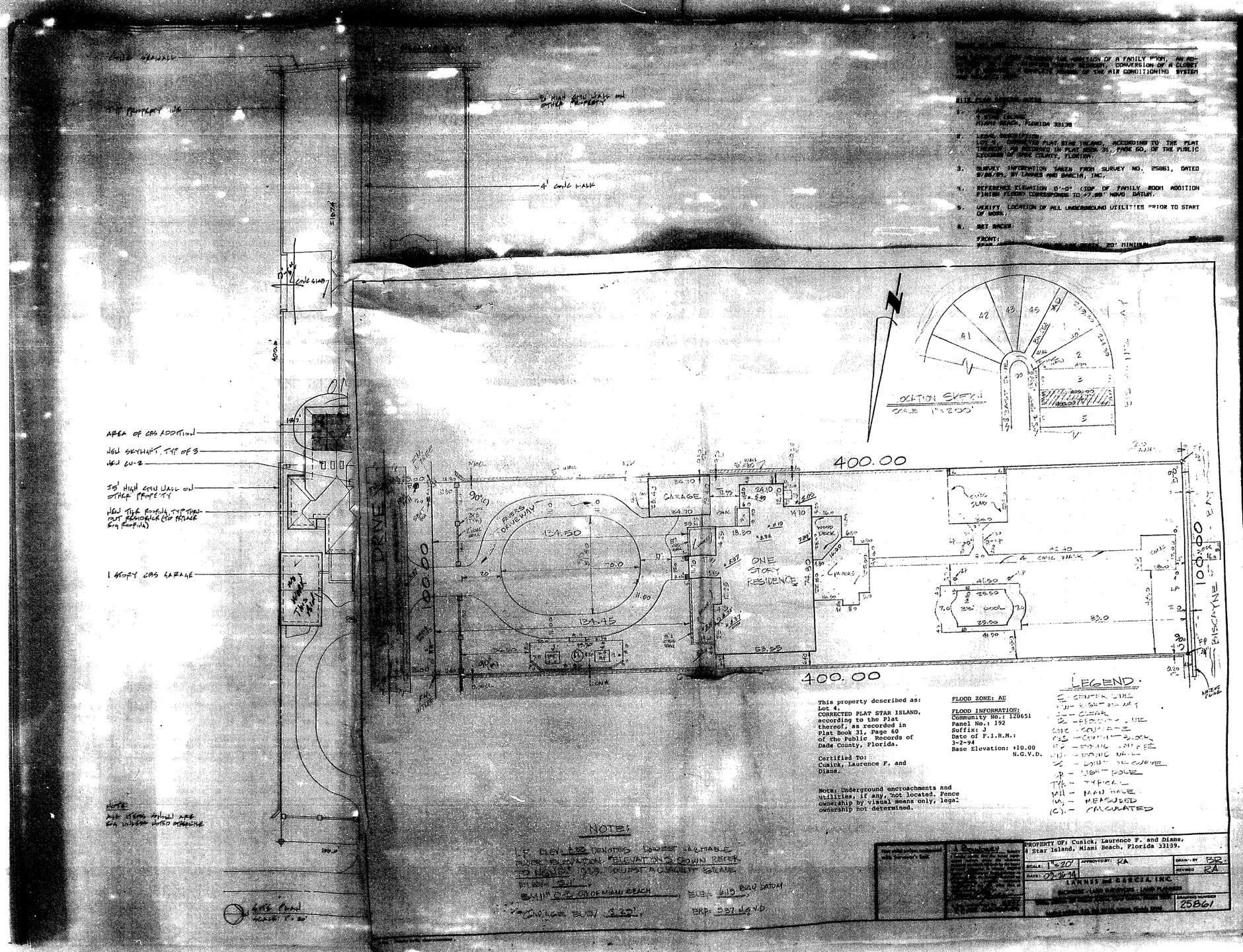
CONC. SEAWALL
4' CONC. WALK
AREA OF CAS ADDITION
NEW SKYLIGHT, TYP OF 3
NEW CU-2
1 STORY CBS GARAGE
CONC. SLAB
GARAGE
PAVERS DRIVEWAY
ONE STORY RESIDENCE
POOL
400.00
400.00
LEGEND:
C - CLEAR
CBS - CONCRETE BLOCK
P - POLE
TYP. - TYPICAL
MH - MAN HOLE
M - MEASURED
(C) - CALCULATED
This property described as:
Lot 4,
CORRECTED PLAT STAR ISLAND,
according to the Plat
thereof, as recorded in
Plat Book 31, Page 60
of the Public Records of
Dade County, Florida.
Certified To:
Cusick, Laurence F. and
Diane.
Note: Underground encroachments and utilities, if any, not located. Fence ownership by visual means only, legal ownership not determined.
FLOOD ZONE: AE
FLOOD INFORMATION:
Community No.: 120651
Panel No.: 192
Suffix: J
Date of F.I.R.M.:
3-2-94
Base Elevation: +10.00
N.G.V.D.
NOTE:
PROPERTY OF: Cusick, Laurence F. and Diane,
4 Star Island, Miami Beach, Florida 33139.
LAMNES and GARCIA INC.
25861
CUSICK
RESIDENCE
ADDITION
WILLIAM E TSCHUMY JR
ARCHITECT
2346 DOUGLAS RD
CORAL GABLES
FLORIDA 33134
(305) 446-1780
REVISIONS
A1

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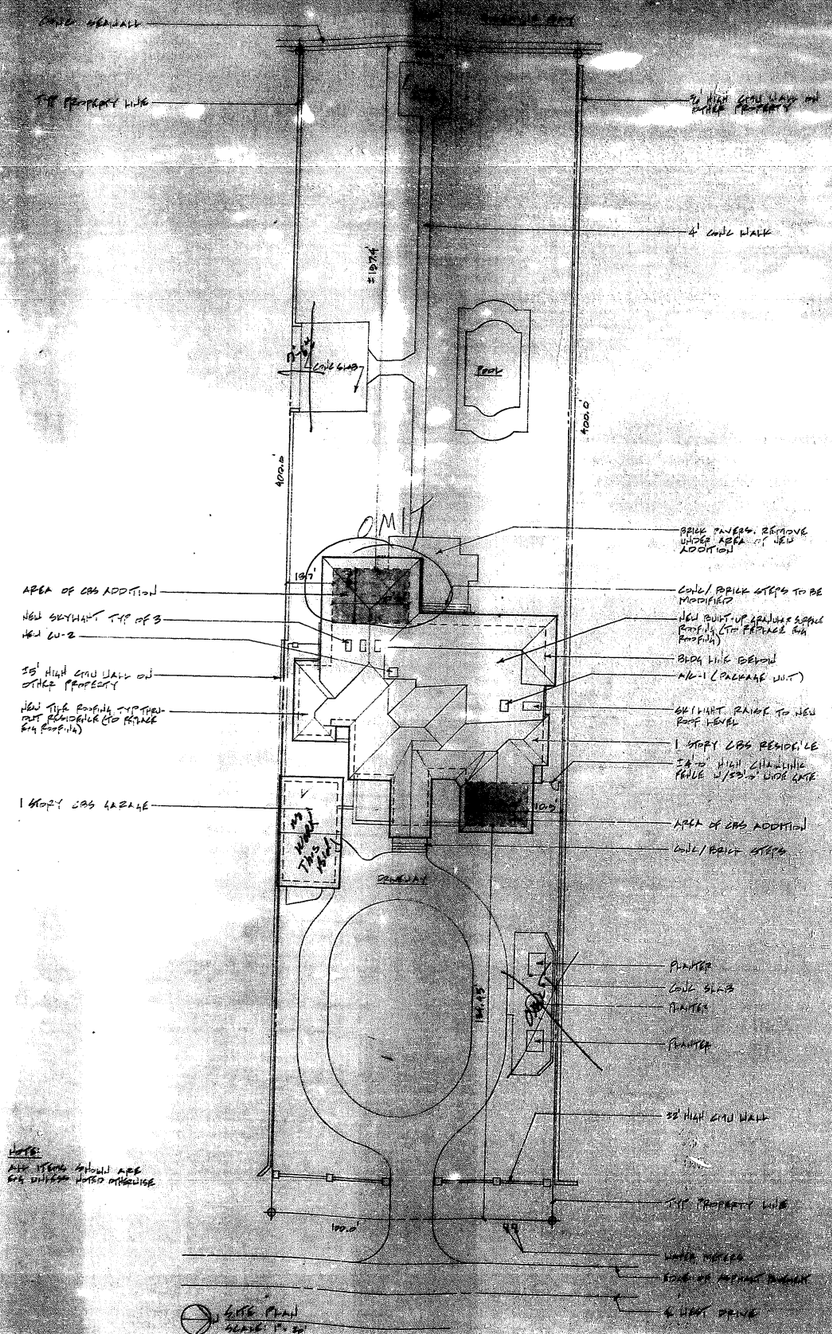


NOTE:
ALL ITEMS SHOWN ARE FOR DIMENSIONAL PURPOSES ONLY

## SCOPE OF WORK

THE SCOPE OF THIS PROJECT INCLUDES THE ADDITION OF A FAMILY ROOM, AN EXPANSION OF THE KITCHEN, ADDITION OF A POOL, EXPANSION OF A CLOSET, AND ALTERATIONS TO THE EXISTING HOUSE, INCLUDING REMOVAL OF THE AIR CONDITIONING SYSTEM AND ELECTRICAL PLAN.

## SITE PLAN GENERAL NOTES

1. OWNER:
   [illegible]
   [illegible] ISLAND
   MIAMI BEACH, FLORIDA 33139

2. LEGAL DESCRIPTION:
   LOT [illegible], [illegible] PLAT BEAR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 60, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

3. SURVEY INFORMATION TAKEN FROM SURVEY NO. 25861, DATED 9/26/91, BY LANDES AND BARCIA, INC.

4. REFERENCE ELEVATION 0'-0" (TOP OF FAMILY ROOM ADDITION FINISH FLOOR) CORRESPONDS TO +7.88' NGVD DATUM.

5. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

6. SET BACKS:

   FRONT: 20'
   REAR (WATERWAY), (15% OF LOT DEPTH, 20' MINIMUM, 50' MAXIMUM): 50'
   INTERIOR SIDE, (25% OF LOT WIDTH, 7-1/2' MINIMUM, 50' MAXIMUM): 25'

## GENERAL NOTES

1. THE AIA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, DOCUMENT A201, CURRENT EDITION, SHALL BE A PART OF THIS CONTRACT AND APPLY TO ALL WORK.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE (CURRENT EDITION) AND CITY OF MIAMI BEACH REGULATIONS.

3. LAYOUT AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. CHECK THAT ROOMS ARE SQUARE AND WALLS ARE PLUMB, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.

