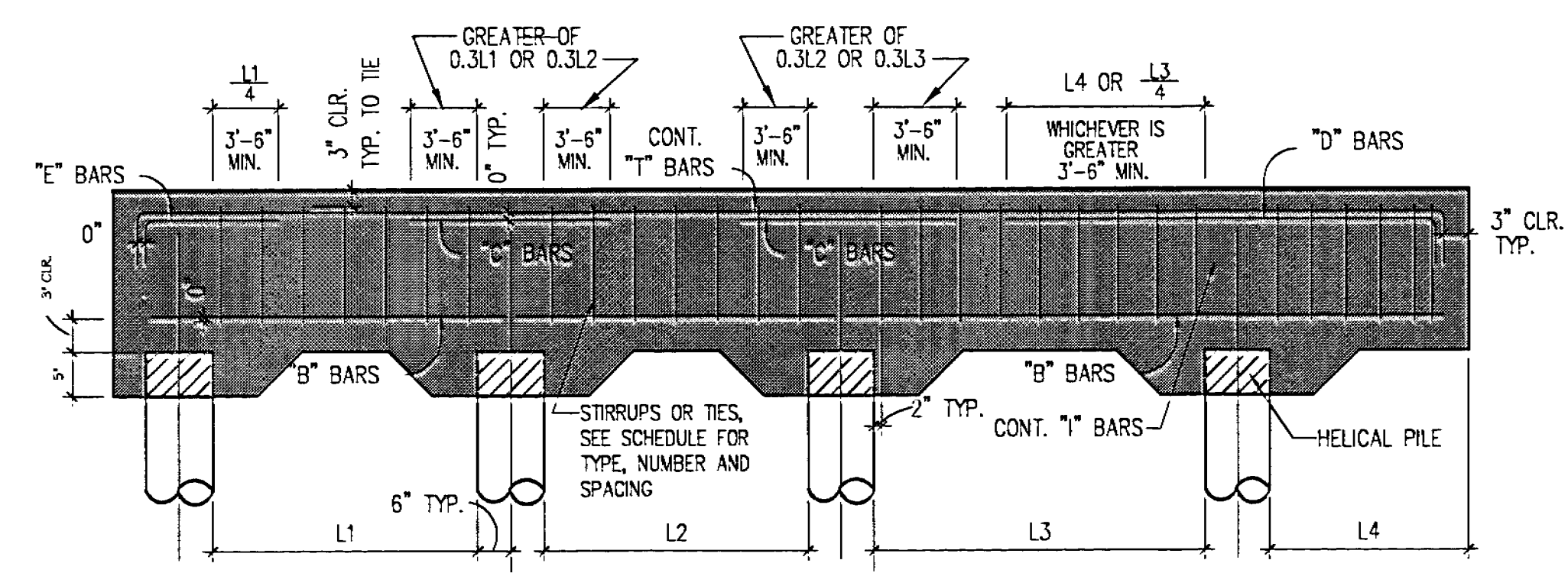
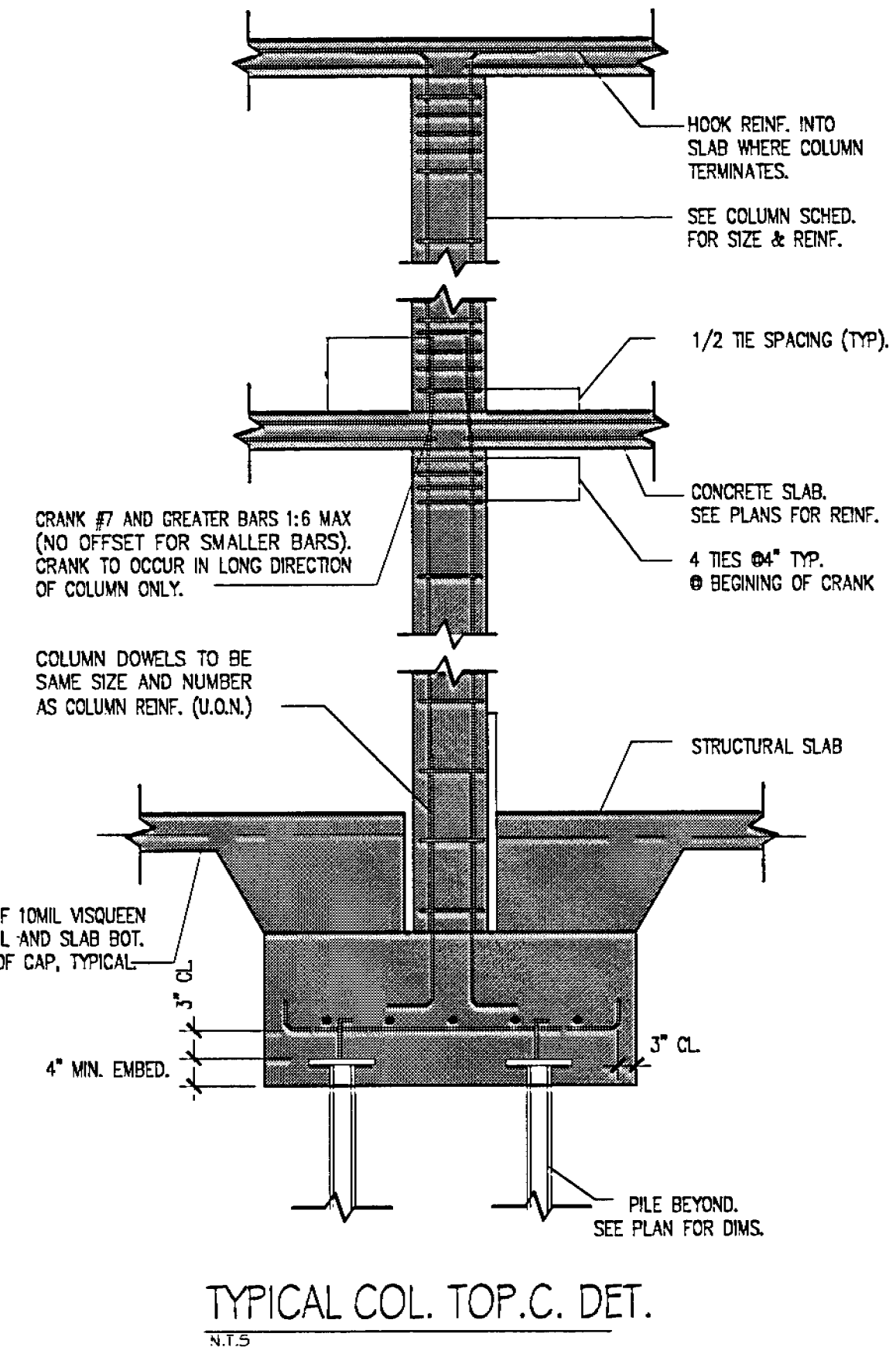
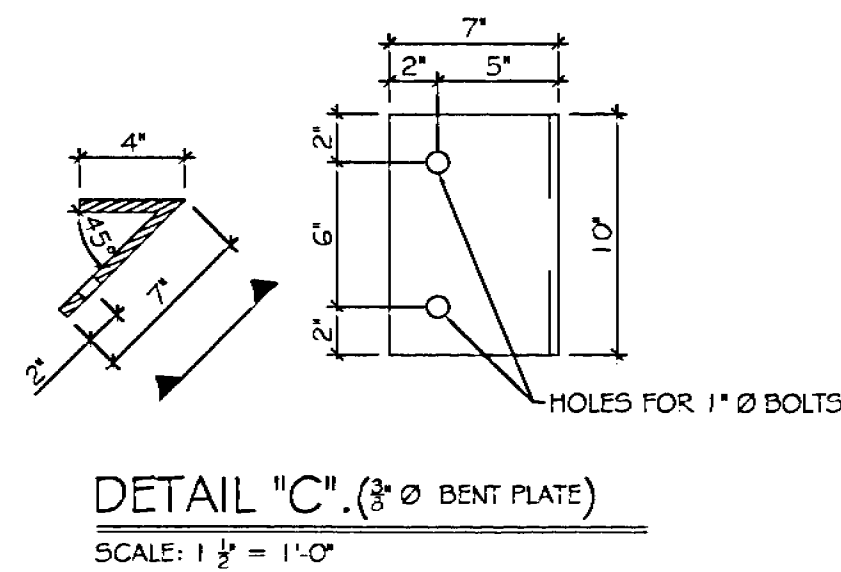
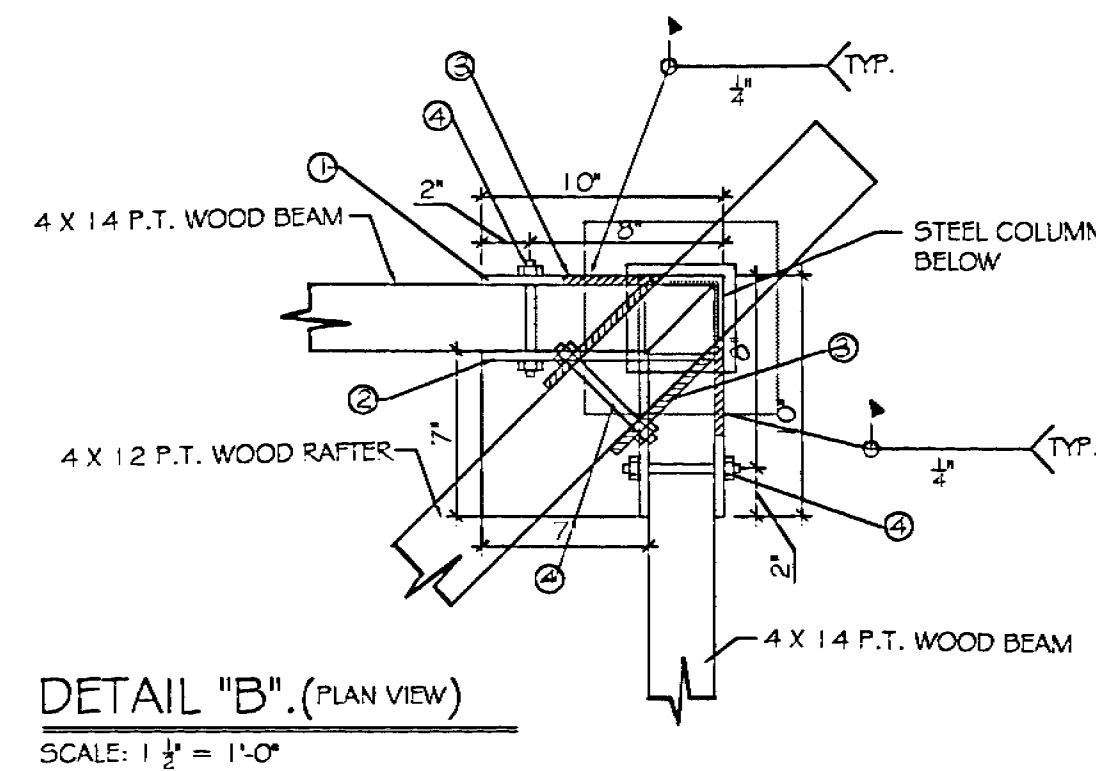
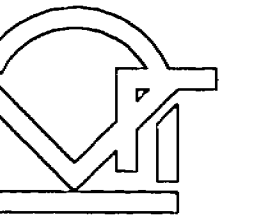
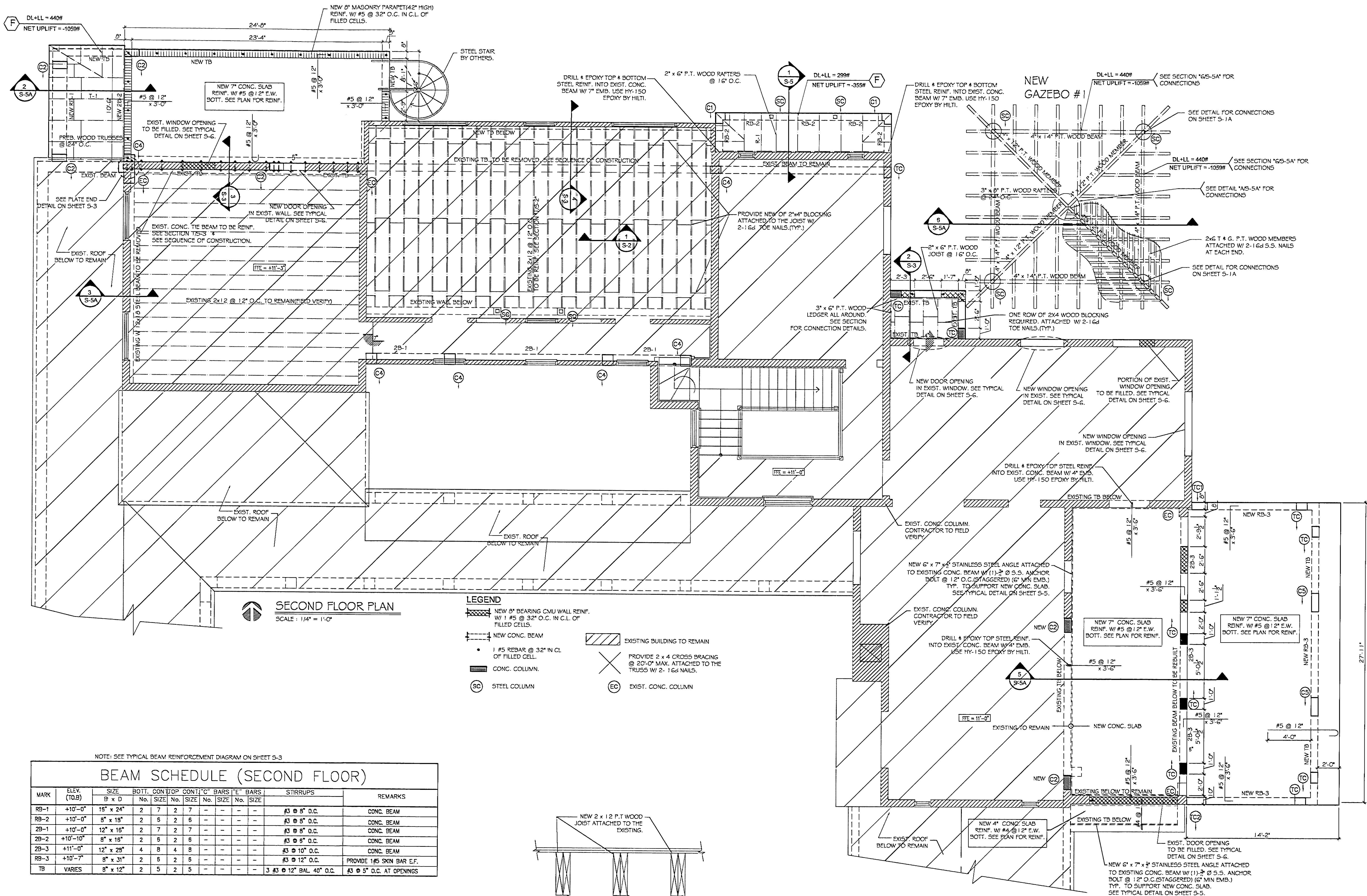





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6431 Pine Tree Circle
Exterior/ Interior Alterations
6431 Pine Tree Circle ~ Miami, FL 33141

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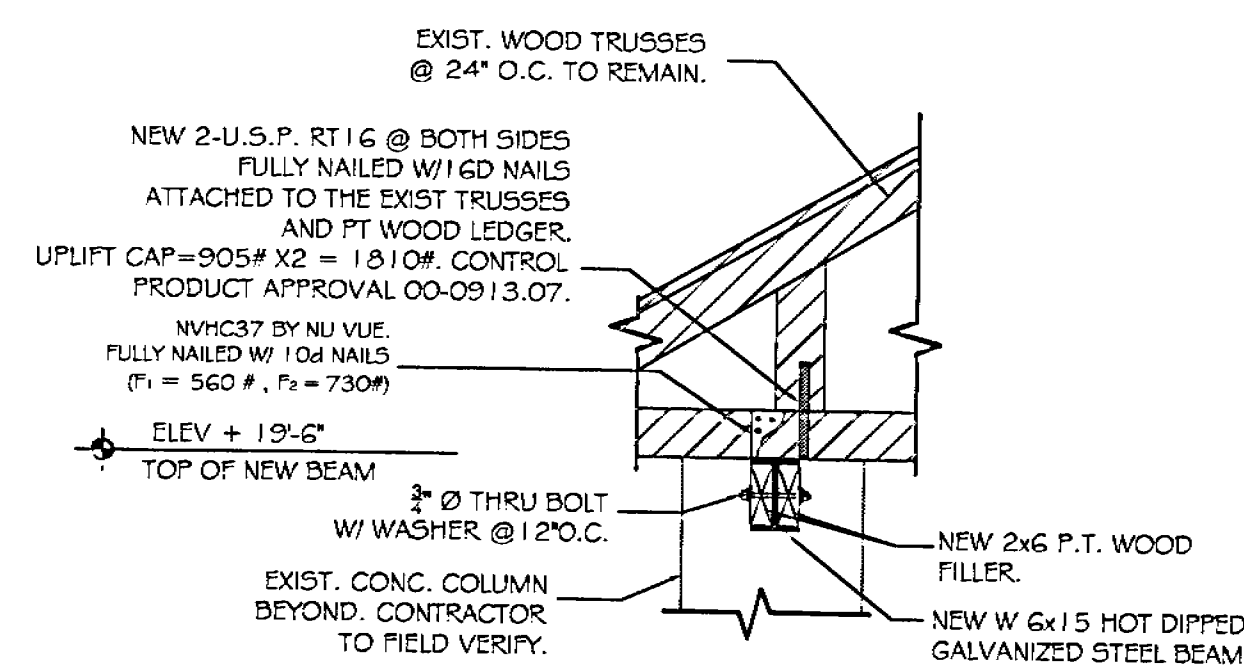
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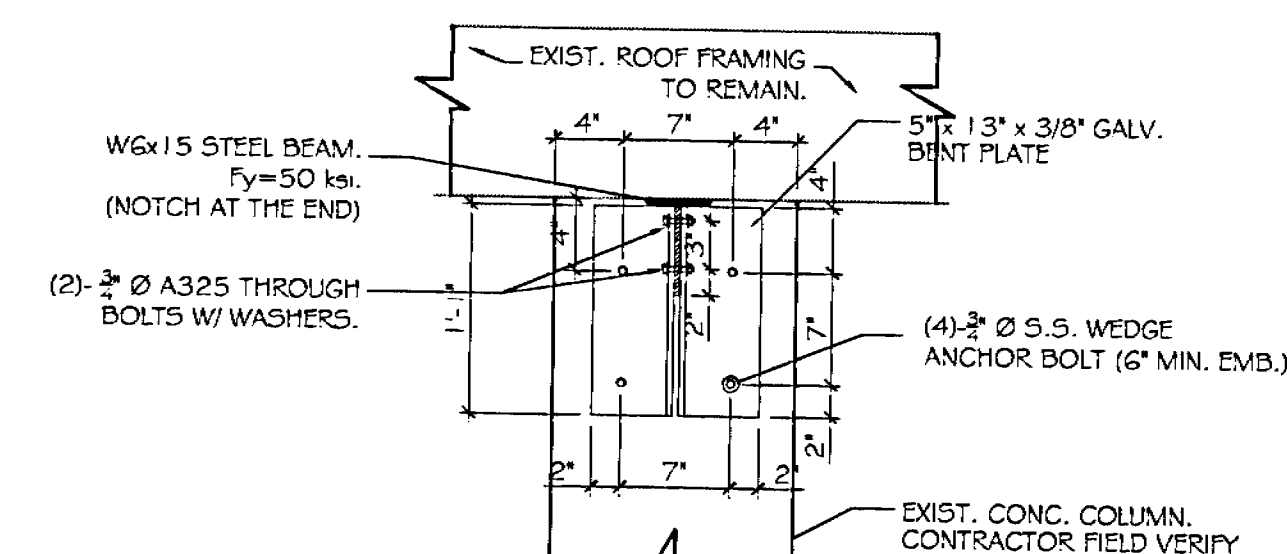


Proposed West Elevation

Scale: $\frac{1}{4}''=1'-0''$



1
S-4
SCALE: $\frac{3}{4}''=1'-0''$



STEEL BEAM TO CONC. COLUMN CONNECTION DETAIL

N.T.S.

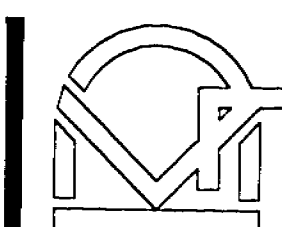
PANEL	AREA	MARK	ZONE 4		ZONE 5	
			PRESSURE	SUCTION	PRESSURE	SUCTION
(1)	30.81	DOOR	56.98	-62.19	56.98	-73.32
(2)	62.64	DOOR	54.14	-59.35	54.14	-67.65
(3)	21.99	DOOR	58.33	-63.54	58.33	-76.02
(4)	17.74	DOOR	59.19	-64.40	59.19	-77.73
(5)	20.49	DOOR	58.61	-63.82	58.61	-76.58
(6)	20.91	DOOR	58.53	-63.74	58.53	-76.42
(A)	7.66	WINDOW	61.48	-66.69	61.48	-82.31
(B)	3.91	WINDOW	61.48	-66.69	61.48	-82.31
(C)	47.12	WINDOW	55.28	-66.69	55.28	-69.93
(D)	8.14	WINDOW	61.48	-66.69	61.48	-82.31
(E)	14.06	WINDOW	60.11	-65.32	60.11	-79.59
(F)	6.19	WINDOW	61.48	-66.69	61.48	-82.31
(G)	23.44	WINDOW	58.07	-63.28	58.07	-75.51
(H)	3.54	WINDOW	61.48	-66.69	61.48	-82.31
(I)	7.31	WINDOW	61.48	-66.69	61.48	-82.31
(J)	10.06	WINDOW	61.45	-66.66	61.45	-82.27
(K)	29.37	WINDOW	57.17	-62.38	57.17	-73.71
(L)	17.81	WINDOW	59.17	-64.38	59.17	-77.70



Proposed East Elevation

Scale: $\frac{1}{4}''=1'-0''$

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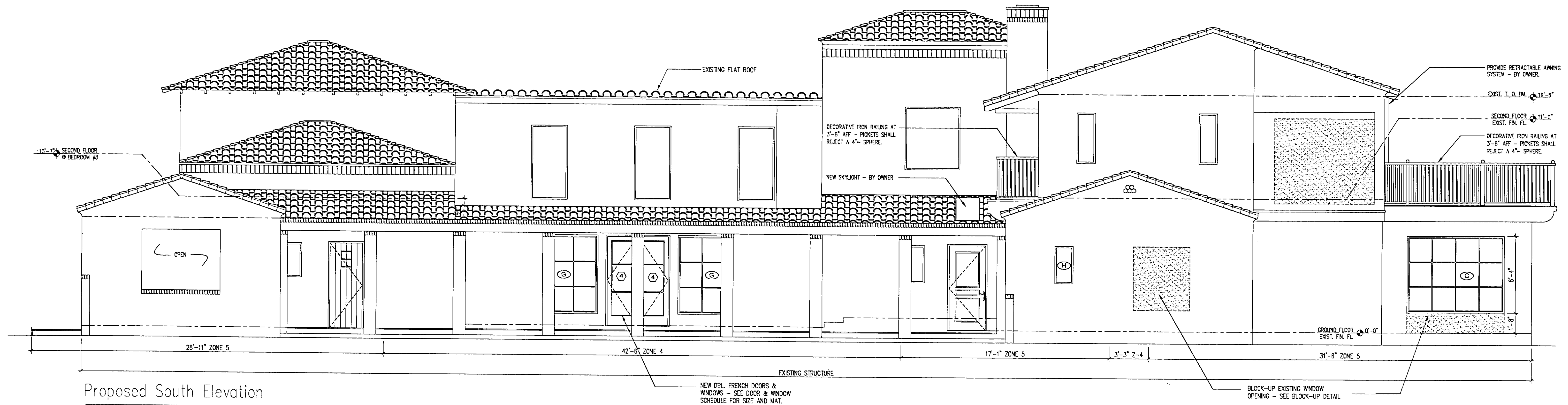
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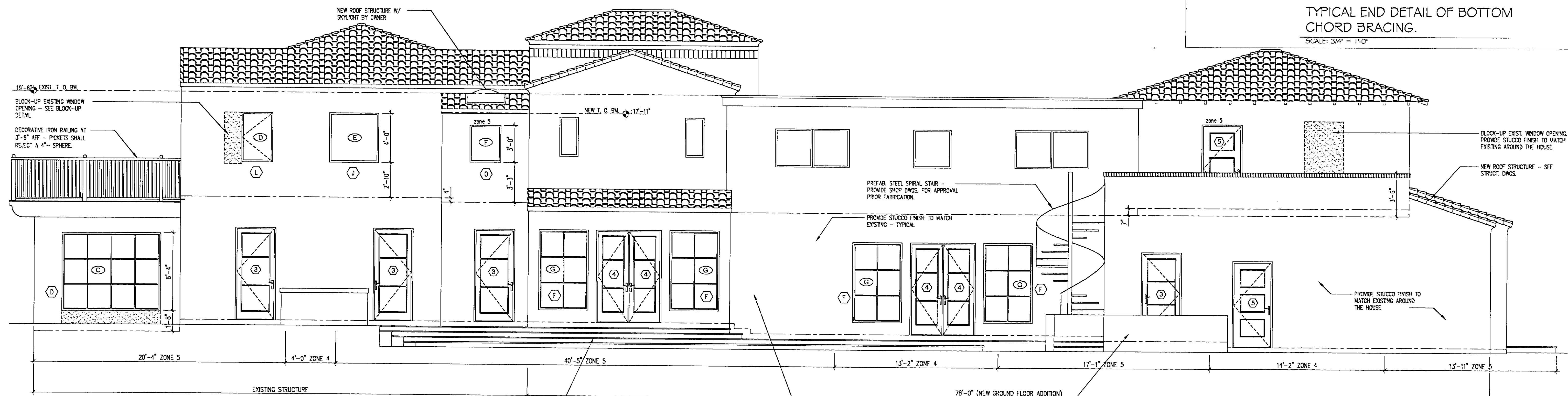
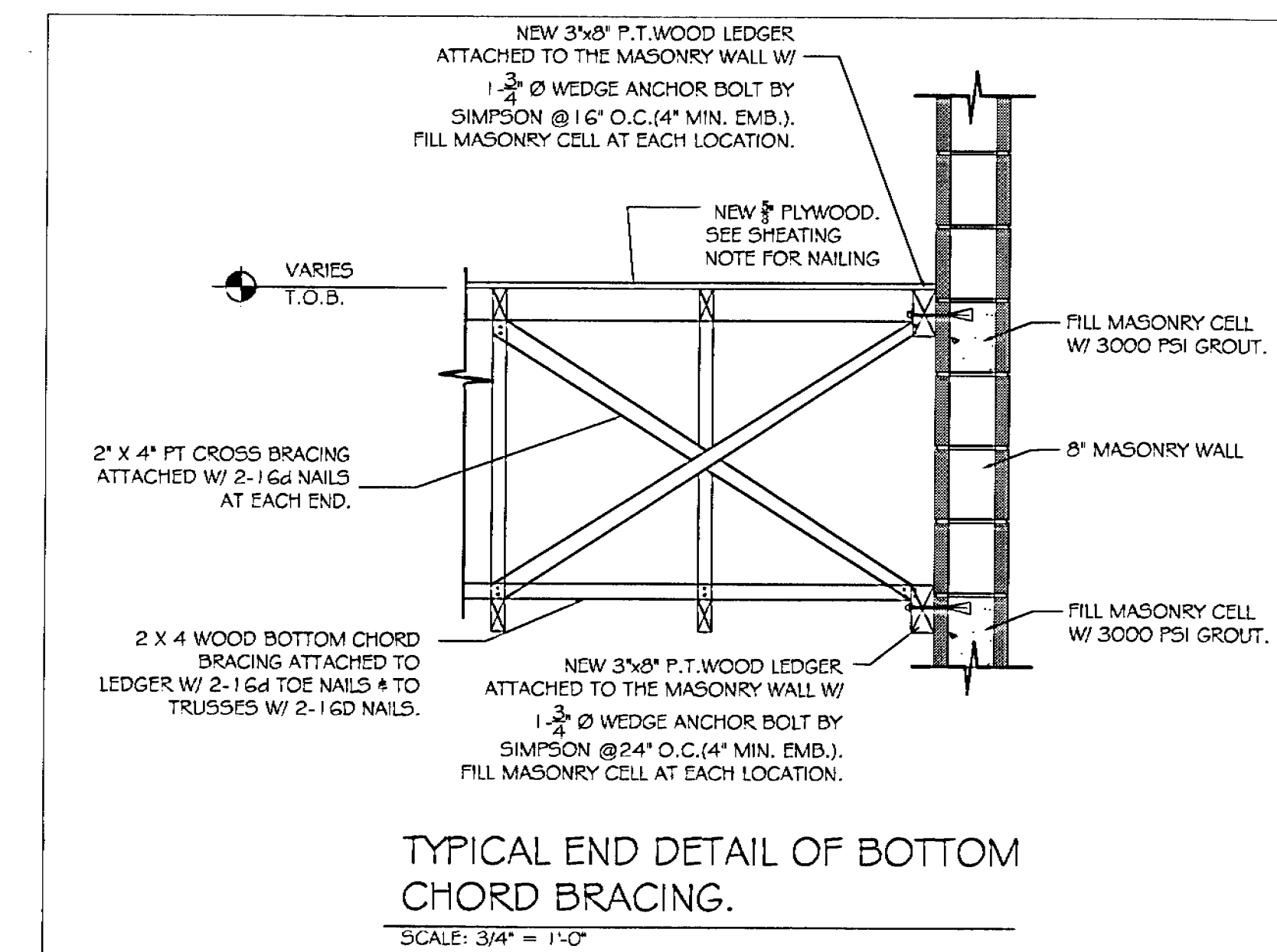
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Proposed South Elevation

