LOUIS E. WOLFSON

Owner ~~UNITED SERVICE CORPORATION~~ ~~JACOB ZISKIND~~ Permit No. 14879 Cost $ 57,000

see over

Lot 21 + PT. OF 20 Block 1 Subdivision LA GORCE GOLF Address 5980 North Bay Road

General Contractor United Service Corporation 10132 Bond No. 2663

Architect Weed & Reeder Engineer

Zoning Regulations: Use RB Area 7 Lot Size 100 x 298

Building Size: Front 68 Depth 24 & 56 Height 25 Stories 2

Certificate of Occupancy No. Use RESIDENCE & GARAGE - 14 rooms

Type of Construction CBS Foundation Concrete Piling Roof TILE Date Oct. 22, 1940

PLUMBING Contractor # 14431 Fixzit System Sewer Connection 1 Date Oct.29,1940

# 14457 Temporary Water Closet 1

Water Closets 8 Swimming Pool Traps Down Spouts

Lavatories 8 Steam or Hot Water Boilers Wells

Bath Tubs 6 ROUGH APPROVAL J. J. Farrey December 26, 1940

Showers 2 FINAL APPROVAL

Urinals

Sinks ------ 4

Dish Washing Machine GAS Contractor Date

Laundry Trays--- 1 Gas Ranges ---- 1 Gas Frylators

Laundry Washing Machines Gas Water Heaters Gas Pressing Machine

Drinking Fountains Gas Space Heaters -- 16 Gas Vents for Stove

Floor Drains Gas Refrigerators

Grease Traps Gas Steam Tables

Safe Wastes Gas Broilers GAS Rough APPROVAL

GAS FINAL APPROVAL T. A. O'Neill Nov. 23, 1945

Bldg----AIR CONDITIONING Contractor #39051 Two wall units - Barrett Electric: $ 100... July 30, 1952

Permit #42178 One 9--ton Unit: Conditioned Air Corp: $ 2,700. July 17, 1953 OK,Plaag,8/1/5

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor # 16562 Unity Electric Co: Date Dec.19,1940

| | | | | |
|---|---|---|---|---|
| | Switches | 30 | Ranges | 1 |
| OUTLETS | Lights | 30 | Irons | 1 |
| | Receptacles | 50 | Refrigerators | 1 |
| | | | Fans | |
| | | | Motors | |
| HEATERS | Water | 1 | Appliances | |
| | Space | 6 | | |
| FIXTURES | 30 | | | |

Temporary Service #15943 Unity Electric - Oct.21,1940

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 5

Service

Violations

Electrical Contractor Date

FINAL APPROVAL By H. C. Inman Date Feb. 4, 1942

Alterations or Repairs — Over

## ALTERATIONS & ADDITIONS

#19924 Replacing timbers on dock: (Owner) _____ $ 200... Apr. 18, 1945
#20255 Roofing over porch: Russell Pancoast, Arch: Patrick McCarl, contr: $ 985...June 16, 1945

**Building Permits:** 26787 Home-Lift Elevator: Associated Elevator Supply Co: $ 1,950... Mar. 3, 1948

#32904 ADDITION of television room, breakfast room, terrace & screened patio & Remodeling: 45' x 41' x16': Conc.Piling: #3 CBS : Tile roof: Russell Pancoast, architect: G. C. Chapman, contractor _____ $ 40,000___June 22, 1950

---------- #33090 ADDITION TO PERMIT #32904
New garage, new store rooms, driveway & converting old garage into servant's quarters: Russell Pancoast, Arch: G.C.Chapman, contractor _____ $ 18,000___July 17, 1950

#33974 Waterproofing - Twentieth Century Buulders, contractors $ 275___Nov. 2, 1950

POOL #38604 Swimming Pool 20 x 40 & FILTER ROOMS & CABANAS: (concrete piling) Oboler & Clarke, engrs: Taylor Construction Co. contractor _____ $ 15, 000___June 2, 1952

#45126 R.I. Dickerson, Inc: painting exterior _____ $ 2,400 July 7, 1954

~~#45129 All American Sandblasting Co: Wet Sandblasting~~ $ 750.00 7/7/54

**Plumbing Permits:**

#18768 Higgins - 2 Gas heaters, Nov. 19, 1945
18720 Alexander Orr & Assoc: 1 Gas space heater, Nov. 7, 1945
Ziskind 30190 Ewing: 1 Temporary water closet, 1 Water closet, 1 Lavatory, 1 Floor drain, July 28, 1950
Wolfson 33511 Fixzit System: 2 Water closets, 2 Lavatories, 2 Showers, 1 Electric water heater, June 19, 1952 Rough Ok Final ok 7/11/1952 Cox-- 6/19/52 LR

#33749 Economy Plumbing Co: 1 Bar sink, August 11, 1952
~~#47628 Peoples Gas System - 1 gas water heater pool - 3/5/70~~

**Electrical Permits:**

#21179 Lyon Electric: 3 Light outlets, 25 Receptacles, 1 Center of distribution, July 24, 1945
Ziskind #32174 Lyon Electric: 32 Light outlets, 35 Receptacles, 47 Light outlets, 47 Fixtures,, 4 Space heaters, 4 Appliances 6 Centers of distribution, 1 Service, 2 Motors, Sept. 15, 1950 -- Final Ok 2/27/51 Rosser
Ziskind #32214 Lyon Electric: 1 Temporary electric: Sept. 21, 1950
Benjamin #33437 Harold Friedman: 1 Television antenna: Feb. 14, 1951
Wolfson #36508 Lyon Electric: 3 Switch outlets, 10 Light outlets, 13 Fixtures, 1 Center, May 2, 1952 OK 5/9/52 Rosser
Wolfson #37074 Martin Electric: 2 Centers of distribution, 2 motors, July 21, 1952 OK 7/29/52 Rosser
#37189 Claude Southern Corp: 4 Switch outlets, 4 Receptacles, 5 Light outlets, 5 Fixtures, 1 Center, 1 motor, 8-4-52 OK 8/8/52 Meginniss----------
#39983 Ferguson & Roberts: 7 Switch outlets, 9 Centers of distribution, 9 motors, July 24, 1953 ok, Fidler 11-4-55

Lot 21 Block 1 Subdivision LA GORCE GOLF 5980 North Bay Road

## ALTERATIONS & ADDITIONS

OK, Plaag 10-21-54

**Building Permits:** #45707 C. E. Morgan.... Install 1 - 1 ton & 1 - 3/4 ton A. C. Unit ....$ 200.00 9/2/5
#52156 Painting Exterior: R.I. Dickerson, Inc. $1,800.00 November 28, 1956

#53923 Taylor Construction: Remodel pool deck on concrete piles-$10,000-July 16, 1957 OK 8-26-57 Cox
#65463 Rose Painting Co.: Painting exterior of bldg. - $200. - 7/27/61
#73063 Andrews Roofing & Improvement Co.: Repair roof - $45. - 11/25/64 OK Jenks 11/30/64

---

**Plumbing Permits:**

---

OK, Meginniss 2/21/56

**Electrical Permits:** #46825 Astor Electric: one water heater outlet February 21, 1956
48334 Astor Electric: one motor August 27, 1956 -OK 8/30/56 Fidler

#51163 Astor Elec: Partial lighting - Nov. 1, 1957 OK 11-1-57 Meginniss
#59646 Beloff Sandblasting: Sandblasting pool - $200 - July 28, 1959

Lot Block Subdivision

## ALTERATIONS & ADDITIONS

### Building Permits:

~~#46949 4 Water Closets, 10 Lavatories, 2 Bath Tubs, 2 Showers, 1 Sink 1 Sink 1 Sink bar reset 1 Dish Washing Machine 6 W.C. reset, 2 Lans reset, 3 tubs reset 12/19/68~~

#81880 Bill Vaughn Construction Co., Inc. Alterations to residence as per plan $75,000.00 2/7/69

#81915 Edwin M. Green Installation of pool as per plan 40,000 Gals. 48' x 30' $10,8000.00 2/13/69

#479 Condair Inc. 1- 20 Ton Air Conditioning 3/10/69 Okay 10/28/69

#82160 Ideal Roofing & Sheet Metal Works Inc. Re-roof 150 square's $6,1000.00 4/9/69

#82466 Jim Wood Land Clearing: Demolish servant quarters 2600 sq. ft. $1070 6/4/69

#851 - Condair Inc. 1- 2 Ton Air Cond. 9/24/69 Okay 10/28/69

### Plumbing Permits:

#46949 Stolpman Plumbing 4 Water Closets 10 Lavatories, 2 Bath Tubs, 2 Showers, 1 Sink, 1 Sink (bar reset) 1 Dish Washing Machine, 6 W.C. reset, 2 Lans reset, 3 tubs reset 12/19/68.

#47082 Edwin M. Green 1 Swimming Pool Piping 2/14/69

**#47396 Stalpwan: 1 water closet, 1 lavatory, 1 shower, 1 water heater elec, 1 gas range 7/30/69**

### Electrical Permits:

#66706 E & E Elec Cond Inc: Partial Permit 2/19/69

**#67258 E & E Elect. - 50 switch outlets, 100 light outlets, 50 receptacles, 5 Motors, 3- H.P. 1 Motor over 25 H.P. - 1 Service equipment 1200 A - addition to permit #66706 8/12/69**

3930015 8




4

5980 Bj R

PERMIT NUMBER

B9300158

ADDRESS

4

** CONDITIONS OF PERMIT/APPROVAL **

DATE: 02/25/93
PAGE: 1

Permit No: B9300158 TYPE: BUILD
Location: 5980 N BAY RD

ENGINEERING CRITIQUE

EC01 - ENGINEERING PLANS REVIEW

( ✓ ) APPROVED PAJ 2/25/93
( ) NOT APPROVED
( ) HOLD/PENDING FIELD CHECK

5980 N BAY RD

EC03 - LEGAL ADDRESS:
5980 N BAY RD

EC04 - PLAN DESCRIPTION:
RENOVATIONS TO EXISTING RESIDENCE

ECS0 - SANITARY SEWER:

ECS1 - To use existing facilities.

ECS4 - Garbage disposal units not permitted.

ECW0 - WATER:

ECW1 - To use existing facilities.

ED00 - DRAINAGE:

ED02 - Side yards to be sloped so as to not shed water to neighboring properties.

ED03 - Swimming pool waste water must discharge to driven drainage well, to be located on private property.

EGE0 - GRADES/ELEVATIONS:

EGE2 - Federal Base Flood Elevation
ZONE AE ELEVATION +8.00 NGVD
INTERIOR REMODEL $ 450,000 AND EXTERIOR WORK $ 300,000.

EGE3 - All electrical equipment, outlets, electric meter, heating equipment, hot water tanks, air conditioning equipment, must be at or above:

4

** CONDITIONS OF PERMIT/APPROVAL **

DATE: 02/25/93
PAGE: 2

Permit No: B9300158 TYPE: BUILD
Location: 5980 N BAY RD

EGE7 - F.E.M.A. BASE FLOOD ELEVATION NOT APPLICABLE BECAUSE:

EGE8 - Remodel/addition is less than 50% of value of existing building.

EMT0 - ENCROACHMENTS/EASEMENTS:

EMT1 - None

ENC0 - GENERAL COMMENTS:

ENC1 - Public Services Department street permit required for work done on City Property.

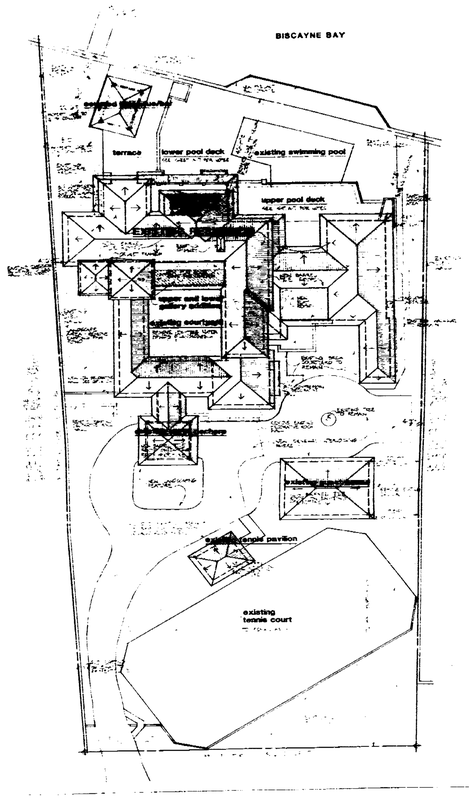
ENC2 - Complete sections of sidewalk/curb and gutter to be removed and replaced where necessary.

ENC7 - Certificate of completion required.

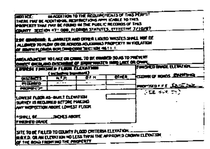
4

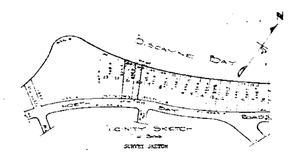
BAY
OSCAWANE
CLAY TENNIS COURT
ASPHALT PAVEMENT
NORTH
BAY
LOCATION
MAP
LEGEND:
DUAL FLOOD INSURANCE PROGRAM

4




## SITE PLAN
1/16" SCALE






## LOCATION MAP

## index of drawings:



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THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

notes:


MIROS W. SCHEIB
ARCHITECT · PLANNER A.I.A.
101 Aragon Avenue suite b Coral Gables
305 446 5431

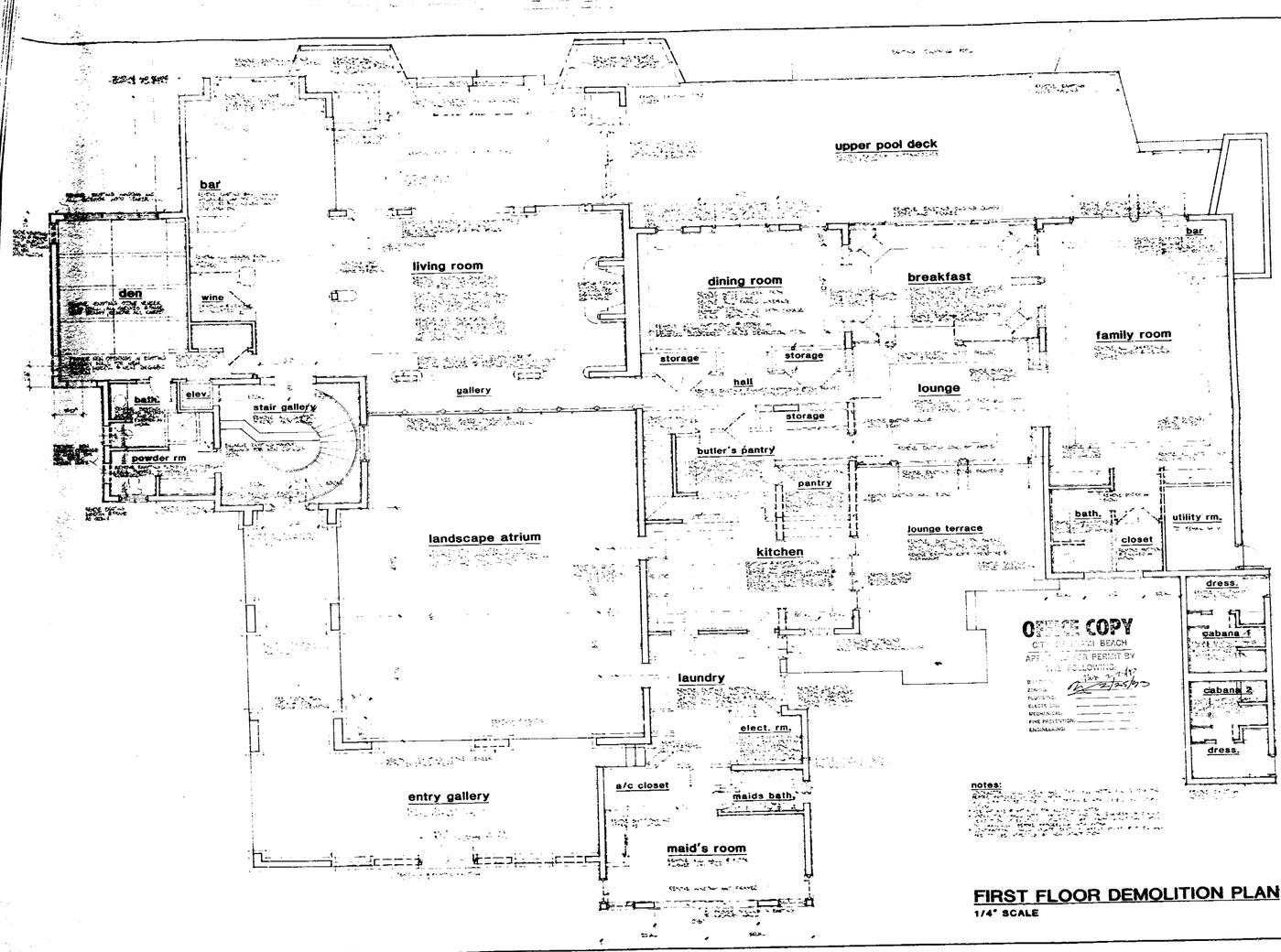

HARRIS RESIDENCE
5980 North Bay Road Miami Beach, Florida
ADDITION AND REMODELING

9112-3

A-1

4

5

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FIRE PREVENTION
ENGINEERING

notes:

## FIRST FLOOR DEMOLITION PLAN

1/4" SCALE

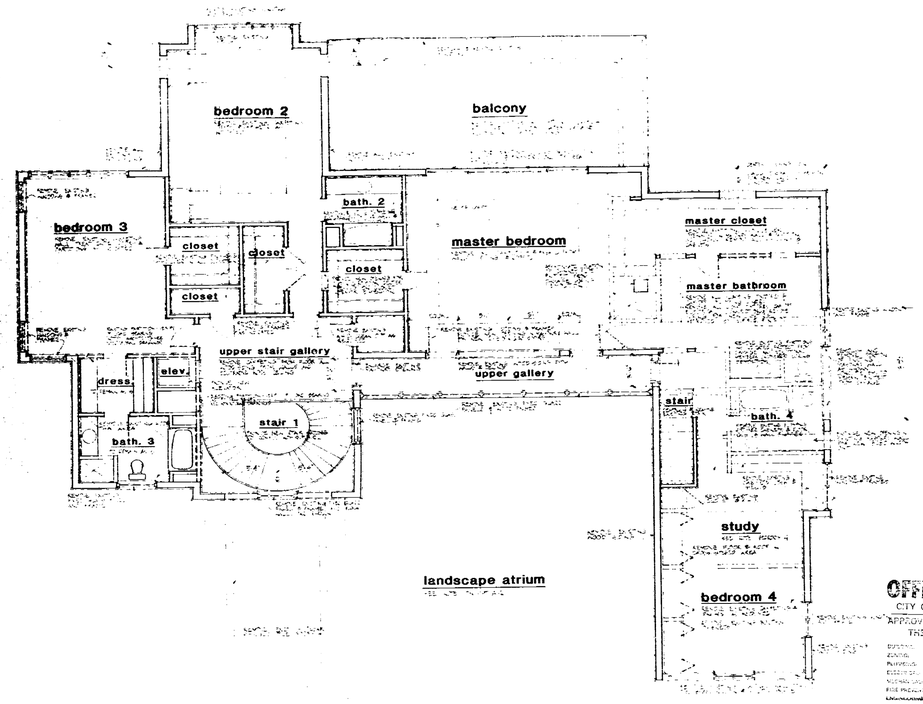
MIROS W. SCHEIB
ARCHITECT - PLANNER A.I.A.
101 Aragon Avenue suite b Coral Gables
305 446 5431 Florida 33134

HARRIS RESIDENCE
5990 North Bay Road Miami Beach, Florida
ADDITION AND REMODELING

Date
Project 811248
Sheet No. A-2

4

5

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THE FOLLOWING:
DISTRICT
ZONING
PLANNING
ELECTRICAL
PLUMBING
MECHANICAL
FIRE PROTECTION
ENGINEERING

## general notes:

1. All general notes given herein apply to all allied trades for the art work involved wherever applicable in other instances.

2. Items and features are only shown in one area or one view of similar items or features shown in other areas or views of the drawings, unless otherwise specified or noted as indicated on the plans and specifications.

3. All existing dimensions given in drawings were taken from field, or record contract drawings. Existing conditions and dimensions must be verified by contractor and discrepancies shall be reported with work to be performed to be brought to the attention of the Architect.

4. All nominal layout dimensions given on new construction are for floor, wall, partition, and structure. All nominal ceiling heights given are from nominal finished floor to finished ceiling (bottom of joists).

5. Nominal dimensions are based on actual and intended actual dimensions given on partition type drawings. Production and manufacturer tolerances should be considered.

6. Give finish and/or colors and layout with shop drawings and submittal drawings.

7. The physical characteristics of equipment substituted and approved as equal shall have identical characteristics and properties, fit the space provided and satisfy all required functions and performance requirements. Coordinate any modification with all affected trades.

8. Factory pressure treat all wood in contact with masonry or subject to constant moisture or termite attack. Field repair exposed surfaces after machining and prior to placement.

9. Screw connection indicated on drawings are schematic. Secure all components rigidly to structure and each other. Use fasteners designed for each respective condition.

10. Do not obtain any measurement by scale or visual relation. Report any missing or conflicting dimensions to the Architect immediately upon discovery.

11. Manufacturer's names and catalog numbers given herein are to establish required function minimum performance and aesthetic standards. Substitutions of equal or better performance equipment and materials, subject to approval by the Architect for approval.

12. The contractor shall check, approve and submit with such promptness so as to cause no delay in his work, shop drawings or catalog cuts as called for on the various sections, details and parts to be used in the work. Architect's approval shall not relieve the contractor responsibility for errors in dimensions or information, unless specific information has been called to such persons at the time of submission, nor shall it relieve him from responsibility for errors on shop drawings.

13. Finish materials, colors, patterns and textures shall be coordinated with owner and interior designer.

14. Obtain clarification and interpretation of drawings and specifications, including additional detail, directly from the Architect.

15. Demolition work to include removal of existing structures necessary and incidental to complete new facilities. Refer to drawings for location of work.

16. Alteration work as shown to include cutting and patching existing partitions, ceiling, floor and roof structure, either to remove existing construction or to install new construction as called for on drawings and as specified, so as to leave work complete and in satisfactory condition. Surfaces of existing work that will be in contact with new work to be prepared to receive and bond with new work. Cutting and patching to be done neatly and carefully, materials and methods to match existing adjacent work.

17. Patch openings in partition ceilings, and floors caused by work of other trades. Patching and finishing to match existing or new adjacent work.

18. Execution of demolition and alteration work shall progress in such a manner as not to interfere with safety and convenience of those employed in and about premises. Safety features required by local ordinances and state laws shall be at minimum standards of the Florida Industrial Commission.

19. Waste material and rubbish from demolition and alteration operation shall be removed from site as rapidly as possible and shall not be allowed to accumulate on premises. Disposal of material will be at the discretion of the contractor. Open fires will not be permitted for disposing of waste. Contractor shall provide an exterior area to collect all rubbish and waste. Keep exterior areas of premises shall be safe and unobstructing the building functions.

20. Protect all concealed utilities. Prior to demolition of any structure, General Contractor must remove portions of the structure to determine if areas contain hidden utilities. If allow to operations, General Contractor and subcontractor shall tag and/or reroute active utilities as required. Electric lines or similar hazards with which a worker might come in contact, shall be encased or grounded.

21. All work is to be done in accordance with local codes and requirements. The contractor is to bid the work to conform with South Florida Building Code requirements.

## SECOND FLOOR DEMOLITION PLAN

1/4" SCALE

MIROS W. SCHEIB
ARCHITECT · PLANNER
A.I.A.
101 Aragon Avenue suite b Coral Gables
305 446 3431 Florida 33134

HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida

Drawn by
Date 20 JAN 1993
Scale 1/4"=1'-0"
Project No. 9112-4
Sheet No. A-3

4

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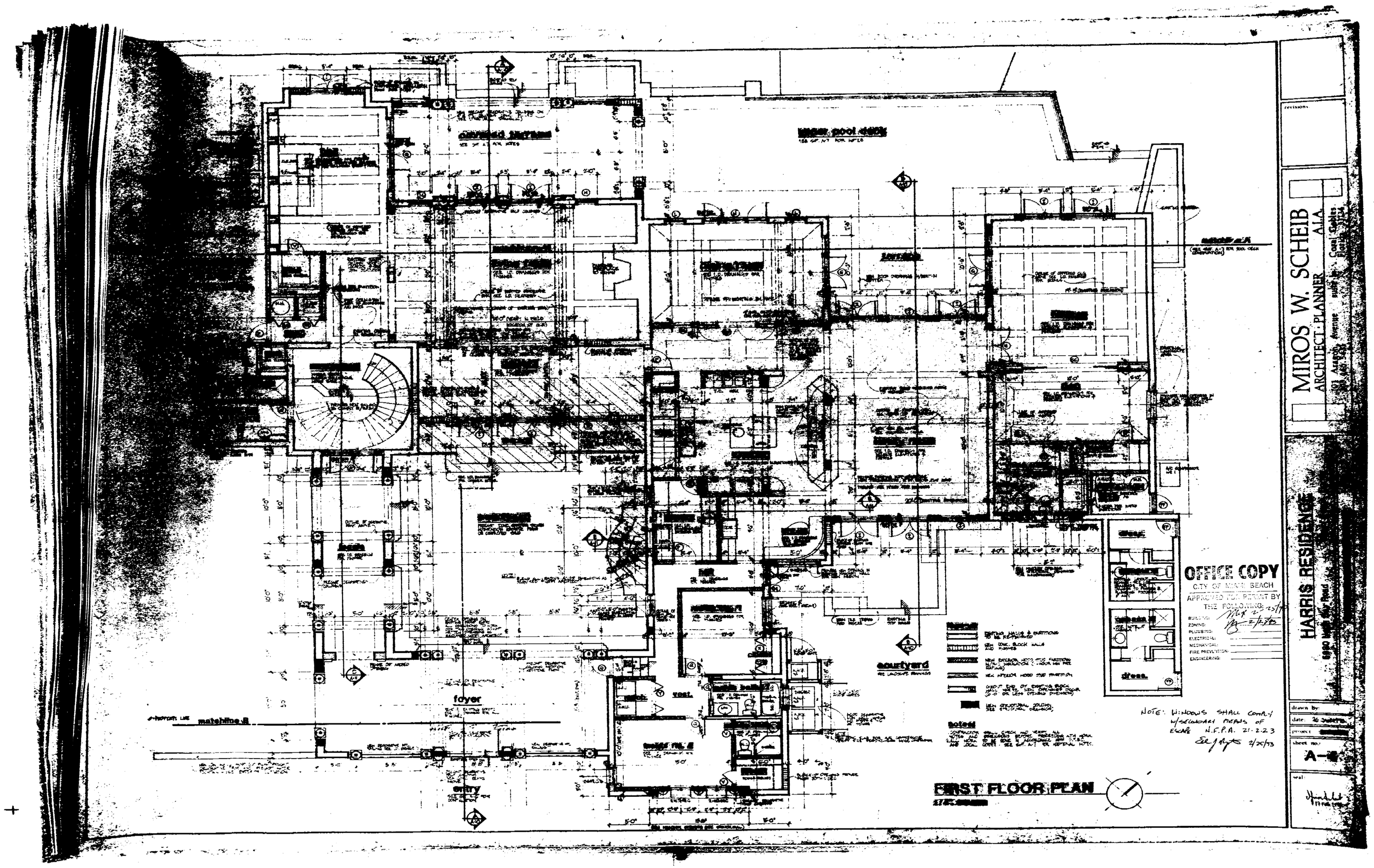
FIRST FLOOR PLAN
foyer
entry
matchline B
courtyard
rest.
dress.
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APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
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FIRE PREVENTION
ENGINEERING
NOTE: WINDOWS SHALL COMPLY W/ MECHANICAL MEANS OF EGRESS N.F.P.A. 21-2.2.3
MIROS W. SCHEIB
ARCHITECT - PLANNER
AIA
HARRIS RESIDENCE
drawn by:
date:
project:
sheet no.:
A-

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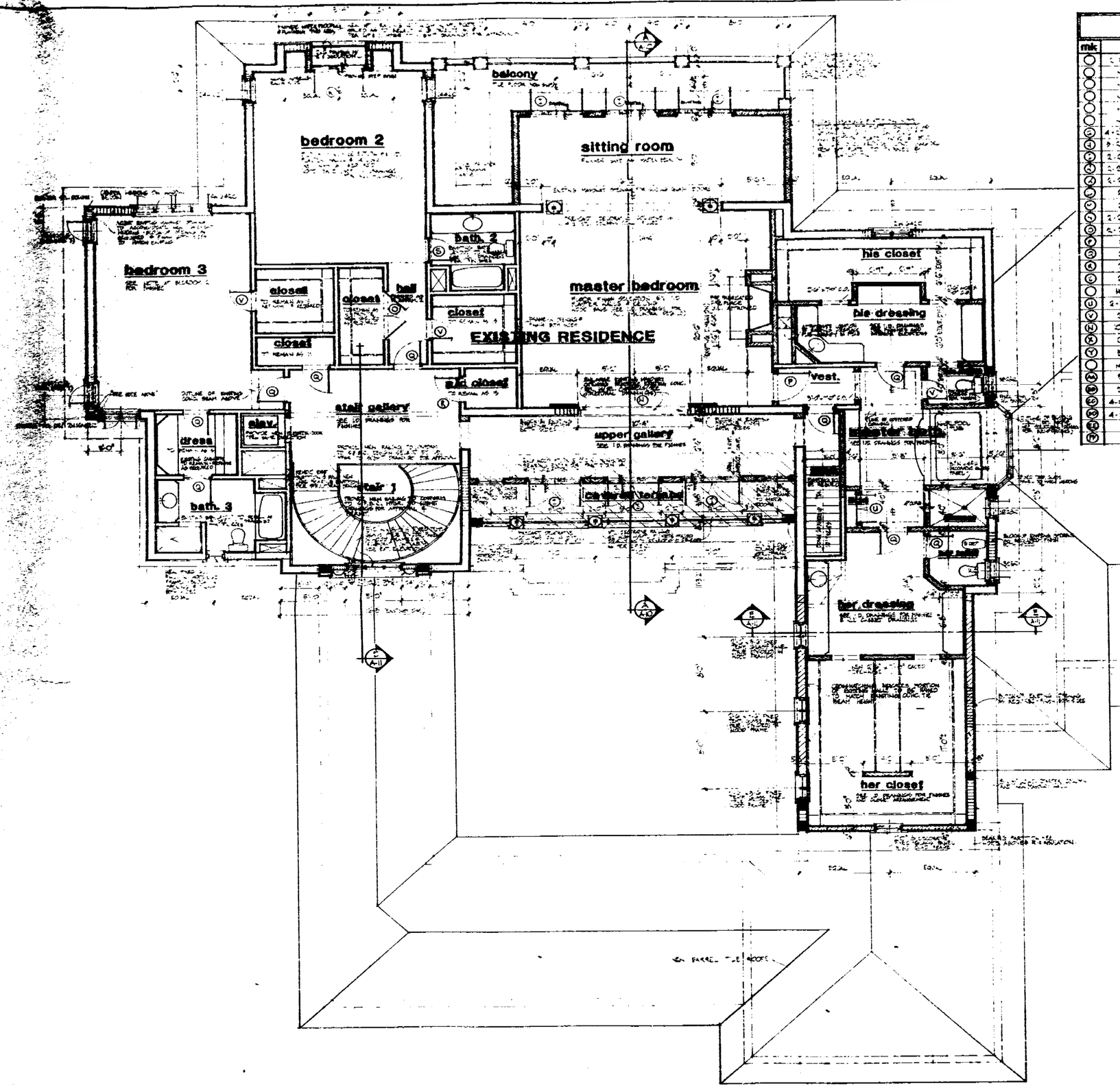

## SECOND FLOOR PLAN

1/4" SCALE

## DOOR SCHEDULE

| mk | size | description | remarks |
|---|---|---|---|
|  | [illegible] | EXISTING DOORS | [illegible] |
|  | NOT USED |  |  |
|  | NOT USED |  |  |
|  | NOT USED |  |  |
|  | NOT USED |  |  |
|  | NOT USED |  |  |
| G | 4-2'6" x6'8" x1¾" | WOOD "FRENCH" DOORS FIXED TEMP. GLASS PANELS [illegible] | TWO MIDDLE PANELS OPERABLE, ONE EA. SIDE FIXED |
| H | 3-2'6" x6'8" x1¾" | " " " | MIDDLE PANEL FIXED ONE EACH SIDE OPERABLE |
| I | 2-2'6" x6'8" x1¾" | " " " | BOTH OPERABLE |
| J | 2-2'6" x6'8" x1¾" | " " " | BOTH FIXED IN FRAME |
| K | 2-2'6" x6'8" x1¾" | " " " | BOTH OPERABLE, OPEN IN (PROVIDE [illegible] EDGE) |
| L | 2'6" x6'8" x1¾" | " " " | FIXED IN FRAME |
| M | 2'6" x6'8" x1¾" | " " " | OPERABLE |
| N | 2-2'6" x6'8" x1¾" | WOOD, SOLID CORE, 2 RAISED PANELS | (LIBRARY) |
| O | 2-2'0" x6'8" x1⅜" | " " " | CLOSET |
| P | 3'0" x6'8" x1¾" | " " " |  |
| Q | 2'6" x6'8" x1⅜" | " " " |  |
| R | 2'0" x6'8" x1⅜" | " " " |  |
| S | 2'4" x6'8" x1⅜" | " " " |  |
|  | NOT USED |  |  |
| U | 2-1'6" x6'8" x1⅜" | WOOD, SOLID CORE, 2 RAISED PANELS |  |
| V | 2'0" x6'8" x1⅜" | " " " |  |
| W | 10'0" x6'8" x1⅜" | WOOD, SOLID CORE, 2 RAISED PANELS, BI-FOLD | 4-2'6" PANELS (STACK TO EITHER SIDE) |
| X | 6'0" x6'8" x1⅜" | " " " " | 4-1'6" PANELS |
| Y | 5'0" x6'8" x1⅜" | " " " " | 4-1'3" PANELS |
|  | NOT USED |  |  |
| AA | 3'0" x6'8" x1⅜" | WOOD, SOLID CORE, 2 RAISED PANELS, BI-FOLD | 2-1'6" PANELS |
| BB | 2'8" x6'8" x1⅜" | " " " " | 2-1'4" PANELS VERIFY DOOR SIZE W/ A/C CONTRACTOR FOR A.H.U. ACCESS |
| CC | 4-3'0" x6'8" x1⅜" | WOOD, SOLID CORE, 2 RAISED PANELS, POCKET BOTH SIDES |  |
| DD | 4-2'4" x6'8" x1¾" | WOOD "FRENCH" DOORS, 2 FIXED TEMP. GLASS PANELS EACH DOOR | 2 MIDDLE DOORS SWING 180°, ONE FIXED EA. SIDE (VERIFY) |
| EE | 2'4" x6'8" x1¾" | " " " " |  |
| FF | 2'0" x6'8" x1¾" | WOOD, SOLID CORE, PAINT GRADE | VERIFY & RE-USE EXISTING DOOR SIZE |

**notes:**

1. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH S.F.B.C. AND LOCAL CODES.
3. PROVIDE R-8 INSULATION ON ALL NEW EXTERIOR MASONRY WALLS.
4. PROVIDE R-11 INSULATION IN ALL NEW EXTERIOR FRAME WALLS.
5. PROVIDE R-30 INSULATION IN ALL ATTIC SPACES & SINGLE ASSEMBLY ROOF AREA.
6. PROVIDE SOUND INSULATION BETWEEN FLOORS & IN BATHROOM AND POWDER ROOM WALLS WHICH ARE IN COMMON WITH LIVING AREAS.
7. E NEXT TO WINDOW DESIGNATION INDICATES THAT WINDOW CONFORMS TO S.F.B.C. EGRESS REQUIREMENTS FOR LIVING SPACES SUCH AS BEDROOMS.
8. OVERLAP MTL. LATH OVER EXISTING & NEW CONSTRUCTION TO MINIMIZE CRACKING IN STUCCO SURFACE. USE JOINT SEALER ON STUCCO ON FRAME CONSTRUCTION.
9. VERIFY ALL FINISHES, MILLWORK, DESIGN AND DETAILING CABINETS & BUILT-INS, TILE PATTERN LAYOUT WITH INTERIOR DESIGN DRAWINGS.
10. ALL WINDOWS & FIXED GLASS PANELS IN FRAMES TO BE WOOD ON THE INSIDE/CLAD EXTERIOR W/ WHITE FINISH. ALL WINDOW DESIGNATIONS ON THESE PLANS ARE BASED ON "[illegible] WINDOWS" [illegible] CASEMENT SERIES. CONTRACTOR MAY GET GENERIC BIDS ON EQUAL OR BETTER QUALITY PRODUCT.
11. ALL "FRENCH" DOORS TO BE MAHOGANY W/TEMPERED GLASS PANELS/LIGHT TINT. ALL HARDWARE TO BE SPECIFIED BY I.D. AND MUST MEET S.F.B.C. STANDARDS.
12. ALL NEW PREFABRICATED FIREPLACES TO BE U.L. APPROVED.
13. EXTERIOR WALLS: REMOVE WOOD SIDING & CLEAN WALL SURFACES. PATCH ALL CRACKS & HOLES AND PREPARE EXISTING WALL SURFACES FOR STUCCO FINISH. OVERLAP EXISTING & NEW CONSTRUCTION [illegible] TO AVOID CRACKS IN STUCCO FINISH.
14. ROOFING: REMOVE ALL HAND-SPLIT CEDAR SHINGLES FROM ROOFS. REMOVE SHEATHING AND ROOF STRUCTURE WHERE INDICATED. INSPECT ALL ROOF SHEATHING & STRUCTURE WHICH IS TO REMAIN FOR WATER AND/OR INSECT DAMAGE. CUT BACK EXISTING ROOF OVERHANGS AS INDICATED ON DRAWINGS/REMOVE EXISTING FASCIA & FLASHING.
15. REMOVE ALL STONE VENEER FROM WALLS, LOW DECORATIVE STONE WALLS, WOOD FENCES AND PLANTERS ALONG SEAWALL.
16. REMOVE CHATTAHOOCHEE STONE FROM UPPER POOL DECK & POOL PATIO.
17. INTERIOR WALLS & PARTITIONS: REMOVE ALL FINISHES FROM WALLS. CLEAN & PATCH EXISTING WALLS FOR NEW COAT OF PLASTER FINISH AS REQUIRED.
18. REMOVE [illegible] CHILLED WATER SYSTEM (EXTERIOR & INTERIOR) AND DUCTWORK.
19. ALL NEW KITCHEN APPLIANCES, PLUMBING FIXTURES & OTHER APPLIANCES TO BE SELECTED BY I.D.

