MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

DERM Review:

Plans have been submitted for DERM review and approval. Please reference M2019001619. GNC will not receive DERM approval until the Landlord has full DERM approval.

Electrical Review:

1. Please see revised sheet E-1 Power and Lighting Plans. The electrical scope of work has been defined.
2. Please see revised sheet E-1 Power and Lighting Plans. All areas have been properly identified on the plans.

Fire Building Review:

Sheet A-1

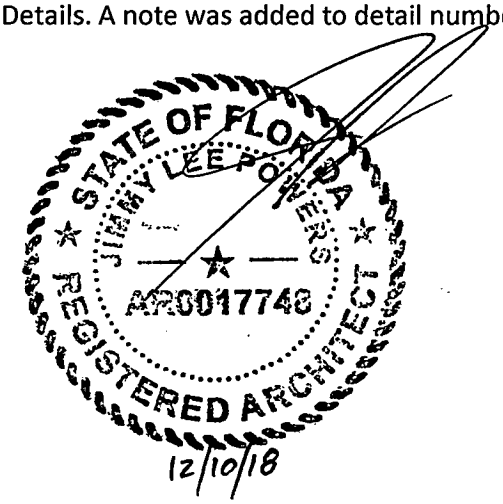
1. Please see revised drawing Reflected Ceiling Plan on Sheet A-1. We have added a note specifying ceiling height throughout the space.

Sheet CS-1

1. The space will be vacant while the scope of work is being performed through to completion.

Planning Review:

1. Please see CS-1 Cover Sheet *Key Plan* section. Proposed GNC retail bay has been identified.
2. Please see revised Sheet A-3 Storefront and Side Elevations. All signage has been removed for this submittal.
3. Please see revised sheet A-2 Interior Elevations. Light fixtures have been incorporated into the interior elevations.
4. Please see revised sheet A-1 Plans and Schedules Reflected Ceiling Plan. The track lights have been moved back to 10' from the storefront.
5. Please see revised sheet E-2 Electrical Schedules and Details. A note was added to detail number two in order to clarify location of wall washers.



Sincerely,

Christopher Callan
General Nutrition Corporation

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

COMcheck

Interior Lighting Compliance Certificate

Project Information

Energy Code:	2017 Florida Building Code, Energy Conservation
Project Title:	GNC kk-2841
Project Type:	Alteration

Construction Site:
17th & Alton Road Retail
1698 Alton Road, Space #200
Miami Beach, FL 33139

Owner/Agent:
Joseph Karafa
GNC
300 Sixth Avenue
Pittsburgh, PA 15222
(412) 288-4769

Designer/Contractor:
Jimmy Powers
RSW Consultants
12035 Colwick
San Antonio, TX 78216
(210) 408-1860

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Retail:Sales Area	976	1.59	1552
Allowance: Other retail highlighting / Fix. ID: H	976 (a)	0.60	586 (b)
2-Common Space Types:Storage: Exempt			
3-Common Space Types:Restrooms: Exempt			
		Supplemental Allowed Watts (null) =	156
		Total Allowed Watts =	2293

(a) Area claimed may exceed total floor area when Retail Merchandise Highlighting allowance(s) are specified.
(b) Allowance is (B x C) or the actual wattage of the fixtures given in Proposed Power section, whichever is less.
(c) Supplemental watts must be associated with retail merchandise highlighting fixtures.

Area Category Exemption Qualifications

Activity Area	# Fixtures		Total # Watts	
	Pre-Alt.	Repl./Added	Pre-Alt.	Post-Alt.
Common Space Types:Storage (105 sq.ft.) Exemption: Less than 10% fixture replacement.	2	0	118.000	118.000
Common Space Types:Restrooms (66 sq.ft.) Exemption: Less than 10% fixture replacement.	1	0	60.000	60.000

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Retail:Sales Area (976 sq.ft.)				
Linear Fluorescent 1: BB: 2' x 4' Fluorescent: 48" T8 32W: Electronic:	2	11	59	649
Linear Fluorescent 2: EE: 4' Wallwasher: 46" T5 HO 54W: Electronic:	2	3	108	324
Track lighting 1: H: 4' Fluorescent: Wattage based on 44 feet of track	0	0	1320	1320
Common Space Types:Storage (105 sq.ft.): Exempt				
Linear Fluorescent 1: BB: 2' x 4' Fluorescent: 48" T8 32W: Electronic:	2	2	59	118
Common Space Types:Restrooms (66 sq.ft.): Exempt				
Incandescent 1: Z: Toilet fan/light: Incandescent 60W:	1	1	60	60
			Total Proposed Watts =	2293

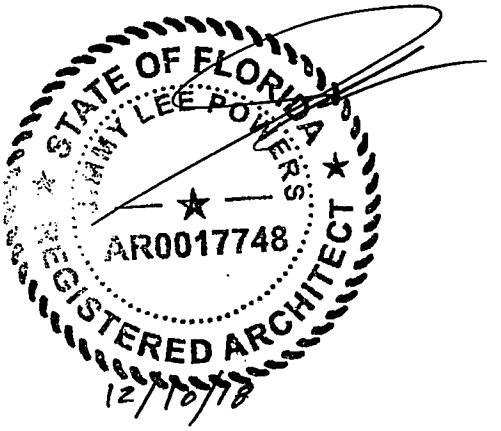
MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Interior Lighting : Passes usi watts.

Interior Lighting Compliance S

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2017 Florida Building Code, Energy Conservation requirements in COM*check* Version 4.0.8.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date
Jimmy Powers		12/10/18



MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

COMcheck

Inspection Checklist

Energy Code: 2017 Florida Building Code, Energy Conservation

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C405.6 [PR17][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Provisions are made for metering individual tenant units. Feeder connectors (for feeder and branch circuits) sized in accordance with approved plans with maximum drop of 5% voltage drop total.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Section # & Req.ID	Rough-In Electrical		ments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installe… reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	…t.
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.2.3 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Section # & Req.ID	Final Inspec		ments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

MIAMIBEACH

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Building Department
0 Convention Center Drive, 2nd FL
Miami Beach, Florida 33139
Telephone: 305-673-7610
http://www.miamibeachfl.gov/city-hall/building/

Plan Routing Sheet

General Information – All fields MUST be completed for submittal		
Date: 11/23/19	Process/Permit Number: BC 18088816	Historic (Y/N):
Job Address: 1698 Alton		
Contact Name: Damian		
E-mail: DGallop@permitdoctor.com		
Phone No: (305) 522-5215	Cell /Fax No:	

Re-submittals - New Sheets: Yes ☐ No ☐

List all new sheets: CS1 ; CS2 ; AS-1 ; AS-2 ; A1 ; A2 ; A3 ; A5 ; F1 ; F2 ; B1 ; E2 ; E3

OFFICE USE ONLY

Required Approvals - As Indicated		
☐ Building	☐ Flood Plain Management	☐ Public Works
☐ DERM	☐ Landscaping	☐ Roofing
☐ Electrical	☐ Mechanical	☐ Structural
☐ Elevator	☐ Parking	☐ Urban Forestry
☐ Environmental-Sustainability	☐ Planning & Zoning	☐
☐ Fire	☐ Plumbing	☐

Comments:

Clerk's Name: _____ *Date:* _____

☑ 2 sets of plans	☐ Flood Proofing Certificate	☐ Permit Application
☐ Appraisal	☐ Geotechnical Report	☐ Special Inspector Forms
☐ Construction Contract	☐ Master set	☐ Structural calculations
☐ DERM Approval	☐ Master Permit #:	☐ Survey(s)
☐ Elevation Certificate	☐ Plans in color	☐
☐ Energy calculations	☑ Narrative response	☐

☐ **Walk-Thru** ☐ **Drop-Off**

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

To request this material in accessible ... persons with disabilities, and/or any accommodation to review any docume... 305-604-2489 (voice), 305-673-7524 (fax), or 305-673-7218 (TTY) five (5) days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

City of Miami Beach Mission

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

Excellence Miami Beach

Form Name Plan Routing Request Sheet.

Purpose To route to several disciplines at once to reach final approval status.

Form Submittal Submit in person to the ***Drop-Off Section.***

For Assistance Please contact:

1. **In person**: Building Department 1700 Convention Center Drive, 2nd Floor, Drop-Off Section, Miami Beach, Florida 33139.
2. **Via Telephone**: 305-673-7610

   Ebony Dukes – Ext. 6434
   RaShonda Blatch – Ext. 6621
3. **Via E-mail:**

   EbonyDukes@miamibeachfl.gov
   RaShondaBlatch@miamibeachfl.gov
4. **Online:**
   www.miamibeachfl.gov
   http://www.miamibeachfl.gov/city-hall/building/

Building Department Mission

We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

1808816

GNC
LIVE WELL.

3rd

Store Planning & Construction
300 Sixth Avenue Pittsburgh, PA 15222
Ph: (412) 338-8892 Fax: (412) 338-8878

January 16th, 2019

Building Department
1700 Convention Center Drive,
Miami Beach, FL 33139
P: (305) 673-7610

GNC #2841 Plan Review/Permit Corrections Report: BC1808816
1698 Alton Road, Unit #200, Miami Beach, FL 33139

To Whom It May Concern,

Please see the attached plans and comments below pertaining to the requested revisions. Revisions are clouded with a delta four on drawing set.

DERM Review:

Please reference M2019004673

Electrical Review:

1. Please see revised sheet E-1 Power and Lighting Plans. The electrical scope of work has been defined.

Sincerely,

Christopher Callan
General Nutrition Corporation

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

MIAMIBEACH

(1)

Plan Routing Sheet

General Information – All fields MUST be completed for submittal		
Date: 9/12/2018	Process/Permit Number: BC1800881C	Master Permit #
Job Address: 17TH & ALTON / 1698 ALTON ROAD SPACE #200		
Contact Name: CHRIS CALLAN	E-mail: CHRISTOPHER-CALLAN@GAX-HQ.COM	Telephone: 412 338-8892

Re-submittals - New Sheets: ☐ Yes ☐ No

List all new sheets:

OFFICE USE ONLY

Required Approvals - As Indicated		
☒ Planning & Zoning	☒ Fire	☒ Public Works ✓
☒ Flood Plain Management	☒ Building	☒ Structural
☒ Electrical	☒ Mechanical	☒ Plumbing
☐ Elevator	☐ DERM	☐ Roofing
☐ Environmental	☐ Urban Forestry	☐ Landscaping

Comments: ok

Reviewer: JP Date: 9/12/18

Items Received - As Indicated		
☒ 2 sets of plans	☐ Elevation Certificate	☐ Special Inspector Forms
☐ Permit Application	☐ Flood Proofing Certificate	☐ Structural calculations
☐ DERM Application	☐ Survey(s)	☐ Energy calculations
☐ Master set	☐ Appraisal	☐ Geotechnical Report
☐ Narrative response	☐ Cost Affidavit	☐ PLANS IN COLOR

(1) Lighting Compliance Czech Scale

☐ Walk Thru ☒ Drop Off

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

8 16

COMcheck

Interior Lighting Compliance Certificate

Project Information

Energy Code:	2017 Florida Building Code, Energy Conservation
Project Title:	GNC kk-2841
Project Type:	Alteration

Construction Site:
17th & Alton Road Retail
1698 Alton Road, Space #200
Miami Beach, FL 33139

Owner/Agent:
Joseph Karafa
GNC
300 Sixth Avenue
Pittsburgh, PA 15222
(412) 288-4769

Designer/Contractor:
Jimmy Powers
RSW Consultants
12035 Colwick
San Antonio, TX 78216
(210) 408-1860

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Retail:Sales Area	976	1.59	1552
Allowance: Other retail highlighting / Fix. ID: H	976 (a)	0.60	586 (b)
2-Common Space Types:Storage: Exempt			
3-Common Space Types:Restrooms: Exempt			
		Supplemental Allowed Watts (null) =	156
		Total Allowed Watts =	2293

(a) Area claimed may exceed total floor area when Retail Merchandise Highlighting allowance(s) are specified.
(b) Allowance is (B x C) or the actual wattage of the fixtures given in Proposed Power section, whichever is less.
(c) Supplemental watts must be associated with retail merchandise highlighting fixtures.

Area Category Exemption Qualifications

Activity Area	# Fixtures		Total # Watts	
	Pre-Alt.	Repl./Added	Pre-Alt.	Post-Alt.
Common Space Types:Storage (105 sq.ft.) Exemption: Less than 10% fixture replacement.	2	0	118.000	118.000
Common Space Types:Restrooms (66 sq.ft.) Exemption: Less than 10% fixture replacement.	1	0	60.000	60.000

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Retail:Sales Area (976 sq.ft.)				
Linear Fluorescent 1: BB: 2' x 4' Fluorescent: 48" T8 32W: Electronic:	2	11	59	649
Linear Fluorescent 2: EE: 4' Wallwasher: 46" T5 HO 54W: Electronic:	2	3	108	324
Track lighting 1: H: 4' Fluorescent: Wattage based on 44 feet of track	0	0	1320	1320
Common Space Types:Storage (105 sq.ft.): Exempt				
Linear Fluorescent 1: BB: 2' x 4' Fluorescent: 48" T8 32W: Electronic:	2	2	59	118
Common Space Types:Restrooms (66 sq.ft.): Exempt				
Incandescent 1: Z: Toilet fan/light: Incandescent 60W:	1	1	60	60
			Total Proposed Watts =	2293

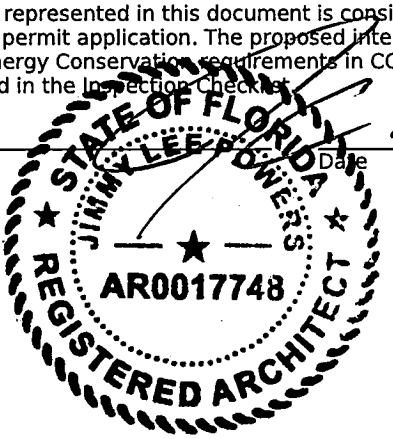
MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

Interior Lighting : Passes usi **watts.**

Interior Lighting Compliance

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2017 Florida Building Code, Energy Conservation requirements in COM*check* Version 4.0.8.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date
Jimmy Powers		9/10/18



MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

COMcheck

Inspection Checklist

Energy Code: 2017 Florida Building Code, Energy Conservation

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C405.6 [PR17][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Provisions are made for metering individual tenant units. Feeder connectors (for feeder and branch circuits) sized in accordance with approved plans with maximum drop of 5% voltage drop total.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Section # & Reg.ID	Rough-In Electrica		ments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.2.3 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Section # & Req.ID	Final Inspe		ments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

PB-C18000095

Private Provider
Building Plans Compliance Affidavit

Private Provider Firm: **NOVA Engineering and Environmental LLC**

Private Provider: **Sandro Maldonado, PE**

Address: **4350 Oakes Road, Suite 518, Davie, FL 33314**

Phone: **(954) 424-2520**

Fax: **(954) 424-2580**

Email: **smaldonado@usanova.com**

I hereby certify that to the best of my knowledge and belief the plans submitted were corrected and reviewed for and are in compliance with the Florida Building Code and all local amendments to the Florida Building Code by the following affiant, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statute and holds the appropriate license or certificate:

Name: **17th Street & West Avenue**

Project: 17th Street & West, 1681 West Avenue – Miami Beach FL

Plan Sheets: Plumbing – Pool Plans

Plans Signed and Sealed Dated 05/22/2018: SP-1.07

Florida License / Registration / Certification #(s) and description:
PE 82928

Signature of Reviewer:

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 12th day of June 2018, by Jesus Rodriguez personally known to me to be the same person and official who executed the above and foregoing instrument as Plumbing Plans Examiner appeared before me in person and acknowledged that, as such official he executed the above instrument as his free and voluntary act on behalf of NOVA Engineering and Environmental LLC pursuant to authority conferred and for the uses and purposes therein set forth.

Notary Seal:

NOTARY PUBLIC STATE OF FLORIDA
NATALIE FORESMAN
Commission # GG 112030
Expires June 26, 2021
Bonded Thru Budget Notary Services

Signature of Notary Public-State of Florida

Natalie Foresman
Printed Name of Notary Public

PO-C18000095

Private Provider
Building Plans Compliance Affidavit

Private Provider Firm: **NOVA Engineering and Environmental LLC**

Private Provider: **Sandro Maldonado, PE**

Address: **4350 Oakes Road, Suite 518, Davie, FL 33314**

Phone: **(954) 424-2520**

Fax: **(954) 424-2580**

Email: **smaldonado@usanova.com**

I hereby certify that to the best of my knowledge and belief the plans submitted were corrected and reviewed for and are in compliance with the Florida Building Code and all local amendments to the Florida Building Code by the following affiant, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statute and holds the appropriate license or certificate:

Name: **17th Street & West Avenue**

Project: 17th Street & West, 1681 West Avenue – Miami Beach FL

Plan Sheets: Electrical – Pool Plans

Plans Signed and Sealed Dated 05/22/2018: SP-1.07

Florida License / Registration / Certification #(s) and description:
PX 3618

Signature of Reviewer:

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 12th day of June 2018, by Mario Valdes personally known to me to be the same person and official who executed the above and foregoing instrument as Electrical Plans Examiner appeared before me in person and acknowledged that, as such official he executed the above instrument as his free and voluntary act on behalf of NOVA Engineering and Environmental LLC pursuant to authority conferred and for the uses and purposes therein set forth.

Notary Seal:

NATALIE FORESMAN
Commission # GG 112030
Expires June 26, 2021
Bonded Thru Budget Notary Services

Signature of Notary Public-State of Florida

Natalie Foresman
Printed Name of Notary Public

AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS

5000 SW 75th Avenue Suite 103 Miami, Florida 33155
Phone (305) 667-8975 Fax (305) 662-1002
Website: www.AQUADYNAMICS.BIZ e-mail: INFO@AQUADYNAMICS.BIZ

Water Park & Family Aquatic Center Design
Resort, Hotel, & Condominium Pool Design
Forensic Evaluations, & Analysis
DOH Violations, Variances, Permitting
Custom Residential Design

John J. Wahler, Principal
Bernard Sauve', P.E.
Ofelia Taboada, P.E.
Elisa Love-Wahler, RA

May 24, 2018

NOVA
4350 Oakes Road,
Suite 5 18
F t Lauderdale, F l 33314

RE: 1700 & West POOL PERMIT RESPONSE COMMENTS

ELECTRICAL

1. Sheet Sp-105&6: Provide an equipotential bonding detail for the pool ladder, handrail, pool conductive shell, pool perimeter deck, & any fixed metal if within 5' horizontally as per NEC 680.26(B)(1)-(7).
Response: Provided, refer to SP-1.02 Pool MEP plan

PLUMBING

1. Pump supply line is designed for the maximum speed permitted of 10 fps.
Response: Filter rate 100 GPM, supply line 2 ½", velocity 6.5 FPS

2. It is recommended that Pool circulation pump should be equipped in the inlet side with approved –type hair and lint strainer
Response: Whisperflo pumps come with integral strainer. See attached documentation.

3. Full-way valves shall be installed to insure proper functioning of the filtration and piping system in addition to service valves
Response: Provided, refer to SP-1.06 pool piping isometric. Proportional flow type valves are indicated on the drawing per 454.1.6.5.7

4. Where check valves are installed they shall be of the swing, spring or vertical check patterns Line used to fill the pool, shall be equipped with backflow protection.
Response: See revised SP-1.07 note 21. Refer to detail 5 on SP-1.06 for backflow protection on fill line

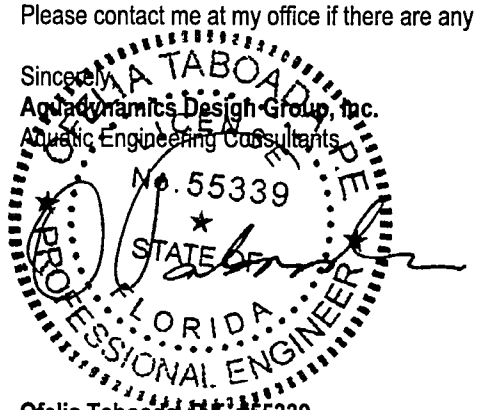
5. All pool piping shall be tested and proved tight to the satisfaction of the administrative authority, under a static water or air pressure test of not less than 35 pounds per square inch (psi)
Response: See revised SP-1.07 note 22

6. A temperature control description should be indicated so as not to exceed the 104 Deg F maximum stated water temperature

Response: A thermometer is specified per 454.1.6.5.14. Refer to item 29 schedule of equipment on SP-1.07

Please contact me at my office if there are any questions regarding this notice.

Sincerely,



Aquadynamics Design Group, Inc.
Aquatic Engineering Consultants

Ofelia Taboada, P.E. #55339
Vice President

S:\Office\City of Miami Beach Inspections\1700 & West_response to plan review comments_5-4-18.doc

AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS

5000 SW 75th Avenue Suite 103 Miami, Florida 33155
Phone (305) 667-8975 Fax (305) 662-1002
Website: www.AQUADYNAMICS.BIZ e-mail: INFO@AQUADYNAMICS.BIZ

Water Park & Family Aquatic Center Design
Resort, Hotel, & Condominium Pool Design
Forensic Evaluations, & Analysis
DOH Violations, Variances, Permitting
Custom Residential Design

John J. Wahler, Principal
Bernard Sauve', P.E.
Ofelia Taboada, P.E.
Elisa Love-Wahler, RA

May 24, 2018

NOVA
4350 Oakes Road,
Suite 5 18
F t Lauderdale, F l 33314

RE: 1700 & West POOL PERMIT RESPONSE COMMENTS

ELECTRICAL

1. Sheet Sp-105&6: Provide an equipotential bonding detail for the pool ladder, handrail, pool conductive shell, pool perimeter deck, & any fixed metal if within 5' horizontally as per NEC 680.26(B)(1)-(7).
Response: Provided, refer to SP-1.02 Pool MEP plan

PLUMBING

1. Pump supply line is designed for the maximum speed permitted of 10 fps.
Response: Filter rate 100 GPM, supply line 2 ½", velocity 6.5 FPS

2. It is recommended that Pool circulation pump should be equipped in the inlet side with approved –type hair and lint strainer
Response: Whisperflo pumps come with integral strainer. See attached documentation.

3. Full-way valves shall be installed to insure proper functioning of the filtration and piping system in addition to service valves
Response: Provided, refer to SP-1.06 pool piping isometric. Proportional flow type valves are indicated on the drawing per 454.1.6.5.7

4. Where check valves are installed they shall be of the swing, spring or vertical check patterns Line used to fill the pool, shall be equipped with backflow protection.
Response: See revised SP-1.07 note 21. Refer to detail 5 on SP-1.06 for backflow protection on fill line

5. All pool piping shall be tested and proved tight to the satisfaction of the administrative authority, under a static water or air pressure test of not less than 35 pounds per square inch (psi)
Response: See revised SP-1.07 note 22

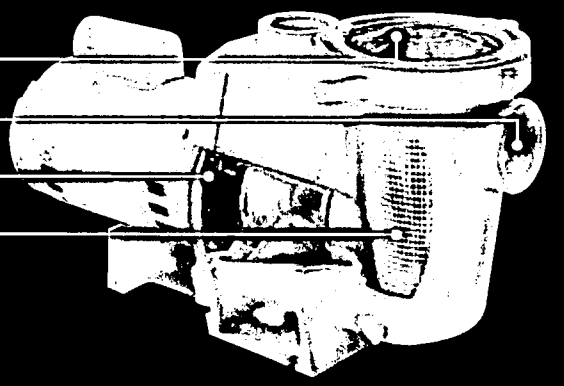
WHISPERFLO®
HIGH PERFORMANCE PUMP

Cam and Ramp™ Lid makes inspection and cleaning easy and quick

Heavy-duty threading for dependable worry-free connections

Durable, commercial-grade motor never needs lubrication

Oversized strainer basket extends time between cleanings

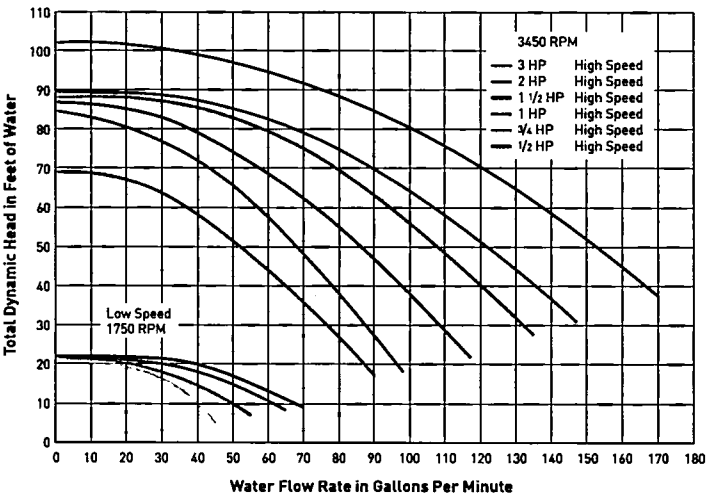


QUIET. EFFICIENT. DURABLE.

The WhisperFlo pump delivers maximum circulation efficiency at the lowest operating cost, and long, trouble-free life with minimal maintenance. Our legendary hydraulic design has been refined over 40 years for superior performance. No wonder more than 2 million Pentair pumps have been selected by pool professionals.

- Advanced FunnelFlo™ Diffuser and high-efficiency impeller maximize water flow and energy efficiency while minimizing turbulence and noise.
- Energy-efficient motor with commercial-grade frame, rustproof stainless steel shaft and permanently lubricated, sealed bearings for long life.
- Available in single-speed and two-speed models.
- Ideal for pool and spa combinations and for operating in-floor cleaning systems.

PERFORMANCE CURVES



AVAILABLE FROM:

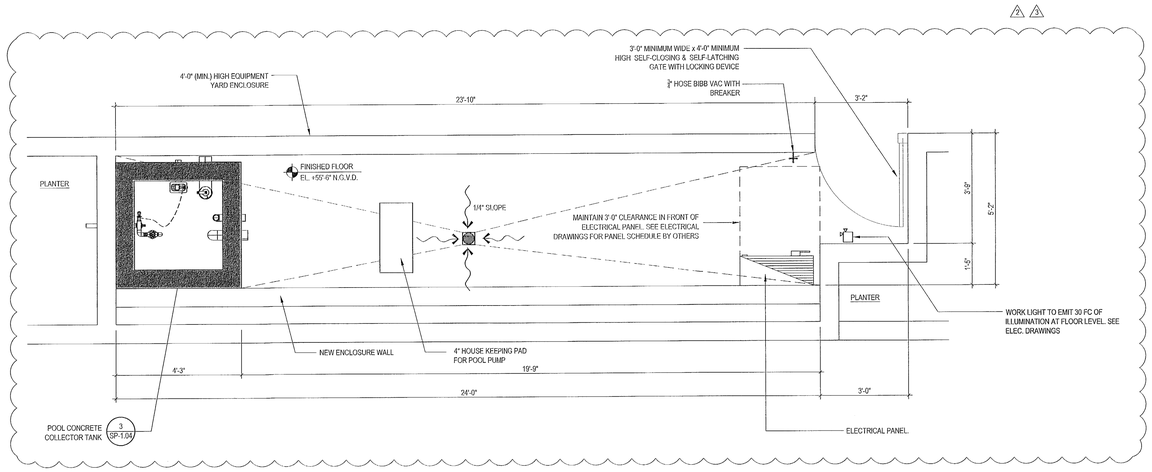
PENTAIR

1620 HAWKINS AVE, SANFORD, NC 27330 800.831.7133 WWW.PENTAIRPOOL.COM

All Pentair trademarks and logos are owned by Pentiar or one of its global affiliates. WhisperFlo®, Cam and Ramp™ and FunnelFlo™ are trademarks and/or registered trademarks of Pentair Water Pool and Spa, Inc. and/or its affiliated companies in the United States and/or other countries. Because we are continuously improving our products and services, Pentair reserves the right to change specifications without prior notice. Pentair is an equal opportunity employer.

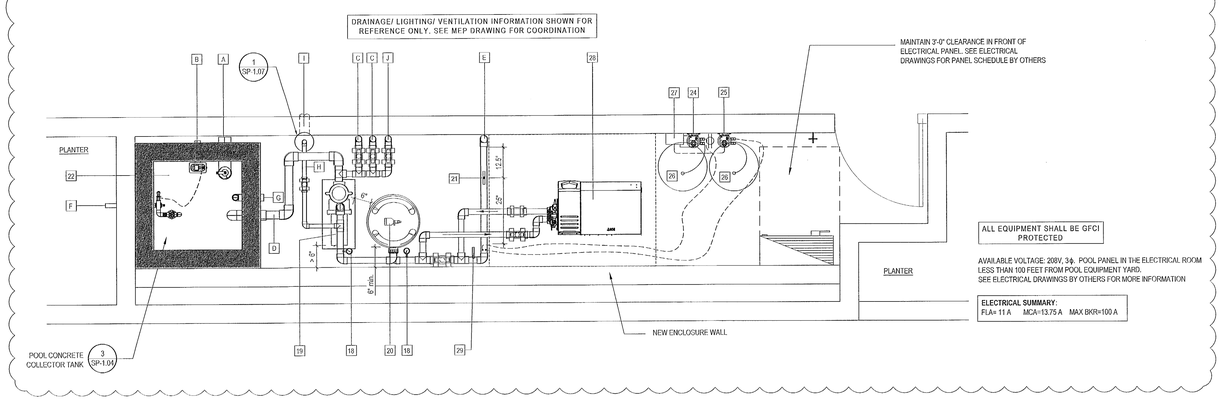
pumps • filters • heaters • heat pumps • automation • lighting • cleaners • sanitizers • water features • maintenance products

11/14 Part # P1-222 ©2014 Pentair Water Pool and Spa, Inc. All rights reserved.



POOL EQUIPMENT YARD PLAN

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



POOL EQUIPMENT YARD LAYOUT PLAN

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

ELECTRICAL LOAD SUMMARY

ID	EQUIPMENT	DESCRIPTION	QTY	HP	PHASE	AMPS	VOLTAGE	KVA
5	POOL LIGHTING	300 W, 12 VOLTS	1		1		110	0.30
19	POOL FILTER PUMP	PENTAIR, 1.5HP, MODEL WFK-6	1	1.5	3	7.50	208	2.70
24	POOL CHLORINE FEEDER	STENNER 45M5, 50 GPD CAPACITY. INTERLOCK ELECTRICALLY WITH FILTER PUMP. 110 VOLT, 1Ø	1		1	2.00	110	0.22
25	POOL PH FEEDER	STENNER 45M5, 50 GPD CAPACITY. INTERLOCK ELECTRICALLY WITH FILTER PUMP. 110 VOLT, 1Ø	1		1	2.00	110	0.22
27,23	POOL CHEMICAL CONTROLLER	PRECISION CONTROL MR1- 110 VOLT, 1Ø. INTERLOCKED WITH FILTER PUMP MOTOR CIRCUIT	1		1	0.25	110	0.03
29	GAS HEATER	110 VOLT - SINGLE PHASE	1		1	2.00	208	0.42
	TOTAL					10.79		3.89

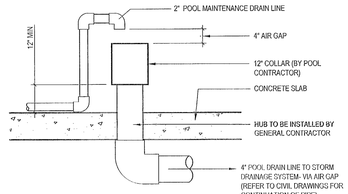
PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

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 Departmental 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.)

Approved/Reviewed By: A. Osborne Date: 8-7-18



1 SP-1.07 POOL MAINTENANCE DRAIN HUB DETAIL

SCALE: N.T.S

EQUIPMENT ROOM REQUIREMENTS:

1. THE FLOOR IN THE ROOM SHALL BE CONSTRUCTED OF CONCRETE HAVING A SMOOTH-LIKE NON-SLIP SURFACE FINISH.
2. THE FLOOR SHALL BE POSITIVELY DRAINED TO A FLOOR DRAIN.
3. A 3/4 INCH HOSE BIBB WITH VACUUM BREAKER SHALL BE LOCATED INSIDE THE ROOM.
4. THE OVERHEAD LIGHT SHALL EMIT AT LEAST 30 FOOT CANDLES OF ILLUMINATION AT THE FLOOR LEVEL.
5. CLEARANCES TO PUMPS AND FILTERS FROM WALLS SHALL BE AS SPECIFIED BY THE MANUFACTURER.

FILTER & PIPING REQUIREMENTS:

6. TAG ALL VALVES, LABEL ALL PIPE AND POST OPERATING INSTRUCTION INSIDE THE ROOM.
7. ALL FACE PIPING SHALL BE PVC SCHEDULE 40 NSF-PW. ALL JOINTS SHALL BE NON-THREADED SOLVENT WELD TYPE.
8. GATE VALVES SHALL NOT BE USED AS A MEANS FOR CONTROLLING THE FLOW OF WATER. ALL PROPORTIONAL FLOW TYPE VALVES ARE INDICATED ON THE DRAWING.
9. ELECTRICALLY OPERATED CHEMICAL FEEDERS SHALL BE INTERLOCKED WITH THE FILTER PUMP MOTOR.
10. THE CHEMICAL SOLUTION TANK SHALL BE LABELED ACCORDING TO THE SOLUTION OF WHICH IT CONTAINS.
11. ALL VALVES 3" & SMALLER SHALL BE PENTAIR PVC OR CPVC DIVERTER VALVES OR EQUAL.
12. ALL VALVES 4" & LARGER SHALL BE ASAHI-I/POM BUTTERFLY VALVES WITH MULTI-POSITION HANDLE OR EQUAL.
13. SUPPORT ALL PIPING ON FLOOR OF EQUIPMENT ROOM WITH STAINLESS STEEL UNISTRUT FRAME OR EQUAL.
14. SECURE ALL CHEMICAL FEEDER TUBING TO WALL. NO LOOSE TUBING. ALL TUBING TO BE PLACED IN RIGID PVC CONDUIT.

NOTES:

15. ALL EXPOSED PVC PIPE SHALL BE TREATED AGAINST U. V. LIGHT.
16. ALL POOL EQUIPMENT INDICATED IS APPROVED BY MANUFACTURER FOR OUTDOOR USE.
17. ALL VALVES ARE PROPORTIONAL FLOW TYPE VALVES (BALL OR WAFER) GATE VALVES ARE NOT ACCEPTABLE.
18. INTERNAL HEATER PARTS ARE NON-TOXIC TO BATHERS WHEN USED IN CONJUNCTION WITH POTABLE WATER.
19. CURRENT SYSTEM BACKWASHES TO SANITARY SEWER, NO WATER IS DISCHARGED INTO ANY GROUND WATER SYSTEM. THIS PROCESS WILL BE DONE WHEN PRESSURE DICTATES.
20. DRAINING THE POOL OR "POOL DRAIN MAINTENANCE" PROCEDURE AFTER COMPLETION SHALL THE OPERATORS RESPONSIBILITY USING APPLICABLE STATE AND LOCAL CODE FOR COMPLIANCE.

Δ1

21. CHECK VALVES SHALL BE OF THE SWING, SPRING OR VERTICAL CHECK PATTERNS.
22. ALL POOL PIPING SHALL BE TESTED AND PROVED TIGHT TO THE SATISFACTION OF THE ADMINISTRATIVE AUTHORITY, UNDER A STATIC WATER OR AIR PRESSURE TEST OF NOT LESS THAN 35 POUNDS PER SQUARE INCH (PSI)

POOL PIPING LEGEND

ID#	DESCRIPTION	PIPE SIZE
A	MAIN DRAIN LINE TO POOL COLLECTOR TANK	4"
B	EQUALIZER LINE TO POOL COLLECTOR TANK	2"
C	SKIMMER LINE	2 (2")
D	POOL FILTER PUMP SUCTION LINE	3"
E	POOL FILTER PUMP RETURN LINE	2½"
F	MAKE UP WATER LINE. REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF PIPE	1"
G	COLLECTOR TANK OVERFLOW LINE TO STORM DRAINAGE SYSTEM (VIA AIR GAP). REFER TO CIVIL DRAWINGS FOR CONTINUATION OF PIPE	2"
H	POOL MAINTENANCE DRAIN DRAIN LINE	2"
I	POOL MAINTENANCE LINE TO STORM DRAINAGE SYSTEM- VIA AIR GAP (REFER TO CIVIL DRAWINGS FOR CONTINUATION OF PIPE)	4"
J	VACUUM LINE	2"

SWIMMING POOL • SCHEDULE OF EQUIPMENT

DRAINS & FITTINGS

MARK	QTY.	ITEM	MFR	CAT. No.	DESCRIPTION
1	1	FRAME & GRATE OVER CONCRETE FIELD FABRICATED SUMP	WATERWAY PLASTICS	#649-4724 V	12" x 12" FRAME & GRATE MEET THE MAXIMUM WATER VELOCITY (1.5FPS) ALLOWED BY FLORIDA RULE, 64E-9, FLORIDA ADMINISTRATIVE CODE, PUBLIC SWIMMING POOLS AND BATHING PLACES, AND THE FLORIDA BUILDING CODE SECTION 424.1 AND ARE CERTIFIED TO ASME/ANSI A112.19.8, AS REQUIRED BY THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT OF 2007. 62.4 IGPN OPEN AREA. 292 GPM @ 1.5 FPS
2	6	WALL RETURN FITTINGS	WATERWAY PLASTICS	510-9230	SELF-ALIGNING RETURN FITTING 3/4" EYE FITS INSIDE 1 1/2" PIPE WHITE COLOR. DIRECTIONALLY ADJUSTABLE. EYEBALL RETURN FITTING ON WALL.
3	1	LEVEL CONTROL STATIC FITTING	WATERWAY PLASTICS	640-2900	GRATE END FITTING FOR EQUALIZER/ MAKE-UP WATER LINE. FTG TO BE INSTALLED 12" BELOW POOL WATER LEVEL.
4	2	SKIMMER UNIT	WATERWAY PLASTICS	SP-1092-1R	SKIMMER TOP LOADING ACP APPROVED ASSEMBLY WITH EQUALIZER FITTING OUTLET CONNECTION, WHITE ABS PLASTIC.
4a	2	EQUALIZER FITTING	WATERWAY PLASTICS	640-8200V	6" ULTRA SUCTION WITH 2" EQUALIZER WALL FITTING (THE GRATE SHALL COMPLY WITH ASME/ANSI A112.19.8-2008a AND UL CR TR1R10) 10.2 SQIN OPEN AREA. FOR USE WITH SKIMMER EQUALIZER PIPE

UNDERWATER LIGHTING SYSTEM

5	1	POOL LIGHT	PENTAIR		INTELLIBRITE UNDERWATER POOL LED COLOR-CHANGING LIGHT - 45 WATT, 300 WATT EQUIVALENT, 12 VOLT, 100 FT CORD LENGTH. USE PENTAIR AQUATIC SYSTEMS PLASTIC NICHES P/N 79200700 AND CORD SEALANT P/N 619044
6	1	TRANSFORMER BOX	INTERMATIC	PC 100	TRANSFORMER BOX IN WEATHER PROOF ENCLOSURE. A.J. GIAMMANCO SAF-T-VOLT DUAL WINDING TYPE.
7	1	JUNCTION BOX	PENTAIR	#83101500	JUNCTION BOX IN WEATHER PROOF NON-CORROSIVE ENCLOSURE REQUIRED. (2) ½" PORTS.

DECK EQUIPMENT

8	1	HANDRAIL	S.R. SMITH	CUSTOM	1.99" 3-BEND HAND RAIL 1.9" O.D. X .065" WALL 304 GRADE OF STAINLESS STEEL WITH A POLISHED AND BUFFED FINISH. THE RAIL SHALL BE ANCHORED IN THE DECK AND THE BOTTOM TREAD.
9	1	LADDER	S.R. SMITH	CUSTOM	3-TREAD LADDER, STAINLESS STEEL RAILS, 1.99" X 0.065" THICK WALL. TREADS TO HAVE A SLIP RESISTANT SURFACE FINISH. REFER TO PLAN FOR LOCATION OF FOUR TREAD LADDERS.
10	4	ANCHOR SOCKET	SR SMITH	25-1003	BRASS SOCKET WITH GROUNDING LUG, EACH SOCKET SHALL BE PROPERLY GROUNDED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE STANDARDS.
11	4	ESCUTCHEON PLATE	SR SMITH	SP-1006F	STAINLESS STEEL COVER PLATE.
12	1	LIFE RING	GIAMMANCO	620	20 INCH DIAMETER PLASTIC RING WITH 1/4" DIAMETER X 60 FT LONG SAFETY LINE.
13	1	LIFE HOOK	RAINBOW	7153	SHEPHERD TYPE LIFE HOOK, END ANCHORED TO A 16 FT ALUMINUM HANDLE.
14	1	LIFE RING HOLDER	GIAMMANCO	JH1160	
15	1	VACUUM CLEANER HEAD	PENTAIR PraVac	R0312275 MODEL 214	14 INCH WIDE VACUUM HEAD WITH FOUR WHEEL BASE. 16 FT HANDLE, AND 1½" X 40 FT FLEX HOSE.
16	1	TEST KIT	TAYLOR	#7000-5	DUPLEX CAPABLE OF MEETING ALL CHEMICAL TESTS SPECIFIED BY THE FLORIDA ADMINISTRATIVE CODE IN CHAPTER 64E-9
17	1	VACUUM FITTING	WATERWAY PLASTICS	600-2200	VAC-LOCK SAFETY FITTING FOR SUCTION SIDE AUTOMATIC POOL CLEANERS. VACUUM FTG 1-1/2" X 2" SLIP SOCKET. VACUUM FITTINGS SHALL BE MOUNTED NO MORE THAN 15 INCHES BELOW THE WATER LEVEL, FLUSH WITH THE POOL WALLS, AND SHALL BE PROVIDED WITH A SPRING LOADED SAFETY COVER WHICH SHALL BE IN PLACE AT ALL TIMES.

PUMP & FILTER EQUIPMENT

18	2	VACUUM / PRESSURE GAUGES	THERMOCRAFT INDUSTRIES	PG60250	2" FACE 0-60 PSI MINIMUM DIAL READOUT OR EQUAL
19	1	FILTER PUMP	PENTAIR	WHISPERFLO WFK-6	1.5 HP HIGH PERFORMING PUMP, 100 GPM AT 60 TDH, 3 PHASE, 208/230/460 VOLT.
20	1	FILTER UNIT	PENTAIR	CCP320 (#166340)	CLEAN & CLEAR PLUS FILTER FIBERGLASS REINFORCED POLYPROPYLENE TANK WITH AIR RELIEF VALVE 320 SQFT FILTER AREA PROVIDED. 266.7 SQFT FILTER AREA REQUIRED
21	1	FLOWMETER	BLUE-WHITE	#F-30250P	2 1/2" PIPE, 60-240 GPM
22	1	COLLECTOR TANK	CUSTOM CONCRETE		200 GALLON CAPACITY, ALL FIBERGLASS CONSTRUCTION AS MANUFACTURED BY COMPAC FILTRATION, INC. / 1 904 356 4003
23	1	WATER LEVEL CONTROLLER	COMPAC	TORO	WATER LEVELING DEVICE, AND FLOAT VALVE ASSEMBLY. THE VALVE IS ALSO EQUIPPED WITH A 1" PVC FILL LINE AND MANUALLY OPERATED BALL VALVE.

CHEMICAL FEED SYSTEM

24	1	CL2 FEEDER	STENNER	45M5	LIQUID CHLORINE FEEDER 50 GPD CAPACITY. INTERLOCK ELECTRICALLY WITH FILTER PUMP.
25	1	PH FEEDER	STENNER	45M5	PERISTALTIC MURIATIC ACID FEEDER 50 GPD CAPACITY. INTERLOCK ELECTRICALLY WITH FILTER PUMP. #5, 120V, 1Ø
26	2	CHEMICAL STORAGE TANK	ACE ROTO-MOLD	V70040-18 (OR EQUAL)	55 GALLON CAPACITY POLYPROPYLENE VERTICAL STORAGE TANK, MOLDED I.D CONTENTS OF TANK TO BE CLEARLY LABELLED ON FRONT OF TANK. DIMENSION 18D x 42" HIGH
27	1	CHEMICAL CONTROLLER	CES	PRECISION CONTROL MR1	AUTOMATED CONTINUOUS MONITORING AND CONTROL OF CHLORINE/BROMINE (ORP) AND PH WITH SENSING PROBES. SUITABLE FOR GAS CHLORINE, LIQUID CHLORINE, STICK BROMINE AND A VARIETY OF FEED DEVICES. VOLTAGE: 115VAC 60HZ PHASE: SINGLE CURRENT: 9.25 AMPS FULL LOAD (0.25 AMPS - CONTROLLER) (9 AMPS - RELAY OUTPUTS, 3A X 3)

HEATING SYSTEM

28	1	GAS HEATER	LOCHINVAR	ERN302 EnergyRite	300,000 BTU EACH, NATURAL GAS, POLYMER HEADER. 88% ENERGY EFFICIENCY.
29	1	THERMOMETER			ASHCROFT OR EQUAL

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

BUILDING: 8/27/2018
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 7/19/18
FLOOD:
PUBLIC WORKS: 8-7-18
STRUCTURAL:
ELEVATOR:
ROOFING: 7/20/18

GUIDANCE IF DISPOSING TO CITY STORM SYSTEM:

- ONLY DRAIN YOUR POOL WHEN NECESSARY.
- AVOID DRAINING/BACKWASHING YOUR POOL DURING PERIODS OF DROUGHT AND DURING SIGNIFICANT RAINFALL EVENTS.
- DO NOT DRAIN YOUR POOL WHEN WATERING RESTRICTIONS ARE IN PLACE.
- BEFORE DRAINING YOUR POOL, ALLOW THE WATER TO STAND FOR AT LEAST 48 HOURS AFTER THE LAST ADDITION OF CHLORINE OR UNTIL THE FREE CHLORINE RESIDUAL IS < 0.01 MG/L. (IF YOU NEED TO DRAIN YOUR POOL QUICKLY, YOU CAN PURCHASE CHLORINE-NEUTRALIZING CHEMICALS SUCH AS SODIUM THIOSULFATE AT YOUR LOCAL POOL SUPPLY COMPANY.)
- TEST THE FREE CHLORINE RESIDUAL BEFORE DISCHARGING. A FREE CHLORINE RESIDUAL SHOULD NOT BE DETECTED. THE CHLORINE RESIDUAL CAN BE TESTED USING A STANDARD POOL TEST KIT.
- THE WATER SHOULD BE CLEAR AND FREE OF SOLIDS.
- THE PH MUST BE BETWEEN 6.5 AND 8.5 BEFORE IT IS DISCHARGED.
- ALGAECIDES CONTAINING COPPER OR SILVER CAN INTERRUPT NORMAL ALGAL AND PLANT GROWTH IN SURFACE WATER BODIES AND SHOULD BE USED WITH CAUTION. FOLLOW THE MANUFACTURER'S INSTRUCTIONS BEFORE DISCHARGING WATER THAT HAS HAD AN ALGAECIDE ADDED RECENTLY.

GUIDANCE IF DISPOSING TO CITY SANITARY SEWER SYSTEM:

- POOL AND SPA WASTEWATER SHOULD NOT BE DISCHARGED INTO THE SANITARY SEWER SYSTEM WITHOUT THE KNOWLEDGE OF THE WASTEWATER TREATMENT FACILITY.
- AVOID DISCHARGING TO THE SANITARY SEWER SYSTEM DURING OR IMMEDIATELY AFTER A SIGNIFICANT RAINFALL EVENT.

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 governmental entities such as water management districts, state agencies or federal agencies. We are not responsible for the existence of, or compliance with, any such additional permits or restrictions. It is the responsibility of the owner to comply with all laws, codes, and regulations applicable to this project.

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
JUN 12 2018
NOVA ENGINEERING and ENVIRONMENTAL LLC

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

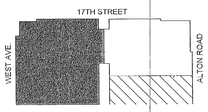
PO-C18000095
SP 2000(2.04)
(6050.00)
no4A

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131 USA
Tel: (305) 482-8770 Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any discrepancies shall be reported to Stantec immediately.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
WE CAN MAKE A FAMILY AQUATIC CENTER DESIGN / BENEFIT, HOTEL & CONDOMINIUM POOL DECOR FOR PROFITS, FUN VACATIONS & XMAS / DISH WASHERS, WARRANTIES, FEDMETRO TRU / CUSTOM RESIDENTIAL DESIGN
5200 ON THE AVE / DUTE 700, MIAMI, FLORIDA 33146 PHONE (305) 667-0970 FAX (305) 662-1502 ID# 4644
E-MAIL: info@aquadynamics.com WEB SITE: www.aquadynamics.com





KEY PLAN

PROFESSIONAL SEAL:

OFELIA TABOADA, P.E.
FLORIDA REGISTERED No.55339
CIVIL ENGINEER

Revision	By	Appd	YYYY.MM.DD
BUILDING DEPARTMENT REVIEW			2018.03.24
D.O.H. COMMENTS			2018.04.10
REVISION 2			2017.06.02
REVISION 1			2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue

SWIMMING POOL EQUIPMENT LAYOUT & SCHEDU

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

SP-1.07

12/14/2016 1:24:52 PM

ORIGINAL SHEET - ARCH E1 (30"x42")

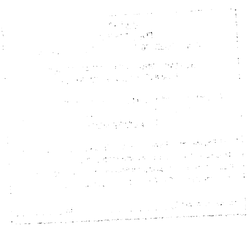
ZP0008130-57

PG-C18000095

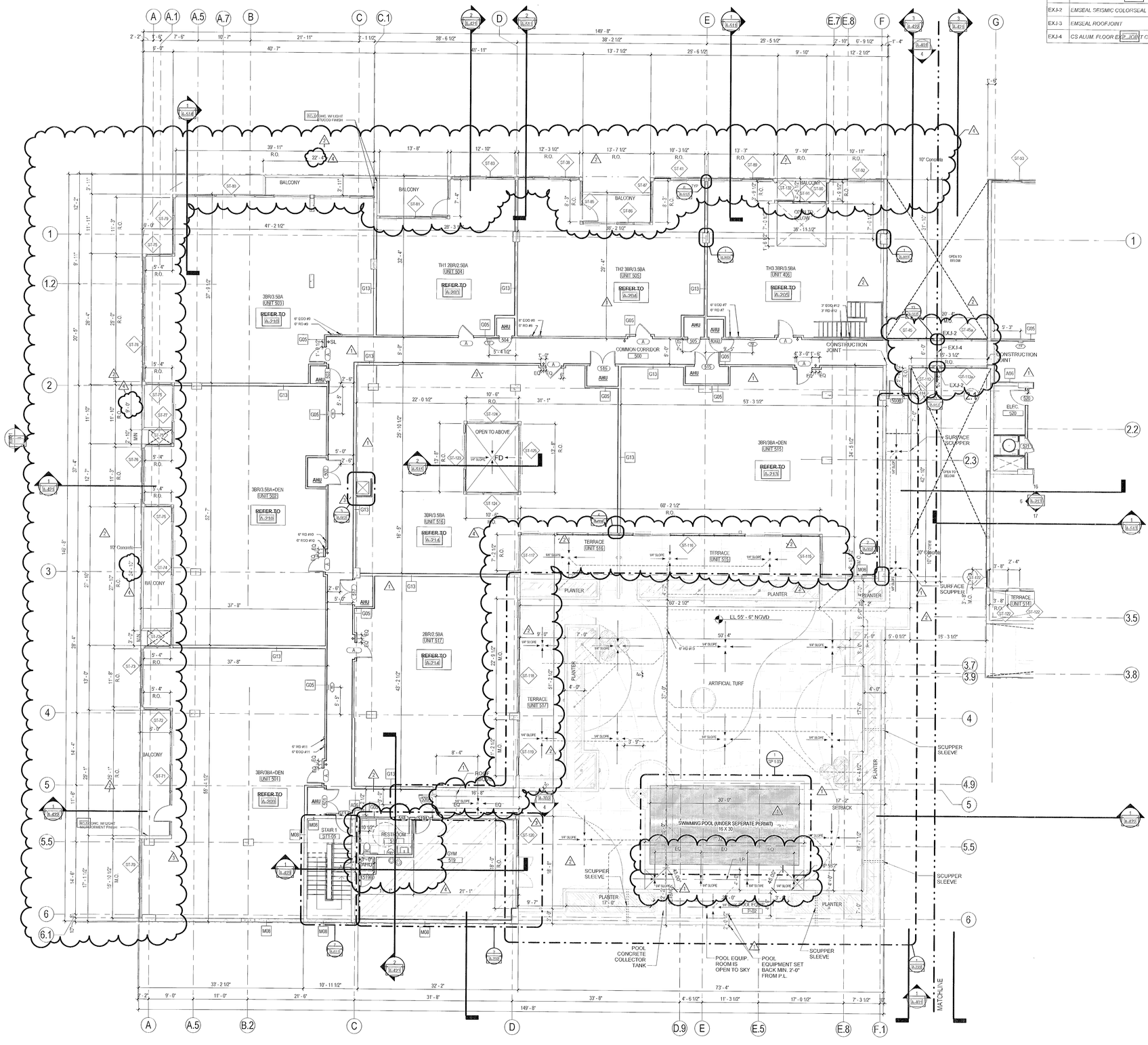
(BC1702802)

1698 Alton Rd





EXPANSION JOINT SCHEDULE	
TYPE	PRODUCT
EXJ-1	EMSEAL EMSHIELD DESIGN SYSTEM (A-801)
EXJ-2	EMSEAL SEISMIC COLORSEAL
EXJ-3	EMSEAL ROOFJOINT
EXJ-4	CS ALUM. FLOOR EXP. JOINT COVER (A-801)



1 A-105A **Enlarged Floor Plan - Level 5/Area A**
1/8" = 1'-0"

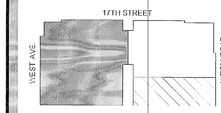
Stantec

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



KEY PLAN

RECEIVED
GRYCON
June 25, 2018

Stantec Architecture Inc. - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Bulletin 1			2018.04.10
3 Revision 5			2018.03.05
2 Revision 2			2017.06.02
1 Revision 1			2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET
CITY OF MIAMI BEACH
REFERENCE ONLY

17th & West Avenue

1220 17th Street
Miami Beach, FL 33139

ENLARGED FLOOR PLAN - LEVEL 5/AREA A

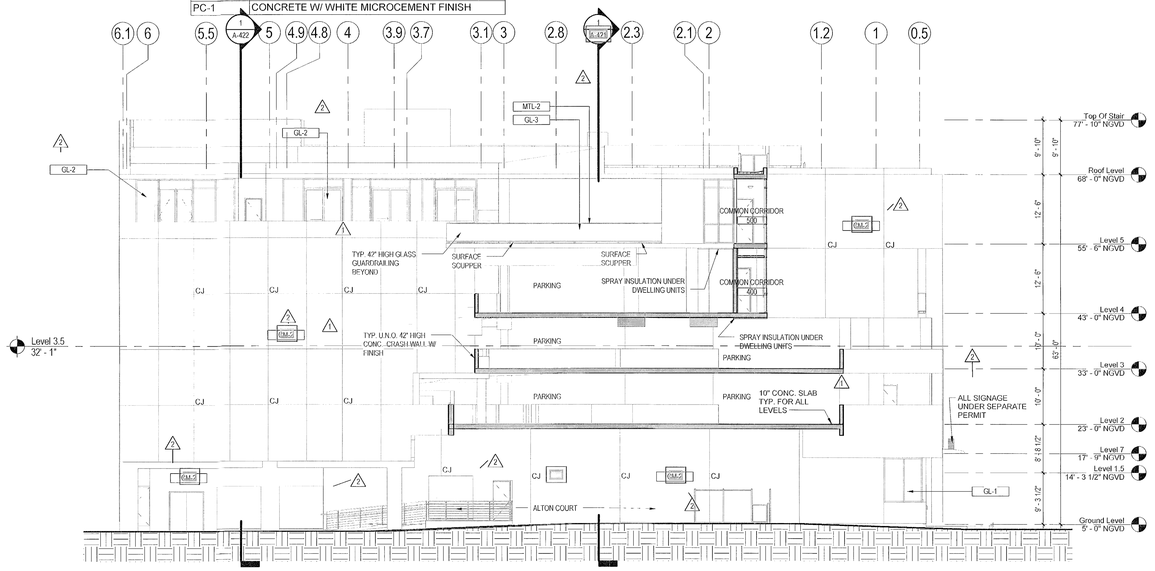
Project No.	Scale
219420456	As indicated
Revision 4	Drawing No.

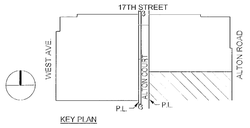
A-105A

C:\Users\Public\Documents\Local_Revit_files\rvt_central_17thAtWest_219420456_rajacsick.rvt
4/18/2018 8:10:02 PM

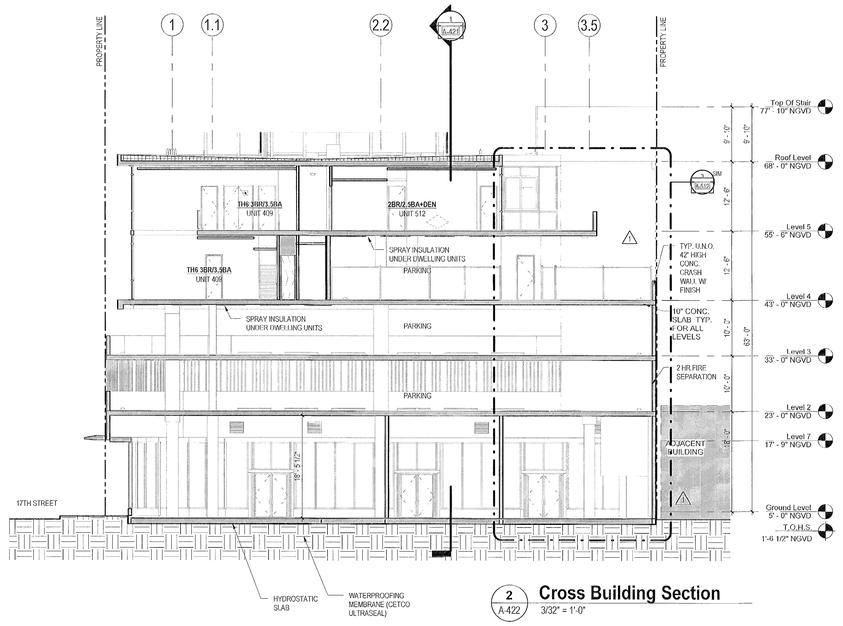
ORIGINAL SHEET - ANSI E1 (30 x 42)

ELEVATION MATERIALS LEGEND	
KEYNOTE	DESCRIPTION
22.5.H	SHOWER STALL - SEE PLUMBING
AC-1	CONCRETE W/ LIGHT MICROCEMENT FINISH
AC-2	CONCRETE W/ DARK MICROCEMENT FINISH
CM-1	GLAZED TILE
CM-2	PAINTED STUCCO
DSC-1	DIMENSIONAL SCREEN CLADDING SYSTEM
GL-1	LAMINATED IMPACT GLASS - SOLAR BRONZE
GL-2	LAMINATED IMPACT GLASS - SOLAR GRAY
GL-3	GLASS GUARDRAIL - SOLAR GRAY
MTL-1	BRAKE METAL CLADDING
MTL-2	METAL GUARDRAIL
MTL-3	STAINLESS STEEL CABLE
MTL-4	ALUMINUM CANOPY
PC-1	CONCRETE W/ WHITE MICROCEMENT FINISH

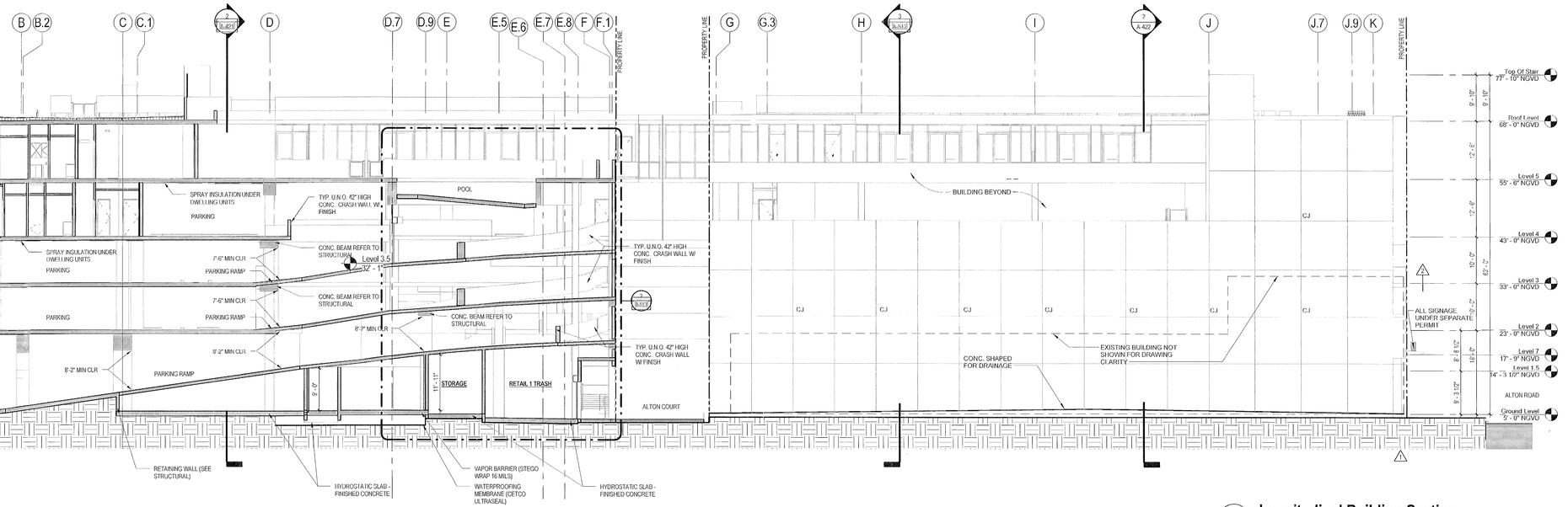




3 A-422 **Alton Court - East Section/Elevation**
3/32" = 1'-0"



2 A-422 **Cross Building Section**
3/32" = 1'-0"



1 A-422 **Longitudinal Building Section**
3/32" = 1'-0"

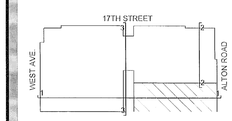
Stantec

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



KEY PLAN

RECEIVED
GRYCON
May 4, 2018

Current as per 05-04-2018

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
2 Revision 2			2017.06.07
1 Revision 1			2017.03.03
Issued			
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

CITY OF MIAMI BEACH

REFERENCE ONLY

17th & West Avenue

1220 17th Street
Miami Beach, FL 33139

BUILDING SECTIONS

Project No.	Scale
219420456	3/32" = 1'-0"
Revision 2	Drawing No.

A-422

*NOTE:
FOR WATERPROOFING REFER TO SHEETS A-003 & A-003

C:\Users\PJHDH\Documents\Local_Revit_files\wip_cen_all_17thAve-rvt_219420456_dhgarcia.rvt
5/4/2018 4:37:55 PM

ORIGINAL SHEET - ARCH E1 (30 x 42)

EMERGENCY GENERATOR SCHEDULE

MODEL SELECTION	
MANUFACTURER	FLORIDA DETROIT DIESEL MTU
MODEL No.	MTU-6R0185G62D0
STANDBY RATING @ 60 HZ (KW)	260 KW
VOLTAGE RATING	120/208V, 3Φ
K.V.A. RATING @ 60 HZ. (STAND-BY)	250 KVA
TOTAL GENERATED AMPS	694 A
GENERAL SPECIFICATIONS	
ENGINE — COOLING TYPE	RADIATOR
FUEL TYPE	NATURAL GAS
GAS CONSUMPTION @ 100% LOAD	2015 CUBIC FT/HR
INSTALLATION FACTS	
GENERATOR DIMENSIONS	
MUFFLER & FLEX. CONNECTION	CRITICAL
UNIT WEIGHT	3854 Lbs
INTEGRAL CIRCUIT BREAKER RATING	SEE ELECTRICAL RISER
AUTOMATIC TRANSFER SWITCH	
RATED AMPS	SEE RISER
MAKE	ASCO
WITH TIME DELAY NEUTRAL	YES
CONTROL PANEL	YES
CIRCUIT BREAKER PROTECTED	YES.
GENERATOR STAGING REQUIRED	
1) LIGHTING	
2) (4) ELEVATORS	
3) (28) GARAGE FANS	

NOTES:
1- INCLUDE REMOTE ANNUNCIATOR.
2- FUEL SUPPLY PRESSURE: 1-) IN H2O.
3- FUEL SUPPLY PRESSURE IN-H2O 1-1)

GENERATOR CLASSIFICATIONS
1. STAND BY GENERATOR MONITORED BY FA SYSTEM
2. LEVEL 1
3. TYPE - 10
4. CLASS 48

GENERAL ELECTRICAL NOTES:

1.0 GENERAL
1.1 WORK INCLUDED UNDER THIS DIVISION CONSISTS OF PROVIDING LABOR MATERIALS, APPLIANCES, EQUIPMENT, TOOLS, TRANSPORTATION, SUPERINTENDENCE AND SERVICES REQUIRED TO CONSTRUCT AND INSTALL COMPLETE AND PROPER OPERATING ELECTRICAL SYSTEMS AS SPECIFIED, INDICATED, AND ELSEWHERE REQUIRED.