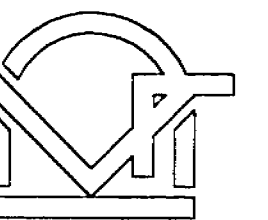
Scale: 1/4"=1'-0"

PANEL	AREA	MARK	ZONE 4		ZONE 5	
			PRESSURE	SUCTION	PRESSURE	SUCTION
(1)	30.81	DOOR	56.98	-62.19	56.98	-73.32
(2)	62.64	DOOR	54.14	-59.35	54.14	-67.65
(3)	21.99	DOOR	58.33	-63.54	58.33	-76.02
(4)	17.74	DOOR	59.19	-64.40	59.19	-77.73
(5)	20.49	DOOR	58.61	-63.82	58.61	-76.58
(6)	20.91	DOOR	58.53	-63.74	58.53	-76.42
(A)	7.66	WINDOW	61.48	-66.69	61.48	-82.31
(B)	3.91	WINDOW	61.48	-66.69	61.48	-82.31
(C)	47.12	WINDOW	55.28	-66.69	55.28	-69.93
(D)	8.14	WINDOW	61.48	-66.69	61.48	-82.31
(E)	14.06	WINDOW	60.11	-65.32	60.11	-79.59
(F)	6.19	WINDOW	61.48	-66.69	61.48	-82.31
(G)	23.44	WINDOW	58.07	-63.28	58.07	-75.51
(H)	3.54	WINDOW	61.48	-66.69	61.48	-82.31
(I)	7.31	WINDOW	61.48	-66.69	61.48	-82.31
(J)	10.06	WINDOW	61.45	-66.66	61.45	-82.27
(K)	29.37	WINDOW	57.17	-62.38	57.17	-73.71
(L)	17.81	WINDOW	59.17	-64.38	59.17	-77.70



Proposed North Elevation

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



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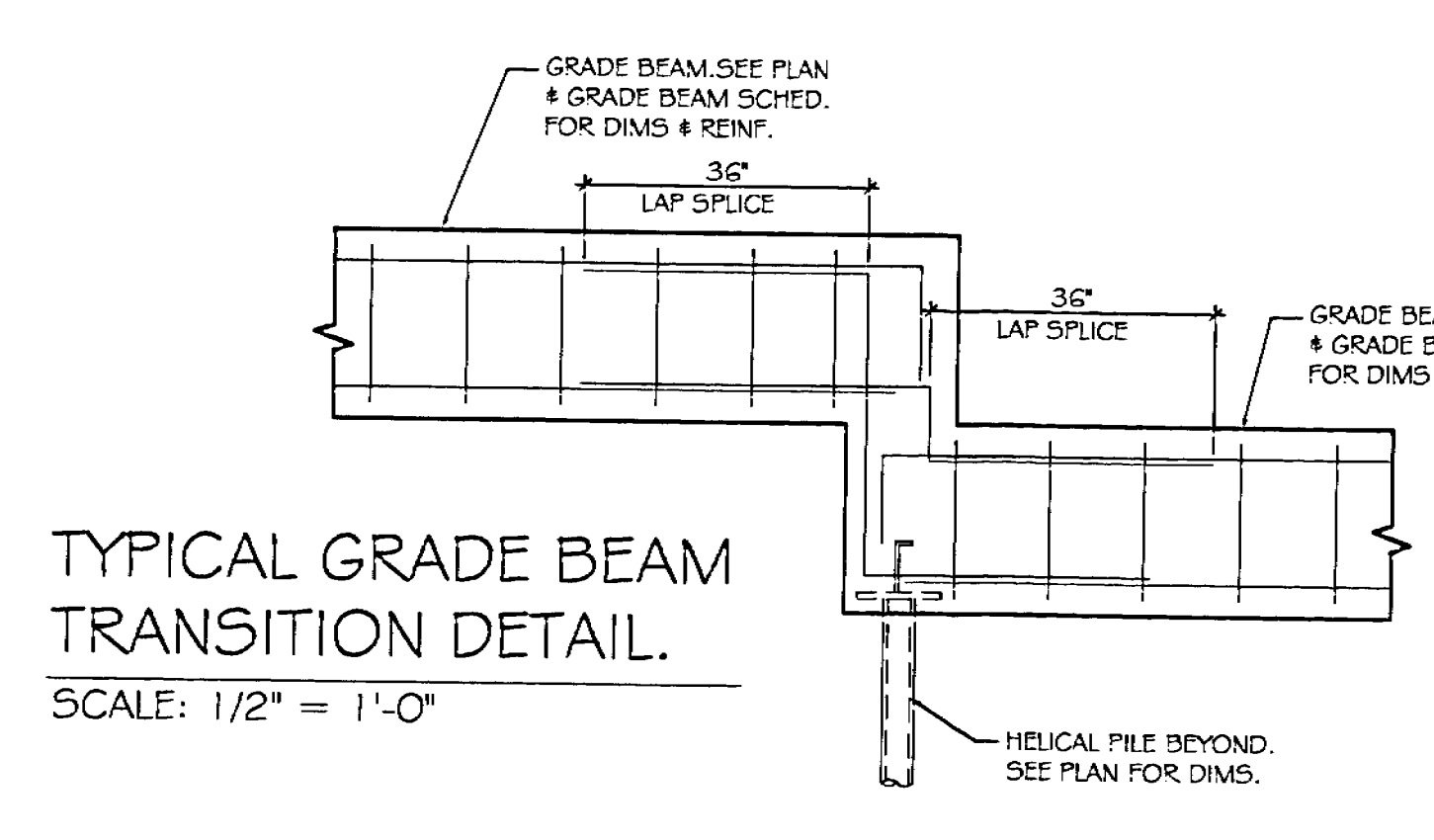
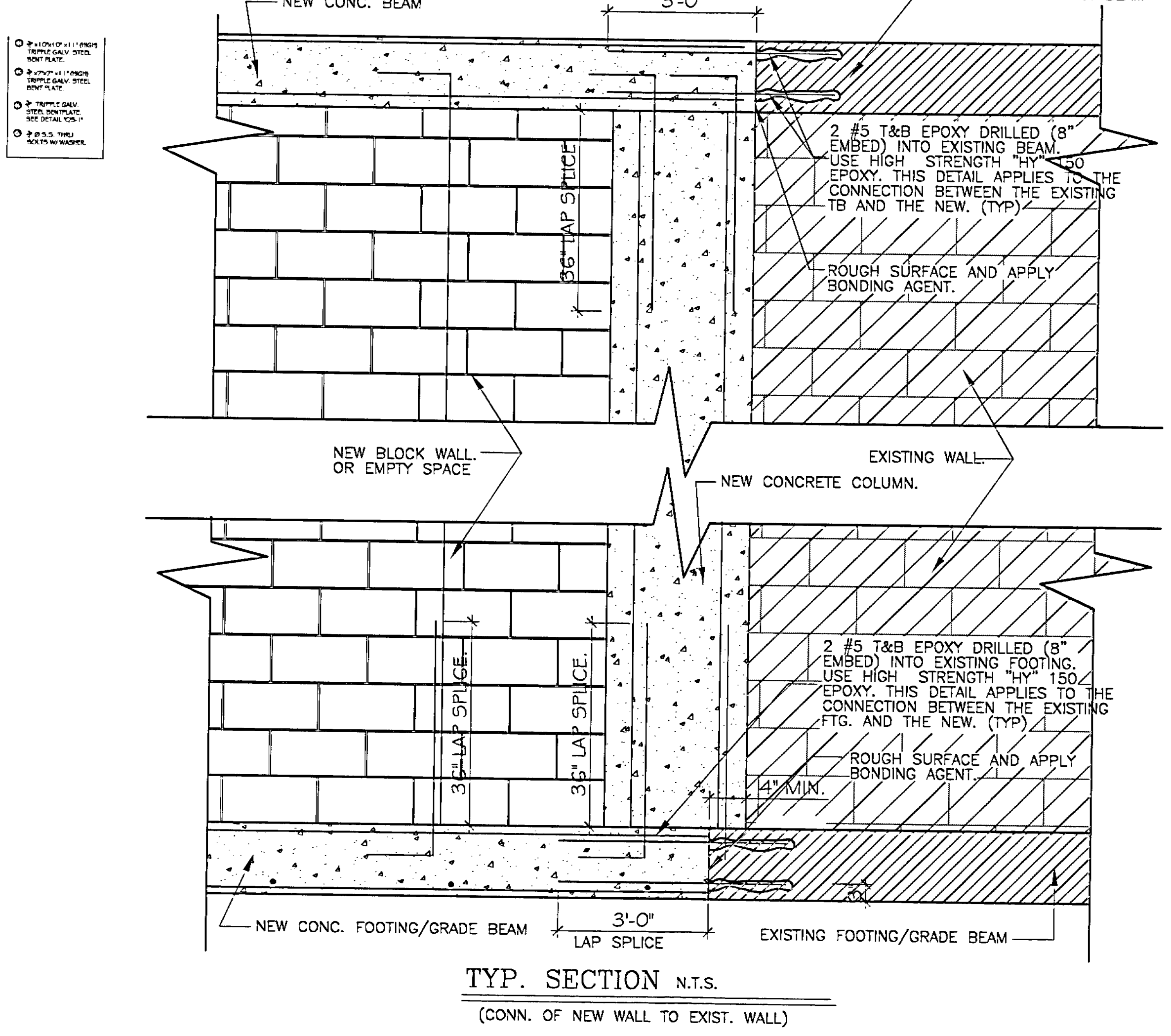
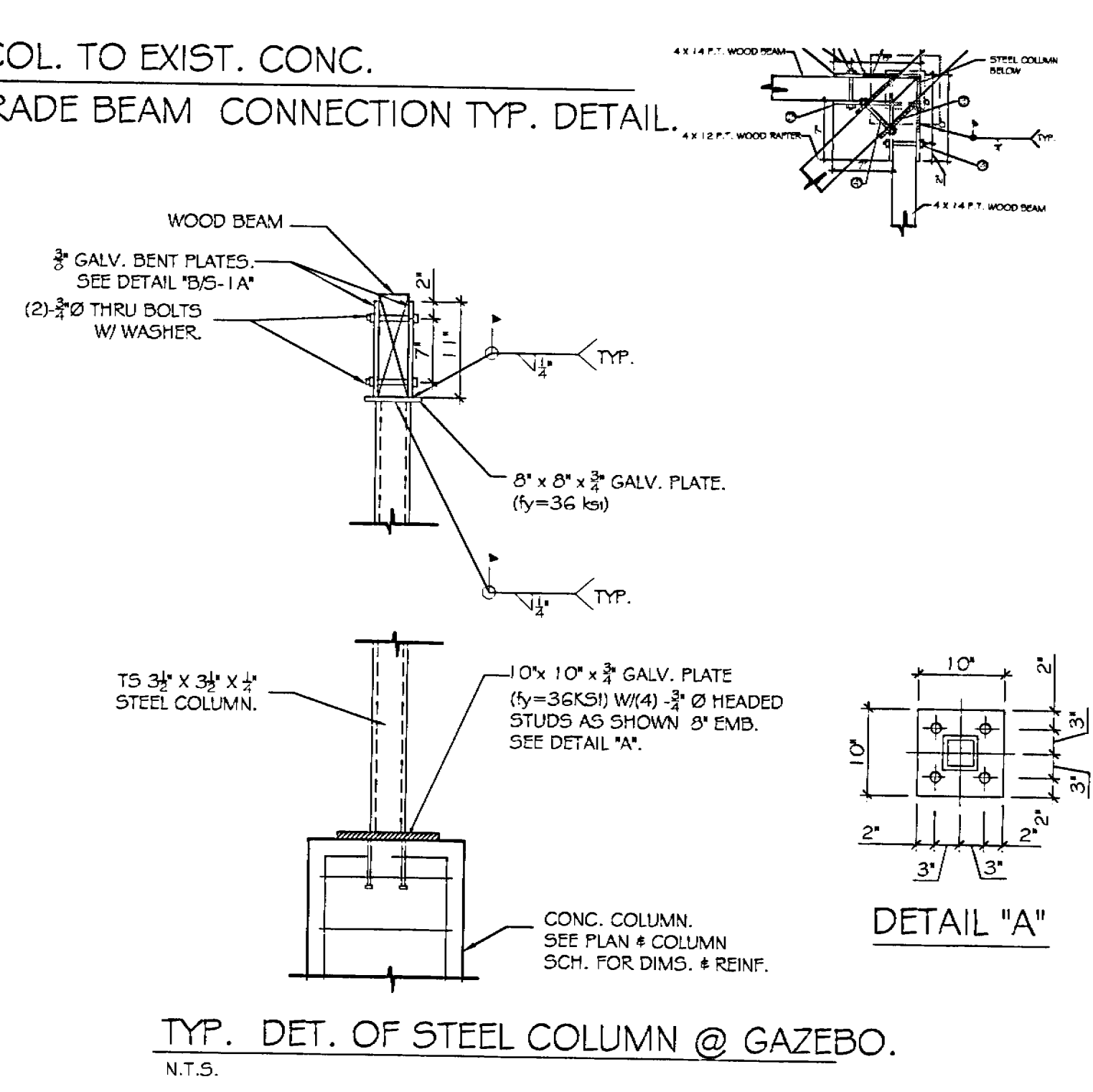
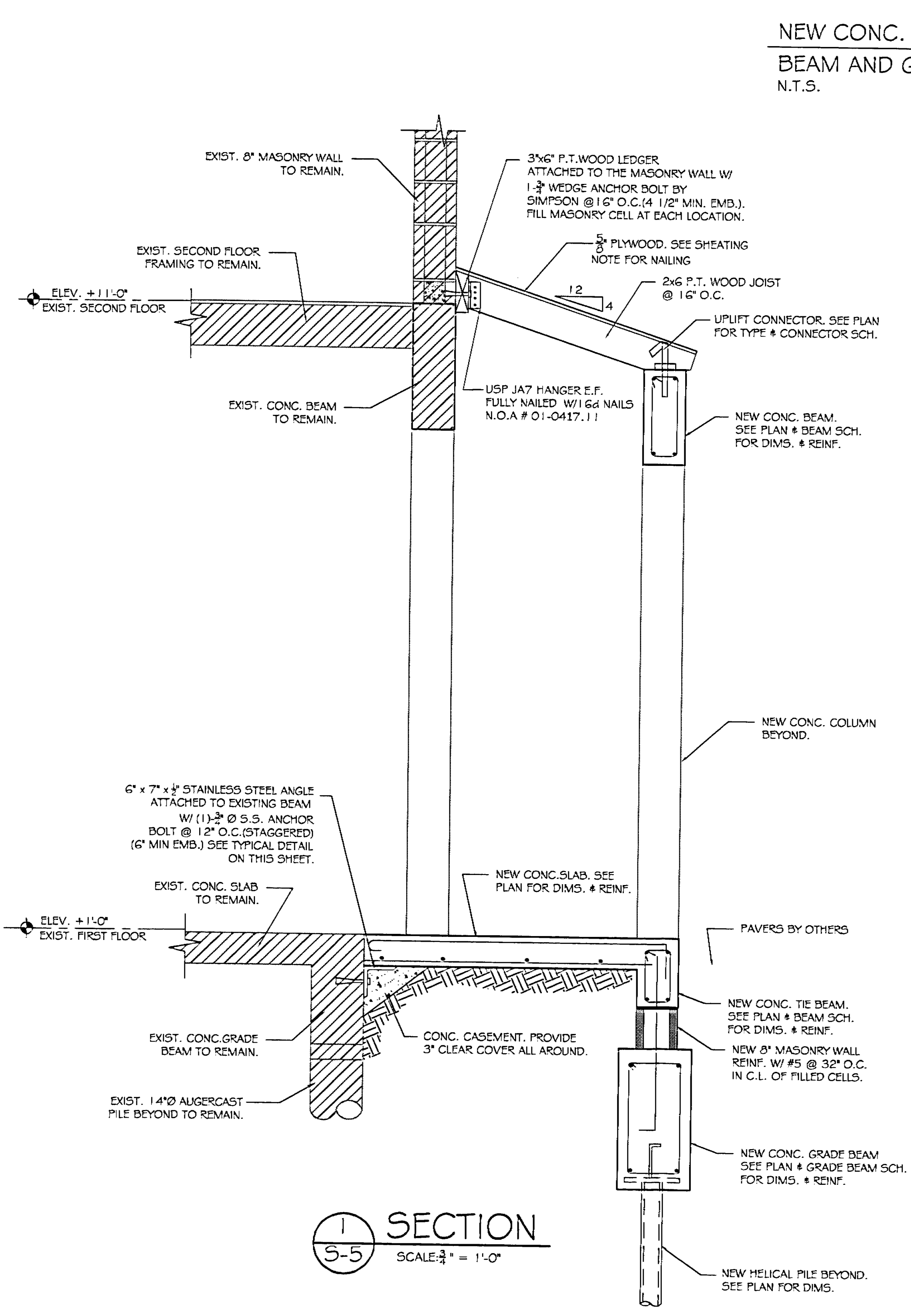
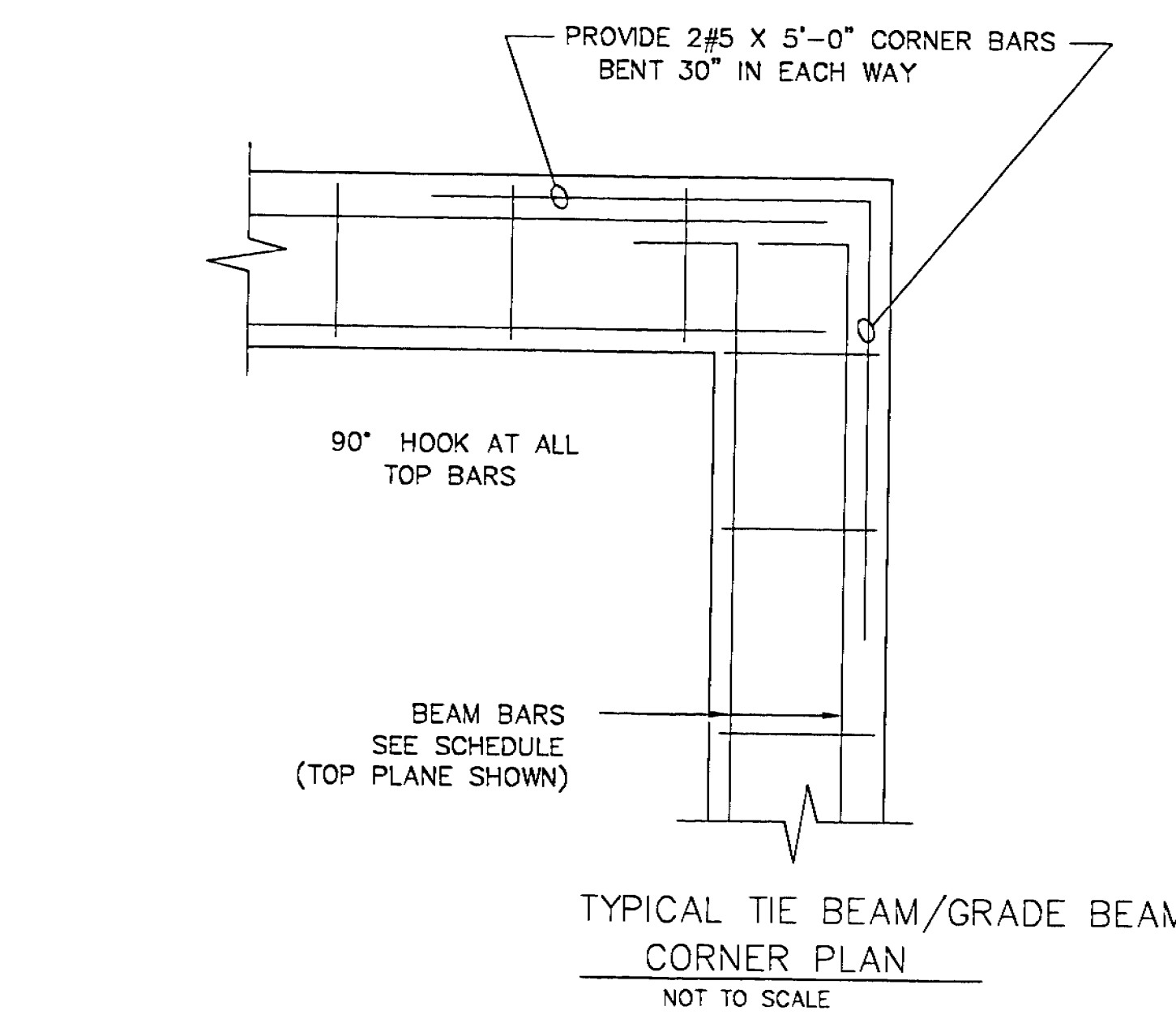
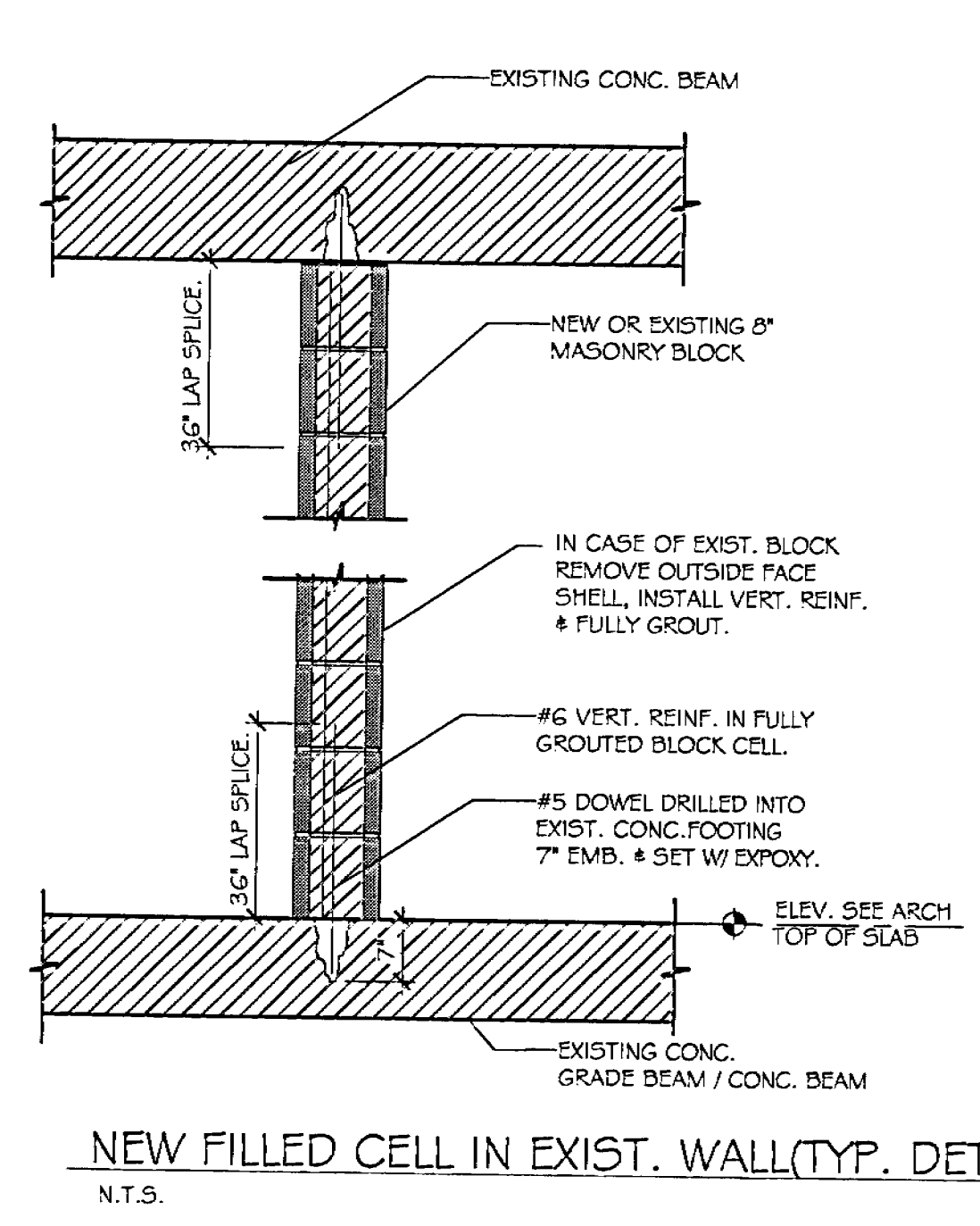
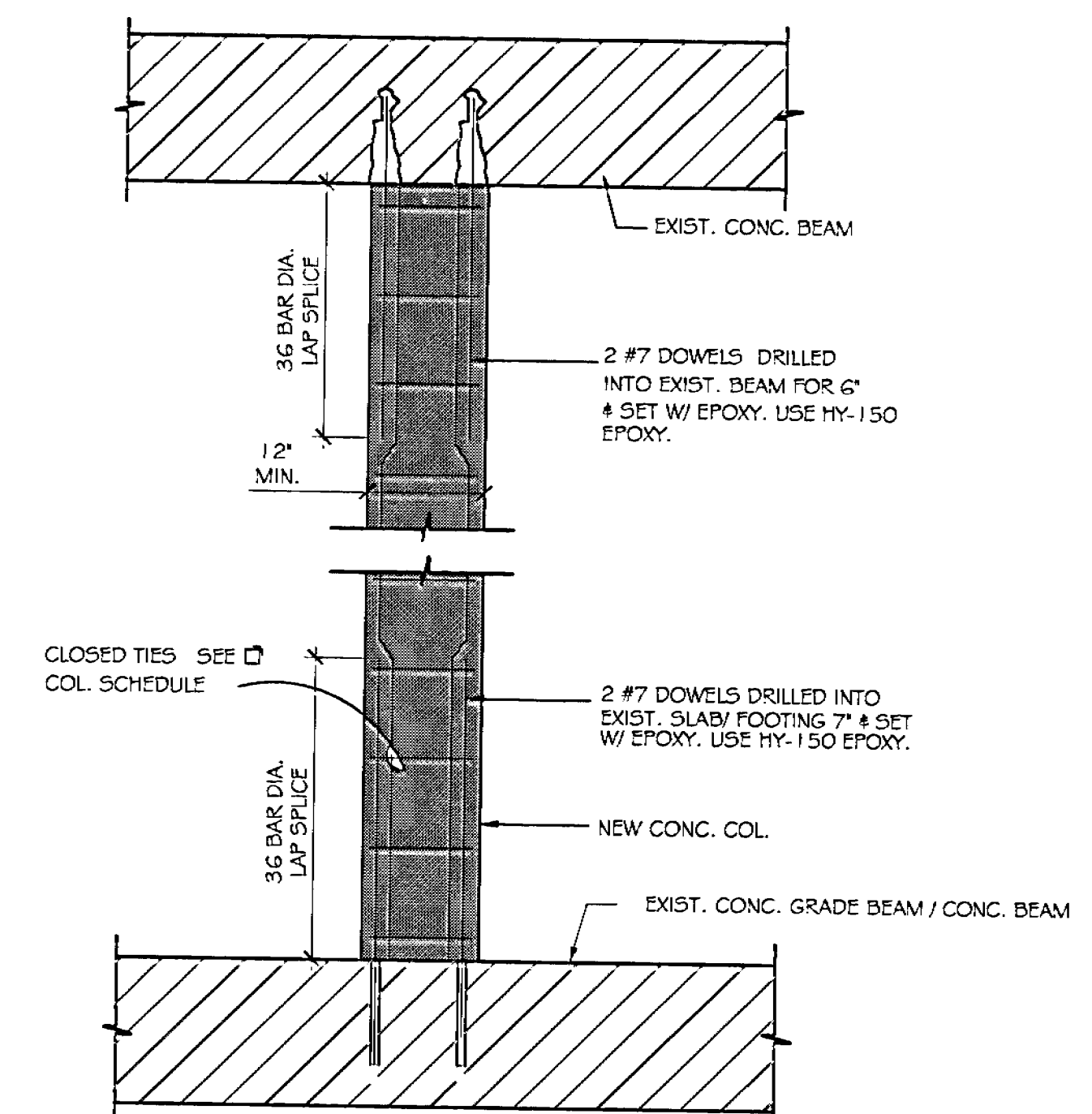
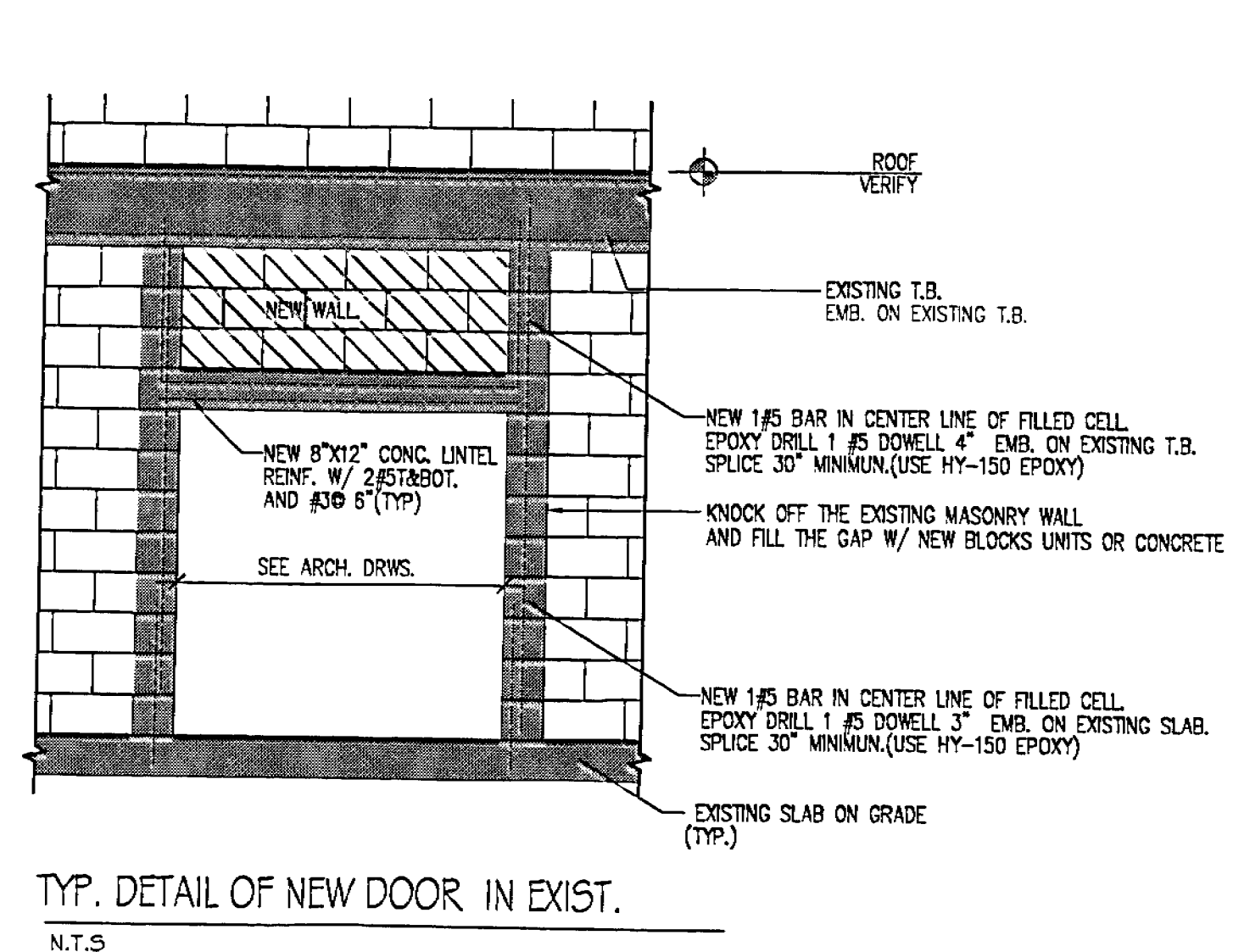
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P.E. 56902 S.I. 2046