**legend:**

| | |
|---|---|
| ▭ | EXISTING WALLS & PARTITIONS TO BE REFINISHED |
| ▦ | NEW CONC. BLOCK WALLS AND FINISHES |
| ▨ | NEW EXTERIOR WOOD STUD PARTITIONS W/ R-11 INSULATION (1 HOUR FIRE RATING) |
| ▭ | NEW INTERIOR WOOD STUD PARTITION |
| ▭ | GROUT END OF EXISTING BLOCK WALL WHERE NEW OPENINGS OCCUR (6'-0" OR LESS OPENING DIMENSION) |
| ■ | NEW STRUCTURAL COLUMN (SEE STRUCTURAL DRAWINGS) |

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 2/25/93
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:

revisions

MIROS W. SCHEIB
ARCHITECT · PLANNER A.I.A.
101 Aragon Avenue suite b Coral Gables
305.446.5431 Florida 33134

## HARRIS RESIDENCE

5980 North Bay Road Miami Beach, Florida

ADDITION AND REMODELING

drawn by:
date: 29 Jan. 1993
project: 91[illegible]
sheet no.:
**A-5**
seal
13 Feb. 1993

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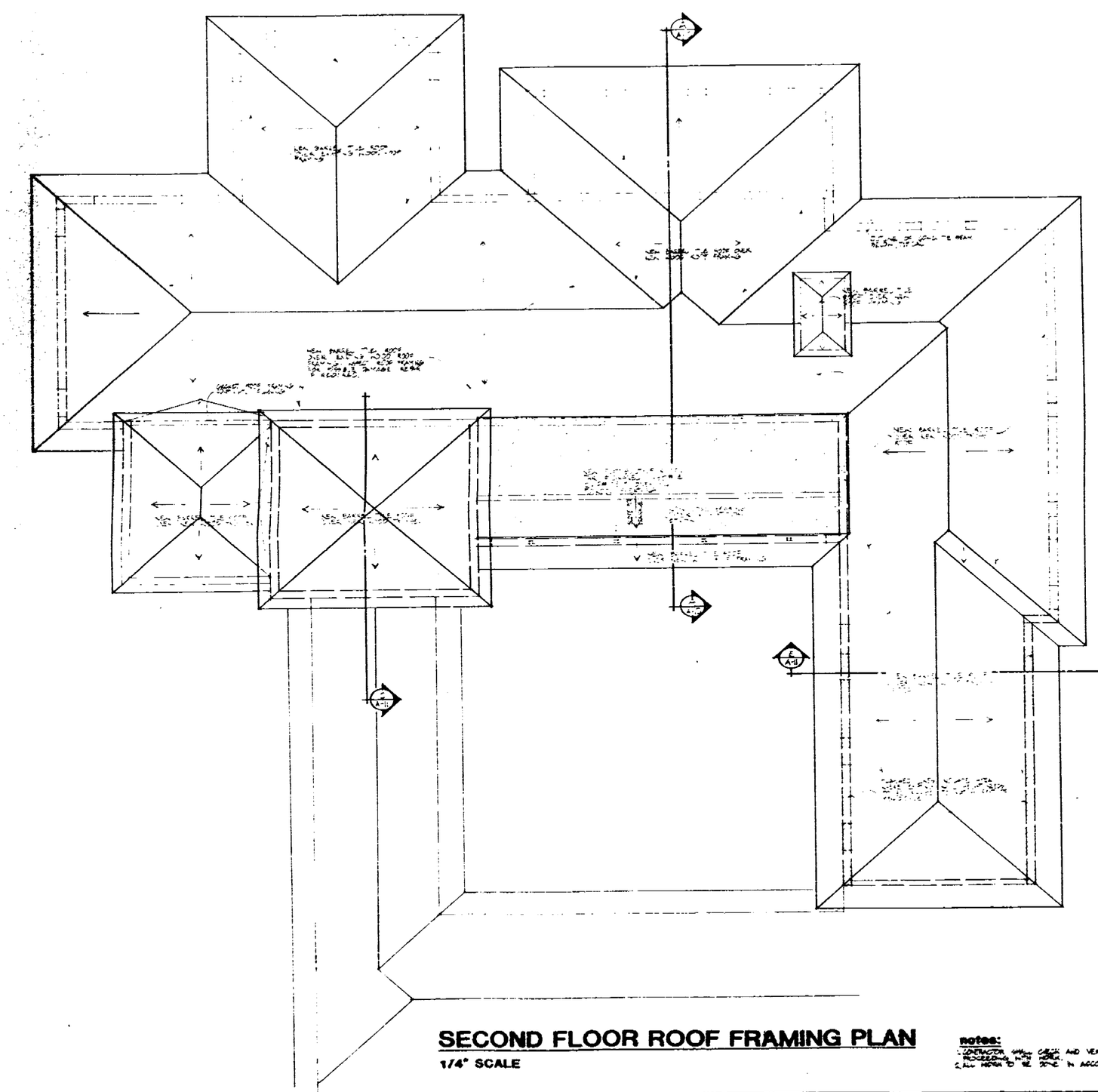
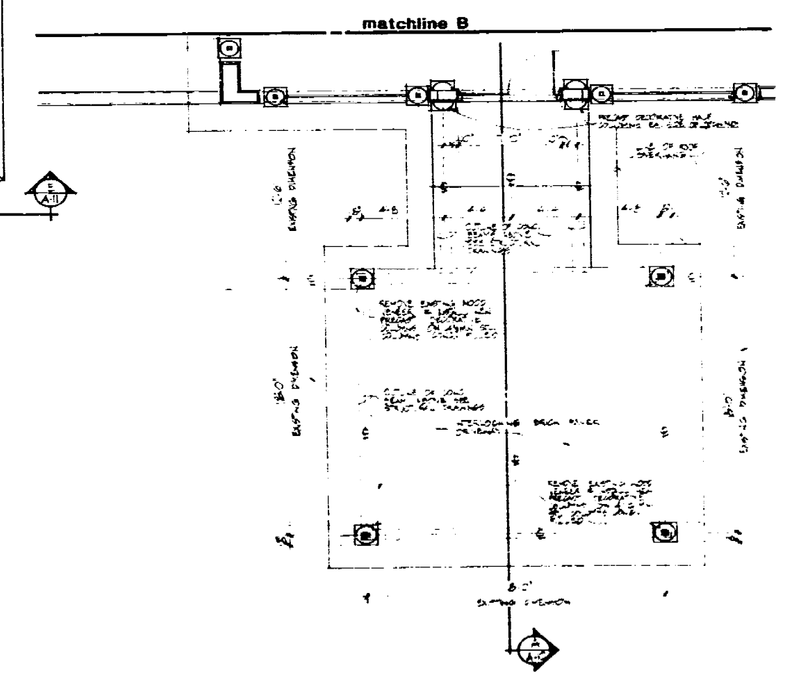


## SECOND FLOOR ROOF FRAMING PLAN

1/4" SCALE




## PORTE COCHERE PLAN

1/4" SCALE

notes:

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THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:


MIROS W. SCHEIB
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305 446.5431 Florida 33134


HARRIS RESIDENCE
5680 North Bay Road Miami Beach, Florida

date: 26 Jan 1995
project: 9112-98
sheet no: A-6

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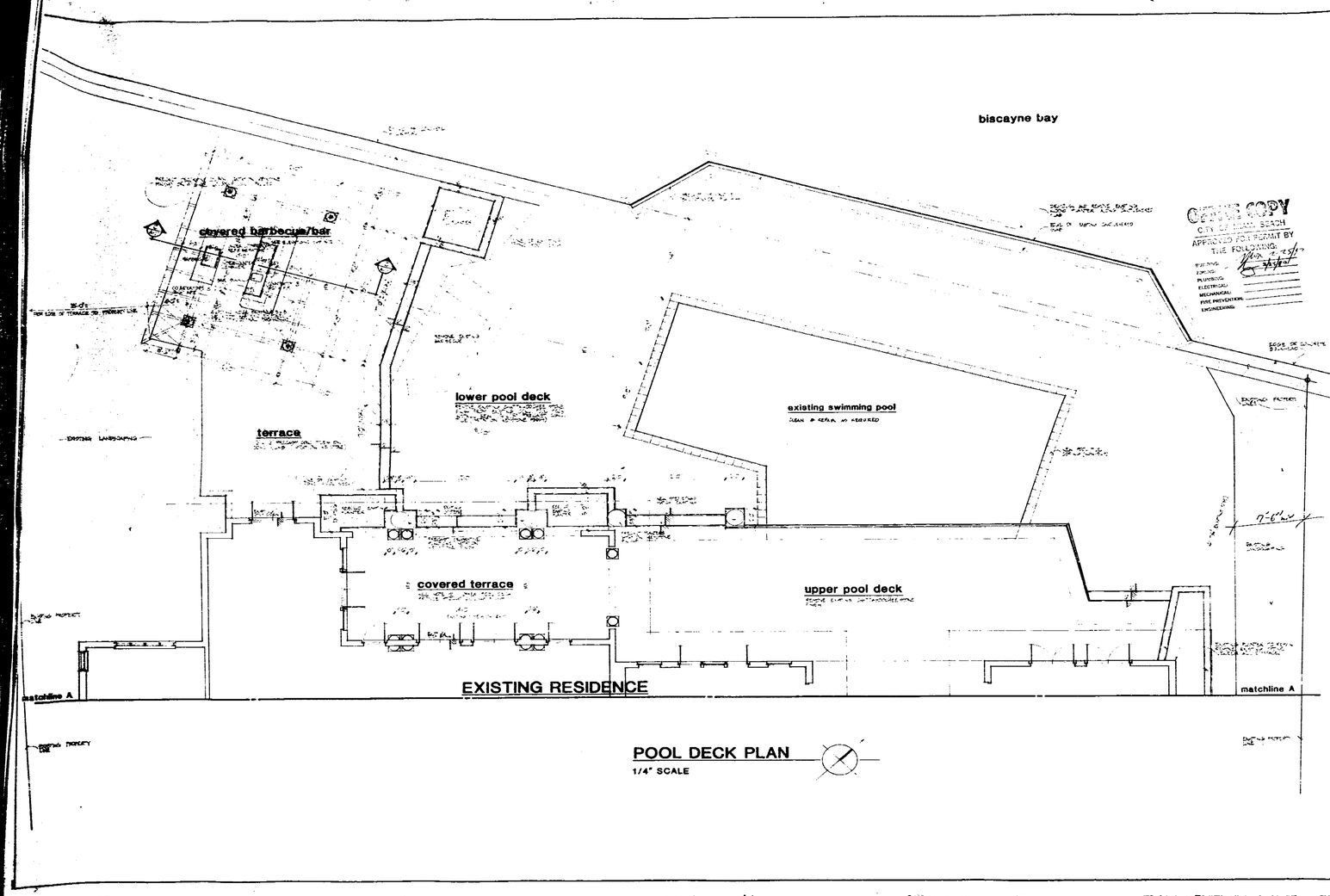


POOL DECK PLAN
1/4" SCALE

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A.I.A.
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Miami Beach, Florida

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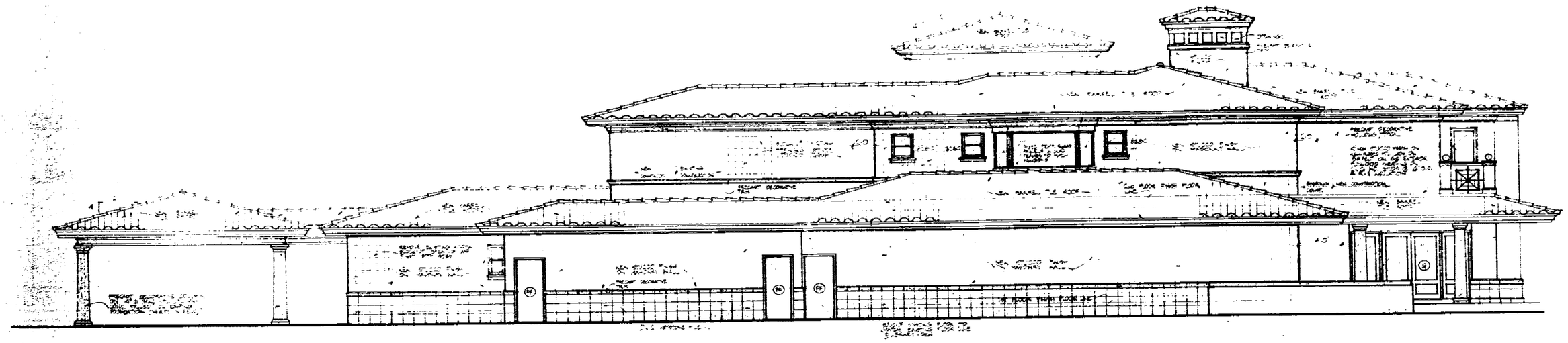
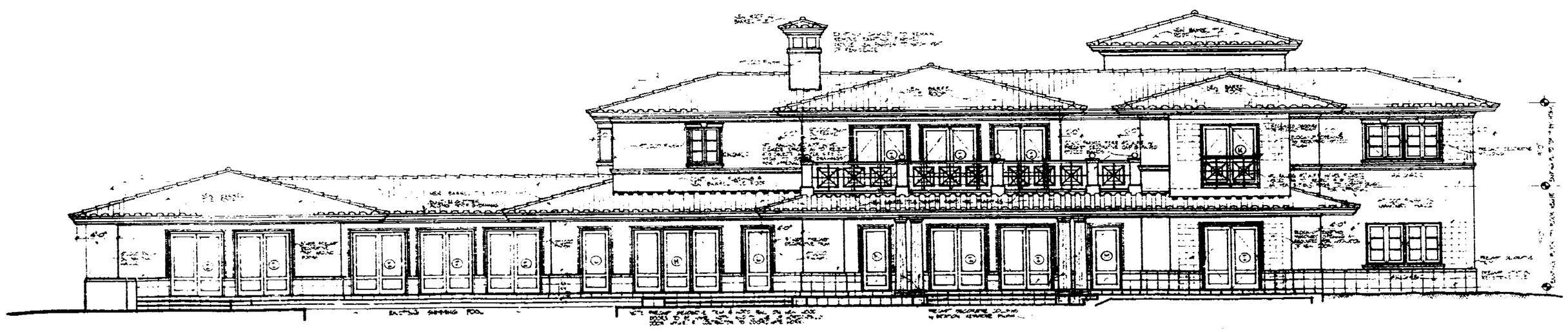


**NORTHEAST ELEVATION**

1/4" SCALE



**SOUTHEAST ELEVATION** (BAY VIEW ELEVATION)

1/4" SCALE

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Job no. 9119PB
Sheet no. A-8

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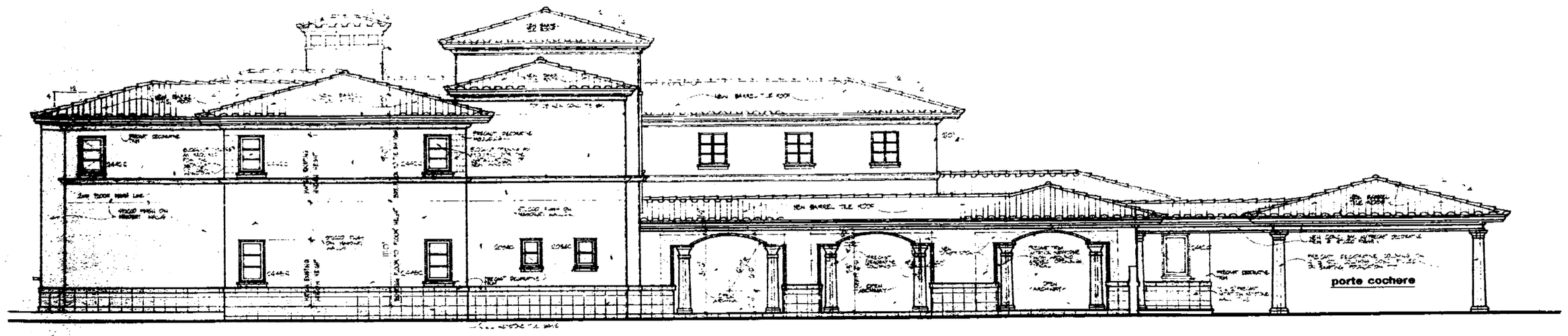
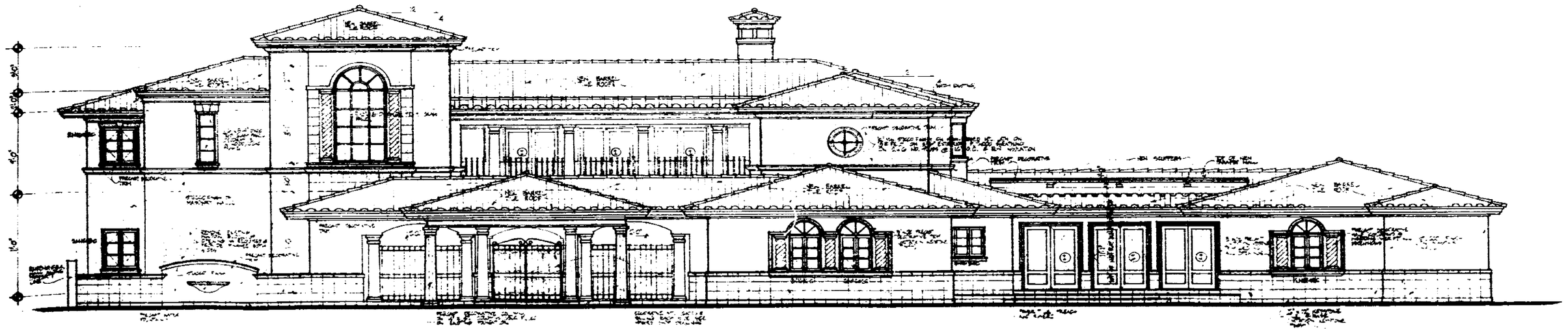



**SOUTHWEST ELEVATION**
1/4" SCALE



**NORTHWEST ELEVATION** (FRONT ELEVATION)
1/4" SCALE

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notes:
CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE
PROCEEDING WITH WORK. ALL WORK TO BE DONE IN ACCORDANCE WITH NATIONAL AND LOCAL CODES.

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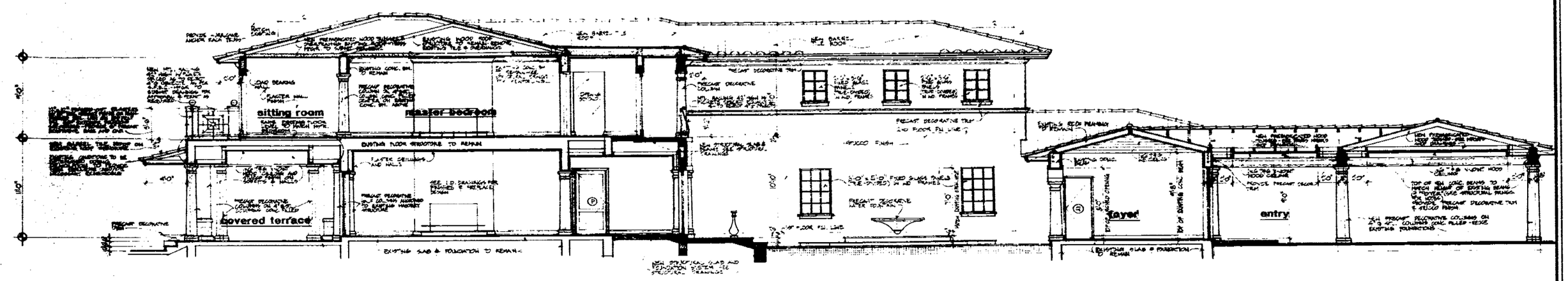
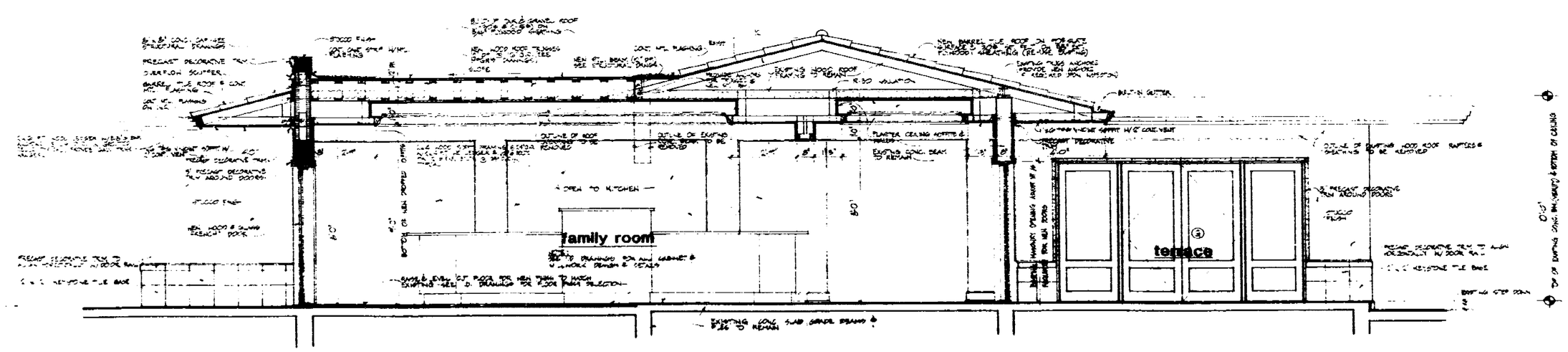



**SECTION A–A**
1/4" SCALE




**SECTION B–B**
1/8" SCALE



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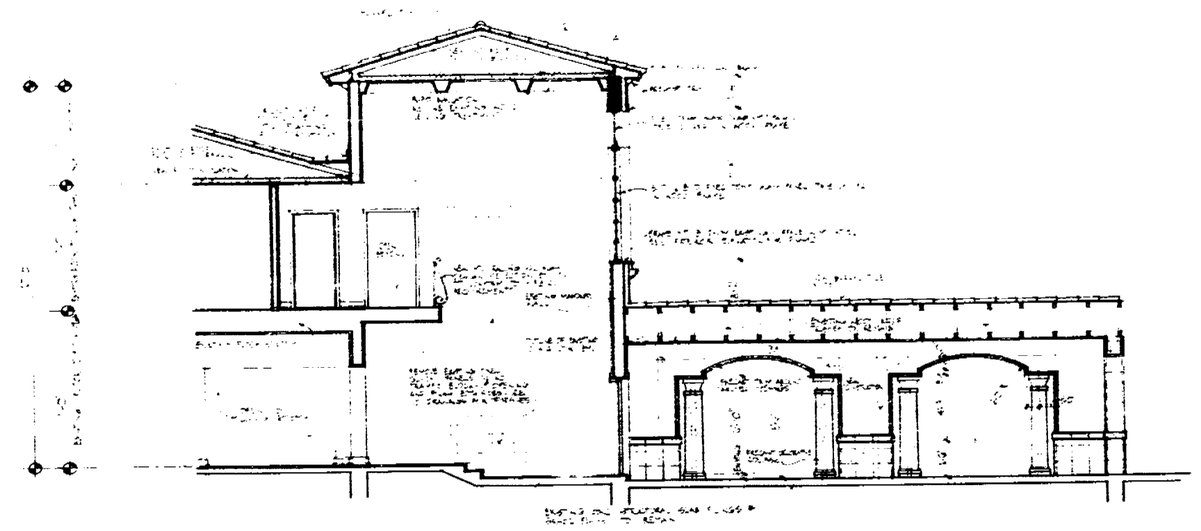
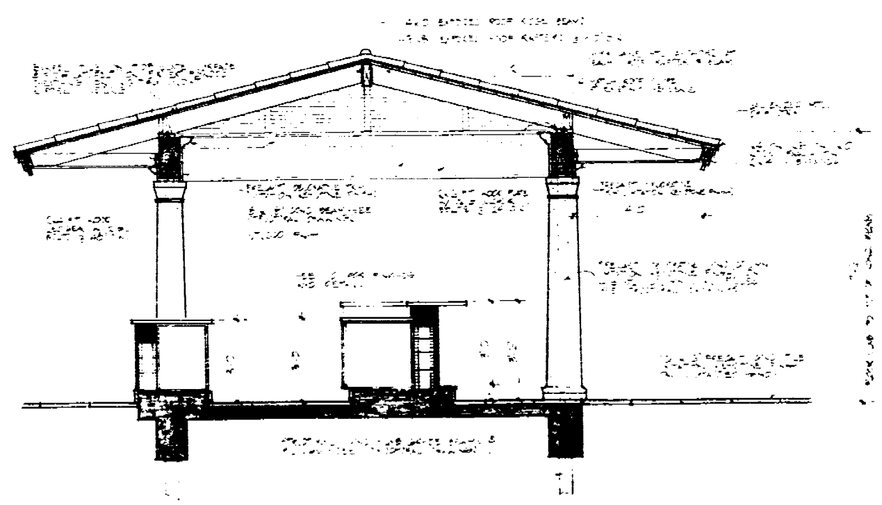
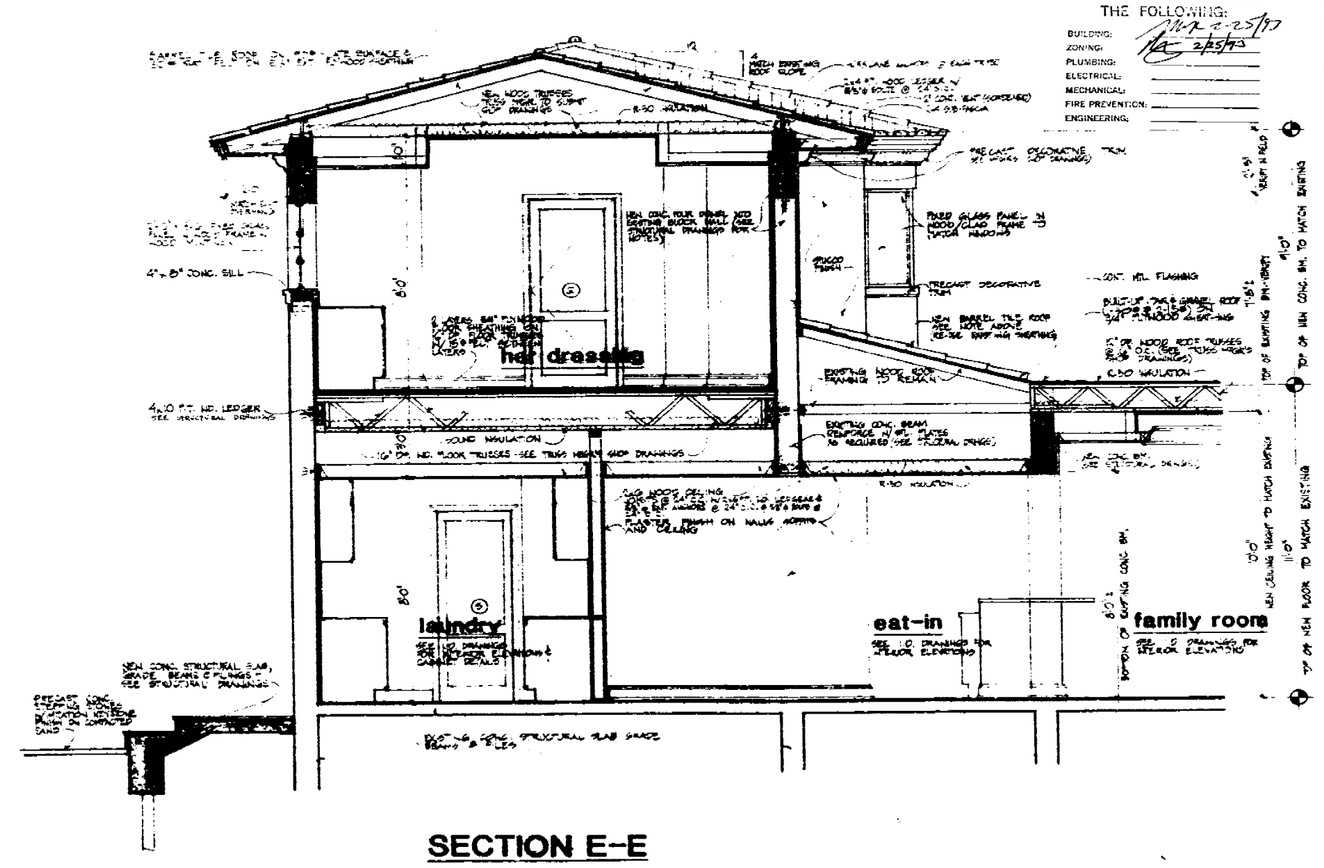


**SECTION D**
1/4" SCALE



**SECTION C-C**
1/2" SCALE




**SECTION E-E**
1/2" SCALE

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PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:

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Drawn by:
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Project: 9118-93
Sheet no. A-11

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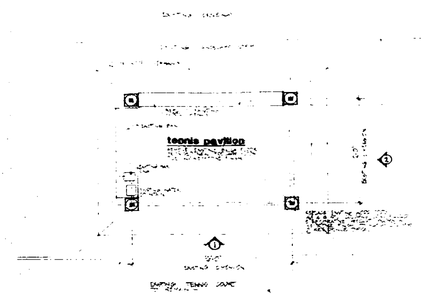
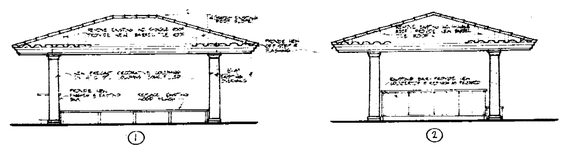
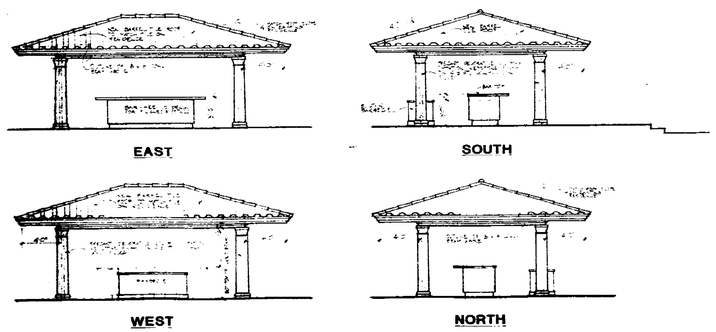


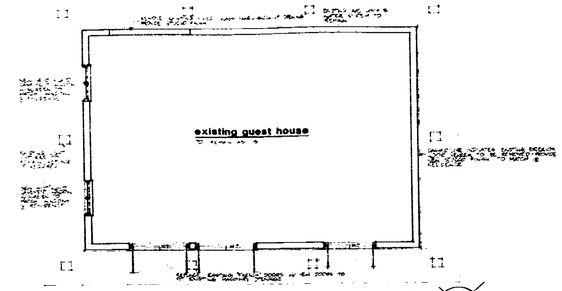

## EXISTING TENNIS PAVILION PLAN
1/4" SCALE



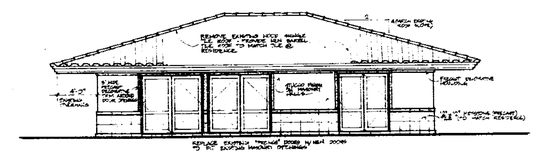

## EXISTING TENNIS PAVILION TYPICAL ELEVATIONS
1/4" SCALE



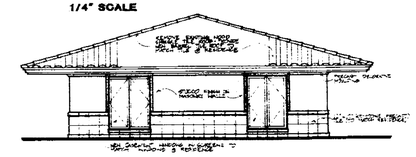

## COVERED BARBECUE/BAR ELEVATIONS
1/4" SCALE




## EXISTING GUEST HOUSE PLAN
1/4" SCALE



## NORTHWEST ELEVATION
1/4" SCALE



## NORTHEAST ELEVATION
1/4" SCALE

notes:

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ENGINEERING

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drawn by
date 12.26.1995
project 9112-9
sheet no. A-12
seal

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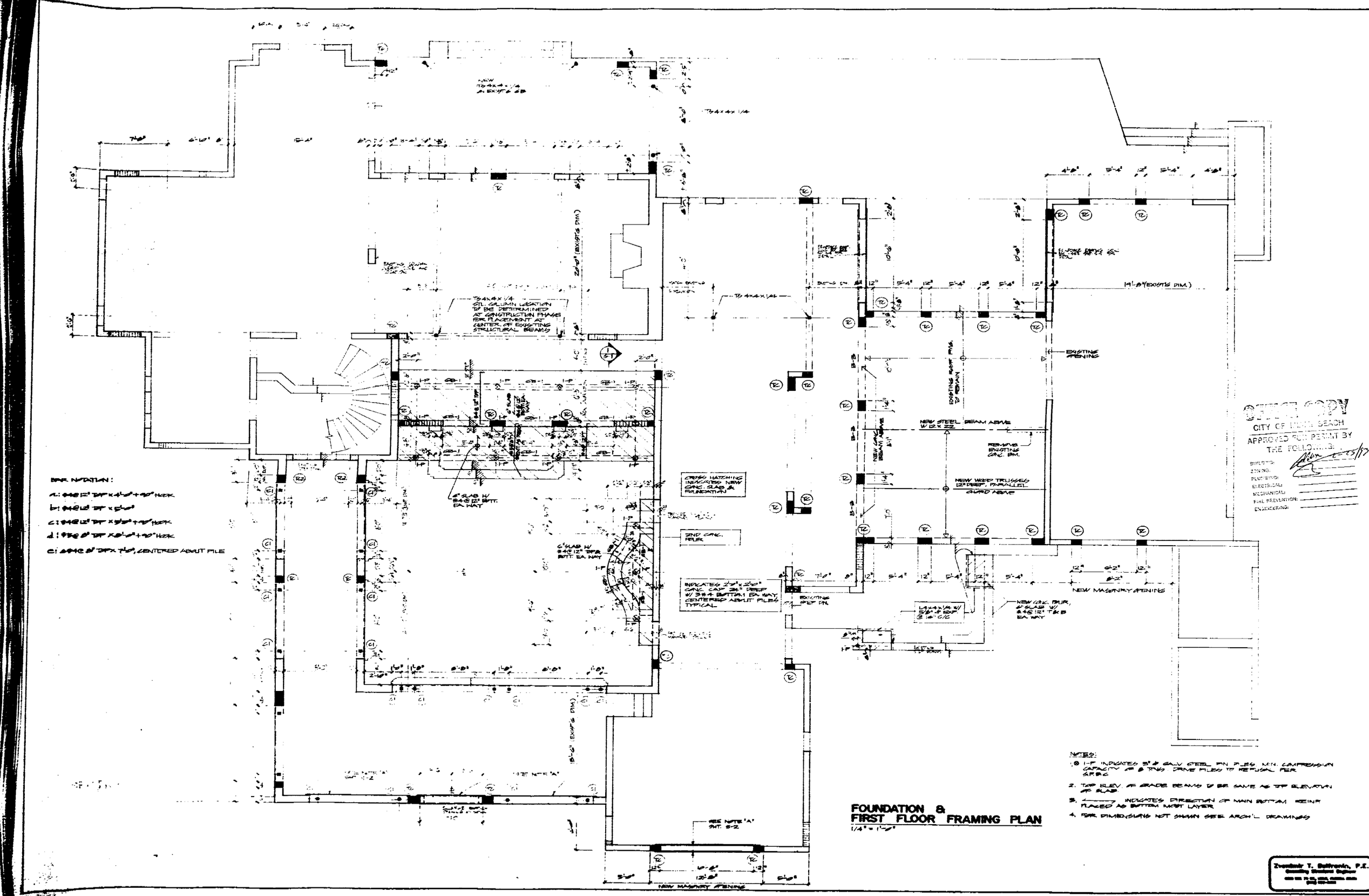


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Coral Gables
Florida 33134

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5980 North Bay Road
Miami Beach, Florida
ADDITION AND REMODELING

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DATE
SCALE
PROJECT 8112-98
SHEET NO.
S-1

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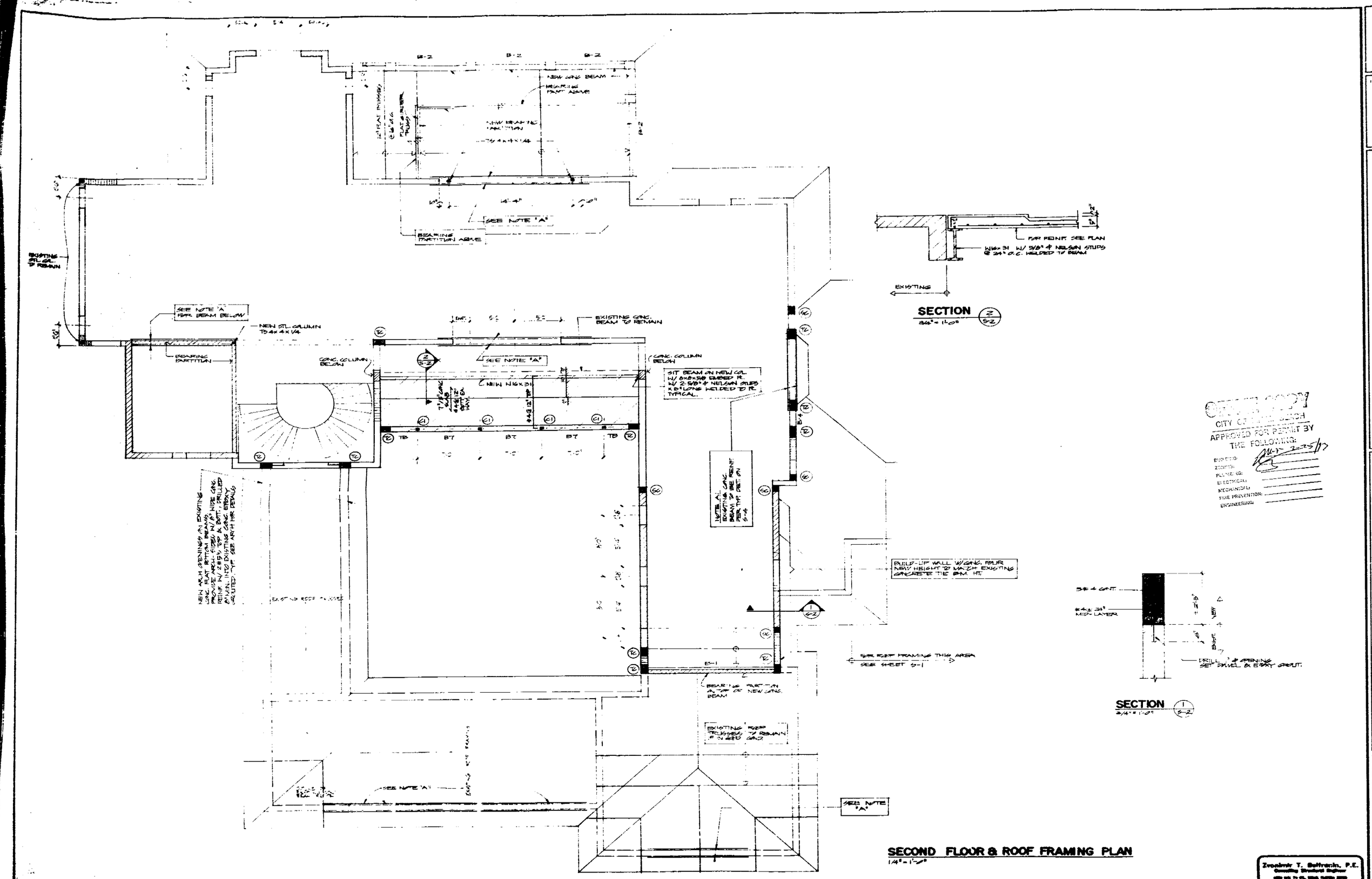


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ADDITION AND REMODELING

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project 8118-9
sheet no S-2
total

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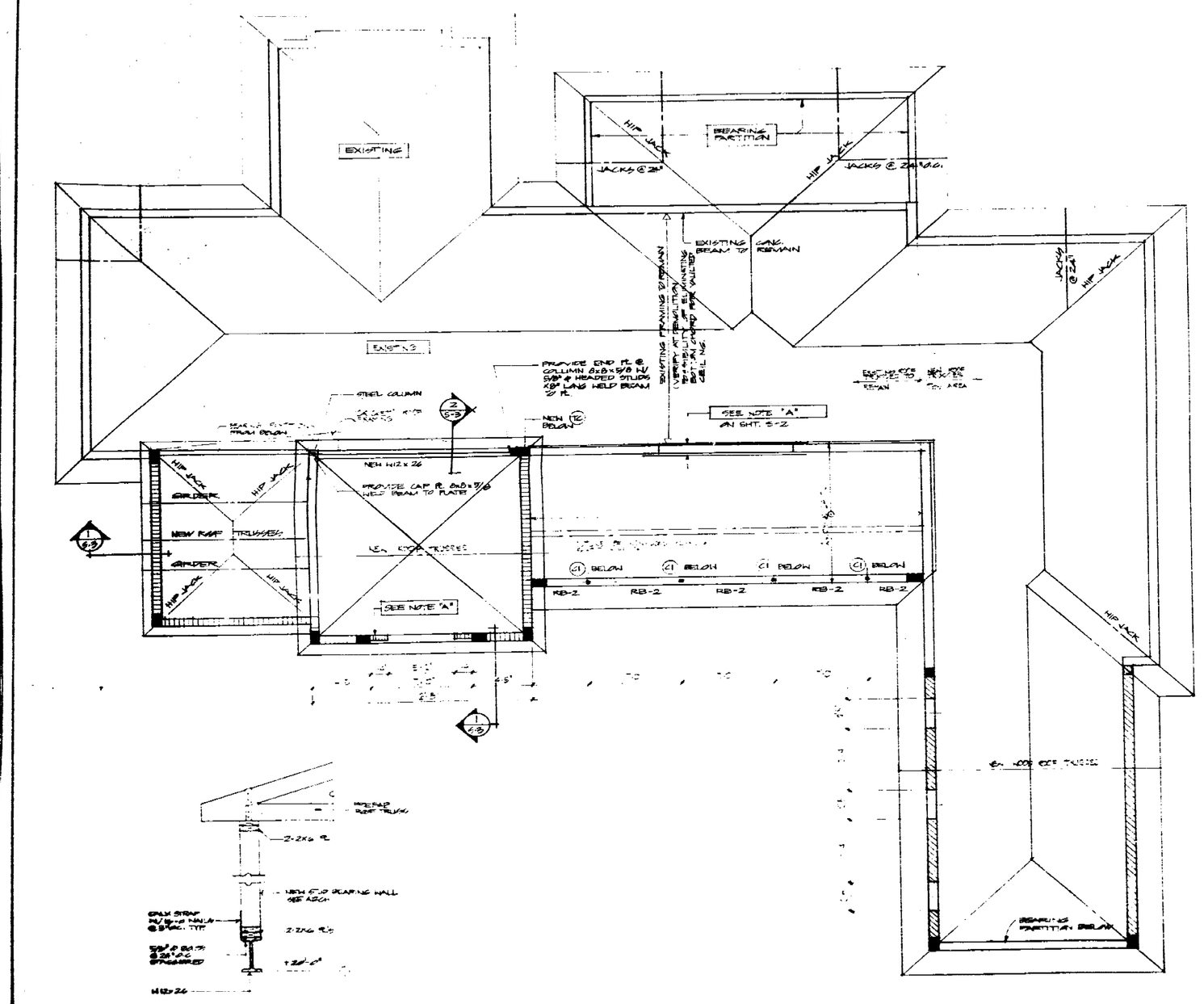
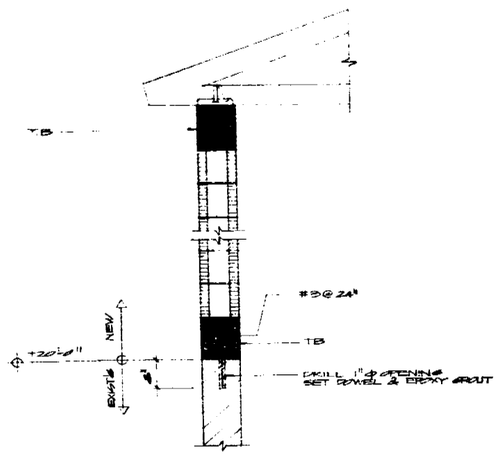
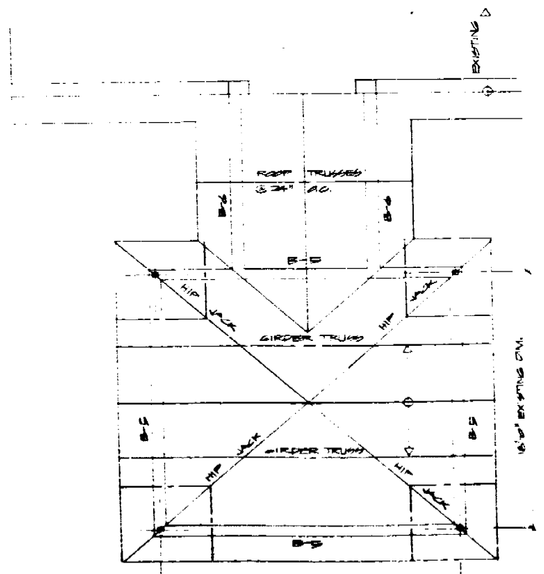


ROOF FRAMING PLAN



SECTION



PORTE COCHERE ROOF FRAMING PLAN



SECTION

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Zvonimir T. Dolfrenin, P.E.
Consulting Structural Engineer
Coral Gables, Florida

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Florida 33134

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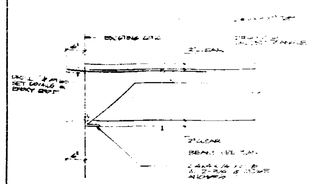
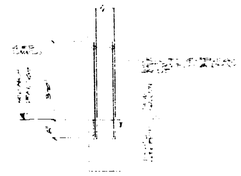
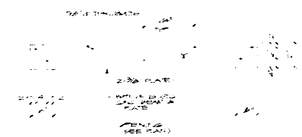


ELEVATION - DETAIL "A"
TYP. CONNECTION TO EXIST'G



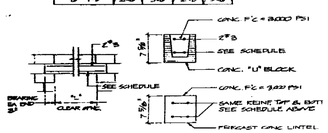
TYP. COLUMN CONN. DETAIL
TO EXISTING

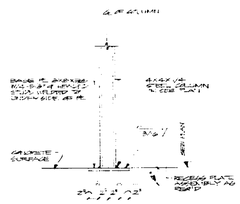


ELEVATION AT OPENING

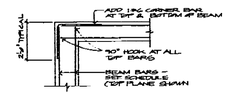
SECTION

| CONC. LINTEL SCHEDULE | | | | |
|---|---|---|---|---|
| | REINFORCING | | | |
| BLOCK SIZE "L" | 1" WALL | 2" WALL | 1" WALL | 2" WALL |
| 16" x 8" x 16" | 1#4 | 2#4 | 1#4 | 2#4 |
| 12" x 8" x 16" | 1#4 | 2#4 | 2#4 | 2#4 |
| 10" x 8" x 16" | 2#4 | 2#4 | 2#5 | 2#5 |
| 8" x 8" x 16" | 2#5 | 2#5 | 2#6 | 2#6 |
| 6" x 8" x 16" | 2#5 | 2#6 | 2#7 | 2#6 |
| 4" x 8" x 16" | 2#6 | 2#6 | 2#7 | 2#6 |
| 4" x 4" x 16" | 2#6 | 2#6 | 2#8 | 2#6 |

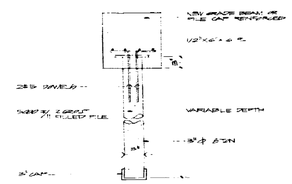


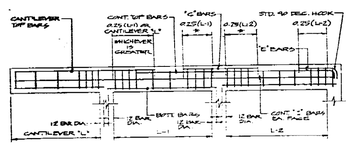
TYP. STEEL COLUMN TO CONCRETE
CONNECTION




BEAM CORNER PLAN
N.T.S.

