

PERMIT NUMBER

B9300428

ADDRESS

(PERMIT)
Printed:02/10/94 09:17
Version:BMISC 9301

CITY OF MIAMI BEACH
Building Department
555 Hank Meyer Blvd. (17th St.)
Miami Beach, Florida 33139
(305) 673-7610 Hours of Operation 8:30 to 5:00

Page 1 OF 1

1554 W 25TH ST
Permit Number :BMS40605
Status : APPROVED

This type : B.D. MISCELLANEOUS RECEIPT'S
(Valid only when Status: APPROVED)
Parcel number : 3228-001-1090
Group-occup/use: SF

Owner : THEODORE GELMAN &W ELLEN
Applicant : WAAS PHILLPS CONSTRUCTION CO.
Applicant Addr : 5528 NW. 79TH AVENUE
MIAMI, FLORIDA 33166
Phone number : 305/592/9574
Class code : REVIS 0
Valuation :
Construction : OTH
Permit to do : PLANS REVISION PERMIT #B9300428
Job Address : 1554 W 25TH ST

Project Number: A9327582
Validated by : AA
Inspector area: S
Date Applied : 02/07/94
Date Approved : 02/10/94
Date Completed:
Date To Expire:

PAID
FEB 10 1994

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

All of the INSPECTIONS that may be necessary for this PERMIT are printed on this document. Please refer to the INSPECTION Name and Number when requesting an INSPECTION.

*** Activity Fees ***	Units	Fee/Unit	Ext fee	Data
Fee description				
ENTER REVISED PLANS FEE (MAX \$200)>	200.00		200.00	
TOTAL MISCELLANEOUS BUILDING FEES			200.00	

TOTAL ALL MISCELLANEOUS FEES		200.00	
*** Fees Required ***	*** Fees Collected & Credits ***		
	Receipt No.	Date	Payment
	BMS40605	02/07/94	50.00
		02/10/94	150.00
		*****	150.00
TOTAL THIS DATE			
Fees:	200.00		
Adjustments:	.00		
Total Fees:	200.00		
	Total Credits:		.00
	Total Payments:		200.00
	Balance Due:		.00

Distribution: 1-Building Inspection Cop(with Cashier Stamp), 2-Building Insp
3-City Accounting Division, 4-Metro Dade Co.Tax Assesor Dept., 5-Applicant
(Rev: 9001, PFBLDG01,em)

30

COMM

** ACTIVITY

Permit No: B9300400

Applicant

(APPL)

Printed: 02/07/94

Version: BM150

/94

59

16

1554 W 25TH ST
Permit Number
Status

APPLICATION 9012
This type
(This is NOT a PERMIT)
Parcel number 3222-001-100
Group-occup/uses: 00

Owner
Applicant
Applicant Address

Phone Number
Class code
Valuation
Construction
Permit to do
Job Address

ACTIVITY
ACTIVITY
ACTIVITY
ACTIVITY
ACTIVITY

(APPL)
Printed 04-07
Version 0001

1554 W 83RD ST
Permit Number 1000000000
Status

This type
(This is NOT a PERMIT)
Parcel number 0000 000000
Group-occup/user SF

Owner THEODORE BELMAN JR 000000
Applicant NAAC PHILIPS LAW FIRM 000000
Applicant Addr 5222 NW 70TH AVENUE
MIAMI, FLORIDA 33142
Phone number 305/342/0074
Class code REVIS
Valuation 0
Construction 01H
Permit to do PLANS REVISION FOR 1000000000
Job Address 1554 W 83RD ST

*** Activity Fees ***
Fee description
ENTER REVISION PLANS FOR 1000000000
TOTAL MISCELLANEOUS 1000000000

TOTAL ALL MISCELLANEOUS 1000000000
*** Fee Summary ***
1000000000

Fee
1000000000
1000000000

01/11/94
19:59
Type: BUILD
Status: PENDING
NEEDS QUALIFIER'S SIGNATURE

COMM ** ACTIVITY COMMENTS **

Permit No: B9300428 REMODELING & ADDITION
Applicant: THEODORE GELMAN & W. ELLEN
Location: 1554 W 25TH ST

No	Date	User	Comment Text
1	011194	BLDGADMN	JF-1 PROVIDE CALCULATIONS FOR ALL STRUCTURAL COMPONENTS
2	011194	BLDGADMN	AND THE WHOLE STRUCTURE, FOR GRAVITY AND WIND LOADS.
3	011194	BLDGADMN	ALL SHEETS TO BE SIGNED AND SEALED.
4	011194	BLDGADMN	JF-2 PLEASE PROVIDE BLOWS REQUIRED FOR PILES TO ATTAIN THE
5	011194	BLDGADMN	SPECIFIED CAPACITY.
6	011194	BLDGADMN	JF-3 PROVIDE REINFORCING FOR AUGERCAST PILES. ALSO, PROVIDE
7	011194	BLDGADMN	EMBEDMENT LENGTH OF REINFORCING INTO GRADE BEAMS.
8	011194	BLDGADMN	JF-4 PROVIDE DEPTH OF PENETRATION AND BLOWS REQUIRED FOR
9	011194	BLDGADMN	PIN PILES. ALSO, WERE BORINGS TAKEN TO ESTABLISH THE
10	011194	BLDGADMN	USE OF THESE PIN PILES.
11	011194	BLDGADMN	JF-5 DETAIL 5/S1, PROVIDE CALCULATIONS FOR HOW PIN PILES
12	011194	BLDGADMN	SUPPORT ECCENTRIC LOADS, AS SHOWN.

Enter Comment:
Add/Change/Delete: A (A/C/D) line: Note: Users may only update own Comments.

COM

** ACTIVITY COMMENTS **

01/11/94
20:00

Permit No: B9300428 REMODELING & ADDITION
Applicant: THEODORE GELMAN & W. ELLEN
Location: 1554 W 25TH ST

Type: BUILD
Status: PENDING
NEEDS QUALIFIER'S SIGNATURE

No	Date	User	Comment Text
1	011194	BLDGADMN	JF-6 PROVIDE ALLOWABLE ECCENTRICITY FOR AUGERCAST PILES,
2	011194	BLDGADMN	AND HOW IS THIS ECCENTRICITY RESISTED.
3	011194	BLDGADMN	JF-7 HAS IT BEEN ESTABLISHED THAT ALL OF THE EXISTING WALLS
4	011194	BLDGADMN	THAT ARE TO BE REMOVED ARE NOT LOAD BEARING ?
5	011194	BLDGADMN	IF NOT, THIS SHOULD BE FIELD VERIFIED.
6	011194	BLDGADMN	JF-8 SECTIONS 4 AND 5 S1, PROVIDE SPECS FOR DRILLING AND
7	011194	BLDGADMN	EPOXY OF REINFORCING INTO EXISTING.
8	011194	BLDGADMN	JF-9 FOR ROOF TRUSSES, PROVIDE REQUIRED GRAVITY LOADS AND
9	011194	BLDGADMN	NET WIND UPLIFT FOR DESIGN, BY TRUSS MANUF.
10	011194	BLDGADMN	JF-10 PLEASE SHOW IN PLAN, IN DRAWINGS, THE VERTICAL
11	011194	BLDGADMN	REINFORCING ADJACENT TO ALL OPENINGS.
12	011194	BLDGADMN	JF-11 C/A8 SHOWS 2X12 RAFTERS AT 24", S-2 SHOWS 2X10 AT 24".

Enter Comment:
Add/Change/Delete: A (A/C/D) line: ___ Note: Users may only update own Comments.

COMM

** ACTIVITY COMMENTS **

01/11/94

Permit No: B9300428 REMODELING & ADDITION

20:00

Applicant: THEODORE GELMAN & W. ELLEN

Type: BUILD

Location: 1554 W 25TH ST

Status: PENDING

NEEDS QUALIFIER'S SIGNATURE

No	Date	User	Comment Text
1	01/11/94	BLDGADMN	PLEASE CLARIFY.
2	01/11/94	BLDGADMN	JF-12 PROVIDE CALCULATIONS FOR ALL LEDGERS USED. VALUES
3	01/11/94	BLDGADMN	PERPENDICULAR TO GRAIN ARE LOW.
4	01/11/94	BLDGADMN	JF-13 SECTION 1/S-2, MUST SPECIFY WHAT TYPE OF TRUSS
5	01/11/94	BLDGADMN	HANGER IS TO BE USED, AND THE REQUIRED NAILING.
6	01/11/94	BLDGADMN	JF-14 PLEASE ADDRESS ALL ITEMS ABOVE, REVISE DRAWINGS AS
7	01/11/94	BLDGADMN	REQUIRED, AND RE-SUBMIT, FOR COMPLETE REVIEW. TOO
8	01/11/94	BLDGADMN	MANY ITEMS TO CONTINUE REVIEW. PLEASE RE-SUBMIT.

Enter Comment:

Add/Change/Delete: A (A/C/D) Line: ___ Note: Users may only update own Comments.

Office Copy

BUZINEC ASSOCIATES

ARCHITECTS and PLANNERS

16 March 1994

Building Official
City of Miami Beach
Building and Zoning Dept
Miami Beach Florida

RE: THE GELMAN RESIDENCE ADDITION
1554 West 25th Street
Sunset Island #2

To Whom It May Concern:

This is to inform you that we, the undersigned, have checked the truss shop drawings for the above referenced project, prepared by a Florida registered P.E. and that they conform to this office's design loading and criteria as called for in the latest edition of the South Florida Building Code.

Please contact this office if you have any question or need further clarification.

S E A L

Paul A. Buzinec, A.I.A.
Architect

S E A L

Mohammed Hajjar, P.E.
Engineer

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=====
<<<<A.C.E.S Version 6.1>>>>===== [ 012587 ]===== <<<<SUPERIOR>>>>=====
Customer : PHILLIPS-JP
Project # : 8040
Span : 19-6
Truss ID : FGT2
Quantity : 1
Thu Jan 28 01:50:49 1993
Family # : 303
Top Pitch : /12
=====

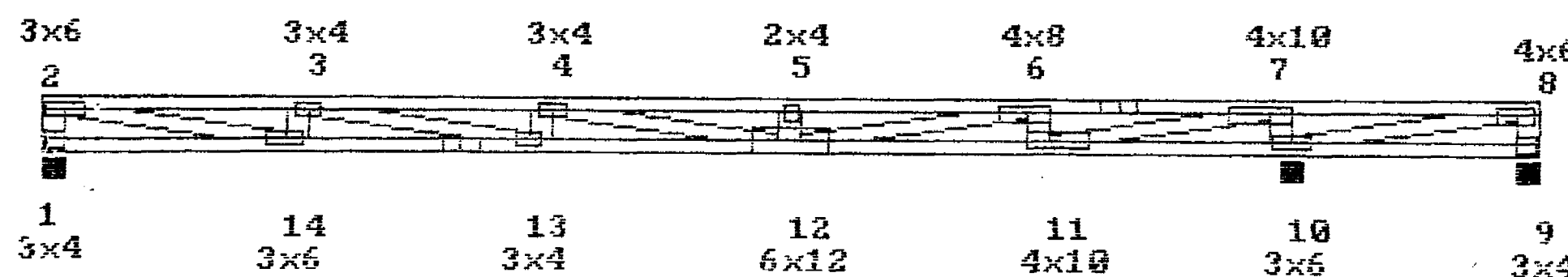
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TOP CHORD	BOTTOM CHORD	WEBS	REACTIONS - SIZE
1-2:-747	9-10:-0	2-14:-2225	1:-763 3.50
2-3:-2146	10-11:-2155	3-14:-555	9:-413 3.50
3-4:-3003	11-12:-853	4-13:-889	10:-1763 3.50
4-5:-2573	12-13:-3003	5-12:-202	
5-6:-2573	13-14:-2146	6-12:-447	
6-7:-853	14-1:-0	7-11:-320	
7-8:-2155		8-12:-1782	
8-9:-429		9-11:-790	
		10-11:-3118	
		11-12:-1142	

PLATE OFFSETS (X=LEFT,Y=TOP):[j6=4.5,2],[j7=6.5,2],[j11=3.5,2.5],(SYMMETRIC PLATING TURNED ON)

3-4-3	6-6-9	9-9	12-11-7	16-1-13	19-6
3-4-3	3-2-7	3-2-7	3-2-7	3-2-7	3-4-3

3x6 SPL.



3x6 SPL.

3-4-3	6-6-9	9-9	12-11-7	16-1-13	19-6
3-4-3	3-2-7	3-2-7	3-2-7	3-2-7	3-4-3

LEFT HEIGHT:1-2 SPAN:19-6 RISE:1-2 RIGHT HEIGHT:1-2

LOADING (PSF)	MAX STRESSES	MINIMUM GRADE OF LUMBER
TOP 40	TOP 7-8=0.717	TOP CHORD:2*4 No.2 19 SP
BOTT 0	BOTT 12-13=0.723	BOTT CHORD:2*4 No.2 19 SP
	LL DEFL. @13=0.24 < L/360	WEBS :2*4 No.3 19 SP

STR. INC. : LUMB = 1.00 PLATE = 1.00 SPACING : 24.0 in. o. c.
 REPETITIVE STRESSES USED NO. OF MEMBERS = 1

WEBS: 2-14: 7-11 TO BE 2*4 No.2 19 SP
 PLATES ARE NITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATES MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH MDS DESIGN(SPEC. SSBC, EPI-9)
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT (BLDG ARCHITECT OR ENGINEER.

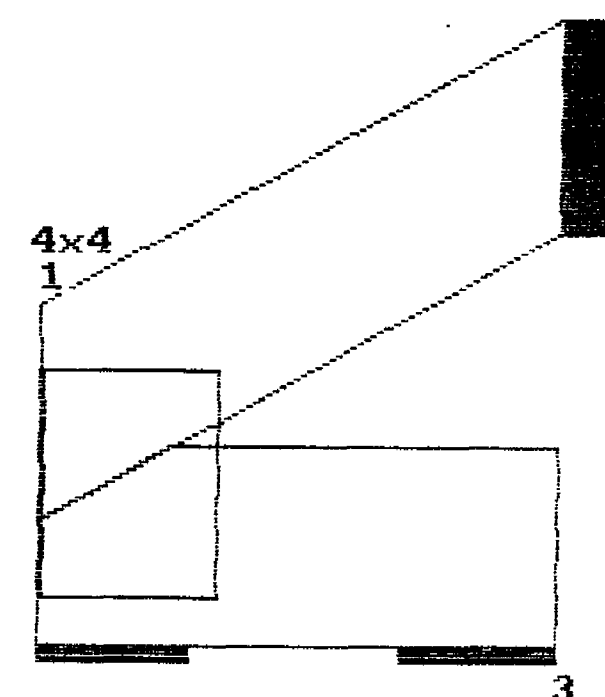
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<<<<<A.C.E.S Version 6.1>>>>===== [ 012580 ]===== <<<<<SUPERIOR>>>>=====
Customer : PHILLIPS-JP                               Thu Jan 28 01:43:10 1993
Project # : 8040                                       Truss ID : J1
Span : 1-0                                           Quantity : 1
Family # : 205
Top Pitch : 5./12
=====
FORCES - GRAVITY LOADS                                REACTIONS - SIZE
1-2: 0                                                1-39 3.50
2-3:-32                                              3-39 3.50
=====

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PROVIDE FOR 33 LBS UPLIFT AT JOINT 3
 PROVIDE FOR 49 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)

1-0
 1-0



1-0
 1-0

L. HL TO PK:1-1
 LEFT HEIGHT:0-6

SPAN:1-0

RISE:0-11

RIGHT HEIGHT:0-11

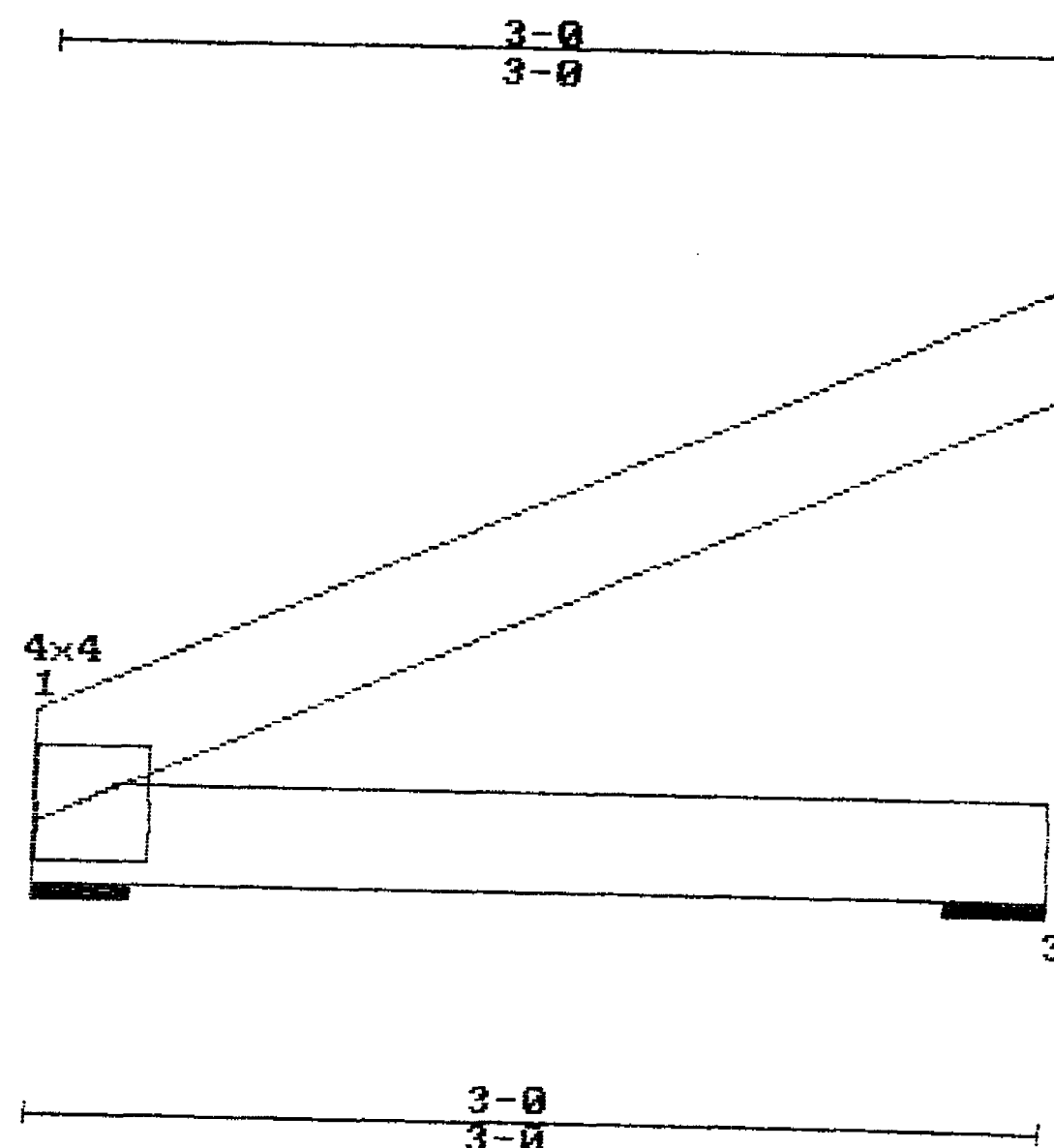
LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	1-2=0.011	TOP CHORD:2*4	No.2 19 SP
BOTT	0	BOTT	3-1=0.002	BOT CHORD:2*4	No.2 19 SP
		LL.DEFL.	< L/360	WEBS	:2*4 No.3 19 SP

STR INC.: LUMB = 1.33 PLATE = 1.33
 REPETITIVE STRESSES USED

TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT. ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK M20-250,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH MDS DESIGN SPECS, SSBC 101-2
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012579]===== <<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP
 Project # : 8040 Truss ID : J3 Thu Jan 28 01:43:00 1993
 Span : 3-0 Quantity : 1 Family # : 205
 Top Pitch : 5./12
 1-2: 0 FORCES - GRAVITY LOADS REACTIONS - SIZE
 2-3:-122 3-1: 0 1:-149 3.50
 3:-149 3.50

PROVIDE FOR 22 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 85 LBS UPLIFT AT JOINT 3
 PROVIDE FOR 124 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)



L. HL TO PK:3-3
 LEFT HEIGHT:0-6 SPAN:3-0 RISE:1-9 RIGHT HEIGHT:1-9

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	1-2=0.144	TOP CHORD:2*4	No.2 19 SP
BOTT	0	BOTT	3-1=0.030	BOT CHORD:2*4	No.2 19 SP
		LL.DEFL.	< L/360	WEBS	2*4 No.3 19 SP
STR. INC. : LUMB = 1.33		PLATE = 1.33		SPACING : 24.0 in. o. c.	
REPETITIVE STRESSES USED				NO. OF MEMBERS = 1	

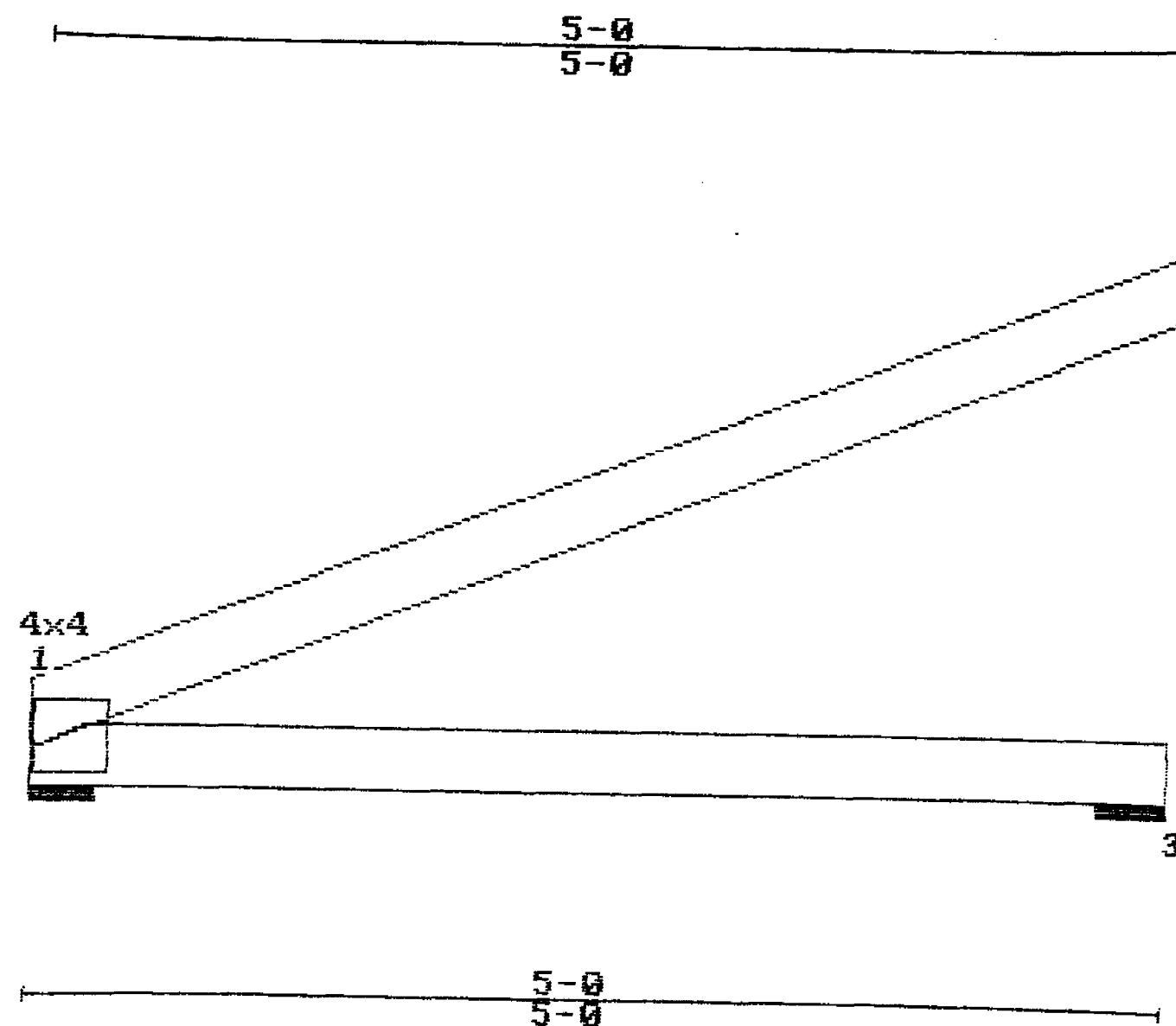
TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE NITEK M20-258, 216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH MDS DESIGN 3005, SSBC-101-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT WITH ARCHITECT OR ENGINEER.

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=====
<<<<<A.C.E.S Version 6.1>>>>===== [ 012578 ]=====
Customer : PHILLIPS-JP
Project # : 8040
Span : 5-0
Truss ID : J5
Quantity : 1
Thu Jan 28 01:42:48 1993
Family # : 205
Top Pitch : 5./12
=====
1-2: 0 FORCES - GRAVITY LOADS
2-3:-212 3-1: 0
REACTIONS - SIZE
1:-259 3.50
3:-259 3.50
=====

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PROVIDE FOR 82 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 196 LBS UPLIFT AT JOINT 3
 PROVIDE FOR 242 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)



L. HL TO PK:5-5
 LEFT HEIGHT:0-6

SPAN:5-0

RISE:2-7

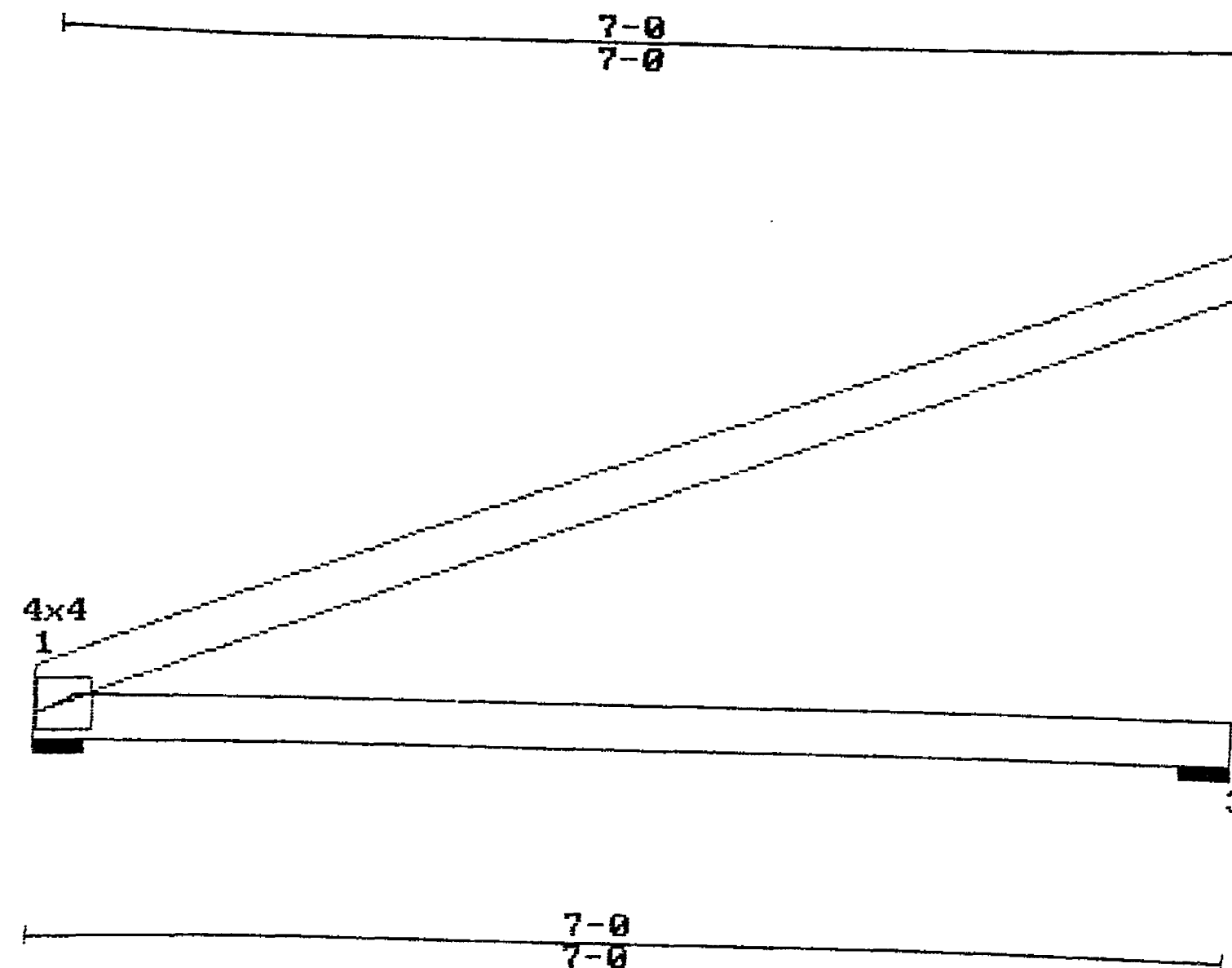
RIGHT HEIGHT:2-7

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	1-2=0.478	TOP CHORD:2*4	No.2 19 SP
BOTT	0	BOTT	3-1=0.093	BOT CHORD:2*4	No.2 19 SP
	10	LL.DEFL.	< L/360	WEBS	:2*4 No.3 19 SP
STR. INC. LUMB = 1.33		PLATE = 1.33		SPACING = 24.0 in. o. c.	
REPETITIVE STRESSES USED				NO. OF MEMBERS = 1	

TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK #20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NDS DESIGN (SP-1-9)
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT (BLOG) ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012577]=====<<<<SUPERIOR>>>>====
 Customer : PHILLIPS-JP
 Project # : 8040
 Span : 7-0
 Truss ID : J7
 Quantity : 1
 Thu Jan 28 01:42:36 1993
 Family # : 205
 Top Pitch : 5-/12
 1-2: 0 FORCES - GRAVITY LOADS
 2-3:-302 3-1: 0
 REACTIONS - SIZE
 1:-369 3.50
 3:-369 3.50

PROVIDE FOR 123 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 274 LBS UPLIFT AT JOINT 3
 PROVIDE FOR 333 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)



L. HL TO PK:7-7
 LEFT HEIGHT:0-6

SPAN:7-0

RISE:3-5

RIGHT HEIGHT:3-5

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	1-2=0.991	TOP CHORD:2*4	No.2 19 SP
BOTT	0	BOTT	3-1=0.190	BOT CHORD:2*4	No.2 19 SP
		LL DEFL.	< L/360	WEBS	:2*4 No.3 19 SP
STR. INC.: LUMB = 1.33		PLATE = 1.33		SPACING : 24.0	
REPETITIVE STRESSES USED				NO. OF MEMBERS	

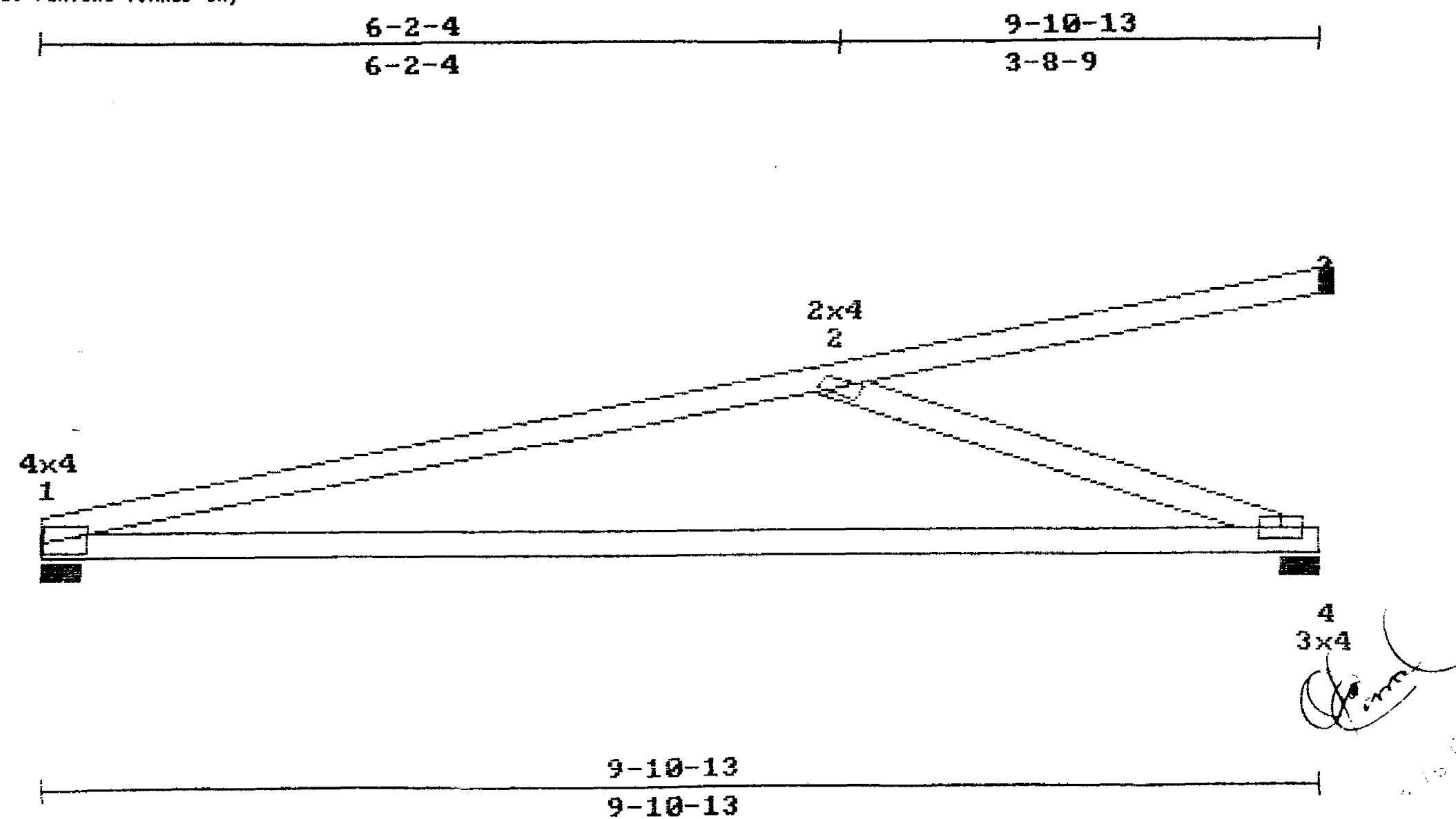
TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK M20-258, 216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL (EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY (EXCEPT AS SHOWN) DESIGN CONFORMS WITH MDS DESIGN SPECS, SSBC, TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY. FOR PERMANENT AND TEMPORARY BRACING (WHICH IS ALWAYS REQD) CONSULT BLDG ARCHITECT OR ENGINEER.

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<<<<<A.C.E.S Version 6.1>>>>===== [ 012581 ]===== <<<<<SUPERIOR>>>>=====
Customer : PHILLIPS-JP                      Truss ID : HJ7                      Thu Jan 28 01:43:22 1993
Project # : 8040                             Quantity : 1                      Family # : 205
Span : 9-10-13                               Top Pitch : 3.53/12
=====
FORCES - LOAD CASE #1                      REACTIONS - SIZE
1-2:-630      4-1:-598      2-4:-686      1:-533      3.50
2-3: 0
3-4:-320      4:-775      3.50
=====

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LOADING COND. # 2, 3, PROVIDE FOR 231, 97, LBS UPLIFT AT JOINT 1
 LOADING COND. # 2, 3, PROVIDE FOR 338, 172, LBS UPLIFT AT JOINT 4
 PROVIDE FOR 333 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)



L. HL TO PK:10-3-14
 LEFT HEIGHT:0-5-13 SPAN:9-10-13 RISE:3-4-12 RIGHT HEIGHT:3-4-12

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LOADING (PSF)      MAX STRESSES      MINIMUM GRADE OF LUMBER
L      0      TOP      2-3=0.982      TOP CHORD:2*4      No.2 19 SP
TOP    30    15      BOTT  4-1=0.660      BOT CHORD:2*4      No.2 19 SP
BOTT   0      10      LL.DEFL.00=0.00 < L/360      WEBS      :2*4      No.3 19 SP
=====

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REPETITIVE STRESSES NOT USED

LOADING	STRESS INCREASE	LUMBER PLATE	LOADING TYPE	PANEL(PLF) / JOINTS(LBS)
1	1.33	1.33	UNIFORM	1- 2: 71 2- 3: 179 4- 1: 25
2	1.33	1.33	UNIFORM	1- 3: 30 4- 1: 20
3	1.33	1.33	NORMAL	1- 3:-109
			UNIFORM	1- 3: 30 4- 1: 20
			NORMAL	1- 3:-78

PLATES ARE MITEK M20-258, 216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NDS DESIGN SPECS, SSBC,TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012575]=====<<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP Truss ID : T5 Thu Jan 28 01:42:11 1993
 Project #: 8040 Quantity : 1 Family # : special
 Span : 15-2-4 Top Pitch : 5./12
 Bot pitch : 5./12

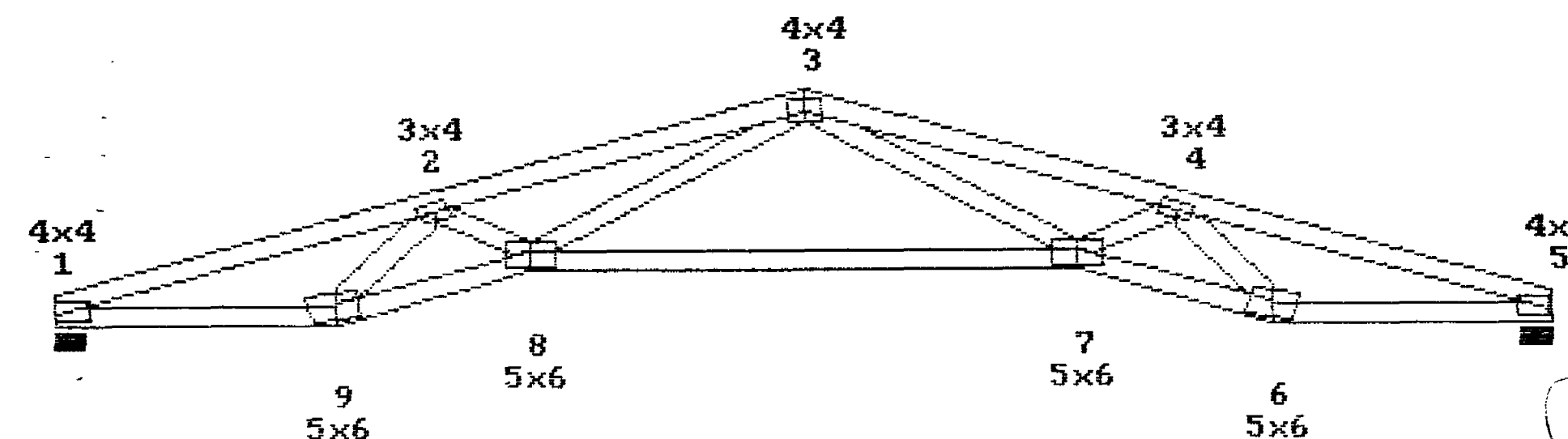
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FORCES - GRAVITY LOADS			REACTIONS - SIZE	
1-2=-1448	5-6= 1302	2-9=-735	1=-819	3.50
2-3=-1998	6-7= 1801	2-8= 249	5=-819	3.50
3-4=-1998	7-8= 1182	3-8= 892		
4-5=-1448	8-9= 1801	3-7= 892		
	9-1= 1302	4-7= 249		
		4-6=-735		

=====

PROVIDE FOR 371 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 371 LBS UPLIFT AT JOINT 5
 PROVIDE FOR 104 LBS HORIZ. REACTION AT JOINT 1
 PLATE OFFSETS (X=LEFT,Y=TOP):[J7=3,2],[J8=3,2],(SYMMETRIC PLATING TURNED ON)

3-9-12	7-7-2	11-4-8	15-2-4
3-9-12	3-9-6	3-9-6	3-9-12



2-9-12	4-9-12	10-4-8	12-4-8	15-2-4
2-9-12	2-0	5-6-12	2-0	2-9-12

L. HL TO PK:8-2-12 INTERNAL RISE:8-10 R. HL TO PK:8-2-12
 LEFT HEIGHT:8-6 SPAN:15-2-4 RISE:3-8 RIGHT HEIGHT:8-6

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	2-3=0.389	TOP CHORD:2*4	No.2 19 SP
BOTT	0	BOTT	7-8=0.337	BOT CHORD:2*4	No.2 19 SP
		LL.DEFL.@7=0.06	< L/360	WEBS	:2*4 No.3 19 SP

STR. INC.: LUMB = 1.33 PLATE = 1.33 SPACING: 24.0 c.
 REPETITIVE STRESSES USED NO. OF MEMBERS

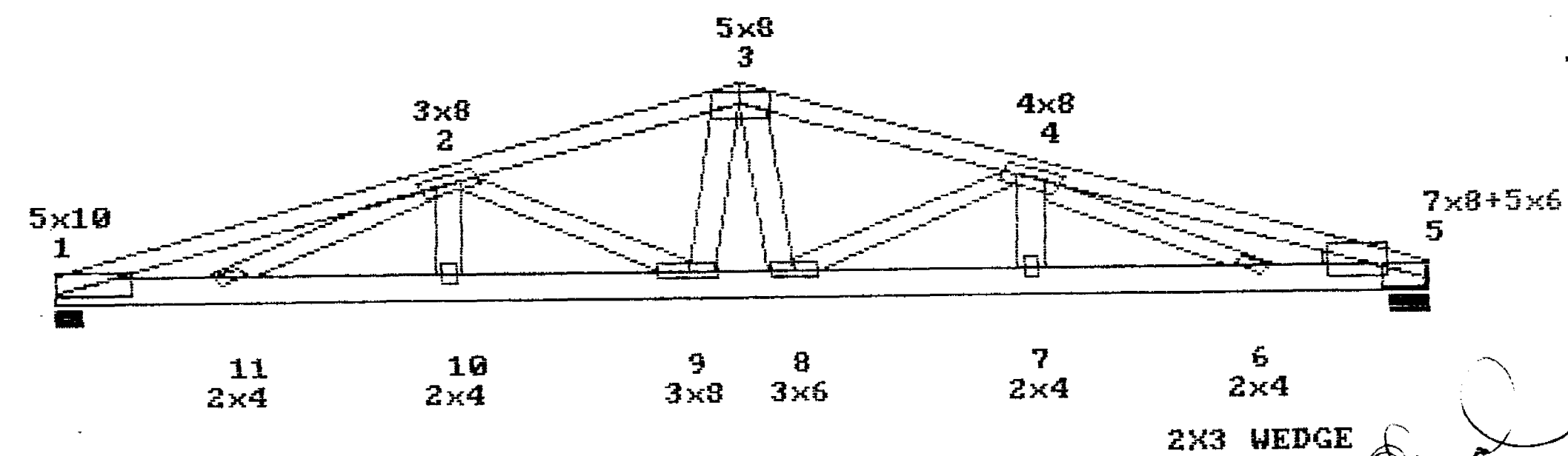
TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL (EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY (EXCEPT AS SHOWN) DESIGN CONFORMS WITH NDS DESIGN SPECS, SS8C,TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012576]=====<<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP Truss ID : GT4 Thu Jan 28 01:42:24 1993
 Project # : 8040 Quantity : 1 Family # : 109
 Span : 15-2-4 Top Pitch : 5./12

FORCES - LOAD CASE #1 REACTIONS - SIZE
 1-2=-6321 5-6= 7748 2-11= 68 1=-2839 3.50
 2-3=-6008 6-7= 6650 2-10= 51 5=-4146 4.90
 3-4=-5846 7-8= 6650 2-9=-183
 4-5=-8542 8-9= 5087 3-9= 2592
 9-10= 5694 3-8= 1746
 10-11= 5694 4-8= 1554
 11-1= 5747 4-7= 1062
 4-6= 1402

PLATE OFFSETS (X=LEFT,Y=TOP):[j3=4,2],(SYMMETRIC PLATING TURNED ON)

4-4-6 7-7-2 10-9-14 15-2-4
 4-4-6 3-2-12 3-2-12 4-4-6



1-11-3 4-4-6 7-0-1 8-2-3 10-9-14 13-3-1 15-2-4
 1-11-3 2-5-3 2-7-11 1-2-3 2-7-11 2-5-3 1-11-3

L. HL TO PK:8-2-12

LEFT HEIGHT:0-6

SPAN:15-2-4

RISE:3-8

R. HL TO PK :8-2-12

RIGHT HEIGHT:0-6

LOADING (PSF) MAX STRESSES MINIMUM GRADE OF LUMBER
 TOP 30 15 TOP 4-5=0.921 TOP CHORD:2*4 No.2 19 SP
 BOTT 0 10 BOTT 5-6=0.966 BOT CHORD:2*6 No.1 19 SP
 LL.DEFL.@9=0.16 < L/360 WEBS :2*4 No.3 19 SP

REPETITIVE STRESSES NOT USED

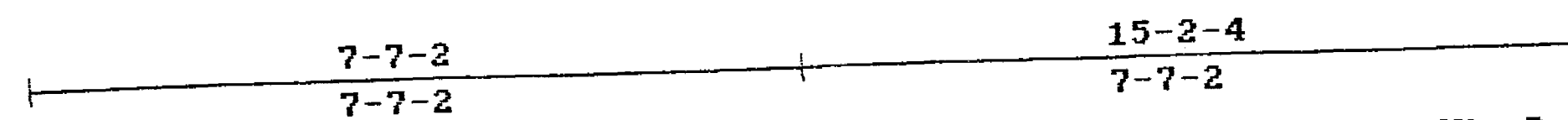
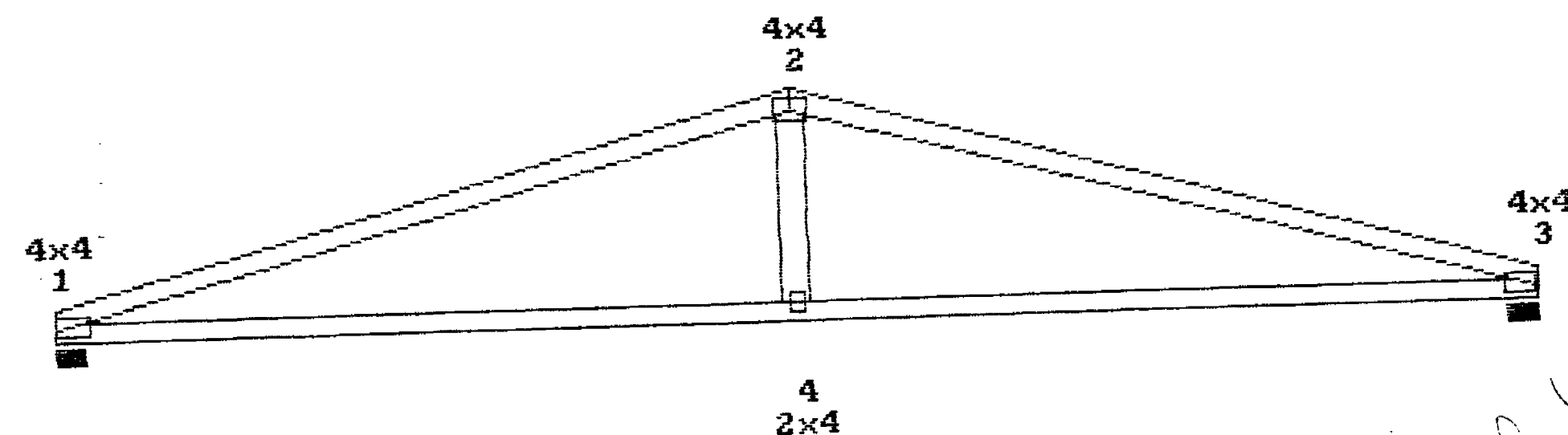
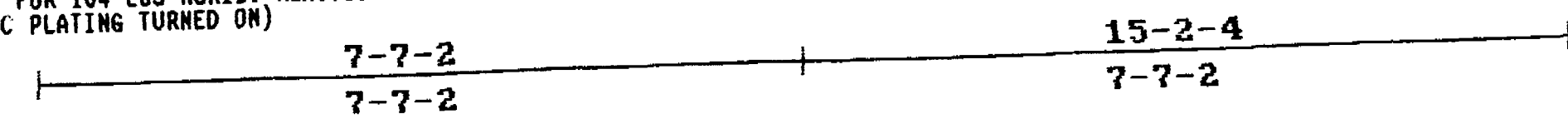
SPACING : 24.0 in. o. c.
 NO. OF MEMBERS = 1

LOADING STRESS INCREASE LOADING PANEL(PLF) / JOINTS(LBS)
 LUMBER PLATE TYPE
 1 1.33 1.33 UNIFORM 1- 5: 90 5- 9: 419 9- 1: 20
 CONCENTRATED 9: 2169
 2 1.33 1.33 UNIFORM 1- 5: 30 5- 1: 20
 3 1.33 1.33 UNIFORM 1- 5: 30 5- 1: 20

PLATES ARE MITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NDS DESIGN SPECS, SSBC,TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012574]=====<<<<SUPERIOR>>>>====
 Customer : PHILLIPS-JP Truss ID : T4 Thu Jan 28 01:41:58 1993
 Project #: 8040 Quantity : 1 Family #: 101
 Span : 15-2-4 Top Pitch : 5.7/12
 =====
 FORCES - GRAVITY LOADS REACTIONS - SIZE
 1-2:-996 3-4: 908 2-4: 149 1:-819 3.50
 2-3:-996 4-1: 908 3:-819 3.50

PROVIDE FOR 371 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 371 LBS UPLIFT AT JOINT 3
 PROVIDE FOR 104 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)



L. HL TO PK:8-2-12
 LEFT HEIGHT:0-6

SPAN:15-2-4 RISE:3-8

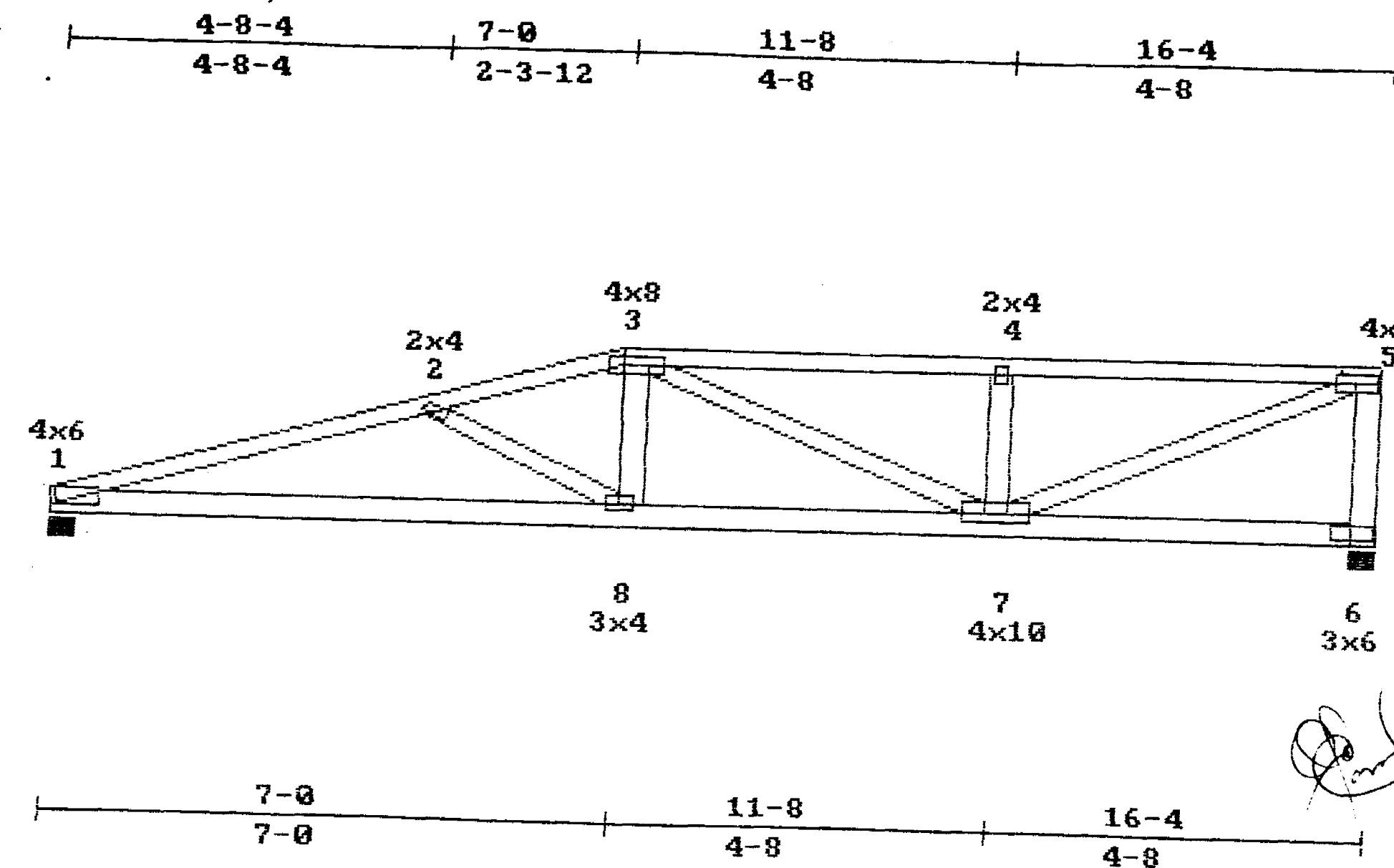
R. HL TO PK:8-2-12
 RIGHT HEIGHT:0-6

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	1-2=0.531	TOP CHORD:2*4	DSS 19 SP
BOTT	0	BOTT	4-1=0.190	BOT CHORD:2*4	DSS 19 SP
		LL.DEFL. @ 4=0.02	< L/360	WEBS	:2*4 DSS 19 SP
STR. INC. : LUMB = 1.33		PLATE = 1.33		SPACING : 24.0 in	
REPETITIVE STRESSES USED				NO. OF MEMBERS	

TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT. ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH MDS DESIGN SPECS, SSBC,TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012573]=====<<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP Truss ID : HH7 Thu Jan 28 01:41:46 1993
 Project # : 8040 Quantity : 1 Family # : 313
 Span : 16-4 Top Pitch : 5/12
 =====
 FORCES - LOAD CASE #1 REACTIONS - SIZE
 1-2:-3588 6-7: 0 2-8:-205 1-1759 3.50
 2-3:-3379 7-8: 3113 3-8: 1471 6-2168 3.50
 3-4:-2390 8-1: 3266 3-7:-863
 4-5:-2390 4-7:-413
 5-6:-1812 5-7: 2881

(SYMMETRIC PLATING TURNED ON)



L. HL TO PK:7-7

LEFT HEIGHT:8-6

SPAN:16-4

RISE:3-5

RIGHT HEIGHT:3-5

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	3-4=0.550	TOP CHORD:2*4	No.2 19 SP
BOTT	0	BOTT	7-8=0.949	BOT CHORD:2*6	No.2D 19 SP
		LL DEFL.@8=0.08 < L/360		WEBS	No.3 19 SP

REPETITIVE STRESSES NOT USED

LOADING	STRESS INCREASE	LOADING TYPE	PANEL (PLF) / JOINTS (LBS)
1	1.33	UNIFORM	1- 5: 90 6- 8: 158 8- 1: 20
2	1.33	CONCENTRATED	1- 5: 30 6- 1: 20
3	1.33	UNIFORM	1- 5: 30 6- 1: 20

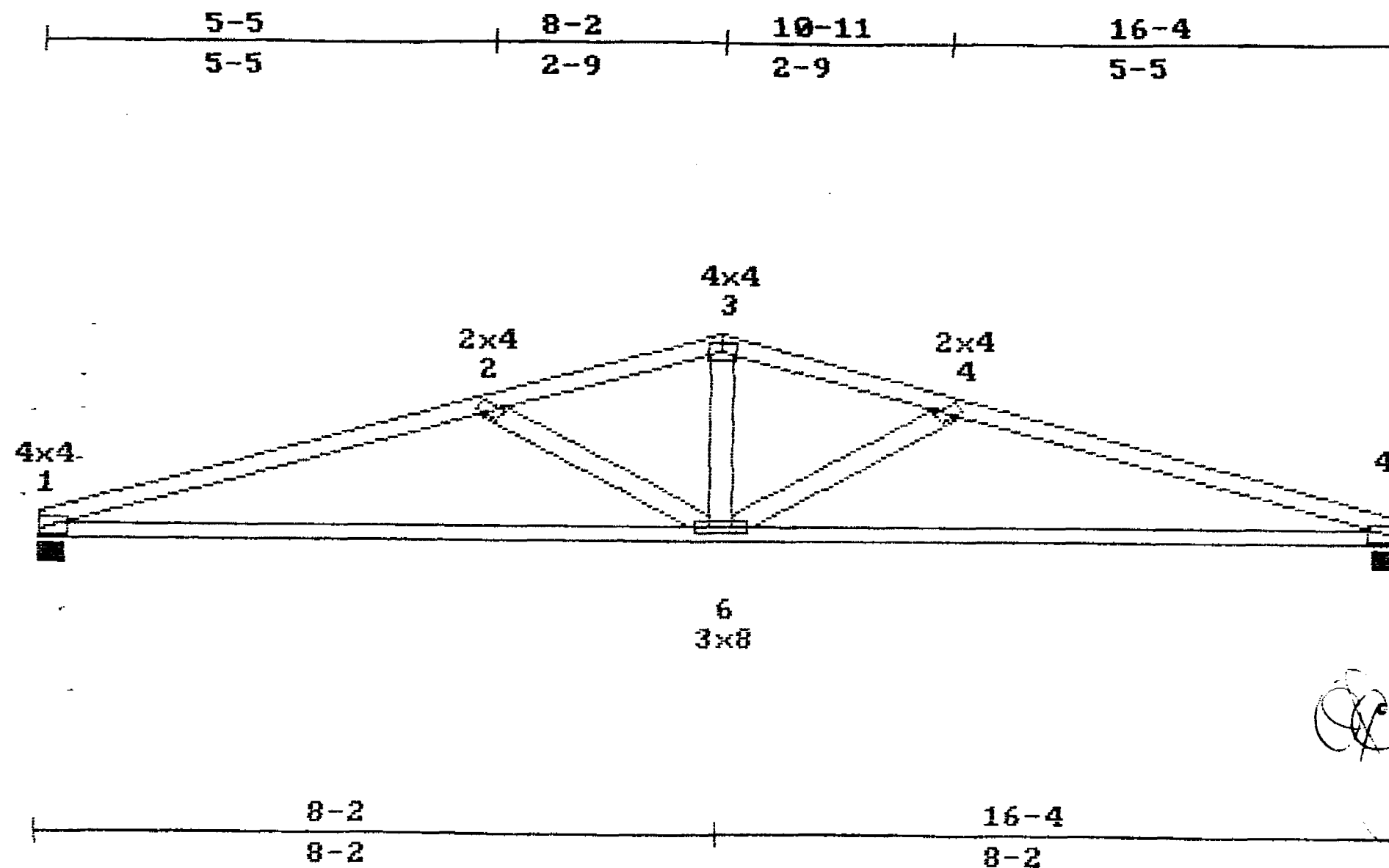
PLATES ARE MITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH MDS DESIGN SPECS, SSBC,TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