STRUCTURAL NOTES

1. FOUNDATION NOTES:
- A. THIS FOUNDATION PLAN IS BASED ON THE RECOMMENDATIONS OF DYNATECH ENGINEERING CORP.
- B. THE TECHNICAL SPECIFICATIONS FOR PRODUCTION PILE INSTALLATION AUGERED AND PRESSURE GROUTED PILES BY DYNATECH CORP. ARE TO BE FOLLOWED FOR PILE INSTALLATION AND BIDDING.
- C. SOME LOCALIZED AREAS MAY REQUIRE THE USE OF STEEL CASES FOR PILE INSTALLATION. SHOULD THIS CONDITION OCCUR, E.A.C. CONSULTANT IS TO PROVIDE DIRECTION TO THE PILE CONTRACTOR. THE PILE CONTRACTOR IS TO PROVIDE A PRICE FOR THESE CASES IN HIS BID.
- D. THIS FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE ASCE 7-02.
- E. SEE STRUCTURAL NOTES, AND SPECIALTY ENGINEERING NOTES FOR ADDITIONAL FOUNDATION INFORMATION.
- F. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK, AND REPORT ANY DEVIATION TO THE ENGINEER AND ARCHITECT FOR POSSIBLE ADJUSTMENT.
- G. ARDAMAN ENG. CORP. INSPECT AND REQUIRE TESTING AS NECESSARY TO ASSURE THAT THE FOUNDATION PILES ARE INSTALLED IN ACCORDANCE WITH THEIR SPECIFICATIONS AND REPORT ANY DEVIATION TO THE ENGINEER. PILE GROUT TESTS SHALL BE TAKEN AT INTERVALS NOT TO EXCEED 30 CUBIC YARDS.
- H. PILE EMBEDMENT TO ACHIEVE CORRECT POSITION FOR PILE TOP AT BASE OF CAP.

- I. ALL PILES THAT EXCEED THE FOLLOWING TOLERANCES SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW:
- VERTICAL PILE PLACEMENT: [3] HORIZONTAL
BATTERED PILE PLACEMENT: [6] HORIZONTAL
ANY REMEDIAL WORK REQUIRED IN ORDER TO COMPENSATE FOR PILE DEVIATIONS SHALL BE BILLED ON AN HOURLY BASIS AND WILL CONSTITUTE ADDITIONAL SERVICES.
- J. PILE CAPACITIES ARE:
- FOR 14" AUGERCAST PILES: 35T IN COMPRESSION.
FOR 14" AUGERCAST PILES: 12T IN TENSION.
FOR 14" AUGERCAST PILES 3T IN SHEAR.
- FOR 3" Ø (Ø) PIN PILES: 6TONS IN COMPRESSION.
- K. ALL EDGE DISTANCES SHALL BE MAINTAINED IN ACCORDANCE WITH THE STRUCTURAL PLANS REGARDLESS OF THE MINIMUM TOLERANCES.

- L. A PILE AS BUILT SURVEY SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR SHALL BE SUBMITTED TO THE ENGINEER OF RECORD. THE SURVEY SHALL PROVIDE A PILE NUMBERING SYSTEM, IN ADDITION TO ALL DEVIATIONS OF PILE LOCATIONS FROM THE STRUCTURAL PILE LAYOUT PLANS. THESE DEVIATIONS SHALL BE INDICATED USING THE LOCAL ORIENTATION OF THE PILE CAP TO THE COLUMN OR SHEARWALL IT SUPPORTS. THE SURVEYOR SHALL SUBMIT THE SURVEY IN HARD COPY FORMAT.

- M. NO PILE CAPS WILL BE INSPECTED BY THE THRESHOLD INSPECTOR BEFORE REVIEW OF THE PILE AS BUILT SURVEY HAS BEEN COMPLETED AND ANY REMEDIAL WORK IF REQUIRED HAS BEEN DETERMINED.

- N. GROUT STRENGTH
Pc=4000PSI (MINIMUM)
- O. ALL STEEL REINFORCING FOR PILES TO BE GRADE 60 IN FULL CONFORMANCE WITH AISC-318-02. ALL SINGLE BARS TO BE FULL LENGTH OF PILE. ALL STEEL MUST HAVE STANDARD GRADE MARKS.
- P. ALL CAGES AND SINGLE BARS TO HAVE CENTRALIZERS AT THE BOTTOM, AND AT SPACINGS NOT TO EXCEED 20" O.C., AND PROVIDE 3" COVER FOR THE STEEL.

- Q. TOP OF PILE CAP ELEVATION VARIES AS NOTED ON STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- R. THE TOP SURFACE OF ALL PILE CAPS SHALL HAVE A SEALED TROWELED FINISH.
- S. ALL CONCRETE SHALL BE POURED IN THE DRY. CONTRACTOR IS TO PROVIDE ADEQUATE DE-WATERING PRIOR TO AND DURING POURS, THE STEEL IS TO BE WASHED WITH POTABLE WATER BEFORE THE POUR.

- T. PILING CONTRACTOR TO SUBMIT GROUT DESIGN MIX FROM CONCRETE SUPPLIER TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

2. GENERAL:
- A. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2004 EDITION, ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS, THE AISC 318-02 BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES. ALL CALCULATION HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2004.
- B. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REVISION PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP WORKING DRAWINGS FOR REVIEW.
- C. THESE DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSURED SUBS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGISTS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- D. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
- E. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH THE REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- F. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
- G. THE GENERAL 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 LOCAL BUILDING DEPARTMENT.

- H. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.
- I. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DOWNSIZING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- J. REINFORCING STEEL SHOP DRAWINGS ARE AN AND FOR FIELD PLACEMENT AND ARE SUPPLEMENTED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
- K. THE CONTRACTOR SHALL SUPPLY THE ENGINEER THREE COPIES OF SHOP DRAWINGS A MINIMUM OF ONE WEEK PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT IMPLY THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

- L. SUBMITTALS TO STRUCTURAL ENGINEER:
- I. CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE AS PER 301-2002.
- II. REINFORCING STEEL SHOP DRAWINGS.
- III. STRUCTURAL STEEL SHOP DRAWINGS, SECTION DRAWINGS.
- IV. PRECAST, JOIST LAYOUT, SHOP DRAWINGS AND DESIGN DATA.
- V. RAILING SHOP DRAWINGS AND DESIGN DATA.
- VI. TRUSS LAYOUT, SHOP DRAWINGS & DESIGN DATA.

3. CONCRETE:
- A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-2002.
- B. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS:
- C. FORMWORK SHALL COMPLY WITH ACI 347-88, "RECOMMENDED PRACTICE FOR CONCRETE WORK."
- D. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
- E. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR THREE CYLINDER TESTS PER ANY DAYS FOUR LESS THAN 50 CUBIC YARDS. ONE CYLINDER SHALL BE TESTED AT 7 DAYS AND TWO AT 28 DAYS.
- F. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-96.

- DESIGN LOADS:
- ROOF: DL= 20PSF BALCONY: SL= 18 PSF
LL= 30 PSF LL= 60 PSF
- FLOOR: SL= 38 PSF STAIRS: SL= 18 PSF
LL= 40 PSF LL= 100 PSF
- WIND LOAD:
ASCE 7-02
WIND VELOCITY: 146 MPH
EXPOSURE "C" IMPORTANCE FACTOR = 1.0
K=1.0

4. REINFORCING STEEL:
- A. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH FBC, 2004 EDITION.
- B. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-94 (61) GRADE 60.
- C. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185-94.
- D. REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
- E. ALL TOP REINFORCING SHALL TERMINATE WITH STANDARD HOOKS AT DISCONTINUOUS EDGES OR ENDS.
- F. ALL BOTTOM BARS SHALL BEAR 6" MINIMUM OVER SUPPORTS, U.O.N.
- G. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 DIA. AT SPICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS, U.O.N.
- H. MINIMUM CONCRETE COVER FOR REINFORCEMENT:
- I. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
SLABS..... 2"
- II. CONCRETE EXPOSED TO EARTH OR WEATHER
#6 BARS AND LARGER..... 2"
#5 BARS AND SMALLER..... 1 1/2"
- III. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
SLABS AND WALLS..... 3/4"
BEAMS AND COLUMNS..... 1 1/2"
- IV. EXTERIOR CONCRETE BALCONY
SLABS..... 1"

5. CONCRETE MASONRY WORK:
- A. ALL CONCRETE MASONRY WALLS ARE DESIGNED AS LOAD BEARING WALLS, UNLESS OTHERWISE NOTED, AND SHALL BE IN PLACE BEFORE THE SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WELL AS THE CONCRETE COLUMNS FRAMING THEM.
- B. ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, "STANDARD SPECIFICATION FOR MASONRY LOAD BEARING CONCRETE MASONRY UNITS".
- C. MORTAR SHALL CONFORM TO ASTM C 270, TYPE "N", WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI.
- D. CONCRETE MASONRY STRENGTH, Fm, SHALL BE A MINIMUM OF 1,500 PSI.
- E. VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICED WITH 48 BAR DIA. WELTER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED SOLID WITH GROUT.
- F. FILLED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530-02 AND ACI 530-1-02. FILING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MINIMUM POUR OF 12 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT FILLED SOLID CELLS. GROUT SHALL CONFORM TO ASTM C 476. SLUMP SHALL BE BETWEEN 9" AND 11".
- G. ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO. 5 ADDER-TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4 INCHES INTO THE COLUMNS.

6. STRUCTURAL STEEL:
- A. STRUCTURAL STEEL SHALL COMPLY WITH AISC SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION FOR STRUCTURAL STEEL BUILDINGS, 9TH EDITION.
- B. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A 36, Fy 36 KSI.
- C. STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B, Fy=46 KSI.
- D. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53, TYPE S, GRADE B, Fy= 35 KSI.
- E. ANCHOR BOLTS SHALL CONFORM TO EITHER ASTM A 307 OR ASTM A 36.
- F. FRAMING BOLTS SHALL CONFORM TO ASTM A325, WITH HARDENED WASHERS AND HEX NUTS.

7. WELDING:
- A. WELDING SHALL BE DONE WITH E-70 ELECTRODES.
- B. WELDERS SHALL BE AWS-CERTIFIED.

8. WOOD FRAMING:
- A. WOOD FRAMING MEMBERS OTHER THAN TRUSSES SHALL BE #2 SOUTHERN PINE WITH A FIBER BENDING STRESS 45 PER NOS.
- B. SIZES SHOWN ARE NOMINAL.
- C. MEMBERS SHALL BE FREE OF CRACKS AND KNOTS.
- D. MOISTURE CONTENT SHALL BE 19% OR LESS.
- E. PRESSURE-TREATED WOOD SHALL BE USED ONLY WHERE SPECIFICALLY NOTED IN THE DRAWINGS. NO FRAMING MEMBER SHALL BE OF PRESSURE-TREATED WOOD, UNLESS OTHERWISE NOTED.

9. BALCONY AND TERRACE RAILINGS AND STAIR RAILINGS SHALL BE DESIGNED BY MANUFACTURERS REGISTERED ENGINEERS IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 LBS/FT. APPLIED IN ANY DIRECTION AT TOP OF SUCH BARBER. POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUM LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL.

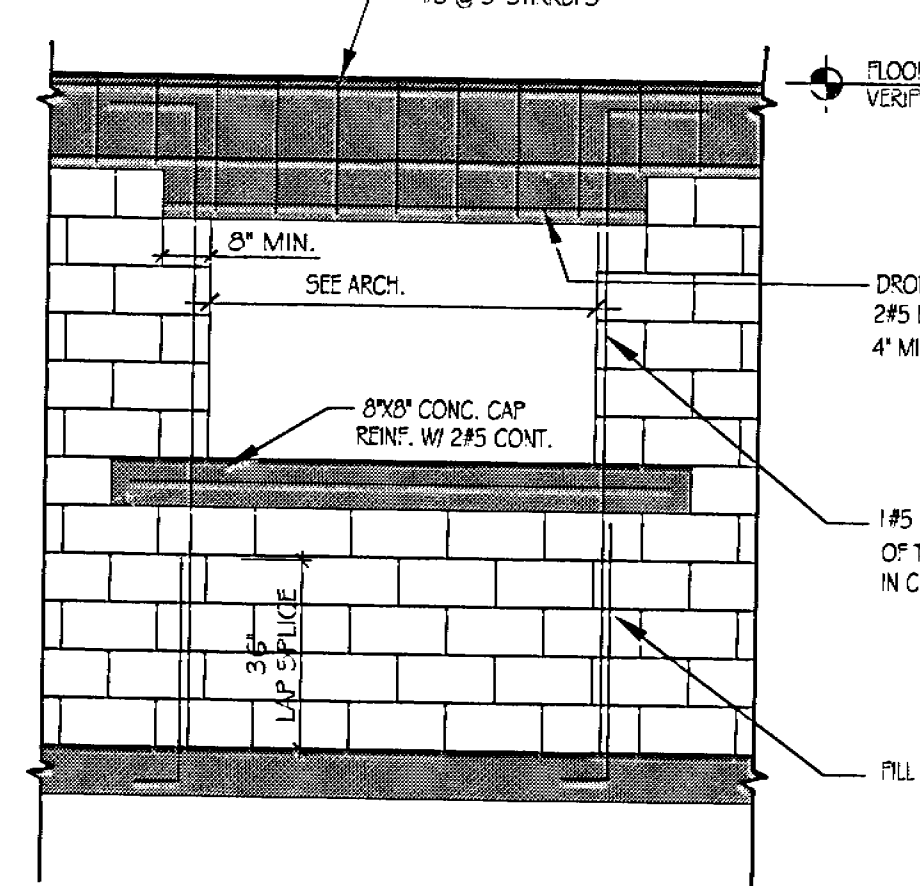
Roof Sheathing

PLYWOOD ROOF SHEATHING SHALL HAVE A NET THICKNESS OF NOT LESS THAN 5/8" WHEN THE SPAN IS NOT MORE THAN 24" AND SHALL HAVE STAGGERED JOINTS CONTINUOUS OVER TWO OR MORE SPANS WITH 1/4" GRAIN PERPENDICULAR TO SUPPORTS.

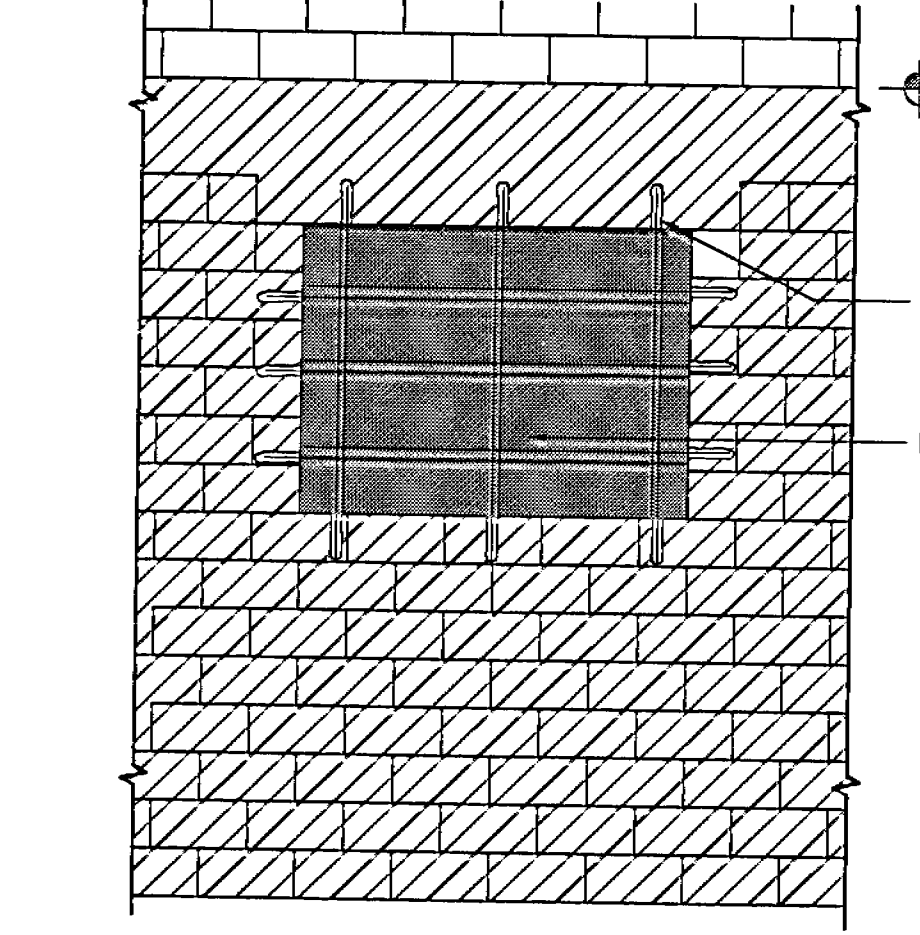
PLYWOOD ROOF SHEATHING SHALL BE NAILED WITH 10d COMMON NAILS WITH SPACING NOT EXCEED 4 IN. OC AT PANEL EDGES AND AT INTERMEDIATE SUPPORTS. PROVIDE 2x4 IN. SLUICING AT RIDGE AND HIP LINES W/ 3 - 16d NAILS FROM EACH SIDE. NAIL PLYWOOD TO BLOCKING AT 4 IN. OC.

Truss Bracing Notes

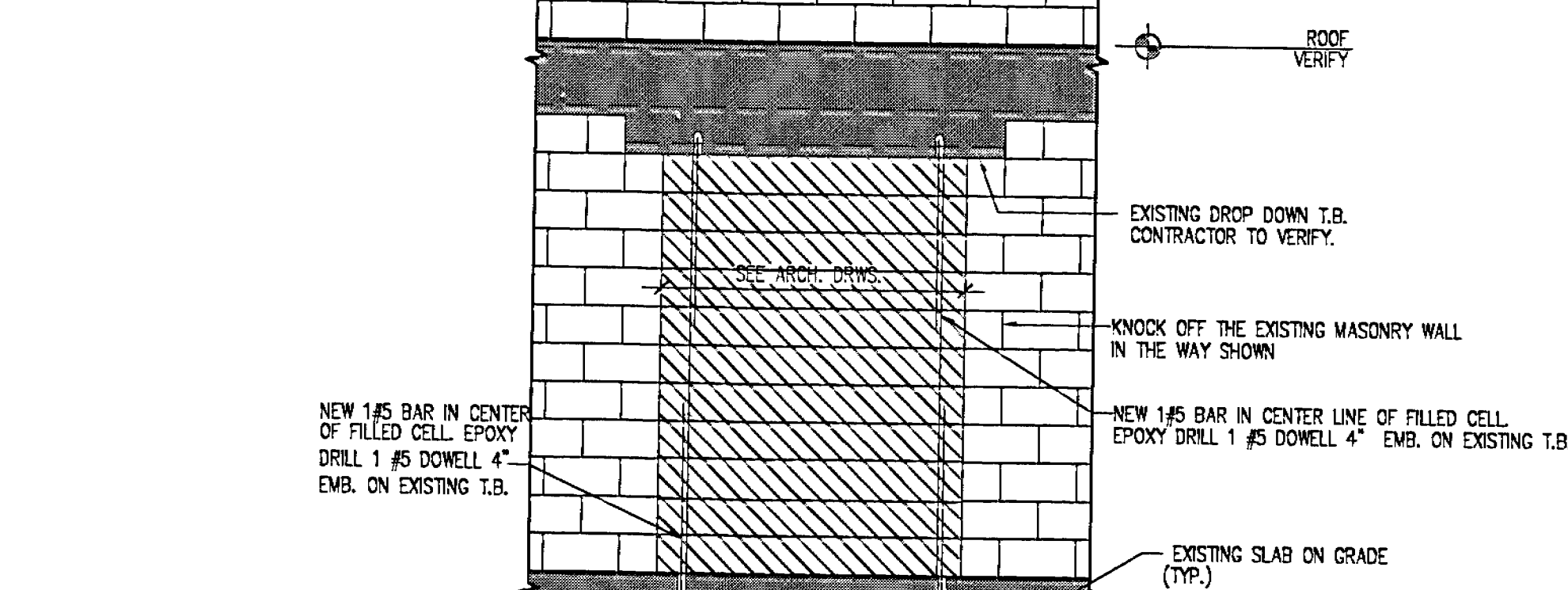
1. TOP CHORD IS BRACED BY PROPERLY ATTACHED PLYWOOD SHEATHING.
2. BOTTOM CHORD BRACING:
THE BOTTOM CHORD SHALL BE BRACED W/ 2x4 @ 8' O.C. (RAT RUNS) ATTACHED WITH 2 - 16d NAILS TO EACH TRUSS.
3. PERMANENT DIAGONAL CHORD LATERAL BRACING SHALL BE MADE W/ 2x4 "T" BRACE FULL LENGTH MAX. @ 4IN. OCC W/ 16d NAILS. IF MEMBER EXCEEDS MAX LENGTH AS SPECIFIED BY TRUSS DESIGN ENGINEER, SEE SHOP DRAWINGS.
4. DIAGONAL BRACING SHALL BE 2x4 "X" BRACE NAILED TO OPPOSITE SIDE OF WEB MEMBER AND REPEATED @ 20FT. INTERVALS. ATTACHED W/ 2 - 16d NAILS ON EACH END TO CHORDS AND TO SIDE OF WEB OR CONT. LATERAL BRACE. DIAGONAL BRACE MAY BE TRANSVERSE MORE THAN 2 TRUSSES DEPENDING ON TRUSS HEIGHT.