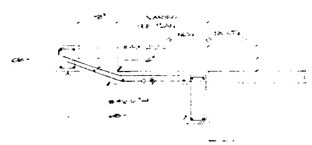


TYPICAL FOUNDATION DETAIL

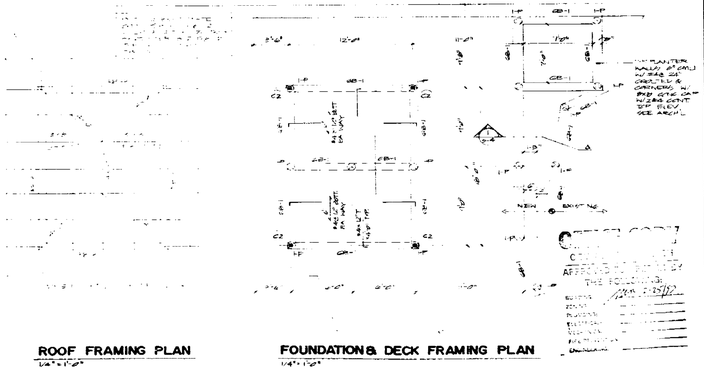



BEAM STEEL PLACEMENT DIAGRAM

| COLUMN SCHEDULE | | | | |
|---|---|---|---|---|
| MARK | SIZE | REINFORCEMENT | | REMARKS |
| | | VERTICAL OR BASE PLATE | TIES OR CAP PLATE | |
| (C) | 8"x12" MIN. | 4#5 | #3@12" | |
| (K) | 8"x8" | 2#5 | #3@8" | |
| (M) | 12x24 MIN. | 8#6 | #3@12" | |
| (L1) | 7" 5/16"x12" 3/16" | 8"x8"x5/8" | 8"x8"x3/8" | |
| (L2) | 7"x4"x1/4" | 8"x8"x5/8" | 8"x8"x3/8" | |



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



ROOF FRAMING PLAN
1/4" = 1'-0"

FOUNDATION & DECK FRAMING PLAN
1/4" = 1'-0"

| CONCRETE BEAM SCHEDULE | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| MARK | SIZE | REINFORCING | | | | | TIES OR STIRRUPS | | | REMARKS |
| | W x H | BOTT | CONT TOP | "C" | "E" | "L" | NO | TYPE | SPACING | |
| CB-1 | 8"x24" | 2#6 | 2#6 | 2#5 | | | 3 | T | @ 8" | 2 2nd LAYER |
| B-1 | 8"x24" | 2#7 | 2#6 | | | | 3 | T | @ 8" | |
| B-2 | 8"x20" | 2#7 | 2#7 | | | 2#6 | | | @ 12" | |
| B-3 | 8"x24" | 2#7 | 2#6 | | | | | | @ 12" | |
| B-4 | 8"x28" | 2#8 | 2#6 | | | | | | @ 8" | |
| B-5 | 8"x28" | 2#8 | 2#7 | | | | 3 | T | @ 8" | |
| B-6 | 8"x24" | 2#6 | 2#6 | | | | 3 | T | @ 8" | |
| B-7 | 8"x28" | 2#7 | 2#7 | | | | 3 | T | @ 8" | |
| RB-1 | 8"x24" | 2#7 | 2#7 | | | | 3 | T | @ 8" | |
| RB-2 | 8"x24" | 2#6 | 2#6 | | | | 3 | T | @ 8" | |
| RB-3 | 8"x18" | 2#7 | 2#7 | | | | 3 | T | @ 8" | |
| TB | 8"x12"MIN | 2#5 | 2#5 | | | | 3 | T | 1"x1"x1/8" @ 8" MAX | SHAPE AS REQUIRED TO FIT BEAM SCHEDULE |

NOTES:

1. The Contractor shall field check all dimensions on the structural drawings and verify same on the architectural set. Architectural details such as: slab depressions, waterproofing, curbs, mechanical openings, hole drawing and bracing shall be modified as shown on the architectural set.

   The Contractor shall be responsible for shoring and bracing to ensure safe working conditions at all times. All construction shall conform to the South Florida Building Code.

2. CONCRETE:
   a. All cast-in-place concrete of this job shall attain a minimum compressive strength (f'c) of 3000 psi at 28 days of 3000 p.s.i.
   b. Concrete work shall conform to all requirements of ACI 301-72 "Specifications for structural concrete for buildings".

3. REINFORCING STEEL:
   a. Reinforcing steel shall be detailed and placed in accordance with ACI 315-65.
   b. Reinforcing steel shall be deformed bars conforming to ASTM A 615 grade 60, unless otherwise noted.
   c. All welded wire fabric shall conform to ASTM A 185.
   d. Reinforcing to be securely in position with standard accessories during placing of concrete.
   e. All bottom bars shall have 3" minimum over supports.

4. MINIMUM CONCRETE COVER REINFORCING: Minimum Clear Cover, In.
   a. Concrete exposed and permanently exposed to earth underneath footer: 3
   b. Concrete exposed to earth or weather
      Formed Surfaces:
      a. #6 bars and larger: 2
      b. #5 bars and smaller: 1 1/2

5. STRUCTURAL STEEL:
   a. Structural steel work shall comply with AISC "Specifications for the design, fabrication and erection of structural steel for buildings" as it appears in the manual of steel construction, eight edition.
   b. Structural steel shapes, bars and plates shall conform to ASTM A36, for 36 KSI.

   MASONRY:

1. HOLLOW CONCRETE MASONRY UNITS SHALL BE OF A QUALITY AT LEAST EQUAL TO THAT REFERENCED IN ACI 530 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS.
2. ALL MORTAR SHALL COMPLY WITH THE PROPERTY AND PROPORTION SPECIFICATIONS OF ASTM C270. MORTAR FOR INTERIOR WALLS SHALL BE TYPE S. FOR BEARING LOAD EXTERIOR WALLS SHALL BE TYPE M. FOR NONBEARING LOAD EXTERIOR WALLS ABOVE GRADE AND NOT SUPPORTING LOAD THE MORTAR SHALL BE TYPE N, S, OR M.
2. GROUTED HOLLOW UNITS ARE TO BE SET IN MORTAR. THE CELLS AT THE BOTTOM LOCATIONS SHALL BE FILLED WITH CONCRETE.

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer

MIROS W. SCHEIB
ARCHITECT · PLANNER · A.I.A.
101 Aragon Avenue suite b Coral Gables, Florida 33134
305 446 5434

HARRIS RESIDENCE
5980 North Bay Road Miami Beach, Florida
ADDITION AND REMODELING

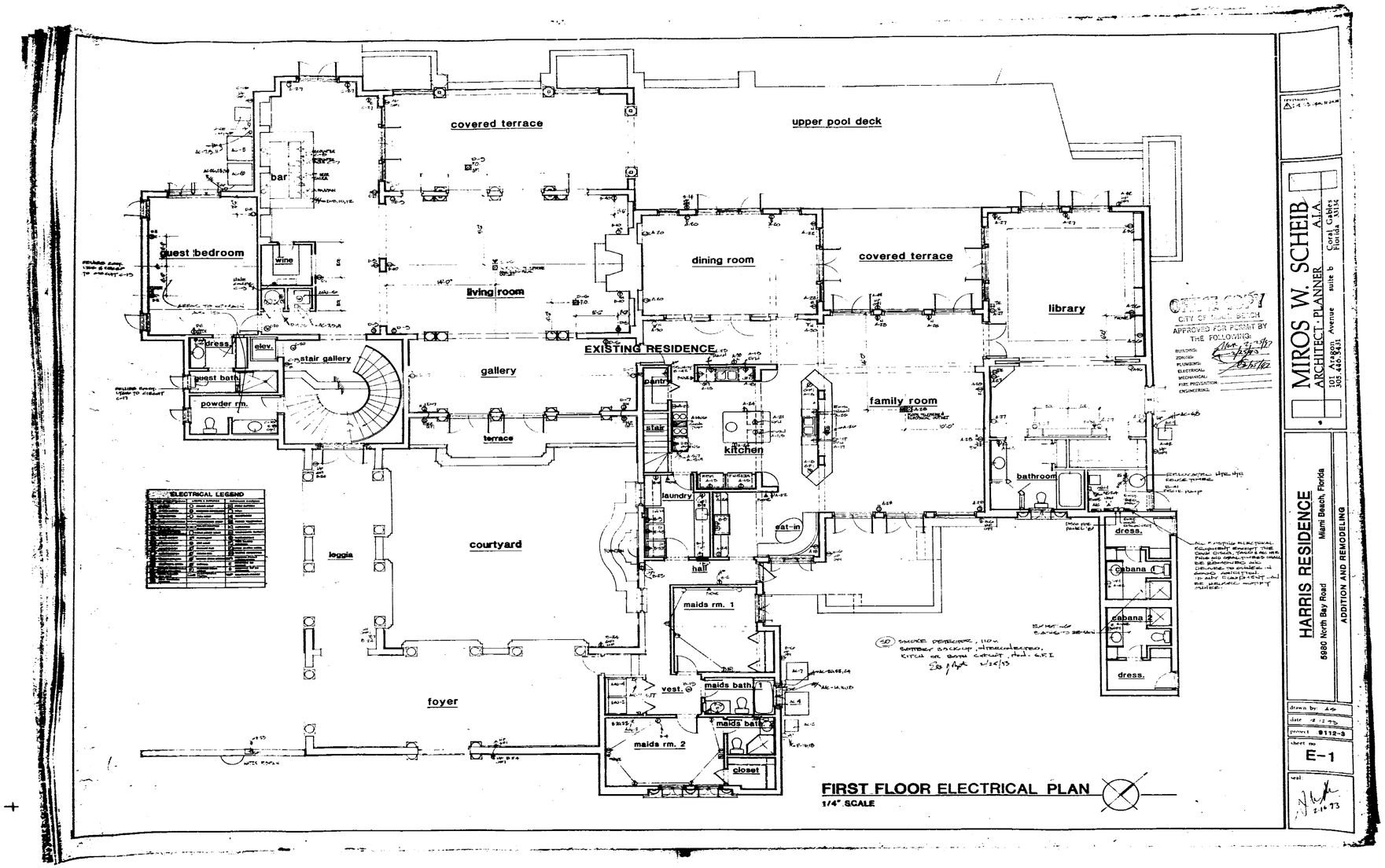
9112-3

S-4

2-17-93

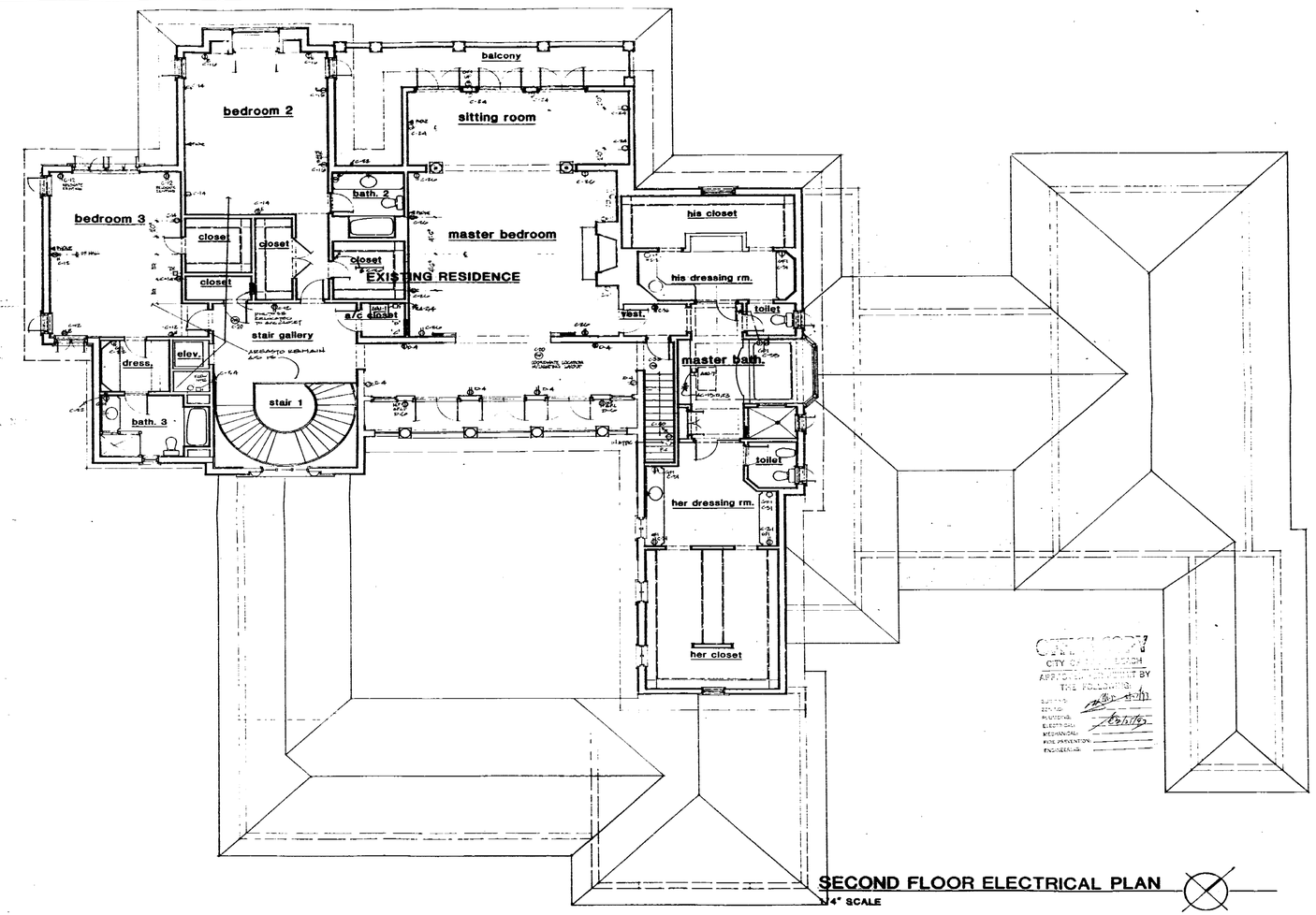
4

5


covered terrace
upper pool deck
bar
guest bedroom
wine
living room
dining room
covered terrace
library
dress.
elev.
stair gallery
guest bath
powder rm.
gallery
EXISTING RESIDENCE
pantry
stair
kitchen
family room
terrace
laundry
eat-in
bathroom
half
leggia
courtyard
dress.
cabana 1
cabana 2
dress.
maids rm. 1
vest.
maids bath 1
maids bath 2
maids rm. 2
closet
foyer
ELECTRICAL LEGEND
FIRST FLOOR ELECTRICAL PLAN
1/4" SCALE
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENGINEERING:
MIROS W. SCHEIB
ARCHITECT-PLANNER
A.I.A.
101 Aragon Avenue suite b
Coral Gables
Florida 33134
305.445.8421
HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida
ADDITION AND REMODELING
drawn by
date
project 8112-3
sheet no
E-1

4

5




SECOND FLOOR ELECTRICAL PLAN
1/4" SCALE

MIROS W. SCHEIB
ARCHITECT - PLANNER
A.I.A.
101 Aragon Avenue suite b
Coral Gables
Florida 33134
305.446.5431

HARRIS RESIDENCE
5980 Northbay Road
Miami Beach, Florida
ADDITION AND REMODELING

drawn by: A.C.
date: 2-17-93
project: 9112-3
sheet no.: E-2

4

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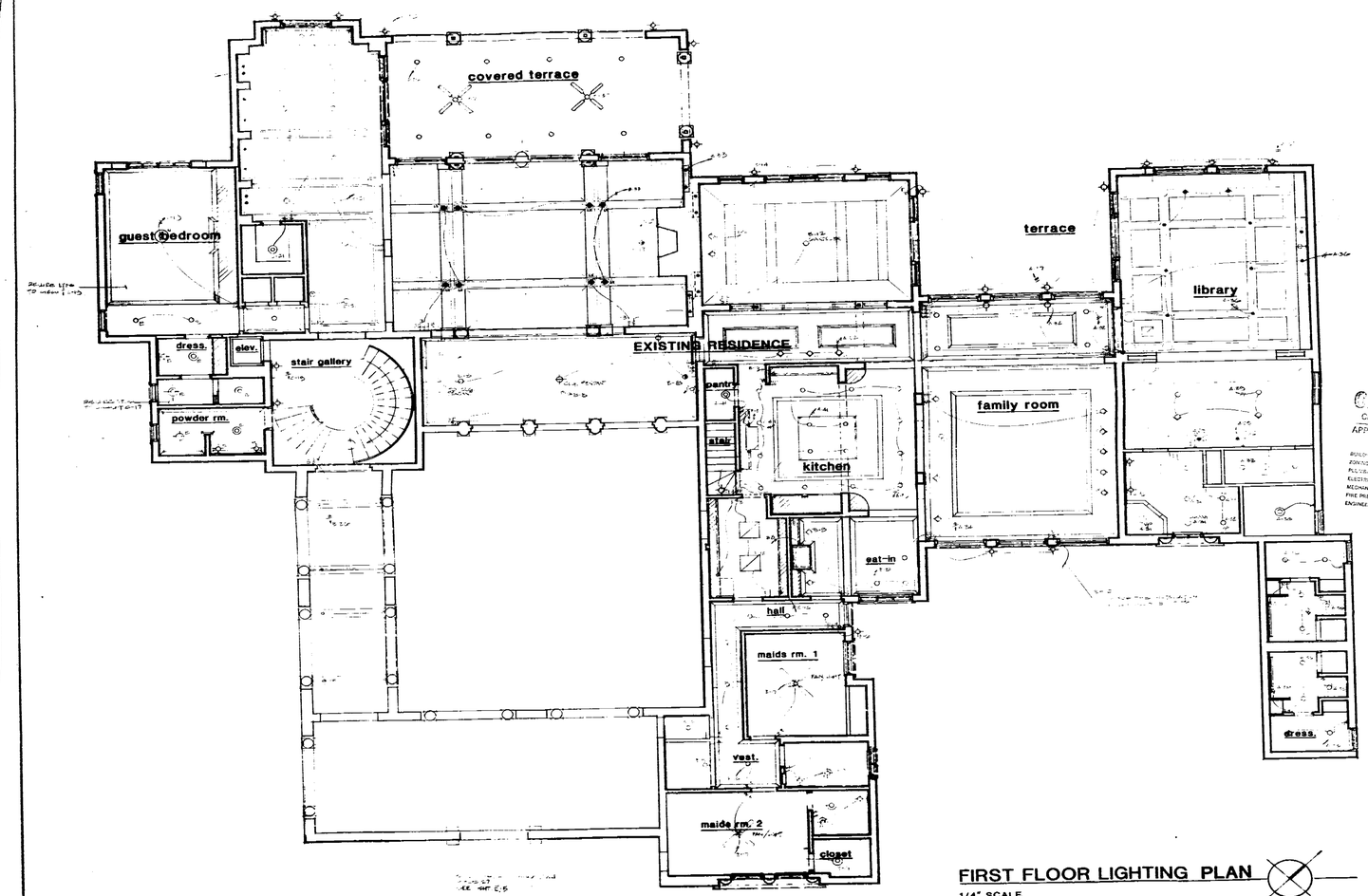



FIRST FLOOR LIGHTING PLAN

1/4" SCALE

MIROS W. SCHEIB
ARCHITECT · PLANNER A.I.A.
101 Aragon Avenue suite b Coral Gables Florida
305. 446. 8431

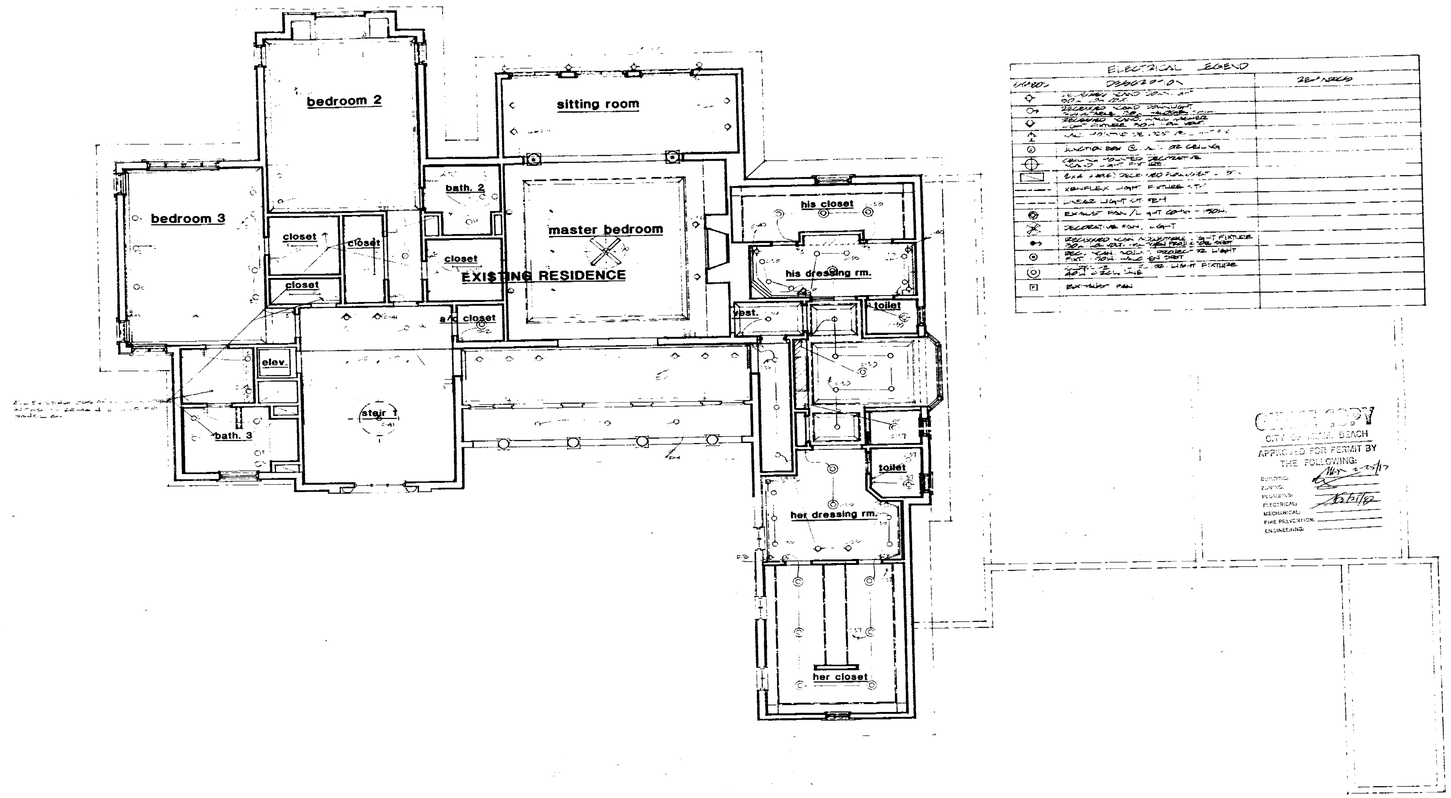
HARRIS RESIDENCE
5980 North Bay Road Miami Beach, Florida
ADDITION AND REMODELING

drawn by:
date:
project: #112-3
sheet no.: E-3
seal:

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

4

5




ELECTRICAL LEGEND

| symbol | description | 2nd floor |
|---|---|---|
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |
| | [illegible] | |

CITY COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

## SECOND FLOOR LIGHTING PLAN

1/4" SCALE

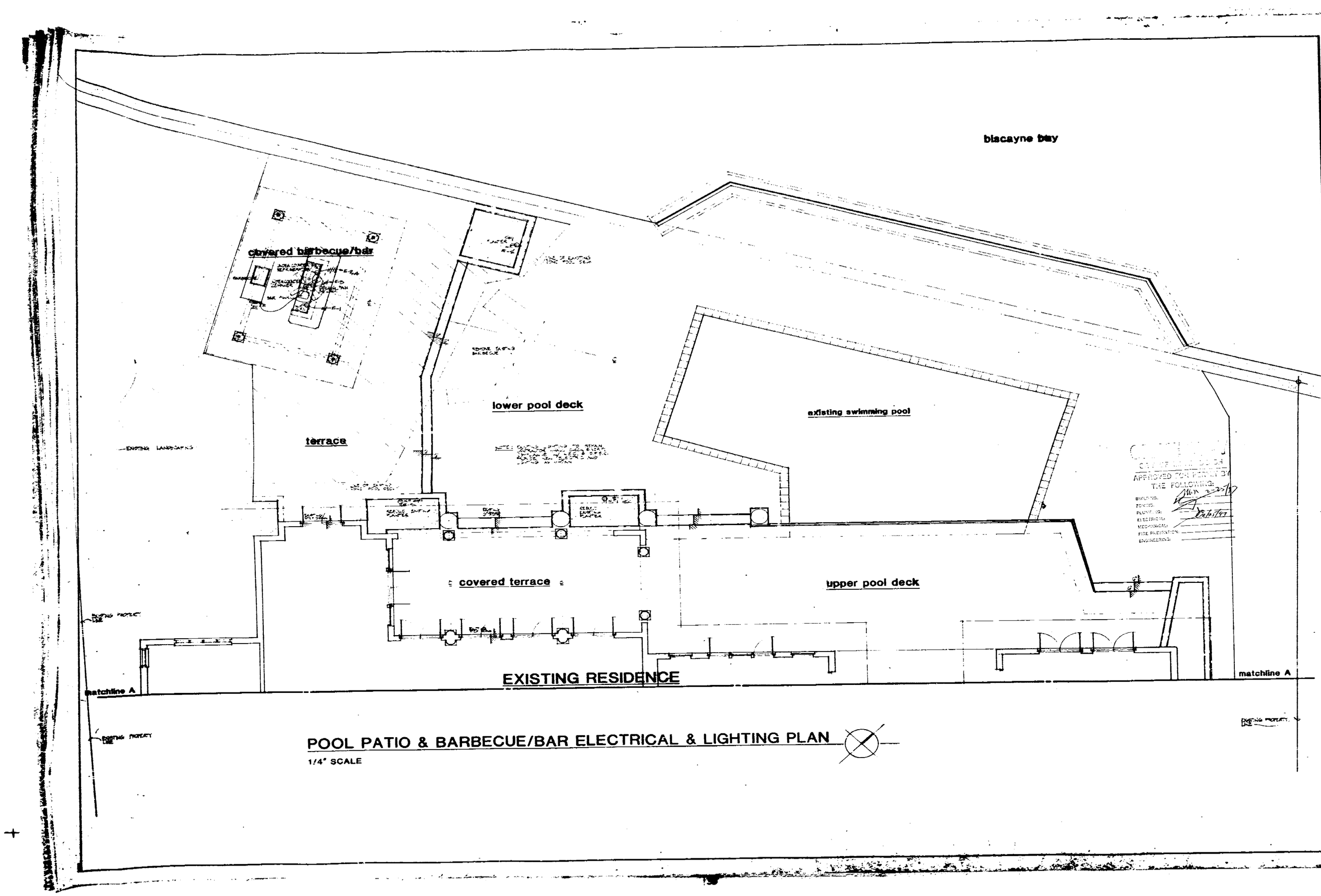
MIROS W. SCHEIB
ARCHITECT · PLANNER
A.I.A.
101 Aragon Avenue suite b Coral Gables
305 445-3535 Florida 33134

HARRIS RESIDENCE
5980 North Bay Road Miami Beach, Florida
ADDITION AND REMODELING

drawn by: A.S.
date
project 9112-3
sheet no. E-4
seal

4

5




POOL PATIO & BARBECUE/BAR ELECTRICAL & LIGHTING PLAN

1/4" SCALE

MIROS W. SCHEIB
ARCHITECT - PLANNER
A.I.A.
121 Altara Avenue suite b Coral Gables Florida 33134
305 446-8431

revision

HARRIS RESIDENCE
Miami Beach, Florida

drawn by:
date:
project:
sheet no.: E-5
seal:

4

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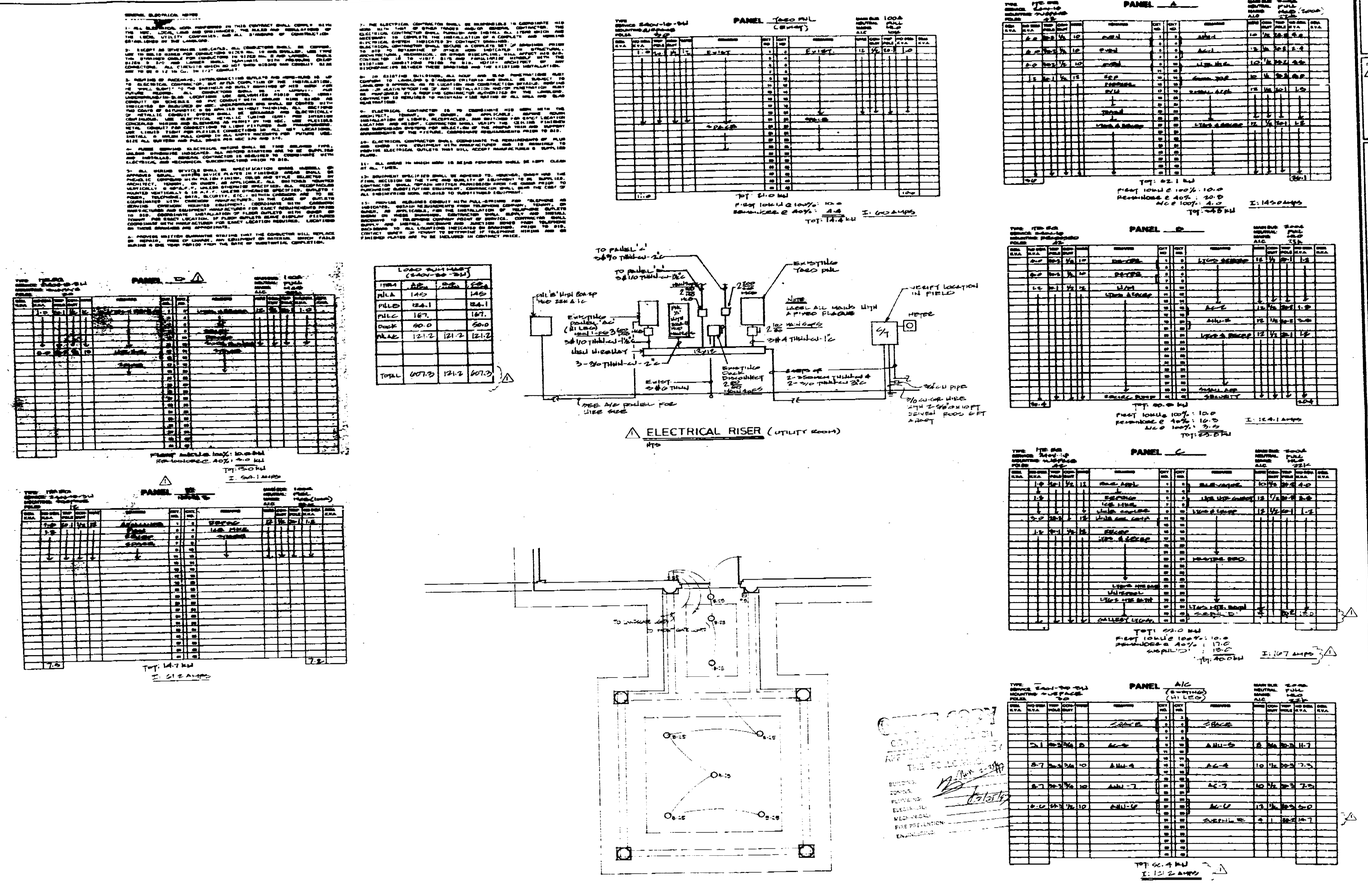


MIROS W. SCHEIB
ARCHITECT - PLANNER
A.I.A.
101 Aragon Avenue suite b
Coral Gables
Florida 33134
305.445.5831

HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida

drawn by: G.S.
date: 2-15-93
project: 9112-3
sheet no.: E-6
seal
2-17-93

4

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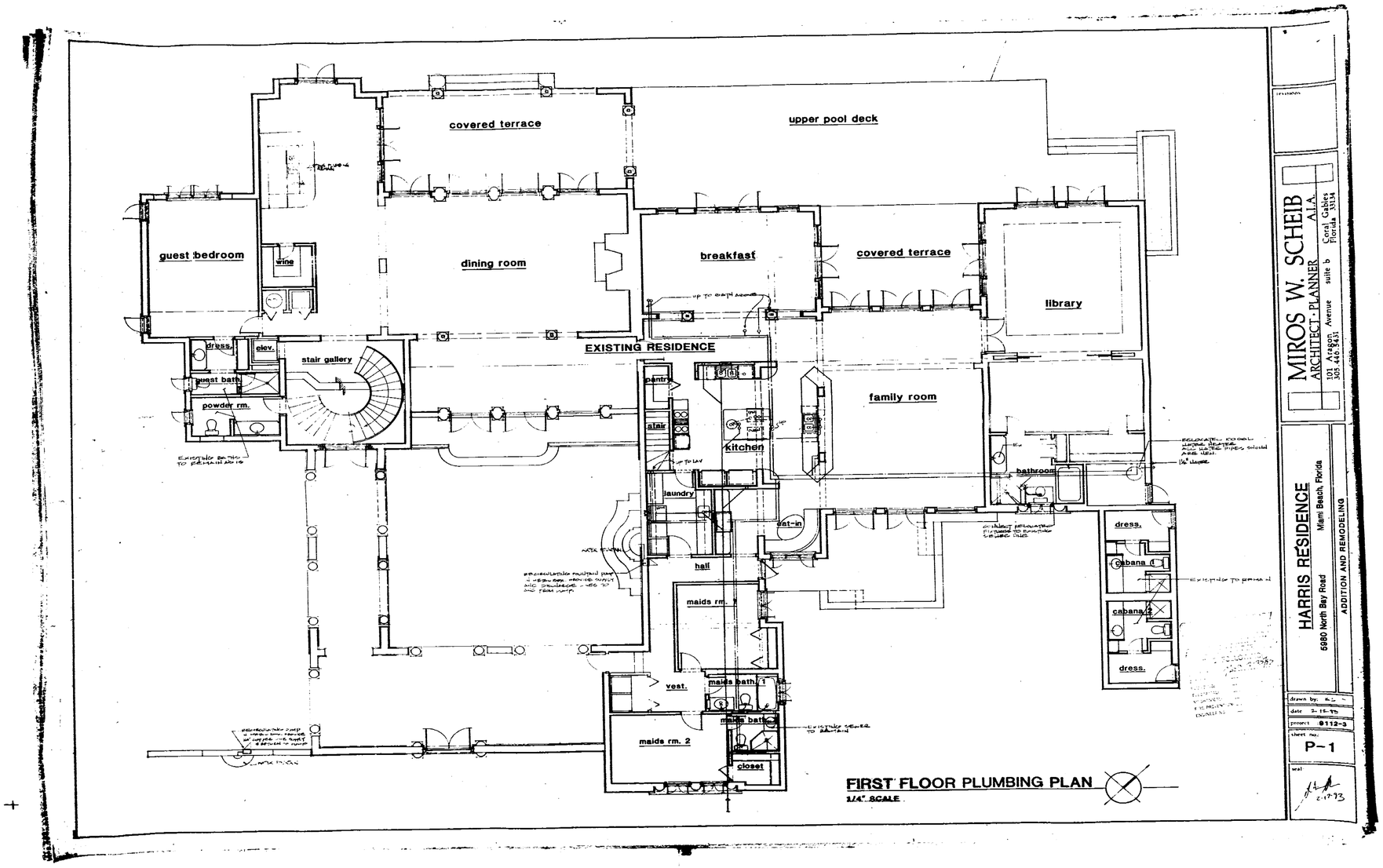
covered terrace
upper pool deck
guest bedroom
wine
dining room
breakfast
covered terrace
library
EXISTING RESIDENCE
stair gallery
dress.
elev.
guest bath
powder rm.
pantry
stair
kitchen
family room
laundry
wet-in
bathroom
hall
maids rm. 1
dress.
cabana 1
cabana 2
dress.
vest.
maids bath 1
maids bath 2
maids rm. 2
closet
FIRST FLOOR PLUMBING PLAN
1/4" SCALE
MIROS W. SCHEIB
ARCHITECT · PLANNER
A.I.A.
301 Aragon Avenue suite b
305.445.5345
Coral Gables
Florida 33134
HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida
ADDITION AND REMODELING
drawn by:
date 2-15-93
project 9112-3
sheet no.
P-1
seal
2-17-93

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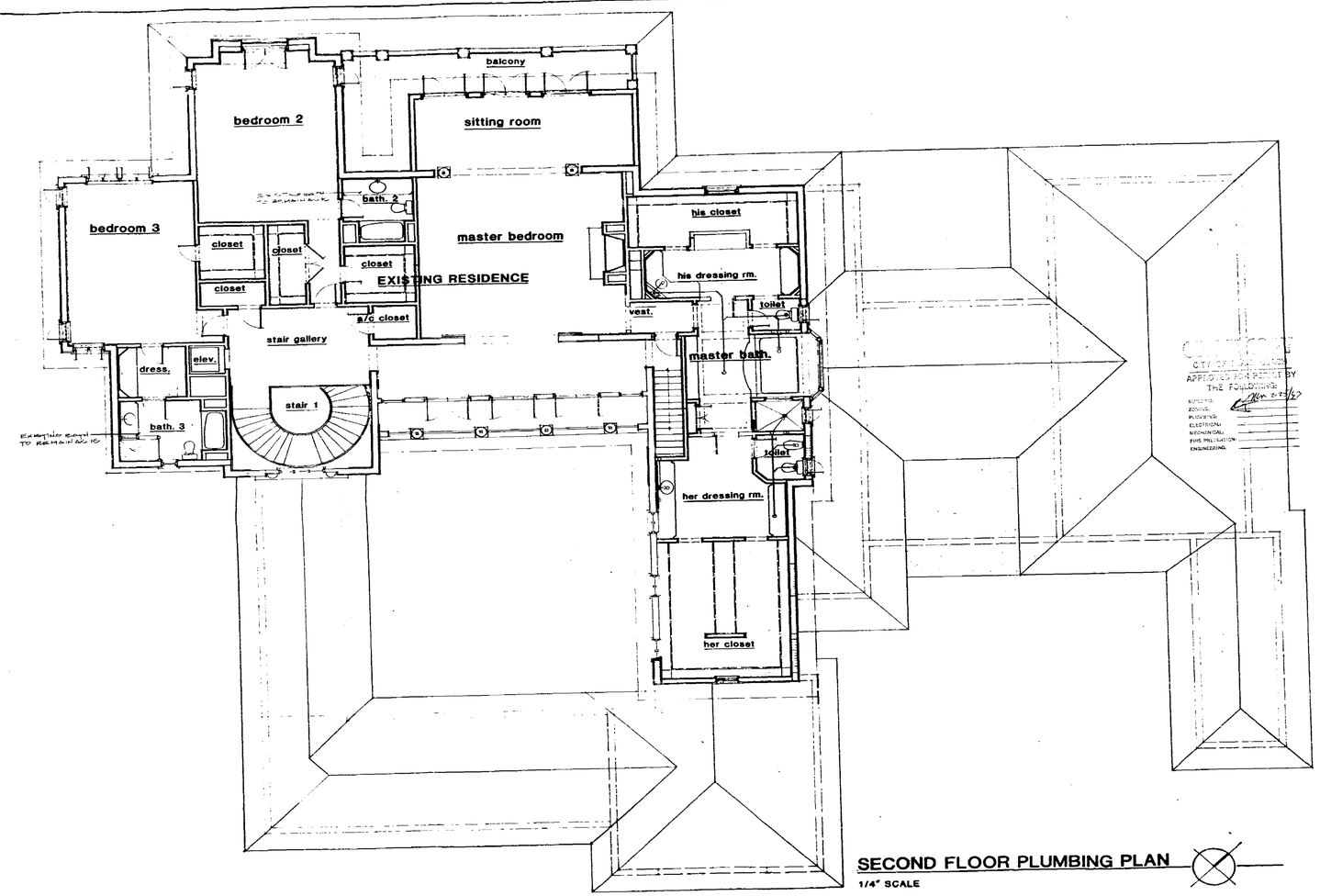


SECOND FLOOR PLUMBING PLAN
1/4" SCALE

CITY OF MIAMI BEACH
APPROVED FOR REVIEW BY
THE FOLLOWING:
BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

MIROS W. SCHEIB
ARCHITECT · PLANNER
A.I.A.
101 Aragon Avenue suite b Coral Gables Florida 33134
305.446.3131