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<<<<A.C.E.S Version 6.1>>>>===== [ 012572 ]=====
Customer : PHILLIPS-JP
Project # : 8040
Span : 16-4
Truss ID : T3
Quantity : 1
Thu Jan 28 01:41:34 1993
Family # : 103
Top Pitch : 5./12
=====
FORCES - GRAVITY LOADS
1-2=-1339 5-6= 1214 2-6=-309
2-3=-1065 6-1= 1214 3-6= 572
3-4=-1065 4-6=-309
REACTIONS - SIZE
1=-882 3.50
5=-882 3.50
=====

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PROVIDE FOR 400 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 400 LBS UPLIFT AT JOINT 5
 PROVIDE FOR 112 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)



L. HL TO PK:8-10-3

LEFT HEIGHT:8-6

SPAN:16-4

RISE:3-10-13

R. HL TO PK :8-10-3

RIGHT HEIGHT:8-6

LOADING (PSF)	MAX STRESSES	MINIMUM GRADE OF LUMBER
TOP 30 0	TOP 4-5=0.477	TOP CHORD:2*4 No.2 19 SP
BOTT 0 15	BOTT 6-1=0.473	BOT CHORD:2*4 No.2 19 SP
	LL DEFL. @6=0.04 < L/360	WEBS :2*4 No.3 19 SP
STR. INC. : LUMB = 1.33 PLATE = 1.33		SPACING : 24.0 in. o. c.
REPETITIVE STRESSES USED		NO. OF MEMBERS = 1

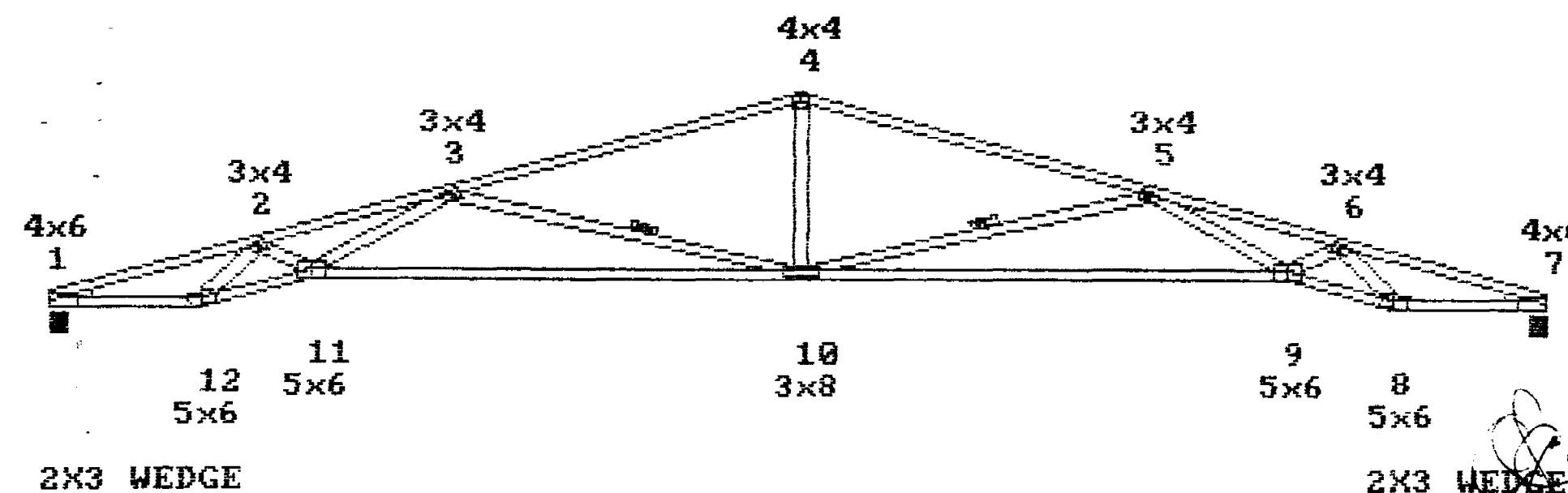
TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK M20-258, 216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NDS DESIGN SPECS, SSRC TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT WITH ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012570] =====<<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP Truss ID : T2 Thu Jan 28 01:41:06 1993
 Project #: 8040 Quantity : 1 Family #: special
 Span : 27-7 Top Pitch : 5./12
 Bot pitch : 5./12

FORCES - GRAVITY LOADS			REACTIONS - SIZE	
1-2:-3020	7-8: 2716	2-12:-1610	1:-1501	3.50
2-3:-4548	8-9: 3799	2-11: 949	7:-1501	3.50
3-4:-2171	9-10: 3223	3-11: 1344		
4-5:-2171	10-11: 3223	3-10:-1303		
5-6:-4548	11-12: 3799	4-10: 1091		
6-7:-3020	12-1: 2716	5-10:-1303		
		5-9: 1344		
		6-9: 949		
		6-8:-1610		

PROVIDE FOR 681 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 681 LBS UPLIFT AT JOINT 7
 PROVIDE FOR 185 LBS HORIZ. REACTION AT JOINT 1
 PLATE OFFSETS (X-LEFT,Y-TOP):[j9-3,2],[j11-3,2],(SYMMETRIC PLATING TURNED ON)

3-9-12		7-4-5		13-9-8		20-2-11		23-9-4		27-7	
3-9-12	3-6-9	6-5-3	6-5-3	3-6-9	3-9-12						



2-9-12		4-9-12		13-9-8		22-9-4		24-9-4		27-7	
2-9-12	8-11-12	8-11-12	2-0	2-9-12							

L. HL TO PK:14-11-5 INTERNAL RISE:0-10 R. HL TO PK:14-11-5
 LEFT HEIGHT:0-6 SPAN:27-7 RISE:6-2-15 RIGHT HEIGHT:0-6

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	2-3=0.923	TOP CHORD:2*4	NO.2 19 SP
BOTT	0	BOTT	10-11=0.934	BOT CHORD:2*4	NO.2 19 SP
		LL DEFL @10=0.22 < L/360	WEBS	2*4	NO.3 19 SP

STR INC.: LUMB = 1.33 PLATE = 1.33 SPACING: 24.0 in. o. c.
 REPETITIVE STRESSES USED NO. OF MEMBERS =

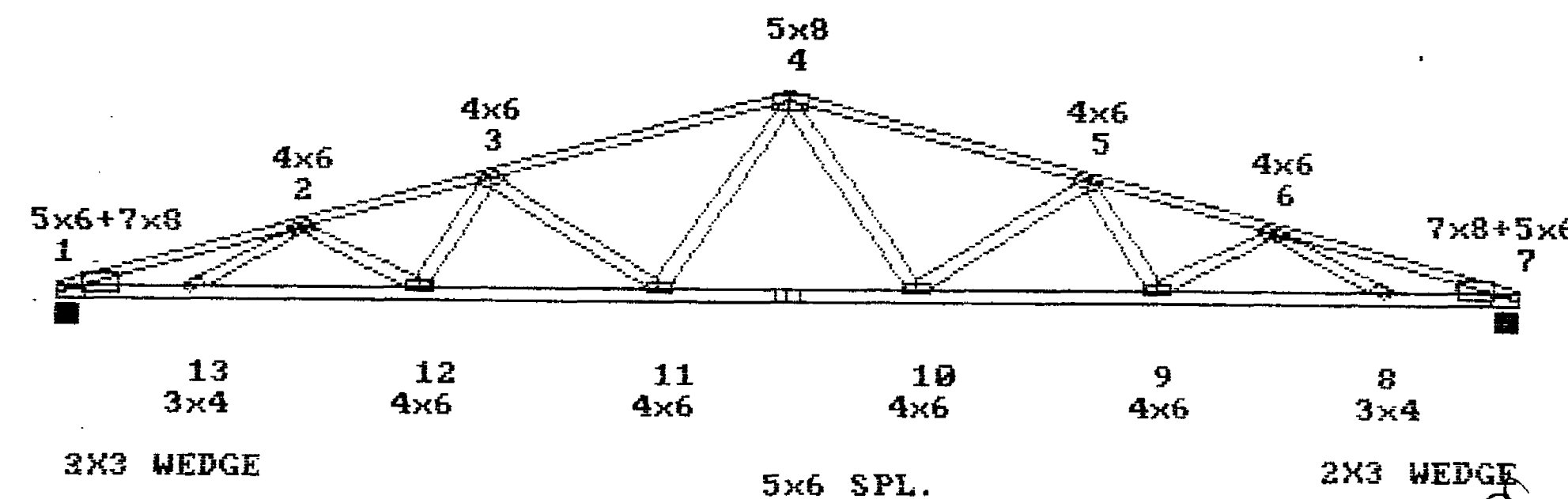
WEB 3-10; 5-10 BRACED AT 1/2 POINTS AS SHOWN ABOVE
 Note: Use 1x4 or 2x3 Cont. Bracing conn. w/2-8d nails or T-brace of same size and grade as web conn. to narrow face w/4d nails 6 in. o.c.
 TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NOS DESIGN SPECS, SSBC TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012571]=====<<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP Truss ID : GT1 Thu Jan 28 01:41:21 1993
 Project #: 8040 Quantity : 3 Family #: 109
 Span : 27-7 Top Pitch : 5./12

FORCES - LOAD CASE #1 REACTIONS - SIZE
 1-2=-26164 7-8= 23763 2-13= 3787 1=-12086 4.77
 2-3=-22145 8-9= 21055 2-12=-841 7=-12086 4.77
 3-4=-17689 9-10= 18857 3-12= 4396
 4-5=-17689 10-11= 13619 3-11=-3771
 5-6=-22145 11-12= 18857 4-11= 7089
 6-7=-26164 12-13= 21055 4-10= 7089
 13-1= 23763 5-10=-3771
 5-9= 4396
 6-9=-841
 6-8= 3787

PLATE OFFSETS (X=LEFT,Y=TOP):[J4=4,2],(SYMMETRIC PLATING TURNED ON)

4-7-11 8-2-3 13-9-8 19-4-13 22-11-5 27-7
 4-7-11 3-6-9 5-7-5 5-7-5 3-6-9 4-7-11



2-6-9 6-9-14 11-4-7 16-2-9 20-9-2 25-0-7 27-7
 2-6-9 4-3-5 4-6-9 4-10-3 4-6-9 4-3-5 2-6-9

L. HL TO PK:14-11-5

R. HL TO PK :14-11-5

LEFT HEIGHT:0-6

SPAN:27-7

RISE:6-2-15

RIGHT HEIGHT:0-6

LOADING (PSF)		MAX STRESSES		MINIMUM GRADE OF LUMBER	
TOP	30	TOP	2-3=0.905	TOP CHORD:2*4	No. 2 19 SP
BOTT	0	BOTT	12-13=0.760	BOT CHORD:2*6	SS 19 SP
		LL.DEFL.	@11=0.31 < L/360	WEBS	:2*4 No. 3 19 SP

REPETITIVE STRESSES NOT USED

SPACING : 24.0 in. o. c.
 NO. OF MEMBERS = 3

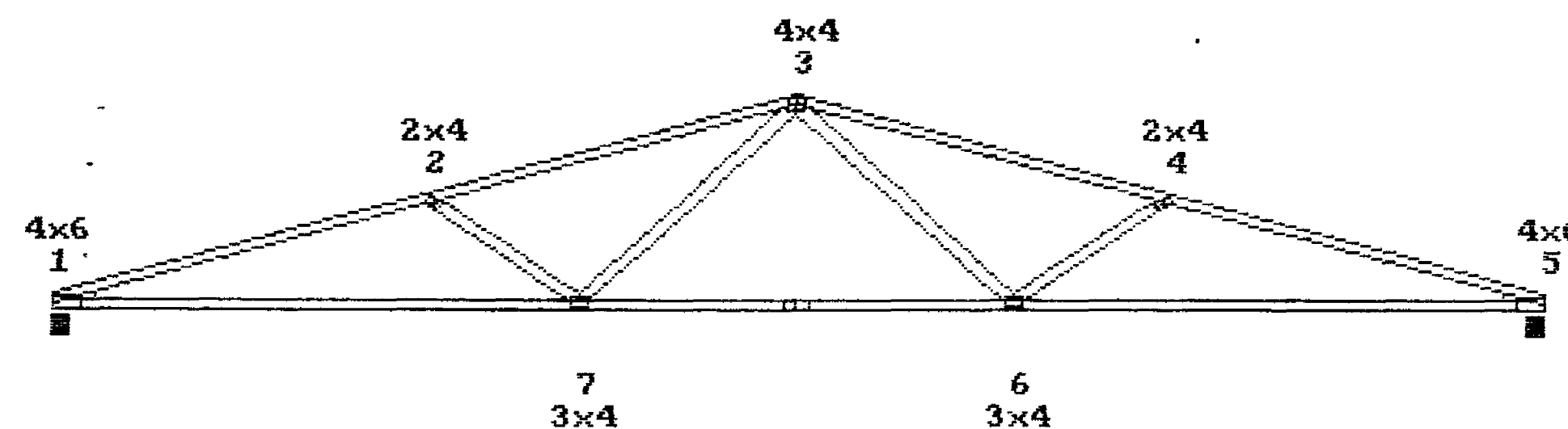
LOADING	STRESS INCREASE	LOADING LUMBER PLATE	LOADING TYPE	PANEL(PLF) / JOINTS(LBS)
1	1.33	1.33	UNIFORM	1- 7: 90 7- 1: 799
2	1.33	1.33	UNIFORM	1- 7: 30 7- 1: 20
3	1.33	1.33	UNIFORM	1- 7: 30 7- 1: 20

** 3 MEMBERS MAILED TOGETHER WITH 16d NAILS 12 in. o.c. or 10d NAILS 10 in. o.c.(CHORD AND WEBS), FROM EACH FACE **
 PLATES ARE MITER M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NDS DESIGN/SPECS. SSBC,TPI-41
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

====<<<<A.C.E.S Version 6.1>>>>===== [012569]=====<<<<SUPERIOR>>>>=====
 Customer : PHILLIPS-JP Truss ID : T1 Thu Jan 28 01:40:52 1993
 Project #: 8040 Quantity : 1 Family #: 104
 Span : 27-7 Top Pitch : 5/12
 =====
 FORCES - GRAVITY LOADS REACTIONS - SIZE
 1-2:-2648 5-6: 2411 2-7:-510 1:-1501 3.50
 2-3:-2248 6-7: 1696 3-7: 676 5:-1501 3.50
 3-4:-2248 7-1: 2411 3-6: 676
 4-5:-2648 4-6:-510

PROVIDE FOR 681 LBS UPLIFT AT JOINT 1
 PROVIDE FOR 681 LBS UPLIFT AT JOINT 5
 PROVIDE FOR 185 LBS HORIZ. REACTION AT JOINT 1
 (SYMMETRIC PLATING TURNED ON)

7-0-8 13-9-8 20-6-8 27-7
 7-0-8 6-9 6-9 7-0-8



2X3 WEDGE

3x6 SPL.

2X3 WEDGE

9-9-6 17-9-10 27-7
 9-9-6 8-0-4 9-9-6

L. HL TO PK:14-11-5

LEFT HEIGHT:0-6

SPAN:27-7

RISE:6-2-15

R. HL TO PK :14-11-5

RIGHT HEIGHT:0-6

=====
 LOADING (PSF) MAX STRESSES MINIMUM GRADE OF LUMBER
 TOP 30 15 TOP 4-5=0.989 TOP CHORD:2*4 No.2 19 SP
 BOTT 0 10 BOTT 7-1=0.896 BOT CHORD:2*4 No.2 19 SP
 LL DEFL. @7=0.12 < L/360 WEBS :2*4 No.3 19 SP
 STR. INC.: LUMB = 1.33 PLATE = 1.33 SPACING : 24.0 in. o. c.
 REPETITIVE STRESSES USED NO. OF MEMBERS = 1
 =====

TRUSS HAS BEEN CHECKED FOR 120 M.P.H. WIND LOAD, WALL HEIGHT 19 FT, ENCLOSED BUILDING TYPE.
 PLATES ARE MITEK #20-250, 216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL (EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON EACH FACE OF JOINT, SYMMETRICALLY (EXCEPT AS SHOWN) DESIGN CONFORMS WITH NDS DESIGN SPECS. ASD TPI-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY. FOR PERMANENT AND TEMPORARY BRACING (WHICH IS ALWAYS REQD) CONSULT STRUCTURAL ARCHITECT OR ENGINEER.

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<<<<A.C.E.S Version 5.68>>>>===== [ 011436 ]=====
Customer : PHILLIPS-JP
Project # : 8040
Span : 15-7-8
Truss ID : FT1
Quantity : 1
Family # : special
Top Pitch : /12
=====

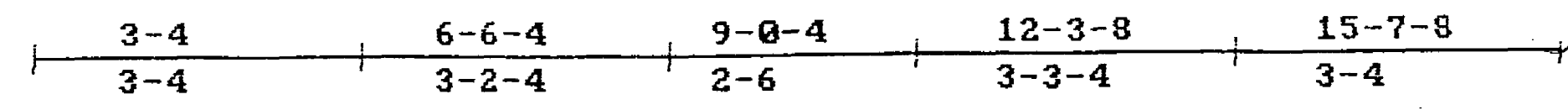
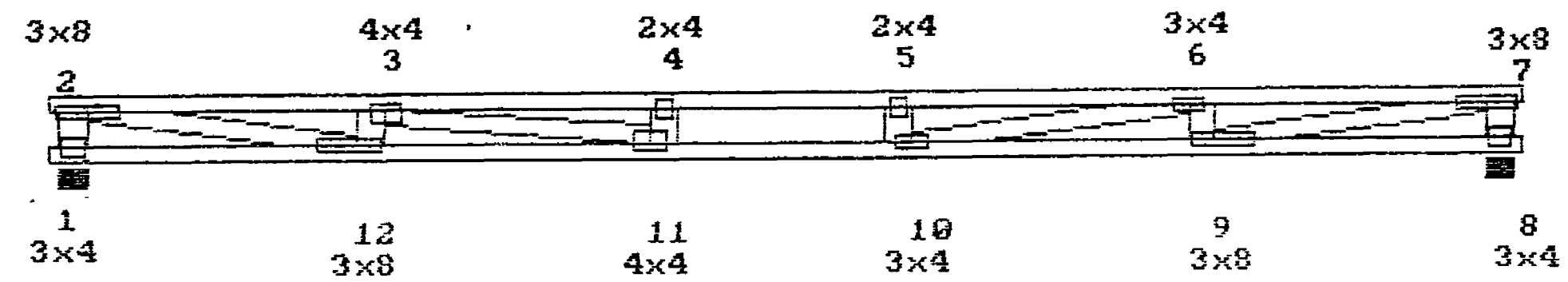
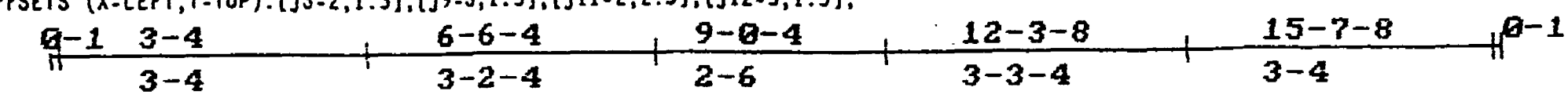
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REACTIONS - SIZE
1--862 3.50
8--862 3.50

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PLATE OFFSETS (X=LEFT,Y=TOP):[j3=2,1.5],[j9=3,1.5],[j11=2,2.5],[j12=5,1.5],



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=====
LEFT HEIGHT:1-2      SPAN:15-7-8      RISE:1-2      RIGHT HEIGHT:1-2
=====
LOADING (PSF)      MAX STRESSES      MINIMUM GRADE OF LUMBER
L 0      TOP 5-6=0.508      TOP CHORD:2*4 No.2 19 SP
TOP 40 10      BOTT 10-11=0.978      BOT CHORD:2*4 No.2 19 SP
BOTT 0 5      DEFL.@10=0.28 < L/360      WEBS :2*4 No.3 19 SP
=====
STR.INC.: LUMB = 1.00 PLATE = 1.00      SPACING : 24.0 in. o. c.
REPETITIVE STRESSES USED      NO. OF MEMBERS = 1

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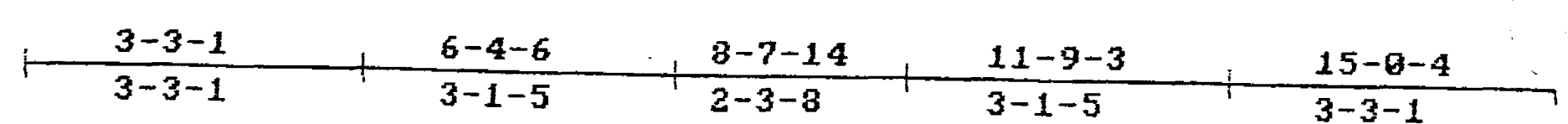
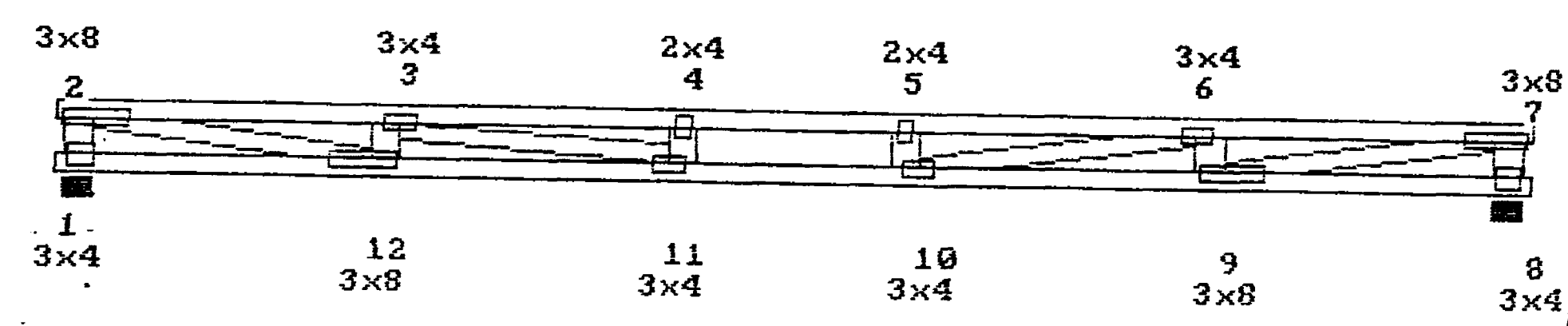
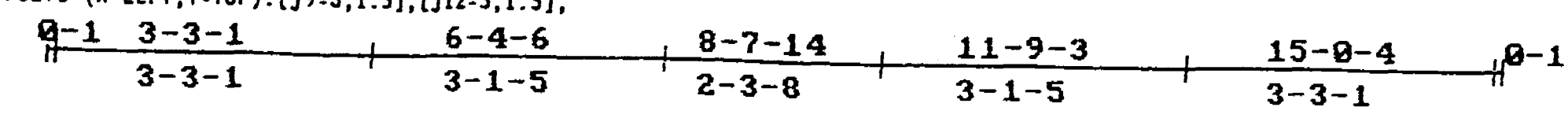
WEB: 2-12; 7-9 TO BE 2*4 No.2 19 SP
 PLATES ARE MITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON BOTH FACES OF JOINTS, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH NOS DESIGN SPECS AND BOCA NOS-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT BLDG ARCHITECT OR ENGINEER.

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<<<<<A.C.E.S Version 5.6B>>>>===== [ 011440 ]=====
Customer : PHILLIPS-JP
Project # : 8040
Span : 15-0-4
Truss ID : FT2
Quantity : 1
Fri Jan 22 12:32:55 1993
Family # : Special
Top Pitch : /12
=====
REACTIONS - SIZE
1--828 3.50
8--828 3.50
=====

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PLATE OFFSETS (X=LEFT,Y=TOP):([j9=3,1.5],[j12=5,1.5],



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=====
LEFT HEIGHT:1-2      SPAN:15-0-4      RISE:1-2      RIGHT HEIGHT:1-2
=====
LOADING (PSF)      MAX STRESSES      MINIMUM GRADE OF LUMBER
TOP 40 0          TOP 3-4=0.435      TOP CHORD:2*4 No.2 19 SP
BOTT 0 5          BOTT 10-11=0.903     BOTT CHORD:2*4 No.2 19 SP
DEFL.@10=0.23 < L/360      WEBS :2*4 No.3 19 SP
=====
STR. INC.: LUMB = 1.00 PLATE = 1.00      SPACING : 24.0 in; o. c.
REPETITIVE STRESSES USED      NO. OF MEMBERS = 1
=====

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WEB: 2-12; 7-9 TO BE 2*4 No.2 19 SP
 PLATES ARE HITEK M20-258,216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL(EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON BOTH FACES OF JOINTS, SYMMETRICALLY(EXCEPT AS SHOWN)DESIGN CONFORMS WITH MDS DESIGN SPECS AND BOCA MDS-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY.FOR PERMANENT AND TEMPORARY BRACING(WHICH IS ALWAYS REQD)CONSULT ARCHITECT OR ENGINEER.

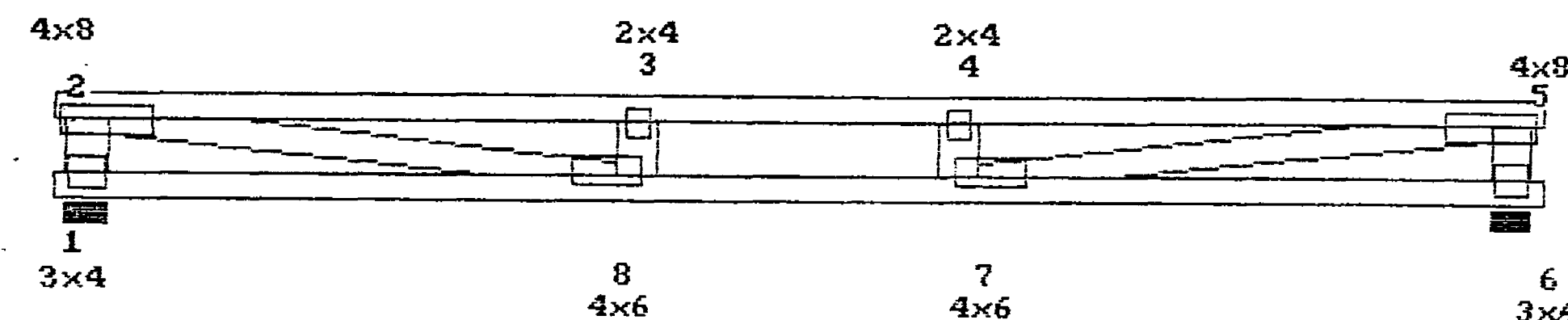
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<<<<A.C.E.S Version 5.6B>>>>===== [ 011441 ]===== <<<<SUPERIOR>>>>=====
Customer : PHILLIPS-JP                      Truss ID : FT3                      Family # : 303
Project #: 8040                             Quantity : 1                      Top Pitch : /12
Span : 10-5-8
=====
REACTIONS - SIZE
1--577 3.50
6--577 3.50
=====

```

PLATE OFFSETS (X=LEFT,Y=TOP):([j7=2,2.5],[j9=4,2.5],

0-1 4-1 6-4-8 10-5-8 0-1
4-1 2-3-9 4-1



4-1 6-4-8 10-5-8
4-1 2-3-9 4-1

LEFT HEIGHT:1-2 SPAN:10-5-8 RISE:1-2 RIGHT HEIGHT:1-2