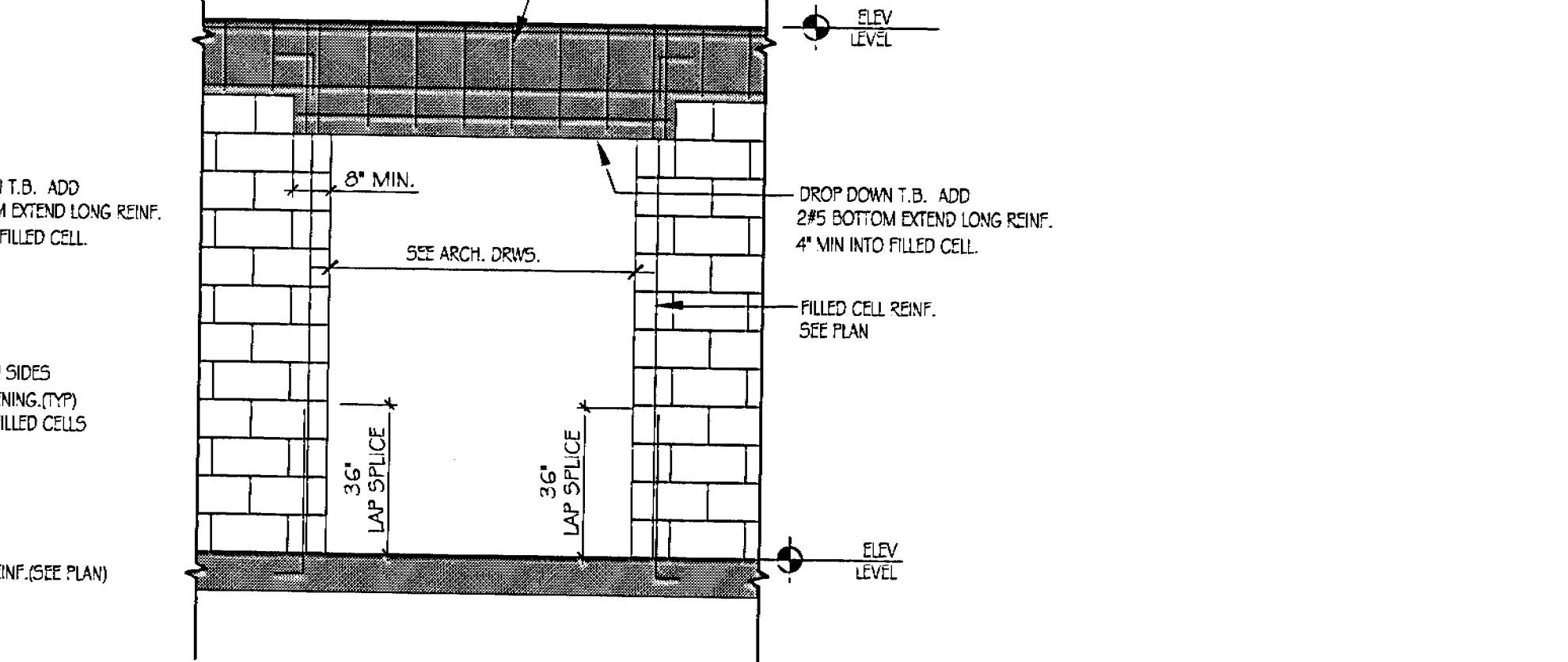
TYP. DETAIL OF WINDOW OPENING.
N.T.S.



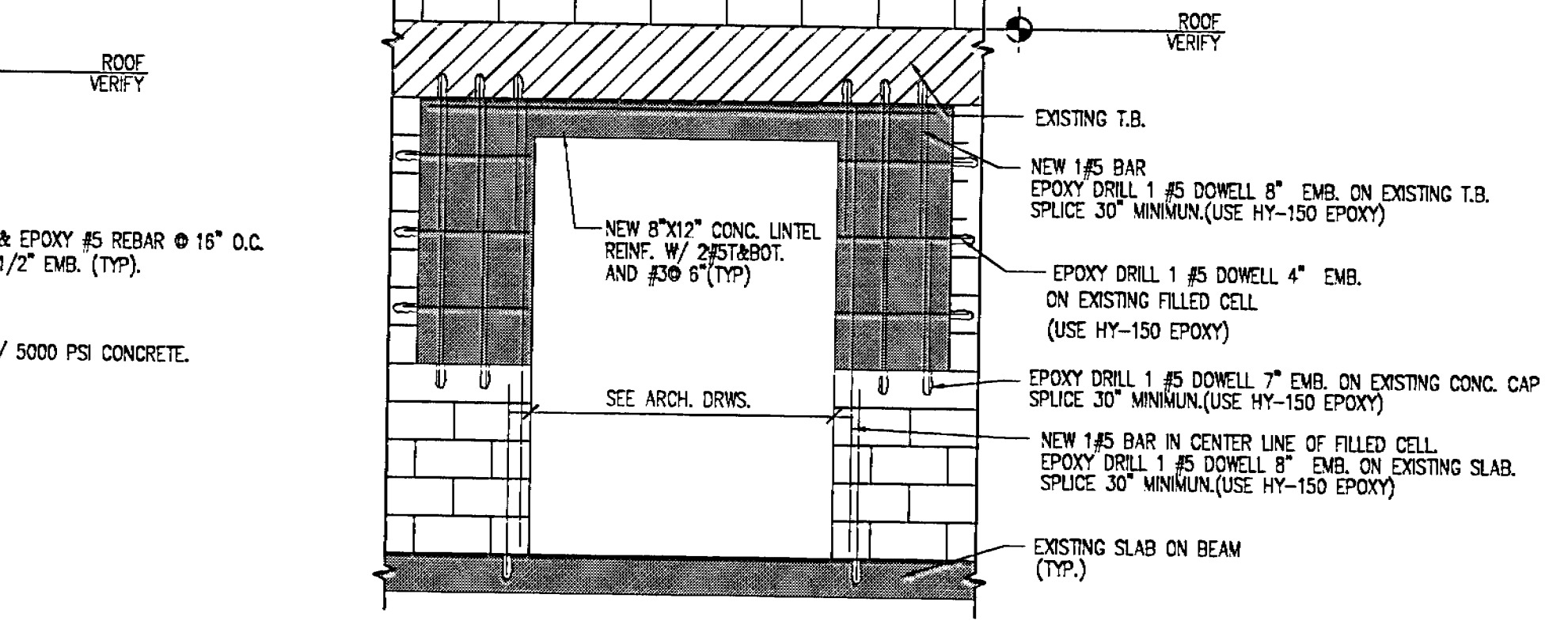
TYP. DETAIL OF EXISTING OPENING TO BE CLOSED.
N.T.S.



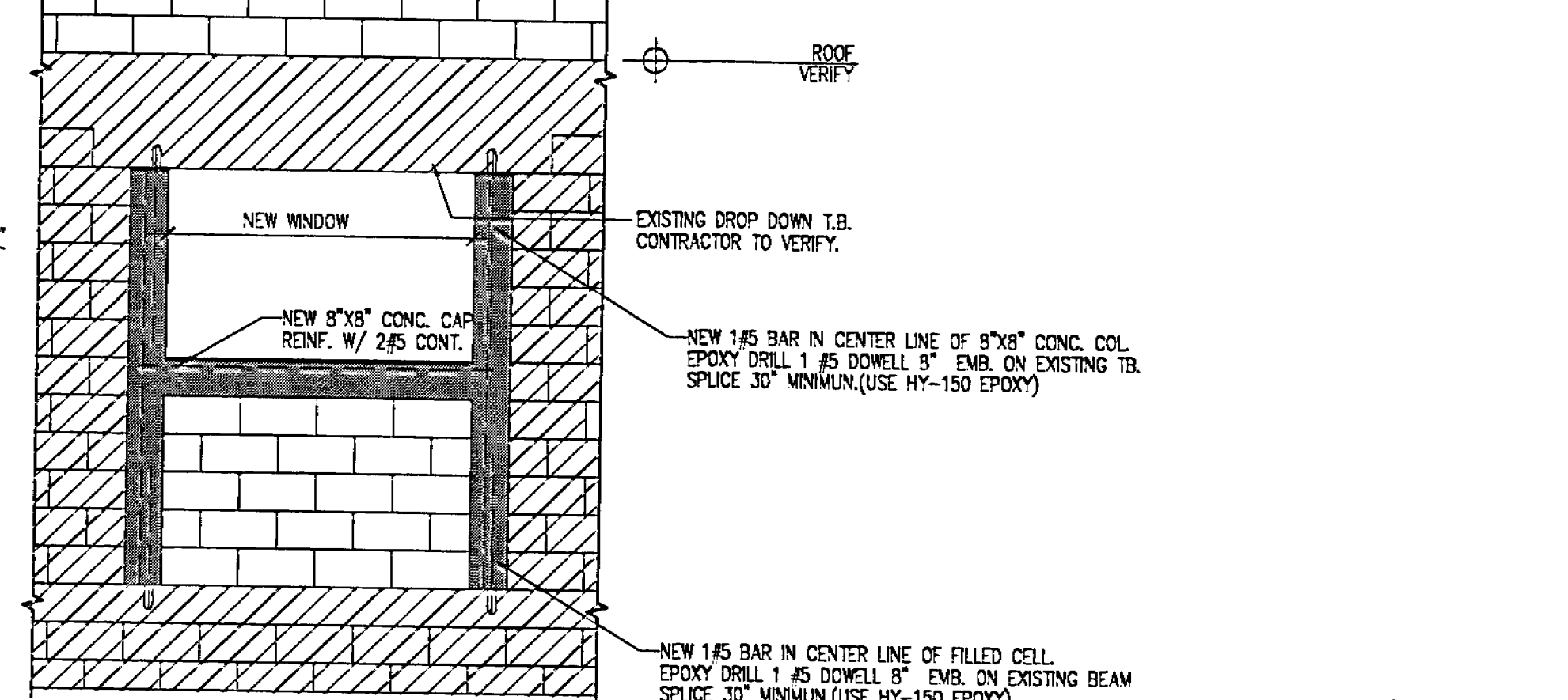
TYP. DETAIL OF DOOR OPENING TO BE FILLED IN EXIST.
N.T.S.



TYP. DETAIL OF DOOR OPENING.
N.T.S.



TYP. DETAIL OF NEW DOOR AT EXISTING WINDOW
N.T.S.



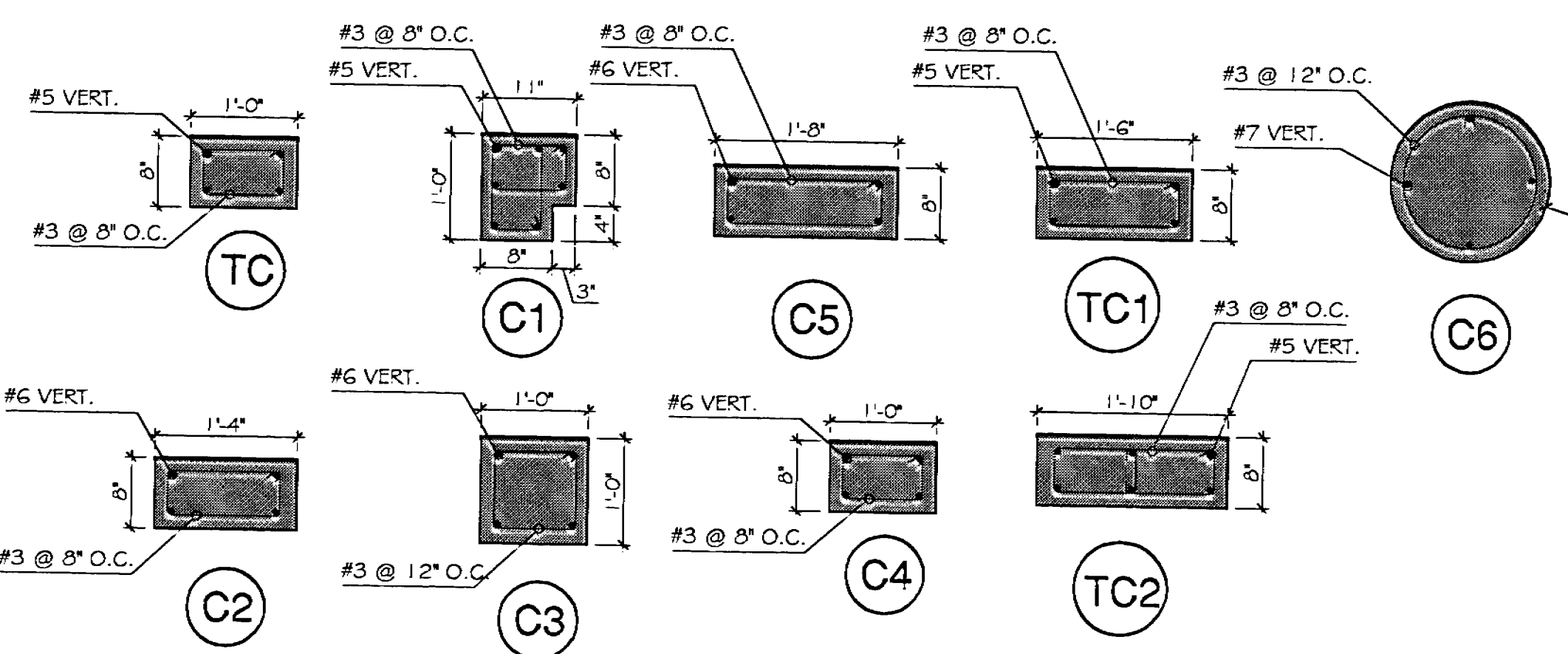
TYP. DETAIL OF DOOR OPENING TO BE FILLED FOR A WINDOW IN EXIST.
N.T.S.

STEEL COLUMN SCHEDULE

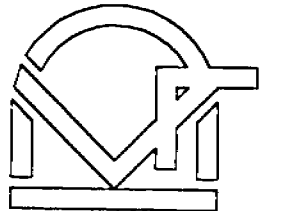
MARK	SIZE	BASE PLATE	CAP PLATE	REMARKS
SC	4"x 4" x1/4"	12"x 12" x 1"	8" x 12" x 3/4"	SEE TYP. DETAIL ON SHEET S-4

CONCRETE COLUMN

MARK	DIMS	LONG REIN.	TRANSV REIN.	REMARKS
TC	8" x 12"	4 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
TC1	8" x 18"	4 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
TC2	8" x 22"	5 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
C1	SEE DIAGRAM	7 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
C2	8" x 16"	4 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
C3	12" x 12"	4 # 5	# 3 @ 12" O.C.	CONCRETE COLUMN
C4	8" x 12"	4 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
C5	8" x 20"	4 # 5	# 3 @ 8" O.C.	CONCRETE COLUMN
C6	18"Ø	4 # 7	# 3 @ 12" O.C.	CONCRETE COLUMN



COLUMN DIAGRAM
3/4" = 1'-0"



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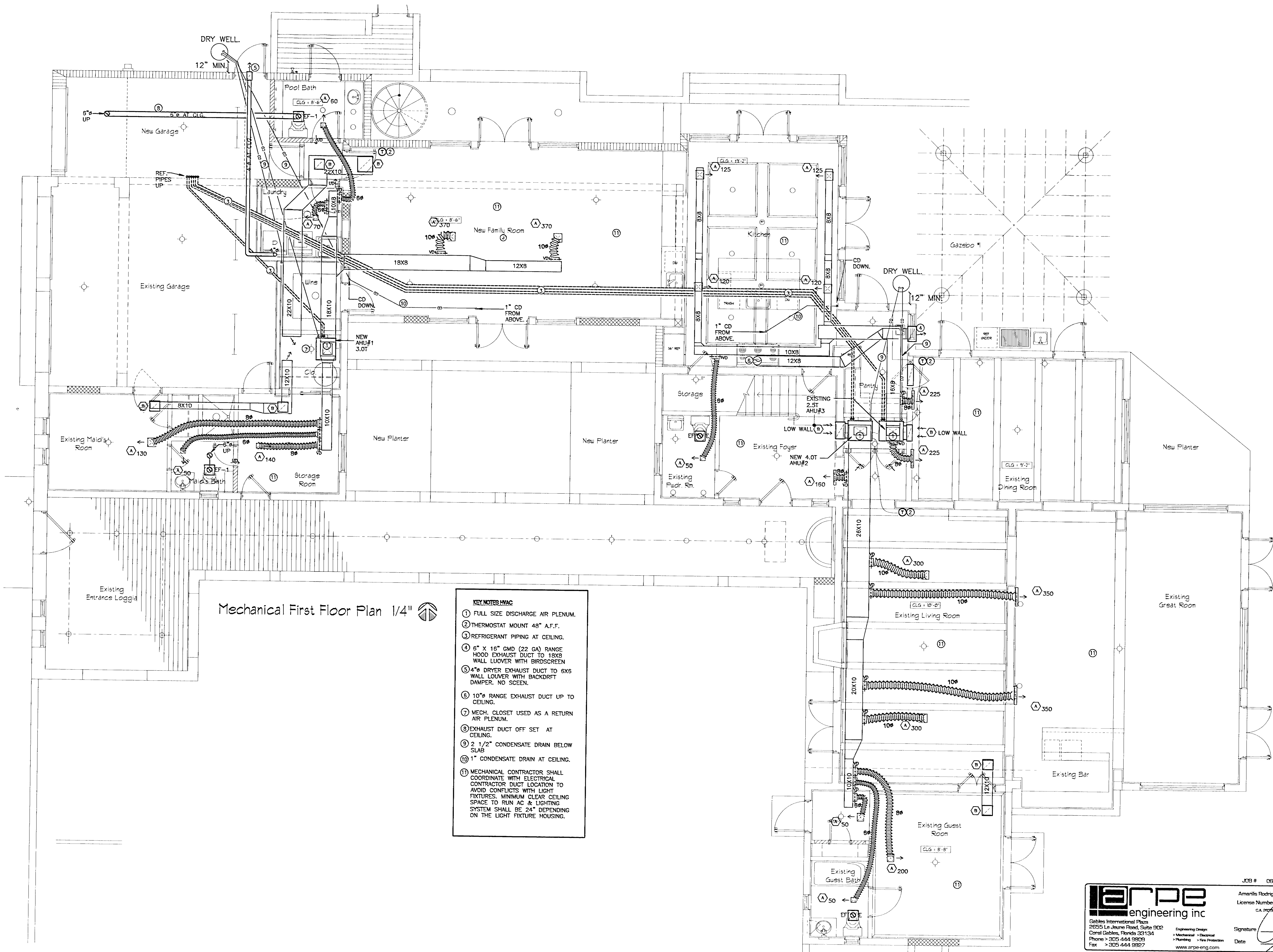
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Barry Klein
ARI4150

Date
Commission
08/016
Revisions

Sheet
S-6
of

Denis K. Solano
P.E. 56902 S.I. 2046



Mechanical First Floor Plan 1/4"

- KEY NOTES HVAC**
- ① FULL SIZE DISCHARGE AIR PLENUM.
 - ② THERMOSTAT MOUNT 48" A.F.F.
 - ③ REFRIGERANT PIPING AT CEILING.
 - ④ 6" X 16" GMD (22 GA) RANGE HOOD EXHAUST DUCT TO 18X8 WALL LUOVER WITH BIRDSCREEN
 - ⑤ 4" DRYER EXHAUST DUCT TO 6X6 WALL LUOVER WITH BACKDRIFT DAMPER, NO SCREEN.
 - ⑥ 10" RANGE EXHAUST DUCT UP TO CEILING.
 - ⑦ MECH. CLOSET USED AS A RETURN AIR PLENUM.
 - ⑧ EXHAUST DUCT OFF SET AT CEILING.
 - ⑨ 2 1/2" CONDENSATE DRAIN BELOW SLAB
 - ⑩ 1" CONDENSATE DRAIN AT CEILING.
 - ⑪ MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR DUCT LOCATION TO AVOID CONFLICTS WITH LIGHT FIXTURES. MINIMUM CLEAR CEILING SPACE TO RUN AC & LIGHTING SYSTEM SHALL BE 24" DEPENDING ON THE LIGHT FIXTURE HOUSING.

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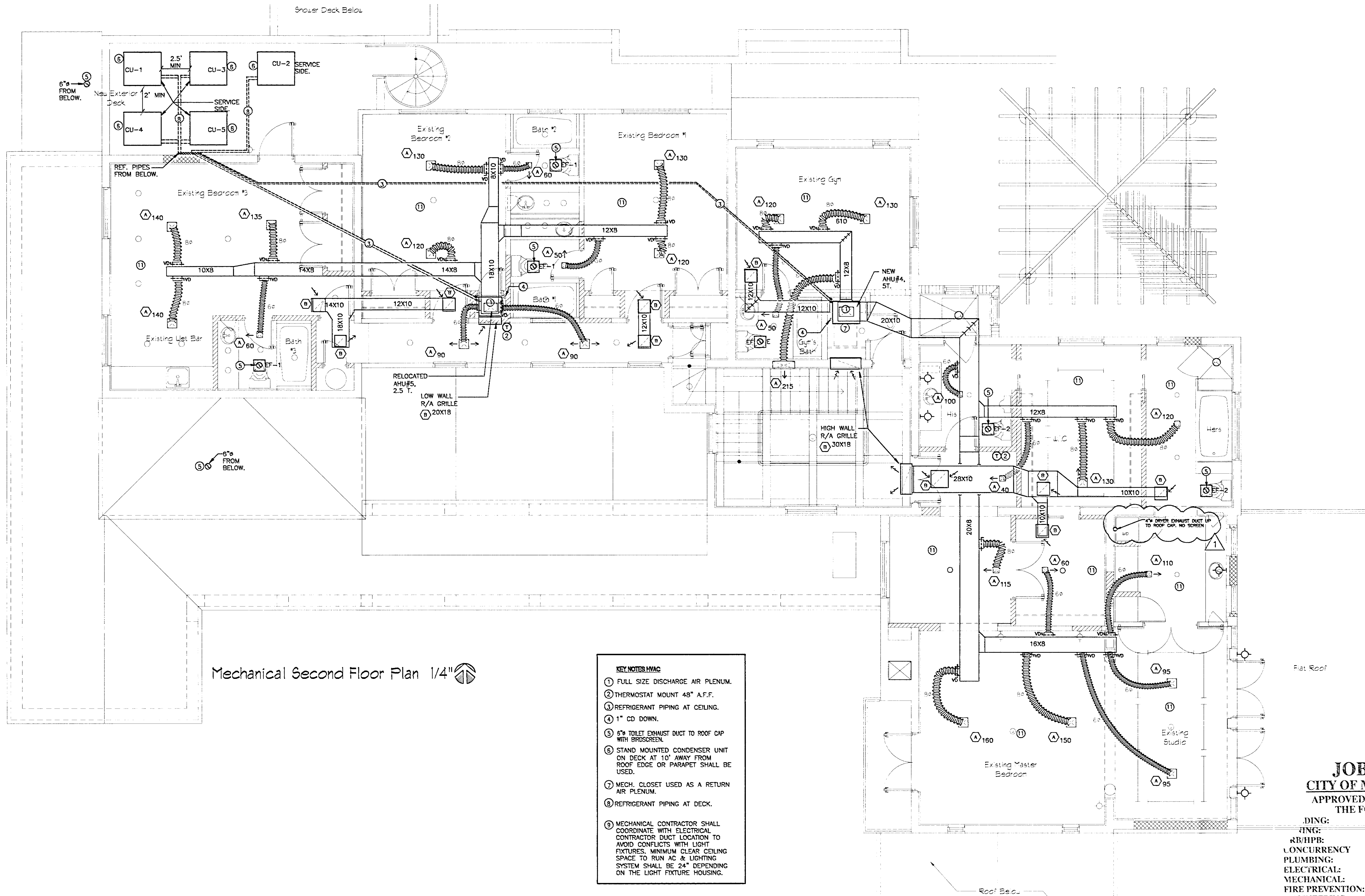
arpe engineering inc
 Gabriel International Plaza
 2655 Le Jeune Road, Suite 902
 Coral Gables, Florida 33134
 Phone > 305 444 5809
 Fax > 305 444 5827

Amarilis Rodriguez, P.E.
 License Number 00236
 CA 26769

Engineering Design:
 > Mechanical > Electrical
 > Plumbing > Fire Protection

Signature _____
 Date 10/12/06

JOB # 06-0919



Mechanical Second Floor Plan 1/4"

KEY NOTES HVAC

- ① FULL SIZE DISCHARGE AIR PLENUM.
- ② THERMOSTAT MOUNT 48" A.F.F.
- ③ REFRIGERANT PIPING AT CEILING.
- ④ 1" CD DOWN.
- ⑤ 6" TOILET EXHAUST DUCT TO ROOF CAP WITH BIRDSCREEN.
- ⑥ STAND MOUNTED CONDENSER UNIT ON DECK AT 10' AWAY FROM ROOF EDGE OR PARAPET SHALL BE USED.
- ⑦ MECH. CLOSET USED AS A RETURN AIR PLENUM.
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- ⑨ MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR DUCT LOCATION TO AVOID CONFLICTS WITH LIGHT FIXTURES. MINIMUM CLEAR CEILING SPACE TO RUN AC & LIGHTING SYSTEM SHALL BE 24" DEPENDING ON THE LIGHT FIXTURE HOUSING.