HARRIS RESIDENCE
5980 North Bay Road Miami Beach, Florida
ADDITION AND REMODELING

drawn by
date
project 9112-3
sheet no. P-2

4

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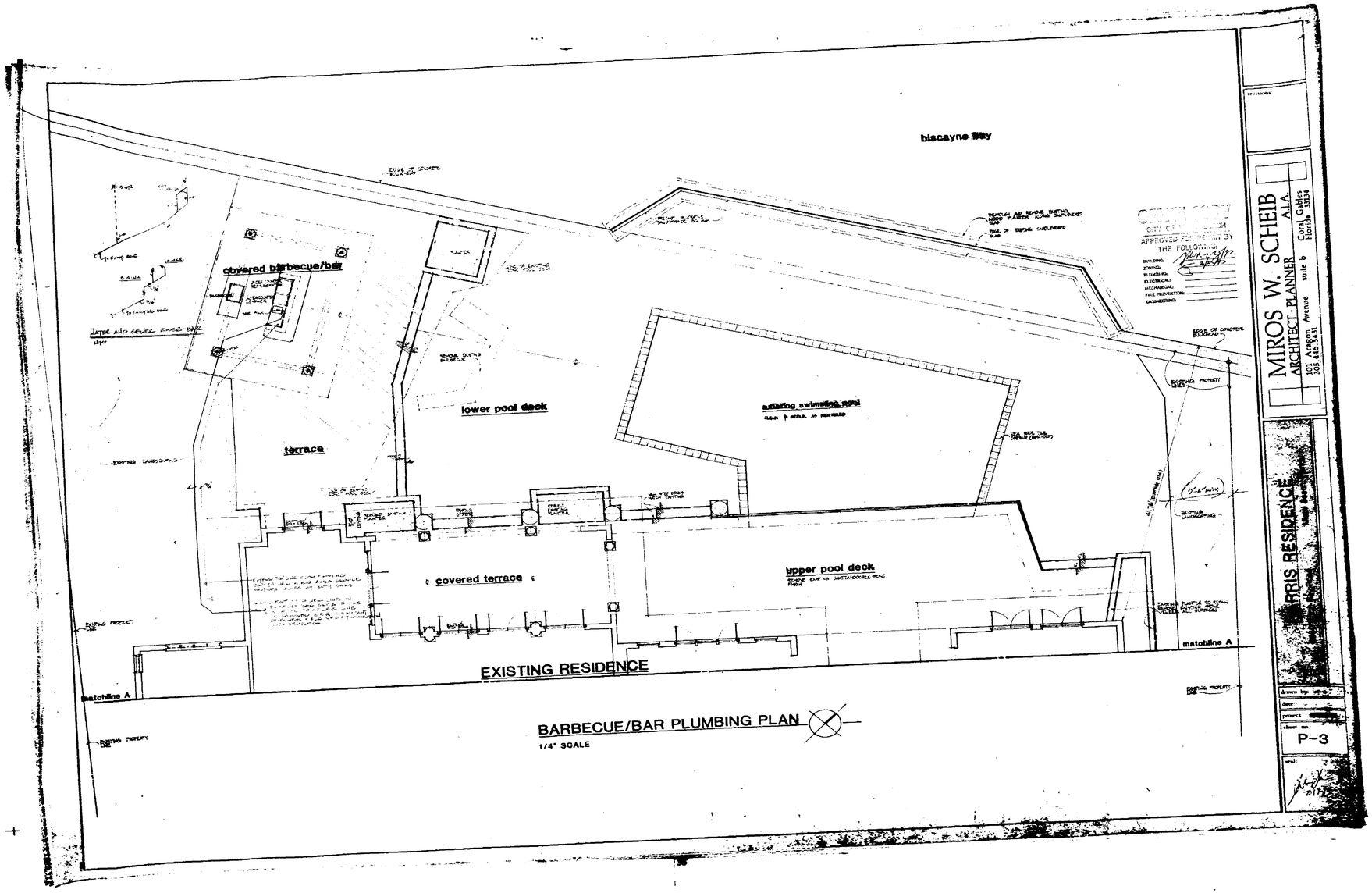
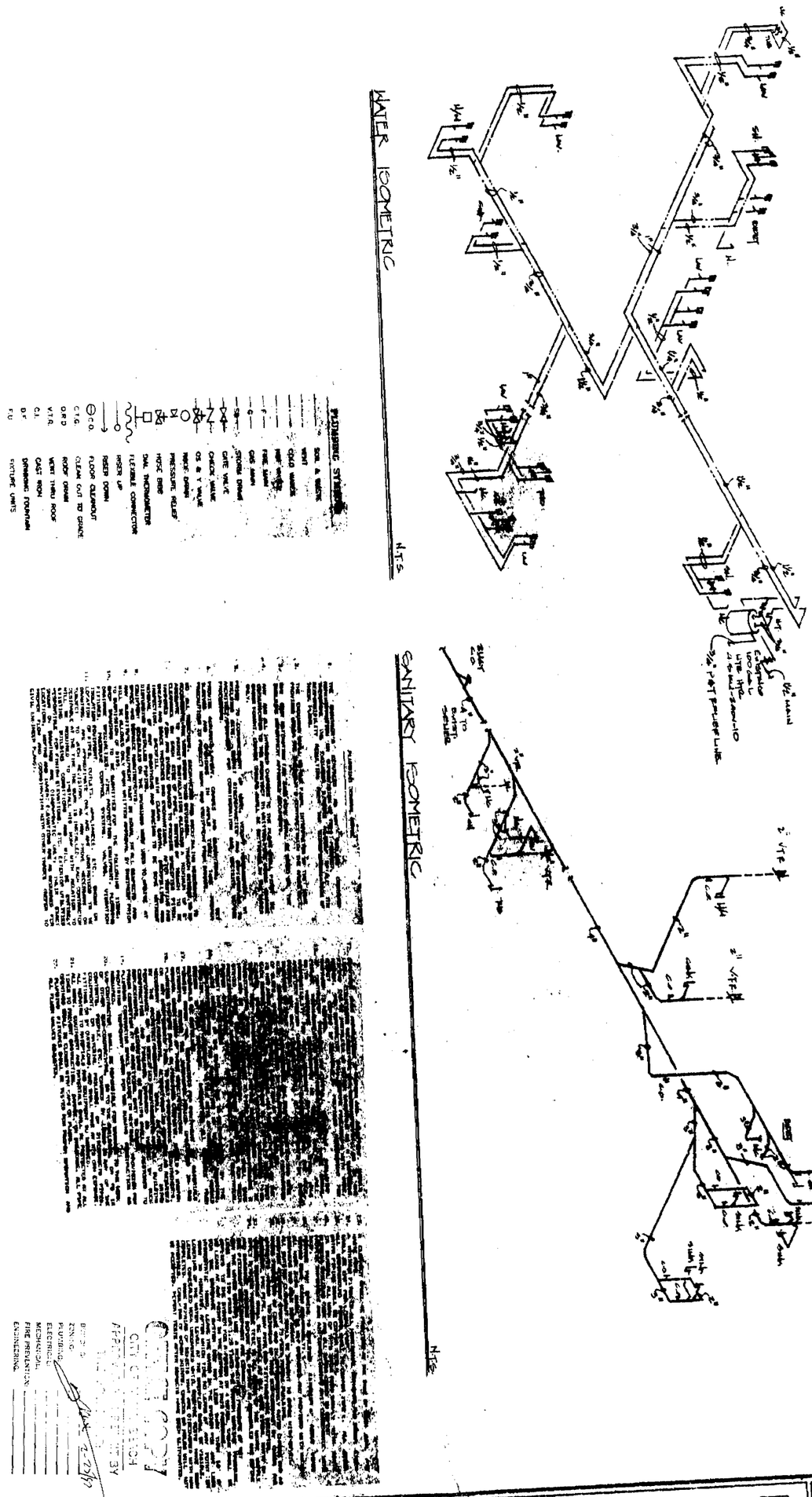

biscayne bay
covered barbecue/bar
lower pool deck
existing swimming pool
terrace
covered terrace
upper pool deck
matchline A
EXISTING RESIDENCE
BARBECUE/BAR PLUMBING PLAN
1/4" SCALE
MIROS W. SCHEIB
ARCHITECT - PLANNER
AIA
101 Aragon Avenue suite 6
305.446.9431
Coral Gables
Florida 33134
P-3

4

5


WATER ISOMETRIC
N.T.S.
SANITARY ISOMETRIC
N.T.S.
PLUMBING SYMBOLS
SOIL & WASTE
VENT
COLD WATER
HOT WATER
FUEL GAS
GAS ANALYSIS
STORM DRAIN
GATE VALVE
CHECK VALVE
GL & V VALVE
RELIEF DRAIN
PRESSURE RELIEF
HOSE BIBB
DIAL THERMOMETER
FLEXIBLE CONNECTOR
RISER UP
RISER DOWN
FLOOR CLEANOUT
CLEAN OUT TO GRADE
ROOF DRAIN
VENT THRU ROOF
CAST IRON
DRINKING FOUNTAIN
FIXTURE UNITS
CITY OF MIAMI BEACH
APPROVED FOR ISSUANCE BY
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida
drawn by
date
project
sheet no.
P-4
MIROS W. SCHEIB
ARCHITECT · PLANNER A.I.A.
101 Aragon Avenue suite b Coral Gables Florida 33134
305 446 5431

4

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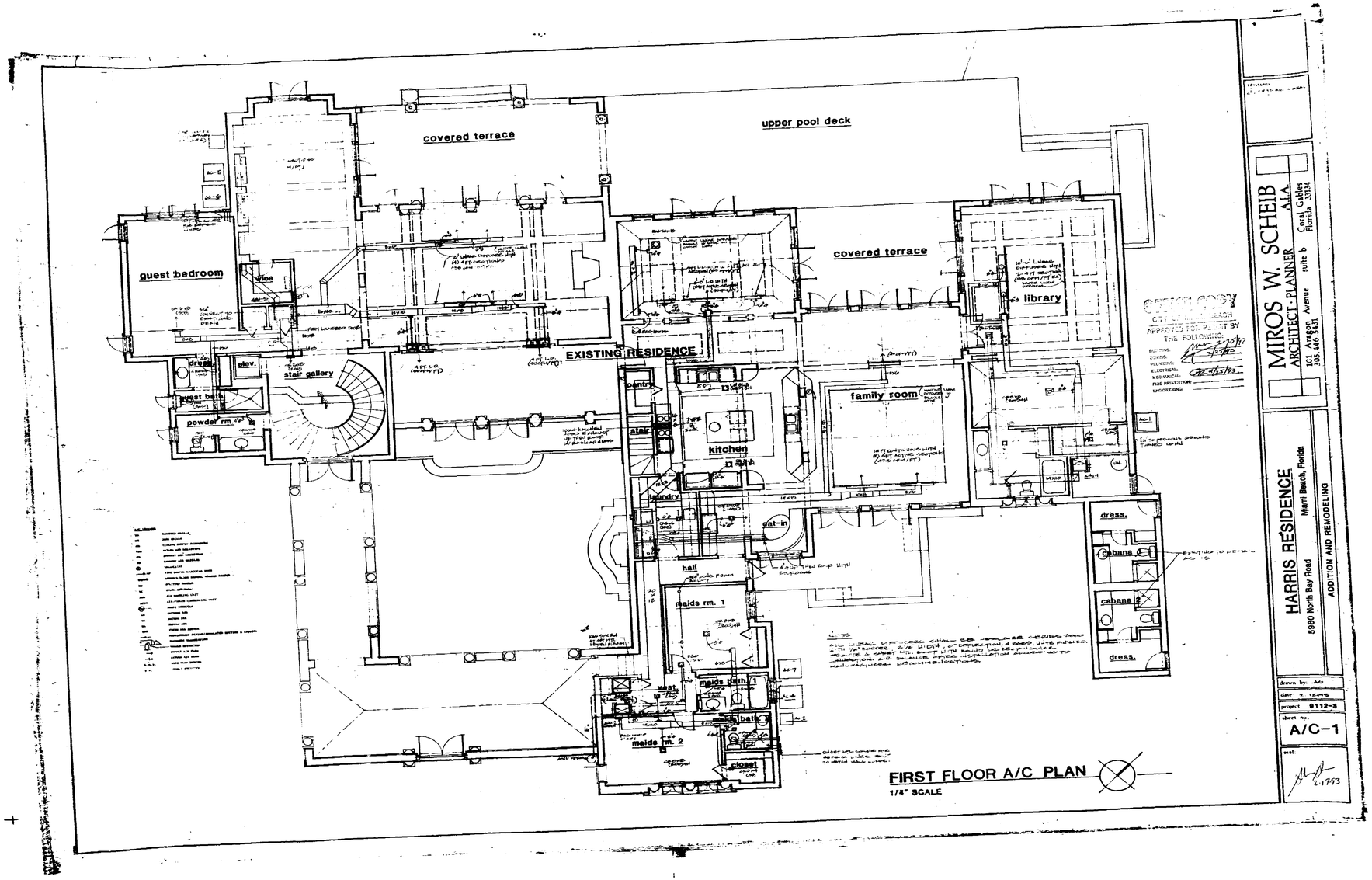
covered terrace
upper pool deck
covered terrace
guest bedroom
wine
dress.
elev.
stair gallery
powder rm.
EXISTING RESIDENCE
pantry
alar
kitchen
laundry
family room
library
eat-in
hall
maids rm. 1
maids bath 1
vest.
maids rm. 2
closet
dress.
cabana 1
cabana 2
dress.
FIRST FLOOR A/C PLAN
1/4" SCALE
MIROS W. SCHEIB
ARCHITECT - PLANNER
A.I.A.
101 Aragon Avenue suite b
Coral Gables
Florida 33134
305 446 3633
HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida
ADDITION AND REMODELING
drawn by
date
project 9112-9
sheet no.
A/C-1
2-1-93

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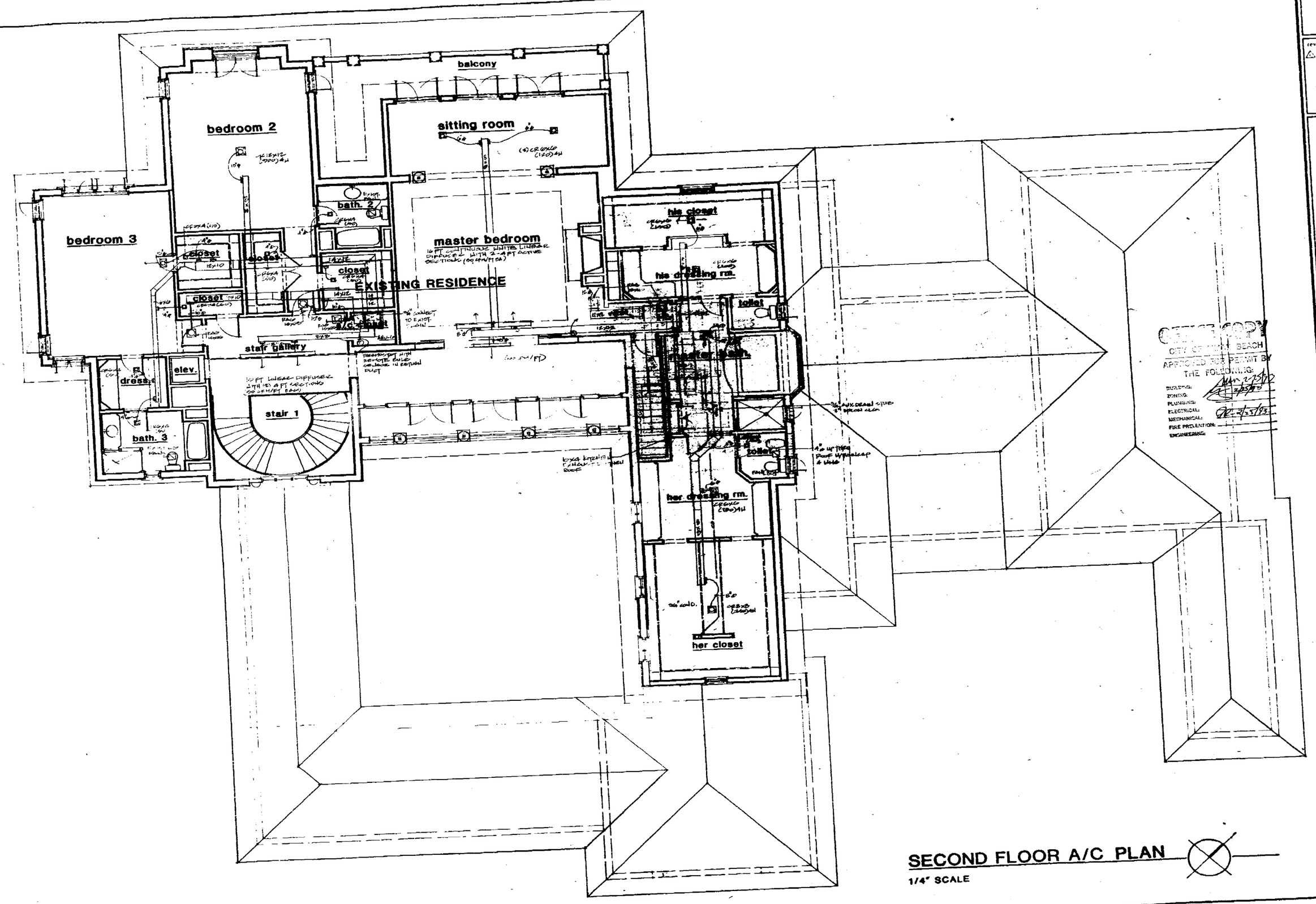


SECOND FLOOR A/C PLAN

1/4" SCALE

MIROS W. SCHEIB
ARCHITECT · PLANNER
A.I.A.
101 Aragon Avenue suite b
Coral Gables
Florida 33134
305.446.3831

HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida

ADDITION AND REMODELING

drawn by
date 2-12-78
project 8112-3
sheet no. A/C-2

4

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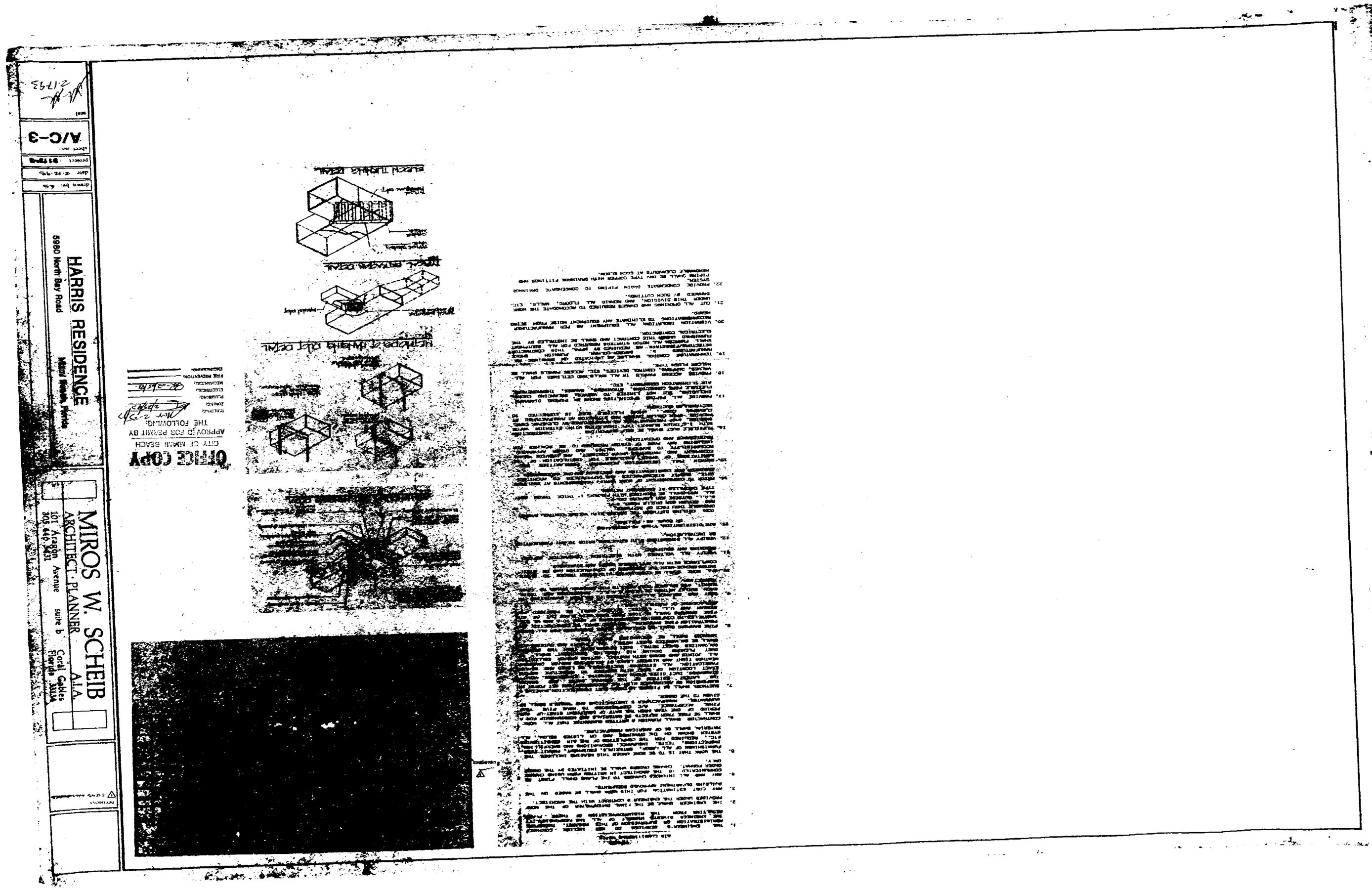
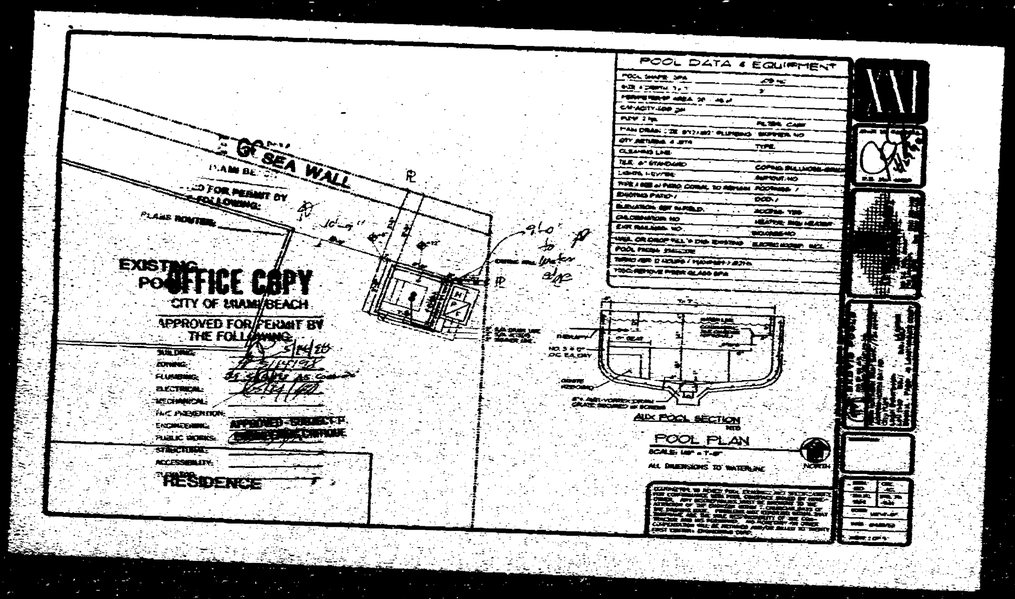
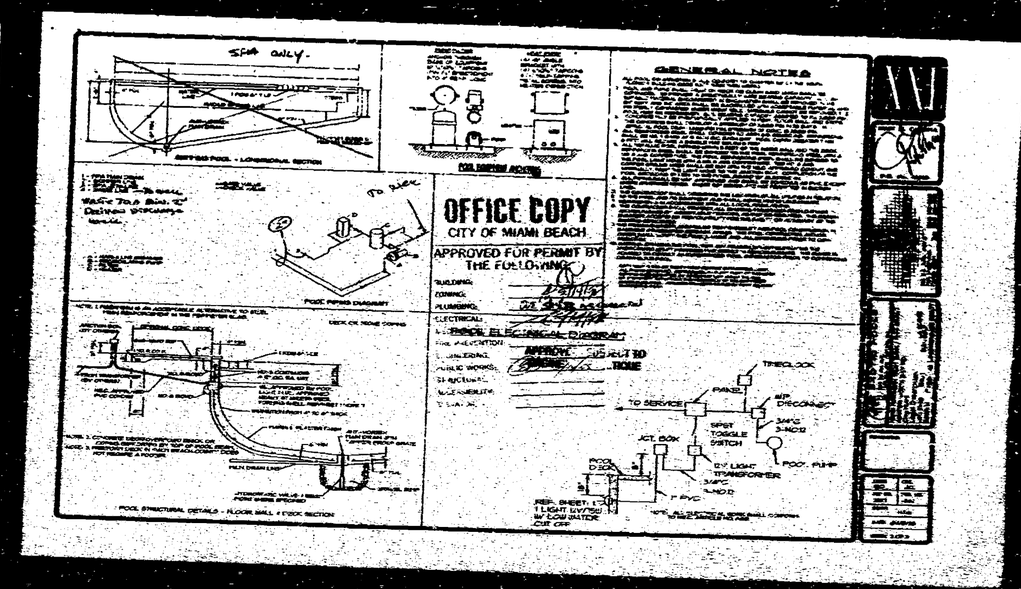

MIROS W. SCHEIB
ARCHITECT · PLANNER
A.I.A.
101 Aragon Avenue suite b Coral Gables Florida 33134
305 445-3611
HARRIS RESIDENCE
5980 North Bay Road
Miami Beach, Florida
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
A/C-3

PERMIT #
B9802376

ADDRESS


POOL DATA & EQUIPMENT
SEA WALL
EXISTING
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
RESIDENCE
AUX POOL SECTION
POOL PLAN
NORTH


SPA ONLY.
GENERAL NOTES
OFFICE COPY
CITY OF MIAMI BEACH
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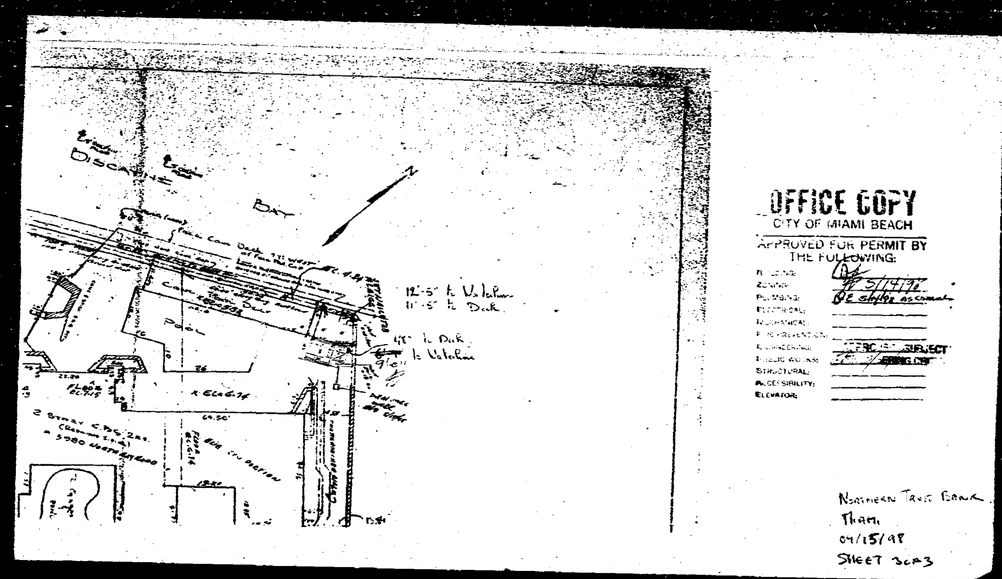
THE FOLLOWING:
TIMECLOCK
TO SERVICE
SPST TOGGLE SWITCH
JCT. BOX
POOL PUMP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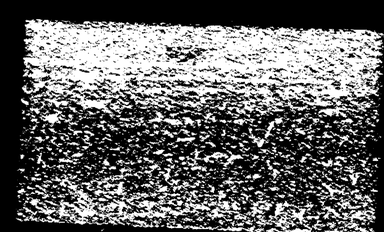
APPROVED FOR PERMIT BY
THE FOLLOWING:
Northern Trust Bank
Miami
04/15/98
SHEET 3 of 3



MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

# NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: Handcraft Corps to perform special inspector services under the Florida Building Code at the 5980 N. Bay Rd. project on the below listed structures as of 12/08/11 (date). I am a professional engineer licensed in the State of Florida.

**Process Number:** BD120045 **Master Permit (IF APPLICABLE):** _____

- ○ Special Inspector for Pilings, FBC 1822.1.20
- ○ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- ○ Special Inspector for Soil Compaction, FBC 1820.3.1
- ○ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A.)
- ○ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
- ○ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- ○ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- ● Special Inspector for Demolition

**NOTE: Only the marked boxes apply.**

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. Denis K. Solano
2. N/A
3. N/A
4. N/A

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that **all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department.** A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Signed and Sealed

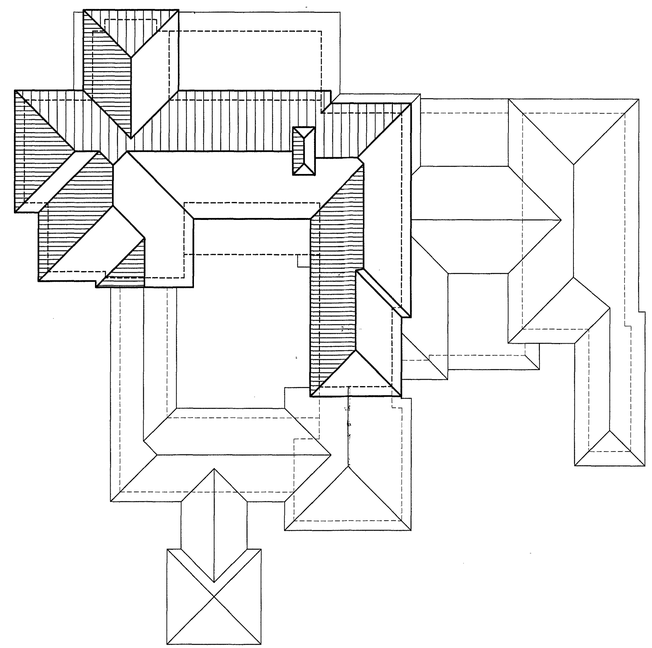
PE#: 56902 S.I: 2046
License Number

Date: 12/08/11

Architect/Engineer Signature: _____
Architect/Engineer Name Printed: Denis K. Solano
Address: 7500 NW 25th St. #205 Miami FL 33122
Phone Number: (305) 592-9398
Owner/Agent Signature: _____
Owner/Agent Name Printed: Lou Dos
Building Department Accepted By: AV 12/28/11

# The Bay Road Residence

## 5980 NORTH BAY ROAD, MIAMI BEACH, FLA. 33140



NOTICE: In addition to the requirement 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 government entities such as water management's districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

CONTACT: LISD VAZQUEZ
305.318.3310

BD120045

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

PLAN REVIEW CONTROL
Phone 305-673-7020 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 conditions (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.O. / C.O., or release of bonds.)

EMC-11-29-2011
EMC-12-29-2011

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

| | |
|---|---|
| BUILDING: | M.SCHAD 12-15-11 |
| ZONING: | MB 12-14-11 |
| DRB/HPB: | |
| CONCURRENCY: | |
| PLUMBING: | 11-29-11 12/15/11 |
| ELECTRICAL: | 11/29/11 12/15/11 |
| MECHANICAL: | 11/29/11 12/15/11 |
| FIRE PREVENTION: | |
| ENGINEERING: | 12/29/11 |
| PUBLIC WORKS: | EMC-11-29-2011 |
| STRUCTURAL: | AV 12/28/11 |
| ELEVATOR: | |

## INDEX OF DRAWINGS

### DEMOLITION DRAWINGS



## LIST OF CONTACTS


### ARCHITECT OF RECORD

**VEE ARCHITECTURE CORP**
VICTOR ELIAS EISENSTEIN, AIA / RA

20355 NE 34TH COURT
SUITE 726
AVENTURA, FLA. 33180
305- 937-0248 OFFICE
786-229-1318 CELL
VICTOR@VEEARCH.COM
WWW.VEEARCH.COM

### OWNER REPRESENTATIVE

JERRY ROWLAND
1498 NW. 3RD. STREET
DEERFIELD BEACH, FLA. 33442
561-901-8262
JERRY@HANDCRAFTCORPS.COM

### GENERAL CONTRACTOR

**HANDCRAFT CONSTRUCTION MANAGEMENT INC.**
JERRY ROWLAND

1498 NW. 3RD. STREET
DEERFIELD BEACH, FLA. 33442
561-901-8262
JERRY@HANDCRAFTCORPS.COM

GREG SHIRLEY
305-335-4131
GREG@HANDCRAFTCORPS.COM

### MECHANICAL ENGINEERS

**TWR ENGINEERS**
EDDY RAMOS, PE

12915 SW. 132TH. STREET
SUITE # 1
MIAMI, FLA. 33186
305-670-0820
EDDY@TWRENGINEERS.COM

### STRUCTURAL ENGINEERS

**SOLVER STRUCTURAL**
DENIS SOLANO, PE

7500 NW. 25TH. STREET
SUITE # 205
MIAMI, FLA. 33122
305-592-9396
DENISSOLANO@SOLVERSTRUCTURAL.COM


### CITY OF MIAMI BEACH, FLA BUILDING DEPARTMENT

**CITY HALL**
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLA. 33139
MIAMIBEACHFL.GOV

| | |
|---|---|
| BUILDING DEPARTMENT | 305-673-7610 |
| PLANNING AND ZONING | 305-673-7550 |
| REQUEST INSPECTION | 305-673-7370 |
| PUBLIC WORKS | 305-673-7080 |
| FIRE RESCUE | 305-673-7130 |
| FIRE MARSHAL | 305-673-7123 |
| EMERGENCY | 911 |


**VEE**
VEE ARCHITECTURE CORP
VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT
RESIDENTIAL, COMMERCIAL, HOTEL, RESTAURANT, HEALTHCARE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL
VICTOR@VEEARCH.COM
20355 NE 34 CRT SUITE 740
AVENTURA, FLA. 33180
phone:305-937-0248 cell:786-229-1318
SEAL: VICTOR ELIAS EISENSTEIN, AIA AR 92121
STATE OF FLORIDA
10-12/11

**handcraft**
1498 NW. 3rd. Street
Deerfield Beach, Fla. 33442
954-418-6344 561-901-8262


THE BAY ROAD RESIDENCE
5980 NORTH BAY ROAD
MIAMI BEACH, FLA. 33140

REVISIONS:
1

SUBMITTAL:
DEMOLITION PERMIT DRAWINGS

DATE: 12-12-2011

PROJECT No:

DRAWN BY: VEE | CHECKED BY: VEE

PAGE No:
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# DEMOLITION NOTES

1.- THESE DRAWINGS ARE TO ASSIST THE CONTRACTOR IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL OF ITS COMPONENTS.- THE CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO ENCOMPASS AND COMPLETE THE SCOPE OF THE DEMOLITION WORK.-

2.- NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THESE DRAWINGS.- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE PROJECT WITH THE INTENT OF IDENTIFYING ADDITIONAL POSSIBLE ITEMS, NOT OR INCORRECTLY ADDRESSED WHICH REQUIRE REMOVAL AND OR RELOCATION.-

3.- IF APPLICABLE THEN, GENERAL CONTRACTOR SHALL BE AWARE THAT THE OWNER IS OCCUPAYING THIS RESIDENCE AT ALL TIMES DURING ALL PHASES OF DEMOLITION AND CONSEQUENTLY THE CONTRACTOR SHALL COORDINATE AND MAKE ARRENGEMENTS NOT TO INTERFERE WITH THE OWNER'S PRIVATE NORMAL LIVING, AS WELL AS TO MINIMIZE ALL POSSIBLE INCONVENIENCES DURING THE WHOLE PROCESS OF THE REMODELING PROJECT.-

4.- GENERAL CONTRACTOR SHALL APPLY AND OBTAIN FROM THE CORRESPONDING AUTHORITIES, PERMITS AND NOTICES AUTHORIZING DEMOLITION.-

5.- GENERAL CONTRACTOR SHALL APPLY TO THE CORRESPONDING AUTHORITIES FOR A TEMPORARY CONSTRUCTION DUMPSTER PERMIT FOR THE COLLECTION OF CONSTRUCTION DEMOLITION DEBRIS ON THE JOB SITE AND TO BE USED DURING THE ENTIRE PERIOD OF DEMOLITION TIME AND TO BE PROVIDED AND REGULARELY SERVICED AND DISPOSSED BY AN AUTHORIZED CONSTRUCTION REFUSE MANAGEMENT COMPANY.-

6.- GENERAL CONTRACTOR SHALL APPLY AND OBTAIN PERMITS FROM THE CORRESPONDING AUTHORITIES FOR THE TRANSPORTATION AND DISPOSAL OF ALL CONSTRUCTION DEBRIS.-

7.- GENERAL CONRACTOR SHALL COORDINATE DEMOLITION WORK WITH THE OWNER, PRIOR TO START WITH DEMOLITION.- CONTRACTOR SHALL NOTIFY THE OWNER OF THE DATE OF INTENT TO START AND PROVIDE SUFFICIENT TIME NOT TO DISRUPT THE OWNER'S DAILY ACTIVITIES.-

8.- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF EXISTING RESIDENCE STRUCTURE, ASSUME LIABILITY FOR DAMAGE AND OR PERSONAL INJURY RELATED TO ANY PORTION OF THE WORK.-

GENERAL CONTRACTOR SHALL COMPLY WITH THE 2007 FLA. BDLG CODE SECTION 3302-1 SAFEGUARDS REQUIRED FOR EGRESS EXITS AND EXISTING STRUCTURE ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY INSTALLATIONS SHALL BE SAFEGUARDED AT ALL TIMES DURING REMODELING, ALTERATION, REPAIRS OR ADDITIONS

9.- GENERAL CONTRACTOR SHALL CUT AND REMOVE, THE ITEMS INDICATED FROM THE EXISTING RESIDENCE AS REQUIRED TO ACCOMPLISH WORK COMPLETION TO A SATISFACTORY ACCEPTANCE LEVEL TO THE OWNER.-

10.- GENERAL CONTRACTOR SHALL PROVIDE SAFETY FEATURES DURING THE PROCESS OF DEMOLITION AS REQUIRED) BY PRODUCT SPECIFICATIONS AND ALL APPLICABLE CITY ORDINANCES, SOUTH FLORIDA BUILDING CODE AND REGULATIONS.-

11.- GENERAL CONTRACTOR SHALL CEASE ALL OPERATIONS AND IMMEDIATELY NOTIFY THE ARCHITECT IF SAFETY OF EXISTING SUPPORT STRUCTURE APPEARS TO BE ENDANGERED AND SHALL TAKE IMMEDIATE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE.- ONLY AFTER SAFETY IS RESTORED, THE CONTRACTOR SHALL RESUME ACTIVITIES.-

12.- GENERAL CONTRACTOR SHALL PROCEED WITH DEMOLITION IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMODATE NEW CONSTRUCTION WORK, INCLUDING ALL THAT IS REQUIRED FOR CONNECTION TO THE EXISTING RESIDENCE AND PROTECTING EXISTING SUPPORTING STRUCTURAL MEMBERS.-

13.- GENERAL CONTRACTOR SHALL INSPECT EXISTING SUSPENDED CEILINGS AND CHASES TO ASSURE PROPER INDENTIFICATION OF EXISTING UTILITIES (MECHANICAL, ELECTRICAL AND OR PLUMBING) AND SHALL REFER TO THE MECHANICAL DRAWINGS FOR ENGINEERING INFORMATION AND DIRECTIVES.-

14.- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY THE PROXIMITY OF THE PROCESS OF DEMOLITION AND SHALL FINISH TO MATCH EXISTING ADJACENT AREAS .-

15.- GENERAL CONTRACTOR SHALL REMOVE FROM THE JOB SITE, CONTAMINATED, VERMIN INFESTED OR DANGERAOUS MATERIALS ENCOUNTERED AND SHALL DISPOSE OFF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND OWNER'S HOUSEHOLD.-

16.- GENERAL CONTRACTOR SHALL LOCATE AFFECTED J-BOXES FOR POWER AND TELEPHONE AND SHALL MODIFY AS REQUIRED DURING DEMOLITION WORK WITHOUT DISTURBING NORMAL OPERATION OF ADJACENT NEIGHBORS.- CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE OR COMPLAINTS THAT MAY OCCUR AS A RESULT OF FAILURE OF ANY OF THE SERVICED UTILITIES TO NEIGHBORS, BY DIRECT RELATED CONSTRUCTION ACTIVITIES AND IN COMPLIANCE OF THE 2007 FLA. BLDG CODE SECTION 3307-1 FOR THE PROTECTION OF ADJOINING PROPERTY.-

17.- GENERAL CONTRACTOR SHALL PROVIDE NOT LESS THAN ONE (1) PORTABLE FIRE EXTINGUISHER AVAILABLE AT ALL TIMES DURING CONSTRUCTION AND IN COMPLIANCE WITH 2007 FLA. BLDG CODE SECTION 3309-1

18.- ALL CONTRACTORS SHALL ACCEPT THE SITE IN 'AS IS' CONDITION.- CONTRACTORS SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. PRIOR TO SUBMITTING BID OR PERFORMING ANY DEMOLITION WORK.- CONTRACTOR MUST INFORM THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND AND NOT PERFORM WORK UNTIL SAID ISSUES HAVE BEEN RESOLVED WITH THE APPROVAL OF THE ARCHITECT.

19.- REMOVAL AND DEMOLITION OF EXISTING PARTITION WALLS OR SEGMENTS MUST BE ACCOMPLISHED WITHOUT DISRUPTION TO THE NORMAL OPERATIONS OF THE EXISTING RESIDENCE.- THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WELL IN ADVANCE WITH THE OWNER OR ITS AUTHORIZED REPRESENTATIVES SO AS TO SELECT THE BEST OPERATION DATES AND TIMES IN WHICH THIS WORK IS TO TAKE PLACE NOT PRECLUDING WORKING AT OFF-HOURS AT NIGHT SO THAT ALL TASKS SHALL BE COMPLETED AND THE AFFECTED AREAS RESTORED BY THE GENERAL CONTRACTOR TO THEIR ORIGINAL CONDITION PRIOR TO THE START OF NORMAL OPERATIONS.-

20.- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE AND MAINTAIN ADEQUATE PROTECTION (LIFE SAFETY DEVICES) AS REQUIRED AND DEEMED NECESSARY BY LAW, CODES AND PROPER AUTHORITIES HAVING JURISDICTION THROUGHOUT THE CONSTRUCTION PROCESS BY MEANS INCLUDING BUT NOT LIMITED TO BARRICADES, SAFETY NETTING, TEMPORARY REMOVABLE WALLS OR OTHER METHODS SO AS TO PROTECT ALL PERSONNEL INCLUDING BUT NOT LIMITED TO THE GENERAL PUBLIC, OWNERS, OR OTHER SUPPORT PERSONNEL AND CONSTRUCTION CREWS FROM HAZARDOUS OR POTENTIAL HAZARDOUS CONDITIONS THAT MAY ARISE OR RESULT AS A DIRECT OR INDIRECT ACTION OF THE DEMOLITION PROCESS. THESE LIFE SAFETY MEASURES WILL BE PROPERLY MAINTAINED AND REMAIN IN PLACE AS PART OF THE CONTRACTOR'S SCOPE OF WORK UNTIL SUCH TIME AS THEY ARE NO LONGER NECESSARY AS REQUIRED BY LAW AND AGREED UPON BY THE OWNER AND/OR THE AUTHORIZED REPRESENTATIVES.