1.2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC 2011), FLORIDA BUILDING CODE (FBC 2014) AND ALL OTHER APPLICABLE CODES IN THEIR LATEST EDITION.

2.0 EXAMINATION OF SITE
2.1 BIDDER IS ADVISED TO VISIT THE SITE AND ACQUAINT HIMSELF WITH WORKING CONDITIONS. CONTRACTOR SHALL ACCEPT CONDITIONS AS THEY EXIST ON BID DATE.

3.0 MATERIALS
3.1 MATERIALS, EQUIPMENT AND APPLIANCES SHALL BE NEW AND OF BEST QUALITY UNLESS OTHERWISE INDICATED.

3.2 DETERMINE THAT PROPOSED EQUIPMENT CAN BE INSTALLED IN SPACE AVAILABLE. INSTALL EQUIPMENT SO PARTS ARE READILY ACCESSIBLE FOR INSPECTION AND MAINTENANCE. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR DISMANTLING EQUIPMENT TO OBTAIN ENTRANCE INTO BUILDING.

3.3 MATERIALS SHALL BEAR UNDERWRITER'S LABEL WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED AND LISTED BY UNDERWRITER'S LABORATORIES, INC.

3.4 MATERIALS, EQUIPMENT AND APPLIANCES SHALL CONFORM TO LATEST STANDARDS OF: AMCA, ANSI, ASTM, NEMA, ARI & NFPA.

3.5 USE EXTREME CARE IN SELECTION AND INSTALLATION OF EQUIPMENT TO INSURE THAT NOISE AND VIBRATION ARE HELD TO ABSOLUTE MINIMUM. CORRECT OBJECTIONABLE NOISE AND VIBRATION. PROVIDE ELIMINATORS REQUIRED FOR PROPER RESULTS.

4.0 PERMITS, FEES AND CODES
4.1 COST FOR FEES, PERMITS, TESTS AND INSPECTIONS SHALL BE PAID FOR BY THIS CONTRACTOR.
4.2 INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND COUNTY REGULATIONS INCLUDING: F.B.C., N.E.C., N.F.P.A., O.S.H.A. AND STATE, AND CITY DEPARTMENTS OF HEALTH.

5.0 COOPERATE WITH OTHER TRADES
5.1 MAKE KNOWN ARRANGEMENT OF WORK AND CHECK ARRANGEMENT AND LOCATION OF OTHER TRADES TO AVOID CONFLICTS. EXAMINE DRAWINGS OF OTHER TRADES TO DETERMINE EXACT EQUIPMENT LOCATIONS FOR ROUGH IN.

6.0 OPERATING INSTRUCTIONS
6.1 CONTRACTOR SHALL PROVIDE TO OWNER OPERATION AND MAINTENANCE MANUALS. CONTRACTOR SHALL INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION OF ALL EQUIPMENT. TYPE WRITTEN LABELS SHALL BE PLACED IN PANEL BOXES DESIGNATING CIRCUIT LAYOUTS.

7.0 INSPECTION
7.1 NOTIFY OWNER TWENTY-FOUR HOURS IN ADVANCE WHEN PIPING OR EQUIPMENT IS TO BE TESTED, BEFORE PIPING IS INSULATED OR CONCEALED, AND BEFORE TRENCHES ARE BACKFILLED.
7.2 FAILING TO COMPLY WITH THE ABOVE, CONTRACTOR SHALL UNCOVER AND RETEST LINES, REPAIRING DAMAGE TO OTHER CONTRACTOR'S WORK, AS WELL AS HIS OWN.
7.3 BEFORE REQUESTING FINAL PAYMENT, INSPECT INSTALLATION TO ASSURE THAT WORK IS COMPLETE AND REQUIREMENTS OF CONTRACT HAVE BEEN FULFILLED.

8.0 CUTTING AND PATCHING
8.1 UNLESS OTHERWISE INDICATED, DO NO MORE CUTTING AND PATCHING THAN REQUIRED FOR INSTALLATION OF WORK.
8.2 CUTTING OF STRUCTURAL MEMBERS OR EXPOSED SURFACE OF CONCRETE BLOCK WILL NOT BE PERMITTED.

9.0 MATERIALS AND EQUIPMENT
9.1 CONDUCTORS & CONDUIT:
CONDUCTORS SHALL BE THWN COPPER/ON ALUMINUM AS SHOWN.
CONDUIT SHALL PVC RIGID UNDERGROUND AND EMT ABOVE GROUND.

9.2 RECEPTACLES, SWITCHES & TELEPHONE OUTLETS:
PROVIDE DEVICES EQUAL TO LEVITON — DECORA STYLE, WHITE ALL RETAIL AND PUBLIC AREAS SHALL BE PROVIDED WITH COMMERCIAL GRADE

9.3 DATA OUTLETS: PLATES TO BE EQUAL TO THE TELEPHONE OUTLET PLATES

9.4 PANELBOARDS & SWITCHBOARDS:
A. GENERAL: INTERRUPTING CAPACITY RATINGS SHALL BE VERIFIED AND BASED ON THE AVAILABLE SYMMETRICAL FAULT CURRENT GIVEN BY THE POWER COMPANY UPON LOCATION & INSTALLATION OF VAULT & TRANSFORMER.
B. DIRECTORY: COMPLETE AT END OF JOB, TYPEWRITTEN.
C. FINISH: ANSI #61 ENAMEL OVER A RUST INHIBITING TREATMENT AFTER FABRICATION AND BEFORE ASSEMBLY. AFTER INSTALLATION, AND BEFORE ACCEPTANCE BY OWNER, ASSEMBLY SHALL BE PAINTED WITH A RUST INHIBITING PAINT (COLOR SELECTED BY ARCHITECT).
D. NAMEPLATES: PROVIDE A LAMACOID NAMEPLATE WITH 5/16" LETTERS ENGRAVED ON FRONT FACE SHOWING PANEL NAME, VOLTAGE AND PANEL RATING. COORDINATE TO GIVE SAME NAME AS SHOWN ON PANELBOARD SCHEDULE.
E. MANUFACTURERS AND SPECIFICATIONS:
SWITCHBOARDS: EQUAL TO GE SPECTRA SERIES WITH BOLT ON BREAKERS
PANEL BOARDS: EQUAL TO GE 3Q.

9.5 MAIN CIRCUIT BREAKERS :
A. GENERAL: INTERRUPTING CAPACITY RATINGS SHALL BE VERIFIED AND BASED ON THE AVAILABLE SYMMETRICAL FAULT CURRENT GIVEN BY THE POWER COMPANY UPON LOCATION & INSTALLATION OF VAULT & TRANSFORMER.
B. MANUFACTURERS AND SPECIFICATIONS:
EQUAL TO GE POWER BREAK W/ PHASE FAILURE RELAY & TVSS
C. SHUNT TRIPS SHALL BE PROVIDED ON ALL 5 MAINS IN THE ELECTRICAL ROOM WITH INTERCONNECTION TO REMOTE PUSH BUTTONS TO BE LOCATED AT THE FIRE COMMAND CENTER.
D. TVSS EQUAL TO GE TRANQUELL ME (130kA/phase) SHALL BE PROVIDED AT ALL MAINS IN THE ELECTRICAL ROOM AND OTHER PANELS IN THE ELECTRICAL ROOM.

10.0 FUSES
A. SUPPLY AND INSTALL ALL FUSES IN EACH FUSED DEVICE.
B. ALL AIR CONDITIONING AND KITCHEN EQUIPMENT SHALL BE FUSED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TO USE.
C. INSTALL LABELS IN ALL FUSED DEVICES INDICATING PROPER SIZE FUSE

11.0 MISCELLANEOUS
11.1 ALL EMPTY CONDUIT TO BE SUPPLIED WITH NYLON PULL WIRE.
11.2 ALL FLEX CONDUIT SHALL HAVE "TITE-BITE" CONNECTORS.
11.3 ELECTRICAL CONTRACTOR TO INSTALL AND WIRE OUTLETS IN FIXTURES WHERE SHOWN ON DRAWINGS — OUTLETS TO BE INSTALLED IN FIXTURES AFTER FIXTURE INSTALLATION.
11.4 ALL DEDICATED CIRCUITS SHALL BE LABELED AS SUCH AT OUTLET.
11.5 TELEPHONE SERVICE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND VERIFYING THE TELEPHONE COMPANY REQUIREMENTS FOR INSTALLATION OF SERVICE AND ADVISE THE OWNER AND/OR THE ENGINEER OF ANY ADDITIONAL REQUIREMENTS THAT MAY BE NECESSARY.
11.6 ELECTRICAL SERVICE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND VERIFYING THE ELECTRICAL COMPANY'S REQUIREMENTS AND SERVICE ENTRANCE FOR THE BUILDING TO MAIN ELECTRICAL ROOM.
11.7 TELEVISION CABLE AND/OR SATELLITE SYSTEM:
THE CONTRACTOR SHALL PROVIDE A COMPLETE CONDUIT SYSTEM WITH PULL STRINGS AND EMPTY 2" CONDUIT TO ROOF LOCATION FOR POSSIBLE SATELLITE INSTALLATION. REFER TO TELEPHONE/ TV RISER DIAGRAM FOR FURTHER DESCRIPTIONS. DEVELOPER SHALL DECIDE ON SYSTEM.
11.8 FIRE ALARM SYSTEM:
REFER TO FIRE ALARM DRAWINGS FOR CRITERIA AND LAYOUTS.
SEE THIS DRAWING FOR NOTES ON THE SYSTEM REQUIREMENTS AND CONTRACT BID REQUIREMENTS.

12.0 LIGHT FIXTURES:
A. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING FIXTURES AS SPECIFIED ON DRAWINGS WITH DEVELOPER AND/OR ARCHITECT APPROVAL. VERIFY BEFORE PURCHASE AND INSTALLATION.
B. LAMPS: ALL LAMPS USED ON THIS PROJECT SHALL BE NEW, DELIVERED TO THE JOB SITE IN THE ORIGINAL PACKING CASES AND SLEEVES AND SHALL BE OF THE SAME MANUFACTURER UNLESS OTHERWISE SPECIFIED.
C. BALLAST: ALL BALLASTS SHALL BE RATED TO OPERATE AT THE SERVICE VOLTAGE AS SHOWN AND AS SPECIFIED, PLUS OR MINUS THE DEVIATIONS WITH THE ELECTRIC SERVICE COMPANY IS ALLOWED BY FRANCHISE.

NOTE:
ALL EQUIPMENT TO BE MOUNTED ABOVE FLOOD CRITERIA.

ELECTRICAL SYMBOL LEGEND

	3 W. GROUNDED DUPLEX RECEPTACLE 20 A. 150 V. M.H. + 18" A.F.F.
	3 W. GROUNDED DUPLEX RECEPTACLE 20 A. ABOVE COUNTER — 42"AFF
	3 W. GROUNDED DEDICATED RECEPTACLE 20 A. 150 V. M.H. + 18" A.F.F.
	3 W. GROUNDED SINGLE RECEPTACLE 30 A. 208 V. M.H. + 18" A.F.F.
	JUNCTION BOX CEILING OR FLOOR MOUNTED
	JUNCTION BOX WALL MOUNTED M.H. AS DIRECTED
	TELEPHONE OUTLET M.H. + 18" A.F.F. OR AS INDICATED. (FUTURE CONDUIT ONLY) — NO WIRING
	TEL. / DATA OUTLET M.H. + 18" A.F.F. OR AS INDICATED. (FUTURE CONDUIT ONLY — NO WIRING
	DATA OUTLET M.H. + 18" A.F.F. OR AS INDICATED. (FUTURE CONDUIT ONLY) — NO WIRING
TV	TELEVISION OUTLET M.H. +18" A.F.F.
T	THERMOSTAT M.H. + 48" A.F.F.(REFER. TO A/C DWGS FOR LOCATION)
	MOTOR OUTLET
	ELECTRICAL PANEL
	SWITCHBOARD
	FUSED DISCONNECT SWITCH W/DUAL ELEMENT FUSES
	PULL OUT BOX W/ FUSES, FUSED PER EQ. NAME PLATE
	INCANDESCENT FIXTURE OUTLET WALL MOUNTED M.H. AS INDICATED
	FLUORESCENT FIXTURE OUTLET STRIP
	FLUORESCENT FIXTURE OUTLET CEILING MOUNTED STRIP CONNECTED TO EMERGENCY CIRCUIT OR NIGHT LIGHT CIRCUIT
	EMERGENCY LIGHT WITH BATTERY BACK UP 90 MINUTES.
	EMERGENCY LIGHTS, IN RETAIL WITH 90 MINUTE BATTERY BACK-UP. IN BUILDING EMERGENCY LIGHTS CONNECTED TO EMERGENCY GENERATOR.
EM	DENOTES EMERGENCY LIGHTS CONNECTED TO EMERGENCY GENERATOR.
	EXIT LIGHT CEILING MOUNTED ARROW INDICATES DIRECTION OF EGRESS
	EXIT LIGHT WALL MOUNTED ARROW INDICATES DIRECTION OF EGRESS
S	SINGLE POLE TOGGLE SWITCH M.H. + 48" A.F.F.
S_3	THREE-WAY SWITCH M.H. + 48" A.F.F.
S_4	FOUR-WAY SWITCH M.H. + 48" A.F.F.
S_D	DIMMER SWITCH M.H. + 48" A.F.F., FOR DIMMER SIZE SEE DIMMER SCHEDULE
S_{PS}	WALL MOUNTED OCCUPANCY SENSOR.
	CEILING MOUNTED OCCUPANCY SENSOR.
	SMOKE DETECTOR DEVICE. ELECTRICAL
	CARBON MONOXIDE DETECTOR DEVICE. ELECTRICAL
	COMBINATION CARBONMONOXIDE / SMOKE DETECTOR DEVICE. ELECTRICAL
	FLEXIBLE CONNECTION.
	HOME RUN TO PANEL. HASH MARKS INDICATE NUMBER OF WIRES. NO MARKS INDICATE TWO WIRES. GROUND WIRE NOT INDICATED.PROVIDE AS REQ'D BY N.E.C.
A.F.F.	ABOVE FINISHED FLOOR.
G.F.I.	GROUND FAULT INTERRUPTER
W.P.	WEATHER PROOF.
A.G.	ABOVE GRADE.
M.H.	MOUNTING HEIGTH.
EM.	CONNECTED TO EMERGENCY SYSTEM.
N.F.	NON-FUSED
40/60	60 A. RATING FUSED AT 40 A. DUAL ELEMENT FUSES.

DELETED
FIRE ALARM
NOTES

NOTES TO COMPLY WITH BUILDING DEPARTMENT COMMENTS.

1. COMMERCIAL LIGHTING SHALL COMPLY WITH FBC 405 (ENERGY CODE).
2. ALL AREAS BEING WORKED ON MUST COMPLY WITH ENERGY CODE THAT 75% OF LAMPS MUST BE HIGH-EFFICACY LIGHTING FBC RE404.1 (RESIDENTIAL)
3. ALL TAMPER RESISTANT OUTLETS IN UNITS SHALL BE INSTALLED AS REQUIRED PER NEC 406.12.
4. COMMERCIAL EGRESS ILLUMINATION REQUIRES A MINIMUM OF 1 FOOT CANDLE PER FBC 1006.
5. PARKING ILLUMINATION WILL BE IN COMPLIANCE WITH CHAPTER 8C-3 OF THE MIAMI-DADE COUNTY MUNICIPAL CODE.
6. SWITCHGEAR SHOP DRAWINGS WILL BE SUBMITTED BY THE MANUFACTURER SHOWING SELECTIVE COORDINATION FOR ELEVATORS, DUMBWAITERS, ESCALATORS, MOVING WALKWAYS, WHEELCHAIR LIFTS, STAIRWAY CHAIRLIFT, FIRE PUMPS, EMERGENCY SYSTEMS, LEGALLY REQUIRED STAND BY SYSTEMS AND CRITICAL OPERATIONS POWER SYSTEMS (COPS) FOR WHICHEVER SYSTEMS ARE APPLICABLE TO THIS PROJECT.
7. DESIGN COMPLIES WITH ASHRAE 90.1 (2010) SECTION 8. THIS STANDARD WAS ADOPTED BY THE FIFTH EDITION (2014) FLORIDA BUILDING CODE IN THE ENERGY CODE (FBC CE 405). SUB-SECTION 8.4.
8. AUTOMATIC RECEPTACLE CONTROL. AT LEAST 50% OF ALL 125 VOLT 15-AND 20-AMPERE RECEPTACLES, INCLUDING THOSE INSTALLED IN MODULAR PARTITIONS, INSTALLED IN THE FOLLOWING SPACE TYPES:
   A. PRIVATE OFFICES.
   B. OPEN OFFICES.
   C. COMPUTER CLASSROOMS.
   SHALL BE CONTROLLED BY AN AUTOMATIC CONTROL DEVICE THAT SHALL FUNCTION ON:
   A. A SCHEDULED BASIS USING A TIME-OF-DAY OPERATED CONTROL.
10. PROVIDE PROTECTION OF EQUIPMENT AGAINST CORROSION & DETERIORATING AGENT TO MEET NEC 110.11 & NEC 300.6.
11. VOLTAGE DROP WAS TAKEN INTO CONSIDERATION IN ACCORDANCE WITH FBC-ENERGY SECTION C405.7.3. (2% ON SERVICE FEEDERS & 3% ON BRACH CIRCUITS.
12. THERE SHALL BE NO USE OF CONCEALED OR RETRACTABLE EMERGENCY LIGHTS, EXIT SIGNS AND OR FIRE ALARM DEVICES.

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 29 2017

FRANYIE ENGINEERS INC.
ALEJANDRO FRANYIE PE #73309 MECH
VIVIANA FRANYIE PE #49985 ME
Certificate of Authorization # 00002906
10651 NW 27 Street, Miami, FL 33172
TEL: (305) 592-1360 FAX: (305) 594-4078
www.franyieengineers.com
DESIGN: JCP | DRAWN: MG | 1-20-17
JOB NUMBER 16-111

1-20-2017 PERMIT SET

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
the Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

ELECTRICAL NOTES & LEGEND

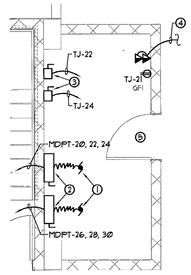
Project No. 219420456
Scale N.T.S.
Revision
Drawing No. **E-100**

P:\PROJECTS\2016\STANTEC\16-177 1698 Alton - WEST & 17TH\0-1698 Alton E100 - NOTES-LEGENDS.dwg, 1-20-17 2:23:53 PM, mana 1:1

ORIGINAL SHEET - ARCH E1 (30"x42")

CODED NOTES

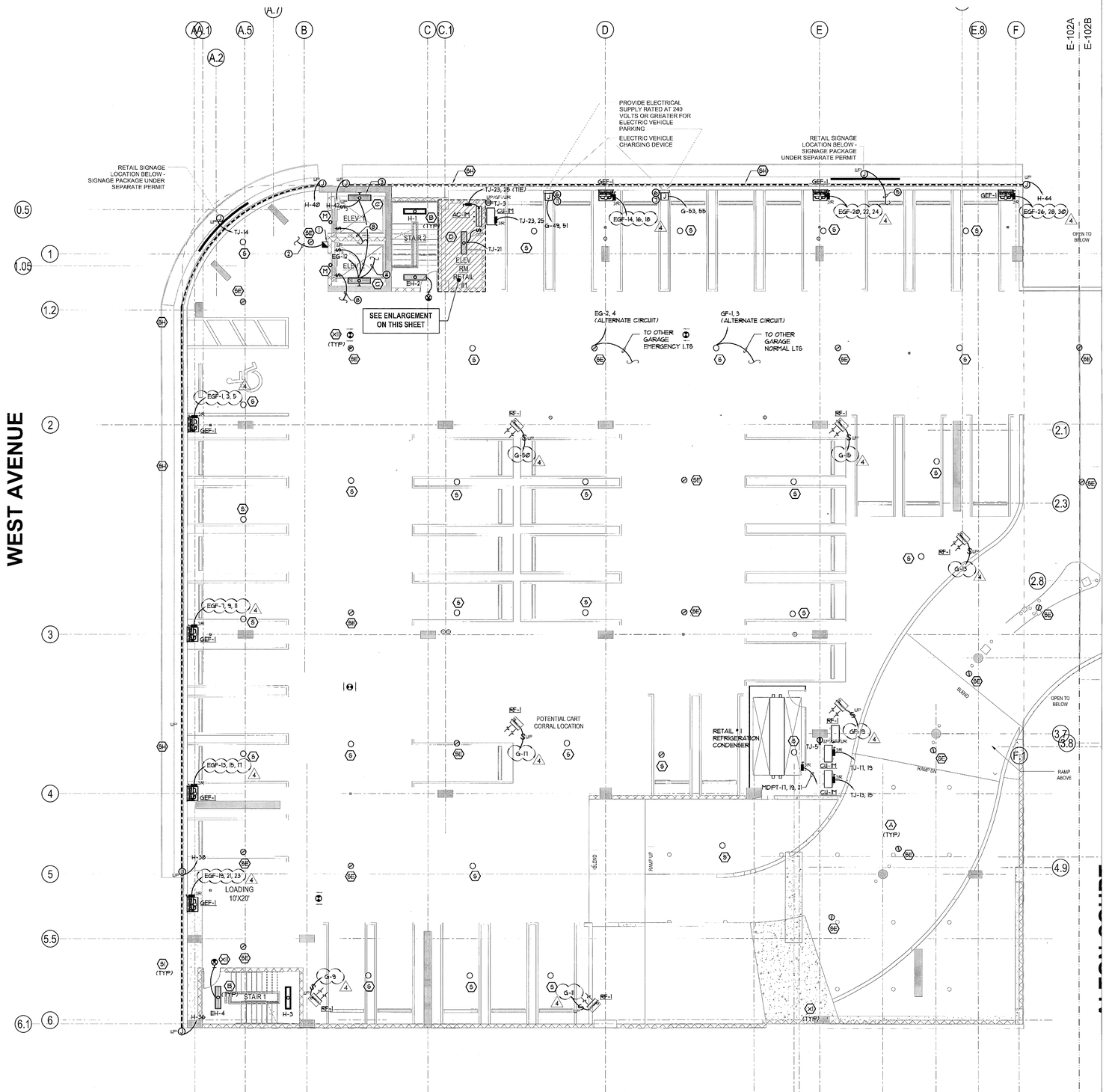
1. REFUGE AREA TWO WAY CALL STATION.
2. ½"C TO COMMUNICATOR PANEL.
3. LIGHT FIXTURE MOUNTED IN ELEVATOR SHAFT. SHAFT SHALL HAVE 10 FT CANDLE.
4. TO OTHER ELEVATOR SHAFT LIGHT FIXTURES.
5. ¾" EC TO DESIGNATED TENANT.
6. ALL CHARGERS SHALL BE FREE OF VEHICLE DAMAGE (TYPICAL) ALL CHARGERS SHALL BE (UP) (TYPICAL) 12KW, 40A, 208V, 1Ø (EA) MANUF. AEROVIRONMENT EV SOLUTIONS • EVSE8S DUAL OUTLET MODEL.
7. THE CONTRACTOR SHALL PROVIDE AN INSTALLATION DETAIL INDICATING COMPLIANCE WITH NEC 625 FOR ALL CHARGER INSTALLATION LOCATIONS.
8. CONNECT TO PIT LIGHT.



2 E-102A **Elevator Machine Room - Retail #1**
1/4" = 1'-0"

ELEVATOR MACHINE CODED NOTES

1. ELEVATOR MOTOR ASSUMED: 20HP, 208V, 3Φ.
2. ELEVATOR MOTOR DISCONNECT SWITCH. 3 100/30 (PROVIDE TIME DELAY RK5 FUSES)
3. ELEVATOR CAB LTS. DISCONNECT. 1 30/20 (LEAVE 1 POLE SPARE)
4. 1" EC TO TEL. BKBD.
5. COORDINATE ROOM LAYOUT & EQUIPMENT ELECTRICAL REQUIREMENTS WITH ELEVATOR MANUFACTURER SHOP DRAWINGS.



NOTE:
ALL INTERNAL GARAGE LIGHTING SHALL BE SHIELDED TO BUFFER VIEWS OF ALL DIRECT LIGHT SOURCES. (TYPICAL FOR ALL GARAGE AREAS)

1 E-102A **Partial Floor Plan - Level 2**
1/8" = 1'-0"

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 29 2017

ALEJANDRO FRANYIE PE #73089 MIAMI
VIVIANA FRANYIE PE #49985 MIAMI
FRANYIE ENGINEERS, INC.
Certificate of Authorization # 00002606
1001 NW 22 Street, Miami FL 33172
TEL: (305) 482-1360 FAX: (305) 591-1674
www.franyieengineers.com

DESIGNED	DRAWN	CHECKED
JCF	MG	

1-20-17
JOB NUMBER 16-177

1-20-2017 PERMIT SET

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue

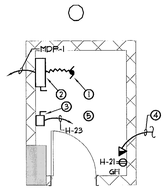
1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - LEVEL 2

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

E-102A

P:\PROJECTS\2016\STANTEC\16-177 1698 Alton - MXDT\ & 177\16-1698 Alton-E102A-B.dwg, 1:100/1, 8/29/2017 12:08:50 PM, mariela.11
ORIGINAL SHEET - ARCH E1 (30 x 42)

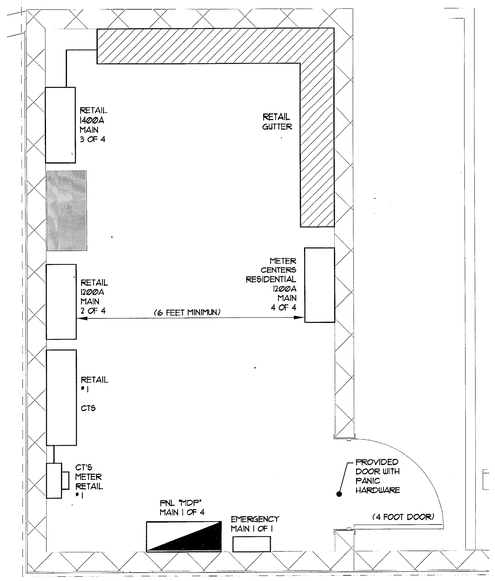


ELEVATOR MACHINE ROOM CODED NOTES

1. ELEVATOR MOTOR ASSUMED: 20 HP, 208V, 3ø.
2. ELEVATOR MOTOR DISCONNECT SWITCH. 3 @ 90 (PROVIDE TIME DELAY RK5 FUSES)
3. ELEVATOR CAB LTS. DISCONNECT. 1 @ 20 (LEAVE 1 POLE SPARE)
4. 1" EC TO TEL. BKBD.
5. COORDINATE ROOM LAYOUT & EQUIPMENT ELECTRICAL REQUIREMENTS WITH ELEVATOR MANUFACTURER SHOP DRAWINGS.

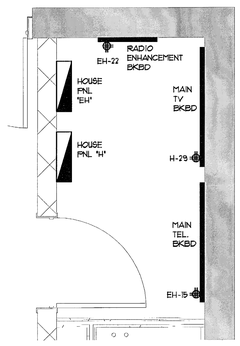
2 E-102B Elevator #5 Machine Room

1/4" = 1'-0"



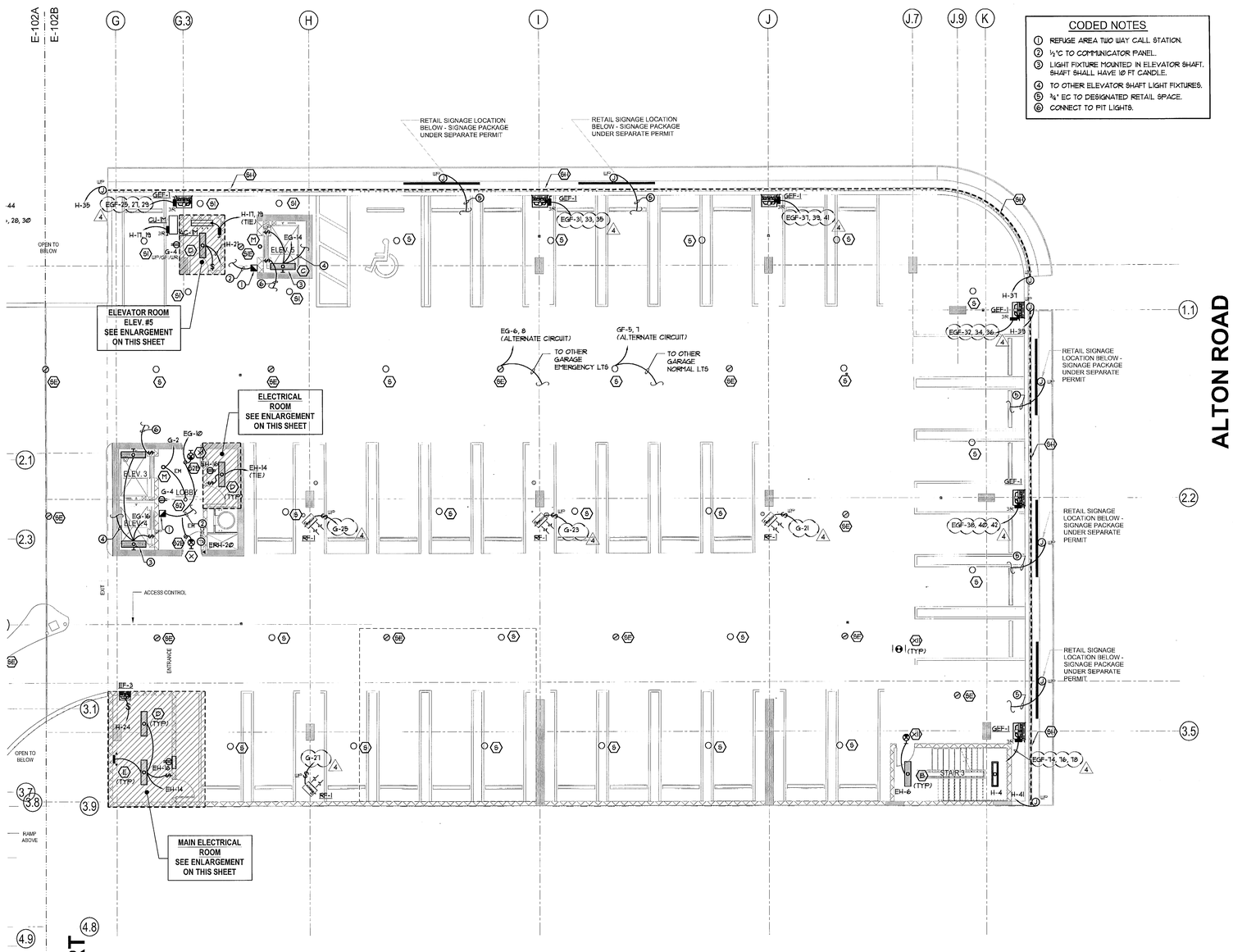
3 E-102B Main Electrical Room - Level 2

1/2" = 1'-0"



4 E-102B Electrical Room - Level 2

1/2" = 1'-0"



CODED NOTES

1. REFUGE AREA TWO WAY CALL STATION.
2. ½"C TO COMMUNICATOR PANEL.
3. LIGHT FIXTURE MOUNTED IN ELEVATOR SHAFT. SHAFT SHALL HAVE 10 FT CANDLE.
4. TO OTHER ELEVATOR SHAFT LIGHT FIXTURES.
5. ¾" EC TO DESIGNATED RETAIL SPACE.
6. CONNECT TO PIT LIGHTS.

ONE STORY EXISTING BUILDING

1 E-102B Partial Floor Plan - Level 2

1/8" = 1'-0"

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DRRM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - LEVEL 2

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

E-102B

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 29 2017

ALEJANDRO FRANYE PE #73089 MDC
VIVIANA FRANYE PE #49985 BC

FRANYE ENGINEERS INC.
Certificate of Authorization # 00002906
10810 NW 27 Street, Miami, FL 33172
TEL: (305) 592-1360 FAX: (305) 594-9270
www.franyeengineers.com

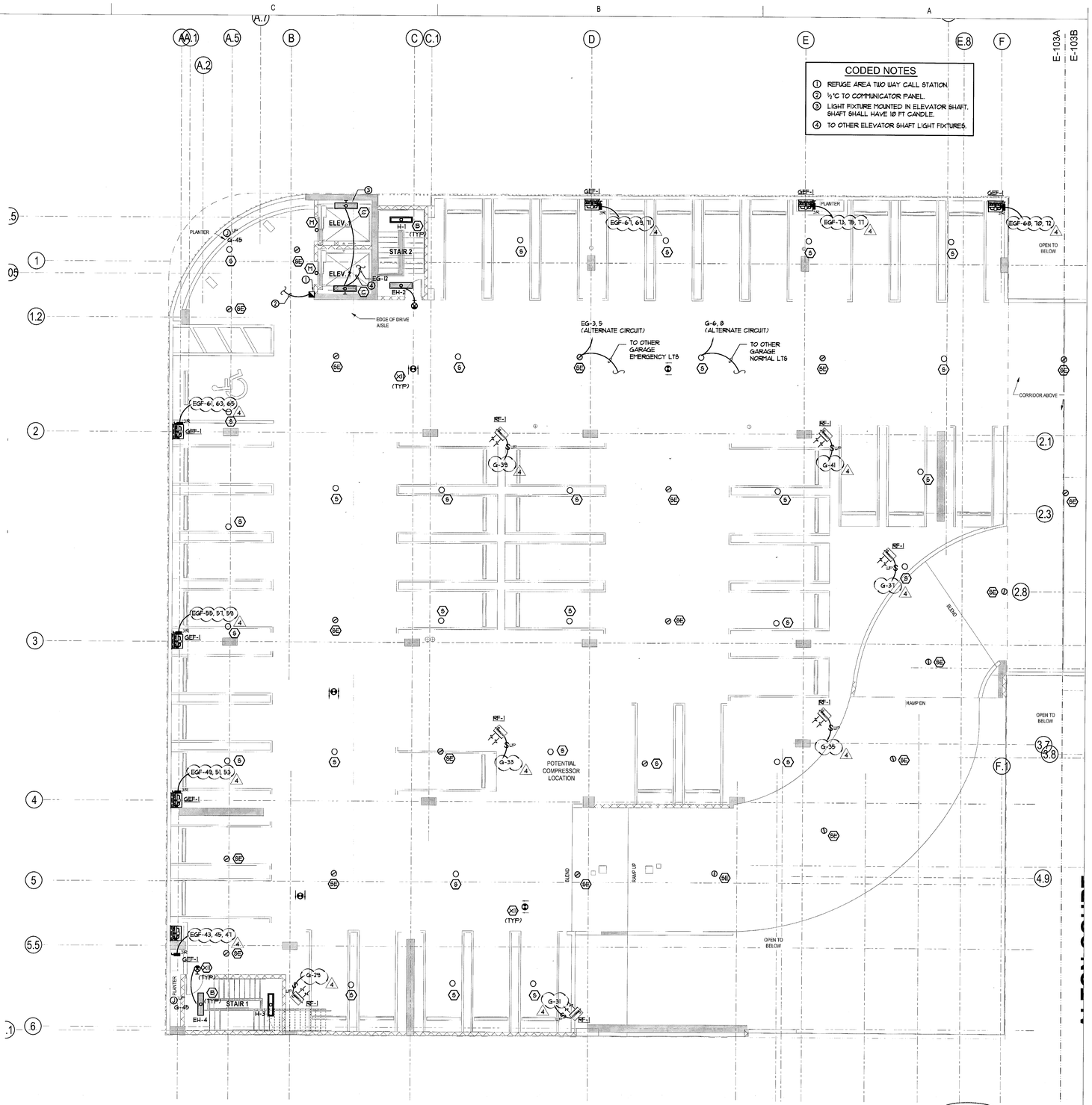
DESIGN	DRAWN	
JCF	MG	1-20-17
JOB NUMBER	16-111	

1-20-2017 PERMIT SET

ORIGINAL SHEET - ARCH E1 (30"x42")

CODED NOTES

1. REFUGE AREA TWO WAY CALL STATION.
2. ½"C TO COMMUNICATOR PANEL.
3. LIGHT FIXTURE MOUNTED IN ELEVATOR SHAFT. SHAFT SHALL HAVE 10 FT CANDLE.
4. TO OTHER ELEVATOR SHAFT LIGHT FIXTURES.



1 E-103A **Partial Floor Plan - Level 3**
1/8" = 1'-0"

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 29 2017

FRANYIE ENGINEERS INC.
ALEJANDRO FRANYIE PE #73089 MECH
VIVIANA FRANYIE PE #49985 ME
Certificate of Authorization # 00002906
10810 SW 72 Street, Miami, FL 33172
TEL: (305) 982-1560 FAX: (305) 394-9278
www.franyieengineers.com

DESIGN	DRAWN	
JCP	NG	1-20-17
JOB NUMBER		16-111

1-20-2017 PERMIT SET

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

4	Fire Comments		08-24-17
1	Revision 1		03-03-17
Revision		By	Appd	YYYY.MM.DD

PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued		By	Appd	YYYY.MM.DD

PERMIT SET

17th & West Avenue

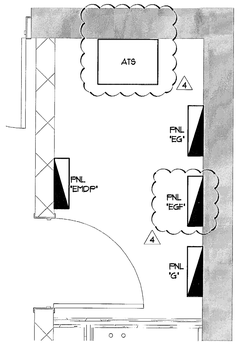
1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - LEVEL 3

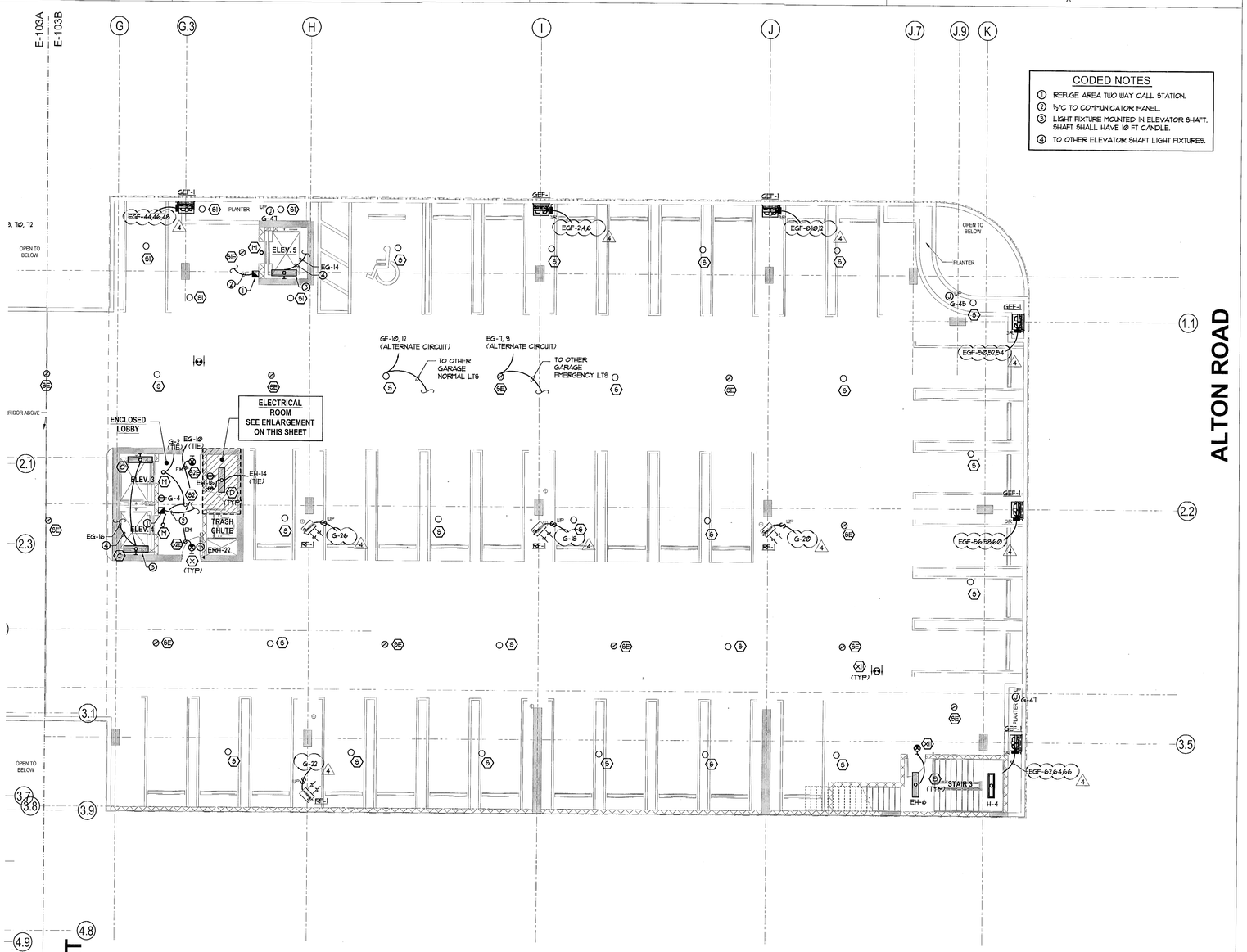
Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	E-103A

P:\PROJECTS\2015\STANTEC\16-177 1698 Alton - WEST & 17TH\0-1698-Alton-15DBA-Reno\ E-103A 6/29/2017 12:08:54 PM mwhite

ORIGINAL SHEET - ARCH E1 (30"x42")



2 E-103B **Electrical Room - Level 3**
1/2" = 1'-0"



ONE STORY EXISTING BUILDING

1 E-103B **Partial Floor Plan - Level 3**
1/8" = 1'-0"

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

1-20-2017
PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - LEVEL 3

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	E-103B

WILMA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug. 29, 2017

ALEJANDRO FRANYIE PE #75099 MECH
WILMA FRANYIE PE #49985 ME
FRANYIE ENGINEERS, INC.
Certificate of Authorization # 00002906
10610 NW 27 Street, Miami, FL 33172
TEL (305) 592-1360 FAX (305) 594-9076
www.franyieengineers.com

DESIGN	DRAWN	DATE
JCB	MG	1-20-17
JOB NUMBER		16-177

P:\PROJECTS\2015\15TANTECH\15-177 1698 Alton - WEST & 17TH\X-DWR-Alton-15183-A-Arch_15.0183_E-103B.E-103B.2017 1208??.PAL marka.11

ORIGINAL SHEET - ARCH D1 (30"x42")

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

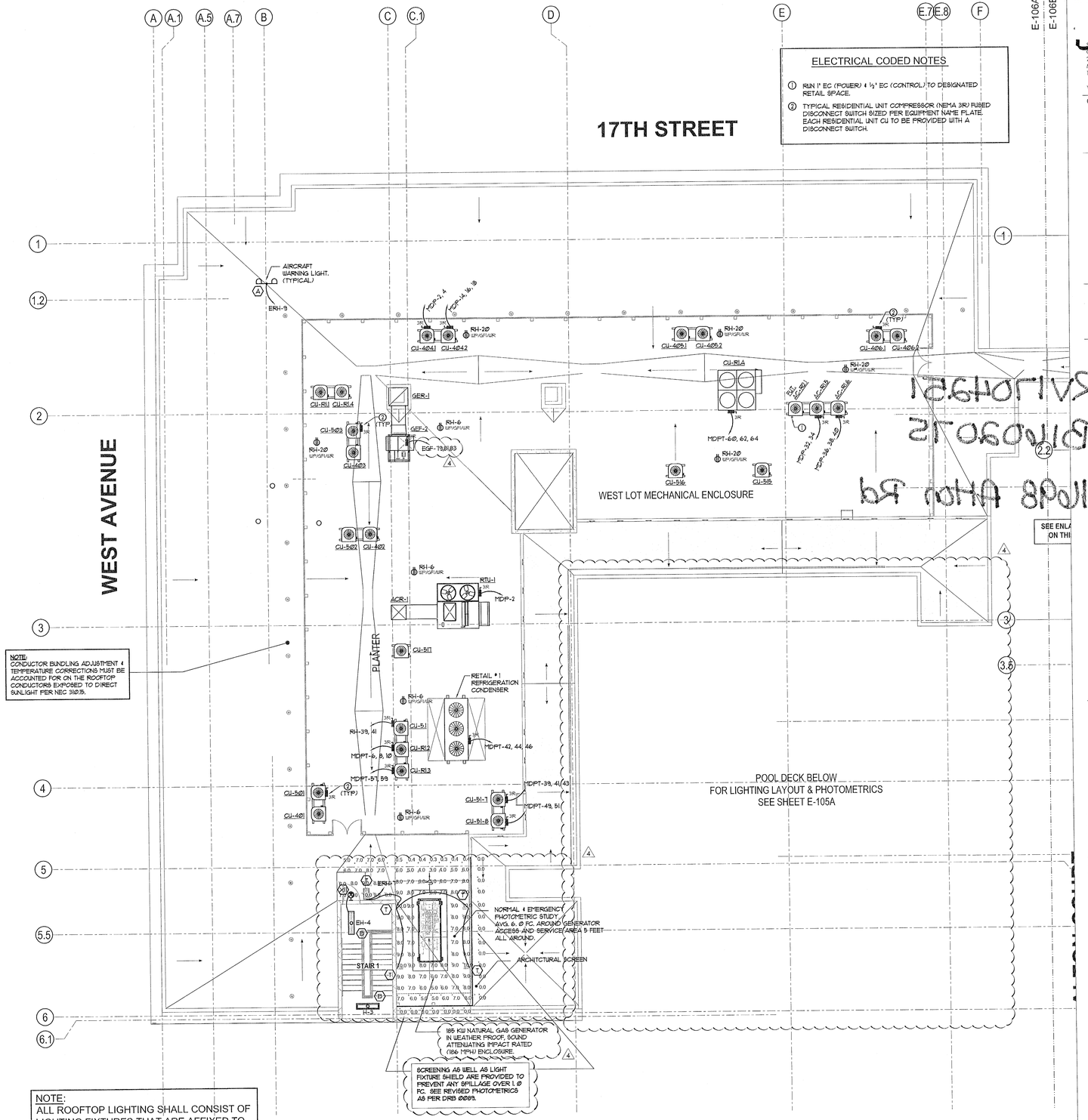
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

ELECTRICAL CODED NOTES

1. RUN 1" EC (POWER) & ½" EC (CONTROL) TO DESIGNATED RETAIL SPACE.
2. TYPICAL RESIDENTIAL UNIT COMPRESSOR (NEMA 3R) FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAME PLATE. EACH RESIDENTIAL UNIT CU TO BE PROVIDED WITH A DISCONNECT SWITCH.



NOTE:
CONDUCTOR BUNDLING ADJUSTMENT & TEMPERATURE CORRECTIONS MUST BE ACCOUNTED FOR ON THE ROOFTOP. CONDUCTORS EXPOSED TO DIRECT SUNLIGHT PER NEC 310.15.

NOTE:
ALL ROOFTOP LIGHTING SHALL CONSIST OF LIGHTING FIXTURES THAT ARE AFFIXED TO A WALL. FIXTURES SHALL BE DESIGNED TO PRECLUDE LIGHT FROM SPILLING OVER TO ADJACENT PROPERTIES.

1 E-106A **Partial Floor Plan - Roof Level**
1/8" = 1'-0"

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET 02-06-18 PRINT SET - PREVIEW OF REV 5

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - ROOF LEVEL

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

E-106A

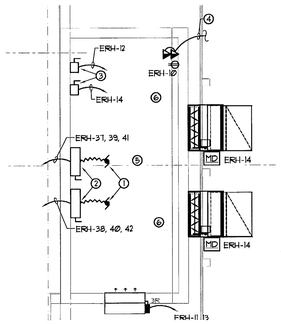
VIVIANA FRANYUTE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 6, 2018

FRANYUTE ENGINEERS
ALEJANDRO FRANYUTE PE #73598 MEP
VIVIANA FRANYUTE PE #49985 ME
Certificate of Authorization # 00002906
1081 S.W. 1st Street, Miami, FL 33172
TEL: (305) 592-1360 FAX: (305) 594-4079
www.franyute-engineers.com

DESIGN	DRAWN	
JCP	MG	1-20-17
JOB NUMBER		16-177

Revised Plans
1698 Alton Rd

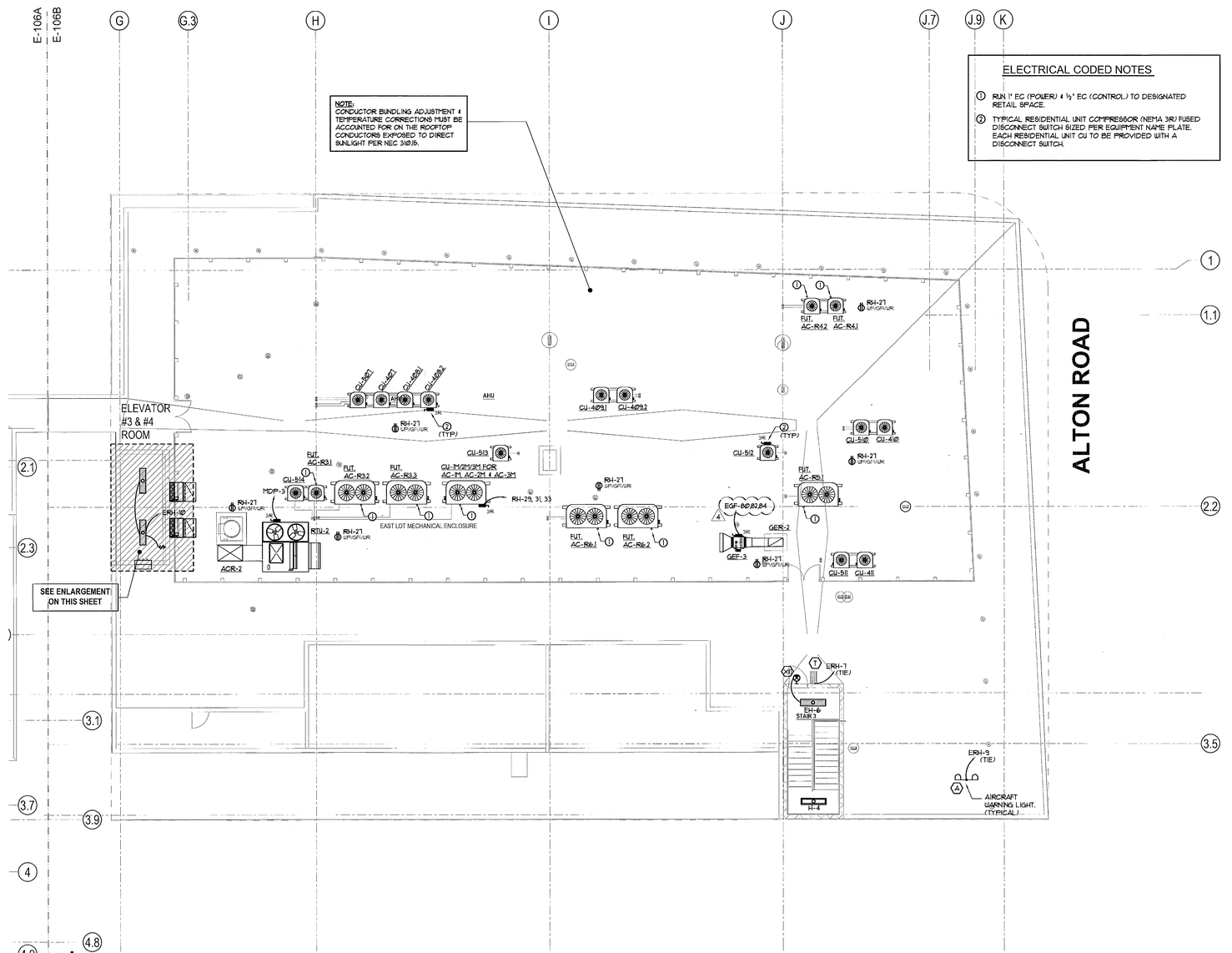
K:\DCTS\2016\STANTEC\16-177 1698 Alton - WEST & 17TH\D-1698-Alton-E106A-R.dwg, 1-20-17, 2:26:08 PM, Viviana.13



2 E-106B **Elevator #3 & #4 Machine Room**
1/4" = 1'-0"

ELEVATOR MACHINE ROOM CODED NOTES

1. ELEVATOR MOTOR ASSUMED: 30HP, 208V, 3Φ.
2. ELEVATOR MOTOR DISCONNECT SWITCH. 3-30/15 (PROVIDE TIME DELAY RK5 FUSES)
3. ELEVATOR CAB LTG. DISCONNECT. 1-30/15 (LEAVE 1 POLE SPARE)
4. 1" EC TO TEL. BKBD.
5. COORDINATE ROOM LAYOUT & EQUIPMENT ELECTRICAL REQUIREMENTS WITH ELEVATOR MANUFACTURER SHOP DRAWINGS.
6. PROVIDE MINIMUM 20 FC AT TOP OF SHAFT FOR SERVICE.



ONE STORY EXISTING BUILDING

1 E-106B **Partial Floor Plan - Roof Level**
1/8" = 1'-0"

Aug 29 2017

Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

1-20-2017 PERMIT SET

VIVIANA FRANYE LICENSE No. 49995 STATE OF FLORIDA PROFESSIONAL ENGINEER

FRANYE ENGINEERS INC.
ALEJANDRO FRANYE PE #70789 MCOT
VIVIANA FRANYE PE #49995 ME
Certificate of Authorization # 00002958
12870 SW 32 Street, Miami, FL 33172
TEL: (305) 592-1360 FAX: (305) 594-9279
WWW.FRANYEENGINEERS.COM

DESIGN	DRAWN	
JCF	MG	1-20-17
JOB NUMBER		16-111

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

4	Fire Comments		08-24-17
3	Fire Comments		06-23-17
2	Revision 2		06-02-17
1	Revision 1		03-03-17
Revision		By Appd	YYYY.MM.DD

PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued		By Appd	YYYY.MM.DD

PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - ROOF LEVEL

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

E-106B

P:\PROJECTS\2015\15719\CAD\E106-177-1698 Alton - WEST & 17TH\C-1698-Alton-E106A-B.dwg, 1:1268, 8/29/2017 12:09:28 PM, viviana.li

ORIGINAL SHEET - ARCH B1 (30"x42")

ELECTRICAL RISER CODED NOTES

1. 3P-1600A 100% GENERATOR BREAKER.
2. WIRE GENERATOR AS A NON-SEPARATELY DERIVED SYSTEM.
3. BOND FRAME ONLY.
4. 1 #3/0 (G) - ¾"C TO A ⅝" DIA x 10FT LONG COPPER CLAD STEEL GROUND DRIVEN ROD.
5. METER CENTER ¶ WITH A 1200A, 120/208V, 3Φ, 4W TAP BOX RATED (42K AIC) WITH (26) 125A METERS WITH A 2P-125A MAIN BREAKER FOR UNITS.
6. GENERATOR TO BE PROVIDED IN HURRICANE RATED ALUMINUM ENCLOSURE.
7. POWER COMPANY APPROVED CT'S METER.
8. 3P-1200A SHUNT-TRIP ENCLOSED BREAKER. (SERVICE RATED FOR 65K AIC)
9. 3P-1600A SHUNT-TRIP ENCLOSED BREAKER. (SERVICE RATED FOR 65K AIC)
10. 3P - 1600A ENCLOSED BREAKER. (SERVICE RATED FOR 65K AIC) (RATED 100%)
11. ATS (AUTO TRANSFER SWITCH) 800A, 120/ 208V, 3Φ 4W (3 POLES). 4
12. ALL FPL VAULT PENETRATIONS TO BE FIRE RATED MEETING FPL STANDARDS.
13. (16' x 16' x 12'-0") RETAIL GUTTER MOUNTED AT +10'-0" AFF.
14. FACTORY INSTALLED SERVICE ENTRANCE RATED SURGE SUPPRESSOR.
15. FIRE PUMP 60HP, 208V, 3Φ.
16. FIRE PUMP CONTROLLER (PROVIDED WYE/DELTA START) CONSISTING OF A FACTORY INSTALLED DISCONNECT SIZED PER NFPA 20
17. RUN WIRING IN 1" CONDUIT FROM FIRE ALARM PANEL TO FIRE PUMP FOR THE FOLLOWING SUPERVISIONS:
    - A) CONTROLLER OPERATION INTO A MOTOR RUNNING CONDITION.
    - B) LOSS OF LINE POWER ON LINE SIDE OF MOTOR STARTER IN ANY PHASE.
    - C) PHASE REVERSAL ON LINE SIDE OF MOTOR.

    PROVIDE AN AUDIBLE VISUAL ALARM IN FIRE ALARM PANEL FOR THE ABOVE MENTIONED CONDITIONS. ALL CONNECTIONS AND REQUIREMENTS TO BE AS PER MANUFACTURER'S WIRING DIAGRAM AND NFPA-20 (CENTRIFUGAL FIRE PUMPS).
18. ¾" C TO GENERATOR FOR CONTROL WIRING.
19. TIME CLOCK/LIGHTING CONTACTOR(S) ARE REQUIRED.
20. NATURAL GAS GENERATOR SEE SHEET E-100 FOR SPECIFICATION. 4
21. BATTERY CHARGER CKT: ERH-16.
22. JACKET HEATER: ERH-18, 20.
23. A PERMANENT PLAQUE IS REQUIRED ON MAIN DISCONNECTS IDENTIFYING EACH SERVICE SINCE MULTIPLE SERVICES ARE PRESENT
24. PROVIDE AN INTERSYSTEM BONDING PER NEC.
25. EMERGENCY SHUT-OFF BREAK GLASS STATION. COORDINATE EXACT LOCATION WITH AJH.
26. LABEL: MAIN 1 OF 4 EMERGENCY SHUT-OFF.
27. LABEL: MAIN 2 OF 4 EMERGENCY SHUT-OFF.
28. LABEL: MAIN 3 OF 4 EMERGENCY SHUT-OFF.
29. LABEL: MAIN 4 OF 4 EMERGENCY SHUT-OFF.
30. LABEL: EMERGENCY MAIN 1 OF 1 EMERGENCY SHUT-OFF.
31. ¾"C WITH WIRING TO DESIGNATED MAIN DISCONNECT.
- (P) SEE PANEL SCHEDULE.

ELECTRICAL RISER FEEDER SCHEDULE

1. 3 #2/0 (AL) & 1 #4 (G) (AL) - 1½"C TO METER CENTER ¶.
2. 4 RUNS OF (4 #600 KCMIL (AL) & 1 #250 KCMIL (G) (AL) - 4"C EACH.
3. 4 RUNS OF (4 #600 KCMIL (AL) - 4"C TO FPL VAULT.
4. 3 RUNS OF (4 #400 KCMIL (AL) - 1 #4/0 (G) (AL) - 3½"C EACH. 4
5. 3 RUNS OF (4 #400 KCMIL (AL) - 3½"C.
6. (1) 2½" EC TO RETAIL GUTTER.
7. (2) 2½" EC TO RETAIL GUTTER.
8. 5 RUNS OF (4 #600 KCMIL (AL) - 3½"C TO FPL VAULT.
9. 5 RUNS OF (4 #500 KCMIL (AL) & #350 (G) (AL) - 3½"C EACH.
10. 4 #4/0 (CU) - 2½"C TO FPL VAULT. (CONCRETE ENCASED).
11. 1 #3/0 (G) (AL) - ¾"C.
12. 1 #3/0 (G) (CU) - ¾"C TO (2) ⅝" DIA x 10 FT LONG COPPER CLAD STEEL GROUND DRIVEN RODS SPACED 6FT APART, C.W.P. & FOUNDATION STEEL.
13. 4 RUNS OF (4 #500KCMIL (AL)) - 4"C EACH FEEDING HOUSE PANEL MDP.

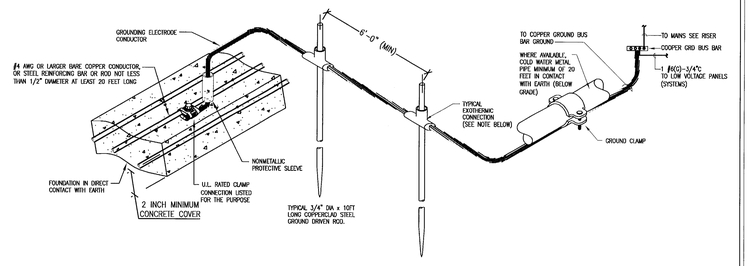
FPL CONNECTED LOAD ANALYSIS BASED ON 120/208V, 3Φ, 4W

PANEL "MDP" (1 OF 4)	263.9 KVA
MAIN (2 OF 4)	365.9 KVA
MAIN (2 OF 4) FUTURE LOAD	180.4 KVA
MAIN (3 OF 4)	403.2 KVA
MAIN (4 OF 4)	371.5 KVA
EMERGENCY MAIN (1 OF 1)	208.0 KVA
	(1728.9 KVA (4802.5 AMPS) 4

MC#1

UNITS CONSIDERED 26.0 UNITS

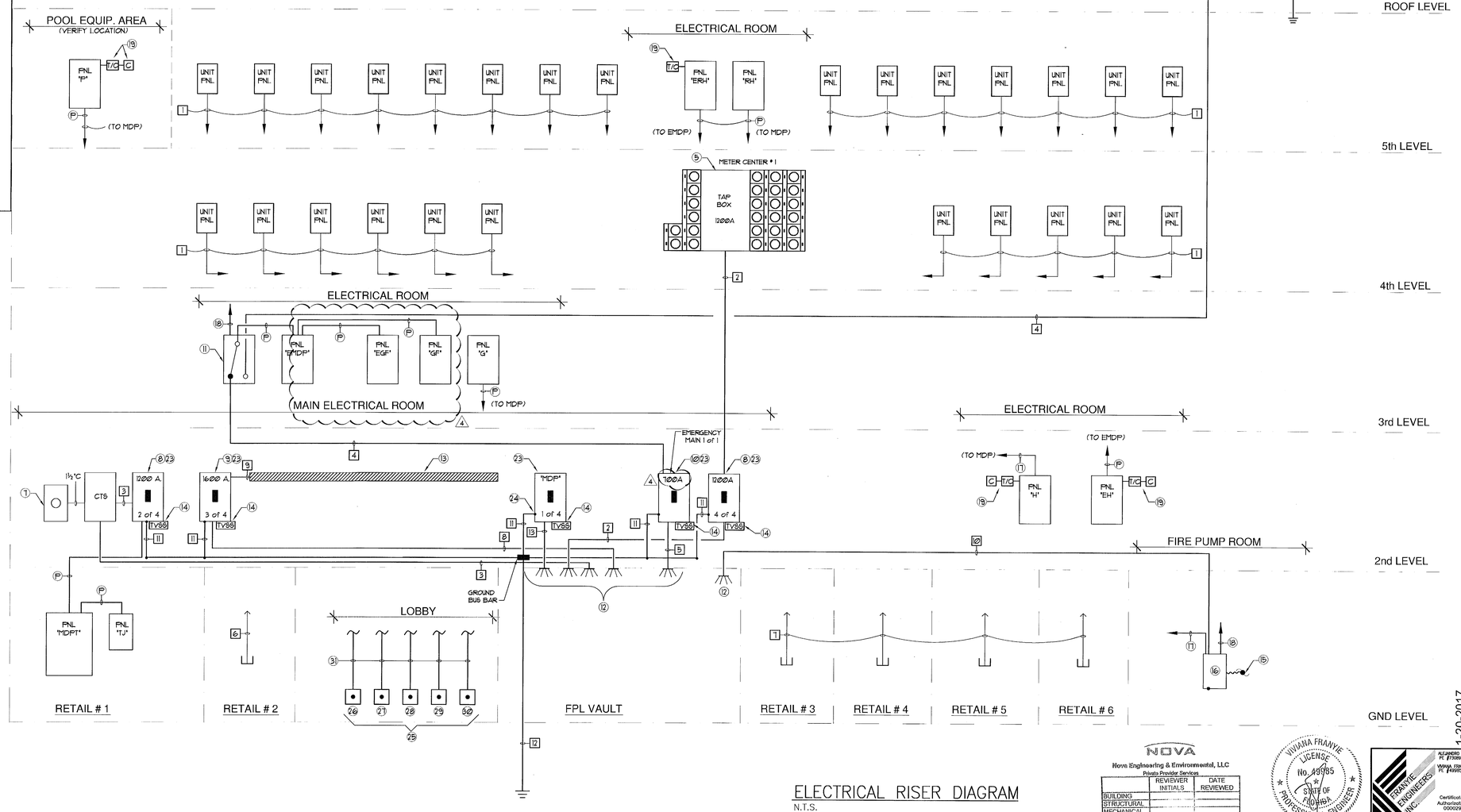
A,B,C OR D	26 X	42.7 =	1110.2 KVA
	26.0		
TOTAL CONNECTED LOAD			1110.2 KVA
BY TABLE 220-84 N.E.C.		D.F. =	0.34
1110 KW X	0.34 /	360V =	1049 AMPS
			377.5 KVA



BUILDING SERVICE GROUND DETAIL

SCALE: N.T.S.