```

=====
LOADING (PSF)      MAX STRESSES      MINIMUM GRADE OF LUMBER
L 0               TOP 2-3=0.454      TOP CHORD:2*4 No. 2 19 SP
TOP 40 10         BOT 7-8=0.479      BOT CHORD:2*4 No. 2 19 SP
BOT 0 5           DEFL @7=0.09 < L/360 WEBS :2*4 No. 3 19 SP
=====
STR. INC.: LUMB = 1.00 PLATE = 1.00      SPACING : 24.0 in. o. c.
REPETITIVE STRESSES USED                  NO. OF MEMBERS = 1
=====

```

PLATES ARE MITEK M20-258, 216 MANUFACTURED FROM ASTM A 446 GRD A GALVANIZED STEEL (EXCEPT AS SHOWN)
 PLATE MUST BE INSTALLED ON BOTH FACES OF JOINTS, SYMMETRICALLY (EXCEPT AS SHOWN) DESIGN CONFORMS WITH MDS DESIGN SPECS AND BCCA MDS-91
 THIS DESIGN IS FOR TRUSS FABRICATION ONLY. FOR PERMANENT AND TEMPORARY BRACING (WHICH IS ALWAYS REQD) CONSULT MDS ARCHITECT OR ENGINEER.

HUGHES

MANUFACTURING, INC.

ACCEPTANCE No.: 89-0603,10 (87)

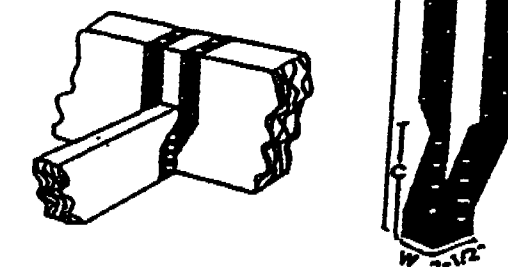
APPROVED : March 13, 1989

EXPIRES : March 13, 1992

JHA Joist/Truss Hangers

The metal hangers shall be made of galvanized to ASTM G-60 steel sheet metal a minimum yield point of 33000 psi. The approved models, dimensions, and safe working load shall be as follows:

Model No.	Gage	Dimensions		Fasteners		Allowable Loads (lbs)		
		Width	Height	Header	Joist	Uplift	Bearing	Max Bearing
				(a)		(b)	(c)	(d)
JHA-213	18	1 5/8"	13 1/2"	18-16d	3-10d	864	2340	2930
JHA-218	16	1 5/8"	17 1/4"	24-16d	3-10d	864	2767	2930
JHA-213	18	3 1/8"	12 1/2"	18-16d	6-10d	938	2430	3038
JHA-218	16	3 1/8"	16 1/2"	24-16d	6-10d	938	3240	4003
JHA-413	18	3 5/8"	12 1/4"	18-16d	6-10d	938	2430	3038
JHA-418	16	3 5/8"	16 1/4"	24-16d	6-10d	938	3240	4003



ACCEPTANCE No.: 89-0218,13 (88)R

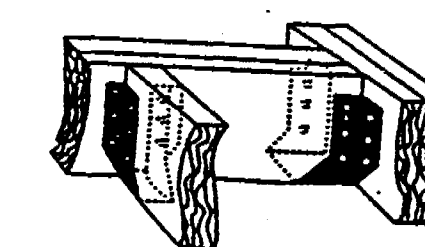
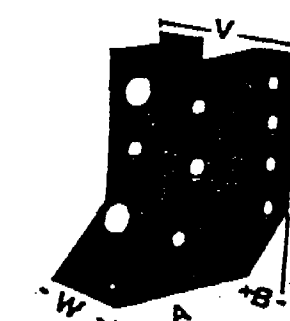
APPROVED : APRIL 10, 1989

EXPIRES : APRIL 10, 1992

U-TYPE JOIST HANGER

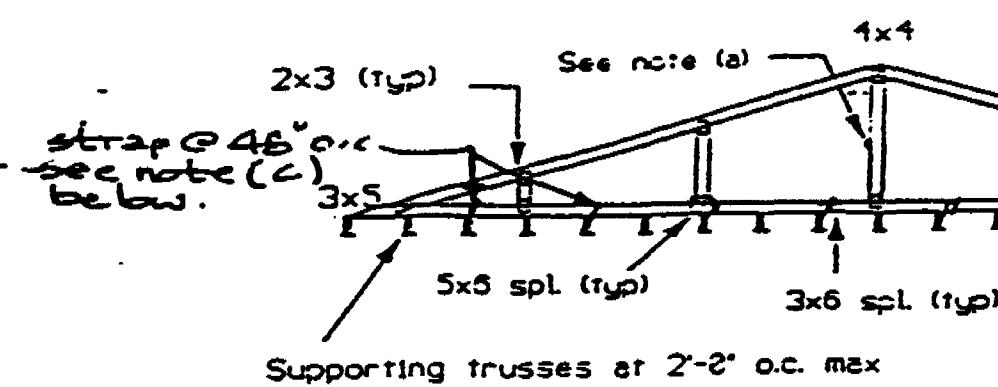
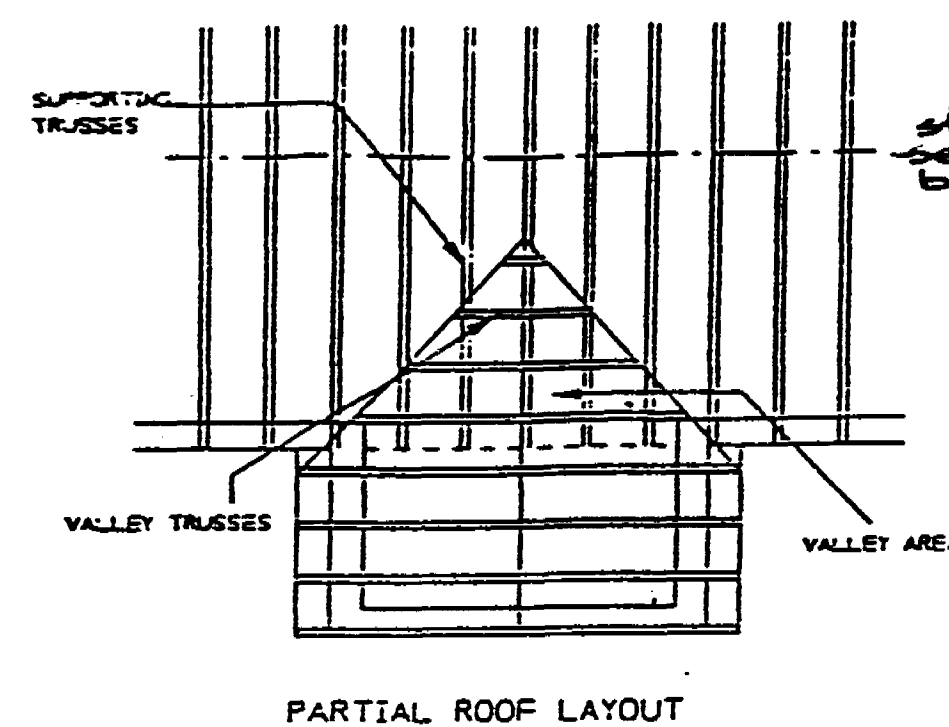
These hangers shall be fabricated of 18 ga. steel sheet metal galvanized to ASTM G-60, with a minimum yield point of 33,000 psi. The approved models, dimensions and safe working load shall be as follows:

MODEL No.	Dimensions (in.)				nail schedule		Load capacity		(lbs) (a)	
					Header	Joist	16d NAILS		20d Nails	
							Down	Up	Down	Up
UH24	3 1/4	1 5/8	3 3/4	4	2		540	270	695	348
UH26	5 1/4	1 5/8	3 3/4	8	3		1080	431	1390	521
UH28	7 1/4	1 5/8	3 3/4	10	4		1350	540	1890	695
UH210-212	9 1/4	1 1/8	3 3/4	14	5		1890	675	2433	865
UH2-26	4 1/2	3 1/8	5 1/4	8	3		1080	405	1390	521
UH2-28	6 1/2	3 1/8	5 1/4	10	4		1350	540	1738	695
UH2-210	8 1/2	3 1/8	5 1/4	14	5		1890	675	2433	865
UH3G--	4 3/4	2 5/8	4 3/4	8	3		1080	405	1390	521
UH38	6 3/8	2 5/8	4 3/4	10	4		1350	540	1738	695
UH310-312-	8 3/4	2 5/8	4 3/4	14	5		1890	675	2433	865
UH46	5 1/4	3 5/8	5 3/4	8	3		1080	405	1390	521
UH48	7 1/4	3 5/8	5 3/4	12	4		1620	540	2088	695



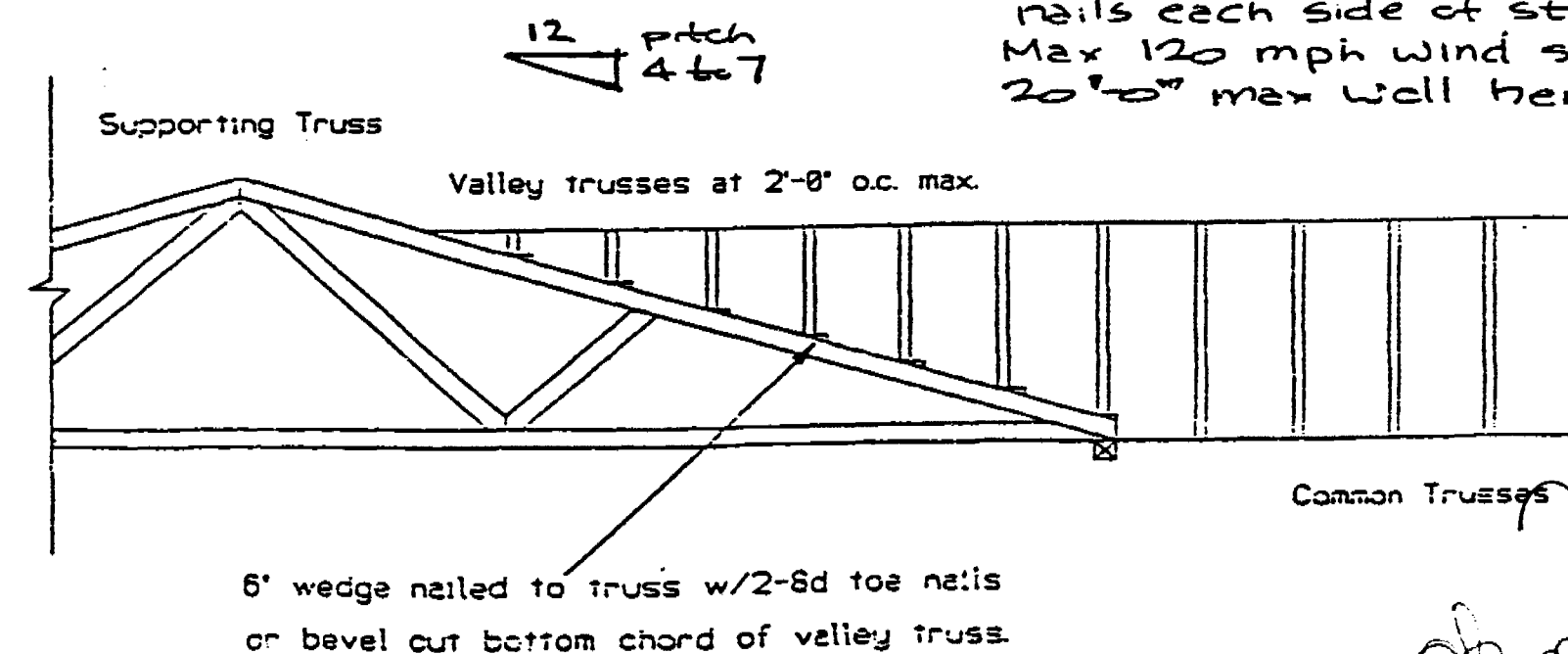
STANDARD ROOF VALLEY DETAIL

PREPARED BY MIAMI OFFICE



NOTES:

- Provide continuous bracing on verticals over 6'-3". Connect bracing to verticals w/2-8d nails and bracing must be tied to a fixed point at each end.
- On spans over 24'-0", add verticals at 6'-0" o.c. max.
- Conn. for wind uplift w/ min. 1 1/4", 16 ga. twist strap at 4'-0" intervals w/4,10d nails each side of strap. Max 120 mph wind speed, 20'-0" max wall height.



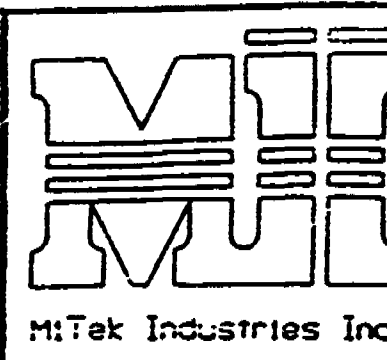
MINIMUM GRADE OF LUMBER

T.C. 2x4 No. 2ND 19 SP
B.C. 2x4 No. 2ND 19 SP
Webs 2x4 No.3 19 SP

TPI-92 Crit.
SSBC-91

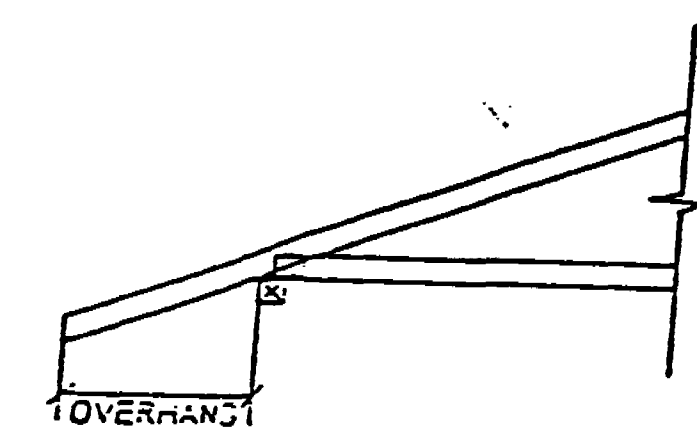
LOADING (PSF)
L 0
TOP 30 7
BOTTOM 0 10
SPACING: 24 Inch O.C.

STR. INCR. : 33 %
DRAWN BY : P.C.
CHECKED BY : J.A.I.
REP. STRESS: YES

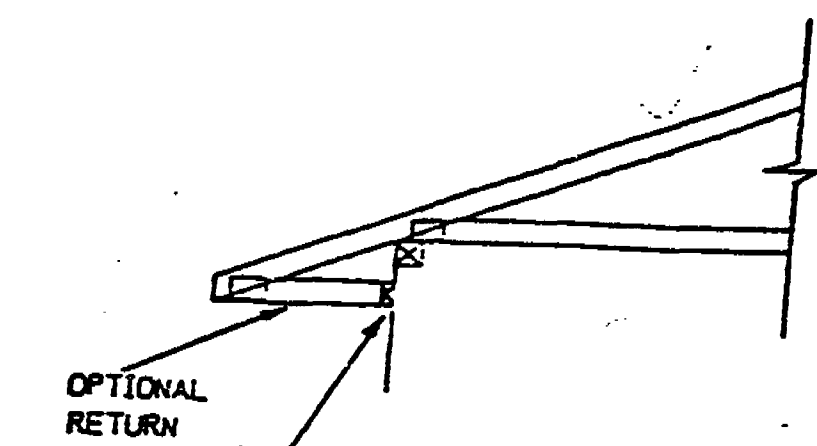


MAXIMUM OVERHANGS.

PREPARED BY MI TEK OFFICE



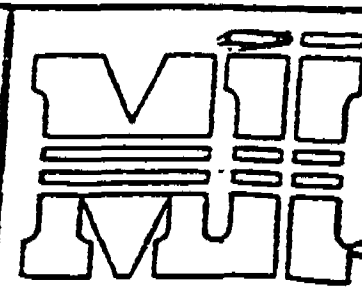
OVERHANG WITHOUT RETURN



LEDGER BOLTED TO THE TIE BEAM (BY BLDG) FOR OVERHANG EXCEEDING 2'-0"

OVERHANG WITH RETURN

GRADE OF LUMBER	10 PSF SOFFIT		2 PSF SOFFIT	
	2X4	2X6	2X4	2X6
No.2ND 19 SP	2-8-3	3-10-11	2-10-13	4-2-5
No.2 19 SP	2-9-15	4-0-11	3-0-12	4-4-11
No.2D 19 SP	3-0-2	4-4-7	3-3-2	4-6-12
No.1ND 19 SP	3-0-2	4-5-6	3-3-2	4-8-11
No.1 19 SP	3-1-11	4-7-15	3-4-13	5-0-8
No.1D 19 SP	3-3-3	4-9-10	3-6-7	5-2-5
NOSS 19 SP	3-7-3	5-6-12	4-0-13	6-0-4
SS 19 SP	3-6-1	5-9-3	4-2-7	6-3-4
DSS 19 SP	3-6-13	5-10-7	4-3-5	6-5-7

MINIMUM GRADE OF LUMBER		TPI-92 Crit. SS8C-91	
T.C.	2X4 No.2ND 19 SP		
B.C.	2X4 No.2ND 19 SP		
Webb	2X4 No.3 19 SP		
LOADING	(PSF)	STR. INCR. : 33 %	
TOP	30 15	DRAWN BY : U.A.	
BOTTOM	0 10	CHECKED BY : JAI	
SPACING: 24 Inch O.C		REP. STRESS: YES	MiTek Industries Inc.

[Handwritten signatures]

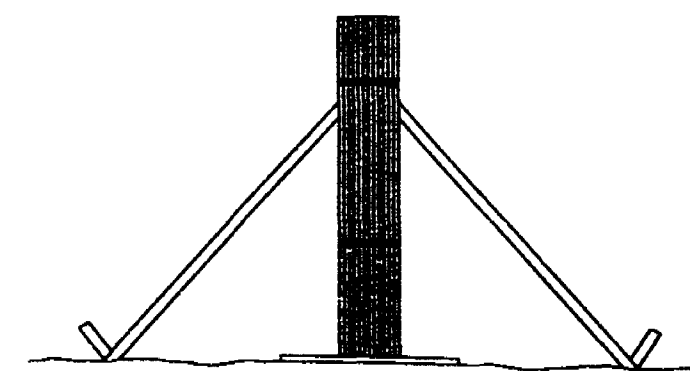
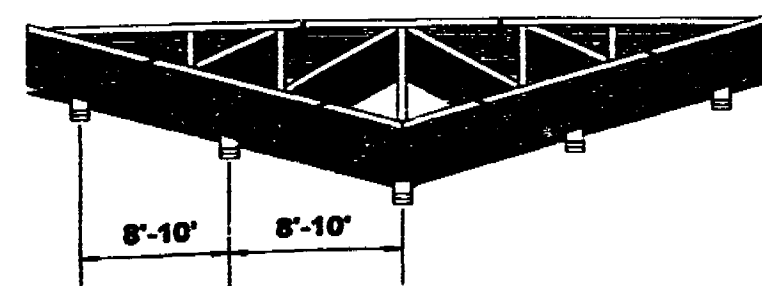
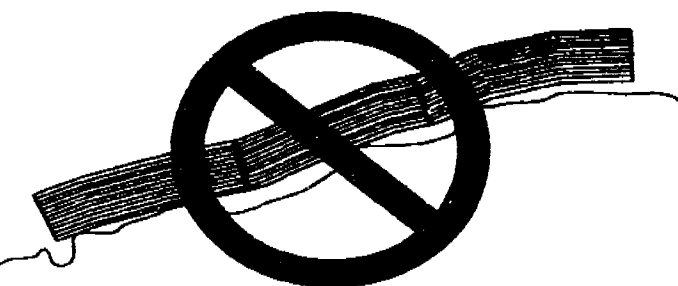
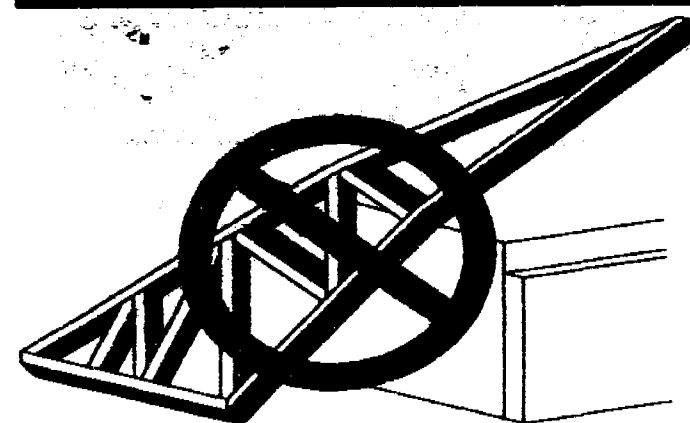
HIB-91 Summary SheetCOMMENTARY and RECOMMENDATIONS for HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES



This summary sheet is intended to provide a general guide for the handling, installing and bracing of metal plate connected wood trusses. It is not intended to be a substitute for the design specifications of the American Institute of Steel Construction, Inc. (AISC) or the American Wood Council (AWC). The information contained herein is based upon the collective experience of leading technical personnel in the wood truss industry, but must, due to the nature of responsibilities involved, be presented as a guide for the use of a qualified building designer or installer. Thus, the Truss Plate Institute, Inc. expressly disclaims any responsibility for damages arising from the use, application or reliance on the recommendations and information contained herein by building designers, installers, and others. Copyright © by Truss Plate Institute, Inc. All rights reserved. This document or any part thereof must not be reproduced in any form without written permission of the publisher. Printed in the United States of America.

These recommendations are intended to be used in conjunction with the design specifications of the American Institute of Steel Construction, Inc. (AISC) or the American Wood Council (AWC). The information contained herein is based upon the collective experience of leading technical personnel in the wood truss industry, but must, due to the nature of responsibilities involved, be presented as a guide for the use of a qualified building designer or installer. Thus, the Truss Plate Institute, Inc. expressly disclaims any responsibility for damages arising from the use, application or reliance on the recommendations and information contained herein by building designers, installers, and others. Copyright © by Truss Plate Institute, Inc. All rights reserved. This document or any part thereof must not be reproduced in any form without written permission of the publisher. Printed in the United States of America.

TRUSS STORAGE



Trusses should be stored horizontally on a flat surface. Trusses should be stored in a way that prevents excessive lateral movement and twisting of the truss.

Trusses should be stored in a way that prevents excessive lateral movement and twisting of the truss.

Trusses should be stored in a way that prevents excessive lateral movement and twisting of the truss.

CAUTION: Trusses should be stored vertically on a flat surface. Trusses should be stored in a way that prevents excessive lateral movement and twisting of the truss.

Trusses should be stored in a way that prevents excessive lateral movement and twisting of the truss.

Trusses should be stored in a way that prevents excessive lateral movement and twisting of the truss.

Frame 1

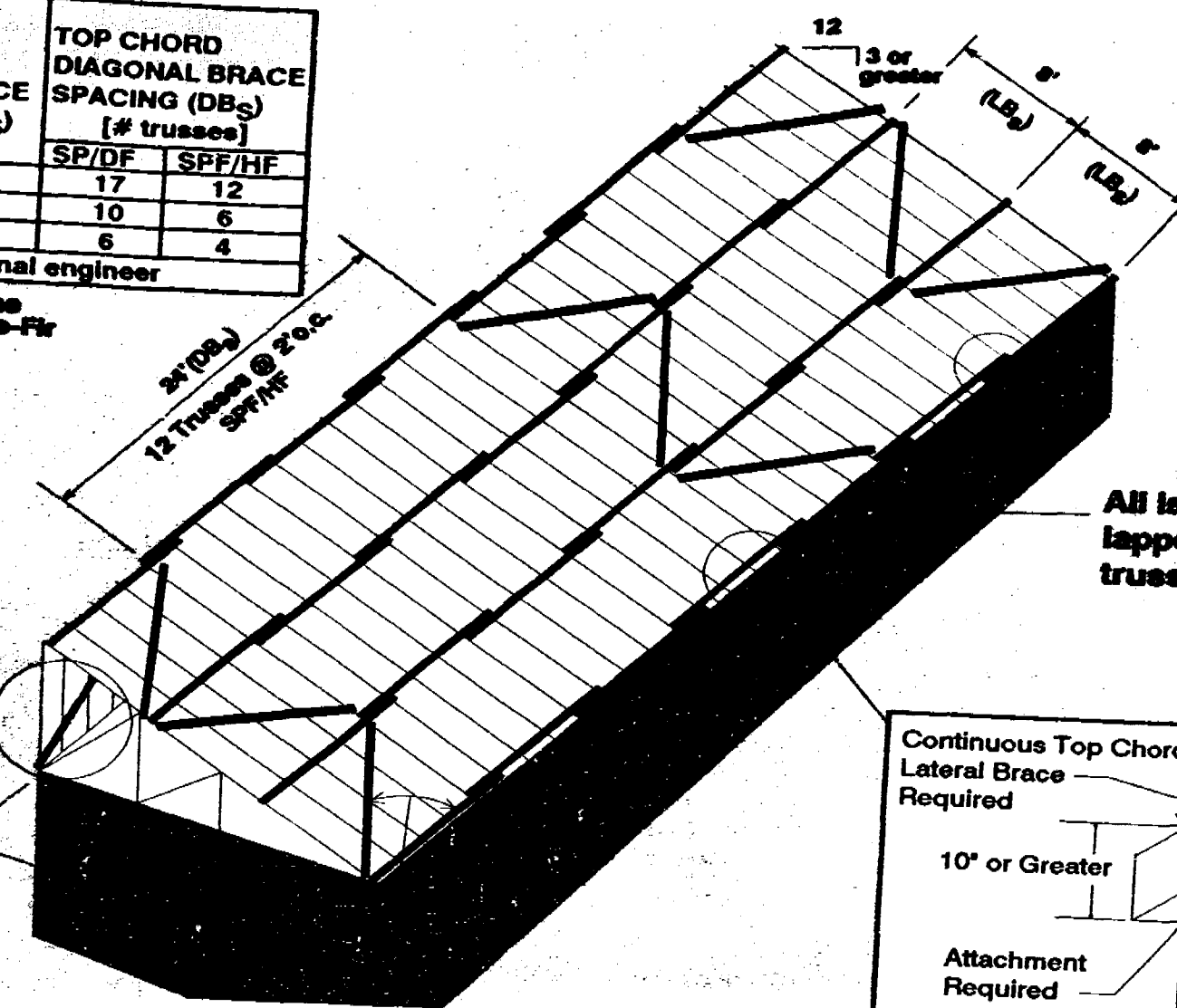
SPAN	MINIMUM PITCH	TOP CHORD LATERAL BRACE SPACING (LB _S)	TOP CHORD DIAGONAL BRACE SPACING (DB _S) [# trusses]	
			SP/DF	SPF/HF
Up to 24'	3/12	8'	17	12
Over 24' - 42'	3/12	7'	10	6
Over 42' - 54'	3/12	6'	6	4
Over 54'	See a registered professional engineer			

DF - Douglas Fir-Larch
HF - Hem-Fir
SP - Southern Pine
SPF - Spruce-Pine-Fir

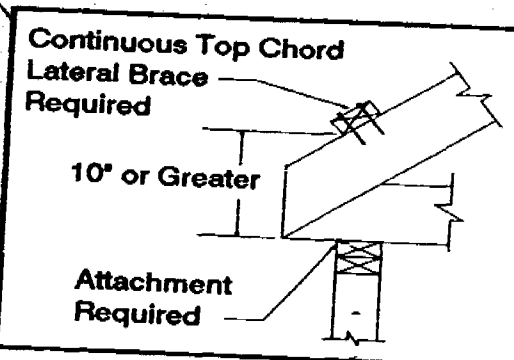
Diagonal brace also required on end verticals.

Top chords that are laterally braced can buckle together and cause collapse if there is no diagonal bracing. Diagonal bracing should be nailed to the underside of the top chord when purlins are attached to the topside of the top chord.

MONO TRUSS

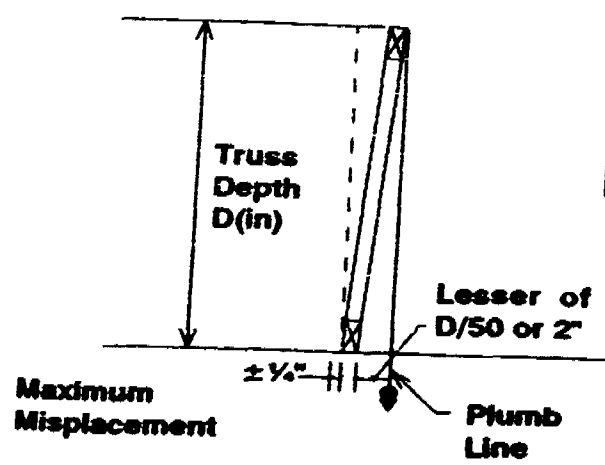


All lateral braces lapped at least 2 trusses.



INSTALLATION TOLERANCES

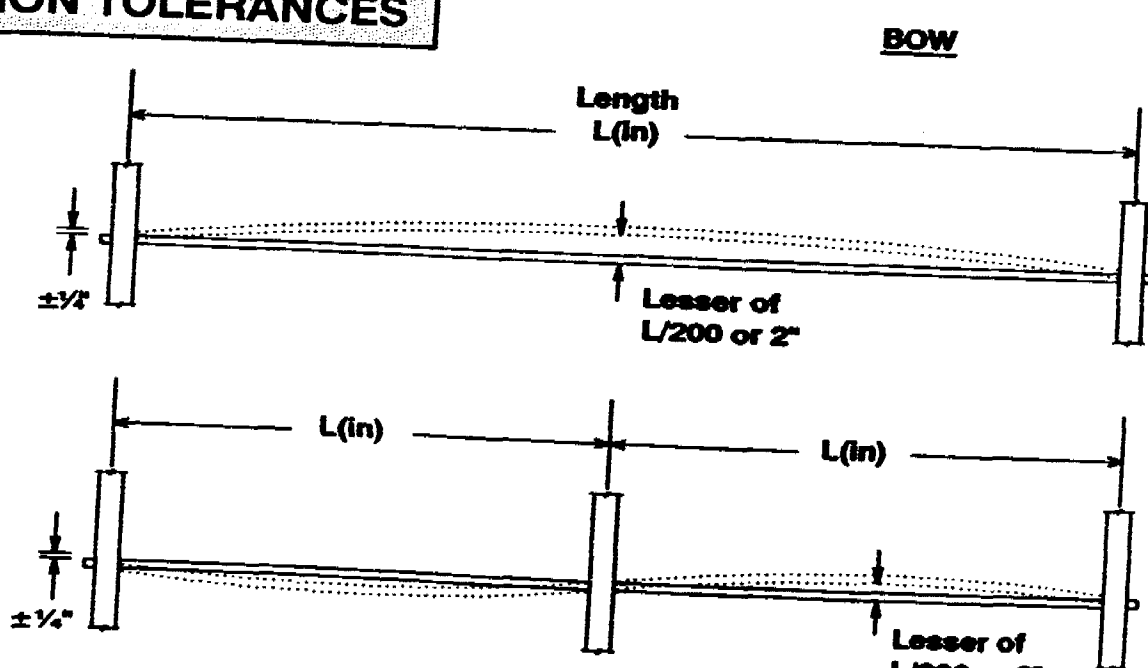
PLUMB



D(in)	D/50	D(ft)
12"	1/4"	1'
24"	1/2"	2'
36"	3/4"	3'
48"	1"	4'
60"	1-1/4"	5'
72"	1-1/2"	6'
84"	1-3/4"	7'
96"	2"	8'
108"	2"	9'

OUT-OF-PLUMB INSTALLATION TOLERANCES.

WARNING: Do not cut trusses.



L(in)	L/200	L(ft)
50"	1/4"	4.2'
100"	1/2"	8.3'
150"	3/4"	12.5'

L(in)	L/200	L(ft)
200"	1"	16.7'
250"	1-1/4"	20.8'
300"	1-1/2"	25.0'

OUT-OF-PLANE INSTALLATION TOLERANCES.

WARNING: Do not cut trusses.

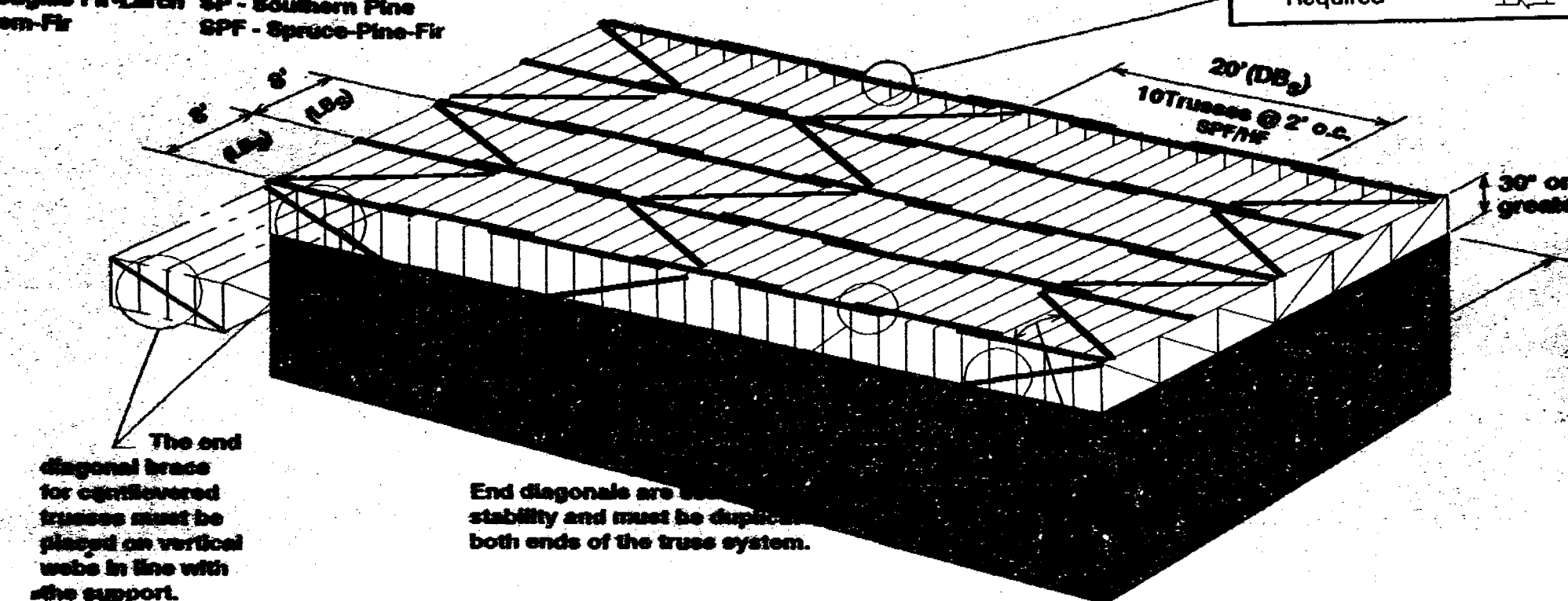
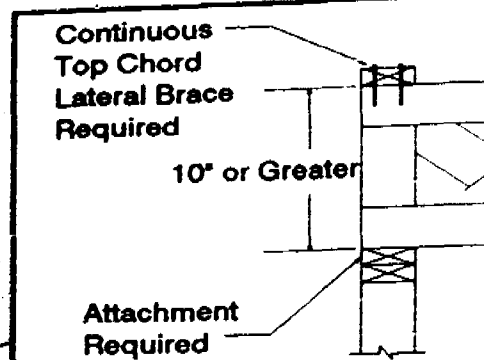
Frame 6

SPAN	MINIMUM DEPTH	TOP CHORD LATERAL BRACE SPACING (LB ₂)	TOP CHORD DIAGONAL BRACE SPACING (DB ₂) (# trusses)	
			SP/DF	SPF/HF
Up to 32'	30"	8'	16	10
Over 32' - 48'	42"	6'	6	4
Over 48' - 60'	48"	5'	4	2
Over 60'	See a registered professional engineer			

DF - Douglas Fir-Larch
HF - Hem-Fir
SP - Southern Pine
SPF - Spruce-Pine-Fir

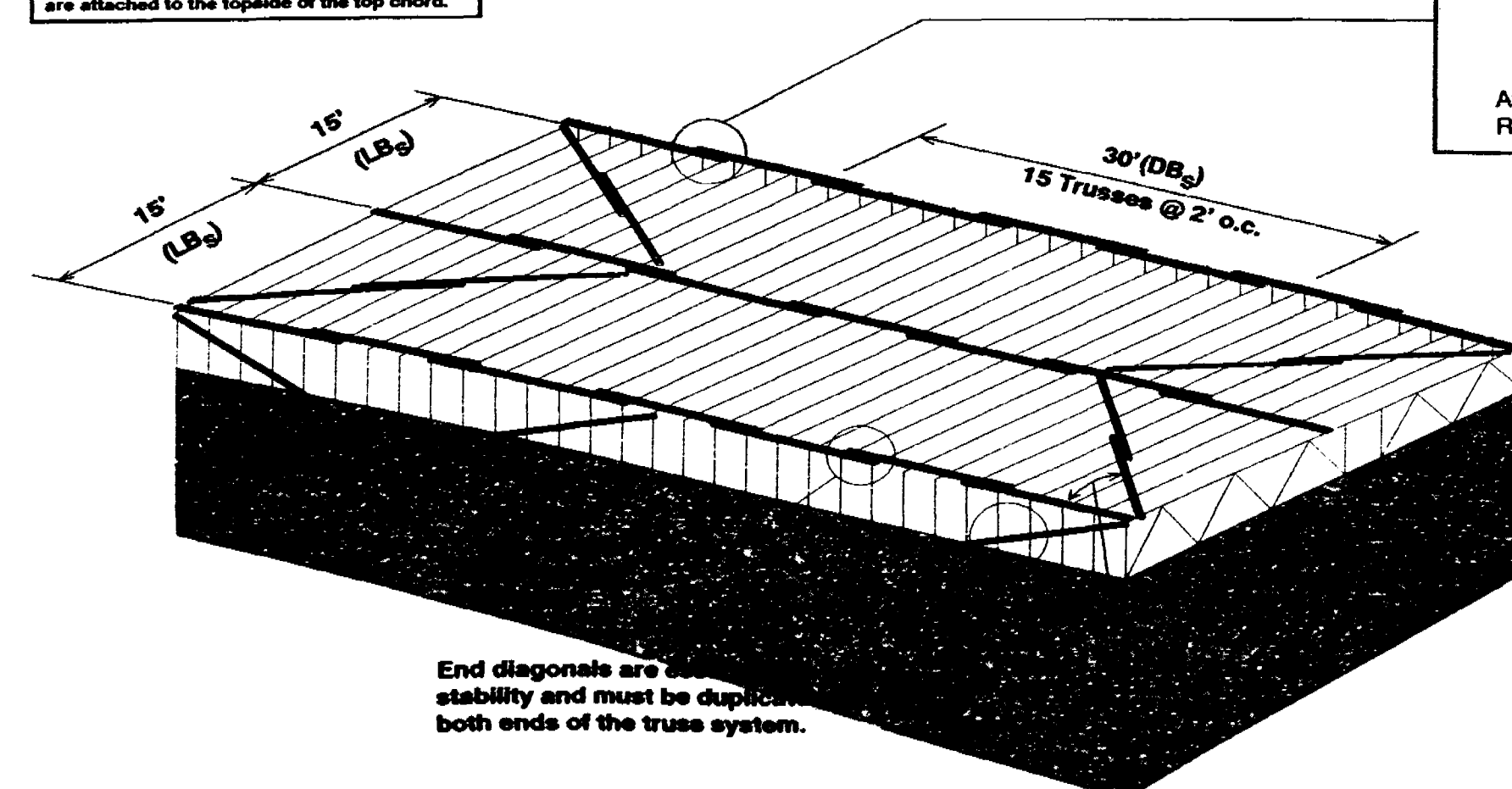
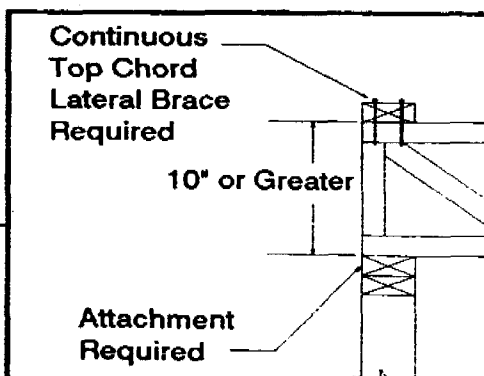
2x4/2x6 PARALLEL CHORD TRUSS

Top chords that are laterally braced can buckle together and cause collapse if there is no diagonal bracing. Diagonal bracing should be nailed to the underside of the top chord when purlins are attached to the topside of the top chord.

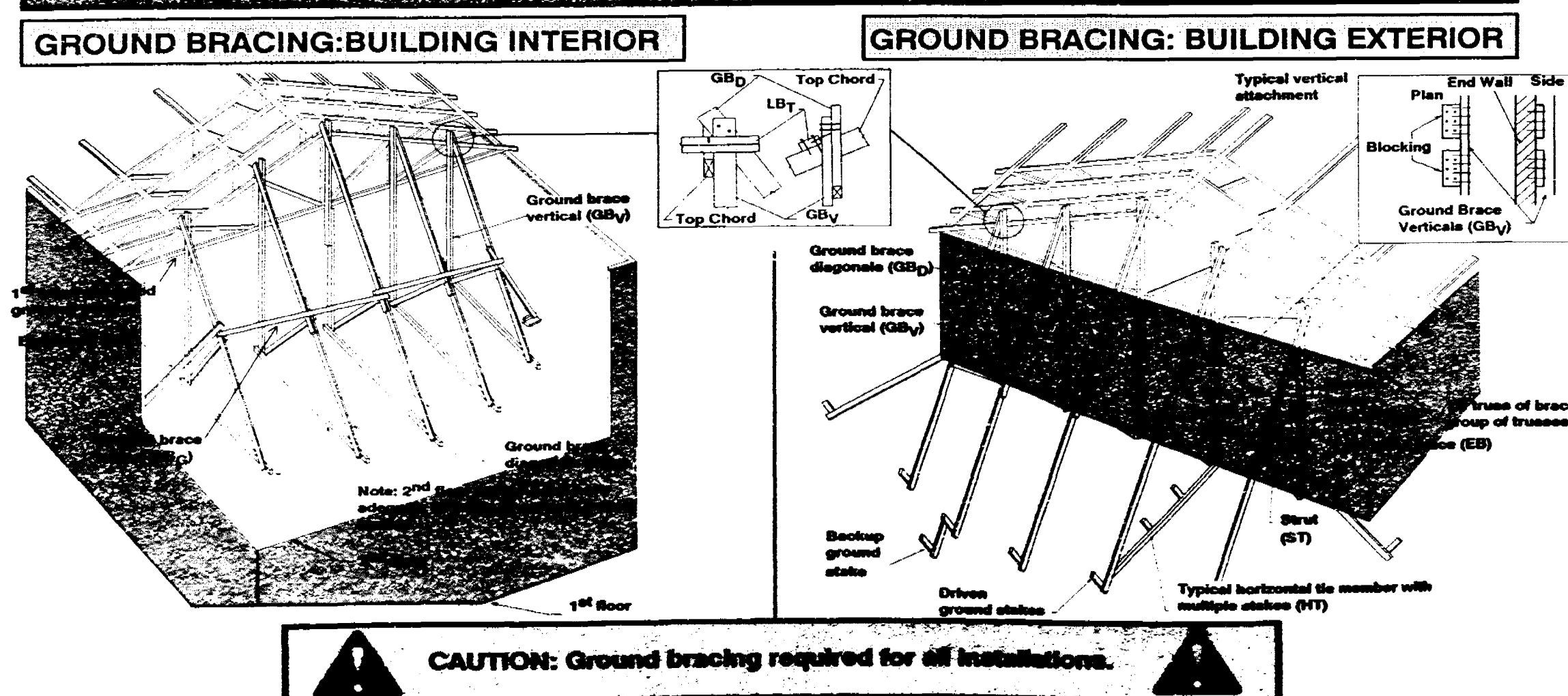
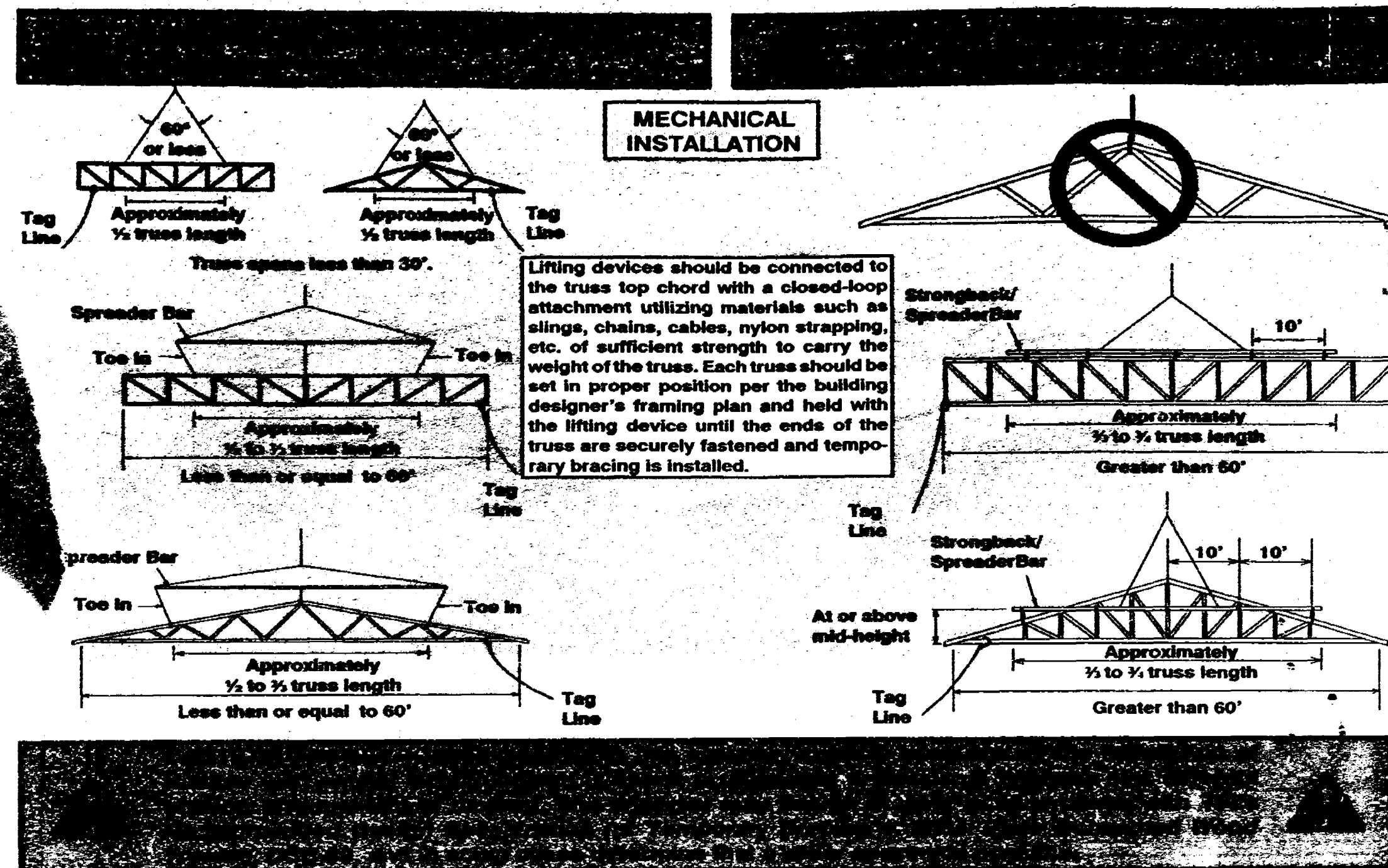


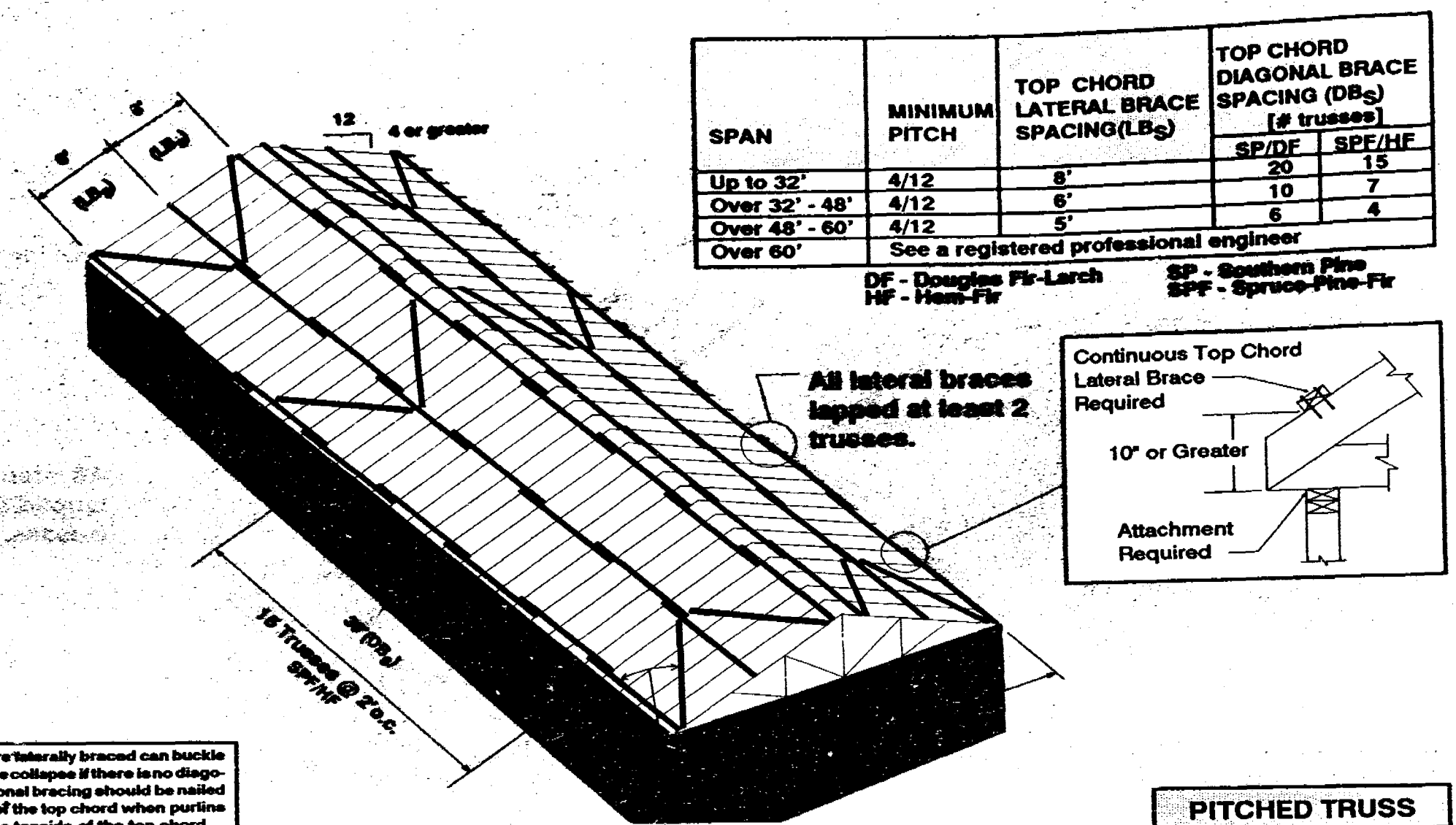
4x2 PARALLEL CHORD TRUSS: TOP CHORD

Top chords that are laterally braced can buckle together and cause collapse if there is no diagonal bracing. Diagonal bracing should be nailed to the underside of the top chord when purlins are attached to the topside of the top chord.

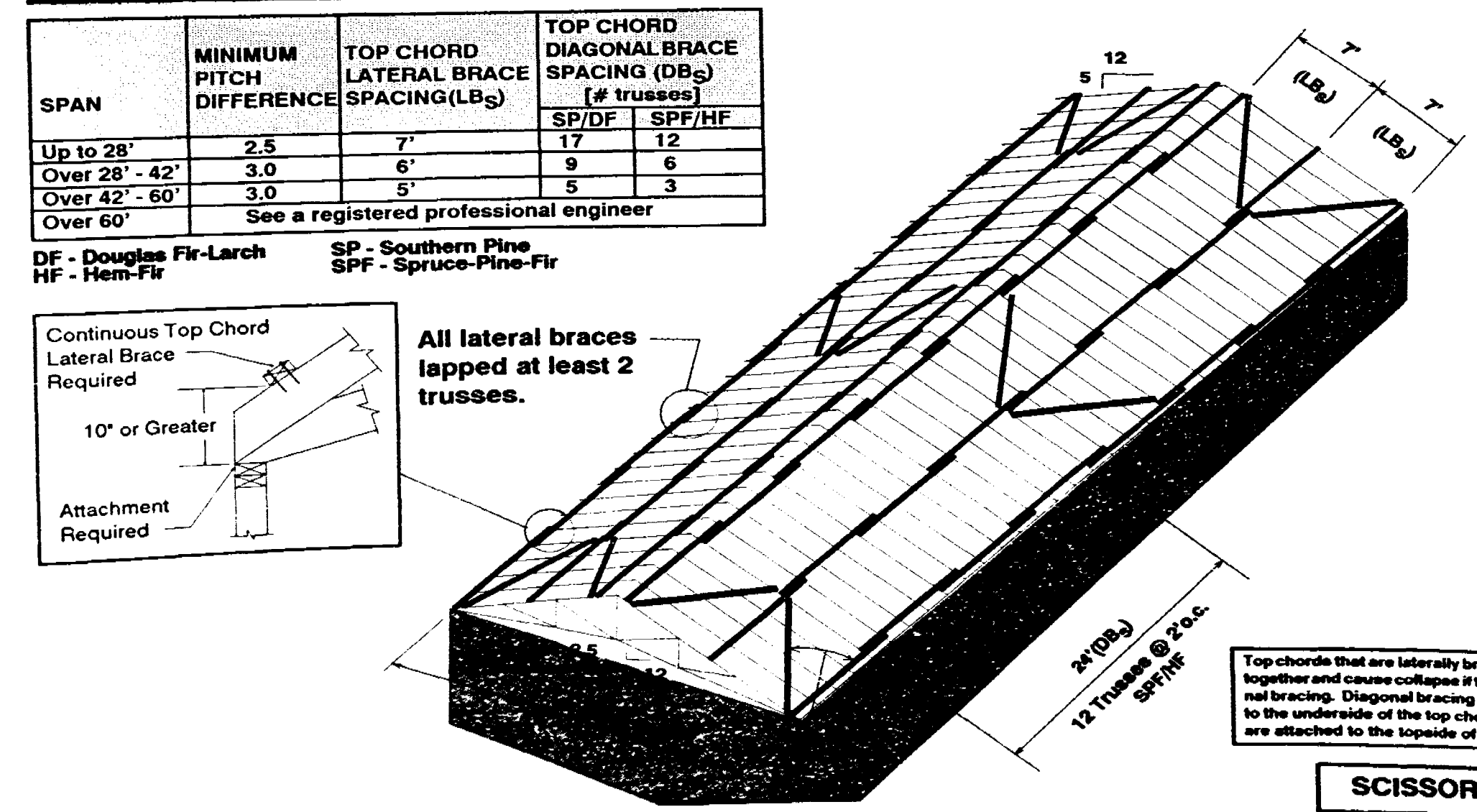


Frame 5



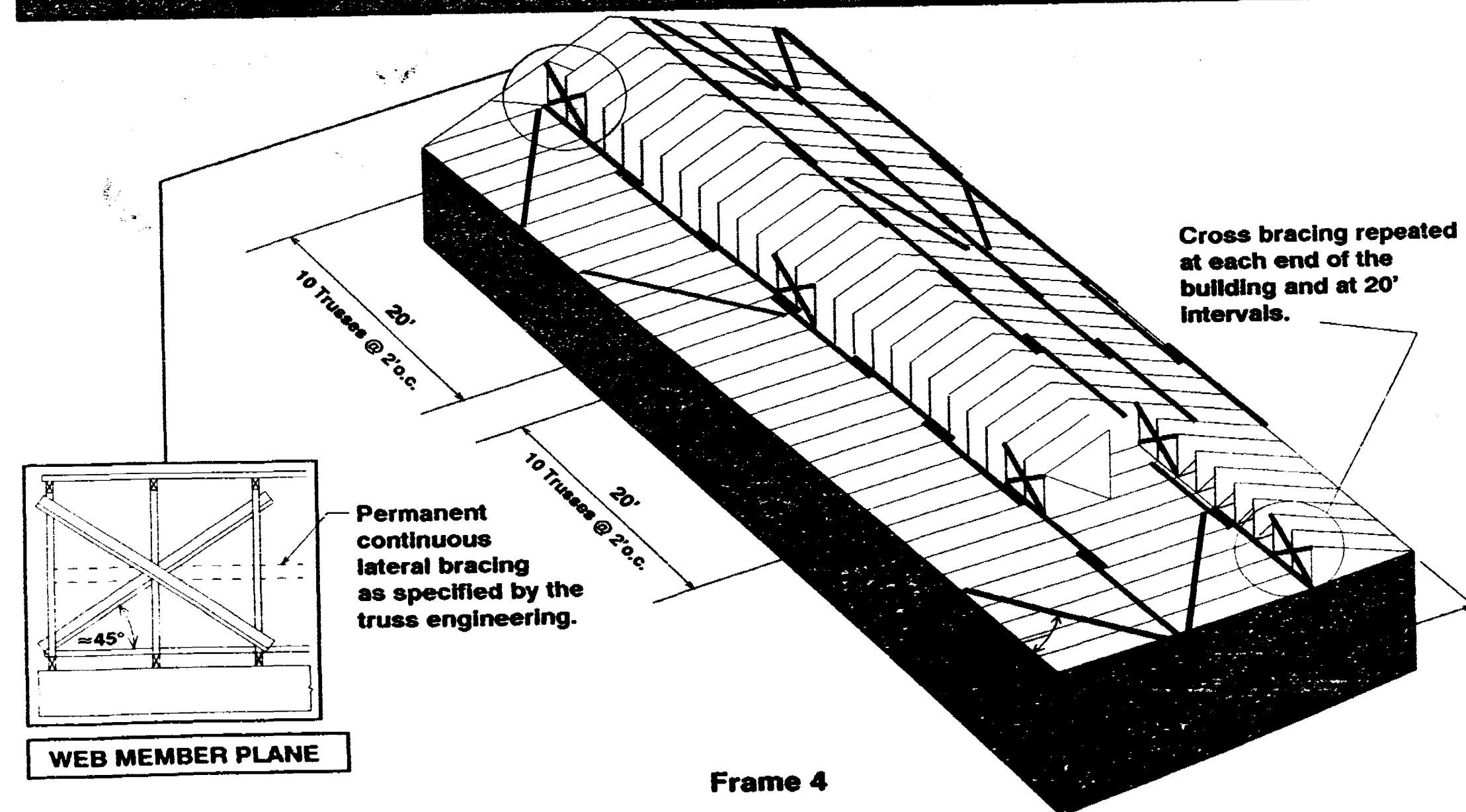
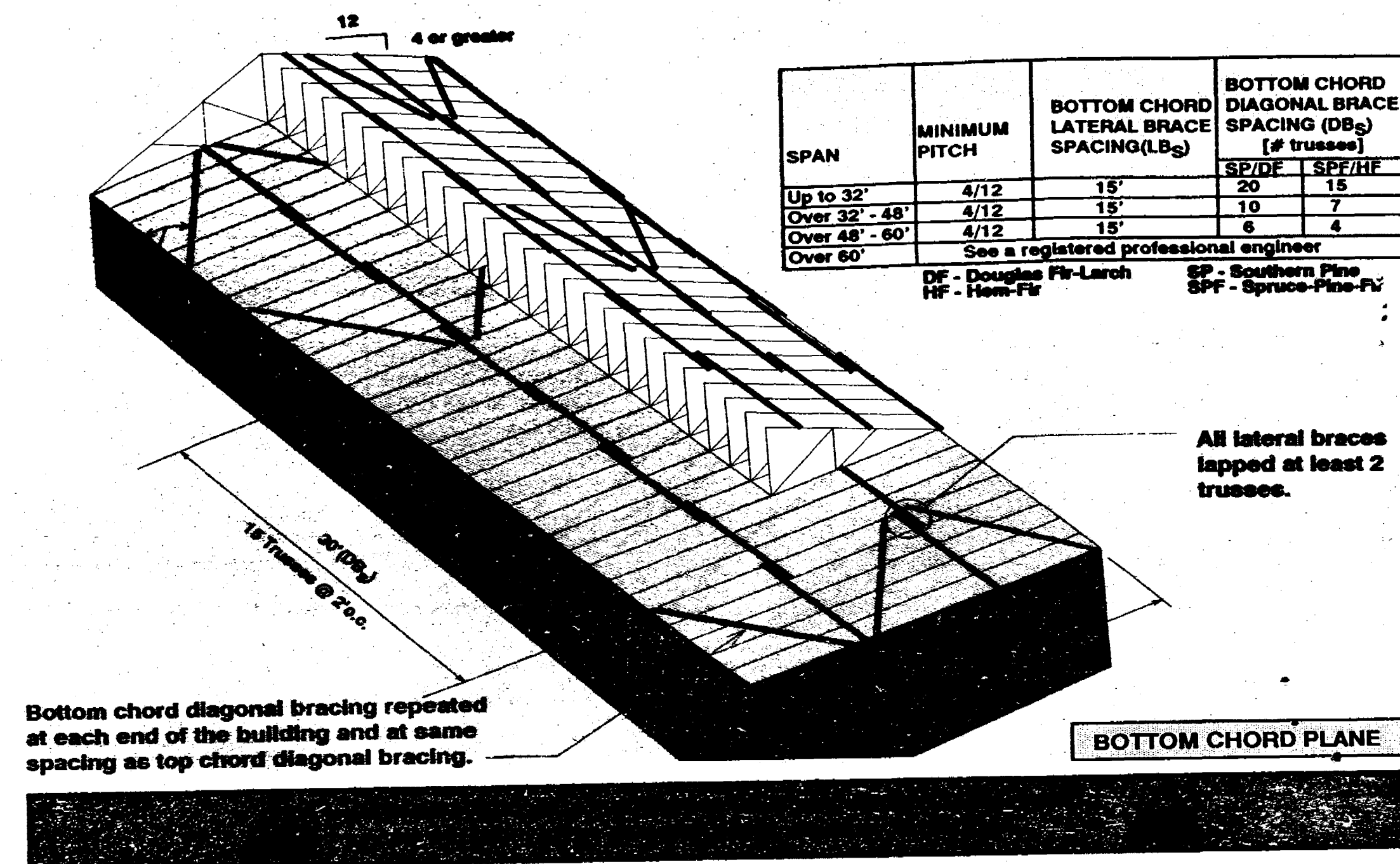


Top chords that are laterally braced can buckle together and cause collapse if there is no diagonal bracing. Diagonal bracing should be nailed to the underside of the top chord when purlins are attached to the topside of the top chord.



Top chords that are laterally braced can buckle together and cause collapse if there is no diagonal bracing. Diagonal bracing should be nailed to the underside of the top chord when purlins are attached to the topside of the top chord.

Frame 3



M. HAJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET _____ OF _____

PROJECT: _____ _____	DESIGNED BY _____	DATE _____
	CHECKED BY _____	DATE _____

THE GILMAN RESIDENCE 1554 WEST 25 STREET
--

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 1 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY MH DATE 8/10/93
CHECKED BY _____ DATE _____

LOADING

ROOF : DEAD LOAD

FLAT CEMENT TILE = 16 PSF
5/8" PLYWOOD = 2 PSF
ELEC + MECH = 2 PSF
CEILING (PLASTER) = 8 PSF
= 28 PSF OR 25 PSF

LIVE LOAD = 20 PSF OR 30 PSF
50 PSF 55 PSF

TOTAL ROOF LOAD = 55 PSF

1ND FLOOR : DEAD LOAD

3/4" PLYWOOD = 3 PSF
FLOR. FINISH = 2 PSF
CEILING PLASTER = 8 PSF
= 13 PSF
PARTITION WALL = 20 PSF
(PLASTER BOTH SIDES)

LIVE LOAD = 40 PSF
= 60 PSF BALCONY

[Signature]
1/13/94

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 2 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY MH DATE 8/16/93
CHECKED BY _____ DATE _____

MAX WIND = 33 PSF
MAX HEIGHT = 21'-2" TOP OF PARAPET
MAX HEIGHT ABOVE GROUND = 23' < 60'

USING SOUTH FLORIDA BUILDING CODE
USE "COASTAL BUILDING ZONE"

MAX WIND = 33 PSF

SHAPE FACTOR FOR BLDG = 1.3 (2309.36 199)
SHAPE FACTOR FOR COMPONENT TABLE 23-D

VERTICAL SURFACE CLASS $10^\circ < \theta < 30^\circ$

	END ZONE	INT ZONE
WINDWARD	-1.67	-1.02
LEEWARD	-1.5	-1.02

USE FACTOR TABLE 23-E = 1.0 (GROUP I)

$R_C = 33 \times 1.3 \times 1 \times 6' = 343.2 \frac{lb}{ft}$
 $R_R = 27 \times 1.3 \times 1 \times 10' = 351 \frac{lb}{ft}$
 $R_C = 22 \times 1.3 \times 1 \times 5' = 143 \frac{lb}{ft}$

TOTAL WIND UPLIFT FOR ROOF TRUSSES = $33 \times 1.67 \times 1 = 55 \text{ PSF}$
MIN DEAD LOAD TO RESIST UPLIFT = 10 PSF

USE NET WIND UPLIFT = 45 PSF FOR END ZONE
 $33 \times 1.02 \times 1 = 33.66 - 10 = 23.66 \text{ PSF}$ USE 25 PSF

USE NET WIND UPLIFT = 25 PSF FOR INT. ZONE

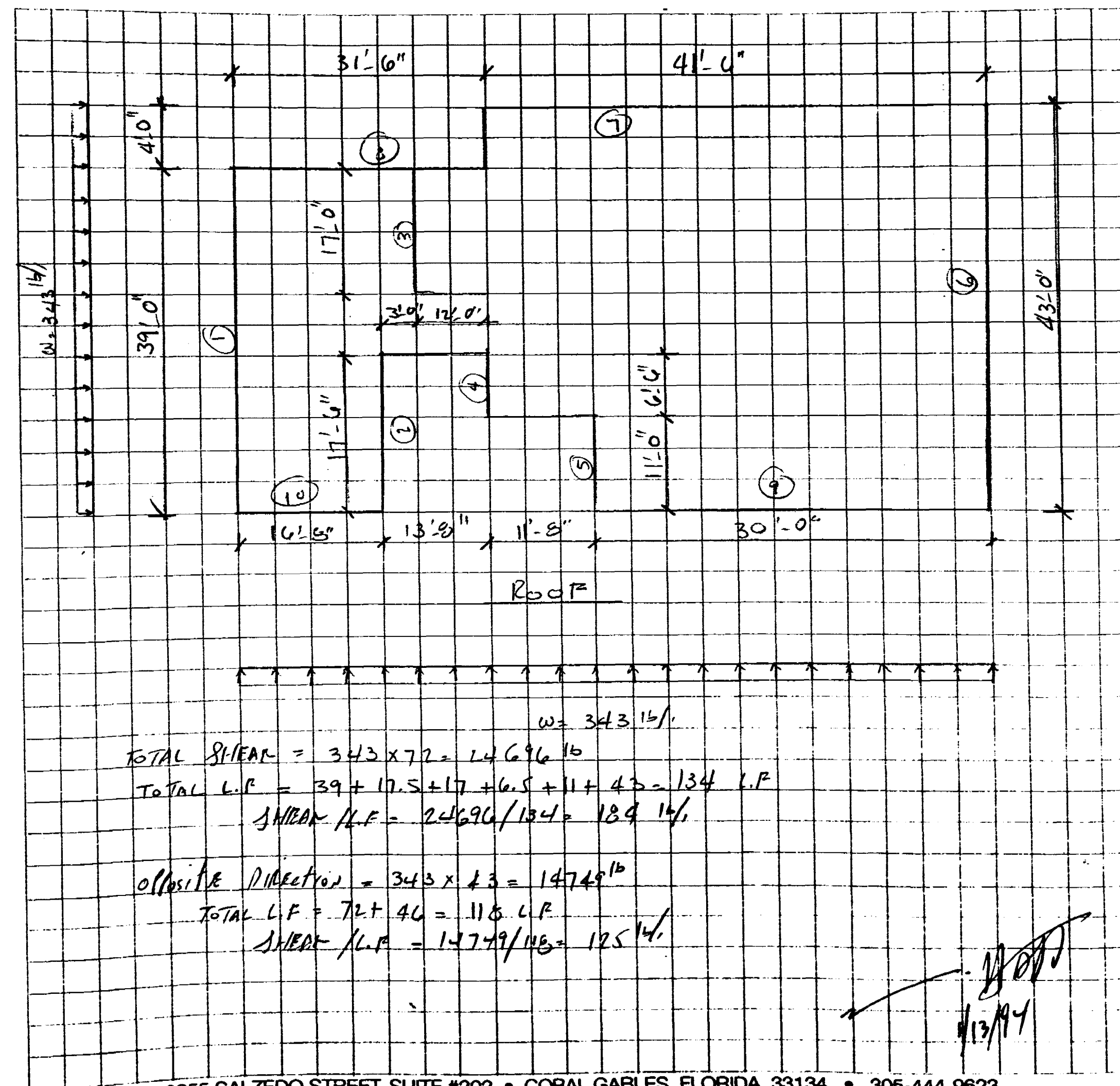
M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 3 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY NH DATE 9/10/93
CHECKED BY _____ DATE _____



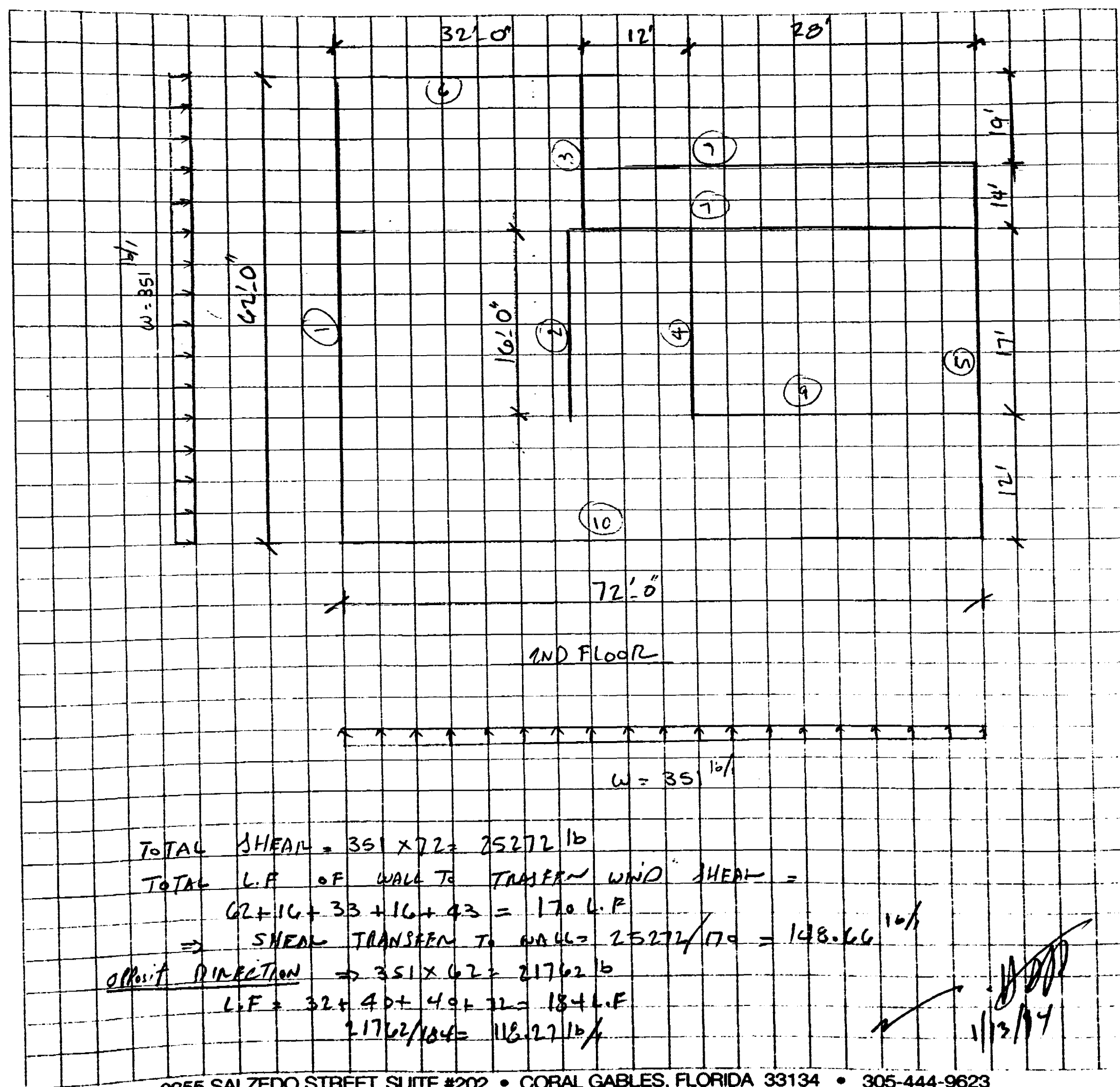
M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 4 OF _____

PROJECT: THE BELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY MH/ DATE 8/16/93
CHECKED BY _____ DATE _____



M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 5 OF _____

PROJECT: THE GILMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY NH

DATE 8/10/93

CHECKED BY _____

DATE _____

MAX SHEAR ON WALLS = 184 lb @ R.O.P. LEVEL

TRUSSES ARE SPACED @ 24" O.C.
WOOD PLATES ARE ANCHORED TO TIE BEAM

TIE BOLTS @ 24" O.C. $\Rightarrow P = 184 \times 2 = 368 \text{ lb}$

USING 1-5/8" ϕ EXP BOLT @ 24" O.C. $\Rightarrow$

W/ MIN EMBEDMENT 5" $\Rightarrow$ SHEAR = 3000 lb

PULLOUT = $8322/4 = 2080 \text{ lb}$

(SEE ATTACHED TABLES - WEDGE ANCHORS OK)
EQUAL APPROVED

* IF USING WOOD LEDGE 2x10 $A = 13.875 \text{ in}^2$

$f_a = P/A = 368/13.875 = 26.6 \text{ psi}$ ✓ O.K.

RED HEAD® Has It All...

...a size and style anchor for virtually every fastening application. And each is rugged, reliable and cost-efficient. Our Red Head concrete and masonry expansion anchors are ideal for fastening electrical and mechanical systems, piping, machinery, light fixtures, steam and waste lines, cable trays, support racks, guard rails, storage racks and many similar items to concrete and masonry. We offer surface, subsurface, bottom bearing and non-bottom bearing designs, as well as externally and internally threaded, self-drilling and prepour concrete anchors. And Phillips heavy-load anchors are superior to traditional

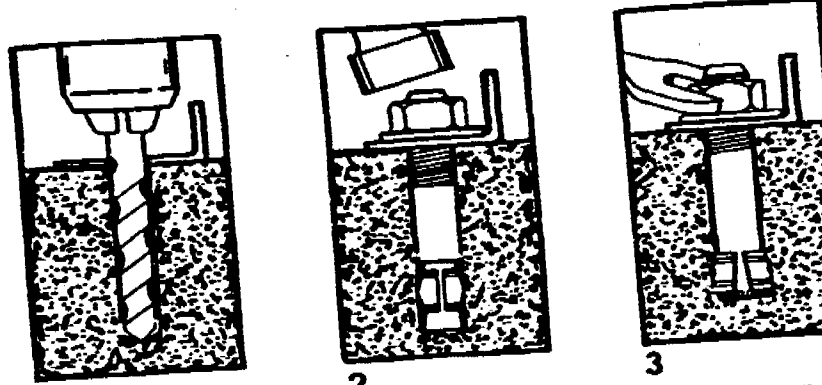
grouted, epoxy and cast-in-place inserts. Red Head anchors offer a powerful hold, and are easier and quicker to install, saving substantial installation time and cost.

Our reliable light-load expansion anchors are so versatile they can be used in solid concrete, hollow block, dry-wall, brick - virtually any construction material. Red Head light-load anchors eliminate the inconvenience and expense of maintaining a variety of toggle bolts, hollow wall and plastic anchors.

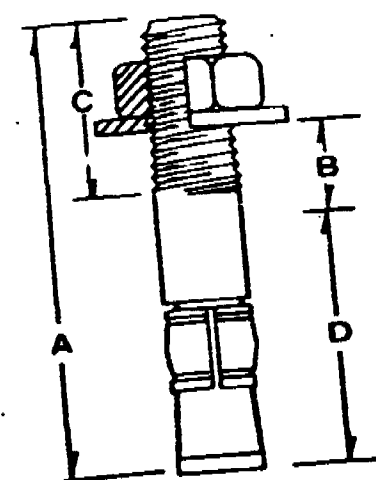
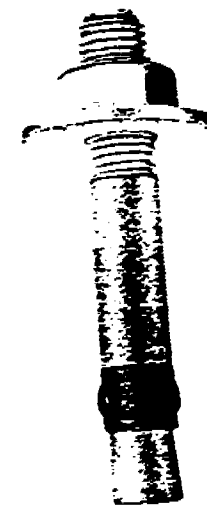
Wedge Anchors Regular, Galvanized, and Stainless Steel

Red Head's Wedge Anchor is easy to use. Anchor bolt, carbide bit, and hole size are all the same. Heavy-duty and versatile, the Wedge Anchor is non-bottom bearing, so precise hole depth or clean-out is not always required. A one-piece stainless steel expanding clip assures full expansion for rugged, dependable holding strength. Available in zinc-plated carbon steel, galvanized steel and stainless steel. Comes complete with washers and nuts.

Structural applications of all types. Ideal for fastening electrical, heating, ventilating, air conditioning and plumbing systems to concrete. Other applications include tilt-up construction, pipe hanging, in-plant machinery mountings, storage racks, warehouse equipment, highway rails, posts and guard apparatus. Numerous distinct applications for galvanized and stainless steel models.



Installation: 1) Using a bit whose diameter equals the anchor diameter, drill hole to any depth exceeding minimum embedment. Holes should be drilled using a bit conforming to ANSI B94.12-77. 2) Assemble anchor with nut and washer so that the top of the nut is flush with the top of the anchor. Drive anchor through material to be fastened so that washer is flush with surface of material. 3) Expand anchor by tightening nut 3 to 5 turns.
Caution: Always wear safety glasses and other necessary protective devices or apparel when installing anchors.



Performance Approved

ICC-ES ESR-1000 Research Report
ICC-ES ESR-1000 Research Report
ICC-ES ESR-1000 Research Report