THE USE OF SAFETY DEVICES OUTLINED IN THE GENERAL NOTES SHALL NOT RELIEVE THE
21.- CONTRACTOR FROM PERFORMING THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS IN A PROFESSIONAL, SAFE AND RESPONSIBLE MANNER, AS DIRECTED BY INDUSTRY STANDARDS AND APPLICABLE CODES AND REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

22.- ALL INDICATED CONSTRUCTION WORK SHALL NOT AFFECT ANY OF THE ADJACENT AREAS AS DEMOLITION PROGRESSES.- CONTRACTOR IS TO REESTABLISH SERVICE TO OTHER AREAS AFFECTED BY DEMOLITION IMMEDIATELY.- THIS APPLIES TO ALL SYSTEMS, ELECTRICAL, MECHANICAL, PLUMBING, ETC.

23.- ALL AFFECTED SYSTEMS SPECIALLY PLUMBING, AIR CONDITIONING AND ELECTRICAL THAT ARE CALLED OUT TO BE SCHEDULED TROUGH ENGINEERING USING THE SHUTDOUN REQUEST WITH THE OUNER REPRESENTATIVE.- NO SHUTDOUNS WHETHER TEMPORARY OR PERMANENT SHALL BE DONE WITHOUT USING THE ABOVE DESCRIBED METHOD.

24.- PROPER LOCKOUT PROCEDURES SHALL BE USED AT ALL TIMES WHILE WORKING WITH THE ELECTRICAL SYSTEM.

25.- ALL EXISTING CIRCUITS TO BE REMOVED SHALL BE VERIFIED BEFORE BEGINNING ANY DEMOLITION.- IF THEY HAVE AN EFFECT TO ADJACENT AREAS OR PARCEL SERVICING THEM WHEN CIRCUIT IS BEING REMOVED THEN, ARRANGEMENTS SHALL BE MADE TO RECONNECT REMAINING CIRCUITS FROM OTHER AREAS OR PARCELS.

26.- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.- THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND CONDITIONS ON THESE DRAWINGS AND/OR ALL OBVIOUS ERRORS AND OMISSIONS.

27.- CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONSTRUCTION CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.-

28.- THE DEMOLITION PLANS FOR THIS PROJECT ARE GENERAL IN NATURE AND INDICATE APPROXIMATE EXISTING CONDITIONS AT THE PROJECT SITE.- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUAL FIELD VERIFICATION OF CONDITIONS AND QUANTITIES AND NOTIFY THE ARCHITECT OF DISCREPANCIES VIA WRITTEN ADDENDUM.-

29.- THE CONTRACTOR IS TO EXERCISE CARE DURING THE DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION AND REMOVAL ARE PROPERLY DISCARDED SO AS TO MINIMIZE DAMAGE TO THE SURROUNDING AREA.- ALL SCHEDULED ITEMS THAT ARE CALLED FOR IN THE CONSTRUCTION CONTRACT DOCUMENTS TO BE REMOVED, ARE TO BE DISCARDED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OFF AS REQUIRED BY LOCAL AND STATE CODES AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.-

30.- THE CONTRACTOR SHALL NOT CUT OFF ANY EXISTING BEAM, SUPPORTING STRUCTURAL COLUMN OR ROOF CONCRETE SLAB UNLESS DIRECTED ON THE STRUCTURAL DRAWINGS

31.- CONTRACTOR SHALL REMOVE AND DISCARD ALL ITEMS AS INDICATED ON PLANS.

32.- CARE SHALL BE TAKEN DURING DEMOLITION SO AS NOT TO DAMAGE OR ALTER ANY EXISTING STRUCTURAL MEMBERS UNLESS INDICATED ON THE DRAWINGS.- THE ARCHITECT AND THE OUNER REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY IF ANY DAMAGE OCCURS OR IS DISCLOSED DURING DEMOLITION.

33.- AT ALL WALLS AND CEILINGS THAT ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AT SOURCE AND REMOVING OR CAPPING ANY ELECTRICAL, PLUMBING, GAS LINES AND MECHANICAL DUCTWORK THAT IS DISCLOSED AND NOT SCHEDULED FOR REUSE OR RE-ROUTE OR CONTINUE.- ALL SYSTEMS MUST BE RETAINED FOR THE USE AND CONTINUE TO PROVIDE SERVICE TO ADJACENT BUILDING AREAS THAT ARE NOT IN THIS CONTRACT.

34.- ALL ELECTRICAL CIRCUITS FOR EQUIPMENT THAT IS TO BE REMOVED SHALL BE DISCONNECTED AT ELECTRICAL PANEL.

35.- ALL GAS, WATER, SPRINKLER SYSTEM WATER AND DRAIN LINES SUPPLYING EQUIPMENT THAT IS TO BE REMOVED SHALL BE DISCONNECTED, REMOVED AND CAPPED ABOVE CEILING OR BELOW FLOOR. IF CONTINUITY OF SYSTEM MUST BE MAINTAINED FOR USE BY ADJACENT AREAS, CONTRACTOR SHALL REROUTE, AS NECESSARY, TO BE BEHIND NEW CONSTRUCTION. (PATCH FLOOR BACK PRIOR TO TOPPING)

36.- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL RUBBLE AND DEBRIS CAUSED BY DEMOLITION, AND DISPOSING OF IT IN A PROPER MANNER.

37.- TEMPORARY ELECTRICAL ILLUMINATION AND POWER ARE TO REMAIN IN OPERATION DURING DEMOLITION WORK AND UNTIL COMPLETION OF THE NEW CONSTRUCTION.

38.- CONTRACTOR SHALL CHECK FOR ASBESTOS ABATEMENT CERTIFICATION UPDATE TO BE SUPPLIED BY THE OUNER BEFORE COMMENCING WITH DEMOLITION.

39.- THE CONTRACTOR MUST COORDINATE DISCONNECT AND REMOVAL OF THE ALARM SYSTEM WITH THE OUNER PRIOR COMMENCING WITH THE DEMOLITION WORK

40.- GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY PORTABLE SANITARY FACILITY ON THE JOB SITE TO BE USED DURING THE ENTIRE PERIOD OF DEMOLITION TIME BY ALL RELATED CONSTRUCTION PERSONNEL AND TO BE REGULARELY SERVICED AND KEPT CLEAN AT ALL TIMES.- PORTABLE UNIT SHALL BE REMOVED FROM THE JOB-SITE ONLY AFTER COMPLETION OF ALL CONTRACTED WORK

## PROTECTION REQUIRED

CITY OF MIAMI BEACH ORDINANCES
CHAPTER 14, Section 1407-1

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK.- PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS.- PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.- THE PERSON MAKING OR CAUSING AN EXCAVATION SHALL PROVIDE WRITTEN NOTICE TO THE OUNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED.- SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION

## GOVERNING CODES

2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS

2008 NEC NATIONAL ELECTRIC CODE

2007 FFPC FLORIDA FIRE PREVENTION CODE

2007 NFPA-101 LIFE SAFETY CODE

CITY OF MIAMI BEACH, FLA. CODE ORDINANCES

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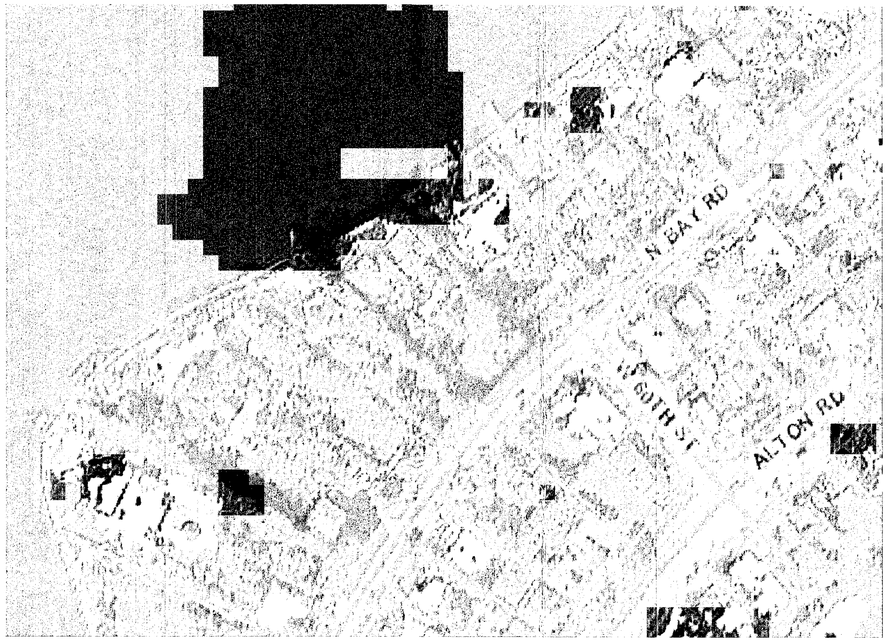
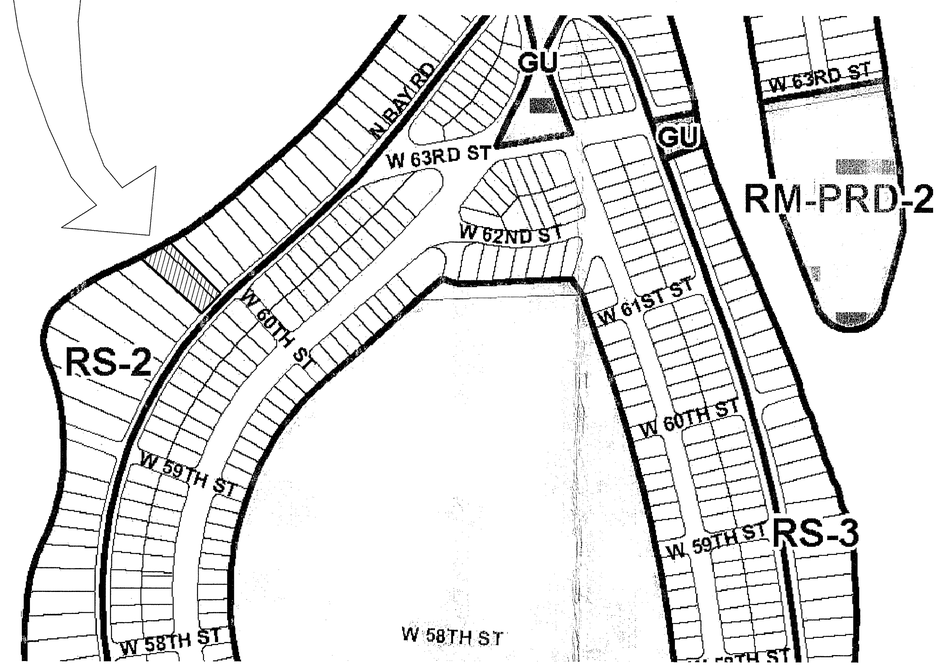



## LOCATION MAP

NOT TO SCALE

## LEGAL DESCRIPTION

LA GORCE CLUB SUB PB 14-23 LOT 21 AND BEG AT SW COR LOT 20 N 47.1 FT NW 281.92 FT S 60 FT. S ELY 281.92 FT POB BLK 1




## ZONING MAP

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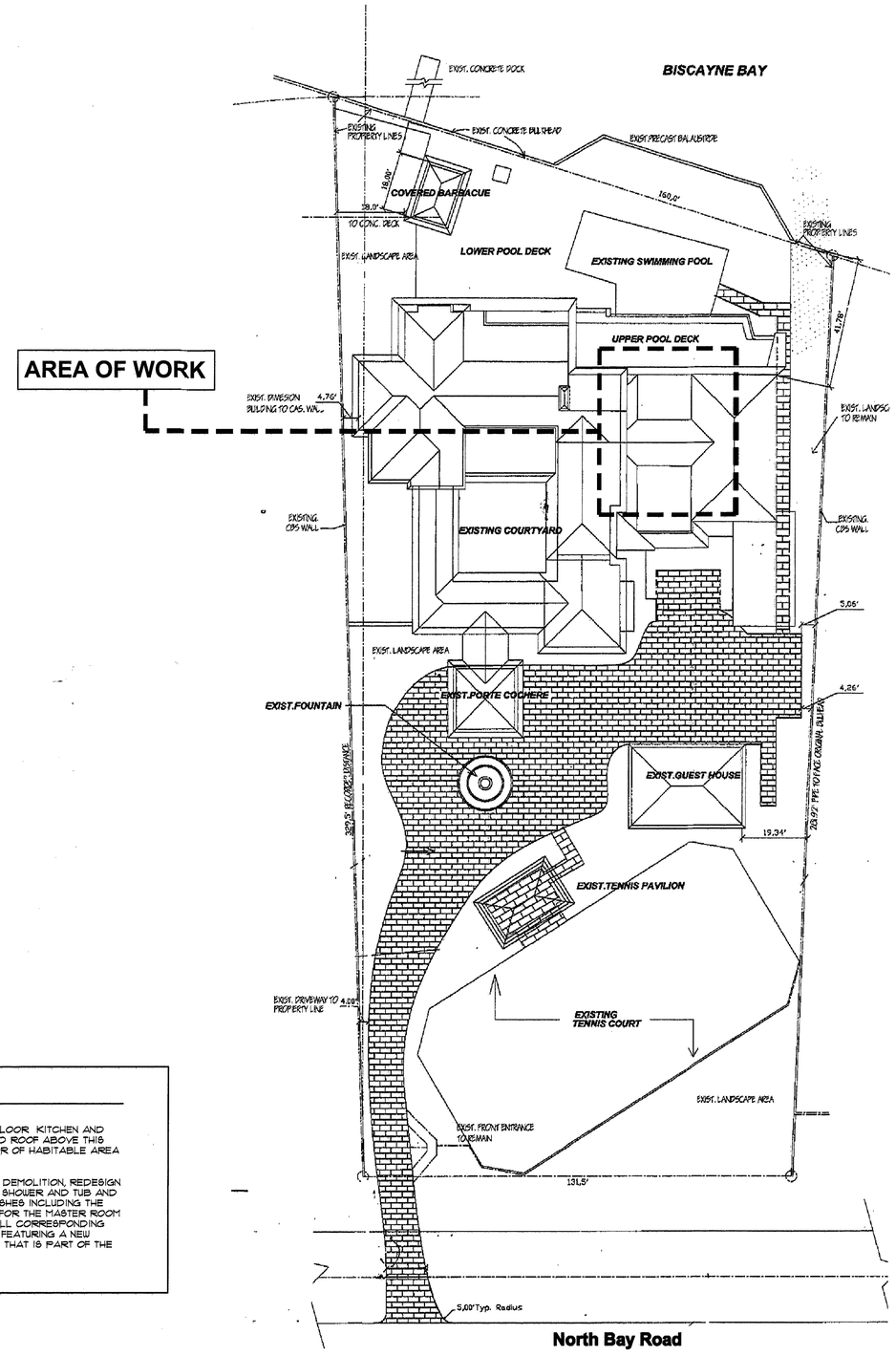


# SITE PLAN

NOT TO SCALE

## PROJECT DESCRIPTION

THIS PROJECT ENCOMPASS THE REMODELING OF THE FIRST FLOOR KITCHEN AND FAMILY ROOM AND THE REMOVAL OF THE EXISTING SLANTED ROOF ABOVE THIS AREA TO BE REPLACED FOR A NEW CONCRETE SLAB FLOOR OF HABITABLE AREA AS AN ADDITION TO THE EXISTING 2ND FLOOR

AT THE EXISTING 2ND FLOOR, THE PROJECT ENCOMPASS THE DEMOLITION, REDESIGN AND REPAIRS TO THE MASTER BATHROOM CABINETRY, THE SHOWER AND TUB AND THE REPLACEMENT OF FLOOR AND WALL CERAMIC TILE FINISHES INCLUDING THE ADDITION OF 1360 SF. OF NEW CONSTRUCTION FLOOR AREA FOR THE MASTER ROOM WALK-IN CLOSETS ABOVE THE FAMILY ROOM AS WELL AS ALL CORRESPONDING ELECTRIC, MECHANICAL, PLUMBING AND STRUCTURAL WORK FEATURING A NEW SLANTED SPANISH TILE ROOF COVERING THE NEW ADDITION THAT IS PART OF THE SCOPE OF WORK

## SCHEDULE OF AREAS

### PROPERTY ADDRESS

5980 NORTH BAY ROAD
MIAMI BEACH, FLA. 33140

### ZONING INFORMATION

| | |
|---|---|
| LOT AREA: | 43,615 SF. |
| LOT DIMENSIONS | 131'-6" FRONT X 329'-6" DEEP |
| DISTRICT | RS-2 RESIDENTIAL SINGLE FAMILY |

### OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R3-2

### BUILDING CONSTRUCTION TYPE:

TYPE III
NON-COMBUSTIBLE EXTERIOR CONCRETE BLOCK WALLS AND STRUCTURE, ROOF WOOD TRUSSES AND INTERIOR GYP. BOARD WALL PARTITONS AND MATERIALS APPROVED BY CODE

| SIDE YARDS | REQUIRED | EXISTING | |
|---|---|---|---|
| FRONT | 30'-0" | 25'-0" | TO REMAIN AS IS |
| REAR | 49'-0" | 50'-11" | TO REMAIN AS IS |
| SIDE | 7'-6" | 15'-0" AND 5'-0" | TO REMAIN AS IS |

| BLDG HEIGHT | ALLOWED | EXISTING | |
|---|---|---|---|
| MAX. BLDG HEIGHT FROM GRADE | 33'-0" | 32'-4" AT TOP OF ROOF | TO REMAIN AS IS |

| LOT COVERAGE | ALLOWED | EXISTING | |
|---|---|---|---|
| 35% OF LOT AREA | 15,265 SF | 7,230 SF | TO REMAIN AS IS |

### LOT COVERAGE BREAKDOWN

| | | | |
|---|---|---|---|
| BUILDING FOOTPRINT | 6,470 SF | 14.83 % | |
| GUEST HOUSE | 760 SF | 1.74 | |
| ENTRANCE PAVILLION | 1,097 SF | 2.51 | |
| PORTE COCHERE | 656 SF | 1.50 | |
| POOL DECK | 4,126 SF | 9.46 | |
| SWIMMING POOL | 1,028 SF | 2.36 | |
| BBQ GAZEBO | 252 SF | 0.60 | |
| ACCESS DRIVEWAY | 8,228 SF | 18.86 | |
| LANDSCAPE AREAS | 20,998 SF | 48.14 | |
| TOTAL | 43,615 SF | 100 % | TO REMAIN AS IS |

| MAX UNIT SIZE | ALLOWED | EXISTING | NEW 2ND FLOOR ADDITION |
|---|---|---|---|
| 50% OF LOT AREA | 21,807.50 SF | 10,579.50 SF | 1,360 SF |

### AC AREAS

| | |
|---|---|
| EXISTING RESIDENCE | 10,579.50 SF |
| NEW 2ND FLOOR ADDITION | 1,360 |
| TOTAL NEW AC AREAS | 11,939.50 SF |

### GREEN AREAS

| | |
|---|---|
| 0.15 OF GROSS LOT AREA | 43,615 SF. X 0.15 = 6,542 SF |
| EXISTING PROVIDED TO REMAIN AS IS | 20,998 SF |

## LEGAL DESCRIPTION

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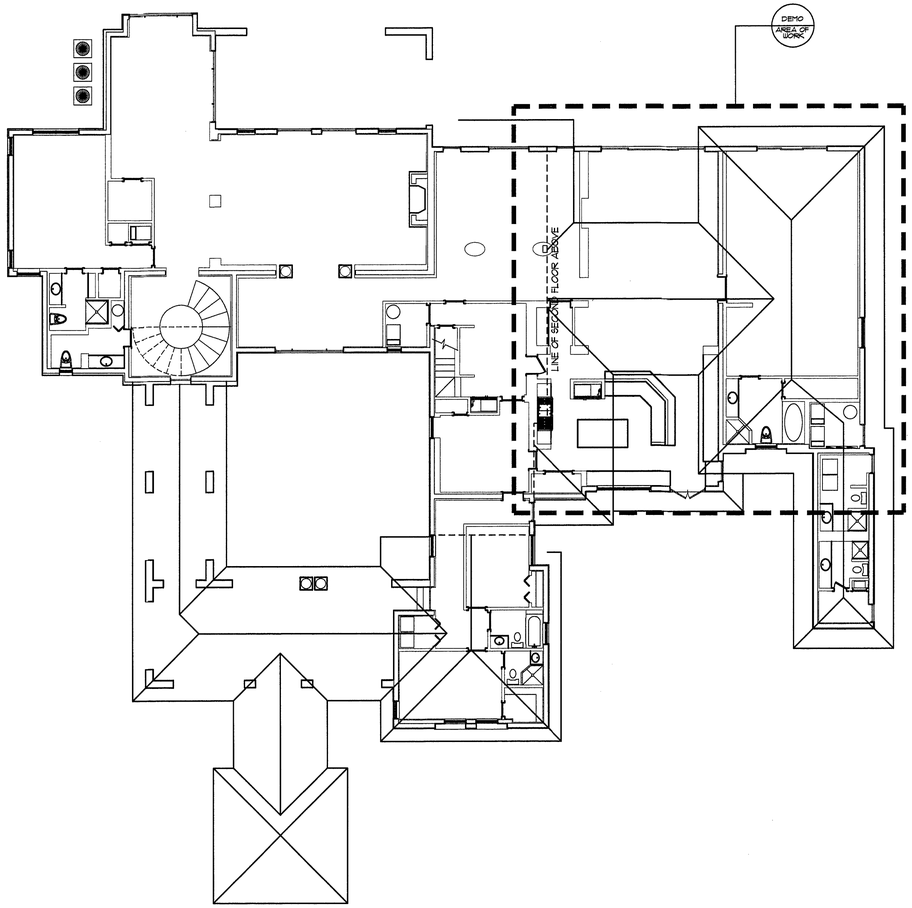
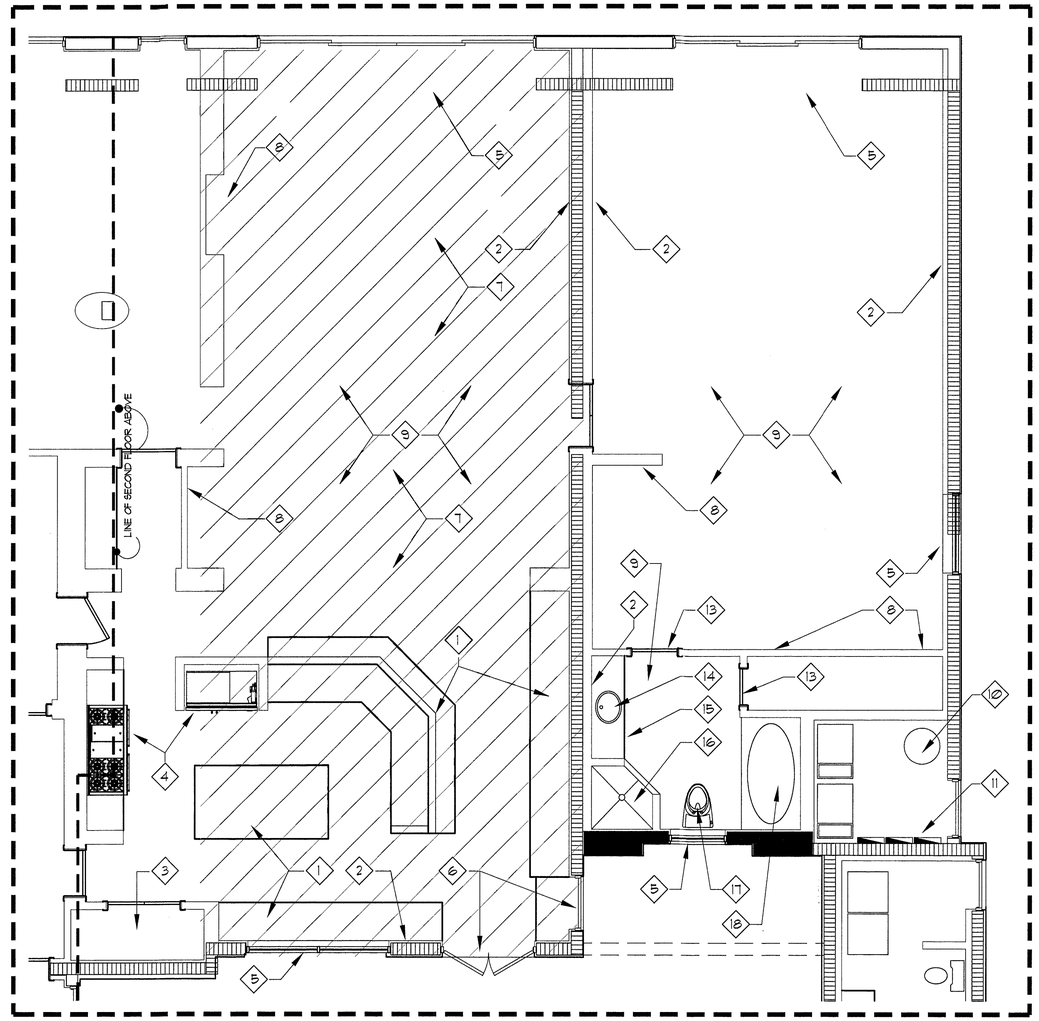



# FIRST FLOOR AREA OF WORK KEY PLAN

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

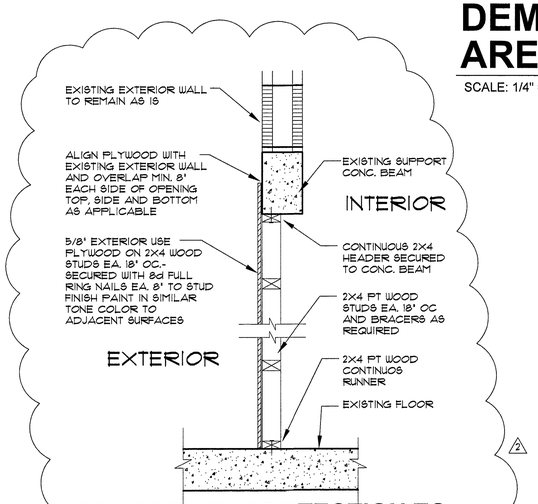



# DEMO FIRST FLOOR AREA OF WORK

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

## DEMOLITION KEY NOTES

1. REMOVE EXISTING KITCHEN CABINETRY AND ALL OF ITS COMPONENTS
2. REMOVE EXISTING WALL BASE AND GYPSUM BOARD FROM EXTERIOR WALLS AND EXPOSE EXISTING CONCRETE BLOCK
3. REMOVE AND DISCARD ALL CABINETRY, DOORS AND ITS INTERIOR SHELVING
4. REMOVE ALL EXISTING ELECTRICAL KITCHEN APPLIANCES AND THEIR CORRESPONDING WALL OUTLETS.- CONTRACTOR TO DISCONNECT FROM THE ELECTRICAL PANEL
5. EXISTING EXTERIOR WINDOWS TO BE REMOVED
6. REMOVE EXISTING EXTERIOR DOORS AND ALL ITS COMPONENTS
7. REMOVE EXISTING ROOF AND ITS SUPPORT STRUCTURE.- CONTRACTOR SHALL DISCONNECT ALL CEILING ELECTRICAL OUTLETS AND FIXTURES PRIOR DEMOLITION
8. REMOVE AND DISCARD ALL INTERIOR GYPSUM BOARD PARTITIONS.- REMOVE ALL ENCOUNTERED ELECTRICAL INSTALLATIONS AND DISCONNECT FROM THE ELECTRICAL PANEL PRIOR DEMOLITION
9. REMOVE EXISTING FLOOR FINISH AND BASE BOARDS AND EXPOSE FLOOR TO BE CLEAN OF ANY OTHER BUILD-UP.- PREPARE EXISTING CONCRETE FLOOR SLAB TO RECEIVE NEW FLOOR FINISH.-
10. REMOVE EXISTING WATER HEATER FROM THIS LOCATION.- CONTRACTOR SHALL CAP ALL PLUMBING LINES AND REMOVE EXISTING ELECTRICAL CONNECTION FROM THE ELECTRICAL PANEL
11. EXISTING ELECTRICAL PANELS BANK TO REMAIN AT THIS LOCATION
12. 
13. REMOVE EXISTING INTERIOR DOORS AND ALL OF ITS COMPONENTS
14. REMOVE AND DISPOSE EXISTING LAVATORY AND FAUCETS.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR DEMOLITION
15. REMOVE AND DISPOSE EXISTING VANITY AND ALL ITS CABINETRY AND WALL MIRROR
16. REMOVE EXISTING SHOWER PAN .- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR DEMOLITION
17. REMOVE AND DISPOSE EXISTING TOILET.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR REMOVAL
18. REMOVE AND DISPOSE EXISTING TUB AND FAUCETS.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR REMOVAL
19. 




# TEMPORARY PROTECTION TO DOOR AND WINDOW OPENINGS

NOT TO SCALE

TYPICAL TEMP. PROTECTION TO OPENINGS UPON THE REMOVAL OF DOORS AND WINDOWS

## GRAPHIC KEY NOTES

- EXISTING STRUCTURAL CONCRETE WALLS TO REMAIN AS IS.- CONTRACTOR SHALL MAKE REPAIRS AS NECESSARY IF DAMAGES ARE FOUND
- EXISTING INTERIOR PARTITION WALLS
- EXISTING ROOF AREA AND CEILING AND ALL ITS COMPONENTS TO BE REMOVED
- EXISTING EXTERIOR WALL TO BE REMOVED

## NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL VERIFY THAT THE EXISTING ROOF CONDITIONS AND DIRECTIVES GIVEN FOR ROOF ALTERATION ON THESE DRAWINGS ARE COMPATIBLE AND ARE FOUND NOT IN CONFLICT WITH EACH OTHER.- IF DIFFERENT CONDITIONS AT THE SITE ARE FOUND, THEN THE ARCHITECT SHALL BE INFORMED PRIOR ANY WORK IS PERFORMED.-

BEFORE PROCEEDING WITH DEMOLITION, CONTRACTOR SHALL SECURE AND MAKE SAFE ALL REST OF EXISTING STRUCTURE TO REMAIN AS IS.-
CONTRACTOR SHALL COORDINATE AND INQUIRE WITH THE ARCHITECT FOR THE STRUCTURAL ENGINEER SHORING DIRECTIVES.-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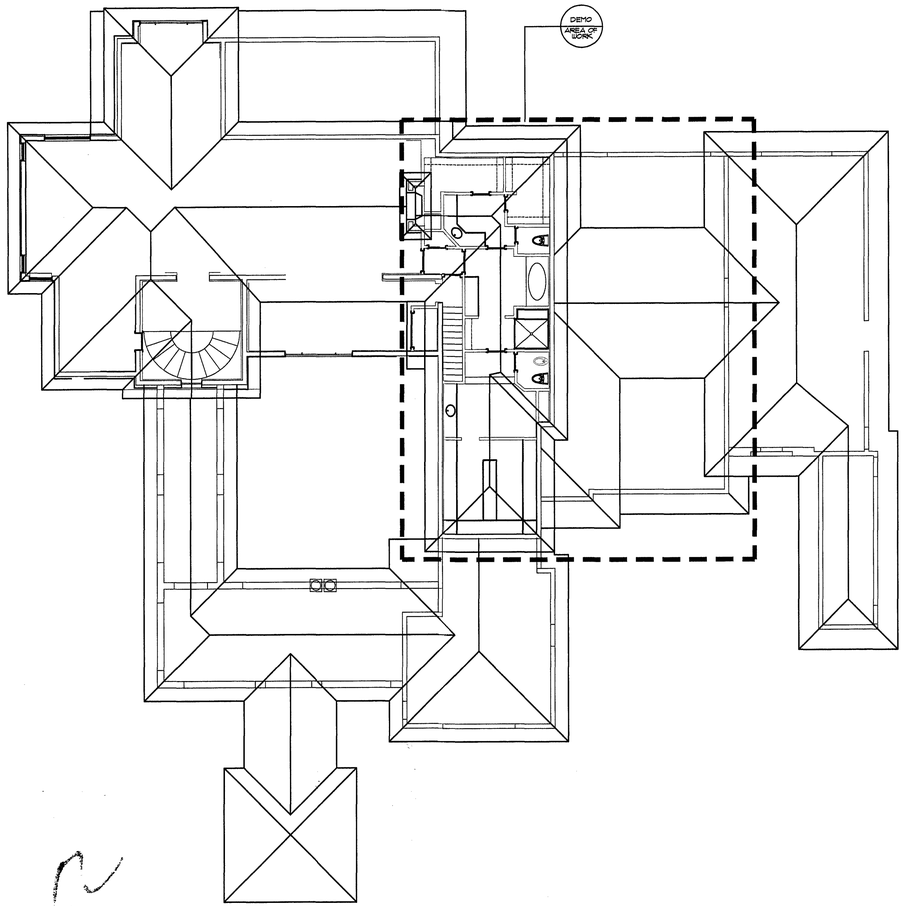
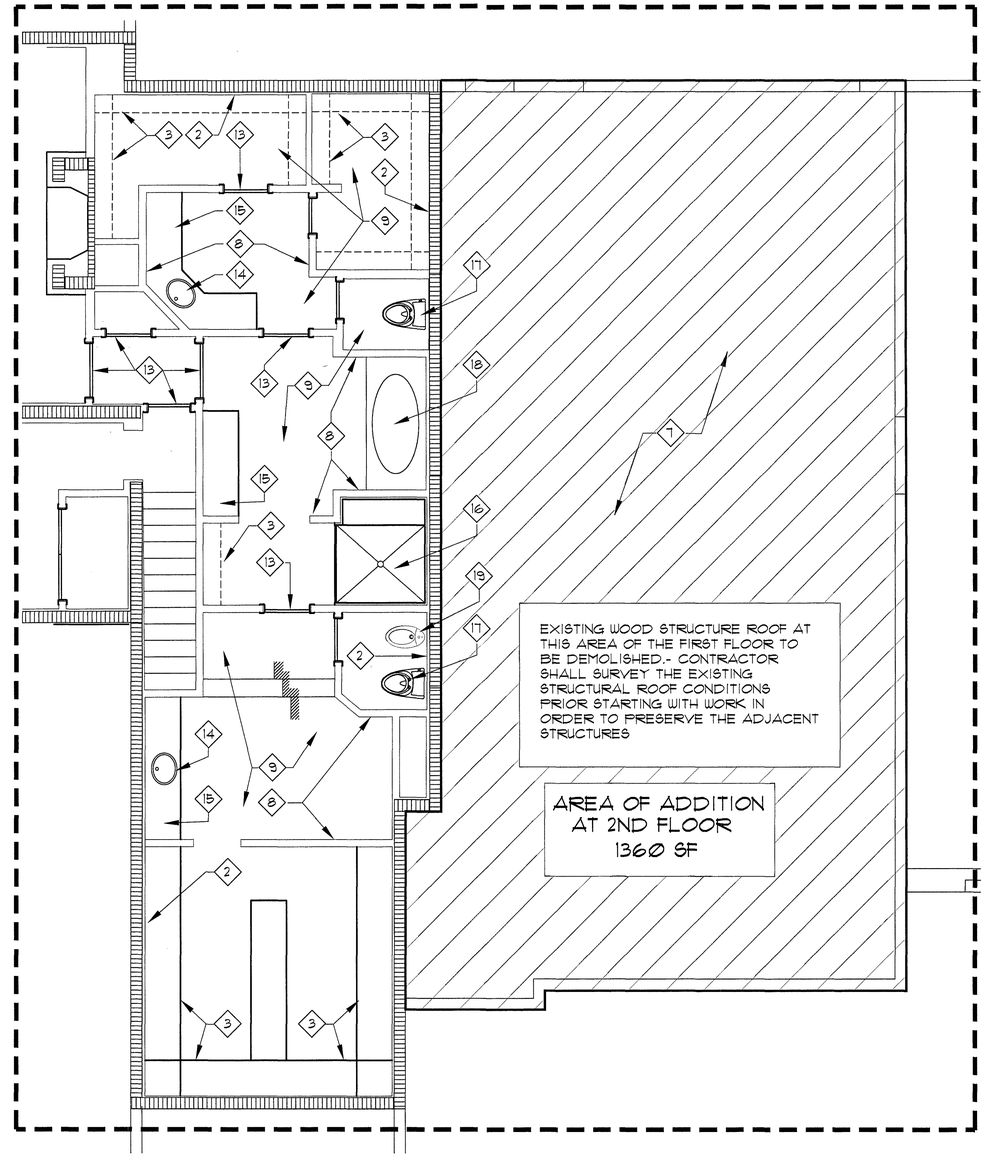



# SECOND FLOOR AREA OF WORK KEY PLAN

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




# DEMO SECOND FLOOR AREA OF WORK

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

## DEMOLITION KEY NOTES

1. REMOVE EXISTING KITCHEN CABINETRY AND ALL OF ITS COMPONENTS
2. REMOVE EXISTING WALL BASE AND GYPSUM BOARD FROM EXTERIOR WALLS AND EXPOSE EXISTING CONCRETE BLOCK
3. REMOVE AND DISCARD ALL CABINETRY, DOORS AND ITS INTERIOR SHELVING
4. REMOVE ALL EXISTING ELECTRICAL KITCHEN APPLIANCES AND THEIR CORRESPONDING WALL OUTLETS.- CONTRACTOR TO DISCONNECT FROM THE ELECTRICAL PANEL
5. EXISTING EXTERIOR WINDOWS TO REMAIN AS IS
6. REMOVE EXISTING EXTERIOR DOORS AND ALL ITS COMPONENTS
7. REMOVE EXISTING ROOF AND ITS SUPPORT STRUCTURE.- CONTRACTOR SHALL DISCONNECT ALL CEILING ELECTRICAL OUTLETS AND FIXTURES PRIOR DEMOLITION
8. REMOVE AND DISCARD ALL INTERIOR GYPSUM BOARD PARTITIONS.- REMOVE ALL ENCOUNTERED ELECTRICAL INSTALLATIONS AND DISCONNECT FROM THE ELECTRICAL PANEL PRIOR DEMOLITION
9. REMOVE EXISTING FLOOR FINISH AND BASE BOARDS AND EXPOSE FLOOR TO BE CLEAN OF ANY OTHER BUILD-UP.- PREPARE EXISTING CONCRETE FLOOR SLAB TO RECEIVE NEW FLOOR FINISH.
10. REMOVE EXISTING WATER HEATER FROM THIS LOCATION.- CONTRACTOR SHALL CAP ALL PLUMBING LINES AND REMOVE EXISTING ELECTRICAL CONNECTION FROM THE ELECTRICAL PANEL
11. 1
12. 1
13. REMOVE EXISTING INTERIOR DOORS AND ALL OF ITS COMPONENTS
14. REMOVE AND DISPOSE EXISTING LAVATORY AND FAUCETS.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR DEMOLITION
15. REMOVE AND DISPOSE EXISTING VANITY AND ALL ITS CABINETRY AND WALL MIRROR
16. REMOVE EXISTING SHOWER PAN .- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR DEMOLITION
17. REMOVE AND DISPOSE EXISTING TOILET.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR REMOVAL
18. REMOVE AND DISPOSE EXISTING TUB AND FAUCETS.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR REMOVAL
19. REMOVE AND DISPOSE EXISTING BIDET.- CONTRACTOR SHALL CAP ALL WATER LINES PRIOR REMOVAL

## NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL VERIFY THAT THE EXISTING ROOF CONDITIONS AND DIRECTIVES GIVEN FOR ROOF ALTERATION ON THESE DRAWINGS ARE COMPATIBLE AND ARE FOUND NOT IN CONFLICT WITH EACH OTHER.- IF DIFFERENT CONDITIONS AT THE SITE ARE FOUND, THEN THE ARCHITECT SHALL BE INFORMED PRIOR ANY WORK IS PERFORMED.-

BEFORE PROCEEDING WITH DEMOLITION, CONTRACTOR SHALL SECURE AND MAKE SAFE ALL REST OF EXISTING STRUCTURE TO REMAIN AS IS.-
CONTRACTOR SHALL COORDINATE AND INQUIRE WITH THE ARCHITECT FOR THE STRUCTURAL ENGINEER SHORING DIRECTIVES.-

## GRAPHIC KEY NOTES

- EXISTING STRUCTURAL CONCRETE WALLS TO REMAIN AS IS.- CONTRACTOR SHALL MAKE REPAIRS AS NECESSARY IF DAMAGES ARE FOUND
- EXISTING INTERIOR PARTITION WALLS
- EXISTING ROOF AREA AND ALL ITS COMPONENTS TO BE REMOVED

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.


VEE
VEE ARCHITECTURE CORP
VICTOR ELIAS EISENSTEIN, AIA
A R C H I T E C T
RESIDENTIAL, COMMERCIAL, HOTEL, RESTAURANT, HEALTHCARE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL
VICTOR@VEEARCH.COM
20355 NE 34 CRT SUITE 740
AVENTURA, FLA. 33180
phone:305-937-0248 cell:786-229-1318


SEAL: VICTOR ELIAS EISENSTEIN, AIA AR 92121

STATE OF FLORIDA VICTOR ELIAS EISENSTEIN AR 92121 REGISTERED ARCHITECT

12-08-11

handcraft
1498 NW. 3rd. Street
Deerfield Beach, Fla. 33442
954-418-6344 561-901-8262

# THE BAY ROAD RESIDENCE
5980 NORTH BAY ROAD
MIAMI BEACH, FLA. 33140

REVISIONS:
1 BLDG. DEPT COMMTS 12-08-11

SUBMITTAL:
DEMOLITION PERMIT DRAWINGS

DATE: 10-12-2011

PROJECT No:

| DRAWN BY: | CHECKED BY: |
|---|---|
| VEE | VEE |

PAGE No:
DEMO-4

48 HOURS PRIOR TO EXCAVATING

CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

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 conditions (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.)