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

DING: _____
JING: _____
RB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

As per Florida Building Code Section 104.5
REVIEWED FOR CODE COMPLIANCE

larpe
engineering inc

Gables International Plaza
2635 Le Jeune Road, Suite 902
Coral Gables, Florida 33134
Phone > 305 444 9809
Fax > 305 444 9827

JOB # 06-0919

Amanlis Rodriguez, PE
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Signature
Date

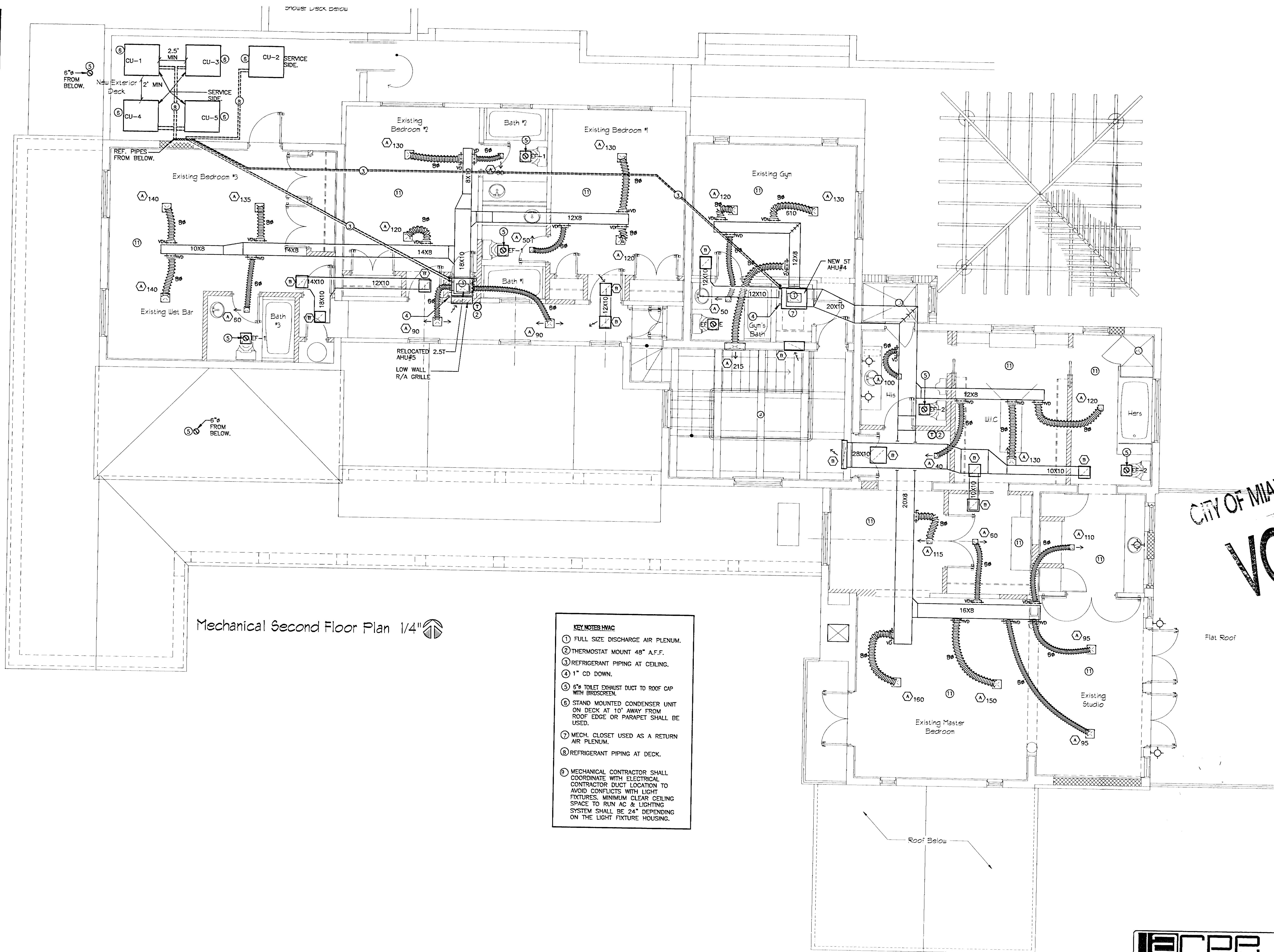
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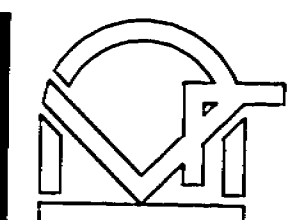


Mechanical Second Floor Plan 1/4"

KEY NOTES HVAC

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CITY OF MIAMI BEACH
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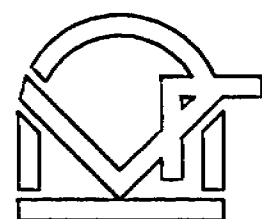
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2 of 3

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Amantlis Rodriguez, P.E.
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C.A. 2008

Engineering Design
> Mechanical > Electrical
> Plumbing > Fire Protection
Signature
Date 10/12/06



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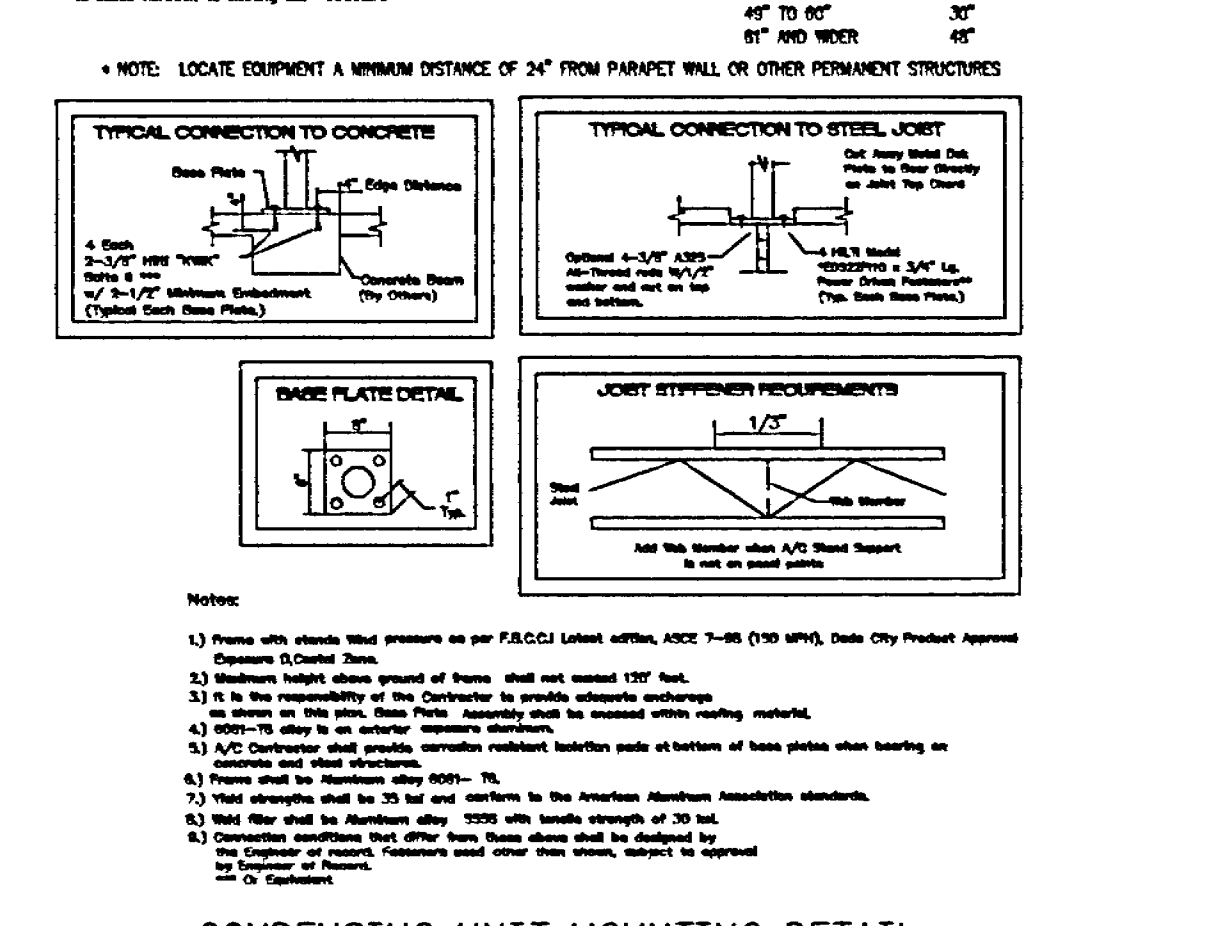
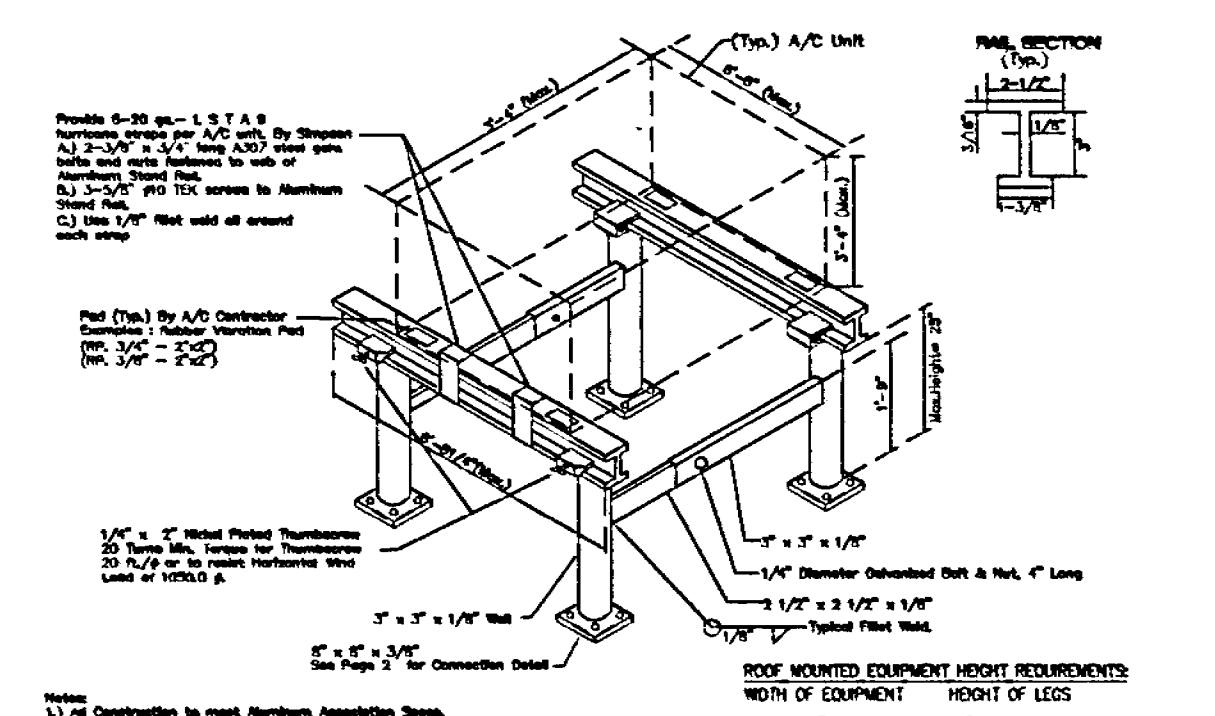
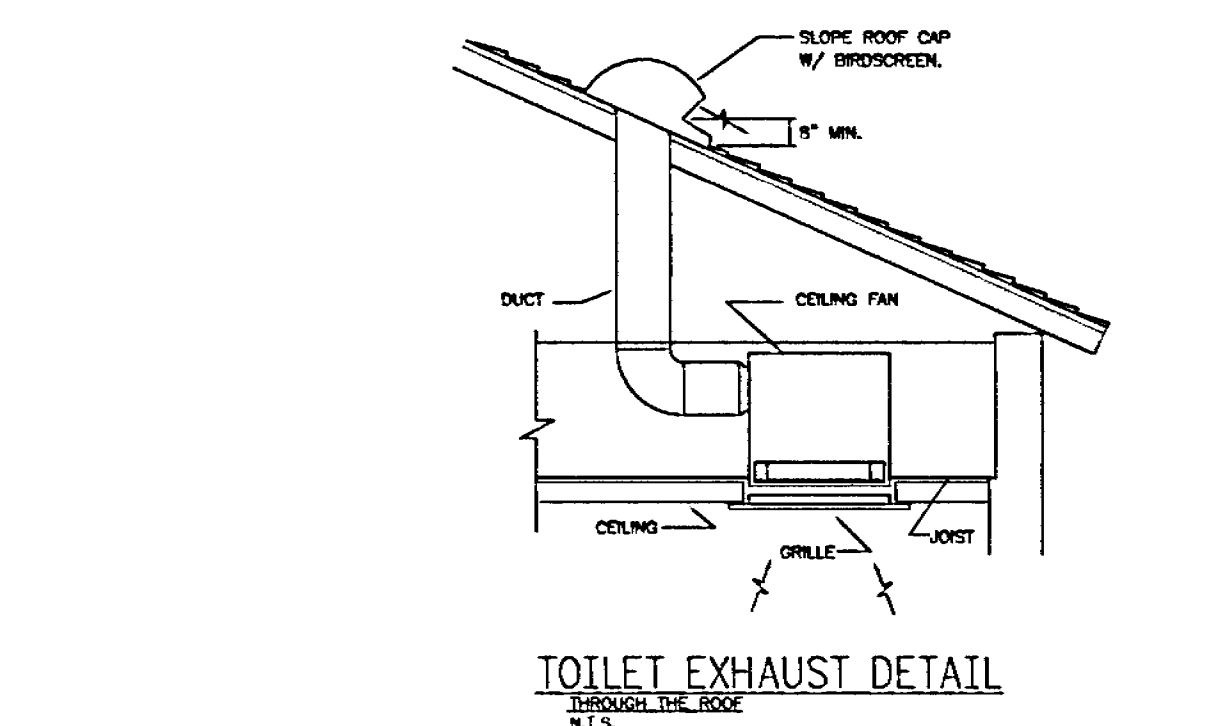
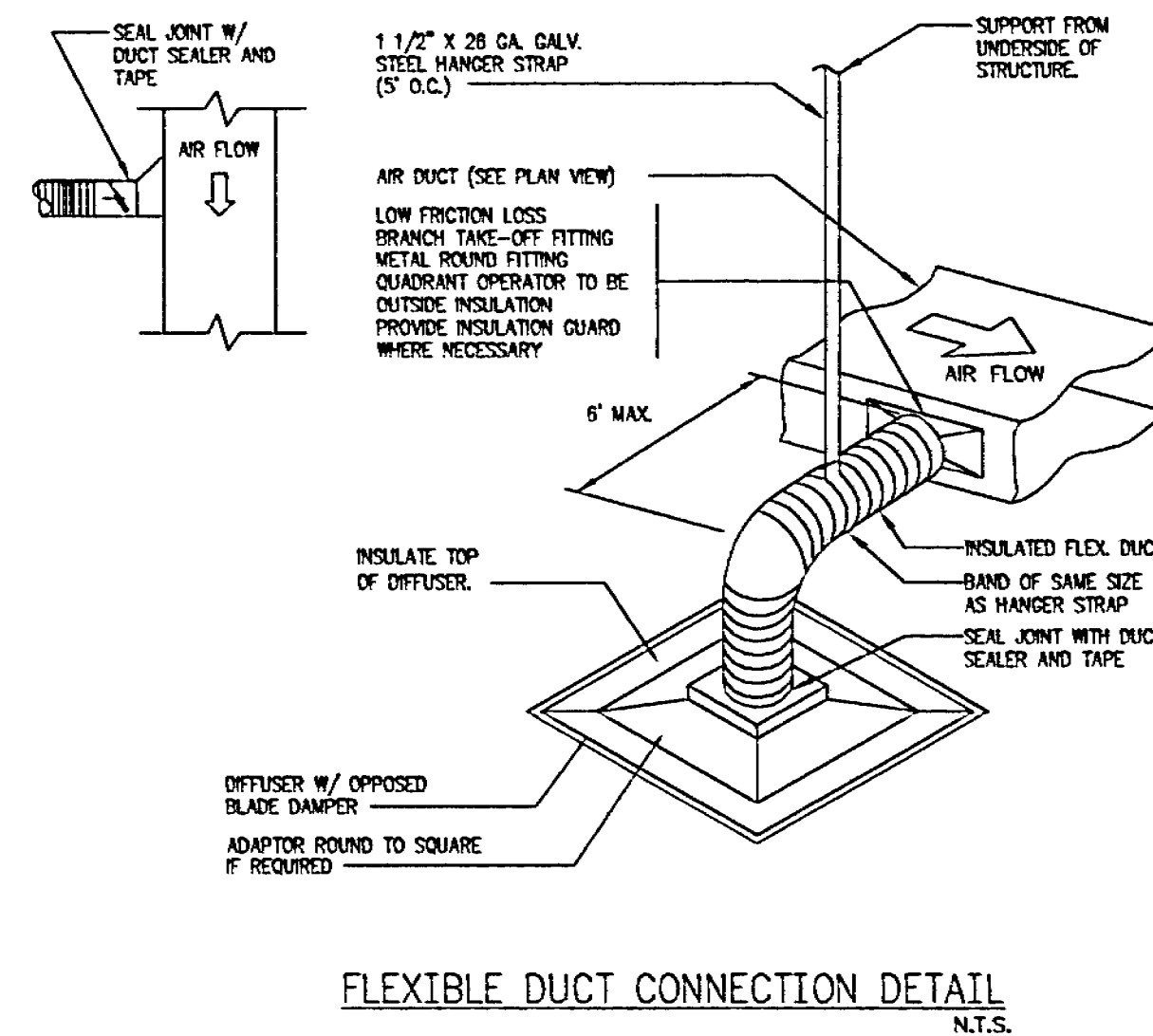
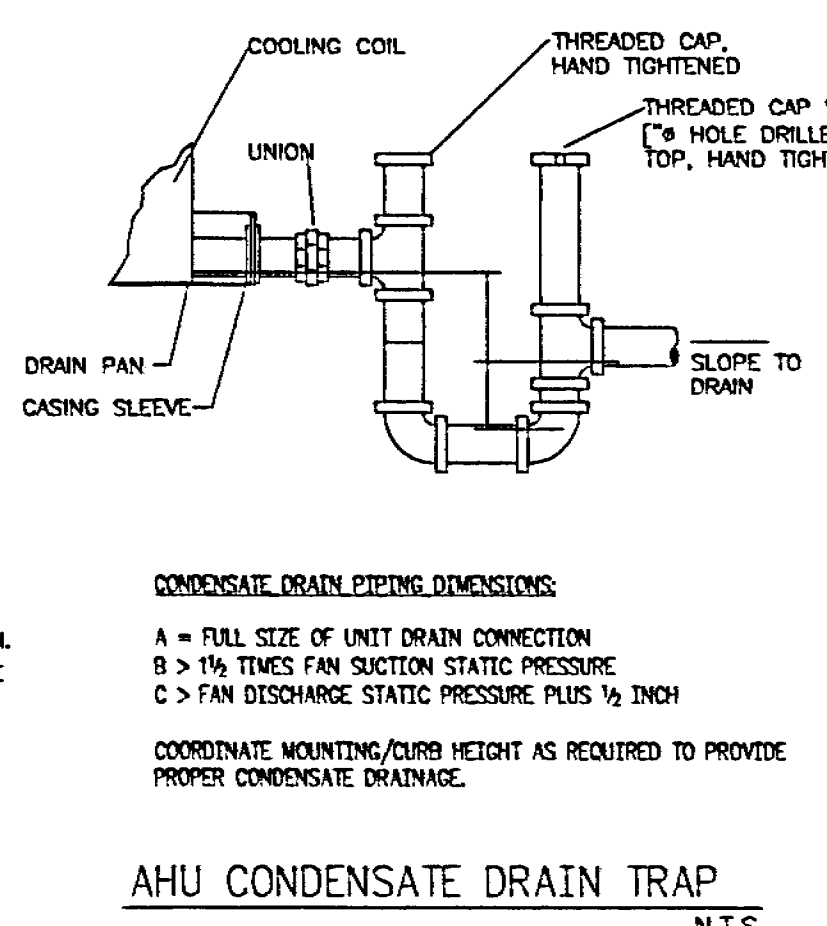
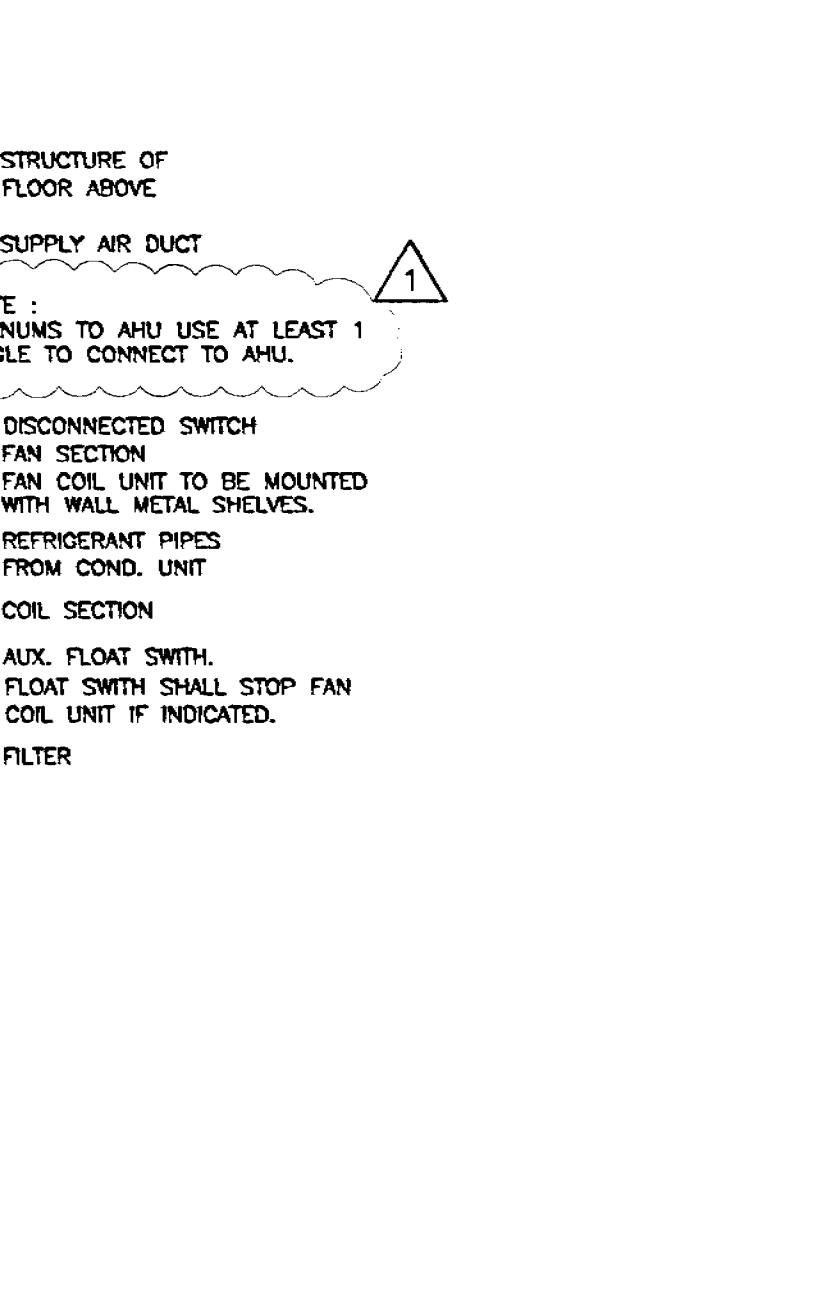
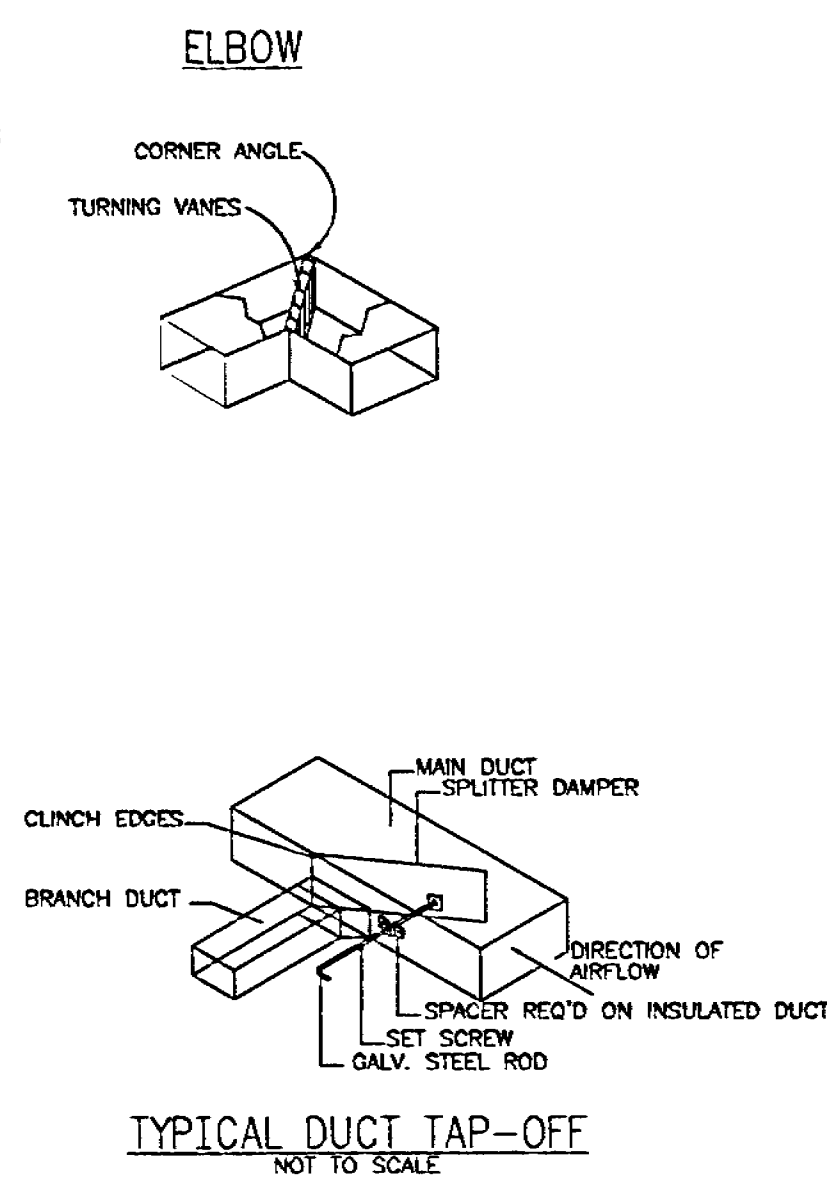
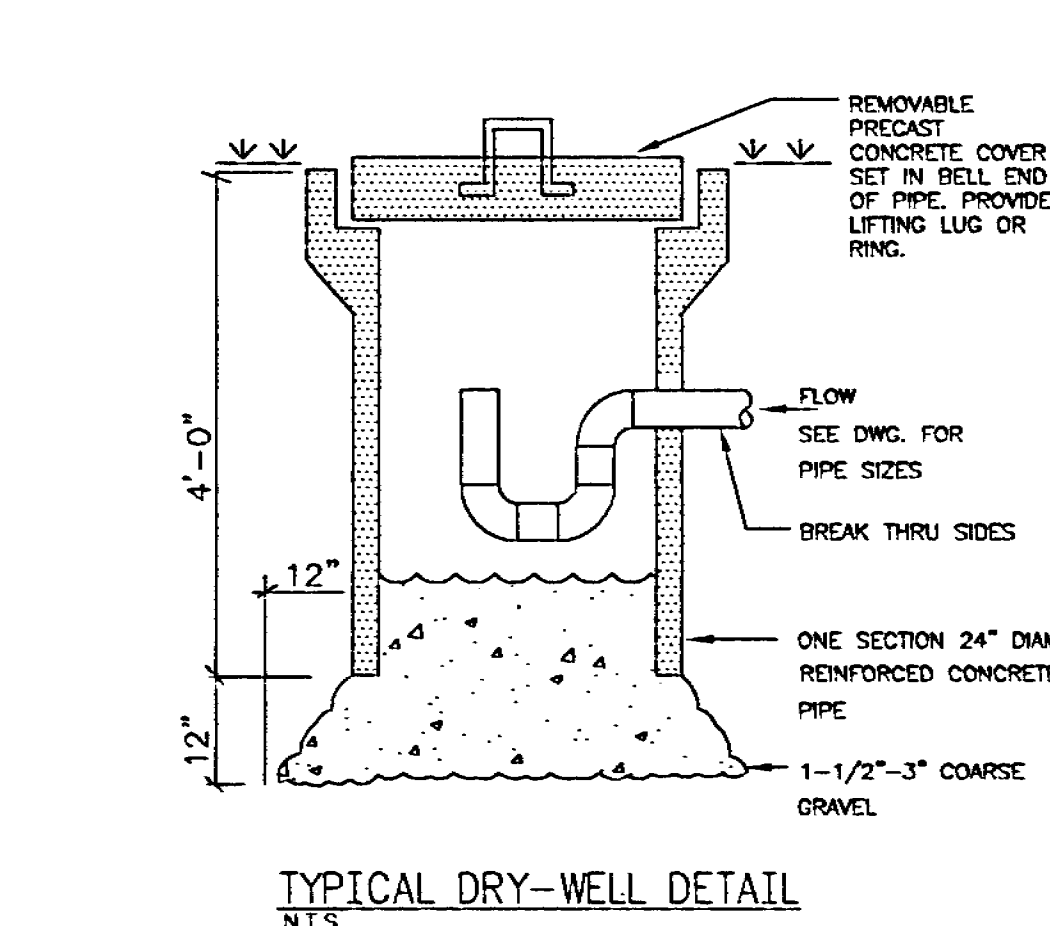
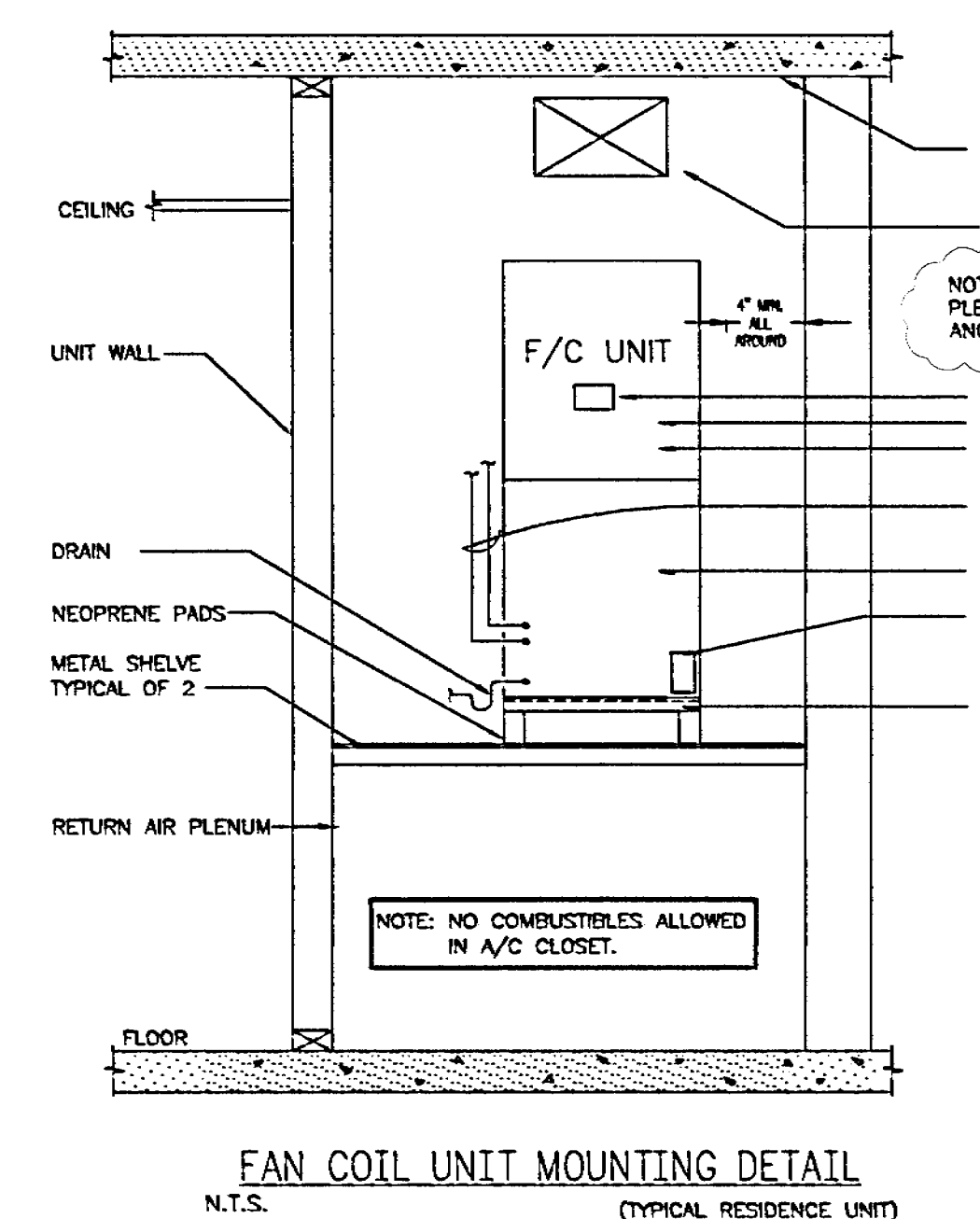
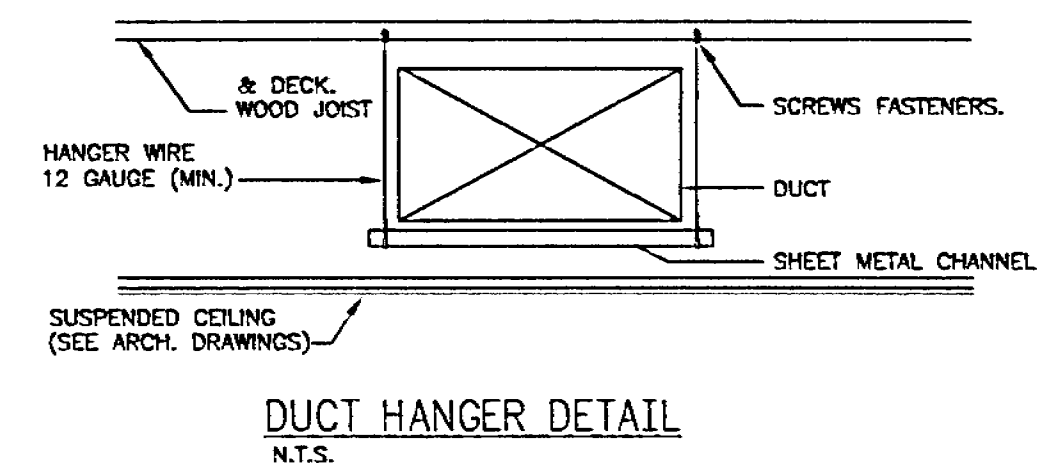
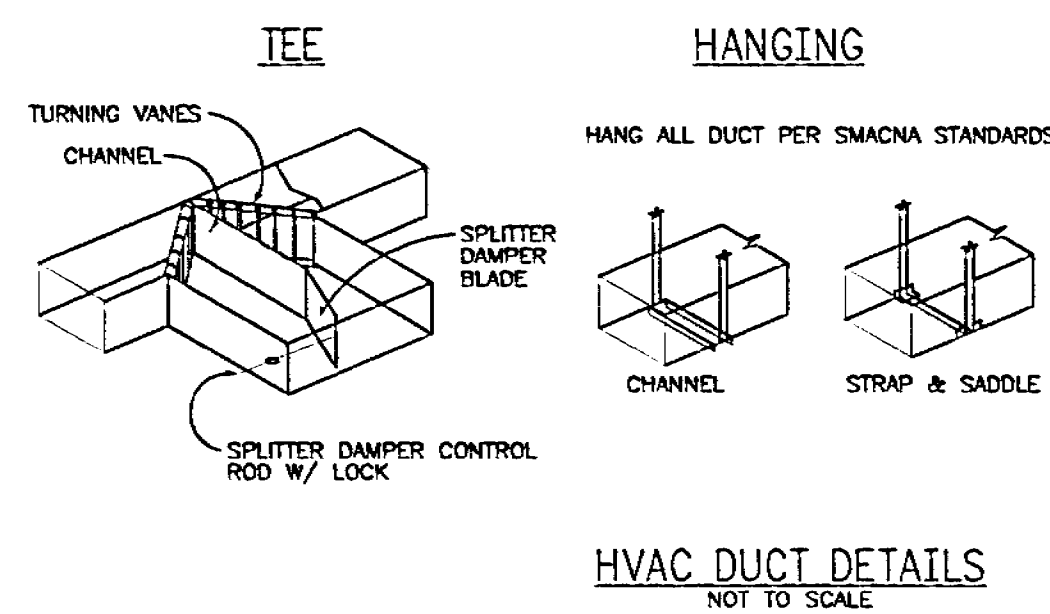
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06016