4. SEPARATE CONTRACTS BY OWNER:

   A. BUILT-IN CABINETRY, EXCEPT THAT BLOCKING FOR THESE ITEMS SHALL BE A PART OF THIS CONTRACT.

   B. LANDSCAPING, INCLUDING RELOCATION OF EXISTING PLANT MATERIALS IN CONFLICT WITH THE WORK OF THIS CONTRACT, EXCEPT THAT THE CONTRACTOR SHALL CONTACT THE OWNER TO COORDINATE REMOVAL OF SUCH LANDSCAPING.

   C. LAWN SPRINKLER SYSTEM MODIFICATIONS.

   D. CLOSET SHELVING.

   E. STORM SHUTTERS: EXCEPT THAT STORM SHUTTER WORK SHALL BE DONE CONCURRENTLY WITH THIS PROJECT.

   F. CARPETING

5. MATERIAL/EQUIPMENT SELECTIONS TO BE MADE BY OWNER:

   A. TILE AND MARBLE.

   B. LIGHT FIXTURES, CEILING FANS, SWITCHES AND RECEPTACLES.

   C. PLUMBING FITTINGS.

   D. ROOF TILE.

6. NEW WORK SHALL MATCH EXISTING AS TO TYPE, QUALITY AND METHODS OF CONSTRUCTION, EXCEPT AS NOTED.

7. INSURANCE: CONTRACTOR SHALL OBTAIN AND KEEP IN FORCE THE FOLLOWING TYPES OF INSURANCE IN NOT LESS THAN STATUTORY REQUIREMENTS OR THE FOLLOWING AMOUNTS, WHICHEVER IS LARGER:

   | | |
   |---|---|
   | PROPERTY DAMAGE | $ 50,000.00 |
   | PUBLIC LIABILITY | $1,000,000.00 |
   | WORKMEN'S COMPENSATION | FULL STATUTORY LIMITS |

   A. FILE CERTIFICATES OF SUCH INSURANCE WITH ARCHITECT BEFORE COMMENCING WORK. CERTIFICATES SHALL PROVIDE THAT THE ARCHITECT SHALL RECEIVE AT LEAST TEN (10) DAYS PRIOR NOTICE OF CANCELLATION OR MATERIAL CHANGE.

8. COMMENCEMENT AND COMPLETION TIMES:

   A. WORK SHALL COMMENCE AT A DATE MUTUALLY AGREEABLE TO OWNER AND CONTRACTOR.

   B. COMPLETION TIME: 180 DAYS.

9. PROVIDE ONE (1) YEAR GUARANTEE ON ALL WORK FROM DATE OF FINAL ACCEPTANCE OF WORK.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION OF THE WORK OF ALL TRADES AND CONTRACTS.

11. CONTRACTOR MAY USE EXISTING POWER AND WATER DESIGNATED BY OWNER FOR CONSTRUCTION PURPOSES.

12. PATCH TO MATCH EXISTING ALL SURFACES DAMAGED BY THE WORK.

13. CONTRACTOR RESPONSIBLE FOR PROJECT SAFETY AND COMPLIANCE WITH ALL APPLICABLE PROJECT SAFETY REQUIREMENTS.

14. THE CONTRACTOR OR HIS DEDICATED PROJECT FOREMAN SHALL BE PRESENT ON THE JOBSITE AT ALL TIMES WHEN ANY PROJECT WORK IS ONGOING.

15. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE OWNER AND SECURE PRIOR APPROVAL FOR ANY REQUIRED UTILITY OUTAGES.

16. DIMENSIONS ARE TO THE FACE OF FURRING AND CENTERLINE OF PARTITIONS, DOORS AND WINDOWS, EXCEPT AS NOTED.

17. DO NOT SCALE THE DRAWINGS!!

18. THE BUILDING WILL BE OCCUPIED BY THE OWNER THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL CONDUCT THE WORK IN SUCH A MANNER AS TO MINIMIZE INCONVENIENCE TO THE OWNER.

19. CONTRACTOR SHALL LEAVE PREMISES IN A SECURE CONDITION AT THE END OF EACH WORKING DAY.

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THE FOLLOWING
[illegible]

CUSICK
RESIDENCE
ADDITION

1) Str. Calcs
2) Elec.
3) Fire/Safety

WILLIAM E TOCHURY JR
ARCHITECT
2346 DOUGLAS RD
CORAL GABLES
FLORIDA 33134
(305) 446-1780

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| CONN NO. | 92-15 |
| DATE | [illegible] |
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| APPROVED | WET |

REVISIONS

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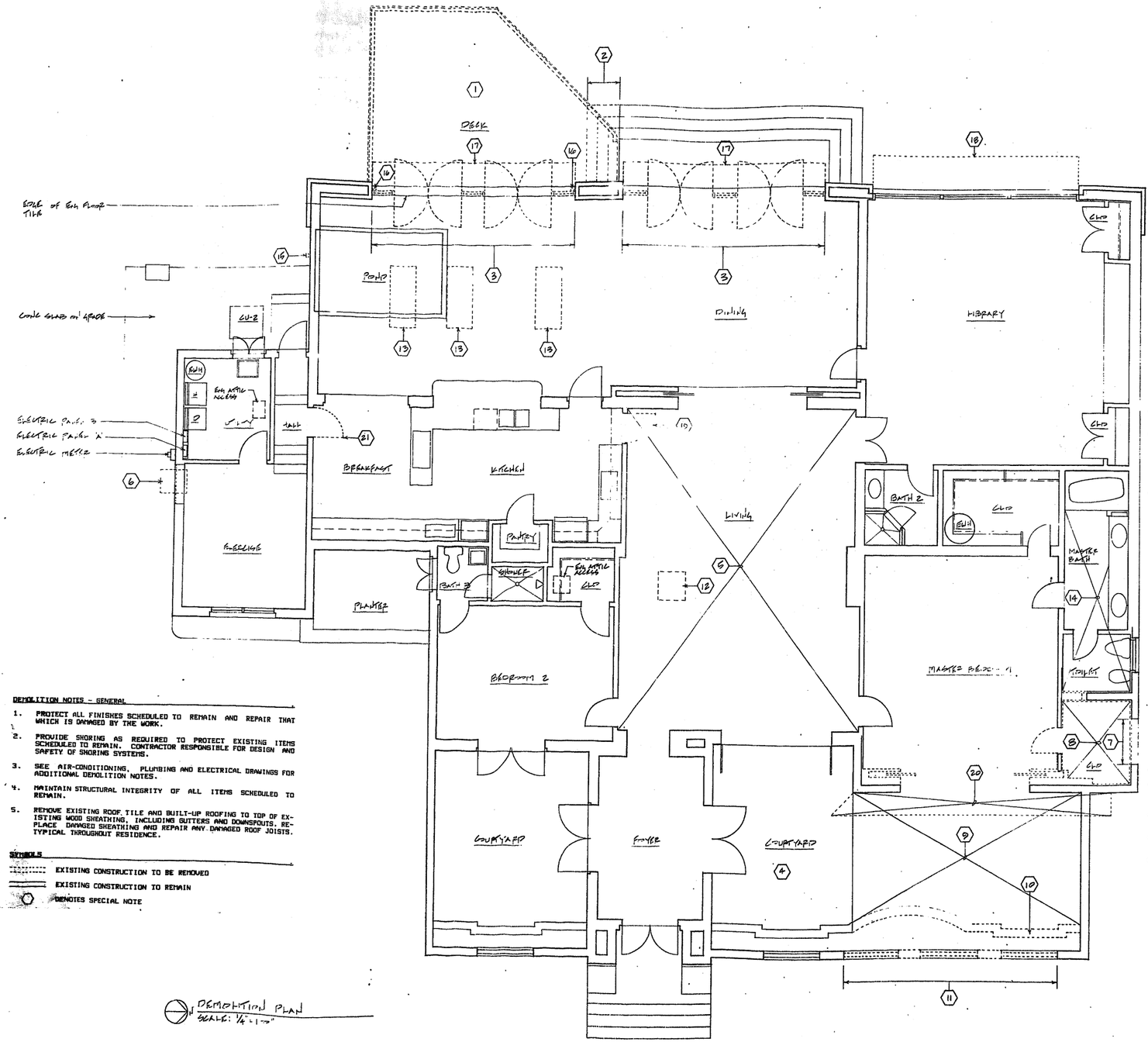


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES - GENERAL

1. PROTECT ALL FINISHES SCHEDULED TO REMAIN AND REPAIR THAT WHICH IS DAMAGED BY THE WORK.
2. PROVIDE SHORING AS REQUIRED TO PROTECT EXISTING ITEMS SCHEDULED TO REMAIN. CONTRACTOR RESPONSIBLE FOR DESIGN AND SAFETY OF SHORING SYSTEMS.
3. SEE AIR-CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
4. MAINTAIN STRUCTURAL INTEGRITY OF ALL ITEMS SCHEDULED TO REMAIN.
5. REMOVE EXISTING ROOF TILE AND BUILT-UP ROOFING TO TOP OF EXISTING WOOD SHEATHING, INCLUDING GUTTERS AND DOWNSPOUTS. REPLACE DAMAGED SHEATHING AND REPAIR ANY DAMAGED ROOF JOISTS. TYPICAL THROUGHOUT RESIDENCE.

