

RV2116152

08/05/2022 10:50:48 AM

AA0003669  
ANTHONY LEON  
0016152

DESIGN  
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125  
P: 305.438.9377 | F: 305.438.9379

Anthony  
Leon

Digitally signed by  
Anthony Leon  
Date: 2022.03.25  
11:14:27 -04'00'

PROPOSED REMODELING / ADDITIONS

AT:  
5446 N. BAY RD  
MIAMI BEACH, FLORIDA 33140

ISSUE DATE:

REVISIONS:

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
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A-2.6

PROPOSED ROOF DECK  
PLAN DIMENSIONS

LEGEND

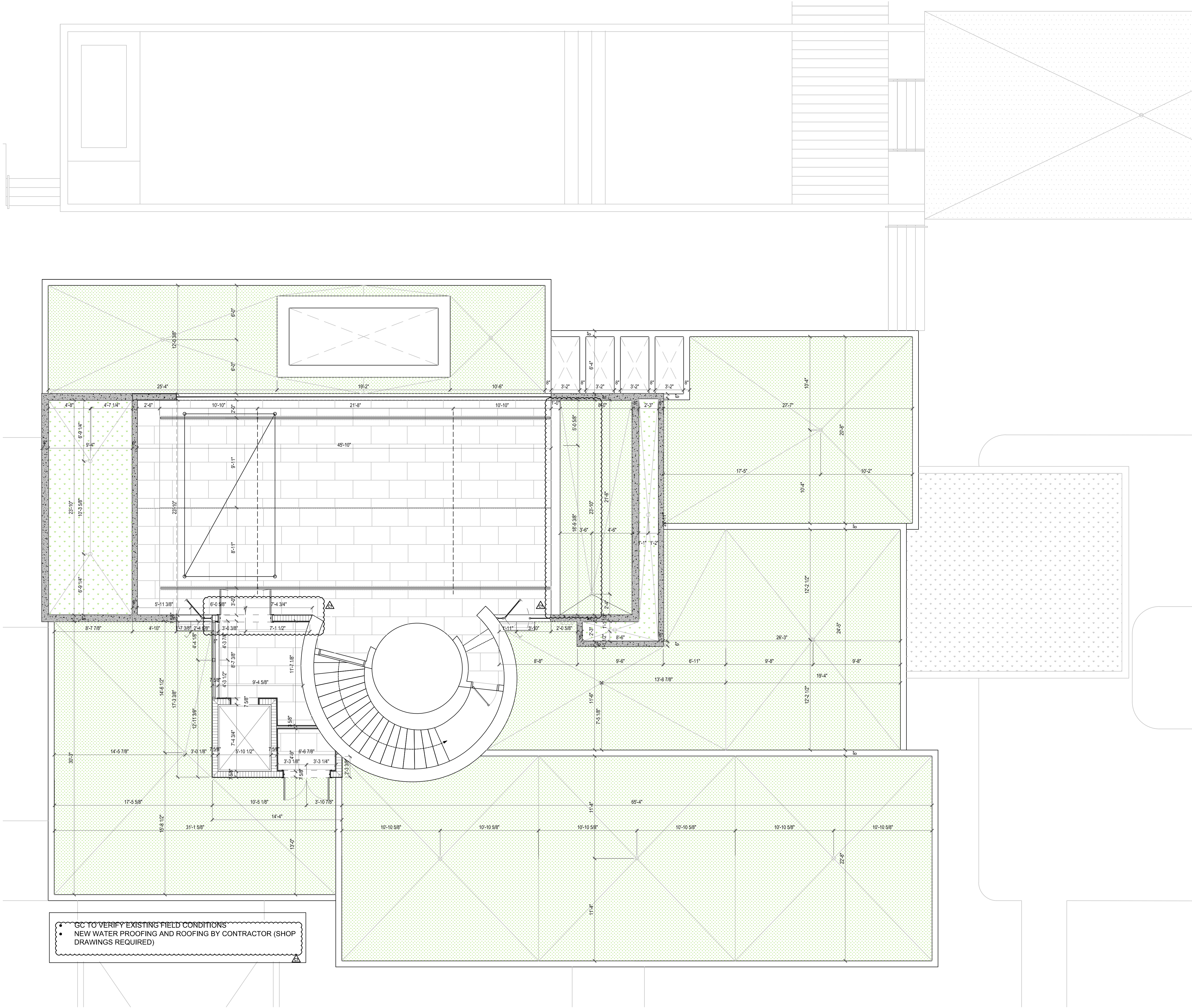
NEW MASONRY WALL

NEW POURED CONCRETE WALL

NEW METAL STUD WALL

DIMENSION PLAN NOTE:

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU OR CONC. WALL (U.O.N.\*).



PROPOSED ROOF DECK PLAN DIMENSIONS  
SCALE: 3/16" = 1'-0"

GC TO VERIFY EXISTING FIELD CONDITIONS  
NEW WATER PROOFING AND ROOFING BY CONTRACTOR (SHOP DRAWINGS REQUIRED)



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11:15:16 -04'00'

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PROPOSED REMODELING/ADDITIONS

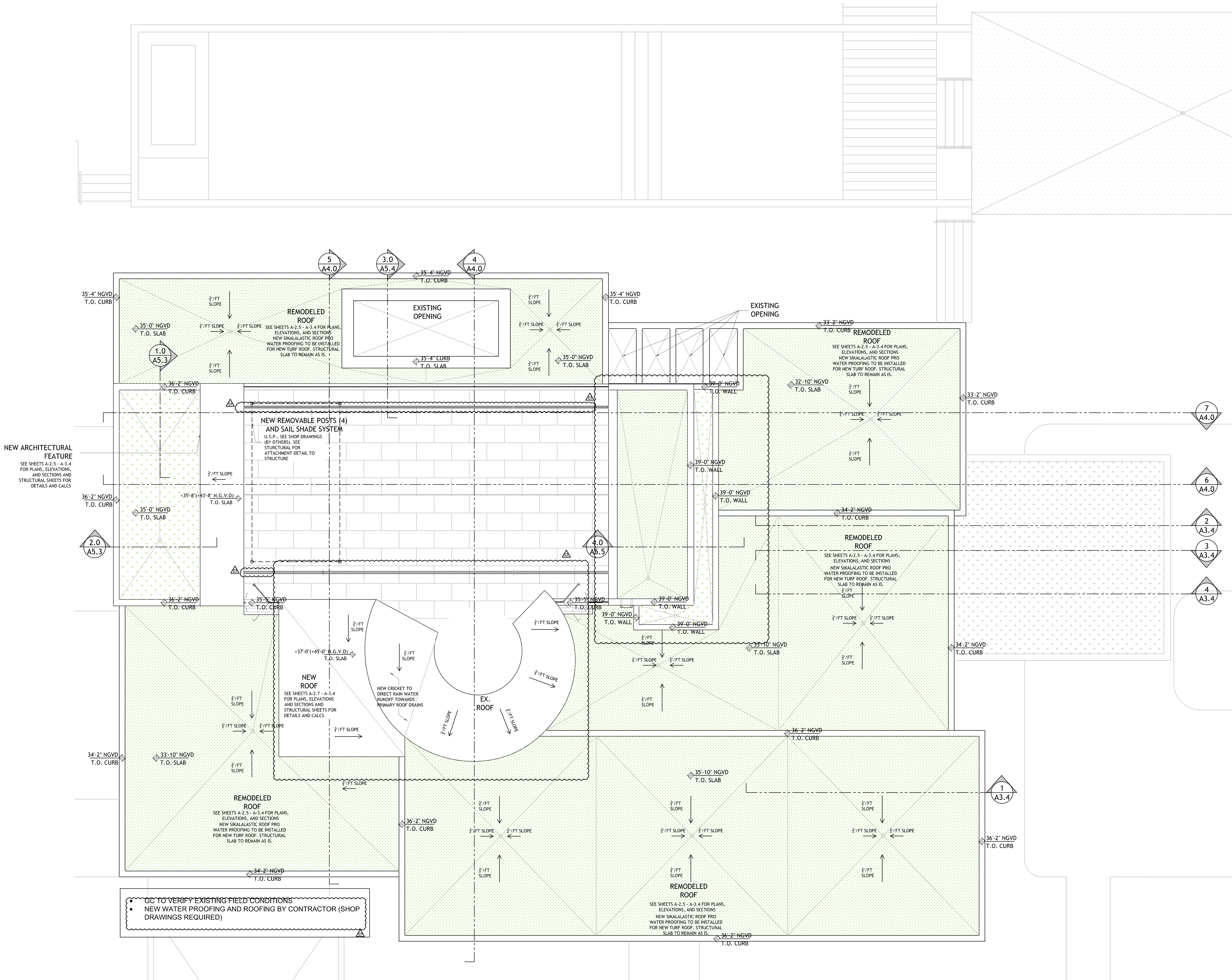
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A-2.7

PROPOSED ROOF PLAN



PROPOSED ROOF PLAN  
SCALE: 3/16" = 1'-0"



- GENERAL DEMOLITION NOTES:
- 1) SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
  - 2) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
  - 3) CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
  - 4) REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
  - 5) ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
  - 6) REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNUSABLE DEBRIS DAILY.
  - 7) SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
  - 8) VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
  - 9) VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/ EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE.
  - 10) DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED. EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS, INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY.
  - 11) REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS.
  - 12) COORDINATE CONSTRUCTION SITE ACCESS AND HOURS OF WORKING WITH THE OWNER.
  - 13) AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING OUT AND LOCKING OUT ALL AFFECTED CIRCUITS PRIOR TO DEMOLITION WORK BEGINNING.
  - 14) CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
  - 15) DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH:  
A. STRUCTURAL CONTAINMENT, OR  
B. WET DUST SUPPRESSION

DEMOLITION LEGEND

A

REMOVE WALL

B

REMOVE GLASS RAILING

C

REMOVE DOMINICAN KEY STONE

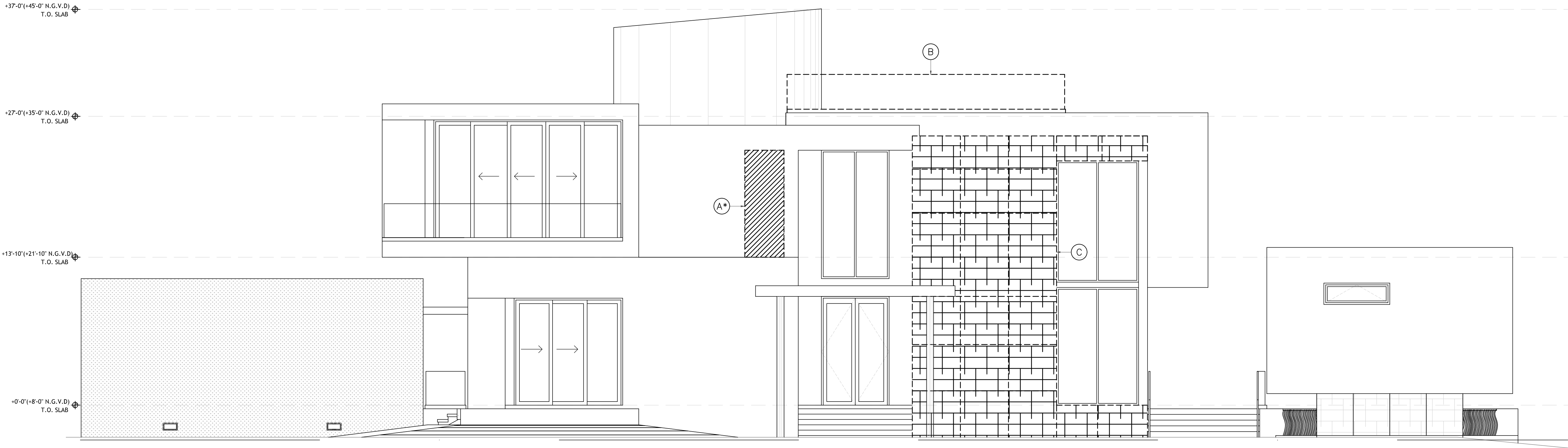
DEMOLITON

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TO REMAIN

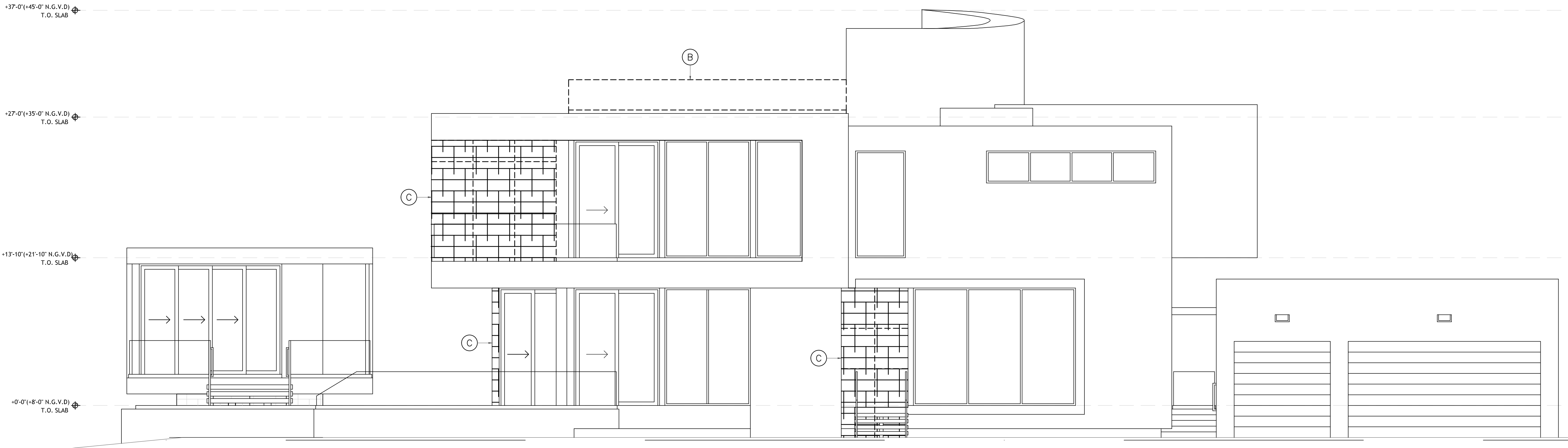
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- \* DEMO MARKED WITH AN ASTERISK IS SHOWN IN SHEETS A-1.2, A-1.3 AND A-1.6 BUT IS BEING SHOWN ON THIS SHEET IN ORDER TO HAVE ONE COHESIVE DEMOLITION ELEVATION
- EXISTING FINISHES TO BE REMOVED AND REPLACED
- EXISTING RAILINGS AND SHOES TO BE SAVED AND REUSED
- FLOOR DRAINS TO BE REMOVED AND RELOCATED



EXISTING/DEMO NORTH ELEVATION

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



EXISTING/DEMO SOUTH ELEVATION

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

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11:15:52 -0400

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A-3.0

EXISTING / DEMO  
NORTH & SOUTH  
ELEVATIONS

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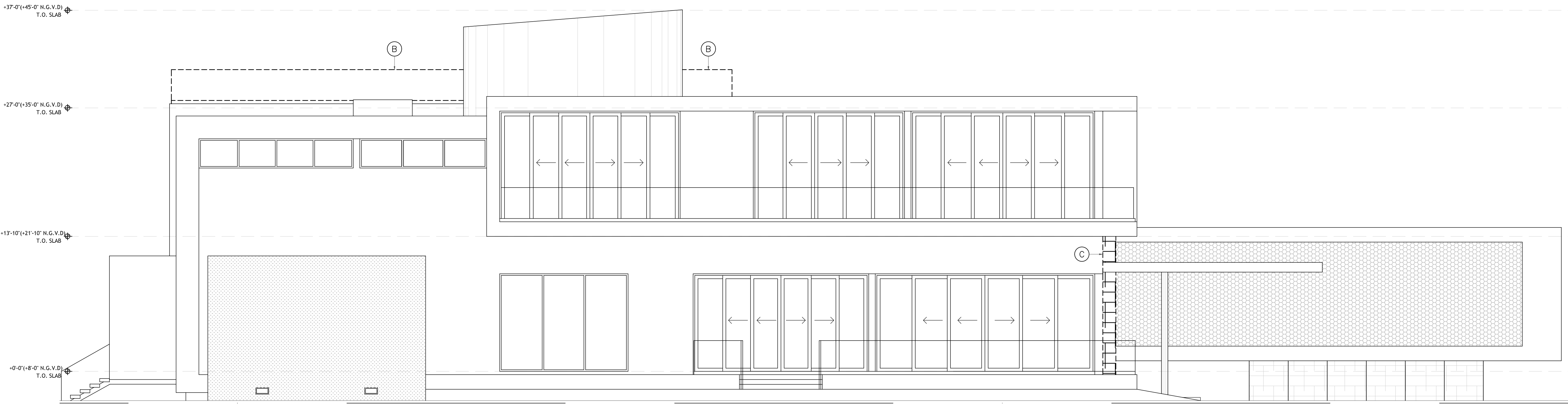
ISSUE DATE:

REVISIONS:

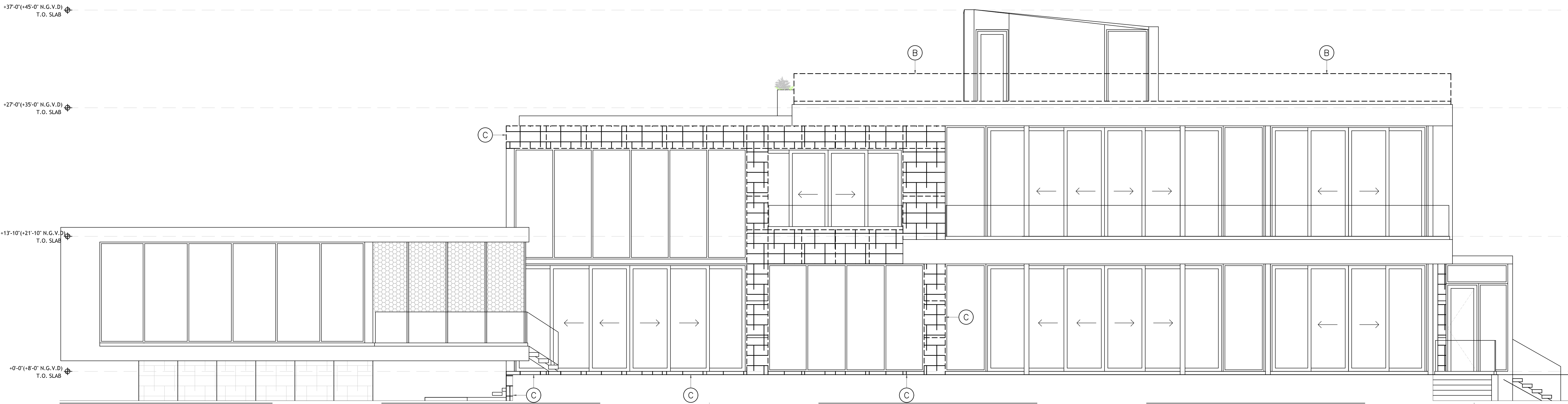
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A-3.1

EXISTING / DEMO EAST  
& WEST ELEVATIONS



EXISTING/DEMO EAST ELEVATION  
SCALE: 3/16" = 1'-0"

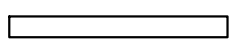
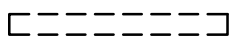


EXISTING/DEMO WEST ELEVATION  
SCALE: 3/16" = 1'-0"

DEMOLITION LEGEND

- (B) REMOVE GLASS RAILING
- (C) REMOVE DOMINICAN KEY STONE

DEMOLITON  
TO REMAIN





RV2116152

08/05/2022 10:50:49 AM

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Date: 2022.03.25  
11:17:17 -0400

AF: 5446 N. BAY RD  
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A-3.2

PROPOSED NORTH &  
SOUTH ELEVATIONS





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Date: 2022.03.25  
11:18:18 -04'00'