NOTE
IF BOLTED GROUND CLAMPS ARE USED IN LIEU OF EXOTHERMIC WELD PROVIDE A GROUND ACCESS WELL FOR EACH GROUND ROD.



ELECTRICAL RISER DIAGRAM

N.T.S.

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 29 2017

FRANYIE ENGINEERS INC.
ALEJANDRO FRANYIE PE #73089 MECH
VIVIANA FRANYIE PE #49985 ME
Certificate of Authorization # 00002909
1081 Brickell Ave. 2 Street, Miami, FL. 33132
TEL: (305) 992-1360 FAX: (305) 594-1629
WWW.FRANYIEENGINEERS.COM

DESIGN | DRAWN | 1-20-17
JOB NUMBER 16-177

1-20-2017 PERMIT SET

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

ELECTRICAL RISER DIAGRAM

Project No. 219420456
Scale N.T.S.
Revision
Drawing No.

E-300

P:\PROJECTS\2016\219420456\PANTECH\E-177.MAB Atom - WEST & 17TH.RVT - MAB Atom - EPD-360 - MEP.dwg 6.00L 8/29/2017 12:06:08 PM, manta.ui

LOCATION: MAIN ELECTRICAL ROOM 2nd LEVEL — **CU BUS/ GND BUS (SERVICE RATED)** — **120/208 V. 3 ø 4 W.** AIC RATING: 65K AIC MOUNT: SURFACE

3P-1200A (SHUNT-TRIP) M.C.B. PANEL "MDP"

CKT	SERVES	AMPS A ø	AMPS B ø	AMPS C ø	AMPS N	C.B.	P.	WIRE–COND	REMARKS
1	ELEVATOR #5 (A)	62	62	62	-	90	3	3 #(CU) 4 1 #8(G.CU) - 1½"C	ASSUMED: 20 HP
2	RTU #1	46	46	46	-	70	3	3 #4(CU) 4 1 #8(G.CU) - 1½"C	-
3	RTU #2	55	55	55	-	90	3	3 #(CU) 4 1 #8(G.CU) - 1½"C	-
4	PANEL "H"	131	131	131	131	200	3	SEE PANEL SCHEDULE	-
5	PANEL "RH"	188	188	188	130	250	3	SEE PANEL SCHEDULE	-
6	PANEL "G"	203	203	203	203	250	3	SEE PANEL SCHEDULE	-
7	PANEL "P"	48	48	48	48	125	3	SEE PANEL SCHEDULE	-
8	SPACE	-	-	-	-	-	-	-	-
9	SPACE	-	-	-	-	-	-	-	-
10	SPACE	-	-	-	-	-	-	-	-
11	SPACE	-	-	-	-	-	-	-	-
	TOTAL AMPS	733	733	733	498				

FEEDER: 4 RUNS OF (4 #500KCMIL (AL)) - 4"C EACH

(A) PROVIDE SHUNT-TRIP BREAKER INTERLOCKED WITH HEAT DETECTOR.

SIEMENS

LOCATION: ELECT. ROOM 2nd LEVEL — **CU BUS/ GND BUS** — 120/ 208V. 3 ø 4 W. AIC RATING: 22K MOUNT: SURFACE

250 A. M.L.O. PANEL "H"

CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND
1	STAIR LTS	20	1	Ø.6	(V)	2	STORAGE LTS	20	1	Ø.6	(V)
3	STAIR LTS	20	1	Ø.6	(V)	4	STORAGE LTS	20	1	Ø.6	(V)
(+) 5	TEMPORARY LTS	20	1	L.2	(V)	6	EXTERIOR LTS	20	1	Ø.2	(V) (+)
7	TEMPORARY LTS	20	1	L.6	(V)	8	AC-2M	30	2	L.Ø	#2 - ½"C
9	RESID. LOBBY LTS	20	1	Ø.6	(V)	10					
11	RESID. LOBBY RECS	20	1	L.1	(V)	12	AC/CU-1M	30	2	2.Ø	#10 - ½"C
13	SERVICE CORR. LTS	20	1	L.1	(V)	14					
15	DECODORIZER	20	1	Ø.8	(V)	16	SUMP PUMP	20	1	Ø.8	(V)
17	AC/CU-1M	30	2	2.Ø	#10 - ½"C	18	ELEV. PIT LT/REC	20	1	Ø.4	(V)
19						20	SERVICE CORR LTS	20	1	Ø.6	(V)
21	ELEV'S HACH RM LTS/RECS	20	1	Ø.6	(V)	22	TRASH RM DOOR MOTOR	20	1	L.Ø	(V)
23	ELEV'S CAB LTS	20	1	Ø.8	(V)	24	ELECT RM EF	20	1	Ø.8	(V)
25	AC-3M	20	2	2.Ø	#10 - ½"C	26	BATHROOM REC	20	1	Ø.7	(V)
27						28	EF	20	1	Ø.7	(V)
29	MAIN BKBD	20	1	Ø.7	(V)	30	DECODORIZER	20	1	Ø.8	(V)
(+) 31	EXTERIOR LTS	20	1	L.2	(V)	32	AC/CU-1M	30	2	2.Ø	#10-½"C
(+) 33	EXTERIOR LTS	20	1	L.2	(V)	34					
(+) 35	EXTERIOR LTS	20	1	L.8	(V)	36	EXTERIOR LTS	20	1	L.8	(V) (+)
(+) 37	EXTERIOR LTS	20	1	L.8	(V)	38	EXTERIOR LTS	20	1	L.8	(V) (+)
(+) 39	EXTERIOR LTS	20	1	L.8	(V)	40	EXTERIOR LTS	20	1	L.8	(V) (+)
(+) 41	EXTERIOR LTS	20	1	L.8	(V)	42	EXTERIOR LTS	20	1	L.8	(V) (+)
43	SPACE	-	-	-	-	44	EXTERIOR LTS	20	1	L.8	(V) (+)
45	SPACE	-	-	-	-	46	SPACE	-	-	-	-
47	SPACE	-	-	-	-	48	SPACE	-	-	-	-
49	SPACE	-	-	-	-	50	SPACE	-	-	-	-
51	SPACE	-	-	-	-	52	SPACE	-	-	-	-
53	SPACE	-	-	-	-	54	SPACE	-	-	-	-
55	SPACE	-	-	-	-	56	SPACE	-	-	-	-
57	SPACE	-	-	-	-	58	SPACE	-	-	-	-
59	SPACE	-	-	-	-	60	SPACE	-	-	-	-
61	SPACE	-	-	-	-	62	SPACE	-	-	-	-
63	SPACE	-	-	-	-	64	SPACE	-	-	-	-
65	SPACE	-	-	-	-	66	SPACE	-	-	-	-
67	SPACE	-	-	-	-	68	SPACE	-	-	-	-
69	SPACE	-	-	-	-	70	SPACE	-	-	-	-
71	SPACE	-	-	-	-	72	SPACE	-	-	-	-

CONNECTED KVA = 47.Ø — TOTAL AMPS = 131.2

FEEDER : 4 #250KCMIL (AL) 4 1 #4 (G.AL) - 3½"C

CALCULATIONS

LIGHTING LOAD	25.4 KW	#125%	31.8 KW
LARGEST MOTOR	2.Ø KW	#125%	2.5 KW
REST OF LOAD	13.Ø KW	#100%	13.Ø KW
TOTAL LOAD			47.Ø KW

47.Ø KW ÷ 208V, 3 PHASE = 131.2 A.

(+) CONNECT THRU TIME CLOCK.

SIEMENS

LOCATION: ELECT. ROOM 5th LEVEL — **CU BUS/ GND BUS** — 120/ 208V. 3 ø 4 W. AIC RATING: 22K MOUNT: SURFACE

250 A. M.L.O. PANEL "RH"

CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND
1	CORRIDOR RECS	20	1	L.1	(V)	2	CORR. LTS 4th LVL	20	1	L.Ø	(V)
3	CORRIDOR RECS	20	1	L.1	(V)	4	CORR. LTS 4th LVL	20	1	L.Ø	(V)
5	CORRIDOR RECS	20	1	L.1	(V)	6	ROOF RECS	20	1	L.1	(V)
7	CORRIDOR RECS	20	1	L.1	(V)	8	GYM FLOOR RECS	20	1	L.2	(V)
9	CORRIDOR RECS	20	1	L.1	(V)	10	GYM FLOOR RECS	20	1	L.2	(V)
11	CORRIDOR RECS	20	1	L.1	(V)	12	GYM FLOOR RECS	20	1	L.2	(V)
13	CORRIDOR RECS	20	1	L.1	(V)	14	GYM FLOOR RECS	20	1	L.2	(V)
15	CORRIDOR RECS	20	1	L.1	(V)	16	GYM LTS	20	1	L.2	(V)
17	GYM RECS	20	1	L.1	(V)	18	POOL DECK LTS	20	1	L.6	(V) (+)
(+) 19	POOL DECK J. BOXES	20	1	L.6	(V)	20	ROOF RECS	20	1	L.1	(V)
(+) 21	POOL DECK J. BOXES	20	1	L.6	(V)	22	GEF-2	40	3	6.3	#8 - ¾"C
(+) 23	POOL DECK J. BOXES	20	1	L.6	(V)	24					
(+) 25	POOL DECK J. BOXES	20	1	L.6	(V)	26					
27	ROOF RECS	20	1	L.1	(V)	28	GEF-3	20	3	2.5	#8 - ¾"C
29	CU-1M/2M/3M	60	3	10.8	#4 - 1¼"C	30					
31						32					
33						34	TV BKBD	20	1	Ø.7	(V)
35	AC-5.1 (+)	35	2	6.Ø	#8 - ¾"C	36	TV BKBD	20	1	Ø.7	(V)
37						38	CORR LTS 5th FL	20	1	L.Ø	(V)
39	AC-5.1 (+)	35	2	3.1	#8 - ¾"C	40	CORR LTS 5th FL	20	1	L.Ø	(V)
41						42	EWC	20	1	Ø.8	(V)
43	BATH REC	20	1	Ø.7	(V)	44	POOL DECK LTS	20	1	L.Ø	(V)
45	SPACE	-	-	-	-	46	SPACE	-	-	-	-
47	SPACE	-	-	-	-	48	SPACE	-	-	-	-
49	SPACE	-	-	-	-	50	SPACE	-	-	-	-
51	SPACE	-	-	-	-	52	SPACE	-	-	-	-
53	SPACE	-	-	-	-	54	SPACE	-	-	-	-
55	SPACE	-	-	-	-	56	SPACE	-	-	-	-
57	SPACE	-	-	-	-	58	SPACE	-	-	-	-
59	SPACE	-	-	-	-	60	SPACE	-	-	-	-
61	SPACE	-	-	-	-	62	SPACE	-	-	-	-
63	SPACE	-	-	-	-	64	SPACE	-	-	-	-
65	SPACE	-	-	-	-	66	SPACE	-	-	-	-
67	SPACE	-	-	-	-	68	SPACE	-	-	-	-
69	SPACE	-	-	-	-	70	SPACE	-	-	-	-
71	SPACE	-	-	-	-	72	SPACE	-	-	-	-

CONNECTED KVA = 67.5 — TOTAL AMPS = 187.5

FEEDER : 4 #600 KCMIL (AL) 4 1 #3/0 (G.AL) - 4"C

CALCULATIONS

LIGHTING LOAD	13.8 KW	#125%	17.5 KW
LARGEST MOTOR	10.8 KW	#125%	13.5 KW
REST OF LOAD	36.9 KW	#100%	36.9 KW
TOTAL LOAD			67.5 KW

67.5 KW ÷ 208V, 3 PHASE = 187.5 A.

(+) CONNECT THRU TIME CLOCK.
(+) NON-CONCURRENT LOAD

SIEMENS

LOCATION: ELECT. ROOM 3rd LEVEL — **CU BUS/ GND BUS** — **120/208V. 3 ø 4 W.** AIC RATING: 22K AIC MOUNT: SURFACE

250 A. M.L.O. PANEL "G"

CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND
1	GARAGE LTS 2nd LVL	20	1	L.6	(V)	2	ELEV. LOBBY LTS	20	1	L.Ø	(V)
3	GARAGE LTS 2nd LVL	20	1	L.6	(V)	4	ELEV. LOBBY RECS	20	1	L.1	(V)
5	GARAGE LTS 2nd LVL	20	1	L.6	(V)	6	GARAGE LTS 3rd LVL	20	1	L.6	(V)
7	GARAGE LTS 2nd LVL	20	1	L.6	(V)	8	GARAGE LTS 3rd LVL	20	1	L.6	(V)
9	RF-1	20	1	L.1	(V)	10	GARAGE LTS 3rd LVL	20	1	L.6	(V)
11	RF-1	20	1	L.1	(V)	12	GARAGE LTS 3rd LVL	20	1	L.6	(V)
13	RF-1	20	1	L.1	(V)	14	GARAGE LTS 4th LVL	20	1	L.6	(V)
15	RF-1	20	1	L.1	(V)	16	GARAGE LTS 4th LVL	20	1	L.6	(V)
17	RF-1	20	1	L.1	(V)	18	RF-1	20	1	L.1	(V)
19	RF-1	20	1	L.1	(V)	20	RF-1	20	1	L.1	(V)
21	RF-1	20	1	L.1	(V)	22	RF-1	20	1	L.1	(V)
23	RF-1	20	1	L.1	(V)	24	RF-1	20	1	L.1	(V)
25	RF-1	20	1	L.1	(V)	26	RF-1	20	1	L.1	(V)
27	RF-1	20	1	L.1	(V)	28	RF-1	20	1	L.1	(V)
29	RF-1	20	1	L.1	(V)	30	RF-1	20	1	L.1	(V)
31	RF-1	20	1	L.1	(V)	32	RF-1	20	1	L.1	(V)
33	RF-1	20	1	L.1	(V)	34	RF-1	20	1	L.1	(V)
35	RF-1	20	1	L.1	(V)	36	RF-1	20	1	L.1	(V)
37	RF-1	20	1	L.1	(V)	38	RF-1	20	1	L.1	(V)
39	RF-1	20	1	L.1	(V)	40	RF-1	20	1	L.1	(V)
41	RF-1	20	1	L.1	(V)	42	RF-1	20	1	L.1	(V)
43	RF-1	20	1	L.1	(V)	44	RF-1	20	1	L.1	(V)
(+) 45	PLANTER J. BOX	20	1	L.Ø	(V)	46	EF	20	1	L.1	(V)
(+) 47	PLANTER J. BOX	20	1	L.Ø	(V)	48	EF	20	1	L.1	(V)
49	CAR CHARGER	60	2	1.2	#6 - 1"C	50	RF-1	20	1	L.1	(V)
51						52	SPACE	-	-	-	-
53	CAR CHARGER	60	2	1.2	#6 - 1"C	54	SPACE	-	-	-	-
55						56	SPACE	-	-	-	-
57	SPACE	-	-	-	-	58	SPACE	-	-	-	-
59	SPACE	-	-	-	-	60	SPACE	-	-	-	-
61	SPACE	-	-	-	-	62	SPACE	-	-	-	-
63	SPACE	-	-	-	-	64	SPACE	-	-	-	-
65	SPACE	-	-	-	-	66	SPACE	-	-	-	-
67	SPACE	-	-	-	-	68	SPACE	-	-	-	-
69	SPACE	-	-	-	-	70	SPACE	-	-	-	-
71	SPACE	-	-	-	-	72	SPACE	-	-	-	-

CONNECTED KVA = 72.9 — TOTAL AMPS = 202.5

FEEDER : 4 #400 KCMIL (AL) 4 1 #2 (G.AL) - 3½"C

CALCULATIONS

LIGHTING LOAD	17 KW	#125%	21.3 KW
LARGEST MOTOR	1.7 KW	#125%	2.1 KW
REST OF LOAD	49.5 KW	#100%	49.5 KW
TOTAL LOAD			72.9 KW

72.9 KW ÷ 208V, 3 PHASE = 202.5 A.

(+) CONNECT THRU TIME CLOCK.

PART OF HILL PHOENIX POWER WALL

LOCATION: RETAIL #1 — **CU BUS/ GND BUS** — 120/ 208V. 3 ø 4 W. AIC RATING: 65K MOUNT: SURFACE

3P-1200 A. M.C.B. PANEL "MDPT"

CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND
1	AC-RI-1 (+)	60	2	11.4	#6 - 1"C	2	CU-RI-1 (+)	40	2	4.1	#6 - 1"C
3						4					
5	AC-RI-2 (+)	50	3	11.3	#6 - 1"C	6	CU-RI-2 (+)	40	3	7.2	#6 - 1"C
7						8					
9						10					
11	AC-RI-4 (+)	50	3	11.3	#6 - 1"C	12	SPACE	-	-	-	-
13						14	CU-RI-4 (+)	40	3	7.2	#6 - 1"C
15						16					
17	REFRIG. RACK (++)	400	3	72.Ø	2 RUNS OF (3 #500(CU)) - 2½"C	18					
19						20	ELEVATOR #1 (A)	100	3	22.4	#3 - 1½"C
21						22					
23	AC-RI-5 (+)	35	3	5.9	#8 - ¾"C	24					
25						26	ELEVATOR #2 (A)	100	3	22.4	#3 - 1½"C
27	AC-RI-6 (+)	50	3	11.3	#6 - 1"C	28					
29						30					
31						32	CU-RI-5 (+)	25	2	2.6	#8 - ¾"C
33	AC-RI-7 (+)	50	3	11.3	#6 - 1"C	34					
35						36	CU-RI-6 (+)	45	3	8.1	#6 - 1"C
37						38					
39	CU-RI-7 (+)	45	3	8.1	#6 - 1"C	40					
41						42	ROOF RACK (++)	60	3	10.8	#6 - 1"C
43						44					
45	AC-RI-8 (+)	60	2	11.4	#6 - 1"C	46					
47						48	PANEL "TJ"	150	3	24.6	(SEE "TJ")
49	CU-RI-8 (+)	40	2	4.1	#6 - 1"C	50					
51						52					
53	AC-RI-3 (+)	35	2	6.8	#8 - ¾"C	54	AC-RIA	350	3	107.Ø	#000 KCM- 3½"C
55						56					
57	CU-RI-3 (+)	30	2	3.1	#8 - ¾"C	58					
59						60	CU-RIA (+)	25	3	7.3	#8 - ¾"C
61	SPACE	-	-	-	-	62					
63	SPACE	-	-	-	-	64					
65	SPACE	-	-	-	-	66	SPACE	-	-	-	-
67	SPACE	-	-	-	-	68	SPACE	-	-	-	-
69	SPACE	-	-	-	-	70	SPACE	-	-	-	-
71-83	SPACES	-	-	-	-	72-84	SPACES	-	-	-	-

CONNECTED KVA = 369.9 — TOTAL AMPS = 1016.4

FEEDER : 4 RUNS OF (4 #600 KCMIL (AL) 4 1 #350 KCMIL (G.AL) - 4"C EACH

CALCULATIONS

LARGEST MOTOR	107 KW	#125%	133.8 KW
REST OF LOAD	232.1 KW	#100%	232.1 KW
TOTAL LOAD			365.9 KW

365.9 KW ÷ 208V, 3 PHASE = 1016.4 A.

(+) NON-CONCURRENT LOADS.
(A) PROVIDE SHUNT-TRIP BREAKER INTERLOCKED WITH HEAT DETECTOR.
(++) FIELD COORDINATE ACTUAL ELECTRICAL REQUIREMENT.

PART OF HILL PHOENIX POWER WALL

LOCATION: RETAIL #1 — **CU BUS/ GND BUS** — 120/ 208V. 3 ø 4 W. AIC RATING: 22K MOUNT: SURFACE

250 A. M.L.O. PANEL "TJ"

CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND
(+) 1	TEMPORARY LTS	20	1	L.7	(V)	2	ELEV. PIT LTS/REC	20	1	Ø.6	(V)
3	SERVICE RECS.	20	1	L.1	(V)	4	DOOR MOTOR	20	1	Ø.8	(V)
5	SERVICE RECS.	20	1	L.1	(V)	6	DOOR MOTOR	20	1	Ø.8	(V)
7	AUTO DOOR	20	1	Ø.7	(V)	8	DOOR MOTOR	20	1	Ø.8	(V)
9	SUMP PUMP	20	1	Ø.8	(V)	10	GENERAL RECS.	20	1	L.1	(V)
11	SUMP PUMP	20	1	Ø.8	(V)	12	STORAGE/TRASH LTS	20	1	Ø.8	(V)
13	AC/CU-1M	20	2	2.Ø	#2 - ½"C	14	TENANT SIGN	20	1	L.2	(V) (+)
15						16	TELCO REC	20	1	Ø.1	(V)
17	AC/CU-1M	20	2	2.Ø	#2 - ½"C	18	TELCO REC	20	1	Ø.1	(V)
19						20	ENTRY LTS	20	1	Ø.2	(V)
21	ELEVATOR RM. LTS/REC	20	1	Ø.4	(V)	22	ELEV. CAB LTS	20	1	Ø.8	(V)
23	AC/CU-1M	30	2	2.Ø	#10 - ½"C	24	ELEV. CAB LTS	20	1	Ø.8	(V)
25						26	EXH FAN	20	1	Ø.1	(V)
27	AC/CU-1M	30	2	2.Ø	#10 - ½"C	28	SPACE	-	-	-	-
29						30	SPACE	-	-	-	-
31	SPACE	-	-	-	-	32	SPACE	-	-	-	-
33	SPACE	-	-	-	-	34	SPACE	-	-	-	-
35	SPACE	-	-	-	-	36	SPACE	-	-	-	-
37	SPACE	-	-	-	-	38	SPACE	-	-	-	-
39	SPACE	-	-	-	-	40	SPACE	-	-	-	-
41	SPACE	-	-	-	-	42	SPACE	-	-	-	-

CONNECTED KVA = 24.6 — TOTAL AMPS = 68.3

FEEDER : 4 #3/0 (AL) 4 1 #4 (G.AL) - 2½"C

CALCULATIONS

LIGHTING LOAD	4.3 KW	#125%	5.4 KW
LARGEST MOTOR	2.Ø KW	#125%	2.5 KW
REST OF LOAD	16.7 KW	#100%	16.7 KW
TOTAL LOAD			24.6 KW

24.6 KW ÷ 208V, 3 PHASE = 68.3 A.

(+) CONNECT THRU TIME CLOCK.

LOCATION: POOL EQ. ROOM (NEMA 4X) — **120/208V. 3 ø 4 W.** AIC RATING: 22K MOUNT: SURFACE

125 A M.L.O PANEL "P"

CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE–COND
1	GAS HEATER	20	1	Ø.6	(V)	2	POOL PUMP	20	3	1.3	#12 - ½"C
3	GAS HEATER	20	1	Ø.6	(V)	4	(3¼HP) (1)				
5	EF	20	1	Ø.2	(V)	6					
7	POOL STEINER FEEDER	20	1	Ø.4	(V)	8	POOL FILTER PUMP	60	3	9.1	#8 - 1"C
9	SPACE	-	-	-	-	10	(1½ HP) (1)				
11	SPACE	-	-	-	-	12					
13	SPACE	-	-	-	-	14	LIGHTS (2)	20	1	L.5	(V)
15	SPACE	-	-	-	-	16	SPACE	-	-	-	-
17	SPACE	-	-	-	-	18	SPACE	-	-	-	-
19	SPACE	-	-	-	-	20	SPACE	-	-	-	-
21	SPACE	-	-	-	-	22	SPACE	-	-	-	-
23	SPACE	-	-	-	-	24	SPACE	-	-	-	-
25	SPACE	-	-	-	-	26	SPACE	-	-	-	-
27	SPACE	-	-	-	-	28	SPACE	-	-	-	-
29	SPACE	-	-	-	-	30	SPACE	-	-	-	-

CONNECTED K.V.A. = 17.4 — TOTAL AMPS = 48.3

FEEDER: 4 #3/0 (AL) 4 1 #4 (G.AL) - 2"C.

CALCULATIONS

LIGHTING LOAD	1.5 KW	#125 %	1.9 KW
LARGEST PUMP	9.1 KW	#100%	11.4 KW
REST OF LOAD	4.1 KW	#100%	4.1 KW
TOTAL LOAD			17.4 KW

17.4 KW ÷ 208V 3 PHASE = 48.3 A.

▮ VIA TIME SWITCH AND/OR LIGHT CONTACTOR.
▲ PROVIDE GFI TYPE BREAKER.
(1) EQUIPMENT PROVIDED BY POOL CONTRACTOR ELECTRICAL INFORMATION VERIFIED WITH POOL EQUIPMENT SHOP DRAWINGS.
(2) THRU TRANSFORMER PROVIDED BY POOL CONTRACTOR.
NOTE: POOL HEATERS TO COMPLY FBC E-3614.1

NOTE:
PROVIDE ARC WARNING LABEL ON ALL ELECTRICAL EQUIPMENT LIKELY TO BE WORKED ON WHILE ENERGIZED, THE MARKING SHALL BE SUITABLE FOR THE ENVIRONMENT INVOLVED. (NEC 110-16).

NOTE: (V)
20A, 120V CIRCUITS
0-80FT - #12 AWG - ½"C
81-140FT - #10 AWG - ½"C
141-200FT - #8 AWG - ¾"C
ABOVE 200FT - #6 AWG - 1"C
THIS TAKES PRECENDENCE OVER ANY SIZES SHOWN ON PANEL SCHEDULES

PANEL INDEX

MDP	H	RH	G
MDPT	TJ	P	
-	-	-	

MIAMIBEACH REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue
1698 Alton Road
Miami Beach, FL 33139
HOUSE NORMAL PANELS

Project No. 219420456 — Scale N.T.S.
Revision — Drawing No. **E-401**

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYIE LICENSE No. 49935 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 29 2017

FRANYIE ENGINEERS INC. — ALEJANDRO FRANYIE PE #73089 MIAMI; VIVIANA FRANYIE PE #49935 MI.
Certificate of Authorization # 00002906
10810 NW 33 Street, Miami FL 33172
TEL: (305) 592-1360 FAX: (305) 594-9279
www.franyieengineers.com
DESIGN | DRAWN | 1-20-17
JOB NUMBER 16-177

1-20-2017 PERMIT SET

P:\PROJECTS\2016\STANTEC\16-177 1698 Alton - WEST & 17TH\E-1,E85-Alton-6415-427-PANELS.dwg, E-401, 8/29/2017 3:09:42 PM, viviana.li

ORIGINAL SHEET - ARCH D (30"x42")

EMERGENCY POWER

LOCATION: ELECT ROOM 3rd LEVEL — **CU BUS/ GND BUS** — **120/208 V. 3 ø 4 W.**
AIC RATING: 42K AIC
MOUNT: SURFACE

(800) A M.L.O. — PANEL "EMDP"

CKT	S E R V E S	AMPS A ø	AMPS B ø	AMPS C ø	AMPS N	C.B.	P.	WIRE–COND	REMARKS
1	DOMESTIC WATER PUMPS	51	51	51	51	80	3	3 #3/0(CU) 4 1 #3/0(G/CU) - 1½"C	(2) 7½ HP
2	PANEL "EH"	53	53	53	53	100	3	SEE PANEL SCHEDULE	-
3	PANEL "ERH"	246	246	246	62	300	3	SEE PANEL SCHEDULE	-
4	PANEL "EG"	75	75	75	75	125	3	SEE PANEL SCHEDULE	-
5	PANEL "EGF"	125	125	125	-	200	3	SEE PANEL SCHEDULE	-
6	SPACE	-	-	-	-	-	3	-	-
	TOTAL AMPS	518	518	518	244				

FEEDER: 2 RUNS OF (4 #500KCMIL(AL) 4 1 #3/0(G/AL) - 3½"C

SIEMENS

LOCATION: ELECT. ROOM 2nd LEVEL — **CU BUS/ GND BUS** — **120/ 208V. 3 ø 4 W.**
AIC RATING: 22K
MOUNT: SURFACE

125 A. M.L.O. — PANEL "EH"

CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND	CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND
1	STAIR LTS	20	1	Ø.6	#12	2	STAIR LTS	20	1	Ø.6	#12
3	PUMP ROOM LTS	20	1	Ø.4	#12	4	STAIR LTS	20	1	Ø.6	#12
(•) 5	EXTERIOR LTS	20	1	1.2	#12	6	STAIR LTS	20	1	Ø.6	#12
7	PUMP ROOM RECS	20	1	1.1	#12	8	EXTERIOR LTS	20	1	1.2	#12 (•)
9	SUMP PUMP	20	1	Ø.8	#12	10	RESID. LOBBY LTS	20	1	Ø.6	#12
11	SUMP PUMP	20	1	Ø.8	#12	12	SERVICE CORR. LTS	20	1	Ø.2	#12
13	ELEV. PIT LTS/RECS	20	1	Ø.6	#12	14	ELECT. RM. LTS.	20	1	Ø.6	#12
15	MAIN TEL. BKBD	20	1	Ø.1	#12	16	ELECT. RM. RECS.	20	1	1.1	#12
(•) 17	EXTERIOR LTS	20	1	1.2	#12	18	COMM. PNL.	20	1	Ø.1	#12
19	SUMP PUMP	20	1	Ø.8	#12	20	COMM. PNL.	20	1	Ø.1	#12
21	SPACE	-	-	-	-	22	RADIO ENHANC. BKBD	20	1	Ø.1	#12
23	SPACE	-	-	-	-	24	RADIO ENHANC. BKBD	20	1	Ø.1	#12
25	SPACE	-	-	-	-	26	RADIO ENHANC. BKBD	20	1	Ø.1	#12
27	SPACE	-	-	-	-	28	SPACE	-	-	-	-
29	SPACE	-	-	-	-	30	SPACE	-	-	-	-
31	SPACE	-	-	-	-	32	SPACE	-	-	-	-
33	SPACE	-	-	-	-	34	SPACE	-	-	-	-
35	SPACE	-	-	-	-	36	SPACE	-	-	-	-
37	JOCKEY PUMP	20/	3/	1.1	#12 - ½"C	38	SPACE	-	-	-	-
39						40	SPACE	-	-	-	-
41						42	SPACE	-	-	-	-

CONNECTED KVA = 19.2 — TOTAL AMPS = 53.3

FEEDER : 4 #1 (AL) 4 1 #4 (G(AL) - 2"C

CALCULATIONS

LIGHTING LOAD	6.6 KW #125%	8.3 KW
LARGEST MOTOR	1.1 KW #100%	2.1 KW
REST OF LOAD	4.4 KW #100%	4.4 KW
TOTAL LOAD		19.2 KW

19.2 KW ÷ 208V, 3 PHASE = 53.3 A.

(•) CONNECT THRU TIME CLOCK

SIEMENS

LOCATION: ELECT. ROOM 5th LEVEL — **CU BUS/ GND BUS** — **120/ 208V. 3 ø 4 W.**
AIC RATING: 22K
MOUNT: SURFACE

400 A. M.L.O. — PANEL "ERH"

CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND	CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND
1	CORR. LTS 4th LVL.	20	1	1.Ø	#12	2	ELECT RM LTS	20	1	Ø.4	#12
3	CORR. LTS 4th LVL.	20	1	1.Ø	#12	4	ELECT RM RECS	20	1	1.1	#12
5	SPARE	20	1	-	-	6	GYM LTS	20	1	1.6	#12
7	CORR LTS 5th LVL	20	1	1.Ø	#12	8	POOL DECK LTS	20	1	1.8	#12 (•)
9	CORR LTS 5th LVL	20	1	1.Ø	#12	10	ELEV. ROOM LTS	20	1	Ø.2	#12
11	AC/CU-M	30/	2/	2.Ø	#10 - ½"C	12	ELEV. CAB LTS	20	1	Ø.8	#12
13						14	ELEV. CAB LTS	20	1	Ø.8	#12
15	TEL. BKBD	20	1	Ø.1	#12	16	BATTERY CHARGER	20	1	1.8	#12
17	TEL. BKBD	20	1	Ø.1	#12	18	JACKET HEATER	30/	2/	2.Ø	#10 - ½"C
19	RADIO ENHANC. BKBD	20	1	Ø.1	#12	20					
21	SPACE	-	-	-	-	22	FSD 4th FL	20	1	Ø.5	#12
23	SPACE	-	-	-	-	24	FSD 4th FL	20	1	Ø.5	#12
25	SPACE	-	-	-	-	26	FSD 5th FL	20	1	Ø.5	#12
27	SPACE	-	-	-	-	28	FSD 5th FL	20	1	Ø.5	#12
29	SPACE	-	-	-	-	30	SPACE	-	-	-	-
31	SPACE	-	-	-	-	32	SPACE	-	-	-	-
33	SPACE	-	-	-	-	34	SPACE	-	-	-	-
35	SPACE	-	-	-	-	36	SPACE	-	-	-	-
37	ELEVATOR #3 (▲)	125/	3/	33.1	¶ - 2"C	38	ELEVATOR #4 (▲)	125/	3/	33.1	¶ - 2"C
39						40					
41						42					

CONNECTED KVA = 88.4 — TOTAL AMPS = 245.6

FEEDER : 2 RUNS OF (4 #500KCMIL (AL) 4 1 #1 (G(AL)) - 3½"C EACH

CALCULATIONS

LIGHTING LOAD	8.6 KW #125%	10.8 KW
LARGEST MOTOR	33.1 KW #100%	41.4 KW
REST OF LOAD	36.2 KW #100%	36.2 KW
TOTAL LOAD		88.4 KW

88.4 KW ÷ 208V, 3 PHASE = 245.6 A.

(•) CONNECT THRU TIME CLOCK

(▲) 1 PROVIDE SHUNT-TRIP BREAKER INTERLOCKED W/ HEAT DETECTORS.

2 PROVIDE ELEVATOR SELECTOR SWITCH. ONLY ONE ELEVATOR WILL WORK UNDER GENERATOR POWER. COORDINATE WITH ELEVATOR MANUFACTURER.

SIEMENS

LOCATION: ELECT. ROOM 5th LEVEL — **CU BUS/ GND BUS** — **120/208V. 3 ø 4 W.**
AIC RATING: 22K AIC
MOUNT: SURFACE

125 A. M.L.O. — PANEL "EG"

CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND	CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND
1	GARAGE LTS 1st LVL	20	1	1.6	#12	2	GARAGE LTS 2nd LVL	20	1	1.6	#12
3	GARAGE LTS 3rd LVL	20	1	1.6	#12	4	GARAGE LTS 2nd LVL	20	1	1.6	#12
5	GARAGE LTS 3rd LVL	20	1	1.6	#12	6	GARAGE LTS 2nd LVL	20	1	1.6	#12
7	GARAGE LTS 3rd LVL	20	1	1.6	#12	8	GARAGE LTS 2nd LVL	20	1	1.6	#12
9	GARAGE LTS 3rd LVL	20	1	1.6	#12	10	ELEV. LOBBY LTS.	20	1	1.Ø	#12
11	GARAGE LTS 4th LVL.	20	1	1.6	#12	12	ELEV. SHAFT LTS	20	1	1.Ø	#12
13	GARAGE LTS 4th LVL.	20	1	1.6	#12	14	ELEV. SHAFT LTS	20	1	1.Ø	#12
15	SPACE	-	-	-	-	16	ELEV. SHAFT LTS	20	1	1.Ø	#12
17	SPACE	-	-	-	-	18	SPACE	-	-	-	-
19	SPACE	-	-	-	-	20	SPACE	-	-	-	-
21	SPACE	-	-	-	-	22	SPACE	-	-	-	-
23	SPACE	-	-	-	-	24	SPACE	-	-	-	-
25	SPACE	-	-	-	-	26	SPACE	-	-	-	-
27	SPACE	-	-	-	-	28	SPACE	-	-	-	-
29	SPACE	-	-	-	-	30	SPACE	-	-	-	-
31	SPACE	-	-	-	-	32	SPACE	-	-	-	-
33	SPACE	-	-	-	-	34	SPACE	-	-	-	-
35	SPACE	-	-	-	-	36	SPACE	-	-	-	-
37	SPACE	-	-	-	-	38	SPACE	-	-	-	-
39	SPACE	-	-	-	-	40	SPACE	-	-	-	-
41	SPACE	-	-	-	-	42	SPACE	-	-	-	-

CONNECTED KVA = 27.Ø — TOTAL AMPS = 75.Ø

FEEDER : 4 3/0 (AL) 4 1 #4 (G(AL) - 2"C

CALCULATIONS

LIGHTING LOAD	21.6 KW #125%	27.Ø KW
TOTAL LOAD		27.Ø KW

27.Ø KW ÷ 208V, 3 PHASE = 75.Ø A.

SIEMENS

LOCATION: ELECT. ROOM 3rd LEVEL — **CU BUS/ GND BUS** — **120/208V. 3 ø 4 W.**
AIC RATING: 22K AIC
MOUNT: SURFACE

250 A. M.L.O. — PANEL "EGF"

CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND	CKT	S E R V E S	C.B.	P	K.V.A.	WIRE–COND
1	GEF-1	20/	3/	1.1	#10 - ½"C	2	GEF-1	20/	3/	1.1	#10 - ½"C
3						4					
5						6					
7	GEF-1	20/	3/	1.1	#10 - ½"C	8	GEF-1	20/	3/	1.1	#10 - ½"C
9						10					
11						12					
13	GEF-1	20/	3/	1.1	#10 - ½"C	14	GEF-1	20/	3/	1.1	#10 - ½"C
15						16					
17						18					
19	GEF-1	20/	3/	1.1	#10 - ½"C	20	GEF-1	20/	3/	1.1	#10 - ½"C
21						22					
23						24					
25	GEF-1	20/	3/	1.1	#10 - ½"C	26	GEF-1	20/	3/	1.1	#10 - ½"C
27						28					
29						30					
31	GEF-1	20/	3/	1.1	#10 - ½"C	32	GEF-1	20/	3/	1.1	#10 - ½"C
33						34					
35						36					
37	GEF-1	20/	3/	1.1	#10 - ½"C	38	GEF-1	20/	3/	1.1	#10 - ½"C
39						40					
41						42					
43	GEF-1	20/	3/	1.1	#10 - ½"C	44	GEF-1	20/	3/	1.1	#10 - ½"C
45						46					
47						48					
49	GEF-1	20/	3/	1.1	#10 - ½"C	50	GEF-1	20/	3/	1.1	#10 - ½"C
51						52					
53						54					
55	GEF-1	20/	3/	1.1	#10 - ½"C	56	GEF-1	20/	3/	1.1	#10 - ½"C
57						58					
59						60					
61	GEF-1	20/	3/	1.1	#10 - ½"C	62	GEF-1	20/	3/	1.1	#10 - ½"C
63						64					
65						66					
67	GEF-1	20/	3/	1.1	#10 - ½"C	68	GEF-1	20/	3/	1.1	#10 - ½"C
69						70					
71						72					
73	GEF-1	20/	3/	1.1	#10 - ½"C	74	GEF-1	20/	3/	1.1	#10 - ½"C
75						76					
77						78					
79	GEF-3	20/	3/	6.3	#6 - 1"C	80	GEF-3	20/	3/	2.5	#8 - 1"C
81						82					
83						84					
85	SPACE	-	-	-	-	86	SPACE	-	-	-	-
87	SPACE	-	-	-	-	88	SPACE	-	-	-	-
89	SPACE	-	-	-	-	90	SPACE	-	-	-	-

CONNECTED KVA = 55.6 — TOTAL AMPS = 154.4

FEEDER : 4 #600KCMIL (AL) 4 1 #3(G(AL) - 3½"C

CALCULATIONS

LARGEST MOTOR	1.1 KW #100%	2.1 KW
REST OF LOAD	53.5 KW #100%	53.5 KW
TOTAL LOAD		55.6 KW

55.6 KW ÷ 208V, 3 PHASE = 154.4 A.

NOTE:
PROVIDE ARC WARNING LABEL ON ALL ELECTRICAL EQUIPMENT LIKELY TO BE WORKED ON WHILE ENERGIZED, THE MARKING SHALL BE SUITABLE FOR THE ENVIRONMENT INVOLVED. (NEC 110-16).

NOTE: (•)
20A, 120V CIRCUITS
Ø-80FT - #12 AWG - ½"C
81-140FT - #10 AWG - ½"C
141-200FT - #8 AWG - ¾"C
ABOVE 200FT - #6 AWG - 1"C

THIS TAKES PRECENDENCE OVER ANY SIZES SHOWN ON PANEL SCHEDULES

PANEL INDEX

EMDP	EH	ERH	EG
			EGF

NOVA
Nova Engineering & Environmental, LLC
Private Provider Services

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

VIVIANA FRANYIE LICENSE No. 49995 STATE OF Florida PROFESSIONAL ENGINEER

Aug 29 2017

ALEJANDRO FRANYIE PE #73089 MECH
VIVIANA FRANYIE PE #49995 ME
FRANYIE ENGINEERS INC.
Certificate of Authorization # 00002606
1200 Brickell Avenue, Suite 1950, Miami, FL 33131
TEL: (305) 592-1360 FAX: (305) 594-9279
WWW.FRANYIEENGINEERS.COM

DESIGN	DRAWN	1-20-17
JOB NUMBER		16-177

1-20-2017 PERMIT SET

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

EMERGENCY PANELS

Project No.	Scale
219420456	N.T.S.
Revision	Drawing No.

E-402

P:\PROJECTS\2016\STANTEC\16-177 1698 Alton - WEST & 17TH\E-1698 Alton 4401-402-PANELS.dwg, E-402, 8/29/2017 2:05:18 PM, nmaria, 1:1

ORIGINAL SHEET - ARCH D (30"x42")

(1) RV1704251

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

STRUCTURAL NOTES

1. FOUNDATIONS:

A. FOUNDATION SYSTEM CONSISTS OF 14" ROUND AUGER-CAST CONCRETE PILES SUPPORTING REINFORCED CONCRETE PILE CAPS AND GRADE BEAMS. PILES SHALL BE INSTALLED TO DEVELOP CAPACITIES AS SHOWN ON PILE DETAILS ON DWG S-5.1.

B. FOR PILE DETAILS SEE DWG S-5.1

C. CONCRETE GROUT STRENGTH FOR PILES SHALL BE AS PER PILE DETAILS OF DWG. S-5.1..

D. PILE INSTALLATION SHALL BE SURPERVISED BY A STATE OF FLORIDA REGISTERED ENGINEER E. PILE INSTALLATION SHALL CONFORM WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE, 2014 EDITON, HVHZ.

F. CONTRACTOR SHALL PROVIDE TO THE STRUCTURAL ENGINEER OF RECORD AN AS-BUILT PLAN SHOWING PRECISE IDENTIFICATION AND LOCATION OF EVERY PILE FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS. THE AS-BUILT PLAN SHALL INDICATE IN INCHES, THE RELATIVE POSITION OF THE INSTALLED PILE IN REFERENCE TO ITS THEORETICAL LOCATION AS INDICATED IN THE STRUCTURAL DRAWINGS USING ORTHOGONAL COORDINATES.

G. CONTRACTOR SHALL CONTRACT THE SERVICES OF A STATE OF FLORIDA REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO SUPERVISE PILE INSTALLATION AND CERTIFY IN A PILE LOG REPORT THAT PILE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THESE STRUCTURAL DRAWINGS.

H. COMPRESSION AND TENSION LOAD TESTS SHALL BE PERFORMED FOR THE 14" DIAMETER PILES. LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE FL. BLDG. CODE, 2014, EDITION.

I. THE ABOVE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT AND BORINGS BY NV5, NO. 14931, DATED DECEMBER 1, 2015, AND AMMENDED JUNE 28TH, 2017. (4)

J. CENTERS OF COLUMNS SHALL COINCIDE WITH CENTERS OF PILE CAPS AND GRADE BEAMS, UNLESS OTHERWISE NOTED IN FOUNDATION FRAMING PLAN AND PILE CAP DETAILS.

2. GENERAL:

A. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2014 EDITION, HVHZ, ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-11 BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.

B. THESE DRAWINGS AND SPECIFICATIONS COMPLY, TO THE BEST OF MY KNOWLEDGE WITH THE FLORIDA BUILDING CODE, 2014 EDITION, HVHZ .

C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REDESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP WORKING DRAWINGS FOR REVIEW.

D. THESE DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING THE BIDDING PHASE SHALL BE IMMEDIATELLY COMMUNICATED TO ARCHITECT/ ENGINEER.

E. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.

F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH THE REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

G. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

H. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

I. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCUR.

J. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.

K. STRUCTURAL NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.

L. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES AND CONDUITS FROM DAMAGE. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

M. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY, MEANS AND METHODS OF CONSTRUCTION AND CONSTRUCTION PROCEDURES.

N. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS NOTED. IF DIMENSIONS ARE MISSING CONSULT ARCHITECT/ENGINEER FOR ADVISE.

3. SHOP DRAWINGS SUBMITTALS:

A. SUBMITTALS TO STRUCTURAL ENGINEER OF RECORD:
- I. CONCRETE TEST REPORTS FOR CAST-IN-PLACE CONCRETE AS PER ACI 301-11.
- II. REINFORCING STEEL SHOP DRAWINGS.
- III. STRUCTURAL STEEL SHOP DRAWINGS AND ERECTION DRAWINGS.
- IV. POST-TENSIONED CONCRETE SHOP DRAWINGS AND DESIGN DATA AS REQUIRED BY STRUCTURAL DRAWINGS.
- V. SHORING AND RESHORING SHOP DRAWINGS AND CALCULATIONS.
- VI. RAILING AND GUARDRAIL SHOP DRAWINGS AND DESIGN DATA.
- VII. AUGER-CAST CONCRETE PILES SHOP DRAWINGS AND DESIGN DATA.

B. SHOP DRAWINGS REQUIRING ENGINEERING BY A SPECIALTY ENGINEER SHALL COMPLY WITH THE FOLLOWING:
- I. THE SPECIALTY ENGINEER SHALL BE A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
- II. THE SPECIALTY ENGINEER SHALL HAVE AT LEAST FIVE YEARS OF SOLID PROFESSIONAL DESIGN EXPERIENCE IN THE DESIGN AND DETAILING OF THE STRUCTURAL COMPONENT AND/OR STRUCTURAL SYSTEM BEING SUBMITTED FOR APPROVAL.
- III. THE SPECIALTY ENGINEER SHALL BE AN EMPLOYEE OR OFFICER OF A FABRICATOR, AN EMPLOYEE OR OFFICER OF ANOTHER COMPANY SUPPLYING COMPONENTS TO THE FABRICATOR

C. ALL SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPPONSIBLILY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

D. THE CONTRACTOR SHALL SUPPLY THE ENGINEER THREE COPIES OF SHOP DRAWINGS A MINIMUM OF ONE WEEK PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS. REVIEW WILL NOT INCLUDE CHECK OF DIMENSIONS, LENGTHS OR QUANTITIES.

E. THESE STRUCTURAL DRAWINGS SHALL NOT BE USED TO PRODUCE SHOP DRAWINGS WITHOUT PRIOR EXPRESSED WRITTEN APPROVAL FROM THE STRUCTURE ENGINEER OF RECORD.

F. SHOP DRAWINGS RE-SUBMITTED FOR APPROVAL SHALL BE CLEARLY CLOUDED AND NOTED. RE-REVIEW SHALL BE LIMITED TO THOSE ITEMS WHICH CAUSED THE RE-SUBMITTAL.

4. CONCRETE:

A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-11 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.'

B. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

PILE CAPS	5,000 PSI, W/C RATIO 0.40.
GRADE BEAMS	5,000 PSI, W/C RATIO 0.40.
FOUNDATION WALLS	5,000 PSI, W/C RATIO 0.40.
~~STRUCTURAL SLABS ON GRADE~~	~~5,000 PSI, W/C RATIO 0.40.~~
STRUCTURAL SLABS & BEAMS, 2ND, 3RD.	5,000 PSI MIN., SEE PLANS, W/C RATIO 0.40. (1)
STRUCTURAL SLABS & BEAMS, 4TH, 5TH, ROOF	7,000 PSI MIN., SEE PLANS, W/C RATIO 0.40.
COLUMNS	SEE COLUMN SCHED, W/C RATIO 0.40.
SHEAR WALLS	SEE SHEAR WALL DETAILS, W/C RATIO 0.40.
CONCRETE VEHICULAR IMPACT WALLS	4,000 PSI.
CONCRETE PLANTER WALLS	4,000 PSI.
TIE COLUMNS, U. O. N.	4,000 PSI.
ALL OTHER CONCRETE	3,000 PSI.

C. FORMWORK SHALL COMPLY WITH ACI 347-04, ' RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.'

D. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK. SUBMIT STATISTICAL DATA FOR EACH CLASS OF CONCRETE.

E. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.

F. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: SIX CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR FRACTION THEREOF FOR EACH CLASS OF CONCRETE POURED EACH DAY. ONE CYLINDER SHALL BE TESTED AT 3 DAYS AND 7 DAYS, THREE AT 28 DAYS, AND ONE RESERVED TO BE TESTED AT 56 DAYS IF REQUIRED. FOLLOW ASTM STANDARDS FOR SAMPLING AND TESTING. ONE SLUMP TEST SHALL BE TAKEN FOR EACH SET OF TEST CYLINDERS CAST. SLUMP TEST SHALL CONFORM WITH ASTM C 143. NO CONCRETE TEST WILL BE ACCEPTED IF CONCRETE IS TAMPERED WITH IN ANY WAY AFTER SAID TEST IS PERFORMED. REPEAT TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.

G. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-11: SPECIFICATIONS FOR STRUCTURAL CONCRETE.

H. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE LOCATED AT 1/3 OF THE SPAN WITH REINFORCING CONTINUOUS ACROSS THE JOINT. PROVIDE A CONTINUOUS 2 X 4 SHEAR KEY AT SLABS. AT BEAMS PROVIDE A 1 1/2" DEEP SHEAR KEY WITH A WIDTH 8" SMALLER THAN THE BEAM WIDTH AND A DEPTH 8" SMALLER THAN THE BEAM DEPTH. LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE POUR.

I. CONCRETE USED AT BALCONIES AND TERRACES SHALL HAVE A WATER / CEMENT RATIO OF 0.40.

J. MAXIMUM WATER/CEMENT RATIO FOR CONCRETE CONTAINING A SUPERPLASTICIZING ADMIXTURE SHALL BE 0.40. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 8" +/- 1"

K. MINIMUM CONCRETE COVER FOR REINFORCEMENT:
- I. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH .... 3"
- II. CONCRETE EXPOSED TO EARTH OR WEATHER
  - #6 BARS AND LARGER .... 2"
  - #5 BARS AND SMALLER .... 1 1/2"
- III. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WIH EARTH:
  - SLABS AND WALLS .... 3/4"
  - BEAMS AND COLUMNS .... 1 1/2"
  - SHEAR WALLS .... 1 1/2"

5. REINFORCING STEEL:

A. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-11.

B. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-09b. (SI) GRADE 60.

C. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185-06.

D. REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE, IN ACCORDANCE WITH CRSI 'MANUAL OF STANDARD PRACTICE', 2008.

E. ALL TOP REINFORCING SHALL TERMINATE WITH STANDARD HOOKS AT DISCONTINUOUS EDGES OR ENDS.

F. ALL BOTTOM BARS SHALL BEAR 6" MINIMUM OVER SUPPORTS, U.O.N.

G. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED WITH CLASS 'B' TENSION LAP SPLICES AT CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED WITH CLASS 'B' TENSION LAP SPLICES. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS, U.O.N.

H. SLAB TOP BARS ARE SHOWN IN PLAN AS SOLID LINES. SLAB BOTTOM BARS ARE SHOWN IN PLAN AS DASHED LINES.

I. IN BEAMS WITH MULTIPLE LAYERS OF REINFORCING AT TOP OR BOTTOM SEPARATE LAYERS WITH #8 SPACER BARS FOR BAR SIZES UP TO #8 AND SAME SPACER BAR AS BAR SIZE FOR #9 BARS AND LARGER.

J. IN BEAMS 8 INCHES WIDE PROVIDE A MAXIMUM OF 2 BARS PER LAYER OF REINFORCING.

K. BEAMS INTERMEDIATE BARS SHALL BE HOOKED AT DISCONTINIOUS ENDS AND SPLICED AT SUPPORTS WITH CLASS 'B' TENSION LAP SPLICES.

L. PROVIDE A 60 TON REINFORCING STEEL ALLOWANCE TO BE USED BY STRUCTURAL ENGINEER OF RECORD AT HIS OWN DISCRETION. BALANCE OF THIS ALLOWANCE NOT USED DURING CONSTRUCTION SHALL BE CREDITED TO THE OWNER AT THE SAME COST PER TON AS ORIGINALLY CHARGED.

M. ALL TOP AND BOTTOM AND ACCESSORY REINFORCING USED IN BALCONIES AND TERRACES SHALL BE GALVANIZED.

N. FOR CLASS 'B' TENSION LAP SPLICES FOLLOW CRSI 'DESIGN HANDBOOK, 2008', CHAPTER 5.

6. CONCRETE MASONRY WORK:

A. CONCRETE MASONRY WALLS NOTED AS LOAD BEARING WALLS, SHALL BE IN PLACE BEFORE THE SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WELL AS THE CONCRETE TIE COLUMNS FRAMING THEM.

B. CONCRETE MASONRY WALLS NOTED AS NON-LOAD BEARING WALLS SHALL BE PLACED AFTER CONCRETE FRAME SUPPORTING THEM ARE 28 DAYS OLD AND ALL SHORING AND RE-SHORING IS COMPLETELY REMOVED FROM BELOW AND ABOVE. HOLD CLEAR OF CONCRETE ABOVE UNTIL ANTICIPATED DEAD LOAD DEFLECTION OF CONCRETE SLAB OR BEAM ABOVE HAS OCCURED. FILL JOINT WITH MORTAR AND SEAL AS REQUIRED BY ARCHITECTURAL DRAWINGS TO PREVENT WATER INTRUSION.

C. ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, 'STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS', WITH A NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS OF 1,900 PSI.

D. MORTAR SHALL CONFORM TO ASTM C 270, TYPE 'M', WITH A MINIMUM AVERAGE STRENGTH OF 2,500 PSI.

E. CONCRETE MASONRY STRENGTH, f'm, SHALL BE A MINIMUM OF 1500 PSI.

F. VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICED WITH 48 BAR DIAMETER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED SOLID WITH GROUT.

G. FILLED CELLS SHALL BE FILLED WITH 3,000 PSI GROUT AS PER ACI 530-11 AND ACI 530.1-11. FILLING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MAXIMUM POUR OF 12 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT-FILLED SOLID CELLS. GROUT SHALL CONFORM TO ASTM C476. SLUMP SHALL BE BETWEEN 8" AND 11".

H. ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO. 9 LADDER-TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4 INCHES INTO TIE COLUMNS.

I. PROVIDE GALVANIZED STEEL DOVETAIL ANCHORS EVERY OTHER COURSE CONNECTING NON LOAD-BEARING WALLS TO CONCRETE COLUMNS AND SHEAR WALLS INTO THE MORTAR BED OF SOLID-GROUTED HOLLOW UNITS.

J. REINFORCING BARS IN GROUTED CELLS SHALL BE SECURED IN PLACE AT BASE OF BAR AND ABOVE BEFORE GROUTING OF CELL WITH GALVANIZED BAR POSITIONERS.

K. REINFORCING BARS BE SHALL CENTERED IN THE BLOCK CELL. DOWELS NOT LINED UP WITH THE BLOCK CELL SHALL NOT BE SLOPED MORE THAN 1 IN 6. HORIZONTAL DISTANCE BETWEEN DOWEL AND REINFORCING BAR MAY BE UP TO 8"(ONE BLOCK CELL APART)

L. ANCHOR BOLTS SHALL BE EMBEDDED IN WALLS IN GROUTED CELLS.

M. GROUTED CELLS WHERE WEDGE ANCHORS ARE TO BE INSTALLED SHALL HAVE THE BLOCK SHELL REMOVED SO THAT WEDGE ANCHOR IS EMBEDDED IN SOLID CONCRETE GROUT. FILL ONE COURSE BELOW AND ABOVE ANCHOR LOCATION.

N. ALL CONCRETE MASONRY WORK HAS BEEN DESIGNED AND DETAILED ASSUMING CONCRETE MASONRY WORK WILL BE COMPLETELY INSPECTED BY SPECIAL OR THRESHOLD INSPECTORS.

O. REINFORCING BARS SHALL BE LOCATED AS INDICATED IN PLAN OR CALLED OUT BY NOTES IN PLANS. WHERE PLANS AND NOTES DISAGREE CONSULT ENGINEER OF RECORD FOR CLARIFICATION.

P. LAY MASONRY UNITS IN RUNNING BOND.

7. STRUCTURAL STEEL:

A. STRUCTURAL STEEL SHALL COMPLY WITH AISC 'SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION FOR STRUCTURAL STEEL BUILDINGS,' THIRTEENTH EDITION.

B. STRUCTURAL STEEL WIDE FLANGE SHAPES AND PLATES SHALL CONFORM TO ASTM A 572, Fy 50 KSI, EXCEPT OTHER SHAPES WHICH SHALL CONFORM TO ASTM A 36, Fy 36 KSI.

C. STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B, Fy=46 KSI.

D. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53, TYPE S, GRADE B, Fy= 35 KSI.

E. ANCHOR BOLTS SHALL CONFORM TO EITHER ASTM A 307 OR ASTM A 36.

F. FRAMING BOLTS SHALL CONFORM TO ASTM 325, WITH HARDENED WASHERS AND HEX NUTS.

G. ALL EXTERIOR STEEL SHAPES, PLATES, NUTS, BOLTS, WASHERS SHALL BE HOT-DIPPED GALVANIZED.

H. SPLICING OF STEEL MEMBERS IS NOT ALLOWED, UNLESS SPECIFIED IN STRUCTURAL DRAWINGS OR APPROVED BY ENGINEER OF RECORD.

I. ALL BOLTS, NUTS AND WASHERS SHALL BE NEW, RUST-FREE, CLEAN AND WELL LUBRICATED.

J. BOLT HOLES THROUGH STEEL MEMBERS SHALL BE SHOP-DRILLED, CUT OR PUNCHED. DO NOT USE TORCH OR FLAME TO CUT OR ENLARGE HOLES.

K. ALL STRUCTURAL STEEL TUBE OR PIPE COLUMNS SHALL BE FILLED WITH 3000 PSI. CONCRETE GROUT. PROVIDE 1/4" DIAMETER WEEP HOLES EACH SIDE '3" FROM TOP AND BOTTOM OF COLUMN.

L. DO NOT PAINT PARTS OF STEEL MEMBERS TO BE EMBEDDED IN CONCRETE AND SURFACES TO BE IN CONTACT WITH CONCRETE.

M. FOR FIREPROOFING OF STRUCTURAL STEEL MEMBERS SEE ARCHITECTURAL DRAWINGS.

N. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL MISCELLANEOUS STRUCTURAL STEEL NOT SHOWN IN STRUCTURAL DRAWINGS.

O. FOR PAINTING OF NON-GALVANIZED STRUCTURAL STEEL SEE STRUCTURAL STEEL PROJECT SPECIFICATIONS.

P. WELDING SHALL BE DONE WITH E-70 ELECTRODES, UNLESS OTHERWISE NOTED, CONFORMING TO AWS D1.1. (WELDING OF GRADE 60 REINFORCEMENT IS NOT PERMITTED)

Q. ALL SHOP AND FIELD WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 STRUCTURAL WELDING CODE, LATEST EDITION. ALL WELDERS SHALL BE AWS-CERTIFIED. SUBMIT WELDER CERTIFICATES TO ARCHITECT/ENGINEER FOR APPROVAL BEFORE ANY SHOP OR FIELD-WELDING IS STARTED.

R. HEADED SHEAR STUDS SHALL BE NELSON ANCHORS WITH FLUXED ENDS OR APPROVED. DEFORMED BAR ANCHORS (O.B.A.) SHALL BE NELSON, TYPE D2L, OR APPROVED. STUDS AND D.B.A. SHALL BE AUTOMATICALLY END-WELDED WITH THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THEIR RECOMMENDATIONS.

S. EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3 OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EXPANSION BOLTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.

8. POST-TENSIONED CONCRETE:

A. DESIGN IS BASED ON EFFECTIVE PRE-STRESSING FORCE OF 0.60 F'S (ULTIMATE STRENGTH), AND ANCHORED AT 0.70 F'S. TENDONS MAY BE STRESSED TO 0.80 F'S TO OVERCOME FRICTION. FORCES SHOWN ON DRAWINGS ARE MINIMUM EFFECTIVE FORCES, AFTER ALL LOSSES ARE INCURRED. THE MAXIMUM EFFECTIVE FORCE SHALL BE TAKEN AS 27 KIPS PER TENDON. POSTENSION FORCES SHOWN ON THE STRUCTURAL DRAWINGS ARE EFFECTIVE FORCES AFTER ALL LOSSES. THE CONTRACTOR AND HIS POSTENSION MATERIALS SUPPLIER ARE RESPONSIBLE FOR REVIEWING THE LOCATION OF CONSTRUCTION JOINTS AND/OR POUR STRIPS TO ASSURE ITS ADEQUACY IN ORDER TO ACHIEVE THE REQUIRED PRECOMPRESSION STRESSES ASSUMED IN THE STRUCTURAL DESIGN.

B. CALCULATIONS OF FRICTION LOSSES SHALL BE SUBMITTED FOR APPROVAL. IN CASE FRICTION LOSS IS TOO HIGH TO BE COMPENSATED BY OVER-STRESSING, ADDITIONAL TENDONS SHALL BE PROVIDED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER. IN THE CALCULATION OF FRICTION LOSSES USE THE K AND U VALUES RECOMMENDED IN A.C.I 318-11. THE POSTENSION MATERIALS SUPPLIER IS RESPONSIBLE FOR PROVIDING THE FINAL EFFECTIVE FORCES SHOWN ON THE STRUCTURAL DRAWINGS.

