APPENDIX

GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring (s) to be drilled after building pad (s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings would need to be performed after the structures has been demolished and the proposed new building staked out.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

KEY CLASSIFICATION & SYMBOLS

Correlation of Penetration Resistance
With Relative Density and Consistency

	Cone Penetration Tests kg/cm²	Standard Penetration blows/ft	Relative Density
Sands	0 – 16	0 – 4	Very loose
	17 - 40	5- 10	Loose
	41 – 80	11- 20	Firm
	81 – 120	21 - 30	Very firm
	Over 120	31 – 50	Dense
Silts & Clays	0 – 3	0 – 2	Very loose
	4 – 9	3 – 4	Soft
	10- 7	5 – 8	Firm
	18 – 31	9 – 15	Stiff
	32 – 60	16- 30	Very Stiff
	Over 60	31 – 50	Hard

Particle Size

Boulders	> 12 in.
Cobble	3 to 1 in.
Gravel	4.76 mm to 3 in.
Sand	0.07 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	< 0.005 mm

Modifiers

5% - 10%	Slightly silty or Clayey
10% - 30%	Silty or Clayey
30% - 50%	Very silty or Very Clayey
0 – 5%	Slightly Trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
> 35%And	

Rock Hardness Description

Soft	Rock core crumbles when handled.
Medium	Can break core with your hands.
Moderate Hard	Thin edges or rock core can be broken with fingers.
Hard	Thin edges of rock core cannot be broken with fingers.
Very Hard	Rock core rings when struck with a hammer (cherts)

MIAMI-DADE

BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

NU-VUE Industries Inc.
1055 East 29 Street.
Hialeah, Florida 33013

BO 6050.2415

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BCPRC reserves the right to revoke this acceptance, if it is determined by Miami-Dade county Product Control Division that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including High velocity Hurricane Zone.

DESCRIPTION: Wood Connectors.

APPROVAL DOCUMENT: Drawing No.Nu-5, titled "Skewed Nail Plate, NV358 & NV458 with Double NVTH Straps, NVTH/NVTHS Anchors & NVHC Hurricane Clips and NVSTA & NVHTA Heavy Duty Anchors with Seat" sheet 1, through 4 of 4, dated 04/15/04 with last revision on 09/20/04, prepared by Nu-Vue Industries Inc signed and sealed by V. N. Tolat, PE, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance (NOA) number and approval date by the Miami-Dade County Product Control Division.

MISSILE IMPACT RATING: None

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.
This NOA consists of this page 1, evidence page & approval document mentioned above.
The submitted documentation was reviewed by **Candido F. Font PE.**

12/23/04

NOA No: 04-0510.03
Expiration Date: December 23, 2009
Approval Date: December 23, 2004
Page 1

Nu-Vue Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE PAGE

A DRAWINGS

1. Drawings prepared by Nu-Vue Industries Inc, titled "Skewed Nail Plate, NV358 & NV458 with Double NVTH Straps, NVTH/NVTHS Anchors & NVHC Hurricane Clips and NVSTA & NVHTA Heavy Duty Anchors with Seat", Drawing No. NU-5, sheets No. 1, through 4 of 4, dated 04/15/04 with last revision on 09/20/04, signed and sealed by V. N. Tolat, PE.

B TEST

Test reports on wood connectors per ASTM D1761 by Product Testing Inc, signed and sealed by C. R. Caudel, PE.

	Report No.	Wood Connector	Direction	Date
1.	PT # 03-4482	NVSNP3	Downward	09/15/03
2	PT # 03-4625	NVHCL/R	Up& Sideways	01/21/04
3	PT # 04-4641	NVSTA-24H	Up& Sideways	03/17/04
4.	PT # 04-4698	NVTH24	Up& Sideways	04/15/04
5	PT # 03-4590	NVTH26/NV458	Sideways	12/31/03
6.	PT # 04-4642	NVHTA-24H	Up& Sideways	03/22/04
7.	PT # 03-4543	NVTH20/NV358	Up& Sideways	12/19/03

C CALCULATIONS

Report of Design Capacities prepared by V. N. Tolat on 04/27/04, sheet 1 through 12, signed and sealed by V. N. Tolat PE.

D QUALITY ASSURANCE

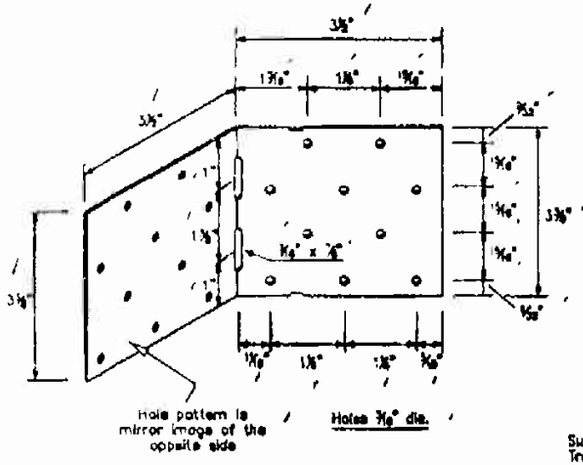
1. Product Control Division

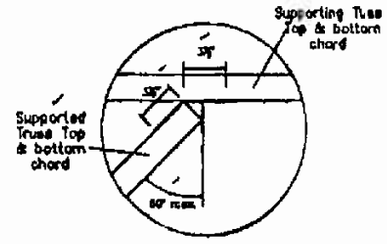
E STATEMENTS

1. Code compliance letter issue by V. N. Tolat on 04/27/04 signed and sealed by V. N. Tolat, PE.
2. No interest letter issued by V. N. Tolat on 11/03/04 signed and sealed by V. N. Tolat, PE.

12/23/04

Candido F. Font PE.
Sr. Product Control Examiner
NOA No 04-0510.03
Expiration Date: December 23, 2009
Approval Date: December 23, 2004





NVSNP3 Installation

TABLE 1
SKEWED NAIL PLATE

Product Code	Steel Gauge	Fastener Schedule	Allowable Loads (lbs)	
		Each End	Gravity	Uplift
NVSNP3	18	(6) 8d x 1½"	578	594

For Uplift, use two NVSNP3, one at top chord and one at bottom chord of the supporting and supported Trusses in compliance with section 2321.7 of the FBC.

Notes:

1. Use 6 nail holes in each flange.
2. Do not bend nail plate more than once.
3. Supporting member shall be in the acute angle side with other flange behind the end of supported member (see sketch.)

Approved as complying with the Florida Building Code
Date: 12/23/04
NOA#: 04-0512.03
Miami-Dade Product Control Division

General Notes:

1. Steel shall conform to ASTM A653, structural grade 33 (Min. yield 33 ksi) and a minimum galvanized coating of G 60 per ASTM A525.
2. Allowable loads are based on National Desing specifications (NDS) for wood construction, 1997 Edition.
3. Design loads are for Southern Pine species with a specific gravity of 0.55. Allowable loads for other species shall be adjusted accordingly.
4. Common wire nail values are based on NDS table 12.3F, G=0.55 and have been reduced for Penetration Depth factor Cd.
5. Allowable loads for wind uplift have already been increased by a duration factor of 33% for anchor nail. This increase is not allowed for steel stress if dead load and wind loads are combined. Load values shown are, without 33% steel stress increase.
6. Allowable loads for more than a single connection cannot be added together. A design load which is divided into components in the direction given must be evaluated as follows:

$$\frac{\text{Actual Uplift}}{\text{Allowable Uplift}} + \frac{\text{Actual L1}}{\text{Allowable L1}} + \frac{\text{Actual L2}}{\text{Allowable L2}} \leq 1.0$$

7. Allowable loads are based on 1½" thick wood members unless otherwise noted.
8. All tie beams and grouted concrete masonry shall comply with chapter 21 of FBC. Concrete for tie beams and grout and mortar for concrete masonry shall be a minimum of 2500 psi. Concrete masonry shall comply with ASTM C90.
9. All tests have been conducted in accordance with ASTM D-1761.

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11/3/04

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SKEWED NAIL PLATE

DWG #:	Sheet:	Date:	Revisions:
NU-5	1 of 4	APRIL 16, 2004	Sept. 20, 2004

TABLE 2: NV358 – 14G Double NVTH Straps with 2 ply 18G seat

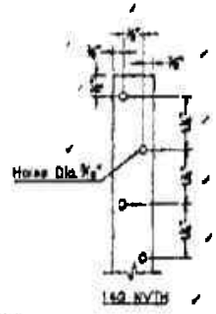
Assembly Product Code	14G Strap Product Code	Dimension H (inches)	Total No. of Fasteners in 2 Straps 10d x 5"	Total No. of Fasteners in Seat 10d x 3"	Allowable Loads (lbs)		
					Uplift	L1	L2
NV358-12	NVTH18	12	8	8	2245	1981	1639
NV358-14	NVTH18	14	10	8	2525	2206	2068
NV358-16	NVTH20	16	12	8	2806	2432	2288
NV358-20	NVTH24	20	14	8	3086	2697	2528
NV358-22	NVTH28	22	16	8	3367	2942	2758
NV358-24	NVTH28	24					
NV358-28	NVTH30	28					
NV358-32	NVTH36	32					
NV358-44	NVTH48	44					

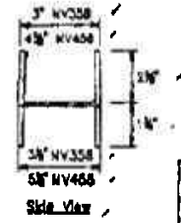
TABLE 3: NV458 – 14G Double NVTH Straps with 3 ply 18G seat

Assembly Product Code	14G Strap Product Code	Dimension H (inches)	Total No. of Fasteners in 2 Straps 10d x 5"	Total No. of Fasteners in Seat 10d x 3"	Allowable Loads (lbs)		
					Uplift	L1	L2
NV458-12	NVTH18	12	8	8	2245	2763	2078
NV458-14	NVTH18	14	10	8	2525	3131	2338
NV458-16	NVTH20	16	12	8	2806	3479	2597
NV458-20	NVTH24	20	14	8	3086	3827	2857
NV458-22	NVTH28	22	16	8	3367	4175	3117
NV458-24	NVTH28	24					
NV458-28	NVTH30	28					
NV458-32	NVTH36	32					
NV458-44	NVTH48	44					

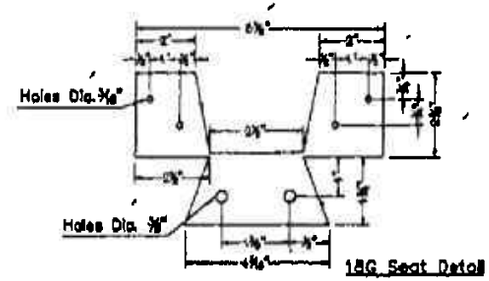
Notes:

1. Minimum embedment into concrete 4".
2. Nails are necessary in straps and seat to achieve design loads.
3. See Note 8 (Sheet 1) for combined load.
4. Nails through chords shall not force the truss plate on the opposite side.



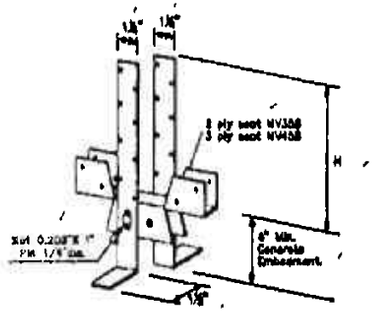


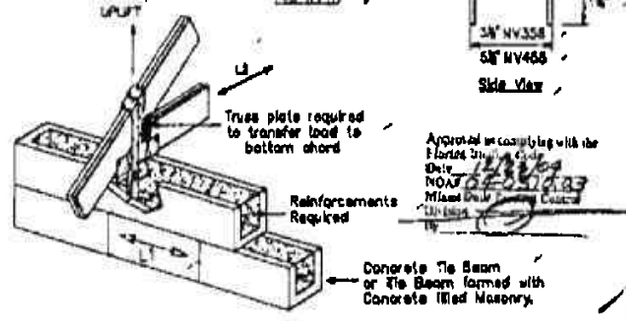
Side View



18G Seat Detail

NV358 and NV458





VIPEN N. TOLAT, PE (CIVIL)
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NV358 & NV458 WITH DOUBLE NVTH STRAPS

DWG #:	Sheet	Date:	Revisions:
NU-5	2 of 4	APRIL 18, 2004	Sept. 20, 2004

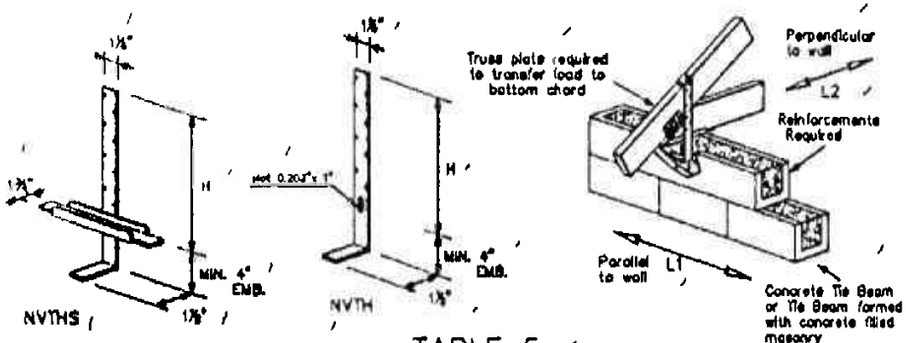
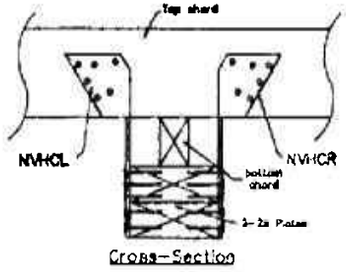


TABLE 5

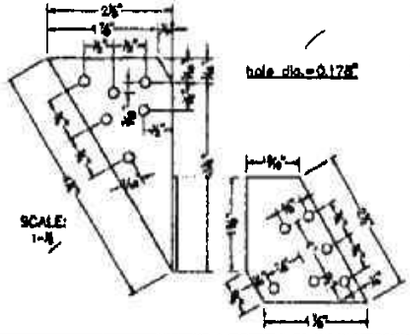
HURRICANE CLIPS

Product Code	Description	Gauge	Fasteners 10d x 1½"		Allowable Loads (lbs)		
			Header	Joist	Uplift	L1	L2
NVHCR	HURRICANE CLIP - RIGHT	18	6	6	525	253	333
NVHCL	HURRICANE CLIP - LEFT	18	6	6	525	253	333

For Uplift, use two clips, one on each side to comply with section 2321.7 of the FBC



Cross-Section



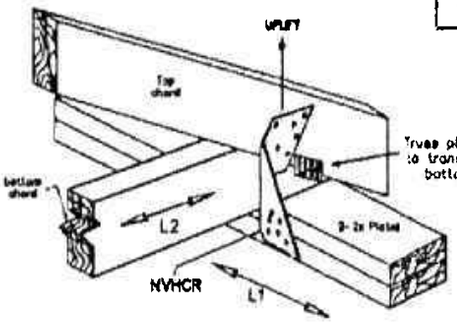
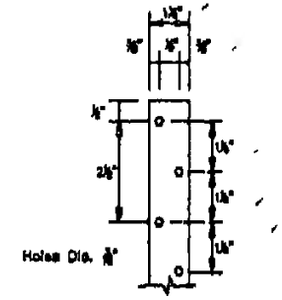


TABLE 4

Truss Anchors NVTH and Riveted Truss Anchors with Seat NVTHS

H Length (in)	Product Code		Gauge seat	Gauge strap
12	NVTH-16	NVTHS 212	18	14
14	NVTH-18	NVTHS 214	18	14
16	NVTH-20	NVTHS 216	18	14
18	NVTH-22	NVTHS 218	18	14
20	NVTH-24	NVTHS 220	18	14
22	NVTH-26	NVTHS 222	18	14
24	NVTH-28	NVTHS 224	18	14
28	NVTH-30	NVTHS 228	18	14
32	NVTH-36	NVTHS 232	18	14
44	NVTH-46	NVTHS 244	18	14

No. of Fasteners in Strap 10d x 1.5"	Maximum Allowable Load (lbs)		
	Uplift	L1	L2
5	700	580	525
6	838	671	630
7	977	783	735
8	1117	783	735
9	1256	783	735
10	1396	783	735
11	1490	783	735
12	1544	783	735
13	1598	783	735



NVTH, NVTHS

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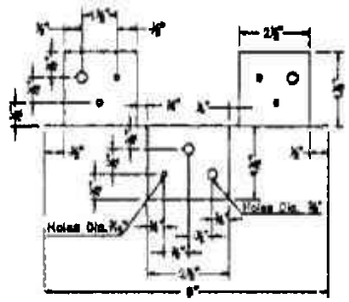
NVTH / NVTHS ANCHORS & NVHC HURRICANE CLIPS

DWG #:	Sheet:	Date:	Revisions:
NU-5	3 of 4	APRIL 15, 2004	Sept. 20, 2004

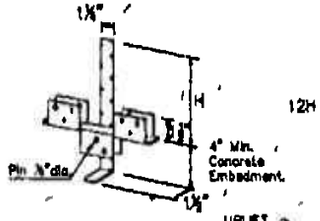
TABLE 6

NVSTA–Heavy Duty Anchors with 14G NVTH Straps and 1 ply 20G seat

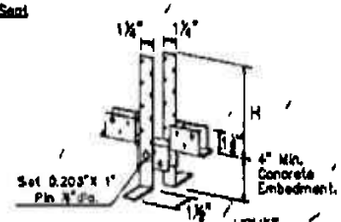
Assembly Product Code	14G Strap Product Code	Dimension H (inches)	Total No. of Fasteners in Strap 10d x 1½"	Total No. of Fasteners in 20 GA. Seat 10d x 1½"	Allowable Loads (lbs) Uplift [6]	L1 [6]	L2 [6]
NVSTA-12H	NVTH18	12	5	6	1308	700	1049
NVSTA-14H	NVTH18	14	6	6	1428	760	1144
NVSTA-16H	NVTH20	16	7	6	1545	823	1239
NVSTA-20H	NVTH24	20	8	6	1664	887	1335
NVSTA-22H	NVTH28	22	9	6	1783	950	1430
NVSTA-24H	NVTH28	24					
NVSTA-28H	NVTH30	28					
NVSTA-32H	NVTH36	32					
NVSTA-44H	NVTH48	44					



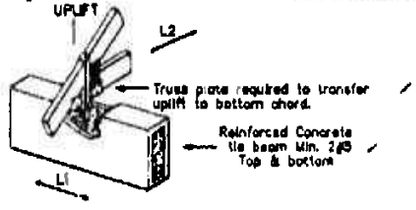
20G Seat



NVSTA
12H throght 44H



NVHTA
12H throght 44H



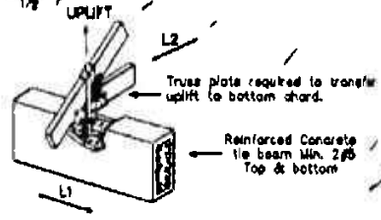
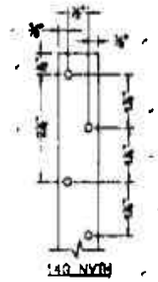


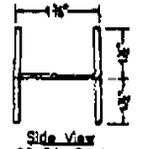
TABLE 7

NVHTA–Heavy Duty Anchors with 14G Double NVTH Straps and 1 ply 20G seat

Assembly Product Code	14G Strap Product Code	Dimension H (inches)	Total No. of Fasteners in two Straps 10d x 1½"	Total No. of Fasteners in 20 GA. Seat 10d x 1½"	Allowable Loads (lbs) Uplift [6]	Uplift [8]	L1 [8]	L2 [8]
NVHTA-12H	NVTH18	12	10	6	1772	2075	1050	1450
NVHTA-14H	NVTH18	14	12	6	1994	2338	1181	1631
NVHTA-16H	NVTH20	16	14	6	2215	2598	1312	1812
NVHTA-20H	NVTH24	20	16	6	2437	2858	1444	1994
NVHTA-22H	NVTH28	22	18	6	2658	3117	1575	2175
NVHTA-24H	NVTH28	24						
NVHTA-28H	NVTH30	28						
NVHTA-32H	NVTH36	32						
NVHTA-44H	NVTH48	44						

Notes:
1. Nails are necessary in straps and seat to achieve, desing loads.
2. See note 6, sheet 1 for combined loading.
3. Nails through chords shall not force the truss plates.
4. For general notes, see sheet 1.
5. For higher uplift loads, concrete shall be 3000 psi.
6. Based on min. 2500 psi concrete.





Side View
20 GA. Seat

Approved for compliance with the Florida Building Code
Date 1/23/04
NOA# 04-0108.05
Miami-Dade Product Control
Division
By

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
15123 LANTERN CREEK LANE
HOUSTON, TX 77068

11/3/04

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NVSTA & NVHTA HEAVY DUTY ANCHORS WITH SEAT

DWG #	Sheet:	Date:	Revisions:
NU-5	4 of 4	APRIL 15, 2004	Sept. 20, 2004

MIAMI-DADE

BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

NU-VUE Industries Inc.
1055 East 29 Street.
Hialeah, Florida 33013

SCOPE:
This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BCPRC reserves the right to revoke this acceptance, if it is determined by Miami-Dade county Product Control Division that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the High velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Wood Connectors.

APPROVAL DOCUMENT: Drawing No Nu-3, titled "NVJH Joist Supports, NVTP & NVTPH Plate Anchors NVSO 236 Joist Hanger, NVHC 43 & NVHC 42/2 Hurricane Clip," sheet 1, 2 & 3 of 3, dated 07/10/03 with last revision on 12/10/03, prepared by Nu-Vue Industries Inc signed and sealed by V. N. Tolat, PE, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance (NOA) number and approval date by the Miami-Dade County Product Control Division.

MISSILE IMPACT RATING: None

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.
This NOA consists of this page 1, evidence page & approval document mentioned above.
The submitted documentation was reviewed by **Candido E. Font PE.**

01/01/04

NOA No: 03-0730.03
Expiration Date: January1, 2009
Approval Date: January 1, 2004

Nu-Vue Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE PAGE

A DRAWINGS

1. Drawings prepared by Nu-Vue Industries Inc, titled "NVJH Joist Support, NVTP & NVTPH Plate Anchors, NVSO 236 Joist Hanger, NVHC 43 & NVHC 43/2 Hurricane Clip", Drawing No. NU-3, sheets No. 1, 2 & 3 of 3, dated 07/10/03 with last revision on 12/10/03, signed and sealed by V. N. Tolat, PE.

B TEST

Test reports on wood connectors per ASTM D1761 by Product Testing Inc, signed and sealed by C. R. Caudel, PE.

	Report No.	Wood Connector	Direction	Date
1.	PT # 03-4303	NVTP4	Upward	04/21/03
2	PT # 03-4343	NVTP4H	Upward	05/05/03
3	PT # 03-4344	NVTP4	Upward	05/01/03
4.	PT # 03-4345	NVTP4H	Upward	05/02/03
5	PT # 03-4349	NVSO236	Up & Down	05/19/03
6.	PT # 03-4357	NVSO236	Up & Down	05/20/03
7.	PT # 03-4358	NVJH24	Up & Down	05/30/03
8.	PT # 03-4385	NVJH26	Up & Down	05/30/03
9.	PT # 03-4386	NVSO236	Up & Down	05/13/03
10	PT # 03-4387	NVJH28	Up & Down	05/30/03

C CALCULATIONS

Report of Design Capacities prepared by V. N. Tolat on 07/22/33, sheet 1 through 13, signed and sealed by V. N. Tolat PE.

D QUALITY ASSURANCE

1. Product Control Division

E STATEMENTS

1. No interest and code compliance letter issue by V. N. Tolat on 07/26/03 signed and sealed by V. N. Tolat, PE.

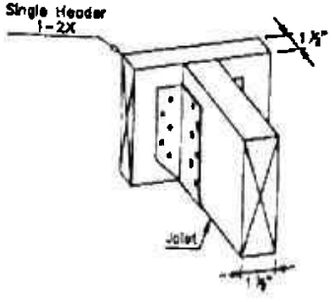
01/01/09

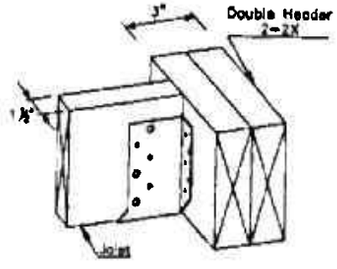
Candido F. Font PE.
Sr. Product Control Examiner
NOA No 03-0730.03
Expiration Date: January 1, 2009
Approval Date: January 1, 2004

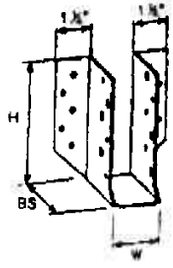
TABLE 1

JOIST SUPPORTS

18 G NVJH JOIST SUPPORTS												
Product Code	Dimension (Inches)			Joist Size	Double Header Size	Single Header Size	Fasteners			Allowable Loads (lbs)		
	W	H	BS				Double Header	Single Header	Joists	Gravity Loads 100%		Uplift Loads 133%
										Double Header	Single Header	Single & Double Headers
NVJH24	1 5/8	3 5/8	3	2x4 2x6	2-2x4 2-2x6	2x4 2x6	8-10d	6-10d x 1½"	6-10d x 1½"	726	613	493
NVJH26	1 5/8	5	3	2x6 2x8	2-2x6 2-2x8	2x6 2x8	10-10d	10-10d x 1½"	6-10d x 1½"	1210	1022	818
NVJH28	1 5/8	6 5/8	3	2x8 2x10 2x12	2-2x8 2-2x10 2-2x12	2x8 2x10 2x12	14-10d	14-10d x 1½"	7-10d x 1½"	1694	1431	954







NVJH 28 as shown
NVJH 24 & 28
similar but with
different holes.

General Notes:

1. Steel shall conform to ASTM A653, structural grade 33 (Min. yield 33 ksi) and a minimum galvanized coating of G 60 per ASTM A525

2. Allowable loads are based on National Desing specifications (NDS) for wood construction, 1997 Edition.

3. Design loads are for Southern Pine species with a specific gravity of 0.55. Allowable loads for other species shall be adjusted accordingly.

4. Nail values are based on NDS table 12.3F, G=0.55 and have been reduced for Penetration Depth factor Cd.

5. Allowable loads for wind uplift and lateral loads have already been increased by a duration factor of 33% for anchor nail. This increase is not allowed for steel stress if dead load and wind loads are combined.

6. Allowable loads for more than a single connetion cannot be added together. A design load which be divided into components in the direction given must be evaluated as follows:

$$\frac{\text{Actual Uplift}}{\text{Allowable Uplift}} + \frac{\text{Actual L1}}{\text{Allowable L1}} + \frac{\text{Actual L2}}{\text{Allowable L2}} <= 1.0$$

7. Allowable loads are base on 1 ½" thick wood members unless otherwise noted.

8. All tests have been conducted in accordance with ASTM D-1761.

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
16123 LANTER CREEK LANE
HOUSTON, TX 77066

12/12/03

Approved as complying wi
Florida Building Code
Date: 01/31/04
NOA#: 03-0710.0
Miami Dade Regional Code
Division:
By:

Nu-Vue Industries, Inc.
1053-1059 East 29 S
Hialeah, Florida 33C
(305) 694-03
FAX: (305) 694-03

NVJH JOIST SUPPORTS

DWG #:	Sheet:	Date:	Revisions: (1) 11/10/ (2) 12/11/
NU-3	1 of 3	JULY 10, 2003	

TABLE 2

TOP PLATE ANCHORS
NVTP & NVTPH

Size	Product Code	Gauge	Dimensions (in)	
			A	B
2x4/4x4	NVTP4	20	3⅜"	8"
2x6/4x6	NVTP6	20	5⅜"	8"
2x8/4x8	NVTP8	20	7⅜"	8"
2x4/4x4	NVTP4H	18	3⅜"	8"
2x6/4x6	NVTP6H	18	5⅜"	8"
2x8/4x8	NVTP8H	18	7⅜"	8"

Product code	Total number of fasteners 10d x 1 ½" Wind/Earthquake Max. Uplift Capacity 133% (lbs)			
	6	8	10	12
NVTP 4,6,8	818	1087	1348	1605
NVTP 4H,6H,8H	818	1090	1363	1636

Notes:

1. See General Notes, Sheet 1.
2. One half of all specified fasteners shall be used on each side of the stud to achieve tabulated values.

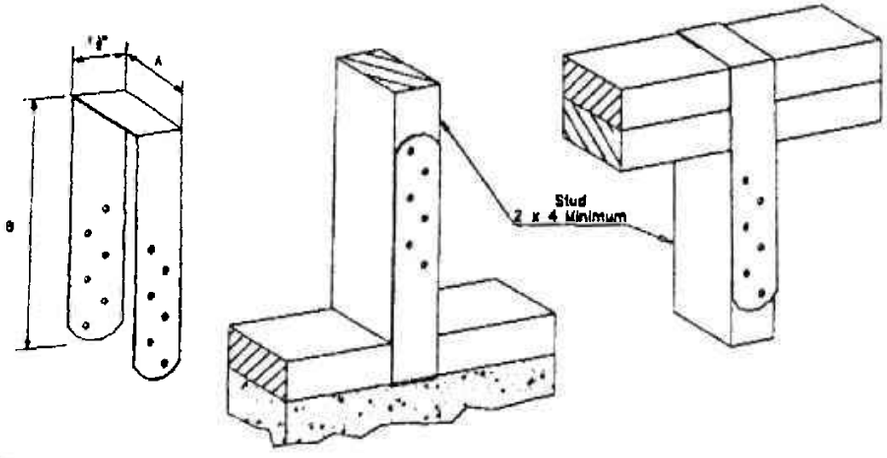


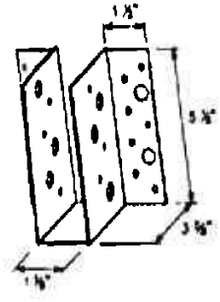
TABLE 3

NVSO 236, 16 GAUGE, HEAVY DUTY
FACE MOUNT JOIST HANGER

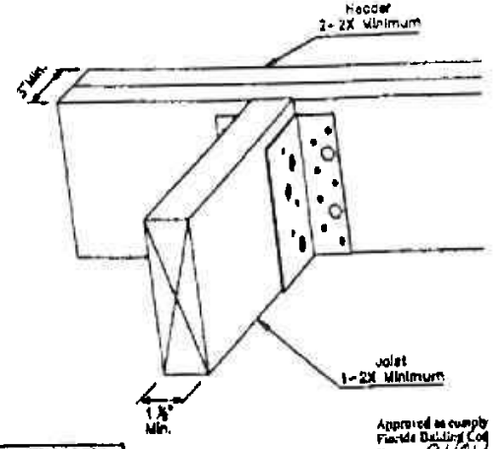
Joist Size	Header Size	Fasteners		Allowable Loads (Lbs.)	
		Header	Joist	GRAVITY 100%	Uplift 133%
2x6-8	2-2x8 2-2x10 2-2x12	14-10d	6-10d	1708	824
		14-16d	6-16d	1875	901
		4-¼"x 3" Lag Screws	6-16d	1600	901

Notes:

1. See General Notes, Sheet 1.



BOLT HOLES 1/2" DIA.
NAIL HOLE 3/16" DIA.



VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
16123 LANTER CREEK LANE
HOUSTON, TX 77068

12/14/03

Approved as comply
Florida Building Co
Date 01/21/
NOA 03-07

Nu-Vue Industries, Inc.
1053-1059 Ba
Hialeah, Flor
(305)
FAX: (305)

NVTP & NVTPH PLATE ANCHORS, NVSO 236 JOIS

DWG #:	Sheet:	Date:	Revisions: (1) (2)
NU-3	2 of 3	JULY 10, 2003	

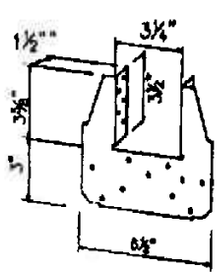
TABLE 4

18 Gauge NVHC 43 & NVHC 43/2 HURRICANE CLIP.

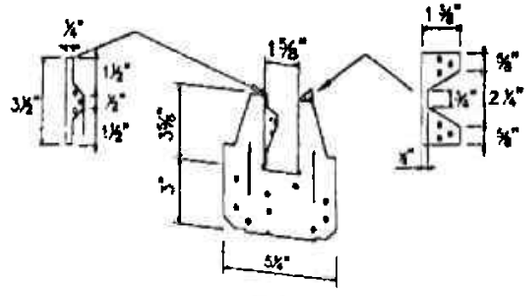
PRODUCT CODE	DESCRIPTION	FASTENERS		DESIGN LOADS (LBS)		
		HEADER	JOIST	UPLIFT	L1	L2
NVHC 43	Hurricane Clip - Wide	9-10d	9-10d	587	407	308
NVHC 43/2	Hurricane Clip - Wide x2	10-10d	10-10d	917	547	432

Notes:

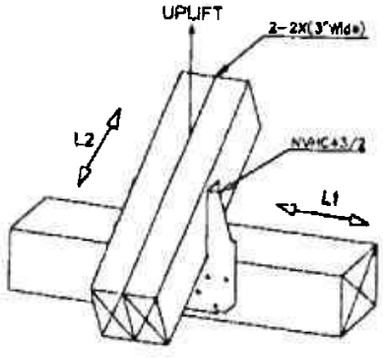
1. See General Notes, Sheet 1.

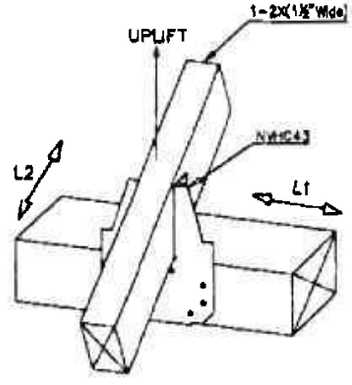


NVHC 43/2



NVHC 43





VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
15129 LANTER CREEK LANE
HOUSTON, TX 77068

12/14/03

Nu-Vue Industries, Inc.
1059-1069 East 29 St
Hialeah, Florida 330
(305) 884-038
FAX: (305) 884-08

NVHC 43 & NVHC 43/2 HURRICANE CLIP

DWG #:	Sheet:	Date:	Revisions: (1) 11/10/0 (2) 12/11/0
NU-3	3 of 3	JULY 10, 2003	

MIAMI-DADE

BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

Nu-Vue Industries, Inc.
1053-1059 East 29 Street
Hialeah, Florida 33013

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BCPRC reserves the right to revoke this acceptance, if it is determined by Miami-Dade county Product Control Division that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the High velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Wood Connectors, NVTA, NVTAS, NVBH, NVUH & NVRT.

APPROVAL DOCUMENT: Drawing No. NU-2, sheets 1 through 3, titled "NVTA and NVTAS Anchors; NVBH 24and NVUH 26 Hangers & NVRT Flat and Twisted Rafter Ties," dated 02/13/03 with last revision on 07/07/03, prepared by Nu-Vue Industries, Inc. signed and sealed by V. N. Tolat, PE, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance (NOA) number and approval date by the Miami-Dade County Product Control Division.

MISSILE IMPACT RATING: None

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.
This revises NOA # 03-0327.14 and consists of this page 1 as well as approval document mentioned above.
The submitted documentation was reviewed by **Candido F. Font PE.**

01/13/05

NOA No: 04-1202.01
Expiration Date: August 21, 2008
Approval Date: January 13, 2005
Page 1

Nu-Vue Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

(For File ONLY. Not part of NOA)

A DRAWINGS

1. Drawings prepared by Nu-Vue Industries, Inc., titled "NVTA and NVTAS Truss Anchors; NVBH24 and NVUH26 Hangers & NVRT Flat and Twisted Rafter Ties", drawing No. NU-2, sheets1 through 3, dated 02/13/03 with last revision on 07/07/03, signed and sealed by V. N. Tolat, PE.

B TEST

Test reports on wood connectors per ASTM D1761 by Product Testing, Inc., signed and sealed by C. R. Caudel, PE & S. E. Black, PE.

	Report No.	Wood Connector	Direction	Date
1.	PT 02-4073	NVTA	Upward	11/06/02
2.	PT 02-4075	NVTA	Upward	11/07/02
3.	PT 02-4074	NVTA	Upward	11/06/02
4.	PT 02-3938	NVTA	Upward	08/06/02
5.	PT 03-4177	NVRT36	Upward	02/03/03
6.	PT 03-4202	NVRT36-T	Upward	02/19/03
7.	PT 03-4271	NVRT36-T	Upward	03/27/03
8.	PT 03-4270	NVRT24-T	Upward	03/27/03
9.	PT 02-4095	NVUH26	Up & Downward	01/17/03
10.	PT 02-4096	NVBH24	Up &Downward	12/03/02
11.	31-22456.0002	NVTA & NVTAS	Lateral	07/06/02

C CALCULATIONS

Report of Design Capacities prepared by V. N. Tolat, PE

	Product Model	No. of Pages	Date	Signature
1.	NVBM24	7 through 8	05/05/03	V. N. Tolat, PE
2	NVRT	9 through 14	05/05/03	V. N. Tolat PE.
3.	NVTA & NVTAS	1 through 6	05/05/03	V. N. Tolat, PE
4.	NVTA & NVTAS	1 through 14	02/06/03	V. N. Tolat, PE
5.	NVRT	15 through 15	07/07/03	V. N. Tolat, PE

D STATEMENTS

1. No Financial Interest and code compliance letter issued by Vipin N. Tolat PE. on 03/26/03 signed and sealed by V. N. Tolat, PE.
2. Letter to Nu-Vue Industries issued by Building Code Compliance Office on 08/10/04and signed by C. F. Font PE.

01/13/05

Candido F. Font PE.
Sr. Product Control Examiner
NOA No 04-1202.01
Expiration Date: August 21, 2008
Approval Date: January 13, 2005

TABLE 1

Truss Anchors NVTA and Riveted Truss Anchors with Seat NVTAS

H Length (in)	Product Code		Gauge seat	Gauge strap	Fasteners 10d or 16d	Maximum Allowable Load (lbs) Uplift 10d or 16d	L1 10d or 16d	L2 10d or 16d
16	NVTA-16	NVTAS 212	20	14	6	590	250	500
					8	805		
					9	864		
					10	922		
					11	980		
18	NVTA-18	NVTAS 214	20	14	10	922	250	500
					11	980		
20	NVTA-20	NVTAS 216	20	14	11	980	250	500
					12	1038		
22	NVTA-22	NVTAS 218	20	14	12	1038	250	500
					13	1095		
					14	1153		
24	NVTA-24	NVTAS 220	20	14	13	1095	250	500
					14	1153		
					15	1211		
26	NVTA-26	NVTAS 222	20	14	14	1153	250	500
					15	1211		
					16	1269		
28	NVTA-28	NVTAS 224	20	14	15	1211	250	500
					16	1269		
					17	1327		
30	NVTA-30	NVTAS 226	20	14	16	1269	250	500
					17	1327		
					18	1384		
36	NVTA-36	NVTAS 232	20	14	18	1384	250	500
					19	1442		
					20	1500		
48	NVTA-48	NVTAS 244	20	14	24	1615	250	500
					25	1673		
					26	1731		

TABLE 2

Truss Anchors NVTA and Riveted Truss Anchors with Seat NVTAS

H Length (in)	Product Code		Gauge seat	Gauge strap	Fasteners 10d x 1.5"	Maximum Allowable Load (lbs) Uplift	L1	L2
16	NVTA-16	NVTAS 212	20	14	6	648	320	630
					8	864		
					9	972		
					10	1080		
					11	1188		
18	NVTA-18	NVTAS 214	20	14	10	1080	320	630
					11	1188		
20	NVTA-20	NVTAS 216	20	14	11	1188	320	630
					12	1296		
22	NVTA-22	NVTAS 218	20	14	12	1296	320	630
					13	1404		
					14	1512		
24	NVTA-24	NVTAS 220	20	14	13	1404	320	630
					14	1512		
					15	1620		
26	NVTA-26	NVTAS 222	20	14	14	1512	320	630
					15	1620		
					16	1728		
28	NVTA-28	NVTAS 224	20	14	15	1620	320	630
					16	1728		
					17	1836		
30	NVTA-30	NVTAS 226	20	14	16	1728	320	630
					17	1836		
					18	1944		
36	NVTA-36	NVTAS 232	20	14	18	1944	320	630
					19	2052		
					20	2160		
48	NVTA-48	NVTAS 244	20	14	24	2376	320	630
					25	2484		
					26	2592		

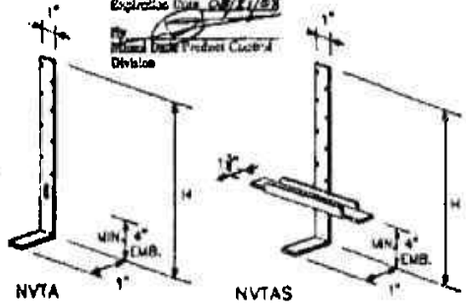
General Notes:

1. Steel shall conform to ASTM A653, structural grade 33 (Min. yield 33 ksi) and a minimum galvanized coating of G 60 per ASTM A525.
2. Allowable loads are based on National Desing specifications (NDS) for wood construction, 1997 Edition.
3. Design loads are for Southern Pine species with a specific gravity of 0.55. Allowable loads for other species shall be adjusted accordingly.
4. Nail values are based on NDS table 12.3F, G=0.55 and have been reduced for Penetration Depth factor Cd.
5. Allowable loads for wind uplift have already been increased by a duration factor of 33% for anchor nails. This increase is not allowed for steel stress if dead load and wind loads are combined.
6. [redacted]
7. Allowable loads for more than one direction for a single connection cannot be added together. A design load which can be divided into components in the directions given must be evaluated as follows:

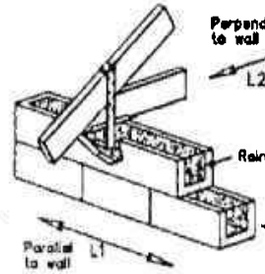
$$\frac{\text{Actual Uplift}}{\text{Allowable Uplift}} + \frac{\text{Actual L1}}{\text{Allowable L1}} + \frac{\text{Actual L2}}{\text{Allowable L2}} <= 1.0$$

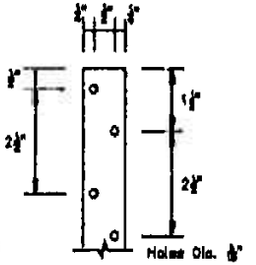
8. Allowable loads are based on 1" thick wood members unless otherwise noted.
9. All tie beams and grouted concrete masonry shall comply with chapter 21 of FBC. Concrete for tie beams and grout and mortar for concrete masonry shall be a min. of 2500 psi. Concrete masonry shall comply with ASTM C90.
10. All tests have been conducted in accordance with ASTM D-1761.

PRODUCT REVISED
to complying with the Florida
Building Code
Acceptance No. 04-1209.06
Expiration Date: 08/31/05
By
Miami Dade Product Control
Division



Approved as complying with the
Florida Building Code
Date 8/21/03
NOA 03-0827.15
Miami Dade Product Control
Division





VIPIN N. TOLAT, PE
(CIVIL)
FL. REG. # 12847

7/21/03

Nu-Vue Industries, Inc.
1053-1069 East 28 Street
Hialeah, Florida 33013
(305) 694-0397
FAX: (305) 694-0298

NVTA AND NVTAS TRUSS ANCHORS

DWG #:	Sheet:	Date:	Revisions: July 7, 2003
NU-2	1 of 3	FEB. 13, 2003	

TABLE 3
NVBH 24 BUTTERFLY HANGER

SIZE	PRODUCT CODE	GAUGE	FASTENER SCHEDULE		ALLOWABLE LOADS (lbs.)	
			HEADER 8d	JOIST 8d	DOWNWARD GRAVITY LOADS 100%	WIND UPLIFT LOAD 133%
2x4	NVBH24	18	12	8	1113	364

Notes:

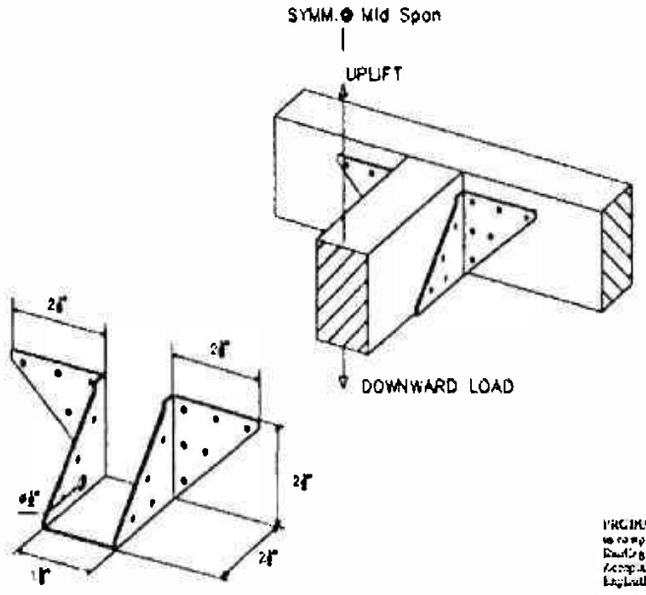
1. Use all specified fasteners in schedule to achieve values indicated.
2. Values are based on 1½" header and joist thickness.
3. See General Notes, Sheet 1.

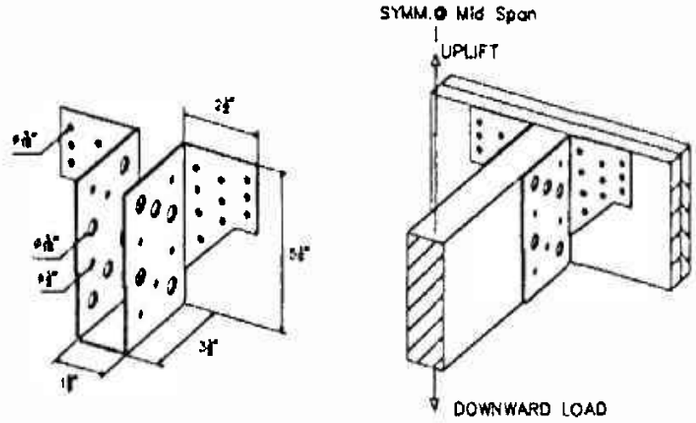
TABLE 4
NVUH 26 JOIST HANGER

SIZE	PRODUCT CODE	GAUGE	FASTENER SCHEDULE		ALLOWABLE LOADS (lbs.)	
			HEADER 16d	JOIST 10d x 1½"	DOWNWARD GRAVITY LOADS 100%	WIND UPLIFT LOAD 133%
2x6	NVUH26	14	20	10	2233	1213

Notes:

1. Use all specified fasteners in schedule to achieve values indicated.
2. Values are based on 3" header thickness and 1½" joist thickness.
3. See General Notes, Sheet 1.