AF: 5446 N. BAY RD  
MIAMI BEACH, FLORIDA 33140

PROPOSED REMODELING / ADDITIONS

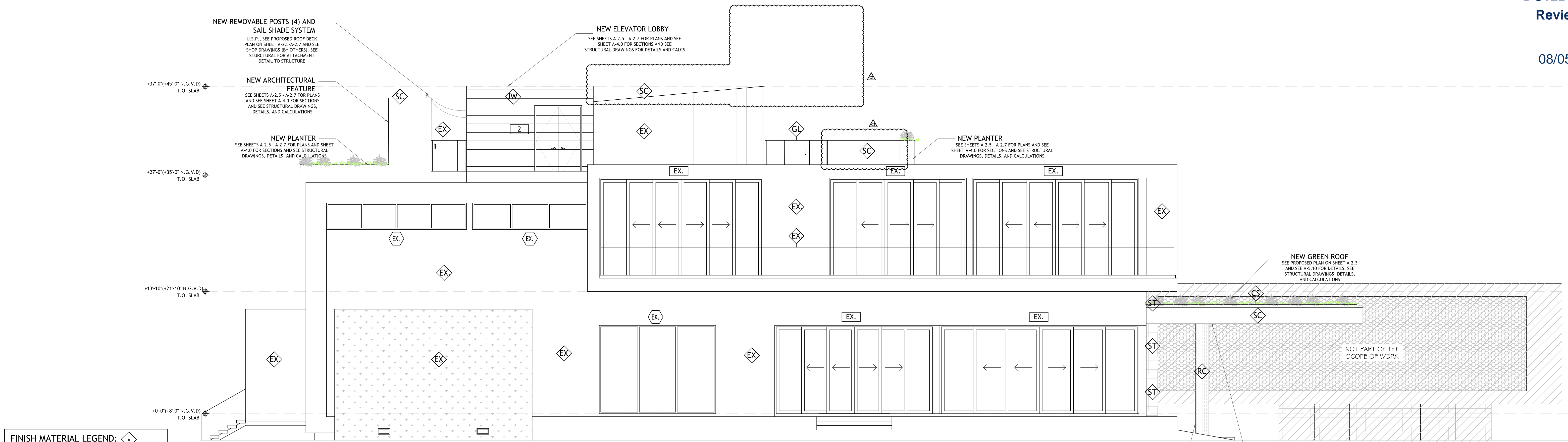
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A-3.3

PROPOSED EAST &  
WEST ELEVATIONS



PROPOSED EAST ELEVATION

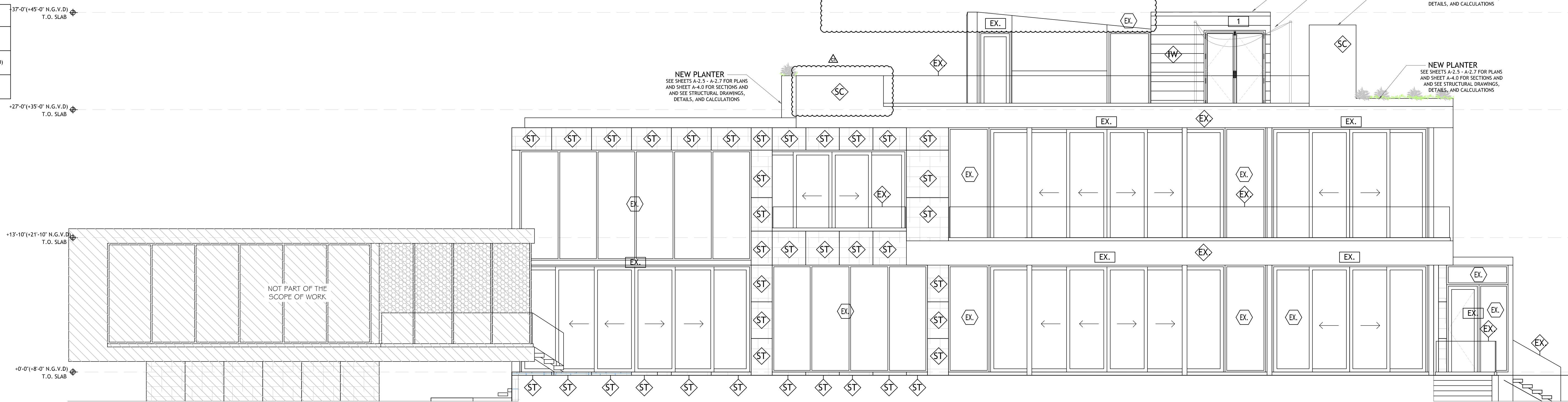
SCALE: 3/16" = 1'-0"

FINISH MATERIAL LEGEND:	
EX.	EXISTING
ST	NATURAL STONE CLADDING
SC	STUCCO
GL	RELOCATED GLASS RAILING
IW	IPE WOOD CLADDING
RC	GLASS FIBER REINFORCED CONCRTE

NOTE: REFER TO STRUCTURAL SHEET S-2  
FOR CLADDING ANCHOR ATTACHMENT  
DETAILS.  
• REFER TO I.D. DRAWINGS FOR CLADDING  
TYPE AND DIMENSIONS

MARK LEGEND:

###	DOOR TYPE (SEE DOOR SCHEDULE A-7.0)
LL	WINDOW TYPE (SEE WINDOW SCHEDULE A-6.0)
#	FINISH MATERIAL



PROPOSED WEST ELEVATION

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



SECTION NOTES:  
SEE STRUCTURAL DWGS FOR ALL STRUCTURAL ELEMENTS.  
REFER TO FLOOR PLAN AND DOORS & WINDOWS SCHEDULE.  
DOORS & WINDOWS UNDER SEPARATE PERMIT.  
PAINT BY OTHERS.  
5/8" STUCCO FINISH TYP.  
ALL GUARD/HANDRAILS BY OTHERS UNDER SEPARATE PERMIT  
FLOOR & WALL FINISHES BY OWNER OR I.D.  
REFER TO FLOOR PLANS FOR WALL TYPES  
REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS

ROOFING AND WATERPROOFING NOTE:

- ROOFING MATERIAL SHALL BE LIGHT COLORED HIGH ALBEDO
- S.U.R. ROOFING UNDER SEPARATE PERMIT
- WATERPROOFING UNDER SEPARATE PERMIT.
- REFER TO WATER PROOFING CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR WATER PROOFING
- ALL WATERPROOFING TO BE INSTALLED PER MANUFACTURER'S COMPLETE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MANUFACTURER FOR ALL SYSTEMS INSTALLED.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SPECIFIC INSTALLATION REQUIREMENTS OF THE WATERPROOFING SYSTEM.
- THE SYSTEM TO BE USED SHALL HAVE A CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL.
- MANUFACTURER TO PROVIDE WARRANTY OF A MINIMUM OF 10 YEARS.
- PRODUCT TO BE USED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CLADDING NOTE:

- NATURAL STONE CLADDING - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR AOR AND EOR REVIEW
- CLADDING SHALL MEET HIGH VELOCITY HURRICANE ZONE REQUIREMENTS AND SHALL BE APPLIED IN ACCORDANCE WITH THE SHOP DRAWINGS / EXTERIOR WALL CLADDING REQUIREMENTS PER FBCE 4407-4410
- VENEERING OR FACING ON MASONRY BACKING SHALL NOT BE CONSIDERED AS ADDING ANY STRENGTH TO SUCH WALLS AND SHALL BE LIMITED IN HEIGHT ABOVE FOUNDATIONS OR BETWEEN PROPER AND ADEQUATE SUPPORTS TO 30'
- VENEERING SHALL BE SECURELY ANCHORED TO MASONRY BACKING BY MEANS OF SUBSTANTIAL, NON-CORROSIVE METAL TIES.
- WATERPROOFING AND EXISTING STUCCO AT VERTICAL SURFACES TO BE REMOVED AND NEW WATERPROOFING TO BE APPLIED ACCORDING TO WATER PROOFING CONSULTANTS DRAWINGS.

FINISH MATERIAL LEGEND:

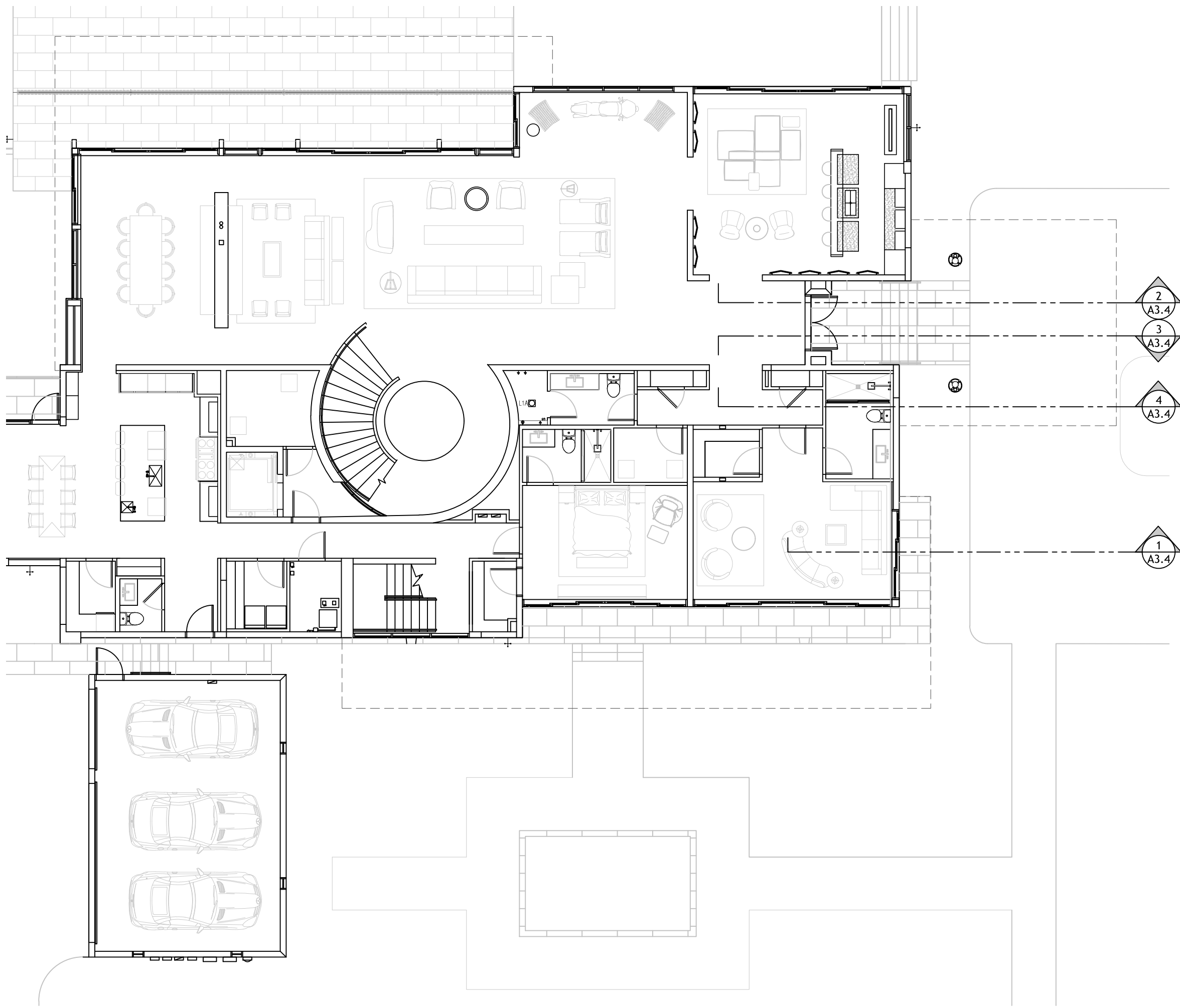
EX.	EXISTING
SC	STUCCO
GL	RELOCATED GLASS RAILING
ST	NATURAL STONE CLADDING
RC	GLASS FIBER REINFORCED CONCRETE

NOTE:

- REFER TO STRUCTURAL SHEET S-2 FOR CLADDING ANCHOR ATTACHMENT DETAILS.
- REFER TO I.D. DRAWINGS FOR CLADDING TYPE AND DIMENSIONS

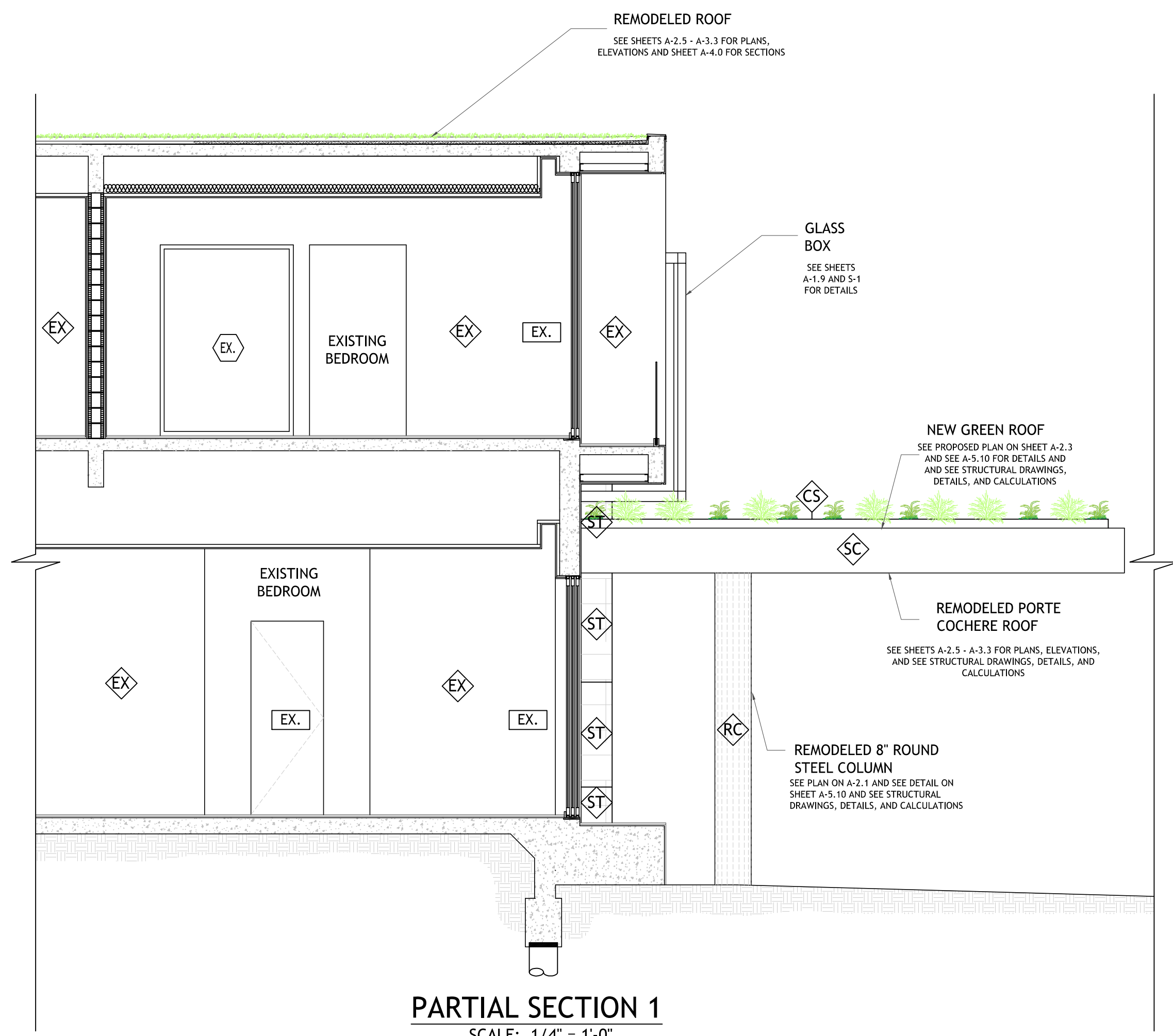
MARK LEGEND:

###	DOOR TYPE (SEE DOOR SCHEDULE A-7.0)
LL	WINDOW TYPE (SEE WINDOW SCHEDULE A-6.0)
#	FINISH MATERIAL



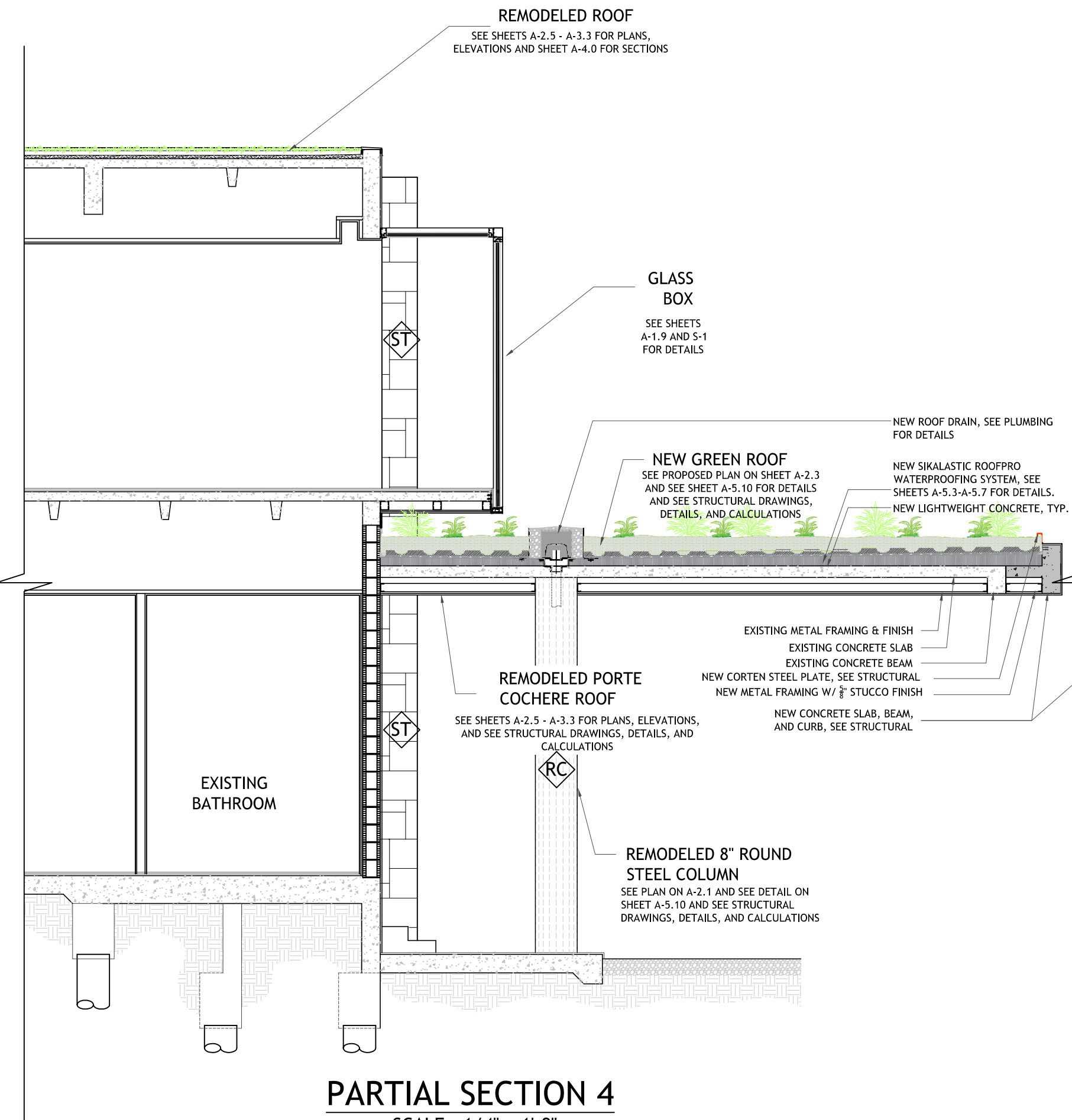
KEY PLAN

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



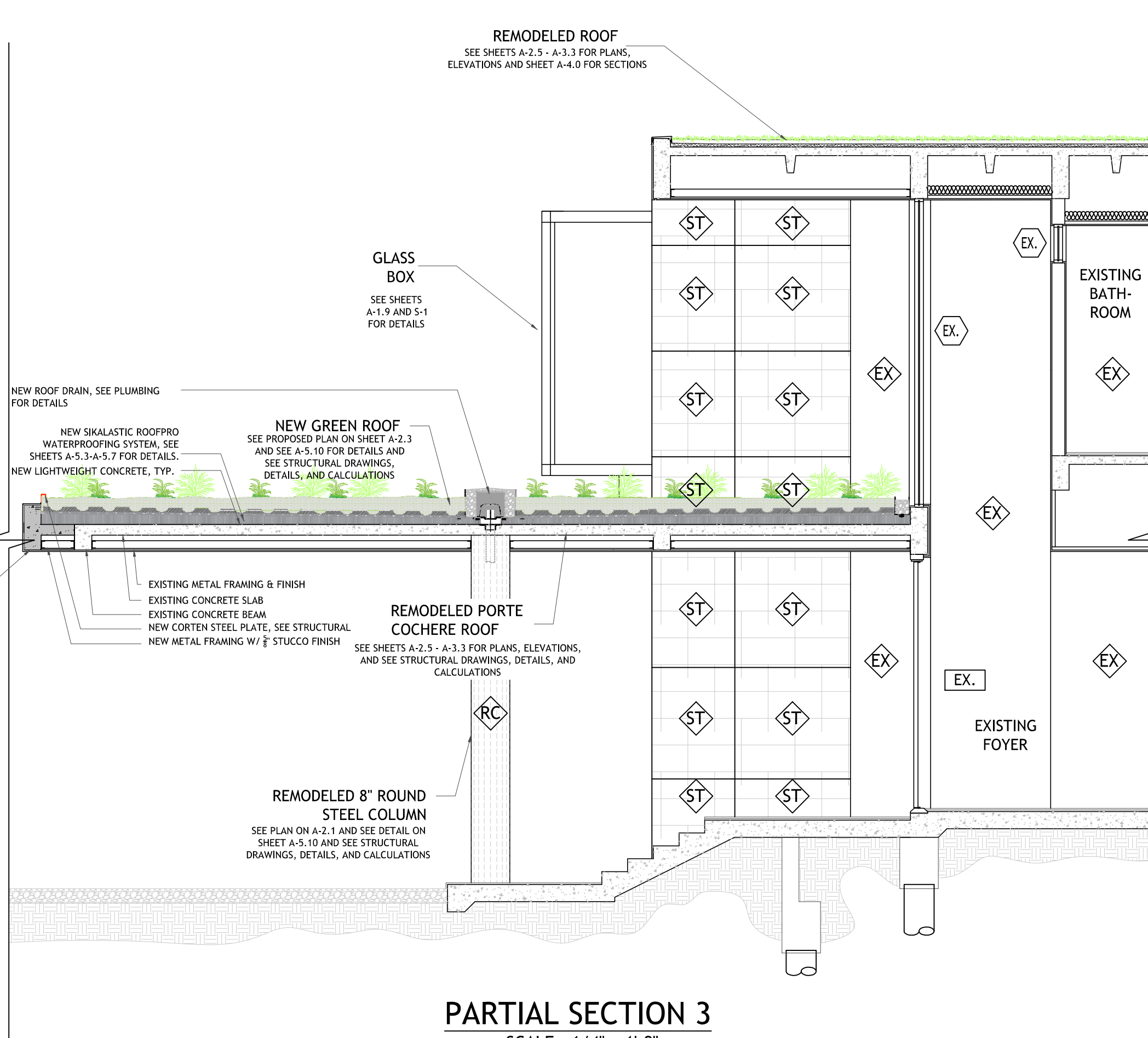
PARTIAL SECTION 1

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



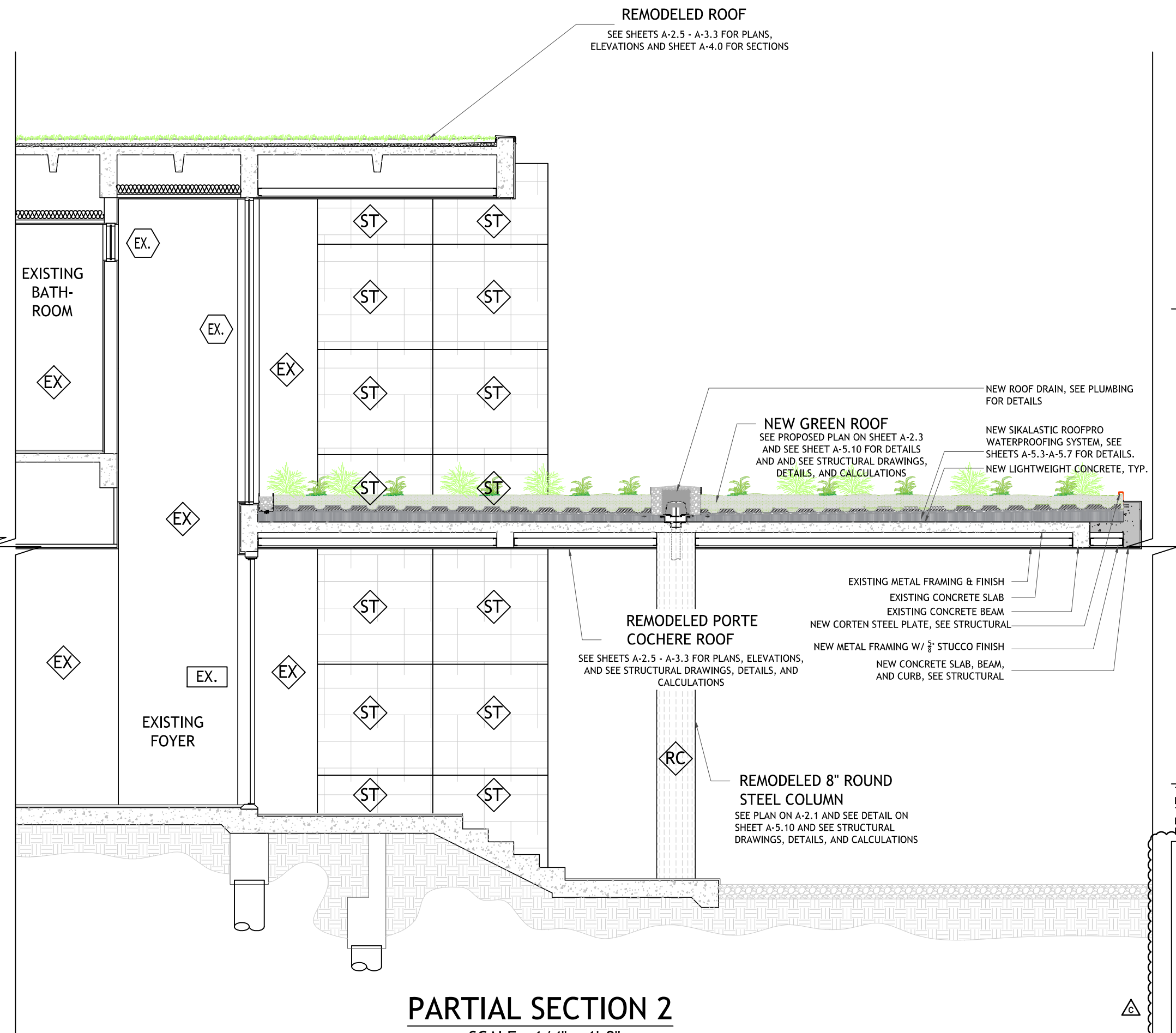
PARTIAL SECTION 4

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



PARTIAL SECTION 3

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



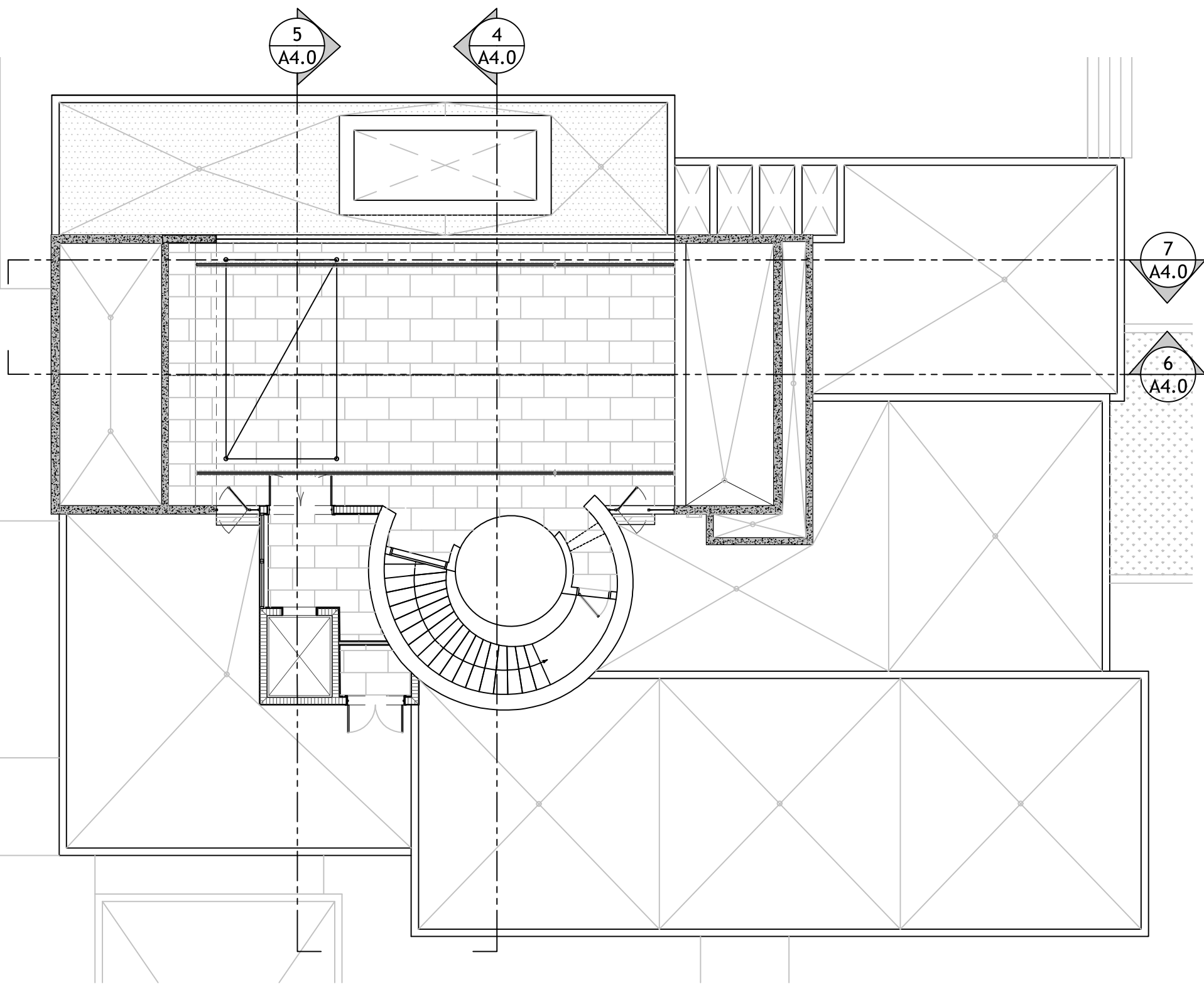
PARTIAL SECTION 2

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

A-3.4

SECTIONS





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

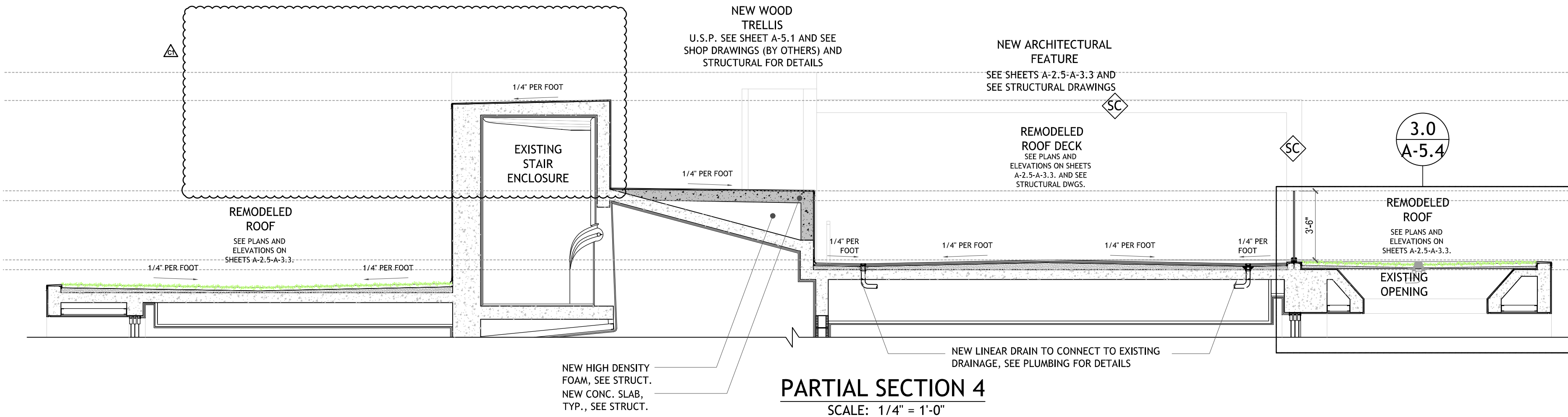
LEGEND	
	NEW MASONRY WALL
	NEW POURED CONCRETE
	EXISTING POURED CONCRETE

FINISH MATERIAL LEGEND: #	
EX.	EXISTING
SC	STUCCO
IW	IPE WOOD CLADDING

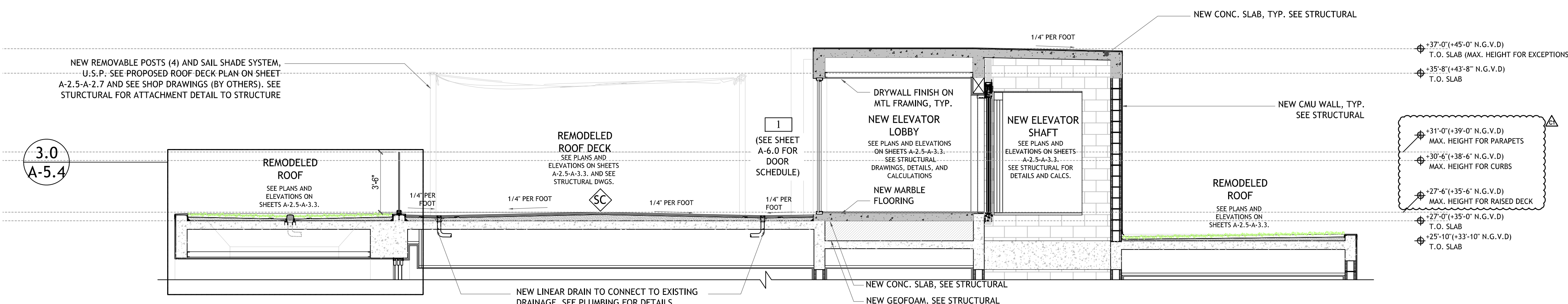
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LL	WINDOW TYPE (SEE WINDOW SCHEDULE A-6.0)
#	FINISH MATERIAL

SECTION NOTES:  
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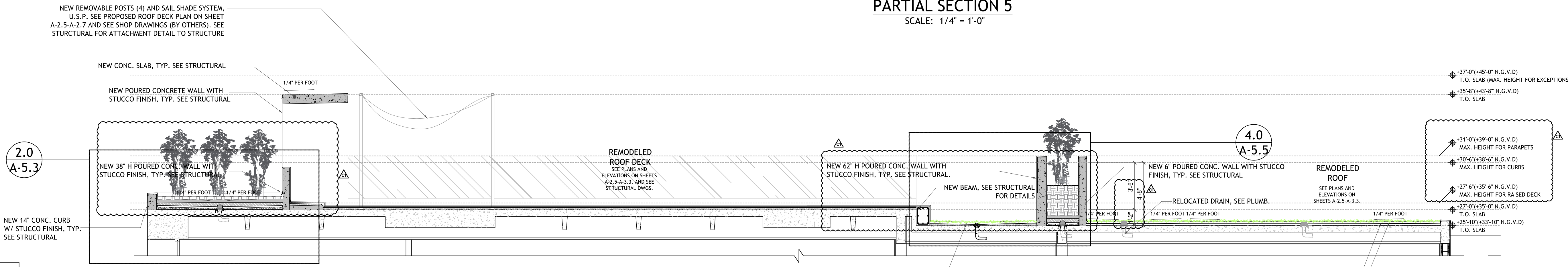
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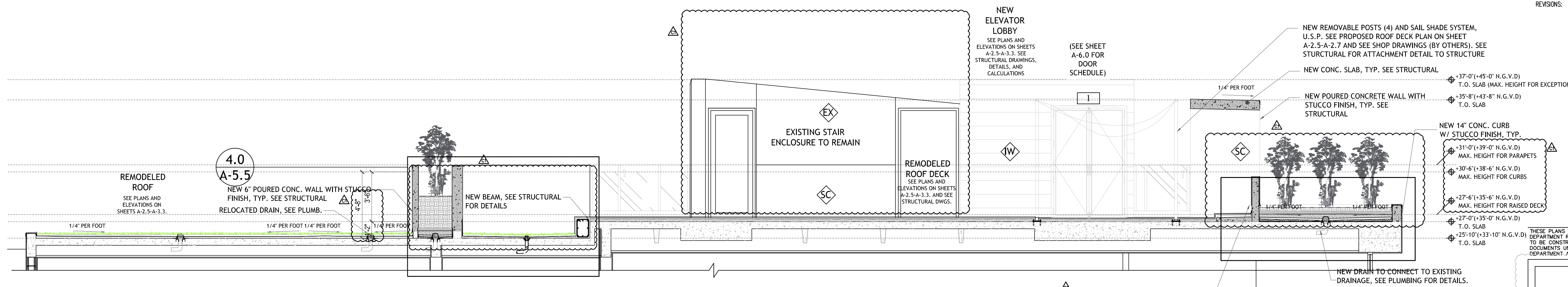
PARTIAL SECTION 4  
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 5  
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 6  
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 7  
SCALE: 1/4" = 1'-0"