Revisions
1. R1C, 11-17-06

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HVAC NOTES

- GENERAL
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND WITH ALL APPLICABLE REGULATIONS.
B. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK.
C. ARRANGE AND PLY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR. COMPRESSORS SHALL BE GUARANTEED FOR A PERIOD OF FIVE YEARS.
E. AS BUILT DRAWINGS SHALL BE SUBMITTED TO OWNER AT THE COMPLETION OF PROJECT.
- SHOP DRAWINGS: CONTRACTORS SHALL SUBMIT FOR APPROVAL, WITHIN 30 DAYS AFTER SIGNING CONTRACT, A MINIMUM OF FIVE COPIES OF FULLY DESCRIPTIVE LITERATURE, INCLUDING BUT NOT LIMITED TO: FANS, AIR CONDITIONING UNITS, AIR OUTLETS. NO WORK SHALL PROCEED WITHOUT APPROVAL OF THESE SUBMITTALS, IF APPLICABLE.
- DESIGN PARAMETERS:
A. OUTDOOR DESIGN TEMPERATURE (SUMMER): 91°F DB AND 77°F WB
B. OUTDOOR DESIGN TEMPERATURE (WINTER): 44°F
C. INDOOR DESIGN TEMPERATURE (SUMMER): 75°F DB
D. INDOOR DESIGN TEMPERATURE (WINTER): 70°F DB
- ALL THERMOSTATS SHALL HAVE HEATING MODE MAXIMUM SETTING OF 75 F, AND COOLING MODE MINIMUM SETTING OF 70 F. THE THERMOSTAT SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING.
- ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICAL CONTRACT.
- EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC., LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
- MATERIALS:
A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
B. INSULATION: REFRIGERANT SUCTION PIPING SHALL BE INSULATED WITH 1/2" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.
C. DUCTWORK:
1. ALL SUPPLY AIR DUCTWORK SHALL BE FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "FIBERGLASS DUCT MANUAL". 1-1/2" THICK R-4.0 IN UNINSULATED SPACE. 1" THICK R-4.2 IN COND. SPACE.
2. ALL EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL DUCT NOT LESS THAN 26 GAUGE.
3. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
4. FLEXIBLE INSULATED DUCTWORK WITH 1 1/2" THICK FIBERGLASS INSULATION WITH FIRE VAPOR BARRIER, CLASS 1 AIR DUCT, U.L. R-4.0 MIN.
5. DRYER DUCTWORK: 26 GA. MIN. GALVANIZED STEEL, HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF FLOW AND WITHOUT SHEET METAL SCREWS OR OTHER FASTENERS IN THE AIR STREAM. MAXIMUM LENGTH SHALL NOT EXCEED 25 FEET. WALL CAPS SHALL BE PROVIDED WITH BACKDRAFT DAMPERS. DRYER SHALL BE LISTED TO EXHAUST 20" WITH (3) 90° ELBOWS.
D. FLEXIBLE INSULATED DUCTWORK WITH 1 1/2" THICK FIBERGLASS INSULATION WITH FIRE VAPOR BARRIER, CLASS 1 AIR DUCT, U.L. R-4.0 MIN.
E. DRYER DUCTWORK: 26 GA. MIN. GALVANIZED STEEL, HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF FLOW AND WITHOUT SHEET METAL SCREWS OR OTHER FASTENERS IN THE AIR STREAM. MAXIMUM LENGTH SHALL NOT EXCEED 25 FEET. WALL CAPS SHALL BE PROVIDED WITH BACKDRAFT DAMPERS. DRYER SHALL BE LISTED TO EXHAUST 20" WITH (3) 90° ELBOWS.
- PROVIDE METAL ROUND FITTINGS WITH SCOOP AT ALL FLEXIBLE DUCT CONNECTION TO SUPPLY DUCT.
- TEST AND BALANCE: CONTRACTOR SHALL TEST AND BALANCE ALL VENTILATION AND AIR CONDITIONING SYSTEMS. SUBMIT FOUR COPIES OF TEST AND BALANCE REPORT TO OWNER FOR APPROVAL.
- CONTROLS: AIR CONDITIONING UNITS SHALL BE STARTED AND STOPPED BY INDIVIDUAL THERMOSTAT. INDIVIDUAL THERMOSTATS SHALL START/STOP SUPPLY FANS AND ACTIVATE COOLING/HEATING SYSTEMS AS SELECTED.
- MECHANICAL PLANS IN GENERAL, ARE DIAGNOSTIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLANNING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY JOB CONDITIONS PRIOR TO ORDERING, FABRICATING OR INSTALLATION OF MATERIALS OR EQUIPMENT. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICTS BEFORE FABRICATION.

HVAC SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SUPPLY DUCT
	RETURN/EXHAUST DUCT
	FLEXIBLE DUCT
	ELBOW W/ TURNING VALVES
	REFRIGERANT SUCTION & LIQUID LINES
	CEILING EXHAUST FAN
	EXHAUST REGISTER
	COOLING THERMOSTAT
	X: AIR DEVICE TYPE # CFM
	AX: DEVICE SIZE
	SUPPLY AIR
	RETURN AIR
	EXHAUST AIR
	CONDENSING UNIT
	CUBIC FEET PER MINUTE
	AIR HANDLING UNIT
	EXHAUST FAN

VENTILATION FAN SCHEDULE

UNIT DESIGNATION	EF-1	EF-2
AREA SERVED	MASTER BATHROOM	MASTER BATHROOM
OPERATING WEIGHT, LBS	12	14
LOCATION	CEILING	CEILING
FAN TYPE	CLG. BLOWER	CLG. BLOWER
TOTAL AIR, CFM	80	110
DRIVE TYPE	DIRECT	DIRECT
FAN WHEEL TYPE	CENTRIFUGAL	CENTRIFUGAL
FAN TIP SPEED, FPM MAX.	---	---
FAN SPEED, RPM	---	---
TOTAL STATIC PRESSURE, IN. OF W.C.	0.10"	0.10"
FAN MOTOR (AMPS)	0.8 AMPS	0.8 AMPS
FAN MOTOR STARTER TYPE	WALL SWITCH	WALL SWITCH
STARTER FURNISHED BY	MC	MC
ELECTRICAL SERVICE	120-1-80	120-1-80
UNIT DIMENSIONS WOLXH (IN)	14 X 10 X 9	14 X 10 X 9
SONES	1.0	1.0
DESIGN MANUFACTURER	NUTONE	NUTONE
MODEL NUMBER	QT-80	QT-110
SERVICE SWITCH	YES	YES
SMOKE DETECTOR (U.L. APPROVED)	NO	NO
FIRE DAMPER	---	---
CONSTRUCTION	ALUM/PLASTIC	ALUM/PLASTIC
MULTIBLADE BACKDRAFT DAMPER	YES	YES
BRODSOREN	NO	NO
SOLID STATE SPEED CONTROL	NO	NO
THERMOSTAT CONTROL	NO	NO
FACTORY FABRICATED CURB	NO	NO
FILTER AND FILTER FRAME	NO	NO

SPLIT A/C UNIT SCHEDULE

UNIT DESIGNATION	AHU-1	AHU-2	AHU-3 (EXISTING)	AHU-4	AHU-5 (EXISTING)
AREA SERVED	1st FLOOR, ZONE 1	1st FLOOR, ZONE 2	1st FLOOR, ZONE 3	2nd FLOOR, ZONE 4	2nd FLOOR, ZONE 5
LOCATION	A/C CLOSET VERTICAL	A/C CLOSET VERTICAL	A/C CLOSET VERTICAL	A/C CLOSET VERTICAL	A/C CLOSET VERTICAL
DESIGN MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE
MODEL NO.	4TEEF37A1	4TEEF48A1	EXISTING	4TEEF58A1	EXISTING
SEER	16.25	16.35	---	15.10	---
TOTAL AIR, CFM	1150	1550	1000	1,800	1000
EXT. STATIC PRESS., INCHES OF H2O	0.4	0.4	---	0.4	---
FAN MOTOR H.P. (NOM-OVERLOAD)	1/2	3/4	---	1	---
ELECTRIC HEAT, KW	8.0	8.0	8.0	8.0	8.0
TOTAL CAPACITY, BTUH	30,000	46,000	30,000	50,000	30,000
TOTAL SENSIBLE CAPACITY, BTUH	28,000	43,000	28,000	48,000	28,000
EXTENDING AIR TEMP. °F DB/WB	80/67	80/67	80/67	80/67	80/67
COIL MODEL NO.	---	---	---	---	---
FLA/ARA	4.3	6.5	---	7.0	---
ELECTRICAL SERVICE	240/1/80	240/1/80	240/1/80	240/1/80	240/1/80
OPERATING WEIGHT, LBS.	155	175	---	195	---
UNIT DIMENSIONS HXWD (IN)	48 X 28 X 23.5	60.5 X 28.5 X 23.5	---	65.5 X 28.5 X 23.5	---
UNIT DESIGNATION	CU-1	CU-2	CU-3 (EXISTING)	CU-4	CU-5 (EXISTING)
DESIGN MANUFACTURER	TRANE	TRANE	EXISTING	TRANE	EXISTING
MODEL NO.	4TTR0008H1	4TTR0048H1	---	4TTR0008H1	---
NOMINAL CAPACITY (TONS)	3.0	4.0	2.5	5.0	2.5
TYPE OF FAN	PROPELLER	PROPELLER	PROPELLER	PROPELLER	PROPELLER
NO. OF FANS AND HP	1-1/3	1-1/3	---	1-1/3	---
AMBIENT AIR TEMP. °DB	95°	95°	95°	95°	95°
CONDENSING TEMP. °F DB	---	---	---	---	---
NO. OF COMPRESSORS	1/SCROLL	1/SCROLL	1/SCROLL	1/SCROLL	1/SCROLL
COMPRESSORS R.L.A. / L.R.A.	16.7 / 82	21.2 / 96	---	25.8 / 118	---
CAPACITY REDUCTION	0-100%	0-100%	0-100%	0-100%	0-100%
MCA/MOCP	24 / 40	29 / 50	---	35 / 60	---
ELECTRICAL SERVICE	240/1/80	240/1/80	240/1/80	240/1/80	240/1/80
OPERATING WEIGHT, LBS.	242	282	---	307	---
UNIT DIMENSIONS HXWD (IN)	45 X 35 X 39	53 X 35 X 39	---	53 X 35 X 39	---
REF. LINE SIZE-GAS/	3/8"	3/8"	---	3/8"	---
REF. LINE SIZE-LIQUID/	3/8"	3/8"	---	3/8"	---

HVAC DESIGN REQUIRES:

	YES	NO
DUCT SMOKE DETECTOR	---	X
FIRE DAMPER(S)	---	X
SMOKE DAMPER(S)	---	X
FIRE RATED ENCLOSURE	---	X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY	---	X
FIRE STOPPING	---	X
SMOKE CONTROL	---	X

DIFFUSER SCHEDULE

TYPE	SERVICE	CFM RANGE	SIZE	NECK	MANUFACTURER/MODEL
A	SUPPLY CEILING OR SIDE WALL	0	100	8x4	---
		101	200	10x6	---
		201	300	10x10	---
		301	400	14x10	---
		401	500	14x14	---
B	RETURN/EXHAUST CEILING OR SIDE WALL	0	100	6x6	---
		101	200	12x6	---
		201	300	12x10	---
		301	400	12x12	---
		401	500	18x10	---
C	LINEAR SLOTS OR SIDE WALL	25	CFM/LF	1 SLOT	---
		50	CFM/LF	2 SLOTS	---
		125	CFM/LF	4 SLOTS	---
		150	CFM/LF	6 SLOTS	---
		---	---	---	---

- SEE DETAIL SHEET(S) FOR ADDITIONAL INFORMATION
- PROVIDE ALL UNITS WITH OPPOSED BLADE DAMPERS
- DIFFUSER RUNOUT SIZE SHALL BE DIFFUSER NECK SIZE, UNLESS OTHERWISE NOTED ON PLANS
- ALL SUPPLY AIR DIFFUSER AIR THROW PATTERNS ARE 4-WAY UNLESS OTHERWISE INDICATED ON MECHANICAL PLANS
- PROVIDE SURFACE MOUNT HARDWARE IN ALL INACCESSIBLE CEILING SYSTEMS
- PROVIDE LAY-IN MOUNT HARDWARE IN ALL SUSPENDED CEILING SYSTEMS
- PROVIDE FULL LENGTH PLENUM FOR SIDEWALL AND LINEAR SLOTS
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATIONS OF DIFFUSERS
- PROVIDE SELECTION BASED ON A MAXIMUM RADIATED NOISE OF NC-30
- FURNISH AND INSTALL APPROPRIATE HARDWARE TO CONNECT FLEX WITH DIFFUSER NECK

Mechanical Notes & Details

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Amagiles Rodriguez, P.E.
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Engineering Design
Mechanical Electrical
Plumbing Fire Protection

Date: 11-2-06

PORTION OF LOT 5

ELECT. BOX
WTR. MTR.
M.H.
WTR. MTR.

EXISTING WATER
FOUNTAIN TO REMAIN

PANEL A PANEL AC

Existing Men's Room
Men's Room

Existing Entrance Lobby

Existing Rest Room

Existing Toilet

Existing Living Room

Existing Dining Room

Existing Bar

Existing Guest Room

Existing Guest Bath

NEW FINISH BY OWNER

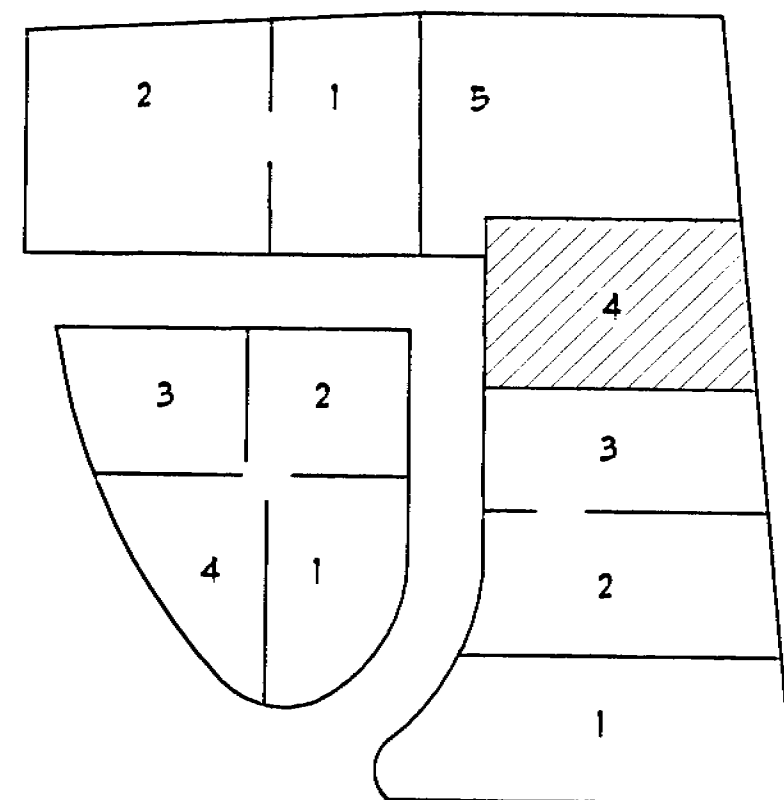
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WP

Site Plan 1/2"



General Notes



Location Map n.t.s.