SYMBOLS

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

DENOTES SPECIAL NOTE

DEMOLITION NOTES - SPECIAL

1. REMOVE EXISTING WOOD DECK AND FOUNDATION COMPLETE.
2. SAWCUT AND REMOVE SECTION OF EXISTING CONCRETE/BRICK STEPS. MAINTAIN STRUCTURAL INTEGRITY OF SECTION OF EXISTING STEPS TO REMAIN.
3. REMOVE EXISTING DOORS AND FRAMES, SIDELITES, TRANSOMS, THRESHOLDS AND WOOD BLOCKING COMPLETE. PROTECT AND SECURE OPENING.
4. REMOVE EXISTING OVERHEAD SCREEN ENCLOSURE COMPLETE. MODIFY FRAME TO FIT NEW (SMALLER) OPENING. PROVIDE NF SCREEN TO MATCH EXISTING Th JGHOUT COURTYARD.
5. REMOVE EXISTING PLASTER CEILING AND WOOD CEILING JOISTS COMPLETE. SHORE EXISTING ROOF AS REQUIRED. SEE STRUCTURAL DRAWINGS.
6. REMOVE EXISTING A/C WALL UNIT COMPLETE AND ALL NON-MASONRY MATERIAL IN EXISTING MASONRY OPENING.
7. SAWCUT AND REMOVE SECTION OF EXISTING CMU WALL FOR NEW GLASS BLOCK WINDOW.
8. REMOVE EXISTING WALL FINISH AND SUBSTRATES (TO FACE OF CMU AND WOOD STUDS), CEILING FINISH AND SUBSTRATES (TO UNDERSIDE OF EXISTING WOOD CEILING JOISTS) AND FLOOR FINISH AND SUBSTRATES (TO TOP OF EXISTING CONCRETE FLOOR SLAB) COMPLETE.
9. REMOVE SECTION OF EXISTING TILE FINISH FLOOR TO CONCRETE TOPPING ON PRESTRESSED HOLLOW CORE CONCRETE SLAB UNITS.
10. REMOVE SECTION OF EXISTING BRICK PLANTER EDGE.
11. SAWCUT AND REMOVE SECTION OF EXISTING DECORATIVE ARCHED OPENING, CMU WALLS AND TIE BEAM (LEAVE 24" OF EXISTING STEEL REINFORCING AT EACH END FOR LAP INTO NEW TIE BEAM).
12. REMOVE EXISTING AIR HANDLER UNIT (LOCATED IN ATTIC SPACE) AND RELATED PIPING COMPLETE.
13. REMOVE EXISTING SKYLIGHT COMPLETE. PATCH FINISH CEILING WITH PECKY CYPRESS WOOD TO MATCH AND FLUSH ADJACENT. PATCH EXISTING ROOF SHEATING TO MATCH AND FLUSH ADJACENT. PROVIDE 2 X 12 WOOD FRAMING IN BETWEEN AS REQUIRED TO SUPPORT WOOD CEILING.
14. REMOVE EXISTING FLOOR TILE AND SUBSTRATES (TO WOOD SUBFLOOR) AND BASE COMPLETE. PROTECT WALLS.
15. REMOVE EXISTING DOWNSPOUT AND COLLECTOR COMPLETE. PATCH EXTERIOR STUCCO WALL FINISH AS REQUIRED BY REMOVAL, TYPICAL.
16. REMOVE EXISTING DOWNSPOUT COMPLETE.
17. REMOVE EXISTING OVERHANG COMPLETE.
18. REMOVE EXISTING CANVAS AWNING COMPLETE. PATCH EXISTING FINISHES AS REQUIRED BY REMOVAL.
19. REMOVE EXISTING DOOR, FRAME AND TRIM COMPLETE.
20. SAWCUT AND REMOVE SECTION OF EXISTING ROOF OVERHANG.
21. REMOVE E

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

CUSICK
RESIDENCE
ADDITION

WILLIAM
E
TSCHUMY
JR
ARCHITECT
2346 DOUGLAS RD
CORAL GABLES
FLORIDA 33134
(305) 446-1789

| | |
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11/22/94

DRAWING
OF 9
A2

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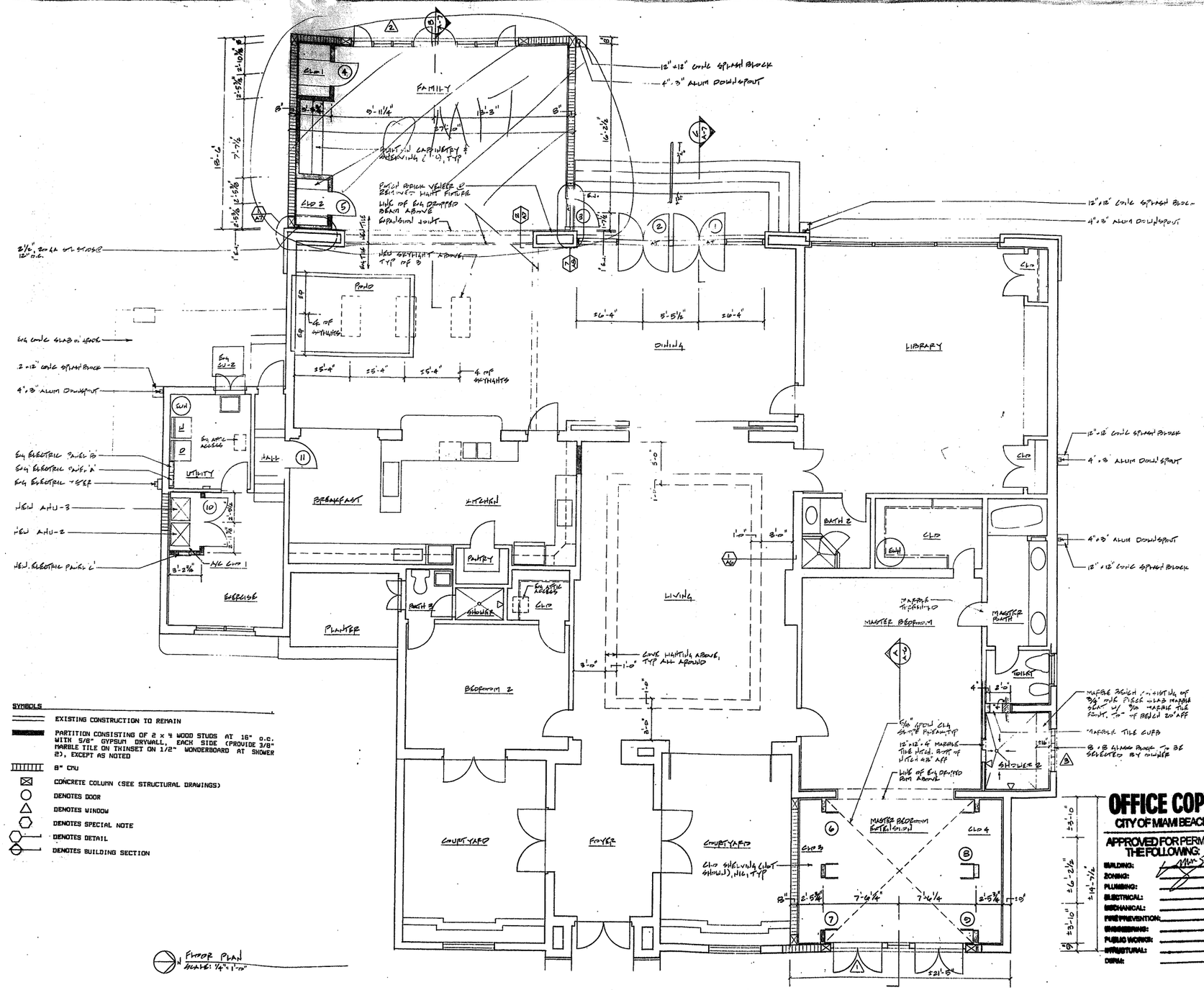


SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- PARTITION CONSISTING OF 2 x 4 WOOD STUDS AT 16" o.c. WITH 5/8" GYPSUM DRYWALL, EACH SIDE (PROVIDE 3/8" MARBLE TILE ON THINSET ON 1/2" WONDERBOARD AT SHOWER 2), EXCEPT AS NOTED
- 8" CMU
- CONCRETE COLUMN (SEE STRUCTURAL DRAWINGS)
- DENOTES DOOR
- DENOTES WINDOW
- DENOTES SPECIAL NOTE
- DENOTES DETAIL
- DENOTES BUILDING SECTION

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

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BUILDING:
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PLUMBING:
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MECHANICAL:
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STRUCTURAL:
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RESIDENCE
ADDITION

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ARCHITECT
2346 DOUGLAS RD
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NOTE:
HI-LITED ROOF AREA INDICATES AREA OF NEW ROOF STRUCTURE

TYP 4" x 10" SOFFIT SCREEN VENT W/ 2 1/2" x 1/2" WD TRIM (ALL AROUND) TO MATCH EXG. LOCATE AS SHOWN

EXPANSION JOINT

NEW SKYLIGHT CORP. INC. MODEL 'DP' 2250 W/ CLR DOUBLE WALL + 1/4" TEMPERED ALUM. FRAME : SCHT FALLWEST WHITE ACRYLIC DOME) W/ INSULATED APON SHAFT : 2250 LIGHT. SEE WITH ARCHITECTURAL DRAWINGS FOR SHAFT, TYP OF 3

6" HIDE - 4 3/4 DEEP ALUM GUTTER TYP

3" - 3" ALUM 2x2" TUBE

6" x 4 3/4" ALUM GUTTER

4" x 3" ALUM DOWNSPOUT BELOW

SOLID TOP ROOF OVERHANG, TYP

BLDG LINE BELOW, TYP

NEW TILE ROOF OVERHANG & COVER TO BE SECURED BY OWNER) ON MORTAR SET ON 3/8" SOLID HOT MOPPED ON 3/8" FELT TIL-TARGET (LC W. 2" LAPS, 12" O.C. FASTENERS) ON FOAM / NEW WD SHEATHING. TYP THRU-OUT PERIMETER

NOTE:
REMOVE EXG ROOF TILE & BASE SHEETS TO EXG WD SHEATHING, INCLUDING GUTTERS & DOWNSPOUTS. REPAIR DAMAGED SHEATHING & REPAIR ANY DAMAGED ROOF JOISTS, TYP THRU-OUT

EXG ALUM FRAME / SCREEN ROOF ENCLOSURE. REPAIR FRAME AS REQUIRED. PROVIDE NEW SCREEN TO MATCH EXG

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

CRICKET

EL. 3

CRICKET

SCALE 1/8" = 1'-0"

4" x 10" FIBER CAST STAT. TYP

EXG A/C OUT BOX FOR REFERENCE ONLY. SEE A/C DWG FOR DUCT LAYOUT

EXG AC-1

COURTYARD

COURTYARD

4" ALUM DOWNSPOUT

6" x 6 3/4" ALUM GUTTER

4" x 3" ALUM DOWNSPOUT

10" ϕ ALUM SCUPPER PROVIDE VENT W/ SCREEN & SCREEN W/ 6 OF 6

3" x 3" PREFINISHED SCREEN PROVIDE HOT MOPPED ON 2" x 4" x 1/2" PLYWOOD ADHERED CONTINUOUS TO EXISTING WD BLOCK OVER TIL-TARGET LC W. 2" LAPS, 12" O.C. FASTENERS ON 3/8" SOLID PLYWOOD SHEATHING ADHERED TO WOOD BLOCKS & FASTENERS @ 24" O.C. (SHOWN VERTICAL) W/ 3/8" PLYWOOD INSTALL 3/8" OF ALL WOODS @ 45° ALL ATTACHED W/ 2-#12 WOOD SCREWS, SEE EXG ROOF SHEETING DETAIL