C. TENDONS SHALL BE SHOP COATED WITH COATING COMPOUND TO PREVENT BOND, REDUCE FRICTION AND RESIST CORROSION. TENDONS SHALL BE ENCASED IN PLASTIC SHEATHING TO FURTHER ASSURE PREVENTION OF BOND. AFTER PLACEMENT OF TENDONS, THEY MUST BE INSPECTED FOR ANY CUTS IN THE SHEATHING OR EXPOSED STEEL AT THE END, AND MUST BE TAPED COMPLETELY TO INSURE PREVENTION OF BONDING. TENDONS SHALL BE DRAPED TO APPROXIMATE PARABOLIC PROFILE BETWEEN SUPPORTS, AND SHALL CONFORM TO THE CONTROL POINTS SHOWN IN THE PROFILE. DIMENSIONS SHOWN ON PLANS LOCATE THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS. LOW POINTS ARE AT MID SPAN, U.O.N. ADEQUATE SUPPORT. BARS AND CHAIRS SHALL BE FURNISHED TO HOLD TENDONS IN THEIR CORRECT POSITION DURING THE CONCRETE PLACEMENT. THE SUPPORT CHAIRS AND SLAB RUNNERS, SHALL BE SECURELY CONNECTED TO THE SLAB FORM, WITH STAINLESS STEEL STAPLES, IN ORDER TO MAINTAIN TENDONS POSITION. VERTICAL TENDON DIMENSION SHALL NOT VARY MORE THAN 1/8" FROM THE DIMENSION SHOWN. SLIGHT DEVIATIONS IN SPACING OF SLAB TENDONS WILL BE PERMITTED WHERE REQUIRED TO AVOID OPENINGS, INSERTS AND DOWELS. WHERE TENDONS SEEM TO INTERFERE WITH EACH OTHER ONE TENDON MAY BE MOVED SLIGHTLY HORIZONTALLY IN ORDER TO AVOID THIS INTERFERENCE. WHERE THIS IS NOT POSSIBLE, AT SUPPORT POINTS, THEN THE BANDED TENDONS WILL BE RUN ABOVE THE UNIFORM TENDONS, U.O.N. WHERE MILD REINFORCING STEEL INTERFERES WITH TENDON LOCATION, THE TENDON LOCATION WILL CONTROL AND THE RE-BAR MOVED AS REQUIRED.

D. TENSIONING OPERATIONS SHALL NOT COMMENCE UNTIL TEST CYLINDERS INDICATE THAT CONCRETE HAS REACHED A MINIMUM COMPRESSION STRENGTH OF 3,500 P.S.I. ALL POST-TENSIONED CONCRETE SHALL REMAIN SHORED UNTIL TENDONS ARE STRESSED.

E. ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN A.C.I 318-11 EDITION, AND POST-TENSIONING INSTITUTE 'RECOMMENDATIONS FOR CONCRETE MEMBERS PRE-STRESSED WITH UNBOUNDED TENDONS'. THE SHEATHING SHALL BE CONNECTED TO ALL STRESSING, INTERMEDIATE AND FIXED ANCHORAGES IN A WATERTIGHT FASHION. THUS PROVIDING A COMPLETE ENCAPSULATION OF THE STRESSING STEEL FROM END TO END.

F. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. DRAWINGS SHALL INDICATE THE FOLLOWING:
1) COMPLETE DETAILS OF PRE-STRESSING TENDONS INCLUDING THEIR ARRANGEMENT IN THE MEMBERS, TENDONS, PROFILES, TENDON DESIGNATIONS, TYPES OF POST-TENSIONING ENCLOSURES, EXPECTED ELONGATIONS, ANCHORAGE DETAILS AND STRESSING DATA.
2) CLEARANCE REQUIREMENTS FOR THE HYDRAULIC EQUIPMENT AND THE DEPTH FOR ANY POCKETS IN THE MEMBERS. WHENEVER STRESSING IS TO BE PERFORMED AT AN ANGLE OTHER THAN 90 DEGREES TO THE OUTSIDE EDGE OF THE SLAB, POSITIONING OF BLOCK-OUTS FOR STRESSING ENDS MUST BE DETAILED.
3) LOCATION AND HEIGHT OF CHAIRING DEVICES, PLACING SEQUENCE AND ELONGATION OF STRANDS. (COORDINATE WITH REINFORCING BAR DRAWINGS). CARRYING BARS FOR HIGH POINTS SHALL BE #3 MINIMUM SIZE.
4) SHOP DRAWINGS MUST SHOW GENERAL CONTRACTOR'S PROPOSED LOCATIONS OF ALL CONSTRUCTION JOINTS AND/OR POUR STRIPS.

G. THE POST-TENSIONING MATERIAL SUPPLIER SHALL HAVE TECHNICAL REPRESENTATIVE ON THE SITE TO INSTRUCT THE POST-TENSIONING REINFORCEMENT PLACING CONTRACTOR IN THE PROPER METHOD OF INSTALLATION, INSPECTION, AND STRESSING OF CABLES. IF REQUIRED, REPRESENTATIVE SHALL BE PRESENT TO INSPECT THE PLACING AND THEN THE STRESSING OPERATIONS, OR AT ANY OTHER TIME. THE REPRESENTATIVE WILL ALSO REVIEW ALL THE STRESSING RECORDS AND APPROVE THE SAME. AN INDEPENDENT LABORATORY OR INDEPENDENT ENGINEER WILL BE RETAINED TO MARK THE TENDONS PRIOR TO STRESSING AND RECORD TENDONS ELONGATION AND FORCES, AND WITNESS THE COMPLETE STRESSING OPERATION, SUBMITTING A COPY OF THE ORIGINAL RECORD TO THE ENGINEER AND TO THE TENDON SUPPLIER FOR APPROVAL. NO BURNING-OFF OF TENDONS IS PERMITTED WITHOUT APPROVAL OF ENGINEER AND TENDON SUPPLIER. ACTUAL RECORDED ELONGATIONS ARE TO BE WITHIN 7% (+/-) OF THE CALCULATED ELONGATIONS.

H. PLACING OF THE REINFORCING STEEL AND POST-TENSIONING TO BE DONE BY THE SAME FIRM. SUCH PLACING SUBCONTRACTOR MUST HAVE LOCAL EXPERIENCE IN POST-TENSIONING WORK AND HAVE PLACED AT LEAST TWO OTHER SIMILAR STRUCTURES UNDER THE SAME CORPORATION NAME.

I. ALL POST-TENSIONING STEEL SHALL BE STRESSED BY MEANS OF HYDRAULIC RAMS EQUIPPED WITH ACCURATE READING CALIBRATED HYDRAULIC PRESSURE GAUGES TO PERMIT THE STRESS IN THE POST- TENSIONING STEEL TO BE COMPUTED AT ANY TIME. A CERTIFIED CALIBRATION CURVE SHALL ACCOMPANY EACH RAM. IF INCONSISTENCY BETWEEN THE MEASURED ELONGATION AND THE RAM GAUGE OCCURS, THE JACK GAUGE SHALL BE IMMEDIATELY RE-CALIBRATED. AN AGREEMENT WITHIN 1%%% SHALL BE SATISFACTORY. SUPERVISION OF CONTRACTOR'S PERSONNEL IN THE STRESSING OPERATION AND STRESSING EQUIPMENT WITH CERTIFIED HYDRAULIC GAUGE SHALL BE PERFORMED BY THE SUPPLIERS TECHNICAL REPRESENTATIVE AND INDEPENDENT LABORATORY OR INDEPENDENT ENGINEER. IN ORDER TO INSURE THAT PROPER CALIBRATION IS MAINTAINED, CARE SHALL BE TAKEN IN HANDLING STRESSING EQUIPMENT. PRECAUTIONS SHALL BE TAKEN TO INSURE THAT THE STRESSING OPERATION IS CONDUCTED IN A SAFE MANNER.

J. ALL INSERTS FOR SUSPENDED MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK SHALL BE CAST IN PLACE. IF ADDITIONAL FASTENERS ARE REQUIRED, POWER DRIVEN FASTENERS WILL BE PERMITTED ONLY WHERE IT CAN BE SHOWN THAT THE INSERTS ARE LOCATED SO AS TO AVOID THE TENDONS AND MUST SUBMIT TO ENGINEER FOR HIS APPROVAL. UNDER NO CONDITION SHALL A TENDON BE CUT OR OTHERWISE DAMAGED AFTER CONCRETE HAS BEEN PLACED. NO OPENINGS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER AND SUPPLIER. IF A TENDON IS CUT, THE GENERAL CONTRACTOR WILL CONTACT THE ENGINEER AND THE TENDON SUPPLIER FOR RECOMMENDATIONS FOR REPAIRS. NO REPAIRS WILL BE UNDERTAKEN WITHOUT PERMISSION AND APPROVAL OF THE ENGINEER AND SUPPLIER. COSTS FOR SAID REPAIRS WILL BE PAID BY THE GENERAL CONTRACTOR, AT NO COST TO THE OWNER.

K. THE ORDER OF STRESSING OF POST-TENSIONING REINFORCING TENDONS SHALL BE THE UNIFORM CABLES FIRST, THE BANDED TENDONS SECOND AND THE GIRDERS (IF APPLICABLE) LAST.

L. THE GENERAL CONTRACTOR SHALL COORDINATE THE DETAILING AND PLACING OF TENDONS AND MILD REINFORCING STEEL BETWEEN SUPPLIERS AS REQUIRED.

M. ALL TENDONS SHALL HAVE BEEN STRESSED BEFORE CONCRETE FOR FLOOR ABOVE IS PLACED.

N. GENERAL CONTRACTOR TO SUBMIT SIGNED AND SEALED (BY FLORIDA REGISTERED PROFESSIONAL ENGINEER) SHORING AND RE-SHORING PLANS, AND RE-SHORING SCHEDULE, FOR APPROVAL BY ARCHITECT AND ENGINEER, PRIOR TO COMMENCEMENT OF ANY ELEVATED STRUCTURAL WORK. THE RE-SHORING IS TO INCLUDE THE EXACT TIME SEQUENCE THAT THE FLOORS ARE TO BE STRIPPED, RE- SHORED AND RE-SHORES REMOVED.

O. POST-TENSIONING CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS OF SATISFACTORY EXPERIENCE IN PROJECTS OF SIMILAR SIZE AND REQUIRED COMPLEXITY TO THIS PROJECT.

P. POST-TENSIONING DESIGN AND DETAILING SHALL COMPLY WITH ACI 318-11, ACI 423-3R-05 RECOMMENDATIONS, AND P. T. I. POST-TENSIONING MANUAL, 6TH EDITION. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Q. TENDONS SHALL BE 1/2" DIAMETER, 7 WIRE STRANDS WITH AN ULTIMATE TENSILE STRENGTH OF 270 KSI. TENDONS SHALL CONFORM WITH ASTM A-416.

R. BANDED TENDON FORCES SHALL BE SHOWN THUS: F=300 K, WHICH IS THE TOTAL EFFECTIVE PRESTRESS FORCE. TENDON BANDS SHALL BE PLACED SYMMETRICALLY OVER THE CENTER LINE OF COLUMN. UNIFORM TENDON FORCES SHALL BE SHOWN THUS: F=10K/FT., WHICH IS THE UNIT EFFECTIVE PRESTRESS FORCE PER FOOT WIDTH OF SLAB.

S. TENDONS SHALL BE PLACED FOLLOWING 'TYPICAL TENDON PROFILE' DETAIL, UNLESS OTHERWISE NOTED. TENDONS SHALL BE PLACED PARABOLICALLY BETWEEN SUPPORTS IN ACCORDANCE WITH THE CONTROL POINTS SHOWN IN PLAN, U.O.N. HARPED TENDONS SHALL BE PLACED ON A STRAIGHT LINE BETWEEN CONTROL POINTS. TENDONS LOW POINTS SHALL OCCUR AT MID SPAN, U. O. N. PROFILE VERTICAL DIMENSIONS REFER TO THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS (C. G. S.). TO THESE DIMENSIONS ARE MEASURED FROM THE BOTTOM OF THE MEMBER. PLACING TOLERANCES SHALL BE 1/8+ 1/8".

T. PLACE A MINIMUM OF TWO TENDONS DIRECTLY OVER COLUMN CENTER LINE.

U. CLEARANCE TO TENDONS AROUND SLAB OPENINGS SHALL BE AT LEAST 3 INCHES. MAXIMUM CURVATURE AROUND OPENINGS SHALL BE NO MORE THAN 1 IN 6.

V. FOR CURVED TENDONS PLACE #4 HAIRPINS BY APPROPRIATE LENGTH.

W. FOR UNIFORM TENDONS USE #4 SUPPORT BARS @48" PARALLEL TO BAND OF TENDONS.

X. PLACE MIN. 2 #4 BARS CONTINUOUS ALONG SLAB EDGES BEHIND ALL SLAB ANCHORAGES. BARS MUST BE CONTINUOUS AROUND CORNERS. PLACE MIN. 4 #4 X 6' HAIRPINS AT SLAB CORNERS. PLACE MIN. 2 #4 BARS HORIZONTAL AND / OR VERTICAL, WITH APPROPRIATE DEVELOPMENT LENGTH BEHIND ALL BEAM ANCHORAGES. ALTERNATE OR ADDITIONAL BURSTING REINFORCEMENT REQUIRED FOR THE POST-TENSIONING SYSTEM SHALL BE DESIGNED AND DETAILED BY POST-TENSIONING SUPPLIER.

Y. PROVIDE CONSTRUCTION JOINTS WITH KEYWAY AND #4 @ 24" X 4' ACROSS JOINT. GENERALLY LOCATE CONSTRUCTION JOINTS WHERE THE C.G. OF THE STRAND COINCIDES WITH C.G. OF THE CONCRETE SECTION. VERIFY ALL JOINT LOCATIONS WITH STRUCTURAL ENGINEER.

Z. CALIBRATE RAM AND GAGE TOGETHER. MAINTAIN AS A SET DURING STRESSING WITH CALIBRATION CHART. FURNISH TO STRUCTURAL ENGINEER AND P.T. SUPPLIER A STRESSING RECORD KEPT BY CONTRACTOR UNDER THE OBSERVATION OF AN INDEPENDENT INSPECTOR, INDICATING TENDON NUMBER AND LOCATION, ELONGATION, EQUIVALENT GAGE READING FOR SPECIFIED FORCE (CALIBRATION CHART), JACKING FORCE AND ANCHOR FORCE. STRESS TENDONS ONLY UNDER THE IMMEDIATE CONTROL OF A PERSON EXPERIENCED IN SUCH WORK.

AA. CHECK ELONGATIONS AS STRESSING OCCURS. USE SLOTTED SHEET METAL TEMPLATE TO APPLY PAINT MARKS.

BB. FIELD READINGS OF ELONGATIONS AND STRESSING FORCES SHALL BE WITHIN 7% OF CALCULATED VALUES. AS SHOWN ON SHOP DRAWINGS RECORD TWO-WAY PULLS AFTER BOTH ENDS ARE STRESSED. SUBMIT A RECORD OF ALL STRESSING FORCES AND FIELD-MEASURED ELOGATIONS TO ARCHITECT/ ENGINEER.

CC. IF THERE ARE NO EXCEPTIONS TO STRESSING RECORDS, THE CABLE ENDS MAY BE BURNED OFF A MINIMUM OF 7 DAYS AFTER REMOVAL OF FORMWORK. DO NOT HEAT WEDGES WHEN BURNING STRAND. COAT STRESSING ANCHORAGES, INCLUDING WEDGES, WITH CORROSION-RESISTANT COATING WHICH WILL NOT REDUCE THE BOND OF THE GROUT. GROUT FLUSH WITH NON-SHIRINK GROUT COMPATIBLE WITH PRESTRESSING STEEL.

DD. DO NOT USE GROUT OR CONCRETE CONTAINING CHLORIDES, FLUORIDES, SULFIDES, NITRATES, OR OTHER SUBSTANCES DETRIMENTAL TO PRESTRESSING STEEL.

EE. CAST IN ALL INSERTS AND SLEEVES WHEREVER POSSIBLE. DRILLED AND/ OR POWDER DRIVEN FASTENERS WILL BE PERMITTED ONLY WHEN IT CAN BE SHOWN THAT THE INSERTS OR FASTENERS WILL NOT SPALL THE CONCRETE AND ARE LOCATED SO AS TO AVOID THE TENDONS AND ANCHORAGES. LOCATE TENDONS ON THE SURFACE OF THE SLAB PRIOR TO ANY DRILLING OR CORING.

FF. CONTRACTOR SHALL INCLUDE IN THE BASE BID, THE COST OF 8,000 LBS. OF ADDITIONAL P-T CABLES, INCLUDING FABRICATION, CONNECTORS, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ENGINEER OF RECORD, THE ENGINEER'S AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK BE SHALL CREDITED TO THE OWNER'S ACCOUNT.

9. SHORING AND RESHORING:

A. SHORING AND RESHORING DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA REGISTERED SPECIALTY ENGINEER WITH A MINIMUM OF TEN YEARS OF EXPERIENCE IN SHORING AND RESHORING DESIGN AND DETAILING.

B. SHORING AND RESHORING DRAWINGS SHALL INCLUDE AT LEAST THE FOLLOWING ITEMS:
1.) LOCATION, SIZE, TYPE AND CAPACITY OF ALL SHORING.
2.) LOCATION, SIZE, TYPE, AND CAPACITY OF ALL RESHORING.
3.) LOCATION, SIZE, AND TYPE OF ALL BLOCKING, MUD SILLS, TEMPORARY LATERAL BRACING AND OTHER ACCESSORIES REQUIRED TO ADEQUATELY AND SAFELY SUPPORT AND BRACE THE STRUCTURE DURING CONSTRUCTION.
4.) INSTALLATION PROCEDURE, SEQUENCE OF INSTALLATION, LOAD RELIEF AND REMOVAL OF ALL SHORING AND RESHORING.

C. SHORING AND RESHORING SUBMITTAL FOR APPROVAL SHALL INCLUDE AT LEAST TWO COPIES FOR THE BUILDING DEPARTMENT, ONE FOR THE ENGINEER OF RECORD, ONE FOR THE THRESHOLD INSPECTOR, AND ONE FOR THE ARCHITECT.

D. DESIGN, DETAIL AND ERECT FORMS, SHORING AND RESHORING IN COMPLIANCE WITH ACI 347-04, PROJECT SPECIFICATIONS, AND THESE NOTES. FORMS, SHORING, AND RESHORING SHALL BE DESIGNED FOR THE WEIGHT OF THE FLOOR OR ROOF, A CONSTRUCTION LOAD OF 50 PSF. AND FOR THE CUMULATIVE LOADS OF THE SUPPORTED HORIZONTAL CONCRETE MEMBERS. USE A DESIGN FACTOR OF SAFETY OF 3 FOR WOOD SHORES AND 2 FOR METAL SHORES.

E. NO CONSTRUCTION LOAD SHALL BE APPLIED TO ANY MEMBER UNTIL THE CONCRETE STRENGTH IS 70% OF THE SPECIFIED 28 DAY STRENGTH.

F. FORMS MAY BE REMOVED 72 HOURS AFTER CONCRETE POUR PROVIDED THAT CONCRETE STRENGTH IS 70% OF THE SPECIFIED 28 DAY STRENGTH AND NOT LESS THAN 3,500 PSI. RESHORE EACH BAY IMMEDIATELY AFTER FORMS ARE STRIPPED AND REMOVED. REMOVAL OF FORMS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REMOVAL OF FORMS SHALL BE CARRIED OUT IN SUCH A WAY AS TO NOT DAMAGE THE STRUCTURE, INSURE SAFETY AND PREVENT CREEP DEFLECTION OF STRUCTURAL MEMBERS.

10. RAILINGS:

BALCONY, TERRACE, AND STAIR RAILINGS SHALL BE DESIGNED BY THE MANUFACTURER'S REGISTERED ENGINEER IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 PLF. APPLIED IN ANY DIRECTION AT TOP OF SUCH BARRIER. POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUN LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE RAIL. GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL. GUARDRAIL SYSTEMS LOCATED OTHER THAN IN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF APPLIED HORIZONTALLY AT THE REQUIRED GUARDRAIL HEIGHT AND A SIMULTANEOUS LOAD OF 100 PLF APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LBS. CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQ. FT. AREA AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE. LOADING CONDITIONS ABOVE SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.

11. COLD-FORMED STEEL MEMBERS:

A. DESIGN COLD-FORMED STEEL MEMBERS SHALL CONFORM WITH 'SPECIFICATION FOR THE DESIGN OF COLD-FORM STEEL STRUCTURAL MEMBERS, AISI SG-671, LATEST EDITION, AND 'DESIGN GUIDE FOR COLD-FORMED STEEL TRUSSES', AISI RG-9518.

B. RESULTS OF THE DESIGN OF STEEL MEMBERS SHALL BE SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED ENGINEER AND THE DESIGN SHALL FOLLOW DESIGN METHODOLOGIES RECOMMENDED BY AISI.

C. MEMBERS SHALL COMPLY WITH ASTM A 653/ A 653M GALVANIZED STEEL SHEET, MINIMUM G 60 COATING, MINIMUM YIELD STRENGTH OF 55,000 PSI. MINIMUM GAUGE OF MEMBERS SHALL BE 22 GA.

12. ALUMINUM:

A. ALUMINUM WORK SHALL COMPLY WITH THE ALUMINUM ASSOCIATION, INC. 'SPECIFICATIONS FOR ALUMINUM STRUCTURES', 'THE COMMENTARY ON SPECIFICATIONS FOR ALUMINUM STRUCTURES', AND 'ENGINEERING DATA FOR ALUMINUM STRUCTURES'.

B. ALUMINUM WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2014, SECTION 2003.

C. ALUMINUM TUBING, BARS, AND PLATES SHALL CONFORM TO ALLOY 6061-T6.

D. WELDING OF ALUMINUM PARTS AND MEMBERS SHALL DONE WITH AN INERT-GAS-SHIELDING ARC OR RESISTANCE WELDING PROCESS.

E. ALUMINUM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEERS

13. WIND ANALYSIS DESIGN PARAMETERS:

A. WIND DESIGN HAS BEEN DONE IN ACCORDANCE WITH ASCE 7-10.
B. EXPOSURE 'C'
C. RISK CATEGORY II
D. INTERNAL PRESSURE COEFFICIENT, GCpi= ±0.18.
E. WIND VELOCITY, Vu= 175 MPH.

14. THRESHOLD BUILDING:

THIS BUILDING IS A THRESHOLD BUILDING AND SHALL FOLLOW THE REQUIREMENTS OF THE FBC, 2014 EDITION, CHAPTER 1, SECTION 109.3.6.1. I HAVE BEEN HIRED BY THE OWNER TO ACT AS THE THRESHOLD ENGINEER FOR THIS PROJECT. I HAVE SUBMITTED A THRESHOLD BUILDING PLAN WHICH OUR INSPECTORS WILL FOLLOW WHILE PERFORMING THE THRESHOLD BUILDING INSPECTIONS. THIS PLAN HAS BEEN SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL. THE PURPOSE FOR THIS THRESHOLD INSPECTION PLAN IS TO PROVIDE SPECIFIC INSPECTION PROCEDURES AND SCHEDULES SO THAT THE BUILDING CAN BE ADEQUATELY INSPECTED FOR COMPLIANCE WITH THE PERMITTED DOCUMENTS. THE CONTRACTOR'S CONTRACTURAL OR STATUTORY OBLIGATIONS ARE NOT RELIEVED BY ANY ACTION OF THE THRESHOLD BUILDING INSPECTOR. WE WILL DETERMINE THAT THE SHORING PROFESSIONAL ENGINEER HAS INSPECTED THE SHORING AND RESHORING FOR CONFORMANCE WITH THE SHORING AND RESHORING PLANS SUBMITTED TO THE ENFORCING AGENCY.

15. LETTER OF COMPLIANCE:

I, AS THE THRESHOLD BUILDING INSPECTOR OF THIS BUILDING, UPON COMPLETION OF THE BUILDING AND PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, WILL FILE A SIGNED AND SEALED STATEMENT WITH THE THE ENFORCEMENT AGENCY THAT STATES THAT 'TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE DESCRIBED CONSTRUCTION OF ALL LOAD-BEARING STRUCTURAL COMPONENTS COMPLIES WITH THE PERMITTED DOCUMENTS, AND THE SHORING AND RESHORING TO THE SHORING AND RESHORING PLANS SUBMITTED TO THE ENFORCING AGENCY'.

STRUCTURAL INDEX

Rev.	DWGS. No	DESCRIPTION
4	S-1.0	STRUCTURAL NOTES & INDEX
4		
4	S-1.1	PARTIAL FOUNDATION / GROUND FLOOR FRAMING PLAN
4	S-1.2	PARTIAL FOUNDATION / GROUND FLOOR FRAMING PLAN
4	S-1.3	PARTIAL SECOND FLOOR FRAMING PLAN
4	S-1.3R	PARTIAL SECOND FLOOR REINFORCING PLAN
4	S-1.4	PARTIAL SECOND FLOOR FRAMING PLAN
4	S-1.4R	PARTIAL SECOND FLOOR REINFORCING PLAN
4	S-1.5	PARTIAL THIRD FLOOR FRAMING PLAN
4	S-1.5R	PARTIAL THIRD FLOOR REINFORCING PLAN
4	S-1.6	PARTIAL THIRD FLOOR FRAMING PLAN
4	S-1.6R	PARTIAL THIRD FLOOR REINFORCING PLAN
4	S-1.7	PARTIAL FOURTH FLOOR FRAMING PLAN
4	S-1.7R	PARTIAL FOURTH FLOOR REINFORCING PLAN
4	S-1.8	PARTIAL FOURTH FLOOR FRAMING PLAN
4	S-1.8R	PARTIAL FOURTH FLOOR REINFORCING PLAN
4	S-1.9	PARTIAL FIFTH FLOOR FRAMING PLAN
4	S-1.9R	PARTIAL FIFTH FLOOR REINFORCING PLAN
4	S-1.10	PARTIAL FIFTH FLOOR FRAMING PLAN
4	S-1.10R	PARTIAL FIFTH FLOOR REINFORCING PLAN
4	S-1.11	PARTIAL ROOF FLOOR FRAMING PLAN
4	S-1.11R	PARTIAL ROOF FLOOR REINFORCING PLAN
4	S-1.12	PARTIAL ROOF FLOOR FRAMING PLAN
4	S-1.12R	PARTIAL ROOF FLOOR REINFORCING PLAN
	S-2.1	STRUCTURAL TYPICAL DETAILS
	S-2.2	POST-TENSION TYPICAL DETAILS
	S-2.3	POST-TENSION TYPICAL DETAILS
	S-2.4	TENSION LAP SPLICE SCHEDULE
4	S-3.1	BEAM SCHEDULE
4	S-4.1	COLUMN SCHEDULE
	S-4.2	COLUMN SCHEDULE
4	S-5.1	PILE CAP DETAILS
4	S-5.2	PILE CAP DETAILS
4	S-5.3	PILE CAP DETAILS
4	S-5.4	PILE CAP DETAILS
4	S-5.5	PILE CAP DETAILS
4	S-5.6	PILE CAP DETAILS
4	S-6.1	SHEAR WALL DETAILS
4	S-6.2	SHEAR WALL DETAILS
4	S-6.3	SHEAR WALL DETAILS
4	S-6.4	SHEAR WALL DETAILS
4	S-7.1	SECTIONS
4	S-7.1.1	SECTIONS
	S-7.2	SECTIONS
	S-7.3	SECTIONS
	S-7.4	SECTIONS
	S-7.5	SECTIONS
	S-7.6	SECTIONS
	S-7.7	SECTIONS
	S-7.8	SECTIONS
	S-7.9	SECTIONS
	S-7.10	SECTIONS
	S-7.11	SECTIONS
	S-7.12	SECTIONS
	S-7.13	SECTIONS
	S-8.1	WINDOW & DOOR WIND PRESSURES
	S-8.2	WINDOW & DOOR WIND PRESSURES

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

STRUCTURAL NOTES & INDEX

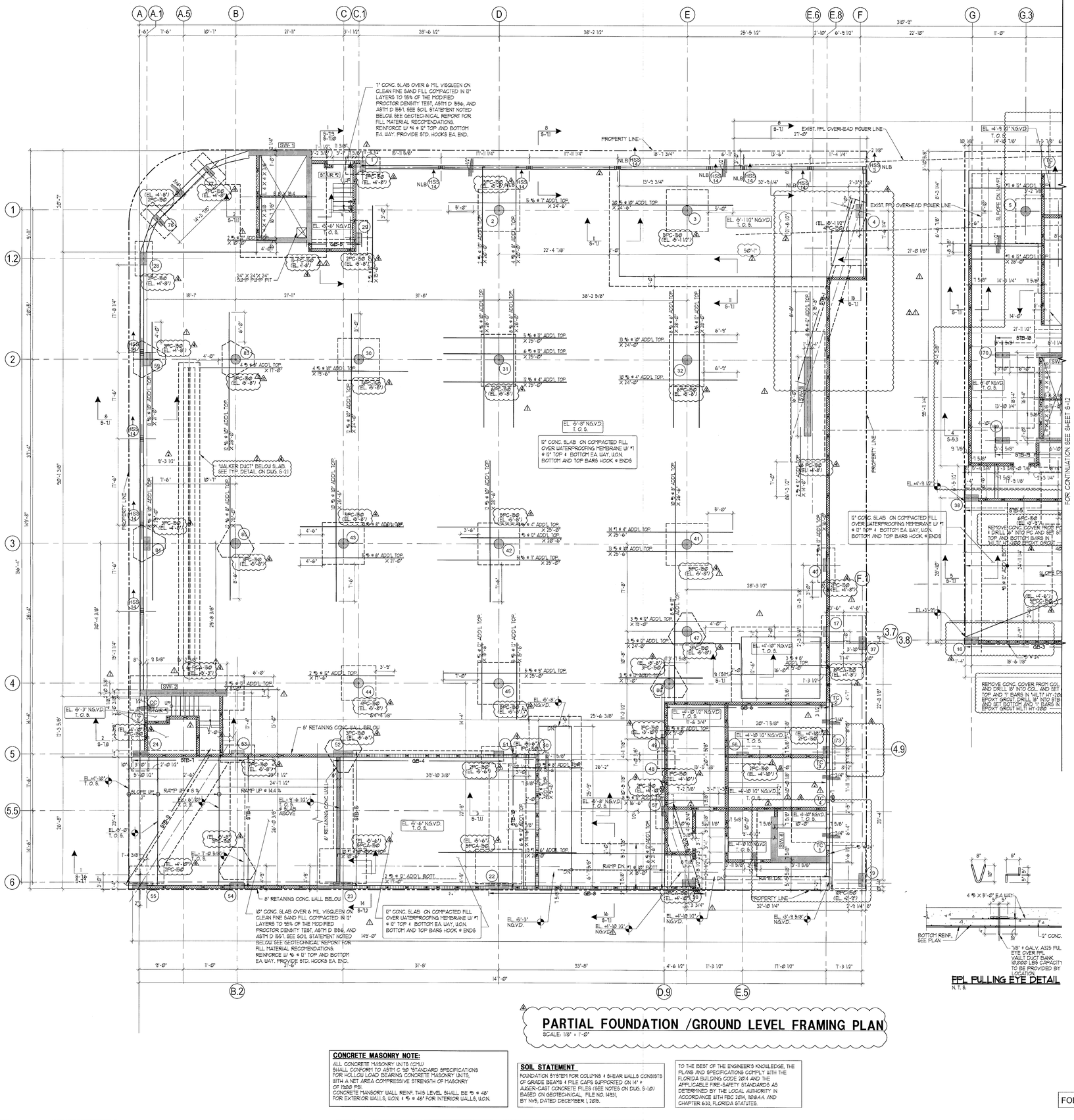
Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.0

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

C:\Users\Public\Documents\Local_Revit_Files\stn_arch_a1_17th&West_219420456_arosenthal.rvt
1/10/2017 5:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL FOUNDATION /GROUND LEVEL FRAMING PLAN

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

FPL PULLING EYE DETAIL

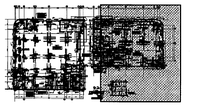
N.T.S.

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE @ 48" FOR EXTERIOR WALLS, U.O.N. @ 48" FOR INTERIOR WALLS, U.O.N.

SOIL STATEMENT
FOUNDATION SYSTEM FOR COLUMNS & SHEAR WALLS CONSISTS OF GRADE BEAMS & PILE CAPS SUPPORTED ON 14" ø AUGER-CAST CONCRETE PILES (SEE NOTES ON DWG. S-1.0) BASED ON GEOTECHNICAL FILE NO. 14931, BY NV5, DATED DECEMBER 1, 2015.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 1103.4.4. AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY



KEY PLAN

N.T.S.

THE STRUCTURE, TOGETHER WITH ATTENDANT UTILITIES AND SANITARY FACILITIES IS WATERTIGHT TO DESIGN FLOOD ELEVATION (+8.00' NGVD) WITH WALLS THAT ARE SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER. ALL STRUCTURE COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRO DYNAMIC FLOOD FORCES, INCLUDING THE EFFECT OF BUOYANCY, AND ANTICIPATED DEBRIS IMPACT FORCES BASED ON OUR PROFESIONAL ENGINEER ANALYSIS FLOOD VELOCITIES ADJACENT TO THE STRUCTURES ARE LESS THAN OR EQUAL TO 5 FT./SECOND DURING THE DESIGN FLOOD.

SUPERIMPOSED LOADS		
RETAIL	DEAD	25 PSF
	LIVE	125 PSF
STORAGE	DEAD	0 PSF
	LIVE	125 PSF
ELEVATOR LOBBY	DEAD	25 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
LOADING BERTHS UELL	DEAD	0 PSF
	LIVE	250 PSF
FPL VAULT, MECH. ROOMS	DEAD	0 PSF
	LIVE	150 PSF
CORRIDOR	DEAD	25 PSF
	LIVE	80 PSF

NOTES:
1.- FOR CONCRETE STRENGTH # 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
11.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.
12. CENTER OF PILE CAPS IS CENTER OF COLUMN U.O.N.
13. TOP OF PILE CAP ELEVATION ARE NOTED IN PLAN.
14. ALL PILE CAPS, GRADE BEAMS, AND STRAP BEAMS SHALL BE FORMED
15.- TOP OF SLAB ON GRADE ELEVATION ARE NOTED IN PLAN.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlrengineering.com

8/30/17

MIAMI BEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel (305) 482-8700 / Fax (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 3	HDLR	HDLR	2017.07.06
⚠ B.P. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DRRM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET
"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

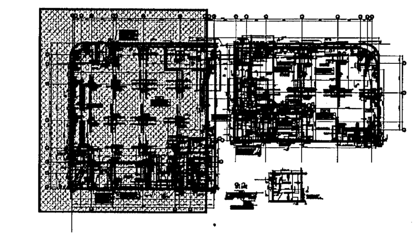
PARTIAL FOUNDATION FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.1

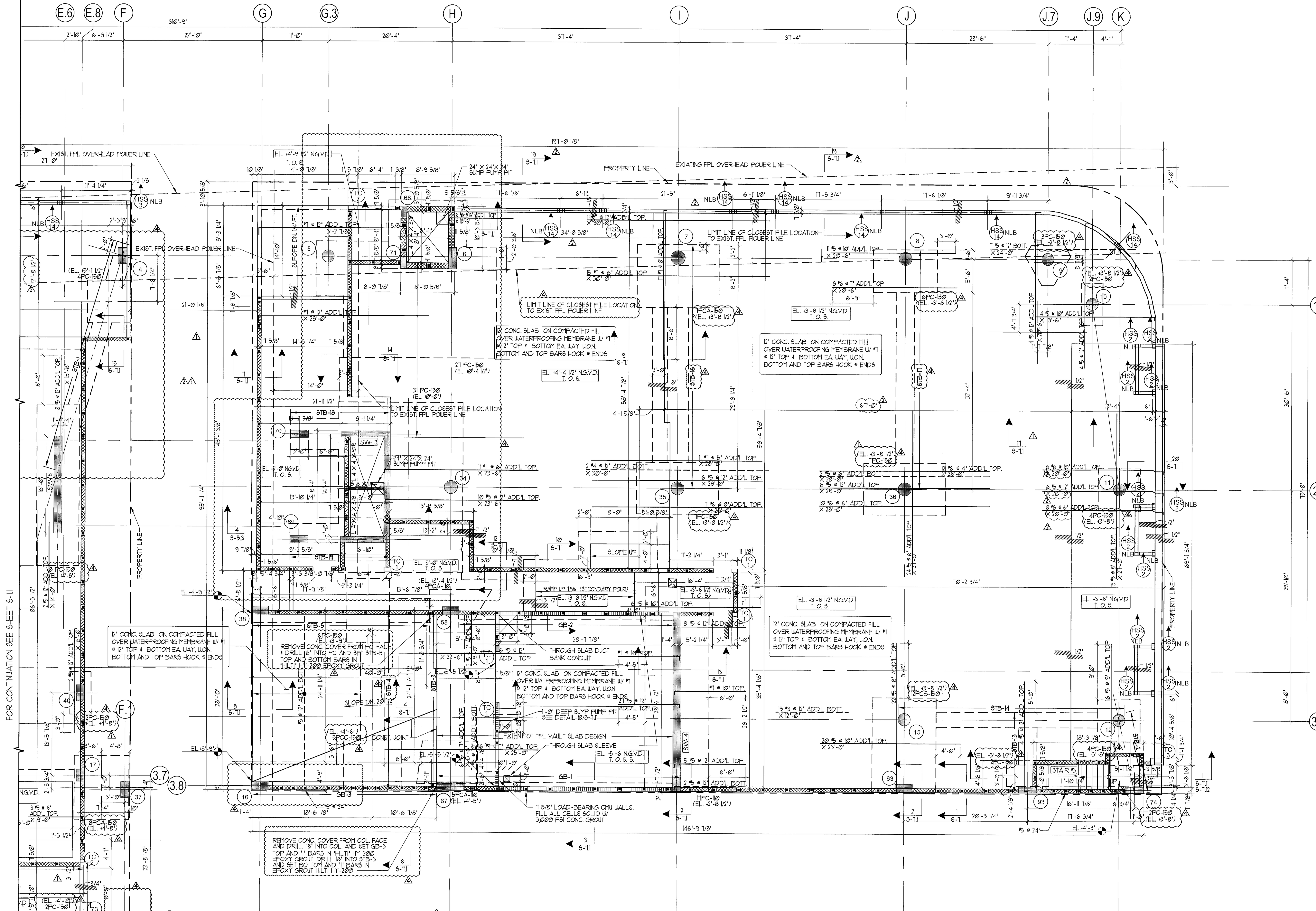
C:\Users\Sdelos\Documents\Local_Revit_Files\dm_cardello_17thAvenue_219420456_drawwithin.rvt
8/30/2017 1:02:15 PM
ORIGINAL SHEET - ARCH D1 (30"x42")

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE



KEY PLAN

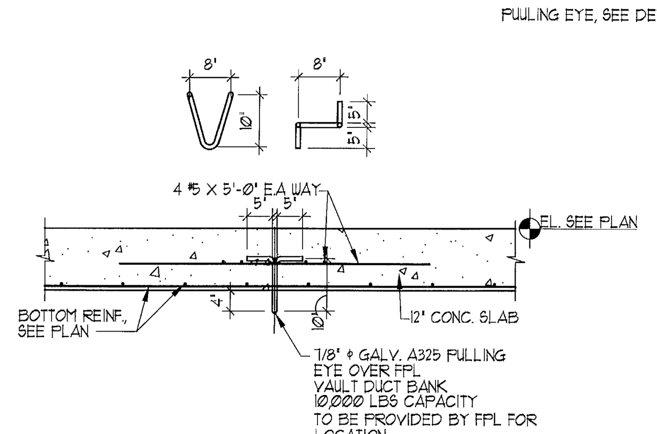
N.T.S.



PARTIAL FOUNDATION /GROUND LEVEL FRAMING PLAN

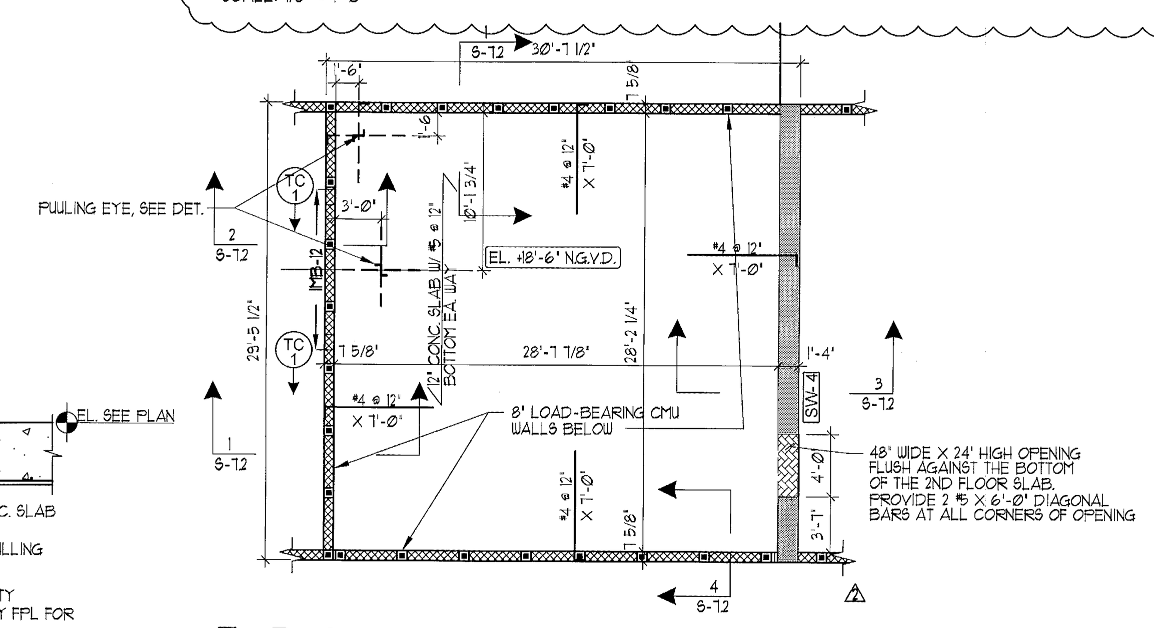
SCALE: 1/8" = 1'-0"

THE STRUCTURE, TOGETHER WITH ATTENDANT UTILITIES AND SANATARY FACILITIES IS WATERTIGHT TO DESIGN FLOOD ELEVATION (+9.00' NGVD), WITH WALLS THAT ARE SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER. ALL STRUCTURE COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRO DYNAMIC FLOOD FORCES, INCLUDING THE EFFECT OF BUOYANCY, AND ANTICIPATED DEBRIS IMPACT FORCES. BASED ON OUR PROFESIONAL ENGINEER ANALYSIS FLOOD VELOCITIES ADJACENT TO THE STRUCTURES ARE LESS THAN OR EQUAL TO 5 FT./SECOND DURING THE DESIGN FLOOD.



FPL PULLING EYE DETAIL

N. T. S.



F. P. L. VAULT ROOF FRAMING PLAN

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

SUPERIMPOSED LOADS

RETAIL	DEAD	25 PSF
	LIVE	125 PSF
STORAGE	DEAD	0 PSF
	LIVE	125 PSF
ELEVATOR LOBBY	DEAD	25 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
LOADING BERTHS WELL	DEAD	0 PSF
	LIVE	250 PSF
FPL VAULT	DEAD	10 PSF
	LIVE	150 PSF
CORRIDOR	DEAD	25 PSF
	LIVE	80 PSF

SOIL STATEMENT

FOUNDATION SYSTEM FOR COLUMNS & SHEAR WALLS CONSISTS OF GRADE BEAMS & PILE CAPS SUPPORTED ON 14" ⌀ AUGER-CAST CONCRETE PILES (SEE NOTES ON DWG. S-1.0) BASED ON GEOTECHNICAL, FILE NO. 14931, BY NV5, DATED DECEMBER 1, 2015.

CONCRETE MASONRY NOTE:

ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MANSORY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. & #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:

1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
11.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.
12. CENTER OF PILE CAPS IS CENTER OF COLUMN, U.O.N.
13. TOP OF PILE CAP ELEVATION ARE NOTED IN PLAN.
14. ALL PILE CAPS, GRADE BEAMS, AND STRAP BEAMS SHALL BE FORMED
15.- TOP OF SLAB ON GRADE ELEVATION ARE NOTED IN PLAN.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 110.8.4.4. AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
REVISION # 4	HDLR	HDLR	2017.07.21
REVISION # 2	HDLR	HDLR	2017.02.06
B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL FOUNDATION FRAMING PLAN

Project No. 219420456

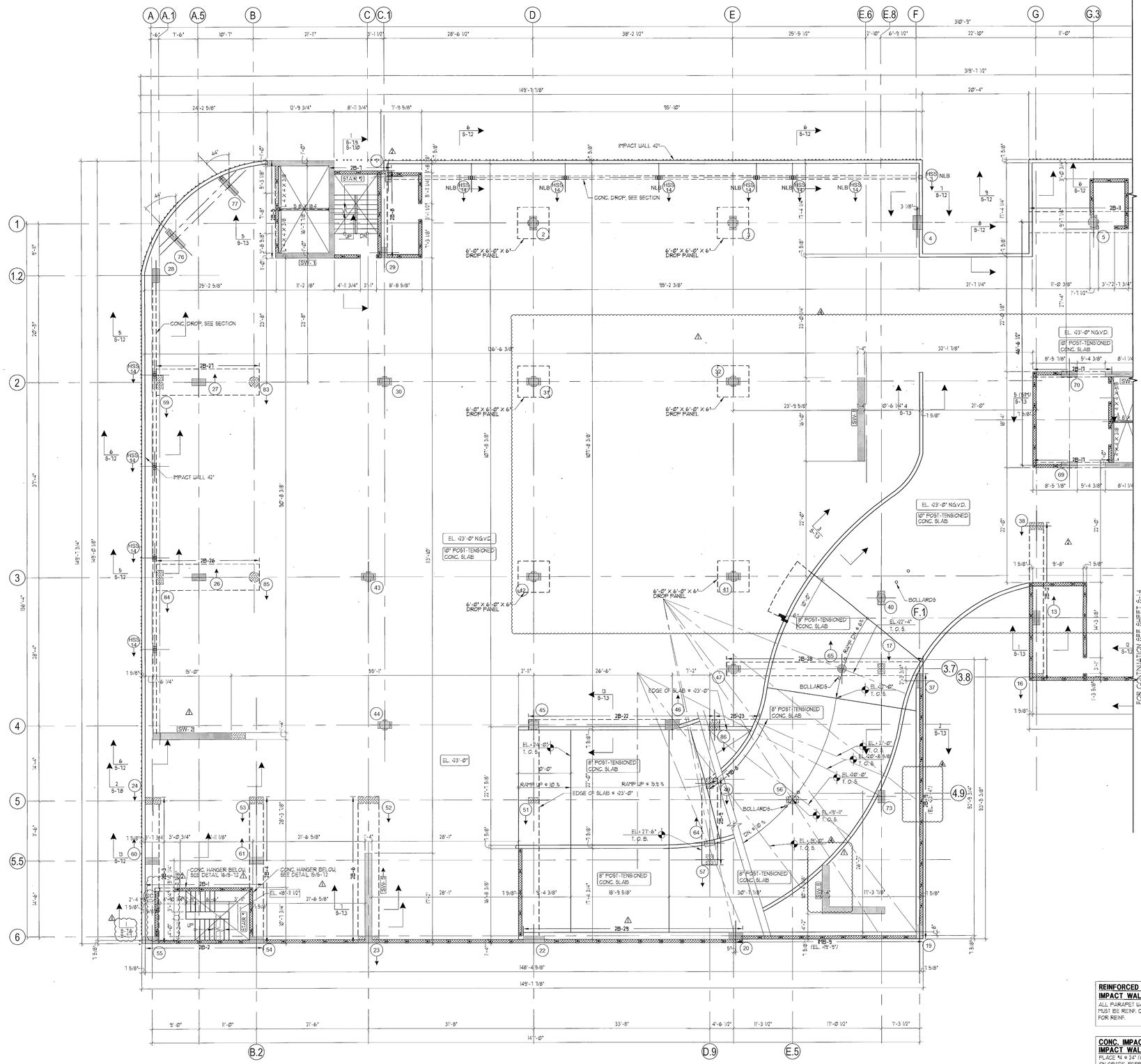
Scale 1/8" = 1'-0"

Revision

Drawing No.

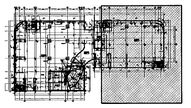
S-1.2

C:\Users\Public\Documents\Local_Revit_Files\stn_arch_all_17th&West_219420456_arosenthal.rvt
1/10/2017 5:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL SECOND LEVEL FRAMING PLAN

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



KEY PLAN

N.T.S.

SUPERIMPOSED LOADS		
PARKING AREA	DEAD	10 PSF
	LIVE	40 PSF
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
PARKING AREA/ LIFT	DEAD	5 PSF
	LIVE	15 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
ELECTRICAL ROOM	DEAD	10 PSF
	LIVE	150 PSF

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. & #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:
1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.
12. CENTER OF PILE CAPS IS CENTER OF COLUMN.
13. TOP OF PILE CAP ELEVATION ARE NOTED IN PLAN.
14. ALL PILE CAPS, GRADE BEAMS, AND STRAP BEAMS SHALL BE FORMED.
15.- TOP OF SLAB ON GRADE ELEVATION ARE NOTED IN PLAN.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE 4 # 24" LONG X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 1028.6.4. AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 25th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8828 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.08.21
3 REVISION # 3	HDLR	HDLR	2017.07.26
2 REVISION # 2	HDLR	HDLR	2017.07.06
1 B. D. C. / FFL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
30% DESIGN DEVELOPMENT			2016.11.04
DORM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

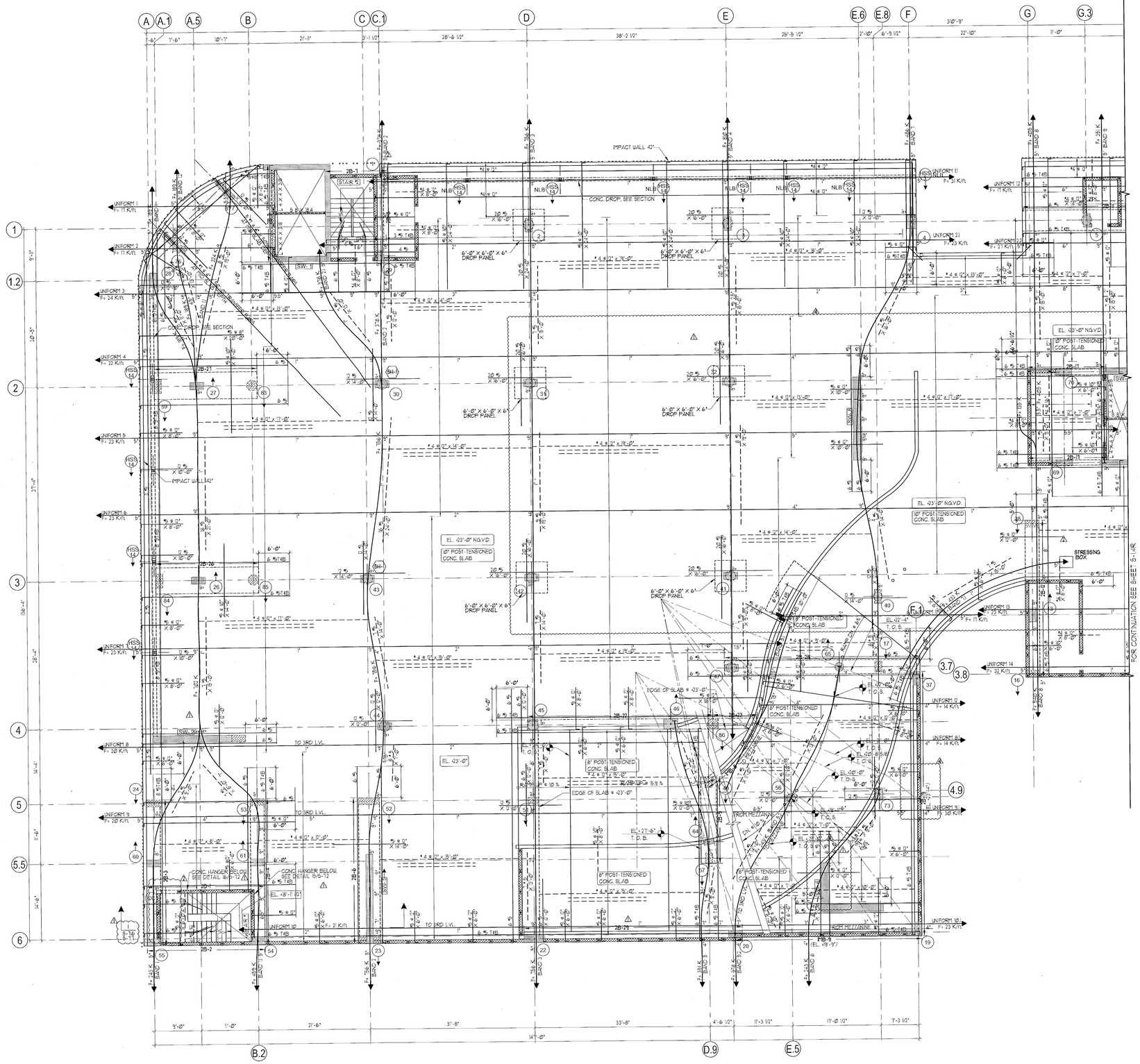
17th & West Avenue

PARTIAL SECOND LEVEL FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.3

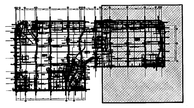
C:\Users\Public\Documents\Local Work Files\Structural\219420456_Structural_central.rvt
1/30/2017 2:51:13 PM

ORIGINAL SHEET - ARCH D1 (30"x42")



PARTIAL SECOND LEVEL REINFORCING PLAN

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



KEY PLAN

N.T.S.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN TIE, COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 53112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-mail: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

⚠ REVISION # 4	HDLR	HDLR	2017.01.21
⚠ REVISION # 3	HDLR	HDLR	2017.01.06
⚠ B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03
Revision	By	Appd	YYYY.MM.DD

PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued	By	Appd	YYYY.MM.DD

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

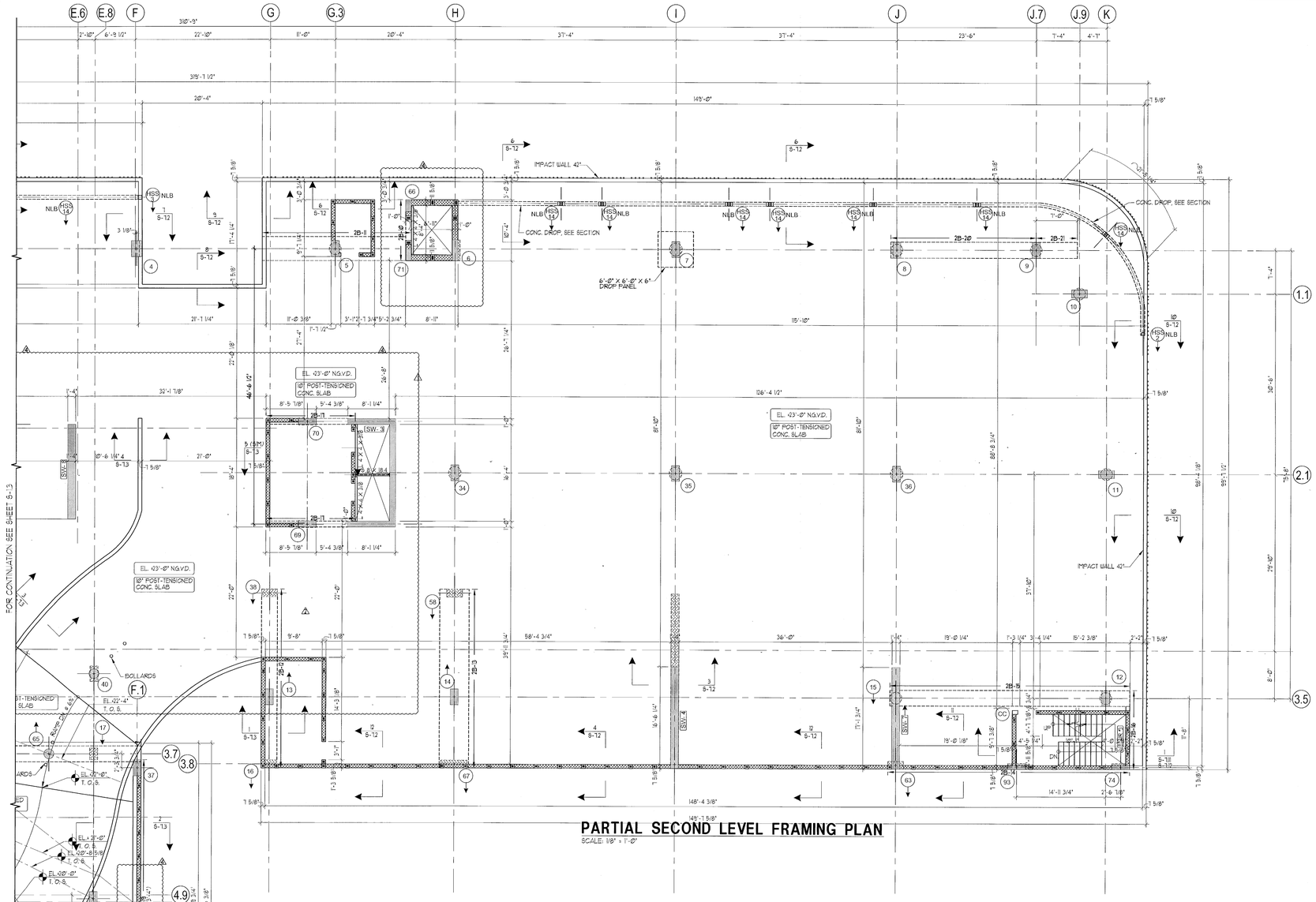
NOVA ENGINEERING and ENVIRONMENTAL LLC

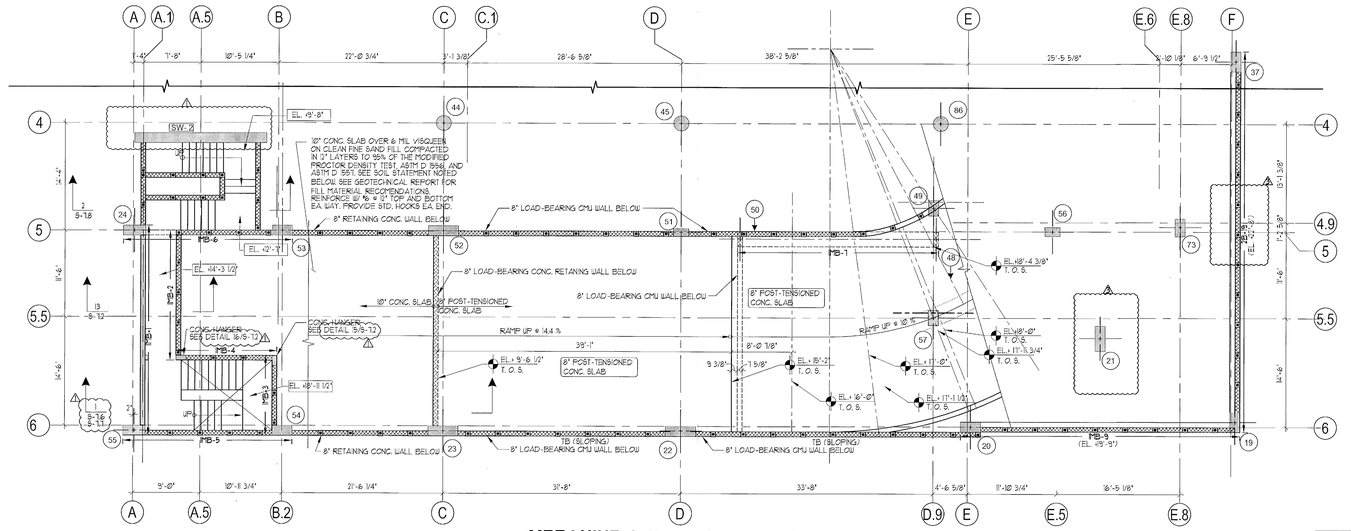
17th & West Avenue

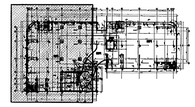
PARTIAL SECOND LEVEL REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.3R

C:\Users\Public\Documents\Autodesk\Revit_Files\pm_central_17to21Vers_219420456_jcornett.rvt
1/10/2017 6:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")







KEY PLAN
N.T.S.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE #4 @ 24" (HOR.) X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

SUPERIMPOSED LOADS		
PARKING AREA	DEAD	10 PSF
	LIVE	40 PSF
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
PARKING AREA/ LIFT	DEAD	5 PSF
	LIVE	75 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
ELECTRICAL ROOM	DEAD	10 PSF
	LIVE	150 PSF

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 1620.4.4, AND CHAPTER 633, FLORIDA STATUTES.