PRODUCT REVISED to comply with the Florida Building Code Acceptance No. 04-1202.01 Expiration Date 04/21/08
By Miami-Dade Product Control Division

Approved as complying with the Florida Building Code Date 4/21/03 NOA# 03-0331.10 Miami-Dade Product Control Division By:

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12867
7/21/03

Nu-Vue Industries, Inc.
1053-1059 East 29 Street
Hialeah, Florida 33013
(305) 694-0897
FAX (305) 694-0898

NVBH 24 AND NVUH 26 HANGERS

DWG #:	Sheet:	Date:	Revisions: July 7, 2003
NU-2	2 of 3	FEB 13, 2003	

TABLE 5

NVRT Flat and Twisted Rafter Ties

Length (in)	Product Code	Gauge	16d Fasteners TOTAL	16d Fasteners In each member*	Maximum Uplift Load (lbs) Flat Ties	Maximum Uplift Load (lbs) Twisted Ties
12	NVRT-12	14	6	3	454	454
			8	4	605	605
18	NVRT-18	14	8	4	605	605
			10	5	756	756
			12	6	907	907
18	NVRT-18	14	10	5	756	756
			12	6	907	907
			14	7	1059	1059
20	NVRT-20	14	12	6	907	907
			14	7	1059	1059
			16	8	1135	1125
22	NVRT-22	14	14	7	1059	1059
			16	8	1135	1125
			18	9	1135	1125
24	NVRT-24	14	14	7	1059	1059
			16	8	1135	1125
			18	9	1135	1125
30	NVRT-30	14	14	7	1059	1059
			16	8	1135	1125
			18	9	1135	1125
36	NVRT-36	14	14	7	1059	1059
			16	8	1135	1125
			18	9	1135	1125
48	NVRT-48	14	14	7	1059	1059
			16	8	1135	1125
			18	9	1135	1125

Notes:

1. Specify "F" for Flat and "T" for Twisted when ordering.
2. Fastener values are based on a minimum 1½" thick wood members.
3. * indicates no. of nails in each connected wood member.
4. See General Notes, sheet 1.

PRODUCT REVISED
In complying with the Florida Building Code
Approval No. 04-1208.01
Expiration Date: 08.21.08
Miami-Dade Product Control Division

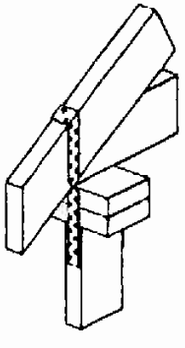
TABLE 6

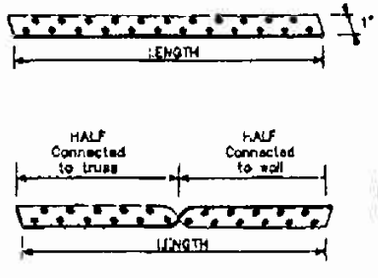
NVRT Twisted Rafter Ties to Concrete Tie Beams or Concrete Filled Masonry

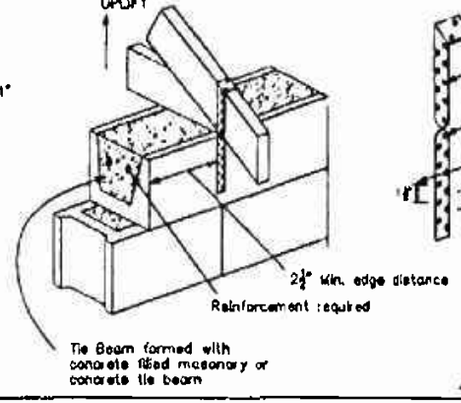
Length (in)	Product Code	Gauge	No. of 16d nails to Wood Framing	No. of ¼" diameter Tapcons to Concrete	Maximum Uplift Load (lbs)
12	NVRT-12	14	3	3	454
			4	3	525
18	NVRT-18	14	4	3	525
			5	4	704
			6	4	704
18	NVRT-18	14	5	4	704
			6	4	704
			7	5	880
20	NVRT-20	14	6	4	704
			7	5	880
			8	5	880
22	NVRT-22	14	7	5	880
			8	5	880
			9	5	880
24	NVRT-24	14	7	5	880
			8	5	880
			9	5	880
30	NVRT-30	14	7	5	880
			8	5	880
			9	5	880
36	NVRT-36	14	7	5	880
			8	5	880
			9	5	880
48	NVRT-48	14	7	5	880
			8	5	880
			9	5	880

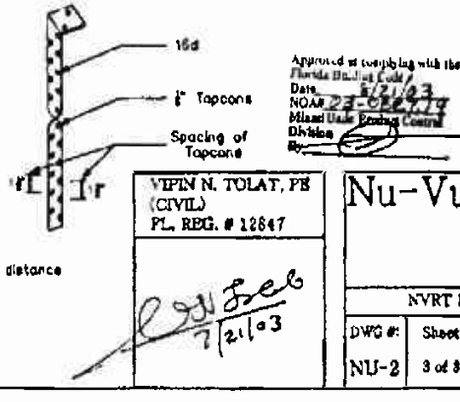
Notes:

1. ITW tapcons shall be embedded a minimum of 1¼" into concrete tiebeam or lifebeam formed with concrete filled masonry. ITW tapcons shall have a min. edge distance of 2½" and minimum spacing of 1½" as shown.
2. See General Notes, sheet 1.

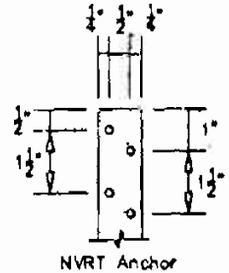








Approved as complying with the Florida Building Code
Date: 5/21/03
NOA# 03-0221.11
Miami-Dade Product Control Division
By:



NVRT Anchor Holes dia. ⅜"

VIPIN N. TOLAT, PE
(CIVIL)
FL. REG. # 12647

5/21/03

Nu-Vue Industries, Inc.
1058-1059 East 29 Street
Hialeah, Florida 33013
(305) 694-0397
FAX (305) 694-0398

NVRT FLAT AND TWISTED RAFTER TIES

DWG #:	Sheet:	Date:	Revisions:
NU-2	3 of 3	Feb. 13, 2003	Apr 7, 2008

MIAMI-DADE

BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

United Steel Products Co.
703 Rogers Drive.
Montgomery, MN 56069

03-0611.05

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BCPRC reserves the right to revoke this acceptance, if it is determined by Miami-Dade county Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the High velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Wood Connectors EHUH & UH Series.

APPROVAL DOCUMENT: Drawing No MD0611A, titled "EHUH SERIES & UH SERIES" sheet 1 & 2, with no revisions, dated 06/09/03, prepared by United Steel Products Company signed and sealed by R. W. Lutz, PE, bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance (NOA) number and approval date by the Miami-Dade County Product Control Division.

MISSILE IMPACT RATING: None

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises NOA #00-0822.01 and consists of this page 1, evidence page & approval document mentioned above.

The submitted documentation was reviewed by Candido E. Font PE.

10/2/3

NOA No: 03-0611.05
Expiration Date: August 21, 2008
Approval Date: October 2, 2003
Page 1

United Steel Products Company.

NOTICE OF ACCEPTANCE: EVIDENCE PAGE

A DRAWINGS

1. Drawings prepared by United Steel Products Company, titled "EHUH SERIES & UH SERIES", Drawing No. MD0603A, sheets No. 1 & 2, dated 06/09/03 with no revisions, signed and sealed by R. W. Lutz, PE.

B TEST

Test reports on wood connectors per ASTM D1761 by Kleinfelder, signed and sealed by C. R. Caudel, PE.

	Report No.	Wood Connector	Direction	Date
1.	PT # 96-0904	UH 26	Down & Up	09/30/96
2	PT # 96-0905	UH 28	Down & Up	09/30/96
3	PT #96-0907	UH 210	Down & Up	10/02/96
2.	PT # 96-0901	ST 201	Down & Up	09/30/96
3.	PT # 96-0902	ST 201	Down & Up	11/05/96
4.	PT # 96-0903	ST2-202	Down & Up	11/06/96
5.	PT # 96-0908A	EHUH 26	Down & Up	11/06/96
5.	PT # 96-1009A	EHUH 28	Down & Up	01/29/97
6	PT # 96-1015	EHUH 210	Down & Up	03/04/97

C CALCULATIONS

Report of Design Capacities prepared for Hughes Manufacturing., Inc.

	Product Model	No. of Pages	Date	Signature
1.	EHUH Series	1 through 24	02/28/96	T. F. Devening, PE
2	UH Series	1 through 27	12/15/96	T. F. Devening, PE.
3	ST Series	1 through 15	12/15/96	T. F. Devening, PE

D STATEMENTS

1. No Change letter issued by United Steel Products Company. on 04/26/00 and signed by R. C. Brunson.
2. No interest letter issued by Thomas F. Devening Consulting Engineer, on 01/28/97, signed and sealed by T. F. Devening, PE.
3. Certificate of Merger between Hughes Manufacturing Inc. and United Steel Products Co. by The Secretary of the State of Minnesota, on 02/14/2000

10/2/3

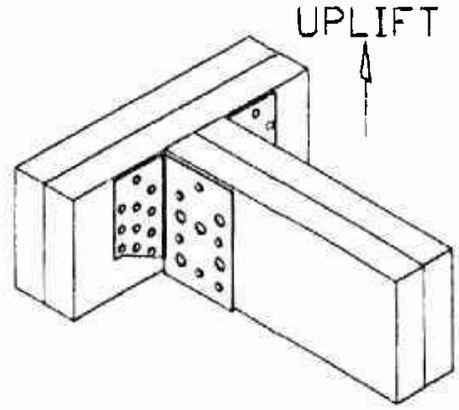
Candido F. Font PE.
Sr. Product Control Examiner
NOA No 03-0611.05
Expiration Date: August 21, 2008
Approval Date: October 2, 2003

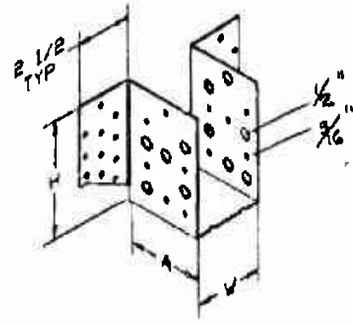
EXTRA HEAVY CONNECTOR 14 GAUGE

PRODUCT CODE	JOIST SIZE	DIMENSIONS			FASTENER		DESIGN LOADS	
		W	H	A	HEADER	JOIST	DOWN	UPLIFT
EHUH26[2]	2X6	1 5/8	5 1/4	3 1/2	20-16d	10-10d X 1 1/2	2385	1200
EHUH26N[2]	2X6	1 5/8	5 1/4	3 1/2	20-HN20A	10-HN20A	3160	1730
EHUH28[2]	2X8	1 5/8	7 1/4	3 1/2	28-16d	14-10d X 1 1/2	3470	1845
EHUH28N[2]	2X8	1 5/8	7 1/4	3 1/2	28-HN20A	14-HN20A	4110	2515
EHUH210[2]	2X10	1 5/8	9 1/4	3 1/2	32-16d	16-10d X 1 1/2	3965	2110
EHUH210N[2]	2X10	1 5/8	9 1/4	3 1/2	32-HN20A	16-HN20A	4700	2875
EHUH26-2	(2) 2X6	3 1/8	5 3/8	3 1/2	22-16d	11-10d X 1 1/2	2875	1690
EHUH26-2N	(2) 2X6	3 1/8	5 3/8	3 1/2	22-HN20A	11-HN20A	3285	2195
EHUH28-2	(2) 2X8	3 1/8	7 3/8	3 1/2	32-16d	14-10d	4185	2155
EHUH28-2N	(2) 2X8	3 1/8	7 3/8	3 1/2	32-HN20A	14-HN20A	4775	2790
EHUH28-3	(2) 2X8	5 1/8	6 13/16	3 1/2	40-16d	16-10d	5190	2645
EHUH28-3N	(2) 2X8	5 1/8	6 13/16	3 1/2	40-HN20A	16-HN20A	5335	2850
EHUH210-2	(2) 2X10	3 1/8	9 3/8	3 1/2	40-16d	16-10d	5190	1645
EHUH210-2N	(2) 2X10	3 1/8	9 3/8	3 1/2	40-HN20A	16-HN20A	5335	2850
EHUH46	4X6	3 9/16	5 1/8	3 1/2	22-16d	11-10d	2875	1690
EHUH46N	4X6	3 9/16	5 1/8	3 1/2	22-HN20A	11-HN20A	3285	2195
EHUH48	4X8	3 9/16	7 1/8	3 1/2	32-16d	14-10d	4185	2155
EHUH48N	4X8	3 9/16	7 1/8	3 1/2	32-HN20A	14-HN20A	4775	2790
EHUH410	4X10	3 9/16	9 1/8	3 1/2	40-16d	16-10d	5190	2715
EHUH410N	4X10	3 9/16	9 1/8	3 1/2	40-HN20A	16-HN20A	5335	2850

NOTE 1.) PENETRATION OF FASTENER IN HEADER IS 2" FOR 16d NAIL & 1 3/4" FOR HN20A

NOTE 2.) PENETRATION OF FASTENER IN JOIST IS 1 1/2"





EHUH26-2 SHOWN
NTS

Approved as complying with the Florida Building Code
Date 10/02/03
NOA# 03-0611.05
Miami Dade Product Control Division
By

GENERAL NOTES

1) STEEL SHALL CONFORM TO ASTM A653 STRUCTURAL GRADE 33; U. O. N.

2) FASTENERS ARE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.

3) ALLOWABLE UPLIFT LOADS HAVE BEEN INCREASED BY A SHORT TERM DURATION FACTOR OF 33% FOR WIND LOAD CONDITIONS. NO FURTHER INCREASE IS ALLOWED.

4) ALLOWABLE DOWN LOADS ARE NOT INCREASED BY SHORT TERM DURATION FACTOR.

Robert W. Lutz
9 JUN 03

UNITED STEEL PRODUCTS COMPANY
703 ROGERS DRIVE, MONTGOMERY, MN. 56069 PHONE (507) 364-7333

NAME: EHUH SERIES

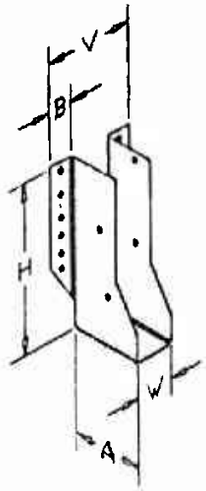
DATE: 6/9/03

ROBERT W. LUTZ
PROFESSIONAL ENGINEER (STRUCTURAL)
FLORIDA REG. NO. 55409

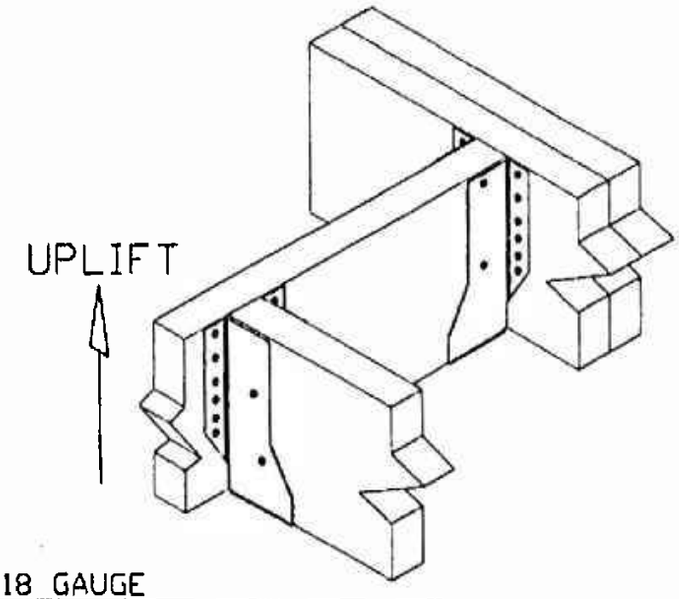
SHEET: 1 OF 2

DRAWING NO. MD0603A

MDADE



UH28 SHOWN



JOIST HANGER U-TYPE 18 GAUGE

PRODUCT CODE	JOIST SIZE	DIMENSIONS					FASTENERS		DESIGN LOAD			
		A	B	H	W	V	HEADER	JOIST	16d 100%	16d UPLIFT	20d 100%	20d UPLIFT
UH210[1]	2X10	3	1	9 1/4	1 5/8	3 3/4	16	5	2320	900	2800	1440
UH24[1]	2X4	3	1	3 1/4	1 5/8	3 3/4	4	2	580	----	700	----
UH26[1]	2X6	3	1	5 1/4	1 5/8	3 3/4	8	3	1160	720	1400	785
UH28[1]	2X8	3	1	7 1/4	1 5/8	3 3/4	12	4	1740	735	2100	1110
UH36	3X6	3	1	4 3/4	2 5/8	4 3/4	8	3	1160	----	1400	700
UH46	4X6	3	1	5 1/4	3 5/8	5 3/4	10	3	1450	----	1750	700

NOTES: 1. NAILS ON JOIST SHALL BE LONG ENOUGH TO BE DRIVEN THROUGH BOTH PLATES & CLINCHED.

2. PENETRATION OF FASTENERS IN HEADER & JOIST SHALL BE 2" FOR 16d NAILS & 2 3/8" FOR 20d NAILS.

Approved as complying with the Florida Building Code
Date 10/02/03
NOA# 03-0611.05
Miami Dade Product Control Division
By:

GENERAL NOTES

1) STEEL SHALL CONFORM TO ASTM A653 STRUCTURAL GRADE 33, AND A MINIMUM GALVANIZED COATING OF G60.
2) FASTENERS ARE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
3) ALLOWABLE LOADS ARE BASED ON THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997 EDITION FOR SOUTHERN YELLOW PINE (G= 0.55 OR BETTER AND MOISTURE CONTENT OF 19% OR LESS) ALL TESTS PERFORMED IN ACCORDANCE WITH ASTM D1761.
4) ALLOWABLE UPLIFT LOADS HAVE BEEN INCREASED BY A DURATION FACTOR OF 33% FOR WINDLOAD CONDITION. NO FURTHER INCREASE IS ALLOWED.

Robert W. Lutz
9 Jun 03

UNITED STEEL PRODUCTS COMPANY
703 ROGERS DRIVE, MONTGOMERY, MN. 56069 PHONE (507) 364-7333

NAME: UH SERIES

DATE: 6/9/03

ROBERT W. LUTZ
PROFESSIONAL ENGINEER (STRUCTURAL)
FLORIDA REG. NO. 55409

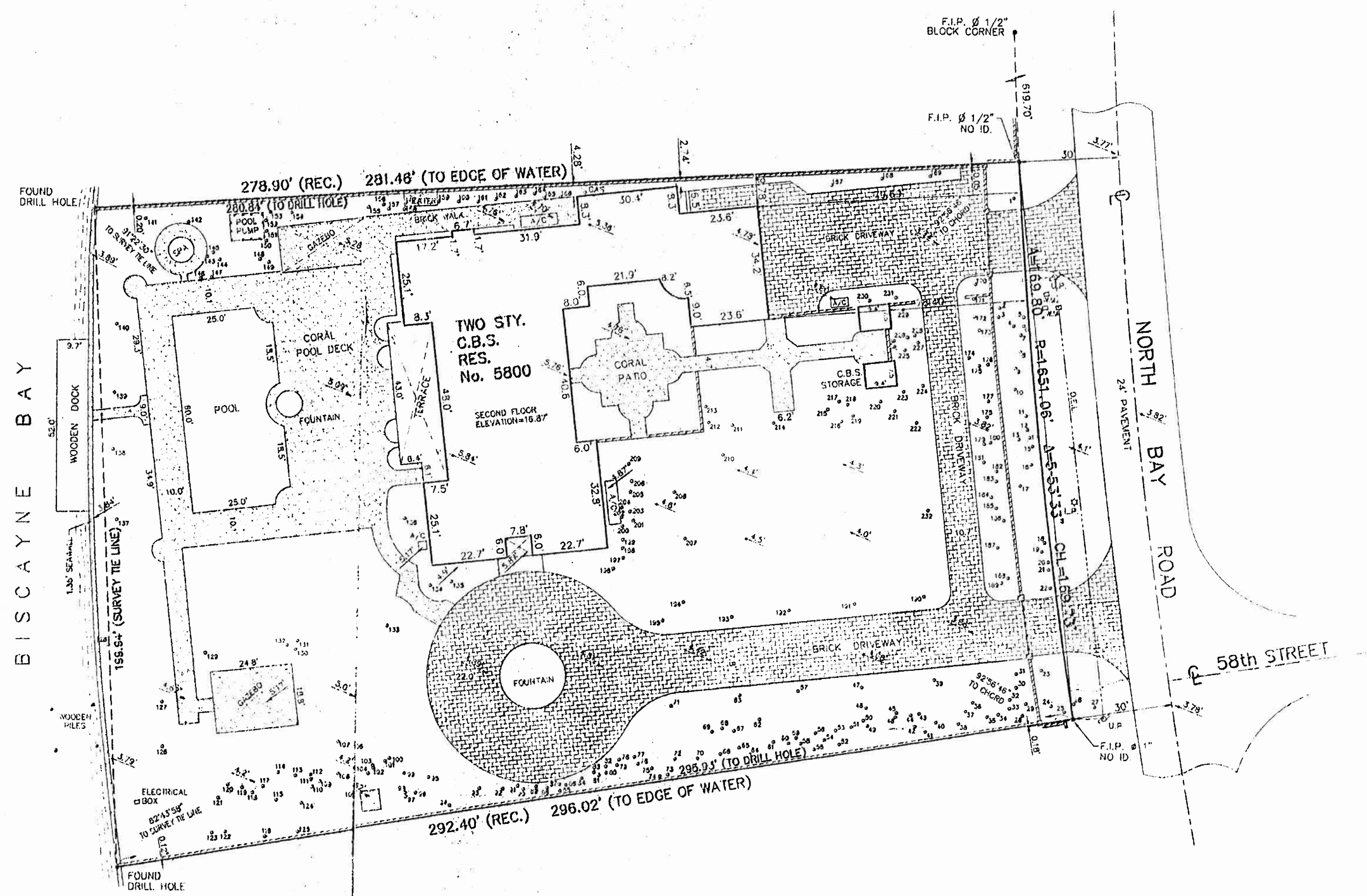
SHEET: 2 OF 2

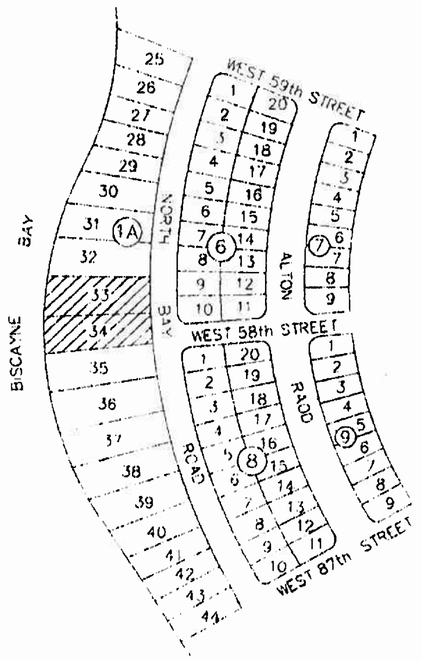
DRAWING NO.: MD0603A

MDADE

B0600445

BOUNDARY SURVEY





LOCATION SKETCH
N.T.S.

LEGAL DESCRIPTION

LOTS 33 AND 34, BLOCK 1A OF "LAGORCE GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TREE TABLE

No.	#	HEIGHT	CANOPY	DESCRIPTION
1	3.3'	20'	20'	ROYAL PALM
2	2.0'	20'	5'	PALM
3	2.0'	15'	20'	PALM
4	3.0'	20'	5'	ROYAL PALM
5	3.0'	15'	5'	(3) PALMS
6	3.0'	15'	5'	(4) PALMS
7	3.0'	15'	5'	PALM
8	3.0'	15'	5'	(3) PALMS
9	3.0'	20'	5'	COCONUT
10	3.0'	20'	5'	COCONUT
11	3.0'	20'	5'	ROYAL PALM
12	3.0'	20'	5'	ROYAL PALM
13	3.0'	20'	5'	ROYAL PALM
14	3.0'	20'	5'	ROYAL PALM
15	3.0'	20'	5'	(3) PALMS
16	3.0'	20'	5'	ROYAL PALM
17	3.0'	20'	5'	(3) PALMS
18	3.0'	20'	5'	ROYAL PALM
19	3.0'	20'	5'	(3) PALMS
20	3.0'	20'	5'	(3) PALMS
21	3.0'	20'	5'	(3) PALMS
22	3.0'	20'	5'	ROYAL PALM
23	3.0'	15'	5'	(3) PALMS
24	3.0'	15'	5'	(3) PALMS
25	3.0'	20'	5'	ROYAL PALM
26	3.0'	20'	5'	ROYAL PALM
27	3.0'	15'	5'	(3) PALMS
28	3.0'	15'	5'	(3) PALMS
29	3.0'	20'	5'	ROYAL PALM
30	3.0'	20'	5'	ROYAL PALM
31	3.0'	15'	5'	(3) PALMS
32	3.0'	20'	5'	ROYAL PALM
33	3.0'	15'	5'	(3) PALMS
34	3.0'	20'	5'	ROYAL PALM
35	3.0'	20'	5'	ROYAL PALM
36	3.0'	15'	5'	(3) PALMS
37	3.0'	20'	5'	ROYAL PALM
38	3.0'	20'	5'	ROYAL PALM
39	3.0'	20'	5'	ROYAL PALM

THE GAINOR RESIDENCE

MIAMI BEACH . FLORIDA

PROJECT DESIGNER

LORRAINE LETENDRE ASSOCIATES
PROJECT DESIGNER
4020 FISHER ISLAND DRIVE
MIAMI BEACH, FLORIDA 33109-0972
305.534.1384.c

HANDCRAFT DESIGN, INC.
7810 NW 6th AVENUE
BOCA RATON, FLORIDA 33487
561.241.9931.o
561.241.7020.f

WEBER STUDIO, LLC.
KEY EXECUTIVE BUILDING
104 CRANDON BLVD., SUITE 422
KEY BISCAYNE, FL 33149
305-361-9935 v
305-361-9986 f

ARCHITECT

3D DESIGN INC
ANTHONY LEON
ARCHITECTURE
1254 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FLORIDA 33139 T.305.531.5208 F.305.531.4515

CONTRACTOR

FRAME PRO CONSTRUCTION
17031 SW 150TH CT.
MIAMI, FLORIDA 33187
786.348.0932.o

ENGINEERING CONSULTANTS

Siddiq Khan & Associates, Inc.
Consulting Engineers And Planners
7600 S.W. 57 Street, Suite 108
Miami, Florida 33155
Tel: (305) - 668 - 8301 Comm. No. 05 - 818.00
Fax: (305) - 661 - 2968 CA# EB0000879

ESI
ENERGY SCIENCES INC
CONSULTING ENGINEERS
ESSER AMOROSO, P.E.
MECH./ELEC. - #44454
6801 DOUGLAS ROAD
MIAMI, FL 33155
TEL. 305-448-5868
FAX. 305-448-7378
e-mail esi@satva.net

LIGHTING / AUDIO / VIDEO CONSULTANTS

Radiance LIGHTING
740 HIGHLAND ST. MIAMI BEACH, FL 33139
ph 305-939-8788 fax 305-939-8789

ADVANCED HOME THEATER, INC.
8312 NW 30TH TERRACE
MIAMI, FLORIDA 33122
305.593.1965.o
305.593.0499.f

INDEX OF DRAWINGS

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All construction and or use of equipment in the right-of-way and or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk swale area condition (pictures) and or posting of sidewalk roadway bonds
(Public Works Inspection of the right-of-way will be required prior to final sign off on the C.C. C.O., or the release of bonds.)

Approved By B Durrell Date 1/9/06

SCOPE OF WORK:

This project consists of a Level 2 Renovation of an existing two story, single family residence. Also included is minor site modifications. The work is reflected within these documents.

SITE AND BUILDING DATA CALCULATIONS

LOT AREA:

TOTAL: 53,473 SF

BUILDING AREAS:

MAIN RESIDENCE (AIR-CONDITIONED):

EXISTING:

FIRST FLOOR PLAN:	5,535 SF
SECOND FLOOR PLAN:	4,971 SF
TOTAL:	10,506 SF

CONVERTED EXTERIOR TO INTERIOR:

FIRST FLOOR PLAN:	57 SF
SECOND FLOOR PLAN:	259 SF
TOTAL:	316 SF

TOTAL MAIN CONDITIONED AREA (NO ADDITIONS): 10,822 SF

MAIN RESIDENCE (NON-CONDITIONED):

EXISTING:

FIRST FLOOR:	577 SF
SECOND FLOOR:	570 SF
GARAGE:	796 SF
TOTAL:	1,943 SF

ADDITION:

SECOND FLOOR/ EXTERIOR COVERED BALCONY: 35 SF

TOTAL MAIN RESIDENCE (NON-CONDITIONED): 1,978 SF

BUILDING FOOTPRINT:

MAXIMUM LOT COVERAGE	(35%) 53,473 SF = 18,716 SF
EXISTING FOOTPRINT	(13.0%) 53,473 SF = 6,965 SF

ZONING CLASSIFICATION: R3

FLOOD ZONE:

BASE FLOOD ELEVATIONS: 8.00 "AE" NGVD 29

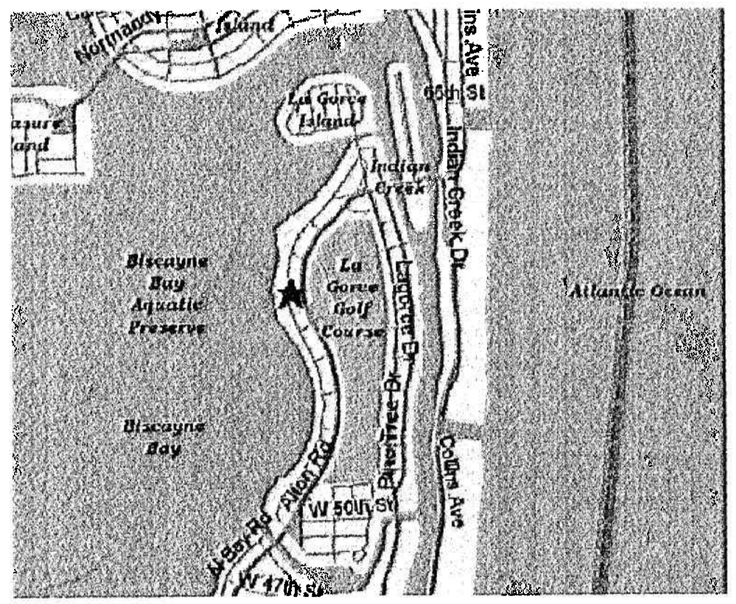
EXISTING FIRST FLOOR:	5.83 T.O.S.
EXISTING SERVICE FLOOR:	5.40 T.O.S.
EXISTING GARAGE:	4.80 T.O.S.
EXISTING SECOND FLOOR:	16.90 T.O.JOISTS

UTILITIES:

Bury all utility lines, (Phone, Water, Electric, Etc.) a minumum of 18" below grade. Seal all joints and connections with N.O.A. approved cementious agents. Back fill with a 12" minumum radius sand fill.

LEGAL DESCRIPTION

LOTS 33 & 34, BLOCK 1A OF LAGORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



LOCATION SKETCH
(N.T.S.)

GENERAL NOTES:

1. These documents, as instruments of service, are the property of Architect and may not be used or reproduced in any manner without expressed written consent.

2. No deviations from these plans are to be made, in any way, without yhe expressed WRITTEN permission of the Architect. Alternate equiptment may only be substituted with written approval of the Architect.

3. The General Contractor (G.C.) is to provide, locate and build into the work all supplementary materials (inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, pitches, etc.) as required to properly install, support, brace, and shore all building components within the scope of the project.

4. It is not the intent of these documents to show every minor construction detail. The G.C. is expected to furnish and install all items required to complete all building systems and provide all necessary appurtenances for equipment to be placed in proper working order with quality craftsmanship without increasing the contract sum or contract completion date.

5. The G.C. is to obtain all required permits for the construction, finishing and occupancy of the project.

6. All work shall be performed in accordance with the latest edition of the Florida Building Code, City Ordinances, and County amendments (F.B.C.), latest edition.

7. All work described in these documents must be performed by construction professionals licensed & insured in the state of Florida (F.B.C. required). All work shall be performed in accordance with the National Electric Code and F.B.C., latest edition.

8. It is the intent of the Architect that this work conform with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. The G.C. shall notify the Architect, Engineers of Record immediately if any discrepancies are encountered between the drawings and these requirements. Any discrepancies shall be resolved by the Architect, Inc./Engineer of Record prior to proceeding with the work.

9. Structural Drawings shall be worked together with Architectural, Plumbing, Mechanical, and Electrical drawings to locate depressed slabs, slopes, drains, outlets, recesses, openings, regleta, bollaettings, sleeves, dimensions, etc.. Discrepancies shall be brought tot the attention of the architect before proceeding with any and all work.

10. Do not read the drawings in scale. Refer to quoted dimensions only.

11. The G.C. shall verify all dimensions and conditions at the job site before starting any work. Bring all descrepencies to the attention of the architect before beginning any work.

12. The G.C. shall promptly notify the Architect in writing of the existance of any observed variations between the contract documents and the applicable codes or ordinances.

13. All work done under the supervision of the G.C. shall be in a neat and workman-like manner in accordance with federal, state and local governing agencies having jurisdiction.

14. The G.C. shall repair all damage to the existing building during consruction resulting from lack of care and due diligence and may not claim monetary damages or time delays against the contract sum or contract completion date for that work.

15. The G.C. shall coordinate and schedule the work of all trades to insure that the project is completed by the contract completion date.

16. Prior to commencing work, the G.C. shall verify the location of all equipment to be removed/relocated. Removals shall be coordinated with the owner. If so directed, the G.C. may include any additional costs in the bid.

17. The G.C. shall provide an on-site dumpster in a location coordinated with the owner for the disposal of removed material/construction debris. The dumpster shall be emptied periodically to prevent overflow and unsightly conditions.

18. The G.C. shall provide the Architect with red-line as-built drawings for all field changes/additions to the work included in the drawings.

19. The G.C. shall provide an itemized cost breakdown of all items and phases of construction at the time of bidding.

20. The Architect is not responsible for construction means, methods, sequences, procedures, precautions or programs related to this project's construction.

21. All work is to be plumb, aligned, square, and adequately supported. Fill all voids between components. All items that do not meet the Architect's satisfaction as to good trade practices and quality craftsmanship shall be removed and redone at the G.C.'s expense.

22. The G.C. is to maintain a safe site, clear of debris at all times.

23. The G.C. and all subcontractors are to guarantee the quality of their work for a minimum period of one year in writing, to be submitted with the bid.

24. All details and sections shown on these drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown. It is the G.C.'s responsibility to foresee additional conditions prior to commencing the work and notify the Architect immediately for instruction.

25. All assemblies referred to as fire-rated shall be a minimum of one hour unless otherwise indicated. All penetrations through any rated assembly shall be provided w/ approved penetration rated devices.

26. The G.C. shall provide custom and multi-color paint selections for the owner's approval for all interior and exterior finishes.

27. All hardware, lighting & bathroom fixtures and miscellaneous items not specifically called out on the drawings shall be provided by the owner.

28. Attention is directed to provisions in AIA Document A201 "General Conditions", Article 4, regarding Contractor's responsibility in regards to shop drawings.

29. The General Contractor shall review and approve the submitted shop drawing with the Contract Documents prior to submission to the Architect. Rejected shop drawing will be returned to the subcontractor for revision and re-submission. The Architect shall then review and approve the submitted shop drawing for design intent only. Rejected shop drawings will be returned to the subcontractor for revision and re-submission. Once approved by the Architect and contractor, the subcontractor shall submit the shop drawings to the City of Miami Beach Building Department for review and approval prior to any fabrication and installation.

30. All shop drawings shall be submitted on 24" x 36" PAPER ONLY. Submit 4 (four) copies for approval. Truss drawings shall be at the same scale as that of the floor plan, and all shop drawings shall be sealed and signed by a registered Engineer, in order to be approved.

31. The G.C. shall provide a telephone and telephone line at the job site. Cell phones are acceptable. The G.C. is responsible for its use.

32. Contractor shall verify the location of any and all underground and overhead utility lines in the area of proposed work.

33. Bury all utility lines (phone, water, electric, etc.) a minimum of 18" below grade. Seal

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. The City of Miami Beach assumes no responsibility for consequences resulting from issuance or failure to issue this permit, or from the construction or operation authorized. The City of Miami Beach assumes no responsibility for compliance with Federal, State and Local Laws, Rules and Regulations.

MIAMI-DADE FIRE/RESCUE
IMPACT FEE NOT REQUIRED
Existing over 3000 SF
JAN 04 2005
MIAMI-DADE COUNTY
APPROVED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING JAN 09 2006

BUILDING:	
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	01/09/06
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
LEVATOR:	

As per Florida Building Code Section 104.5
REVIEWED FOR CODE COMPLIANCE

SHEET TITLE:	TITLE SHEET/ PROJECT DATA
DRAWN:	BJF
DATE:	10.19.05
REVISIONS:	DATE

10.19.05

3D DESIGN INC
ANTHONY LEON
AA0003575
ARCHITECTURE
1254 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

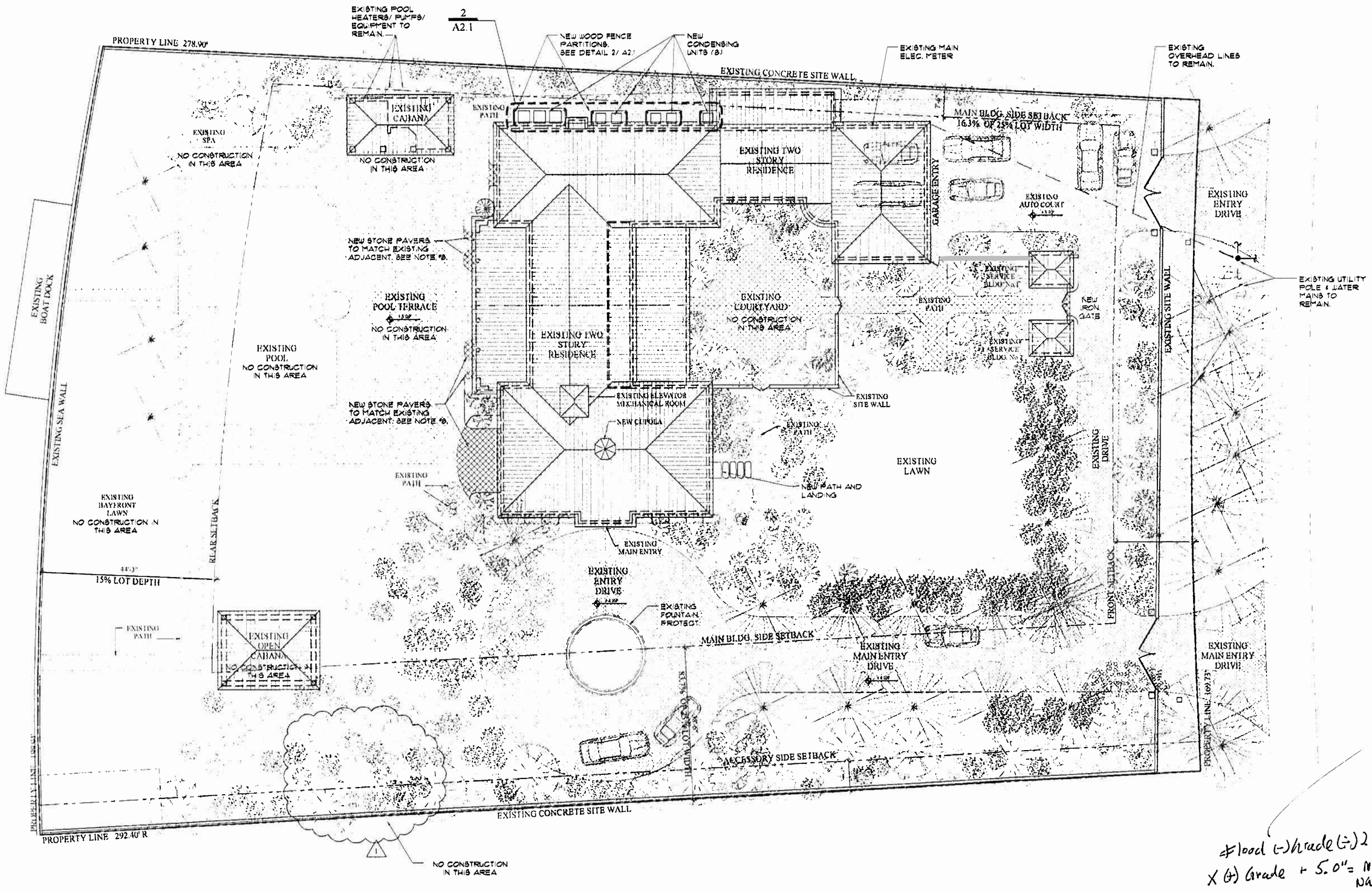
BID SET

THE GAINOR RESIDENCE
5900 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

ANTHONY LEON, ARCHITECT
AA0003569
AR0016752
SEAL

A1.1

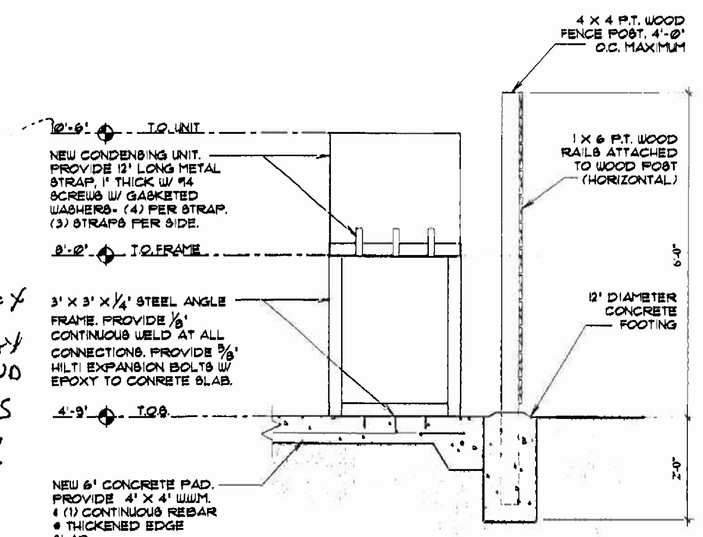
A8.2



1 SITE PLAN
A2.1 1/16" = 1'

SITE NOTES

1. Fill and backfill to be compacted to a minimum of 95 % of the maximum density at optimum moisture as determined by the standard proctor test.
2. Fill material to be clean course sand and crushed limerick free of organic or deleterious material, of a minimum dry density of 110 pounds per cubic ft.
3. Material excavated from the site may be reused for fill provided it is free from blacktop, organic, or deleterious material and is combined with lime rock fill to give a suitable fill material of minimum dry density of 110 pound per cubic foot and will compact to 95
4. After removal of any topsoil, debris, and organic or deleterious material, compact existing material with a heavy self – propelled vibratory roller (min. static weight of 10 tons) with a minimum of 1 pass overlapping 6".
5. All soil and fill under floors and/or within or under buildings shall have pre-construction soil treatment for protection against termites in accordance w/ FBC 18161.2326.5. Certificate of compliance shall be issued to the building department by a licensed pest control company and posted in accordance w/ FBC104.2.6.
6. Gate motors: Provide 6" concrete pad set on compacted earth & sand bed. Provide 4"x4" w.w.m. & 1 (one) continuous rebar @ t.c. slab
7. All Mechanical Equipment (Condensing units, Generator) to receive concrete and masonry structure. see structural sheets for specifications/ details
8. New stone pavers to match existing adjacent. Dry lay on 4" minimum compacted sand bed, 4" minimum crushed rock bed, and compacted soil. provide concealed concrete border cap as required w/ (1) continuous #5 rebar at the midpoint of all edges. Typical



Flood (-) Grade (-) 2 = X
X (+) Grade + 5.0" = NAVD
8.0 (-) 4.1 = 3.9 / 2 = 1.95
1.95 (+) 4.1 (+) 5 = 11.05'

2 TYPICAL CONDENSING UNIT/FENCE DETAIL
A2.1 1/2" = 1'-0"

SHEET TITLE: SITE PLAN
DRAWN: BJF
DATE: 10.19.05
REVISIONS: DATE:
1 MISC COMMENT REVISIONS 1.9.06

10.19.05

3D DESIGN INC
ANTHONY LEON ARCHITECTURE
AR0006752
1234 WASHINGTON AVE. SUITE 207 MIAMI BEACH, FL 33139 T.305 531.5208 F.305 531.4515

ANTHONY LEON, ARCHITECT
AA0003569
AR0016752
SEAL

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

NORTH BAY ROAD

BISCAYNE BAY

PERMIT SET / BID SET

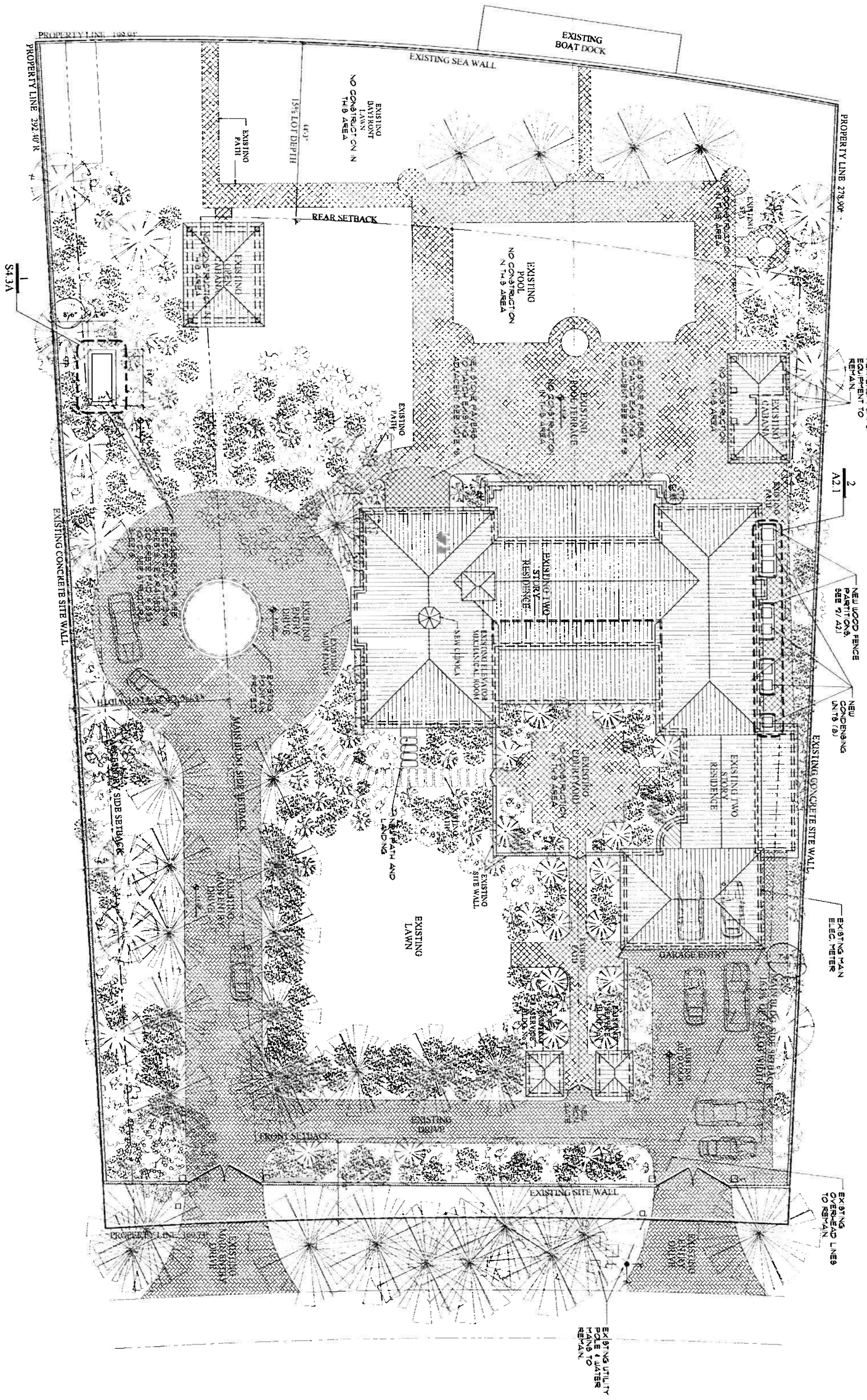
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	JAN 09 2006
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ENERGY:	
LEVEL:	As per Floor
REVIEWED BY:	

A2.1

A8.2

BISCAYNE BAY



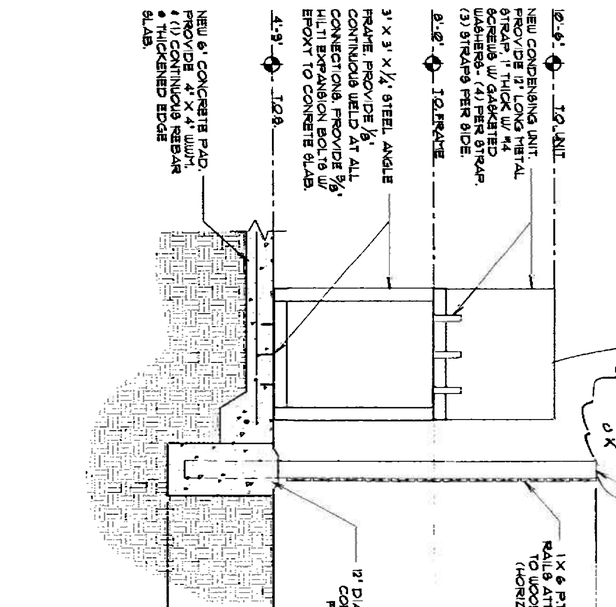
NORTH BAY ROAD

1 SITE PLAN
A2.1 1/16" = 1'

2 A2.1

SITE NOTES

1. Fill and backfill to be compacted to a minimum of 95% of the maximum density at optimum moisture as determined by the standard proctor test.
2. Fill material to be clean course sand and crushed limerock free of organic or deleterious material, of a minimum dry density of 110 pounds per cubic ft.
3. Material excavated from the site may be reused for fill provided it is free from blacktop, organic, or deleterious material and is combined with lime rock fill to give a suitable fill material of minimum dry density of 110 pound per cubic foot and will compact to 95
4. After removal of any topsoil, debris, and organic or deleterious material, compact existing material with a heavy self – propelled vibratory roller (min. static weight of 10 tons) with a minimum of 1 pass overlapping 6".
5. All soil and fill under floors and/or within or under buildings shall have pre-construction soil treatment for protection against termites in accordance w/FBC 1816.1.2326.5. Certificate of compliance shall be issued to the building department by a licensed pest control company and posted in accordance w/ FBC 104.2.6.
6. Gate motors. Provide 6" concrete pad set on compacted earth & sand bed. Provide 4"x4" w.w.m. & 1 (one) continuous rebar @ t.o. slab
7. All Mechanical Equipment (Condensing units, Generator) to receive concrete and masonry structure see structural sheets for specifications/ details.
8. New stone pavers to match existing adjacent. Dry lay on 4" minimum compacted sand bed, 4" minimum crushed rock bed, and compacted soil. provide concealed concrete border cap as required w/ (1) continuous #5 rebar at the midpoint of all edges. Typical.