4" x 3" ALUM DOWNSPOUT

EXG SKYLIGHT SCALE TO NEW ROOF LEVEL

4" x 3" ALUM DOWNSPOUT

TYP 4" x 10" SOFFIT SCREEN VENT W/ 2 1/2" x 1/2" WD TRIM (ALL AROUND) TO MATCH EXG. LOCATE AS SHOWN

EXG MODIFIED ALUM SCREEN FRAME ENCLOSURE. PROVIDE NEW SCREEN TO MATCH EXG

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OF 9

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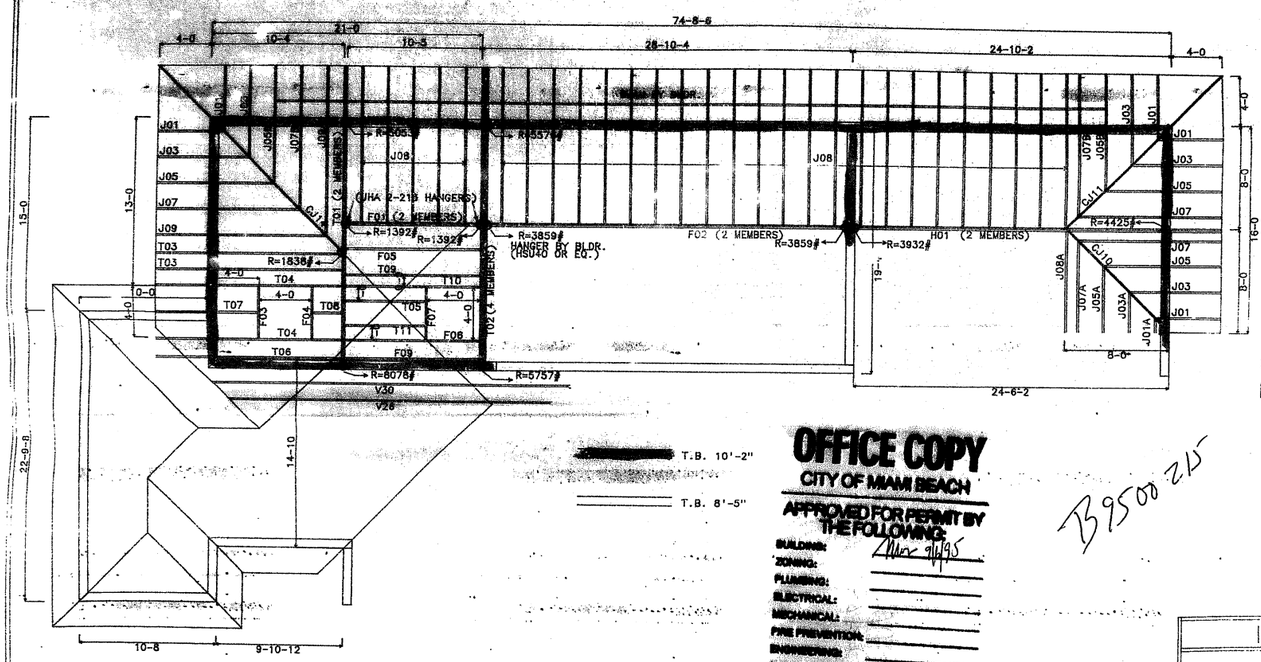
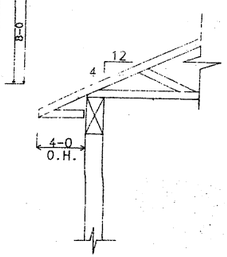



ROOF TRUSS PLACEMENT PLAN

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




TYPICAL OVERHANG DETAIL
3/8" = 1-0

CITY OF MIAMI BEACH
RECEIVED
SEP 6 1995
BUILDING DEPARTMENT

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: Allen 9/11/95
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

B9500215

IMPORTANT NOTICE

UPON SIGNING THIS SHOP DRAWING, I AM ASSUMING FULL RESPONSIBILITY FOR ALL DETAILS, DIMENSIONS AND SPECIFICATIONS CONTAINED HEREIN.
THIS PLAN SUPERCEDES ARCHITECTURAL PLANS AND TRUSSES SHALL BE FABRICATED ACCORDING TO THE INFORMATION CONTAINED IN THIS SHOP DRAWING.

AUTHORIZATION TO FABRICATE.
APPROVED BY _____ DATE _____

HARDWARE POLICY
BETTER TRUSS SHALL PROVIDE:
1. CONNECTOR HANGERS FOR 9" SETBACKS ONE BEATH
2. CONNECTORS FOR GIRDERS, AS WELL AS, CONNECTORS FOR
3. NAILS, BOLTS AND WASHERS AS REQUIRED TO BE INSTALLED BY BLDR.
IN THE EVENT THAT A SPECIAL NUMBER IS REQUIRED, THE BUILDER SHALL SUPPLY IT

ATTENTION BUILDER, !!!
ALL DETAILS, INCLUDING PITCH DIMENSIONS AND OVERHANG TO BE VERIFIED BEFORE ORDERING TRUSSES. IT IS YOUR RESPONSIBILITY TO CHECK THIS DRAWING.

SEAL


FIDIAS F. FLAQUER P.E.
14801 S.W. 88 AVENUE
MIAMI, FLORIDA 33176-8030
(305) 233-1664
STRUCTURAL ENGINEER
FLORIDA REGISTER #23070


BETTER TRUSS MANUFACTURERS
7320 N.W. 43rd ST.
MIAMI, FLORIDA 33166
(305) 599-2535

CUSTOMER: CUSICK RESIDENCE
JOB # 873 DATE: 8-28-1995

3

4 Star Island

NOTE:
HI-LITED ROOF AREA INDICATES
AREA OF NEW ROOF ATTACHED

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CITY OF MIAMI BEACH
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THE FOLLOWING:
BUILDING:
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William E Tschumy
11/22/94

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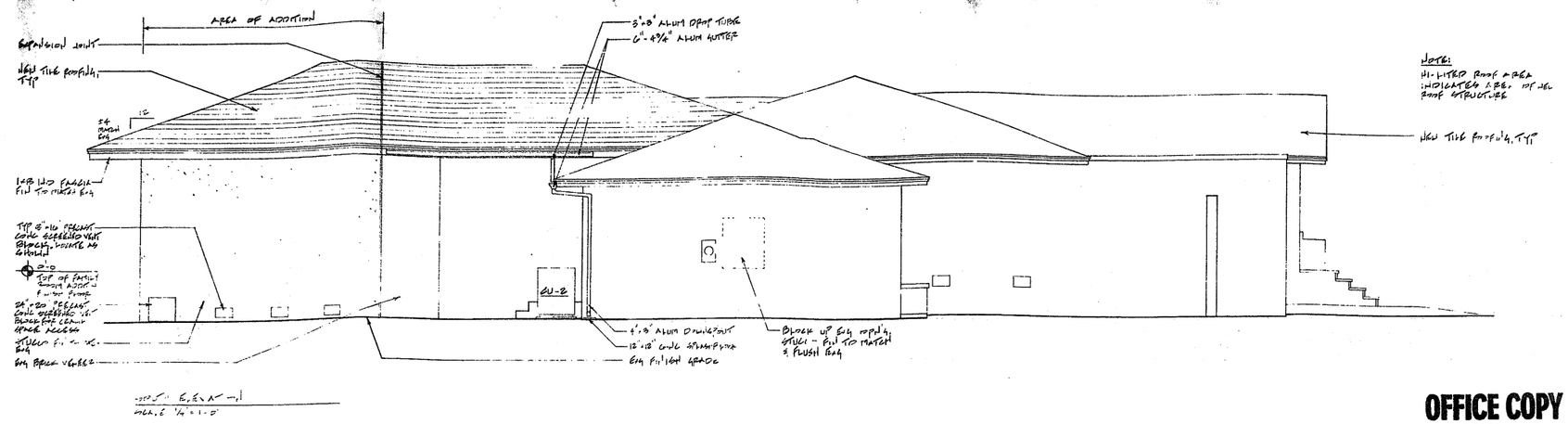
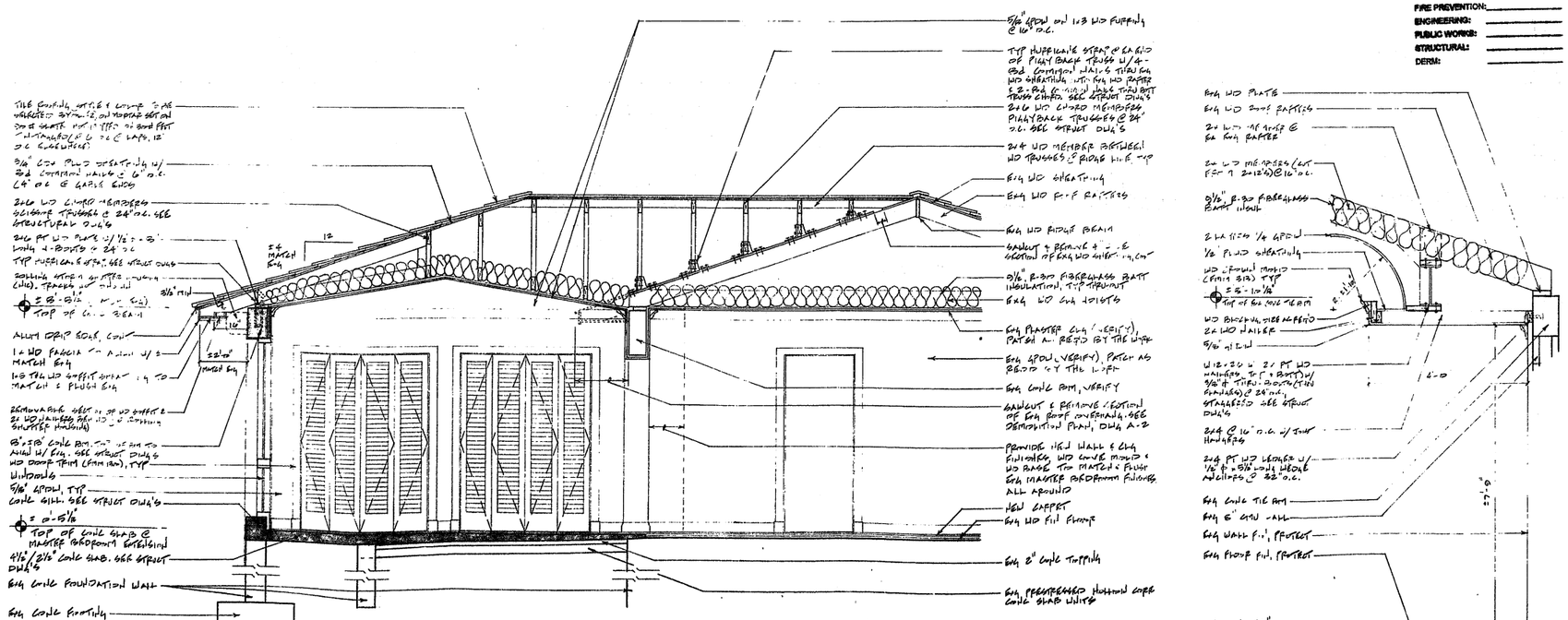
A5




PARTIAL ELEVATION 'A'
SCALE: 1/4" = 1'-0"




PARTIAL BUILDING SECTION 'A'
SCALE: 1/2" = 1'-0"