Expiration Date: 12-29-2011

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

BUILDING: 12/29/11
ZONING: 12/15/11 12/29/11
DRB/HPB:
CONCURRENCY:
PLUMBING: 12-12/15/11 12-12/29/11
ELECTRICAL: 12/15/11 12/29/11
MECHANICAL: 12/15/11 12/29/11
FIRE PREVENTION:
ENGINEERING: 12/29/11
PUBLIC WORKS: 12/15/11 ENC-12-29-11
STRUCTURAL: 12/29/11
ELEVATOR:

BD120045
5980 N. Bay Rd.
OFF. COPY

B1202278
5980 N. Bay Rd

I

BC016207 03/17/2016

DEV 1204258

Ddalyis

$103.70

MIAMIBEACH

**BUILDING DEPARTMENT**
1700 Convention Center Drive | Miami Beach, FL 33139
Office: 305.673.7610 | Fax: 305.673.7857

# WORK PERMIT APPLICATION

**FLORIDA BUILDING CODE _____ EDITION**

| | | |
|---|---|---|
| Date: 4/20/2012 | **DATA INFORMATION**<br>PLEASE PRINT<br>(USE BLACK OR BLUE INK) | Permit No: BREV131848<br>**(For office use only)** |

| | |
|---|---|
| **Parcel/ Folio No.** 02-3215-003-0190 | Job Address: 5980 N. Bay Rd |
| If subsidiary or revision; provide the **Master Building Permit Number:** | **Is this permit associated with a violation?**<br>If yes, BV #: |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Type of Service:**<br>Check Applicable | ☐ **New** Permit Application | ☐ Revision | Change of:<br>☐ Architect<br>☐ Engineer | ☐ Shop Drawings | ☐ Occupant Content | |
| **Type of Permit:**<br>Check Applicable<br>Provide permit detail on page 4 | ☐ Building | ☐ Electrical | ☐ Mechanical | ☐ Plumbing | ☐ Fire | ☐ Special Events | ☐ Demolition<br>Year Built: _____ |
| **Type of Property:**<br>Check Applicable | ☐ Commercial | ☐ Residential (SFH or Duplex) | ☐ Multi – Family | | | |
| **Type of Improvement:**<br>Check Applicable | ☐ New Construction | ☐ Addition | ☐ Reconfiguration of space | ☐ Remove & Replace | | |
| **Type of Review:**<br>Check Applicable | ☐ Regular Walk Thru | ☐ 24 Hour Walk Thru | ☐ Drop Off | ☐ Electronic Plan Review | ☐ Expedited Plan Review **(O.T Payment Required)** | |
| **Type of Project:**<br>Check Applicable | ☐ City Project | ☐ Historic | ☐ Housing Urban Development **(HUD)** | ☐ Leadership In Energy & Environmental**(LEED)** | ☐Special Inspector | ☐ Private Provider |

| | | | |
|---|---|---|---|
| **Type of Occupancy:**<br>Check Applicable<br>Square feet for each occupancy type:<br>1. _____<br>2. _____<br>3. _____ | ☐ A-1 Assembly (Theater/ Concert Hall)<br>☐ A-2 Assembly (Restaurant/Night Club/ Bar)<br>☐ A-3 Assembly (Worship/Amusement/ Arcade Community Hall<br>☐ B – Business<br>☐ D/E -Daycare & Educational | ☐ I-1 Institutional (Ambulatory)<br>☐ I-2 Institutional (Non Ambulatory)<br>☐ M -Department Store / Drug Store<br>☐ M -Gas Station<br>☐ M – Retail/ Warehouse<br>☐ R-1 Residential Transient (Boarding House/ Hotel/Motel)<br>☐ R-2 Residential Permanent (Apartment/Dormitory/ Timeshare) | ☐ R-3 Residential (Dwelling/ Custom Homes)<br>☐ R-4 Residential (Assisted Living 6-16 person)<br>☐ S-1 Storage (Mod. Hazard (Repair Garage)<br>☐ S-2 Storage (Low Hazard (excluding Parking Garage)<br>☐ S-2 Storage (Parking Garage) |

| | | |
|---|---|---|
| **Other:** | Job Value$: | Square Ft: |
| **Description of Work:**<br>Please be specific with description | Private provider | |
| **Extent of Work:**<br>Check Applicable | ☐ Alteration Level I<br>☐ Alteration Level II | ☐ Alteration Level III<br>☐ Change of Occupancy |

| | | | |
|---|---|---|---|
| **Building Information:** | Number of Units: | Height of Building: | Number of Stories: |

| | | |
|---|---|---|
| **New Construction/Addition:** | Job Value $: | Sq Ft: |
| **Alteration/Reconfiguration of space:** | Job Value $: | Sq Ft: |

| | | | |
|---|---|---|---|
| **Architect:** | Name: _____<br>Address: _____<br>Suite No: _____<br>City/State/Zip Code: _____<br>Email Address: _____<br>License No: _____<br>Office#: _____ Cell#: _____ | **Engineer:** | Name: _____<br>Address: _____<br>Suite No: _____<br>City/State/Zip Code: _____<br>Email Address: _____<br>License No: _____<br>Office#: _____ Cell#: _____ |
| **Bonding Company Name:** | Name: _____<br>Address: _____<br>Suite No: _____<br>City/State/Zip Code: _____<br>Office#: _____ Cell#: _____ | **Fee Simple Title Holder: (If Other Than Owner)** | Name: _____<br>Address: _____<br>Suite No: _____<br>City/State/Zip Code: _____<br>Office#: _____ Cell#: _____ |
| **Contractor:** | Name: Handcraft/ Jerry Rowland<br>Address: 1498 NW 3rd St<br>Suite No: _____<br>City/State/Zip Code: Deerfield Beach Fl, 33442<br>Email Address: Jerry@handcraftcorps.com<br>License No: CGC 1518476<br>Office#: 954.418.6344 Cell#: 561.901.9663 | **Property Owner:** | Name: Henry Thomas<br>Address: 1400 S. Federal St<br>Suite No: _____<br>City/State/Zip Code: Chicago, IL 60605<br>Email Address: HThomas@caa.com<br>Driver License No: T520-3895-3098<br>Office#: _____ Cell#: _____ |

**ATTENTION:**
Important Notice
Please Read Carefully

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a **separate permit** must be secured for **Electrical, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, and Air Conditioners, Etc.**

**CONDO CONVERSIONS** are a change of use of the building and require a new certificate of occupancy. If this application implies a condo conversion, it shall be clearly stated in the description and on the plans; otherwise, the certificate of occupancy will be denied.

**OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and Zoning.

**OWNER'S OR PERSON RESPONSIBLE FOR IMPROVEMENTS AFFIDAVIT**: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and Zoning.

***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.**

*Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or certificate of occupancy.*

| Owner | Tenant (If Applicable) | Qualifier |
|---|---|---|
| Signature of Owner of Agent: | Signature of Tenant: | Signature of Qualifier: |
| HENRY THOMAS<br>Printed Name of Owner of Agent: | Printed Name of Tenant: | JERRY ROWLAND.<br>Printed Name of Qualifier: |
| 7-12-13<br>Date of Signature: | Date of Signature: | 7-12-13<br>Date of Signature: |
| John A Rossano<br>Signature of Notary Public | Signature of Notary Public | John A Rossano<br>Signature of Notary Public |
| PERSONALLY KNOWN<br>Identification | Identification | PERSONALLY KNOWN.<br>Identification |
| Swore to and subscribed before me this 12 day of JULY 20 13 | Swore to and subscribed before me this _____ day of _____ 20 _____ | Swore to and subscribed before me this 12 day of JULY 20 13 |
| (SEAL)<br>Notary Public State of Florida<br>John A Rossano<br>My Commission EE111271<br>Expires 07/24/2015 | (SEAL) | (SEAL)<br>Notary Public State of Florida<br>John A Rossano<br>My Commission EE111271<br>Expires 07/24/2015 |

*THE SIGNATURE REQUIRED BELOW IS FOR *OWNER/BUILDER APPLICANTS ONLY*. PLEASE DO NOT SIGN BELOW IF THIS IS NOT AN OWNER/BUILDER APPLICATON.*

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. NOTICE OF COMMENCEMENT SHOULD BE FILED AT: 22 NW FIRST STREET, MIAMI, FL

STATE OF FLORIDA _____ COUNTY OF BROWARD.

HENRY THOMAS
Print Owner' s Name

Owner's Signature

Sworn to and subscribed before me this 12 day of JULY 20 13, by HENRY THOMAS.

☑ Personally
☐ Produced Identification – Type of Identification _____

John A Rossano
Signature of Notary Public

(SEAL)

Notary Public State of Florida
John A Rossano
My Commission EE111271
Expires 07/24/2015

Application Approval By: _____ _____
Permit Clerk Signature Date

**BUILDING: SPECIALTY PERMITS**

- ☐ Kitchen Renovation
- ☐ Bath Renovation
- ☐ Indoor Flooring, Sq.Ft. _____
- ☐ Generator, Sq.Ft. _____
- ☐ Solar (Photovoltaic)/Alternate Power
- ☐ Swimming Pool, gallons _____
  *(select one, new and renovation includes equipment)*
  - ☐ New Pool
  - ☐ Renovation of existing pool
  - ☐ Resurfacing
  - ☐ Equipment relocation only
  - ☐ Swimming pool lighting only
- ☐ Demolition
  - ☐ Total, # of stories _____
  - ☐ Partial, Sq.Ft. _____
  - ☐ Other (signs, fences or other then above)
- ☐ Marine
  - ☐ Docks, Sq.Ft. _____
  - ☐ Seawall, linear feet _____
  - ☐ Boat lift, # units _____
  - ☐ Pilings/Moorings, # units _____
- ☐ Raise existing mechanical equipment on roof
- ☐ Parking lot lighting
- ☐ Access control, # devices _____
- ☐ Temporary and Special Events
  - ☐ Platform, select: first or re-approval (circle one)
  - ☐ Bleachers, select: first or re-approval (circle one)
  - ☐ Tents, # independent tents (not attached) _____
    Sq.Ft. each unattached tent _____, _____, etc.
  - ☐ Temporary chiller/generator, # units _____
  - ☐ Temporary multi-seat toilet, # trailers _____
  - ☐ Temporary toilet (per event), # events _____
  - ☐ Amusement Ride
  - ☐ Other _____
- ☐ Temporary
  - ☐ Temporary power for construction
  - ☐ Temporary power for test
  - ☐ Trailer, # units _____
  - ☐ Temporary electric work, # shows _____
- ☐ Water drainage risers and mains, # floors _____
- ☐ Natural gas, # appliances _____, # outlets _____
- ☐ Irrigation, # zones _____
- ☐ Heaters,
  - ☐ select: gas or electric (circle one)
  - ☐ select: new or replacement (circle one)
- ☐ Cooling tower, new
- ☐ Chiller replacement with structural work
- ☐ AC unit new, # units _____
  If commercial, CFM _____

**BUILDING: TRADE PERMITS**

- ☐ Painting
- ☐ Windows/doors, # openings _____
- ☐ Shutters, # openings _____
- ☐ Storefront, Sq.Ft. _____
- ☐ Moving structures, Sq.Ft. _____
- ☐ Paving/concrete, Sq.Ft. _____
- ☐ Signs (non-electric), Sq.Ft. _____
- ☐ Roofing, re-roofing, waterproofing, Sq.Ft. _____
- ☐ Fences, walls, linear feet _____
- ☐ Awning, canopy or patio cover, Sq.Ft. _____
- ☐ Other _____

**ELECTRICAL: TRADE PERMITS**

- ☐ Electrical demolition only
- ☐ Electrical safety check for service reconnect
- ☐ Electrical alteration/remodeling, Sq.Ft. _____
- ☐ Electrical services, # meters _____
- ☐ Panel replacement, # panels _____
- ☐ Busway installation, linear feet _____
- ☐ Signs (electric), # signs _____
- ☐ Low voltage, # devices _____
- ☐ Empty conduit, # openings _____
- ☐ Generator Transfer Switch
- ☐ Other _____

**PLUMBING: TRADE PERMITS**

- ☐ Plumbing only demolition
- ☐ Fixtures
  - ☐ Rough, # units _____
  - ☐ Sets, # sets _____
- ☐ Interceptors, # units _____
- ☐ Other _____
- ☐ Water drainage, # inlets _____
- ☐ Condensation drains
- ☐ Dry or discharge wells, # wells _____
- ☐ Water/gas mains, linear feet _____
- ☐ Sanitary, storm or collector lines, linear feet _____
- ☐ Backflow protection, # devices _____

**MECHANICAL: TRADE PERMITS**

- ☐ Mechanical only demolition
- ☐ AC Replacement
  - ☐ HVAC, # units _____
  - ☐ Window unit, # units _____
- ☐ Cooling tower, replacement
- ☐ Chiller replacement without structural work
- ☐ Other _____
- ☐ Refrigeration equipment replacement
- ☐ Gas or oil furnace
- ☐ Hood replacement, # hoods _____
- ☐ Duct work
  - ☐ Single Family Home, # drops _____
  - ☐ All other occupancy type, linear feet _____

**FIRE: PERMITS**

- ☐ Cooking hood suppression, # systems _____
- ☐ Room fire suppression, # systems _____
- ☐ Fire alarm system, Sq.Ft. _____
- ☐ Minor work on existing fire alarm
- ☐ Electrical smoke detector, # devices _____
- ☐ Other _____

**ELEVATOR: TRADE PERMITS**

- ☐ Installation or major revamping
  - ☐ Commercial elevator, # stories _____
  - ☐ Residential elevator, # elevators _____
  - ☐ Wheelchair lift, # lifts _____
  - ☐ Escalator, # escalators _____
- ☐ Elevator repair
- ☐ Removal from service
- ☐ Emergency power test
- ☐ Elevator fire recall test
- ☐ Temporary use
- ☐ Other _____

CITY OF MIAMI BEACH
PHASED PERMIT – NEW CONSTRUCTION ONLY
INDEMNITY AND HOLD HARMLESS

WHEREAS, Henry I. Thomas (Property Owner), in accordance with the Florida Building Code, 2010 ed., Section 105.13 entitled "Phased Permit Approval", wishes to commence construction at 5980 North Bay Road (Property Address), hereinafter "the Project"; and

WHEREAS, the Building Official is willing to issue a Phased Permit, subject to the Written Procedures governing the Phased Permit, the receipt of which is hereby acknowledged by the Owner and Contractor; and

WHEREAS, a National Pollutant and Discharge Elimination System (NPDES) permit may be required. Storm water, erosion and sediment control during construction, demolition, or related activities that impact one-half (1/2) acre or more, shall be in accordance with the City's Municipal Separate Storm Sewer System (MS4) permit; and

WHEREAS, separate permits from the City of Miami Beach Public Works Department are required prior to work in the public right of way and in easements dedicated to the City; and

WHEREAS, all construction activity on new or existing structures within an historic district or site require a certificate of appropriateness in advance from the Historic Preservation Board or staff as required by the City Code; and

**WHEREAS, this Phased Permit does not allow any demolition.**

NOW THEREFORE, in consideration of the above premises, and other good and valuable consideration, the receipt and sufficiency of which is acknowledge, Owner hereby agrees as follows:

1. In accordance with the Florida Building Code, 2010 ed., Sec. 105.13, Owner agrees to indemnify and hold harmless and release and discharge the City of Miami Beach (hereinafter "City"), including its officers, employees, from any and all liability arising out of, or in connection with the issuance of said Phased Permit.
2. Owner agrees that this Phased Permit for the structure shall proceed at the holder's own risk with the building operation and without any assurance that a building permit for the entire structure will be granted. Owner further agrees that corrections may be required at the time of the issuance of the building permit to meet the requirements of the technical codes as well as the Land Development Regulations of the City Code.
3. Owner agrees that if any demolition occurs on the Property, the Phased Permit shall be automatically revoked by the Building Official without further notice to the Property Owner and Contractor and all construction shall immediately stop.
4. Owner agrees that if construction occurs on or over public property or a City easement, all encroachments shall be demolished, with proper permits, prior to the building permit being issued for the entire structure.
5. Owner agrees that the Phased Permit does not imply review of or compliance with the Florida Fire Prevention Code and that any work requiring a Fire Permit is not included in this Phased Permit and therefore cannot commence without said permit. Any required Fire Permit cannot be issued without an approved design document as prescribed in Florida Statutes.
6. The obligations of the Owner under this Agreement shall become operative and effective only upon the issuance to Owner of a Phased Permit for construction.
7. Owner acknowledges that the acceptance of the Phased Permit is a complete waiver and estoppel as to any rights, real, apparent or otherwise, to challenge the validity of any conditions hereof.
8. Owner acknowledges that any construction activity in violation of the above may require correction or removal to come into compliance with City Code and other applicable laws and regulations, at no cost to the City.

IN WITNESS, WHEREOF, [illegible] and DAVID ROJAS do hereunto set their hand and seal on the date and year as indicated below.

**SIGNATURE PAGE ON BACK OF DOCUMENT**

OK - Richard Lorber

MASTER # B1202278
BREV 130296

OK WR 7/12/13

OWNER – NAME: Henry I. Thomas

SIGN HERE

Owner's Signature

STATE OF Florida )
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by Henry Thomas, who is personally known to me or has produced personally known, as identification.

Witness my signature and official seal this 28 day of June, 2013, in the County and State aforesaid.

Notary Public State of Florida
John A Rossano
My Commission EE111271
Expires 07/24/2015

Notary Public-State of Florida

My Commission Expires:

John A. Rossano
Print Name

CONTRACTOR – NAME: Jerry Rowland

Contractor's Signature

STATE OF Florida )
COUNTY OF Broward )

The foregoing instrument was acknowledged before me by Jerry Rowland, who is personally known to me or has produced personally known, as identification.

Witness my signature and official seal this 28 day of June, 2013, in the County and State aforesaid.

Notary Public State of Florida
John A Rossano
My Commission EE111271
Expires 07/24/2015

Notary Public-State of Florida

John A. Rossano
Print Name

My Commission Expires:

Accepted:

Building Official Dated

This form was approved as to form and language and for
Execution by the Office of the City Attorney – 06.04.13

MASTER # B1202278
BREV 130296

# Notice to Building Official of
# Use of Private Provider for Phased Permit

Project Name: Wade Residence - 5980 North Bay Rd.

Parcel Tax ID: 02-3215-003-0190 Process Number: BREV 130296

Services to be provided: Plans Review _____ Inspections ✓

Note: If the notice applies to either private plan review or private inspection services the Building Official may require, at his or her discretion, the private provider be used for both services pursuant to Section 553.791(2) Florida Statute.

I, Henry I Thomas (Owner's rep for 5980 N Bay Road TRS), the fee owner, affirm and herein provide consent to have the General Contractor (*Handcraft Construction Management, Inc.*) of the above captioned project enter into a direct contract with the Private Provider indicated below to conduct the services indicated above.

Private Provider Firm: J.E.M. Inspections & Engineering Services, Inc. Cert #8972

Private Provider: Eduardo Rodriguez, Jr. (Building, Mechanical, Electrical, & Plumbing Inspections)
John R. Porfiri (Building/Accessibility) Inspections ONLY

Address: 3525 N.W. 115 Ave. Miami, Florida 33178

Telephone: (305) 477-7878 Fax: (305) 477-6848

Email Address (Optional): jbaez22@msn.com

Florida License, Registration or Certificate #: PE 56197 ; AR 8515

I herein provide consent to have the General Contractor elected to use one or more private providers to provide building code ~~plans review and/or~~ inspection services on the building that is the subject of the enclosed permit application, as authorized by §553.791, Florida Statutes. I understand that the local building official may not ~~review the plans submitted or~~ perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, ~~plans review and/or~~ required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interest are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building that is the subject of the enclosed permit application.

I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her change pursuant to the standards established by §553.791, Florida Statutes. If the General Contractor makes any changes to the listed private providers or the services to be provided by those private providers, I shall require, within 1 business day after any change, that the General Contractor update this notice to reflect such changes. The building ~~plans review and/or~~ inspection services provided by the private provider is limited to building code compliance and does not include review for fire code, land use, environmental or other codes.

The following attachments are provide as required:

1. Qualification statement and/or resumes of the private provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of $2 million per occurrence relating to all services performed as a private provider, including tail coverage for a minimum of 5 years subsequent to the performance of building code inspection services.

| Individual | Corporation | Partnership |
|---|---|---|
| _____ (Signature) | 5980 N Bay Road TRS Print Corporation Name | _____ Print Partnership Name |
| Print: Name:_____ Address:_____ _____ Telephone No.:_____ | By: _____ (Signature) | SIGN HERE _____ (Signature) |
| | Print: Name: Henry I. Thomas Its:_____ Address: 5980 North Bay Rd. Miami Beach, Florida 33140 Telephone No.:_____ | Print: Name:_____ Its:_____ Address :_____ _____ Telephone No.:_____ |

**Please use appropriate notary block.**

STATE OF Florida

COUNTY OF BROWARD

| Individual | Corporation | Partnership |
|---|---|---|
| Before me, this _____ day of _____, 20__, personally appeared _____ _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed. | Before me, this 28 day of June, 2013, personally appeared _____ HENRY THOMAS of _____ a _____ **corporation**, on behalf of the state corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed. | Before me, this _____ day of _____, 20__, personally appeared _____ _____ partner/agent on behalf of ___ _____ _____, a **partnership**, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed. |

Personally known ✓; or produced identification _____ Type of identification produced _____

John A Rossano
Signature of Notary

JOHN A. ROSSANO
Print Name

Notary Public: NOTARY STAMP BELOW

My commission expires:

Notary Public State of Florida
John A Rossano
My Commission EE111271
Expires 07/24/2015

JEMINSP-01 SSIMEON

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/22/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Collinsworth, Alter, Fowler & French, LLC
8000 Governors Square Blvd
Suite 301
Miami Lakes, FL 33016

CONTACT NAME:
PHONE (A/C, No, Ext): (305) 822-7800 FAX (A/C, No): (305) 362-2443
E-MAIL ADDRESS:

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Hartford Ins Co of the SE | 38261 |
| INSURER B : Hartford Insurance Company | 19682 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
JEM Inspections & Engineering Services, Inc.
3525 N.W. 115 Avenue
Miami, FL 33178

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | GENERAL LIABILITY<br>[X] COMMERCIAL GENERAL LIABILITY<br>[ ] CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[ ] POLICY [X] PRO-JECT [ ] LOC | | | 21SBABN5081 DV | 11/14/2012 | 11/14/2013 | EACH OCCURRENCE | $ 1,000,000 |
| | | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 300,000 |
| | | | | | | | MED EXP (Any one person) | $ 10,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | | | | | | | | $ |
| | AUTOMOBILE LIABILITY<br>[ ] ANY AUTO<br>[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS<br>[ ] HIRED AUTOS [ ] NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ |
| | | | | | | | BODILY INJURY (Per person) | $ |
| | | | | | | | BODILY INJURY (Per accident) | $ |
| | | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | [ ] UMBRELLA LIAB [ ] OCCUR<br>[ ] EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [ ] RETENTION $ | | | | | | EACH OCCURRENCE | $ |
| | | | | | | | AGGREGATE | $ |
| | | | | | | | | $ |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ]<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | 21WECGC3328 | 10/19/2012 | 10/19/2013 | [ ] WC STATU-TORY LIMITS [ ] OTH-ER | |
| | | | | | | | E.L. EACH ACCIDENT | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - EA EMPLOYEE | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ 1,000,000 |
| | | | | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

City of Miami Beach
Building Department
1700 Convention Center Drive
Miami Beach, FL 33139

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

## Blanco, Linda

**From:** Jesse J. Baez [jbaez22@msn.com]
**Sent:** Thursday, July 25, 2013 8:52 AM
**To:** Blanco, Linda
**Cc:** David Rojas; jerry@handcraftcorps.com; susiehendrix@gmail.com
**Subject:** List of Inspectors/Private Providers - 5980 N. Bay Rd.
**Attachments:** Private Providers List of Personnel - 5980 North Bay Rd (Wade Residence).pdf

Good morning Linda,

As always thank you for your continued help and unparalleled customer services.

In furtherance of our conversation this morning, attached please find our list of inspection personnel and private providers that may be assigned to the Wade residence in association with inspections only on the project. We previously provided this documentation to ownership along with the Notice to Building Official, and I apologize if it wasn't provided to you, but here it is again.

Thank you for your call this morning, and I hope this is what you need in order to complete the process for issuance of the permit.

Thanks again, You are the best!!!!

*Jesse*

J.E.M. Inspections & Engineering
3525 N.W. 115th Avenue
Miami, Florida 33178
(305) 477-7878 Office
(305) 477-6848 Facsimile
(305) 219-2500 Cellular

J.E.M.
Inspections & Engineering

Private Provider List of Trade Inspectors
Wade Residence
5980 N Bay Road

| Inspectors: | | License Number: |
|---|---|---|
| *Building* | | |
| John Porfiri | (Building Inspections) - Private Provider | RA 8515 |
| Eduardo Rodriguez, Jr. | (Building Inspections) - Private Provider | PE 56197 |
| Jorge Alvarez | (Building Inspections) | BN 3590 |
| Jesus J. Baez | (Building Inspections) | BN 2155 |
| Andres Figueroa | (Building Inspections) | BN 3460 |
| Jose Iglesias | (Building Inspections) | BN 4873 |
| Rene F. Tarafa | (Building Inspections) | BN 3281 |
| Jose A. Vegueria | (Building Inspections) | BN 5192 |
| *Mechanical* | | |
| Eduardo Rodriguez, Jr. | (Mechanical Inspections) - Private Provider | PE 56197 |
| Sean C. Pinna | (Mechanical Inspections) | BN 4536 |
| Manuel A. Salazar | (Mechanical Inspections) | BN 5189 |
| Ronald S. Regula | (Mechanical Inspections) | BN 0492 |
| George W. Ruggiano | (Mechanical Inspections) | BN 2993 |
| *Electrical* | | |
| Eduardo Rodriguez, Jr. | (Electrical Inspections) - Private Provider | PE 56197 |
| Thomas P. Flingos Jr. | (Electrical Inspections) | BN 6208 |
| Daniel Fernandez | (Electrical Inspections) | BN 5367 |
| Roberto Franco | (Electrical Inspections) | BN 2040 |
| Enrique I. Guzman | (Electrical Inspections) | BN 1597 |
| *Plumbing* | | |
| Eduardo Rodriguez, Jr. | (Plumbing Inspections) - Private Provider | PE 56197 |
| Gerardo Urgeulles | (Plumbing Inspections) | BN 3114 |
| Jorge A. Gutierrez | (Plumbing Inspections) | BN 4539 |
| Rafael Hernandez | (Plumbing Inspections) | BN 4356 |
| Rudy G. Perez | (Plumbing Inspections) | BN 5796 |
| Roberto Ramirez | (Plumbing Inspections) | BN 2038 |

3525 N.W. 115 Avenue ♦ Miami, FL 33178 ♦ Phone: 305-477-7878 ♦ Fax: 305-477-6848

May 16, 2012

Re: Available Fault Current for 5980 N Bay Rd

*Dear Greg Jensen:*

Thank you for contacting FPL about the available fault current at 5980 N Bay Rd, Miami Beach, FL. Based on the plans you have provided dated None Provided by customer, the maximum available fault current at the transformer secondary terminals is estimated to be 53,205 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 25 amp type "KS" fuse. The primary service voltage is 13.2kV L-L. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install **or operate** your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,

Yeshuwa Mayers
Engineer II

## Greg Jensen

**From:** Mayers, Yeshuwa <Yeshuwa.Mayers@fpl.com>
**Sent:** Wednesday, May 16, 2012 6:00 PM
**To:** Greg Jensen
**Cc:** eddy@twrengineers.com
**Subject:** RE: 5980 North Bay Road. Miami Beach, Fl. 33140
**Attachments:** 20120516175517344.pdf

Yeshuwa Mayers
FPL Engineer
Central Dade Service center
122 SW 3rd St.
Miami, FL 33130
305 377 6125

---

**From:** Greg Jensen [mailto:greg@twrengineers.com]
**Sent:** Wednesday, May 16, 2012 7:47 AM
**To:** Mayers, Yeshuwa
**Cc:** eddy@twrengineers.com
**Subject:** 5980 North Bay Road. Miami Beach, Fl. 33140

Mr. Mayers,

We are engineers working on the above reference residence. One of our building department comments is to provide the FPL transformer fault current rating on FPL letterhead. Please send us this information as soon as possible.

Regards

Gregory M. Jensen, P.E., LEED® AP
*Principal*
TWK ENGINEERS
12915 SW 132 St., Suite 1
Miami, Florida 33186
O (305) 670-0820
F (305) 233-9453

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

## SECTION A - PROPERTY INFORMATION

| | For Insurance Company Use: |
|---|---|
| A1. Building Owner's Name 5980 N. Bay Road Trust | Policy Number |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5980 North Bay Road | Company NAIC Number |

City Miami Beach State FL ZIP Code 33140

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 21 & portion of lot 20 Block 1, La Gorce Golf Subdivision P.B.14 Pag 43 Miami-Dade County, FL

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
A5. Latitude/Longitude: Lat. 25 50' 32.0" Long. 80 07' 52.0" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
A7. Building Diagram Number 1 B
A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) 0 sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
a) Square footage of attached garage 0 sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| B1. NFIP Community Name & Community Number | B2. County Name | B3. State |
|---|---|---|
| City of Miami Beach 120651 | Miami-Dade | Florida |

| B4. Map/Panel Number | B5. Suffix | B6. FIRM Index Date | B7. FIRM Panel Effective/Revised Date | B8. Flood Zone(s) | B9. Base Flood Elevation(s) (Zone AO, use base flood depth) |
|---|---|---|---|---|---|
| 12086C0309 | L | 09/11/2009 | 09/11/2009 | AE | 8.0 |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☐ No
Designation Date N/A ☐ CBRS ☒ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized D-132-R Vertical Datum NGVD 1929
Conversion/Comments See Section D

| | | | Check the measurement used. |
|---|---|---|---|
| a) | Top of bottom floor (including basement, crawlspace, or enclosure floor) | 7.28 | ☒ feet ☐ meters (Puerto Rico only) |
| b) | Top of the next higher floor | 18.38 | ☒ feet ☐ meters (Puerto Rico only) |
| c) | Bottom of the lowest horizontal structural member (V Zones only) | N/A | ☐ feet ☐ meters (Puerto Rico only) |
| d) | Attached garage (top of slab) | N/A | ☐ feet ☐ meters (Puerto Rico only) |
| e) | Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 8.0 | ☒ feet ☐ meters (Puerto Rico only) |
| f) | Lowest adjacent (finished) grade next to building (LAG) | 5.4 | ☒ feet ☐ meters (Puerto Rico only) |
| g) | Highest adjacent (finished) grade next to building (HAG) | 6.7 | ☒ feet ☐ meters (Puerto Rico only) |
| h) | Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | ☐ feet ☐ meters (Puerto Rico only) |

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.* ☒
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Anthony Leon License Number AR16752
Title Architect Company Name 3 Design
Address 4300 Biscayne Blvd G-04 City Miami State FL ZIP Code 33139
Signature Date 6/4/2012 Telephone 3054389377

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | For Insurance Company Use: |
|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>5980 North Bay Road | Policy Number |
| City Miami BeachState FL ZIP Code 33140 | Company NAIC Number |

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Latitude/Longitude derived from Google Earth. Elevations are N.G.V.D. (1929) and are based on a Miami-Dade County Benchmark, Locator No. 3223 SW, Name D-182-R, Elevation = 8.23 feet. Described as a PK Nail and Brass Washer in concrete catch basin at SE corner of bridge. Located: 48 Street -- 53' North of C/L Alton Road -- 31' East of C/L. Crown of Road = 3.56 feet. Crown of Road elevation=3.86 feet.
All AC and electrical Equipment to be at 8.0' NGVD on NE side of building

Signature Date June 4 2012

☐ Check here if attachments

## SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

## SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

## SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate Of Compliance/Occupancy Issued |
|---|---|---|
| | | |

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____._____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____._____ ☐ feet ☐ meters (PR) Datum _____

G10. Community's design flood elevation _____._____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments

1458

MIAMIBEACH

**BUILDING DEPARTMENT**

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

## Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit
## (To be submitted for the main/master permits or the stand alone permits)

**Permit Number:** B1202278.

**Date:** April 26, 2012

**Job Address:** 5980 North Bay Road

**Folio No.:** 02321500301890

**The construction cost should include the work under the main Permit and all associated permits.**

| Part I: FEMA 50% Related Construction Cost | | |
|---|---|---|
| **Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost):** *Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light , Not Built-ins Appliances and Furniture.* | | |
| **Estimated Construction Cost** | **General Contractor Cost** | **Owner Cost** |
| Demolition & Removal | 49,925.00 | 49,925.00 |
| Building & Structural Elements | 135,650.00 | 135,650.00 |
| Roofing | 107,317.00 | 107,317.00 |
| Doors & Windows | 112,625.00 | 112,625.00 |
| Railing | 16,117.00 | 16,117.00 |
| Interior Finish, Floor Covering, Painting | 295,025.00 | 295,025.00 |
| Cabinets and Furniture-Built-Ins | 236,178.00 | 236,178.00 |
| Appliances-Built-Ins | 42,395.00 | 42,395.00 |
| Other Building related Items | | |
| Electrical including Fixtures | 170,625.00 | 170,625.00 |
| Elevator | | |
| Mechanical-HVAC-equipments | 19,250.00 | 19,250.00 |
| Plumbing including Fixtures | 72,923.00 | 72,923.00 |
| Overhead and Profit | 213,865.00 | 213,865.00 |
| Sub Total Construction Cost | $ 1,471,895.00 | $ 1,471,895.00 |
| **Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes** | $ 1,471,895.00 | |

MIAMIBEACH
**BUILDING DEPARTMENT**
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

| Part II: Non Related FEMA 50% Construction Cost | | |
|---|---|---|
| **Estimated Construction Cost** | **General Contractor Cost** | **Owner Cost** |
| **Swimming Pools** | 2,300.00 | 2,300.00 |
| **Fences, Pavers, Sidewalks, Site Improvements** | | |
| **Yard Light** | | |
| **Other and detached: garages, storage and cabanas** | | |
| **Sub Total Cost** | $ 2,300.00 | $ 2,300.00 |
| **Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes** | $ 2,300.00 | |

| Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners) | |
|---|---|
| **Estimated Construction Cost** | |
| **Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I** | $ 1,471,895.00 |
| **Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II** | $ 2,300.00 |
| **Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)** | $ 1,474,195.00 |

**Part IV: Signature Required**

***If the improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.***

**Signature of Owner**

**STATE OF FLORIDA**
**COUNTY OF** BROWARD

Sworn to and Subscribed before me this 29 day of MAY 2012, by:

HENRY THOMAS

[✓] Personally known [ ] Produced Identification - Type of Identification PERSONALLY KNOWN.

Notary Public State of Florida
John A Rossano
My Commission EE111271
Expires 07/24/2015

Signature of Notary Public

MIAMIBEACH
**BUILDING DEPARTMENT**
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

**Signature of Qualifier / Contractor**

**STATE OF FLORIDA**
**COUNTY OF** Browand

Sworn to and Subscribed before me this 26 day of April 20 12, by:
Jerry A. Rowland

[✓] Personally known [ ] Produced Identification - Type of Identification Personally Known

Notary Public State of Florida
John A Rossano
My Commission EE111271
Expires 07/24/2016

Signature of Notary Public

**Part V: Building Department Use Only**

| | | |
|---|---|---|
| A | **Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.** | $ 1,471,895.00 |
| B | **Over Five Year Improvements** | $ 68,200.00 |
| C | **Total Improvements** | $ 1,540,095.00 |
| D | **Building Tax Assessed Value** | $ 4,493,757.00 |
| E | **Building Appraised Market Value** | $ |
| F | **Improvements Cost Ratio (C/E or C/D)** | % 34.2% |

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

*Check one box:*

☐ **New Construction and Substantial Improvement** ☒ **Existing Building and Non Substantial Improvement**

Carlos Fernandez — **Engineering Inspector Name**

06/01/12 — **Engineering Inspector Signature and Date**

Note: Over $1,000,000.00 Improvements Cost requires Chief Governmental Compliance Division Approval, over $50,000,000.00 Improvements Cost requires Building Director Approval.

**Name** **Signature and Date**

## PRODUCT SPECIFICATION

### 1. PRODUCT NAME

# ICYNENE LD-C-50®

ICYNENE LD-C-50® is a trademark for light density, open celled, flexible, 100% water-blown polyurethane foam insulation manufactured by Icynene Inc. ICYNENE LD-C-50® spray formula is a nominal 0.5 lbs/ft$^3$ density, free rise material.

### 2. MANUFACTURER

ICYNENE LD-C-50® is made on-site from liquid components manufactured by Icynene Inc. Installation and on-site manufacturing is supplied by independent Icynene Licensed Dealers.

### 3. PRODUCT DESCRIPTION

ICYNENE LD-C-50®, the "classic" light density formulation of Icynene has been installed in buildings since 1986. Icynene is the pioneer of high yield, 100% water-blown polyurethane foam technology for air-sealing and insulating buildings.

ICYNENE LD-C-50® insulates and air-seals in one step for maximum energy conservation while minimizing the environmental impact during manufacturing and construction. Significantly reducing air leakage means ICYNENE LD-C-50® contributes to a healthier, quieter and more comfortable indoor environment, while reducing energy consumption and related greenhouse gas emissions by as much as 50%.

ICYNENE LD-C-50® is an effective vapor permeable air barrier material that can move with the building to maintain the air barrier characteristic against energy-robbing air leakage for the life of the building. Convective air movement inside wall cavities is virtually eliminated, providing more uniform temperatures throughout the building.

The result is superior quality construction, with higher comfort levels and lower heating and/or cooling costs. Energy savings will vary depending on building design, location, etc.

ICYNENE LD-C-50® is applied by spraying liquid components onto an open wall, crawlspace, ceiling surface or cathedral ceiling. There it expands approximately 100:1 in seconds to provide a flexible foam blanket of millions of tiny air cells, filling building cavities, cracks and crevices in the process. It adheres to most construction materials, sealing out air infiltration.

Excess material is easily trimmed off, leaving a surface ready for drywall or other code-compliant finish.

### 4. TECHNICAL DATA

(Based on Core Samples)

**Thermal Performance**

Thermal resistance (ASTM C518)

- R/in = R3.7 hr. ft$^2$ °F/BTU

Average insulation contribution in a full fill stud wall:

- 2" x 4" = R13
- 2" x 6" = R20

ICYNENE LD-C-50® provides more effective performance than the equivalent R-value of air permeable insulation materials. ICYNENE LD-C-50® is not subject to loss of R-value due to aging, windy conditions, settling, convection or air infiltration; nor will it be prone to traditional moisture intrusion via air leakage.

A FACT SHEET with R-value data is available upon request.

**Air Permeance/Air Barrier /Air-Seal**

ICYNENE LD-C-50® fills any shaped cavity, and adheres most construction materials, creating assemblies with very low air permeance. Additional interior or exterior air infiltration protection is subject to applicable codes.

Air permeability of core foam:

ASTM E283 data

- 0.009 L/s·m$^2$ @ 75 Pa for 3.5"

Air permeability of a 2" x 6" wood framed wall assembly:

ASTM E 2178 data

- 0.01 L/s·m$^2$ @ 75 Pa for 5.5"

All buildings insulated and air-sealed with ICYNENE LD-C-50® must be designed to include adequate mechanical ventilation/ outdoor air supply. See ASHRAE Standard 62 – Ventilation for Acceptable Indoor Air Quality.

**Water Vapor Permeance**

ICYNENE LD-C-50® is water vapor permeable and allows moisture to diffuse through the insulation and dissipate from the building envelope.

Water vapor transmission properties:

(ASTM E96 Desiccant Method)

- 11 perms @ 5.5"

In those situations that warrant a vapor retarder, a supplemental layer of polyethylene may be used. Alternately, low vapor permeance paint either directly on the foam or as a primer for the interior drywall may be used.

**Water Absorption Properties**

Water can be forced into the foam under pressure because it is open celled. Water will drain by gravity, given favorable drying potential, and upon drying all chemical and physical properties are fully restored.

**Acoustical Properties**

*Performance in a 2" x 4" wood stud wall:*

STC Sound Transmission Class - 37

| Hz. Freq. | 125 | 250 | 500 | 1000 | 2000 | 4000 |
|---|---|---|---|---|---|---|
| ASTM E90 | 19 | 30 | 31 | 42 | 38 | 46 |

NRC Noise Reduction Coefficient - 70

| Hz. Freq. | 125 | 250 | 500 | 1000 | 2000 | 4000 |
|---|---|---|---|---|---|---|
| ASTM C423 | .11 | .43 | .89 | .72 | .71 | .67 |

**Burn Characteristics**

ICYNENE LD-C-50® is a combustible product and is therefore, consumed by flame, but will not sustain flame upon removal of the flame source. It leaves a charred foam residue. It will not melt or drip. ICYNENE LD-C-50® is subject to all applicable National/State and County building codes regarding fire prevention. Requirements for Thermal Barrier and Ignition Barrier coverings must be met as per the applicable building code having jurisdiction.

U.S. Fire Testing

Surface Burning Characteristics of (ASTM E84) @ 5" Thickness

| | |
|---|---|
| Flame Spread | ≤25 |
| Smoke Development | ≤450 |

*Flame spread rating not intended to reflect hazards under actual fire conditions.

**Electrical Wiring**

ICYNENE LD-C-50® has been evaluated with energized 14/3 and 12/2 residential wiring (max. 122°F). It is chemically compatible with typical electrical wiring coverings.

Note: For any insulation of knob and tube wiring, please reference local electrical code.

**Corrosion**

ICYNENE LD-C-50® did not cause corrosion when evaluated in contact with steel at 120°F and 85% relative humidity conditions.

**Plastic Piping**

ICYNENE LD-C-50® is compatible in direct contact with CPVC piping systems, as per Paschal Engineering Study for the Spray Polyurethane Foam Alliance (SPFA).

**Bacterial or Fungal Growth and Food Value**

Independent testing conducted by Texas Tech University has confirmed that ICYNENE LD-C-50® is not a source of food for mold; and as an air barrier material, it resists the airborne introduction of moisture, nutrients, and mold spores into the building envelope.

**Environmental / Health / Safety**

ICYNENE LD-C-50® is 100% water-blown and therefore contains no ozone-depleting blowing agents. It is also PBDE-free. It has been thoroughly evaluated for in-situ emissions by industry and government experts. VOC emissions are below 1/100th of the safe concentration level (TLV) within hours following the application of ICYNENE LD-C-50®.