2 TYPICAL CONDENSING UNIT/ FENCE SECTION
A2.1 1/2" = 1'-0"

Flood (-) Grade (÷) 2 = X
X (ft) Grade + 5.0' = MAX NGVD
MAX NGVD (-) Flood = MAX UNIT SIZE
8 (-) 4.1 (÷) 2 = 1.95
1.95 (-) 4.1 = 6.05 (+) 5.0' = 11.05
11.05 (-) 8 = 3" (3.05')
30" UNIT OK

PERMIT / BID SET 10.19.05

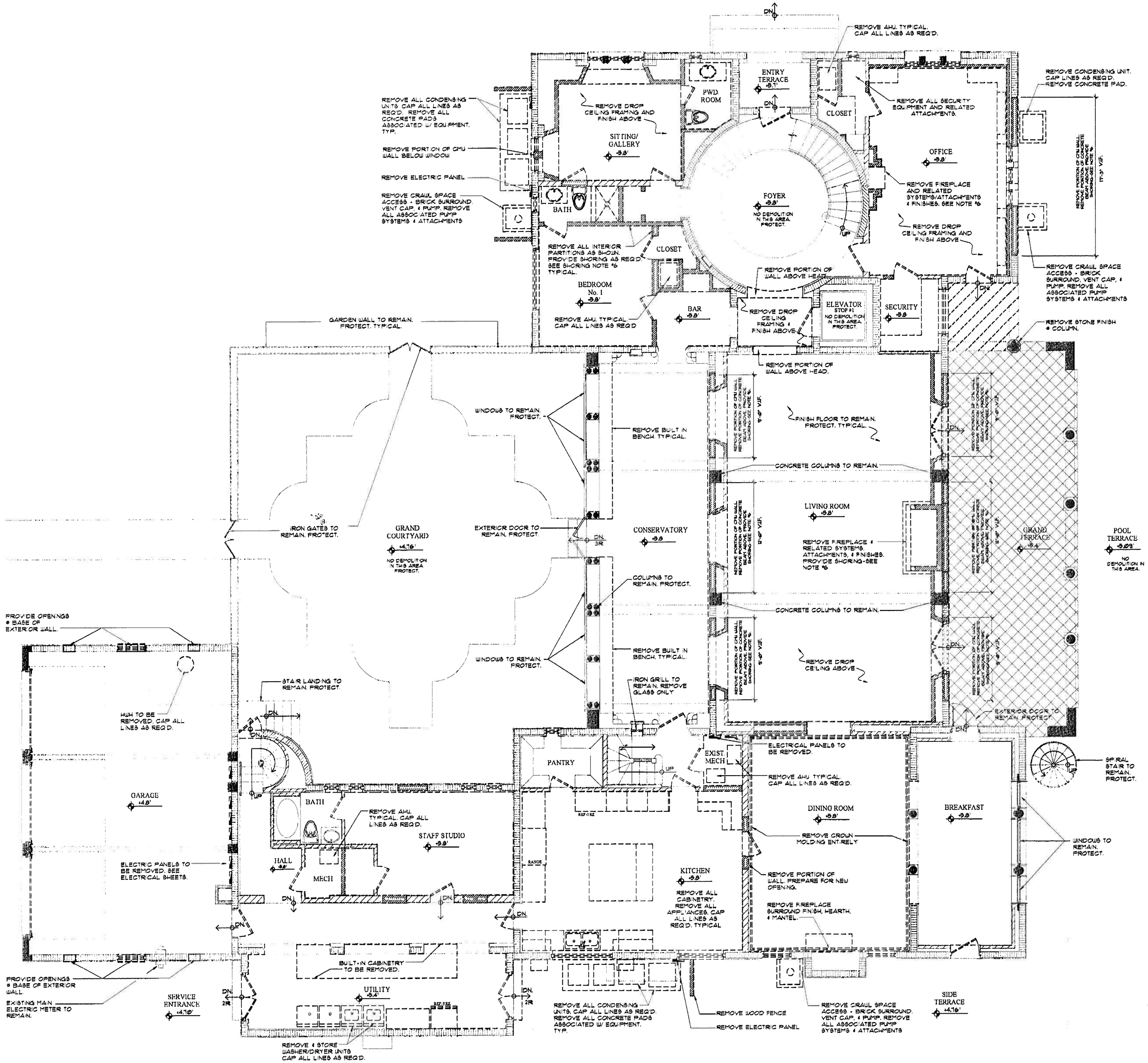
THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

ANTHONY LEON, ARCHITECT AR0016752 SEAL
10/25

3DESIGN, INC.
ANTHONY LEON
AR0016752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

SHEET TITLE:	SITE PLAN
DRAWN:	BJF
DATE:	10.19.05
REVISIONS:	DATE:

A2.1
A8.2



GENERAL DEMOLITION NOTES

1. REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACHIEVE DESIRED RESULTS. TAKE CARE IN REMOVING ANY EXISTING STRUCTURAL AND/OR UTILITARIAN CONCEALED CONSTRUCTION. REPAIR OF DAMAGES TO THE EXISTING BUILDING DURING DEMOLITION RESULTING FROM LACK OF CARE AND DUE DILIGENCE IS THE COMPLETE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MAY NOT BE CLAIMED AS MONETARY DAMAGES NOR AS TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT TIME TO PERFORM THE WORK.

2. ALL SALVAGEABLE MATERIAL & EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER. THE OWNER WILL PROVIDE A LOCATION FOR STORAGE OF SALVAGED ITEMS. OWNER TO PROVIDE A CONTAINER TO STORE AND ORGANIZE ALL EXISTING EQUIPMENT AND FIXTURES FOR REUSE. NON-SALVAGEABLE MATERIAL AND EQUIPMENT, I.E. CONSTRUCTION DEBRIS, SHALL BE DISPOSED OF OFF SITE IN A LEGAL AND SAFE MANNER, BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

3. PROTECT EXISTING ADJACENT FINISH MATERIALS, CONSTRUCTION, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE DURING DEMOLITION WORK.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING IN ORDER TO ACCESS EXISTING PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL CONDITIONS WITHIN CONCEALED SPACES. REPAIR ALL WORK THAT IS VISIBLE IN SUCH A MANNER SO AS TO LEAVE IT IN THE SAME OR BETTER CONDITION THAN BEFORE WORK COMMENCED.

5. THE GENERAL CONTRACTOR SHALL SHUT DOWN ALL SERVICES SUCH AS ELECTRICAL, MECHANICAL AND PLUMBING PRIOR TO THE COMMENCEMENT OF WORK AS MAY BE REQUIRED THROUGHOUT DEMOLITION/CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED BY A FLORIDA LICENSED ENGINEER PRIOR TO THE REMOVAL OF ANY STRUCTURAL SYSTEMS/ELEMENTS.

7. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING ROOF BEARING PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

8. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONCRETE BEAM & COLUMNS BEARING CONDITIONS PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

9. THE GENERAL CONTRACTOR SHALL REMOVE ALL PLUMBING, ELECTRICAL, MECHANICAL AND RELATED EQUIPMENT/SYSTEMS NOT REQUIRED FOR RE-USE/RE-INSALLATION. ANY EXISTING SYSTEMS WHICH MAY BE ABANDONED DURING THE COURSE OF THIS WORK SHALL BE PROPERLY TERMINATED AS PER FLORIDA BUILDING CODE.

10. ELECTRICAL: REMOVE ALL ELECTRICAL FIXTURES, SWITCHES, & OUTLETS UNLESS OTHERWISE NOTED. REMOVE ALL CONDUIT AND ASSOCIATED SYSTEMS & ATTACHMENTS UNLESS OTHERWISE NOTED.

11. MECHANICAL: REMOVE ALL CONDENSING & AIR HANDLING UNITS. REMOVE ALL DUCTWORK SYSTEMS & ATTACHMENTS UNLESS OTHERWISE NOTED.

12. PLUMBING: REMOVE ALL PLUMBING FIXTURES & ASSOCIATED PIPING UNLESS OTHERWISE NOTED. REMOVE ALL ASSOCIATED SYSTEM ATTACHMENTS UNLESS OTHERWISE NOTED.

13. REMOVE, STORE & PROTECT ALL APPLIANCES.

14. THE GENERL CONTRACTOR SHALL CONTROL THE AMOUNT OF DUST RESULTING FROM DEMOLITION BY ERECTING AND MAINTAINING 'VISQUEEN' PARTITIONS ISOLATING THE AFFECTED AREAS.

15. THE GENERL CONTRACTOR SHALL REMOVE/RELOCATE ANY EXISTING LANDSCAPING IN THE PATH OF NEW CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

16. ALL EXTERIOR WINDOWS, DOORS, & STORM SHUTTERS ARE TO BE REMOVED UNLESS OTHERWISE NOTED. REMOVE ALL RELATED BLOCKING & SHIM WORK.

17. REMOVE, STORE, AND PROTECT ALL INTERIOR DOORS UNLESS OTHERWISE NOTED.

18. REMOVE ALL WALL FINISHES.

19. ALL BUILT-IN CABINETRY IS TO BE REMOVED.

20. PROTECT ALL FINISH FLOORS UNLESS OTHERWISE NOTED.

21. REMOVE SHTTERS.

LEGEND

- CONCRETE COLUMN TO REMAIN
- INTERIOR PARTION TO REMAIN
- CMU WALL TO EMAIN
- INTERIOR PARTION TO BE REMOVED
- CMU WALL TO BE REMOVED SEE NOTE #5
- PLUMBING FIXTURES TO BE REMOVED
- FINISH FLOOR TO BE REMOVED
- WINDOWS TO BE REMOVED
- DOORS TO BE REMOVED

1 FIRST FLOOR DEMOLITION PLAN
A3.1 3/16" = 1'-0"

SHEET TITLE: 1ST FL. DEMO PLAN
DRAWN: BJF
DATE: 10.19.05
REVISIONS: DATE:

10.19.05

3D DESIGN INC.
ANTHONY LEON
ARCHITECTURE
AR0009252
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

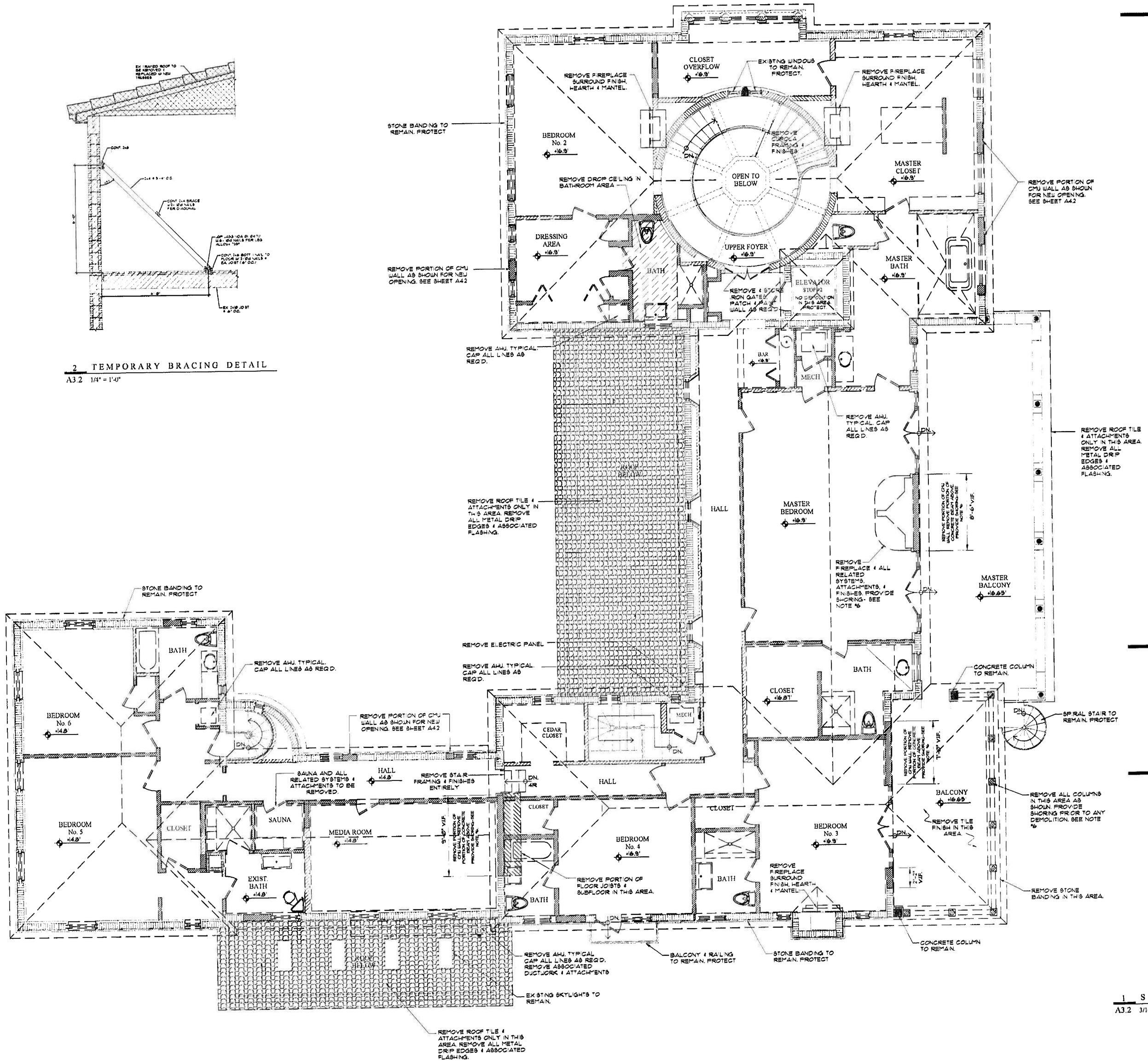
11.3.5
ANTHONY LEON, ARCHITECT
AA0009569
AR0015152
SEAL

JAN 09 2006

PERMIT / BID SET

A3.1
A8.2

2 TEMPORARY BRACING DETAIL
A3.2 1/4" = 1'-0"



1 SECOND FLOOR DEMOLITION PLAN
A3.2 3/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACHIEVE DESIRED RESULTS. TAKE CARE IN REMOVING ANY EXISTING STRUCTURAL AND/OR UTILITARIAN CONCEALED CONSTRUCTION. REPAIR OF DAMAGES TO THE EXISTING BUILDING DURING DEMOLITION RESULTING FROM LACK OF CARE AND DUE DILIGENCE IS THE COMPLETE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MAY NOT BE CLAIMED AS MONETARY DAMAGES NOR AS TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT TIME TO PERFORM THE WORK.

2. ALL SALVAGEABLE MATERIAL & EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER. THE OWNER WILL PROVIDE A LOCATION FOR STORAGE OF SALVAGED ITEMS. OWNER TO PROVIDE A CONTAINER TO STORE AND ORGANIZE ALL EXISTING EQUIPMENT AND FIXTURES FOR REUSE. NON-SALVAGEABLE MATERIAL AND EQUIPMENT, I.E. CONSTRUCTION DEBRIS, SHALL BE DISPOSED OF OFF SITE IN A LEGAL AND SAFE MANNER, BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

3. PROTECT EXISTING ADJACENT FINISH MATERIALS, CONSTRUCTION, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE DURING DEMOLITION WORK.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING IN ORDER TO ACCESS EXISTING PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL CONDITIONS WITHIN CONCEALED SPACES. REPAIR ALL WORK THAT IS VISIBLE IN SUCH A MANNER SO AS TO LEAVE IT IN THE SAME OR BETTER CONDITION THAN BEFORE WORK COMMENCED.

5. THE GENERAL CONTRACTOR SHALL SHUT DOWN ALL SERVICES SUCH AS ELECTRICAL, MECHANICAL AND PLUMBING PRIOR TO THE COMMENCEMENT OF WORK AS MAY BE REQUIRED THROUGHOUT DEMOLITION/CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED BY A FLORIDA LICENSED ENGINEER PRIOR TO THE REMOVAL OF ANY STRUCTURAL SYSTEMS/ELEMENTS.

7. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING ROOF BEARING PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

8. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONCRETE BEAM & COLUMNS BEARING CONDITIONS PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

9. THE GENERAL CONTRACTOR SHALL REMOVE ALL PLUMBING, ELECTRICAL, MECHANICAL AND RELATED EQUIPMENT/SYSTEMS NOT REQUIRED FOR RE-USE/RE-INSTALLATION. ANY EXISTING SYSTEMS WHICH MAY BE ABANDONED DURING THE COURSE OF THIS WORK SHALL BE PROPERLY TERMINATED AS PER FLORIDA BUILDING CODE.

10. ELECTRICAL: REMOVE ALL ELECTRICAL FIXTURES, SWITCHES, & OUTLETS UNLESS OTHERWISE NOTED. REMOVE ALL CONDUIT AND ASSOCIATED SYSTEMS & ATTACHMENTS UNLESS OTHERWISE NOTED.

11. MECHANICAL: REMOVE ALL CONDENSING & AIR HANDLING UNITS. REMOVE ALL DUCTWORK SYSTEMS & ATTACHMENTS UNLESS OTHERWISE NOTED.

12. PLUMBING: REMOVE ALL PLUMBING FIXTURES & ASSOCIATED PIPING UNLESS OTHERWISE NOTED. REMOVE ALL ASSOCIATED SYSTEM ATTACHMENTS UNLESS OTHERWISE NOTED.

13. REMOVE, STORE & PROTECT ALL APPLIANCES.

14. THE GENERAL CONTRACTOR SHALL CONTROL THE AMOUNT OF DUST RESULTING FROM DEMOLITION BY ERECTING AND MAINTAINING 'VISQUEEN' PARTITIONS ISOLATING THE AFFECTED AREAS.

15. THE GENERAL CONTRACTOR SHALL REMOVE/RELOCATE ANY EXISTING LANDSCAPING IN THE PATH OF NEW CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

16. ALL EXTERIOR WINDOWS, DOORS, & STORM SHUTTERS ARE TO BE REMOVED UNLESS OTHERWISE NOTED. REMOVE ALL RELATED BLOCKING & SHIM WORK.

17. REMOVE, STORE, AND PROTECT ALL INTERIOR DOORS UNLESS OTHERWISE NOTED.

18. REMOVE ALL WALL FINISHES.

19. ALL BUILT-IN CABINETRY IS TO BE REMOVED.

20. PROTECT ALL FINISH FLOORS UNLESS OTHERWISE NOTED.

ROOF DEMOLITION NOTES

1. REMOVE ALL ROOF FRAMING, SHEATHING, AND FINISH UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED PRIOR TO THE REMOVAL OF ANY STRUCTURAL SYSTEM.

LEGEND

- CONCRETE COLUMN TO REMAIN
- INTERIOR PARTITION TO REMAIN
- CMU WALL TO REMAIN
- INTERIOR PARTITION TO BE REMOVED SEE NOTE #6
- CMU WALL TO BE REMOVED SEE NOTE #6
- PLUMBING FIXTURES TO BE REMOVED
- FINISH FLOOR TO BE REMOVED
- WINDOWS TO BE REMOVED
- DOORS TO BE REMOVED

SHEET TITLE:	2ND FL. DEMO PLAN
DRAWN:	DJF
DATE:	10.19.05
REVISIONS:	DATE:

10.19.05

3D DESIGN INC
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BIDS / PERMIT SET

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SEAL

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

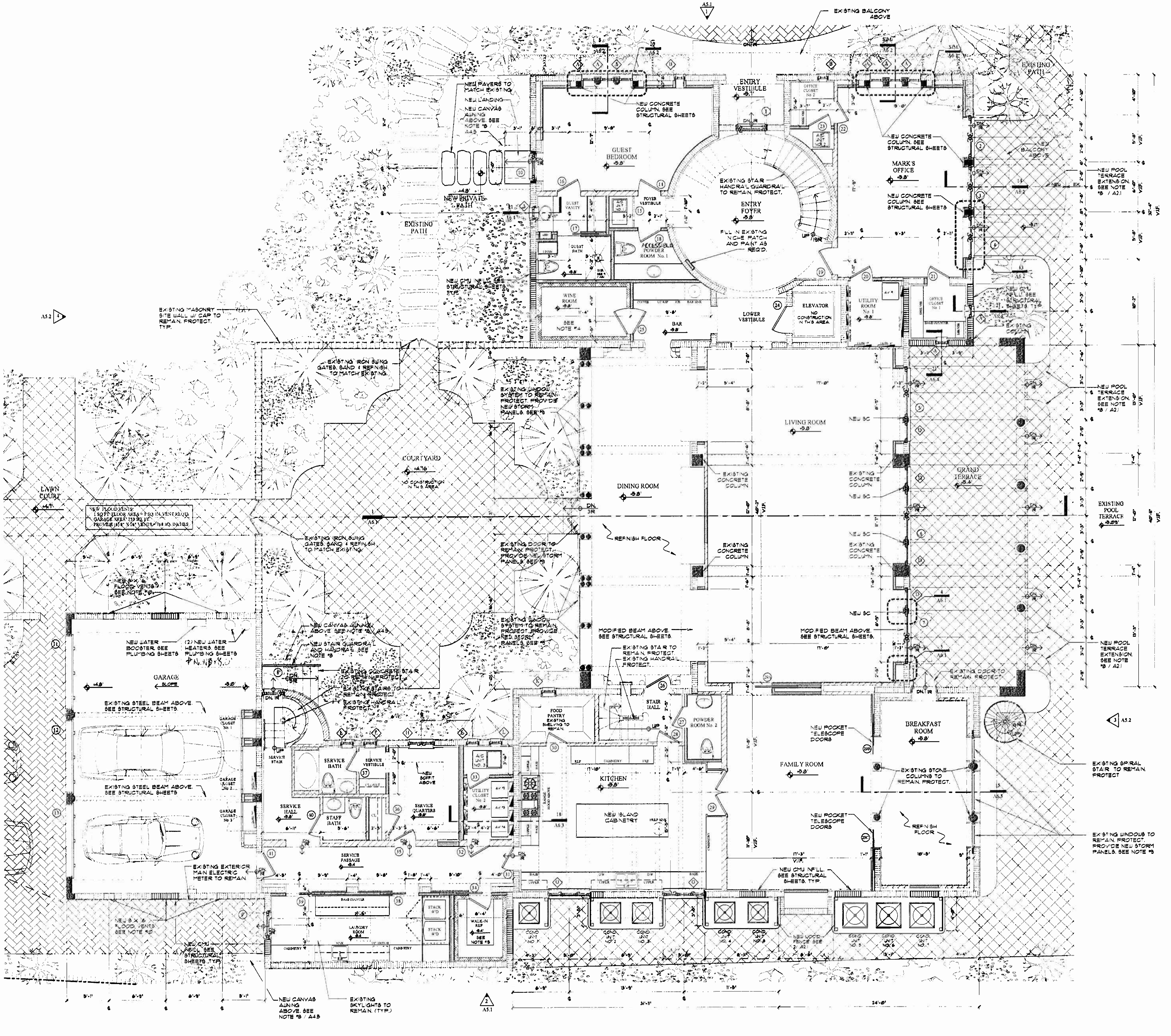
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING: JAN 09 2006

BUILDING:
ZONING:
DRB HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
LEVATOR:

As per Florida Building Code Section 10
REVIEWED FOR CODES

A3.2

A8.2



GENERAL SHEET NOTES

1. ALL NEW EXTERIOR WINDOWS & DOORS UNDER SEPARATE PERMIT AND SHALL BE IN ACCORDANCE W/ FBC2004, RESIDENTIAL, CHAPTER 24 & 44. PROVIDE 2 X 6 P.T. BLOCKING AT ALL SIDES. PROVIDE 3 ½" TAPCONS @ 6" O.C. TYPICAL. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS AND PRODUCT N.O.A. TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

2. ALL EXTERIOR INTERIOR WALLS AND ALL CEILING AREAS (1ST & 2ND) SHALL HAVE INSULATION. ALL EXTERIOR MASONRY WALLS SHALL RECEIVE R=11 RIGID BOARD, ADHEARDED BETWEEN FURRING. ALL INTERIOR PARTITIONS SHALL RECEIVE R=11 BATT INSULATION @ EACH STUD, CONTINUOUS. ALL CEILINGS SHALL RECEIVE R=30 BATT INSULATION. TYPICAL. PROVIDE 24" AIR BAFFELS @ ALL TRUSS AND RAFTER LOCATIONS. NAIL TO UNDERSIDE OF ROOF SHEATHING. TYPICAL.

3. ALL NEW INTERIOR NON-BEARING PARTITIONS, FURRING CHANNELS, AND SOFFIT FRAMING SHALL BE LIGHT GAUGE METAL FRAMING: 1 ⅝", 3⅝", OR 6" @ 16" O.C. PROVIDE BOTTOM AND TOP TRACKS W/ 1 ½" SCREW @ 12" O.C. TYPICAL OR 1½" TAPCON TO MASONRY. FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE W/ FBC2004 - R602 8.1. PROVIDE 1 X 2 P.T. HORIZONTAL, CONTINUOUS @ ALL FLOOR AND CEILING AREAS W/ 2 ½" TAPCONS @ 12" O.C. TO MASONRY WALLS OR 2" WOOD SCREW (2) PER STUD. TYPICAL.

4. ALL NEW GYPSUM WALLBOARD SHALL BE IN ACCORDANCE W/ FBC2004 - R702 3.6. SCREWS FOR ATTACHING TO LIGHT GAUGE STEEL FRAMING SHALL BE TYPE S W/ A MAXIMUM SPACING OF 12" O.C. @ EDGES & INTERMEDIATE. SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S W/ A MAXIMUM SPACING OF 12" O.C. @ EDGES AND INTERMEDIATE. MINIMUM ⅜" PENETRATION. TYPICAL APPLICATIONS SHALL BE ⅝" GYPSUM WALL BOARD FOR ALL WALLS AND ½" GYPSUM WALL BOARD FOR ALL CEILINGS.

5. NEW EXTERIOR STUCCO SHALL BE IN ACCORDANCE W/ FBC2004 - R703.6 AND APPLICATION STANDARDS OF ASTM C926. EXTERIOR STUCCO SHALL BLEND AND MATCH EXISTING TEXTURE, MINIMUM 3/4" THICK. EASE ALL EDGES @ ALL OPENINGS UNLESS OTHERWISE NOTED.

6. ALL EXTERIOR AREAS OF THE BUILDING ARE TO BE PAINTED: (1) PRIMER COAT MINIMUM W/ (3) FINISH COATS. TYPICAL. COLOR AS SELECTED BY OWNER.

7. ALL NEW INTERIOR PLASTER SHALL BE IN ACCORDANCE W/ FBC2004 - R702.2. PLASTER SHALL NOT BE LESS THAN (3) COATS MINIMUM OVER METAL LATH, (2) COATS OVER GYPSUM WALL BOARD W/ 1 8" MINIMUM THICKNESS. COLOR & TEXTURE TO MATCH EXISTING TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL TO ARCHITECT.

8. ALL NEW EXTERIOR AND INTERIOR STAIR HANDRAILS AND GUARDRAILS SHALL BE IN ACCORDANCE W/ FBC2004 - R311.5.6. ALL NEW GUARDRAIL HEIGHTS ARE TO BE 42". ALL NEW HANDRAILS HEIGHTS SHALL BE 36". BOTH GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS WHICH DO NOT ALLOW PASSAGE OF A 4" SPHERE. CONTRACTOR TO PROVIDE MANUFACTURER SHOP DRAWINGS AND NOA TO THE BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. CONTRACTOR TO INSTALL IN ACCORDANCE W/ MANUFACTURER INSTALLATION STANDARDS.

9. ALL NEW STORM SHUTTERS SHALL BE IN ACCORDANCE W/ FBC2004 -2413.1-7.3, AND CHAPTER 16. CONTRACTOR SHALL PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS & PRODUCT N.O.A. TO THE BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. CONTRACTOR TO INSTALL IN ACCORDANCE W/ MANUFACTURER INSTALLATION STANDARDS.

10. NEW FLOOD VENT SHALL BE IN ACCORDANCE W/ FBC 2004. 753 SQ. FT. OF EXISTING GARAGE AREA EQUALS 753 SQ. INCHES REQUIRED. SIX (6) 8" X 16" GALVANIZED VENTS W/ INSECT SCREEN EQUALING 768 SQ INCHES PROVIDED. SEE PLANS FOR LOCATION. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS TO BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

11. ALL NEW INTERIOR BUILT-IN CABINETRY BY OTHERS. CONTRACTOR TO PROVIDE ADDITIONAL 2 X 4 P.T. FRAMING AS REQUIRED IN ALL AREAS WITHIN EXISTING AND NEW FRAMING

12. ALL NEW MECHANICAL (AHU) CLOSETS SHALL BE IN ACCORDANCE W/ FBC 2004, CHAPTER 13. ONE ACCESSIBLE SIDE OF EACH UNIT SHALL HAVE 3'-0" MINIMUM CLEAR FLOOR SPACE. EACH REMAINING SHALL HAVE A 4" CLEARANCE FROM THE WALL. EACH CLOSET SHALL BE FINISHED W/ LEAD LINED GYPSUM WALL BOARD. TYPICAL.

13. ALL NEW UTILITY CLOSETS (ELECTRIC PANELS/ LUTRON PANELS/ SECURITY/ ETC.) SHALL BE IN ACCORDANCE W/ FBC 2004, E3301.1 & NFPA70A. A MINIMUM OF 3'-0" CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF EACH PANEL. TYPICAL. EACH CLOSET SHALL BE FINISHED W/ LEAD LINED GYPSUM WALL BOARD. TYPICAL.

14. NEW WINE ROOM BY OTHERS. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS & PRODUCT NOA TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

15. NEW WALK IN REFRIDGERATOR BY OTHERS. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS & PRODUCT NOA TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

16. THESE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS AND INFORMATION SHOWN. ALL DIMENSIONS ARE FRAME TO FRAME, TO STRUCTURE, OR TO CENTERLINE. VERIFY ALL DIMENSIONS IN FIELD.

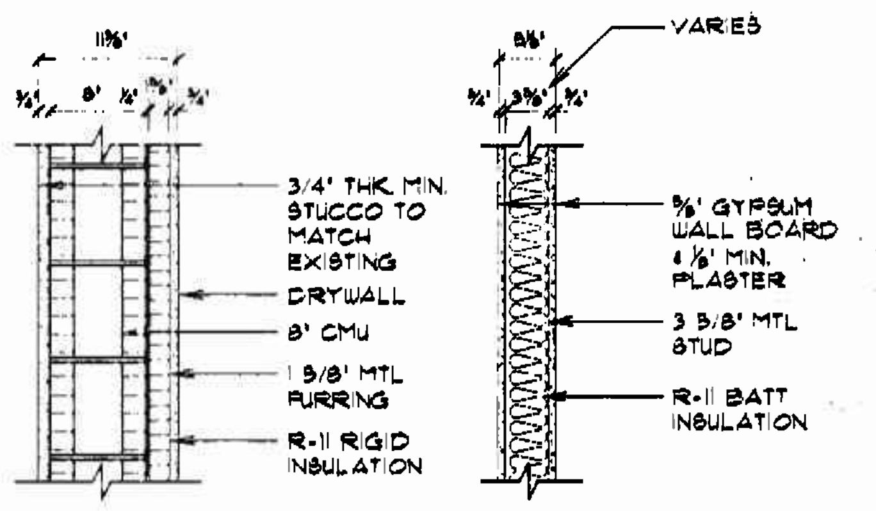
LEGEND

3/8" = 1'-0"

EXISTING CMU WALL TO REMAIN SEE STRUCTURAL SHEETS	▥
NEW CMU WALL SEE STRUCTURAL SHEETS	▥
EXISTING INTERIOR PARTITION TO REMAIN	▨
NEW INTERIOR PARTITION SEE WALL TYPES	▨

WALL TYPES

3/4" = 1'-0"



1 FIRST FLOOR PLAN

A4.1 3/16" = 1'-0"

PERMIT / BID SET 10.19.05

SHEET TITLE :	FIRST FLOOR PLAN
DRAWN :	BJF
DATE :	10.19.05
REVISIONS :	DATE:

3DESIGN, INC
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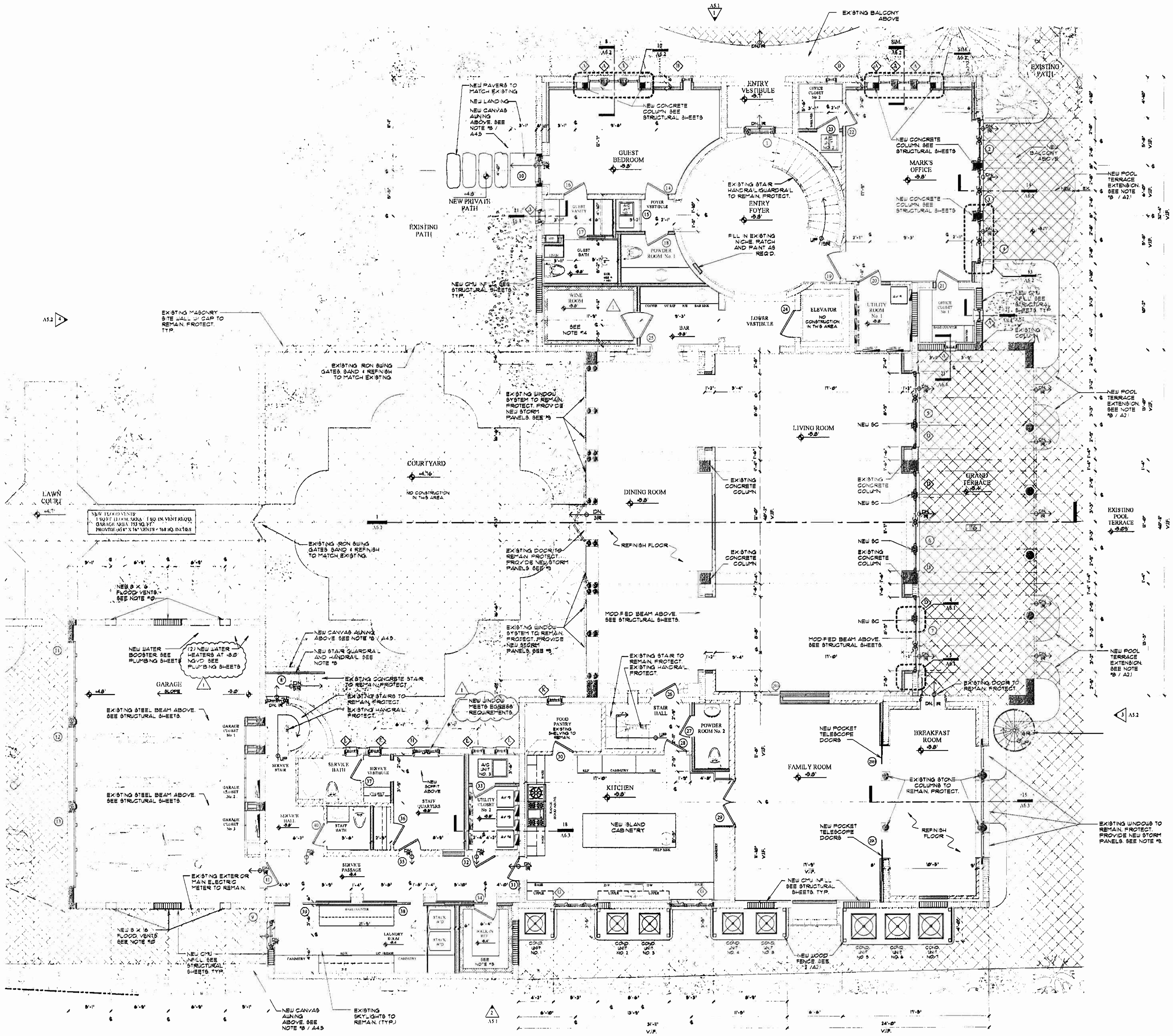
SEAL

THE
GAINOR
RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

N/A

A4.1

A8.2



GENERAL SHEET NOTES

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2. ALL EXTERIOR/INTERIOR WALLS AND ALL CEILING AREAS (1ST & 2ND) SHALL HAVE INSULATION. ALL EXTERIOR MASONRY WALLS SHALL RECEIVE R-11 RIGID BOARD, ADHERED TO INTERIOR SURFACE. ALL INTERIOR PARTITIONS SHALL RECEIVE R-11 BATT INSULATION @ EACH STUD. CONTINUOUS. ALL CEILINGS SHALL RECEIVE R-30 BATT INSULATION TYPICAL. PROVIDE 24" AIR BAFFLES @ ALL TRUSS AND RAFTER LOCATIONS NAIL TO UNDERSIDE OF ROOF SHEATHING. TYPICAL

3. ALL NEW INTERIOR NON-BEARING PARTITIONS, FURRING CHANNELS, AND SOFFIT FRAMING SHALL BE LIGHT GAUGE METAL FRAMING 1 ⅝", 3⅝", OR 6" @ 16" O.C. PROVIDE BOTTOM AND TOP TRACKS W/ 1 ⅝" SCREW @ 12" O.C. TYPICAL, OR 1 ⅝" TAPCON TO MASONRY. FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE W/ FBC 2004 - R602.8 1. FROM IDE 1 X 2 P.T. HORIZONTAL, CONTINUOUS @ ALL FLOOR AND CEILING AREAS W/ 2 ⅜" TAPCONS @ 12" O.C. TO MASONRY WALLS OR 2" WOOD SCREW @ DRYWALL STUD. TYPICAL

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LEGEND

3/8" = 1'-0"

EXISTING CMU WALL TO REMAIN SEE STRUCTURAL SHEETS

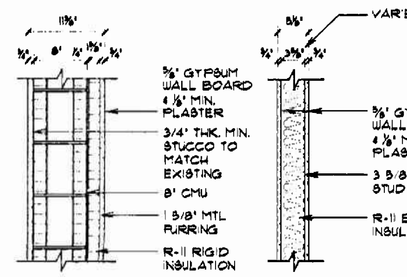
NEW CMU WALL SEE STRUCTURAL SHEETS

EXISTING INTERIOR PARTITION TO REMAIN

NEW INTERIOR PARTITION SEE WALL TYPES

WALL TYPES

3/4" = 1'-0"



1 FIRST FLOOR PLAN
A4.1 3/16" = 1'-0"

SHEET TITLE:	FIRST FLOOR PLAN
DRAWN:	BJF
DATE:	10.19.05
REVISIONS:	DATE:
1	MIBEP COMMENT REVISIONS 1.9.06

S E T 1 0 . 1 9 . 0 5

2DESIGN INC

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MIAMI BEACH, FLORIDA

1.6.5
ANTHONY LEON, ARCHITECT
AA0005569
AR0014751
SEAL

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT JAN 09 2006
THE FOLLOWING:

BUILDING: [illegible] 1/9/06
ZONING: [illegible]
DRB/HPB: [illegible]
CONCURRENCY: [illegible]
PLUMBING: [illegible] 1/9/06
ELECTRICAL: [illegible] 1/9/06
MECHANICAL: [illegible]
FIRE PREVENTION: [illegible]
ENGINEERING: [illegible]
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STRUCTURAL: [illegible]
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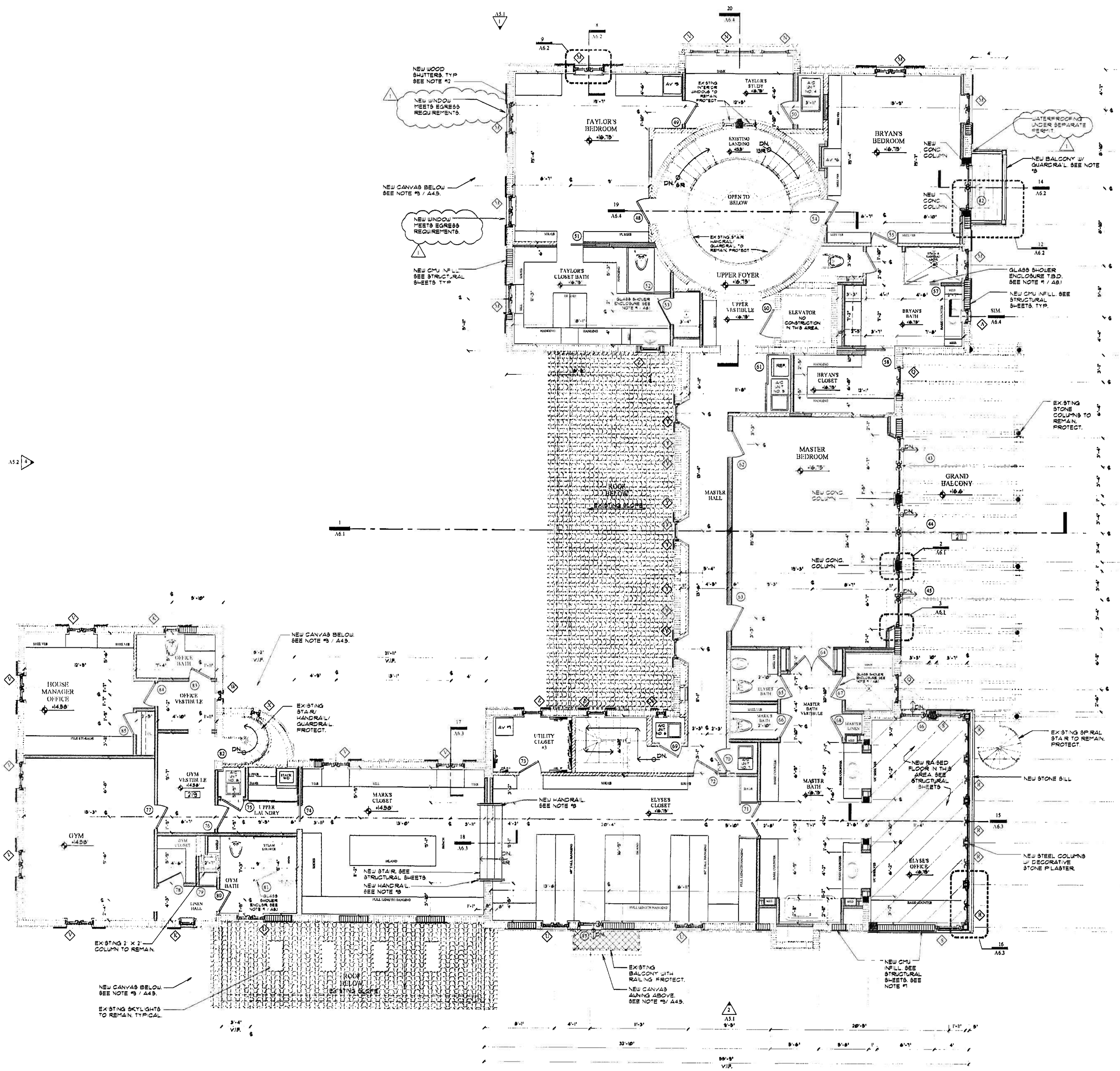
As per Flo[illegible] Code [illegible] 2004
REVIEWED FOR CODE COMPLIANCE

A4.1

A8.2



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12. ALL EXTERIOR WOOD SHUTTERS ARE TO BE SOLID, BANDSAW MILLED, STAIN GRADE, SELECT #1, S4S, KNOT FREE CEDAR. STAIN A MINIMUM OF (3) COATS, W/ (1) COAT MINIMUM TRANSPARENT SEALER. ALL SHUTTERS TO HAVE (3) DECORATIVE BUTT HINGES PER LEAF W/ (6) 2" WOOD SCREWS EACH. PROVIDE LATCH @ INTERIOR AND PROVIDE DOGLEG TO THE BACK W/ ¾" TAPCONS TO MASONRY. DECORATIVE ONLY.

13. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND INFORMATION SHOWN. ALL DIMENSIONS ARE FRAME TO FRAME, TO STRUCTURE, OR TO CENTERLINE. VERIFY ALL DIMENSIONS IN FIELD.