Carbon Steel Catalog Number	Stainless Steel Catalog Number	Galvanized Steel Catalog Number	Anchor Diameter & Drill Bit Size/Threads Per Inch	A Overall Length	B Max. Thickness of Material to be Fastened	C Thread Length	D Min. Embedment in Concrete	Pullout LBS.	Shear LBS.
WS-1416 WS-1422 WS-1432	WW-1416 WW-1422 WW-1432		1/2" 20	1 1/2" 2 1/4" 3 1/4"	1/4" 3/8" 1/2"	3/4" 3/4" 3/4"	1 1/4"	2627	2300
WS-3822 WS-3826 WS-3830 WS-3836 WS-3850	WW-3822 WW-3826 WW-3830 WW-3836 WW-3850		3/4" 16	2 1/4" 2 3/4" 3" 3 3/4" 5"	1/4" 3/8" 1/2" 1 1/4" 1 1/2"	1 1/4" 1 1/4" 1 1/4" 1 1/4" 1 1/4"	1 3/4"	5094	5233
WS-1226 WS-1236 WS-1242 WS-1254 WS-1270	WW-1226 WW-1236 WW-1242 WW-1254 WW-1270	WS-1242G WS-1254G	1/2" 13	2 3/4" 3 1/4" 4 1/4" 5 1/4" 7"	1/4" 3/8" 1/2" 3/4" 1 1/4"	1 1/4" 1 1/4" 1 1/4" 1 1/4" 1 1/4"	2 1/4"	6310	9016
WS-5834 WS-5850 WS-5860 WS-5870 WS-5884	WW-5834 WW-5850 WW-5860 WW-5870 WW-5884	WS-5860G	3/4" 11	3 1/2" 5" 6" 7" 8 1/2"	1/2" 3/4" 1" 1 1/4" 1 1/2"	1 1/2" 1 1/2" 1 1/2" 1 1/2" 1 1/2"	2 1/4"	8322	12,216
WS-3446 WS-3454 WS-3470 WS-3484 WS-34100	WW-3446 WW-3454 WW-3470 WW-3484 WW-34100	WS-3454G WS-3484G	1/2" 10	4 1/4" 5 1/4" 7" 8 1/4" 10"	3/8" 1/2" 3/4" 1" 1 1/4"	1 1/2" 1 1/2" 1 1/2" 1 1/2" 1 1/2"	3 1/4"	12,405	19,200
WS-7860 WS-7880 WS-78100	WW-7860 WW-7880 WW-78100	WS-7860G WS-7880G	3/4" 9	6" 8" 10"	1 1/4" 1 1/4" 1 1/4"	2 1/4" 2 1/4" 2 1/4"	3 3/4"	13,266	26,366
WS-10060 WS-10090 WS-100120		WS-10090G	1" 8	6" 9" 12"	3/4" 3/4" 3/4"	2 1/4" 2 1/4" 2 1/4"	4 1/2"	18,275	37,533
WS-12590 WS-125120			1 1/4" 7	9" 12"	3/4" 3/4"	3 1/4" 3 1/4"	5 1/2"	45,467	50,566

Ultimate load capacity in 4,000 psi (28,000 PSI) stone aggregate concrete (reduce 30% for structural lightweight aggregate concrete). Based on ESR-1000
Testing laboratory tests. Copies of reports available on request. Meets or exceeds U.S. Government G.S.A. Specifications FF-S-325 Group II, Type 4
Class 1. Interim Amendment - 3 (Dated 7/16/65).
Safe working loads for single installations under static loading should not exceed 25% of the ultimate load capacity. For information on other conditions
contact your nearest factory representative.
Footnote: Anchor sizes through 3/4" in diameter have stainless steel expansion clip. Larger diameter anchors have carbon steel expansion clip.

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 4 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY MH. DATE 8/16/93
CHECKED BY _____ DATE _____

GROUND FLOOR SLAB

MAX SPAN = 15'-0" w/over head cont $\rightarrow \frac{15}{24} = 15 \times \frac{12}{24} = 75"$

TWO WAY SLAB $\rightarrow h = \frac{L_o}{36} (0.8 + \frac{f_y}{200,000}) = \frac{15 \times 12 (0.8 + \frac{60,000}{200,000})}{36}$

$h = 5.5"$ OR SPAN = 12'-0" $\rightarrow h = 6"$

USE 6" CONC SLAB

DEAD LOAD = $150 \times 6 \frac{1}{2} \times 1.4 = 103$ PSF
 $10 \times 1.4 = 14$ PSF
 119 PSF ≈ 120 PSF

LIVE LOAD = 40 PSF $\times 1.7 = 68$ PSF
 100 PSF $\times 1.7 = 170$ PSF
 60 PSF $\times 1.7 = 102$ PSF

TOTAL DEAD = $120 + 02 = 222$ PSF $\rightarrow 16 \frac{1}{2}$ LF OF SLAB

$N_u = w_u l^2 / 9 = 222 (12)^2 / 9 = 3552$ lb-ft

$b = 12"$ $d = 4"$ $f'_c = 3000$ PSI $\rightarrow K_u = \frac{3552 \times 12}{12 \times 4^2} = 222$

$\rho = 0.045$ $A_s = 0.0045 \times 12 \times 4 = 0.216$ IN²/FT USE #4 @ 6" o/c
IF $\rho = 0.0035$ $A_s = 0.0035 \times 12 \times 4 = 0.17$ IN²/FT #4 @ 12" o/c

DESIGN OF GB

$w = 222$ PSF

IF TRIBUTARY WIDTH = $6 \frac{1}{2} \times 3' 0" \rightarrow 222 \times 3 = 666$ lb-ft

WT OF GB ASSUME $12 \times 20 \times 1.4 = 336$ lb-ft
 100.2 lb-ft ≈ 100 lb-ft

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 7 OF _____

PROJECT: THE GELMAN RESIDENCE 1554 WEST 25 STREET	DESIGNED BY MH DATE 8/16/93
	CHECKED BY _____ DATE _____

DESIGN OF BEAMS (ROOF)

ROOF:
 $DL = 25 \text{ PSF} \times 1.4 = 35 \text{ PSF}$
 $LL = 30 \text{ PSF} \times 1.7 = 51 \text{ PSF}$
 86

2ND FLOOR
 $DL = 10 \text{ PSF} \times 1.4 = 14 \text{ PSF}$
 $LL = 40 \text{ PSF} \times 1.7 = 68 \text{ PSF}$
 $\text{PARTITION} = 20 \text{ PSF} \times 1.4 = 28 \text{ PSF}$
 $\text{BALCONY} = 60 \text{ PSF} \times 1.7 = 102 \text{ PSF}$

TOTAL LOAD = $28 + 102 = 130 \text{ PSF}$

WALL #1

$\text{ROOF} = 86 \times 18\frac{1}{2} = 774 \text{ lb/ft}$
 $\text{TB} = 8 \times 12 \times 1.4 = 135 \text{ lb/ft}$
 $\text{WALL} = 70 \times 8' \times 1.4 = 784 \text{ lb/ft}$
 $\text{PARTITION} = 70 \times 2' \times 1.4 = 368 \text{ lb/ft}$

CONCENTRATED LOAD ON CORNER COLUMN FROM CORNER TRUSS

TRUSS WIDTH = 9'

$\Rightarrow 86(9') = 774 \text{ lb/ft}$

SPAN = 22'-0"

$P = 774 \times 11' = 8514 \text{ lb}$

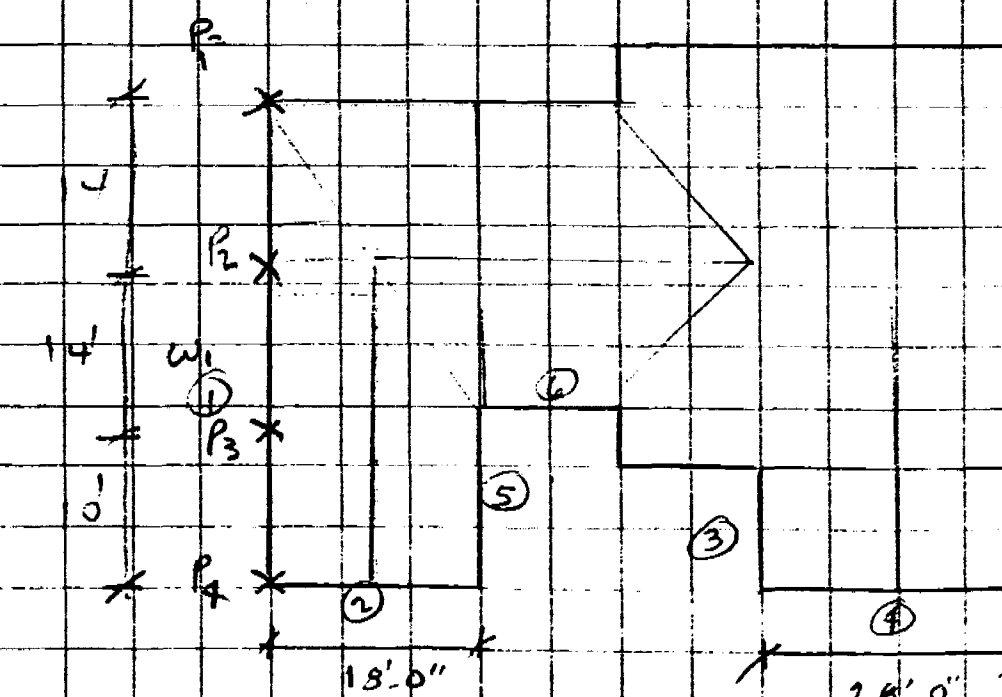
$W = 1277 \times 7' = 8939 \text{ lb}$

TOTAL $P = 8514 + 8939 = 17453 \text{ lb}$

$P_2 = 1277 \times 14' = 17878 \text{ lb}$

$P_3 = 1277 \times 12' = 15324 \text{ lb}$

$P_4 = 1277 \times 5' = 6385 \text{ lb}$



$W_{12} = 774 + 135 + 368 = 1277 \text{ lb/ft}$

1/13/94

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 5 OF _____

PROJECT: THE GELMAN RESIDENCE 1554 WEST 25 STREET.	DESIGNED BY NH	DATE 8/16/93
	CHECKED BY _____	DATE _____

WALL #	Calculation	Result
#2	$86 \times 2 = 172$ $PARLET = 70 \times 2 \times 1.4 = 368$ $172 + 135 = 307$ $307 + 368 = 675$	$16\frac{1}{2}$ $16\frac{1}{2}$
#3	$86 \times 2 = 172$ $172 + 135 + 368 = 1707$	$16\frac{1}{2}$
#4	$86 \times 2 + 35 + 368 = 675$	$16\frac{1}{2}$

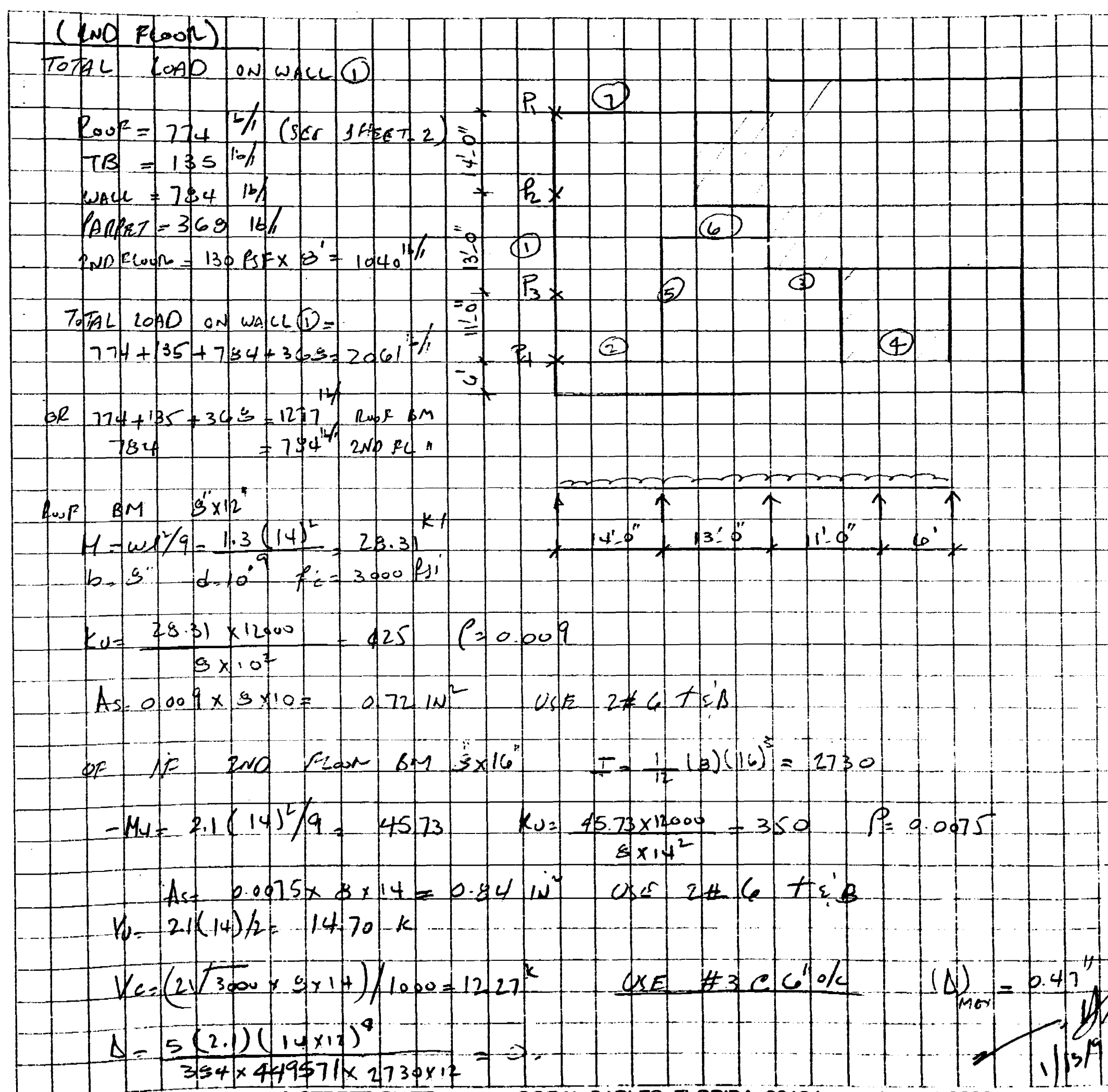
M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 9 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY MH DATE 8/16/93
CHECKED BY _____ DATE _____



M. HAJJAR &
ASSOCIATES, INC.
STRUCTURAL ENGINEERS

JOB NO. _____

SHEET 10 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET

DESIGNED BY MH DATE 6/14/93
CHECKED BY _____ DATE _____

DESIGN OF BEAM SUPPORTING WALL (5)

$W = 2.1 \text{ k/ft}$ SAME AS WALL (1) + TERRACE LOAD

$W = 2.1 + (130 \times 2) / 1000 = 2.36 \text{ k/ft} \approx 2.4 \text{ k/ft}$
SPAN = 17'-0"

$+M_u = Wl^2 / 8 = 2.4 (17)^2 / 8 = 86.70 \text{ k-ft}$ TRY BM 8"X18"

$b = 8"$ $d = 16"$ $f'_c = 3000 \text{ psi}$

$K_u = \frac{86.70 \times 12000}{8 \times 16^2} = 503$ $P = 0.01$

$A_s = 0.01 \times 8 \times 16 = 1.28 \text{ in}^2$ USE 2#8 BOT
2#7 TOP

$V_u = 2.4 (17) / 2 = 20.4 \text{ k}$
 $V_c = (2 \sqrt{3000} \times 8 \times 16) / 1000 = 14 \text{ k}$

$\frac{A_v}{s} = \frac{20.4 - 0.85(14)}{0.85 \times 8 \times 16} = 0.01 \text{ in}^2/\text{in}$ #3 @ 6" o/c

DESIGN OF BEAM SUPPORTING WALL (6)

SPAN = 15'-0"

TERRACE = $130 \times 9' = 1170 \text{ lb/ft}$

ROOF = $9.6 \times 11' = 1056 \text{ lb/ft}$

WALL = 784 lb/ft

TB = 135 lb/ft

PARADE = 365 lb/ft

WIND FL = $130 \times 2.5' = 325 \text{ lb/ft}$

3725 lb/ft $\approx 3.9 \text{ k/ft}$

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 11 OF _____

PROJECT: THE GELMAN RESID 1534 WEST 25 STREET	DESIGNED BY MH DATE 2/16/93
	CHECKED BY _____ DATE _____

DESIGN OF BEAM SUPPORTING WALL (6)

$$+M_u = wL^2/8 = 3.9(14)^2/8 = 93.10 \text{ K}$$

$$K_u = 93.10 \times 12000 / (8 \times 14^3) = 545.51$$

$P = 0.012$

$$A_s = 0.012 \times 8 \times 14 = 1.34 \text{ IN}^2$$

#3 BOT
#7 TOP

$$V_u = 3.9(14/2) = 27.6 \text{ K}$$

$$V_c = 14 \text{ K}$$

$$V_u - V_c = 27.6 - 14 = 13.6 \text{ K}$$

$$V = 27.6 / 1.55 = 17.8 \text{ K}$$

$$A_v = \frac{27.6 - 14}{0.85 \times 60 \times 14} = 0.01$$

#3 @ 8 o/c

$$M = 17 \times 3 = 51 \text{ K-FT} \Rightarrow (S)_{req} = \frac{51}{22} = 2.3 \text{ IN}^3 \Rightarrow h^2 = \frac{65}{2} = 32.5 \Rightarrow h = 5.7 \text{ IN}$$

h = 13" T = 14" / 2 = 7" / 2 = 3.5" / 2 = 1.75" / 2 = 0.875" / 2 = 0.4375" / 2 = 0.21875" / 2 = 0.109375" / 2 = 0.0546875" / 2 = 0.02734375" / 2 = 0.013671875" / 2 = 0.0068359375" / 2 = 0.00341796875" / 2 = 0.001708984375" / 2 = 0.0008544921875" / 2 = 0.00042724609375" / 2 = 0.000213623046875" / 2 = 0.0001068115234375" / 2 = 5.340576171875E-05" / 2 = 2.6702880859375E-05" / 2 = 1.33514404296875E-05" / 2 = 6.67572021484375E-06" / 2 = 3.337860107421875E-06" / 2 = 1.6689300537109375E-06" / 2 = 8.3446502685546875E-07" / 2 = 4.17232513427734375E-07" / 2 = 2.086162567138671875E-07" / 2 = 1.0430812835693359375E-07" / 2 = 5.2154064178466796875E-08" / 2 = 2.60770320892333984375E-08" / 2 = 1.303851604461669921875E-08" / 2 = 6.519258022308349609375E-09" / 2 = 3.2596290111541748046875E-09" / 2 = 1.62981450557708740234375E-09" / 2 = 8.14907252788543701171875E-10" / 2 = 4.074536263942718505859375E-10" / 2 = 2.0372681319713592529296875E-10" / 2 = 1.01863406598567962646484375E-10" / 2 = 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M. HAJJAR &
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JOB NO. _____
SHEET 12 OF _____

PROJECT: THE GELMAN RESIDENCE 1554 WEST 25 STREET.	DESIGNED BY MH CHECKED BY _____	DATE 8/16/93 DATE _____
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CHECK EXIST'g TERRACE FRAMING MEMBER.

SPAN = 19' 0"
DL = 10 PSF
LL = 60 PSF
70 PSF

ASSUME JOISTS ARE SPACED @ 12" o/c

$$M = wL^2/8 = 70(19)^2/8 = 3158.9 \text{ lb-ft}$$

ALLOWABLE STRESS $F_b = 1400 \text{ PSI}$

$$(S)_{REQD} = M/F_b = \frac{3158.9 \times 12}{1400} = 27 \text{ in}^3 \quad \text{USE } 2 \times 12 \quad S = 31.64 \text{ in}^3$$

$$I = 177.979 \text{ in}^4$$

$$\Delta = \frac{5(70)(19 \times 12)^4}{384 \times 1200000 \times 177.979 \times 12} = 0.96 \times \frac{60}{70} = 0.82$$

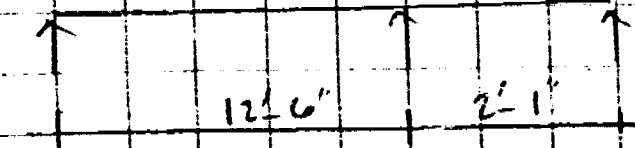
$$(\Delta)_{MAX} = \frac{19 \times 12}{360} = 0.63" < 0.82" \quad \text{N.G.}$$

USE 3x12 @ 12" o/c

DESIGN BEAM FOR WALL

SPAN = 12' 6"
ROOF = 86x9'
PARTIAL
WALL
2ND FLOOR = 130x4'
TB

$$\begin{aligned} &= 774 \text{ lb/ft} \\ &= 363 \text{ lb/ft} \\ &= 764 \text{ lb/ft} \\ &= 520 \text{ lb/ft} \\ &= 135 \text{ lb/ft} \end{aligned}$$



$$M_{DL} = wL^2/8 = 2.6(12.5)^2/8 = 45 \text{ ft-kip}$$

$$K_{\text{eff}} = \frac{45 \times 12000}{8 \times 142} = 344$$

$$P = 0.007$$

$$A_s = 0.0070 \times 8 \times 14 = 0.784 \text{ in}^2$$

USE 2#6 + 2#8

OR 6x16 w/ 2#6 T & B

$$V_c = 2.6(12.5)/2 = 16 \text{ k}$$

$$V_c = (9 \times 3000 \times 8 \times 14) / 110000 = 22$$

#3 @ 1' o/c

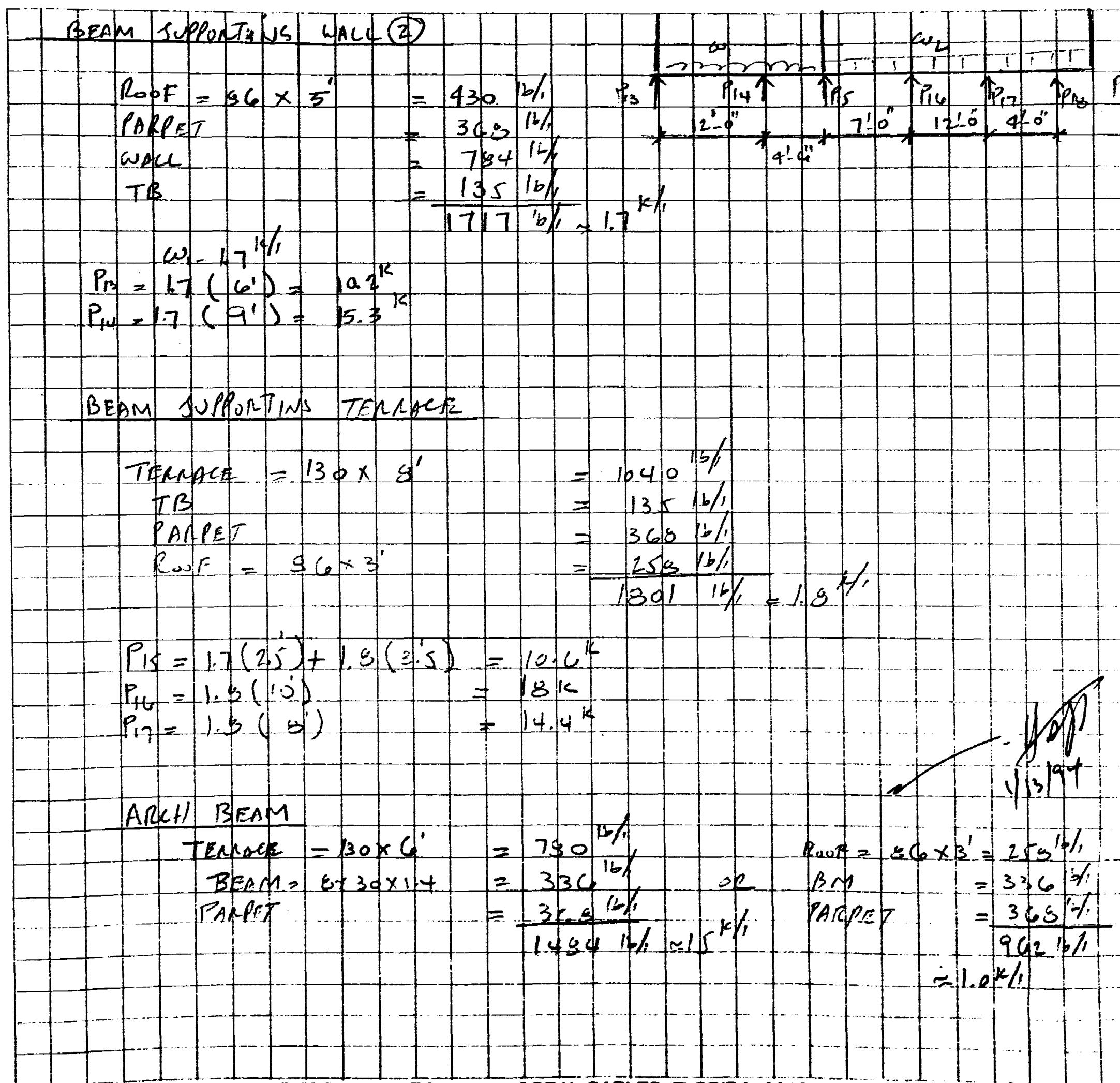
M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 13 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET.

DESIGNED BY MH DATE 2/22/93
CHECKED BY _____ DATE _____



M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 14 OF _____

PROJECT: THE GELMAN RESIDENCE 1554 WEST 25 STREET	DESIGNED BY M.H. CHECKED BY _____	DATE 5/22/93 DATE _____
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DESIGN OF 2ND FLOOR WOOD JOISTS

MAX SPAN = 16'-0" @ 2ND FLOOR TERRACE
= 15'-4" @ 2ND FLOOR

TOTAL LOAD @ TERRACE $\Rightarrow$ LL = 60 PSF
DL = 20 PSF
80 PSF

TOTAL LOAD @ 2ND FL $\Rightarrow$ LL = 40 PSF
DL = 20 PSF
PARTIAL = 20 PSF
80 PSF

USE MAX SPAN = 16'-6"

ASSUME JOIST ARE SPACED @ 12" o/c

$$W = 80(12) = 960 \text{ lb/ft}$$

$$M = W L^2 / 8 = 0.08(16)^2 / 8 = 2.56 \text{ K-ft}$$

USE SOUTH FLOOR FIVE $F_b = 1300 \text{ PSI}$ MIN, $E = 1,600,000 \text{ PSI}$

$$S_{REQD} = M / F_b = \frac{2.56 \times 12,000}{1300} = 23.6 \text{ IN}^3$$

$$TRY 2 \times 12 \Rightarrow I = 177.979 \text{ IN}^4, S = 31.641 \text{ IN}^3$$

$$N = \frac{5 \Delta L^4}{384 E I} = \frac{5(0.08)(16 \times 12)^4}{384 \times 1600 \times 177.979 \times 12} = 0.3"$$

$$(D)_{MAX} = \frac{L}{360} = \frac{16 \times 12}{360} = 0.5" > 0.3" \text{ O.K.}$$

$$R = W L / 2 = 960 \times 8 = 640 \text{ lb}$$

$$IF FLOOR TRUSSES USE $\Rightarrow 80 \times 2 \times 6 = 1280 \text{ lb}$$$

M. HAJJAR &
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JOB NO. _____

SHEET 14A OF _____

PROJECT: _____	DESIGNED BY MH	DATE 1/13/94
	CHECKED BY _____	DATE _____

CHECK THE WOOD LEDGER

2ND FLOOR

1" MIN 5/8" ϕ BOLT @ 24" o/c USED

$$M = PL/4 = \frac{1280(2)}{4} = 640 \text{ lb-ft}$$

USE MIN 2x12 WOOD LEDGER

$$S = 31.641 \text{ in}^3 \quad A = 16.875 \text{ in}^2$$

$$F_b = \frac{640 \times 12}{31.641} = 242 \text{ psi}$$

$$SHEAR = 1280 \text{ lb}$$

$$F_v = 1280 / 16.875 = 75 \text{ psi} < F_v = 90 \text{ psi OK}$$

ROOF

TL = 55 PIF

TRUSSES ARE SPACED @ 24" o/c $\rightarrow$ $55 \times 2 = 110 \text{ lb-ft}$

USING 2x10 WOOD LEDGER BOLTED TO TR @ 24" o/c

$$A = 13.875 \text{ in}^2 \quad S = 21.391 \text{ in}^3$$

$$M = 110(2)/4 = 55 \text{ lb-ft}$$

$$F_b = \frac{55 \times 12}{21.391} = 30 \text{ psi} \quad \checkmark \text{ OK}$$

[Signature]
1/13/94

M. HAJJAR &
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JOB NO. _____

SHEET 15 OF _____

PROJECT: THE CELMAN RESIDENCE 1554 WEST 25 STREET.	DESIGNED BY MH DATE 8/11/93
	CHECKED BY _____ DATE _____

DESIGN OF STEEL COLUMNS:

MAX $P_u = 47^k$ FROM FOUNDATION DESIGN LOADS

$\Rightarrow$ SERVICE LOAD = $47/1.5 = 31.4^k$

TRY TS 4x4x1/4 ($r = 1.51"$, $A = 3.59 in^2$, $I = 6.22 in^4$, $S = 4.11 in^3$)

MAX HEIGHT = 10 - DEPTH OF CONC BEAM

USE HEIGHT = 9'0"

$K = 1$

$KL/r = 9 \times 12 \times 1 / 1.51 = 71.53$

$f_a = P/A = 31.4 / 3.59 = 8.8 ksi$

$F_a = 20.6 ksi$

ASSUME MIN $e = 2"$ $\Rightarrow M = 31.4 \times 2/12 = 5.3^k$

$F_b = 27.6 ksi$

$f_b = M/S = 5.3 \times 12 / 4.11 = 15.5 ksi$

$$\frac{f_a}{F_a} + \frac{f_b}{F_b} < 1 \Rightarrow \frac{8.8}{20.6} + \frac{15.5}{27.6} = 0.42 + 0.56 = 0.98 < 1$$

USE TS 4x4x1/4

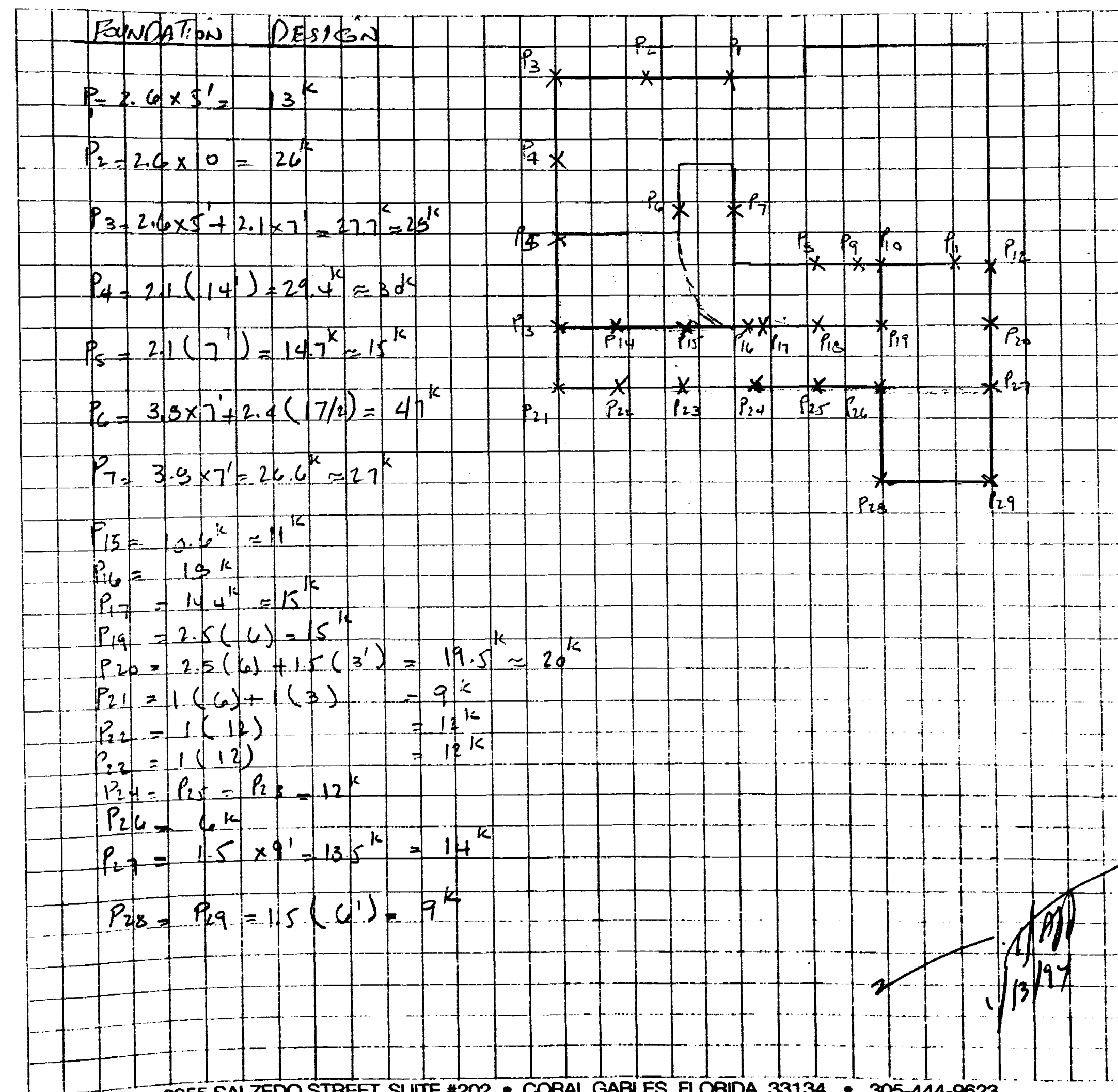
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M. HAJJAR &
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JOB NO. _____

SHEET 16 OF _____

PROJECT: THE GELMAN RESIDENCE 1554 WEST 25 STREET.	DESIGNED BY MH	DATE 3/22/93
	CHECKED BY _____	DATE _____



M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 17 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET.

DESIGNED BY MH DATE 3/12/93
CHECKED BY _____ DATE _____

GROUND FLOOR

USING 6" CONC SLAB = $75 \times 1.4 = 105 \text{ PSF}$
FLOOR FINISHES = $15 \times 1.4 = 21 \text{ PSF}$
LL = 60 PSF $\times 1.7 = 102 \text{ PSF}$
225 PSF

WALKWAY SLAB = $225 \times 3' = 675 \text{ lb/ft}$
CB = $10 \times 2.4 \times 1.4 = 336 \text{ lb/ft}$
 $1020 \text{ lb/ft} = 1.1 \text{ K/ft}$

BM ① $\Rightarrow w = 1.1 \text{ K/ft}$

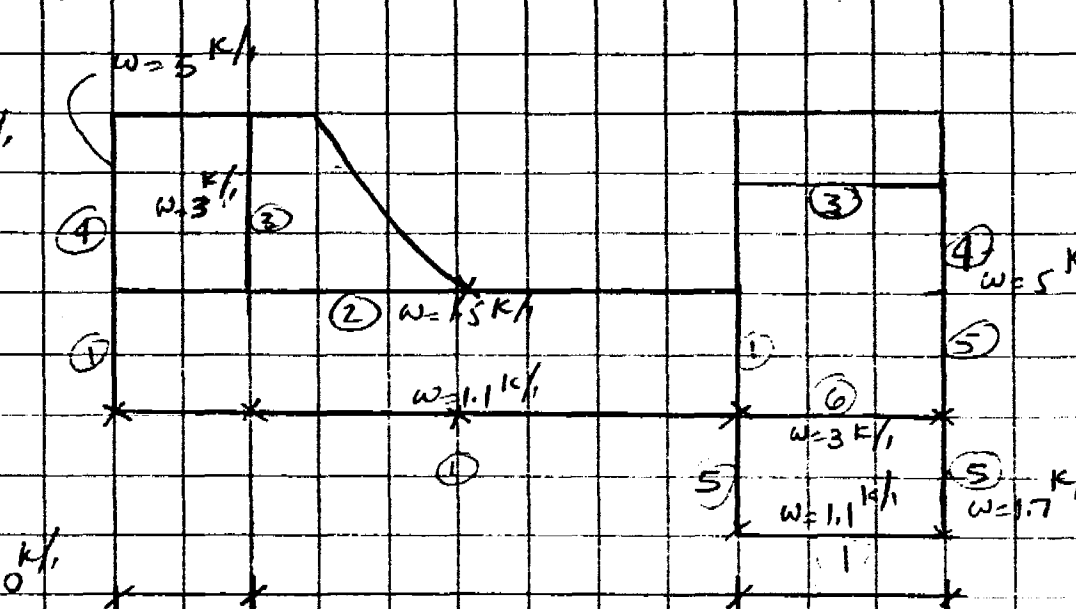
BM ② $\Rightarrow 225 \times 5' + 336 = 1476 \text{ lb/ft} = 1.5 \text{ K/ft}$

BM ③ $\Rightarrow 225 \times 12 + 336 = 3072 \text{ lb/ft} = 3 \text{ K/ft}$

BM ④ $\Rightarrow (225(6') + 336 + 784) / 100 = 2.1$
 $\Rightarrow 2.5 + 2.1 = 4.9 \text{ K/ft} \approx 5.0 \text{ K/ft}$

BM ⑤ $\Rightarrow 225(6') + 336 = 1704 \text{ lb/ft} = 1.7 \text{ K/ft}$

BM ⑥ $\Rightarrow 225(12) + 336 = 3072 \text{ lb/ft} \approx 3.0 \text{ K/ft}$



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3/15/93

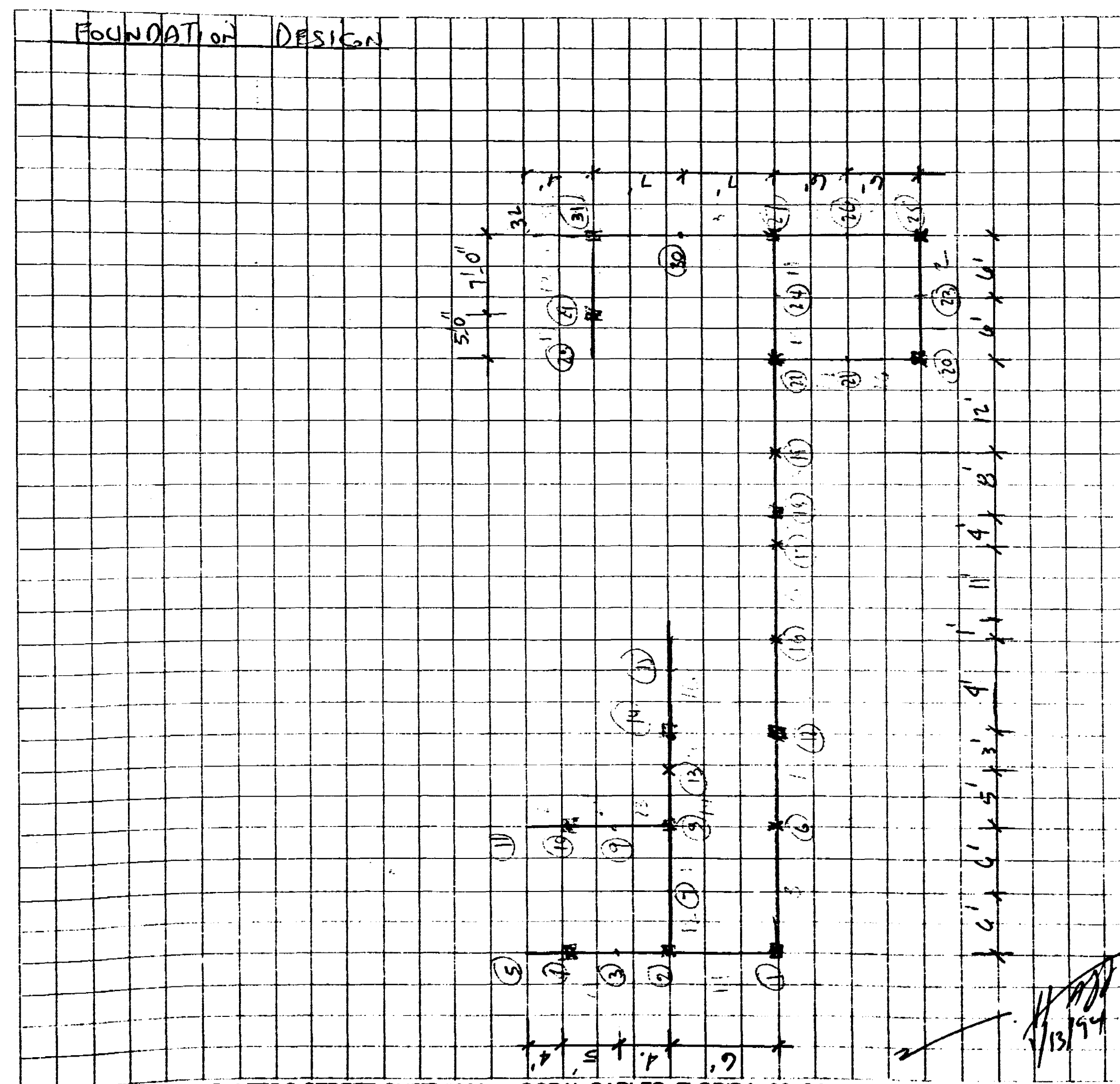
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JOB NO. _____

SHEET 18 OF _____

PROJECT: THE GELMAN RESIDENCE
1554 WEST 25 STREET.

DESIGNED BY NH DATE 8/22/93
CHECKED BY _____ DATE _____



M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 19 OF _____

PROJECT: THE GELMAN RESID 1554 WEST 25 STREET. BUZINEC2	DESIGNED BY MH DATE 3/22/93
	CHECKED BY _____ DATE _____

WPC	X	Y	EL	Mat	N	N	LOAD	Nor	Cor	Mat
1)	0	2	1	1	20	23	-1.1	1	9	
2)	0	18	2		23	25	-1.1	6	12	10x24
3)	0	22	3		1	6		16	12	
4)	0	27	4		6	12		17	12	
5)	0	31	5		12	14		19	12	
6)	12	12	6		16	17		22	6	
7)	4	18	7		17	18		20	9	
8)	12	18	8		18	19		25	9	
9)	12	22	9		19	22	-1.1	27	14	
10)	12	27	10		22	24	-3	2	2	
11)	12	31	11		24	27	-3	8	10	
12)	20	12	12		2	7	-1.5	13	11	
13)	17	18	13		7	8		15	18	
14)	20	18	14		8	13				
15)	25	18	15		13	14		Bc		
16)	24	12	16		14	15	-1.5	1	12	
17)	36	12	17		28	29	-3	2	12	
18)	40	12	18		29	31	-3	4	12	
19)	48	12	19		1	2	-1	8	12	
20)	60	0	20		2	3	-5	10	12	
21)	60	6	21		3	4	-5	12	12	
22)	60	12	22		4	5	-5	14	12	
23)	66	0	23		8	9	-4	18	12	
24)	66	12	24		9	10	-4	20	12	
25)	72	0	25		10	11	-3	22	12	
26)	72	6	26		20	21	-1.7	25	12	
27)	72	12	27		21	22	-1.7	27	12	
28)	60	26	28		25	26	-1.7	29	12	
29)	65	26	29		26	27	-1.7	31	12	
30)	72	19	30		27	30	-5			
31)	72	26	31	✓	30	31	-5			
32)	72	30	32	✓	31	32	-5			

PROBLEM TITLE
GILMAN RESIDENCE FOUNDATION DESIGN

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NODE	GRID POINTS		
	X	Y	Z
1	.00000	.00000	12.00000
2	.00000	.00000	18.00000
3	.00000	.00000	22.00000
4	.00000	.00000	27.00000
5	.00000	.00000	31.00000
6	12.00000	.00000	12.00000
7	6.00000	.00000	18.00000
8	12.00000	.00000	18.00000
9	12.00000	.00000	22.00000
10	12.00000	.00000	27.00000
11	12.00000	.00000	31.00000
12	20.00000	.00000	12.00000
13	17.00000	.00000	18.00000
14	20.00000	.00000	18.00000
15	25.00000	.00000	18.00000