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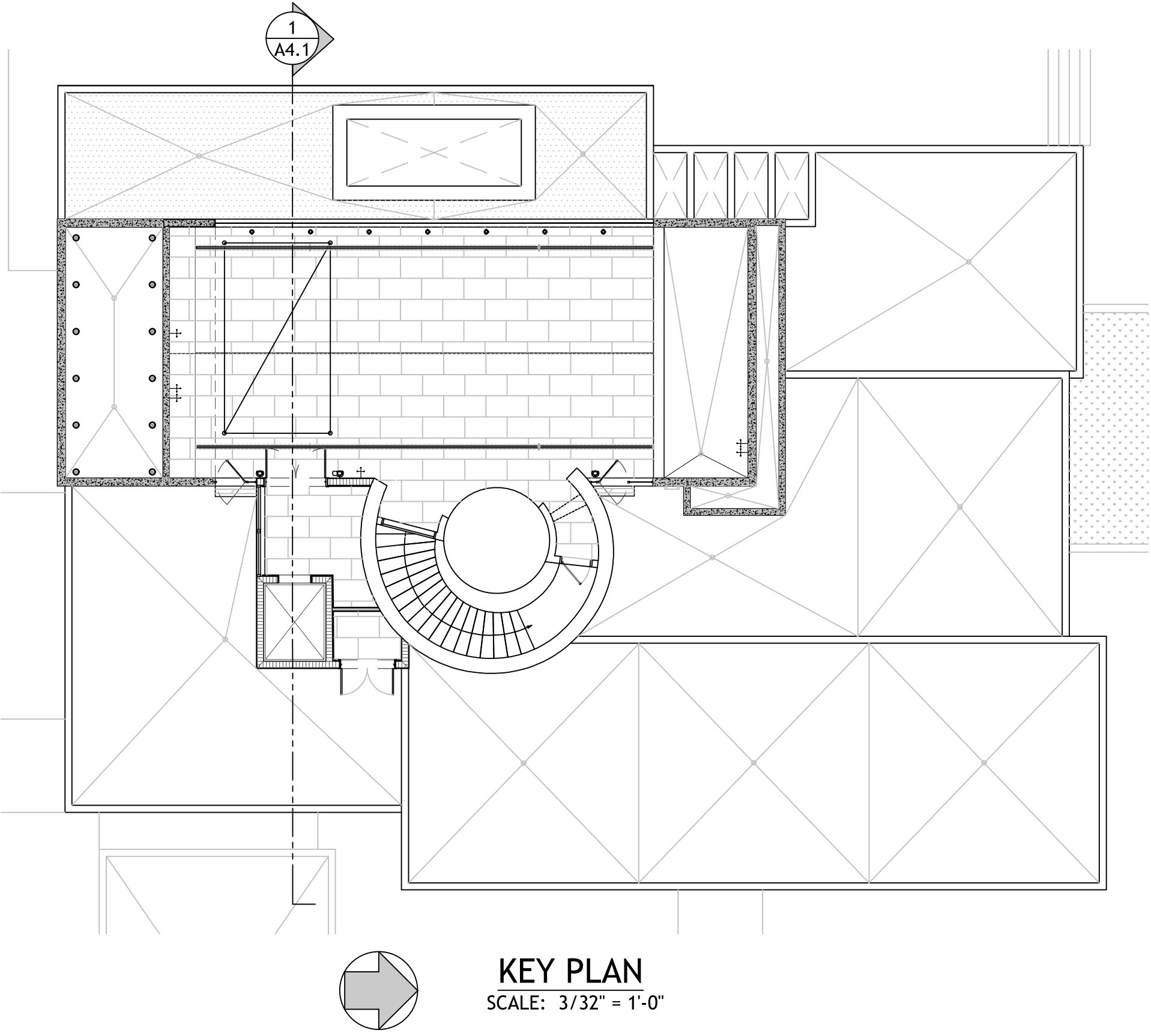
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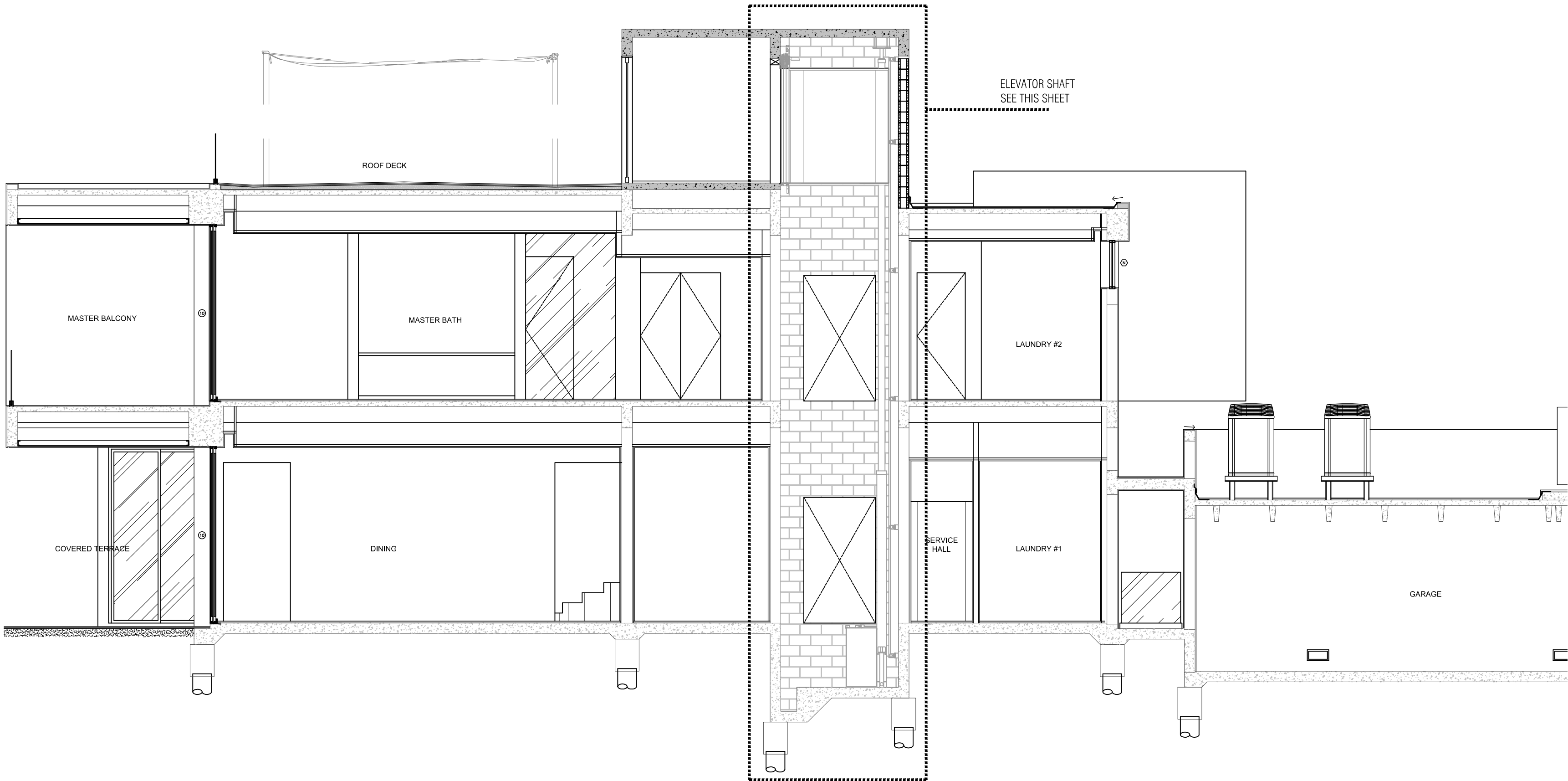
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A-4.0  
SECTIONS

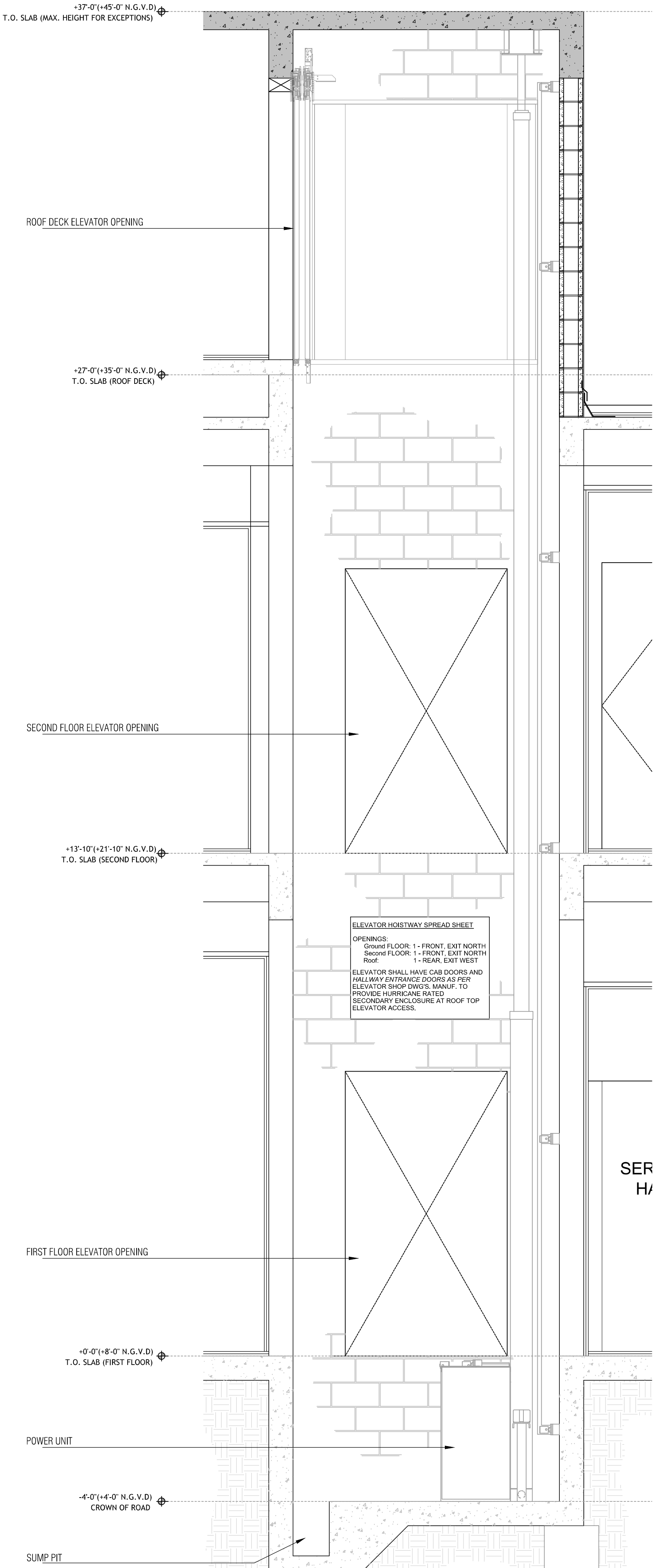




Specification type	Specification data								
Load capacity	Standard 1000 lbs. (454 kg); Optional 950 lbs. (431 kg)								
Component weights	367 lbs. - sling and base rail section 170 lbs. - middle rail Variable weight - top rail/bed plate 600 lbs. - control wall stack (variable) 440 to 660 lbs. cab (+ 263 lbs. speedy sling) 100 lbs. motor drive 50 lbs. controller 2 lbs. per foot chain (two runs)								
Rail forces	<table><tr><td>RAIL FORCES</td><td>RS NOTE</td></tr><tr><td><table><tr><td>*R1</td><td>*R2</td></tr><tr><td>304 RF</td><td>104 RF</td></tr></table></td><td>PIT FLOOR TO SUPPORT LOAD OF: 4900 LBS * (INCLUDES IMPACT) 4 WALL ANCHOR POINTS MIN. PER BRACKET 2 PER SIDE OF RAIL BRACKET CENTER B.C. PULL OUT FORCE PER FASTENER 132 LBS. RAIL WEIGHT 6.0 LBS / FT.</td></tr></table>	RAIL FORCES	RS NOTE	<table><tr><td>*R1</td><td>*R2</td></tr><tr><td>304 RF</td><td>104 RF</td></tr></table>	*R1	*R2	304 RF	104 RF	PIT FLOOR TO SUPPORT LOAD OF: 4900 LBS * (INCLUDES IMPACT) 4 WALL ANCHOR POINTS MIN. PER BRACKET 2 PER SIDE OF RAIL BRACKET CENTER B.C. PULL OUT FORCE PER FASTENER 132 LBS. RAIL WEIGHT 6.0 LBS / FT.
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*R1	*R2								
304 RF	104 RF								
Rated speed	40 fpm (0.20 mps) standard.								
Power supply (circuit by others)	230 volt, single phase, 60 Hz, 30-Amp fused disconnect box with 20-Amp fuse								
Lighting supply (circuit by others)	120 volt, 60 Hz, 2 amps (consumption)								
Drive system	Automatic 2HP-g geared roller chain variable frequency drive, complete with counterweight								
Temperature operating range	- 10°C to + 40°C / 14°F to 104°F								
Noise level (for typical installation)	68.2 dBA (up direction); 65.1 dBA (down direction) Measured at a height equal to motor, distance of 1m, in front of motor, no hoistway								
Cab size	• W36" x L48" x H80" (914 mm x 1219 mm x 2032 mm), Type 1, 2, 3, 4, 5 • W36" x L54" x H80" (914 mm x 1371 mm x 2032 mm), Type 1, 2, 3, 4, 5 • W36" x L60" x H80" (914 mm x 1524 mm x 2032 mm), Type 1, 2, 3, 4, 5 • W40" x L54" x H80" (1067mm x 1371 mm x2032 mm), Type 1, 2, 3, 4, 5								
Cab panel and finish	Solid melamine or MDF panels (standard), unfinished oak veneer panels (optional), finished recessed veneer panels (optional), solid hardwood raised panels (optional)								
Maximum travel	50 feet (12.24 m) - 60 feet (18.29 m) available where code permits								
Control system	Relay logic controller complete with diagnostic LEDs								
Levels and openings	Up to 6 stops / up to 2 cab openings								
Pit depth requirement	6" (152 mm) minimum up to 96" (2845 mm), 11" (279 mm) minimum with buffer springs								
Minimum overhead clearance	96" (2438 mm) for standard 80" cab, 100" (2540 mm) for 84" cab, 114" (2896 mm) for 96" cab Units with auto slim doors: Minimum overhead is 104" (2642 mm) for doors with clear opening of 82-3/4" (2100 mm)								
Hall station and control panel finish	• Clear or bronze anodized aluminum (standard), or stainless steel (optional), or brass (optional) • Rectangular (standard) or oval (optional) hall stations, keyless (standard) or keyed (optional)								
Standard features	• Automatic cab on/off lighting • Recessed gate pocket • Digital display in car operating panel • Clear or bronze anodized aluminum cab entrance trim and handrail • Data plates, capacity tags • Proximity floor selection, stopping and two-way levelling • Motor access cover (locked and switched) • Home landing feature • Plan drawings • Modular rail sections • Unfinished plywood sub-floor • White ceiling with four halogen pot lights • MDF cab with or without finish, melamine cab in choice of finishes • Stainless steel, clear or bronze anodized aluminum cab operating panel and hall call stations								



ELEVATOR SHAFT SECTION 1  
SCALE: 3/16" = 1'-0"



ELEVATOR SHAFT SECTION 1 (ENLARGED)  
SCALE: 1/2" = 1'-0"

AA0003609  
ANTHONY LEON  
0016752

DESIGN  
ARCHITECTURE  
3260 Northwest 7th Street, Miami, FL 33125  
P: 305.438.9377 | F: 305.438.9379

Anthony  
Leon

Digitally signed by  
Anthony Leon  
Date: 2022.03.25  
11:20:35 -04'00'

PROPOSED REMODELING / ADDITIONS  
AT:  
5446 N. BAY RD  
MIAMI BEACH, FLORIDA 33140

ISSUE DATE:

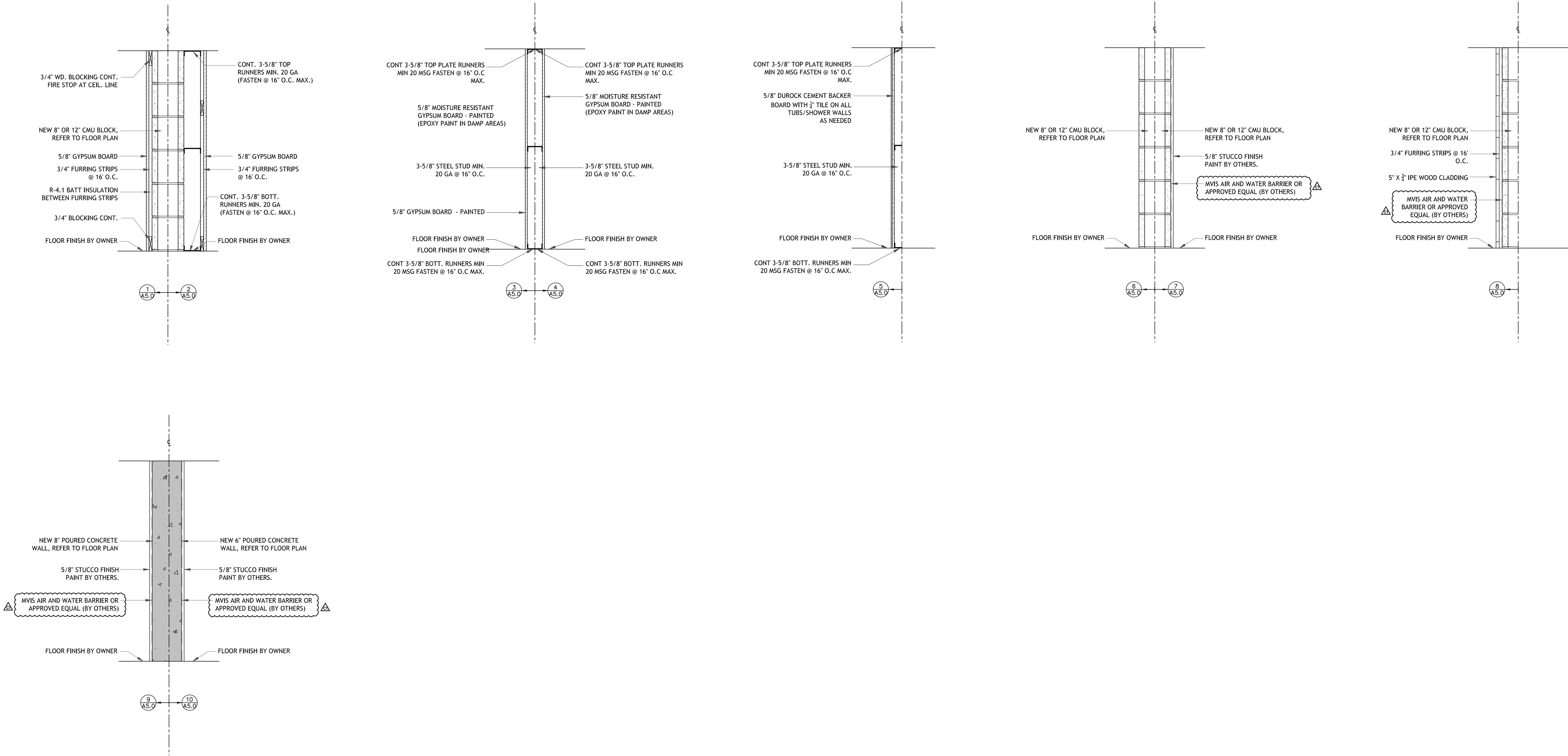
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A-4.1

SECTIONS





WALL TYPES  
SCALE: 1" = 1'-0"

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11:21:23 -04'00'

PROPOSED REMODELING/ADDITIONS

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MIAMI BEACH, FLORIDA 33140

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A-5.0

WALL TYPES



THE DRAWINGS THAT WERE SHOWN ON THIS SHEET  
ARE NO LONGER PART OF THE SCOPE OF WORK

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11:22:16 -04'00'