LEGEND

3/8" = 1'-0"

EXISTING CMU WALL TO REMAIN SEE STRUCTURAL SHEETS

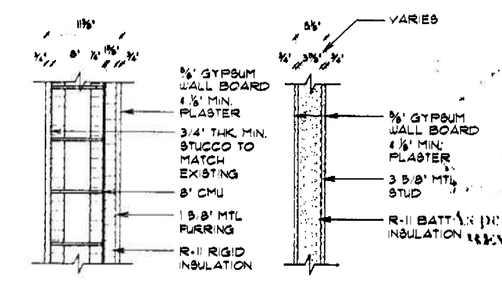
NEW CMU WALL SEE STRUCTURAL SHEETS

EXISTING INTERIOR PARTITION TO REMAIN

NEW INTERIOR PARTITION SEE WALL TYPES

WALL TYPES

3/4" = 1'-0"



1 SECOND FLOOR PLAN
A4.2 3/16" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

PERMIT / BID SET 10.19.05

7DESIGN INC
ANTHONY LEON ARCHITECT
AR0006752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33155 T.305.531.5208 F.305.531.4515

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

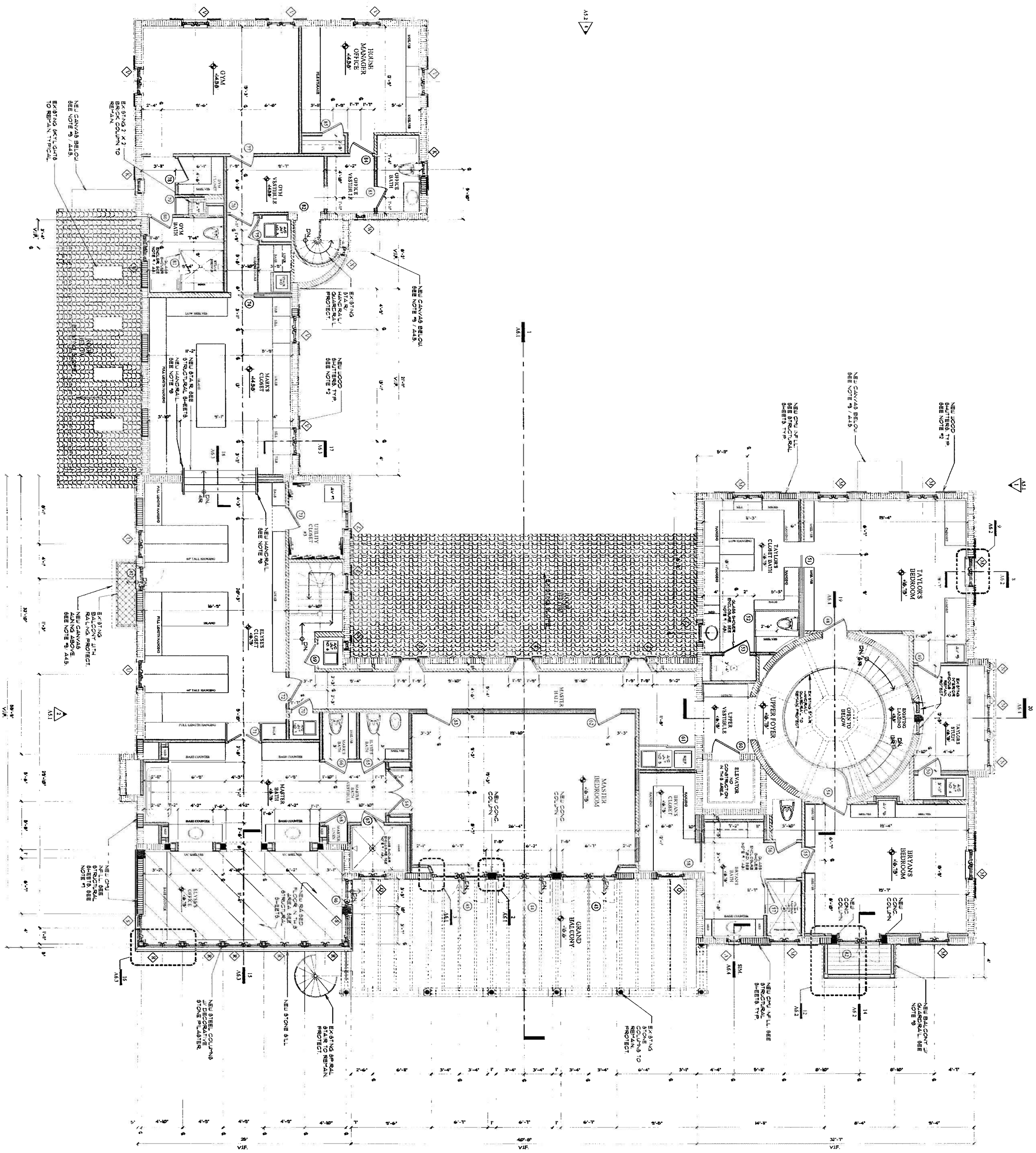
SHEET TITLE:	SECOND FLOOR PLAN
DRAWN:	HF
DATE:	10.19.05
REVISIONS:	DATE:
1	MIBED COMMENT REVISIONS 1-6-06

1.6.06
ANTHONY LEON, ARCHITECT
AR0006569
AR0016752
SEAL

PERMIT BY BUILDING: JAN 09 2006

A4.2

A8.2


HOUSE MANAGER OFFICE +4.39
GYM +4.39
OFFICE VESTIBULE
OFFICE BATH
GYM VESTIBULE +4.39
GYM BATH
MARK'S CLOSET +4.39
UTILITY CLOSET #3
ELYSES CLOSET +16.79
ELYSES OFFICE +16.79
MARK'S BATH
ELYSES BATH
MASTER BATH +16.79
MASTER VESTIBULE
MASTER HALL
MASTER BEDROOM +16.79
NEW CONC. COLUMN
MASTER LINEN
BRYAN'S CLOSET +16.79
BRYAN'S BATH +16.79
ELEVATOR CONSTRUCTION IN THIS AREA
UPPER VESTIBULE +16.79
UPPER FOYER +16.79
OPEN TO BELOW
EXISTING LANDING +4.39
TAYLOR'S CLOSET BATH +16.79
TAYLOR'S BEDROOM +16.79
TAYLOR'S STUDY +16.79
BRYAN'S BEDROOM +16.79
GRAND BALCONY +16.6
EXISTING ROOF BELOW
EXISTING 2 X 2 BRICK COLUMN TO REMAIN
NEW CANVAS BELOW SEE NOTE #3 / A4.5
EXISTING SKYLIGHTS TO REMAIN, TYPICAL
NEW STAIR, SEE STRUCTURAL SHEETS
NEW HANDRAIL SEE NOTE #3
NEW WOOD SHUTTERS, TYP. SEE NOTE #2
NEW HANDRAIL SEE NOTE #3
NEW CANVAS BELOW SEE NOTE #3 / A4.5
NEW CANVAS ABOVE AWNING SEE NOTE #3/ A4.5
EXISTING BALCONY WITH RAILING TO REMAIN
NEW CMU INFILL SEE STRUCTURAL SHEETS, TYP.
NEW CANVAS BELOW SEE NOTE #3 / A4.5
NEW WOOD SHUTTERS, TYP. SEE NOTE #2
NEW CMU INFILL SEE STRUCTURAL SHEETS, SEE NOTE #1
NEW RAISED FLOOR IN THIS AREA SEE STRUCTURAL SHEETS
NEW STEEL COLUMN W/ DECORATIVE STONE PILASTER.
NEW STONE SILL
EXISTING SPIRAL STAIR TO REMAIN, PROTECT.
EXISTING STONE COLUMNS TO REMAIN, PROTECT.
NEW CMU INFILL SEE STRUCTURAL SHEETS, TYP.
NEW BALCONY W/ GUARDRAIL, SEE NOTE #3
SIM. A6.4
GLASS SHOWER ENCLOSURE SEE NOTE #1 / A6.1
EXISTING INTERIOR WINDOWS TO REMAIN, PROTECT.
EXISTING HANDRAIL GUARDRAIL TO REMAIN, PROTECT.
OPEN TO BELOW
EXISTING LANDING
DN 13R
DN 4R
DN
AV
A6.1
A6.2
A6.3
A6.4
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A5.2
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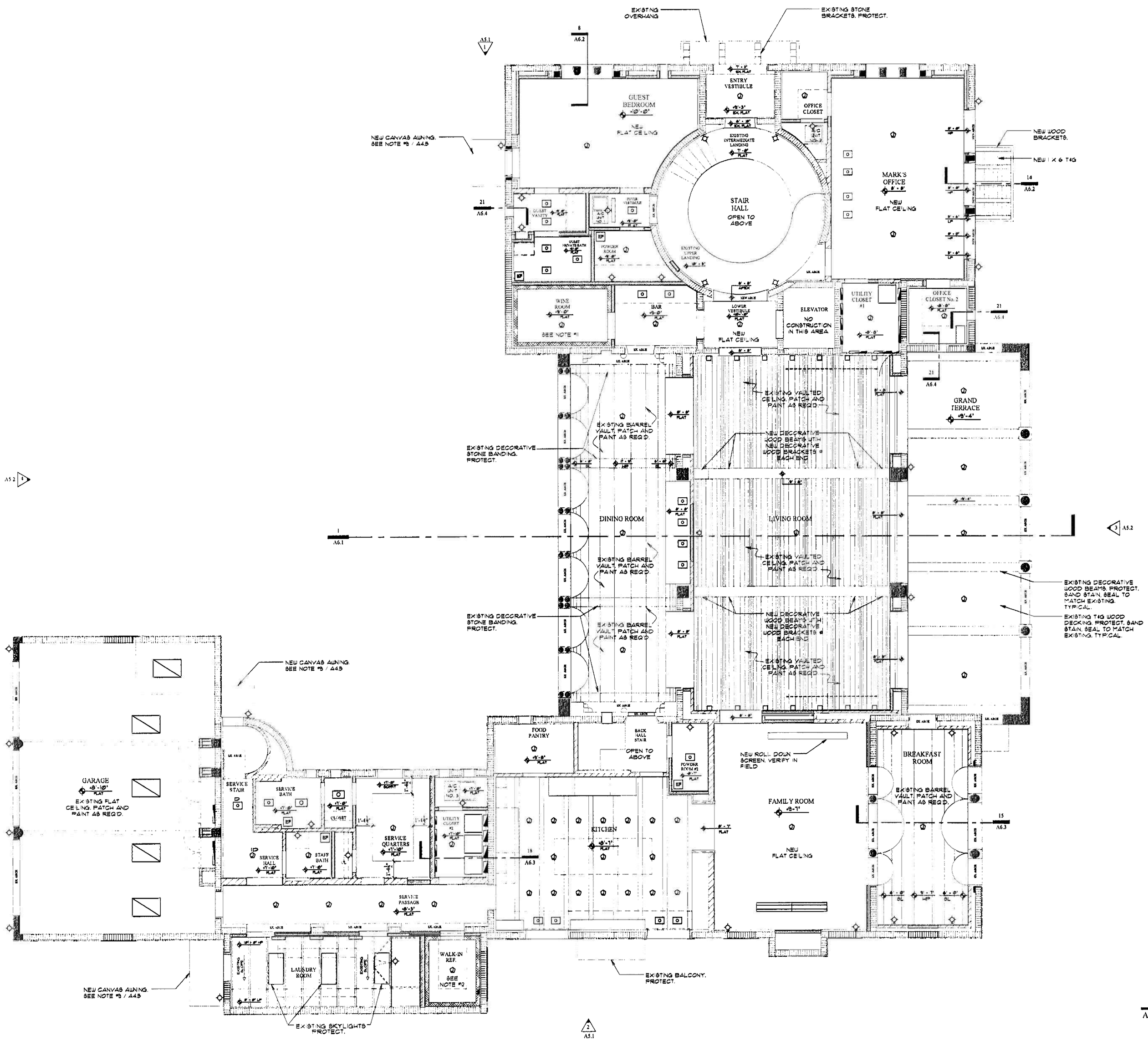


GENERAL SHEET NOTES

1. ALL NEW EXTERIOR WINDOWS & DOORS UNDER SEPARATE PERMIT AND SHALL BE IN ACCORDANCE W/ FBC2004, RESIDENTIAL, CHAPTER 24 & 44. PROVIDE 2 X 6 P.T. BLOCKING AT ALL SIDES. PROVIDE 2 ½" TAPCONS @ 6" O.C. TYPICAL CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS AND PRODUCT N.O.A. TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

2. ALL EXTERIOR/INTERIOR WALLS AND ALL CEILING AREAS (1ST & 2ND) SHALL HAVE INSULATION. ALL EXTERIOR MASONRY WALLS SHALL RECEIVE R-11 RIGID BOARD. ADHEARED BETWEEN FURRING. ALL INTERIOR PARTITIONS SHALL RECEIVE R-11 BATT INSULATION @ EACH STUD, CONTINUOUS. ALL CEILINGS SHALL RECEIVE R-30 BATT INSULATION TYPICAL. PROVIDE 24" AIR BAFFELS @ ALL TRUSS AND RAFTER LOCATIONS. NAIL TO UNDERSIDE OF ROOF SHEATHING. TYPICAL

3. ALL NEW INTERIOR NON-BEARING PARTITIONS, FURRING CHANNELS, AND SOFFIT FRAMING SHALL BE LIGHT GAUGE METAL FRAMING: 1 ½", 3⅝", OR 6" @ 16" O.C. PROVIDE BOTTOM AND TOP TRACKS W/ 1 ½" SCREW @ 12" O.C. TYPICAL OR 1¾" TAPCON TO MASONRY. FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE W/ FBC2004 - R602.8.1. PROVIDE 1 X 2 P.T. HORIZONTAL, CONTINUOUS @ ALL FLOOR AND CEILING AREAS W/ 2 ½" TAPCONS @ 12" O.C. TO MASONRY WALLS OR 2" WOOD SCREW (2) PER STUD. TYPICAL.

4. ALL NEW GYPSUM WALLBOARD SHALL BE IN ACCORDANCE W/ FBC2004 - R702.3.6 SCREWS FOR ATTACHING TO LIGHT GAUGE STEEL FRAMING SHALL BE TYPE S W/ A MAXIMUM SPACING OF 12" O.C. @ EDGES & INTERMEDIATE SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S W/ A MAXIMUM SPACING OF 12" O.C. @ EDGES AND INTERMEDIATE MINIMUM ⅜" PENETRATION. TYPICAL APPLICATIONS SHALL BE ½" GYPSUM WALL BOARD FOR ALL WALLS AND ⅝" GYPSUM WALL BOARD FOR ALL CEILINGS

5. NEW EXTERIOR STUCCO SHALL BE IN ACCORDANCE W/ FBC2004 - R703.6 AND APPLICATION STANDARDS OF ASTM C926. EXTERIOR STUCCO SHALL BLEND AND MATCH PAINTED TEXTURE MINIMUM 3-4" THICK. EASE ALL EDGES @ ALL OPENINGS UNLESS OTHERWISE NOTED

6. ALL EXTERIOR AREAS OF THE BUILDING ARE TO BE PAINTED: (1) PRIMER COAT MINIMUM W/ (2) FINISH COATS. TYPICAL COLOR AS SELECTED BY OWNER.

7. ALL NEW INTERIOR PLASTER SHALL BE IN ACCORDANCE W/ FBC2004 - R702.2. PLASTER SHALL NOT BE LESS THAN (3) COATS MINIMUM OVER METAL LATH, (2) COATS OVER GYPSUM WALL BOARD W/ 1 ⅛" MINIMUM THICKNESS. COLOR & TEXTURE TO MATCH EXISTING TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL TO ARCHITECT.

8. ALL NEW STORM SHUTTERS SHALL BE IN ACCORDANCE W/ FBC2004 -2413.1-7.3. AND CHAPTER 16. CONTRACTOR SHALL PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS & PRODUCT N.O.A. TO THE BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. CONTRACTOR TO INSTALL IN ACCORDANCE W/ MANUFACTURER INSTALLATION STANDARDS

9. ALL NEW MECHANICAL (AHU) CLOSETS SHALL BE IN ACCORDANCE W/ FBC 2004, CHAPTER 13. ONE ACCESSIBLE SIDE OF EACH UNIT SHALL HAVE 30" MINIMUM CLEAR FLOOR SPACE. EACH REMAINING SHALL HAVE A 4" CLEARANCE FROM THE WALL. EACH CLOSET SHALL BE FINISHED W/ LEAD LINED GYPSUM WALL BOARD. TYPICAL

10. ALL NEW UTILITY CLOSETS (ELECTRIC PANELS/ LUTRON PANELS/ SECURITY, ETC.) SHALL BE IN ACCORDANCE W/ FBC 2004, E3301.1 & NFPA70A. A MINIMUM OF 3'-0" CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF EACH PANEL, TYPICAL. EACH CLOSET SHALL BE FINISHED W/ LEAD LINED GYPSUM WALL BOARD. TYPICAL

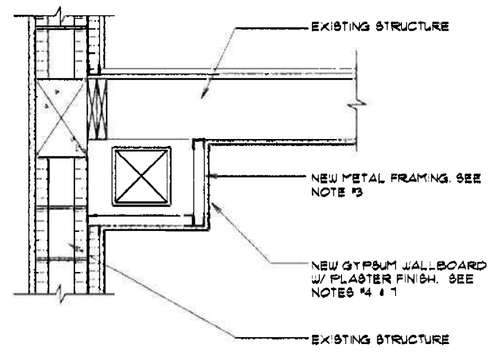
11. NEW WINE ROOM BY OTHERS. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS & PRODUCT NOA TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

12. NEW WALK IN REFRIGERATOR BY OTHERS. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS & PRODUCT NOA TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

13. THESE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS AND INFORMATION SHOWN. ALL DIMENSIONS ARE FRAME TO FRAME, TO STRUCTURE, OR TO CENTERLINE. VERIFY ALL DIMENSIONS IN FIELD.

TYPICAL SOFFIT DETAIL

3/4" = 1'-0"



LEGEND

	WALL MOUNTED LIGHT FIXTURE
	DOWNLIGHT FIXTURE
	RECESSED WALL MOUNT FIXTURE
	RECESSED FLUORESCENT LIGHT FIXTURE
J	JUNCTION BOX
WP	WEATHER PROOF
VP	VAPOR PROOF
EF	EXHAUST FAN

NOTE: ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.

1 FIRST FLOOR REFLECTED CEILING PLAN
A4.3 3/16" = 1'-0"

SHEET TITLE:	1ST FL. REFLECTED CEILING PLAN
DRAWN:	BJF
DATE:	10.19.05
REVISIONS:	DATE:

3DESIGN, INC.
ANTHONY LEON
AR0016752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE #207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

S E T 1 0 . 1 9 . 0 5

/ B I D

ANTHONY LEON, ARCHITECT
AA0003569
AR0016752
SEAL

THE GAINOR RESIDENCE
5960 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

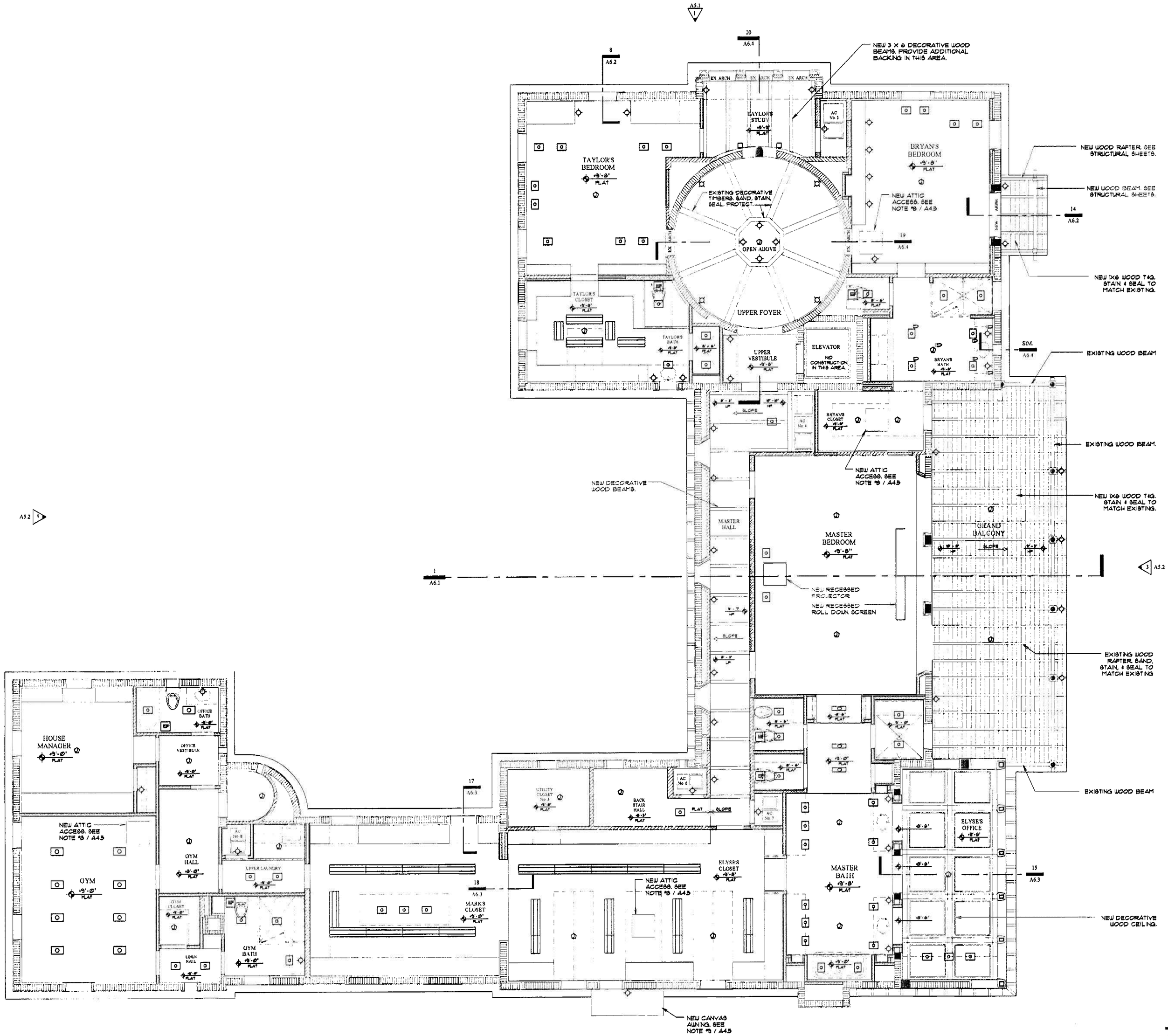
OFFICE CO
CITY OF MIAMI B
APPROVED FOR PERMI
THE FOLLOWING

BUILDING:	JAN 9 2006
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
LEVATOR:	

As per Florida Building Code Section 104.5
REVIEWED FOR CODE CO

A4.3

A8.2



GENERAL SHEET NOTES

1. ALL NEW EXTERIOR WINDOWS & DOORS UNDER SEPARATE PERMIT AND SHALL BE IN ACCORDANCE W/ FBC 2004, RESIDENTIAL, CHAPTER 24 & 44 PROVIDE 2 X 6 P.T. BLOCKING AT ALL SIDES PROVIDE 3 ½" TAPCONS @ 6" O.C. TYPICAL. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS AND PRODUCT N.O.A. TO ARCHITECT, ENGINEER, AND MIAMI BEACH BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

2. ALL EXTERIOR/INTERIOR WALLS AND ALL CEILING AREAS (1ST & 2ND) SHALL HAVE INSULATION. ALL EXTERIOR MASONRY WALLS SHALL RECEIVE R-11 RIGID BOARD, ADHERED/BETWEEN FURRING. ALL INTERIOR PARTITIONS SHALL RECEIVE R-11 BATT INSULATION @ EACH STUD CONTINUOUS. ALL CEILINGS SHALL RECEIVE R-30 BATT INSULATION. TYPICAL. PROVIDE 24" AIR BAFFLES @ ALL TRUSS AND RAFTER LOCATIONS. NAIL TO UNDERSIDE OF ROOF SHEATHING TYPICAL.

3. ALL NEW INTERIOR NON-BEARING PARTITIONS, FURRING CHANNELS, AND SOFFIT FRAMING SHALL BE LIGHT GAUGE METAL FRAMING: 1 ⅝", 3⅝", OR 6" @ 16" O.C. PROVIDE BOTTOM AND TOP TRACKS W/ 1 ⅛" SCREW @ 12" O.C. TYPICAL OR 1⅜" TAPCON TO MASONRY. FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE W/ FBC2004 - R602.8.1. PROVIDE 1 X 2 P.T. HORIZONTAL, CONTINUOUS @ ALL 1ST FLOOR AND CEILING AREAS W/ 2 ¾" TAPCONS @ 12" O.C. TO MASONRY WALLS OR 2" WOOD SCREW (2) PER STUD. TYPICAL.

4. ALL NEW GYPSUM WALLBOARD SHALL BE IN ACCORDANCE W/ FBC2004 - R702.3.6. SCREWS FOR ATTACHING TO LIGHT GAUGE STEEL FRAMING SHALL BE TYPE S W/ A MAXIMUM SPACING OF 12" O.C. @ EDGES & INTERMEDIATE. SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S W/ A MAXIMUM SPACING OF 12" O.C. @ EDGES AND INTERMEDIATE. MINIMUM ⅝" PENETRATION. TYPICAL APPLICATIONS SHALL BE ½" GYPSUM WALL BOARD FOR ALL WALLS AND ½" GYPSUM WALL BOARD FOR ALL CEILINGS.

5. NEW EXTERIOR STUCCO SHALL BE IN ACCORDANCE W/ FBC2004 - R703.6 AND APPLICATION STANDARD OF ASTM C926. EXTERIOR STUCCO SHALL BLEND AND MATCH EXISTING TEXTURE, MINIMUM 3/4" THICK. BASE ALL EDGES @ ALL OPENINGS UNLESS OTHERWISE NOTED.

6. ALL EXTERIOR AREAS OF THE BUILDING ARE TO BE PAINTED: (1) PRIMER COAT MINIMUM W/ (2) FINISH COATS. TYPICAL. COLOR AS SELECTED BY OWNER.

7. ALL NEW INTERIOR PLASTER SHALL BE IN ACCORDANCE W/ FBC2004 - R702.2. PLASTER SHALL NOT BE LESS THAN (3) COATS MINIMUM OVER METAL LATH, (2) COATS OVER GYPSUM WALL BOARD W/ 1/8" MINIMUM THICKNESS. COLOR & TEXTURE TO MATCH EXISTING TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL TO ARCHITECT.

8. ALL NEW ATTIC ACCESSES ARE TO BE LOCATED IN AREAS INDICATED IN PLAN AND IN ACCORDANCE W/ FBC2004 - 1209.2. OPENINGS ARE TO BE 30" X 30" MINIMUM W/ 30" MINIMUM CLEAR SPACE ABOVE.

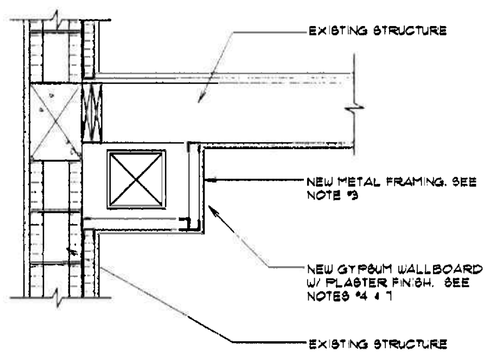
9. ALL NEW MECHANICAL (AHU) CLOSETS SHALL BE IN ACCORDANCE W/ FBC 2004, CHAPTER 13. ONE ACCESSIBLE SIDE OF EACH UNIT SHALL HAVE 3'-0" MINIMUM CLEAR FLOOR SPACE. EACH REMAINING SHALL HAVE A 4" CLEARANCE FROM THE WALL. EACH CLOSET SHALL BE FINISHED W/ LEAD LINED GYPSUM WALL BOARD. TYPICAL.

10. ALL NEW UTILITY CLOSETS (ELECTRIC PANELS / LUTRON PANELS/ SECURITY/ ETC) SHALL BE IN ACCORDANCE W/ FBC 2004, E3301.1 & NFPA70A A MINIMUM OF 3'-0" CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF EACH PANEL. TYPICAL. EACH CLOSET SHALL BE FINISHED W/ LEAD LINED GYPSUM WALL BOARD. TYPICAL.

11. THESE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS AND INFORMATION SHOWN. ALL DIMENSIONS ARE FRAME TO FRAME, TO STRUCTURE, OR TO CENTERLINE. VERIFY ALL DIMENSIONS IN FIELD.

TYPICAL SOFFIT DETAIL

3/4" = 1'-0"



LEGEND

	WALL MOUNTED LIGHT FIXTURE
	DOWNLIGHT FIXTURE
	RECESSED WALL MOUNT FIXTURE
	RECESSED FLUORESCENT LIGHT FIXTURE
J	JUNCTION BOX
WP	WEATHER PROOF
VP	VAPOR PROOF
EF	EXHAUST FAN

NOTE: ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.

1 SECOND FLOOR REFLECTED PLAN
A4.4 3/16" = 1'-0"

BID DWG

PERMIT / BID SET

10.19.05

3D DESIGN INC
ANTHONY LEON
AR0006752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

SHEET TITLE:	SECOND FLOOR RC PLAN
DRAWN:	
DATE:	10.19.05
REVISIONS:	DATE:

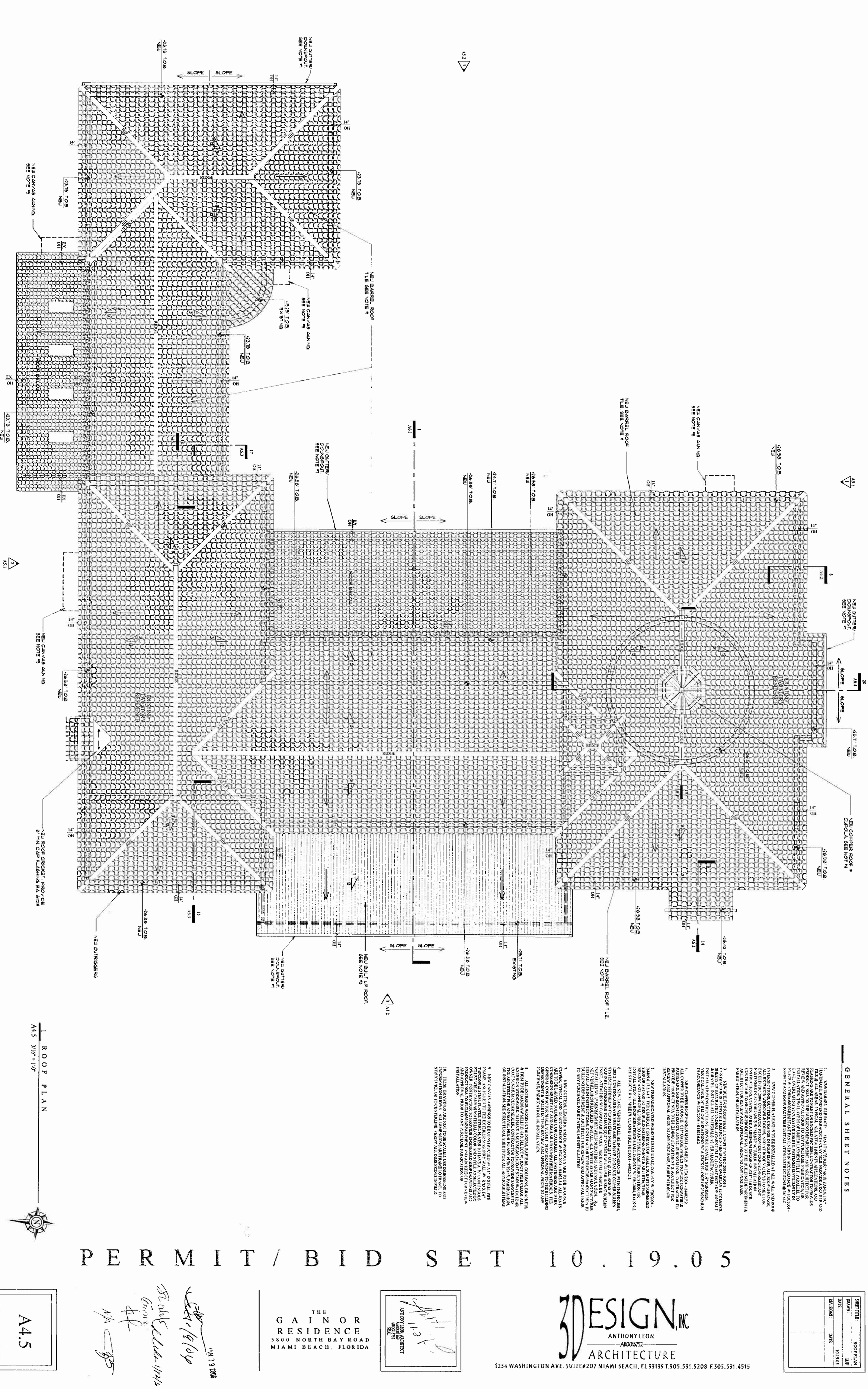
ANTHONY LEON, ARCHITECT
AA20003569
AR0014752
SEAL

THE GAINOR RESIDENCE
5500 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

2/6/06
11/2/06

A4.4

A8.2



GENERAL SHEET NOTES

1. NEW BARREL TILE ROOF - MANUFACTURER: "ARTE ZANCA INC." HANDMADE, ROUND END TERRACOTTA CLAY TILE. PROVIDE A DOUBLE END TILE @ ALL AREAS, TYPICAL. ALL ATTACHMENTS, APPLICATIONS, AND FLASHING ARE TO MEET OR EXCEED THE 2004 CONTRACTOR TO PROVIDE PRODUCT NOA TO THE BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE. INSTALLATION TWO LAYERS OF UNDERLAYMENT FELT PAPER TO BE APPLIED TO BASE SHEETING AS DESCRIBED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ICE & WATER SHIELD AT EAVE, OVERLAPPING ACCESSIBLE SHEETS. FASTENED SUFFICIENTLY TO PLACE W/ CORROSION-RESISTANT FASTENERS IN ACCORDANCE W/ FBC 2004 - R4404.7.8 AND MANUFACTURER INSTALLATION INSTRUCTIONS @ 36" O.C.

2. NEW COPPER FLASHING IS TO BE INSTALLED AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, CHANGE IN ROOF SLOPE, ALL ROOF OPENINGS, ALL EXTERIOR WINDOWS & DOORS, AND AT ROOF VALLEYS TO MEET OR EXCEED FBC 2004 CONTRACTOR TO PROVIDE CORROSION-RESISTANT FASTENERS IN ACCORDANCE W/ MANUFACTURER INSTALLATION INSTRUCTIONS. PROVIDE GRAVEL STOP 1.5" MINIMUM VERTICAL FACE 3" BELOW SHEATHING W/ A DEPTH OF 2" MINIMUM IN ACCORDANCE W/ FBC 2004 - R4402.6.2

3. NEW BUILT UP ROOF SHALL COMPLY W/ FBC 2004 - R906.9 CONTRACTOR TO INSTALL RED RHINO BASE SHEET, SYMMETFLEX UV COURSE SHEET OR APPROVED EQUAL PER MANUFACTURER INSTALLATION INSTRUCTIONS & GRAVEL INSTALL ALL MATERIALS AS PER MANUFACTURER INSTALLATION. ALL ROOF SHEATHING SHALL COMPLY W/ FBC 2004 - R4409.2. SEE STRUCTURAL SHEETS C2, AS5.1 FIRE: FBC 2004 - 1402.2.1

4. NEW COPPER ROOF PANELS SHALL COMPLY W/ FBC 2004 - R4402.7.9. ALL COPPER TO BE 16 OUNCE, .025" GAUGE PANELS PROVIDE COMPATIBLE FASTENERS AS REQUIRED BY MANUFACTURER. CONTRACTOR TO PROVIDE PRODUCT NOA TO THE BUILDING DEPARTMENT & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

5. NEW PREFABRICATED WOOD TRUSSES SHALL COMPLY W/ FBC 2004 - R4409.6.1.7.2.1-4.5. THE GENERAL CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS TO THE BUILDING DEPARTMENT & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. ALL ROOF SHEATHING SHALL COMPLY W/ FBC 2004 - R4409.9.2. SEE STRUCTURAL SHEETS C2, AS5.1 FIRE: FBC 2004 - 1402.2.1

6. ALL NEW EAVE VENTS SHALL BE IN ACCORDANCE WITH THE FBC 2004, 1203.2. CONTINUOUS EAVE VENTS ARE TO HAVE 20 GAUGE COPPER SCREEN SUPPORTED BY CORROSION RESISTANT WIRE MESH WITH 1/4" OPENINGS RAFTERS (STRINGERS TO HAVE 1" MINIMUM BETWEEN SHEATHING AND INSULATION INSERT ATTACHED W/ COMPATIBLE NAILS. AIR BAFFLES SHALL BE INSTALLED W/ 1" MINIMUM BETWEEN SHEATHING AND INSULATION 1/16 NET VENTILATION REQUIRED. INSTALL ALL VENTS AS PER MANUFACTURER INSTALLATION INSTRUCTIONS & CONTRACTOR TO PROVIDE PRODUCT NOA TO BUILDING DEPARTMENT & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION OR INSTALLATION.

7. NEW GUTTERS, LEADERS, AND DOWNSPOUTS ARE TO BE IN COMPLIANCE W/ FBC 2004 - R4402.3.4. ALL JOINTS ARE TO BE LAPPED, SOLDERED, OR CAULKED. ALL FASTENERS ARE TO BE CORROSION RESISTANT AND SIMILAR OR COMPATIBLE MATERIALS. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

8. ALL EXTERIOR WOOD MEMBERS, RAFTERS, COLUMNS, BRACKETS, & TRIM TO BE HAND SANDED, FILLED, PRIMED, AND PAINTED OR STAINED. EXTERIOR WOODWORK TO HAVE A MINIMUM OF (3) COATS OF PAINT OR CLEAR SEALER. CONTRACTOR TO PROVIDE SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. SEE STRUCTURAL SHEETS FOR ALL APPLICABLE ITEMS.

9. NEW CANVAS AWNINGS TO BE CONSTRUCTED W/ A 1" Ø STEEL PIPE FRAME, ANCHORED TO THE EXTERIOR MASONRY WALL W/ 1/2" Ø X 3 3/4" EMBEDMENT STAINLESS STEEL EXPANSION BOLTS AT 24" O.C. CONTINUOUS FILLET WELD ALL STEEL JOINTS TO HAVE A 1/4" X CONTINUOUS PRODUCT NOA TO BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

10. THESE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS AND INFORMATION SHOWN. ALL DIMENSIONS ARE FRAME TO FRAME, TO STRUCTURE OR TO CENTERLINE. VERIFY ALL DIMENSIONS IN FIELD.

1 ROOF PLAN
A4.5 3/16" = 1'-0"

PERMIT / BID SET 10.19.05

SHEET TITLE:	ROOF PLAN
DRAWN:	EJF
DATE:	10.19.05
REVISIONS	DATE:

3DESIGN, INC.
ANTHONY LEON
AR0016752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

THE GAINOR RESIDENCE
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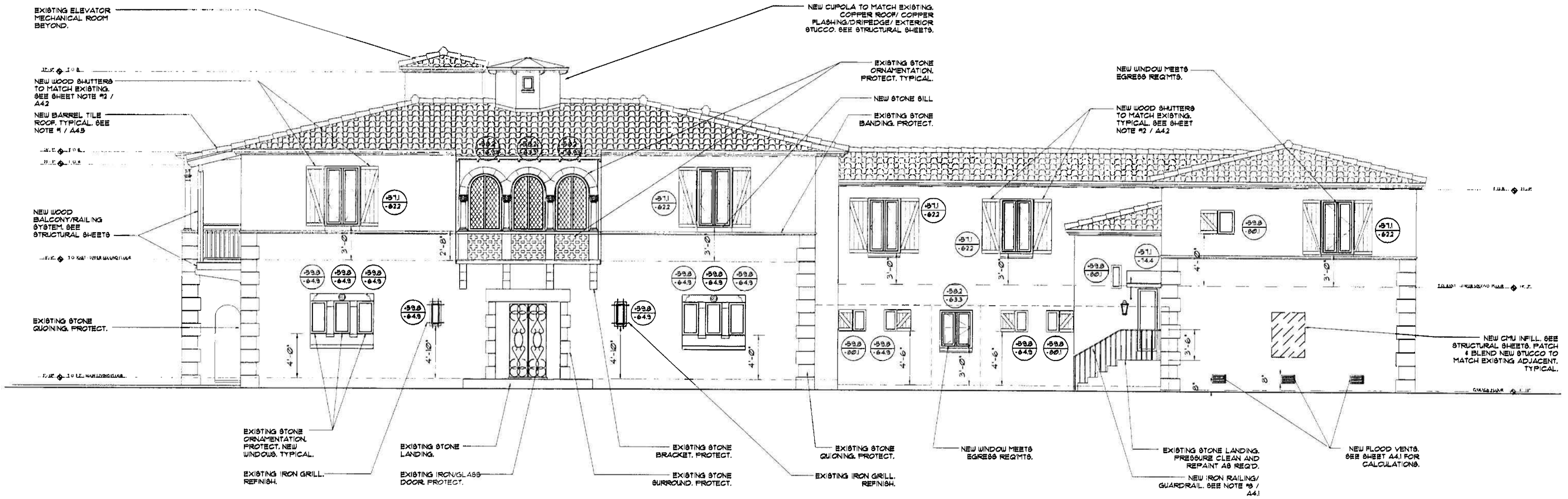
MIAMI BEACH, FLORIDA

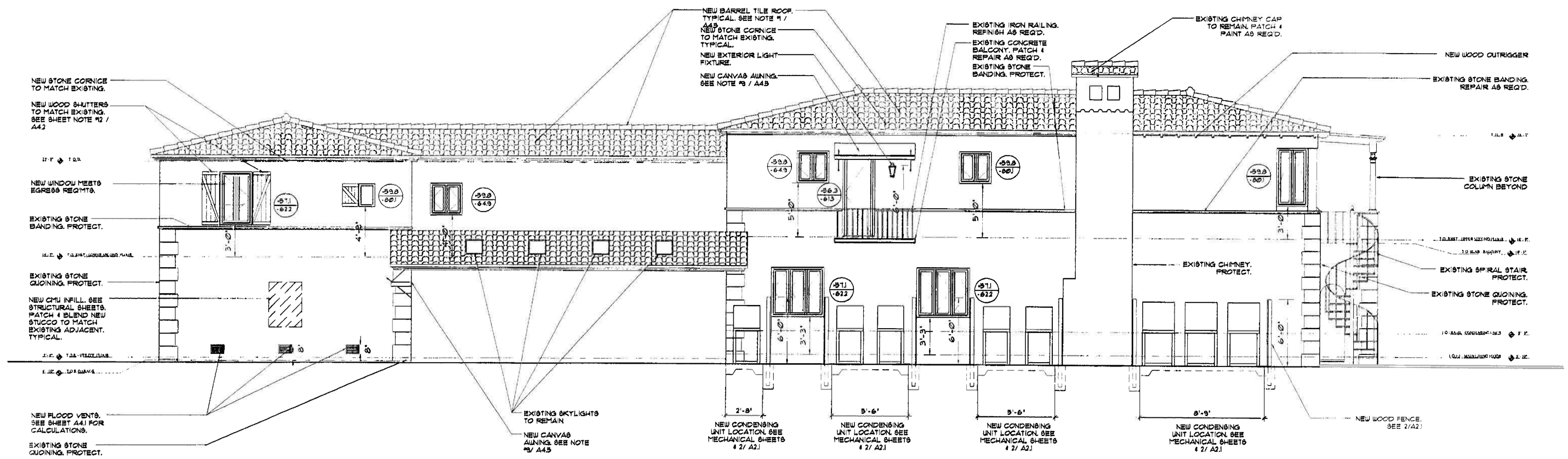
ANTHONY LEON, ARCHITECT
AR0016752
STATE OF FLORIDA

JAN 19 2006

A4.5
A8.2



1 NORTH ELEVATION
A5.1 3/16" = 1'-0"



2 SOUTH ELEVATION
A5.1 3/16" = 1'-0"

* ALL ELEVATIONS SHOWN ARE NGVD.