16	24.00000	.00000	12.00000
17	36.00000	.00000	12.00000
18	40.00000	.00000	12.00000
19	48.00000	.00000	12.00000
20	60.00000	.00000	.00000
21	60.00000	.00000	6.00000
22	60.00000	.00000	12.00000
23	66.00000	.00000	.00000
24	66.00000	.00000	12.00000
25	72.00000	.00000	.00000
26	72.00000	.00000	6.00000
27	72.00000	.00000	12.00000
28	60.00000	.00000	26.00000
29	66.00000	.00000	26.00000
30	72.00000	.00000	19.00000
31	72.00000	.00000	26.00000
32	72.00000	.00000	30.00000

1/13/94

ID	MATERIAL PROPERTIES					
	E	G	A	I2	J	IY
1	4.4957E+05	1.7982E+05	.0000E+00	5.5000E-01	2.2000E-01	.0000E+00
	DENSITY = .15					

ELEMID	ELEMENT DEFINITION					THICKNESS	A1	A2	A3	
	MATID	N1	N2	N3	N4					
1	1	20	23	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
2	1	23	25	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
3	1	1	6	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
4	1	6	12	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
5	1	12	16	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
6	1	16	17	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
7	1	17	18	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM

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1	1	18	19	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
2	1	19	22	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
3	1	22	24	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
4	1	24	27	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
5	1	2	7	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
6	1	7	8	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
7	1	8	13	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
8	1	13	14	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
9	1	14	15	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
10	1	28	29	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
11	1	29	31	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
12	1	1	2	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
13	1	2	3	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
14	1	3	4	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
15	1	4	5	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
16	1	8	9	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
17	1	9	10	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
18	1	10	11	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
19	1	20	21	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
20	1	21	22	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
21	1	25	26	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
22	1	26	27	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
23	1	27	30	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
24	1	30	31	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM
25	1	31	32	0	0	.00E+00	.00E+00	.00E+00	.00E+00	BEAM

BOUNDARY CONDITIONS							
ID	NODE	DIRECTIONS	VALUE	ID	NODE	DIRECTIONS	VALUE
1	1	12	.00000E+00	2	2	12	.00000E+00
3	4	12	.00000E+00	4	8	12	.00000E+00
5	10	12	.00000E+00	6	12	12	.00000E+00
7	14	12	.00000E+00	8	18	12	.00000E+00
9	20	12	.00000E+00	10	22	12	.00000E+00
11	25	12	.00000E+00	12	27	12	.00000E+00
13	29	12	.00000E+00	14	31	12	.00000E+00

DISTRIBUTED LOADS						
ID	ELEMENT	NODE 1	NODE 2	VALUE	ALPHA	BETA
1	1	20	23	-1.100000E+00	90.000	.000
2	2	23	25	-1.100000E+00	90.000	.000
3	3	1	6	-1.100000E+00	90.000	.000
4	4	6	12	-1.100000E+00	90.000	.000
5	5	12	16	-1.100000E+00	90.000	.000
6	6	16	17	-1.100000E+00	90.000	.000
7	7	17	18	-1.100000E+00	90.000	.000
8	8	18	19	-1.100000E+00	90.000	.000
9	9	19	22	-1.100000E+00	90.000	.000
10	10	22	24	-3.000000E+00	90.000	.000
11	11	24	27	-3.000000E+00	90.000	.000
12	12	2	7	-1.500000E+00	90.000	.000
13	13	7	8	-1.500000E+00	90.000	.000
14	14	8	13	-1.500000E+00	90.000	.000
15	15	13	14	-1.500000E+00	90.000	.000
16	16	14	15	-1.500000E+00	90.000	.000
17	17	28	29	-3.000000E+00	90.000	.000
18	18	29	31	-3.000000E+00	90.000	.000
19	19	1	2	-1.000000E+00	90.000	.000
20	20	2	3	-5.000000E+00	90.000	.000
21	21	3	4	-5.000000E+00	90.000	.000

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22	21	2	-	-5.00000E+00	90.000	.000
23	23	8	6	-4.00000E+00	90.000	.000
24	24		11	-4.00000E+00	90.000	.000
25	25	10	11	-3.00000E+00	90.000	.000
26	26	20	21	-1.70000E+00	90.000	.000
27	27	21	22	-1.70000E+00	90.000	.000
28	28	25	26	-1.70000E+00	90.000	.000
29	29	26	27	-1.70000E+00	90.000	.000
30	30	27	28	-5.00000E+00	90.000	.000
31	31	30	31	-5.00000E+00	90.000	.000
32	32	31	32	-5.00000E+00	90.000	.000

POINT LOADS			
ID	NODE	DIRECTION	VALUE
1	1	2	-9.00000E+00
2	8	2	-1.20000E+01
3	16	2	-1.20000E+01
4	17	2	-1.20000E+01
5	19	2	-1.20000E+01
6	20	2	-9.00000E+00
7	22	2	-6.00000E+00
8	25	2	-1.00000E+00
9	27	2	-1.40000E+01
10	2	2	-1.00000E+00
11	8	2	-1.00000E+01
12	13	2	-1.10000E+01
13	15	2	-1.80000E+01
14	5	2	-1.50000E+01

PROBLEM TITLE

GILMAN RESIDENCE FOUNDATION DESIGN

GLOBAL DISPLACEMENTS			
NODE	UX	UY - DISP	RZ
1	.00000E+00	.00000E+00	-1.22515E-03
2	.00000E+00	.00000E+00	-4.73177E-04
3	3.31003E-07	-3.31003E-04	-4.58177E-04
4	.00000E+00	.00000E+00	-4.73177E-04
5	6.38487E-04	-6.38487E-07	-4.58177E-04
6	.00000E+00	-6.70144E-07	5.08130E-03
7	.00000E+00	-1.55927E-03	1.24917E-03
8	.00000E+00	.00000E+00	1.58301E-04
9	2.64802E-05	-2.64802E-04	3.66850E-04
10	.00000E+00	.00000E+00	1.58301E-04
11	1.27165E-04	-1.27165E-04	3.66850E-04
12	.00000E+00	.00000E+00	2.79602E-04
13	.00000E+00	1.13895E-03	-1.74131E-03
14	.00000E+00	.00000E+00	-8.81287E-04
15	.00000E+00	-7.83144E-03	-1.89922E-03
16	.00000E+00	-7.12387E-04	-4.06128E-04
17	.00000E+00	-1.16131E-03	4.15480E-04
18	.00000E+00	.00000E+00	-4.57866E-03
19	.00000E+00	-3.67441E-03	-2.62082E-04
20	.00000E+00	.00000E+00	-2.95026E-04

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1/12/74

PROBLEM TITLE
GLENAN RESIDENCE FOUNDATION DESIGN

GLOBAL DISPLACEMENTS			
NODE	RX	Y - DISP	RZ
1	.00000E+00	.00000E+00	-1.22115E-03
2	.00000E+00	.00000E+00	-4.58177E-04
3	3.31003E-05	-3.31003E-04	-4.58177E-04
4	.00000E+00	.00000E+00	-4.58177E-04
5	2.11842E-04	-6.35526E-04	-4.58177E-04
6	.00000E+00	-1.59244E-03	5.08120E-04
7	.00000E+00	-1.55927E-03	2.28317E-05
8	.00000E+00	.00000E+00	3.66850E-04
9	2.14302E-05	-2.64802E-04	3.66850E-04
10	.00000E+00	.00000E+00	3.66850E-04
11	1.27105E-04	-3.81315E-04	3.66850E-04
12	.00000E+00	.00000E+00	2.79602E-04
13	.00000E+00	1.12895E-03	-1.74185E-05
14	.00000E+00	.00000E+00	-8.81387E-04
15	.00000E+00	-7.85144E-03	-1.86922E-03
16	.00000E+00	-7.42387E-04	-4.06128E-04
17	.00000E+00	-1.16131E-03	4.15480E-04
18	.00000E+00	.00000E+00	-4.57866E-05
19	.00000E+00	-3.67441E-03	-2.62082E-04
20	.00000E+00	.00000E+00	-2.98026E-04
21	.00000E+00	-3.54620E-04	-1.20977E-04
22	.00000E+00	.00000E+00	5.60702E-05
23	.00000E+00	-1.14691E-03	-2.81357E-06
24	.00000E+00	-1.13717E-05	-1.10319E-04
25	.00000E+00	.00000E+00	3.09288E-04
26	.00000E+00	-3.64833E-04	3.47248E-04
27	.00000E+00	.00000E+00	3.35208E-04
28	.00000E+00	-1.79240E-03	4.20144E-04
29	.00000E+00	.00000E+00	1.72292E-04
30	.00000E+00	-1.98684E-03	1.95826E-04
31	.00000E+00	.00000E+00	6.44445E-06
32	2.11842E-04	-6.35526E-04	6.44445E-06

ELEMENT FORCES				
ELEMENT	NODE	RX	RY	RZ
1	20	.00000E+00	3.71814E+00	1.16740E+00
	21	.00000E+00	-1.18141E+01	-1.93414E+01
	22	.00000E+00	1.18141E+01	-1.93414E+01
2	23	.00000E+00	6.48185E+00	2.50296E+01
	24	.00000E+00	1.16732E+01	5.00711E+00
3	6	.00000E+00	1.54670E+00	5.55816E+01
	7	.00000E+00	-1.35467E+01	-5.55816E+01
4	12	.00000E+00	2.23467E+01	-8.79324E+01
	13	.00000E+00	2.38829E+01	3.50024E+01
5	16	.00000E+00	-1.54829E+01	-1.26056E+00
	17	.00000E+00	7.40298E+00	1.26056E+00
6	18	.00000E+00	5.71701E+10	1.33522E+00
	19	.00000E+00	-1.77170E+01	-9.11121E+00

1/13/77

	18	.00000E+00	2.11170E+01	-7.03428E+01
18	18	.00000E+00	1.88148E+01	7.03428E+01
19	18	.00000E+00	-1.00148E+01	4.48138E+01
20	22	.00000E+00	-1.98516E+00	-4.49853E+01
21	22	.00000E+00	1.51851E+01	-5.80361E+01
22	22	.00000E+00	2.26293E+01	5.88587E+01
23	24	.00000E+00	-4.82900E+00	2.49053E+01
24	24	.00000E+00	4.82900E+00	-2.49053E+01
25	27	.00000E+00	1.33709E+01	-1.32083E+00
26	2	.00000E+00	8.04198E+00	-5.05718E+00
27	7	.00000E+00	6.58018E+01	2.63090E+01
28	7	.00000E+00	-2.78018E+01	-2.63090E+01
29	8	.00000E+00	9.95201E+00	-6.43903E+00
30	8	.00000E+00	-2.66387E+00	3.43903E+00
31	10	.00000E+00	1.01658E+01	-3.85083E+01
32	10	.00000E+00	-2.11808E+01	3.85083E+01
33	14	.00000E+00	2.58538E+01	-1.88750E+00
34	14	.00000E+00	2.58538E+01	1.08750E+02
35	15	.00000E+00	-1.80000E+01	.00000E+00
36	28	.00000E+00	.00000E+00	.00000E+00
37	29	.00000E+00	1.50000E+01	-3.74999E+01
38	29	.00000E+00	1.60100E+01	3.75000E+01
39	31	.00000E+00	4.98995E+00	1.07033E+00
40	1	-5.05718E+00	3.00000E+00	3.00000E+00
41	2	5.05718E+00	3.00000E+00	-3.00000E+00
42	2	-2.00000E-09	2.25000E+01	3.37500E+01
43	3	3.00000E-09	-2.50000E+00	1.62499E+01
44	3	-1.00000E-09	2.70000E+00	-1.82500E+01
45	4	1.00000E-09	2.25000E+01	-3.37500E+01
46	4	-1.00000E-09	2.00000E+01	4.00000E+01
47	5	1.00000E-09	.00000E+00	1.30000E-08
48	8	-3.00000E-09	1.80000E+01	2.59999E+01
49	9	3.00000E-09	-2.00000E+00	1.30000E+01
50	9	-1.00000E-09	2.00000E+00	-1.30000E+01
51	10	1.00000E-09	1.80000E+01	-1.70000E+01
52	10	-1.00000E-09	1.10000E+01	2.10000E+01
53	11	1.00000E-09	.00000E+00	.00000E+00
54	11	-1.00000E-09	.00000E+00	.00000E+00
55	11	1.16740E+00	.00000E+00	.00000E+00
56	11	-1.16740E+00	.00000E+00	.00000E+00
57	12	1.16740E+00	1.02000E+01	-2.03899E+01
58	12	-1.16740E+00	1.02000E+01	2.03899E+01
59	16	2.17296E+01	1.00000E+00	-1.01699E+01
60	17	2.17296E+01	1.02000E+01	-2.03899E+01
61	17	-2.17296E+01	1.00000E+00	1.01699E+01
62	20	-1.16740E+00	.00000E+00	.00000E+00
63	21	-1.16740E+00	.00000E+00	.00000E+00
64	22	-1.16740E+00	.00000E+00	.00000E+00
65	22	-1.16740E+00	.00000E+00	.00000E+00

24

BOUNDARY FORCLS			
NOLE	XX	FY	XZ
1	-3.00000E+00	1.40532E+01	8.00000E-08
2	-3.07500E+01	3.35419E+01	-3.20000E-08
4	-6.25000E+00	4.25000E+01	.00000E+00
8	-2.66999E+01	2.72241E+01	-7.10000E-08
10	.00000E+00	.00000E+01	.00000E+00
12	.00000E+00	4.02137E+01	-1.00000E-07

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14	1.000001E+01	1.111111E+01	1.000001E+01
15	1.000001E+00	4.000001E+01	1.000001E+01
16	-2.030001E+01	1.50181E+01	-1.000001E+00
17	2.010001E+01	4.80141E+01	1.000001E+00
18	-2.010001E+01	1.000001E+01	1.000001E+01
19	1.100001E+01	5.000001E+01	1.000001E+01
20	1.000001E+00	2.101001E+01	1.000001E+01
21	4.100001E+01	5.000001E+01	1.000001E+01

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✓ Host
1/13/99

M. HAJJAR &
ASSOCIATES, INC.

JOB NO. _____

SHEET 26 OF _____

PROJECT: THE GELMAN RESIDENCE 1554 WEST 25 STREET	DESIGNED BY MH CHECKED BY _____	DATE 9/23/93 DATE _____
--	------------------------------------	----------------------------

DESIGN OF GRADE BEAM

TRY GRADE BEAM 4' x 24"
FOR NEGATIVE MOMENT

$b = 14"$ $d = 15"$ $f'_c = 2000$ $f'_t = 11$

MAX $-M_u$ @ NODE (4) = 109 K1

$K_u = \frac{109 \times 12000}{14 \times 15^2} = 415.3$ $\rho = 0.009$

$A_s = 0.009 \times 14 \times 15 = 1.89 \text{ IN}^2$ 3#3 TOP

$-M_u = 83 \text{ K1}$ @ NODE (2)

$K_u = \frac{83 \times 12000}{14 \times 15^2} = 336$ $\rho = 0.007$

$A_s = 0.007 \times 14 \times 15 = 1.47 \text{ IN}^2$ 2#3 TOP

$+M_u$ @ NODE (6) = 56 K1

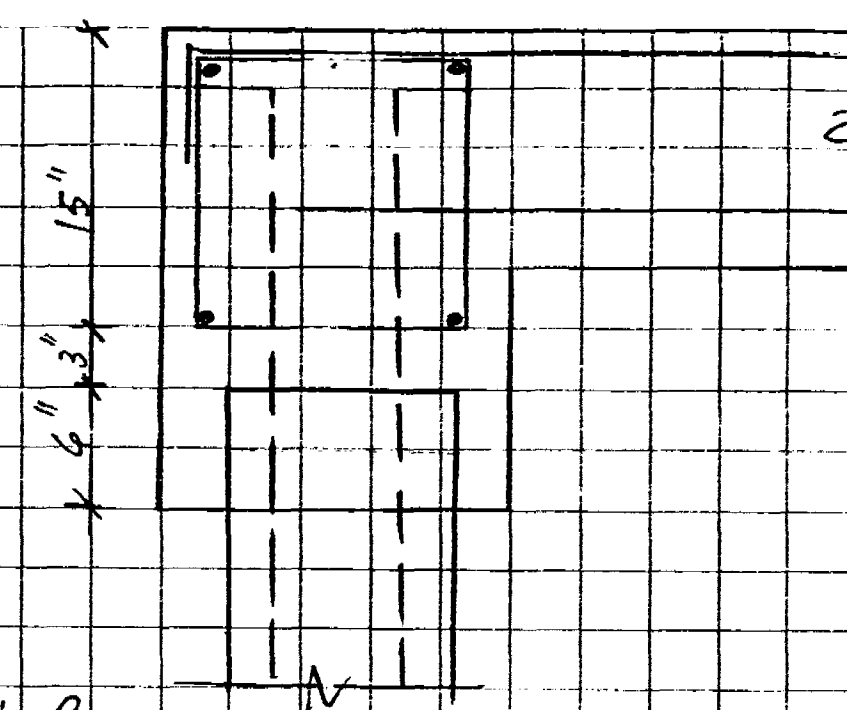
$b = 8"$ $d = 15"$ BEAM 6' x 18"

$K_u = \frac{56 \times 12000}{8 \times 15^2} = 374$ $\rho = 0.003$

$A_s = 0.003 \times 8 \times 15 = 0.96 \text{ IN}^2$ 2#7 BOT

MAX $V_u = 36 \text{ K}$ $V_c = \left(\frac{1}{3} \times 3000 \times 8 \times 15 \right) / 1000 = 12 \text{ K}$ #3 @ 7" o/c

USE 12' x 13' w/ 2#7 TOP
2#7 BOT



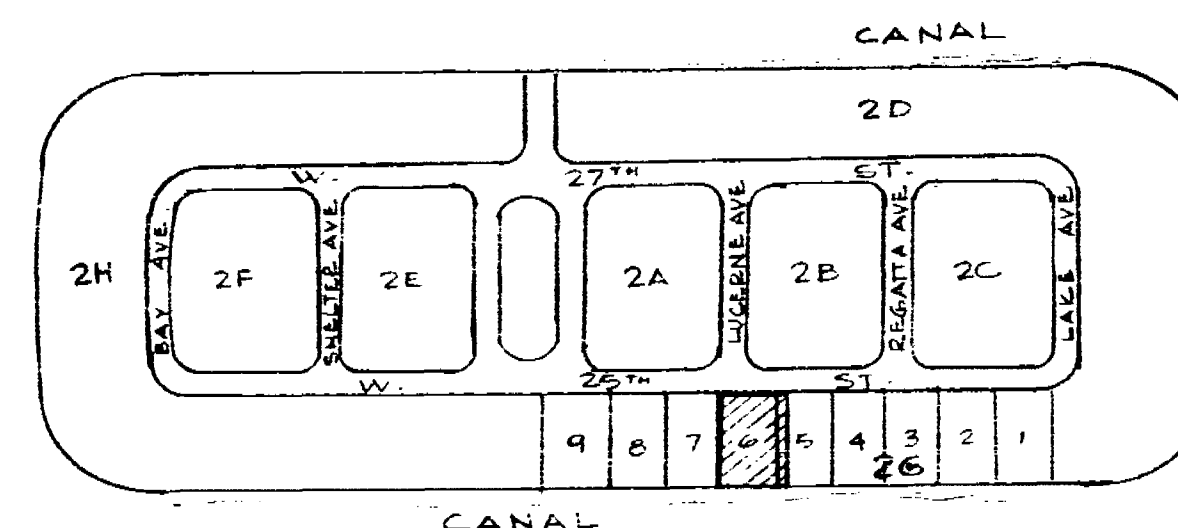
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9/13/93

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NOTES:
- BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE
- ELEVATIONS WHEN SHOWN ARE REFERRED TO NGVD

LEGAL DESCRIPTION

LOT 6 AND THE WEST 20.00 FEET OF LOT 5 BLOCK 2-B
SUBMISSION "3RD REVISED PLAT OF SUNSET ISLAND"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 60
OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA



LOCATION SKETCH

SCALE: 1" = N.T.S.

THE NATIONAL FLOOD INSURANCE RATE MAP DATED 01-26-1993 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DELINEATES THE HEREIN LAND TO BE SITUATED WITHIN ZONE AE COMMUNITY NO. 120651 PANEL NO. 184 SUFFIX G
(E.L.B.)

WE HEREBY CERTIFY: That the attached BOUNDARY SURVEY of the above described property is true and correct to the best of our knowledge and belief. We have personally surveyed and/or directed, also the above, or any other, ground encroachments unless shown, and asserts the minimum technical standards set forth by the FLORIDA BOARD OF LAND SURVEYORS. Pursuant to Section 472.027 F.L.A. Statutes and Chapter 21H-H6 of Florida Administrative Code. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities and/or adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

CERTIFIED TO: **First Union National Bank of Florida**
Theodore D. Gelman
Catlin, Saxon, Tuttle and Evans, P.A.
Attorneys' Title Insurance Fund, Inc.

JUAN J. BONFILL
PROFESSIONAL LAND SURVEYOR NO. 3179
STATE OF FLORIDA
DATE: 05-24-93

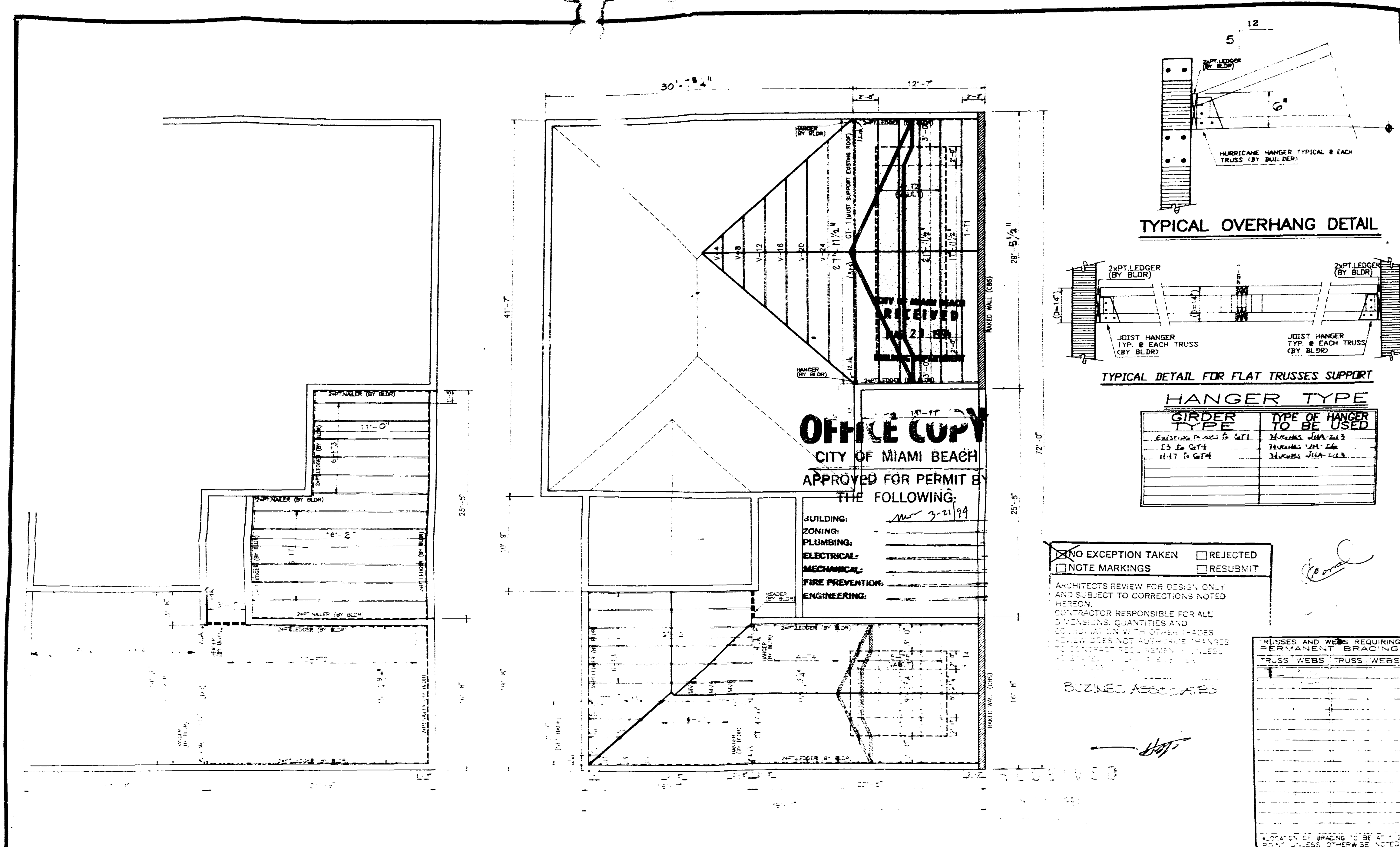


J. Bonfill & Associates, Inc.

Registered Land Surveyor, State of Florida
8150 S.W. 8th STREET, Suite 212
Miami, Florida 33144 (305) 262-9775 FAX: 266-2108

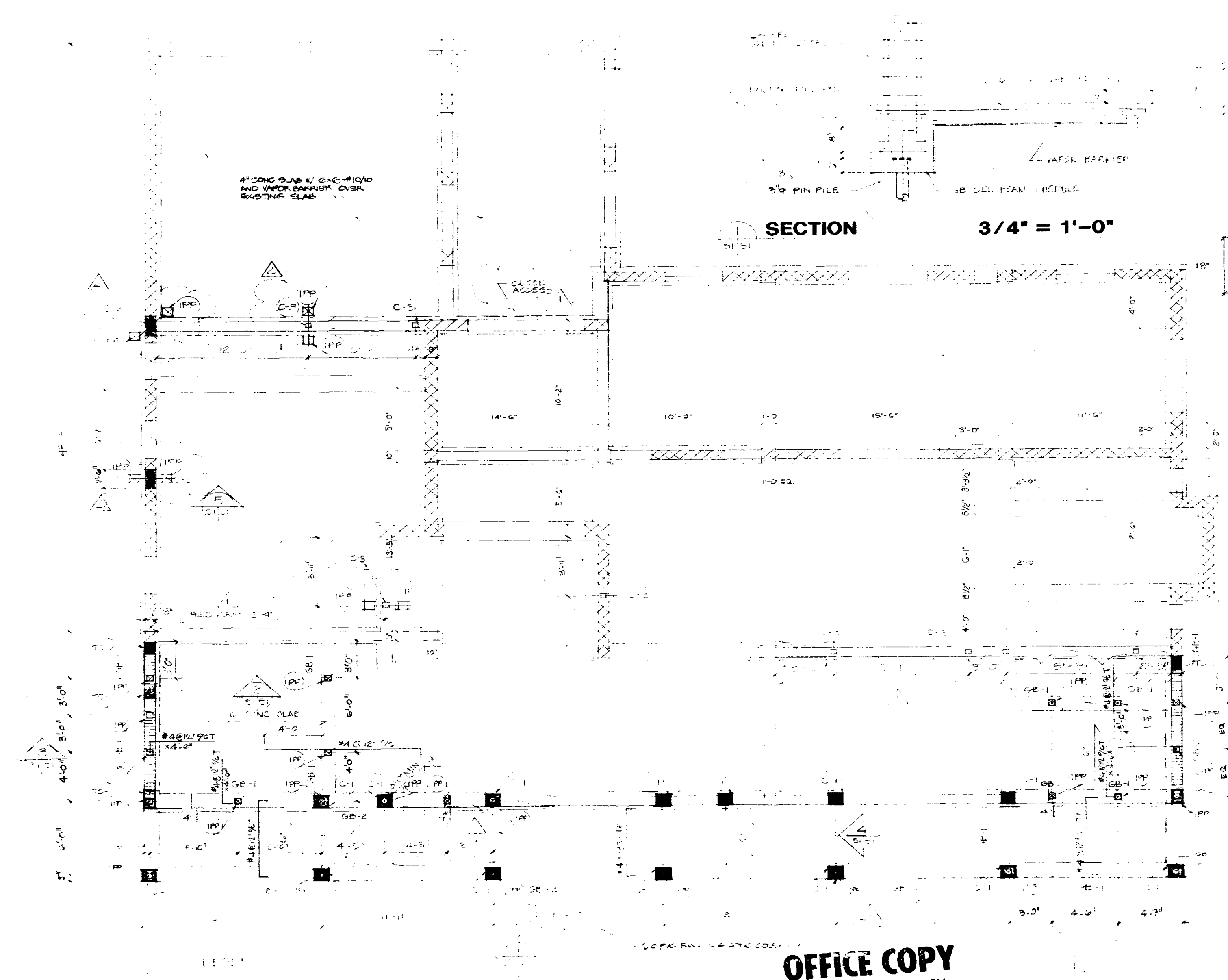
REVISION: _____
REVISION: _____
CLIENT: _____
ORDER NO. 92-800

[illegible]



handling and erection Care and be exercised in all times to avoid damage through careless handling, storing and erecting. Lifting of the trusses and other permanent components shall not be permitted. Erection bracing and other temporary components shall be true and square and shall be erected and braced in place. Read bracing is not the responsibility of the truss fabricator. Truss designer, not date manufacturer. Erecting trusses are cautioned to seek professional advice regarding erection bracing, which is required to prevent buckling and collapse during erection and permanent bracing which may be required in specific applications, as shown on the engineering drawings. During the entire erection period the contractor shall take care to provide adequate distribution of loads without the carrying capacity of each truss as specified in the engineering drawings. A load test is required.	general information NOTE: All trusses are spaced at 24" O.C. unless noted otherwise. NOTE: For roof trusses, it is the responsibility of the contractor to provide adequate bracing and bracing to prevent buckling.	shop drawing approval Approval of this drawing is necessary before fabrication can begin. Please verify all dimensions, truss layout, overhang details, number of trusses, purlin and bearing locations. Trusses shall be built according to this drawing. approved by _____ date _____	contractor: "WAAS PHILLIPS" job address: 1554 W. 25th STREET ISLAND-IL, MIAMI BEACH, FLORIDA description: "THE GELMAN RESIDENCE" model: "_____" date: 02/17/94 scale: 1"=6'-0" dr. by: J.O.	superior truss system CC #0048 8500 n.w. 58 st. miami, fl. 33166 date: 591-9918/19 broward: 522-8655	revisions <table border="1"> <tr> <th>no.</th> <th>date</th> <th>app.</th> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table> drawing no. 8040	no.	date	app.	3			2			1		
no.	date	app.															
3																	
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30



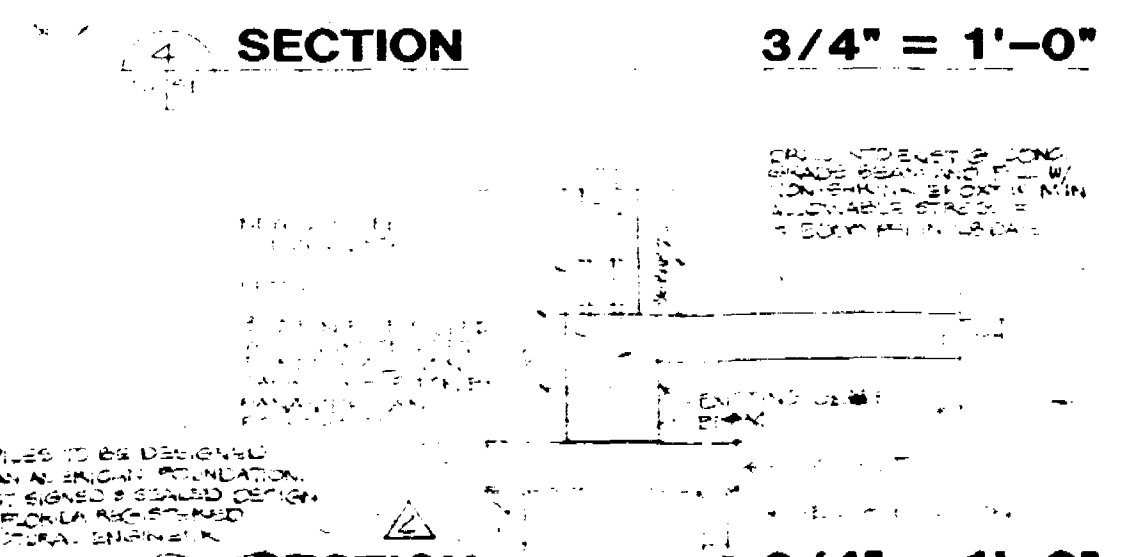
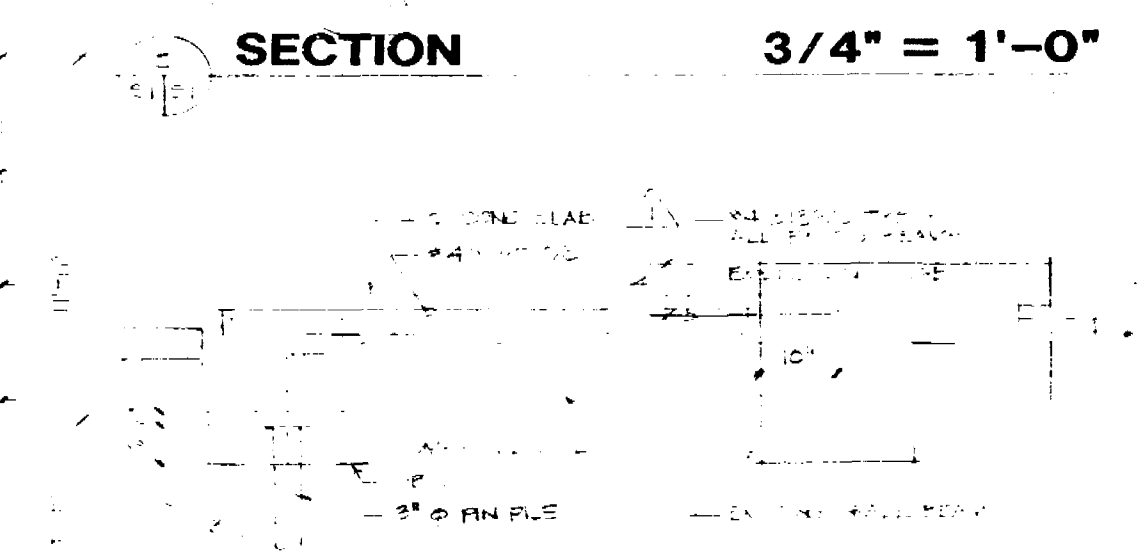
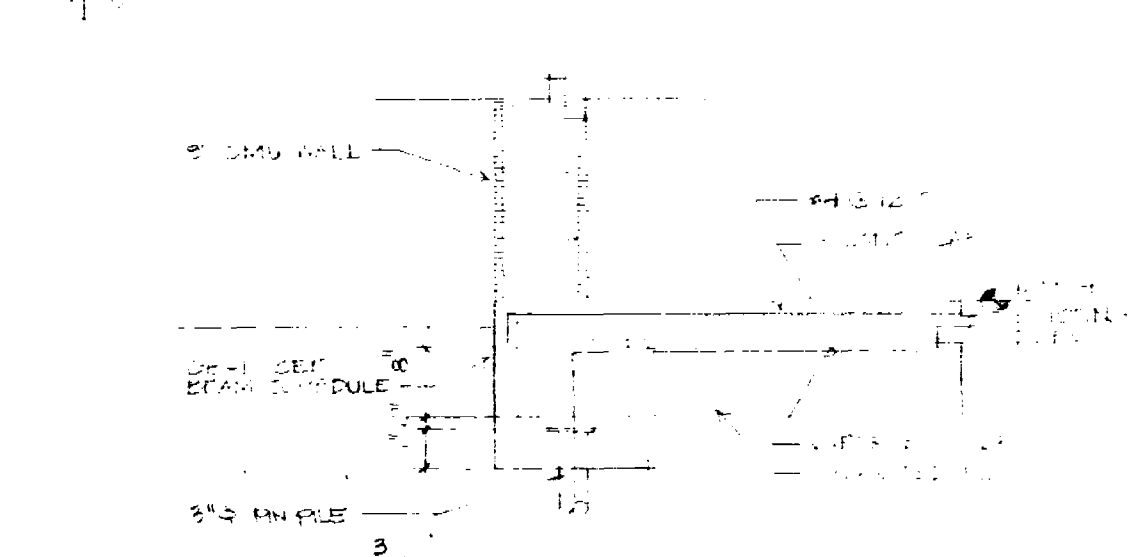
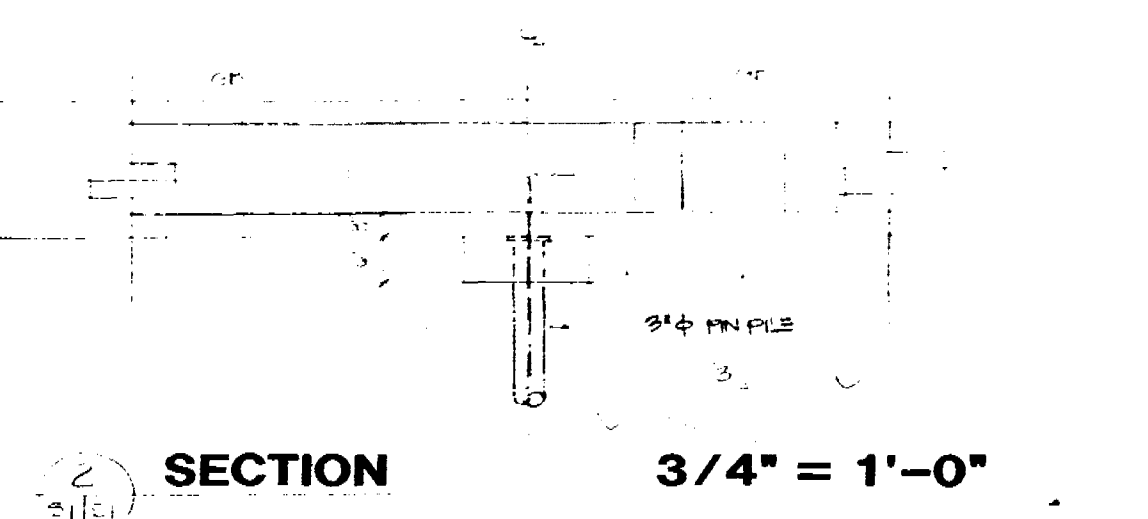
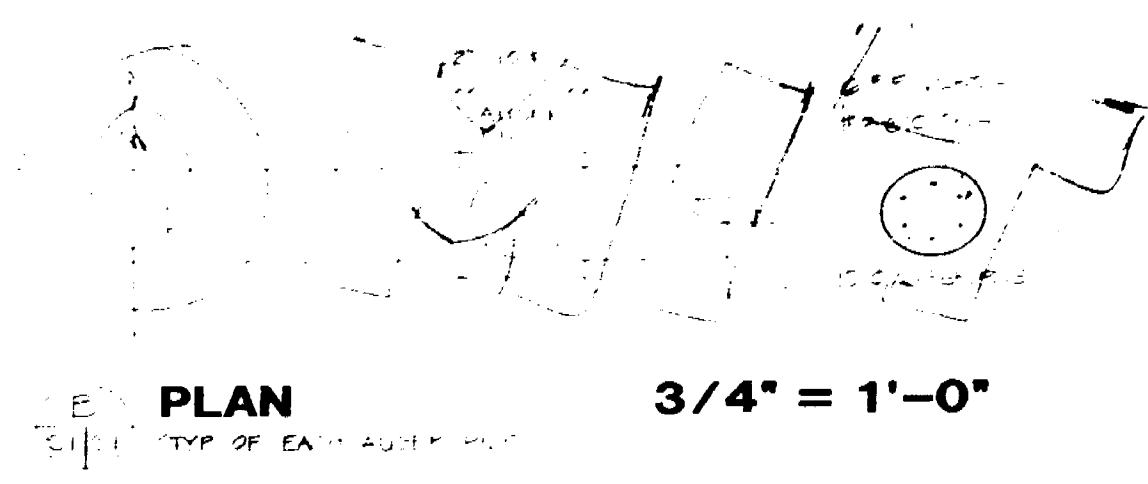
FOUNDATION & FIRST FLOOR FRAMING PLAN

OFFICE COPY
CITY OF MIAMI BEACH

CITY OF MIAMI BEACH
RECEIVED
FEB 07 1994
BUILDING DEPARTMENT

APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____

1/4" = 1'-0"



BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
2355 SALZEDO STREET • CORAL GABLES, FL 33134 • 444 7411

The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

CHANGING COPY
3 25 84
17 11 84
12 11 84
07 08 84

S-1

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C-1 SITE PLAN

- | | |
|-----|--|
| D-1 | FIRST FLOOR DEMOLITION PLAN |
| D-2 | SECOND FLOOR DEMOLITION PLAN |
| D-3 | EXISTING ELEVATIONS |
| D-4 | EXISTING ELEVATIONS |
| | |
| S-1 | FOUNDATION AND FIRST FLOOR PLAN |
| S-2 | SECOND FLOOR FRAMING PLAN |
| S-3 | ROOF FRAMING PLAN |
| S-4 | STRUCTURAL NOTES |
| | |
| A-1 | FIRST FLOOR PLAN |
| A-2 | SECOND FLOOR PLAN |