Proper handling and use is required to avoid exposure to reactive chemicals in their unreacted state. For more information, contact the Spray Polyurethane Foam Alliance or the American Chemistry Council. Newly insulated areas have been shown to be safe for occupancy 24 hours after installation is complete.

ICYNENE LD-C-50® is CHPS E.Q. 2.2/Section 01350 Compliant and listed as such in the Collaborative for High Performance Schools (CHPS) Low Emitting Materials (LEM) Table.

Under LEED guidelines, products that are CHPS E.Q. 2.2/Section 01350 Compliant are considered Environmentally Preferable Products.

The reaction used to create ICYNENE LD-C-50® generates Carbon Dioxide to expand the foam. Carbon Dioxide has a very low Global Warming Potential (GWP of 1).

Not intended for exterior use. Not to be installed within 3" of heat emitting devices or where the temperature is in excess of 200°F, as per ASTM C411 or in accordance with applicable codes.

## 5. INSTALLATION

ICYNENE LD-C-50® is installed by a network of Licensed Dealers, trained in the installation of ICYNENE LD-C-50®.

Installation is generally independent of environmental conditions. It can be installed in hot, humid or freezing conditions. Surface preparation is generally not necessary. Within seconds, the foaming process is complete.

For information on Health and Safety, refer to the Spray Polyurethane Foam Alliance Health and Safety guidance documents at www.spraypolyurethane.com

## 6. AVAILABILITY

Check regional Yellow Pages™ or contact Icynene Inc. at 800-758-7325 or our website at www.icynene.com for a local Icynene Licensed Dealer.

## 7. WARRANTY

WHEN INSTALLED PROPERLY IN ACCORDANCE WITH INSTRUCTIONS, THE COMPANY WARRANTS THAT THE PROPERTIES OF THE PRODUCT MEET PRODUCT SPECIFICATIONS AS OUTLINED IN THIS PRODUCT SPECIFICATION SHEET. SAVE AND EXCEPT ANY EXCLUSIONS REFERENCED IN THE WARRANTY.

## 8. TECHNICAL

Icynene Licensed Dealers and Icynene Inc. provide support on both technical and regulatory issues. Architectural specifications in CSI 3-Part format and design details are available upon request.

## 9. REGULATORY

ICYNENE LD-C-50® has been tested as per the requirements of the International Code Council – Evaluation Service's AC377 Acceptance Criteria (June 2009).

The following evaluation reports apply to this product:

- ICC ESR-1826

Based on the 3rd party test evidence submitted, this product was found to comply with:
- IRC – 2006 – 2009
- IBC – 2006 – 2009
- IECC – 2006 – 2009

## 10. RELATED REFERENCES

All physical properties were determined through testing by accredited third-party agencies. Icynene Inc. reserves the right to change specifications in its effort of continuous improvement. Please confirm that technical data literature is current.

## 11. PACKAGING AND STORAGE

| | |
|---|---|
| Packaging | 55 U.S. gallon steel drums |
| Component 'A' | 550 lb. per drum |
| | Base Seal® MDI |
| Component 'B' | 500 lb. per drum |
| | ICYNENE LD-C-50® (Gold Seal®) Resin |

**Storage**

Component A, Base Seal® MDI and Component B, ICYNENE LD-C-50® Resin ideally should be stored between 60°F and 90°F.

Component A, Base Seal®, should be protected from freezing.

Component B, ICYNENE LD-C-50® (Gold Seal®) Resin, can be frozen but must be protected from overheating 120°F and prolonged storage above 100°F.

Component B, ICYNENE LD-C-50® (Gold Seal®) Resin, may separate during storage and should be mixed thoroughly prior to use.

## 12. INSTALLATION SPECIFICATIONS

Must be installed by Icynene Licensed Dealers. Refer to the Icynene Installer's Manual for expanded information.

ICYNENE®

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Website: www.icynene.com
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ICYNENE™

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Canada L5N 2L7
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Website: www.icynene.com

# Insulation Fact Sheet

This is a spray-in-place foam insulation.

*READ THIS BEFORE YOU BUY.*
WHAT YOU SHOULD KNOW ABOUT R-VALUES.

| R-Value, A.S.T.M. C-518, F. ft$^2$. hr. / Btu. |
|---|
| R-3.7 per inch |
| R-13 based on 3 '/z' |
| R-20 based on 5 '/z' |

The chart shows R-value of this insulation.

R means resistance to heat flow. The higher the R-value, the greater the insulation power. Compare insulation R-values before you buy.

There are other factors to consider. The amount of insulation you need depends on the climate you live in. Also your fuel savings from insulation will depend upon the climate, the type and size of your house, the amount of insulation already in your house, and your fuel use patterns and family size. If you buy too much insulation, it will cost more than you'll save on fuel.

To get the market R-value, it is essential that this insulation be installed properly.

ICYNENE™

HEALTHIER, QUIETER, MORE ENERGY EFFICIENT

## PRODUCT SPECIFICATION

### 1. PRODUCT NAME

**ICYNENE MD-C-200™**

ICYNENE MD-C-200™ is a trademark for medium density, closed cell polyurethane spray foam insulation. ICYNENE MD-C-200™ is a 2.0 lb/ft$^3$ density insulation and air barrier material.

### 2. MANUFACTURER

ICYNENE MD-C-200™ is made on-site from liquid components supplied by Icynene Inc. Installation and on-site manufacturing are supplied by independent Icynene Licensed Dealers.

### 3. PRODUCT DESCRIPTION

ICYNENE MD-C-200™ is a 2.0 lb/ft$^3$, closed cell insulation and air barrier material. It insulates and air seals at the same time. Convective air movement inside cavities is virtually eliminated, providing more uniform temperatures throughout the building.

The result is superior quality construction, with higher comfort levels and lower heating/cooling costs. Energy savings vary depending on building design, location, etc.

ICYNENE MD-C-200™ expands to fill cavities within the building envelope. It doesn't have to be cut or fitted into the space.

ICYNENE MD-C-200™ is applied by spraying the foam into an open wall, crawlspace, ceiling surface or cathedral ceiling cavities. There it expands in a matter of seconds to provide a foam blanket of millions of tiny closed cells, filling building cavities and sealing cracks and crevices in the process.

### 4. TECHNICAL DATA

(Based on Core Samples)

**Thermal Performance**

Thermal Resistance (ASTM C518)

Aged Thermal Resistance
1" aged 90 days @ 140° F,
R – 6.5 (hr.ft$^2$ -° F)/BTU

1.5" to 11.25" thickness
Based on 4" aged 90 days @ 140° F
R – 6.0 (hr.ft$^2$ -° F)/BTU per inch

ICYNENE MD-C-200™ provides improved performance over traditional air permeable insulations at equivalent R-values. ICYNENE MD-C-200™ is not subject to loss of R-value due to windy conditions, settling, convection or air infiltration; nor is it prone to traditional moisture intrusion via convective air flow or diffusion.

**Air Permeance/Air Barrier /Air-Seal**

ICYNENE MD-C-200™ fills any shaped cavity, and adheres to most construction materials, creating assemblies with very low air-permeance. Additional interior or exterior air infiltration protection within the building is subject to applicable codes.

Air permeability of core foam:

ASTM E283 data
< 0.02 L/S-m$^2$ @ 75 Pa for
1" thickness.

In all buildings insulated and air sealed with ICYNENE MD-C-200™, adequate mechanical ventilation/air supply should be provided for optimum IAQ (Indoor Air Quality). See ASHRAE Guidelines.

**Water Vapor Permeance**

ICYNENE MD-C-200™ is a Class II vapor retarder which reduces the amount of moisture that can diffuse through the insulation.

Water vapor transmission properties:
ASTM E96 (Desiccant Method):
0.9 Perms @ 1.5"

**Water Absorption Properties**

ICYNENE MD-C-200™ meets FEMA criteria for resisting water absorption.

**Fungi Resistance**

ASTM C1338
No Fungus growth

**Burn Characteristics**

ICYNENE MD-C-200™ is a combustible product and is therefore, consumed by flame, but will not sustain flame upon removal of the flame source. It leaves a charcoal residue. It will not melt or drip. It should be applied in accordance with applicable building codes.

Passed NFPA 285 and ASTM E119 60 minute rated wall assembly testing:

ICYNENE MD-C-200™ is code compliant for IBC construction types I, II, III IV & V and IRC construction.

Surface Burning Characteristics
@ 4" - ASTM E84*:

| | |
|---|---|
| Flame Spread | ≤25 |
| Smoke Development | ≤450 |

*Flame spread rating not intended to reflect hazards under actual fire conditions.

NFPA 286: Thermal Barrier Testing

ICYNENE MD-C-200™ can be applied in wall and ceiling cavities with thicknesses up to 11 1/4". It must be covered with 1/2" of gypsum board or DC-315 intumescent paint coating @ 22 wet mils.

Vented Attic:
ICYNENE MD-C-200™ can be applied in the floor of the attic with thicknesses up to 11 1/4" and it can be left uncovered.

Unvented Attic:
ICYNENE MD-C-200™ can be applied to the underside of the roof deck in thicknesses up to 11 1/4" and it can be left bare.

ICYNENE MD-C-200™ can be applied on walls in thicknesses up to 11 1/4" and it can be left bare.

**Environmental / Health / Safety**

ICYNENE MD-C-200™ contains no PBDE's.

Not to be installed within (3") of heat emitting devices, where the temperature is in excess of 180° F, in accordance with applicable codes.

## 5. INSTALLATION

ICYNENE MD-C-200™ is installed by a network of independent Icynene Licensed Dealers.

Formulations are available for all climate zones and altitudes.

## 6. AVAILABILITY

Check regional Yellow Pages™ or contact Icynene Inc. at 800.758.7325 or visit our website at Icynene.com.

## 7. WARRANTY

WHEN INSTALLED PROPERLY IN ACCORDANCE WITH INSTRUCTIONS, THE COMPANY WARRANTS THAT THE PROPERTIES OF THE PRODUCT MEET PRODUCT SPECIFICATIONS AS OUTLINED IN THIS PRODUCT SPECIFICATION SHEET. SAVE AND EXCEPT ANY EXCLUSIONS REFERENCED IN THE WARRANTY.

## 8. TECHNICAL

Icynene Licensed Dealers and Icynene Inc. provide support on both technical and regulatory issues.

## 9. REGULATORY

ESR-3199 has been issued by the ICC-ES for ICYNENE MD-C-200™. Code approvals are outlined in the ESR-3199 document.

ICYNENE MD-C-200™ can be applied in attic and crawl space applications without the requirement for an ignition barrier cover.

DC-315 intumescent coating has been approved as a thermal barrier over ICYNENE MD-C-200™ with a coating weight of 22 wet mils.

For regulatory issues concerning ICYNENE MD-C-200™, contact Icynene at 800.758.7325

## 10. RELATED REFERENCES

All physical properties were determined through testing by accredited third party agencies. Icynene Inc. reserves the right to change specifications in its effort of continuous improvement. Please confirm that technical data literature is current.

## 11. PACKAGING AND STORAGE

**Packaging**

| | |
|---|---|
| Package | 55 US gallon, closed top steel drums |
| Component 'A' | 520 lb. net weight per drum.<br>Polyisocyanate MDI |
| Component 'B' | 480 lb. net weight per drum<br>ICYNENE MD-C-200™ Resin |

**Storage**

ICYNENE MD-C-200™ (Component A) and (Component B) ideally should be stored between 60° F and 85° F.

Component A should be protected from freezing.

## 12. INSTALLATION SPECIFICATIONS

Refer to the ICYNENE MD-C-200™ Technical Data Sheet.

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Telephone: 905.363.4040
Facsimile: 905.363.0102
Website: www.icynene.com

## Insulation Fact Sheet

This is a spray-in-place foam insulation.

*READ THIS BEFORE YOU BUY.*
WHAT YOU SHOULD KNOW ABOUT R-VALUES.

| R-Value, A.S.T.M. C-518, F. ft$^2$. hr. / Btu. |
|---|
| R-6.0 per inch |
| R-21 based on 3 ½" |
| R-33 based on 5 ½" |

The chart shows R-value of this insulation.

R means resistance to heat flow. The higher the R-value, the greater the insulation power. Compare insulation R-values before you buy.

There are other factors to consider. The amount of insulation you need depends on the climate you live in. Also your fuel savings from insulation will depend upon the climate, the type and size of your house, the amount of insulation already in your house, and your fuel use patterns and family size. If you buy too much insulation, it will cost more than you'll save on fuel.

To get the market R-value, it is essential that this insulation be installed properly.

ICYNENE™

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# System Sizing Calculations - Summer

## Residential Load - Room by Room Component Details

Dwyane Wade
5980 NORTH BAY ROAD
MIAMI BEACH, FL 33140-

Project Title:
The North Bay Road- Residence Remodeling

2/2/2012

Reference City: Miami Beach, FL  Temperature Difference: 16.0F(MJ8 99%)  Humidity difference: 59gr.

### Component Loads for Room/Zone #1: DINING ROOM

| | Type* | | | | | | Overhang | | Window Area(sqft) | | | HTM | | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Window** | Panes | SHGC | U | InSh | IS | Ornt | Len | Hgt | Gross | Shaded | Unshaded | Shaded | Unshaded | |
| 1 | 1 NFRC | 0.75, 1.27 | | R-T | No | NW | 0.0ft. | 0.0ft. | 50.0 | 0.0 | 50.0 | 28 | 52 | 2621 Btuh |
| | Window Total | | | | | | | | 50 (sqft) | | | | | 2621 Btuh |

| **Walls** | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 1 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 155.5 | 1.4 | 216 Btuh |
| | Wall Total | | | 156 (sqft) | | 216 Btuh |

| **Floors** | Type | R-Value | Size | HTM | Load |
|---|---|---|---|---|---|
| 1 | Slab On Grade | 0.0 | 483 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | 483.0 (sqft) | | 0 Btuh |

| | | |
|---|---|---|
| | Zone Envelope Subtotal: | 2837 Btuh |

| **Infiltration** | Type | ACH | Volume(cuft) | Wall Ratio | CFM= | Load |
|---|---|---|---|---|---|---|
| | SensibleNatural | 0.40 | 4347 | 0.06 | 17.8 | 314 Btuh |

| **Internal gain** | Occupants | Btuh/occupant | | Appliance | Load |
|---|---|---|---|---|---|
| | 11 | X 230 | + | 2400 | 4930 Btuh |

| | | |
|---|---|---|
| | Sensible Envelope Load: | 8081 Btuh |
| **Duct load** | No ducts assigned to this zone. (DGM of 0.000) | 0 Btuh |
| | **Sensible Zone Load** | **8081 Btuh** |

### Component Loads for Room/Zone #2: FAMILY ROOM

| | Type* | | | | | | Overhang | | Window Area(sqft) | | | HTM | | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Window** | Panes | SHGC | U | InSh | IS | Ornt | Len | Hgt | Gross | Shaded | Unshaded | Shaded | Unshaded | |
| 2 | 1 NFRC | 0.75, 1.27 | | R-T | No | NW | 0.0ft. | 0.0ft. | 86.1 | 0.0 | 86.1 | 28 | 52 | 4515 Btuh |
| | Window Total | | | | | | | | 86 (sqft) | | | | | 4515 Btuh |

| **Walls** | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 2 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 94.6 | 1.4 | 131 Btuh |
| | Wall Total | | | 95 (sqft) | | 131 Btuh |

| **Floors** | Type | R-Value | Size | HTM | Load |
|---|---|---|---|---|---|
| 2 | Slab On Grade | 0.0 | 434 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | 434.0 (sqft) | | 0 Btuh |

| | | |
|---|---|---|
| | Zone Envelope Subtotal: | 4646 Btuh |

EDUARDO RAMOS
LICENSE
No 58741
STATE OF FLORIDA
PROFESSIONAL ENGINEER

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

Dwyane Wade
5980 NORTH BAY ROAD
MIAMI BEACH, FL 33140-

Project Title:
The North Bay Road- Residence Remodeling

Climate:FL_MIAMI_INTL_AP

2/2/2012

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>3906 | Wall Ratio<br>0.03 | | CFM=<br>10.9 | Load<br>191 Btuh |
| **Internal gain** | | Occupants<br>5 | X | Btuh/occupant<br>230 | + | Appliance<br>1200 | Load<br>2350 Btuh |
| | | | | | | Sensible Envelope Load: | 7187 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.026) | 188 Btuh |
| | | | | | | **Sensible Zone Load** | **7375 Btuh** |

Component Loads for Room/Zone #3: MAN CAVE

| **Window** | Type* Panes | SHGC | U | InSh | IS | Ornt | Overhang Len | Hgt | Window Area(sqft) Gross | Shaded | Unshaded | HTM Shaded | Unshaded | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 1 NFRC | 0.75, 1.27 | | R-T | No | NW | 2.0ft. | 0.7ft. | 91.7 | 0.0 | 91.7 | 28 | 52 | 4806 Btuh |
| | Window Total | | | | | | | | 92 (sqft) | | | | | 4806 Btuh |

| **Walls** | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 3 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 95.1 | 1.4 | 132 Btuh |
| 4 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 279.0 | 1.4 | 387 Btuh |
| | Wall Total | | | 374 (sqft) | | 520 Btuh |

| **Floors** | Type | R-Value | Size | HTM | Load |
|---|---|---|---|---|---|
| 3 | Slab On Grade | 0.0 | 630 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | 630.0 (sqft) | | 0 Btuh |
| | | | | Zone Envelope Subtotal: | 5325 Btuh |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>5670 | Wall Ratio<br>0.13 | | CFM=<br>42.9 | Load<br>755 Btuh |
| **Internal gain** | | Occupants<br>0 | X | Btuh/occupant<br>230 | + | Appliance<br>3400 | Load<br>3400 Btuh |
| | | | | | | Sensible Envelope Load: | 9480 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.057) | 543 Btuh |
| | | | | | | **Sensible Zone Load** | **10023 Btuh** |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

Dwyane Wade
5980 NORTH BAY ROAD
MIAMI BEACH, FL 33140-

Project Title:
The North Bay Road- Residence Remodeling

Climate:FL_MIAMI_INTL_AP

2/2/2012

### Component Loads for Room/Zone #4: Kitchen

| Window | Type* Panes SHGC U InSh IS Ornt | Overhang Len Hgt | Window Area(sqft) Gross Shaded Unshaded | HTM Shaded Unshaded | Load |
|---|---|---|---|---|---|
| 4 | 1 NFRC 0.75, 1.27 B-L No SE | 2.0ft. 0.7ft. | 36.0 24.2 11.8 | 26 46 | 1179 Btuh |
| | Window Total | | 36 (sqft) | | 1179 Btuh |

| Walls | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 5 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 191.3 | 1.4 | 266 Btuh |
| | Wall Total | | | 191 (sqft) | | 266 Btuh |

| Doors | Type | Area (sqft) | HTM | Load |
|---|---|---|---|---|
| 1 | Insulated - Exterior | 21.0 | 14.3 | 299 Btuh |
| | Door Total | 21 (sqft) | | 299 Btuh |

| Floors | Type | R-Value | Size | HTM | Load |
|---|---|---|---|---|---|
| 4 | Slab On Grade | 0.0 | 765 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | 765.0 (sqft) | | 0 Btuh |

| | | | | | |
|---|---|---|---|---|---|
| | | | | Zone Envelope Subtotal: | 1744 Btuh |

| Infiltration | Type | ACH | Volume(cuft) | Wall Ratio | CFM= | Load |
|---|---|---|---|---|---|---|
| | SensibleNatural | 0.40 | 6885 | 0.07 | 21.9 | 886 Btuh |

| Internal gain | Occupants | Btuh/occupant | | Appliance | Load |
|---|---|---|---|---|---|
| | 4 | X 230 | + | 9000 | 9920 Btuh |

| | | | |
|---|---|---|---|
| | | Sensible Envelope Load: | 12050 Btuh |
| Duct load | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | (DGM of 0.026) | 316 Btuh |
| | | **Sensible Zone Load** | **12365 Btuh** |

### Component Loads for Room/Zone #5: SHOE VAULT

| Window | Type* Panes SHGC U InSh IS Ornt | Overhang Len Hgt | Window Area(sqft) Gross Shaded Unshaded | HTM Shaded Unshaded | Load |
|---|---|---|---|---|---|
| 5 | 1 NFRC 0.75, 1.27 B-L No SE | 2.0ft. 0.7ft. | 15.8 13.6 2.1 | 26 46 | 455 Btuh |
| | Window Total | | 16 (sqft) | | 455 Btuh |

| Walls | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 6 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 99.8 | 1.4 | 139 Btuh |
| | Wall Total | | | 100 (sqft) | | 139 Btuh |

| Floors | Type | R-Value | Size | HTM | Load |
|---|---|---|---|---|---|
| 5 | Slab On Grade | 0.0 | 220 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | 220.0 (sqft) | | 0 Btuh |

| | | | |
|---|---|---|---|
| | | Zone Envelope Subtotal: | 594 Btuh |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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| | | | | | | |
|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>1980 | Wall Ratio<br>0.04 | CFM=<br>11.4 | Load<br>201 Btuh |
| **Internal gain** | | Occupants<br>0 | Btuh/occupant<br>X 230 | + | Appliance<br>500 | Load<br>500 Btuh |
| | | | | Sensible Envelope Load: | | 1295 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | (DGM of 0.026) | 34 Btuh |
| | | | | | **Sensible Zone Load** | **1329 Btuh** |

Component Loads for Room/Zone #6: TOILET RM

| | | | | | | |
|---|---|---|---|---|---|---|
| **Walls** | Type | U-Value | R-Value<br>Cav/Sheath | Area(sqft) | HTM | Load |
| 7 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 50.3 | 1.4 | 70 Btuh |
| | Wall Total | | | 50 (sqft) | | 70 Btuh |
| **Floors** | Type | | R-Value | Size | HTM | Load |
| 6 | Slab On Grade | | 0.0 | 42 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | | 41.5 (sqft) | | 0 Btuh |
| | | | | Zone Envelope Subtotal: | | 70 Btuh |
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>374 | Wall Ratio<br>0.02 | CFM=<br>5.8 | Load<br>101 Btuh |
| **Internal gain** | | Occupants<br>0 | Btuh/occupant<br>X 230 | + | Appliance<br>0 | Load<br>0 Btuh |
| | | | | Sensible Envelope Load: | | 171 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | (DGM of 0.026) | 4 Btuh |
| | | | | | **Sensible Zone Load** | **176 Btuh** |

Component Loads for Room/Zone #7: MECH RM

| | | | | | | |
|---|---|---|---|---|---|---|
| **Walls** | Type | U-Value | R-Value<br>Cav/Sheath | Area(sqft) | HTM | Load |
| 8 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 61.5 | 1.4 | 85 Btuh |
| | Wall Total | | | 62 (sqft) | | 85 Btuh |
| **Floors** | Type | | R-Value | Size | HTM | Load |
| 7 | Slab On Grade | | 0.0 | 51 (ft-perimeter) | 0.0 | 0 Btuh |
| | Floor Total | | | 51.1 (sqft) | | 0 Btuh |
| | | | | Zone Envelope Subtotal: | | 85 Btuh |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>460 | Wall Ratio<br>0.02 | | CFM=<br>7.1 | Load<br>124 Btuh |
| **Internal gain** | | Occupants<br>0 | X | Btuh/occupant<br>230 | + | Appliance<br>0 | Load<br>0 Btuh |
| | | | | | | Sensible Envelope Load: | 209 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.026) | 5 Btuh |
| | | | | | | **Sensible Zone Load** | **215 Btuh** |

Component Loads for Room/Zone #8: Office

| **Window** | Type* Panes | SHGC | U | InSh | IS | Ornt | Overhang Len | Hgt | Window Area(sqft) Gross | Shaded | Unshaded | HTM Shaded | Unshaded | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | 1 NFRC | 0.75, | 1.27 | B-L | No | NW | 2.0ft. | 2.7ft. | 122.9 | 0.0 | 122.9 | 26 | 45 | 5649 Btuh |
| 14 | 1 NFRC | 0.75, | 1.27 | B-L | No | NE | 2.0ft. | 2.7ft. | 26.3 | 0.0 | 26.3 | 26 | 45 | 1185 Btuh |
| | Window Total | | | | | | | | 149 (sqft) | | | | | 6734 Btuh |

| **Walls** | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 9 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 91.6 | 1.4 | 127 Btuh |
| 10 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 78.8 | 1.4 | 109 Btuh |
| | Wall Total | | | 170 (sqft) | | 237 Btuh |

| **Ceilings** | Type/Color/Surface | U-Value | R-Value | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 1 | Vented Attic/Light/Tile | 0.032 | 30.0/0.0 | 278.0 | 0.96 | 266 Btuh |
| | Ceiling Total | | | 278 (sqft) | | 266 Btuh |
| | | | | | Zone Envelope Subtotal: | 7237 Btuh |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>2502 | Wall Ratio<br>0.06 | | CFM=<br>19.5 | Load<br>344 Btuh |
| **Internal gain** | | Occupants<br>1 | X | Btuh/occupant<br>230 | + | Appliance<br>1000 | Load<br>1230 Btuh |
| | | | | | | Sensible Envelope Load: | 8810 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.038) | 331 Btuh |
| | | | | | | **Sensible Zone Load** | **9141 Btuh** |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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### Component Loads for Room/Zone #9: Master Bedroom

| Walls | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 11 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 117.0 | 1.4 | 162 Btuh |
| | Wall Total | | | 117 (sqft) | | 162 Btuh |
| **Ceilings** | Type/Color/Surface | U-Value | R-Value | Area(sqft) | HTM | Load |
| 2 | Vented Attic/Light/Tile | 0.032 | 30.0/0.0 | 464.0 | 0.96 | 443 Btuh |
| | Ceiling Total | | | 464 (sqft) | | 443 Btuh |
| | | | | Zone Envelope Subtotal: | | 606 Btuh |
| **Infiltration** | Type | ACH | Volume(cuft) | Wall Ratio | CFM= | Load |
| | SensibleNatural | 0.40 | 4176 | 0.04 | 13.4 | 236 Btuh |
| **Internal gain** | | Occupants | Btuh/occupant | | Appliance | Load |
| | | 2 | X 230 | + | 400 | 860 Btuh |
| | | | | Sensible Envelope Load: | | 1702 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | (DGM of 0.038) | 64 Btuh |
| | | | | **Sensible Zone Load** | | **1766 Btuh** |

### Component Loads for Room/Zone #10: Office1

| Window | Type* Panes | SHGC | U | InSh | IS | Ornt | Overhang Len | Hgt | Window Area(sqft) Gross | Shaded | Unshaded | HTM Shaded | Unshaded | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 | 1 NFRC | 0.75, | 1.27 | B-L | No | SW | 2.0ft. | 2.7ft. | 34.4 | 10.1 | 24.3 | 26 | 46 | 1387 Btuh |
| 16 | 1 NFRC | 0.75, | 1.27 | B-L | No | SW | 2.0ft. | 2.7ft. | 7.3 | 2.1 | 5.1 | 26 | 46 | 294 Btuh |
| | Window Total | | | | | | | | 42 (sqft) | | | | | 1681 Btuh |

| Walls | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 12 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 217.0 | 1.4 | 301 Btuh |
| | Wall Total | | | 217 (sqft) | | 301 Btuh |
| **Ceilings** | Type/Color/Surface | U-Value | R-Value | Area(sqft) | HTM | Load |
| 3 | Vented Attic/Light/Tile | 0.032 | 30.0/0.0 | 310.0 | 0.96 | 296 Btuh |
| | Ceiling Total | | | 310 (sqft) | | 296 Btuh |
| | | | | Zone Envelope Subtotal: | | 2279 Btuh |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>2790 | Wall Ratio<br>0.08 | | CFM=<br>24.9 | Load<br>438 Btuh |
| **Internal gain** | | Occupants<br>1 | Btuh/occupant<br>X 230 | | + | Appliance<br>1000 | Load<br>1230 Btuh |
| | | | | | | Sensible Envelope Load: | 3947 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.038) | 148 Btuh |
| | | | | | | **Sensible Zone Load** | **4095 Btuh** |

Component Loads for Room/Zone #11: CORRIDOR

| **Window** | Type* Panes | SHGC | U | InSh | IS | Ornt | Overhang Len | Hgt | Window Area(sqft) Gross | Shaded | Unshaded | HTM Shaded | Unshaded | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 1 NFRC | 0.75, 1.27 | | B-L | No | NW | 2.0ft. | 2.7ft. | 27.0 | 0.0 | 27.0 | 26 | 45 | 1219 Btuh |
| 7 | 1 NFRC | 0.75, 1.27 | | B-L | No | NW | 2.0ft. | 0.7ft. | 50.0 | 0.0 | 50.0 | 26 | 45 | 2257 Btuh |
| | Window Total | | | | | | | | 77 (sqft) | | | | | 3476 Btuh |

| **Walls** | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 13 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 68.5 | 1.4 | 95 Btuh |
| | Wall Total | | | 69 (sqft) | | 95 Btuh |

| **Ceilings** | Type/Color/Surface | U-Value | R-Value | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 4 | Vented Attic/Light/Tile | 0.032 | 30.0/0.0 | 110.0 | 0.96 | 105 Btuh |
| | Ceiling Total | | | 110 (sqft) | | 105 Btuh |
| | | | | | Zone Envelope Subtotal: | 3677 Btuh |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>990 | Wall Ratio<br>0.02 | | CFM=<br>7.9 | Load<br>138 Btuh |
| **Internal gain** | | Occupants<br>0 | Btuh/occupant<br>X 230 | | + | Appliance<br>0 | Load<br>0 Btuh |
| | | | | | | Sensible Envelope Load: | 3815 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.033) | 125 Btuh |
| | | | | | | **Sensible Zone Load** | **3940 Btuh** |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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### Component Loads for Room/Zone #12: Master Bathroom

| Window | Type* Panes | SHGC | U | InSh | IS | Ornt | Overhang Len | Hgt | Window Area(sqft) Gross | Shaded | Unshaded | HTM Shaded | Unshaded | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 1 NFRC | 0.75, 1.27 | | B-L | No | NW | 2.0ft. | 0.7ft. | 52.0 | 0.0 | 52.0 | 26 | 45 | 2348 Btuh |
| 9 | 1 NFRC | 0.75, 1.27 | | B-L | No | NW | 2.0ft. | 0.7ft. | 50.0 | 0.0 | 50.0 | 26 | 45 | 2257 Btuh |
| | Window Total | | | | | | | | 102 (sqft) | | | | | 4605 Btuh |

| Walls | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 14 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 135.0 | 1.4 | 187 Btuh |
| 15 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 159.8 | 1.4 | 222 Btuh |
| | Wall Total | | | 295 (sqft) | | 409 Btuh |

| Ceilings | Type/Color/Surface | U-Value | R-Value | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 5 | Vented Attic/Light/Tile | 0.032 | 30.0/0.0 | 493.0 | 0.96 | 471 Btuh |
| | Ceiling Total | | | 493 (sqft) | | 471 Btuh |
| | | | | | Zone Envelope Subtotal: | 5435 Btuh |

| Infiltration | Type | ACH | Volume(cuft) | Wall Ratio | CFM= | Load |
|---|---|---|---|---|---|---|
| | SensibleNatural | 0.40 | 4437 | 0.11 | 33.8 | 595 Btuh |

| Internal gain | Occupants | | Btuh/occupant | | Appliance | Load |
|---|---|---|---|---|---|---|
| | 0 | X | 230 | + | 0 | 0 Btuh |
| | | | | | Sensible Envelope Load: | 6030 Btuh |

| Duct load | | |
|---|---|---|
| | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) (DGM of 0.033) | 200 Btuh |
| | **Sensible Zone Load** | **6230 Btuh** |

### Component Loads for Room/Zone #13: Master Closet

| Window | Type* Panes | SHGC | U | InSh | IS | Ornt | Overhang Len | Hgt | Window Area(sqft) Gross | Shaded | Unshaded | HTM Shaded | Unshaded | Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 1 NFRC | 0.75, 1.27 | | B-L | No | SE | 2.0ft. | 2.7ft. | 17.5 | 5.1 | 12.4 | 26 | 46 | 705 Btuh |
| 11 | 1 NFRC | 0.75, 1.27 | | B-L | No | SE | 2.0ft. | 2.7ft. | 14.0 | 4.1 | 9.9 | 26 | 46 | 564 Btuh |
| 12 | 1 NFRC | 0.75, 1.27 | | B-L | No | SW | 2.0ft. | 2.7ft. | 38.5 | 11.3 | 27.2 | 26 | 46 | 1552 Btuh |
| | Window Total | | | | | | | | 70 (sqft) | | | | | 2822 Btuh |

| Walls | Type | U-Value | R-Value Cav/Sheath | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 16 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 182.3 | 1.4 | 253 Btuh |
| 17 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 352.5 | 1.4 | 490 Btuh |
| 18 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 60.8 | 1.4 | 84 Btuh |
| 19 | Concrete Blk,Hollow - Ext | 0.09 | 8.0/0.0 | 290.8 | 1.4 | 404 Btuh |
| | Wall Total | | | 886 (sqft) | | 1231 Btuh |

| Ceilings | Type/Color/Surface | U-Value | R-Value | Area(sqft) | HTM | Load |
|---|---|---|---|---|---|---|
| 6 | Vented Attic/Light/Tile | 0.032 | 30.0/0.0 | 1034.0 | 0.96 | 988 Btuh |
| | Ceiling Total | | | 1034 (sqft) | | 988 Btuh |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | Zone Envelope Subtotal: | 5041 Btuh |
| **Infiltration** | Type<br>SensibleNatural | ACH<br>0.40 | Volume(cuft)<br>9306 | Wall Ratio<br>0.32 | CFM=<br>101.6 | | Load<br>1788 Btuh |
| **Internal gain** | | Occupants<br>0 | Btuh/occupant<br>X 230 | + | Appliance<br>0 | | Load<br>0 Btuh |
| | | | | | | Sensible Envelope Load: | 6828 Btuh |
| **Duct load** | Average sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) | | | | | (DGM of 0.033) | 224 Btuh |
| | | | | | | **Sensible Zone Load** | **7053 Btuh** |

The following window Excursion will be assigned to the system loads.

| | | |
|---|---|---|
| **Windows** | October excursion for System 2 | 324 Btuh |
| | July excursion for System 1 | 773 Btuh |
| | July excursion for System 4 | 1122 Btuh |
| | July excursion for System 3 | 3655 Btuh |
| | Excursion Subtotal: | 5873 Btuh |
| **Duct load** | | 215 Btuh |
| | **Sensible Excursion Load** | **6088 Btuh** |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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SYSTEM GROUPS (BLOCK LOADS)

| | | |
|---|---|---|
| | **Sensible Envelope Load** | **20912 Btuh** |
| | Window Excursion | 324 Btuh |
| **Cooling Loads** | Sensible Duct Load (duct gain multiplier of 0.026) (Includes 8 Btuh due to window excursion) | 556 Btuh |
| | Sensible ventilation | 0 Btuh |
| **For System(s):** | **Zone Sensible gain** | **21792 Btuh** |
| **2** | Latent infiltration/ventilation gain | 2287 Btuh |
| **Serving Zones:** | Latent duct gain | 162 Btuh |
| **2, 4, 5, 6, 7** | Latent occupant gain | 1800 Btuh |
| | Latent other gain | 3000 Btuh |
| | **Total block load** | **29041 Btuh** |

| | | |
|---|---|---|
| | **Sensible Envelope Load** | **9480 Btuh** |
| | Window Excursion | 773 Btuh |
| **Cooling Loads** | Sensible Duct Load (duct gain multiplier of 0.057) (Includes 44 Btuh due to window excursion) | 587 Btuh |
| | Sensible ventilation | 0 Btuh |
| **For System(s):** | **Zone Sensible gain** | **10840 Btuh** |
| **1** | Latent infiltration/ventilation gain | 1720 Btuh |
| **Serving Zones:** | Latent duct gain | 150 Btuh |
| **3** | Latent occupant gain | 0 Btuh |
| | Latent other gain | 0 Btuh |
| | **Total block load** | **12710 Btuh** |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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SYSTEM GROUPS (BLOCK LOADS)

| | | |
|---|---|---|
| | **Sensible Envelope Load** | **14459 Btuh** |
| | Window Excursion | 1122 Btuh |
| **Cooling Loads** | Sensible Duct Load (duct gain multiplier of 0.038) (Includes 42 Btuh due to window excursion) | 585 Btuh |
| | *Sensible ventilation* | 0 Btuh |
| **For System(s):** | **Zone Sensible gain** | **16166 Btuh** |
| **4** | Latent infiltration/ventilation gain | 2319 Btuh |
| **Serving Zones:** | Latent duct gain | 150 Btuh |
| **8, 9, 10** | Latent occupant gain | 800 Btuh |
| | Latent other gain | 0 Btuh |
| | **Total block load** | **19435 Btuh** |

| | | |
|---|---|---|
| | **Sensible Envelope Load** | **16723 Btuh** |
| | Window Excursion | 3655 Btuh |
| **Cooling Loads** | Sensible Duct Load (duct gain multiplier of 0.033) (Includes 120 Btuh due to window excursion) | 670 Btuh |
| | *Sensible ventilation* | 0 Btuh |
| **For System(s):** | **Zone Sensible gain** | **21048 Btuh** |
| **3** | Latent infiltration/ventilation gain | 5746 Btuh |
| **Serving Zones:** | Latent duct gain | 166 Btuh |
| **11, 12, 13** | Latent occupant gain | 0 Btuh |
| | Latent other gain | 0 Btuh |
| | **Total block load** | **26959 Btuh** |

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

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WHOLE HOUSE TOTALS

| | | |
|---|---|---|
| | **Sensible Envelope Load All Zones** | **75528 Btuh** |
| | Sensible Duct Load | 2398 Btuh |
| | **Total Sensible Zone Loads** | **77926 Btuh** |
| | Sensible ventilation | 0 Btuh |
| | Blower | 0 Btuh |
| **Whole House** | **Total sensible gain** | **77926 Btuh** |
| **Totals for Cooling** | Latent infiltration gain (for 59 gr. humidity difference) | 12788 Btuh |
| | Latent ventilation gain | 0 Btuh |
| | Latent duct gain | 627 Btuh |
| | Latent occupant gain (24 people @ 200 Btuh per person) | 4800 Btuh |
| | Latent other gain | 3600 Btuh |
| | **Latent total gain** | **21815 Btuh** |
| | **TOTAL GAIN** | **99741 Btuh** |

EQUIPMENT

| | | |
|---|---|---|
| 1. Central Unit | # | 30000 Btuh |
| 2. Central Unit | # | 42000 Btuh |
| 3. Central Unit | # | 48000 Btuh |
| 4. Central Unit | # | 30000 Btuh |

*Key: Window types (Panes - Number and type of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value)
(U - Window U-Factor)
(InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))
- For Blinds: Assume medium color, half closed
For Draperies: Assume medium weave, half closed
For Roller shades: Assume translucent, half closed
(IS - Insect screen: none(N), Full(F) or Half(½))
(Ornt - compass orientation)

Version 8

MIAMIBEACH

B1202278

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

# NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: **HANDCRAFT CONSTRUCTION** to perform special inspector services under the Florida Building Code at the **5980 N. BAY ROAD** project on the below listed structures as of **MAY 3RD 2012** (date). I am a professional engineer licensed in the State of Florida.