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY" OF 1900 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. & #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:
1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 53112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8626 FAX: (305) 477-8814
E-MAIL: delosreyes@dreng.com

FOR PERMIT ONLY

8/30/17

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1610
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.07.26
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.08.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.28

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

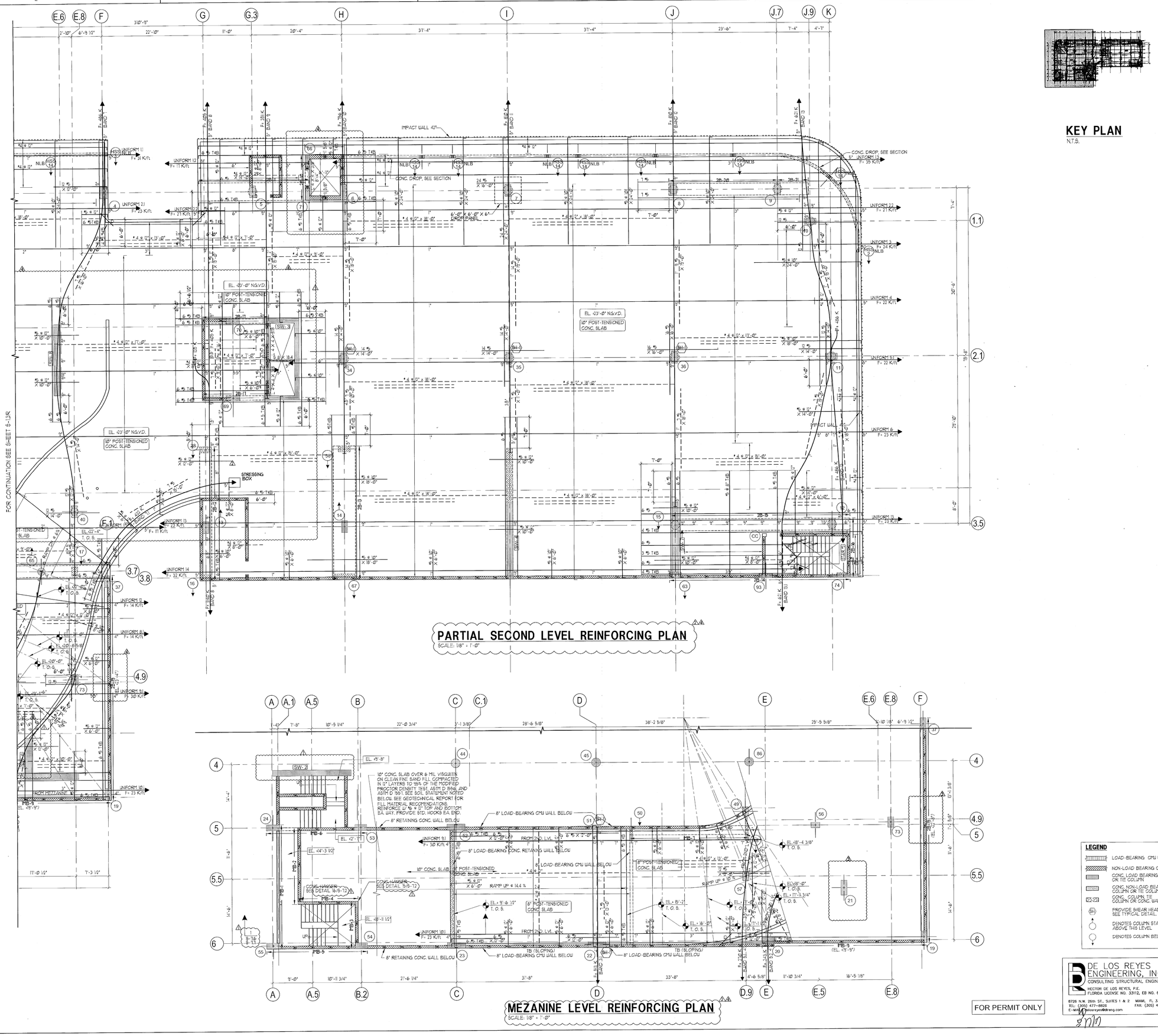
PARTIAL SECOND FLOOR FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.4

C:\Users\Public\Documents\Autodesk\Revit\Plan\Plan_arch_dll_17to37.rvt_2TFKDk5d_accessthd.rvt
1/30/2017 5:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL SECOND LEVEL REINFORCING PLAN

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

MEZZANINE LEVEL REINFORCING PLAN

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

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN TIE COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 25th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

KEY PLAN

N.T.S.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.27
3 REVISION # 3	HDLR	HDLR	2017.07.06
2 B. D. C. / FPL REV.	HDLR	HDLR	2017.05.05
1 REVISION # 2	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DRB# SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

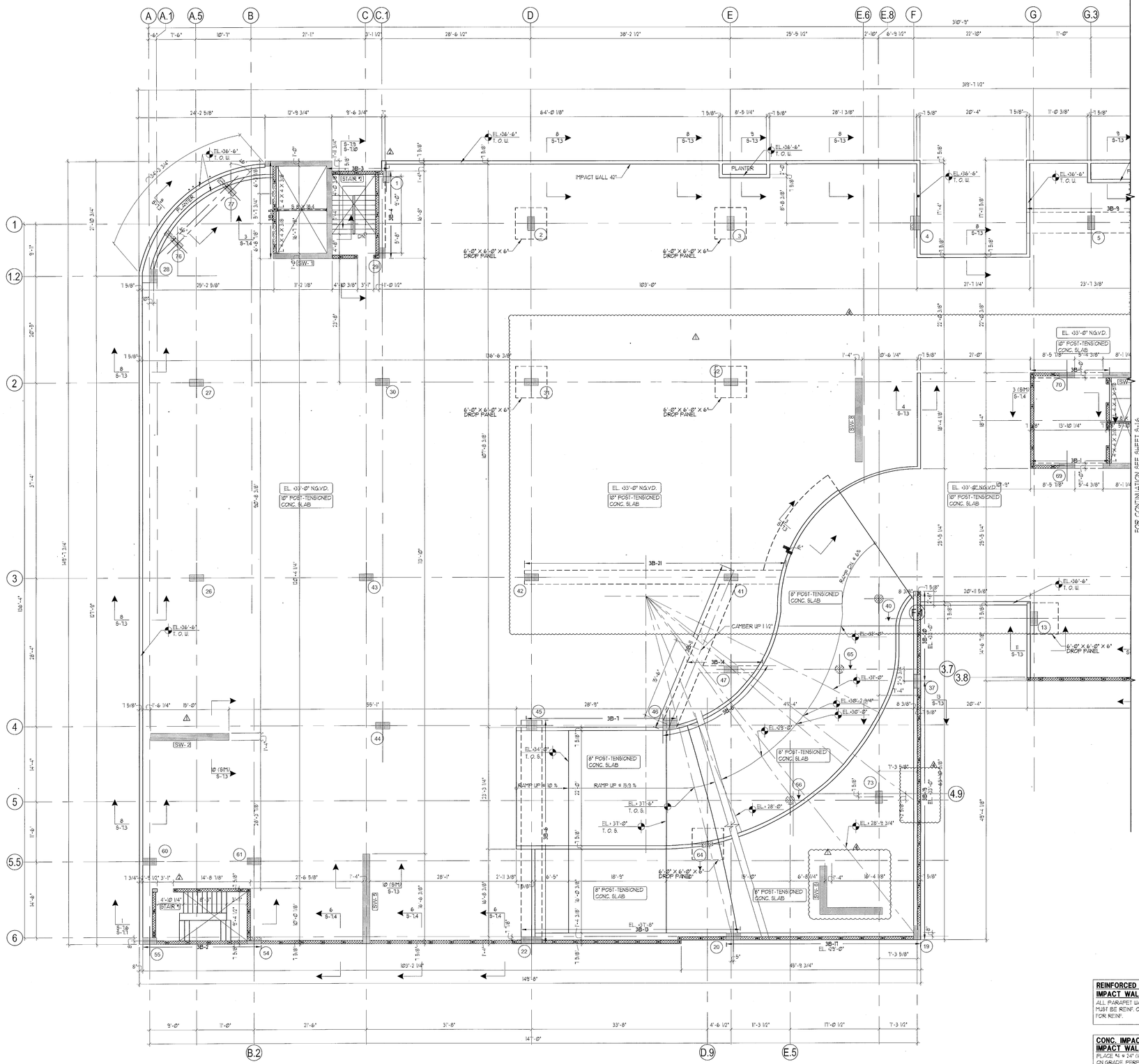
17th & West Avenue

PARTIAL SECOND FLOOR REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

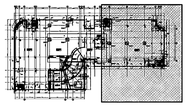
S-1.4R

C:\Users\Public\Documents\Autocop_Revit_Plugin_certs_x64_17\Revit_219420456_rccoordmdl.rvt
11/2/2017 2:11:23 PM
ORIGINAL SHEET - ARCH D1 (30"x42")



PARTIAL THIRD LEVEL FRAMING PLAN

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



KEY PLAN

N.T.S.

SUPERIMPOSED LOADS		
PARKING AREA	DEAD	10 PSF
	LIVE	40 PSF
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
ELECTRICAL ROOM	DEAD	10 PSF
	LIVE	150 PSF
PLANTERS	DEAD	10 PSF
	LIVE	30 PSF

CONCRETE MASONRY NOTE:

ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. & #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:

1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-0
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:

ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:

PLACE 4 - #4 (HOR.) X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY N ACCORDANCE WITH FBC 2014, 108.4.4, AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33172, EB NO. 6705
8725 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
PH: (305) 477-8826 FAX: (305) 477-8814
EMAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.05.26
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.05.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

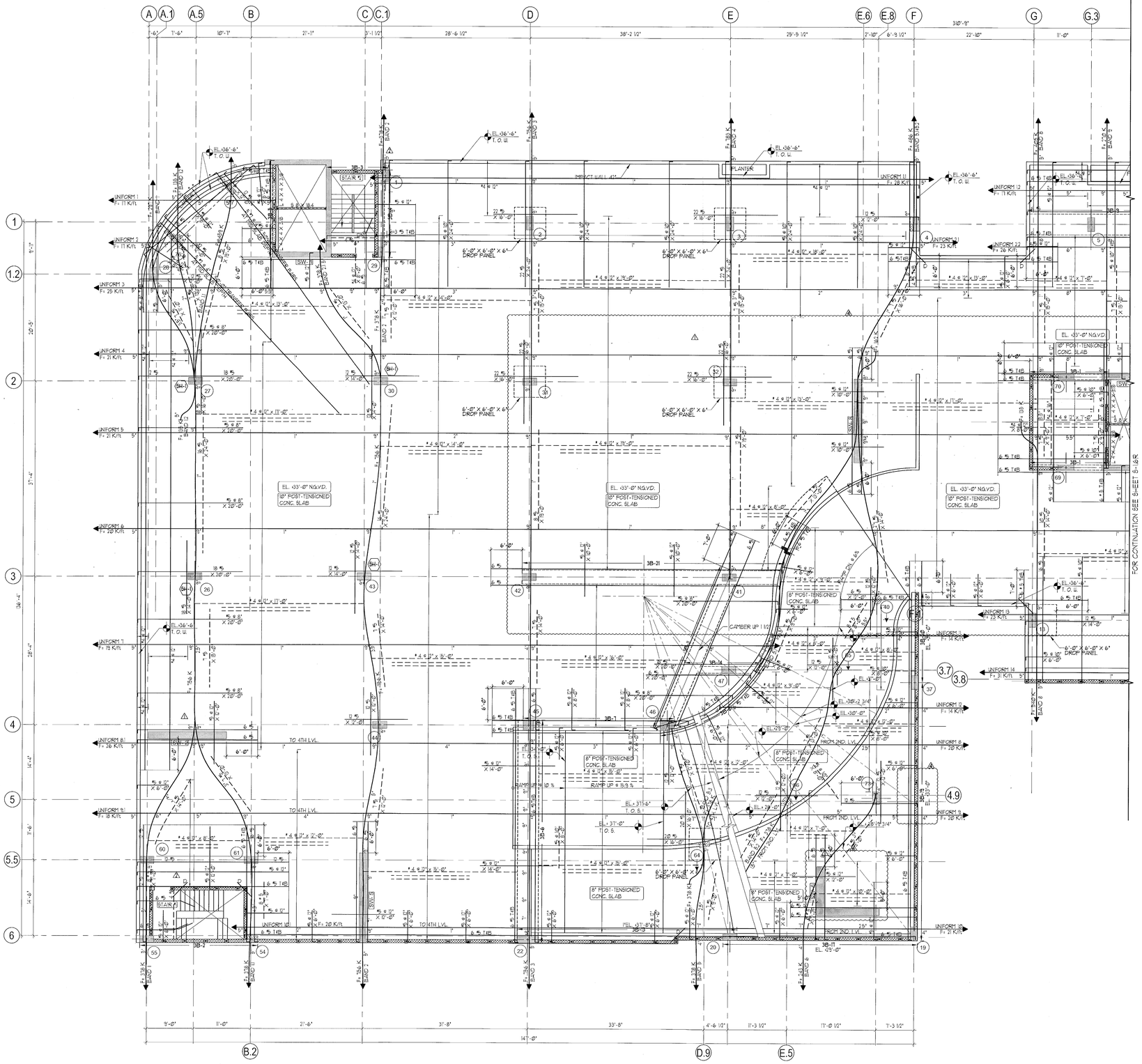
"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC
17th & West Avenue

PARTIAL THIRD FLOOR FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

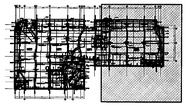
S-1.5

C:\Users\PJ4ds\Documents\Local Revit_Files\m_cncb_cd_L7th3.rvt_219420456_cjones@dlr.rvt
1/18/2017 2:11:35 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL THIRD LEVEL REINFORCING PLAN

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



KEY PLAN

N.T.S.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN, TIE COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

8/7/17

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8710
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.07.26
⚠ B.D.C. / FFL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

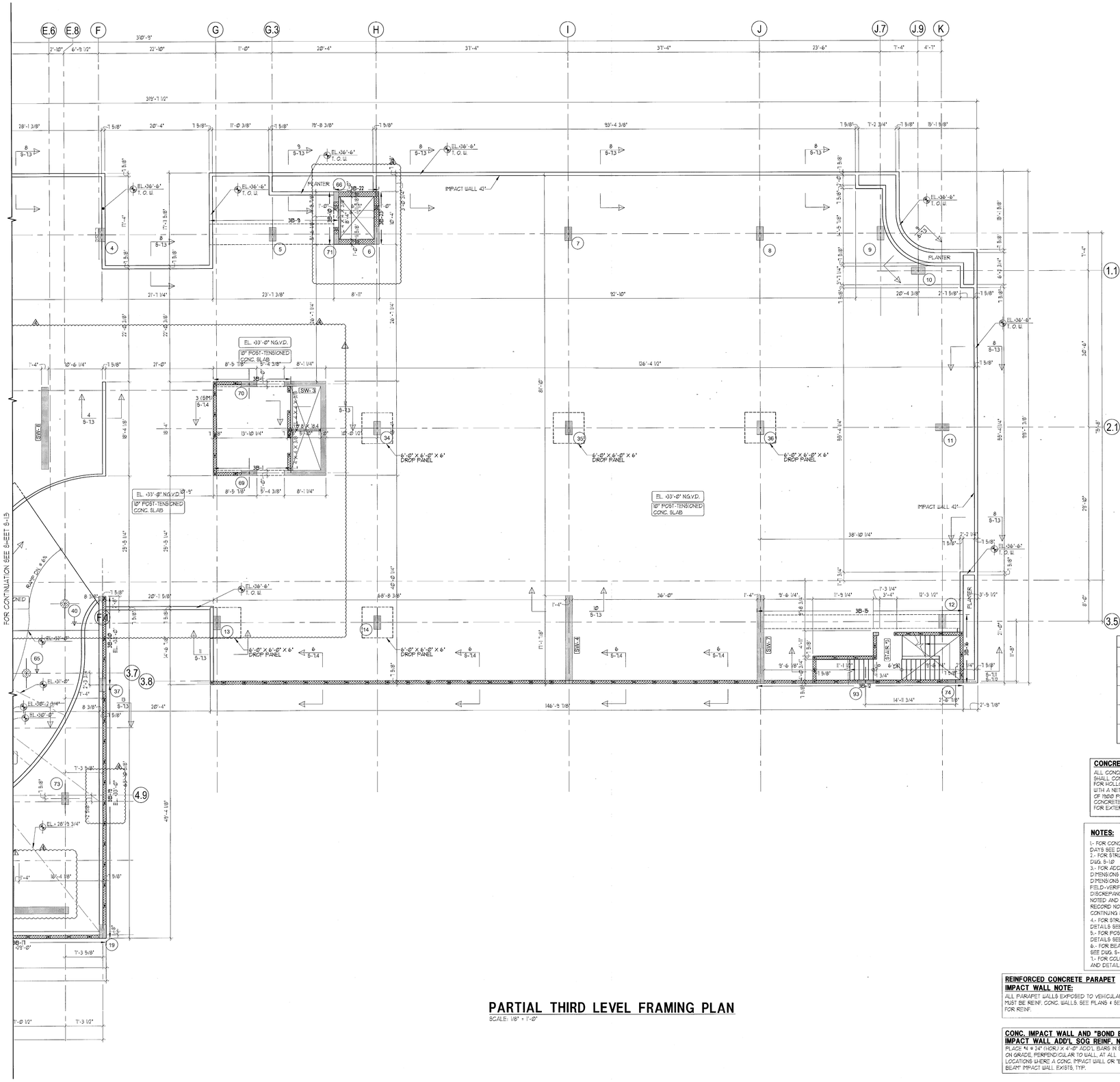
PARTIAL THIRD FLOOR REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.5R

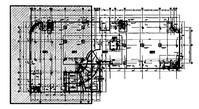
C:\Users\Public\Documents\Revit Local Files\Arch_cent_dft_17thAWest_219420456_ssexernal.rvt
1/19/2017 5:11:39 PM

ORIGINAL SHEET - ANSI D (30"X42")



PARTIAL THIRD LEVEL FRAMING PLAN

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



KEY PLAN

N.T.S.

SUPERIMPOSED LOADS		
PARKING AREA	DEAD	10 PSF
	LIVE	40 PSF
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
ELECTRICAL ROOM	DEAD	10 PSF
	LIVE	150 PSF
PLANTERS	DEAD	70 PSF
	LIVE	30 PSF

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, UON. # #5 @ 48" MAX FOR INTERIOR WALLS, UON.

NOTES:
1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE #3 @ 24" (HOR.) X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 108.4.4, AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlrseng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
1 REVISION # 4	HDLR	HDLR	2017.01.21
2 REVISION # 2	HDLR	HDLR	2017.01.06
3 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.28

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

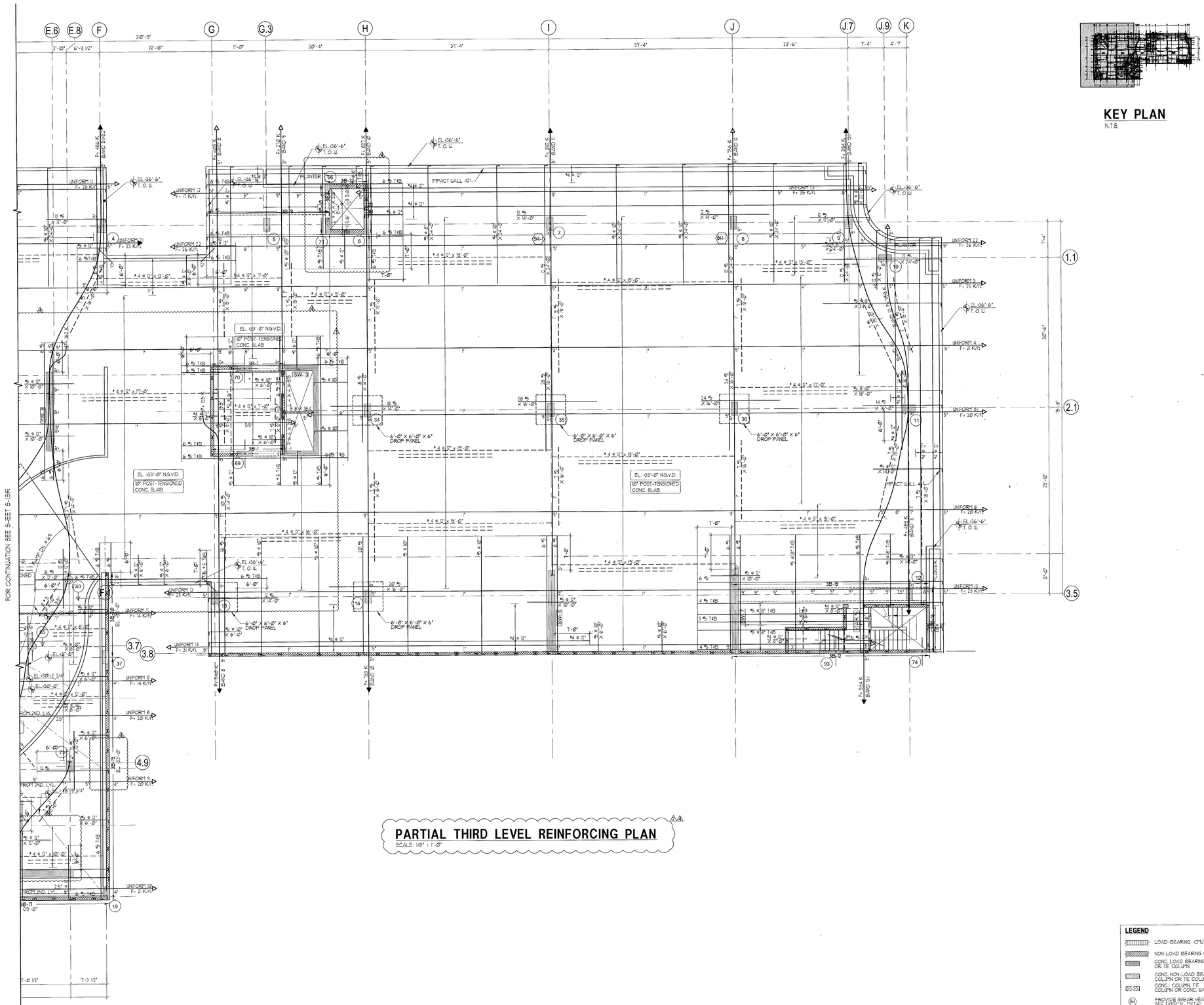
PARTIAL THIRD FLOOR REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.6

C:\Users\Public\Documents\Nova\Revit_Files\Vm_arch_17thAtWest_219420456_acowenthdoc1

1/10/2017 2:11:23 PM

ORIGINAL SHEET - ARCH D1 (30"x42")



KEY PLAN
N.T.S.

PARTIAL THIRD LEVEL REINFORCING PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN TIE COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@delreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
2 REVISION # 2	HDLR	HDLR	2017.07.06
1 B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET
"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

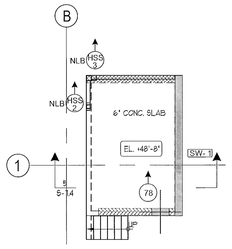
17th & West Avenue

PARTIAL THIRD FLOOR REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

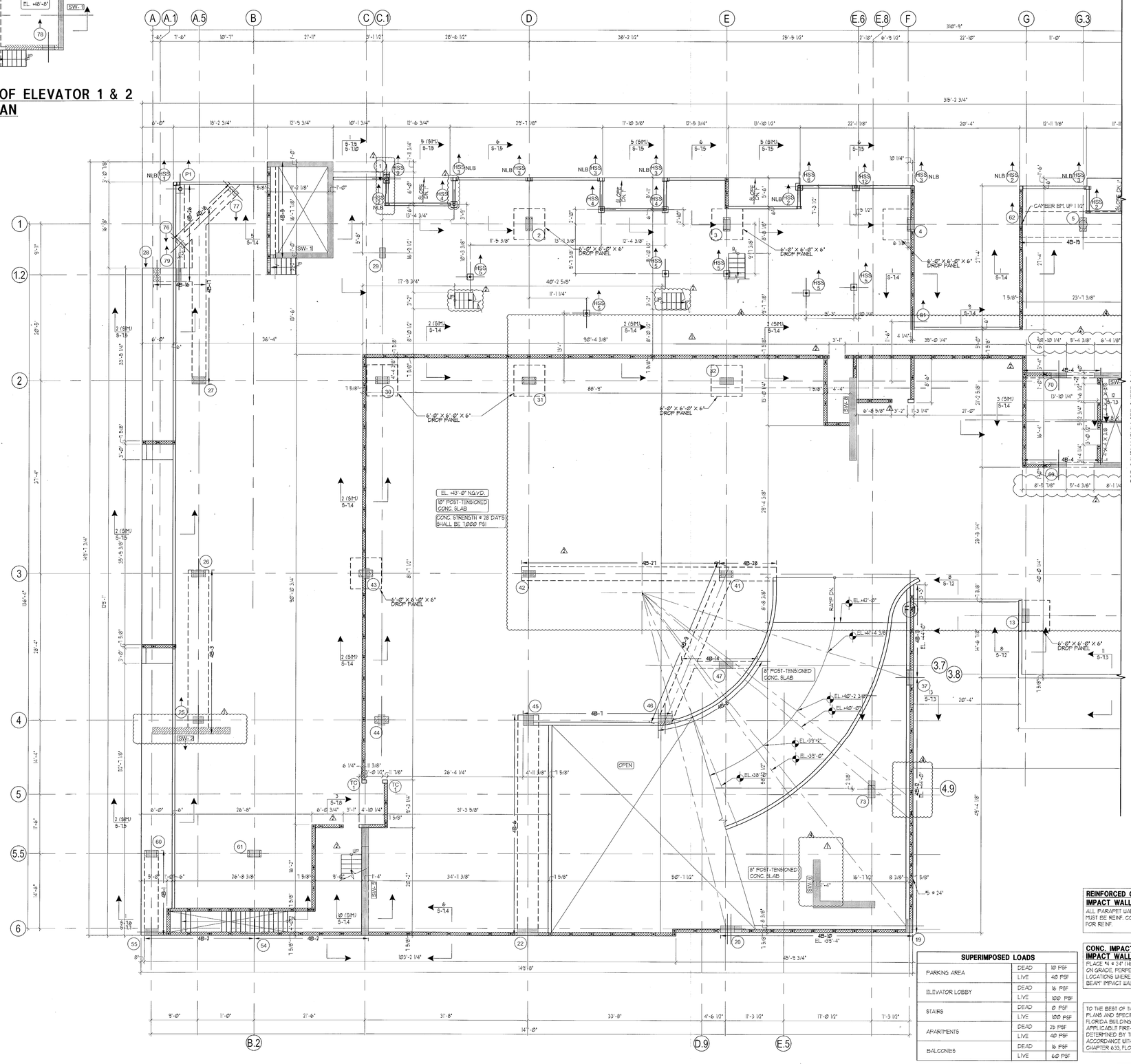
S-1.6R

C:\Users\hdelr\Documents\Local_Revit_Files\plu_arch_cd_219420456_central.rvt
1/10/2017 8:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



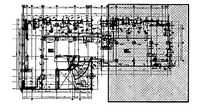
PARTIAL ROOF ELEVATOR 1 & 2 FRAMING PLAN

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



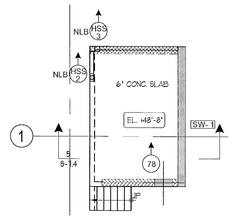
PARTIAL FOURTH LEVEL FRAMING PLAN

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



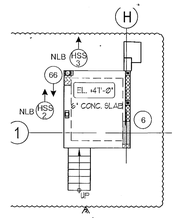
KEY PLAN

N.T.S.



PARTIAL FOURTH LEVEL FRAMING PLAN

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



PARTIAL FOURTH LEVEL FRAMING PLAN

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

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MANSORY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. # #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:

1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTIFIED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE #4 @ 24" (HOR.) X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR 'BOND BEAM' IMPACT WALL EXISTS, TYP.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

SUPERIMPOSED LOADS

PARKING AREA	DEAD	10 PSF
	LIVE	40 PSF
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
APARTMENTS	DEAD	25 PSF
	LIVE	40 PSF
BALCONIES	DEAD	16 PSF
	LIVE	60 PSF

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY N ACCORDANCE WITH FBC 2014, 108.4.4. AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-0826 FAX: (305) 477-8814
EMAIL: delosreyes@dreng.com

MIAMI BEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.02.06
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

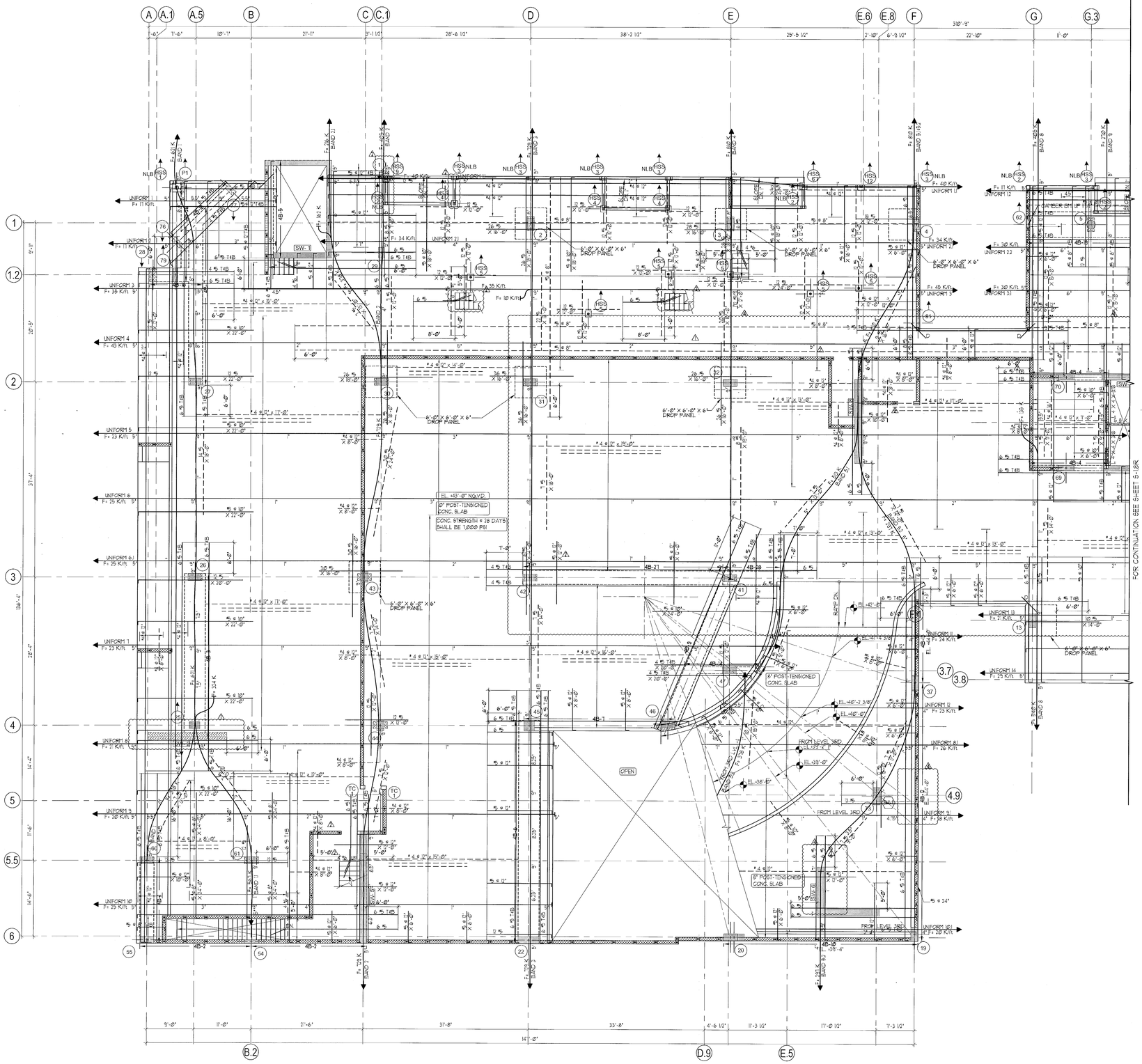
17th & West Avenue

PARTIAL FOURTH FLOOR FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.7

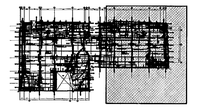
Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

C:\Users\TJuBC\Documents\Revit_files\tjubc_cloud_178kRWwL2Fr5QA5k_zenwmhd.rvt
11/10/2017 5:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



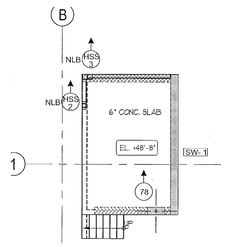
PARTIAL FOURTH LEVEL REINFORCING PLAN

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



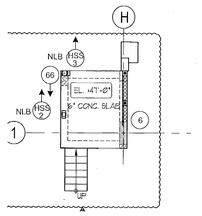
KEY PLAN

N.T.S.



PARTIAL FOURTH LEVEL REINFORCING PLAN

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



PARTIAL FOURTH LEVEL REINFORCING PLAN

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

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN, TIE COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

DETAILING OF REINFORCING AT BALCONIES W/ RAILINGS

FOR DETAILING OF REINFORCING AT BALCONIES WITH RAILINGS SEE "TYPICAL RAILING POST ANCHORING DETAIL" ON S-5.2.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: hdelosreyes@dlreng.com

8/30/17

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel (305) 482-8700 / Fax (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

4 REVISION # 4	HDLR	HDLR	2017.07.21
3 REVISION # 3	HDLR	HDLR	2017.07.06
2 B.D.C./FPL REV.	HDLR	HDLR	2017.03.03
Revision	By	Appd	YYYY.MM.DD

PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued	By	Appd	YYYY.MM.DD

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL FOURTH FLOOR REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.7R

C:\Users\hdelos\Documents\Local Files\Temp\acpublish_17844\test_L17thWest_S1.7R.dwg, 8/30/2017 8:11:58 PM
ORIGINAL SHEET - ARCH E1 (30"x42")

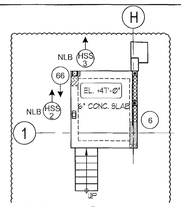
MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

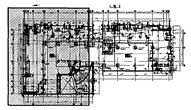
Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



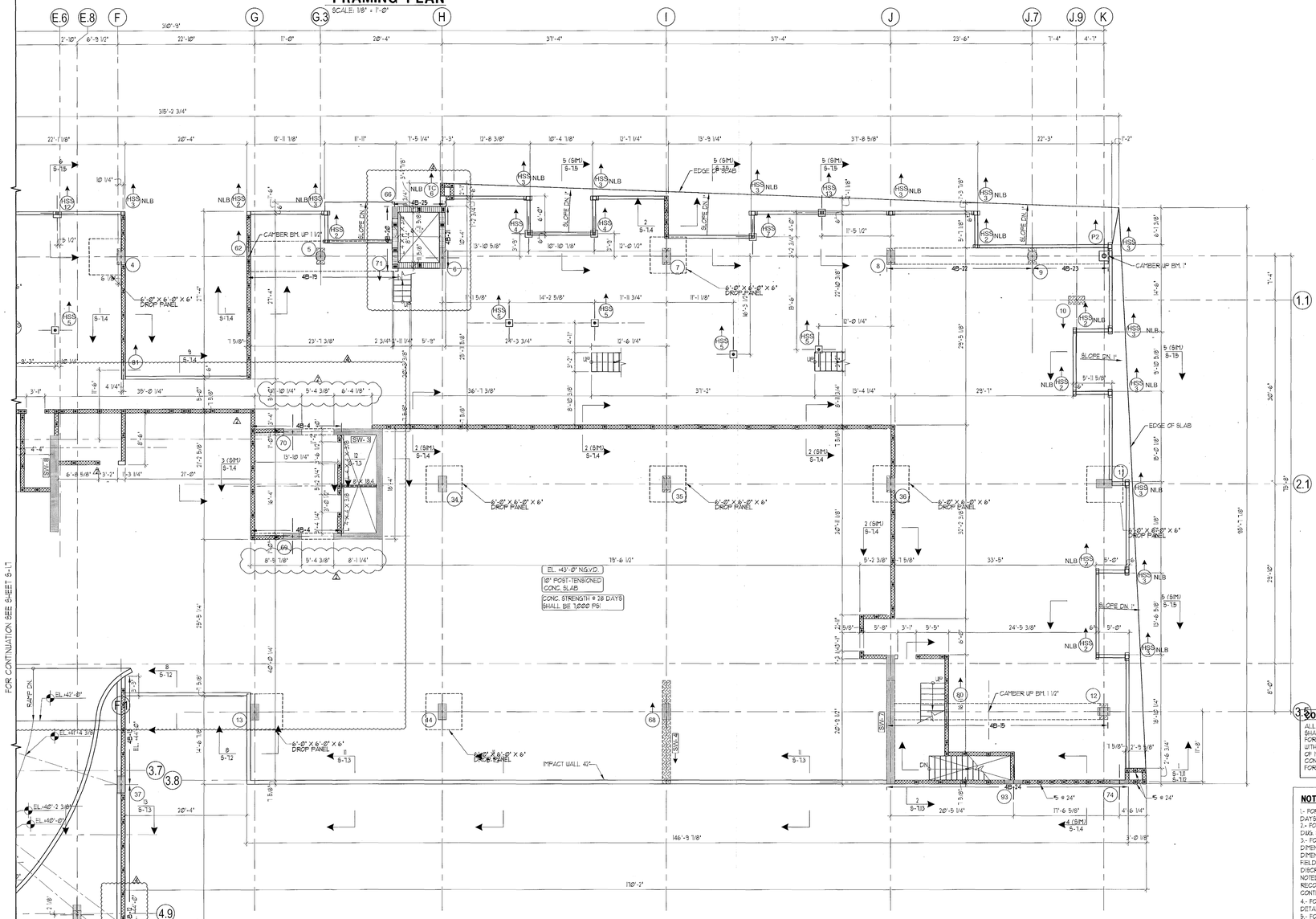
PARTIAL ROOF ELEVATOR-5 FRAMING PLAN

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



KEY PLAN

N.T.S.



PARTIAL FOURTH LEVEL FRAMING PLAN

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

SUPERIMPOSED LOADS		
PARKING AREA	DEAD	10 PSF
	LIVE	40 PSF
ELEVATOR LOBBY	DEAD	15 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
APARTMENTS	DEAD	25 PSF
	LIVE	40 PSF
BALCONIES	DEAD	15 PSF
	LIVE	60 PSF

3 CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. # #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:

1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR

IMPACT WALL NOTE:
REINFORCED CONCRETE PARAPET AT TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE #4 @ 24" (HOR.) X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 102.8.4.4, AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-9926 FAX: (305) 477-8814
E-MAIL: delosreyes@drengineering.com

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.01.21
⚠ REVISION # 2	HDLR	HDLR	2017.01.06
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

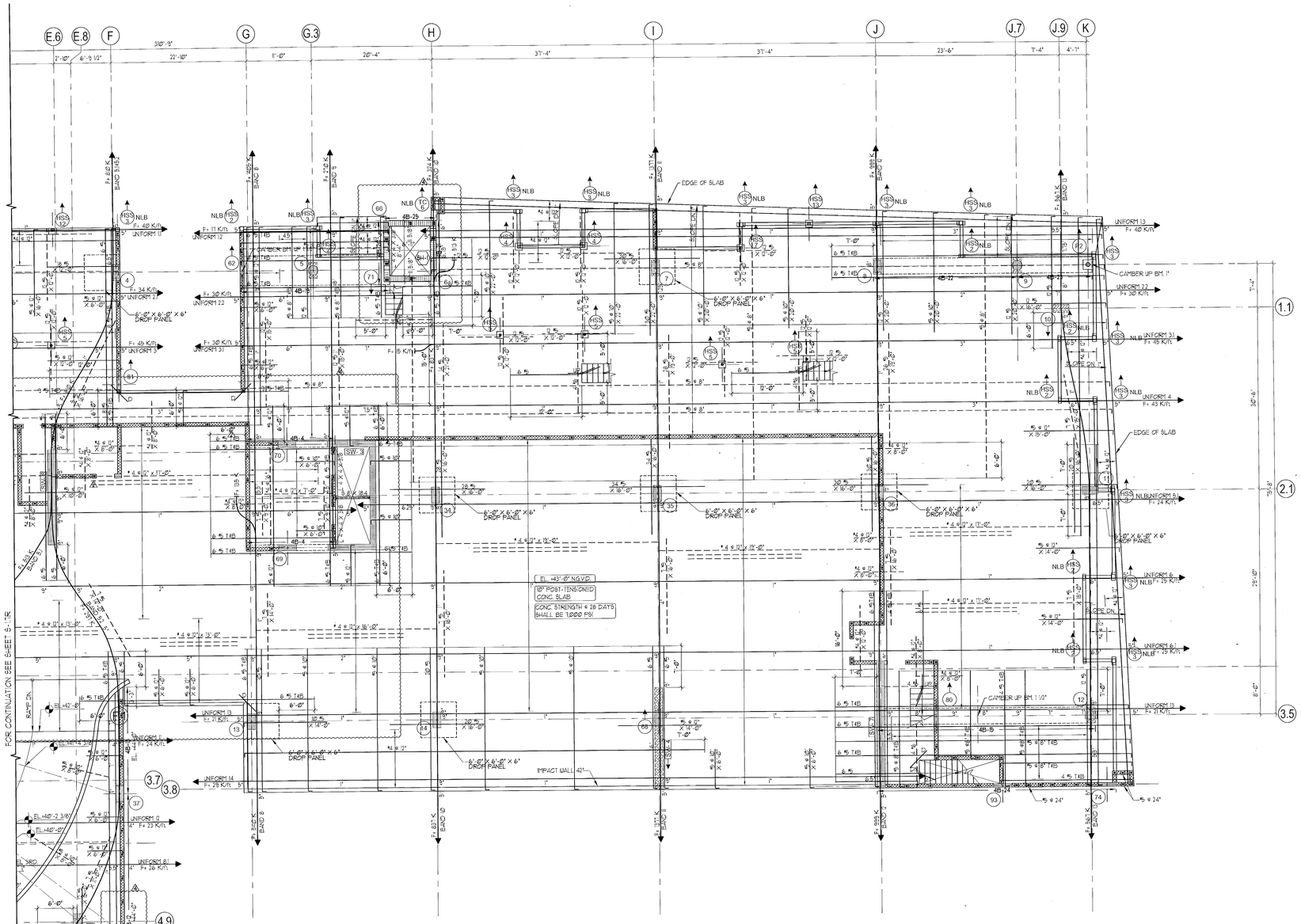
PARTIAL FOURTH FLOOR FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.8

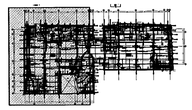
C:\Users\Cardello\Documents\Revit_Backups_arch_ul_17thAtWest_2792kb5_cardello.rvt
11/2/2017 8:13:30 PM

ORIGINAL SHEET - ARCH E1 (30"X42")



PARTIAL FOURTH LEVEL REINFORCING PLAN

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



KEY PLAN

N.T.S.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN, TIE, COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

DETAILING OF REINFORCING AT BALCONIES W/ RAILINGS

FOR DETAILING OF REINFORCING AT BALCONIES WITH RAILINGS SEE "TYPICAL RAILING POST ANCHORING DETAIL" ON S-2.1

FOR PERMIT ONLY

8/7/17

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 25th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-9929 FAX: (305) 477-9814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
3 REVISION # 3	HDLR	HDLR	2017.07.06
2 B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03
1 REVISION # 2	HDLR	HDLR	2017.01.20

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DCAM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

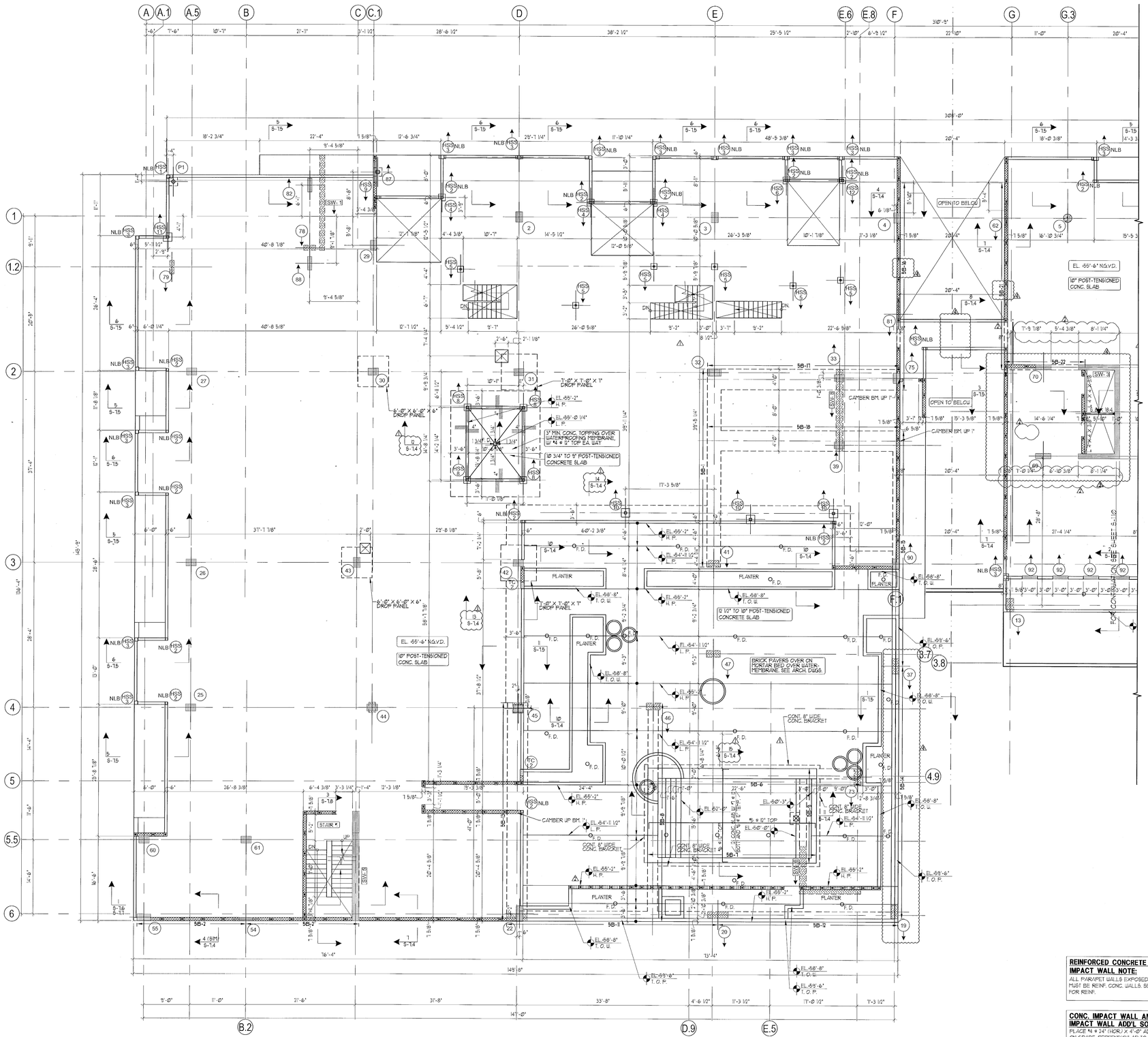
PARTIAL FOURTH FLOOR REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.8R

C:\Users\Public\Documents\Autodesk\Revit_Projects\m_arch_p8_17thAvenue_219420456_cmcentralvsx

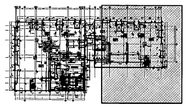
1/30/2017 2:51:13 PM

ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL FIFTH LEVEL FRAMING PLAN

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



KEY PLAN

SUPERIMPOSED LOADS		
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
APARTMENTS	DEAD	25 PSF
	LIVE	40 PSF
CORRIDOR	DEAD	25 PSF
	LIVE	80 PSF
TERRACE WITHOUT TOPPING	DEAD	25 PSF
	LIVE	100 PSF
BALCONIES	DEAD	16 PSF
	LIVE	60 PSF

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. & #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:
1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1@.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1@
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTIED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE #4 @ 24" (HOR.) X 4'-0" ADD'L. BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 1@.8.4.4. AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
EMAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.06.06
⚠ B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
SDS DESIGN DEVELOPMENT			2016.11.04
DRB/HPB SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL FIFTH FLOOR FRAMING PLAN

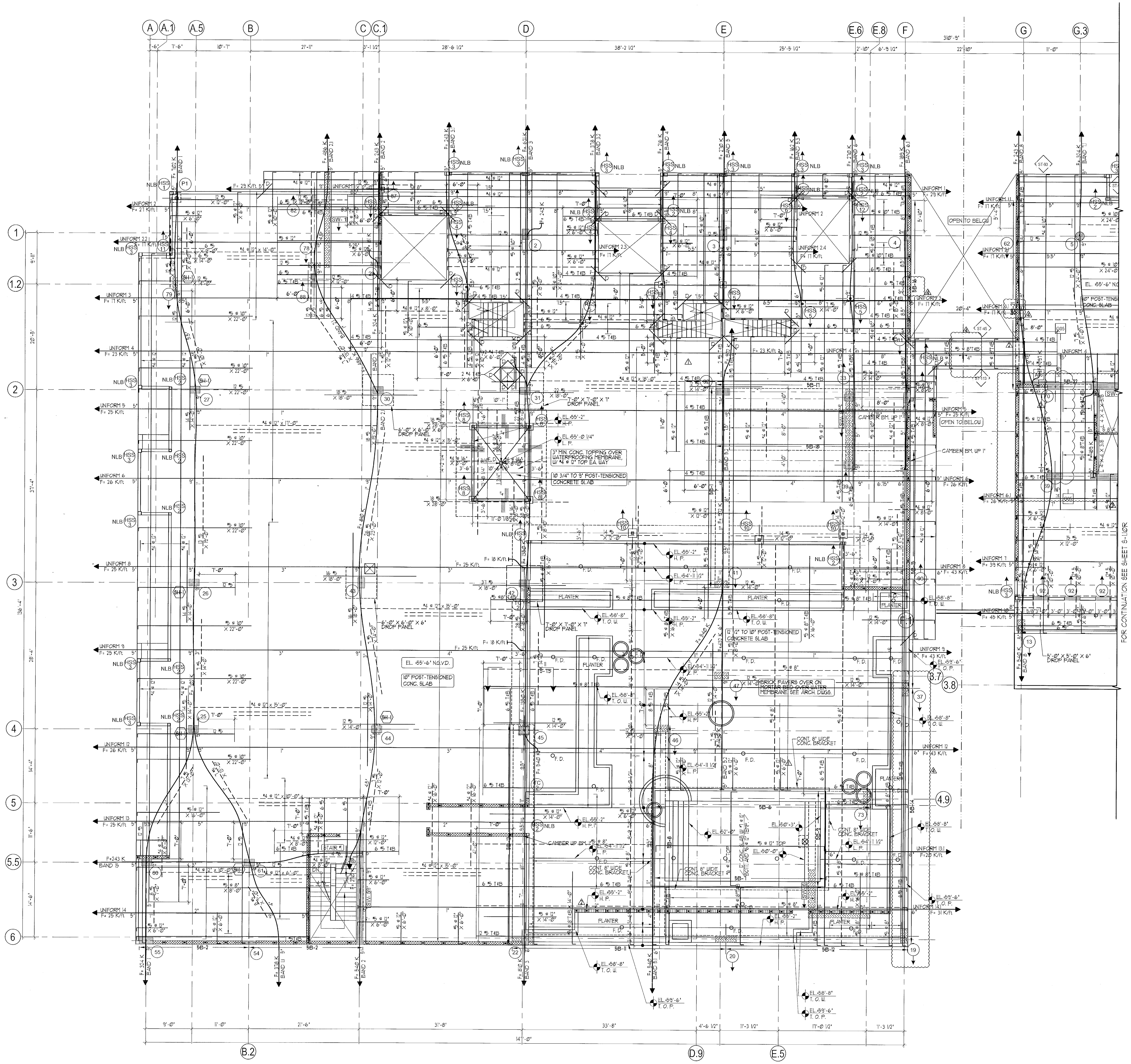
Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.9

C:\Users\Yuriko\Documents\Local Files\Temp\AcPublish_178\drawing1.dwg, 8/30/2017 3:11:33 PM

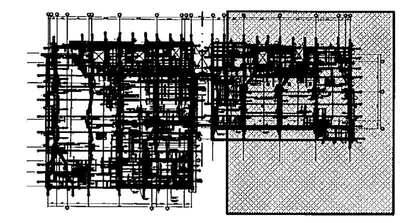
ORIGINAL SHEET - ARCH D1 (22"x42")

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

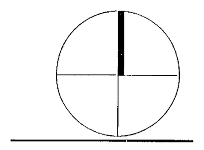


PARTIAL FIFTH LEVEL REINFORCING PLAN

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



KEY PLAN



LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN, TIE COLUMN OR CONC. WALL BELOW
- (SH) PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL.
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

DETAILING OF REINFORCING AT BALCONIES W/ RAILINGS

FOR DETAILING OF REINFORCING AT BALCONIES WITH RAILINGS SEE "TYPICAL RAILING POST ANCHORING DETAIL" ON S-2.1

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
2 REVISION # 2	HDLR	HDLR	2017.02.06
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL FIFTH FLOOR REINFORCING PLAN

Project No. 219420456

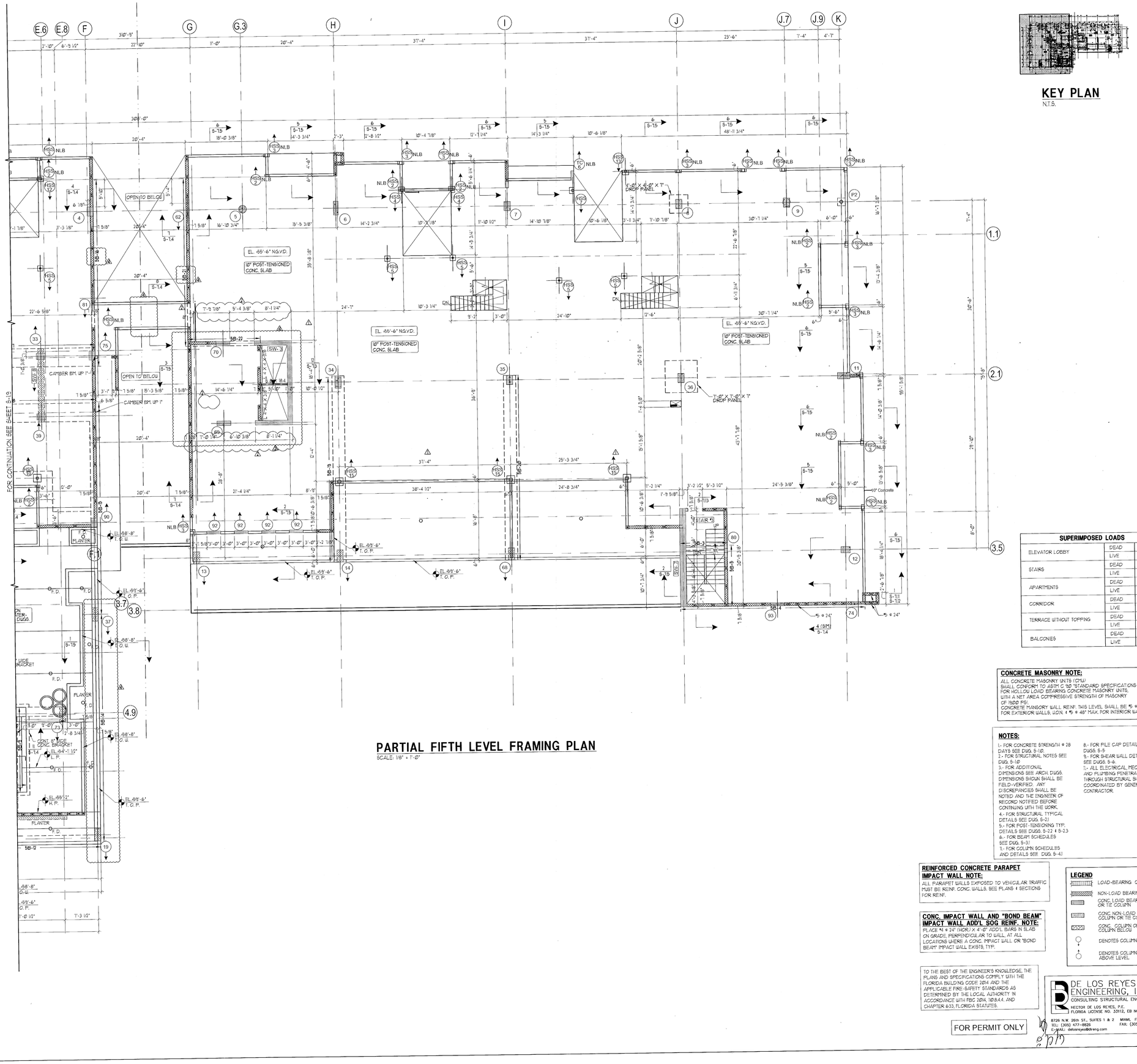
Scale 1/8" = 1'-0"

Revision

Drawing No.

S-1.9R

C:\Users\Public\Documents\Local_Revit_Files\stn_arch_all_17th&West_219420456_arcsenthol.rvt
7/10/2017 5:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL FIFTH LEVEL FRAMING PLAN

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

KEY PLAN

N.T.S.

SUPERIMPOSED LOADS		
ELEVATOR LOBBY	DEAD	16 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
APARTMENTS	DEAD	25 PSF
	LIVE	40 PSF
CORRIDOR	DEAD	25 PSF
	LIVE	80 PSF
TERRACE WITHOUT TOPPING	DEAD	25 PSF
	LIVE	100 PSF
BALCONIES	DEAD	16 PSF
	LIVE	60 PSF

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI. CONCRETE MASONRY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. # #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:
1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0.
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5.
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE #5 @ 24" (HORZ.) & 4'-0" ADD'L. BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW
- DENOTES COLUMN STARTING ABOVE LEVEL

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 108.4.4, AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 53112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd.	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.09.21
3 REVISION # 3	HDLR	HDLR	2017.09.06
2 B.D.C. / FPL REV.	HDLR	HDLR	2017.08.03
1			

Issued	By	Appd.	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET
"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

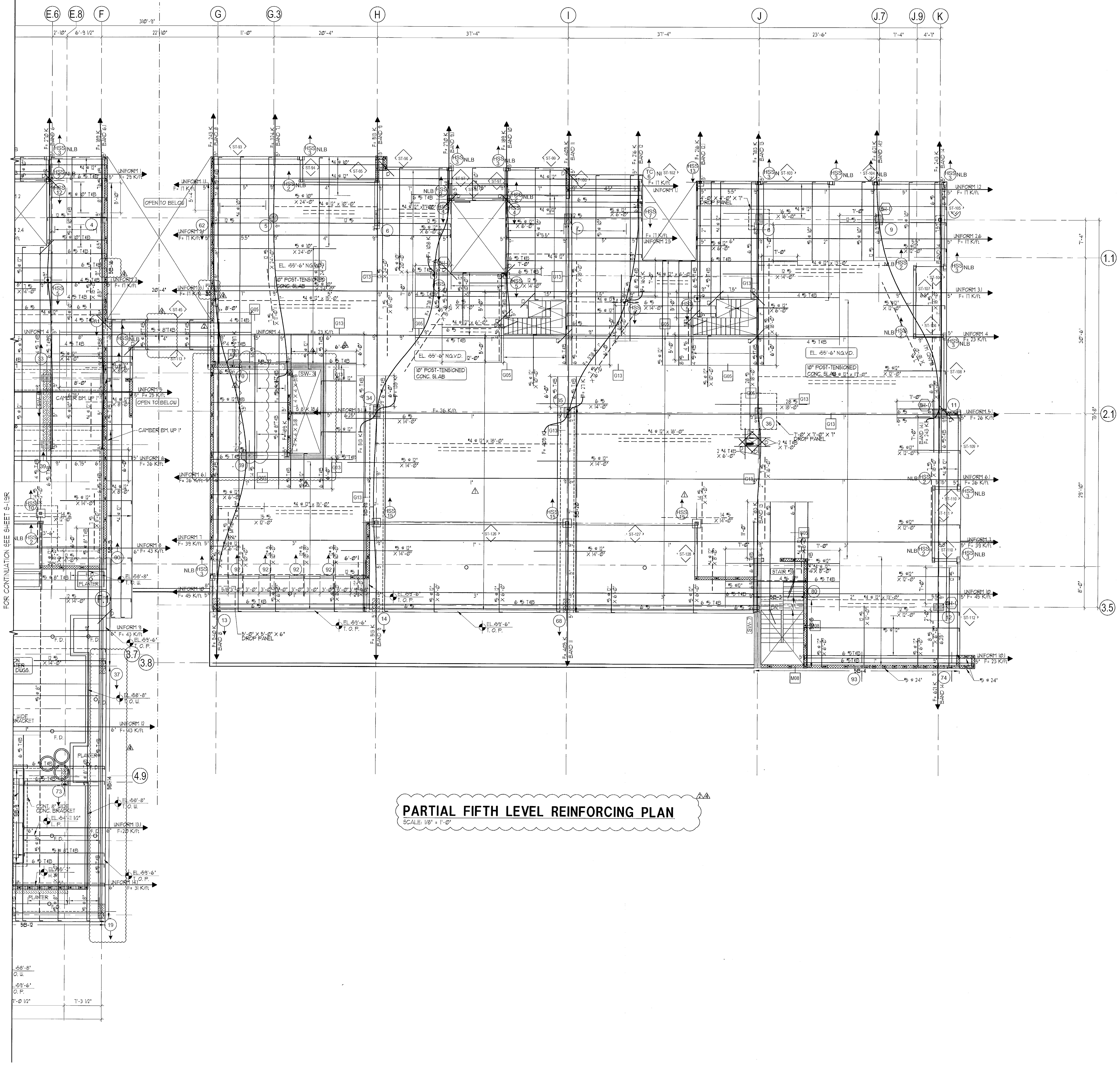
PARTIAL FIFTH FLOOR FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.10

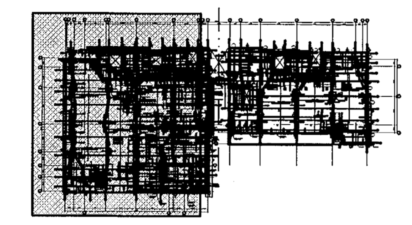
C:\Users\Public\Documents\Autodesk\Revit_Projects\m_dlt_17thAtWest_219420456_central.rvt
1/30/2017 5:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"x42")

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE



PARTIAL FIFTH LEVEL REINFORCING PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
N.T.S.

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
REVISION # 4	HDLR	HDLR	2017.07.21
REVISION # 2	HDLR	HDLR	2017.02.06
B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL FIFTH FLOOR REINFORCING PLAN

Project No. 219420456
Scale 1/8" = 1'-0"
Revision
Drawing No.

S-1.10R

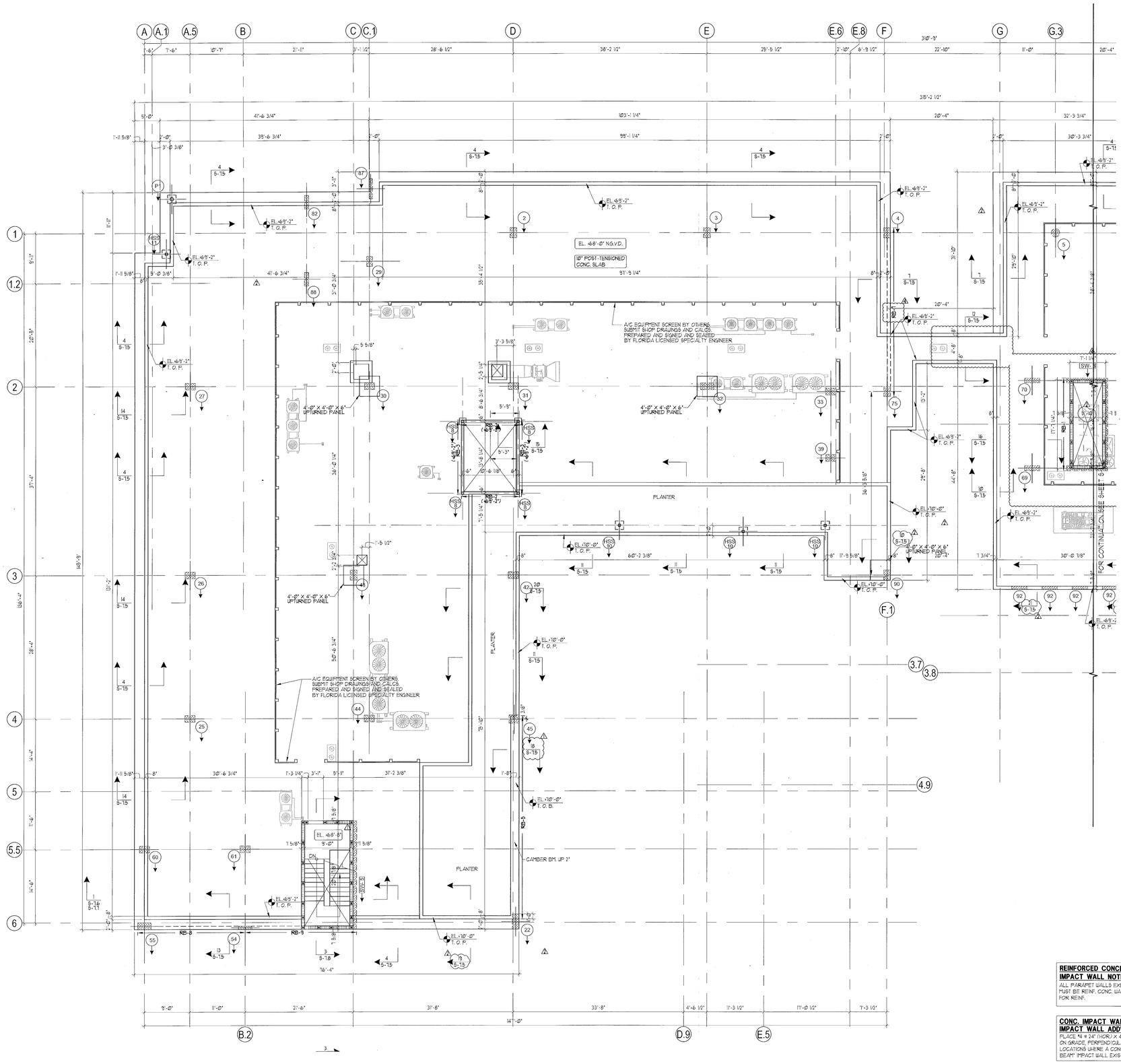
LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN, TIE COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL.
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW

DETAILING OF REINFORCING AT BALCONIES W/ RAILINGS
FOR DETAILING OF REINFORCING AT BALCONIES WITH RAILINGS SEE 'TYPICAL RAILING POST ANCHORING DETAIL' ON S-2.1

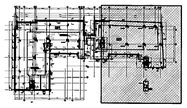
FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com



PARTIAL ROOF LEVEL FRAMING PLAN

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



KEY PLAN

ROOF INSULATION WIND UPLIFT LOADS	
BASIC WIND PRESSURE (ADS)	54.9 PSF
WIND UPLIFT, ZONE 1	-54.9 PSF
WIND UPLIFT, ZONE 2 10' WIDE EDGE STRIP	-88.8 PSF
WIND UPLIFT, ZONE 3 10' X 10' CORNERS	-153.1 PSF

ROOFING WIND UPLIFT LOADS	
BASIC WIND PRESSURE (ADS)	54.9 PSF
WIND UPLIFT, ZONE 1	-53.8 PSF
WIND UPLIFT, ZONE 2 10' WIDE EDGE STRIP	-91.0 PSF
WIND UPLIFT, ZONE 3 10' X 10' CORNERS	-134.7 PSF

SUPERIMPOSED LOADS		
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
ROOF	DEAD	30 PSF
	LIVE	30 PSF

CONCRETE MASONRY NOTE:

ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI. CONCRETE MANSORY WALL REINF. THIS LEVEL SHALL BE ⅝ @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. ⅝ @ 48" MAX FOR INTERIOR WALLS, U.O.N.