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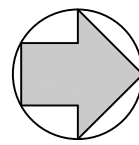
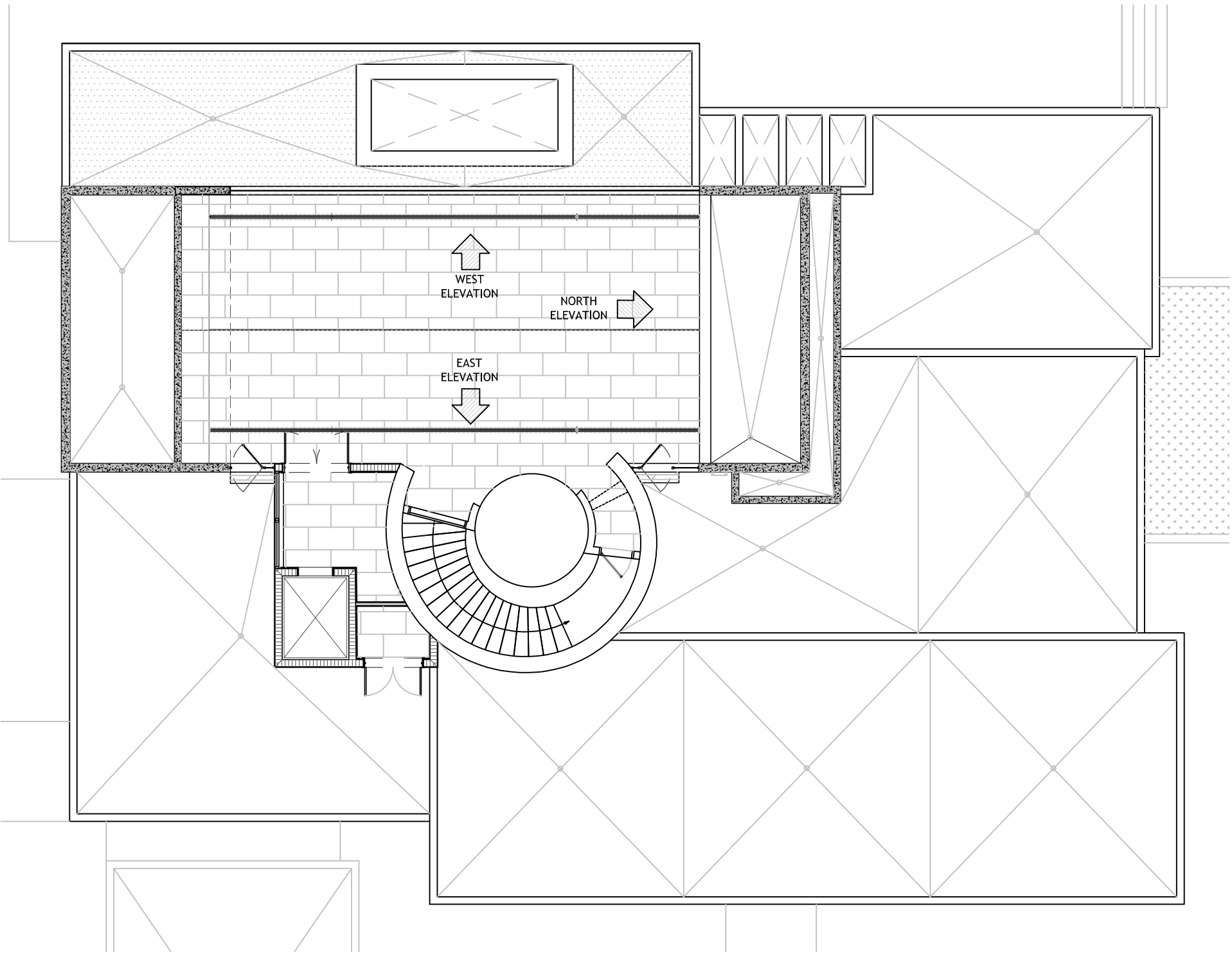
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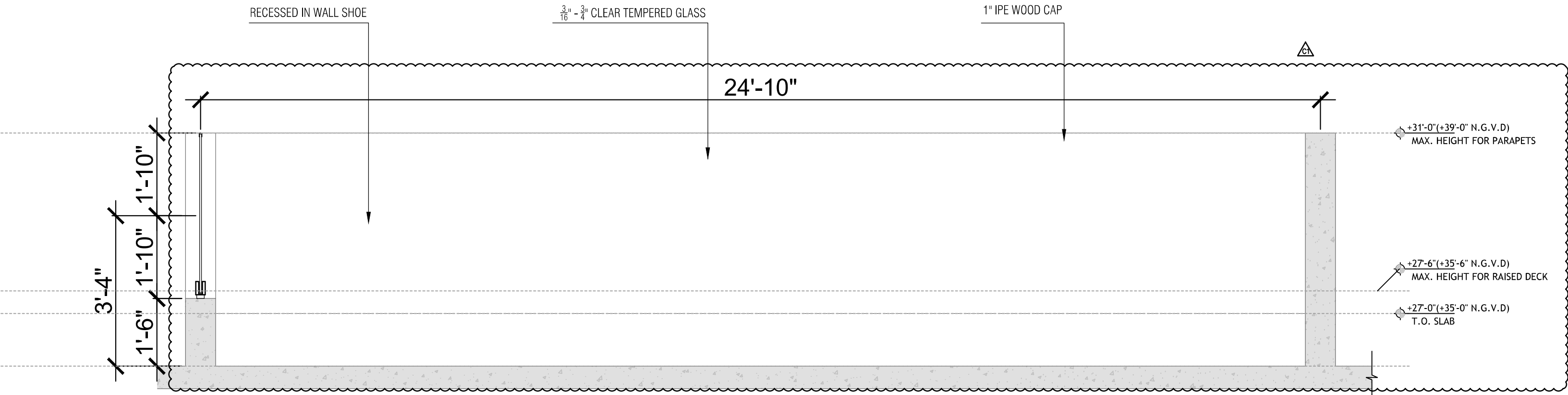
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A-5.1  
TRELLIS & STAIR  
ENCLOSURE

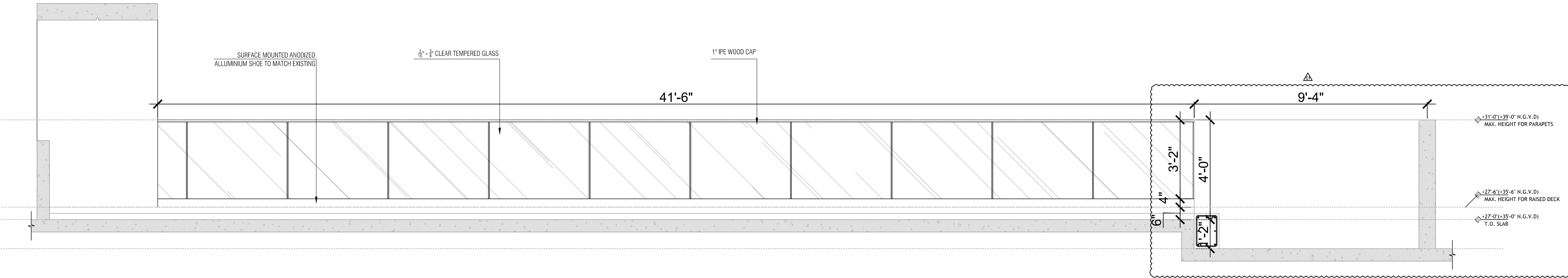




KEY PLAN  
SCALE: 3/32" = 1'-0"



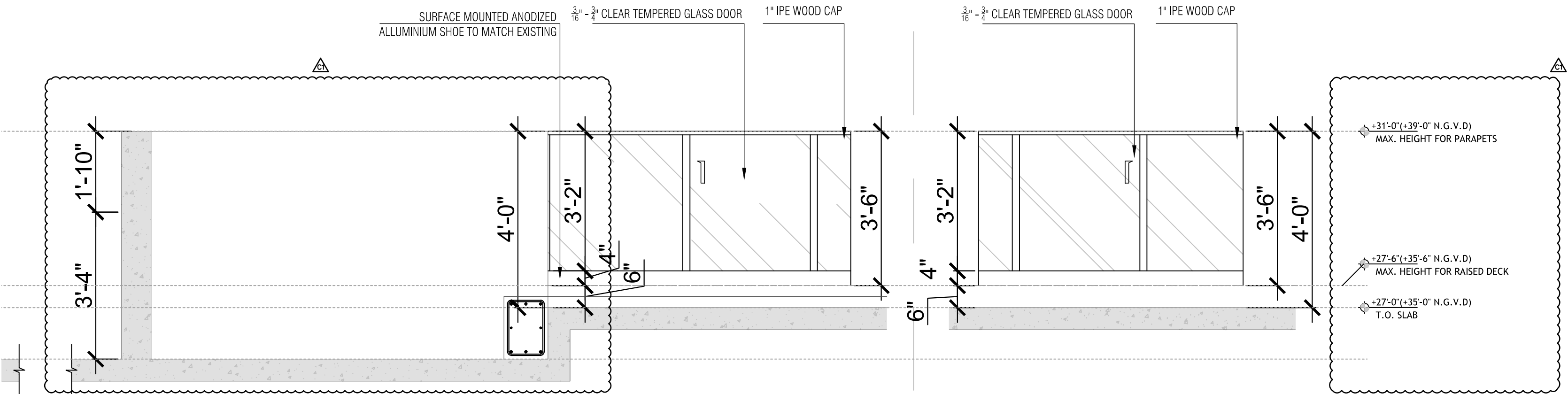
GLASS RAILING - NORTH ELEVATION  
SCALE : 1/2" = 1'



SCALE : 1/2" = 1'  
GLASS RAILING - WEST ELEVATION

ELEVATION NOTES:

- PAINT BY OTHERS.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. (SEE WINDOW & DOOR SCHEDULES)
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 5/8" STUCCO FINISH (PAINTED), TYPICAL.



GLASS RAILING - EAST ELEVATION  
SCALE : 1/2" = 1'

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Digitally signed by  
Anthony Leon  
Date: 2022.03.25  
11:23:00 -04'00'

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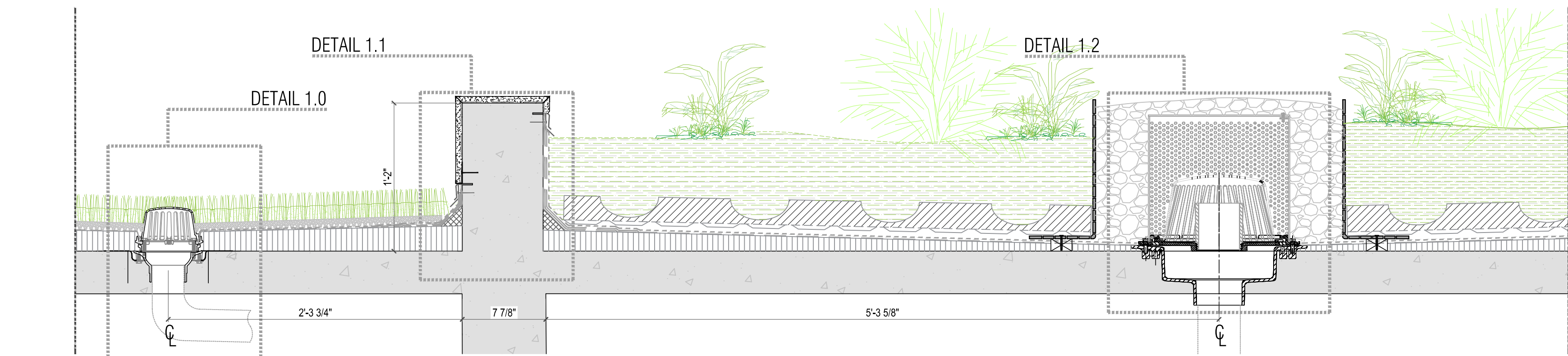
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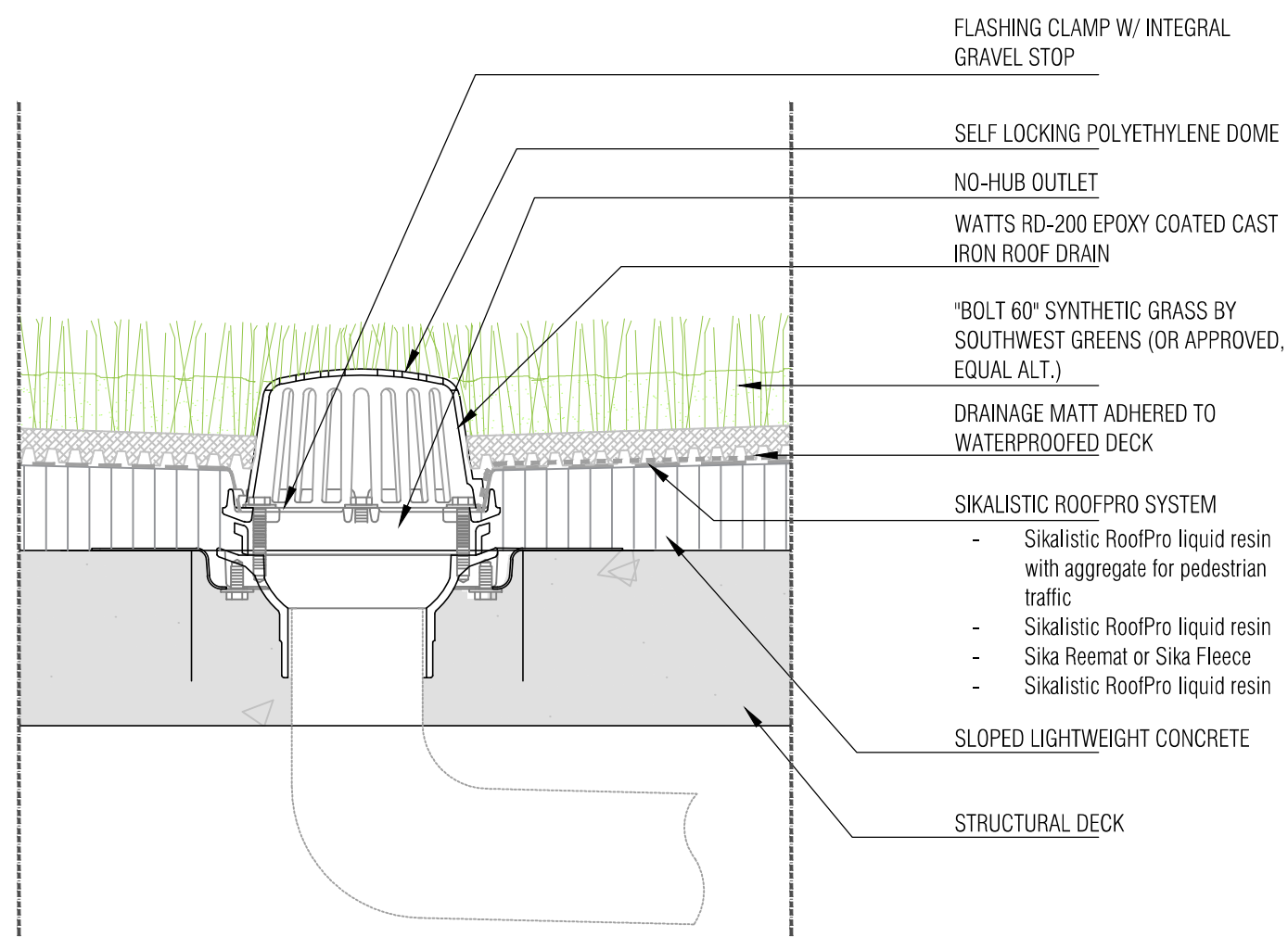
A-5.2  
RAILING ELEVATIONS





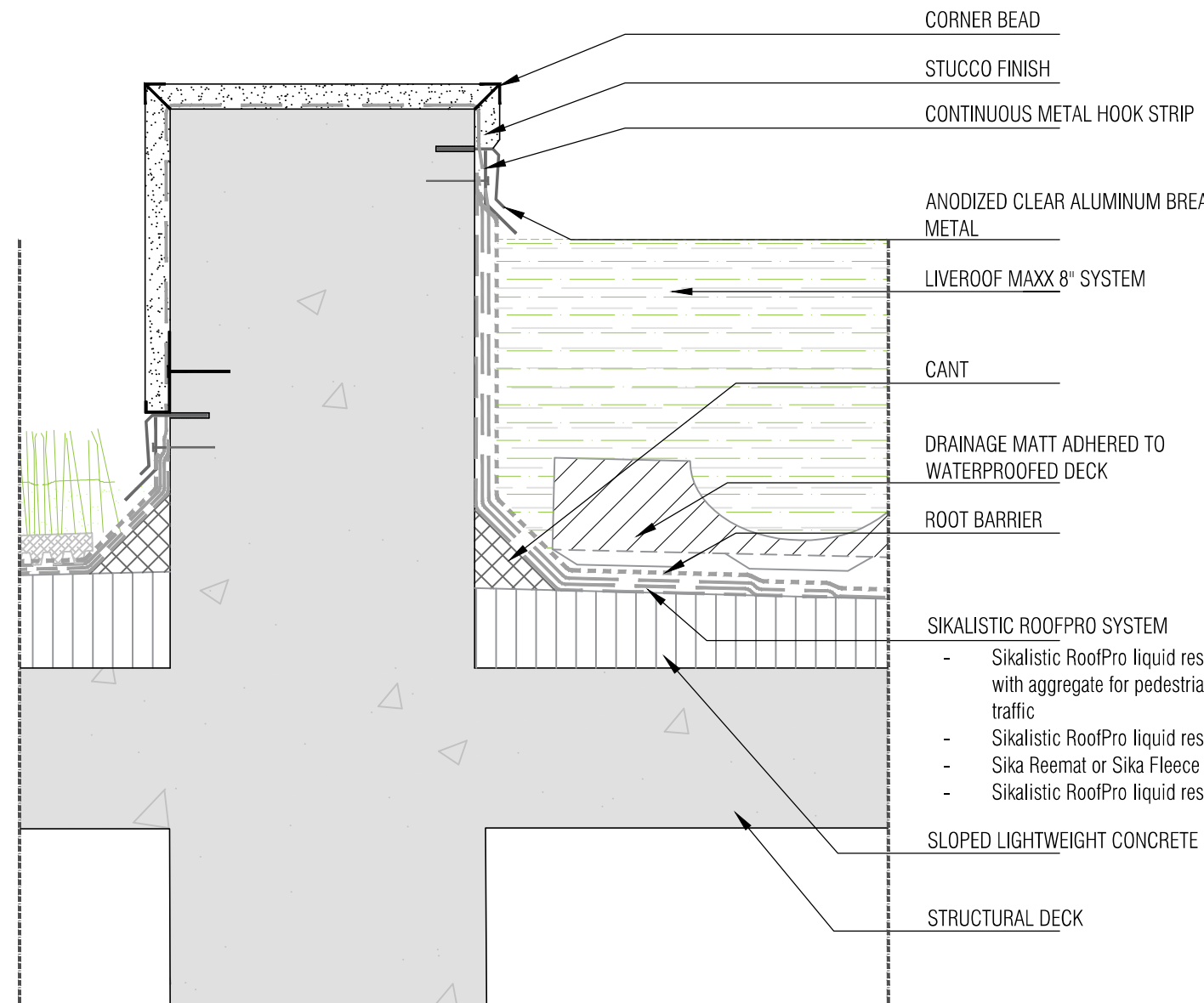
ROOFTOP SECTION DETAIL 1.0

SCALE : 1-1/2" = 1'-0"