CROWN MOLDING / SOFFIT DETAIL
SCALE: 3/4" = 1'-0"

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CITY OF MIAMI BEACH

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THE FOLLOWING:

BUILDING: 5/19/95
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
DERM:

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TSCHUMY
JR

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12
3

William Tschumy
11/12/94

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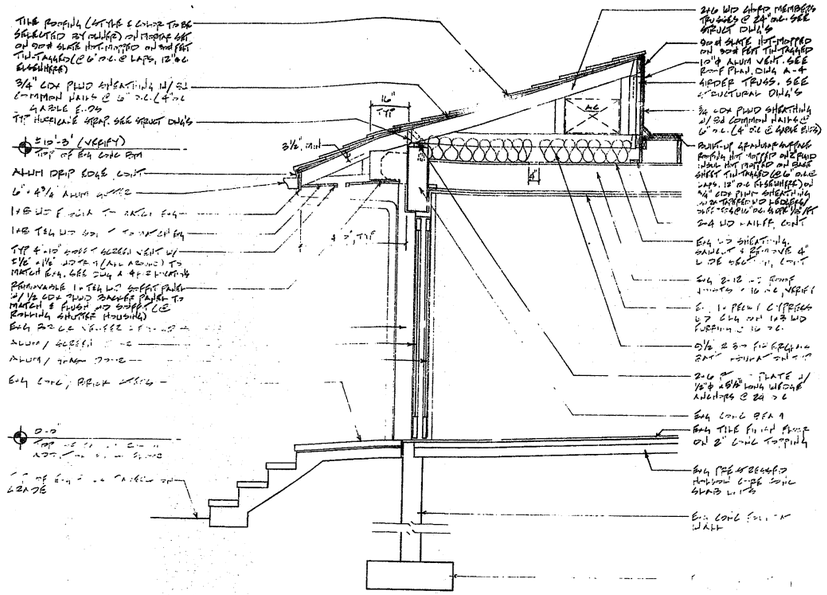
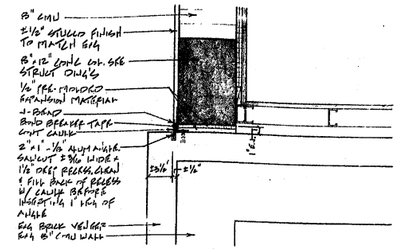
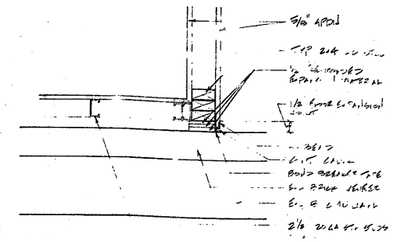
OF 9
A6

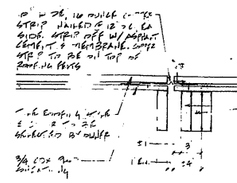


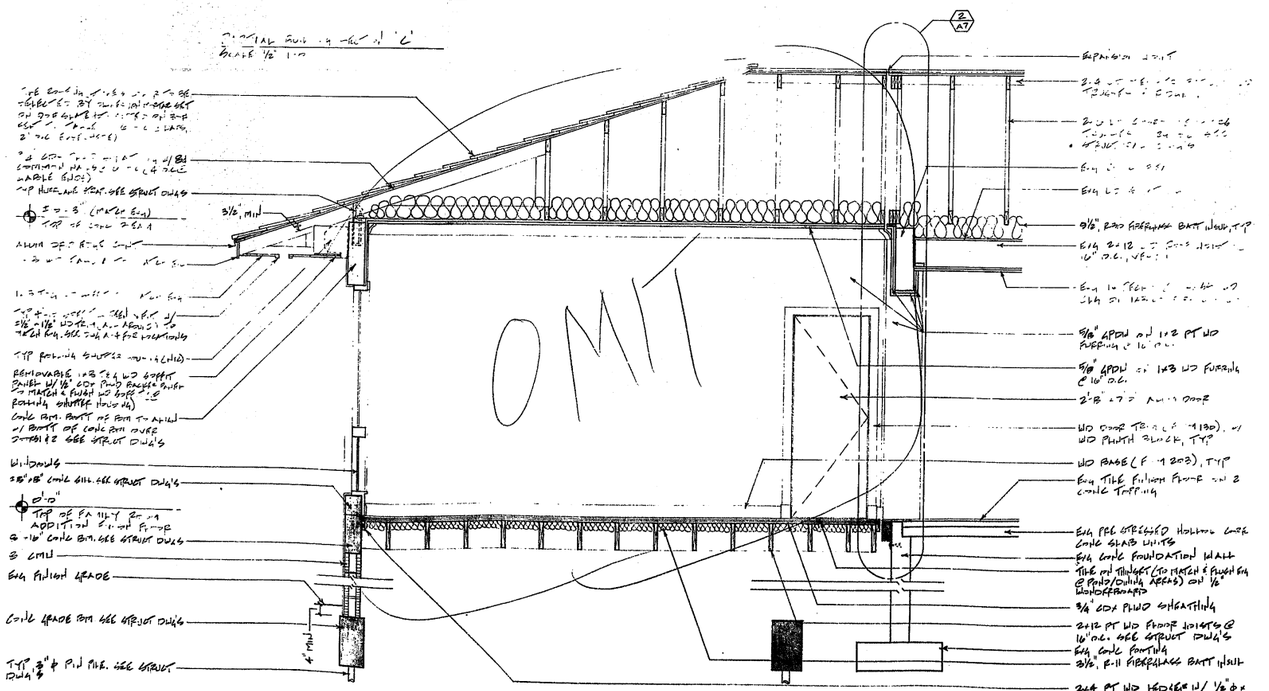
PARTIAL BUILDING SECTION 'A'
SCALE: 1/8" = 1'-0"



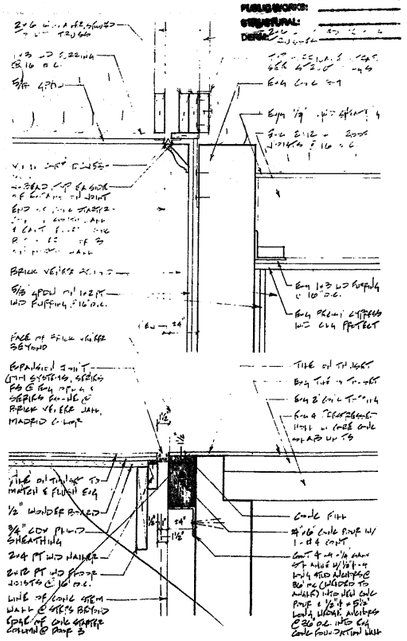
EXPANSION JOINTS DETAIL
SCALE: 1/8" = 1'-0"








PARTIAL BUILDING SECTION 'B'
SCALE: 1/8" = 1'-0"



EXPANSION JOINTS DETAIL
SCALE: 1/8" = 1'-0"

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WILLIAM
E
TSCHUMY
JR

ARCHITECT

2346 DOUGLAS RD
CORAL GABLES
FLORIDA 33134
(305) 446-1789


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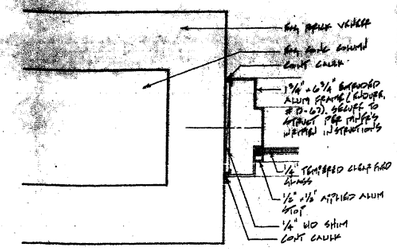
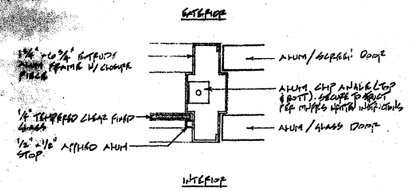
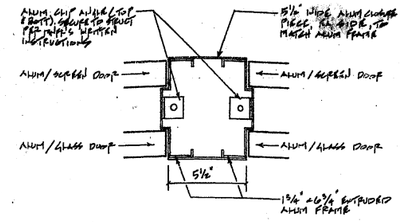
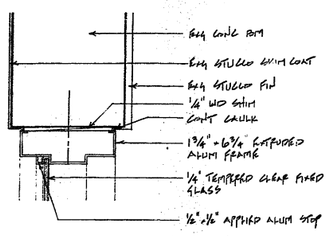


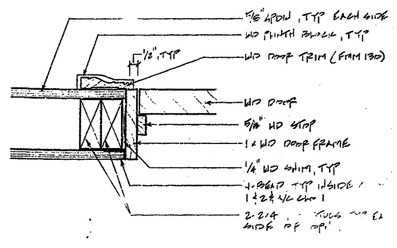

1 A8 DOOR/SIDE-LITE JAMB - 1 & 2
SCALE: 3"=1'-0"



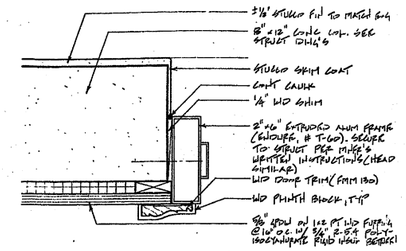



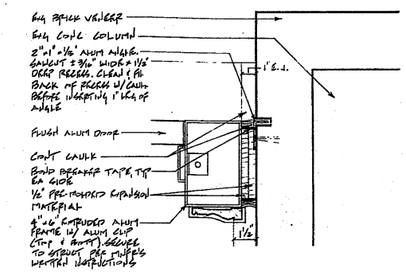

NOTE:
CONTRACTOR TO PROVIDE SHIMMED & SEALED SHOP DRAWING & CALCULATIONS FOR ALUM DOOR & SIDE-LITE FRAMES IN COMPLIANCE W/ THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION, SEE DOOR SCHEDULE.