| A-3 | EXTERIOR ELEVATIONS |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | INTERIOR ELEVATIONS |
| A-6 | SCHEDULES: ROOM FINISH/DOOR/WINDOW |
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| A-8 | WALL SECTIONS |
| | |
| E-1 | FIRST FLOOR ELECTRICAL PLAN & A/C SCHEDULE |
| E-2 | SECOND FLOOR ELECTRICAL PLAN |
| E-3 | PANELS, SCHEDULES/RISER & GENERAL NOTES |

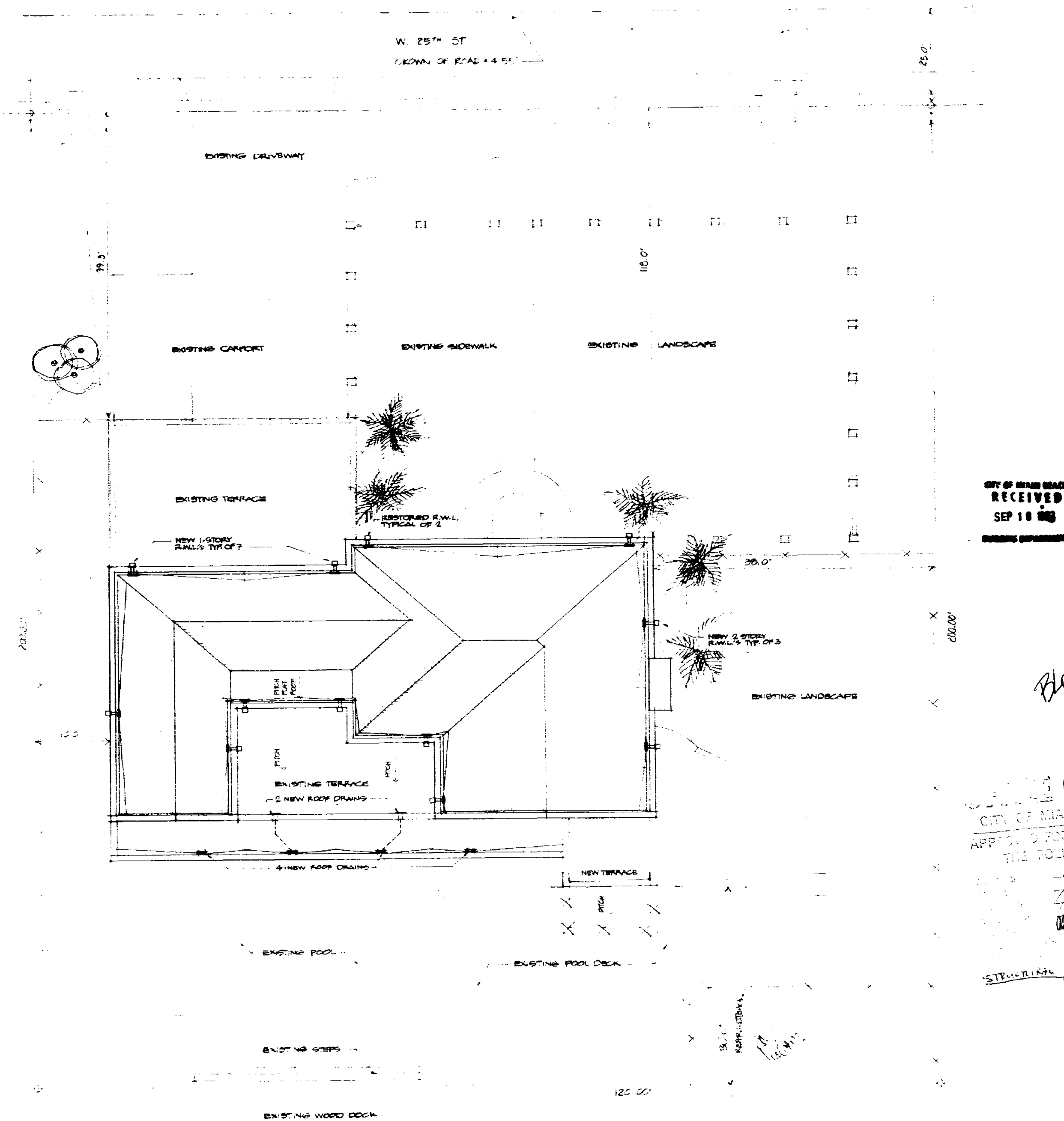
OVERALL LOT SIZE 24,000 S.F.
BUILDING FOOTPRINT 4,237 S.F.
BUILDING LOT COVERAGE - ACTUAL - 17.6%
ALTERNATE SPACES - POOL 800 CC
- CARPORT 696 CC
1,286 CC

EXISTING AND REMODELED	2,831.99
NEW CONSTRUCTION	615.21
COVERED TERRACE & PORCH	2,437.25
EXISTING GARAGE	606.04
	1,286.00

SECOND FLOOR

EXISTING AND REMODELED		266.91
NEW CONSTRUCTION	1,063.56	899.26
EXISTING TERRACE	505.00	2,563.59
NEW LOGGIA & TERRACE	1,049.36	1,049.36
		4,229.12

TOTAL - EXISTING & REMOVED = 4,520.30 SF
TOTAL - NEW CONSTRUCTION = 1,814.48 SF
9,034.78 SF



SITE PLAN

LEGAL DESCRIPTION:
LOT 6 AND THE WEST 20.0 FEET OF LOT 5, BLOCK 2-G
SUBDIVISION "3RD REVISED FLAT OF SUNSET ISLAND"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN P. 6 40
AT PG. 80 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

1/8" = 1'-0"

CITY OF MIAMI BEACH
 RECEIVED
 SEP 18 1963

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CITY OF MIAMI BEACH
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THE FOLLOWING:

STRUCTURE

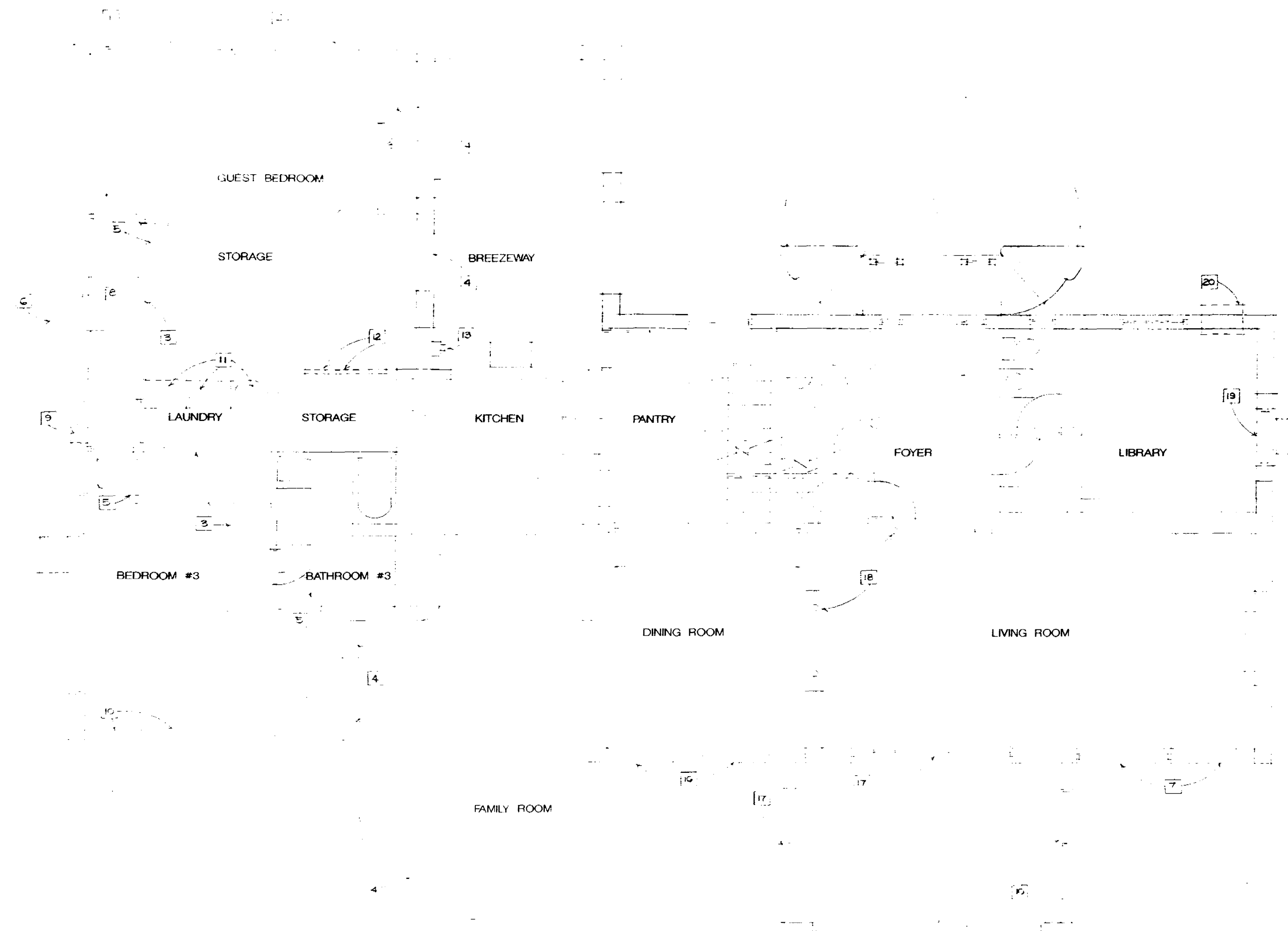
BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
23155 SALZEDO STREET • CORAL GABLES FL 33134 • 444-7447

The GELMAN RESIDENCE
1554 West 25th Street · Sunset Island II · Miami Beach

07 SEPT 93

C-1

30



- DEMOLITION NOTES**
- THE CONTRACTOR SHALL PROPERLY SHORE AND BRACE ALL STRUCTURAL MEMBERS TO INSURE NO OVERSTRESSING AND/OR LOADING OCCURS DURING DEMOLITION.
1. REMOVE EXISTING WINDOW.
 2. REMOVE EXISTING WINDOW AND WALL BELOW.
 3. REMOVE EXISTING STUD PARTITION.
 4. REMOVE EXISTING MASONRY WALL.
 5. REMOVE EXISTING INTERIOR DOORS.
 6. REMOVE EXISTING EXTERIOR DOOR AND FRAME, AND PATCH TO MATCH EXISTING MASONRY WALL AND STUCCO.
 7. REMOVE EXISTING WINDOW AND ENTIRE WALL.
 8. REMOVE EXISTING CONCRETE FLOOR SLAB AND STEPS.
 9. REMOVE EXISTING WINDOW AND PORTION OF MASONRY WALL TO ACCOMMODATE NEW WINDOW UNIT.
 10. REMOVE EXISTING WINDOW AND MASONRY WALL.
 11. REMOVE EXISTING WASHER, DRYER, AND WATER HEATER TO BE RELOCATED, AND CAP EXISTING WASTE AND WATER LINES.
 12. RELOCATE ELECTRICAL PANELS.
 13. RELOCATE ELECTRIC METER AND SERVICE.
 14. REMOVE KITCHEN SINK AND CAP EXISTING WASTE AND WATER LINES.
 15. CAREFULLY REMOVE KITCHEN CABINETRY FOR OWNER RELOCATION.
 16. REMOVE EXISTING POCKET DOOR AND SURROUNDING MASONRY WALL.
 17. REMOVE EXISTING SLIDING GLASS DOORS AND SURROUNDING WALLS.
 18. CAREFULLY REMOVE AND RELOCATE DECORATIVE SCREEN. SEE NEW FLOOR PLAN, SHEET A-1.
 19. REMOVE EXISTING WINDOW AND SURROUNDING MASONRY WALL FOR NEW FRENCH DOORS.
 20. REMOVE EXISTING A/C WALL UNIT AND PROVIDE MASONRY IN OPENING PATCH TO MATCH INTERIOR AND EXTERIOR FINISHES.

TRUE COPY
 1554 WEST 25th STREET, MIAMI BEACH
 FOR PERMIT BY
 THE FOLLOWING:

OWNER	_____
ARCHITECT	_____
ENGINEER	_____
PLUMBER	_____
ELECTRICIAN	_____
MECHANICAL	_____
DEMOLITION	_____

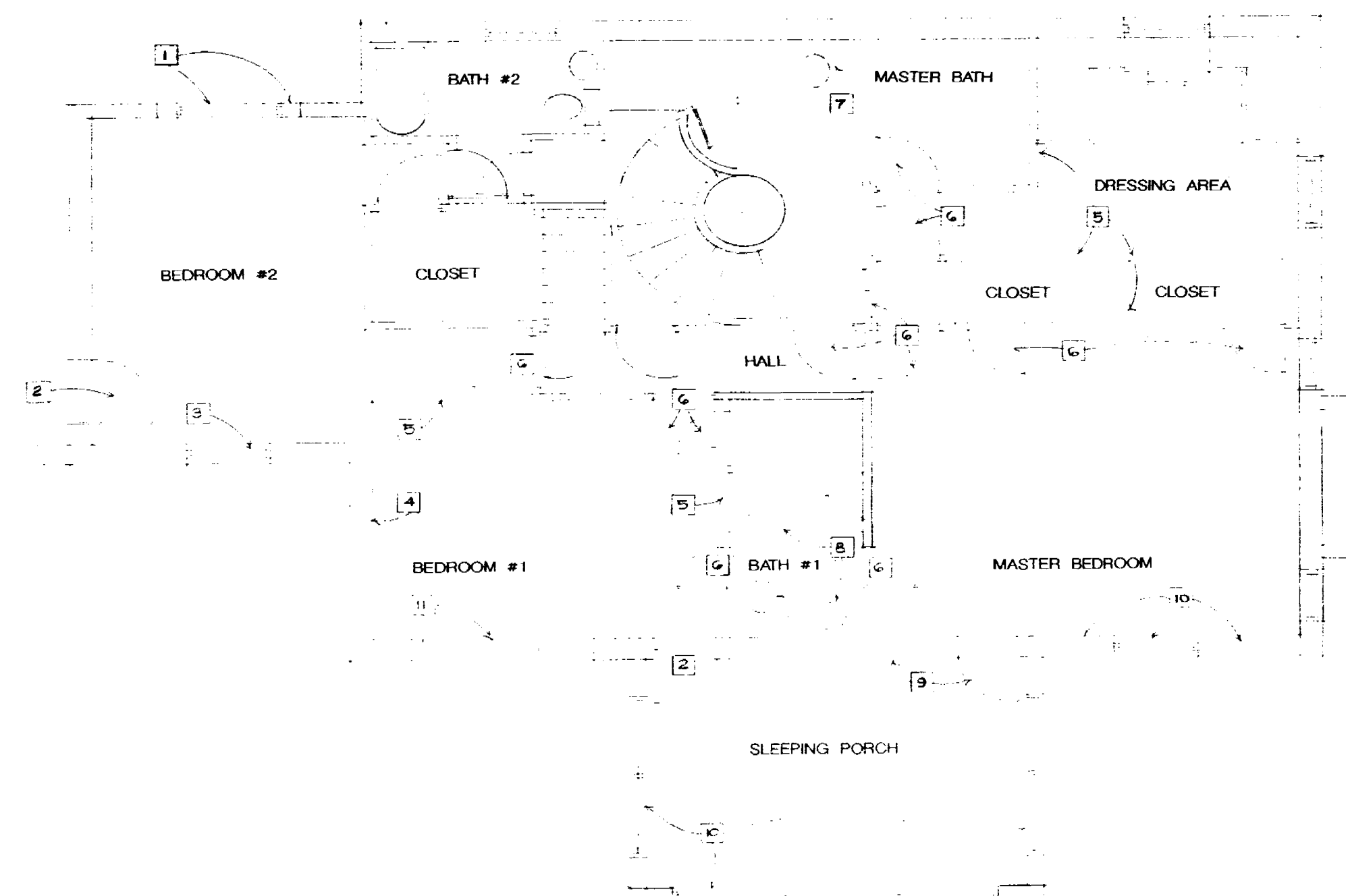
FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

BUZINEC ASSOCIATES
 ARCHITECTS and PLANNERS
 2355 SALZEDO STREET • CORAL GABLES, FL 33134

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 1554 West 25th Street • Sunset Island II • Miami Beach

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 07 SEP 77



DEMOLITION NOTES

THE CONTRACTOR SHALL PROPERLY SHORE AND BRACE ALL STRUCTURAL MEMBERS TO INSURE NO OVERSTRESSING AND/OR LOADING OCCURS DURING DEMOLITION.

1. REMOVE EXISTING WINDOW AND PORTIONS OF MASONRY WALLS TO ACCOMMODATE NEW FRENCH DOORS
2. REMOVE EXISTING EXTERIOR DOOR AND FRAME
3. REMOVE EXISTING WINDOW AND BLOCK-UP OPENING, FINISH TO MATCH EXISTING INTERIOR FINISH
4. REMOVE PORTION OF EXISTING MASONRY WALL FOR NEW HALLWAY
5. REMOVE PORTION OF INTERIOR STUD PARTITION
6. REMOVE EXISTING INTERIOR DOOR.
7. REMOVE EXISTING TOILET FIXTURES AND CAP WASTE AND WATER LINES.
8. REMOVE ALL EXISTING BATHROOM FIXTURES AND PREPARE WASTE AND WATER LINES FOR NEW FIXTURE CONNECTION.
9. REMOVE EXISTING DOOR FRAME AND PORTION OF MASONRY WALL.
10. REMOVE EXISTING WINDOW AND WALL.
11. REMOVE EXISTING WINDOW AND PORTIONS OF MASONRY WALLS FOR NEW WINDOW UNIT.

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CITY OF MIAMI BEACH
APPLIED FOR PERMIT BY
THE FOLLOWING:

NAME	_____
DATE	_____
PERMIT NO.	_____
EXPIRATION DATE	_____
ISSUED BY	_____
REMARKS	_____

SECOND FLOOR DEMOLITION PLAN

1/4"= 1'-0"

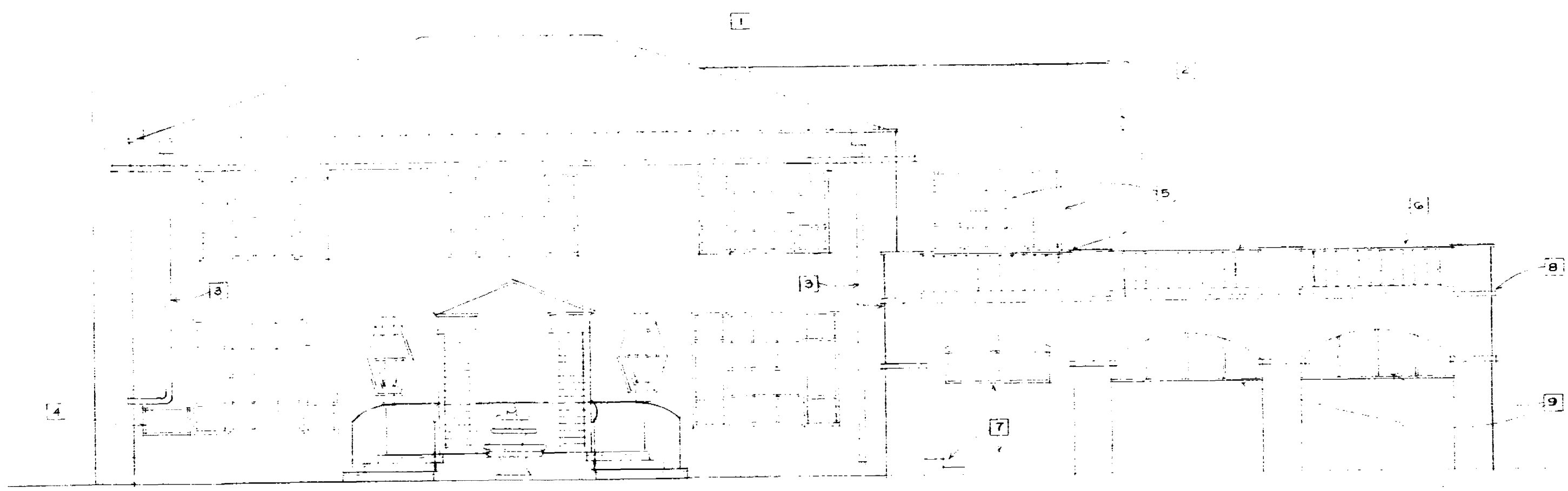
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D-7

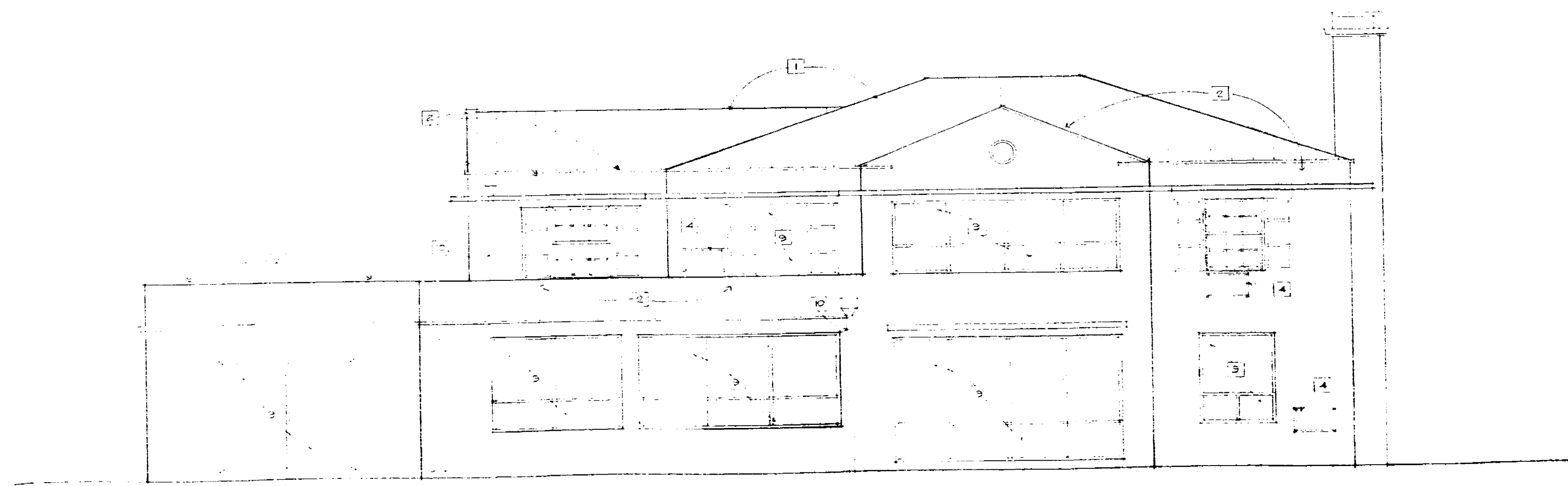
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EXISTING NORTH ELEVATION

1/4" = 1'-0"

- DEMOLITION NOTES**
- THE CONTRACTOR SHALL PROPERLY SHORE AND BRACE ALL STRUCTURAL MEMBERS TO INSURE NO OVERSTRESSING AND/OR LOADING OCCURS DURING DEMOLITION.
1. REMOVE EXISTING METAL RIB ROOF TO BE REPLACED WITH TILE ROOF.
 2. REMOVE EXISTING MASONRY PARAPET FOR NEW ROOF.
 3. REPAIR EXISTING RAIN WATER LEADER.
 4. REMOVE EXISTING A/C WALL UNIT PATCH TO MATCH EXISTING MASONRY AND STUCCO.
 5. REMOVE WINDOW AND PORTION OF MASONRY WALL TO ACCOMMODATE FRENCH DOORS.
 6. REPAIR WOOD RAILING AND BALUSTRADES.
 7. REMOVE EXISTING CONCRETE STEPS, WINDOW, AND MASONRY WALL.
 8. REPAIR AND/OR REPLACE GALV. METAL FLASHING AND DRIP EDGE.
 9. REMOVE EXISTING ALUMINUM WINDOWS AND SHUTTERS.
 10. REMOVE EXISTING RAIN WATER LEADER FOR NEW CONSTRUCTION.



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

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APPROVED FOR PERMIT BY
THE FOLLOWING:
DATE: 02/16/10
BY: [Signature]
TITLE: [Blank]
[Blank]
[Blank]
[Blank]
[Blank]

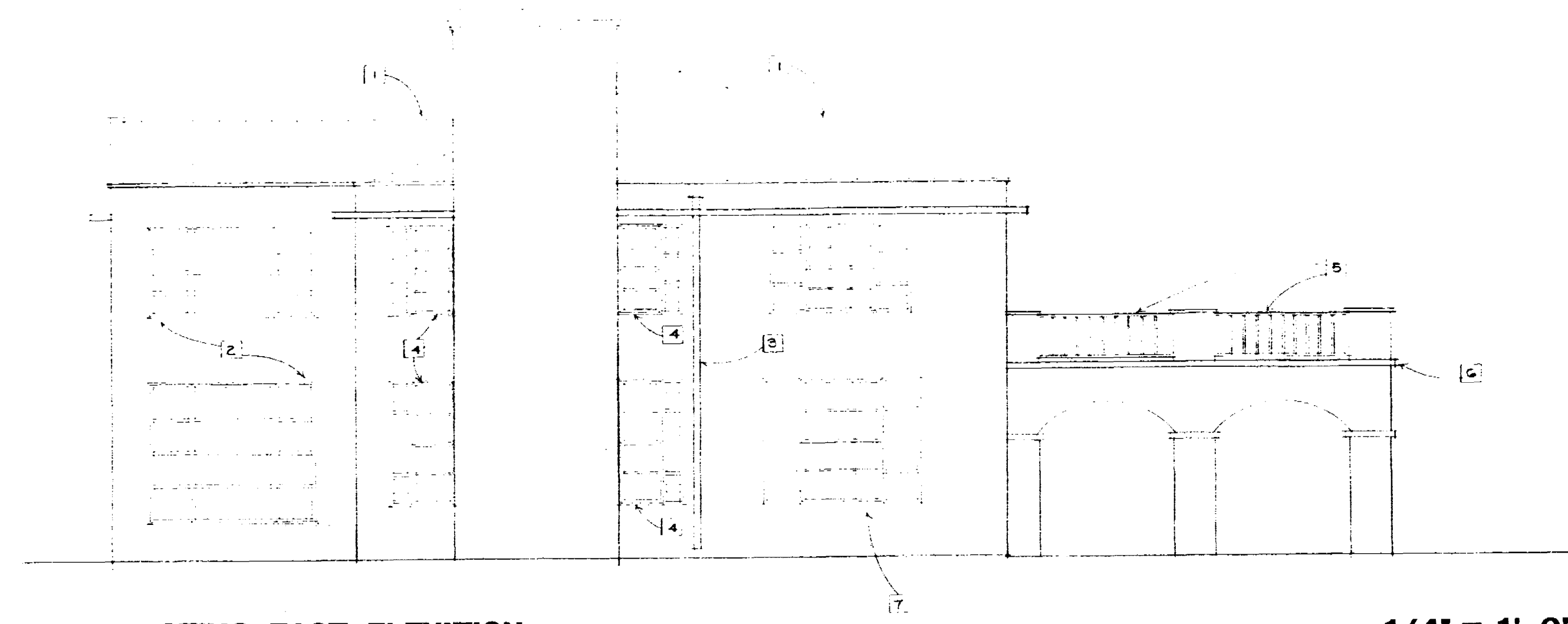
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ARCHITECTS and PLANNERS
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1554 West 25th Street • Sunset Island II • Miami Beach

[Signature]

07 FEB 10

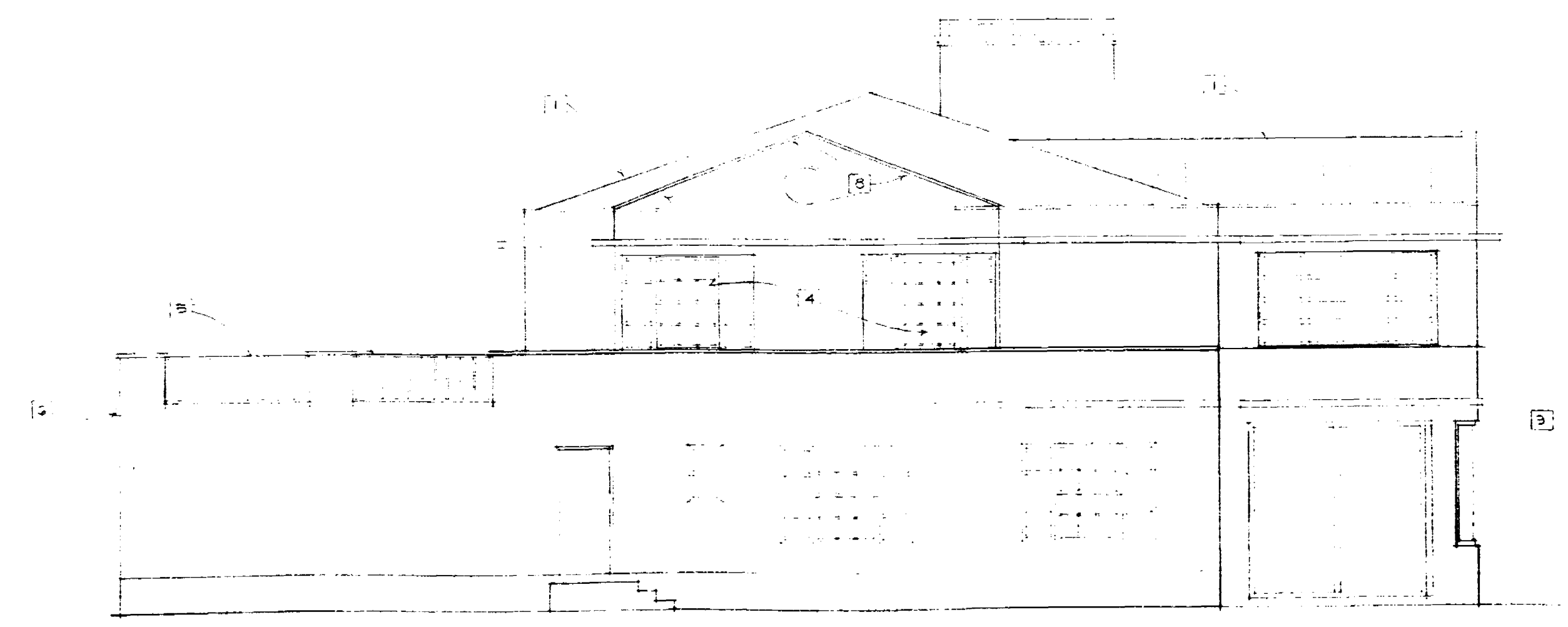
D-3



EXISTING EAST ELEVATION

1/4" = 1'-0"

- DEMOLITION NOTES**
- THE CONTRACTOR SHALL PROPERLY SHORE AND BRACE ALL STRUCTURAL MEMBERS TO INSURE NO OVERSTRESSING AND/OR LOADING OCCURS DURING DEMOLITION.
1. REMOVE EXISTING METAL RIB ROOF TO BE REPLACED WITH TILE ROOF.
 2. REMOVE EXISTING WINDOWS AND MASONRY WALL.
 3. REPAIR EXISTING RAIN WATER LEADER.
 4. REPAIR EXISTING WINDOWS AND SHUTTERS OR REPLACE AS REQUIRED.
 5. REPAIR WOOD RAILING AND BALUSTRADES.
 6. REPAIR AND/OR REPLACE GALV. METAL FLASHING AND DRIP EDGE.
 7. REMOVE EXISTING WINDOW AND PORTION OF MASONRY WALL TO ACCOMMODATE NEW FRENCH DOORS.
 8. REMOVE EXISTING MASONRY PARAPET FOR NEW ROOF.
 9. REMOVE EXISTING ALUMINUM WINDOWS AND SURROUNDING MASONRY WALL.



EXISTING WEST ELEVATION

1/4" = 1'-0"

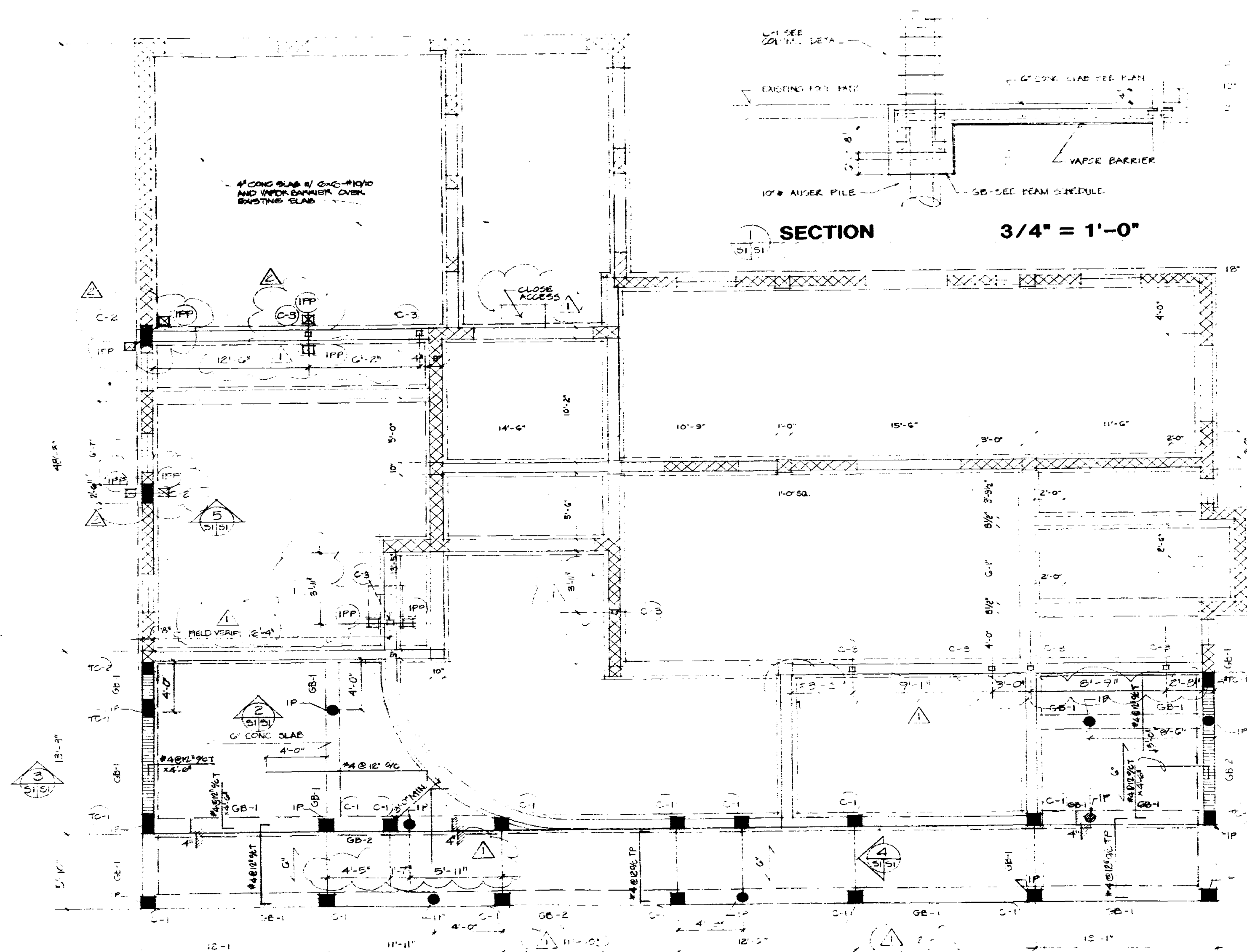
TRUE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
DATE: 07-11-93
BY: [Signature]
TITLE: [Signature]
DATE: 07-11-93
BY: [Signature]
TITLE: [Signature]

BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
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1554 West 25th Street • Sunset Island II • Miami Beach

07 SEP 93

D-4



LEGEND

XXXXXX EXISTING WALL TO REMAIN

IP 10" Ø AUGER CAST PILE

IPP 5" Ø PIN PILE

FOOTING NOTE: FOUNDATION BY OBSERVATION INDICATES USE OF 12" DIAMETER AUGERCAST PILE AT A MINIMUM CAPACITY OF 25 TONS. SOIL REPORT OR TESTPILE IS REQUIRED TO INSURE THE CAPACITY OF PILES.

FOUNDATION & FIRST FLOOR FRAMING PLAN

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: _____

ZONING: _____

PLUMBING: _____

ELECTRICAL: _____

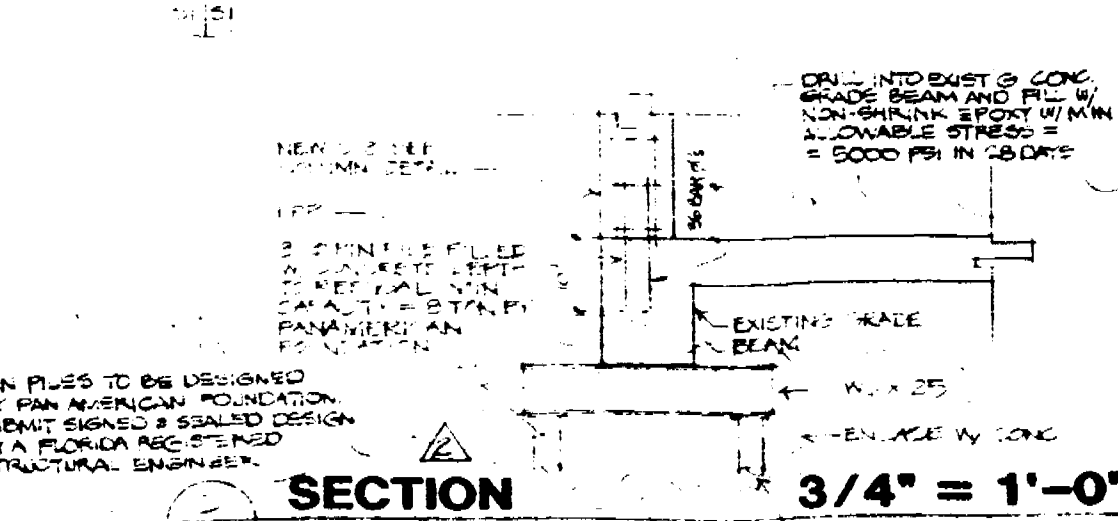
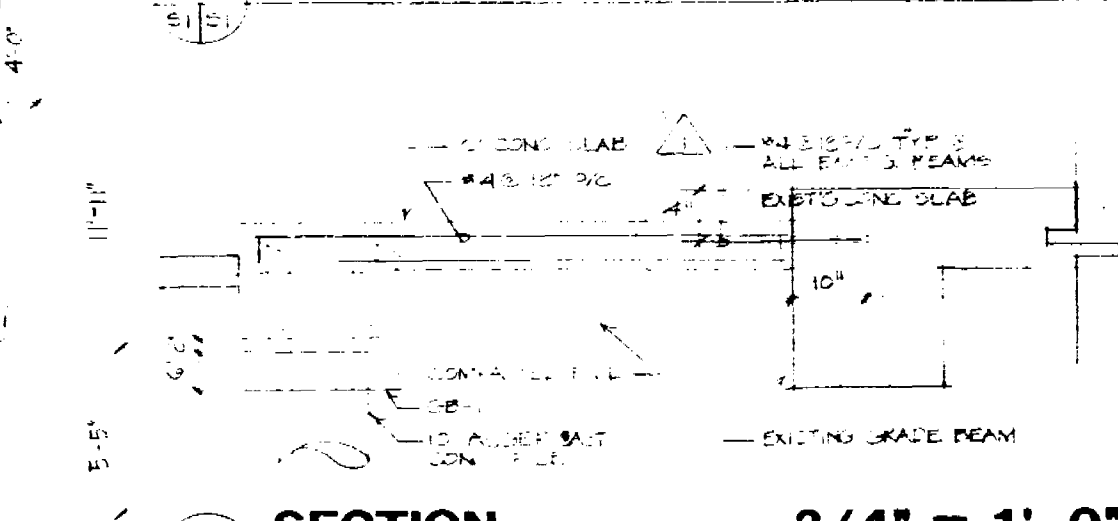
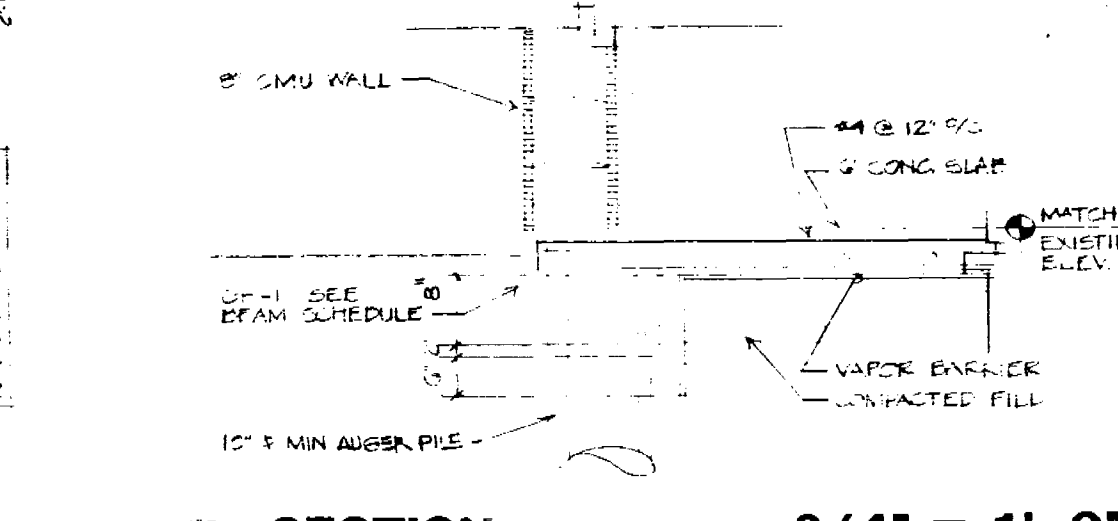
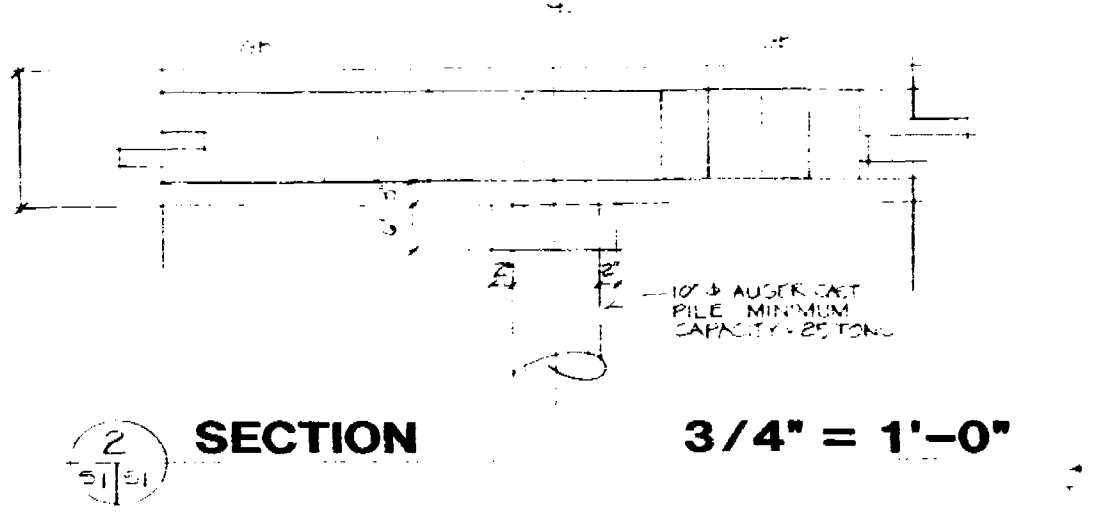
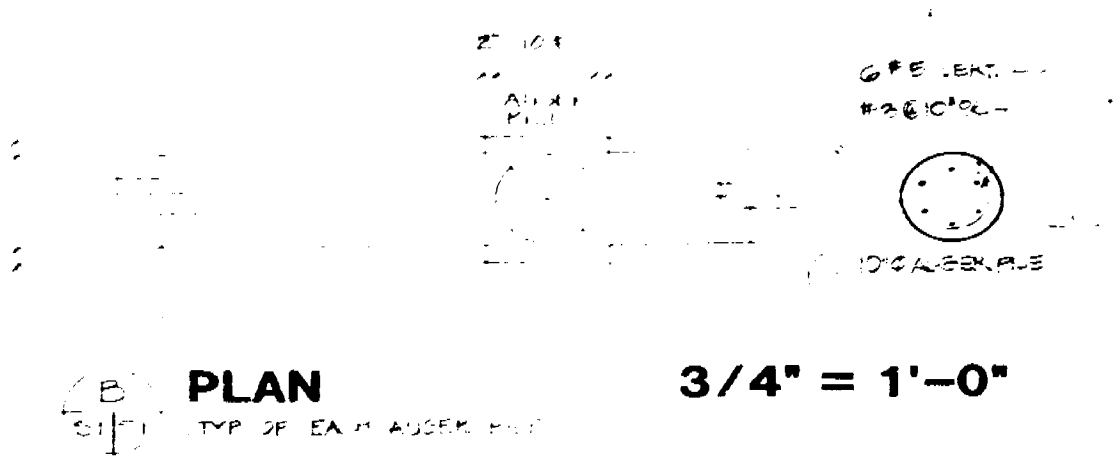
MECHANICAL: _____

FIRE PREVENTION: _____

ENGINEERING: _____

STRUCTURAL: _____

1/4" = 1'-0"



BUZINEC ASSOCIATES

ARCHITECTS and PLANNERS

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The GELMAN RESIDENCE

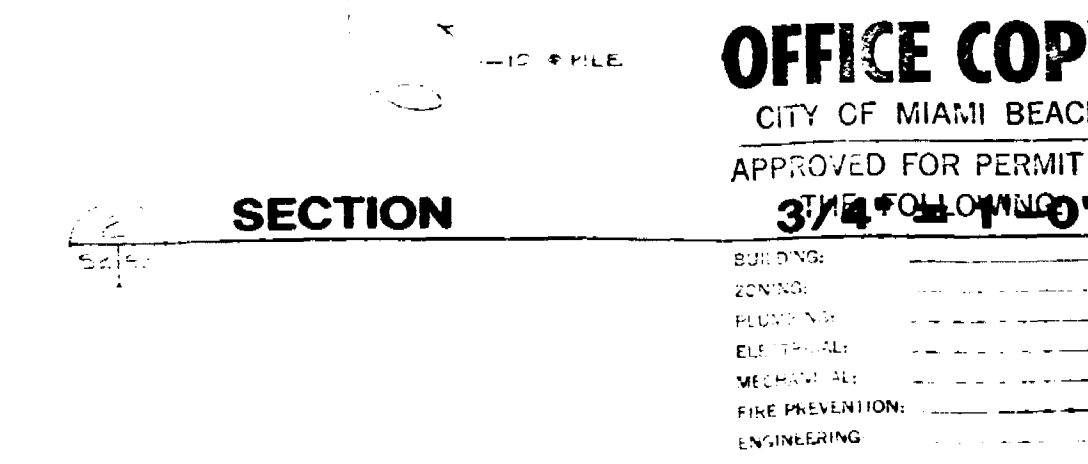
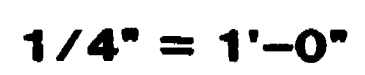
1554 West 25th Street • Sunset Island II • Miami Beach

17 JAN 94

10 JAN 94

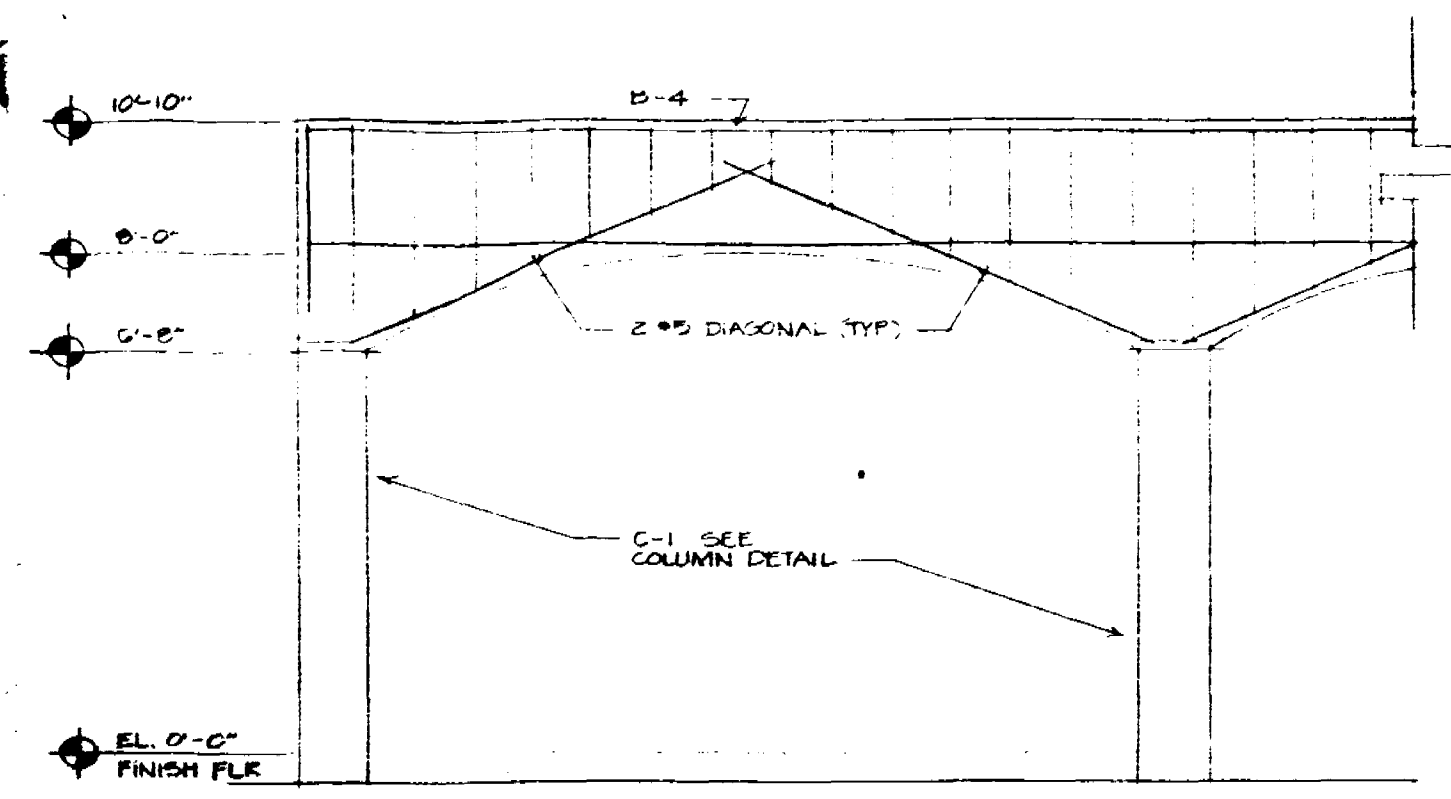
09 SEPT 93

S-1

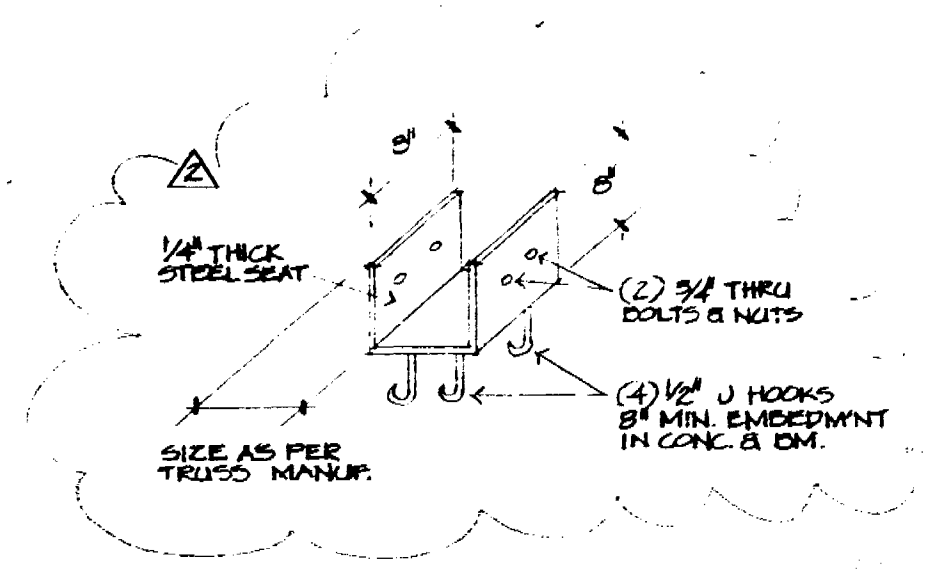


The GELMAN RESIDENCE
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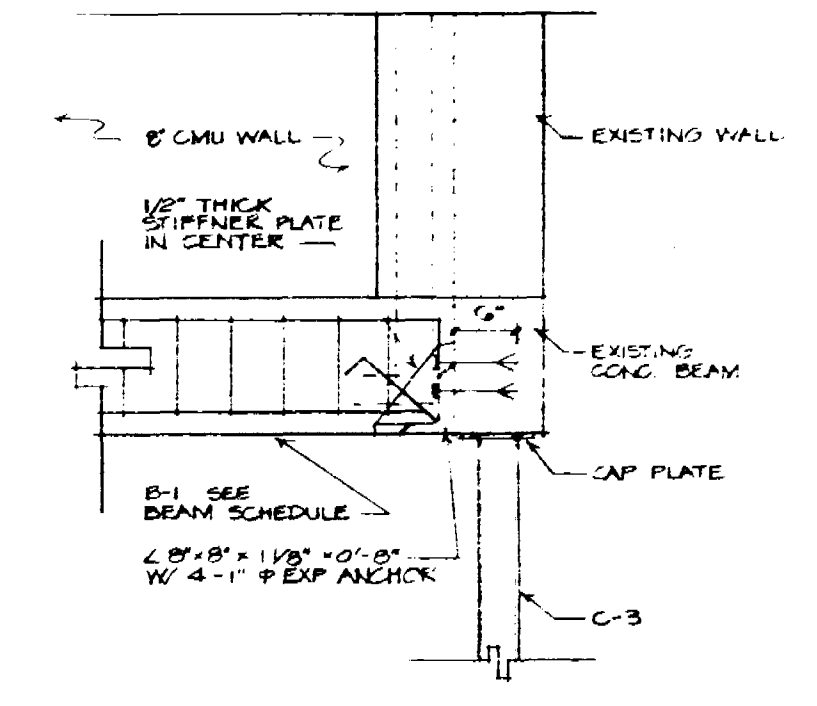
2 17 JAN 94
1 10 JAN 94
09 SEPT 93



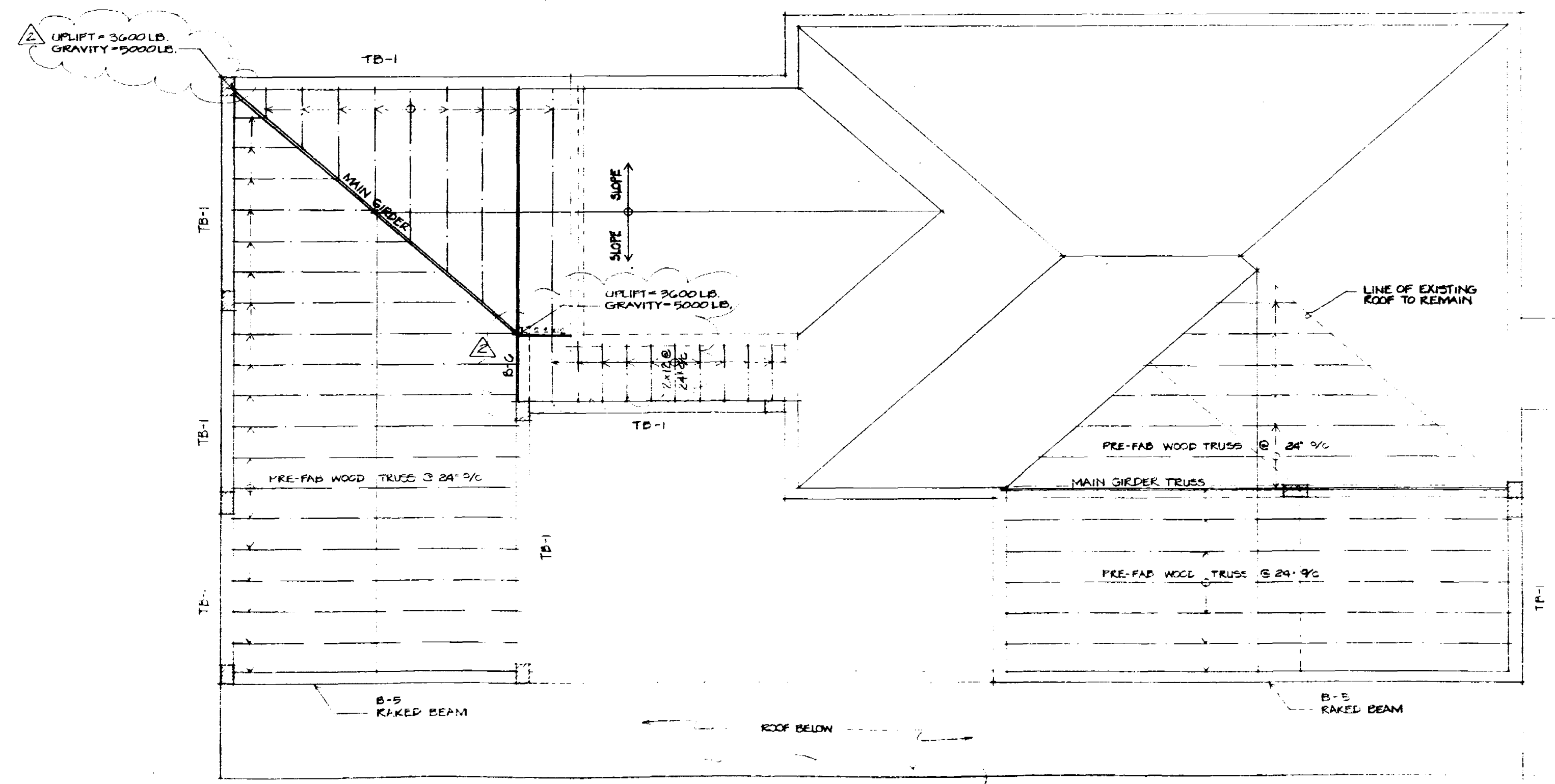
1 ARCHED BEAM DETAIL 1/2" = 1'-0"



GIRDER TRUSS ANCHORAGE N.T.S.



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



ROOF FRAMING PLAN

SUPERIMPOSED LOADS	
DL = 20 PSF	
LL = 10 PSF	
NET WIND UPLIFT = 45 PSF END ZONE	
25 PSF INT ZONE	

1/4" = 1'-0"

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ARCHITECTS and PLANNERS
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1554 West 25th Street • Sunset Island II • Miami Beach.

17 JAN 94
10 JAN 94
07 SEPT 95

1 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH
FLORIDA BUILDING CODE, LATEST EDITION & REVISIONS

- 2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL OPENINGS, CHASES, SLEEVES, ITEMS TO BE EMBEDDED IN CONCRETE WITH ARCHITECTURAL MECHANICAL AND ELECTRICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS WITH THE ENGINEER.

- 3 SPLICES IN REBARS SHALL BE A MINIMUM OF 48 BAR DIAMETER EXCEPT WHERE DIMENSIONED OTHERWISE.

- 4 EXCEPT WHERE OTHERWISE DIMENSIONED, ALL HOOKS ON REBARS SHALL BE STANDARD ACI 318-89 HOOKS

5. REBARS: NEW ASTM A-615 GRADE 60, FABRICATE AND DETAIL IN ACCORDANCE WITH ACI-315. HORIZONTAL JOINT REINF. "DUR-O-WALL" LADUR TYPE 9-5, LOX-ALL #9 STD OR APPROVED EQUAL WITH "T" AND "L" FOR INTERSECTIONS AND CORNERS.

6. CONCRETE COVER OVER THE REBARS SHALL BE AS DETAILED IN THE DRAWINGS. WHERE COVER IS NOT DIMENSIONED, USE THE SAME COVER AS DIMENSIONED FOR SIMILAR ITEMS. WHERE THERE ARE NO SIMILAR ITEMS, USE THE FOLLOWING: 3" FOR BOTTOM AND ENDS OF FOOTING; 1 1/2" FOR TIES OR STIRRUPS ON COLUMNS AND BEAMS (2" OVER MAIN REINFORCING); 2" FOR FORMED CONCRETE IN CONTACT WITH THE GROUND; SLABS - 3/4" FOR INTERIOR EXPOSURE AND 1 1/2" FOR EXPOSURE TO EARTH OR WEATHER.

7. WELDED WIRE FABRIC TO CONFORM TO ASTM A-185 SUPPORTED AT A MINIMUM OF 36" O/C EACH WAY. LAP FABRIC A MINIMUM OF 6" AT THE SIDES.

8. FILL AND BACK-FILL SHALL BE PLACED IN LAYERS NOT GREATER THAN 12" LOOSE THICKNESS MEASURE & COMPACTED TO NOT LESS THAN 95% OF AASHTO T-180.

9. FOR SLAB ON FILL, MOISTEN AND RECOMPACT SUBGRADE AFTER UNDERGROUND UTILITIES HAVE BEEN BACKFILLED AND JUST BEFORE PLACING POLYETHYLENE SHEETING, PROVIDE 0.006" THICK SHEETING UNDER ALL INTERIOR SLABS ON FILL. TAPE ALL JOINTS.

- 10 SEPARATE SLAB ON FILL FROM WALL, COLUMNS AND OTHER ITEMS PENETRATING SLAB, WITH 1/2" PRE-MOULDED JOINT FILLER MATERIAL FOR FULL THICKNESS OF SLAB CONCRETE, ASTM D-1752 TYPE 1, EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS

11. BLOCKS IN WALLS AND FOUNDATIONS SHALL BE ACCORDING TO ASTM C90, TYPE 1, GRADE N-1 WITH MINIMUM FACE SHELL THICKNESS OF 1-1/4". MINIMUM COMPRESSIVE STRENGTH SHALL BE 2,500 P.S.I., EXCEPT NON-LOAD BEARING MAY BE 1,500 P.S.I.

12. ALL MASONRY WALL SHOWN ON STRUCTURAL DRAWINGS SHALL BE IN PLACE PRIOR TO FORMING OR PLACING CONCRETE IN COLUMNS AND BEAMS OVER THE WALLS, EXCEPT AS OTHERWISE SPECIFIED, PROVIDE VERTICAL REINFORCING IN BLOCK CELLS AND FILL CELLS WITH CONCRETE AS INDICATED ON THE DRAWINGS. PROVIDE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. HORIZONTAL JOINT REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO ALL ABUTTING COLUMNS.

13. SUPERIMPOSED LOADS ROOF:
1. DEAD LOADS: 20 PSF
2. LIVE LOAD: 30 PSF
SECOND FLOOR:
1. DEAD LOADS: 35 PSF
2. LIVE LOAD: 40 PSF
3. LIVE LOAD: 60 PSF BALCONY

14. USE 10" DIAMETER AUGERCAST PILE CAPACITY OF 25 TONS
MINIMUM 2'-0" BELOW EXISTING GROUND SURFACE.
15. (MAXIMUM ALLOWABLE ECCENTRICITY SHOULD NOT EXCEED TWO INCHES)
COMPRESSIVE STRENGTH OF CONCRETE @ 28 DAYS = 3000 P.S.I.

- 16 CONCRETE SLUMP 3" + 1" FOR FOOTINGS AND SLABS ON FILL
4" + 1" FOR ALL OTHER CONCRETE. MAKE SLUMP TESTS WHEN
CYLINDERS ARE MADE AND AT OTHER TIMES AS NECESSARY
TO VERIFY SLUMP

- 17 FRAMING LUMBER
- A NOMINAL SIZE INDICATES DRESSED S4S
 - B SPECIES DOUGLAS FIR
 - C MOISTURE CONTENT: 19% MAXIMUM
 - D MINIMUM EXTREME FIBER BENDING STRESS (FB) = 1,450

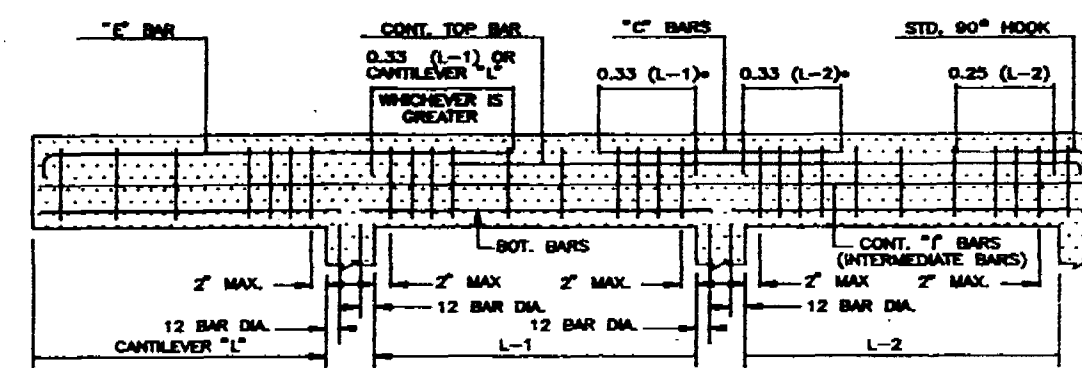
- 18 FRAMING BLOCKING AND NAILERS EXPOSED TO MOISTURE OR DIRECTLY ATTACHED TO MASONRY OR CONCRETE SHALL BE UTILITY GRADE OR BETTER YELLOW PINE, PRESSURE TREATED

- 19 PLYWOOD FLOOR & ROOF DECKS:
A 5/8" CD INT-APA STRUCTURAL 1 WITH EXTERIOR GLUE
B EDGE SUPPORT: PLY CLIPS
C NAILING 8d COMMON SPIRAL OF EDGES 12" O/C
INTERMEDIATE

- 20 ROUGH SAWN FRAMING TIMBER
A FULL SIZE INDICATED
B SPECIES
1 DOUGLAS FIR OR SOUTHERN PINE FB = 1300 P.S.I
MINIMUM
C MOISTURE CONTENT 19% MAX
D FREE OF DRY ROT AND OTHER VOIDS
E SMALL TRIM MEMBERS WILL BE FREE OF KNOTS

- 21 ALL FASTENERS AND HARDWARE EXPOSED TO WEATHER TO
BE HOT DIPPED GALVANIZED.

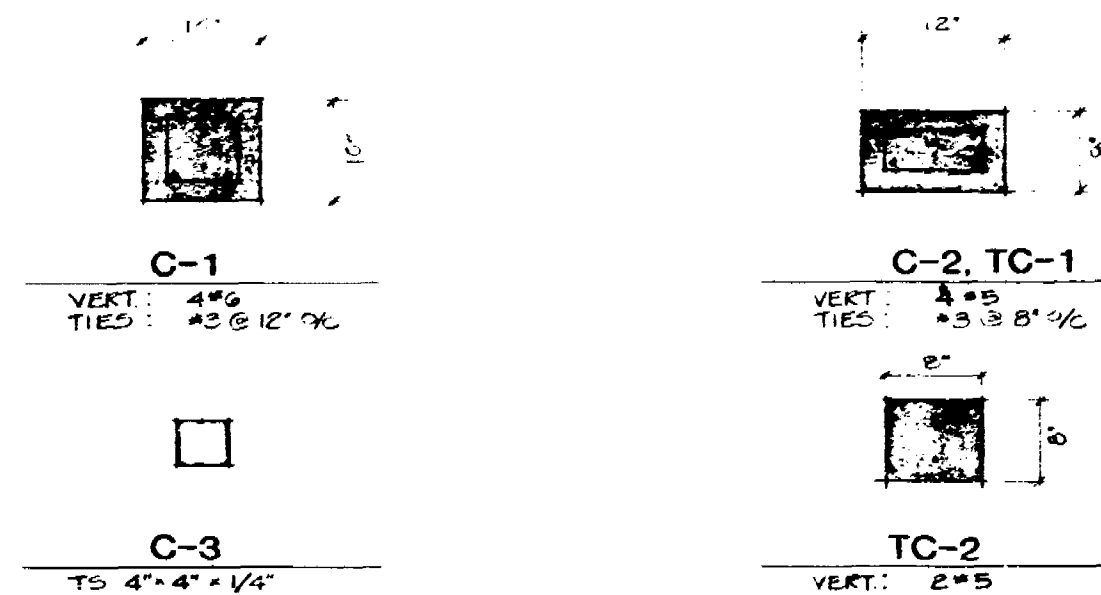
- 22 ALL WOOD TRUSSES SHALL BE DESIGNED & FABRICATED
ACCORDING TO THE SOUTH FLORIDA BLDG. CODE. SUBMIT
ALL CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY
A FLORIDA REGISTERED STRUCTURAL ENGINEER FOR REVIEW
& COUNTY APPROVAL.



BEAM STEEL PLACEMENT DIAGRAM

N.T.

NOTE:
1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
2. * = WHICHEVER IS GREATER.
3. "f" BARS SPLICE OVER SUPPORTS WITH 30 BAR DIA. LAP SPLICES.
4. 8" WIDE BEAMS TAKE A MAXIMUM OF TWO BARS PER LAYER OF LONGITUDINAL REINFORCEMENT.

[illegible]

COLUMN DETAILS

$$1'' = 1' - 0''$$

**BUZINEC
ASSOCIATES
ARCHITECTS AND PLANNERS**
3335 SALZEDO STREET • CORAL GABLES, FL 33134 • 444 7411

The GELMAN RESIDENCE
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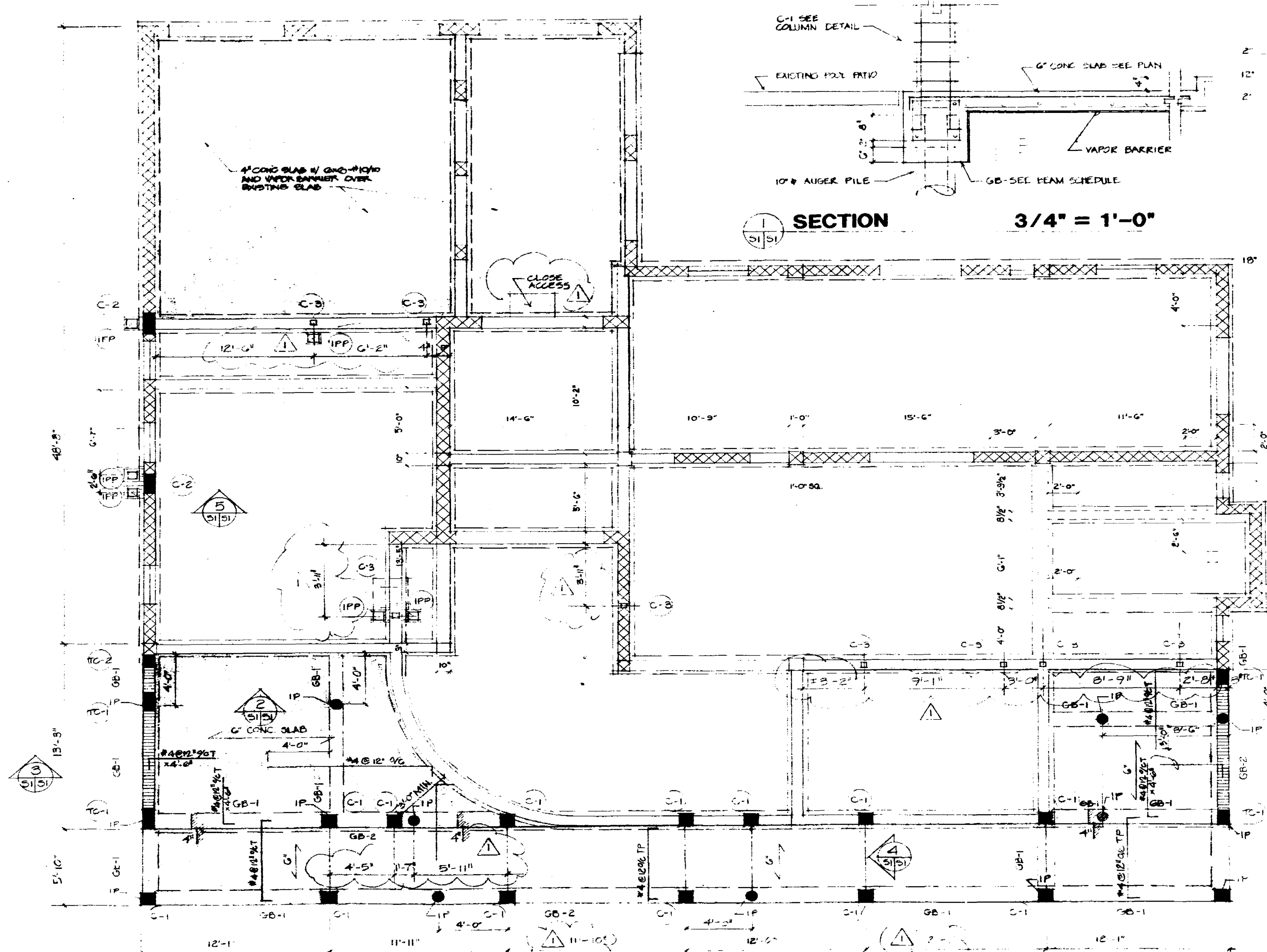
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A 13. MN94

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S.4

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LEGEND

XXXXXX EXISTING WALL TO REMAIN

--- NEW 8' CMU WALL

IP 12' x 12' x 12' IP

IPP 12' x 12' x 12' IPP

G' 4' CONG SLAB REIN W/ 4# @ 12' O.C. BOT. 2 W

FOUNDATION NOTE:
FOUNDATION BY OBSERVATION INDICATES USE OF 10" DIAMETER AUGERCAST PILE W/ A MINIMUM CAPACITY OF 25 TONS. SOI REPORT OR TESTPILE IS REQUIRED TO INSURE THE CAPACITY OF PILES.

FOUNDATION & FIRST FLOOR FRAMING PLAN

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: _____

ZONING: _____

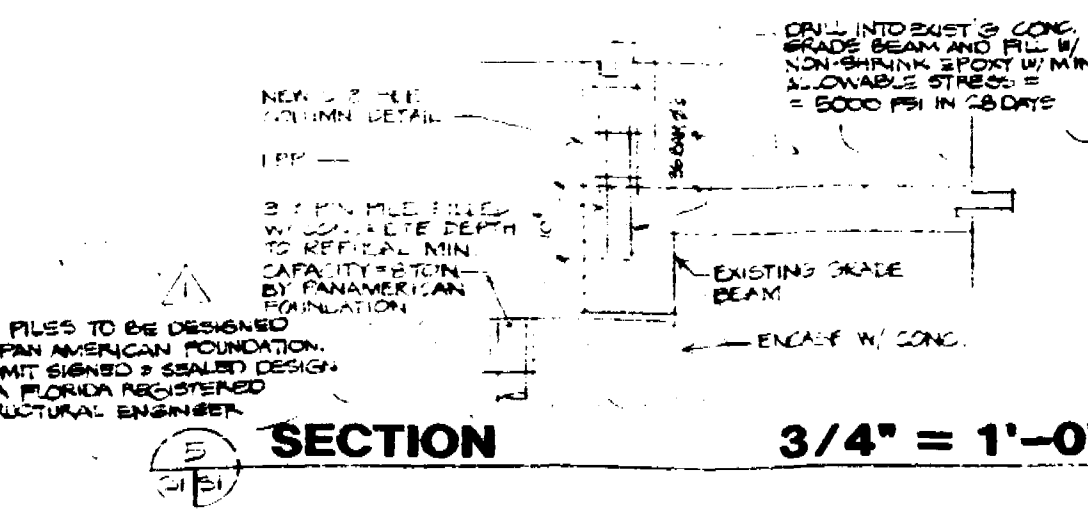
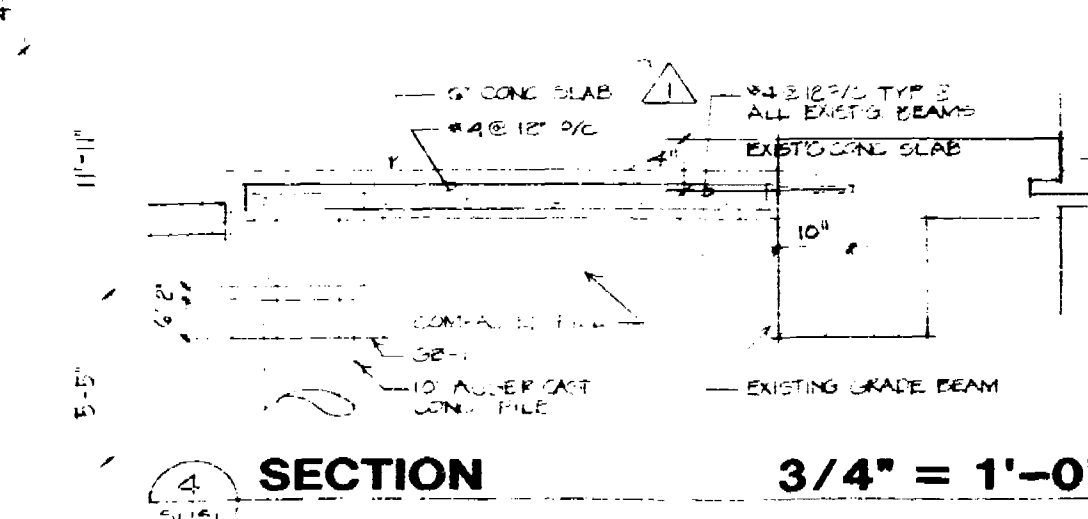
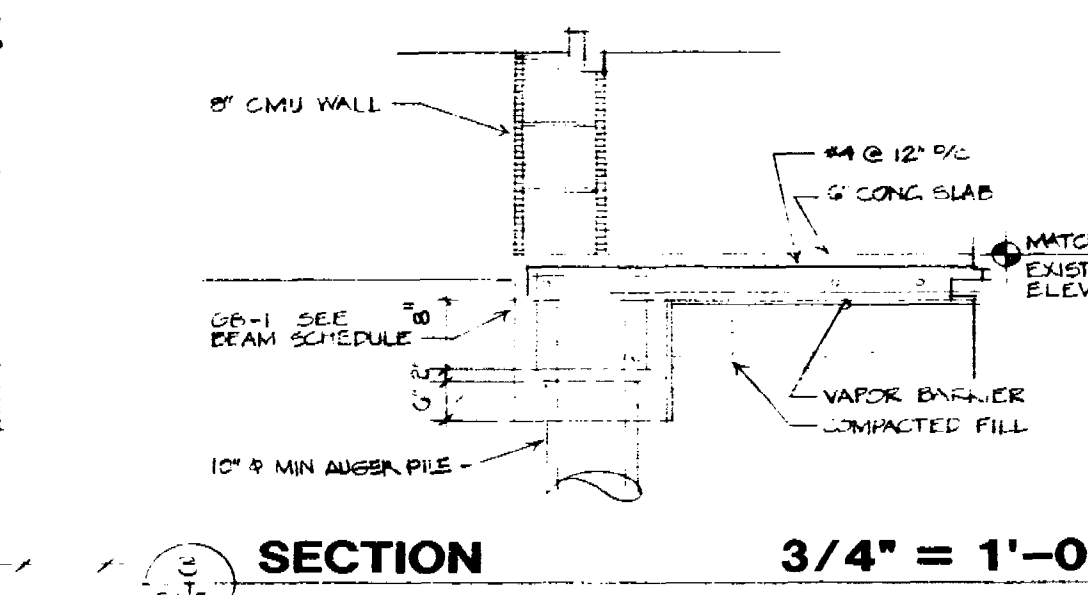
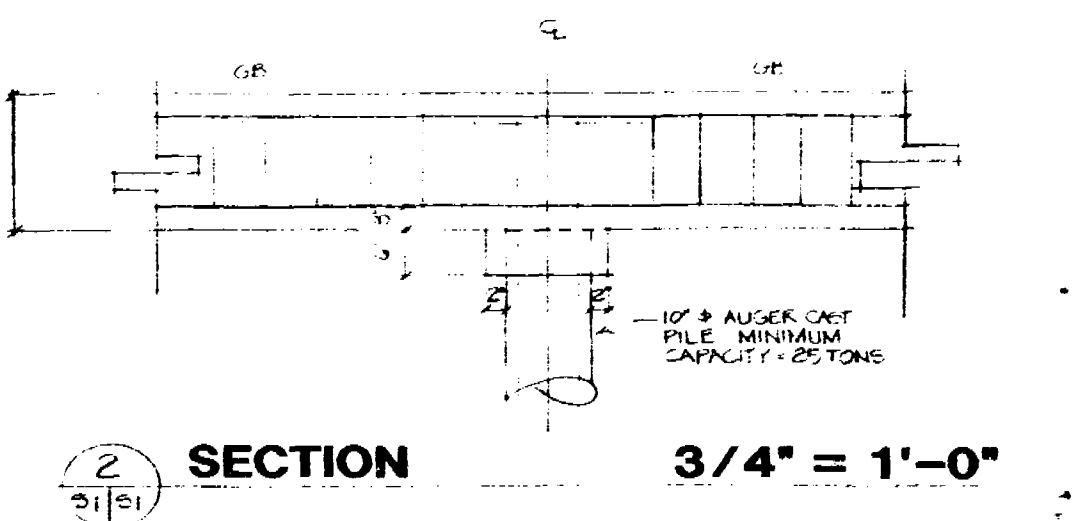
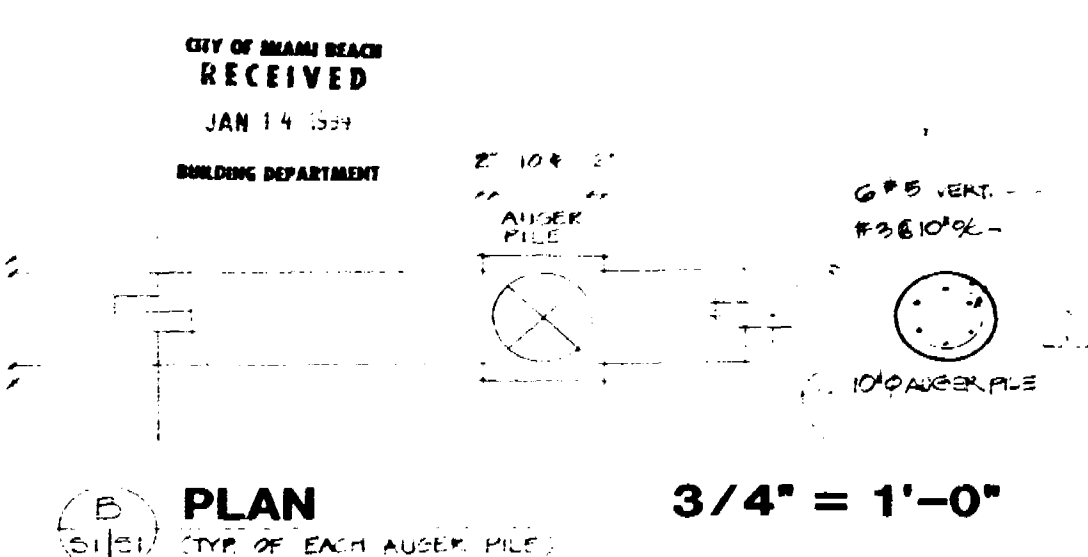
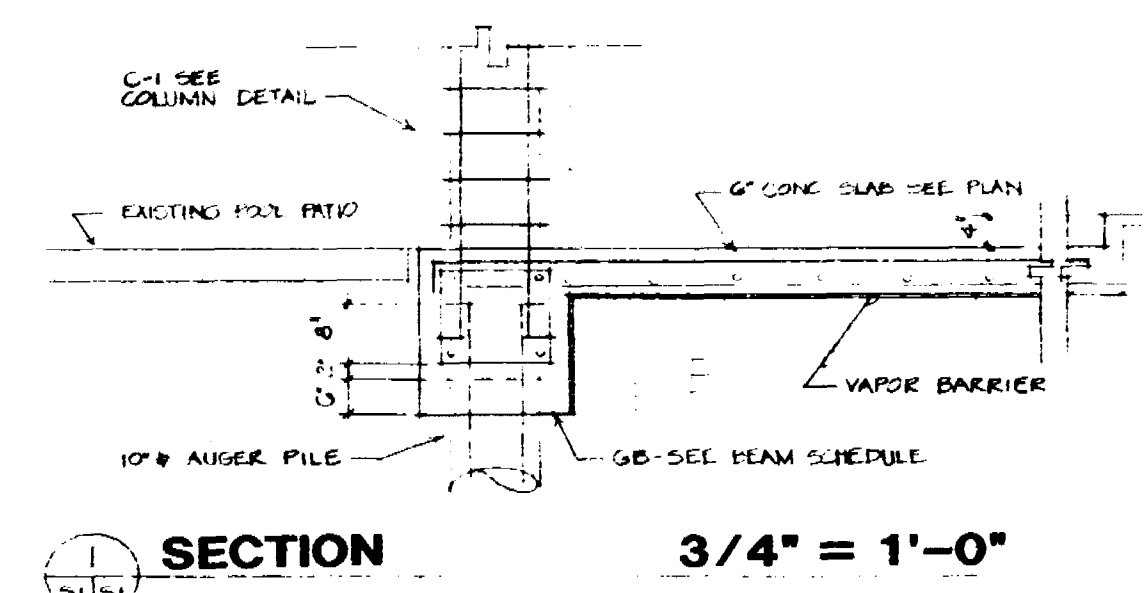
PLUMBING: _____

ELECTRICAL: _____

MECHANICAL: _____

FIRE PREVENTION: _____

ENGINEERING: _____



1/4" = 1'-0"

CITY OF MIAMI BEACH
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JAN 14 1994
BUILDING DEPARTMENT

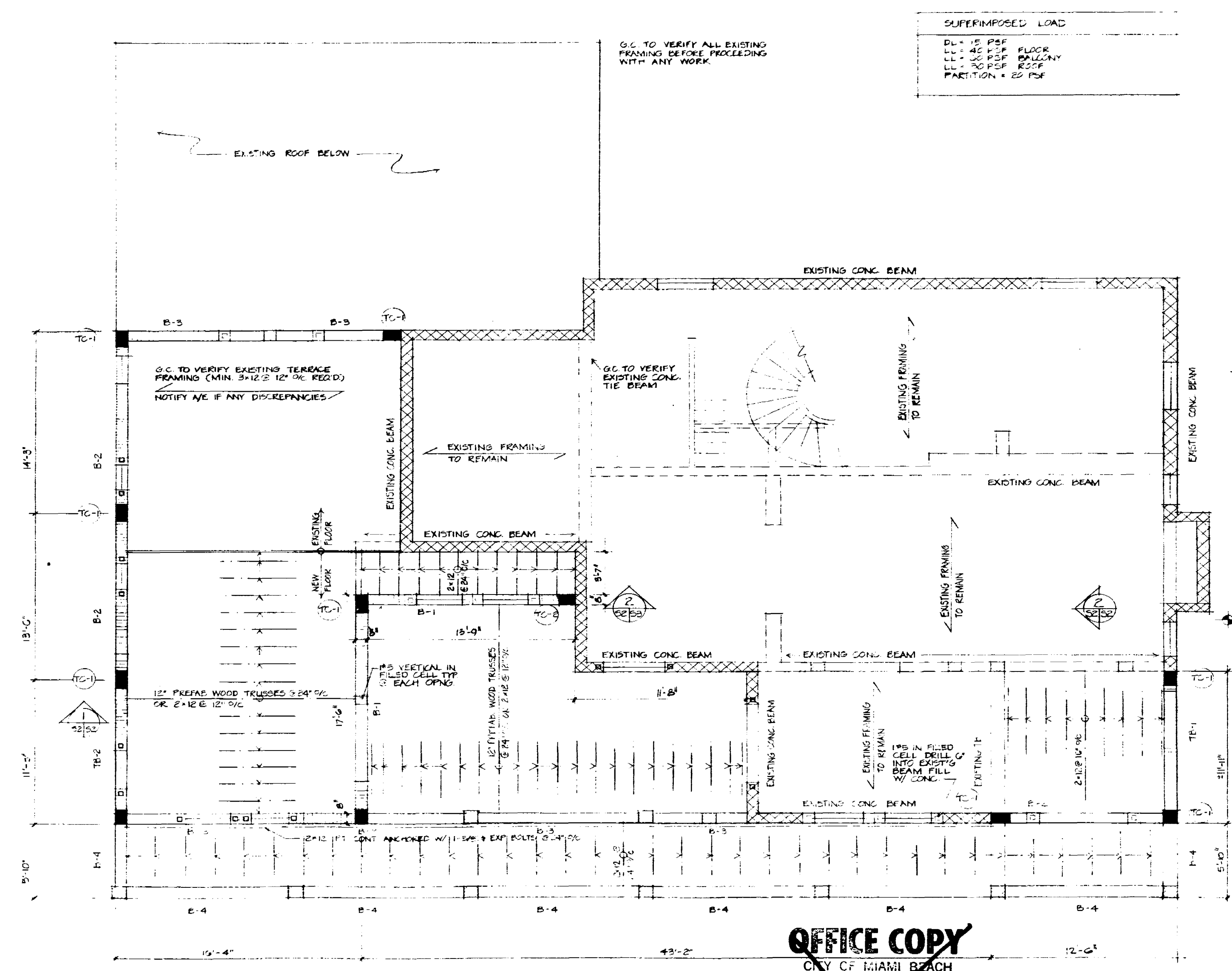
BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
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The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

10 JAN 94
07 SEPT 95

8-1

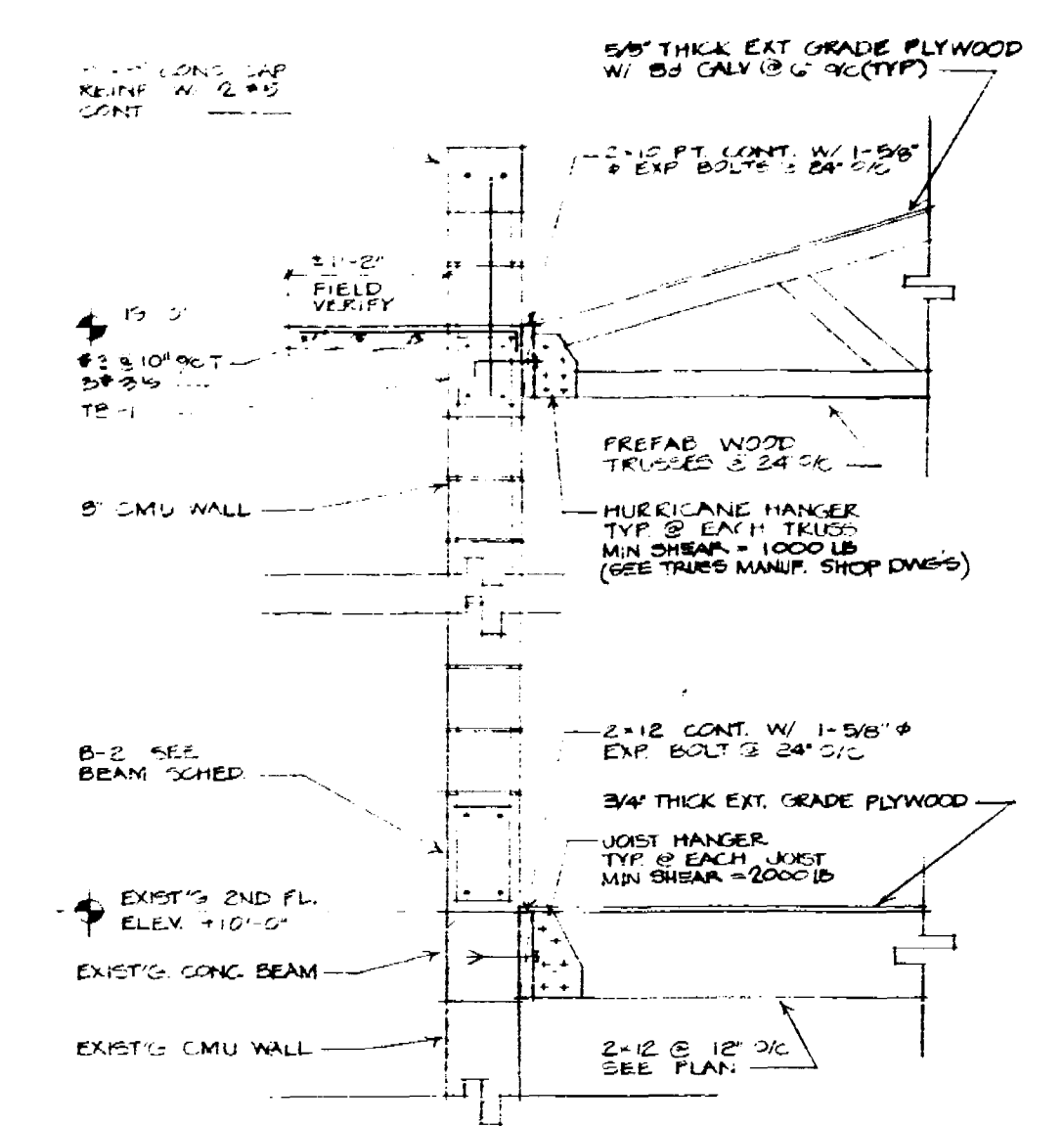
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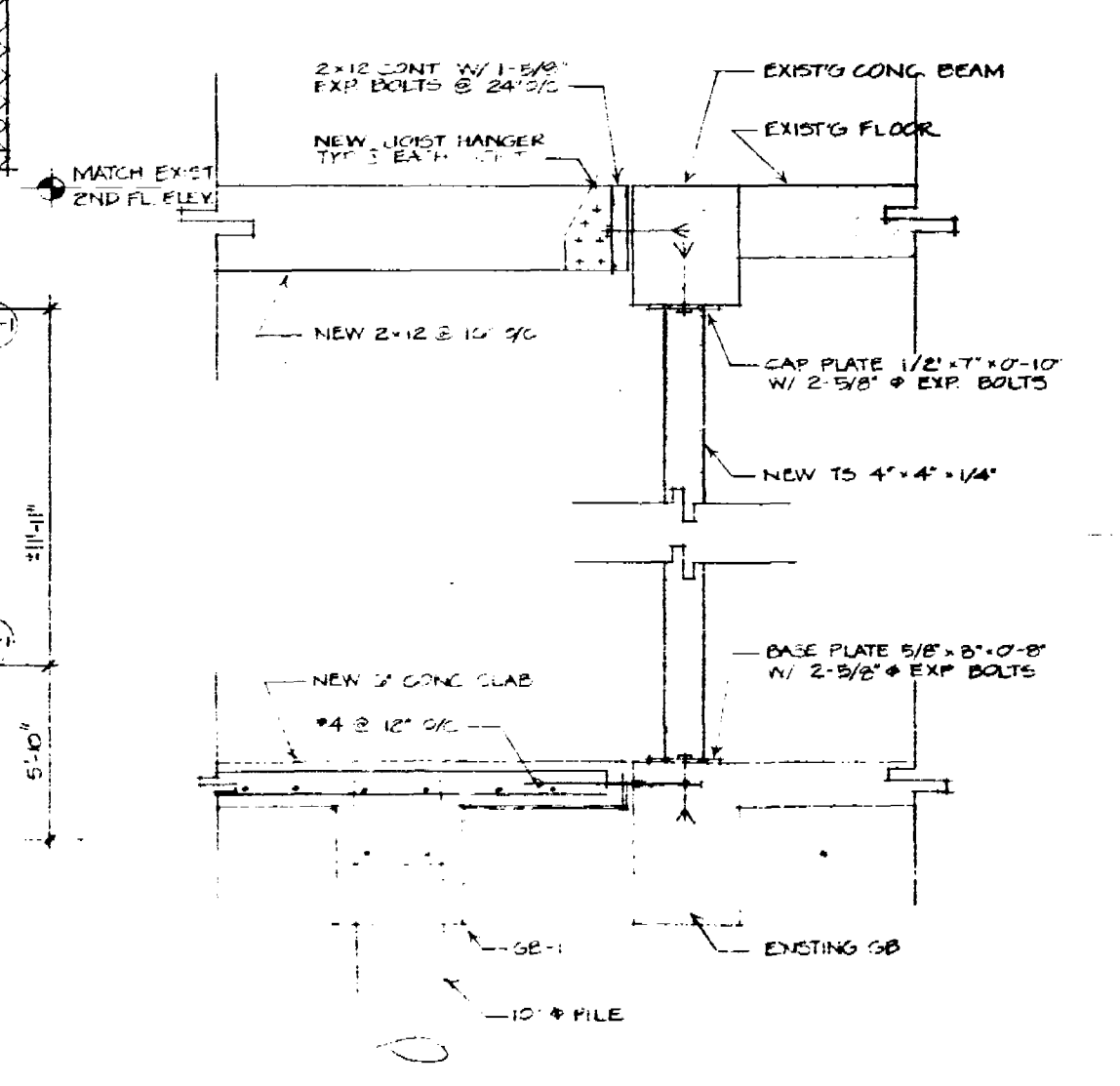
G.C. TO VERIFY ALL EXISTING FRAMING BEFORE PROCEEDING WITH ANY WORK.

SUPERIMPOSED LOAD

DL = 15 PSF
LL = 45 PSF
LL = 30 PSF FLOOR
LL = 30 PSF ROOF
PARTITION = 20 PSF



SECTION 3/4" = 1'-0"



SECTION 3/4" = 1'-0"

SECOND FLOOR FRAMING PLAN

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

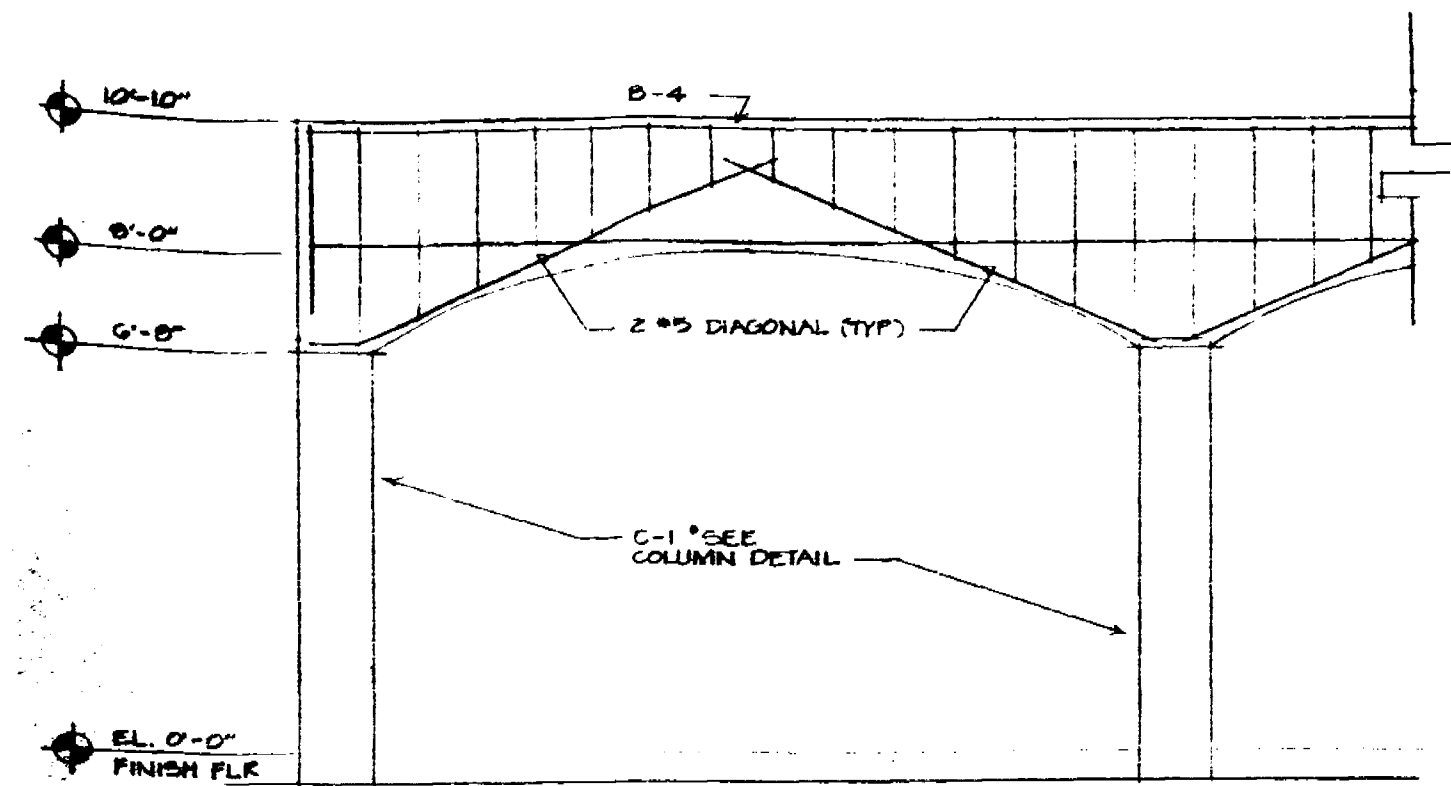
BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____

1/4" = 1'-0"

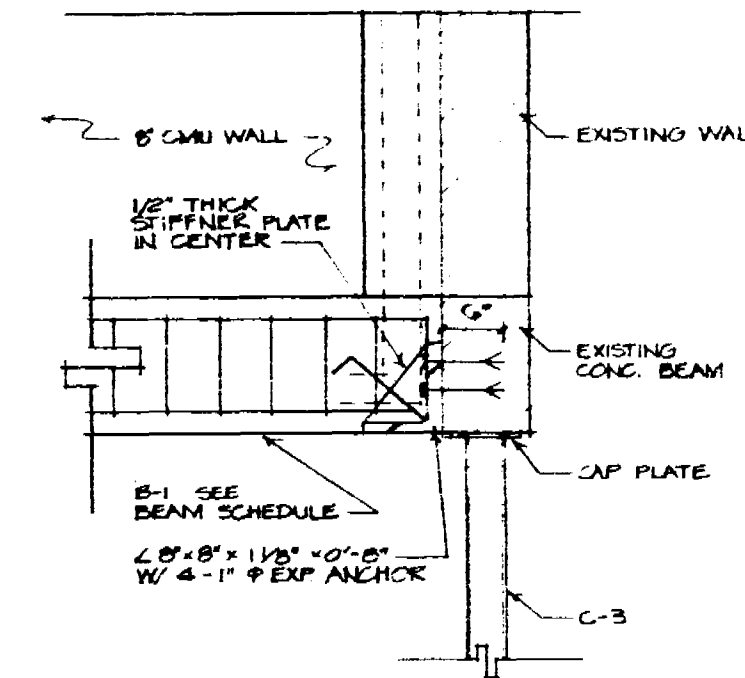
**BUZINEC
ASSOCIATES**
ARCHITECTS and PLANNERS
2355 SALZEDO STREET • CORAL GABLES FL 33134 • 444 7611

The GELMAN RESIDENCE
1354 West 25th Street • Sunset Island II • Miami Beach

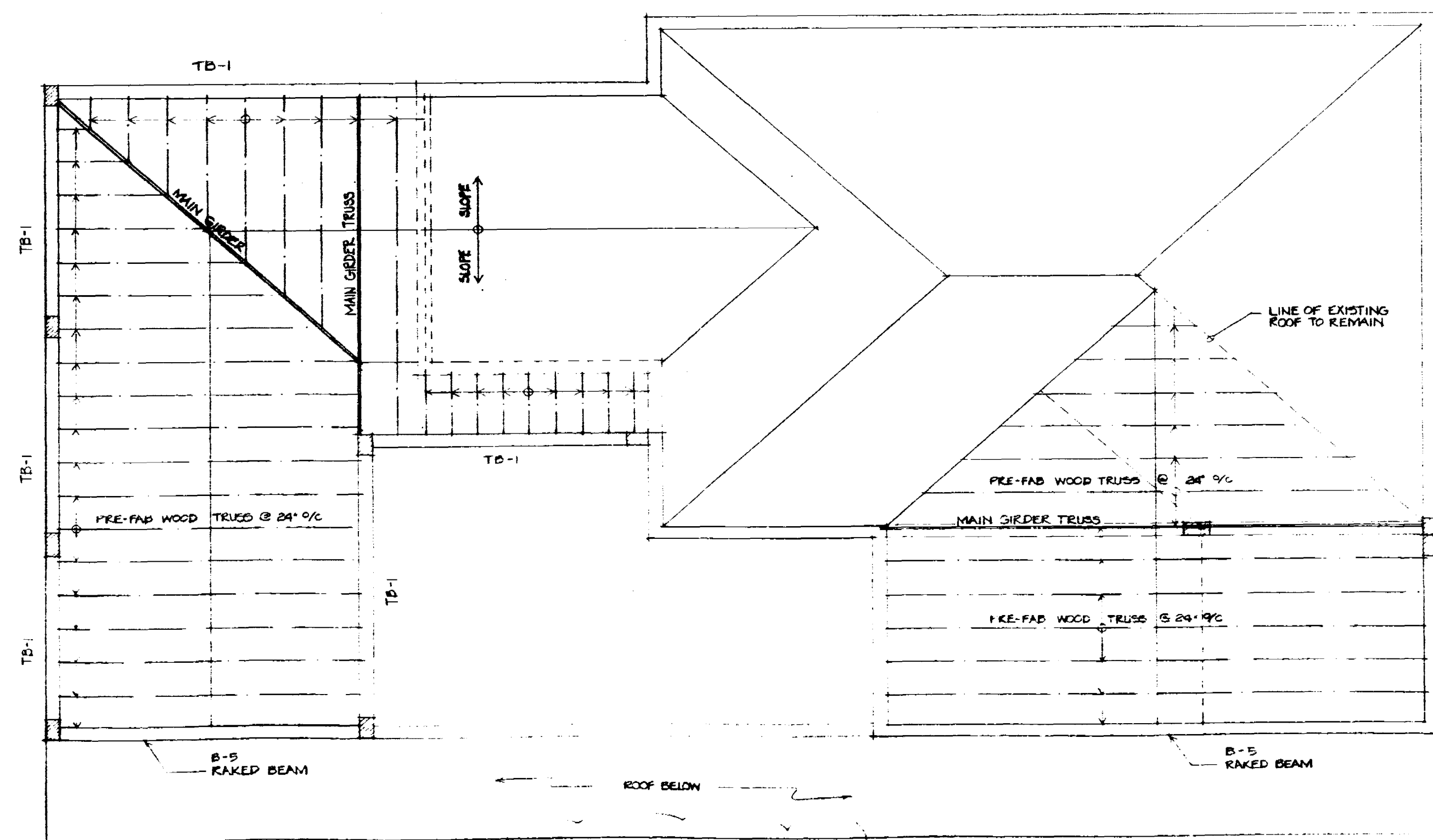
10 JAN 94
07 SEPT 95



1 ARCHED BEAM DETAIL 1/2" = 1'-0"



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



ROOF FRAMING PLAN

SUPERIMPOSED LOADS
DL = 20 PSF
LL = 30 PSF
NET WIND UPLIFT = 45 PSF SNO ZONE
= 25 PSF INT ZONE