SHEET TITLE	ELEVATIONS
DRAWN	MJF
DATE	10.19.05
REVISIONS	DATE:

10.19.05

3DESIGN INC
ANTHONY LEON
ARCHITECTURE
AA0006252
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

/ BIDSET

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

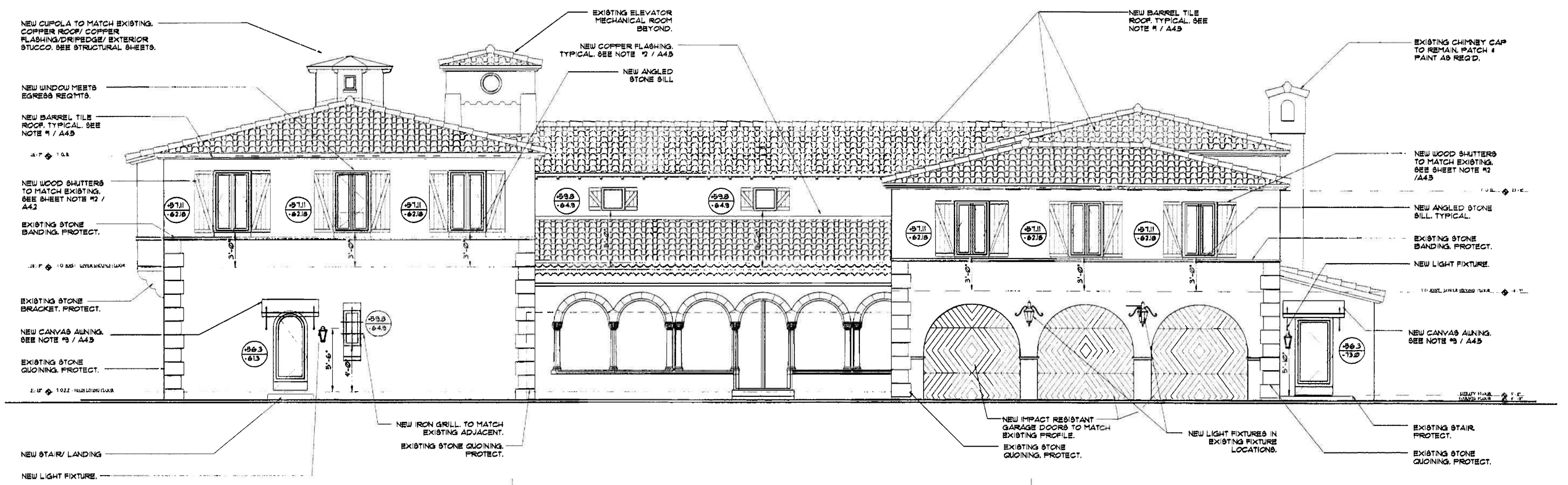
ANTHONY LEON, ARCHITECT
AA0003569
AR0016152
SEAL

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING: JAN 09 2006

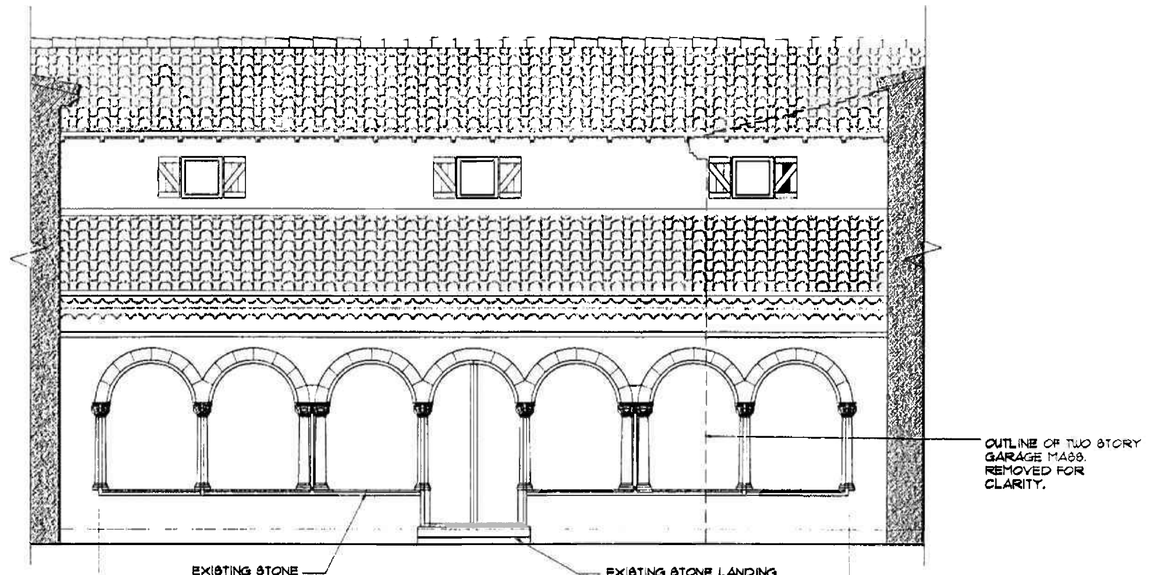
BUILDING:	
ZONING:	1/9/06
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PROTECTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURE:	
ACCESSIBILITY:	N/A
LEVATOR:	

A5.1

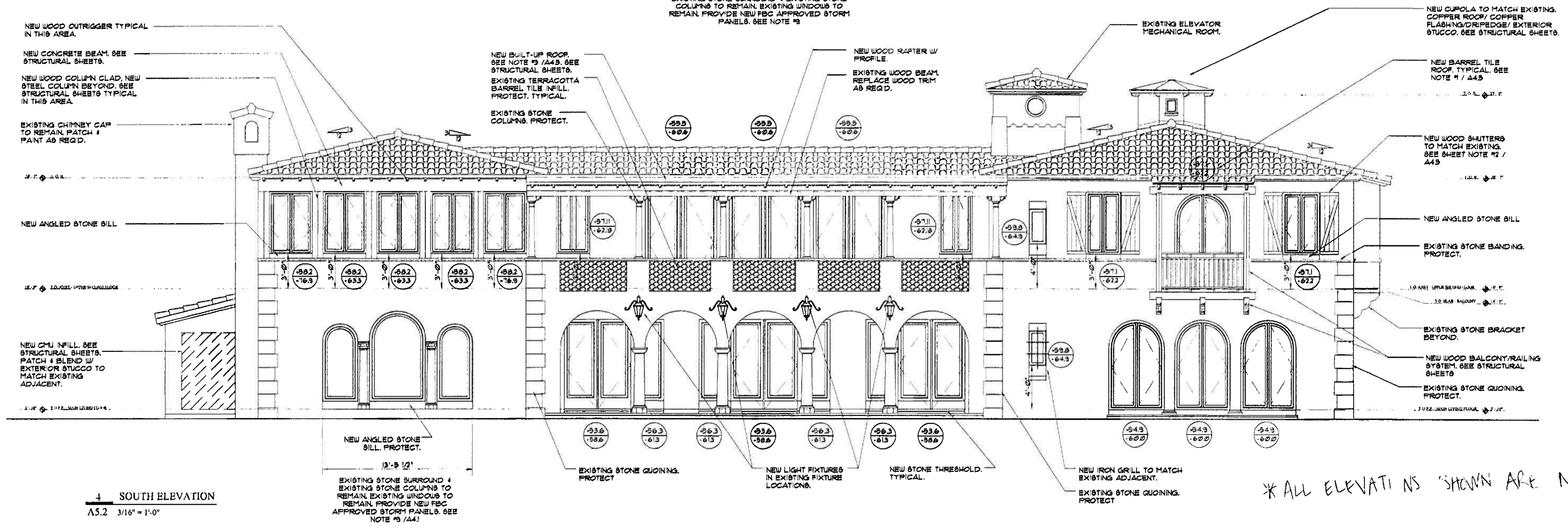
A8.2



3 NORTH ELEVATION
A5.2 3/16" = 1'-0"



3A NORTH COURTYARD ELEVATION
A5.2 3/16" = 1'-0"



4 SOUTH ELEVATION
A5.2 3/16" = 1'-0"

ALL ELEVATIONS SHOWN ARE NGVD

SHEET TITLE: ELEVATIONS
DRAWN:
DATE: 10.19.05
REVISIONS: DATE:

PERMIT / BIDS SET 10.19.05

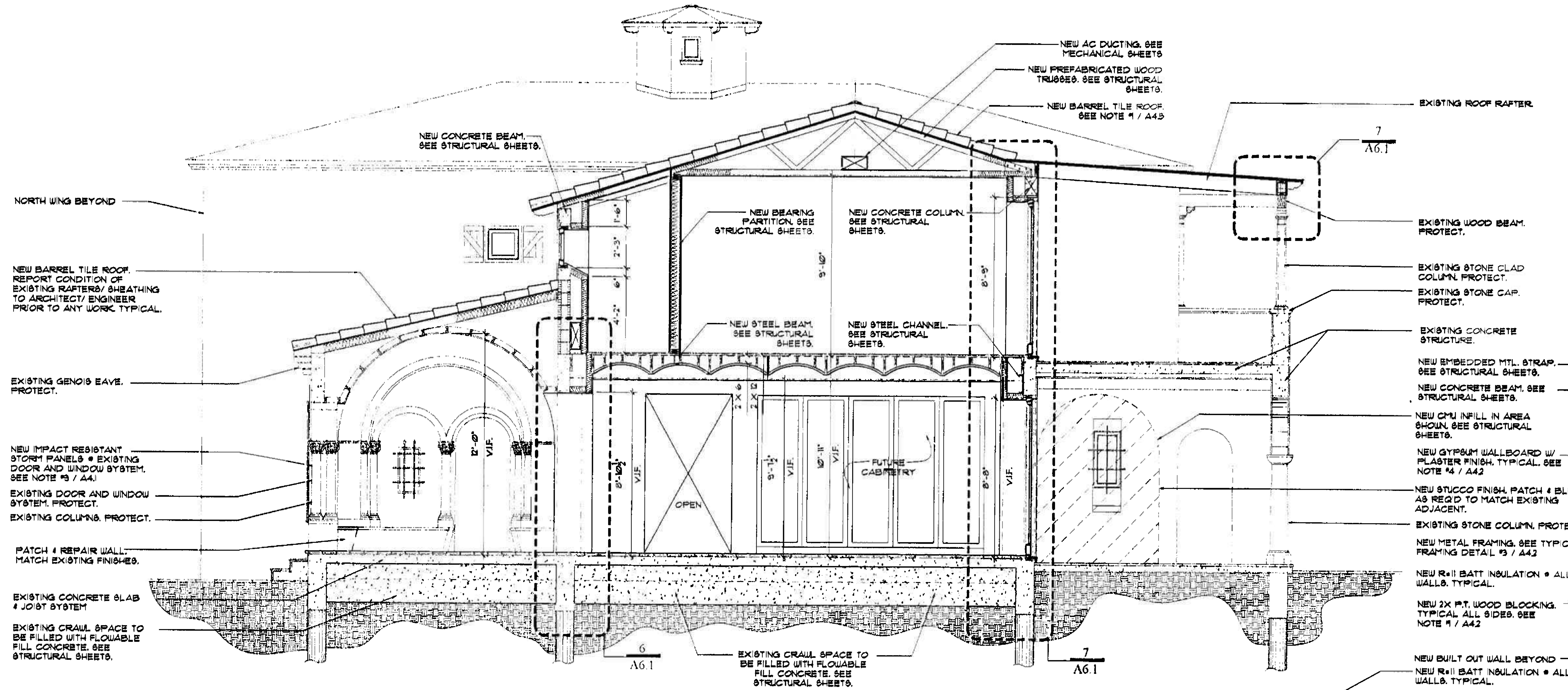
3DESIGN INC
ANTHONY LEON
ARCHITECTURE
ARCHITECTS
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T 305.531.5208 F 305.531.4515

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

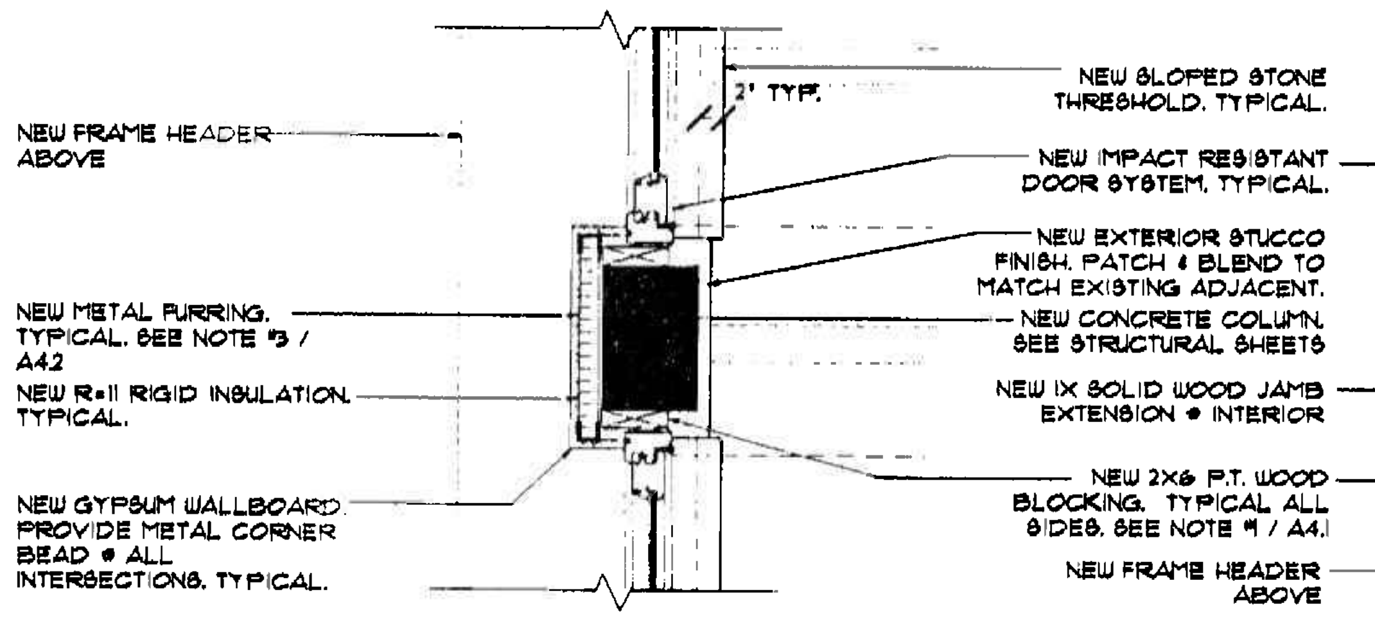
ANTHONY LEON, ARCHITECT
AR0003569
AR0016752
SEAL

JAN 09 2006

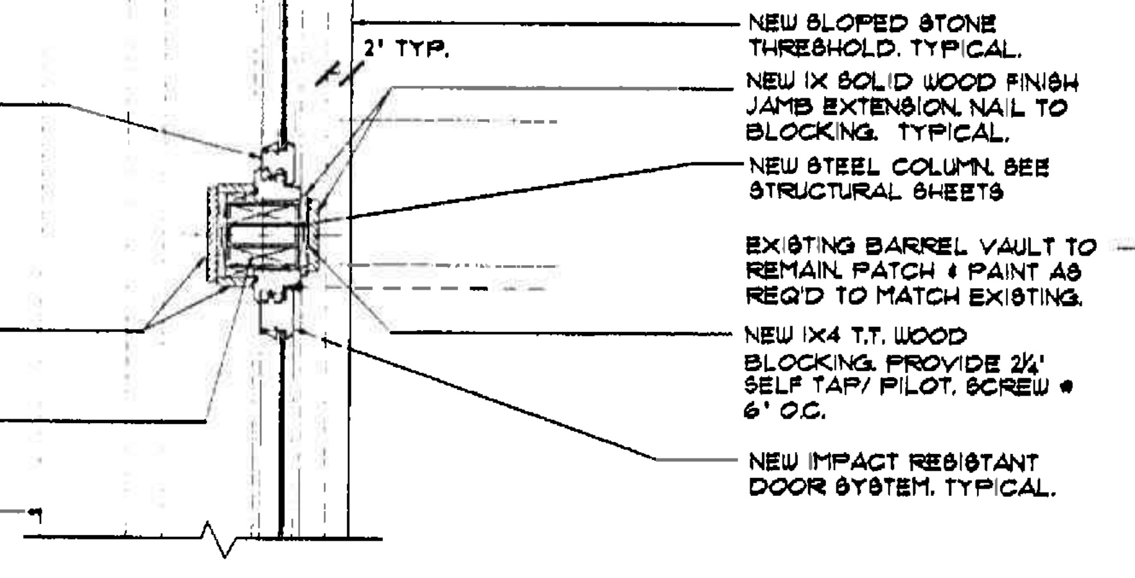
A5.2
A8.2



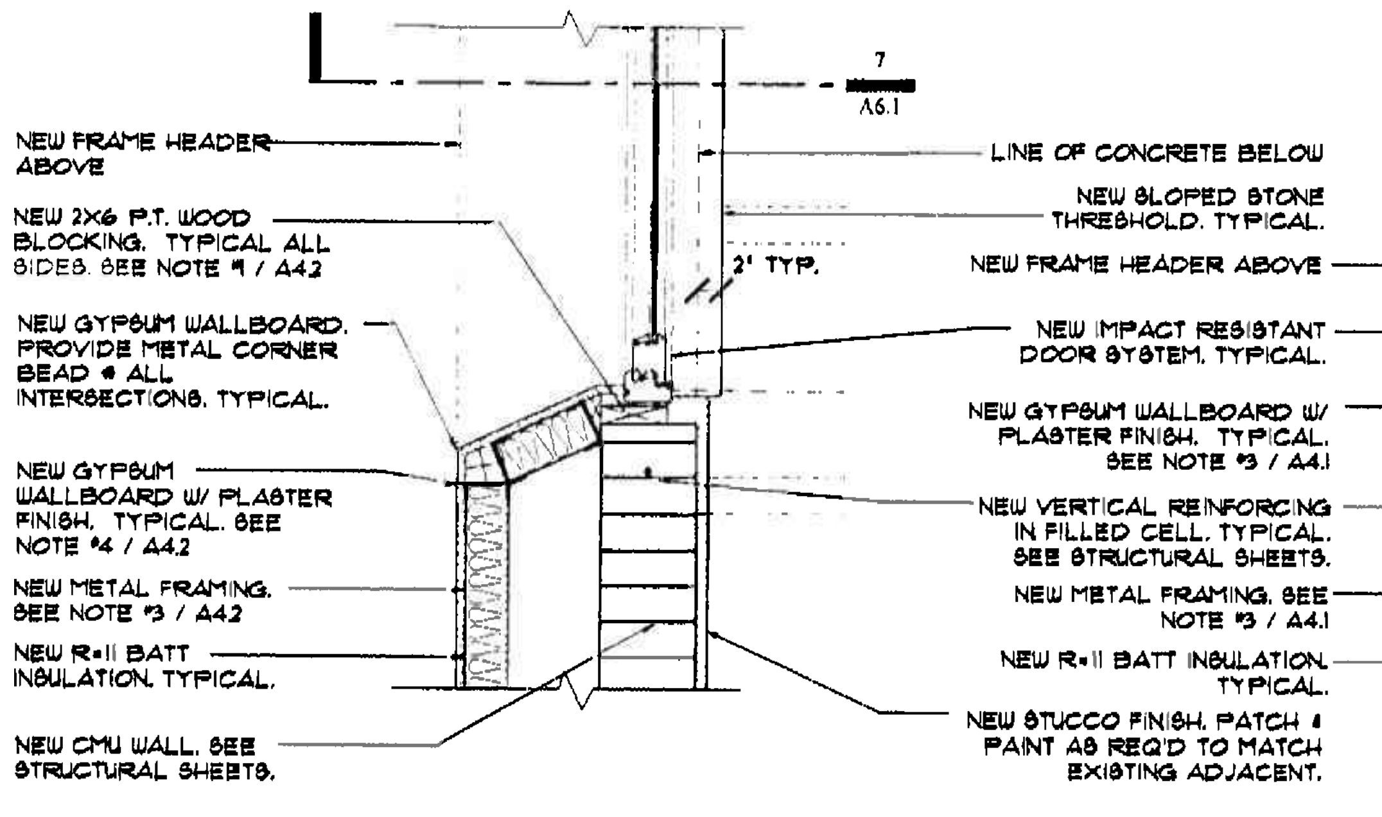
1 EAST- WEST BUILDING SECTION
A6.1 1/4" = 1'-0"



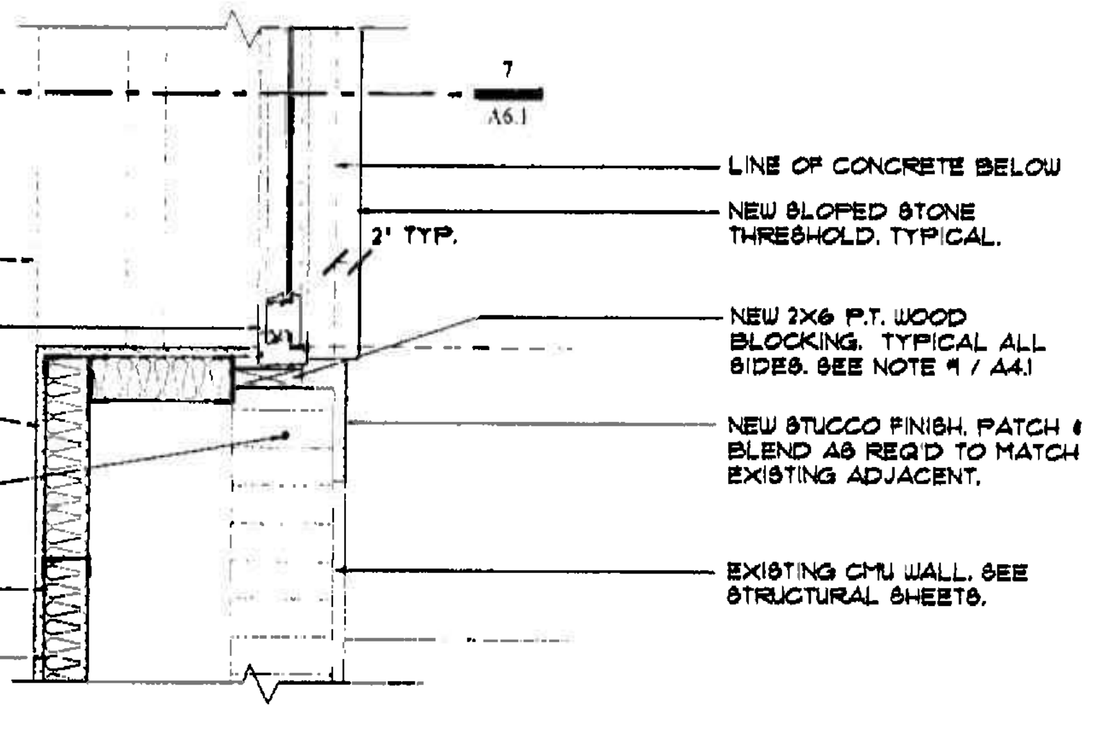
2 MASTER BEDROOM - PLAN
A6.1 3/4" = 1'-0"



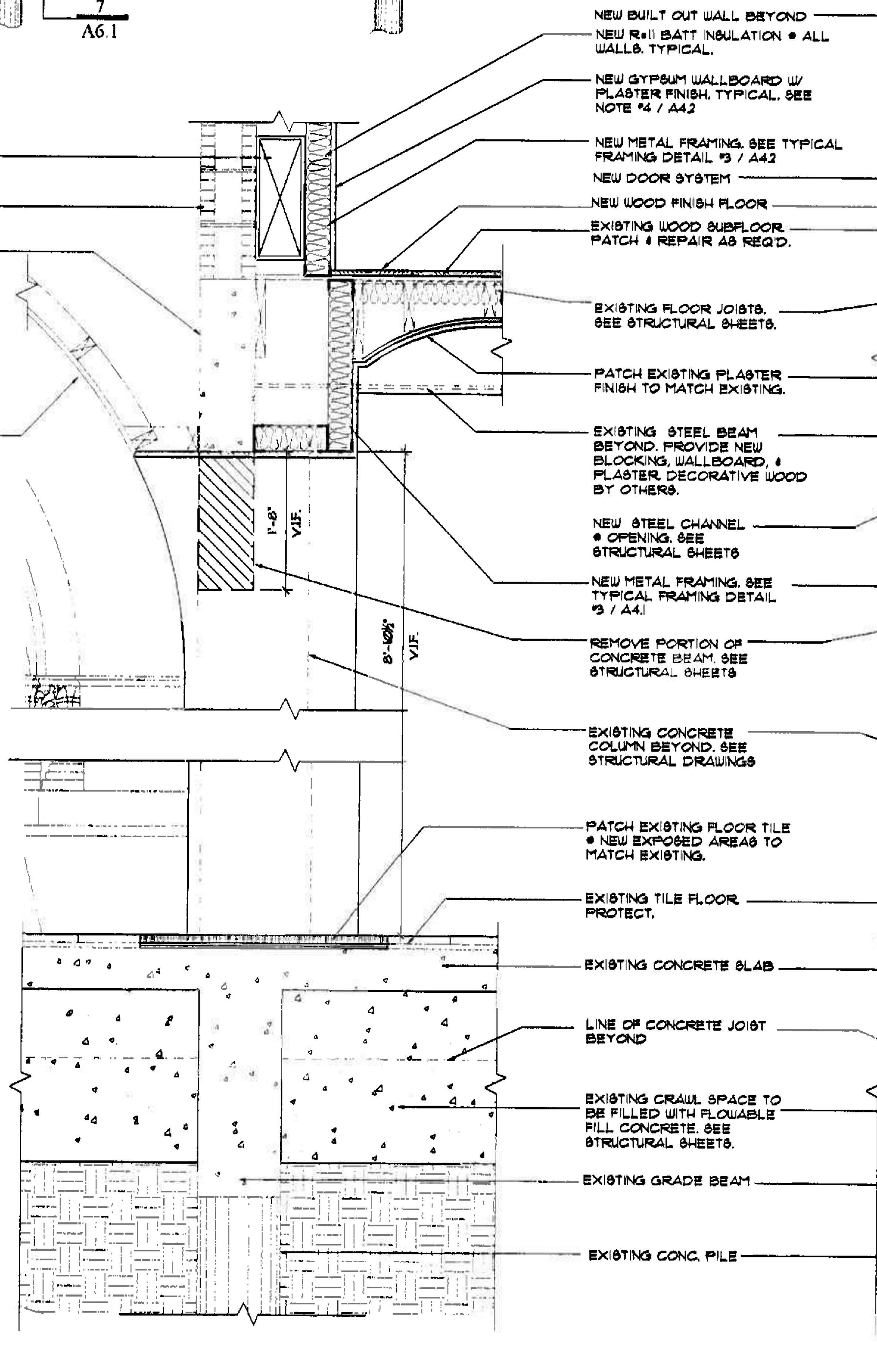
4 LIVING ROOM - PLAN
A6.1 3/4" = 1'-0"



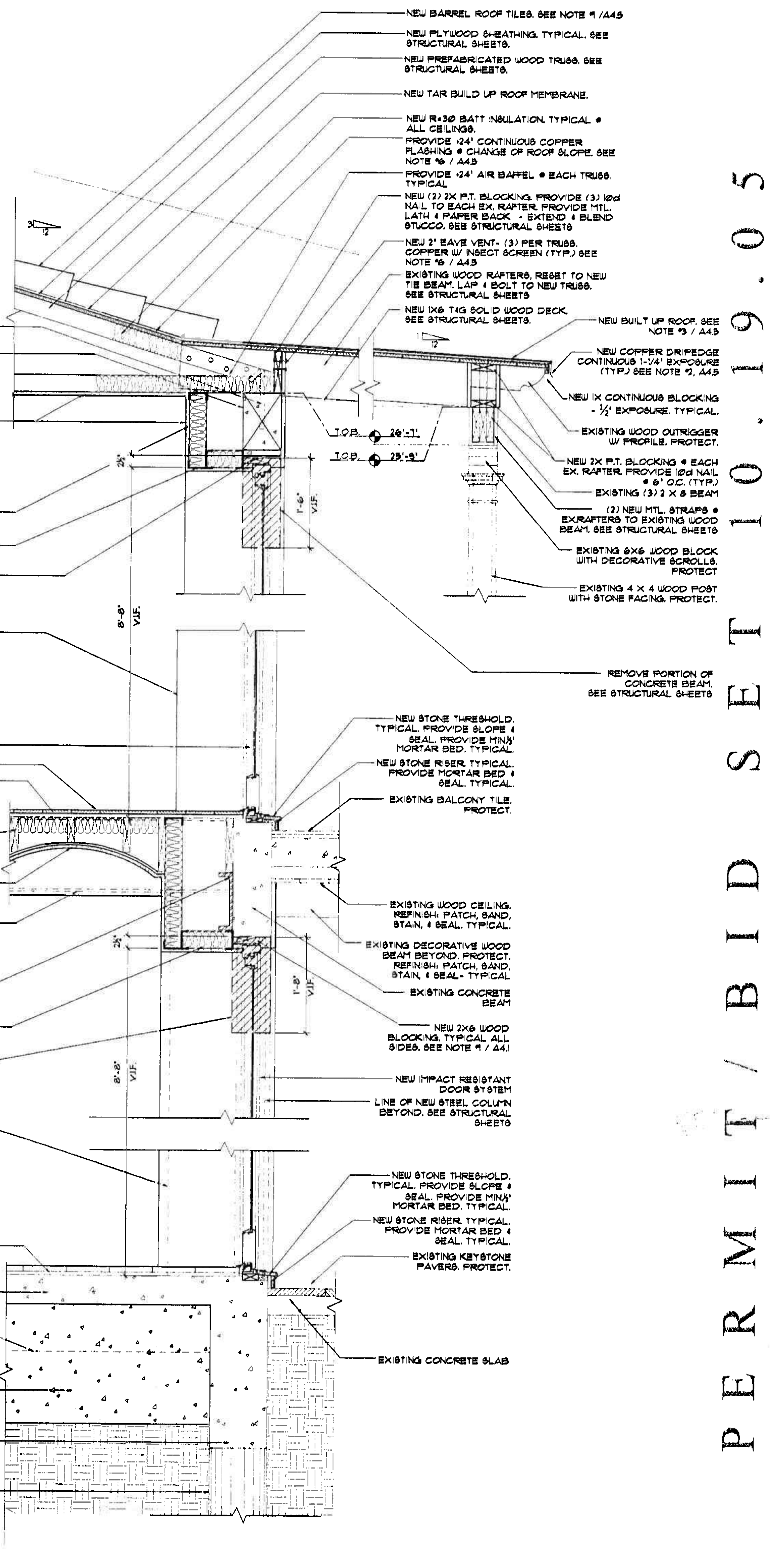
3 MASTER BEDROOM - PLAN
A6.1 3/4" = 1'-0"



5 LIVING ROOM - PLAN
A6.1 3/4" = 1'-0"



6 DINING ROOM/LIVING ROOM - SECTION
A6.2 3/4" = 1'-0"



7 LIVING ROOM/MASTER BEDROOM - SECTION
A6.2 3/4" = 1'-0"

PERMIT / BID SET 10.19.05

SHEET TITLE: BLDG. SECTIONS
DRAWN: TFW
DATE: 10.19.05
REVISIONS: DATE:

3DESIGN, INC
ANTHONY LEON
AR0016752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

ANTHONY LEON, ARCHITECT
AA00003569
AR0016752
SEAL

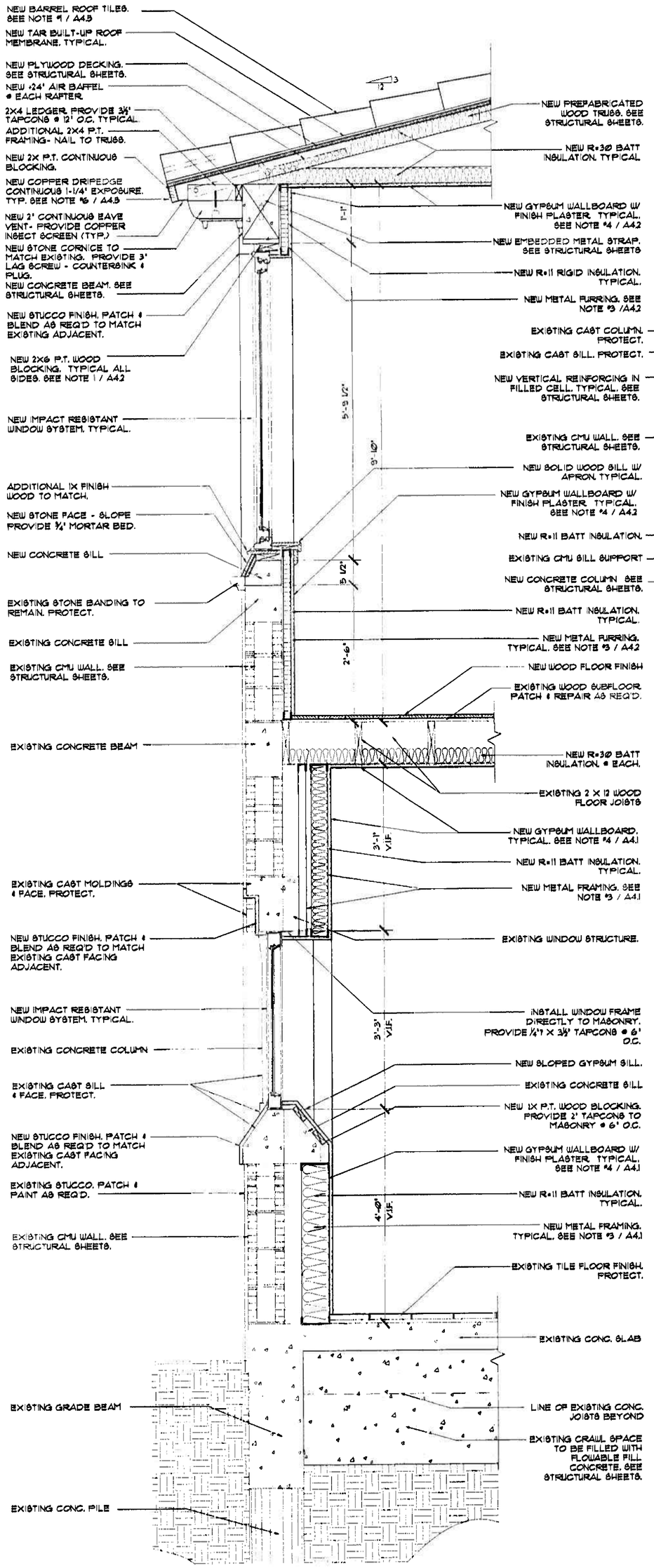
THE
GAINOR
RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

JAN 0 9 2006

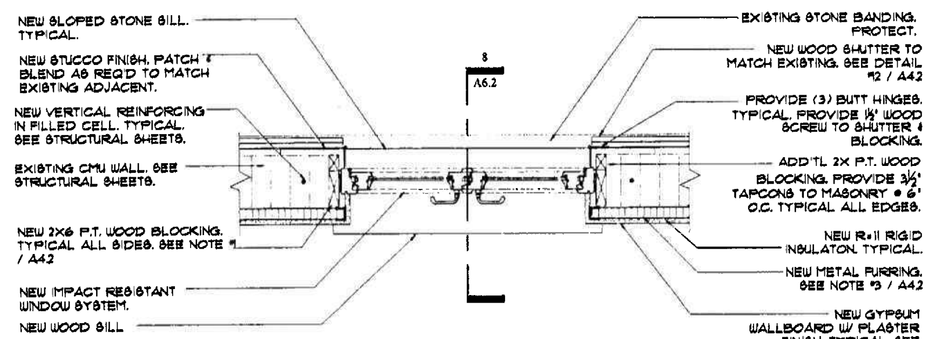
N/A

A6.1

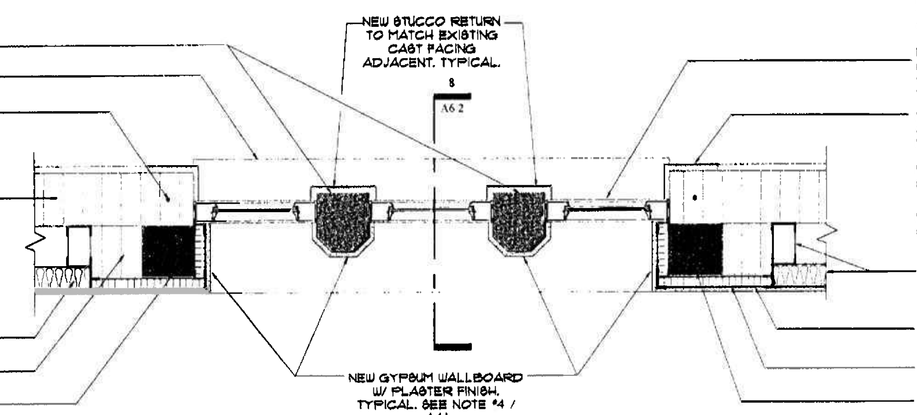
A8.2



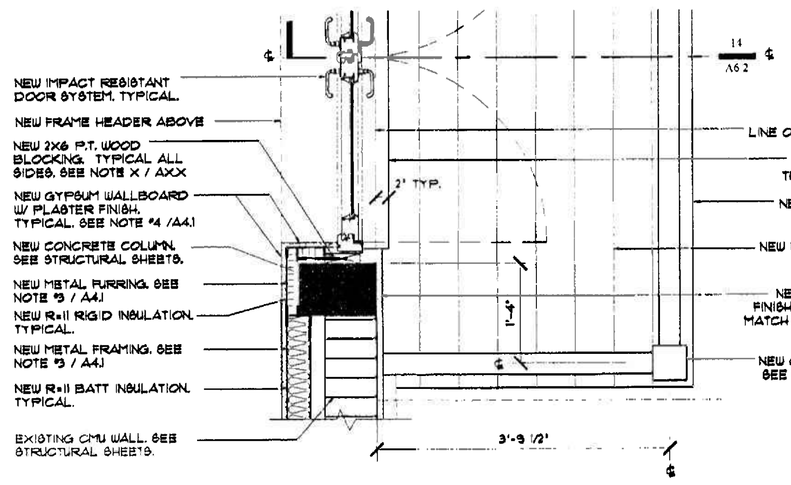
8 GUEST BEDROOM/TAYLOR BEDROOM SECTION
A6.2 3/4" = 1'-0"



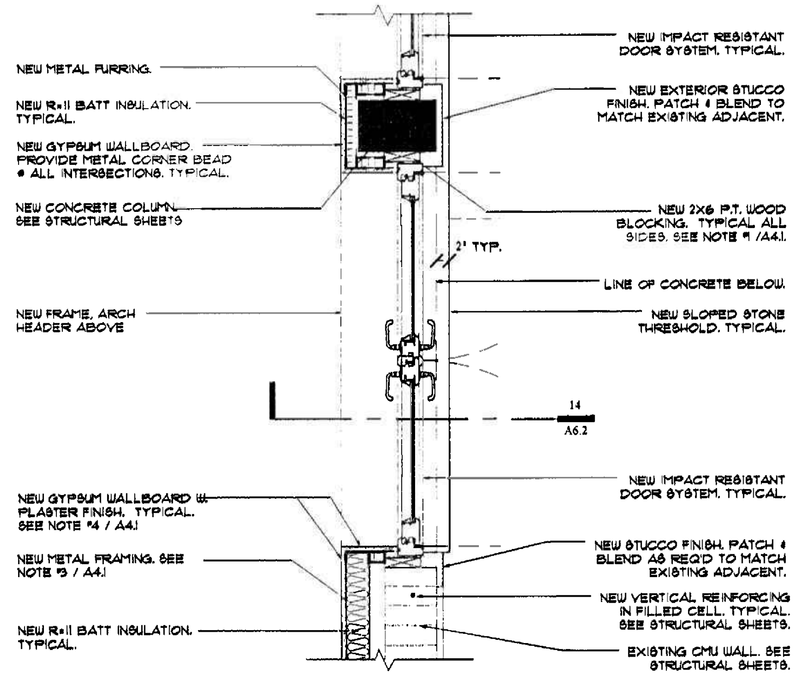
9 TAYLOR'S BEDROOM - PLAN
A6.2 3/4" = 1'-0"



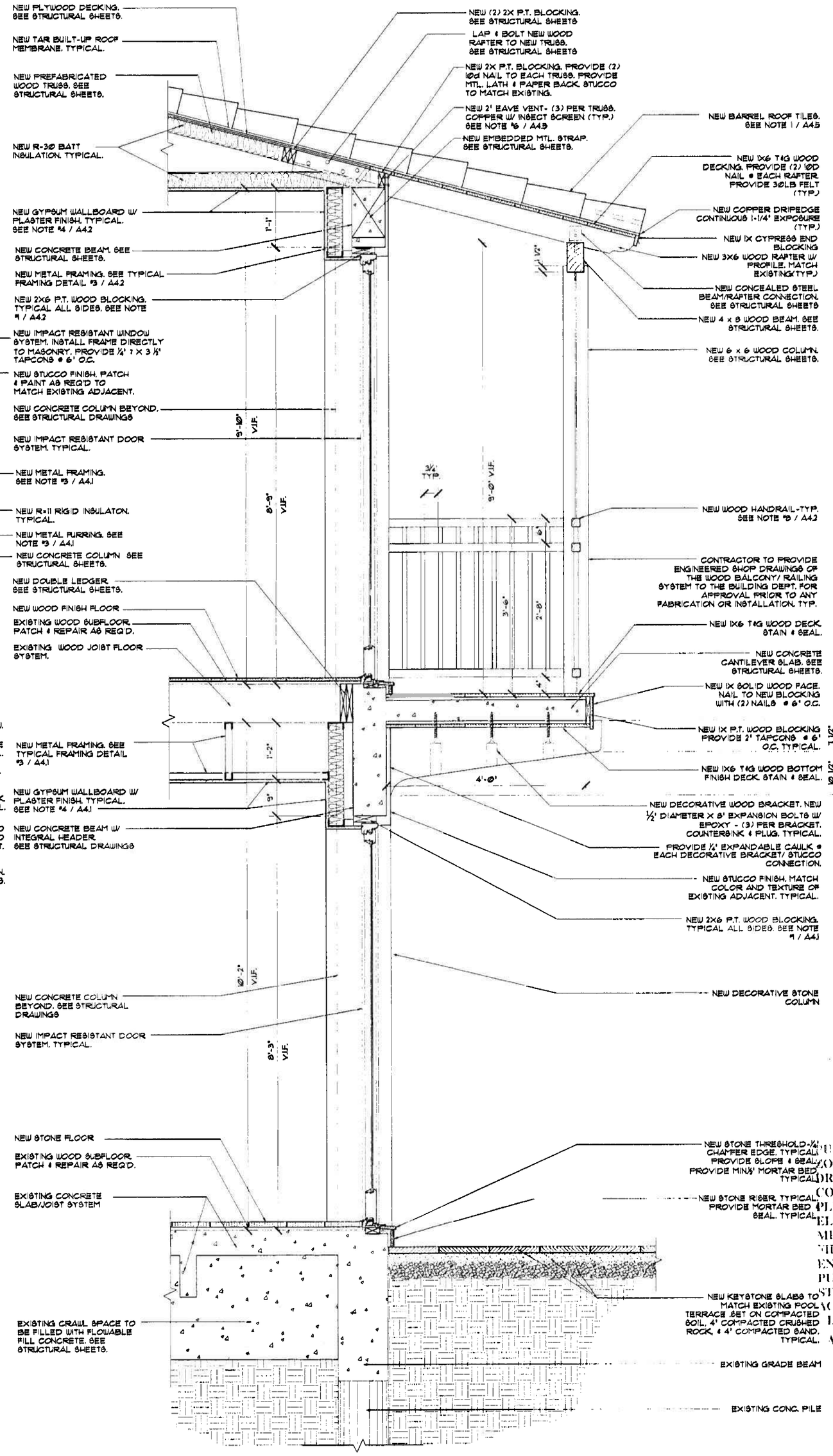
10 GUEST BEDROOM - PLAN
A6.2 3/4" = 1'-0"



12 BRYAN'S BEDROOM - PLAN
A6.2 3/4" = 1'-0"



13 MARK'S OFFICE - PLAN
A6.2 3/4" = 1'-0"



14 EAST FACADE / NORTH WING - SECTION
A6.2 3/4" = 1'-0"

SHEET TITLE:	BLDG DETAILS
DRAWN:	TFW
DATE:	10.19.05
REVISIONS:	DATE:

3DESIGN, INC.
ANTHONY LEON
AR0016573
ARCHITECTURE
5764 WASHINGTON AVE SUITE 207 MIAMI BEACH FL 33140 TEL 305 534 8555 FAX 305 534 8556

10.19.05

/ BID SET

THE GAINOR RESIDENCE
5500 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

ANTHONY LEON, ARCHITECT
AA0001558
AR0016573
SEAL

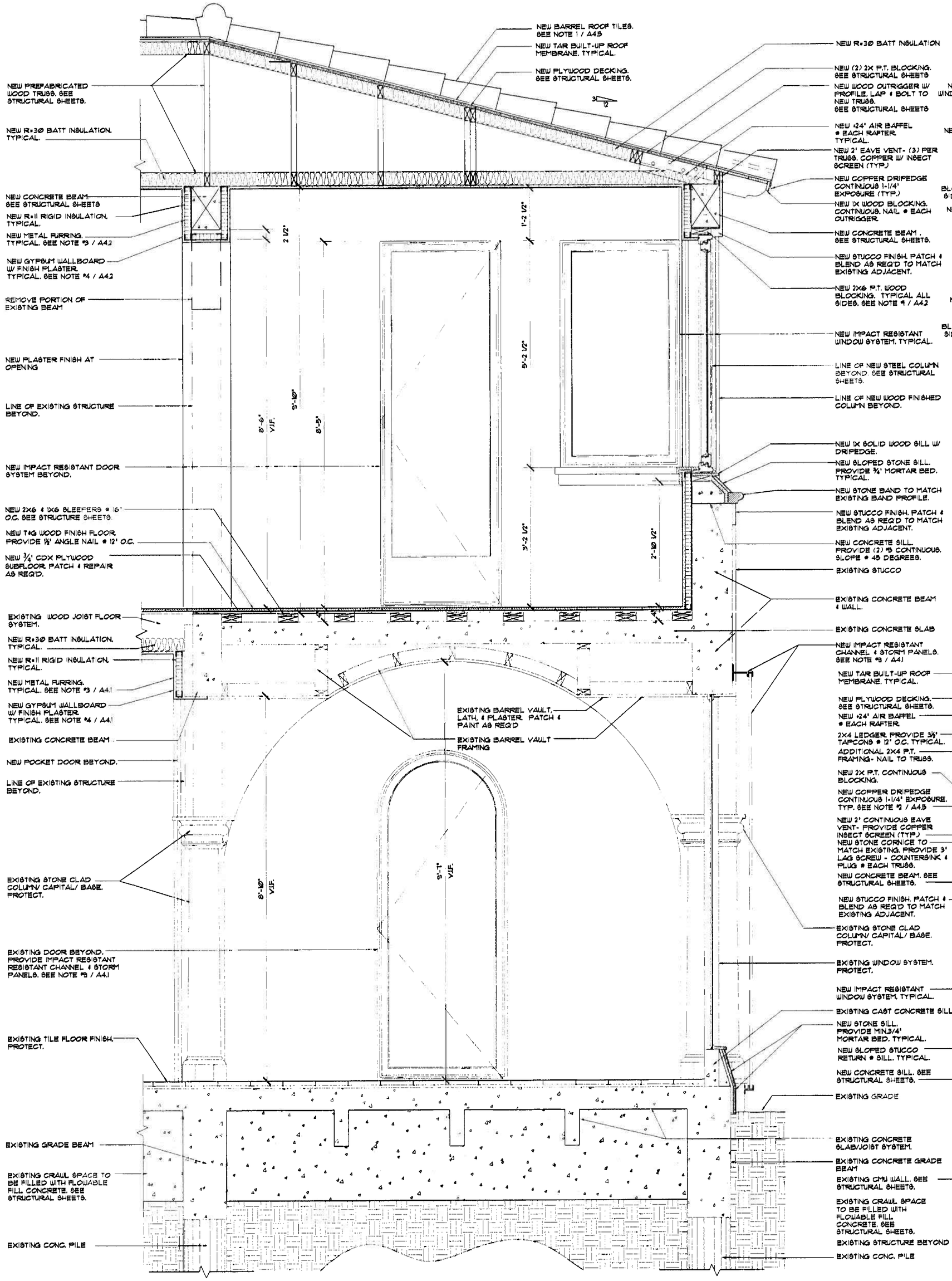
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	JAN 09 2006
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	11/2/06
ELECTRICAL:	
MECHANICAL:	
FIRE PROTECTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

