STANDARDS.
  5. ALL WELDED CONNECTIONS, SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STANDARDS, AND THE ALUMINUM ASSOCIATION STANDARDS.
  6. WIND DESIGN LOADS AS PER A.S.C.E.-7-10.
  7. 3" ORNAMENTAL PATTERN IS DESIGNED TO PREVENT A 4" DIAM. SPHERE TO PASS THRU THE BOTTOM RAIL SHALL REJECT.
  8. MATERIAL SHALL BE ALUMINUM.
  9. WELD SHALL BE ALUMINUM ALLOY FILLER 5356.
  10. ANCHOR BOLTS SHALL BE AS PER DETAILS.
- STATEMENT: TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES, THE PROFESSIONAL ENGINEER.

**NOTE:**

- PIPE ALUMINUM RAILING
- RAILING FINISHES BRONZE

**ZONING GENERAL INFORMATION:**

RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY  
 SETBACK REQUIREMENTS (TOWER)  
 - SETBACK FRONT - 20FT  
 - SETBACK SIDE INTERIOR - 50FT MAX.  
 - SETBACK SIDE, FACING A STREET - 10FT MIN.  
 - SETBACK REAR - 15% OF LOT DEPTH