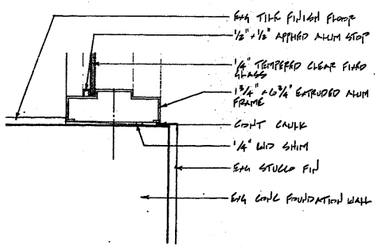




4 A8 DOOR JAMB - 4, 5 & 10
SCALE: 3"=1'-0"

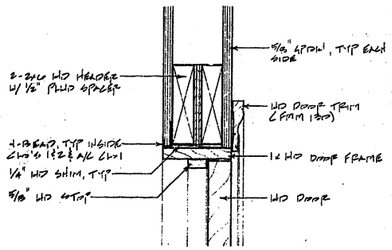



7 A8 DOOR JAMB - 3 (HEAD SIMILAR)
SCALE: 3"=1'-0"




2 A8 DOOR SIDE-LITE HEAD/SILL - 1 & 2
SCALE: 3"=1'-0"




5 A8 DOOR HEAD - 4, 5 & 10
SCALE: 3"=1'-0"

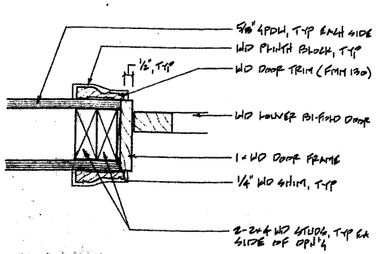
DOOR SCHEDULE

| MARK | TYPE | SIZE | THRESHOLD | DOOR MATERIAL | DOOR FINISH | FRAME MATERIAL | FRAME FINISH | REMARKS *4. |
|---|---|---|---|---|---|---|---|---|
| 1 | A | pr 8'-6 x ±7'-8" x 1-3/4" | AL | AL/GL | PNT | AL | PNT | *1, *2, *6 |
| 2 | A | pr 8'-6 x ±7'-8" x 1-3/4" | AL | AL/GL | PNT | AL | PNT | *1, *2, *6 |
| 3 | B | 2'-8" x 7'-0" x 1-3/4" | AL | AL | PNT | AL | PNT | *5 |
| 4 | C | 2'-4" x 7'-0" x 1-3/4" | | WDPNL | PNT | WD | PNT | |
| 5 | C | 2'-4" x 7'-0" x 1-3/4" | | WDPNL | PNT | WD | PNT | |
| 6 | D | pr 2'-6" x 6'-8" x 1-1/8" | | BIWD | PNT | WD | PNT | *3 |
| 7 | D | pr 2'-6" x 6'-8" x 1-1/8" | | BIWD | PNT | WD | PNT | *3 |
| 8 | D | pr 2'-6" x 6'-8" x 1-1/8" | | BIWD | PNT | WD | PNT | *3 |
| 9 | D | pr 2'-8" x 6'-8" x 1-1/8" | | BIWD | PNT | WD | PNT | *3 |
| 10 | E | pr 2'-4" x 6'-8" x 1-3/4" | | FLWD | PNT | WD | PNT | |
| 11 | F | ± 2'-8" x 6'-8" x 1-3/4" | | FLWD | PNT | | | *5 |

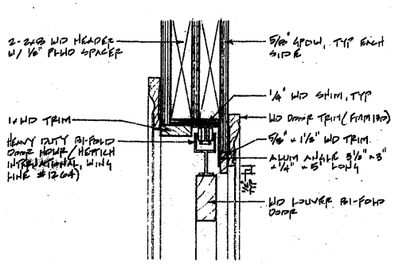
*1 Provide matching aluminum/screen doors on exterior. Aluminum/glass doors to be on the interior.
*2 Provide matching aluminum/fixed glass side-lites.
*3 Mattich International, Wing Line 1264, Heavy Duty Bi-Fold door set hardware.
*4 Hardware to be selected by Owner, installed by Contractor.
*5 Replace existing door with a full wood louver door in existing door frame.
*6 Submit shop drawings for review.

ABBREVIATIONS

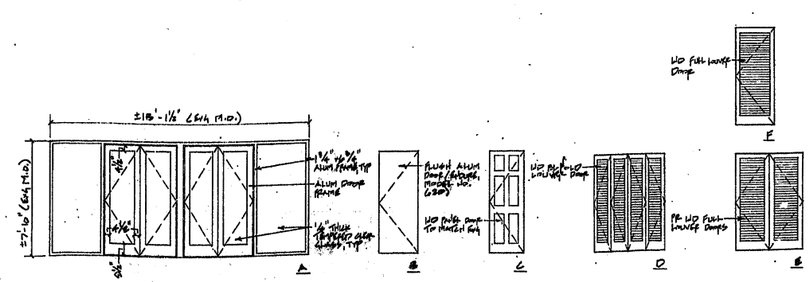
| | | | | | |
|---|---|---|---|---|---|
| pr | Pair | WD | Wood | FLWD | Full louver wood |
| AL | Aluminum | BIWD | Bifold wood full louver | WDPNL | Wood panel (to match existing) |
| GL | Glass | PNT | Paint | | |




6 A8 DOOR JAMB - 6, 7, 8 & 9
SCALE: 3"=1'-0"




6 A8 DOOR HEAD - 6, 7, 8 & 9
SCALE: 3"=1'-0"




DOOR TYPES
SCALE: ¼"=1'-0"

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WILLIAM E TSCHUMY JR
ARCHITECT
2346 DOUGLAS RD
CORAL GABLES
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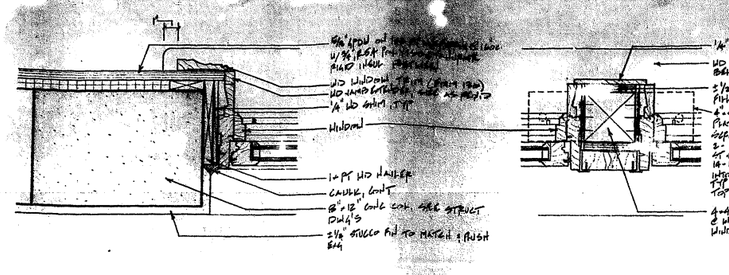
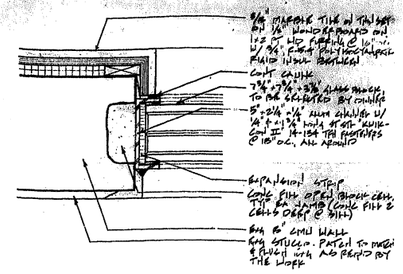



1 A9 WINDOW JAMB - 1 & 2
SCALE: 3"=1'-0"




3 A9 WINDOW JAMB - 3 (HEAD SIMILAR)
SCALE: 3"=1'-0"

WINDOW SCHEDULE

| MARK | SIZE (W x H) *1 | REMARKS *2, *5, *6, *10. |
|---|---|---|
| 1 | 13'-9" x 8'-8" M.O. | |
| 2 | 15'-8" x 7'-2" M.O. | *3, *8, *9 |
| 3 | ±4'-1" x ±4'-8" M.O. | *4, *8, *9 |
| | | *7 |

*1 DIMENSIONS GIVEN ARE FOR THE MASONRY OPENING. VERIFY SIZE OF ALL MASONRY OPENINGS PRIOR TO ORDERING WINDOWS.

*2 MODEL NUMBERS IDENTIFIED ARE FROM KOLBE & KOLBE, CLAD CASEMENT UNITS - W SERIES.

*3 THE TWO END UNITS EACH CONSIST OF A MODEL NO. KCX246 (TOP) WITH TWO MODEL NO. KCX12 (BOTTOM). THE MIDDLE UNIT CONSISTS OF ONE KCX186 (TOP, FIXED GLASS UNIT) AND ONE KCX12 (BOTTOM). THE KCX12 UNITS ARE TO BE FIXED GLASS UNITS. PROVIDE CASEMENT SUPPORT MULLIONS WHERE REQUIRED.

*4 EACH UNIT (2 TOTAL) CONSISTS OF A MODEL NO. KCW45 (TOP) WITH FOUR MODEL NO. KCW12 (BOTTOM). THE KCW12 UNITS ARE TO BE FIXED GLASS UNITS. PROVIDE CASEMENT SUPPORT MULLIONS WHERE REQUIRED.

*5 PROVIDE SCREENS FOR ALL OPERABLE UNITS (COLOR TO BE SELECTED BY OWNER).

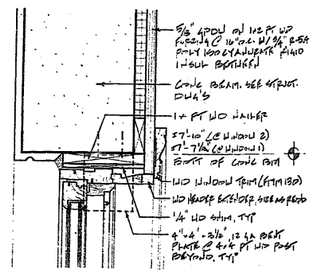
*6 EXTERIOR FRAME COLOR AND INTERIOR FRAME FINISH TO BE SELECTED BY OWNER.

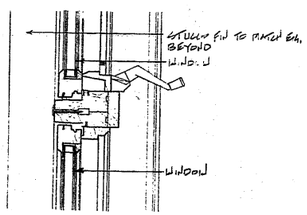
*7 8" x 8" x 3-7/8" GLASS BLOCK TO BE SELECTED BY OWNER.

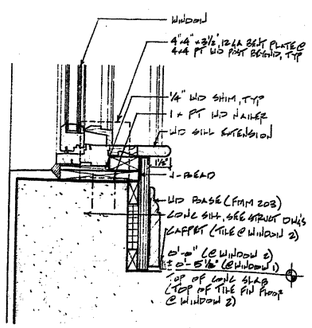
*8 PROVIDE 1/4" THICK TEMPERED CLEAR GLASS.

*9 SECU = WINDOW FRAMES TO MASONRY PER METRO DADE PRODUCT CONTROL REQUIREMENTS.

*10 SUBMIT SHOP DRAWINGS FOR REVIEW.




2 A9 WINDOW HEAD/SILL-1 (WINDOW 2 SIMILAR)
SCALE 3"=1'-0"

ROOM FINISH SCHEDULE

| ROOM | FLOOR | BASE *8 | WALLS | CEILING FINISH | HEIGHT | REMARKS *6. |
|---|---|---|---|---|---|---|
| FAMILY | T | WD | GPDW | GPDW | ±10'-0" | *1, *9 |
| CLO 1 | T | WD | GPDW | GPDW | ±10'-0" | *1 |
| CLO 2 | T | WD | GPDW | GPDW | ±10'-0" | *1 |
| A/C CLO 1 | VCT | WD | GPDW | EXG | ±9'-3" | |
| EXERCISE | VCT | WD | GPDW | EXG | ±9'-3" | |
| CLO 3 | C | WD | GPDW | GPDW | ±9'-3" | |
| CLO 4 | C | WD | GPDW | GPDW | ±9'-3" | |
| MASTER BEDROOM EXTENSION | C | WD | GPDW | GPDW | VARIES | *2, *9, *10 |
| MASTER BEDROOM | C | WD/EXG | GPDW/EXG | PL/EXG | ±9'-3" | *3 |
| SHOWER 2 | MT | | MT | GPDW | ±9'-3" | |
| LIVING | EXG | EXG | EXG | GPDW | VARIES | *4, *9 |
| TOILET | MT | MT | EXG | EXG | EXG | *5 |
| MASTER BATH | MT | MT | EXG | EXG | EXG | |
| DINING/POND | | | | | | *7 |
| LIBRARY | | | | | | *11 |

*1 Match and flush tile finish floor in Dining and Pond areas. Tile to be selected by Owner, installed by Contractor.
*2 Minimum ceiling height is ±8'-3".
*3 Provide wood base to match and flush adjacent.
*4 Minimum ceiling height is ±7'-8".
*5 Remove/reinstall existing water closet and bidet upon completion of floor tile installation.
*6 Patch all existing finishes damaged by the work and as required by the work.
*7 Patch existing Pecky Cypress wood ceiling at removed fans and skylights and at modified air conditioning work.
*8 Wood base FMM 203, except as noted.
*9 Wood crown mold FMM 313, except as noted.
*10 Wood base to be a continuation of that in the Master Bedroom, FMM 203 (verify).
*11 Patch pecky cypress wood ceiling to match and flush existing at removed supply air grille.

ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| T | Tile | EXG | Existing | MT | Marble Tile |
| VCT | Vinyl composition tile | WD | Wood | | |
| C (NIC) | Carpet | GPDW | Gypsum Drywall | | |

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WILLIAM
E
TSCHUMY
JR

ARCHITECT

2346 DOUGLAS RD
CORAL GABLES
FLORIDA 33134
(305) 446-1789


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11/22/94

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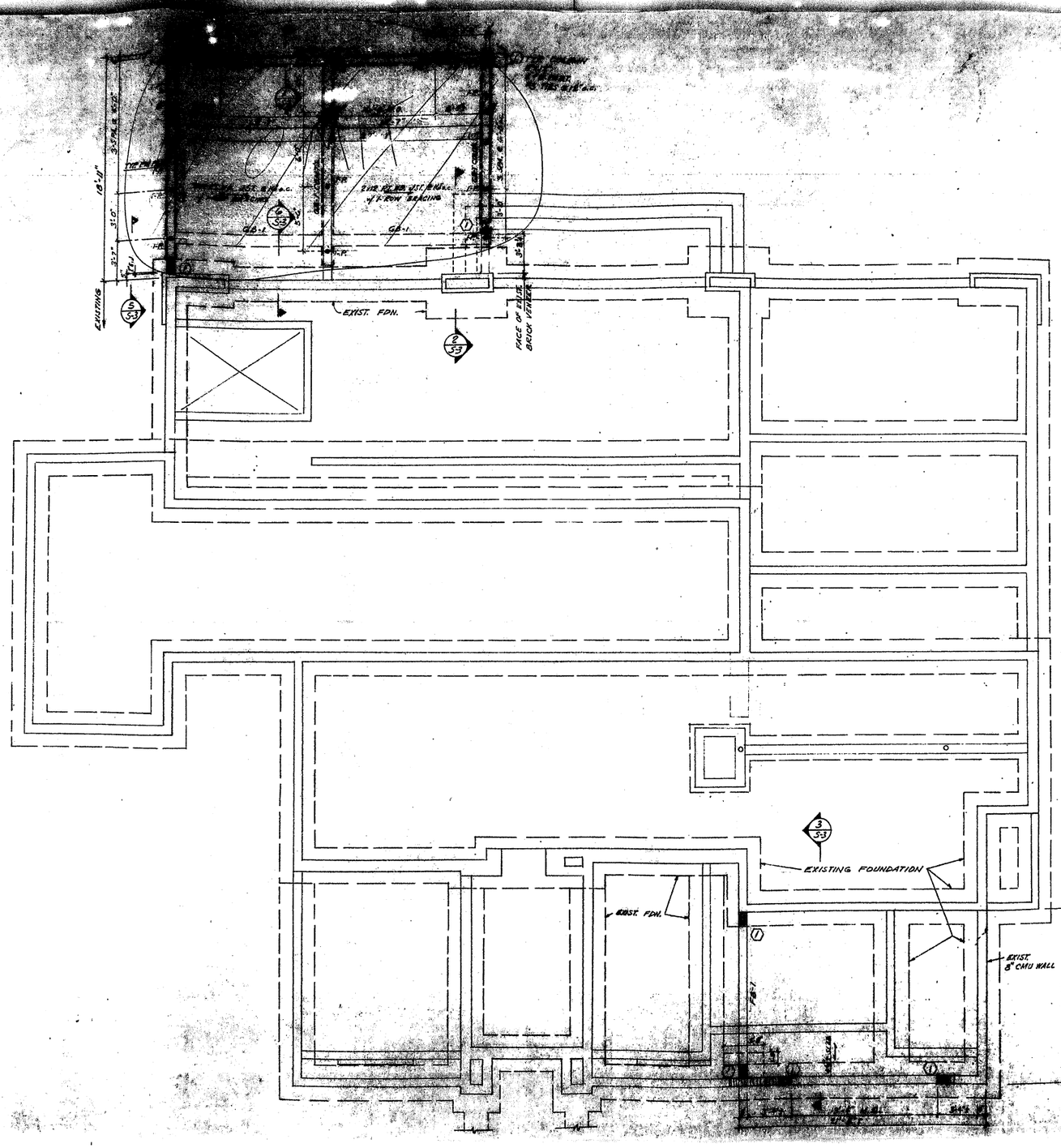


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FOUNDATION PLAN
1/4"=1'-0"

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JR
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RG. 12655
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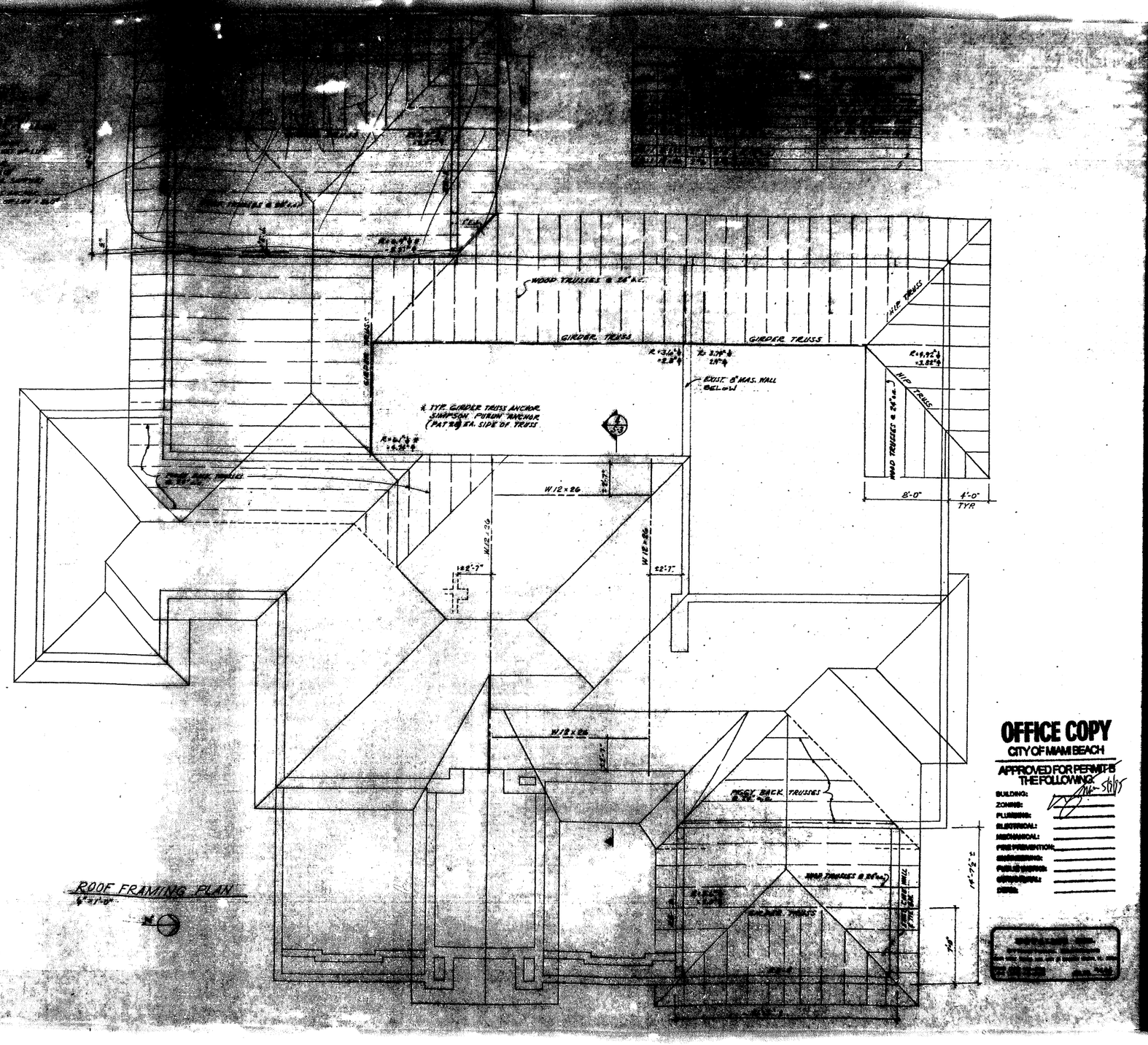


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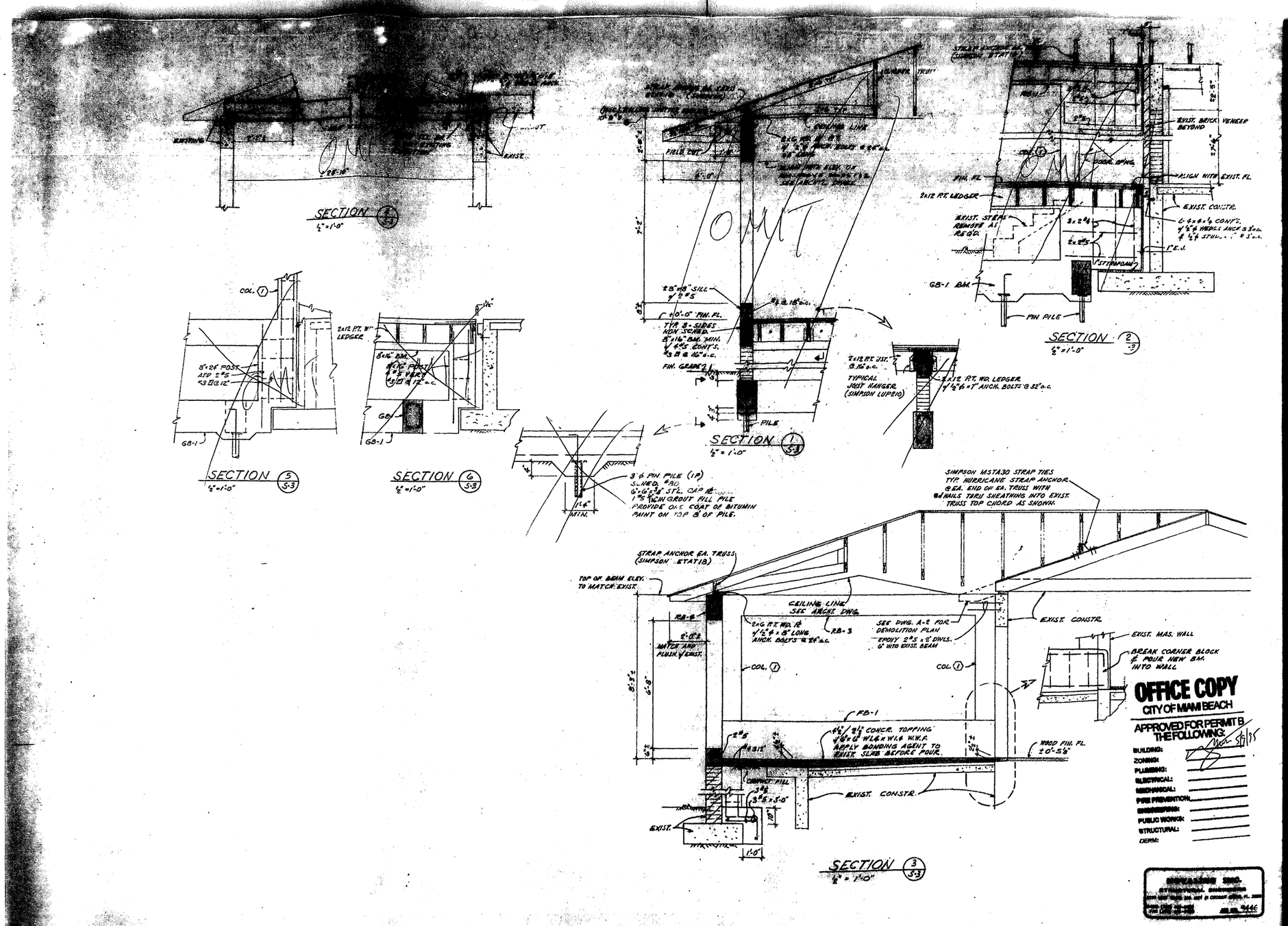


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ARCHITECT
2346 DOUGLAS RD
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1/22/95

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## GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION.