1/4" = 1'-0"

~~OFFICE COPY~~

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRIC: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____

BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
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The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

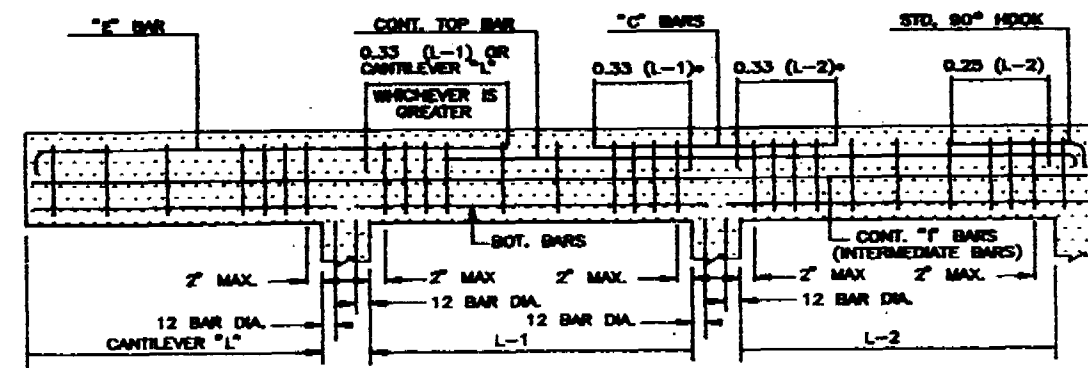
1/11/97
10 JAN 98
07 SEPT 98

S-3

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- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE, LATEST EDITION & REVISIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL OPENINGS, CHASES, SLEEVES, ITEMS TO BE EMBEDDED IN CONCRETE WITH ARCHITECTURAL MECHANICAL AND ELECTRICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS WITH THE ENGINEER.
- SPLICES IN REBARS SHALL BE A MINIMUM OF 48 BAR DIAMETER EXCEPT WHERE DIMENSIONED OTHERWISE.
- EXCEPT WHERE OTHERWISE DIMENSIONED, ALL HOOKS ON REBARS SHALL BE STANDARD ACI 318-49 HOOKS.
- REBARS: NEW ASTM A-615 GRADE 60, FABRICATE AND DETAIL IN ACCORDANCE WITH ACI-315. HORIZONTAL JOINT REINFORCING "BURD-G-WALL" LADUR TYPE 9-5, LOX-ALL #9 STD. OR APPROVED EQUAL WITH "T" AND "L" FOR INTERSECTIONS AND CORNERS.
- CONCRETE COVER OVER THE REBARS SHALL BE AS DETAILED IN THE DRAWINGS. WHERE COVER IS NOT DIMENSIONED, USE THE SAME COVER AS DIMENSIONED FOR SIMILAR ITEMS. WHERE THERE ARE NO SIMILAR ITEMS, USE THE FOLLOWING: 2" FOR BOTTOM AND ENDS OF FOOTING; 1 1/2" FOR TIES OR STIRRUPS ON COLUMNS AND BEAMS (2" OVER MAIN REINFORCING); 2" FOR FORMED CONCRETE IN CONTACT WITH THE GROUND; SLABS = 3/4" FOR INTERIOR EXPOSURE AND 1 1/2" FOR EXPOSURE TO EARTH OR WEATHER.
- WELDED WIRE FABRIC TO CONFORM TO ASTM A-185 SUPPORTED AT A MINIMUM OF 36" OC EACH WAY. LAP FABRIC A MINIMUM OF 6" AT THE SIDES.
- FILL AND BACK-FILL SHALL BE PLACED IN LAYERS NOT GREATER THAN 12" LOOSE THICKNESS MEASURED & COMPACTED TO NOT LESS THAN 95% OF AASHTO T-180.
- FOR SLAB ON FILL, MOISTEN AND RECOMPACT SUBGRADE AFTER UNDERGROUND UTILITIES HAVE BEEN BACKFILLED AND JUST BEFORE PLACING POLYETHYLENE SHEETING, PROVIDE 0.006" THICK SHEETING UNDER ALL INTERIOR SLABS ON FILL. TAPE ALL JOINTS.
- SEPARATE SLAB ON FILL FROM WALL, COLUMNS AND OTHER ITEMS PENETRATING SLAB, WITH 12" PRE-MOULDED JOINT FILL MATERIAL AS SPECIFIED. PROVIDE VERTICAL REINFORCING IN BLOCK CELLS 1, EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS.
- BLOCKS IN WALLS AND FOUNDATIONS SHALL BE ACCORDING TO ASTM C90, TYPE I, GRADE N-1 WITH MINIMUM FACE SELL THICKNESS OF 1-1/4". MINIMUM COMPRESSIVE STRENGTH SHALL BE 2,500 P.S.I., EXCEPT NON-LOAD BEARING MAY BE 1,500 P.S.I.
- ALL MASONRY WALL SHOWN ON STRUCTURAL DRAWINGS SHALL BE IN PLACE PRIOR TO FORMING OR PLACING CONCRETE IN COLUMNS AND BEAMS OVER THE WALLS. EXCEPT AS OTHERWISE SPECIFIED, PROVIDE VERTICAL REINFORCING IN BLOCK CELLS AND FILL CELLS WITH CONCRETE AS INDICATED ON THE DRAWINGS. PROVIDE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. HORIZONTAL JOINT REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO ALL ABUTTING COLUMNS.
- SUPERIMPOSED LOADS ROOF:
 1. DEAD LOADS: 20 PSF
 2. LIVE LOAD: 30 PSFSECOND FLOOR:
 1. DEAD LOADS: 35 PSF
 2. LIVE LOAD: 40 PSF
 3. LIVE LOAD: 60 PSF BALCONY
- USE 10" DIAMETER AUGERCAST PILE CAPACITY OF 25 TONS MINIMUM 28'-0" BELOW EXISTING GROUND SURFACE.
- COMPRESSIVE STRENGTH OF CONCRETE @ 28 DAYS = 3000 P.S.I.
- CONCRETE SLUMP 3" ± 1" FOR FOOTINGS AND SLABS ON FILL 4" ± 1" FOR ALL OTHER CONCRETE. MAKE SLUMP TESTS WHEN CYLINDERS ARE MADE AND AT OTHER TIMES AS NECESSARY TO VERIFY SLUMP.
- FRAMING LUMBER
 - A. NOMINAL SIZE INDICATES DRESSED S4S
 - B. SPECIES DOUGLAS FIR
 - C. MOISTURE CONTENT: 19% MAXIMUM
 - D. MINIMUM EXTREME FIBER BENDING STRESS (FB) = 1,450
- FRAMING BLOCKING AND NAILERS EXPOSED TO MOISTURE OR DIRECTLY ATTACHED TO MASONRY OR CONCRETE SHALL BE UTILITY GRADE OR BETTER YELLOW PINE. PRESSURE TREATED.
- PLYWOOD FLOOR & ROOF DECKS
 - A. 5/8" C-D INT-APA STRUCTURAL 1 WITH EXTERIOR GLUE
 - B. EDGE SUPPORT: PLY GLUE
 - C. NAILING: 8d COMMON SPIRAL OF EDGES 12" OC INTERMEDIATE

20. ROUGH SAWN FRAMING TIMBER:
 - A. FULL SIZE INDICATED
 - B. SPECIES
 1. DOUGLAS FIR OR SOUTHERN PINE. FB = 1300 P.S.I MINIMUM
 - C. MOISTURE CONTENT 19% MAX.
 - D. FREE OF DRY ROT AND OTHER VOIDS
 - E. SMALL TRIM MEMBERS WILL BE FREE OF KNOTS
21. ALL FASTENERS AND HARDWARE EXPOSED TO WEATHER TO BE HOT DIPPED GALVANIZED.
22. ALL WOOD TRUSSES SHALL BE DESIGNED & FABRICATED ACCORDING TO THE SOUTH FLORIDA BLDG. CODE. SUBMIT ALL CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER FOR REVIEW & COUNTY APPROVAL.



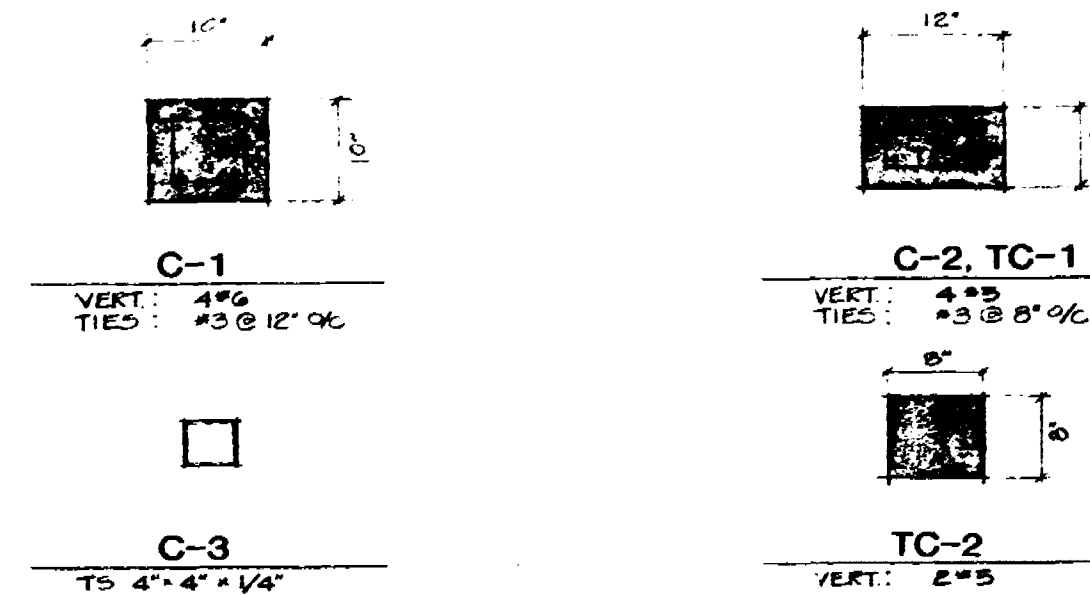
BEAM STEEL PLACEMENT DIAGRAM

MTS

NOTE:

1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
2. " = WHICHEVER IS GREATER.
3. "f" BARS SPLICE OVER SUPPORTS WITH 36 BAR DIA. LAP SPLICES.
4. 8" WIDE BEAMS TAKE A MAXIMUM OF TWO BARS PER LAYER OF LONGITUDINAL REINFORCEMENT.

BEAM SCHEDULE

[illegible]

COLUMN DETAILS

$$\underline{1'' \equiv 1' - 0''}$$

OFFICE COPY

~~CITY OF MIAMI BEACH~~
~~APPROVED FOR PERMIT BY~~
~~THE FOLLOWING:~~

BUILDING: _____
 ZONING: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____

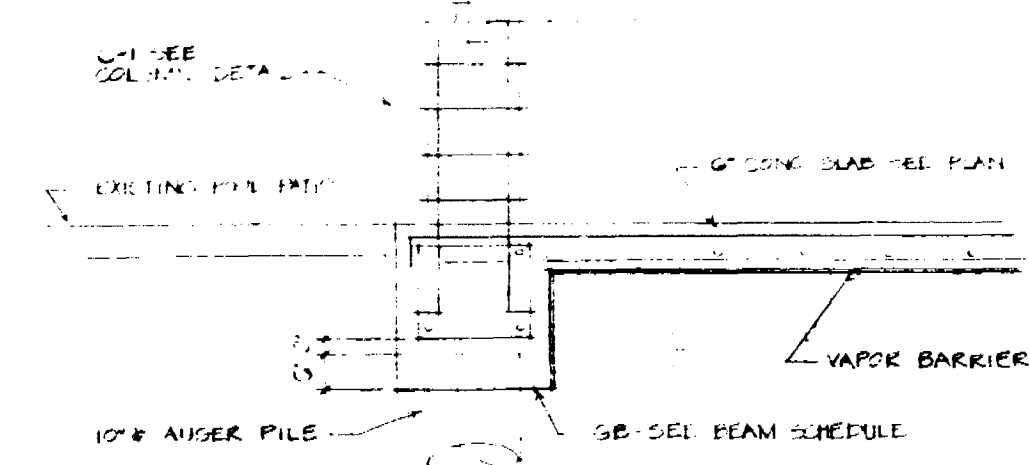
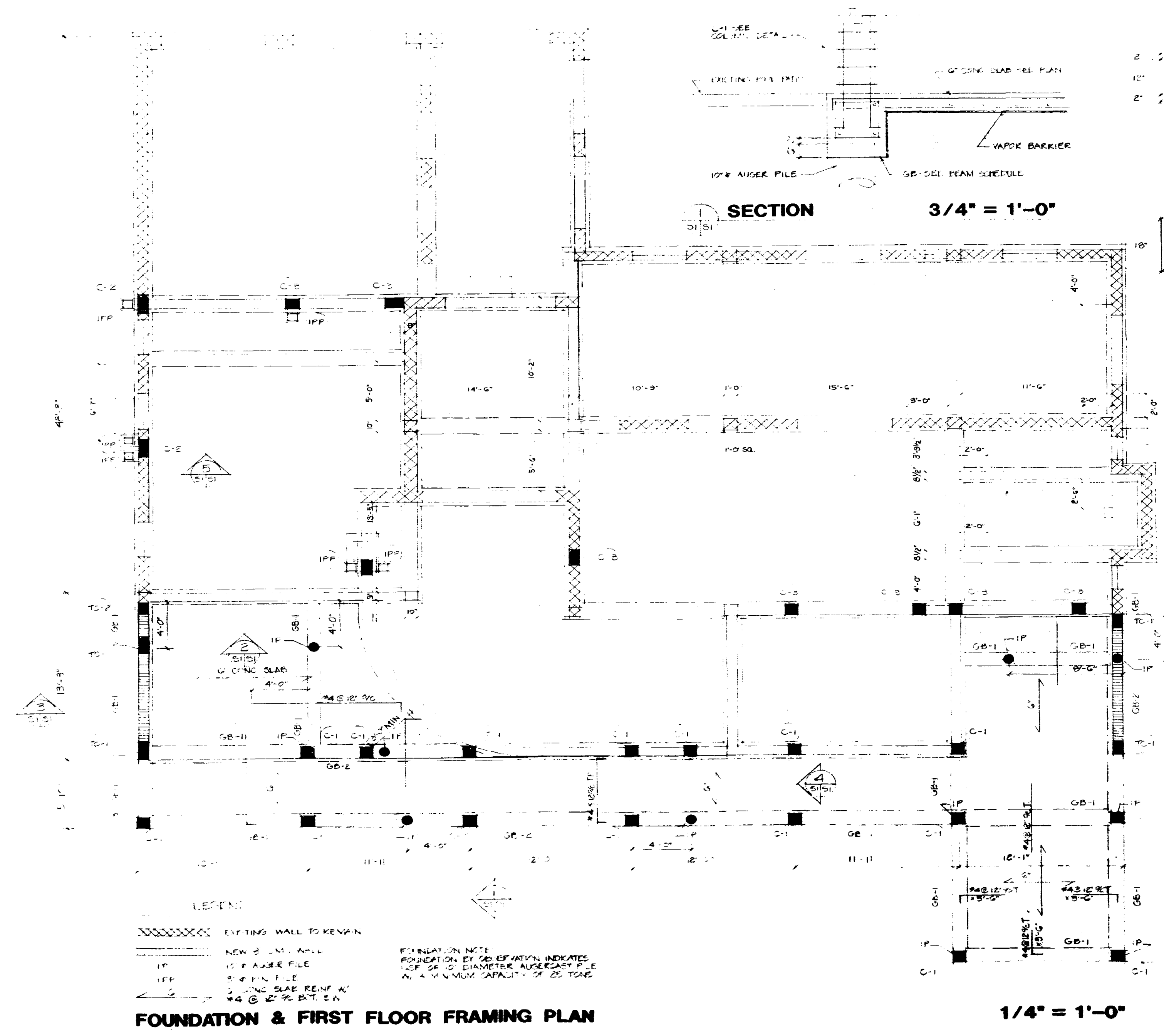
**BUZINEC
ASSOCIATES**
ARCHITECTS and PLANNERS
2146 SALVEDO STREET • CORAL GABLES FL 33134 • 444 7411

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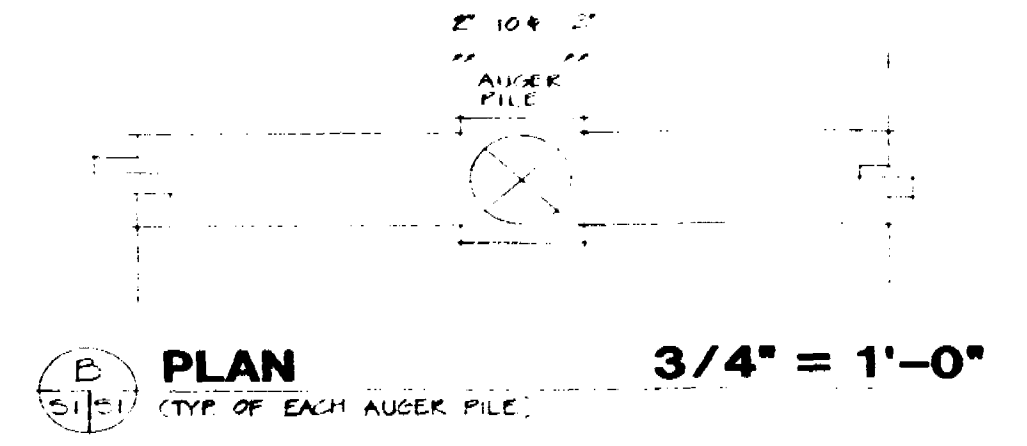
07 SEPT 93

S-4

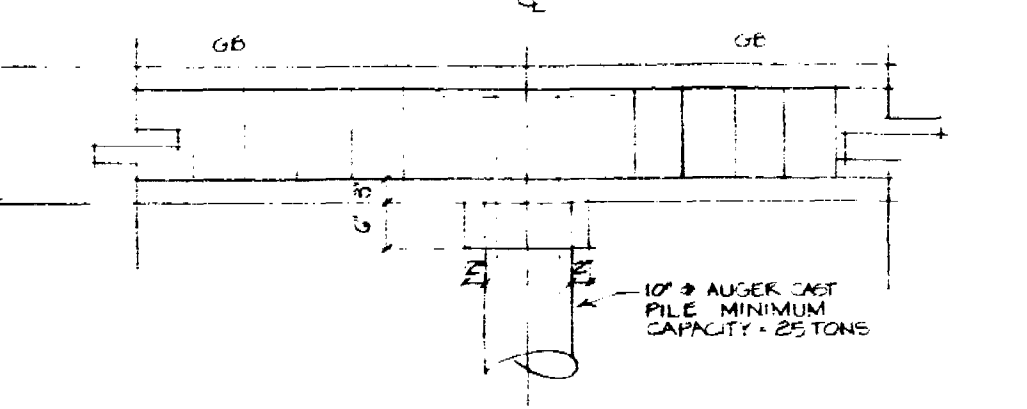
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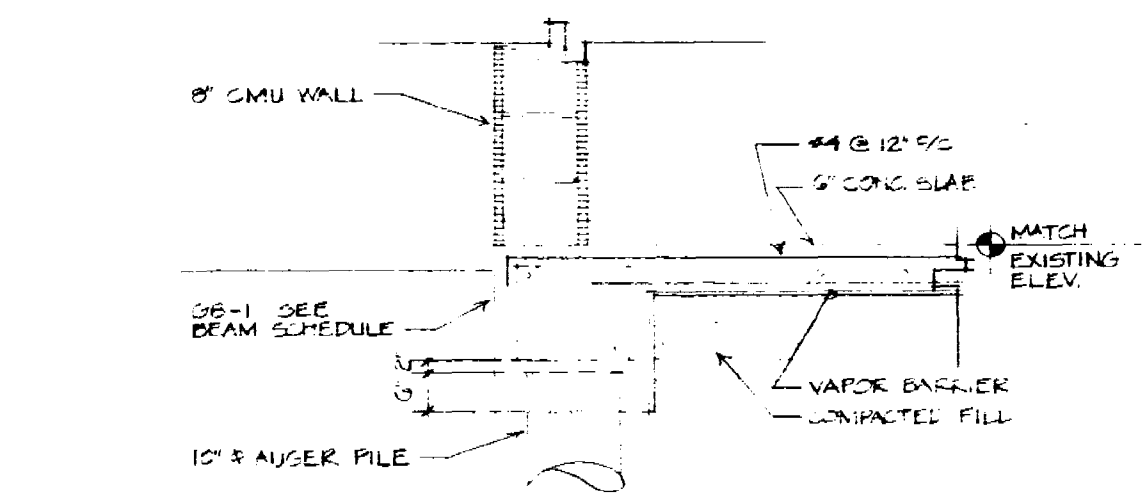
SECTION 3/4" = 1'-0"



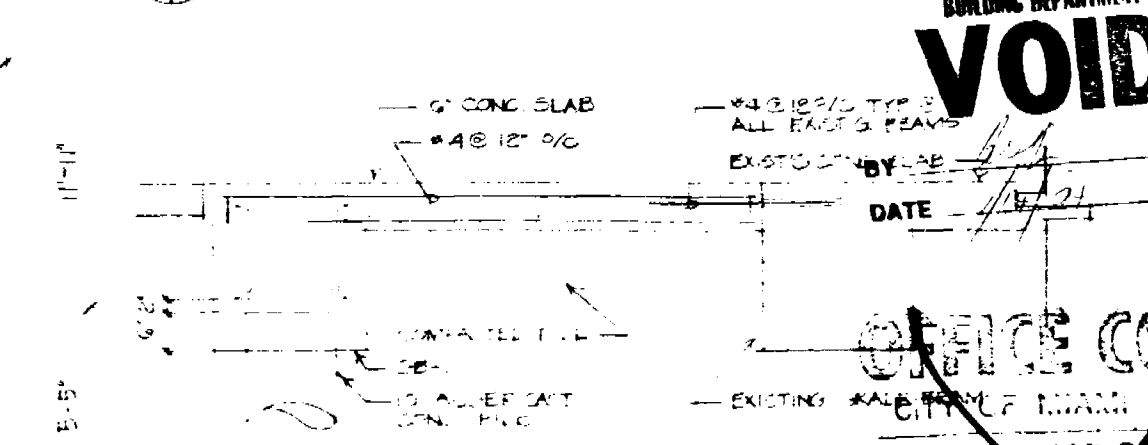
PLAN 3/4" = 1'-0"



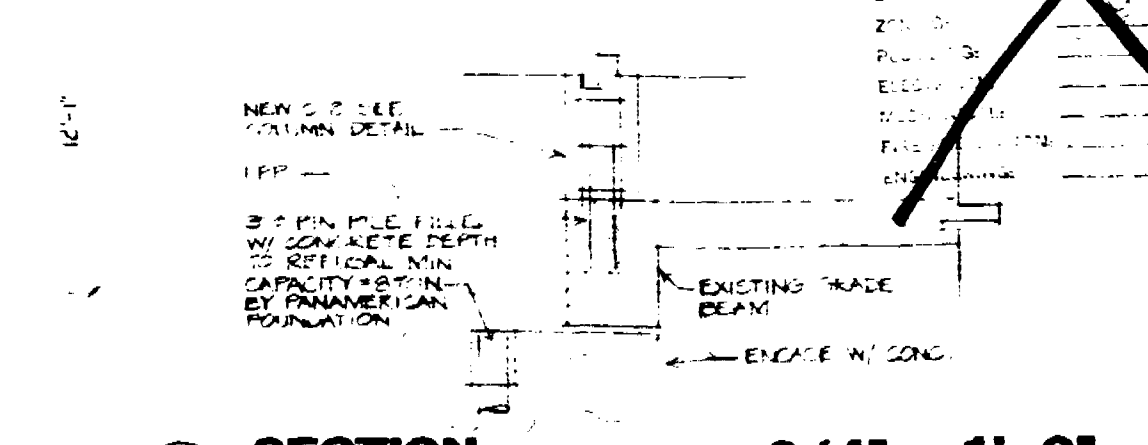
SECTION 3/4" = 1'-0"



SECTION 3/4" = 1'-0"



SECTION 3/4" = 1'-0"



SECTION 3/4" = 1'-0"

BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
2355 SALZEDO STREET • CORAL GABLES FL 33134 • 444.7411

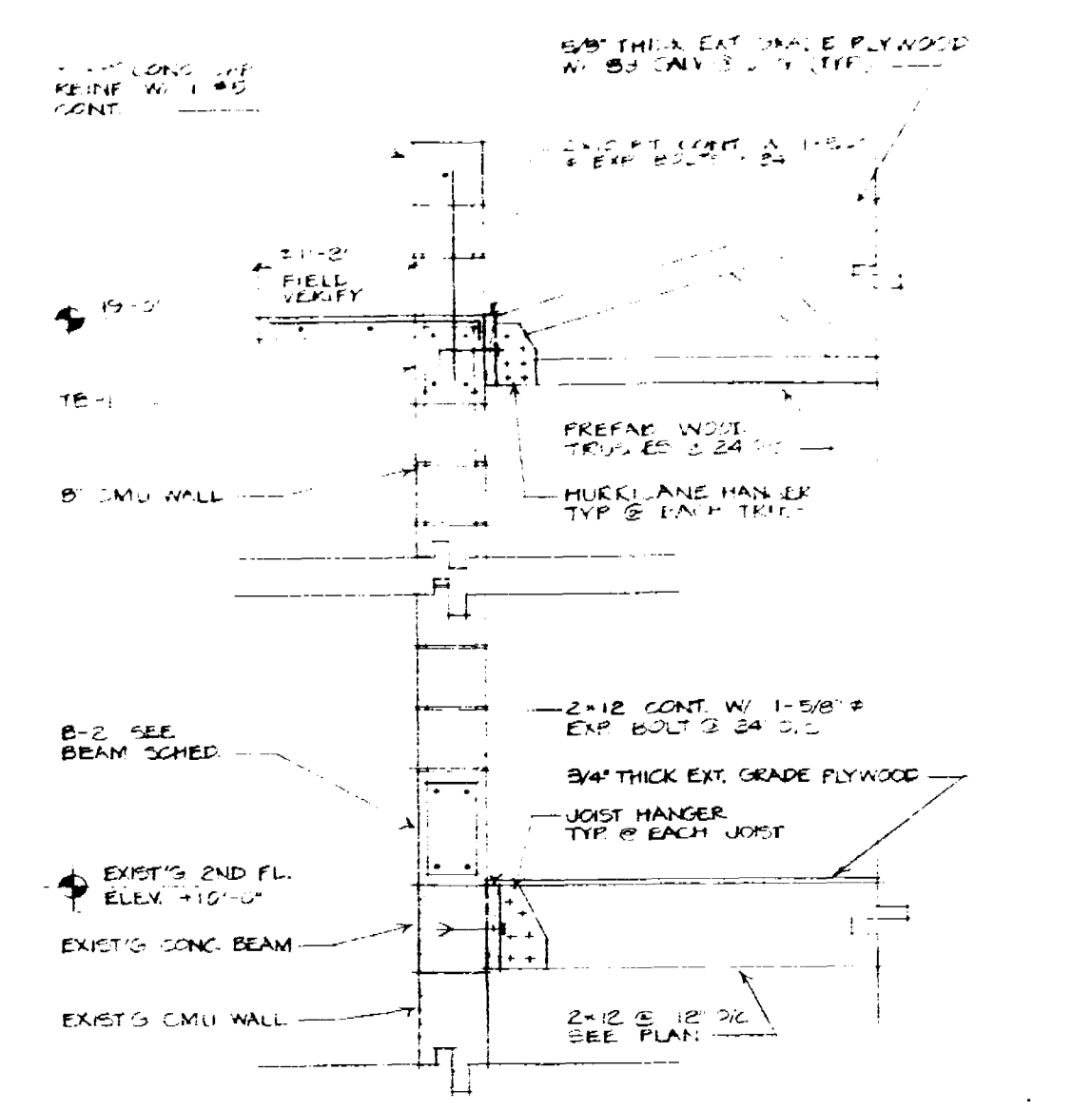
The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

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07 SEP 90



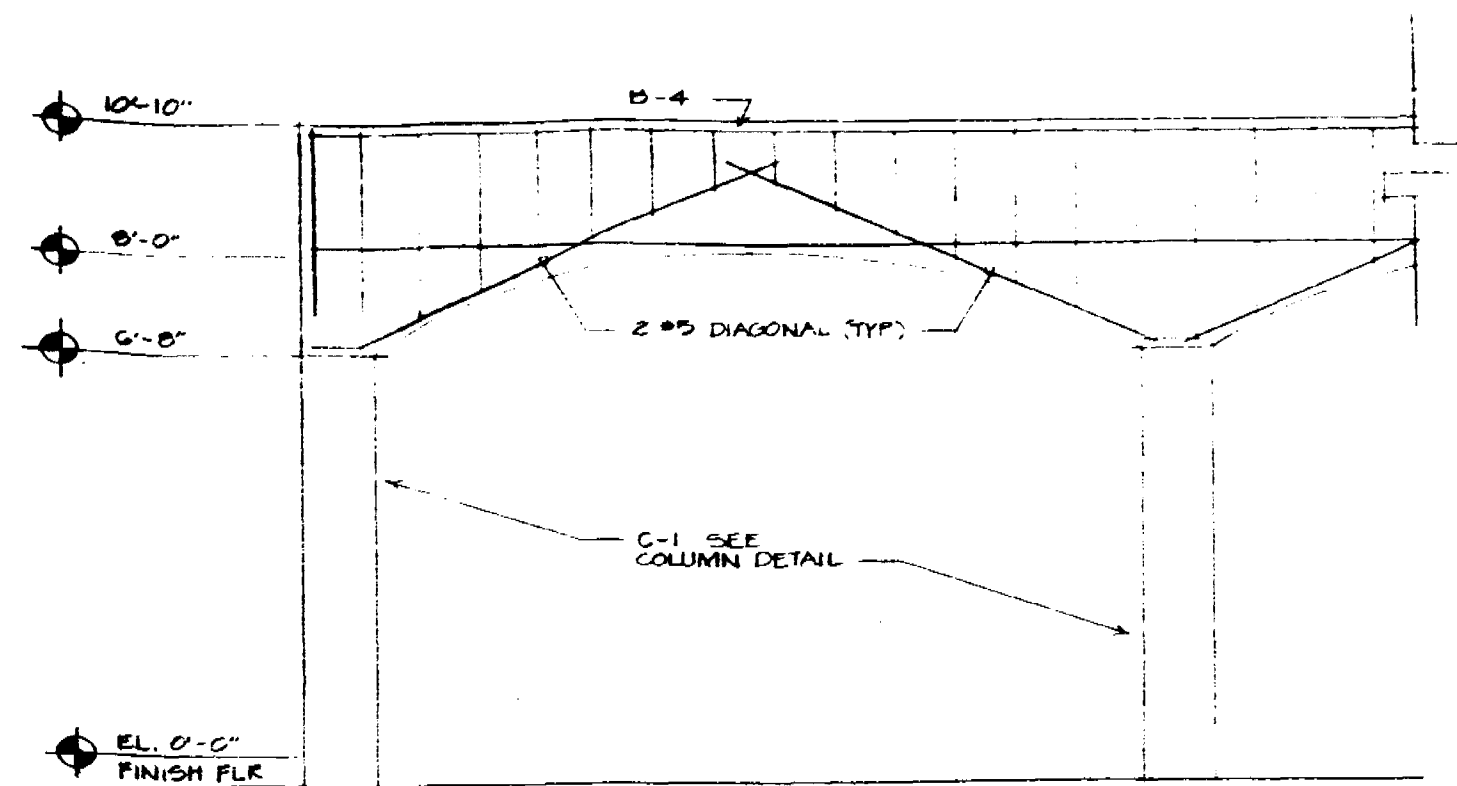
1/4" = 1'-0"

The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

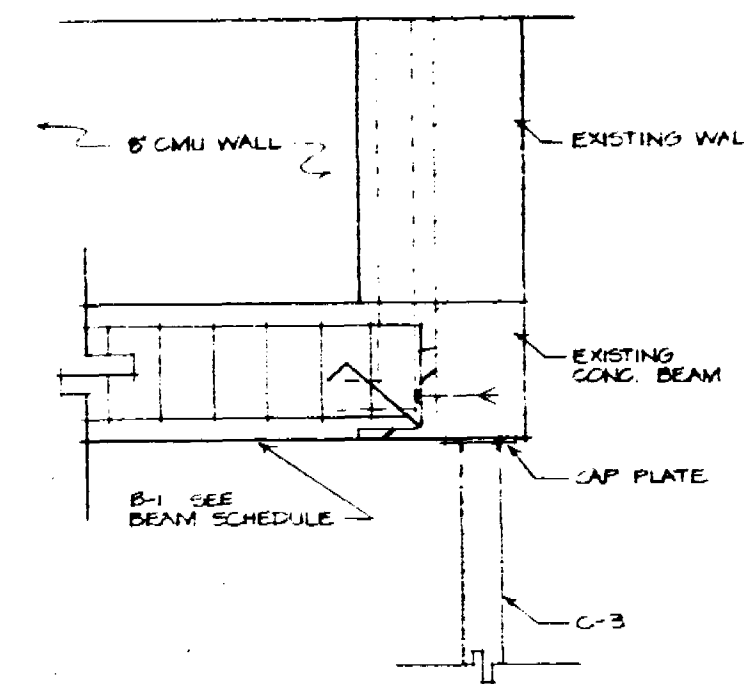
VOID

CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:
 DATE: 12-13
 DESIGNED BY:
 CHECKED BY:
 FIELD LOCATION:
 # OF SHEETS: 1

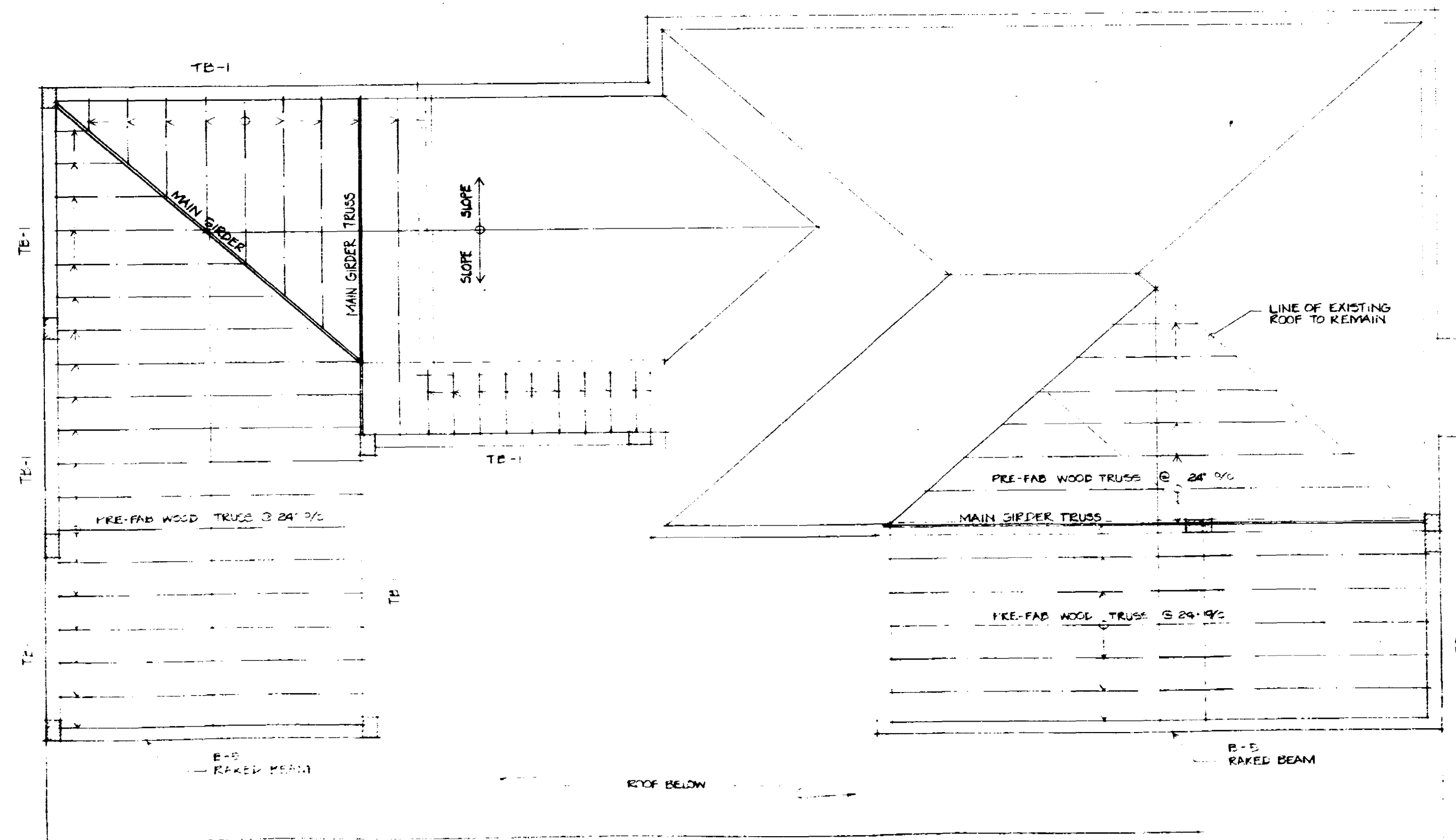
07-11-95



1 ARCHED BEAM DETAIL 1/2" = 1'-0"



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



ROOF FRAMING PLAN

1/4" = 1'-0"

VOID

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
PLANNING
ENGINEERING
FIRE PREVENTION
ENGINEERING

BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
2355 SALZEDO STREET • CORAL GABLES FL 33134

The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

07 SEPT 95

S-3

30

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE, LATEST EDITION & REVISIONS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL OPENINGS, CHASES, SLEEVES, ITEMS TO BE EMBEDDED IN CONCRETE WITH ARCHITECTURAL MECHANICAL AND ELECTRICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS WITH THE ENGINEER.

3. SPLICES IN REBARS SHALL BE A MINIMUM OF 48 BAR DIAMETER EXCEPT WHERE DIMENSIONED OTHERWISE.

4. EXCEPT WHERE OTHERWISE DIMENSIONED, ALL HOOKS ON REBARS SHALL BE STANDARD ACI 318-89 HOOKS.

5. REBARS: NEW ASTM A-615 GRADE 60, FABRICATE AND DETAIL IN ACCORDANCE WITH ACI-313. HORIZONTAL JOINT REINF: "DUR-O-WALL" LADUR TYPE 9-5, LOX-ALL #9 STD. OR APPROVED EQUAL WITH "T" AND "L" FOR INTERSECTIONS AND CORNERS.

6. CONCRETE COVER OVER THE REBARS SHALL BE AS DETAILED IN THE DRAWINGS WHERE COVER IS NOT DIMENSIONED, USE THE SAME COVER AS DIMENSIONED FOR SIMILAR ITEMS WHERE THERE ARE NO SIMILAR ITEMS, USE THE FOLLOWING: 3" FOR BOTTOM AND ENDS OF FOOTING; 1 1/2" FOR TIES OR STIRRUPS ON COLUMNS AND BEAMS (2" OVER MAIN REINFORCING); 2" FOR FORMED CONCRETE IN CONTACT WITH THE GROUND; SLABS = 3/4" FOR INTERIOR EXPOSURE AND 1 1/2" FOR EXPOSURE TO EARTH OR WEATHER.

7. WELDED WIRE FABRIC TO CONFORM TO ASTM A-185
SUPPORTED AT A MINIMUM OF 36" O/C EACH WAY. LAP
FABRIC A MINIMUM OF 6" AT THE SIDES.

8. FILL AND BACK-FILL SHALL BE PLACED IN LAYERS NOT GREATER THAN 12" LOOSE THICKNESS MEASURE & COMPACTED TO NOT LESS THAN 95% OF AASHTO T-180.

9. FOR SLAB ON FILL, MOISTEN AND RECOMPACT SUBGRADE AFTER UNDERGROUND UTILITIES HAVE BEEN BACKFILLED AND JUST BEFORE PLACING POLYETHYLENE SHEETING, PROVIDE 0.006" THICK SHEETING UNDER ALL INTERIOR SLABS ON FILL. TAPE ALL JOINTS.

10. SEPARATE SLAB ON FILL FROM WALL, COLUMNS AND OTHER ITEMS PENETRATING SLAB, WITH 1/2" PRE-MOULDED JOINT FILLER MATERIAL FOR FULL THICKNESS OF SLAB CONCRETE, ASTM D-1752 TYPE 1, EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS.

11. BLOCKS IN WALLS AND FOUNDATIONS SHALL BE ACCORDING TO ASTM C90, TYPE 1, GRADE N-1 WITH MINIMUM FACE SHELL THICKNESS OF 1-1/4". MINIMUM COMPRESSIVE STRENGTH SHALL BE 2,500 P.S.I., EXCEPT NON-LOAD BEARING MAY BE 1,500 P.S.I.

12. ALL MASONRY WALL SHOWN ON STRUCTURAL DRAWINGS SHALL BE IN PLACE PRIOR TO FORMING OR PLACING CONCRETE IN COLUMNS AND BEAMS OVER THE WALLS EXCEPT AS OTHERWISE SPECIFIED. PROVIDE VERTICAL REINFORCING IN BLOCK CELLS AND FILL CELLS WITH CONCRETE AS INDICATED ON THE DRAWINGS. PROVIDE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. HORIZONTAL JOINT REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO ALL ABUTTING COLUMNS.

13. SUPERIMPOSED LOADS ROOF:
1. DEAD LOADS: 20 PSF
2. LIVE LOAD: 30 PSF
SECOND FLOOR:
1. DEAD LOADS: 35 PSF
2. LIVE LOAD: 40 PSF
3. LIVE LOAD: 60 PSF BALCONY

14. USE 10" DIAMETER AUGERCAST PILE CAPACITY OF 25 TONS
MINIMUM 28'-0" BELOW EXISTING GROUND SURFACE.

- 15 COMPRESSIVE STRENGTH OF CONCRETE @ 28 DAYS = 3000 P.S.I.

- 16 CONCRETE SLUMP 3" + 1" FOR FOOTINGS AND SLABS ON FILLS
4" + 1" FOR ALL OTHER CONCRETE MAKE SLUMP TESTS WHEN
CYLINDERS ARE MADE AND AT OTHER TIMES AS NECESSARY
TO VERIFY SLUMP

17. FRAMING LUMBER:
A NOMINAL SIZE INDICATES DRESSED S4S
B SPECIES DOUGLAS FIR
C MOISTURE CONTENT 19% MAXIMUM
D MINIMUM EXTREME FIBER BENDING STRESS (FB) = 1,450

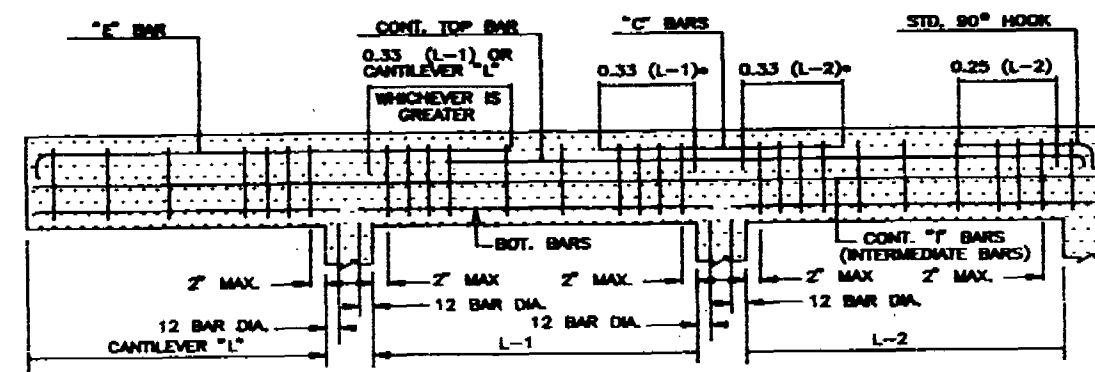
- 18 FRAMING BLOCKING AND NAILERS EXPOSED TO MOISTURE OF
DIRECTLY ATTACHED TO MASONRY OR CONCRETE SHALL BE
UTILITY GRADE OR BETTER YELLOW PINE, PRESSURE
TREATED

- 19 PLYWOOD FLOOR & ROOF DECKS
A 5/8" C-D INT-APA STRUCTURAL 1 WITH EXTERIOR GLUE
B EDGE SUPPORT: PLY CLIPS
C NAILING 8d COMMON SPIRAL OF EDGES 12" O/C
INTERMEDIATE

- 20 ROUGH SAWN FRAMING TIMBER
A FULL SIZE INDICATED
B SPECIES
1 DOUGLAS FIR OR SOUTHERN PINE FB = 1300 P S I
MINIMUM
C MOISTURE CONTENT 19% MAX.
D FREE OF DRY ROT AND OTHER VOIDS
E SMALL TRIM MEMBERS WILL BE FREE OF KNOTS

21. ALL FASTENERS AND HARDWARE EXPOSED TO WEATHER TO BE HOT DIPPED GALVANIZED.

- 22 ALL WOOD TRUSSES SHALL BE DESIGNED & FABRICATED
ACCORDING TO THE SOUTH FLORIDA BLDG CODE. SUBMIT
ALL CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY
A FLORIDA REGISTERED STRUCTURAL ENGINEER FOR REVIEW
& COUNTY APPROVAL.

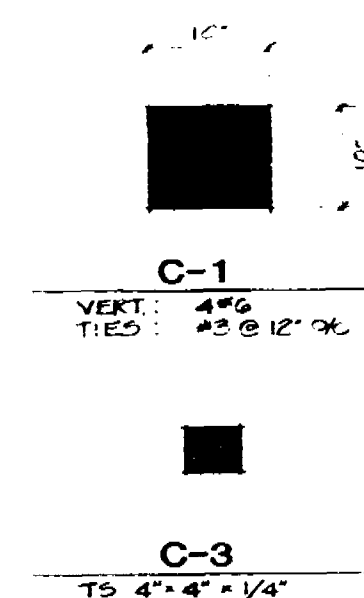


BEAM STEEL PLACEMENT DIAGRAM

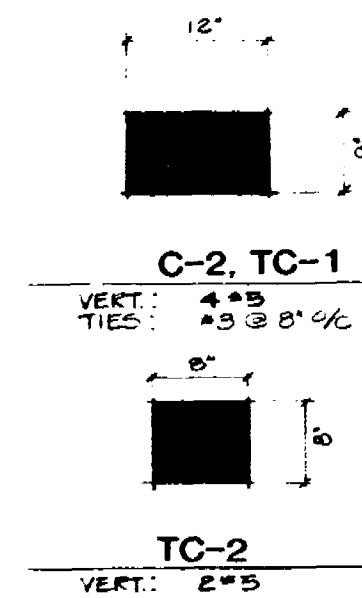
N.T.S.

NOTE:
1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
2. * = WHICHEVER IS GREATER.
3. * BARS SPLICE OVER SUPPORTS WITH 38 BAR DIA. LAP SPLICES.
4. 8" WIDE BEAMS TAKE A MAXIMUM OF TWO BARS PER LAYER OF LONGITUDINAL REINFORCEMENT.

BEAM SCHEDULE

[illegible]

COLUMN DETAILS


$$\underline{1'' = 1' - 0''}$$

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

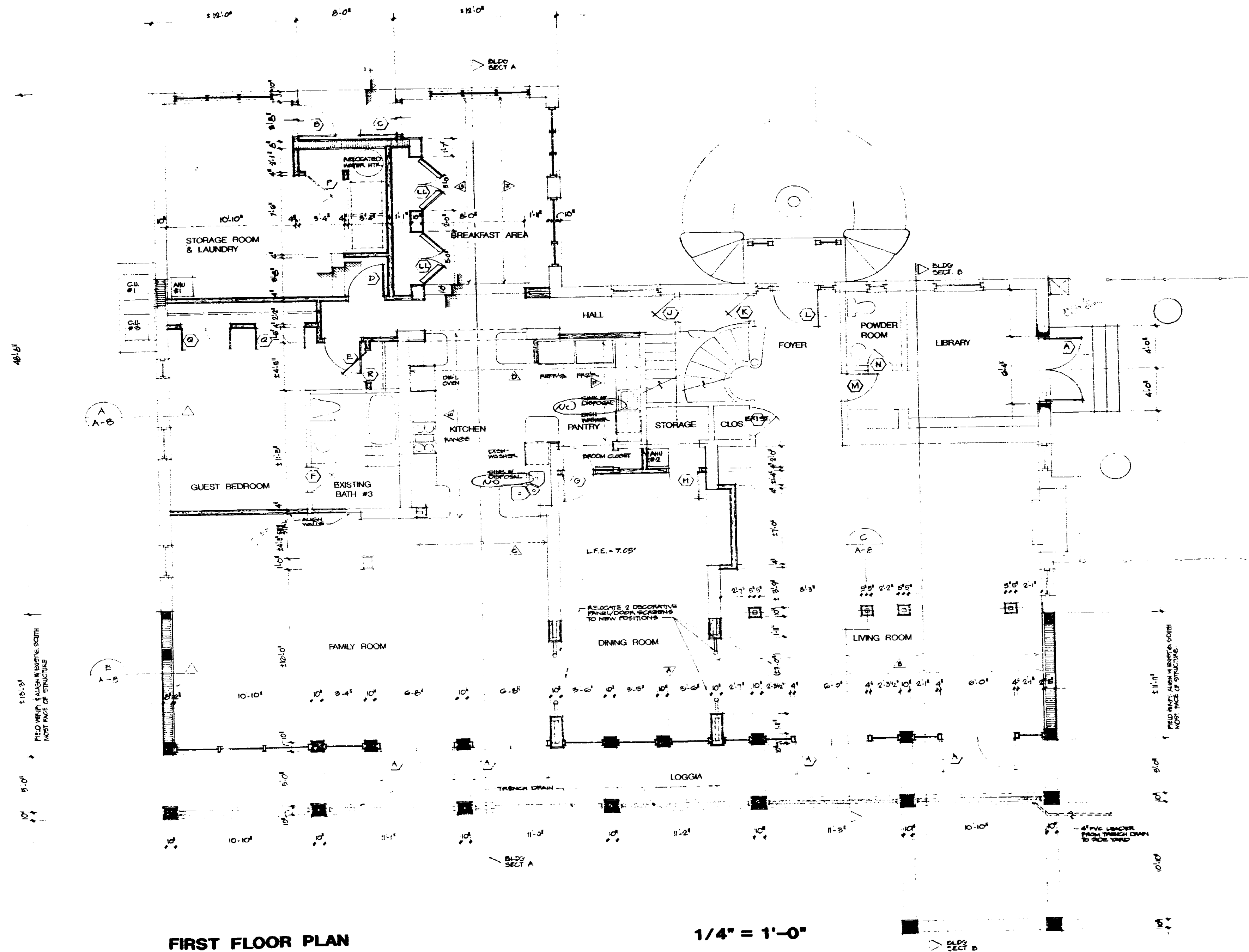
BUILDING: _____
 ZONE: _____
 PLANT: _____
 ELEVATION: _____
 MONTH: _____
 FIRST PRESENTATION: _____
 SUGGESTING: _____

**BUZINEC
ASSOCIATES**
ARCHITECTS and PLANNERS
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The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

07 SEP 9

S-4 30



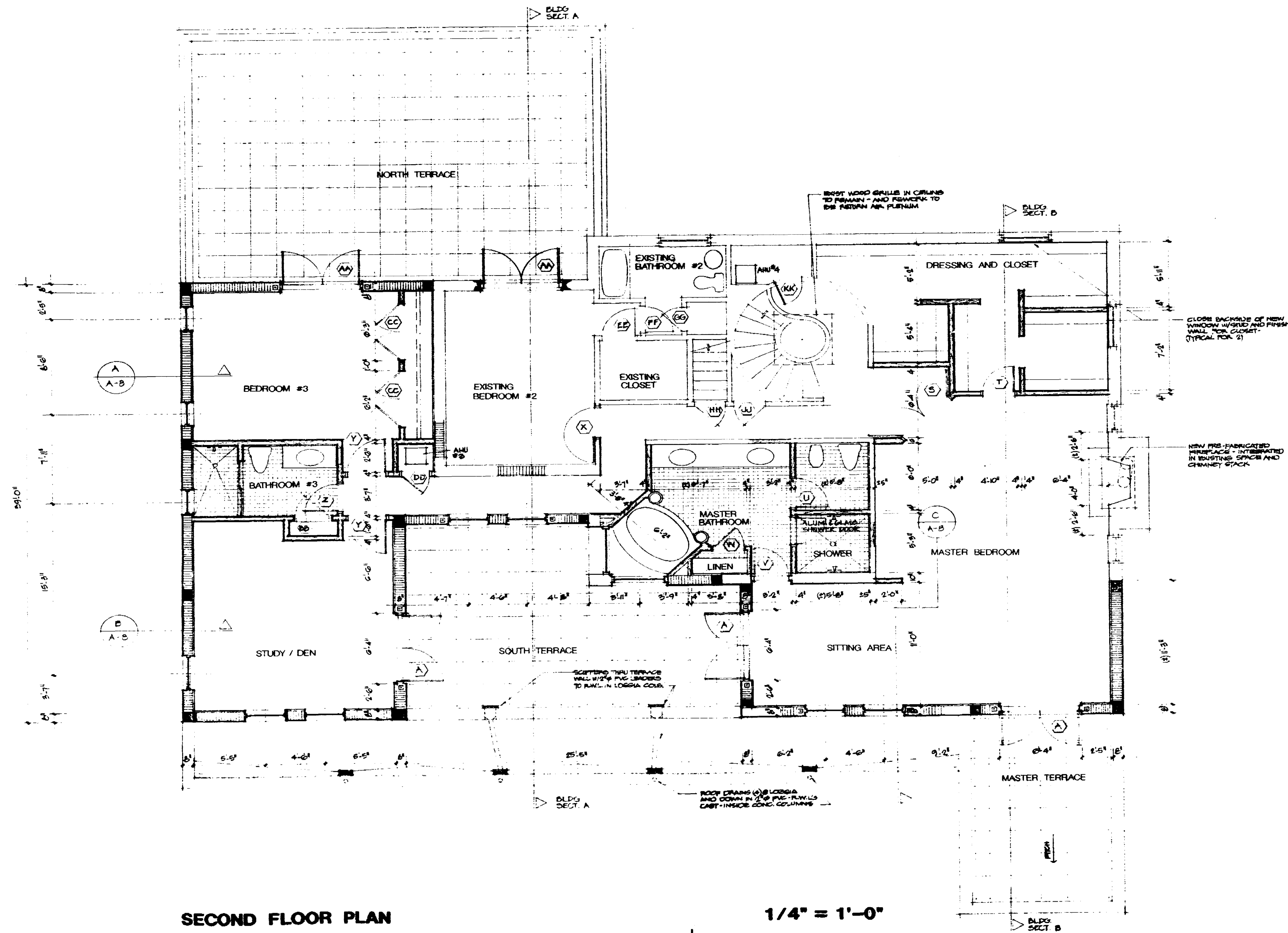
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

BUILDING	11-5-73
ZONING	
PLUMBING	
ELECTRICAL	
MECHANICAL	
FIRE PREVENTION	
ENGINEERING	

BUZINEC ASSOCIATES
 ARCHITECTS and PLANNERS
 1155 SALZEDO STREET - CORAL GABLES FL 33134 - 344 7111

The GELMAN RESIDENCE
 1554 West 25th Street - Sunset Island II - Miami Beach

07 SEPT 76



SECOND FLOOR PLAN

1/4" = 1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
DATE FOLLOWING:
ENGINEER: 10/15/93
ARCHITECT: 10/15/93
ELECTRIC: 10/15/93
MECHANICAL: 10/15/93
PLUMBING: 10/15/93
ENGINEERING: 10/15/93

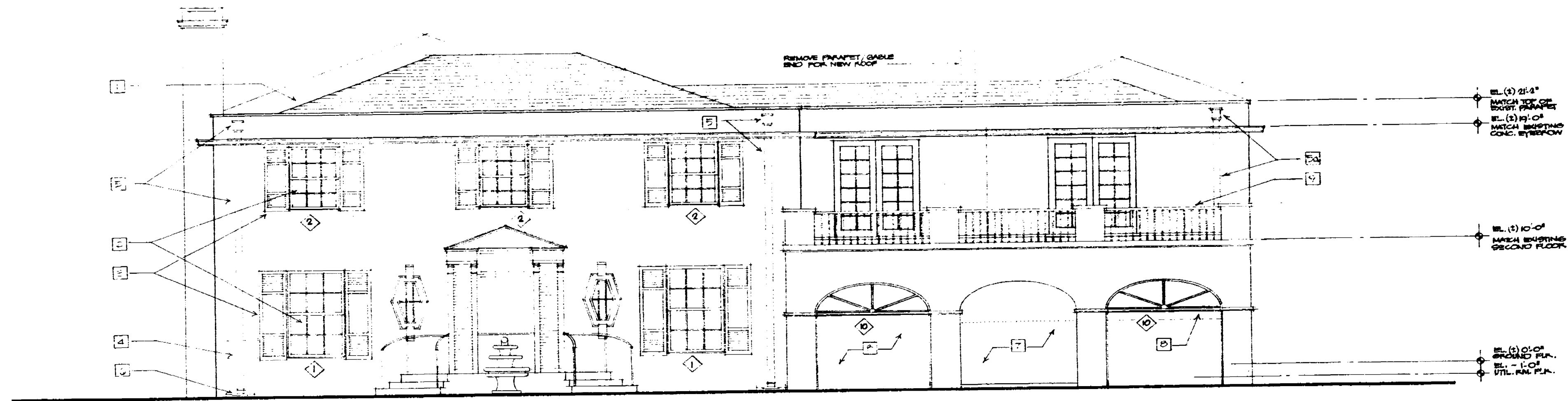
BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
2355 SALZEDO STREET • CORAL GABLES FL 33134 • 444 7411

The GELMAN RESIDENCE
1554 West 25th Street • Sunset Island II • Miami Beach

07 SEPT 99

A-2

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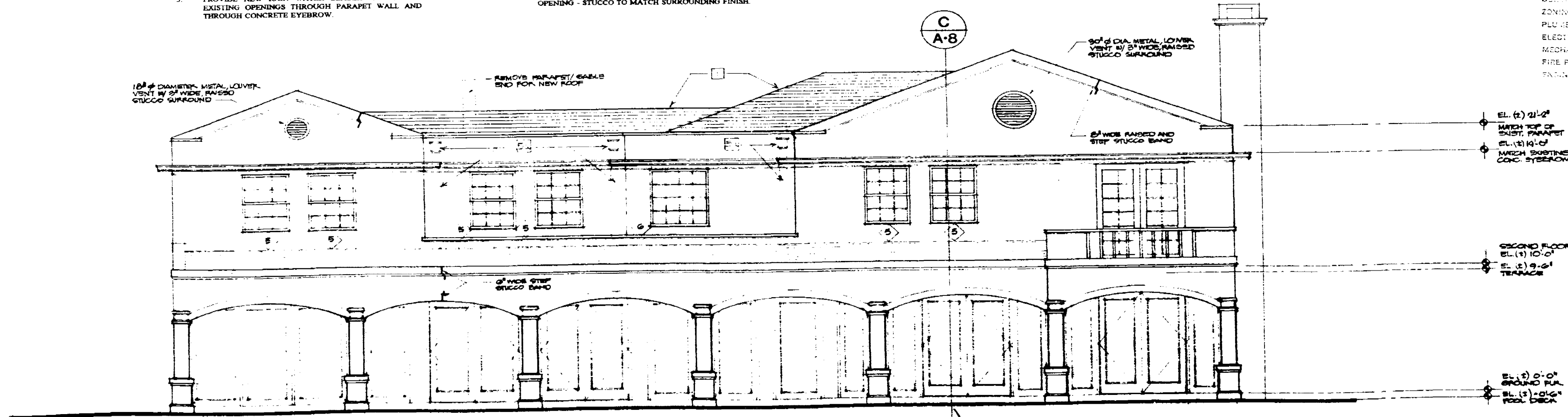
NORTH ELEVATION

1/4" = 1'-0"

1. NEW FLAT, WHITE, CEMENT TILE ROOF.
2. REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE.
3. REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION.
4. PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH.
5. PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW.
- 5A. PROVIDE NEW RAIN WATER LEADER AT NEW CONSTRUCTION TO MATCH EXISTING CONDITIONS.
6. PROVIDE NEW CONCRETE SPLASHBLOCKS.
7. REMOVE MASONRY WALL INFILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES.
8. BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND-TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH.
9. REPAIR EXISTING WOOD, HORIZONTAL & VERTICAL RAILING AS REQUIRED.
10. NEW OPERABLE SHUTTERS TO MATCH EXISTING.
11. BLOCK-UP OPENING TO NEW WINDOW SILL, NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH.

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

BUILDING: _____
ZONING: W-15-92
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PROTECTION: _____
ENGINEER: _____



SOUTH ELEVATION

1/4" = 1'-0"

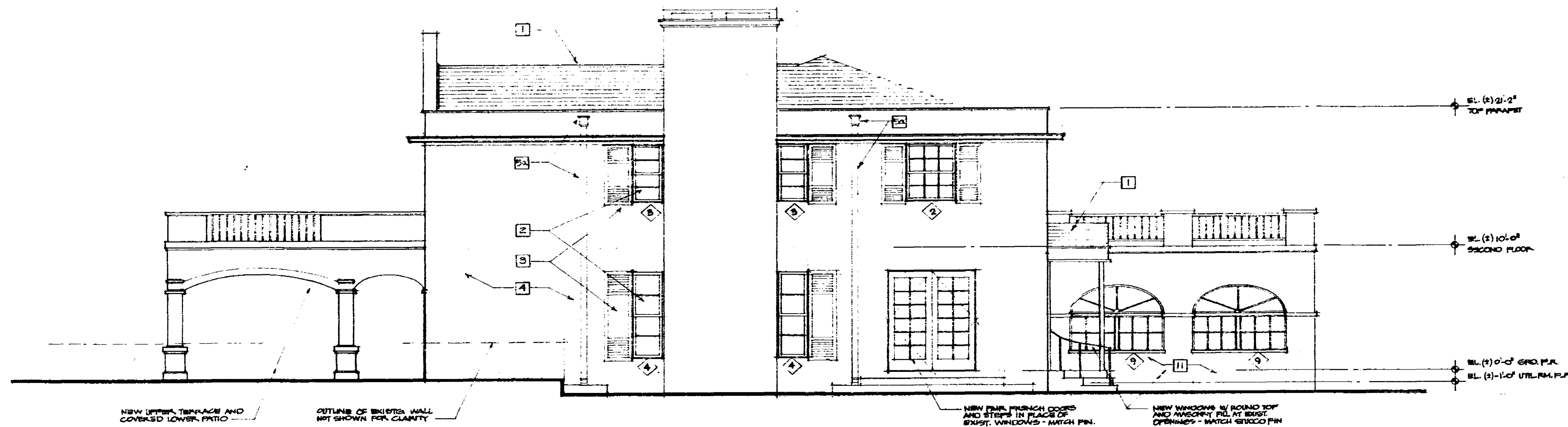
BUZINEC ASSOCIATES
ARCHITECTS and PLANNERS
235 SALZEDO STREET - CORAL GABLES, FL 33134 - 494 7413

The GELMAN RESIDENCE
1554 West 25th Street - Sunset Island II - Miami Beach

Handwritten signature and date: 10/15/92

07 287 90

A-3



EAST ELEVATION

1. NEW FLAT, WHITE, CEMENT TILE ROOF.
2. REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE.
3. REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION.
4. PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH.
5. PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW.
- 5a. PROVIDE NEW RAIN WATER LEADER AT NEW CONSTRUCTION TO MATCH EXISTING CONDITIONS.

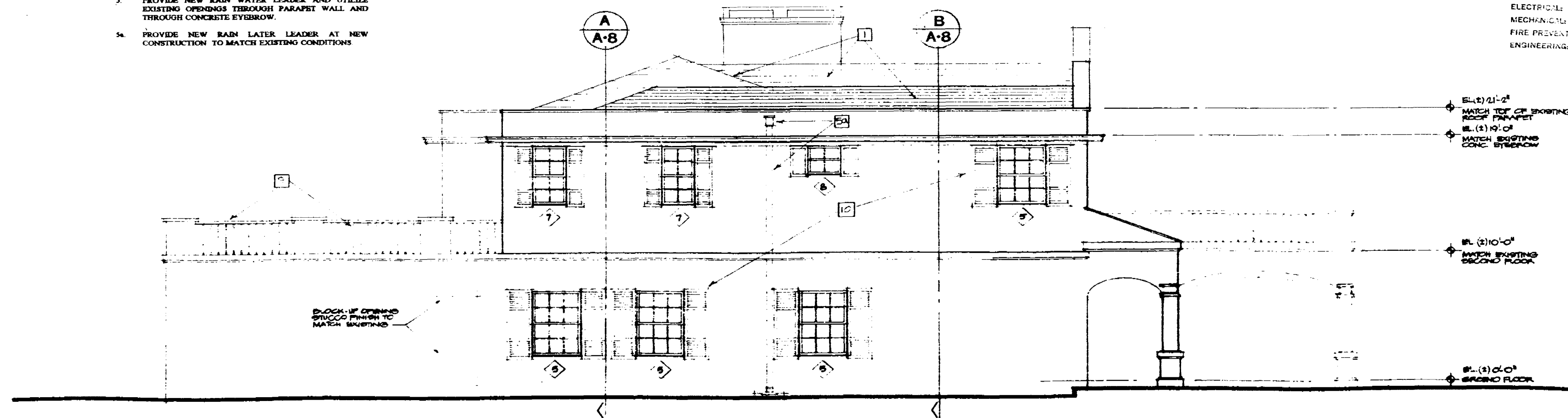
6. PROVIDE NEW CONCRETE SPLASHBLOCKS.
7. REMOVE MASONRY WALL IN-FILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES.
8. BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND-TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH.

9. REPAIR EXISTING WOOD, HORIZONTAL & VERTICAL RAILING AS REQUIRED.
10. NEW OPERABLE SHUTTERS TO MATCH EXISTING.
11. BLOCK-UP OPENING TO NEW WINDOW WALL; NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH.

1/4" = 1'-0"

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BUILDING: _____
ZONING: 10-10-13-95
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____



WEST ELEVATION

1/4" = 1'-0"

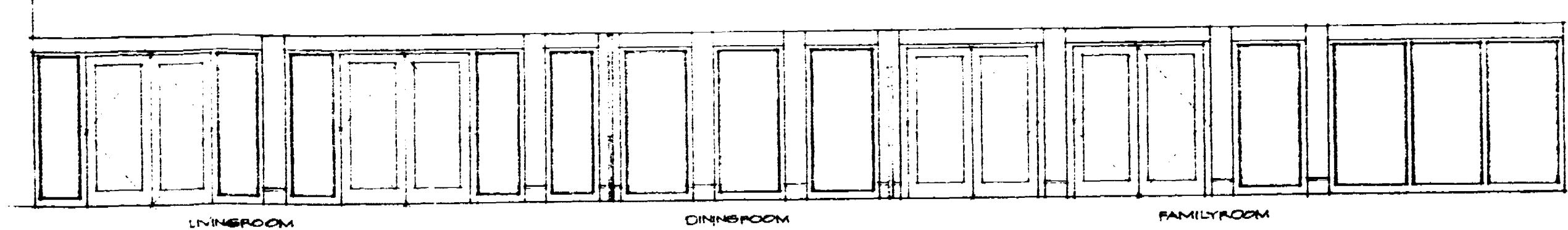
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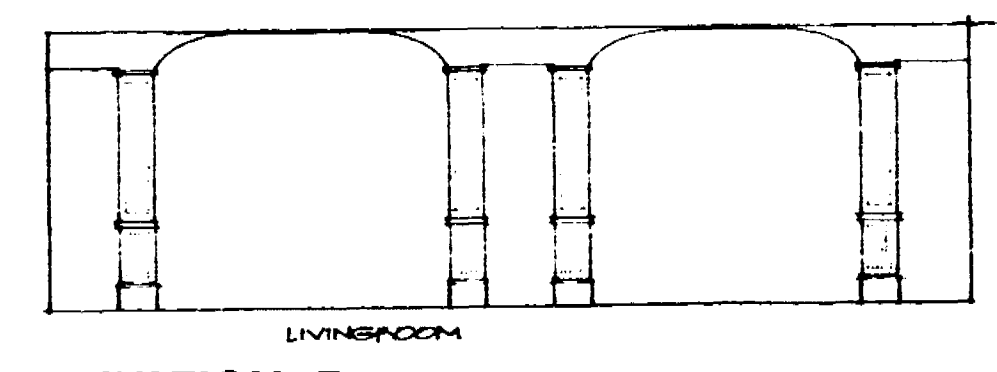
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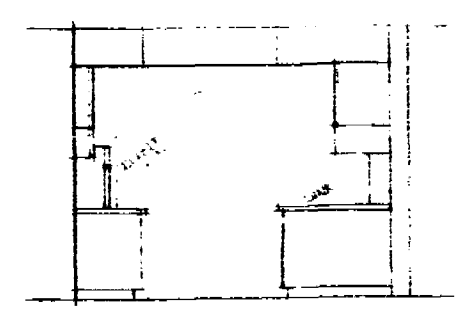
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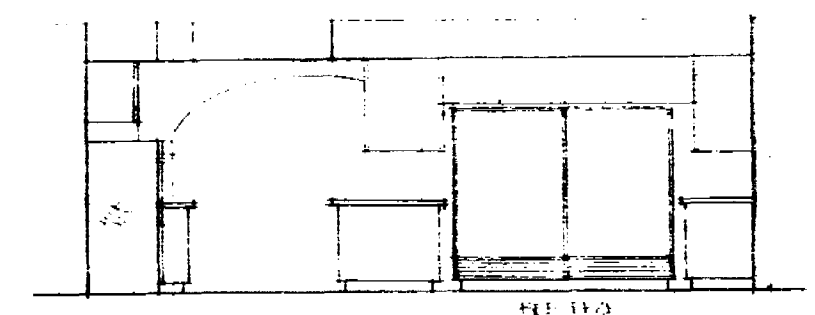
ELEVATION A



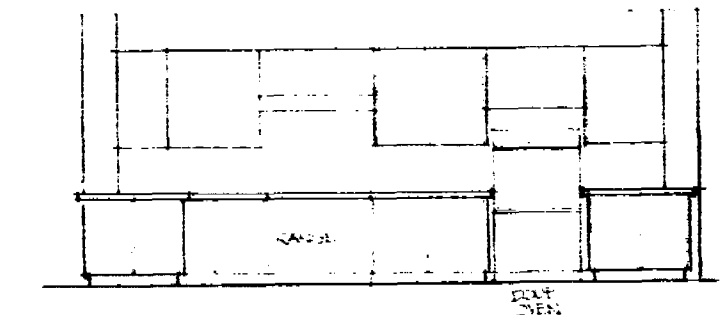
ELEVATION B



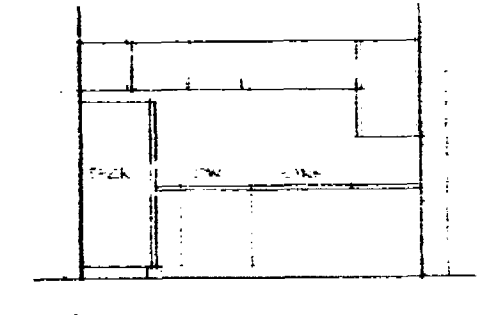
ELEVATION C



ELEVATION D



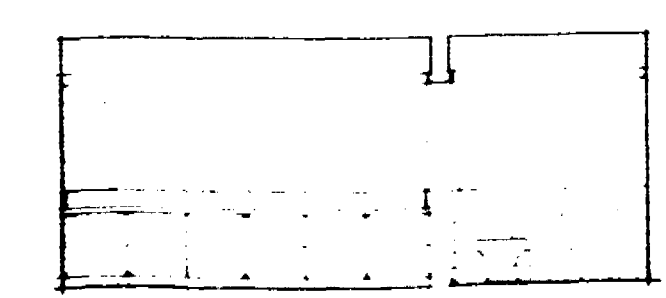
ELEVATION E



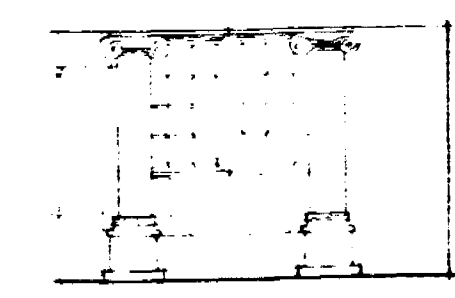
ELEVATION F

ELEVATION G

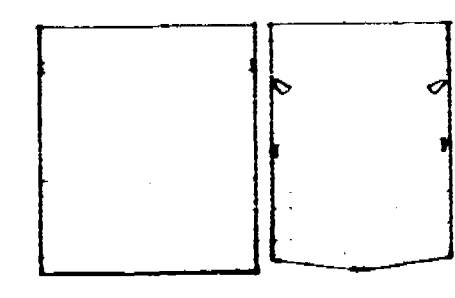
ELEVATION H



ELEVATION J



ELEVATION K



ELEVATION L

INTERIOR ELEVATIONS

1/4" = 1'-0"

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ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____

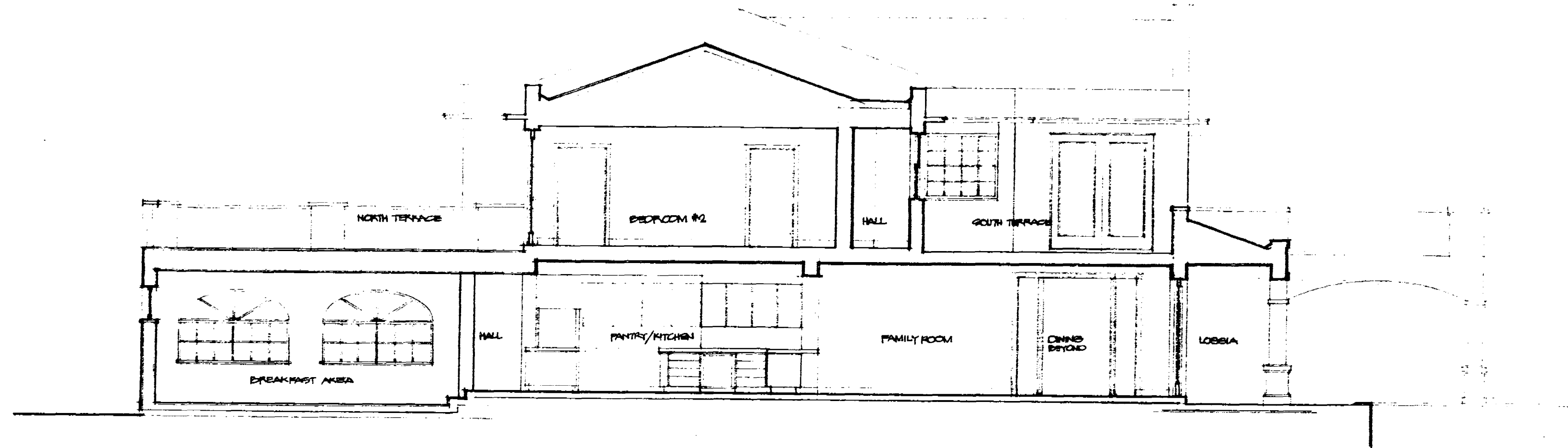
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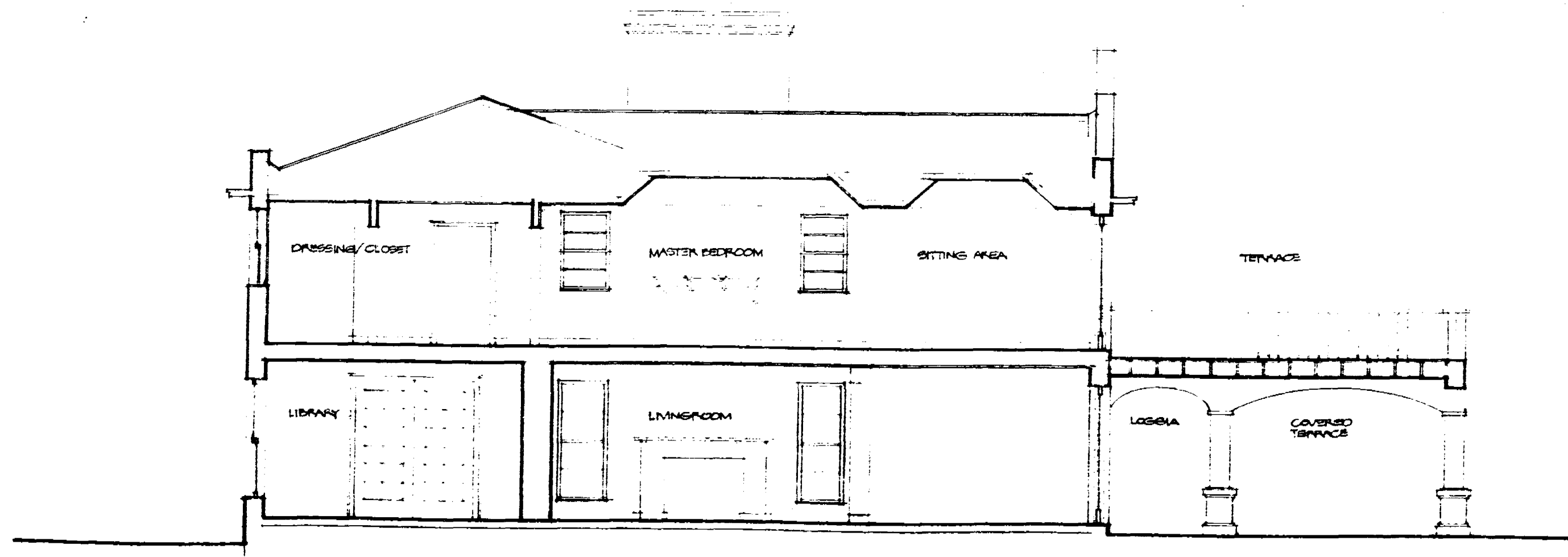
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27/2/03

OF 30

A-5



BUILDING SECTION A



BUILDING SECTION B

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BUILDING	9-15-92
ZONING	
PLUMBING	
ELECTRICAL	
Mechanical	
FIRE PREVENTION	