NOTES:

1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0.
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5.
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:

ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:

PLACE 4 # 24" (1 HOOK) X 4'-0" ADD'L BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL, AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 1103.4.4, AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8710
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ 4. REVISION # 4	HDLR	HDLR	2017.08.21
⚠ 2. REVISION # 2	HDLR	HDLR	2017.07.26
⚠ 1. B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

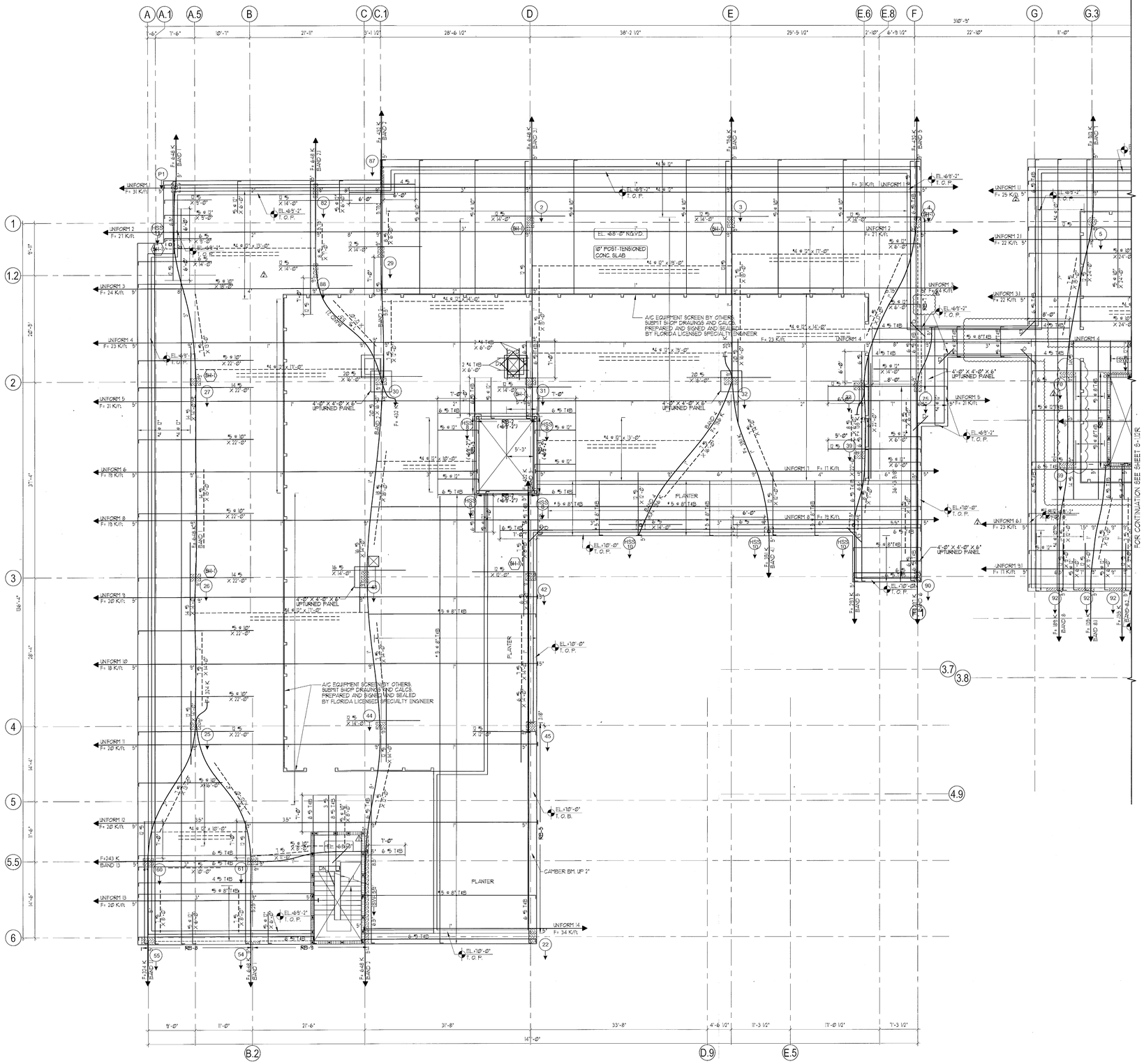
PARTIAL ROOF FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.11

C:\Users\Public\Documents\Autodesk_Revit_Files\sm_work_set_17\Hybrid_S1742HDLR_sm.rvt
1/10/2017 3:11:33 PM

ORIGINAL SHEET - ARCH E1 (30 X 42")

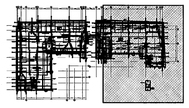


PARTIAL ROOF LEVEL REINFORCING PLAN

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

LEGEND

- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN, TIE COLUMN OR CONC. WALL BELOW
- PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL.
- DENOTES COLUMN STARTING ABOVE THIS LEVEL
- DENOTES COLUMN BELOW



KEY PLAN

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel [305) 482-8700 / Fax [305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.01.21
⚠ REVISION # 3	HDLR	HDLR	2017.01.06
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.30
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

~~NOVA ENG~~INEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL ROOF REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-1.11R

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

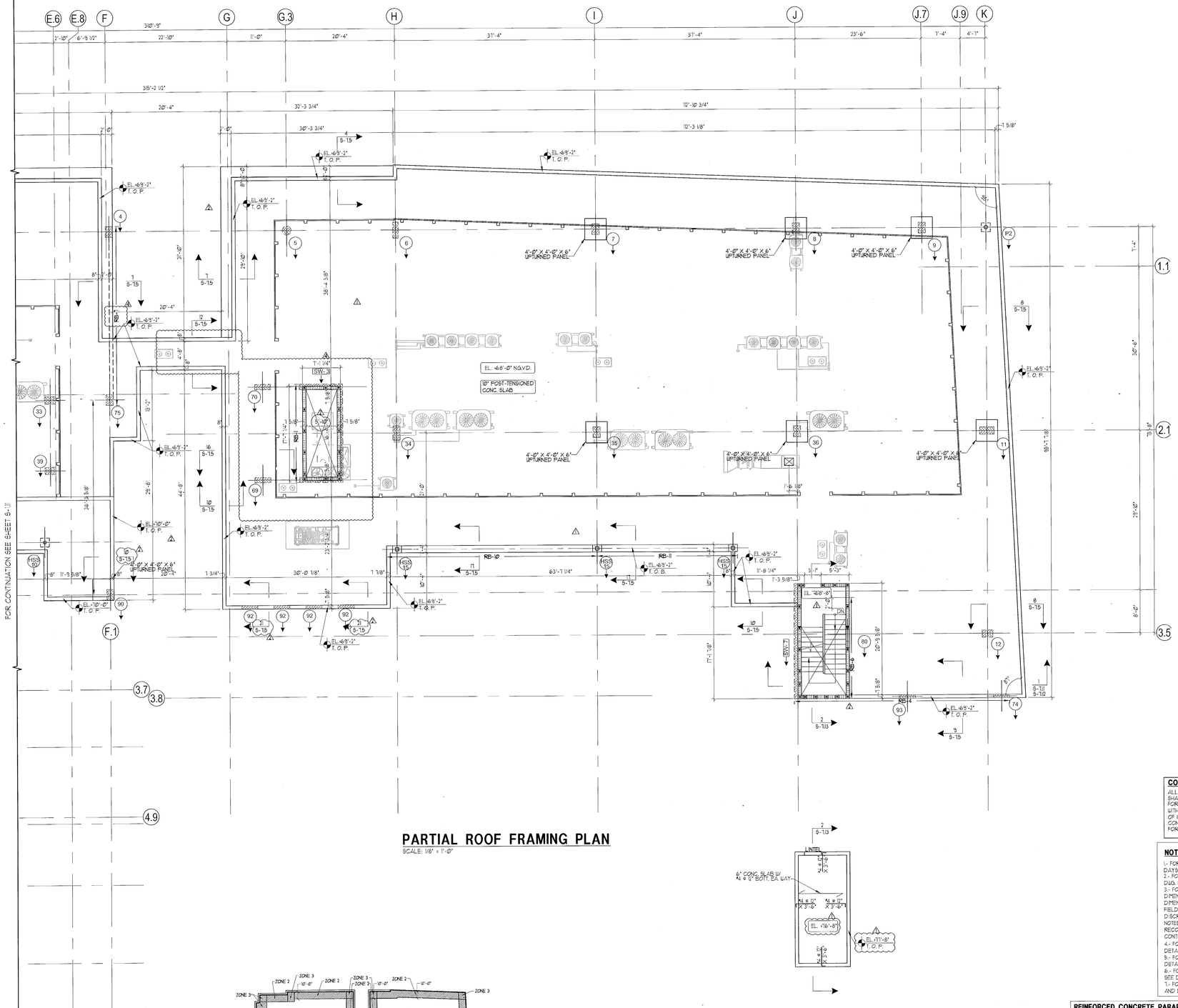
FOR PERMIT ONLY

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

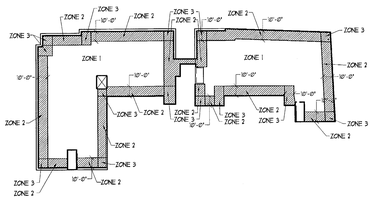
C:\Users\Public\Documents\Local_Revit_Files\rvt_central_17thAWest_STR25Sds_peterm.rvt
1/10/2017 2:11:23 PM

ORIGINAL SHEET - ARCH E1 (30"x42")

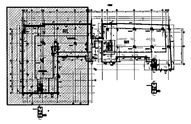


PARTIAL ROOF FRAMING PLAN

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



WIND UPLIFT ZONES DIAGRAM
N.T.S.



KEY PLAN
N.T.S.

ROOF INSULATION WIND UPLIFT LOADS	
BASIC WIND PRESSURE (ADS)	54.9 PSF
WIND UPLIFT, ZONE 1	-54.9 PSF
WIND UPLIFT, ZONE 2 10' WIDE EDGE STRIP	-98.8 PSF
WIND UPLIFT, ZONE 3 10' X 10' CORNERS	-153.7 PSF

ROOFING WIND UPLIFT LOADS	
BASIC WIND PRESSURE (ADS)	54.9 PSF
WIND UPLIFT, ZONE 1	-53.8 PSF
WIND UPLIFT, ZONE 2 10' WIDE EDGE STRIP	-91.0 PSF
WIND UPLIFT, ZONE 3 10' X 10' CORNERS	-134.1 PSF

SUPERIMPOSED LOADS		
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
ROOF	DEAD	30 PSF
	LIVE	30 PSF

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MANSORY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. # #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

NOTES:
1.- FOR CONCRETE STRENGTH @ 28 DAYS SEE DWG. S-1.0.
2.- FOR STRUCTURAL NOTES SEE DWG. S-1.0
3.- FOR ADDITIONAL DIMENSIONS SEE ARCH. DWGS. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
4.- FOR STRUCTURAL TYPICAL DETAILS SEE DWG. S-2.1
5.- FOR POST-TENSIONING TYP. DETAILS SEE DWGS. S-2.2 & S-2.3
6.- FOR BEAM SCHEDULES SEE DWG. S-3.1
7.- FOR COLUMN SCHEDULES AND DETAILS SEE DWG. S-4.1
8.- FOR PILE CAP DETAILS SEE DWGS. S-5
9.- FOR SHEAR WALL DETAILS SEE DWGS. S-6.
10.- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATION THROUGH STRUCTURAL SHALL BE COORDINATED BY GENERAL CONTRACTOR.

REINFORCED CONCRETE PARAPET IMPACT WALL NOTE:
ALL PARAPET WALLS EXPOSED TO VEHICULAR TRAFFIC MUST BE REINF. CONC. WALLS. SEE PLANS & SECTIONS FOR REINF.

CONC. IMPACT WALL AND "BOND BEAM" IMPACT WALL ADD'L SOG REINF. NOTE:
PLACE 4 # 24" (HOR.) X 4'-0" ADD'L. BARS IN SLAB ON GRADE, PERPENDICULAR TO WALL AT ALL LOCATIONS WHERE A CONC. IMPACT WALL OR "BOND BEAM" IMPACT WALL EXISTS, TYP.

LEGEND
- LOAD-BEARING CMU WALL
- NON-LOAD BEARING CMU WALL
- CONC. LOAD BEARING COLUMN OR TIE COLUMN
- CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
- CONC. COLUMN OR TIE COLUMN BELOW
- DENOTES COLUMN BELOW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 107.8.4.4, AND CHAPTER 633, FLORIDA STATUTES.

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.12.21
3 REVISION # 3	HDLR	HDLR	2017.03.06
2 B.D.C./TPL REV.	HDLR	HDLR	2017.02.03
1			

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

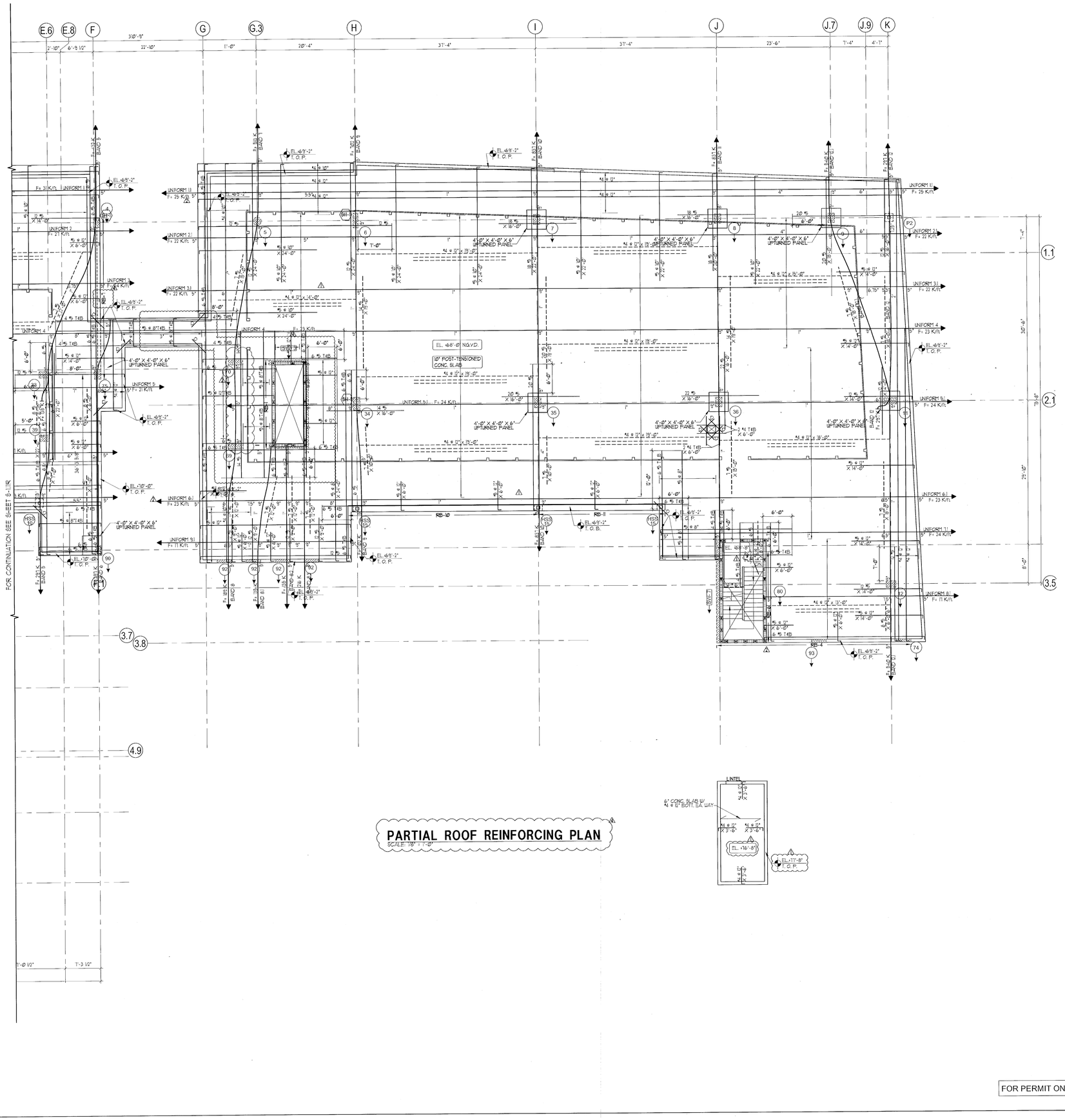
17th & West Avenue

PARTIAL ROOF FRAMING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

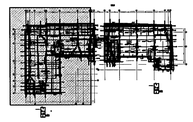
S-1.12

C:\Users\Public\Documents\Local Files\Temp\acpub_17763\Hec_S1712345s_concrete.rvt
1/13/2017 2:11:53 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



PARTIAL ROOF REINFORCING PLAN

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



KEY PLAN

N.T.S.

LEGEND	
	LOAD-BEARING CMU WALL
	NON-LOAD BEARING CMU WALL
	CONC. LOAD BEARING COLUMN OR TIE COLUMN
	CONC. NON-LOAD BEARING COLUMN OR TIE COLUMN
	CONC. COLUMN, TIE COLUMN OR CONC. WALL BELOW
SH	PROVIDE SHEAR HEAD REINF. SEE TYPICAL DETAIL.
	DENOTES COLUMN STARTING ABOVE THIS LEVEL.
	DENOTES COLUMN BELOW

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL. (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@bellsouth.net

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
REVISION # 4	HDLR	HDLR	2017.07.21
OWNER'S REV.	HDLR	HDLR	2017.02.06
B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PARTIAL ROOF REINFORCING PLAN

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-1.12R

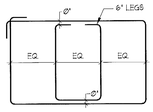
C:\Users\hhdlr\Documents\Local_Revit_Files\dlr_acct_all_1hhdlr.rvt_d1hhdlr_219420456_cleaned.rvt
1/30/2017 8:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")

BEAM SCHEDULE

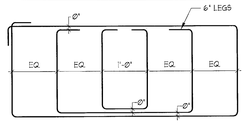
MARK	TOP ELEV. (NGVD)	SIZE W x H	REINFORCING "B"	"T"	"C"	"E"	"D"	** BARS EA FACE	TIES OR STIRRUP NO.	TYPE	SPACING EA END	REMARKS
GB-1	+5'-6"	16" X 60"	8 #10 #	3 #5				#4 @ 10"	#4		@ 7"	# 2 LAYERS OF 4 EA.
GB-2	+5'-6"	16" X 60"	9 #11 #	3 #5				#4 @ 10"	#4		@ 7"	# 3 LAYERS OF 3 EA.
GB-3	+3'-0" #	16" X 96"	4 #10	16 #11 # #				#4 @ 10"	#4		DOUBLE @ 6"	# UPTURNED BEAM ## 4 LAYERS OF 4 EA.
GB-4	+5'-8"	16" X 48"	5 #10 #	3 #5				#4 @ 10"	#5		@ 8"	# 2 LAYERS OF 3 AND 2.
GB-5	+5'-6"	7 5/8" X 32"	2 #6	2 #6					#3		@ 12"	
GB-6	+5'-8"	7 5/8" X 36"	2 #7	2 #7				#4 @ 10"	#3		@ 12"	
GB-7	+4'-10 1/2"	7 5/8" X 36"	2 #7	2 #7				#4 @ 10"	#3		@ 12"	
GB-8	+9'-0" #	7 5/8" X 60"	6 #11 # #	2 #5				#4 @ 10"	#4		@ 12"	# UPTURNED BEAM ## 3 LAYERS OF 2 EA.
STB-1	+5'-11 1/2"	36" X 36"	9 #10	12 #8				#4 @ 10"	#5		TRIPLE @ 5" WITHIN CAP, BAL. TRIPLE @ 12"	# SECOND LAYER
STB-2	+3'-3"	36" X 24"	6 #6	18 #6					#4		TRIPLE @ 4 1/2" WITHIN CAP, BAL. TRIPLE @ 12"	
STB-3	+4'-5"	54" X 42"	8 #5	20 #8				#4 @ 10"	#5		TRIPLE @ 3 1/2" WITHIN CAP, BAL. TRIPLE @ 12"	# SECOND LAYER
STB-4	+4'-6"	48" X 54"	8 #10	32 #8 #				#4 @ 10"	#5		TRIPLE @ 4" WITHIN CAP, BAL. TRIPLE @ 12"	# 2 LAYERS OF 16 EA.
STB-5	+3'-9"	48" X 60"	8 #10	34 #10 #				#4 @ 10"	#5		TRIPLE @ 8" @ CANT., BAL. TRIPLE @ 12"	# 2 LAYERS OF 17 EA.
STB-6	+3'-10"	32" X 24"	8 #5	9 #5					#4		DOUBLE @ 4" WITHIN CAP, BAL. DOUBLE @ 9"	
STB-7	+5'-3"	16" X 36"	3 #7	3 #7				#4 @ 10"	#3		@ 12"	
STB-8	+4'-10"	36" X 36"	6 #8	28 #7 #				#4 @ 10"	#5		TRIPLE @ 4" WITHIN CAP, BAL. TRIPLE @ 12"	# 2 LAYERS OF 16 AND 12.
STB-9	OMITTED											
STB-10	+5'-6"	48" X 48"	6 #3	18 #8				#4 @ 10"	#5		TRIPLE @ 4" WITHIN CAP, BAL. TRIPLE @ 12"	# SECOND LAYER
STB-11	+5'-8"	36" X 36"	6 #8	13 #8				#4 @ 10"	#5		TRIPLE @ 5" WITHIN CAP, BAL. TRIPLE @ 12"	# SECOND LAYER
STB-12	+4'-10"	48" X 36"	6 #8	13 #8					#4		TRIPLE @ 5" WITHIN CAP, BAL. TRIPLE @ 12"	
STB-13	+2'-8 1/2"	36" X 36"	6 #7	11 #8					#4		TRIPLE @ 5" WITHIN CAP, BAL. TRIPLE @ 12"	
STB-14	+2'-8 1/2"	36" X 36"	13 #10 #	6 #7				#4 @ 10"	#4		DOUBLE @ 18"	# 2 LAYERS OF 8 AND 5.
STB-15	+5'-6"	48" X 42"	6 #3	11 #3				#4 @ 10"	#5		TRIPLE @ 4" WITHIN CAP, BAL. TRIPLE @ 12"	# SECOND LAYER
STB-16	+3'-8 1/2"	54" X 54"	11 #8	38 #8 #				#4 @ 10"	#5		TRIPLE @ 3 1/2" @ CANT., BAL. TRIPLE @ 12"	# 2 LAYERS ON LAYERS OF 19 EA.
STB-17	+3'-8 1/2"	48" X 46"	8 #8	23 #8				#4 @ 10"	#5		TRIPLE @ 4" @ CANT., BAL. TRIPLE @ 12"	
STB-18	+0'-0"	60" X 54"	10 #10	28 #7 #				#4 @ 10"	#5		QUADRUPLE @ 4"	# IN 3 LAYERS
STB-19	+0'-0"	60" X 54"	10 #10	18 #11 #				#4 @ 10"	#5		QUADRUPLE @ 8 1/2"	# IN 2 LAYERS
IMB-1	+6'-11" #	7 5/8" X 37 1/2"	2 #6	2 #5				#4 @ 10"	#3		@ 12"	# UPTURNED
IMB-2	+6'-1 1/2" #	7 5/8" X 16"	2 #6	2 #5					#3		@ 6"	# UPTURNED
IMB-3	+5'-1 1/2" #	7 5/8" X 16"	2 #5	2 #5					#3		@ 6"	# UPTURNED
IMB-4	+5'-1 1/2" #	7 5/8" X 16"	2 #5	2 #5					#3		@ 6"	# UPTURNED
IMB-5	+5'-1 1/2" #	7 5/8" X 28"	2 #7	2 #7				2 #7	#3		@ 12"	# UPTURNED
IMB-6	+14'-3 1/2"	7 5/8" X 20"	2 #6	2 #5					#3		@ 8 1/2"	
IMB-7	SLOPING	24" X 24"	8 #7	3 #7					#3		@ 10"	
IMB-8	+23'-0"	7 5/8" X 72"	4 #8 #	2 #6				#4 @ 6"	#3		@ 8"	# 2 LAYERS OF 2 EA.
IMB-9	+19'-9" #	16" X 48"	3 #11	3 #6				#4 @ 10"	#3		@ 12"	# UPTURNED
IMB-10	+21'-6" #	16" X 56"	3 #3	3 #5				#4 @ 10"	#3		@ 12"	# UPTURNED
IMB-11	OMITTED											
IMB-12	+8'-6"	7 5/8" X 6'-4"	4 #6 #	2 #5				#4 @ 10"	#3		@ 12"	# 2 LAYERS OF 2 EA.
2B-1	+23'-0"	7 5/8" X 24"	4 #6 #	2 #5					#3		@ 8"	# 2 LAYERS OF 2 EA.
2B-2	+22'-11 1/4"	7 5/8" X 28"	2 #7	2 #7				2 #7	#3		@ 12"	
2B-3	+23'-0"	32" X 72"	8 #8	6 #7				#4 @ 10"	#4		DOUBLE @ 10"	# 2 LAYERS OF 10 & 2
2B-4	+23'-0"	32" X 60"	12 #10 #	6 #7				#4 @ 10"	#4		DOUBLE @ 10"	
2B-5	+23'-0"	7 5/8" X 20"	2 #8	2 #5					#3		@ 8"	
2B-6	+23'-0"	48" X 54"	11 #10	8 #10				#4 @ 10"	#4		TRIPLE @ 10"	
2B-7	+22'-11 1/4"	7 5/8" X 16"	2 #6	2 #5					#3		@ 6"	
2B-8	+23'-0"	23 5/8" X 16"	4 #7	4 #5					#3		@ 10"	
2B-9	SEE PLAN	36" X 16"	11 #6	6 #6					#4		TRIPLE @ 6"	
2B-10	+23'-0"	12" X 24"	3 #6 #	4 #6					#4		@ 4"	# STD. HOOKS EA. END
2B-11	+23'-0"	48" X 24"	6 #7	19 #8					#4		TRIPLE @ 9"	
2B-12	+23'-0"	32" X 36"	18 #7 #	15 #6				#4 @ 10"	#4		DOUBLE @ 5"	# 2 LAYERS OF 9 EA.
2B-13	+23'-0"	60" X 36"	31 #8 #	11 #6				#4 @ 10"	#5		TRIPLE @ 6"	# 2 LAYERS OF 18 & 13
2B-14	+22'-11 1/4"	7 5/8" X 24"	2 #6	2 #6				2 #6	#3		@ 10"	
2B-15	+23'-0"	32" X 28"	4 #8	4 #8					#3		DOUBLE @ 12"	
2B-16	+22'-11 1/4"	7 5/8" X 20"	2 #7	2 #5					#3		@ 8"	
2B-17	+23'-0"	12" X 28"	2 #7	4 #10 #					#4		@ 7"	# 2 LAYERS OF 2 EA.
2B-18	+26'-6" #	7 5/8" X 52"	4 #6 # #	2 #6				#5 @ 6"	#3		@ 8"	UPTURNED ## 2 LAYERS OF 2 EA.
2B-19	+23'-4"	16" X 36"	4 #5	3 #5				#4 @ 10"	#3		@ 12"	
2B-20	+23'-0"	32" X 24"	4 #7	7 #8 CONT.					#3		DOUBLE @ 10"	
2B-21	+23'-0"	32" X 24"	4 #7	7 #8 CONT.				6 #8 X 16'-0"	#4		DOUBLE @ 6"	
2B-22	+23'-0"	24" X 54"	11 #11 #	10 #8				#4 @ 10"	#4		22 DOUBLE @ 5", BAL. @ 10"	# 2 LAYERS OF 6 & 5
2B-23	+23'-0"	24" X 24"	4 #6	10 #8					#4		@ 6"	
2B-24	OMITTED											
2B-25	OMITTED											
2B-26	+23'-0"	60" X 36"	23 #11 #	11 #11				#4 @ 10"	#5		TRIPLE @ 6 1/2"	# 2 LAYERS OF 11 & 6
2B-27	+23'-0"	60" X 36"	20 #11	11 #11				#4 @ 10"	#5		TRIPLE @ 11"	# 2 LAYERS OF 11 & 3
2B-28	SEE PLAN	32" X 24"	6 #3	6 #6					#3		DOUBLE @ 10"	
2B-29	+27'-8" #	24" X 66"	3 #10	3 #5				#4 @ 10"	#3		@ 12"	# UPTURNED
2B-30	+23'-0"	12" X 24"	3 #7 #	3 #7					#4		@ 9"	# STD. HOOKS EA. END
3B-1	+33'-0"	12" X 28"	2 #7	4 #10 #					#4		@ 7"	# 2 LAYERS OF 2 EA.
3B-2	+32'-11 1/4"	7 5/8" X 28"	2 #7	2 #7					#3		@ 12"	
3B-3	+32'-11 1/4"	7 5/8" X 16"	2 #6	2 #5					#3		@ 6"	
3B-4	+33'-0"	23 5/8" X 16"	4 #7	4 #5					#3		@ 6"	
3B-5	+33'-0"	7 5/8" X 28"	2 #6	2 #5					#3		@ 8"	
3B-6	+33'-0"	48" X 72"	6 #7	4 #8					#4		23 TRIPLE @ 5", BAL. @ 12"	
3B-1	+36'-6" #	7 5/8" X 52"	2 #7	2 #5				#4 @ 10"	#3		@ 8"	# UPTURNED
3B-8	+33'-0"	7 5/8" X 16"	4 #7 #	2 #5				#4 @ 10"	#3		@ 8"	# 2 LAYERS OF 2 EA.
3B-9	+33'-0"	48" X 24"	6 #7	19 #3					#4		DOUBLE @ 8"	
3B-10	+33'-0"	12" X 24"	3 #6 #	4 #6					#4		@ 4"	# STD. HOOKS EA. END
3B-11	+33'-0"	36" X 24"	9 #3	4 #6					#4		TRIPLE @ 9 1/2"	
3B-12	+32'-11 1/4"	7 5/8" X 24"	2 #6	2 #6				2 #6	#3		@ 10"	
3B-13	+31'-8" #	16" X 64"	3 #10	2 #5				#4 @ 10"	#3		@ 12"	# UPTURNED
3B-14	+33'-0"	16" X 24"	3 #6	5 #7					#4		@ 6" @ CANT., BAL. @ 12"	
3B-15	+33'-0"	32" X 28"	4 #5	4 #5					#3		DOUBLE @ 12"	
3B-16	+32'-11 1/4"	32 7 5/8" X 28"	2 #7	2 #5					#3		@ 8"	

BEAM SCHEDULE

MARK	TOP ELEV. (NGVD)	SIZE W x H	REINFORCING "B"	"T"	"C"	"E"	"D"	** BARS EA FACE	TIES OR STIRRUP NO.	TYPE	SPACING EA END	REMARKS
3B-17	+29'-0" #	16" X 36"	6 #10	3 #5				#4 @ 10"	#3		@ 12"	# UPTURNED ## 2 LAYERS OF 4 & 2
3B-18	+30'-0" #	16" X 24"	3 #5	3 #5					#3		@ 10"	# UPTURNED
3B-19	+33'-0" #	16" X 48"	4 #5	5 #10 # # CONT.				#4 @ 10"	#3		@ 12"	# UPTURNED ## 2 LAYERS OF 3 & 2
3B-20	+35'-2" #	16" X 48"	3 #5	5 #10 # # CONT.				#4 @ 10"	#4		@ 6"	# UPTURNED ## 2 LAYERS OF 3 & 2
3B-21	+33'-0"	32" X 36"	6 #8	6 #8				6 #8 X 24'-0"	#3		DOUBLE @ 10"	
3B-22	+33'-0"	11 5/8" X 16"	2 #6	2 #6					#3		@ 5"	
3B-23	+33'-0"	11 5/8" X 32"	2 #7	6 #6 #					#3		@ 6"	# 2 LAYERS OF 3 EA.
4B-1	+43'-0" #	32" X 16"	3 #6	3 #5					#3		@ 12"	# UPTURNED
4B-2	+42'-11 1/4"	7 5/8" X 28"	2 #7	2 #7				3 #7	#3		@ 12"	
4B-3	+43'-0"	48" X 36"	8 #7	6 #6				#4 @ 10"	#4		TRIPLE @ 5", BAL. @ 11 1/2"	
4B-4	+43'-0"	12" X 28"	2 #7	5 #10 #					#4		@ 6" @ CANT, BAL. @ 7 1/2"	# 2 LAYERS OF 3 AND 2
4B-5	+43'-0"	7 5/8" X 24"	4 #7 #	2 #5					#3		@ 12"	# 2 LAYERS OF 2 EA.
4B-6	+43'-0"	48" X 36"	10 #8	6 #6					#3		TRIPLE @ 12"	
4B-7	+46'-6" #	7 5/8" X 52"	2 #6	2 #5				#4 @ 10"	#3		@ 12"	# UPTURNED
4B-8	+43'-0"	7 5/8" X 14"	4 #6 #	2 #5				#4 @ 10"	#3		@ 8"	# 2 LAYERS OF 2 EA.
4B-9	+43'-0"	32" X 36"	6 #3	4 #6					#4		DOUBLE @ 11"	
4B-10	+39'-4" #	16" X 32"	4 #10	3 #5					#3		@ 12"	# UPTURNED
4B-11	+40'-0"	16" X 24"	3 #3	3 #3					#3		@ 10"	
4B-12	+44'-0" #	16" X 60"	3 #3	7 #10 # #				#4 @ 10"	#3		@ 12"	# UPTURNED ## 2 LAYERS OF 4 & 3
4B-13	+44'-0" #	16" X 60"	3 #3	8 #10 # #				#4 @ 10"	#4		@ 8" @ CANT, BAL. @ 12"	# UPTURNED ## 2 LAYERS OF 4 EA.
4B-14	+43'-0"	16" X 36"	3 #7	6 #8				#5 @ 6"	#4		@ 4" @ CANT, BAL. @ 12"	
4B-15	+43'-0"	32" X 36"	8 #10	6 #7				#4 @ 10"	#4		DOUBLE @ 11"	
4B-16	+43'-0"	32" X 32"	8 #6 #	6 #6					#4		DOUBLE @ 8"	# HOOK BOTT. BARS EA. END
4B-17	+43'-0"	32" X 32"	12 #10 #	4 #8					#4		DOUBLE @ 10"	# 2 LAYERS OF 10 AND 2
4B-18	+43'-0"	24" X 32"	5 #8 #	4 #6					#4		DOUBLE @ 8"	# HOOK BOTT. BARS EA. END
4B-19	+43'-0"	6'-0" X 24"	6 #3	28 #8					#4		TRIPLE @ 6" @ CANT, BAL. TRIPLE @ 9"	
4B-20	+43'-0"	12" X 28"	4 #8 #	4 #8					#3		@ 8"	# STD. HOOKS EA. END
4B-21	+43'-0"	11 5/8" X 36"	2 #7	6 #11 #				#4 @ 10"	#4		@ 6"	# 2 LAYERS OF 3 EA.
4B-22	+43'-0"	32" X 30"	6 #7	13 #7					#4		DOUBLE @ 11"	
4B-23	+43'-0"	32" X 30"	6 #7	13 #7					#4		DOUBLE @ 6"	
4B-24	+42'-11 1/4"	7 5/8" X 24"	2 #6	2 #6				2 #6	#3		@ 10"	
4B-25	+43'-0"	11 5/8" X 12"	2 #5	2 #5					#3		@ 5"	
4B-26	+43'-0"	20" X 32"	5 #6	8 #6					#5		@ 6" @ CANT, BAL. @ 12"	
4B-27	+43'-0"	32" X 30"	6 #3	6 #6					#4		DOUBLE @ 11"	
4B-28	+43'-0"	32" X 36"	6 #7	6 #8				8 #8 X 20'-0"	#4 @ 10"	#4	DOUBLE @ 8"	
5B-1	+54'-11 1/2" +55'-6"	32" X 30"/36 1/2"	11 #8 #	6 #7				#4 @ 10"	#4		DOUBLE @ 11"	# 2 LAYERS OF 9 AND 2
5B-2	+55'-6"	7 5/8" X 28"	2 #7	2 #7					#3		@ 9"	
5B-3	+55'-5 1/4"	12" X 14"	2 #5	2 #5					#3		@ 6"	
5B-4	+55'-5 1/4"	7 5/8" X 24"	4 #6	2 #7				2 #6	#3		@ 8"	# 2 LAYERS OF 2 EA.
5B-5	+55'-5 1/4"	7 5/8" X 16"	2 #7	2 #5					#3		@ 6"	
5B-6	+54'-11 1/2"	24" X 72"	9 #10	6 #8				#4 @ 10"	#4		19 DOUBLE @ 6", BAL. @ 12"	# 2 LAYERS OF 6 AND 3
5B-7	+54'-11 1/2"	12" X 72"	4 #8	4 #8				#5 @ 6"	#3		@ 11"	
5B-8	+54'-11 1/2"	24" X 72"	13 #9	6 #9				#5 @ 10"	#4		DOUBLE @ 9"	# 2 LAYERS OF 7 AND 6
5B-9	+54'-11 1/2"	12" X 72"	3 #3	3 #5				#4 @ 10"	#4		@ 12"	# 2 LAYERS OF 2 EA.
5B-10	+55'-6"	12" X 42"	3 #3	4 #6 #				#5 @ 6"	#4		@ 4" @ CANT.	# 2 LAYERS OF 2 EA.
5B-11	+54'-11 1/2"	16" X 72"	6 #10 #	4 #10	3 #3 X 26'-0"			#4 @ 10"	#5		24 @ 6", BAL. @ 11"	# 2 LAYERS OF 4 AND 2
5B-12	+54'-11 1/2"	16" X 72"	4 #10	4 #10				#4 @ 10"	#5		@ 10"	
5B-13	+54'-11 1/2"	32" X 42"	15 #10 #	6 #8				#4 @ 10"	#4		13 DOUBLE @ 5", BAL. @ 11"	# 2 LAYERS OF 10 AND 5
5B-14	+55'-6" #	16" X 48"	6 #10 # #	4 #6	5 #11 X 31'-0"			#4 @ 10"	#5		13 @ 5 3/4", BAL. @ 11"	# UPTURNED ## 2 LAYERS OF 4 AND 2.
5B-15	+55'-6" #	16" X 48"	8 #10 # #	4 #6				#4 @ 10"	#5		21 @ 6", BAL. @ 11"	# UPTURNED ## 2 LAYERS OF 4 EA.
5B-16	+55'-5 1/4"	7 5/8" X 36"	2 #7	4 #7 #				#4 @ 10"	#3		@ 6" @ CANT, BAL. @ 12"	# 2 LAYERS OF 2 EA.
5B-17	+55'-6"	48" X 30"	6 #8	10 #8	3 #11 X 25'-0"				#3		TRIPLE @ 8"	
5B-18	+55'-6"	48" X 30"	6 #8	9 #8	3 #11 X 25'-0"				#3		TRIPLE @ 8"	
5B-19	+55'-6"	32" X 42"	12 #10 #	4 #7				#4 @ 10"	#4		DOUBLE @ 11"	# 2 LAYERS OF 10 AND 2
5B-20	+55'-6"	32" X 42"	15 #10 #	4 #7				#4 @ 10"	#4		DOUBLE @ 11"	# 2 LAYERS OF 10 AND 5
5B-21	+55'-6"	7 5/8" X 36"	4 #7 #	2 #7				#4 @ 10"	#3		@ 6" @ CANT, BAL. @ 12"	# 2 LAYERS OF 2 EA.
5B-22	+55'-6"	12" X 28"	2 #7	3 #10					#4		@ 6" @ CANT, BAL. @ 7 1/2"	
RB-1	+69'-8" #	7 5/8" X 10"	4 #6 # #	2 #5				#4 @ 10"	#3		@ 12"	# UPTURNED ## 2 LAYERS OF 2 EA.
RB-2	+69'-2" #	7 5/8" X 26"	2 #5	2 #5					#3		@ 10"	# UPTURNED
RB-3	+69'-2" #	7 5/8" X 26"	2 #8	2 #5					#3		@ 10"	# UPTURNED
RB-4	+68'-0"	7 5/8" X 24"	4 #6 #	2 #7				2 #6	#3		@ 9"	# 2 LAYERS OF 2 EA.
RB-5	+70'-0" #	28" X 34"	5 #3	4 #8	3 #8 X 20'-0"			#4 @ 10"	#4		DOUBLE @ 9"	# UPTURNED
RB-6	+68'-0"	7 5/8" X 28"	2 #6	2 #6					#3		@ 7"	
RB-7	OMITTED											
RB-8	+68'-0"	7 5/8" X 28"	2 #7	2 #7	1 #7				#3		@ 12"	
RB-9	+68'-0"	7 5/8" X 28"	2 #7	2 #7					#3		@ 12"	
RB-10	+69'-2" #	16" X 26"	3 #6	3 #6					#4		@ 10"	# UPTURNED
RB-11	+69'-2" #	16" X 26"	3 #6	3 #6					#3		@ 10"	# UPTURNED
TB	SEE PLAN	8" X 12" MIN.	2 #5	2 #5					#3		4 @ 12" @ CORNERS, BAL. @ 48"	PROVIDE 2 #5 X 2'-6" X 2'-6" CORNER BARS. DROP OVER OPNG. ADD 2 #5 BOTTOM. WHEN DEPTH EXCEEDS 36" ADD #4 @ 12" "1" BARS EA. FACE.
TB-1	SEE PLAN	12" X 12" MIN.	2 #5	2 #5					#3		4 @ 12" @ CORNERS, BAL. @ 48"	PROVIDE 2 #5 X 2'-6" X 2'-6" CORNER BARS. DROP OVER OPNG. ADD 2 #5 BOTTOM. WHEN DEPTH EXCEEDS 36" ADD #4 @ 12" "1" BARS EA. FACE.



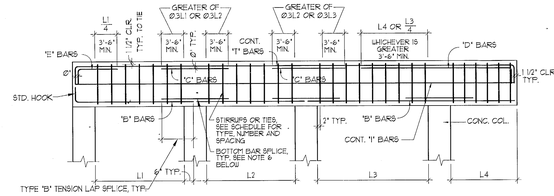
TYP. BEAM DOUBLE TIE SETS



TYP. BEAM TRIPLE TIE SETS

TIE COLUMN SCHEDULE

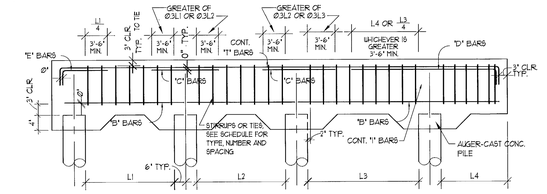
MARK	SIZE	REINFORCEMENT VERTICAL	REINFORCEMENT CLOSED TIES	REMARKS
1C	1 5/8" X 12"	4 # 5	#3 @ 8"	
2C	1 5/8" X 16"	4 # 6	#3 @ 8"	
3C	1 5/8" X 13 5/8"	4 # 5	#3 @ 8"	
4C	1 5/8" X 29"	8 # 5	#3 @ 8"	
5C	1 5/8" X 19 1/4"	6 # 5	#3 @ 8"	
6C	1 5/8" X 24"	6 # 5	#3 @ 8"	
7C	1 5/8" X 14 7/8"			
SC	8" X 8"	2 # 5	——	
CC	SEE PLAN	2 # 5	——	
1P	1 # 6 IN 1 GROUT - FILLED CELLS			
2P	2 # 6 IN 2 GROUT - FILLED CELLS			



TYPICAL BEAM BAR PLACING DIAGRAM

NOTES:

1. PLACE A MAXIMUM OF 2 BARS PER LAYER IN 8"-WIDE BEAMS.
2. SPLICE TOP BARS AT MID SPAN W/ CLASS "B" TENSION LAP SPLICES.
3. SPLICE "T" BARS AT SUPPORTS W/ CLASS "B" TENSION LAP SPLICES.
4. PLACE "C" BARS OVER RIGHT-HAND SUPPORT, UNLESS NOTED IN REMARKS.
5. "T" BARS AS SCHEDULED SHALL BE PLACED EACH SIDE OF BEAM.
6. PROVIDE 1/4 OF THE AREA OF THE BOTTOM REINFORCING OF THE ADJACENT SPAN WITH THE HIGHEST AREA OF BOTTOM REINFORCING, BUT NOT LESS THAN TWO BARS. BAR SIZE NO LESS THAN A #5 BAR. WHERE ADJACENT BEAMS ARE DIFFERENT IN DEPTH PLACE THE SPLICE BAR AT THE LEVEL OF THE BOTTOM BARS OF THE SHALLOWEST BEAM.



TYPICAL GRADE BEAM BAR PLACING DIAGRAM

NOTES:

1. PLACE A MAXIMUM OF 2 BARS PER LAYER IN 8"-WIDE BEAMS.
2. SPLICE TOP BARS AT MID SPAN W/ 30 BAR DIAMETER LAP SPLICES.
3. PLACE "C" BARS OVER RIGHT-HAND SUPPORT, UNLESS NOTED IN REMARKS.

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8710

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
REVISION # 4	HDLR	HDLR	2017.07.21
REVISION # 3	HDLR	HDLR	2017.06.21
REVISION # 2	HDLR	HDLR	2017.02.06
B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

BEAM SCHEDULE

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-3.1

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL. 33172
PH. (305) 477-9829 FAX. (305) 477-9814
E-MAIL: delosreyes@dlreng.com

FOR PERMIT ONLY

C:\Users\Public\Documents\Autodesk\Revit\Projects\Revit_Projects_v18_1\Project_219420456_jcardello.rvt

ORIGINAL SHEET - ARCH E1 (22"x34")

COLUMN SCHEDULE

Concrete strength (PSI): Roof Level–Level 5: 5,000; Level 5–Level 4: 5,000; Level 4–Level 3: 5,000; Level 3–Level 2: 6,000; Level 2–Ground Level: 6,000.

Levels: EL. +68'-0" ROOF LEVEL; EL. +55'-6" LEVEL 5; EL. +43'-0" LEVEL 4; EL. +33'-0" LEVEL 3; EL. + 23'-0" LEVEL 2; EL. +0'-0" GROUND LEVEL

COLUMN NUMBER	ROOF LEVEL – LEVEL 5	LEVEL 5 – LEVEL 4	LEVEL 4 – LEVEL 3	LEVEL 3 – LEVEL 2	LEVEL 2 – GROUND LEVEL
1			14" X 26" 8 #7 #3 @ 14"	14" X 26" 8 #7 #3 @ 14"	14" X 26" 8 #7 #3 @ 14"
2	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
3	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
4	16" X 24" 10 #9 #3 @ 10"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	22" X 32" 10 #8 (3S, 4L) #3 @ 16"	18" X 32" 10 #8 (3S, 4L) #3 @ 16"
5	20"ø 7 #7 #3 @ 14"	20"ø 7 #7 #3 @ 14"	16" X 32" 8 #8 #3 @ 7"	16" X 32" 8 #8 #3 @ 7"	24"ø 8 #8 #3 @ 16"
6	12" X 36" 10 #7 #3 @ 12"	12" X 36" 10 #7 #3 @ 12" EL. +47'-0"	12" X 42" 10 #7 #3 @ 12"	12" X 42" 10 #7 #3 @ 12"	16" X 42" 12 #8 #3 @ 12"
7	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	28"ø 8 #9 #3 @ 16"
8	16" X 24" 10 #8 #3 @ 16"	16" X 24" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	26"ø 8 #8 #3 @ 16"
9	16" X 24" 8 #8 #3 @ 16"	20"ø 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
10		16" X 32" 8 #8 #3 @ 8"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
11	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
12	16" X 24" 6 #8 #3 @ 16"	16" X 24" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 8"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
13		16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #9 #3 @ 9"	2B-12
14		16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 10 #10 #3 @ 9"	2B-13
15					24"ø 10 #10 #3 @ 16"
16					16" X 32" 12 #10 #3 @ 7"
17					EL. +22'-5" 16" X 24" 8 #8 #3 @ 16"
18					OMITTED
19		EL. +55'-0" 16" X 32" 8 #8 #3 @ 16"	EL. +40'-0" 16" X 32" 8 #8 #3 @ 16"	EL. +29'-0" 16" X 32" 8 #8 #3 @ 16"	EL. +21'-0" 16" X 32" 8 #8 #3 @ 16"
20		16" X 48" 22 #10 #4 @ 9"	EL. +39'-4" 16" X 32" 8 #8 #3 @ 16"	EL. +29'-0" 16" X 32" 8 #8 #3 @ 16"	EL. +19'-8" 16" X 32" 8 #8 #3 @ 16"
21					OMITTED
22	16" X 36" 10 #10 #3 @ 16"	16" X 48" 20 #10 (3S, 9L) #4 @ 9"	16" X 48" 12 #10 (3S, 5L) #4 @ 9"	16" X 48" 12 #8 (3S, 5L) #3 @ 16"	16" X 48" 12 #8 (3S, 5L) #3 @ 16"
23					16" X 48" 18 #10 (3S-8L) ✳ #3 @ 8"
24					16" X 36" 8 #8 #3 @ 16"; EL. +14'-3 1/2" 16" X 36" 8 #8 #3 @ 16"
25	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	4B-16		
26	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 12"	2B-26
27	16" X 24" 6 #8 #4 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 12"	2B-27
28			16" X 32" 8 #8 #3 @ 8"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"
29	14" X 24" 6 #7 #3 @ 14"	14" X 24" 6 #7 #3 @ 14"	14" X 24" 6 #7 #3 @ 14"	14" X 24" 6 #7 #3 @ 14"	14" X 24" 6 #7 #3 @ 14"
30	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
31	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
32	16" X 32" 12 #9 #3 @ 8"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 9 #9 #3 @ 16"
33	16" X 24" 8 #8 #3 @ 8"	SW-8			
34	16" X 32" 8 #10 #3 @ 16"	16" X 32" 14 #10 (3S, 6L) #3 @ 8"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	26"ø 8 #8 #3 @ 16"
35	16" X 24" 6 #8 #3 @ 10"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	26"ø 9 #8 #3 @ 16"
36	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 24" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	26"ø 10 #8 #3 @ 16"
37		EL. +55'-0" 16" X 36" 18 #10 #3 @ 8"	16" X 32" 8 #10 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"
38					16" X 32" 10 #9 #3 @ 7"
39	16" X 24" 8 #8 #3 @ 8"	SW-8			
40				20"ø 6 #7 #3 @ 14"	16" X 32" 8 #8 #3 @ 16"
41		EL. +55'-0" 16" X 24" 10 #9 #3 @ 10"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
42	16" X 24" 10 #9 #3 @ 10"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
43	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
44	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
45	20" X 24" 8 #10 (3S, 3L) #3 @ 9"	24" X 24" 12 #10 (4S, 4L) #3 @ 9"	24" X 24" 12 #10 (4S, 4L) #3 @ 9"	24" X 24" 12 #11 (4S, 4L) #4 @ 12"	24"ø 8 #11 #4 @ 12"
46		EL. +55'-0" 16" X 32" 16 #9 (3S, 7L) #3 @ 8"	SEE DETAIL 8 #9 #3 @ 16"	SEE DETAIL 8 #9 #3 @ 16"	2B-23
47		EL. +55'-0" 16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	24"ø 8 #8 #3 @ 16"
48					EL. +18'-4" 7 5/8" X 24" 6 #7 #3 @ 8"
49				EL. +27'-6" 16" X 24" 6 #7 #3 @ 16"	EL. +18'-7" 16" X 24" 6 #8 #3 @ 16"
50					EL. +15'-2" 7 5/8" X 24" 6 #7 #3 @ 8"
51					16" X 24" 6 #7 #3 @ 14"
52					✳ 16" X 48" 18 #10 #3 @ 8"
53					16" X 32" 8 #8 #3 @ 16"
54	7 5/8" X 32" 8 #6 #3 @ 8"	7 5/8" X 32" 8 #6 #3 @ 8"	7 5/8" X 32" 8 #6 #3 @ 7"	16" X 32" 10 #8 #3 @ 7"	16" X 32" 10 #8 #3 @ 16"
55	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 36" 10 #8 #3 @ 16"; EL. +14'-3 1/2" 16" X 36" 10 #8 #3 @ 16"
56				EL. +28'-11" 20"ø 7 #7 #3 @ 14"	EL. +19'-11" 14" X 28" 8 #8 #3 @ 14"
57				EL. +27'-4"	16" X 24" 6 #8 #3 @ 16"
58					16" X 32" 12 #9 #3 @ 7"
59					16" X 32" 8 #8 #3 @ 16"
60	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 10"	2B-3

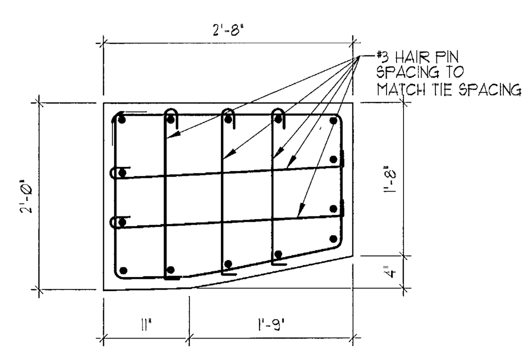
✳ CLASS "B" TENSION LAP SPLICE

COLUMN SCHEDULE

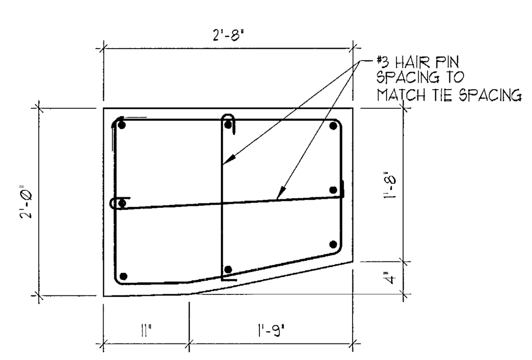
COLUMN NUMBER	ROOF LEVEL – LEVEL 5	LEVEL 5 – LEVEL 4	LEVEL 4 – LEVEL 3	LEVEL 3 – LEVEL 2	LEVEL 2 – GROUND LEVEL
61	16" X 24" 6 #8 #3 @ 16"	16" X 24" 6 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	16" X 32" 8 #8 #3 @ 16"	2B-4
62		7 5/8" X 36" 12 #7 #3 @ 8"			
63					16" X 36" 12 #11 #4 @ 16"
64			EL. +37'-6"	12" X 24" 8 #8 #3 @ 12"; EL. +27'-6" 2B-9	
65				EL. +31'-4" 20"ø 8 #8 #3 @ 16"	EL. +22'-4" 2B-28
66		EL. +47'-0"	11 5/8" X 24" 6 #7 #3 @ 10"	11 5/8" X 24" 6 #7 #3 @ 10"	11 5/8" X 24" 6 #8 #3 @ 10"
67					16" X 54" 20 #10 (3S, 9L) #4 @ 7"
68		16" X 32" 10 #9 #4 @ 8"	SW-4		
69	12" X 36" 6 #8 #3 @ 12"	12" X 36" 6 #8 #3 @ 12"	12" X 36" 6 #8 #3 @ 12"	12" X 36" 6 #8 #3 @ 12"	14" X 36" 8 #8 #3 @ 14"
70	12" X 36" 6 #8 #3 @ 12"	12" X 36" 6 #8 #3 @ 12"	12" X 36" 6 #8 #3 @ 12"	12" X 36" 6 #8 #3 @ 12"	14" X 36" 8 #8 #3 @ 14"
71			11 5/8" X 24" 6 #7 #3 @ 10"	11 5/8" X 24" 6 #7 #3 @ 10"	12" X 30" 6 #7 #3 @ 10"
72					OMITTED
73		EL. +55'-0" 16" X 39" 10 #8 #3 @ 16"	EL. +40'-0" 16" X 28" 6 #8 #3 @ 16"	EL. +30'-0" 16" X 28" 6 #8 #3 @ 16"	EL. +20'-9 1/4" 16" X 28" 6 #8 #4 @ 16"
74	7 5/8" X 36" 8 #6 #3 @ 8"	7 5/8" X 36" 8 #6 #3 @ 8"	7 5/8" X 36" 8 #6 #3 @ 8"	7 5/8" X 36" 8 #6 #3 @ 8"	12" X 36" 8 #7 #3 @ 12"
75	16" X 24" 8 #9 #3 @ 10"	5B-17			
76			12" X 24" 6 #7 #3 @ 12"	12" X 50" 12 #7 #3 @ 12"	12" X 30" 8 #7 #3 @ 12"
77			12" X 24" 6 #7 #3 @ 12"	12" X 50" 12 #7 #3 @ 12"	12" X 30" 8 #7 #3 @ 12"
78		12" X 28" 6 #7 #3 @ 12"; EL. +48'-8" SW-1			
79		10" X 32" 8 #7 #3 @ 10"	4B-28		
80	7 5/8" X 32" 8 #8 #3 @ 8"	7 5/8" X 32" 8 #8 #3 @ 8"	4B-18		
81		7 5/8" X 36" 18 #8 #3 @ 8"	4B-23		
82	10" X 32" 8 #7 #3 @ 10"				
83					24"ø 8 #8 #3 @ 16"
84					16" X 32" 8 #8 #3 @ 16"
85					24"ø 8 #8 #3 @ 16"
86					24"ø 8 #8 #3 @ 16"
87	7 5/8" X 48" 10 #7 #3 @ 8"				
88	10" X 32" 12 #8 #3 @ 10"				
89					OMITTED
90	16" X 24" 6 #9 #3 @ 8"				
91					OMITTED
92	7 5/8" X 36" 10 #7 #3 @ 8"				
93	7 5/8" X 36" 10 #6 #3 @ 8"	7 5/8" X 36" 8 #6 #3 @ 8"	7 5/8" X 36" 8 #6 #3 @ 8"	7 5/8" X 36" 8 #6 #3 @ 8"	12" X 36" 8 #7 #3 @ 12"

76, 77: SEE COLUMN TRANSFER DETAIL ON S-4.2

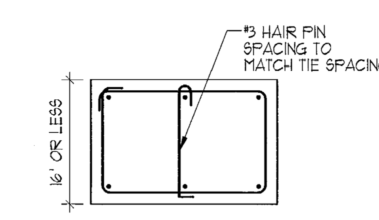
✳ CLASS "B" TENSION LAP SPLICE



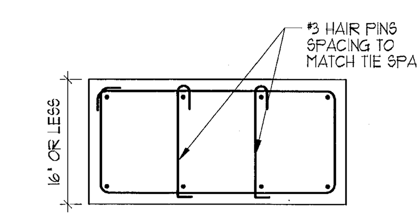
COL. 46 (2ND FLOOR) DETAIL
3/4" = 1'-0"



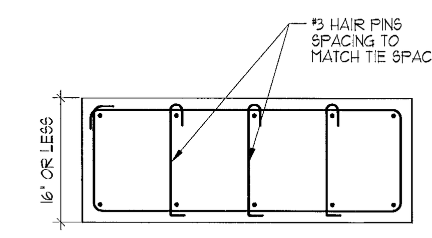
COL. 46 (3RD, 4TH FLOORS) DETAIL
3/4" = 1'-0"



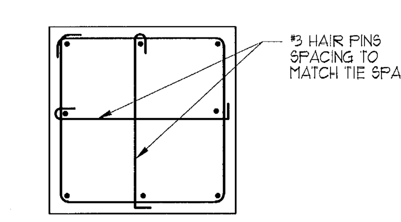
SIX BAR COL. DETAIL
3/4" = 1'-0"



EIGHT BAR COL. DETAIL
3/4" = 1'-0"

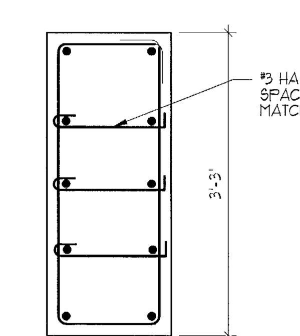


TEN BAR COL. DETAIL
3/4" = 1'-0"



8 BARS SQUARE COL. DET.
3/4" = 1'-0"

HAIR PIN NOTES OF REINFORCEMENT:
PLACE HAIR PINS WHEN THE SPACING BETWEEN ADJACENT BARS IS MORE THAN 6"
WHEN THE SPACING IS LESS THAN 6" ONE UNTIED BAR MAY BE LOCATED BETWEEN EACH TIED BAR OR BETWEEN A TIED BAR AND A CORNER BAR



COL. 73 (LEVEL 4) DETAIL
3/4" = 1'-0"

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

FOR PERMIT ONLY

MIAMI BEACH REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
2 REVISION # 2	HDLR	HDLR	2017.02.06
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

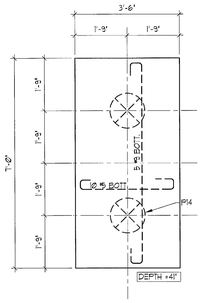
"REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

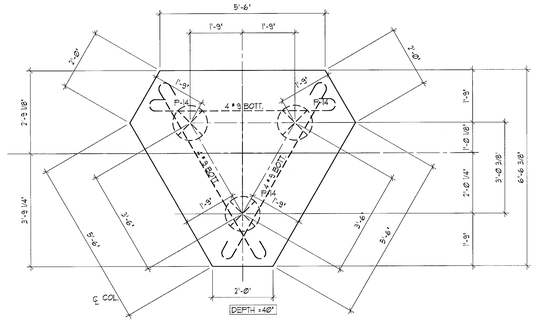
COLUMN SCHEDULE

Project No. 219420456
Scale 1/8" = 1'-0"
Revision
Drawing No.
S-4.1

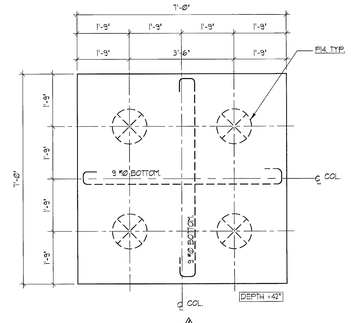
C:\Users\Public\Documents\Local_Revit_Files\stn_arch_all_17th&West_219420456_arosenthal.rvt
1/10/2017 5:11:33 PM
ORIGINAL SHEET - ARCH E1 (30"x42")



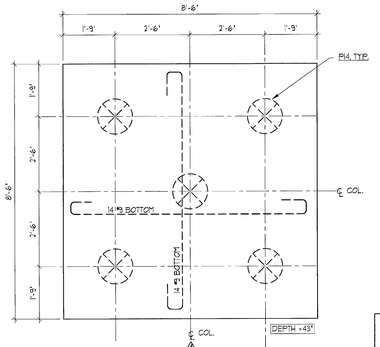
2PC-150 DETAIL
SCALE: 1/2" = 1'-0"



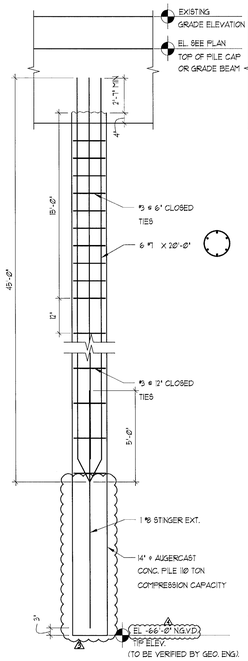
3PC-150 DETAIL
SCALE: 1/2" = 1'-0"



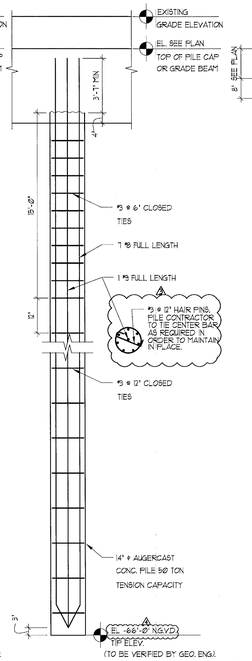
4PC-150 DETAIL
SCALE: 1/2" = 1'-0"



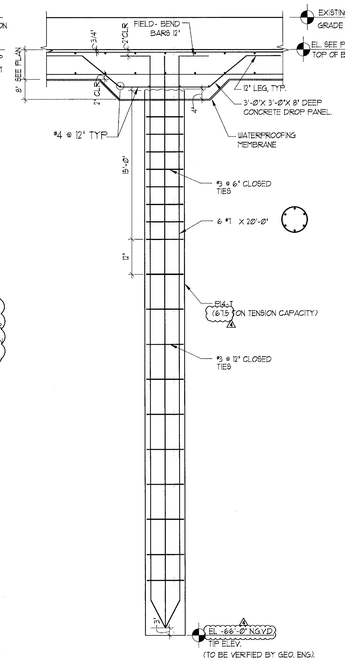
5PC-150 DETAIL
SCALE: 1/2" = 1'-0"



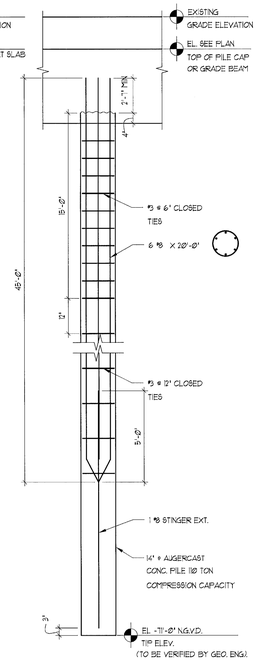
14"ø-110 TON COMPRESSION PILE DETAIL
SCALE : NTS



14"ø-67.5 TON TENSION PILE DETAIL
SCALE : NTS



TYPICAL GROUND FLOOR SLAB/ P14-T TENSION PILE- DROP PANEL DETAIL



14"ø-150 TON COMPRESSION PILE DETAIL
SCALE : NTS

LEGEND:

14" ø COMPRESSION PILE.