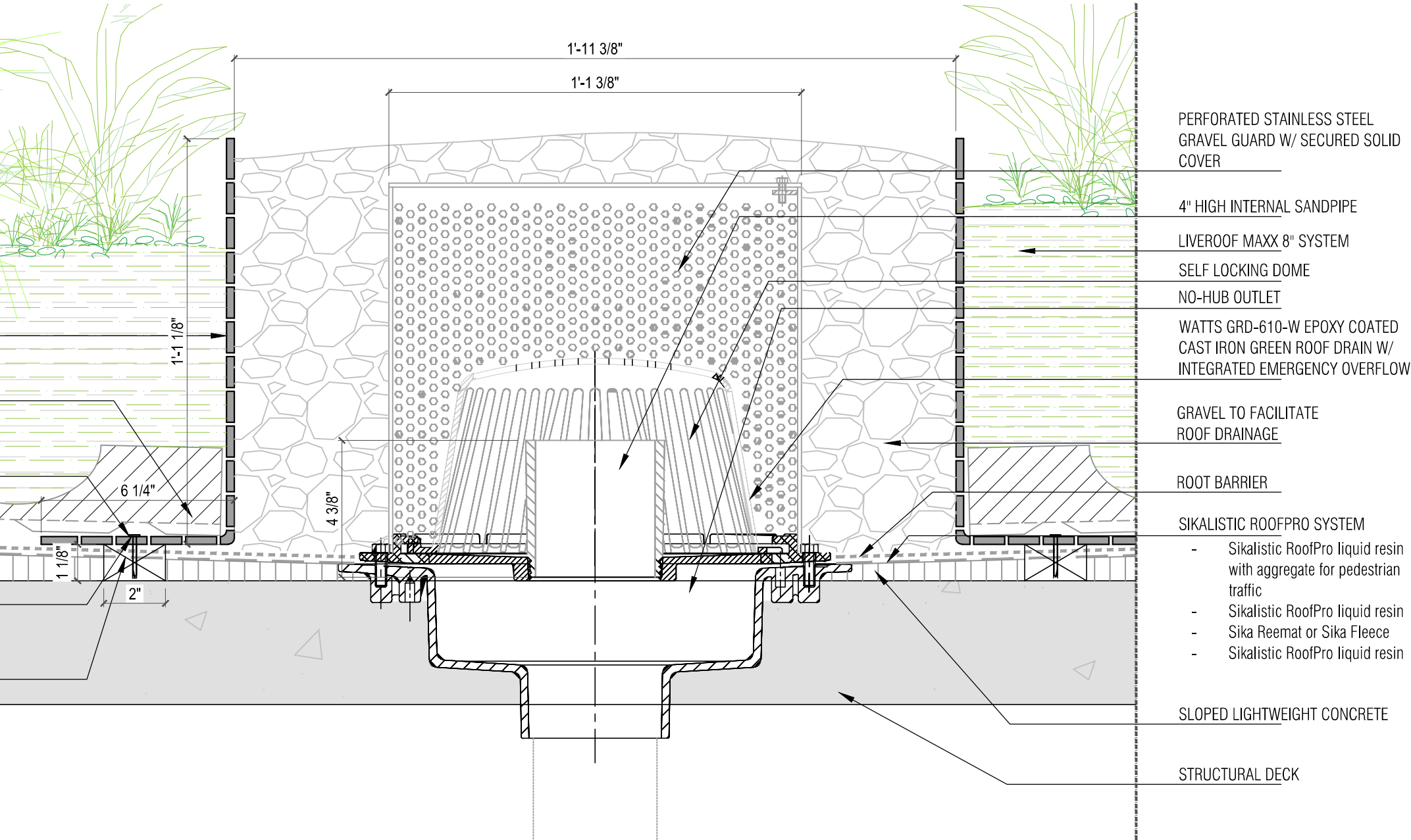
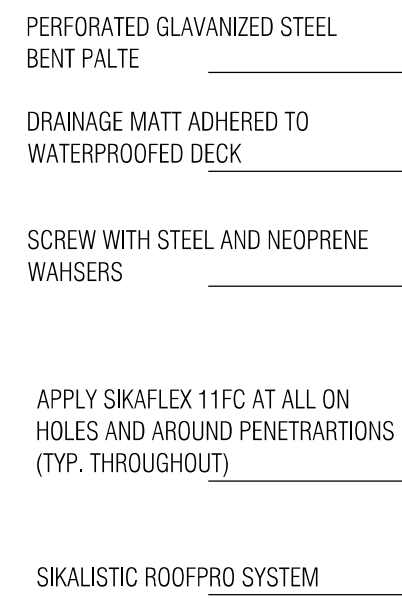
DETAIL 1.0 - SMALL AREA ROOF DRAIN

SCALE : 3" = 1'-0"



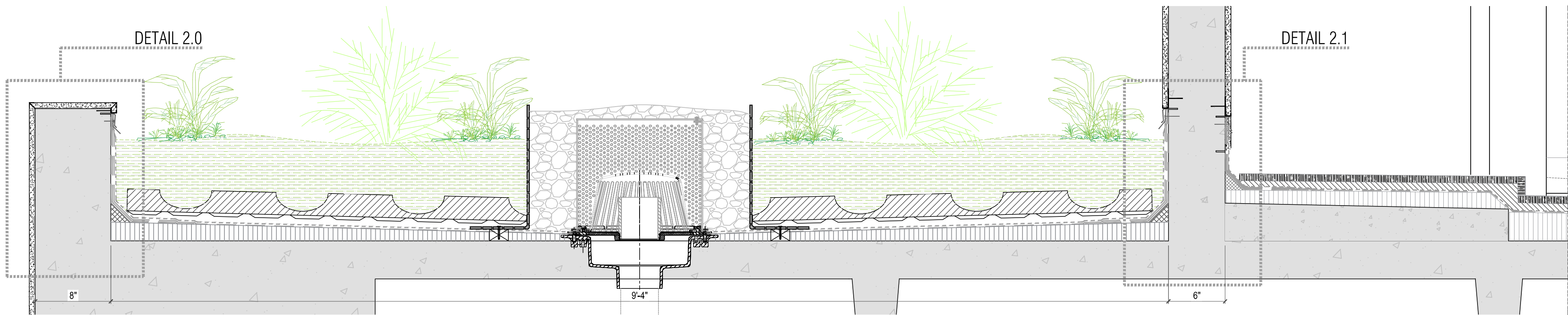
DETAIL 1.1 - PARAPET WALL BETWEEN TURF ROOF AND PLANTER

SCALE : 3" = 1'-0"



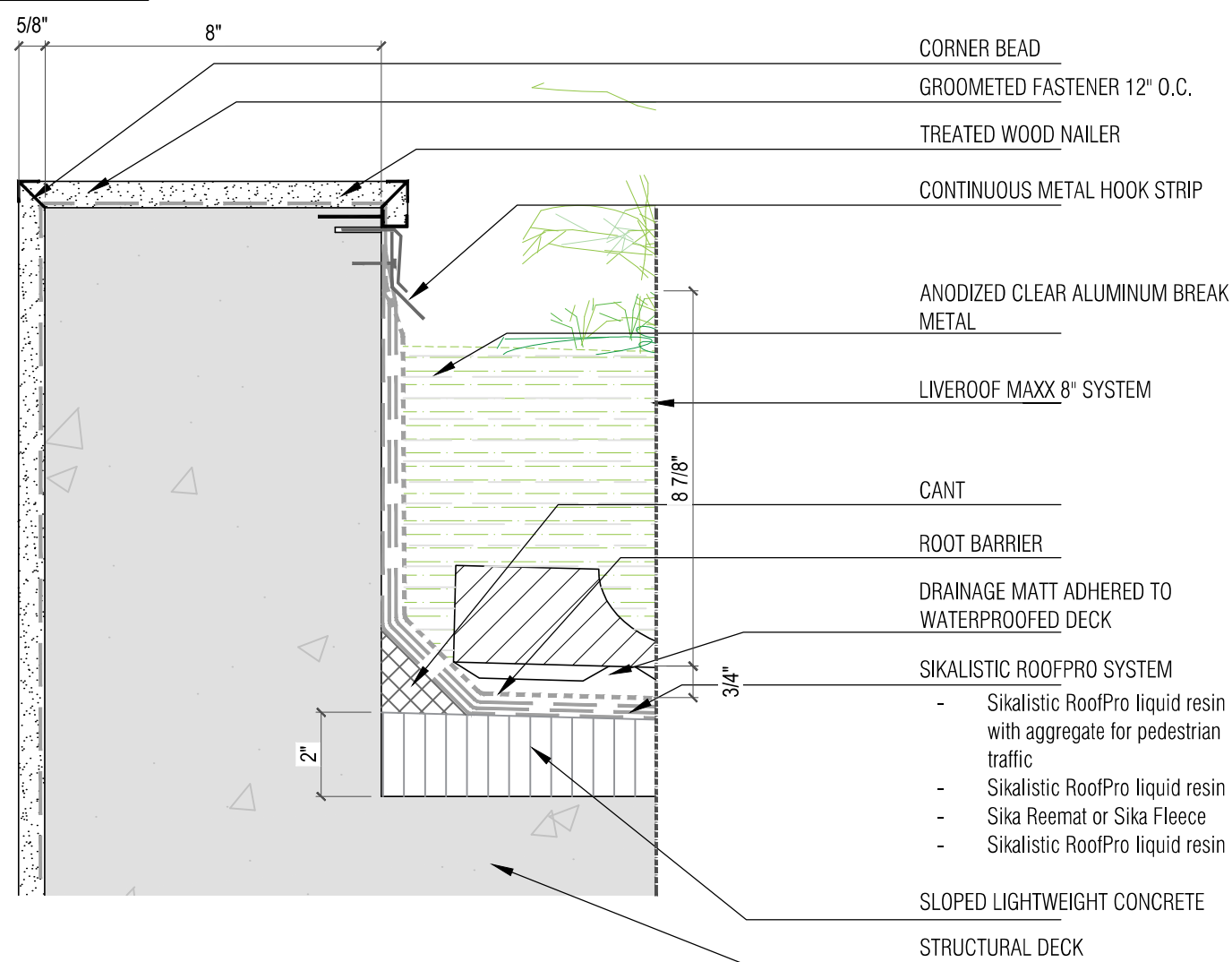
DETAIL 1.2 - GREEN ROOF LARGE PLANTER OVERFLOW DRAIN

SCALE : 3" = 1'-0"



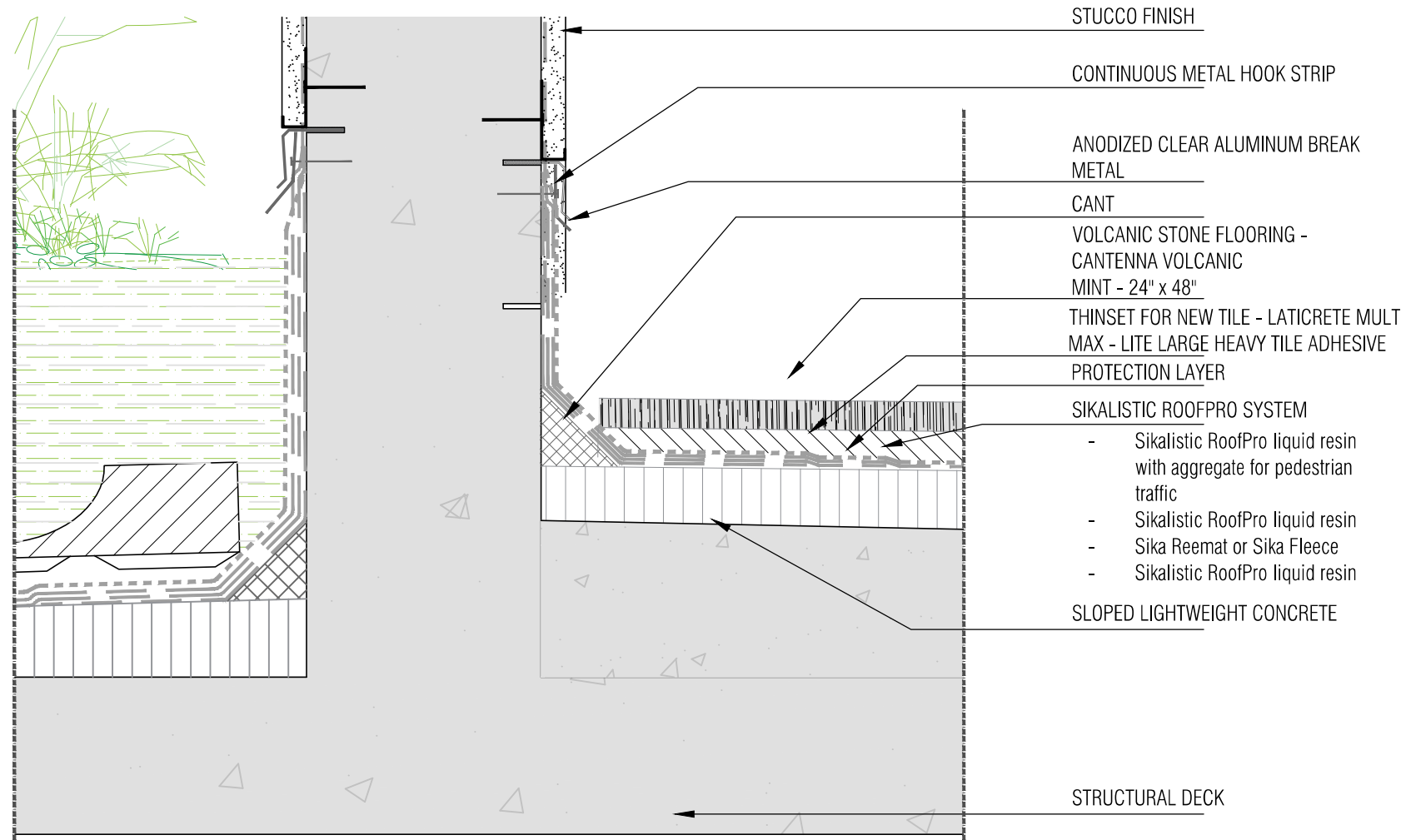
ROOFTOP SECTION DETAIL 2.0

SCALE : 1-1/2" = 1'-0"



DETAIL 2.0 - ROOFDECK PARAPET

SCALE : 3" = 1'-0"



DETAIL 2.1 - WALL PARTITION BETWEEN PLANTER AND TILE FINISH

SCALE : 1-1/2" = 1'

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A-5.3

ROOF DECK MISC.  
DETAILS



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Date: 2022.03.25  
11:25:02 -04'00'

PROPOSED REMODELING / ADDITIONS

AT:  
5446 N. BAY RD  
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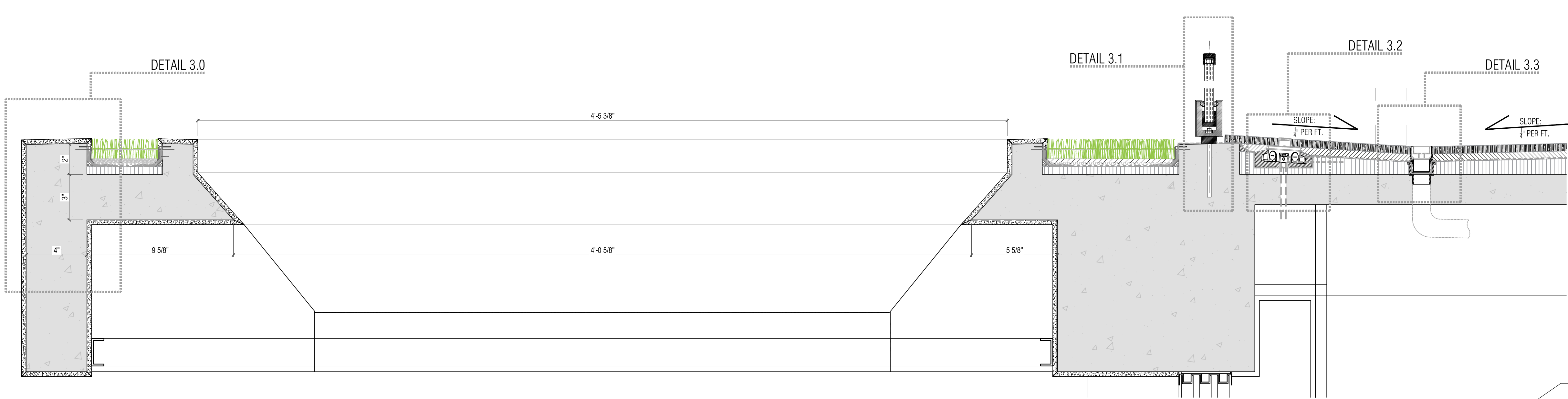
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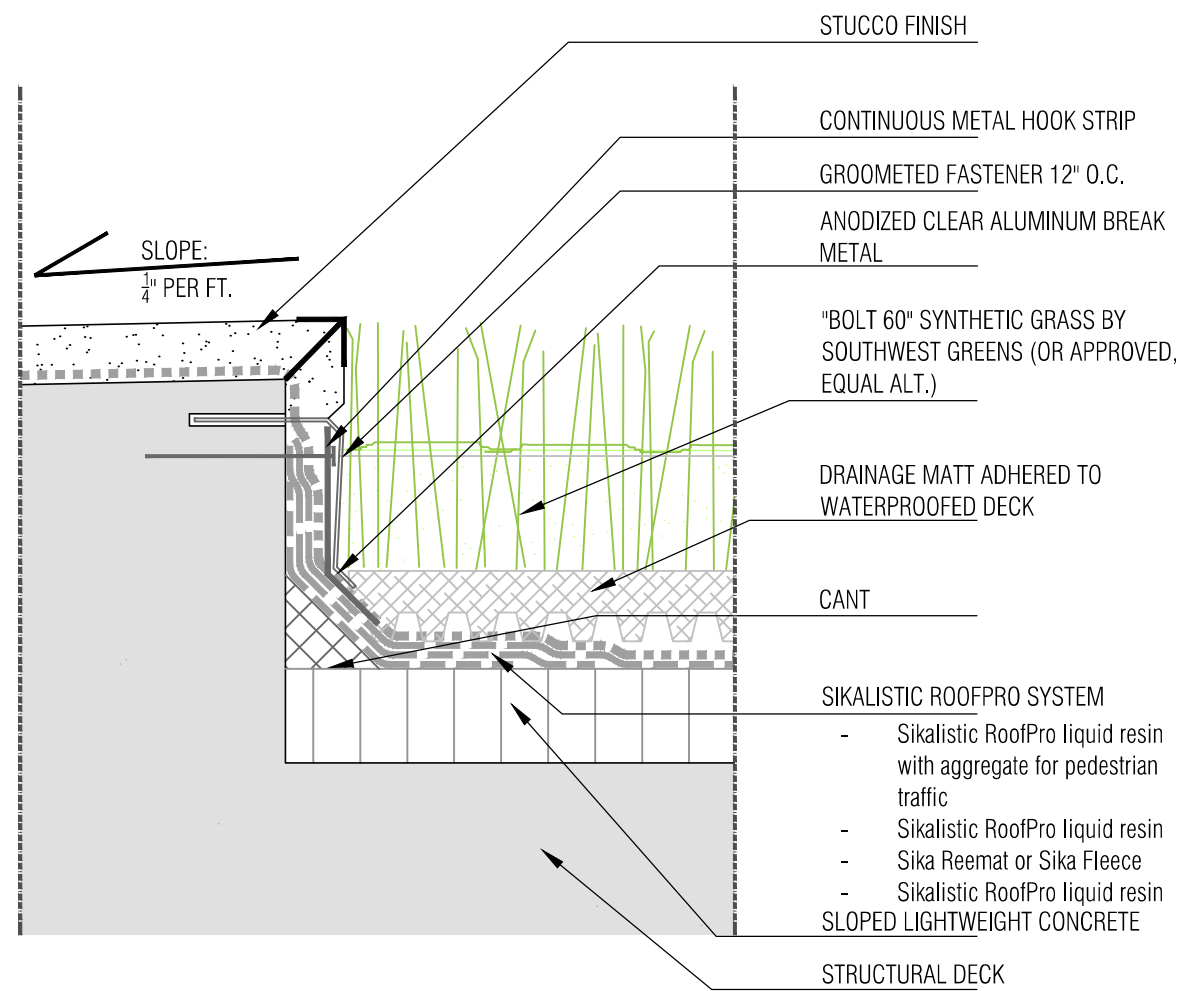
A-5.4