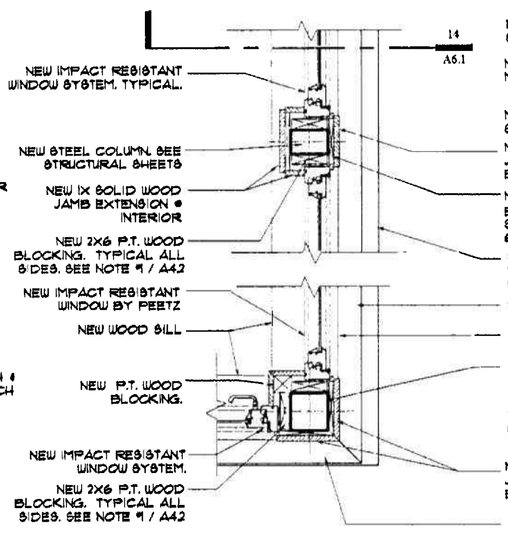
As per Florida Building Code

A6.2

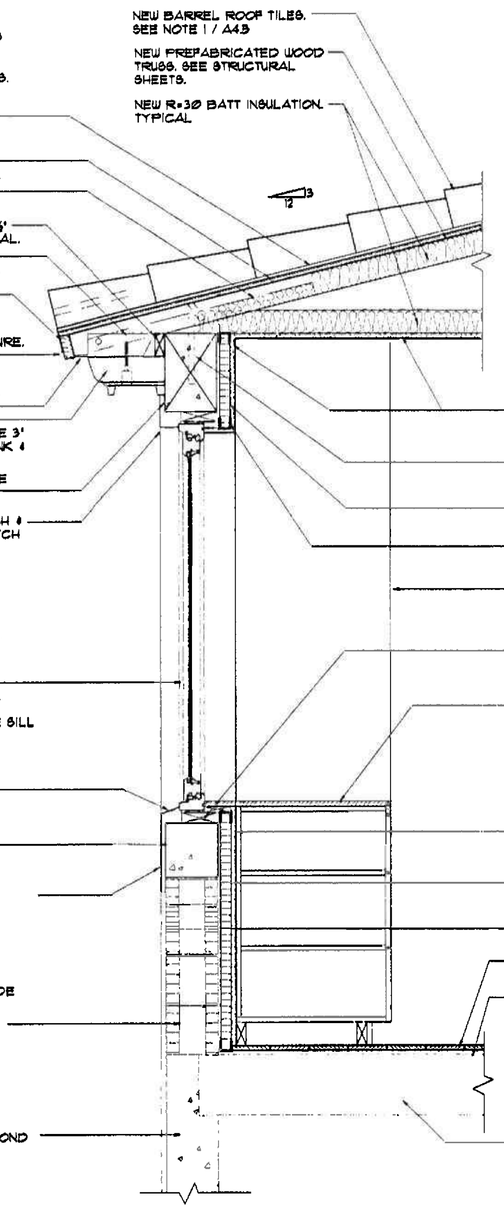
A8.2



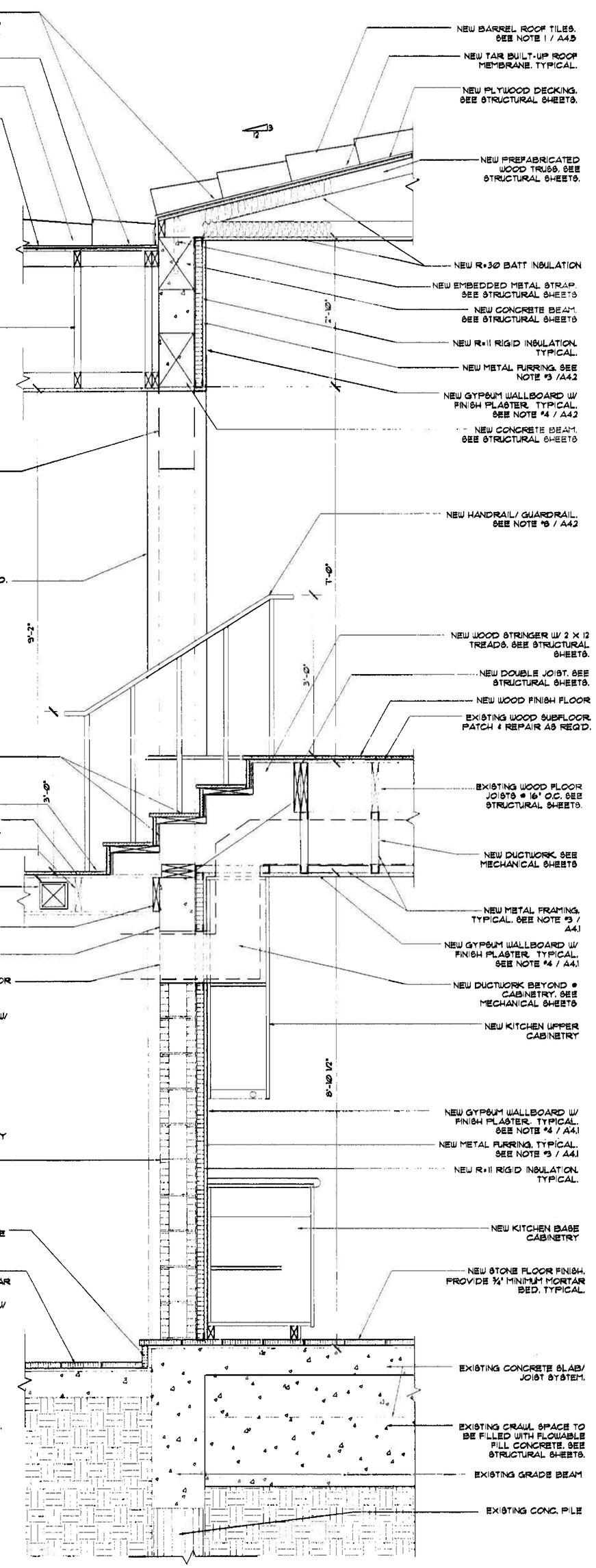
15 BREAKFAST ROOM/SITTING ROOM SECTION
A6.3 3/4" = 1'-0"



16 ELYSE'S OFFICE - PLAN
A6.3 3/4" = 1'-0"



17 CLOSET STAIR SECTION
A6.3 3/4" = 1'-0"



18 CLOSET STAIR SECTION
A6.3 3/4" = 1'-0"

SHEET TITLE:	BLDG DETAILS
DRAWN:	TPW
DATE:	10.19.05
REVISIONS	DATE

3D DESIGN INC
ANTHONY LEON
AR0026752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

10.19.05

BID / PERMIT SET

THE GAINOR RESIDENCE
3500 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

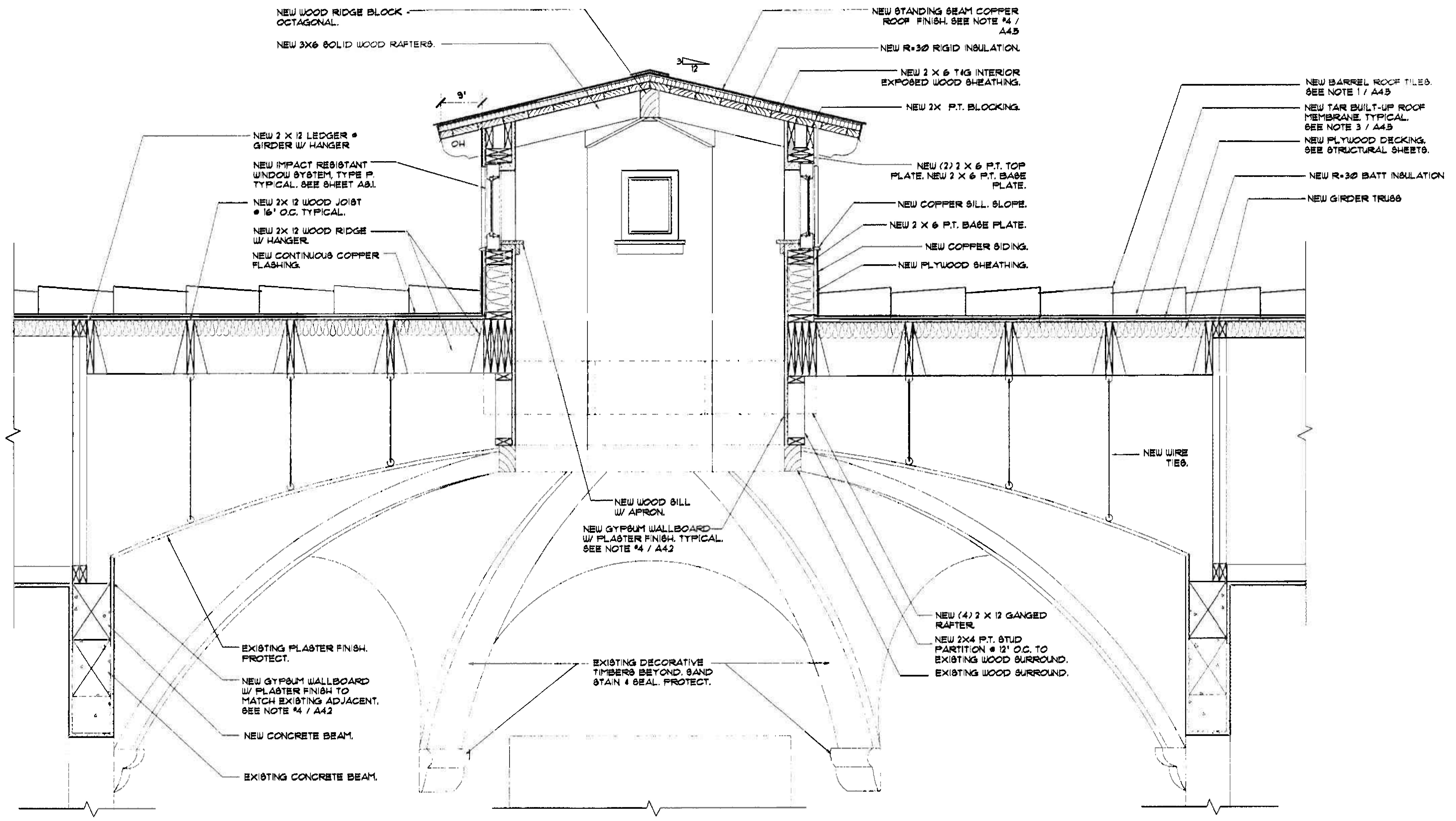
ANTHONY LEON, ARCHITECT
AA0003569
AR0015712
SEAL

JAN 09 2006

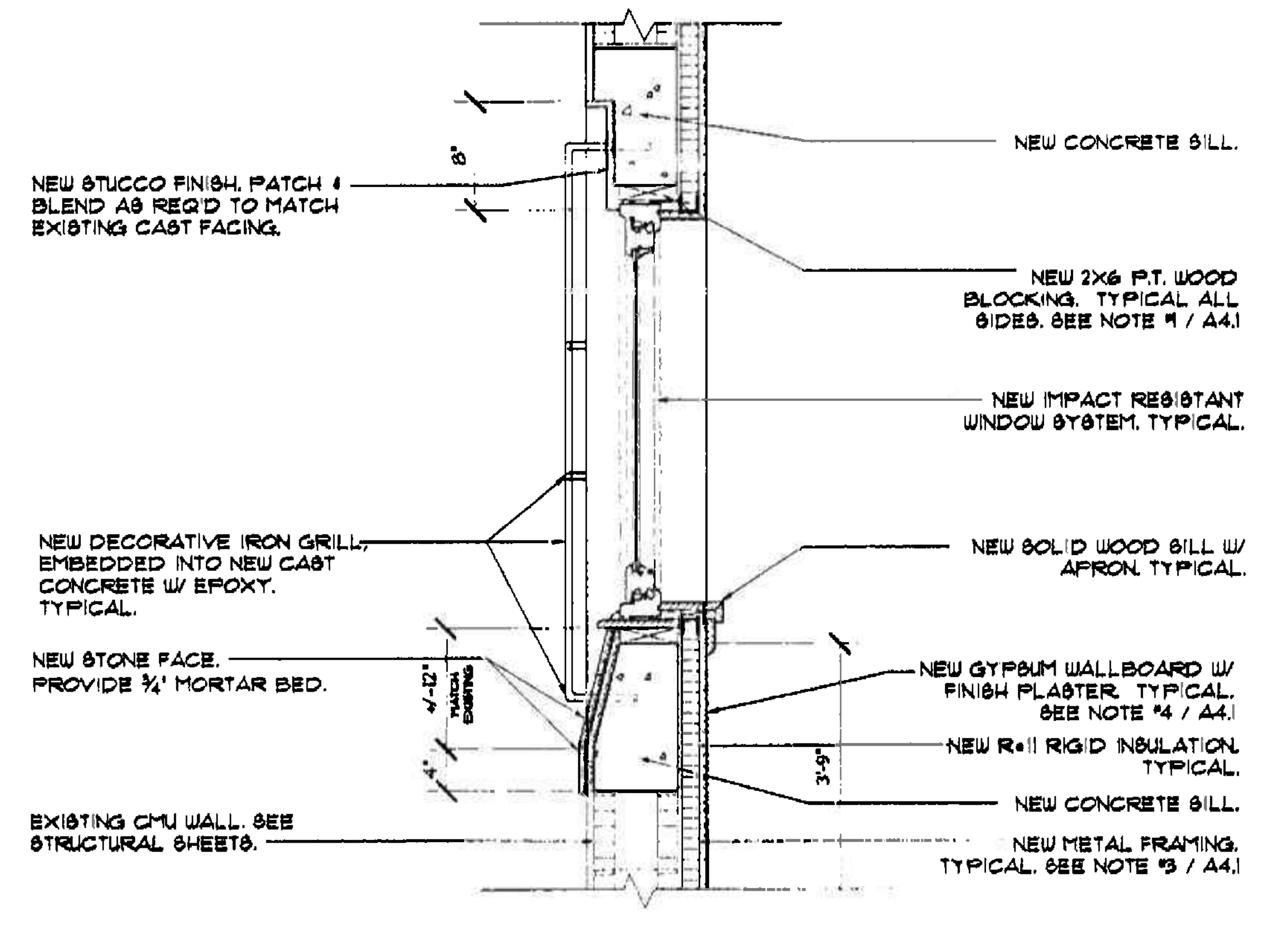
11/2/06

A6.3

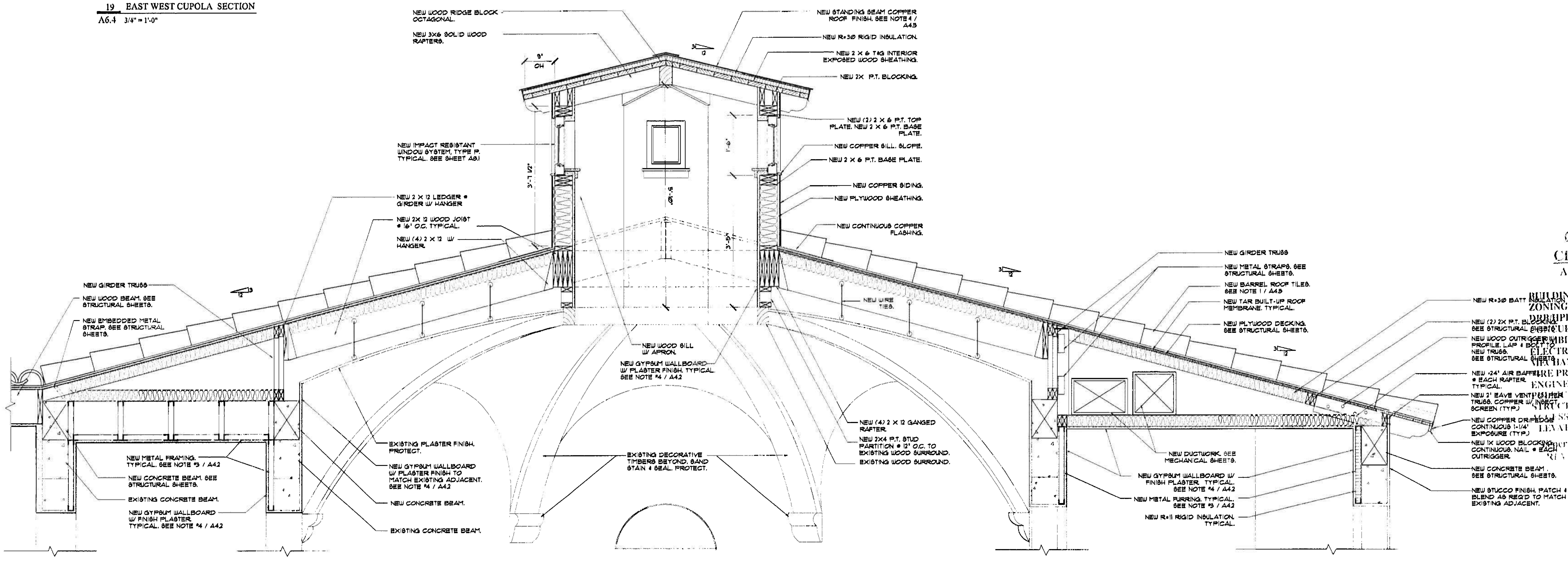
A8.2



19 EAST WEST CUPOLA SECTION
A6.4 3/4" = 1'-0"



21 NEW DECORATIVE WINDOW SECTION
A6.4 3/4" = 1'-0"



20 NORTH- SOUTH CUPOLA SECTION
A6.4 3/4" = 1'-0"

PERMIT / BID SET 10.19.05

CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:
JAN 0 9 2006
BUILDING: 1/11/06
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING: 1/11/06
ELECTRICAL: 1/11/06
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: N/A
ELEVATOR:

THE
GAINOR
RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

11/3/05
ANTHONY LEON, ARCHITECT
AA00003569
AR0016752
SEAL

3DESIGN, INC
ANTHONY LEON
AR0016752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.53_.5208 F.305.531.4515

SHEET TITLE: BLDG. DETAILS
DRAWN: TFW
DATE: 10.19.05
REVISIONS: DATE:

A6.4

A8.2

DOOR SCHEDULE

1. ALL ROUGH OPENINGS AND UNIT SIZES TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR
2. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO ARCHITECT FOR APPROVAL
3. PROVIDE DOOR FINISH SAMPLE TO ARCHITECT PRIOR TO ANY WORK FOR APPROVAL
4. PROVIDE CASING FINISH SAMPLE TO ARCHITECT PRIOR TO ANY WORK FOR APPROVAL

ALL EXTERIOR DOORS ARE UNDER SEPARATE PERMIT

No.	LOCATION	SIZE WIDTH	HEIGHT	THK.	TYPE	MATERIAL	FINISH	HDW SET	CASING INTERIOR	CASING EXTERIOR	MANUF	SIDELIGHTS QTY	W	H	THK	TRANSOMS	TRANSOMS	COMMENTS
ENTRY VESTIBULE																		
1	Entry Vestibule	42"	80"	2 ¼"	A	Wood	AS PER ARCH. APPROVED - MANUF. SAMPLE	1	MATCH EXISTING	STUCCO RETURN								
2	Mark's Office	(2) 36"	96" (top of door 104")	1 ¾"	B	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	PRESTIGE	-						Impact resistant / In-swing
3	Mark's Office	(2) 36"	96" (top of door 104")	1 ¾"	B	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	PRESTIGE	-						Impact resistant / Out-swing / Arch top
4	Mark's Office	(2) 36"	96" (top of door 104")	1 ¾"	B	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	PRESTIGE	-						Impact resistant / Out-swing / Arch top
5	Living Room	(2) 36"	104"	1 ¾"	C	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	PRESTIGE	1	26"	104"	1 ¾"			Impact resistant / Out-swing / Fixed Sidelights
6	Living Room	(2) 36"	104"	1 ¾"	C	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	PRESTIGE	2	26"	104"	1 ¾"			Impact resistant / Out-swing / Fixed Sidelights
7	Living Room	(2) 36"	104"	1 ¾"	C	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	PRESTIGE	1	26"	104"	1 ¾"			Impact resistant / Out-swing / Fixed Sidelights
8	Service Stair	36"	80"	1 ¾"	D	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	1	MATCH EXISTING	STUCCO RETURN	PRESTIGE	-						Impact resistant / Out-swing
9	Laundry Room	48"	80"	1 ¾"	D	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	1	MATCH EXISTING	STUCCO RETURN	PRESTIGE	-						Impact resistant / Out-swing
10	Guest Bedroom	36"	84"	1 ¾"	D1	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	1	MATCH EXISTING	STUCCO RETURN	PRESTIGE	-						Impact resistant / Out-swing / Arch top
GARAGE																		
11	New Garage *1	120" V.I.F.	100" (top of door 108")	2 ½"	M	SOLID WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	3	MATCH EXISTING	STUCCO RETURN	DESIGNER DOORS	-						Impact resistant / Overhead
12	New Garage *2	120" V.I.F.	100" (top of door 108")	2 ½"	M	SOLID WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	3	MATCH EXISTING	STUCCO RETURN	DESIGNER DOORS	-						Impact resistant / Overhead
13	New Garage *3	120" V.I.F.	100" (top of door 108")	2 ½"	M	SOLID WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	3	MATCH EXISTING	STUCCO RETURN	DESIGNER DOORS	-						Impact resistant / Overhead
GUEST																		
14	Guest Bedroom	32"	81" (top of door 84")	1 ¾"	J	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
15	AHU Closet *1	32"	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	5	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
16	Guest Bathroom	32"	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
17	Guest Private Bath	32"	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
18	Powder Room *1	32"	84"	1 ¾"	J	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
19	Mark's Office	36"	81" (top of door 84")	1 ¾"	J	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing / Segmented Archtop
20	Utility Closet *1	36"	84"	1 ¾"	J	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
21	Office Closet *1	32"	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
22	Office Closet *2	30" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
23	AHU Closet *2	30" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
24	Elevator	36"	80"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing / Elevator door
25	Line Room	32" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
26	Dining Room	36"	96"	1 ¾"	K	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing / Archtop
27	Powder Room *2	28"	78"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
28	Kitchen	58"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	(2) 9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Double Swing
29	Family Room	(2) 30"	103"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
29A	Family Room	66"	104"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	7	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket/ Electric panel
29B	Family Room	(2) 42"	104"	¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	-	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket/ Electric panel
29C	Family Room	(2) 42"	104"	¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	-	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket/ Electric panel
30	Pantry	28"	80"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
31	Kitchen	34" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
32	Mechanical Room	32"	80"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
33	AHU Closet *3	32"	80"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
34	Walk-in Refridgerator	32" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
35	Service Quarters	32" V.I.F.	80"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
36	Service Closet	36"	78"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
37	Service Bath	36"	78"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
38	Laundry Room	32" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	7	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
39	Laundry Room	32" V.I.F.	84" V.I.F.	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	7	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
40	Staff Bath	36"	78"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
41	Garage	30"	84"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing / 1/2 hr. Rated
BRYAN																		
42	Bryan's Bedroom	(2) 36"	103"	1 ¾"	M	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	T.B.D.	-						Impact resistant / Out-Swing / Archtop
43	Master Bedroom	(2) 36"	103"	1 ¾"	F	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	T.B.D.	-						Impact resistant / Out-Swing
44	Master Bedroom	(2) 36"	103"	1 ¾"	F	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	T.B.D.	-						Impact resistant / Out-Swing
45	Master Bedroom	(2) 36"	103"	1 ¾"	F	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	2	MATCH EXISTING	STUCCO RETURN	T.B.D.	-						Impact resistant / Out-Swing
46	Master Sitting	36" V.I.F.	103" V.I.F.	1 ¾"	G	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	-	MATCH EXISTING	STUCCO RETURN	T.B.D.	-						Impact resistant / Out-Swing
47	Master Closet	32"	96"	1 ¾"	D	LD/ALUM/GL	AS PER ARCH. APPROVED - MANUF. SAMPLE	-	MATCH EXISTING	STUCCO RETURN	T.B.D.	-						Impact resistant / In-Swing
BRYAN																		
48	Taylor's Bedroom	32"	84"	1 ¾"	K	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing / Archtop
49	Taylor's Study	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
50	AHU Closet *4	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
51	Taylor's Closet	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	5	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
52	Taylor's Private Bath	32" V.I.F.	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
53	Taylor's Shower	36"	96"	V2"	L	GLASS	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing, Glass Shower Door
54	Bryan's Bedroom	32"	96"	1 ¾"	K	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing / Archtop
55	Bryan's Bedroom	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
56	Bryan's Private Bath	30"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
57	Bryan's Shower	32" V.I.F.	84" V.I.F.	V2"	L	GLASS	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing, Glass Shower door
58	Bryan's Closet	40" V.I.F.	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
59																		
60	Elevator	36"	80"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing, Elevator Door
61	AHU Closet *5	36" V.I.F.	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						By-pass Slider
62	Master Bedroom	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
63	Master Bedroom	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
64	Master Bath	(2) 30" V.I.F.	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	(2) 4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Double Swing
65	Mark's Bath	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
66	Elyse's Bath	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
67	Master Shower	32"	96"	V2"	L	GLASS	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing, Glass Shower Door
68	Master Linen Closet	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Pocket
69	AHU *6 Closet	30" V.I.F.	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
70	AHU *1 Closet	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
71	Master Closet	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
72	Master Closet	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
73	Electrical Room *2	30"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
74	Mark's Closet	30"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
75	AHU *8 Closet	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
76	Gym Vestibule	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	5	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Bi-fold
77	Gym	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
78	Gym Closet	24"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
79	Linen Hall	22"	48"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
80	Gym Bath	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
81	Gym Shower	36"	96"	V2"	L	GLASS	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
82	Service Stair	36"	78"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
83	Office Bath	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	9	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
84	House Manager	36"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing
85	Manager's Closet	32"	96"	1 ¾"	H	WOOD	AS PER ARCH. APPROVED - MANUF. SAMPLE	4	MATCH EXISTING	MATCH EXISTING	CUSTOM	-						Swing

WINDOW SCHEDULE

1. ALL ROUGH OPENINGS AND UNIT SIZES TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR
2. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO ARCHITECT FOR APPROVAL
3. PROVIDE DOOR FINISH SAMPLE TO ARCHITECT PRIOR TO ANY WORK FOR APPROVAL
4. PROVIDE CASING FINISH SAMPLE TO ARCHITECT PRIOR TO ANY WORK FOR APPROVAL

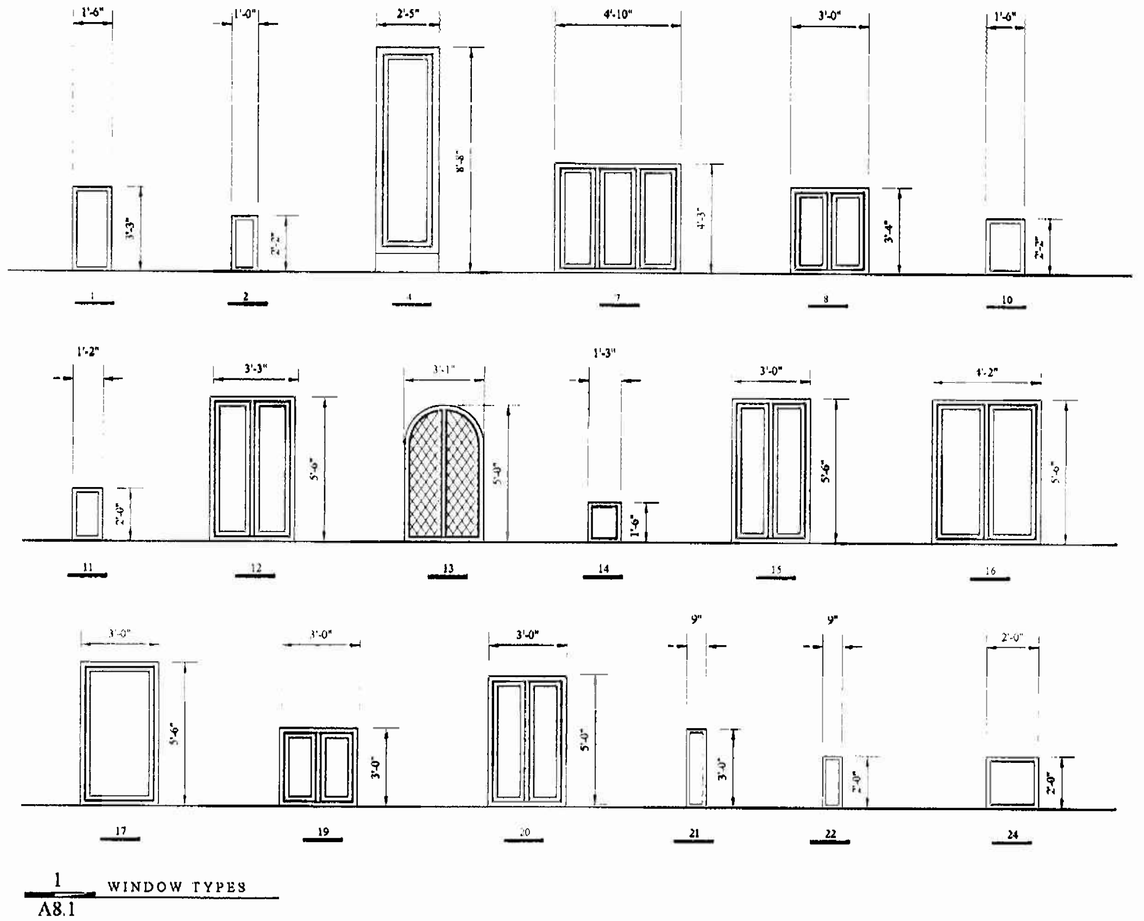
ALL EXTERIOR WINDOWS ARE UNDER SEPARATE PERMIT

MARK	QUANTITY	SIZE WIDTH	HEIGHT	TYPE	MATERIAL	MANUF.	CASING INTERIOR	EXTERIOR	DETAILS JAMB	HEAD	THRESH.	COMMENTS
A	18	18"	36"	1	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront
B	2	12"	26"	2	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront
D	4	29"	104"	4	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed / Sidelight
G	3	58"	51"	7	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
H	1	36"	48"	8	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
K	3	9"	28"	10	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront
L	4	14"	24"	11	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront
M	1	36"	66"	12	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
N	3	37"	60"	13	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront / Archtop
P	4	9"	18"	14	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront / Cupola
Q	2	36"	66"	15	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
R	3	58"	66"	16	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
S	2	36"	66"	17	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
U	3	36"	36"	18	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
V	1	36"	66"	28	Wood/Aluminum clad	PRESTIGE WINDOWS	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Casement-outswing
W	1	9"	36"	21	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront
X	2	9"	24"	22	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront
Z	6	24"	24"	24	Aluminum	TBD	MATCH EXISTING	STUCCO RETURN	T.B.D.	T.B.D.	T.B.D.	Impact resistant / Fixed aluminum storefront

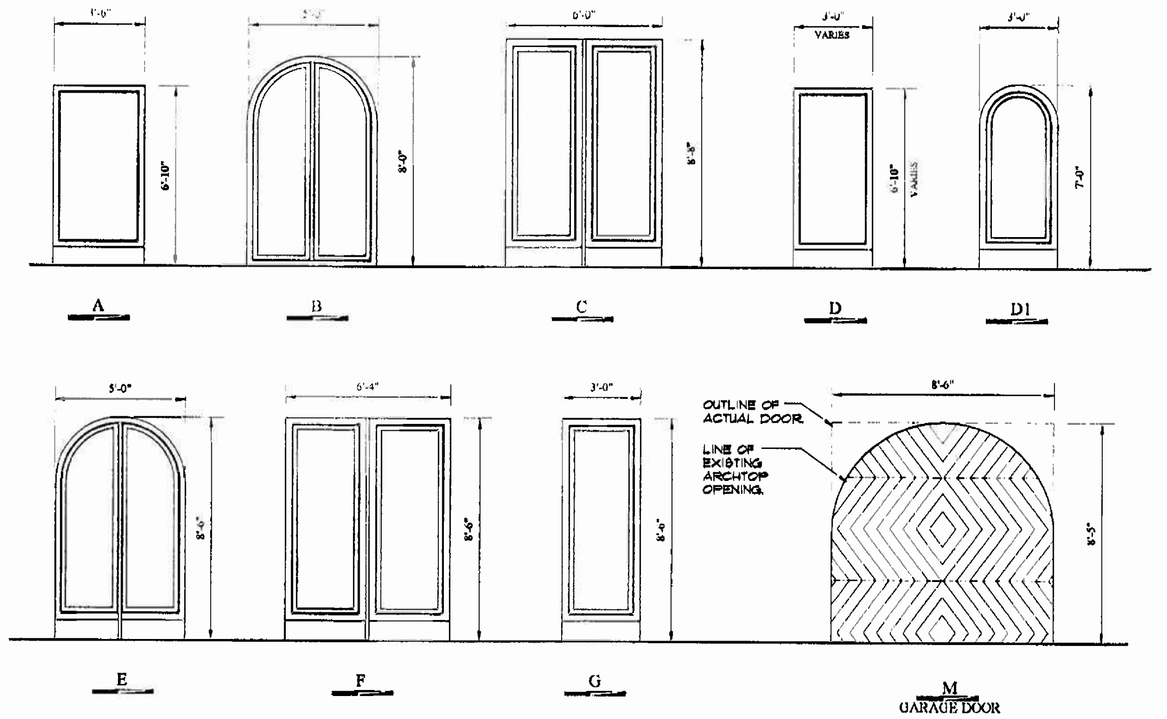
HARDWARE SETS

NOTE INSTALL ALL FINISH HARDWARE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. UPON COMPLETION OF INSTALLATION, ADJUST ALL HARDWARE AS REQUIRED TO ASSURE SMOOTH AND PROPER OPERATION

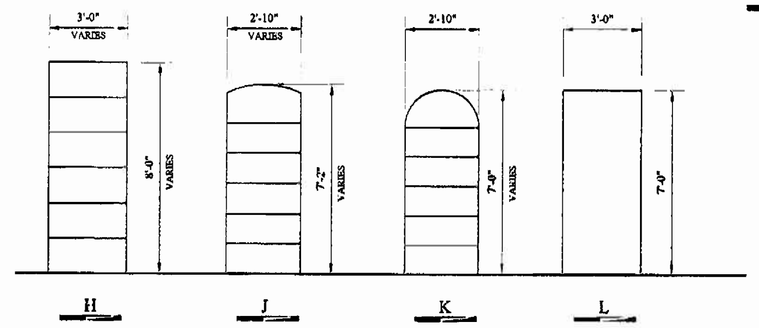
No	DESCRIPTION
1	(3) 4X4 BUTT HINGES
	(1) ENTRY SET W/ LOCK
	(1) INDIVIDUAL DEAD BOLT
2	(6) MANUFACTURER HINGES
	(1) ENTRY SET W/ LOCK
	(1) INDIVIDUAL DEAD BOLT
	(1) DUTTY SET
	(2) MANUFACTURER FLUSH BOLTS
3	(1) OVERHEAD SUSPENDED ROLL UP W/ MOTOR LIGHT + LOCK
4	(3) BUTT HINGES
	(1) PRIVACY SET
5	(3) MANUFACTURER BUTT HINGES
	(1) PASSAGE SET
6	(1) POCKET SUSPENDED TRACK
	(2) PRIVACY PULLS W/ LOCK
	(1) PUSH PULL
7	(1) POCKET SUSPENDED TRACK
	(2) PASSAGE PULLS
	(1) PUSH PULL
8	(1) TOP + BOTTOM SLIDER TRACK
	(2) PULLS



1 WINDOW TYPES
A8.1



2 EXTERIOR DOOR TYPES
A8.1



3 INTERIOR DOOR TYPES
A8.1

SHEET NOTES

1. GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES INCLUDING ANY GLAZING W/IN 60" A.F.F SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE FRAMELESS W/ 1/4" TEMPERED, CLASS II SAFETY GLAZING. ALL ENCLOSURES TO HAVE PIVOT HINGES AND TRANSPARENT WATER BLOCKS.
2. CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (TYP.)
3. BATHROOM DOORS DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED (TYP.)
4. SECONDARY MEANS OF EGRESS AS PER N.F.P.A. 21-2.2.3.
5. ALL INTERIOR DOORS TO BE SOLID, STAIN GRADE WOOD, PAINTED AS SPECIFIED IN SCHEDULES. WOOD SPECIES AND STAIN COLOR AS SELECTED BY OWNER.

SHEET TITLE:	DOOR & WINDOW SCHEDULE/NOTES
DRAWN:	DJF
DATE:	10.19.05
REVISIONS:	DATE:

3D DESIGN INC
ANTHONY LEON
AR0026752
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

SET 10.19.05

PERMIT / BID

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

ANTHONY LEON, ARCHITECT
AA0003569
AR0014752
SEAL

JAN 09 2006

A8.1

A8.2

FIRST FLOOR FINISH SCHEDULE

LOCATION	FLOOR MATERIAL	FINISH	CEILING MATERIAL	FINISH	NORTH WALL MATERIAL	FINISH	EAST WALL MATERIAL	FINISH	SOUTH WALL MATERIAL	FINISH	WEST WALL MATERIAL	FINISH	BASEBOARD MATERIAL	FINISH	CROWN MOLDING MATERIAL	FINISH	COMMENTS
ENTRY FOYER	EXIST. TERRA	TBD.	-	-	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	TBD.	TBD.	TBD.	TBD.	
MARK'S OFFICE	STONE	SEAL	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
OFFICE CLOSET No. 1	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
OFFICE CLOSET No. 2	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 2	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
UTILITY CLOSET No.1	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
FOYER VESTIBULE	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
POUDER ROOM No. 1	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 1	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
GUEST BEDROOM	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
GUEST VANITY	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
GUEST BATHROOM	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
LOWER VESTIBULE	EXIST. TERRA	TBD.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
BAR	STONE	SEAL	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
WINE ROOM	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	
ELEVATOR	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	
LIVING ROOM	EXIST. TERRA	TBD.	EXIST. LTH/PLST	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	WOOD CLAD EXISTING STEEL BEAMS
DINING ROOM	EXIST. TERRA	TBD.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	TBD.	TBD.	TBD.	TBD.	PROTECT EXISTING STONE BANDING
BREAKFAST ROOM	EXIST. TERRA	TBD.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	TBD.	TBD.	TBD.	TBD.	
FAMILY ROOM	EXIST. TERRA	TBD.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
KITCHEN	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
POUDER ROOM No. 2	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
STAIR HALL	STONE	SEAL	-	-	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	TBD.	TBD.	TBD.	TBD.	
FOOD PANTRY	STONE	SEAL	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE PASSAGE	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
WALK-IN REFRIDGERATOR	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	
UTILITY CLOSET No. 2	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 3	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
LAUNDRY ROOM	STONE	SEAL	EXIST. LTH/PLST	PLST.	DR.	PLST.	DR.	PLST.	DR.	PLST.	DR.	PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE QUARTERS	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE CLOSET	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE VEST BULE	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE BATH	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE HALL	STONE	SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
STAFF BATH	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
SERVICE STAIR	STONE	SEAL	-	-	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	TBD.	TBD.	TBD.	TBD.	
GARAGE	CONCRETE	FLOOR PAINT	(2) LAYERS GWB.	PAINT	CMU.	CONCRETE PAINT	CMU.	CONCRETE PAINT	CMU.	CONCRETE PAINT	CMU.	CONCRETE PAINT	N/A	N/A	N/A	N/A	-

ABBREVIATION

- TBD. - TO BE SELECTED BY INT. DESIGNER OR ARCHITECT
- MR.GWB. - MOISTURE RESISTANT - GYPSUM WALL BOARD
- LL.GWB. - LEAD LINED GYPSUM WALL BOARD
- GWB. - GYPSUM WALL BOARD
- DR. - 'DUROCK (MAINLY' WALL BOARD
- PLST - LIME PLASTER FINISH
- EX. LATH/PLST - EXISTING LATH & PLASTER FINISH

SECOND FLOOR FINISH SCHEDULE

LOCATION	FLOOR MATERIAL	FINISH	CEILING MATERIAL	FINISH	NORTH WALL MATERIAL	FINISH	EAST WALL MATERIAL	FINISH	SOUTH WALL MATERIAL	FINISH	WEST WALL MATERIAL	FINISH	BASEBOARD MATERIAL	FINISH	CROWN MOLDING MATERIAL	FINISH	COMMENTS
UPPER FOYER	STONE	SEAL	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	EX. ST. LTH/PLST	PLST.	EXIST. LTH/PLST	PLST.	TBD.	TBD.	TBD.	TBD.	PROTECT EXISTING WOOD BEAMS
TAYLOR'S BEDROOM	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
TAYLOR'S STUDY	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	NEW APPLIED FALSE WOOD BEAMS
AHU CLOSET No. 4	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
TAYLOR'S CLOSET	STONE	SEAL	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	MR.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
TAYLOR'S BATHROOM	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
TAYLOR'S SHOUER	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
BRYAN'S BEDROOM	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
BRYAN'S BATHROOM	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
BRYAN'S TOILET ROOM	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
BRYAN'S SHOUER	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
BRYAN'S CLOSET	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
UPPER VESTIBULE	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
ELEVATOR	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 5	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	-	-	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
MASTER HALL	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	NEW APPLIED FALSE WOOD BEAMS
MASTER BEDROOM	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
MASTER BATH VESTIBULE	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
MARK'S PRIVATE BATH	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
ELYSE'S PRIVATE BATH	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
MASTER SHOUER	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
MASTER LINEN CLOSET	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
MASTER BATHROOM	STONE	SEAL	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	DR.	MARBLE PLST.	TBD.	TBD.	TBD.	TBD.	
ELYSE'S OFFICE	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 6	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 7	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
ELYSE'S CLOSET	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	ORNAMENTAL COFFERED WOOD CEILING
UTILITY CLOSET No. 3	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
MARK'S CLOSET	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
UPPER LAUNDRY	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
AHU CLOSET No. 8	STONE	SEAL	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	LL.GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
GYM VESTIBULE	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
OFFICE VESTIBULE	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
HOUSE MANAGER'S OFFICE	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
OFFICE BATHROOM	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
GYM	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
GYM LINEN HALL	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
GYM CLOSET	WOOD	STAIN/SEAL	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	GWB.	PLST.	TBD.	TBD.	TBD.	TBD.	
GYM BATH	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	
SHOUER	STONE	SEAL	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	DR.	TILE PLST.	TBD.	TBD.	TBD.	TBD.	

ABBREVIATION

- TBD. - TO BE SELECTED BY INT. DESIGNER OR ARCHITECT
- MR.GWB. - MOISTURE RESISTANT - GYPSUM WALL BOARD
- LL.GWB. - LEAD LINED GYPSUM WALL BOARD
- GWB. - GYPSUM WALL BOARD
- DR. - 'DUROCK (MAINLY' WALL BOARD
- PLST - LIME PLASTER FINISH
- EX. LATH/PLST - EXISTING LATH & PLASTER FINISH

SPECIFICATIONS

NOTE: ALL SPECIFICATIONS REQUIRE SHOP DRAWINGS TO BE PROVIDED TO THE ARCHITECT FOR APPROVAL PRIOR TO ANY FABRICATION OR INSTALLATION. SEE SHEET A1.1, GENERAL NOTES 29 AND 30, FOR ADDITIONAL SHOP DRAWING NOTES.

NOTE: ALL INTERIOR FINISH SPECIFICATIONS AND DETAILS TO BE PROVIDED BY THE INTERIOR DESIGNER W/ OWNER APPROVAL. CONTRACTOR TO CONFIRM ALL INTERIOR FINISH SPECS NOTED WITHIN THESE CONSTRUCTION DOCUMENTS PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. TYPICAL

NOTE: THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS SPECIFIED WITHIN THIS CONSTRUCTION DOCUMENT PACKAGE.

NOTE: THE GENERAL CONTRACTOR SHALL PROVIDE (3) THREE INTERIOR FINISH SAMPLES MINIMUM TO THE OWNER, ARCHITECT AND INTERIOR DESIGNER FOR APPROVAL AND RECORD PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION.

1 EX. TERRA: EXISTING TERRACOTTA TILE
MANUFACTURER: EXISTING
SIZE/THICKNESS: EXISTING
PATTERN/BORDER: EXISTING
GROUT JOINT - SIZE/COLOR: EXISTING
FINISH: TBD
MORTAR BED: EXISTING
SUBFLOOR: EXISTING CONCRETE SLAB

2 STONE: NEW MATERIAL SPECIFICATION BY INTERIOR DESIGNER T. B.D.
MANUFACTURER: TBD
SIZE/THICKNESS: TBD
PATTERN/BORDER: TBD
GROUT JOINT - SIZE/COLOR: TBD
FINISH: TBD
MORTAR BED: TBD
SUBFLOOR: TBD

3 WOOD: NEW MATERIAL SPECIFICATION BY INTERIOR DESIGNER T. B.D.
MANUFACTURER: TBD
SIZE/THICKNESS: TBD
PATTERN/BORDER: TBD
JOINT SIZE: TBD
FINISH: TBD
VAPOR BARRIER: TBD
SUBFLOOR: TBD

4 EX. LATH/PLST: EXISTING LATH & PLASTER FINISH
PATCH & REPAIR AS REQUIRED TO ACHIEVE CONSISTANT SURFACE FOR LIME PLASTER FINISH. COLOR & TEXTURE IS EXISTING.

5 PLASTER: NEW MATERIAL SPECIFICATION BY INTERIOR DESIGNER T. B.D.
MANUFACTURER: TBD
THICKNESS: TBD
COLOR: TBD
TEXTURE: TBD
SUBWALL: TBD

6 G.W.B: NEW GYPSUM WALL BOARD
WALLS: TYPICAL ½" THICK
CEILING: TYPICAL ½" THICK
ATTACHMENTS: PROVIDE ASTM #6 X 1⅝" GYPSUM SCREW @ 8" O.C. @ ALL EDGES AND 12" O.C. @ INTERMEDIATE

7 MR.G.W.B: NEW MOISTURE RESISTANT GYPSUM WALL BOARD
WALLS: TYPICAL ½" THICK
CEILING: TYPICAL ½" THICK
ATTACHMENTS: PROVIDE ASTM #6 X 1⅝" GYPSUM SCREW @ 8" O.C. @ ALL EDGES AND 12" O.C. @ INTERMEDIATE

8 D.R: NEW CEMENTIOUS BACKER BOARD "DURA-ROCK"
WALLS & CEILING: TYPICAL ½" THICK
ATTACHMENTS: PROVIDE ASTM #6 X 1⅝" GYPSUM SCREW @ 8" O.C. @ ALL EDGES AND 12" O.C. @ INTERMEDIATE

9 L.L.G.W.B: NEW LEAD LINED GYPSUM WALL BOARD SYSTEM
WALLS: TYPICAL ½" THICK
CEILING: TYPICAL ½" THICK
ATTACHMENTS: PROVIDE ½" X 2" LEAD STRIP TO STUDS @ EACH JOINT ATTACH W/ #6 X ¼" SCREW W/ LEAD DISK COVER @ 8" O.C. @ EDGES & 12" O.C. @ INTERMEDIATES

10. CONC. PAINT: NEW CONCRETE PAINT - "ARMOR POXY" OR EQUAL. COLOR SPECIFICATION BY INTERIOR DESIGNER. STRIP EXISTING FINISH PRIOR TO APPLICATION. FOLLOW MANUFACTURER APPLICATION STANDARDS' RECOMMENDATIONS.

SHEET TITLE: FINISH SCHEDULE
DRAWN: BJF
DATE: 10.19.05
REVISIONS: DATE

E T 10.19.05

3D DESIGN INC.
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MIAMI BEACH, FLORIDA

PERMIT / BID SET

JAN 0 9 2006

A8.2

A8.2

GENERAL NOTES:

A. GENERAL CONDITIONS:

1. THESE DRAWINGS ARE NOT TO BE SCALED; USE DIMENSIONS AND INFORMATION SHOWN.
2. PRIOR TO PROCEEDING WITH ANY WORK AND FABRICATION, THE CONTRACTOR SHALL:
   A. VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SHOWN OR NOT SHOWN ON THE STRUCTURAL DRAWINGS. ANY DIMENSIONAL DISCREPANCY FOUND ON THE STRUCTURAL DRAWINGS SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL FURTHER VERIFY AND CONFIRM WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR RESOLUTION OF SUCH DISCREPANCY.
   B. VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, UTILITIES, FACILITIES AND THEIR CONTENTS.
3. REFER TO ARCHITECTURAL AND OTHER DRAWINGS FOR ANY DEMOLITION AND ADJUSTMENT/REMOVAL OF EXIST'G FENCE, ANY UNDERGROUND/OVERHEAD UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND NONSTRUCTURAL ITEMS DURING CONSTRUCTION.
5. REFER TO AND COORDINATE WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITIES, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. SLEEVE ALL PIPES THRU SLABS INDIVIDUALLY UNLESS APPROVED BY THE ENGINEER. WHERE PIPES OR DUCTS PENETRATE SLABS, A MAXIMUM OF TWO BARS EACH WAY MAY BE CUT PROVIDED AN EQUIVALENT AREA IS REPLACED.
7. EMBEDMENT OF PIPES AND CONDUITS IN CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER SIX (6), SECTION 6.3 OF ACI 318 – LATEST EDITION.
8. FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S INSTRUCTIONS UNLESS INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
9. THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN AT THE JOBSITE, A CURRENT APPROVED SET OF PROJECT DRAWINGS, SPECIFICATIONS AND SHOP DRAWINGS.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE BUILDING CODES AND GOVERNMENT AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
11. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF OVERHEAD FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS MINIMUM AFTER THE COMPLETION OF OVERHEAD FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.
12. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
13. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLET RECESSES, OPENING REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
15. "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS, HOWEVER THE CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK.
16. "N.I.C." DENOTES NOT IN CONTRACT, THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE "N.I.C." TRADES.
17. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
18. REFERENCE STANDARDS: THE APPLICABLE BUILDING CODE FOR THIS PROJECT IS FLORIDA BUILDING CODE 2004 EDITION WITH 2005 REVISIONS/ERRATTA, AND ANY OTHER AMENDMENT ADOPTED BEFORE THE PERMIT-ISSUE DATE FOR THIS PROJECT, HEREINAFTER REFFERED TO AS FBC 2004. THE STANDARDS REFERRED HEREIN AS "LATEST EDITION" SHALL MEAN THE EDITION OF THE STANDARD ADOPTED BY FBC 2004, AS LISTED IN CHAPTER 35.