14" ø TENSION PILE. (P-14T.)

CONCRETE STRENGTH FOR PILE CAPS

CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:

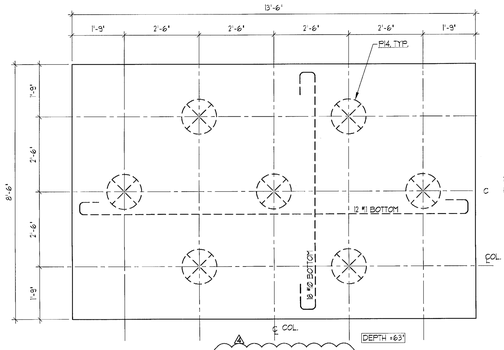
f'c=5,000 psi (Ec=4,415 ksi) FOR PILE CAPS

f'c=5,000 psi (Ec=4,415 ksi) FOR PILE GROUT.

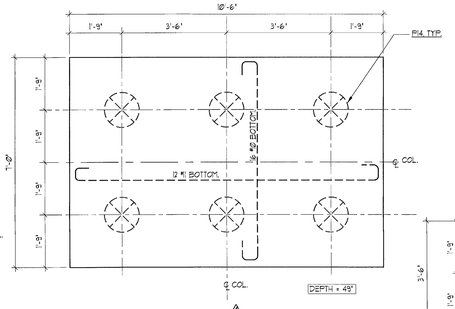
PILE DETAIL NOTES:
1) THE DETAILS ABOVE ARE PRELIMINARY FOR PURPOSES OF PRELIMINARY PRICING ONLY.
2) PILING CONTRACTOR TO PROVIDE FINAL PILE DESIGN, REINFORCING, AND DETAILING
3) PILING CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PILE DESIGN CALCULATIONS FOR APPROVAL
4) FOR INSTALLATION SEE PILING CONTRACTOR'S SHOP DRAWINGS.

P-14 PILE PARAMETERS

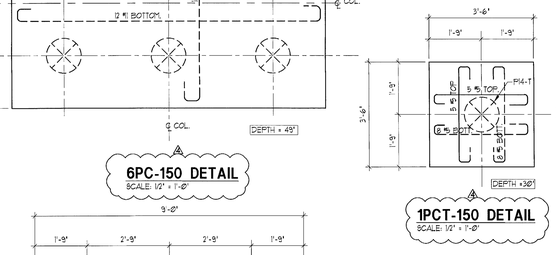
PILE TYPE	LENGTH	COMPRESSION CAPACITY	TENSION CAPACITY OF COMPRESSION PILE	TENSION CAPACITY OF TENSION PILE	LATERAL CAPACITY	GROUT STRENGTH @ 28 DAYS
P14-110	±62 FT. (TO BE VERIFIED BY GEO. ENG.)	110 TONS	15 TONS	50 TONS	25 TONS	5,000 psi
P14-150	±62 FT. (TO BE VERIFIED BY GEO. ENG.)	150 TONS	15 TONS	67.5 TONS	25 TONS	6,500 psi



7PC-150 DETAIL
SCALE: 1/2" = 1'-0"

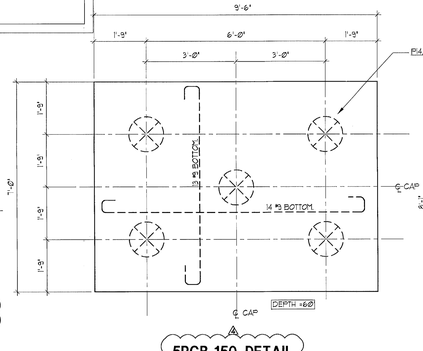


6PC-150 DETAIL
SCALE: 1/2" = 1'-0"

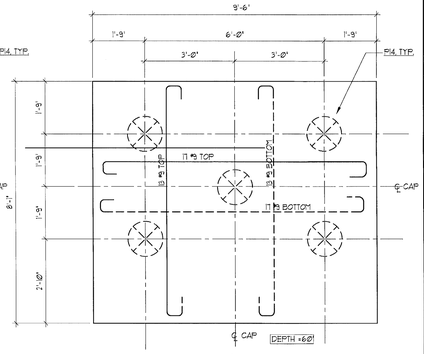


1PCT-150 DETAIL
SCALE: 1/2" = 1'-0"

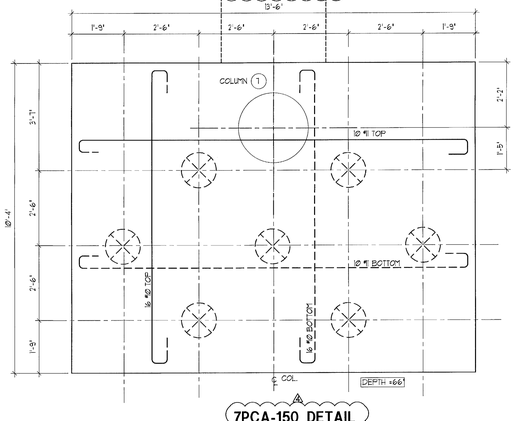
1PC-150 DETAIL
SCALE: 1/2" = 1'-0"



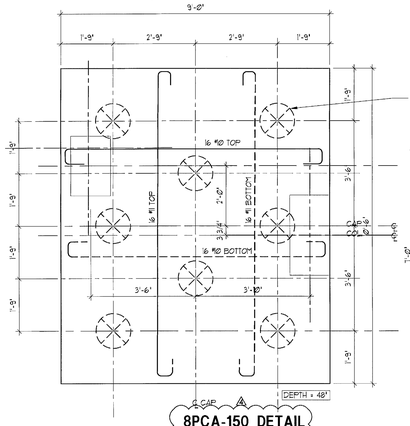
5PCB-150 DETAIL
SCALE: 1/2" = 1'-0"



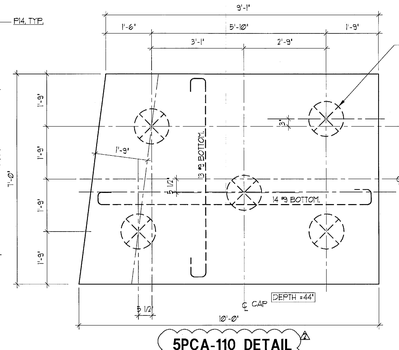
5PCC-150 DETAIL
SCALE: 1/2" = 1'-0"



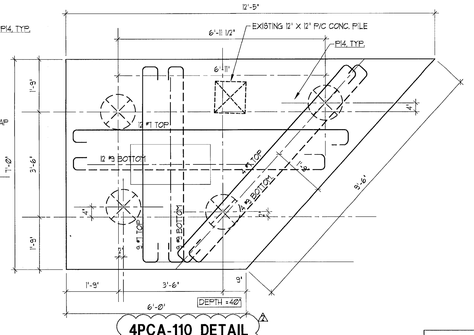
7PCA-150 DETAIL
SCALE: 1/2" = 1'-0"



8PCA-150 DETAIL
SCALE: 1/2" = 1'-0"



5PCA-110 DETAIL
SCALE: 1/2" = 1'-0"



4PCA-110 DETAIL
SCALE: 1/2" = 1'-0"

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

8/30/17

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Llc. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.31
⚠ REVISION # 3	HDLR	HDLR	2017.06.21
⚠ REVISION # 2	HDLR	HDLR	2017.02.06
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DSRM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

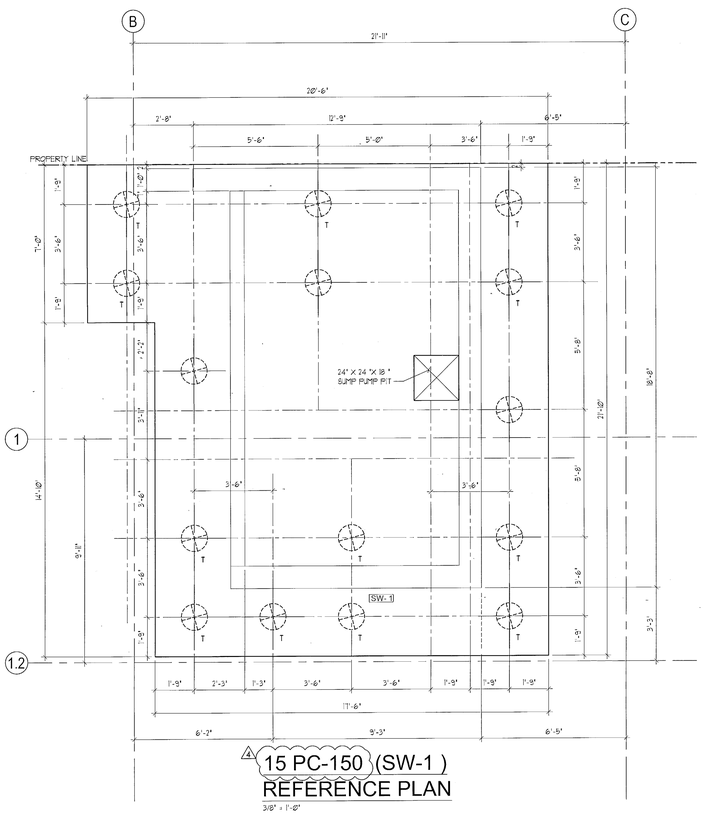
PILE CAP DETAIL

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

S-5.1

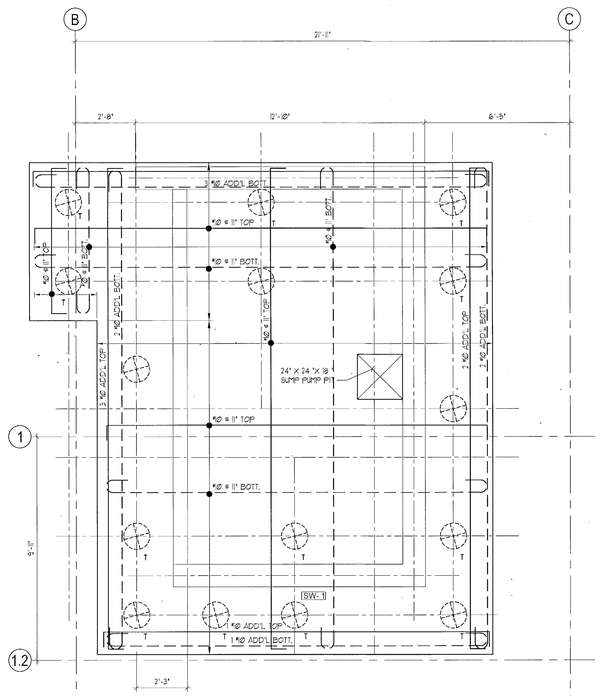
C:\Users\HDelR\Documents\Local_Revit_files\dln_arch_cd_17thWest_219420456_ncentral.rvt
11/30/2017 8:11:33 PM

ORIGINAL SHEET - ARCH D1 (30"x42")

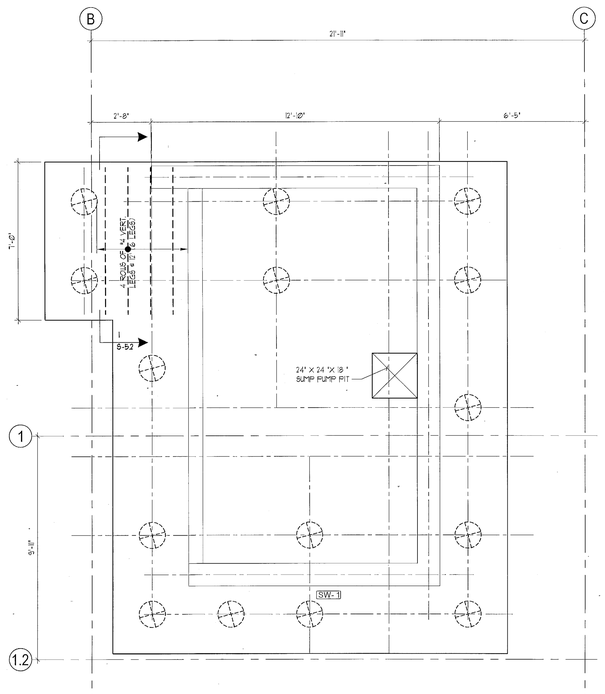


15 PC-150 (SW-1)
REFERENCE PLAN
3/8" = 1'-0"

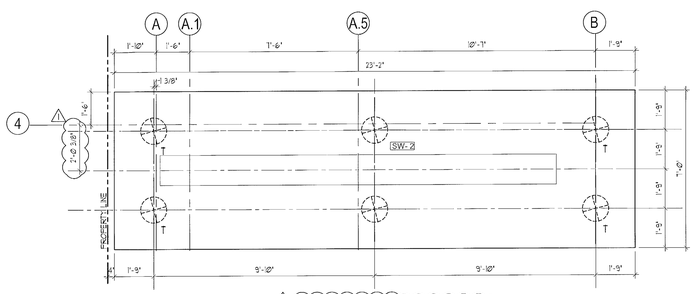
DEPTH = 54'
TOP OF PILE CAP EL. +1'-8" NGVD
f'c = 5,000 psi



15 PC-150 (SW-1)
REINFORCING PLAN
3/8" = 1'-0"

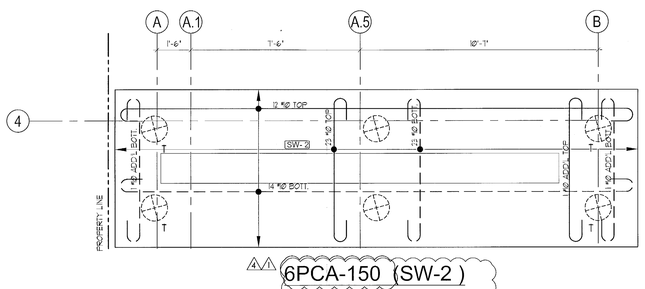


15 PC-150 (SW-1)
SHEAR REINFORCING PLAN
3/8" = 1'-0"

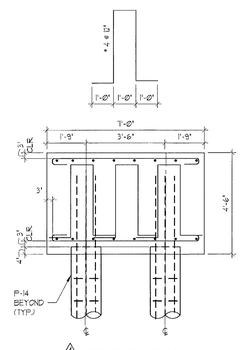


6PCA-150 (SW-2)
REFERENCE PLAN
3/8" = 1'-0"

DEPTH = 54'
TOP OF PILE CAP EL. +1'-8" NGVD
f'c = 5,000 psi



6PCA-150 (SW-2)
REINFORCING PLAN
3/8" = 1'-0"



SECTION 1
3/8" = 1'-0"

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.10.21
3 REVISION # 2	HDLR	HDLR	2017.07.06
2 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03
1			

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.13
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

REVIEWED and APPROVED FOR CODE COMPLIANCE
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PILE CAP DETAIL

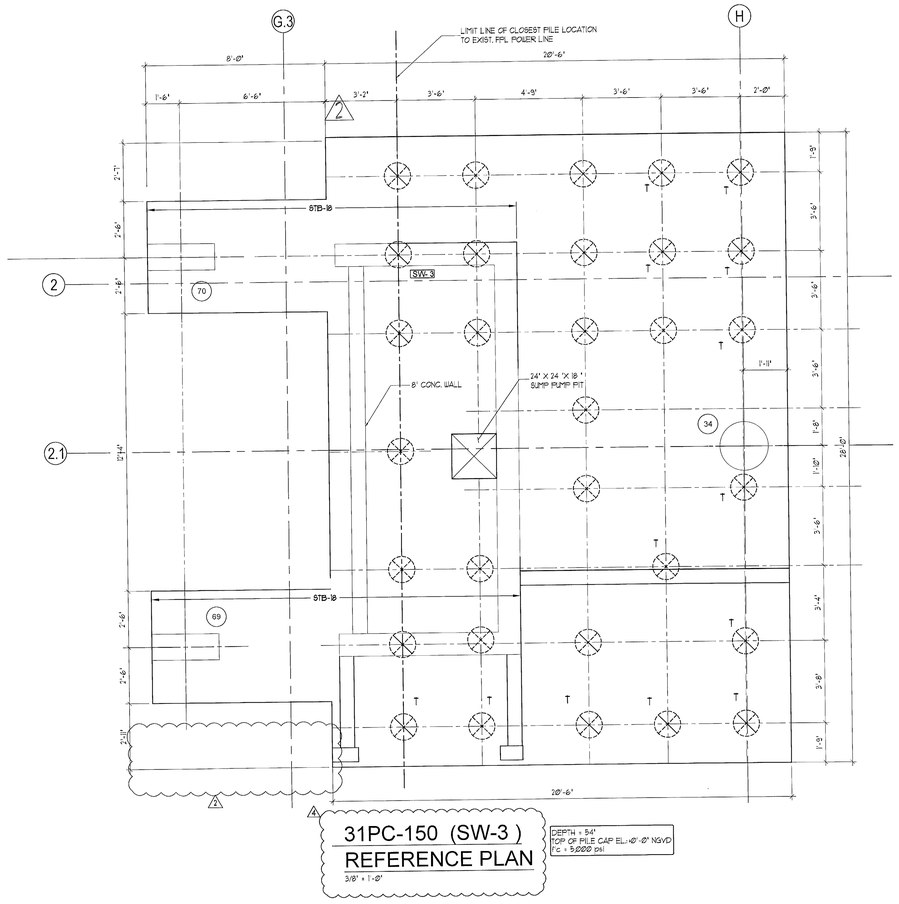
Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-5.2

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2
TEL: (305) 477-8826
E-MAIL: delosreyes@dlreng.com
MIAMI, FL 33172
FAX: (305) 477-8814

FOR PERMIT ONLY

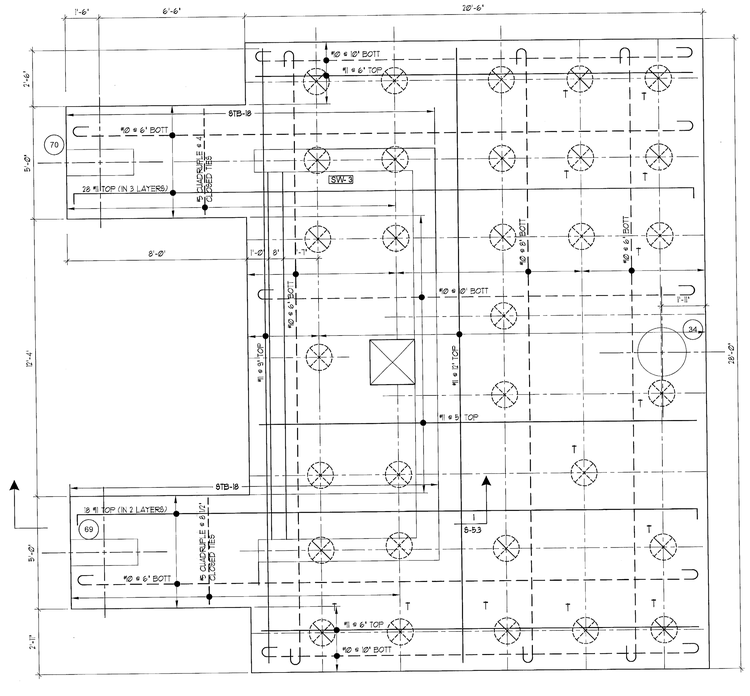
C:\Users\PaleA\Documents\Local Revit_files\rvt_local_219420med_2174-03-05_paleam.rvt
11/6/2017 8:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"X42")



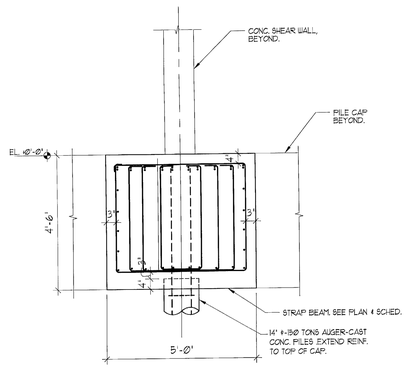
4 **31PC-150 (SW-3) REFERENCE PLAN**
3/8" = 1'-0"

DEPTH = 54'
TOP OF PILE CAP EL.=0'-0" NGVD
f'c = 5,000 psi

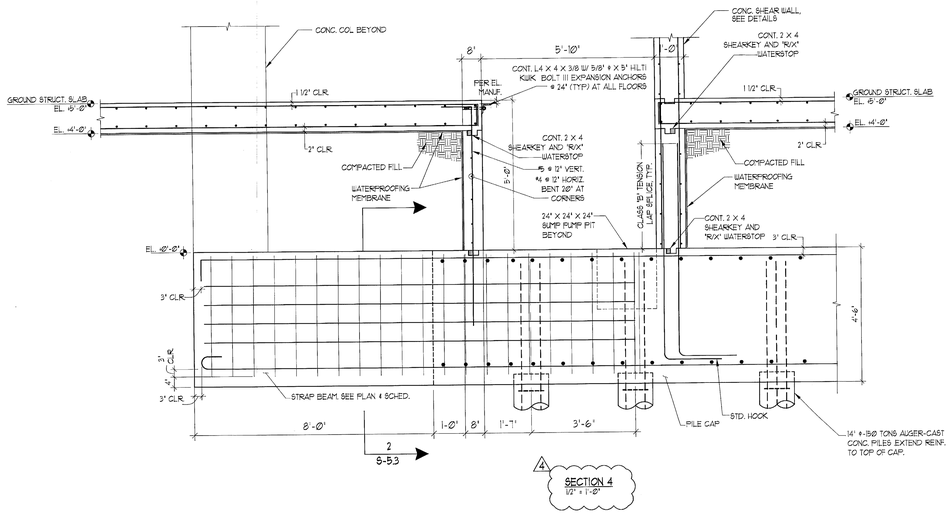


4 **31PC-150 (SW-3) REINFORCING PLAN**
3/8" = 1'-0"

DEPTH = 54'
TOP OF PILE CAP EL.=0'-0" NGVD
f'c = 5,000 psi



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



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

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8828 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

8/30/17

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.07.06
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

PERMIT SET "REVIEWED and APPROVED FOR CODE COMPLIANCE"
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL, LLC

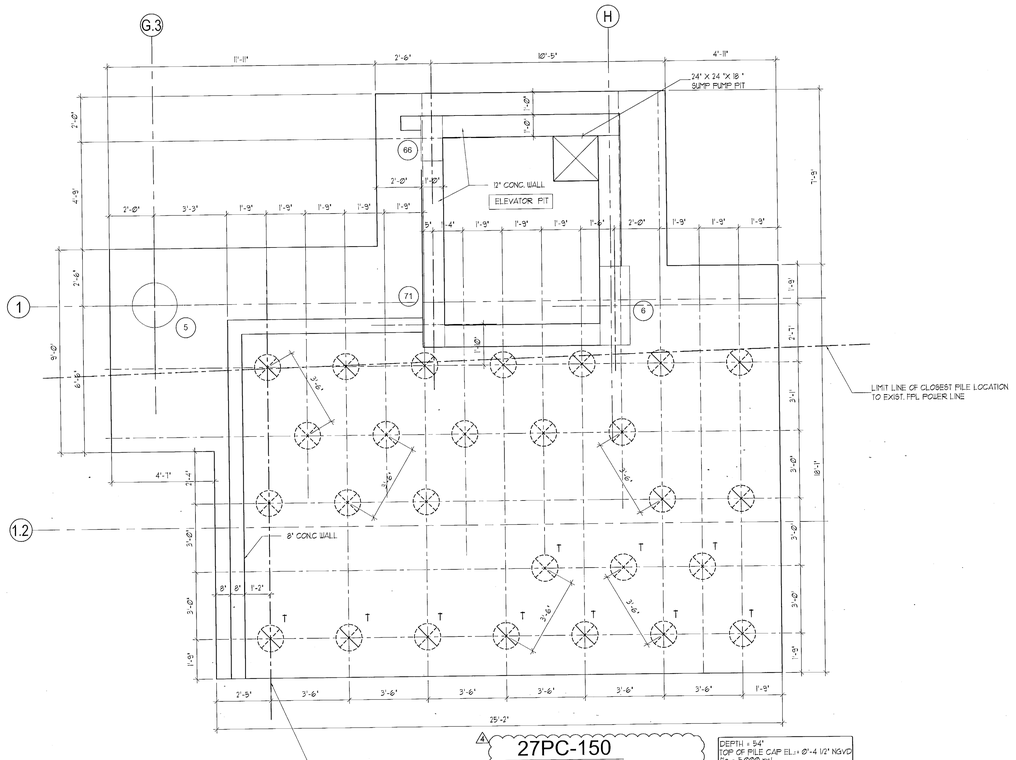
17th & West Avenue

PILE CAP DETAIL

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-5.3

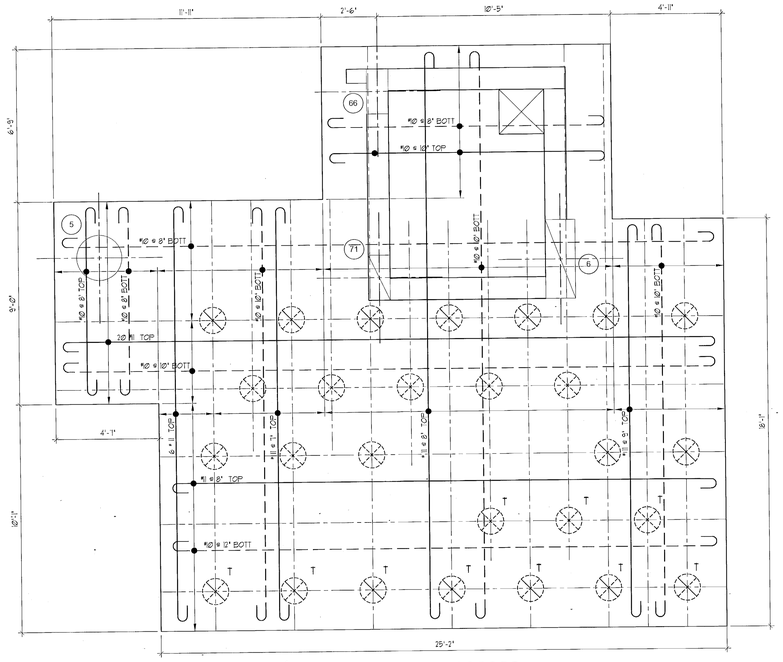
C:\Users\DHDK\Documents\Local Revit Files\dh_dpk_17thAve(3_374204)5_dhdkrit.rvt
7/10/2017 8:11:03 PM

ORIGINAL SHEET - ARCH E1 (30"x42")



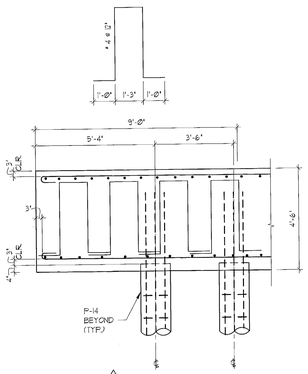
4 27PC-150
REFERENCE PLAN
3/8" = 1'-0"

DEPTH = 54'
TOP OF PILE CAP EL.= Ø'-4 1/2" NGVD
f'c = 5,000 psi

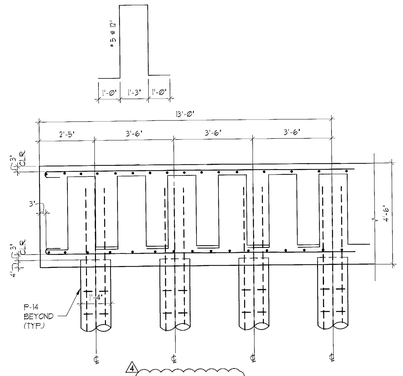


4 27PC-150
REINFORCING PLAN
3/8" = 1'-0"

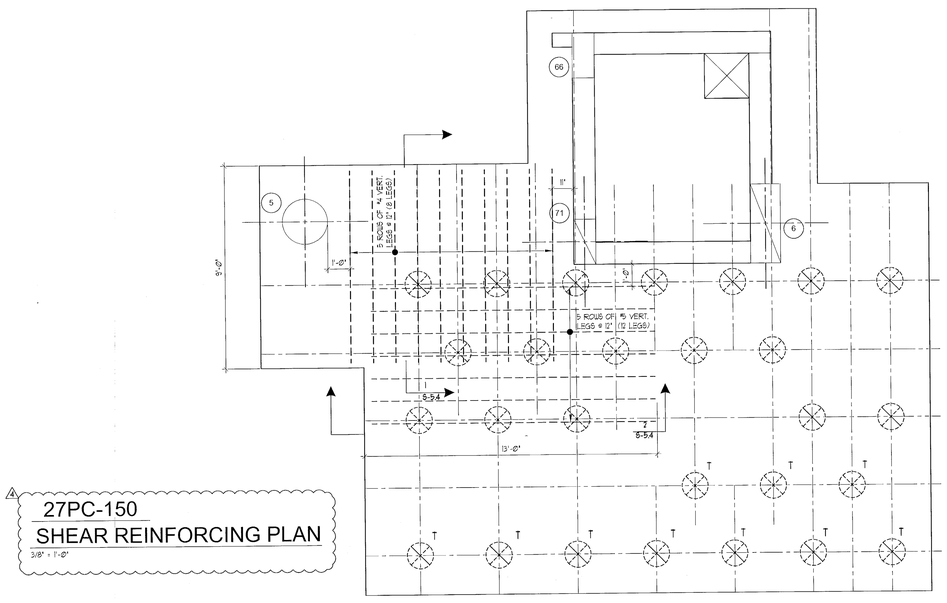
DEPTH = 54'
TOP OF PILE CAP EL.= Ø'-4 1/2" NGVD
f'c = 5,000 psi



4 SECTION 1
3/8" = 1'-0"



4 SECTION 2
3/8" = 1'-0"



4 27PC-150
SHEAR REINFORCING PLAN
3/8" = 1'-0"

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-9814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd	YYYY.MM.DD
REVISION # 4	HDLR	HDLR	2017.07.21
REVISION # 3	HDLR	HDLR	2017.07.06
B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PILE CAP DETAIL

Project No. 219420456

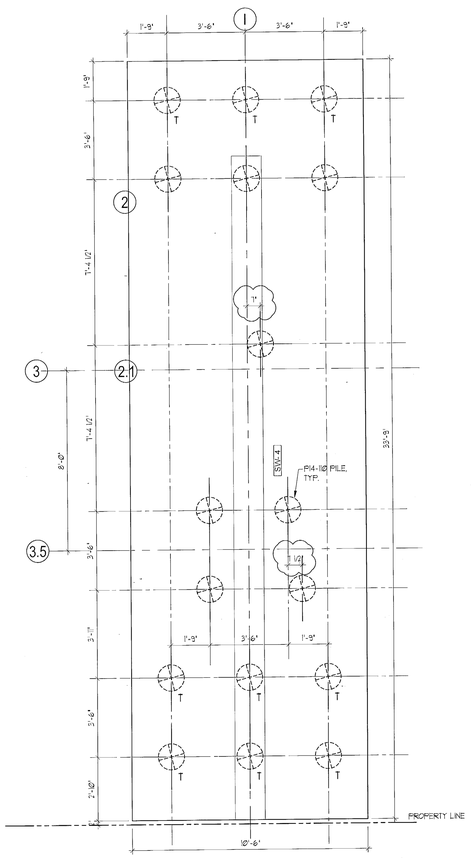
Scale 1/8" = 1'-0"

Revision

Drawing No. S-5.4

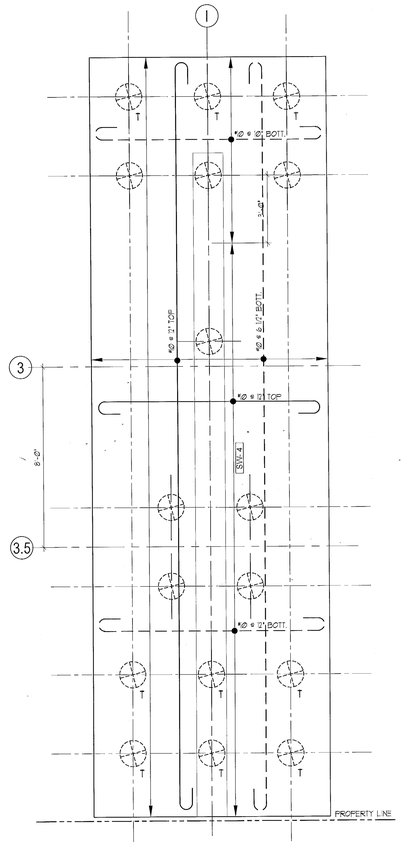
C:\Users\hdelosreyes\Documents\Local_Revit_files\un-pwm_cd_17th&West_219420456_dlreyes@dlreng.com.rvt
11/30/2017 8:11:53 PM

ORIGINAL SHEET - ARCH D (30"x42")

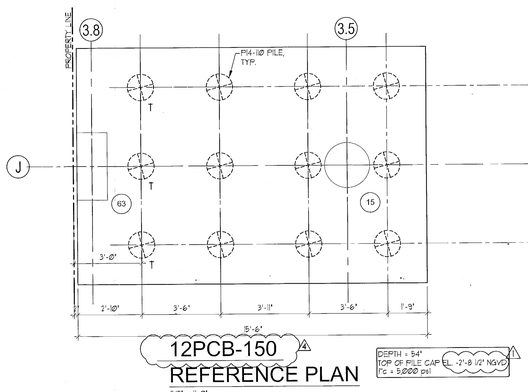


17PC-110 (SW-4)
REFERENCE PLAN
3/8" = 1'-0"

DEPTH = 54'
TOP OF PILE CAP EL. +1'-1" NGVD
f'c = 5,000 psi

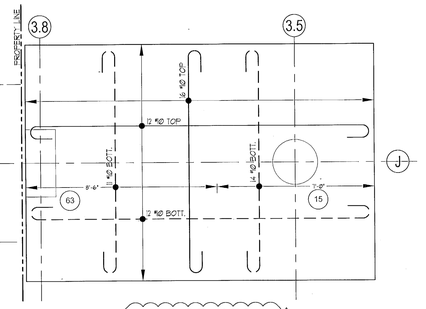


17PC-110 (SW-4)
REINFORCING PLAN
3/8" = 1'-0"



12PCB-150
REFERENCE PLAN
3/8" = 1'-0"

DEPTH = 54'
TOP OF PILE CAP EL. -2'-8 1/2" NGVD
f'c = 5,000 psi



12PCB-150
REINFORCING PLAN
3/8" = 1'-0"

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8808 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.12.21
2 REVISION # 2	HDLR	HDLR	2017.07.06
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PILE CAP DETAIL

Project No. 219420456

Scale 1/8" = 1'-0"

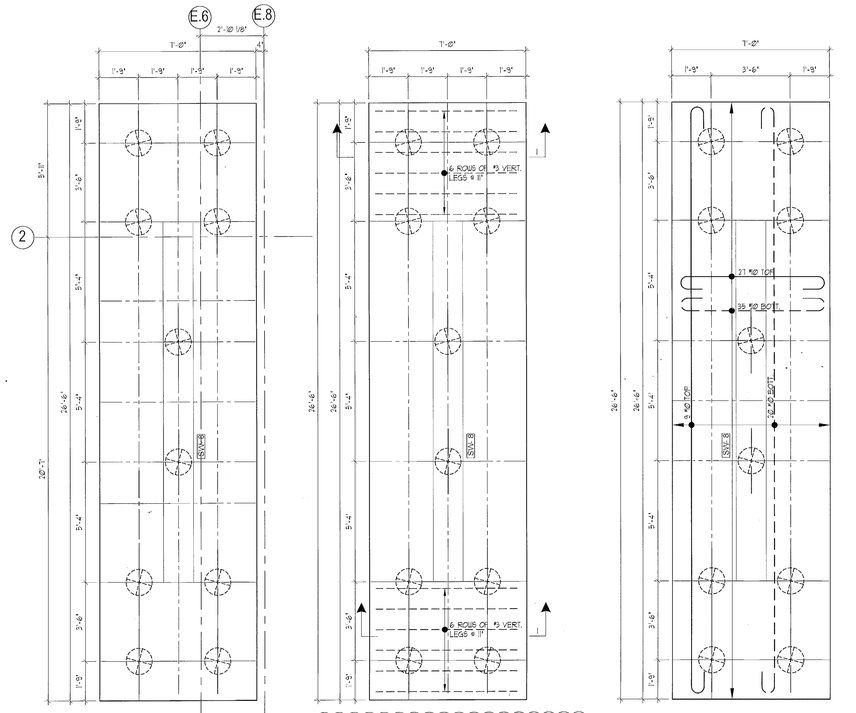
Revision

Drawing No. S-5.5

C:\Users\Public\Documents\Local_Revit_Premium_central_v6_17\Arch\Revit_219420456_mcneithdavi1

1/4/2017 2:13:39 PM

ORIGINAL SHEET - ARCH E1 (30"x42")



14 PC-150 (SW-8) REFERENCE PLAN

3/8" = 1'-0"

DEPTH = 54"
TOP OF PILE CAP EL. = 4'-8" NGVD
f'c = 5,000 psi

14 PC-150 (SW-8) SHEAR REINFORCEMENT

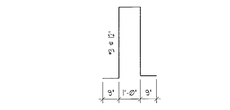
3/8" = 1'-0"

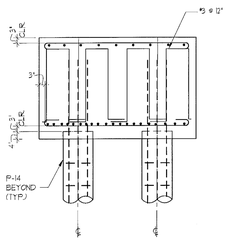
DEPTH = 54"
TOP OF PILE CAP EL. = 4'-8" NGVD
f'c = 5,000 psi

14 PC-150 (SW-8) REINFORCING PLAN

3/8" = 1'-0"

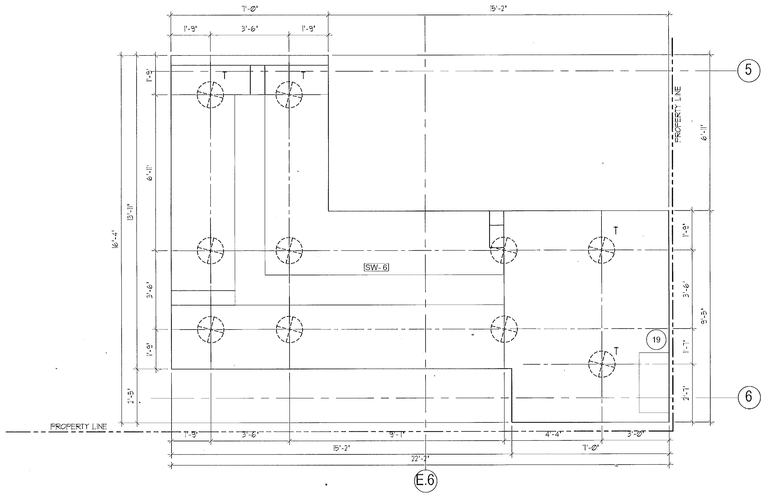
DEPTH = 54"
TOP OF PILE CAP EL. = 4'-8" NGVD
f'c = 5,000 psi





SECTION 1

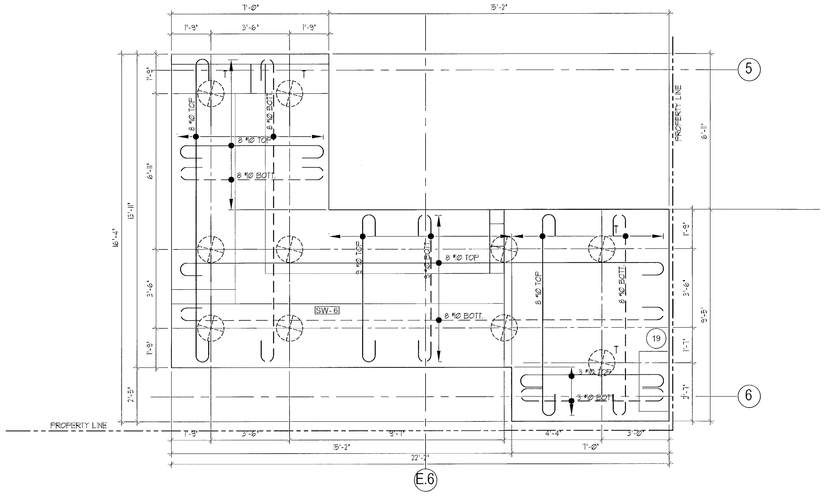
3/8" = 1'-0"



10 PC-150 (SW-6) REFERENCE PLAN

3/8" = 1'-0"

DEPTH = 54"
TOP OF PILE CAP EL. = 2'-9" NGVD
f'c = 5,000 psi



10 PC-150 (SW-6) REINFORCING PLAN

3/8" = 1'-0"

FOR PERMIT ONLY

8/30/17

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.08.21
3 REVISION # 3	HDLR	HDLR	2017.07.06
2 B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

PILE CAP DETAIL

Project No. 219420456

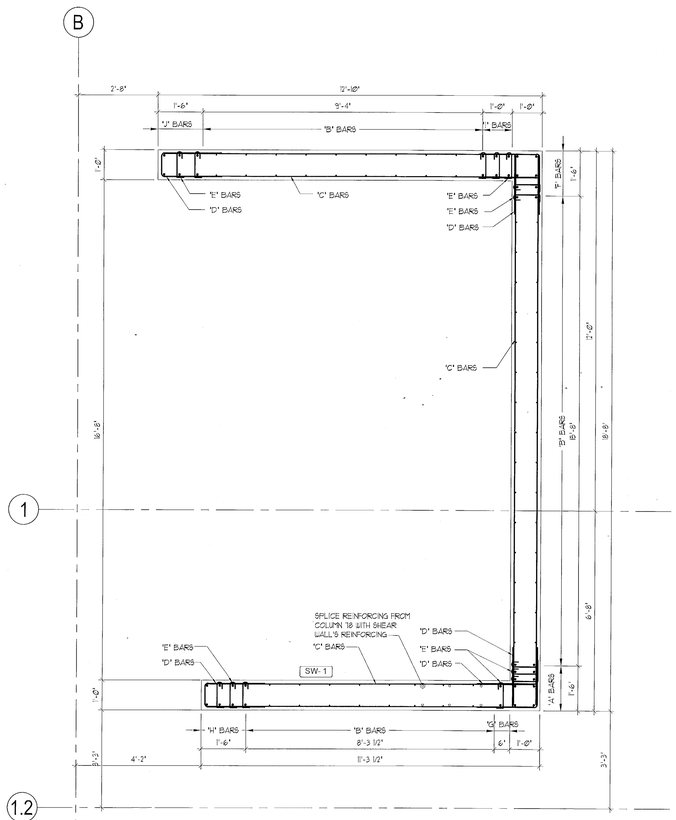
Scale 1/8" = 1'-0"

Revision

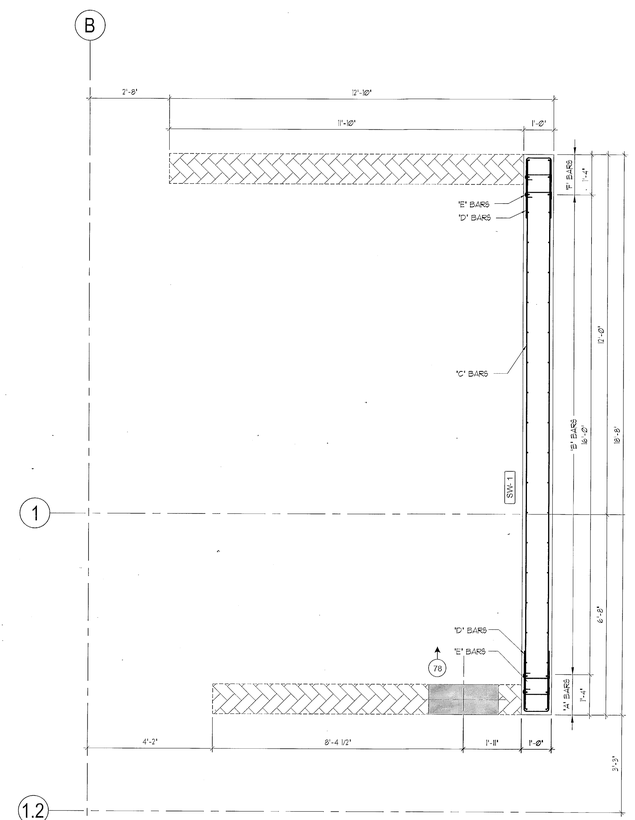
Drawing No. S-5.6

C:\Users\Public\Documents\Local_Revit_Files\rvt_central_219420456_ejosselin.rvt
11/6/2017 5:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"X42")



SHEAR WALL No. 1 REINFORCING DETAIL
GROUND LEVEL TO 3RD LEVEL
SCALE : 1/2" = 1'-0"



SHEAR WALL No. 1 REINFORCING DETAIL
FOURTH LEVEL
SCALE : 1/2" = 1'-0"

SHEAR WALL NO. 1 REINFORCING SCHEDULE

LEVEL	BAR MARKS										
	f'c' (PSI)	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"G" BARS	"H" BARS	"I" BARS	"J" BARS
GROUND FLOOR	6000	10 #5 (1'-6")	#5 @ 12"	#4 @ 12"	#4 @ 12" [24"]	#3 @ 12" [1]	8 #5 (1'-6")	2 #5 (0'-6")	8 #5 (1'-6")	6 #5 (1'-0")	6 #5 (1'-6")
2ND FLOOR	6000	8 #7 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" [24"]	#3 @ 12" [1]	8 #7 (1'-4")	2 #7 (0'-4")	6 #7 (1'-4")	4 #7 (0'-6")	6 #7 (1'-4")
3RD FLOOR	5000	6 #6 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" [24"]	#3 @ 12" [1]	6 #6 (1'-4")	2 #6 (0'-3")	6 #6 (1'-2")	2 #6 (0'-3")	6 #6 (1'-2")
4TH FLOOR	5000	6 #5 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" [24"]	#3 @ 12" [1]	6 #5 (1'-4")	———	———	———	———
5TH FLOOR	5000	———	———	———	———	———	———	———	———	———	———

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ 4 REVISION # 4	HDLR	HDLR	2017.08.21

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

SHEAR WALL DETAILS

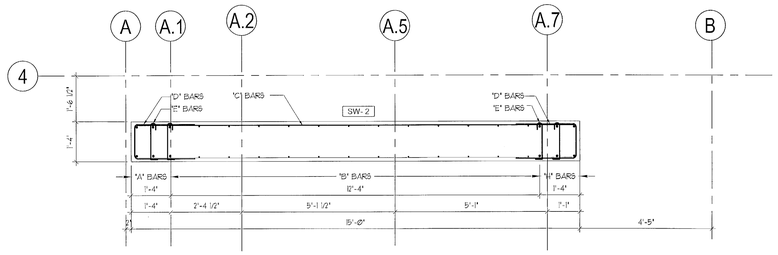
Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-6.1

FOR PERMIT ONLY

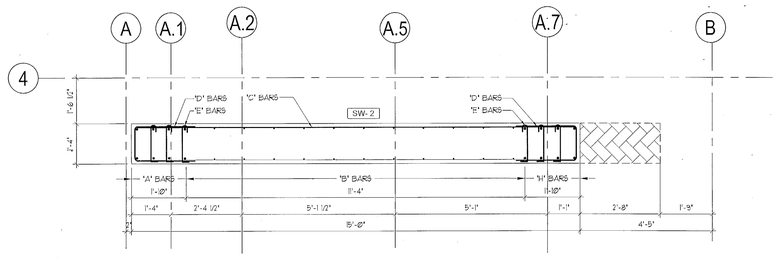
DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
11726 N.W. 25th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

C:\Users\Public\Documents\Local_Revit_Files\sm_central_17thAWest_219420456_dreamHold1.rvt
1/19/2017 5:13:53 PM

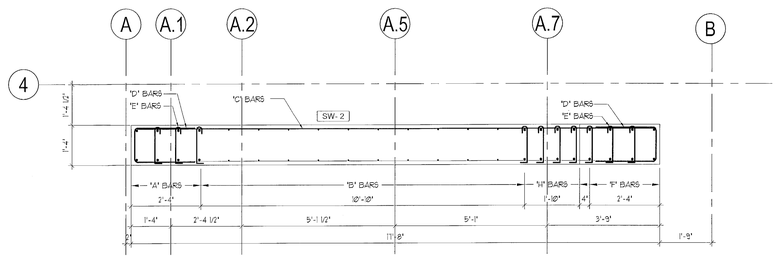
ORIGINAL SHEET - ARCH E (30"x42")



SHEAR WALL No. 2 REINFORCING DETAIL
THIRD LEVEL
SCALE : 1/2" = 1'-0"



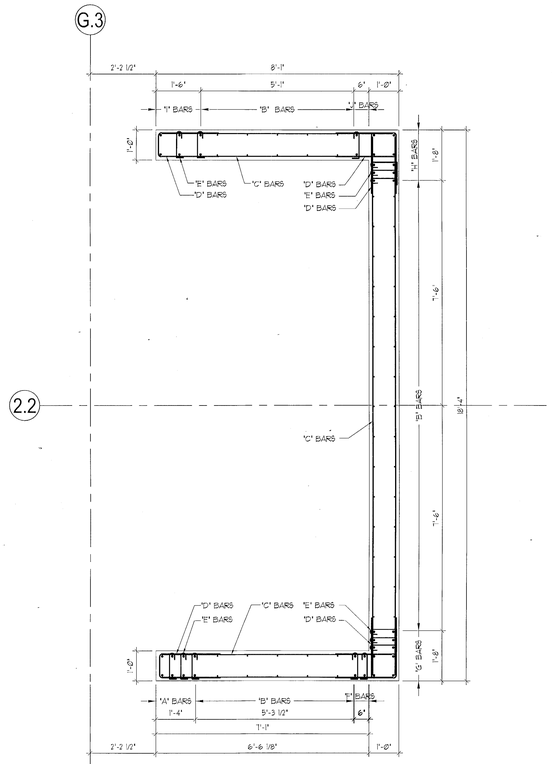
SHEAR WALL No. 2 REINFORCING DETAIL
SECOND LEVEL
SCALE : 1/2" = 1'-0"



SHEAR WALL No. 2 REINFORCING DETAIL
GROUND LEVEL
SCALE : 1/2" = 1'-0"

SHEAR WALL NO. 2 REINFORCING SCHEDULE

LEVEL	f'c' (PSI)	BAR MARKS "A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"H" BARS
GROUND FLOOR	6000	8 #5 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 12"	8 #5 (2'-4")	8 #7 (1'-10")
2ND FLOOR	6000	8 #7 (1'-10")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 10"	———	8 #7 (1'-10")
3RD FLOOR	5000	6 #7 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 10"	———	6 #7 (1'-4")
4TH FLOOR	5000	———	———	———	———	———	———	———
5TH FLOOR	5000	———	———	———	———	———	———	———



SHEAR WALL No. 3 REINFORCING DETAIL
GROUND LEVEL TO FIFTH LEVEL
SCALE : 1/2" = 1'-0"

SHEAR WALL NO. 3 REINFORCING SCHEDULE

LEVEL	BAR MARKS	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"G" BARS	"H" BARS	"I" BARS	"J" BARS
GROUND FLOOR	6000	8 #5 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 12"	4 #8 (2'-6")	10 #8 (1'-8")	10 #8 (1'-8")	8 #8 (1'-6")	2 #8 (2'-6")
2ND FLOOR	6000	8 #7 (1'-4")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 12"	2 #8 (2'-4")	8 #8 (1'-6")	10 #8 (1'-8")	6 #7 (1'-4")	2 #8 (2'-4")
3RD FLOOR	5000	6 #8 (1'-0")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 12"	2 #7 (2'-4")	6 #7 (1'-6")	6 #7 (1'-6")	6 #8 (1'-0")	2 #7 (2'-4")
4TH FLOOR	5000	6 #8 (1'-0")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 12"	2 #8 (2'-4")	6 #8 (1'-4")	6 #8 (1'-4")	6 #8 (1'-0")	2 #8 (2'-4")
5TH FLOOR	5000	6 #8 (1'-0")	#5 @ 12"	#4 @ 12"	#4 @ 12" 24"	#3 @ 12"	———	4 #8 (1'-0")	4 #8 (1'-0")	6 #8 (1'-0")	———

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 25th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8525 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	by	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
2 REVISION # 2	HDLR	HDLR	2017.07.06
B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	by	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DRAW SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE."
AUG 30 2017
NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

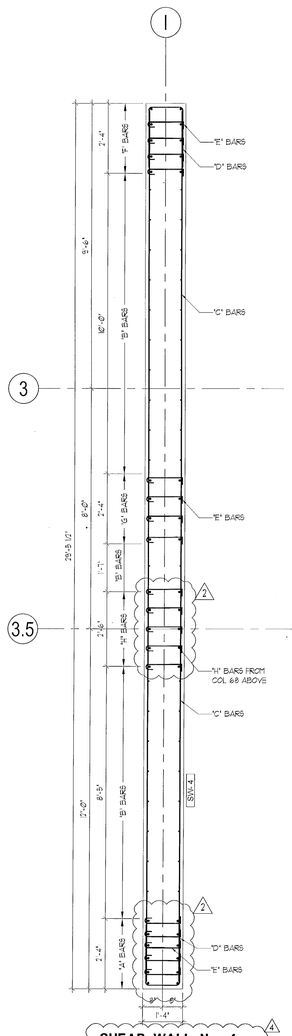
SHEAR WALL DETAILS

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

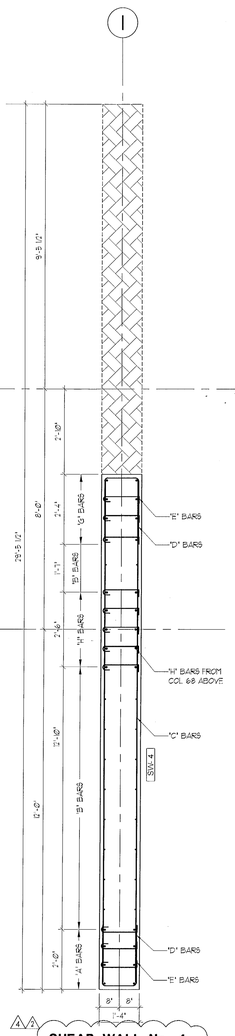
S-6.2

C:\Users\hdelosreyes\Documents\Access_Revit_Files\rvt_central_17thAWest_219420456_dreyesmdl.rvt
7/7/2017 5:11:33 PM

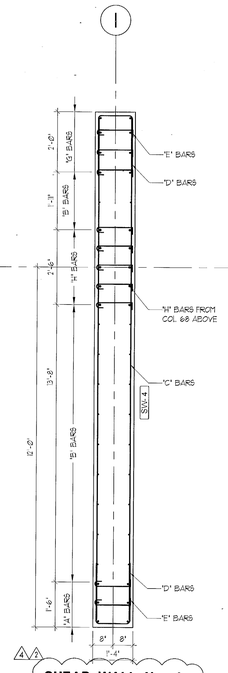
ORIGINAL SHEET - ARCH E1 (30"x42")



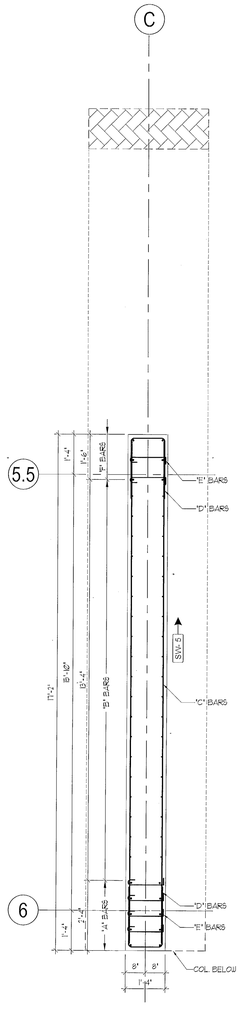
SHEAR WALL No. 4 REINFORCING DETAIL GROUND LEVEL
SCALE : 1/2" = 1'-0"



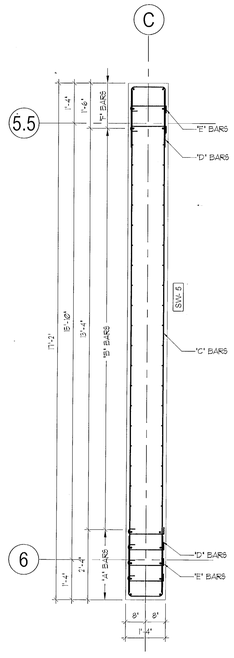
SHEAR WALL No. 4 REINFORCING DETAIL SECOND LEVEL
SCALE : 1/2" = 1'-0"



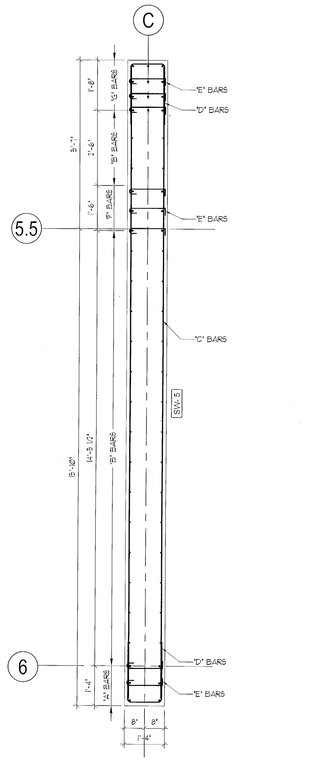
SHEAR WALL No. 4 REINFORCING DETAIL THIRD LEVEL
SCALE : 1/2" = 1'-0"



SHEAR WALL No. 5 REINFORCING DETAIL SECOND LEVEL
SCALE : 1/2" = 1'-0"



SHEAR WALL No. 5 REINFORCING DETAIL THIRD LEVEL
SCALE : 1/2" = 1'-0"



SHEAR WALL No. 5 REINFORCING DETAIL FOURTH LEVEL TO FIFTH LEVEL
SCALE : 1/2" = 1'-0"

SHEAR WALL NO. 4 REINFORCING SCHEDULE

LEVEL	f'c (PSI)	BAR MARKS "A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"G" BARS	"H" BARS
GROUND FLOOR	6000	12 #8 (2'-4")	#5 @ 12"	#4 @ 16"	#4 @ 16" [24"]	#5 @ 16" [1]	10 #8 (2'-4")	8 #7 (2'-4")	10 #6 (2'-6")
2ND FLOOR	6000	8 #7 (2'-0")	#5 @ 12"	#4 @ 16"	#4 @ 16" [24"]	#5 @ 16" [1]	———	8 #7 (2'-4")	10 #6 (2'-6")
3RD FLOOR	5000	6 #7 (1'-6")	#5 @ 12"	#4 @ 16"	#4 @ 16" [24"]	#5 @ 16" [1]	———	8 #7 (2'-0")	10 #6 (2'-6")
4TH FLOOR	5000	———	———	———	———	———	———	———	SPLICE TO COL
5TH FLOOR	5000	———	———	———	———	———	———	———	———

SHEAR WALL NO. 5 REINFORCING SCHEDULE

LEVEL	FC' (PSI)	BAR MARKS "A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"G" BARS
GROUND FLOOR	6000	———	———	———	———	———	———	———
2ND FLOOR	6000	10 #8 (2'-4")	#5 @ 8"	2 #5 @ 1"	#4 @ 1" [24"]	#5 @ 1" [1]	6 #8 (1'-6")	———
3RD FLOOR	5000	8 #8 (1'-10")	#5 @ 12"	#4 @ 16"	#4 @ 16" [24"]	#5 @ 16" [1]	6 #8 (1'-4")	———
4TH FLOOR	5000	6 #7 (1'-4")	#5 @ 12"	#4 @ 6"	#4 @ 6" [24"]	#5 @ 6" [1]	6 #8 (1'-4")	12 #6 (1'-8")
5TH FLOOR	5000	6 #6 (1'-4")	#5 @ 12"	#4 @ 16"	#4 @ 16" [24"]	#5 @ 16" [1]	———	6 #6 (1'-4")

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
3 REVISION # 2	HDLR	HDLR	2017.07.06
2 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03
1			

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

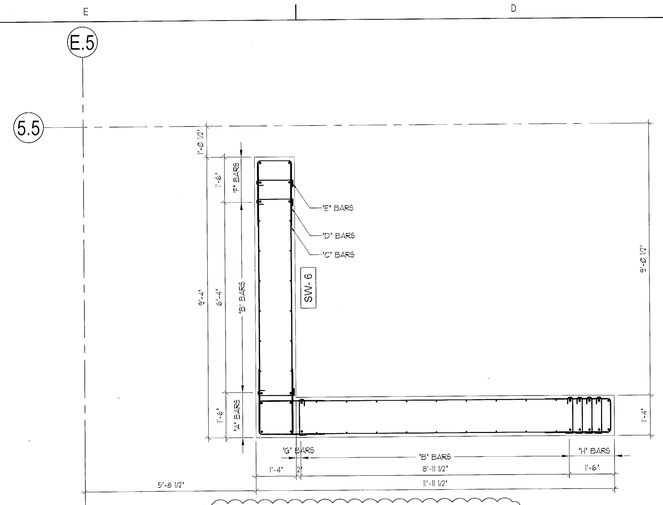
17th & West Avenue

SHEAR WALL DETAILS

Project No. 219420456
Scale 1/8" = 1'-0"
Revision
Drawing No. S-6.3

C:\Users\P.colin\Documents\Local\$_Revit_Files\sfn_arch_c6_17thWest_219420456_arcentralv.rvt
1/10/2017 5:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"x42")