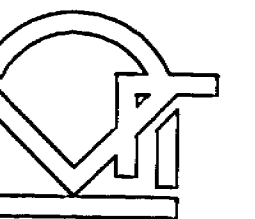


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Engineering Design
> Mechanical > Electrical
> Plumbing > Fire Protection

Signature
Date 10/12/06



KLEIN DESIGN GROUP
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6431 Pine Tree Drive Circle
Exterior/ Interior Alterations
6431 Pine Tree Drive Circle ~ Miami, FL 33141

Barry Klein
AR14150

Date

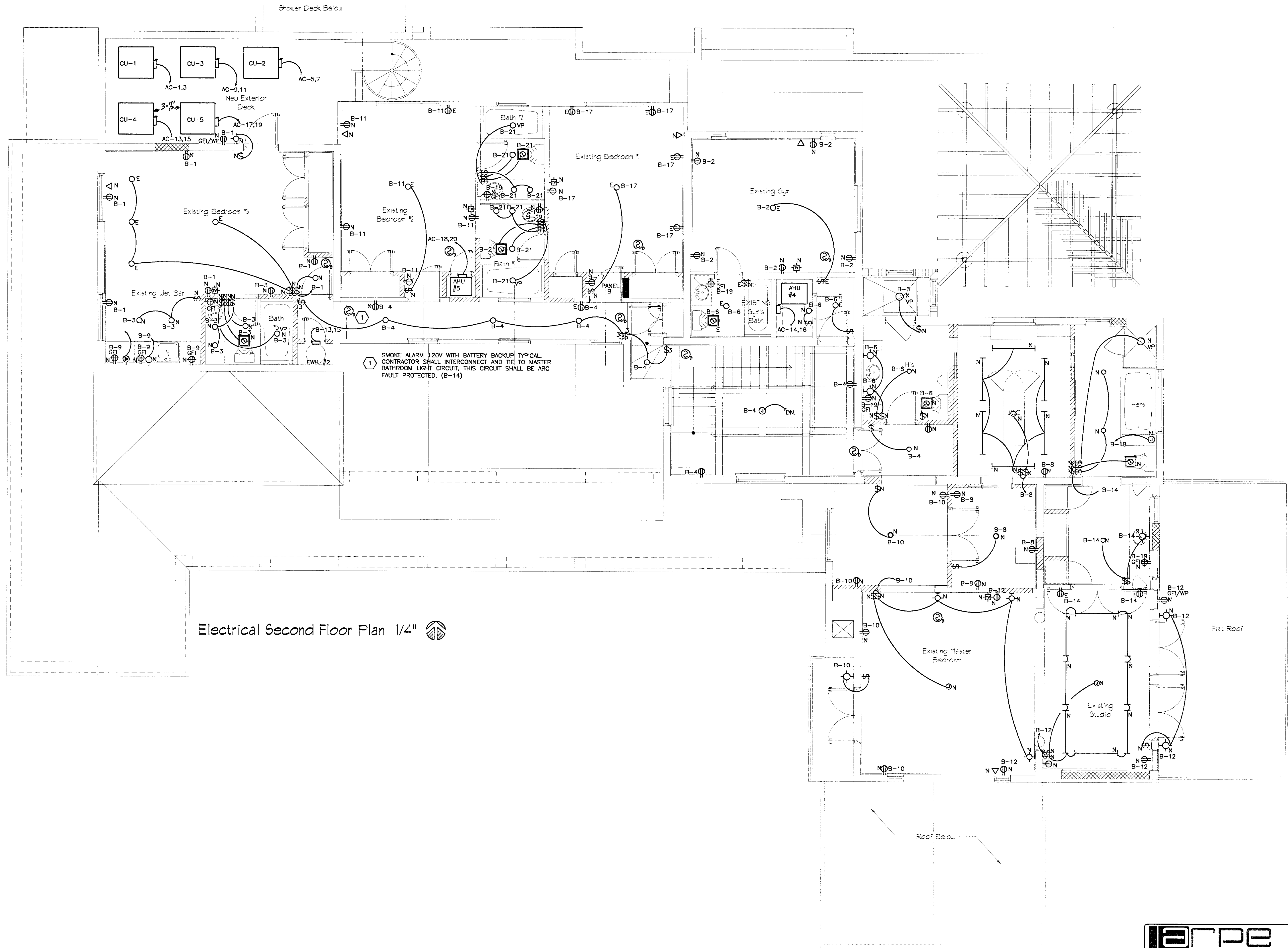
Commission
06/06

Revisions

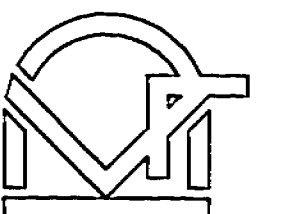
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1 of 4



Electrical Second Floor Plan 1/4"



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Date
Commission
08016
Revisions

Sheet
E-2
3 of 4

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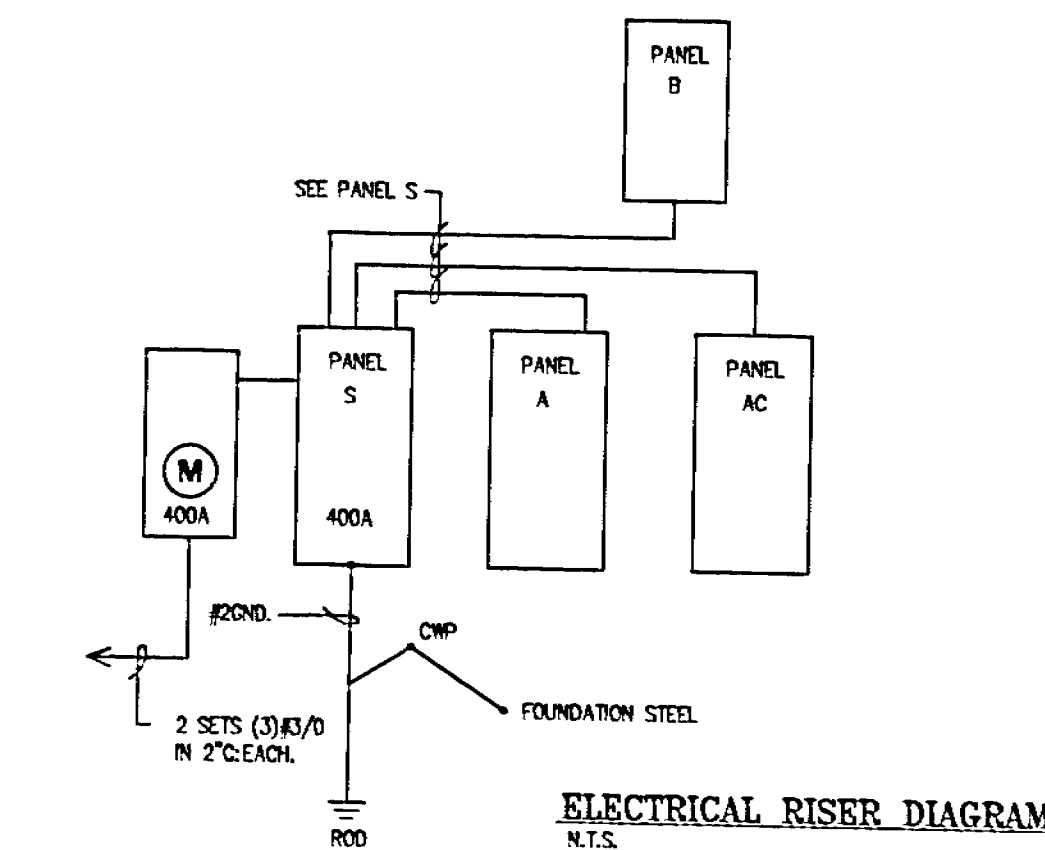
Amarilis Rodriguez, P.E.
License Number: 60236
CA 95258

Signature
Date

ELECTRICAL LEGEND			
A	LIGHT FIXTURE DESIGNATION, SEE LIGHTING FIXTURE SCHEDULE		
B	LIGHTING FIXTURE, SURFACE MOUNTED		
C	LIGHTING FIXTURE, RECESSED MOUNTED		
D	LIGHTING FIXTURE, WALL MOUNTED		
E	EXIT LIGHT, SEE LIGHTING FIXTURE SCHEDULE		
F	2 X 2 FLUORESCENT LIGHT FIXTURE, SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS		
G	2 X 4 FLUORESCENT LIGHT FIXTURE, SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS		
H	2 X 4 FLUORESCENT LIGHT FIXTURE, W/ EMERG. BATTERY PACK, SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS		
I	1 X 4 FLUORESCENT LIGHT FIXTURE, SEE LIT. FIX. SCHED.		
J	1 X 4 FLUORESCENT LIGHT FIXTURE, W/ EMERG. BATTERY PACK, SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS		
K	EMERGENCY WALL PACK, SEE LIGHTING FIXTURE SCHEDULE		
L	TOGGLE SWITCH 120/277V, 20 AMP, (N.H. = 48" A.F.F.), 3-WAY		
M	TOGGLE SWITCH 120/277V, 20 AMP, (N.H. = 48" A.F.F.), 4-WAY		
N	TOGGLE SWITCH 120/277V, 20 AMP, KEY SWITCH, (N.H. = 48" A.F.F.)		
O	FAN SWITCH 120/277V, 20 AMP, (HORSEPOWER RATED)		
P	TOGGLE SWITCH 120/277V, 20 AMP, WITH (N.H. = 48" A.F.F.)		
Q	10 MIN. TIME DELAY, RELAY BY MECH. CONT. INSTALLED BY E.C.		
R	TOGGLE SWITCH 120/277V, 20 AMP, WITH PILOT LIGHT, (N.H. = 48" A.F.F.)		
S	TOGGLE SWITCH 120/277V, 20 AMP, EXPLOSION-PROOF, (N.H. = 48" A.F.F.)		
T	SPEED SWITCH 120/277V, 20 AMP, U.O.N. (N.H. = 48" A.F.F.)		
U	SINGLE PHASE MANUAL MOTOR STARTER, (N.H. = 48" A.F.F.)		
V	DIMMER SWITCH 120/277V, 20 AMP, (N.H. = 48" A.F.F.)		
W	PANIC SWITCH, MUSHROOM TYPE, (N.H. = 48" A.F.F.)		
X	DUPLEX RECEPTACLE, 20 AMP, 125V, (N.H. = 18" A.F.F.)		
Y	DUPLEX RECEPTACLE, 20 AMP, 125V, RECESS FLOOR MOUNTED		
Z	DUPLEX RECEPTACLE, 20 AMP, 125V, TOP HALF SWITCHED, (N.H. = 18" A.F.F. UNLESS OTHERWISE NOTED)		
AA	DUPLEX RECEPTACLE, 20 AMP, 125V, ISOLATED GND. AND GROUND PROTECTED, (N.H. = 18" A.F.F.)		
AB	SINGLE RECEPTACLE, 20 AMP, 125V, COORDINATE N.H. WITH EQUIPMENT		
AC	FOUR-PLY RECEPTACLE, 20A, 125V, (N.H. = 18" A.F.F.)		
AD	SPECIAL PURPOSE OUTLET e.g. RANGE OUTLET, COORD. W/ EQUIPT.		
AE	DUPLEX RECEPTACLE, 20 AMP, 125V, MOUNT ABOVE COUNTER		
AF	30 AMP, 125V, TWIST LOCK RECEPTACLE FOR FLOOR POLISHING MACHINE		
AG	JUNCTION BOX, MOUNTING AS SHOWN		
AH	ELECTRIC MOTOR, NUMBER INDICATES HORSEPOWER		
AI	MOTOR STARTER		
AJ	COMBINATION MOTOR STARTER, TYPE AS DESIGNATED		
AK	DISCONNECT SWITCH, 3-POLE, 60 AMP FRAME W/ 40A FUSES		
AL	ELECTRICAL PANEL, SEE PANEL SCHEDULE SHEETS FOR DETAILS		
AM	EXISTING EQUIPMENT TO REMAIN		
AN	NEW EQUIPMENT OR WORK OF THIS PROJECT		
AO	CALL BACK PUSH BUTTON		
AP	CIRCUIT BREAKER, TYPE AND SIZE AS PER DRAWINGS		
AQ	SECURITY SYSTEM KEYPAD		
AR	CLOCK		
AS	BELL		
AT	SHUT DOWN RELAY		
AU	POWER ON INDICATOR WITH KEYS RESET		
AV	FIRE ALARM MANUAL PULL STATION 48" A.F.F.		
AW	MOUNT AT 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER		
AX	WEATHERPROOF FIRE ALARM HORN/STROBE COMBINATION		
AY	MOUNT AT 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER		
AZ	FIRE ALARM HORN / STROBE COMBINATION		
BA	MOUNT AT 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER		
BB	FIRE ALARM STROBE		
BC	PHOTOELECTRIC SMOKE DETECTOR, ADDRESSABLE		
BD	DUCT SMOKE DETECTOR, ADDRESSABLE, HOUSING		
BE	DUCT DETECTOR, SAMPLE TUBE, REMOTE TEST AND HEAVY DUTY CONTROL RELAY		
BF	HEAT DETECTOR, FIXED TEMPERATURE (135°)		
BG	FIRE ALARM FLOW SWITCH (FURNISHED BY SPRINKLER CONTRACTOR)		
BH	FIRE ALARM TAMPER SWITCH (FURNISHED BY SPRINKLER CONTRACTOR)		
BI	MOTION SENSOR - CEILING MOUNTED		
BJ	MONITOR MODULE		
BK	FIRE ALARM CONTROL PANEL - ADDRESSABLE		
BL	REMOTE ANNUNCIATOR PANEL		
BM	COMPUTER/DATA/TELEPHONE J-BOX WITH 1" C. STUBBED INTO CEILING		
BN	INTERCOM SYSTEM SPEAKER		
BO	POLYCOM AUDION CONFERRING SYSTEM		
BP	TELEPHONE PORT FLOOR MOUNTED		
BQ	CALL BACK PUSH BUTTON		
BR	DUAL TELEPHONE OUTLET MOUNTED AT 18" A.F.F.		
BS	DUAL TELEPHONE OUTLET MOUNTED AT 54" A.F.F.		
BT	TELEVISION OUTLET (N.H. = 18" A.F.F.)		
ABBREVIATIONS			
A.C.	ABOVE COUNTER	E	EXISTING DEVICE TO REMAIN
A.F.F.	ARC FAULT	E/R	EXISTING RELOCATED
A.S.W.	ABOVE FINISHED FLOOR	G.F.I.	GROUND FAULT INTERRUPTER
B.F.C.	BELOW FINISHED CEILING	L.C.	LOCKABLE COVER
B.F.Q.	BELOW FINISHED GRADE	M.H.	MOUNTING HEIGHT
C.B.	CIRCUIT BREAKER	N	NEW DEVICE
CL	CENTER LINE	N.F.	NON FUSED
D	DEVIATED FOR COMPUTER	NL	NIGHT LIGHT
EN	PROVIDE DEDICATED	T.C.	TERMINAL CABINET
	PROVIDE EMERGENCY	T.S.	TIME SWITCH
	BATTERY PACK W/TEXTURE,	U.O.N.	UNLESS OTHERWISE NOTED
	CONNECT AHEAD OF ALL	WP	WEATHER PROOF
	SWITCHES	WVR	TRANSFORMER

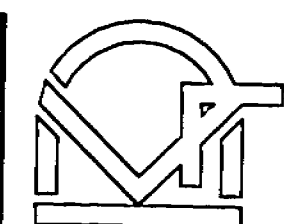
ELECTRICAL GENERAL NOTES

- IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER, SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION NEC AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES, AND ORDINANCES HAVING JURISDICTION.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS AND SPECIFICATIONS.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS REQUIRED PRIOR TO INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS SO AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS INDICATED OR SPECIFIED OTHERWISE.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
- ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED FOR THE INTENDED USE, WITH UNDERWRITERS LABORATORIES, INC. (UL) WHERE STANDARDS HAVE BEEN ESTABLISHED BY UL. AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS FOR THE TYPE OF EQUIPMENT AND INTENDED USE OF THE FOLLOWING:
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - ILLUMINATING ENGINEERS SOCIETY (IES).
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
- NOTE: THESE STANDARDS ARE SUBORDINATE TO CODES AND STANDARDS SET BY UL.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ALL CONDUIT RUNS ARE SHOWN DIAGONALLY. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD UNLESS OTHERWISE NOTED. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL THE PROPER NUMBER OF CONDUITS IN ALL RACEWAYS AS REQUIRED TO ACCOMPLISH THE PROPER FUNCTIONING OF THE DEVICE OR EQUIPMENT AS SHOWN.
- ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
- THE ELECTRICAL CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTING.
- ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
- COORDINATE ALL ELECTRICAL SITE WORK WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- FOR ELECTRIC POWER SYSTEM:
 - COORDINATE POWER SERVICE WITH POWER COMPANY.
 - VERIFY LOCATION OF POWER SERVICE TERMINATION WITH POWER COMPANY PRIOR TO SUBMITTING BID.
- FOR TELEPHONE SYSTEM:
 - PROVIDE GROUNDING FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF TELEPHONE COMPANY.
 - TELEPHONE CONDUITS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH POWER AND LIGHTING CONDUITS.
 - MARK TERMINATIONS OF TELEPHONE CONDUIT AS DIRECTED BY TELEPHONE COMPANY.
 - VERIFY LOCATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY, PRIOR TO SUBMITTING BID.
 - USE EXTERIOR GRADE 3/4" PLYWOOD BACKBOARDS FOR MOUNTING TELEPHONE EQUIPMENT AND TERMINAL STRIPS. PAINT BOARD ON ALL SIDES AND EDGES WITH TWO COATS OF FLAT BLACK ASPHALT PAINT.
- ALL CONDUITS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE GALVANIZED RIGID STEEL (RGS) EXCEPT THAT: (A) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND REDUCERS ARE RGS, WHERE SUBJECT TO PHYSICAL DAMAGE. (B) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO EQUIVALENT DAMAGE, DAMP OR CORROSIVE CONDITIONS. (C) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5. CONTRACTOR MAY USE REXEM (R) INDOOR IN DWELLING UNITS.
- FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE. WHERE CONDUITS PASS UNDERNEATH PAVED AREAS THEY SHALL BE RGS. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY MAY BE SCHEDULE 40 PVC, BUT ALL CONDUIT RISERS SHALL BE RGS. RGS CONDUITS SHALL EXTEND A MINIMUM OF 18" BELOW GRADE.
- APPLY BITUMASTIC COATING TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND.
- ALL CONDUITS SHALL BE COPPER U.O.N. TYPE THIN OR THINWALL INSULATION, RATED 75C WET/DRY EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES UNLESS OTHERWISE NOTED. MINIMUM WIRE SIZE SHALL BE #12 AWG EXCLUDING CONTROL WIRING.
- WIRE WAYS SHALL BE SIZED AS REQUIRED, PER NEC, UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAINPROOF (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEXIBLE CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUID-TIGHT.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HOLES IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURE FOR OTHER CLASSIFIED AREAS. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PROPER COORDINATION BETWEEN ELECTRICAL SUBCONTRACTOR AND GENERAL CONTRACTOR FOR PLASTER RING NOTATION WILL BE REQUIRED. NO "GOOF" RINGS SHALL BE ALLOWED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED.
- ALL FACE PLATES SHALL BE WHITE DECORA UNLESS OTHER WISE INDICATED IN THE DRAWING.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, AS INDICATED OR REQUIRED, WITH OVERLOAD PROTECTION FOR EACH PHASE. ALL MOTOR SHALL BE EQUIPPED WITH DISCONNECT MOTOR STARTER COMBINATION.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS SHALL BE PROVIDED BY DIVISION 15. ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PROVIDED PRIOR TO INSTALLATION.
- DISCONNECT SWITCHES SHALL BE SIZED PER NEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, U.O.N. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, HEAVY-DUTY TYPE.
- FUSES SHALL BE CURRENT LIMITING, PER U.L., RATED 800 VOLTS, UNLESS OTHERWISE NOTED.
- A. NONTIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
B. TIME DELAY FUSES FOR MOTOR AND A/C CIRCUITS.
- CIRCUIT BREAKERS SHALL BE BOLT-ON U.O.N. INVERSE TIME-TYPE (THERMAL-MAGNETIC). TWO AND THREE-POLE CIRCUIT BREAKERS SHALL HAVE COMMON TRIP. ALL PANELBOARDS SHALL HAVE COPPER BUS.
- UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- WIRWAYS SHALL BE SIZED AS REQUIRED, PER NEC, U.O.N.
- WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATERPROOF AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL BE COORDINATED WITH LOCATION OF EQUIPMENT IN A MANNER TO BE CLEAR AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE DISCONNECT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- BALLASTS SHALL HAVE WPM POWER FACTOR OF 0.90. BALLASTS FOR METAL HALIDE AND HIGH PRESSURE SODIUM FIXTURES SHALL BE CONSTANT WATGATE TYPE WITH 5% LAMP WAITS FOR 10% NOMINAL LINE VOLTAGE VARIATION.
- THE EQUIPMENT INCLUDING TERMINAL BARS OF THE NORMAL AND EMERGENCY ELECTRICAL SYSTEM PANELBOARDS SERVING THE SAME BUILDING SHALL BE BONDED TOGETHER WITH AN INSULATED, CONTINUOUS, COPPER CONDUCTOR NOT SMALLER THAN NUMBER 6.
- PROVIDE LAMPS WITH FIXTURES, SEE LIGHTING SCHEDULE FOR LAMP TYPE. CONTRACTOR SHALL VERIFY EACH FIXTURE VOLTAGE PRIOR TO ORDERING.
- ALL CONNECTIONS TO GROUND RODS & BUILDING STEEL SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-50.
- PROVIDE MOUNTING BACKBOARDS FOR ELECTRICAL AND COMMUNICATION EQUIPMENT. BACKBOARDS SHALL BE OF TYPE "AC" PLYWOOD, PAINTED ON BOTH SIDES AND EDGES WITH TWO COATS OF LIGHT GREY PAINT.
- PROVIDE A FUSE HOLDER AND FUSE IN THE PRIMARY SIDE OF EACH UNGROUNDED CONDUCTOR FOR EACH BALLAST (BUSSMAN HEB AND FNO OR EQUAL) AT THE HAND HOLE OF EACH EXTERIOR POLE MOUNTED LIGHTING FIXTURE OR J-BOX FOR WALL OR GROUND MOUNTED EXTERIOR FIXTURES.
- PROVIDE TEMPORARY ELECTRICAL SERVICE FOR USE BY ALL TRADES DURING CONSTRUCTION AND REMOVE SAME AT COMPLETION OF PROJECT.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT.
- PREPARE AND AFFIX A TYPED/WRITTEN DIRECTORY TO THE INSIDE COVER OF EACH PANELBOARD INDICATING LOADS SERVED BY EACH CIRCUIT AND PANEL FEEDING THE BOARD.
- PROVIDE U.L. LISTED COMPOUND APPLIED TO BACK OF "BACK TO BACK" BOXES IN RATED WALLS WHERE THE BOXES ARE LESS THAN 24 INCHES APART MEASURED HORIZONTALLY.
- PROVIDE WIND LOAD RATED LIGHT POLES WITH WIND SPEED RATINGS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND PROVIDE POINT-TO-POINT CALCULATIONS WITH ALL FIXTURE SUBMITTALS. CONTRACTOR TO VERIFY VOLTAGES OF ALL LIGHT FIXTURES PRIOR TO BIDDING.
- METER CANS, HUBS, & LUGS FOR SAME ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY SPECIFIC TYPE OF METER CAN TO BE USED WITH F.P.L. PRIOR TO BID. ALL THREE PHASE METER AND COMMERCIAL USE SHALL HAVE LEVELER BY PASS AS PER FPL REQUIREMENTS.
 - PROVIDE A PERMANENT SIGN ON THE MAIN ELECTRICAL ROOM DOOR TO THE BLDG. STATING THAT THE SERVICE DISCONNECTS ARE LOCATED INSIDE.
 - STOPS SHALL BE PLACED AT THE MAIN DISCONNECT EQUIPMENT INDICATING TYPE AND LOCATION OF ON-SITE EMERGENCY POWER SOURCES.
 - VOLTAGE AND SERVICE NUMBER SHALL BE INDICATED AT EACH DISCONNECT.
- FOR EMERGENCY EXIT SIGNS AND EMERGENCY BATTERY PACKS MAKE CONNECTION AHEAD OF ALL SWITCHES. PROVIDE SELF TEST DEVICES.
- THE CONTRACTOR SHALL SUBMIT 6 COPIES OF EQUIPMENT SHOP DRAWINGS FOR ELECTRICAL EQUIPMENT TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING SUCH EQUIPMENT.



Electrical Notes & Details

PANEL A										CIRCUITS 42		MAIN BREAKER: 200 AMPS MAIN LUGS: 200 AMPS K.A.I.C.: 22 AMPS MOUNTED FLUSH SURFACE X		1 PHASE 3 WIRE X 240/120V	
C K T N O	IDENTIFICATION	WIRE	COND	CIRCUIT BREAKER	LOAD/PHASE (KVA)	BREAKER	WIRE	COND	IDENTIFICATION	C K T N O	T Y P E				
1	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
2	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
3	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
4	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
5	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
6	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
7	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
8	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
9	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
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16	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
17	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
18	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
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143	GARAGE DOOR	12	12	R	20	1	12	12	R	20	1				
144	GARAGE DOOR	12	12	R	20	1	12	12	R	20					



KLEIN DESIGN GROUP
ARCHITECTURE INTERIOR DESIGN
300 7th STREET, SUITE 550, MIAMI BEACH, FL 33141
305 884 2448 FAX 305 885 9420 44002783

6431 Pine Tree Drive Circle
Exterior/ Interior Alterations
6431 Pine Tree Drive Circle ~ Miami, FL 33141

Barry Klein
AR14150

Date
Commission
98C16
Revisions

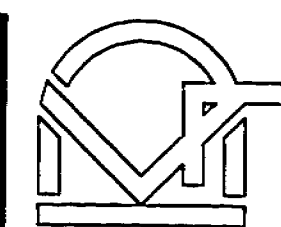
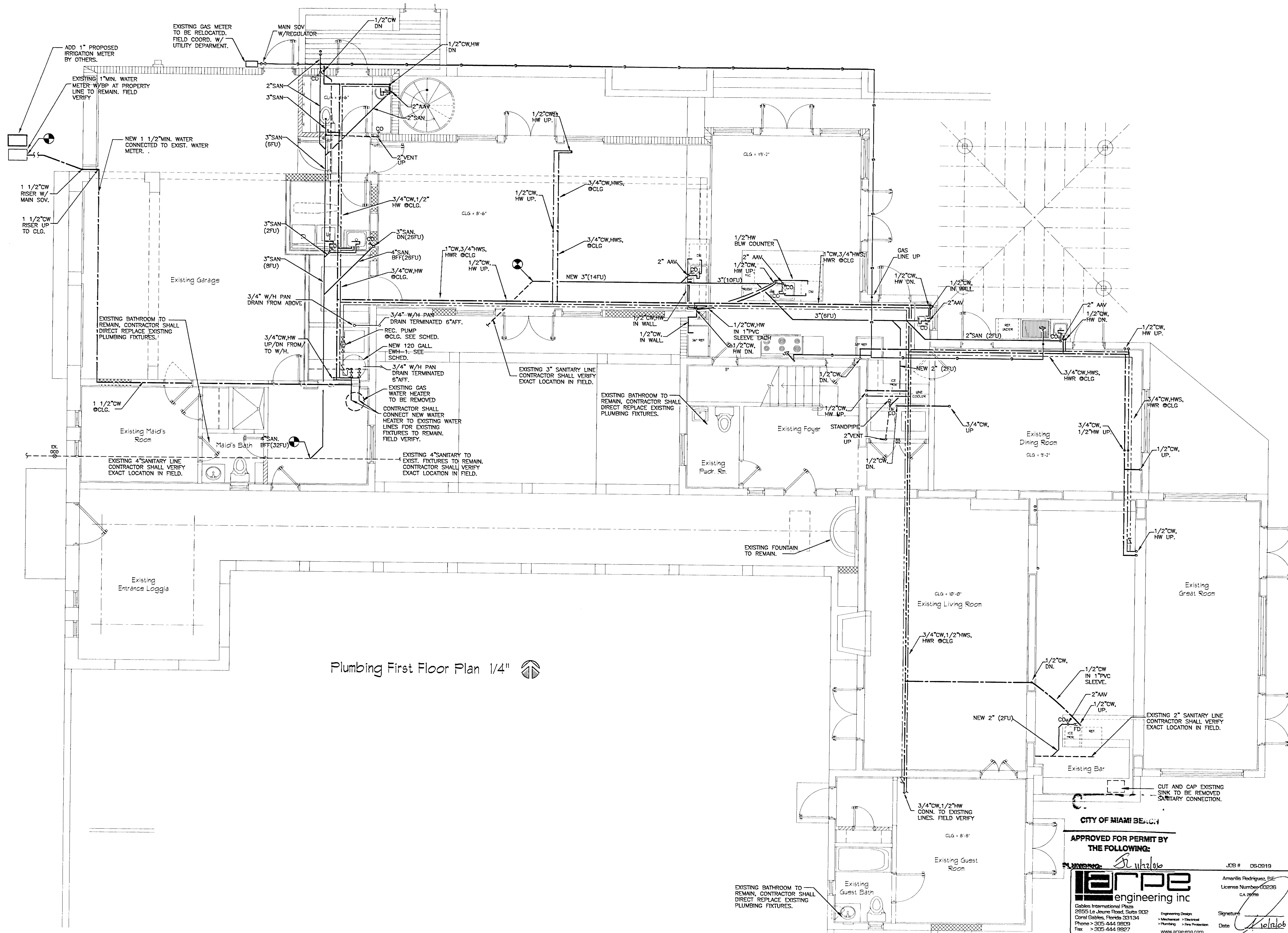
Sheet
E-3
4 of 4

erpe engineering inc
Cable International Plaza
2555 Le Jeune Road, Suite 902
Coral Gables, Florida 33134
Phone > 305 444 9809
Fax > 305 444 9827