B. DESIGN CRITERIA:

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC), 2004 EDITION WITH 2005 AMENDMENTS/REVISIONS. DESIGN LOADS ARE AS LISTED BELOW:

	DEAD LOADS:	LIVE LOADS:
LIVING AREAS	= 25 PSF	= 40 PSF
EXERCISE ROOM	= 25 PSF	= 100 PSF
ROOF	= 25 PSF	= 30 PSF (20 TOP CHORD) (10 BOTT. CORD)

2. WIND LOADS:
   E STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF F.B.C. 2004 INCLUDING APPLICABLE H.V.H.Z. SECTIONS, WITH LATEST AMENDMENTS. WIND LOADS ARE CALCULATED IN ACCORDANCE WITH ASCE 7-02, WITH THREE SECOND SUSTAINED WIND GUSTS OF 146 MPH @ HURRICANE OCEAN LINE, EXPOSURE 'C', IMPORTANCE FACTOR 1.0, KFsimpfrac.shx;= 0.85 FOR MWFRS AND KFsimpfrac.shx;= 1.0 FOR COMPONENTS AND CLADDINGS.
   STRUCTURE IS DESIGNED AS AN ENCLOSED STRUCTURE.
   MAIN ROOF HEIGHT = 31.67' (ABOVE ROAD ELEVATION)
3. OMPONENT & CLADDING PRESSURES ARE BASED UPON ASCE 7-02, CHAPTER 6, WITH Kd= 1.0 AND ARE SHOWN ON SH. S-6.1 AND S-6.2.

C. FOUNDATION SYSTEM

1. EXISTING RESIDENCE IS SUPPORTED ON GRADES BEAMS AND PILES. THE WORK TO BE PERFORMED IS COMPRISED MOSTLY OF INTERIOR RENOVATIONS, THEREFORE; NO ADDITIONAL LOADS ARE BEING ADDED TO THE EXISTING FOUNDATION SYSTEM.
2. DESIGN OF FOUNDATION SYSTEM IS IN ACCORDANCE WITH SOIL INVESTIGATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERS, "DYNATECH ENGINEERING CORP." REPORT DATED APRIL 5TH 2005. SEE GEOTECHNICAL ENGINEER'S REPORT FOR SITE PREPARATION, COMPACTION, BORING AND OTHER PERTINENT DATA.
3. THE NEW STRUCTURE SHALL BE SUPPORTED ON 3" DIAMETER STEEL PIN PILES INSTALLED IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.
4. THE ALLOWABLE PILE BEARING CAPACITIES REQUIRED BY DESIGN ARE 5 TONS IN COMPRESSION, 2 TONS IN TENSION, AND 1 TON LATERAL WITH AN ASSUMED PILE LENGTH OF 25 FT.
5. PILE LOAD TESTS ARE NOT REQUIRED FOR THE ANTICIPATED LOADS.

D. CONCRETE

1. SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 (LATEST EDITION) TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH ACCORDING TO THE FOLLOWING:
   ALL CONCRETE ELEMENTS **NOT** EXPOSED TO WEATHER AND / OR **NOT** EXPOSED TO CORROSIVE ENVIRONMENT:
   28-DAY COMPRESSIVE STRENGTH = ... 5000 P.S.I. *
   SLUMP – REGULAR CONC. MIX = ... 4"±1"
   PUMPED CONC. MIX = ... 7"±1"
   *REFER TO ITEM D.1 FOR CORROSIVE ENVIRONMENT ZONE.
2. ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED ASTM C-494 TYPE 'D' ADMIXTURE (WATER REDUCING RETARDER), AIR ENTRAINED AGENT SHALL CONFORM TO ASTM C-260, ACCEPTABLE AIR ENTRAINING ADMIXTURE: DAREX "AEA" BY W. R. GRACE & CO., OR APPROVED EQUAL.
3. TRANSPORTATION, PLACING AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE (LATEST EDITION).
4. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, F.B.C. 2004, AND A.C.I. 318 (LATEST EDITION). TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OF CONCRETE (OR FRACTION THEREOF) PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TEST RESULTS TO ENGINEERS OFFICE FOR REVIEW.
5. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER'S OFFICE FOR REVIEW.
6. CONTRACTOR SHALL CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC. PRIOR TO PLACING CONCRETE.
7. UNLESS OTHERWISE NOTED ON PLANS, MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE MAINTAINED IN ACCORDANCE WITH CHAPTER 7, SECTIONS 7.7.1, 7.7.2 & 7.7.3 OF ACI 318 – 1999 EDITION. SPECIFIC CONCRETE COVERS ARE GIVEN IN THE FOLLOWING:

FOUNDATION:	BOT. = 3" CLEAR TOP = 2" CLEAR SIDE = 2" CLEAR FORMED; 3" CL. CAST AGAINST-EARTH
SLABS FORMED ON GRADE:	
(INTERIOR, PROTECTED FROM WEATHER)	BOT. = 2" CLEAR TOP = 1" CLEAR
(EXTERIOR, UNPROTECTED FROM WEATHER)	BOT. = 2" CLEAR TOP = 1½" CLEAR
SUPPORTED SLABS:	
(INTERIOR, PROTECTED FROM WEATHER)	BOT. = ¾" CLEAR TOP = ¾" CLEAR
(EXTERIOR, UNPROTECTED)	BOT. = 1½" CLEAR TOP = 1½" CLEAR
COLUMNS & BEAMS:	AS SHOWN IN SCHEDULE & DETAILS

NOTE: TOP AND BOTTOM SURFACES OF NON-AIR CONDITIONED SURFACES SHALL BE CONSIDERED AS UNPROTECTED FROM WEATHER.

D.1 CORROSION PROTECTION
THIS PROJECT IS LOCATED IN CORROSIVE ENVIRONMENT ZONE.

1. FOR CONCRETE SURFACES EXPOSED TO WEATHER, SALT, SALT-WATER, BRACKISH WATER OR SPRAY FROM THESE SOURCES, COMPLY WITH THE REQUIREMENTS OF ACI 318-99 SECTION 4.2.2, TABLE 4.2.2, SECTION 4.4 AND TABLE 4.4.1.
   * MINIMUM 28-DAY COMPRESSIVE STRENGTH = ... 5000 P.S.I.
   * MAXIMUM WATER – CEMENT RATIO= ..... 0.4 BY WEIGHT
   * CONCRETE MIX SHALL CONTAIN HIGH-RANGE WATER REDUCING ADMIXTURE SUCH AS "RHEOBUILD" BY MASTER BUILDERS OR ENGINEER APPROVED EQUAL.
   * SLUMP = ... 7"±1
2. CONCRETE SURFACES EXPOSED TO CORROSIVE ENVIRONMENT MENTIONED IN ITEM D.1.1 SHALL INCLUDE, BUT NOT LIMITED TO; BURIED CONCRETE ELEMENTS (SUCH AS PILE CAPS AND GRADE BEAMS), ELEMENTS SUBJECT TO TIDES AND/OR HIGH WATER TABLE, TRAFFIC BARRIERS, ALL CONCRETE BALCONIES, TERRACES, BEAMS, COLUMNS, CAPS, CONCRETE WALLS LOCATED WITHIN AND/OR FORMING THE EXTERIOR BUILDING ENVELOPE.
3. IN ADDITION TO THE ABOVE, CONCRETE FOR BALCONIES, EXPOSED TERRACES, DECKS, STAIRS, SHALL CONTAIN A CORROSION INHIBITOR SUCH AS "RHEOCRETE 222+" BY MASTER BUILDERS OR ENGINEER APPROVED EQUAL. THESE SURFACES SHALL ALSO BE COATED WITH "ALKYL-ALKOXY SILANE SEALER" OR ENGINEER APPROVED EQUAL.
4. FOR EXPOSED BALCONIES, TERRACES, IN ADDITION TO THE ABOVE REQUIREMENTS, PROVIDE HOT DIPPED GALVANIZED REINFORCING STEEL.

E. STRUCTURAL SLABS & GRADE BEAMS FORMED ON FILL (NOT USED)

F. NON-STRUCTURAL SLABS SUPPORTED ON FILL (NOT USED)

G. WELDED WIRE FABRIC

SHALL CONFORM TO ASTM A-185 AND SHALL BE GALVANIZED AND SUPPORTED ON 2"X2"X2" CONC. BLOCKS AT A GRID OF 3'X3'.

H. CONCRETE TOPPING (FOR TERRACES, REC DECK, ETC.)

1. UNLESS OTHERWISE JOINTS ARE SPECIFICALLY INDICATED ON THE PLANS, CONCRETE SHALL BE PLACED ACCORDING TO THE DETAIL SHOWN ABOVE.
   SECONDARY SLABS FORMED ON STRUCTURAL DECK SHALL BE REINFORCED WITH GALV. 6x6 W1.4xW1.4 W.W.F. PROVIDE 2 LAYERS OF W.W.F. WHERE TOPPING THICKNESS EXCEEDS 6".
2. IN ADDITION TO THE ABOVE DETAIL, CONSTRUCTION JOINTS SHALL BE SO LOCATED THAT THEY FALL DIRECTLY ABOVE THE JOINTS IN THE STRUCTURAL SLABS.
3. PRIOR TO PLACING TOPPING, JOINTS IN STRUCTURAL SLAB AND THE ENTIRE DECK SURFACE SHALL BE WATER PROOFED AND PROTECTED ACCORDING TO THE ARCHITECTS DETAILS AND SPECIFICATIONS. COORDINATE W/ ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SLOPES, DRAINS, PLANTERS, JOINTS, AND TEXTURE.

I. REINFORCING STEEL

1. SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO ASTM A-615, GRADE 60.
2. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO TYPICAL DETAILS SHOWN IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONC STRUCTURES ACI 315, LATEST EDITION".
3. ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315, CURRENT EDITION.
4. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAIRS AND SUPPORT BARS.
5. SUPPORT BARS SHALL BE #5 OR GREATER AND NOT SPACED MORE THAN 4'-0" C/C., SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-6" PAST OUTER MOST CHAIR OR SUPPORT BAR.
6. PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 2" MINIMUM CLEARANCE IS MAINTAINED.
7. ALL EXTERIOR SIDE REINF. FOR BEAMS, COLUMNS & SLABS SHALL BE GALVANIZED.

J. STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWNG GRADES:
   A. ALL WF SECTIONS (UON) ..... ASTM A36 (FY=36 KSI) OR ASTM A992 (FY=50 KSI)
   B. ALL WF, ANGLE, BASE PLATES, CONN. PLATES (UON) ..... ASTM A36 (FY=36 KSI)
   C. STRUCTURAL TUBE ..... ASTM A500, GRADE B (FY=46 KSI)
   D. STEEL PIPE ..... ASTM A53, GRADE B (FY=35 KSI)
2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, CORROSION PROTECTED & ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, LATEST EDITION, EXCEPT AS MODIFIED IN THESE NOTES.
3. FOR ALL STRUCTURAL STEEL MEMBERS, (INCLUDING CONNECTIONS) NOT EXPOSED TO WEATHER AND / OR NOT EXPOSED TO CORROSIVE ENVIRONMENT, PROVIDE IN SHOP ONA COAT OF RUST INHIBITING PAINT. TOUCH-UP IN FIELD AFTER COMPLETING THE CONNECTIONS. PORTION EMBEDDED IN CONCRETE SHALL NOT BE PAINTED.
4. FOR ALL STRUCTURAL STEEL MEMBERS (INCLUDING CONNECTIONS) EXPOSED TO WEATHER AND / OR EXPOSED TO CORROSIVE ENVIRONMENT, PROVIDE HOT DIPPED GALVANIZING AFTER FABRICATION. TOUCH-UP IN FIELD WITH MOLTEN ZINC AFTER COMPLETING CONNECTIONS.
5. CONNECTIONS SHALL BE BOLTED/WELDED AS SHOWN ON PLANS. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF CONNECTIONS NOT SHOWN ON THE DRAWINGS. GENERALLY, CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED.
6. UNLESS OTHERWISE NOTED OR SHOWN ON PLANS, CONNECTIONS AT BEAM/COLUMN AND BEAM/WALL SHALL BE DESIGNED FOR TWO-THIRDS OF THE ALLOWABLE LOAD ON THE MEMBER, AS DEFINED IN THE AISC TABLE FOR ALLOWABLE LOADS ON BEAMS.
7. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70-XX ELECTRODES.
8. GROUT FOR COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT SUCH AS MASTER FLOW 713, AS MANUFACTURED BY MASTER BUILDERS OR APPROVED EQUAL. (5000 PSI MINIMUM)

K. REINFORCING SPLICES

1. ALL CONTINUOUS VERTICAL OR HORIZONTAL BARS IN FOOTINGS, PILE CAPS, GRADE BEAMS, WALLS, SLABS AND OTHER CONCRETE SHALL BE LAP-SPLICED IN ACCORDANCE WITH TABLE #2 ON SHEET S-2.2
2. ALL BARS AT END OF CONT. FTGS, BEAMS OR CONTINUOUS HORIZONTAL ELEMENTS SHALL BE CONTINUED TO FAR SIDES OF INTERSECTING ELEMENTS.
3. PROVIDE 2'-6" X 2'-6" 'L' BARS (SAME SIZE AND QUANTITY) IN ALL TIE BEAMS, WALLS AND WALL FOOTINGS, AT ALL CORNERS AND BENDS.

L. OPENINGS (SEE STANDARD DETAIL ON SHEET S-5.1)

ALL OPENINGS IN CONCRETE SHALL BE LOCATED, SIZED, AND REINFORCED (WITH EXCEPTION OF SMALL OPENINGS AND/OR SLEEVES OF A SIZE THAT WON'T DISPLACE OR INTERRUPT THE CONTINUITY OF THE REINFORCING) AS SHOWN ON RESPECTIVE FLOOR PLANS AND DETAILS. ANY ALTERATIONS REQUIRE APPROVAL FROM THE ENGINEER.

M. MASONRY (SEE STANDARD DETAILS ON SHEET S-5.1)

1a. REINFORCED MASONRY DESIGN COMPLIES WITH ACI 530-95/ASCE 5-95/TMS 402-95 AND CONSTRUCTION SHALL COMPLY WITH ACI 530.1-95/ASCE 6-95/TMS 602-95.
1b. CONCRETE MASONRY UNITS SHALL COMPLY WITH THE PROVISIONS OF THE STANDARD SPECIFICATION FOR DESIGN AND CONSTRUCTION OF CONCRETE MASONRY, NCMA TR-75B AND ACI 530.1.
2. MOISTURE CONTENT OF MASONRY UNITS SHALL NOT EXCEED 35% OF TOTAL ABSORPTION AT TIME OF PLACEMENT. MAXIMUM LINEAR SHRINKAGE FOR MASONRY UNITS FOR EXTERIOR WALLS SHALL NOT EXCEED 0.4% (DIVISION 'S').
3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE 'M' WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI.
4. WHERE GROUTED CELLS WITH VERTICAL REINFORCING ARE SHOWN ON PLANS FOR SUCH MASONRY WALLS, THE CELLS SHALL BE GROUTED IN ACCORDANCE WITH ITEM M(C)(1)
5. HORIZONTAL JOINT REINFORCING SHALL BE STANDARD NO. 8 & NO 12 FOR 8" AND 12" THICK WALLS RESPECTIVELY, LADDER TYPE "DUR-O-WAL" HOT DIPPED GALVANIZED, OR ENGINEER APPROVED EQUAL PLACED AT EVERY 2ND MASONRY COURSE (16" VERTICALLY) FOR ALL INTERIOR AND EXTERIOR WALLS. JOINT REINFORCING SHALL BE CONTINUOUS THRU-OUT AND LAPPED A MINIMUM OF 6" WHERE NEEDED, INCLUDING AT INTERSECTIONS AND BENDS. SEE STANDARD DETAILS ON SHEET S-5.1.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL MASONRY CONSTRUCTION. ALL WALLS ARE TO BE FULLY BRACED AGAINST WIND AND OTHER FORCES UNTIL THE ROOF, WALL, AND FLOOR CONSTRUCTION IS STRUCTURALLY COMPLETE.

(A) NON-LOAD BEARING WALLS (NLB)(NOT USED)

(B) LOAD BEARING WALLS

1. HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE-1, GRADE N-1, NET AREA COMPRESSIVE STRENGTH, F'm = 1500 PSI THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY UNITS SHALL BE 1900 PSI, PER ACI 530.1-99 1.4B.2B AND TABLE 2. SUBMIT CERTIFICATION PRIOR TO DELIVERY TO THE JOB SITE.
2. LOAD BEARING MASONRY WALLS AND COLUMNS, BOND BEAMS, CONCRETE BEAMS, CAST-IN-PLACE OR PRECAST LINTELS WITHIN THE WALL SYSTEM SHALL BE CONSTRUCTED PRIOR TO OVERHEAD STRUCTURAL ELEMENTS BEARING/SUPPORTED ON THE WALLS.
3. HORIZONTAL JOINT REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO THE CONCRETE COLUMNS LOCATED IN THE WALLS.

(C) GROUTED CELLS

1. THE REQUIREMENTS FOR GROUTED CELLS ARE APPLICABLE TO BOTH LOAD BEARING AND NON LOAD BEARING WALLS.
   GROUT CELLS FOR LOAD BEARING WALLS PRIOR TO PROCEEDING WITH OVERHEAD CONSTRUCTION.
   GROUT CELLS FOR NON-LOAD BEARING WALLS AFTER COMPLETING THE OVERHEAD CONSTRUCTION. (COMPLETION OF THE STRUCTURAL SHELL).
2. VERTICAL CELLS TO BE FILLED WITH GROUT SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CELL OPENING OF 3" X 5" MINIMUM. MASONRY CELLS SHALL BE FILLED WITH 2,500 P.S.I. MASONRY GROUT, CONFORMING TO ASTM C-476.
3. GROUT SHALL BE POURED IN LIFTS NOT EXCEEDING 8'-0". GROUTED CELLS WITH VERTICAL REINFORCING SHALL BE PLACED AT ALL DOOR AND WINDOW JAMBS AND AT A SPACING INDICATED ON PLANS.
4. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CELLS AT EACH LIFT, FOR INSPECTION. CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
5. MINIMUM LAPS FOR VERTICAL REINFORCING IN MASONRY SHALL BE 2'-6" FOR #5 BARS, 3'-0" FOR #6 BARS, AND 3'-6" FOR #7 BARS.
6. SEE STANDARD MASONRY DETAILS ON SHEET S-5.1.

N. LINTELS (SEE STANDARD DETAILS ON SHEET S-5.1).

ALL DOOR AND WINDOW OPENINGS IN LOAD BEARING AND NON-LOAD BEARING MASONRY WALLS SHALL HAVE EITHER CAST-IN-PLACE OR PRECAST CONCRETE LINTELS. IF P/C LINTELS ARE USED, PROVIDE MIAMI-DADE NOA FOR ALL SUCH LINTELS. UNLESS OTHERWISE NOTED, PROVIDE CAST-IN-PLACE LINTELS ACCORDING TO THE FOLLOWING:

MASONRY OPENING	SIZE	REINFORCING
UP TO 4'-0"	8" X 8"	2#5 CONT. BOTT.
4'-1" TO 6'-0"	8" X 8"	2#6 CONT. BOTT.
6'-1" TO 9'-0"	8" X 12"	2#5 CONT. T & B., #3 TIES @ 5"
9'-1 TO 12'-0	8" X 12"	2#6 B. 2#5 T CONT. ,#3 TIES @ 5"

O. NOA/SPECIALTY ENGINEER

1. SOME OF THE PRE-ENGINEERED, PREMANUFACTURED ITEMS REQUIRE MIAMI-DADE NOTICE OF APPROVAL (NOA). CERTAIN ENGINEERED ITEMS REQUIRE ANALYSIS, DESIGNS, DRAWINGS & DETAILS TO BE PROVIDED BY THE CONTRACTOR'S/MANUFACTURER'S SPECIALTY ENGINEER(S) REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THE SPECIALTY ENGINEER'S SERVICES MAY ALSO BE REQUIRED WHEN REQUESTED BY THE ENGINEER OF RECORD (EOR). THESE ITEMS INCLUDE, BUT NOT LIMITED TO:
   - RAILINGS/SAFEGUARDS (SEE NOTE 3 BELOW)
   - EXTERIOR DOORS, WINDOWS, LOUVERS, GRILLS
   - GARAGE DOORS
   - WOOD TRUSSES & BRACING (IN ADDITION TO SHOWN ON STR. DWG'S.) AND WOOD TO WOOD CONNECTIONS.
   - ARCHITECTURAL/STRUCTURAL PRECAST CONCRETE, INCLUDING CONNECTIONS TO MAIN STRUCTURAL FRAMING, UNLESS OTHERWISE SHOWN ON STRUCTURAL DWG'S.
   - ROOFING ASSEMBLIES & SYSTEMS
   - SHORING & RESHORING
   - MECHANICAL EQUIPMENT TIE DOWN AGAINST WIND LOADS
   - ENGINEERING, DETAILS, ETC. TO LIMIT SOUND AND VIBRATION TRANSMISSION (WHEN REQUIRED BY THE ARCHITECT/OWNER)
   - STRUCTURAL STEEL CONNECTIONS UNLESS OTHERWISE SHOWN ON STRUCTURAL DWG'S.
2. FOR COMPONENTS THAT REQUIRE ANALYSIS, DESIGNS, DRAWINGS & DETAILS BY THE SPECIALTY ENGINEER, THE CONTRACTOR SHALL PROVIDE ALL SUCH SERVICES THRU HIS SPECIALTY ENGINEER(S) AT NO ADDITIONAL COST TO THE OWNER OR TO THE ARCHITECT/ENGINEER. ALL SUCH CALCULATIONS AND DRAWINGS SHALL BE DULY SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER(S).
3. RAILINGS/SAFEGUARDS SHALL COMPLY WITH THE REQUIREMENTS OF FBC 2004, SECTION 1617.4. ADDITIONALLY THE GLASS RAILINGS SHALL BE DESIGNED TO SAFELY RESIST THE COMPONENT & CLADDING PRESSURES SHOWN ON SH. S-6.1 AND S-6.2. WIND LOAD DESIGN REQUIREMENTS NEED NOT TO BE ADDITIVE TO THE STRUCTURAL REQUIREMENTS OF SECTION 1617.4. ALSO SEE DETAILS ON SH. S-5.3.

P. SHOP DRAWINGS

SHOP DRAWINGS ARE REQUIRED, BUT NOT LIMITED TO, FOR THE FOLLOWING:
1. POURED-IN-PLACE CONCRETE MIX DESIGN
2. ARCHITECTURAL PRE-CAST CONCRETE
3. PRE-CAST CONCRETE LINTELS
4. REINFORCING STEEL
5. MASONRY
6. FORMWORK / SHORING / RESHORING
7. STRUCTURAL STEEL
8. LIGHT-GAGE COLD FORMED STEEL
9. WOOD TRUSSES AND GIRDERS
10. PRE-ENGINEERED/MANUFACTURED/PRE-FABRICATED STRUCTURES
11. STRUCTURAL ELEMENTS NOT HAVING MIAMI-DADE NOA.

PRIOR TO ANY FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. (CERTIFIED MILL TESTS ARE ALSO REQUIRED PRIOR TO ERECTION). ALLOW TEN WORKING DAYS TO PROCESS SHOP DRAWINGS IN THE ENGINEER'S OFFICE. SHOP DRAWING REVIEW IS LIMITED TO A MAXIMUM OF TWO (2) REVIEWS. THEREAFTER IF THE SHOP DRAWINGS STILL DO NOT MEET ENGINEER'S APPROVAL, OWNER/CONTRACTOR SHALL PAY ADDITIONAL FEES TO THE ENGINEER FOR EXTENDED/ADDITIONAL REVIEWS.

PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENTS, CONSTRUCTION METHODS, DIMENSIONING AND OTHER TRADE REQUIREMENTS. THE DRAWINGS SHALL BE STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. SHOP DRAWINGS SHALL NOT BE SUBMITTED FOR ARCHITECT/ENGINEER REVIEW UNTIL THE ABOVE STATED CONDITIONS HAVE BEEN MET. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS, AS A RESULT OF CHECKING AND REVIEWING THE SHOP DRAWINGS. ANY SUCH ERRORS OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

Q. FORMWORK/SHORING/RESHORING

1. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORING / RESHORING SHALL COMPLY WITH THE A.C.I. 318, ACI 301 AND ACI 347, AND SHALL BE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. FORMS AND SHORING / RESHORING FOR CONCRETE SLABS AND BEAMS SHALL BE DESIGNED BY CONTRACTOR'S SPECIALTY ENGINEER TO WITHSTAND THE DEAD LOAD OF CONCRETE AND THE ANTICIPATED CONSTRUCTION LOADS.
3. WHEN CASTING A SLAB, THERE SHALL BE SHORING BELOW IT CONTINUOUS TO THE GROUND.
4. IN NO CASE SHALL SLAB AND BOTTOM BEAM FORMS BE STRIPPED EARLIER THAN 21 DAYS AFTER PLACEMENT AND UNTIL THE COMPRESSIVE STRENGTH OF 4,000 P.S.I. (FOR F'c = 5,000 P.S.I.) HAS BEEN ATTAINED.
5. THE SYSTEM OF SHORING SHALL BE INSPECTED AND APPROVED BY THE CONTRACTOR'S SPECIALTY ENGINEER PRIOR TO INSPECTION BY THE THRESHOLD/SPECIAL INSPECTOR.
6. SHORING / RESHORING SHOP DRAWINGS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND SHALL BE SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA.

R. DEWATERING

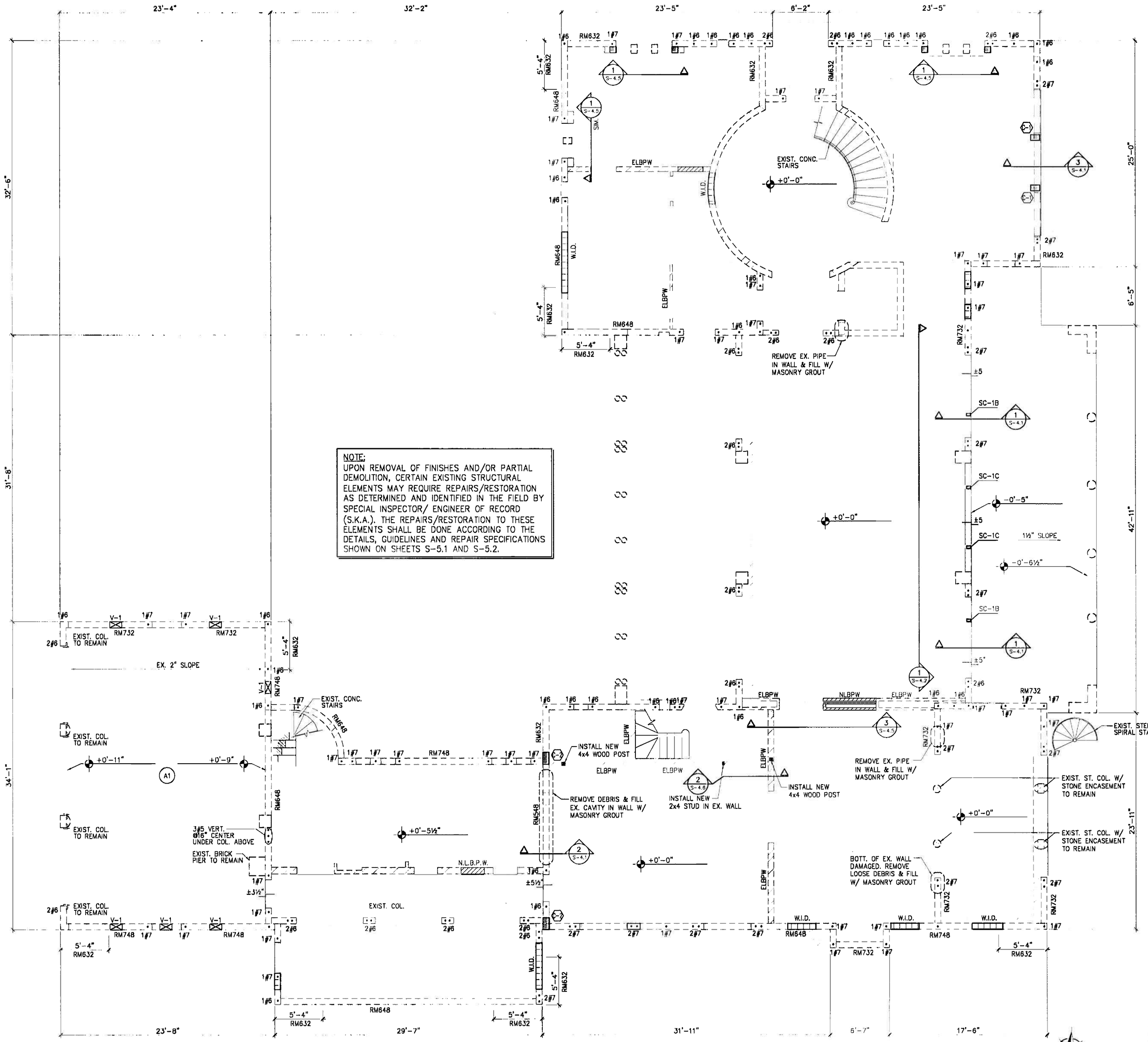
THE CONTRACTOR SHALL EVACUATE ALL WATER FROM WITHIN FORMWORK BEFORE PLACEMENT OF ANY CONCRETE. AFTER DE-WATERING AND BEFORE PLACING CONCRETE, RINSE THE REINFORCING STEEL CLEAN AND FREE OF ALL DELETERIOUS MATERIAL IF PREVIOUSLY LEFT SUBMERGED.

S. DETAILS AND SECTIONS

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT, UNLESS A DIFFERENT DETAIL, OR SECTION IS SHOWN.

T. FOREIGN STEEL

ANY FOREIGN PRODUCED REINFORCING / STRUCTURAL STEEL SHALL FIRST BE TESTED BY AN INDEPENDENT TESTING LABORATORY CERTIFIED IN THE STATE OF FLORIDA TO C



NOTE:
UPON REMOVAL OF FINISHES AND/OR PARTIAL DEMOLITION, CERTAIN EXISTING STRUCTURAL ELEMENTS MAY REQUIRE REPAIRS/RESTORATION AS DETERMINED AND IDENTIFIED IN THE FIELD BY SPECIAL INSPECTOR/ ENGINEER OF RECORD (S.K.A.). THE REPAIRS/RESTORATION TO THESE ELEMENTS SHALL BE DONE ACCORDING TO THE DETAILS, GUIDELINES AND REPAIR SPECIFICATIONS SHOWN ON SHEETS S-5.1 AND S-5.2.

GROUND FLOOR FRAMING PLAN

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

PLAN NOTES:

1. GROUND FLOOR ELEVATION +0'-0" (+5.80' N.G.V.D.), UNLESS OTHERWISE NOTED ON PLANS.
2. ELEVATIONS SHOWN ON THESE PLANS ARE GIVEN WITH RESPECT TO DATUM ELEVATION OF +0'-0".
3. EXISTING MASONRY F'm= 1000 PSI, NEWLY INSTALLED MASONRY SHALL BE F'm= 1500 PSI.
4. TYP. MASONRY REINFORCING SHALL BE RM632 WITHIN 6'-0" OF EXT. CORNERS. EXTERIOR WALL RUNS BETWEEN CORNERS SHALL BE RM648. REINFORCING AT OPENINGS SHALL BE AS SHOWN ON PLANS.
5. COORDINATE WITH ARCHITECTURAL AND OTHER DRAWINGS FOR INFORMATION SHOWN AND NOT SHOWN ON THIS DRAWING.
6. PROVIDE UPGRADE OF INTERIOR LOAD BEARING PARTITIONS PER DETAIL 7/S-4.5.
7. GENERATOR STRUCTURE SUPPORT PARTIAL PLAN & SECTION ON SH. S-4.5A.

REFERENCE NOTES:

1. SEE SHEET S-0.1 FOR GENERAL NOTES.
2. SEE SHT. S-3.2 FOR ANCHOR SCHEDULE
3. SEE FOOTING SCHEDULE ON SHT. S-2.1
4. SEE COLUMN / MASONRY PIER DETAILS ON SHT. S-2.1
5. SEE CONCRETE BEAM SCHEDULE ON SHT. S-2.1.
6. SEE SHT. S-2.1 FOR TABLES #1, #2 AND #3 FOR DEVELOPMENT & SPLICE LENGHTS.
7. SEE SHT. S-3.1 FOR STANDARD DETAILS AND MASONRY WALL DETAILS.
8. SEE SHT. S-3.3 FOR ADD'L STANDARD DETAILS AND SECTIONS.
9. FOR COMPONENT & CLADDING PRESSURES SEE SHEETS S-6.1 THRU S-6.3

EX. CRAWL SPACE NOTE:
BACKFILL EXIST'G CRAWLSPACE WITH CLEAR GRANULAR FILL OR WITH 500 PSI FLOWABLE FILL TO WITHIN 1'-0" OF LOWEST EXIST'G ADJACENT EXTERIOR GRADE.

FEMA FLOOD VENT SCHEDULE:	
V-1= 8x16= 128 IN²	
V-2= 8x24= 192 IN² (NOT USED)	
V-3= 16x16=256 IN² (NOT USED)	
V-4= 48x48=2304 IN² (NOT USED)	
FEMA VENT CALCS:	A_{TOTAL}= 753 SF
(A1) 753 SF	PROVIDE (6) V-3= 768 SI

LEGEND

- EXIST'G CMU TO REMAIN
- NEW CMU WALL
- ELBPW — EXIST'G LOAD BRG PART. WALLS TO REMAIN
- NLBPW — NEW LOAD BRG INT. WALLS
- C-1 — NEW CONC. COLUMN
- SC- — EXIST'G CONC. COLUMN
- NEW STEEL COLUMN
- EXIST'G STEEL COLUMN
- W.I.D. — NEW CMU WALL INFILL (3/S-3.3)

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2001, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

10/19/05
T.A. KHAN
FL P.E. #60994

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SHEET TITLE:
DRAWN: T.R./P.R.A.
DATE: OCTOBER 19, 2005
REVISIONS: DATE:

2D DESIGN INC
ANTHONY LEON
AR0009052
ARCHITECTURE
1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

THE GAINOR RESIDENCE
5400 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

S-1.1

SHEET TITLE	
DRAWN	T.B. J.P.U.R.A.
DATE	OCTOBER 19, 2005
REVISIONS	DATE

3DESIGN INC
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ARCHITECTURE
AA0006152
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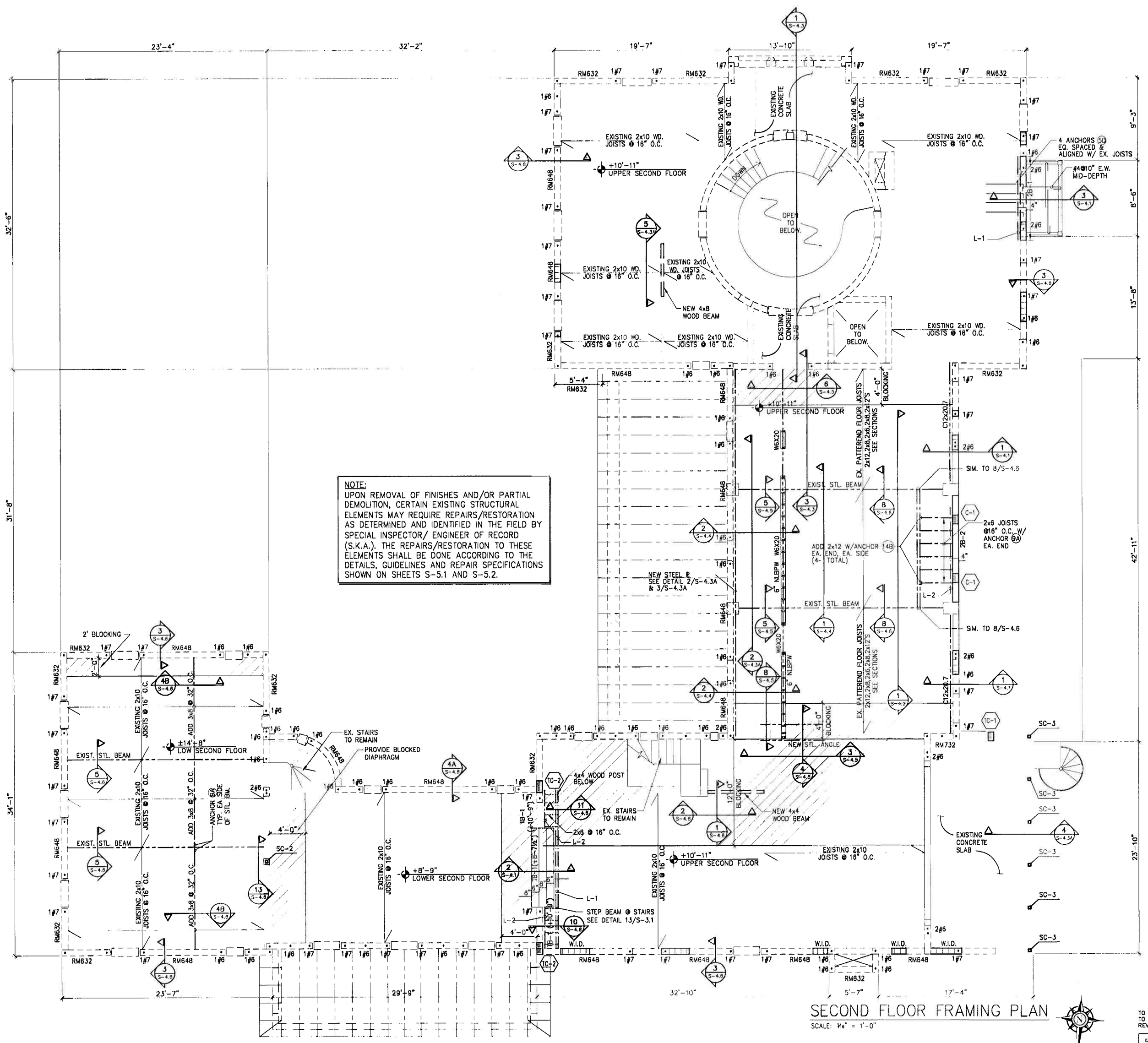
MIAMI BEACH, FLORIDA

NOTE:
UPON REMOVAL OF FINISHES AND/OR PARTIAL DEMOLITION, CERTAIN EXISTING STRUCTURAL ELEMENTS MAY REQUIRE REPAIRS/RESTORATION AS DETERMINED AND IDENTIFIED IN THE FIELD BY SPECIAL INSPECTOR/ ENGINEER OF RECORD (S.K.A.). THE REPAIRS/RESTORATION TO THESE ELEMENTS SHALL BE DONE ACCORDING TO THE DETAILS, GUIDELINES AND REPAIR SPECIFICATIONS SHOWN ON SHEETS S-5.1 AND S-5.2.



SECOND FLOOR FRAMING PLAN

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

PLAN NOTES:

1. SECOND FLOOR ELEVATION +10'-11" (+16.75' N.G.V.D.), UNLESS OTHERWISE NOTED ON PLANS.
2. ELEVATIONS SHOWN ON THESE PLANS ARE GIVEN WITH RESPECT TO DATUM ELEVATION OF +0'-0".
3. EXISTING MASONRY F'm= 1000 PSI, NEWLY INSTALLED MASONRY SHALL BE F'm= 1500 PSI.
4. TYP. MASONRY REINFORCING SHALL BE RM632 WITHIN 6'-0" OF EXT. CORNERS. EXTERIOR WALL RUNS BETWEEN CORNERS SHALL BE RM648. REINFORCING AT OPENINGS SHALL BE AS SHOWN ON PLANS.
5. COORDINATE WITH ARCHITECTURAL AND OTHER DRAWINGS FOR INFORMATION SHOWN AND NOT SHOWN ON THIS DRAWING.
6. PROVIDE UPGRADE OF INTERIOR LOAD BEARING PARTITIONS PER DETAIL 7/S-4.5.

REFERENCE NOTES:

1. SEE SHEET S-0.1 FOR GENERAL NOTES.
2. SEE SHT. S-3.2 FOR ANCHOR SCHEDULE
3. SEE FOOTING SCHEDULE ON SHT. S-2.1
4. SEE COLUMN / MASONRY PIER DETAILS ON SHT. S-2.1
5. SEE CONCRETE BEAM SCHEDULE ON SHT. S-2.1.
6. SEE SHT. S-2.1 FOR TABLES #1, #2 AND #3 FOR DEVELOPMENT & SPLICE LENGHTS.
7. SEE SHT. S-3.1 FOR STANDARD DETAILS AND MASONRY WALL DETAILS.
8. SEE SHT. S-3.3 FOR ADD'L STANDARD DETAILS AND SECTIONS.
9. FOR COMPONENT & CLADDING PRESSURES SEE SHEETS S-6.1 THRU S-6.3

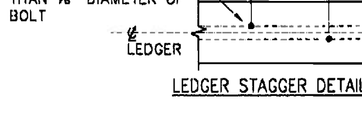
LEGEND

- LEDGER
- NEW WOOD JOIST
- NEW STEEL
- EXIST'G CMU TO REMAIN
- NEW CMU WALL
- ELBPW EXIST'G LOAD BRG INT. WALLS TO REMAIN
- NLBPW NEW LOAD BRG INT. WALLS
- C-1 NEW CONC. COLUMN
- EXIST'G CONC. COLUMN
- SC- NEW STEEL COLUMN
- EXIST'G CONC. COLUMN BELOW
- W.I.D. NEW CMU WALL INFILL (3/S-3.3)

LEDGER SCHEDULE

DESIGNATION	LEDGER	BOLT ø	SPACING	BOLT. EMBD.	REMARKS
L-1	(2) 2x10	¾"ø HILTI KWIK BOLTS II	12"O.C.	4¾"	STAGGER 1" OFF CENTERLINE OF LEDGER, SEE DETAIL BELOW
L-2	(1) 2x6	½" ø TAPCONS	8"O.C.	1½"	STAGGER 1" OFF CENTERLINE OF LEDGER, SEE DETAIL BELOW
L-3	(1) 2x4	½" ø TAPCONS	12"O.C.	1½"	STAGGER 1" OFF CENTERLINE OF LEDGER, SEE DETAIL BELOW

1. ALL BOLTS SHALL BE HILTI KWIK BOLT II.
2. WHERE BOLTS OCCUR IN HOLLOW MASONRY UNITS, THE CELL SHALL BE GROUTED 7" ABOVE & BELOW PLACEMENT OF BOLT.
3. ALL LEDGERS SHALL BE PRESSURE TREATED LUMBER (P.T.)
4. LUMBER SHALL BE SYP NO. 2 MIN.



LEDGER STAGGER DETAIL

NOT FOR CONSTRUCTION
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
FILE COPY
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
MECHANICAL:
FIRE MARSHAL:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL: 1 Rev. 2/3/06
ACCESSIBILITY:
LEVATOR:
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2001, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

10/19/05
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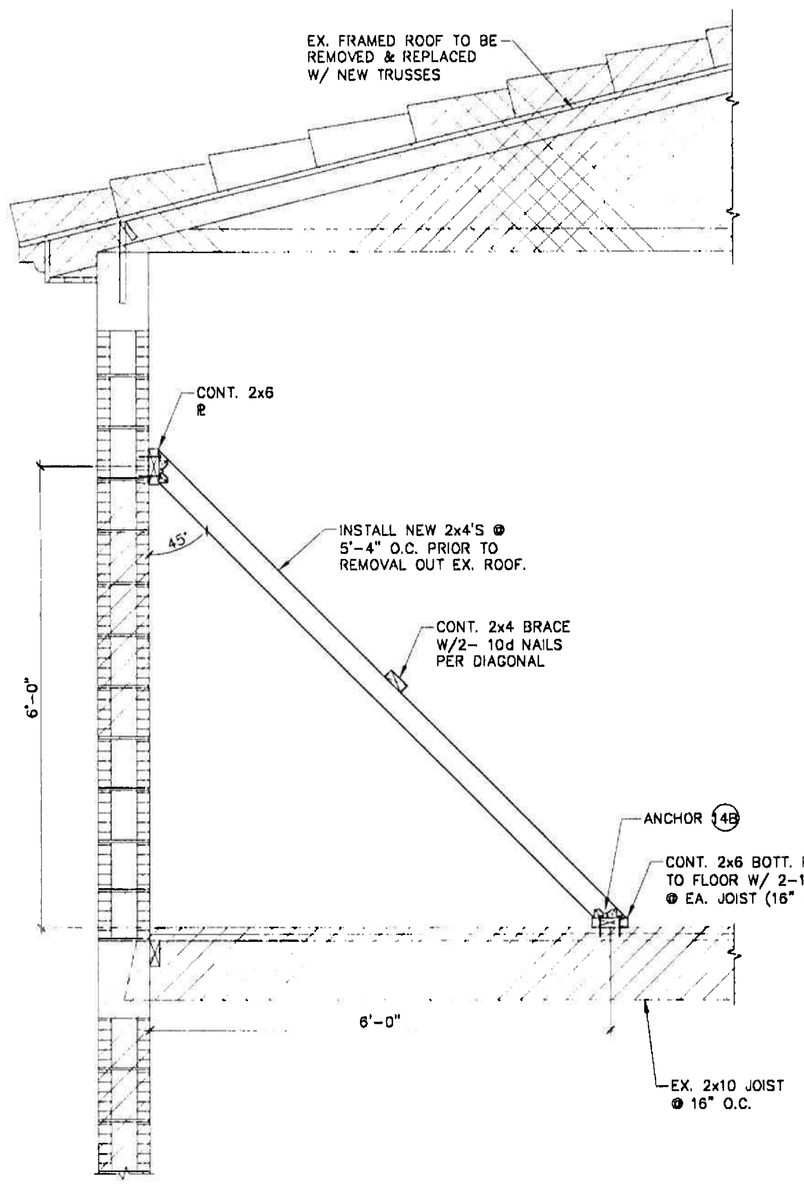
S-1.2



TEMP. EXTERIOR WALL BRACE DETAIL

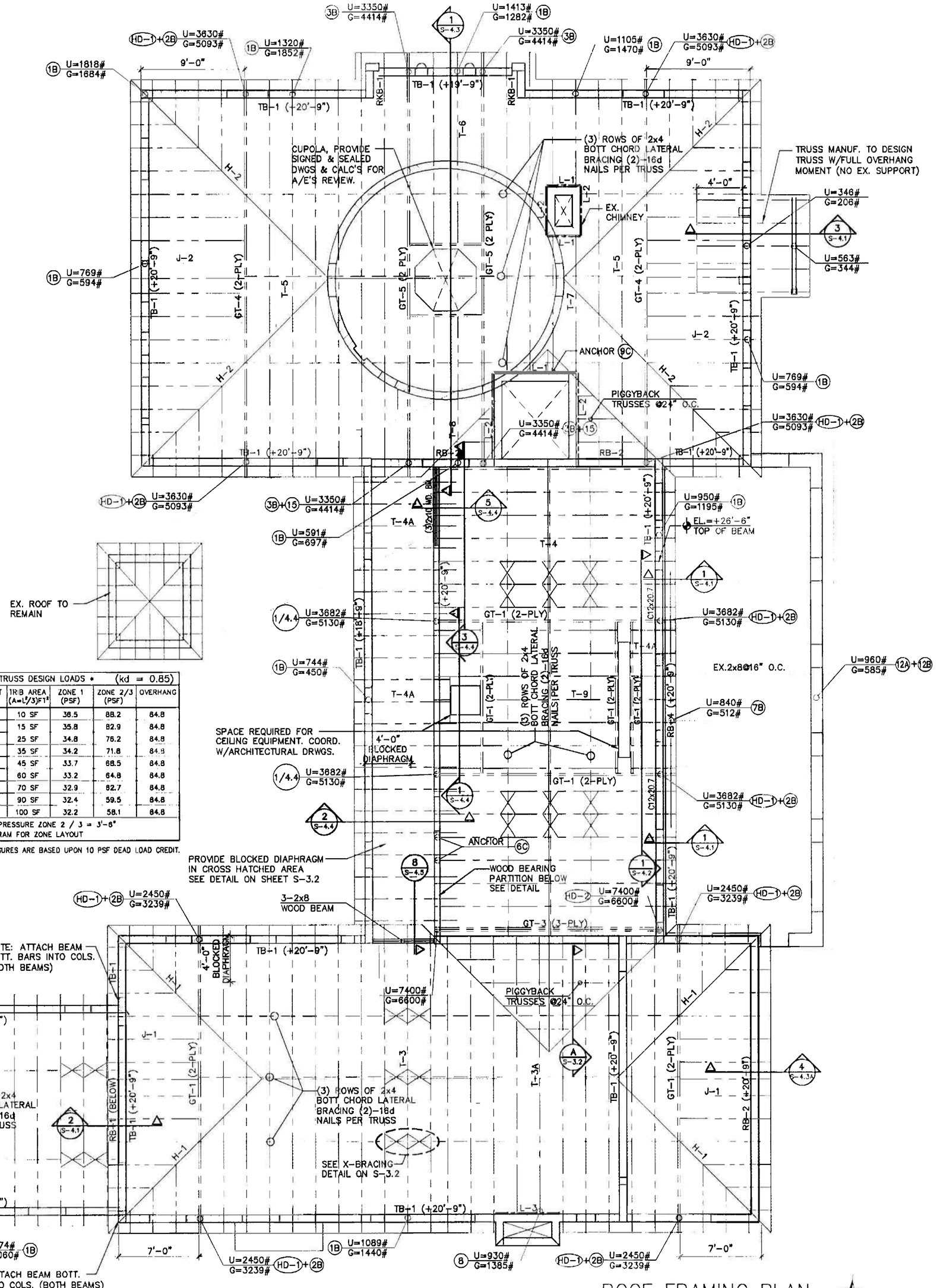
1 / S-1.3

SCALE: 3/4"=1'-0"

NET UPLIFT TRUSS DESIGN LOADS * (kd = 0.85)				
ROOF COMPONENT LENGTH = L(FT)	TRIB AREA (A=L²/3)FT²	ZONE 1 (PSF)	ZONE 2/3 (PSF)	OVERHANG
5'-8" OR LESS	10 SF	38.5	88.2	84.8
8'-8"	15 SF	35.8	82.9	84.8
8'-8"	25 SF	34.8	76.2	84.8
10'-3"	35 SF	34.2	71.8	84.8
11'-6"	45 SF	33.7	68.5	84.8
13'-6"	60 SF	33.2	64.8	84.8
14'-6"	70 SF	32.9	62.7	84.8
16'-6"	90 SF	32.4	59.5	84.8
17'-4" OR MORE	100 SF	32.2	58.1	84.8

'A' WIDTH FOR PRESSURE ZONE 2 / 3 = 3'-8"
REFER TO DIAGRAM FOR ZONE LAYOUT

* NET UPLIFT PRESSURES ARE BASED UPON 10 PSF DEAD LOAD CREDIT.