**Process Number: Master Permit (IF APPLICABLE):**

- o Special Inspector for Pilings, FBC 1822.1.20 **(BY SOIL ENGINEER)**
- o Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- o Special Inspector for Soil Compaction, FBC 1820.3.1
- ✓ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- ✓ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
- ✓ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- ✓ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- ✓ Special Inspector for **ALL REINFORCEMENT STEEL.**
- ✓ Special Inspector for **SHORING**

**NOTE: Only the marked boxes apply.**

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. Juan Fernandez-Barquin, P.E.
2. Ricardo Solano
3. Carlos Alvarez
4. Ricardo Valdes

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that **all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department**. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Architect/Engineer Signature: _____ Architect/Engineer

Name Printed: **Juan Fernandez-Barquin, P.E.**

Address: **2520 N.W. 97th Avenue, Suite 240 Doral, Fl 33172**

Phone Number: **786-336-0881 FAX. 786-336-0884**

E-mail: **JFBENG@BELLSOUTH.NET**

Owner/ Agent Signature: _____

Owner/ Agent Name Printed: Louis Jerry

Signed and Sealed
**40114 & 0947**
License Number
Date: MAY 0 3 2012

Building Department Accepted by: RV 5-14-2012

FORM 1100A-08

# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

## Florida Department of Community Affairs Residential Performance Method A

| | | | |
|---|---|---|---|
| Project Name: | The North Bay Road- Residence Remodeling | Builder Name: | |
| Street: | 5980 NORTH BAY ROAD | Permit Office: | |
| City, State, Zip: | MIAMI BEACH , FL , 33140- | Permit Number: | |
| Owner: | | Jurisdiction: | |
| Design Location: | FL, Miami Beach | | |

| | | |
|---|---|---|
| 1. New construction or existing | | Existing (Projecte |
| 2. Single family or multiple family | | Single-family |
| 3. Number of units, if multiple family | | 1 |
| 4. Number of Bedrooms | | 5 |
| 5. Is this a worst case? | | No |
| 6. Conditioned floor area (ft²) | | 5397 |
| 7. Windows(719.4 sqft.) | Description | Area |
| a. U-Factor: | Sgl, U=0.95 | 719.40 ft² |
| SHGC: | SHGC=0.64 | |
| b. U-Factor: | N/A | ft² |
| SHGC: | | |
| c. U-Factor: | N/A | ft² |
| SHGC: | | |
| d. U-Factor: | N/A | ft² |
| SHGC: | | |
| e. U-Factor: | N/A | ft² |
| SHGC: | | |

| 8. Floor Types (2708.1 sqft.) | Insulation | Area |
|---|---|---|
| a. Slab-On-Grade Edge Insulation | R=0.0 | 2708.10 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |

| 9. Wall Types (3521.3 sqft.) | Insulation | Area |
|---|---|---|
| a. Concrete Block - Ext Insul, Exterior | R=6.0 | 3521.30 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |
| d. N/A | R= | ft² |

| 10. Ceiling Types (4156.1 sqft.) | Insulation | Area |
|---|---|---|
| a. Under Attic (Unvented) | R=30.0 | 3715.10 ft² |
| b. Under Attic (Unvented) | R=19.0 | 441.00 ft² |
| c. N/A | R= | ft² |

11. Ducts (combined)
a. Sup: Attic Ret: Attic AH: Interior Sup. R= 6, 300 ft²

12. Cooling systems (combined)
a. Central Unit — Cap: 150.9 kBtu/hr SEER: 15.24

13. Heating systems (combined)
a. Electric Strip Heat — Cap: 102.5 kBtu/hr COP: 1

14. Hot water systems
a. Electric — Cap: 120 gallons EF: 0.92

b. Conservation features
None

15. Credits — CF, Pstat

Glass/Floor Area: 0.133

Total As-Built Modified Loads: 105.73
Total Baseline Loads: 136.10

**PASS**

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: _____
DATE: 5/17/12

BUR WEI LICENSE No 52146 STATE OF FLORIDA PROFESSIONAL ENGINEER

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____
DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

BUILDING OFFICIAL: _____
DATE: _____

- **Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with N1110.A.3.**

## PROJECT

| | | | | | |
|---|---|---|---|---|---|
| Title: | The North Bay Road- Residen | Bedrooms: | 5 | Adress Type: | Street Address |
| Building Type: | FLAsBuilt | Conditioned Area: | 5397 | Lot # | |
| Owner: | | Total Stories: | 2 | Block/SubDivision: | |
| # of Units: | 1 | Worst Case: | No | PlatBook: | |
| Builder Name: | | Rotate Angle: | 0 | Street: | 5980 NORTH BAY RO |
| Permit Office: | | Cross Ventilation: | | County: | DADE |
| Jurisdiction: | | Whole House Fan: | | City, State, Zip: | MIAMI BEACH , FL , 33140- |
| Family Type: | Single-family | | | | |
| New/Existing: | Existing (Projected) | | | | |
| Comment: | | | | | |

## CLIMATE

| √ | Design Location | TMY Site | IECC Zone | Design Temp 97.5 % | Design Temp 2.5 % | Int Design Temp Winter | Int Design Temp Summer | Heating Degree Days | Design Moisture | Daily Temp Range |
|---|---|---|---|---|---|---|---|---|---|---|
| ____ | FL, Miami Beach | FL_MIAMI_INTL_AP | 1 | 51 | 90 | 75 | 70 | 149.5 | 58 | Low |

## FLOORS

| √ | # | Floor Type | Perimeter | Perimeter R-Value | Area | Joist R-Value | Tile | Wood | Carpet |
|---|---|---|---|---|---|---|---|---|---|
| ____ | 1 | Slab-On-Grade Edge Insulatio | 23 ft | 0 | 483 ft² | | 0 | 0 | 1 |
| ____ | 2 | Slab-On-Grade Edge Insulatio | 20 ft | 0 | 434 ft² | | 0 | 0 | 1 |
| ____ | 3 | Slab-On-Grade Edge Insulatio | 52 ft | 0 | 630 ft² | | 0 | 0 | 1 |
| ____ | 4 | Slab-On-Grade Edge Insulatio | 28 ft | 0 | 765 ft² | | 0 | 0 | 1 |
| ____ | 5 | Slab-On-Grade Edge Insulatio | 13 ft | 0 | 220 ft² | | 0 | 0 | 1 |
| ____ | 6 | Slab-On-Grade Edge Insulatio | 5.75 ft | 0 | 41.5 ft² | | 0 | 0 | 1 |
| ____ | 7 | Slab-On-Grade Edge Insulatio | 7 ft | 0 | 51.1 ft² | | 0 | 0 | 1 |
| ____ | 8 | Slab-On-Grade Edge Insulatio | 11.5 ft | 0 | 83.54 ft² | | 0 | 0 | 1 |

## ROOF

| √ | # | Type | Materials | Roof Area | Gable Area | Roof Color | Solar Absor. | Tested | Deck Insul. | Pitch |
|---|---|---|---|---|---|---|---|---|---|---|
| ____ | 1 | Gable or shed | Barrel tile | 4502 ft² | 866 ft² | Medium | 0.96 | No | 19 | 22.6 deg |

## ATTIC

| √ | # | Type | Ventilation | Vent Ratio (1 in) | Area | RBS | IRCC |
|---|---|---|---|---|---|---|---|
| ____ | 1 | Full attic | Unvented | 0 | 4156.14 ft | N | N |

## CEILING

| √ | # | Ceiling Type | R-Value | Area | Framing Frac | Truss Type |
|---|---|---|---|---|---|---|
| | 1 | Under Attic (Unvented) | 30 | 278 ft² | 0.11 | Wood |
| | 2 | Under Attic (Unvented) | 30 | 464 ft² | 0.11 | Wood |
| | 3 | Under Attic (Unvented) | 30 | 310 ft² | 0.11 | Wood |
| | 4 | Under Attic (Unvented) | 30 | 110 ft² | 0.11 | Wood |
| | 5 | Under Attic (Unvented) | 30 | 493 ft² | 0.11 | Wood |
| | 6 | Under Attic (Unvented) | 30 | 1034 ft² | 0.11 | Wood |
| | 7 | Under Attic (Unvented) | 30 | 630 ft² | 0.11 | Wood |
| | 8 | Under Attic (Unvented) | 30 | 220 ft² | 0.11 | Wood |
| | 9 | Under Attic (Unvented) | 30 | 41.5 ft² | 0.11 | Wood |
| | 10 | Under Attic (Unvented) | 30 | 51.1 ft² | 0.11 | Wood |
| | 11 | Under Attic (Unvented) | 30 | 83.54 ft² | 0.11 | Wood |
| | 12 | Under Attic (Unvented) | 19 | 234 ft² | 0.11 | Wood |
| | 13 | Under Attic (Unvented) | 19 | 207 ft² | 0.11 | Wood |

## WALLS

| √ | # | Ornt | Adjacent To | Wall Type | Cavity R-Value | Area | Sheathing R-Value | Framing Fraction | Solar Absor. |
|---|---|---|---|---|---|---|---|---|---|
| | 1 | NW | Exterior | Concrete Block - Ext Insul | 6 | 205.5 ft² | 0 | 0 | 0.75 |
| | 2 | NW | Exterior | Concrete Block - Ext Insul | 6 | 180.75 ft² | 0 | 0 | 0.75 |
| | 3 | NW | Exterior | Concrete Block - Ext Insul | 6 | 186.75 ft² | 0 | 0 | 0.75 |
| | 4 | NE | Exterior | Concrete Block - Ext Insul | 6 | 279 ft² | 0 | 0 | 0.75 |
| | 5 | SE | Exterior | Concrete Block - Ext Insul | 6 | 248.25 ft² | 0 | 0 | 0.75 |
| | 6 | SE | Exterior | Concrete Block - Ext Insul | 6 | 115.5 ft² | 0 | 0 | 0.75 |
| | 7 | NE | Exterior | Concrete Block - Ext Insul | 6 | 50.25 ft² | 0 | 0 | 0.75 |
| | 8 | NE | Exterior | Concrete Block - Ext Insul | 6 | 61.5 ft² | 0 | 0 | 0.75 |
| | 9 | NW | Exterior | Concrete Block - Ext Insul | 6 | 214.5 ft² | 0 | 0 | 0.75 |
| | 10 | NE | Exterior | Concrete Block - Ext Insul | 6 | 105 ft² | 0 | 0 | 0.75 |
| | 11 | NE | Exterior | Concrete Block - Ext Insul | 6 | 117 ft² | 0 | 0 | 0.75 |
| | 12 | SW | Exterior | Concrete Block - Ext Insul | 6 | 258.75 ft² | 0 | 0 | 0.75 |
| | 13 | NW | Exterior | Concrete Block - Ext Insul | 6 | 145.5 ft² | 0 | 0 | 0.75 |
| | 14 | NW | Exterior | Concrete Block - Ext Insul | 6 | 237 ft² | 0 | 0 | 0.75 |
| | 15 | NE | Exterior | Concrete Block - Ext Insul | 6 | 159.75 ft² | 0 | 0 | 0.75 |
| | 16 | NE | Exterior | Concrete Block - Ext Insul | 6 | 182.25 ft² | 0 | 0 | 0.75 |
| | 17 | SE | Exterior | Concrete Block - Ext Insul | 6 | 384 ft² | 0 | 0 | 0.75 |
| | 18 | NE | Exterior | Concrete Block - Ext Insul | 6 | 60.75 ft² | 0 | 0 | 0.75 |
| | 19 | SW | Exterior | Concrete Block - Ext Insul | 6 | 329.25 ft² | 0 | 0 | 0.75 |

## DOORS

| √ | # | Ornt | Door Type | Storms | U-Value | Area |
|---|---|---|---|---|---|---|
| | 1 | SE | Insulated | None | 0.460000 | 21 ft² |

## WINDOWS

Orientation shown is the entered, asBuilt orientation.

| √ | # | Ornt | Frame | Panes | NFRC | U-Factor | SHGC | Storms | Area | Overhang Depth | Overhang Separation | Int Shade | Screening |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ____ | 1 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 50 ft² | 0 ft 0 in | 0 ft 0 in | HERS 2006 | None |
| ____ | 2 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 86.11111 | 0 ft 0 in | 0 ft 0 in | HERS 2006 | None |
| ____ | 3 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 91.66666 | 2 ft 0 in | 0 ft 8 in | HERS 2006 | None |
| ____ | 4 | SE | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 36 ft² | 2 ft 0 in | 0 ft 8 in | HERS 2006 | None |
| ____ | 5 | SE | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 15.75 ft² | 2 ft 0 in | 0 ft 8 in | HERS 2006 | None |
| ____ | 6 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 27 ft² | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 7 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 50 ft² | 2 ft 0 in | 0 ft 8 in | HERS 2006 | None |
| ____ | 8 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 52 ft² | 2 ft 0 in | 0 ft 8 in | HERS 2006 | None |
| ____ | 9 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 50 ft² | 2 ft 0 in | 0 ft 8 in | HERS 2006 | None |
| ____ | 10 | SE | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 17.5 ft² | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 11 | SE | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 14 ft² | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 12 | SW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 38.49999 | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 13 | NW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 122.9166 | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 14 | NE | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 26.25 ft² | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 15 | SW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 34.41666 | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |
| ____ | 16 | SW | Metal | Single (Tinted) | Yes | 0.95 | 0.64 | N | 7.291666 | 2 ft 0 in | 2 ft 8 in | HERS 2006 | None |

## INFILTRATION & VENTING

| √ | Method | SLA | CFM 50 | ACH 50 | ELA | EqLA | ---- Forced Ventilation ---- Supply CFM | Exhaust CFM | Run Time Fraction | Fan Watts |
|---|---|---|---|---|---|---|---|---|---|---|
| ____ | Default | 0.00036 | 5096 | 6.30 | 279.8 | 526.2 | 0 cfm | 0 cfm | 0 | 0 |

## COOLING SYSTEM

| √ | # | System Type | Subtype | Efficiency | Capacity | Air Flow | SHR | Ducts |
|---|---|---|---|---|---|---|---|---|
| ____ | 1 | Central Unit | Split | SEER: 13 | 30 kBtu/hr | 900 cfm | 0.75 | sys#1 |
| ____ | 2 | Central Unit | Split | SEER: 15.5 | 42 kBtu/hr | 1260 cfm | 0.75 | sys#2 |
| ____ | 3 | Central Unit | Split | SEER: 16.5 | 18 kBtu/hr | 540 cfm | 0.75 | sys#3 |
| ____ | 4 | Central Unit | Split | SEER: 16 | 30 kBtu/hr | 900 cfm | 0.75 | sys#4 |
| ____ | 5 | Central Unit | Split | SEER: 15.5 | 39.9 kBtu/hr | 1197 cfm | 0.75 | sys#0 |

## HEATING SYSTEM

| √ | # | System Type | Subtype | Efficiency | Capacity | Ducts |
|---|---|---|---|---|---|---|
| ____ | 1 | Electric Strip Heat | None | COP: 1 | 17.06 kBtu/hr | sys#1 |
| ____ | 2 | Electric Strip Heat | None | COP: 1 | 34.12 kBtu/hr | sys#2 |
| ____ | 3 | Electric Strip Heat | None | COP: 1 | 17.1 kBtu/hr | sys#3 |
| ____ | 4 | Electric Strip Heat | None | COP: 1 | 17.1 kBtu/hr | sys#4 |
| ____ | 5 | Electric Strip Heat | None | COP: 1 | 17.1 kBtu/hr | sys#0 |

## HOT WATER SYSTEM

| √ | # | System Type | EF | Cap | Use | SetPnt | Conservation |
|---|---|---|---|---|---|---|---|
| _____ | 1 | Electric | 0.92 | 120 gal | 80 gal | 120 deg | None |

## SOLAR HOT WATER SYSTEM

| √ | FSEC Cert # | Company Name | System Model # | Collector Model # | Collector Area | Storage Volume | FEF |
|---|---|---|---|---|---|---|---|
| _____ | None | None | | | ft² | | |

## DUCTS

| √ | # | ---- Supply ---- Location | R-Value | Area | ---- Return ---- Location | Area | Leakage Type | Air Handler | CFM 25 | Percent Leakage | QN | RLF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| _____ | 1 | Attic | 6 | 75 ft² | Interior | 0 ft² | Default Leakage | Interior | (Default) | (Default) % | | |
| _____ | 2 | Attic | 6 | 75 ft² | Interior | 0 ft² | Default Leakage | Interior | (Default) | (Default) % | | |
| _____ | 3 | Attic | 6 | 75 ft² | Interior | 0 ft² | Default Leakage | Interior | (Default) | (Default) % | | |
| _____ | 4 | Attic | 6 | 75 ft² | Interior | 0 ft² | Default Leakage | Interior | (Default) | (Default) % | | |

## TEMPERATURES

Programable Thermostat: Y

Ceiling Fans:

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cooling | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |
| Heating | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |
| Venting | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |

Thermostat Schedule: HERS 2006 Reference

| Schedule Type | | Hours 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cooling (WD) | AM | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 80 | 80 | 80 | 80 |
| | PM | 80 | 80 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 |
| Cooling (WEH) | AM | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 |
| | PM | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 | 78 |
| Heating (WD) | AM | 66 | 66 | 66 | 66 | 66 | 68 | 68 | 68 | 68 | 68 | 68 | 68 |
| | PM | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 66 | 66 |
| Heating (WEH) | AM | 66 | 66 | 66 | 66 | 66 | 68 | 68 | 68 | 68 | 68 | 68 | 68 |
| | PM | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 66 | 66 |

FORM 1100A-08

# Code Compliance Checklist

## Residential Whole Building Performance Method A - Details

| ADDRESS: 5980 NORTH BAY ROAD<br>MIAMI BEACH, FL, 33140- | PERMIT #: |
|---|---|

### INFILTRATION REDUCTION COMPLIANCE CHECKLIST

| COMPONENTS | SECTION | REQUIREMENTS FOR EACH PRACTICE | CHECK |
|---|---|---|---|
| Exterior Windows & Doors | N1106.AB.1.1 | Maximum: .3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area. | ✓ |
| Exterior & Adjacent Walls | N1106.AB.1.2 | Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate. | ✓ |
| Floors | N1106.AB.1.2 | Penetrations/openings > 1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams. | ✓ |
| Ceilings | N1106.AB.1.2 | Between walls & ceilings; penetrations of ceiling plane to top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams. | ✓ |
| Recessed Lighting Fixtures | N1106.AB.1.2 | Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC with < 2.0 cfm from conditioned space, tested. | ✓ |
| Multi-story Houses | N1106.AB.1.2 | Air barrier on perimeter of floor cavity between floors. | ✓ |
| Additional Infiltration reqts | N1106.AB.1.3 | Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air. | ✓ |

### OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

| COMPONENTS | SECTION | REQUIREMENTS | CHECK |
|---|---|---|---|
| Water Heaters | N1112.AB.3 | Comply with efficiency requirements in Table N1112.ABC.3 Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required. | |
| Swimming Pools & Spas | N1112.AB.2.3 | Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%. Heat pump pool heaters shall have a minimum COP of 4.0. | |
| Shower heads | N1112.AB.2.4 | Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG. | ✓ |
| Air Distribution Systems | N1110.AB | All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated and installed in accordance with the criteria of Section N1110.AB. Ducts in unconditioned attics: R-6 min. insulation. | ✓ |
| HVAC Controls | N1107.AB.2 | Separate readily accessible manual or automatic thermostat for each system. | ✓ |
| Insulation | N1104.AB.1<br>N1102.B.1.1 | Ceilings-Min. R-19. Common walls-frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11. | ✓ |

# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

## ESTIMATED ENERGY PERFORMANCE INDEX* = 78

The lower the EnergyPerformance Index, the more efficient the home.

5980 NORTH BAY ROAD, MIAMI BEACH, FL, 33140-

| | | |
|---|---|---|
| 1. New construction or existing | | Existing (Projecte |
| 2. Single family or multiple family | | Single-family |
| 3. Number of units, if multiple family | | 1 |
| 4. Number of Bedrooms | | 5 |
| 5. Is this a worst case? | | No |
| 6. Conditioned floor area (ft²) | | 5397 |
| 7. Windows** | Description | Area |
| a. U-Factor: | Sgl, U=0.95 | 719.40 ft² |
| SHGC: | SHGC=0.64 | |
| b. U-Factor: | N/A | ft² |
| SHGC: | | |
| c. U-Factor: | N/A | ft² |
| SHGC: | | |
| d. U-Factor: | N/A | ft² |
| SHGC: | | |
| e. U-Factor: | N/A | ft² |
| SHGC: | | |

| 8. Floor Types | Insulation | Area |
|---|---|---|
| a. Slab-On-Grade Edge Insulation | R=0.0 | 2708.10 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |

| 9. Wall Types | Insulation | Area |
|---|---|---|
| a. Concrete Block - Ext Insul, Exterior | R=6.0 | 3521.30 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |
| d. N/A | R= | ft² |

| 10. Ceiling Types | Insulation | Area |
|---|---|---|
| a. Under Attic (Unvented) | R=30.0 | 3745.10 ft² |
| b. Under Attic (Unvented) | R=19.0 | 441.00 ft² |
| c. N/A | R= | ft² |

11. Ducts (combined)
a. Sup: Attic Ret: Attic AH: Interior Sup. R= 6, 300 ft²

12. Cooling systems (combined)
a. Central Unit — Cap: 159.9 kBtu/hr, SEER: 15.24

13. Heating systems (combined)
a. Electric Strip Heat — Cap: 102.5 kBtu/hr, COP: 1

14. Hot water systems
a. Electric — Cap: 120 gallons, EF: 0.92

b. Conservation features
None

15. Credits — CF, Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

*Note: The home's estimated Energy Performance Index is only available through the EnergyGauge USA - FlaRes2008 computer program. This is not a Building Energy Rating. If your Index is below 100, your home may qualify for incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at (321) 638-1492 or see the Energy Gauge web site at energygauge.com for information and a list of certified Raters. For information about Florida's Energy Efficiency Code for Building Construction, contact the Department of Community Affairs at (850) 487-1824.

**Label required by Section 13-104.4.5 of the Florida Building Code, Building, or Section B2.1.1 of Appendix G of the Florida Building Code, Residential, if not DEFAULT.

5980 W. BARD

# JUAN A. FERNANDEZ-BARQUIN, P.E.

Structural Engineer No. 40114
Threshold Inspector No. 0947

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Ph: 786-336-0881 / Fax: 786-336-0884
Email: jfbeng@bellsouth.net

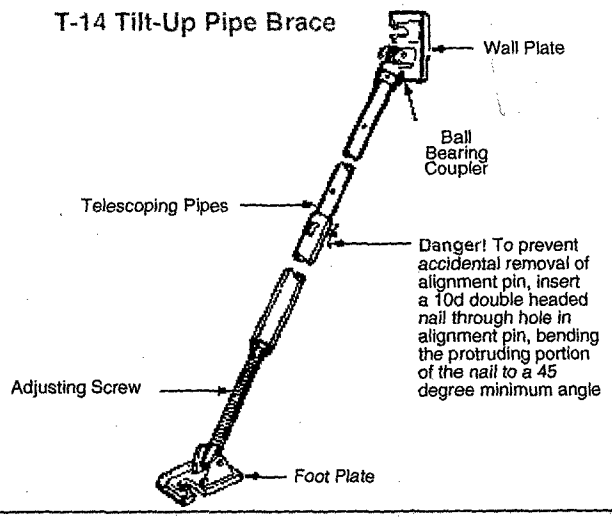
DAYTON SUPERIOR

## T-14 Tilt-Up Wall Braces

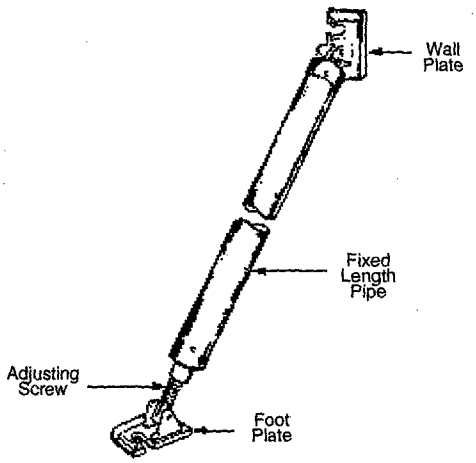
The Dayton Superior T-14 Tilt-Up Wall Braces are all steel, heavy duty wall braces designed to quickly and easily align and brace tilt-up wall panels. Rough adjustment of the T-14 braces is easily accomplished by telescoping the pipes to the nearest incremental hole.

Final adjustment is then achieved by simply turning the brace. Dayton Superior wall braces are available in numerous sizes to provide a continuous range of tilt-up panel heights of fifty feet or more. Refer to the chart below for additional information.

T-14 Tilt-Up Pipe Brace




T-14 Tilt-Up Jumbo Brace




**T-14 Tilt-Up Pipe Brace Selection Chart**

| Type | Description | Minimum and Maximum Brace Length |
|---|---|---|
| B-1 | On-Site Pipe Brace | 7'-6" to 8'-10" |
| B-2 | Regular Pipe Brace 3½ | 13'-0" to 20'-6" |
| B-4 | Heavy Duty Regular Pipe Brace | 14'-6" to 23'-6" |
| B-5 | Heavy Duty Long Pipe Brace | 22'-6" to 39'-0" |
| B-6 | Short Pipe Brace | 10'-0" to 14'-0" |
| B-7 | Short Jumbo Brace | 17'-0" Fixed Length |
| B-8 | Jumbo Brace | 22'-0" Fixed Length |
| B-9 | Jumbo Brace with 5'-0" Extension | 27'-0" Fixed Length |
| B-10 | Jumbo Brace with 10'-0" Extension | 32'-0" Fixed Length |
| B-11 | Tru-lit Brace | 25'-6" to 40'-0" |
| B-12 | Jumbo 5-1/2" | 32'-0" Fixed Length |
| B-14* | B-12 Jumbo Brace, 10'-0" Extension | 42'-0" Fixed Length |
| B-15* | B-12 Jumbo Brace, 20'-0" Extension | 52'-0" Fixed Length |
| B-16 | B-12 Jumbo Brace, 5'0" Extension | 37'-0" Fixed Length |

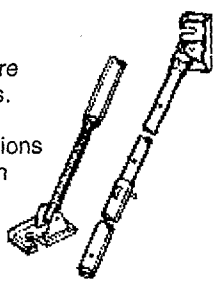
**To Order:**
Specify: (1) quantity, (2) Name, (3) model.

**Example:**
200, T-14 Tilt-Up Wall Braces. Model B-8.

* Note: Field assembly is required for B-14 and B-15 braces.
B-11 Brace Available West Coast Only

## T-15 Pipe Brace Extensions

The Dayton Superior Pipe Brace Extensions are available for the B-8 and B-12 pipe brace models. The T-15 extension for the B-12 model extends the brace five feet or ten feet increments. Extensions for the B-8 brace are available in five feet and ten feet lengths.



**To Order:**
Specify: (1) quantity, (2) name, (3) model.

**Example:**
40, T-15 Pipe Brace Extension, 5' extension for B-8 braces.

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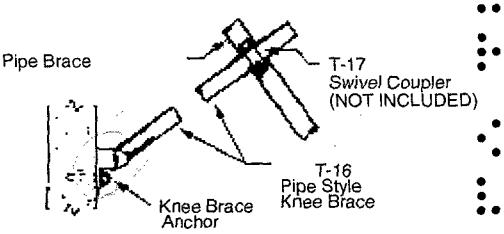
## T-16 Pipe Knee Brace

The Dayton Superior T-16 Pipe Knee Brace is an all steel, 1-1/2" diameter knee brace available in 10'-6" and 14'-6" lengths. The T-16 knee brace is used in conjunction with the T-17 Swivel Coupler to add strength and stability to standard wall braces.

**To Order:**
Specify: (1) quantity, (2) name, (3) length.

**Example:**
120, T-16 Pipe Knee Braces, 10'-6" long.



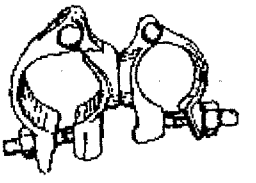

T-16 Pipe Knee Brace

## T-17 Swivel Coupler

The Dayton Superior T-17 Swivel Coupler is designed to attach standard 1-1/2" diameter knee braces to 2" or 2-1/2" diameter wall braces.

**To Order:**
Specify: (1) quantity, (2) name, (3) wall brace diameter.

**Example:**
120, T-17 Swivel Couplers for 2" wall braces.



T-17 Swivel Coupler

## Brace Length and Safe Working Loads

| B-1 On-Site Pipe Brace | | | | |
|---|---|---|---|---|
| D | W | F | B | Safe Working Load Without Knee Bracing |
| 9'-0" | 6'-0" | 4'-6" | 7'-6" | 6,500 lbs. |
| 9'-6" | 6'-5" | 4'-9" | 7'-11" | 6,500 lbs. |
| 10'-0" | 6'-8" | 5'-0" | 8'-4" | 6,500 lbs. |
| 10'-6" | 7'-0" | 5'-3" | 8'-9" | 6,500 lbs. |

| B-2 Regular Pipe Brace | | | | | |
|---|---|---|---|---|---|
| | | | | Safe Working Load | |
| D | W | F | B | Without Knee Bracing | With Knee Bracing |
| 16'-0" | 10'-8" | 8'-0" | 13'-4" | 5,800 lbs. | 6,500 lbs. |
| 17'-0" | 11'-4" | 8'-6" | 14'-2" | 4,800 lbs. | 6,500 lbs. |
| 18'-0" | 12'-0" | 9'-0" | 15'-0" | 4,200 lbs. | 6,500 lbs. |
| 19'-0" | 12'-8" | 9'-6" | 15'-10" | 3,550 lbs. | 6,500 lbs. |
| 20'-0" | 13'-5" | 10'-0" | 16'-7" | 3,150 lbs. | 6,500 lbs. |
| 21'-0" | 14'-1" | 10'-6" | 17'-5" | 2,800 lbs. | 6,500 lbs. |
| 22'-0" | 14'-9" | 11'-0" | 18'-3" | 2,500 lbs. | 6,500 lbs. |
| 23'-0" | 15'-5" | 11'-6" | 19'-0" | 2,275 lbs. | 6,500 lbs. |
| 24'-0" | 16'-1" | 12'-0" | 19'-11" | 1,975 lbs. | 5,925 lbs. |

Note: Depending on panel thickness and height, a double mat of reinforcing steel may be required to resist the bending stresses of temporary wind loads.

SWL provides a minimum factor of safety of 1.5 to 1.

Danger! With knee bracing means that knee, lateral and end bracing must be installed in order to obtain SWL's shown.

DAYTON SUPERIOR

## Brace Length and Safe Working Loads

| B-4 Heavy Duty Regular Pipe Brace | | | | | |
|---|---|---|---|---|---|
| | | | | Safe Working Load | |
| D | W | F | B | Without Knee Bracing | With Knee Bracing |
| 18'-0" | 12'-0" | 9'-0" | 15'-0" | 6,500 lbs. | 6,500 lbs. |
| 19'-0" | 12'-8" | 9'-6" | 15'-10" | 6,500 lbs. | 6,500 lbs. |
| 20'-0" | 13'-4" | 10'-0" | 16'-8" | 6,500 lbs. | 6,500 lbs. |
| 21'-0" | 14'-0" | 10'-6" | 17'-6" | 5,925 lbs. | 6,500 lbs. |
| 22'-0" | 14'-8" | 11'-0" | 18'-4" | 4,800 lbs. | 6,500 lbs. |
| 23'-0" | 15'-4" | 11'-6" | 19'-2" | 3,925 lbs. | 6,500 lbs. |
| 24'-0" | 16'-0" | 12'-0" | 20'-0" | 3,575 lbs. | 6,500 lbs. |
| 25'-0" | 16'-8" | 12'-6" | 20'-10" | 2,975 lbs. | 6,500 lbs. |
| 26'-0" | 17'-4" | 13'-0" | 21'-8" | 2,500 lbs. | 6,500 lbs. |
| 27'-0" | 18'-0" | 13'-6" | 22'-6" | 2,275 lbs. | 6,500 lbs. |
| 28'-0" | 18'-8" | 14'-0" | 23'-4" | 1,950 lbs. | 6,500 lbs. |

**Note:** Depending on panel thickness and height, a double mat of reinforcing steel may be required to resist the bending stresses of temporary wind loads.

SWL provides a minimum factor of safety of 1.5 to 1.

**Danger!** *With knee bracing* means that knee, lateral and end bracing must be installed in order to obtain SWL's shown.

| B-5 Heavy Duty Long Pipe Brace | | | | | |
|---|---|---|---|---|---|
| | | | | Safe Working Load | |
| D | W | F | B | Without Knee Bracing | With Knee Bracing |
| 27'-0" | 18'-0" | 13'-6" | 22'-6" | 5,975 lbs. | 6,500 lbs. |
| 28'-0" | 18'-8" | 14'-0" | 23'-4" | 5,325 lbs. | 6,500 lbs. |
| 29'-0" | 19'-4" | 14'-6" | 24'-2" | 4,800 lbs. | 6,500 lbs. |
| 30'-0" | 20'-0" | 15'-0" | 25'-0" | 4,250 lbs. | 6,500 lbs. |
| 31'-0" | 20'-8" | 15'-6" | 25'-10" | 3,450 lbs. | 6,500 lbs. |
| 32'-0" | 21'-4" | 16'-0" | 26'-8" | 2,825 lbs. | 6,500 lbs. |
| 33'-0" | 22'-0" | 16'-6" | 27'-6" | 2,550 lbs. | 6,500 lbs. |
| 34'-0" | 22'-8" | 17'-0" | 28'-4" | 2,100 lbs. | 6,500 lbs. |
| 35'-0" | 23'-4" | 17'-6" | 29'-2" | 1,750 lbs. | 6,500 lbs. |
| 36'-0" | 24'-0" | 18'-0" | 30'-0" | 1,600 lbs. | 6,500 lbs. |
| 37'-0" | 24'-8" | 18'-6" | 30'-10" | 1,350 lbs. | 6,500 lbs. |
| 38'-0" | 25'-4" | 19'-0" | 31'-8" | Not Recommended | 6,300 lbs. |
| 39'-0" | 26'-0" | 19'-6" | 32'-6" | Not Recommended | 6,000 lbs. |
| 40'-0" | 26'-8" | 20'-0" | 33'-4" | Not Recommended | 5,600 lbs. |
| 41'-0" | 27'-4" | 20'-6" | 34'-2" | Not Recommended | 5,200 lbs. |
| 42'-0" | 28'-0" | 21'-0" | 35'-0" | Not Recommended | 5,000 lbs. |
| 43'-0" | 28'-8" | 21'-6" | 35'-10" | Not Recommended | 4,650 lbs. |
| 44'-0" | 29'-4" | 22'-0" | 36'-8" | Not Recommended | 4,325 lbs. |
| 45'-0" | 30'-0" | 22'-6" | 37'-6" | Not Recommended | 4,175 lbs. |
| 46'-0" | 30'-8" | 23'-0" | 38'-4" | Not Recommended | 3,900 lbs. |
| 47'-0" | 31'-4" | 23'-6" | 39'-0" | Not Recommended | 3,775 lbs. |

**Note:** Depending on panel thickness and height, a double mat of reinforcing steel may be required to resist the bending stresses of temporary wind loads.

SWL provides a minimum factor of safety of 1.5 to 1.

**Danger!** *With knee bracing* means that knee, lateral and end bracing must be installed in order to obtain SWL's shown.

DAYTON SUPERIOR

## Brace Length and Safe Working Loads (Cont.)

| B-6 Short Pipe Brace | | | | |
|---|---|---|---|---|
| D | W | F | B | Safe Working Load Without Knee Bracing |
| 12'-0" | 8'-0" | 6'-0" | 10'-0" | 6,500 lbs. |
| 13'-0" | 8'-9" | 6'-6" | 10'-9" | 6,450 lbs. |
| 14'-0" | 9'-5" | 7'-0" | 11'-8" | 5,225 lbs. |
| 15'-0" | 10'-0" | 7'-6" | 12'-5" | 4,450 lbs. |
| 16'-0" | 10'-9" | 8'-0" | 13'-3" | 3,750 lbs. |

Note: Depending on panel thickness and height, a double mat of reinforcing steel may be required to resist the bending stresses of temporary wind loads.
SWL provides a minimum factor of safety of 1.5 to 1.

| Jumbo Pipe Braces | | | | | |
|---|---|---|---|---|---|
| Type | D | W | F | B | Safe Working Load Without Knee. Lateral and End Bracing |
| B-7 | 15'-0" to 24'-0" | 13'-6" | 10'-3" | 17'-0" | 6,500 lbs. |
| B-8 | 19'-0" to 31'-0" | 17'-6" | 13'-3" | 22'-0" | 6,500 lbs. |
| B-9 | 23'-0" to 39'-0" | 21'-6" | 16'-3" | 27'-0" | 4,800 lbs. |
| B-10 | 27'-0" to 46'-0" | 25'-6" | 19'-3" | 32'-0" | 3,600 lbs. |
| B-11 | 22'-0" | 20'-5" | 15'-4" | 25'-6" Min. | 9,000 lbs. |
| B-11 | 58'-0" | 32'-0" | 24'-0" | 40'-0" Max. | 9,000 lbs. |
| B-12 | 27'-0" to 46'-0" | 25'-6" | 19'-3" | 32'-0" | 9,000 lbs. |
| B-14 | 35'-0" to 60'-0" | 33'-6" | 25'-3" | 42'-0" | 5,200 lbs. |
| B-15 | 43'-0" to 60'-0" | 41'-6" | 31'-3" | 52'-0" | 3,800 lbs. |
| B-16 | 42'-0" | 28'-9" | 21'-8" | 37'-0" | 8,000 lbs. |

Note: Depending on panel thickness and height, a double mat of reinforcing steel may be required to resist the bending stresses of temporary wind loads.
SWL provides a minimum factor of safety of 1.5 to 1.

Note! When calculating maximum brace spacing always compare the selected brace safe working load with the maximum brace load that can be safely carried by the brace anchor.

## Brace Loading

Bracing recommendations shown in these instructions are for the sole purpose of temporarily bracing fully erected tilt-up panels against wind loads only. Dayton Superior uses the wind load provisions described in the American Society of Civil Engineers (ASCE) Minimum Design Loads for Building and Other Structures and the Tilt-Up Concrete Association Guideline for Temporary Wind Bracing to determine the wind loads that are applied to an erected tilt-up panel.

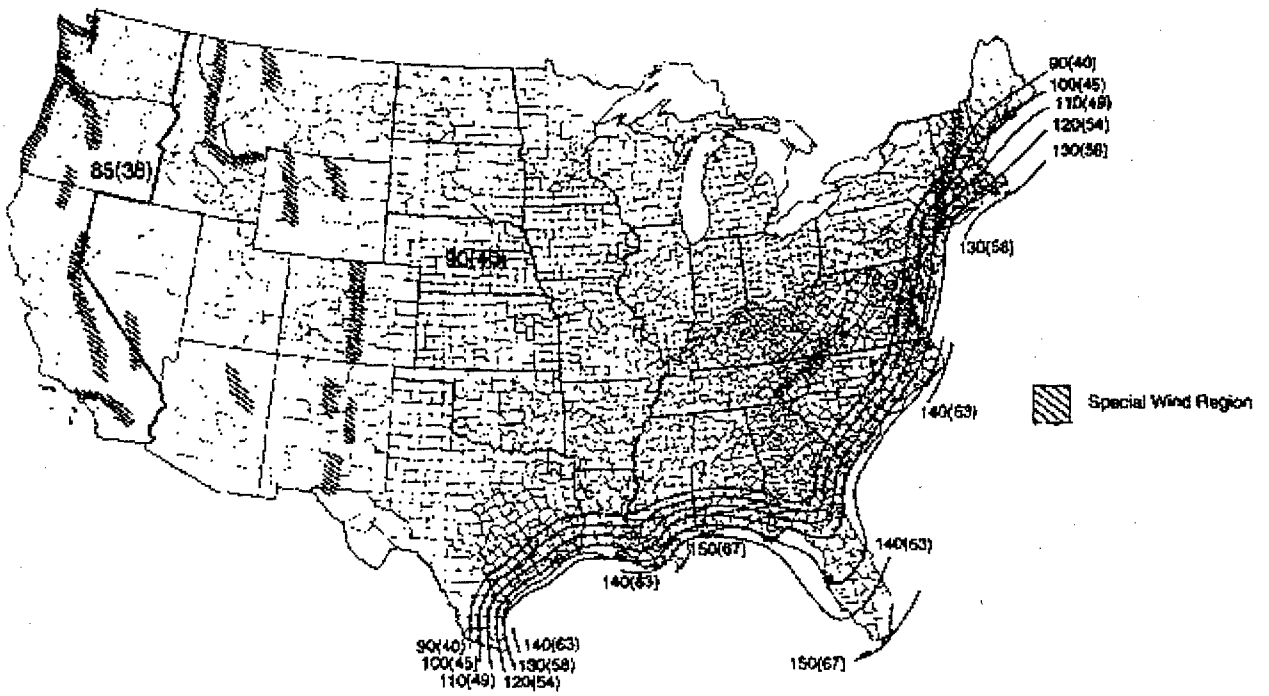
The ASCE 7-02 standard specifies a basic wind speed of 90 mph for most areas of the United States. This 90 mph basic wind speed is based on a fifty-year mean recurrence interval for a three second peak gust speed at thirty-three feet above ground level.

However, the ASCE standard allows and the Tilt-Up Association recommends, that the 90 mph basic wind speed be multiplied by a factor of 0.80 for a five year recurrence interval. This allows the use of a construction period design wind speed of 72 mph in calculating brace loads for most areas of the United States.

For areas of the country having a basic wind speed different than 90 mph, the following construction period wind speed will be used for the design of the temporary bracing.

| Basic Wind Speed | Construction Period Wind Speed |
|---|---|
| 90 mph | 72 mph minimum |
| 100 mph | 80 mph minimum |
| 140 mph | 112 mph |
| 150 mph | 120 mph |

Parts of the United states that are in the Special Wind Regions shown on the ASCE Basic Wind Speed map will require a higher construction period design wind speed than normal. The construction period design wind speed used in the design of the bracing for this project is shown in the lower left hand corner of each panel layout sheet. If the local building code requires a higher construction period design wind speed, DO NOT erect any panels before contacting a Dayton Superior Technical Service Center for additional bracing recommendations.




**WARNING**

If wind loads of 35 mph occur, an inspection of all brace connections should be made. Loose connections can cause panels to fall. If local codes require a higher construction period design wind speed, contact Dayton Superior for additional bracing recommendations.

| Location | V mph | V m/s |
|---|---|---|
| Hawaii | 105 | 47 |
| Puerto Rico | 145 | 65 |
| Alaska | varies | varies |

DAYTON SUPERIOR

## Brace Loading

Bracing recommendations are for the sole purpose of temporarily bracing fully erected concrete tilt-up panels during construction - against wind loads only. This temporary bracing design is based on The American Society of Civil Engineers (ASCE) *Minimum Design Loads for Building and other Structures,* as recommended by the Tilt-up Concrete Association's *Guideline for Temporary Wind Bracing of Tilt-up Concrete Panels During Construction*, TCA Guideline 1-05. The ASCE standard and the TCA guideline allow the basic wind speed, which is based on a 50-year mean recurrence interval, to be multiplied by a reduction factor for a 5-year mean recurrence interval which determines the construction wind speed used in the design of bracing systems.

Brace anchors and main, knee, lateral and/or end braces are not designed or intended to sustain impact loads. Precautions must be taken to arrange the panel erection sequence so as to avoid the potential for impacting upright panels or portions of the bracing system. Bracing recommendations for other loads or forces that might be applied to the bracing system are beyond the scope of Dayton Superior. For bracing recommendations other than wind loads, the user should engage a design agency with capabilities of performing such a service.

### Brace Removal

This bracing system is designed to temporarily support tilt-up panels against wind loads until the building structure is complete and self supporting. The bracing system should never be disconnected or removed until the panels are secured by the permanent structural connections and all lateral load resisting systems are in place.

If the structural documents do not indicate when the temporary bracing system can be removed, the engineer of record should be consulted.

**Safety Notes:**

- Panel should be plumb with braces and knee braces installed before crane releases panel.
- Lateral bracing should be installed immediately upon the crane and crew clearing the braces and before the next panel is erected.
- Lateral bracing must be continuous, connected at each brace, and tied off with end braces at the end of each line.
- Panels require a minimum of two braces per panel.
- End braces to ground and/or cross braces must be installed every 100 ft. to prevent lateral movement of braces and to provide total brace stability.
- All members of the brace system must be in place and secured at the end of each day.
- Knee and lateral bracing must be located at mid-length of pipe brace.
- Knee brace must be firmly fixed at bottom end to prevent possible upward buckling of main brace.
- Do not erect panels or continue working during excessive windy or adverse weather conditions.
- All brace inserts should be a minimum of 12" from any panel edge, opening, control joint or construction joint.
- Panel bracing is designed to withstand specified wind loads until panels are connected to the structural system of the building. Do not remove any members of the bracing system until all structural connections are completed.
- Use only the brace type as noted on the Panel Layout Sheet. No substitute brace hardware shall be used and all braces must be positioned at the specified locations.
- For special bracing conditions that require deviation from the bracing dimensions shown on the Panel Layout Sheet contact Dayton Superior for recommendations.
- See Panel Layout Sheet for type of brace, number of braces per panel, as well as knee and lateral bracing requirements.
- Welding or bolting the tilt-up panels in place might preclude the use of braces.
- After winds of 35 mph or more have been experienced at the job site, the tilt-up contractor must check the tightness of the bolts that secure the wall and foot plates to the concrete. Re-tightening of these bolts to the proper torque will assure that the pipe braces are secure.
- The safe working load of the panel's bracing system may be drastically reduced if other types of brace anchors are used as part of this project's bracing system, other than specified brace anchors.
- Slab design must be reviewed by the engineer of record to insure slab is capable of withstanding the loads being transfered from the braces.

**Warning!** Failure to install knee, lateral and end braces (when required) will greatly reduce the safe working load of the specified brace and may allow panels to fall causing severe injury or death.