Engineering Design:
> Mechanical > Electrical
> Plumbing > Fire Protection
www.erpe-eng.com

JOB # 08-0919
Amarilis Rodriguez, P.E.
License Number BQ036
CA 9859

Signature
Date



KLEIN DESIGN GROUP
ARCHITECTURE INTERIOR DESIGN
300 714 STREET, SUITE 550, MIAMI BEACH, FL 33141
305 684 2448 FAX 305 685 9420 AA0002783

6431 Pine Tree Drive Circle
Exterior/ Interior Alterations
6431 Pine Tree Drive Circle ~ Miami, FL 33141

Barry Klein
AR14150

Date

Commission
06016

Revisions

Sheet

P-1

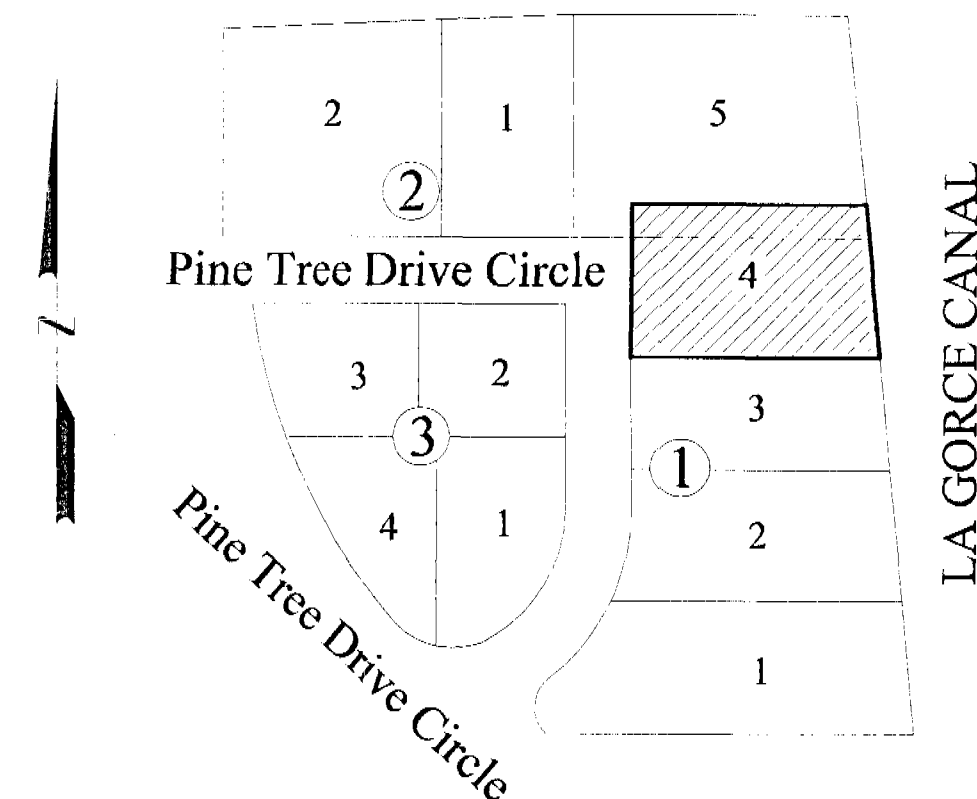
1 of 3

6431 PINE TREE DR CR.
B0700413

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [Signature] 10/18/16
ZONING: [Signature] 10/18/16
DRAINAGE: [Signature] 10/18/16
CONCURRENCE: [Signature] 10/18/16
PLUMBING: [Signature] 10/18/16
ELECTRICAL: [Signature] 10/18/16
MECHANICAL: [Signature] 10/18/16
THE PREVENTION: [Signature] 10/18/16
ENGINEERING: [Signature] 10/18/16
PUBLIC WORKS: [Signature] 10/18/16
STRUCTURAL: [Signature] 10/18/16
ACCESSIBILITY: [Signature] 10/18/16
LEAVINOR: [Signature] 10/18/16
As per Florida Building Code Section 104.5
REVIEWED FOR CODE COMPLIANCE



LA GORCE CANAL



PARCEL I: Lot Four (4) of Block One (1) of the Subdivision of Lot One (1), Block One (1), "BEACH VIEW ADDITION", according to the Plat thereof as Recorded in Plat Book 34 at Page 62 of the Public Records of Miami-Dade County, Florida. and

PARCEL II: All of That portion of Lot Five (5) of Block One (1), of the Subdivision of Lot one (1) of Block One (1), "BEACH VIEW ADDITION", according to the Plat thereof recorded in Plat Book 34, at Page 62, in the office of the Clerk of Circuit Court in and for Miami-Dade County, Florida, more particularly described by metes and bounds as follows: Beginning at a concrete monument situated at the Northwest corner of lot 4 of Block 1 of the Subdivision of Lot 1, Block 1 of "BEACH VIEW ADDITION" as Lot 4 of Block 1 is recorded in Plat Book 34 at Page 62 of the Public Records of Miami-Dade County, Florida, run in a Northerly direction along the Westerly line of said Lot 4 produced, a distance of 25 feet to a point, thence run in an Easterly direction along a line parallel with and 25 feet distance northerly from the Northerly line of said Lot 4 a distance of 175.4 feet plus or minus to the concrete bulkhead on the westerly shore of Indian Creek, thence run in a Southeasterly direction along the concrete bulkhead on the westerly shore of Indian Creek, a distance of 25.10 feet, plus or minus to a point, said point being northeasterly corner of said Lot 4, thence run in a Westerly direction along the northerly line of said Lot 4 a distance of 178.05 feet to the point of beginning of the tract of land herein described, containing 0.1 acres, more or less, together with all riparian rights of the grantors herein, if any.

Surveyor's Notes:

#11 the herein captioned Property was surveyed and described based on the Legal Description Provided by Client.

#12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or 1/caden of encumbrances. ABSTRACT NOT REVIEWED

#13 There may be additional Restrictions not Shown on this survey. All may be found in the Public Records of said County. Extension of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

#14 Accuracy:
The expected use of land, as classified in the Minimum technical standards (61G17-6FAC), is residential, the minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000 feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

#16 not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper, additions or deletions to survey may be made by the Surveyor.

#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.

#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any variation from the above information hereon.

#19 Opposite subject to Original at Title.

PROPERTY ADDRESS:

6431 Pinetree Drive Circle
Miami, Florida 33141

CERTIFIED ONLY TO:

Charles Weiss
it's Successors and/ or Assigns A.T.I.M.A.

GRAPHIC SCALE 1=20'

[illegible]

ELEVATION INFORMATION:

Comm Panel	120651
Panel #	0182
Firm Zone :	"AE"
Date of Firm :	03-02-1994
Base Flood Elev. :	8.00'
F. Floor Elev.	7.01'
Garage Elev.	6.36'
Suffix:	"J"
Elev. Ref to NGVD 1929	

JOB #	05-1560
DATE	12-12-2005
PB	34-62

Surveyors Notes:

#1 Lands Shown Hereon were not abstracted for
Easement and/or Right of Way Records.
#2 Benchmark Miami-Dade County Public Works Dep.
N/A
#3 Bearings as Shown hereon are Based upon
BM A-33, ELEV. 8.1' NGVD 1929
#4 Please See Abbreviations
#5 Drawn By: A. Mirel Date: 12-12-2005
#6 Completed Field Survey Date: 12-07-2005
#7 Disk #2005
#8 Last Revised:
#9 Zoned Building setback line not determinet
#10 Survey is Complete

AFA & F
Company, Inc.
Land Surveyors

**Professional
Surveyors & Mappers LB 6778**
13050 S.W. 133rd Court
Miami Florida, 33186
Ph. # (305) 234-0588
Fax # (305) 234-0423

This certifies that the survey of the property described herein was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 61G17-6 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

& That the Sketch herein is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown herein.

Armando F. Alvarez
Professional Surveyor & Mapper # 5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

NEW GARDEN BENCH FOR EXISTING RESIDENCE OF :
Mr. PAUL BERNSTEIN
6431 PINETREE DRIVE CIRCLE, MIAMI BEACH, FLORIDA

Date AUGUST 24/07

Issued _____

Drawn _____

Checked _____

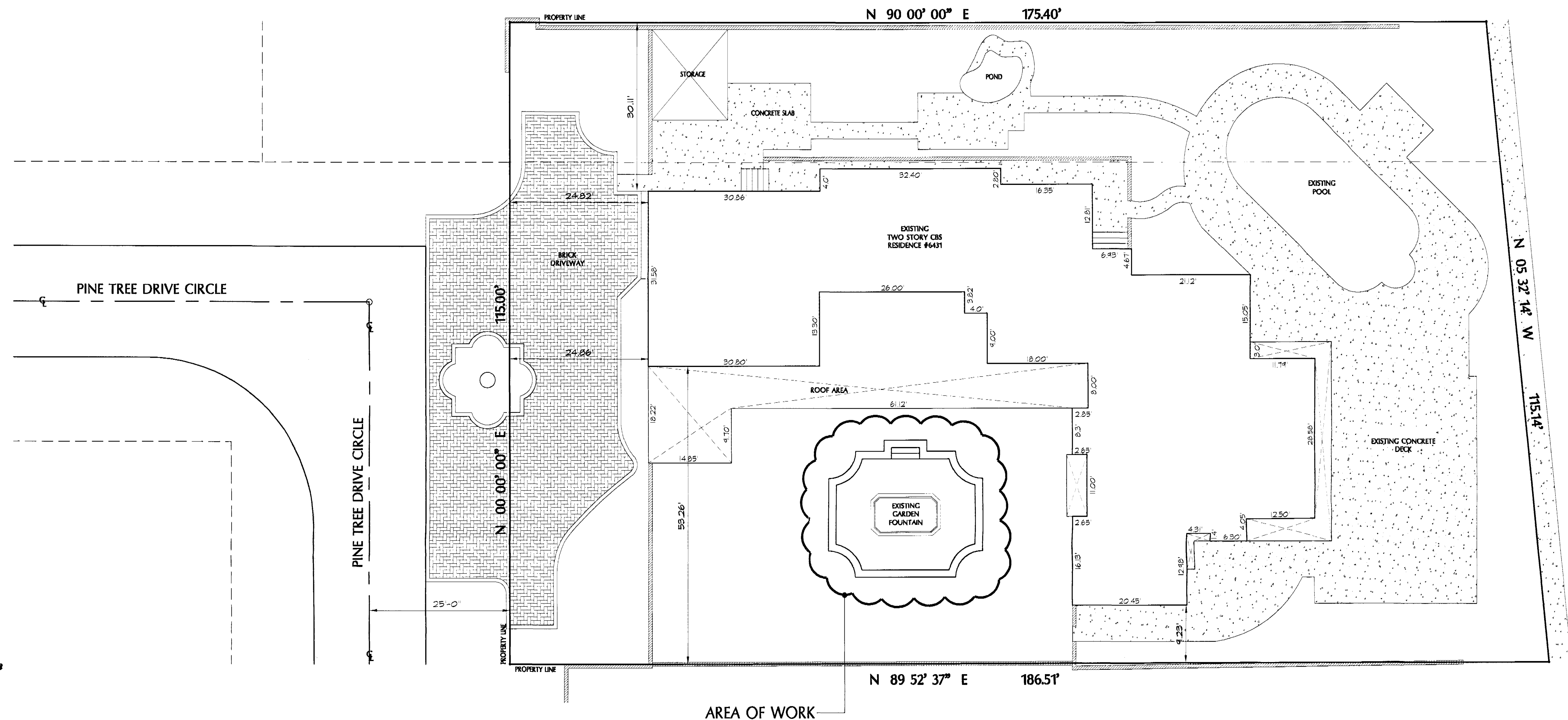
Project No. _____

Revisions:

A-1



1 of 2



GARDEN BENCH
SITE PLAN
SCALE: 3/32" = 1'-0"

SCALE : $3/32'' = 1'-0''$



SCOPE OF WORK

*- BUILD NEW GARDEN BENCH

LEGAL DESCRIPTION:

* PARCEL 1: LOT FOUR (4) OF BLOCK ONE (1) OF THE SUBDIVISION OF LOT ONE (1), BLOCK ONE (1), "BEACH VIEW ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
AND

* PARCEL 11: ALL OF THAT PORTION OF LOT FIVE (5) OF BLOCK ONE (1), OF THE SUBDIVISION OF LOT (1) OF BLOCK (1), "BEACH VIEW ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 52, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

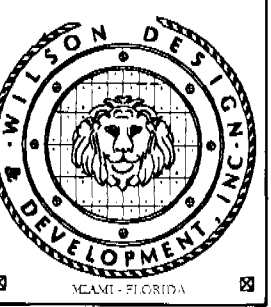
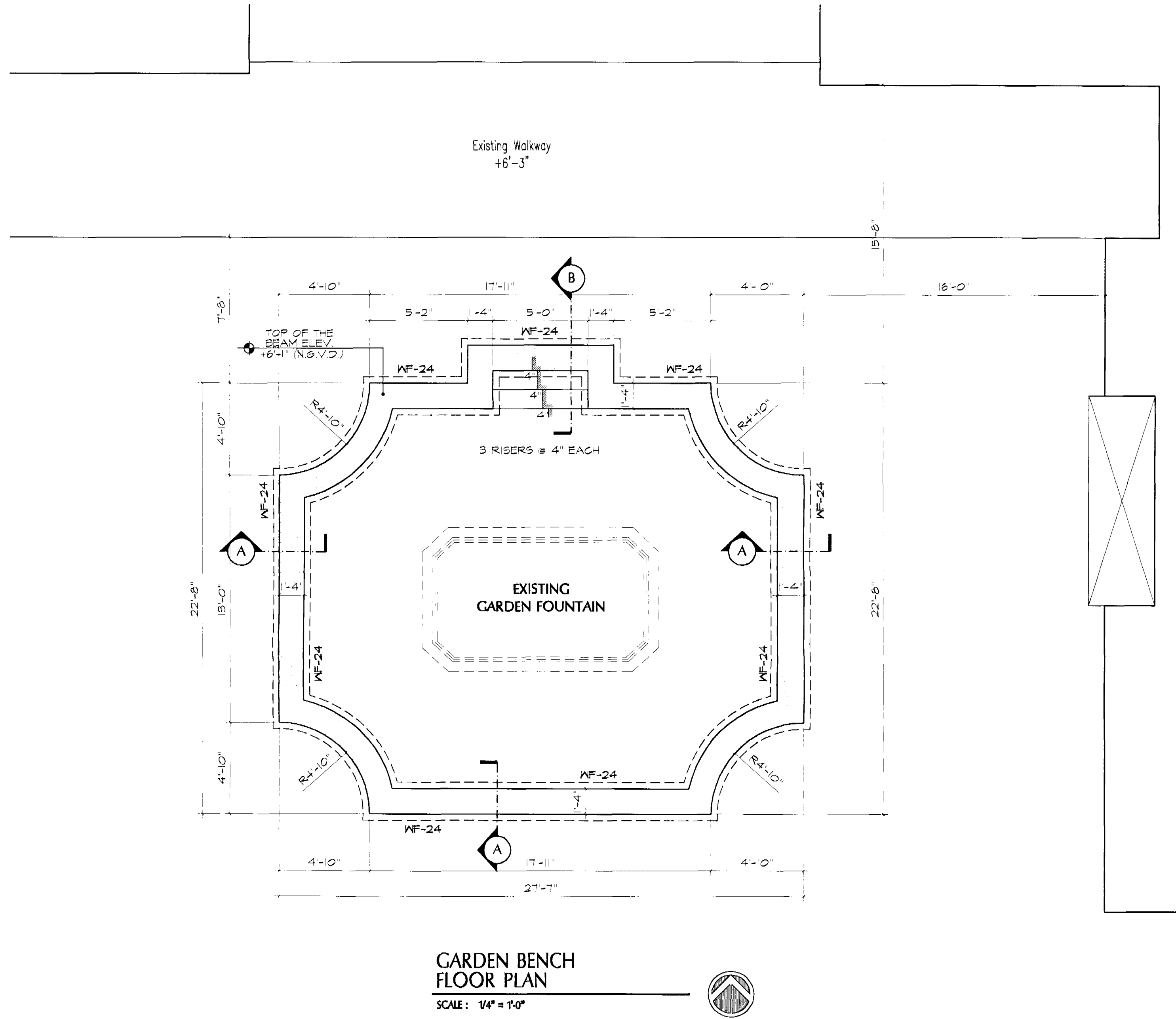
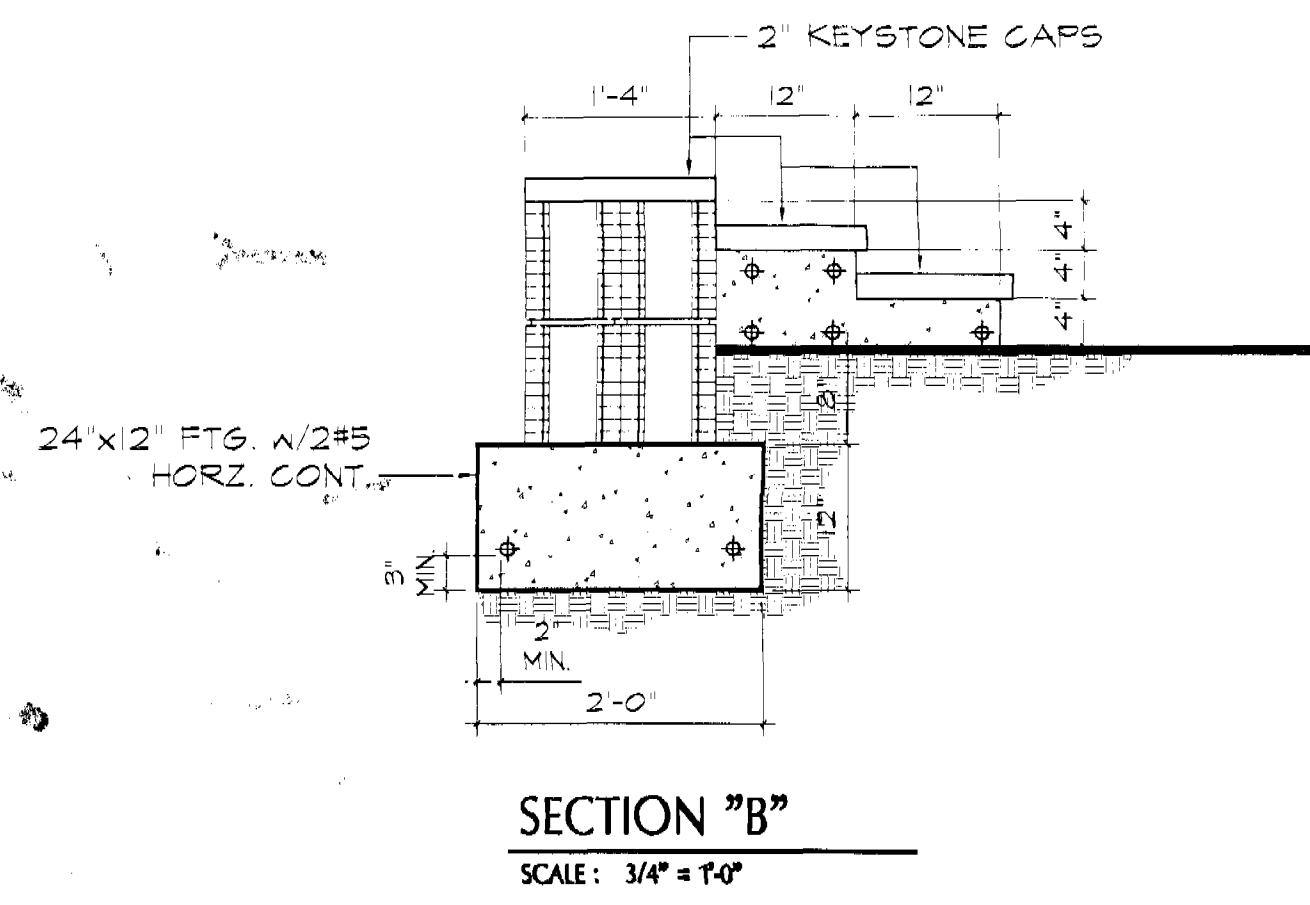
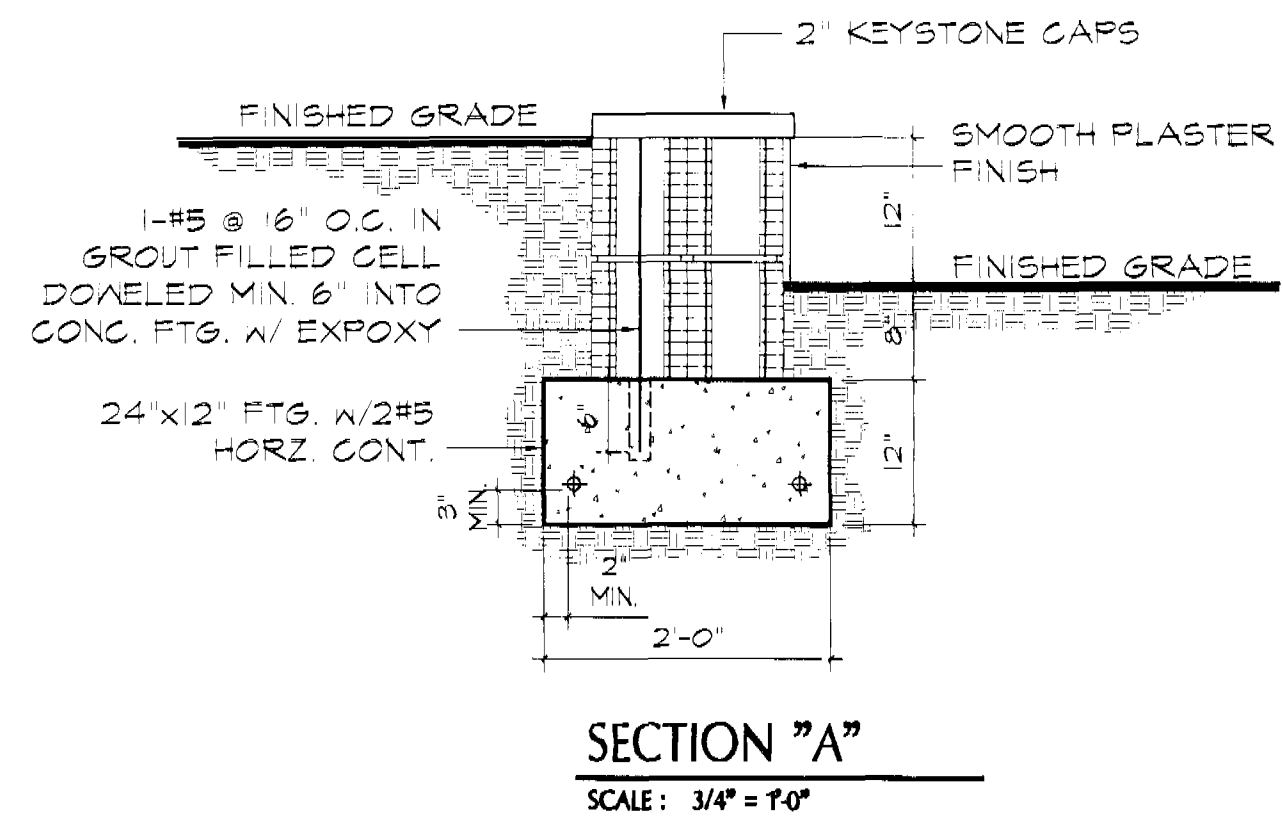
MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS: THE SOUTHWEST CORNER OF LOT 4 OF BLOCK 1 OF THE SUBDIVISION OF LOT 1, BLOCK 1 OF "BEACH VUE ADDITION" AS LOT 4 OF BLOCK 1 IS RECORDED IN PLAT BOOK 34 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 4 PRODUCED A DISTANCE OF 25.00 FEET TO A POINT, THENCE RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL WITH AND 25.00 FEET DISTANCE FROM THE WESTERLY LINE OF SAID LOT 4 PRODUCED A DISTANCE OF 15.00 FEET TO A POINT, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE CONCRETE BULKHEAD ON THE WESTERLY SHORE OF INDIAN CREEK, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE CONCRETE BULKHEAD ON THE WESTERLY SHORE OF INDIAN CREEK, A DISTANCE OF 25.00 FEET, PLUS OR MINUS TO A POINT, SAID POINT BEING NORTHEASTERLY CORNER OF SAID LOT 4; THENCE RUN IN A WESTERLY DIRECTION ALONG A LINE PARALLEL WITH AND 25.00 FEET DISTANCE FROM THE WESTERLY LINE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, CONTAINING 0.1 ACRES, MORE OR LESS, TOGETHER WITH ALL RIPARIAN RIGHTS OF THE GRANTORS HEREIN, IF ANY."

[illegible]

BUILDING:
ZONING:
DRB/HPB:
CURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
LIABILITY:
ELEVATOR:

As per Florida Building Code Section 104.5 J
REVIEWED FOR CODE COMPLIANCE

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S REVIEW OF THE CONSTRUCTION SHALL BE LIMITED TO THE ARCHITECT'S REVIEW OF THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.



WILSON DESIGN &
DEVELOPMENT INC.
WILSON RODRIGUEZ, P.E.
ARCHITECT - A00014020
P.O. BOX 10000, MIAMI, FL 33101-0000
TEL: 305.441.1000 FAX: 305.441.1001

8/21/07

NEW GARDEN BENCH FOR EXISTING RESIDENCE OF:
Mr. PAUL BERNSTEIN
6431 PINETREE DRIVE CIRCLE, MIAMI BEACH, FLORIDA

Date	Issued	Drawn	Checked	Project No.
AUGUST 2007				

PO 706489
CITY OF MIAMI BEACH
C 12015

NOTED
BATCH

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING _____
ZONING _____
BRIEF _____
CONCURRENCE _____
PLUMBING _____
ELECTRICAL _____
MECHANICAL _____
APPROVALS _____
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