ENGINEERING	

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5/18/93

07-28-92

7

- REFERENCE**

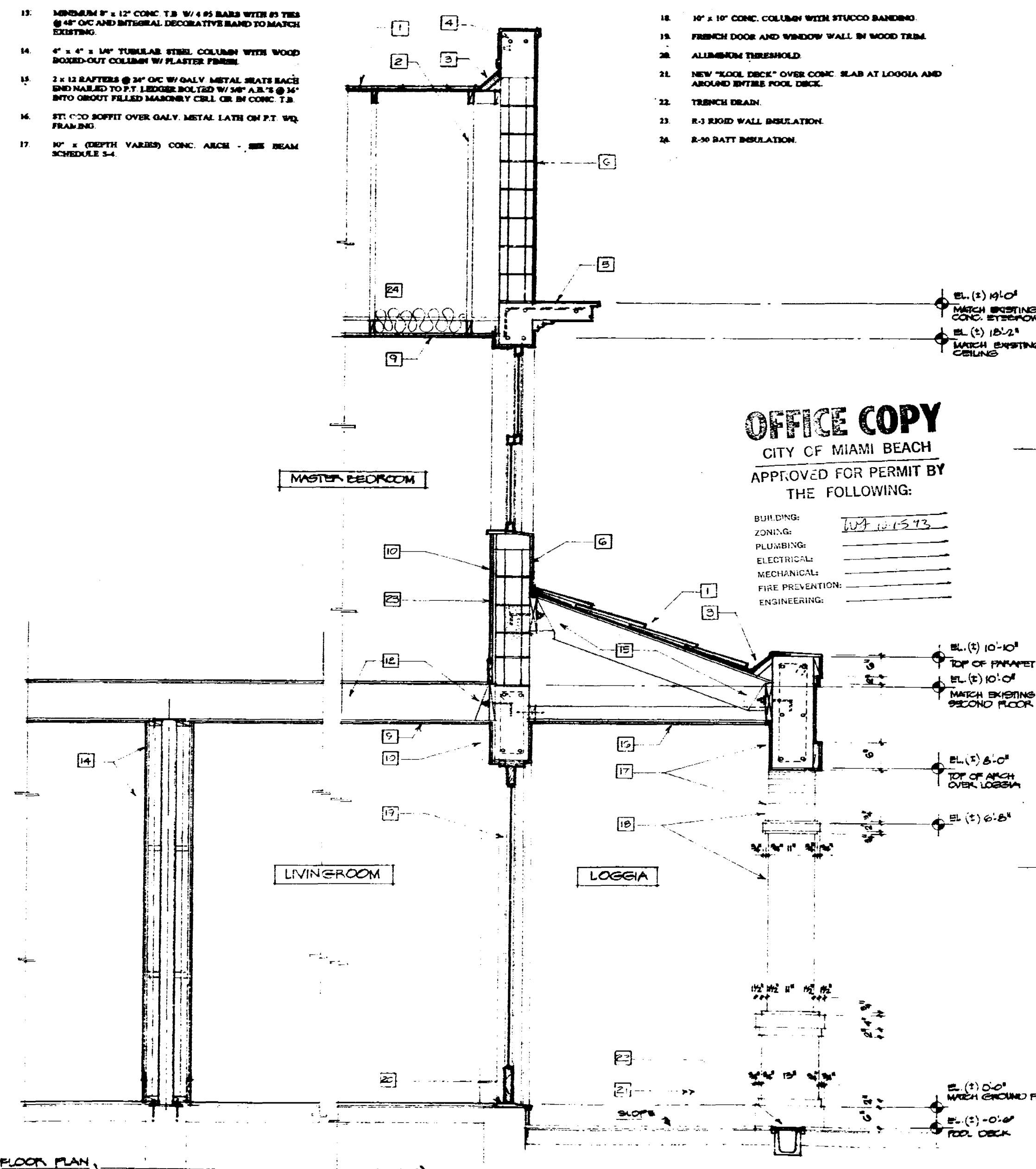
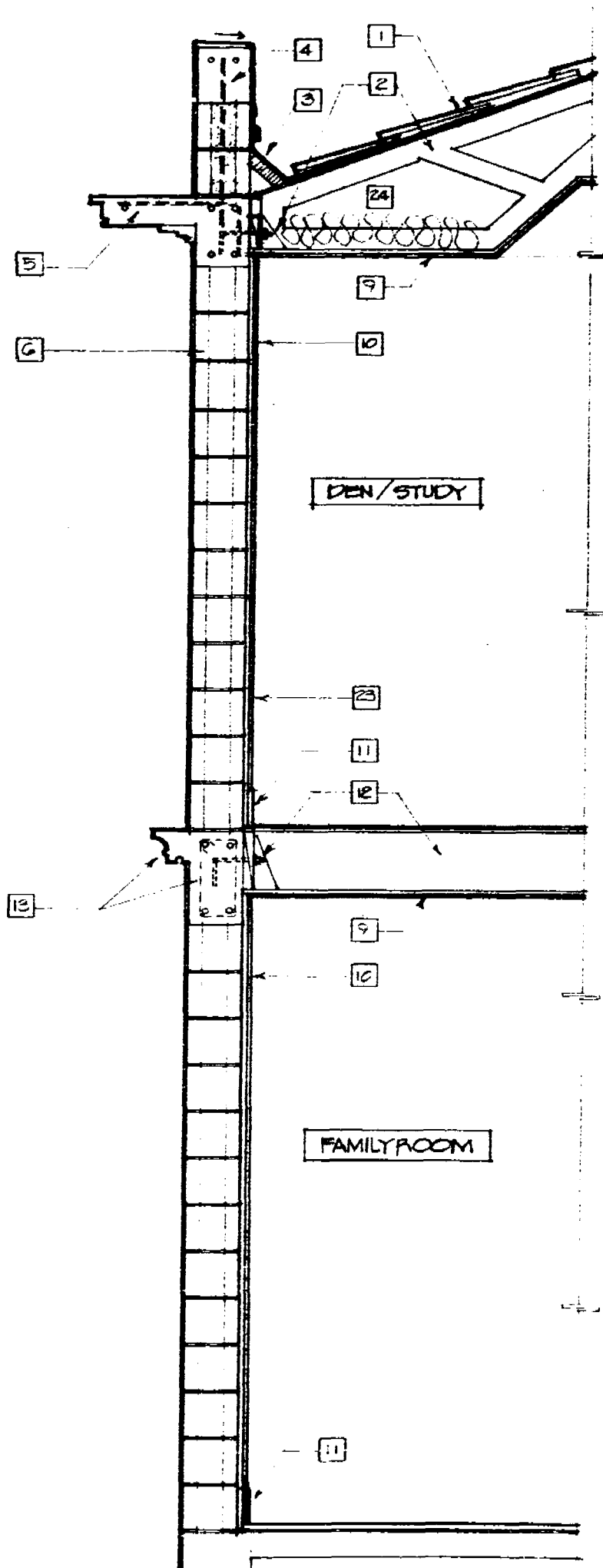
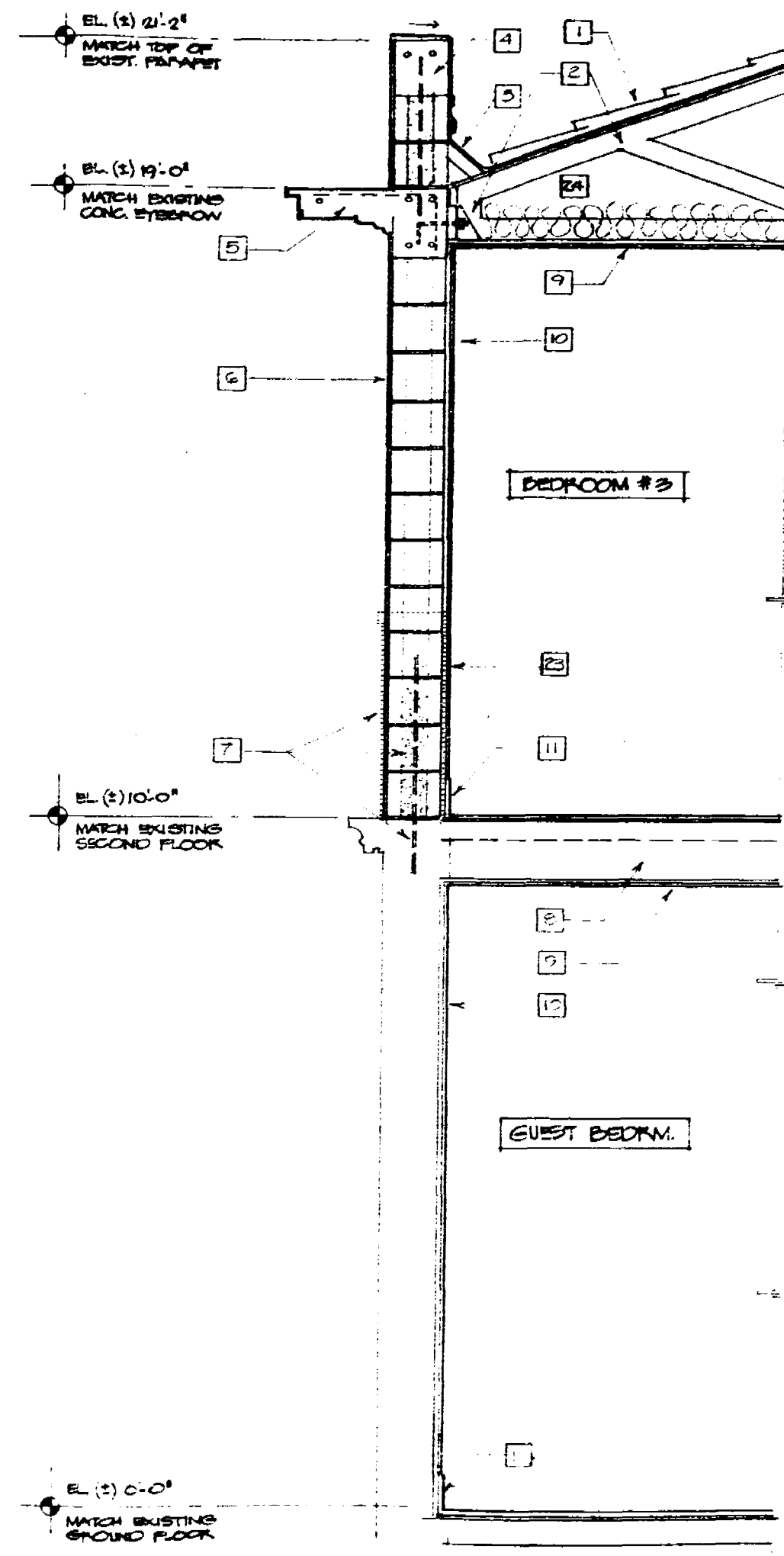
1. INSTALL UNDER COAT AS APPLIED WITH CHISEL AND
BEAT GLUE TO 1/8 LB. MINERALIZED FELT TO
SHOULDER LAYER 1/8 LB. BUILDING FELT 1/8 TO
SHOULDER WOOD SHAKING REPLACE DAMAGED
AS REQUIRED AS REQUIRED NEW 3/4
SHEK FLYWOOD SHAKING ALL IN ACCORDANCE WITH
THE LATEST A.F.C. STANDARDS.
2. NEW 1/8 MINERALIZED WOOD TRUSS @ 34" OC SET IN
GALV. METAL SUBGRADE TRUSS NAIL TO 2 x 6
S.T. WOOD LINGER SECURED TO CONC. T.B. WITH 5/8
ANCHOR BOLTS @ 34" OC
3. WOOD CONT. WITH GALV. METAL FLASHING AND
WOOD SHAKING.

4. MINIMUM 6" x 8" CONC. CAP W/ 2.85 BARS AND 1" R/VERT @ 48" OC INTO 6" x 12" CONC. T.B. AND GROUT FILLED CELLS.
5. MINIMUM 6" x 12" CONC. THE BEAM W/ 4 #2 BARS W/ 16" SPACING @ 48" OC AND STEEL/CORC STEEL/FRG CORC MATCH EXISTING W/ 1 #4 CONTINUOUS AND 64 REIN. BARS MOORED INTO T.B. @ 36" OC.
6. 8" C.M.U. W/ HORIZONTAL JOINT REINFORCING @ 8" VERT. SECOND COURSE (48" VERT.) - STANDARD NO. 4 LAYOUT. TYPE SHALL EXTEND 4" INTO COLUMNS W/ STUCCO TO MATCH EXISTING FINISH.
7. REMOVE PORTION OF PARAPET, DOWEL 165 A MINIMUM OF 5" INTO EXISTING CONC. T.B. @ 48" OC AND EXTEND 36" VERTICALLY. GROUT FILL BLOCK CELLS.

8. EXIST NEW WOOD JOISTS TO EXISTING ROOF JOIST TO MATCH LEVEL OF EXISTING SECOND FLOOR. SEE FRAMING PLAN SHEET 5-1.
9. PLASTER CEILING ON FURRING - NEW TO MATCH EXISTING ON PATCH "TO MATCH"
10. PLASTER WALLS ON F.T. FURRING - NEW TO MATCH EXISTING ON PATCH TO MATCH.
11. NEW WOOD BASE TO MATCH EXISTING
12. NEW 2 x 12 WOOD FLOOR JOISTS - SEE FRAMING PLAN SHEET 5-1. IN ONE VERTICAL JOIST SEATS NAILLED TO 12 F.T. WOOD LAGERS BEHIND TO CONC. T.B. WITH DIAMETER ANCHOR BOLTS @ 36" O.C.

13. MINIMUM 4" x 12" CONC. T.B. W/ #5 BARS WITH @5" TIES
@48" O.C. AND INTEGRAL DECORATIVE RAND TO MATCH
EXISTING.
14. 4" x 4" x 14" TUBULAR STEEL COLUMN WITH WOOD
BOARDS-OUT COLUMN W/ PLASTER FINISH.
15. 2 x 12 RAFTERS @ 24" O.C. W/ GALV. METAL BRATS SPACED
ENB'D NAIL'D TO P.T. LUGGERS BOLTED W/ 1/2" A.S. TIES
INTO OBT'D FILLED MASONRY CBLR OR IN CONC. T.B.
16. ST. C/O ROOFIT OVER GALV. METAL LATH ON P.T. WQ.
FRAMING.
17. W. x (DEPTH VARIES) CONC. ARCH - SEE BEAM
SCHEDULE 3-4.

18. 10' x 10' CONC. COLUMN WITH STUCCO BANDING.
19. FRENCH DOOR AND WINDOW WALL IN WOOD TRIM.
20. ALUMINUM THRESHOLD
21. NEW "POOL DECK" OVER CONC SLAB AT LOGGIA AND AROUND ENTIRE POOL DECK.
22. TRENCH DRAIN.
23. R-3 RIGID WALL INSULATION.
24. R-50 BATT INSULATION.



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PLUMBING: _____
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MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____

A
A-8 **3/4" = 1'-0"**

B
A-8 **3/4" = 1'-0"**

C
A-8 **3/4" = 1'-0"**

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07 SEPT 93

A-8

30

A/C SCHEDULE				
SUPPLY NUMBER	A/C-1	A/C-2	A/C-3	A/C-4
UNIT CFM/ O/A CFM	1200/0	2000/0	1200/0	1000/0
SENSIBLE CAPACITY, BTU/HR.	25,400	45,200	25,400	21,100
TOTAL CAPACITY, BTU/HR.	36,000	61,500	36,000	29,400
STRIP HEATER SIZE/STAGES	5.76 KW	9.6 KW	5.76 KW	4.8 KW
AIR TEMP. CONDENSER	95 F	95 F	95 F	95 F
AIR TEMP. INT. EVAP., DB/WB	80/67	80/67	80/67	80/67
COND. F.L.A.	23 MCA	38 MCA	23 MCA	17 MCA
VOLV. MOTOR I.L.A.	3.3 FLA	4.1 FLA	3.3 FLA	2.1 FLA
EVAP. PHASE	1PH/240V	1PH/240V	1PH/240V	1PH/240V
COND. UNIT MODEL	TTM036C100	TTM066C100	TTN036C100	TTM036C100
A.H.U. MODEL	TTW036B140	TTW036P150	TTW036B140	TTW030B14
MANUFACTURER	TRANE	TRANE	TRANE	TRANE
UNIT TYPE	SPLIT, DA	SPLIT, DX	SPLIT, DX	SPLIT, DX
SEER OR EER	11.05	11.00	11.05	11.20
AREA SERVING	KITCHEN, PANTRY, BEDROOM, STORAGE, BEST. RM.	FAMILY ROOM, LIBRARY, LIVING ROOM	2ND FLOOR BEDROOMS, STUDY	MASTER BEDROOM SUITE
REMARKS				

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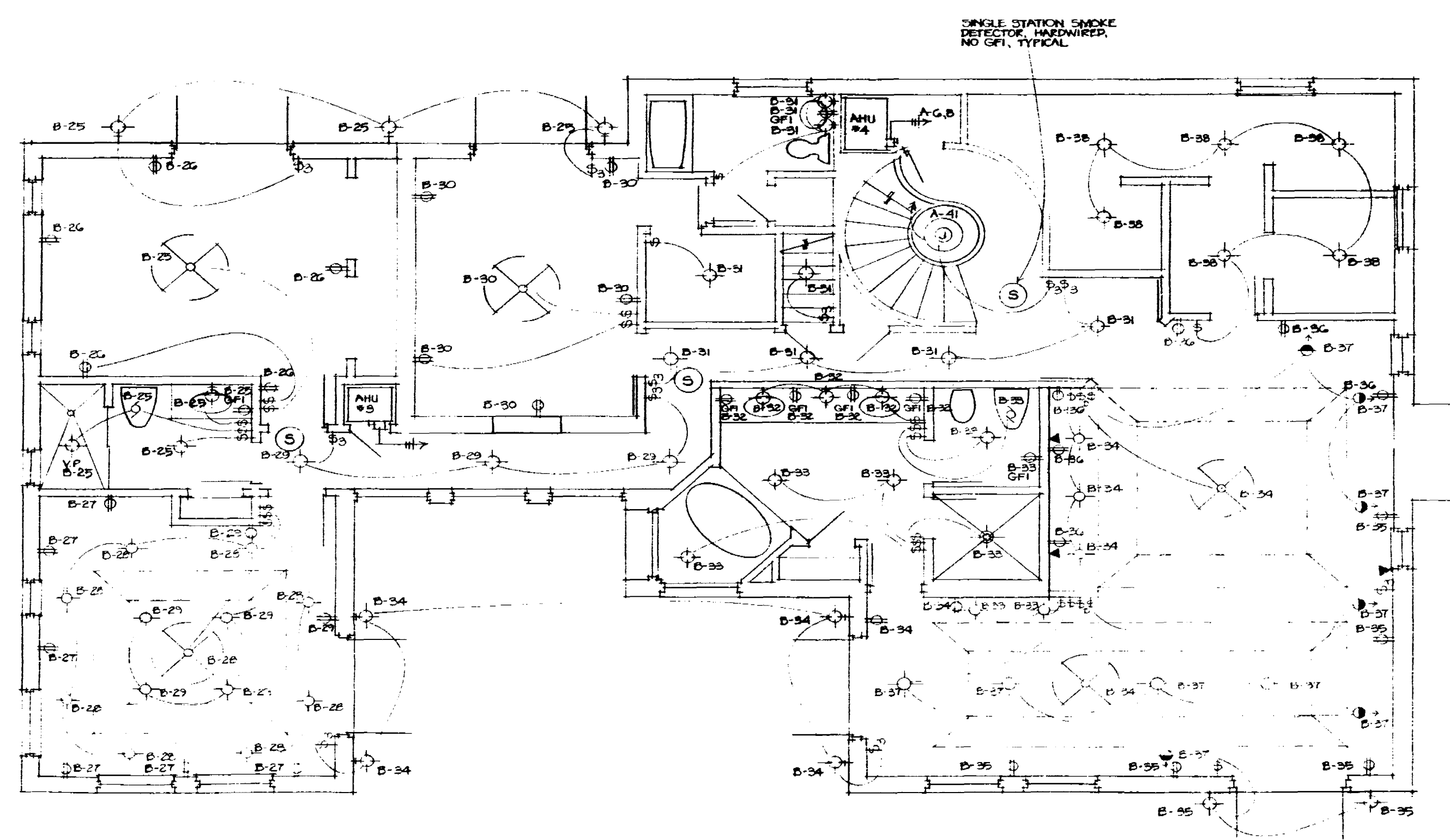
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SOUNDING	_____
ZONING	_____ 1-15-73
PUBLIC WORKS	_____ [Signature]
ELECTRICAL	_____
MECHANICAL	_____
FIRE PREVENTION	_____
ENGINEERING	_____

NOTE: NON-METALLIC SHEATHED CABLE (CROMEX) MAY BE USED WHERE APPROVED BY ARCHITECT, OWNER AND LOCAL JURISDICTION.

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ELECTRICAL SECOND FLOOR PLAN

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PLUMBING:	<i>[Signature]</i>
ELECTRICAL:	<i>[Signature]</i>
MEDICAL:	
FIRE PREVENTION:	
ENGINEERING:	

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07 SEP 90

E-2

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ELECTRICAL GENERAL NOTES

1. DRAWINGS ARE DIAGNOSTIC. DO NOT SCALE DRAWINGS FOR EXACT LOCATION OF EQUIPMENT. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL. HOWEVER, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION PER CODE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
3. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE UL LABEL WHERE APPLICABLE. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE INSTALLATION. ALL MOUNTING HARDWARE & WIRING HARDWARE SHALL BE FURNISHED BY THE CONTRACTOR.
4. CIRCUITS SHOWN ON THESE PLANS ARE SYMBOLICALLY SHOWN TO DETERMINE LOAD DATA AND EQUIPMENT SIZES. THE CONTRACTOR SHALL PHYSICALLY PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS. THE LOADS SHALL BE BALANCED THROUGHOUT. THE CONTRACTOR SHALL ENSURE THAT NEUTRAL WIRES AND EQUIPMENT GROUND WIRES ARE INSTALLED WHERE EVER APPLICABLE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE POWER UTILITY TO OBTAIN TEMPORARY POWER DURING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE POWER UTILITY TO SCHEDULE INSTALLATION OF TEMPORARY POWER SO THAT CONSTRUCTION DELAYS ARE AVOIDED.
6. THE CONTRACTOR SHALL COORDINATE WITH THE POWER UTILITY TO OBTAIN PERMANENT POWER IN ACCORDANCE WITH THESE DRAWINGS. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE POWER UTILITY TO SCHEDULE INSTALLATION OF PERMANENT POWER SERVICE SO THAT DELAYS ARE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE POWER UTILITY REPRESENTATIVE EARLY ON TO IDENTIFY ANY ISSUES AFFECTING PERMANENT POWER SERVICE AND TO WORK TOWARDS RESOLVING ANY ISSUES DELAYING PERMANENT SERVICE.
7. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE COMPANY TO OBTAIN TELEPHONE SERVICE. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TELEPHONE COMPANY TO SCHEDULE INSTALLATION OF THE TELEPHONE SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TELEPHONE COMPANY EARLY ON TO IDENTIFY ANY ISSUES AFFECTING TELEPHONE SERVICE AND TO WORK TOWARDS RESOLVING ANY ISSUES DELAYING INSTALLATION.
8. IF APPLICABLE, THE CONTRACTOR SHALL COORDINATE WITH THE CABLE TV COMPANY IN THE SAME MANNER AS DESCRIBED IN PARAGRAPH 6.7 FOR POWER AND TELEPHONE UTILITIES.
9. IF ANY OR ALL OF THE UTILITIES (ELECTRICAL, TELEPHONE, CATV) ARE EXISTING, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE EXISTING SYSTEMS. THE CONTRACTOR SHALL TRACE DOWN ALL CIRCUITS AND WIRING AND SHALL VERIFY THAT CAPACITY IS AVAILABLE FOR THE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL FIELD INSPECT ALL EXISTING EQUIPMENT AND SHALL ENSURE THAT ALL RATINGS, FUSES, ENCLOSURES, ETC. ARE PROPER FOR THE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL INSPECT ANY EQUIPMENT, WIRING ETC. THAT IS REUSED AND SHALL GUARANTEE THE PERFORMANCE OF SUCH EQUIPMENT FOR 1 YEAR. THE CONTRACTOR SHALL REPLACE ANY EQUIPMENT THAT IS DAMAGED OR IN POOR CONDITION. A LIST OF EQUIPMENT IDENTIFIED FOR REPLACEMENT SHALL BE PROVIDED TO THE OWNER (OR OWNER'S REPRESENTATIVE) AND THE ENGINEER PRIOR TO REPLACEMENT.
10. THE CONTRACTOR SHALL THOROUGHLY REVIEW THESE DRAWINGS AND SHALL VISIT AND BECOME FAMILIAR WITH THE JOB SITE AND ALL EXISTING CONDITIONS PRIOR TO BID. ANY QUESTIONS, COMMENTS, DISCREPANCIES OR PERCEIVED AMBIGUITIES SHALL BE CLARIFIED PRIOR TO BID.
11. ELECTRICAL DESIGN IS BASED UPON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL REVIEW NAMEPLATE INFORMATION AND MANUFACTURER'S LITERATURE FOR ALL EXISTING PIECES OF EQUIPMENT PRIOR TO ROUGH ELECTRICAL WIRING. THE CONTRACTOR SHALL CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMP RATING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO ANY FIELD ADJUSTMENTS.
12. ALL CONDUCTORS SHALL BE COPPER WITH THIN INSULATION FOR SIZE NO. 10 AND SMALLER. CONDUCTORS LARGER THAN NO. 10 SHALL HAVE THW (OR THWN) INSULATION. ALL CONDUCTORS NO. 10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS NO. 8 AND LARGER SHALL BE STRANDED. PLEASE NOTE THW AND THWN INSULATION IS RATED FOR DRY AND WET LOCATIONS. THWN INSULATION IS RATED FOR DRY AND DAMP LOCATIONS ONLY.
13. ALL PANELS SHALL BE CLEARLY LABELED ON THE OUTSIDE FOR QUICK AND EASY IDENTIFICATION. ALL CIRCUITS IN ALL PANELS SHALL BE CLEARLY IDENTIFIED AND SHALL APPEAR WITH COMPLETE INFORMATION (DESCRIPTION OF CIRCUIT, BREAKER SIZE, NUMBER OF POLES & BREAKER POSITION NUMBERS) ON THE PANEL DIRECTORIES. THE ABOVE APPLIES FOR ANY AND ALL EXISTING PANEL BOARDS AND CIRCUITS.
14. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF ELECTRICAL PLANS SHOWING AS-BUILT CHANGES AND SHALL DELIVER THIS SET TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF WORK.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THIS INSTALLATION IN COMPLIANCE WITH ALL FIRE PREVENTION CODES SUPERSEDED ALL DRAWINGS, SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL COMMUNICATE AND COORDINATE WITH THE FIRE MARSHALL AND SHALL PROVIDE ALL NECESSARY SHOP DRAWINGS AND ANY OTHER INFORMATION NEEDED TO SATISFY THAT LIFE SAFETY SYSTEMS ARE TO LOCAL CODE ACCEPTANCE.
16. ALL SERVICE ENTRANCE EQUIPMENT IS TO BE RATED AT 100,000AIC UNLESS OTHERWISE NOTED. TO PROVIDE SERVICE ENTRANCE EQUIPMENT WITH LOWER RATINGS THE CONTRACTOR SHALL PROVIDE IN WRITING INFORMATION FROM THE POWER UTILITY VERIFYING THAT CALCULATED FAULT CURRENTS ARE AT AN ACCEPTABLE LEVEL. TO ACCOMMODATE THE LOWER RATED EQUIPMENT IF SERVICE ENTRANCE EQUIPMENT IS EXISTING, THE CONTRACTOR SHALL VERIFY THAT AIC RATINGS OF EXISTING EQUIPMENT ARE PROPER. THE CONTRACTOR SHALL COORDINATE WITH THE POWER UTILITY AND THE ENGINEER PRIOR TO BID.
17. ALL OUTSIDE EQUIPMENT, OUTLETS, LIGHTING FIXTURES, ENCLOSURES, ETC SHALL BE WEATHERPROOF.
18. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED CONNECTIONS FOR ALL OTHER TRADES.

19. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.
20. THE NUMBER, EXACT LOCATION AND MOUNTING HEIGHTS OF ALL OUTLETS, LIGHTS AND ELECTRICAL FIXTURES SHALL BE DETERMINED BY THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL NUMBERS AND LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO BID AND TO INSTALLATION.
21. THE CONTRACTOR SHALL PROVIDE ROUTING FOR ALL FLOOR MOUNTED OUTLETS AND OTHER LOADS AND CONNECTIONS NOT READILY ACCESSIBLE VIA WALL OR CEILING. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER TO DETERMINE THE METHOD TO SERVE SUCH AREAS (IE. TRENCHING, CORE AND BORING, POWER POLE, ETC.) PRIOR TO BID.
22. ALL RACEWAYS AND PIPES PLACED IN OR THROUGH ANY CONCRETE SLAB SHALL BE SPACED A MINIMUM OF THREE DIAMETERS OF THE LARGEST CONDUIT OR PIPE OF ANY OTHER SERVICE.
23. ALL RACEWAYS UNDERGROUND AND/OR LARGER THAN 2 INCHES IN DIAMETER SHALL BE GALVANIZED RIGID STEEL. PVC SCH 40 WILL BE ACCEPTABLE IF APPROVED BY LOCAL REGULATIONS - CONTRACTOR TO VERIFY. ALL OTHER RACEWAYS 2" AND SMALLER IN DIAMETER MAY BE ENT.
24. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS AND CAST ALLOY WITH THREADED RUBS IN WET OR DAMP LOCATIONS.
25. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, HEAVY DUTY, QUICK-BREAK, QUICK-BREAK, IN NEMA 1 OR NEMA 3B ENCLOSURE AS REQUIRED BY EXPOSURE.
26. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED PER NEC REQUIREMENTS AND STATE AND LOCAL CODE REQUIREMENTS.
27. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE. ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE CONTRACT.
28. IT IS NOT THE INTENTION OF THESE DRAWINGS TO ESTABLISH LIGHTING LEVELS OF ANY KIND. THE NUMBER, STYLE AND LOCATION OF LIGHTING FIXTURES ARE DETERMINED BY THE ARCHITECT AND/OR THE OWNER. THE LIGHTING FIXTURE SCHEDULE IF APPEARING ON THESE DRAWINGS IS FOR INFORMATION PURPOSES AND HAS BEEN DEVELOPED BY THE ARCHITECT AND/OR THE OWNER. FOR DETAILED QUESTIONS REGARDING LIGHTING FIXTURES CONTACT THE ARCHITECT.
29. EXISTING LIGHTING FIXTURES ARE TO BE RECONFIGURED, RECONNECTED AND REUSED WHERE APPLICABLE. ALL REUSED LIGHTING FIXTURES SHALL BE REPAIRED, CLEANED AND REPAIRED IF NECESSARY. ANY EXISTING LIGHTING FIXTURE BEYOND REPAIR SHALL BE REPLACED. ALL LIGHTING FIXTURES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT PRIOR TO BID REGARDING REUSED LIGHTING FIXTURES.
30. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ELECTRICAL SERVICES TO MECHANICAL EQUIPMENT IS ACCOUNTED FOR PRIOR TO BID. IN ADDITION, ALL MECHANICAL EQUIPMENT SUBSTITUTIONS ARE TO BE ACCOUNTED FOR PRIOR TO BID AND SHALL BE COORDINATED ELECTRICALLY.
31. FOR HVAC EQUIPMENT THE MECHANICAL CONTRACTOR SHALL PROVIDE THE SMOKE DETECTOR IF REQUIRED, AND THE ELECTRICAL CONTRACTOR SHALL INSTALL THE SMOKE DETECTOR.
32. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR FOR INSTALLATION OF ALL MECHANICAL CONTROLS.
33. IT IS NOT THE INTENTION OF THESE DRAWINGS TO ESTABLISH THE PERFORMANCE OF KITCHEN EQUIPMENT IN ANY MANNER. THE CHOICE OF ALL KITCHEN EQUIPMENT AND LOCATIONS HAVE BEEN DETERMINED BY THE ARCHITECT, OWNER AND/OR KITCHEN CONSULTANT. THE KITCHEN EQUIPMENT SCHEDULE IF APPEARING ON THESE DRAWINGS IS FOR INFORMATION PURPOSES ONLY. FOR DETAILED QUESTIONS REGARDING THE KITCHEN EQUIPMENT CONTACT THE ARCHITECT.

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL MTD LIGHT FIXTURE		POLE MTD LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE		ELECTRICAL JUNCTION BOX
	RECESSED MOUNTED LIGHT FIXTURE		DUPLEX RECEPTACLE 20A 120V W/ISOLATED GROUND
	2' X 4' FLUORESCENT TROFFER		ELECTRICAL PLUG MOLD
	2' X 2' FLUORESCENT TROFFER		COMPUTER OUTLET
	FLUORESCENT STRIP FIXTURE		TELEVISION OUTLET
	EXIT LIGHT W/BATTERY		TELEPHONE OUTLET
	EMERGENCY LIGHT W/BATTERY		DISCONNECT SWITCH 1 POLE 100A
	TOGGLE SWITCH SINGLE POLE 20A		MOTOR NUMBER INDICATES HP
	TOGGLE SWITCH THREE WAY 20A		ELECTRICAL PANEL
	TOGGLE SWITCH FOUR WAY 20A		POWER BRANCH CUT HOLE RUN 2' NOT LESS 1' NEUTRAL ABOVE FINISHED FLOOR
	BREAKER SWITCH RATED FOR CKT LOAD		BELOW FINISHED CEILING
	SINGLE RECEPTACLE 20A 120V		WEATHER PROOF
	DUPLEX RECEPTACLE 20A 120V		MOUNTING HEIGHT
	DUPLEX RECEPTACLE 20A 120V W/GROUND FAULT CIRCUIT INTERRUPTER		
	240V GROUNDED RECEPTACLE		
	FLOOR MTD DUPLEX RECP 20A 120V		
	SPECIAL PURPOSE RECEPTACLE		

PANEL TYPE : MAIN LINES ONLY OC PROTECTION : 250 AUPS ROUTING : RECESSED				PANEL "A"				FED FROM :		MAIN DISCONNECT	
DESCRIPTION	WIRE SIZE	CORE SIZE	LOAD FA	WIRE : W SIZE	WIRE : B SIZE	WIRE : R SIZE	WIRE : L SIZE	CORE SIZE	WIRE SIZE	DESCRIPTION	
A E U 1	10	3/4"	3,000 60 3				2 30 2,250	3/4"	910	A/C CORE UNIT 51 ->DISCONNECT LOAD-	
A E U 4	12	3/4"	2,052 35 5				6 20 1,600	1/2"	912	A/C CORE UNIT 94 ->DISCONNECT LOAD-	
DOUBLE CORE	10	3/4"	4,000 50 9				10 50 4,000	3/4"	80	DOUBLE TOP	
POOL PUMP	912	1/2"	1,500 20 13				14 20 1,500	1/2"	912	SPINELAR PUMP	
REFRIGERATOR	912	1/2"	1,500 20 17				18 20 1,500	1/2"	912	WINE REFRIG	
FREEZER	912	1/2"	1,500 20 19				20 20 1,500	1/2"	912	WINE REFRIG	
SMALL APPLANCE	912	1/2"	1,500 20 21				22 20 1,500	1/2"	912	SMALL APPLANCE	
SMALL APPLANCE	912	1/2"	1,500 20 23				24 20 1,500	1/2"	912	SMALL APPLANCE	
SMALL APPLANCE	912	1/2"	1,500 20 25				26 20 1,500	1/2"	912	SMALL APPLANCE	
CORONAL LIGHTING	914	1/2"	774 15 27				28 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 29				30 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 31				32 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 33				34 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 35				36 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 37				38 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 39				40 15 774	1/2"	914	CORONAL LIGHTING	
CORONAL LIGHTING	914	1/2"	774 15 41				42 1,000			SPACE	
ATTN: ADD 1ST PLACE = 3,872 SQUARE FEET											
GENERAL LIGHTING LOAD (FA) = 11,616											
APPLANCE LOAD (FA) = 32,740											
TOTAL (FA) = 45,356											
FIRST 10 KVA (FA) = 19,400											
REMAINING 35,956 0000 (FA) = 16,162											
TOTAL LOAD (FA) = 24,162											
LOAN A/C LOAD (FA) = 11,504											
TOTAL DEMAND LOAD (FA) = 35,666											
AUPS = 35,666 / 240 = 148											