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

PLAN NOTES:

1. TOP ELEVATION OF ALL BEAMS SHALL BE AS SHOWN ON THIS PLAN.
2. ELEVATIONS SHOWN ON THESE PLANS ARE GIVEN WITH RESPECT TO GROUND FLOOR ELEV. OF +0'-0" (+5.80' N.G.V.D.)
3. COORDINATE WITH ARCHITECTURAL AND OTHER DRAWINGS FOR INFORMATION SHOWN AND NOT SHOWN ON THIS DRAWING.
4. ALL ROOF TRUSSES SHALL BE SPACED @ 2'-0" O.C.
5. SEE SHEET S-3.2 FOR DIAPHRAGM BLOCKING DETAIL.
6. FOR PIGGY BACK TRUSS CONNECTIONS, SEE DETAIL ON SHEET S-3.2

REFERENCE NOTES:

1. SEE SHEET S-0.1 FOR GENERAL NOTES.
2. SEE SHT. S-3.2 FOR ANCHOR SCHEDULE
3. SEE FOOTING SCHEDULE ON SHT. S-2.1
4. SEE COLUMN / MASONRY PIER DETAILS ON SHT. S-2.1
5. SEE CONCRETE BEAM SCHEDULE ON SHT. S-2.1.
6. SEE SHT. S-2.1 FOR TABLES #1, #2 AND #3 FOR DEVELOPMENT & SPLICE LENGHTS.
7. SEE SHT. S-3.1 FOR STANDARD DETAILS AND MASONRY WALL DETAILS.
8. SEE SHT. S-3.3 FOR ADD'L STANDARD DETAILS AND SECTIONS.
9. SEE SHT. S-1.2 FOR LEDGER SCHEDULE
10. FOR ROOFING PRESSURES SEE SHEET S-6.3

ROOF SHEATHING NOTES:

1. ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM.
2. ROOF SHEATHING SHALL BE A.P.A. RATED, STRUCTURAL GRADE I, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF F.B.C. CHAPTER 23, EXCEPT AS NOTED HEREIN. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING NO. 10d GALV. RING SHANK NAILS (#10 SELF DRILLING SCREWS FOR ATTACHMENT TO METAL DECK), SPACED NOT MORE THAN 6 INCHES AT INTERIOR FIELD AND AT INTERIOR PANEL EDGES. PROVIDE NO. 10d (#10 SCREWS FOR METAL DECK) NAILS SPACED AT 4 INCHES MAXIMUM AT EXTERIOR PANEL EDGES AND AT GABLE AND SHED ENDS. SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS.
3. ALL ROOFING FASTENERS AND/OR NAILS SHALL BE HOT DIPPED GALVANIZED AND OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE ROOFING FELTS AND SHEATHING BY NOT LESS THAN 3/4 INCH.
4. BLOCKED & UNBLOCKED PLYWOOD DIAPHRAGM SHALL CONSIST OF 5/8" STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, FASTENED WITH 10d GALV. RING SHANK NAILS, 1 1/2" MIN. PENETRATION IN 2" MIN. NOMINAL FRAMING MEMBERS WITH NAILS SPACED AS FOLLOWS:

   1- 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS (10d G.R.S. NAILS)
   2- 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES (10d G.R.S. NAILS)
   3- 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (10d G.R.S. NAILS)

   G.R.S.= GALV. RING SHANK NAILS. SHALL COMPLY WITH THE FOLLOWING:

   SHANK DIAMETER = 0.128"
   RING DIAMETER = 0.148"
   HEAD DIAMETER = 0.330"

5. PROVIDE BLOCKED DIAPHRAGM AT CROSS HATCHED AREAS, SEE BLOCKED DIAPHRAGM DETAIL ON SHEET S-2.2.

WOOD TRUSS GENERAL NOTES:

1. TRUSSES SHALL BE DESIGNED ACCORDING TO THE DESIGN CRITERIA (GENERAL NOTES 'B') SHOWN ON SHEET S-5.1, FURTHER CLARIFIED AS FOLLOWS:

   FOR ROOF TRUSSES (RESIDENTIAL, ACCESSIBLE):
   - TOP CHORD DL = 15 PSF; BOTTOM CHORD DL = 10 PSF*; TOTAL DL = 25 PSF.
   - TOP CHORD LL = 20 PSF; BOTTOM CHORD LL = 10 PSF; TOTAL LL = 30 PSF.

   ROTUNDA/CUPOLA TRUSSES:
   - **TOP CHORD DL = 15 PSF; BOTTOM CHORD DL = 20 PSF; TOTAL DL = 35 PSF.**
   - **TOP CHORD LL = 20 PSF; BOTTOM CHORD LL = 10 PSF; TOTAL LL = 30 PSF.**

   * BOTTOM CHORD SHALL ALSO BE CHECKED FOR A 200 lb CONCENTRATED LIVE LOAD APPLIED AT ANY PANEL POINT TO PRODUCE MAXIMUM EFFECTS (STRESSES AND REACTIONS).

   - BASIC LOAD COMBINATIONS SHALL BE PER ASCE 7-98, SECTION 2.4.1, BUT 0.6D SHALL NOT EXCEED 10 PSF.

   - TOP CHORD SHALL ALSO BE DESIGNED FOR COMPONENT AND CLADDING WIND PRESSURES BASED UPON TRIBUTARY AREA OF CHORD LENGTH BETWEEN PANEL POINTS AND THE EFFECTS OF BENDING MOMENTS PRODUCED BY LOADS APPLIED DIRECTLY ON THE TOP CHORD SHALL BE INCLUDED.

2. THE TRUSS MANUFACTURER SHALL PROVIDE THE DESIGN CALCULATIONS AND SHOP DRAWINGS FOR THE TRUSSES AS REQUIRED FOR THIS PROJECT, INCLUSIVE OF ALL WIND LOADS, UPLIFT AND GRAVITY FORCES, SPECIAL LOADINGS, TRUSS TO TRUSS CONNECTIONS, SPECIAL STRUCTURAL CONNECTIONS (IF ANY) AND PERMANENT BRACING REQUIRED (IN ADDITION TO ALREADY SHOWN ON THE PLANS).
3. THE TRUSS LAYOUT SHOWN ON THESE PLANS SHALL BE CLOSELY FOLLOWED BY THE TRUSS DESIGNER AND THE FABRICATOR.
4. THE SUPPORT STRUCTURE HAS BEEN DESIGNED FOR THE BEARING POINT LOCATIONS AND REACTIONS SHOWN ON THESE PLANS. ANY MISSING INFORMATION OR ANY DEVIATIONS FROM THE STRUCTURAL PLANS, THAT MAY ADVERSELY AFFECT THE STRUCTURAL FRAMING AND / OR DESIGNS, SHALL BE CLEARLY IDENTIFIED AND PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD. THE FRAMING SCHEME SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER-OF-RECORD.
5. PRIOR TO FABRICATION, THE TRUSS MANUFACTURER SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR THE REVIEW OF THE ARCHITECT AND THE ENGINEER-OF-RECORD. THE DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE DELEGATED TRUSS SPECIALTY ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND / OR GENERAL NOTES 'P' SHOWN ON SHEET S-0.1, WHICHEVER IS MORE STRINGENT.

SHEET TITLE:

DRAWN	T.K., J.P., R.A.
DATE	OCTOBER 19, 2005
REVISIONS	DATE

2D DESIGN INC
ANTHONY LEON
ARCHITECTURE
AA26002
1234 WASHINGTON AVE. SUITE# 207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

12/8/05

12/2/05

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2001, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

10/19/05

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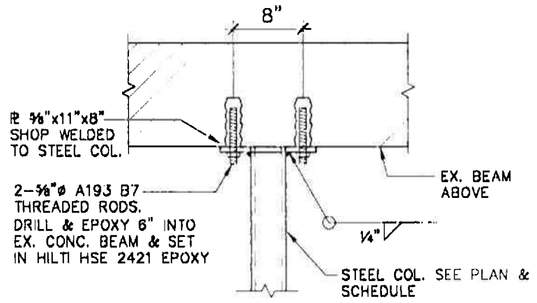
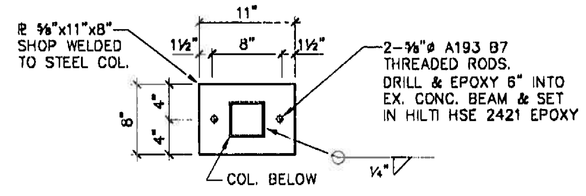
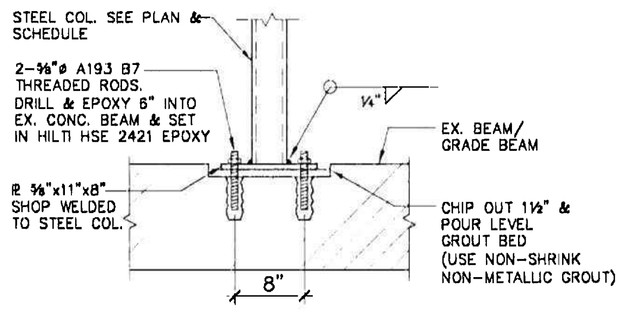
S-1.3



STEEL CAP PLATE DETAIL – "A"



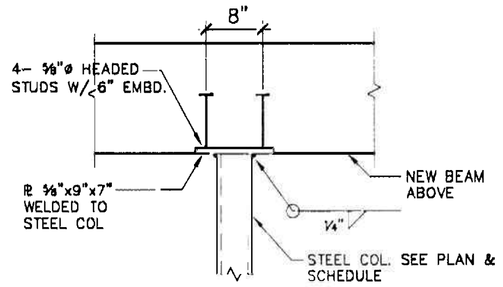
STEEL CAP/BASE PLATE
DETAIL – "A"



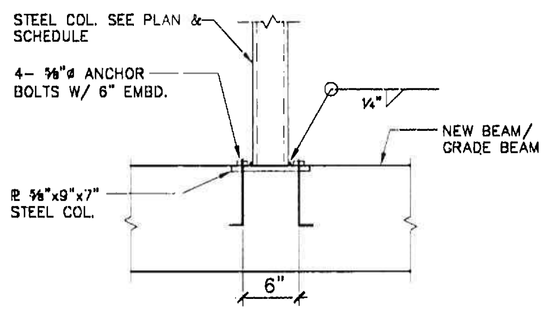
STEEL BASE PLATE DETAIL – "A"

STEEL COLUMNS SCHEDULE			
DESIGNATION	SIZE	BASE ℄	CAP ℄
SC-1A	HSS 8"x2"x⅜"	DETAIL "B"	DETAIL "B"
SC-1B	HSS 6"x2"x⅜"	DETAIL "A"	DETAIL "A"
SC-1C	HSS 8"x2"x⅜"	DETAIL "A"	DETAIL "B"
SC-2	HSS 3½"x3½"x¼"	DETAIL "A"	DETAIL "B"
SC-3	HSS 4"x4"x¼"	DETAIL "A"	DETAIL "B"

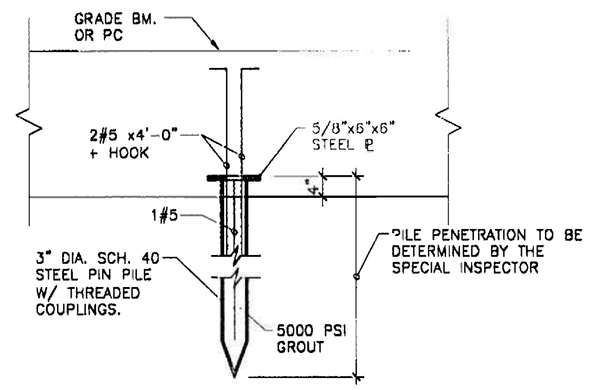
NOTES:
1. ALL STEEL COLUMNS SHALL BE CONCRETE FILLED
2. PROVIDE PRESSURE RELIEF HOLES AT BOTTOM AND MID-HEIGHT.
3. SHOP WELD BASE AND CAP PLATES
4. SEE DETAIL 4/S-3.2 FOR CONN. @ MONOFOOTING
5. SEE DETAIL 4/S-3.4 FOR TERMINATION @ STEEL BEAM



STEEL CAP PLATE DETAIL – "B"

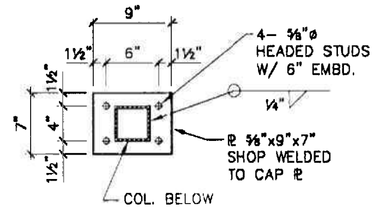


STEEL BASE PLATE DETAIL – "B"



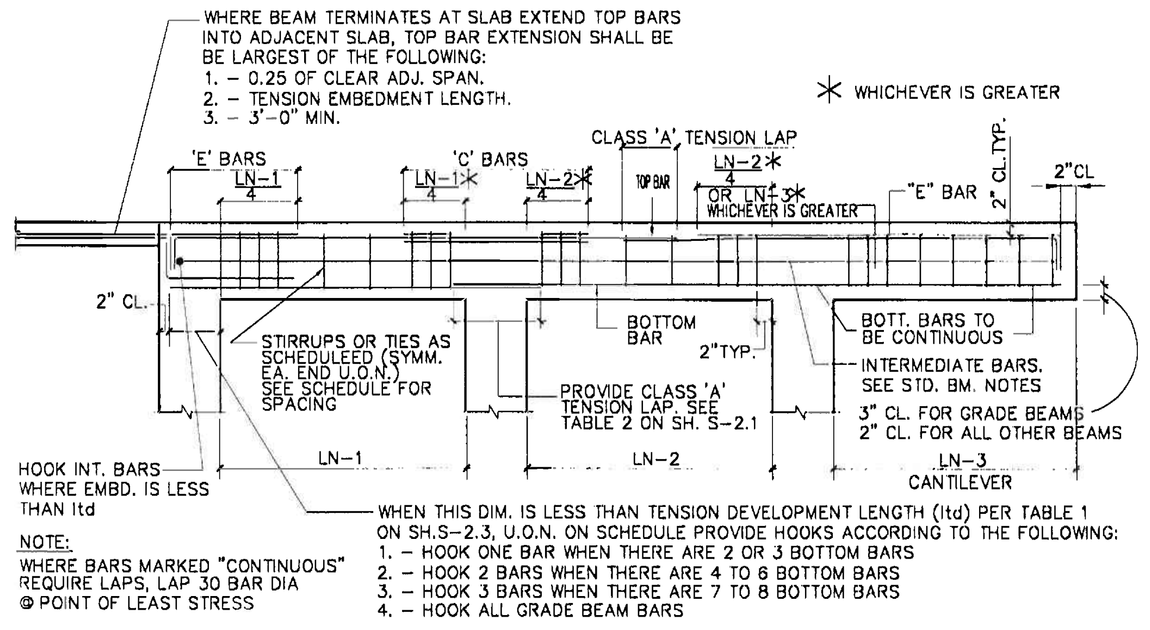
"PIN-PILE" SHALL CONSIST OF 3" DIA. SCHEDULE 40 GALVANIZED STEEL PIPE, CONCRETE FILLED W/ 1#5 VERT. FOR FULL LENGTH, CAP PLATE SHALL BE 5/8"x6"x6". THE PIN PILES SHALL BE DRIVEN WITH A 140 LB. PNEUMATIC HAMMER TO AN DEPTH AS DETERMINED BY THE SPECIAL INSPECTOR THE REFUSAL SHALL BE CONSIDERED TO BE ACHIEVED WHEN PENETRATION OF LESS THAN ONE HALF INCH (1/2") IN TWO (2) MINUTES OF CONTINUOUS DRIVING OCCURS. THE MAXIMUM ALLOWABLE LOAD = 5.0 TONS / PILE.

PIN PILE DETAIL
N.T.S.



STEEL CAP/BASE PLATE
DETAIL – "B"

CONCRETE BEAM SCHEDULE												
MARK	ELEV.	SIZE	REINFORCING BOT.	REINFORCING TOP	"E"	"C"	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING C/C	STD. NOTE NO.	REMARKS	SEE SECT. NO.
GB-1	-1'-3"	12"x18"	2#6	2#5			#3	2	@5" T.O.	2		1/S-4.5A
2B-1	+10'-11"	8"x31"	2#6	2#6			#3	2	@14" T.O.	4		3/S-4.1
2B-2	+10'-11"	8"x24"	2#7	2#7			#3	2	@10" T.O.	2		1/S-4.2
RB-1	+18'-11"	8"x12"	2#6	2#6			#3	2	12@4"E.E.; BAL@9"		HOOK BOTT. BARS INTO COLS.	2/S-4.1
RB-2	+20'-9"	8"x12"	2#5	2#5			#3	2	5@3"E.E.; BAL@9"			3/S-4.4
RB-3	+17'-11"	8"x12"	2#6	2#6			#3	2	6@4½"E.E.; BAL@9"	3		
RB-4	+20'-9"	8"x32"	2#6	2#6			#3	2	@14" T.O.	4		1/S-4.2
RKB-1	VARIES	8"x12"MIN.	2#5	2#5			#3	2	4@12"E.E.; BAL@18"			1/S-4.3
TB-1	SEE PLAN	8"x12"MIN.	2#5	2#5			#3	2	4@12"E.E.; BAL@18"			
TB-2	SEE PLAN	8"x20"	2#5	2#5			#3	2	4@12"E.E.; BAL@18"	2		2/S-4.1



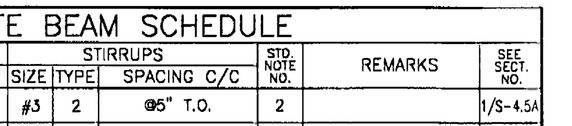
NOTE:
WHERE BARS MARKED "CONTINUOUS" REQUIRE LAPS, LAP 30 BAR DIA @ POINT OF LEAST STRESS

TYP. REINF. PLACING DIAGRAM FOR BEAMS AND ONE WAY SLABS
N.T.S

PROVIDE CLOSURE TIE WHEN CALLED OUT ON SCHEDULE OR SHOWN ON DETAILS/SECTION

PROVIDE 135° HOOKS FOR ALL EXTERIOR BEAMS AND FOR ALL GRADE BEAMS.

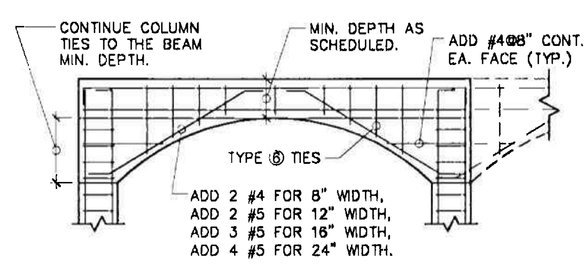
STANDARD BEAM NOTES :
1– ADD 1 # 4 CONT. EACH FACE AT MID DEPTH.
2– ADD 1 # 5 CONT. EACH FACE AT MID DEPTH.
3– EXT. TOP REINF. INTO ADJ. SLAB.
4– ADD 2#5 CONT. EA. FACE AT 1/3RD DEPTH.
5– ADD 3#5 CONT. EA. FACE AT 1/4TH. DEPTH
TB : TIE BEAMS FORMED OVER MASONRY.
B : REGULAR FORMED BEAMS.



TYPICAL BEAM STIRRUP & TIE TYPES

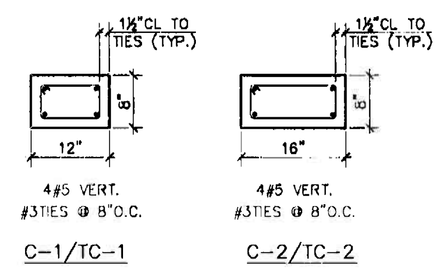
ADDITIONAL NOTES FOR TIE BEAMS:

A. TYPICAL TIE BEAM REINFORCING SHALL BE CONTINUOUS & LAPS FOR TOP & BOTTOM REINFORCING SHALL BE STAGGERED.
B. WHERE TIE BEAMS FORM CORNERS OR ACUTE/OBTUSE ANGLES, THE REINFORCING SHALL BE LAPPED WITH TOP & BOTTOM 2'-6" X 2'-6" LAP BARS OF MATCHING ANGLES AT ACUTE/OBTUSE ANGLES.
C. WHERE TIE BEAM TERMINATES WITHOUT FORMING A CORNER OR ANGLES, THE TOP REINFORCING SHALL BE HOOKED OR EXTENDED INTO ADJACENT SLAB AS THE CASE MAY BE (PER TYPICAL BEAM DIAGRAM).
D. WHERE TIE BEAM OCCURS ADJACENT TO A DESIGNED BEAM, THE TIE BEAM REINFORCING SHALL BE EXTENDED INTO THE DESIGNED BEAM FOR CLASS 'B' LAPS.
E. UNLESS OTHERWISE NOTED, TIES FOR TIE BEAMS SHALL BE 4 #3 @ 12" AT EACH CORNER AND BEND AND ON EACH SIDE OF INTERMEDIATE COLUMNS AND FOR THE REMAINDER LENGTH PROVIDE #3 @ 48".



REINF. PLACING DIAGRAM

TYP. ARCH BEAM DETAIL
N.T.S.



CONCRETE COLUMN DETAILS
SCALE: 3/4" = 1'-0"

TABLE #1 COMPRESSION AND TENSION DEVELOPMENT LENGTH SCHEDULE												
BAR SIZE	3,000 P.S.I. Lcd	3,000 P.S.I. Ltd	4,000 P.S.I. Lcd	4,000 P.S.I. Ltd	5,000 P.S.I. Lcd	5,000 P.S.I. Ltd	6,000 P.S.I. Lcd	6,000 P.S.I. Ltd	8,000 P.S.I. Lcd	8,000 P.S.I. Ltd	10,000 P.S.I. Lcd	10,000 P.S.I. Ltd
#4	11	22	10	19	9	17	9	16	11	14	11	12
#5	14	28	12	24	12	22	12	20	14	17	14	15
#6	17	33	15	29	14	26	14	24	17	21	17	18
#7	20	48	17	42	16	38	16	34	20	30	20	27
#8	22	55	19	48	18	43	18	39	22	34	22	30
#9	25	62	22	54	21	48	21	44	25	38	25	34
#10	28	69	24	60	23	53	23	49	28	42	28	38
#11	31	76	27	66	25	59	25	54	31	47	31	42
#14	39	96	34	83	30	74	27	68	24	59	21	53
#18	50	123	43	107	38	86	35	87	30	78	27	68

Lcd = COMPRESSION DEVELOPMENT LENGTH
Ltd = TENSION DEVELOPMENT LENGTH (WITHOUT HOOKS)

NOTES:
1. LENGTHS SHOWN ARE IN INCHES AND ARE FOR DEFORMED BARS WITH Fy= 60,000 PSI.
2. TABULATED LENGTHS ARE FOR NORMAL WEIGHT CONCRETE. (MULTIPLY BY 1.3 FOR LIGHT WEIGHT CONCRETE.)
3. LENGTHS SHOWN ARE BASED UPON FOLLOWING CONDITIONS (ACI 318, SECTION 12.2.2)
   - CLEAR COVER EXCEEDS ONE (1) BAR DIA.
   - CLEAR SPACING BETWEEN BARS EXCEEDS ONE (1) BAR DIA. AND THE BARS HAVE STIRRUPS OR TIES THROUGHOUT THE LENGTH Ltd.
   - CLEAR SPACING BETWEEN BARS EXCEEDS TWO (2) TIMES THE BAR DIA. WITHOUT STIRRUPS OR TIES.
4. FOR CONDITIONS THAT DIFFER FROM STATED IN NOTE 3, INCREASE TABULATED LENGTHS BY A FACTOR OF 1.5.
5. FOR EPOXY COATED OR GALVANIZED BARS INCREASE TABULATED LENGTHS BY A FACTOR OF 1.7.
6. TENSION DEVELOPMENT LENGTHS ARE FOR STRAIGHT BARS. FOR HOOKED TENSION BARS WITH 2½" COVER TO THE HOOKS, MODIFY TABULATED LENGTHS AS FOLLOW (ACI 318. SECTION 12.5.2.):
   - FOR #6 AND SMALLER BARS MULTIPLY TABULATED LENGTHS BY A FACTOR OF 0.35. WHEN THE BARS ARE ENCLOSED BY TIES THROUGH Ltd, MULTIPLY BY A FACTOR OF 0.28.
   - FOR #7 THRU #11 BARS, MULTIPLY TABULATED LENGTHS BY A FACTOR OF 0.28. WHEN THE BARS ARE ENCLOSED BY TIES THROUGH Ltd, MULTIPLY BY A FACTOR OF 0.22
     NOTE #6 MODIFICATIONS DO NOT APPLY TO COMPRESSION HOOKED BARS.
7. COMPRESSION DEVELOPMENT LENGTH MAY BE MULTIPLIED BY A FACTOR OF 0.75 WHEN BARS ARE CONFINED WITH #4 TIES @ 4" THROUGH LENGTH Lcd.

TABLE #2 TENSION SPLICE LENGTH SCHEDULE												
BAR SIZE	3,000 P.S.I. CLASS "A"	3,000 P.S.I. CLASS "B"	4,000 P.S.I. CLASS "A"	4,000 P.S.I. CLASS "B"	5,000 P.S.I. CLASS "A"	5,000 P.S.I. CLASS "B"	6,000 P.S.I. CLASS "A"	6,000 P.S.I. CLASS "B"	8,000 P.S.I. CLASS "A"	8,000 P.S.I. CLASS "B"	10,000 P.S.I. CLASS "A"	10,000 P.S.I. CLASS "B"
#4	22	29	19	25	17	22	16	21	14	18	12	16
#5	28	36	24	31	22	28	20	26	17	22	15	20
#6	33	43	29	37	26	33	24	31	21	27	18	31
#7	48	63	42	54	38	49	34	44	30	39	27	35
#8	55	72	48	62	43	56	39	51	34	44	30	39
#9	62	81	54	74	48	62	44	57	38	50	34	44
#10	69	89	60	77	53	69	49	63	42	55	38	49
#11	76	98	66	85	59	76	54	70	47	60	42	54
#14	LAP SPLICE, NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3											
#18												

NOTES:
1. USE CLASS "A" SPLICES WHEN NO MORE THAN OR EQUAL TO 50% OF THE SPLICES OCCUR AT THE SAME LOCATION. (STAGGERED SPLICES)
2. USE CLASS "B" SPLICES WHEN MORE THAN 50% OF THE SPLICES OCCUR AT THE SAME LOCATION.
3. FOR TOP BARS IN BEAMS AND SLABS EXCEEDING 12" IN DEPTH/THICKNESS, MULTIPLY TABULATED LENGTHS BY A FACTOR OF 1.3.
4. LENGTHS SHOWN ARE IN INCHES AND ARE FOR DEFORMED BARS WITH Fy= 60,000 PSI.
5. TABULATED LENGTHS ARE FOR NORMAL WEIGHT CONCRETE. (MULTIPLY BY 1.3 FOR LIGHT WEIGHT CONCRETE.)
6. LENGTHS SHOWN ARE BASED UPON FOLLOWING CONDITIONS (ACI 318, SECTION 12.2.2)
   - CLEAR COVER EXCEEDS ONE (1) BAR DIA.
   - CLEAR SPACING BETWEEN BARS EXCEEDS ONE (1) BAR DIA. AND THE BARS HAVE STIRRUPS OR TIES THROUGHOUT THE LENGTH Ltd.
   - CLEAR SPACING BETWEEN BARS EXCEEDS TWO (2) TIMES THE BAR DIA. WITHOUT STIRRUPS OR TIES.
7. FOR CONDITIONS THAT DIFFER FROM STATED IN NOTE 6, INCREASE TABULATED LENGTHS BY A FACTOR OF 1.5.
8. FOR EPOXY COATED OR GALVANIZED BARS INCREASE TABULATED LENGTHS BY A FACTOR OF 1.7.

TABLE #3 COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONCRTE STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE, NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3

10/14/05
T.A. KHAN
FL P.E. #60994

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1234 WASHINGTON AVE. SUITE#207 MIAMI BEACH, FL 33139 T.305.531.5208 F.305.531.4515

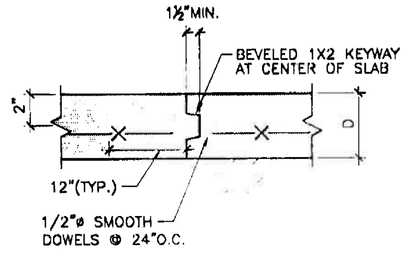
SHEET TITLE:
DRAWN: T.R./J.P./R.A.
DATE: OCTOBER 19, 2005
REVISIONS DATE:

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

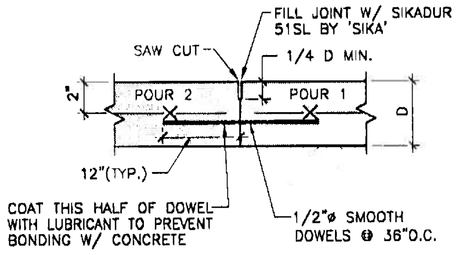
10/19/05

L.Pen 2/3/06

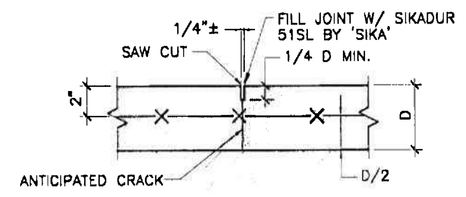
S-2.1



1 CONSTRUCTION JOINT (C.J.)
N.T.S.

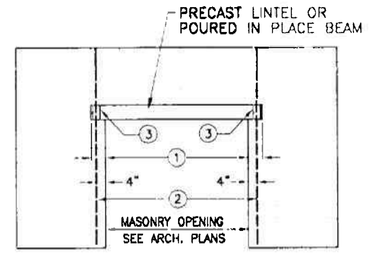


2 ALTERNATE CONSTRUCTION JOINT (C.J.)
N.T.S.



NOTE: SAW CUT SLAB JOINT AS SOON AS CONCRETE IS HARD ENOUGH TO WALK ON.

3 SAWCUT CONTROL JOINT (S.J.)
N.T.S.



① 8" MIN. BEARING (FOR SPANS LESS THAN 9'-0") 12" MIN. BEARING (FOR SPANS 9'-0" AND OVER)

② 1 #5 VERTICAL BAR IN CONCRETE FILLED CELL, UNLESS SHOWN OTHERWISE ON PLANS.

③ PROVIDE 4" x 4" SLEEVE IN P/C LINTEL TO ACCOMODATE THE VERTICAL REINF.

4 LINTEL DETAIL FOR MASONRY OPENINGS
N.T.S.

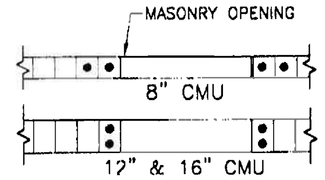
MASONRY WALL REINFORCING NOTES

1. NET AREA COMPRESSIVE STRENGTH OF MASONRY, f'm SHALL BE AS FOLLOWS:
   a) LOAD BEARING MASONRY, f'm = 1500 PSI (NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS =1900 PSI)
2. WALL REINFORCEMENT SHALL BE AS SHOWN ON PLANS U.O.N.
3. EXTERIOR WALL REINFORCEMENT AT OPENINGS: SEE PLANS AND DETAILS BELOW
4. ADDITIONAL MASONRY INFORMATION SHOWN ON SH. S-0.1.

RM – DENOTES REINFORCED LOAD BEARING MASONRY WALLS ACCORDING TO THE LEGEND BELOW.

(1)RM 5.....-(2) (3)48 (G)
REINFORCED MASONRY | SIZE OF BAR | CENTER TO CENTER SPACING

REINFORCED MASONRY LEGEND



FOOTNOTES:

(1) WHEN NO NUMBER PRECEDES, WALL THICKNESS SHALL BE 8" NOMINAL. WHEN NUMBER SUCH AS 12 PRECEDES RM, WALL THICKNESS SHALL BE 12" NOMINAL. WHEN NUMBER 16 PRECEDES RM, WALL THICKNESS SHALL BE 16" CONSISTING OF 2 LAYERS OF 8" THICK WALLS. HORIZONTAL JOINT REINFORCING FOR 16" WALLS SHALL BE PROVIDED ACCORDING TO THE DETAIL SHOWN BELOW.

(2) FOR 12" THICK WALLS THIS NUMBER INDICATES THAT TWO (2) VERTICAL BARS SHALL BE PROVIDED IN THE SAME FILLED CELL ACCORDING TO THE DETAIL SHOWN BELOW. FOR 16" THICK WALLS THIS NUMBER INDICATES THAT ONE (1) VERTICAL BAR SHALL BE PROVIDED IN EACH 8" WALL CELL; SO THAT NUMBER OF TOTAL BARS PROVIDED ARE TWO (2) AS SHOWN IN DETAIL BELOW.

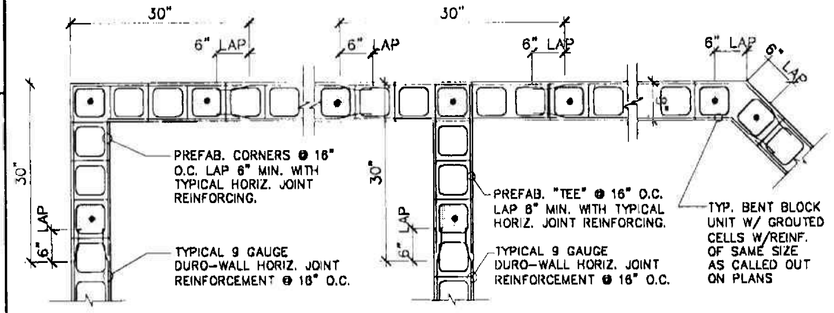
(3) THIS SPACING CAN BE LESS THAN SPECIFIED TO SUITE THE FIELD CONDITIONS, BUT CANNOT BE EXCEEDED. REINFORCING SHALL ALSO CONFORM TO THE FOLLOWING:

a) AT EVERY 90° CORNER VERTICAL BARS MUST BE PROVIDED. WHEN CORNER ANGLE IS LESS THAN (OR GREATER THAN) 90°, TWO BARS MUST BE PROVIDED. NOT APPLICABLE WHERE CONCRETE COLUMNS OCCUR.

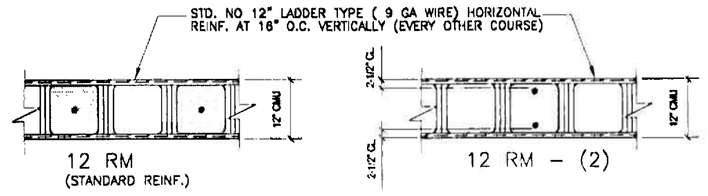
b) COORDINATE W/NOTES AND FLOOR PLANS FOR REINFORCING AT OPENINGS.

c) WHERE G IS INDICATED, GROUT ALL CELLS.

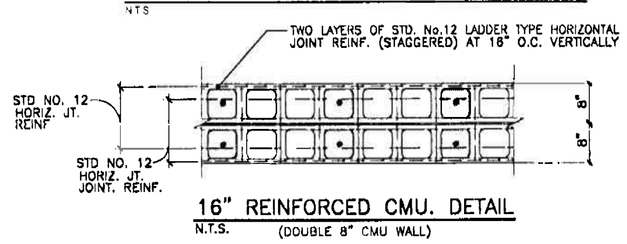
d) FOR 12" THICK WALL STANDARD REINFORCING IS ONE VERTICAL BAR IN THE CELL AS SHOWN IN DETAIL BELOW. WHERE (2) IS INDICATED AFTER THE SPACING PROVIDE 2 VERT. BARS IN THE SAME CELL AS SHOWN IN DETAIL BELOW.



TYP. CORNER AND INTERSECTION HORIZ. REINF. DETAIL
N.T.S.

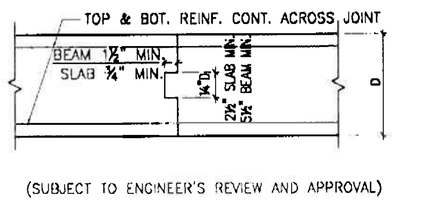


12" REFINFORCED CMU DETAIL (NOT USED)
NTS



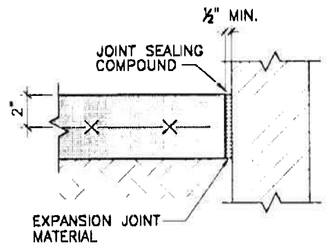
16" REINFORCED CMU. DETAIL
N.T.S. (DOUBLE 8" CMU WALL)

16 MASONRY WALL DETAILS
N.T.S.

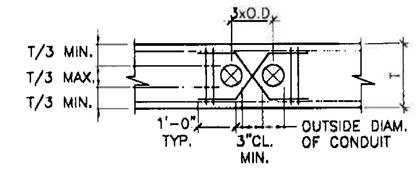


(SUBJECT TO ENGINEER'S REVIEW AND APPROVAL)

5 CONSTRUCTION JOINT IN STRUCTURAL SLAB OR BEAM
N.T.S.

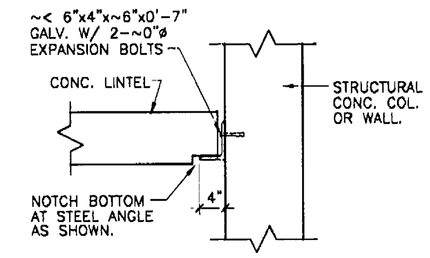


6 ISOLATION JOINT (I.J.)
N.T.S.



WHERE SHEAR REINFORCING IS CALLED OUT IN SCHEDULE/NOTES AND IS INTERRUPTED PROVIDE DOUBLE THE INTERRUPTED SHEAR REINFORCING AREA AS DIAGONAL REINFORCING BETWEEN THE OPENINGS AND AS STANDARD TIES ON EITHER SIDE OF THE OPENINGS.

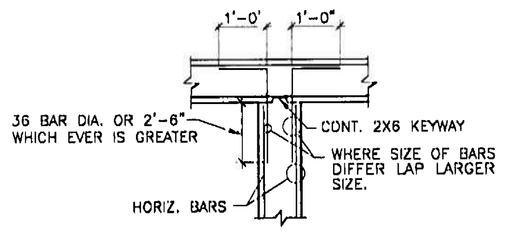
7 TYP. DET. FOR EMBEDDED CONDUITS/PIPES
N.T.S.



(SUBJECT TO ENGINEER'S REVIEW AND APPROVAL)
AT CONCRETE COLUMNS & WALLS

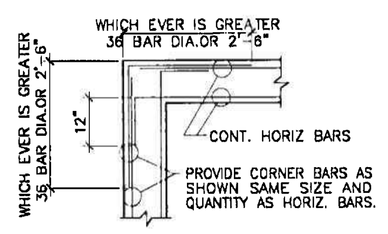
8 LINTEL DETAIL FOR MASONRY OPENINGS
N.T.S. (NOT USED)

NOTE: CONTRACTOR SHALL COORDINATE & POUR ALL LINTELS WHEN OPENING OCCURS NEXT TO CONC. COLUMNS. THIS DETAIL IS PROVIDED AS A FIX FOR A MISSED LINTEL NEXT TO AN ALREADY POURED CONC. COLUMN AND IS NOT TO BE USED AS AN ALTERNATE FOR ALL LINTELS.



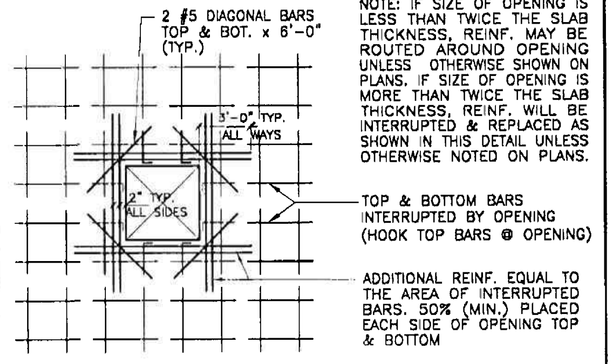
PLAN VIEW

9 TYP. INTERSECTION DET. FOR FTGS., WALLS, AND TIE BEAMS
N.T.S.



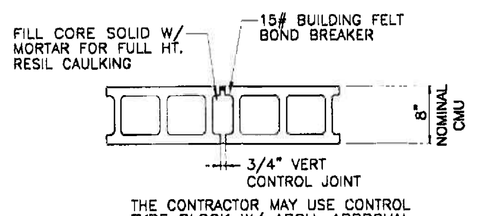
PLAN VIEW

10 TYP. CORNER DET. FOR FTGS., WALLS, AND TIE BEAMS
N.T.S.

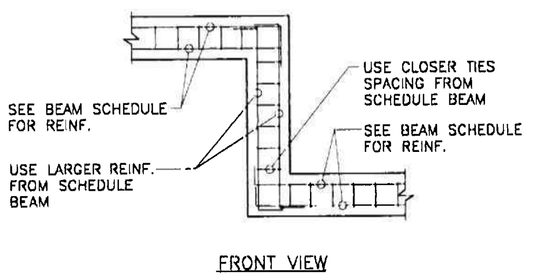


NOTE: IF SIZE OF OPENING IS LESS THAN TWICE THE SLAB THICKNESS, REINF. MAY BE ROUTED AROUND OPENING UNLESS OTHERWISE SHOWN ON PLANS. IF SIZE OF OPENING IS MORE THAN TWICE THE SLAB THICKNESS, REINF. WILL BE INTERRUPTED & REPLACED AS SHOWN IN THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.

11 SLAB OPENING DETAIL
N.T.S

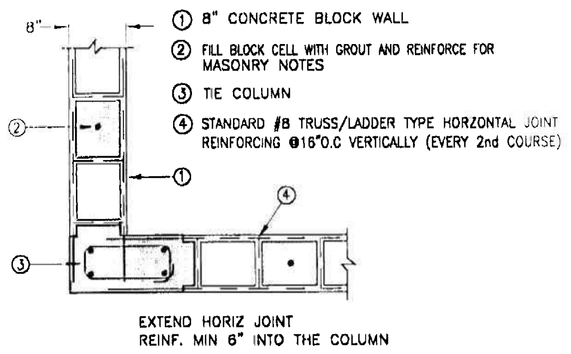


12 TYP. MASONRY JOINT
N.T.S.

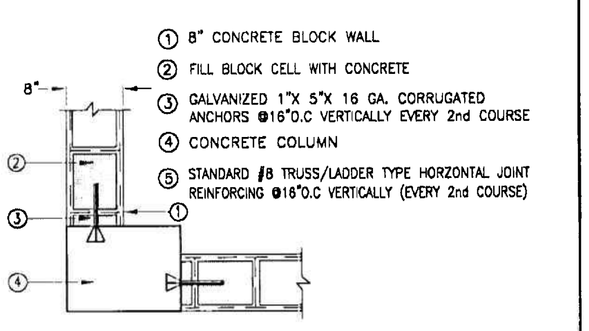


FRONT VIEW

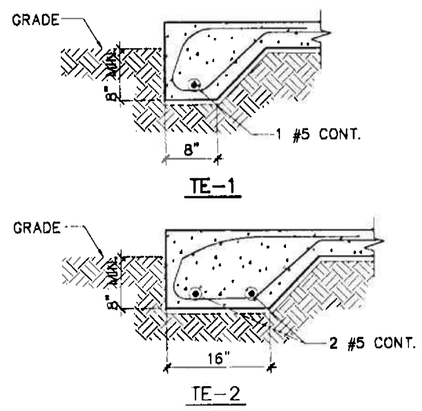
13 TYP. STEP BEAM DETAIL
N.T.S.



14 TIE COL. TO MASONRY WALL CONNECTION DETAIL
N.T.S.



15 STRUCTURAL CONC. COL. TO MASONRY WALL CONNECTION DET.
N.T.S.



16 THICKNED EDGE DETAILS
N.T.S.

1DESIGN INC
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SHEET TITLE:	
DRAWN:	T.R., J.P., R.A.
DATE	OCTOBER 19, 2005
REVISIONS	DATE:

THE GAINOR RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

OFFICE COPY
OF DRAWINGS
AS APPROVED
TO BE FOLLOWED

BUILDING:	
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREV.:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	Leon 2/3/06
ACCESSIBILITY:	
LEVATOR:	

As per Florida Building Code Section 104.5.5
REVIEWED FOR CODE COMPLIANCE

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2001, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

10/19/05
T.A. KHAN
FL P.E. #60994

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S-3.1