ROOF DECK MISC.  
DETAILS



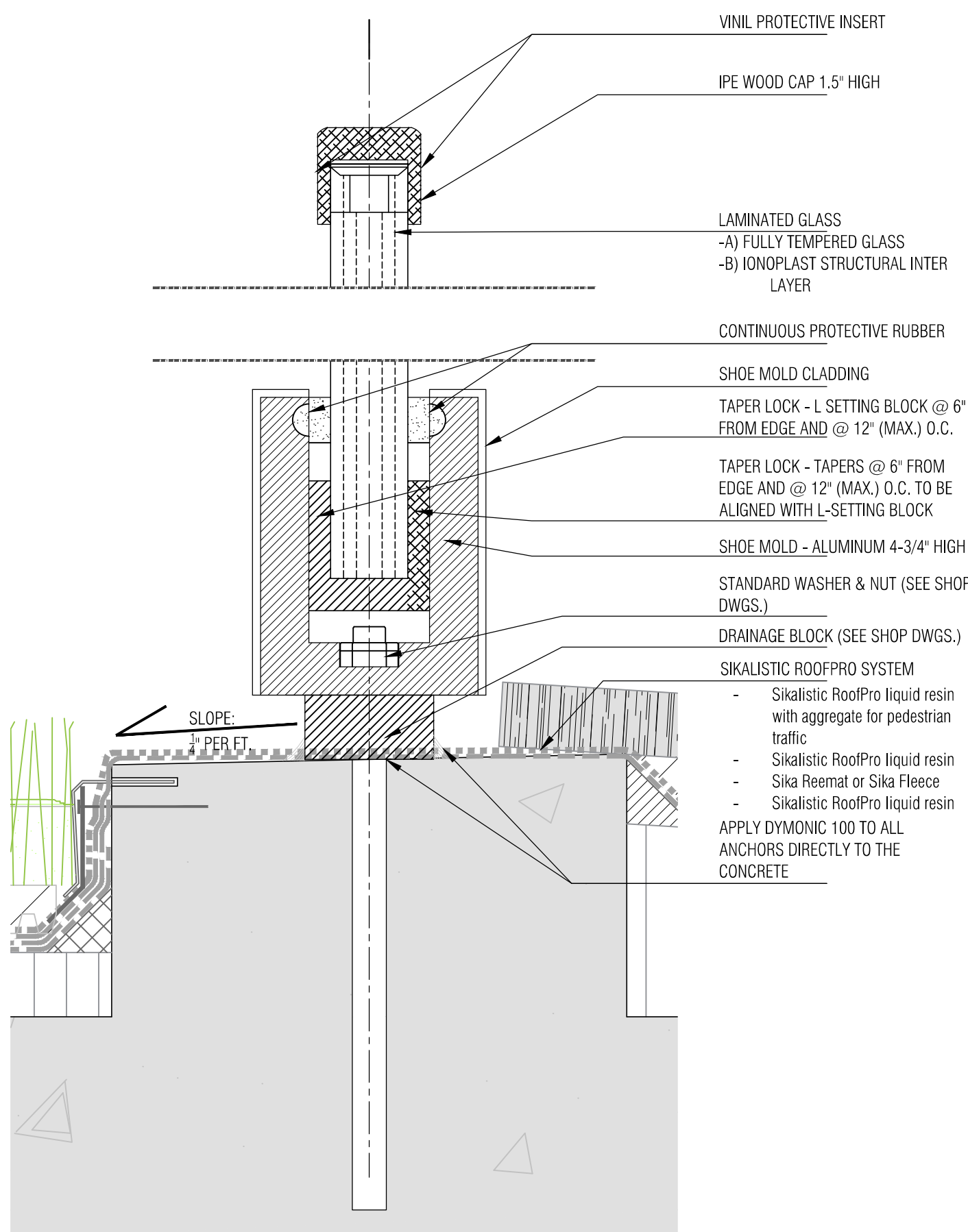
### ROOFTOP SECTION DETAIL 3.0

SCALE : 1-1/2" = 1'-0"



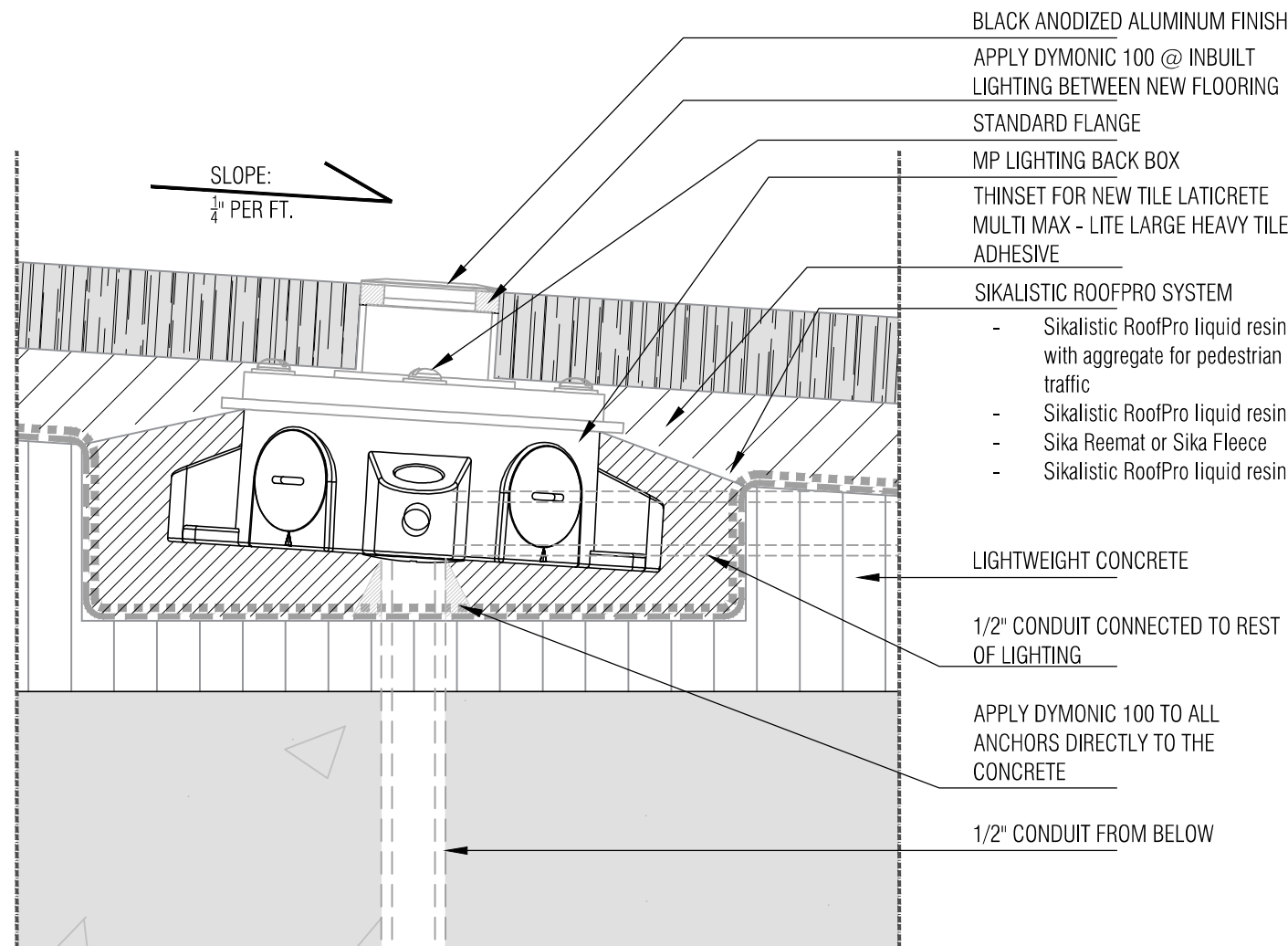
### DETAIL 3.0 - SYNTHETIC TURF PARAPET ENCOUNTER

SCALE : 3" = 1'



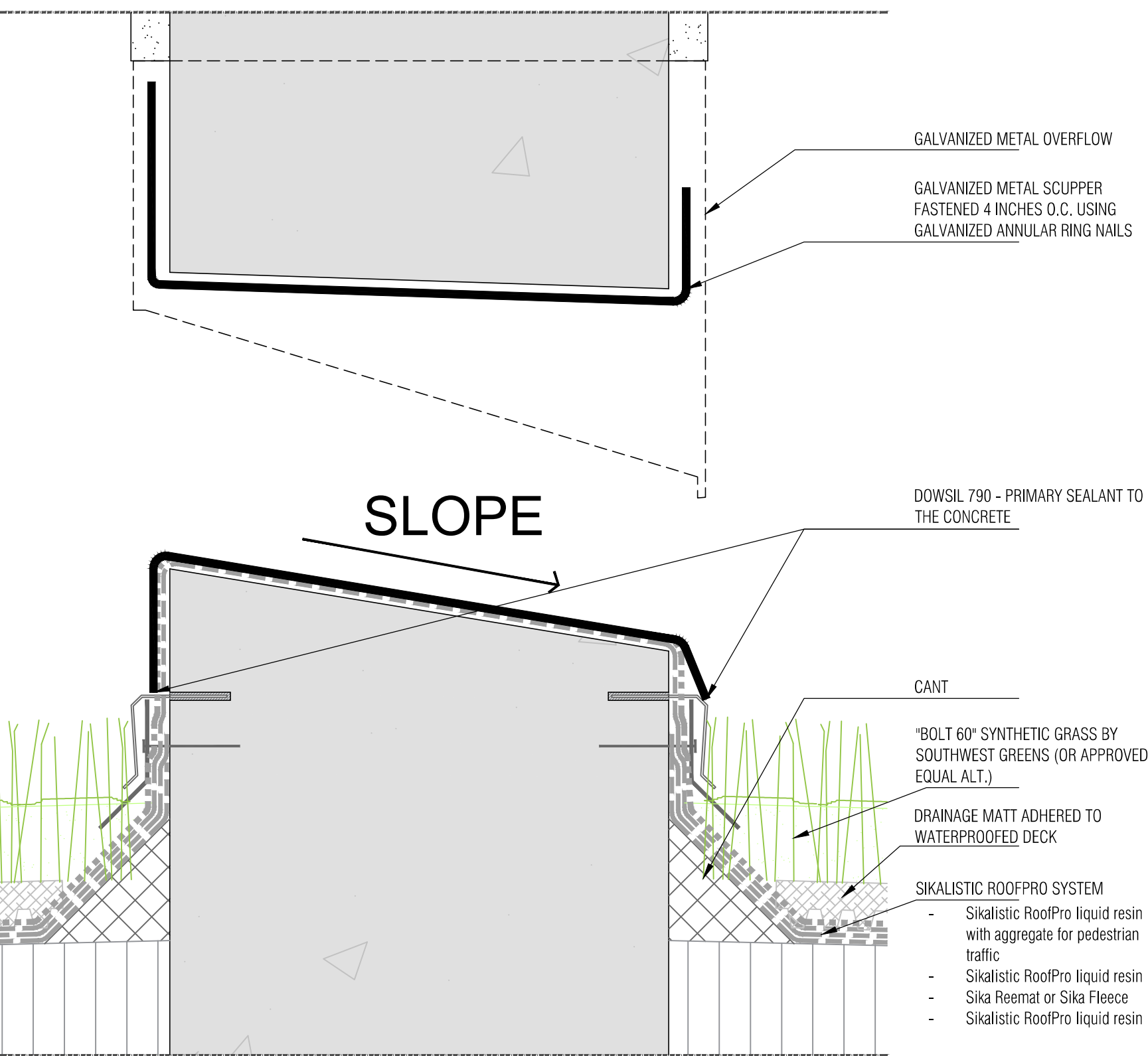
### DETAIL 3.1 SHOE MOLD - SLAB CONNECTION FOR RAILING

SCALE : 3" = 1'



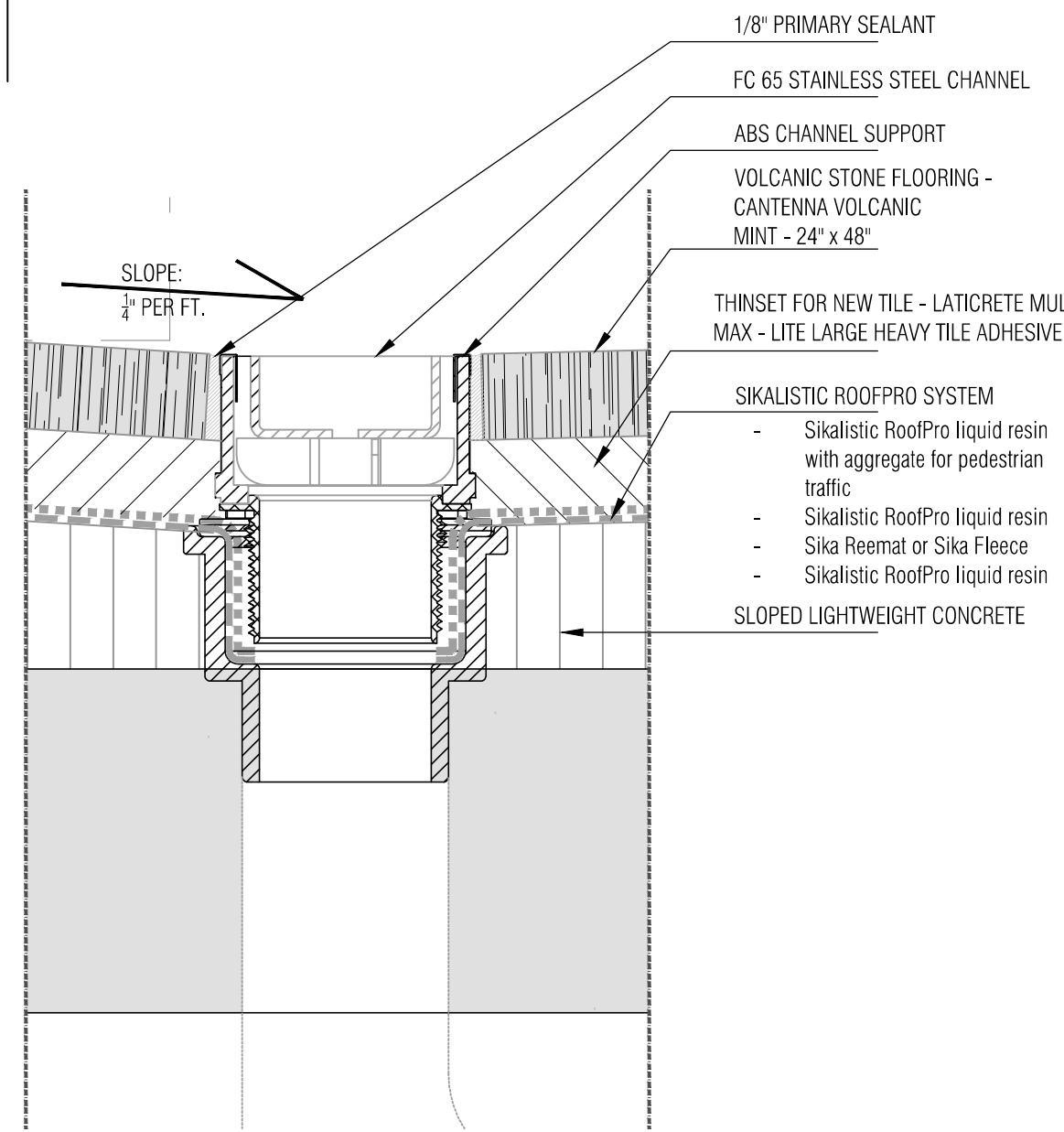
### DETAIL 3.2 - RECESSED LED LIGHTING

SCALE : 1-1/2" = 1'



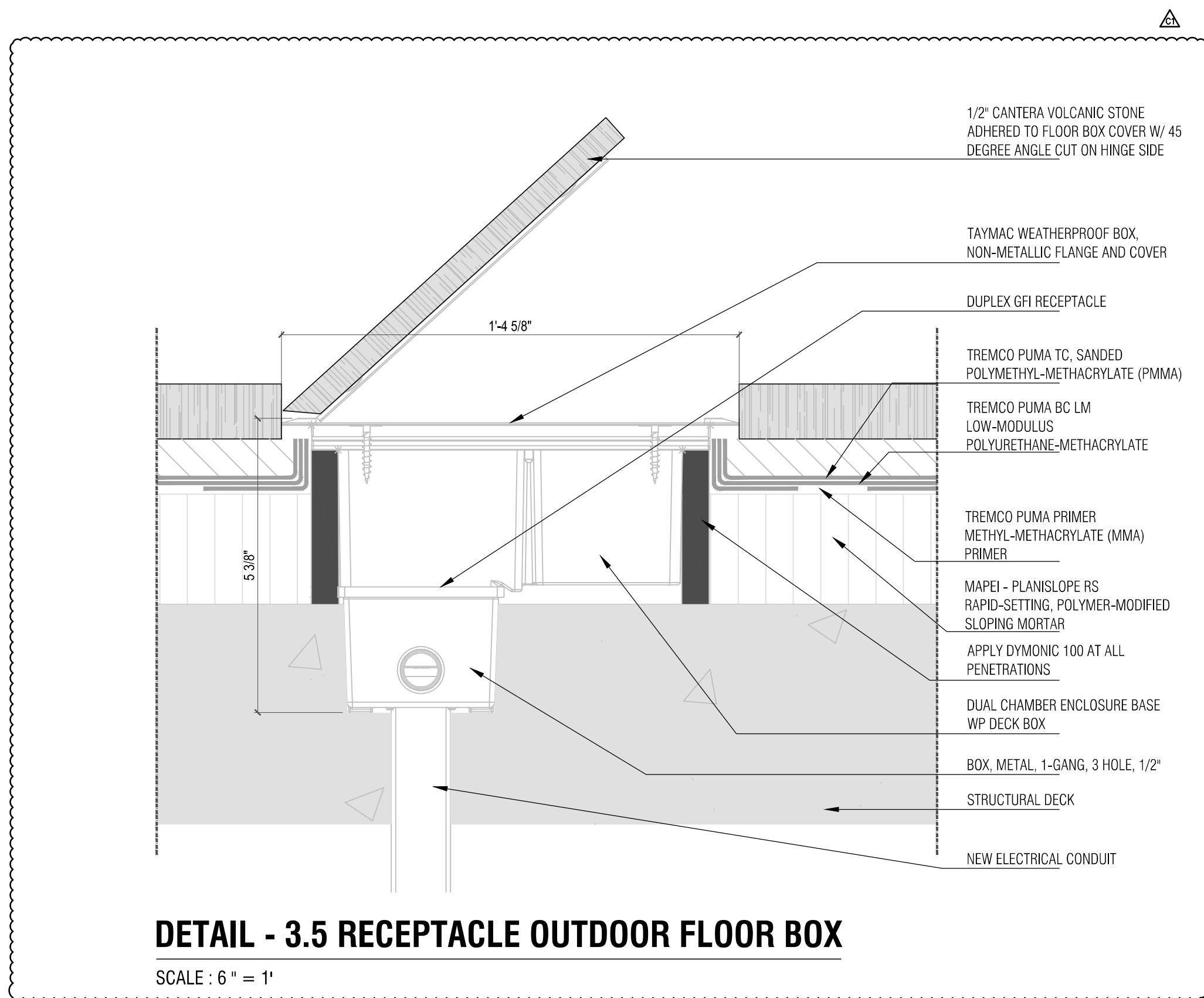
### DETAIL 3.4 - ROOF EMERGENCY OVERFLOW DRAIN

SCALE : 1-1/2" = 1'



### DETAIL 3.3 - TILE ROOF DRAIN

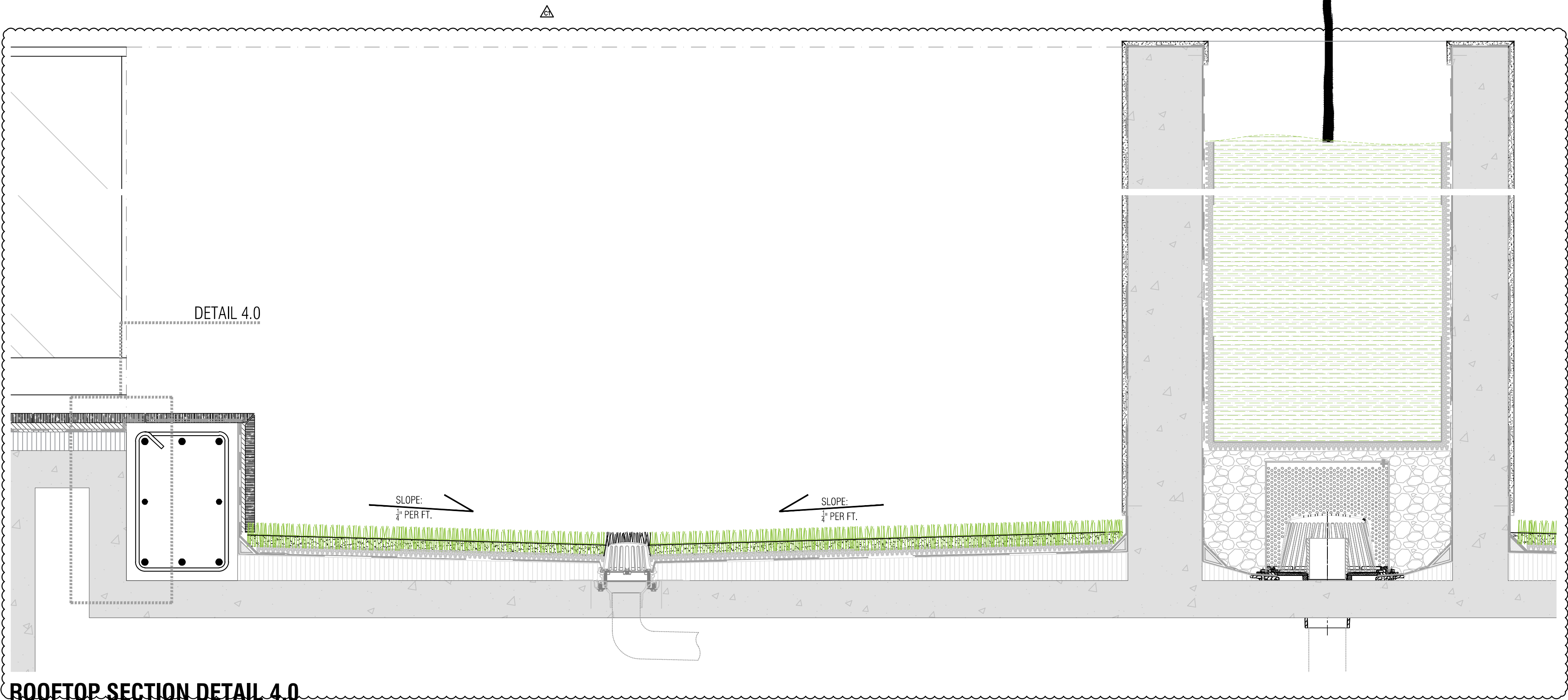
SCALE : 1-1/2" = 1'