2. USE THESE NOTES IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.

3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH REQUIREMENT OF THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.

4. ALL REFERENCED STANDARDS REFER TO EDITION IN FORCE AT THE TIME THESE PLANS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION.

5. NO DIMENSION SHALL BE SCALED FROM DRAWINGS.

6. CONTRACTOR SHALL REVIEW ALL CONTRACT DRAWINGS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS SHALL BE NOTIFIED IN WRITING TO THE ENGINEER. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. CONTRACTOR SHALL CONFORM WITH CHANGE ONLY AFTER RECEIVING THE ACCEPTED MODIFICATION FROM THE ENGINEER.

7. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSED, OPENINGS, RECESS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT-ENGINEER BEFORE PROCEEDING WITH THE WORK.

8. CONTRACTOR SHALL PROTECT, EXISTING FACILITIES, STRUCTURE AND UTILITY LINES FROM ALL DAMAGE; PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OF NEGLECT.

9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.

10. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT/ENGINEER.

11. DESIGN LOADS:
    ROOF LIVE LOAD ———————— 30 PSF
    PARTITION ———————— 20 PSF
    WIND PRESSURE BASE VELOCITY ———————— 120 MPH

12. WHEN PERFORMING WORK BELOW GRADE CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT-ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT-ENGINEER.

13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

## SHOP DRAWING SUBMITTAL

1. REVIEW OF SUBMITTAL BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT CONTENT.

2. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, ALLOWING ADEQUATE TIME FOR PROCESSING. AN AVERAGE SUBMITTAL IS REVIEWED BY THE STRUCTURAL ENGINEER WITHIN 7 CALENDAR DAYS OF RECEIPT OF THEM.

3. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS SHOP DRAWINGS.

4. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO THE A/E.

5. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

6. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH ONE SEPIA AND TWO BLUE LINE COPIES OF SHOP DRAWINGS FOR REVIEW. ENGINEER WILL RETURN STAMPED SEPIA AND WILL RETAIN THE BLUELINE COPY FOR HIS RECORDS.

7. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTAL MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTAL MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RE-SUBMITTAL.

8. SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.

## WOOD TRUSS

1. GENERAL: DESIGN, MANUFACTURE AND ERECTION SHALL COMPLY WITH THE STANDARDS OF THE TRUSS PLATE INSTITUTE. WITH THE STANDARDS OF THE TRUSS PLATE INSTITUTE.
   DESIGN LOADS: TOP CHORD= 45 PSF. BOTTOM CHORD= 10 PSF.
   CONNECTIONS: PROVIDE HURRICANE FASTENERS, "SIMPSON" OR EQUAL, EACH SIDE OF EACH TRUSS AS DETAILED.

## SUPERSTRUCTURE REINFORCING CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).

2. CONCRETE STRENGTH AT 28 DAYS SHALL 4000 PSI MIN.

3. USE TYPE I CEMENT CONFORMING TO ASTM C 150 (6 SACKS PER YARD MINIMUM). AGGREGATES THAT ARE CLEAN, FREE OF CHLORIDES AND WELL-GRADED, MAX. SIZE 3/4" (ASTM C 33 SIZE 67). USE WATER-REDUCING ADMIX. IN ALL STRUCTURAL CONCRETE, CONFORMING TO ASTM C-494 TYPE D, WITH 4% ± 1% ENTRAINED AIR. ADMIXTURE SHALL CONFORM TO ASTM C 260. DO NOT USE CALCIUM CHLORIDE IN ANY CONCRETE.

4. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR COMMENCEMENT OF ANY CONCRETE WORK.

5. NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

6. PROVIDE A 4" SLUMP WITH A TOLERANCE OF ± 1".

7. UNLESS OTHERWISE SPECIFIED, TAKE ONE SET OF 5 CYLINDERS FOR EVERY FIFTY CUBIC YARDS OR FRACTION THEREOF FOR EACH CLASS OF CONCRETE POURED EACH DAY. FOLLOW ASTM STANDARDS FOR SAMPLING AND TESTING. TEST ONE CYLINDER AT 3 DAYS AND 7 DAYS AND 3 AT 28 DAYS. IF ONE OF THE FIRST TWO 28 DAY TESTS FALLS BELOW SPECIFIED STRENGTH, TEST THE THIRD CYLINDER AT 56 DAYS. TAKE ONE SLUMP TEST (ASTM C 143) FOR EACH SET OF TEST CYLINDERS CAST.

8. NO CONCRETE TEST WILL BE ACCEPTED IF CONCRETE IS TAMPERED WITH IN ANY WAY AFTER SAID TEST IS PERFORMED. REPEAT TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.

9. FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" ACI 347.

10. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE ADEQUATE SHORING RE-SHORING, BRACING AND FORMWORK.

11. USE ASTM A-615 GRADE 60 FOR ALL REINFORCING STEEL. CONFORM TO ACI-301, ACI-315, ACI-318, AND CRSI "MANUAL OF STANDARD PRACTICE". ALL REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. USE 1" COVER OVER REINFORCING EXCEPT AS FOLLOWS:

| | BOTTOM | TOP | SIDES |
|---|---|---|---|
| BEAMS ———— | 2" | 2" | 2" |
| COLUMNS ———— | — | — | 2" |

12. USE PLAIN, COLD-DRAWN ELECTRICALLY-WELDED STEEL WIRE FABRIC CONFORMING TO ASTM A-185. SUPPLY IN FLAT SHEETS ONLY.

## NON REINFORCED CONCRETE MASONRY - LOAD BEARING

1. LAY UP ALL MASONRY UNITS PRIOR TO CONSTRUCTION OF THE NEXT STORY. SECURE MASONRY TO COLUMNS AS DETAILED ON DRAWINGS. WHERE TIE COLUMNS ARE SHOWN AS PROVIDING ANCHORAGE FOR MASONRY, POUR TIE COLUMNS AFTER LAYING UP MASONRY BUT BEFORE PLACING SUPPORTED MEMBERS. LAY UP UNITS IN RUNNING BOND, U.O.N. USE TYPE M MORTAR.

2. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C 90 GRADE N EXCEPT THE MIN. COMPRESSIVE STRENGTH OF ANY UNIT IS 1500 PSI AND THE AVERAGE OF THREE UNITS IS 2000 PSI. TEST ONE SET OF MASONRY UNITS PRIOR TO BEGINNING OPERATIONS AND, ONE SET FOR EACH 3000 SQ. FT. OF WALL AREA. SAMPLE FROM ACTUAL FIELD UNITS.

3. USE STANDARD TRUSS-TYPE MASONRY REINFORCING IN EVERY OTHER COURSE OF MASONRY BEARING WALLS EXTEND INTO TIE COLUMNS OR MASONRY COLUMNS.

4. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW ANCHOR ELEVATION.

5. USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

6. PROVIDE LINTELS OR HEADERS OVER ALL MASONRY OPENINGS NOT FLUSH WITH STRUCTURAL FRAME. LINTELS OR HEADERS TO BEAR MIN. 8 INCHES EACH SIDE OF OPENING.

## STRUCTURAL STEEL

1. ALL STEEL SHALL BE ASTM A36 HAVING A MINIMUM YIELD POINT OF 36,000 PSI U.O.N.

2. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC EIGHTH EDITION SPECIFICATIONS OF THE AISC "STEEL CONSTRUCTION MANUAL".

3. ALL WELDED CONNECTIONS SHALL CONFORM TO THE AWS STRUCTURAL WELDING CODE D1-85.

4. WELDING ELECTRODES TO BE E/70XX (U.O.N.).

5. ALL BOLTS USED FOR CONNECTIONS BETWEEN STEEL MEMBERS SHALL BE HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

## ADHESIVE ANCHORS

1. USE ADHESIVE ANCHOR SYSTEMS SUCH AS HILTI "HVA", RSD-HEAD "REDI-CHEM", MOLLY, "PARABOND", OR AN APPROVED SUBSTITUTION HAVING I.C.B.O. APPROVAL AND DADE COUNTY PRODUCT APPROVAL.

2. INSTALL AND MAINTAIN A MIN. EMBEDMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, OR AS SPECIFIED ON DRAWINGS.

3. PROVIDE A MIN. ANCHOR SPACING AND EDGE DISTANCE OF 5 BOLT-DIAMETERS.

4. DO NOT EXCEED MANUFACTURER'S MAX. RECOMMENDED TIGHTENING TORQUE.

## PILE FOUNDATION

PILE CAPACITY: 5 TON MIN. DRIVE TO REFUSAL.
PILE ESTIMATED LENGTH IS FOR BIDDING PURPOSE ONLY 75 FEET.

**OFFICE COPY**
CITY OF MIAMI BEACH

APPROVED FOR PERMIT B
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
DERM:

NOVALESS INC.
STRUCTURAL ENGINEERS
2324 WEST 76000 AVE. UNIT 31 CORAL GABLES, FL. 33146
PHONE (305) 445-0888
FAX (305) 445-9486
JOB NO. 9446

C. JBICK
RESIDENCE
ADDITION


WILLIAM
E
TSCHUMY
JR
ARCHITECT
2346 DOUGLAS RD
CORAL GABLES
FLORIDA 33134
(305) 446-1789


COMM NO. 92-1
DATE 11-18-94
DRAWN BY FK
APPROVED FK

REVISIONS

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Roman A. Gutierrez
P.E. 12655
11/22/94

DRAWING
OF 4
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