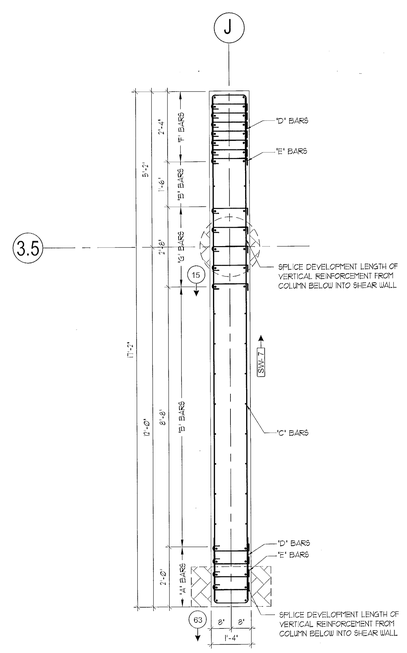


SHEAR WALL No. 6 REINFORCING DETAIL GROUND LEVEL TO FIFTH LEVEL

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

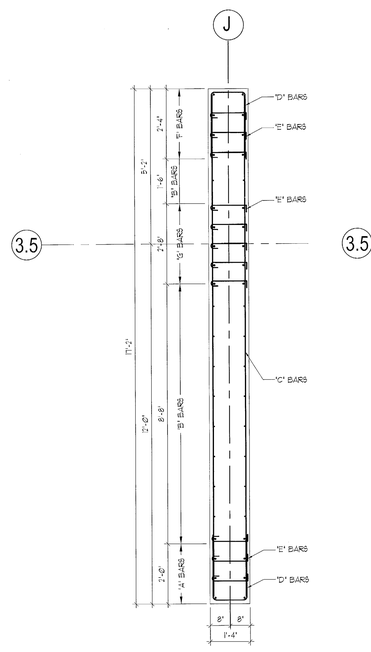
SHEAR WALL NO. 6 REINFORCING SCHEDULE

LEVEL	BAR MARKS								
	f'c (PSI)	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"G" BARS	"H" BARS
GROUND FLOOR	6000	6 #8 (1'-6")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	6 #8 (1'-6")	2 #8 (0'-2")	10 #8 (1'-6")
2ND FLOOR	6000	6 #7 (1'-6")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	6 #8 (1'-4")	2 #7 (0'-2")	6 #7 (1'-4")
3RD FLOOR	5000	6 #7 (1'-6")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	6 #8 (1'-4")	2 #7 (0'-2")	6 #7 (1'-4")
4TH FLOOR	5000	6 #8 (1'-6")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	6 #8 (1'-4")	2 #8 (0'-2")	6 #8 (1'-4")
5TH FLOOR	5000	———	———	———	———	———	———	———	———



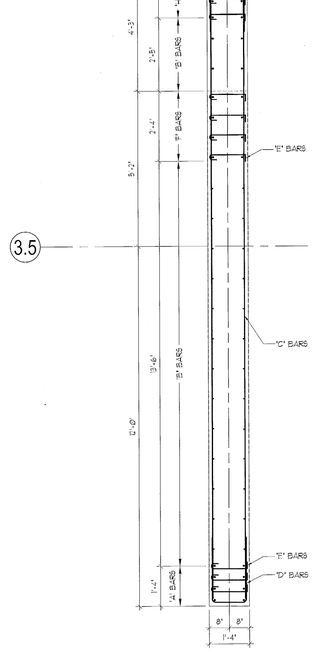
SHEAR WALL No. 7 REINFORCING DETAIL SECOND LEVEL

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



SHEAR WALL No. 7 REINFORCING DETAIL 3RD LEVEL

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

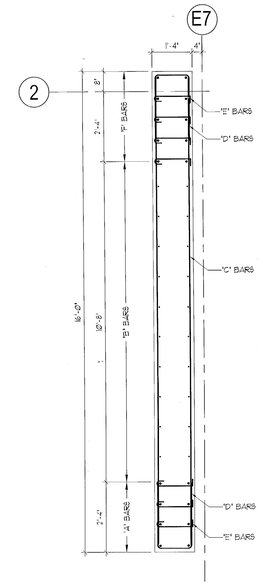


SHEAR WALL No. 7 REINFORCING DETAIL 4TH TO 5TH LEVEL

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

SHEAR WALL NO. 7 REINFORCING SCHEDULE

LEVEL	BAR MARKS								
	f'c (PSI)	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS	"G" BARS	"H" BARS
GROUND FLOOR	6000	———	———	———	———	———	———	———	———
2ND FLOOR	6000	10 #7 (2'-0")	#5 @ 12"	#6 @ 6"	#6 @ 6" @ 26"	#5 @ 6" L	16 #8 (2'-4")	10 #7 (2'-8")	———
3RD FLOOR	5000	8 #7 (1'-8")	#5 @ 12"	#4 @ 8"	#4 @ 8" @ 24"	#5 @ 8" L	8 #7 (2'-4")	10 #7 (2'-8")	———
4TH FLOOR	5000	8 #7 (1'-4")	#5 @ 12"	#5 @ 8"	#5 @ 8" @ 24"	#5 @ 8" L	8 #7 (1'-10")	10 #7 (2'-8")	8 #7 (1'-10")
5TH FLOOR	5000	8 #8 (1'-4")	#5 @ 12"	#4 @ 8"	#4 @ 8" @ 24"	#5 @ 8" L	———	———	8 #8 (1'-4")



SHEAR WALL No. 8 REINFORCING DETAIL GROUND LEVEL TO 4TH LEVEL

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

SHEAR WALL NO. 8 REINFORCING SCHEDULE

LEVEL	BAR MARKS						
	f'c (PSI)	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS
GROUND FLOOR	6000	8 #8 (2'-4")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	10 #8 (3'-0")
2ND FLOOR	6000	8 #8 (2'-0")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	8 #8 (2'-6")
3RD FLOOR	5000	8 #7 (2'-0")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	8 #7 (2'-0")
4TH FLOOR	5000	6 #7 (1'-6")	#5 @ 12"	#4 @ 16"	#4 @ 16" @ 24"	#5 @ 16" L	6 #7 (1'-6")
5TH FLOOR	———	———	———	———	———	———	———

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
⚠ REVISION # 4	HDLR	HDLR	2017.07.21
⚠ REVISION # 2	HDLR	HDLR	2017.07.06

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
SDE DESIGN DEVELOPMENT			2016.11.04
DDRM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

SHEAR WALL DETAILS

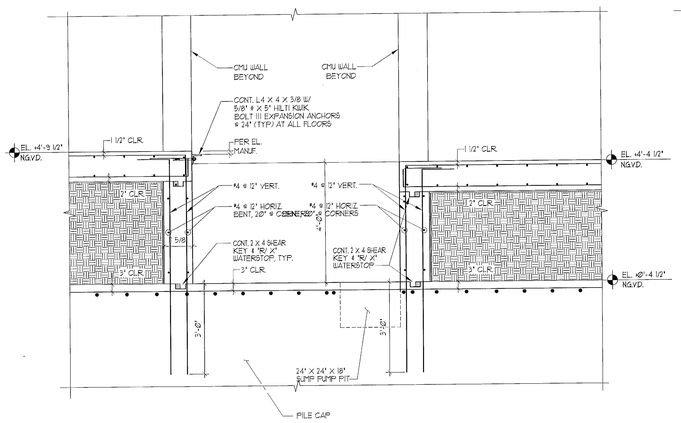
Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.
	S-6.4

FOR PERMIT ONLY

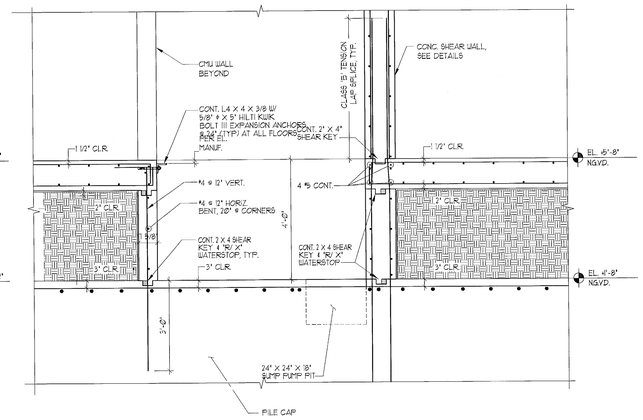
DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL. 33172
TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

C:\Users\Public\Documents\Ucodi_Revit_Plantuffs_esch_v5_17\Hdrlr_17\Hdrlr_17Fr-DWG_Documents.rvt
7/7/2017 3:11:33 PM

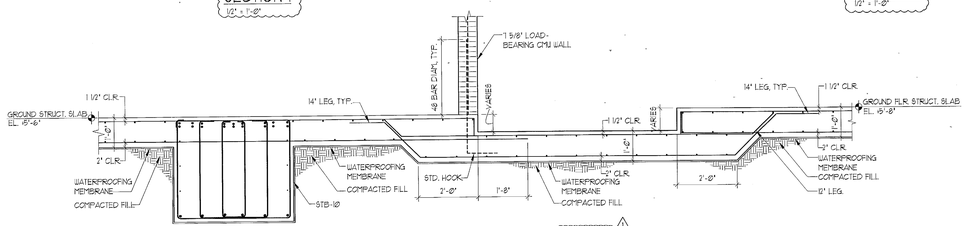
ORIGINAL SHEET - ARCH E1 (30"x42")



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



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



SECTION 3
1" = 1'-0"

FOR PERMIT ONLY

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
PH: (305) 477-8826 FAX: (305) 477-8814
EMAIL: delosreyes@dlr-eng.com

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
2 REVISION # 2	HDLR	HDLR	2017.02.06
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.30
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

Project No. 219420456

Scale 1/8" = 1'-0"

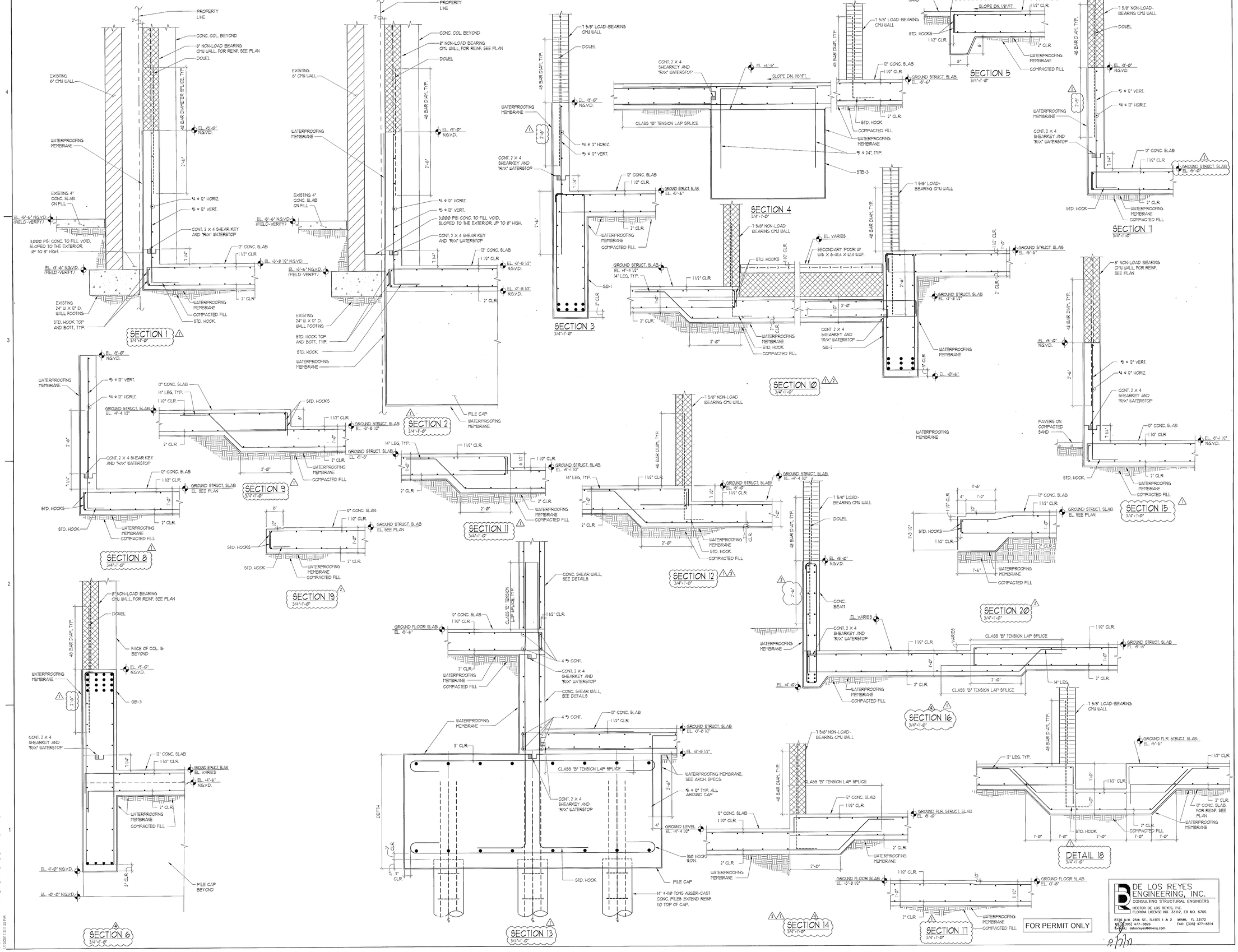
Revision

Drawing No.

S-7.1.1

C:\Users\Public\Documents\Local_Revit_Revision_work_old_7\Shared_17H2245_concentrated.rvt
1/10/2017 8:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"x42")



MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

⚠ REVISION # 4	HDLR	HDLR	2017.01.21
⚠ REVISION # 2	HDLR	HDLR	2017.01.06
⚠ B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03
Revision	By	Appd	YYYY.MM.DD

PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DRAW SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued	By	Appd	YYYY.MM.DD

PERMIT SET

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

AUG 30 2017

NOVA ENGINEERING and ENVIRONMENTAL LLC

17th & West Avenue

DE LOS REYES ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
HECTOR DE LOS REYES, P.E.
FLORIDA LICENSE NO. 33112, EB NO. 6705
8726 N.W. 26th ST., SUITES 1 & 2 MIAMI, FL 33172
TEL: (305) 477-8926 FAX: (305) 477-8814
EMAIL: delosreyes@dreng.com

FOR PERMIT ONLY

8/7/17

Project No. 219420456	Scale 1/8" = 1'-0"
Revision	Drawing No. S-7.1

C:\Users\Public\Documents\Local_Revit_Files\Vin_orvA_LTW-Revit_279420456_stantecthd.rvt
1/10/2017 8:11:03 PM

ORIGINAL SHEET - ARCH E1 [30"x42"]

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

MIAMIBEACH

Plan Routing Sheet

General Information – All fields MUST be completed for submittal		
Date: 09/27/17	Process/Permit Number: RV1704251	Master Permit #: BC1602075
Job Address: 1698 Alton Rd		
Contact Name: Damian Gallo	E-mail: dgallo5@permitdocto.com	Telephone: 3055225215

Re-submittals - New Sheets: ☐ Yes ☒ No

List all new sheets:

OFFICE USE ONLY

Required Approvals - As Indicated		
☒ Planning & Zoning	☒ Fire	☐ Public Works
☐ Flood Plain Management	☐ Building	☐ Structural
☐ Electrical	☐ Mechanical	☐ Plumbing
☐ Elevator	☐ DERM	☐ Roofing
☐ Environmental	☐ Urban Forestry	☐ Landscaping

Comments: Master Required

Reviewer: RMC Date: 9/27/17

Items Received - As Indicated		
☒ 2 sets of plans	☐ Elevation Certificate	☐ Special Inspector Forms
☐ Permit Application	☐ Flood Proofing Certificate	☐ Structural calculations
☐ MDC Permit Application	☐ Survey(s)	☐ Energy calculations
☐ Master set	☐ Appraisal	☐ Geotechnical Report
☐ Narrative response	☐ Cost Affidavit	☐ PLANS IN COLOR

☐ Walk Thru ☒ Drop Off

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

Private Provider
Building Plans Compliance Affidavit

Private Provider Firm: **NOVA Engineering and Environmental LLC**
Private Provider: **Sandro Maldonado, PE**
Address: **4350 Oakes Road, Suite 518, Davie, FL 33314**
Phone: **(954) 424-2520**
Fax: **(954) 424-2580**
Email: **smaldonado@usanova.com**

I hereby certify that to the best of my knowledge and belief the plans submitted were corrected and reviewed for and are in compliance with the Florida Building Code and all local amendments to the Florida Building Code by the following affiant, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statute and holds the appropriate license or certificate:

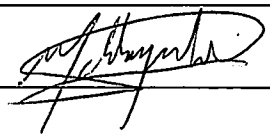
Name: **17th Street & West Avenue**

Project: 17th Street & West, 1681 West Avenue – Miami Beach FL

Plan Sheets: Structural – Revision #4

Plans Signed and Sealed Dated 08/07/2017: S-1.0, S-1.3, S-1.3R, S-1.4, S-1.4R, S-1.5, S-1.5R, S-1.6, S-1.6R, S-1.7, S-1.7R, S-1.8, S-1.8R, S-1.9, S-1.9R, S-1.10, S-1.10R, S-1.11, S-1.11R, S-1.12, S-1.12R, S-3.1, S-4.1, S-5.2, S-5.4, S-5.5, S-5.6, S-6.1, S-6.2, S-6.3, S-6.4, S-7.1, S-7.1.1
Plans Signed and Sealed Dated 08/30/2017: S-1.1, S-1.2, S-5.1, S-5.3
Documents Signed and Sealed Dated 08/11/2017: Structural Calculations Volumes 1, 2 & 3

Florida License / Registration / Certification #(s) and description:
PE 73057

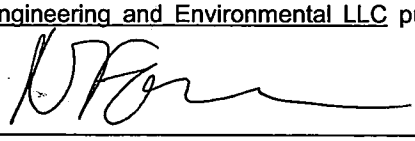
Signature of Reviewer: 

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 30th day of August 2017, by Sandro Maldonado personally known to me to be the same person and official who executed the above and foregoing instrument as Architectural/General Building/ Structural Plans Examiner appeared before me in person and acknowledged that, as such official he executed the above instrument as his free and voluntary act on behalf of NOVA Engineering and Environmental LLC pursuant to authority conferred and for the uses and purposes therein set forth.

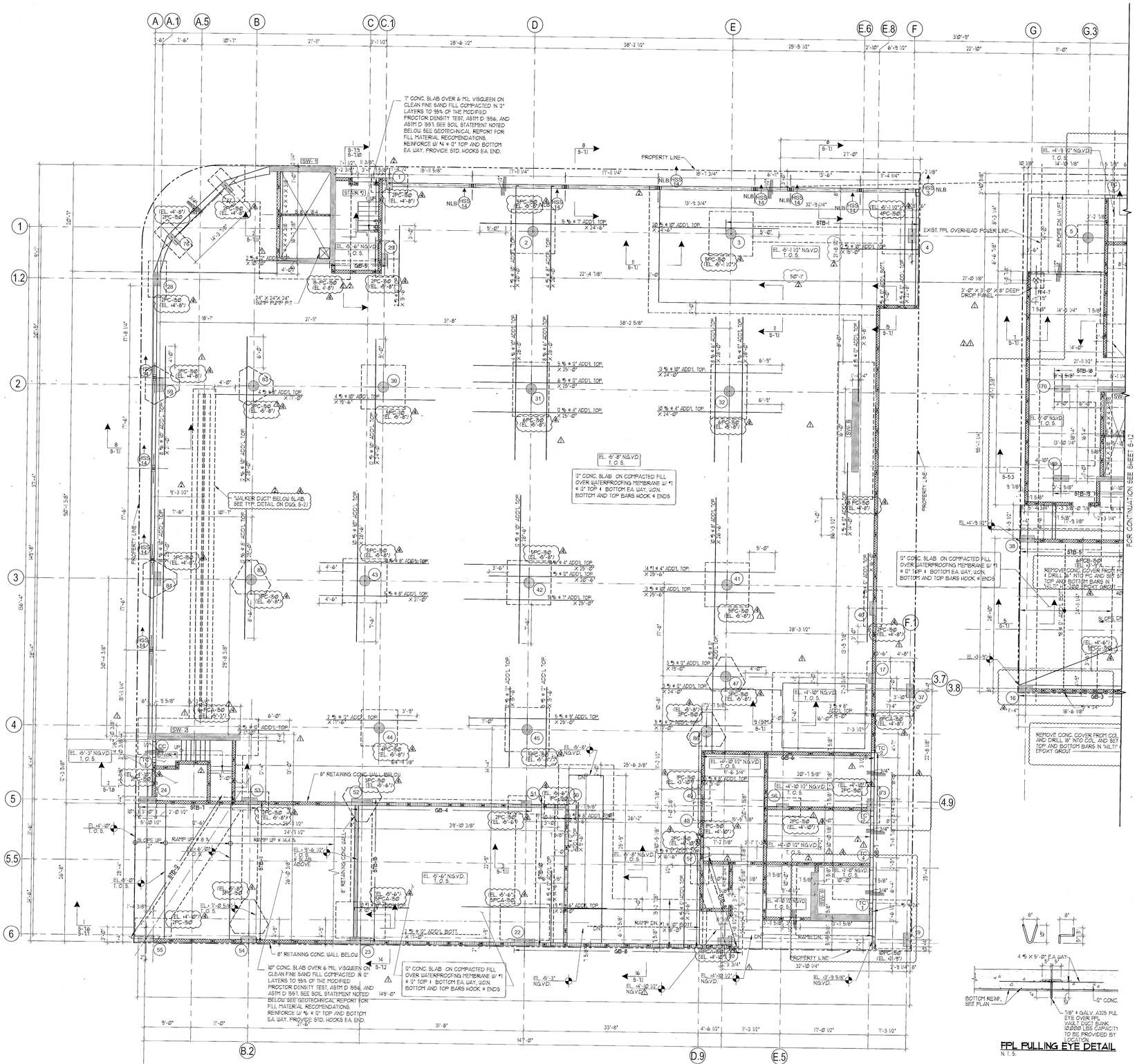
Notary Seal:

NATALIE FORESMAN
Commission # GG 112030
Expires June 26, 2021
Bonded Thru Budget Notary Services



Signature of Notary Public-State of Florida

Natalie Foresman
Printed Name of Notary Public



KEY PLAN

N.T.S.

THE STRUCTURE, TOGETHER WITH ATTENDANT UTILITIES AND SANATARY FACILITIES IS WATERTIGHT TO DESIGN FLOOD ELEVATION (-9.00' NGVD), WITH WALLS THAT ARE SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER. ALL STRUCTURE COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRO DYNAMIC FLOOD FORCES, INCLUDING THE EFFECT OF BUOYANCY, AND ANTICIPATED DEBRIS IMPACT FORCES, BASED ON OUR PROFESIONAL ENGINEER ANALYSIS FLOOD VELOCITIES ADJACENT TO THE STRUCTURES ARE LESS THAN OR EQUAL TO 5 FT./SECOND DURING THE DESIGN FLOOD.

SUPERIMPOSED LOADS		
RETAIL	DEAD	25 PSF
	LIVE	125 PSF
STORAGE	DEAD	0 PSF
	LIVE	125 PSF
ELEVATOR LOBBY	DEAD	25 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
LOADING BERTHS WELL	DEAD	0 PSF
	LIVE	250 PSF
FPL VAULT, MECH. ROOMS	DEAD	0 PSF
	LIVE	150 PSF
CORRIDOR	DEAD	25 PSF
	LIVE	80 PSF

PARTIAL FOUNDATION /GROUND LEVEL FRAMING PLAN

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

FPL PULLING EYE DETAIL

N. T. S.

4 @ 5'-0" EA WAY

BOTTOM REINF. SEE PLAN

12" CONC.

1/8" ø GALV. A325 PULL EYE OVER FPL VAULT DUCT BANK. 30,000 LBS CAPACITY TO BE PROVIDED BY LOCATION.

CONCRETE MASONRY NOTE:
ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI; CONCRETE MANSORY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" FOR EXTERIOR WALLS, U.O.N. # #5 @ 48" FOR INTERIOR WALLS, U.O.N.

SOIL STATEMENT
FOUNDATION SYSTEM FOR COLUMNS & SHEAR WALLS CONSISTS OF GRADE BEAMS & PILE CAPS SUPPORTED ON 14" ø AUGER-CAST CONCRETE PILES (SEE NOTES ON DWG. S-1.01) BASED ON GEOTECHNICAL FILE NO. 14931 BY NV5, DATED DECEMBER 1, 2015.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 3014, 1028.4.4, AND CHAPTER 633, FLORIDA STATUTES.

VOID

FOR PER

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
3 REVISION # 3	HDLR	HDLR	2017.07.06
2 B.D.C. / FPL REV.	HDLR	HDLR	2017.03.03

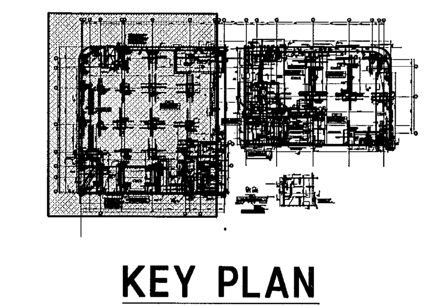
C:\Users\Public\Documents\Autocad_Revit_Plan\fpl_and_c.17.Mar.Wed_29-03-06_commented.rvt
11/30/2017 6:11:33 PM

ORIGINAL SHEET - ARCH E1 (30"x42")

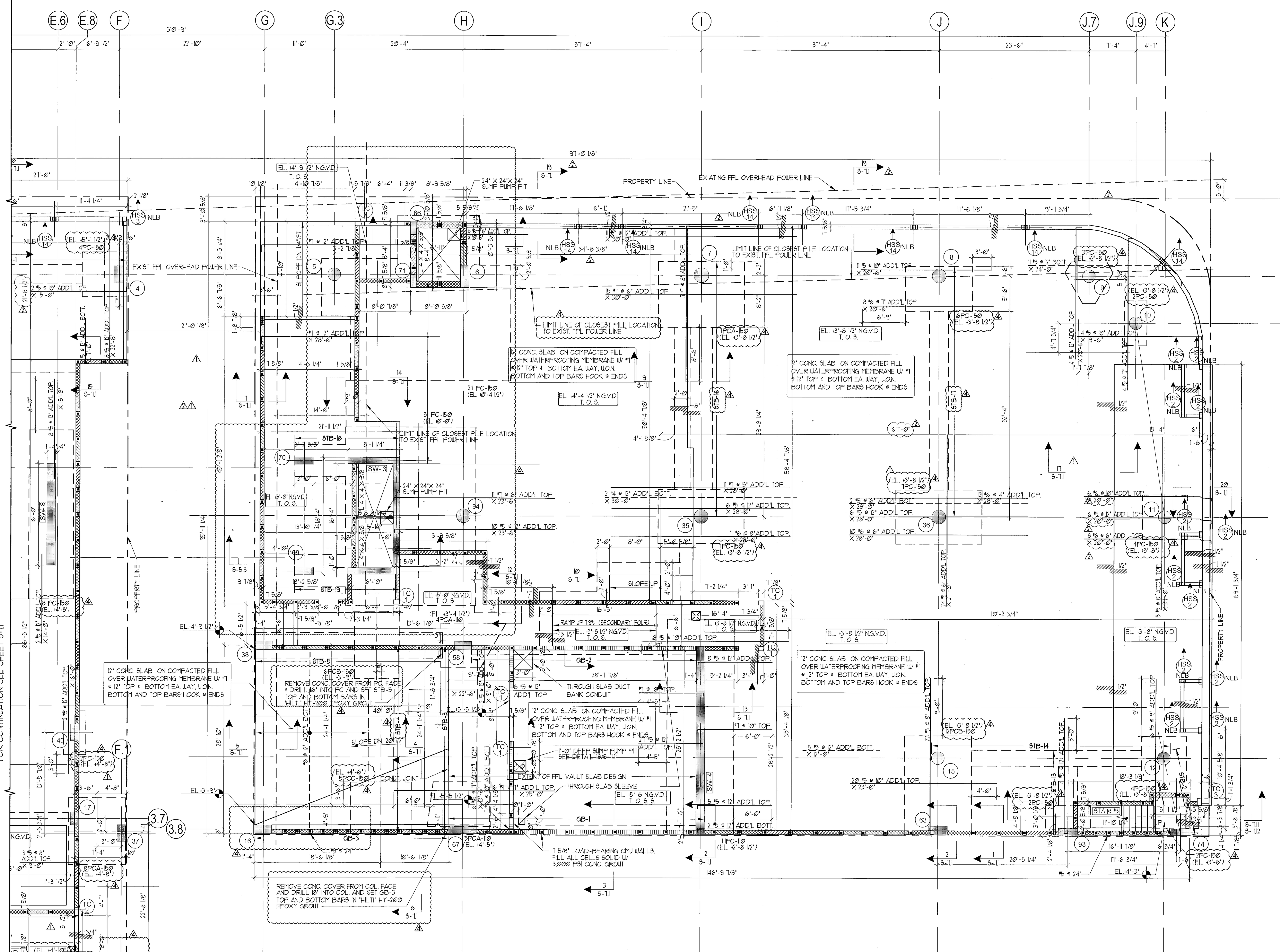
MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770
www.stantec.com

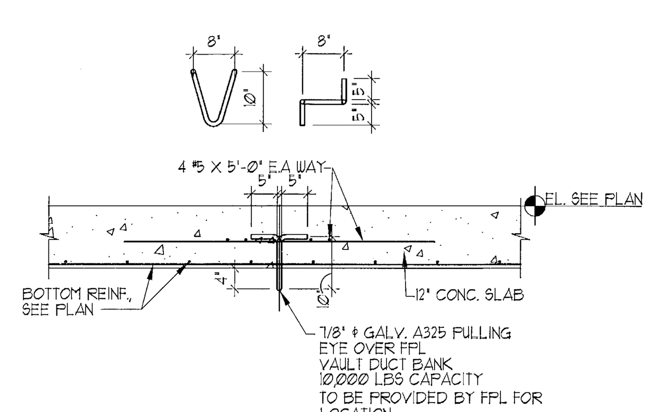
Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



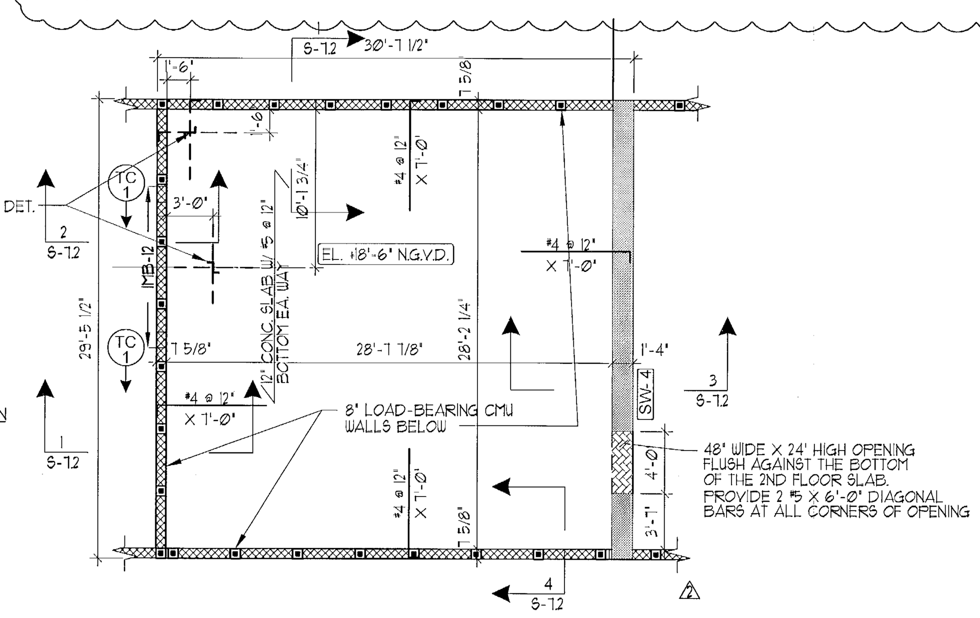
KEY PLAN
N.T.S.



PARTIAL FOUNDATION /GROUND LEVEL FRAMING PLAN
SCALE: 1/8" = 1'-0"



FPL PULLING EYE DETAIL
N.T.S.



F. P. L. VAULT ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

THE STRUCTURE, TOGETHER WITH ATTENDANT UTILITIES AND SANATARY FACILITIES IS WATERTIGHT TO DESIGN FLOOD ELEVATION (+9.00' NGVD), WITH WALLS THAT ARE SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER. ALL STRUCTURE COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRO DYNAMIC FLOOD FORCES, INCLUDING THE EFFECT OF BUOYANCY, AND ANTICIPATED DEBRIS IMPACT FORCES. BASED ON OUR PROFESIONAL ENGINEER ANALYSIS FLOOD VELOCITIES ADJACENT TO THE STRUCTURES ARE LESS THAN OR EQUAL TO 5 FT./SECOND DURING THE DESIGN FLOOD.

SUPERIMPOSED LOADS

RETAIL	DEAD	25 PSF
	LIVE	125 PSF
STORAGE	DEAD	0 PSF
	LIVE	125 PSF
ELEVATOR LOBBY	DEAD	25 PSF
	LIVE	100 PSF
STAIRS	DEAD	0 PSF
	LIVE	100 PSF
LOADING BERTHS WELL	DEAD	0 PSF
	LIVE	250 PSF
FPL VAULT	DEAD	10 PSF
	LIVE	150 PSF
CORRIDOR	DEAD	25 PSF
	LIVE	80 PSF

SOIL STATEMENT

FOUNDATION SYSTEM FOR COLUMNS & SHEAR WALLS CONSISTS OF GRADE BEAMS & PILE CAPS SUPPORTED ON 14" ϕ AUGER-CAST CONCRETE PILES (SEE NOTES ON DWG. S-1.0) BASED ON GEOTECHNICAL, FILE NO. 14931, BY NV5, DATED DECEMBER 1, 2015.

CONCRETE MASONRY NOTE:

ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
CONCRETE MANSORY WALL REINF. THIS LEVEL SHALL BE #5 @ 48" MAX. FOR EXTERIOR WALLS, U.O.N. & #5 @ 48" MAX. FOR INTERIOR WALLS, U.O.N.

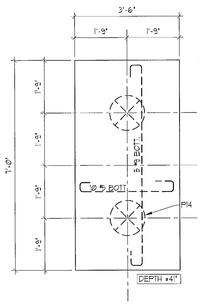
Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.07.21
2 REVISION # 2	HDLR	HDLR	2017.02.06
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.03.03

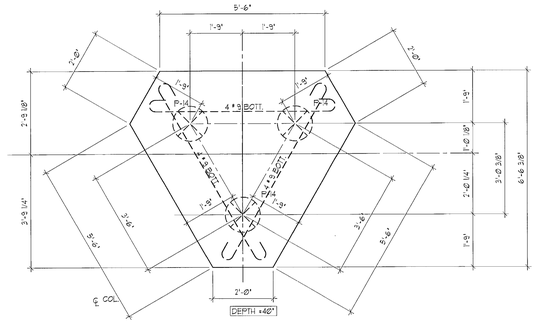
VOID

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 2014 AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 2014, 110.8.4.4. AND CHAPTER 633, FLORIDA STATUTES.

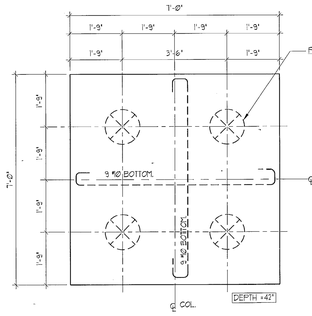
FOR PERI



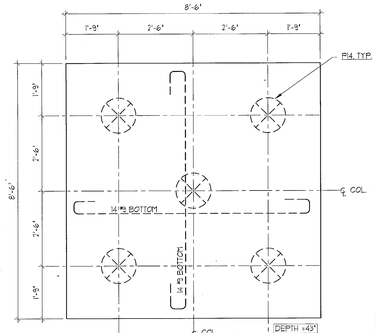
2PC-150 DETAIL
SCALE: 1/2" = 1'-0"



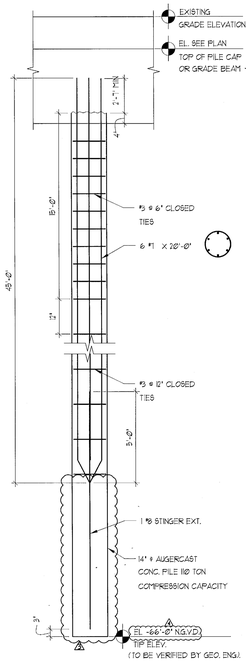
3PC-150 DETAIL
SCALE: 1/2" = 1'-0"



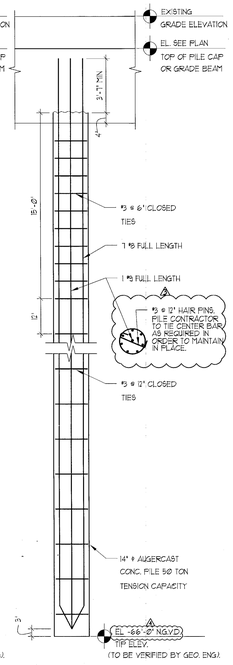
4PC-110 DETAIL
SCALE: 1/2" = 1'-0"



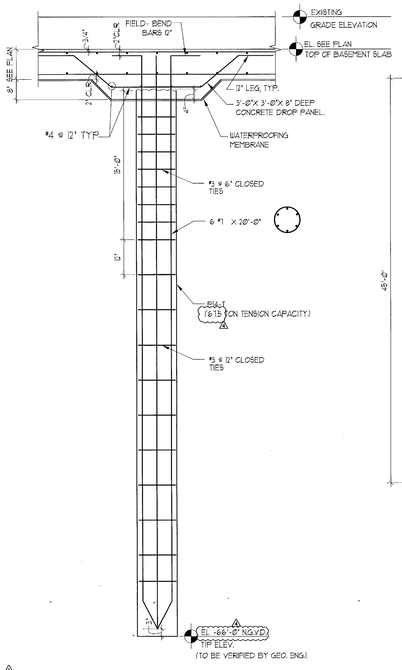
5PC-110 DETAIL
SCALE: 1/2" = 1'-0"



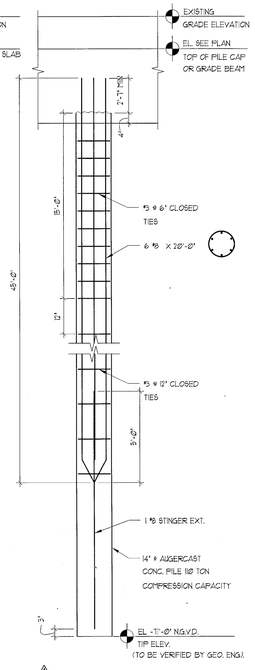
14'ø-110 TON COMPRESSION PILE DETAIL
SCALE : NTS



14'ø-50 TON TENSION PILE DETAIL
SCALE : NTS



TYPICAL GROUND FLOOR SLAB/ P14-T TENSION PILE- DROP PANEL DETAIL



14'ø-150 TON COMPRESSION PILE DETAIL
SCALE : NTS

LEGEND:
- 14" ø COMPRESSION PILE.
- 14" ø TENSION PILE. (P-14T)

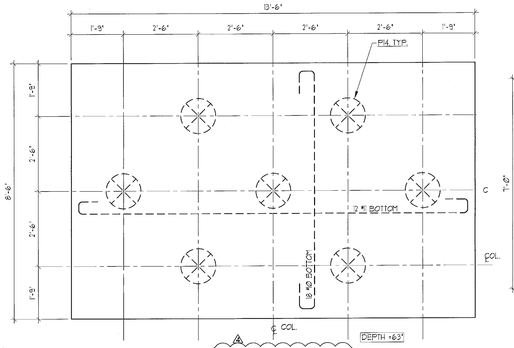
CONCRETE STRENGTH FOR PILE CAPS

CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:
f'c=5,000 psi (Ec=4,415 ksi) FOR PILE CAPS .
f'c=5,000 psi (Ec=4,415 ksi) FOR PILE GROUT.

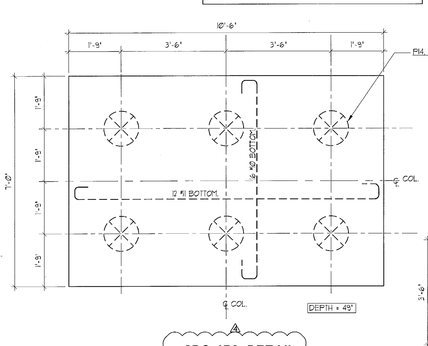
PILE DETAIL NOTES:
1) THE DETAILS ABOVE ARE PRELIMINARY FOR PURPOSES OF PRELIMINARY PRICING ONLY.
2) PILING CONTRACTOR TO PROVIDE FINAL PILE DESIGN, REINFORCING, AND DETAILING
3) PILING CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PILE DESIGN CALCULATIONS FOR APPROVAL
4) FOR INSTALLATION SEE PILING CONTRACTOR'S SHOP DRAWINGS.

P-14 PILE PARAMETERS

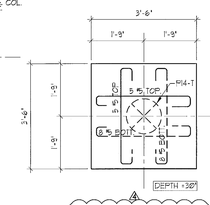
PILE TYPE	LENGTH	COMPRESSION CAPACITY	TENSION CAPACITY OF COMPRESSION PILE	TENSION CAPACITY OF TENSION PILE	LATERAL CAPACITY	GROUT STRENGTH @ 28 DAYS
P14-110	162 FT. (TO BE VERIFIED BY GEO. ENG.)	110 TONS	15 TONS	50 TONS	2.5 TONS	5,000 psi
P14-150	162 FT. (TO BE VERIFIED BY GEO. ENG.)	150 TONS	15 TONS	61.5 TONS	2.5 TONS	6,500 psi



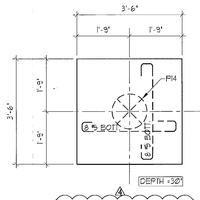
7PC-150 DETAIL
SCALE: 1/2" = 1'-0"



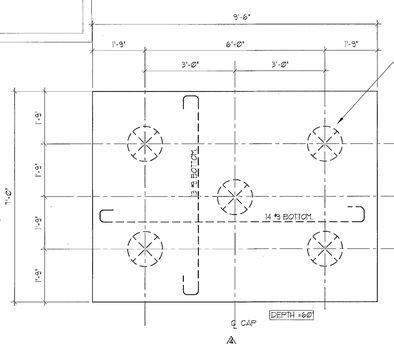
6PC-150 DETAIL
SCALE: 1/2" = 1'-0"



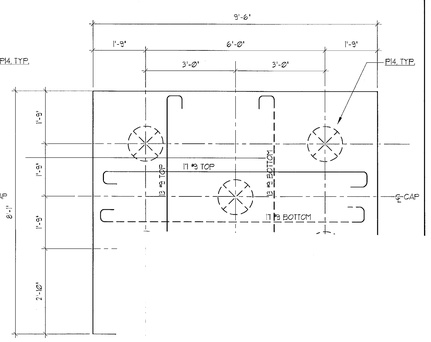
1PCT-150 DETAIL
SCALE: 1/2" = 1'-0"

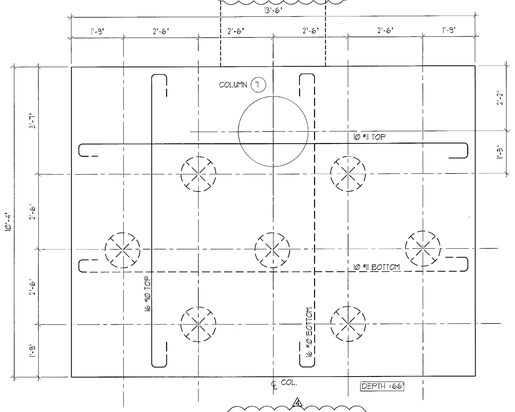


1PC-150 DETAIL
SCALE: 1/2" = 1'-0"

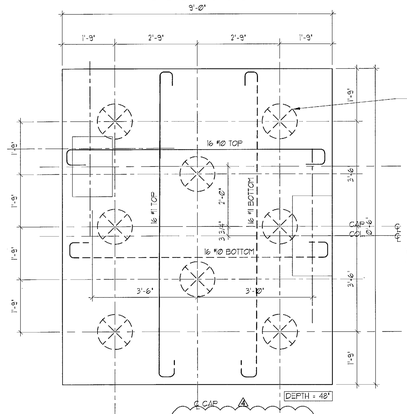


5PCB-150 DETAIL
SCALE: 1/2" = 1'-0"

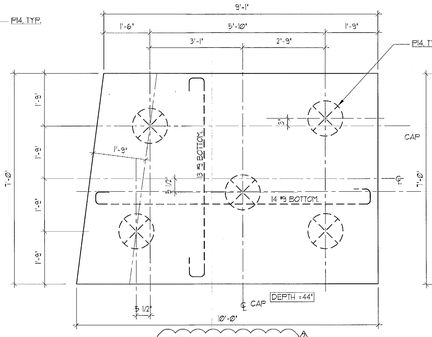




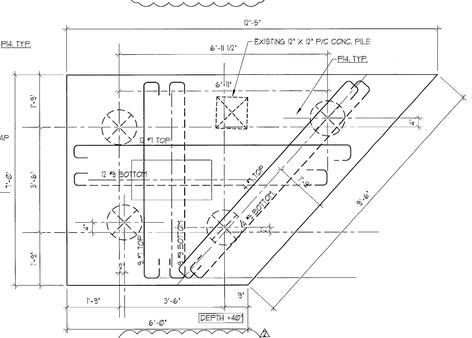
7PCA-150 DETAIL
SCALE: 1/2" = 1'-0"



8PCA-150 DETAIL
SCALE: 1/2" = 1'-0"



5PCA-110 DETAIL
SCALE: 1/2" = 1'-0"



4PCA-110 DETAIL
SCALE: 1/2" = 1'-0"

VOID

FOR PERM

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1610
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

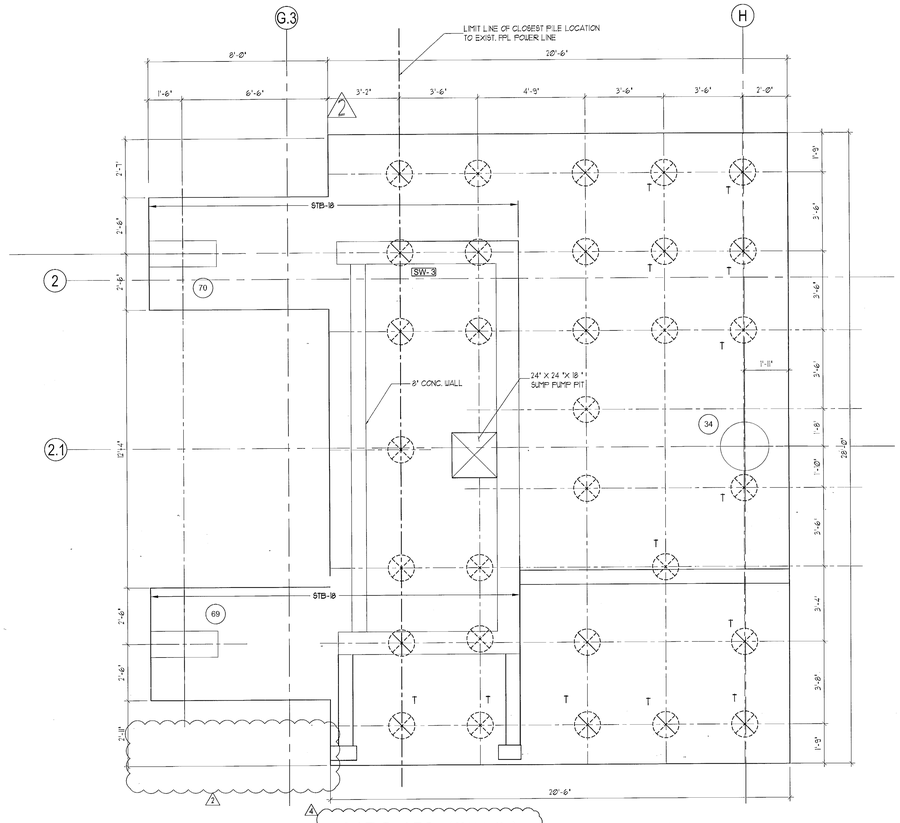
Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.12.21
3 REVISION # 3	HDLR	HDLR	2017.06.21
2 REVISION # 2	HDLR	HDLR	2017.02.06
1 B.D.C. / FPL REV.	HDLR	HDLR	2017.01.03

C:\Users\ydiaz1\Documents\Vizcaz_Revit_Temp\vhs_central_v18_17thSt.level_17thSt55_cassadhan.rvt
1/4/2017 5:11:53 PM

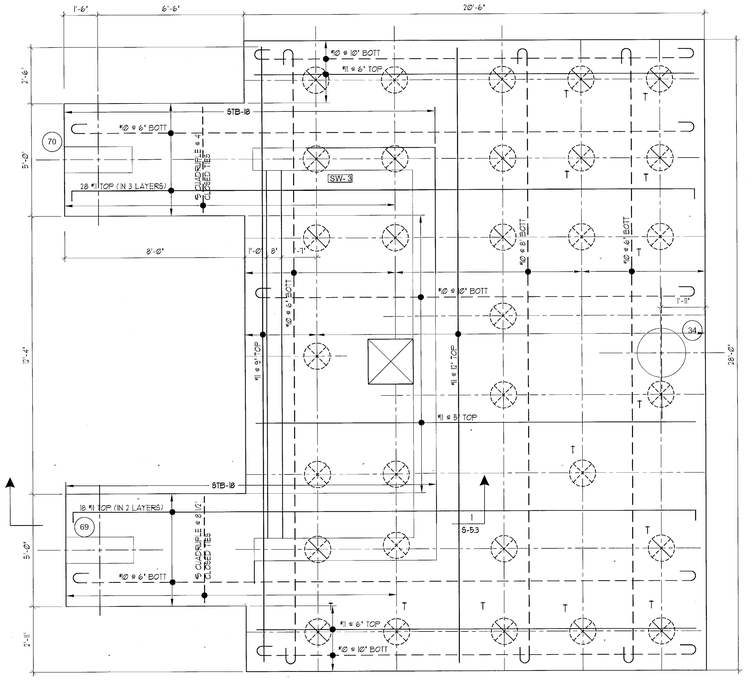
ORIGINAL SHEET - ARCH B1 (22"x34")



4 31PC-150 (SW-3) REFERENCE PLAN

3/8" = 1'-0"

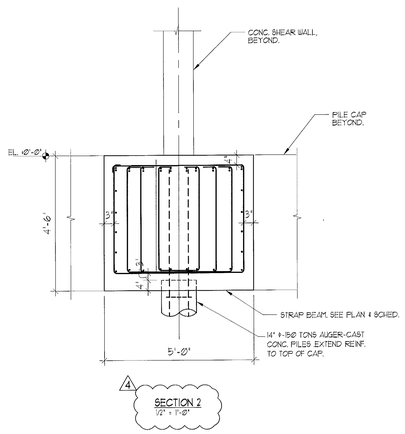
DEPTH = 54"
TOP OF PILE CAP EL.-10'-0" NGVD
f'c = 5,000 psi



4 31PC-150 (SW-3) REINFORCING PLAN

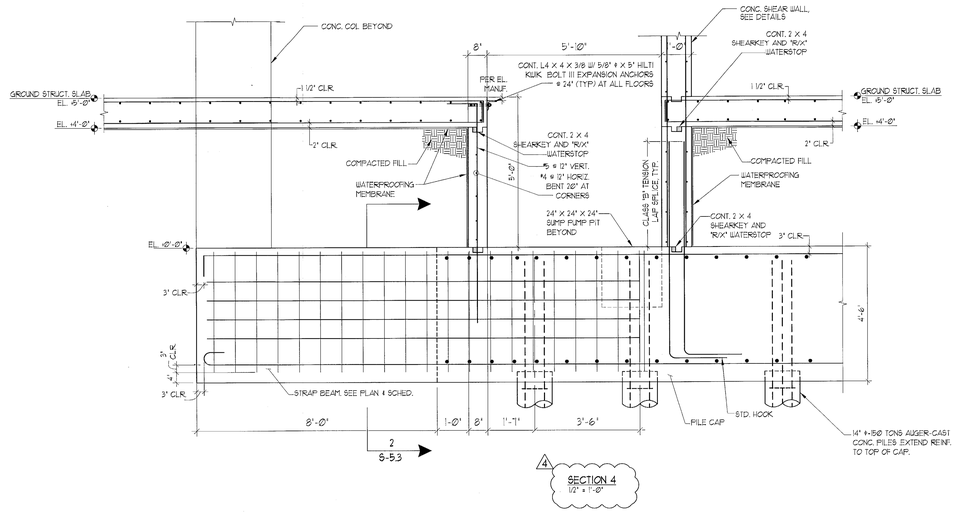
3/8" = 1'-0"

DEPTH = 54"
TOP OF PILE CAP EL.-10'-0" NGVD
f'c = 5,000 psi



4 SECTION 2

1/2" = 1'-0"



4 SECTION 4

1/2" = 1'-0"

VOID

FOR PERM

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 REVISION # 4	HDLR	HDLR	2017.12.21
3 REVISION # 3	HDLR	HDLR	2017.12.06
2 REVISION # 2	HDLR	HDLR	2017.10.26
1 B. D. C. / FPL REV.	HDLR	HDLR	2017.09.13

C:\Users\Public\Documents\Autodesk\Revit_Files\sm_arch_cl_17hk3.rvt#{_1719224d5_zzzzeeffe3.rvt
11/6/2017 2:11:23 PM

ORIGINAL SHEET - ARCH E1 (30"x42")

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

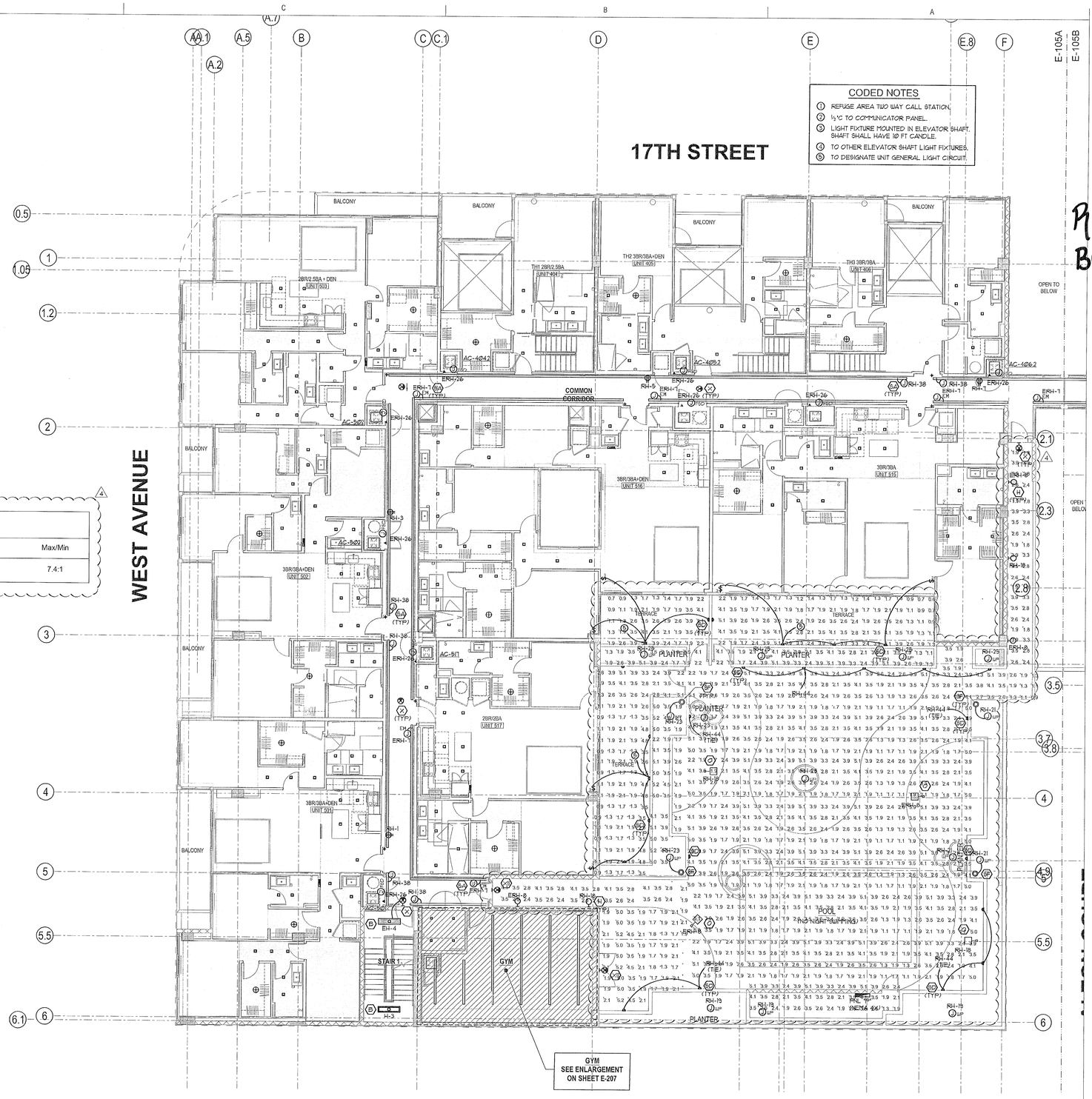
Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

PW1704251
BC1602075
②

CODED NOTES

1. REFUGE AREA TWO WAY CALL STATION.
2. ½"C TO COMMUNICATOR PANEL.
3. LIGHT FIXTURE MOUNTED IN ELEVATOR SHAFT. SHAFT SHALL HAVE 10 FT CANDLE.
4. TO OTHER ELEVATOR SHAFT LIGHT FIXTURES.
5. TO DESIGNATE UNIT GENERAL LIGHT CIRCUIT.



STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
POOL DECK	+	3.2 fc	5.2 fc	0.7 fc	7.4:1

1 E-105A Partial Floor Plan - Level 5
1/8" = 1'-0"

4	Fire Comments		08-24-17
2	Revision 2		06-02-17
1	Revision 1		03-03-17
Revision		By	Appd YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued		By	Appd YYYY.MM.DD

PERMIT SET

1-20-2017
PERMIT SET

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - LEVEL 5

Project No.	Scale
219420456	1/8" = 1'-0"
Revision	Drawing No.

E-105A

VIVIANA FRANNIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER

FRANNIE ENGINEERS INC.
ALEJANDRO FRANNIE PE #70269 MEDR
VIVIANA FRANNIE PE #49985 ME
Certificate of Authorization # 00002996
10610 NW 27 Street, Miami FL 33172
TEL: (305) 395-1360 FAX: (305) 594-4078
www.frannieengineers.com
DESIGN JCP | DRAWN MG | 1-20-17
JOB NUMBER 16-177

RV17C
BCK00

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

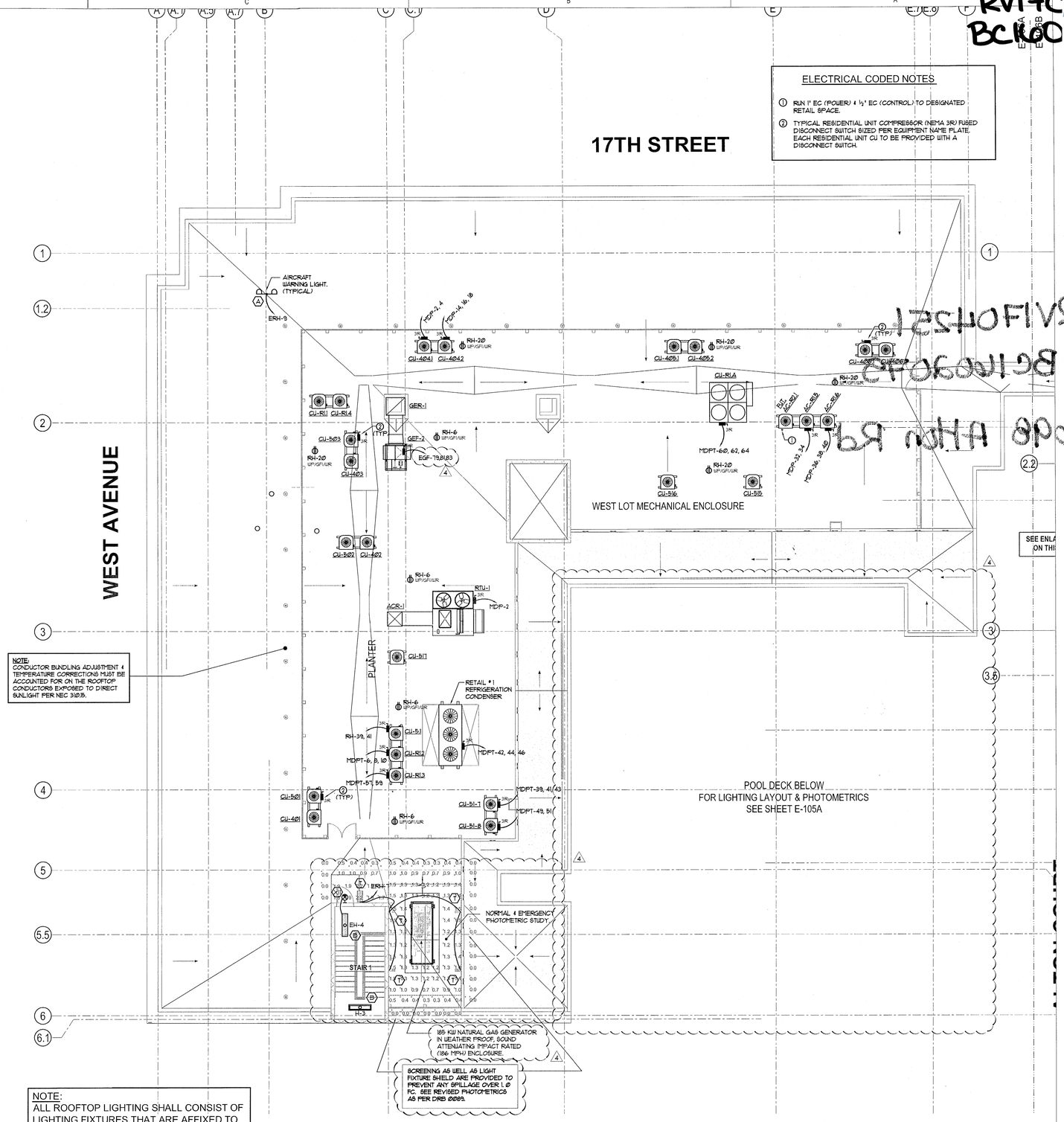
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

ELECTRICAL CODED NOTES

1. RUN 1" EC (POWER) & ½" EC (CONTROL) TO DESIGNATED RETAIL SPACE.
2. TYPICAL RESIDENTIAL UNIT COMPRESSOR (NEMA 3R) FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAME PLATE. EACH RESIDENTIAL UNIT CU TO BE PROVIDED WITH A DISCONNECT SWITCH.



NOTE:
CONDUCTOR BUNDLING ADJUSTMENT & TEMPERATURE CORRECTIONS MUST BE ACCOUNTED FOR ON THE ROOFTOP CONDUCTORS EXPOSED TO DIRECT SUNLIGHT PER NEC 310.15.

NOTE:
ALL ROOFTOP LIGHTING SHALL CONSIST OF LIGHTING FIXTURES THAT ARE AFFIXED TO A WALL. FIXTURES SHALL BE DESIGNED TO PRECLUDE LIGHT FROM SPILLING OVER TO ADJACENT PROPERTIES.

1 / E-106A — Partial Floor Plan - Roof Level
1/8" = 1'-0"

Stantec Architecture Inc - AA26000733

Jonathan Cardello Lic. # AR93391

Revision	By	Appd	YYYY.MM.DD
4 Fire Comments			08-24-17
3 Fire Comments			06-23-17
2 Revision 2			06-02-17
1 Revision 1			03-03-17

Issued	By	Appd	YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26

PERMIT SET

1-20-2017 PERMIT SET

17th & West Avenue

1698 Alton Road
Miami Beach, FL 33139

PARTIAL FLOOR PLAN - ROOF LEVEL

Project No. 219420456
Scale 1/8" = 1'-0"
Revision
Drawing No. **E-106A**

ALEJANDRO FRANTE PE #73089 MECH
VIVIANA FRANTE PE #49980 SE
Certificate of Authorization # 00002906
FRANTE ENGINEERS INC.
10670 NW 27 Street, Miami, FL 33172
TEL: (305) 592-1360 FAX: (305) 594-9079
www.frantengineers.com

DESIGN: JCR | DRAWN: MG | 1-20-17
JOB NUMBER 16-177

PROFESSIONAL ENGINEER — STATE OF FLORIDA — No. 49986 — VIVIANA FRANTE — JAN. 20, 2017

ORIGINAL SHEET - ARCH E1 (30"x42")

PROJECTS\2016\16177\MEP\CAD\E-277 2016 Alton - WEST & 17TH.dgn - Model: E-106A, Drawing: E-106A, 1/6/2017 1:32:44 PM, Roy, E3