### DETAIL - 3.5 RECEPTACLE OUTDOOR FLOOR BOX

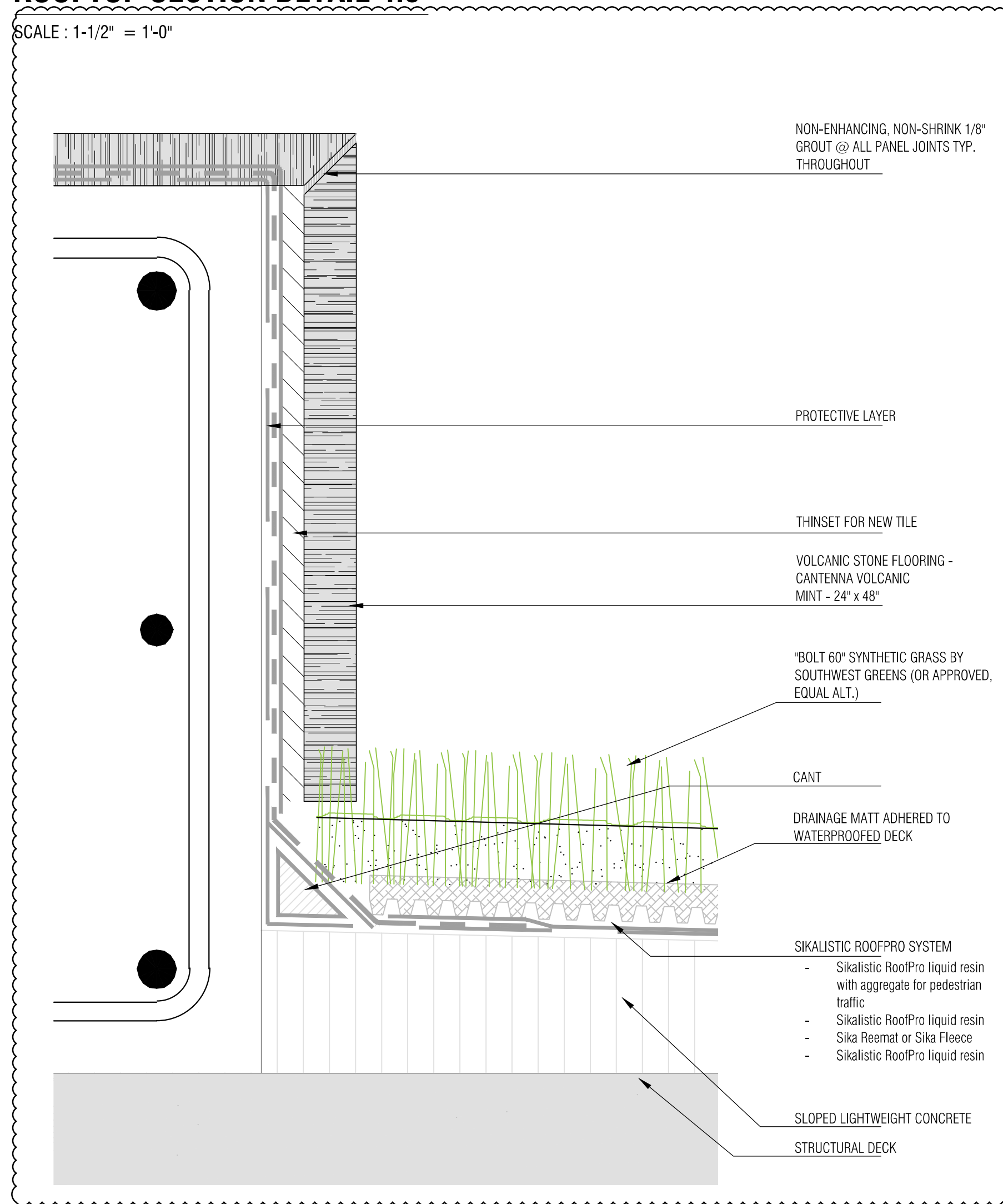
SCALE : 6" = 1'





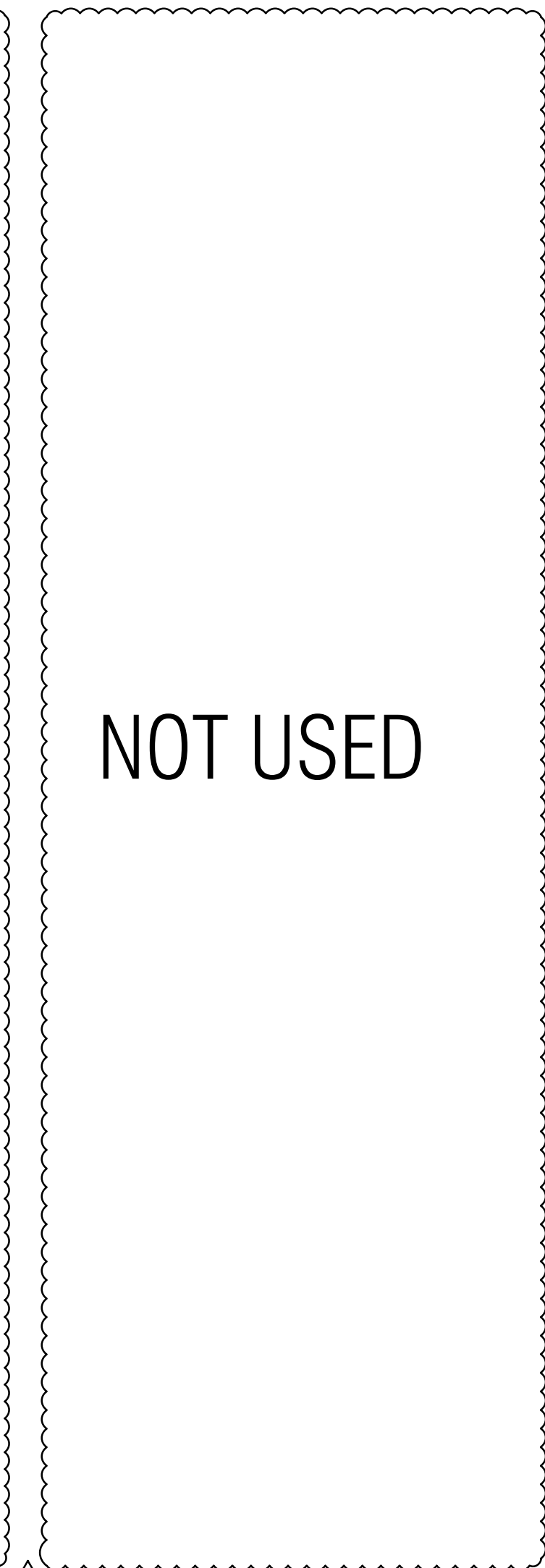
ROOFTOP SECTION DETAIL 4.0

SCALE : 1-1/2" = 1'-0"



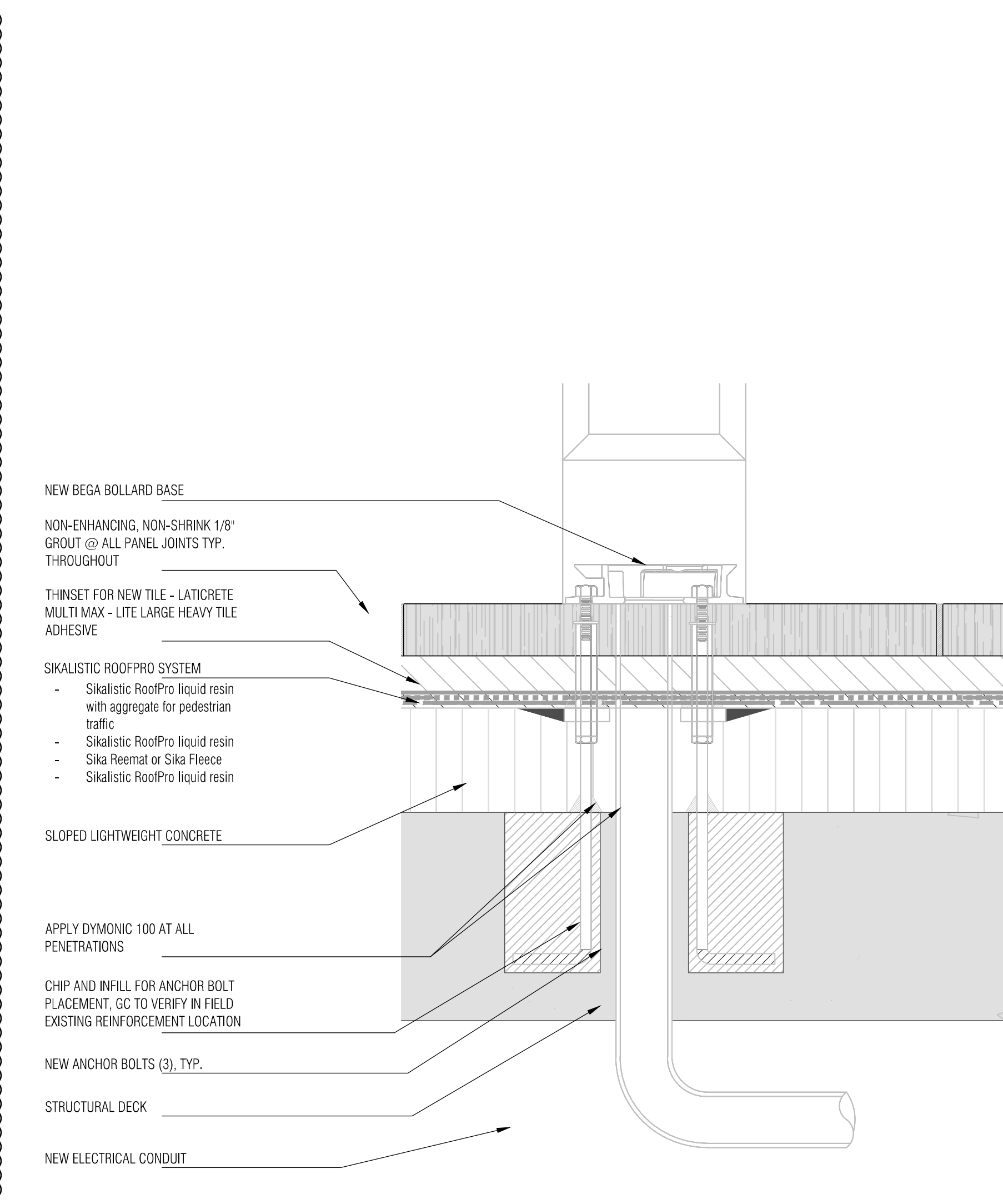
DETAIL 4.0 - TILE STEP

SCALE : 1-1/2" = 1'



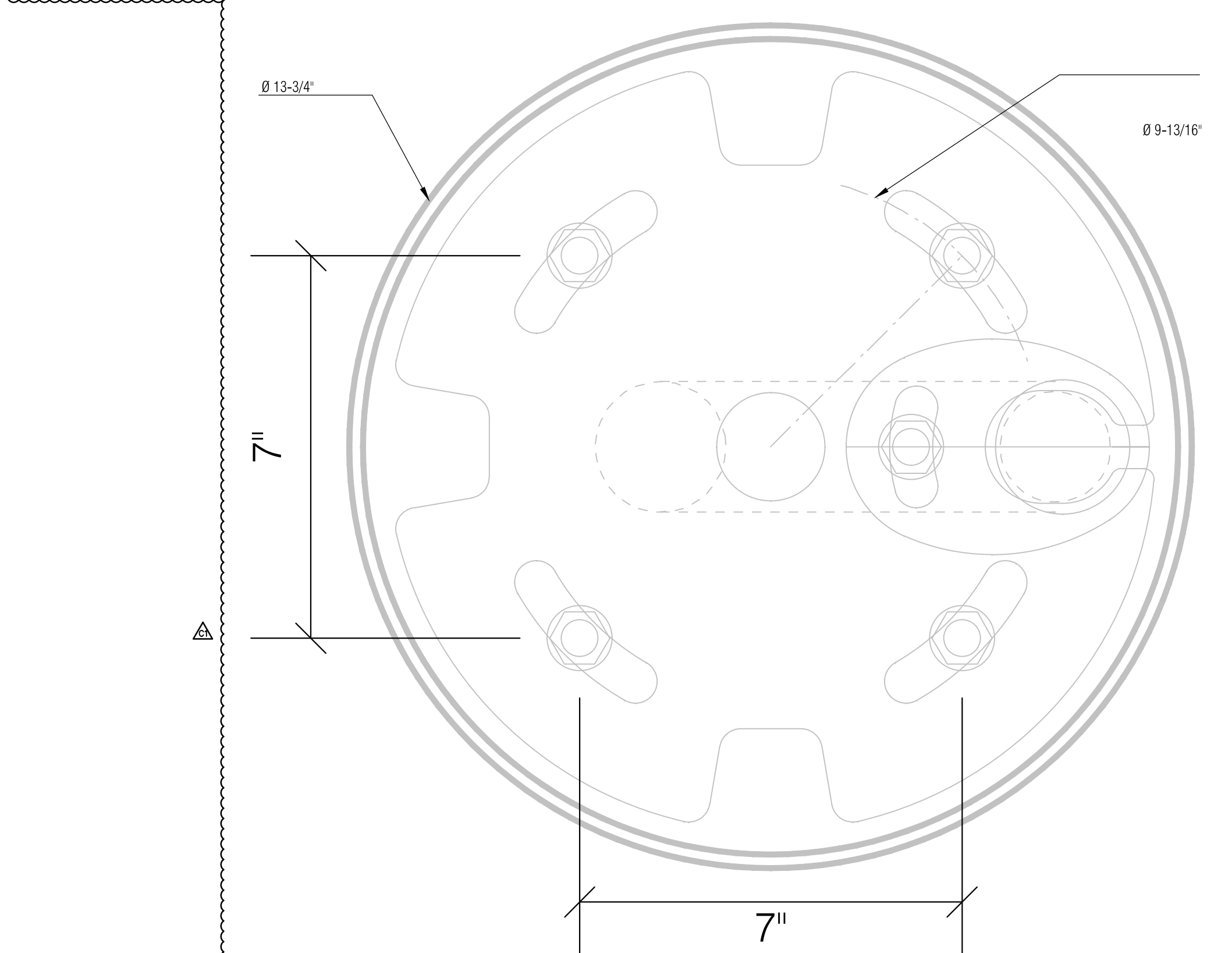
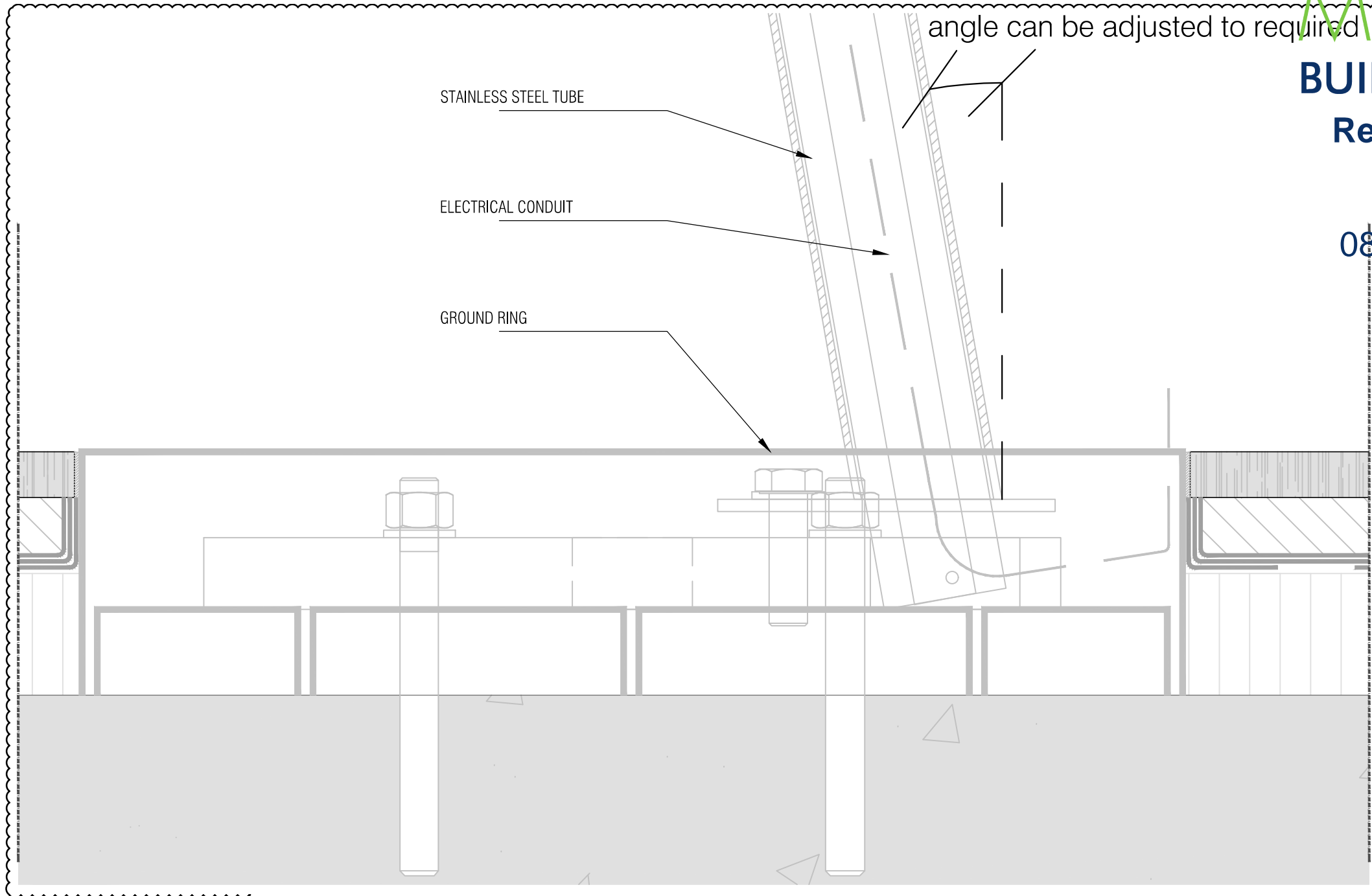
DETAIL 4.1 - EMBEDDED SHOE MOLD FOR RAILING

SCALE : 1-1/2" = 1'



DETAIL 4.3 - BOLLARD ATTACHMENT

SCALE : 6" = 1'



DETAIL 4.2 - WINDSAIL DETAIL SECTION & FLOORPLAN

SCALE : 6" = 1'



1.: Set the Ground Ring in Concrete. The upper edge of the ring should be level with the surrounding surface.



2.: Seat and assemble the floorplate with steel mandrel and 4 x M12.



3.: Put the NIRO support on the mandrel and fasten with the bolt to prevent twisting.



4.: Install the NIRO Coverplate and the covering for the support hole.